FINAL PLANNED UNIT DEVELOPMENT PLAT **FOR** Houlihan's LEGEND **SCHLOTZSKY'S** Learning Express Toys **EXISTING DESCRIPTIONS PROPOSED** THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: PROJECT NAME: NAPERVILLE CITY CLERK BOUNDARY PROPERTY LINE ADDRESS: 400 S. EAGLE STREET S Bank of America (with 3056 ANNA MARIE DRIVE NAPERVILLE, ILLINOIS 60540 UNDERLYING PROPERTY LINE NAPERVILLE, ILLINOIS 60564 CENTER LINE INDEX (MAJOR) CONTOUR INTERMEDIATE (MINOR) CONTOUR EXISTING FENCE LINE EXISTING WOOD FENCE LINE Amy's Hallmark Shop 🕑 EDGE OF PAVEMENT SITE MAP EDGE OF GRAVEL PAVEMENT SHOULDER INGRESS-EGRESS EASEMENT HERETOFORE GRANTED PER @ CORNER DOC. R2004-090897, R2004-39599 & R2004-108477 DOWNSPOUT SERVICE LINE REFLECTION DRIVE NGRESS-EGRESS EASEMENT HERETOFORE **ASPHALT** GRANTED PER DOC. R2004-090897, N 01°41'34" W 224.08' MEAS. @ CORNER R2004-39599 & R2004-108477 SANITARY SEWER LINE PROPOSED FORCEMAIN INGRESS-EGRESS EASEMENT HERETOFORE GRANTED PER DOC. R2004-090897, B6.12 CONCRETE R2004-39599 & R2004-108477 P.C. CONCRETE CURB AND GUTTER OVERHEAD WIRE DOC. R2004—090897, R2004—39\$99 & R2004-SIDEWALK (REVERSE PITCH) ELECTRIC LINE ന് DEPRESSED CURB 30'x30' PUBLIC SIDEWALK, TRAFFIC CONTROL DEVICES, UTILITIES AND SIGH DISTANCE EASEMENT HERETOFORE GRANTED PER DOC. R2004-09085 **\20.1'** PROPOSED TRENCH BACKFILL SITE INFORMATION TABLE: CROSS ACCESS ASEMENT PROPOSED CONCRETE **ENCLOSURE** HERETOFORE GRANTED PER PUD TITLE: SCHLOTZSKY'S PROPOSED PAVEMENT DOC. R2020052192 PROPOSED RIPRAP OWNER: DETECTABLE NAPERVILLE ACM AND DOG WARNING (TYP.) PROPOSED STRIPING KRIPKIN LLC HAUS RESUBDIVISION **CONTACT:** RONALD KRIPPNER BUILDING PER DOC. R2020052192 MONOLITHIC ADDRESS: 434 PEPPERIDGE TREE LANE 5.00% PROPOSED SLOPE LABEL SIDEWALK (TYP.) KINNELON, NEW JERSEY 07405 PROPOSED SPOT ELEVATION ×--- 595.68 × 595.68 APPLICANT: MONOLITHIC 000.00TW × TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION TOP OF CURB ELEVATION SIDEWALK (TYP.) COMPANY VEDASRIKANTH LLC FLOWLINE ELEVATION CONTACT: VEDA DEVI PARUCHURI B6.12 CONCRETE 12.5' | 12.5' SANITARY MANHOLE -CANOPY (TYP.) 4751 SASSAFRAS LANE ADDRESS: CONCRETE RIV 609 CURB AND GUTTER-|> > NAPERVILLE, ILLINOIS 60564 CURB CLEANOUT 10'R ─\ RESTAURANT - MENU PROPOSED FLARED END SECTION **ENGINEER:** BOARD MONUMENT SIGN 77.74' WINDOW 71.30' STORM MANHOLE LOCATION 75.72 CIVIL & ENVIRONMENTAL CONSULTANTS, INC. COMPANY: STORM CATCH BASIN (ROUND LID) CONTACT: JIM CANEFF, P.E. 1230 EAST DIEHL ROAD, SUITE 200 ADDRESS: STORM CATCH BASIN (CURB LID) CROSS ACCESS ASEMENT CROSS ACCESS AS NAPERVILLE, ILLINOIS 60563 EXCEPTION TO CROSS ACCESS B6.12 CONCRETE HERETOFORE GRANTED PER.\$ STORM CURB INLET ASEMENT HERETOFORE CURB AND GUTTER-DC. R202005219 HERETOFORE GRANTED LAND SURVEYOR: GRÂNTÊD PER DÖC. STORM INLET (CIRCULAR) DOC. R2020052192 R2020052192 🔫 B6 CONCRETE COMPANY: CIVIL & ENVIRONMENTAL CONSULTANTS, INC. STORM INLET (SQUARE) CURB 20.1 CONTACT: DOUG MCCLINTIC, P.L.S. STORM BEEHIVE INLET 1230 EAST DIEHL ROAD, SUITE 200 ADDRESS: 60° NAPERVILLE, ILLINOIS 60563 STORM DRAIN OR DOWNSPOUT 2 1.76'R [—] 305(APE WATER VALVE VAULT PUD ADDRESS/LOCATION: 3056 ANNA MARIE DRIVE -1/2" FIF NAPERVILLE, ILLINOIS 60564 -B6.12 CONCRETE - MONOLITHIC SIDEWALK **ASPHALT** WATER VALVE BOX @ CORNE CURB AND GUTTER ₩B6 CONCRETE FIRE HYDRANT CURB (10" WIDE) 1 STORY BRICK & FRAME GROSS AREA: (LOT25) 33,624 S.F. (0.772 AC.) E ELECTRIC CONTROL CABINET (ABOVE GRADE) COMMERCIAL BUILDING NET AREA: (LOT25) 33,624 S.F. (0.772 AC.) (ADVANCE CARE MEDICAL) **ASPHALT** ELECTRIC HANDHOLE ZONING: B2 PUD (COMMUNITY SHOPPING TRANSFORMER -B6 CONCRETE CENTER DISTRICT - PUD) CURB ELECTRIC METER PROPOSED LAND USE: COMMERCIAL - RESTAURANT LIGHT STANDARD SIGN LEGEND COMMERCIAL - MEDICAL OFFICE (EAST) EXISTING LAND USE: UTILITY POLE REFERENCE BENCHMARK: TOWNHOME (NORTH) LEGAL DESCRIPTION OF PROPERTY TRAFFIC MANHOLE COMMERCIAL - RESTAURANT (WEST) 1. NAPERVILLE MONUMENT #1501: BERNSTEN 3D MONUMENT 5 FEET SOUTH COMMERCIAL - MIXED USE (SOUTH) TELEPHONE PULL BOX (FLUSH WITH GRADE) OF THE SOUTH CURBLINE OF GRASSMERE ROAD. SAID MONUMENT IS 65 RESERVEI FEET WEST OF THE INTERSECTION OF GRASSMERE ROAD AND KINGBIRD TELEPHONE BOX/CABINET (ABOVE GRADE) BUILDING USE: **RESTAURANT** COURT. LOT 25 IN NAPERVILLE ACM AND DOG HAUS RESUBDIVISION, A RESUBDIVISION OF PARKING CABLE MANHOLE LOT 10 IN NAPERVILLE CROSSINGS, A RESUBDIVISION OF PART OF THE EAST HALF <u>ELEVATION = 691.72 (NAVD 88)</u> BUILDING AREA: 1,998 S.F. OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 9 EAST FO FIBER OPTIC BOX/CABINET (ABOVE GRADE) OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED |FLOOR AREA RATIO (FAR): 1,998 S.F./33,624 S.F. = 0.059 FIBER OPTIC MANHOLE JULY 2, 2020 AS DOCUMENT NUMBER R2020-52192, IN WILL COUNTY, ILLINOIS. SITE BENCHMARKS: R1 - 1 \bigvee GMK GAS LINE MARKER 10 PARKING SPACES PER 1,000 S.F. OF PARKING REQUIRED: 1. CROSS CUT NEAR THE BACK OF WALK IN PUBLIC SIDEWALK ALONG THE 30"x30" GROSS FLOOR AREA MANHOLE (UNKNOWN) NORTH RIGHT OF WAY OF 95TH STREET. SAID CROSS IS 194± FEET NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED AND SHOWN EAST OF THE INTERSECTION OF 95TH STREET AND REFLECTION DRIVE. REGULAR SPACES PARKING PROVIDED: ELEVATION: 695.75 ON THE PLAT OF NAPERVILLE CROSSINGS RECORDED AS DOCUMENT R2004-90897 HANDICAP SPACES FOR VEHICULAR AND PEDESTRIAN TRAFFIC ON, OVER, THROUGH, ALONG AND ACROSS ALL AREAS MARKED "INGRESS AND EGRESS EASEMENT" ON SAID PLAT. 2. CROSS CUT IN WEST CURBLINE OF CENTER ISLAND OF REFLECTION DRIVE. SAID CROSS IS 1± SOUTH OF CURBLINE STORM INLET AND 157± STATEMENT OF INTENT FEET NORTH OF THE INTERSECTION OF 95TH STREET AND REFLECTION PARCEL 3: DO NOT PART OF EXISTING APPROVED PUD. AND CONCEPT: DRIVE. PROPOSED RESTAURANT WILL INCLUDE DRIVE SIGN REQUIRING "\$250 FINE" NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY **ELEVATION: 695.46** ILLINOIS STANDARD THRU LANE AND OUTDOOR EATING AREA. DECLARATION OF EASEMENTS. COVENANTS AND RESTRICTIONS RECORDED AS R7-1101 3. CROSS CUT IN EAST EDGE OF WEST SIDEWALK OF LOOMIS STREET 203± DOCUMENT R2004-39599 AS AMENDED AND RESTATED BY AMENDMENT AND FEET SOUTH OF THE INTERSECTION OF 4TH AVENUE AND LOOMIS STREET. RESTATEMENT OF DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS SAID CROSS IS ALONG THE NORTH EDGE OF DRIVEWAY FOR 325 LOOMIS RECORDED AS DOCUMENT R2004-108477 FOR VEHICULAR AND PEDESTRIAN TRAFFIC, **ACCESSIBLE** PARKING, STORM WATER DISCHARGE AND DETENTION POND AND UTILITIES ALL AS SET SCALE IN FEET ELEVATION: 719.37 FORTH THEREIN. VAN ACCESSIBLE SIGN 18"x9" 2" SERIES D LETTERS CITY PROJECT NO. 21-10000089 OF **2**

		ATTEST:		
SIGNATURI	E		SIGN	ATURE
:		TITLE:		
PRINT TITL	E		PRINT	TITLE
	NOTARY'S	CERTIFICATE		
STATE OF	} ss			
I,PRIN	T NAME	A NO	TARY PUBLIC IN	AND FOR
THE SAID COUNTY IN	N THE STATE A	FORESAID, DO	HEREBY CERTIFY	THAT
PRINT	Γ NAME	,	TITLE	, AND
PRINT	T NAME		TITLE	, OF SAID
OWNER, WHO ARE PE WHOSE NAMES ARE	ERSONALLY KNO SUBSCRIBED TO	OWN TO ME TO O THE FOREGO	BE THE SAME FING INSTRUMENT,	PERSONS, AS SUCH
		, AND	TITLE	
TITLE			TITLE	
RESPECTFULLY APPEASEVERALLY ACKNOWLINSTRUMENT AS THEI AND VOLUNTARY ACT SET FORTH.	EDGED THAT TI	HEY SIGNED AN AND VOLUNTARY	ID DELIVERED THE / ACT AND AS 1	E SAID HE FREE
GIVEN UNDER MY HA	AND AND NOTAF	RIAL SEAL		
THIS DAY O	OFMC	NTH	_, A.D., 20	
NOTARY PUBLIC	SIGNATURE			
PRINT NAM	 /IE			
MY COMMISSION EXP	IRES ON	MONTH	, 20	_•

OWNER'S CERTIFICATE

DATED AT _____ DAY OF

UNDER THE STYLE AND TITLE AFORESAID.

_____, A.D. 20____.

THIS IS TO CERTIFY THAT KRIPKIN LLC, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND THEY DO HEREBY ACKNOWLEDGE AND ADOPT THE SAME

WILL COUNTY TAX MAPPING DEPARTMENT CERTIFICATE

STATE OF ILLINOIS COUNTY OF WILL	} ss					
I, MAPPING AND PLAT THE PROPERTY DES LIMITS OF WILL CO SAID DESCRIPTION	SCRIPTION ON THIS JNTY AGAINST AVAI	EREBY CERTIFY PLAT FOR THA LABLE COUNTY	THAT I HAVE CHI T PORTION WITHIN RECORDS AND FI	ECKED N THE ND	OF	TH
DESCRIBED IS LOCA						
DATED THIS	DAY	OF		A.D.,	20.	

CITY COLINICIL CEDTIFICATE

DIRECTOR

CITY COUNCIL CERT	<u>IFICATE</u>
STATE OF ILLINOIS SS COUNTY OF DUPAGE	
APPROVED AND ACCEPTED BY THE MAYOR A NAPERVILLE, ILLINOIS, AT A MEETING HELD	ND CITY COUNCIL OF THE CITY OF
THE DAY OF	, 20
BY:	ATTEST:CITY_CLERK
***************************************	OTT OLETAN

WILL COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS SS COUNTY OF WILL	
THIS INSTRUMENT NUMBERRECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS AFORES	
THIS DAY OF	, A.D., 20, A
O'CLOCK AND WAS RECORDED IN BOOK	OF PLATS
ON PAGE	
RECORDER OF DEEDS	

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS SS SS

I, DOUGLAS R. MCCLINTIC, AN ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION THEREOF. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF.

PARCEL 1:

LOT 25 IN NAPERVILLE ACM AND DOG HAUS RESUBDIVISION, A RESUBDIVISION OF LOT 10 IN NAPERVILLE CROSSINGS, A RESUBDIVISION OF 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 JULY 2, 2020 AS DOCUMENT NUMBER R2020-52192, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED AND SHOWN ON THE PLAT OF NAPERVILLE CROSSINGS RECORDED AS DOCUMENT R2004-90897 FOR VEHICULAR AND PEDESTRIAN TRAFFIC ON, OVER, THROUGH, ALONG AND ACROSS ALL AREAS MARKED "INGRESS AND EGRESS EASEMENT" ON SAID PLAT.

PARCEL 3:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT R2004-39599 AS AMENDED AND RESTATED BY AMENDMENT AND RESTATEMENT OF DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED AS DOCUMENT R2004-108477 FOR VEHICULAR AND PEDESTRIAN TRAFFIC, PARKING, STORM WATER DISCHARGE AND DETENTION POND AND UTILITIES ALL AS SET FORTH THEREIN.

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE CITY OF NAPERVILLE, WHICH HAS ADOPTED AN OFFICIAL COMPREHENSIVE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE STATE OF ILLINOIS ACCORDING TO 65 ICLS 5/11-12-6, AS HERETOFORE AND HEREAFTER AMENDED AND THAT SAID SUBDIVISION IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON ITS FLOOD INSURANCE RATE MAP - COMMUNITY PANEL NUMBERED 17197C0030G, DATED FEBRUARY 15, 2019.

THIS PLAT HAS BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, LICENSE EXPIRES APRIL 30, 2023, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON.

GIVEN UNDER MY HAND AND SEAL THIS _____ OF _____, A.D., 20____.

ILLINOIS LICENSED PROFESSIONAL LAND SURVEYOR NO. 2992 LICENSE VALID THROUGH NOVEMBER 30, 2022

VEDASRIKANTH LLC SCHLOTZSKY'S 3056 ANNA MARIE DRIVE NAPERVILLE, ILLINOIS 60564

DRAWING NO.:

SHEET 2 OF 2