

FINAL PLANNED UNIT DEVELOPMENT PLAT TOWN SQUARE LOT 4 1295 S. RICHERT DRIVE, NAPERVILLE, IL

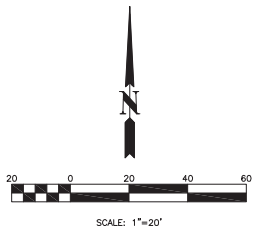
PIN NO.: 07-26-201-005

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

LEGAL DESCRIPTION

LOT FOUR IN TOWN SQUARE, BEING SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION TWENTY-SIX, TOWNSHIP THIRTY-EIGHT NORTH, RANGE NINE EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1989 AS DOCUMENT NO. R89-80655, ALL IN DUPAGE COUNTY, ILLINOIS.

LOT 3
WENDYS
PIN NO.: 07-26-201-004



STATEMENT OF INTENT AND CONCEPT

THIS PROJECT INVOLVES THE REMOVAL OF AN EXISTING CONVENIENCE STORE (MART) AND CAR WASH, AND THE CONSTRUCTION OF A NEW CONVENIENCE STORE (MART) AND CAR WASH, WITH ADDITIONAL GAS PUMP ISLANDS. EXISTING CANOPY OVER PUMP ISLANDS TO REMAIN.

SITE DATA

LAND AREA: 67,608 S.F. = 1.552 ACRES, MORE OR LESS
EXISTING LAND USE: GAS STATION, MART AND CAR WASH
PROPOSED LAND USE: GAS STATION, MART AND CAR WASH
EXISTING ZONING: NEW PROPOSED B2 ZONING WITH A CONDITIONAL USE
EXISTING IMPERVIOUS AREA: 50,054 SQ. FT. (ROOFS, PAVEMENT, WALKS)
EXISTING PERVIOUS AREA: 17,554 SQ. FT. (GRASS, LANDSCAPING)
PROPOSED IMPERVIOUS AREA: 49,883 SQ. FT. (ROOFS, PAVEMENT, WALKS)
PROPOSED PERVIOUS AREA: 17,725 SQ. FT. (GRASS, LANDSCAPING)
PROPOSED BUILDING AREAS: MART 3,581 SQ. FT., CAR WASH 1,560 SQ. FT.
AREA "DISTURBED" BY PROJECT 30,162 SQ. FT. = 0.69 ACRE
OPEN SPACE CALCULATION 17,725/67,607=26%
PROPOSED PARKING: 15 STANDARD (9') PLUS 1 HANDICAP (16') FOR A TOTAL OF 16 STALLS
EXISTING DRIVEWAYS TO THE PROPERTY TO THE WEST, 75TH STREET AND RICHERT DRIVE TO REMAIN.

STORM WATER DETENTION NOTES

NO STORM WATER DETENTION IS REQUIRED BY THE DUPAGE COUNTY COUNTYWIDE STORMWATER & FLOOD PLAIN ORDINANCE BECAUSE THE PROJECT DECREASES IMPERVIOUS AREAS BY 171 SQ. FT. WHICH IS LESS THAN THE 25,000 SQ. FT. REQUIREMENT FOR ADDITIONAL STORM WATER DETENTION.

COMMERCIAL LAND USES

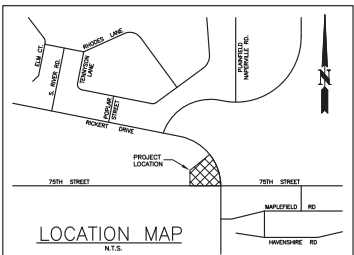
SITE IS CURRENTLY A GAS STATION, MART AND CAR WASH.
SITE TO THE WEST IS CURRENTLY A RESTAURANT (TACO BELL).
SITE TO THE NORTH IS CURRENTLY A RESTAURANT (WENDY'S).

LEGEND

EXISTING	PROPOSED
CONCRETE CURB	CONCRETE CURB
PROPERTY LINE	PROPERTY LINE
CONCRETE WALK/PAVEMENT	CONCRETE WALK/PAVEMENT
ASPHALT PAVEMENT	ASPHALT PAVEMENT
CONC. PARKING BUMPER	CONC. PARKING BUMPER

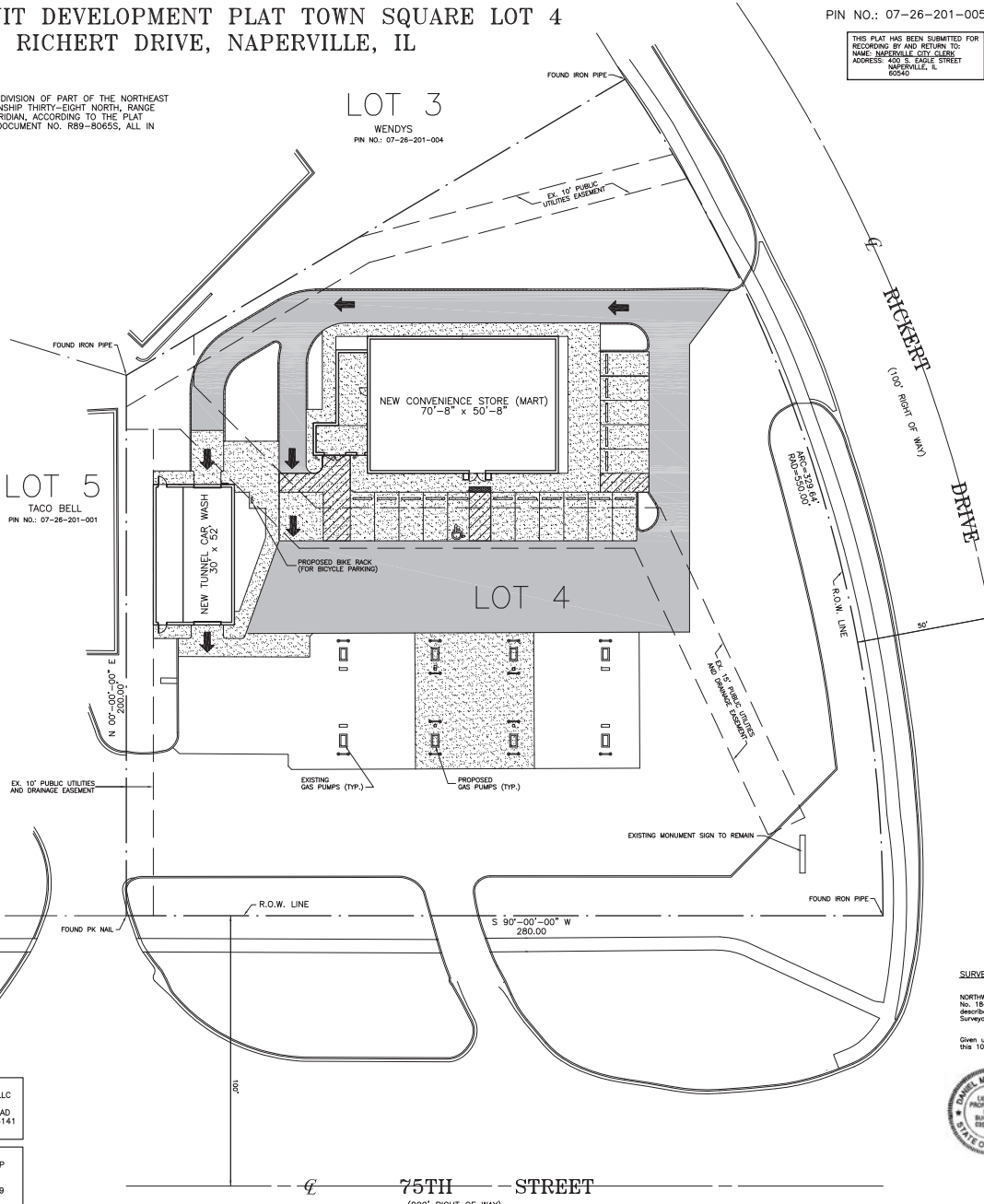
BASIS OF BEARINGS

BEARINGS ARE BASED ON THE RECORD BEARING OF THE WESTERLY LINE OF LOT 4 TOWN SQUARE SUBDIVISION AS RECORDED IN DOC. R1989-080653, OF THE DUPAGE COUNTY, ILLINOIS RECORDS; SAID BEARING BEING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST.



OWNER
TRUE NORTH ENERGY, LLC
MR. TOM CHAMRANGO
10346 BRECKVILLE ROAD
BRECKVILLE, OHIO 44141
440-782-4200 X 238

APPLICANT
AMEROSE DESIGN GROUP
MR. RON AMBROSE
P.O. BOX 1870
CRYSTAL LAKE, IL 60039
847-347-3721



OWNER'S CERTIFICATE

STATE OF OHIO) **
COUNTY OF) **
DATE AT CITY OHIO, THIS DAY OF MONTH 20 ____
BY: SIGNATURE ATTEST: SIGNATURE
TITLE: PRINT TITLE TITLE: PRINT TITLE

NOTARY CERTIFICATE

STATE OF OHIO) **
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, PRINT NAME AND PRINT NAME, TITLE AND TITLE, TITLE AND TITLE, OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH, HAVE 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 DATE 20 ____

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS) **
COUNTY OF DUPAGE) **
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.

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS) **
COUNTY OF DUPAGE) **
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

NORTHWESTERN ENGINEERING CONSULTANTS, P.C., Illinois Professional Design Firm License No. 184-002695, does hereby certify that the Final P.U.D. Plat for the Property described in the caption hereon drawn has been made by an Illinois Professional Land Surveyor and that this is a true and correct representation of said survey.
Given under my hand and seal at Palatine, Illinois, this 10th day of February 2017.

By: Daniel M. Havlic, Jr.
Illinois Professional Land Surveyor No. 2654

I, DANIEL M. HAVLIC, JR. HEREBY AUTHORIZE A REPRESENTATIVE OF THE CITY OF NAPERVILLE TO RECORD THIS PLAT.

SHEET 1 OF 1
TOTAL SHEETS: 1
JOB PROJECT NUMBER 16-10000029

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (815) 820-8410 ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXPIRES 4-30-2017

FINAL PLANNED UNIT DEVELOPMENT PLAT
NEW CONVENIENCE STORE
1295 S. RICHERT AT 75TH STREET
NAPERVILLE, ILLINOIS

REVISIONS	DATE	DESCRIPTION
3	2-10-17	REVISED PER CITY REVIEW
2	2-10-17	REVISED PER CITY REVIEW
1	2-10-17	REVISED PER CITY REVIEW
1	2-10-17	REVISED PER CITY REVIEW

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 1-21-16
SCALE: 1"=20'
NO. DATE

DRAWING NO. PUD-1
JOB NO. 15-42