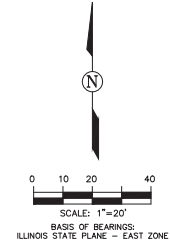


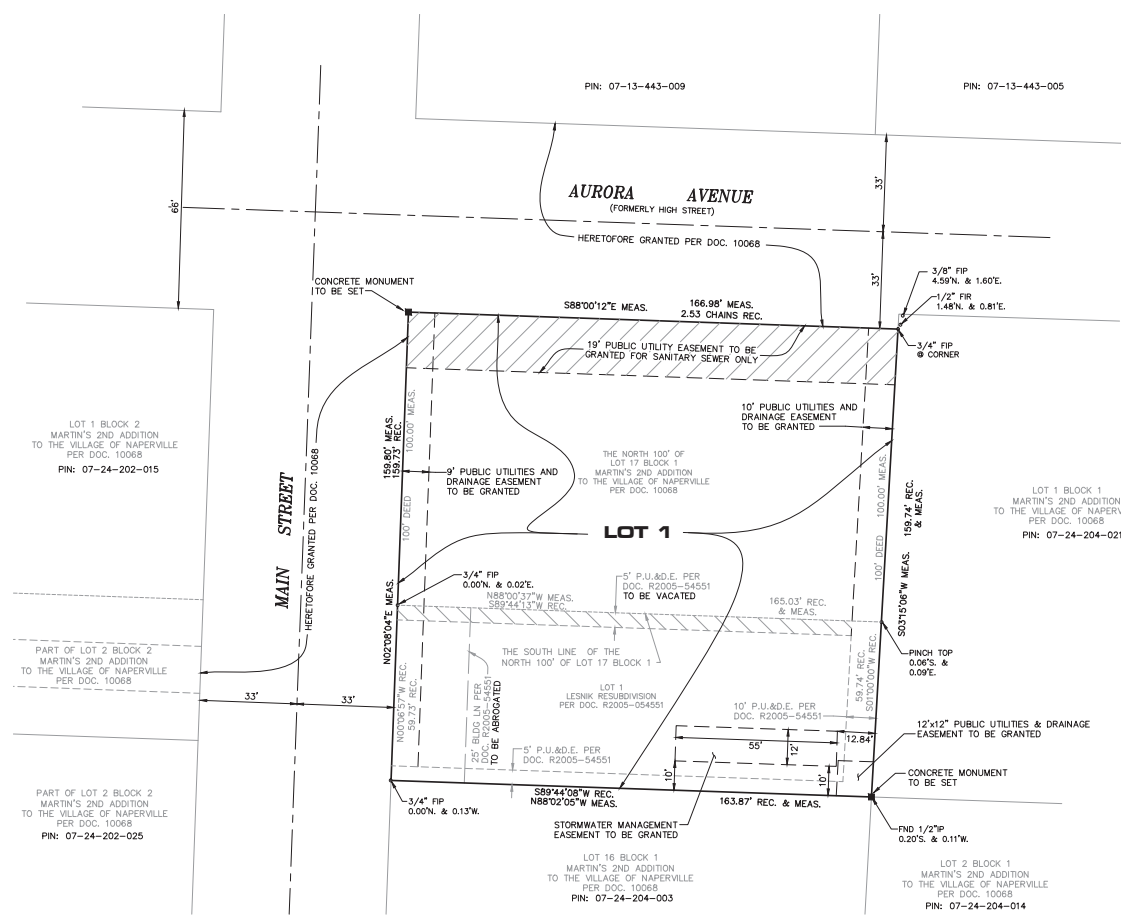
PRELIMINARY PLAT OF SUBDIVISION FOR CHARLESTON ROW II NAPERVILLE, ILLINOIS

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



- 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 |

- 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 FEMA PANEL NUMBER 1704300706H, DATED DECEMBER 16, 2004.
 - 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. 18-1000062

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 MINIMUM 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

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540
TEL (630) 366-3232 • FAX (630) 366-3267

PREPARED FOR:
CHARLESTON ROW II, LLC
933 EAST OGDEN AVENUE
NAPERVILLE, ILLINOIS 60563
TEL. (630) 420-8084
FAX. (630) 420-8087

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

CHARLESTON ROW II - NAPERVILLE, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

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