BASIS OF BEARING ILLINOIS STATE PLANE - EAST ZONE

PARCEL A (07-04-204-013) LOT 2 IN THE FINAL PLAT OF SUBDIVISION OF ODYSSEY WEST 1B. BEING A SUBDIVISION OF LOT 2 IN TOPGOLF SUBDIVISION. OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH. RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO A PLAT THEREOF RECORDED NOVEMBER 14. 2018 AS DOCUMENT R2018-106050, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B (07-03-102-007) THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET. ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET: THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 4 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, 278.67 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST, 60.00 FEET TO THE POINT OF BEGINNING ON THE NORTH LINE OF ODYSSEY AVENUE HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011-023171; THENCE WEST ALONG SAID NORTH LINE THE NEXT 5 COURSES, NORTH 88 DEGREES 39 MINUTES 35 SECONDS WEST, 33.42 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 533.00 FEET,

AN ARC DISTANCE OF 244.10 FEET (CHORD BEARING SOUTH 78 DEGREES 13 MINUTES 12 SECONDS WEST, 241.98 FEET, CHORD); THENCE SOUTH 65 DEGREES 05 MINUTES 59 SECONDS WEST, 113.63 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO RIGHT, HAVING A RADIUS OF 467.00 FEET, AN ARC DISTANCE OF 163.53 FEET (CHORD BEARING SOUTH 75 DEGREES 07 MINUTES 54 SECONDS WEST, 162.70 FEET, CHORD): THENCE NORTH 48 DEGREES 14 MINUTES 29 SECONDS WEST, 13.90 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF CELEBRATION DRIVE HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011-023171; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE THE NEXT 6 COURSES NORTH 02 DEGREES 15 MINUTES 36 SECONDS WEST, 454.75 THENCE NORTHWESTERLY ALONG A CURVE TO LEF HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 150.36 FEET (CHORD BEARING NORTH 10 DEGREES 14 MINUTES 12 SECONDS WEST, 149.87 FEET, CHORD): THENCE NORTH 18 DEGREES 12 MINUTES 48 SECONDS WEST, 125.82 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 224.71 FEET (CHORD BEARING NORTH 04 DEGREES 13 MINUTES 07 SECONDS WEST, 222.49 FEET, CHORD); THENCE NORTH 09 DEGREES 46 MINUTES 34 SECONDS EAST, 11.56 FEET: THENCE NORTH 58 DEGREES 46 MINUTES 58 SECONDS EAST, 26.24 FEET TO A POINT ON THE SOUTH LINE OF FERRY ROAD HERETOFORE DEDICATED PER PLAT OF HIGHWAYS RECORDED AS DOCUMENT R2007-090410; THENCE EAST ALONG SAID SOUTH LINE THE NEXT 3 COURSES, SOUTH 72 DEGREES 12 MINUTES 37 SECONDS EAST, 157.22 FEET; THENCE SOUTH 75 DEGREES 36 MINUTES 47 SECONDS EAST. 499.04 FEET; THENCE SOUTH 46 DEGREES 12 MINUTES 40 SECONDS EAST, 48.66 FEET TO A POINT ON THE WEST LINE OF PARCEL 1HJ0163B LIS PENDENS NOTICE RECORDED AS DOCUMENT R2012-131923 (ALSO KNOW AS THE WEST LINE OF LOT 9 IN ODYSSEY WEST ASSESSMENT PLAT RECORDED AS DOCUMENT R98-266997); THENCE SOUTH ALONG SAID WEST LINE THE NEXT 3 COURSES, SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, 100.27 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST, 255.57 FEET; THENCE SOUTH

ALSO KNOWN AS LOT 2 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

04 DEGREES 12 MINUTES 10 SECONDS WEST, 249.41 FEET

TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY,

ILLINOIS.

PARCEL C (07-04-204-007) THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9. EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOOLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59, ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE, 300.38 FEET; THENCE SOUTH 03 DEGREES 04

MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY LINE,

## **LEGAL DESCRIPTION**

94.33 FEET; THENCE NORTH 88 DEGREES 09 MINUTES 35 SECONDS WEST, 20.01 FEET TO THE POINT OF BEGINNING BEING A POINT ON THE WEST LINE OF PARCEL 1HJ0163B LIS PENDENS NOTICE RECORDED AS DOCUMENT R2012-131923 (ALSO KNOW AS THE WEST LINE OF LOT 10 IN ODYSSEY WEST ASSESSMENT PLAT RECORDED AS DOCUMENT R98-266997): THENCE SOUTH ALONG SAID WEST LINE. SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, 265.85 FEET; THENCE SOUTH 82 DEGREES 15 MINUTES 52 SECONDS WEST, 882.10 FEET; THENCE NORTH 37 DEGREES 49 MINUTES 26 SECONDS WEST, 80.26 FEET; THENCE SOUTH 83 DEGREES 10 MINUTES 55 SECONDS WEST, 266.06 FEET; THENCE NORTH 06 DEGREES 27 MINUTES 09 SECONDS WEST, 215.00 FEET TO A POINT ON THE SOUTH LINE OF ODYSSEY COURT HERETOFORE DEDICATED PER PLAT OF DEDICATION TO THE CITY OF NAPERVILLE RECORDED AS DOCUMENT R2011-023171; THENCE EAST ALONG SAID SOUTH LINE THE NEXT 8 COURSES, NORTH 83 DEGREES 32 MINUTES 51 SECONDS, 128.89 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 5696.58 FEET, AN ARC DISTANCE OF 416.85 FEET (CHORD BEARING NORTH 85 DEGREES 38 MINUTES 38 SECONDS EAST, 416.75 FEET, CHORD); THENCE NORTH 87 DEGREES 44 MINUTES 24 SECONDS EAST, 100.00 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 210.61 FEET (CHORD BEARING NORTH 76 DEGREES 25 MINUTES 12 SECONDS EAST, 209.25 FEET, CHORD); THENCE NORTH 65 DEGREES 05 MINUTES 59 SECONDS EAST. 113.63 FEET; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 467.00 FEET, AN ARC DISTANCE OF 213.88 FEET (CHORD BEARING NORTH 78 DEGREES 13 MINUTES 12 SECONDS EAST, 212.01 FEET, CHORD)' THENCE SOUTH 88 DEGREES 39 MINUTES 35 SECONDS EAST, 21.02 FEET: THENCE SOUTH 42 DEGREES 47 MINUTES 39 SECONDS EAST, 69.63 FEET TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

ALSO KNOWN AS LOT 3 IN ODYSSEY WEST ASSESSMENT PLAT OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ODYSSEY WEST ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

PARCEL D (07-04-400-011) THAT PART OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF FERRY ROAD WITH THE CURVE WESTERLY LINE OF ILLINOIS ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND PLAT RECORDED AS DOCUMENT 314666 AND RUNNING THENCE SOUTHERLY, ALONG THE AFORESAID CURVED WESTERLY LINE OF ROUTE 59. ON A CURVE WHOSE CENTER LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02 FEET, ARC (CHORD BEARING SOUTH 01 DEGREES 45 MINUTES 09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES: THENCE NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH 22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID WESTERLY LINE, 37.41 FEET; THENCE SOUTH 00 DEGREES 52 MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE, 39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39 SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET; THENCE SOUTH 01 DEGREES 18 MINUTES 08 SECONDS WEST. ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 04 DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID WESTERLY LINE 300.38 FEET; THENCE SOUTH 03 DEGREES 04 MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY LINE, 660.22 FEET, TO THE NORTHERLY LINE OF PROPERTY CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT R81-44506; THENCE SOUTH 14 DEGREES 15 MINUTES 41 SECONDS WEST, ALONG SAID NORTHERLY LINE 246.24 FEET; THENCE NORTH 87 DEGREES 53 MINUTES 31 SECONDS WEST, ALONG SAID NORTHERLY LINE, 235.86 FEET; THENCE SOUTH 42 DEGREES 52 MINUTES 44 SECONDS WEST, ALONG SAID NORTHERLY LINE, 678.99 FEET, TO THE NORTHERLY LINE OF NORTHERN ILLINOIS GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO. 1; THENCE SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST, ALONG SAID NORTHERLY LINE OF ASSESSMENT PLAT NO. 1, A DISTANCE OF 1241.21 FEET FOR THE POINT OF BEGINNING THENCE CONTINUING ALONG SAID NORTHERLY LINE, SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST, A DISTANCE OF 1013.38 FEET TO AN ANGLE POINT IN SAID NORTH LINE; THENCE NORTH 73 DEGREES 57 MINUTES 09 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 39.20 FEET TO AN ANGLE POINT; THENCE SOUTH 83 DEGREES 32 MINUTES 51 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 344.38 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE DUPAGE COUNTY PARKWAY, (FORMERLY THE CHICAGO, AURORA, AND ELGIN RAILROAD); THENCE NORTH 43 DEGREES 20 MINUTES 34 SECONDS EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 1939.67 FEET; THENCE SOUTH 46 DEGREES 39 MINUTES 26 SECONDS EAST, 61.19 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 53.88 FEET, THE CHORD OF WHICH BEARS SOUTH 71 DEGREES 33 MINUTES 18 SECONDS EAST, A DISTANCE OF 52.20 FEET; THENCE NORTH 83 DEGREES 32 MINUTES 51 SECONDS EAST, A DISTANCE OF 50.42 FEET TO A POINT OF CUSP; THENCE SOUTHWESTERLY, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 38.75 FEET, THE CHORD OF WHICH BEARS SOUTH 65 DEGREES 02 MINUTES 51 SECONDS WEST, A

## PRELIMINARY ENGINEERING FOR CITY GATE WEST NAPERVILLE, ILLINOIS

DISTANCE OF 38.08 FEET TO A POINT OF TANGENCY; THENCE PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH, RANGE 9 EAST OF SOUTH 46 DEGREES 32 MINUTES 51 SECONDS WEST, A THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS. DISTANCE OF 55.55 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE RIGHT, HAVING A RADIUS

SITE DATA 2,623,459 S.F. (60.23 AC.) NET AREA EASEMENTS:

PUBLIC UTILITIES & DRAINAGE PUBLIC UTILITIES, DRAINAGE & SIDEWALK **ROADWAY & UTILITIES** STORMWATER MANAGEMENT AMERITECH DRAINAGE & WETLAND CONSERVATION PERPETUAL EMERGENCY ACCESS & INGRESS/EGRESS TEMP CONSTRUCTION & DRAINAGE

**EXISTING EASEMENTS TO BE VACATED:** PUBLIC UTILITIES & DRAINAGE

STORM SEWER PUBLIC UTILITIES & DRAINAGE STORMWATER MANAGEMENT CROSS ACCESS

EXISTING ELECTRIC FACILITIES HAVE BEEN SHOWN PER RECORD DRAWINGS AND GOOGLE EARTH AERIAL MAPPING. PROPOSED FACILITIES WILL BE DETERMINED DURING THE FINAL ENGINEERING PHASE OF EACH LOT.

FIFTY FOOT FACP FIRE HYDRANT IS REQUIRED FOR EACH BUILDING. SPRINKLER/FACP ROOM FOR THE BUILDING WILL BE SHOWN DURING THE FINAL ENGINEERING PHASE OF EACH

REQUIRED BICYCLE PARKING AND LOCATION WILL BE SHOWN DURING THE FINAL ENGINEERING PHASE OF EACH LOT.



DATE 05/13/2020 | REVISED PER CITY REVIEW DATED 03/21/2020 07/10/2020 REVISED PER CITY REVIEW DATED 07/02/2020 07-03-102-007 P.I.N.: 3440 ODYSSEY CT 07-04-204-007 NAPERVILLE, IL 60540 07-04-204-008

**REVISION RECORD** 

07-04-204-013 07-04-400-011 RT. 59 NAPERVILLE, IL 60540

TREE, DECIDUOUS (SIZE TYPE)

TREE, CONIFER (SIZE TYPE)

BUSH/SHRUB (SIZE)

STUMP

POWER POLE

**GUY WIRE** 

GUY POLE

TELEPHONE POLE

TELEPHONE PEDESTAL

TELEPHONE MANHOLE

ELECTRIC LINE MARKER

ELECTRIC CONTROL BOX (ON BUILDING)

FIBER OPTIC MARKER

TRAFFIC MANHOLE

TRAFFIC SIGNAL BOX/CABINET (ABOVE GRADE)

MANHOLE (UTILITY UNKNOWN)

TELEPHONE PULL BOX

FLUSH WITH GRADE)

(UNKNOWN, ABOVE GRADE)

TRAFFIC DETECTOR HOUSING

ELECTRIC CONTROL CABINET (ABOVE GRADE)

TELEPHONE BOX/CABINE (ABOVE GRADE)

FIBER OPTIC BOX/CABINET

UTILITY PULL BOX (UNKNOWN, FLUSH WITH GRADE)

FIBER OPTIC PULL BOX (FLUSH WITH GRADE)

UTILITY CABINET

ELECTRIC HANDHOLE

STEAM MANHOLE

TRAFFIC PULL BOX

TRANSFORMER

STAND PIPE

UTILITY POLE

(ABOVE GRADE)

-E- ELECTRIC PEDESTAL

ABBREVIATIONS

FIBER OPTIC MANHOLE

RECORD DATA

DEEDED DATA

**RADIUS** 

ARC DATA

CENTERLINE

**ACRE** 

SQUARE FEET

FOUND IRON PIPE

RIGHT OF WAY

PROPERTY LINE

MEASURED DATA

VALVE BOX (UNKNOWN, FLUSH WITH GRADE)

CABLE PEDESTAL

ELECTRIC MANHOLE

ELECTRIC PULL BOX (FLUSH WITH GRADE)

ELECTRIC METER

TRAFFIC POLE

TELEPHONE LINE MARKER

**LOCATION MAP EXISTING LEGEND:** — — — SUBDIVISION LINE —— — — EXISTING PROPERTY LIN EXISTING RIGHT-OF-WAY 56,643 S.F. (1.30 AC. 57,855 S.F. (1.33 AC — — — — EXISTING EASEMENT 52,144 S.F. (1.20 AC. — PROPOSED PROPERTY LINE 130,029 S.F. (2.99 AC. — — PROPOSED PU&DE EASEMENT LINE 126,165 S.F. (2.90 AC. ---- CROSS ACCESS EASEMENT LINE 55,647 S.F. (1.28 AC 42,011 S.F. (0.96 AC 38,264 S.F. (0.88 AC 34,132 S.F. (0.78 AC)SECTION LINE 80.371 S.F. (1.85 AC ————— CENTER LINE 114,607 S.F. (2.63 AC.

BUILDING SETBACK LINE ---- UNDERLYING LOT LINE EXISTING FENCE EXISTING SANITARY SEWER LINE EXISTING STORM SEWER LINE EXISTING GAS LINE **EXISTING WATER LINE** — EXISTING FIBER OPTIC LINE EXISTING TELEPHONE LINE EXISTING OVERHEAD ELECTRIC EXISTING UNDERGROUND ELEC. LINE **GROUND LIGHT** 

LIGHT STANDARD AC UNIT BOLLARD HANDICAP PARKING SYMBOL STORM MANHOLE CATCH BASIN (TYPE) CURB INLET RISER PIPE

> INLET SQUARE FLARED END SECTION SANITARY MANHOLE CLEAN OUT COMBINATION MANHOLE STAND PIPE (RISER) LIFT STATION

INLET (CIRCULAR)

GAS MANHOLE GAS LINE MARKER GAS BOX (GAS VALVE) GAS TAP PROPANE TANK

P

WATER MANHOLE WATER BOX (WATER VALVE) WATER WELL SPRINKLER VALVE WATERLINE MARKER

WATER METER CL WATER PUMP HOSE BIB BUILDING S.F. PIV - POST INDICATOR VALVE AC. FIP SPRINKLER HEAD IRRIGATION VALVE

**NORTH** IRRIGATION CONTROL BOX FIRE DEPT. CONNECTION EAST FIRE DEPT. CONNECTION (BLDG.) **WEST** 

Civil & Environmental Consultants, Inc.

Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027

www.cecinc.com

**INTER-CONTINENTAL EQUITIES, LLC** 2221 CAMDEN COURT, SUITE 200 OAK BROOK, ILLINOIS

TEL. (630) 560-8018

CITY GATE WEST PRELIMINARY ENGINNERING

SRH CHECKED BY:

03/05/2020 DWG SCALE:

SHEET 1 OF 8

195-318.AW00

**DRM** APPROVED BY:

1"=200' PROJECT NO:

2,623,459 S.F. (60.23 AC.) LOT AREA SUMMARY 126,277 S.F. (2.90 AC.) (2.03 AC. 88.569 S.F. 30,877 S.F. (0.71 AC. 283,493 S.F. (6.51 AC. (0.01 AC. 400 S.F. 543,736 S.F. (12.48 AC. 14,007 S.F. (0.32 AC. (0.27 AC.) 11,768 S.F. 4,909 S.F. (0.11 AC.) 2,641 S.F. (0.06 AC. 132,357 S.F. (3.04 AC.) 15,296 S.F. (0.35 AC.) STORMWATER MANAGEMENT 48,599 S.F. (1.12 AC (0.09 AC. 3,743 S.F. 78,682 S.F. (1.81 AC 176,595 S.F. (4.05 AC.) 832,565 S.F. (19.11 AC.) 113,339 S.F. (2.60 AC. 851,061 S.F. (19.54 AC.) 22,017 S.F. (2.80 AC. 24,682 S.F. (0.57 AC. SIGN & LANDSCAPE EASEMEN 9,231 S.F. (0.21 AC. PARCEL ODYSSEY PARCELC PARCELE LEGEND: SCALE IN FEET EAST-WEST TOLLWAY 200

PARCEL D

OF 62.00 FEET, AN ARC DISTANCE OF 93.92 FEET, THE

OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN,

ACCORDING TO THE PLAT OF SAID ODYSSEY WEST

PARCEL E (07-04-204-008)

CHORD OF WHICH BEARS SOUTH 89 DEGREES 56 MINUTES 42

SECONDS WEST, A DISTANCE OF 85.20 FEET; THENCE SOUTH

43 DEGREES 20 MINUTES 34 SECONDS WEST, A DISTANCE OF

SECONDS EAST, A DISTANCE OF 1112.03 FEET TO THE POINT

ALSO KNOWN AS LOT 5 IN ODYSSEY WEST ASSESSMENT PLAT

OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH,

ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS

THAT PART OF SECTION 4. TOWNSHIP 38 NORTH, RANGE 9.

COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF

FERRY ROAD WITH THE CURVED WESTERLY LINE OF ILLINOIS

ROUTE 59, AS SAID ROUTE WAS DEDICATED BY DEED AND

WESTERLY LINE OF ROUTE 59. ON A CURVE WHOSE CENTER

LIES WESTERLY AND HAS A RADIUS OF 4042.66 FEET, 35.02

FEET, ARC (CHORD BEARING SOUTH 01 DEGREE 45 MINUTES

09 SECONDS EAST, 35.02 FEET, CHORD), TO THE NORTHERLY

LINE OF PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE

NORTH 72 DEGREES 11 MINUTES 22 SECONDS WEST, ALONG

SAID NORTHERLY LINE, 30.00 FEET, TO A WESTERLY LINE OF

PROPERTY TAKEN FOR ROADWAY PURPOSES; THENCE SOUTH

WESTERLY LINE, 37.41 FEET; THENCE SOUTH 0 DEGREES 52

THENCE SOUTH 01 DEGREE 18 MINUTES 08 SECONDS WEST,

ALONG SAID WESTERLY LINE, 257.40 FEET; THENCE SOUTH 4

WESTERLY LINE, 300.38 FEET; THENCE SOUTH 03 DEGREES 04

22 DEGREES 13 MINUTES 10 SECONDS EAST, ALONG SAID

MINUTES 03 SECONDS EAST, ALONG SAID WESTERLY LINE,

39.36 FEET; THENCE SOUTH 02 DEGREES 47 MINUTES 39

SECONDS EAST, ALONG SAID WESTERLY LINE, 98.60 FEET;

DEGREES 12 MINUTES 10 SECONDS WEST, ALONG SAID

660.22 FEET, TO THE NORTHERLY LINE OF PROPERTY

103.06 FEET TO THE POINT OF BEGINNING; THENCE

MINUTES 17 SECONDS WEST, ALONG SAID WESTERLY LINE.

CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY

MINUTES 41 SECONDS WEST ALONG SAID NORTHERLY LINE.

87 DEGREES 53 MINUTES 31 SECONDS WEST, ALONG SAID

NORTHERLY LINE, 235.86 FEET; THENCE SOUTH 42 DEGREES

GAS COMPANY NAPERVILLE TOWNSHIP ASSESSMENT PLAT NO.

1: THENCE SOUTH 83 DEGREES 32 MINUTES 51 SECONDS

52 MINUTES 44 SECONDS WEST, ALONG SAID NORTHERLY LINE

678.99 FEET, TO THE NORTHERLY LINE OF NORTHERN ILLINOIS

WEST, ALONG SAID NORTHERLY LINE OF ASSESSMENT PLAT NO

1, A DISTANCE OF 324.57 FEET; THENCE NORTH 06 DEGREES

27 MINUTES 09 SECONDS WEST, A DISTANCE OF 983.39 FEET

THENCE NORTH 83 DEGREES 10 MINUTES 55 SECONDS EAST,

A DISTANCE OF 266.06 FEET: THENCE SOUTH 37 DEGREES 49

THENCE NORTH 82 DEGREES 15 MINUTES 52 SECONDS EAST

A DISTANCE OF 882.10 FEET: THENCE SOUTH 03 DEGREES 04

MINUTES 17 SECONDS WEST, A DISTANCE OF 400.53 FEET TO

ALSO KNOWN AS LOT 6 IN ODYSSEY WEST ASSESSMENT PLAT

OF PART OF SECTIONS 3 AND 4, TOWNSHIP 38 NORTH,

ASSESSMENT PLAT RECORDED DECEMBER 17, 1998, AS

DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

RANGE 9. EAST OF THE THIRD PRINCIPAL MERIDIAN.

ACCORDING TO THE PLAT OF SAID ODYSSEY WEST

THE POINT OF BEGINNING; ALL IN DUPAGE COUNTY, ILLINOIS.

MINUTES 26 SECONDS EAST, A DISTANCE OF 80.26 FEET;

BY DOCUMENT R81-44506: THENCE SOUTH 14 DEGREES 15

CONTINUING ALONG SAID NORTHERLY LINE SOUTH 14 DEGREES

15 MINUTES 41 SECONDS WEST, 143.18 FEET; THENCE NORTH

PLAT RECORDED AS DOCUMENT 314666 AND RUNNING

THENCE SOUTHERLY, ALONG THE AFORESAID CURVED

EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS:

DOCUMENT R98-266997, IN DUPAGE COUNTY, ILLINOIS.

77.99 FEET; THENCE SOUTH 06 DEGREES 27 MINUTES 09

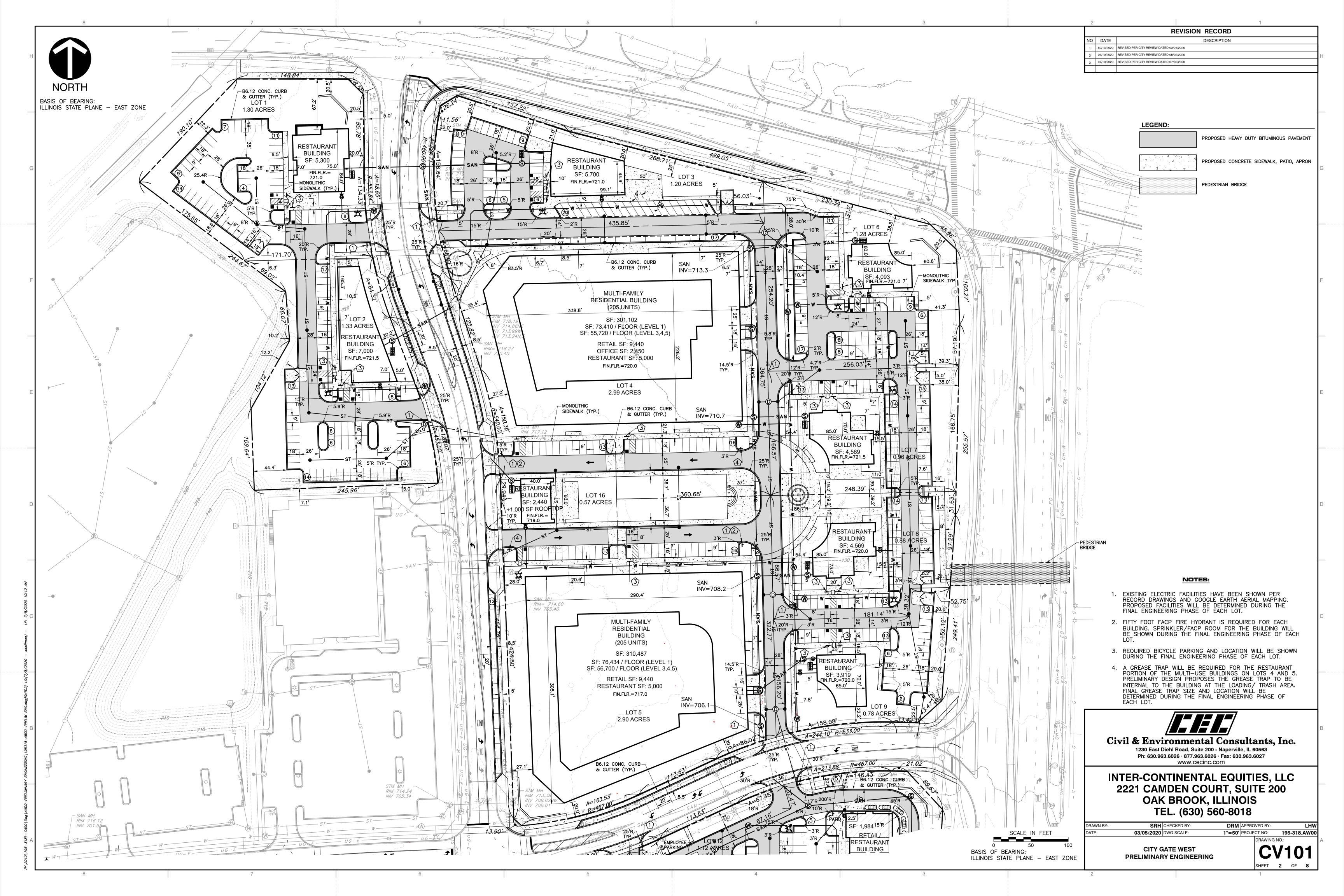
PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT

ILLINOIS STATE PLANE - EAST ZONE

PROPOSED CONCRETE SIDEWALK, PATIO, APRON

CITY PROJECT NO. \_\_\_\_\_

BASIS OF BEARING:



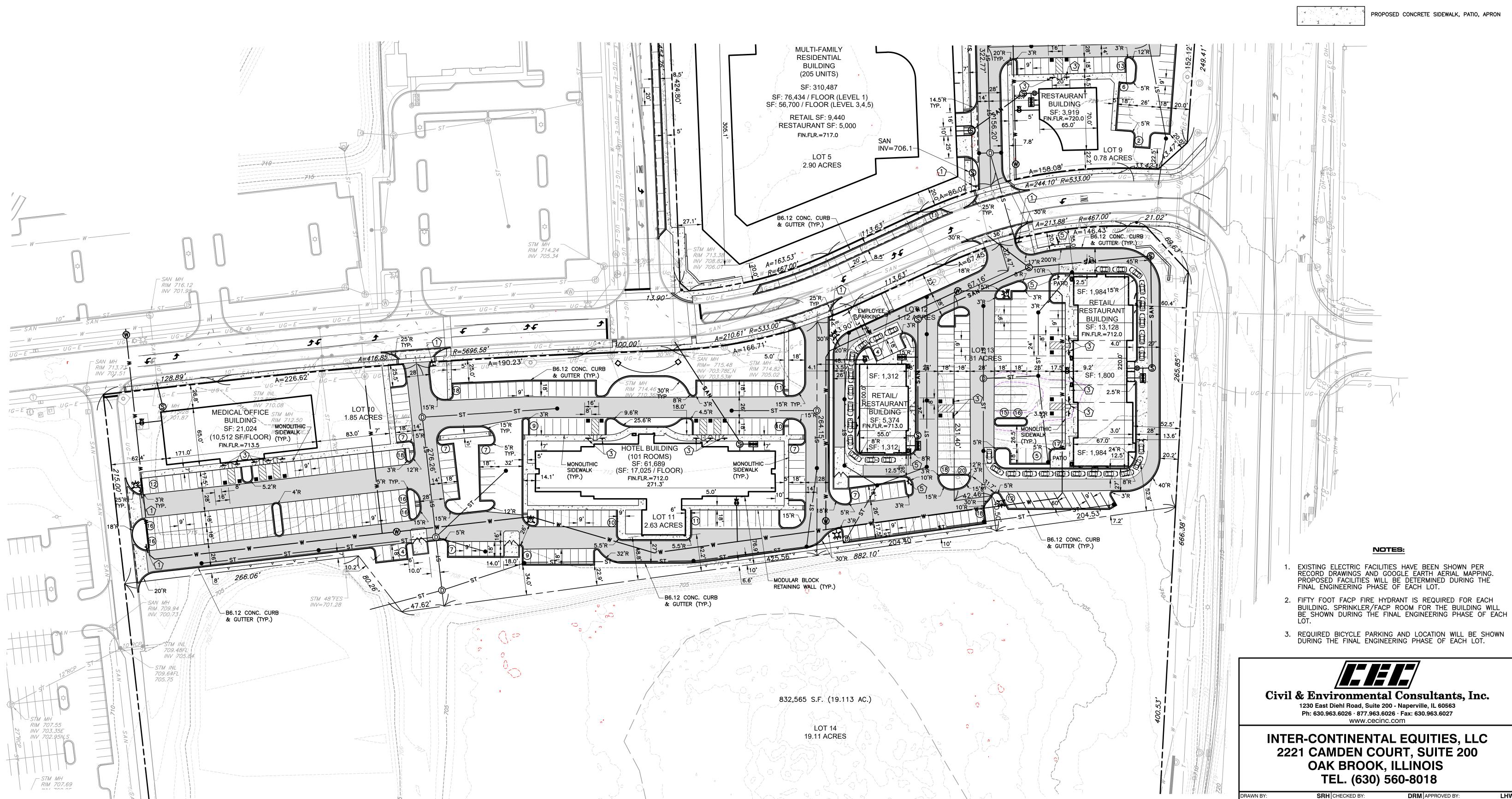
8
NORTH
BASIS OF BEARING: ILLINOIS STATE PLANE — EAST ZONE

**REVISION RECORD** 05/13/2020 REVISED PER CITY REVIEW DATED 03/21/2020 06/19/2020 REVISED PER CITY REVIEW DATED 06/02/2020 07/10/2020 REVISED PER CITY REVIEW DATED 07/02/2020

LEGEND:

PROPOSED HEAVY DUTY BITUMINOUS PAVEMENT

PROPOSED CONCRETE SIDEWALK, PATIO, APRON



2221 CAMDEN COURT, SUITE 200 OAK BROOK, ILLINOIS TEL. (630) 560-8018

03/05/2020 DWG SCALE:

BASIS OF BEARING:

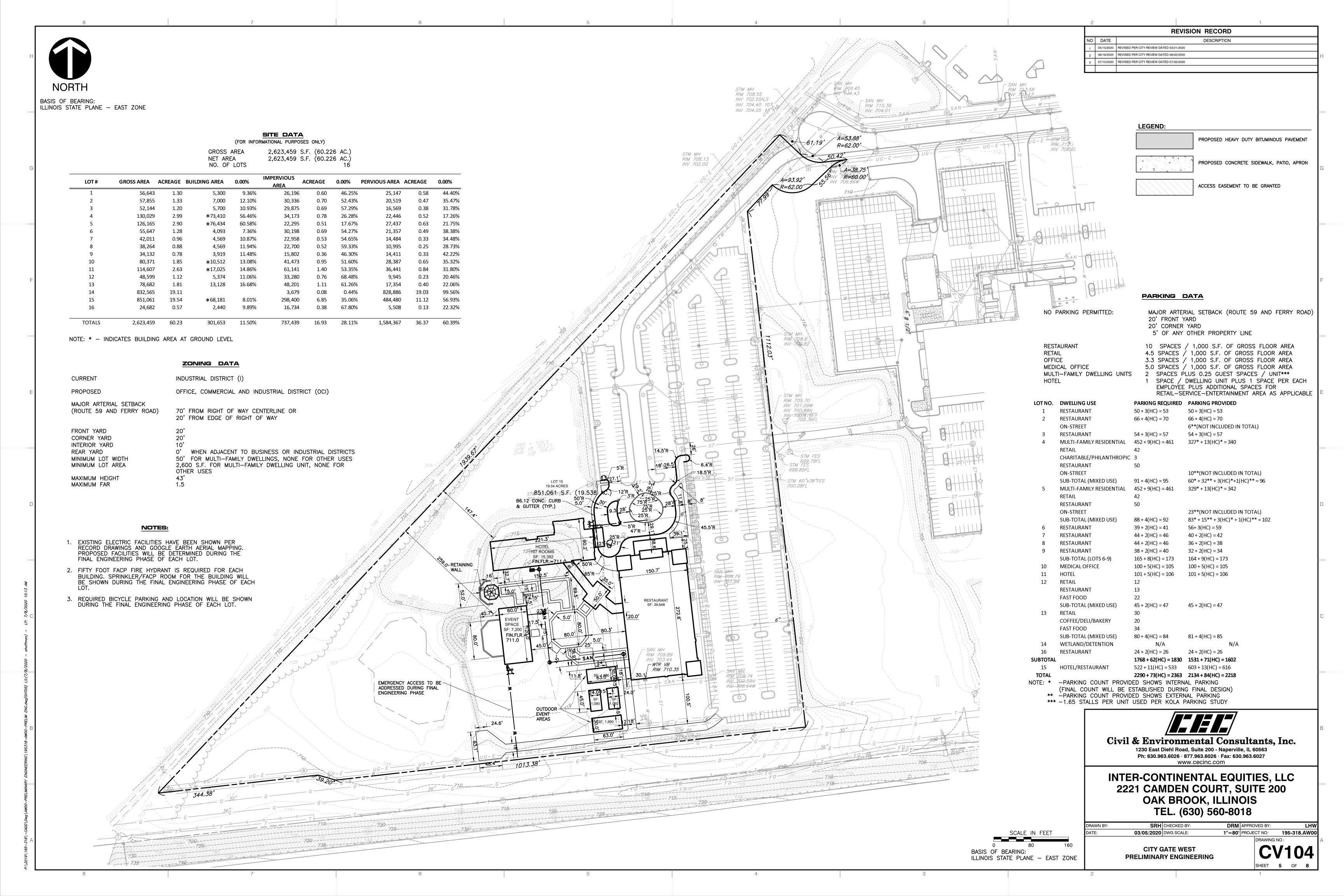
ILLINOIS STATE PLANE - EAST ZONE

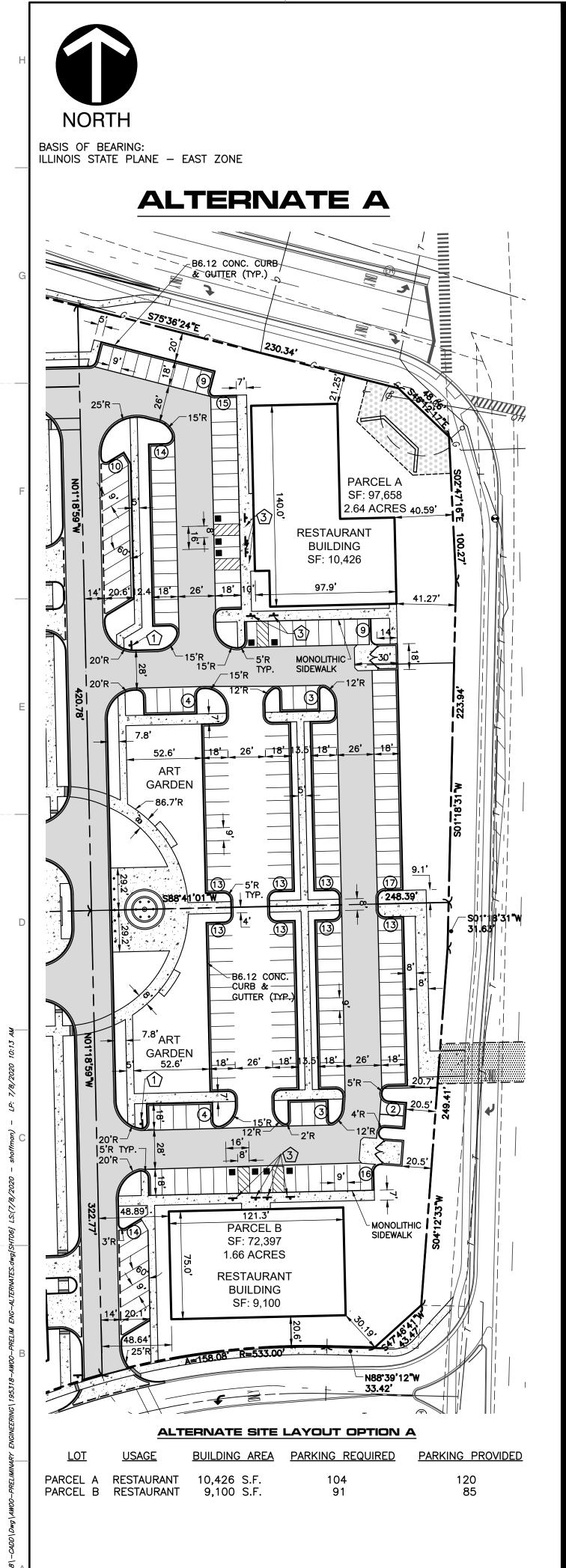
**DRM** APPROVED BY: 195-318.AW00

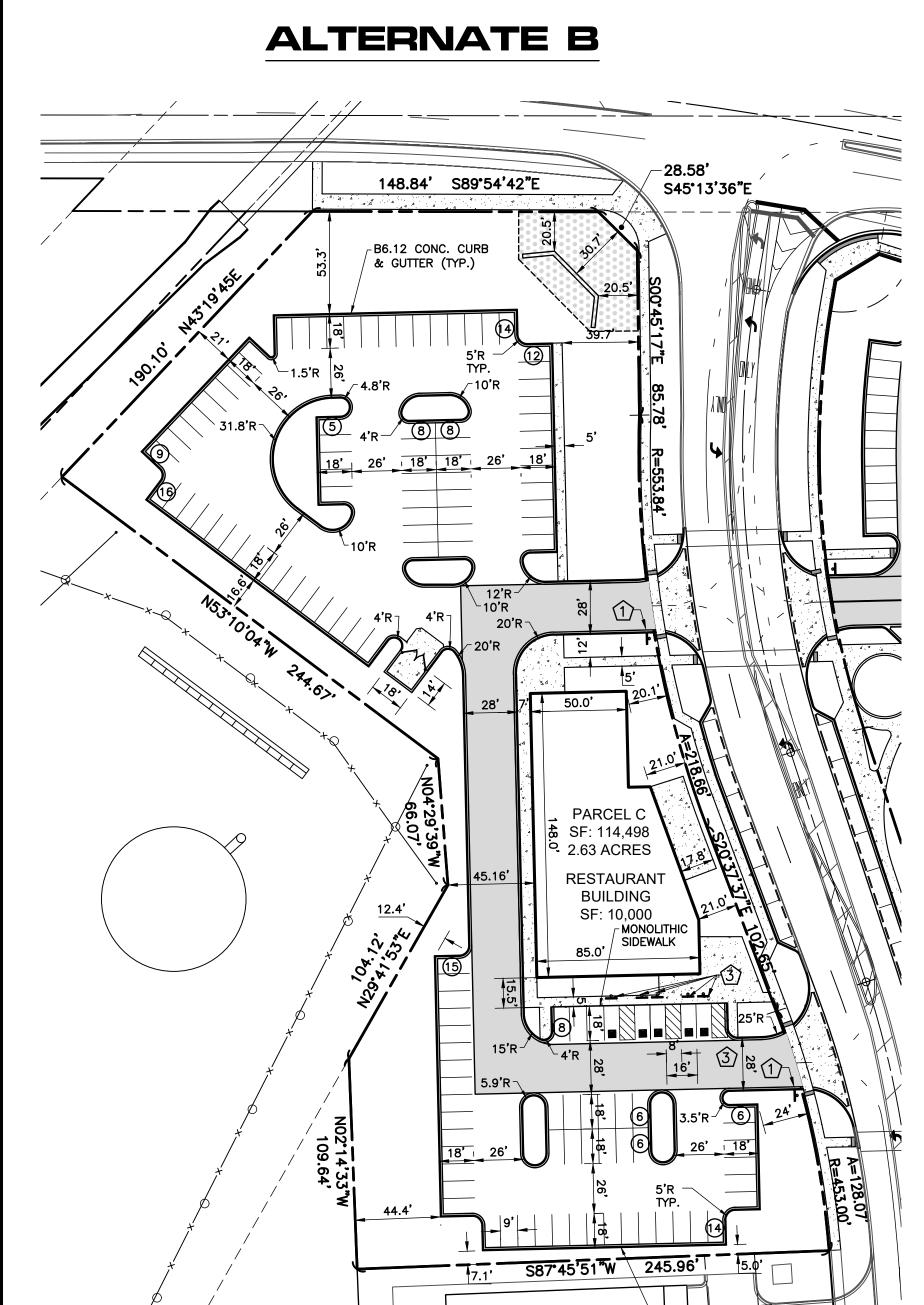
1"=50' PROJECT NO:

**CITY GATE WEST** PRELIMINARY ENGINEERING SHEET 3 OF 8









## SITE DATA (FOR INFORMATIONAL PURPOSES ONLY)

100

PARKING PROVIDED

127

LOT#	GROSS AREA	ACREAGE	BUILDING AREA	0.00%	IMPERVIOUS AREA	ACREAGE	0.00%	PERVIOUS AREA	ACREAGE	0.00%
PARCEL A	97,659	2.24	10,426	10.68%	53,972	1.24	55.27%	33,261	0.76	34.0
PARCEL B	72,396	1.66	9,100	12.57%	40,336	0.93	55.72%	22,960	0.53	31.7
PARCEL C	114,498	2.63	7,000	6.11%	60,626	1.39	52.95%	46,872	1.08	40.9

**ALTERNATE SITE LAYOUT OPTION B** 

10,000 S.F.

PARCEL C RESTAURANT

06/19/2020 REVISED PER CITY REVIEW DATED 06/02/2020 07/10/2020 NO REVISION THIS SHEET 1 1/2" HOT MIX ASPHALT SURFACE COURSE, IL-9.5

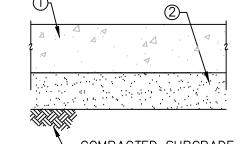
- 2 1/4" (MINIMUM) HOT MIX ASPHALT BINDER COURSE IL-19.0

**ASPHALT PAVEMENT SECTION** 

STRUCTURAL NUMBER = 0.6 + 0.9 + 1.04 = 2.54

8" AGGREGATE BASE COURSE TYPE B (CA-6) (0.13  $\times$  8 = 1.04)

—— COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)



- COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY)

DRIVEWAY APRONS, SIDEWALK THROUGH DRIVEWAY APRONS, GAS PUMP CANOPY, DUMPSTER ENCLOSURE AND DUMPSTER ENCLOSURE PAD

8" PORTLAND CEMENT CONCRETE, CLASS PV 4" COMPACTED CA-6 AGGREGATE BASE COURSE

<u>SIDEWALK</u>

4" PORTLAND CEMENT CONCRETE, CLASS SI (PUBLIC) 5" PORTLAND CEMENT CONCRETE, CLASS SI (PRIVATE) 2" COMPACTED CA-6 AGGREGATE BASE COURSE (PUBLIC)

4" COMPACTED CA-6 AGGREGATE BASE COURSE (PRIVATE)

## **CONCRETE PAVEMENT**



WIDTH VARIES 2" HOT MIX ASPHALT SURFACE COURSE, IL-9.5  $(0.40 \times 2 = 0.80)$ 2.0% MAX. - 4" (MINIMUM) HOT MIX ASPHALT BINDER COURSE IL-19.0  $(0.40 \times 4 = 1.60)$ -PRIME AGGREGATE @ 0.25 GAL/SY 12" AGGREGATE BASE COURSE TYPE B (CA-6) (0.13  $\times$  12 = 1.56) COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY) $^{\perp}$ 5" PORTLAND CEMENT COMPACTED SUBGRADE (95% STANDARD PROCTOR DENSITY) CONCRETE CLASS SI -4" COMPACTED AGGREGATE HEAVY DUTY ASPHALT PAVEMENT SECTION

 $(0.40 \times 1.5 = 0.60)$ 

 $(0.40 \times 2.25 = 0.90)$ 

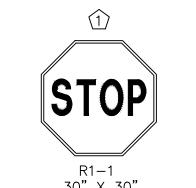
-PRIME AGGREGATE @ 0.25 GAL/SY

STRUCTURAL NUMBER = 0.8 + 1.60 + 1.56 = 3.96

6" & VARIES TO 0" ∠ BITUMINOUS BASE COURSE (CA-6) —— **MONOLITHIC SIDEWALK** 

IO DATE

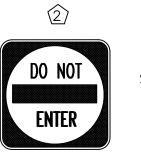
05/13/2020 REVISED PER CITY REVIEW DATED 03/21/2020



**REVISION RECORD** 

SIGN LEGEND





SIGN REQUIRING "\$250 FINE" ILLINOIS STANDARD R7-1101

12" X 18"

R5-1 (24"x 24")

VAN ACCESSIBLE SIGN 18" X 9" 2" SERIES D LETTERS

(5)

**ACCESSIBLE** 

ONE WAY (36"x 12")

18" X 24"

DO NOT

ENTER

YELLOW CROSS HATCHING-AND BORDER 8' MIN., SEE PLAN YELLOW — WHITE ON BLUE 4' SQUARE 4' TY<del>P. </del>▼ HANDICAP SYMBOL LINES SHALL BE WHITE 8' TYP. HANDICAPPED PAINTED SYMBOL 16' MIN., SEE PLAN

> ACCESSIBLE PARKING SPACE MARKINGS N.T.S.

	OCAP SPACES REQUIRED OFF STREET PARKING
TOT. OFF STREET PRKG SPACES REQUIRED	ACCESSIBLE PRKG SPACES REQRD MIN. # OF
1 TO 20	1
21 TO 50	2
51 TO 75	3
76 TO 100	4
101 TO 150	5
151 TO 200	6
201 TO 300	7
301 TO 400	8
401 TO 500	9
501 TO 1000	2% OF TOTAL NUMBER
OVER 1000	20 PLUS 1 FOR EACH
	100 OVER 1000

NOTES FOR HANDICAP PARKING STALLS:

1. SIGNS SHALL BE VERTICALLY MOUNTED ON A POST OR A WALL AT THE FRONT CENTER OF THE PARKING SPACE NO MORE THAN FIVE (5) FEET HORIZONTALLY FROM THE FRONT OF A PARKING SPACE AND SET A MINIMUM OF FIVE (5) FEET FROM THE FINISHED GRADE TO THE BOTTOM OF THE SIGN.

2. HANDICAPPED PARKING SIGNS SHALL ALSO EXHIBIT THE WORDS "\$250.00 FINE".

3. PARKING SPACES DESIGNED FOR PERSONS WITH DISABILITIES AND ACCESSIBLE PASSENGER LOADING ZONES THAT SERVE A PARTICULAR BUILDING, SHALL BE LOCATED ON THE SHORTEST POSSIBLE ACCESSIBLE ENTRANCE OF THE BUILDING.

4. IN SEPARATE PARKING STRUCTURES OR LOTS THAT DO NOT SERVE A PARTICULAR BUILDING, PARKING SPACES FOR PERSONS WITH DISABILITIES SHALL BE LOCATED ON THE SHORTEST POSSIBLE CIRCULATION ROUTE TO AN ACCESSIBLE PEDESTRIAN ENTRANCE OF THE PARKING FACILITY.

HANDICAP PARKING DETAIL

SCALE IN FEET BASIS OF BEARING: ILLINOIS STATE PLANE - EAST ZONE



Civil & Environmental Consultants, Inc. 1230 East Diehl Road, Suite 200 - Naperville, IL 60563 Ph: 630.963.6026 · 877.963.6026 · Fax: 630.963.6027

www.cecinc.com

INTER-CONTINENTAL EQUITIES, LLC 2221 CAMDEN COURT, SUITE 200 OAK BROOK, ILLINOIS

TEL. (630) 560-8018 SRH CHECKED BY: **DRM** APPROVED BY:

> **CITY GATE WEST** PRELIMINARY ENGINEERING

03/05/2020 DWG SCALE:

SHEET 6 OF 8

DRAWING NO.:

195-318.AW00

1"=50' PROJECT NO:

