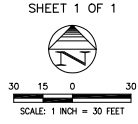




PARCEL INDEX NUMBER
08-28-301-003
NAPERVILLE, ILLINOIS

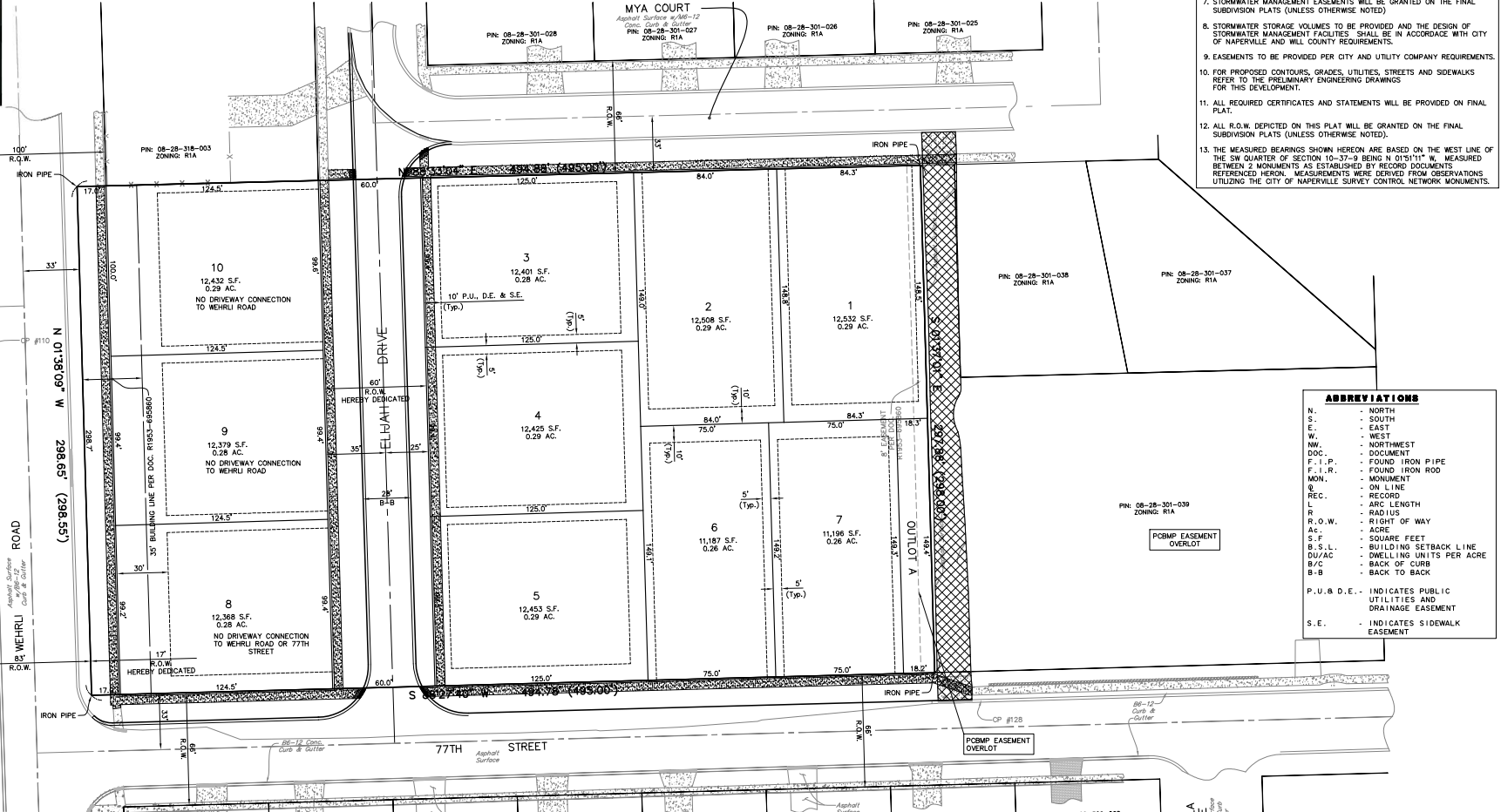
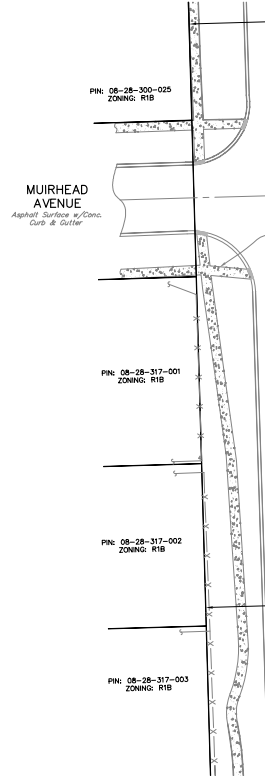
PRELIMINARY PLAT OF SUBDIVISION FOR 77TH STREET PROJECT

LOT 2 OF WEHRLI'S ASSESSMENT PLAT OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING MADE TO SAID ASSESSMENT PLAT RECORDED ON SEPTEMBER 22, 1953, AS DOCUMENT 695860 IN DUPAGE COUNTY, ILLINOIS.



- NOTES**
- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
 - DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
 - ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
 - ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
 - ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
 - ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
 - STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
 - STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND WILL COUNTY REQUIREMENTS.
 - EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
 - FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
 - ALL REQUIRED CERTIFICATES AND STATEMENTS WILL BE PROVIDED ON FINAL PLAT.
 - ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
 - THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SW QUARTER OF SECTION 10-37-9 BEING N 01°31'11" W, MEASURED BETWEEN 2 MONUMENTS AS ESTABLISHED BY RECORD DOCUMENTS. REFERENCED HEREON, MEASUREMENTS WERE DERIVED FROM OBSERVATIONS UTILIZING THE CITY OF NAPERVILLE SURVEY CONTROL NETWORK MONUMENTS.

LOCATION MAP



ABBREVIATIONS

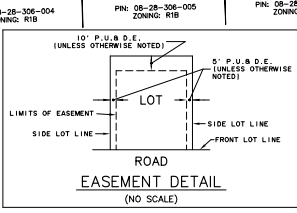
N.	- NORTH
S.	- SOUTH
E.	- EAST
W.	- WEST
NW.	- NORTHWEST
DOC.	- DOCUMENT
F.I.P.	- FOUND IRON PIPE
F.I.R.	- FOUND IRON ROD
MON.	- MONUMENT
Q.	- ON LINE
REC.	- RECORD
L	- ARC LENGTH
R.	- RADIUS
R.O.W.	- RIGHT OF WAY
Ac.	- ACRE
S.F.	- SQUARE FEET
B.S.L.	- BUILDING SETBACK LINE
DW/AC	- DWELLING UNITS PER ACRE
B/C	- BACK OF CURB
B-B	- BACK TO BACK
P.U. & D.E.	- INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT
S.E.	- INDICATES SIDEWALK EASEMENT

SITE DATA

A. TOTAL AREA	3.39 AC.	100%
B. PROPOSED ZONING	R1A	
C. EXTERNAL R.O.W. (WEHRLI ROAD)	0.12 AC.	3.54%
D. INTERNAL R.O.W. & LANDSCAPE BUFFERS	0.41 AC.	12.1%
E. COMMON OPEN SPACE	0.04 AC.	1.77%
F. NET RESIDENTIAL (DETACHED)	2.80 AC.	82.60%
H. NO. OF LOTS (DETACHED)	10	
I. MINIMUM LOT SIZE	11,187 S.F.	
J. MAXIMUM LOT SIZE	12,532 S.F.	
K. AVERAGE LOT SIZE	12,188 S.F.	
L. FRONT YARD SETBACK	30 FT.	
M. CORNER SIDE YARD SETBACK	30 FT.	
N. INTERIOR SIDE YARD SETBACK	6' MIN. w/COMBINED 16' TOTAL	
O. REAR YARD SETBACK	25% LOT DEPTH, MAX 30 FT.	
P. GROSS MODIFIED DENSITY	3.06 DW/AC.	

LINE LEGEND

--- (Heavy Solid Line)	- SUBDIVISION BOUNDARY LINE
--- (Single Dashed Line)	- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
--- (Single Dashed Line)	- CENTERLINE
--- (Solid Line)	- LOT LINE/PROPERTY LINE
--- (Dashed Line)	- QUARTER SECTION LINE (Dashed Dashed Lines)
--- (Heavy Dashed Line)	- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE
--- (Long Dashed Line)	- BUILDING LINE
---	- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON WILL COUNTY FIRM.



LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

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DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 06-03-19 JOB NO: 782-029
XREF: TOPO PROJECT MANAGER: MAM/ARF
REV. 09-13-19/JSC TAB: PREPLAT
REV. 10-07-19/BCD

CITY PROJECT NUMBER: 19-1000070
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