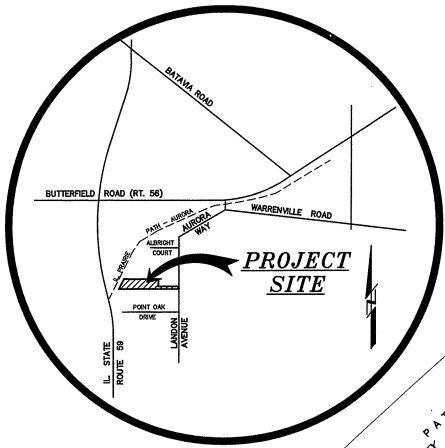
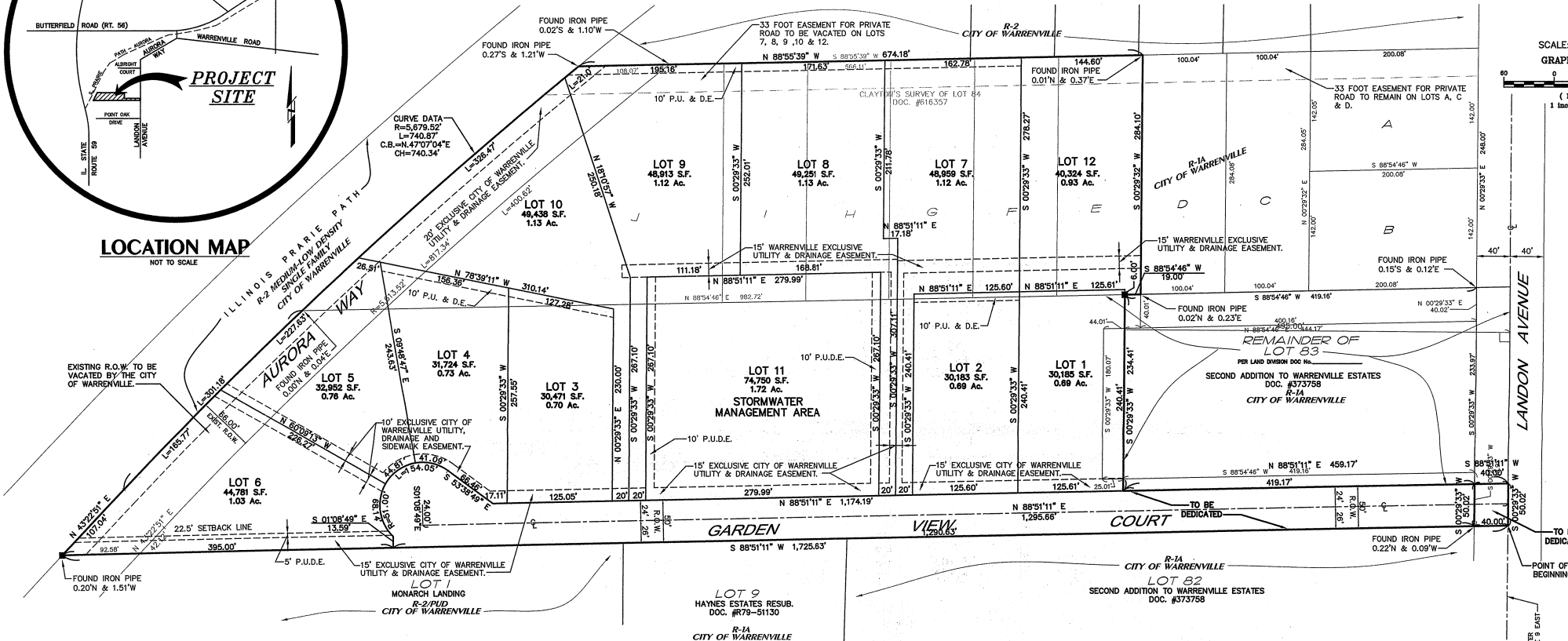


PRELIMINARY P.U.D. PLAT OF SUBDIVISION SEQUESTRIA SUBDIVISION

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



LOCATION MAP NOT TO SCALE



NOTES:

- AURORA WAY R.O.W. TO BE VACATED BY THE CITY OF AURORA.
- 33' PRIVATE ROAD EASEMENT ALONG NORTH LINE OF LOTS E, F, G, H, I & J TO BE VACATED.
- 8' UTILITY EASEMENT OVER REAR OF LOTS E, F, G, H, I & J OF CLAYTON SURVEY FALLING WITHIN THIS PLAT IS TO BE VACATED.
- BUILDING LINE OF 70' INDICATED ON CLAYTON'S SURVEY AND WITHIN THIS PLAT IS TO BE REMOVED.

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 372761, 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 1728.63 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°22'21" 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 5579.52 FEET, 301.18 FEET, ARC, (CHORD BEARING NORTH 44°54'00" EAST, 301.15 FEET, CHORD), TO THE NORTHWEST CORNER OF SAID LOT 83, THENCE NORTH 80°50'40" EAST, ALONG THE NORTH LINE OF SAID LOT 83, A DISTANCE OF 882.72 FEET; THENCE SOUTH 00°29'33" WEST, ALONG A LINE 459.00 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF LANDON AVENUE, 234.41 FEET; THENCE NORTH 88°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°29'33" WEST, ALONG SAID CENTERLINE, 50.02 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS

AND LOTS J, 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 DU PAGE COUNTY, ILLINOIS.

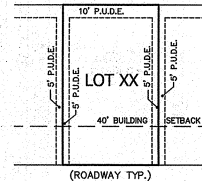
BENCHMARKS

- BM-5: ELEVATION = 702.47 U.S. ARMY CORPS OF ENGINEERS DESIGNATION T.B.M.23-2. 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.
- BM-7: ELEVATION = 698.85 U.S. ARMY CORPS OF ENGINEERS DESIGNATION T.B.M.21-2. SQUARE CUT ON TOP OF DOWNSTREAM RIGHT BANK CORNER OF STONE ABUTMENT OF BRIDGE TO CENECALE RETREAT.

LEGEND

- SUBDIVISION BOUNDARY LINE
- SETBACK LINE
- PROPERTY LINE
- EASEMENT LINE
- CONCRETE MONUMENT TO BE SET

TYPICAL PUBLIC UTILITY & DRAINAGE EASEMENT (P.U.D.E.) DETAIL FOR ALL LOTS UNLESS OTHERWISE INDICATED



TYPICAL EASEMENT DETAIL

NOTE: DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DIMENSIONS.

SITE DATA

- SITE AREA = 689,476 S.F./19.39 ACRES (GROSS)
- EXISTING ZONING = R-1A
- PROPOSED BUILDABLE LOTS = 10
- LOTS 1 THRU 10 = 396,867 S.F./9.11 ACRES
- STORMWATER MANAGEMENT AREA (LOT 11) = 74,760 S.F./1.72 ACRES
- R.O.W. DEDICATION (INTERNAL) = 66,640 S.F./1.60 ACRES
- R.O.W. DEDICATION (LANDON AVENUE) = 2,001 S.F./0.046 ACRES
- MINIMUM BUILDABLE LOT SIZE = 90,183 S.F./0.69 ACRES
- MAXIMUM BUILDABLE LOT SIZE = 49,498 S.F./1.13 ACRES
- AVERAGE BUILDABLE LOT SIZE = 39,708 S.F./0.91 ACRES
- LOT 12 = 40,324 S.F./0.93 ACRES

DESIGN STANDARDS

- SETBACKS
 - FRONT BUILDING SETBACK = 40 FEET
 - CORNER LOT SIDE YARD SETBACK = 40 FEET
 - SIDE YARD SETBACK = 20 FEET OR 10% OF THE LOT WIDTH MEASURED AT THE FRONT BUILDING SETBACK, WHICHEVER IS LESS.
 - REAR YARD SETBACK = 60 FEET
- LOCAL STREET (RURAL)
 - PROPOSED R.O.W.: 80.00 FEET
 - EXISTING R.O.W.: 60.00 FEET (LANDON AVENUE)
 - PROPOSED PAVEMENT: 25 FEET BACK TO BACK

AREA OF RESERVE LOT LESS RESERVE 37217 (49,600 S.F.)
 LOT 7 = 44,161 S.F./1.01 AC
 LOT 8 = 43,907 S.F./1.01 AC
 LOT 9 = 43,578 S.F./1.00 AC
 LOT 10 = 44,467 S.F./1.02 AC

PREPARED BY
 Norman E. Johnson, Inc.
 Surveying Engineers & Architects

INTECH CONSULTANTS, INC.
 5413 WALNUT AVE. DOWNERS GROVE, ILL.

ENGINEERS SURVEYORS

EPEIUS DEVELOPMENT ARCHITECTURE
 501 N. CLINTON, #3103
 CHICAGO, ILLINOIS 60610

SEQUESTRIA SUBDIVISION
 LANDON AVENUE
 WARRENVILLE, ILLINOIS

PRELIMINARY P.U.D. PLAT OF SUBDIVISION

DATE	NO.	REVISION	PER CITY REVIEW DATED 9-03-08	DCK	DRAWN	SCALE
8-18-08	7	REVISED LEGAL DESCRIPTION		N.S.M.	N.S.M.	1"=
12-15-08	8	PER NEW PLAN		N.S.M.	N.S.M.	
12-15-08	9	PER NEW PLAN		N.S.M.	N.S.M.	
3-20-09	10	PER CITY & P.D. REVIEW		N.S.M.	N.S.M.	
3-20-09	11	PER CITY & P.D. REVIEW		N.S.M.	N.S.M.	
1-11-07	2	LANDON AVENUE R.O.W.		N.S.M.	N.S.M.	
1-11-07	2	LANDON AVENUE R.O.W.		N.S.M.	N.S.M.	