PRELIMINARY ENGINEERING PLAN
FOR
THE WASHINGTON
NAPERVILLE, ILLINOIS

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

PIN: 08-18-101-004
08-18-101-005
08-18-101-006

0 10 20 40
SCALE: 1"=20'

ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE

LOCATION MAP
N.T.S.

LEGEND

- MANHOLE
- CATCH BASIN
- INLET
- VALVE & VAULT
- VALVE & BOX
- FIRE HYDRANT
- STREET LIGHT
- POWER POLE
- SIDEWALK
- CURB
- STORM SEWER
- SANITARY SEWER
- WATERMAIN
- HEADWALL
- END SECTION
- CORRUGATED METAL PIPE
- E — ELECTRIC LINE
- G — GAS LINE
- T — TELEPHONE LINE
- FO — FIBER OPTIC CABLE
- OHE — OVERHEAD POWER LINES
- TV — CABLE TELEVISION
- TS — TRAFFIC SIGNAL LINE
- SL — STREET LIGHT CABLING
- X — FENCE LINE
- BITUMINOUS PAVEMENT
- CONCRETE

① STOP — R1-1 30" X 30"

② RESERVED PARKING — R7-8 12" X 18"

$250 FINE — SIGN REQUIRING "$250 FINE" ILLINOIS STANDARD R7-1101

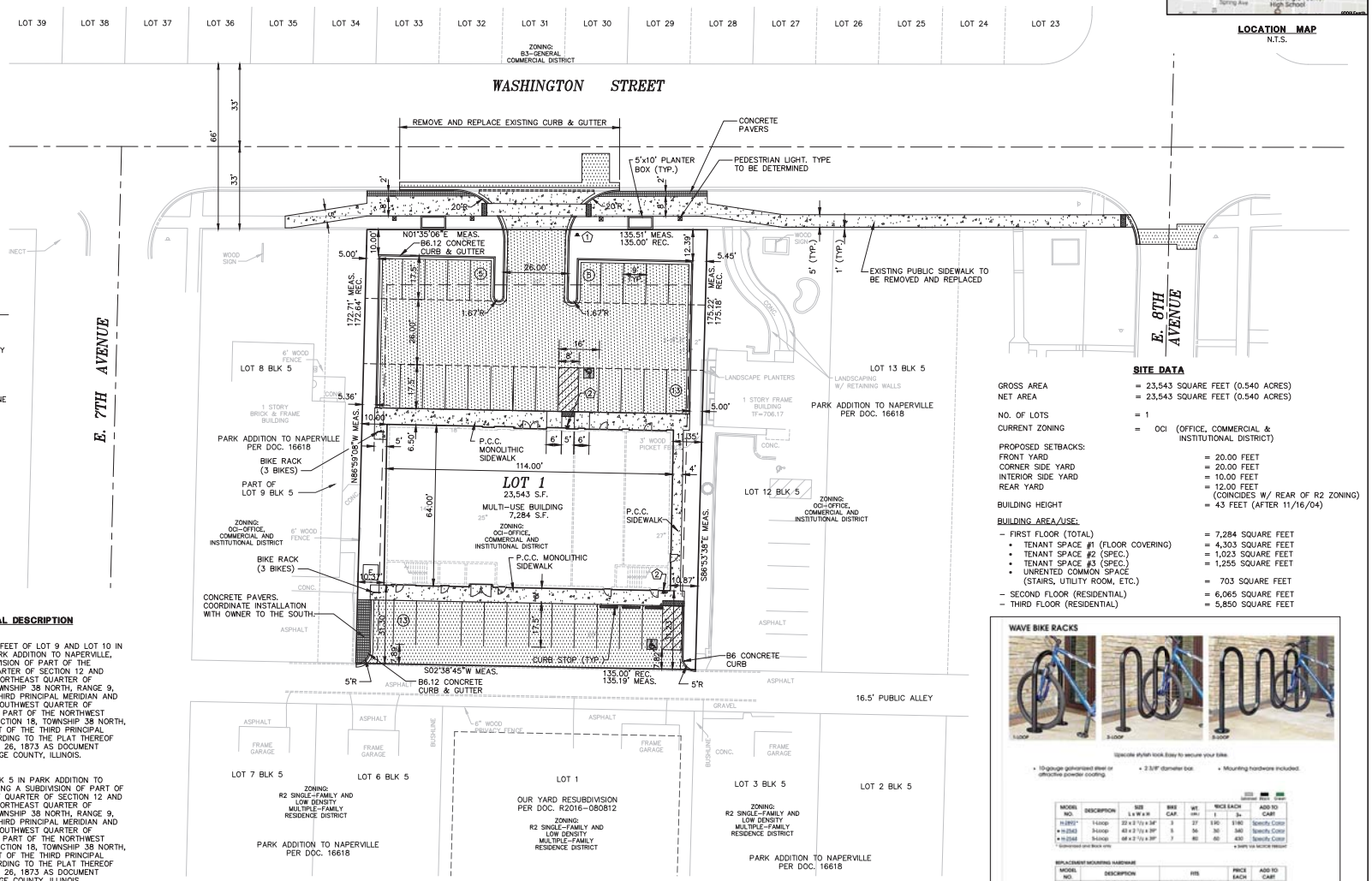
VAN ACCESSIBLE — VAN ACCESSIBLE SIGN 18" X 9" 2" SERIES D LETTERS

LINE TYPE LEGEND

PROPOSED	EXISTING	DESCRIPTION
		SUBDIVISION BOUNDARY
		LOT LINE
		CENTER LINE
		RIGHT OF WAY
		ACCESS EASEMENT LINE
		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
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
L.E. & S.E.	LANDSCAPE & SIDEWALK EASEMENT



SITE DATA

GROSS AREA	= 23,543 SQUARE FEET (0.540 ACRES)
NET AREA	= 23,543 SQUARE FEET (0.540 ACRES)
NO. OF LOTS	= 1
CURRENT ZONING	= OCI (OFFICE, COMMERCIAL & INSTITUTIONAL DISTRICT)
PROPOSED SETBACKS:	
FRONT YARD	= 20.00 FEET
CORNER SIDE YARD	= 20.00 FEET
INTERIOR SIDE YARD	= 10.00 FEET
REAR YARD	= 12.00 FEET (COINCIDES W/ REAR OF R2 ZONING)
BUILDING HEIGHT	= 43 FEET (AFTER 11/16/04)
BUILDING AREA/USE:	
– FIRST FLOOR (TOTAL)	= 7,284 SQUARE FEET
• TENANT SPACE #1 (FLOOR COVERING)	= 4,303 SQUARE FEET
• TENANT SPACE #2 (SPEC.)	= 1,023 SQUARE FEET
• TENANT SPACE #3 (SPEC.)	= 1,255 SQUARE FEET
• UNRENTED COMMON SPACE (STAIRS, UTILITY ROOM, ETC.)	= 703 SQUARE FEET
– SECOND FLOOR (RESIDENTIAL)	= 6,065 SQUARE FEET
– THIRD FLOOR (RESIDENTIAL)	= 5,850 SQUARE FEET

CITY PROJECT NO. 17-0000027

BENCHMARKS:

REFERENCE BENCHMARK:

1. NAPERVILLE MONUMENT #1505: BERNSTEN 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± FEET EAST OF THE CENTERLINE OF WASHINGTON STREET, AND 21± FEET NORTH OF AN EXISTING BUILDING.
   ELEVATION=672.24 (NAD83)
   672.18 (MEASURED)

SITE BENCHMARKS:

1. CUT CROSS "+" IN PUBLIC SIDEWALK, 1 FOOT EAST OF THE BACK OF WALK, ALONG THE WEST RIGHT OF WAY OF WASHINGTON STREET. SAID CROSS IS 35± FEET SOUTH AND 65± FEET WEST OF THE NORTHWEST CORNER OF THE SUBJECT SITE.
   ELEVATION=702.99
2. CUT CROSS "+" IN PUBLIC SIDEWALK AT THE SOUTHEAST CORNER OF THE INTERSECTION OF WASHINGTON STREET AND 7TH AVENUE. SAID CROSS IS AT THE INTERSECTION OF THE FACE OF WALK OF THE NORTH/SOUTH WALK AND THE EAST/WEST WALK.
   ELEVATION=701.58

LEGAL DESCRIPTION

PARCEL 1
THE NORTH 35 FEET OF LOT 9 AND LOT 10 IN BLOCK 5 IN PARK ADDITION TO NAPERVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1873 AS DOCUMENT 16618, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2
LOT 11 IN BLOCK 5 IN PARK ADDITION TO NAPERVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 12 AND PART OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST QUARTER OF SECTION 7 AND PART OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED JULY 26, 1873 AS DOCUMENT 16618, IN DUPAGE COUNTY, ILLINOIS.

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	05/03/17	REV. PER CITY RVW (DATED 4/10/17)			

THE WASHINGTON
PRELIMINARY ENGINEERING – DIMENSION PLAN

DRN./CKD. BY: SRH/JGC	FILE: 8301P	FLD. BK./PG.: 266/50	SHEET NO.	
SCALE: 1"=20'	DATE: 03/17/17	JOB NO.: 830.001	1	OF 2

EXHIBIT B