

VICINITY MAP
NO SCALE

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT SPRINGBROOK SQUARE LOT 10

P.I.N. 07-34-300-037

1936 SPRINGBROOK SQUARE DR.
NAPERVILLE, IL 60564

IN PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 38 NORTH,
RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft

BASIS OF BEARING

THE BASIS OF BEARINGS FOR THIS SURVEY IS
THE ILLINOIS STATE PLANE COORDINATE SYSTEM,
NAD 83 (2011), ZONE 1201 ILLINOIS EAST

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

BENCHMARKS

REFERENCE BENCHMARK:
NAPERVILLE BENCHMARK STATION 1003

BERNSTEN 3D TOP SECURITY MONUMENT.
CONSISTING OF A 9/16" DIA. STAINLESS STEEL
DATUM POINT ON THREADED 9/16" X 4' LONG
ROD TOTALING (16') IN LENGTH WITH GREASED
TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6"
PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER.

DATUM: NAVD 88
ELEVATION = 691.88

SITE BENCHMARKS:

SITE BENCHMARK #1

SOUTHWEST BOLT WITH TAG ON FIRE HYDRANT
NEAR SOUTHEAST CORNER OF SITE

ELEVATION = 694.01

SITE BENCHMARK #2

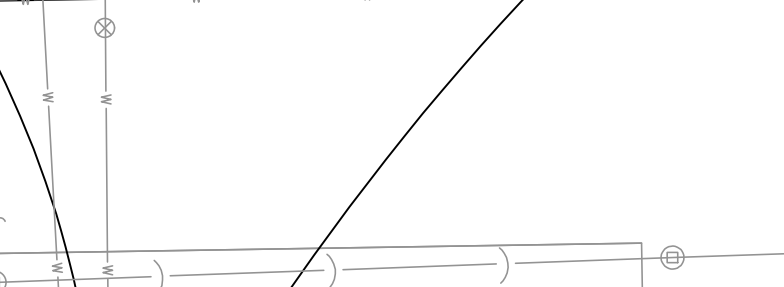
NORTHWEST BOLT WITH TAG ON FIRE HYDRANT AT
NORTH SIDE OF SITE

ELEVATION = 698.27



LOT 12
ZONED: B2 PUD
LAND USE: COMMERCIAL

N89°15'52"W(R) 238.93'(R)
N89°03'18"E(M) 238.90'(M)



LOT 11

FOUND 1" IRON PIPE
(HELD)

SPRINGBROOK SQUARE
DOCUMENT R2007-015108

PROPOSED BUILDING
T/F=696.10

N00°44'10"E(R)
117.83'(R)
S00°55'45"E(M)
117.86'(M)

S89°15'51"E(R)
N89°25'37"E(M)
4.30'(R=M)

FOUND 1" IRON PIPE
(HELD)

LOT 9
ZONED: B2 PUD
LAND USE: COMMERCIAL

S00°57'08"E(M) 137.70'(M)
N00°44'09"E(R) 137.75'(R)

BC-BC
26.4'

BC-BC
26.3'

FOUND 7/8" IRON PIPE
0.06' NORTH &
0.05' EAST

(PROPOSED VOLUME CONTROL AREA)
S89°15'52"W(R) 234.64'(R=M)
S89°03'14"W(M)

LOT 8
ZONED: B2 PUD
LAND USE: COMMERCIAL

(PROPOSED PERMEABLE BRICK)

BUSHNELL

DRIVE

BC-BC
27.0'

P.U. & D.E. PER DOCUMENT R2000-151947
S00°44'08"W(M)
N00°56'58"W(M) 255.58'(R=M)

ZONED: R1A PUD
LAND USE: SINGLE FAMILY
SUMMERFIELD UNIT 2 DOCUMENT R96-11143

107

FOUND 1" IRON PIPE
0.20' SOUTH &
0.11' EAST

FOUND 1" IRON PIPE
0.06' WEST

109

FOUND 1" IRON PIPE
(HELD)

EASEMENT NOTES

- A PUBLIC UTILITIES, DRAINAGE EASEMENT TOGETHER WITH A SIDEWALK EASEMENT ARE HERETOFORE GRANTED OVER ALL OF UNDERLYING LOTS 1-8 (ALL INCLUSIVE) PER DOC. R2005-37614 NOW WHICH COVERS LOTS 1-12 AS SHOWN HEREON. EXCEPTING THEREFROM ANY BUILDINGS PLANNED OR CONSTRUCTED WITH THIS DEVELOPMENT.
- CROSS ACCESS AND SHARED PARKING EASEMENTS ARE HERETOFORE GRANTED OVER ALL PAVED AREAS ON UNDERLYING LOTS 1-8 (ALL INCLUSIVE) PER DOC. R2005-37614.
- EMERGENCY VEHICLE ACCESS EASEMENTS ARE HERETOFORE GRANTED TO THE CITY OF NAPERVILLE OVER ALL PAVED AREAS ON UNDERLYING LOTS 1-8 (ALL INCLUSIVE) PER DOC. R2005-37614.
- ALL EASEMENTS DEPICTED ON THE PLAT ARE HERETOFORE GRANTED TO THE CITY OF NAPERVILLE UNLESS OTHERWISE NOTED PER DOC. R2005-37614.
- STORMWATER MANAGEMENT EASEMENT AND COVENANTS ARE HERETOFORE GRANTED ON PARTS OF UNDER LYING LOTS 5, 6 & 7 PER DOC. R2005-37614.
- REFER TO EASEMENT PROVISION STATEMENTS ON SHEET 3 OF G15E CENTER -PHASE II FINAL P.U.D. OF SUBDIVISION RECORDED AS DOCUMENT R2005-37614 FOR DETAILED TERMS & CONDITIONS.

SITE DATA TABLE (DESIGN SCHEDULE DATA)

FROM ENGINEERING PLANS PREPARED BY FLUENTA CONSULTING
DATED 07/03/24

IMPERVIOUS AREA CALCULATIONS:

TOTAL LOT AREA : 60475.35 SF RECORD

	EXISTING	PROPOSED
BUILDING AREA	= 0.00 SF	12741.19 SF
PARKING AREA	= 0.00 SF	20914.45 SF
SIDEWALK AREA	= 0.00 SF	2750.87 SF
PATIO AREA	= 0.00 SF	1515.29 SF
CURB AREA	= 383.38 SF	1433.23 SF
ROAD AREA	= 6138.22 SF	6138.22 SF

IMPERVIOUS TOTAL = 6521.60 SF 45493.25 SF
PERVIOUS TOTAL = 53953.75 SF 14982.10 SF

PERMITTED USES

ANY USE PERMITTED IN THE B2 DISTRICT SUBJECT TO
PARKING REQUIREMENTS.

LEGEND

- SET 7/8" O.D.I.P. UNLESS OTHERWISE NOTED
- SET CONCRETE MONUMENT UNLESS OTHERWISE NOTED
- ✚ SET CROSS IN CONCRETE UNLESS OTHERWISE NOTED

ABBREVIATIONS

O.D.I.P. = OUTSIDE DIAMETER IRON PIPE
N = NORTH
S = SOUTH
E = EAST
W = WEST
(R) = RECORD BEARING OR DISTANCE
(M) = MEASURED BEARING OR DISTANCE
(C) = CALCULATED BEARING OR DISTANCE
(D) = DEED BEARING OR DISTANCE
B.S.L. = BUILDING SETBACK LINE
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

LINE LEGEND

- LAND PER LEGAL DESCRIPTION
- ADJACENT LAND PARCEL LINE
- LOT LINE
- EASEMENT LINE
- CENTERLINE
- BUILDING SETBACK LINE
- SECTION LINE

AREA SUMMARY

LOT 10: 60,475 SQUARE FEET OR 1.388 ACRES
R.O.W. DEDICATION: 0 SQUARE FEET OR 0 ACRES

NET AREA: 60,475 SQUARE FEET OR 1.388 ACRES
(TO HEAVY LINES)
(BASED ON MEASURED VALUES)

STATEMENT OF INTENT AND CONCEPT

WE ARE LOOKING TO PURCHASE THE LAND KNOW AS LOT #10 AT 1936 SPRINGBROOK SQUARE FOR THE PURPOSES OF PROPOSED BUILDING TO HOUSE A RESTAURANT AND SPA FACILITY WITH CONSUMPTION ON SITE AND MASSAGE LICENSING. PROPOSED NAME IS NAPERVILLE SWEAT LODGE.

IF THERE IS ADDITIONAL INFORMATION NEEDED PLEASE PROVIDE THE SPECIFICS AND REPLY TO ALL HERE.

OWNER/DEVELOPER

AM REALTY
4117 W. OAKTON ST.
SKOKIE, IL 60076
TEL: 847-626-0500

ENGINEER

FLUENTA CONSULTING
201 E. LAKE STREET
VERNON HILLS, ILLINOIS 60061
TEL: 773-349-5881

CITY PROJECT NUMBER: 24-10000063

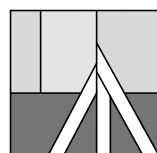
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PROJ. NO.: 24.0171

1 OF 2

SCALE: 1" = 20'

COMPASS
SURVEYING LTD



ALTA SURVEYS • TOPOGRAPHY • CONSTRUCTION STAKING

2631 GINGER WOODS PARKWAY, STE. 100
AURORA, IL 60502
PHONE: (630) 820-9100 FAX: (630) 820-7030 EMAIL: ADMIN@CLSURVEYING.COM

PROJECT

Lot 10 in Springbrook Square
Naperville

CLIENT

CBH
4117 W. Oakton Street
Skokie IL 60076

DATE: 07-08-24

PC N/A

DRAWN BY: RHM

CHECKED BY: MP

BOOK

N/A

PG

N/A

NO.

1.

NO.

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NO.

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