

NORTH  
BASIS OF BEARING:  
ILLINOIS STATE PLANE — EAST ZONE

PARCEL A (07-04-204-013)  
LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF ODYSSEY WEST 18, BEING A SUBDIVISION OF LOT 2 IN TOPGOLF SUBDIVISION, OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT THEREOF RECORDED NOVEMBER 14, 2018 AS DOCUMENT R2018-106050, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B (07-03-102-007)  
THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST; THENCE SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST, ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 4 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, 278.67 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF ODYSSEY AVENUE HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011-023171; THENCE WEST ALONG SAID NORTH LINE THE NEXT 5 COURSES, NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST, 33.42 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 244.10 FEET (CHORD BEARING SOUTH 78 DEGREES 13 MINUTES 12 SECONDS WEST, 241.98 FEET, CHORD); THENCE SOUTH 65 DEGREES 05 MINUTES 59 SECONDS WEST, 113.63 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 467.00 FEET, AN ARC DISTANCE OF 163.53 FEET (CHORD BEARING SOUTH 75 DEGREES 07 MINUTES 54 SECONDS WEST, 162.70 FEET, CHORD); THENCE NORTH 48 DEGREES 14 MINUTES 29 SECONDS WEST, 13.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CELEBRATION DRIVE HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011-023171; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE THE NEXT 6 COURSES, NORTH 02 DEGREES 15 MINUTES 36 SECONDS WEST, 454.75 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO LEFT, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 150.36 FEET (CHORD BEARING NORTH 10 DEGREES 14 MINUTES 12 SECONDS WEST, 149.87 FEET, CHORD); THENCE NORTH 18 DEGREES 12 MINUTES 48 SECONDS WEST, 125.82 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 224.71 FEET (CHORD BEARING NORTH 04 DEGREES 13 MINUTES 07 SECONDS WEST, 222.49 FEET, CHORD); THENCE NORTH 09 DEGREES 46 MINUTES 34 SECONDS EAST, 11.56 FEET; THENCE NORTH 58 DEGREES 46 MINUTES 58 SECONDS EAST, 26.24 FEET TO A POINT ON THE SOUTH LINE OF FERRY ROAD HERETOFORE DEDICATED PER PLAT OF HIGHWAYS RECORDED AS DOCUMENT R2007-090410; THENCE EAST ALONG SAID SOUTH LINE THE NEXT 3 COURSES, SOUTH 72 DEGREES 12 MINUTES 37 SECONDS EAST, 157.22 FEET; THENCE SOUTH 75 DEGREES 36 MINUTES 47 SECONDS EAST, 499.04 FEET; THENCE SOUTH 46 DEGREES 12 MINUTES 40 SECONDS EAST, 48.66 FEET TO A POINT ON THE WEST LINE OF PARCEL 1HJ01638 LIS PENDING NOTICE RECORDED AS DOCUMENT R2012-131923 (ALSO KNOWN AS THE WEST LINE OF LOT 9 IN ODYSSEY WEST ASSESSMENT PLAT RECORDED AS DOCUMENT R98-266997); THENCE SOUTH ALONG SAID WEST LINE THE NEXT 3 COURSES, SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, 100.27 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST, 255.57 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 10 SECONDS WEST, 249.41 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 2 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

PARCEL C (07-04-204-007)  
THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST; THENCE SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST, ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, 278.67 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION  
94.33 FEET; THENCE NORTH 88 DEGREES 09 MINUTES 35 SECONDS WEST, 20.01 FEET TO THE POINT OF BEGINNING BEING A POINT ON THE WEST LINE OF PARCEL 1HJ01638 LIS PENDING NOTICE RECORDED AS DOCUMENT R2012-131923 (ALSO KNOWN AS THE WEST LINE OF LOT 10 IN ODYSSEY WEST ASSESSMENT PLAT RECORDED AS DOCUMENT R98-266997); THENCE SOUTH ALONG SAID WEST LINE, SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, 265.85 FEET; THENCE SOUTH 82 DEGREES 15 MINUTES 52 SECONDS WEST, 882.10 FEET; THENCE NORTH 37 DEGREES 49 MINUTES 26 SECONDS WEST, 80.26 FEET; THENCE SOUTH 83 DEGREES 10 MINUTES 55 SECONDS WEST, 266.06 FEET; THENCE NORTH 06 DEGREES 27 MINUTES 09 SECONDS WEST, 215.00 FEET TO A POINT ON THE SOUTH LINE OF ODYSSEY COURT HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011-023171; THENCE EAST ALONG SAID SOUTH LINE THE NEXT 8 COURSES, NORTH 83 DEGREES 32 MINUTES 51 SECONDS, 128.89 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 5696.58 FEET, AN ARC DISTANCE OF 416.85 FEET (CHORD BEARING NORTH 85 DEGREES 38 MINUTES 38 SECONDS EAST, 416.75 FEET, CHORD); THENCE NORTH 87 DEGREES 44 MINUTES 24 SECONDS EAST, 100.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 210.61 FEET (CHORD BEARING NORTH 76 DEGREES 25 MINUTES 12 SECONDS EAST, 209.25 FEET, CHORD); THENCE NORTH 85 DEGREES 05 MINUTES 59 SECONDS EAST, 113.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET, AN ARC DISTANCE OF 213.88 FEET (CHORD BEARING NORTH 78 DEGREES 13 MINUTES 12 SECONDS EAST, 212.01 FEET, CHORD); THENCE SOUTH 88 DEGREES 39 MINUTES 35 SECONDS EAST, 21.02 FEET; THENCE SOUTH 42 DEGREES 47 MINUTES 39 SECONDS EAST, 69.63 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 3 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

PARCEL D (07-04-400-011)  
THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVE WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST, ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, 278.67 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 6 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

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

# PRELIMINARY PLANNED UNIT DEVELOPMENT FOR CITY GATE WEST NAPERVILLE, ILLINOIS

PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

## PRELIMINARY PUD STATEMENT OF INTENT

THE CITY GATE WEST PLANNED UNIT DEVELOPMENT AS PROPOSED WILL INCLUDE A CREATIVE, UNIFIED DEVELOPMENT WITH SHARED ACCESS, COMMON OPEN SPACE AND STORMWATER MANAGEMENT, AND A UNIFIED COORDINATED DESIGN ON 5 PARCELS INCLUDING 15 LOTS. USES WILL INCLUDE 7 RESTAURANT SITES; 1 RETAIL SITE; 1 COMBINED RESTAURANT/RETAIL SITE; 19 ACRES OF OPEN SPACE; 2-5 STORY 205 UNIT APARTMENT BUILDINGS WITH COVERED PARKING AND A FULL COURTYARD/WALKWAY, GROUND LEVEL OFFICE/COMMERCIAL SPACE; 1 MEDICAL OFFICE BUILDING AND 2 FULL-SERVICE HOTELS. THE HOTEL TO BE LOCATED ON PARCEL D AT THE SOUTHWEST CORNER OF THE PUD WILL INCLUDE MULTIPLE BUILDINGS. THE PROJECT WILL BE A COORDINATED WITH EXISTING COMMERCIAL ENTERTAINMENT AND SERVICES USES ON ADJACENT PROPERTIES SHARING ACCESS AND STORMWATER MANAGEMENT IMPROVEMENTS.

THE PROJECT IS DESIGNED TO PROVIDE A MORE EFFICIENT USE OF LAND; PRESERVE NATURAL FEATURES AND ENVIRONMENTAL RESOURCES; PROVIDE OUTDOOR COMMON AREA, OPEN SPACE AND RECREATION AREAS IN EXCESS OF THAT REQUIRED UNDER EXISTING ZONING REGULATIONS; DEVELOP UNIQUE APPROACHES TO THE LIVING ENVIRONMENT THROUGH VARIETY IN TYPE, DESIGN AND LAYOUT OF RESIDENTIAL STRUCTURES, COMMERCIAL AND INDUSTRIAL BUILDINGS, TRANSPORTATION SYSTEMS, AND PUBLIC FACILITIES; AND UNIFY BUILDINGS AND STRUCTURES THROUGH DESIGN.

## NOTE:

### THIS IS NOT A PLAT OF SUBDIVISION

- REFER TO CITY GATE WEST PLAT OF SUBDIVISION FOR LOT & EASEMENT INFORMATION.
- A PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE VACATED BY SEPARATE DOCUMENT DURING FINAL ENTITLEMENT SUBMITTAL.
- PART OF DRAINAGE AND WETLANDS CONSERVATION EASEMENT PER DOC. R98-207104 TO BE VACATED BY SEPARATE DOCUMENT DURING FINAL ENTITLEMENT SUBMITTAL.
- SHOULD LOTS NEED TO BE CONSOLIDATED IN THE FUTURE TO ACCOMMODATE DIFFERENT ALTERNATIVES, AN ADMINISTRATIVE PLAT OF SUBDIVISION WILL BE REQUIRED AS WELL AS A MINOR CHANGE TO THE PLANNED UNIT DEVELOPMENT.
- LOT 5 IS RESERVED AND INTENTIONALLY OMITTED

ALSO KNOWN AS LOT 6 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.



## LOCATION MAP N.T.S.

P.I.N.: 07-03-102-007  
07-04-204-007  
07-04-204-008  
07-04-204-013  
07-04-400-011

ADDRESSES: 3440 ODYSSEY CT  
NAPERVILLE, IL 60540

AND  
RT. 59  
NAPERVILLE, IL 60540

## LEGEND:

---	SUBDIVISION LINE	☼	TREE, DECIDUOUS (SIZE TYPE)
---	EXISTING PROPERTY LINE	☼	TREE, CONIFER (SIZE TYPE)
---	EXISTING RIGHT-OF-WAY	☼	BUSH/SHRUB (SIZE)
---	EXISTING EASEMENT	☼	STUMP
---	PROPOSED PROPERTY LINE	☼	POWER POLE
---	PROPOSED PU&E EASEMENT LINE	☼	GUY WIRE
---	CROSS ACCESS EASEMENT LINE	☼	GUY POLE
---	PROPOSED STORMWATER MANAGEMENT EASEMENT LINE	☼	TELEPHONE POLE
---	BUILDING SETBACK LINE	☼	TELEPHONE PEDESTAL
---	SECTION LINE	☼	TELEPHONE LINE MARKER
---	CENTER LINE	☼	TELEPHONE MANHOLE
---	UNDERLYING LOT LINE	☼	ELECTRIC MANHOLE
---	EXISTING FENCE	☼	ELECTRIC LINE MARKER
---	EXISTING SANITARY SEWER LINE	☼	ELECTRIC PULL BOX (FLUSH WITH GRADE)
---	EXISTING STORM SEWER LINE	☼	ELECTRIC CONTROL BOX (ON BUILDING)
---	EXISTING GAS LINE	☼	ELECTRIC METER
---	EXISTING WATER LINE	☼	FIBER OPTIC MARKER
---	EXISTING FIBER OPTIC LINE	☼	TRAFFIC POLE
---	EXISTING TELEPHONE LINE	☼	TRAFFIC MANHOLE
---	EXISTING OVERHEAD ELECTRIC	☼	CABLE PEDESTAL
---	EXISTING UNDERGROUND ELEC. LINE	☼	TRAFFIC SIGNAL BOX/CABINET (ABOVE GRADE)
---	GROUND LIGHT	☼	MANHOLE (UTILITY UNKNOWN)
---	SIGN	☼	VALVE BOX (UNKNOWN, FLUSH WITH GRADE)
---	LIGHT STANDARD	☼	TELEPHONE PULL BOX (FLUSH WITH GRADE)
---	AC UNIT	☼	UTILITY CABINET (UNKNOWN, ABOVE GRADE)
---	BOLLARD	☼	VAULT
---	HANDICAP PARKING SYMBOL	☼	ELECTRIC HANDHOLE
---	STORM MANHOLE	☼	STEAM MANHOLE
---	CATCH BASIN (TYPE)	☼	TRANSFORMER
---	CURB INLET	☼	STAND PIPE
---	RISER PIPE	☼	TRAFFIC PULL BOX (FLUSH WITH GRADE)
---	INLET (CIRCULAR)	☼	TRAFFIC DETECTOR HOUSING
---	BEEHIVE INLET SQUARE	☼	FIBER OPTIC PULL BOX (FLUSH WITH GRADE)
---	INLET SQUARE	☼	UTILITY POLE
---	FLARED END SECTION	☼	ELECTRIC CONTROL CABINET (ABOVE GRADE)
---	SANITARY MANHOLE	☼	TELEPHONE BOX/CABINET (ABOVE GRADE)
---	CLEAN OUT	☼	FIBER OPTIC BOX/CABINET (ABOVE GRADE)
---	COMBINATION MANHOLE	☼	UTILITY MANHOLE
---	STAND PIPE (RISER)	☼	FIBER OPTIC PULL BOX (UNKNOWN, FLUSH WITH GRADE)
---	LIFT STATION	☼	ELECTRIC PEDESTAL
---	GAS MANHOLE	☼	
---	GAS LINE MARKER	☼	
---	GAS BOX (GAS VALVE)	☼	
---	GAS METER	☼	
---	GAS TAP	☼	
---	PROPANE TANK	☼	
---	GAS WELL	☼	
---	WATER MANHOLE	☼	
---	WATER BOX (WATER VALVE)	☼	
---	FIRE HYDRANT	☼	
---	WATER WELL	☼	
---	SPRINKLER VALVE	☼	
---	WATERLINE MARKER	☼	
---	WATER METER	☼	
---	WATER PUMP	☼	
---	HOSE BIB BUILDING	☼	
---	PIV - POST INDICATOR VALVE	☼	
---	SPRINKLER HEAD	☼	
---	IRRIGATION VALVE	☼	
---	IRRIGATION CONTROL BOX	☼	
---	FIRE DEPT. CONNECTION	☼	
---	FIRE DEPT. CONNECTION (BLDG.)	☼	
---	FARM SPIGOT	☼	

## ABBREVIATIONS

REC.	RECORD DATA
MEAS.	MEASURED DATA
DEED	DEEDED DATA
R.	RADIUS
A.	ARC DATA
ROW	RIGHT OF WAY
PL	PROPERTY LINE
CL	CENTERLINE
S.F.	SQUARE FEET
AC.	ACRE
FIP	FOUND IRON PIPE
N	NORTH
S	SOUTH
E	EAST
W	WEST



Civil & Environmental Consultants, Inc.  
1230 East Diehl Road, Suite 200 - Naperville, IL 60563  
Ph: 630.963.6026 - 877.963.6026 - Fax: 630.963.6027  
www.cecinc.com

INTER-CONTINENTAL EQUITIES, LLC  
2221 CAMDEN COURT, SUITE 200  
OAK BROOK, ILLINOIS  
TEL. (630) 560-8018

DRAWN BY: SRH CHECKED BY: DRM APPROVED BY: TJG  
DATE: 03/05/2020 DWG SCALE: 1"=200' PROJECT NO: 195-318.AW00

CITY GATE WEST  
PRELIMINARY PLANNED UNIT DEVELOPMENT

DRAWING NO:  
**SV200**  
SHEET 1 OF 6

SCALE IN FEET  
0 200 400

BASIS OF BEARING:  
ILLINOIS STATE PLANE — EAST ZONE

CITY PROJECT NO. 20-10000022

REFER TO SHEET 6 FOR SITE DATA INFORMATION





BASIS OF BEARING:  
ILLINOIS STATE PLANE - EAST ZONE

REVISION RECORD		
NO	DATE	DESCRIPTION
1	05/13/2020	REVISED PER CITY REVIEW DATED 03/21/2020
2	06/16/2020	REVISED PER CITY REVIEW DATED 06/02/2020
3	07/10/2020	REVISED PER CITY REVIEW DATED 07/02/2020
4	12/23/2020	REVISED PER CLIENT AND CITY REVIEW DATED 08/11/2020
5	01/15/2021	REVISED PER CITY REVIEW DATED 01/08/2021

**NOTE:**

1. LOT 5 IS RESERVED AND INTENTIONALLY OMITTED

WESTERLY LINE OF ILLINOIS ROUTE 59  
— DEDICATED PER DEED AND RECORDED AS  
DOC. 314666

PARCEL TAKEN IN STATE OF  
ILLINOIS CONDEMNATION CASE #  
C71-1141

**LEGEND:**

PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT

PROPOSED CONCRETE SIDEWALK, PATIO, APRON



**Civil & Environmental Consultants, Inc.**

1230 East Diehl Road, Suite 200 - Naperville, IL 60563  
Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027

**INTER-CONTINENTAL EQUITIES, LLC**  
**2221 CAMDEN COURT, SUITE 200**  
**OAK BROOK, ILLINOIS**  
**TEL. (630) 560-8018**

DRAWN BY:	SRH	CHECKED BY:	DRM	APPROVED BY:	TJ
DATE:	03/05/2020	DWG SCALE:	1" = 50'	PROJECT NO:	195-318.AWC

**CITY GATE WEST  
PRELIMINARY PLANNED UNIT DEVELOPMENT**

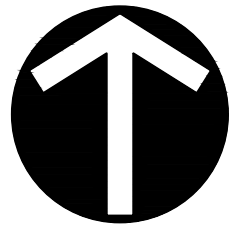
DRAWING NO.:  
**SV201**

SHEET 2 OF 6

SCALE IN FEET  
0 50 100  
BASIS OF BEARING:  
ILLINOIS STATE PLANE - EAST ZONE

EXHIBIT E



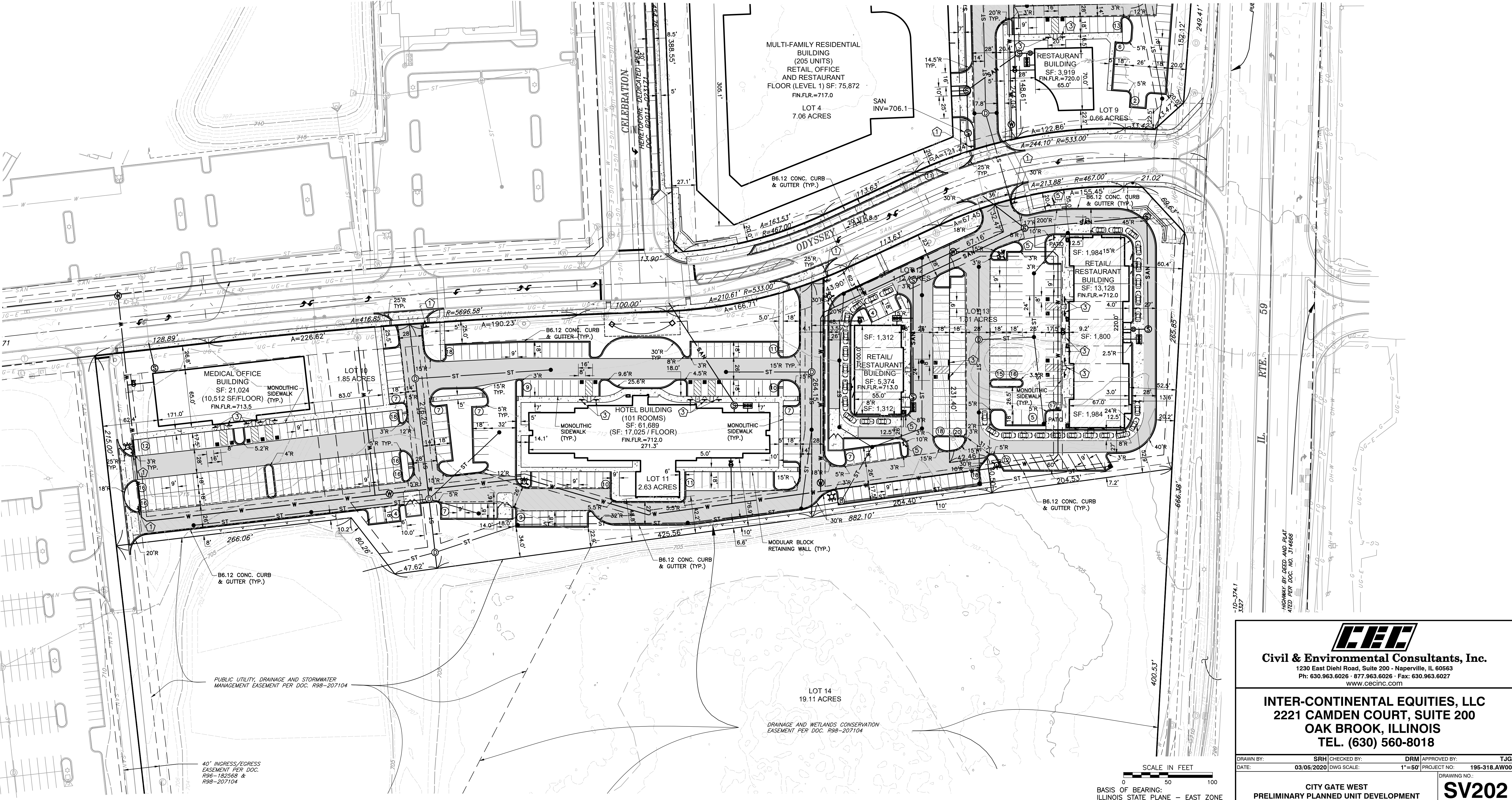


BASIS OF BEARING:  
ILLINOIS STATE PLANE - EAST ZONE

REVISION RECORD		
NO	DATE	DESCRIPTION
1	05/13/2020	REVISED PER CITY REVIEW DATED 03/31/2020
2	06/19/2020	REVISED PER CITY REVIEW DATED 06/02/2020
3	07/10/2020	REVISED PER CITY REVIEW DATED 07/02/2020
4	12/23/2020	REVISED PER CLIENT AND CITY REVIEW DATED 08/11/2020
5	01/15/2021	REVISED PER CITY REVIEW DATED 01/08/2021

LEGEND:

- PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT
- PROPOSED CONCRETE SIDEWALK, PATIO, APRON



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OAK BROOK, ILLINOIS  
TEL. (630) 560-8018

DRAWN BY: SRH | CHECKED BY: DRM | APPROVED BY: TJG  
DATE: 03/05/2020 | DWG SCALE: 1"=50' | PROJECT NO: 195-318.AW00

CITY GATE WEST  
PRELIMINARY PLANNED UNIT DEVELOPMENT

**SV202**  
SHEET 3 OF 6

P:\2019\195-318\CD\DWG\ARVD-PRELIMINARY ENGINEERING\195318-ARVD-PRELIM.PLD (1/13/2021 - 10:10 AM) - LP: 1/13/2021 10:10 AM

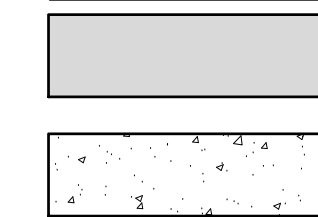




BASIS OF BEARING:  
ILLINOIS STATE PLANE - EAST ZONE

REVISION RECORD		
NO	DATE	DESCRIPTION
1	05/13/2020	REVISED PER CITY REVIEW DATED 03/21/2020
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5	01/15/2021	REVISED PER CITY REVIEW DATED 01/08/2021

**LEGEND:**



PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT

PROPOSED CONCRETE SIDEWALK, PATIO, APRON



SCALE IN FEET  
0 60 120  
BASIS OF BEARING:  
ILLINOIS STATE PLANE - EAST ZONE

**CEC**  
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**OAK BROOK, ILLINOIS**  
**TEL. (630) 560-8018**

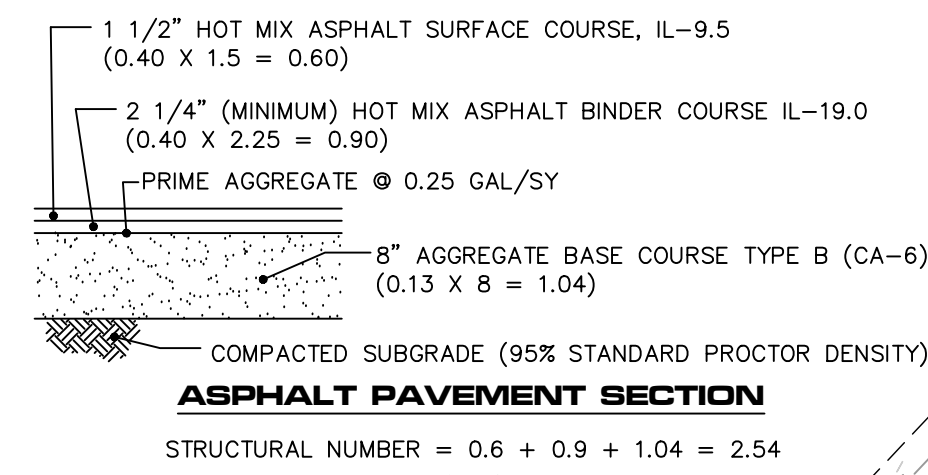
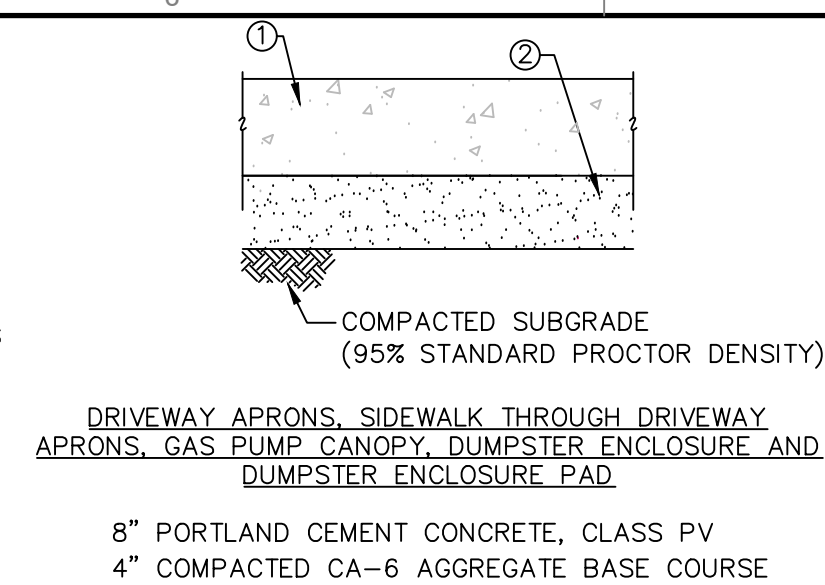
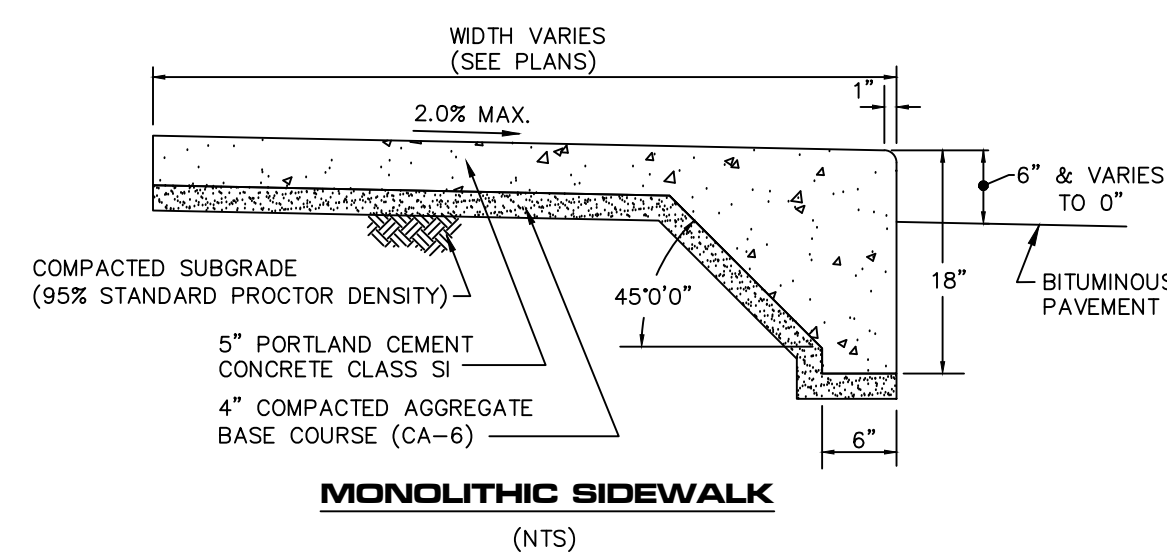
DRAWN BY:	SRH	CHECKED BY:	DRM	APPROVED BY:	TJC
DATE:	03/05/2020	DWG SCALE:	1"=60'	PROJECT NO:	195-318.AW00

CITY GATE WEST  
PRELIMINARY PLANNED UNIT DEVELOPMENT

**SV203**

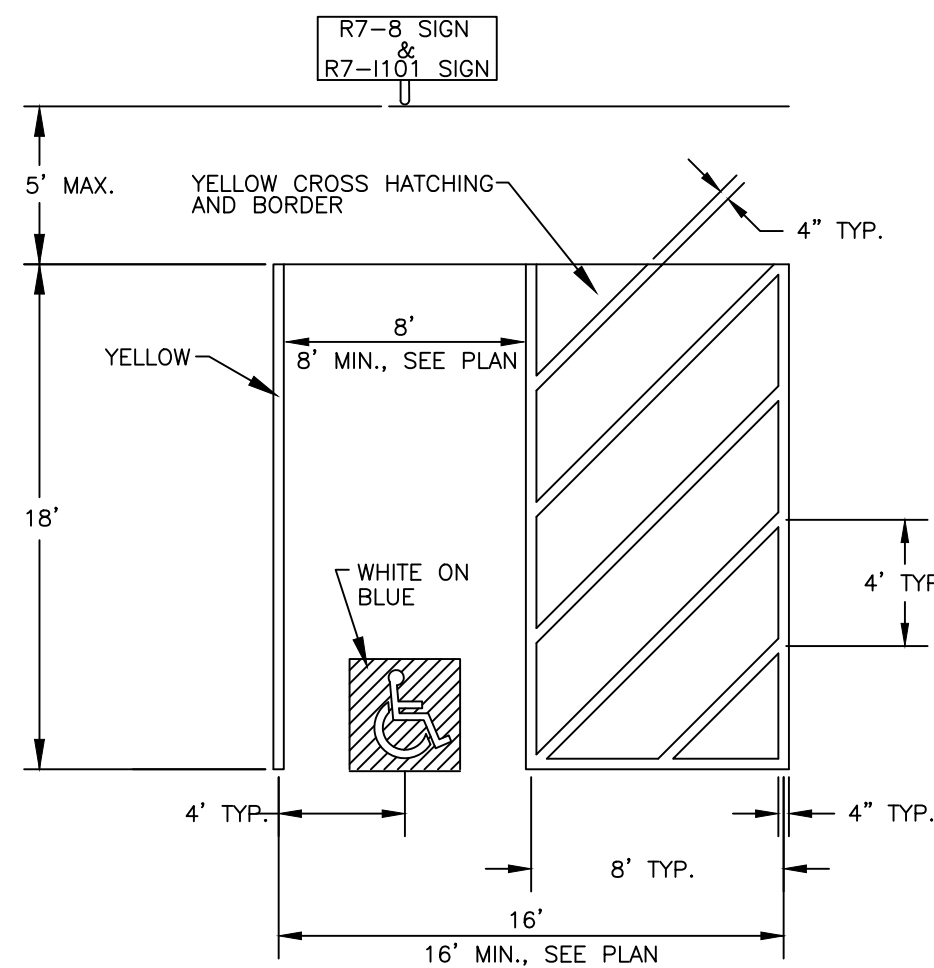
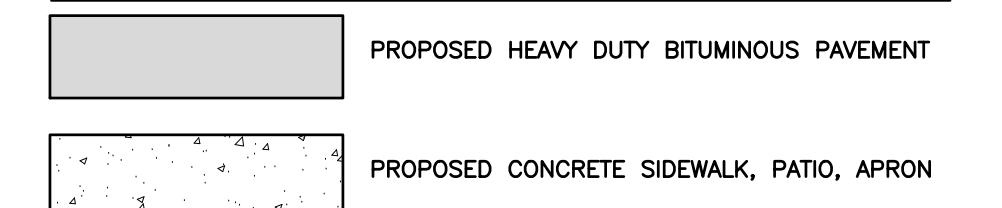
SHEET 4 OF 6





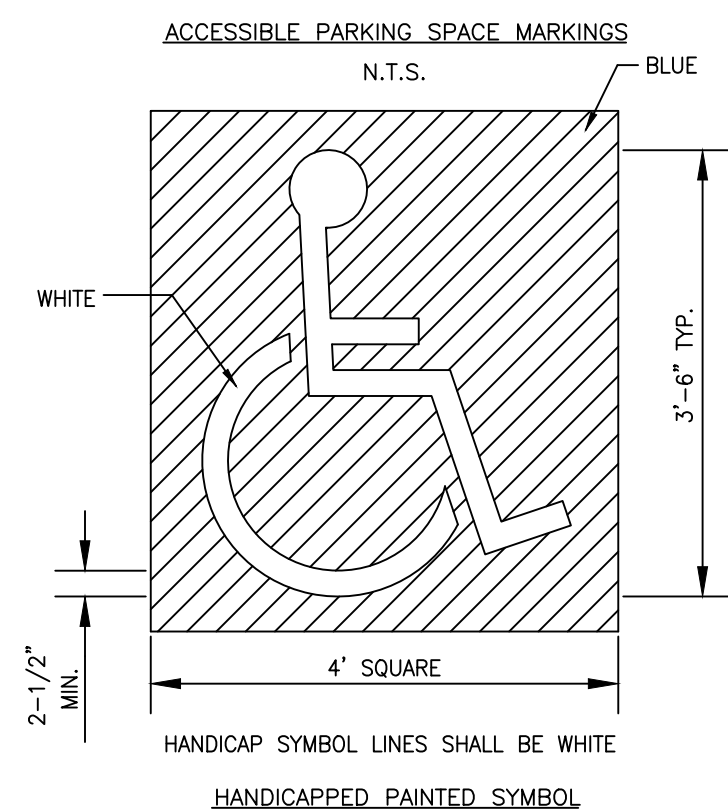
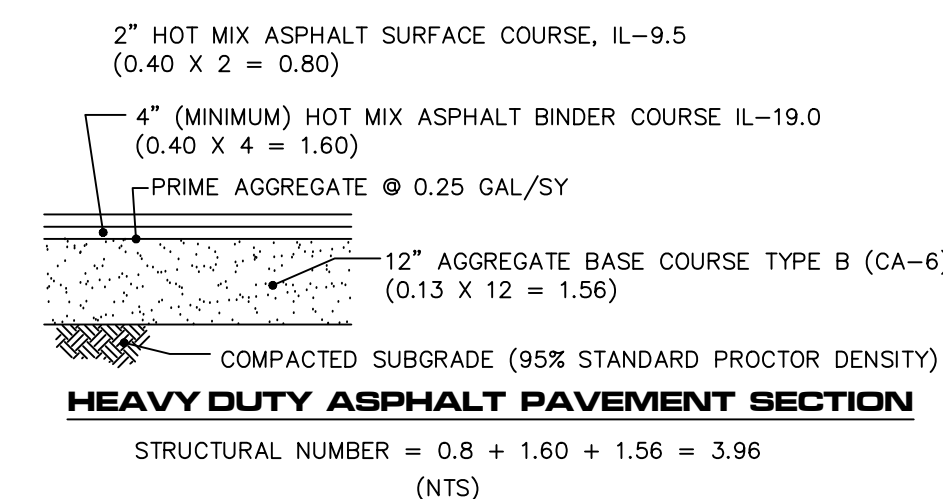
REVISION RECORD		
NO	DATE	DESCRIPTION
1	05/13/2020	REVISED PER CITY REVIEW DATED 03/21/2020
2	06/19/2020	REVISED PER CITY REVIEW DATED 06/02/2020
3	07/10/2020	REVISED PER CITY REVIEW DATED 07/02/2020
4	12/23/2020	REVISED PER CLIENT AND CITY REVIEW DATED 08/11/2020
5	01/15/2021	REVISED PER CITY REVIEW DATED 01/08/2021

**LEGEND:**

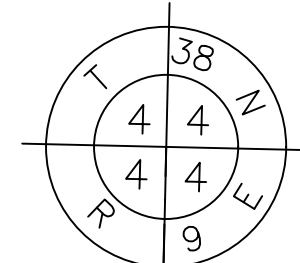


NOTES FOR HANDICAP PARKING STALLS

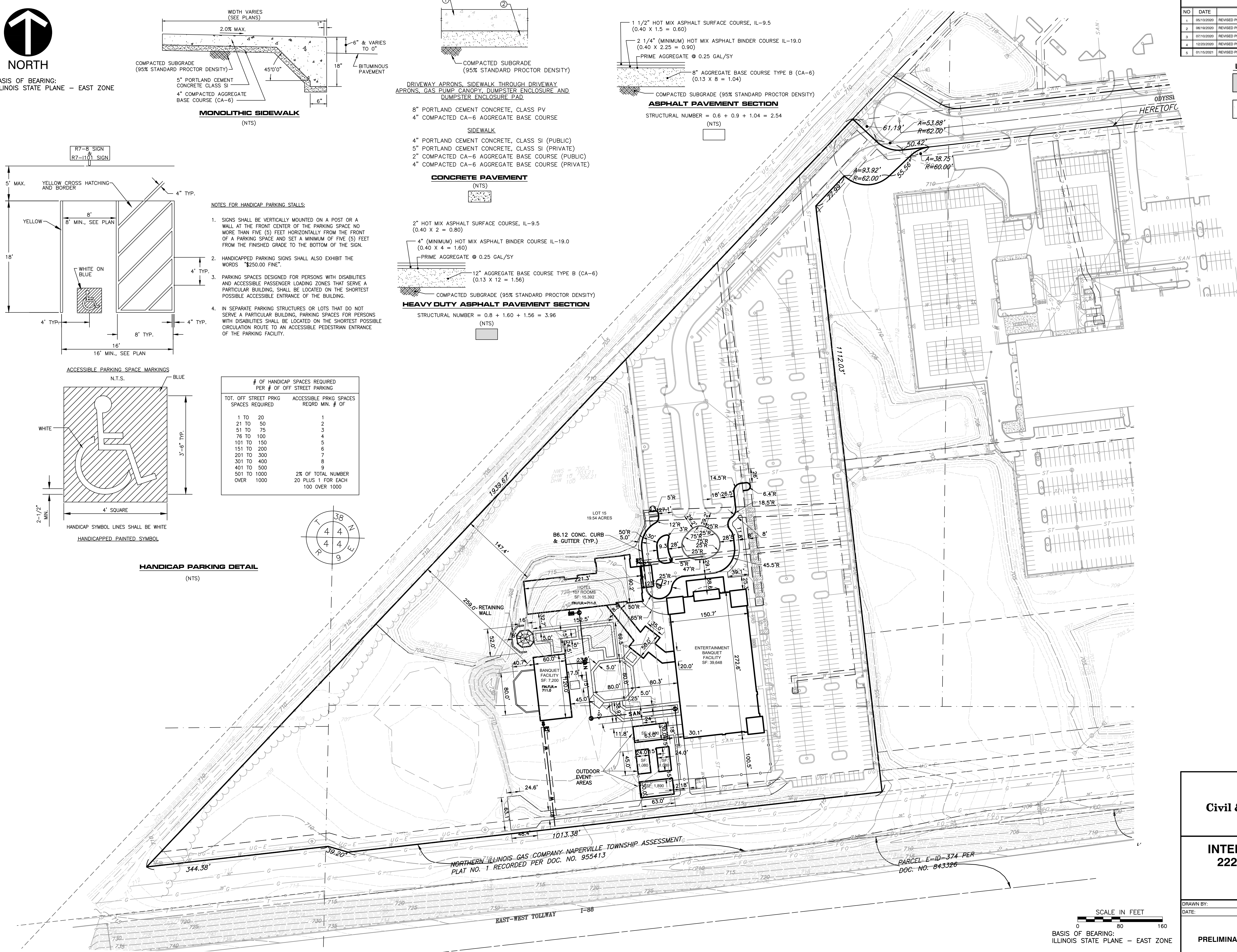
1. SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT THE FRONT CENTER OF THE PARKING SPACE NO MORE THAN FIVE (5) FEET HORIZONTALLY FROM THE FRONT OF A PARKING SPACE AND SET A MINIMUM OF FIVE (5) FEET FROM THE FINISHED GRADE TO THE BOTTOM OF THE SIGN.
2. HANDICAPPED PARKING SIGNS SHALL ALSO EXHIBIT THE WORDS "250.00 FINE".
3. PARKING SPACES DESIGNED FOR PERSONS WITH DISABILITIES AND ACCESSIBLE PASSENGER LOADING ZONES THAT SERVE A PARTICULAR BUILDING, SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ENTRANCE OF THE BUILDING.
4. IN SEPARATE PARKING STRUCTURES OR LOTS THAT DO NOT SERVE A PARTICULAR BUILDING, PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE LOCATED ON THE SHORTEST POSSIBLE CIRCULATION ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.



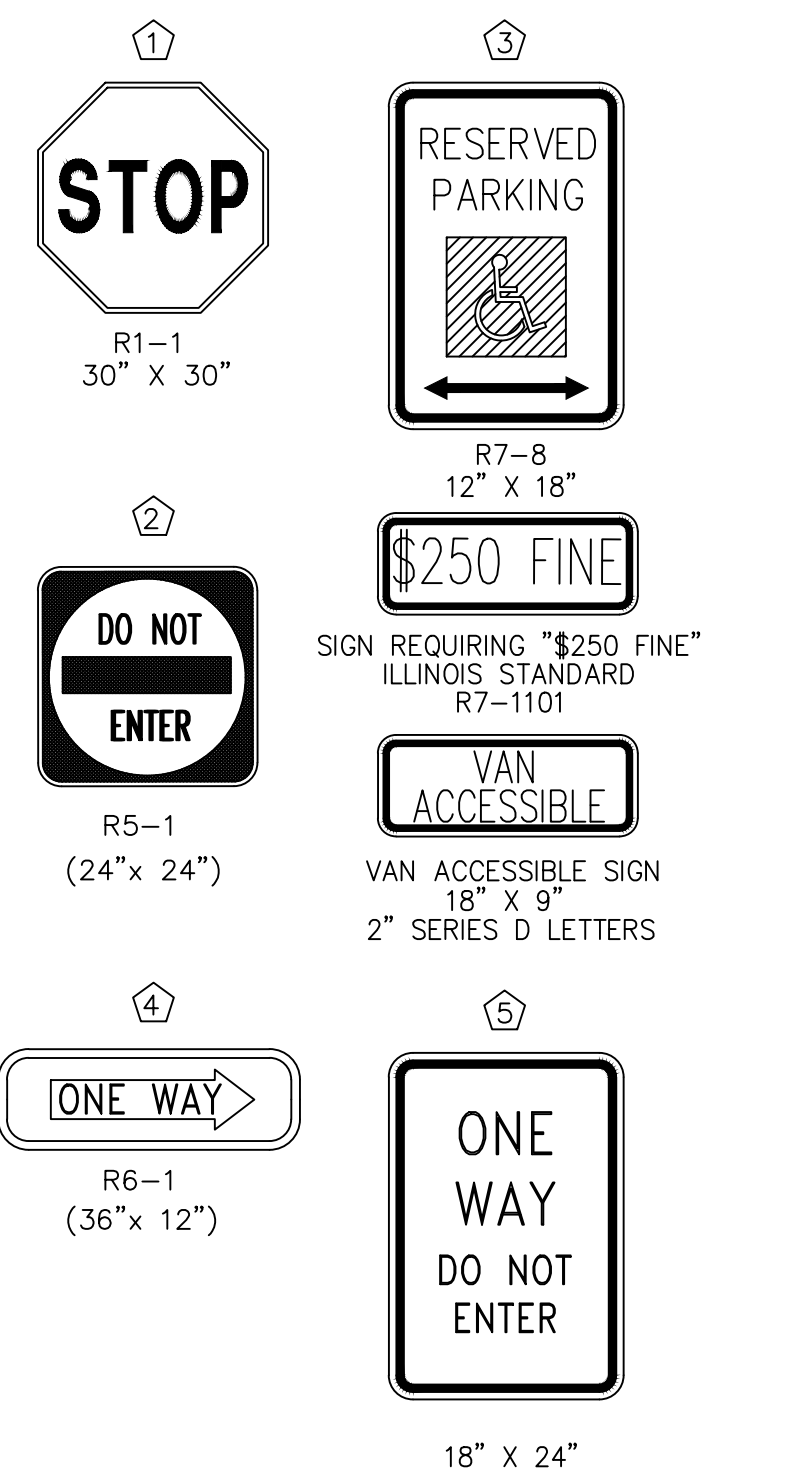
# OF HANDICAP SPACES REQUIRED PER # OF OFF STREET PARKING		ACCESSIBLE PRKG SPACES RECORD MIN. # OF
TOT. OFF STREET SPACES	PRKG REQUIRED	
1	20	1
21	50	2
51	75	3
76	100	4
101	150	5
151	200	6
201	300	7
301	400	8
401	500	9
501	1000	2% OF TOTAL NUMBER
OVER 1000		20 PLUS 1 FOR EACH 100 OVER 1000



**HANDICAP PARKING DETAIL**  
(NTS)



### SIGN LEGEND



**Civil & Environmental Consultants, Inc.**  
1230 East Diehl Road, Suite 200 - Naperville, IL 60563  
Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027  
[www.cecinc.com](http://www.cecinc.com)

**INTER-CONTINENTAL EQUITIES, LLC**  
**2221 CAMDEN COURT, SUITE 200**  
**OAK BROOK, ILLINOIS**  
**TEL. (630) 560-8018**

DRAWN BY:	SRH	CHECKED BY:	DRM	APPROVED BY:	TJC
DATE:	03/05/2020	DWG SCALE:	1"=80'	PROJECT NO:	195-318.AW00

**CITY GATE WEST  
PRELIMINARY PLANNED UNIT DEVELOPMENT**

# SV204

SHEET 5 OF 6

SCALE IN FEET  
0 80 160  
BASIS OF BEARING:  
ILLINOIS STATE PLANE - EAST ZONE

EXHIBIT E



[illegible]