PIN: 18-19-108-008

PLOT PLAN
525 HILLSIDE ROAD

LEGAL DESCRIPTION:
LOT 13 IN BLOCK IN MOSER HIGHLANDS, BEING A SUBDIVISION OF PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPLA MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 27, 1954 AS DOCUMENT 728128, IN DUPAGE COUNTY, ILLINOIS.

NORTH

BASIS OF BEARINGS:
NSRS (2011)
ILLINOIS STATE PLANE
– EAST ZONE

LOT 3
MOSER HIGHLANDS
PER DOC. 1954-728128

LOT 4
MOSER HIGHLANDS
PER DOC. 1954-728128

LOT 5
MOSER HIGHLANDS
PER DOC. 1954-728128

LOT 14
MOSER HIGHLANDS
PER DOC. 1954-728128

TREE PROTECTION (TYP.)
(SEE DETAIL, SHEET 2)

SILT FENCE 1' INSIDE TEMPORARY,
6' CONSTRUCTION FENCE AROUND
SITE WITH LOCKABLE GATE

10' SAN SEWER EASEMENT
PER DOC. NO. R1954-728128

10' UTILITY EASEMENT PER
DOC. NO. R1954-728128

A=110.00' MEAS. & REC.
R=356.00'
Δ=17°42'16"
CHB=N58°14'16"W
CH=109.57'

CORE EX. STRUCTURE. FILL VOID AROUND
PIPE PENETRATION WITH NON-SHRINK GROUT
INV=697.50
CLEAN DEBRIS FROM STRUCTURE
PLUG SW INVERT

SANMH
R=705.10
N=697.70
NW=697.60
SW=697.50

FENCE
0.4' SW
ON-LINE

5' P.U.&D.E. BY
SEPARATE
DOCUMENT

10' P.U.&D.E. BY
SEPARATE
DOCUMENT

30' BSL

10'X20' PATIO
(BY OTHERS)

REMOVE EX. SAN
LINE AS NEEDED

#515
1-STORY BRICK/FRAME HOUSE
T/F= 703.70±

SAN NO. 1 (PUBIC)
SANITARY MANHOLE
W/CLOSED RIM
RIM=705.55
INV=697.07

DROP SIDING 6" ABOVE
PROPOSED GRADE,
LOWER FOOTING AS
NECESSARY TO MAINTAIN
42" MIN. FROST
PROTECTION

REVERSE LEDGE
T/F=705.5
T/F= 704.00±

PROP 2-STORY FRAME
HOUSE
PROP F/F=705.6
PROP REVERSE
LEDGE=705.5
PROP T/F=704.5
PROP G/F=702.5

EX. SHED TO
REMAIN

TWW=704.75

7.5' P.U.&D.E. BY
SEPARATE
DOCUMENT

PROP SANITARY
LINE – SEE
SHEET 3 OF 3
FOR PLAN AND
PROFILE

LOT 12
MOSER HIGHLANDS
PER DOC. 1954-728128

PROPOSED CONCRETE DRIVEWAY
(6" PCC, 4" MECHANICALLY
COMPACTED CA-6 AGGREGATE)

SEE GENERAL NOTES 9 & 17

PORCH=705.1
(BY OTHERS)

TWW=703.75

47 LF TYPE "K"
COPPER LINE

DROP SIDING 6" ABOVE PROPOSED
GRADE, LOWER FOOTING AS NECESSARY
TO MAINTAIN 42" MIN. FROST
PROTECTION

6" PVC SDR 26 @ 1% MIN
CONNECT SAN. SERVICE TO 8"
PVC SDR 26 SANITARY SEWER

10' SAN SEWER EASEMENT
PER DOC. NO. R1954-728128

PROPOSED CONCRETE APRON
(6" PCC, 4" MECHANICALLY
COMPACTED CA-6 AGGREGATE)

A=65.00' MEAS. & REC.
R=230.00'
Δ=16°11'34"
CHB=N58°14'19"W
CH=64.79'

PROP CONC
WALK (BY
OTHERS)

6" PVC SDR 26 @ 1% MIN
CONNECT EX. SANITARY SERVICE
LINE FROM NEIGHBORING LOT
TO PROPOSED SANITARY SEWER

30' BUILDING LINE
PER DOC. 728128

BRICK LANDSCAPE
1.9' SE

SAWCUT TO DEPRESSED (2.0')

HILLSIDE ROAD
66.0' ROW (MEASURED) AS
DEDICATED FOR ROADWAY AS
SHOWN ON DOC. NO.
R1954-728128

REMOVE AND REPLACE
DEPRESSED CURB & GUTTER
TO MATCH EXISTING ADJACENT
FULL HEIGHT CURB & GUTTER

EXISTING CONC DRIVE
TO BE USED FOR
STABILIZED ENTRANCE

REMOVE AND REPLACE SIDEWALK
PROPOSED CONCRETE SIDEWALK (TYP.)
(5" PCC, 4" MECHANICALLY
COMPACTED CA-6 AGGREGATE)
(6" PCC, 4" MECHANICALLY COMPACTED
CA-6 AGGREGATE AT DRIVEWAY)

REMOVE EX. B-BOX
SEE NOTE #9

SAN NO. 2 (PUBIC)
SANITARY MANHOLE
W/CLOSED RIM
RIM=701.90
INV SW=695.48
INV NE=695.60

SANMH
R=701.85
NE=694.85
SE=694.70
NW=694.65

NOTE: SEE SHEET 3 OF 3 FOR PROPOSED SANITARY PLAN AND PROFILE.

SCALE IN FEET
0 10 20

LEGEND:

AC	AC UNIT	*REC.*	RECORD DIMENSION
Ø	UTILITY POLE	*MEAS.*	MEASURED DIMENSION
E	ELECTRIC PEDESTAL	●	MONUMENTATION FOUND
E	ELECTRIC METER	*FIP*	FOUND IRON PIPE
Ø	POWER POLE	*FIR*	FOUND IRON ROD
T	TELEPHONE PEDESTAL	*FCH*	FOUND CHISELED MARK
S	SANITARY MANHOLE	*T/F*	TOP OF FOUNDATION
◎	CLEAN-OUT	*EP*	EDGE OF PAVEMENT
D	STORM MANHOLE	*EC*	EDGE OF CONCRETE
●	DRAIN	*EB*	EDGE OF BRICK
◘	DOWNSPOUT	*BW*	BACK OF WALK
▤	CURB INLET	*FW*	FRONT OF WALK
W	WATER BOX (WATER VALVE)	*SW*	EDGE OF SIDEWALK
G	GAS METER	*TC*	TOP OF CURB
	TREE, DECIDUOUS (SIZE)	*FL*	FLOW LINE
	TREE, CONIFER (SIZE)	*WW*	WINDOW WELL
	TREE TO BE PRESERVED	*T/S*	TOP OF STEP
	TREE TO BE REMOVED	*B/S*	BOTTOM OF STEP
732.40 ×	PROPOSED SPOT ELEVATION	*T/W*	TOP OF WALL
670.55 ×	EXISTING ELEVATION	*B/W*	BOTTOM OF WALL
G	PROPOSED GAS METER		
E	PROPOSED ELECTRIC METER		
AC	PROPOSED A/C UNIT		
	PROPOSED DOWNSPOUT		
W	PROPOSED B-BOX		
S	PROPOSED SANITARY MANHOLE		

	BOUNDARY
	EXISTING LOTS
	RIGHT-OF-WAY
	BUILDING SETBACK LINE
	EASEMENT
699	1' CONTOUR (EX.)
700	5' CONTOUR (EX.)
ST	STORM SEWER LINE
SAN	SANITARY LINE
OH-W	OVERHEAD WIRES
W	WATER LINE
	METAL FENCE
	WOOD FENCE
EDB	BURIED ELECTRIC DUCT BANK
UG-E	BURIED ELECTRIC (APPROX. LOC.)
W	PROPOSED WATER SERVICE LINE
SAN	PROPOSED SANITARY SERVICE LINE
E	PROPOSED BURIED ELECTRIC LINE
SS	PROPOSED SILT & CONSTRUCTION FENCE

BENCHMARKS:

STATION # 1007 (NOT SHOWN)
BERNTSEN 3D TOP SECURITY MONUMENT. AT THE SOUTHEAST CORNER OF CHESHIRE LANE AND CHARLES STREET. ELEVATION=733.69 (NAVD 88).

BM A:
"+" CUT ON TOP OF CURB, SOUTH SIDE OF HILLSIDE DRIVE 23± NORTHWEST OF BENCHMARK "B".
ELEVATION = 700.06

BM B:
"+" CUT ON TOP OF CURB, SOUTH SIDE OF HILLSIDE DRIVE, OPPOSITE LIGHT POLE ACROSS STREET FROM 525 HILLSIDE DRIVE.
ELEVATION = 700.70

BM C:
"+" CUT ON TOP OF CURB, SOUTH SIDE OF HILLSIDE DRIVE, OPPOSITE SANITARY MANHOLE ACROSS FROM 529 HILLSIDE DRIVE.
ELEVATION = 701.61

REVISION RECORD

NO	DATE	DESCRIPTION

CEC
Civil & Environmental Consultants, Inc.
1230 East Diehl Road, Suite 200 - Naperville, IL 60563
630-963-6026 · 877-963-6026
www.cecinc.com

525 EAST HILLSIDE ROAD
NAPERVILLE, ILLINOIS 60540

PLOT PLAN

DATE:	JUNE 7, 2022
DWG SCALE:	1"=10'
PROJECT NO:	323-597
DRAWN BY:	CPIV
CHECKED BY:	TJG
APPROVED BY:	TJG

DRAWING NO.:
CV-01
SHEET 1 OF 1

P:\320-000\323-597\~CADD\Dwg\323597-D01-SP1-Plot Plan.dwg[PLOT PLAN EXHIBIT] LS(12/7/2022 - mjung) - LP: 12/16/2022 10:25 AM