

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 HUB 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.

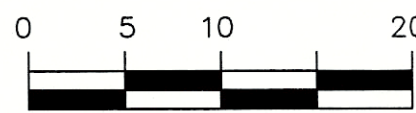
PLOT PLAN OF

THE NORTH 37 FEET OF LOT 19 AND THE SOUTH 33 FEET OF LOT 20 IN BLOCK 3 OF MARTIN'S SECOND ADDITION TO NAPERVILLE, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1868 AS DOCUMENT 10068, IN DUPAGE COUNTY, ILLINOIS.

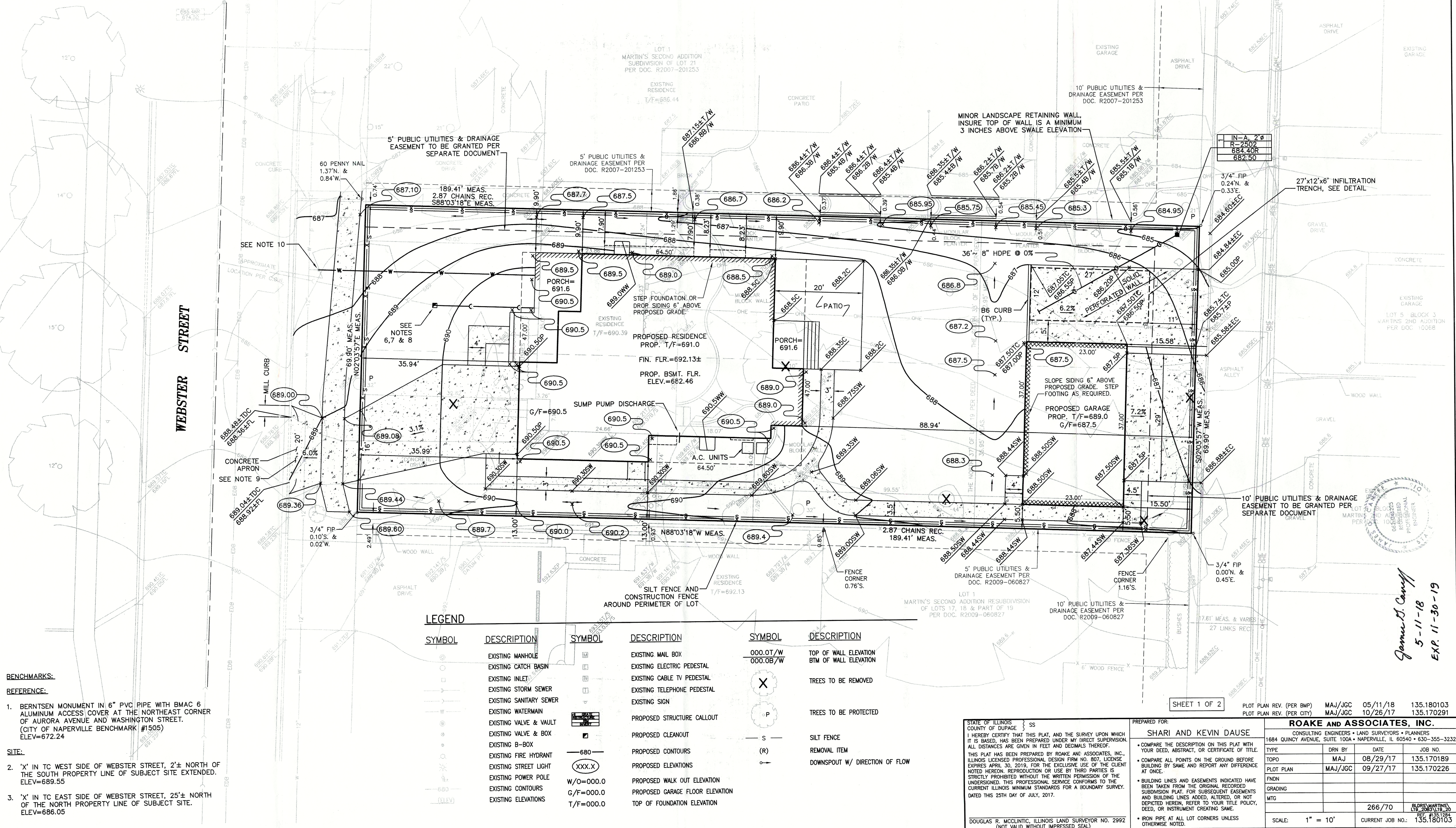
626 S. WEBSTER STREET
P.I.N. 07-24-203-005

LOT AREA = 13,240 S.F. OR 0.304 AC.

ZONING TABLE	
ZONING	R2 - SINGLE FAMILY AND LOW DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT
FRONT YARD	25 FEET
INTERIOR SIDEYARD (PRIOR 1/27/89)	6 FEET
INTERIOR SIDEYARD (AFTER 1/27/89)	6 FEET MINIMUM PER SIDE TOTAL OF 16 FEET
CORNER SIDEYARD	15 FEET
REAR YARD	25 FEET



SCALE: 1"=10'
BASIS OF BEARINGS:
ILLINOIS STATE PLANE - EAST ZONE
(TRUE NORTH)



LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	EXISTING MANHOLE		EXISTING MAIL BOX		TOP OF WALL ELEVATION
	EXISTING CATCH BASIN		EXISTING ELECTRIC PEDESTAL		TREES TO BE REMOVED
	EXISTING INLET		EXISTING CABLE TV PEDESTAL		TREES TO BE PROTECTED
	EXISTING STORM SEWER		EXISTING TELEPHONE PEDESTAL		SILT FENCE
	EXISTING SANITARY SEWER		EXISTING SIGN		REMOVAL ITEM
	EXISTING WATERMAIN		PROPOSED STRUCTURE CALLOUT		DOWNSPOUT W/ DIRECTION OF FLOW
	EXISTING VALVE & VAULT		PROPOSED CLEANOUT		
	EXISTING VALVE & BOX		PROPOSED CONTOURS		
	EXISTING FIRE HYDRANT		PROPOSED ELEVATIONS		
	EXISTING STREET LIGHT		PROPOSED WALK OUT ELEVATION		
	EXISTING POWER POLE		PROPOSED GARAGE FLOOR ELEVATION		
	EXISTING CONTOURS		TOP OF FOUNDATION ELEVATION		
	EXISTING ELEVATIONS				

BENCHMARKS:

REFERENCE:

- BERNTSEN MONUMENT IN 6" PVC PIPE WITH BMAC 6 ALUMINUM ACCESS COVER AT THE NORTHEAST CORNER OF AURORA AVENUE AND WASHINGTON STREET. (CITY OF NAPERVILLE BENCHMARK #1505) ELEV=672.24

SITE:

- 'X' IN TO WEST SIDE OF WEBSTER STREET, 2'± NORTH OF THE SOUTH PROPERTY LINE OF SUBJECT SITE EXTENDED. ELEV=689.55
- 'X' IN TO EAST SIDE OF WEBSTER STREET, 25'± NORTH OF THE NORTH PROPERTY LINE OF SUBJECT SITE. ELEV=686.05

SHEET 1 OF 2

PLOT PLAN REV. (PER BWP) MAJ/JGC 05/11/18 135.180103
PLOT PLAN REV. (PER CITY) MAJ/JGC 10/26/17 135.170291

ROAKE AND ASSOCIATES, INC.

CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS			
1684 QUINCY AVENUE, SUITE 100A • NAPERVILLE, IL 60540 • 630-355-3232			
TYPE	DRN BY	DATE	JOB NO.
TOPO	MAJ	08/29/17	135.170189
PLOT PLAN	MAJ/JGC	09/27/17	135.170226
PDND			
GRADING			
MTG			
		266/70	BLDG. MARTIN'S 2ND ADDITION
SCALE: 1" = 10'			CURRENT JOB NO.: 135.180103

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., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 807, LICENSE EXPIRES APRIL 30, 2019, FOR THE EXCLUSIVE USE OF THE 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. DATED THIS 25TH DAY OF JULY, 2017.
DOUGLAS R. MCCLINTIC, ILLINOIS LAND SURVEYOR NO. 2992 (NOT VALID WITHOUT IMPRESSED SEAL)

PREPARED FOR:

SHARI AND KEVIN DAUSE

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 DEPICTED HEREIN, REFER TO YOUR TITLE POLICY, DEED, OR INSTRUMENT CREATING SAME.
IRON PIPE AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

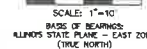
James T. Conroy
5-11-18
EXP. 11-30-19

DUE TO NORMAL CONSTRUCTION TOLERANCES AND VARIATIONS BETWEEN RECORD AND ACTUAL LOT DIMENSIONS, POWAGE AND ASSOCIATES, INC. CAN
 ACCEPT NO LIABILITY FOR WHEN ENCROACHMENTS OR JOINTING SETBACKS WHEN STRUCTURES HAVE BEEN REQUESTED TO BE Laid OUT WITHIN A HOME'S
 100% OF THE ASSUMED EXISTING FOUNDATION LAYOUT PERFORMED BY POWAGE AND ASSOCIATES, INC. SHALL HAVE THE TOP OF FOUNDATION
 ELEVATION NOTED ON THE CURB OR SIDE WALK CALCULATED OUT OR PEL GRADE NECESSARY TO ACHIEVE TOP OF FOUNDATION. THE CONSTRUCTION
 SHALL VERIFY THAT THE TOP OF FOUNDATION EXISTED MATCHES THE TOP OF FOUNDATION NOTED ON THE APPROVED LOT GRADING PLAN.

THE NORTH 37 FEET OF LOT 18 AND THE SOUTH 33 FEET OF LOT 20 IN BLOCK 3 OF MARTIN'S SECOND ADDITION TO NAPERVILLE, IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1908 AS DOCUMENT 10098, IN DUPAGE COUNTY, ILLINOIS.

020 3. WEBSTER STREET
P.I.N. 07-84-233-005

LOT AREA = 13,940 SF OR 0.304 AC.



<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>SYMBOL</u>	<u>DESCRIPTION</u>	<u>SYMBOL</u>	<u>DESCRIPTION</u>
	ENGINE VEHICLE		ENGINE WEL. BOX		TOP OF WALL, ELEVATION
	ENGINE CRACK B/W		ENGINE EXISTING PERISCOP.	000.07/W	TOP OF WALL, ELEVATION
	ENGINE WELT		ENGINE CABLE TV PERISCOP.	X	THIS IS TO BE REMOVED
	ENGINE SHOOTING HOLE		ENGINE TELEPHONE PERISCOP.		
	ENGINE SIGHTING ARMOR		ENGINE SHOT		
	ENGINE WOODWORK				
	ENGINE VALVE & VALVE		PROPOSED STRUCTURE CALLOUT	P	THIS IS TO BE PROTECTED
	ENGINE WALL & BOX	Q	PROPOSED CLOSET	S	WLY FLOOR
	ENGINE W-BOX		PROPOSED CLEANOUT	00	REPAIRS, REM
	ENGINE FINE FURNITURE		PROPOSED ELEVATIONS	←	DISMOUNT BY DIRECTION OF FLIGHT
	ENGINE STREET LIGHT				
	ENGINE POWER FLOOR	W/O-000.0	PROPOSED WALK OUT ELEVATION		
	ENGINE CONTOUR	G/H-000.0	PROPOSED REPAIR FLOOR ELEVATION		
	ENGINE ELEVATION	T/H-000.0	TOP OF FOUNDATION ELEVATION		

REFERENCES:

1. BENTON MONUMENT IS 8" PVC PIPE WITH BRAC & ALUMINUM ANCHOR COVER AT NORTH CORNER OF AURORA AVENUE AND WASHINGTON STREET. (CITY OF HANOVERVILLE BENCHMARK #1565)
ELEV=472.54
2. " IN TO WEST SIDE OF WEBSTER STREET, 2" IS NORTH OF
WEST PROPERTY LINE OF SUBJECT SITE EXTENDED.
ELEV=584.53
3. " IN TO EAST SIDE OF WEBSTER STREET, 25"± NORTH
OF NORTH PROPERTY LINE OF SUBJECT SITE.
ELEV=584.04

SITE:[illegible]