

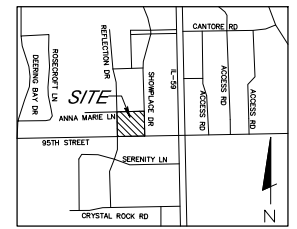
FINAL PLANNED UNIT DEVELOPMENT PLAT FOR NAPERVILLE ACM AND DOG HAUS RESUBDIVISION NAPERVILLE, ILLINOIS

OF
PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4,
TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

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

LOT AREA SUMMARY TABLE
LOT 25: 36,289 SF
LOT 26: 33,639 SF
TOTAL AREA: 69,928 SF
TOTAL EASEMENT AREA: 12,876 SF

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



LOCATION MAP
NOT TO SCALE

SITE INFORMATION TABLE
PUD TITLE: NAPERVILLE CROSSINGS (EXISTING PUD)

OWNER/APPLICANT:
COMPANY: AMERICAN DEVELOPER PARTNERS
CONTACT: MANNY BUTERA
ADDRESS: PO BOX 681862
FRANKLIN, TN 37064

ENGINEER:
COMPANY: BARGE DESIGN SOLUTIONS
CONTACT: CHARLIE SMITH
ADDRESS: 615 3RD AVENUE SOUTH
NASHVILLE, TN 37210

LAND SURVEYOR:
COMPANY: INTECH CONSULTANTS, INC
CONTACT: MARK STIMAC
ADDRESS: 1989 UNIVERSITY LANE, SUITE D
LISLE, IL 60532

PUD ADDRESS/LOCATION:
2968 REFLECTION DRIVE
NAPERVILLE, WILL COUNTY, IL 60564

CURRENT ZONING: B-2
PROPOSED ZONING: B-2
TOTAL ACRES: 1.58 ACRES
AFC ACRES: 0.81 ACRES
DOG HAUS ACRES: 0.77 ACRES

PARKING REQUIREMENTS:
AFC PARKING REQUIREMENT: 5 SPACES PER 1000 SF OF BUILDING
DOG HAUS PARKING REQUIREMENT: 10 SPACES PER 1000 SF OF BUILDING
AFC REQUIRED PARKING: 18 SPACES
DOG HAUS REQUIRED PARKING: 27 SPACES
TOTAL REQUIRED PARKING: 45 SPACES
PROVIDED PARKING: 53 SPACES

PROPOSED LAND USES: RESTAURANT AND MEDICAL OFFICE
SURROUNDING LAND USES: RESTAURANT AND COMMERCIAL ZONED LOTS

BUILDING SETBACKS:
FRONT: 20 FT FROM EDGE OF ROW

STATEMENT OF INTENT AND CONCEPT (SIC): PART OF EXISTING APPROVED PUD.

STATE PLAN COORDINATE SYSTEM:

LEGAL DESCRIPTION
PARCEL 1:
LOT 10 IN NAPERVILLE CROSSINGS, 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 MAY 21, 2004
AS DOCUMENT NUMBER R2004-00897, IN WILL COUNTY,
ILLINOIS.

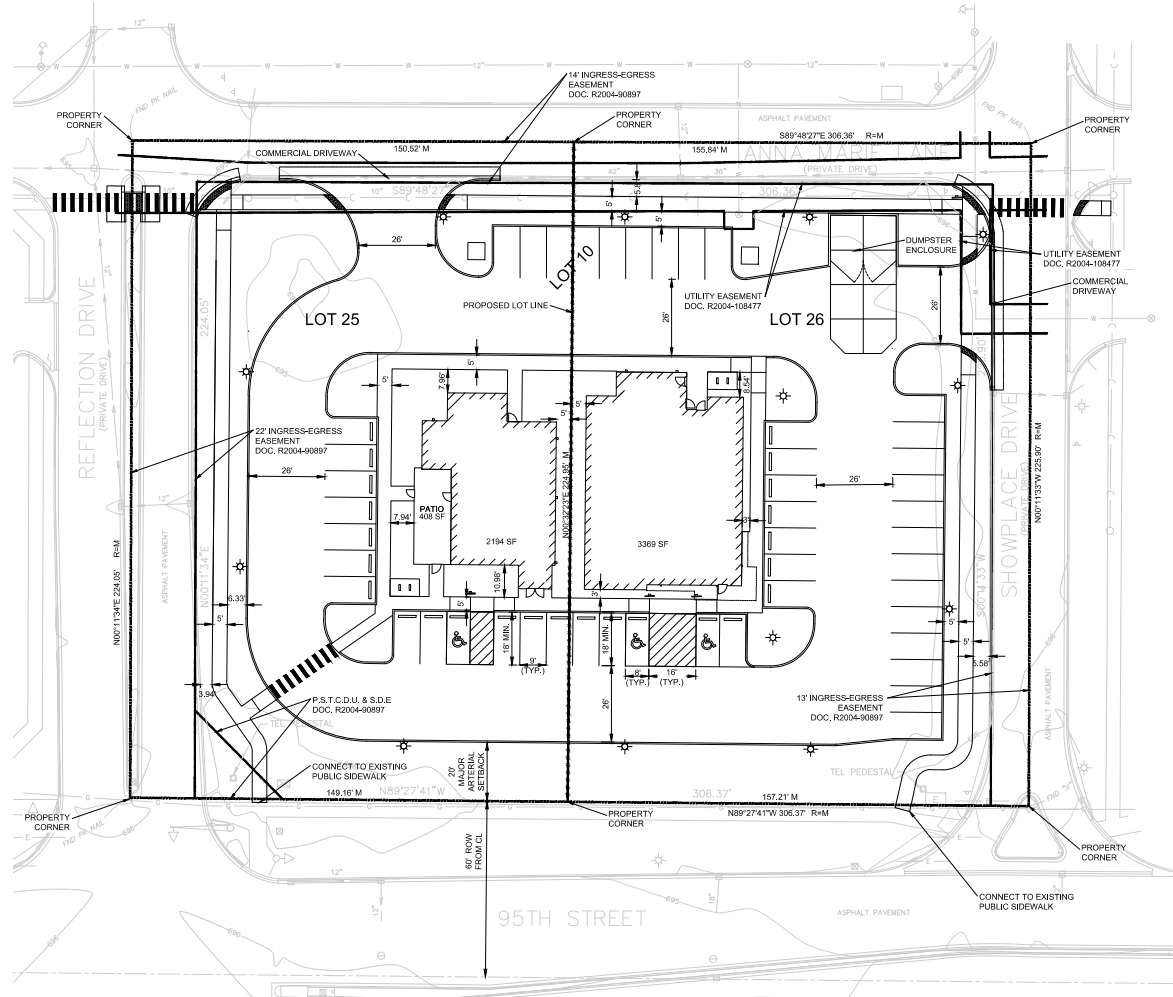
BENCHMARKS:
BENCHMARK 1:
CITY OF NAPERVILLE CONTROL MONUMENT STATION 1003
DISK LOCATED IN THE SOUTHWEST CORNER OF
LEVERENZ ROAD AND STONEBLEIGH COURT.
ELEVATION (USGS) 691.918

BENCHMARK 2:
TOP OF SURVEY CAP ON NORTH RIGHT-OF-WAY LINE OF
95TH STREET AT WEST ANGLE POINT.
ELEVATION (USGS) 694.65

BENCHMARK 3:
RIM OF SANITARY STRUCTURE LOCATED NEAR THE
NORTHWEST CORNER OF THE SITE.
ELEVATION 695.80

LEGEND

- EXISTING**
- SANITARY SEWER
 - WATER MAIN
 - STORM SEWER
 - UNDERGROUND ELECTRIC LINE
 - OVERHEAD WIRES
 - GAS LINE
 - TELEPHONE LINE
 - FENCE
 - △ FIRE HYDRANT
 - VALVE IN VAULT
 - VALVE BOX
 - INLET
 - CATCH BASIN
 - MANHOLE WITH CLOSED LID
 - MANHOLE WITH OPEN LID
 - FLARED END SECTION
 - LIGHT POLE
 - YARD LIGHT
 - LIGHT POLE (MAST ARM)
 - POWER POLE
 - GUY WIRE
 - HAND HOLE
 - PEDESTAL
 - SIGN
 - CURB & GUTTER
 - SPOT ELEVATION
 - CONTOUR
 - TREE
 - PINE
 - SHRUB
 - BUSHES
 - CALLOUT FOR SANITARY MANHOLE
 - CALLOUT FOR WATER STRUCTURE
 - CALLOUT FOR STORM STRUCTURE
 - ASPHALT PAVEMENT
 - CONCRETE SIDEWALK
 - BUILDING OUTLINE
 - 6" CONCRETE PAVEMENT
 - 8" CONCRETE PAVEMENT
 - PROPERTY LINE
 - EASEMENT LINE
 - ROW CENTERLINE
 - CURB
- ABBREVIATIONS**
- M MEASURED DIMENSION
 - R RECORD DIMENSION
 - CL CENTERLINE
 - TYP TYPICAL
 - ROW RIGHT-OF-WAY
 - P.S.T.C.D.U. & S.D.E. PUBLIC SIDEWALK, TRAFFIC CONTROL DEVICES, UTILITIES AND SIGHT DISTANCE EASEMENTS
 - MIN MINIMUM



THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY

ORDERED BY: BARGE DESIGN SOLUTIONS

NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. EASEMENTS AND ELEVATIONS ARE MEASURED FROM THE ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BILLING LINES ARE ALTERED, DO NOT REPEAT UPON RECORDED SUBDIVISION PLAT. REFER TO THESE POINTS, DEED OR INSTRUMENT CREATING SAME.

CITY PROJECT NUMBER: 19-10000046
REVISION 1: 5-13-2019
REVISION 2: 6-14-2019

INTECH CONSULTANTS, INC.
1989 UNIVERSITY LANE, SUITE D
LISLE, ILLINOIS 60532
PHONE: 630-964-6666
ENGINEERS - SURVEYORS
ILLINOIS REGISTRATION NO. 184-001040

SHEET No. 1 of 2
JOB No.: 36950-02/03

FINAL PLANNED UNIT DEVELOPMENT - NAPERVILLE CROSSINGS LOT 10

FINAL PLANNED UNIT DEVELOPMENT PLAT FOR
 NAPERVILLE ACM AND DOG HAUS RESUBDIVISION
 NAPERVILLE, ILLINOIS

OF
 PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 4,
 TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF _____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN 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 _____ CITY, ILLINOIS, THIS _____ DAY OF _____, 20____.

BY: _____ SIGNATURE ATTEST: _____ SIGNATURE
 TITLE: _____ PRINT TITLE TITLE: _____ PRINT TITLE

NOTARY'S CERTIFICATE

STATE OF _____)
) SS
 COUNTY OF _____)

I, _____, PRINT NAME, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PRINT NAME, AND _____, PRINT NAME, OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH AND _____, TITLE, AND _____, TITLE, RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL
 THIS _____ DATE, _____ DAY OF _____, MONTH _____, 20____.

 NOTARY PUBLIC SIGNATURE

 PRINT NAME

MY COMMISSION EXPIRES ON _____, MONTH _____, 20____.

WILL COUNTY RECORDERS CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF WILL)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS.

ON THE _____ DAY OF _____, A.D., 20____.

AT _____ O'CLOCK _____ M. AND WAS RECORDED IN BOOK _____ OF PLATS ON PAGE _____.

 RECORDER OF DEEDS

WILL COUNTY TAX MAPPING CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF WILL)

I, _____, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT FOR THAT PORTION WITHIN THE LIMITS OF WILL COUNTY AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED

ON TAX MAP # _____ AND IS IDENTIFIED AS PERMANENT REAL ESTATE
 TAX INDEX NUMBER (PIN) _____

 DIRECTOR

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)

THIS IS TO STATE THAT I, MARK STHAAC, ILLINOIS PROFESSIONAL LAND SURVEYOR #35-2587 HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY.

LOT 10 IN THE NAPERVILLE CROSSINGS, BEING A SUBDIVISION IN 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 MAY 21 2004 AS DOCUMENT NUMBER R2004-90897, IN WILL COUNTY, ILLINOIS.

I FURTHER STATE THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY 65 ILCS 5/11-12.6 AS HERETOFORE AND HEREAFTER AMENDED OF THE ILLINOIS MUNICIPAL CODE.

I FURTHER STATE THAT THE PROPERTY IS IN ZONE "X" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS SET FORTH ON THE FLOOD INSURANCE RATE MAP FOR THE COUNTY OF WILL, ILLINOIS, COMMUNITY PANEL NUMBER 17197C 0030 G, EFFECTIVE DATE FEBRUARY 15, 2019. ZONE "X" IS DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD HAZARD, AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE. ALSO REFER TO LETTER OF MAP REVISION (LOMR) DATED FEBRUARY 16, 2015, CASE NUMBER 14-05-5854P.

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

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2587
 MY LICENSE EXPIRES/RENEWES 11-30-2020

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
 COUNTY OF DU PAGE)

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

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY

ORDERED BY _____ BARGE DESIGN SOLUTIONS

NOTE: COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCE AT ONCE. EASEMENTS AND EASEMENTS ARE INSTRUMENTS TAKEN FROM ORIGINAL, RECORDED SUBDIVISION PLAT, FOR SUBSEQUENT EASEMENTS AND EASEMENTS INFERRED, ALTERED, OR NOT REPERTED UPON, RECORDED SUBDIVISION PLAT, REFER TO THESE POINTS, DEED OR INSTRUMENT CREATING SAME.

CITY PROJECT NUMBER: 19-10000046
 REVISION 1: 5-13-2019
 REVISION 2: 6-14-2019

INTECH CONSULTANTS, INC.
 1889 UNIVERSITY LANE, SUITE D ENGINEERS - SURVEYORS
 LISLE, ILLINOIS 60532 PHONE: 630-964-6556 ILLINOIS REGISTRATION No. 184-001040

SHEET No. 2 of 2 JOB No.: 36950-02/03

EXHIBIT B

FINAL PLANNED UNIT DEVELOPMENT - NAPERVILLE CROSSINGS LOT 10