

PRELIMINARY/FINAL PLAT OF SUBDIVISION La Dimora di Douglas RESUBDIVISION

BEING PART OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

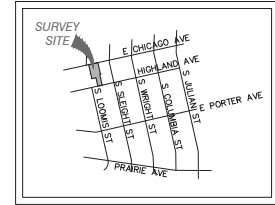
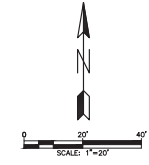
P.I.N.:
08-18-328-007 (PARCEL 1)
08-18-328-008 (PARCEL 2)
08-18-328-017 (PARCEL 3)

COMMON ADDRESS OF PROPERTY:
410 EAST CHICAGO AVENUE (PARCEL 1)
416 EAST CHICAGO AVENUE (PARCEL 2)
419 HIGHLAND AVENUE (PARCEL 3)
NAPERVILLE, IL 60540

THIS PLAT HAS BEEN SUBMITTED FOR RECORDING BY AND RETURN TO:
NAME: NAPERVILLE CITY CLERK
ADDRESS: 400 S. EAGLE STREET
NAPERVILLE, IL 60540

OWNER INFORMATION:
KELLY AND BRIAN DOUGLAS
410 E. CHICAGO AVENUE
NAPERVILLE, IL 60540

THERE ARE ELECTIONS ON THIS PROPERTY



LOCATION MAP
NOT TO SCALE

LEGEND

- = SUBDIVISION BOUNDARY LINE
- - - = ORIGINAL LOT LINE IN FORT HILL ADDITION TO THE VILLAGE OF NAPERVILLE
- = EXISTING PARCEL LINE
- - - = CENTER LINE
- - - = PLUADE HEREBY GRANTED
- - - = BUILDING SETBACK LINE
- = FOUND IRON PIPE OR ROD

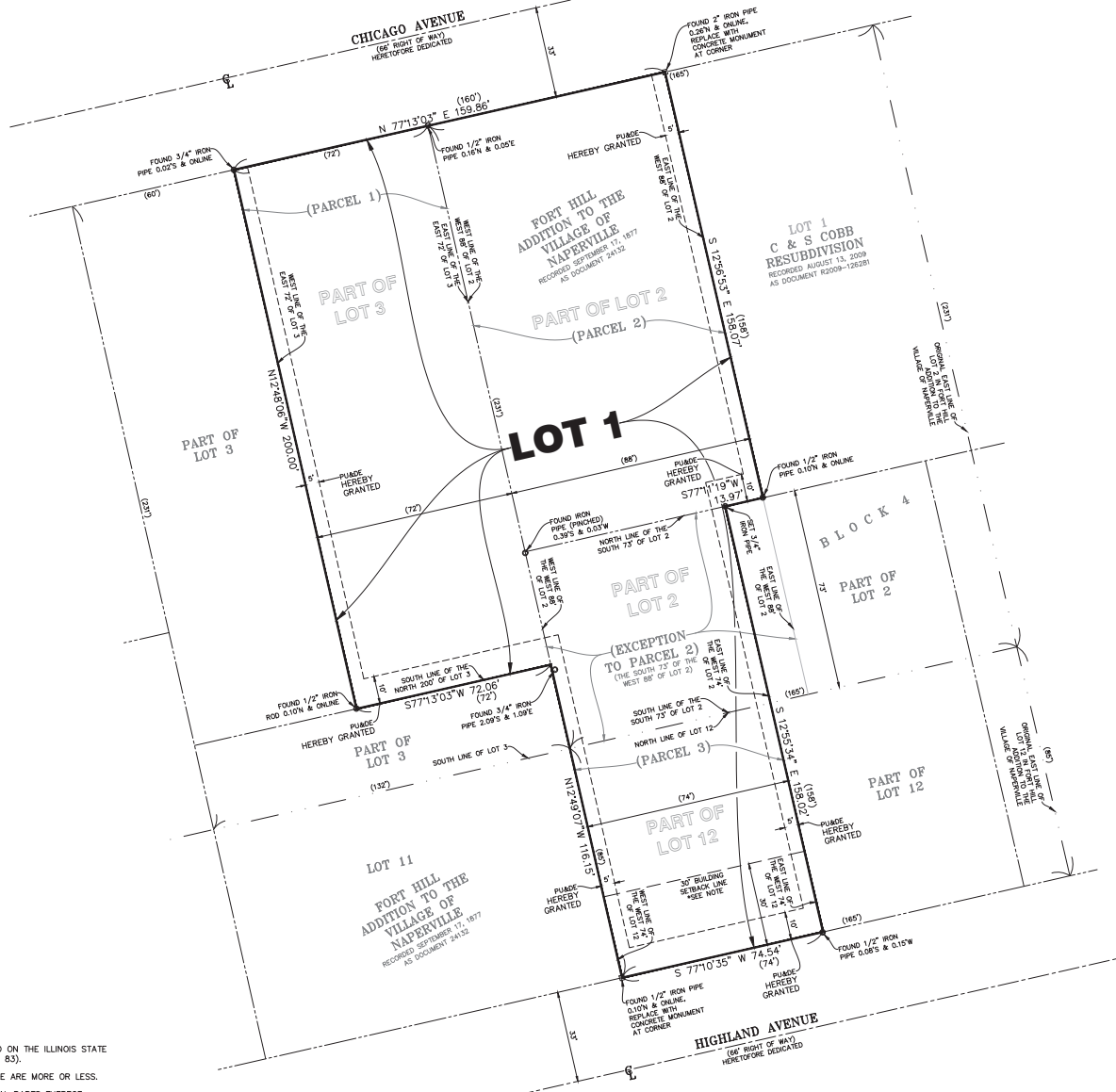
ABBREVIATIONS

- C CENTERLINE
- E EAST
- N NORTH
- P.I.N. PARCEL INDEX NUMBER
- PLUADE PUBLIC UTILITIES AND DRAINAGE EASEMENT
- S SOUTH
- W WEST
- (XXX) RECORD INFORMATION
- XXX.XX MEASURED INFORMATION

NOTE:
THIS SETBACK LINE SHALL BE TREATED IN CONFORMITY WITH FRONT YARD SETBACK REQUIREMENTS FOR PROPERTIES IN THE R18 ZONING DISTRICT AS SET FORTH IN THE NAPERVILLE MUNICIPAL CODE, AS AMENDED FROM TIME TO TIME, NOTWITHSTANDING THE FOREGOING, A VEHICULAR ACCESS CONSTRUCTED WITHIN THE THIRTY-FOOT (30') SETBACK WHICH DOES NOT LEAD TO A LEGAL PARKING SPACE LOCATED BEHIND THE THIRTY-FOOT (30') SETBACK LINE SHALL BE PERMITTED SO LONG AS IT DOES NOT EXCEED TEN FEET (10') IN WIDTH.

AREA SUMMARY

PARCEL 1: 14,406 SQUARE FEET (0.331 ACRES)
PARCEL 2: 13,917 SQUARE FEET (0.319 ACRES)
PARCEL 3: 11,756 SQUARE FEET (0.270 ACRES)
TOTAL: 40,079 SQUARE FEET (0.920 ACRES)
PU&E: 4,667 SQUARE FEET (0.107 ACRES)



- GENERAL NOTES**
- THE BEARINGS SHOWN ON THIS PLAT ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM - EAST ZONE (NAD 83).
 - ALL AREAS LISTED IN THE AREA SUMMARY TABLE ARE MORE OR LESS.
 - ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

REVISIONS:		DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
04/08/22	SOS			ADD PLUADE			
04/14/22	SOS			CITY COMMENTS			
06/07/22	SOS			CITY COMMENTS			
06/02/22	SOS			CITY COMMENTS			

DRAWN BY: SDS
CHECKED BY: TBM
APPROVED BY: TBM

ENGINEERING RESOURCE ASSOCIATES
35701 WEST AVENUE, SUITE 150
NAPERVILLE, ILLINOIS 60566
PHONE (630) 393-3060
FAX (630) 393-2152

20 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALLEN DRIVE
CHAMPAGNE, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PREPARED FOR:
KELLY AND BRIAN DOUGLAS

TITLE:
**PRELIMINARY/FINAL
PLAT OF SUBDIVISION
NAPERVILLE, ILLINOIS**

CITY OF NAPERVILLE PROJECT NO.: 22-1000007

SCALE: 1"=20'
DATE: 07/29/2021
JOB NO: W21183.00
SHEET 1 OF 2

C:\PROJECTS\220826_448\W21183.00_410 & 416 E Chicago Ave. & 419 E Highland Ave. Naperville, IL\01183.FLAT OF SUBDIVISION.dwg Updated by: amedico 6/7/2022

