DETAILED GRADING PLAN

THAT PART OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, THAT IS 420.97 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE RUNNING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST ALONG A LINE PARALLEL TO THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7, A DISTANCE OF 50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ALONG THE LAST DESCRIBED COURSE, A DISTANCE OF 197.77 FEET TO A POINT; THENCE SOUTH 80 DEGREES 23 MINUTES 28 SECONDS EAST A DISTANCE OF 207.49 FEET TO A POINT; THENCE SOUTH 00 DEGREES 01 MINUTES 43 SECONDS WEST FOR A DISTANCE OF 24.50 FEET TO A POINT; THENCE SOUTH 55 DEGREES 56 MINUTES 15 SECONDS EAST A DISTANCE OF 246.87 FEET TO A POINT THAT IS 490.41 FEET WEST OF THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7 AND THAT IS 50.0 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 7; THENCE SOUTH 89 DEGREES, 57 MINUTES, 00 SECONDS WEST ALONG A LINE 50 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4, A DISTANCE OF 409.08 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

LEGEND

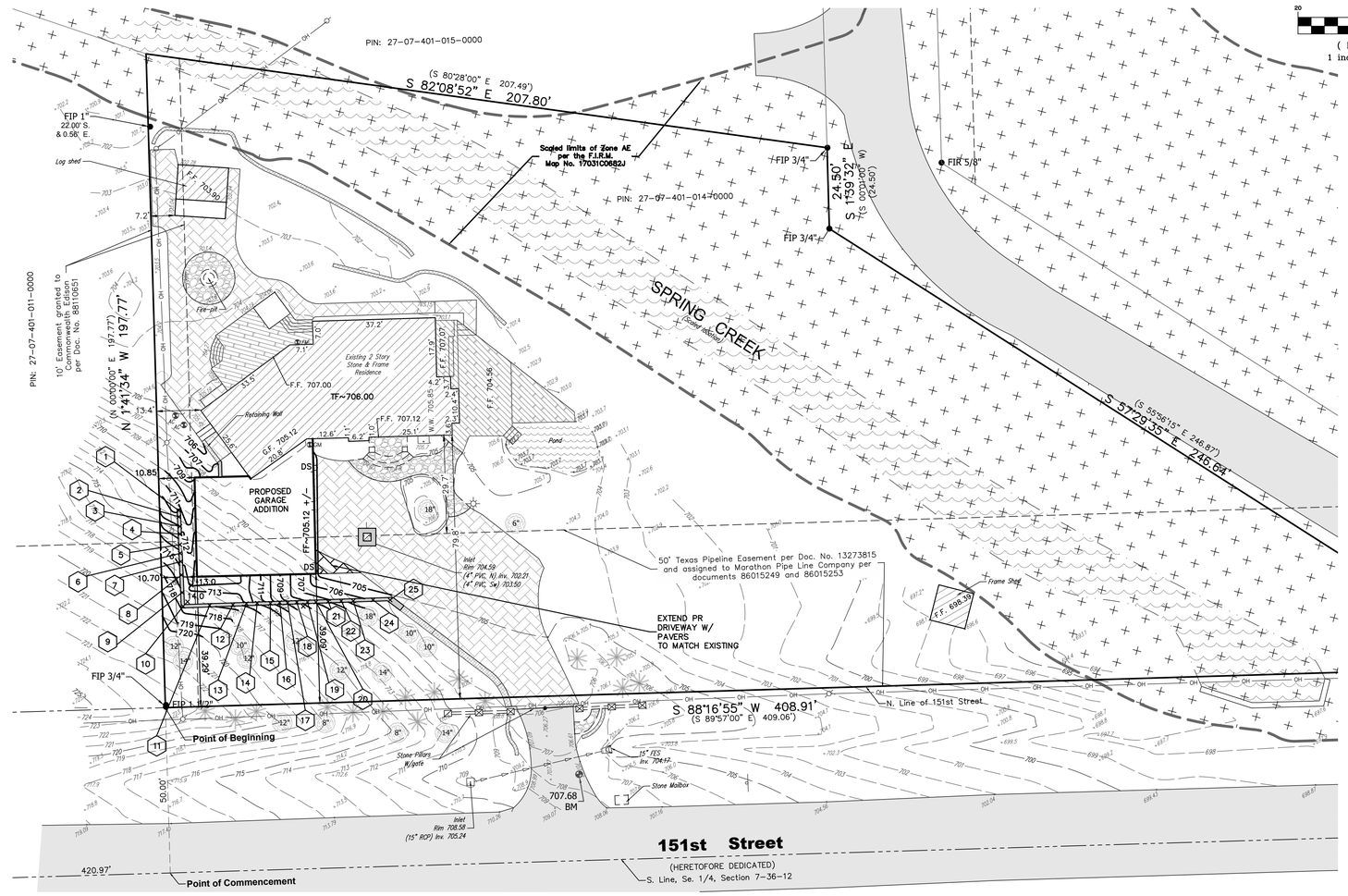
EXISTING		PROPOSED
	SANITARY SEWER	
	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
	WATER MAIN	
	WATER SERVICE	
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
	CONTOUR	
	FORCE MAIN	
	SPOT GRADES	
	OVERFLOW ARROW	
	TOP OF FOUNDATION	
	FINISH GRADE	
	FINISH FLOOR	
	GARAGE FLOOR	

BENCHMARKS

SITE BENCHMARK: SET MAG NAIL ON THE EAST SIDE OF DRIVEWAY APRON AT THE PROJECT SITE, SHOWN HEREON.
ELEVATION: 707.68 (NAVD 88)

RETAINING WALL

1	TW~711.7 BW~711.0	14	TW~715.2 BW~711.5
2	TW~712.4 BW~711.2	15	TW~714.5 BW~710.2
3	TW~713.1 BW~711.5	16	TW~713.8 BW~709.5
4	TW~713.8 BW~712.0	17	TW~713.1 BW~709.1
5	TW~714.5 BW~712.2	18	TW~712.4 BW~708.4
6	TW~715.2 BW~712.2	19	TW~711.7 BW~708.0
7	TW~715.9 BW~712.8	20	TW~711.0 BW~707.5
8	TW~716.6 BW~713.2	21	TW~710.3 BW~707.3
9	TW~717.3 BW~713.3	22	TW~709.6 BW~706.6
10	TW~718.0 BW~714.0	23	TW~708.9 BW~706.2
11	TW~717.3 BW~714.0	24	TW~708.2 BW~705.8
12	TW~716.6 BW~713.8	25	ME EX TW~708.2 +/- ME EX BW~705.2
13	TW~715.9 BW~712.8		



GRAPHIC SCALE
20 0 10 20
(IN FEET)
1 inch = 20 ft.

NOTES:

DOWNSPOUTS SHALL SPLASH TO GRADE UNLESS OTHERWISE NOTED ON THE PLANS

WELL AND SEPTIC
WELL MUST BE A MINIMUM OF 75' FROM SEPTIC FIELD

SEPTIC FIELD MUST BE LOCATED IN AN UNDISTURBED AREA THAT IS SUITABLE TO WILL COUNTY HEALTH DEPARTMENT

MAINTAIN 75' MIN. FROM WELL TO SEPTIC FIELD, TANKS, ETC.

EROSION CONTROL
TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION.

CONTRACTOR MUST VERIFY ALL EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION TO DETERMINE IF ANY CONFLICTS EXIST, THE DESIGN ENGINEER MUST BE NOTIFIED PRIOR TO START OF CONSTRUCTION.

FOR UNDERGROUND UTILITY LOCATIONS AND PRIOR TO ANY CONSTRUCTION, CONTACT J.U.L.I.E., TOLL FREE: 1-800-892-0123.

EXISTING TOPOGRAPHIC SURVEY PREPARED BY DESIGNTEK ENGINEERING, INC., (708) 326-4961; FIELD WORK WAS COMPLETED ON OCTOBER 24, 2024.

OWNER:
JOHN LORENZO
(815) 277-7438

E-1 ZONING

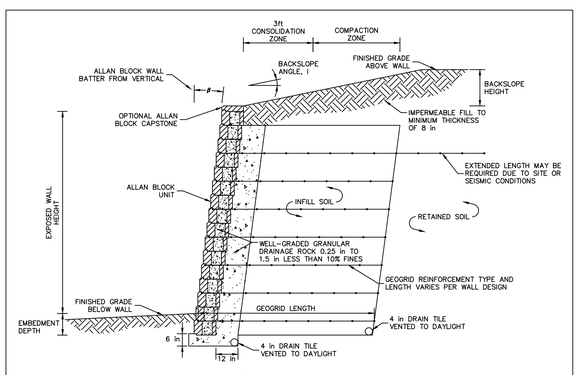
FRONT:	40'
SIDE:	15'
CORNER SIDE:	25'
REAR:	50'

LOT AREA: 51,135 S.F.

EXISTING COVERAGE:

PROPOSED:

TOTAL EXISTING IMPERVIOUS:	8,889 S.F.
TOTAL PROPOSED IMPERVIOUS:	9,506 S.F.
CHANGE IN IMPERVIOUS:	+617 S.F.
EXISTING BUILDING COVERAGE:	2,498/ 51,135 =4.89%
EXISTING LOT COVERAGE:	8,652/ 51,135 =17.38%
PROPOSED BUILDING COVERAGE:	3,683/ 51,135 =7.20%
PROPOSED LOT COVERAGE:	9,506/ 51,135 =18.59%



ALLAN BLOCK TYPICAL SECTION

NOT TO SCALE
MODULAR CONCRETE BLOCK WALL SHALL BE USED – OWNER WILL SELECT MANUFACTURER
MANUFACTURER TO SUPPLY STRUCTURAL DETAILS AS NEEDED

SITE DATA

AREA: 51,135 SQUARE FEET
OR 1.17 ACRES

PARCEL IDENTIFICATION NUMBER

27-07-401-014-0000

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

DESIGNTEK ENGINEERING, INC.
CONSULTING, CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX: (708) 326-4962
IL PROF. LIC. NO: 184-003740

REVISION

11300 W. 151ST STREET
ORLAND PARK, ILLINOIS

DETAILED GRADING PLAN

DRAWN	CHECKED	PROJECT NO.
AJS	SDS	24-0564
DATE: 01-23-24		SHEET 1
SCALE: 1" = 20'		OF 2

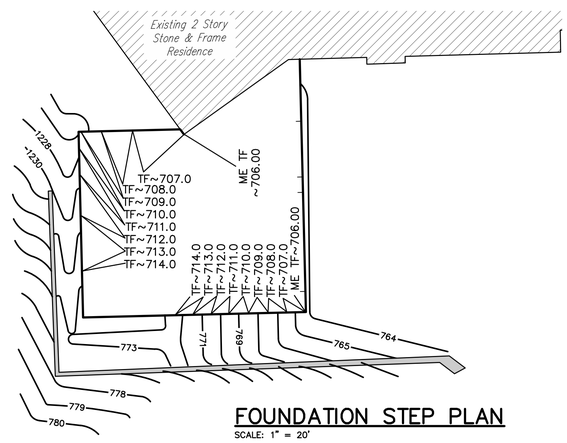
SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE LOT IMPROVEMENTS OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES BECAUSE OF THE CONSTRUCTION OF THESE LOT IMPROVEMENTS.

DATED 23RD DAY OF JANUARY, 2025

LICENSED PROFESSIONAL ENGINEER
SCOTT D. SCHREINER
062-049702
STATE OF ILLINOIS
EXP 11/30/25

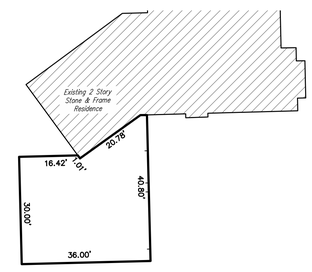


FOUNDATION STEP PLAN

SCALE: 1" = 20'

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM



NOTE: DESIGNTEK MAKES NO REPRESENTATION AS TO ACCURACY OF DIMENSIONS SHOWN HEREON. FOR ACTUAL DIMENSIONS OF HOME REFER TO FOUNDATION PLAN PREPARED BY OTHERS.
FOUNDATION PLAN SHOWN WAS RECEIVED ON FEBRUARY 23, 2023.

L:\Projects\2024\24-0564\Engineering\DWG\Detailed Grading Plan\24-0564 DGP.dwg Plot Date: 1/27/2025 3:13:54 PM By: jpearson

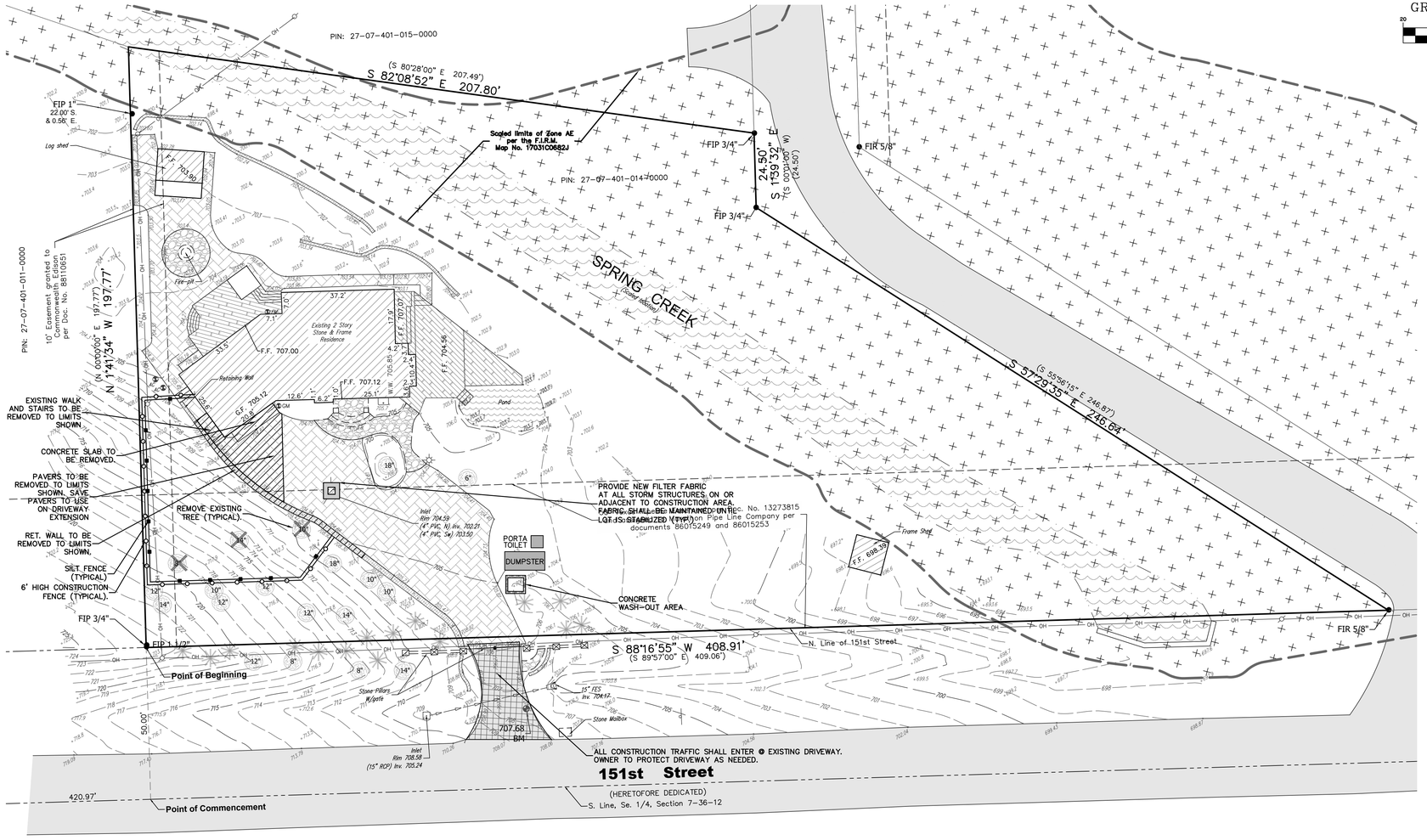
EXISTING CONDITIONS, REMOVAL & EROSION CONTROL PLAN

LEGEND

EXISTING		PROPOSED
	SANITARY SEWER	
SS	SANITARY SERVICE	
	SANITARY MANHOLE	
	STORM SEWER	
	STORM SERVICE	
	CATCH BASIN	
	OPEN LID STORM MANHOLE	
	CLOSED LID STORM MANHOLE	
	STORM INLET	
	FLARED END SECTION	
WM	WATER MAIN	WM
WS	WATER SERVICE	WS
	VALVE VAULT	
	B-BOX	
	HYDRANT	
	VALVE BOX	
	STREET LIGHT	
	UTILITY POLE	
	RETAINING WALL	
	SILT FENCE	
XXX	CONTOUR	XXX
FM	FORCE MAIN	FM
XXX.X x	SPOT GRADES	TF~XXX.XXx
	OVERFLOW ARROW	
TF XXX.XX	TOP OF FOUNDATION	TF~XXX.XX
FG XXX.XX	FINISH GRADE	FG~XXX.XX
FF XXX.XX	FINISH FLOOR	FF~XXX.XX
GF XXX.XX	GARAGE FLOOR	GF~XXX.XX

BENCHMARKS

SITE BENCHMARK: SET MAG NAIL ON THE EAST SIDE OF DRIVEWAY APRON AT THE PROJECT SITE, SHOWN HEREON. ELEVATION: 707.68 (NAVD 88)



GRAPHIC SCALE

20 0 10 20

(IN FEET)
1 inch = 20 ft.

NOTES:

EROSION CONTROL
TO BE APPLIED PER THE ILLINOIS URBAN MANUAL, LATEST EDITION

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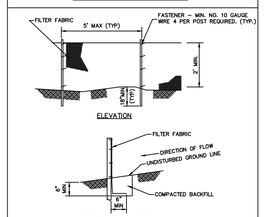
EXISTING TOPOGRAPHIC SURVEY PREPARED BY DESIGNTEK ENGINEERING, INC. (708) 326-4961; FIELD WORK WAS COMPLETED ON OCTOBER 24, 2024.

OWNER:
JOHN LORENZO
(815) 277-7438

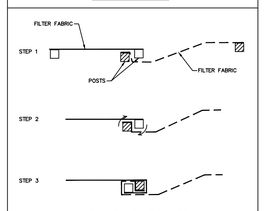
SILT FENCE PLAN



NOTES:
1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF MATERIAL SPECIFICATION 520 GEOTEXTILE TABLE 1 OR 2, CLASS 1 WITH EQUIVALENT OPENING SIZE OF AT LEAST 30 FOR NONWOVEN AND 50 FOR WOVEN.
3. FASTENERS SHALL BE NO. 10 GAUGE WIRE STAPLES AND STEEL POST OR WOOD POST WITH A MINIMUM CROSS-SECTIONAL AREA OF 3.0 SQ. IN.

REFERENCE Project ____ Designed ____ Date ____ Checked ____ Date ____ Approved ____ Date ____	NRCS Natural Resources Conservation Service	STANDARD DWG. NO. IL-620 SHEET 1 OF 2 DATE 11-05-07

SILT FENCE



NOTES:
1. PLACE THE END POST OF THE SECOND FENCE INSIDE THE END POST OF THE FIRST FENCE.
2. ROTATE BOTH POSTS AT LEAST 180 DEGREES IN A CLOCKWISE DIRECTION TO CREATE A TIGHT SEAL WITH THE FABRIC MATERIAL.
3. DRIVE BOTH POSTS A MINIMUM OF 18 INCHES INTO THE GROUND AND BURY THE FLAP.

REFERENCE Project ____ Designed ____ Date ____ Checked ____ Date ____ Approved ____ Date ____	NRCS Natural Resources Conservation Service	STANDARD DWG. NO. IL-620(W) SHEET 2 OF 2 DATE 11-05-08

STABILIZATION TYPE	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C			*	D*					
SODDING			E**									
MULCHING	F											

A. KENTUCKY BLUEGRASS 90 LBS/AC MIXED WITH PERENNIAL RYEGRASS 30 LBS/AC

B. KENTUCKY BLUEGRASS 135 LBS/AC MIXED WITH PERENNIAL RYEGRASS 45 LBS/AC + 2 TONS STRAW MULCH/AC

C. SPRING OATS 100 LBS/AC

D. WHEAT OR CEREAL RYE 150 LBS/AC

E. SOD

F. STRAW MULCH 2 TONS/AC

* IRRIGATION NEEDED DURING JUNE AND JULY
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD

SOIL PROTECTION CHART

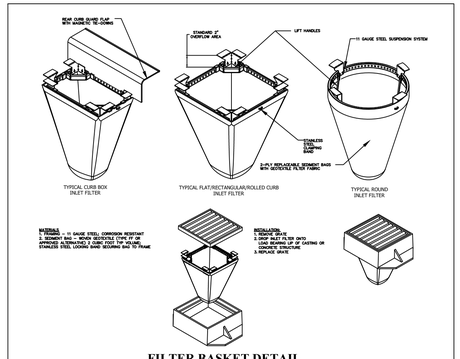
EROSION CONTROL & SEDIMENTATION NOTES

1. UNLESS OTHERWISE INDICATED, ALL VEGETATIVE AND STRUCTURAL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CONSTRUCTED ACCORDING TO MINIMUM STANDARDS AND SPECIFICATIONS IN THE ILLINOIS URBAN MANUAL, LATEST EDITION, AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
2. THE DEVELOPER SHALL INSPECT THE SOIL EROSION AND SEDIMENT CONTROL PRACTICES EVERY SEVEN (7) DAYS AND AFTER 0.5" OR MORE RAINFALL. IMMEDIATE REPAIR SHALL BE MADE OF ANY DAMAGED EROSION CONTROL ELEMENTS THROUGHOUT THE CONSTRUCTION OF THE PROJECT.
3. ALL CONSTRUCTION TRAFFIC SHALL ENTER SITE ONLY AT PROPOSED STABILIZED CONSTRUCTION ENTRANCE(S) AS SHOWN ON PLANS.
4. ALL DIRT, MUD, OR DEBRIS THAT REACHES THE PUBLIC ROADS SHALL BE CLEANED IMMEDIATELY BY THE CONTRACTOR.
5. TECHNIQUES SHALL BE EMPLOYED TO PREVENT THE BLOWING OF DUST OR SEDIMENT FROM THE SITE.
6. THE ESTIMATED CONSTRUCTION SCHEDULE IS AS FOLLOWS.

TOPSOIL STRIPPING	SPRING	2025
SITE EARTHWORK	SUMMER	2025
FINAL GRADING	SUMMER	2025
FINAL LANDSCAPING	FALL	2025

THE ENTIRE SITE MUST BE STABILIZED, USING A HEAVY MULCH LAYER OR ANOTHER METHOD AT THE CLOSE OF THE CONSTRUCTION SEASON.

7. DISTURBED AREAS WITHIN ALL PUBLIC R.O.W.'S SHALL BE RESTORED W/ 6" MIN. TOPSOIL & SOD. RESTORATION SHALL OCCUR IMMEDIATELY AFTER COMPLETION OF CONSTRUCTION, WEATHER PERMITTING. ALL OTHER DISTURBED AREAS SHALL BE RESTORED WITH 6" TOPSOIL & SEED.
8. THE PROTECTION OF THE OPEN LID DRAINAGE STRUCTURES SHALL BE CONSTRUCTED AS SPECIFIED IN DETAILS. ALL OPEN LID DRAINAGE STRUCTURES LOCATED IN YARD AREAS AND THE SEDIMENTATION BASIN MUST BE PROTECTED PER INLET PROTECTION DETAILS UNTIL SUCH A TIME THAT THE LANDSCAPING IS IN PLACE AND EFFECTIVELY PREVENTING POTENTIAL SILTATION OF THESE STRUCTURES. ALL OPEN LID DRAINAGE STRUCTURES IN PAVED AREAS SHALL HAVE FILTER BASKETS INSTALLED UNDER THE LIDS. IN THE EVENT THE GRAVEL BASE IS NOT IN PLACE UPON INSTALLATION, INLET PROTECTION SHALL BE PROVIDED AS INDICATED PER INLET PROTECTION DETAIL.
9. EROSION CONTROL BLANKET (ECB) SHALL BE INSTALLED TO ALL DISTURBED AREAS WITH SLOPES EQUAL TO OR STEEPER THAN 5H:1V AND IN CRITICAL AREAS (EX: DETENTION BASIN PERIMETERS, STREAMBANKS, BERMS, ETC.) IMMEDIATELY UPON FINAL GRADING. S175 NORTH AMERICAN GREEN (OR SIMILAR) ECB SHALL BE USED. ECB WITH GREEN DYE IS NOT ACCEPTABLE.
10. THE CONTRACTOR SHALL TAKE THE NECESSARY STEPS TO CONTROL WASTE SUCH AS DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, LITTER AND SANITARY WASTE AT THE CONSTRUCTION SITE THAT MAY CAUSE ADVERSE IMPACTS TO WATER QUALITY.



FILTER BASKET DETAIL
NOT TO SCALE

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM

CALL 1-800-892-0123 or 811
AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
WWW.ILLINOIS1CALL.COM

SITE DATA

AREA: 51,135 SQUARE FEET
OR 1.17 ACRES

PARCEL IDENTIFICATION NUMBER

27-07-401-014-0000

BASIS OF BEARING

BASIS OF BEARINGS: ILLINOIS STATE PLANE EASTERN ZONE, NORTH AMERICAN DATUM 1983, (NAD '83 (2011)) GEOID 18

DESIGNTEK ENGINEERING, INC.
CONSULTING CIVIL ENGINEERING & LAND SURVEYING
9930 W. 190TH STREET, SUITE L
MOKENA, ILLINOIS 60448
(708) 326-4961
FAX (708) 326-4962
IL PROF. LIC. NO: 184-003740

REVISION

11300 W. 151ST STREET
ORLAND PARK, ILLINOIS

DETAILED GRADING PLAN

DRAWN	CHECKED	PROJECT NO.
AJS	SDS	24-0564
DATE: 01-23-25		SHEET 2
SCALE: 1" = 20'		OF 2

L:\Projects\2024\24-0564\Engineering\DWG\Detailed Grading Plan\24-0564 & EGP.dwg Plot Date: 1/27/2025 3:13:55 PM By: jsemson