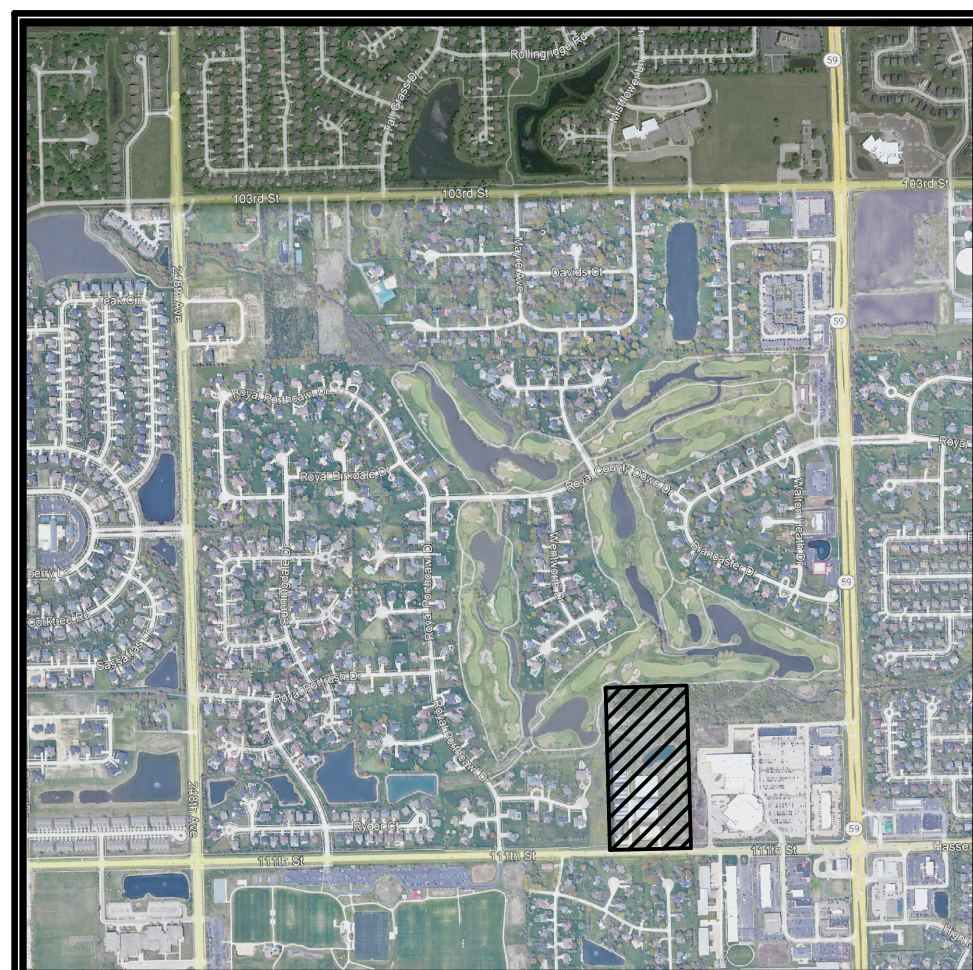


PRELIMINARY P.U.D. FOR THE BELVEDERE

THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 9, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

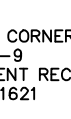


LOCATION MAP

PARCEL INDEX NUMBER
07-01-16-400-004

PARCEL AREA
PARCEL AREA = 878,719 S.F.
OR 20.173 ACRES

60 30 0 60
SCALE: 1 INCH = 60 FEET



LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

SITE DATA

A. TOTAL AREA	20.17 AC. ±
B. PROPOSED ZONING (OCI PUD)	
C. 111TH R.O.W. DEDICATION	0.91 AC. ±
D. P.U.D. OPEN SPACE CALCULATION	9.63 AC. OR 47.74% D. UNITS
E. DENSITY	10.51 DU/AC.
F. 111TH STREET SETBACK	20 FT.
G. BUILDING HEIGHT	28 FT.
H. PARKING REQUIRED	477
I. PARKING PROVIDED	480
J. GARAGE PARKING	76
K. DRIVEWAY PARKING	76
L. SURFACE PARKING	328
M. ACCESSIBLE PARKING SPACES REQUIRED	9
N. ACCESSIBLE PARKING SPACES PROVIDED	10

NOTES

- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
- ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
- STORMWATER MANAGEMENT AND PCBMP EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND WILL COUNTY REQUIREMENTS.
- EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
- FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
- ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
- ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF SUBJECT PROPERTY BEING N 88°16'19" E (ASSUMED).
- SIGNAGE EASEMENT WILL BE PROVIDED ON THE FINAL PLAT
- ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT

BENCHMARK CONTROL POINTS

ELEVATION REFERENCE MARK:

NGS MONUMENT NAPERVILLE 248 (PID AA3771): STATION IS IN SOUTHWEST CORNER OF INTERSECTION IN FRONT OF A SELF-SERVE GAS STATION AND CONVENIENCE STORE, 5 FEET FROM BACK OF CURB ON WEST SIDE OF IL 59. STATION IS 118.04 FEET SOUTH OF NAIL WITH PLASTIC TAG IN EAST FACE OF POWER POLE, 21.44 FEET SOUTHEAST OF + CHISELED ON TOP OF CONCRETE SIGN BASE, AND 15.24 FEET NORTH OF NAIL WITH PLASTIC TAG IN SOUTHEAST FACE OF POWER POLE. STATION IS STAINLESS STEEL ROD IN PVC SLEEVE WITH METAL CAP AND LID SET FLUSH WITH GROUND.
ELEVATION: 657 NAVD88

CONTROL POINTS:

CP #204: SET '4' IN CONCRETE SIDEWALK ON EAST SIDE OF WESTERN ENTRANCE ON THE NORTH SIDE OF 111TH STREET.
NORTHING: 1826258.45
EASTING: 1017599.24
ELEVATION: 659.87 NAVD 88

CP #205: SET '4' IN CONCRETE THE MIDDLE OF THE WESTERN PARKING LOT ENTRANCE TO SHOPPING CENTER NEAR THE SOUTHEAST CORNER OF THE SUBJECT SITE.
NORTHING: 1826294.74
EASTING: 1018239.00
ELEVATION: 657.41 NAVD 88

NOTES

BOUNDARY INFORMATION BASED ON BOUNDARY SURVEY PERFORMED BY CEMCON, LTD. ON JANUARY 16, 2022.

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

ABBREVIATIONS

N.	- NORTH
S.	- SOUTH
E.	- EAST
W.	- WEST
NW.	- NORTHWEST
DOC.	- DOCUMENT
F.I.P.	- FOUND IRON PIPE
F.I.R.	- FOUND IRON ROD
MON.	- MONUMENT
Q	- ON LINE
REC.	- RECORD
L	- ARC LENGTH
R	- RADIUS
R.O.W.	- RIGHT OF WAY
AC.	- ACRE
S.F.	- SQUARE FEET
B.S.L.	- BUILDING SETBACK LINE
DU/AC	- DWELLING UNITS PER ACRE
B/C	- BACK OF CURB
B-B	- BACK TO BACK
P.U.D.	- PLANNED UNIT DEVELOPMENT
P.U. & D.E.	- INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

LINE LEGEND

—	- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
—	- LOT LINE/PROPERTY LINE (Solid Line)
- - -	- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
- - -	- BUILDING LINE (Long Dashed Lines)
- - -	- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- - -	- CENTERLINE (Single Dashed Lines)

STATEMENT OF INTENT AND CONCEPT

PETITIONER IS REQUESTING ANNEXATION, REZONING TO OCI, A CONDITIONAL USE TO LOCATE MULTIFAMILY APARTMENT UNITS IN THE OCI DISTRICT, AND PRELIMINARY PLAT APPROVAL WITH THE INTENT TO LOCATE 212 APARTMENT UNITS IN TEN (10) TWO-STORY BUILDINGS ON THE PROPERTY. THE DEVELOPMENT IS TO BE KNOWN AS THE BELVEDERE. ACCESS WILL BE PROVIDED OFF OF 111TH STREET. THE PROPERTY CURRENTLY CONSISTS OF A VACANT NURSERY AND GREENHOUSES, WHICH WILL BE DEMOLISHED. THERE IS A CREEK AND A WETLAND ON THE PROPERTY WHICH WILL REMAIN UNDISTURBED. STORMWATER MANAGEMENT SUFFICIENT FOR THE DEVELOPMENT WILL BE PROVIDED. THE BUILDING MATERIALS WILL UTILIZE MODERN DESIGN ELEMENTS, CONSISTING OF STONE MASONRY, FIBER CEMENT VERTICAL BOARD AND BATTEN SIDING, HORIZONTAL FIBER CEMENT SIDING, WOOD ARCHITECTURAL FEATURES ON THE CLUBHOUSE, STANDING SEAM METAL AND ARCHITECTURAL SHINGLE ROOFING MATERIALS. THE APARTMENTS WILL HAVE A NUMBER OF AMENITIES INCLUDING A CLUBHOUSE, SWIMMING POOL, PLAYGROUND, AND DOG PARK. THE BELVEDERE WILL PROVIDE A MUCH-NEEDED RENTAL HOUSING OPPORTUNITY IN SOUTH NAPERVILLE.

PREPARED FOR:
BRIDGE CAPITAL PARTNERS
899 PINE STREET #2000
SAN FRANCISCO, CA. 94108

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 904411 FILE NAME: PREOVER
DRAWN BY: KMS FLD. BK. / PG. NO.: ----
COMPLETION DATE: 03-29-22 JOB NO.: 904.411
XREF : TOPO PROJECT MANAGER : KHM
REV: 05-11-22/KMS PER CITY COMMENTS 04-26-22
REV: 07-05-22/JGC PER CITY COMMENTS 05-25-22

PRELIMINARY P.U.D. FOR THE BELVEDERE
CITY OF NAPERVILLE PROJECT NO. 22-1-023
Copyright © 2022 Cemcon, Ltd. All rights reserved.