620 SOUTH BEVERLY LANE

STANDARD SYMBOLS

EXISTING PROPOSED STORM SEWER __ ___ SANITARY SEWER __ D___ D___ COMBINED SEWER — FM— — — FORCEMAIN DRAINTILE WATER MAIN ELECTRIC ___ G ___ _ GAS TELEPHONE OVERHEAD WIRES SANITARY MANHOLE STORM MANHOLE CATCH BASIN STORM INLET CLEANOUT HAY BALES RIP RAP VALVE IN VAULT VALVE IN BOX FIRE HYDRANT BUFFALO BOX FLARED END SECTION STREET LIGHT SUMMIT / LOW POINT 795.20 790.25 RIM ELEVATION INVERT ELEVATION DITCH OR SWALE DIRECTION OF FLOW OVERFLOW RELIEF SWALE 1 FOOT CONTOURS ========= CURB AND GUTTER ZZZZZZ////ZZZZZREVERSE CURB AND GUTTER 14, A - 1, Ja. A - 1, Ja. A - 1, Ja. A - 1, Ja. SIDEWALK DETECTABLE WARNINGS PROPERTY LINE EASEMENT LINE SETBACK LINE MAIL BOX TRAFFIC SIGNAL POWER POLE GUY WIRE GAS VALVE HANDHOLE ELECTRICAL EQUIPMENT © I TELEPHONE EQUIPMENT CHAIN-LINK FENCE 792.8 G SPOT ELEVATION \sim BRUSH/TREE LINE DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR) CONIFEROUS TREE WITH HEIGHT IN FEET (TBR) SILT FENCE RETAINING WALL

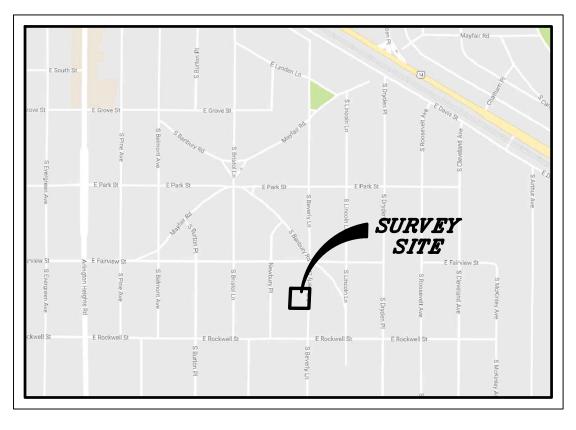
ABBREVIATIONS

WETLAND

ARLINGTON HEIGHTS, ILLINOIS

LEGAL DESCRIPTION

LOTS 663, 664 AND 665 IN SCARSDALE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 440137, IN COOK COUNTY, ILLINOIS.



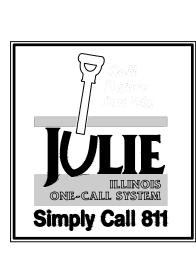
LOCATION MAP NOT TO SCALE

KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC 2550 W GOLF ROAD, SUITE 250 ROLLING MEADOWS, ILLINOIS 60008

SITE DATA PROPOSED LOT 1 AREA: 9,877 SQ.FT. (0.227 ACRES)

PROPOSED LOT 2 AREA: 9,879 SQ.FT. (0.227 ACRES) ZONING: R-3 FLOOD INSURANCE RATE MAP: ZONE-X(SHADED) & ZONE-X(UNSHADED) (LAKE CO./GIS.)





	INDEX OF SHEETS	
SHEET NO.	DESCRIPTION	
1	TITLE SHEET	
2	DEMO PLAN/EXISTING TOPOGRAPHY	
3	SITE/ UTILITY/ GRADING PLAN	

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON OCTOBER 4, 2016. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING

2. THIS EXHIBIT IS BASED ON ESTIMATED HOUSE/AND IMPROVEMENTS AND NOT BASED ON FOUNDATION/ARCHITECTURE PLANS AND SHOULD NOT BE USED FOR CONSTRUCTION.

BENCHMARKS

REFERENCE BENCHMARK: (NGS PID: DM3899)					
STAINLESS STEEL ROD LOCATED APPROXIMATELY 1400 FEET SC					
THE INTERSECTION OF W. KIRCHOFF ROAD AND NEW WILKE ROA					
DARTICHIARIY LOCATED ADDROVIMATELY 50 FEET EAST OF THE					

PARTICULARLY LOCATED APPROXIMATELY 59 FEET EAST OF THE EDGE OF CURB OF NEW WILKE ROAD AND APPROXIMATELY 15 FEET SOUTH OF THE BACK OF CURB OF THE SUNSET MEADOWS PARK PARKING LOT.

ELEVATION=690.96 DATUM=NAVD88-GEOID 12B

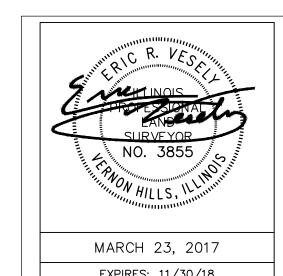
SITE BENCHMARK #1: TAG BOLT ON FIRE HYDRANT LOCATED ON THE WEST SIDE OF BEVERLY LANE IN FRONT OF 620 BEVERLY LANE, MORE PARTICULARLY LOCATED APPROXIMATELY 22 FEET EAST OF THE CENTERLINE OF BEVERLY LANE AND APPROXIMATELY 2 FEET NORTH OF THE NORTH FACE OF BUILDING LOCATED AT 620 BEVERLY LANE.

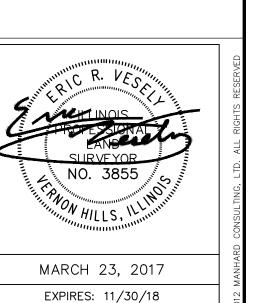
ELEVATION=687.41 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK #2: RAILROAD SPIKE IN NORTH FACE POWER POLE LOCATED AT THE SOUTHWEST CORNER OF PROPERTY LOCATED AT 620 BEVERLY LANE, MORE PARTICULARLY LOCATED APPROXIMATELY 165 FEET EAST OF THE CENTERLINE OF BEVERLY LANE AND APPROXIMATELY 32 FEET SOUTH OF THE SOUTH FACE OF BUILDING LOCATED AT 620 BEVERLY LANE.

ELEVATION=688.55 DATUM=NAVD88-GEOID 12B

LITUITY O	01174.070	
<u>UTILITY CONTACTS</u>		
ELECTRIC COMED 1 N 423 SWIFT RD LOMBARD, IL 60148 (630) 691-4857 CONTACT: JOE SAKANIS	WATER VILLAGE OF ARLINGTON HEIGHTS 33 S. ARLINGTON HEIGHTS RD ARLINGTON HEIGHTS, IL 60005 (847) 368-5800 CONTACT: SCOTT SHIRLEY	
GAS NICOR GAS 1844 FERRY ROAD NAPERVILLE, IL 60563 (630) 388–3046 CONTACT: BRUCE KOPPANG	TELEPHONE AT&T 2004 MINER STREET DES PLAINES, IL 60016 (847) 759-5029 CONTACT: VICKY THOMAS	
SEWER VILLAGE OF ARLINGTON HEIGHTS 33 S. ARLINGTON HEIGHTS RD ARLINGTON HEIGHTS, IL 60005 (847) 368-5800 CONTACT: SCOTT SHIRLEY		





PROJ. MGR.: ERV PROJ. ASSOC.: AAS DRAWN BY: ERV/AAS 03/23/17 <u>N/A</u> SHEET

663

LOTS

OF

RESUBDIVISION

SDALE

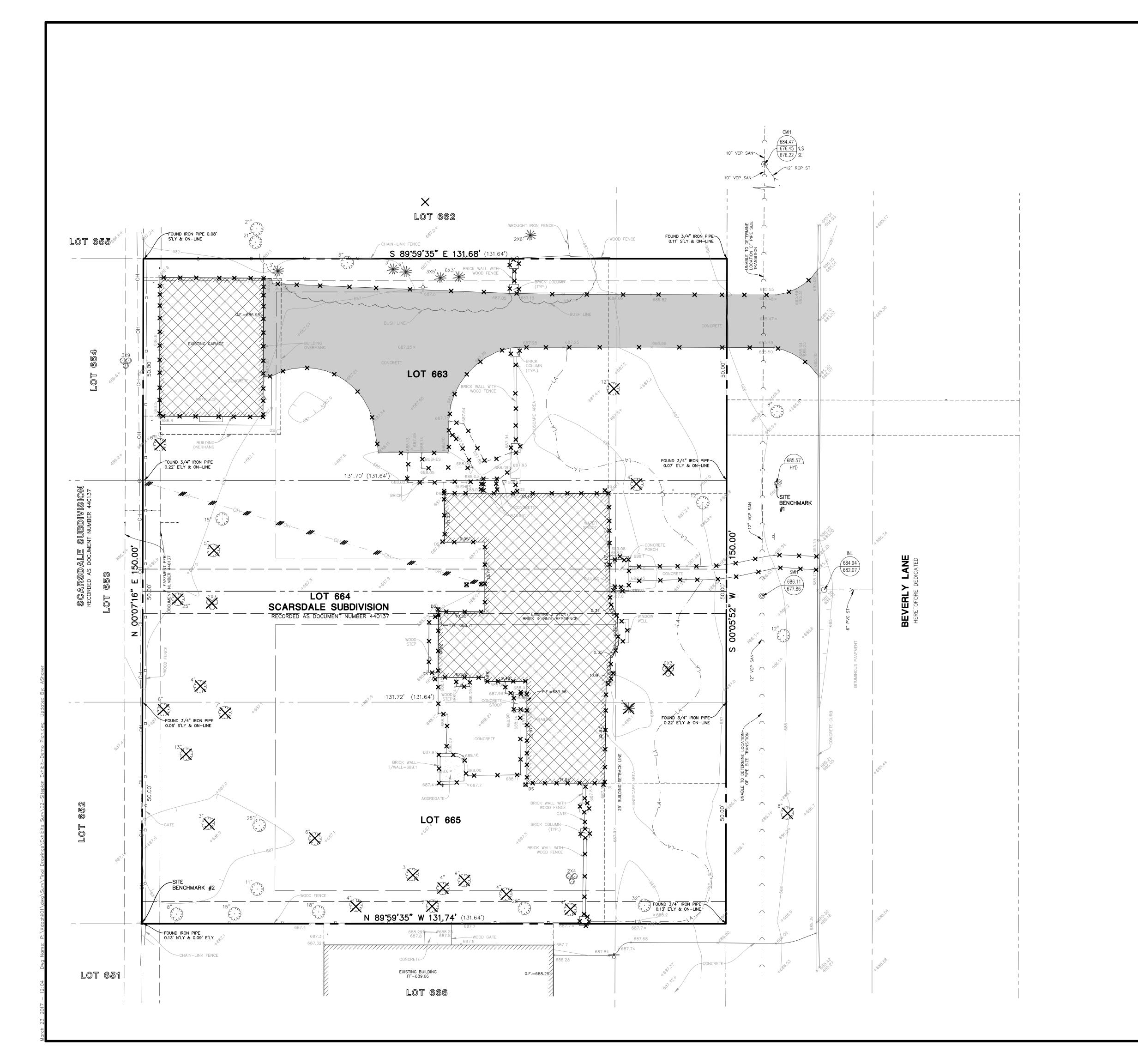
ILLINOIS

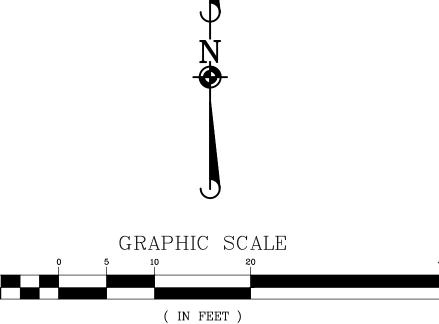
HEIGHTS,

ARLINGTON

KDAAHIL01

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.





EXISTING CONDITIONS NOTES:

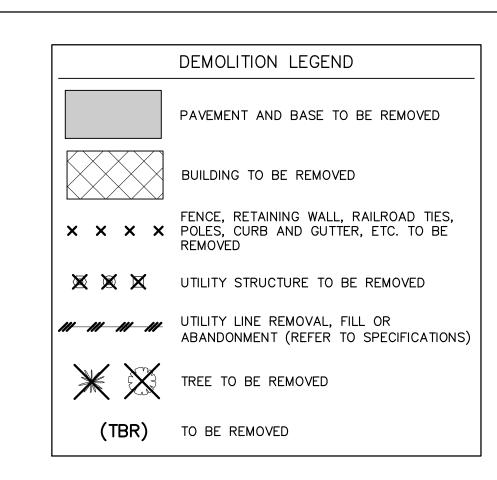
EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF OCTOBER 4, 2016. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.

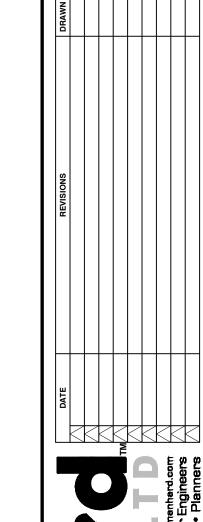
1 inch = 10 ft.

THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

DEMOLITION NOTES:

- THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
- SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
- PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED.
- ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
- ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
- CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT
- 9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.





99-699

LOTS

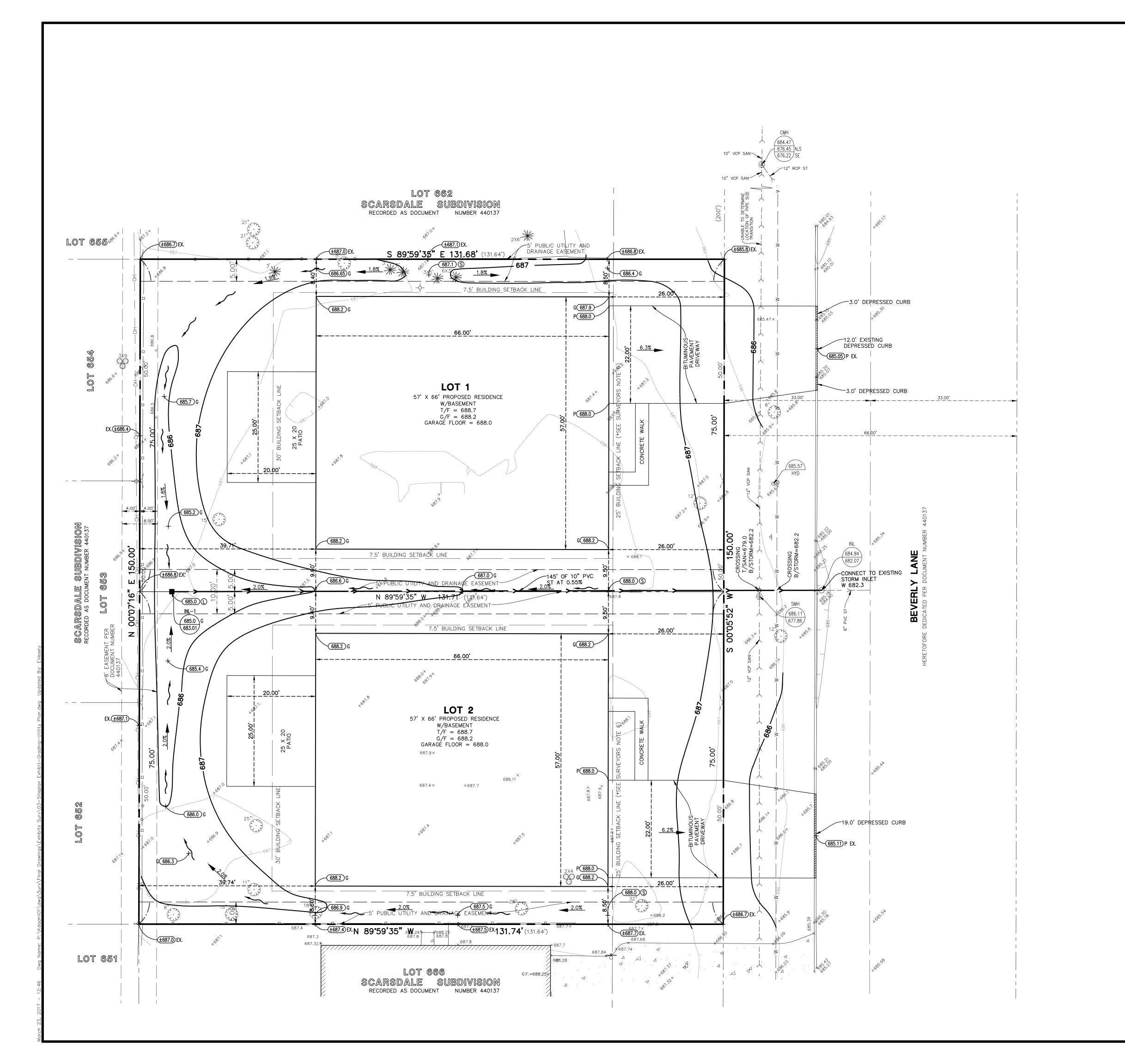
OF

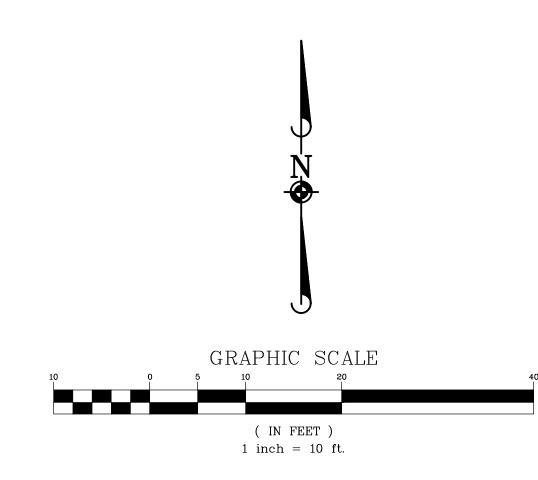
RESUBDIVISION

ARLINGTON HEIGHTS, ILLINOIS

PROJ. MGR.: <u>ERV</u> PROJ. ASSOC.: AAS DRAWN BY: ERV/AAS 03/23/17 <u>N/A</u> SCALE:

SHEET KDAAHIL01





PROPOSED IMPERVIOUS AREA

ALLOWABLE IMPERVIOUS AREA EQUATION: 9877 x 0.5=4,938 SQ. FT.

PROPOSED IMPERVIOUS AREA HOUSE: 3,762 SQ. FT. DRIVE: 572 SQ. FT. WALK: 73.5 SQ. FT. PATIO: 500 SQ. FT. TOTAL: 4,907 SQ. FT.

ALLOWABLE IMPERVIOUS AREA EQUATION: 9879 x 0.5=4,939 SQ. FT.

PROPOSED IMPERVIOUS AREA HOUSE: 3,762 SQ. FT.
DRIVE: 572 SQ. FT.
WALK: 73.5 SQ. FT.
PATIO: 500 SQ. FT.
TOTAL: 4,907 SQ. FT.

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVAT
T/F	PROPOSED TOP OF FOUNDATION
Р	PROPOSED PAVEMENT ELEAVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
EX.	MEET EXISTING
G	PROPOSED GROUND GRADE
\sim	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
©	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

GRADING NOTES:

- MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE
- THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
- EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON OCTOBER 04, 2016. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
- TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 1:2 UNLESS OTHERWISE NOTED.

CON Woodlands Parkway, Vernon Hills, IL 60061 ph:847.834.5550 fx:847.834.0095 manhard.com Nil Engineers • Surveyors • Wester Resource Engineers • Waster & Wester Engineers • Dispusers • Waster Engineers • Dispusers • Dispusers

ARLINGTON HEIGHTS, ILLINOIS

663

LOTS

OF

RESUBDIVISION

AR

PROJ. MGR.: ERV

PROJ. ASSOC.: AAS

DRAWN BY: ERV/AAS

DATE: 03/23/17

SCALE: N/A

SHEET 3