

# PRELIMINARY ENGINEERING FOR TARTAN POINT SUBDIVISION

## NAPERVILLE, ILLINOIS

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 08-08-101-007  
08-08-101-008  
ADDRESS: 1519 NAPER BLVD  
NAPERVILLE, ILLINOIS 60563

**LOCATION MAP**  
N.T.S.

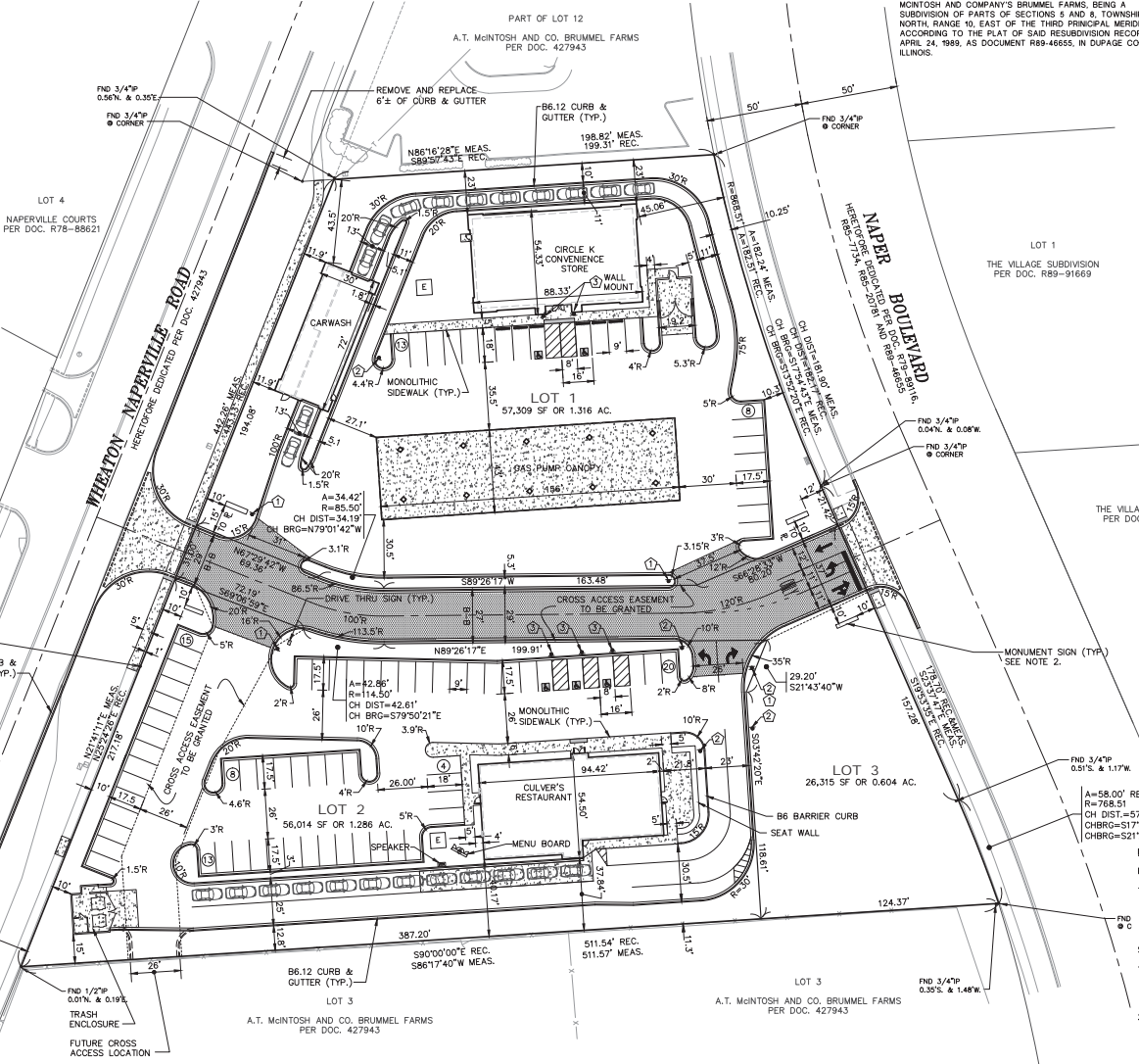
SCALE: 1"=30'  
BASIS OF BEARINGS: ILLINOIS STATE PLANE - EAST ZONE (TRUE NORTH)

**SITE DATA**

GROSS BOUNDARY AREA	139,638 S.F. OR (3.206 AC)
NET BOUNDARY AREA	139,638 S.F. OR (3.206 AC)
ROW DEDICATED	N/A
<b>LOT AREA</b>	
LOT 1 (CIRCLE K CONVENIENCE STORE)	57,309 S.F. OR (1.316 AC)
BUILDING AREA	4,430 S.F. (1.023%)
CARWASH	2 SPACES
PERVIOUS AREA	14,772 S.F. (25.78%)
IMPERVIOUS AREA	42,537 S.F. (74.22%)
PARKING REQUIRED (1,430/1000SFI x 4.5 SPACES/1000 SF RETAIL)	20 SPACES
PARKING PROVIDED	19 SPACES
REGULAR SPACES	2 SPACES
HANDICAP SPACES	2 SPACES
TOTAL	4 SPACES
LOT 2 (CULVER'S RESTAURANT)	56,014 S.F. OR (1.286 AC)
BUILDING AREA	4,459 S.F. (7.96%)
PERVIOUS AREA	12,883 S.F. (23.00%)
IMPERVIOUS AREA	43,131 S.F. (77.00%)
PARKING REQUIRED (1,430/1000SFI x 17 SPACES/1000 SF RESTAURANT)	76 SPACES
PARKING PROVIDED	57 SPACES
REGULAR SPACES	3 SPACES
HANDICAP SPACES	60 SPACES
TOTAL	63 SPACES
LOT 3 (ACCESS RD/DETENTION FACILITY)	26,315 S.F. OR (0.604 AC)
PERVIOUS AREA	15,599 S.F. (59.28%)
IMPERVIOUS AREA	10,716 S.F. (40.72%)
TOTAL SITE PERVIOUS AREA	43,264 S.F. (30.98%)
TOTAL SITE IMPERVIOUS AREA	96,374 S.F. (69.02%)
<b>ZONING</b>	
EXISTING	B-3 (GENERAL COMMERCIAL DISTRICT)
PROPOSED	B-3 (GENERAL COMMERCIAL DISTRICT)

**LEGAL DESCRIPTION**

LOTS 1 AND 2 OLYMPIC FEDERAL RESUBDIVISION, BEING A RESUBDIVISION OF PART OF LOTS 10 AND 11 IN ARTHUR T. MCINTOSH AND COMPANY'S BRUMMEL FARMS, BEING A SUBDIVISION OF PARTS OF SECTIONS 5 AND 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED APRIL 24, 1989, AS DOCUMENT R89-4655, IN DUPAGE COUNTY, ILLINOIS.



- NOTES:**
- UNLESS OTHERWISE NOTED, ALL DIMENSIONS ARE TO THE BACK OF CURB.
  - FOR MONUMENT AND BUILDING SIGN DIMENSIONS AND DETAILS SEE SIGNAGE PACKAGE PREPARED BY OTHERS.
  - FOR PAVEMENT SECTION DETAILS, SEE SHEET 3.
  - FOR AUTOTURN EXHIBITS FOR CIRCLE K TANKER TRUCK AND PER DOC. R94-232085 CULVER'S NAPERVILLE LADDER TRUCK, SEE SHEET 3.

**LEGEND**

- MANHOLE
- CATCH BASIN
- INLET
- VALVE & VAULT
- VALVE & BOX
- ⊗ FIRE HYDRANT
- ⊗ STREET LIGHT
- ⊗ POWER POLE
- SIDEWALK
- CURB
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- HEADWALL
- END SECTION
- ===== CORRUGATED METAL PIPE
- E ELECTRIC LINE
- G GAS LINE
- T TELEPHONE LINE
- FO FIBER OPTIC CABLE
- ONE OVERHEAD POWER LINES
- TV CABLE TELEVISION
- TS TRAFFIC SIGNAL LINE
- SL STREET LIGHT CABLING
- F FENCE LINE
- BITUMINOUS PAVEMENT
- CONCRETE

**ABBREVIATIONS**

000.00' M	MEASURED DATA
000.00' C	COMPUTED DATA
000.00' R	RECORD DATA
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R=	RADIUS
A=	ARC LENGTH
PN	PERMANENT INDEX NUMBER
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT

**STOP** (R1-1) 30" x 30"

**RESERVED PARKING** (R7-9) 12" x 18"

**DO NOT ENTER** (R5-1) (24" x 24")

**\$250 FINE** (SIGN REQUIRING \$250 FINE ILLINOIS STANDARD 97-1101)

**VAN ACCESSIBLE** (VAN ACCESSIBLE SIGN 18" x 9" 2" SERIES D LETTERS)

**LINE TYPE LEGEND**

PROPOSED	EXISTING	DESCRIPTION
—	—	SUBDIVISION BOUNDARY
—	—	LOT LINE
—	—	CENTER LINE
—	—	RIGHT OF WAY
—	—	ACCESS EASEMENT LINE
—	—	EASEMENT LINE
—	—	BUILDING LINE
—	—	SECTION LINE
—	—	UNDERLYING LOT LINE

**BENCHMARKS:**

- NAAPERVILLE MONUMENT #703, BERNSTEN 3D MONUMENT ALONG THE NORTH RIGHT OF WAY OF U.S.34 (ODGEN AVENUE) BEHIND THE SHOPPING WALK IN THE CENTER OF THE RIGHT-IN RIGHT-OUT ISLAND TO ODGEN WALL SHOPPING CENTER, APPROXIMATELY 320± FEET WEST OF THE INTERSECTION OF U.S. 34 AND WHEATON NAPERVILLE ROAD. ELEVATION= 780.31 (780.38 MEAS.)
- CROSS IN PUBLIC SIDEWALK NEAR FACE OF WALK ALONG THE WEST RIGHT OF WAY OF NAPER BOULEVARD, SAID CROSS IS 25.7± FEET SOUTHWEST OF THE NORTHEAST PROPERTY CORNER OF THE SUBJECT SITE AND 5.4± FEET WEST OF THE LIGHT STANDARD. ELEVATION= 771.60
- CROSS IN PUBLIC SIDEWALK NEAR FACE OF WALK ALONG THE EAST RIGHT OF WAY OF WHEATON NAPERVILLE ROAD, SAID CROSS IS 24± FEET SOUTHWEST OF THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT SITE AND 9± FEET SOUTHWEST OF A FIRE HYDRANT. ELEVATION= 772.023

CITY PROJECT NO. 18-10000111

**ROAKE AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS  
1884 QUINCY AVENUE, SUITE 100A NAPERVILLE, ILLINOIS 60564  
TEL (630) 366-3282 • FAX (630) 366-3287

PREPARED FOR:  
**TARTAN REALTY GROUP, INC.**  
350 WEST HUBBARD STREET #640  
CHICAGO, ILLINOIS 60654  
TEL (312) 377-8375  
FAX (312) 377-8351

NO.		DATE		DESCRIPTION	
1	10/22/18	REVISED PER	INTERNAL REVIEW		
2	11/05/18	REVISED PER	ICITY ROW (10/19/18)		

**TARTAN POINT SUBDIVISION - NAPERVILLE, ILLINOIS**

PRELIMINARY ENGINEERING - DIMENSION PLAN

DRN./CKD. BY:SRH/JGC/MEF	FILE: 8533P	FLD. BK./PG: 273/30-31	SHEET NO. 1 OF 3
SCALE: 1"=30'	DATE: 09/25/18	JOB NO.: 853.003	