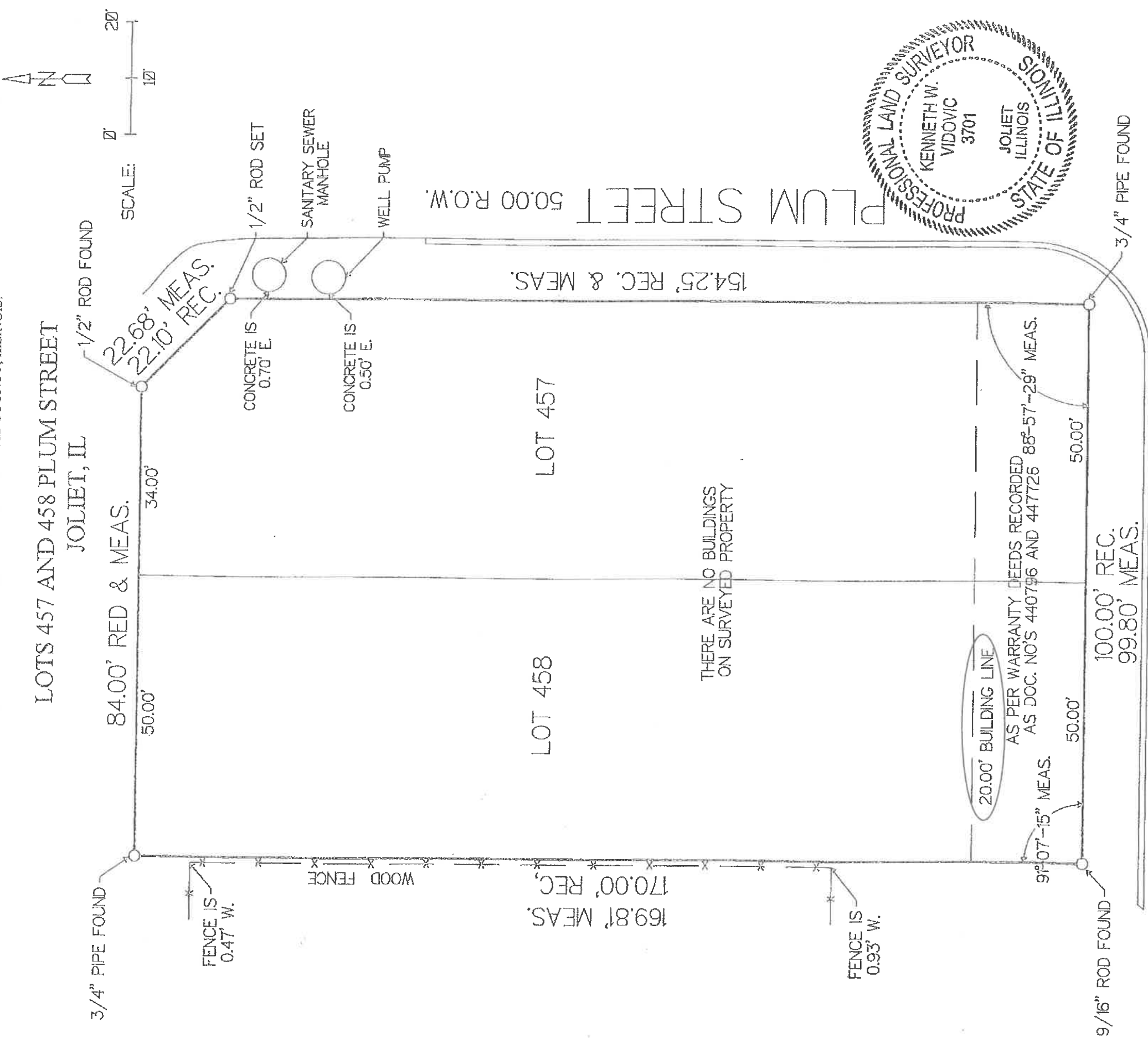


PLAT OF SURVEY

LOT 457 AND 458, IN SUNNYLAND, A SUBDIVISION OF THE EAST HALF OF THE EAST HALF OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, AS PER PLAT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF SAID WILL COUNTY IN PLAT BOOK 21, PAGE 5 AS DOCUMENT NO. 378700 IN WILL COUNTY, ILLINOIS.



COMMUNITY SURVEY INC.

81 N. CHICAGO STREET, SUITE 207
JOLIET, IL 60432

(815) 722-9005 (815) 722-9019 - fax

EMAIL: kvcommunitysurvey@aol.net

DESIGN FIRM NO. 184-002899

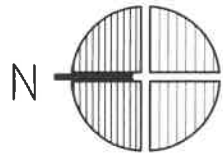
CHECK DEED OR GUARANTEE POLICY FOR BUILDING LINE OR
EASEMENT RESTRICTIONS NOT SHOWN ON PLAT OF SURVEY
COMPARE POINTS BEFORE BUILDING.

WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE
HAVE SURVEYED FOR LUCAS LAW UNDER MY HAND AND SEAL
THIS 11TH DAY OF AUGUST 2023.

FIELD WORK 08/10/2023.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

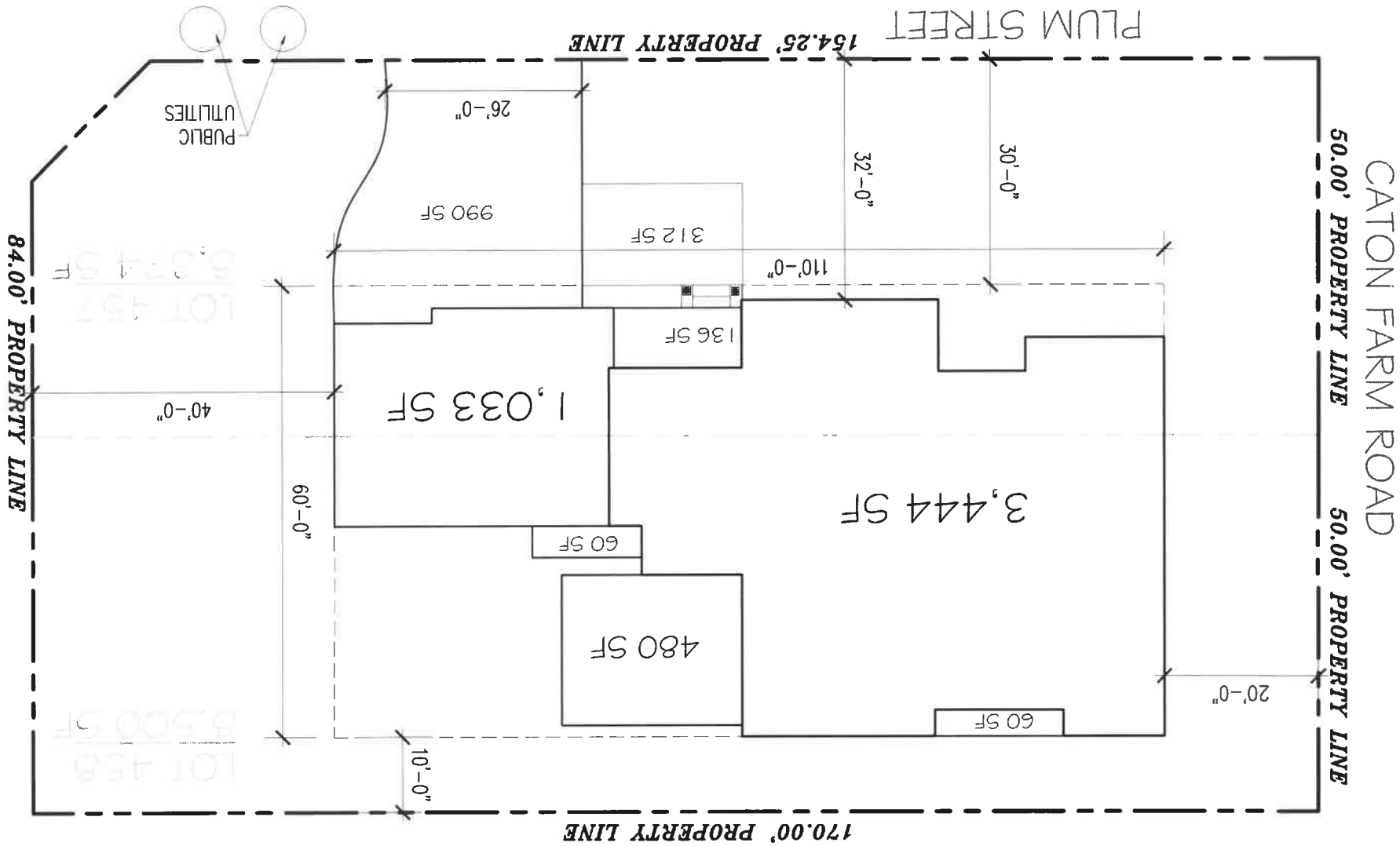
SURVEY NUMBER 23-29969


ILLINOIS LAND SURVEYOR NO. 3701
EXPIRES 11/30/2024



LOT COVERAGE SITE PLAN

SCALE : 1" = 20'-0"

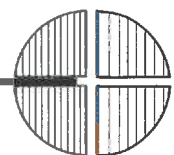


LOT COVERAGE	
DWELLING BUILDING FOOTPRINT	3,444 SF
ATTACHED GARAGE	1,033 SF
PORCH AND LANAI	616 SF
WALKWAYS & PATIOS	432 SF
DRIVEWAY	990 SF
PROPOSED LOT COVERAGE = 6,515 SF = 38.60%	
LOT AREA (BASED ON PLAT OF SURVEY) 16,874 SF	
MAX. LOT COVERAGE = 50% x 8,359 = 8,437 SF	

CATON FARM ROAD

50.00' PROPERTY LINE

50.00' PROPERTY LINE

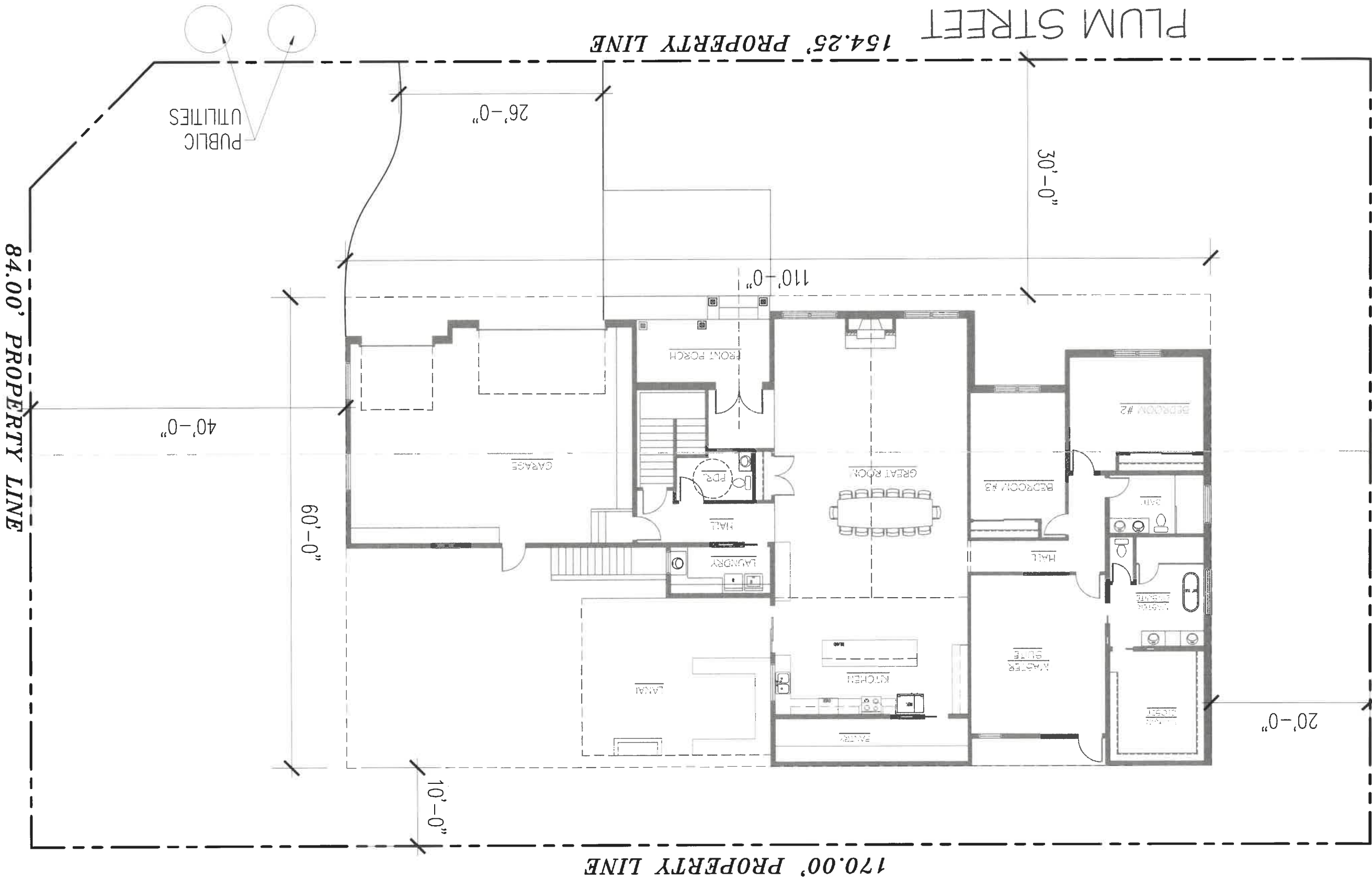


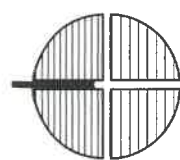
SITE PLAN

SCALE : NON-STANDARD

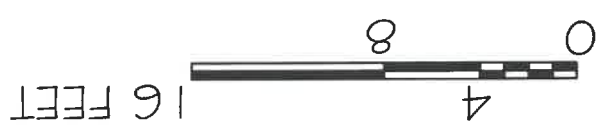


DWELLING AREA: 3,444 SF
GARAGE, LANAI, & PORCH AREA: 1,649 SF
TOTAL BUILDING AREA: 5,093 SF

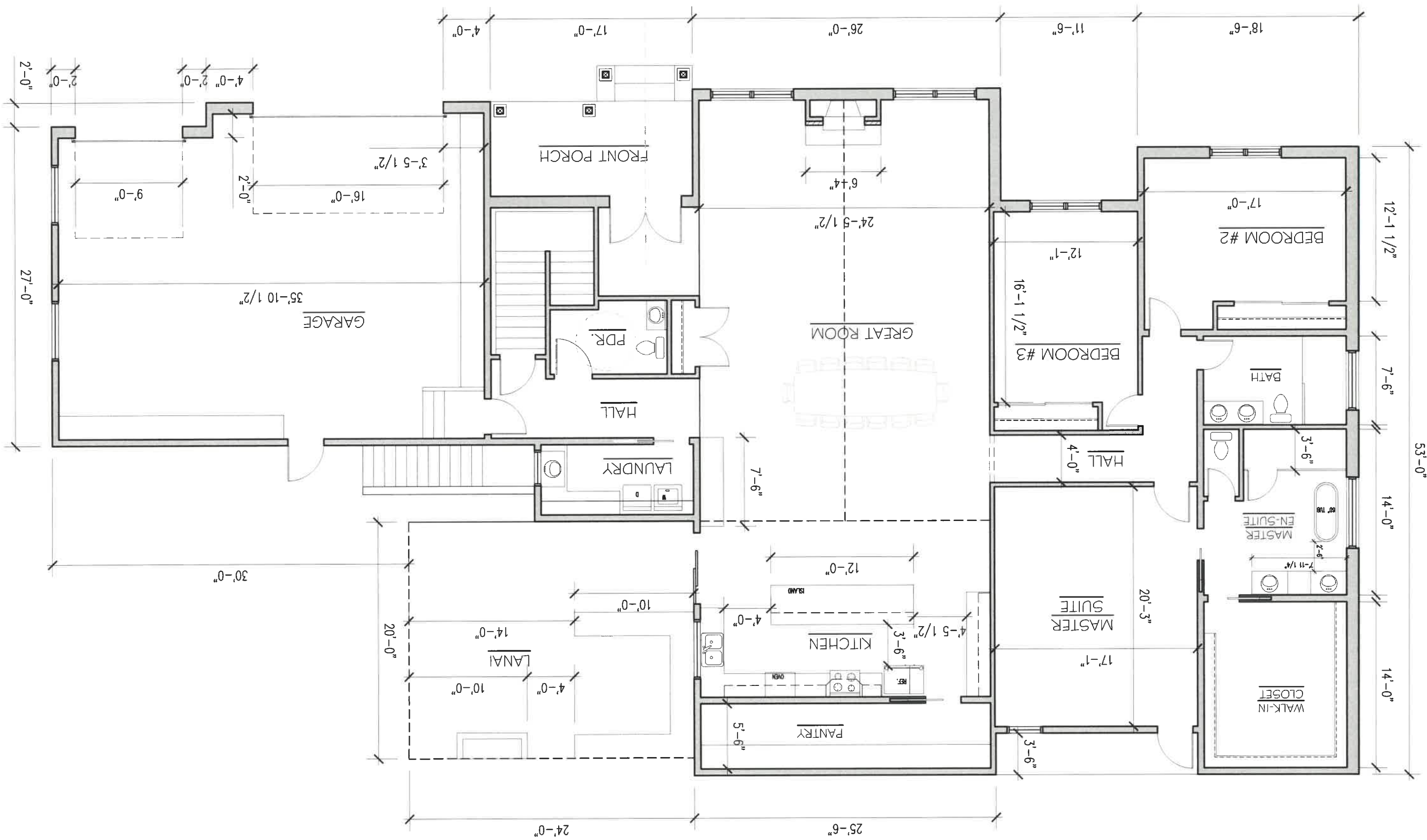




FLOOR PLAN
SCALE : 1/8" = 1'-0"



DWELLING AREA: 3,444 SF
GARAGE, LANAI, & PORCH AREA: 1,649 SF
TOTAL BUILDING AREA: 5,093 SF

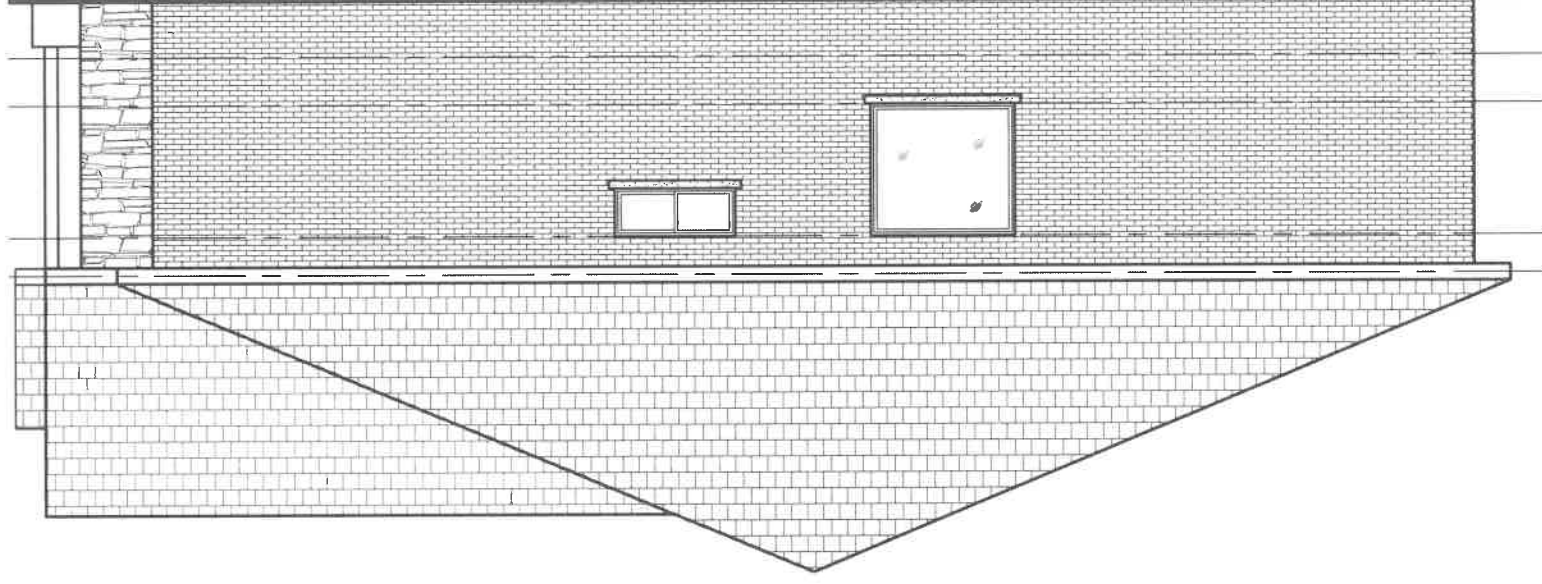


ELEVATIONS

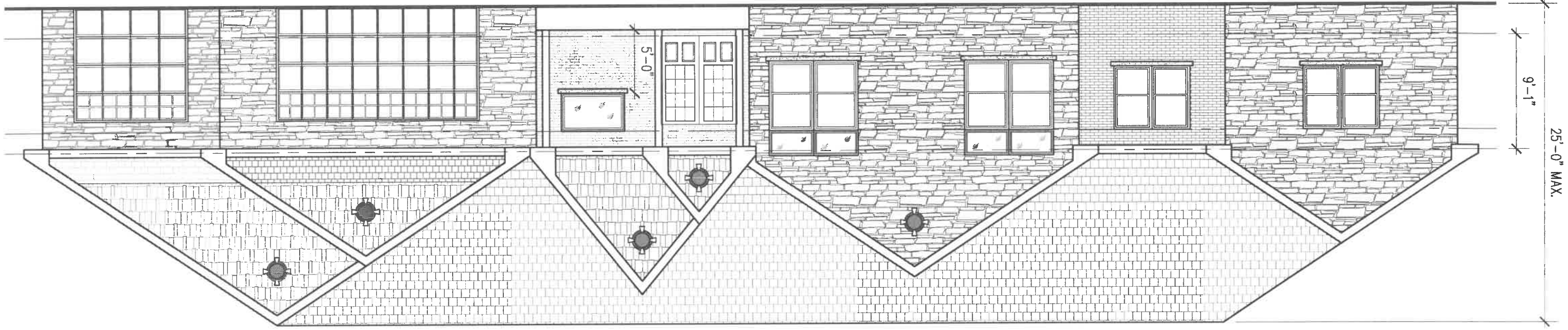
SCALE : 1/8" = 1'-0"



SOUTH ELEVATION (LEFT SIDE FAÇADE)
(FACING CATON FARM ROAD)



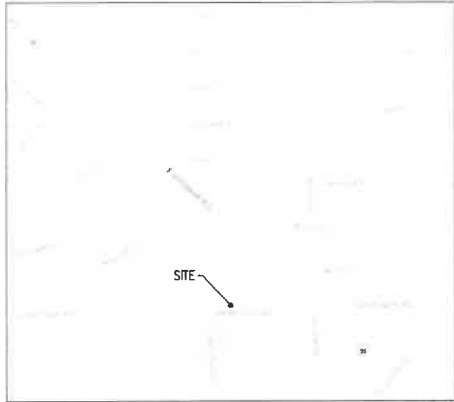
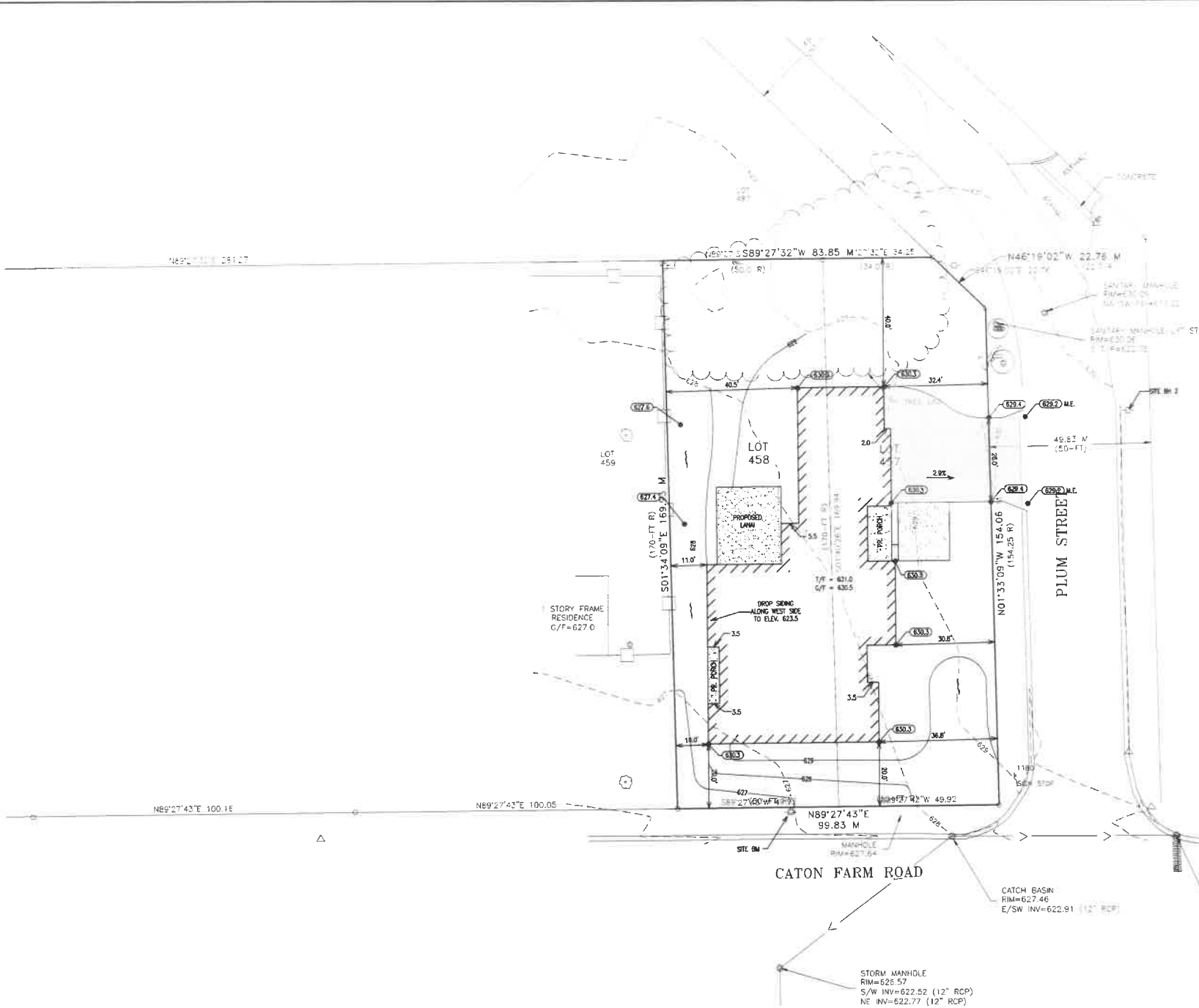
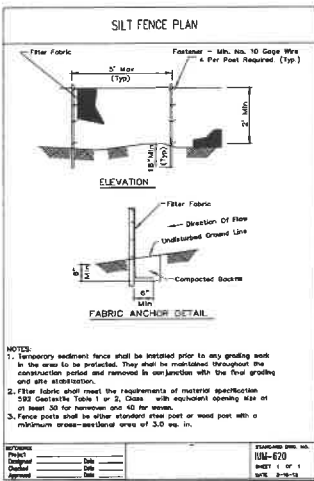
EAST ELEVATION (FRONT FAÇADE)
(FACING PLUM STREET)



P:\Projects\GIS\2024\GIS\Engineering\DWG\21433\Site.dwg
Pldate: 7/31/2024 3:56 PM, Lpdate: SITE PLAN



CALL BEFORE
YOU DIG



PROPERTY IDENTIFICATION NUMBER: 03-25-421-028, 03-25-421-029
PROPERTY ADDRESS: NW CORNER OF CATON FARM RD AND PLUM ST
JOLIET, IL 60438
CLIENT: RAPHAEL PRADO
425 PRIOR STREET
JOLIET, IL 60438

BENCHMARKS:
SITE BENCHMARK: NAIL IN POWER POLE ON NORTH SIDE OF CATON FARM ROAD,
APPROXIMATELY 60 FEET WEST OF PLUM ROAD. ELEVATION = 627.93 (NAVD83)

SITE DETAILS:

LOT AREA	= 15,874 SF
HOUSE/GARAGE	= 4,477 SF
DRIVEWAY	= 1,285 SF
PORCH/PATIO/WALK	= 955 SF
TOTAL	= 6,727 SF (39.9%)

- NOTES:**
1. EXISTING UTILITIES HAVE BEEN SHOWN SCHEMATICALLY FOR THE CONTRACTOR'S GUIDANCE ONLY. ALL EXISTING UTILITIES MAY NOT BE SHOWN. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND LOCATE ALL UTILITIES THAT MAY BE AFFECTED PRIOR TO BEGINNING CONSTRUCTION.
 2. IMPROVEMENTS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITIONS OF THE "STANDARD SPECIFICATION FOR ROAD & BRIDGE CONSTRUCTION" BY IDOT AND THE "STANDARD SPECIFICATIONS FOR WATER & SEWER MAIN CONSTRUCTION IN ILLINOIS" AND THE ORDINANCES OF THE LOCAL PERMITTING AUTHORITY.
 3. UNLESS OTHERWISE NOTED, ALL SPOT ELEVATIONS ARE FINISHED PAVEMENT OR FINISHED LANDSCAPE ELEVATIONS.
 4. ALL PROPOSED GRADERS SHALL MATCH EXISTING GRADERS AT THE PROPERTY LINE, EXISTING EDGE OF PAVEMENT, AND EXISTING CURB.
 5. FINISHED LANDSCAPE ELEVATIONS ADJACENT TO HOUSE SHALL BE 6-INCHES BELOW THE TOP OF FOUNDATION ELEVATION.
 6. FOUNDATION SHOWN FOR REFERENCE. REFER TO ARCHITECTURAL PLANS FOR PROPOSED BUILDING DETAILS AND DIMENSIONS.
 7. PROVIDE FULL DEPTH SAW CUT FOR ALL CURB, PAVEMENT, OR SIDEWALK TO BE REMOVED.
 8. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE START OF ANY CONSTRUCTION ACTIVITIES. THE SEDIMENT AND EROSION CONTROL MEASURES SHALL BE PROPERLY MAINTAINED THROUGHOUT THE PROJECT AND SHALL REMAIN IN PLACE UNTIL THE FINAL VEGETATIVE COVER HAS BEEN ESTABLISHED AND/OR PERMANENT EROSION CONTROL MEASURES HAVE BEEN INSTALLED. ANY SEDIMENT AND EROSION CONTROL MEASURES THAT ARE REMOVED, AS A RESULT OF ANY CONSTRUCTION ACTIVITIES, MUST BE PROPERLY REINSTALLED PRIOR TO THE END OF EACH DAY.

DRAINAGE & ENGINEER CERTIFICATE

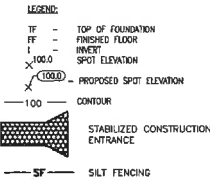
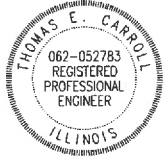
I, THOMAS CARROLL, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY AFFIRM THAT THESE DOCUMENTS HAVE BEEN PREPARED BY OR UNDER MY DIRECT SUPERVISION AND CONTROL AND TO THE BEST OF MY KNOWLEDGE AND BELIEF, THESE DOCUMENTS HAVE BEEN PREPARED IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING STANDARDS AND PRACTICES AND COMPLY WITH APPLICABLE LAWS, CODES AND ORDINANCES.

FURTHERMORE, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THESE IMPROVEMENTS OR ANY PART THEREOF. OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DISCHARGE OF SURFACE WATERS INTO PUBLIC OR PRIVATE AREAS AND/OR DRAINS WHICH THE DEVELOPER HAS THE 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 PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

DATED THIS 31ST DAY OF JULY, 2024

Thomas Carroll

THOMAS CARROLL, P.E.
ILLINOIS P.E. #062052783
LICENSE EXPIRES 11/30/2025
GEOTECH INCORPORATED PROFESSIONAL
DESIGN FIRM NUMBER 184-000185



SEAL/STAMP

NO. DATE REVISION
7/31/24 ANNOTATION EXHIBIT

RAPHAEL PRADO SUBDIVISION
LOT 457 & 458 SUNNYLAND
CATON FARM RD & PLUM STREET

SITE PLAN

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE
CREST HILL, ILLINOIS 60403
815/730-1010

PROJECT NO. 21633
DATE: 4.4.2024
DRAWN BY: TC
CHECKED BY: CP

SHEET NO.

1