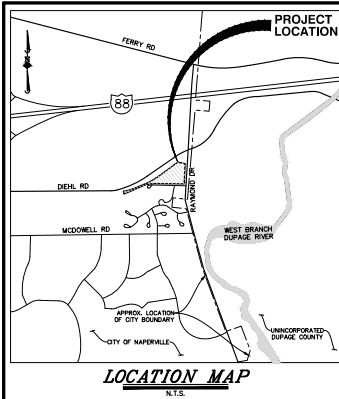


# Final Planned Unit Development Plan for McDOWELL POINT PLANNED UNIT DEVELOPMENT At 1420 W. Diehl Road Naperville, Illinois 60563

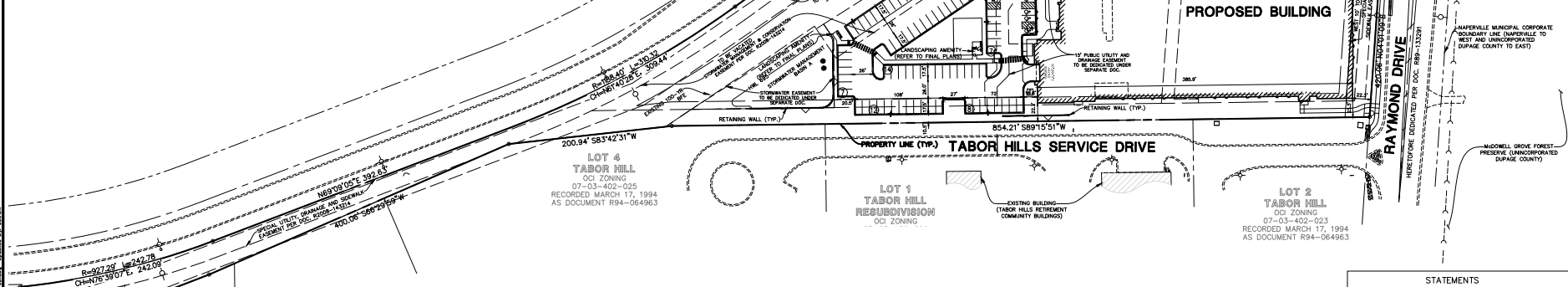
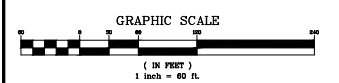
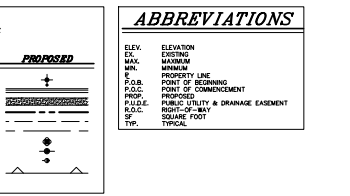
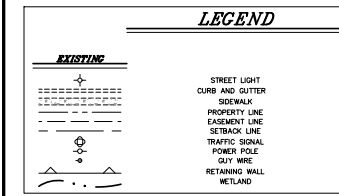
CURRENT P.I.N.:  
07-03-402-027



**LEGAL DESCRIPTION**  
LOT 1 IN THE FINAL PLAT OF SUBDIVISION FOR MCDOWELL POINT, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2008 AS DOCUMENT R2008-143214, IN DUPAGE COUNTY, ILLINOIS.

**BASIS OF BEARINGS**  
COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

**BENCHMARKS**  
REFERENCE BENCHMARK 1: (NAPERVILLE STATION:08)  
BENNETT 20 TOP SECURITY MONUMENT WITH STAINLESS STEEL DATUM POINT LOCATED APPROX. 280 FT. SOUTH OF THE ENTRANCE TO THE DUPAGE COUNTY FOREST PRESERVE DISTRICT MCDOWELL GROVE PARKING LOT ON THE EAST SIDE OF RAYMOND DRIVE. APPROX. 15.3 FT. FROM THE A CHASELED "X" ON THE TOP OF THE CURB.  
ELEVATION=711.40 DATUM=NAV88  
REFERENCE BENCHMARK 2: (NAPERVILLE STATION:1008)  
BENNETT 20 TOP SECURITY MONUMENT WITH STAINLESS STEEL DATUM POINT LOCATED AT THE NORTHERLY CORNER OF THE INTERSECTION OF MILL ST. AND SHAWNEE ROAD. APPROX. 125 FT. SOUTHWEST OF ALUMINUM LIGHT POLE AND 0.2 FT. WEST OF CHASELED "X" ON TOP OF CURB.  
ELEVATION=708.86 DATUM=NAV88  
SITE BENCHMARK (BM) 1: A FIRE HYDRANT LOCATED AT THE NORTHEAST CORNER OF THE NORTHWEST MOLT ON THE SOUTH SIDE OF SERVICE DRIVE.  
ELEVATION=705.18 DATUM=NAV88  
SITE BENCHMARK (BM) 2: A FIRE HYDRANT LOCATED AT THE NORTH SIDE OF SERVICE DRIVE AND THE WEST SIDE OF RAYMOND DRIVE.  
ELEVATION=708.60 DATUM=NAV88



**ZONING DATA**

UNDERLYING ZONING DISTRICT: OOI  
PROPOSED BUILDING FOOTPRINT: 81,020 SF  
TOTAL NET FLOOR AREA: 263,680 SF (NOT INCLUDING 70,360 SF GARAGE)  
EXTERIOR OPEN SPACE: 150,480 SF (41.8%)

PROPOSED DEVIATIONS FROM UNDERLYING CODE REQUIREMENTS:	DEVIATION	REQUIRED	PROPOSED
PARKING RATIO	2.25 SPACES/UNIT	1.75 SPACES/UNIT	1.75 SPACES/UNIT
BUILDING HEIGHT	45'-0"	54'-0"	54'-0"
DENSITY	4,000 SF PER UNIT	2,067 SF PER UNIT	2,067 SF PER UNIT

**UNIT AND PARKING DATA**

TOTAL PROPERTY AREA	8.26 ACRES
PROPOSED RESIDENTIAL UNITS	174 UNITS
DENSITY	21.07 UNITS/ACRE
SITE PARKING PROVIDED	116 SPACES (INC. 5 ADA PARKING SPACES)
BUILDING PARKING PROVIDED*	189 STALLS (INC. 6 ADA PARKING SPACES)
TOTAL PARKING PROVIDED*	305 STALLS
PARKING RATIO	1.75 STALLS/UNIT

\*ADDITIONAL PARKING UNDER THE BUILDING IS PROVIDED, BUT HIDDEN FROM THIS PLAN FOR CLARITY.

**AREA SUMMARY TABLE**

TOTAL PROPERTY AREA	8.26 ACRES
TOTAL LOT AREA	8.26 ACRES
TOTAL VACATED EASEMENT AREA	3.13 ACRES
TOTAL DEDICATED EASEMENT AREA	2.98 ACRES

**STATEMENTS**

STATEMENT OF INTENT AND CONCEPT:  
THE PETITIONER INTENDS TO CONSTRUCT A 174 UNIT, AGE-RESTRICTED APARTMENT COMMUNITY.

STATEMENT OF CHARACTER:  
THE McDOWELL POINT PLANNED UNIT DEVELOPMENT WILL CONSIST OF A 174 UNIT, AGE-RESTRICTED APARTMENT COMMUNITY.

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

DATE OF PLAN PREPARATION: 02-14-2020  
REVISION DATES:  
02/17/20 - ATTORNEY REVIEW COMMENTS  
04/07/20 - REVISED PER CITY AND COUNTY SW COMMENTS

**CONTRACT INFORMATION:**  
OWNER / APPLICANT: THE DEVELOPMENT, LLC  
333 N. PENNSYLVANIA STREET,  
INDIANAPOLIS, INDIANA 46204  
MANHARD CONSULTING, LTD  
ENGINEER / SURVEYOR:  
LOMBARD, ILL. 60148



McDOWELL POINT  
 CITY OF NAPERVILLE, ILLINOIS  
 FINAL PLANNED UNIT DEVELOPMENT PLAN

SHEET  
**1** OF **2**  
 PZDNLV01

CURRENT P.I.N.:  
07-03-402-027

**LEGAL DESCRIPTION**

LOT 1 IN THE FINAL PLAT OF SUBDIVISION FOR McDOWELL POINT, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 2008 AS DOCUMENT R2008-143241, IN DUPAGE COUNTY, ILLINOIS.

**Final Planned Unit Development Plan  
for  
McDOWELL POINT  
PLANNED UNIT DEVELOPMENT**

**At  
1420 W. Diehl Road  
Naperville, Illinois 60563**

**OWNER'S CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF \_\_\_\_\_ } SS  
THIS IS TO CERTIFY THAT \_\_\_\_\_ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATED 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 \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_  
BY: SIGNATURE \_\_\_\_\_ ATTEST: SIGNATURE \_\_\_\_\_  
TITLE: \_\_\_\_\_ PRINT TITLE \_\_\_\_\_

**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 \_\_\_\_\_ A.D., 20\_\_\_\_  
BY: MAYOR \_\_\_\_\_ ATTEST: CITY CLERK \_\_\_\_\_

**NOTARY'S CERTIFICATE**

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS  
I, \_\_\_\_\_ A NOTARY PUBLIC IN AND FOR THE SAID COUNTY  
PRINT NAME \_\_\_\_\_  
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT \_\_\_\_\_  
AND \_\_\_\_\_  
TITLE \_\_\_\_\_ PRINT NAME \_\_\_\_\_ 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  
AND \_\_\_\_\_ RESPECTFULLY, APPEARED  
TITLE \_\_\_\_\_  
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 \_\_\_\_\_ DATE \_\_\_\_\_ DAY OF \_\_\_\_\_ MONTH \_\_\_\_\_ 20\_\_\_\_  
NOTARY PUBLIC SIGNATURE \_\_\_\_\_  
PRINT NAME \_\_\_\_\_  
MY COMMISSION EXPIRES ON \_\_\_\_\_ MONTH \_\_\_\_\_ DATE \_\_\_\_\_ 20\_\_\_\_

**AGE RESTRICTION COVENANT**

THE McDOWELL POINT SUBDIVISION IS SUBJECT TO AN AGE RESTRICTION COVENANT RECORDED WITH THE DUPAGE COUNTY RECORDER AS DOCUMENT NUMBER R2020 - \_\_\_\_\_

**PUBLIC UTILITIES AND DRAINAGE EASEMENT PROVISIONS**

A NON-EXCLUSIVE PERPETUAL EASEMENT IS HEREBY RESERVED FOR AND GRANTED OVER ALL LOTS OF THE PROPERTY DEPICTED HEREON (HEREINAFTER "EASEMENT") TO THE CITY OF NAPERVILLE, ILLINOIS, AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR AGREEMENT FROM THE CITY OF NAPERVILLE, INCLUDING, BUT NOT LIMITED TO, ILLINOIS BELL TELEPHONE COMPANY (IBT), ILLINOIS, NIGOR GAS COMPANY, AND THEIR SUCCESSORS AND ASSIGNS, AND TO OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE PROPERTY, EXCEPTING THEREFROM ANY BUILDINGS (OTHER THAN UTILITY METERS ATTACHED HERETO) ORIGINALLY PLANNED AND/OR CONSTRUCTED WITH THE DEVELOPMENT AS SHOWN HEREON, FOR THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, INSTALL, REPAIR, INSPECT, REMOVE, EXCHANGE, TEST, REPLACE, MAINTAIN AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNA TELEVISION SYSTEMS, WATER, STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UNDER AND THROUGH SAID EASEMENT, AND FOR THE RIGHT TO READ, EXAMINE, INSPECT, INSTALL, OPERATE, MAINTAIN, EXCHANGE, REMOVE, REPAIR, TEST, AND/OR REPLACE CITY OWNED UTILITY EQUIPMENT AND METERS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE GRANTOR'S PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

THE RIGHT IS ALSO GRANTED TO THE CITY AND ITS AGENTS TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE REASONABLE USE OF SAID EASEMENT, NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, 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.  
ALL CONSTRUCTION OR OTHER WORK PERFORMED BY ANY PERSON OR ENTITY WITHIN THE EASEMENT HEREBY GRANTED SHALL BE PERFORMED IN ACCORDANCE WITH THE VARIOUS REQUIREMENTS OF THE ORDINANCES, CODES, AND REGULATIONS OF THE CITY OF NAPERVILLE AND ALL OTHER APPLICABLE LAW.

**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 DU PAGE COUNTY, ILLINOIS,  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_  
AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER OF DEEDS

**PERMISSION TO RECORD**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } S.S.  
I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE CITY OF NAPERVILLE TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686  
LICENSE EXPIRES NOVEMBER 30, 2020

**SURVEYORS CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE )SS  
I, BRADLEY A. STROHL, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 035-003686, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAN IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

SEE ABOVE LEFT FOR LEGAL DESCRIPTION

I, FURTHER CERTIFY THAT THE PROPERTY HEREON DRAWN IS SITUATED WITHIN THE CITY OF NAPERVILLE, A MUNICIPALITY WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS IN ACCORDANCE WITH 65 ILCS 5/11-12-6 AS HERETOFORE AND HEREAFTER AMENDED AND THAT THE SUBDIVISION

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 1704300137J WITH AN EFFECTIVE DATE OF 08/01/2019 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X SHADED. ZONE X SHADED IS DEFINED AS AREAS WITHIN THE 0.2% ANNUAL CHANCE FLOOD, AND ZONE AE FLOODWAY. ZONE AE FLOODWAY IS DEFINED AS AREAS WITHIN THE 100 YEAR FLOODPLAIN AND SUBJECT TO SUBSTANTIAL FLOOD RISES AND SHOULD BE KEPT CLEAR PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD. APPROXIMATE LOCATIONS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

GIVEN UNDER MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 20\_\_\_\_

BRADLEY A. STROHL  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003686  
LICENSE EXPIRES: NOVEMBER 30, 2020

DESIGN FIRM LICENSE NO. 184003350  
LICENSE EXPIRES: APRIL 30, 2021

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELD WORK COMPLETED ON JANUARY 19, 2020

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

DATE OF PLAN PREPARATION: 02-14-2020  
REVISION DATES:  
02/17/20 - ATTORNEY COMMENTS  
04/07/20 - REVISED PER CITY COMMENTS

CONTACT INFORMATION:  
OWNER / APPLICANT: THE DEVELOPMENT, LLC  
333 N. PENNSYLVANIA STREET,  
INDIANAPOLIS, INDIANA 46204  
ENGINEER / SURVEYOR: MANHARD CONSULTING, LTD  
1000 N. WASHINGTON STREET,  
LOMBARD, IL 60149



McDOWELL POINT  
CITY OF NAPERVILLE, ILLINOIS  
FINAL PLANNED UNIT DEVELOPMENT PLAN

DATE: 02/13/2020  
SCALE: 1" = 60'  
SHEET  
2 OF 2  
PZDNV101