

DESIGN SCHEDULE	
SITE ZONING	MUNICIPALITY: NAPERVILLE, ILLINOIS EXISTING ZONING: REQUIRED ZONING:
SITE AREA	65,028.48 SQUARE FEET
BUILDING SIZE	CAR WASH TUNNEL 1,020 SQ. FT. OFFICE/CUSTOMER AREA 3,073 SQ. FT. RESTAURANT 900 SQ. FT. TOTAL = 4,993 SQ. FT.
PARKING	REQUIRED PROVIDED 18 18 ADA PARKING STALLS 2 VACUUM STALLS N/A BIKE STALLS N/A
LAND USE	PROPOSED GAS STATION WITH CAR WASH
ZONING	ESPFD

LEGEND	
	PROPOSED EASEMENT LINE
	PROPOSED PARKING STRIP
	PROPOSED SANITARY SEWER
	PROPOSED STORM SEWER
	PROPOSED WATER SEWER
	PROPOSED UTILITY STRUCTURES (MANHOLE, CLEANOUT, DRAIN, WATER VAULT)
	PROPOSED CURB & GUTTER
	PROPOSED CONCRETE
	EXISTING CURB & GUTTER
	EXISTING UTILITY STRUCTURES
	EXISTING SANITARY SEWER
	EXISTING STORM SEWER
	EXISTING EASEMENT LINE

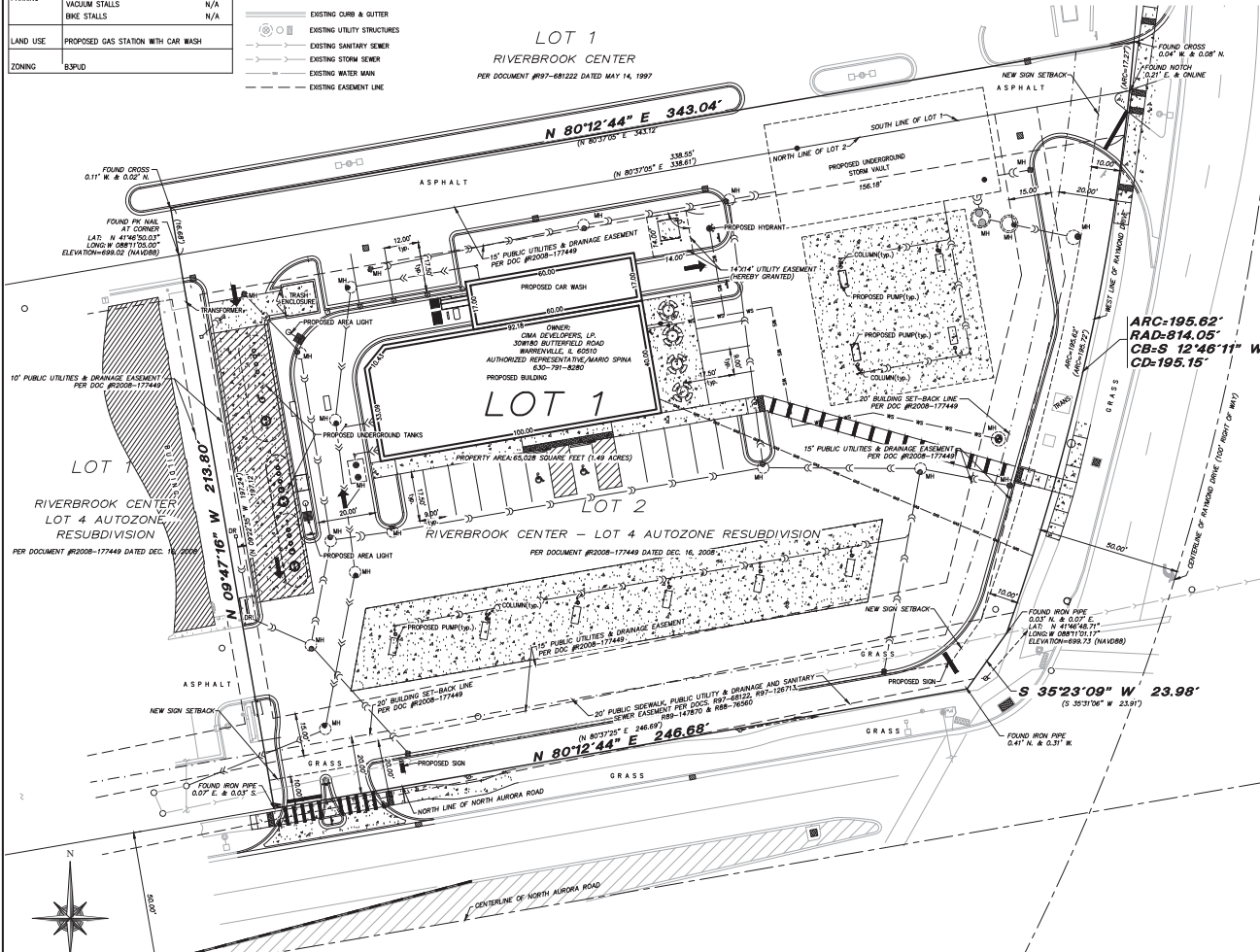
# PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT PLAT OF CIMA PRIDE RESUBDIVISION

BEING A PART OF LOT 1 OF RIVERBROOK CENTER, BEING A RESUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, AND ALSO LOT 2 IN RIVERBROOK CENTER - LOT 4 AUTOZONE RESUBDIVISION BEING A RESUBDIVISION OF LOT 4 IN RIVERBROOK CENTER, A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

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

P.L.N. #07-14-100-025 AND PART OF: P.L.N. #07-14-100-023

LOT 1  
RIVERBROOK CENTER  
PER DOCUMENT #897-88122 DATED MAY 14, 1997



DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DU PAGE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_ AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDER OF DEEDS

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) SS

APPROVED BY THE CITY OF NAPERVILLE PLAN COMMISSION AT A MEETING HELD THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_

BY: \_\_\_\_\_ CHAIRMAN ATTEST: \_\_\_\_\_ SECRETARY

OWNER'S CERTIFICATE CERTIFICATE

STATE OF \_\_\_\_\_ SS  
COUNTY OF \_\_\_\_\_

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN HAS CAUSED AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS ALSO TO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY, HAVE DETERMINED TO THE BEST OF THEIR KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH PROPOSED SUBDIVISION LIES IS LOCATED IN:

DISTRICT 300

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_

OWNER \_\_\_\_\_

PRINTED NAME AND TITLE \_\_\_\_\_

NOTARY'S CERTIFICATE

STATE OF \_\_\_\_\_ SS  
COUNTY OF \_\_\_\_\_

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO CERTIFY THAT I AM THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THIS INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS GIVEN UNDER MY HAND AND NOTARIAL SEAL.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF DU PAGE ) 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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

THIS IS TO CERTIFY THAT I, FRANJO I. MATIJC, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3556, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 IN RIVERBROOK CENTER - LOT 4 AUTOZONE RESUBDIVISION BEING A RESUBDIVISION OF LOT 4 IN RIVERBROOK CENTER, A SUBDIVISION IN PART OF THE SOUTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED DECEMBER 16, 2008 AS DOCUMENT NO. R2008-177449, IN DUPAGE COUNTY, ILLINOIS.

AND:

A PART OF LOT 1 OF RIVERBROOK CENTER, BEING A RESUBDIVISION IN PART OF THE NORTHWEST QUARTER OF SECTION 14 AND THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 14, 1997 AS DOCUMENT #897-88122, IN DUPAGE COUNTY, ILLINOIS, SAID PART BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 ALSO BEING THE NORTHEAST CORNER OF LOT 2 IN SAID RIVERBROOK CENTER - LOT 4 AUTOZONE RESUBDIVISION, RECORDED DECEMBER 16, 2008 AS DOCUMENT R2008-177449, IN DUPAGE COUNTY, ILLINOIS; THENCE SOUTH 80°37'05" WEST, ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING THE NORTH LINE OF SAID LOT 2 IN RIVERBROOK CENTER - LOT 4 AUTOZONE RESUBDIVISION, 338.81 FEET TO THE NORTHEAST CORNER OF SAID LOT 2, RIVERBROOK CENTER - LOT 4 AUTOZONE RESUBDIVISION; THENCE NORTH 09°22'57" WEST, ALONG THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 2 RIVERBROOK CENTER - LOT 4 AUTOZONE RESUBDIVISION, 16.68 FEET; THENCE NORTH 80°37'05" EAST, ALONG A LINE PARALLEL WITH AND 16.68 FEET NORTH OF THE SAID SOUTH LINE OF LOT 1, A DISTANCE OF 343.12 FEET, TO A POINT ON THE EAST LINE OF SAID LOT 1, BEING A CURVE, NON-TANGENT TO THE LAST DESCRIBED CURVE; THENCE SOUTHERLY ALONG SAID, NON-TANGENT CURVE, SAID CURVE BEING CONVEYED TO THE WEST, HAVING A RADIUS OF 814.02 FEET, ARC LENGTH OF 17.27 FEET, A CHORD BEARING SOUTH 02°41'02" WEST, WITH A CHORD LENGTH OF 17.27 FEET, TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT IRON PIPES SHALL BE SET AT ALL LOTS CORNERS, EXCEPT WHERE CONCRETE MONUMENTS ARE INDICATED, AND THAT THE PLAT HEREON DRAWN CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION. DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

I FURTHER CERTIFY THAT THIS LAND IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE.

I FURTHER CERTIFY THAT ACCORDING TO AN INTERPOLATION OF THE FLOOD INSURANCE RATE MAP THIS SITE IS LISTED AS BEING IN A "C" ZONE, DESCRIBED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" PER F.E.M.A. PANEL NO. 17043C0706H DATED DECEMBER 16, 2004.

W-T LAND SURVEYING, INC. ILLINOIS

FRANJO I. MATIJC - PLS #035-003556 EXPIRES 11/30/2018  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-004387

CITY PROJECT #17-1000018  
CIMA PRIDE RESUBDIVISION PRELIM PUD PLAT

REV	DATE	BY	REVISIONS
1	2/2/17	W-T	ISSUED FINAL P.D.S. PLAT
2	2/2/17	W-T	RECORDED PRELIM PUD PLAT
3	2/2/17	W-T	ISSUED PRELIM PUD PLAT
4	2/2/17	W-T	ISSUED FINAL P.D.S. PLAT WITH SET BACK
5	2/2/17	W-T	ISSUED FINAL P.D.S. PLAT WITH SET BACK
6	2/2/17	W-T	ISSUED FINAL P.D.S. PLAT WITH SET BACK
7	2/2/17	W-T	ISSUED FINAL P.D.S. PLAT WITH SET BACK
8	2/2/17	W-T	ISSUED FINAL P.D.S. PLAT WITH SET BACK
9	2/2/17	W-T	ISSUED FINAL P.D.S. PLAT WITH SET BACK

W-T LAND SURVEYING, INC.  
3801 Parkview Drive  
Naperville, IL 60563  
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ILLINOIS LICENSE NO. 184-004387  
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1503 NORTH AURORA ROAD  
NAPERVILLE, ILLINOIS  
DUPAGE COUNTY

PRELIMINARY/FINAL  
PLANNED UNIT DEVELOPMENT PLAT  
OF CIMA PRIDE RESUBDIVISION

SCALE: 1"=20'  
DRAWN: REM  
BOUNDARY: FIM  
FIELD WORK: MWS  
CHECK: JC  
JOB: S16230  
SHEET  
PUD-1  
OF ONE SHEETS