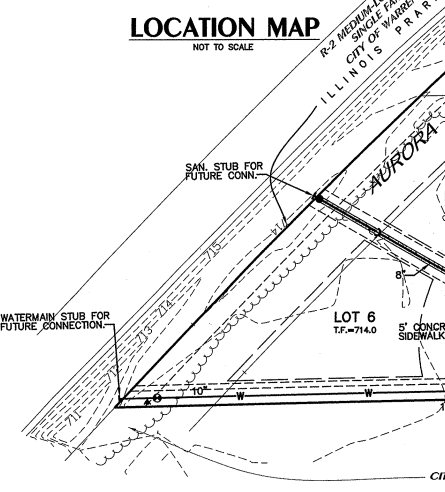
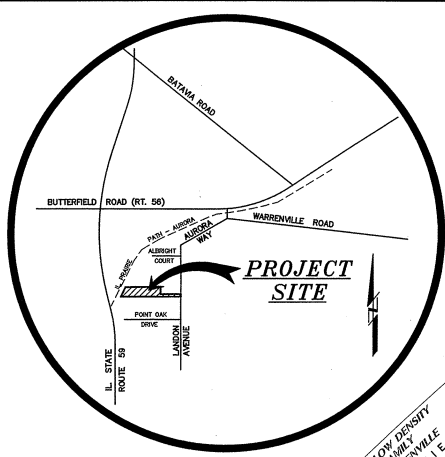


# PRELIMINARY ENGINEERING PLAN SEQUESTRIA SUBDIVISION

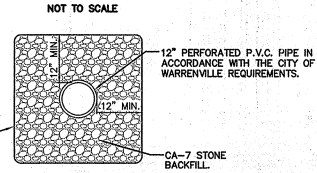
PART OF SOUTHWEST QUARTER OF SECTION 34,  
TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD  
PRINCIPAL MERIDIAN IN DUPAGE COUNTY, ILLINOIS.



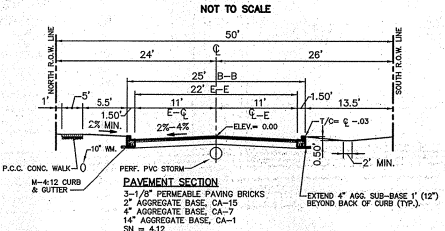
### BENCHMARKS

- RM-5: ELEVATION = 702.47 U.S. ARMY CORPS OF ENGINEERS DESIGNATION T.B.M.23-D. CROSS ON TOP OF CUT OFF 3/4" BOLT ON LEFT BANK UPSTREAM SIDE OF CONCRETE ABUTMENT OF ABANDONED RAILROAD BRIDGE 200 FEET DOWNSTREAM OF STATE ROUTE 56.
- RM-7: ELEVATION = 688.85 U.S. ARMY CORPS OF ENGINEERS DESIGNATION T.B.M.21-D. SQUARE CUT ON TOP OF DOWNSTREAM RIGHT BANK CORNER OF STONE ABUTMENT OF BRIDGE TO CENECALE RETREAT.

### PERFORATED PVC PIPE DETAIL



### TYPICAL R.O.W. SECTION



### NOTES:

- SUMP PUMPS FOR LOTS 1-5 & 7-10 WILL DISCHARGE INTO THE REAR YARD PERFORATED P.V.C. PIPE. LOT 6 WILL DISCHARGE INTO AN ON-SITE DRYWELL IN ACCORDANCE WITH THE CITY OF WARRENVILLE STANDARDS.
- STREET LIGHT LOCATIONS (4 TOTAL) SHALL BE DETERMINED UPON FINAL ENGINEERING.
- DETENTION AREA WILL BE DESIGNED, PLANTED AND ULTIMATLY MAINTAINED WITH NATURALIZED/NATIVE PLANTINGS WITHIN A 20' WIDE STRIP AROUND THE PERIMETER OF THE DETENTION AREA.

### LEGEND

EXISTING	PROPOSED	DESCRIPTION
—○—	—●—	SANITARY SEWER WITH MANHOLE
—SS—	—SS—	SANITARY SERVICE WITH CLEANOUT
—W—	—W—	WATER MAIN & HYDRANT
—V—	—V—	VALVE IN VAULT
—WS—	—WS—	WATER SERVICE WITH B-BOX
—	—	STORM SEWER
□	□	INLET, TYPE A
□	□	CATCH BASIN, TYPE A
□	□	MANHOLE, TYPE A WITH CLOSED LID
□	□	MANHOLE, TYPE A WITH OPEN LID
□	□	STREET LIGHT

### LEGAL DESCRIPTION

PART OF LOT 83 IN THE SECOND ADDITION TO WARRENVILLE ESTATES, BEING A PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO A RESUBDIVISION OF LOTS 45 TO 49 INCLUSIVE, OF THE FIRST ADDITION TO WARRENVILLE ESTATES, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 7, 1936 AS DOCUMENT 373758, AND VACATED AURORA WAY, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 83, SAID POINT FALLING ON THE CENTERLINE OF LANDON AVENUE, THENCE SOUTH 88°-51'-11" WEST, ALONG THE SOUTH LINE OF SAID LOT 83, A DISTANCE OF 1725.83 FEET TO THE SOUTHWEST CORNER OF SAID LOT 83, SAID POINT FALLING ON THE NORTHWEST RIGHT-OF-WAY LINE OF AURORA WAY, THENCE NORTH 43°-22'-51" EAST, ALONG SAID RIGHT-OF-WAY LINE 107.04 FEET TO A POINT OF CURVATURE, THENCE NORTHEASTERLY ALONG A TANGENT CURVE WHOSE CENTER LIES SOUTHEASTERLY, AND HAS A RADIUS OF 3679.32 FEET, 301.18 FEET, ARC, (CHORD BEARING NORTH 44°-56'-00" EAST, 301.15 FEET, CHORD), TO THE NORTHWEST CORNER OF SAID LOT 83, THENCE NORTH 89°-54'-46" EAST, ALONG THE NORTH LINE OF SAID LOT 83, A DISTANCE OF 982.72 FEET, THENCE SOUTH 00°-29'-55" ALONG A LINE 459.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF LANDON AVENUE, 234.41 FEET, THENCE NORTH 89°-51'-11" EAST, ALONG A LINE 50.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID LOT 83, A DISTANCE OF 459.17 FEET TO A POINT ON THE CENTERLINE OF LANDON AVENUE, THENCE SOUTH 00°-29'-55" WEST, ALONG SAID CENTERLINE, 50.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS AND LOTS J, I, H, G, F AND E, IN CLAYTON'S SURVEY OF LOT 84 IN THE SECOND ADDITION TO WARRENVILLE ESTATES, BEING A SUBDIVISION OF PART OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF AURORA WAY LYING SOUTH OF THE NORTH LINE EXTENDED WEST AND NORTH OF THE SOUTH LINE EXTENDED WEST OF AFORESAID CLAYTON'S SURVEY OF LOT 84, ALL IN DUPAGE COUNTY, ILLINOIS.

**INTECH CONSULTANTS, INC.**  
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ILLINOIS REGISTRATION NO. 164-00140

**ENGINEERS SURVEYORS**

LANDON ROAD PARTNERSHIP, L.L.C.  
2101 LILLIAN LANE  
LISLE, ILLINOIS 60532  
TEL.: 312-388-3030

**SEQUESTRIA SUBDIVISION**  
LANDON AVENUE  
WARRENVILLE, ILLINOIS

**PRELIMINARY ENGINEERING PLAN**

10-09-08	8	PER CITY COMMENTS DATED 9-03-08	BOOK	
8-18-08	7	REVISED LEGAL DESCRIPTION	N.S.M.	
4-15-08	6	PER NEW PLAN	N.S.M.	DRAWN
10-20-07	5	PER SAN. PLAN	N.S.M.	N.S.M.
7-26-07	4	PER CITY & W.F.P.D. REVIEW	N.S.M.	SCALE
1-30-07	3	PER CLIENT REVIEW	N.S.M.	1" =
2-27-07	2	LANDON AVENUE R.O.W.	N.S.M.	DESIGNED
1-11-07	1	REVISED LOTS 2 & 3	N.S.M.	DATE
DATE	NO.	REVISION	BY	D.S.



SCALE: 1" = 30'