# LEIGH SUBDIVISION

# NAPERVILLE, ILLINOIS

CENTRUM NAPERVILLE SUBDIVISION PER DOC. R2010-087525

-8' PUBLIC UTILITIES & DRAINAGE

-5' PUBLIC UTILITIES & DRAINAGE PER DOC. 390671

EASEMENT TO BE GRANTED

EASEMENT TO BE GRANTED

·15' PUBLIC UTILITIES &

└5' PUBLIC UTILITIES & DRAINAGE

15' PUBLIC UTILITIES &

15' PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED

DRAINAGE EASEMENT

TO BE GRANTED

EASEMENT TO BE GRANTED

DRAINAGE EASEMENT

TO BE GRANTED

-30' SETBACK LINE

(SEE NOTE 4)

TO BE GRANTED

DRAINAGE EASEMENT

EXISTING CORPORATE LIMITS
OF THE CITY OF NAPERVILLE —

DUPAGE FARMS

LOT 10 BLOCK 4

DUPAGE FARMS -

PER DOC. 390671

5' PUBLIC UTILITIES & DRAINAGE

EASEMENT TO BE GRANTED

-5' PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED

S86"16'28"W MEAS.

—8' PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED

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

15' PUBLIC UTILITIES & DRAINAGE

EASEMENT TO BE GRANTED -

LOT

EASEMENT TO BE GRANTED

11,551 S.F.

PUBLIC UTILITIES & DRAINAGE

S86"16'51"W\_

15' PUBLIC UTILITIES &

DRAINAGE EASEMENT

— 5' PUBLIC UTILITIES & DRAINAGE

S86°16'51"W 220.61'

<u>| S86°16'51"W 213.66'</u>

LOT 11 BLOCK 4

DUPAGE FARMS

PER DOC. 390671

8' PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED —

15' PUBLIC UTILITIES &

DRAINAGE EASEMENT

10,857 S.F.

**LOT** 4

15' PUBLIC UTILITIES &

DRAINAGE EASEMENT TO BE GRANTED

TO BE GRANTED

EASEMENT TO BE GRANTED

TO BE GRANTED

11,204 S.F.

8' PUBLIC UTILITIES & DRAINAGE EASEMENT TO BE GRANTED -

S03°43'09"E

S32°03'10"E

STORMWATER

MANAGEMENT

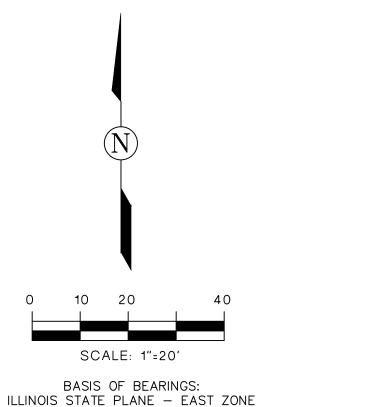
EASEMENT

TO BE GRANTED

STÓRMWATER

5.00'~

MANAGEMENT EASEMENT
TO BE GRANTED



(TRUE NORTH)

T. AND O. RESUBDIVISION

PER DOC. R82-30010

11/1/1/1/1/1/1/1/1/1/1/1/1/1/1/1/

LOT 23 BLOCK 4

DUPAGE FARMS

PER DOC. 390671

LOT 22 BLOCK 4 DUPAGE FARMS

PER DOC. 390671

LOT 21 BLOCK 4 DUPAGE FARMS PER DOC. 390671

---5' EASEMENT PER

-5' EASEMENT PER

----5' PUBLIC UTILITIES & DRAINAGE

--- 5' PUBLIC UTILITIES & DRAINAGE

-5' PUBLIC UTILITIES & DRAINAGE

EASEMENT TO BE GRANTED

| 0.24'N. & 0.12'W.

EASEMENT TO BE GRANTED

EASEMENT TO BE GRANTED

DOC. 390671

0.19'N. & 0.13'W.

5' EASEMENT PER

DOC. 390671

DOC. 390671

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

08-08-106-010

# SITE Translation Sometimes and the state of the state o

ADDRESSES: 5S275 AND 5S311 NAPERVILLE ROAD

### **ABBREVIATIONS**

F	REC.	RECORD DATA	S.F.	SQUARE FEET
N	MEAS.	MEASURED DATA	AC.	ACRE
	DEED	DEEDED DATA	FIP	FOUND IRON PIPE
F	₹.	RADIUS	N	NORTH
P	٩.	ARC DATA	S	SOUTH
F	ROW	RIGHT OF WAY	Е	EAST
F	PL	PROPERTY LINE	W	WEST
(	CL	CENTERLINE		
F	PU&DE	PUBLIC UTILITIES & DRAINAGE EASEMENT		

### 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. SEVEN (7) FEET OF PROPERTY WILL BE 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. THE PROPOSED HOMES WILL MEET THE 25-FOOT ZONING SETBACK WHILE BEING PLATTED BEHIND THE 23-FOOT SETBACK LINE.
- 5. ALL EASEMENTS DEPICTED ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES UNLESS OTHERWISE NOTED.
- 6. FLOODPLAIN ZONE NOT IN FLOODPLAIN ZONE PER FEMA PANEL NUMBER 170213 0009 C, DATED MAY 18, 1992.
- 7. REFER TO PRELIMINARY ENGINEERING PLAN PREPARED BY ROAKE AND ASSOCIATES, INC. FOR EXISTING FEATURES AND PROPOSED GRADES, UTILITIES AND SIDEWALKS.

### LEGAL DESCRIPTION

LOT 9 AND 10 IN BLOCK 4 IN ARTHUR T. MCINTOSH & CO'S DUPAGE FARMS, BEING A SUBDIVISION OF PART OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 21, 1938 AS DOCUMENT 390671, IN DUPAGE COUNTY, ILLINOIS.

## SITE DATA

GROSS AREA (ANNEXED AREA)	45,490 S.F. (1.044 AC.)
	<u>1,408 S.F. (0.032 AC.)</u> 44,082 S.F. (1.012 AC.)
	4 LOTS 4 DWELLINGS
LOT 1 LOT 2 LOT 3	11,021 S.F. (0.253 AC.) 11,551 S.F. (0.265 AC.) 11,204 S.F. (0.257 AC.) 10,857 S.F. (0.249 AC.) 10,471 S.F. (0.240 AC.)
	4 DWELLINGS/1.044 AC.= 3.831 UNITS/AC. 4 DWELLINGS/1.012 AC.= 3.953 UNITS/AC.
EASEMENTS: EXISTING: 5' EASEMENT	999 S.F. (0.023 AC.)
PROPOSED EASEMENTS: STORMWATER MANAGEMENT PUBLIC UTILITIES & DRAINAGE	8,074 S.F. (0.185 AC.) 14,376 S.F. (0.330 AC.)

CITY PROJECT NO. 18-10000114

OF

POAKE AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS

1684 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60540

TEL (630) 355-3232 • FAX (630) 355-3267

**LEGEND** 

SUBDIVISION BOUNDARY

BUILDING SETBACK LINE MONUMENT TO BE SET

EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE

FOUND CROSS

1/2" FIP

0.11'E. &

ONLINE -

NAPER 7' R.O.W. TO BE DEDICIATED

ARC:

7LLE

WHEATON ROAD)

ROAD

1/2" FIP

0.11'S. & ONLINE-

0.10'S. & ONLINE

LIMITS OF STORMWATER MANAGEMENT EASEMENT

EXISTING LOT LINE CENTER LINE

EASEMENT LINE

TO BE GRANTED

L'AND DESCRIBED

PER DOC. R2009-187541

LOT 1 IROQUOIS COMMONS

SUBDIVISION

PER DOC. R84-25162

BY DEED

PREPARED FOR:

NAPERVILLE WHEATON LLC

127 AURORA AVENUE

NAPERVILLE, ILLINOIS 60540

TEL. (630) 355-4600

FAX. (630) 352-3610

/30' SETBACK LINE

PER DOC. 390671

| NO. | DATE | DESCRIPTION | NO. | DATE | DA

PTION

LEIGH SUBDIVISION — NAPERVILLE, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION

DRN./CKD. BY:SRH/JGC/SLF FILE: 7727PS—PRELIM FLD. BK./PG.: 275/25 SHEET NO.

10/02/18

1"=20'

JOB NO.: 772.007

IOTAPRELIMINARYTTZTPS-PRELIM.dwg, PLAT, 11/29/2018 2:48:36 PM, mattj