



**FINAL 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.

SHEET 1 OF 2



LOCATION MAP

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

SITE DATA	
A. TOTAL AREA	20.17 AC. & 0.91 AC. DU
B. 111TH R.O.W. DEDICATION	0.91 AC. & 0.91 AC.
C. P.U.D. OPEN SPACE CALCULATION	9.43 AC. OR 46.75%
D. P.U.D. OPEN SPACE	9.43 AC.
E. DENSITY	10.51 DU/AC.
F. 111TH STREET SETBACK	20 FT.
G. UNIT HEIGHT	477 FT.
H. PARKING REQUIRED	477
I. PARKING PROVIDED	76
J. GARAGE PARKING	325
K. DRIVEWAY PARKING	8
L. SIGNAGE	10
M. ACCESSIBLE PARKING SPACES REQUIRED	
N. ACCESSIBLE PARKING SPACES PROVIDED	

NOTES

- ADDITIONAL P.U.D. & 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 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 CORMP 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 FOR CITY AND UTILITY COMPANY REQUIREMENTS.
- FOR PROPERTY COORDINATES, 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 881619° 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

NSCE MONUMENT NAP1619 (DEA 1471) STATION IS IN SOUTHWEST QUADRANT 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 FROM THE MAIL WITH PLATE NUMBER 1017599.24. STATION IS 118.04 FEET FROM THE MAIL + 0 CHISEL ON TOP OF CONCRETE SIGN BASE, AND 15.24' FROM THE MAIL WITH PLASTIC TAN SIGN IN SOUTHEAST FACE OF PETROLEUM STATION. SIGN IS STORED IN PVC SLEEVE WITH METAL CAP AND LID SET FLUSH WITH GROUND.

ELEVATION: 659.67 NAVD 88

CP #204: SET "A" IN CONCRETE SIDEWALK ON EAST SIDE OF WESTERN ENTRANCE ON THE NORTH SIDE OF 111TH STREET.
NORTHING: 182629.48
EASTING: 1017599.24
ELEVATION: 659.67 NAVD 88

CP #205: SET "A" IN CONCRETE THE MIDDLE OF THE WESTERN PARKING LOT ENTRANCE TO SHOPPING CENTER NEAR THE SOUTHEAST CORNER OF THE SELECT SITE.
NORTHING: 182629.74
EASTING: 1016239.00
ELEVATION: 657.41 NAVD 88

NOTES

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

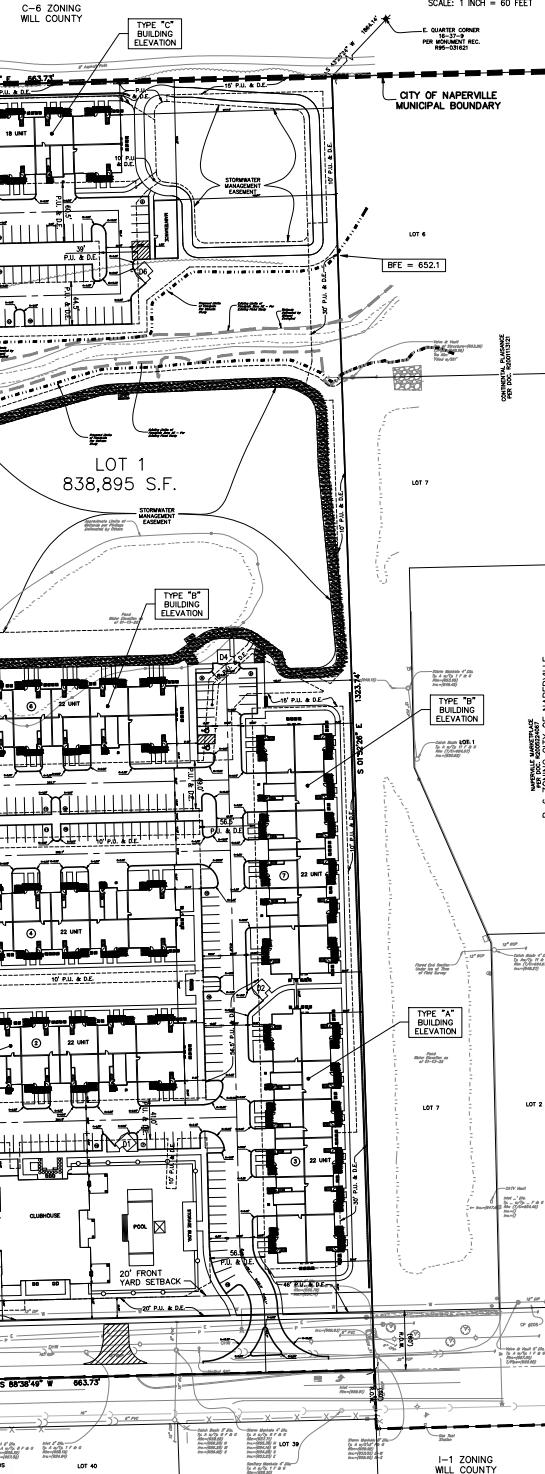
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO WARRANTY THAT THE UNDERGROUND UTILITIES ARE LOCATED OR ALIVE. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXCAVATED AREA. THE SURVEYOR IS NOT RESPONSIBLE FOR WHERE 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
©	ON LINE
REC.	RECORD
L.	ARC LENGTH
R.	RADIUS
R.O.W.	RIGHT OF WAY
A.C.	ACRE
S.F.	SQUARE FEET
B.S.L.	BUILDING SETBACK LINE
D.U.A.C.	DEVELOPMENT UNITS PER ACRE
B/C	BACK TO BACK
B-B	BACK TO BACK
P.U.D.	PUBLIC USE DEVELOPMENT
P.U.D. & D.E.	INDICATES PUBLIC USE UTILITIES AND DRAINAGE EASEMENT

LINE LEGEND	
—	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
—	LOT LINE/PROPERTY LINE (Heavy Dashed 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)

EXHIBIT B



STATEMENT OF INTENT AND CONCEPT

PETITIONER IS REQUESTING FINAL PLAT AND FINAL PUD APPROVAL WITH THE INTENT TO LOCATE 212 APARTMENT UNITS IN TEN (10) TWO-STORY BUILDINGS ON THE PROPERTY. THE DEVELOPMENT IS TO BE PROVIDED IN A CONDOMINIUM FASHION. THE PROPERTY CURRENTLY CONSISTS OF A VACANT NURSERY AND GREENHOUSES, WHICH WILL BE DEMOLISHED. THERE IS A CREEK ON THE PROPERTY WHICH WILL BE MAINTAINED AS A STREAM. A CREEK CROSSING, STORMWATER MANAGEMENT SUFFICIENT FOR THE DEVELOPMENT WILL BE PROVIDED. THE BUILDING MATERIALS WILL UTILIZE MODERN DESIGN ELEMENTS, WHICH WILL INCLUDE EXTERIOR MATERIALS SUCH AS BOARD AND BATTEN SIDING, HORIZONTAL FIBER CEMENT SIDING, WOOD AND VINYL SCAFFOLDING, AND CONCRETE SLIDES. THE APARTMENTS WILL HAVE A NUMBER OF AMENITIES INCLUDING A CLUBHOUSE, SWIMMING POOL, PARKING, AND A COMMUNITY BUILDING OPPORTUNITY IN SOUTH NAPERVILLE.

PREPARED FOR:

BC BELVEDERE, LLC.
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PREPARED BY:

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DIS NO: 90441 FILE NAME: FINAL PUD

DRAWN BY: JGC FLD. BK. / PG. NO: -----

COMPLETION DATE: 04-29-22 JOB NO: 904-41

KRM: KRM, JGC, DEMO, TPO, PROJECT MANAGER, KRM

REV: 09-30-22/SEC REV: 12-09-23/SEC REV: 01-13-23/CC

FINAL P.U.D. FOR THE BELVEDERE
CITY OF NAPERVILLE PROJECT NO: 58-1-100

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