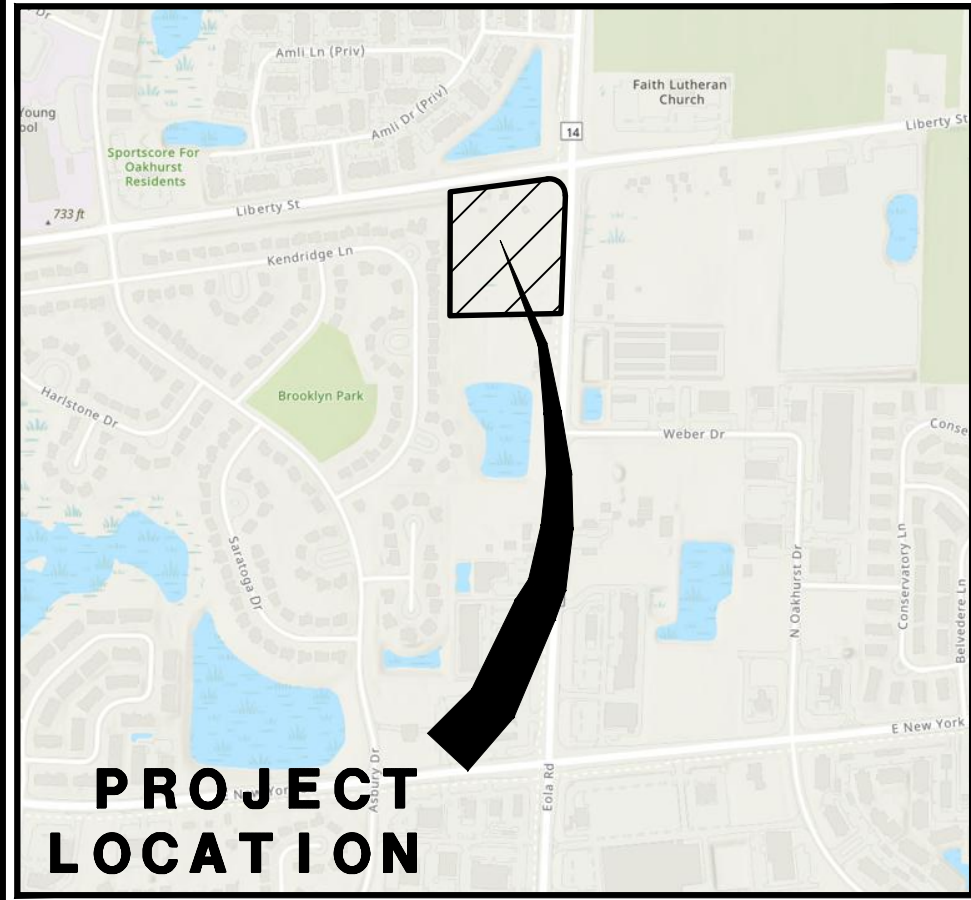


PRELIMINARY PLAN REVISION
FOR
LIBERTY AND EOLA SUBDIVISION



LOCATION MAP

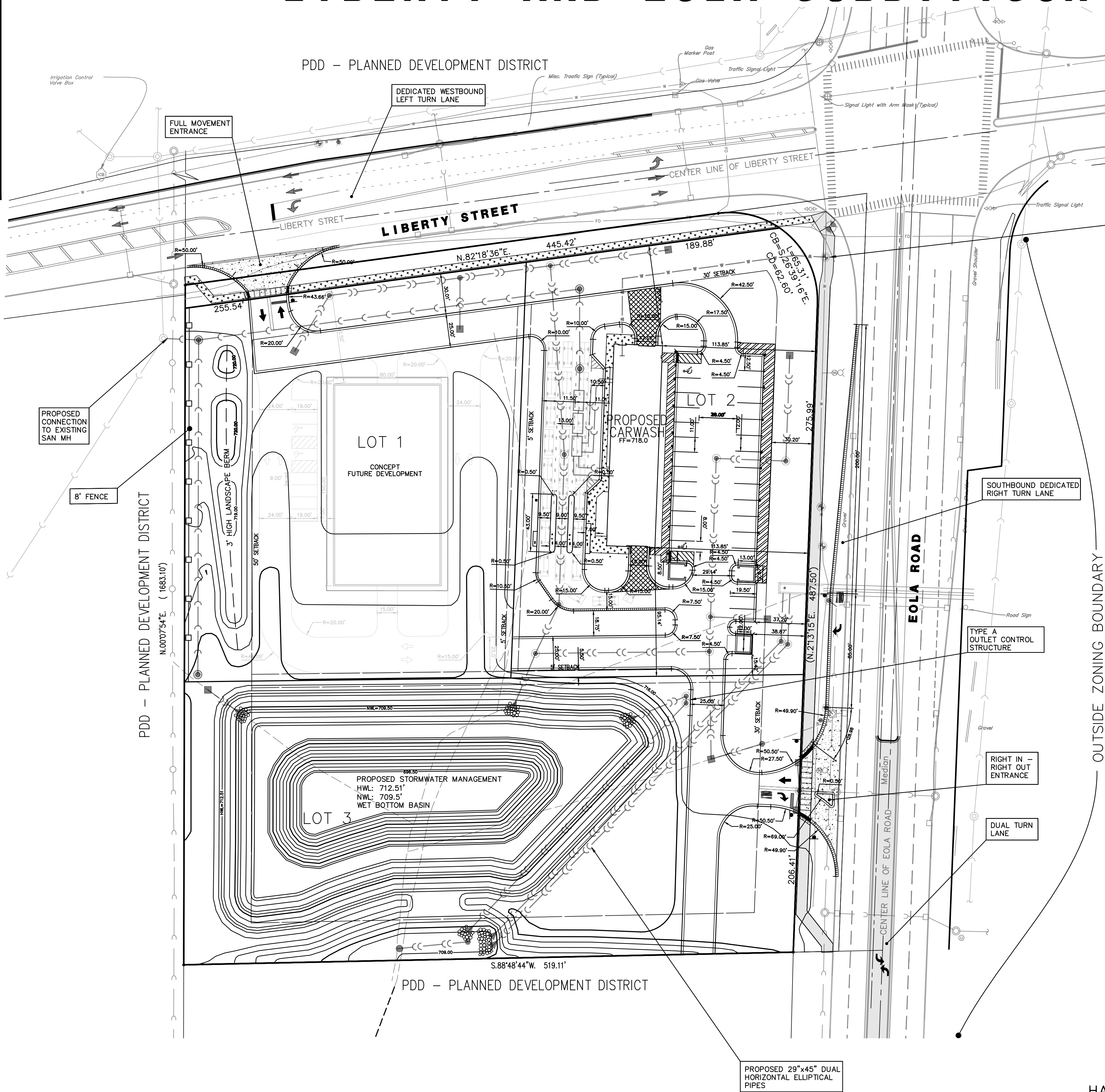
SURVEYED PARCEL DESCRIPTION

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 340.00 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 CORNER OF
SAID NORTHWEST QUARTER OF SECTION 20; THENCE
SOUTH 09 DEGREES 09 MINUTES 31 SECONDS WEST
244.50 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF
SECTION 20; A DISTANCE OF 343.45 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
SOUTHWESTERLY ALONG THE ARC OF A CIRCLE, 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 LINE OF EOLA ROAD; THENCE SOUTH
2 DEGREES 5 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 COMMINCING
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 ALONG THE WEST 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 S.W. ALONG THE SECTION LINE,
100 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
— T	— T	HEADWALL
— C	— C	END SECTION
— C	— C	STORM SEWER
— W	— W	SANITARY SEWER
— W	— W	WATERMAIN
⊗	⊙	VALVE & BOX
⊙	⊙	WATER VALVE IN VAULT
⊙	⊙	FIRE HYDRANT
---	---	CONTOURS
(ELEV)	ELEV	ELEVATIONS
☆	◆	STREET LIGHT
	■	WATERMAIN PROTECTION
	■	SILT FENCE INLET PROTECTOR
	▲	TRIANGULAR SILT DIKE
---	---	SILT FENCE DITCH CHECK
	---	SETBACK LINE
	■	RIP-RAP

DEVELOPMENT DATA TABLE				
Tax/Parcel Identification Number:		07-20-102-019; 07-20-102-009		
ALL LOTS	ALL LOTS	LOT #1	LOT #2	LOT #3
Total Size of the Subject Property in: acreage	5.44 Ac.	1.67 Ac.	1.60 Ac.	2.18 Ac.
& square footage	237,052 S.F.	72,565 S.F.	69,518 S.F.	94,969 S.F.
Lot Coverage, (square footage and percent) and broken down by:	89,021 S.F. 38%	40,379 S.F. 56%	41,496 S.F. 60%	7,146 S.F. 8%
i. Buildings and pavement:	148,031 S.F. 46%	32,186 S.F. 44%	28,022 S.F. 40%	87,823 S.F. 92%
ii. Open space / landscaping:				
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:



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PREPARED FOR:

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23830 W. MAIN ST.
PLAINFIELD, IL 60544

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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