



NORTH
ILLINOIS STATE PLANE
COORDINATE SYSTEM,
EAST ZONE

- 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.
 - ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
 - FLOODPLAIN ZONE - ZONE X (AREA OF MINIMAL FLOOD HAZARD) FEMA PANEL NUMBER 17043C0144, DATED AUGUST 1, 2019.
 - REFER TO PRELIMINARY ENGINEERING PLAN PREPARED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. FOR EXISTING FEATURES AND PROPOSED GRADES, UTILITIES AND SIDEWALKS.
 - FINAL EASEMENT LOCATION AND WIDTH WILL BE SHOWN ON THE FINAL PLAT OF SUBDIVISION, BASED ON JULIE LOCATION OF THE ELECTRIC FACILITY.

PRELIMINARY PLAT OF SUBDIVISION 24 NORTH WASHINGTON NAPERVILLE, ILLINOIS

OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

PN: 07-13-412-004
08-18-303-009
ADDRESS: 24 N. WASHINGTON ST.
NAPERVILLE, IL 60540
20-30 E. FRANKLIN ST.
NAPERVILLE, IL 60540



REVISION RECORD

NO.	DATE	DESCRIPTION

- LEGEND**
- BOUNDARY PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - UNDERLYING PROPERTY LINE
 - - - EXISTING EASEMENT
 - - - EXISTING ROADWAY CENTERLINE
 - - - PROPOSED EASEMENT
 - ▨ PROPOSED PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED (SEE NOTE 7)

- ABBREVIATIONS**
- REC. RECORD DATA
 - MEAS. MEASURED DATA
 - DEED DEEDED DATA
 - R. RADIUS
 - A. ARC DATA
 - ROW RIGHT OF WAY
 - PL PROPERTY LINE
 - CL CENTERLINE
 - PU & DE PUBLIC UTILITY & DRAINAGE EASEMENT
 - LP. IRON PIPE

- SITE DATA**
- GROSS AREA = 48,502 SQUARE FEET (1.114 ACRES)
 - NET AREA = 48,502 SQUARE FEET (1.114 ACRES)
 - NO. OF LOTS = 1
 - CURRENT ZONING = B5 (SECONDARY DOWNTOWN DISTRICT)
 - PROPOSED ZONING = B5 (SECONDARY DOWNTOWN DISTRICT)

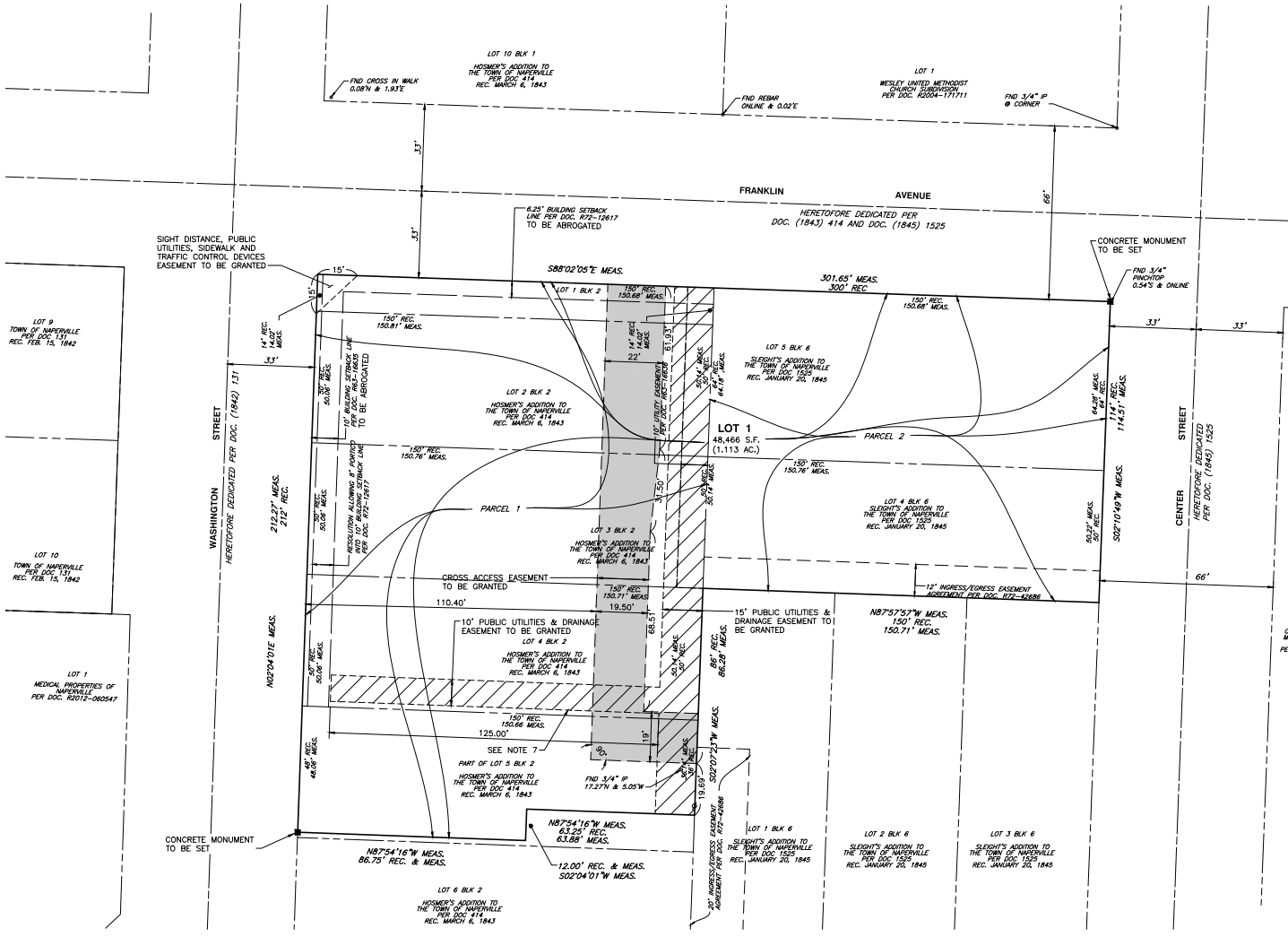
- SETBACKS:**
- FRONT YARD (WASHINGTON ST.) = 5.00 FEET
 - CORNER SIDE YARD (FRANKLIN AVE.) = 5.00 FEET
 - INTERIOR SIDE YARD = 5.00 FEET
 - REAR YARD = 5.00 FEET
- BUILDING AREA:**
- BASEMENT = 5,965 S.F.
 - 1ST FLOOR = 6,512 S.F.
 - 2ND FLOOR = 6,152 S.F.
 - TOTAL = 18,629 S.F.
- EASEMENT AREA:**
- EXISTING INGRESS/EGRESS = 1,809 S.F.
 - EXISTING UTILITY = 1,143 S.F.
 - PROPOSED PUBLIC UTILITIES & DRAINAGE = 4,262 S.F.
 - PROPOSED CROSS ACCESS = 4,115 S.F.
 - PROPOSED SIGHT DISTANCE, PUBLIC UTILITIES, SIDEWALK AND TRAFFIC CONTROL DEVICES = 113 S.F.

LEGAL DESCRIPTION

PARCEL 1:
LOTS 2, 3, 4 AND 5 (EXCEPT THAT PART OF LOT 5 CONVEYED BY WARRANTY DEED RECORDED AS DOCUMENT 882-13286 DESCRIBED AS FOLLOWS: THE SOUTH 2.00 FEET OF THE WEST 86.75 FEET AND THE SOUTH 14.00 FEET, EXCEPT THE WEST 86.75 FEET) BLOCK 2 OF HOSMER'S ADDITION TO THE TOWN OF NAPERVILLE, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST 1/4 OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 26, 1843 AS DOCUMENT 414, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 4 AND 5 IN BLOCK 6 IN SLEIGHT'S ADDITION TO THE TOWN OF NAPERVILLE, BEING A SUBDIVISION A THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 20, 1845 AS DOCUMENT 1525, IN DUPAGE COUNTY, ILLINOIS.

SCALE IN FEET
0 20 40
CITY PROJECT NO. 20-1000092



CEC
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HIGHER EDUCATION, INC.
24 NORTH WASHINGTON
NAPERVILLE, ILLINOIS 60540

PRELIMINARY PLAT OF SUBDIVISION

DATE	BY	CHECKED BY	DATE
09-23-2020	EDWARD BY	AS SHOWN	09-23-2020

PROJECT NO. 20-1000092
DRAWING NO. SV01
SHEET 1 OF 1