



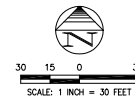
LOCATION MAP

PARCEL INDEX NUMBER
08-28-301-003
NAPERVILLE, ILLINOIS

PRELIMINARY PLAT OF SUBDIVISION FOR 77TH STREET PROJECT

LOT 2 OF WEHRLI'S ASSESSMENT PLAT OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE
SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL
MERIDIAN, REFERENCE BEING HAD TO SAID ASSESSMENT PLAT RECORDED ON SEPTEMBER 22, 1953, AS
DOCUMENT 695860 IN DUPAGE COUNTY, ILLINOIS.

SHEET 1 OF 1



NOTES

1. ADDITIONAL P.U. & D.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
2. DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
3. ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
4. ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
5. ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
6. ALL EASEMENTS ON THE PLAT MAP ARE FOR PUBLIC UTILITIES AND DRAINAGE PURPOSES (UNLESS OTHERWISE NOTED).
7. STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
8. STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH CITY OF NAPERVILLE AND WILL COUNTY REQUIREMENTS.
9. EASEMENTS TO BE PROVIDED PER CITY AND UTILITY COMPANY REQUIREMENTS.
10. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
11. ALL REQUIRED CERTIFICATES AND STATEMENTS WILL BE PROVIDED ON FINAL PLAT.
12. ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
13. THE MEASURED BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE SW QUARTER OF SECTION 10-37-9 BEING N 01°11'11" W, MEASURED BETWEEN 2 MONUMENTS AS ESTABLISHED BY RECORD DOCUMENTS REFERENCED HEREON. MEASUREMENTS WERE DERIVED FROM OBSERVATIONS UTILIZING THE CITY OF NAPERVILLE SURVEY CONTROL NETWORK MONUMENTS.

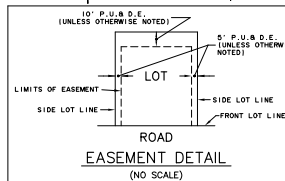


SITE DATA

A. TOTAL AREA	3.39 AC. ±	100%
B. PROPOSED ZONING	R1A	
C. EXTERNAL R.O.W. (WEHRLI ROAD)	0.12 AC. ± 0.12 AC. ±	3.54% 3.54%
D. INTERNAL R.O.W. & LANDSCAPE BUFFERS	0.41 AC. ± 0.06 AC. ±	12.1% 1.77%
E. COMMON OPEN SPACE (STORMWATER MANAGEMENT/OPEN SPACE)	2.80 AC. ±	82.60%
F. NET RESIDENTIAL (DETACHED)	11,187 S.F.	10
G. NO. OF LOTS (DETACHED)	12,532 S.F.	1
H. MINIMUM LOT SIZE	12,188 S.F.	30 FT.
I. MAXIMUM LOT SIZE	30 FT.	
J. FRONT YARD SETBACK	6' MIN. W/COMBINED 16' TOTAL	
K. CORNER SIDE YARD SETBACK	25% LOT DEPTH, MAX 30 FT.	
L. INTERIOR SIDE YARD SETBACK	3.06 DIV/AC.	
M. REAR YARD SETBACK		
N. GROSS MODIFIED DENSITY		

LINE LEGEND

— SUBDIVISION BOUNDARY LINE (Heavy Solid Line)	- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
— LOT LINE/PROPERTY LINE (Solid Line)	- CENTERLINE (Single Dashed Lines)
— EXISTING CORPORATE LIMITS OF THE CITY OF NAPERVILLE (Heavy Dashed Line)	- QUARTER SECTION LINE (Double Dashed Lines)
— BUILDING LINE (Long Dashed Lines)	- SECTION LINE (Triple Dashed Lines)
	- APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON WILL COUNTY FIRM.



LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

PREPARED FOR DEVELOPER/OWNER:
OAK CREEK CAPITAL PARTNERS, LLC
P.O. BOX 716
ST. CHARLES, IL 60174
(847) 514-9144

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9875
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com
DISC NO.: 782029 FILE NAME: PRECOVER
DRAWN BY: JSC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 06-03-19 JOB NO.: 782.029
XREF: TOPO PROJECT MANAGER: MAM/ARF
REV. 09-13-19/JSC TAB: PREPLAT
CITY PROJECT NUMBER: 19-10000070
Copyright © 2019 Cemcon, Ltd. All rights reserved.