

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT

OF

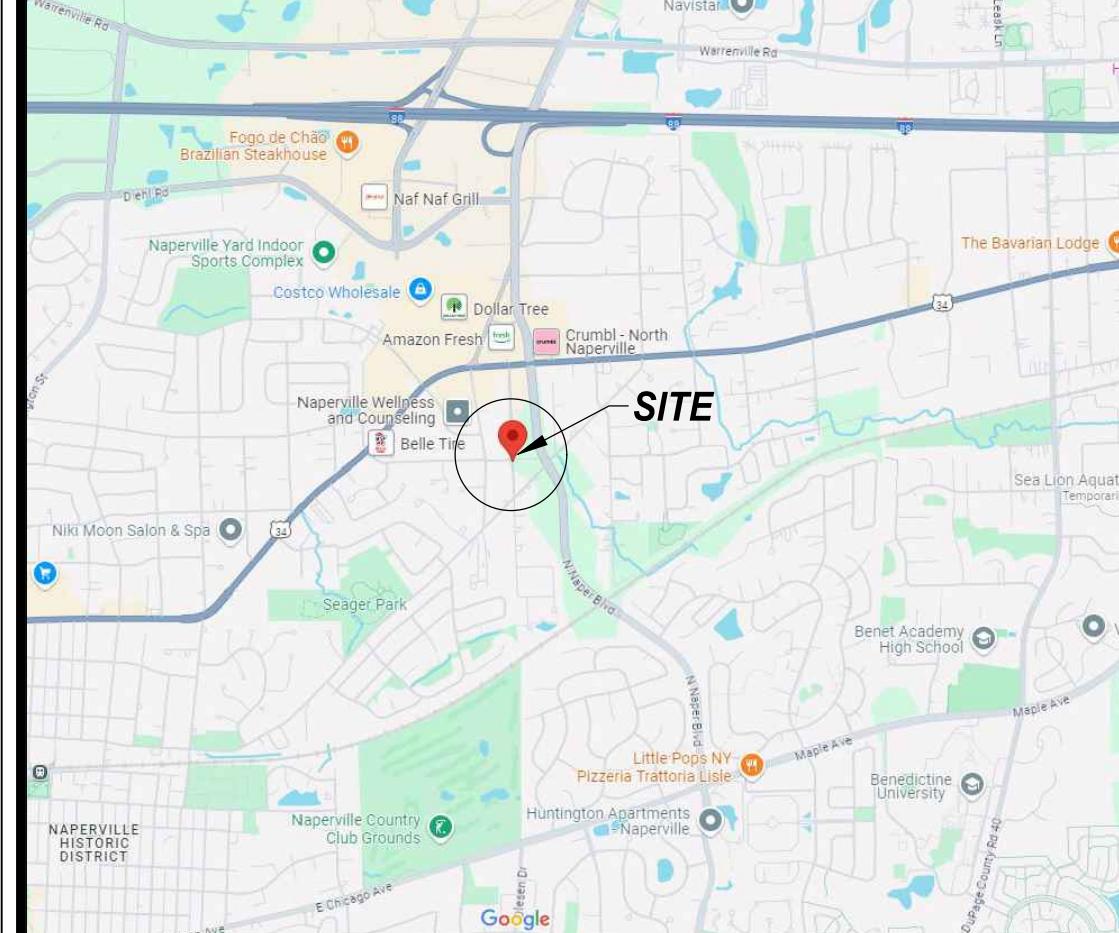
THE RESIDENCES AT NAPER AND PLANK

NAPERVILLE, IL

GRAPHIC SCALE

1" = 50'

STATE PLANE MERIDIAN



VICINITY MAP

NOT TO SCALE

BUILDING HEIGHTS

3-STORY ROWHOMES: 37.33'
2-STORY TOWNHOMES: 26.66'

AREA NOTE

IMPERVIOUS AREA 196,648 SF (4.51 AC) - 56%

PERVIOUS AREA 155,445 SF (3.57 AC) - 44%

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540

UNDERLYING PIN'S

08-08-202-065
08-08-202-066
08-08-202-067
08-08-202-068
08-08-202-069
08-08-202-032
08-08-106-041
08-08-106-042
08-08-400-003
08-08-400-008
08-08-400-009
08-08-400-010

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41° 47' 31.86719" N LONGITUDE 88° 07' 11.44965" W ELLIPSOIDAL HEIGHT: 647.015 SFT GROUND SCALE FACTOR 1.0000520596 ALL MEASUREMENTS ARE ON THE GROUND.

FLOOD HAZARD NOTE

AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS (COMMUNITY PANEL NO. 17043C0161J) WITH EFFECTIVE DATE AUGUST 01, 2019, NO PART OF THE PROPERTY DESCRIBED HEREON FALLS WITHIN A SPECIAL HAZARD ZONE (ZONE X).

BENCHMARK/CONTROL POINTS PER TOPOGRAPHIC SURVEY, PREPARED BY CEMCON, LTD. DATED 08-05-24

ELEVATION REFERENCE MARKS

CITY OF NAPERVILLE SURVEY MONUMENT - STATION NO. 703: BERNSTEN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER, LOCATED ON THE NORTH SIDE OF U.S. ROUTE 34 (OGDEN AVENUE) APPROXIMATELY 350 FEET WEST OF THE CENTERLINE OF NAPERVILLE-WHEATON ROAD BETWEEN THE SOUTHERN ENTRANCE ROADS TO THE OGDEN MALL SHOPPING CENTER. MONUMENT IS NORTH OF THE CONCRETE WALK APPROXIMATELY 8.20 FEET NORtherly OF SQUARE CUT IN TRAFFIC SIGNAL HAND HOLE BETWEEN THE CURB LINE AND THE SIDEWALK ON THE NORTH SIDE OF OGDEN AVENUE.
ELEV. 780.31 NAVD88

CP #107 - SET 'X' IN CONCRETE SURROUND FOR TRAFFIC SIGNAL HAND HOLE LOCATED AT THE WESTERLY MOST CORNER OF PLANK AND NAPERVILLE ROADS.

NORTHING: 1866888.42
EASTING: 1042867.54
ELEVATION: 754.02 NAVD88

CP #111 - SET 'X' IN CONCRETE SIDEWALK AT THE SOUTHWEST CORNER OF NAPERVILLE-WHEATON AND BURLINGTON ROADS.

NORTHING: 1866888.42
EASTING: 1041984.25
ELEVATION: 764.09 NAVD88

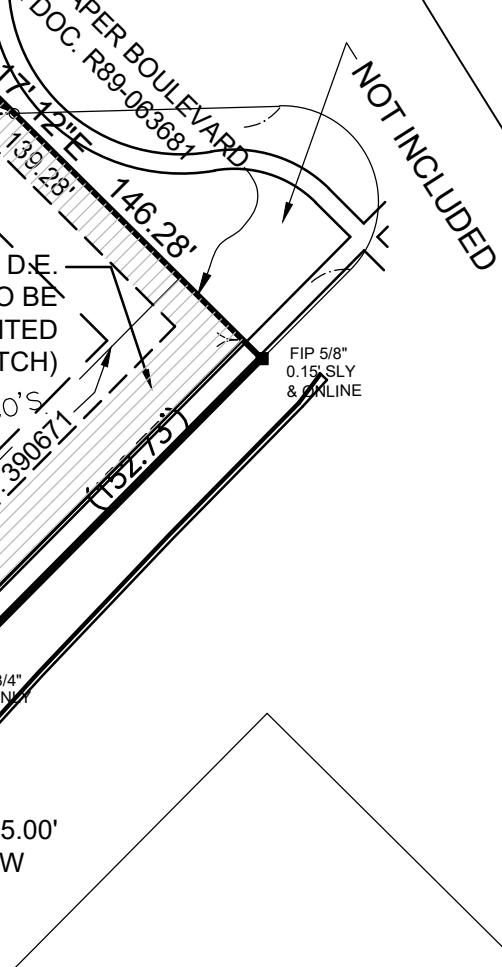
TBM5 - RAILROAD SPIKE IN UTILITY POLE AT SOUTHWEST CORNER OF BURLINGTON AVENUE AND TUTHILL ROAD.

ELEV.=762.91 NAVD88

NAPER BOULEVARD

HEREAFTER DEDICATED
OPEN AND PUBLIC
PER DOC R199-063681

NOT INCLUDED



NAPERVILLE-WHEATON ROAD

HEREAFTER DEDICATED

OPEN AND PUBLIC

PER DOC. 390671

RESERVED BY DEED

PER DOC. 554670

5' UTILITY EASEMENT

PER DOC. 390671 AND

RESERVED BY DEED

PER DOC. 554670

HEREAFTER DEDICATED

OPEN AND PUBLIC

PER DOC. 390671

RESERVED OVER VACATED R.O.W.

7' VACATED RIGHT OF WAY

PER DOC. R2018-046338

OPEN AND PUBLIC

PER DOC. 390671

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