

P.I.N.: 07-27-300-016



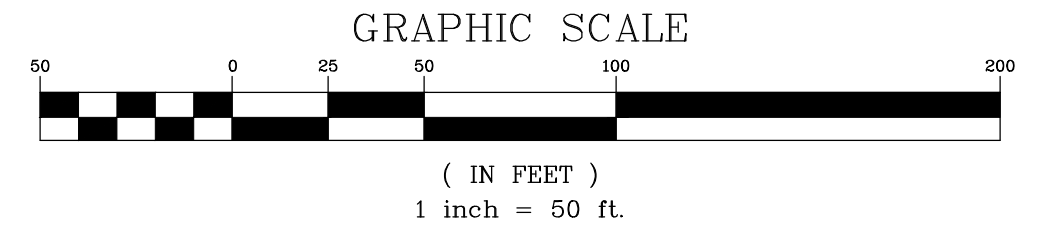
LOCATION MAP
NOT TO SCALE

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAT OF LOT 8 OF THE BRACH / BRODIE PROPERTY UNIT - 1

PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38
NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN.

LEGAL DESCRIPTION

BEING LOT 8 IN THE BRACH BRODIE PROPERTY UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 2002 AS DOCUMENT R2002-252767 AND RE-RECORDED DECEMBER 2, 2002 AS DOCUMENT R2002-329838, IN DU PAGE COUNTY, ILLINOIS.

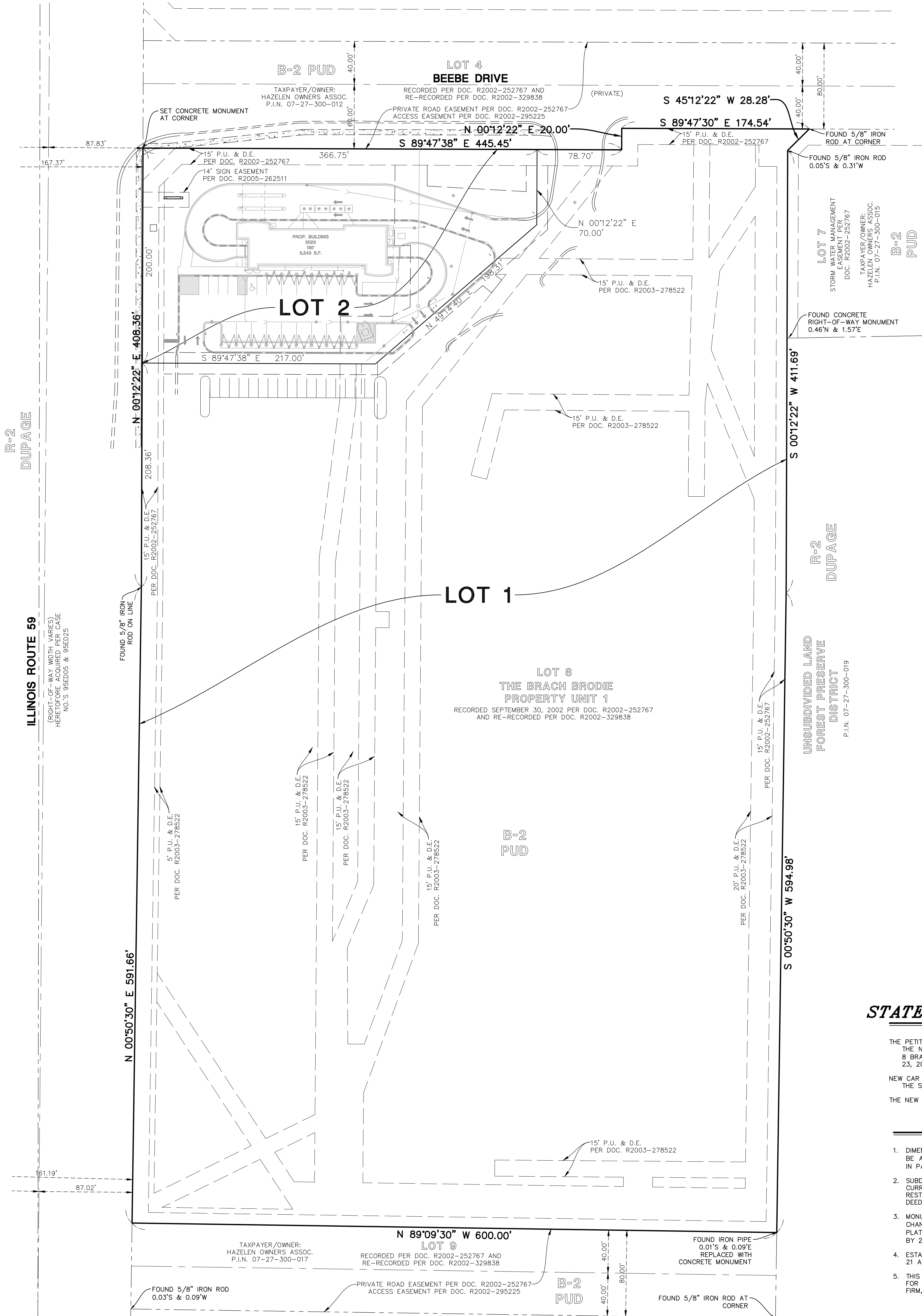


BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

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

DATE OF PLAN PREPARATION: 06-15-2023
REVISION DATES
08/08/23 - CITY OF NAPERVILLE COMMENTS
08/10/23 - ATTORNEY COMMENTS
10/17/23 - TITLE CHANGE



OWNER

LOWE'S COMPANIES, INC.
1000 LOWE'S BOULEVARD
MOORESVILLE, NC. 28117

PROPERTY ADDRESS

LOWE'S HOME CENTER
1440 SOUTH ROUTE 59
NAPERVILLE, IL. 60563

APPLICANT

CHRISTIANSON COMPANIES
4609 33RD AVENUE, SUITE 400
FARGO, ND. 58104

SURVEY PREPARED FOR

CHRISTIANSON COMPANIES
4609 33RD AVENUE, SUITE 400
FARGO, ND 58104

SURVEYOR/ENGINEER

MANHARD CONSULTING, LTD.
700 SPRINGER DRIVE
LOMBARD, IL 60148

LEGEND

- = EXISTING PROPERTY LINE
- - - = EXISTING EASEMENT LINE
- - - = PROPOSED EASEMENT LINE
- - - = EXISTING LOT LINE
- - - = PROPOSED LOT LINE
- XXX.XX' = MEASURED INFORMATION
- (XXX.XX') = RECORD INFORMATION
- P.U. & D.E. = PUBLIC UTILITIES & DRAINAGE EASEMENT
- U.E. = UTILITIES EASEMENT
- U. & D.E. = UTILITY & DRAINAGE EASEMENT
- I.B.T. = ILLINOIS BELL TELEPHONE
- P.S.E. = PUBLIC SIDEWALK EASEMENT
- D.P.E. = DRAINAGE PONDING UTILITY EASEMENT

AREA SUMMARY

LOT 1: 541,680 SQUARE FEET (12.435 ACRES)
LOT 2: 63,616 SQUARE FEET (1.461 ACRES)
TOTAL: 605,296 SQUARE FEET (13.896 ACRES)
TOTAL F.A.R. (0.22)

STATEMENT OF INTENT AND CONCEPT

THE PETITIONER / APPLICANT INTENDS TO CONSTRUCT A 5,123 SQUARE FEET CAR WASH IN THE NORTHWEST CORNER OF AN EXISTING PARKING LOCATED WITHIN THE EXISTING LOT 8 BRACH / BRODIE SUBDIVISION PLANNED UNIT DEVELOPMENT RECORDED ON DECEMBER 23, 2003 AS DOCUMENT NUMBER R2003-480453 IN DUPAGE COUNTY, ILLINOIS.

NEW CAR WASH FACILITY WILL BE BUILT WITHIN THE EXISTING PARKING INFRASTRUCTURE OF THE SITE AND BE INTEGRATED INTO THE EXISTING SITE USAGE.

THE NEW DEVELOPMENT WILL NOT REQUIRE REESTABLISHMENT OF NEW SETBACKS.

SURVEYOR'S NOTES

- DIMENSIONS ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES.
- SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- MONUMENTS SHALL BE SET AT ALL PROPERTY CORNERS AND POINTS OF GEOMETRIC CHANGE IN ACCORDANCE WITH 765 ILCS 205/1 UPON THE RECORDATION OF THE FINAL PLAT OF SUBDIVISION. UNLESS OTHERWISE NOTED, MONUMENTS SET ARE 5/8" DIAMETER BY 24" LONG REBARS.
- ESTABLISHED ELEVATIONS BY UTILIZING THE CITY OF NAPERVILLE SURVEY MONUMENTS 21 AND 24. ELEVATIONS ARE IN REFERENCE TO NAVD88 VERTICAL DATUM.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

SHEET
1 OF 3

CHR.NVL01

PROJ. MGR.: BAS
PROJ. ASSOC.: MGS
DRAWN BY: BAS
DATE: 06/16/23
SCALE: 1"=50'

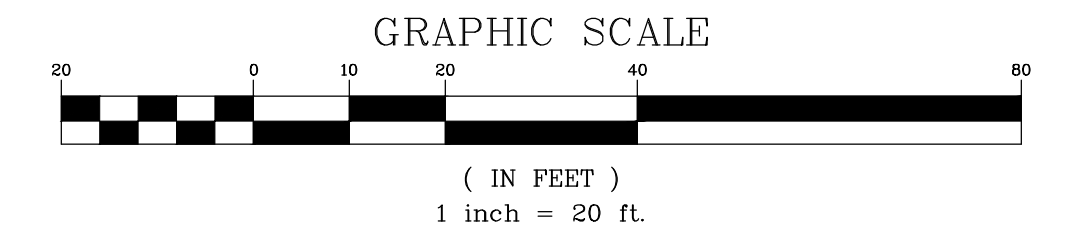
LOT 8 OF THE BRACH BRODIE PROPERTY - UNIT 1
1440 S. ILLINOIS ROUTE 59, NAPERVILLE, IL.
PRELIMINARY P.U.D. PLAT

700 Springer Drive, Lombard, IL 60148 ph: 830.881.8800 fx: 830.881.8885 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
10/17/23	TITLE CHANGE	BAS
08/10/23	REVISED PER ATTORNEY COMMENTS	BAS
08/08/23	REVISED PER CITY COMMENTS	MGS

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NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN.



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LEGEND	
EXISTING	PROPOSED

ABBREVIATIONS

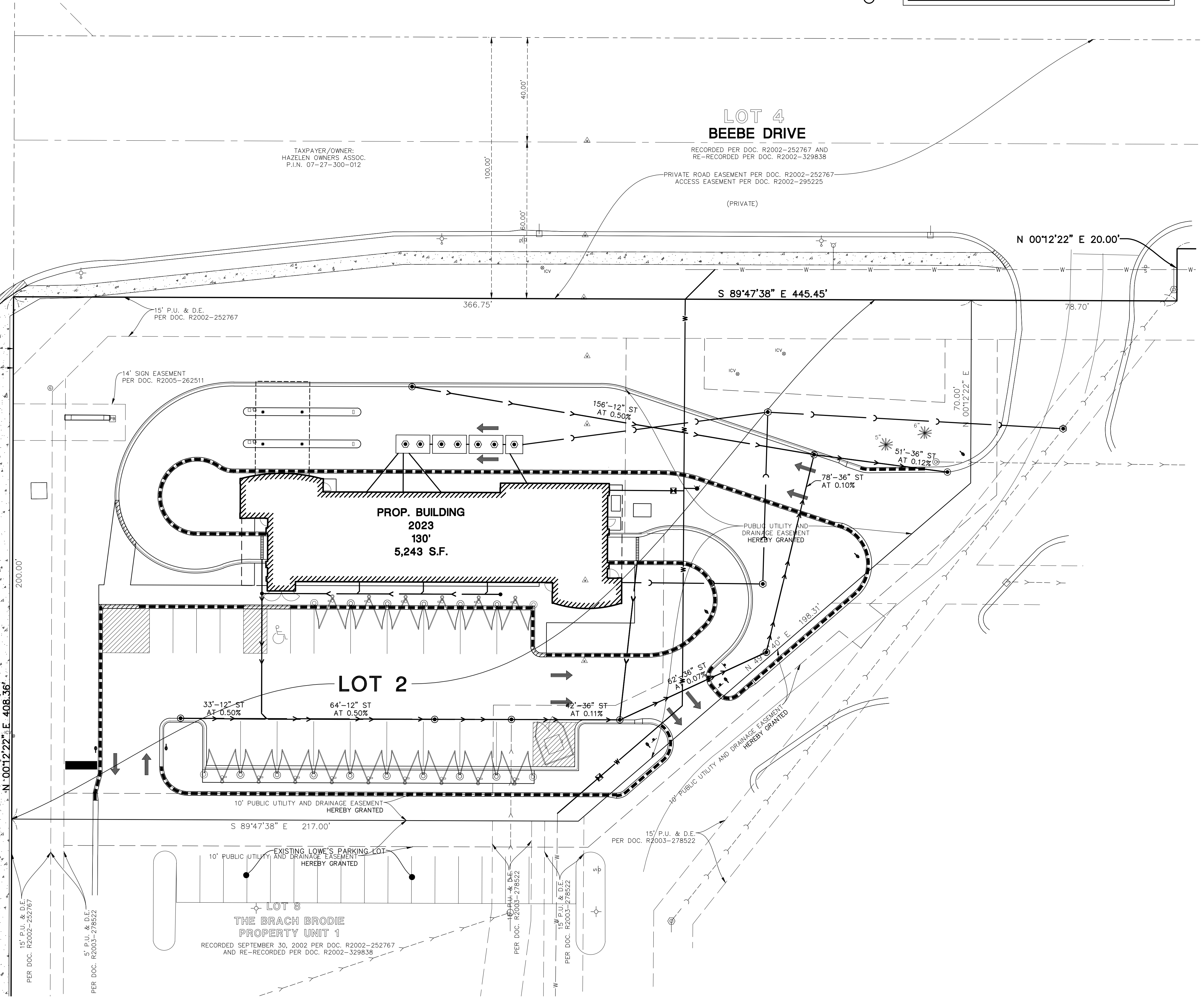
ELEV.	ELEVATION
EX.	EXISTING
MAX.	MAXIMUM
MIN.	MINIMUM
P.	PROPERTY LINE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
PROP.	PROPOSED
P.U./D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R.O.C.	RIGHT-OF-WAY
SF.	SQUARE FOOT
TYP.	TYPICAL

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P.S.E.	= PUBLIC SIDEWALK EASEMENT
D.P.E.	= DRAINAGE PONDING UTILITY EASEMENT

ILLINOIS ROUTE 59

(RIGHT-OF-WAY WIDTH VARIES)
HEREINAFTER ACQUIRED PER CASE
NO. S' 95E005 & 95E025



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Manhard CONSULTING
 1708 S. Illinois Street, Naperville, IL 60563
 630.335.8888
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

LOT 8 OF THE BRACH BRODIE PROPERTY - UNIT 1
 1440 S. ILLINOIS ROUTE 59, NAPERVILLE, IL.
 PRELIMINARY P.U.D. PLAT

SHEET	BAS
OF	MGS
2	3
DATE	06/16/23
SCALE	1"=50'
CHR.MILLOT	