# site engineering plan

for

Lot 79 in Green Bay Addition according to the plat thereof recorded as Document No. 114199 on October 14, 1907, in the south west 1/4 of Section 28, Township 44 North, Range 12 East of the 3rd Principal Meridian, City of Lake Forest, Lake County, Illinois

scale: 1 inch = 10 feet

All dimensions and elevations hereon shown unless it is otherwise noted are given in feet and decimal parts thereof. Said elevations are referred to the City of Lake Forest datum plane.



**note:** specifications shown on face of drawing supersede any conflicting notes that follow

**(A) legend:**

- proposed ground surface grade at indicated location noted thusly: + 91.40
- existing ground surface elevation at indicated location noted thusly: + 91.40
- proposed ground surface contour noted thusly: —— 93 ——
- existing ground surface contour noted thusly: —— 93 ——
- existing tree indicated thusly: (conifer) or (deciduous) to be preserved
- existing tree indicated thusly: or to be removed or possibly transplanted
- F/F = proposed finished first floor grade
- T/F = proposed top of foundation grade
- T/W = proposed top of retaining wall grade

**(B) general notes:**

(1) JULIE locates to be secured before any construction commences; all visible utilities in property and in adjacent streets shown on this plan

(2) Engineer assumes no liability for damages that now occur, or may occur in the future, if any changes are made to site grading depicted hereon without first obtaining written approval for such changes from Engineer; grading during construction must not ever be configured so as to endanger house from flood waters that then occur

(3) proposed residence location depicted hereon was determined by and is the responsibility of Architect and/or Owner; Engineer not responsible for verifying setbacks not depicted on the recorded subdivision plat, if applicable; Engineer not responsible for verifying compliance with Municipal ordinances regarding the location, size, or footprint of proposed structure(s)

(4) proposed locations and configurations of driveways, patios, walks, etc., depicted hereon determined by Architect and/or Owner; Engineer not responsible for verifying that the locations, sizes, and configurations of said driveways, patios, walks, etc., comply with Municipal ordinances

**(C) grading notes:**

(1) grade adjacent to proposed foundation to be six inches below any wood frame, wood siding, brick veneer, etc., unless Architect risks otherwise; in cases of additions to existing structures it shall not be the Engineer's responsibility to rectify situations where this condition cannot be or is not desired to be met by Owner (around existing residence or addition(s))

(2) proposed vertical distances from main floor to stoop, from stoop to step, from step to step, from step to walk or patio, etc., to be seven (±) inches and finally to be determined by Architect

(3) Architect to approve all proposed structure, driveway, patio, walk, window well, etc., grades shown hereon, prior to reliance on same

(4) proposed contours to be adjusted to fit all structure doorways and other entrances

(5) all grading work, all retaining wall work, and all storm service connection work to be done only on this Owner's property and adjacent street; correction of drainage problems on adjoining lands (public or private) only to be accomplished if in accordance with all applicable ordinances and at no additional cost to this Owner

(6) A synthetic silt fence shall be constructed along the perimeter of the disturbed area wherever overland flows are tributary to a detention pond. This silt fence shall be constructed in accordance with the standards set forth in the manual "Procedures and Standards for Urban Soil Erosion and Sedimentation Control (Illinois)." This silt fence shall be constructed at the outset of work and shall be maintained throughout the duration of the work until acceptable vegetation is established on the site.

(7) lawn slope generally not to exceed 1 in 5 unless not to be in mowed lawn and to be protected to be safe in all respects, primarily safe from people falling; said slope may be exceeded where shallow ditching, not to exceed 15 inches in depth, is necessitated by prudent design; one percent minimum lawn slope intended to be achieved

**(D) downspout, storm service connection, and utility notes:**

(1) footing drains always to be drained to sump pumps; sump pumps to be protected from backflow with check valves; back up sump pumps not relying on house power recommended; locations of sump pumps to be determined by Architect

(2) unless required by Municipality to be connected to a proposed storm service connection, all downspouts and all sump pumps to splash; attempt to avoid splashing upon driveways, patios, walks, etc.; proposed downspout locations to be determined by Architect; downspouts never to connect to footing drains

(3) sanitary, storm, and water service connections and appurtenances to be constructed and/or extended in accordance with Municipal requirements (trench specifications, including widths, per Article 550.04 of IDOT specifications); before constructing proposed service connections, Contractor to expose existing piping and utilities that intersect proposed service connections to verify that no vertical conflicts will occur; all gravity service connections to be at 1.00 percent minimum gradients

(4) granular trench backfill to be provided in all excavations under proposed pavements, driveways, patios, walks, etc. (CA6-GR8 materials to be compacted mechanically to 95% standard density in accordance with ASTM D698)

(5) all gas, underground telephone, and underground electric service connections to be installed a minimum of 30 inches below finished grade; CATV service connection depth, location, etc., to comply with Municipal franchise agreements for same

**(E) pavement, curb and gutter, curb, and driveway notes:**

(1) public pavement, curb and gutter, curb, and driveway materials to be provided in accordance with Municipal standards and, if options exist for private curb and driveway, with Owner's desires

(2) public pavement replacement generally to be with 10 inches of BAM surfaced with three inches of Class I bituminous concrete; existing pavement to be saw cut neatly to three inch depth and removed to full replacement pavement depth, one foot beyond limits of any excavation

(3) two 3/4 inch smooth, capped and greased, dowel bars parallel with curb, each 24 inches long, to be drilled into existing curb and grouted at each end of any replacement curb section; two 10 foot long no. 4 deformed rebars to be placed symmetrically near bottom of new curb replacement section over any underground trench beneath same

(4) when proposed driveway location requires existing full curb and gutter replacement with depressed curb and gutter such replacement shall be professionally done either by forming and repouring or by saw cutting

(5) all replacement sidewalk at proposed driveways to be seven inches thick, to match existing adjacent sidewalk width, and to be provided with four inch thick CA6-GR8 subbase

(6) Engineer not responsible if Architect or Owner chosen location and configuration for proposed driveway results in difficulty in vehicle ingress and/or egress to or from public pavement and to or from garage(s) or results in difficulty of travel anywhere in between

(7) steep driveways, generally over eight percent gradients, to be provided with electrical or other power source methods of preventing ice from forming on surface; this applies particularly to basement garage situations

(8) garages located in basements are not recommended – for many reasons

(9) driveway longitudinal slope never to exceed 10 percent; eight percent (max.) desired

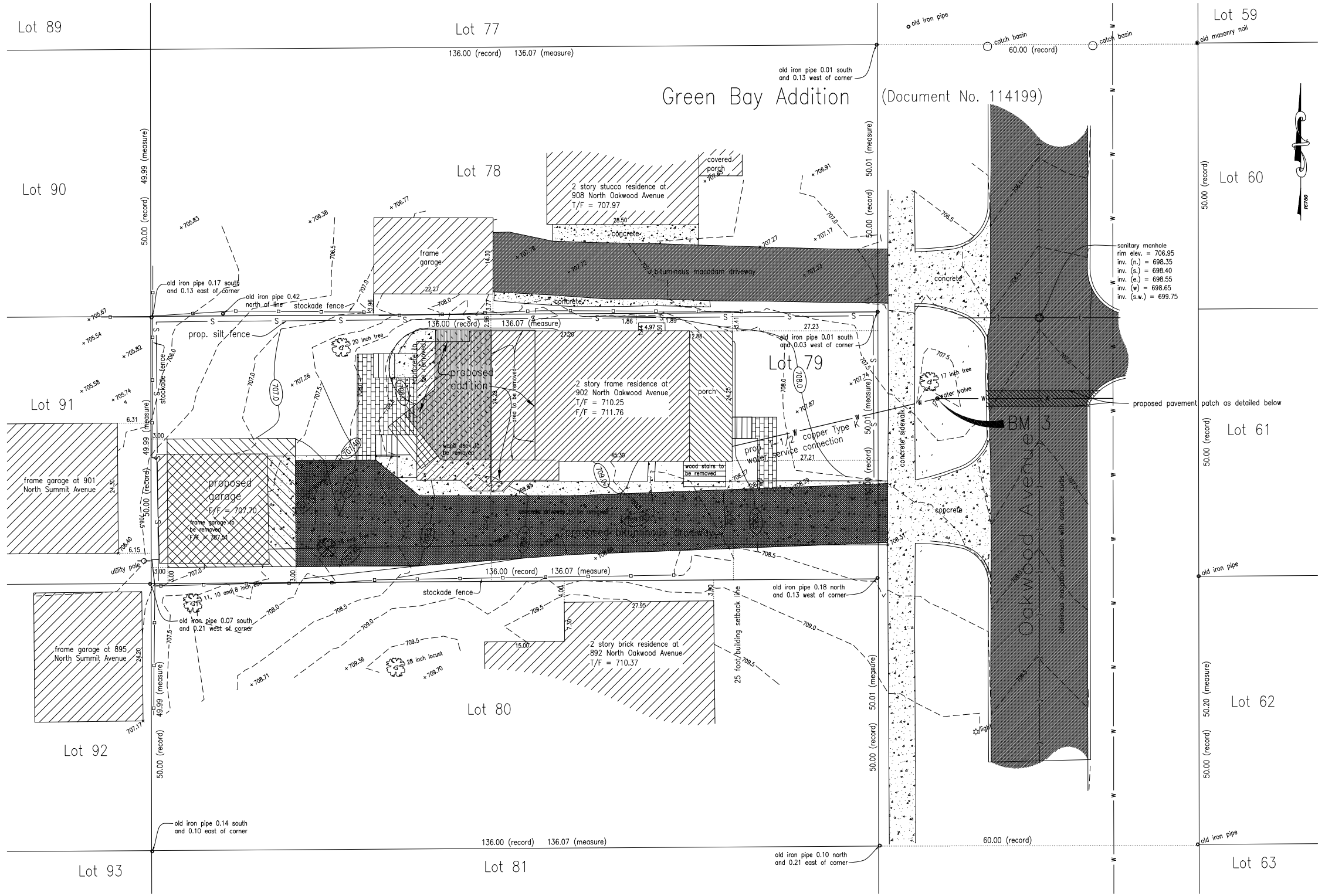
(10) driveway lateral (crass) slope never to exceed four percent

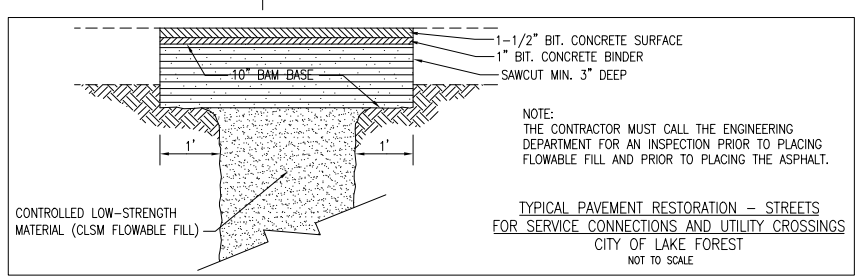
**(F) landscaping notes:**

(1) tree preservation fencing and other tree protection (per tree preservation ordinance, if applicable) to be done to the satisfaction of Municipality

(2) further, in any event, fill and construction activity to be minimized over roots of trees to be preserved (some trees may die regardless of precautions taken)

(3) disturbed areas in subject property to be seeded, sodded, or otherwise landscaped by Owner's landscape contractor within thirty (30) days after substantial completion of structure exterior




NOTE:
THE CONTRACTOR MUST CALL THE ENGINEERING DEPARTMENT FOR AN INSPECTION PRIOR TO PLACING FLOWABLE FILL AND PRIOR TO PLACING THE ASPHALT.

TYPICAL PAVEMENT RESTORATION – STREETS FOR SERVICE CONNECTIONS AND UTILITY CROSSINGS
CITY OF LAKE FOREST
NOT TO SCALE

benchmarks:

BM 1
elevation of chiseled "X" on northwesterly flange bolt of fire hydrant at intersection of Oakwood Avenue and Woodland Avenue = 702.49 feet

BM 3
elevation of top of water valve in the parkway in front of Lot 79 = 707.34 feet

**For underground utility locations, call J.U.L.I.E. 1-800-892-0123**

revised on February 17, 2006

for
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professional consultants for over 100 years



Order No. 16750
Field Book C58 page 17
Date January 27, 2006
File No. none

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