

FINAL PLANNED UNIT DEVELOPMENT PLAT TOWN SQUARE LOT 4 1295 S. RICHERT DRIVE, NAPERVILLE, IL

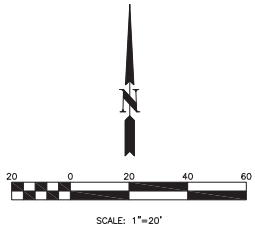
PIN NO.: 07-26-201-005

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

LEGAL DESCRIPTION

LOT FOUR IN TOWN SQUARE, BEING SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-SIX, TOWNSHIP THIRTY-EIGHT NORTH, RANGE NINE EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1989 AS DOCUMENT NO. R89-80655, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 3
WENDYS
PIN NO.: 07-26-201-004



STATEMENT OF INTENT AND CONCEPT

THIS PROJECT INVOLVES THE REMOVAL OF AN EXISTING CONVENIENCE STORE (MART) AND CAR WASH, AND THE CONSTRUCTION OF A NEW CONVENIENCE STORE (MART) AND CAR WASH, WITH ADDITIONAL GAS PUMP ISLANDS. EXISTING CANOPY OVER PUMP ISLANDS TO REMAIN.

SITE DATA

LAND AREA: 67,608 S.F. = 1.552 ACRES, MORE OR LESS
EXISTING LAND USE: GAS STATION, MART AND CAR WASH
PROPOSED LAND USE: GAS STATION, MART AND CAR WASH
EXISTING ZONING: NEW PROPOSED B2 ZONING WITH A CONDITIONAL USE
EXISTING IMPERVIOUS AREA: 50,054 SQ. FT. (ROOFS, PAVEMENT, WALKS)
EXISTING PERVIOUS AREA: 17,554 SQ. FT. (GRASS, LANDSCAPING)
PROPOSED IMPERVIOUS AREA: 49,883 SQ. FT. (ROOFS, PAVEMENT, WALKS)
PROPOSED PERVIOUS AREA: 17,725 SQ. FT. (GRASS, LANDSCAPING)
PROPOSED BUILDING AREAS: MART 3,581 SQ. FT., CAR WASH 1,560 SQ. FT.
AREA "DISTURBED" BY PROJECT 30,162 SQ. FT. = 0.69 ACRE
OPEN SPACE CALCULATION 17,725/67,607=26%
PROPOSED PARKING: 15 STANDARD (9') PLUS 1 HANDICAP (16') FOR A TOTAL OF 16 STALLS
EXISTING DRIVEWAYS TO THE PROPERTY TO THE WEST, 75TH STREET AND RICHERT DRIVE TO REMAIN.

STORM WATER DETENTION NOTES

NO STORM WATER DETENTION IS REQUIRED BY THE DUPAGE COUNTY COUNTYWIDE STORMWATER & FLOOD PLAIN ORDINANCE BECAUSE THE PROJECT DECREASES IMPERVIOUS AREAS BY 171 SQ. FT. WHICH IS LESS THAN THE 25,000 SQ. FT. REQUIREMENT FOR ADDITIONAL STORM WATER DETENTION.

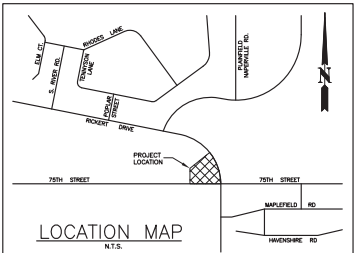
COMMERCIAL LAND USES

SITE IS CURRENTLY A GAS STATION, MART AND CAR WASH.
SITE TO THE WEST IS CURRENTLY A RESTAURANT (TACO BELL).
SITE TO THE NORTH IS CURRENTLY A RESTAURANT (WENDY'S).

EXISTING	LEGEND	PROPOSED

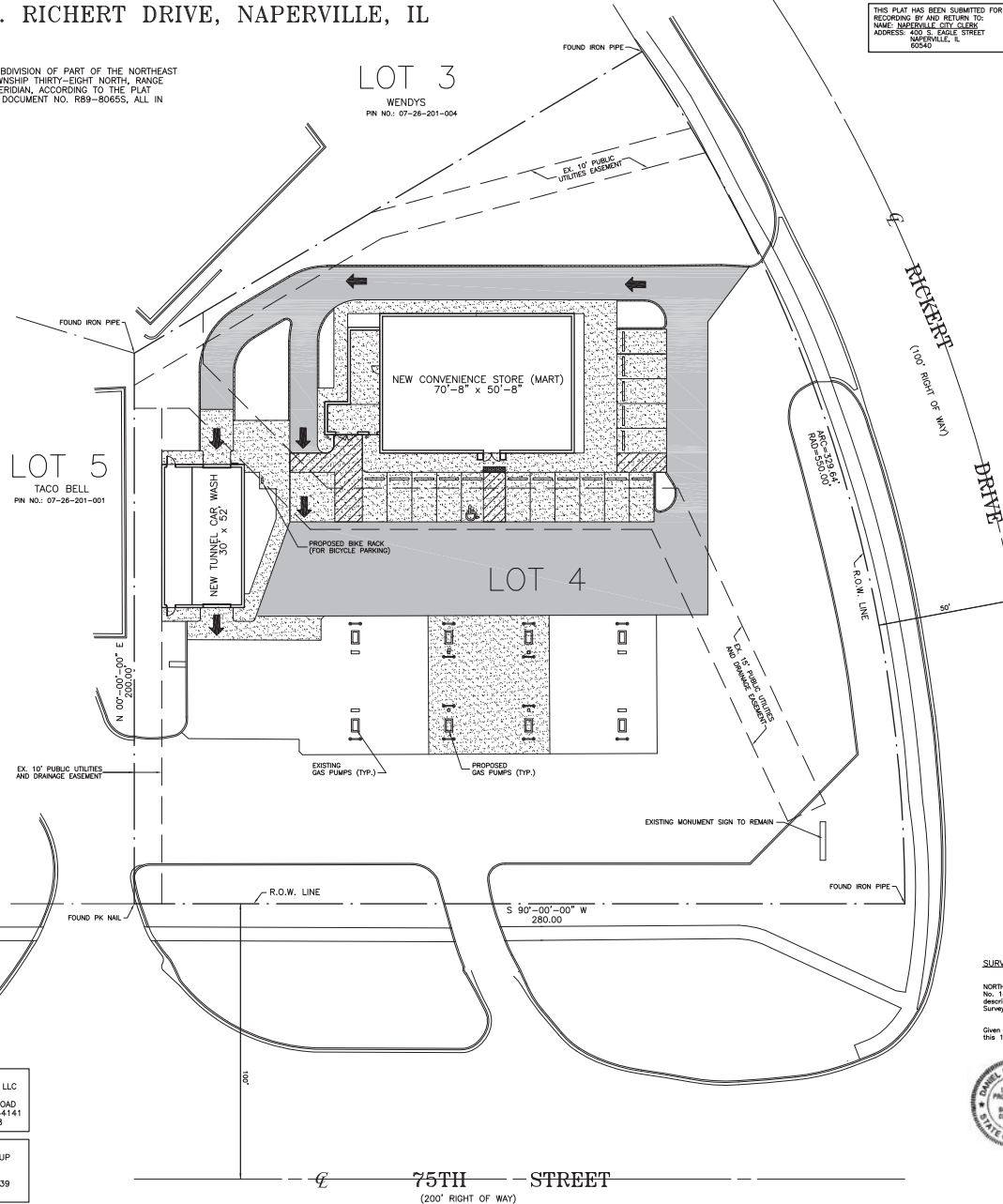
BASIS OF BEARINGS

BEARINGS ARE BASED ON THE RECORD BEARING OF THE WESTERLY LINE OF LOT 4 TOWN SQUARE SUBDIVISION AS RECORDED IN DOC. R1989-080653, OF THE DUPAGE COUNTY, ILLINOIS RECORDS; SAID BEARING BEING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.



OWNER
TRUE NORTH ENERGY, LLC
MR. TOM CHAMRANGO
10346 BRECKVILLE ROAD
BRECKVILLE, OHIO 44141
440-782-4200 X 238

APPLICANT
AMERUSE DESIGN GROUP
MR. RON AMBROSE
P.O. BOX 1870
CRYSTAL LAKE, IL 60039
847-347-3721



OWNER'S CERTIFICATE
STATE OF OHIO) ss
COUNTY OF) ss
I, _____, of the County of _____, State of Ohio, do hereby certify that _____ is the owner of the property described herein, and as such owner, has caused the same to be platted as shown herein, for the uses and purposes therein set forth and as allowed and provided by statute, and SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE AND TITLE AFORESAID.
DATED AT _____ CITY, OHIO, THIS _____ DAY OF _____ MONTH, 20____
BY: _____ SIGNATURE
PRINT TITLE: _____ TITLE: _____

NOTARY CERTIFICATE
STATE OF OHIO) ss
COUNTY OF) ss
I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT, _____ AND _____, BOTH OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____, RESPECTFULLY APPEARED TO ME ON 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 _____ MONTH, 20____
NOTARY PUBLIC SIGNATURE
PRINT NAME
MY COMMISSION EXPIRES ON _____ MONTH, _____ DATE, 20____

DUPAGE COUNTY RECORDER'S CERTIFICATE
STATE OF ILLINOIS) ss
COUNTY OF DUPAGE) ss
THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON _____ DAY OF _____ A.D., 20____ AT _____ O'CLOCK _____ M.
Recorder of Deeds

CITY COUNCIL CERTIFICATE
STATE OF ILLINOIS) ss
COUNTY OF DUPAGE) ss
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: _____ MAYOR ATTEST: _____ CITY CLERK

SURVIVOR'S CERTIFICATE
NORTHWESTERN ENGINEERING CONSULTANTS, P.C., Illinois Professional Design Firm License No. 184-002895, does hereby certify that the Final P.U.D. Plat for the Property described in the caption hereon drawn has been made by an Illinois Professional Land Surveyor and that this is a true and correct representation of said survey.
Given under my hand and seal at Palatine, Illinois, this 10th day of February 2017.

By: _____
DANIEL M. HAVLIR, JR.
Illinois Professional Land Surveyor No. 2654



I, DANIEL M. HAVLIR, JR. HEREBY AUTHORIZE A REPRESENTATIVE OF THE CITY OF NAPERVILLE TO RECORD THIS PLAT.

SHEET 1 OF 1
TOTAL SHEETS: 1
JOB PROJECT NUMBER 16-10000029

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT
PALATINE, ILLINOIS 60067 (815) 820-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002895 EXPIRES 4-30-2017

FINAL PLANNED UNIT DEVELOPMENT PLAT
NEW CONVENIENCE STORE
1295 S. RICHERT AT 75TH STREET
NAPERVILLE, ILLINOIS

REVISIONS	DATE	DESCRIPTION
3	2-10-17	REVISED PER CITY REVIEW
2	2-10-17	REVISED PER CITY REVIEW
1	2-10-17	REVISED PER CITY REVIEW
1	2-10-17	REVISED PER CITY REVIEW

DRAWN BY: MRL
CHECKED BY: DMH
DATE: 1-21-16
SCALE: 1"=20'
DRAWING NO.: PUD-1
JOB NO.: 15-42