

PRELIMINARY PLAN REVISION FOR LIBERTY AND EOLA SUBDIVISION



LOCATION MAP

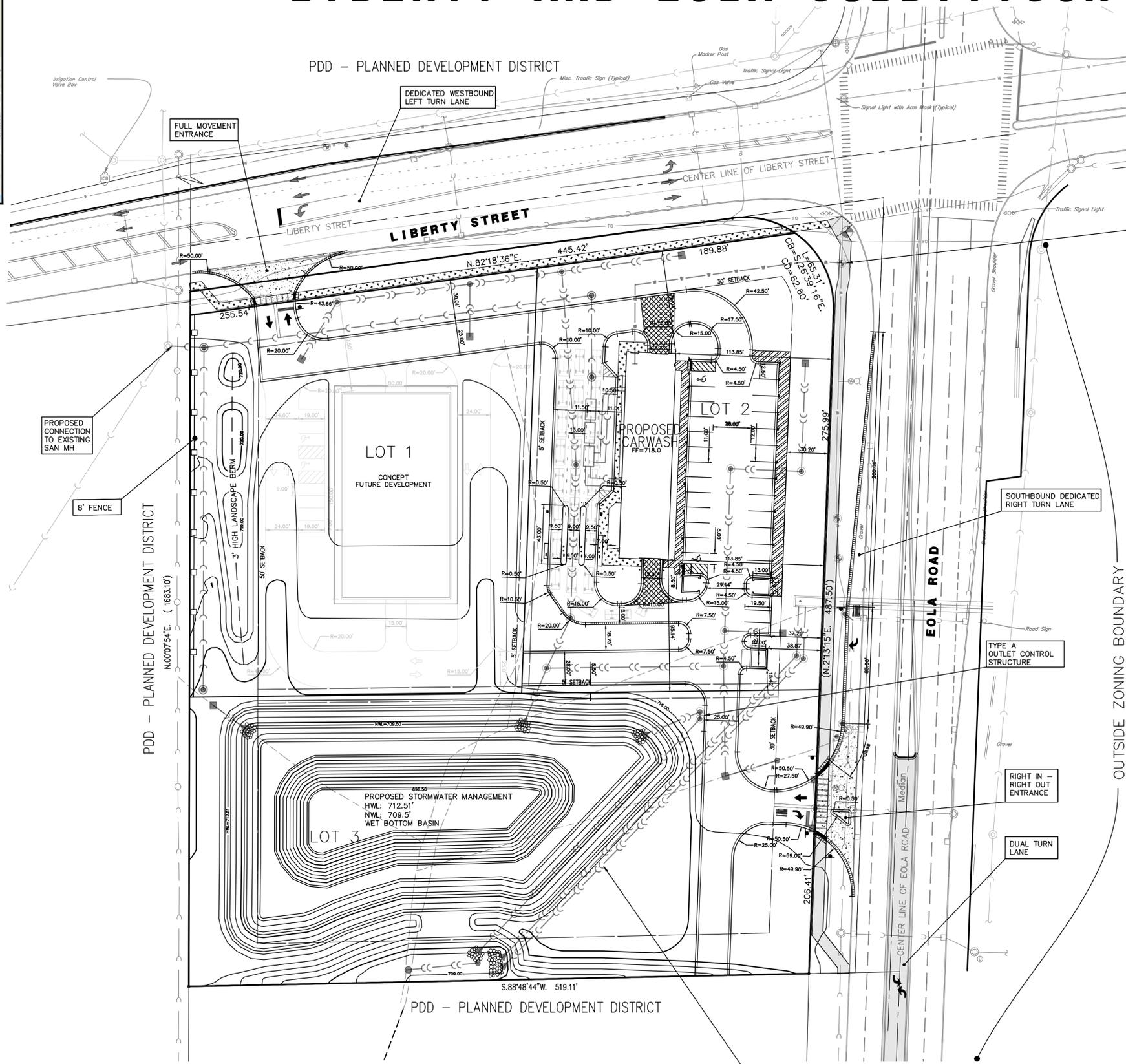
SURVEYED PARCEL DESCRIPTION

PARCEL ONE:
 THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER 1683.10 FEET; THENCE NORTH 88 DEGREES 40 MINUTES EAST 506.93 FEET TO THE ORIGINAL CENTER LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID CENTER LINE 340.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 40 MINUTES WEST 519.46 FEET TO SAID WEST LINE; THENCE NORTH ALONG SAID WEST LINE 538.24 FEET TO THE CENTER LINE OF LIBERTY STREET; THENCE EASTERLY ALONG THE CENTER LINE OF SAID LIBERTY STREET 544.70 FEET TO THE ORIGINAL CENTER LINE OF SAID EOLA ROAD; THENCE SOUTHERLY ALONG THE ORIGINAL CENTER LINE OF EOLA ROAD 599.35 FEET TO THE POINT OF BEGINNING, EXCEPT

THAT PART THEREOF CONVEYED BY DOCUMENT R94-065962 DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SAID NORTHWEST QUARTER OF SECTION 20; THENCE SOUTH 0 DEGREES 09 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 20 A DISTANCE OF 1343.48 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST 485.62 FEET TO A POINT ON THE WEST LINE OF EOLA ROAD FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 28 MINUTES 55 SECONDS WEST 33.69 FEET; THENCE NORTH 2 DEGREES 13 MINUTES 15 SECONDS EAST 487.50 FEET FOR A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 65.00 FEET, HAVING A CHORD BEARING OF NORTH 47 DEGREES 56 MINUTES 54 SECONDS WEST A DISTANCE OF 113.83 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF LIBERTY STREET; THENCE NORTH 83 DEGREES 11 MINUTES 23 SECONDS EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 112.40 FEET TO A POINT IN THE WEST LINE OF EOLA ROAD; THENCE SOUTH 2 DEGREES 15 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 570.02 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT
 EXCEPT THAT PART THEREOF DESCRIBED BY COMMENCING AT A STONE IN THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION, 805.4 FEET TO THE CENTER OF THE AURORA AND WARRENVILLE ROAD (LIBERTY STREET) FOR A PLACE OF BEGINNING; THENCE NORTH 81 DEGREES 50 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD, 60 FEET; THENCE SOUTH PARALLEL WITH THE SECTION LINE, 133.34 FEET; THENCE SOUTH 81 DEGREES 50 MINUTES WEST PARALLEL WITH THE CENTER LINE OF THE AURORA AND WARRENVILLE ROAD, 60 FEET TO THE WEST LINE OF SECTION 20 AFORESAID; THENCE NORTH ON SAID WEST LINE, 133.34 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:
 THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY COMMENCING AT A STONE IN THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION, 805.4 FEET TO THE CENTER OF THE AURORA AND WARRENVILLE ROAD (LIBERTY STREET) FOR A PLACE OF BEGINNING; THENCE NORTH 81 DEGREES 50 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD, 60 FEET; THENCE SOUTH PARALLEL WITH THE SECTION LINE, 133.34 FEET; THENCE SOUTH 81 DEGREES 50 MINUTES WEST PARALLEL WITH THE CENTER LINE OF THE AURORA AND WARRENVILLE ROAD, 60 FEET TO THE WEST LINE OF SECTION 20 AFORESAID; THENCE NORTH ON SAID WEST LINE, 133.34 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.



UTILITY NOTES:

1. ALL STORM SEWER TO BE SIZED AT THE TIME OF FINAL ENGINEERING.
2. ALL WATERMAIN IS 8" D.I.W.M. UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 8" P.V.C. UNLESS OTHERWISE NOTED.

LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|----------|----------|----------------------------|
| | | MANHOLE |
| | | CATCH BASIN |
| | | INLET |
| | | CLEANOUT |
| | | SLOPE INLET BOX |
| | | HEADWALL |
| | | END SECTION |
| | | STORM SEWER |
| | | SANITARY SEWER |
| | | WATERMAIN |
| | | VALVE & BOX |
| | | WATER VALVE IN VAULT |
| | | FIRE HYDRANT |
| | | CONTOURS |
| | | ELEVATIONS |
| | | STREET LIGHT |
| | | WATERMAIN PROTECTION |
| | | SILT FENCE INLET PROTECTOR |
| | | TRIANGULAR SILT DIKE |
| | | SILT FENCE DITCH CHECK |
| | | SETBACK LINE |
| | | RIP-RAP |

| | | | | |
|--|------------------------------|----------------------|-------------------|-------------------|
| Tax/Parcel Identification Number: | 07-20-102-019, 07-20-102-009 | | | |
| Total Size of the Subject Property in: acreage | ALL LOTS 5.44 Ac. | ALL LOTS 1.67 Ac. | LOT#1 1.60 Ac. | LOT#2 2.18 Ac. |
| & square footage | 237,052 SF. | 72,565 SF. | 69,518 SF. | 94,999 SF. |
| Lot Coverage, (square footage and percent) and broken down by: | | | | |
| i. Buildings and pavement: | 89,021 SF. 38% | 40,379 SF. 56% | 41,496 SF. 60% | 7,146 SF. 8% |
| ii. Open space / landscaping: | 148,031 SF. 46% | 32,186 SF. 44% | 28,022 SF. 40% | 87,823 SF. 92% |
| List of all proposed land use(s): | COMMERCIAL | COMMERCIAL | COMMERCIAL | STORMWATER |
| Total Number of parking spaces provided | | | | |
| And broken down by | | | | |
| i. Perpendicular | 33 | 6 | 27 | 0 |
| ii. Parallel | 0 | 0 | 0 | 0 |
| iii. Angled | 0 | 0 | 0 | 0 |
| iv. Handicapped | 4 | 2 | 2 | 0 |
| v. Enclosed | 0 | 0 | 0 | 0 |
| vi. Bike | 0 | 0 | 0 | 0 |
| Number of buildings including | 2 | 1 | 1 | 0 |
| i. Number of Stories: | 1 | 1 | 1 | 0 |
| ii. Square footage of Gross Floor Area: (commercial use only) | 16924 | 11544 | 5380 | 0 |

PREPARED BY:

CEMCON, Ltd.

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PREPARED FOR:
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DISC NO.: 904.487 FILE NAME: FINAL PLAN
 DRAWN BY: JM FLD. BK. / PG. NO.: BK./PG.
 COMPLETION DATE: 01-30-25 JOB NO.: 904.487
 XREF : TOPO BY OTHERS PROJECT MANAGER : MJS
 REVISED DATE: 02-28-25
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DRAWING DATE: 1/30/2025 BY: P:\304407\304407\SUBDIVISIONS\PRELIMINARY\REVISED.DWG PLOT FILE CREATED: 2/28/2025 BY: MARK SCALZO