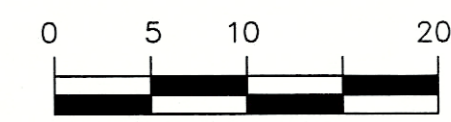


DUE TO NORMAL CONSTRUCTION TOLERANCES AND VARIATIONS BETWEEN RECORD AND ACTUAL LOT DIMENSIONS, ROAKE AND ASSOCIATES, INC. CAN ACCEPT NO LIABILITY FOR MINOR ENCROACHMENTS OF ZONING SETBACKS WHEN STRUCTURES HAVE BEEN REQUESTED TO BE LAID OUT WITHIN 6 INCHES (0.50 FT) OF THE REQUIRED SETBACKS. FOUNDATION LAYOUT PERFORMED BY ROAKE AND ASSOCIATES, INC. SHALL HAVE THE TOP OF FOUNDATION ELEVATION NOTED ON THE CURB OR HUB WITH THE CALCULATED CUT OR FILL GRADE NECESSARY TO ACHIEVE TOP OF FOUNDATION. THE CONTRACTOR SHALL VERIFY THAT THE TOP OF FOUNDATION STAKED MATCHES THE TOP OF FOUNDATION NOTED ON THE APPROVED LOT GRADING PLAN.

PLOT PLAN OF

THE NORTH 37 FEET OF LOT 19 AND THE SOUTH 33 FEET OF LOT 20 IN BLOCK 3 OF MARTIN'S SECOND ADDITION TO NAPERVILLE, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1868 AS DOCUMENT 10068, IN DUPAGE COUNTY, ILLINOIS.

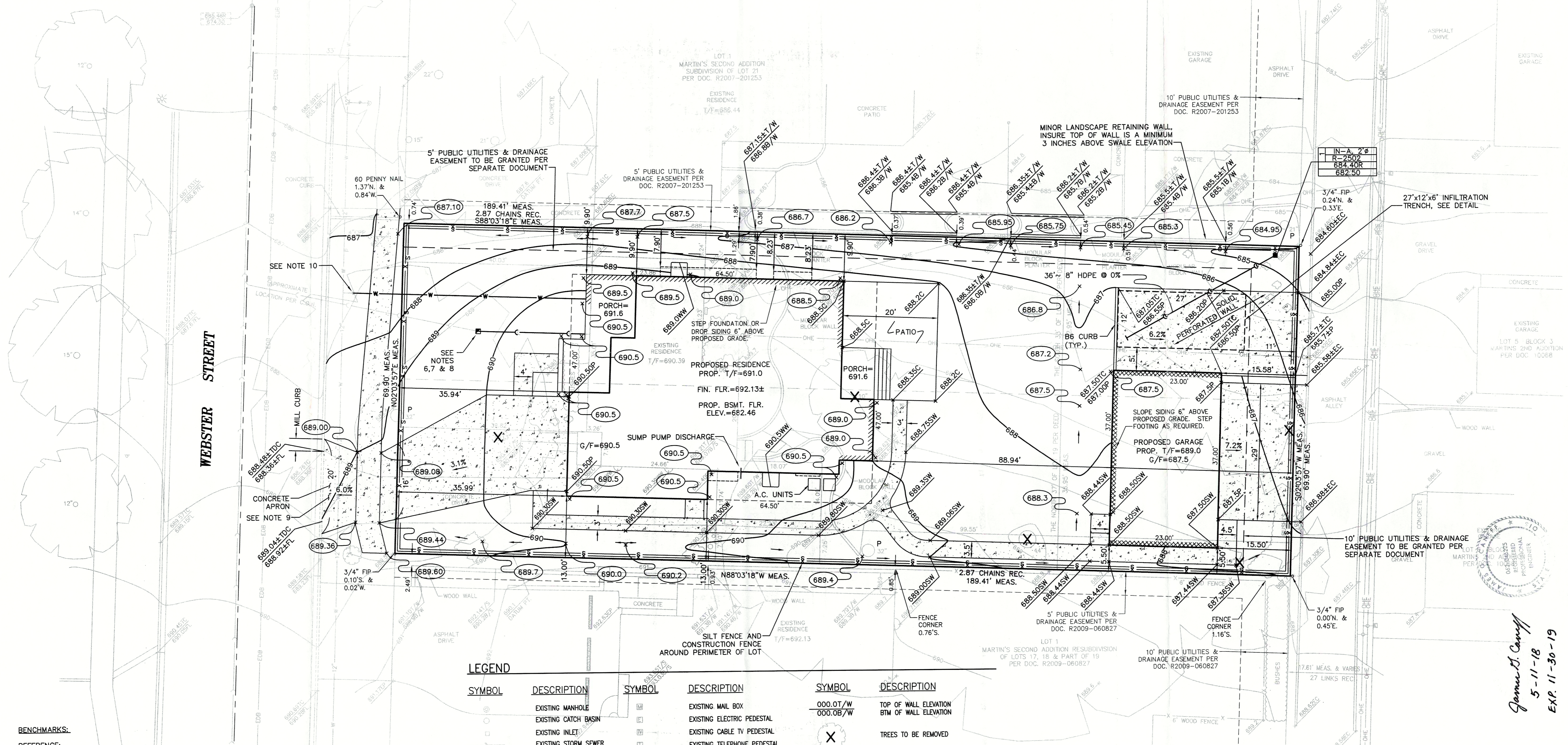
626 S. WEBSTER STREET
P.I.N. 07-24-203-005
LOT AREA = 13,240 S.F. OR 0.304 AC.



SCALE: 1"=10'
BASIS OF BEARINGS:
ILLINOIS STATE PLANE - EAST ZONE
(TRUE NORTH)



ZONING TABLE	
ZONING	R2 - SINGLE FAMILY AND LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT
FRONT YARD	25 FEET
INTERIOR SIDEYARD (PRIOR 1/27/89)	6 FEET
INTERIOR SIDEYARD (AFTER 1/27/89)	6 FEET MINIMUM PER SIDE TOTAL OF 16 FEET
CORNER SIDEYARD	15 FEET
REAR YARD	25 FEET



WEBSTER STREET

LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
(Circle with dot)	EXISTING MANHOLE	(Square with dot)	EXISTING MAIL BOX	(Circle with 'X')	TOP OF WALL ELEVATION
(Circle with 'X')	EXISTING CATCH BASIN	(Square with 'X')	EXISTING ELECTRIC PEDESTAL	(Circle with 'P')	BTM OF WALL ELEVATION
(Circle with 'I')	EXISTING INLET	(Square with 'I')	EXISTING CABLE TV PEDESTAL	(Circle with 'X')	TREES TO BE REMOVED
(Circle with 'S')	EXISTING STORM SEWER	(Square with 'S')	EXISTING TELEPHONE PEDESTAL	(Circle with 'P')	TREES TO BE PROTECTED
(Circle with 'S')	EXISTING SANITARY SEWER	(Square with 'S')	EXISTING SIGN	(Circle with 'P')	TREES TO BE PROTECTED
(Circle with 'W')	EXISTING WATERMAIN	(Square with 'S')	PROPOSED STRUCTURE CALLOUT	(Circle with 'P')	TREES TO BE PROTECTED
(Circle with 'V')	EXISTING VALVE & VAULT	(Square with 'S')	PROPOSED CLEANOUT	(Circle with 'P')	TREES TO BE PROTECTED
(Circle with 'V')	EXISTING VALVE & BOX	(Square with 'S')	PROPOSED CONTOURS	(Circle with 'P')	TREES TO BE PROTECTED
(Circle with 'B')	EXISTING B-BOX	(Square with 'S')	PROPOSED ELEVATIONS	(Circle with 'P')	TREES TO BE PROTECTED
(Circle with 'F')	EXISTING FIRE HYDRANT	(Square with 'S')	PROPOSED WALK OUT ELEVATION	(Circle with 'P')	TREES TO BE PROTECTED
(Circle with 'S')	EXISTING STREET LIGHT	(Square with 'S')	PROPOSED GARAGE FLOOR ELEVATION	(Circle with 'P')	TREES TO BE PROTECTED
(Circle with 'P')	EXISTING POWER POLE	(Square with 'S')	TOP OF FOUNDATION ELEVATION	(Circle with 'P')	TREES TO BE PROTECTED
(Circle with 'C')	EXISTING CONTOURS	(Square with 'S')		(Circle with 'P')	TREES TO BE PROTECTED
(Circle with 'E')	EXISTING ELEVATIONS	(Square with 'S')		(Circle with 'P')	TREES TO BE PROTECTED

BENCHMARKS:

REFERENCE:

- BERNTSEN MONUMENT IN 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER AT THE NORTHEAST CORNER OF AURORA AVENUE AND WASHINGTON STREET. (CITY OF NAPERVILLE BENCHMARK #1505) ELEV=672.24

SITE:

- 'X' IN TO WEST SIDE OF WEBSTER STREET, 2'± NORTH OF THE SOUTH PROPERTY LINE OF SUBJECT SITE EXTENDED. ELEV=689.55
- 'X' IN TO EAST SIDE OF WEBSTER STREET, 25'± NORTH OF THE NORTH PROPERTY LINE OF SUBJECT SITE. ELEV=686.05

SHEET 1 OF 2

PLOT PLAN REV. (PER BMP) MAJ/JGC 05/11/18 135.180103
PLOT PLAN REV. (PER CITY) MAJ/JGC 10/26/17 135.170291

ROAKE AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS			
1684 QUINCY AVENUE, SUITE 100A • NAPERVILLE, IL 60540 • 630-355-3232			
TYPE	DRN BY	DATE	JOB NO.
TOPO	MAJ	08/29/17	135.170189
PLOT PLAN	MAJ/JGC	09/27/17	135.170226
FDND			
GRADING			
MTG			
		266/70	BLRS/MARTINS LW 2024/18-20 REF #13517024
SCALE:	1" = 10'	CURRENT JOB NO.:	135.180103

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }
I HEREBY CERTIFY THAT THIS PLAN, AND THE SURVEY UPON WHICH IT IS BASED, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.
THIS PLAN HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2019, FOR THE EXCLUSIVE USE OF THE CLIENT NOTED HEREON. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DATED THIS 25TH DAY OF JULY, 2017.
DOUGLAS R. MCCLINTIC, ILLINOIS LAND SURVEYOR NO. 2992 (NOT VALID WITHOUT IMPRESSED SEAL)

PREPARED FOR:
SHARI AND KEVIN DAUSE
• COMPARE THE DESCRIPTION ON THIS PLAN WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE.
• COMPARE ALL POINTS ON THE GROUND BEFORE BUILDING BY SAME AND REPORT ANY DIFFERENCE AT ONCE.
• BUILDING LINES AND EASEMENTS INDICATED HAVE BEEN TAKEN FROM THE ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DEPICTED HEREON, REFER TO YOUR TITLE POLICY, DEED, OR INSTRUMENT CREATING SAME.
• IRON PIPE AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

James T. Conroy
5-11-18
EXP. 11-30-19

DUO TO NORMAL CONSTRUCTION TOLERANCES AND VARIATIONS BETWEEN RECORD AND ACTUAL LOT DIMENSIONS, MOSES AND ASSOCIATES, INC. CAN ACCEPT NO LIABILITY FOR ANY ENCROACHMENTS OR OTHER SETBACKS WHEN STRUCTURES HAVE BEEN REQUESTED TO BE Laid OUT WITHIN 3 INCHES OR 3/4" OF THE ASSUMED BOUNDARIES OR DIMENSIONS LAYED OUT BY MOSES AND ASSOCIATES, INC. SHALL HAVE THE TOP OF FINISHED CONSTRUCTION NOTED ON THE CURB OR SIDE WALK THE CALCULATED OUT OR FULL GRADE NECESSARY TO ADHERE TO THE DIMENSIONS SHOWN ON THE CONSTRUCTION SHALL VERIFY THAT THE TOP OF FINISHED GRADE MATCHES THE TOP OF FINISHED CONSTRUCTION NOTED ON THE APPROVED LOT GRADING PLAN.

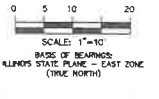
PLOT PLAN

OF

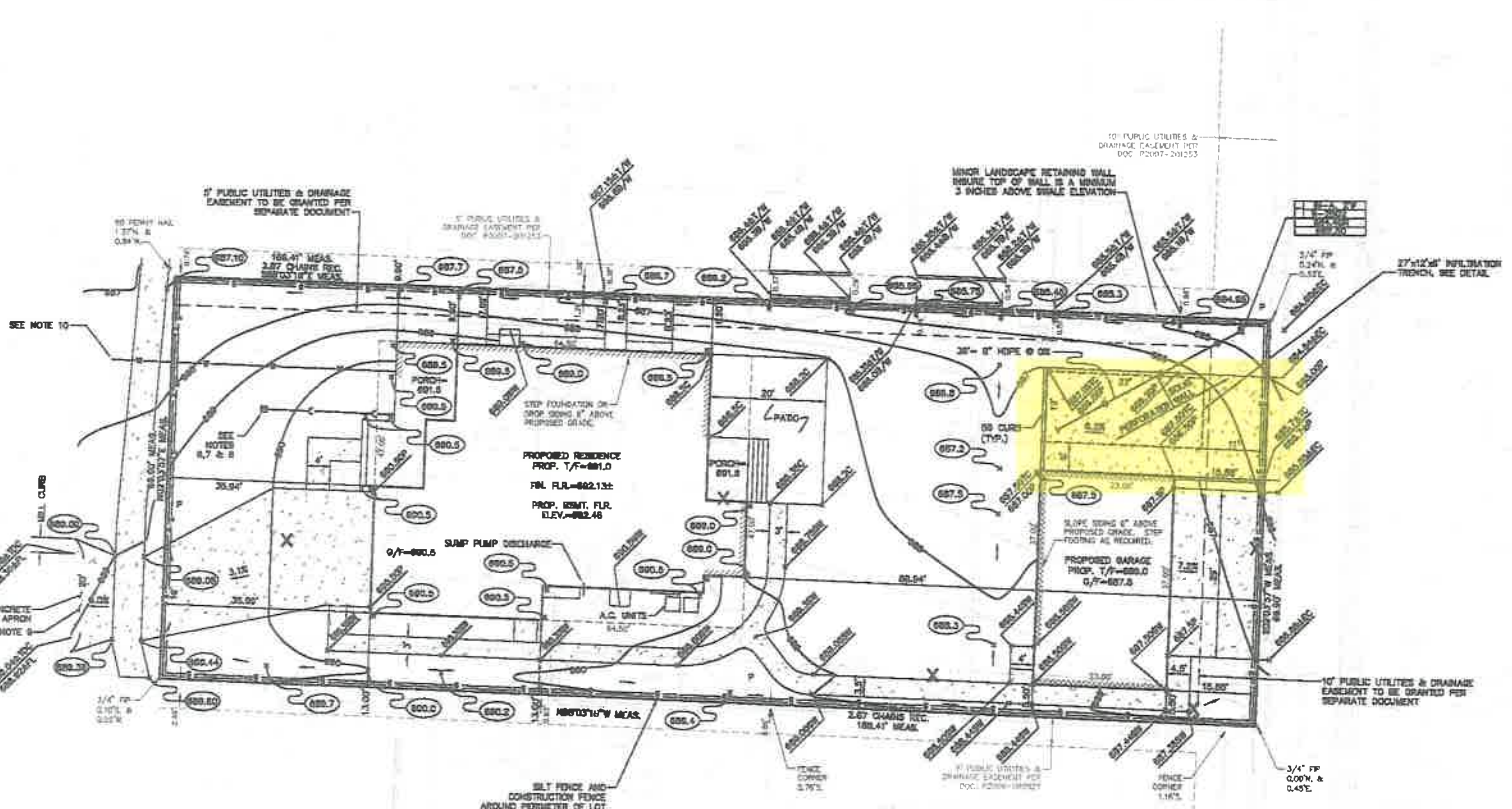
THE NORTH 37 FEET OF LOT 10 AND THE SOUTH 33 FEET OF LOT 20 IN BLOCK 3 OF MARVIN'S SECOND ADDITION TO HAPERVILLE, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 23, 1988 AS DOCUMENT 10008, IN GARLAND COUNTY, ILLINOIS.

620 S WEBSTER STREET
P.A.M. 07-24-2023-005

LOT AREA = 13,240 S.F. OR 0.304 AC.



ZONING TABLE	
ZONING	R2 - SINGLE FAMILY AND LOW DENSITY MULTIFAMILY RESIDENTIAL DISTRICT
FRONT YARD	20 FEET
REAR YARD	0 FEET
REAR YARD (MINIMUM PER SIDE)	6 FEET MINIMUM PER SIDE TOTAL OF 18 FEET
CORNER WIDEYARD	15 FEET
REAR YARD	25 FEET



LEGEND					
SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING WIRE BOX		EXISTING WIRE BOX		TOP OF WALL ELEVATION
	EXISTING CHASE DRAIN		EXISTING ELECTRIC PERCENT		BASE OF WALL ELEVATION
	EXISTING WIRE		EXISTING CHASE TV PERCENT		TREES TO BE REMOVED
	EXISTING STORM SEWER		EXISTING TELEPHONE PERCENT		TREES TO BE PROTECTED
	EXISTING SEWER		EXISTING SIGN		
	EXISTING VALVE & WIRE		PROPOSED STRUCTURE COLLISION		
	EXISTING VALVE & BOX		PROPOSED CLEANOUT		
	EXISTING 8-BOX		PROPOSED CLEANOUT		
	EXISTING FIRE MOUNT		PROPOSED CLEANOUT		
	EXISTING STREET LIGHT		PROPOSED CLEANOUT		
	EXISTING POWER POLE		PROPOSED CLEANOUT		
	EXISTING CONDUIT		PROPOSED CLEANOUT		
	EXISTING ELEVATIONS		PROPOSED CLEANOUT		
			PROPOSED CLEANOUT		
			PROPOSED CLEANOUT		
			PROPOSED CLEANOUT		

- BENCHMARKS:**
- REFERENCE:**
1. SEVENTEEN MILEPOST IN 6" PVC PIPE WITH 3/4" ALUMINUM ACCESS COVER AT THE NORTHEAST CORNER OF HURON AVENUE AND WASHINGTON STREET, CITY OF HAPERVILLE BENCHMARK #1555, ELEV=792.55
 2. 7' N TO WEST SIDE OF WEBSTER STREET, 2' N NORTH OF THE SOUTH PROPERTY LINE OF SUBJECT SITE EXTENDED, ELEV=808.20
 3. 7' N TO EAST SIDE OF WEBSTER STREET, 85' N NORTH OF THE NORTH PROPERTY LINE OF SUBJECT SITE, ELEV=808.00

SHARE AND KEVIN DAUSE

ROAKE AND ASSOCIATES, INC.

DATE OF DESIGN: 05/11/23
DATE OF REVISION: 05/11/23

PROJECT NO: 2023-005

SCALE: 1" = 10'

130.180003
130.170003

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