MULTI-FAMILY RESIDENTIAL BUILDING
SITE DEVELOPMENT PLAN
1555 RIDGE AVE., EVANSTON, COOK COUNTY, IL
PRELIMINARY PLAN

SITE LOCATION MAP

AERIAL MAP

DRAWING INDEX:
1. TITLE SHEET, LEGEND, SITE LOCATION, & AERIAL MAP
2. EXISTING TopOPHY, OBSTRUCTION, EROSION & SEGMENTATION CONTROL PLAN - OVERALL SITE
3. PROPOSED GRADE & DRAINAGE PLAN - OVERALL SITE
4. PROPOSED UTILITIES PLAN - OVERALL SITE
5. GEOMETRIC PLAN - OVERALL SITE
6. CONSTRUCTION NOTES (NOT INCLUDED)
7. STANDARD DETAILS (NOT INCLUDED)

NOTE:

The locations of existing underground utilities such as sewer and water mainlines are shown on the Existing Topography plan. The locations and details of the existing utilities may be different from what is actually found in the field. The existing utilities may also be older than the date of the drawing and should be reviewed by the engineer prior to commencing construction.

The承包人 is not responsible for the safety of any party or all of the information. The承包人 is not responsible for any equipment or work performed in any manner. The承包人 is not responsible for any equipment or work performed in any manner.

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**GENERAL NOTES:**

1. All construction activities that involve earthwork shall meet the National Pollutant Discharge Elimination System (NPDES) requirements as outlined in 40 CFR Part 122.44 for construction activities and 40CFR Part 122.44.1 for demolition activities.

2. The contractor shall maintain existing positive drainage from off-site at all times during construction.

3. In order to protect and ensure against flooding, all top of foundations shall be set a minimum of one foot below published grades.

4. The contractor shall maintain temporary tree protection fencing prior to any demolition work.

5. The contractor shall install all erosion control items prior to commencement of any work.

6. All erosion control work shall comply with "Illinois Procedures and Standards for Urban Soil Erosion and Sediment Control." Erosion and Sediment Control (ESC) plan.

7. Stripping of vegetation, grading or other soil disturbance, especially in designated wetland areas and areas containing clean sediment shall be performed in an acceptable manner to prevent erosion of sediments, shall be approved in advance by the Village Engineer.

8. The contractor shall take precautionary measures to minimize earthwork in areas where trees are to be preserved or that may be damaged during construction.

9. A Notice of Intent (NOI) to IEPA shall be submitted to the Illinois Environmental Protection Agency (IEPA) before any excavation or demolition work begins.

10. Sedimentation shall be retained on site. Sediment fence shall be installed along the perimeter of all regraded areas or as required to prevent sediment from entering and/or leaving the construction site.

11. Any open excavations, or potentially dangerous areas shall be fenced or guarded in an acceptable manner to prevent entry except to allow ingress to and from site, such gate must be locked at all times, other than permitted hours of regulated and applicable local safety precautions to safeguard all potentially hazardous sites/work.

12. Bono Consulting Inc is not liable for any construction site safety issues. Contractor is responsible for keeping roads free of excessive debris at all times.

13. Culverts and drainage ditches shall be kept clean and clear of obstructions during the construction period.

14. Filter for other shape grates shall be approved in advance of placement by village engineering.

15. The contractor shall install temporary orange fence around all trees to remain and wetland areas to be saved as shown on the plans or determined in the field.

16. The contractor shall install all erosion control items prior to commencement of any work.

17. The contractor shall install all erosion control items prior to commencement of any work.

18. The contractor shall install temporary tree protection fencing prior to any demolition work.

19. The contractor shall install all erosion control items prior to commencement of any work.

20. The contractor shall install all erosion control items prior to commencement of any work.

**SPECIFICATIONS:**

- **Ground Elevation:**
  - Minimum of 24" (60 cm) below existing grade.
  - Minimum of 20" (50 cm) below existing grade.
  - Minimum of 18" (45 cm) below existing grade.
  - Minimum of 16" (40 cm) below existing grade.

- **Subgrade:**
  - Minimum of 6" (15 cm) thick, to be compacted to 95% modified proctor dry density.
  - Dry subgrade, backfill, or fill material at 95% modified proctor dry density.

- **Backfill or Fill Material:**
  - Minimum of 6" (15 cm) thick, to be compacted to 95% modified proctor dry density.
  - Under lawn or unpaved areas.

- **Concrete:**
  - Minimum of 3" (7.5 cm) thick, to be placed in 6" (15 cm) lifts.

- **Gravel:**
  - Minimum of 6" (15 cm) thick, to be placed in 6" (15 cm) lifts.

- **Grass Seed:**
  - Annual Rye = 10 lbs./acre for a total 100 lbs./acre.
  - Overseed with 10 lbs./acre annual rye.

- **Filter Fabric:**
  - Geotextile reinforced with polyester mesh. Bag secured to base rim with egress to and from site, such gate must be locked at all times, other than permitted hours of regulated and applicable local safety precautions to safeguard all potentially hazardous sites/work.

- **Soil Stabilization:**
  - Any soil stabilization shall be performed in an acceptable manner to prevent erosion, shall be approved in advance of placement by village engineering.

- **Pavement:**
  - Minimum of 3" (7.5 cm) thick, to be placed in 6" (15 cm) lifts.

- **Erosion Control:**
  - Bales of sediment control material shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.

- **Silt Fence:**
  - Bales of sediment control material shall be kept in close contact with the earth below at all times to prevent water from washing beneath them.

- **Coarse Aggregate:**
  - Minimum of 3" (7.5 cm) thick, to be placed in 6" (15 cm) lifts.

- **Construction:**
  - All construction work shall be performed in a manner that will prevent damage to existing utilities and to existing structures. When damage is incurred, prompt repairing of damaged utilities and structures shall be required. The contractor shall provide temporary protective measures for existing utilities and structures. If damage occurs, the contractor shall provide prompt and satisfactory corrective measures.

- **Notice of Termination (NOT):**
  - Submittal of a Notice of Termination (NOT) when final stabilization is achieved.

- **Incidence of Noncompliance (ION):**
  - Submittal of an Incidence of Noncompliance (ION) if an event occurs.

- **Weekly Reports:**
  - Documentation of changes to ESC plan.

- **SWPPP:**
  - Weekly reports after ½" rainfall or 5" snowfall.

- **Notice of Intent (NOI):**
  - Submittal of a Notice of Intent (NOI) to IEPA.

- **Implementation of the SWPPP:**
  - Implementation of the SWPPP.

- **Mitigation Permit Plan:**
  - Mitigation and permit requirements.

- **Notices:**
  - Submittal of a Notice of Termination (NOT) when final stabilization is achieved.

- **Other Requirements:**
  - Mitigation and permit requirements.

**LEGAL DESCRIPTION:**

The South 25 feet of Lot 10 and all of Lots 11 and 12 in Block 41 in Evanston in the southeas 1/4 of Section 10, Township 41 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.
Tree Protection Diagram

Deciduous Tree Installation Detail

Ornamental Grass, Perennial and Groundcover Installation Detail

Shrub Installation Detail
PLANTING NOTES

1. LANDSCAPING CONTRACTOR (Contractor) shall visit the site, inspect existing conditions and review proposed planting and related work. In case of discrepancy between plan and plant list, plan shall govern quantities.

2. Contractor shall verify location of all on-site utilities prior to beginning construction on his phase of work. Electric, gas, telephone, and cable television may be located by calling J.U.L.I.E. at (1-800-892-0123), and Badger pipeline may be located by calling Digger’s Hotline at (1-800-242-8511). Any damage or interruption of services shall be the responsibility of the Contractor. Contractor shall coordinate all related activities with other trades on the job and shall report any unacceptable job conditions to Owners Representative prior to commencing work.

3. Contractor responsible for application and cost of all necessary building permits and code verifications. Submit copies of all documents to Owner and the Architect.

4. All shrub bed and trees shall be mulched with a 3" continuous layer of shredded bark. All ground cover and perennial beds shall be mulched with a 1" layer of shredded bark. All deciduous trees shall be mulched with a 3 ft. diameter circle mulch. All evergreen trees shall be mulched to the drip line.

5. Perennial and ground cover beds shall be amended with a 2" layer of mushroom compost, tilled to a depth of 6", raked smooth, fertilized with commercial 10-6-4 fertilizer at a rate of 25 lbs. per 1000 S.F. planted, covered with 1" layer of shredded bark mulch and watered.

6. Edging to be EDG-KING brand plastic edging or approved equal. EDG-KING to be installed with horizontal steel stakes at 36" spacing. Install per manufacturer’s specifications in all areas indicated on plan. Provide manufactured joints and 90` degree fittings at all corners.

7. The topsoil condition for this project site is as follows:
   Contractor will be required to place and finish grade topsoil supplied by others at specified depths in planting and lawn areas. (Planting areas [12 inches], Lawn areas [6 inches]).

8. Guarantee of plants for one (1) year shall begin after acceptance by the Architect and/or Owner. The Owner shall assume maintenance responsibilities of all plant material, including watering, cultivating, weeding, mulching, and spraying as necessary to keep plants free of insects and in a healthy, vigorous condition. The Contractor shall guarantee all plants to be in a healthy, vigorous condition for a period of one (1) year following acceptance. Contractor shall replace without cost to the Owner, any dead or unacceptable plants, as determined by the Architect during and at the end of the Guaranteed Period. Subsequent replacement of plant material shall be borne jointly by Contractor and Owner. Owner will pay wholesale cost of plant material, plus reasonable charge for delivery, and Contractor will bear cost of labor for installation per specifications.

9. Seeded lawn to be a combination of bluegrass, perennial rye and rye fescue with following analysis by weight: 30% Rugby Kentucky Bluegrass, 20% Park Kentucky Bluegrass, 20% Creeping Red Fescue, 20% Scaldis Hard Fescue, 10% perennial Ryegrass. Seed to be applied at a rate of 4 lbs per 1,000 S.F.. All seeded lawn areas shall be fertilized at installation with 0-26-26 analysis, at a rate of 6 lbs per 1,000 S.F.. Second application of 15-40-5 to be applied at a rate of 6 lbs per 1,000 S.F. after first cutting. Acceptance and guarantee notes shall apply to all seeded areas.

10. Acceptance of grading and seeding shall be by the Architect and Owner. The Contractor shall assume maintenance responsibilities for a minimum of sixty (60) days or until second cutting, whichever is longer. Maintenance shall include watering, weeding, reseeding and other operations necessary to keep lawn in thriving condition. Upon final acceptance by the Architect and/or Owner, Owner shall assume all maintenance responsibilities. After lawn areas have germinated, areas which fail to show uniform stand of grass for any reason whatsoever shall be reseeded repeatedly until all areas are covered with a satisfactory stand of grass. Minimum acceptance of seeded lawn areas may include scattered bare spots, one of which are larger than 1 square foot and when combined do not exceed 2% of total seeded lawn area.
DWELLING UNIT MATRIX:

- **EFFICIENCY**: 
  - (3) @ 584 SF
  - (4) @ 504 SF

- **1 BEDROOM**: 
  - (4) @ 766 SF
  - (3) @ 691 SF
  - (4) @ 694 SF
  - (4) @ 693 SF
  - (11) @ 946 SF

- **2 BEDROOM**: 
  - (4) @ 1232 SF
  - (4) @ 1155 SF
  - (4) @ 1133 SF
  - (4) @ 1272 SF
  - (4) @ 1228 SF
  - (4) @ 1188 SF
  - (4) @ 1095 SF
  - (4) @ 1079 SF
  - (4) @ 1075 SF
  - (4) @ 1072 SF
  - (4) @ 1073 SF

**TOTAL**: 68 UNITS 67,486 SF