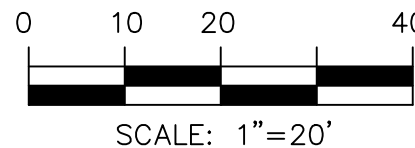


PRELIMINARY PLANNED UNIT DEVELOPMENT
FOR
MAIN STREET PROMENADE PHASE III
NAPERVILLE, ILLINOIS

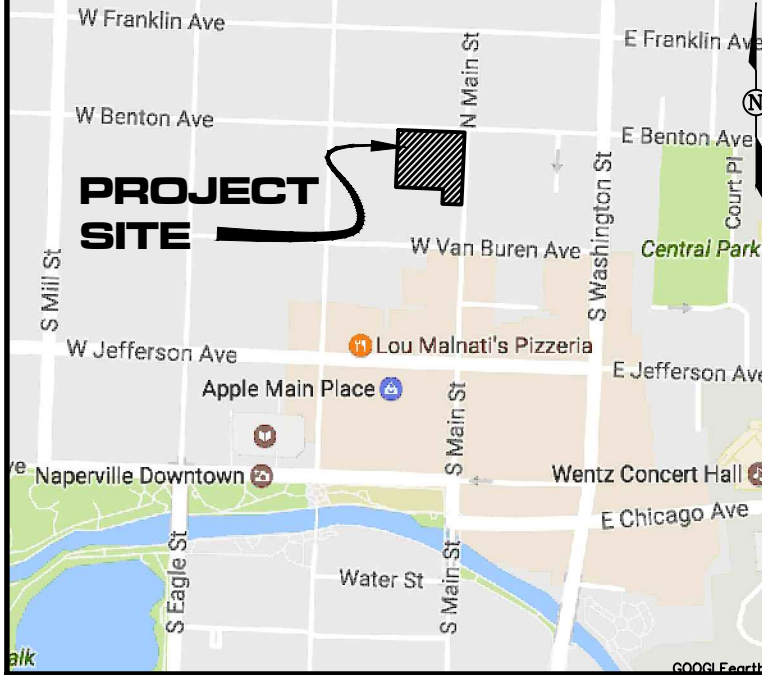
BEING IN PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

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



PIN: 07-13-418-004
07-13-418-005
07-13-418-006
07-13-418-007
07-13-418-013

SOUTH LINE OF BENTON AVENUE
BEING N 90°00'00" E ASSUMED



LOCATION MAP
N.T.S.

SITE DATA

GROSS AREA	= 36,371 SQUARE FEET (0.835 ACRES)
NET AREA	= 36,371 SQUARE FEET (0.835 ACRES)
NO. OF LOTS	= 1
CURRENT ZONING	= B4-PUD (PARCELS 1, 2 & 3) B4 - DOWNTOWN CORE DISTRICT (PARCEL 4)
PROPOSED SETBACKS:	
MINIMUM:	
FRONT YARD	= NONE SPECIFIED
SIDE YARD	= NONE SPECIFIED
REAR YARD	= NONE SPECIFIED
MAXIMUM:	= 6' FOR ALL NEW CONSTRUCTION OR MODIFICATIONS TO ANY EXTERIOR BUILDING WALL MADE AFTER JANUARY 1, 2012.
BUILDING SITE AREA REQUIREMENTS	= NONE SPECIFIED
LOT WIDTH REQUIREMENTS	= NONE
YARD REQUIREMENTS	= NONE
MAXIMUM FLOOR AREA RATIO (B4 DISTRICT)	= 2.5
PROPOSED FLOOR AREA RATIO	= 3.10
MAXIMUM BUILDING HEIGHT	= 60 FEET
NUMBER OF PROPOSED DWELLING UNITS	= 72
PARKING PROVIDED	= 120 SPACES (115 + 5HC)
PROPOSED PARKING RATIO	= 1.67/UNIT

BUILDING AREA:	
GROSS AREA	
-FIRST FLOOR GROSS (33,052 x 1)	= 33,052 SQUARE FEET
-SECOND & THIRD FLOOR GROSS (34,555 x 2)	= 69,110 SQUARE FEET
-FOURTH & FIFTH FLOOR GROSS (29,809 x 2)	= 59,618 SQUARE FEET
TOTAL GROSS AREA	= 161,780 SQUARE FEET
FAR AREA	
-LEASABLE RESIDENTIAL	= 14,190 SQUARE FEET
-LEASABLE COMMERCIAL	= 77,248 SQUARE FEET
TOTAL LEASABLE AREA	= 91,438 SQUARE FEET

ACTUAL TOTAL AREA (LESS PARKING)	= 112,887 SQUARE FEET
ACTUAL FAR	= 3.10
BUILDING EFFICIENCY:	= 81%

NOTES:

- A NON-EXCLUSIVE PERPETUAL EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT. THE EASEMENT IS FOR WALL OPENING CALCULATIONS UNDER BUILDING CODE PROVISIONS AND WILL BE PROVIDED DURING FINAL ENTITLEMENT SUBMITTAL.
- A PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT DURING FINAL ENTITLEMENT SUBMITTAL.
- AN 18 FOOT ACCESS EASEMENT TO BE GRANTED WITH THE FINAL PLAT OF SUBDIVISION. A 9 FOOT PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED WITH THE FINAL PLAT OF SUBDIVISION.
- REFER TO MAIN STREET PROMENADE PHASE III PLAT OF SUBDIVISION FOR LOT & EASEMENT INFORMATION.

LEGAL DESCRIPTIONS

- PARCEL 1:
THE NORTH 82.50 FEET OF LOT 8 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.
- PARCEL 2:
THE NORTH 82.50 FEET OF LOTS 9 AND 12 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.
- PARCEL 3:
THE SOUTH 82.50 FEET OF LOTS 8, 9, AND 12 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842, AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.
- PARCEL 4:
LOT 11 (EXCEPT THE SOUTH 110 FEET THEREOF) IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.

CITY PROJECT NO. 19-10000040

ABBREVIATIONS

000.00' M	MEASURED DATA
000.00' C	COMPUTED DATA
000.00' R	RECORD DATA
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R=	RADIUS
A=	ARC LENGTH
PIN	PERMANENT INDEX NUMBER
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
L.E. & S.E.	LANDSCAPE & SIDEWALK EASEMENT

LEGEND

PROPOSED	EXISTING	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		VALVE & VAULT
		FIRE HYDRANT
		CLEANOUT
		BUFFALO BOX
		STREET LIGHT
		BOLLARD LIGHT
		LIGHT STANDARD
		GROUND FLOOD LIGHT
		UTILITY POLE
		GAS VALVE
		GAS METER
		TELEPHONE MANHOLE
		TELEPHONE PEDESTAL
		ELECTRIC MANHOLE
		ELECTRIC DUCTBANK MANHOLE-G
		ELECTRIC DUCTBANK MANHOLE-E
		ELECTRIC DUCTBANK SWITCHGEAR
		ELECTRIC PEDESTAL
		ELECTRIC METER
		AIR CONDITIONER
		ELECTRIC HAND HOLE
		CABLE TELEVISION PEDESTAL
		ROADWAY/HANDICAP SIGN
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		FORCEMAIN
		HEADWALL
		END SECTION
		CORRUGATED METAL PIPE
		TRAFFIC SIGNAL INTERCONNECT
		ELECTRIC LINE
		ELECTRIC LINE
		TRAFFIC SIGNAL LINE
		STREET LIGHT CABLING
		OVERHEAD UTILITY LINES
		GAS LINE
		TELEPHONE LINE
		FIBER OPTIC CABLE
		CABLE TELEVISION
		FENCE LINE
		GUARDRAIL
		SIDEWALK
		CURB
		DEPRESSED CURB
		GUTTER FLAG W/REVERSE PITCH
		STRUCTURE CALLOUT
FIN. FLR.=000.0		PROPOSED FINISH FLOOR ELEVATION
000.0TW		TOP OF WALL ELEVATION
000.0BW		BTM OF WALL ELEVATION
000.0TSTP		TOP OF STEP ELEVATION
000.0BSTP		BTM OF STEP ELEVATION
		DIRECTION OF FLOW

PAVEMENT LEGEND

	PROPOSED LIMITS OF CONCRETE PAVEMENT, DRIVEWAY OR SIDEWALK.
	PROPOSED BRICK PAVER SIDEWALK (STOCKHOLM)
	PROPOSED BRICK PAVER PER 2018 DOWNTOWN STREETSCAPE DESIGN STANDARDS
	PROPOSED STAMPED CONCRETE PAVEMENT
	UTILITY PATCH
	PROPOSED REVERSE PITCH CURB AND GUTTER
	DEPRESSED CURB (SEE NOTE #1)
	ADA DETECTABLE WARNING TILE (24 INCH MINIMUM WIDTH)
	ADA PAVER TILE (24 INCH MINIMUM WIDTH)

LINE TYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		SUBDIVISION BOUNDARY
		LOT LINE
		CENTER LINE
		RIGHT OF WAY
		ACCESS EASEMENT LINE
		EASEMENT LINE
		BUILDING LINE
		SECTION LINE
		UNDERLYING LOT LINE

PRELIMINARY PUD STATEMENT OF INTENT

A MIXED USE DEVELOPMENT COMPLEMENTING THE EXISTING MAIN STREET PROMENADE DEVELOPMENTS LOCATED IN THE CITY'S B-4 DOWNTOWN CORE CONSISTING OF GROUND FLOOR RETAIL AND SEVENTY-TWO RESIDENCES ON FLOORS 2, 3, 4 AND 5 INCLUDING INTERNAL PARKING FOR THE RESIDENCES AND ASSOCIATED AMENITIES.

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05/15/19	REV. PER CITY RVW (DATED 4/25/19)			

MAIN STREET PROMENADE PHASE III

PRELIMINARY PLANNED UNIT DEVELOPMENT

DRN./CKD. BY:SRH/MAJ/JGC	FILE: 8422NEX_PRELIM_PUD	F.LD. BK./PG.: 147/3	SHEET NO. 1 OF 2
SCALE: 1"=20'	DATE: 03/18/19	JOB NO.: 190-311	

ROAKE AND ASSOCIATES, INC.
Part of Civil & Environmental Consultants, Inc.
1230 E. Diehl Road, Suite 200, Naperville, IL 60563
Tel. (877) 963-6026 Fax. (630) 963-6027



PREPARED FOR:
RETAIL PROPERTIES OF AMERICA
2021 SPRING ROAD, SUITE 200
OAKBROOK, ILLINOIS 60526
TEL. (630) 634-4194
FAX. (630) 597-2557

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REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05/15/19	REV. PER CITY RVW (DATED 4/25/19)			

MAIN STREET PROMENADE PHASE III			
PRELIMINARY PLANNED UNIT DEVELOPMENT			
DRN./CKD. BY: SRH/JGC	FILE: 8422NEX_PRELIM_PUD	FLD. BK./PG.: 147/3	SHEET NO. 2 OF 2
SCALE: 1"=20'	DATE: 03/18/19	JOB NO.: 190-311	

OWNER'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ }SS

THIS IS TO CERTIFY THAT _____, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE 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____.

BY: _____ ATTEST: _____
SIGNATURE SIGNATURE

TITLE: _____ TITLE: _____
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ }SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____, AND _____ OF _____ 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 _____ 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 YEAR

NOTARY PUBLIC SIGNATURE

PRINT NAME

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE, 20____. YEAR

MORTGAGEE CERTIFICATE

STATE OF _____ }
COUNTY OF _____ }SS

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

MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____ }
COUNTY OF _____ }SS

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

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ 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 _____ DATE _____ DAY OF _____ MONTH _____, 20____. YEAR _____

NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

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

OF _____ 20____.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

APPROVED BY THE NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE _____ DAY OF _____, A.D, 20____.

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS

ON THE _____ DAY OF _____, 20____.

AT _____ O'CLOCK _____ M, _____
RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

I, DOUGLAS R. McCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

PARCEL 1:

THE NORTH 82.50 FEET OF LOT 8 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.

PARCEL2:

THE NORTH 82.50 FEET OF LOTS 9 AND 12 IN BLOCK 11 IN PLAT OF THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, IN DUPAGE COUNTY, ILLINOIS.

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I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6, AS HERETOFORE AND HEREAFTER AMENDED AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY MAP NUMBER 17197C0030 E, DATED SEPTEMBER 6, 1995.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., PART OF CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2021, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

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

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 035-002992
LICENSE VALID THROUGH NOVEMBER 30, 2020

