

FINAL PLANNED UNIT DEVELOPMENT PLAT FOR UPTOWN SUITES SUBDIVISION NAPERVILLE, ILLINOIS

PIN NOS: 07-04-401-046 (LOT 16)
07-04-401-047 (LOT 17)

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S EAGLE STREET
NAPERVILLE, IL 62540

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
SS)
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 STYLE AND THE TITLE THEREON AFORESAID.

DATED AT _____ ILLINOIS, THIS _____ DAY OF _____, 20____

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF _____)
SS)
I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT _____ AND _____ (TITLE) _____ OF SAID OWNER, 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 JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

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

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____, 20____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
SS)
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

THE _____ DAY OF _____, 20____

BY: _____ MAYOR ATTEST: _____ CITY CLERK

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
SS)
THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS,

ON THE _____ DAY OF _____, 20____

AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
SS)
I, MARK S. STIMAC, AN ILLINOIS PROFESSIONAL LAND SURVEYOR #55-2587, 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 PROPERTY.

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

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.

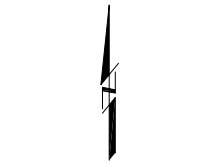
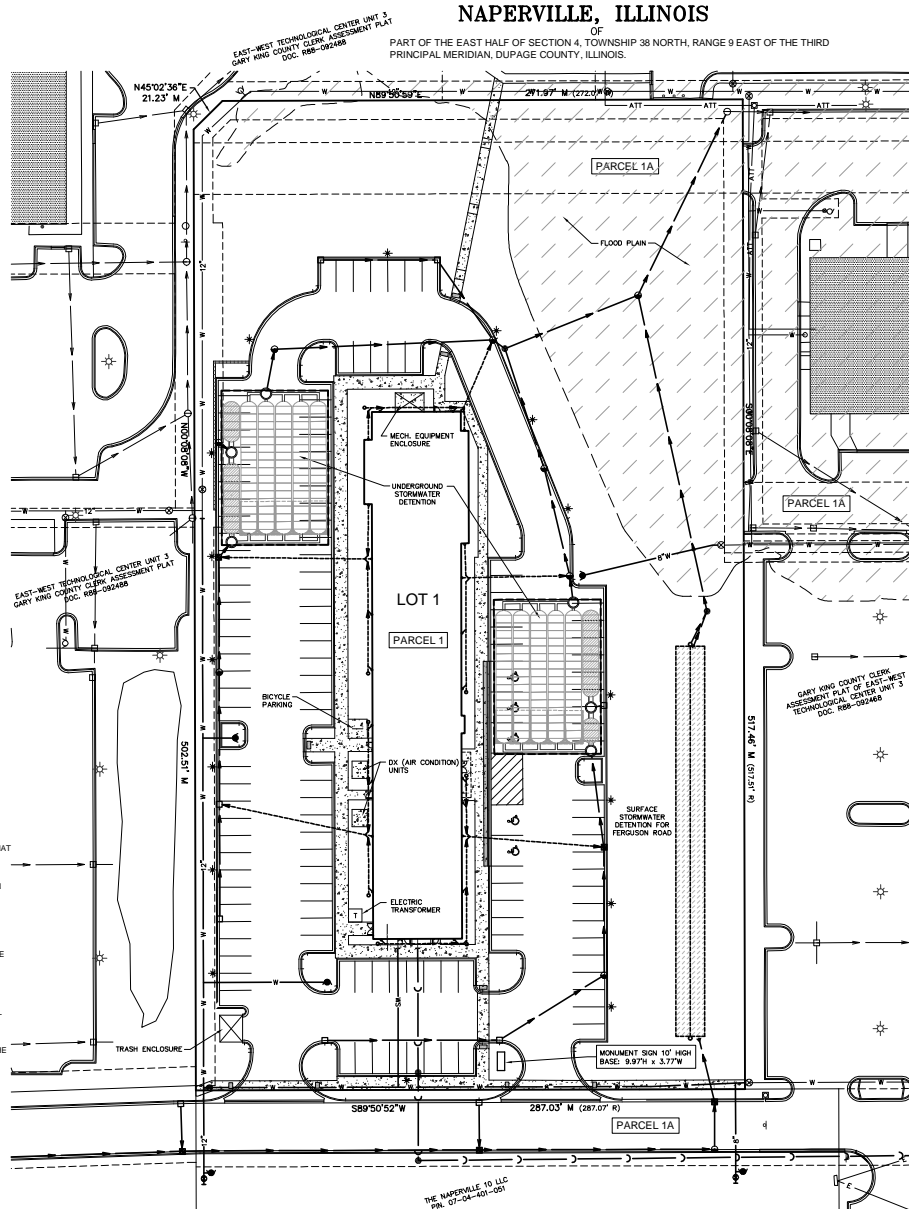
I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED.

I FURTHER STATE THAT THE LAND AREA INCLUDED IN THIS SUBDIVISION IS IN ZONE "X" (UNSHADED) AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF DUPAGE, ILLINOIS, PANEL 0702 OF 1006, MAP NUMBER 170430700N, EFFECTIVE DATE, DECEMBER 16, 2004. "X" (UNSHADED) IS DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, A PORTION OF THE NORTHEAST CORNER OF THE PROPERTY FALLS IN FLOOD ZONE A, BEING DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD, FURTHER DEFINED BY ELEVATION 703.49 AS DETERMINED BY DUPAGE COUNTY ON 12-14-16.

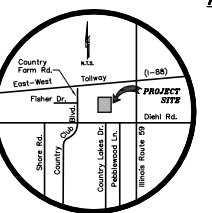
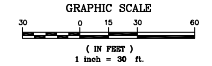
GIVEN UNDER MY HAND AND SEAL AT _____ ILLINOIS

THIS _____ DAY OF _____, 20____

ILLINOIS PROFESSIONAL LAND SURVEYOR #55-2587
LICENSE EXPIRATION/RENEWAL DATE: 11-30-2018



SCALE: 1" = 30'
BASIS OF BEARING - EAST-WEST TECHNOLOGICAL CENTER UNIT 2 SUBDIVISION PLAT



ABBREVIATION TABLE

- N = NORTH
- S = SOUTH
- E = EAST
- W = WEST
- S.F. = SQUARE FEET
- DOC. = DOCUMENT

LEGEND

- LOT BOUNDARY LINE
- - - EASEMENT LINE
- FLOODPLAIN ZONE
- SANITARY SEWER WITH MANHOLE
- WATER MAIN & HYDRANT
- VALVE IN VAULT
- STORM SEWER
- INLET, TYPE A
- MANHOLE, TYPE A WITH CLOSED LID
- MANHOLE, TYPE A WITH OPEN LID
- ♿ HANDICAP PARKING SPACE
- CURB & GUTTER
- SIDEWALK

SITE DATA

LOT NUMBER	ZONING	LAND USE	PARCEL AREA (S.F.)	EASEMENT AREA (S.F.)
10	B-3	HOTEL	148,414	63,710
MAXIMUM BUILDING HEIGHT				
STORIES				
5		REGULAR	HANDICAP	TOTAL
		130	5	135
				7
# OF ROOMS (BLDG FOOTPRINT)				
129		13,116 S.F.	52,464	0.35
MAX. F.A.R.				
				0.44
OUTDOOR COMMON AREA				
RIPIARIAN BUFFER/FLOODPLAIN	DETENTION AREA	W/INOR LANDSCAPE AREA	TOTAL COMMON AREA	% COMMON AREA BASED ON PARCEL AREA
34,992 S.F.	13,200 S.F.	30,382 S.F.	78,574 S.F.	53%

STATEMENT OF INTENT AND CONCEPT

THE SUBJECT SITE IS APPROXIMATELY 3.4 ACRES WITHIN THE UPTOWN SUITES SUBDIVISION, WHICH WILL BE DEVELOPED AS A HOTEL OFFERING A TOTAL OF 129 SUITE-STYLE ROOMS. THE HOTEL IS DESIGNED TO BE IN HARMONY WITH THE EXISTING NEARBY DEVELOPMENT.

THE SITE LAYOUT, BUILDING HEIGHT, BUILDING SCALE, EXTERIOR DESIGN ELEMENTS, AND EXTERIOR MATERIALS OF THE HOTEL WILL BE CONSISTENT WITH SURROUNDING BUILDINGS AND DEVELOPMENTS IN THE IMMEDIATE AREA AND NAPERVILLE GENERALLY.

THE HOTEL BUILDING WILL COMPLY WITH NAPERVILLE ARCHITECTURAL GUIDELINES AND NAPERVILLE BUILDING REGULATIONS. THE EXTERIOR WALLS WILL HAVE A MINIMUM OF 50% SOLID MASONRY, FACE BRICK MANUFACTURED STONE VENEER SET INDIVIDUALLY IN A MORTAR BED OR OTHER APPROVED MASONRY CONSTRUCTION TECHNIQUE.

THE ENTIRE SITE WILL BE SCREENED AND LANDSCAPED APPROPRIATELY WITH TREES AND OTHER PLANTINGS THAT ARE IN COMPLIANCE WITH NAPERVILLE LANDSCAPE GUIDELINES.

BENCHMARKS

- CONTROL BENCHMARKS:**
- CITY OF NAPERVILLE STATION NO. 216
ELEVATION 706.86 (NAVD 88)
 - CITY OF NAPERVILLE STATION NO. 706
ELEVATION 709.70 (NAVD 88)
 - CITY OF NAPERVILLE STATION NO. 707
ELEVATION 713.91 (NAVD 88)
- TO OBTAIN DUPAGE COUNTY DATUM ADD 0.09 FEET TO CITY OF NAPERVILLE DATUM.

NOTES:

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- STORMWATERS FOR THIS SUBDIVISION ARE CURRENTLY DIRECTED TO AN EXISTING DETENTION BASIN IN PART OF LOT 1 OF THE EAST-WEST TECHNOLOGICAL CENTER. ADDITIONAL STORMWATER DETENTION FOR UPTOWN SUITES SUBDIVISION WILL BE PROVIDED IN THIS SUBDIVISION.
- THERE ARE NOT ANY WETLAND AREAS AT OR NEAR THE SUBJECT PROPERTY.
- THERE IS FLOOD PLAIN ON THE SUBJECT PROPERTY.
- IRON PIPES PLACED AT ALL CORNERS.
- SANITARY SEWER SERVICES, STORM SEWERS, AND WATER SERVICES ARE PRIVATE UTILITIES.
- WATER MAINS AND SANITARY SEWER MAINS ARE PUBLIC PROPERTY.
- THIS IS NOT A SUBDIVISION PLAT. FOR SUBDIVISION INFORMATION PLEASE REFER TO THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY WHICH IS A SEPARATE DOCUMENT.

OWNER/DEVELOPER:

ITS NAPERVILLE, L.P.
908 HAMBMOND DRIVE
SUITE 1400
ATLANTA, GA 30328

CITY OF NAPERVILLE PROJECT NO.: 17-0000036

INTECH CONSULTANTS, INC.

1889 UNIVERSITY LANE, SUITE D
LISLE, ILLINOIS 60532
PHONE: 630-964-9256
ILLINOIS REGISTRATION NO: 184-001040

REVISED: 6-26-17
REVISED: 5-8-17
REVISED: 3-25-17
PREPARED: 3-14-17

SHEET No. 1 of 1 JOB No.: 2005-007175

FINAL PLANNED UNIT DEVELOPMENT PLAT UPTOWN SUITES SUBDIVISION