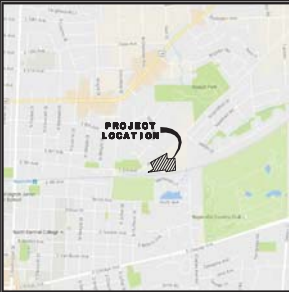


PRELIMINARY PLAT OF SUBDIVISION FOR COLUMBIA PARK TOWNES

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

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 30 TOP SECURITY MONUMENT, CONSISTING OF A 9" DIA. STAINLESS STEEL DATUM POINT ON A TREADED 8" X 4" LONG ROD TOTALING (8") IN LENGTH WITH GREASED TOP SECURITY SLEVE ENCLOSED IN SAND AND 8" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER.
ELEV. = 734.64 NAVD88

PROJECT ELEVATION REFERENCE MARKS
GRADE-SET "X" IN CONCRETE CURB CORNER ON THE WEST SIDE OF PLANK ROAD AT THE ENTRANCE TO THE CELL TOWER SITE LOCATED AT S S. PLANK ROAD.
EASTING: 183341.1
NORTHING: 1039292.25
ELEVATION: 729.15 NAVD88

GRADE-SET "X" IN CONCRETE SIDEWALK ON NORTH SIDE OF PLANK ROAD 23' EAST OF EAST EDGE OF DRIVEWAY LOCATED AT S.S. PLANK ROAD.
EASTING: 186295.76
NORTHING: 1039277.23
ELEVATION: 733.28 NAVD88

PROPOSED MONUMENT SIGN (SEE LANDSCAPE PLANS)

ANNEXED BY THE CITY OF NAPERVILLE ORDINANCE #14-041 DOC. 077-0308

ANNEXED BY THE CITY OF NAPERVILLE ORDINANCE #14-041 DOC. 077-0308

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NOTES

- ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
- A BLANKET STILE STORMWATER MANAGEMENT EASEMENT WILL BE GRANTED ON ALL STORMWATER MANAGEMENT AREAS AND STORMWATER OVERFLOW ROUTES.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
- ALL 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 DUPAGE COUNTY REQUIREMENTS.
- EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
- FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS, AND WALLS REFER TO THE PRELIMINARY ENGINEERING PLAN FOR THIS DEVELOPMENT.
- THE BEARINGS SHOWN HEREON ARE ASSUMED AND ARE BASED ON THE CENTERLINE OF PLANK ROAD.

UNSUBDIVIDED
08-18-207-002
DUPAGE COUNTY UNINCORPORATED ZONED INDUSTRIAL

OUTLOT A
BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE GRANTED OVER ALL OF OUTLOT A

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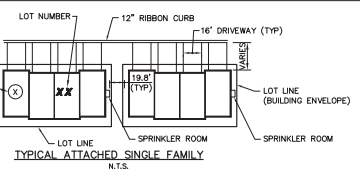
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BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE GRANTED OVER ALL OF OUTLOT A



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
B.N.S.F. RAILWAY

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

PREPARED FOR:
PULTE HOME COMPANY, LLC, a Michigan limited liability company
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DISC NO.: 402089 FILE NAME: PREOVR
DRAWN BY: LAL FLD BK / PG. NO.: BK/PG.
COMPLETION DATE: 12-02-16 JOB NO.: 402.089
XREF: TOPO PROJECT MANAGER: CRM

REVISION: 01-25-17/LAL
REVISION: 02-24-17/LAL PER CITY MEMO 2/14/17
REVISION: 03-31-17/LAL PER CITY MEMO 3/27/17
PRELIMINARY PLAT OF SUBDIVISION FOR COLUMBIA PARK TOWNES
CITY OF NAPERVILLE PROJECT NO. 18-0000174
PREPLAT
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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 (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

