

NORTH
ILLINOIS STATE PLANE
COORDINATE SYSTEM,
EAST ZONE

NOTES:

1. ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
2. DIMENSIONS ALONG CURVED LINES ARE ARC LENGTHS.
3. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLAT.
4. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
5. FLOODPLAIN ZONE - ZONE X (AREA OF MINIMAL FLOOD HAZARD) FEMA PANEL NUMBER 17043C0144J, DATED AUGUST 1, 2019.
6. REFER TO PRELIMINARY ENGINEERING PLAN PREPARED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. FOR EXISTING FEATURES AND PROPOSED GRADES, UTILITIES AND SIDEWALKS.

PRELIMINARY PLAT OF SUBDIVISION FOR 4TH AVENUE & LOOMIS STREET NAPERVILLE, ILLINOIS

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

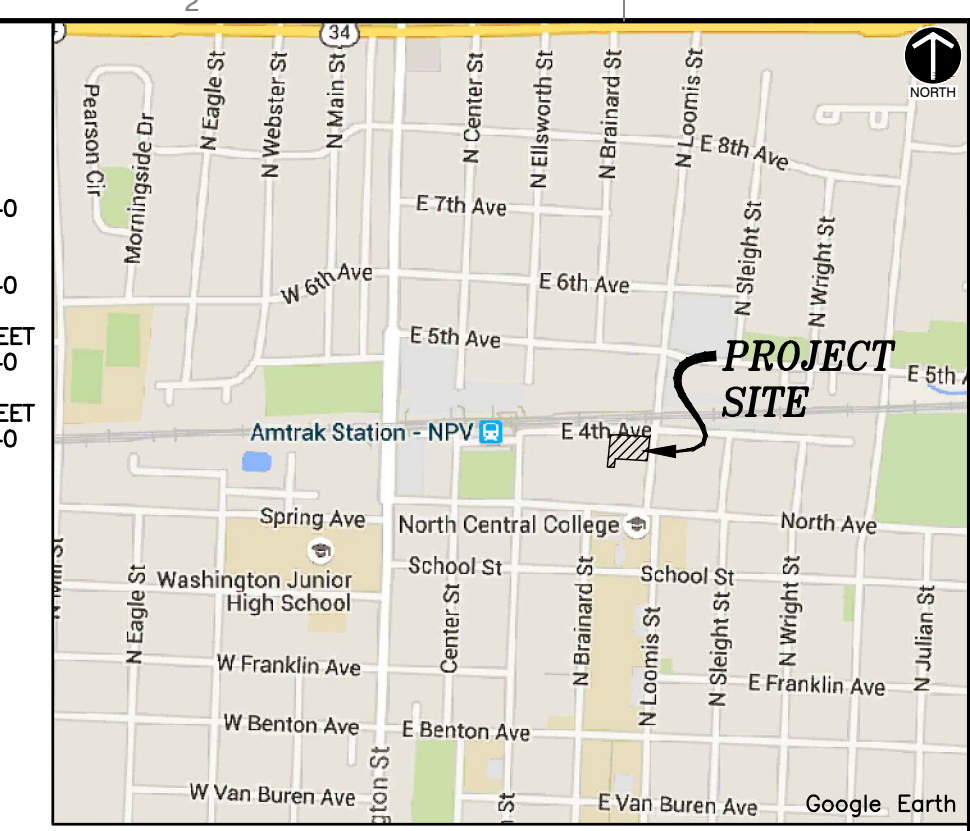
PIN: 08-18-131-014
08-18-131-015
08-18-131-016
08-18-131-017

ADDRESS: 252 E. 4TH AVENUE
NAPERVILLE, IL 60540

262 E. 4TH AVENUE
NAPERVILLE, IL 60540

333 N. LOOMIS STREET
NAPERVILLE, IL 60540

329 N. LOOMIS STREET
NAPERVILLE, IL 60540



VICINITY MAP
N.T.S.

LEGEND

	BOUNDARY PROPERTY LINE
	ADJACENT PROPERTY LINE
	UNDERLYING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING ROADWAY CENTERLINE
	PROPOSED EASEMENT

ABBREVIATIONS

REC.	RECORD DATA
MEAS.	MEASURED DATA
DEED	DEEDED DATA
R.	RADIUS
A.	ARC DATA
ROW	RIGHT OF WAY
PL	PROPERTY LINE
CL	CENTERLINE
PL & DE	PUBLIC UTILITY & DRAINAGE EASEMENT
I.P.	IRON PIPE
	CONCRETE MONUMENT TO BE SET

SITE DATA

GROSS AREA	= 29,892 SQUARE FEET (0.686 ACRES)
NET AREA	= 29,892 SQUARE FEET (0.686 ACRES)
NO. OF LOTS	= 1
CURRENT ZONING	= R2 (SINGLE FAMILY & LOW DENSITY MULTI-FAMILY RESIDENCE DISTRICT)
PROPOSED ZONING	= R2 WITH VARIANCE (SINGLE FAMILY & LOW DENSITY MULTI-FAMILY RESIDENCE DISTRICT)
PROPOSED SETBACKS:	
FRONT YARD (4TH AVE.)	= 15.00 FEET
CORNER SIDE YARD (LOOMIS ST.)	= 15.00 FEET
INTERIOR SIDE YARD	= 6.00 FEET
REAR YARD	= 25.00 FEET
BUILDING AREA:	= 11,212 SQUARE FEET
NUMBER OF RESIDENTIAL UNITS:	= 13
DENSITY (13 UNITS/0.686 AC.)	= 18.95 UNITS/ACRE
PROPOSED EASEMENT AREA	= 7,626 S.F.

LEGAL DESCRIPTION

LOT 5 IN LEVI MANBECK'S SUBDIVISION, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 30, 1907, AS DOCUMENT NO. 91778, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF LOTS 1 AND 2 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH LINE OF SAID LOT 1, 75 FEET WESTERLY FROM THE NORTHEAST CORNER OF LOT 1; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOTS 1 AND 2, 82 FEET MORE OR LESS, TO A POINT 50 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID LOT 2; THENCE WESTERLY PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 2, 75 FEET; THENCE SOUTHERLY PARALLEL WITH THE EASTERLY LINE OF SAID LOT 2, 50 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 2; THENCE WEST 23.5 FEET MORE OR LESS, TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTHERLY ON THE WEST LINE OF SAID LOT 2 AND LOT 1, 133 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF SAID LOT 1, THENCE EASTERLY ON THE NORTHERLY LINE OF LOT 1, 98.5 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO:

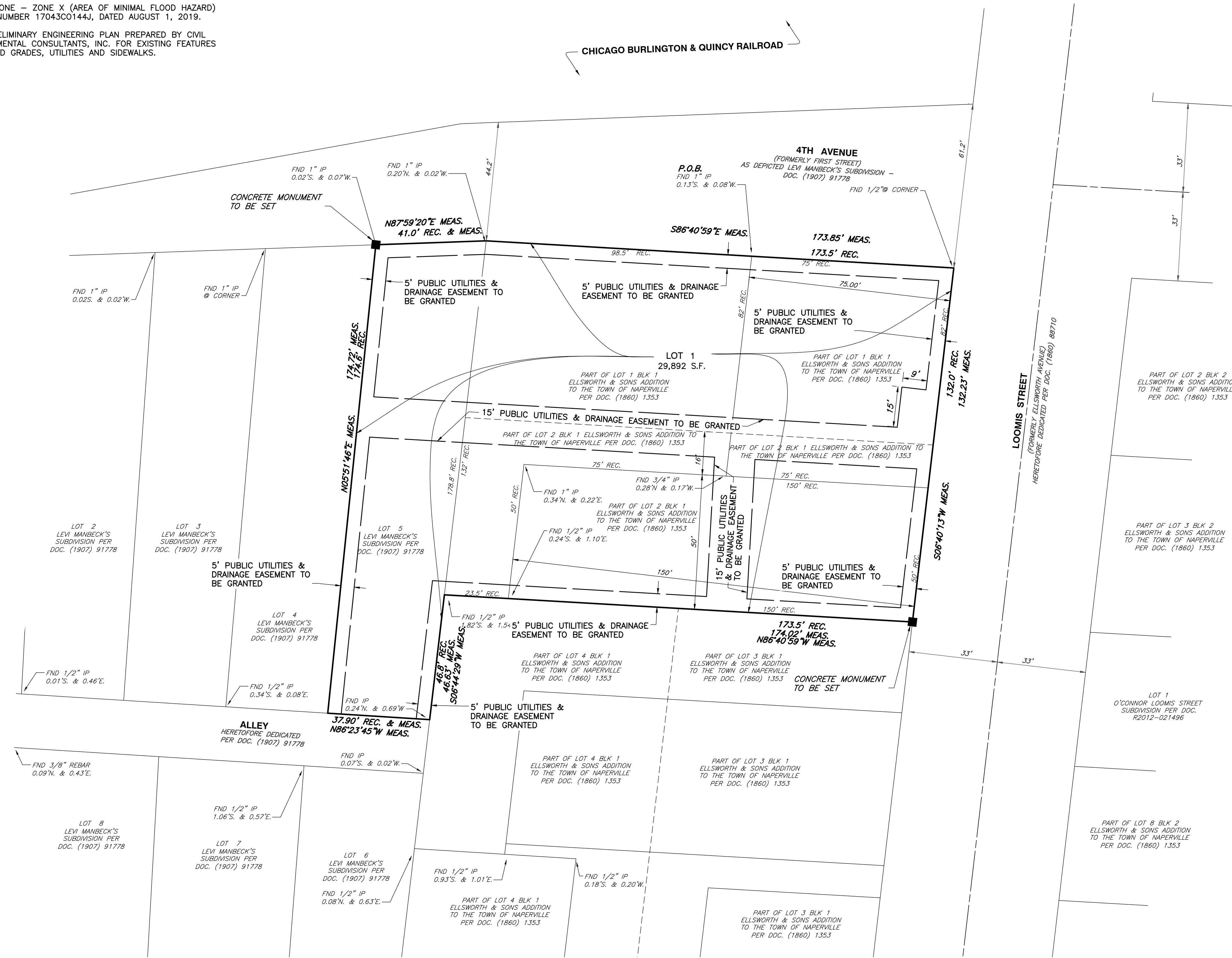
THE EAST 75 FEET OF LOT 1 AND THE EAST 75 FEET OF THE NORTH 16 FEET OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO:

THE EAST 150 FEET OF THE SOUTH 50 OF LOT 2 IN BLOCK 1 IN ELLSWORTH AND SONS ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTH 1/2 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 30, 1860 AS DOCUMENT 1353, IN DUPAGE COUNTY, ILLINOIS.



CITY PROJECT NO. 20-1000075



REVISION RECORD

NO.	DATE	DESCRIPTION
1	1/10/2020	REVISED PER CITY REVIEW DATED 08/08/2020

BRIDGE STREET PROPERTIES, LLC

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 - 877-963-6026
www.cecinc.com

PRELIMINARY PLAT OF SUBDIVISION

**4TH AVENUE AND LOOMIS STREET
NAPERVILLE, ILLINOIS 60540**

DATE:	08/18/2020	DRAWN BY:	SRH
DWG SCALE:	AS SHOWN	CHECKED BY:	DRM
PROJECT NO.:	302-736	APPROVED BY:	DRM

DRAWING NO. **SV01**

SHEET 1 OF 1