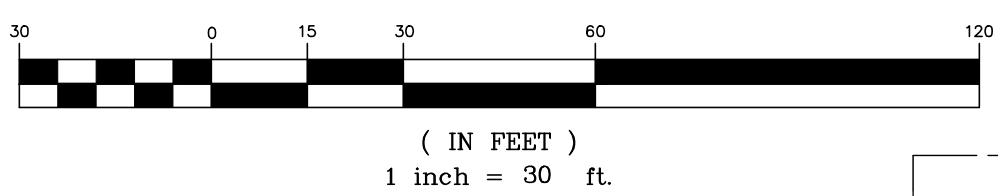


# FINAL PLANNED UNIT DEVELOPMENT FOR RAILWAY PLAZA COMMERCIAL RESUBDIVISION OF LOT 1

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

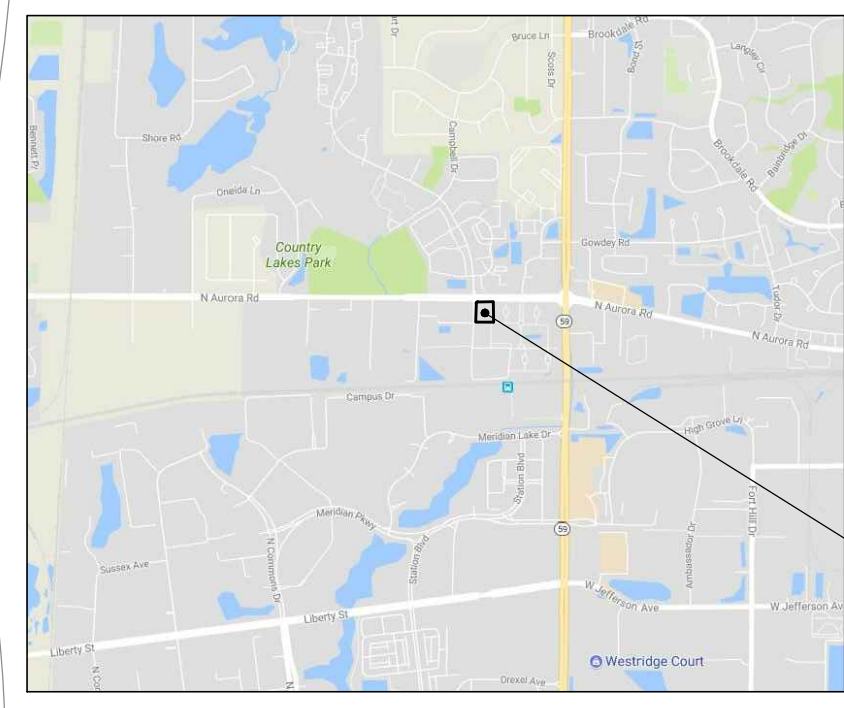
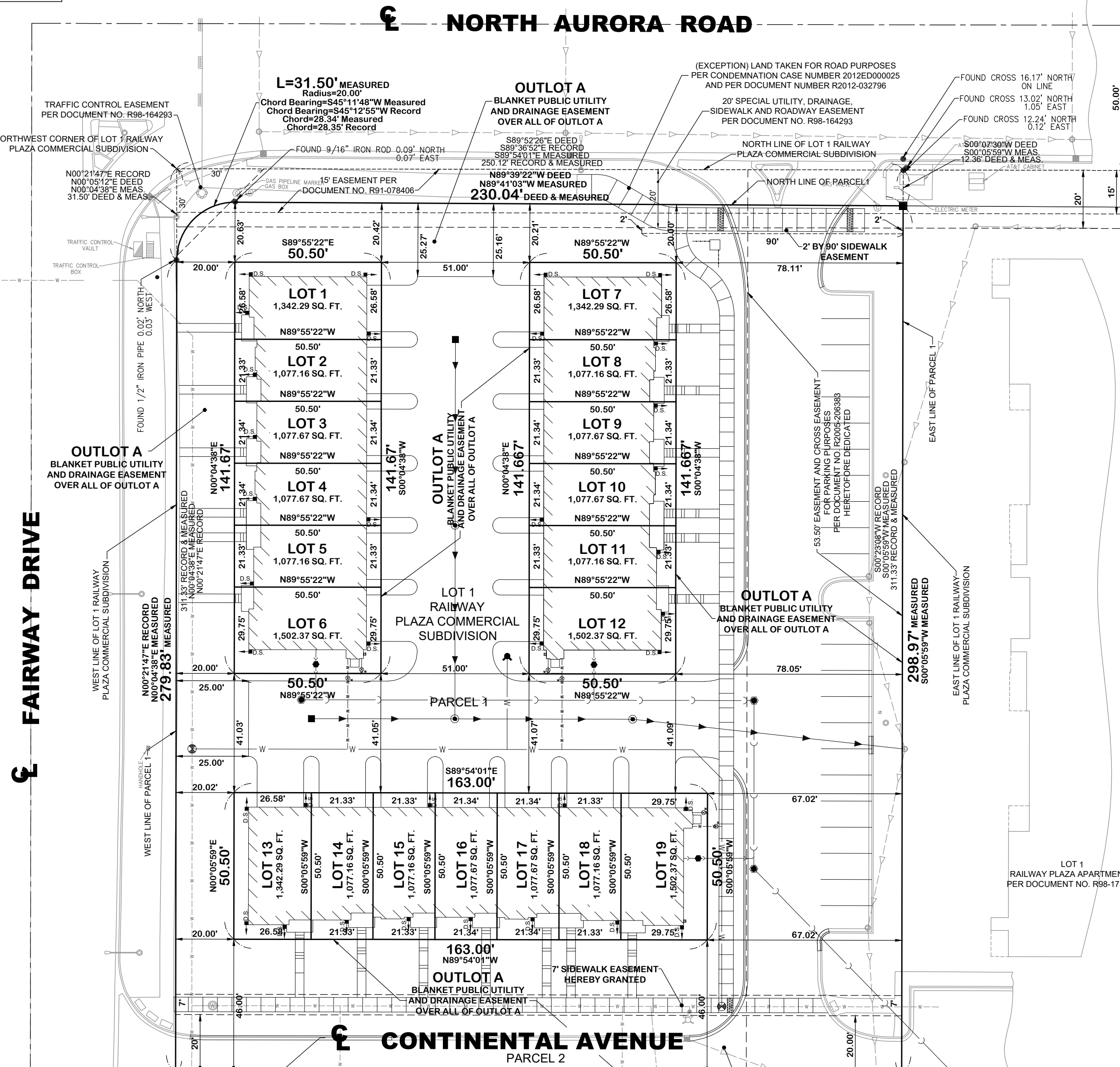
THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:  
 NAME: NAPERVILLE CITY CLERK  
 ADDRESS: 400 S. EAGLE STREET  
 NAPERVILLE, ILLINOIS 60540

**GRAPHIC SCALE**



**STATEMENT OF INTENT AND CONCEPT**

THIS WILL BE A 19-UNIT TOWNHOME PLAN THAT CONTINUES THE CREATIVE AND ATTRACTIVE ARCHITECTURAL DESIGN APPROACH OF THE SURROUNDING USES AND ENHANCES THE COMMUTER FOCUSED LIVABILITY OF RAILWAY PLAZA.



**SITE DATA**

TOTAL SITE AREA = 74,791 SF = 1.717 AC  
 SITE ZONING = R3 PUD  
 PROPOSED BUILDINGS:  
 TWO 6-UNIT TOWNHOME BUILDINGS  
 ONE 7-UNIT TOWNHOME BUILDING  
 TOTAL UNITS = 19 UNITS  
 DENSITY = 11 UNITS PER ACRE

**PARKING SUMMARY**  
 PARKING REQUIRED = 2 SPACES PER UNIT + 5 GUEST SPACES = 43 SPACES  
 PARKING PROVIDED = UNIT PARKING PROVIDED = 38 SPACES  
 GUEST PARKING PROVIDED = 38 SPACES (IN DRIVEWAY APRONS)  
 TOTAL PARKING PROVIDED = 76 SPACES

LOT NUMBER	AREA
LOT 1	1,342.29 SQ. FT.
LOT 2	1,077.16 SQ. FT.
LOT 3	1,077.16 SQ. FT.
LOT 4	1,067.67 SQ. FT.
LOT 5	1,077.16 SQ. FT.
LOT 6	1,502.37 SQ. FT.
LOT 7	1,342.29 SQ. FT.
LOT 8	1,077.16 SQ. FT.
LOT 9	1,077.16 SQ. FT.
LOT 10	1,077.16 SQ. FT.
LOT 11	1,077.16 SQ. FT.
LOT 12	1,502.37 SQ. FT.
LOT 13	1,342.29 SQ. FT.
LOT 14	1,077.16 SQ. FT.
LOT 15	1,077.16 SQ. FT.
LOT 16	1,077.16 SQ. FT.
LOT 17	1,077.16 SQ. FT.
LOT 18	1,077.16 SQ. FT.
LOT 19	1,502.37 SQ. FT.
OUTLOT A	52,252.24 SQ. FT.

EASEMENTS	AREA
REMAINDER OF 20' SPECIAL UTILITY, DRAINAGE, SIDEWALK AND ROADWAY EASEMENT PER DOCUMENT NO. R98-164293	1,955.6 SQ. FT.
REMAINDER OF 15' EASEMENT PER DOCUMENT NO. R91-078406	734.3 SQ. FT.
REMAINDER OF 33.50' EASEMENT AND CROSS EASEMENT FOR PARKING PURPOSES PER DOCUMENT NO. R2005-206383	16,800.3 SQ. FT.
7' SIDEWALK EASEMENT (TO BE GRANTED)	1,750.0 SQ. FT.

**CITY TREASURER'S CERTIFICATE**

STATE OF ILLINOIS) SS.  
 COUNTY OF DUPAGE)

I, TREASURER FOR THE CITY OF NAPERVILLE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THE ANNEXED PLAT.

DATED AT NAPERVILLE, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

**CITY COUNCIL CERTIFICATE**

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_ ATTEST:

**SURFACE WATER STATEMENT**

STATE OF ILLINOIS) SS.  
 COUNTY OF DUPAGE)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

ILLINOIS PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER \_\_\_\_\_

REGISTRATION EXPIRATION DATE \_\_\_\_\_

OWNER'S SIGNATURE \_\_\_\_\_ OWNER'S SIGNATURE \_\_\_\_\_

PRINT NAME \_\_\_\_\_ PRINT NAME \_\_\_\_\_

**DUPAGE COUNTY CLERK'S CERTIFICATE**

STATE OF ILLINOIS) SS.  
 COUNTY OF DUPAGE)

I, \_\_\_\_\_ COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I, FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS,

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

COUNTY CLERK

**SCHOOL DISTRICT BOUNDARY CERTIFICATE**

STATE OF ILLINOIS) SS.  
 COUNTY OF DUPAGE)

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS OATH DEPOSED AND STATES AS FOLLOWS:

1. THAT \_\_\_\_\_ IS THE OWNER OF THE PROPERTY LEGALLY DESCRIBED ON THIS PLAT OF SUBDIVISION, WHICH HAS BEEN SUBMITTED TO THE CITY OF NAPERVILLE FOR APPROVAL, WHICH LEGAL DESCRIPTION IS INCORPORATED HEREON BY REFERENCE; AND

2. TO THE BEST OF THE OWNER'S KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH PARCEL OF THE PROPOSED SUBDIVISION LIES IS:

NAPERVILLE COMMUNITY UNIT DISTRICT 204  
 203 W. HILLSIDE ROAD  
 NAPERVILLE, ILLINOIS 60540-6589

OWNER: \_\_\_\_\_

PRINT NAME \_\_\_\_\_

OWNER \_\_\_\_\_

SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTARY PUBLIC

**DUPAGE COUNTY RECORDER'S CERTIFICATE**

STATE OF ILLINOIS) SS.  
 COUNTY OF DUPAGE)

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ A.M. AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_

RECORDER OF DEEDS

**SURVEYOR'S CERTIFICATE**

STATE OF ILLINOIS) SS.  
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, MICHAEL NELSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-3095, HEREBY STATE THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: LOT 1 IN RAILWAY PLAZA COMMERCIAL, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 13, 1998, AS DOCUMENT R98-164293, (EXCEPTING THEREFROM THAT PART OF THE LAND TAKEN FOR ROAD PURPOSES PURSUANT TO CONDEMNATION CASE NUMBER 2012ED000025, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY THE PLAT OF RAILWAY PLAZA COMMERCIAL RECORDED AUGUST 13, 1998, AS DOCUMENT R98-164293, AND AS CREATED BY DEED RECORDED SEPTEMBER 19, 2005 AS DOCUMENT R2005-206383, FOR THE PURPOSE OF PASSAGE OF EMERGENCY SERVICES AND BY OWNERS, EMPLOYEES, TENANTS, GUESTS AND INVITEES IN VEHICLES OR AS PEDESTRIANS OVER ALL PAVED AREAS, ROADS, PARKING LOTS AND DRIVEWAYS.

**LEGEND**

- - CONCRETE MONUMENT
- (HEAVY SOLID LINE) - BOUNDARY LINE (HEAVY SOLID LINE)
- - - - - (DASHED LINE) - GRANT OF EASEMENT LIMITS (DASHED LINE)
- - - - - (SINGLE DASHED LINE) - CENTERLINE (SINGLE DASHED LINE)
- (SMALL DASHED LINE) - BOUNDARY LINE (SMALL DASHED LINE)

**PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS**

PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF NAPERVILLE, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NCGAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR ("PU&D") ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCHBASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR SEWERS AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF NAPERVILLE.

EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF NAPERVILLE AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE.

THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

**ABBREVIATION TABLE**

SQ. FT. = SQUARE FEET  
 ☉ = CENTER LINE

**NOTES**

- ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.
- BASIS OF BEARINGS: THE BEARINGS SHOWN ON THE PLAT ARE BASED THE WEST LINE OF LOT 1 IN RAILWAY PLAZA COMMERCIAL = N00°04'38"E MEASURED (NAD 83) L-EAST
- ALL EASEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.
- ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.

**ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3095**

MY REGISTRATION EXPIRES ON NOVEMBER 30, 2016  
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184.007246-0010 EXPIRES 04/30/2019  
 DATE OF COMPLETION: 09/18/2017  
 DATE OF REVISION: 09/25/2017 PER VILLAGE COMMENTS 09/15/2017

**MY LICENSE EXPIRES NOVEMBER 30, 2018**

**METRO WEST SUBDIVISION**

CITY OF NAPERVILLE PROJECT # 17-10000092  
 PREPARED: SEPTEMBER 26, 2017  
 REVISED: OCTOBER 12, 2017 PER CITY COMMENTS

**17-134.PROJ.**

**SHEET 1 OF 1**