

NORTH

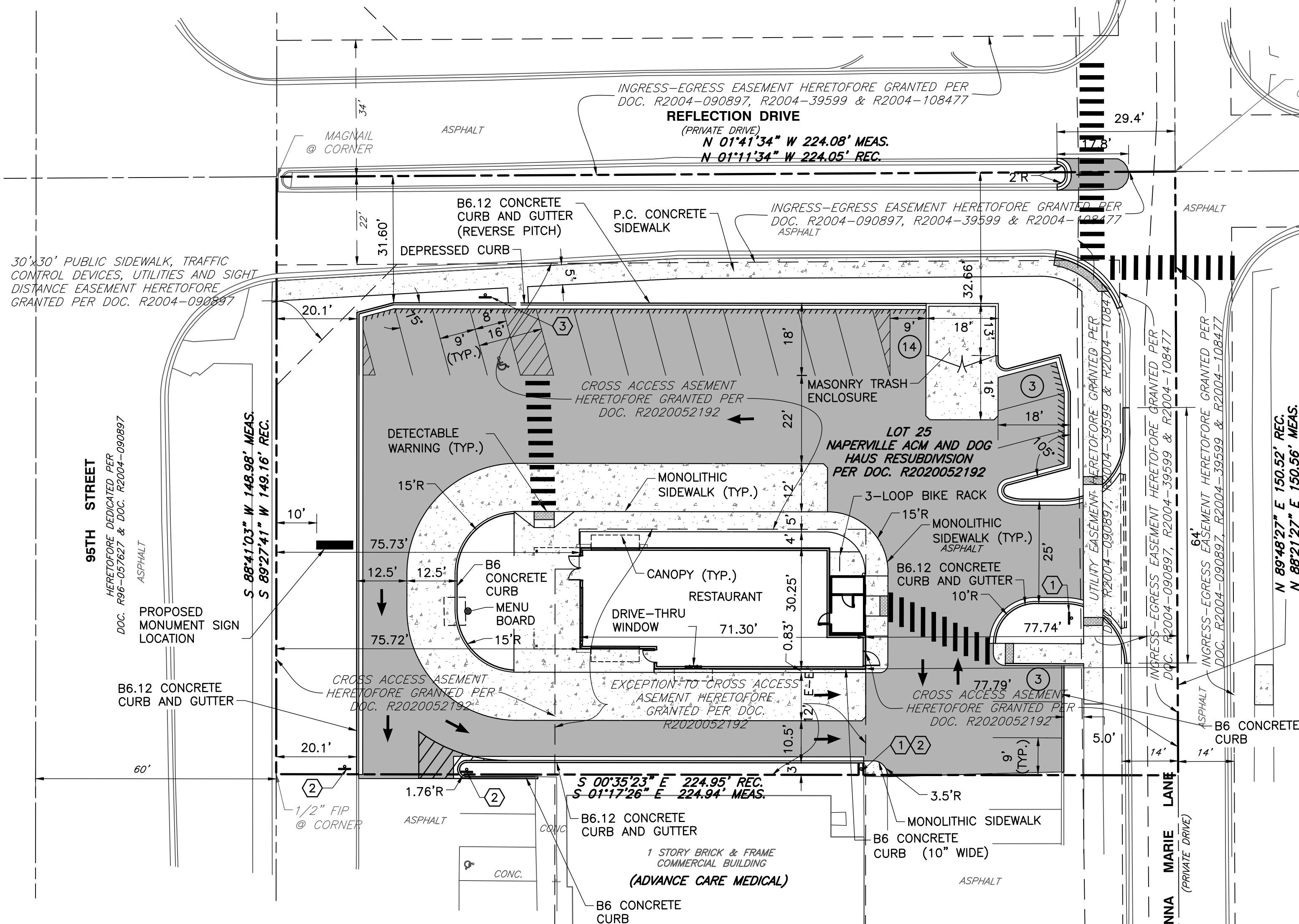
FINAL PLANNED UNIT DEVELOPMENT PLAT FOR SCHLOTZSKY'S 3056 ANNA MARIE DRIVE NAPERVILLE, ILLINOIS 60564

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



SITE MAP
N.T.S.

| PROPOSED | EXISTING | DESCRIPTIONS |
|----------|----------|--|
| --- | --- | BOUNDARY PROPERTY LINE |
| --- | --- | PROPERTY LINE |
| --- | --- | RIGHT-OF-WAY |
| --- | --- | UNDERLYING PROPERTY LINE |
| --- | --- | CENTER LINE |
| --- | --- | EASEMENT LINE |
| --- | --- | SETBACK LINE |
| --- | --- | SECTION LINE |
| --- | --- | INDEX (MAJOR) CONTOUR |
| --- | --- | INTERMEDIATE (MINOR) CONTOUR |
| --- | --- | EXISTING FENCE LINE |
| --- | --- | EXISTING WOOD FENCE LINE |
| --- | --- | CURB |
| --- | --- | EDGE OF PAVEMENT |
| --- | --- | EDGE OF GRAVEL |
| --- | --- | PAVEMENT SHOULDER |
| --- | --- | STORM PIPE |
| --- | --- | DOWNSPOUT SERVICE LINE |
| --- | --- | WATER LINE |
| --- | --- | SANITARY SEWER LINE |
| --- | --- | PROPOSED FORCEMAIN |
| --- | --- | GAS LINE |
| --- | --- | OVERHEAD WIRE |
| --- | --- | ELECTRIC LINE |
| --- | --- | CABLE LINE |
| --- | --- | FIBER OPTIC LINE |
| --- | --- | TELEPHONE LINE |
| --- | --- | GUIDE RAIL |
| --- | --- | TREELINE |
| --- | --- | PROPOSED TRENCH BACKFILL |
| --- | --- | PROPOSED CONCRETE |
| --- | --- | PROPOSED PAVEMENT |
| --- | --- | PROPOSED RIPRAP |
| --- | --- | PROPOSED STRIPING |
| --- | --- | BUILDING |
| --- | --- | PROPOSED SLOPE LABEL |
| --- | --- | PROPOSED SPOT ELEVATION |
| --- | --- | TOP OF WALL ELEVATION |
| --- | --- | BOTTOM OF WALL ELEVATION |
| --- | --- | TOP OF CURB ELEVATION |
| --- | --- | FLOWLINE ELEVATION |
| --- | --- | SANITARY MANHOLE |
| --- | --- | CLEANOUT |
| --- | --- | FLARED END SECTION |
| --- | --- | STORM MANHOLE |
| --- | --- | STORM CATCH BASIN (ROUND LID) |
| --- | --- | STORM CATCH BASIN (CURB LID) |
| --- | --- | STORM CURB INLET |
| --- | --- | STORM INLET (CIRCULAR) |
| --- | --- | STORM INLET (SQUARE) |
| --- | --- | STORM BEEHIVE INLET |
| --- | --- | STORM DRAIN OR DOWNSPOUT |
| --- | --- | WATER VALVE VAULT |
| --- | --- | WATER VALVE BOX |
| --- | --- | FIRE HYDRANT |
| --- | --- | ELECTRIC CONTROL CABINET (ABOVE GRADE) |
| --- | --- | ELECTRIC HANDHOLE |
| --- | --- | TRANSFORMER |
| --- | --- | ELECTRIC METER |
| --- | --- | LIGHT STANDARD |
| --- | --- | UTILITY POLE |
| --- | --- | TRAFFIC MANHOLE |
| --- | --- | TELEPHONE PULL BOX (FLUSH WITH GRADE) |
| --- | --- | TELEPHONE BOX/CABINET (ABOVE GRADE) |
| --- | --- | CABLE MANHOLE |
| --- | --- | FIBER OPTIC BOX/CABINET (ABOVE GRADE) |
| --- | --- | FIBER OPTIC MANHOLE |
| --- | --- | GAS LINE MARKER |
| --- | --- | MANHOLE (UNKNOWN) |



| SITE INFORMATION TABLE: | |
|----------------------------------|--|
| PUD TITLE: | SCHLOTZSKY'S |
| OWNER: | KRIPKIN LLC RONALD KRIPPNER 434 PEPPERIDGE TREE LANE KINNELON, NEW JERSEY 07405 |
| APPLICANT: | VEDASRIKANTH LLC VEDA DEVI PARUCHURI 4751 SASSAFRAS LANE NAPERVILLE, ILLINOIS 60564 |
| ENGINEER: | CIVIL & ENVIRONMENTAL CONSULTANTS, INC. JIM CANEFF, P.E. 1230 EAST DIEHL ROAD, SUITE 200 NAPERVILLE, ILLINOIS 60563 |
| LAND SURVEYOR: | CIVIL & ENVIRONMENTAL CONSULTANTS, INC. DOUG MCCLINTIC, P.L.S. 1230 EAST DIEHL ROAD, SUITE 200 NAPERVILLE, ILLINOIS 60563 |
| PUD ADDRESS/LOCATION: | 3056 ANNA MARIE DRIVE NAPERVILLE, ILLINOIS 60564 |
| GROSS AREA: (LOT25) | 33,624 S.F. (0.772 AC.) |
| NET AREA: (LOT25) | 33,624 S.F. (0.772 AC.) |
| ZONING: | B2 PUD (COMMUNITY SHOPPING CENTER DISTRICT - PUD) |
| PROPOSED LAND USE: | COMMERCIAL - RESTAURANT |
| EXISTING LAND USE: | COMMERCIAL - MEDICAL OFFICE (EAST) TOWNHOME (NORTH) COMMERCIAL - RESTAURANT (WEST) COMMERCIAL - MIXED USE (SOUTH) |
| BUILDING USE: | RESTAURANT |
| BUILDING AREA: | 1,998 S.F. |
| FLOOR AREA RATIO (FAR): | 1,998 S.F./33,624 S.F. = 0.059 |
| PARKING REQUIRED: | 10 PARKING SPACES PER 1,000 S.F. OF GROSS FLOOR AREA |
| PARKING PROVIDED: | REGULAR SPACES 19 HANDICAP SPACES 1 TOTAL 20 |
| STATEMENT OF INTENT AND CONCEPT: | PART OF EXISTING APPROVED PUD. PROPOSED RESTAURANT WILL INCLUDE DRIVE THRU LANE AND OUTDOOR EATING AREA. |



- BENCH MARKS:**
- REFERENCE BENCHMARK:
- NAPERVILLE MONUMENT #1501: BERNSTEIN 3D MONUMENT 5 FEET SOUTH OF THE SOUTH CURBLINE OF GRASSMERE ROAD. SAID MONUMENT IS 65 FEET WEST OF THE INTERSECTION OF GRASSMERE ROAD AND KINGBIRD COURT.
ELEVATION= 691.72 (NAVD 88)
- SITE BENCHMARKS:
- CROSS CUT NEAR THE BACK OF WALK IN PUBLIC SIDEWALK ALONG THE NORTH RIGHT OF WAY OF 95TH STREET. SAID CROSS IS 194± FEET EAST OF THE INTERSECTION OF 95TH STREET AND REFLECTION DRIVE.
ELEVATION: 695.75
 - CROSS CUT IN WEST CURBLINE OF CENTER ISLAND OF REFLECTION DRIVE. SAID CROSS IS 1± SOUTH OF CURBLINE STORM INLET AND 157± FEET NORTH OF THE INTERSECTION OF 95TH STREET AND REFLECTION DRIVE.
ELEVATION: 695.46
 - CROSS CUT IN EAST EDGE OF WEST SIDEWALK OF LOOMIS STREET 203± FEET SOUTH OF THE INTERSECTION OF 4TH AVENUE AND LOOMIS STREET. SAID CROSS IS ALONG THE NORTH EDGE OF DRIVEWAY FOR 325 LOOMIS STREET.
ELEVATION: 719.37

LEGAL DESCRIPTION OF PROPERTY

PARCEL 1:
LOT 25 IN NAPERVILLE ACM AND DOG HAUS RESUBDIVISION, A RESUBDIVISION OF LOT 10 IN NAPERVILLE CROSSINGS, A RESUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 2, 2020 AS DOCUMENT NUMBER R2020-52192, IN WILL COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED AND SHOWN ON THE PLAT OF NAPERVILLE CROSSINGS RECORDED AS DOCUMENT R2004-90897 FOR VEHICULAR AND PEDESTRIAN TRAFFIC ON, OVER, THROUGH, ALONG AND ACROSS ALL AREAS MARKED "INGRESS AND EGRESS EASEMENT" ON SAID PLAT.

PARCEL 3:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT R2004-39599 AS AMENDED AND RESTATED BY AMENDMENT AND RESTATEMENT OF DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT R2004-108477 FOR VEHICULAR AND PEDESTRIAN TRAFFIC, PARKING, STORM WATER DISCHARGE AND DETENTION POND AND UTILITIES ALL AS SET FORTH THEREIN.

Civil & Environmental Consultants, Inc.
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630-963-6026 - 877-963-6026
www.cecinco.com

VEDASRIKANTH LLC
SCHLOTZSKY'S
3056 ANNA MARIE DRIVE
NAPERVILLE, ILLINOIS 60564

FINAL PLANNED UNIT DEVELOPMENT PLAT

| | | | |
|--------------|------------|--------------|-------|
| DATE: | 07/15/2021 | DRAWN BY: | MAJ |
| DWG SCALE: | 1"=20' | CHECKED BY: | JGC |
| PROJECT NO.: | 311-811 | APPROVED BY: | DRAFT |

EXHIBIT B

