

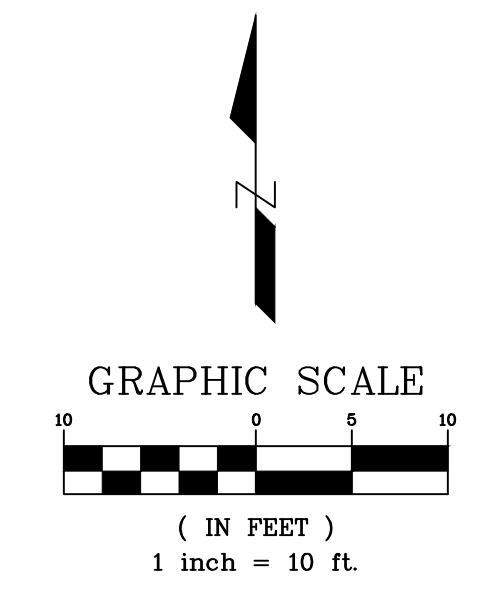
LEGEND	
EXISTING	PROPOSED
—S—	SANITARY SEWER
—SS—	SANITARY SERVICE
○	SANITARY MANHOLE
—SS—	STORM SEWER
—SS—	STORM SERVICE
□	CATCH BASIN
○	OPEN LID STORM MANHOLE
○	CLOSED LID STORM MANHOLE
□	STORM INLET
□	FLARED END SECTION
WM	WATER MAIN
WS	WATER SERVICE
⊕	VALVE VAULT
⊕	B-BOX
⊕	HYDRANT
⊕	VALVE BOX
⊕	STREET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

**BENCHMARKS**  
 SITE BENCHMARK: CUT CROSS ON TOP OF CURB ON THE EAST SIDE OF GOLFVIEW AVENUE, 9' NORTH OF THE END OF SAID CURB. ELEVATION: 652.00 (NAVD 88)

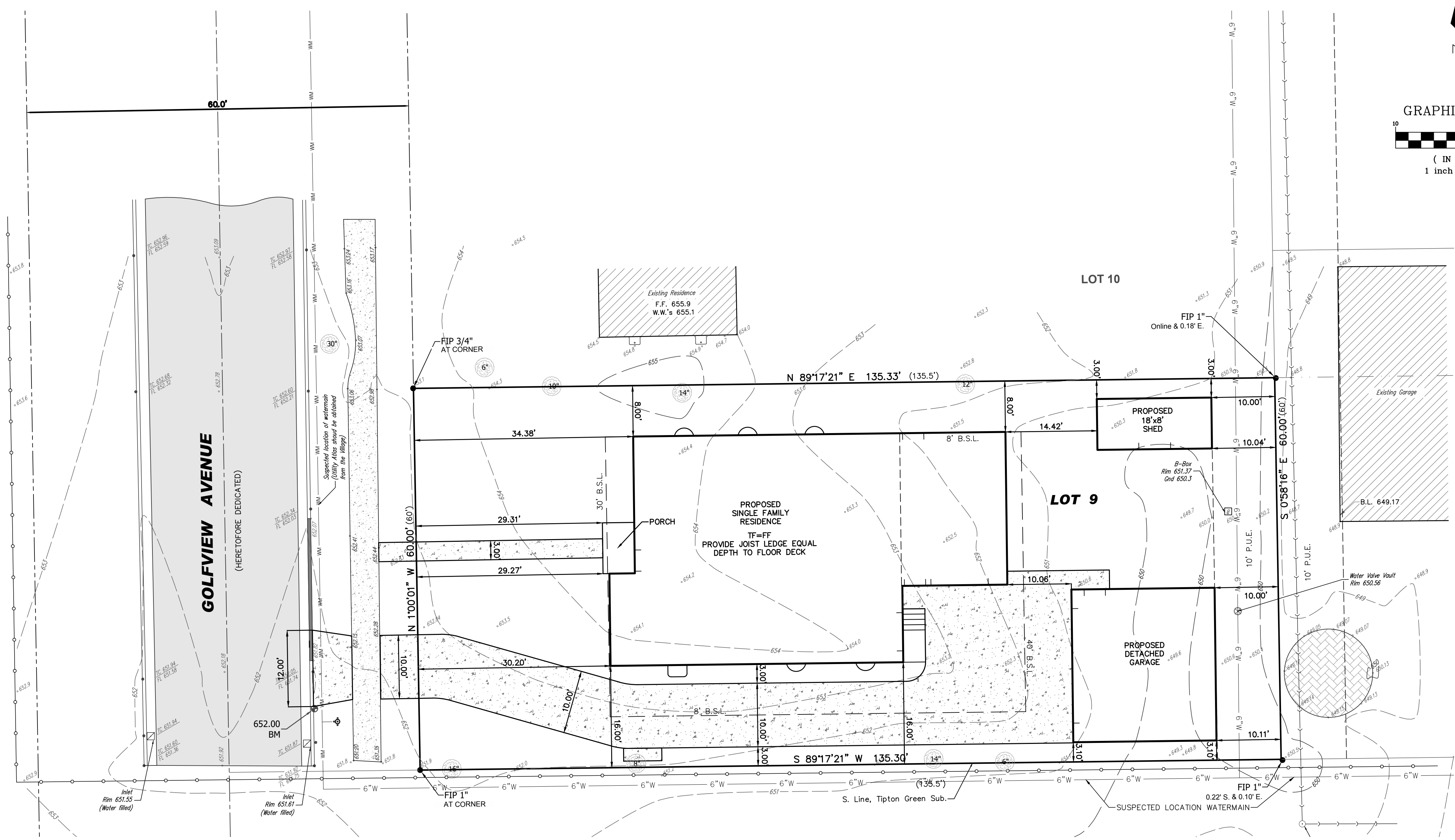
# SITE PLAN

LOT 9 IN BLOCK 1 IN TIPTON GREEN, A SUBDIVISION OF THE EAST 660-1/2 FEET OF THE WEST 1321 FEET OF THE SOUTH 530.6 FEET OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 WEST OF THE ILLINOIS CENTRAL RAILROAD RIGHT OF WAY, (EXCEPT THE SOUTH 15 FEET THEREOF) IN SECTION 31, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**NOTES:**  
 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 MAY 1, 2020.  
 OWNER: STEVEN SCOTT (773) 203-0412 STEVENCSCOTTSR@GMAIL.COM



**NOTES:**  
 1) ALL INFORMATION SHOWN IS AS OF THE LATEST REVISION DATE OF 03-31-26.



LOT DESCRIPTION: DEVELOPMENT OF A NEW SINGLE FAMILY DETACHED DWELLING WITH A DETACHED GARAGE, AND A SHED.  
 LOT AREA: 8,130 S.F.  
 PRINCIPAL STRUCTURE:  
 SINGLE FAMILY DETACHED DWELLING: 1,554 S.F.  
 GARAGE, ATTACHED: 412 S.F.  
 ACCESSORY STRUCTURES:  
 GARAGE, DETACHED: 540 S.F.  
 SHED: 144 S.F.  
 IMPERVIOUS SURFACES:  
 DRIVEWAY: 1,439 S.F.  
 WALKWAYS: 88 S.F.  
 FRONT PORCH: 40 S.F.  
 REAR STOOP & STEPS: 29 S.F.  
 GARBAGE RECEPTACLE PAD: 12 S.F.  
 PROPOSED BUILDING COVERAGE: 2,650 / 8,130 = 32.60%  
 PROPOSED IMPERVIOUS COVERAGE: 4,258 / 8,130 = 52.37%

**R-1 ZONING**

FRONT:	30'
SIDE:	8'
REAR:	40'
MAX. BLDG. COVERAGE:	30%
MAX. IMPERVIOUS COVERAGE:	40%

<b>SITE DATA</b>
AREA: (8,130) SQUARE FEET
<b>PARCEL IDENTIFICATION NUMBER</b>
29-31-121-008-0000
<b>BASIS OF BEARING</b>
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

7	PER ARCH: NEW FDN	03-31-26
6	PER CLIENT SITE PLAN REV.	01-26-26
5	PER ARCH: SITE PLAN	12-15-25
4	PER ARCH: NEW FDN	12-11-25
3	PER CLIENT SITE PLAN REV.	11-17-25
2	PER ARCHITECT REVISIONS	11-13-25
1	PER ARCHITECT REVISIONS	08-11-25

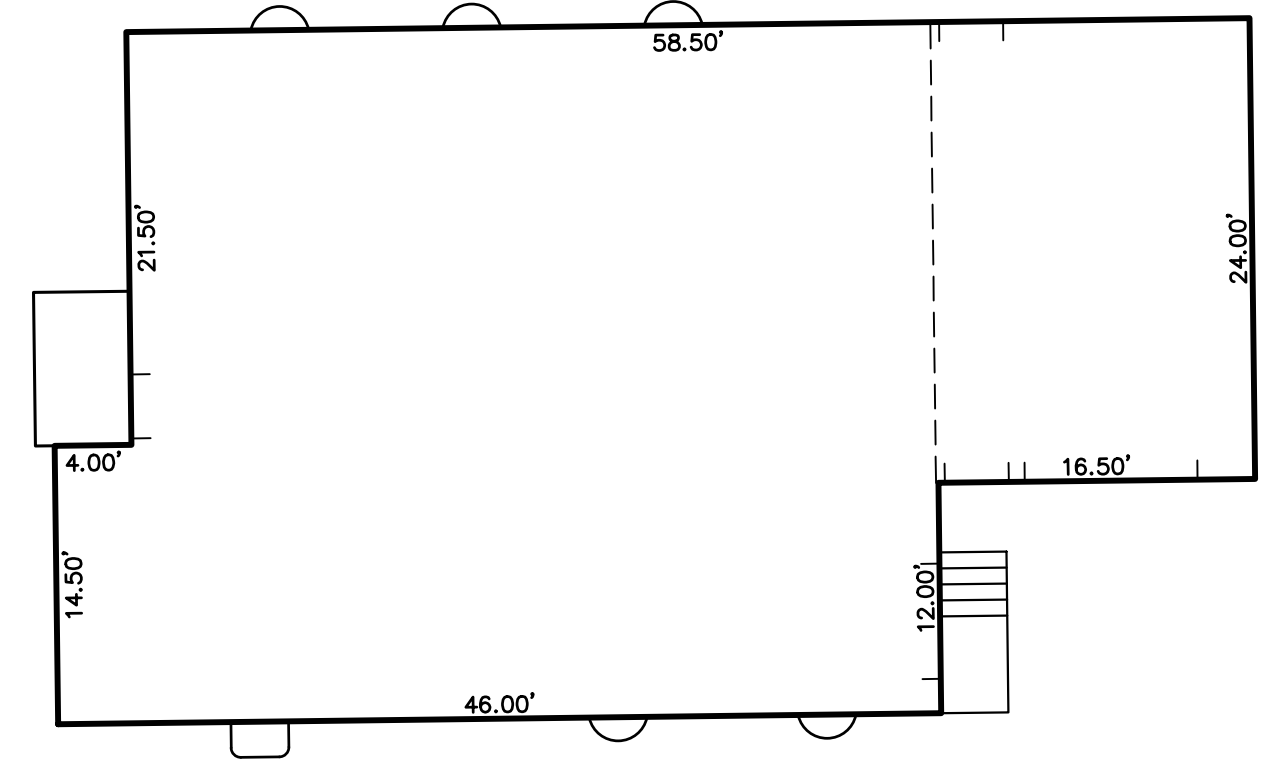
LOT 9  
 17863 GOLFVIEW AVENUE  
 HOMewood, ILLINOIS

DETAILED GRADING PLAN

DRAWN	CHECKED	PROJECT NO.
DEI	SDS	25-0523
DATE:	11-07-25	SHEET 1
SCALE:	1" = 10'	OF 1



CALL 1-800-892-0123 or 811  
 AT LEAST 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG  
 WWW.ILLINOISCALL.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 MARCH 30, 2026 FROM LINDEN GROUP ARCHITECTS.