

DIMENSION PLAN EXHIBIT

4TH AVENUE & LOOMIS STREET

NAPERVILLE, ILLINOIS

OF PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

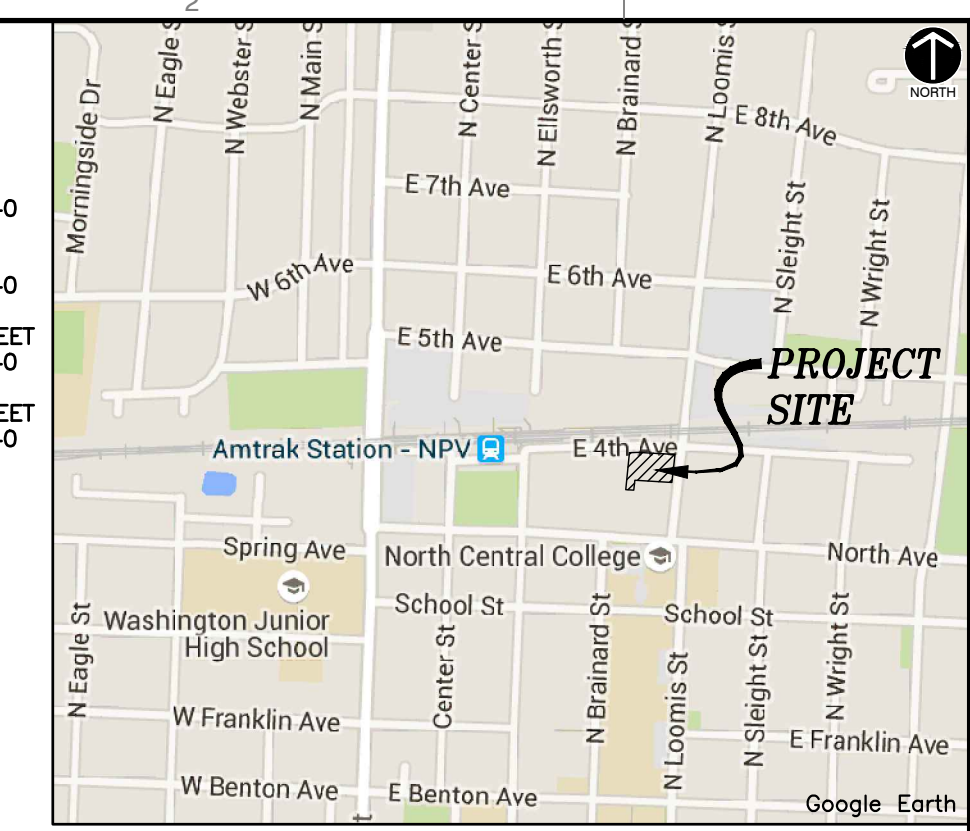
PIN: 08-18-131-014
 08-18-131-015
 08-18-131-016
 08-18-131-017

ADDRESS: 252 E. 4TH AVENUE
 NAPERVILLE, IL 60540

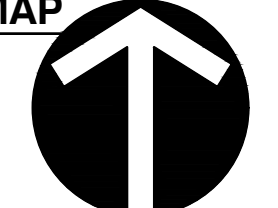
262 E. 4TH AVENUE
 NAPERVILLE, IL 60540

333 N. LOOMIS STREET
 NAPERVILLE, IL 60540

329 N. LOOMIS STREET
 NAPERVILLE, IL 60540



VICINITY MAP
 N.T.S.



NORTH
 ILLINOIS STATE PLANE
 COORDINATE SYSTEM,
 EAST ZONE

LEGEND	
	BOUNDARY PROPERTY LINE
	ADJACENT PROPERTY LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	EXISTING INDEX (MAJOR) CONTOUR
	EXISTING INTERMEDIATE (MINOR) CONTOUR
	EXISTING FENCE LINE
	EXISTING WOOD FENCE LINE
	EXISTING ROADWAY CENTERLINE
	EXISTING CURB
	EXISTING EDGE OF PAVEMENT
	EXISTING STORM PIPE
	EXISTING WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING GAS LINE
	EXISTING OVERHEAD WIRE
	EXISTING ELECTRIC LINE
	EXISTING UNDERGROUND ELECTRIC LINE
	EXISTING CABLE LINE
	EXISTING FIBER OPTIC LINE
	PROPOSED INDEX (MAJOR) CONTOUR
	PROPOSED INTERMEDIATE (MINOR) CONTOUR
	PROPOSED SLOPE LABEL
	PROPOSED SPOT ELEVATION
	TOP OF WALL ELEVATION
	BOTTOM OF WALL ELEVATION
	TOP OF CURB ELEVATION
	FLOWLINE OF CURB ELEVATION
	PROPOSED FOREMAIN
	PROPOSED SANITARY SEWER
	PROPOSED WATER LINE
	PROPOSED STORM PIPE
	PROPOSED ELECTRIC
	PROPOSED GAS LINE
	PROPOSED COMMUNICATION LINE
	PROPOSED CURB & GUTTER
	EMERGENCY SURFACE OVERLAND FLOW ROUTE
	PROPOSED EDGE OF PAVED DRIVE
	PROPOSED EDGE OF UNPAVED DRIVE
	PROPOSED GRAVEL DRIVE
	PROPOSED CONCRETE
	PROPOSED STRIPING
	PROPOSED PAVEMENT SHOULDER
	PROPOSED SIDEWALK
	PROPOSED EASEMENT
	PROPOSED BUILDING
	PROPOSED FENCE
	GUIDE RAIL
	TREE LINE
	PROPOSED TRENCH BACKFILL
	SANITARY MANHOLE
	CLEANOUT
	STORM SEWER RIPRAP
	FLARED END SECTION
	STORM INLET
	STORM CATCH BASIN (CURB LID)
	STORM CATCH BASIN (ROUND LID)
	STORM MANHOLE
	WATER VALVE VAULT
	WATER VALVE BOX
	FIRE HYDRANT
	ELECTRIC CONTROL CABINET (ABOVE GRADE)
	ELECTRIC HANDHOLE
	TRANSFORMER
	ELECTRIC METER
	LIGHT STANDARD
	UTILITY POLE
	TELEPHONE PULL BOX (FLUSH WITH GRADE)
	TELEPHONE BOX/CABINET (ABOVE GRADE)
	CABLE MANHOLE
	FIBER OPTIC BOX/CABINET (ABOVE GRADE)
	FIBER OPTIC MANHOLE
	MANHOLE (UNKNOWN)
	TRAFFIC MANHOLE
	MONITORING WELL
	GAS LINE MARKER

BENCH MARKS:

REFERENCE BENCHMARK:

- NAPERVILLE MONUMENT #1506: BERNSTEIN 3D MONUMENT AT THE SOUTHWEST CORNER OF NAPERVILLE NORTH HIGH SCHOOL SAID MONUMENT IS 87± NORTH OF 5TH AVENUE AND 35.5± FEET WEST OF THE CENTERLINE OF MILL STREET.
 ELEVATION= 690.91 (NAVD 88)

SITE BENCHMARKS:

- CROSS CUT IN NORTH CURBLINE OF 4TH AVENUE OPPOSITE THE NORTHEAST CORNER OF THE ALLEY ENTRANCE. SAID CROSS IS 13.5 FEET SOUTHWEST OF STREETLIGHT STANDARD.
 ELEVATION: 718.18
- CROSS CUT IN NORTH SIDEWALK OF 4TH AVENUE ALONG THE CHICAGO BURLINGTON & QUINCY RAILROAD 154± FEET WEST OF THE INTERSECTION OF 4TH AVENUE AND LOOMIS STREET. SAID CROSS IS 15± FEET NORTHWEST OF 2ND POWER POLE WEST OF LOOMIS STREET.
 ELEVATION: 719.41
- CROSS CUT IN EAST EDGE OF WEST SIDEWALK OF LOOMIS STREET 203± FEET SOUTH OF THE INTERSECTION OF 4TH AVENUE AND LOOMIS STREET. SAID CROSS IS ALONG THE NORTH EDGE OF DRIVEWAY FOR 325 LOOMIS STREET.
 ELEVATION: 719.37

LEGAL DESCRIPTION

LOT 5 IN LEVI MANBECK'S SUBDIVISION, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1907, AS DOCUMENT NO. 91778, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH:

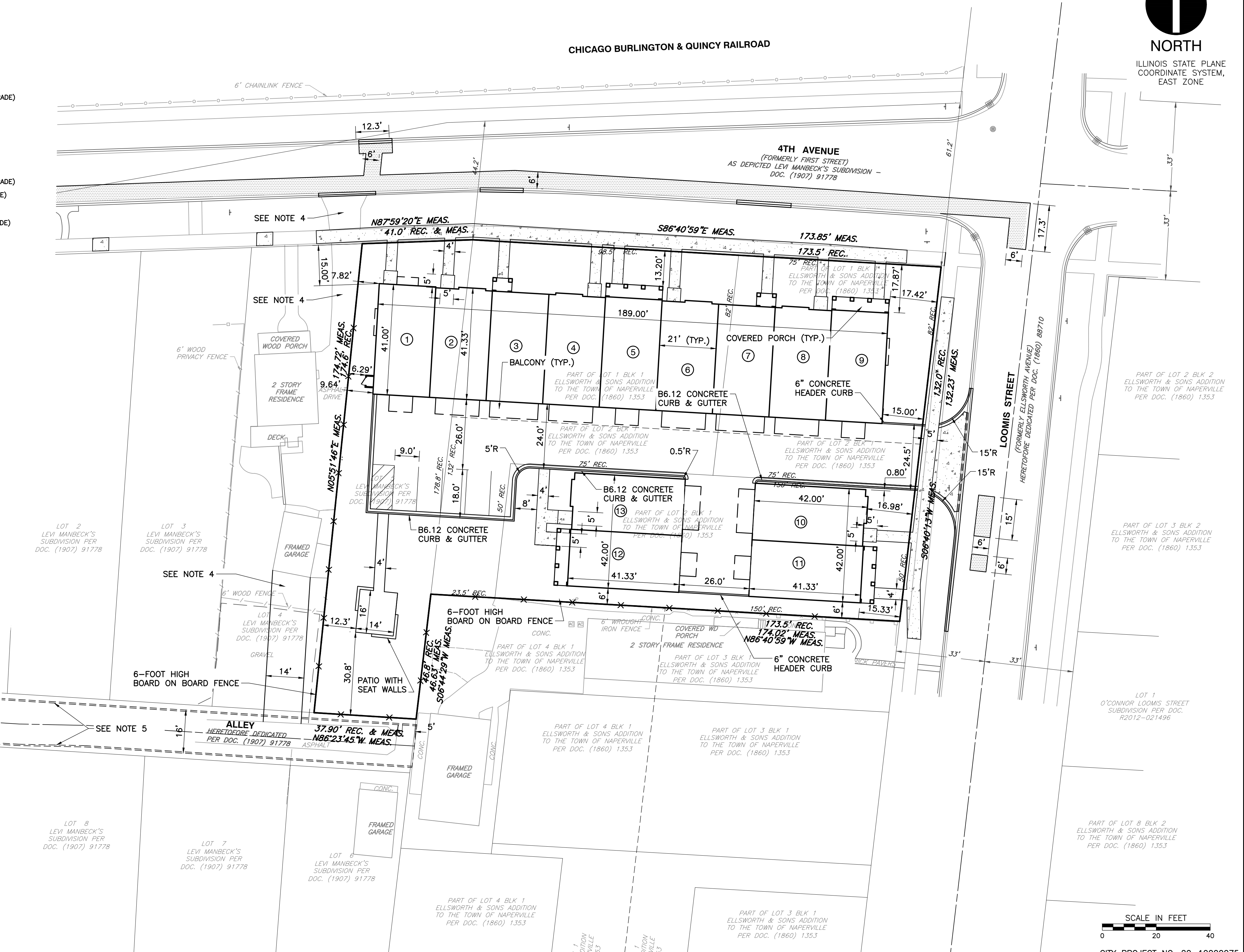
THAT PART OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH LINE OF SAID LOT 1, 75 FEET WESTERLY FROM THE NORTHEAST CORNER OF LOT 1; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 1 AND 2, 82 FEET MORE OR LESS, TO A POINT 50 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID LOT 2; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 2, 75 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2, 50 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE WEST 23.5 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 2 AND LOT 1, 132 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE EASTERLY ON THE NORTHERLY LINE OF LOT 1, 98.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO:

THE EAST 75 FEET OF LOT 1 AND THE EAST 75 FEET OF THE NORTH 16 FEET OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO:

THE EAST 150 FEET OF THE SOUTH 50 OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.



NO.	DATE	DESCRIPTION
1	11/10/2020	REVISED PER CITY REVIEW

Civil & Environmental Consultants, Inc.
 1230 East Diehl Road, Suite 200 - Naperville, IL 60563
 630-963-6026 - 877-963-6026
 www.cecinc.com

BRIDGE STREET PROPERTIES, LLC
 4TH AVENUE AND LOOMIS STREET
 NAPERVILLE, ILLINOIS 60540

DIMENSION PLAN EXHIBIT	
DATE:	08/18/2020
DWG SCALE:	AS SHOWN
PROJECT NO.:	302-736
APPROVED BY:	JGC

SCALE IN FEET
 0 20 40

DRAWING NO. **EX02-01**
 CITY PROJECT NO. 20-10000075 SHEET 1 OF 3

A:\20-1001\202-7361-0002\DWG\202-736-PROJ\202-736-PROJ-01.dwg (11/10/2020 3:52 PM) - EP: 11/10/2020 3:52 PM