

PRELIMINARY PLAT FOR DISTRICT 204 SITE

SHEET 1 OF 1

PARCEL DESCRIPTION

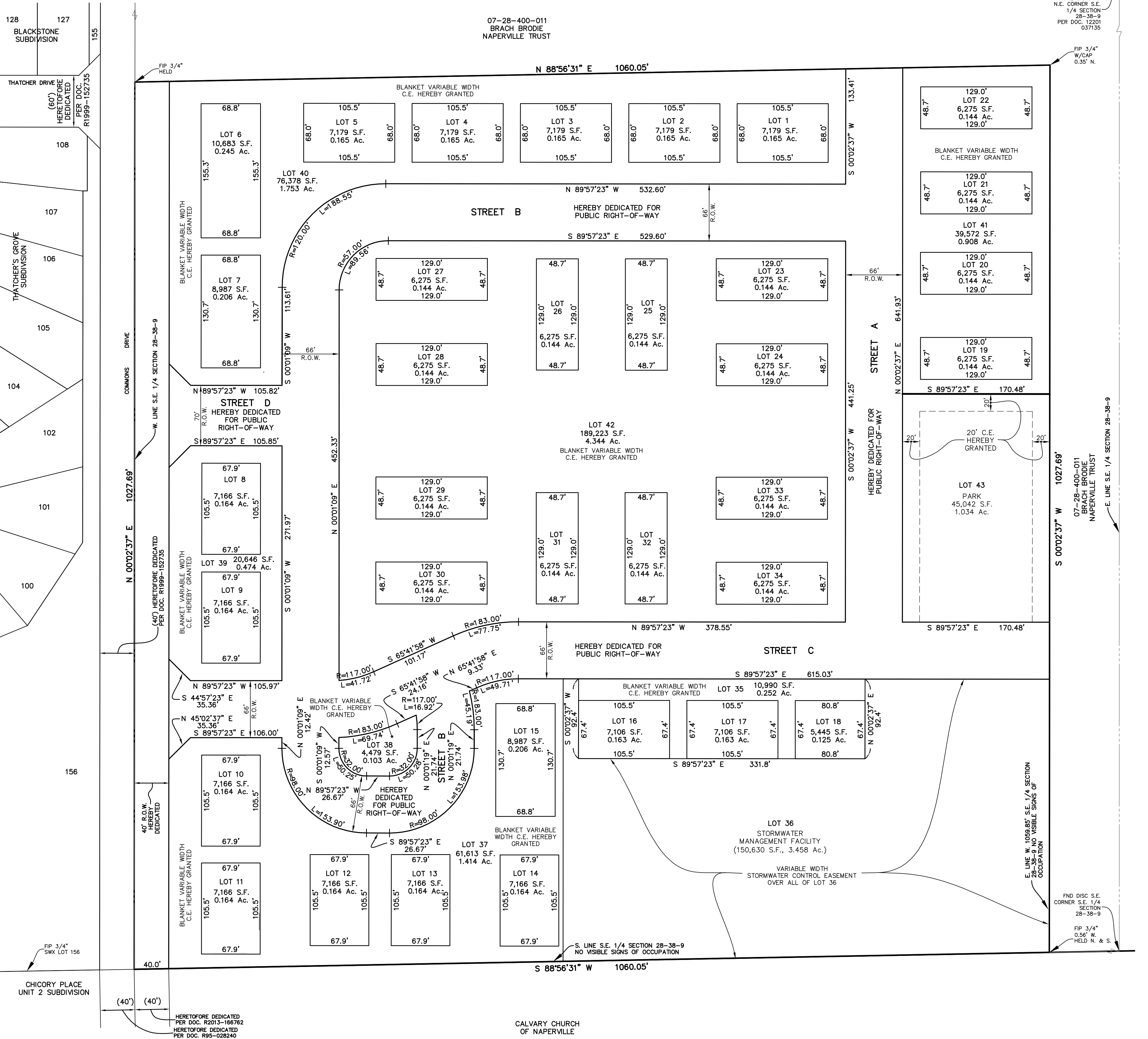
THE SOUTH 1027.50 FEET OF THE WEST 1059.85 FEET OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

CITY RESOLUTION _____
PASSED ON: _____

60 30 0 60
SCALE: 1 INCH = 60 FEET

FND MON. AT
N.E. CORNER S.E.
1/4 SECTION
28-38-9
PER DOC. 1220
037135

FIP 3/4"
W/CAP
0.35' N.



LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- - - EXISTING CORPORATE LIMITS OF THE CITY OF AURORA (Heavy Dashed Line)
- - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- - - QUARTER SECTION LINE (Double Dashed Lines)
- - - SECTION LINE (Triple Dashed Lines)
- - - APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON DUPAGE COUNTY FIRM
- C.E. - CITY EASEMENT
- SECTION CORNER OR QUARTER SECTION CORNER

NOTES

ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
BLANKET CITY EASEMENTS OVER ALL OF LOTS 35 THROUGH 42.

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

BENCHMARKS

ELEVATION REFERENCE MARKS

RM1-DUPAGE COUNTY BENCHMARK 0188. STATION IS LOCATED ALONG THE SOUTH SIDE OF MONTGOMERY ROAD, SOUTHWEST OF THE 'T' INTERSECTION WITH FRONTENAC STREET. STATION IS 30.6 FT WEST OF THE EXTENDED CENTERLINE OF FRONTENAC STREET, 28.5 FT SOUTH OF THE CENTERLINE OF MONTGOMERY ROAD, 21.3 FT NORTHWEST OF A CATCH BASIN, AND 2.8 FT SOUTHWEST OF A GAS POST. MONUMENT IS A BRASS DISK ON THE NORTH SIDE OF A CONCRETE TRAFFIC SIGNAL BASE. ELEV. = 712.15 NAVD88

PROJECT ELEVATION REFERENCE MARKS

CP #105 - SET 'X' IN CONCRETE CURB ON WEST SIDE OF COMMONS DRIVE ADJACENT TO 2ND LIGHT POLE SOUTH OF THATCHER DRIVE. NORTHING: 1848731.72
EASTING: 1016342.18
ELEV. = 713.98 NAVD88

CP #106 - SET 'X' IN CONCRETE CURB ON WEST SIDE OF COMMONS DRIVE APPROXIMATELY 35 FEET SOUTH OF SOUTH CURB LINE AT THATCHER DRIVE. NORTHING: 1848206.37
EASTING: 1016341.81
ELEV. = 709.15 NAVD88

DEVELOPMENT DATA TABLE: PRELIMINARY PLAT

Description	Value / Unit
A. TAX PARCEL IDENTIFICATION NUMBER(S) (PINs)	07-28-400-010
B. SUBDIVIDED AREA	25.01 Ac. / 1,089,403 S.F.
C. PROPOSED NEW RIGHT-OF-WAY	4,930 Ac. / 214,751 S.F. 3,377 L.F. of Centerline
D. PROPOSED NEW EASEMENTS	13,741 Ac. / 598,573 S.F.

AREA TABLE

LOT NO.	AREA (S.F.)	AREA (Ac.)	LOT NO.	AREA (S.F.)	AREA (Ac.)
1	7,179	0.165	23	6,275	0.144
2	7,179	0.165	24	6,275	0.144
3	7,179	0.165	25	6,275	0.144
4	7,179	0.165	26	6,275	0.144
5	7,179	0.165	27	6,275	0.144
6	10,683	0.245	28	6,275	0.144
7	8,987	0.206	29	6,275	0.144
8	7,166	0.164	30	6,275	0.144
9	7,166	0.164	31	6,275	0.144
10	7,166	0.164	32	6,275	0.144
11	7,166	0.164	33	6,275	0.144
12	7,166	0.164	34	6,275	0.144
13	7,166	0.164	35	10,990	0.252
14	7,166	0.164	36	150,630	3.458
15	8,987	0.206	37	61,613	1.414
16	7,106	0.163	38	4,479	0.103
17	7,106	0.163	39	20,646	0.474
18	5,445	0.125	40	76,378	1.753
19	6,275	0.144	41	39,572	0.908
20	6,275	0.144	42	189,223	4.344
21	6,275	0.144	43	45,042	1.034
22	6,275	0.144			

PREPARED FOR:

M/I HOMES OF CHICAGO, LLC
400 EAST DIEHL ROAD, SUITE 230
NAPERVILLE, ILLINOIS 60563

PREPARED BY:

CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
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Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 743015 FILE NAME: PREPLAT
DRAWN BY: JGC FLD. BK. / PG. NO.: ---
COMPLETION DATE: 07-12-17 JOB NO.: 743.015
XREF: TOPO PROJECT MANAGER: MAM

NO.	DATE	DESCRIPTION
▲	08-15-17/JGC	PER CITY REVIEW COMMENTS DATED 8-8-17
▲	09-11-17/JGC	PER CITY REVIEW COMMENTS DATED 8-28-17
▲	11-02-17/JGC	REVISED PER NEW LAYOUT
▲	01-04-18/JGC	REVISED PER NEW LAYOUT
▲	01-09-18/JGC	PER CITY REVIEW COMMENTS