DUE TO NORMAL CONSTRUCTION TOLERANCES AND VARIATIONS BETWEEN RECORD AND ACTUAL LOT DIMENSIONS, ROAKE AND ASSOCIATES, INC. CAN ACCEPT NO LIABILITY FOR MINOR ENCROACHMENTS OF ZONING SETBACKS WHEN STRUCTURES HAVE BEEN REQUESTED TO BE LAID OUT WITHIN 6 INCHES (0.50 FT.) OF THE REQUIRED SETBACKS. FOUNDATION LAYOUT PERFORMED BY ROAKE AND ASSOCIATES, INC. SHALL HAVE THE TOP OF FOUNDATION ELEVATION NOTED ON THE CURB OR MUB WITH THE CALCULATED CUT OR FILL GRADE NECESSARY TO ACHIEVE TOP OF FOUNDATION. THE CONTRACTOR SHALL VERIFY THAT THE TOP OF FOUNDATION STAKED MATCHES THE TOP OF FOUNDATION NOTED ON THE APPROVED LOT GRADING PLAN.

PLOT PLAN
OF

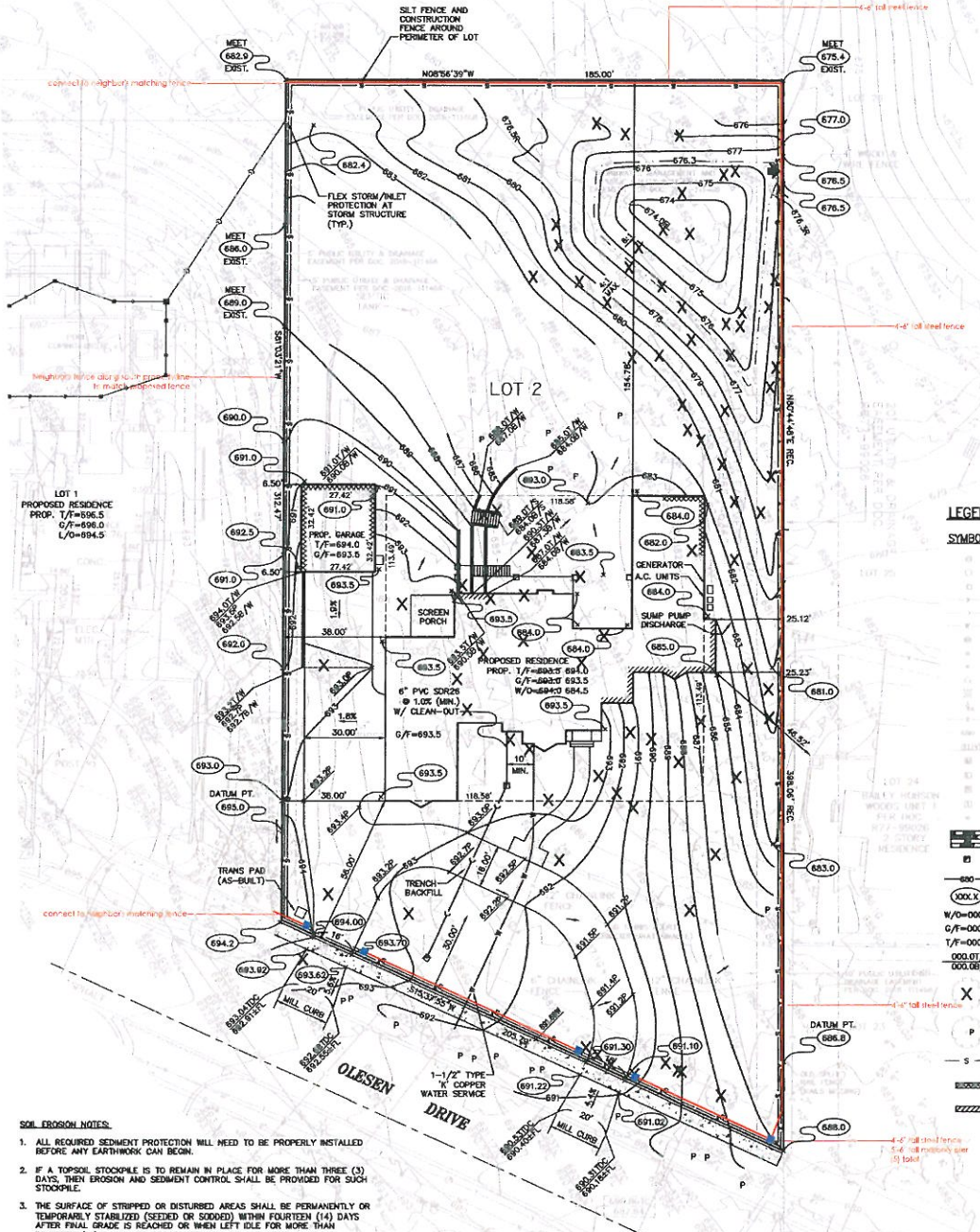
LOT 2 IN CHARLESTON RESERVE RESUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 2017, AS DOCUMENT R2017-085853, IN DUPAGE COUNTY, ILLINOIS.

1219 OLESEN DRIVE
LOT AREA = 66,059 S.F. OR 1.517 AC.

ZONING TABLE	
ZONING	R1A – LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
FRONT YARD	30 FEET
INTERIOR SIDEYARD (PRIOR 1/27/09)	8 FEET
INTERIOR SIDEYARD (AFTER 1/27/09)	8 FEET MINIMUM PER SIDE TOTAL OF 20 FEET
CORNER SIDEYARD	30 FEET
REAR YARD	25% OF THE LOT DEPTH NOT TO EXCEED 30 FEET.

0 10 20 40
SCALE: 1"=20'

BASIS OF BEARINGS:
ILLINOIS STATE PLANE – EAST ZONE



SPECIAL NOTES:

1. WINDOW WELLS SHALL BE 6" BELOW TOP OF FOUNDATION UNLESS OTHERWISE NOTED.
2. DRIVEWAY WIDTH SHALL NOT EXCEED 20' AT R.O.W.
3. THIS PLAN MAY BE RELEASED FOR FOIA REQUESTS.
4. 4:1 MAX. SLOPE
5. 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 WALL DIMENSIONS.
6. AVERAGE DATUM POINT: $\frac{695.0 + 686.8}{2} = 690.9$
7. 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.
8. A CONCRETE WASHOUT AREA SHOULD BE PROVIDED ON-SITE. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT-OF-WAY OR STORM SEWER SYSTEM.
9. A RIGHT-OF-WAY COVENANT IS REQUIRED FOR ANY MATERIALS OTHER THAN CONVENTIONAL CONCRETE OR ASPHALT, INCLUDING BUT NOT LIMITED TO STAMPED CONCRETE, STAMPED ASPHALT AND BRICK PAVERS. A SIGNED RIGHT-OF-WAY COVENANT MUST BE SUBMITTED TO THE CITY PRIOR TO THE FINAL INSPECTION.

LEGEND

SYMBOL	DESCRIPTION
	EXISTING MANHOLE
	EXISTING CATCH BASIN
	EXISTING INLET
	EXISTING STORM SEWER
	EXISTING SANITARY SEWER
	EXISTING WATERMAIN
	EXISTING VALVE & VAULT
	EXISTING VALVE & BOX
	EXISTING B-BOX
	EXISTING FIRE HYDRANT
	EXISTING STREET LIGHT
	EXISTING POWER POLE
	EXISTING FENCE
	EXISTING CONTOURS
	EXISTING ELEVATIONS
	EXISTING MAIL BOX
	EXISTING ELECTRIC PEDESTAL
	EXISTING CABLE TV PEDESTAL
	EXISTING TELEPHONE PEDESTAL
	EXISTING SIGN
	PROPOSED STRUCTURE CALLOUT
CO	PROPOSED CLEANOUT
680	PROPOSED CONTOURS
XXX.X	PROPOSED ELEVATIONS
W/O=000.0	PROPOSED WALK OUT ELEVATION
G/F=000.0	PROPOSED GARAGE FLOOR ELEVATION
T/F=000.0	TOP OF FOUNDATION ELEVATION
000.0T/W	TOP OF WALL ELEVATION
000.0B/W	BTM OF WALL ELEVATION
X	TREES TO BE REMOVED
P	TREES TO BE PROTECTED
— S —	SILT FENCE
	DROP SIDING 6" ABOVE PROPOSED GRADE, STEP FOOTING AS REQUIRED FOR FROST PROTECTION
	STEP FOUNDATION 6" ABOVE PROPOSED GRADE

SOIL EROSION NOTES:

1. ALL REQUIRED SEDIMENT PROTECTION WILL NEED TO BE PROPERLY INSTALLED BEFORE ANY EARTHWORK CAN BEGIN.
2. IF A TOPSOIL STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE (3) DAYS, THEN EROSION AND SEDIMENT CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
3. THE SURFACE OF STRIPPED OR DISTURBED AREAS SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED (SEEDED OR SODDED) WITHIN FOURTEEN (14) DAYS AFTER FINAL GRADE IS REACHED OR WHEN LEFT IDLE FOR MORE THAN FOURTEEN (14) DAYS. TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT SOIL EROSION CONTROL MEASURES HAVE BEEN ADEQUATELY ESTABLISHED.

BENCHMARKS:

REFERENCE:

1. BERNTSEN 3D TOP SECURITY MONUMENT IN 6" PVC PIPE WITH BMACS ALUMINUM ACCESS COVER AT THE SOUTHEAST CORNER OF OXFORD LANE AND 75TH STREET. (STATION #526) ELEV=681.48

SITE:

2. "X" IN WALK ALONG THE EAST RIGHT OF WAY OF OLESEN DRIVE AT THE NORTH WEST CORNER OF LOT 5 IN THE MEWS OF HOBSON ROAD SUBDIVISION. SAID CROSS IS 154 FEET SOUTH OF THE FACE OF WALK CORNER. ELEV=694.93
3. "X" IN WALK ±7 FEET EAST OF THE SOUTHERLY TRAFFIC SIGNAL LIGHT AT THE NORTHWEST CORNER OF HOBSON ROAD AND OLESEN DRIVE. ELEV=691.44

SHEET 1 OF 2

PLOT PLAN REV. (PER ARCH.)	MAJ/LHW	05/31/19	533.190091
PLOT PLAN REV. (PER CLIENT)	MAJ/LHW	05/17/19	533.190091
PLOT PLAN REV. (PER CLIENT)	MAJ/LHW	05/15/18	533.180145
PLOT PLAN REV. (PER CLIENT)	MAJ/LHW	05/08/18	533.170300

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE }

I HEREBY CERTIFY THAT THIS PLAT AND THE SURVEY UPON WHICH IT IS BASED, HAS BEEN PREPARED UNDER MY DIRECT SUPERVISION. ALL DISTANCES ARE GIVEN IN FEET AND DECIMALS THEREOF.

THIS PLAT HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., A SUBSIDIARY OF CMS, A ENVIRONMENTAL CONSULTANTS, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 184.004930, LICENSE EXPIRES APRIL 30, 2021, FOR THE EXCLUSIVE USE OF CLIENT NOTED HEREON. REPRODUCTION OR USE BY THIRD PARTIES IS STRICTLY PROHIBITED WITHOUT THE WRITTEN PERMISSION OF THE UNDERSIGNED. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FIELDWORK WAS COMPLETED ON _____, 20__.
THIS SURVEY DATED THIS _____ DAY OF _____, 20__.

DOUGLAS R. MCCLINTIC, ILLINOIS LAND SURVEYOR NO. 2992
NOT VALID WITHOUT EMBOSSED SEAL

PREPARED FOR:
CHARLESTON DEVELOPMENT

- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE.
- COMPARE ALL POINTS ON THE GROUND BEFORE BUILDING BY SAME AND REPORT ANY DIFFERENCE AT ONCE.
- BUILDING LINES AND EASEMENTS INDICATED HAVE BEEN TAKEN FROM THE ORIGINAL RECORDED SUBDIVISION PLAT. FOR SUBSEQUENT EASEMENTS AND BUILDING LINES ADDED, ALTERED, OR NOT DUPLICATED HEREON, REFER TO YOUR TITLE POLICY, DEED, OR INSTRUMENT CREATING SAME.
- IRON PIPE AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

ROAKE AND ASSOCIATES, INC.
PART OF CMS, A ENVIRONMENTAL CONSULTANTS, INC.
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS
1230 E. DIEHL ROAD, SUITE 200 • NAPERVILLE, IL 60563 • 877-963-6926

TYPE	DRN BY	DATE	JOB NO.
MONUMENT	MAJ	04/09/18	533.170300
PLOT PLAN	MAJ/LHW	04/25/18	533.170300
TREES			
GRADING			
MISC			
		BK/PG	
SCALE:	1" = 20'	CCC JOB NO.:	192-709