FINAL PLANNED UNIT DEVELOPMENT PLAT
OF

FINISH LINE CAR WASH

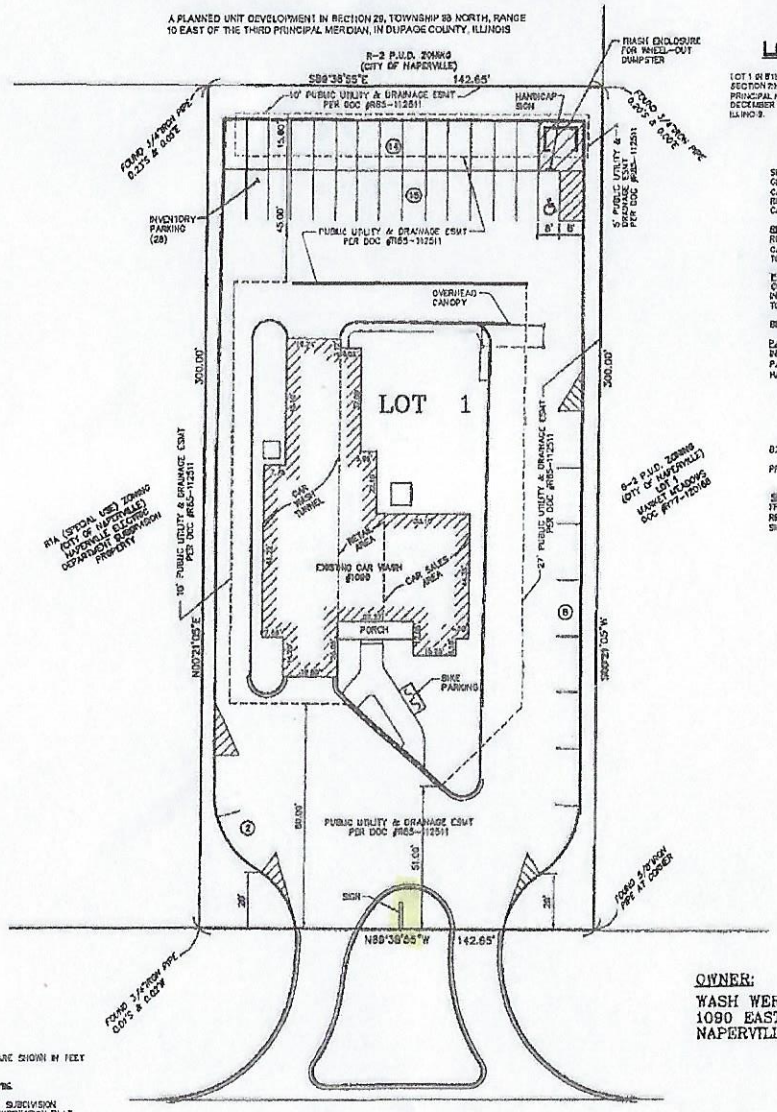
A PLANNED UNIT DEVELOPMENT IN SECTION 29, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

P.I.N.: 08-29-104-025

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

LOCATION MAP

NOT TO SCALE



LEGAL DESCRIPTION

LOT 1 IN STENGER SUBDIVISION, A PLANNED UNIT DEVELOPMENT IN SECTION 29, TOWNSHIP 39 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 28, 1983 AS DOCUMENT R 85-112511, IN DUPAGE COUNTY, ILLINOIS.

SITE DATA

SITE AREA: 42,795 SQUARE FEET = 0.9824 ACRES
GROSS BUILDING AREA = 5,463.18 SF
CAR WASH TUNNEL = 2,845.28 SF
RETAIL AREA = 1,245.10 SF
CAR SALES AREA = 1,372.62 SF

REQUIRED PARKING
RETAIL AREA (4.5/1000 SF) = 6 SPACES
CAR SALES AREA (2/1000 SF) = 3 SPACES
TOTAL PARKING REQUIRED = 9 SPACES

PARKING PROVIDED
CUSTOMER PARKING = 11 SPACES
INVENTORY PARKING = 28 SPACES
TOTAL PARKING PROVIDED = 39 SPACES

BIKE PARKING PROVIDED = 3 SPACES

PARKING DIMENSIONS
INVENTORY PARKING 8' x 17.5'
PARALLEL PARKING 8.5' x 20'
HANDICAP PARKING 16' x 17.5'

ZONING

B2 P.U.D.-CITY OF NAPERVILLE

PROPOSED USES: CAR WASH, AUTOMOBILE SALES, GENERAL RETAIL

SETBACKS
FRONT: 20'
REAR: 12'
SIDE: 5'

SCALE: 1" = 20'
BASIS OF BEARING – ASSUMED

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

ABBREVIATION TABLE

N = NORTH
S = SOUTH
E = EAST
W = WEST

LEGEND

SUBDIVISION BOUNDARY LINE
EASEMENT LINE
ADJACENT LOT LINE
R.O.W. LINE
(15) PARKING SPACE COUNT

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THIS PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, DEDICATED AND PLATTED AS SHOWN ON THIS PLAT FOR THE USES AND PURPOSES SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____ THIS ____ DAY OF _____ A.D., 20____.

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT _____
PRINT NAME
PRINT NAME
PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER'S REPRESENTATIVE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE ANNEXED PLAT AS HIS OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS_____ DAY OF _____ A.D., 20_____.

NOTARY PUBLIC

MY COMMISSION EXPIRES ON _____ A.D., 20____.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED AND ACCEPTED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NAPERVILLE, ILLINOIS, AT A MEETING HELD

THIS ____ DAY OF _____ A.D. _____.

BY: _____ ATTEST: _____
MAYOR CITY CLERK

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

APPROVED BY THE CITY OF NAPERVILLE PLANNING AND ZONING COMMISSION AT A MEETING HELD THE _____ DAY OF _____ A.D. 20____.

BY: _____ ATTEST: _____
CHAIRMAN SECRETARY

DU PAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D., 20____, AT _____ O'CLOCK _____ M., AND WAS RECORDED IN BOOK _____ OF PLAT ON PAGE _____.

RECORDER OF DEEDS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DU PAGE)

I, MARK B. STRAAC, AN ILLINOIS PROFESSIONAL LAND SURVEYOR MASONRY, HEREBY STATE THAT THIS PLAT WAS MADE AT AND UNDER MY DIRECTION, FROM PUBLIC AND PRIVATE RECORD INFORMATION AND THIS PLAT IS AN ACCURATE DEPICTION OF THE PROPERTY.

I HEREBY STATE THAT THE PROPOSED IMPROVEMENTS DEPICTED ON THIS PLAT ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND ARE NOT INTENDED TO BE USED FOR CONTRUCTION.

I HEREBY STATE THAT THE PROPERTY IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, ILLINOIS.

I HEREBY STATE THAT THE CITY OF NAPERVILLE HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ILCS 5/11-12-6 AS HEREAFTER OFTEN AND HEREAFTER AMENDED.

I HEREBY STATE THAT THIS PROPERTY IS NOT WITHIN A SPECIAL FLOOD HAZARD ZONE AS SHOWN ON THE APPLICABLE FLOOD INSURANCE RATE MAP PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

GIVEN UNDER MY HAND AND SEAL AT _____ ILLINOIS

THIS _____ DAY OF _____ A.D., 20____.

ILLINOIS PROFESSIONAL LAND SURVEYOR 35-2947
LICENSE EXPIRATION/RENEWAL DATE: 11-30-2014

NOTES:

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. ARC DISTANCES ARE ALONG ALL CURVES.
3. THIS IS NOT A SUBDIVISION PLAT. FOR SUBDIVISION INFORMATION, PLEASE REFER TO THE SUBDIVISION PLAT FOR THE SUBJECT PROPERTY WASH IS A SEPARATE DOCUMENT

OWNER:
WASH WERKS ENTERPRISES LLC
1090 EAST 75TH STREET
NAPERVILLE, ILLINOIS 60565

CITY PROJECT NUMBER: 12-

INTECH CONSULTANTS, INC.
ENGINEERS / SURVEYORS
1989 UNIVERSITY LANE, SUITE D LISLE, ILLINOIS
TEL.: (630) 964-5635 FAX: (630) 964-5652
E-MAIL: CADINTECHCONSULTANTS.COM
ILLINOIS REGISTRATION No. 184-001040

PREPARED: 12-27-12

SHEET No. 1 of 1 JOB No.: 85001

FINISH LINE CAR WASH FINAL P.U.D. PLAT