PRELIMINARY PLAT OF SUBDIVISION
FOR
CHARLESTON ROW II
NAPERVILLE, ILLINOIS

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

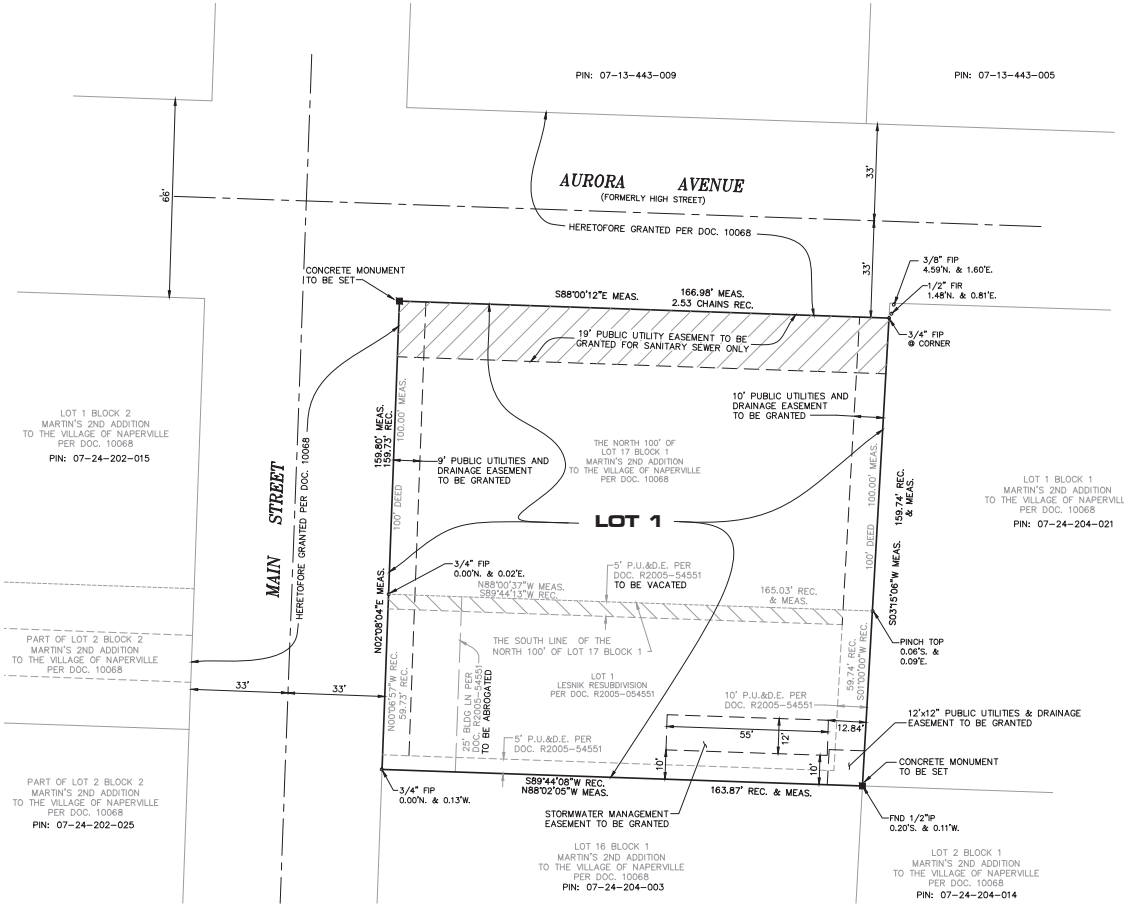
PIN 07-24-204-001
PIN 07-24-204-024

LOCATION MAP
N.T.S.

ADDRESSES: 24 AND 30 W. AURORA AVENUE
514 S. MAIN STREET

0 10 20 40
SCALE: 1"=20'

BASIS OF BEARINGS:
ILLINOIS STATE PLANE – EAST ZONE



LEGEND

- SUBDIVISION BOUNDARY
- EXISTING LOT LINE
- CENTER LINE
- LOT LINE
- ACCESS EASEMENT LINE
- EASEMENT LINE
- BUILDING SETBACK LINE
- MONUMENT TO BE SET
- LIMITS OF PUBLIC UTILITY AND DRAINAGE EASEMENT TO BE VACATED
- PUBLIC UTILITY EASEMENT FOR SANITARY SEWER ONLY

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
I.P.	IRON PIPE

SITE DATA
(FOR INFORMATION PURPOSES ONLY)

CURRENT ZONING	R-2 SINGLE FAMILY AND LOW DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT
PROPOSED ZONING	R-2 SINGLE FAMILY AND LOW DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT
FRONT YARD	25 FEET
INTERIOR SIDE YARD	16 FEET TOTAL FOR TWO SIDE YARDS WITH EACH SIDE YARD A MINUMUM OF 6 FEET
CORNER SIDE YARD	15 FEET
REAR YARD	25 FEET
MINIMUM AREA	SINGLE FAMILY ATTACHED DWELLINGS: FOUR THOUSAND (4,000) SQUARE FEET PER DWELLING UNIT
GROSS AREA	26,426 SQUARE FEET (0.607 ACRES)
NET AREA	26,426 SQUARE FEET (0.607 ACRES)
NUMBER OF LOTS	1
NUMBER OF UNITS	8
DENSITY	6 UNITS/0.590 ACRES= 13.18 UNITS/ACRE

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 FEMA PANEL NUMBER 17043C0706H, DATED DECEMBER 16, 2004.
6. REFER TO PRELIMINARY ENGINEERING PLAN PREPARED BY ROAKE AND ASSOCIATES, INC. FOR EXISTING FEATURES AND PROPOSED GRADES, UTILITIES AND SIDEWALKS.

LEGAL DESCRIPTION

THE NORTHERLY 100 FEET (MEASURED ON THE EAST AND WEST LINES) OF LOT 17 IN BLOCK 1 OF MARTIN'S SECOND ADDITION TO THE VILLAGE OF NAPERVILLE, IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1868, AS DOCUMENT 10068, IN DUPAGE COUNTY, ILLINOIS.

AND ALSO,

LOT 1 IN LESNIK RESUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24 TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED MARCH 17, 2005 AS DOCUMENT NO R2005-054551 IN DUPAGE COUNTY ILLINOIS.

CITY PROJECT NO. 18-10000062

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CHARLESTON ROW

PREPARED FOR:
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FAX. (630) 420-8087

REVISIONS					
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION
1	07-26-18	REVISE PER CITY REVIEW (07-18-18)			

CHARLESTON ROW II – NAPERVILLE, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

DRN./CKD. BY: SRH/JGC	FILE: 5337PS_PRELIM	FLD. BK./PG.: 271/27	SHEET NO.
SCALE: 1"=20'	DATE: 06/22/18	JOB NO.: 533.007	1 OF 1

EXHIBIT B