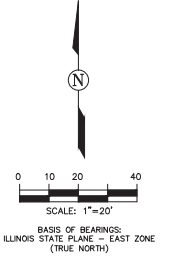
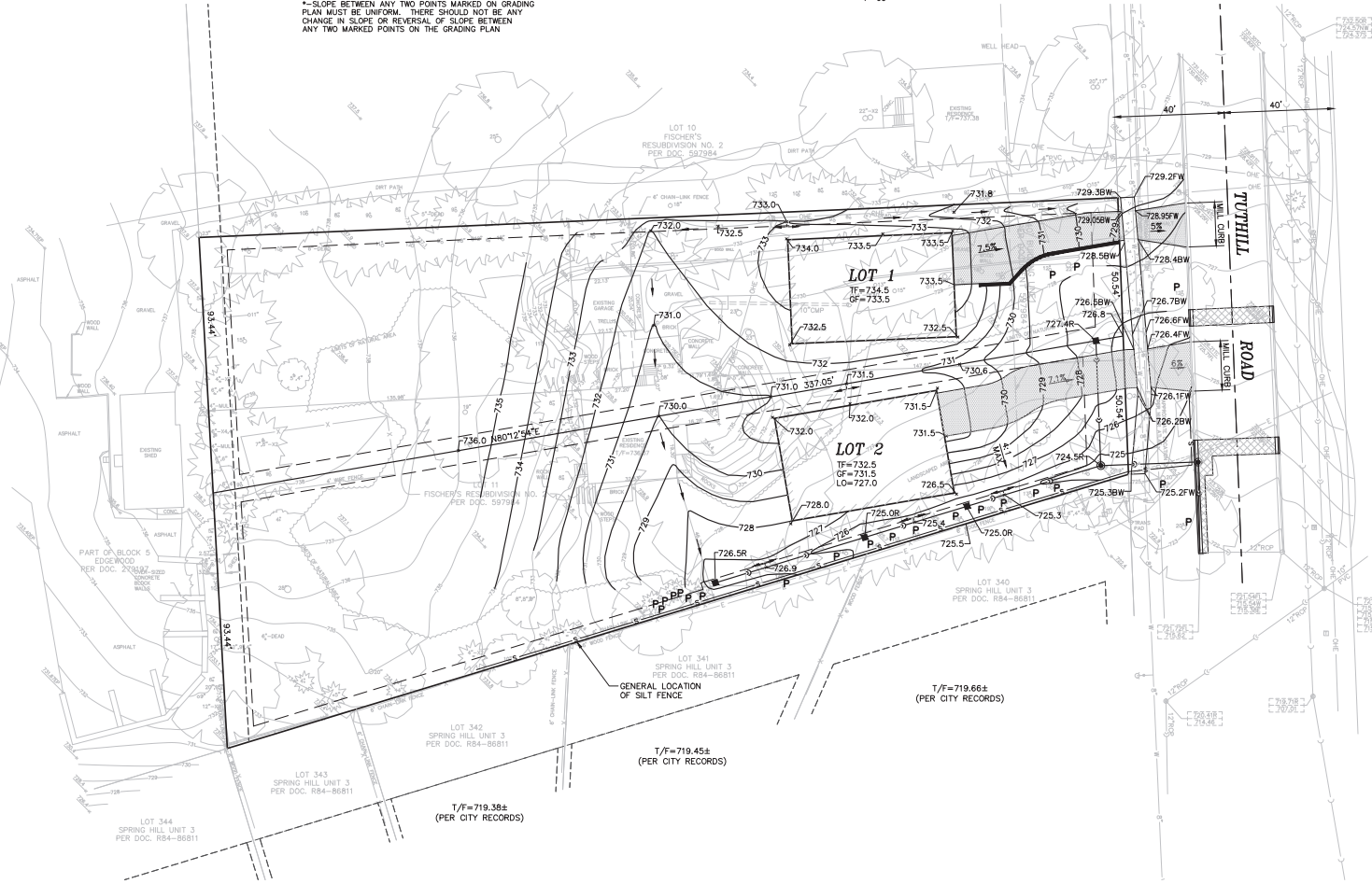


PERVIOUS/IMPERVIOUS CALCULATIONS			
	IMPERVIOUS AREA	PERVIOUS AREA	LOT AREA
EXISTING CONDITION FOR LOTS 1 AND 2 (TOTAL)	6,326 S.F.	41,846 S.F.	48,172 S.F.
PROPOSED LOT 1	4,413 S.F.**	19,712 S.F.	24,125 S.F.
PROPOSED LOT 2	4,413 S.F.**	19,634 S.F.	24,047 S.F.

** = (6,326 S.F. x 0.5) + (2,500 S.F. x 0.5)
(SEE NOTE 11)



LEGEND
* - SLOPE BETWEEN ANY TWO POINTS MARKED ON GRADING PLAN MUST BE UNIFORM. THERE SHOULD NOT BE ANY CHANGE IN SLOPE OR REVERSAL OF SLOPE BETWEEN ANY TWO MARKED POINTS ON THE GRADING PLAN



DRAINAGE AND GRADING NOTES

- ELEVATIONS SHOWN FOR ALL FUTURE CURB INLETS, CATCH BASINS AND MANHOLES ARE RIM ELEVATIONS.
- ALL BACK YARD SWALES SHALL BE CUT OR FILLED SIX (6) INCHES BELOW FINISHED GRADE SO THAT A MINIMUM OF SIX (6) INCHES OF TOPSOIL CAN BE PLACED.
- TOPSOIL SHALL BE REMOVED FROM ALL AREAS THAT RECEIVE CLAY FILL
- T/F - INDICATES PROPOSED TOP OF FOUNDATION ELEVATION AND THE LOWEST OPENING IN A CONVENTIONAL FOUNDATION WHERE SURFACE RUNOFF CAN ENTER THE FOUNDATION.
- G.F. - INDICATES THE PROPOSED GARAGE FLOOR ELEVATION.
- ACCENTED SIDES OF PROPOSED HOUSE FOUNDATIONS ARE INTENDED TO INDICATE THE APPROXIMATE LOCATION WHERE A LOOK-OUT BASEMENT MAY BE CONSTRUCTED OR TO INDICATE THAT SPECIAL CONSTRUCTION MEASURES MUST BE EMPLOYED IN ORDER TO MINIMIZE SIDE YARD, REAR YARD, AND/OR FRONT YARD GRADIENTS (E.G. DROPPED SIDING, STEPPED FOUNDATION, RETAINING WALL, ETC.).
- IN GENERAL THE TOP OF WINDOW WELLS SHALL BE CONSTRUCTED NO LOWER THAN 6 INCHES BELOW THE TOP OF FOUNDATION ELEVATION (T/F).
- THE FINISHED TOPSOIL ELEVATION AT THE FOUNDATION SHOULD GENERALLY BE 6 INCHES BELOW THE TOP OF FOUNDATION ELEVATION, UNLESS INDICATED OTHERWISE.
- THE GRADING ON ALL LOTS IS "TYPE 1" (CRITICAL). A DETAILED GRADING PLAN MUST BE SUBMITTED TO THE CITY OF NAPERVILLE FOR ALL LOTS PRIOR TO A BUILDING PERMIT BEING ISSUED.
- ALL DRAINAGE SWALES SHALL HAVE A MINIMUM 1.5% LONGITUDINAL SLOPE.
- THE PROPOSED IMPERVIOUS AREA SHOWN IS THE MAXIMUM ALLOWED FOR EACH LOT IN THE FULLY DEVELOPED CONDITION. THE BUILDER'S ENGINEER FOR LOTS 1 AND 2 SHALL PROVIDE COMPUTATION SHOWING PROPOSED IMPERVIOUS AREAS. IF THE PROPOSED IMPERVIOUS AREA EXCEEDS THE ALLOWABLE IMPERVIOUS AREA SHOWN IN THE TABLE ABOVE, THE BUILDER/LOT OWNER WILL BE REQUIRED TO INSTALL BEST MANAGEMENT PRACTICES IN ACCORDANCE WITH THE DUPLAGE COUNTYWIDE STORMWATER ORDINANCE.
- ALL TREES TO BE REMOVED DURING PROPOSED UTILITY INSTALLATION HAVE BEEN NOTE ON THE PLAN WITH AN "X". ALL TREES TO BE PROTECTED HAVE BEEN NOTED ON THE PLAN WITH A "P".
- SOIL EROSION AND SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED PRIOR TO BUILDING DEMOLITION OR NEW HOME CONSTRUCTION.
- LOTS 1 AND 2 ARE SUBJECT TO THE CITY'S TEAR-DOWN/HILL' GUIDELINES WHICH CAN BE FOUND IN SECTION 2-2-26 (TEAR-DOWN/HILL REGULATIONS) OF THE MUNICIPAL CODE.
- THE EXISTING TUTHILL ROAD PROFILE HAS A LONGITUDINAL SLOPE OF 5+% AS IT ABUTS THE SUBJECT PROPERTY. THE PROPOSED SIDEWALK GRADES HAVE BEEN ESTABLISHED TO PROVIDE A SIMILAR LONGITUDINAL SLOPE WHILE PROVIDING 6" APRONS AT THE PROPOSED DRIVEWAY LOCATIONS.
- PRIOR TO RESIDENCE CONSTRUCTION, A TEMPORARY CONSTRUCTION ENTRANCE AND SILT FENCE WHERE SHOWN ON THE DRAWINGS SHALL BE INSTALLED IN ACCORDANCE WITH THE DETAILS SHOWN ON SHEET 8 OF THE PLANS.

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1884 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 06540
TEL (630) 366-3232 • FAX (630) 366-3267

PREPARED FOR:
SIEBERT BUILDERS, INC.
1404 LARSEN LANE
NAPERVILLE, ILLINOIS 60563
TEL. (630) 416-8498
FAX. (630) 510-3746

NO.		DATE		DESCRIPTION		REVISIONS	
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION	NO.	DATE
1	4-4-17	REVISED PER CITY REVIEW (3-20-17 MEMO)					

MULBERRY HILL UNIT 2

GRADING PLAN

DRN./C/D. BY: SRH/DRM FILE: 2215E P.L.D. BK./PG.: . SHEET NO. 4 OF 8
SCALE: 1"=20' DATE: 02/20/2017 JOB NO.: 221.005

C:\2017\02\2017_02_20_17_11_41_35\A4.dwg

© COPYRIGHT 2017 ROAKE AND ASSOCIATES, INC. ALL RIGHTS RESERVED