



VICINITY MAP  
NOT TO SCALE

# PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT OF THE RESIDENCES AT NAPER AND PLANK NAPERVILLE, IL

BEING PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE  
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

## 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

## GRAPHIC SCALE



1" = 50'

## BASIS OF BEARINGS

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 1.000520596  
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:  
BERNSTEIN 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  
SOUTHERLY 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: 1866857.25  
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 TUTTILL ROAD.

ELEV.=762.91 NAVD88

NAPER BOULEVARD  
HERE TO BE DEDICATED  
OPEN AND PUBLIC  
PER DOC. R88-063681

NOT INCLUDED

## LEGAL DESCRIPTION

PARCEL 1:

LOTS 12, 13, 14, 15, 16, AND 17 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S  
DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38  
NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE  
PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, AND  
THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF  
RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, TOGETHER WITH  
THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS  
DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART OF LOT 12 DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG  
THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 270.24 FEET TO THE POINT OF  
BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF  
85 DEGREES, 57 MINUTES, 13 SECONDS TO THE RIGHT OF THE PROLONGATION OF  
THE LAST DESCRIBED COURSE, A DISTANCE OF 100.21 FEET TO THE SOUTHEAST  
CORNER OF LOT 12; THENCE NORTH ALONG THE EAST LINE OF LOT 12, A DISTANCE  
OF 100.0 FEET TO THE NORTHEAST CORNER OF LOT 12; THENCE WEST ALONG THE  
NORTH LINE OF LOT 12, A DISTANCE OF 9.76 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 15, 16, AND 17 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE  
FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE  
10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT  
PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS  
DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 (EXCEPT THAT PART DEDICATED PER DOCUMENT NUMBER R1989-063681), LOT  
2, 3, 4, AND 5 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS,  
BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF  
RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT  
PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF  
RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, AND THAT PART  
OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT  
NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

CITY OF NAPERVILLE PROJECT NUMBER: 24-10000128

## OWNER / SUBDIVIDER

Lincoln Property Company  
120 N. LaSalle Street, Suite 2900  
Chicago, IL 60602  
847-208-0915  
Contact: Zack Grabijas, PE

## SURVEYOR / ENGINEER

V3 Companies, Ltd.  
7325 Janes Avenue  
Woodridge, Illinois 60517  
630 724 9200

## AREA

LOT 1:	66,154 SQ. FT.	1.5187 ACRES
LOT 2:	258,696 SQ. FT.	5.9389 ACRES
LOT 3:	27,047 SQ. FT.	0.6209 ACRES
R.O.W.	5,729 SQ. FT.	0.1315 ACRES
TOTAL:	357,626 SQ. FT.	8.2100 ACRES

## SURVEYOR'S NOTES:

- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH  
5/8" IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES  
AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF  
THE PLAT.
- THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:  
  
WATERMAIN - PUBLIC (CITY)  
SANITARY SEWER - PUBLIC (CITY)  
STORM SEWER - PUBLIC (CITY)  
ELECTRIC - PUBLIC (CITY)  
GAS - PRIVATE - NICOR GAS  
TELEPHONE - PRIVATE  
CABLE - PRIVATE  
  
UTILITY SERVICES TO EACH BUILDING SHALL BE PRIVATELY OWNED AND MAINTAINED.
- EXISTING ZONING UNINCORPORATED DUPAGE COUNTY: ZONE R-3 (SINGLE FAMILY)  
PROPOSED ZONING: CITY OF NAPERVILLE R-3A MEDIUM DENSITY MULTIPLE FAMILY - PUD



## LEGEND

SECTION CORNER	
SUBDIVISION BOUNDARY LINE	
UNDERLYING LOT LINE	
EXISTING LOT LINE	
PROPOSED LOT LINE	
EXISTING EASEMENT LINE	
PROPOSED EASEMENT LINE	
BUILDING SETBACK LINE	
SECTION LINE	
N	NORTH
S	SOUTH
E	EAST
W	WEST
CB	CHORD BEARING
A	ARC LENGTH
R	RADIUS
P.U.&D	PUBLIC UTILITY & DRAINAGE EASEMENT
D.E.	DRAINAGE EASEMENT
(0.00')	RECORD DATUM
0.00'	CALCULATED DATUM
■	SET CONCRETE MONUMENT
B.S.L.	BUILDING SETBACK LINE
○ FIP	FOUND IRON PIPE W/SIZE
○ FIR	FOUND IRON ROD W/SIZE
○ FMN	FOUND MAG NAIL
	P.U.&D TO BE GRANTED.
	STORMWATER MANAGEMENT EASEMENT TO BE GRANTED.



Engineers 7325 Janes Avenue, Suite 100  
Woodridge, IL 60517  
Scientists 630.724.9200 voice  
Surveyors 630.724.0384 fax  
v3co.com

PREPARED FOR:  
Lincoln Property Company  
120 N. LaSalle Street, Suite 2900  
Chicago, IL 60602  
847-208-0915

REVISIONS		
NO.	DATE	DESCRIPTION
1	02-27-25	REVISED PER CITY REVIEW
2	04-11-25	REVISED PER CITY REVIEW
3	05-02-25	REVISED PER CITY REVIEW

## PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT

THE RESIDENCES AT NAPER AND PLANK - NAPERVILLE, IL

DRAFTING COMPLETED:	10-31-24	DRAWN BY:	ADS/SPK	PROJECT MANAGER:	CDB
FIELD WORK COMPLETED:	N/A	CHECKED BY:	CDB	SCALE:	1" = 50'

Project No: 241072

Group No: VP04.3

SHEET NO.  
1 of 1