

NORTH

BASIS OF BEARINGS:
ILLINOIS STATE PLANE -
EAST ZONE

PRELIMINARY/FINAL PLAT OF SUBDIVISION OF NAPERVILLE WHEATON TOWNHOMES

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

ADDRESSES: 55275 AND 55311 NAPERVILLE ROAD

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

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



LOCATION MAP
N.T.S.

AREA SUMMARY TABLE

GROSS BOUNDARY 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.)

LOT 1 44,082 S.F. (1.012 AC.)

EASEMENTS:

EXISTING:

5' EASEMENT 999 S.F. (0.023 AC.)

PROPOSED EASEMENTS:

PUBLIC UTILITIES & DRAINAGE 8,223 S.F. (0.189 AC.)
P.C.B.M.P.E. 1,830 S.F. (0.042 AC.)

ABBREVIATIONS

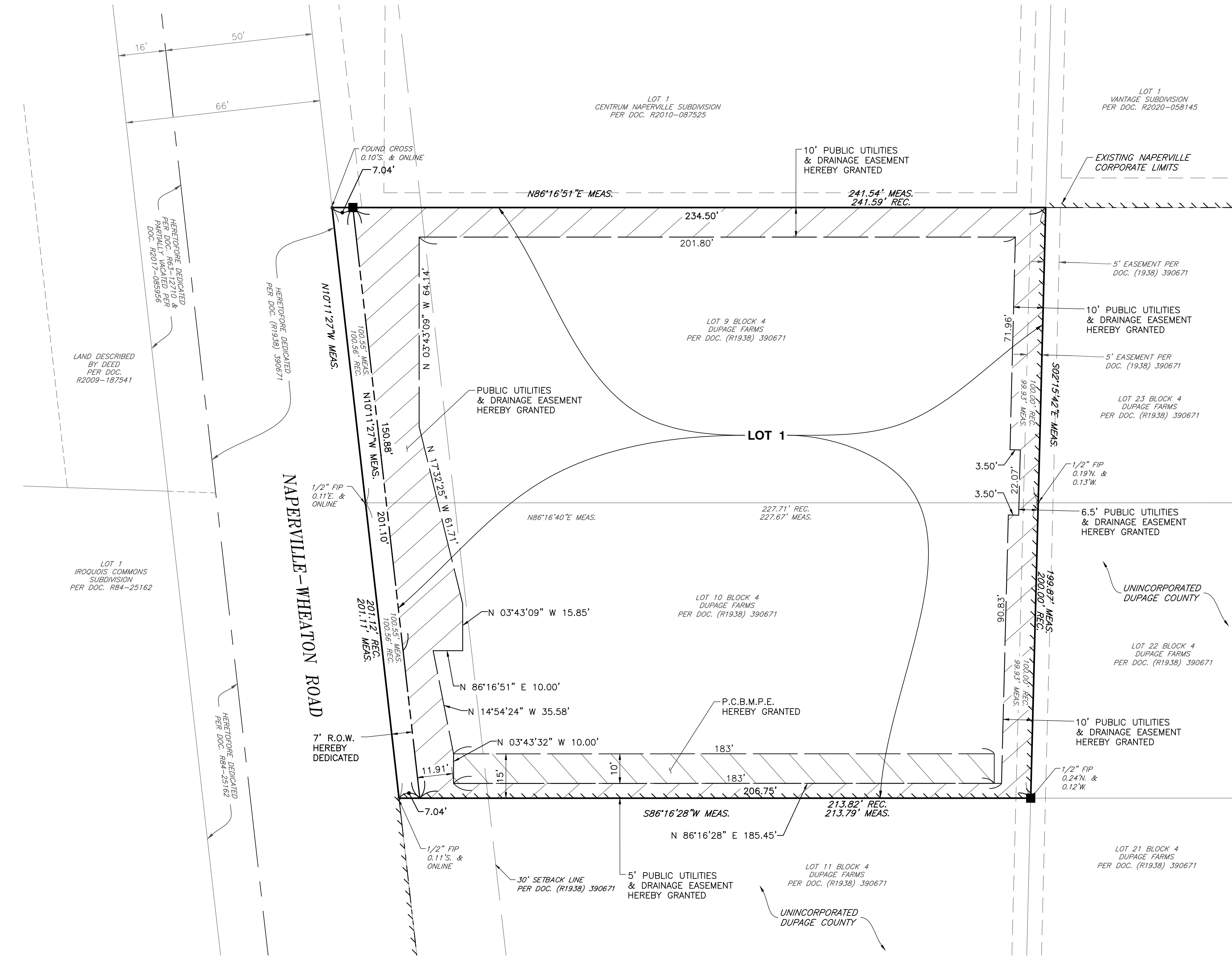
000.00' MEAS.	MEASURED DATA
000.00' REC.	RECORD DATA
P.U. & D.E.	PUBLIC UTILITIES & DRAINAGE EASEMENT
P.C.B.M.P.E.	POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT
PIN	PERMANENT INDEX NUMBER

LEGEND

	BOUNDARY
	EXISTING LOT LINE
	PROPOSED LOT LINE
	UNDERLYING LOT LINE
	BUILDING SETBACK LINE
	EXISTING EASEMENT
	PROPOSED EASEMENT
	CENTER LINE
	EXISTING NAPERVILLE CORPORATE LIMITS
	SET CONCRETE MONUMENT
	MONUMENTATION FOUND PER FIELD OBSERVATIONS
	POST CONSTRUCTION BEST MANAGEMENT PRACTICES EASEMENT HEREBY GRANTED
	PUBLIC UTILITIES & DRAINAGE EASEMENT HEREBY GRANTED

SURVEYOR'S 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 ARE HEREBY GRANTED.
- 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 17043C0161J, DATED OF AUGUST 1, 2019.
- 3/4" I.D. X 24" LONG IRON PIPE PLACED AT ALL LOT CORNERS AND POINTS OF CURVATURE (UNLESS OTHERWISE NOTED) TO CONFORM TO ILLINOIS COMPILED STATUTES CHAPTER 765 ILCS 205/1 REGARDING PLACEMENT OF MONUMENTS.
- DENOTES CONCRETE MONUMENT TO BE SET.
- SURVEYED LAND IS DETERMINED TO BE WITHIN THE NAPERVILLE PARK DISTRICT TAX BOUNDARY. LIMITS EXTEND BEYOND AREA SHOWN.
- NOTE REGARDING CITY OF NAPERVILLE REQUIRED LAND-CASH DONATION: AN ESTIMATED LUMP SUM LAND-CASH PAYMENT FOR THE PROPERTY SHOWN HEREON WAS MADE PRIOR TO RECORDATION OF THIS FINAL PLAT OF SUBDIVISION [OR FINAL PLANNED UNIT DEVELOPMENT PLAT] PER SECTION 7-3-5.5.2.1 OF THE NAPERVILLE MUNICIPAL CODE. ADJUSTMENTS TO THE ESTIMATED LUMP SUM AMOUNT SHALL BE MADE AT TIME OF ISSUANCE OF EACH BUILDING PERMIT WITHIN THE PLATTED AREA PER SECTION 7-3-5.5.2.1.1 OF THE NAPERVILLE MUNICIPAL CODE.
- SEVEN (7) FEET OF PROPERTY HEREBY 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.



REFERENCE

- EXISTING CONDITIONS ARE BASED UPON FIELD OBSERVATIONS MADE ON JUNE 7, 2018 BY ROAKE AND ASSOCIATES, INC.
- FIELD DATUM: ILLINOIS STATE PLANE NAVD83 (2011) NAVD88 (VRS).
- LOCATION MAP PROVIDED BY GOOGLE EARTH, DATE UNKNOWN.

SCALE IN FEET

CITY PROJECT NO. 23-10000002

REVISION RECORD			
NO.	DATE	DESCRIPTION	
1	02-15-2023	REVISED PER CITY REVIEW, DATED 02-08-23	

Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
Ph: 630.963.6026 - 877.963.6026 - Fax: 630.963.6027
www.ccecinc.com

PREPARED FOR:
NAPERVILLE WHEATON LLC
127 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540

DRAWN BY: MAJ	CHECKED BY: JGC	APPROVED BY: DRM
DATE: JANUARY 13, 2023	DWG SCALE: 1"=20'	PROJECT NO: 190-089

NAPERVILLE WHEATON TOWNHOMES
PLAT OF SUBDIVISION

SV01
SHEET 1 OF 2

