

FINAL ENGINEERING

1141 Basswood Drive
Naperville, IL 60450

City of Naperville, Dupage County, Illinois

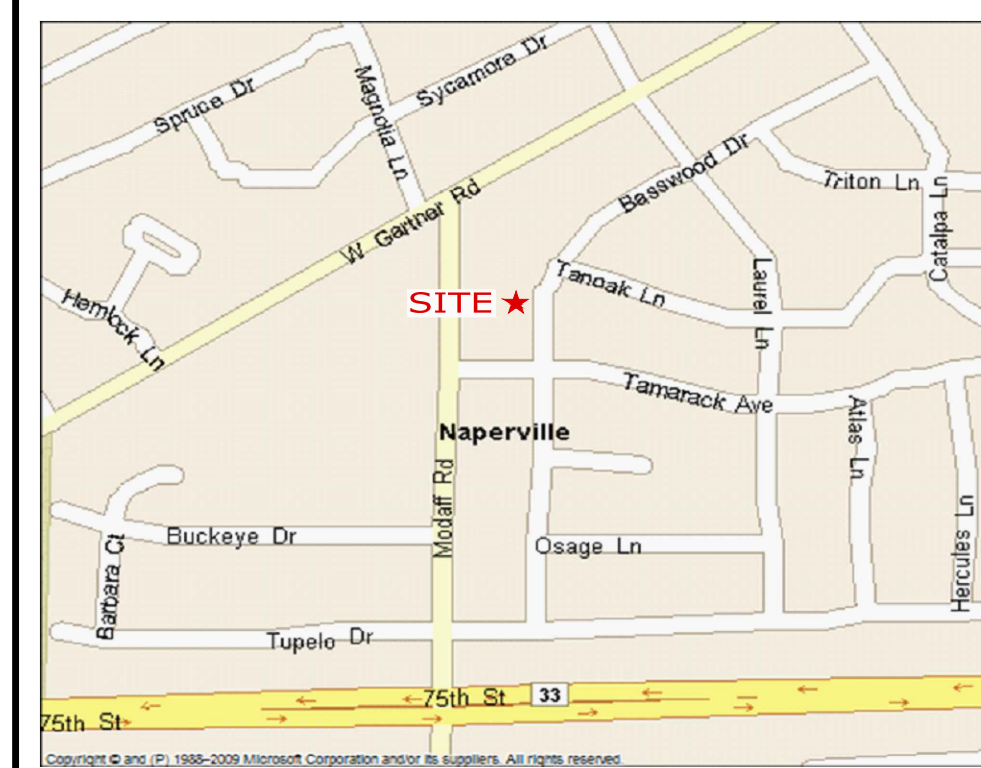
Site, Grading, Demolition, Drainage & Erosion Control

2024

SHEET INDEX

SHEET	TITLE
1	COVER SHEET AND GENERAL NOTES
2	EXISTING CONDITIONS / PLAT OF BOUNDARY AND TOPOGRAPHIC SURVEY
3	EROSION CONTROL PLAN & DEMOLITION PLAN
4	GRADING PLAN

LOCATION MAP



NOT TO SCALE

GENERAL NOTES

- ALL WORK SHALL CONFORM WITH THE CITY OF NAPERVILLE'S STANDARD SPECIFICATIONS AND ORDINANCES.
- ANY DAMAGED PORTIONS OF THE PUBLIC STREETS PAVEMENT SHALL BE RESTORED TO MATCH EXISTING OR APPROVED BY THE CITY ENGINEER.
- ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE RESTORED WITH 6" OF PULVERIZED TOPSOIL/SOD AND WATERED AS REQUIRED TO SUSTAIN GROWTH.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS THE GENERAL CONTRACTOR WILL BE RESPONSIBLE FOR INSPECTION AND REPAIR DURING CONSTRUCTION. THE OWNER WILL BE RESPONSIBLE IF EROSION CONTROL IS REQUIRED AFTER THE CONTRACTOR HAS COMPLETED THE PROJECT.
- THE EROSION CONTROL MEASURES INDICATED ON PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER OR GOVERNING AGENCY.
- REFER TO ARCHITECT PLANS FOR BUILDING DIMENSIONS AND CONSTRUCTION DETAILS.
- ALL DOWNSPOUTS WILL SPLASH ON GRADE.

LEGAL DESCRIPTION

LOT 12 IN BLOCK 6 IN MOSER HIGHLANDS UNIT NO. 12, BEING A SUBDIVISION OF PART OF SECTIONS 19 AND 30, TOWNSHIP 38 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED RECORDED SEPTEMBER 19, 1960 AS DOCUMENT 980172, IN DUPAGE COUNTY, ILLINOIS.

(WARRANTY DEED DOCUMENT NUMBER R2017-075157, RECORDED 7/25/2017)

CONTAINING 9,612 SQUARE FEET OR 0.221 ACRES, MORE OR LESS.

PERMANENT PARCEL INDEX NUMBER: 08-30-106-025

COMMONLY KNOWN AS: 1141 BASSWOOD DRIVE
NAPERVILLE, IL 60540

SURVEY NOTES

EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED UPON THE RECORDED SUBDIVISION PLAT CITED HEREON UNLESS NOTED OTHERWISE.

THE SURVEYOR EXPRESSES NO OPINION AS TO THE ACCURACY OF ANY UNDERGROUND UTILITIES WHEN NOT READILY VISIBLE FROM THE SURFACE. IT IS RECOMMENDED THAT THE APPROPRIATE GOVERNMENTAL AGENCY, MUNICIPALITY AND/OR UTILITY COMPANY BE CONTACTED FOR VERIFICATION.

ALL BUILDING TIES ARE TO THE SIDING CORNERS.

THE FLOOD INSURANCE RATE MAP SHOWS THAT THE PROPERTY DESCRIBED HEREON IS FALLING WITHIN ZONE "X", ACCORDING TO THE COMMUNITY NUMBER 170213, CITY OF NAPERVILLE, FOUND ON MAP NUMBER 17043001441, DUPAGE COUNTY, ILLINOIS AND INCORPORATED AREAS, EFFECTIVE DATE OF AUGUST 1, 2019.

ZONE "X" IS AREA OF MINIMAL FLOOD HAZARD

A CURRENT TITLE REPORT WAS NOT FURNISHED TO US FOR OUR USE IN PREPARING THIS SURVEY. THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND/OR SERVITUDES EFFECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS SURVEY.

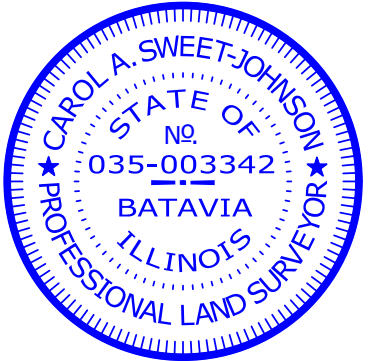
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, CAROL A. SWEET-JOHNSON, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PLAT SHOWN HEREON, BEING COMPLETED IN THE FIELD ON 04/23/2024, IS A CORRECT REPRESENTATION OF A SURVEY PERFORMED AT AND UNDER MY DIRECTION.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY. ALL DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 30TH DAY OF OCTOBER, A.D. 2024.



PRELIMINARY

CAROL A. SWEET-JOHNSON
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3342
LICENSE EXPIRES 11/30/2026

ENGINEER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE } SS

I, NATHANIEL M. LEE, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF BGH CONSTRUCTION, BY ASM CONSULTANTS, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATION AND CONTRACT DOCUMENTS.

DATED THIS 30TH DAY OF OCTOBER, 2024.



PRELIMINARY

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-074842
MY LICENSE EXPIRES ON NOVEMBER 30, 2025

PREPARED FOR:

Matthew Cray
1141 Basswood Drive
Naperville, IL 60540

NO.	DATE	REVISION
1.	04/23/2024	FIELD SURVEY COMPLETED
2.	10/30/2024	ISSUED PRELIMINARY PLAN FOR REVIEW AND COMMENT

SITE DESIGNATION INFORMATION:

1141 BASSWOOD DRIVE
NAPERVILLE, IL 60540

PROJECT NO.
676059(P2)

SP-1

SHEET 1 OF 4

DRAWN BY: EM

CHECKED BY: CSJ & NL

LEGEND

○	SET 3/4" IRON PIPE
●	FOUND IRON STAKE AS NOTED
---	PROPERTY LINE
---	LOT LINE
EXISTING	
⊗	FIRE HYDRANT AND WATER VALVE
⊕	UTILITY POLE
⊕	STREET LIGHT
⊕	ELECTRICAL METER
⊕	GAS METER
▼	STREET SIGN
---	SANITARY SEWER LINE
---	WATER LINE
---	OVERHEAD WIRE
---	CENTER LINE OF PVC FENCE
---	CENTER LINE OF WOOD FENCE
---	CENTER LINE OF CHAIN LINK FENCE
---	CURB CUT
---	CONTOUR LINE
•	SPOT ELEVATION
■	BUILDING
■	ASPHALT PAVEMENT
■	CONCRETE PAVEMENT
○	DECIDUOUS TREE WITH SIZE
ABBREVIATION	
TF	TOP OF FOUNDATION
GF	GARAGE FLOOR
PROPOSED	
•	SPOT ELEVATION
---	CONTOUR LINE
→	FLOW DIRECTION
---	SILT FENCE

LOT COVERAGE

EXISTING		
HOUSE, GARAGE & OVERHANGS	2,135	SF
ASPHALT DRIVEWAY	1,149	SF
CONCRETE & STONE	522	SF
TOTAL	3,806	SF
TO BE REMOVED		
GARAGE	585	SF
ASPHALT DRIVEWAY	1,261	SF
CONCRETE & STONE	66	SF
TOTAL	1,912	SF
PROPOSED		
GARAGE	810	SF
CONCRETE DRIVEWAY	1,334	SF
TOTAL	2,144	SF
NEW NEW IMPERVIOUS AREA	2,144 SF - 1,912 SF = 232 SF	
TOTAL IMPERVIOUS AREA	3,806 SF - 1,912 SF + 2,144 SF = 4,038 SF	
LOT AREA = 9,612 SF		
LOT COVERAGE: 4,038 SF / 9,612 SF = 42.0%		

BENCHMARK INFO

SOURCE BENCHMARK: NGS MONUMENT
DESIGNATION - 525
PID - AA3778
STATE/COUNTY - IL / DU PAGE
USGS QUAD - NORMANTOWN (2018)

ELEVATION = 704.05 (NAVD88)

PREPARED BY:



ASM Consultants, Inc.
16 E Wilson St - Batavia IL 60510
(630) 879-0200 - advanced@advct.com
Professional Design Firm #184-006014 expires 4/30/2025
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EXISTING CONDITIONS

Plat of Boundary and Topographic Survey

LEGEND

- SET 3/4" IRON PIPE
- FOUND IRON STAKE AS NOTED
- PROPERTY LINE
- LOT LINE

EXISTING

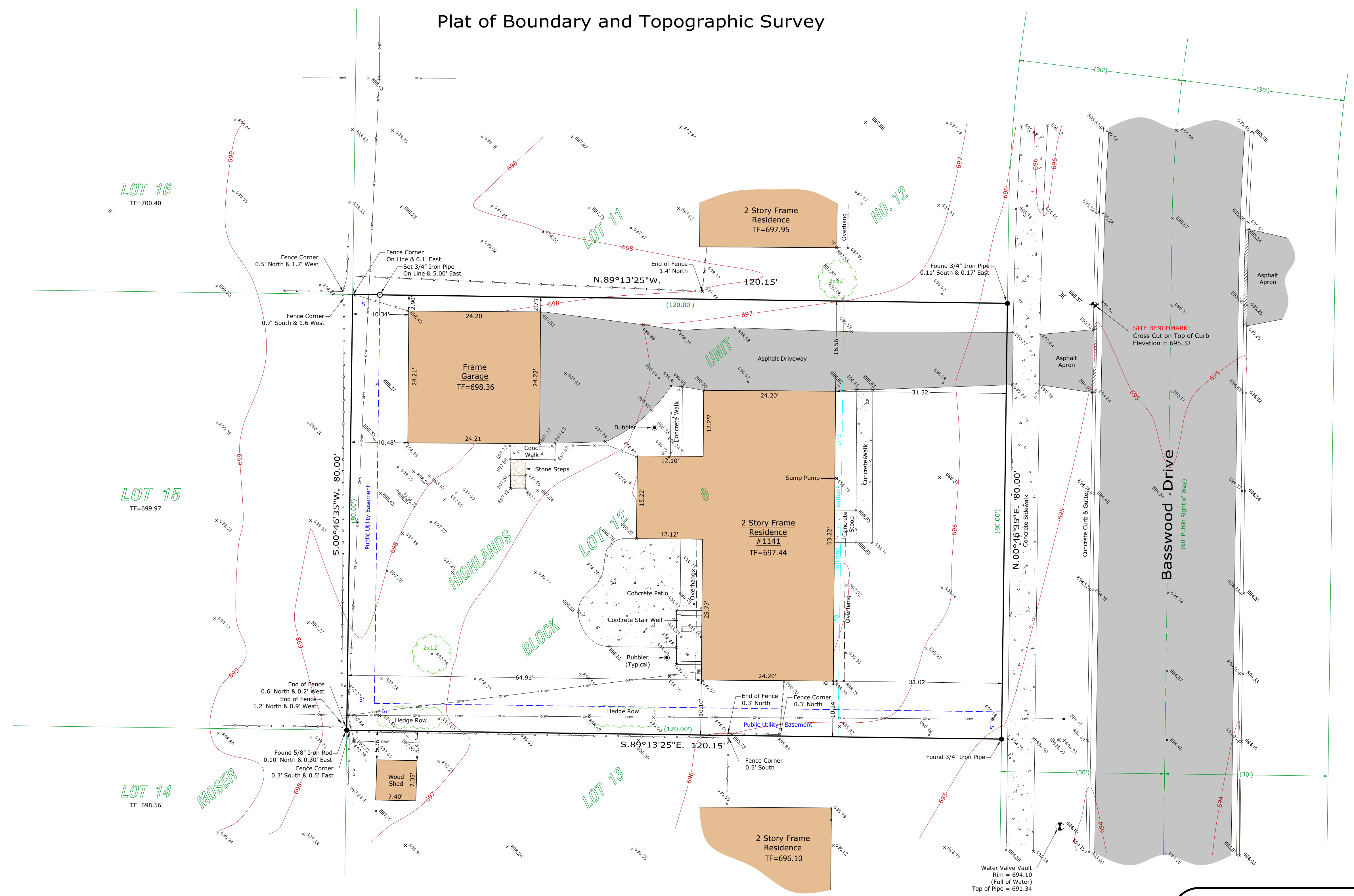
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- ⊕ UTILITY POLE
- ⊕ STREET LIGHT
- ⊕ ELECTRICAL METER
- ⊕ GAS METER
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- WATER LINE
- OVERHEAD WIRE
- CENTER LINE OF PVC FENCE
- CENTER LINE OF WOOD FENCE
- CENTER LINE OF CHAIN LINK FENCE
- ▨ CURB CUT
- 710 CONTOUR LINE
- SPOT ELEVATION
- BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 20' DECIDUOUS TREE WITH SIZE

ABBREVIATION

- TF TOP OF FOUNDATION
- GF GARAGE FLOOR

PROPOSED

- 697.3 SPOT ELEVATION
- 697 CONTOUR LINE
- FLOW DIRECTION
- SILT FENCE



SCALE: 1" = 10'

0' 5' 10' 20'

BEARINGS SHOWN HEREON ARE ASSUMED
24" X 36" PRINT IS THE FULL SCALE FORMAT OF THIS SURVEY.
ANY OTHER SIZE IS AT AN ADJUSTED SCALE.

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PREPARED FOR:

Matthew Crary
1141 Basswood Drive
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PROJECT NO.
676059(P2)

DRAWN BY: EM CHECKED BY: CSJ & NL

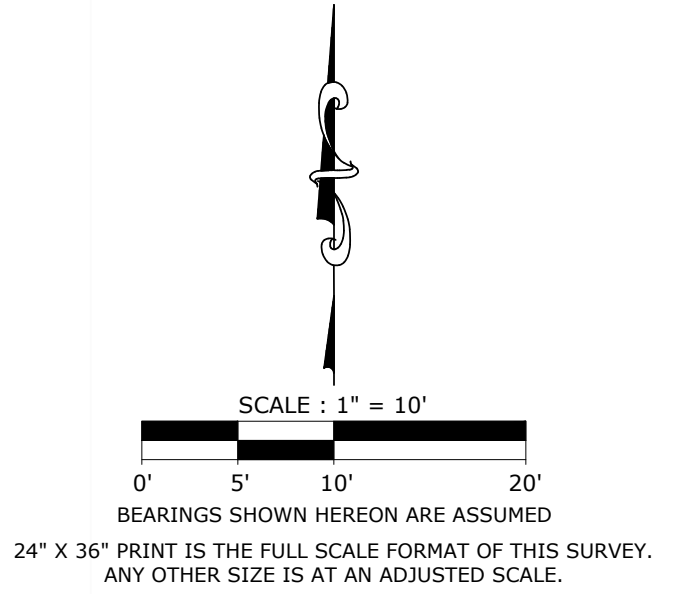
SP-2
SHEET 2 OF 4

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ASMC
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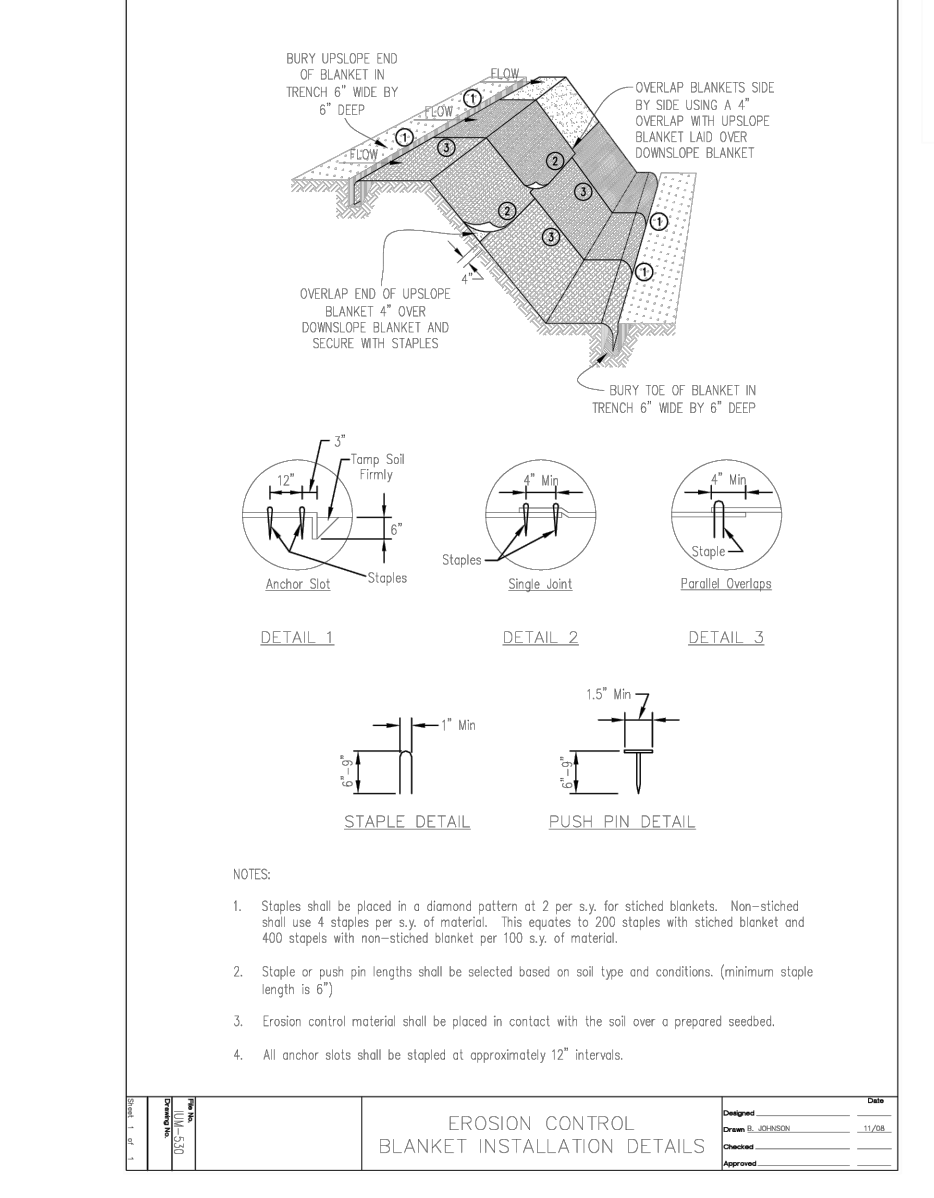
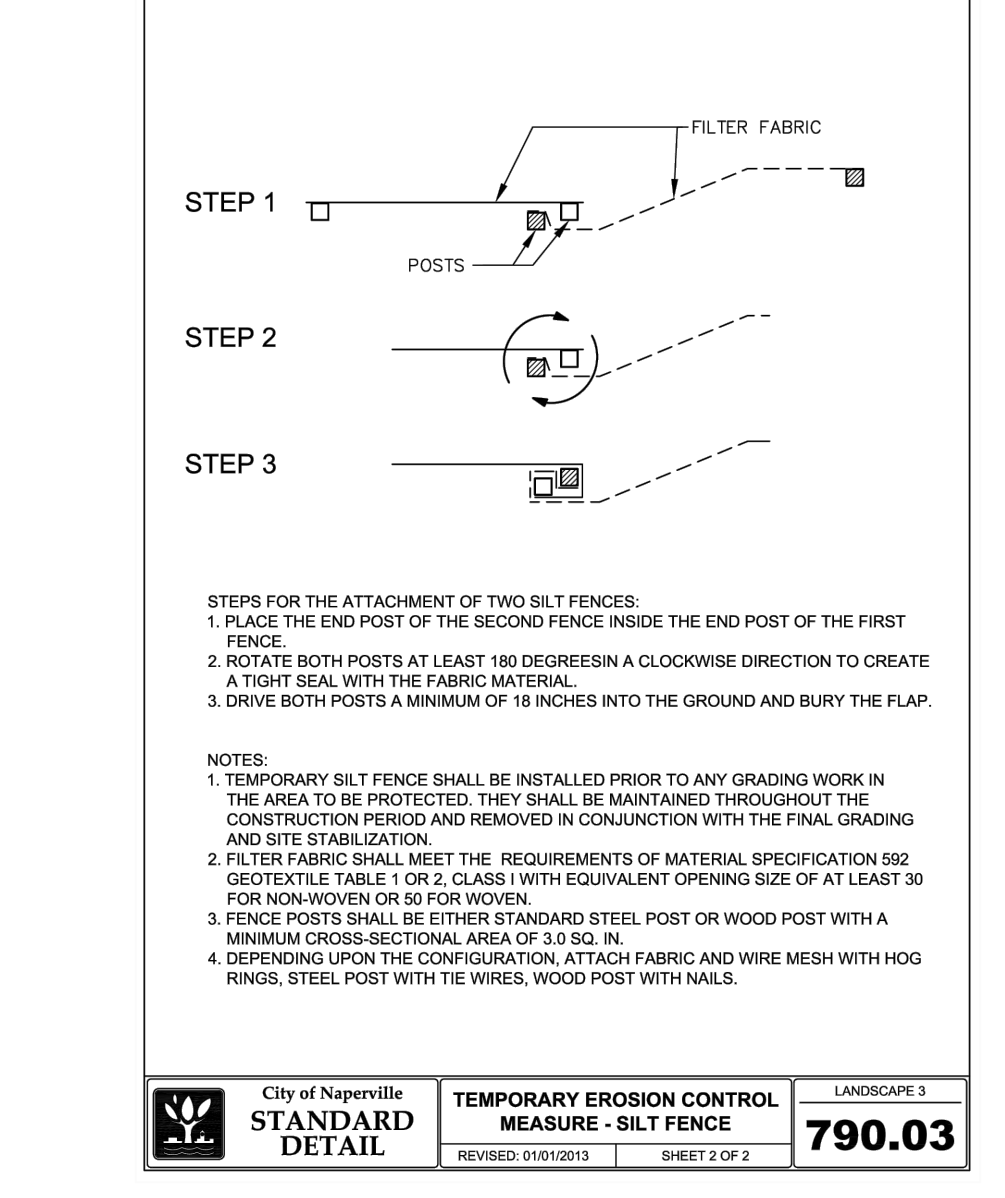
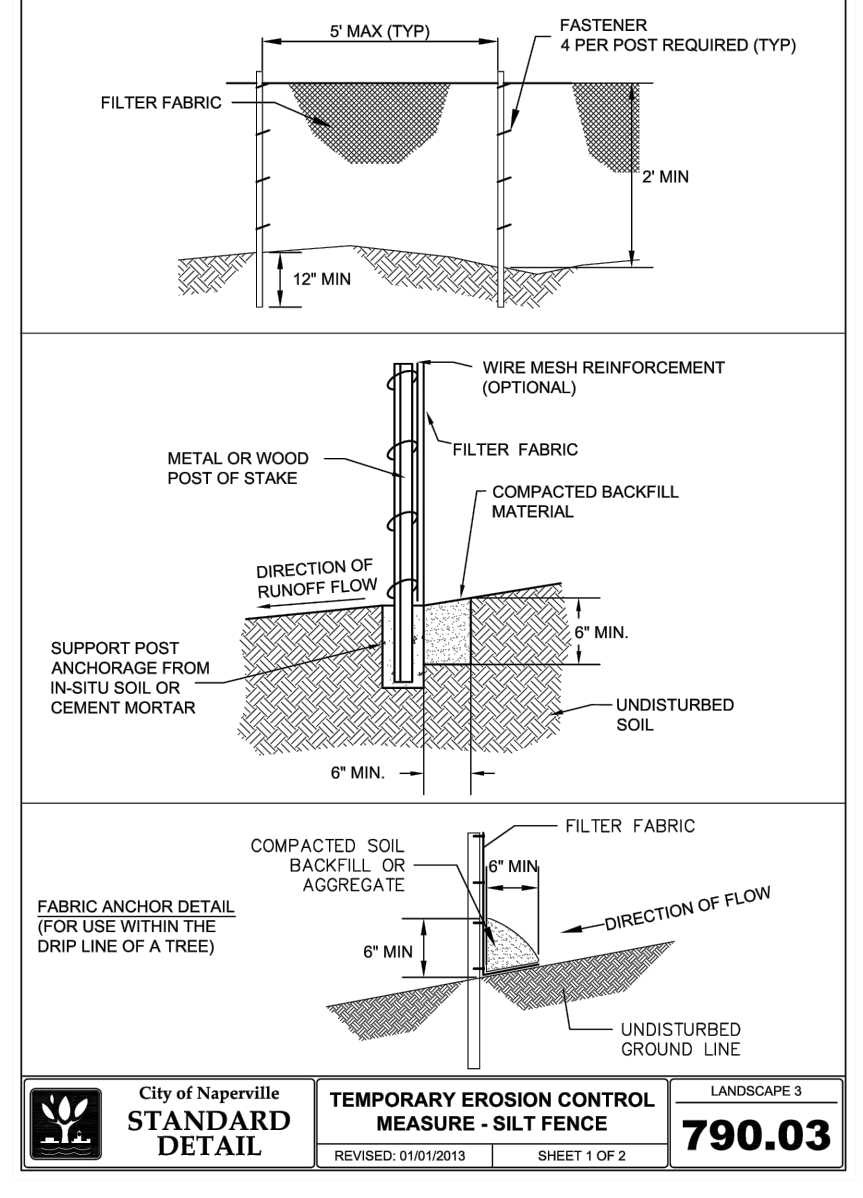
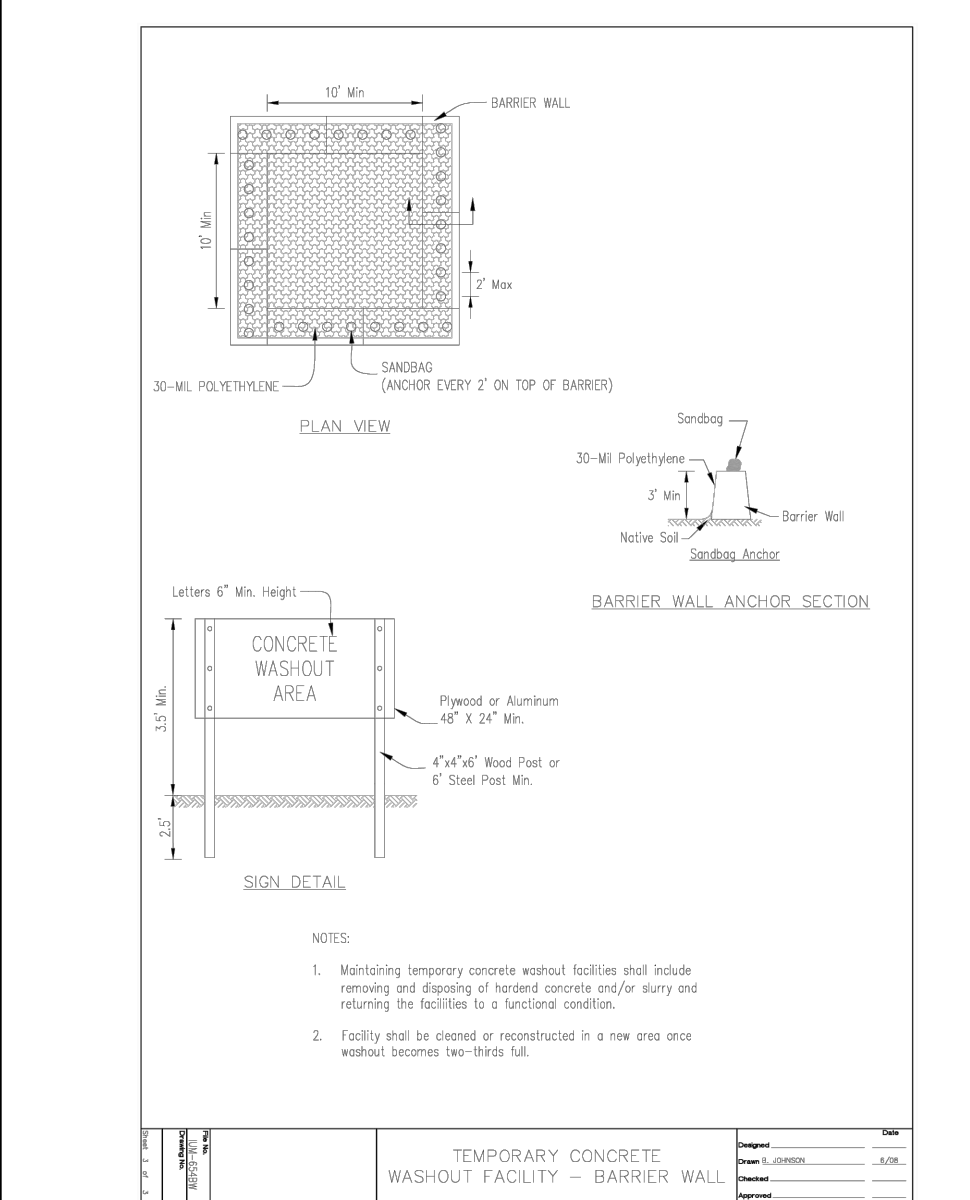
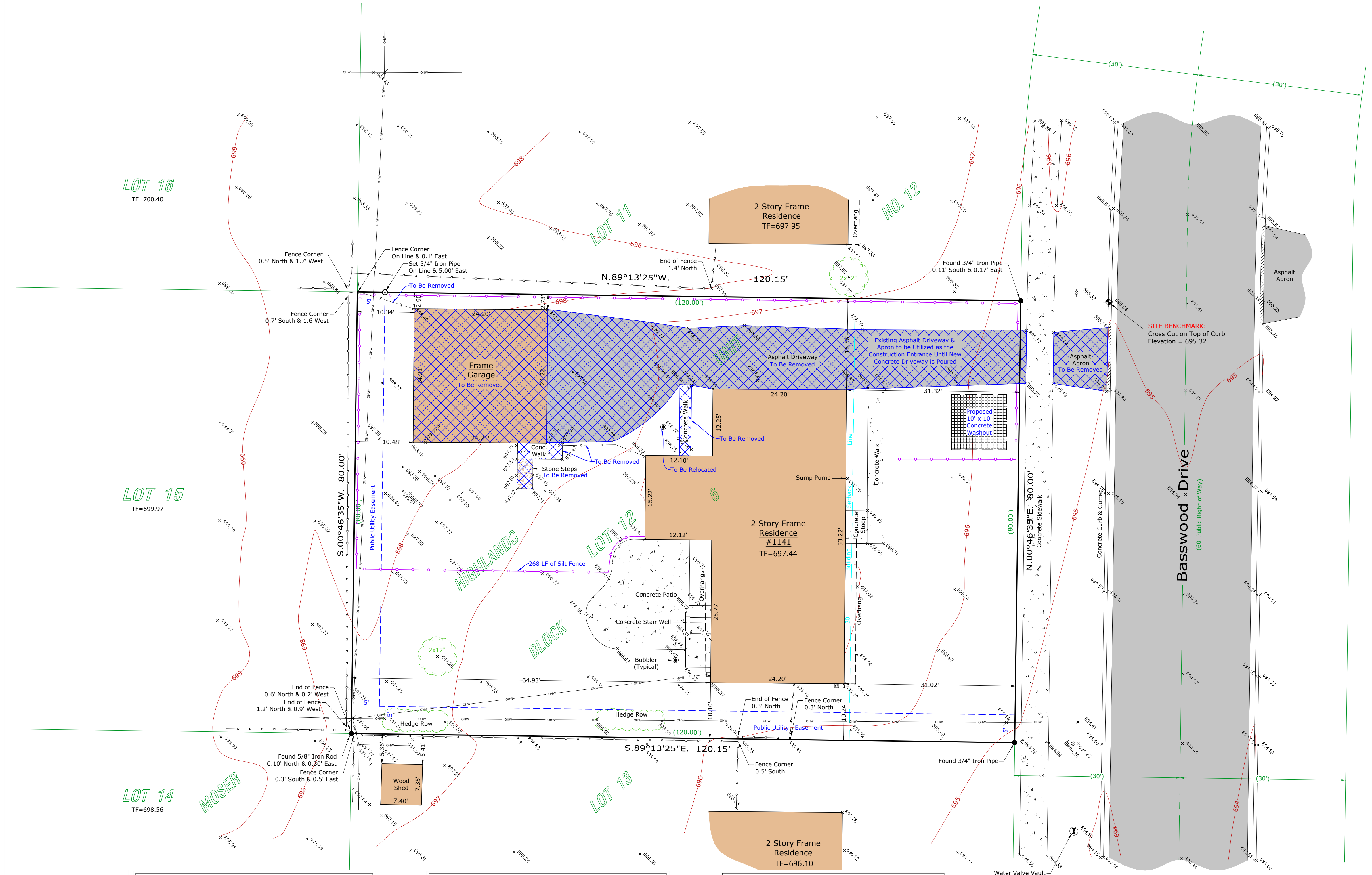
PRELIMINARY

EROSION CONTROL PLAN & DEMOLITION PLAN



LEGEND

- SET 3/4" IRON PIPE
- FOUND IRON STAKE AS NOTED
- PROPERTY LINE
- LOT LINE
- EXISTING**
- ⊕ FIRE HYDRANT AND WATER VALVE
- ⊕ UTILITY POLE
- ⊕ STREET LIGHT
- ⊕ ELECTRICAL METER
- ⊕ GAS METER
- ⊕ STREET SIGN
- SANITARY SEWER LINE
- WATER LINE
- OVERHEAD WIRE
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- CURB CUT
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- 700.00 SPOT ELEVATION
- BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- DECIDUOUS TREE WITH SIZE
- ABBREVIATION**
- TF TOP OF FOUNDATION
- GF GARAGE FLOOR
- PROPOSED**
- 697.3 SPOT ELEVATION
- 697 CONTOUR LINE
- FLOW DIRECTION
- SILT FENCE



BENCHMARK INFO

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DESIGNATION: - S25
PID: - AA3778
STATE/COUNTY: - IL / DU PAGE
USGS QUAD: - NORMANTOWN (2018)
ELEVATION = 704.05 (NAVD88)

PREPARED BY: **ASMO**
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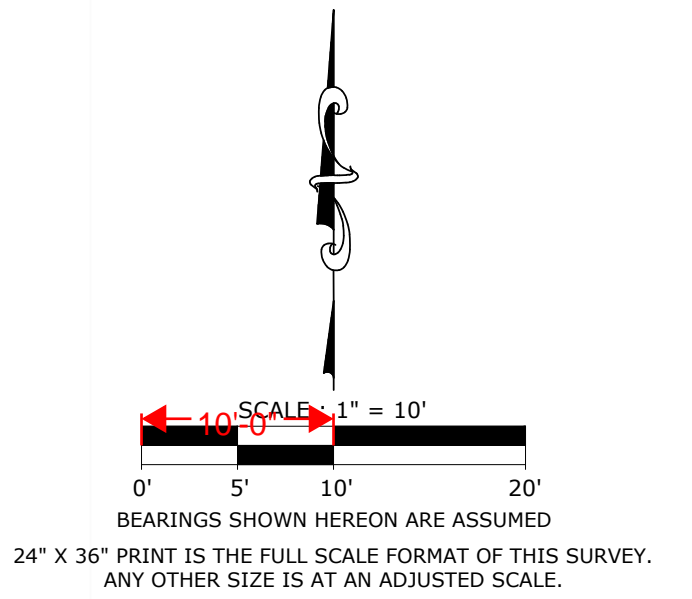
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SP-3
 SHEET 3 OF 4

PRELIMINARY

GRADING PLAN



LEGEND

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EXISTING

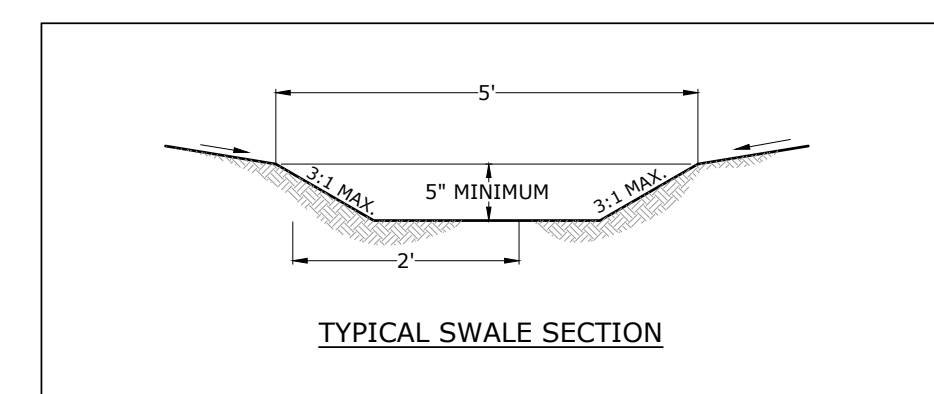
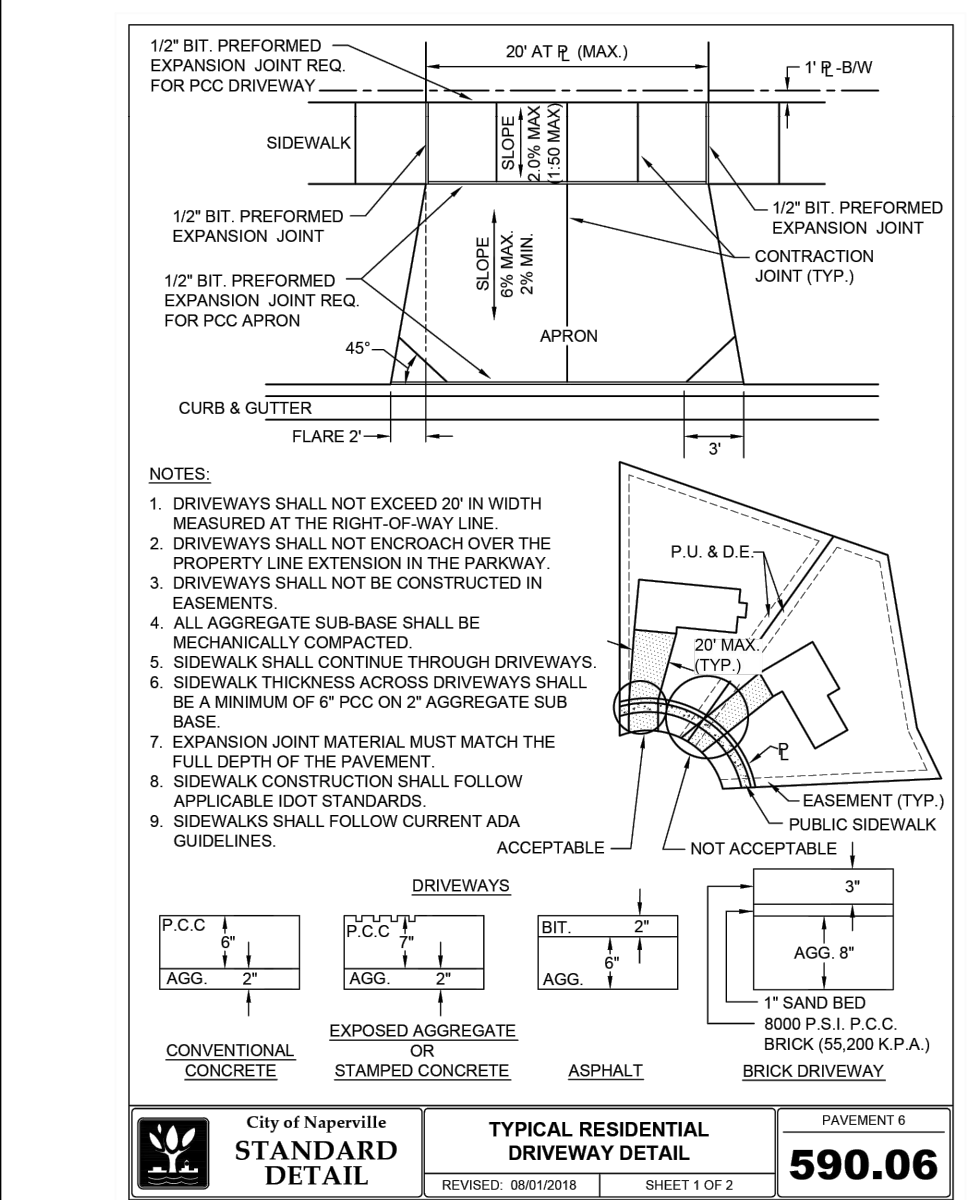
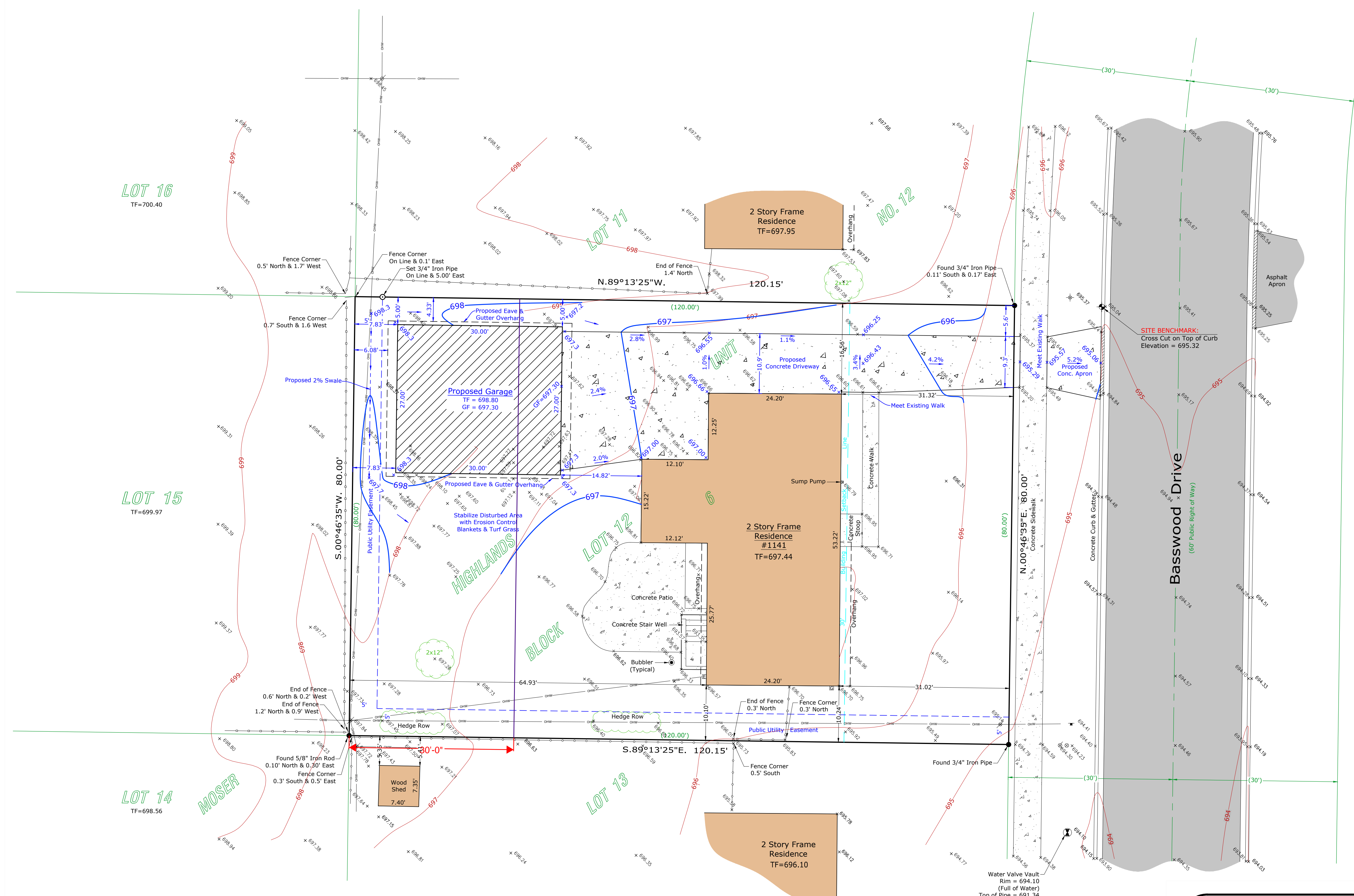
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- BUILDING
- ASPHALT PAVEMENT
- CONCRETE PAVEMENT
- 20" DECIDUOUS TREE WITH SIZE

ABBREVIATION

- TF TOP OF FOUNDATION
- GF GARAGE FLOOR

PROPOSED

- x 697.3 SPOT ELEVATION
- 697 CONTOUR LINE
- FLOW DIRECTION
- SILT FENCE



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SP-4
 SHEET 4 OF 4

PRELIMINARY