



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

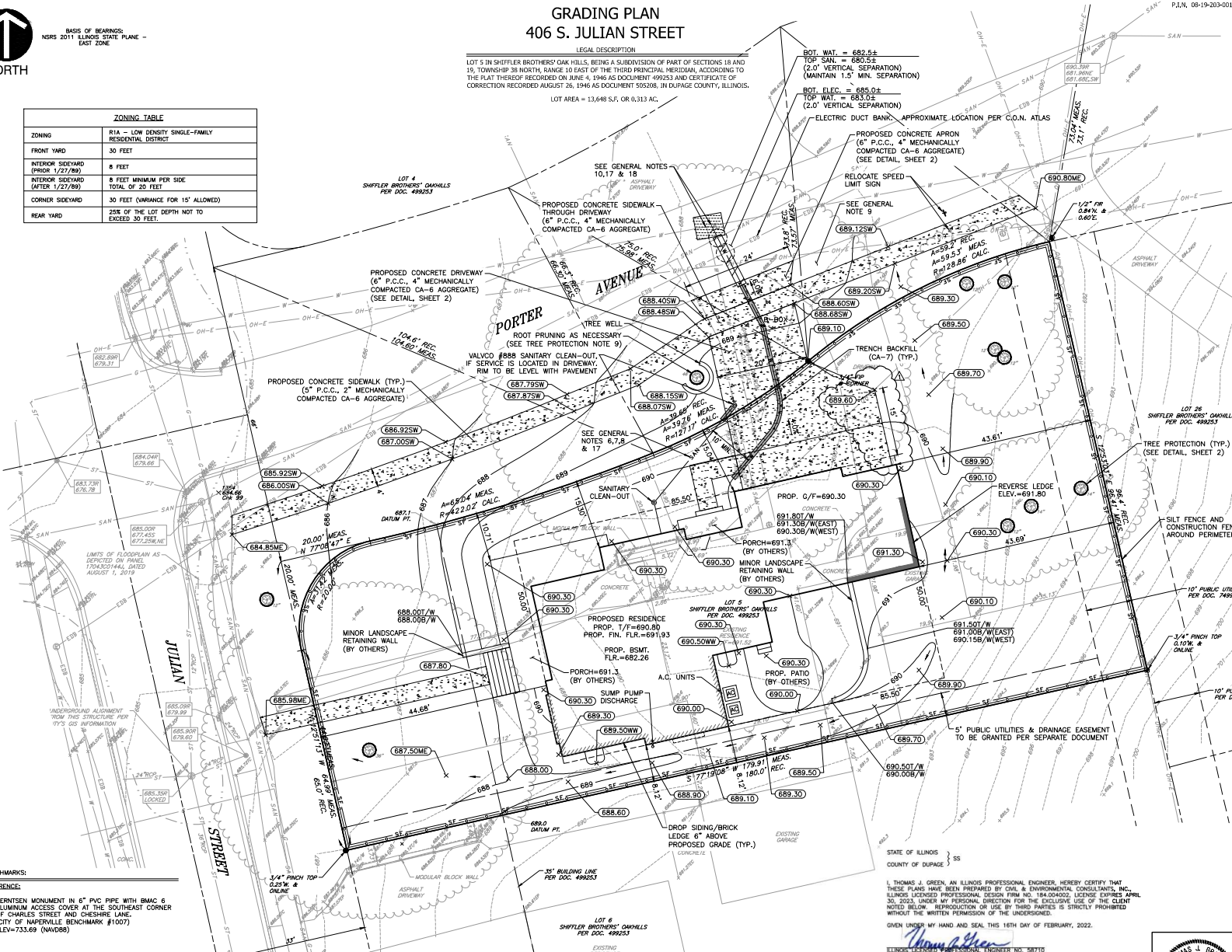
GRADING PLAN 406 S. JULIAN STREET

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 |
| | | |
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| LEGEND: | | |
|---------|---------------------|-------------------------|
| REC | RECORD DIMENSION | AC UNIT |
| MEAS | MEASURED DIMENSION | UTILITY POLE |
| MON | MONUMENTATION FOUND | ELECTRIC PEDESTAL |
| FRP | FOUND IRON PIPE | ELECTRIC METER |
| FRW | FOUND IRON ROD | POWER POLE |
| CHM | 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:**
- BERNTSEN 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)
 - "X" IN CURB WEST SIDE OF JULIAN STREET, OPPOSITE THE SOUTH PROPERTY LINE OF SUBJECT SITE, ELEV=685.57
 - "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
(C) COPYRIGHT 2022 CIVIL & ENVIRONMENTAL CONSULTANTS, INC. ALL RIGHTS RESERVED
HAND SIGNATURE ON FILE

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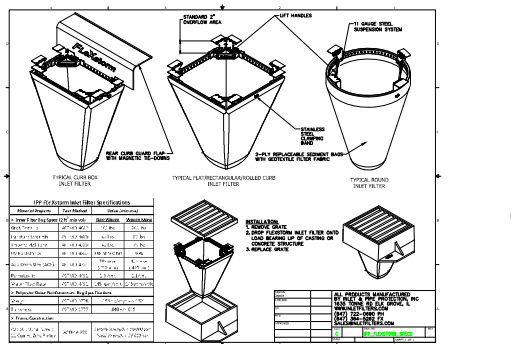
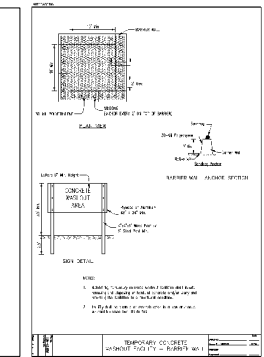
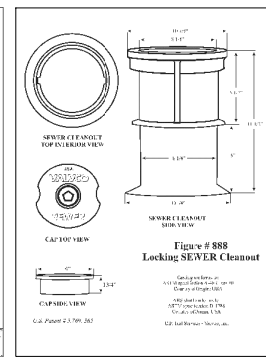
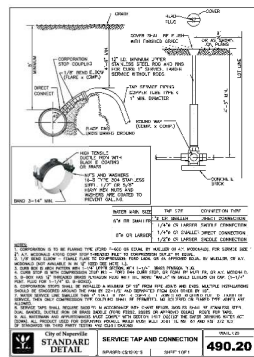
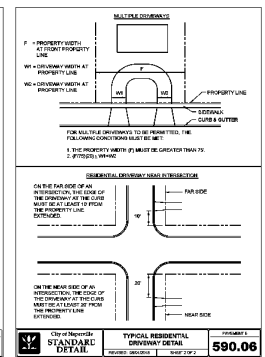
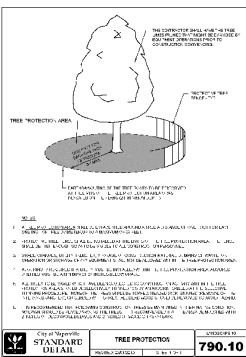
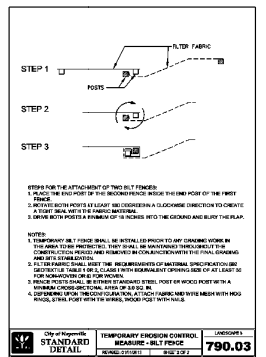
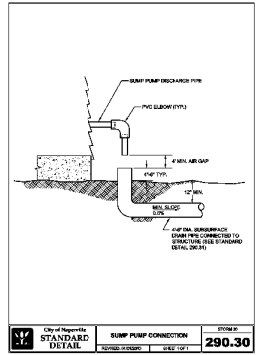
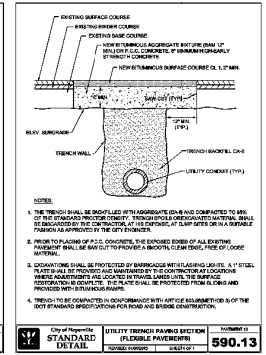
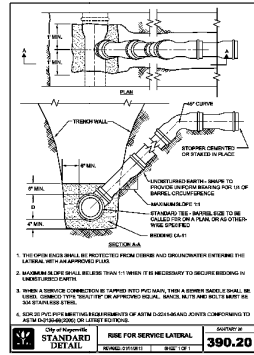
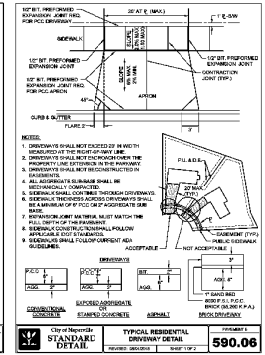
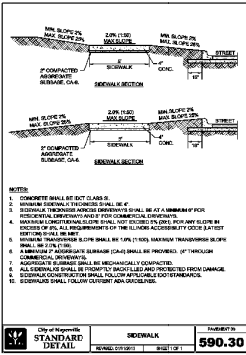
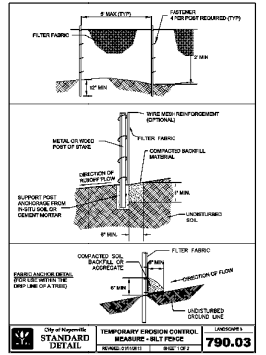
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|--|-----|-------------|-----|-------|-----------------|------------|--------|--------------|---------|
| DRAWN BY: | MAJ | CHECKED BY: | TJG | DATE: | JANUARY 5, 2022 | DWG SCALE: | 1"=10' | PROJECT NO.: | 317-819 |
| GRADING PLAN 406 S. JULIAN STREET NAPERVILLE, ILLINOIS | | | | | | | | DRAWING NO.: | 1 |
| | | | | | | | | SHEET | 1 OF 2 |

GENERAL NOTES:

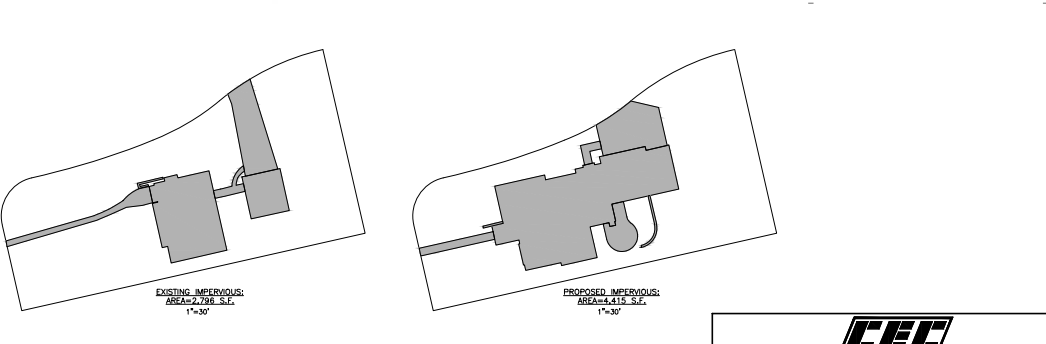
1. THIS PLAN MAY BE RELEASED FOR FEA REQUESTS.
2. CEC IS NOT RESPONSIBLE FOR CONSTRUCTION SITE SAFETY.
3. DRIVEWAY WIDTH SHALL NOT EXCEED 20' AT R.O.W. LINE.
4. MAXIMUM SIDE SLOPE SHALL BE 4:1.
5. BUILDING ENVELOPE IS BASED ON THE EXTENSION OF THE OUTSIDE WALLS OF THE FOUNDATION BUT MAY NOT INCLUDE SMALLER FEATURES SUCH AS CORNICES. SEE ARCHITECTURAL PLANS FOR FOUNDATION PLAN DIMENSIONS.
6. 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 SERVICE. THE PROPOSED SANITARY SERVICE SHALL BE 4" PIPE SIZE OR 8" L.O.S. MINIMUM. THE EXISTING SERVICE LINE SHALL BE REUSED ONLY AFTER IT HAS BEEN TESTED, WITNESSED AND APPROVED BY THE DEPARTMENT OF PUBLIC UTILITIES-WATER & WASTEWATER DIVISION (D30) 400-6095.
7. AN OVERHEAD SANITARY SEWER SERVICE AND ELECTRIC FIT ARE REQUIRED.
8. 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.
9. THE EXISTING DRIVEWAY LOCATION SHALL BE USED AS A CONSTRUCTION ENTRANCE. CONTRACTOR TO REMOVE EXISTING DRIVEWAY AT THE TIME OF FINAL GRADING.
10. AN EXISTING WATER SERVICE HAS BEEN SHOWN BASED ON INFORMATION PROVIDED BY THE CITY. THE CONTRACTOR SHALL VERIFY ITS LOCATION, SIZE, DEPTH AND CONDITION PRIOR TO EXTENDING THE MAIN AND ADDING PER CITY REQUIREMENTS. PROPOSED WATER SERVICE PRESURE AT THE MAIN AND ADDING PER CITY REQUIREMENTS. INSTALL TYPE "K" CROWN WATER 1-1/2" SERVICE WITH 8" BOWL. ALSEY/DIRECTIONALLY BORE BEHIND REARWALL. 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.
11. $687.1 + 682.4 = 689.1 =$ AVERAGE DATUM POINT
12. A CONCRETE WALKWAY AREA SHOULD BE PROVIDED ON-SITE. CONCRETE SHOULD NOT BE WASHED OUT INTO THE PUBLIC RIGHT-OF-WAY OR STORM SEWER SYSTEM.
13. EXISTING STORM SEWER STRUCTURES MUST BE PROTECTED FROM DEBRIS AND SEDIMENT DURING CONSTRUCTION WITH FLEX/STORM/INLET FILTERS.
14. IF THE DRIVEWAY APPROX. IS MODIFIED TO ANY SURFACE OTHER THAN ASPHALT OR STAMPS CONCRETE, THE DEVELOPER WILL NEED TO SUBMIT A COPY OF THE CITY'S COVENANT AGREEMENT PRIOR TO FINAL INSPECTION.
15. ALL DOWNSPUTS SHALL BE DIRECTED AWAY FROM ADJACENT HOMES AND TOWARD THE FRONT OR REAR OF THE PROPERTY. DOWNSPUTS SHALL BE A MINIMUM OF 12 FEET FROM SIDEWALK AND A MINIMUM OF 3 FEET FROM THE PROPERTY LINE.
16. ANY SIDEWALK THAT IS DAMAGED OR NOT ADA COMPLIANT MUST BE REPLACED PRIOR TO FINAL INSPECTION APPROVAL.
17. THE CONTRACTOR SHALL FIELD VERIFY THE DEPTH, SIZE, LOCATION AND LOCATION OF EXISTING UTILITIES THAT MAY BE IMPACTED BY THE CONSTRUCTION. NOTIFY THE DESIGN ENGINEER IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.
18. TREE PROTECTION MUST BE PROVIDED FOR TREES WITHIN THE CONSTRUCTION AREA AND ANY TREES ACROSS THE ROADWAY WHICH MAY BE IMPACTED BY UTILITY CONNECTIONS.
19. EXISTING HOUSE SIDEWALKS, FENCES, DRIVEWAY AND SIDING TO BE REMOVED AND ALL RESULTING CONSTRUCTION DEBRIS TO BE DISPOSED OF LEGALLY AND SAFELY OFFSITE.
20. 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.
21. 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.
22. CONTRACTOR SHALL ENSURE ADJACENT ROADS REMAIN CLEAR AND FREE OF CONSTRUCTION DEBRIS AT ALL TIMES.
23. CONTRACTOR IS RESPONSIBLE FOR COMPARING ENGINEERING PLANS TO ARCHITECTS PLANS. ANY DISCREPANCY MUST BE CLARIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
24. 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.
25. A PERMIT MAY BE REQUIRED FOR CERTAIN ADDITIONAL INSTALLATIONS (PATIO, DECK, ETC.).

TREE PROTECTION NOTES:

1. GRADING AND CONSTRUCTION EQUIPMENT IS PROHIBITED FROM ENCRoACHING ON THE DRIP LINE OF ANY TREE TO BE PRESERVED.
2. CRUSHED LIMESTONE, OR ANY OTHER MATERIAL WHICH MAY BE DETRIMENTAL TO TREES, SHALL NOT BE DISPOSED 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 TREES.
3. MATERIALS OR VEHICLES SHALL NOT BE STORED, DRIVEN OR PARKED WITHIN THE DRIP LINE OF ANY TREES.
4. 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 FROM CENTER.
5. 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.
6. 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. THIS SURGON SHALL BE AT THE SELECTIVE THINNING PROCEDURE. ALL DEAD WOOD SHALL BE REMOVED.
7. TREE REMOVAL - TO BE PERFORMED IN A SAFE MANNER TO PROTECT ADJACENT PROPERTY AND OTHER TREES TO BE PRESERVED. STUMPS TO BE GROUND OUT WHERE POSSIBLE. WORK TO BE RECOMMENDED TO BE PERFORMED IN ADVANCE OF ANY EXCAVATION OR DEMOLITION.
8. 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. SCORES OF WORK TO BE REVIEWED AT THE JOB SITE. BRIDGING BY THE ARBORIST ON SITE WITH CREWS IN ADVANCE OF ANY EXCAVATION OR DEMOLITION.
9. 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 BE LOCATED BEYOND THIS AREA. ALL FENCING WILL BE LOCATED WITHIN THE BOUNDARIES OF THIS PROPERTY. FENCING 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 OVERGROW.
10. 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.



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| IMPERVIOUS CALCULATIONS: | | | |
|--------------------------|------------|------------|------------|
| | EXISTING | PROPOSED | NET |
| HOUSE/GARAGE | 1,747 S.F. | 3,193 S.F. | |
| DRIVE | 658 S.F. | 695 S.F. | |
| WALKS | 375 S.F. | 221 S.F. | |
| PATIO/WALLS | 16 S.F. | 308 S.F. | |
| TOTAL | 2,796 S.F. | 4,415 S.F. | 1,619 S.F. |

NET INCREASE IN IMPERVIOUS AREA IS LESS THAN 2,500 S.F.
THEREFORE NO BEST MANAGEMENT PRACTICES REQUIRED.

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PREPARED FOR:
LEGACY DESIGN & BUILD ASSOCIATION, INC.
624 WELLNER ROAD
NAPERVILLE, ILLINOIS 60540

DRAWN BY: MAL (CHECKED BY: TIG) (APPROVED BY: TIG)
DATE: JANUARY 5, 2022 (DWG SCALE: 1"=10') (PROJECT NO: 317-89)
DRAWING NO: 2
SHEET 2 OF 2

EXHIBIT C