

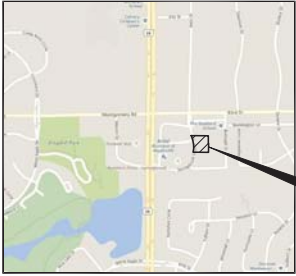
FINAL PLANNED UNIT DEVELOPMENT FOR SPRINGBROOK SQUARE LOT 9

LOT 9 IN SPRINGBROOK SQUARE, BEING A RESUBDIVISION OF LOTS 1-8 (INCLUSIVE) IN GIASE CENTER - PHASE II, IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 2007 AS DOCUMENT R2007-015108, IN DUPAGE COUNTY ILLINOIS.

PARCEL INDEX NUMBER
07-34-300-036
ADDRESS:
1932 SPRINGBROOK
SQUARE DRIVE

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

TOTAL AREA OF P.U.D.
60,702 S.F.
(MORE OR LESS)



**PROJECT
LOCATION**

LOCATION MAP

STATEMENT OF INTENT AND CONCEPT

THE PROPOSED MAJOR CHANGE TO LOT 9 MAINTAINS THE CORE ASPECT OF THE APPROVED OVERALL SPRINGBROOK SQUARE PLANNED UNIT DEVELOPMENT WHICH PRESENTED AN INNOVATIVE APPROACH IN DESIGN. THIS APPROACH ALLOWED FOR PEDESTRIAN AND VEHICLE ACCESS INTERNALLY BETWEEN DIVERSE LAND USES THROUGHOUT THE SUBDIVISION WHILE PROVIDING USABLE COMMON OPEN SPACE ADJACENT TO A COMMON STORMWATER MANAGEMENT FACILITY. THE PROPOSED MAJOR CHANGE SHALL INCREASE THE OPEN AREA WITHIN LOT 9 BY 2,734 S.F. AND INTERNAL PEDESTRIAN WALKWAY AREA BY 469 S.F. THE MAJOR CHANGE ALSO PROVIDES A DAYCARE/PRESCHOOL LAND USE DUE TO MARKET DEMAND. THE DAYCARE/PRESCHOOL USE IS COMPATIBLE WITH ADJACENT PROPERTIES AND NEARBY LAND USES. THE PROPOSED MAJOR CHANGE TO THE PLANNED UNIT DEVELOPMENT FULFILLS THE OBJECTIVES OF THE CITY'S COMPREHENSIVE PLAN AND PLANNING POLICIES OF THE CITY.

NOTES.

1. BUILDING FOOTPRINT REPRESENTS THE MAXIMUM BUILDING ENVELOPE FOR THE PROPOSED BUILDING. DOOR SWINGS WILL BE ACCOMMODATED WITHIN THE BUILDING ENVELOPE, WITH DOOR LOCATIONS DETERMINED DURING FINAL DESIGN OF EACH BUILDING.
2. THE PROPOSED DEVELOPMENT AS SHOWN HEREON COMPLIES WITH THE FLIGHT PATH AGREEMENT WITH NAPER AERO CLUB AND EXHIBIT "N" OF THE ANNEXATION AGREEMENT FOR THE SUBJECT PROPERTY APPROVED BY THE CITY OF NAPERVILLE BY ORDINANCE NO. R93-105 WITH A RECORDING NUMBER OF R93-271248.

FULFILL

SITE DATA TABLE

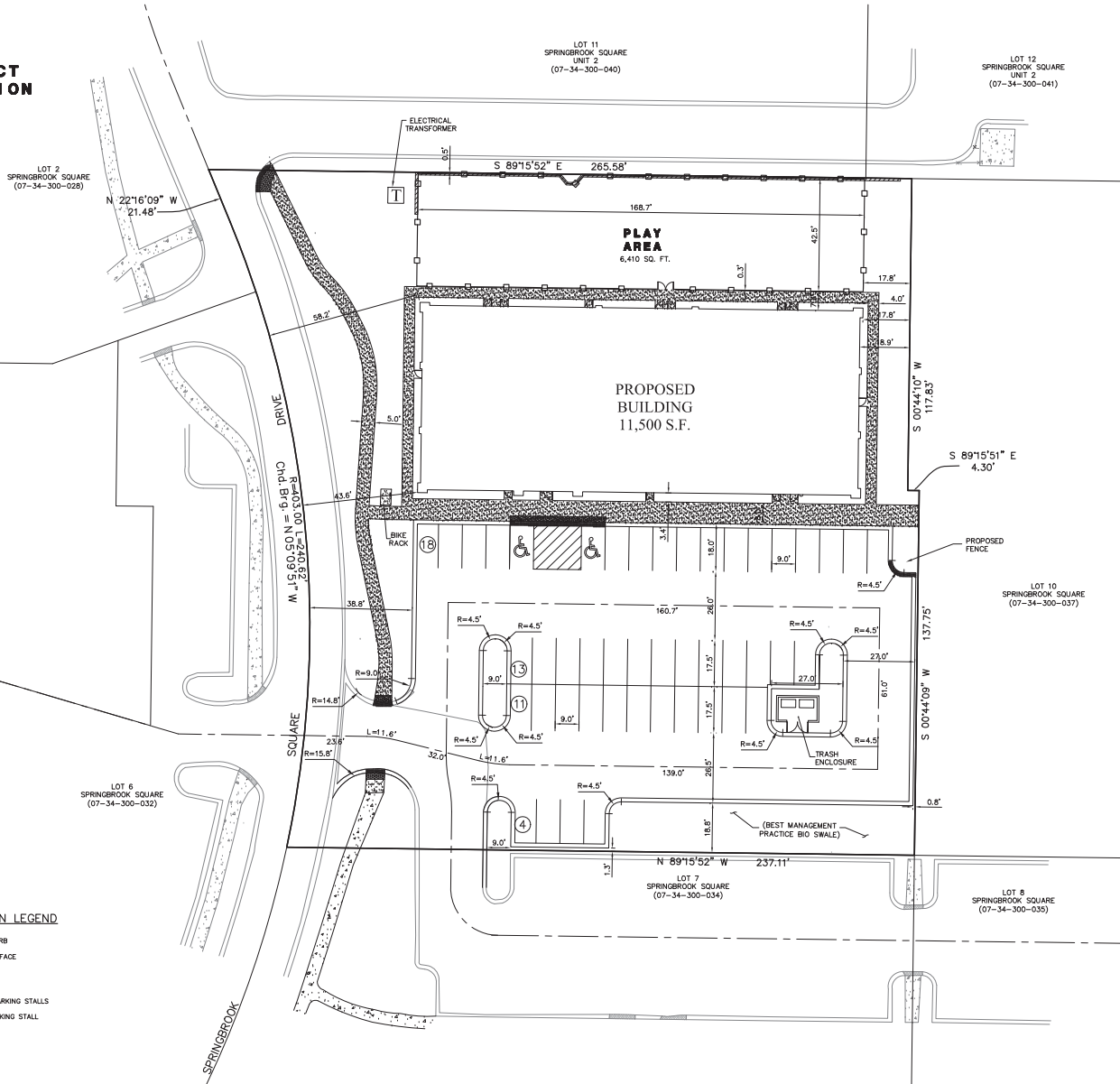
A. ZONING	R92 PUD
B. LAND USE	DAYCARE CENTER/PRESCHOOL
C. LOT AREA	60,702 S.F. - 1.39 AC.
D. BUILDING S.F.	11,500 S.F.
E. BUILDING HEIGHT	1 STORY - 27 FT.
F. PARKING PROVIDED	46
G. PARKING PROVIDED	46
H. ACCESSIBLE PARKING SPACE REQUIRED	2
I. ACCESSIBLE PARKING SPACES PROVIDED	2
J. BICYCLE PARKING REQUIRED	3
K. BICYCLE PARKING PROVIDED	3
L. MAXIMUM ALLOWABLE F.A.R.	0.325
M. PROPOSED F.A.R.	0.189
N. OPEN AREA (S.F.)	12,570.35 S.F. - 20.7%
O. INTERNAL WALKWAYS (S.F.)	4,384.57 S.F.

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT UNDERLYING LINE (Light Solid Line)
- CENTERLINE (Single Dashed Lines)

SYMBOL/ABBREVIATION LEGEND

- DEPRESSED CURB
- CONCRETE SURFACE
- SQ. FT. - SQUARE FEET
- FENCE LINE
- ⊙ - NUMBER OF PARKING STALLS
- ♿ - HANDICAP PARKING STALL
- BLDG. - BUILDING



EASEMENT NOTES

- 1) A PUBLIC UTILITIES, DRAINAGE EASEMENT TOGETHER WITH A SIDEWALK EASEMENT ARE HERETOFORE GRANTED OVER PART OF LOT 9 PER DOC. #R2005-37614. EXCEPTING THEREFROM ANY BUILDINGS PLANNED OR CONSTRUCTED WITH THIS DEVELOPMENT.
- 2) CROSS ACCESS AND SHARED PARKING EASEMENTS ARE HERETOFORE GRANTED OVER ALL PAVED AREAS ON LOT 9 (ALL INCLUSIVE) PER DOC. #R2005-37614.
- 3) EMERGENCY VEHICLE ACCESS EASEMENTS ARE HERETOFORE GRANTED TO THE CITY OF NAPERVILLE OVER ALL PAVED AREAS ON LOT 9 (ALL INCLUSIVE) PER DOC. #R2005-37614.
- 4) ALL EASEMENTS DEPICTED ON THE PLAT ARE HERETOFORE GRANTED TO THE CITY OF NAPERVILLE UNLESS OTHERWISE NOTED PER DOC. #R2005-37614.
- 5) REFER TO EASEMENT PROVISION STATEMENTS ON SHEET 3 OF GIASE CENTER - PHASE II FINAL P.U.D. OF SUBDIVISION RECORDED AS DOCUMENT R2005-37614 FOR DETAILED TERMS & CONDITIONS.

NOTES

- ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES. DIMENSIONS ENCLOSED WITH () ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.
- THE BEARINGS SHOWN HEREON ARE BASED UPON NORTH LINE OF FINAL P.U.D. & SUBDIVISION PLAT OF GIASE CENTER - PHASE II BEING S 89°15'52" E (ASSUMED)
- ALL LOOPED WATERMAIN AND SANITARY SEWER MAINS TO BE PUBLIC.
- ALL STORM SEWERS TO BE PRIVATE AND MAINTAINED BY THE OWNERS ASSOCIATION.
- ALL ROADWAY TO BE PRIVATE AND MAINTAINED BY THE OWNERS ASSOCIATION.
- ALL SIDEWALKS ARE TO BE MAINTAINED BY THE OWNERS ASSOCIATION.
- LOT 2 WILL SHARE PARKING EASEMENTS WITH LOT 1 IN SPRINGBROOK SQUARE.
- THE 6" SANITARY SEWER SERVICE, 2" DOMESTIC WATER SERVICE, 1" IRRIGATION SERVICE AND 6" FIRE SERVICE SHALL BE PRIVATELY OWNED AND MAINTAINED.

PROPERTY OWNER/DEVELOPER:
LMLC NAPERVILLE, LLC
1999 BROADWAY, SUITE 770
DENVER CO 80202
(303) 893-9500



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 904187 FILE NAME: PUD
DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 02-09-17 JOB NO.: 904187
CXREF: IOPD
REV: 04-28-17/REP. 05-22-17/JGC
CITY OF NAPERVILLE PROJECT# 17-10000015
Copyright © 2017 CEMCON, Ltd. All rights reserved.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF) _____

THIS IS TO CERTIFY THAT _____, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, A.D., 20____.

BY: _____ ATTEST: _____
) SIGNATURE) SIGNATURE
TITLE: _____ TITLE: _____
) PRINT TITLE) PRINT TITLE

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF) _____

OLD SECOND NATIONAL BANK, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED _____, A.D., 20____ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DATE DAY OF _____, A.D. 20____

AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE PLATTING OF THE LAND DEPICTED HEREON.

DATED THIS _____ DAY OF _____, A.D., 20____.

OLD SECOND NATIONAL BANK

BY: _____ ATTEST: _____
) SIGNATURE) SIGNATURE
TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF) _____

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ ARE (IS) PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S), WHOSE NAME(S) ARE (IS) SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS OWNER(S), APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY (HE/SHE) SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR (HIS/HER) OWN FREE AND VOLUNTARY ACT(S), FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF) _____

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT (NAME) _____ OF (TITLE) _____ AND (NAME) _____ OF (TITLE) _____ OF OLD SECOND NATIONAL BANK WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS SUCH (TITLE) _____ AND (TITLE) _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT OF SAID OLD SECOND NATIONAL BANK, AS MORTGAGEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC
MY COMMISSION EXPIRES _____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE) _____

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: _____
) MAYOR) CITY CLERK

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE) _____

THIS IS TO CERTIFY THAT I, PETER A. BLAESER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR # 3072, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 9 IN SPRINGBROOK SQUARE, BEING A RESUBDIVISION OF LOTS 1-B (INCLUSIVE) IN GIASE CENTER - PHASE II, IN THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 2007 AS DOCUMENT R2007-015108, IN DUPAGE COUNTY ILLINOIS.

THE PLAT HEREON DRAWN IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I HEREBY CERTIFY THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND NOT INTENDED TO BE USED FOR CONSTRUCTION.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO GS ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER CERTIFY THAT THE PROPERTY IS WITH IN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE APPLICABLE FLOOD INSURANCE RATE MAP(S) COMMUNITY PANEL NUMBERS 170213.0013 C WITH AN EFFECTIVE DATE OF MAY 18, 1992. PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS THIS _____ DAY OF _____, A.D., 20____.

SURVEYOR SIGNATURE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072
MY REGISTRATION EXPIRES/RENEWS ON NOVEMBER 30, 2018
PROFESSIONAL DESIGN FIRM NO.: 184-002937
EXPIRATION DATE IS APRIL 30, 2017

STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE) _____

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 _____M.

RECORDER OF DEEDS

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DU PAGE) _____

APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF _____, A.D., 20____.

BY: _____ ATTEST: _____
) CHAIRMAN) SECRETARY

PROPERTY OWNER/DEVELOPER:
MLC NAPERVILLE, LLC
1999 BROADWAY, SUITE 770
DENVER CO 80202
(303) 893-9500

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: codd@cemcon.com Website: www.cemcon.com

DISC NO.: 904187 FILE NAME: PUD
DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 02-09-17 JOB NO.: 904187
EXREF: TOPO
REV: 04-28-17/REP. 05-22-17/JGC
CITY OF NAPERVILLE PROJECT# 17-1000015