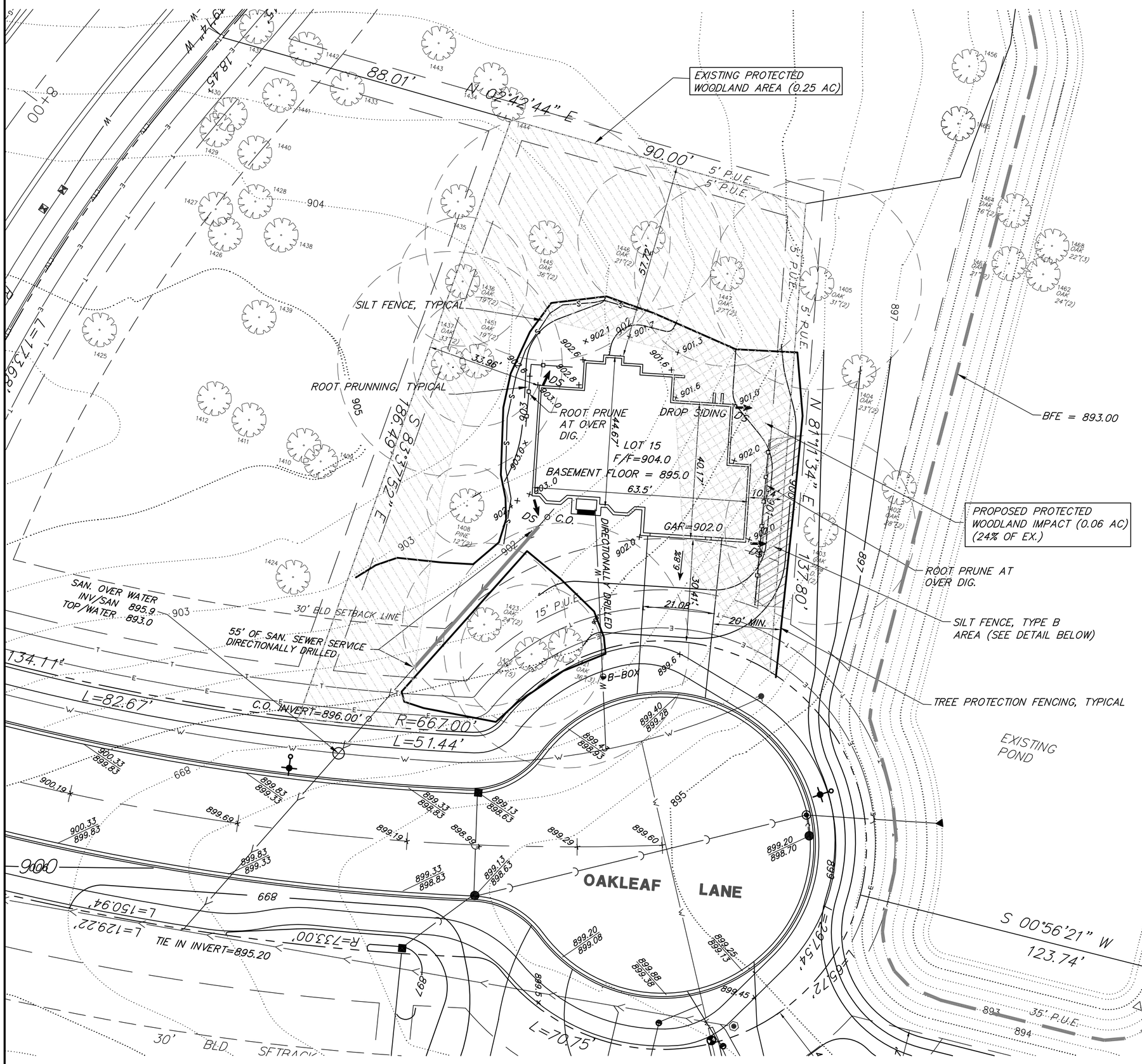
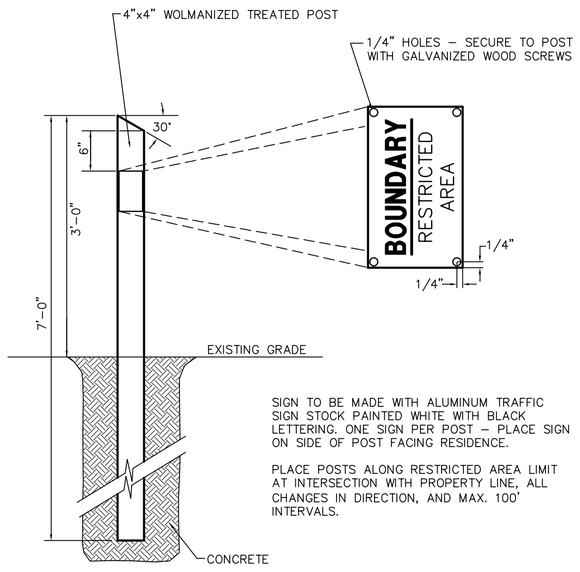
PERMIT PLAT - 10575 OAKLEAF LANE

ROBINSON'S OAKCREST ESTATES

LOT 15 IN THE FINAL PLAT OF ROBINSON'S OAKCREST ESTATES SUBDIVISION, BEING A SUBDIVISION AND PLANNED UNIT DEVELOPMENT OF PART OF THE EAST HALF OF SECTION 36 IN TOWNSHIP 43 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN THE VILLAGE OF RIVERWOODS, LAKE COUNTY, ILLINOIS.





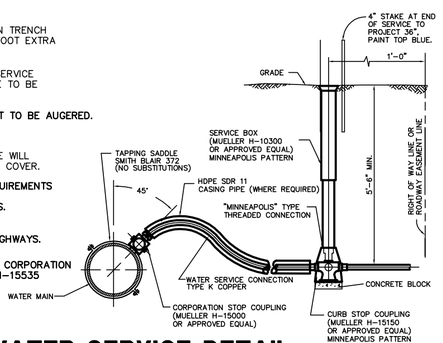
SIGN TO BE MADE WITH ALUMINUM TRAFFIC SIGN STOCK PAINTED WHITE WITH BLACK LETTERING. ONE SIGN PER POST – PLACE SIGN ON SIDE OF POST FACING RESIDENCE.

PLACE POSTS ALONG RESTRICTED AREA LIMIT AT INTERSECTION WITH PROPERTY LINE, ALL CHANGES IN DIRECTION, AND MAX. 100' INTERVALS.

BOUNDARY POST DETAIL

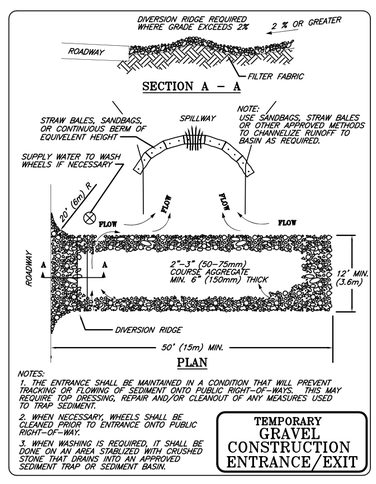
NOTES:

1. SERVICE PIPE TO BE WEAVED IN TRENCH TO ALLOW AT LEAST ONE (1) FOOT EXTRA LENGTH IN ITS LENGTH.
2. UPON COMPLETION OF WATER SERVICE CONSTRUCTION, ALL BOXES ARE TO BE SET AT FINISHED GRADE.
3. **ALL SERVICES UNDER PAVEMENT TO BE AUGERED.**
4. JET ALL TRENCHES.
5. ALL WATER SERVICES TO HOUSE WILL HAVE MINIMUM 5.5' OF GROUND COVER.
6. **IEPA MINIMUM SEPARATION REQUIREMENTS MUST BE MAINTAINED BETWEEN SERVICES AND EXISITNG SEWERS.**
7. **INSTALL CASING PIPE ON ALL SERVICES CROSSING COUNTY HIGHWAYS.**
7. **ABANDON EXISTING SERVICE AT CORPORATION USING COPPER DISC MUELLER H-15535 AND FLARE NUT.**



WATER SERVICE DETAIL

TOTAL WATER SERVICE FIXTURE COUNT: 30 W.S.F.U.



NOTES:
1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHT-OF-WAYS. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
2. WHEN NECESSARY, WHEELS SHALL BE CLEANED PRIOR TO ENTRANCE ONTO PUBLIC RIGHT-OF-WAY.
3. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/EXIT

LEGEND:

- CONSTRUCTION FENCE
- ROOT PRUNING
- SILT FENCE
- ROOT ZONE MULCH PROTECTION

DOWNSPOUT DIRECTION

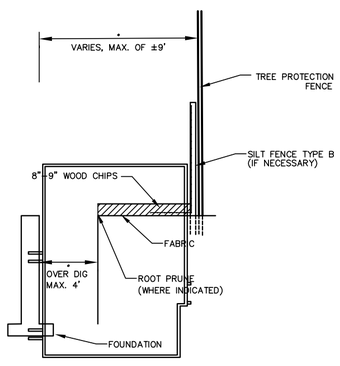
20 0 10 20

1 inch = 20 ft.

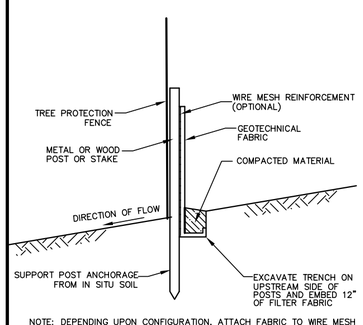
N

LOT 15 TREE ACTION PLAN:

TAG#	DBH	REMOVE	PRUNE	FERTILIZE	TREE FENCE	ROOT PRUNE	CAMBISTAT
1402	28"		X	X	X		
1403	22"/28"		X	X	X		X
1404	23"		X	X	X		
1405	31"		X	X	X		
1406	28"	X					
1407	24"	X					
1408 (fir)	12"		X	X	X		
1421	36"		X	X	X	X	X
1423	24"		X	X	X	X	X
no tag	22"	X					
1436	19"		X	X	X		
1437	33"		X	X	X		
1445	36"		X	X	X	X	X
1446	21"		X	X	X		
1447	27"		X	X	X		
1451	19"		X	X	X	X	X
1452	28"	X					
1453	16"	X					

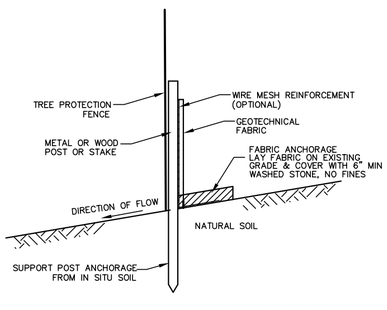


ROOT ZONE MULCH PROTECTION



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.
NOTE: INSTALL ON UPHILL SIDE OF TREE PROTECTION FENCE

SILT FENCE (OUTSIDE CRITICAL ROOT ZONES)
TYPE A



NOTE: DEPENDING UPON CONFIGURATION, ATTACH FABRIC TO WIRE MESH W/ HOG RINGS, STEEL POSTS W/ TIE WIRES, WOOD POSTS W/ NAILS.
NOTE: INSTALL ON UPHILL SIDE OF TREE PROTECTION FENCE
NOTE: TO BE USED IN ARES THAT ARE ADJACENT TO TREE PROTECTION ZONES

SILT FENCE (CRITICAL ROOT ZONES)
TYPE B

TREE PROTECTION NOTES

1. EXISTING VEGETATION WHICH IS TO REMAIN IN PLACE SHALL BE PROTECTED AGAINST UNNECESSARY CUTTING, BREAKING OR SKINNING OF ROOTS, SKINNING AND BRUISING OF BARK, SMOTHERING BY STOCKPILING OF CONSTRUCTION MATERIALS OR EXCAVATED MATERIALS WITHIN THE DRIP LINE, EXCESS FOOT OR VEHICULAR TRAFFIC OR PARKING OF VEHICLES WITHIN THE DRIP LINE.

2. ALL TREES TO REMAIN SHALL BE PROTECTED WITH A FENCE.

3. EXISTING VEGETATION WHICH IS TO REMAIN IN PLACE SHALL BE WATERED AS REQUIRED TO MAINTAIN ITS HEALTH DURING THE COURSE OF CONSTRUCTION OPERATIONS.

4. PROTECTION SHALL BE PROVIDED FOR ROOTS OVER 1-1/2" IN DIAMETER WHICH ARE CUT DURING CONSTRUCTION OPERATIONS. WHENEVER SUCH A ROOT IS CUT, THE CUT FACES SHALL BE COATED WITH AN EMULSIFIED ASPHALT OR OTHER ACCEPTABLE COATING SPECIALLY FORMULATED FOR HORTICULTURAL USE ON DAMAGED OR CUT PLANT TISSUES. ALL EXPOSED ROOTS SHALL BE TEMPORARILY COVERED WITH WET BURLAP TO PREVENT THE ROOTS FROM DRYING OUT. EXPOSED ROOTS SHALL BE PROVIDED WITH EARTH COVER AS SOON AS POSSIBLE.

5. VEGETATION THAT BECOMES DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED IN A MANNER ACCEPTABLE TO THE VILLAGE.

6. DAMAGED TREES SHALL BE REPAIRED BY A CERTIFIED ARBORIST. DAMAGED TREES WHICH CANNOT BE REPAIRED AND RESTORED TO FULL GROWTH STATUS, AS DETERMINED BY THE ARBORIST, SHALL BE REPLACED.

7. NO CONSTRUCTION EQUIPMENT SHALL BE OPERATED OR CONSTRUCTION MATERIAL OR EXCAVATED MATERIAL STORED OUTSIDE OF THE PROTECTIVE FENCING OR IN AREAS OF EXISTING TREES.

8. ALL TREE AND BRUSH REMOVAL SHALL BE DONE BY HAND, AND ALL STUMPS ARE TO BE GROUND OUT, NOT BULLDOZED.

STANDARD SITE DEVELOPMENT PLAN NOTES

1. NO EXCAVATION, TREE REMOVAL, OR UNDERGROUND UTILITY WORK (INCLUDING DRAINAGE TILES OR BURIED UTILITY SERVICE LINES) NOT SHOWN ON THIS PLAN SHALL BE ALLOWED.

2. ALL PROPOSED STORM SEWERS, SWALES OR OTHER DRAINAGE IMPROVEMENTS SHALL BE CONSTRUCTED AND IN OPERATION PRIOR TO VERTICAL CONSTRUCTION.

3. ALL LANDSCAPING SHALL CONFORM TO THE GRADES SHOWN HEREON AND SHALL BE LIMITED TO THE AREA WITHIN THE CONSTRUCTION LIMITS SHOWN. ANY WORK OUTSIDE THE CONSTRUCTION LIMITS OR REQUIRING ADDITIONAL GRADING SHALL REQUIRE SUBMITTAL AND VILLAGE APPROVAL OF A SEPARATE LANDSCAPE PLAN.

4. TOPOGRAPHY WAS PREPARED BY _____. CERTIFICATION OF THE ACCURACY OF THIS TOPOGRAPHY IS EXPRESSLY MADE A PART OF THE DESIGN ENGINEER'S CERTIFICATION OF THIS SITE PLAN.

5. ALL EXCESS FILL OR SPOIL SHALL BE REMOVED FROM THE SITE OR STORED IN THE LOCATION INDICATED ON THIS PLAN.

6. IN ORDER TO PREVENT SOIL EROSION ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE SEEDED, SODDED, OR PLANTED IN SOME APPROVED TYPE OF GROUND COVER WITHIN THIRTY DAYS AFTER GRADING IS COMPLETED (WEATHER PERMITTING).

7. SUMP PUMPS SHALL DISCHARGE TO A ROAD DITCH, SWALE, OR STORM SEWER.

8. DRIVEWAY CULVERTS SHALL BE A 12" DIAMETER (UNLESS REQUESTED TO BE LARGER BY THE VILLAGE ENGINEER) OF REINFORCED CONCRETE PIPE WITH FLARED END SECTIONS AND SHALL EXTEND A MINIMUM OF FOUR (4) FEET PAST THE EDGE OF THE DRIVEWAY FOR EACH ONE (1) FOOT OF DEPTH BELOW THE FINISHED SURFACE ON EACH SIDE.

9. OVERHEAD SEWERS SYSTEMS ARE REQUIRED REGARDLESS OF THE SEWER DEPTH.

10. SANITARY SEWER SERVICE SHALL BE PVC SDR 26 CONFORMING TO ASTM D2241WITH JOINTS CONFORMING TO ASTM D3139. THE PROPOSED SEWER SERVICE MAY BE CONNECTED TO THE EXISTING SANITARY SEWER SERVICE IF A CURRENT VIDEOTAPE IS PROVIDED TO THE OFFICE OF THE VILLAGE ENGINEER FOR REVIEW AND, IN THE SOLE OPINION OF THE VILLAGE ENGINEER, THE EXISTING SERVICE IS IN SOUND CONDITION. IF THE EXISTING SERVICE IS NOT SOUND, THE NEW SERVICE MUST CONNECT TO THE EXISTING WYE OR TEE AT THE MAIN.

11. IF, AFTER CONSTRUCTION IS COMPLETED, THE DRAINAGE ON THIS SITE PROVES TO BE INADEQUATE OR FLOWS ONTO ADJACENT PROPERTY FROM IMPERVIOUS AREAS, IN THE OPINION OF THE VILLAGE ENGINEER, A SWALE OR STORM DRAIN SHALL BE CONSTRUCTED BY THE OWNER TO THE NEAREST FEASIBLE DRAINAGE OUTLET.

12. ALL VEHICLES, CONSTRUCTION EQUIPMENT, AND MATERIAL ASSOCIATED WITH THIS DEVELOPMENT SHALL BE PARKED, OPERATED AND STORED ON THE SUBJECT PROPERTY ONLY.

13. MAXIMUM VEHICLE WEIGHT LIMIT ON ALL STREETS IN THE VILLAGE IS 6 TONS PER AXLE.

PERSON IN CHARGE OF CONSTRUCTION OPERATIONS:

NAME: <NAME>
ADDRESS: <ADDRESS>
MOBILE TELEPHONE NUMBER: <MOBILE PHONE NUMBER>

THE ABOVE INDIVIDUAL SHALL BE RESPONSIBLE FOR ALL CONSTRUCTION OPERATIONS ON THIS SITE, INCLUDING MAINTENANCE OF PROTECTIVE FENCING AND EROSION CONTROL MEASURES, CONTAINMENT OF CONSTRUCTION DEBRIS, AND SCHEDULING OF VILLAGE INSPECTIONS. THE PERSON IN CHARGE SHALL ENSURE THAT ALL CONTRACTORS AND SUBCONTRACTORS WORKING ON THIS PROJECT ARE SUPPLIED WITH COPIES OF THE APPROVED PLANS AS NECESSARY. THE PERSON IN CHARGE SHALL BE THE SOLE POINT OF CONTACT FOR ALL CORRESPONDENCE OR DIRECTION FROM THE VILLAGE.

THE PERSON IN CHARGE SHALL HAVE ON THE WORK AT ALL TIMES, AS THE OWNER'S AGENT, A COMPETENT ENGLISH-SPEAKING SUPERINTENDENT CAPABLE OF READING AND THOROUGHLY UNDERSTANDING THE PLANS AND SPECIFICATIONS AND THOROUGHLY EXPERIENCED IN THE TYPE OF WORK BEING PERFORMED, WHO SHALL RECEIVE INSTRUCTIONS FROM THE VILLAGE BUILDING OFFICIAL OR AUTHORIZED REPRESENTATIVES. THE SUPERINTENDENT SHALL HAVE FULL AUTHORITY TO EXECUTE ORDERS OR DIRECTIONS OF THE VILLAGE BUILDING OFFICIAL WITHOUT DELAY, AND TO PROMPTLY SUPPLY SUCH MATERIALS, EQUIPMENT, TOOLS, LABOR, AND INCIDENTALS AS MAY BE REQUIRED

STATEMENT OF CERTIFICATION

I, _____, HAVE PREPARED THIS PLAN AND HEREBY ATTEST TO ITS ACCURACY AND COMPLIANCE WITH THE VILLAGE OF RIVERWOODS REQUIREMENTS.

_____ _____
PREPARER DATE

2. I, _____, OWNER OF THE PROPERTY SHOWN ON THIS DRAWING IN RIVERWOODS, ILLINOIS, DO HEREBY STATE THAT I AM FAMILIAR WITH THE VILLAGE'S TREE PRESERVATION REQUIREMENTS AND THE PLAN AND CERTIFY THAT ALL WORK WILL BE DONE IN ACCORDANCE WITH THIS PLAN AND ONLY THIS PLAN.

_____ _____
OWNER DATE

3. APPROVED:

_____ _____
VILLAGE ENGINEER DATE

4. APPROVED

_____ _____
VILLAGE FORESTER DATE

BENCHMARKS:

SOURCE BENCHMARK – RW 3: CHISELED BOX AT WEST END OF SOUTH BARRIER WALL ON DEERFIELD ROAD BRIDGE OVER DES PLAINES RIVER, ELEVATION: 649.51

SITE BENCHMARK – TOP OF 3 NAILS IN SOUTH FACE OF TREE WITH TAG NO. 1497, ELEVATION = 892.74

LOT DEVELOPMENT / TREE PRESERVATION PLAN

10575 OAKLEAF LANE
ROBINSON'S OAKCREST ESTATES
VILLAGE OF RIVERWOODS, ILLINOIS

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NO.	BY	DATE	REVISION

FILE: SampleSite.dwg
DRAWN BY: ABC
DATE: 03/01/05
GHA PROJECT #
CHECKED BY: PJG
DATE: 03/05/05
SCALE: 1"=20'
SHEET NUMBER: 1
OF 1 SHEETS

SITE DEVELOPMENT PLAN