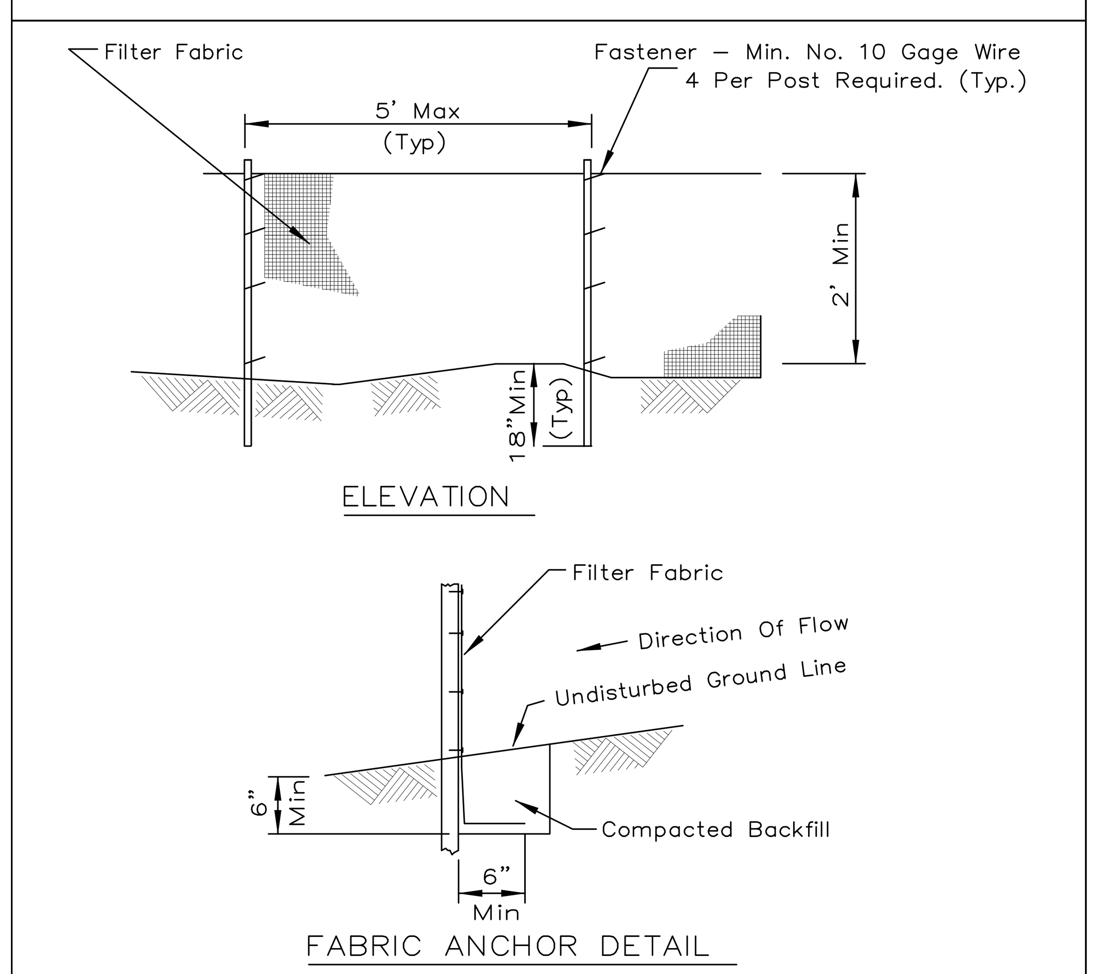
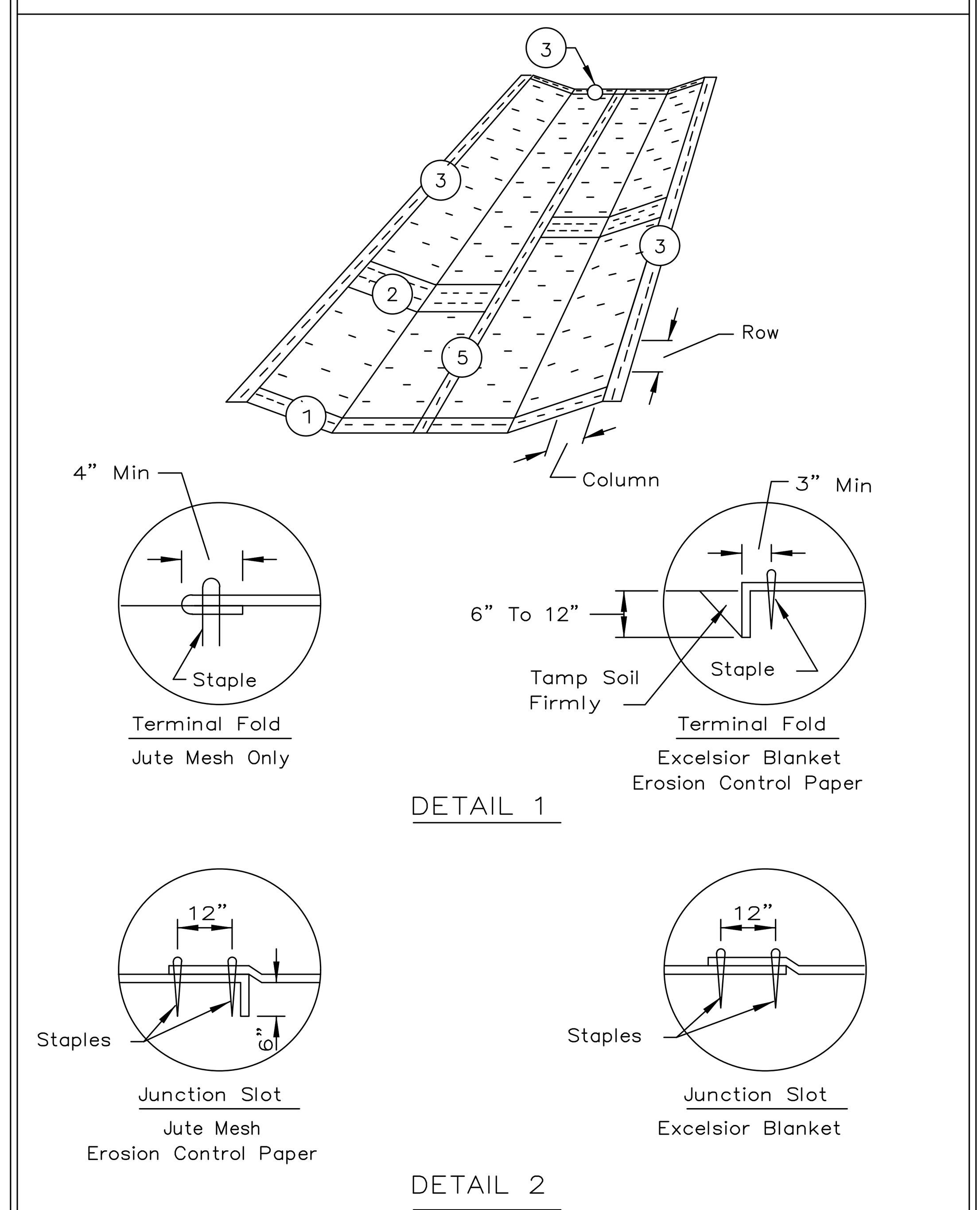
SILT FENCE PLAN



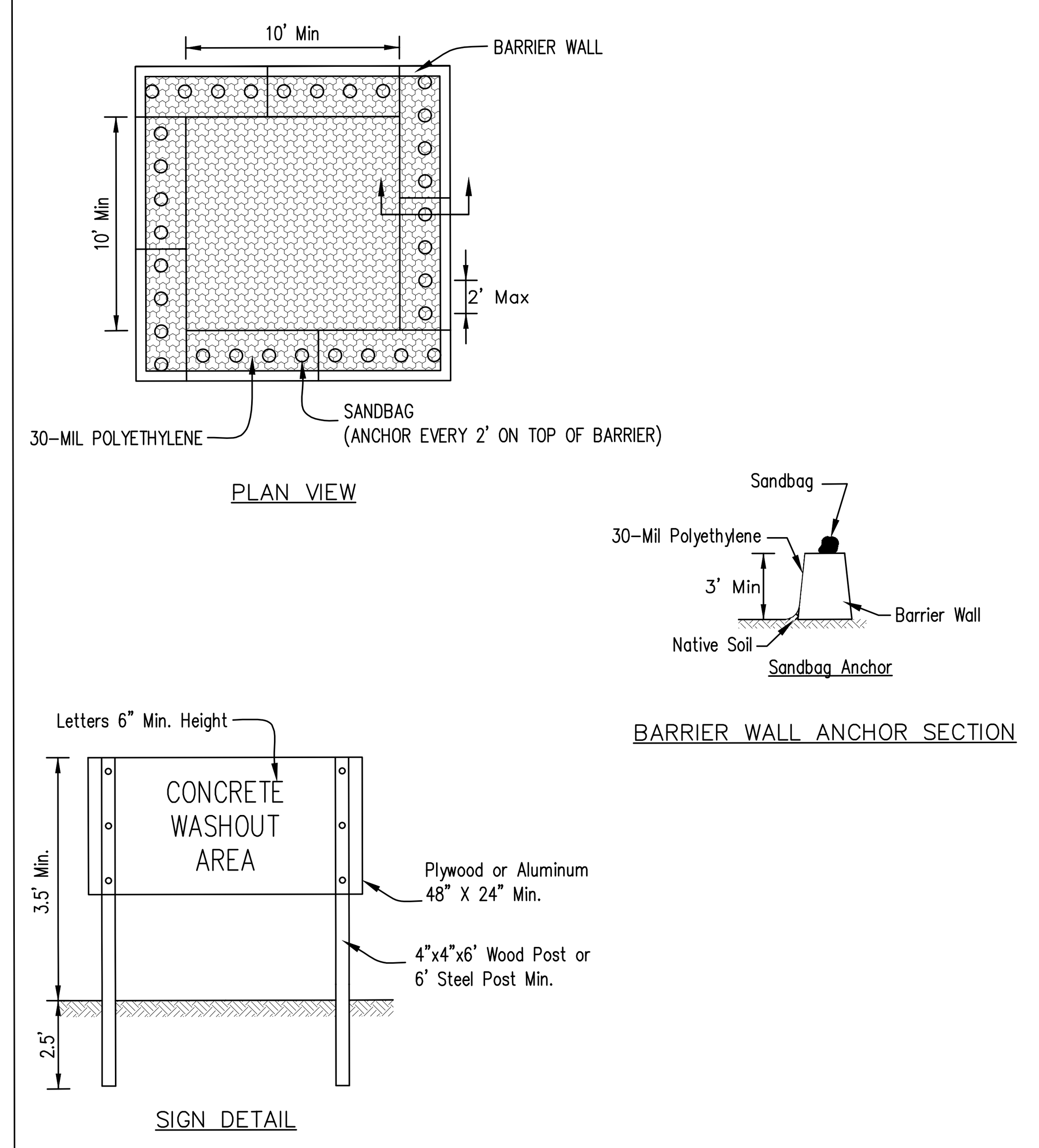
NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

REFERENCE: Project / Designed / Date / Checked / Date / Approved / Date — STANDARD DWG. NO. IUM-620 — SHEET 1 OF 2 — DATE 3-16-12

EROSION BLANKET PLAN



REFERENCE: Project / Designed / Date / Checked / Date / Approved / Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-530 — SHEET 1 OF 2 — DATE 5-24-94



NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

TEMPORARY CONCRETE WASHOUT FACILITY – BARRIER WALL

NOTES:

1. ALL DISTURBED AREAS SHALL BE STABILIZED WITH NA GREEN S75BN EROSION BLANKET OR APPROVED EQUAL UNLESS OTHERWISE NOTED WITHIN THE PLAN SET.
2. CONTRACTOR RESPONSIBLE FOR MAINTENANCE/REPAIR OF EROSION CONTROL MEASURES UNTIL ADEQUATE VEGETATION GROWTH HAS OCCURRED. MAINTENANCE/REPAIR WORK SHALL BE INCIDENTAL TO THE INSTALLATION COSTS.
3. CONTRACTOR RESPONSIBLE FOR ADDITIONAL EROSION CONTROL MEASURES AS RECOMMENDED BY THE ENFORCEMENT OFFICER OR THE DESIGNATED EROSION INSPECTOR AS SITE CONDITIONS WARRANT.
4. ALL TRAPPED SEDIMENT IS TO BE PROPERLY STABILIZED OR DISPOSED
5. IF CONTRACTOR NEEDS TO DEWATER WHEN EXCAVATING, THEY MUST PUMP TO A "DIRT BAG" OR APPROVED EQUAL.
6. WHERE THE USE OF TREE PROTECTION FENCING DOES NOT PROVIDE AMPLE ROOM FOR CONSTRUCTION, TREE TRUNK PROTECTION SHALL BE USED.
7. ALL WASTE MATERIALS SHALL BE DISPOSED OF OFFSITE IN AN APPROVED FACILITY.
8. ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND/OR RIGHT-OF-WAY.
9. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION OPERATIONS.
10. THE SITE SHALL BE GRADED TO MINIMIZE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OF ADJOINING PROPERTY

Standard Soil Erosion and Sediment Control Notes

1. Control measures shall meet the minimum standards and specifications of the Illinois Urban Manual (www.aiswcd.org/IUM) unless stated otherwise.
2. Soil disturbance shall be conducted in such a manner as to minimize erosion. Areas of the development site that are not to be disturbed shall be protected from construction traffic or other disturbance until final stabilization is achieved.
3. Soil stabilization measures shall consider the time of year, development site conditions and the use of temporary or permanent measures.
4. Stabilization by seeding shall include topsoil placement and fertilization, as necessary.
5. Native seed mixtures shall include rapid-growing annual grasses or small grains to provide initial, temporary soil stabilization.
6. Offsite property shall be protected from erosion and sedimentation. Velocity dissipation devices shall be placed at concentrated discharge locations and along the length of any outfall channel, as necessary to prevent erosion.
7. Sediment control measures shall be installed prior to the disturbance of tributary areas.
8. Stabilization of disturbed areas shall be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the development site, or temporarily ceased on any portion of the development site and will not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas shall be initiated within 1 working day of permanent or temporary cessation of earth disturbing activities and shall be completed as soon as possible, but not later than 14 calendar days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:
   a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable; and
   b. In areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method may be used.
9. Disturbance of steep slopes shall be minimized. Areas or embankments having slopes steeper than 3:1 shall be stabilized with staked in place sod, erosion control blanket in combination with seeding, or an equivalent control measure.
10. Perimeter control measures shall be provided downslope and perpendicular to the flow of runoff from disturbed areas, where the tributary area is greater than 5,000 square feet, and where runoff will flow in a sheet flow manner. Perimeter erosion control shall also be provided at the base of soil stockpiles.
11. The stormwater management system shall be protected from erosion and sedimentation downslope from disturbed areas. Inlet protection that reduces sediment loading, while allowing runoff to enter the inlet shall be required for all storm sewers. Check dams, or an equivalent control measure, shall be required for all channels. Filter fabric inlet protection and straw bale ditch checks are not acceptable control measures.
12. If dewatering services are used, discharges shall be routed through an effective sediment control measure (e.g., sediment trap or an equivalent control measure). The Enforcement Officer shall be notified prior to the commencement of dewatering activities.
13. All temporary soil erosion and sediment control measures shall be removed within 30 days after final stabilization of the development site is achieved or after the temporary measures are no longer necessary. Trapped sediment shall be removed and disturbed areas shall be permanently stabilized.
14. Stockpiled soil and materials shall be removed from flood hazard areas at the end of each work day. Soil and materials stockpiled in IWMC or buffer areas shall be placed on timber mats, or an equivalent control measure.
15. Effective control measures shall be utilized to minimize the discharge of pollutants from the development site. At a minimum, control measures shall be implemented in order to:
   a. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash water; and
   b. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, vehicle fluids, sanitary waste, and other materials present on the development site to precipitation and to stormwater.
16. Adequate receptacles shall be provided for the depositing of all construction material debris generated during the development process. The applicant shall not cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of construction material debris upon or into any development site, channel, or IWMC. The development site shall be maintained free of construction material debris.
17. The Enforcement Officer may require additional or alternate soil erosion and sediment control measures, based on development site specific considerations and the effectiveness of the installed control measures.

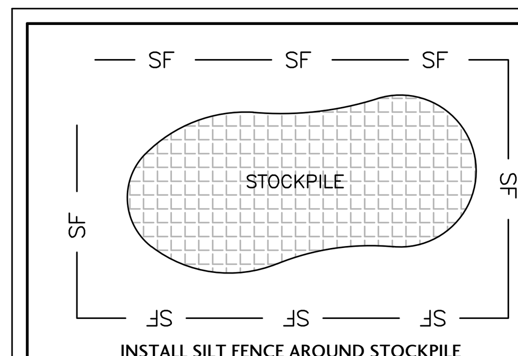
Standard Drain Tile Notes

1. Drain tiles disturbed during regulated development shall be reconnected by those responsible for their disturbance, unless the development plans specify abandonment of the drain tiles.
2. All abandoned drain tiles within disturbed areas shall be removed in their entirety.
3. Drain tiles within the disturbed area of a development site shall be replaced, bypassed around the development site or intercepted and connected to the stormwater management system for the development site. The size of the replaced or bypassed drain tile shall be equivalent to the existing drain tile.

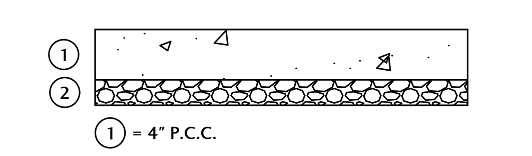
LEGEND

= PROPOSED DRIVEWAY PAVEMENT

= PROPOSED CONCRETE SIDEWALK



STOCKPILE STABILIZATION DETAIL



1 = 4" P.C.C.
2 = 2" AGGREGATE BASE COURSE, CA-6, CRUSHED

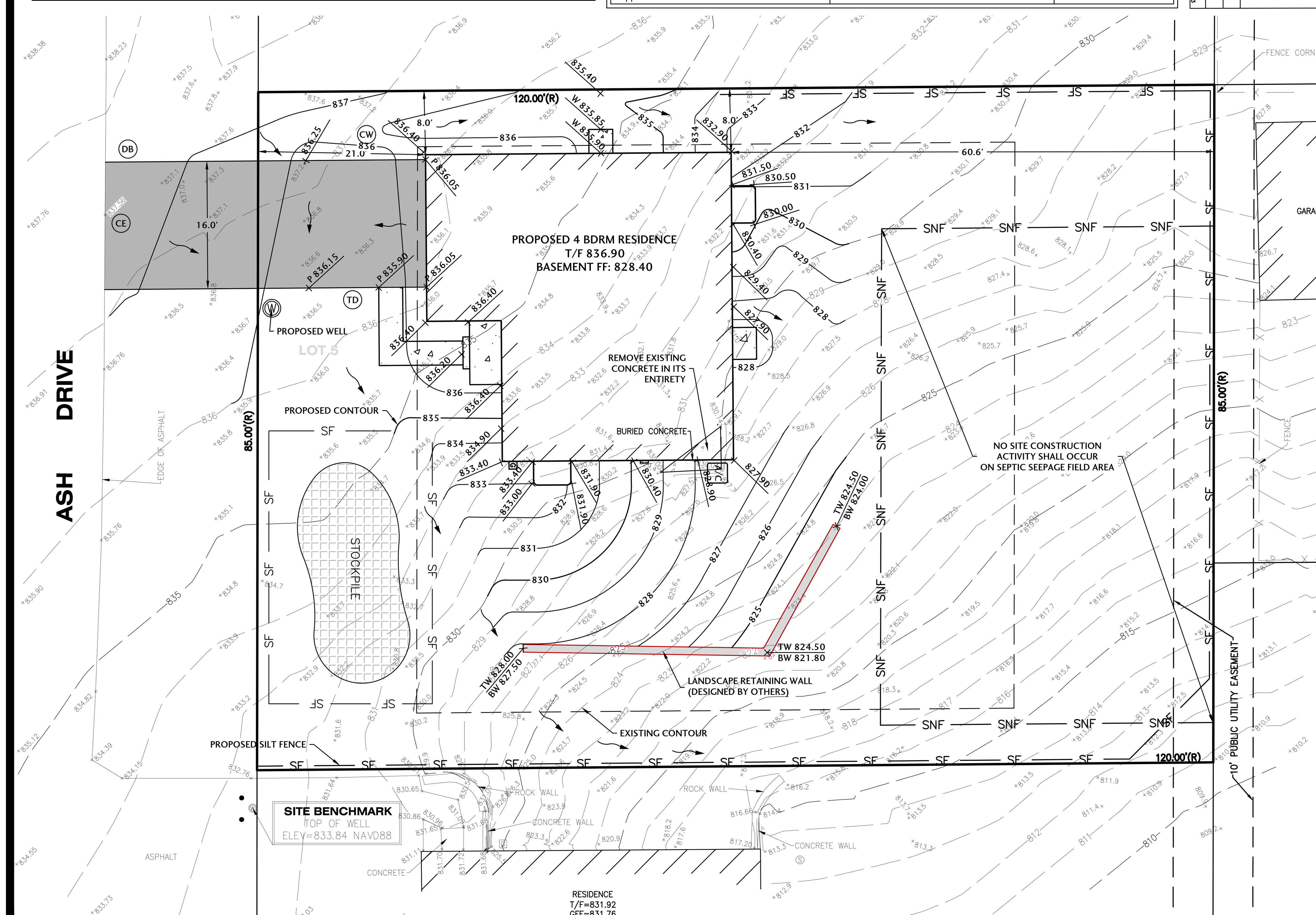
CONCRETE SIDEWALK PAVEMENT SECTION
N.T.S.

GRADING & EROSION CONTROL LEGEND

DRAINAGE ARROW
SILT FENCE — SF
SNOW FENCE — SNF
STABILIZED CONSTRUCTION ENTRANCE (REFER TO DETAIL) — CE
PERMIT DISPLAY BOARD — DB
ONSITE TRASH DUMPSTER — TD
CONCRETE WASHOUT — CW

PROPOSED ELEVATIONS:

EDGE OF CONCRETE/BITUMINOUS PAVEMENT — P XXX.XX
TOP OF WALL — T/W XXX.XX
BOTTOM OF WALL — B/W XXX.XX
FINISHED GRADE — XXX.XX

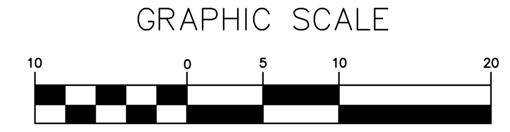


Seed Mixture	Moisture Regime	Sun Light	Salt Tolerance	Seeding Rates (PLS) lbs/ac	Seeding Rates (PLS) lbs/1000 SF
Kentucky blue grass use at least 3 varieties	dry-well drained	full-partial	moderate	88-130	2-3
Kentucky blue grass	dry-well drained	full	moderate	110	2.5
Red fescue				44	1
Tall fescue (turf type)	dry-wet	full-shade	moderate	220-260	5-6
Red Fescue	dry-well-drained	full-partial	moderate to	110	2.5
Kentucky blue grass			high	44	1
Kentucky blue grass	dry-well-drained	full-partial	moderate	86	2
Perennial ryegrass				43	1
Red fescue	wet-moist	full-partial	high to very	35	0.8
Alkali grass			high	35	0.8
Squirreltail grass				15	0.35

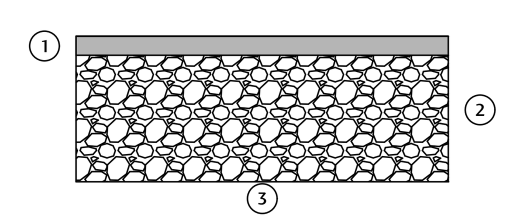
Seeding Dates

Season	Region	Dates
Spring		
	Northern IL	Early Spring to June 1
	Central IL	Early Spring to May 15
	Southern IL	Early Spring to May 15
Fall		
	Northern IL	August 1 to September 1
	Central IL	August 1 to September 10
	Southern IL	August 1 to September 20
Dormant		
	Northern IL	November 1 to March 15
	Central IL	November 15 to March 1
	Southern IL	November 15 to March 1

GRAPHIC SCALE



(IN FEET)
1 inch = 10 ft.



1 = 2.50" HMA SURFACE COURSE
2 = 6" AGGREGATE BASE COURSE, CA-6, CRUSHED
3 = SUBGRADE, COMPACTED & PROOF ROLLED

DRIVEWAY ASPHALT PAVEMENT SECTION
N.T.S.

SITE DATA TABLE

PROPOSED IMPERVIOUS AREA:	1,778 SF
PROPOSED DISTURBANCE AREA:	7,800 SF
PROPERTY AREA:	10,200 SF

BENCHMARKS

SITE BENCHMARK:
TOP OF WELL
ELEV = 833.84 NAVD88

PROJECT BENCHMARK:
MCHENRY COUNTY GEODETIC
CONTROL STATION "VALLEY VIEW"
ELEV = 842.35 NAVD88

JAMES E. CONDON — 062-044555 — LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

I HEREBY CERTIFY THAT THE PLANS WITH THE FIRM'S NAME LISTED BELOW WERE PREPARED UNDER MY DIRECT SUPERVISION. FURTHERMORE, THE PROPOSED PROJECT WILL NOT RESULT IN DRAINAGE, EROSION OR RUNOFF WHICH ADVERSELY IMPACTS ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY. THE PLANS PREPARED MEET THE MINIMUM REQUIREMENTS OF THE MCHENRY COUNTY STORMWATER MANAGEMENT ORDINANCE. DATED AT RINGWOOD, ILLINOIS THIS 1st DAY OF MAY, 2025

JAMES E. CONDON, P. E., J. CONDON & ASSOCIATES, INC.
ILLINOIS REG. PROF. ENGINEER No. 062-044555 EXPIRATION DATE 11-30-2025
ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION FIRM NUMBER: 184-006759

ENGINEERING YOUR SUCCESS
J. CONDON & ASSOCIATES, INC.
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

LAKE-MCHENRY HABITAT FOR HUMANITY

N / E / S / W

SCALE	1"=10'
ISSUE DATE	5/1/2025
PROJECT MANAGER	JEC
DESIGNER	LRT
QUALITY CONTROL	MAM

7 ASH DRIVE

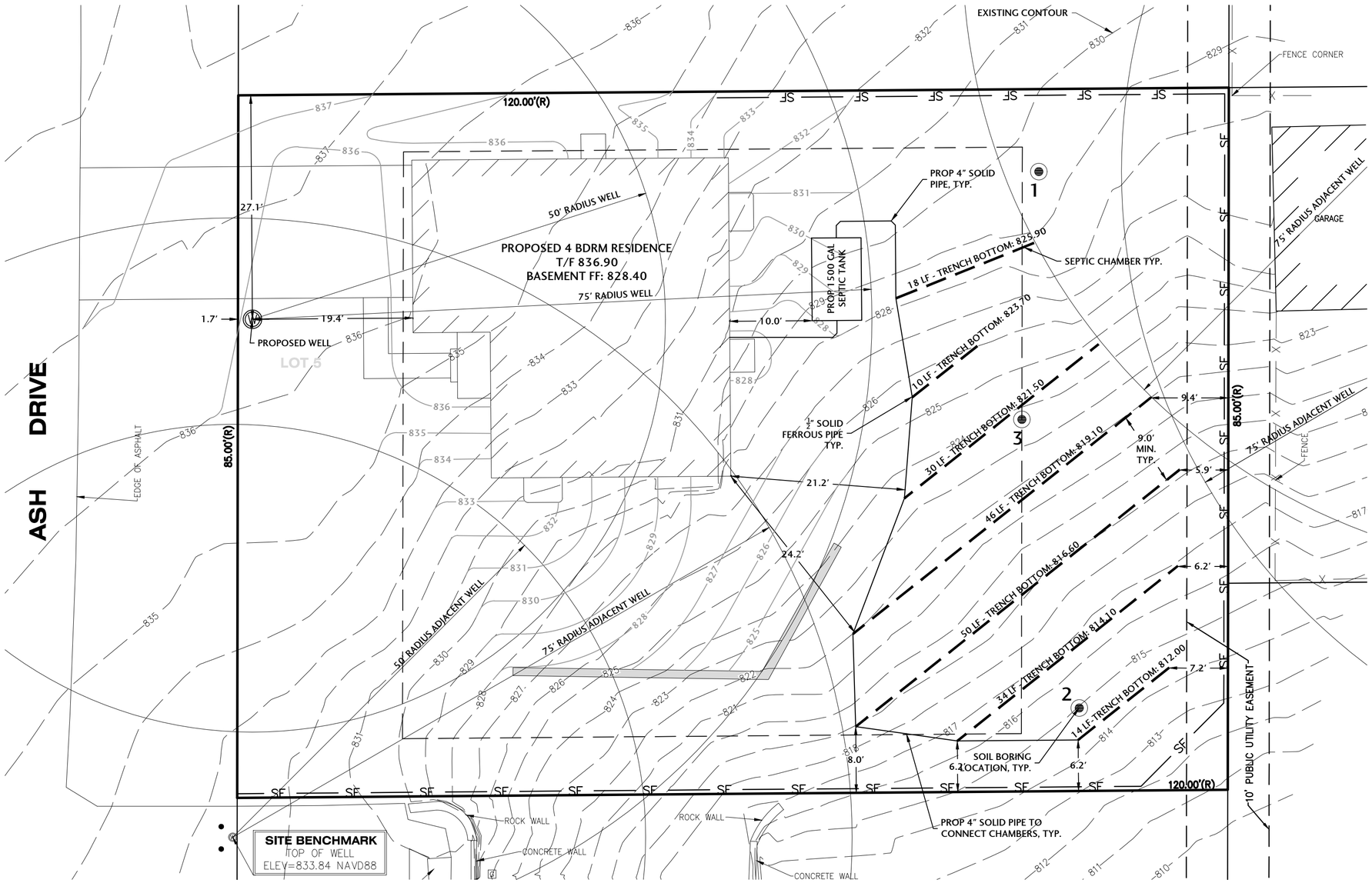
OAKWOOD HILLS, ILLINOIS

NO.	DATE	DESCRIPTION

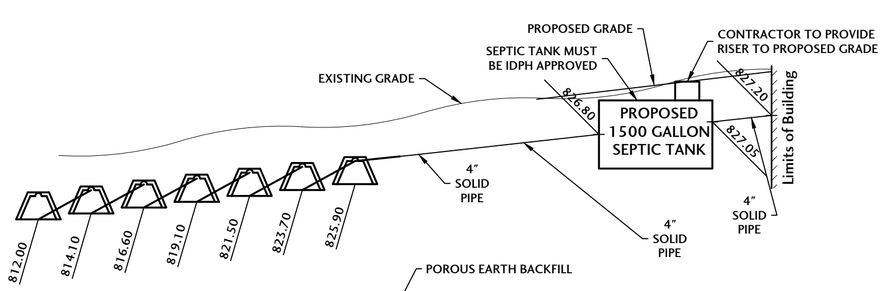
LIMITATION OF WARRANTY OF ENGINEER'S INSTRUMENTS OF SERVICE
THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

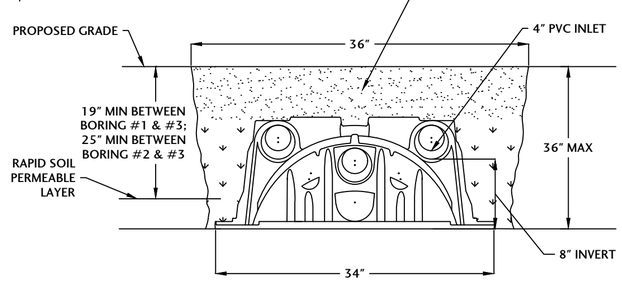
PROJECT NUMBER	HABI-24052-3
SHEET TITLE	SITE PLAN
SHEET NUMBER	C1.0

NO ADJACENT SEPTIC AND WELLS FOR MINIMUM 75'



NO SEPTIC WITHING 75' OF PROPOSED WELL LOCATION





QUICK4 PLUS STANDARD CHAMBER

UTILIZE INFILTRATOR 34" WIDE QUICK4 PLUS STANDARD CHAMBERS. CONNECT CHAMBERS BY 8" INVERT HOLES WITH PERISCOPE ADAPTERS UTILIZING ALLIN ONE 12 END CAP. OVERFLOW INVERT FROM CHAMBER TO CHAMBER MUST BE 12" (MIN).

Septic System Design Data:
Rapid Soil Permeability
Separation to limiting layer/ground water > 48"

Daily Flows:
4 BDRM * 200 SF/BDRM /4 SF/LF = 200 LF

LF Trench Required = 200 LF
LF Trench Provided = 202 LF

Septic Tank Size Required = 1500 gal
Septic Tank Provided = 1500 gal

Notes:

1. Prior to the start of construction the contractor shall verify that the system as designed can be constructed. Should the contractor determine that existing conditions are different than these shown on the plans, he shall contact J. Condon & Associates, Inc. prior to proceeding with construction.
2. The proposed fill associated with the construction of the septic field will not change the natural drainage of the surrounding properties.
3. No existing wells or septics are located within 75' of the proposed well or septic system.
4. No drywells are located within 200' of the proposed well location.
5. No flood hazard existing on site per FIRM 17111C0351J.
6. System is not designed for a hot tub or garbage disposal.
7. Sewer lines shall be 4" PVC Sch 40 or cast iron.
8. All sewer lines shall be bedded prior to backfilling.
9. All construction material shall conform to the local public health ordinance.
10. Well driller to field verify proposed well location in regards to ordinance setback requirements prior to drilling.
11. Unless specified, no utilities were noted to be in conflict with the proposed septic system design. The septic system installation contractor is required to contact J.U.L.I.E prior to onset of construction. Utility services shall not cross septic area.
12. Clear water from footing drains, air conditions, de-humidifier, down spouts, peripheral drain tile, and any other clear water shall not be discharged into or onto the septic field.
13. The water softener will discharge with the domestic.
14. The area in which the septic system is to be installed shall be identified and shall not be cut, excavated, filled, or otherwise altered in any way except as specified in the approved plan. The area shall be protected from construction traffic and activities that might compact the soil.
15. Septic tank must have access riser to ground surface.
16. Fill, if proposed, as indicated will not negatively affect surface water runoff from/to neighboring properties. Proposed fill to be 6" topsoil, remainder coarse graded sand or porous earth fill meeting ordinance requirements.
17. Plans were prepared from architectural drawings from ALA Architects dated 7/18/24 supplied by the owner on 2/18/25. Contractor to verify these are the approved plans, prior to the start of construction.

BENCHMARKS

SITE BENCHMARK:
TOP OF WELL
ELEV = 833.84 NAVD88

PROJECT BENCHMARK:
MCHENRY COUNTY GEODETIC
CONTROL STATION "VALLEY VIEW"
ELEV = 842.35 NAVD88

GRAPHIC SCALE

10 0 5 10 20

(IN FEET)
1 inch = 10 ft.

JAMES E. CONDON
062-044555
LICENSED PROFESSIONAL ENGINEER OF
ILLINOIS

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James E. Condon

JAMES E. CONDON, P. E. , J. CONDON & ASSOCIATES, INC.
ILLINOIS REG. PROF. ENGINEER No. 062-044555 EXPIRATION DATE 11-30-2025
ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION FIRM NUMBER: 184-006759

J. CONDON & ASSOCIATES, INC.
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

LAKE-MCHENRY HABITAT FOR HUMANITY

N W E S

SCALE	1"=10'
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PROJECT MANAGER	JEC
DESIGNER	LRT
QUALITY CONTROL	MAM

7 ASH DRIVE

OAKWOOD HILLS, ILLINOIS

NO.	DATE	DESCRIPTION

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PROJECT NUMBER
HABI-24052-3

SHEET TITLE
SEPTIC SYSTEM DESIGN

SHEET NUMBER
C1.0

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