



BASE OF BEARINGS:  
NSRS 2011 ILLINOIS STATE PLANE -  
EAST ZONE

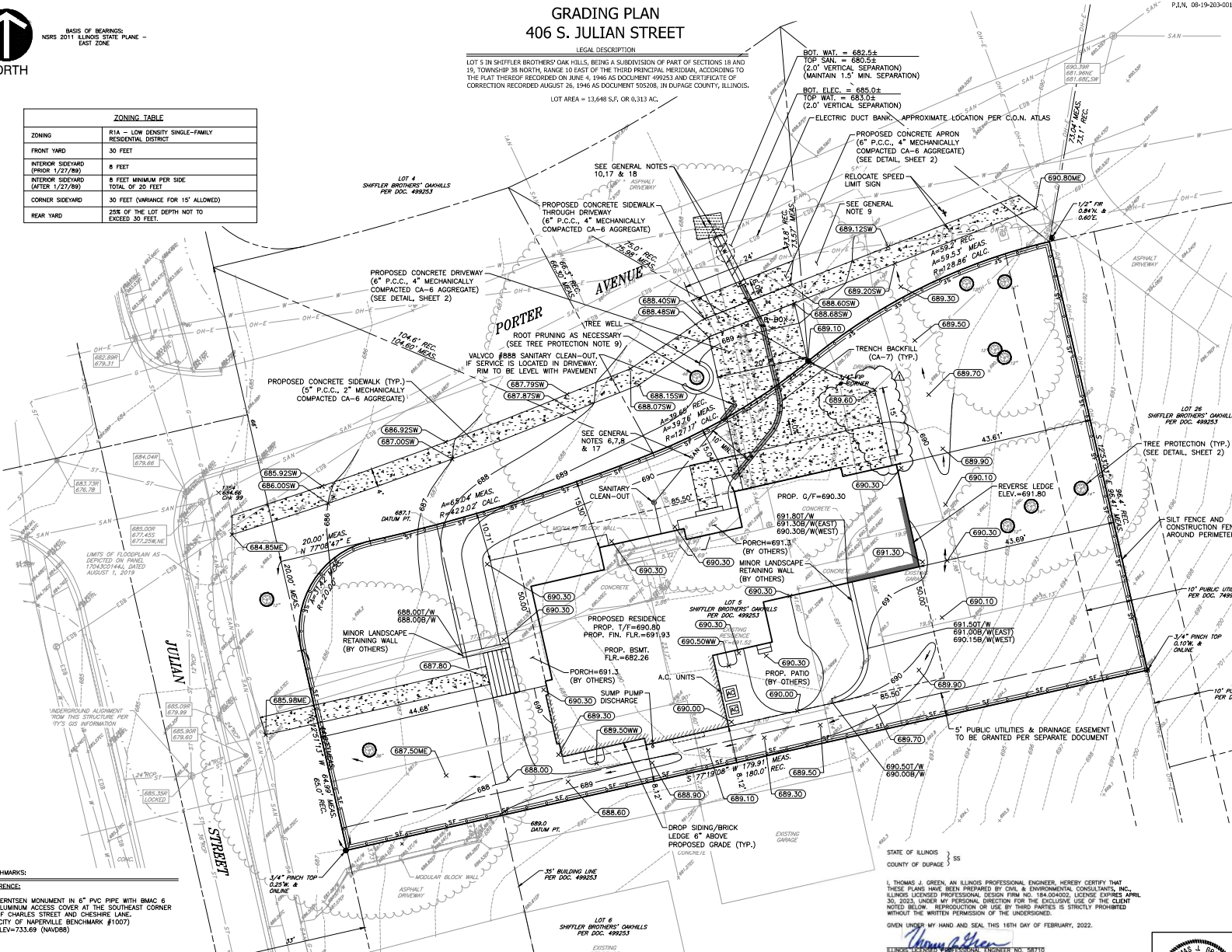
# GRADING PLAN 406 S. JULIAN STREET

LEGAL DESCRIPTION  
LOT 5 IN SHIFTLER BROTHERS' OAK HILLS, BEING A SUBDIVISION OF PART OF SECTIONS 18 AND 19, TOWNSHIP 26 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 4, 1946 AS DOCUMENT 499253 AND CERTIFICATE OF CORRECTION RECORDED AUGUST 26, 1946 AS DOCUMENT 500268, IN DUPage COUNTY, ILLINOIS.  
LOT AREA = 13,648 S.F. OR 0.313 AC.

ZONING TABLE	
ZONING	R1A - LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
FRONT YARD	30 FEET
INTERIOR SIDEYARD (PRIOR 1/27/89)	8 FEET
INTERIOR SIDEYARD (AFTER 1/27/89)	8 FEET MINIMUM PER SIDE TOTAL OF 20 FEET
CORNER SIDEYARD	30 FEET (VARIANCE FOR 15' ALLOWED)
REAR YARD	25% OF THE LOT DEPTH NOT TO EXCEED 30 FEET.

REVISION RECORD		
NO.	DATE	DESCRIPTION

LEGEND:		
REC	RECORD DIMENSION	AC UNIT
MEAS	MEASURED DIMENSION	UTILITY POLE
MON	MONUMENTATION FOUND	ELECTRIC PEDESTAL
FIP	FOUND IRON PIPE	ELECTRIC METER
FIR	FOUND IRON ROD	POWER POLE
CFM	FOUND CHEELED MARK	TELEPHONE PEDESTAL
F/F	FOUND FOUNDATION	SANITARY MANHOLE
G/F	GARAGE FLOOR	CLEAN-OUT
EP	EDGE OF PAVEMENT	STORM MANHOLE
EC	EDGE OF CONCRETE	DRAIN
EB	EDGE OF BRICK	DOWNSPOUT
EW	BACK OF WALK	CURB INLET
FW	FRONT OF WALK	PROPOSED INLET
OW	EDGE OF SIDEWALK	GAS METER
TC	TOP OF CURB	TREE, DECIDUOUS (SIZE)
FL	FLOW LINE	TREE, CONIFER (SIZE)
WL	WINDOW WELL	TREE TO BE PRESERVED
TS	TOP OF STEP	TREE TO BE REMOVED
BS	BOTTOM OF STEP	PROPOSED SPOT ELEVATION
TW	TOP OF WALL	EXISTING SPOT ELEVATION
BW	BOTTOM OF WALL	OVERLAND FLOOD ROUTE
		TREE DRIPLINE
		BOUNDARY
		EXISTING LOTS
		RIGHT-OF-WAY
		BUILDING SETBACK LINE
		EXISTING EASEMENT
		EXISTING 1' CONTOUR
		EXISTING 5' CONTOUR
		EXISTING SANITARY
		EXISTING WATER
		OVERHEAD WIRES
		OVERHEAD ELECTRIC
		BURIED ELECTRIC
		METAL FENCE
		WOOD FENCE
		CHAIN-LINK FENCE
		PROPOSED 1' CONTOUR
		PROPOSED 5' CONTOUR
		PROPOSED STORM SEWER
		PROPOSED SANITARY
		PROPOSED WATER



- BENCHMARKS:  
REFERENCE:  
1. BERTINSEN MONUMENT IN 6" PVC PIPE WITH BM46 ALUMINUM ACCESS COVER AT THE SOUTHWEST CORNER OF CHARLES STREET AND CHESHIRE LANE, (CITY OF NAPERVILLE BENCHMARK #1007) ELEV=733.69 (NAVD88)  
SITE:  
2. "X" IN CURB WEST SIDE OF JULIAN STREET, OPPOSITE THE SOUTH PROPERTY LINE OF SUBJECT SITE. ELEV=685.57  
3. "X" IN CURB 1/2' FROM END OF CURB AT SOUTHWEST CORNER OF JULIAN STREET AND PORTER AVENUE. ELEV=685.44

STATE OF ILLINOIS }  
COUNTY OF DUPage }  
I, THOMAS J. GREEN, AN ILLINOIS PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., LICENSED PROFESSIONAL DESIGN FIRM NO. 184-004020, LICENSE EXPIRES APRIL 30, 2023, UNDER MY PERSONAL DIRECTION FOR THE EXCLUSIVE USE OF THE CLIENT NOTED BELOW. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED.  
GIVEN UNDER MY HAND AND SEAL, THIS 16TH DAY OF FEBRUARY, 2022.  
*Thomas J. Green*  
ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 18710  
REGISTRATION VALID THROUGH NOVEMBER 30, 2023  
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PREPARED FOR:  
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DRAWN BY:	MAJ	CHECKED BY:	TJG	APPROVED BY:	TJG
DATE:	JANUARY 5, 2022	DWG SCALE:	1"=10'	PROJECT NO.:	317-819
GRADING PLAN 406 S. JULIAN STREET NAPERVILLE, ILLINOIS				DRAWING NO.:	1
				SHEET	1 OF 2