



Call Before You Dig
LOGIE
1-800-892-0123

GRAPHIC SCALE IN FEET
0 30 60 120
SCALE: 1" = 60'
BASE OF BEARING: EAST ZONE
ILLINOIS STATE PLANE - EAST ZONE

GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.

LEGEND

- NAPEVILLE LOCAL ROAD ASPHALT SECTION
- CONCRETE SIDEWALK
- 8' WIDE ASPHALT TRAIL
- AREA OF COMMON OPEN SPACE
- M3.12 CONCRETE CURB AND GUTTER
- PROPOSED ROAD CENTERLINE
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED ANNEXATION BOUNDARY
- BFE LINE
- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- CENTER LINE
- LOT LINE
- EXISTING ANNEXATION CORRIDOR
- BUILDING SETBACK LINE
- SECTION LINE
- EXISTING NAPEVILLE MUNICIPAL CORPORATE BOUNDARY & EXISTING NAPEVILLE PARK DISTRICT TOWN BOUNDARY

ABBREVIATIONS

- BFE: BASE FLOOD ELEVATION
- REC.: RECORD DATA
- MEAS.: MEASURED DATA
- DEED: DEEDED DATA
- R: RADIUS
- ROW: RIGHT OF WAY
- PL: PROPERTY LINE
- CL: CENTERLINE
- PL/ACC: PUBLIC UTILITIES & DRAINAGE EASEMENT
- S.F.: SQUARE FEET
- A.C.: ACRES
- FND: FOUND
- N: NORTH
- S: SOUTH
- E: EAST
- W: WEST

SITE DATA

COMMON OPEN SPACE AREA	340,870 SF (7.83 AC)
TOTAL AREA	1,372,556 SF (31.51 AC)
TOTAL # OF LOTS	61
DENSITY	1.94 DU/AC
PHASE 1	53 LOTS
PHASE 2	8 LOTS

ZONING DATA

	REQUIRED	PROPOSED
ZONING	R1A	R1A-PUD
MINIMUM LOT SIZE	10,000 SF	9,000 SF
MAXIMUM LOT SIZE	-	21,380 SF
AVERAGE LOT SIZE	-	12,428 SF
MINIMUM LOT WIDTH	70'	76'
FRONT YARD	30'	30'
CORNER YARD	30'	30'
SIDE YARD	30'	8'
REAR YARD	30'	30'

LAND USE

SINGLE-FAMILY RESIDENTIAL:	782,792 SF (17.91 AC) = 55%
COMMON OPEN SPACE:	340,870 SF (7.83 AC) = 25%
RIGHT-OF-WAY DEDICATIONS:	288,894 SF (6.61 AC) = 20%
TOTAL SITE AREA:	1,372,556 SF (31.51 AC)

LOCATION MAP
(NOT TO SCALE)

PRELIMINARY PUD PLAT

CITY PROJECT NUMBER: 17-10000129

CLOW CREEK FARM ADDITION

104TH ST AND BOOK RD, NAPEVILLE, IL 60564

ORIGINAL ISSUE: 10/09/17
KHA PROJECT NO. 168020000
SHEET NUMBER: EX 1

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REVISIONS	DATE	BY
REVISED PER CITY COMMENTS	02/13/18	RG
REVISED PER CITY COMMENTS	02/13/18	RG
REVISED PER CITY COMMENTS	07/13/18	RG
REVISED PER CITY COMMENTS	12/15/17	AF

EXHIBIT C

