

PRELIMINARY ENGINEERING PLAN FOR CHARLESTON ROW II NAPERVILLE, ILLINOIS

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN 07-24-204-001
PIN 07-24-204-024



0 5 10 20
SCALE: 1"=20'
BASIS OF BEARINGS:
ILLINOIS STATE PLANE - EAST ZONE



LOCATION MAP
N.T.S.

ADDRESSES: 24 AND 30 W. AURORA AVENUE
514 S. MAIN STREET

SITE DATA

CURRENT ZONING	R-2 SINGLE FAMILY AND LOW DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT
PROPOSED ZONING	R-2 SINGLE FAMILY AND LOW DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT
FRONT YARD	25 FEET
INTERIOR SIDE YARD	16 FEET TOTAL FOR TWO SIDE YARDS WITH EACH SIDE YARD A MINIMUM OF 6 FEET
CORNER SIDE YARD	15 FEET
REAR YARD	25 FEET
MINIMUM AREA	SINGLE FAMILY ATTACHED DWELLINGS: 3,234 FEET PER DWELLING UNIT
GROSS AREA	26,456 SQUARE FEET (0.607 ACRES)
NET AREA	26,456 SQUARE FEET (0.607 ACRES)
NUMBER OF LOTS	1
NUMBER OF UNITS	8
DENSITY	8 UNITS/0.607 ACRES= 13.18 UNITS/ACRE

NOTES:

- REFER TO THE PRELIMINARY PLAT OF SUBDIVISION, PREPARED BY ROAKE AND ASSOCIATES, INC., FOR BEARING AND DISTANCES FOR THE BOUNDARY, PROPOSED LOTS AND PROPOSED EASEMENTS.
- ROADWAY GEOMETRICS AND DRAINAGE, IF REQUIRED, WILL BE FURTHER DEFINED DURING FINAL ENGINEERING PLAN PREPARATION.
- ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- THE PROPOSED CONCRETE DRIVEWAY SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL FOR TYPICAL COMMERCIAL DRIVEWAY PAYMENT 580.05.
- A DEMOLITION PLAN WILL BE PREPARED DURING FINAL ENGINEERING THAT WILL CLEARLY DEFINE REMOVAL ITEMS.

BENCHMARKS:

- REFERENCE BENCHMARK:
- NAPERVILLE MONUMENT #1505; BERNSTEIN 3D MONUMENT AT THE NORTHEAST CORNER OF THE INTERSECTION OF WASHINGTON STREET AND AURORA AVENUE. SAID MONUMENT IS ALONG THE WEST RIGHT OF WAY OF WASHINGTON STREET, 34.4 FEET EAST OF THE CENTERLINE OF WASHINGTON STREET, AND 21.2 FEET NORTH OF AN EXISTING BUILDING. ELEVATION= 672.24

SITE BENCHMARKS:

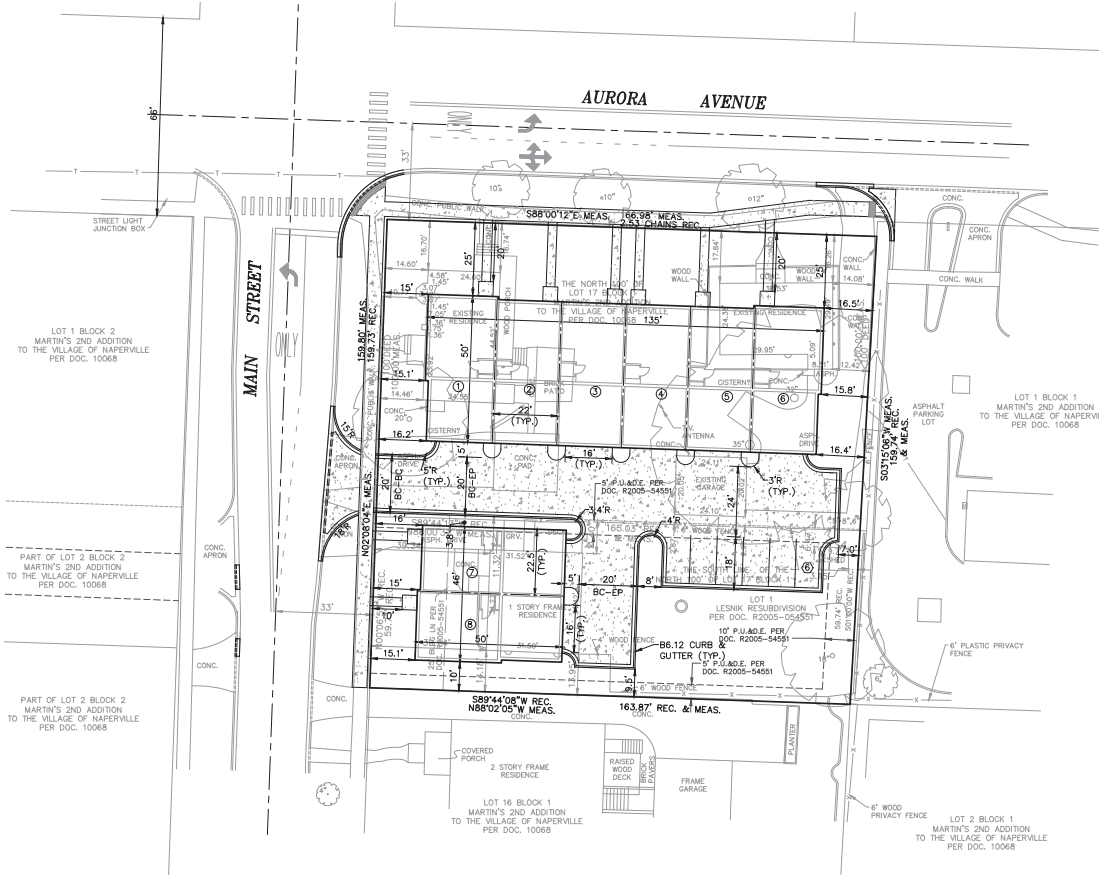
- CUT CROSS "A" IN CENTER OF PUBLIC WALK AT THE SOUTHWEST CORNER OF THE INTERSECTION OF AURORA AVENUE AND MAIN STREET. SAID CROSS IS 9.4 FEET SOUTHWEST OF STORM CURB STRUCTURE. ELEVATION= 681.50
- CUT CROSS "B" IN TOP OF CURB ON THE WEST CURBLINE OF MAIN STREET AT THE SOUTH RETURN OF THE ENTRANCE TO 507 S. MAIN STREET. SAID CROSS IS 23.2 FEET NORTH AND 45.3 FEET WEST OF THE SOUTHWEST PROPERTY CORNER OF THE SUBJECT SITE. ELEVATION= 681.80

LEGAL DESCRIPTION

THE NORTHERLY 100 FEET (MEASURED ON THE EAST AND WEST LINES) OF LOT 17 IN BLOCK 1 OF MARTIN'S SECOND ADDITION TO THE VILLAGE OF NAPERVILLE, IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1868, AS DOCUMENT 10068, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO,

LOT 1 IN LESNIK RESUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24 TOWNSHIP 38 NORTH RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MARCH 17, 2005 AS DOCUMENT NO. R2005-054551 IN DUPAGE COUNTY, ILLINOIS.



LEGEND

PROPOSED	EXISTING	DESCRIPTION
●	○	MANHOLE
●	○	CATCH BASIN
●	○	INLET
—	—	STORM SEWER
—	—	SANITARY SEWER
—	—	WATERMAIN
—	—	HEADWALL
—	—	END SECTION
●	●	VALVE & WULT
●	●	VALVE & BOX
●	●	FIRE HYDRANT
●	●	STREET LIGHT
●	●	POWER POLE
—	—	CONTOURS
—	—	ELEVATIONS
—	—	SIDWALK
—	—	CURB
—	—	GUTTER FLAG W/ REVERSE PITCH
—	—	CENTERLINE
—	—	STRUCTURE CALLOUT
—	—	OVERFLOW ROUTE
—	—	CONCRETE PAVEMENT OR SIDEWALK
—	—	BITUMINOUS PAVEMENT

LINE TYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
—	—	SUBDIVISION BOUNDARY
—	—	LOT LINE
—	—	CENTER LINE
—	—	RIGHT OF WAY
—	—	EASEMENT LINE
—	—	BUILDING LINE
—	—	SECTION LINE
—	—	UNDERLYING LOT LINE

ABBREVIATIONS

000.00' M	MEASURED DATA
000.00' C	COMPUTED DATA
000.00' R	RECORD DATA
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R=	RADIUS
A=	ARC LENGTH
PIN	PERMANENT INDEX NUMBER
TF	TOP OF FOUNDATION

CITY PROJECT NO. 18-1000062

ROAKE AND ASSOCIATES, INC.
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PREPARED FOR:
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NO.	DATE	DESCRIPTION	REVISIONS		
			NO.	DATE	DESCRIPTION
1	07-26-18	REVISE PER CITY REVIEW (07-18-18)			

CHARLESTON ROW II					
PRELIMINARY ENGINEERING - DIMENSION PLAN					
DRN./CDD. BY: SRH/JCC	FILE: 5337P	FLD. BK./PG: 271/27	SHEET NO. 1 OF 2		
SCALE: 1"=20'	DATE: 06/22/18	JOB NO.: 533.007			

EXHIBIT E