

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

NORTH

GRADING PLAN 406 S. JULIAN STREET

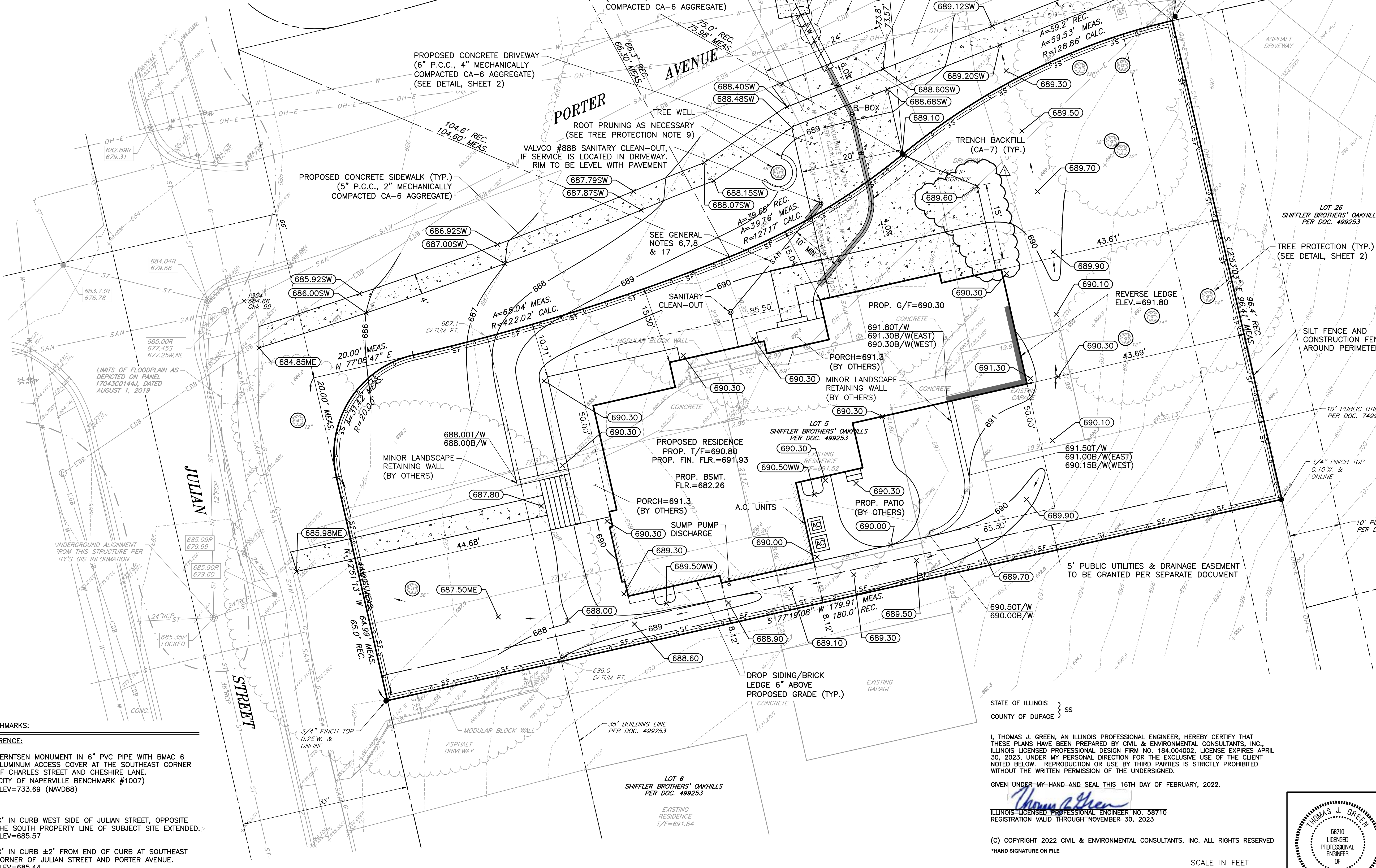
LEGAL DESCRIPTION
LOT 5 IN SHIFFLER BROTHERS' OAK HILLS, BEING A SUBDIVISION OF PART OF SECTIONS 18 AND 19, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 4, 1946 AS DOCUMENT 499253 AND CERTIFICATE OF CORRECTION RECORDED AUGUST 26, 1946 AS DOCUMENT 505208, 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
1	02/16/2022	REVISED PER CITY EMAIL 02/16/2022

LEGEND:

REC.	RECORD DIMENSION	AC UNIT
MEAS.	MEASURED DIMENSION	UTILITY POLE
●	MONUMENTATION FOUND	ELECTRIC PEDESTAL
FIP	FOUND IRON PIPE	ELECTRIC METER
FIR	FOUND IRON ROD	POWER POLE
FCH	FOUND CHISELED MARK	TELEPHONE PEDESTAL
T/F	TOP OF 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
BW	BACK OF WALK	CURB INLET
FW	FRONT OF WALK	PROPOSED INLET
SW	EDGE OF SIDEWALK	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	PROPOSED SPOT ELEVATION
T/W	TOP OF WALL	EXISTING SPOT ELEVATION
B/W	BOTTOM OF WALL	OVERLAND FLOOD ROUTE
		TREE DRIFLINE
		BOUNDARY
		EXISTING LOTS
		RIGHT-OF-WAY
		BUILDING SETBACK LINE
		EXISTING EASEMENT
		EXISTING 1' CONTOUR
		EXISTING 5' CONTOUR
		EXISTING STORM SEWER
		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. BERTSEN MONUMENT IN 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER AT THE SOUTHEAST 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 EXTENDED. ELEV=685.57
 3. 'X' IN CURB ±2' FROM END OF CURB AT SOUTHEAST CORNER OF JULIAN STREET AND PORTER AVENUE. ELEV=685.44

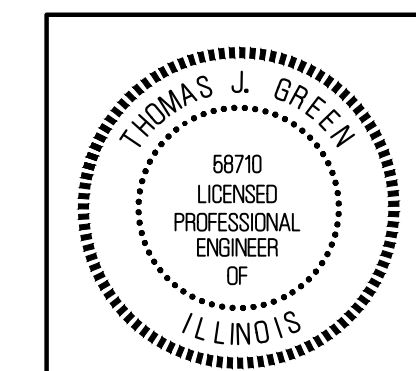
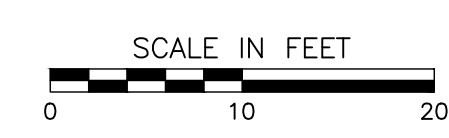
STATE OF ILLINOIS }
COUNTY OF DUPAGE } SS

I, THOMAS J. GREEN, AN ILLINOIS PROFESSIONAL ENGINEER, HEREBY CERTIFY THAT THESE PLANS HAVE BEEN PREPARED BY CIVIL & ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004002, 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. 58710
REGISTRATION VALID THROUGH NOVEMBER 30, 2023

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NAPERVILLE, ILLINOIS 60540

DRAWN BY: MAJ	CHECKED BY: T.JG	APPROVED BY: *T.JG
DATE: JANUARY 5, 2022	DWG SCALE: 1"=10'	PROJECT NO: 317-819

GRADING PLAN
406 S. JULIAN STREET
NAPERVILLE, ILLINOIS

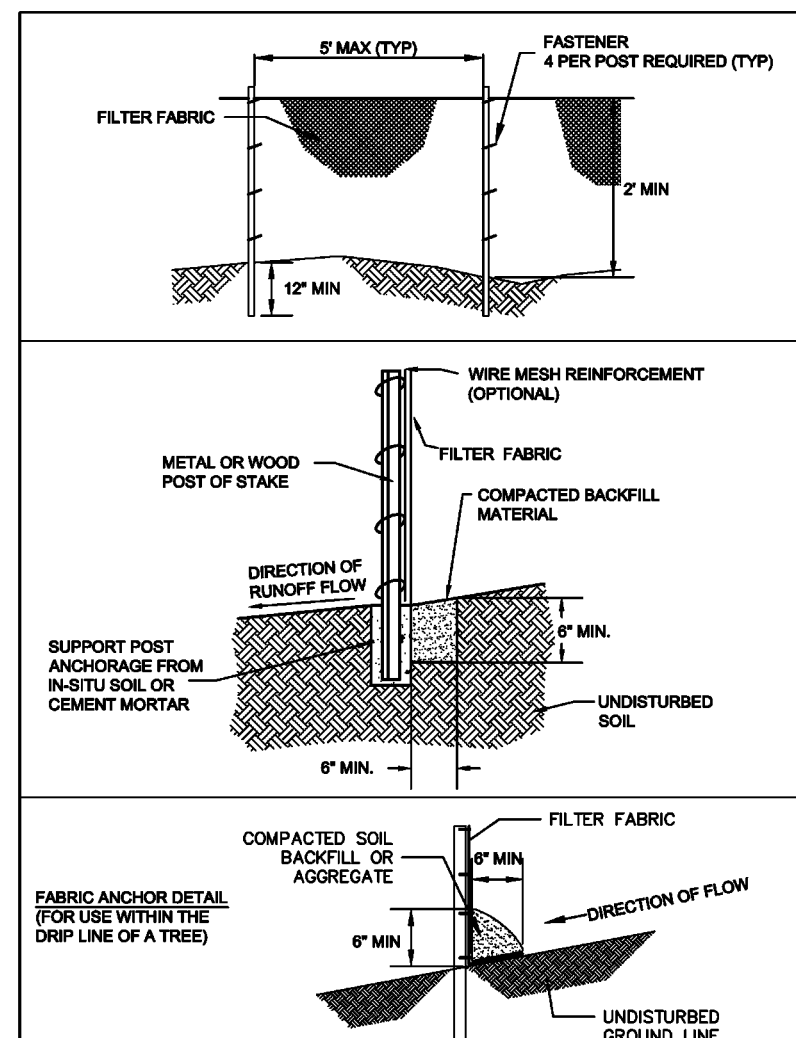
DRAWING NO.: **1**
SHEET 1 OF 2

GENERAL NOTES:

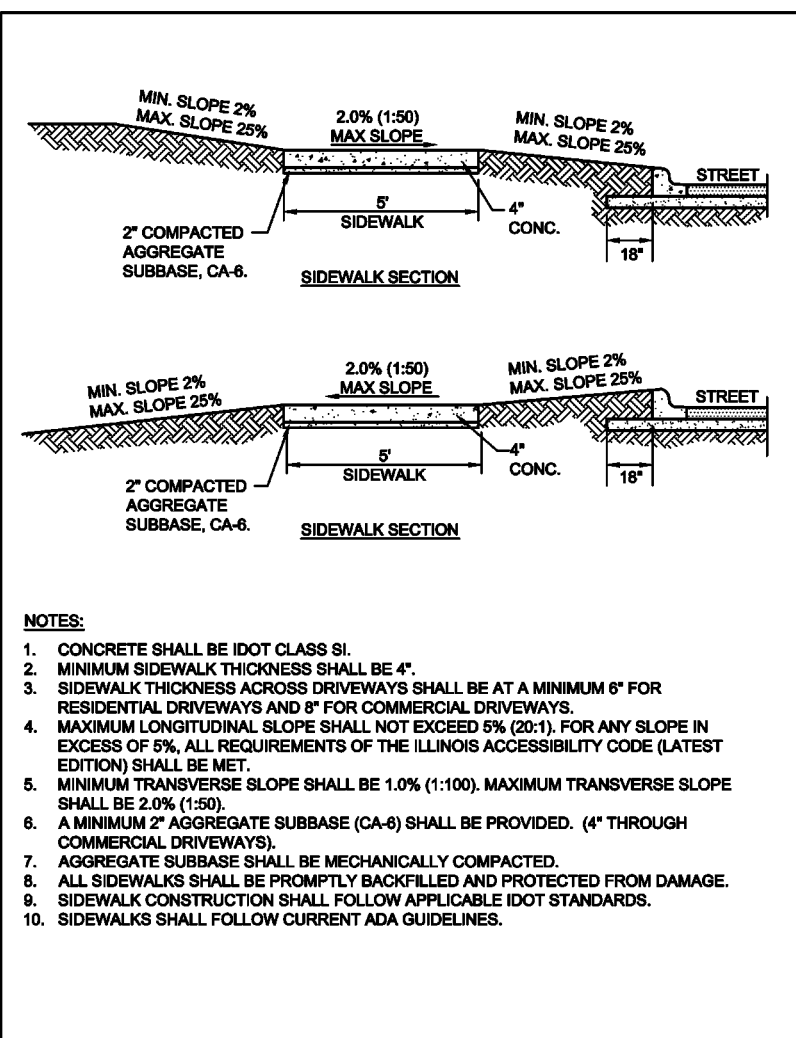
- THIS PLAN MAY BE RELEASED FOR FOIA REQUESTS.
- CEC IS NOT RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.
- DRIVEWAY WIDTH SHALL NOT EXCEED 20' AT R.O.W. LINE.
- MAXIMUM SIDE SLOPE SHALL BE 4:1.
- BUILDING ENVELOPE IS BASED ON THE EXTENSION OF THE OUTSIDE WALLS OF THE FOUNDATION BUT MAY NOT INCLUDE SMALLER FEATURES SUCH AS CORNER BUMPOUTS. SEE ARCHITECTURAL PLANS FOR FOUNDATION PLAN DIMENSIONS.
- AN EXISTING SANITARY SERVICE AND CLEAN-OUT HAS BEEN SHOWN BASED ON INFORMATION PROVIDED BY THE CITY. THE CONTRACTOR SHALL VERIFY ITS LOCATION, SIZE, DEPTH AND CONDITION PRIOR TO EXTENDING THE SERVICE TO THE PROPOSED RESIDENCE. THE PROPOSED SANITARY SERVICE SHALL BE 6" PVC SDR 26 @ 1.00% MINIMUM. THE EXISTING SERVICE LINE SHALL BE REUSED ONLY AFTER IT HAS BEEN TELEVIEWED, WITNESSED AND APPROVED BY THE DEPARTMENT OF PUBLIC UTILITIES-WATER & WASTEWATER DIVISION (630) 420-6082.
- AN OVERHEAD SANITARY SEWER SERVICE AND EJECTOR PIT ARE REQUIRED.
- ALL WORK MUST BE PERFORMED BY A LICENSED PLUMBER AND INSPECTED BY THE CITY OF NAPERVILLE. A RIGHT-OF-WAY PERMIT IS REQUIRED FOR ANY WORK PERFORMED IN THE RIGHT-OF-WAY OR UTILITIES EASEMENT.
- THE EXISTING DRIVEWAY LOCATION SHALL BE USED AS A CONSTRUCTION ENTRANCE. CONTRACTOR TO REMOVE EXISTING DRIVEWAY AT THE TIME OF FINAL GRADING.
- AN EXISTING WATER SERVICE HAS BEEN SHOWN BASED ON INFORMATION PROVIDED BY THE CITY. THE CONTRACTOR SHALL VERIFY ITS LOCATION. THE EXISTING BBOX TO BE REMOVED. SHUT OFF SERVICE AT THE MAIN AND ABANDON PER CITY REQUIREMENTS. PROPOSED WATER SERVICE PRESSURE TAP WITH CORPORATION STOP IN ACCORDANCE WITH CITY REQUIREMENTS. INSTALL TYPE "K" COPPER WATER 1-1/2" SERVICE WITH B-BOX WATER/DIRECTIONALLY BORE BENEATH ROADWAY. CONTRACTOR TO FIELD VERIFY LOCATION OF WATER MAIN AND ANY UTILITY CROSSINGS PRIOR TO CONSTRUCTION. CONTACT CITY OF NAPERVILLE PUBLIC WORKS AT (630) 420-6095 FOR REQUIREMENTS AND INSPECTIONS. REMOVE AND REPLACE PAVEMENT AS NEEDED.
- 87.1 ± 689.0 = 688.1 = AVERAGE DATUM POINT
- A CONCRETE WASHOUT AREA SHOULD BE PROVIDED ON-SITE. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT-OF-WAY OR STORM SEWER SYSTEM.
- EXISTING STORM SEWER STRUCTURES MUST BE PROTECTED FROM DEBRIS AND SEDIMENT DURING CONSTRUCTION WITH FLEX STORM/INLET FILTERS.
- IF THE DRIVEWAY APRON IS MODIFIED TO ANY SURFACE OTHER THAN ASPHALT OR STANDARD CONCRETE, THE DEVELOPER WILL NEED TO SUBMIT A COPY OF THE CITY'S COVENANT AGREEMENT PRIOR TO FINAL INSPECTION.
- ALL DOWNSPOUTS SHALL BE DIRECTED AWAY FROM ADJACENT HOMES AND TOWARDS THE FRONT OR REAR OF THE PROPERTY. BUBBLERS SHALL BE A MINIMUM OF 15 FEET FROM SIDEWALK AND A MINIMUM OF 3 FEET FROM THE PROPERTY LINE.
- ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.
- THE CONTRACTOR SHALL FIELD VERIFY THE DEPTH, SIZE, CONDITION AND LOCATION OF EXISTING UTILITIES THAT MAY BE IMPACTED BY THE CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.
- TREE PROTECTION MUST BE PROVIDED FOR TREES WITHIN THE CONSTRUCTION AREA AND ANY TREES ACROSS THE ROADWAY WHICH MAY BE IMPACTED BY UTILITY CONNECTIONS.
- EXISTING HOUSE, SIDEWALKS, FENCES, DRIVEWAY AND SHEDS TO BE REMOVED AND ALL RESULTING CONSTRUCTION DEBRIS TO BE DISPOSED OF LEGALLY AND SAFELY OFFSITE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UNDERGROUND OR OVERHEAD UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN ON THE PLANS. ANY UTILITY THAT IS DAMAGED DURING THE CONSTRUCTION SHALL BE REPAIRED TO THE SATISFACTION OF THE CITY AND THE OWNER, OR REPLACED.
- ANY OPEN EXCAVATIONS, OR POTENTIALLY DANGEROUS AREAS SHALL BE FENCED OR GUARDED IN AN ACCEPTABLE MANNER AT THE END OF EACH DAY FOR THE PROTECTION OF THE CONTRACTOR'S EMPLOYEES AND GENERAL PUBLIC SAFETY.
- CONTRACTOR SHALL ENSURE ADJACENT ROADS REMAIN CLEAR AND FREE OF CONSTRUCTION DEBRIS AT ALL TIMES.
- CONTRACTOR IS RESPONSIBLE FOR COMPARING ENGINEERING PLANS TO ARCHITECTS PLANS. ANY DISCREPANCY MUST BE CLARIFIED BY THE ENGINEER AND ARCHITECT PRIOR TO CONSTRUCTION.
- DURING EXCAVATION ACTIVITIES, THE CONTRACTOR IS TO HALT ALL CONSTRUCTION ACTIVITIES IF WATER IS OBSERVED WHILE EXCAVATING. THE CONTRACTOR IS TO CONTACT THE ENGINEER IMMEDIATELY.
- A PERMIT MAY BE REQUIRED FOR CERTAIN ADDITIONAL INSTALLATIONS (PATIO, DECK, ETC.).

TREE PROTECTION NOTES:

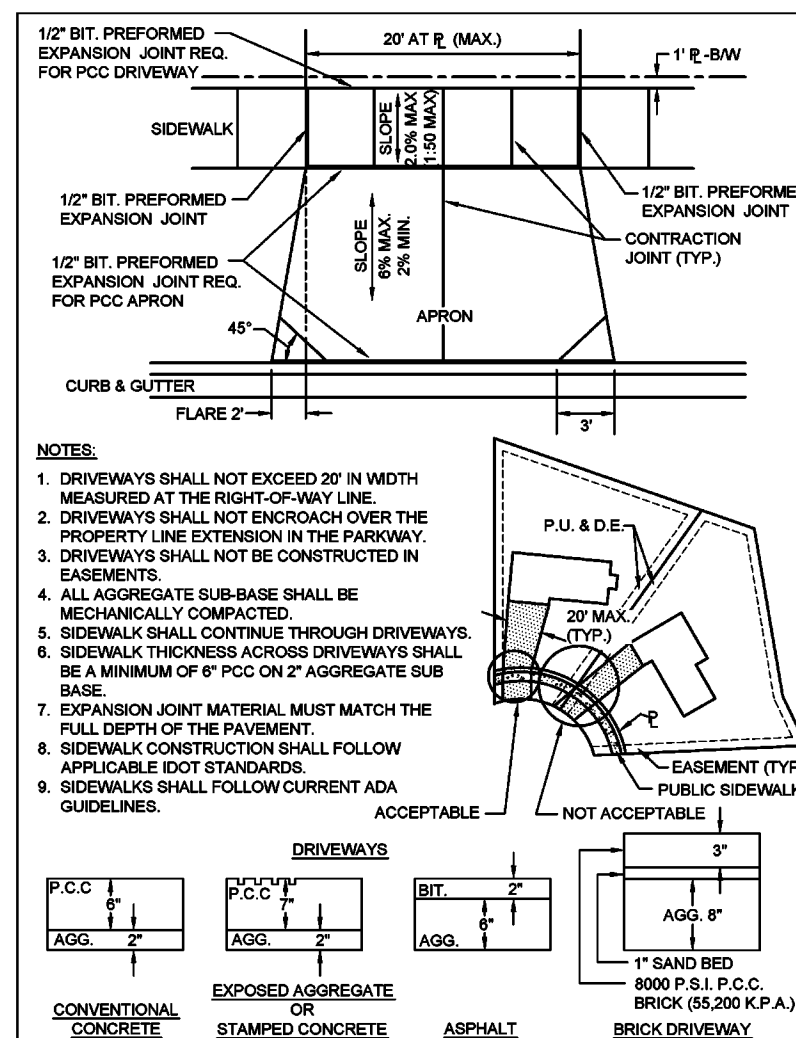
- GRADING AND CONSTRUCTION EQUIPMENT IS PROHIBITED FROM ENCRoACHING ON THE DRIP LINE OF ANY TREE TO BE PRESERVED.
- CRUSHED LIMESTONE, OR ANY OTHER MATERIAL WHICH MAY BE DETRIMENTAL TO TREES, SHALL NOT BE DISCARDED OR PLACED WITHIN THE DRIP LINE OF ANY TREES NOR SHALL MATERIAL BE LOCATED AT AN ELEVATION WHICH WOULD CONTRIBUTE RUNOFF OF SUCH MATERIAL TOWARD TREE(S).
- MATERIALS OR VEHICLES SHALL NOT BE STORED, DRIVEN OR PARKED WITHIN THE DRIP LINE OF ANY TREES.
- WOODEN LATH, SNOW FENCING, BRIGHTLY COLORED PLASTIC CONSTRUCTION FENCING OR OTHER ALTERNATIVE BARRIER APPROVED BY THE CITY OF NAPERVILLE SHALL BE INSTALLED AT THE PERIPHERY OF THE TREE'S DRIP LINE OR BEYOND. THE BARRIER SHALL BE A MINIMUM OF FORTY-EIGHT (48) INCHES IN HEIGHT AND MUST BE SECURELY ANCHORED TO FENCE POSTS A MINIMUM DISTANCE OF FIVE (5) FEET ON CENTER.
- UTILITY LINES SHALL BE AUGURED TO PREVENT DAMAGE TO TREE ROOT SYSTEMS WHEN AN UNDERGROUND UTILITY LINE IS TO BE LOCATED WITHIN FIVE (5) FEET OF THE TRUNK OF A TREE DESIGNATED FOR PRESERVATION.
- TREES TO BE PRESERVED WHICH HAVE BEEN SUBJECTED TO ACTIVITY WITHIN THE DRIP LINE SHOULD BE SELECTIVELY PRUNED OR THINNED TEN (10) PERCENT BY AN ARBORIST OR TREE SURGEON SKILLED AT THE SELECTIVE THINNING PROCEDURE. ALL DEAD WOOD SHALL BE REMOVED.
- TREE REMOVAL - TO BE PERFORMED IN A SAFE MANNER TO PROTECT ADJOINING PROPERTY AND OTHER TREES TO BE PRESERVED. STUMPS TO BE GROUND OUT WHERE POSSIBLE. WORK IS TO BE RECOMMENDED TO BE PERFORMED IN ADVANCE OF ANY EXCAVATION OR DEMOLITION.
- TREE PRUNING - PRUNING SHALL CONFORM TO ANSI A-300 STANDARDS. CROWN CLEAN (PRUNE OUT) DEADWOOD 1" IN DIAMETER AND LARGER ON ALL TREES. THIN BY 15% THE TREES THAT ARE DESIGNATED BY THE ARBORIST. CROWN RAISE WHERE REQUIRED FOR ACCESS. SCOPE OF WORK TO BE REVIEWED AT THE JOB SITE BRIEFING BY THE ARBORIST ON SITE WITH CREWS IN ADVANCE OF WORK. WORK IS TO BE RECOMMENDED TO BE PERFORMED IN ADVANCE OF ANY EXCAVATION OR DEMOLITION.
- TREE PROTECTION FENCING AND ROOT PRUNING: TO BE INSTALLED BEFORE CONSTRUCTION AND AFTER TREE PRUNING AND REMOVALS. LOCATION WILL FOLLOW AT MINIMUM, THE LOCATION OF THE CRITICAL ROOT ZONE, OR ROOT PRUNED ROOTS. IN SOME AREAS IT WILL, WHERE POSSIBLE, BE LOCATED BEYOND THIS AREA. ALL FENCING WILL BE LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY. ALL EQUIPMENT FOR CONSTRUCTION/EXCAVATION SHALL BE LIMITED TO AREAS OUTSIDE THE PROTECTION FENCING. ROOT PRUNING WILL BE DESIGNATED BY THE ARBORIST AND WILL BE MADE JUST OUTSIDE THE LOCATED OVERDIP.
- FERTILIZATION AND WATERING: ALL TREES TO BE PRESERVED WILL BE FERTILIZED IN ADVANCE OF CONSTRUCTION. THE MATERIAL TO BE USED WILL BE ORGANIC HUMATES AND WILL BE APPLIED TWICE DURING THE GROWING SEASON. SUPPLEMENTAL WATERING WILL BE PERFORMED DURING THE CONSTRUCTION PROCESS IF NATURAL RAINFALL AMOUNTS FALL BELOW NORMAL.



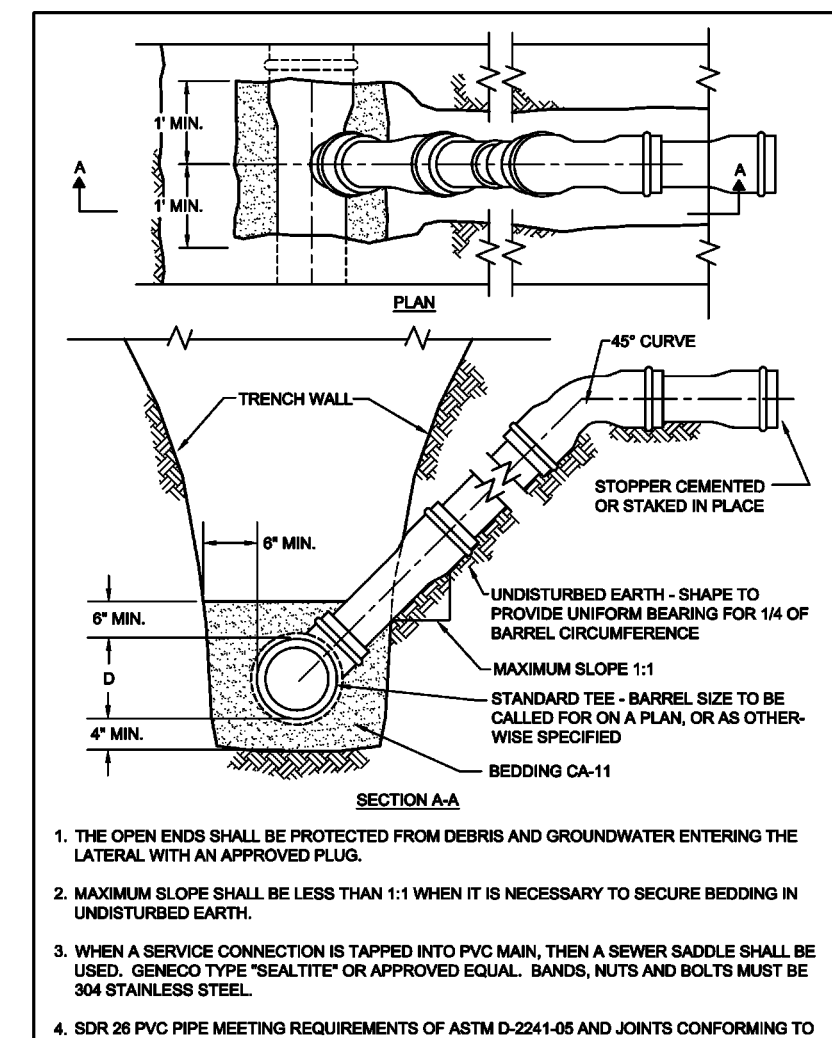
City of Naperville STANDARD DETAIL TEMPORARY EROSION CONTROL MEASURE - SILT FENCE LANDSCAPE 1 SHEET 1 OF 2 **790.03**



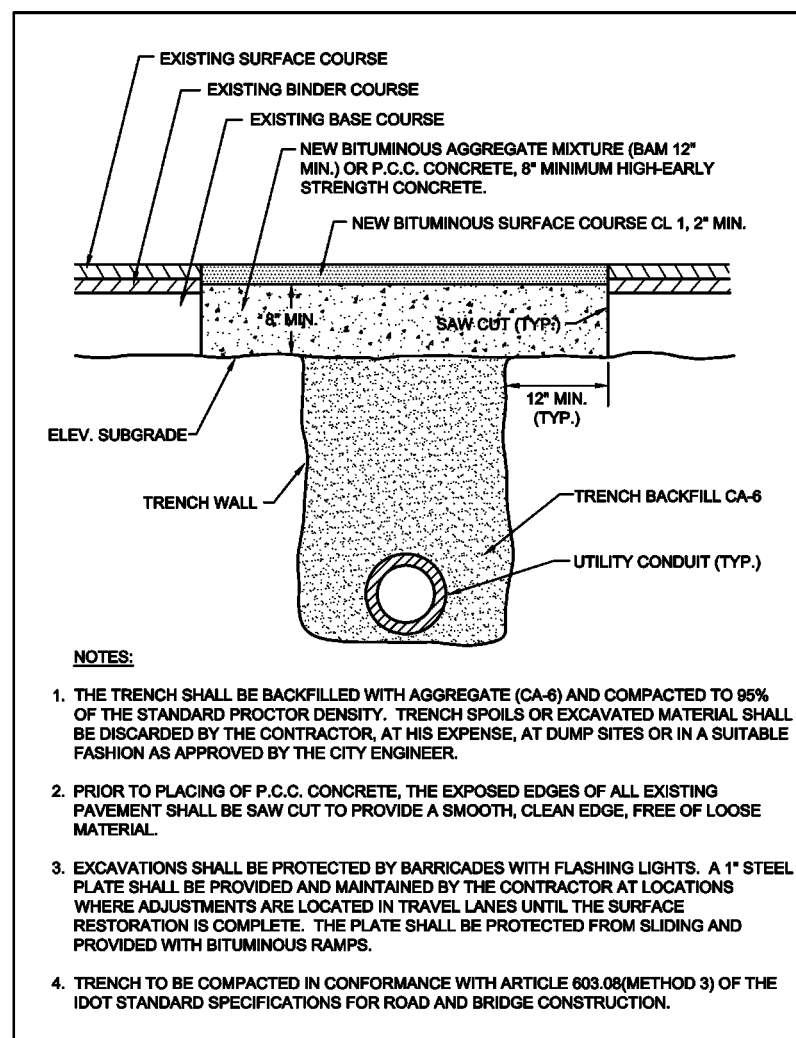
City of Naperville STANDARD DETAIL SIDEWALK PAVEMENT 2 SHEET 1 OF 1 **590.30**



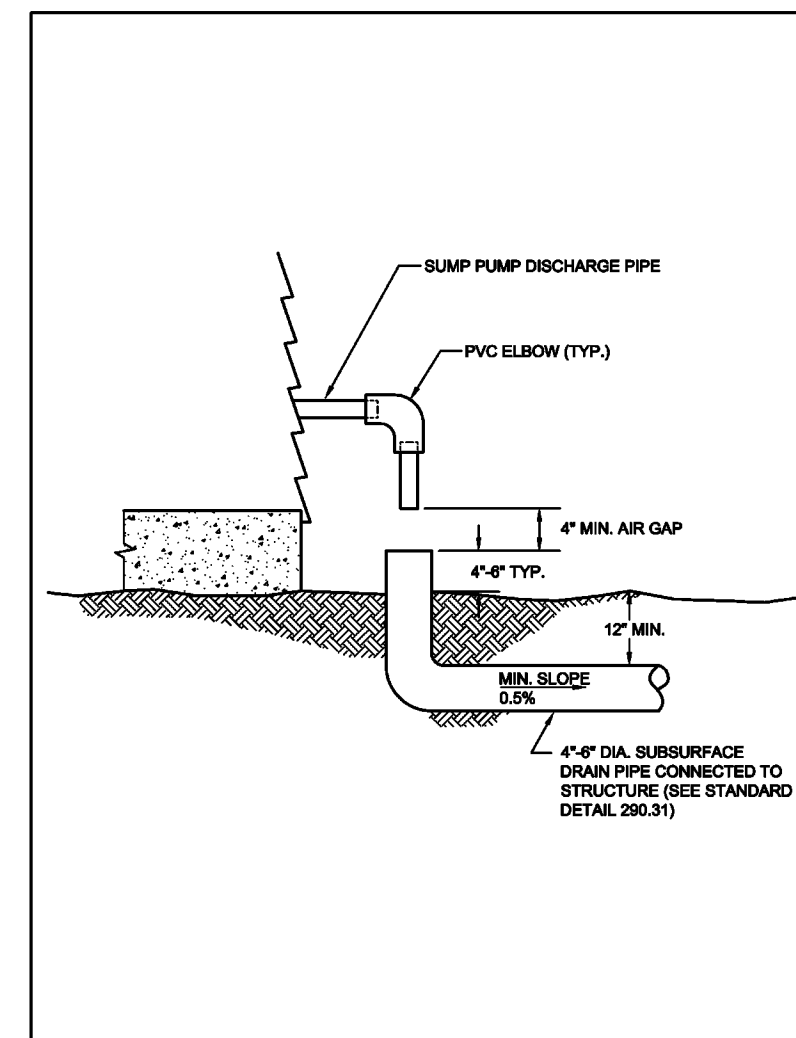
City of Naperville STANDARD DETAIL TYPICAL RESIDENTIAL DRIVEWAY DETAIL PAVEMENT 6 SHEET 1 OF 2 **590.06**



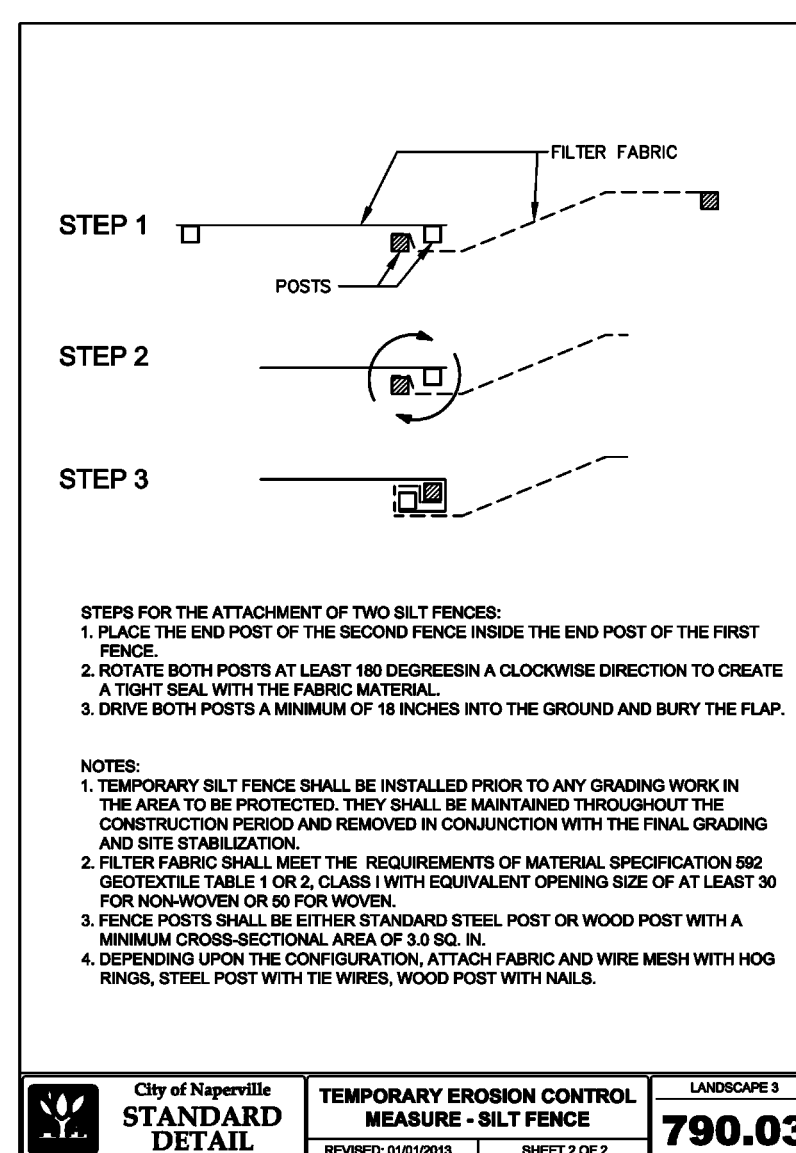
City of Naperville STANDARD DETAIL RISE FOR SERVICE LATERAL SANITARY 2 SHEET 1 OF 1 **390.20**



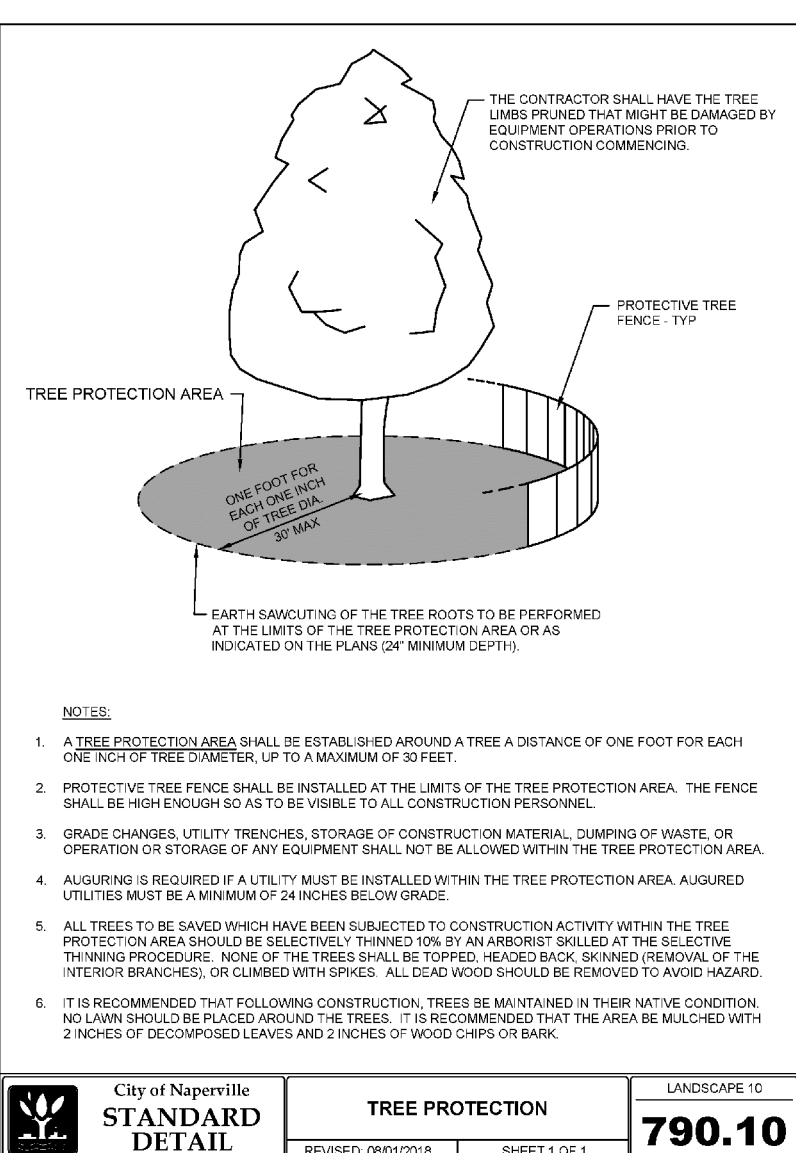
City of Naperville STANDARD DETAIL UTILITY TRENCH PAVING SECTION PAVEMENT 13 SHEET 1 OF 1 **590.13**



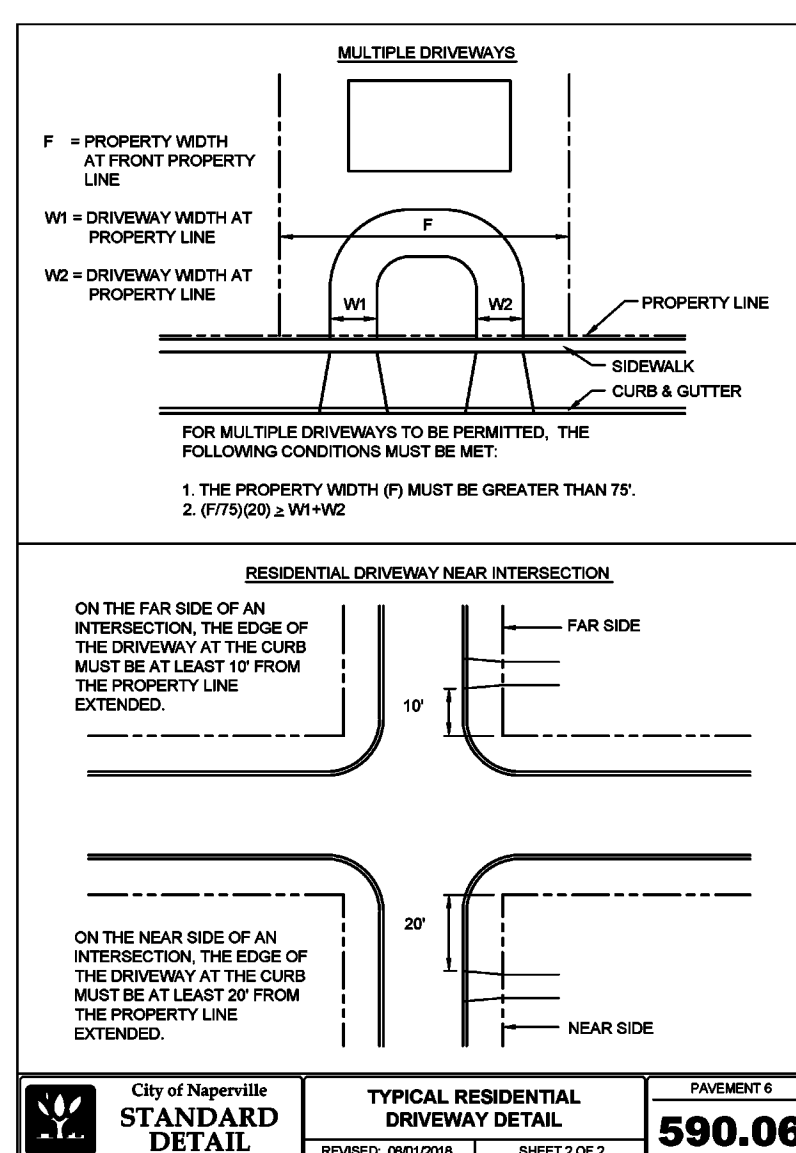
City of Naperville STANDARD DETAIL SUMP PUMP CONNECTION STORM 20 SHEET 1 OF 1 **290.30**



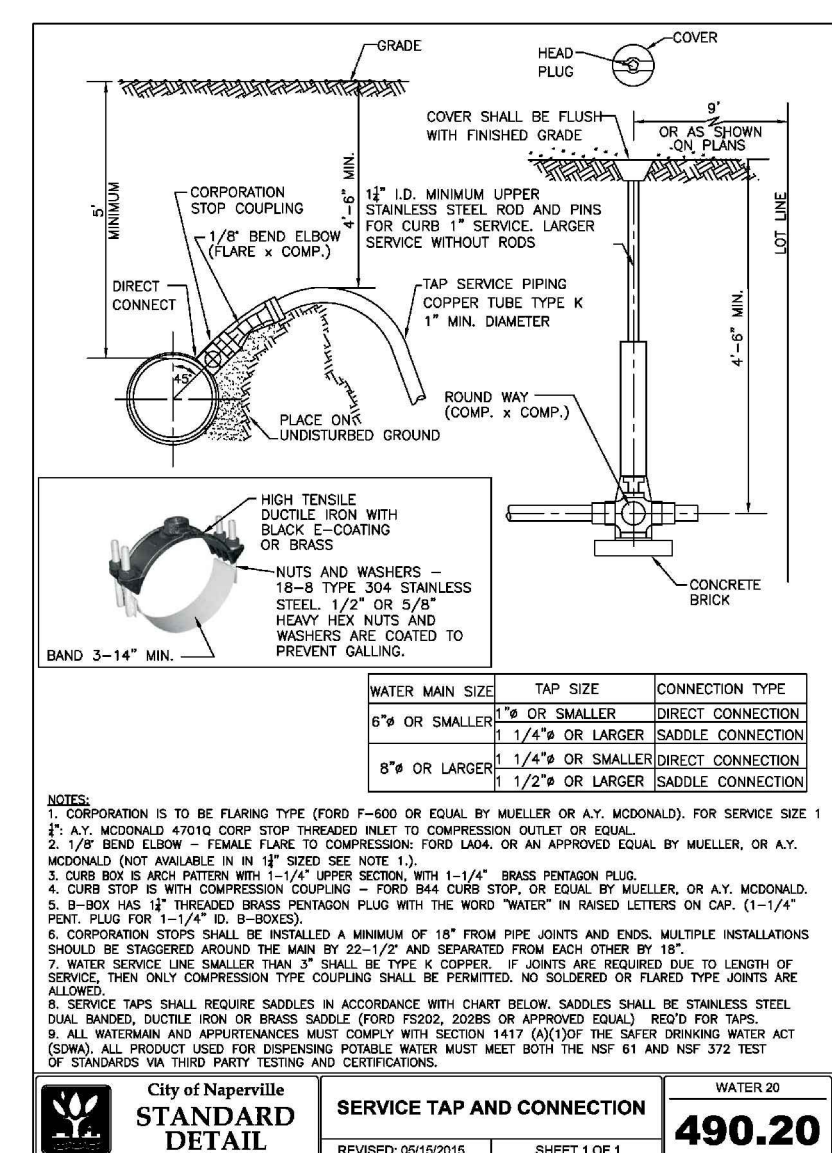
City of Naperville STANDARD DETAIL TEMPORARY EROSION CONTROL MEASURE - SILT FENCE LANDSCAPE 1 SHEET 2 OF 2 **790.03**



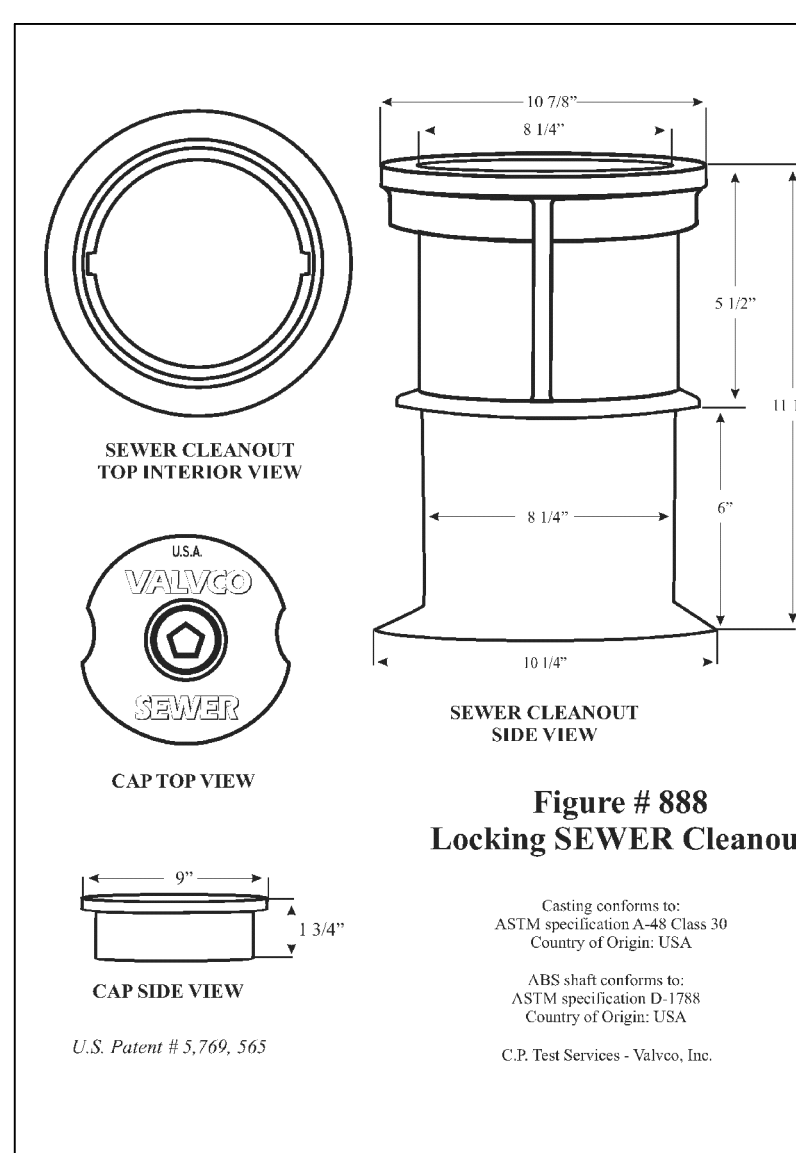
City of Naperville STANDARD DETAIL TREE PROTECTION LANDSCAPE 10 SHEET 1 OF 1 **790.10**



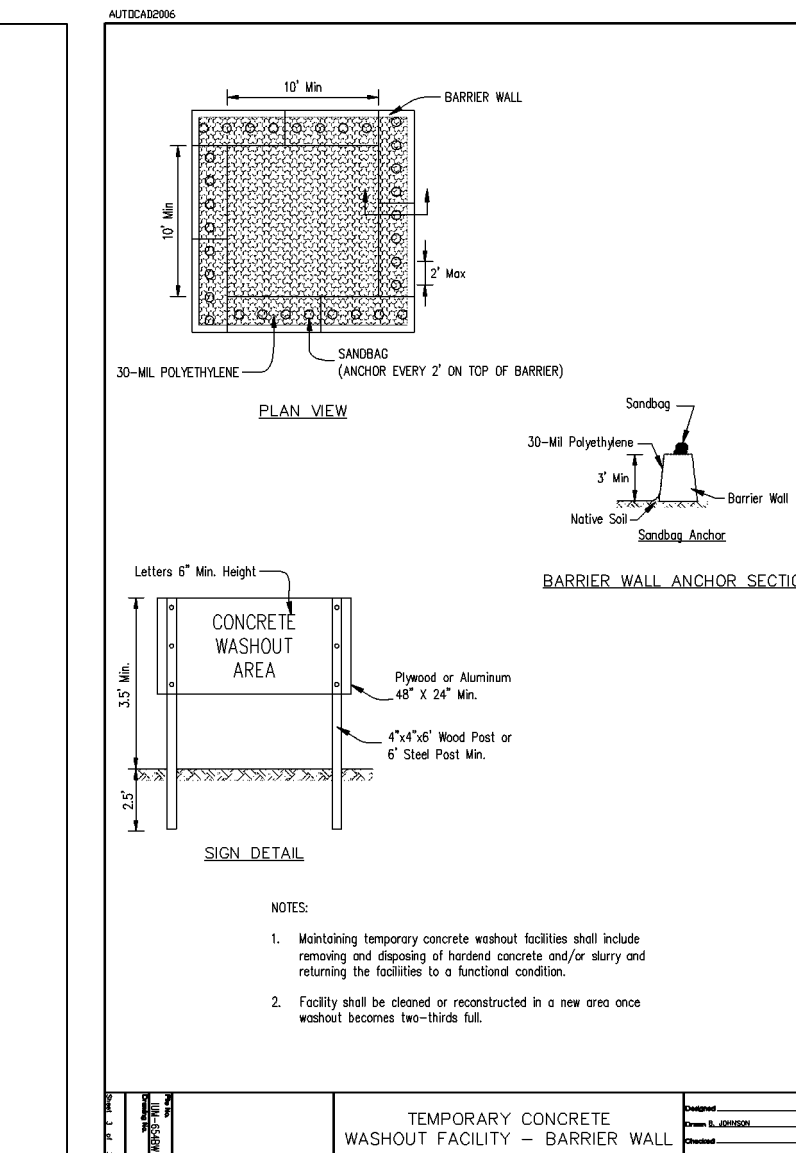
City of Naperville STANDARD DETAIL TYPICAL RESIDENTIAL DRIVEWAY DETAIL PAVEMENT 6 SHEET 2 OF 2 **590.06**



City of Naperville STANDARD DETAIL SERVICE TAP AND CONNECTION WATER 20 SHEET 1 OF 1 **490.20**



City of Naperville STANDARD DETAIL SERVICE TAP AND CONNECTION WATER 20 SHEET 1 OF 1 **490.20**



City of Naperville STANDARD DETAIL TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL STORM 20 SHEET 1 OF 1 **290.30**

