

PRELIMINARY PLAT OF SUBDIVISION OF HINES DIEHL ROAD RESUBDIVISION

PART OF THE SECTION 5, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

LEGAL DESCRIPTION

LOT 1 IN HEWLETT PACKARD SUBDIVISION IN SECTION 5, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 6, 1987 AS DOCUMENT NO. R87-001296 IN DUPAGE COUNTY, ILLINOIS, EXCEPTING THAT PART TAKEN FOR ROAD PURPOSES AS DESCRIBED IN THE FINAL JUDGEMENT ORDER RECORDED JANUARY 10, 2005 AS DOCUMENT R2005-5859.



VICINITY MAP
NOT TO SCALE

OWNER/DEVELOPER

Hines
444 West Lake Street, Suite 2400
Chicago, IL 60606
713.966.2603
Contact: Cameron Christian

ENGINEER AND LAND SURVEYOR

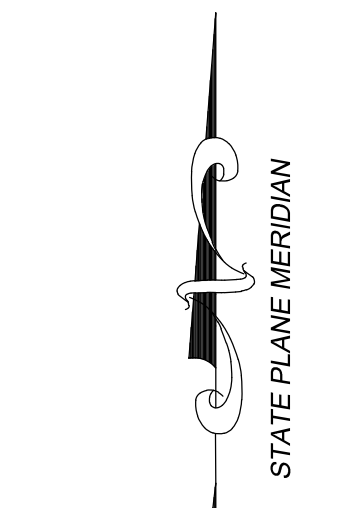
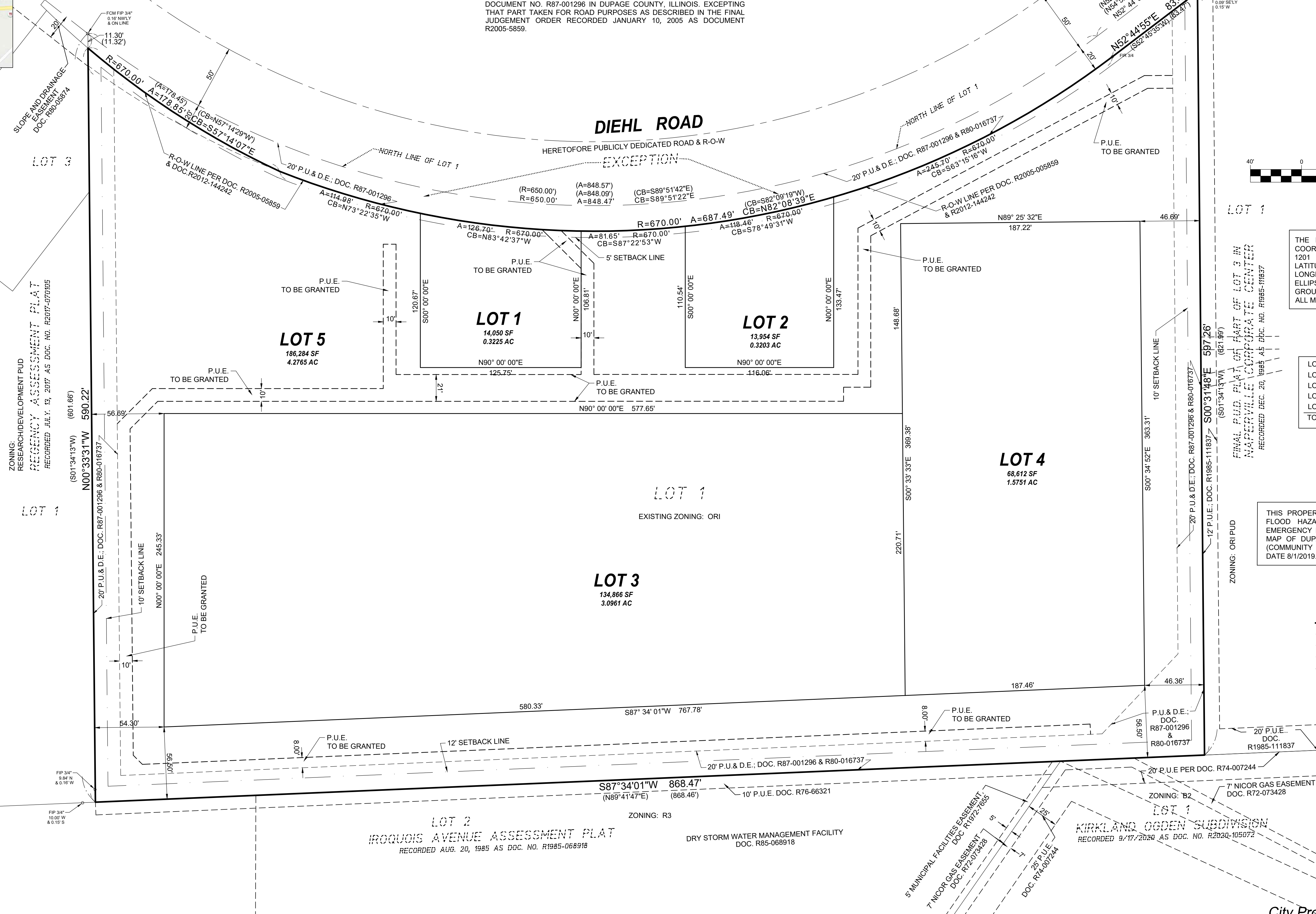
V3 Companies, LTD.
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630-724-9200
Contact: Ryan Smykowski, P.E.

BENCHMARK

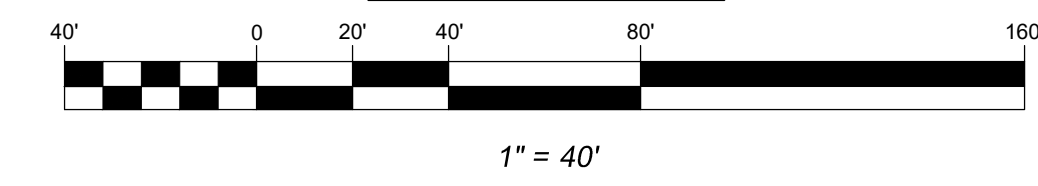
SOURCE: CITY OF NAPERVILLE BM
STATION DESIGNATION: 703
ESTABLISHED BY: CITY OF NAPERVILLE
DATE: 07/12/1995
ELEVATION: 780.31 (PUBLISHED AND HELD)
DATUM: NAVD83
DESCRIPTION: BERNSTEIN 3D TOP SECURITY MONUMENT AT NORTH SIDE OF U.S. 34 (OGDEN AVE.) WEST OF NAPERVILLE -WHEATON ROAD, ON CONCRETE MEDIUM, 8.20' NORTH OF NE CORNER OF TRAFFIC HANDHOLE, 15.35' EAST OF FIRE HYDRANT AND 21.43' SOUTH OF SE CORNER OF SIGN BASE.
SITE:
STATION DESIGNATION: SBM#1
ESTABLISHED BY: V3 COMPANIES
DATE: 02-15-24
ELEVATION: 769.08 (MEASURED)
DATUM: NAVD83
DESCRIPTION: NW FLANGED BOLT ON FIRE HYDRANT AT THE NORTHWEST CORNER OF DIEHL ROAD AND FREEDOM DRIVE INTERSECTION.
STATION DESIGNATION: SBM#2
ESTABLISHED BY: V3 COMPANIES
DATE: 02-15-24
ELEVATION: 771.35 (MEASURED)
DATUM: NAVD83
DESCRIPTION: NW TAG BOLT ON FIRE HYDRANT LOCATED SOUTH OF THE BUILDING, SOUTH OF THE BRICK PATIO.
THE ELEVATIONS ABOVE WERE KNOWN TO BE ACCURATE AT THE TIME THEY WERE ESTABLISHED. V3 DOES NOT CERTIFY TO THE ACCURACY THEREAFTER, NOR ASSUMES RESPONSIBILITY FOR THE MIS-USE OR MIS-INTERPRETATION OF THE INFORMATION SHOWN HEREON.
IT IS ADVISED THAT ALL OF THE ABOVE ELEVATIONS BE CHECKED BETWEEN EACH OTHER AND VERIFY A MINIMUM OF 3 SURROUNDING UTILITY RIM ELEVATIONS AND ANY ADJACENT BUILDING FINISHED FLOOR OR TOP OF FOUNDATION ELEVATIONS SHOWN HEREON PRIOR TO USE OR COMMENCEMENT OF ANY CONSTRUCTION OR OTHER WORK.
PERSONS USING THIS INFORMATION ARE TO CONTACT V3 IMMEDIATELY WITH ANY DISCREPANCIES FOUND PRIOR TO THE START OF ANY WORK.

NOTES

- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ARC DISTANCES ARE ALONG ALL CURVES.
- THE FOLLOWING UTILITIES SHALL BE MAINTAINED ACCORDINGLY:
WATERMAIN - PUBLIC (CITY)
SANITARY SEWER - PUBLIC (CITY)
STORM SEWER - PUBLIC (CITY)
ELECTRIC - PUBLIC (CITY)
GAS - PRIVATE - NICOR GAS
TELEPHONE - PRIVATE
CABLE - PRIVATE
UTILITY SERVICES TO EACH BUILDING SHALL BE PRIVATELY OWNED AND MAINTAINED.
- A BLANKET ACCESS EASEMENT SHALL BE GRANTED ON LOT 5
- LOT 1 & 2 SHALL NOT BE PERMITTED DIRECT ACCESS TO DIEHL ROAD



GRAPHIC SCALE



BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE STATE PLANE COORDINATE SYSTEM (SPCS) NAD 83 (2011) ZONE 1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT LATITUDE 41° 47' 58.80172" N LONGITUDE 88° 07' 12.64301" W ELLIPSOIDAL HEIGHT: 667.836 SFT GROUND SCALE FACTOR 1.0000530083 ALL MEASUREMENTS ARE ON THE GROUND.

AREA

LOT	SQ. FT.	ACRES
LOT 1	14,050	0.3225
LOT 2	13,954	0.3203
LOT 3	134,866	3.0961
LOT 4	68,612	1.5751
LOT 5	186,284	4.2765
TOTAL	417,766	9.5906

FLOOD HAZARD NOTE

THIS PROPERTY IS DETERMINED TO BE IN AREA OF MINIMAL FLOOD HAZARD (ZONE X) AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP OF DUPAGE COUNTY, ILLINOIS & INCORPORATED AREAS (COMMUNITY PANEL NO. 17043C0142J & 17043C0161J) EFFECTIVE DATE 8/1/2019.

LEGEND

- PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EXISTING CENTERLINE
- EXISTING EASEMENT LINE
- N NORTH
- S SOUTH
- E EAST
- W WEST
- (REC) RECORD DATUM
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- FMG FOUND MAG NAIL
- SIP SET IRON PIPE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO: NAME: NAPERVILLE CITY CLERK ADDRESS: 400 S. EAGLE STREET NAPERVILLE, IL 60540

City Project Number is 24-1000034

V Engineers
Scientists
Surveyors
7325 Janes Avenue, Suite 100
Woodridge, IL 60517
630.724.9200 voice
630.724.0384 fax
v3co.com

PREPARED FOR:
Hines
444 West Lake Street, Suite 2400
Chicago, IL 60606
713.966.2603

NO.		DATE	DESCRIPTION	REVISIONS		NO.	DATE	DESCRIPTION
1	06-07-24	REVISED PER CITY COMMENTS						
2	07-10-24	REVISED PER CITY COMMENTS						

PRELIMINARY PLAT OF SUBDIVISION
HINES DIEHL ROAD RESUBDIVISION, NAPERVILLE IL
Project No: 240048
Group No: VP04.1
DRAFTING COMPLETED: 02-22-24
FIELD WORK COMPLETED: N/A
DRAWN BY: SPK
CHECKED BY: CDB
PROJECT MANAGER: CDB
SCALE: 1" = 40'
SHEET NO. 1 of 1