



PRELIMINARY PLAT FOR EVERLY TRACE

LEGAL/PARCEL DESCRIPTION

THE NORTH 871.21 FEET (MEASURED ALONG THE EAST LINE) OF THE EAST 500.00 FEET (MEASURED ALONG THE NORTH LINE) OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL INDEX NUMBER

07-01-20-200-006

UNINCORPORATED
WILL COUNTY, ILLINOIS

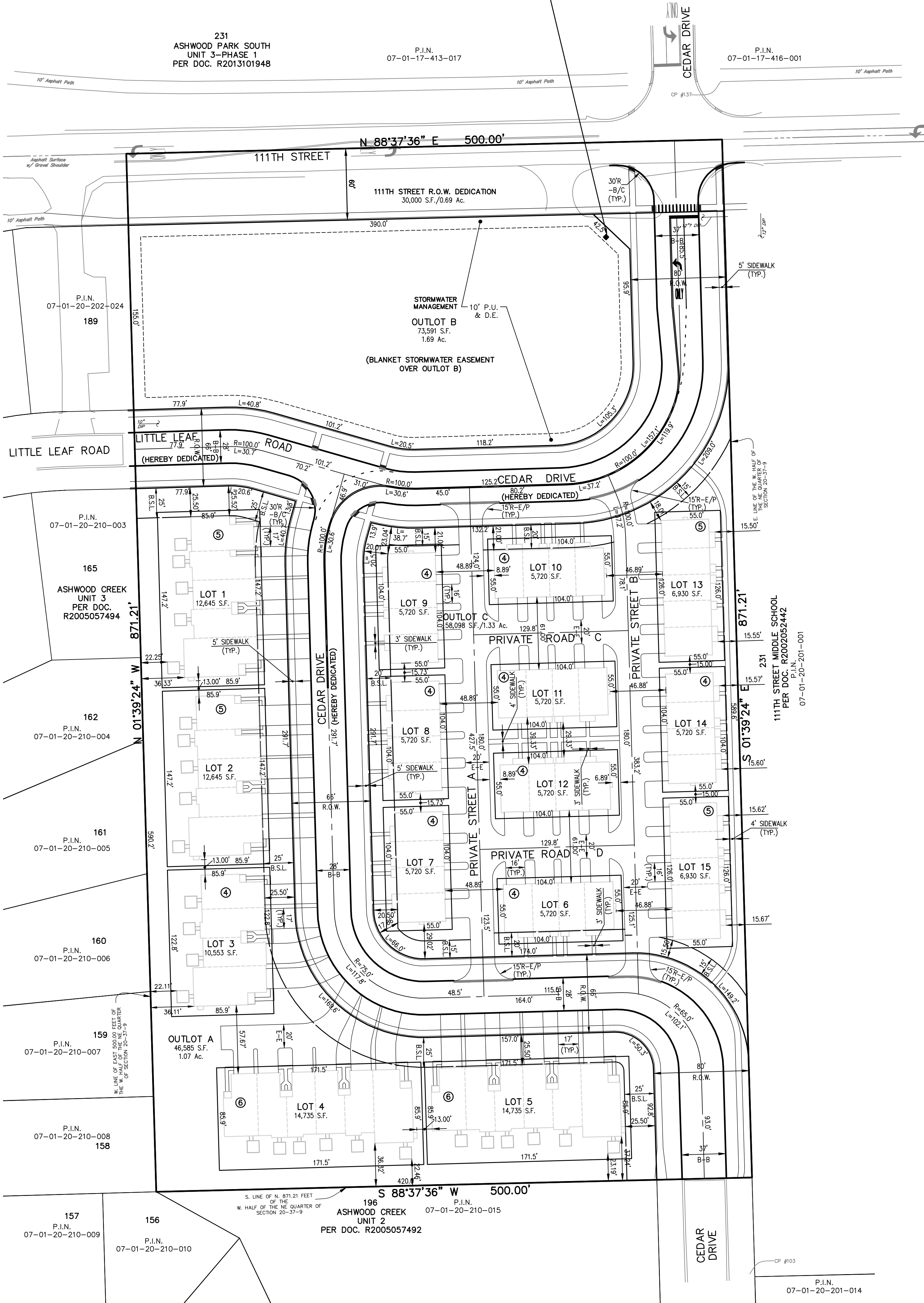
50 25 0 50
SCALE: 1 INCH = 50 FEET

LOCATION MAP

231
ASHWOOD PARK SOUTH
UNIT 3-PHASE 1
PER DOC. R2013101948

P.I.N.
07-01-17-413-017

P.I.N.
07-01-17-416-001



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)
- EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
- FOR PROPOSED CONTOURS, GRADES AND UTILITIES REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
- ALL REQUIRED CERTIFICATES, STATEMENTS AND CITY CLERK RECORDING NOTE WILL BE PROVIDED ON FINAL PLAT.
- ALL R.O.W. DEPICTED ON THIS PLAT WILL BE DEDICATED ON THE FINAL SUBDIVISION PLATS.
- THE BEARINGS SHOWN HEREON ARE BASED UPON THE NORTH LINE OF THE SUBJECT PROPERTY BEING N 88°37'36" E (ASSUMED).
- BLANKET P.U.& D.E. OVER OUTLOTS A & C AND SIGNAGE EASEMENTS WILL BE PROVIDED ON THE FINAL PLAT.
- ALL REQUIRED MONUMENTATION WILL BE PROVIDED ON THE FINAL SUBDIVISION PLAT.
- FOR THE TOWNHOMES, DECKS AND PATIOS WILL NOT EXTEND PAST THE LOT LINE.
- 2 STONE OR REINFORCED CONCRETE MONUMENTS WILL BE REQUIRED AT OPPOSING EXTREMITIES OF THE PLATTED PROPERTY, AS WELL AS IRON OR STONE MONUMENTS AT ALL LOT CORNERS.
- THE LAND-CASH AMOUNT DUE FOR THE PROPERTY SHOWN HEREON PURSUANT TO THE LAND-CASH PROVISIONS OF THE NAPERVILLE MUNICIPAL CODE IS TO BE PAID ON A PER PERMIT BASIS PRIOR TO ISSUANCE OF EACH BUILDING PERMIT FOR A RESIDENTIAL UNIT WITHIN THE PLATTED AREA PER SECTION 7-3-5:5.2.2 OF THE NAPERVILLE MUNICIPAL CODE. NO CREDIT SHALL BE GIVEN FOR ANY EXISTING STRUCTURE.
- BUILDING SETBACKS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY, ARE NOT INTENDED TO CREATE PLATTED SETBACKS, AND WILL NOT BE DEPICTED ON THE FINAL PLAT.

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- EXISTING R.O.W. LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)

ABBREVIATIONS

- N. - NORTH
- S. - SOUTH
- E. - EAST
- W. - WEST
- NW. - NORTHWEST
- DOC. - DOCUMENT
- P.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
- DU/AC - DWELLING UNITS PER ACRE
- B/C - BACK OF CURB
- B-B - BACK TO BACK
- P.U.D. - PLANNED UNIT DEVELOPMENT
- P.U. & D.E. - INDICATES PUBLIC UTILITIES AND DRAINAGE EASEMENT

LOT AREA TABLE

LOT NO.	SQ. FT.	ACRES	LOT NO.	SQ. FT.	ACRES
1	12,645	0.29	OUTLOT A	46,585	1.07
2	12,645	0.29	OUTLOT B	73,591	1.69
3	10,553	0.24	OUTLOT C	58,098	1.33
4	14,735	0.34			
5	14,735	0.34	ROADWAY R.O.W.		
6	5,720	0.13		102,393	2.35
7	5,720	0.13			
8	5,720	0.13			
9	5,720	0.13			
10	5,720	0.13			
11	5,720	0.13			
12	5,720	0.13			
13	6,930	0.16			
14	5,720	0.13			
15	6,930	0.16			
STORMWATER EASEMENT				73,591 S.F.	
P.U. & D.E.				115,795 S.F.	

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

PREPARED FOR:
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PREPARED BY:
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DISC NO.: 847020 FILE NAME: PREOVER
DRAWN BY: DDD FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 01-14-2025 JOB NO.: 847.020
XREF : ENG-TOPO PROJECT MANAGER : CRM
04-30-25/LAL REVISED PER CITY COMMENTS DATED 3/18/25
05-20-25/LAL REVISED PER CITY COMMENTS DATED 5/19/25

**PRELIMINARY PLAT FOR EVERLY TRACE
CITY OF NAPERVILLE PROJECT NO. DEV-0010-2025
SHEET 1 OF 1**

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BENCHMARK/CONTROL POINTS

ELEVATION REFERENCE MARK:

NAPERVILLE GIS MONUMENT #1500: BERNSTEIN 3D TOP SECURITY MONUMENT, CONSISTING OF A 9/16" DIA. STAINLESS STEEL DATUM POINT ON THREADED 9/16" X 4' LONG ROD TOTALING (12') IN LENGTH WITH GREASED TOP SECURITY SLEEVE ENCLOSED IN SAND AND 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER. LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF 111TH STREET AND ROYAL PORTHSCRAWL DRIVE APPROXIMATELY 51 FEET SOUTH OF THE CENTERLINE OF 111TH STREET AND 51 FEET WEST OF THE CENTERLINE OF ROYAL PORTHSCRAWL DRIVE.
ELEVATION: 660.81 NAVD 88

CONTROL POINTS:

CP #103: SET '4' IN SIDEWALK ON EAST SIDE OF CEDAR ROAD NEAR SOUTHEAST CORNER OF SUBJECT SITE. APPROXIMATELY 36 FEET EAST OF THE CENTERLINE OF CEDAR ROAD AND APPROXIMATELY 81 FEET SOUTH OF THE SOUTH LINE OF THE SUBJECT SITE.
NORTHING: 1825151.57
EASTING: 1012777.13
ELEVATION: 683.07 NAVD88

CP #137: SET '4' IN SIDEWALK AT NORTHEAST CORNER OF 111TH STREET AND CEDAR ROAD APPROXIMATELY 48 FEET NORTH OF THE CENTERLINE OF 111TH STREET AND APPROXIMATELY 39 FEET EAST OF THE CENTERLINE OF CEDAR ROAD.
NORTHING: 1826151.64
EASTING: 1012752.50
ELEVATION: 679.43 NAVD88

