

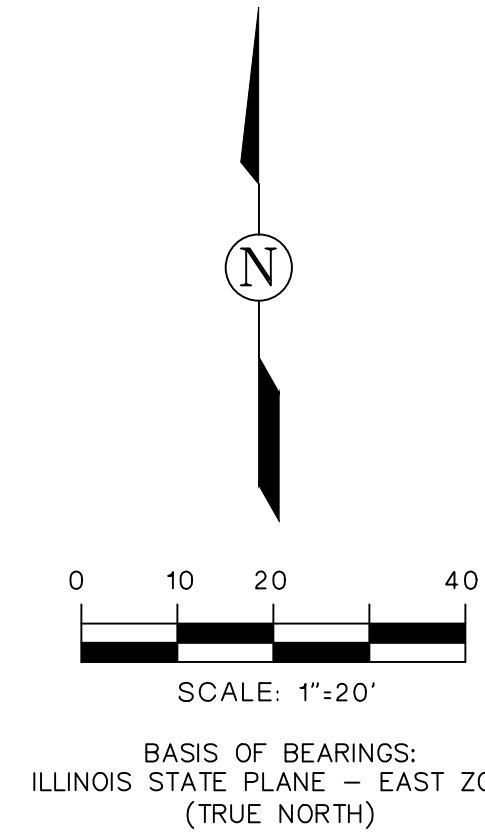
PRELIMINARY PLAT OF SUBDIVISION FOR LEIGH SUBDIVISION NAPERVILLE, ILLINOIS

PART OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 08-08-106-009
08-08-106-010



LOCATION MAP
N.T.S.



LEGEND

	SUBDIVISION BOUNDARY
	EXISTING LOT LINE
	CENTER LINE
	LOT LINE
	EASEMENT LINE
	BUILDING SETBACK LINE
	MONUMENT TO BE SET
	EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE
	LIMITS OF STORMWATER MANAGEMENT EASEMENT TO BE GRANTED

ADDRESSES: 5S275 AND 5S311 NAPERVILLE ROAD

ABBREVIATIONS

REC.	RECORD DATA	S.F.	SQUARE FEET
MEAS.	MEASURED DATA	AC.	ACRE
DEED	DEEDED DATA	FIP	FOUND IRON PIPE
R.	RADIUS	N	NORTH
A.	ARC DATA	S	SOUTH
ROW	RIGHT OF WAY	E	EAST
PL	PROPERTY LINE	W	WEST
CL	CENTERLINE		
PUB&DE	PUBLIC UTILITIES & DRAINAGE EASEMENT		

NOTES:

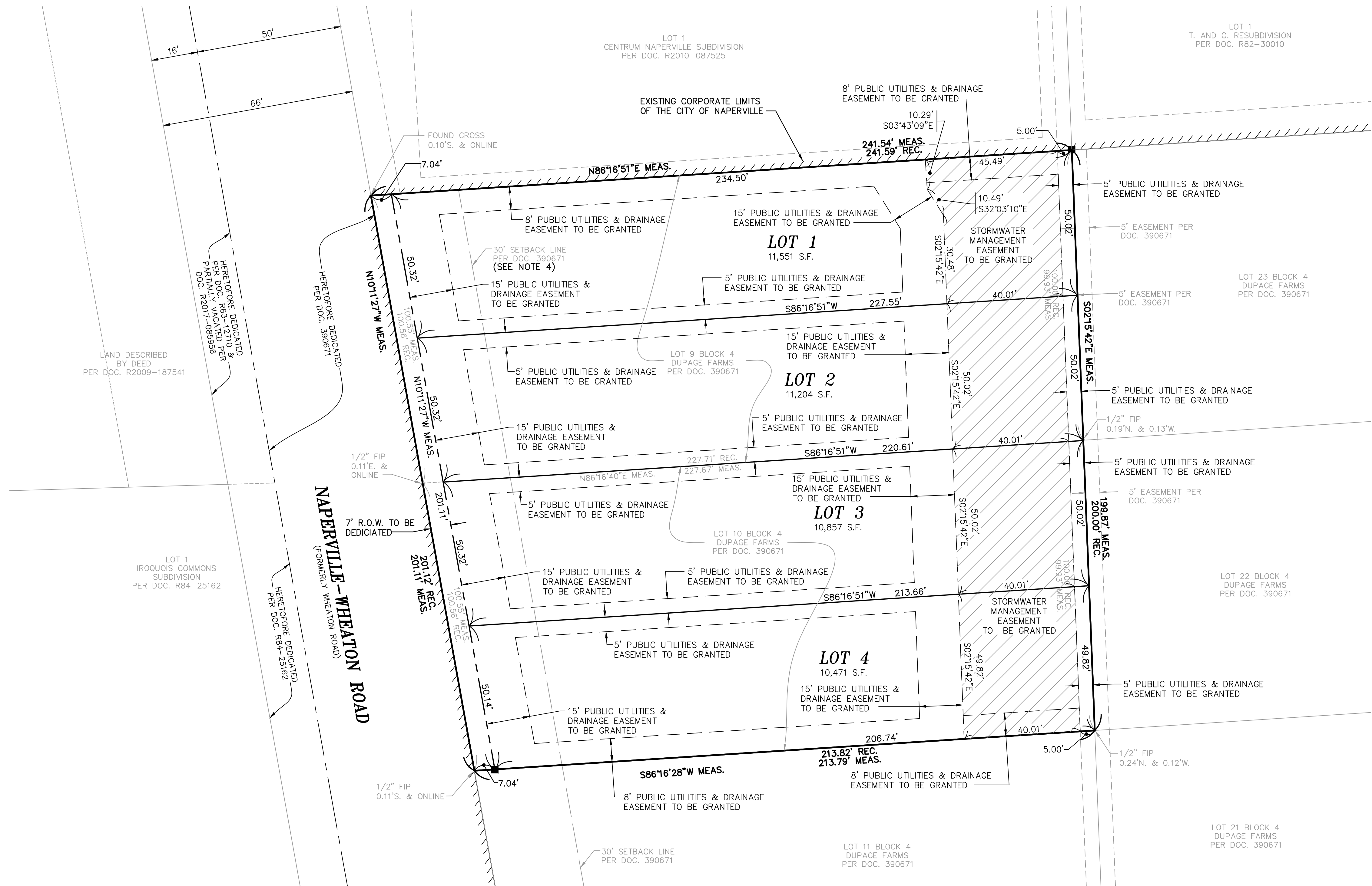
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
- ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLAT.
- SEVEN (7) FEET OF PROPERTY WILL BE DEDICATED AS PUBLIC RIGHT OF WAY. THEREFORE, THE EXISTING 30-FOOT BUILDING SETBACK LINE WILL BE REDUCED TO A 23-FOOT PLATTED SETBACK LINE AS MEASURED FROM THE NEW FRONT LOT LINE AFTER RIGHT OF WAY DEDICATION. THE PROPOSED HOMES WILL MEET THE 25-FOOT ZONING SETBACK WHILE BEING PLATTED BEHIND THE 23-FOOT SETBACK LINE.
- ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
- FLOODPLAIN ZONE - NOT IN FLOODPLAIN ZONE PER FEMA PANEL NUMBER 170213 0009 C, DATED MAY 18, 1992.
- REFER TO PRELIMINARY ENGINEERING PLAN PREPARED BY ROAKE AND ASSOCIATES, INC. FOR EXISTING FEATURES AND PROPOSED GRADES, UTILITIES AND SIDEWALKS.

LEGAL DESCRIPTION

LOT 9 AND 10 IN BLOCK 4 IN ARTHUR T. MCINTOSH & CO'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938 AS DOCUMENT 390671, IN DUPAGE COUNTY, ILLINOIS.

SITE DATA

GROSS AREA (ANNEXED AREA)	45,490 S.F. (1.044 AC.)
ROW DEDICATION	1,408 S.F. (0.032 AC.)
NET AREA	44,082 S.F. (1.012 AC.)
NO. OF LOTS	4 LOTS
NO. OF DWELLINGS	4 DWELLINGS
AVERAGE LOT SIZE	11,021 S.F. (0.253 AC.)
LOT 1	11,551 S.F. (0.265 AC.)
LOT 2	11,204 S.F. (0.257 AC.)
LOT 3	10,857 S.F. (0.249 AC.)
LOT 4	10,471 S.F. (0.240 AC.)
GROSS DENSITY	4 DWELLINGS/1.044 AC.= 3.831 UNITS/AC.
NET DENSITY	4 DWELLINGS/1.012 AC.= 3.953 UNITS/AC.
EASEMENTS:	
EXISTING:	
5' EASEMENT	999 S.F. (0.023 AC.)
PROPOSED EASEMENTS:	
STORMWATER MANAGEMENT	8,074 S.F. (0.185 AC.)
PUBLIC UTILITIES & DRAINAGE	14,376 S.F. (0.330 AC.)



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ROAKE AND ASSOCIATES, INC.
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PREPARED FOR:
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NAPERVILLE, ILLINOIS 60540
TEL. (630) 355-4600
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NO.		DATE		DESCRIPTION	
1	11/05/18	REVISED PER CITY RWV	(10/29/18)		
2	11/29/18	REVISED PER CITY RWV	(11/27/18)		

CITY PROJECT NO. 18-10000114

LEIGH SUBDIVISION - NAPERVILLE, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

DRN./CKD. BY: SRH/JGC/SLF	FILE: 7727PS-PRELIM	FLD. BK./PG.: 275/25	SHEET NO. 1 OF 1
SCALE: 1"=20'	DATE: 10/02/18	JOB NO.: 772.007	