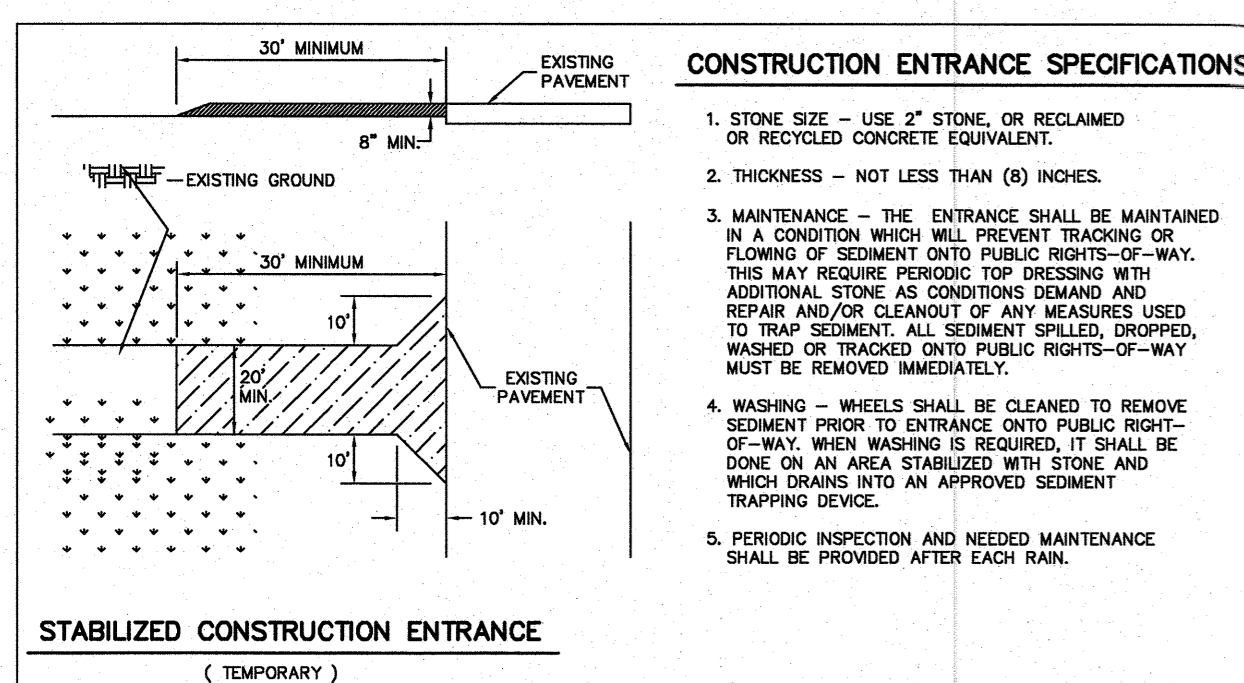


SITE DEVELOPMENT PLAN

LOT 10, IN ASHWOOD PARK NORTH - TOWNHOMES FIRST RESUBDIVISION, BEING A PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 21, 2008 AS DOCUMENT NUMBER R2006-029553 IN WILL COUNTY, ILLINOIS.



EXISTING TREE NOTE

SEE LANDSCAPE PLAN FOR DETAILS OF THE REMOVAL AND TRANSPLANTING OF EXISTING TREES.

LOCATION	ELEVATION
WEST SIDE	687.0
EAST SIDE	687.0
AVERAGE	687.0

EASEMENT NOTE

A PUBLIC UTILITIES AND DRAINAGE EASEMENT IS HERETOFORE GRANTED OVER ALL OF LOT 10 EXCEPT FOR THE BUILDING ENVELOPES AND IN THOSE AREAS THAT ARE DESIGNATED FOR PATIOS OR DECKS.

EXISTING TOPOGRAPHY NOTE

1. THE EXISTING CONTOURS SHOWN HEREON WERE OBTAINED FROM THE MASTER GRADING PLAN PREPARED BY CEMCON, LTD. ORIGINALLY DATED 10-23-19.

WATER SERVICE NOTES

- THE EXISTING 1" DIA WATER SERVICES ARE TO BE SHUT OFF AND ABANDONED IN ACCORDANCE WITH CITY STANDARDS AND SPECIFICATIONS AND ALL EXISTING B-BOXES REMOVED.
- THE NEW WATER SERVICES ARE TO BE 1 1/2" DIA TYPE K COPPER WITH NEW BBOXES.
- TRENCH BACKFILL IS TO BE PROVIDED THROUGH ANY DRIVEWAY OR SERVICE WALK SECTION.
- A MINIMUM OF 18" IS TO BE PROVIDED BETWEEN THE EXISTING SERVICE LINE CONNECTION AND THE NEW SERVICE LINE CONNECTION.

FOIA

OWNER WILL ALLOW RELEASE OF DOCUMENT PER A FOIA REQUEST.

DRIVEWAY, PUBLIC SIDEWALK AND PARKWAY NOTES

- THE DRIVEWAY SHALL CONSIST OF A MINIMUM OF 2" THICK BITUMINOUS CONCRETE OVER A MINIMUM OF 6" THICK AGGREGATE BASE COURSE.
- THE DRIVEWAY APPROACH SHALL CONSIST OF A MINIMUM 2" THICK BITUMINOUS CONCRETE SURFACE COURSE OVER A MINIMUM OF 6" THICK TYPE B, CA-6 AGGREGATE COMPACTED TO A 95% DENSITY.

BENCHMARKS

ELEVATION REFERENCE MARKS

RM1002 - CITY OF NAPERVILLE CONTROL MONUMENT 1002, GPS MONUMENT AT ENTRANCE TO FIRE STATION NUMBER 4 ON THE SOUTH SIDE OF 103RD STREET (NAVD 1988). ELEVATION = 667.495

RM44 - CITY OF NAPERVILLE CONTROL MONUMENT 44 AND COUNTY OF WILL STATION NUMBER 44, GPS MONUMENT WEST OF RAILROAD TRACKS, NORTH OF 11TH STREET (NAVD 1988). ELEVATION = 684.044

GENERAL CONSTRUCTION NOTES

- THE CONTRACTOR IS TO ENSURE THAT A MINIMUM OF 10.0' SEPARATION IS MAINTAINED BETWEEN THE WATER SERVICE LINE AND THE SANITARY SEWER SERVICE LINE.
- THE TOP OF THE WINDOW WELLS SHALL BE CONSTRUCTED AT AN ELEVATION THAT IS NO LOWER THAN THE TOP OF FOUNDATION ELEVATION. IN A SITUATION WHERE AN OVERLAND FLOOD ROUTE IS LOCATED ALONG ONE OR MORE OF THE SIDE LOT LINES, WE DO NOT RECOMMEND THAT ANY WINDOW WELLS BE CONSTRUCTED/INSTALLED ALONG THAT PARTICULAR SIDE OF THE HOUSE.
- IN GENERAL, THE FINISHED TOPSOIL ELEVATION ADJACENT TO THE FOUNDATION IS TO BE 0.5 FEET (6 INCHES) BELOW THE TOP OF FOUNDATION UNLESS OTHERWISE INDICATED.
- IN A SITUATION WHERE THE FOUNDATION IS REQUIRED TO BE STEPPED, IT IS THE OWNER/ BUILDER'S RESPONSIBILITY TO ENSURE THAT THE ARCHITECTURAL PLANS ARE IN HARMONY WITH THE DRAINAGE AND GRADING DESIGN INDICATED HEREON. IT IS NOT THE INTENT OF THIS SITE PLAN TO DICTATE THE SPECIFIC LOCATIONS OF THE FOUNDATION STEPS. IN THE EVENT THAT A CONFLICT SHOULD OCCUR, THE OWNER/ BUILDER SHOULD BE CONTACTED IMMEDIATELY.

PROFESSIONAL ENGINEER'S STATEMENT

STATE OF ILLINOIS) SS.
COUNTY OF DU PAGE)

I, DAVID F. MARRA, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY STATE THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF CRESTVIEW BUILDERS BY CEMCON, LTD. UNDER MY PERSONAL DIRECTION FOR THE PURPOSE OF ESTABLISHING CONTROLS AND GUIDELINES FOR THE GRADING AND DRAINAGE OF THE SUBJECT BUILDING SITE.

DATED THIS 31TH DAY OF OCTOBER, A.D., 2022.

DAVID F. MARRA
REGISTERED PROFESSIONAL ENGINEER
STATE OF ILLINOIS

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062-052806
MY LICENSE EXPIRES ON NOVEMBER 30, 2023
PROFESSIONAL DESIGN FIRM NO. 184-002937
EXPIRATION DATE IS APRIL 30, 2023

