

NORTH

BASIS OF BEARINGS:
ILLINOIS STATE PLANE - EAST ZONE
(TRUE NORTH)

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

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

FINAL 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 FORTY-SEVEN
RESIDENCES ON FLOORS 2, 3, 4 AND 5 INCLUDING EXTERNAL PARKING
FOR THE RESIDENCES AND ASSOCIATED AMENITIES.

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

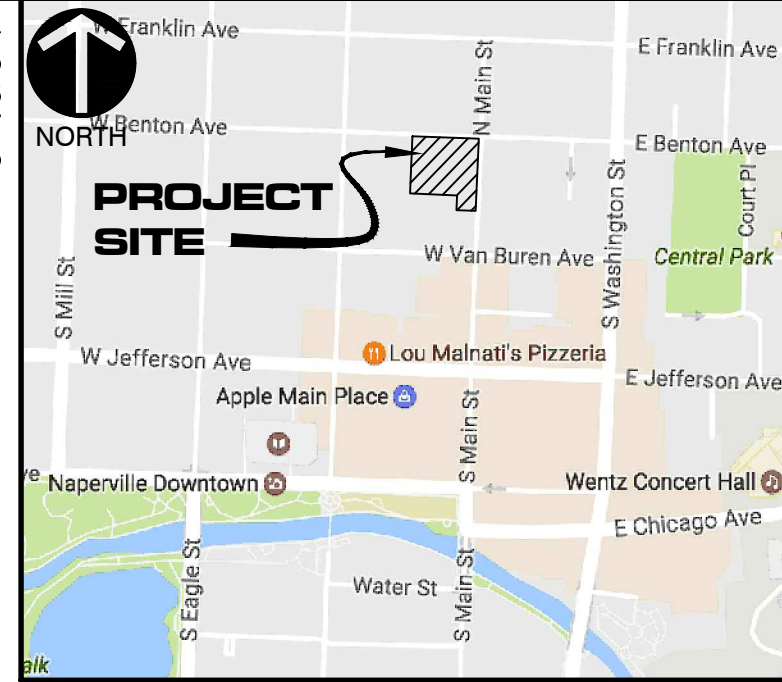
PROPOSED	EXISTING	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		VALVE & VAULT
		FIRE HYDRANT
		CLEANOUT
		BUFFALO BOX
		STREET LIGHT
		BOLLARD LIGHT
		LIGHT STANDARD
		GROUND FLOOD LIGHT
		UTILITY POLE
		GAS VALVE
		GAS METER
		TELEPHONE MANHOLE
		TELEPHONE PEDESTAL
		ELECTRIC MANHOLE
		ELECTRIC DUCTBANK MANHOLE-E
		ELECTRIC DUCTBANK MANHOLE-E
		ELECTRIC DUCTBANK SWITCHGEAR
		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

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
	ADA DETECTABLE WARNING TILE (24 INCH MINIMUM WIDTH)

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

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



SITE MAP
N.T.S.

ADDRESS: 3 S. MAIN STREET
NAPERVILLE, IL 60540

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

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	= 2.5
MAXIMUM FLOOR AREA RATIO (B4 DISTRICT)	= 1.98
PROPOSED FLOOR AREA RATIO	= 1.98
MAXIMUM BUILDING HEIGHT	= 60 FEET
NUMBER OF PROPOSED DWELLING UNITS	= 47
PARKING PROVIDED	= 57 SPACES (54 + 3HC) + 9 OPTIONAL OFFSITE
PROPOSED PARKING RATIO	= 1.40/UNIT
BUILDING AREA:	
GROSS AREA	= 14,060 SQUARE FEET
-FIRST FLOOR GROSS	= 14,060 SQUARE FEET
-SECOND FLOOR-FIFTH FLOOR GROSS	= 57,888 SQUARE FEET
TOTAL GROSS AREA	= 71,948 SQUARE FEET
FAR AREA	
-FIRST FLOOR	= 14,060 SQUARE FEET
-SECOND FLOOR-FIFTH FLOOR	= 57,888 SQUARE FEET
4 @ 14,472 SQUARE FEET	
TOTAL FAR AREA=	= 71,948 SQUARE FEET
MAXIMUM FAR=	= 2.5
ACTUAL FAR=	= 1.98

NOTES:

- THIS IS NOT A FINAL PLAT OF SUBDIVISION. REFER TO MAIN STREET PROMENADE PHASE III PLAT OF SUBDIVISION FOR LOT & EASEMENT INFORMATION.
- A PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED BY SEPARATE DOCUMENT FOR OFFSITE ELECTRIC TRANSFORMER.
- AN 18 FOOT CROSS 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.

SCALE IN FEET

CITY PROJECT NO. 20-10000016

REVISION RECORD

NO.	DATE	DESCRIPTION
1	08/17/20	REVIEW PER CITY REVIEW (DATED 08/17/20)

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinc.com

RPAI NAPERVILLE MAIN NORTH LLC
MAIN STREET PROMENADE PHASE III
3 SOUTH MAIN STREET
NAPERVILLE, ILLINOIS 60540

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT MAIN STREET PROMENADE PHASE III	DATE: FEBRUARY 10, 2020 DRAWN BY: SRH JGC PROJECT NO: 190-311.0006 CHECKED BY: JGC APPROVED BY: DRH
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DRAWING NO.: **SV01**
SHEET 1 OF 2

P:\2019\190-311_Survey\Draw\0000-PAU\190311-3101-PAU.dwg(S1002) LS(3/19/2020 - andlman) - LP: 3/20/2020 1:41 PM

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

THIS IS TO CERTIFY THAT RPAI NAPERVILLE MAIN NORTH LLC 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 _____ CITY _____, ILLINOIS, THIS _____ DAY OF _____ MONTH _____ 20____

DATE

BY: _____ SIGNATURE _____ ATTEST: _____ SIGNATURE _____

TITLE: _____ PRINT TITLE _____ TITLE: _____ PRINT TITLE _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY OF _____, DO HEREBY CERTIFY THAT _____ OF _____, SAID OWNER, WHO IS PERSONALLY KNOWN TO ME TO BE _____ TITLE _____ THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH _____ RESPECTFULLY, APPEARED BEFORE ME THIS DAY _____ TITLE _____ IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS/HER 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

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: _____ MAYOR _____ ATTEST: _____ 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: _____ CHAIRMAN _____ ATTEST: _____ 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

LEGAL DESCRIPTION

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.

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.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

I, DOUGLAS R. McCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT DESCRIBED BELOW AND DRAWN HEREON HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION FOR THE PURPOSES OF CREATE A FINAL PLANNED UNIT DEVELOPMENT. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

THESE PLANS HAVE BEEN PREPARED BY 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

REVISION RECORD

NO	DATE	DESCRIPTION
1	03/19/2020	REVISED PER CITY REVIEW DATED 03/09/20

RPai Naperville Main North LLC

Main Street Promenade Phase III

3 South Main Street

Naperville, Illinois 60540

CEC

Civil & Environmental Consultants, Inc.

1230 East Diehl Road, Suite 200 - Naperville, IL 60563

630-963-6026 • 877-963-6026

www.cecinc.com

PRELIMINARY/FINAL

PLANNED UNIT DEVELOPMENT

MAIN STREET PROMENADE PHASE III

DATE: FEBRUARY 10, 2020

DWG SCALE: NONE

PROJECT NO: 190-311.0006

APPROVED BY: _____

SRH

JGC

190-311.0006

DRM

DRAWING NO.: **SV01**

SHEET 2 OF 2