PRELIMINARY PLAT OF SUBDIVISION
FOR
COLUMBIA PARK TOWNES

PART OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS

SHEET 1 OF 1

PARCEL INDEX NUMBER
08-18-207-003
NAPERVILLE, ILLINOIS

LOCATION MAP

BENCHMARKS

ELEVATION REFERENCE MARKS:

CITY OF NAPERVILLE SURVEY MONUMENT STATION NO. 705 LOCATED NEAR THE SOUTHWEST CORNER OF U.S. ROUTE 34 AND COLUMBIA STREET. DESCRIBED AS A BERNSTEN 3D TOP SECURITY MONUMENT. CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4" LONG ROD TOTALING (8') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER.
ELEV. = 734.64 NAVD88

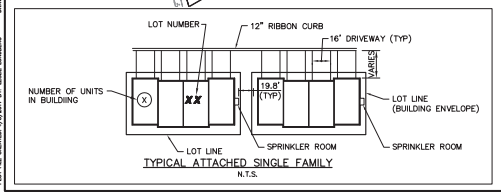
PROJECT ELEVATION REFERENCE MARKS

CP#100-SET "X" IN CONCRETE CURB CORNER ON THE SOUTH SIDE OF PLANK ROAD AT THE ENTRANCE TO THE CELL TOWER SITE LOCATED AT 5 S. PLANK ROAD.
NORTHING: 1863341.14
EASTING: 1039392.35
ELEVATION: 729.12 NAVD88

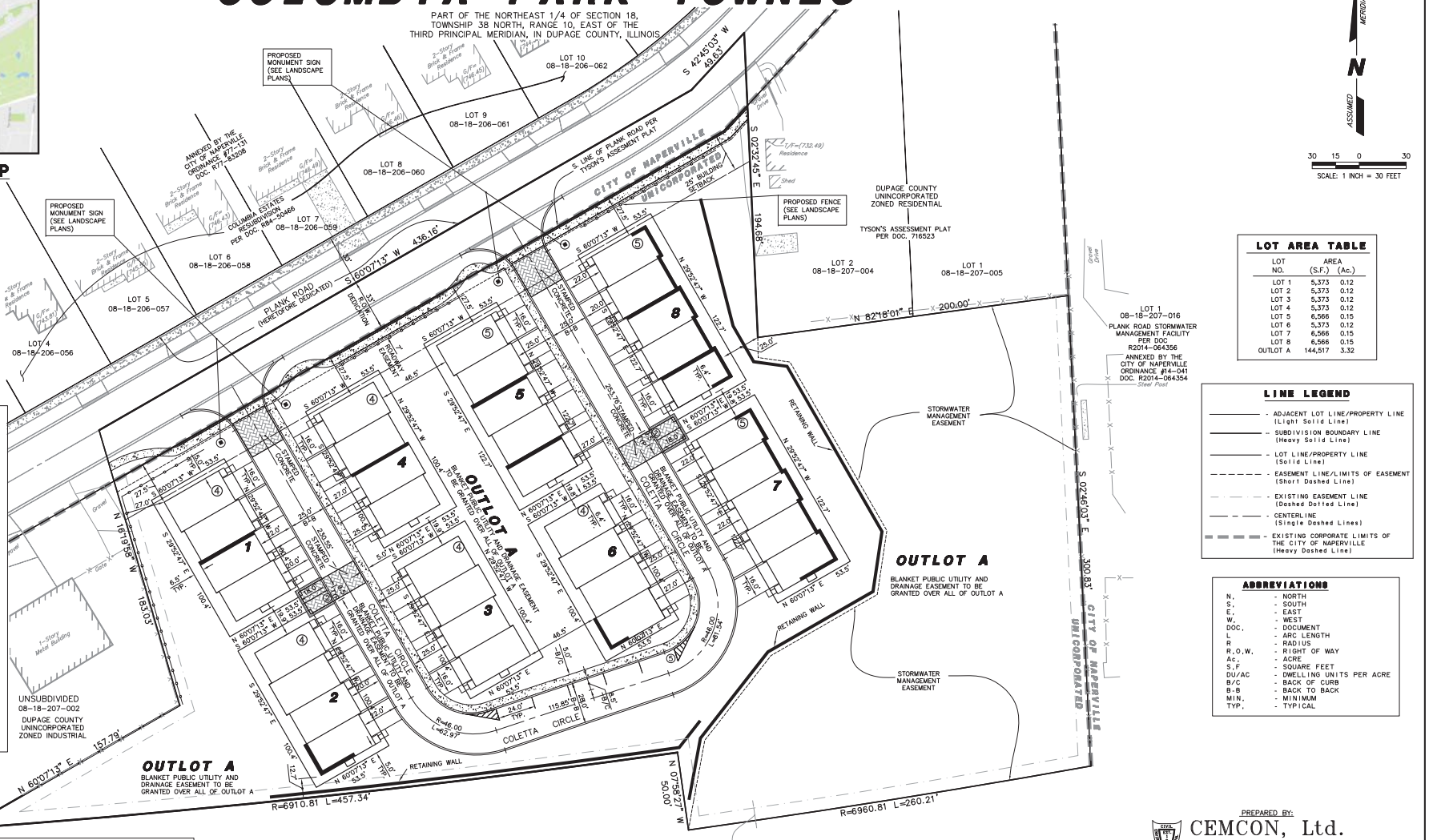
CP#101-SET "X" IN CONCRETE SIDEWALK ON NORTH SIDE OF PLANK ROAD 23' EAST OF EAST EDGE OF DRIVEWAY LOCATED AT 585 PLANK ROAD.
NORTHING: 1863295.76
EASTING: 1039277.23
ELEVATION: 733.28 NAVD88

NOTES

1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. A BLANKET STYLE STORMWATER MANAGEMENT EASEMENT WILL BE GRANTED ON ALL STORMWATER MANAGEMENT AREAS AND STORMWATER OVERFLOW ROUTES.
3. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
4. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
5. ALL UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
6. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED)
7. ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED)
8. STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED)
9. STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND DUPAGE COUNTY REQUIREMENTS.
10. EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
11. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS, AND WALLS REFER TO THE PRELIMINARY ENGINEERING PLAN FOR THIS DEVELOPMENT.
12. THE BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE CENTERLINE OF PLANK ROAD.



TYPICAL ATTACHED SINGLE FAMILY
N.T.S.



NOTE: SOUTH LINE RADIUS BASED ON DATA FROM BNSF RAILWAY STATION MAP, NAPERVILLE PARK, IL REVISED 1/2001 WITH CENTERLINE OF TRACK 55 FEET SOUTHERLY OF NORTH RIGHT OF WAY LINE HAVING A DEGREE OF CURVE OF 49 MINUTES

08-18-502-008

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

LOT AREA TABLE

LOT NO.	AREA (S.F.)	(Ac.)
LOT 1	5,373	0.12
LOT 2	5,373	0.12
LOT 3	5,373	0.12
LOT 4	5,373	0.12
LOT 5	6,566	0.15
LOT 6	5,373	0.12
LOT 7	6,566	0.15
LOT 8	6,566	0.15
OUTLOT A	144,517	3.32

LINE LEGEND

- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- EXISTING EASEMENT LINE (Dashed Dotted Line)
- CENTERLINE (Single Dashed Lines)
- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)

ABBREVIATIONS

N,	- NORTH
S,	- SOUTH
E,	- EAST
W,	- WEST
DOC,	- DOCUMENT
L	- ARC LENGTH
R	- RADIUS
R.O.W,	- RIGHT OF WAY
Ac,	- ACRE
S.F	- SQUARE FEET
DU/AC	- DWELLING UNITS PER ACRE
B/C	- BACK OF CURB
B-B	- BACK TO BACK
MIN,	- MINIMUM
TYP,	- TYPICAL

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PRELIMINARY PLAT OF SUBDIVISION FOR COLUMBIA PARK TOWNES
CITY OF NAPERVILLE PROJECT NO.: 16-10000174
PREPLAT

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PLOT FILE CREATED: 1/9/2017 BY: LESLIE LUNDBERG DRAWING PATH: P:\ACDOBA\DWG\DWGS\DRAWINGS\PRELIMINARY\PREOVR.DWG