MAJOR CHANGE TO

FINAL PLANNED UNIT DEVELOPMENT PLAT FOR

LOT 2 BRADFORD COMMONS RESUBDIVISION OF LOTS 5 & 6

5

ACCESSIBLE

FINAL PUD STATEMENT OF INTENT AND CONCEPT

NAPERVILLE, ILLINOIS

PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

TAX PARCEL NUMBER (PIN) 07-27-300-031

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING AND RETURN TO NAME: NAPERVIILE CITY CLERK

> 400 S. EAGLE STREET NAPERVILLE, ILLINOIS

LOCATION MAP NOT TO SCALE OWNER'S CERTIFICAT

IN THE STATE AFORESAID, DO HEREBY C

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

CITY COUNCIL CERTIFICATE

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DU PAGE)

, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS,

ON THE _____ DAY OF ____ AT____O'CLOCK___M.

RECORDER OF DEEDS PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS) COUNTY OF DU PAGE)

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION

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AT A MEETING HELD THE _____ DAY OF____

CHATRMAN SECRETARY NO. OF BICYCLE NO. OF BICYCLE HEIGHT/BULK LIMITATIONS | HEIGHT/BULK LIMITATIONS NO. OF VEHICLE NO. OF VEHICLE EASEMENT ZONING LOT PARKING SPACES PARKING SPACES PARKING SPACES PARKING SPACES **AREA MINIMUM NUMBER** (PROVIDED) FLOOR AREA RATIO FLOOR AREA RATIO (PROVIDED) (REQUIRED) (REOUIRED) 146 including 6 93,984.42 SF 45,186.61 SF | B-2 PUD

REQUIRED

LEGEND **PROPOSED** FLARED END SECTION PARKING LOT LIGHT DOUBLE SIGN SANITARY SERVICE WATER MAIN - - - -GAS MAIN ELECTRIC LINE **TELEPHONE LINE** CURB **CURB & GUTTER** DEPRESSED CURB SIDEWALK 1 FOOT CONTOURS + 644.05 SPOT ELEVATION OVERLAND FLOW SWALE OR DITCH TREE W/ TAG # SILT FENCE **INLET PROTECTION** TRENCH BACKFILL DUCTILE IRON PIPE REINFORCED CONCRETE PIPE RCP FLARED END SECTION TOP CURB **BOTTOM CURB** FINISHED GRADE FINISHED FLOOR

LEGAL DESCRIPTION

LOT 2 IN BRADFORD COMMONS, BEING A RESUBDIVISION OF LOTS 5 AND 6, OF PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 17, 2021, AS DOCUMENT NUMBER R2021-139056.

ARC DISTANCES ARE ALONG ALL CURVES

THERE ARE NO WETLAND AREAS ON THE SUBJECT PROPERTY

IRON RODS PLACED AT ALL CORNERS

SANITARY SEWERS, STORM SEWERS, AND WATER ARE PRIVATE UTILITIES THIS IS NOT A SUBDIVISION PLAT. FOR SUBDIVISION INFORMATION PLEASE REFE

SURVEYOR'S CERTIFICATE

ACCURATE DEPICTION OF THE PROPERTY

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

II HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY

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

I FURTHER CERTIFY THAT, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY NUMBER 170320, PANEL NUMBER 17043C0227J EFFECTIVE DATE 8/1/2019, NO PORTION OF THE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

GIVEN UNDER MY HAND AND SEAL THIS _____TH DAY OF ___ A.D., 2022

MICHAEL R. ROGINA ILLINOIS PROFESSIONAL LAND SURVEYOR #3516 (EXPIRES 11-30-22)

ROGINA ENGINEERS & SURVEYORS, LLC 1225 CHANNAHON ROAD JOLIET, IL 60436

BENCHMARKS

TOTAL GROSS

FLOOR AREA

16,263.36 SF

NAPERVILLE GPS BENCHMARK 24 - STAINLESS STEEL ROD IN SLEEVE LOCATED AT THE SOUTHWEST CORNER OF FARM ENTRANCE ON ROUTE 59 OPPOSITE COSTCO RIGHT-IN/RIGHT-OUT ELEV.=707.62 NAVD88

PROPOSED EASEMENT

NAPERVILLE GPS BENCHMARK 230 - STAINLESS STEEL ROD IN SLEEVE LOCATED ON THE WEST SIDE OF WHITE EAGLE DRIVE ON ROUTE 59 APPROXIMATELY 189' SOUTH OF MONARCH CIRCLE ELEV.=700.82 NAVD88

SITE BENCHMARK #1 - PK NAIL IN PAVEMENT LOCATED APPROXIMATELY 20' SOUTH OF THE PROPOSED NORTHWEST ENTRANCE SOUTH OF FITNESS DRIVE ELEV.=705.50 NAVD88

TE BENCHMARK #2 - CUT 'X' IN EX. TOP OF CURB LOCATED APPROXIMATELY 46.5' NORTH OF THE SOUTHWEST CORNER OF PROPERTY. ELEV.=705.78 NAVD88

PETITIONER WU & TRAN NAPERVILLE LLC 34001 AVONDALE NEW LENOX, IL 60451

COMMONLY KNOWN AS: 2703 BEEBE DRIVE NAPERVILLE, ILLINOIS 60564

REVISION #1 PER CITY REVIEW 10/7/2022 DATE OF PREPARATION: 9/9/2022 CITY PROJECT NUMBER 22-1000007



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