

PROPERTY ADDRESSES:

See "EXHIBIT A"

NAPERVILLE, IL 60563

P.I.N.S

08-08-202-032

08-08-106-041

08-08-106-042

08-08-202-065

08-08-202-066

08-08-202-067

08-08-202-068

08-08-202-069

08-08-400-003

08-08-400-008

08-08-400-009

08-08-400-010

RETURN TO/PREPARED BY:

CITY OF NAPERVILLE

CITY CLERK'S OFFICE/

COMMUNITY SERVICES DEPARTMENT

400 SOUTH EAGLE STREET

NAPERVILLE, IL 60540

**OWNER'S ACKNOWLEDGEMENT AND ACCEPTANCE AGREEMENT FOR
THE RESIDENCES AT NAPER AND PLANK**

This Owner's Acknowledgement and Acceptance Agreement ("**Agreement**") for The Residences at Naper and Plank located at the intersections of Naper Boulevard, Plank Road, Tuthill Road, Burlington Avenue, and Naperville-Wheaton Road, Naperville, IL 60563, is entered into by and between the City of Naperville, a home rule unit of local government under the Constitution and laws of the State of Illinois ("**City**" or "**City of Naperville**"), with an address of 400 South Eagle Street, Naperville, Illinois 60540, and **Naper and Plank Owner LLC, a Delaware limited liability company ("OWNER AND DEVELOPER")**, with offices at 8111 Douglas Avenue, Suite 600, Dallas, Texas 75225. The City and the OWNER AND DEVELOPER are together hereinafter referred to as the "**Parties**" and sometimes individually as "**Party**".

RECITALS

A. This Agreement pertains to the development of approximately 8.19 acres of real property located within the corporate limits of the City of Naperville generally located at the intersections of Naper Boulevard, Plank Road, Tuthill Road, Burlington Avenue, and Naperville-Wheaton Road legally described on **Exhibit A** and depicted on **Exhibit B** (hereinafter referred as the "**SUBJECT PROPERTY**") to be known as The Residences at Naper and Plank ("**Residences at Naper and Plank**").

B. On _____ the SUBJECT PROPERTY was annexed to the City of Naperville as approved by Ordinance No. 25-069 and an annexation agreement ("Annexation Agreement") for the SUBJECT PROPERTY was approved by Ordinance No. 25-070. The Annexation Agreement was recorded with the DuPage County Recorder on _____ (DuPage County Recording No. R2025-_____).

C. The SUBJECT PROPERTY is subject to the terms and conditions set forth in the following ordinances ("**Residences at Naper and Plank Ordinances**"), approved for the SUBJECT PROPERTY by the Naperville City Council on July 15, 2025:

Ordinance 25-069 An ordinance annexing certain property into the City of Naperville for The Residences at Naper and Plank recorded with the DuPage County Recorder as Document No. R2025-_____;

Ordinance 25-070 An ordinance authorizing the execution of an Annexation Agreement for The Residences at Naper and Plank recorded with the DuPage County Recorder as Document No. R2025-_____;

Ordinance 25-071 An ordinance rezoning certain property located at the intersections of Naper Boulevard, Plank Road, Tuthill Road, Burlington Avenue, and Naperville-Wheaton Road for the Residences at Naper and Plank to the R3A (Medium Density Multiple-Family Residence) District recorded with the DuPage County Recorder as Document No. R2025-_____; and

Ordinance 25-072 An ordinance approving a Preliminary Plat of Subdivision for the Residences at Naper and Plank recorded with the DuPage County Recorder as Document No. R2025-_____.

Ordinance 25-073 An ordinance granting a Conditional Use for a Planned Unit Development, a Preliminary Planned Unit Development Plat, and associated deviations for the Residences at Naper and Plank recorded with the DuPage County Recorder as Document No. R2025-_____.

Ordinance 25-074 An ordinance granting deviations from the City of Naperville Design Manual for Public Improvements for the Residences at Naper and Plank recorded with the DuPage County Recorder as Document No. R2025-_____.

D. OWNER AND DEVELOPER has petitioned the City for approval of a Final Plat of Subdivision for The Residences at Naper and Plank ("**Final Subdivision**

Plat”) in order to subdivide the SUBJECT PROPERTY into three (3) lots to allow for the construction of 90 single-family attached dwelling units.

E. By entering into this Agreement, the City is acting pursuant to its home rule authority under the Constitution and laws of the State of Illinois.

NOW THEREFORE, in consideration of the mutual promises and agreements set forth herein, the parties agree as follows:

1. **Recitals Incorporated.** The foregoing Recitals are incorporated herein as though fully set forth in this Section 1.
2. **Ongoing Compliance.** In the development and operation of the SUBJECT PROPERTY, the OWNER AND DEVELOPER shall be subject to and shall fulfill all conditions set forth or referenced herein associated with the SUBJECT PROPERTY, including but not limited to: (i) the terms of this Agreement; (ii) the terms of the Annexation Agreement; (iii) the provisions of the Naperville Municipal Code, as amended from time to time; (iv) all ordinances and resolutions passed or adopted by the Naperville City Council related to the SUBJECT PROPERTY, including but not limited to the Residences at Naper and Plank Ordinances; (v) the Final Plat of Subdivision of The Residences at Naper and Plank; (vi) the Final PUD Plat of The Residences at Naper and Plank; and (vii) all applicable laws and regulations.
3. **Terms and Conditions of Annexation Agreement Affirmed.** The Annexation Agreement for the SUBJECT PROPERTY was approved by the Naperville City Council on July 15, 2025 by Ordinance No. 25-070 and recorded with the DuPage County Recorder on _____. (DuPage County Recording No. R2025 - _____). The terms, conditions, and provisions of the Annexation Agreement, including all exhibits thereto, as supplemented by this Agreement, are affirmed by this Agreement, including but not limited to provisions set forth in Sections S5.0 (Existing Structures), S6.0 (Emergency Access), S8.0 (Stormwater Management Easement), S9.0 (Sidewalk and Roadway Improvements), S10.0 (Required Right-of-Way Dedication), S11.0 (Extension of Water Main), S12.0 (Private Collection and Disposal of Refuse, Recycling, and Other Materials), S13.0 (Capping of the Existing Well and Septic), and S14.0 (Required Landscaping).
4. **Development of the SUBJECT PROPERTY.** OWNER AND DEVELOPER shall construct all improvements related to the development of the SUBJECT PROPERTY in compliance with final engineering plans prepared by V3 Companies, dated July 28, 2025, last revised September 29, 2025 (“**Final Engineering Plans**”) at its sole cost.
5. **School Donation:** A school donation shall be made as set forth in Section S7.0 of the Annexation Agreement.

6. **Park Donation:** Pursuant to Section S7.0 of the Annexation Agreement, a park land and cash donation shall be made by OWNER AND DEVELOPER pursuant to the negotiated Park District Land-Cash Agreement entered into between OWNER AND DEVELOPER and the Naperville Park District attached hereto as **Exhibit C** which Agreement is hereby approved.
7. **Applicable Regulations:** Per Section S4.0 of the Annexation Agreement, except for any State mandated code provisions, including but not limited to energy code provisions, any new building codes which are adopted by the City subsequent to the approval of any master plan sets for the SUBJECT PROPERTY within the first two (2) years after the Effective Date of the Annexation Agreement shall not be applicable to said approved master plan sets, provided that the master plan sets remain active and have not expired per Title 5 (Building Regulations) of the Naperville Municipal Code. Upon their expiration, any resubmitted master plan sets shall comply with all codes in place at the time of reapplication.
8. **Phasing:** The OWNER AND DEVELOPER intends to construct the development of the SUBJECT PROPERTY in three (3) phases ("Phase") with associated subphases ("Subphase") for each phase (the "**Phasing Plan**") approved by the City Engineer and attached hereto as **Exhibit D**. The Phasing Plan delineates the timeframe for construction and completion of sidewalks and roadways as set forth in Section S9 of the Annexation Agreement and further specifies a required timeframe for installation of the landscaping required in the Final Landscape Plans. Each Phase and Subphase of the Phasing Plan must be constructed in the manner and timeframe indicated on the approved Phasing Plan and is subject to the requirements set forth in Subsection 8.1 below:

8.1 **Continued Access During Construction:** Subject to City Engineer approval (which approval includes approval by any City Engineer designee), reasonable roadway access for the adjacent residents must be provided by the OWNER AND DEVELOPER for each Phase and Subphase of construction. If approved access is not able to be provided due unforeseen circumstances, the OWNER AND DEVELOPER must promptly contact the City to determine an alternative plan. Such alternative plan would be subject to City Engineer review and approval. Further, OWNER AND DEVELOPER shall work with the City Engineer to promptly address and resolve complaints regarding lack of reasonable roadway access during any Phase or Subphase of the development.

Failure to obtain approval as set forth above, or failure to maintain access as approved or to work with the City Engineer to address complaints of lack of access may result in the City's issuance of a stop work order on work pending in that Phase or Subphase and/or in the City's ability to cease issuance of any further permits for development of the SUBJECT PROPERTY.

9. **Fees Due.** OWNER AND DEVELOPER shall pay all fees (which fees shall not be paid under protest or otherwise objected to) set forth herein and required by the Naperville Municipal Code as amended from time to time, including but not limited to the following:
- 9.1 **Site Permit Review Fee:** \$55,246.26 (1.5% of the approved engineer's cost estimate). This fee is due prior to issuance of the site permit.
- 9.2 **Infrastructure Availability Charges and User Fees.** Upon a request for connection and service to the City's water or sanitary system, OWNER AND DEVELOPER shall pay for all infrastructure availability charges and user fees in accordance with Title 8 of the Naperville Municipal Code as amended from time to time, as are applicable to that portion of the SUBJECT PROPERTY for which connection and service is requested.
- 9.3 **Facility Installation Charges and User Fees.** Upon a request for connection and service to the City of Naperville electric system, the OWNER AND DEVELOPER shall pay for all Facility Installation Charges (FIC) and user fees in accordance with Title 8 of the Naperville Municipal Code as amended from time to time, as are applicable to that portion of the SUBJECT PROPERTY for which connection and service is requested.
- 9.4 **Other Fees.** Any resubmission fees, or other applicable fees not listed in 9.1 through 9.3 above, shall be charged in accord with the provisions of the Naperville Municipal Code or applicable policies and regulations then in effect, including but not limited to the fee schedule in Section 1-9F (Municipal Finances: Development, Entitlement and Other Required Application Process Fees) and Section 1-9H (Municipal Finances: Fees for Construction and New Development).
10. **Financial Surety.** Financial surety in a form and from a source acceptable to the City Attorney shall be provided and maintained in the amount of (4,051,392.68) 110% of the approved engineer's estimate of probable construction cost ("EOPCC") attached hereto as **Exhibit E**, which guarantees the completion of those improvements set forth in the EOPCC. Financial surety shall be received and approved prior to issuance of a site development permit. Notwithstanding provision of said surety, until the said improvements have been inspected and approved by the City, the OWNER AND DEVELOPER shall remain obligated for completion of said improvements and/or (at the City's sole discretion) to pay any costs for said improvements to the extent that the surety is not sufficient to pay for the costs of said improvements, or in the event of any denial, or partial denial of coverage by the surety, or failure of the surety to timely respond to a demand for payment.

Prior to acceptance of those improvements to be accepted by the City, the OWNER AND DEVELOPER shall provide the City with a maintenance surety as

provided in Section 5-9-8 of the Naperville Municipal Code, as amended from time to time, in a form approved by the City Attorney.

As to any surety, or maintenance surety, provided by the OWNER AND DEVELOPER to the City hereunder, the OWNER AND DEVELOPER agrees that: (1) at no time shall the City be liable for attorneys' fees with respect thereto, (2) OWNER AND DEVELOPER shall be liable to pay the City's reasonable attorneys' fees and costs (in-house or outside counsel) in enforcement thereof; and (3) the list of circumstances set forth in such surety (including any exhibit thereto) as bases for default thereunder shall entitle the City to draw on said surety.

11. **Building Permits.** No building permits shall be issued for the SUBJECT PROPERTY, or any portion thereof, until the Final Subdivision Plat has been recorded and until the City has determined that sufficient improvements have been installed and are functioning to protect the health, safety, and welfare of the public.

12. **General Conditions.**

- 12.1 **Binding Effect.** City and OWNER AND DEVELOPER acknowledge and agree that the terms contained herein shall be binding upon and inure to the benefit of the City and the OWNER AND DEVELOPER and their respective successors, assigns, and transferees, and any subsidiary, affiliate or parent of the OWNER AND DEVELOPER (whether their interest is in the SUBJECT PROPERTY as a whole or in any portion or aspect thereof).
- 12.2 **Severability.** It is mutually understood and agreed that all agreements and covenants herein are severable and that in the event any of them shall be held to be invalid by any court of competent jurisdiction, this Agreement shall be interpreted as if such invalid agreement or covenant were not contained herein.
- 12.3 **Amendment.** The agreements, covenants, terms and conditions herein contained may be modified only through the written mutual consent of the parties hereto. If a modification of this Agreement would result in an amendment of the Annexation Agreement, the Annexation Agreement shall also be amended.
- 12.4 **Assignment.** This Agreement may not be assigned by either Party without the written consent of the other Party.
- 12.5 **Choice of Law and Venue.** This Agreement shall in all respects be subject to and construed in accordance with and governed by the laws of the State of Illinois. Venue for any action arising out of the terms or conditions of this Agreement shall be proper only in the Circuit Court for the Eighteenth Judicial Circuit, DuPage County, Illinois.

- 12.6 **Ambiguity.** If any term of this Agreement is ambiguous, it shall not be construed for or against any Party on the basis that the Party did or did not write it.
- 12.7 **Recordation.** This Agreement will be recorded by the City with the office of the DuPage County Recorder.
- 12.8 **Term.** This Agreement shall be effective upon the Effective Date set forth in Section 12.14 hereof and shall terminate, without further action by either Party, upon the later of fifteen (15) years from the Effective Date or issuance of all final certificates of occupancy for the SUBJECT PROPERTY.
- 12.9 **Final Plat of Subdivision and Final Planned Unit Development (PUD) Plat – Expiration.** If the Final Plat of Subdivision and the Final PUD Plat for the SUBJECT PROPERTY are not recorded with the DuPage County Recorder within one (1) year of the date of approval of the Ordinance approving this Agreement they shall automatically lapse and become null and void without further action by the City.
- 12.10 **Authority to Execute/OWNER AND DEVELOPER.** The undersigned warrants that he/she is the OWNER AND DEVELOPER of the SUBJECT PROPERTY, or is the duly authorized representative of the OWNER AND DEVELOPER of the SUBJECT PROPERTY in the case of a corporation, partnership, trust, or similar ownership form which owns the SUBJECT PROPERTY and that the undersigned has full power and authority to sign this document and voluntarily agrees to the provisions set forth herein.
- 12.11 **Authority to Execute/City.** The undersigned City Manager warrants that he has been directed to, and has the authority to, execute this Agreement. The undersigned City Clerk warrants that she has been directed to, and has the authority to, attest the signature of the City Manager on this Agreement.
- 12.12 **Exhibits.** All exhibits attached hereto or referenced herein, and all exhibits attached or referenced in the Annexation Agreement, are incorporated herein by reference and made part hereof.
- 12.13 **Survival.** The terms and conditions set forth in the following paragraphs of this Agreement shall survive the expiration or termination of this Agreement: 1 through 11 and 12.2, 12.5, 12.6, 12.12, and 12.13.
- 12.14 **Effective Date.** The effective date of this Agreement (“Effective Date”) shall be the date upon which it is fully executed by both Parties hereto.

/SIGNATURES ON FOLLOWING PAGES/

OWNER AND DEVELOPER

Naper and Plank Owner LLC, a Delaware limited liability company

[Signature]

Peter Kelly
[Printed name]

Authorized Signatory
[Title]

State of Illinois)
) ss
County of Cook)

The foregoing instrument was acknowledged before me by Peter Kelly
this 8th day of October, 2025.

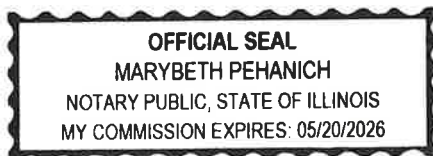
[Signature]
Notary Public

Marybeth Pehanich
Print Name

Given under my hand and official seal this 8th day of October, 2025.

-Seal-

[Signature]
Notary Public
My Commission Expires: 5/20/26



CITY OF NAPERVILLE

By: _____
Douglas A. Krieger
City Manager

ATTEST:

By: _____
Dawn C. Portner
City Clerk

Date: _____

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

LOTS 12, 13, 14, 15, 16, and 17 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, AND THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, TOGETHER WITH THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THERE FROM THAT PART OF LOT 12 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 270.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES, 57 MINUTES, 13 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 100.21 FEET TO THE SOUTHEAST CORNER OF LOT 12; THENCE NORTH ALONG THE EAST LINE OF LOT 12, A DISTANCE OF 100.0 FEET TO THE NORTHEAST CORNER OF LOT 12; THENCE WEST ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 9.76 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 15, 16, and 17 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 (EXCEPT THAT PART DEDICATED PER DOCUMENT NUMBER R1989-063681), LOT 2, 3, 4, AND 5 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, AND THAT PART OF LAND VACATED IN PLAT

OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN
DUPAGE COUNTY, ILLINOIS.

PINS:

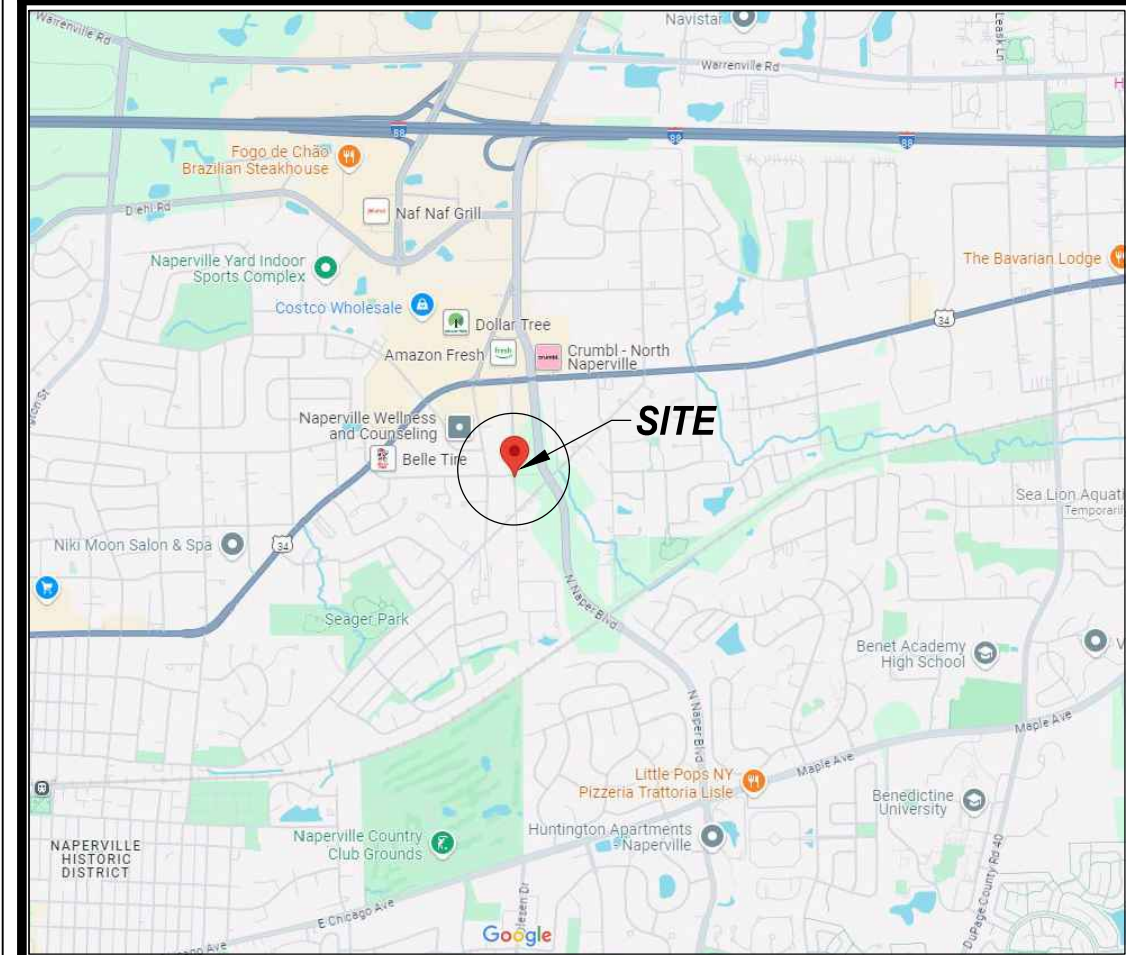
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08-08-400-008
08-08-400-009
08-08-400-010

PROPERTY ADDRESSES:

1400 Whitmore Drive, Naperville Il 60563	1438 Whitmore Drive, Naperville Il 60563
1402 Whitmore Drive, Naperville Il 60563	1440 Whitmore Drive, Naperville Il 60563
1404 Whitmore Drive, Naperville Il 60563	1442 Whitmore Drive, Naperville Il 60563
1406 Whitmore Drive, Naperville Il 60563	1444 Whitmore Drive, Naperville Il 60563
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1430 Whitmore Drive, Naperville Il 60563	1401 Whitmore Drive, Naperville Il 60563
1432 Whitmore Drive, Naperville Il 60563	1403 Whitmore Drive, Naperville Il 60563
1434 Whitmore Drive, Naperville Il 60563	1405 Whitmore Drive, Naperville Il 60563
1436 Whitmore Drive, Naperville Il 60563	1407 Whitmore Drive, Naperville Il 60563

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1339 Burlington Circle, Naperville Il 60563

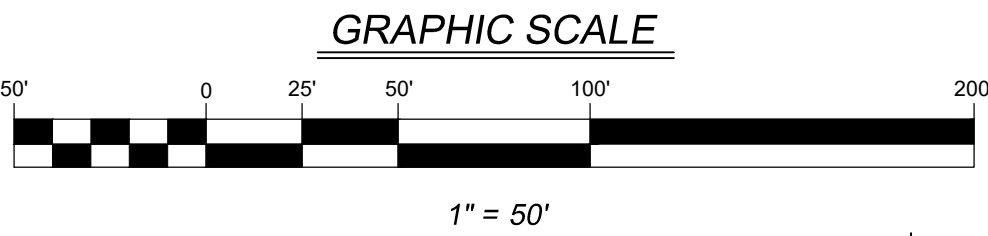


VICINITY MAP
NOT TO SCALE

FINAL PLAT OF SUBDIVISION OF THE RESIDENCES AT NAPER AND PLANK NAPERVILLE, IL

BEING PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

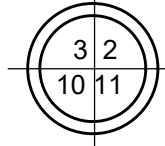
THIS PLAT HAS BEEN SUBMITTED FOR
RECORDING BY AND RETURN TO
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL
60540



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE
1201 (ILLINOIS - EAST) WITH PROJECT ORIGIN AT
LATITUDE 41° 47' 31.86719" N
LONGITUDE 88° 07' 11.44965" W
ELLIPSOIDAL HEIGHT: 647.015 SFT
GROUND SCALE FACTOR 1.0000520596
ALL MEASUREMENTS ARE ON THE GROUND.

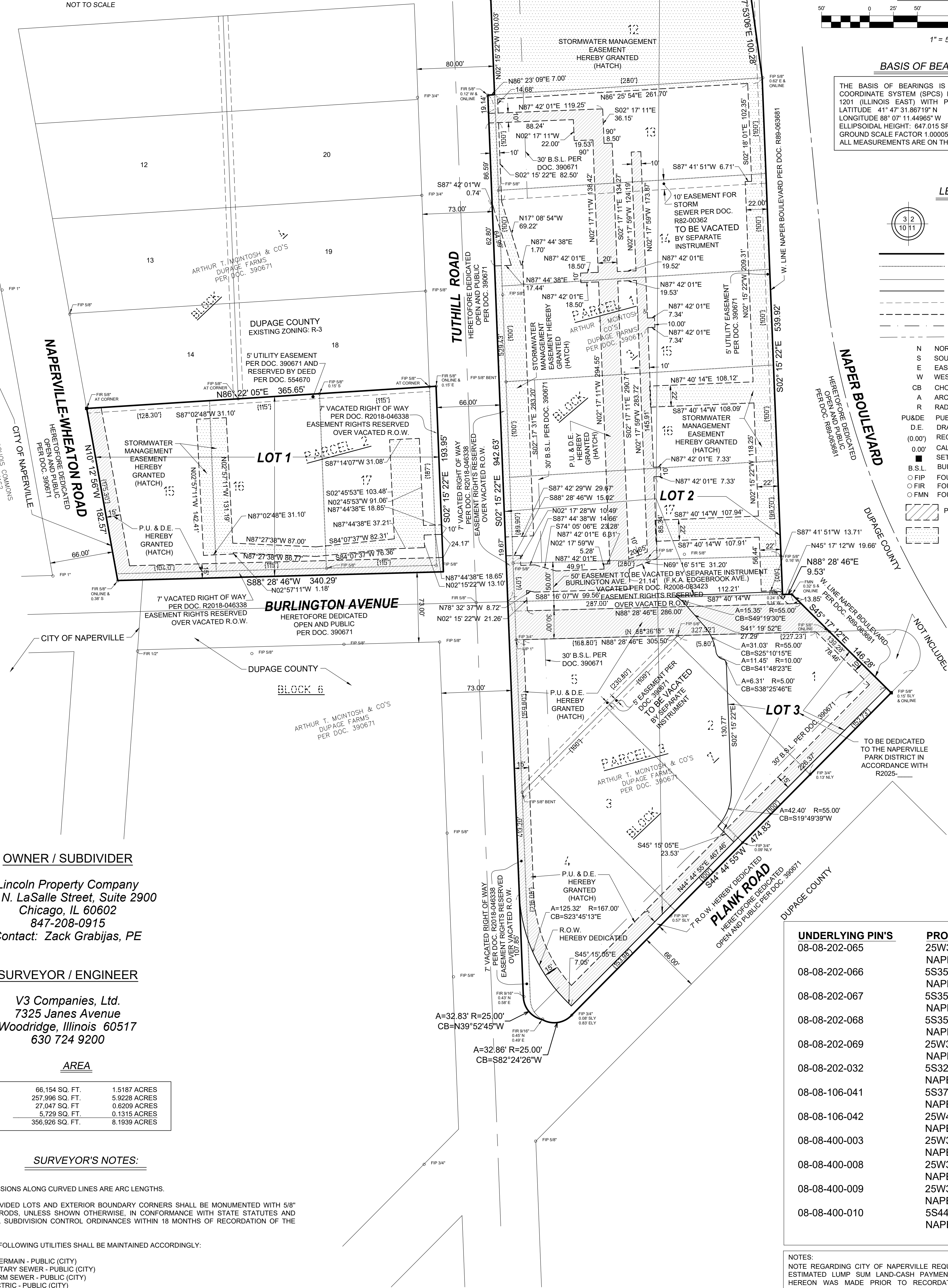
LEGEND



SECTION CORNER

SUBDIVISION BOUNDARY LINE
UNDERLYING LOT LINE
EXISTING LOT LINE
PROPOSED LOT LINE
EXISTING EASEMENT LINE
PROPOSED EASEMENT LINE
BUILDING SETBACK LINE
SECTION LINE

N NORTH
S SOUTH
E EAST
W WEST
CB CHORD BEARING
A ARC LENGTH
R RADIUS
PU&DE PUBLIC UTILITY & DRAINAGE EASEMENT
D.E. DRAINAGE EASEMENT
(0.00') RECORD DATUM
0.00' CALCULATED DATUM
SET CONCRETE MONUMENT
B.S.L. BUILDING SETBACK LINE
FIP FOUND IRON PIPE W/SIZE
FIR FOUND IRON ROD W/SIZE
FMN FOUND MAG NAIL
PU&DE HEREBY GRANTED.
STORMWATER MANAGEMENT EASEMENT HEREBY GRANTED.



OWNER / SUBDIVIDER

Lincoln Property Company
120 N. LaSalle Street, Suite 2900
Chicago, IL 60602
847-208-0915
Contact: Zack Grabijas, PE

SURVEYOR / ENGINEER

V3 Companies, Ltd.
7325 Janes Avenue
Woodridge, Illinois 60517
630 724 9200

AREA

LOT 1:	66,154 SQ. FT.	1.5187 ACRES
LOT 2:	257,996 SQ. FT.	5.9228 ACRES
LOT 3:	27,047 SQ. FT.	0.6209 ACRES
R.O.W.:	5,729 SQ. FT.	0.1315 ACRES
TOTAL:	356,926 SQ. FT.	8.1939 ACRES

SURVEYOR'S NOTES:

- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- SUBDIVIDED LOTS AND EXTERIOR BOUNDARY CORNERS SHALL BE MONUMENTED WITH 5/8" IRON RODS, UNLESS SHOWN OTHERWISE, IN CONFORMANCE WITH STATE STATUTES AND LOCAL SUBDIVISION CONTROL ORDINANCES WITHIN 18 MONTHS OF RECORDATION OF THE PLAT.
- THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:
WATERMAIN - PUBLIC (CITY)
SANITARY SEWER - PUBLIC (CITY)
STORM SEWER - PUBLIC (CITY)
ELECTRIC - PUBLIC (CITY)
GAS - PRIVATE - NICOR GAS
TELEPHONE - PRIVATE
CABLE - PRIVATE
UTILITY SERVICES TO EACH BUILDING SHALL BE PRIVATELY OWNED AND MAINTAINED.
- EXISTING ZONING (CITY OF NAPERVILLE): ZONE R-3A MEDIUM DENSITY MULTIPLE FAMILY - PUD

CITY OF NAPERVILLE PROJECT NUMBER: DEV-0104-2025

UNDERLYING PIN'S

08-08-202-065
08-08-202-066
08-08-202-067
08-08-202-068
08-08-202-069
08-08-202-032
08-08-106-041
08-08-106-042
08-08-400-003
08-08-400-008
08-08-400-009
08-08-400-010

PROPERTY ADDRESS

25W354 BURLINGTON AVE.
NAPERVILLE, IL 60563
5S351 TUTHILL ROAD
NAPERVILLE, IL 60563
5S351 TUTHILL ROAD
NAPERVILLE, IL 60563
5S351 TUTHILL ROAD
NAPERVILLE, IL 60563
25W372 BURLINGTON AVE.
NAPERVILLE, IL 60563
5S321 TUTHILL ROAD
NAPERVILLE, IL 60563
5S371 NAPERVILLE ROAD
NAPERVILLE, IL 60563
25W424 BURLINGTON AVE.
NAPERVILLE, IL 60563
25W344 PLANK ROAD
NAPERVILLE, IL 60563
25W344 PLANK ROAD
NAPERVILLE, IL 60563
25W344 PLANK ROAD
NAPERVILLE, IL 60563
5S445 TUTHILL ROAD
NAPERVILLE, IL 60563

NOTES:
NOTE REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: AN ESTIMATED LUMP SUM LAND-CASH PAYMENT FOR THE PROPERTY SHOWN HEREON WAS MADE PRIOR TO RECORDATION OF THIS FINAL PLAT OF SUBDIVISION (OR FINAL PLANNED UNIT DEVELOPMENT PLAT) PER SECTION 7-3.5.5.2.1 OF THE NAPERVILLE MUNICIPAL CODE. ADJUSTMENTS TO THE ESTIMATED LUMP SUM AMOUNT SHALL BE MADE AT TIME OF ISSUANCE OF EACH BUILDING PERMIT WITHIN THE PLATTED AREA PER SECTION 7-3.5.5.2.1.1 OF THE NAPERVILLE MUNICIPAL CODE.

REQUIRED BY THE IL PLAT ACT, AT LEAST TWO (2) STONE OR REINFORCED CONCRETE MONUMENTS SET AT OPPOSING EXTREMITIES OF THE PLATTED PROPERTY.



Engineers 7325 Janes Avenue, Suite 100
Scientists Woodridge, IL 60517
Surveyors 630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Lincoln Property Company
120 N. LaSalle Street, Suite 2900
Chicago, IL 60602
847-208-0915

NO.	DATE	REVISIONS	DESCRIPTION
1	09-04-25	REVISED PER CITY COMMENTS	
2	09-24-25	REVISED PER CITY COMMENTS	

EXHIBIT B

FINAL PLAT OF SUBDIVISION

THE RESIDENCES AT NAPER AND PLANK - NAPERVILLE, IL

DRAFTING COMPLETED: 07-23-25 DRAWN BY: SPK/MDI PROJECT MANAGER: CDB
FIELD WORK COMPLETED: N/A CHECKED BY: CDB SCALE: 1" = 50'

Project No: 241072

Group No: VP04.1

SHEET NO.
1 of 2

FINAL PLAT OF SUBDIVISION
OF
THE RESIDENCES AT NAPER AND PLANK
NAPERVILLE, IL

BEING PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE
THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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

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 TREASURER / DIRECTOR, FINANCE DEPARTMENT

MORTGAGEE CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

_____, AS MORTGAGEE, UNDER THE PRINT MORTGAGEE NAME
PROVISIONS OF A CERTAIN MORTGAGE DATED _____, 20____ AND RECORDED IN THE
RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DATE

DAY OF _____, A.D., 20____.
MONTH YEAR

AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE
SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

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

PRINT MORTGAGEE NAME: _____
BY: _____ ATTEST: _____
ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY
CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____
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 AND AS
THE FREE AND VOLUNTARY ACT
OF SAID _____, AS MORTGAGEE, FOR THE USES AND
PURPOSES THEREIN SET FORTH.
GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

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 COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS
WHICH THE SUBDIVIDER HAS A 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 _____, 20____.

ILLINOIS REGISTERED
PROFESSIONAL ENGINEER

STATE REGISTRATION NUMBER _____

REGISTRATION EXPIRATION / RENEWAL DATE _____

OWNER COMPANY NAME: _____

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

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, NICOR GAS COMPANY, COMCAST OF ILLINOIS/WEST
VIRGINIA, LLC, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF
THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENTS" OR ("PU&DE") 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.

STORMWATER MANAGEMENT EASEMENT AND COVENANT PROVISIONS - LOTS 1 AND 2

THE OWNER, OR THE PROPERTY OWNER'S ASSOCIATION (POA) IN THE CASES WHERE MULTIPLE
OWNERS ARE INVOLVED, SHALL HAVE FULL RESPONSIBILITY FOR MAINTENANCE OF THE
STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON LOTS 1 AND 2.

THE OWNER, OR THE POA, SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO PERFORM OR
HAVE PERFORMED ALL MAINTENANCE ON SAID LOTS 1 AND 2 AND ALL MAINTENANCE OF THE
STORMWATER MANAGEMENT DETENTION/RETENTION AREAS SO THAT THEY FUNCTION AS
HYDRAULICALLY AND HYDROLOGICALLY PLANNED IN ACCORDANCE WITH ALL APPLICABLE
STATUTES, ORDINANCES, AND RULES AND REGULATIONS.

NEITHER THE OWNER, THE POA, NOR ANY OF THEIR AGENTS OR CONTRACTORS SHALL DESTROY
OR MODIFY THE GRADES OR SLOPES WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY
ENGINEER OF THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION
OVER DRAINAGE OR STORMWATER FACILITIES ON LOTS 1 AND 2.

THE POA MAY ASSESS ITS MEMBERS ON A YEARLY BASIS FOR A PRORATED SHARE OF THE COST TO
MAINTAIN THE STORMWATER MANAGEMENT DETENTION/RETENTION AREAS ON LOTS 1 AND 2.

PERPETUAL PUBLIC STORMWATER AND DRAINAGE EASEMENTS ARE HEREBY GRANTED TO THE
CITY OF NAPERVILLE, ITS AGENTS, SUCCESSORS AND ASSIGNS, OR ANY OTHER GOVERNMENTAL
ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES, OVER, ON, ACROSS
AND UNDER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" OR (S.M.E.) ON
THE PLAT FOR THE RIGHT, PRIVILEGE, AND AUTHORITY FOR THE PURPOSES OF:

1. SURVEYING, CONSTRUCTING, RECONSTRUCTING, REPAIRING, INSPECTING, MAINTAINING, AND
OPERATING ALL STORMWATER MANAGEMENT FACILITIES, STRUCTURES, GRADES, AND SLOPES ON
LOTS 1 AND 2.

2. ENTERING ONTO LOTS 1 AND 2 OR ANY ADJOINING LOT TO PERFORM THE WORK SPECIFIED IN
PARAGRAPH 1 TOGETHER WITH THE RIGHT OF ACCESS FOR NECESSARY PERSONNEL AND
EQUIPMENT TO DO ANY OF THE REQUIRED WORK.

3. CUTTING DOWN, TRIMMING, OR REMOVING TREES, SHRUBS, PLANTS, MULCH, LANDSCAPING
STRUCTURES, RETAINING WALLS OR ANY OTHER MATERIALS ON LOTS 1 AND 2 WHICH INTERFERE
WITH THE OPERATIONS OF THE STORMWATER FUNCTIONS.

NO PERMANENT BUILDINGS, OR UTILITY FACILITIES SHALL BE CONSTRUCTED ON LOTS 1 AND 2 BY
THE OWNER, OR THE OWNER'S SUCCESSORS IN INTEREST, BUT SAID LOTS 1 AND 2 MAY BE USED
FOR OTHER PURPOSES THAT DO NOT NOW OR LATER INTERFERE OR CONFLICT WITH THE
AFORESAID USES OR RIGHTS OR IN ANY WAY AFFECT OR IMPEDE THE STORAGE OR FREE FLOW OF
STORMWATER ON AND OVER SAID LOTS 1 AND 2.

IF EITHER THE OWNER OR POA FAILS TO MAINTAIN THE STORMWATER DETENTION/RETENTION
FACILITIES ON LOTS 1 AND 2 AS REQUIRED, THE CITY OF NAPERVILLE OR OTHER GOVERNMENTAL
ENTITY HAVING JURISDICTION OVER DRAINAGE OR STORMWATER FACILITIES ON LOTS 1 AND 2
SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER THE PROPERTY TO PERFORM
MAINTENANCE, REPAIR, CONSTRUCTION, OR RECONSTRUCTION NECESSARY TO MAINTAIN
STORMWATER STORAGE OR FLOW ON LOTS 1 AND 2.

THE OWNER OF THE LOT CREATED BY THE FINAL PLAT OF SUBDIVISION, OR THEIR HEIRS,
LEGATEES, ASSIGNS, OR SUCCESSORS IN INTEREST, SHALL BE JOINTLY AND SEVERALLY LIABLE
FOR ALL COSTS INCURRED BY THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION
OVER DRAINAGE OR STORMWATER FACILITIES ON LOTS 1 AND 2 IN PERFORMING SUCH WORK,
PLUS AN ADDITIONAL TWENTY(20%) PERCENT AND ANY REASONABLE ATTORNEYS' FEES,
INCLUDING THE COSTS OF IN-HOUSE COUNSEL, CONNECTED WITH THE COLLECTION OF SUCH
COSTS.

THE ACTUAL COSTS OF THE CITY, OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION, TO
PERFORM ANY NECESSARY WORK, AS DETERMINED BY THE CITY, OR SUCH OTHER GOVERNMENTAL
ENTITY, PLUS TWENTY (20%) PERCENT AND ALL ATTORNEYS' FEES, SHALL CONSTITUTE A LIEN
AGAINST THE INDIVIDUAL LOTS, WHICH LIEN MAY BE FORECLOSED BY AN ACTION BROUGHT IN A
COURT OF COMPETENT JURISDICTION BY OR ON BEHALF OF THE CITY OR SUCH OTHER
GOVERNMENTAL ENTITY.

THE PROVISIONS OF THESE COVENANTS AND DECLARATIONS RELATING TO STORMWATER
OBLIGATIONS SHALL NOT BE AMENDED, MODIFIED, OR ABROGATED WITHOUT THE PRIOR WRITTEN
APPROVAL OF THE CITY OR OTHER GOVERNMENTAL ENTITY HAVING JURISDICTION OVER DRAINAGE
OR STORMWATER FACILITIES ON LOTS 1 AND 2.

ALL OF THE ABOVE-STATED OBLIGATIONS SHALL ALSO BE CLEARLY REFERENCED IN ANY
COVENANTS, COORDINATIONS, AND RESTRICTIONS RECORDED AGAINST ANY OF THE
LOTS CREATED BY THIS FINAL PLAT OF SUBDIVISION, AND IN ANY DEEDS OR TITLE DOCUMENTATION
REQUIRED FOR THE CONVEYANCE OF ANY OF SUCH INDIVIDUAL LOTS OR UNITS.

THE LOT OWNER OF LOTS 1 AND 2 SHALL HAVE THE PERPETUAL DUTY AND OBLIGATION TO FURNISH
OR TO CAUSE TO BE FURNISHED, TO THE CITY OF NAPERVILLE, ILLINOIS, AN ANNUAL INSPECTION
REPORT FOR THE STORMWATER FACILITIES, PREPARED BY AN ILLINOIS LICENSED PROFESSIONAL
ENGINEER IN WHICH THE CONDITION OF THE STORMWATER MANAGEMENT FACILITIES WITHIN THE
LOT ARE DESCRIBED IN DETAIL, RECOMMENDATIONS FOR MAINTENANCE AND REPAIRS ARE MADE
AND INCLUDING A CERTIFICATION THAT THE CONDITION OF THE STORMWATER FACILITIES IS SUCH
THAT THEY WILL OPERATE IN ACCORDANCE WITH THE ORIGINAL DESIGN INTENT.

PERMISSION TO RECORD

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3189, HEREBY
DESIGNATE THE CITY OF NAPERVILLE TO RECORD THIS PLAT OF SUBDIVISION WITH THE DUPAGE
COUNTY RECORDER OF DEEDS AND REGISTRAR OF TITLE. THIS DESIGNATION IS GRANTED UNDER
THE RIGHT TO DESIGNATE SUCH RECORDING UNDER CHAPTER 109, SECTION 2 OF THE ILLINOIS
REVISED STATUTES

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



CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdbartosz@v3co.com

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, CHRISTOPHER D. BARTOSZ, ILLINOIS PROFESSIONAL LAND SURVEYOR
NO. 3189 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:
LOTS 12, 13, 14, 15, 16, and 17 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS,
BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT
NUMBER 390671, AND THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT
THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, TOGETHER WITH THAT
PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER
R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART OF LOT 12 DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG THE NORTH
LINE OF SAID LOT 12, A DISTANCE OF 270.24 FEET TO THE POINT OF BEGINNING; THENCE
SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES, 57 MINUTES, 13
SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE
OF 100.21 FEET TO THE SOUTHEAST CORNER OF LOT 12; THENCE NORTH ALONG THE EAST LINE OF
LOT 12, A DISTANCE OF 100.0 FEET TO THE NORTHEAST CORNER OF LOT 12; THENCE WEST ALONG
THE NORTH LINE OF LOT 12, A DISTANCE OF 9.76 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
LOTS 15, 16, AND 17 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A
SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD
PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT
NUMBER 390671, TOGETHER WITH THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED
MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:
LOT 1 (EXCEPT THAT PART DEDICATED PER DOCUMENT NUMBER R1989-063681), LOT 2, 3, 4, AND 5 IN
BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART
OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671,
TOGETHER WITH THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT
THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, AND THAT PART OF
LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER
R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF A MUNICIPALITY WHICH
HAS AUTHORIZED A COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED
BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS NOW OR HEREAFTER
AMENDED.

I FURTHER CERTIFY THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY
AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. PERMANENT
MONUMENTS WILL BE SET AT ALL LOT CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE
INDICATED.

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED AREA FALLS IN ZONE X . AREAS OF MINIMAL
FLOOD HAZARD PER FIRM MAP OF DUPAGE COUNTY AND UNINCORPORATED AREAS MAP NUMBER
17043C0161J, EFFECTIVE DATE AUGUST 1, 2019.

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

CHRISTOPHER D. BARTOSZ
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3189
MY LICENSE EXPIRES ON NOVEMBER 30, 2026.
V3 COMPANIES, LTD. PROFESSIONAL DESIGN FIRM NO. 184000902
THIS DESIGN FIRM NUMBER EXPIRES APRIL 30, 2027.
cdbartosz@v3co.com



CITY OF NAPERVILLE PROJECT NUMBER: DEV-0104-2025

FINAL PLAT OF SUBDIVISION

THE RESIDENCES AT NAPER AND PLANK - NAPERVILLE, IL

DRAFTING COMPLETED: 07-23-25 DRAWN BY: SPK/MDI PROJECT MANAGER: CDB
FIELD WORK COMPLETED: N/A CHECKED BY: CDB SCALE: 1" = 50'

Project No: 241072

Group No: VP04.1

SHEET NO.
2 of 2

OWNER'S CERTIFICATE

STATE OF _____)
) 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 _____, 20____.
CITY DATE MONTH

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE
PRINT NAME

AFORESAID, DO HEREBY CERTIFY THAT _____
PRINT NAME

_____, 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 FORGOING INSTRUMENT AS SUCH _____ AND _____
TITLE TITLE

RESPECTFULLY, 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____.
DATE MONTH

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____, 20____.
MONTH DATE

SCHOOL DISTRICT BOUNDARY STATEMENT

STATE OF _____)
) SS
COUNTY OF _____)

THE UNDERSIGNED, BEING DULY SWORN, UPON HIS/HER OATH DEPOSES 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 HEREIN BY REFERENCE;
AND

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

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

OWNER NAME: _____

BY: _____ ATTEST: _____
ITS: _____ ITS: _____

SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, A.D., 20____.

NOTARY PUBLIC

DUPAGE COUNTY ENGINEER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE DU PAGE COUNTY DIVISION OF TRANSPORTATION

THIS _____ DAY OF _____, 20____.

BY: _____
COUNTY ENGINEER

DUPAGE COUNTY CLERK 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

DUPAGE COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

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



Engineers
Scientists
Surveyors

7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Lincoln Property Company
120 N. LaSalle Street, Suite 2900
Chicago, IL 60602
847-208-0915

REVISIONS		
NO.	DATE	DESCRIPTION
1	09-04-25	REVISED PER CITY COMMENTS
2	09-24-25	REVISED PER CITY COMMENTS

EXHIBIT B

**AGREEMENT FOR LAND CASH CONTRIBUTION
PURSUANT TO CITY OF NAPERVILLE CODE SECTION 7-3-5**

THIS AGREEMENT is made this _____ day of _____, 2025 by and between the NAPERVILLE PARK DISTRICT, a body corporate and politic created pursuant to 70 ILCS 1205-1 et seq. (the Park District Code), whose principal office is located at 320 West Jackson Avenue, Naperville, Illinois 60540 (hereinafter referred to as the **“Park District”**), and Naper and Plank Owner LLC, a Delaware limited liability company, which has been authorized by the Illinois Secretary of State to transact business in the State of Illinois, with offices located at 8111 Douglas Avenue, Suite 600, Dallas, Texas 75225 (hereinafter referred to as the **“Developer”**).

WHEREAS, the Developer has acquired and intends to develop approximately 8.19 acres of real property generally located west of Naper Boulevard, north of Plank Road and also adjacent to Tuthill Road, Burlington Avenue, and Naperville-Wheaton Road, which property is legally described in Exhibit A (the **“Subject Property”**); and

WHEREAS, the Developer intends to develop the Subject Property as a residential community consisting of ninety (90) single-family attached dwellings to be known as “The Residences at Naper and Plank” (the **“Development”**); and

WHEREAS, in accordance with Section 7-3-5 of the City of Naperville Municipal Code, the Developer, City of Naperville (**“City”**) and the Park District have reached an agreement concerning the terms and manner of the donation of land for park and recreation purposes and the terms of that agreement are set forth in the Owner’s Acknowledgement and Acceptance Agreement (**“OAA”**) for The Residences at Naper and Plank as approved by the Naperville City Council in Ordinance No. 25-069, 25-070, 25-071, 25-072, 25-073, 25-074; and

WHEREAS, pursuant to the terms of the OAA, the Developer and the Park District hereby intend to supplement the OAA with the specific terms set forth in this Agreement.

NOW THEREFORE, be it and it is hereby agreed by both the Park District and the Developer as follows:

1. The foregoing recitals shall be and are hereby incorporated in this Paragraph 1 as if said recitals were fully set forth herein.

2. Park Dedication Requirement. In connection with their construction of the Development, and consistent with the terms of the OAA, the Developer shall satisfy the City's park land dedication requirement, as set forth in Section 7-3-5 of the City Code (the "Park Dedication Requirement"), by combination of land donation, land improvement, and cash contribution as more specifically set forth in this Agreement. The Developer and the Park District hereby agree that the Park Dedication Requirement shall be based on the table attached hereto as Exhibit B, which describes bedroom counts for the proposed ninety (90) single-family attached dwellings to be constructed in the Development. The total Park Dedication Requirement is Five Hundred Twenty Eight Thousand Six Hundred and Thirty Two Dollars and 96/100 (\$528,632.96). There shall be no true-up of the Park Dedication Requirement based on the actual number of bedrooms constructed.

3. Land Donation. Developer will dedicate to the City for conveyance to the Park District that portion of the Development consisting of approximately 0.62 acres and identified on the Final Landscaping Plans (Exhibit C) for The Residences at Naper and Plank as "Park District Dedication" (the "**Park**"). The donation of the Park is valued at Two Hundred Thousand Nine Hundred Twenty Seven Dollars and 67/100 (\$200,927.67).

4. Land Improvement. The Park District shall be responsible for the Park Improvements as generally depicted on the park plan (“**Park Plan**”) attached hereto as Exhibit D (“**Park District’s Park Improvements**”).

5. Cash Contribution. The balance of the Park Dedication Requirement shall be satisfied by Developer’s payment of a cash contribution (the “Cash Contribution”). The amount of the Cash Contribution shall be Two Hundred Ninety Three Thousand Five Hundred Thirty Three Dollars and 13/100 (\$293,533.13), being the Park Dedication Requirement (\$528,632.96) less a \$34,172.16 credit for the existing residential dwelling units (one 4-bedroom and three 3-bedroom single family detached housing residences) and the value of the Park (\$200,927.67). Developer shall pay the Cash Contribution to the City for conveyance to the Park District. Developer shall pay the Cash Contribution in two equal installments of \$146,766.57, the first installment being due concurrent with the donation of the Park and the second installment being due on thirty (30) days notice from the Park District that the Park District has completed its construction of the improvement to the Park.

6. Park District Construction. The Park District shall be responsible for the layout, design and final engineering of the improvements to the Park as set forth in this Agreement and as generally depicted on park plan (“**Park Plan**”) attached hereto as Exhibit D (“**Park District’s Park Improvements**”) consistent with the Final Engineering Plans for The Residences at Naper and Plank as prepared by V3 Companies, Ltd.

The Park District agrees to the complete the improvements to the Park within eighteen months of the conveyance of the Park to the Park District.

7. This Agreement shall be recorded with the DuPage County Recorder of Deeds.

8. This Agreement shall be binding upon the parties hereto and their successors and assigns.
9. In the event of a default by any party hereunder, the non-defaulting party shall be entitled to seek all remedies available at law or in equity including, without limitation, the specific performance of such defaulted obligation. All costs and expenses including but not limited to court costs and reasonable attorneys' fees incurred by the non-defaulting party as a result of the default or the defaulting party shall be paid by the defaulting party.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seal this _____ day of _____, 2025.

NAPERVILLE PARK DISTRICT

By: _____

Its: _____

NAPER AND PLANK OWNER LLC

[Signature]

[Printed name]

[Title] Its:

State of Illinois)
) ss
County of DuPage)

The foregoing instrument was acknowledged before me by _____
this _____ day of _____ 2025.

Notary Public

Print Name

Given under my hand and official seal this ____ day of _____, 2025.

-Seal-

Notary Public
My Commission Expires: _____

EXHIBIT A
LEGAL DESCRIPTION

PARCEL 1:

LOTS 12, 13, 14, 15, 16, and 17 IN BLOCK 3 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, AND THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, TOGETHER WITH THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

ALSO EXCEPTING THERE FROM THAT PART OF LOT 12 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 12; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 12, A DISTANCE OF 270.24 FEET TO THE POINT OF BEGINNING; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 85 DEGREES, 57 MINUTES, 13 SECONDS TO THE RIGHT OF THE PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 100.21 FEET TO THE SOUTHEAST CORNER OF LOT 12; THENCE NORTH ALONG THE EAST LINE OF LOT 12, A DISTANCE OF 100.0 FEET TO THE NORTHEAST CORNER OF LOT 12; THENCE WEST ALONG THE NORTH LINE OF LOT 12, A DISTANCE OF 9.76 FEET TO THE POINT OF BEGINNING.

PARCEL 2:

LOTS 15, 16, and 17 IN BLOCK 4 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT PART OF LAND VACATED IN PLAT OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3:

LOT 1 (EXCEPT THAT PART DEDICATED PER DOCUMENT NUMBER R1989-063681), LOT 2, 3, 4, AND 5 IN BLOCK 7 IN ARTHUR T. MCINTOSH AND COMPANY'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938, AS DOCUMENT NUMBER 390671, TOGETHER WITH THAT PART OF VACATED BURLINGTON AVENUE ACCORDING TO THE PLAT THEREOF RECORDED MAY 20, 2008 AS DOCUMENT NUMBER R2008-083423, AND THAT PART OF LAND VACATED IN PLAT

OF VACATION RECORDED MAY 25, 2018 AS DOCUMENT NUMBER R2018-046338, IN
DUPAGE COUNTY, ILLINOIS.

PINS:

08-08-202-032
08-08-106-041
08-08-106-042
08-08-202-065
08-08-202-066
08-08-202-067
08-08-202-068
08-08-202-069
08-08-400-003
08-08-400-008
08-08-400-009
08-08-400-010

PROPERTY ADDRESSES:

1400 Whitmore Drive, Naperville Il 60563	1438 Whitmore Drive, Naperville Il 60563
1402 Whitmore Drive, Naperville Il 60563	1440 Whitmore Drive, Naperville Il 60563
1404 Whitmore Drive, Naperville Il 60563	1442 Whitmore Drive, Naperville Il 60563
1406 Whitmore Drive, Naperville Il 60563	1444 Whitmore Drive, Naperville Il 60563
1408 Whitmore Drive, Naperville Il 60563	1446 Whitmore Drive, Naperville Il 60563
1410 Whitmore Drive, Naperville Il 60563	1448 Whitmore Drive, Naperville Il 60563
1412 Whitmore Drive, Naperville Il 60563	1450 Whitmore Drive, Naperville Il 60563
1414 Whitmore Drive, Naperville Il 60563	1452 Whitmore Drive, Naperville Il 60563
1416 Whitmore Drive, Naperville Il 60563	1454 Whitmore Drive, Naperville Il 60563
1418 Whitmore Drive, Naperville Il 60563	1456 Whitmore Drive, Naperville Il 60563
1420 Whitmore Drive, Naperville Il 60563	1458 Whitmore Drive, Naperville Il 60563
1422 Whitmore Drive, Naperville Il 60563	1460 Whitmore Drive, Naperville Il 60563
1424 Whitmore Drive, Naperville Il 60563	1462 Whitmore Drive, Naperville Il 60563
1426 Whitmore Drive, Naperville Il 60563	1464 Whitmore Drive, Naperville Il 60563
1428 Whitmore Drive, Naperville Il 60563	1466 Whitmore Drive, Naperville Il 60563
1430 Whitmore Drive, Naperville Il 60563	1401 Whitmore Drive, Naperville Il 60563
1432 Whitmore Drive, Naperville Il 60563	1403 Whitmore Drive, Naperville Il 60563
1434 Whitmore Drive, Naperville Il 60563	1405 Whitmore Drive, Naperville Il 60563
1436 Whitmore Drive, Naperville Il 60563	1407 Whitmore Drive, Naperville Il 60563

1409 Whitmore Drive, Naperville Il 60563
1421 Whitmore Drive, Naperville Il 60563
1423 Whitmore Drive, Naperville Il 60563
1425 Whitmore Drive, Naperville Il 60563
1427 Whitmore Drive, Naperville Il 60563
1429 Whitmore Drive, Naperville Il 60563
1441 Whitmore Drive, Naperville Il 60563
1443 Whitmore Drive, Naperville Il 60563
1445 Whitmore Drive, Naperville Il 60563
1447 Whitmore Drive, Naperville Il 60563
1449 Whitmore Drive, Naperville Il 60563
1251 Burlington Avenue, Naperville Il 60563
1253 Burlington Avenue, Naperville Il 60563
1255 Burlington Avenue, Naperville Il 60563
1257 Burlington Avenue, Naperville Il 60563
1259 Burlington Avenue, Naperville Il 60563
1261 Burlington Avenue, Naperville Il 60563
1263 Burlington Avenue, Naperville Il 60563
1265 Burlington Avenue, Naperville Il 60563
1267 Burlington Avenue, Naperville Il 60563
1269 Burlington Avenue, Naperville Il 60563
1271 Burlington Avenue, Naperville Il 60563
1273 Burlington Avenue, Naperville Il 60563
1275 Burlington Avenue, Naperville Il 60563
1277 Burlington Avenue, Naperville Il 60563
1279 Burlington Avenue, Naperville Il 60563
1300 Burlington Circle, Naperville Il 60563
1302 Burlington Circle, Naperville Il 60563
1304 Burlington Circle, Naperville Il 60563
1306 Burlington Circle, Naperville Il 60563
1308 Burlington Circle, Naperville Il 60563

1310 Burlington Circle, Naperville Il 60563
1312 Burlington Circle, Naperville Il 60563
1314 Burlington Circle, Naperville Il 60563
1316 Burlington Circle, Naperville Il 60563
1318 Burlington Circle, Naperville Il 60563
1320 Burlington Circle, Naperville Il 60563
1322 Burlington Circle, Naperville Il 60563
1324 Burlington Circle, Naperville Il 60563
1326 Burlington Circle, Naperville Il 60563
1330 Burlington Circle, Naperville Il 60563
1332 Burlington Circle, Naperville Il 60563
1334 Burlington Circle, Naperville Il 60563
1336 Burlington Circle, Naperville Il 60563
1338 Burlington Circle, Naperville Il 60563
1340 Burlington Circle, Naperville Il 60563
1342 Burlington Circle, Naperville Il 60563
1331 Burlington Circle, Naperville Il 60563
1333 Burlington Circle, Naperville Il 60563
1335 Burlington Circle, Naperville Il 60563
1337 Burlington Circle, Naperville Il 60563
1339 Burlington Circle, Naperville Il 60563

Park Donation Work Sheet

EXHIBIT B

Existing Dwelling Credit			
Name of Subdivision	<u>The Residences at Naper and Plank</u>		
Existing Dwelling Value	Land Donation Value	Park Donation	Total Cash Contribution
34172.16	\$200,927.67	\$528,632.96	\$293,533.13

EXHIBIT C

Park Donation Work Sheet

Existing Dwelling Credit

Name of Subdivision The Residences at Naper and Plank

Park Donation = **Land** **Cash**
 0.1056 **\$34,172.16**

=Round((Total People Produced x 0.0086),4) = Land Donation x \$323,600.00

Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5	Junior High Grades 6-8	High School Grades 9-12	Adults 18-up	Total per Unit	
Detached Single-family							
2-bedroom	0.127	0.000	0.327	0.000	0.102	0.000	0.118
3 3-bedroom	0.244	0.732	0.440	1.320	0.179	0.537	0.177
1 4-bedroom	0.348	0.348	0.522	0.522	0.235	0.235	0.265
5-bedroom	0.333	0.000	0.533	0.000	0.262	0.000	0.279
Attached Single-Family							
1-Bedroom						0.000	0.000
2-Bedroom	0.072	0.000	0.091	0.000	0.044	0.000	0.080
3-Bedroom	0.157	0.000	0.178	0.000	0.060	0.000	0.113
4-Bedroom	0.217	0.000	0.358	0.000	0.154	0.000	0.198
Apartments							
Efficiency						1.210	0.000
1-Bedroom	0.015	0.000	0.033	0.000	0.013	0.000	0.013
2-Bedroom	0.037	0.000	0.063	0.000	0.028	0.000	0.030
3-Bedroom	0.037	0.000	0.152	0.000	0.091	0.000	0.083
People Produced		1.080		1.842		0.772	0.796
						7.792	12.276

Park Donation Work Sheet

Park Land Credit

Name of Subdivision The Residences at Naper and Plank

Park Donation = Land Cash
 0.6209 \$200,927.67

=Round((Total People Produced x 0.0086),4) = Land Donation x \$323,600.00

Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5	Junior High Grades 6-8	High School Grades 9-12	Adults 18-up	Total per Unit	
Detached Single-family							
2-bedroom	0.127	0.000	0.327	0.000	0.102	0.000	0.118
3-bedroom	0.244	0.000	0.440	0.000	0.179	0.000	0.177
4-bedroom	0.348	0.000	0.522	0.000	0.235	0.000	0.265
5-bedroom	0.333	0.000	0.533	0.000	0.262	0.000	0.279
Attached Single-Family							
1-Bedroom						0.000	0.000
2-Bedroom	0.072	0.000	0.091	0.000	0.044	0.000	0.080
3-Bedroom	0.157	0.000	0.178	0.000	0.060	0.000	0.113
4-Bedroom	0.217	0.000	0.358	0.000	0.154	0.000	0.198
Apartments							
Efficiency						1.210	0.000
1-Bedroom	0.015	0.000	0.033	0.000	0.013	0.000	0.013
2-Bedroom	0.037	0.000	0.063	0.000	0.028	0.000	0.030
3-Bedroom	0.037	0.000	0.152	0.000	0.091	0.000	0.083
People Produced		0.000		0.000		0.000	0.000

Park Donation Work Sheet

Park Donation

Name of Subdivision The Residences at Naper and Plank

Park Donation = **Land** **Cash**
 1.6336 **\$528,632.96**

=Round((Total People Produced x 0.0086),4) = Land Donation x \$323,600.00

Type of Unit	Pre-School 0 - 4 Yrs	Elementary Grades K-5		Junior High Grades 6-8		High School Grades 9-12		Adults 18-up		Total per Unit		
Detached Single-family												
2-bedroom	0.127	0.000	0.327	0.000	0.102	0.000	0.118	0.000	1.779	0.000	2.453	0.000
3-bedroom	0.244	0.000	0.440	0.000	0.179	0.000	0.177	0.000	1.892	0.000	2.930	0.000
4-bedroom	0.348	0.000	0.522	0.000	0.235	0.000	0.265	0.000	2.116	0.000	3.486	0.000
5-bedroom	0.333	0.000	0.533	0.000	0.262	0.000	0.279	0.000	2.344	0.000	3.750	0.000
Attached Single-Family												
1-Bedroom										0.000		0.000
36 2-Bedroom	0.072	2.592	0.091	3.276	0.044	1.584	0.080	2.880	1.610	57.960	1.897	68.292
54 3-Bedroom	0.157	8.478	0.178	9.612	0.060	3.240	0.113	6.102	1.746	94.284	2.253	121.662
4-Bedroom	0.217	0.000	0.358	0.000	0.154	0.000	0.198	0.000	2.127	0.000	3.053	0.000
Apartments												
Efficiency									1.210	0.000	1.210	0.000
1-Bedroom	0.015	0.000	0.033	0.000	0.013	0.000	0.013	0.000	1.691	0.000	1.764	0.000
2-Bedroom	0.037	0.000	0.063	0.000	0.028	0.000	0.030	0.000	1.748	0.000	1.906	0.000
3-Bedroom	0.037	0.000	0.152	0.000	0.091	0.000	0.083	0.000	2.330	0.000	2.692	0.000
People Produced	11.070		12.888		4.824		8.982		152.244		189.954	



SHEET LIST	
L1.00	TITLE SHEET
L1.01	DIMENSIONED SITE PLAN
L1.02	TREE SURVEY - AREA ONE
L1.03	TREE SURVEY - AREA TWO
L1.04	TREE SURVEY LIST
L2.00	FOUNDATION LANDSCAPE PLAN SHEET KEY
L2.01	FOUNDATION LANDSCAPE PLAN - AREA ONE
L2.02	FOUNDATION LANDSCAPE PLAN - AREA TWO
L2.03	FOUNDATION LANDSCAPE PLAN - AREA THREE
L2.04	FOUNDATION LANDSCAPE PLAN - AREA FOUR
L2.05	FOUNDATION LANDSCAPE PLAN - AREA FIVE
L2.06	COMMON AREA LANDSCAPE PLAN - AREA ONE
L2.07	COMMON AREA LANDSCAPE PLAN - AREA TWO
L2.08	HARDSCAPE DETAILS
L2.09	HARDSCAPE DETAILS
L2.10	COMMON AREA LANDSCAPE PLAN, DETAILS AND SPECS

ISSUE DATE:	
07-27-2025	100% PLAN
02-20-2025	95% PLAN
02-20-2025	90% PLAN
02-20-2025	85% PLAN
02-20-2025	80% PLAN
02-20-2025	75% PLAN
02-20-2025	70% PLAN
02-20-2025	65% PLAN
02-20-2025	60% PLAN
02-20-2025	55% PLAN
02-20-2025	50% PLAN
02-20-2025	45% PLAN
02-20-2025	40% PLAN
02-20-2025	35% PLAN
02-20-2025	30% PLAN
02-20-2025	25% PLAN
02-20-2025	20% PLAN
02-20-2025	15% PLAN
02-20-2025	10% PLAN
02-20-2025	5% PLAN
02-20-2025	0% PLAN

The Residences
at Naper and Plank

Plank Rd./Tutill Rd./Burlington Ave./ Naper Blvd.
Naperville, Illinois

Lincoln Property Company

120 North LaSalle Street
Chicago, IL 60602
312-345-8789

BSB
DESIGN

220 N. South Street Suite 210
Naperville, IL 60563
647.755.2000

JOB NO. - 220125-001
DRAWN BY - JTB
CHECKED BY - JTB
ILLUSTRATIVE SITE PLAN
AND TITLE SHEET



Site Data

Proposed Zoning R3A (PUD/Medium Density Multiple Family Residence District) upon annexation.

Site Area 350,647 SF (8.05 Ac)
Proposed Density 34 Two Story Townhomes (Two Car Gar.)
56 Three Story Townhomes (Two Car Gar.)
90 Total Units (11.2 Du/Ac.)

Parking
Required Pkg./Unit 2.25 Spaces/ Unit
203 Total Required Parking Spaces

Provided Pkg./Unit
Front Garage Townhomes (34 Homes)
Garages 68
Apron Spaces 68
Total Spaces 136 Spaces (4:1 Ratio)

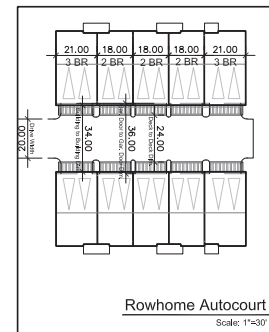
Rear Garage Rowhomes (56 Homes)
Garages 112
Private Dr. Sp. 26
Total Spaces 138 Spaces (2.5:1 Ratio)

Total Site 274 Spaces (3.0:1 Ratio)

Yard Requirements	Yard Type	Required	Proposed
West Parcel (Tutthill)	Front Yard	25'	25' Min
(Burlington Avenue)	Corner Side Yard	15'	*37' Min.
(North Property Line)	Interior Side Yard	6'	8' Min.
(Naperville Wheaton Road)	Rear Yard	25'	25'
East Parcel (Tutthill)	Rear Yard	25'	*37' Min
(Plank Road)	Corner Side Yard	15'	23' Min.
(North Property Line)	Interior Side Yard	6'	8' Min.
(Naperville Boulevard)	Front Yard	25'	25' Min.

*Denotes Platted Setback

	90 UNITS
	Townhouse Type A
	2 story
	34 Units
	Rowhome Type B
	3 story
	56 Units



Lincoln Property Company

120 North LaSalle Street

Chicago, IL 60602

312-345-8789

The Residences
at Naper and Plank

Plank Rd./Tutthill Rd./Burlington Ave./ Naper Blvd.

Naperville, Illinois



220 N. South Street Suite 210
Pekin, IL 61657
815.755.2000

DATE: 07-27-2023
DRAWN: JLB
CHECKED: TS
DESIGNED: JLB

ENHANCED SITE PLAN

L1.01

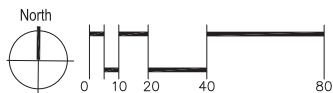
[illegible]

NOTE: PROPOSED ACTION
ALL TREES TO BE REMOVED UNLESS OTHERWISE
NOTED ON THE TREE SURVEY PLAN



CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
RODHOUSE BUILDING #3				
Evergreen Trees - Ornamental				
JCM	6"	High	Juniperus chinensis 'Mountain Batten'	Mountain Batten Juniper
Deciduous Shrubs - Large				
HQA	3"	WT Cont. / 36"	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea
VC	2"	WT Cont. / 36"	Viburnum carlesii	Koreanspice Viburnum
Deciduous Shrubs - Medium to Small				
HPB	15	#5 Cont. / 30"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea
RK	#3	#5 Cont. / 30"	Rosa 'Knock Out'	Sunny Knock Out Rose
RSL	#3	#3 Cont. / 24"	Rhus aromatica 'Gro-Low'	Gro-Low Sumac
SXP	1	#5 Cont. / 30"	Syringa x 'Penda'	Bloomerang Lilac
Evergreen Shrubs				
BGG	9	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
TJK	1	#5 Cont.	Juniperus chinensis 'Kailay'	Kailay Compact Chinese Juniper
TMH	2	30" wide	Taxus x media 'Hicksii'	Hicks Intermediate Yellow Cedar
Ornamental Grasses				
CAKF/3	9	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH/3	2	3 Gal.	Pennisetum alopecuroides 'Hainelii'	Dwarf Fountain Grass
PN/3	6	3 Gal.	Panicum virgatum Northwind	Northwind Switch Grass
Perennials				
ASB	8	1 Gal.	Allium 'Summer Beauty'	Summer Beauty Ornamental Onion
CCB	10	1 Gal.	Ceropegia 'Crème Brûlée'	Crème Brûlée Tickseed
HMPP	3	1 Gal.	Heuchera microphylla 'Palace Purple'	Palace Purple Corbells
HRB	17	1 Gal.	Hemerocallis 'Rosa Return'	Rosa Return Daylily
SXSMN	16	1 Gal.	Salvia x suberba 'May Night'	May Night Sage

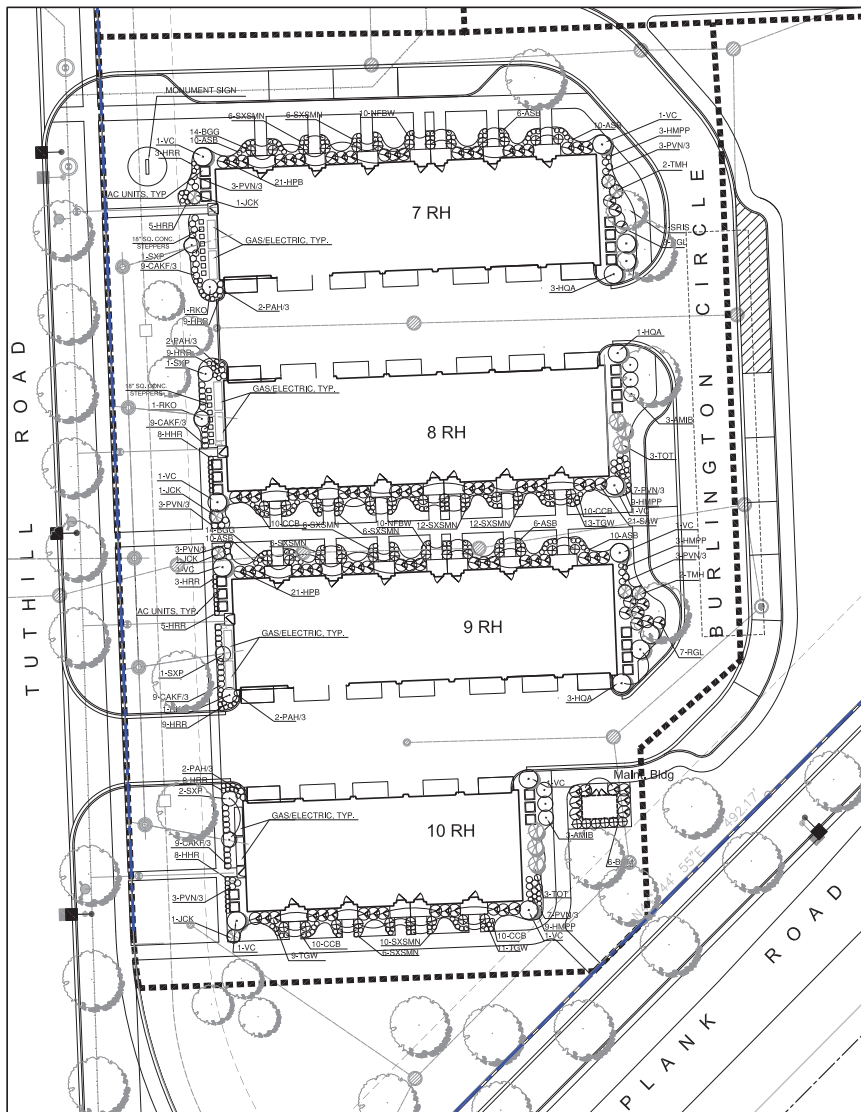
Area Two Typical Landscape Foundation Plans- Row Home Buildings 4,5,6



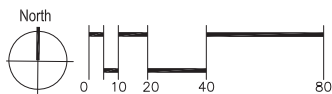
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
ROWHOME BUILDING #4				
Evergreen Trees - Ornamental				
JCM	1	6' high	<i>Juniperus chinensis</i> Mount Batten	Mount Batten Juniper
Deciduous Shrubs - Large				
HQA	3	#7 Cont. / 30"	<i>Hydrangea quercifolia</i> 'Alice'	Alice Oakleaf Hydrangea
YB	1	#7 Cont. / 24"	<i>Viburnum carlesii</i>	Koreanopac Viburnum
Deciduous Shrubs - Medium to Small				
RKO	1	#5 Cont. / 30"	<i>Rosa 'Knock Out'</i>	Sunny Knock Out Rose
RGL	3	#3 Cont. / 24"	<i>Rhus aromatica</i> 'Glo-Low'	Glo-Low Sumac
SAW	12	#3 Cont. / 24"	<i>Spiraea bumalda</i> 'Anthony Waterer'	Anthony Waterer Bumald Spiraea
XSP	1	#3 Cont. / 30"	<i>Syringa 'Penda'</i>	Blooming Lady's
Deciduous Trees				
JKK	1	#5 Cont.	<i>Juniperus chinensis</i> 'Kallay'	Kallay Compact Chinese Juniper
TGJ	8	24" wide	<i>Taxus cuspidata</i> 'Green Wave'	Green Wave Japanese Yew
TMH	2	36" wide	<i>Taxus x media</i> 'Hicks'	Hicks Intermediate Yew
Ornamental Grasses				
CAK/P/3	9	3 Gal.	<i>Calluna procumbens</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH/3	2	3 Gal.	<i>Pennisetum alopecuroides</i> 'Hameln'	Hamlet Fountain Grass
PNM/3	6	3 Gal.	<i>Panicum virgatum</i> 'Northland'	Northland Switch Grass
Perennials				
CCB	24	1 Gal.	<i>Crocus 'Crème Brûlée'</i>	Crème Brûlée Ticksseed
HMP/3	3	1 Gal.	<i>Heuchera 'morbida</i> 'Palace Purple'	Palace Purple Coralbells
RO	1	1 Gal.	<i>Heuchera 'Royalty Rose'</i>	Royalty Rose Daylily
SXSMN	16	1 Gal.	<i>Silene x subsera</i> 'May Night'	May Night Sage

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
ROWHOME BUILDING #6				
Evergreen Trees - Ornamental				
JCM	1	6" high	<i>Juniperus chinensis</i> Mount Batten	Mount Batten Juniper
Deciduous Shrubs - Large				
HC	1	87" / 36"	<i>Hydrangea quercifolia</i> 'Alice'	Alice Knocked Hydrangea
YCA	1	87" / 36"	<i>Viburnum coccineum</i>	Koreanopink Viburnum
Deciduous Shrubs - Medium to Small				
RKO	1	85" / 30"	<i>Rosa Knock Out</i>	Sunny Knock Out Rose
ROL	3	85" / 30"	<i>Rhus artemisia</i> 'Giro-Low'	Giro-Low Sumac
SAW	1	85" / 30"	<i>Spiraea bumalda</i> 'Walter's'	Walter's Spirea
RXL	1	85" / 30"	<i>Syringa x Penda</i>	Bloomering Lilac
Evergreen Shrubs				
JCK	1	85" / 30"	<i>Juniperus chinensis</i> 'Kalfay'	Kalfay Compact Chinese Juniper
TGW	1	24" wide	<i>Taxus cuspidata</i> 'Green Wave'	Green Wave Japanese Yew
TMH	2	36" wide	<i>Taxus x media</i> 'Hicks'	Hicks Intermediate Yew
Ornamental Grasses				
CAW/F	3	3 Gal.	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass
PFK/3	2	L	<i>Pennisetum alopecuroides</i> 'Hameln'	Doat Fountain Grass
PVU/3	7	3 Gal.	<i>Panicum virgatum</i> 'Nordhard'	Nordhard Switch Grass
Perennials				
CCB	14	1 Gal.	<i>Cercorepis 'Crème Brûlée'</i>	Crème Brûlée Tickseed
HMP/3	3	1 Gal.	<i>Heuchera x scabra</i> 'Palace Purple'	Palace Purple Coralbells
HBR	1	1 Gal.	Heimericolas 'Rony Return'	Rony Returns Daylily
SXSM/1	1	1 Gal.	<i>Heuchera x scabra</i> 'May Night'	May Night Sage

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
ROWHME BUILDING #5				
Evergreen Trees - Ornamental				
JCM	1	6' high	<i>Juniperus chinensis</i> 'Mount Batten'	Mount Batten Juniper
Deciduous Shrubs - Large				
HQA	3	#7 Cont. / 36"	<i>Hydrangea quercifolia</i> 'Alice'	Alice Oakleaf Hydrangea
VC	2	#7 Cont. / 36"	<i>Viburnum carlesii</i>	Spicebush Viburnum
Deciduous Shrubs - Medium to Small				
HPB	15	#6 Cont. / 30"	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea
RSC	1	#6 Cont. / 30"	<i>Rosa 'Knock Out'</i>	Sunny Knock Out Rose
RGL	3	#6 Cont. / 30"	<i>Rhus aromatica</i> 'Gro-Low'	Gro-Low Sumac
SXP	1	#6 Cont. / 30"	<i>Syringa x 'Penda'</i>	Bloomingramp Lilac
Evergreen Shrubs				
BGG	9	24" wide	<i>Buxus x 'Green Gem'</i>	Green Gem Boxwood
HC	1	#6 Cont.	<i>Juniperus chinensis</i> 'Kallay'	Kallay Compact Chinese Juniper
TMH	2	36" wide	<i>Taxus x media</i> 'Hicksii'	Hicks Intermediate Yew
Ornamental Grasses				
CAKf3	9	3 Gal.	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH3	2	3 Gal.	<i>Pennisetum alopecuroides</i> 'Hameln'	Dwarf Fountain Grass
PVW3	6	3 Gal.	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass
Perennials				
ASB	8	1 Gal.	<i>Allium 'Summer Beauty'</i>	Summer Beauty Ornamental On.
CCB	10	1 Gal.	<i>Ceropegia</i> 'Crème Brûlée'	Crème Brûlée Tickseed
HMP3	3	1 Gal.	<i>Heuchera micrantha</i> 'Palace Purple'	Palace Purple Coralbells
IR	17	1 Gal.	<i>Hemerocallis 'Rosa Return'</i>	Rosa Return Daylily
SXSM	16	1 Gal.	<i>Silene x subseria</i> 'May Night'	May Night Sage



Area Three Typical Landscape Foundation Plans-
Row Home Buildings 7,8,9,10



CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
ROWHOME BUILDING #7				
Deciduous Trees - Ornamental				
SRIS	1	6' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
Deciduous Shrubs - Large				
HQA	3	#7 Cont. / 36"	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea
VC	2	#7 Cont. / 36"	Viburnum carlesii	Koreanspice Viburnum
Deciduous Shrubs - Medium to Small				
HPB	21	#5 Cont. / 30"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea
RKO	1	#5 Cont. / 30"	Rosa 'Knock Out'	Sunny Knock Out Rose
RGL	3	#3 Cont. / 24"	Rhus aromatica 'Gro-Low'	Gro-Low Sumac
SXP	1	#5 Cont. / 30"	Syringa x 'Penda'	Blooming Lilac
Evergreen Shrubs				
BGG	14	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
JCK	1	#5 Cont.	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
TMH	2	36" wide	Taxus x media 'Hicksii'	Hicks Intermediate Yew
Ornamental Grasses				
CAKF/3	9	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH/3	2	3 Gal.	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass
PVN/3	6	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Perennials				
ASB	26	1 Gal.	Allium 'Summer Beauty'	Summer Beauty Ornamental Onion
HMPP	3	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
HRH	17	1 Gal.	Heimerocallis 'Rosy Returns'	Happy Returns Daylily
NFBW	10	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
SXSMN	12	1 Gal.	Salvia x suberba 'May Night'	May Night Sage

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
ROWHOME BUILDING #8				
Evergreen Trees - Fastigate				
TOT	3	8' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Deciduous Shrubs - Large				
HQA	1	#7 Cont. / 36"	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea
VC	2	#7 Cont. / 36"	Viburnum carlesii	Koreanspice Viburnum
Deciduous Shrubs - Medium to Small				
AMB	3	5 Gal./24"	Aronia melanocarpa 'Iniquis Beauty'	Iniquis Beauty Black Chokeberry
RKO	1	#5 Cont. / 30"	Rosa 'Knock Out'	Sunny Knock Out Rose
SAW	21	#3 Cont. / 24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spirea
SXP	1	#5 Cont. / 30"	Syringa x 'Penda'	Blooming Lilac
Evergreen Shrubs				
JCK	1	#5 Cont.	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
TGW	13	24" wide	Taxus cuspidata 'Green Wave'	Green Wave Japanese Yew
Ornamental Grasses				
CAKF/3	9	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH/3	2	3 Gal.	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass
PVN/3	10	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Perennials				
CCB	20	1 Gal.	Coreopsis 'Crème Brûlée'	Crème Brûlée Tickseed
HMPP	9	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
HRH	8	1 Gal.	Heimerocallis 'Rosy Returns'	Happy Returns Daylily
SXSMN	30	1 Gal.	Salvia x suberba 'May Night'	May Night Sage

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
ROWHOME BUILDING #9				
Deciduous Trees - Ornamental				
AC	1	6' high	Amelanchier canadensis	Shadblow Serviceberry
Deciduous Shrubs - Large				
HQA	3	#7 Cont. / 36"	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea
HPB	21	#5 Cont. / 30"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea
VC	2	#7 Cont. / 36"	Viburnum carlesii	Koreanspice Viburnum
Deciduous Shrubs - Medium to Small				
RKO	1	#5 Cont. / 30"	Rosa 'Knock Out'	Sunny Knock Out Rose
RGL	7	#3 Cont. / 24"	Rhus aromatica 'Gro-Low'	Gro-Low Sumac
SAW	18	#3 Cont. / 24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spirea
SXP	1	#5 Cont. / 30"	Syringa x 'Penda'	Blooming Lilac
Evergreen Shrubs				
BGG	14	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
JCK	1	#5 Cont.	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
TGW	11	24" wide	Taxus cuspidata 'Green Wave'	Green Wave Japanese Yew
TMH	2	36" wide	Taxus x media 'Hicksii'	Hicks Intermediate Yew
Ornamental Grasses				
CAKF/3	9	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH/3	2	3 Gal.	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass
PVN/3	6	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Perennials				
ASB	26	1 Gal.	Allium 'Summer Beauty'	Summer Beauty Ornamental Onion
CCB	20	1 Gal.	Coreopsis 'Crème Brûlée'	Crème Brûlée Tickseed
HMPP	3	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
HRH	17	1 Gal.	Heimerocallis 'Rosy Returns'	Happy Returns Daylily
NFBW	10	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
SXSMN	12	1 Gal.	Salvia x suberba 'May Night'	May Night Sage

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
ROWHOME BUILDING #10				
Evergreen Trees - Fastigate				
TOT	3	8' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Deciduous Shrubs - Large				
HPB	1	#7 Cont. / 36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
VC	3	#7 Cont. / 36"	Viburnum carlesii	Koreanspice Viburnum
VDJA	1	36" high	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum
Deciduous Shrubs - Medium to Small				
AMB	3	5 Gal./24"	Aronia melanocarpa 'Iniquis Beauty'	Iniquis Beauty Black Chokeberry
SXP	2	#5 Cont. / 30"	Syringa x 'Penda'	Blooming Lilac
SAW	8	#3 Cont. / 24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Bumald Spirea
HPB	18	#5 Cont. / 30"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea
Evergreen Shrubs				
BGM	6	36" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
TGW	20	24" wide	Taxus cuspidata 'Green Wave'	Green Wave Japanese Yew
JCK	1	#5 Cont.	Coreopsis 'Crème Brûlée'	Kallay Compact Chinese Juniper
Ornamental Grasses				
CAKF/3	9	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH/3	2	3 Gal.	Pennisetum alopecuroides 'Hamel'	Dwarf Fountain Grass
PVN/3	10	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Perennials				
ASB	20	1 Gal.	Allium 'Summer Beauty'	Summer Beauty Ornamental Onion
CCB	20	1 Gal.	Coreopsis 'Crème Brûlée'	Crème Brûlée Tickseed
HRH	8	1 Gal.	Heimerocallis 'Rosy Returns'	Happy Returns Daylily
HMPP	9	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
HRH	9	1 Gal.	Heimerocallis 'Rosy Returns'	Rosy Returns Daylily
SXSMN	16	1 Gal.	Salvia x suberba 'May Night'	May Night Sage

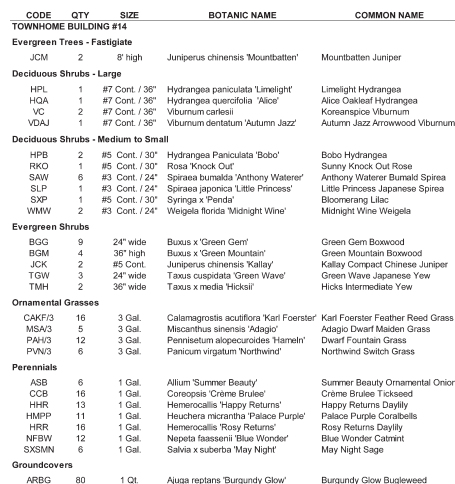
The Residences
at Naper and Plank
 Plank Rd./Tuthill Rd./Burlington Ave./ Naper Blvd.
 Naperville, Illinois



220 N. Smith Street Suite 210
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JOB NO. - 180100010001
 DRAWING - L2.02
 FOUNDATION LANDSCAPE PLAN
 AREA THREE

L2.03



CHN	QTY	SIZE	BOTANIC NAME	COMMON NAME
TOWNHOME Dwellings #15				
Evergreen Trees - Fastigate				
JCM	2	8' high	<i>Juniperus chinensis</i> 'Mountain'	Mountain Juniper
Deciduous Shrubs - Large				
HPB	3	#5 Cont. / 36"	<i>Hydrangea paniculata</i> 'Limelight'	Limelight Hydrangea
HQA	1	#7 Cont. / 36"	<i>Hydrangea quercifolia</i> 'Alice'	Alice Oakleaf Hydrangea
VDJ	2	#7 Cont. / 36"	<i>Viburnum dentatum</i> 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum
Deciduous Shrubs - Medium to Small				
HPB	3	#5 Cont. / 30"	<i>Hydrangea paniculata</i> 'Bobo'	Bobo Hydrangea
RSC	1	#5 Cont. / 30"	<i>Rosa 'Knock Out'</i>	Sunny Knock Out Rose
SAW	6	#3 Cont. / 24"	<i>Spiraea bumalda</i> 'Anthony Waterer'	Anthony Waterer Bumald Spirea
SLP	1	#3 Cont. / 24"	<i>Spiraea japonica</i> 'Little Princess'	Little Princess Japanese Spirea
SL	1	#5 Cont. / 30"	<i>Syringa 'Pendula'</i>	Blooming Line Weigela
WMW	2	#3 Cont. / 24"	<i>Wegelia 'Dark Midnight Wine'</i>	Midnight Wine Weigela
Evergreen Shrubs				
BGG	9	24" wide	<i>Buxus x 'Green Gem'</i>	Green Gem Boxwood
BGM	4	36" high	<i>Buxus x 'Green Mountain'</i>	Green Mountain Boxwood
CHK	2	24" high	<i>Juniperus chinensis</i> 'Kaluja'	Kelly Compact Chinese Juniper
TJH	2	24" wide	<i>Thuja cuspidata</i> 'Green Wave'	Green Wave Japanese Wey
JMK	2	36" wide	<i>Taxus x media</i> 'Hicksii'	Hicks Intermediate Yew
Ornamental Grasses				
CAK/F3	1	3 Gal.	<i>Calamagrostis acutiflora</i> 'Karl Foerster'	Karl Foerster Feather Reed Grass
MSA/3	10	3 Gal.	<i>Panicum stratum</i> 'Adagio'	Adagio Dwarf Maiden Grass
PAW	1	3 Gal.	<i>Pennisetum alpecuroides</i> 'Hameln'	Dwarf Fountain Grass
PV/N3	6	3 Gal.	<i>Panicum virgatum</i> 'Northwind'	Northwind Switch Grass
Perennials				
ASS	6	1 Gal.	<i>Allium 'Summer Beauty'</i>	Sunny Beauty Ornamental Onion
CCR	16	1 Gal.	<i>Ceropegia 'Crime Rubra'</i>	Crime Rubra Tickseed
HCB	1	1 Gal.	<i>Hemerocallis nigra</i> 'Palacio Purple'	Palacio Purple Hemerocallis
HCR	16	1 Gal.	<i>Hemerocallis 'Happy Returns'</i>	Happy Returns Daylily
HRH	13	1 Gal.	<i>Hemerocallis 'Rosy Returns'</i>	Rosy Returns Daylily
NFBW	12	1 Gal.	<i>Nepeta faassenii</i> 'Blue Wonder'	Blue Wonder Catmint
SCGM	6	1 Gal.	<i>Salvia x subseria</i> 'May Night'	May Night Sage
Groundcovers				
ARBG	80	1 Qt.	<i>Alisma reptans</i> 'Barunday Glow'	Barunday Glow Blueweed

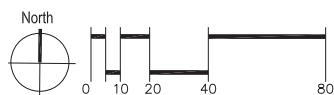
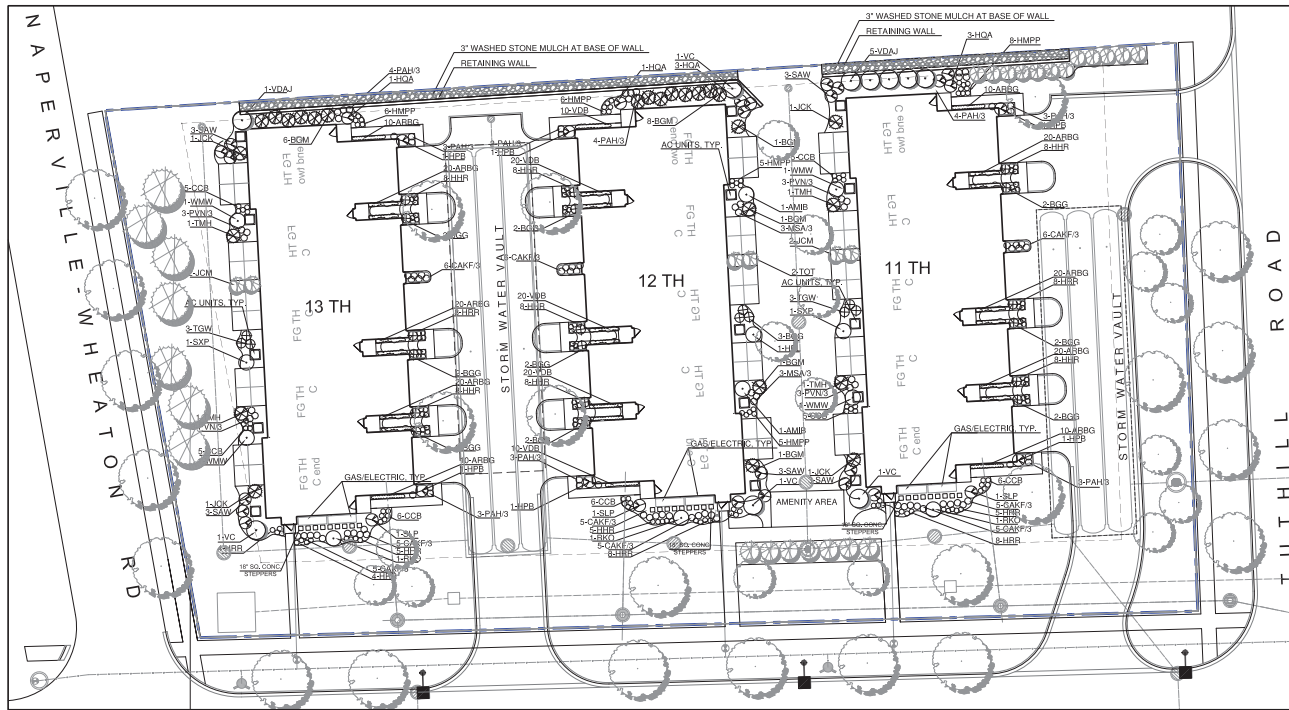
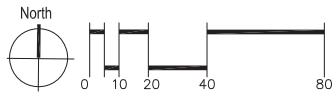


EXHIBIT C



Area Five: Typical Landscape Foundation Plans-

Town Home Buildings 11, 12, 13



CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
TOWNHOME BUILDING #11				
Evergreen Trees - Fastigate				
JCM	2	8' high	Juniperus chinensis 'Moutbatten'	Moutbatten Juniper
Deciduous Shrubs - Large				
HQA	3	#7 Cont. / 36"	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea
VC	1	#7 Cont. / 36"	Viburnum carlesii	Koreanspice Viburnum
VDJA	5	#7 Cont. / 36"	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum
Deciduous Shrubs - Medium to Small				
HPB	2	#5 Cont. / 30"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea
RKO	1	#5 Cont. / 30"	Rosa 'Knock Out'	Sunny Knock Out Rose
SAW	6	#3 Cont. / 24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Burnald Spirea
SLP	1	#3 Cont. / 24"	Spiraea japonica 'Little Princess'	Little Princess Japanese Spirea
SXP	1	#5 Cont. / 30"	Syringa x 'Penda'	Blooming Lilac
WMW	2	#3 Cont. / 24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Evergreen Shrubs				
BGG	6	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BGM	4	36" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
JCK	2	#5 Cont.	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
TGW	3	24" wide	Taxus cuspidata 'Green Wave'	Green Wave Japanese Yew
TMH	2	36" wide	Taxus x media 'Hicksii'	Hicks Intermediate Yew
Ornamental Grasses				
CAKF3	16	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH3	10	3 Gal.	Pennisetum alopecuroides 'Hamine'	Dwarf Fountain Grass
PVN3	6	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Perennials				
ASB	6	1 Gal.	Allium 'Summer Beauty'	Summer Beauty Ornamental Onion
CCB	16	1 Gal.	Coreopsis 'Crème Brûlée'	Crème Brûlée Tickseed
HHR	23	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
HMP	8	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
HRR	22	1 Gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
NFBW	12	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
SXSMN	6	1 Gal.	Salvia x suberba 'May Night'	May Night Sage
Groundcovers				
ARBG	80	1 Qt.	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Bugleweed

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
TOWNHOME BUILDING #12				
Evergreen Trees - Fastigate				
TOT	2	8' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Deciduous Shrubs - Large				
HPL	1	#7 Cont. / 36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
HQA	4	#7 Cont. / 36"	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea
VC	2	#7 Cont. / 36"	Viburnum carlesii	Koreanspice Viburnum
Deciduous Shrubs - Medium to Small				
AMB	2	#5 Cont. / 30"	Aronia melanocarpa 'Morton'	Iroquois Beauty Black Chokeberry
HPB	2	#5 Cont. / 30"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea
RKO	1	#5 Cont. / 30"	Rosa 'Knock Out'	Sunny Knock Out Rose
SAW	3	#3 Cont. / 24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Burnald Spirea
SLP	1	#3 Cont. / 24"	Spiraea japonica 'Little Princess'	Little Princess Japanese Spirea
Evergreen Shrubs				
BGG	9	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BGM	12	36" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
Ornamental Grasses				
CAKF3	16	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
MSA3	6	3 Gal.	Miscanthus sinensis 'Adagio'	Adagio Dwarf Maiden Grass
PAH3	10	3 Gal.	Pennisetum alopecuroides 'Hamine'	Dwarf Fountain Grass
Perennials				
ASB	6	1 Gal.	Allium 'Summer Beauty'	Summer Beauty Ornamental Onion
CCB	6	1 Gal.	Coreopsis 'Crème Brûlée'	Crème Brûlée Tickseed
HHR	37	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
HMP	16	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
HRR	4	1 Gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
NFBW	16	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
Groundcovers				
VDB	80	1 Flat	Vinca minor 'Dart's Blue'	Dart's Blue Periwinkle
Materials				
-	3	C.Y.	-	Soil Amendments
-	8	C.Y.	-	Shredded Hardwood Mulch
-	10	C.Y.	-	Splash Blocks

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
TOWNHOME BUILDING #13				
Evergreen Trees - Fastigate				
JCM	2	8' high	Juniperus chinensis 'Moutbatten'	Moutbatten Juniper
Deciduous Shrubs - Large				
HQA	1	#7 Cont. / 36"	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea
VC	1	#7 Cont. / 36"	Viburnum carlesii	Koreanspice Viburnum
VDJA	1	#7 Cont. / 36"	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum
Deciduous Shrubs - Medium to Small				
HPB	2	#5 Cont. / 30"	Hydrangea paniculata 'Bobo'	Bobo Hydrangea
RKO	1	#5 Cont. / 30"	Rosa 'Knock Out'	Sunny Knock Out Rose
SAW	6	#3 Cont. / 24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Burnald Spirea
SLP	1	#3 Cont. / 24"	Spiraea japonica 'Little Princess'	Little Princess Japanese Spirea
SXP	1	#5 Cont. / 30"	Syringa x 'Penda'	Blooming Lilac
WMW	2	#3 Cont. / 24"	Weigela florida 'Midnight Wine'	Midnight Wine Weigela
Evergreen Shrubs				
BGG	6	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BGM	4	36" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
JCK	2	#5 Cont.	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
TGW	3	24" wide	Taxus cuspidata 'Green Wave'	Green Wave Japanese Yew
TMH	2	36" wide	Taxus x media 'Hicksii'	Hicks Intermediate Yew
Ornamental Grasses				
CAKF3	16	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH3	10	3 Gal.	Pennisetum alopecuroides 'Hamine'	Dwarf Fountain Grass
PVN3	6	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Perennials				
ASB	6	1 Gal.	Allium 'Summer Beauty'	Summer Beauty Ornamental Onion
CCB	16	1 Gal.	Coreopsis 'Crème Brûlée'	Crème Brûlée Tickseed
HHR	37	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
HMP	6	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
NFBW	12	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
SXSMN	6	1 Gal.	Salvia x suberba 'May Night'	May Night Sage
Groundcovers				
ARBG	80	1 Qt.	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Bugleweed

ISSUE DATE:	07-27-2025
DESIGNED BY:	BSB DESIGN
CHECKED BY:	BSB DESIGN
DATE:	07-27-2025
PROJECT:	FOUNDATION LANDSCAPE PLAN AREA FIVE
PROJECT NO.:	220 N. South Street Suite 210
PROJECT NAME:	Plank Rd. / Tutthill Rd. / Burlington Ave. / Naperville, IL 60067
PROJECT ADDRESS:	312-345-8789
PROJECT PHONE:	
PROJECT FAX:	
PROJECT EMAIL:	
PROJECT WEBSITE:	
PROJECT SOCIAL MEDIA:	
PROJECT NOTES:	

Lincoln Property Company
120 North LaSalle Street
Chicago, IL 60602
312-345-8789

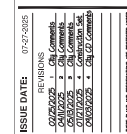
The Residences
at Naper and Plank
Plank Rd./Tutthill Rd./Burlington Ave./ Naperville, IL 60067
Naperville, Illinois



220 N. South Street Suite 210
Naperville, IL 60067
312-345-8789

FOR MORE INFORMATION
CONTACT US AT
312-345-8789
OR VISIT OUR WEBSITE
WWW.BSBDESIGN.COM

L2.05



Lincoln Property Company
120 North LaSalle Street
Chicago, IL 60602
312-345-8789

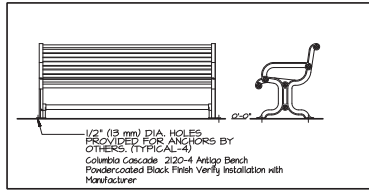
**The Residences
at Naper and Plank**
Plank Rd./Tuthill Rd./Burlington Ave./ Naper Blvd.
Naperville, Illinois



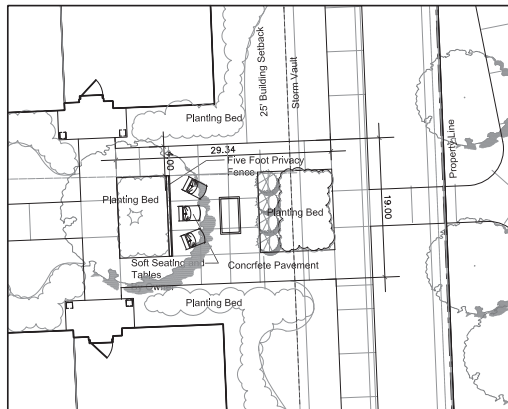
220 N. Smith Street Suite 210
Palatine, Illinois 60067
847.396.0000

JOB NO: — PROJ MGR: —
DRAWN: TJS CHECKED: —
HARDSCAPE DETAIL 4

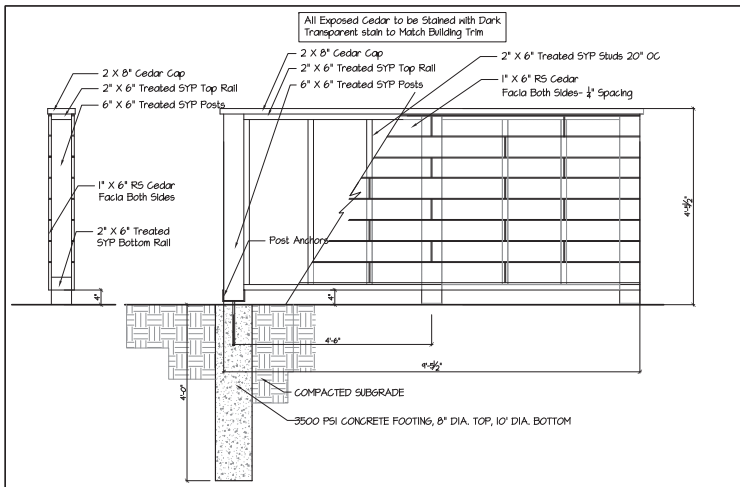
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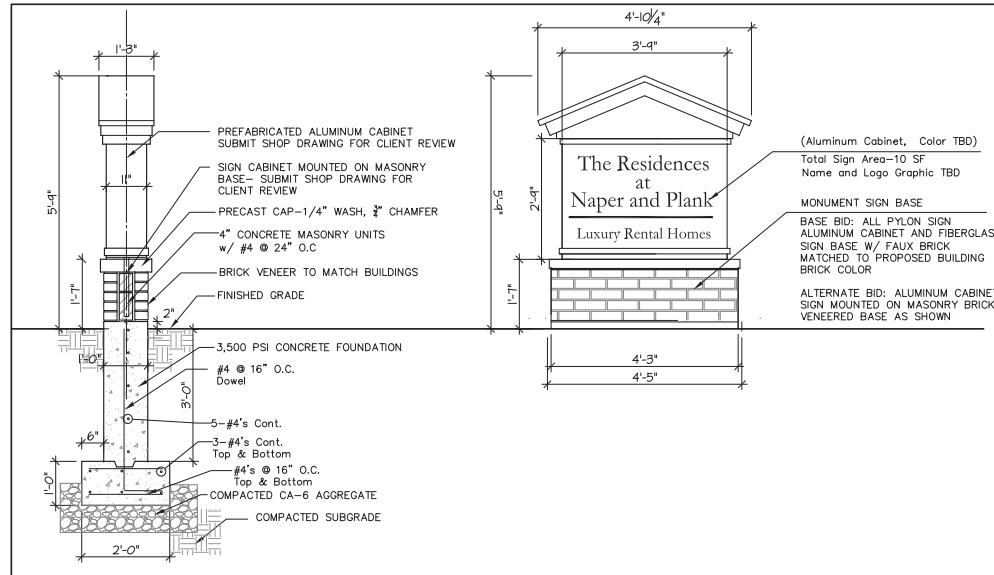
1 FOUR FOOT BENCH
2.09 -- 1 1/2\"/>



3 GATHERING AREAS
2.09 THREE LOCATIONS 1/8\"/>



4 GATHERING AREA FENCE
2.09 FOUR LOCATIONS 5/4\"/>



2 MONUMENT SIGN
2.09 ONE SIGN LOCATION 5/4\"/>

ISSUE DATE:	07-27-2025
DESIGNED BY:	BSB DESIGN
CHECKED BY:	BSB DESIGN
DATE:	07/27/2025
PROJECT:	Lincoln Property Company
LOCATION:	120 North LaSalle Street
CITY:	Chicago, IL 60602
STATE:	Illinois
PROJECT NO.:	250000000
SHEET NO.:	1
TOTAL SHEETS:	1

Lincoln Property Company
120 North LaSalle Street
Chicago, IL 60602
312-345-8789

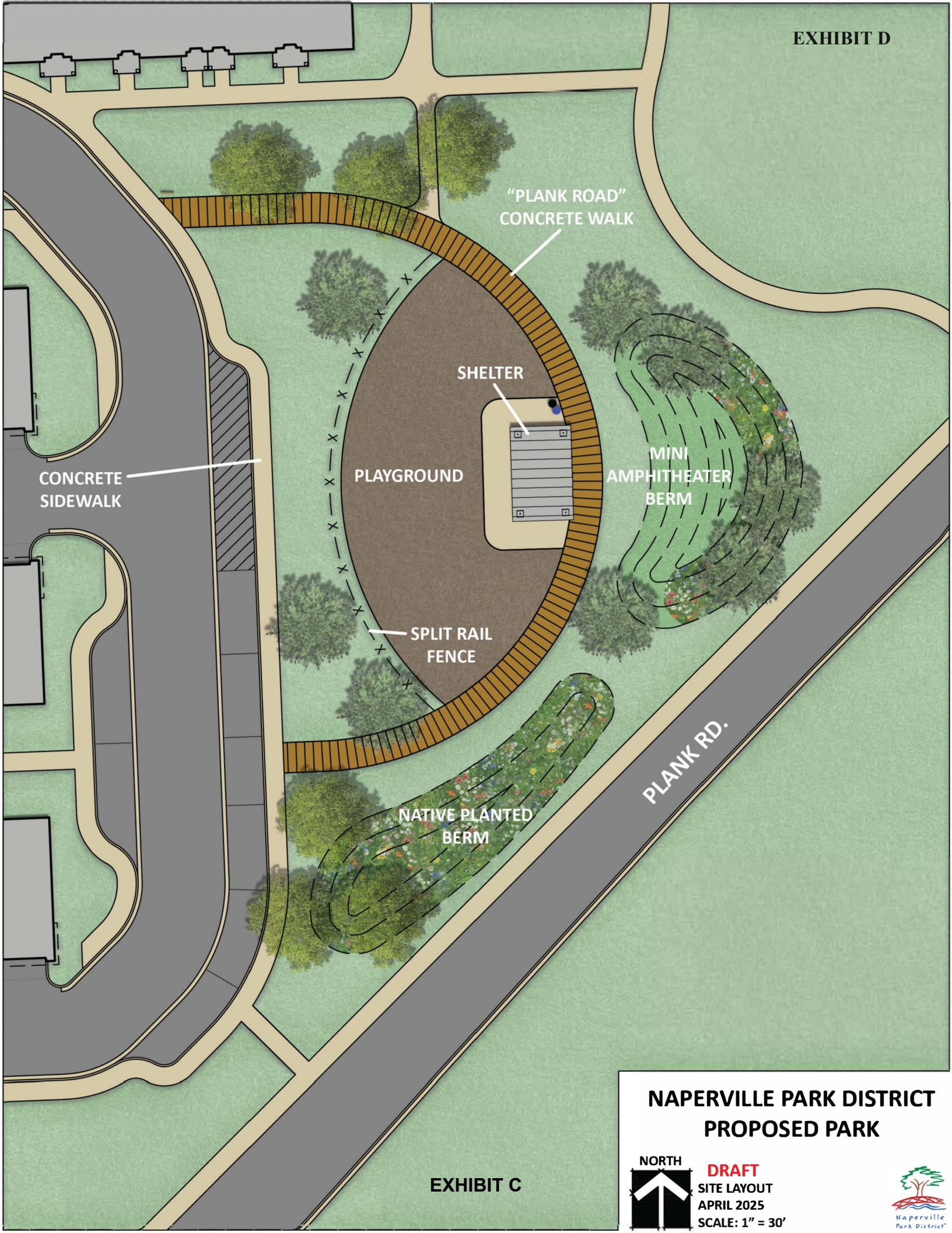
The Residences at Naper and Plank
Plank Rd./Tuhill Rd./Burlington Ave./ Naper Blvd.
Naperville, Illinois



220 N. South Street Suite 210
Pleasanton, Illinois 60067
947 755 2000

JOB NO. - PROJECT - TB
DRAWN BY - CHECKED BY -
HARDSCAPE DETAILS
SHEET TWO

L 2.09



CONCRETE
SIDEWALK

"PLANK ROAD"
CONCRETE WALK

SHELTER

PLAYGROUND

MINI
AMPHITHEATER
BERM

SPLIT RAIL
FENCE

NATIVE PLANTED
BERM

PLANK RD.

EXHIBIT C

**NAPERVILLE PARK DISTRICT
PROPOSED PARK**



DRAFT
SITE LAYOUT
APRIL 2025
SCALE: 1" = 30'





Site Data

Proposed Zoning R3A (PUD/Medium Density Multiple Family Residence District) upon annexation.

Site Area 350,647 SF (8.05 Ac)

Proposed Density 34 Two Story Townhomes (Two Car Gar.)
56 Three Story Townhomes (Two Car Gar.)
90 Total Units (11.2 Du/Ac.)

Parking

Required Pkg./Unit 2.25 Spaces/ Unit
203 Total Required Parking Spaces

Provided Pkg./Unit

Front Garage Townhomes (34 Homes)
Garages 68
Apron Spaces 68
Total Spaces 136 Spaces (4:1 Ratio)

Rear Garage Rowhomes (56 Homes)
Garages 112
Private Dr. Sp. 26
Total Spaces 138 Spaces (2.5:1 Ratio)

Total Site 274 Spaces (3.0:1 Ratio)

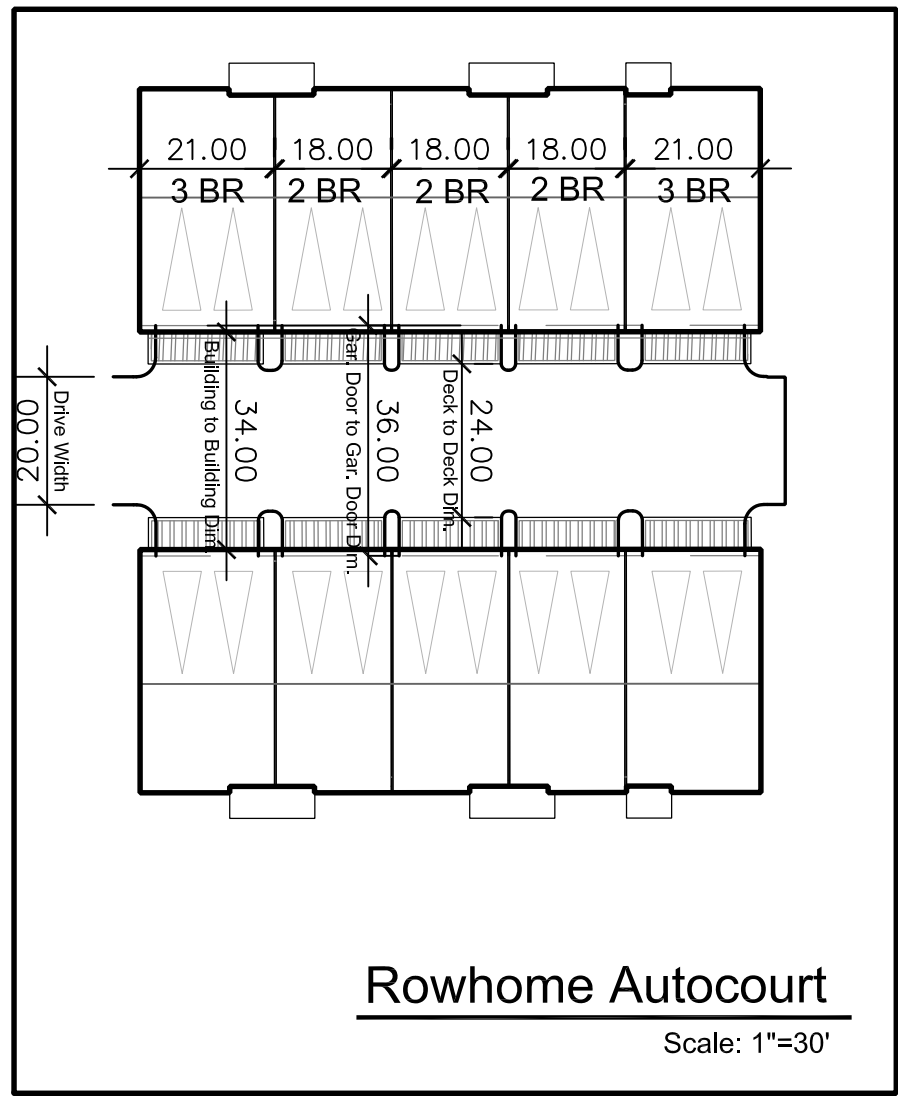
Yard Requirements	Yard Type	Required	Proposed
West Parcel (Tuthill)	Front Yard	25'	25' Min
(Burlington Avenue)	Corner Side Yard	15'	*37' Min.
(North Property Line)	Interior Side Yard	6'	8' Min.
(Naperville Wheaton Road)	Rear Yard	25'	25'

East Parcel (Tuthill)	Rear Yard	25'	*37' Min
(Plank Road)	Corner Side Yard	15'	23' Min.
(North Property Line)	Interior Side Yard	6'	8' Min.
(Naperville Boulevard)	Front Yard	25'	25' Min.

*Denotes Platted Setback

90 UNITS
Townhouse Type A
2 story
34 Units

Rowhome Type B
3 story
56 Units



ISSUE DATE:	11-05-2024
REVISIONS	
02/25/2025	City Comments
04/10/2025	City Comments

Lincoln Property Company
120 North LaSalle Street
Chicago, IL 60602
312-345-8789

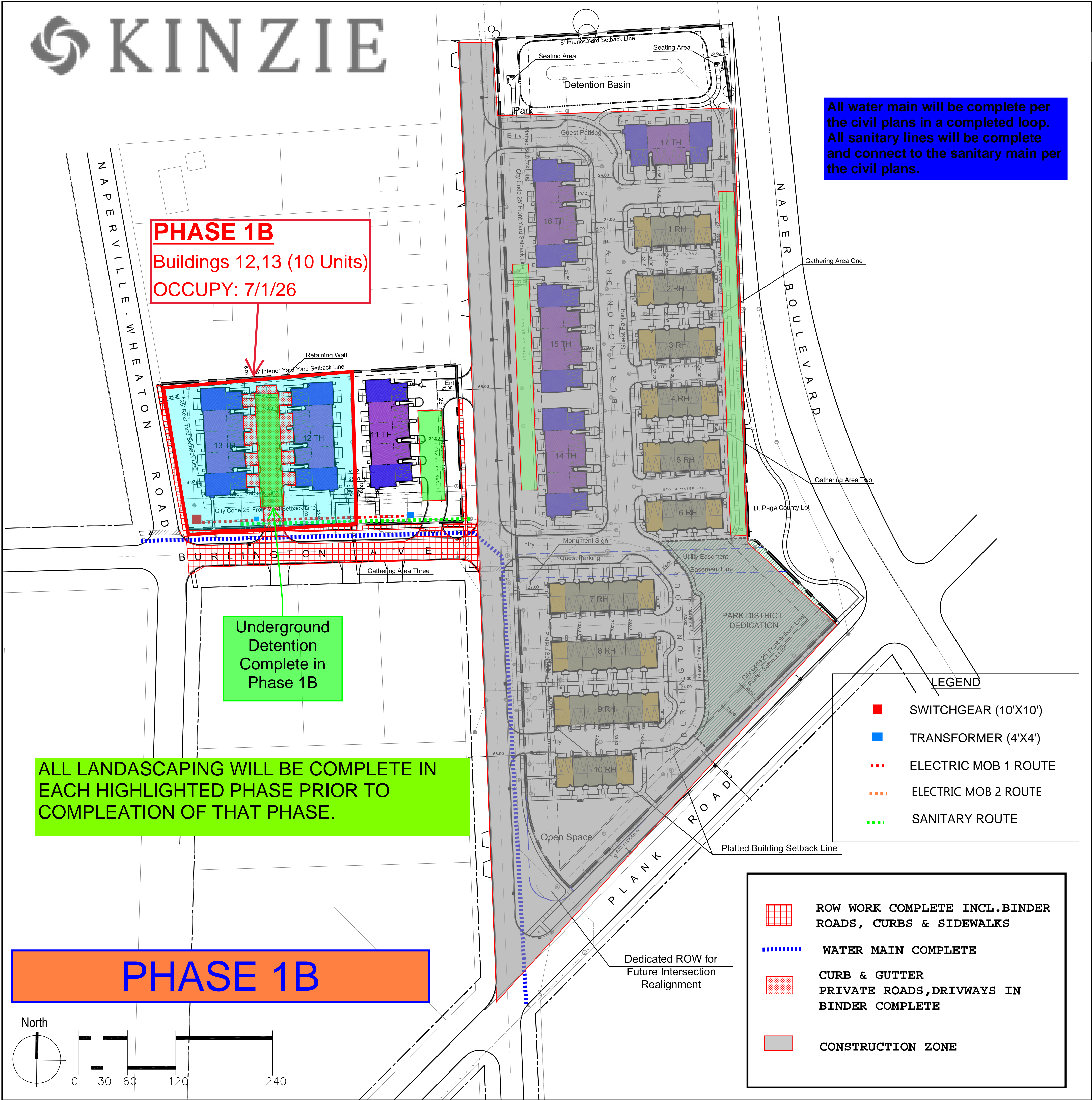
The Residences
at Naper and Plank
Plank Rd./Tuthill Rd./Burlington Ave./ Naper Blvd.
Naperville, Illinois



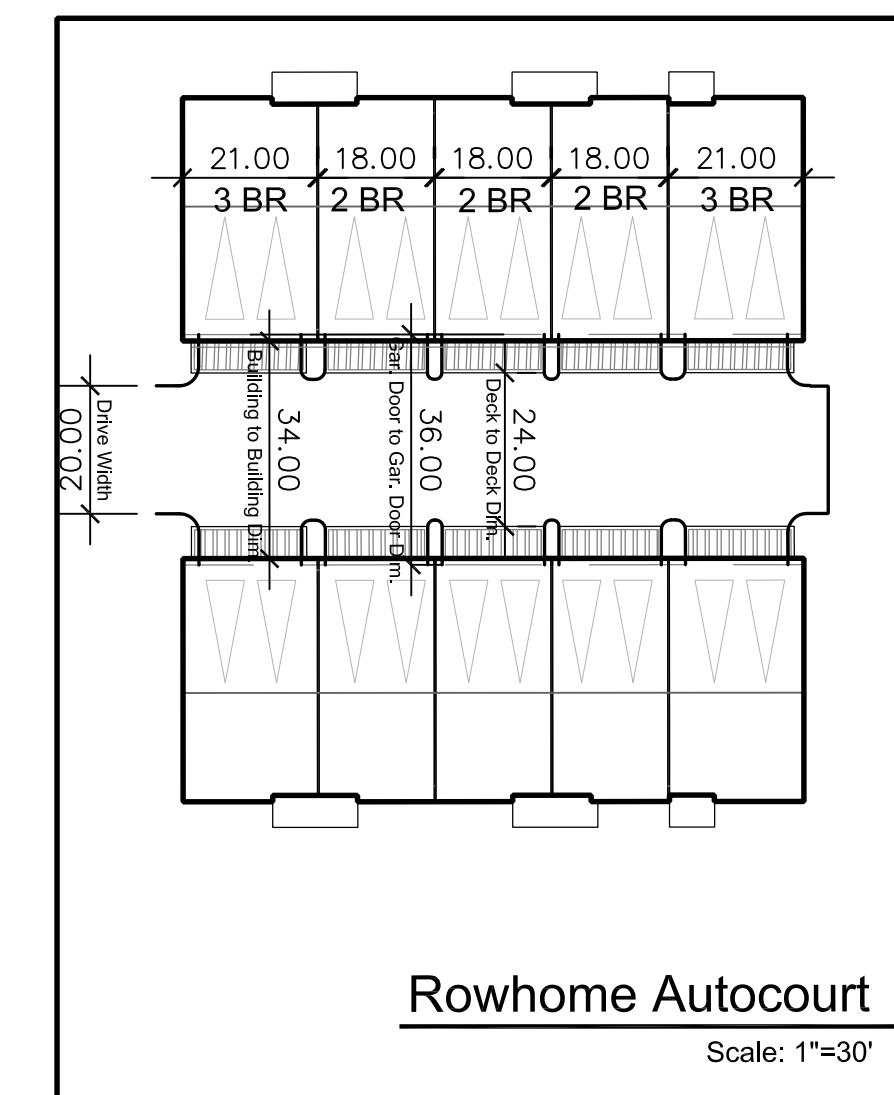
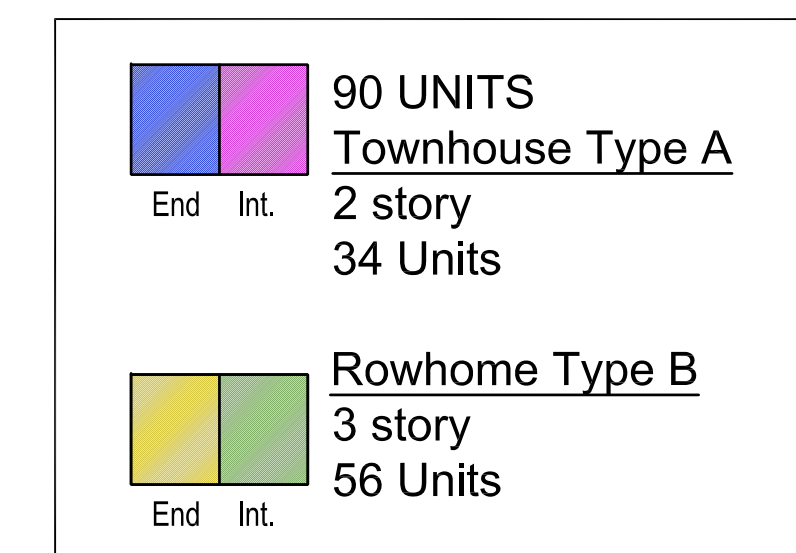
220 N. Smith Street Suite 210
Palatine, Illinois 60067
847 705 2200

JOB NO: -- PROJ MGR: TS
DRAWN: TJS CHECKED: --
DIMENSIONED SITE PLAN





Proposed Zoning	R3A (PUD/Medium Density Multiple Family Residence District) upon annexation.		
Site Area	350,647 SF (8.05 Ac)		
Proposed Density	34 Two Story Townhomes (Two Car Gar.) 56 Three Story Townhomes (Two Car Gar.) 90 Total Units (11.2 Du/Ac.)		
Parking	Required Pkg./Unit 2.25 Spaces/ Unit 203 Total Required Parking Spaces		
Provided Pkg./Unit	<u>Front Garage Townhomes (34 Homes)</u> Garages 68 <u>Apron Spaces 68</u> Total Spaces 136 Spaces (4:1 Ratio)		
	<u>Rear Garage Rowhomes (56 Homes)</u> Garages 112 <u>Private Dr. Sp. 26</u> Total Spaces 138 Spaces (2.5:1 Ratio)		
	Total Site	274 Spaces (3.0:1 Ratio)	
Yard Requirements	Yard Type	Required	Proposed
West Parcel (Tuthill)	Front Yard	25'	25' Min
(Burlington Avenue)	Corner Side Yard	15'	*37' Min.
(North Property Line)	Interior Side Yard	6'	8' Min.
(Naperville Wheaton Road)	Rear Yard	25'	25'
East Parcel (Tuthill)	Rear Yard	25'	*37' Min
(Plank Road)	Corner Side Yard	15'	23' Min.
(North Property Line)	Interior Side Yard	6'	8' Min.
(Naperville Boulevard)	Front Yard	25'	25' Min.
*Denotes Platted Setback			





Proposed Zoning	R3A (PUD/Medium Density Multiple Family Residence District) upon annexation.		
Site Area	350,647 SF (8.05 Ac)		
Proposed Density	34 Two Story Townhomes (Two Car Gar.) 56 Three Story Townhomes (Two Car Gar.) 90 Total Units (11.2 Du/Ac.)		
Parking			
Required Pkg./Unit	2.25 Spaces/ Unit 203 Total Required Parking Spaces		
Provided Pkg./Unit	<u>Front Garage Townhomes (34 Homes)</u> Garages 68 Apron Spaces 68 Total Spaces 136 Spaces (4:1 Ratio)		
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	Total Site	274 Spaces (3.0:1 Ratio)	
Yard Requirements	Yard Type	Required	Proposed
West Parcel (Tuthill)	Front Yard	25'	25' Min.
(Burlington Avenue)	Corner Side Yard	15'	*37' Min.
(North Property Line)	Interior Side Yard	6'	8' Min.
(Naperville Wheaton Road)	Rear Yard	25'	25'
East Parcel (Tuthill)	Rear Yard	25'	*37' Min.
(Plank Road)	Corner Side Yard	15'	23' Min.
(North Property Line)	Interior Side Yard	6'	8' Min.
(Naperville Boulevard)	Front Yard	25'	25' Min.
*Denotes Platted Setback			

Yard Requirements	Yard Type	Required	Proposed
West Parcel (Tuthill)	Front Yard	25'	25' Min
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(North Property Line)	Interior Side Yard	6'	8' Min.
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(Plank Road)	Corner Side Yard	15'	23' Min.
(North Property Line)	Interior Side Yard	6'	8' Min.
(Naperville Boulevard)	Front Yard	25'	25' Min.

90 UNITS
Townhouse Type A
2 story
34 Units

End Int.

46 UNITS
Rowhome Type B
3 story
56 Units

End Int.

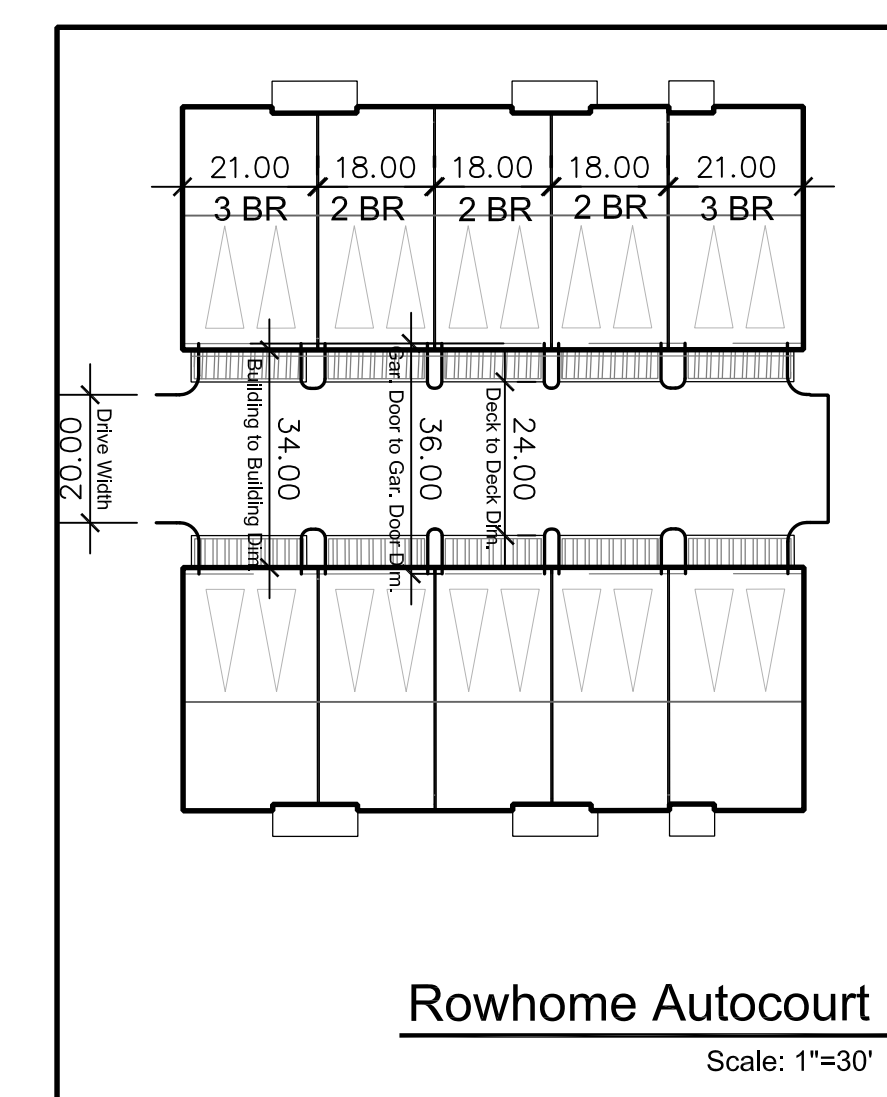


EXHIBIT D



All water main will be complete per the civil plans in a completed loop.
All sanitary lines will be complete and connect to the sanitary main per the civil plans.

LEGEND

SWITCHGEAR (10'X10')

TRANSFORMER (4'X4')

ELECTRIC MOB 1 ROUTE

ELECTRIC MOB 2 ROUTE

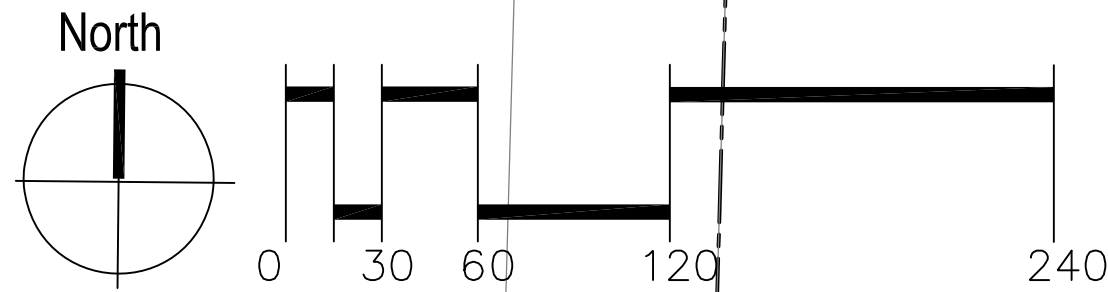
SANITARY ROUTE

SIDEWALK AND LANDSCAPING COMPLETE IN PHASE 2B

PHASE 2B
Buildings 8,7 (14 Units)
OCCUPY:11/12/26

ALL LANDASCAPING WILL BE COMPLETE IN EACH HIGHLIGHTED PHASE PRIOR TO COMPLETION OF THAT PHASE.

PHASE 2B



ROW WORK COMPLETE INCL.BINDER ROADS, CURBS & SIDEWALKS

WATER MAIN COMPLETE

CURB & GUTTER PRIVATE ROADS,DRIVWAYS IN BINDER COMPLETE

CONSTRUCTION ZONE

Site Data

Proposed Zoning

R3A (PUD/Medium Density Multiple Family Residence District) upon annexation.

Site Area

350,647 SF (8.05 Ac)

Proposed Density

34 Two Story Townhomes (Two Car Gar.)
56 Three Story Townhomes (Two Car Gar.)
90 Total Units (11.2 Du/Ac.)

Parking

Required Pkg./Unit 2.25 Spaces/ Unit
203 Total Required Parking Spaces

Provided Pkg./Unit

Front Garage Townhomes (34 Homes)
Garages 68
Apron Spaces 68
Total Spaces 136 Spaces (4:1 Ratio)

Rear Garage Rowhomes (56 Homes)
Garages 112
Private Dr. Sp. 26
Total Spaces 138 Spaces (2.5:1 Ratio)

Total Site 274 Spaces (3.0:1 Ratio)

Yard Requirements

Yard Type

Required

Proposed

West Parcel (Tuthill) (Burlington Avenue) (North Property Line) (Naperville Wheaton Road)

Front Yard
Corner Side Yard
Interior Side Yard
Rear Yard

25'
15'
6'
25'

25' Min
*37' Min.
8' Min.
25'

East Parcel (Tuthill) (Plank Road) (North Property Line) (Naperville Boulevard)

Rear Yard
Corner Side Yard
Interior Side Yard
Front Yard

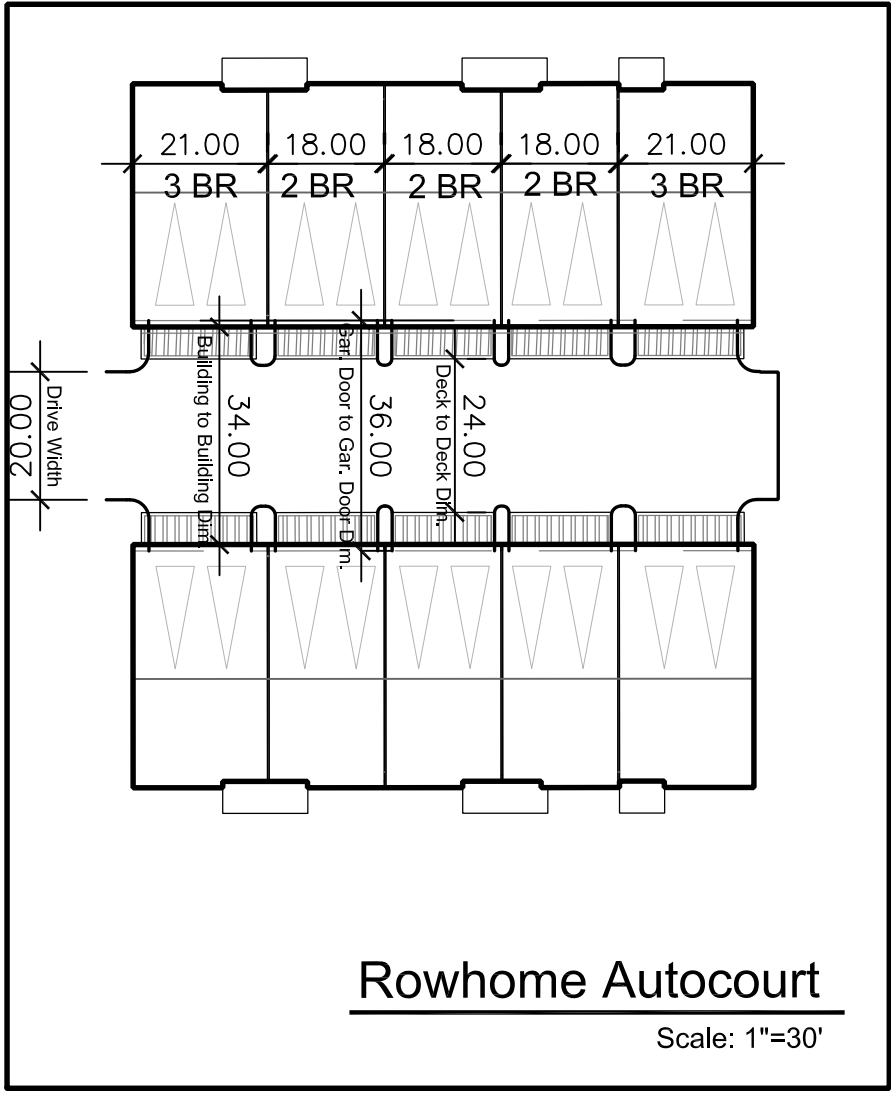
25'
15'
6'
25'

*37' Min
23' Min.
8' Min.
25' Min.

*Denotes Platted Setback

90 UNITS
Townhouse Type A
2 story
34 Units

Rowhome Type B
3 story
56 Units



ISSUE DATE:	11-05-2024
REVISIONS	
02/25/2025	City Comments
04/10/2025	City Comments

Lincoln Property Company
120 North LaSalle Street
Chicago, IL 60602
312-345-8789

The Residences
at Naper and Plank
Plank Rd./Tuthill Rd./Burlington Ave./ Naper Blvd.
Naperville, Illinois



220 N. Smith Street Suite 210
Palatine, Illinois 60067
847.705.2200

JOB NO: -- PROJ MGR: TS
DRAWN: TJS CHECKED: --
DIMENSIONED SITE PLAN

All water main will be complete per the civil plans in a completed loop.
All sanitary lines will be complete and connect to the sanitary main per the civil plans.

ALL LANDSCAPING WILL BE COMPLETE IN EACH HIGHLIGHTED PHASE PRIOR TO COMPLETION OF THAT PHASE.

PHASE 3A

Water Main Loop Installed in Phase 3A

Sanitary Main Installed Phase 3A

DPU-E Service Phase 3A East Parcel Mobilize. All other on site utilities will be completed prior to DPU-E installation. 4/1/26 (Buildings 17,16,15,14,10,9,8,7,6,5,4,3,2,1)

PHASE 3A
Buildings 6,5,14 (15 Units)
OCCUPY: 12/15/26

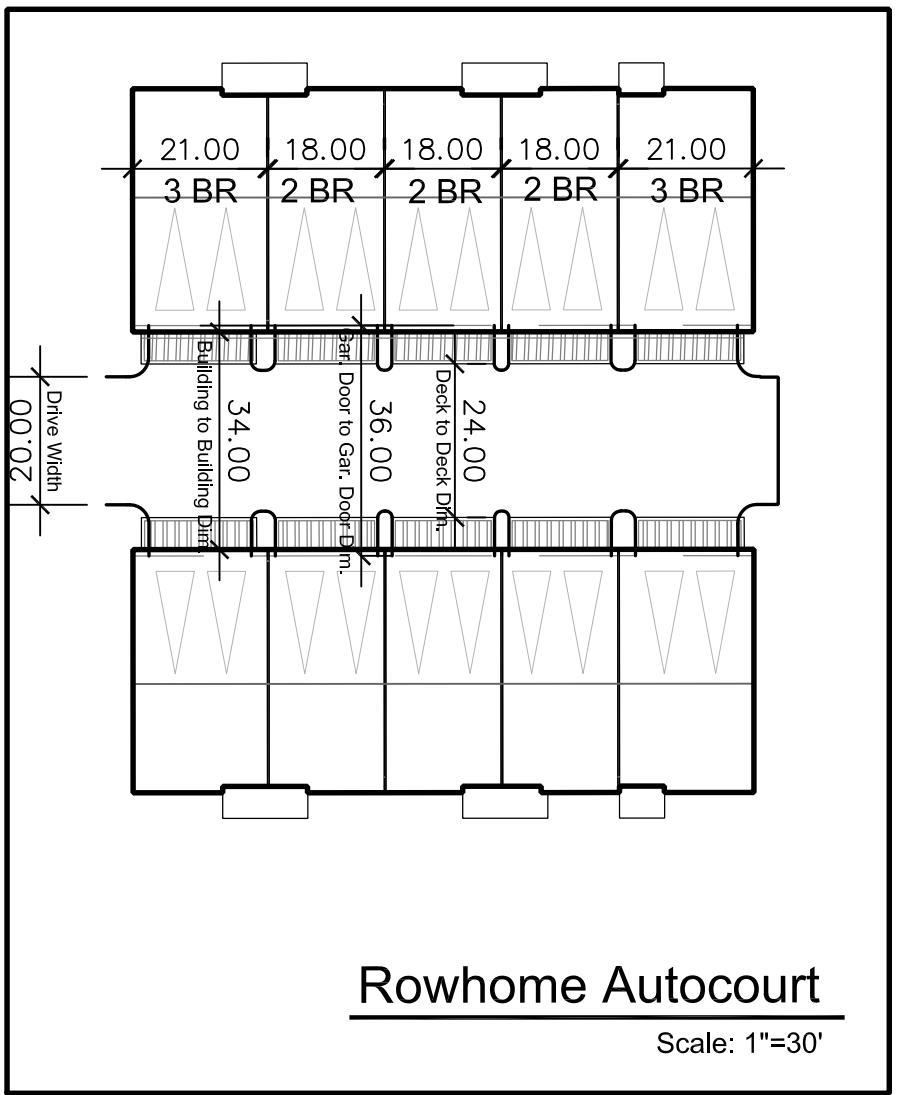
Underground Detention Complete in Phase 3A

- LEGEND
- SWITCHGEAR (10'X10')
 - TRANSFORMER (4'X4')
 - ELECTRIC MOB 1 ROUTE
 - ELECTRIC MOB 2 ROUTE
 - SANITARY ROUTE

- ROW WORK COMPLETE INCL.BINDER ROADS, CURBS & SIDEWALKS
- WATER MAIN COMPLETE
- CURB & GUTTER PRIVATE ROADS,DRIVWAYS IN BINDER COMPLETE
- CONSTRUCTION ZONE

Site Data																					
Proposed Zoning	R3A (PUD/Medium Density Multiple Family Residence District) upon annexation.																				
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Proposed Density	34 Two Story Townhomes (Two Car Gar.) 56 Three Story Townhomes (Two Car Gar.) 90 Total Units (11.2 Du/Ac.)																				
Parking	2.25 Spaces/ Unit 203 Total Required Parking Spaces																				
Provided Pkg./Unit	<table><tr><td colspan="2">Front Garage Townhomes (34 Homes)</td></tr><tr><td>Garages</td><td>68</td></tr><tr><td>Apron Spaces</td><td>68</td></tr><tr><td>Total Spaces</td><td>136 Spaces (4:1 Ratio)</td></tr><tr><td colspan="2">Rear Garage Rowhomes (56 Homes)</td></tr><tr><td>Garages</td><td>112</td></tr><tr><td>Private Dr. Sp.</td><td>26</td></tr><tr><td>Total Spaces</td><td>138 Spaces (2.5:1 Ratio)</td></tr><tr><td>Total Site</td><td>274 Spaces (3.0:1 Ratio)</td></tr></table>			Front Garage Townhomes (34 Homes)		Garages	68	Apron Spaces	68	Total Spaces	136 Spaces (4:1 Ratio)	Rear Garage Rowhomes (56 Homes)		Garages	112	Private Dr. Sp.	26	Total Spaces	138 Spaces (2.5:1 Ratio)	Total Site	274 Spaces (3.0:1 Ratio)
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Yard Requirements	Yard Type	Required	Proposed																		
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(Naperville Boulevard)	Front Yard	25'	25' Min.																		
*Denotes Platted Setback																					

- 90 UNITS Townhouse Type A
2 story
34 Units
- Rowhome Type B
3 story
56 Units



ISSUE DATE:	11-05-2024
REVISIONS	
02/25/2025	City Comments
04/11/2025	City Comments

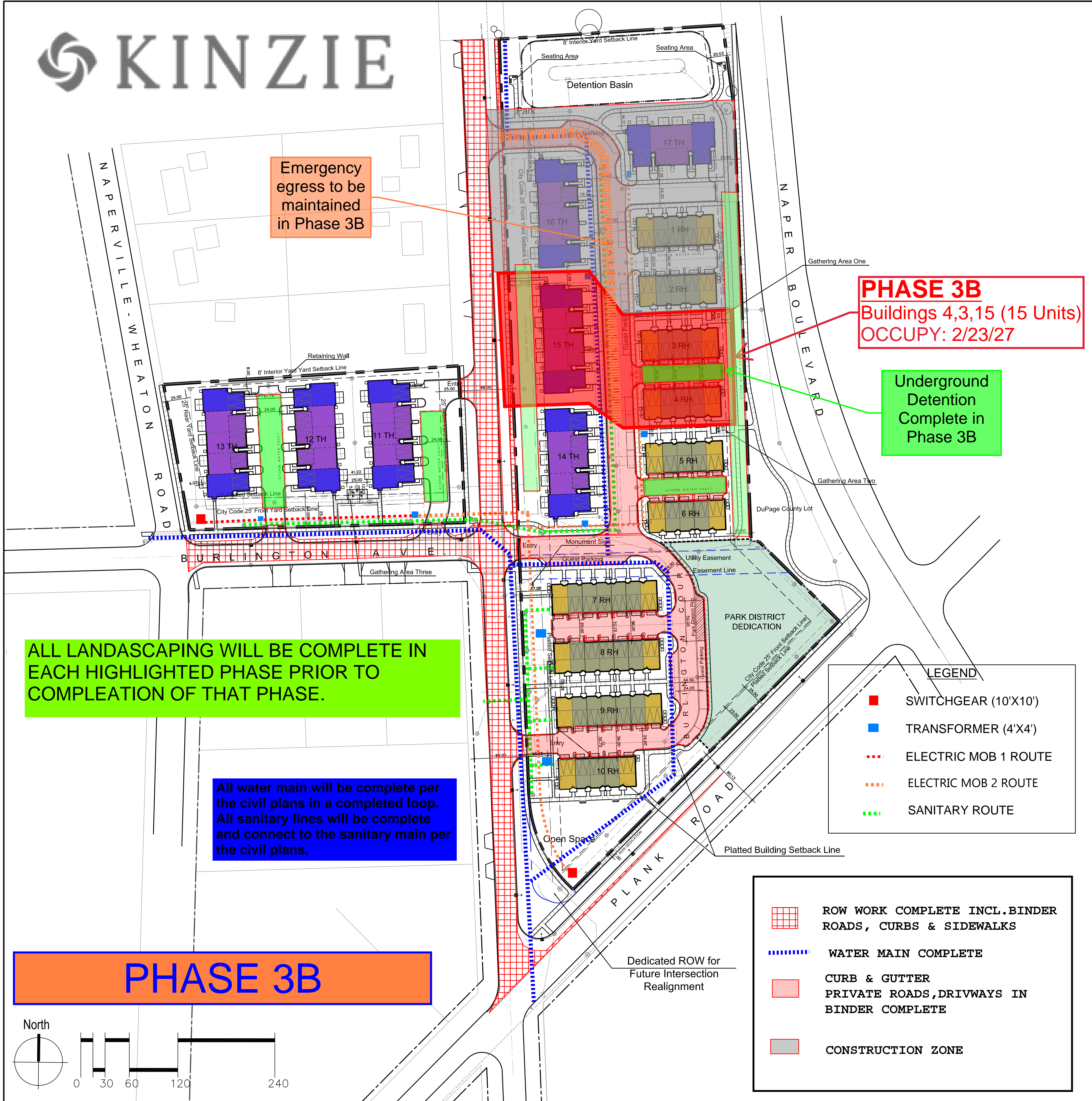
Lincoln Property Company
120 North LaSalle Street
Chicago, IL 60602
312-345-8789

The Residences at Naper and Plank
Plank Rd./Tuthill Rd./Burlington Ave./ Naper Blvd.
Naperville, Illinois



220 N. Smith Street Suite 210
Palatine, Illinois 60067
847 705 2200

JOB NO: -- PROJ MGR: TS
DRAWN: TJS CHECKED: --
DIMENSIONED SITE PLAN



Site Data

Proposed Zoning R3A (PUD/Medium Density Multiple Family Residence District) upon annexation.

Site Area 350,647 SF (8.05 Ac)

Proposed Density 34 Two Story Townhomes (Two Car Gar.)
56 Three Story Townhomes (Two Car Gar.)
90 Total Units (11.2 Du/Ac.)

Parking

Required Pkg./Unit 2.25 Spaces/ Unit

203 Total Required Parking Spaces

Provided Pkg./Unit

Front Garage Townhomes (34 Homes)

Garages 68

Apron Spaces 68

Total Spaces 136 Spaces (4:1 Ratio)

Rear Garage Rowhomes (56 Homes)

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Private Dr. Sp. 26

Total Spaces 138 Spaces (2.5:1 Ratio)

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Yard Requirements	Yard Type	Required	Proposed
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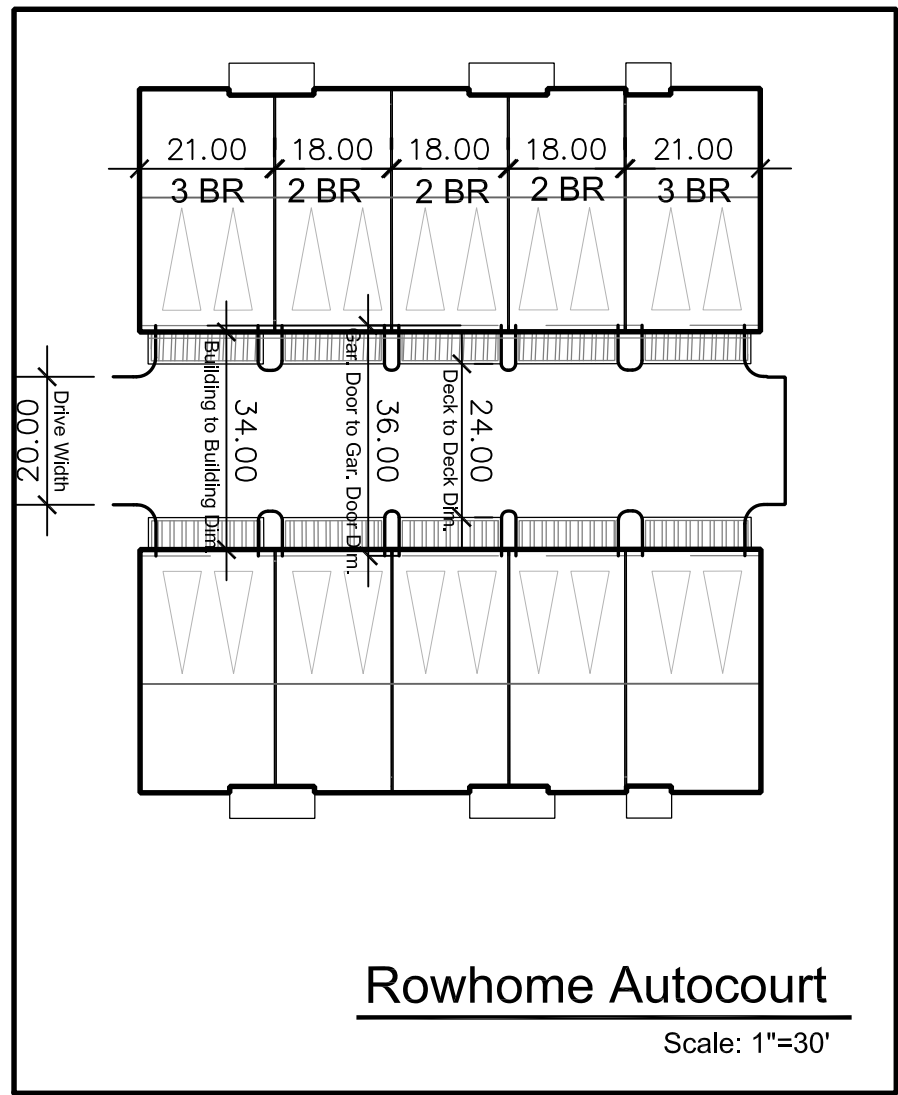
*Denotes Platted Setback

90 UNITS
Townhouse Type A
2 story
34 Units

Rowhome Type B
3 story
56 Units

- LEGEND
- SWITCHGEAR (10'X10')
 - TRANSFORMER (4'X4')
 - ELECTRIC MOB 1 ROUTE
 - ELECTRIC MOB 2 ROUTE
 - SANITARY ROUTE

- ROW WORK COMPLETE INCL.BINDER ROADS, CURBS & SIDEWALKS
- WATER MAIN COMPLETE
- CURB & GUTTER PRIVATE ROADS,DRIVWAYS IN BINDER COMPLETE
- CONSTRUCTION ZONE



ISSUE DATE: 11-05-2024

REVISIONS	DATE	BY	APP
02/25/2025	City Comments		
04/10/2025	City Comments		

Lincoln Property Company

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Chicago, IL 60602
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Naperville, Illinois



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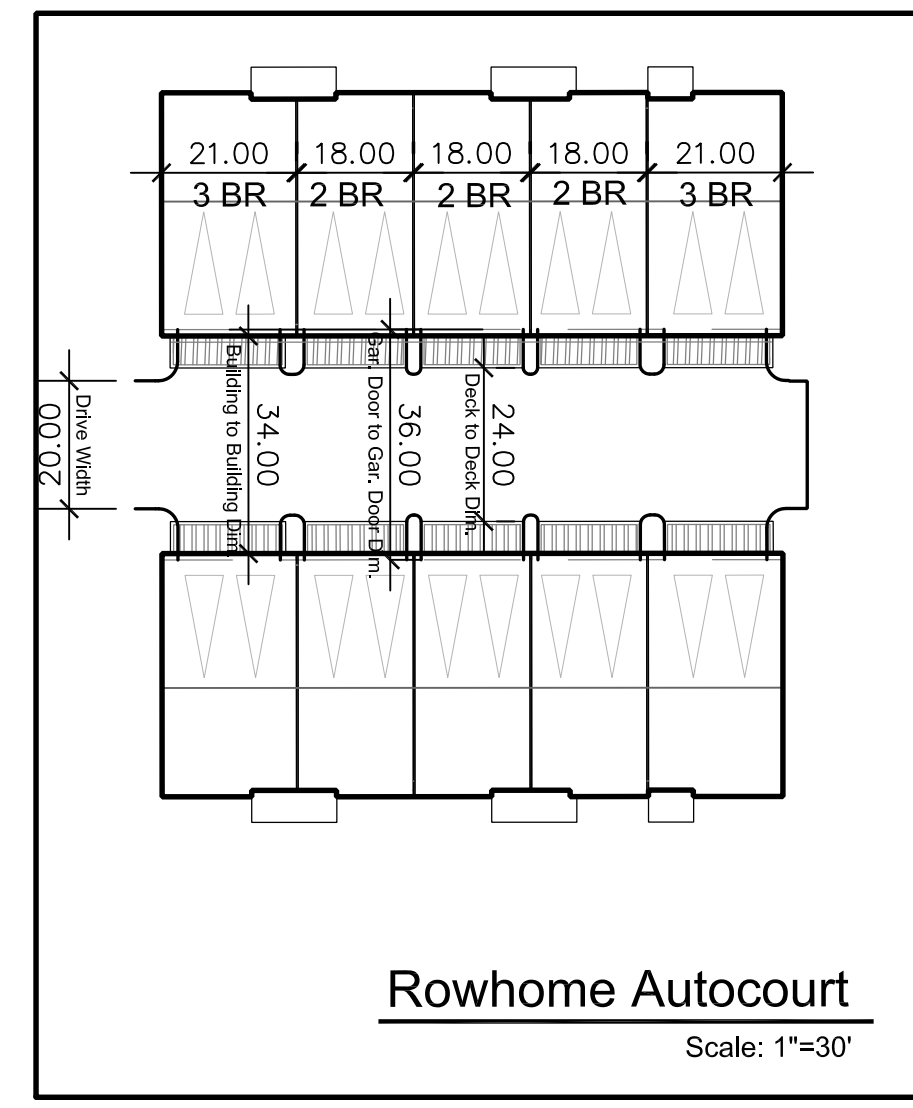
JOB NO: -- PROJ MGR: TS
DRAWN: TJS CHECKED: --
DIMENSIONED SITE PLAN



Site Data

Proposed Zoning	R3A (PUD/Medium Density Multiple Family Residence District) upon annexation.		
Site Area	350,647 SF (8.05 Ac)		
Proposed Density	34 Two Story Townhomes (Two Car Gar.)		
	56 Three Story Townhomes (Two Car Gar.)		
	90 Total Units (11.2 Du/Ac.)		
Parking			
Required Pkg./Unit	2.25 Spaces/ Unit		
	203 Total Required Parking Spaces		
Provided Pkg./Unit			
	<u>Front Garage Townhomes (34 Homes)</u>		
	Garages	68	
	Apron Spaces	68	
	Total Spaces	136 Spaces (4:1 Ratio)	
	<u>Rear Garage Rowhomes (56 Homes)</u>		
	Garages	112	
	Private Dr. Sp.	26	
	Total Spaces	138 Spaces (2.5:1 Ratio)	
	Total Site	274 Spaces (3.0:1 Ratio)	
Yard Requirements	Yard Type	Required	Proposed
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*Denotes Platted Setback			

90 UNITS		
Townhouse Type A		
2 story		
34 Units		
Rowhome Type B		
3 story		
56 Units		



ISSUE DATE:	11-05-2024
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Lincoln Property Company

The Residences at Naper and Plank

Plank Rd./Tuthill Rd./Burlington Ave./ Naper Blvd.

Naperville, Illinois

120 North LaSalle Street
Chicago, IL 60602
312-345-8789



220 N. Smith Street Suite 210
Palatine, Illinois 60067
847.705.2200

JOB NO: -- PROJ MGR: TS
DRAWN: TJS CHECKED: --
DIMENSIONED SITE PLAN



FINAL ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COST

for

The Residences at Naper and Plank

Public Improvements

Naperville, Illinois

September 26, 2025

1.0 EARTHWORK & EROSION CONTROL	QUANTITY	UNITS	UNIT PRICE	COST
1.01 EROSION CONTROL ITEMS (SILT FENCE, INLET PROTECTION, ENTRANCE)	1	ls	\$ 15,000.00	\$ 15,000.00
1.02 CLAY EXCAVATION	7,007	cy	\$ 3.50	\$ 24,524.50
1.03 STRUCTURAL FILL	27,807	cy	\$ 3.00	\$ 83,421.00
1.04 STRUCTURAL IMPORT	9,587	cy	\$ 35.00	\$ 335,545.00
1.05 TOPSOIL STRIP	14,071	cy	\$ 3.25	\$ 45,730.75
1.06 TOPSOIL RESPREAD OPEN SPACES	4,152	cy	\$ 3.25	\$ 13,494.00
Subtotal Division 1.0:				\$ 517,715.25

2.0 SANITARY SEWER	QUANTITY	UNITS	UNIT PRICE	COST
2.01 8" PVC SANITARY SEWER (<15' depth)	1,167	lf	\$ 45.00	\$ 52,515.00
2.02 4' SANITARY MANHOLE (<15' depth)	18	each	\$ 4,000.00	\$ 72,000.00
2.03 TRENCH BACKFILL	800	cy	\$ 35.00	\$ 28,000.00
2.04 NEW MANHOLE OVER EXISTING PIPE	2	each	\$ 6,000.00	\$ 12,000.00
Subtotal Division 2.0:				\$ 164,515.00

3.0 WATER SUPPLY	QUANTITY	UNITS	UNIT PRICE	COST
3.01 8" D.I.P. CLASS 52	2,782	lf	\$ 56.00	\$ 155,792.00
3.02 8" GATE VALVE IN 5' DIA. VAULT	5	each	\$ 3,500.00	\$ 17,500.00
3.03 6" D.I.P. CLASS 52	915	lf	\$ 42.00	\$ 38,430.00
3.04 WATER SERVICE VALVE BOX	17	each	\$ 1,500.00	\$ 25,500.00
3.05 FIRE HYDRANT	14	each	\$ 4,500.00	\$ 63,000.00
3.06 TRENCH BACKFILL	2,000	cy	\$ 35.00	\$ 70,000.00
3.07 PRESSURE CONNECTION TO EXISTING WATERMAIN	1	each	\$ 10,000.00	\$ 10,000.00
3.08 CONNECTION TO EXISTING WATERMAIN	2	each	\$ 3,500.00	\$ 7,000.00
Subtotal Division 3.0:				\$ 387,222.00

4.0 STORM SEWER SYSTEM	QUANTITY	UNITS	PRICE	COST
4.01 STORM SEWER, RCP (12")	2,926	lf	\$ 30.00	\$ 87,780.00
4.02 STORM SEWER, RCP (15")	501	lf	\$ 32.00	\$ 16,032.00
4.03 STORM SEWER, RCP (18")	726	lf	\$ 35.00	\$ 25,410.00
4.04 STORM SEWER, RCP (24")	692	lf	\$ 40.00	\$ 27,680.00
4.05 FLARED END SECTION W/ GRATE (24")	2	each	\$ 2,500.00	\$ 5,000.00
4.06 4' DIA. STORM MANHOLE	55	each	\$ 2,800.00	\$ 154,000.00
4.07 5' DIA. STORM MANHOLE	4	each	\$ 3,500.00	\$ 14,000.00
4.08 6' DIA. STORM MANHOLE W/ RESTRICTOR	2	each	\$ 5,000.00	\$ 10,000.00
4.09 2' INLET	22	each	\$ 2,000.00	\$ 44,000.00
4.10 CONNECT TO EXISTING STRUCTURE	4	each	\$ 1,500.00	\$ 6,000.00
4.11 TRENCH BACKFILL	2,750	cy	\$ 34.00	\$ 93,500.00
4.12 UNDERGROUND DETENTION SYSTEM, INCLUDING EXCAVATION AND STONE BACKFILL	1	ls	\$ 1,017,875.00	\$ 1,017,875.00
Subtotal Division 4.0:				\$ 1,501,277.00

5.0 PAVING	QUANTITY	UNITS	UNIT PRICE	COST
BITUMINOUS PAVEMENT (BURLINGTON, TUTHILL, AND PLANK WIDENING)				
5.01 BURLINGTON AVE FULL DEPTH REMOVAL	1,911	sy	\$ 12.00	\$ 22,932.00
5.02 TUTHILL PAVEMENT MILLING/RUBBLEIZATION	2,516	sy	\$ 5.00	\$ 12,580.00
5.03 HMA SURFACE COURSE (2.0") (BURLINGTON, TUTHILL, AND PLANK WIDENING)	5,019	sy	\$ 8.50	\$ 42,661.50
5.04 HMA BINDER COURSE (3.5") (BURLINGTON AND TUTHILL)	4,550	sy	\$ 11.00	\$ 50,050.00
5.05 HMA BINDER COURSE (5.0") (PLANK WIDENING)	469	sy	\$ 16.00	\$ 7,504.00
5.06 8" AGGR. BASE COURSE TYPE B (CA-6) W/PRIME COAT (BURLINGTON & TUTHILL)	4,550	sy	\$ 10.00	\$ 45,500.00
5.07 12" AGGR. BASE COURSE TYPE B (CA-6) W/PRIME COAT (PLANK WIDENING)	469	sy	\$ 15.00	\$ 7,035.00
BITUMINOUS PAVEMENT (ONSITE DRIVEWAYS AND PARKING AREAS)				
5.08 HMA SURFACE COURSE (1.5")	7,390	sy	\$ 7.00	\$ 51,730.00
5.09 HMA BINDER COURSE (2.5")	7,390	sy	\$ 7.50	\$ 55,425.00
5.10 8" AGGR. BASE COURSE TYPE B (CA-6) W/PRIME COAT	7,390	sy	\$ 10.00	\$ 73,900.00
CONCRETE PAVEMENT				
5.11 4" PCC SIDEWALK W/ 2" COMPACTED CA-6	42,961	sf	\$ 6.50	\$ 279,246.50
5.12 6" PCC SIDEWALK W/ 4" COMPACTED CA-6	2,586	sf	\$ 8.00	\$ 20,688.00
5.13 8" PCC DRIVEWAY ENTRANCE W/ 4" COMPACTED CA-6	3,475	sf	\$ 9.00	\$ 31,275.00
5.14 B6.12 CURB AND GUTTER W/AGGR. BASE	7,351	lf	\$ 28.00	\$ 205,828.00
5.15 STRIPING & SIGNAGE	1	allowance	\$ 2,000.00	\$ 2,000.00
Subtotal Division 5.0:				\$ 908,355.00

6.0 ELECTRICAL		QUANTITY	UNITS	UNIT PRICE		COST
6.01	SITE LIGHTING W/CONNECTIONS	16	each	\$	7,000.00	\$ 112,000.00
					Subtotal Division 6.0:	\$ 112,000.00
7.0 LANDSCAPING		QUANTITY	UNITS	UNIT PRICE		COST
7.01	PARKWAY TREES (WITHIN RIGHT-OF-WAY)	70	ea	\$	600.00	\$ 42,000.00
7.02	RIGHT-OF-WAY LANDSCAPE MISCELLANEOUS	1	ls	\$	50,000.00	\$ 50,000.00
					Subtotal Division 7.0:	\$ 92,000.00
TOTALS:						
1.0	EARTHWORK AND EROSION CONTROL					\$ 517,715.25
2.0	SANITARY SEWER SYSTEM					\$ 164,515.00
3.0	WATER SUPPLY SYSTEM					\$ 387,222.00
4.0	STORM SEWER SYSTEM					\$ 1,501,277.00
5.0	PAVING					\$ 908,355.00
6.0	ELECTRICAL					\$ 112,000.00
7.0	LANDSCAPING					\$ 92,000.00
					Subtotal	\$ 3,683,084.25
					10% Contingency	\$ 368,308.43
					TOTAL:	\$ 4,051,392.68

This Engineer's Opinion of Probable Cost is based upon the Preliminary Engineering Plans for Plank Road Multifamily, prepared by V3 Companies, dated September 26th, 2025. Since V3 Companies has no control over the cost of labor, materials, equipment or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, this Opinion of Probable Construction Costs is made based on V3 Companies' best judgment as an experienced and qualified professional engineer, familiar with the construction industry; however, V3 Companies can not and does not guarantee that proposals, bids or actual Construction Costs will not vary from the Opinions of Probable Construction Costs prepared by V3 Companies.

Typical Exclusions/Assumptions

* This Engineer's Opinion of Probable Construction cost does not include burial of any overhead utility lines.

* Landscaping is not included

Typical Units

lf = linear feet

sf = square feet

sy = square yards

cy = cubic yards

ea = each

ls = lump sum

acre

allowance

ton