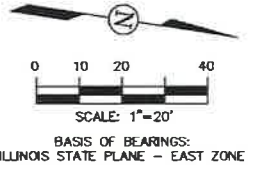


DUE TO NORMAL CONSTRUCTION TOLERANCES AND VARIATIONS BETWEEN RECORD AND ACTUAL LOT DIMENSIONS, ROAKE AND ASSOCIATES, INC. CAN ACCEPT NO LIABILITY FOR MINOR ENCROACHMENTS OF ZONING SETBACKS WHEN STRUCTURES HAVE BEEN REQUESTED TO BE LAID OUT WITHIN 8 INCHES (0.60 FT.) OF THE REQUIRED SETBACKS. FOUNDATION 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 STAKES MATCHES THE TOP OF FOUNDATION NOTED ON THE APPROVED LOT GRADING PLAN.

PLOT PLAN OF

LOT 1 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 R2017-085953, IN DUPEGE COUNTY, ILLINOIS.

1227 OLESEN DRIVE
LOT AREA = 58,604 S.F. OR 1.345 AC.



ZONING TABLE	
ZONING	R1A - LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT
FRONT YARD	30 FEET
INTERIOR SIDYARD (PRIOR 1/27/89)	8 FEET
INTERIOR SIDYARD (AFTER 1/27/89)	8 FEET MINIMUM PER SIDE TOTAL OF 20 FEET
CORNER SIDYARD	30 FEET
REAR YARD	25% OF THE LOT DEPTH NOT TO EXCEED 30 FEET.

LOT 1

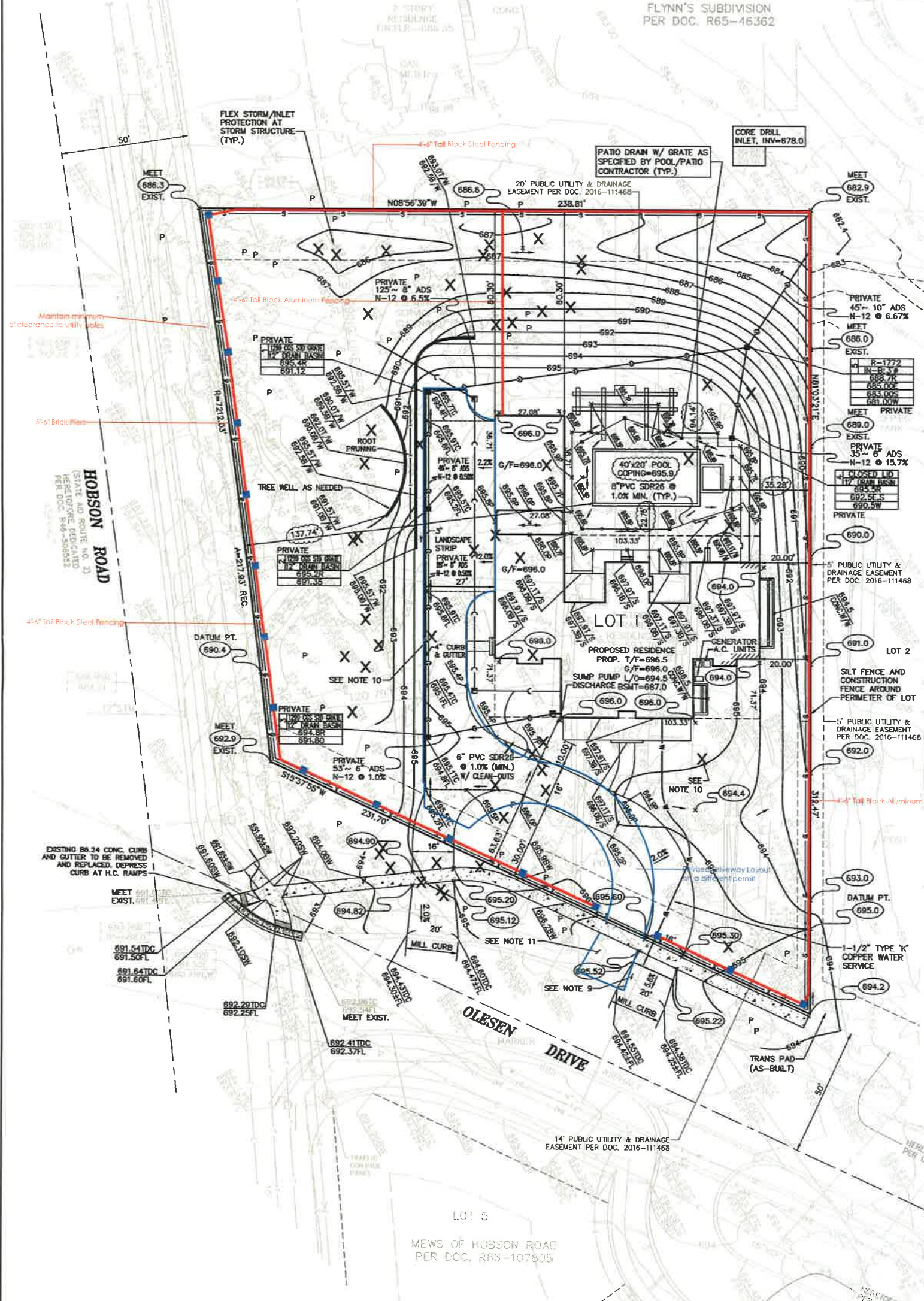
ASSESSMENT PLAT
FLYNN'S SUBDIVISION
PER DOC. R65-46362

SPECIAL NOTES:

- WINDOW WELLS SHALL BE 6" BELOW TOP OF FOUNDATION UNLESS OTHERWISE NOTED.
- DRIVEWAY WIDTH SHALL NOT EXCEED 20' AT R.O.W.
- THIS PLAN MAY BE RELEASED FOR FOIA REQUESTS.
- 4:1 MAX. SLOPE
- BUILDING ENVELOPE IS BASED ON THE EXTENSION OF THE OUTSIDE WALLS OF THE FOUNDATION BUT MAY NOT INCLUDE SMALLER FEATURES SUCH AS CORNER BUMP-OUTS. SEE ARCHITECTURAL PLANS FOR WALL DIMENSIONS.
- AVERAGE DATUM POINT:
690.4 + 695.0 = 692.7
2
- 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.
- A CONCRETE WASHOUT AREA SHOULD BE PROVIDED ON-SITE. CONCRETE CANNOT BE WASHED OUT INTO THE PUBLIC RIGHT-OF-WAY OR STORM SEWER SYSTEM.
- 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.
- TWO (2) 2-1/2" DIAMETER OAK TREES SHALL BE PLANTED TO REPLACE TREE BEING REMOVED.
- THE EXISTING DRIVEWAY SHALL BE USED AS A CONSTRUCTION ENTRANCE. PROVIDE ADDITIONAL STONE, AS REQUIRED TO PREVENT TRACKING OF SEDIMENT ONTO PUBLIC STREET.
- THE CONTRACTOR IS ADVISED OF THE CONCRETE SLAB TO BE POURED AROUND THE PROPOSED DRAINAGE STRUCTURES. THE TOP OF SLAB SHALL BE POURED TO ALLOW FOR FINAL SURFACE TO BE SET AT FINISHED GRADES PROPOSED IN THE PLANS.

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
—	PROPOSED CLEANOUT
—	PROPOSED CONTOURS
—	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	BRM OF WALL ELEVATION
X	TREES TO BE REMOVED
P	TREES TO BE PROTECTED
S	SILT FENCE
	STEP FOUNDATION 6" ABOVE PROPOSED GRADE



- BENCHMARKS:**
- REFERENCE:**
- BERNTSEN 3D TOP SECURITY MONUMENT IN 6" PVC PIPE WITH 5/8"X3/8" ALUMINUM ACCESS COVER AT THE SOUTHWEST CORNER OF OXFORD LANE AND 75TH STREET. (STATION #526) ELEV=681.48
- SITE:**
- "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 15± FEET SOUTH OF THE FACE OF WALK CORNER. ELEV=694.93
 - "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

- SOIL EROSION NOTES:**
- ALL REQUIRED SEDIMENT PROTECTION WILL NEED TO BE PROPERLY INSTALLED BEFORE ANY EARTHWORK CAN BEGIN.
 - 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.
 - THE SURFACE OF STRIPPED OR DISTURBED AREAS SHALL BE PERMANENTLY OR TEMPORARILY STABILIZED (SEEDING OR SOIDED) 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.

STATE OF ILLINOIS } 35
COUNTY OF DUPEGE }

I HEREBY CERTIFY THAT THIS PLAN, 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 PLAN HAS BEEN PREPARED BY ROAKE AND ASSOCIATES, INC., ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM NO. 007, 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 07th DAY OF 2018.

MICHAEL E. FARRELL, ILLINOIS LAND SURVEYOR NO. 2839 (NOT VALID WITHOUT IMPRESSED 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 DETECTED HEREON, REFER TO YOUR TITLE POLICY, DEED, OR INSTRUMENT CREATING SAME.
IRON PIPE AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

TYPE	DATE	JOB NO.
PLAT PLAN REV. (MOVE POOL)	MAJ/LHW 11/08/18	533.180288
PLAT PLAN REV. (MOVE HOUSE)	MAJ/LHW 06/21/18	533.180142
PLAT PLAN REV.	MAJ/LHW 05/31/18	533.180130
PLAT PLAN REV.	SRH/LHW 05/11/18	533.180111
PLAT PLAN REV.	MAJ/LHW 04/25/18	533.180052
PLAT PLAN REV.	MAJ/LHW 04/09/18	533.180052

ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS & PLANNERS
1834 QUINCY AVENUE, SUITE 100A - NAPERVILLE, IL 60540 • 630-305-3232

TYPE	DATE	JOB NO.	
VACANT	MAJ	07/18/17	533.170190
PLAT PLAN	MAJ/LHW	03/05/18	533.170190

SCALE: 1" = 20' CURRENT JOB NO.: 533.180288

SHEET 1 OF 3