

STATEMENT OF INTENT AND CONCEPT

THE BRISTOL STATION PLANNED UNIT DEVELOPMENT WILL CONSIST OF 348 APARTMENT DWELLINGS LOCATED ON APPROXIMATELY 17.94 ACRES. THE APARTMENTS WILL BE SITUATED IN TWO BUILDINGS, EACH DESIGNED TO PROVIDE A SERIES OF COURTYARDS ALLOWING RESIDENTS WITH ACCESS TO ADDED LIGHT, AIR AND OPEN SPACE. THE PROPOSED DEVELOPMENT SHOWS 696 SURFACE AND GARAGED PARKING SPACES, INCLUDING 87 LAND-BANKED SPACES, FOR AN OVERALL PARKING RATIO OF 2.0 SPACES PER UNIT. THE PARKING RATIO, NOT INCLUDING THE LAND-BANKED SPACES, EQUATES TO 1.75 SPACES PER UNIT, A RATIO THAT IS SUITABLE FOR THIS SITE GIVEN ITS CLOSE PROXIMITY TO THE ROUTE 59 TRAIN STATION AND SIGNIFICANT NUMBER OF ONE-BEDROOM APARTMENTS (228 UNITS OR 65.5%) AND TWO-BEDROOM APARTMENTS (120 OR 34.5%). THIS PUD PROVIDES SUBSTANTIAL OPEN SPACE AS AN ATTRACTIVE ZFRONT DOOR ALONG NORTH AURORA ROAD, INCLUDING A POND AND PRESERVED WETLAND, WHICH EXTENDS ONTO THE LARGE NAPERVILLE PARK DISTRICT PARK SITE IMMEDIATELY WEST OF BRISTOL STATION. THE MAIN ENTRIES FROM FAIRWAY DRIVE LEAD TO THE RECREATION CENTER/CLUBHOUSE WITH POOL AND RELATED AMENITIES.

DESCRIPTION OF SOURCE BENCHMARKS:

CITY OF NAPERVILLE MONUMENT STATION NAME: 216
CITY OF NAPERVILLE MONUMENT BOOK PAGE 65
FOUND BERNSTEIN 3D ROD TYPE MONUMENT ON THE EAST
SIDE OF FAIRWAY DRIVE APPROXIMATELY
151' NORTH OF YELLOW DAISY COURT
ELEVATION = 708.96

CITY OF NAPERVILLE MONUMENT STATION NAME: 707
CITY OF NAPERVILLE MONUMENT BOOK PAGE 26
FOUND BERNSTEIN 3D ROD TYPE MONUMENT ON THE EAST
SIDE OF FAIRWAY DRIVE APPROXIMATELY
67' SOUTH OF N. OF NORTH AURORA ROAD
ELEVATION = 713.91

PROJECT BENCHMARK ELEVATION - 0.2793 = DUPAGE COUNTY DATUM

PROJECT BENCHMARK ELEVATION -0.41 = CITY OF NAPERVILLE DATUM

DESCRIPTION OF PROJECT SITE BENCHMARKS:

BM#1
FLANGE BOLT ON FIRE HYDRANT 100' WEST
OF FAIRWAY DRIVE ON NORTH AURORA DRIVE
ELEV = 711.69

BM#2
SW BOLT OF FH @ NW CNR OF N. AURORA ROAD
AND FAIRWAY DRIVE - ELEV = 710.80
ADJACENT T/C ELEV = 709.76

BM#3
NW BOLT BOLT OF FH ON WEST SIDE OF FAIRWAY
DRIVE, 3RD FH NORTH OF N. AURORA ROAD = 711.70
ADJACENT T/C ELEV = 709.56

MULTI-FAMILY RESIDENTIAL
R4 PUD

MULTI-FAMILY
RESIDENTIAL
R4 PUD
CITY OF NAPERVILLE

SITE DATA

	ACRES	PERCENT
TOTAL SITE AREA	17.94	100.00
PERIMETER RD. R.O.W.	0.24	1.34
BUILDING COVER	3.17	17.56
PAVEMENT COVER	5.13	31.44
LANDBANKED PARKING	0.62	2.56
GROSS OPEN SPACE	8.78	47.10

TOTAL DWELLING UNITS	= 348
BUILDING 1	= 174
BUILDING 2	= 174

BEDROOM MIX:	
2 BEDROOM UNITS	= 228 (65.5 %)
3 BEDROOM UNITS	= 120 (34.5 %)

GROSS SITE DENSITY = 19.4 D.U./AC. (348 D.U./17.94 AC.)

COMMON OPEN SPACE AREA = 36.6% OF TOTAL SITE AREA
(6.57 AC./17.94 AC.)
EXCLUDES PRINCIPAL BUILDING
COVER, AREA WITHIN 30 FT. OF
PRINCIPAL BUILDINGS, PARKING
VEHICULAR CIRCULATION, AND AREA
FOR LANDBANKED PARKING.

PARKING PROVIDED:	
STANDARD	= 532 SPACES
HANDICAPPED	= 13 SPACES
GARAGE	= 14 SPACES
SUB-TOTAL	= 609 SPACES @ 1.75 SPACES/D.U.
LANDBANKED	= 87 SPACES
TOTAL	= 696 SPACES @ 2.00 SPACES/D.U.

- NOTES:
- EXISTING AND PROPOSED ZONING OF THE SUBJECT PROPERTY IS R4 PUD.
 - PAVEMENT COVERAGE DOES NOT INCLUDE SIDEWALKS, POOL DECK AND FIRELANES.
 - THE SUBJECT PROPERTY AND ADJACENT AREA WITHIN 200 FEET IS IN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE.
 - EACH MULTI-FAMILY BUILDING IS 3 STORIES IN HEIGHT AND CONTAINS 174 RESIDENCES.
 - AREAS OF THE SUBJECT PROPERTY NOT OCCUPIED BY PROPOSED BUILDINGS ARE TO BE COVERED WITH A BLANKET EASEMENT FOR UTILITIES AND ACCESS.
 - * DENOTES LOCATION FOR ENCLOSED TRASH RECEPTACLES.
 - STORMWATER MANAGEMENT AREAS, INTERNAL STREETS, SANITARY AND STORM SEWER MAINS, AND SEWER AND WATER CONNECTIONS TO BUILDINGS ARE TO BE PRIVATELY MAINTAINED; WATER MAINS ARE TO BE PUBLICLY MAINTAINED.
 - BUILDING COVERAGE INCLUDES PRINCIPAL BUILDINGS, BALCONIES ON PRINCIPAL BUILDINGS AND GARAGES; DOES NOT INCLUDE REC. CENTER BUILDING.
 - THE FIRE LANES AND AREAS PAVED FOR AUTOMOBILE ACCESS AS DEPICTED ON THE PLAT SHALL BE GRANTED TO THE CITY OF NAPERVILLE AS EMERGENCY VEHICLE AND MUNICIPAL ACCESS EASEMENTS.

PROPERTY DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN; DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF NORTH AURORA ROAD WITH THE WEST LINE OF FAIRWAY DRIVE, BOTH AS DEDICATED BY DOCUMENT R78-42974; THENCE NORTH 89 DEGREES 24 MINUTES 35 SECONDS WEST ALONG SAID NORTH LINE 630.00 FEET; THENCE NORTH 00 DEGREES 35 MINUTES 25 SECONDS EAST, 420.00 FEET; THENCE NORTH 40 DEGREES 33 MINUTES 37 SECONDS WEST, 200.00 FEET; THENCE NORTH 23 DEGREES 11 MINUTES 06 SECONDS WEST, 455.00 FEET; THENCE NORTH 57 DEGREES 59 MINUTES 26 SECONDS EAST, 600.00 FEET TO THE WESTERLY LINE OF FAIRWAY DRIVE AS HEREIN DESCRIBED; THENCE SOUTHEASTERLY AND SOUTHERLY ALONG SAID WESTERLY LINE 1415.27 FEET TO THE POINT OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS, AND CONTAINING 17.939 ACRES MORE OR LESS.

ALSO KNOWN AS TRACT 3 IN INLAND'S COUNTRY LAKES ASSESSMENT PLAT NO. 1, RECORDED AS DOCUMENT NO. R81-66663, DU PAGE COUNTY, ILLINOIS.

NOTE: THE BOUNDARY LINES OF THIS PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT ARE BASED ON AN "ALTA ACSM LAND TITLE SURVEY" PREPARED BY COMPASS LAND SURVEYING AND MAPPING, 1600 SHORE ROAD, SUITE E, NAPERVILLE, IL 60563, WHICH WAS SUBMITTED TO THIS OFFICE. A COPY OF WHICH IS ON FILE. THE BOUNDARY LINES OF SAID SURVEY AND THE MONUMENT FOUND WERE IN SUBSTANTIAL CONFORMANCE WITH EACH OTHER.

NOTE: THIS DEVELOPMENT SHALL COMPLY WITH THE CITY OF NAPERVILLE PARKWAY TREE ORDINANCE #93-14.

IRON RODS ARE AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

NOTE: ALL DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.

APPLICANT/SUBDIVIDER:

Bristol/Moran L.L.C.
1931 N. MEACHAM ROAD
SUITE 330
SCHAUMBURG, ILLINOIS 60173
PHONE: (847) 397-7171
FAX: (847) 397-8597
E-MAIL: JOHN@BRISTOLCHICAGO.COM

LAND PLANNER:

JEN LAND DESIGN, INC.
PLANNING • LANDSCAPE ARCHITECTURE
5507 N. CUMBERLAND, STE. 406 CHICAGO, IL 60656 (773) 763-3320
FAX: (773) 763-3325 E-MAIL: JENLAND@ATT.NET

AREA TABLE	
LOT 1	= 771.069 SQ.FT. OR 17.701 ACRES
PROPOSED R.O.W	= 10,344 SQ.FT. OR 0.238 ACRES
TOTAL AREA	= 781,413 SQ.FT. OR 17.939 ACRES.

NOTE: THE PROPOSED EASEMENTS SHOWN ON THIS PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT ARE TO BE GRANTED ON THE FINAL PLAT OF SUBDIVISION.

SHEET 1 OF 2

6/7/01 PER CITY COUNCIL MEETING COMMENTS	4/12/01 PER CITY REVIEW ON 4/4/01, 4/24/01 PER CITY REVIEW ON 4/20/01.
REVISIONS: 10/4/99 - 3/22/00 PER CITY REVIEW ON 3/10/00, 1/23/01, 2/9/01, 3/20/01 PER CITY REVIEW ON 2/15/01	FILENAME: OSPUD01.DGN PROJECT NUMBER: 2605 DATE PREPARED: 3/15/01 DRAWN BY: MP

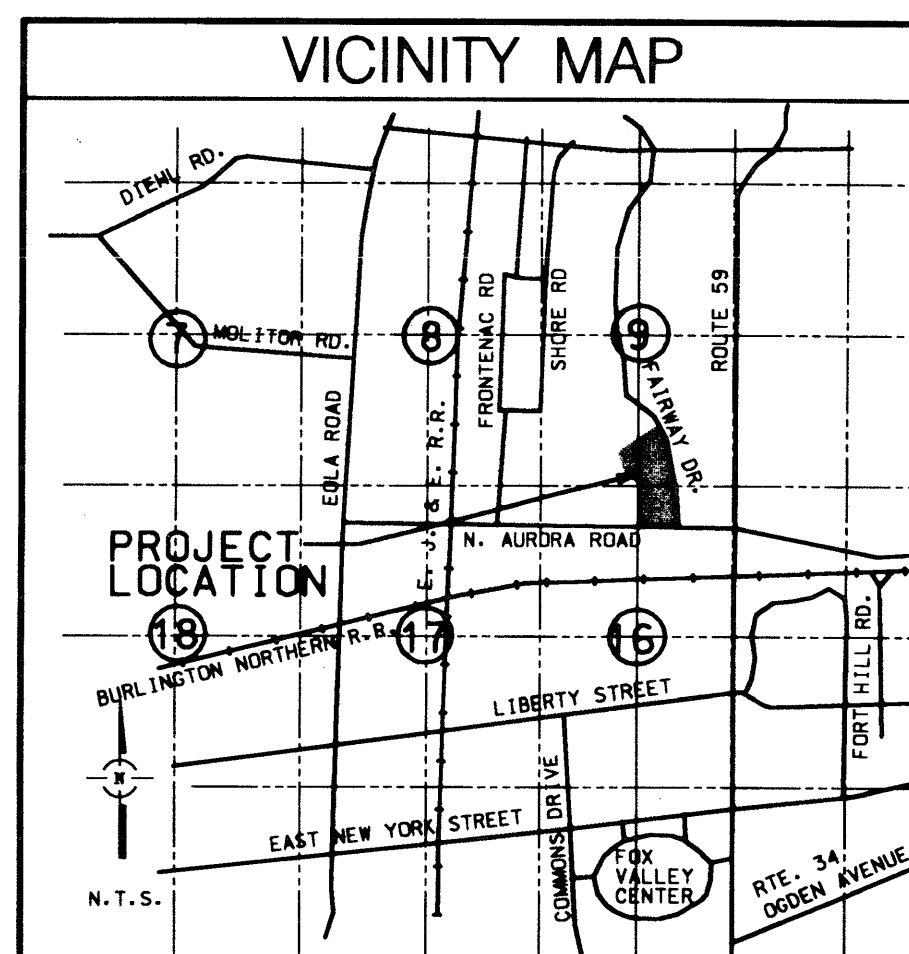
SPACECO, INC.
9575 W. HIGGINS • SUITE 700 • ROSEMONT, IL 60018
(847) 696-4060 (888) S.P.A.C.E.C.O. FAX (847) 696-4065

Preliminary/Final Planned Unit Development
BRISTOL STATION

PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.

PIN # 07-16-204-005

VICINITY MAP



THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: P.O. BOX 3020
400 S. EAGLE STREET
NAPERVILLE, IL
60566-7020

BEARING SYSTEM:
THE NORTH LINE OF LOT 1 HAS
BEEN ASSUMED AS N57°59'47"E
PER RECORDS.

LEGEND

- IP = IRON PIPE
FND = FOUND
CNR = CORNER
— = BOUNDARY LINE
--- = EASEMENT LINE
--- = LOT LINE
--- = CENTERLINE
N.E.A. = NON-EASEMENT AREA
REC. = RECORD DIMENSION
--- = NON-EASEMENT AREA LINE
--- = 1/4 SECTION LINE

PLAT
R2001-220484
OCT. 15. 2001
10:02 AM

SOUTH LINE OF THE SE 1/4 OF SECTION
9-38-9 (APPROX. LOCATION)
NORTH LINE OF THE NE 1/4 OF SECTION
16-38-9 (APPROX. LOCATION)

L=822.12'
R=1547.00'
CH=812.48'
S14°38'03"E

MULTI-FAMILY
RESIDENTIAL
R4 PUD
CITY OF NAPERVILLE

Preliminary/Final Planned Unit Development
BRISTOL STATION

PIN # 07-16-204-005

PART OF THE SOUTHEAST QUARTER OF SECTION 9 AND PART OF
THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 38 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DUPAGE
COUNTY, ILLINOIS.

OWNER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
THIS IS TO CERTIFY THAT THE FIRST NATIONAL BANK OF WHEATON, AN ILLINOIS
BANKING ASSOCIATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED DECEMBER
10, 1996 AND KNOWN AS TRUST NO. 1112 IS THE OWNER OF THE PROPERTY DESCRIBED
ABOVE AND NOT INDIVIDUALLY BUT AS SUCH TRUSTEE, 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 THE SAID CORPORATION, NOT INDIVIDUALLY
BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE
AND TITLE AFORESAID.
DATED AT CHICAGO, ILLINOIS, THIS 10th DAY OF September, A.D., 2001.
CITY DATE MONTH
THE FIRST NATIONAL BANK OF WHEATON, AS TRUSTEE UNDER TRUST NO. 1112 AND
NOT INDIVIDUALLY.
BY: [Signature] ATTEST: [Signature]
SIGNATURE SIGNATURE
TITLE: [Signature] TITLE: [Signature]
PRINT TITLE PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)
I, CRISTEN OLSEN, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY
IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT Melissa Smith
[Signature] [Signature]
[Signature] [Signature]
[Signature] [Signature]
OF SAID CORPORATION, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME
PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS
SUCH [Signature] AND [Signature] 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
CORPORATION, AS TRUSTEE, FOR THE USES AND PURPOSES THEREIN SET FORTH.
AND SAID [Signature] DID ALSO THEN AND THERE ACKNOWLEDGE THAT
HE OR SHE AS THE CUSTODIAN OF THE CORPORATION SEAL OF SAID
CORPORATION, DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT
AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY
ACT OF SAID CORPORATION, AS TRUSTEE, FOR THE USES AND PURPOSES THEREIN
SET FORTH.
GIVEN UNDER MY HAND AND NOTORIAL SEAL
THIS 10th DAY OF September, A.D., 2001
[Signature]
NOTARY PUBLIC STATE OF ILLINOIS
[Signature]
PRINT NAME
MY COMMISSION EXPIRES ON 12-13-2002.
MONTH DATE

MORTGAGEE'S CERTIFICATE

STATE OF)
COUNTY OF)
THE) AS MORTGAGEE, UNDER THE
PROVISIONS OF A CERTAIN MORTGAGE DATED , A.D., 20 AND
RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF COUNTY,
ILLINOIS ON THE DAY OF .
A.D., 20 AS DOCUMENT NO. HEREBY CONSENTS TO
AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE
EASEMENT(S) DEPICTED HEREON.
BY: ATTEST:
ITS: ITS:

NOTARY'S CERTIFICATE

STATE OF)
COUNTY OF)
THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID,
DO HEREBY CERTIFY THAT
(NAME) (TITLE)
OF
(NAME) (TITLE)
AND
(NAME) (TITLE)
OF JACKSON NATIONAL LIFE INSURANCE COMPANY WHO ARE PERSONALLY KNOWN
TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE
FORGOING 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 NOTARIAL SEAL
THIS DAY , A.D., 200 .
DATE MONTH
NOTARY PUBLIC SIGNATURE
PRINT NAME
MY COMMISSION EXPIRES ON MONTH DATE . 20 .

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
THIS INSTRUMENT 22001-220484, WAS FILED FOR RECORD
IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS.
ON THE 15th DAY OF October, A.D., 2001
AT 10:02 O'CLOCK A.M. AND WAS RECORDED IN
BOOK OF PLATS ON PAGE .

RECORDED OF DEEDS

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL
OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD
THE 15th DAY OF May, A.D., 2001.
BY: [Signature] ATTEST: [Signature]
MAYOR CITY CLERK

DEPARTMENT OF COMMUNITY DEVELOPMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)
I, Wendy Yaksich
DIRECTOR OF THE CITY OF NAPERVILLE DEPARTMENT OF COMMUNITY DEVELOPMENT, HEREBY
APPROVE THIS PLAT OF SUBDIVISION IN ACCORDANCE WITH THE AUTHORITY VESTED IN ME
BY THE SUBDIVISION CONTROL REGULATIONS OF THE CITY OF NAPERVILLE.
DATED THIS 1st DAY OF October, A.D., 2001.
[Signature]
DIRECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)
APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION
AT A MEETING HELD THE 1st DAY OF December, A.D., 1999.
SIGNED AT NAPERVILLE, ILLINOIS, THIS 3rd DAY OF October, A.D., 2001
DATE MONTH
BY: [Signature] ATTEST: [Signature]
CHAIRMAN SECRETARY

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, GARY A. KING, COUNTY CLERK
IN AND FOR THE COUNTY AND STATE AFORESAID, FIND NO
REDEEMABLE TAX SALES OR UNPAID CURRENT TAXES OR
NO DELINQUENT GENERAL TAXES AGAINST ANY OF THE
PROPERTY DESCRIBED HEREIN.

DATED AT WHEATON, ILLINOIS, THIS 15th DAY OF
October, 2001
[Signature]
COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-
001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON
WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID
SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

GIVEN UNDER OUR SEAL THIS 24th DAY OF August
2001 IN ROSEMONT, ILLINOIS.

[Signature]
C. BRIAN LOUNSBURY, I.P.L.S. No. 035-2841
(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY
DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR
BUILDING LINES AND EASEMENTS.



6/7/01 PER MAY 15, 2001 CITY COUNCIL MEETING COMMENTS

4/12/01 PER CITY REVIEW ON 4/4/01, 4/24/01 PER CITY REVIEW ON 4/20/01

REVISIONS: 10/4/99, 3/22/00 PER CITY REVIEW ON 3/10/00, 1/23/01, 2/9/01, 3/20/01 PER CITY REVIEW ON 2/16/01
FILENAME: 05SUB02.DGN PROJECT NUMBER: 2605 DATE PREPARED: 7-29-99 DRAWN BY: WJG CHKD BY: CBL

SPACECO, INC.

9575 W. HIGGINS • SUITE 700 • ROSEMONT, IL 60018
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