

**GRADING & DRAINAGE NOTES**

- CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL DESIGN FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, DOOR ACCESS, AND EXTERIOR GRADING. THE UTILITY SERVICE SIZES ARE TO BE DETERMINED BY THE ARCHITECT. THE CONTRACTOR SHALL COORDINATE INSTALLATION OF UTILITIES/SERVICES WITH THE INDIVIDUAL COMPANIES, TO AVOID CONFLICTS AND ENSURE PROPER DEPTHS ARE ACHIEVED. THE JURISDICTION UTILITY REQUIREMENTS SHALL ALSO BE MET, AS WELL AS COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE CONFLICTS EXIST WITH THESE SITE PLANS, ENGINEER IS TO BE NOTIFIED PRIOR TO CONSTRUCTION TO RESOLVE SAME.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING WITH SUITABLE MATERIALS, ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL BE SUBMITTED IN COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER, REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND RECOMMENDATIONS. SUBBASE MATERIAL FOR SIDEWALKS OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER OR OWNER'S REPRESENTATIVE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED.
- ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION SHALL BE AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND SHALL BE COORDINATED WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS.
- THE CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST OSHA STANDARDS AND REGULATIONS, OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE "MEANS AND METHODS" REQUIRED TO MEET THE INTENT AND PERFORMANCE CRITERIA OF OSHA, AS WELL AS ANY OTHER ENTITY THAT HAS JURISDICTION FOR EXCAVATION AND/OR TRENCHING PROCEDURES.
- PAVEMENT SHALL BE SAW CUT IN STRAIGHT LINES TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS SHALL BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS WILL NOT BE PERMITTED.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS SHALL BE ADJUSTED, IF REQUIRED, TO MATCH PROPOSED GRADES IN ACCORDANCE WITH ALL APPLICABLE STANDARDS.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MINIMUM SLOPE ALONG ALL GUTTERS AND CURBS; 1.0% ON ALL CONCRETE SURFACES; AND 1.5% MINIMUM ON ASPHALT, TO PREVENT PONDING. ANY DISCREPANCIES THAT MAY AFFECT THE PUBLIC SAFETY OR PROJECT COST MUST BE IDENTIFIED TO THE ENGINEER IN WRITING IMMEDIATELY. PROCEEDING WITH CONSTRUCTION WITHOUT NOTIFICATION IS DONE SO AT THE CONTRACTOR'S OWN RISK.
- IN CASE OF DISCREPANCIES BETWEEN PLANS OR RELATIVE TO OTHER PLANS, THE SITE PLAN WILL TAKE PRECEDENCE. IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY CONFLICTS.
- CONTRACTOR SHALL BE REQUIRED TO SECURE ALL NECESSARY PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR SHALL SUPPLY A COPY OF APPROVALS TO ENGINEER AND OWNER PRIOR TO INITIATING WORK.
- SITE GRADING SHALL NOT PROCEED UNTIL EROSION CONTROL MEASURES HAVE BEEN INSTALLED.
- SEE THIS PLAN FOR EROSION CONTROL MEASURES AND NOTES.
- ALL EXISTING STRUCTURES, UNLESS OTHERWISE NOTED TO REMAIN, FENCING, TREES, & ETC., WITHIN CONSTRUCTION AREA SHALL BE REMOVED & DISPOSED OF OFF SITE. NO ON SITE BURNING WILL BE ALLOWED.
- ALL DRAINAGE STRUCTURES SHALL BE PRE-CAST.
- ALL DRAINAGE STRUCTURES AND STORM SEWER PIPES SHALL MEET HEAVY DUTY TRAFFIC (H20) LOADING AND BE INSTALLED ACCORDINGLY.
- GENERAL CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES HAVING UNDERGROUND UTILITIES ON SITE OR IN RIGHT-OF-WAY PRIOR TO EXCAVATION. CONTRACTOR SHALL CONTACT UTILITY LOCATING COMPANY AND LOCATE ALL UTILITIES PRIOR TO GRADING START.
- SPOT ELEVATIONS SHOWN ARE @ EDGE OF PAVEMENT UNLESS OTHERWISE NOTED ON PLAN.
- ALL STORM SEWER JOINTS SHALL HAVE O-RING GASKETS.
- MATCH EXISTING GRADES AT PROPERTY LINES AND/OR CONSTRUCTION LIMITS.
- SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDINGS
- ALL SIDEWALK CROSS SLOPES SHALL BE A MAXIMUM OF 2%.
- SLOPES IN PAVEMENT SHALL BE UNIFORM TO AVOID PONDING OF PAVEMENT.
- THE CONTRACTOR SHALL CONFINE HIS GRADING OPERATIONS TO WITHIN CONSTRUCTION LIMITS AND EASEMENTS SHOWN ON THE PLANS. ANY DAMAGE TO PROPERTIES OUTSIDE THE SITE BOUNDARY SHALL BE AT THE SOLE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL APPLY NECESSARY MOISTURE CONTROL TO THE CONSTRUCTION AREA AND HAUL ROADS TO PREVENT THE SPREAD OF DUST.
- ALL FIELD TILES ENCOUNTERED SHALL BE REPLACED AND/OR CONNECTED TO THE STORM SEWER SYSTEM AND LOCATED AND IDENTIFIED ON THE RECORD PLANS BY THE CONTRACTOR.

ALL STORM DRAINAGE CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH LAKE COUNTY CONSTRUCTION SPECIFICATIONS.

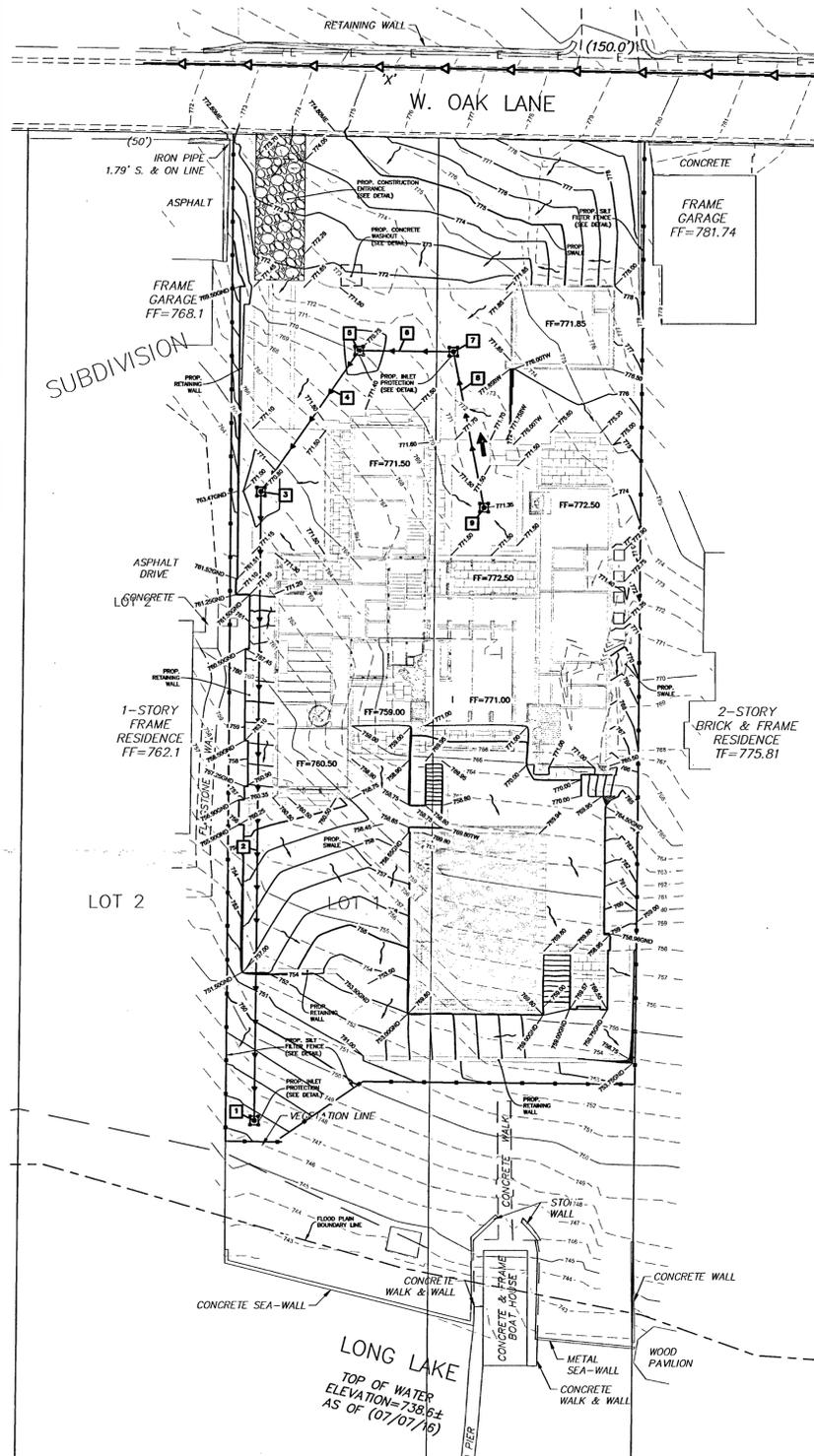
**PHASING NOTES:**

SEQUENCE OF MAJOR ACTIVITIES

- INSTALL STABILIZED CONSTRUCTION ENTRANCE.
- INSTALL PERIMETER SILT FENCE & INLET PROTECTION AS NOTED ON THE PLAN.
- REMOVAL OF EXISTING PAVEMENT AND OTHER ITEMS AS REQUIRED.
- CONTINUE GRADING, STABILIZE COMPLETED AREAS WITH PERMANENT STABILIZATION OR INACTIVE AREAS WITH TEMPORARY STABILIZATION WITHIN 14 DAYS.
- INSTALL UTILITIES AND STORM SEWER WITH INLET PROTECTION.
- CONSTRUCT BUILDINGS.
- COMPLETE FINAL GRADING.
- INSTALL PERMANENT SEED/SOD AND PLANTINGS.
- COMPLETE FINAL PAVING.
- WHEN ALL CONSTRUCTION ACTIVITY IS COMPLETE AND THE SITE IS STABILIZED, RESEED/RESOD ANY REMAINING DISTURBED AREAS.
- REMOVE ALL TEMPORARY EROSION CONTROL MEASURES ONCE VEGETATION REACHES 70% COVERAGE.
- CONTRACTOR SHALL ADHERE TO ALL LAKE COUNTY EROSION CONTROL PROVISIONS AND REQUIREMENTS.
- REMOVE ALL DEBRIS SPILLED INTO ROW AT THE END OF EACH WORK DAY.

**EROSION CONTROL NOTES:**

- ALL SEDIMENTATION AND EROSION CONTROL REGULATIONS SHALL BE ADHERED TO PER LAKE COUNTY REQUIREMENTS.
- NO LAND DISTURBING ACTIVITIES SHALL NOT COMMENCE UNTIL APPROVAL TO DO SO HAS BEEN RECEIVED BY GOVERNING AUTHORITIES. IN ADDITION TO, NO LAND CLEARING OR GRADING SHALL BEGIN UNTIL ALL PERIMETER EROSION AND SEDIMENT CONTROL MEASURES HAVE BEEN INSTALLED.
- UTILIZE NRCS BLANKET OR SOD ON ALL SLOPES OF 5:1 OR GREATER.
- ALL STREETS AND DRIVEWAYS MUST BE KEPT CLEAN AT ALL TIMES.
- IF ANY ADDITIONAL SOIL EROSION MEASURES ARE DEEMED NECESSARY BY THE ENGINEER OR HIS REPRESENTATIVE, THESE MEASURES MUST BE IMMEDIATELY IMPLEMENTED BY THE CONTRACTOR.
- REMOVE ALL DEBRIS TRANSFERRED INTO THE ROW OR ADJOINING PROPERTY AT THE END OF EACH WORK DAY.
- INSTALL AND MAINTAIN INLET FILTER BASKET ASSEMBLIES AT ALL EXISTING AND PROPOSED STORM INLETS AND CATCH BASINS.



**LEGEND**

- INDICATES EROSION CONTROL MEASURES (LIMITS OF GRADING)
- INDICATES PROPOSED RIPRAP AREA (SEE DETAILS) (QUANTITY AS INDICATED)
- XXX.XX DENOTES EXISTING AND OR PROPOSED SPOT ELEVATIONS.
- DENOTES RIDGE LINES
- DENOTES PROPOSED DRAINAGE DIRECTION ARROW.
- DENOTES OVERLAND OVERFLOW ROUTE

**ST-# STORM TAGS**

1	STM SWR INLET 2' DIA., R-4340-B (SEE DETAIL) LID TO BE BOLTED DOWN RIM = 746.90 INV = 743.50 N 12" RCP
2	147 LIN FT SS RCP, 12" Ø 0.50%
3	STM SWR CB 4' DIA., R-2504 TY D RIM = 770.80 INV = 758.50 S 12" RCP INV = 762.00 NE 12" RCP
4	38 LIN FT SS RCP, 12" Ø 0.50%
5	STM SWR CB 4' DIA., R-2504 TY D RIM = 770.75 INV = 762.22 SW 12" RCP INV = 762.22 E 12" RCP
6	19 LIN FT SS RCP, 12" Ø 0.50%
7	STM SWR MH 4' DIA., R-1713 CL RIM = 771.65 INV = 762.32 W 12" RCP INV = 762.32 SE 12" RCP
8	35 LIN FT SS RCP, 12" Ø 0.50%
9	STM SWR INLET 2' DIA., R-2504 TY D RIM = 771.35 INV = 762.50 NW 12" RCP

**GENERAL NOTES:**

- ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS, NOTHING INDICATED ON THE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
- CONTRACTOR TO VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS. PLACE 3/4 INCH EXPANSION JOINT BETWEEN ALL P.C.C. PAVEMENT/ SIDEWALKS AND BUILDING. PLACE 1/2 INCH EXPANSION JOINT BETWEEN SIDEWALKS AND P.C.C. PAVEMENT. CUT/TRIM EXPANSION JOINTS TO BE FLUSH WITH SURFACE.
- ALL PROPERTY PINS SHALL BE PROTECTED FROM GRADING OR OTHER OPERATIONS. ANY PINS DISTURBED SHALL BE RESET AT THE CONTRACTOR'S EXPENSE.
- DO NOT STORE CONSTRUCTION MATERIALS AND EQUIPMENT IN THE RIGHT-OF-WAY.
- THE CONTRACTOR SHALL NOT DISTURB DESIRABLE GRASS AREAS AND DESIRABLE TREES OUTSIDE THE CONSTRUCTION LIMITS. THE CONTRACTOR SHALL NOT BE PERMITTED TO PARK OR SERVICE VEHICLES AND EQUIPMENT OR USE THESE AREAS FOR STORAGE OR MATERIALS. STORAGE, PARKING AND SERVICE AREAS WILL BE SUBJECT TO THE APPROVAL OF THE OWNER.
- THE CONTRACTOR IS RESPONSIBLE FOR REPLACING ANY AREAS OF PAVEMENT OR SIDEWALK NOT TO BE REMOVED THAT IS DAMAGED DUE TO OPERATING EQUIPMENT ON THE PAVEMENT OR SIDEWALK.
- THE CONTRACTOR MAY BE REQUIRED TO PLACE TEMPORARY WARNING DEVICES AND SAFETY FENCE AT CERTAIN LOCATIONS WHERE REPLACEMENT FEATURES ARE NOT INSTALLED THE SAME DAY, AS DIRECTED BY THE ENGINEER OR THE CITY.

Engineering document was prepared by me  
under supervision and that I am a duly licensed  
Professional Engineer in the State of Illinois.  
12/07/18  
DATE  
November 30, 2019.  
this seal.

NO.	DATE	BY	REVISION DESCRIPTION

HRGreen.com  
HRGreen

ATWATER RESIDENCE  
25819 W. OAK LANE  
INGLESIDE, ILLINOIS 60041  
CIVIL  
GRADING & EROSION CONTROL PLAN

BAR IS ONE INCH ON  
OFFICIAL DRAWINGS  
0 1"  
IF NOT ONE INCH,  
ADJUST SCALE ACCORDINGLY

DRAWN BY: ECH  
APPROVED: JFV  
JOB DATE: 10/19/18  
JOB NO: 180211

**811**  
Know what's below.  
Call before you dig.

**NORTH**

0 20'  
1" = 20'

DRAWING  
C-01

FOR PERMIT

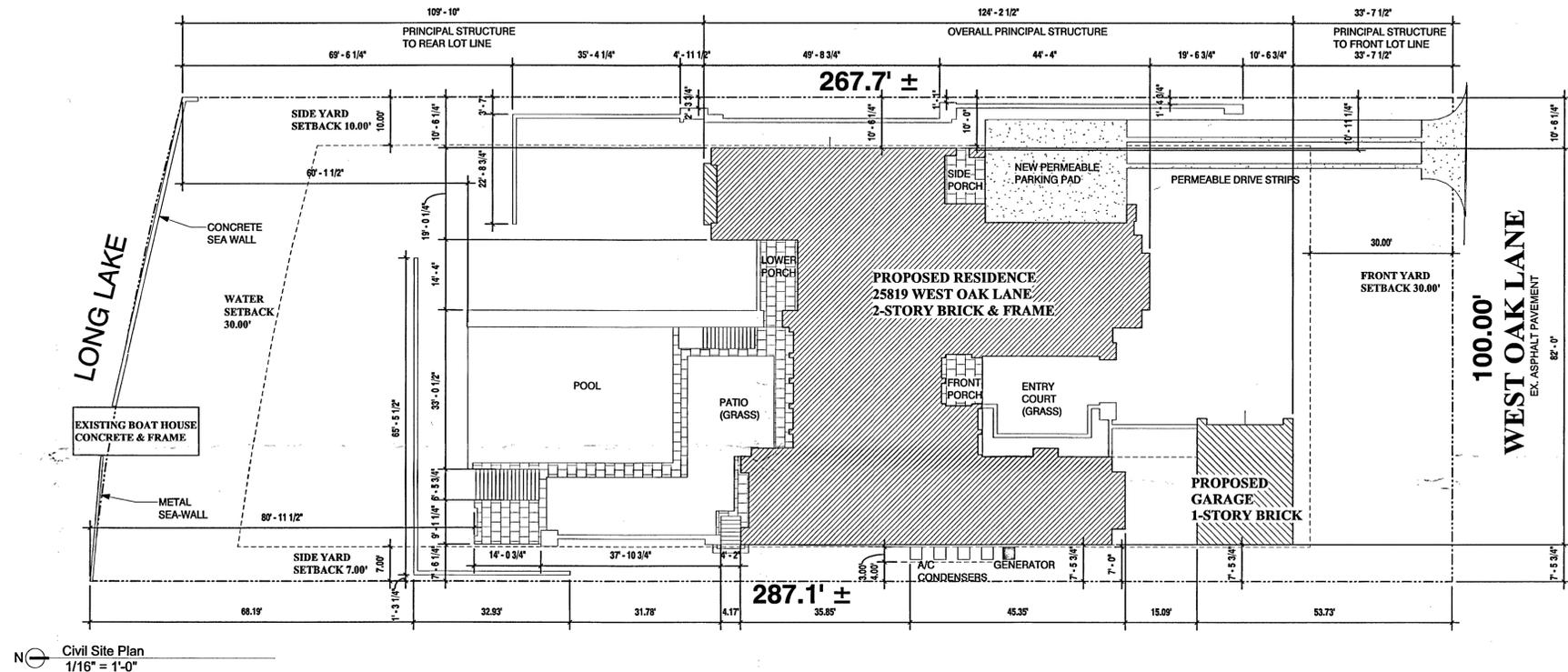
# THE ATWATER RESIDENCE

## 25819 W. OAK LANE INGLESIDE, IL 60041

### SITE DATA:

25819 W. OAK LANE INGLESIDE, IL 60041  
 PROPERTY INDEX # 05-13-300-001

ZONING DISTRICT: R-3



Civil Site Plan  
 1/16" = 1'-0"

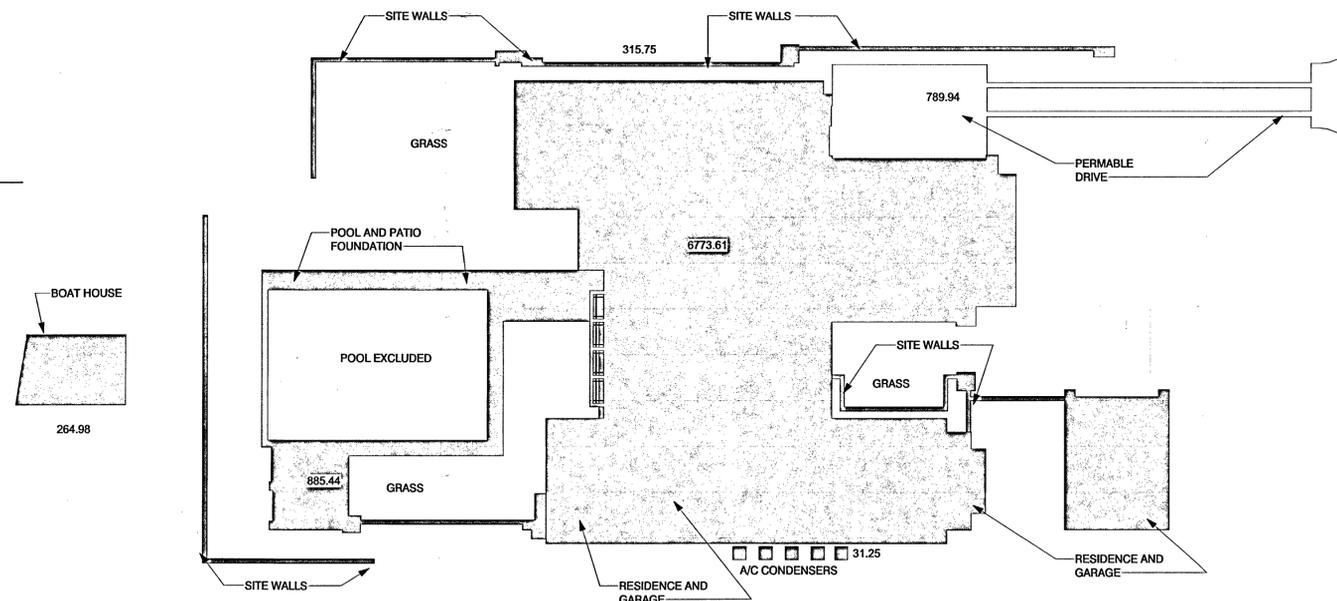
### ISR CALCULATION

Property Area: 27,908 SF  
 ISR Allowed (30%): 8372.4 SF  
 Additional Permeable Allowed (3%): 837.2 SF  
 Total Allowed (33%): 9209.6 SF

6773.61 SF Residence & Garage  
 885.44 SF Pool Patio Foundation  
 264.98 SF Boat House  
 315.75 SF Site Walls  
 31.25 A/C Condensers  
 8271.03 SF TOTAL IMPERVIOUS

789.94 SF TOTAL PERMEABLE ENTRY DRIVE

9060.97 SF TOTAL PROPOSED



REVISION	DATE
J.V. Henick	07/18/2018
Consultants	07/25/2018

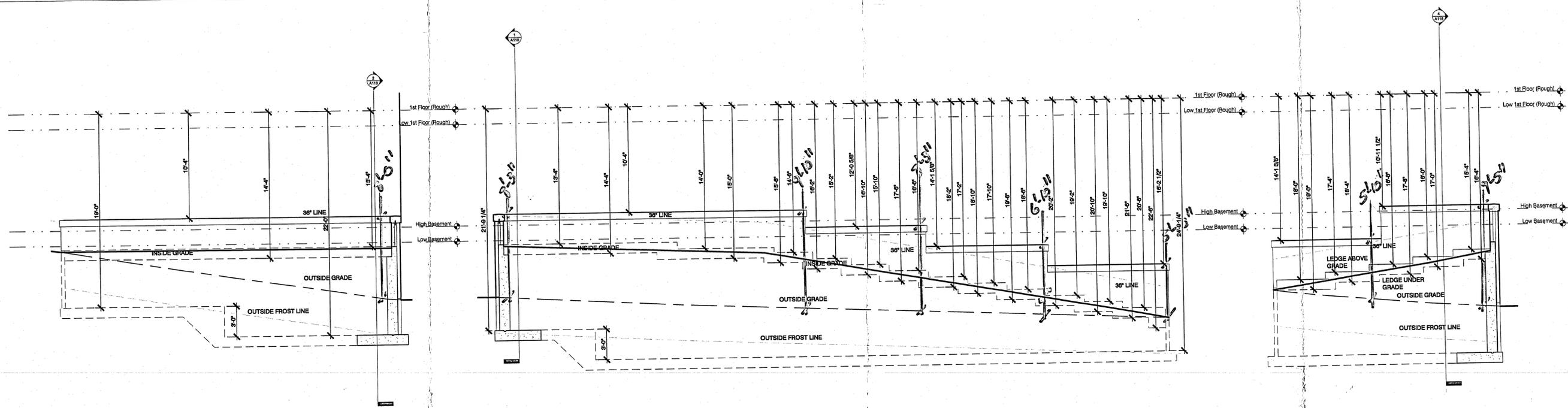
**Atwater Residence**  
 25819 W. Oak Lane  
 Ingleside, IL 60041

**EDWARD DEEGAN ARCHITECTS**  
 503 Park Drive #4  
 Kenilworth IL 60043  
 (847) 906-1110

SUBMISSION	DATE
Schematics	9/14/2016
Permit	01/15/2019
Bid	x/xx/2016
Interiors	x/xx/2016
Construction	x/xx/2016

Civil Site Plan

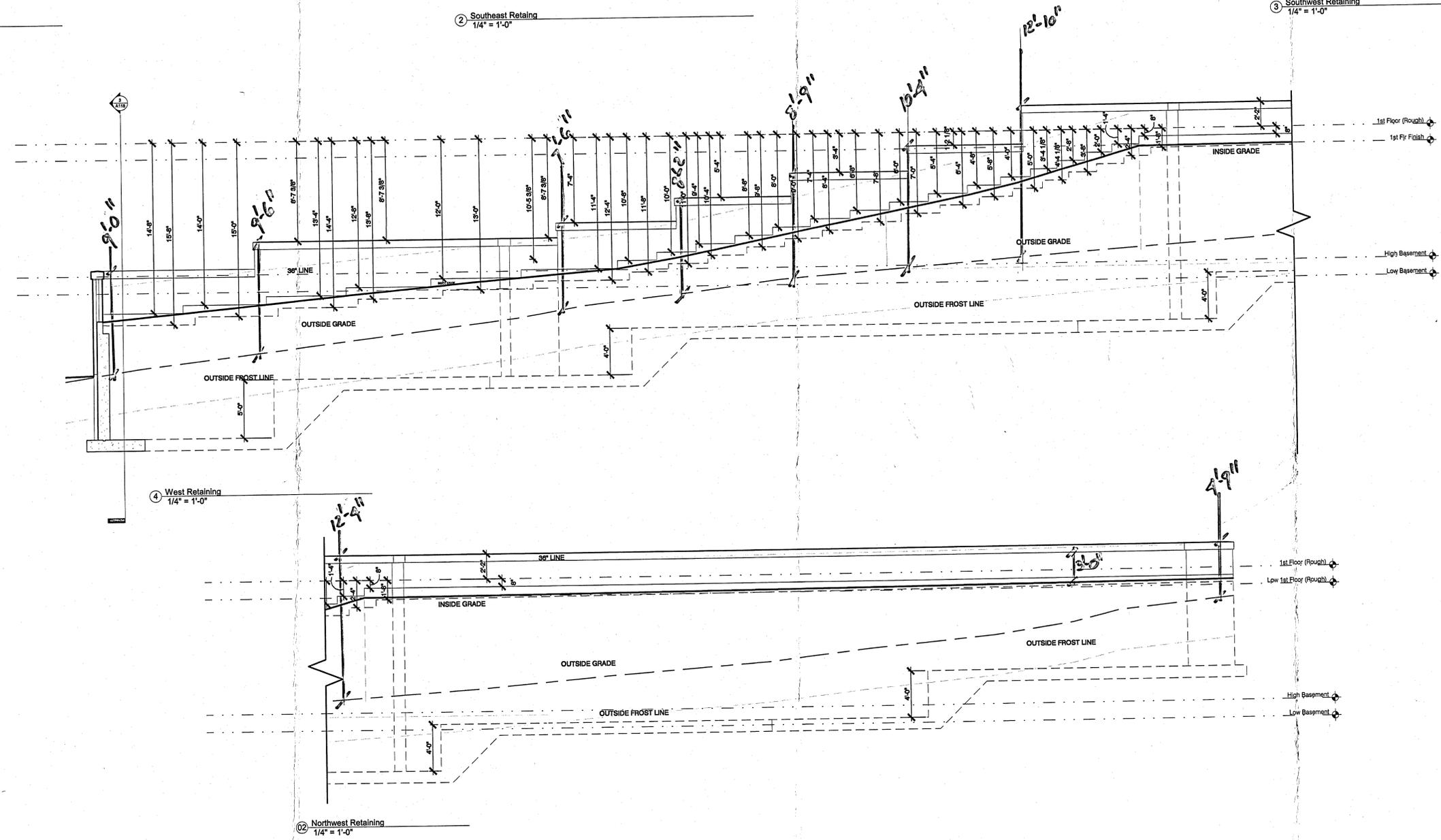
SHEET NO.  
**C001**  
 PROJECT NO. 16.03



1 East Retaining  
1/4" = 1'-0"

2 Southeast Retaining  
1/4" = 1'-0"

3 Southwest Retaining  
1/4" = 1'-0"



4 West Retaining  
1/4" = 1'-0"

5 Northwest Retaining  
1/4" = 1'-0"

REVISION	DATE
J.V. Henick Consultants	07/18/2018 07/25/2018

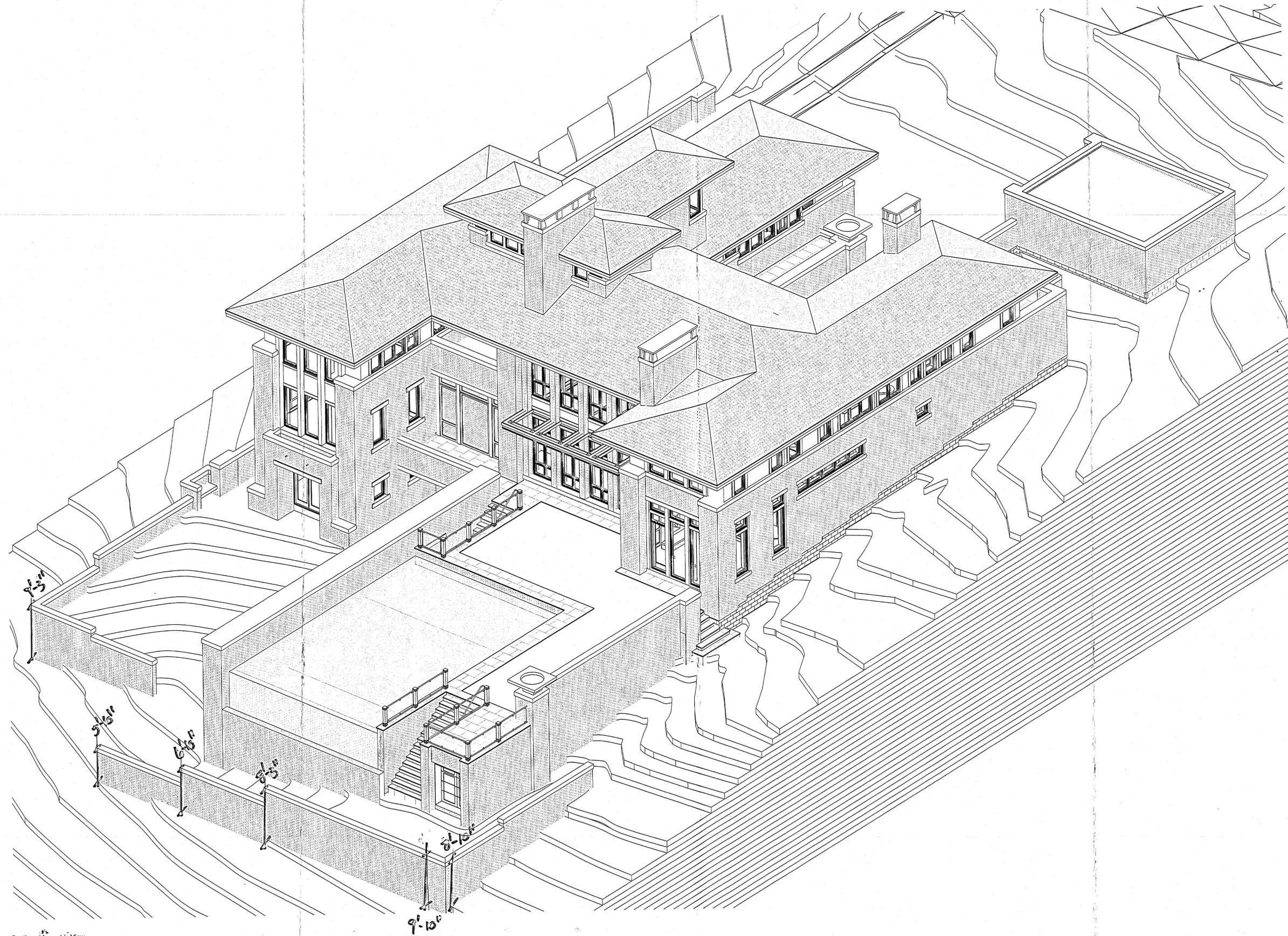
Private Residence  
25819 W. Oak Lane  
Ingleside, IL 60041

EDWARD  
DEEGAN  
ARCHITECTS  
503 Park Drive #4  
Kenilworth, IL 60143  
(847) 906-4110

SUBMISSION	DATE
Schematics	07/11/2018
Permit	01/15/2019
Bid	04/15/2019
Interiors	x/xx/2019
Construction	x/xx/2019

Retaining Wall Sections

SHEET NO.  
**A118**  
PROJECT NO. 16.03



Southwest Isometric View

REVISION	DATE
J.V. Henick Consultants	07/18/2018 07/25/2018

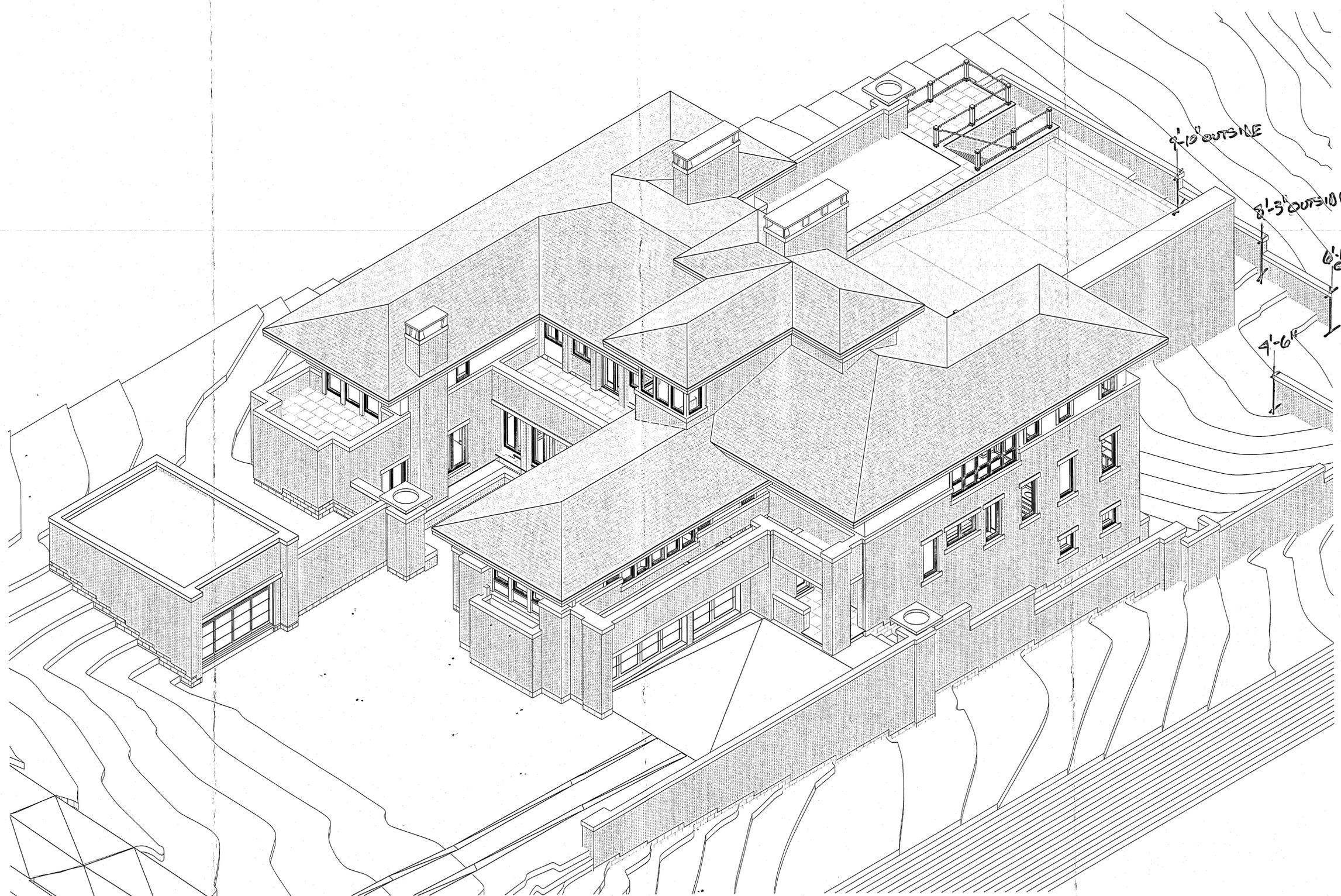
**Private Residence**  
 25819 W. Oak Lane  
 Ingleside, IL 60041

**EDWARD DEEGAN ARCHITECTS**  
 503 Park Drive #4  
 Kenilworth IL 60043  
 (847) 906-4110

SUBMISSION	DATE
Schematics	07/11/2018
Permit	01/15/2019
Bid	04/15/2019
Interiors	xxxx/2019
Construction	xxxx/2019

Southwest Isometric View

SHEET NO.  
**A401**  
 PROJECT NO. 16.03



Northwest Isometric View

REVISION	DATE
J.V. Henick Consultants	07/18/2018 07/28/2018

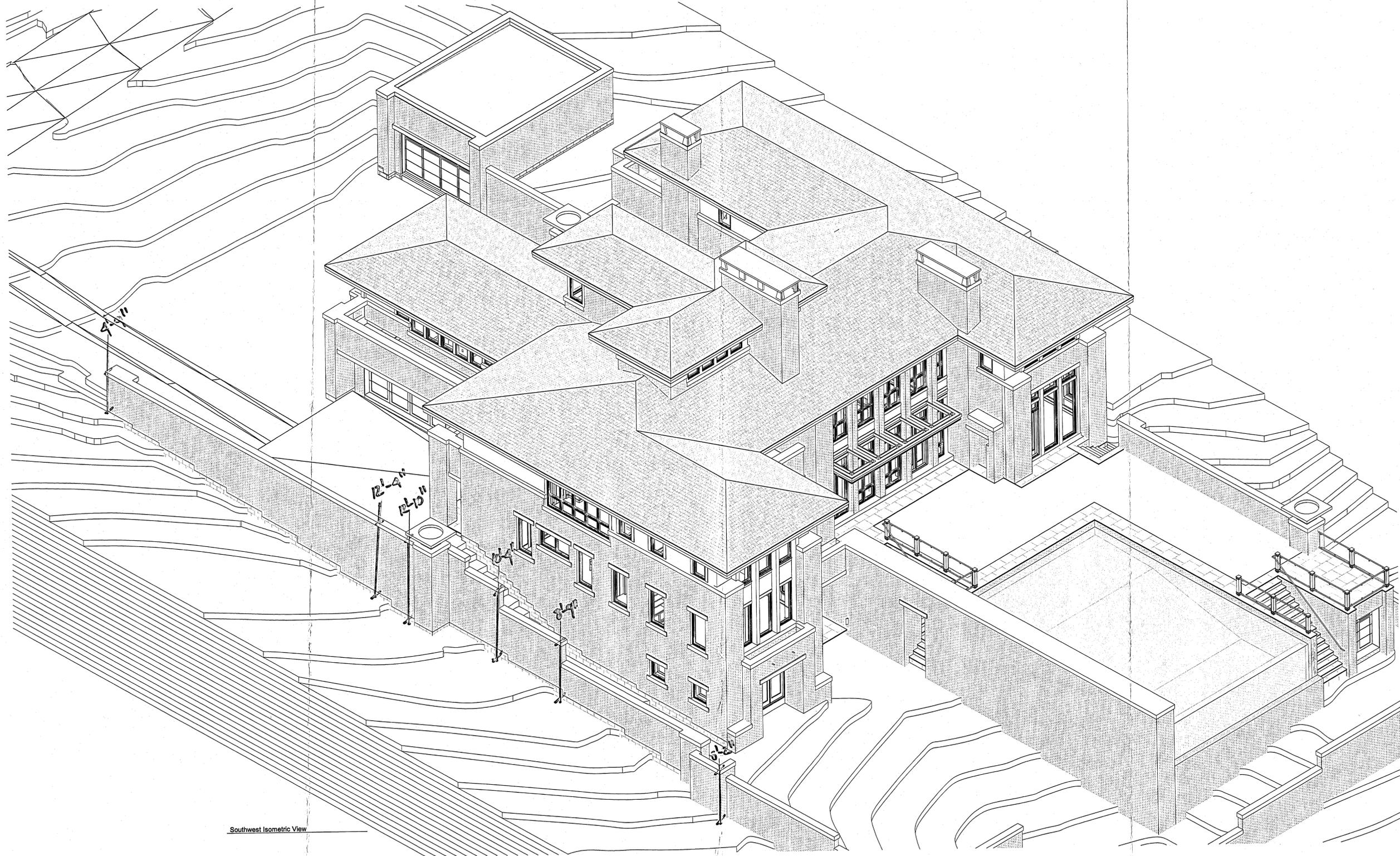
**Private Residence**  
25819 W. Oak Lane  
Ingleside, IL 60041

**EDWARD DEEGAN ARCHITECTS**  
503 Park Drive #4,  
Kenilworth, IL 60043  
(847) 906-4110

SUBMISSION	DATE
Schematics	07/11/2018
Permit	01/15/2019
Bid	04/15/2019
Interiors	xxx/2019
Construction	xxx/2019

Northwest Isometric View

SHEET NO.  
**A403**  
PROJECT NO. 16.03



Southwest Isometric View

REVISION	DATE
J.V. Henick Consultants	07/18/2018 07/25/2018

**Private Residence**  
 25819 W. Oak Lane  
 Ingleside, IL 60041

**EDWARD DEEGAN ARCHITECTS**  
 503 Park Drive #4  
 Kenilworth, IL 60043  
 (847) 906-4110

SUBMISSION	DATE
Schematics	07/11/2018
Permit	01/15/2019
Bid	04/15/2019
Interiors	x/xx/2019
Construction	x/xx/2019

Southwest Isometric View

SHEET NO.  
**A404**  
 PROJECT NO. 16.03