

June 05, 2020

Dear Libertyville Permit Commission,

Thank you for your time in the last meeting. We appreciate your guidance and have adapted our vision to incorporate your feedback. The following summarizes the changes made in our proposal plans:

- Pool and related patio smaller by 3" (114 sf)
- Removing entire front driveway
- Removing entire second front walkway
- Removing walk from upper rear patio to lower area
- Keeping all the removals/replacements to the large driveway per the previous version
- Pool and patio and retaining and fencing are 3' further from the Sunset/western lot line than the previous version

The above proposed amendments have changed the proposal to be below the existing coverage (now 40.2%) and conform to the lot coverage requirement. Additionally, these proposal changes align with the 3 proximity variance requests *further* from the western lot line than before, thus reducing those variations.

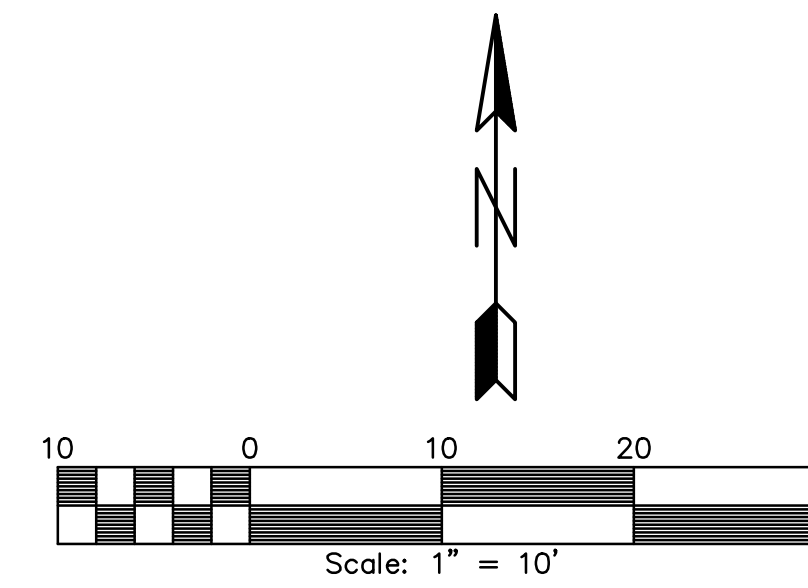
As you can see, we have made significant changes to the project, in view of your guidance, and believe that our updated proposal is in condition for clear approval.

Thank you again.
Sincerely,

Johanna Corbin

TOPOGRAPHICAL SITE DEVELOPMENT PLAN

LOTS 56 AND 57 IN OAKWOOD TERRACE, A SUBDIVISION OF PART OF LOTS 20, 21, 22 AND 23 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16 AND A PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 1924 AS DOCUMENT 240473, IN BOOK "N" OF PLATS PAGE 3, LAKE COUNTY, ILLINOIS.
 COMMON ADDRESS: 309 FOREST LANE, LIBERTYVILLE, ILLINOIS
 PIN NO. 11-16-309-005, 11-16-309-006, 11-16-309-022



EXISTING GRADE	+XXX.XX
EXISTING CONTOUR	—XXX—
PROPOSED GRADE	+XXXX.XX
PROPOSED CONTOUR	—XXX—
PROPOSED FLOW	—XX—XX—
SILT FENCE	—X—X—X—
CONSTRUCTION SAFETY FENCE	—X—

KEY:
 T/F = TOP OF FOUNDATION
 P.T.F. = PROPOSED TOP OF FOUNDATION

SITE BENCHMARK:
 HOOK IN TREE IN THE REAR YARD OF THE PROJECT SITE.
 ELEV: 708.091 (NAVD 88)

NOTES:

- ANY DEMOLITION SHALL BE REMOVED IN ACCORDANCE WITH THE VILLAGE CODE OF HINDALE RELATED TO STANDARDS FOR DEMOLITION AND CONSTRUCTION WORK IN THE VILLAGE.
- THE REMAINING HOLE CAUSED BY THE EXISTING FOUNDATION DEMOLITION AND REMOVAL MUST BE BACKFILLED TO MEET EXISTING AND ADJOINING GRADES.
- THE SITE MUST BE KEPT SAFE AND CLEAN. ALL CONSTRUCTION DEBRIS AND DEMOLITION MATERIAL MUST BE REMOVED AND/OR PLACED IN THE APPROPRIATE CONTAINERS.
- DUST AND AIRBORNE PARTICLES SHALL BE CONTROLLED DURING DEMOLITION BY SPRAYING WATER ON STRUCTURES TO BE RAZED BY MEANS OF A WATER TRUCK AND SPRAYING EQUIPMENT.
- MULCH MAT CONSTRUCTION ENTRANCE SHALL EXTEND INTO LOT TO PROVIDE SUFFICIENT AREA TO WASH DOWN VEHICLES. MULCH MAT SHALL HAVE A MINIMUM DEPTH OF 10 INCHES.
- CONTRACTOR SHALL KEEP STREETS CLEAN.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH HYDROSEED, EXCEPT THE PARKWAY WHICH SHALL BE RESTORED WITH MINIMUM 4" TOPSOIL AND SOD.
- NO MATERIAL SHALL BE STORED WITHIN 10 FEET OF ANY LOT LINE.
- AT TIME OF BACKFILL SWALES WILL BE CONSTRUCTED TO PROTECT NEIGHBORING PROPERTY OWNERS.
- THE PROPOSED PORTABLE TOILET SHALL NOT BE PLACED WITHIN 10 FEET OF ANY LOT LINE.
- MINIMUM HORIZONTAL SEPARATION OF 10.0 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER SERVICES.
- EXISTENCE OF UTILITY STUBS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF PROPOSED SERVICES.
- WHEN PREPARING FOR CONSTRUCTION OF FOUNDATION, PUMPING OF STORMWATER OUT OF EXCAVATED AREAS MAY BE REQUIRED. DEWATERING DISCHARGE SHALL BE PUMPED TO THE FRONT TO EXISTING FOREST LANE EDGE OF PAVEMENT.
- CONSTRUCTION SCHEDULE:
 - SEDIMENT AND EROSION CONTROL AND TREE PROTECTION FACILITIES SHALL BE INSTALLED. — SUMMER/FALL 2020
 - RESTORE DISTURBED AREAS, BACKFILL FOUNDATION & EXISTING SWALES. — SUMMER/FALL 2020
 - CONSTRUCT PROPOSED POOL & POOL DECK. — SUMMER/FALL 2020
 - PREPARE AND SUBMIT RECORD DRAWINGS. — SUMMER/FALL 2020
 - LANDSCAPING AND PLANT LAWN AND REMOVE TEMPORARY FENCING. — SUMMER/FALL 2020
- CONTACT PERSON FOR SITE: BARRINGTON POOLS (847) 381-1245
- PARKING DATA: MAXIMUM CONTRACTOR VEHICLES: 4. PARKING SHALL BE ON THE EAST SIDE OF SUNSET DRIVE.
- WASH DOWN AREA FOR CONSTRUCTION VEHICLES SHALL BE LOCATED ON SITE SOUTH OF CONSTRUCTION ENTRANCE (WITH SILT FENCE PROTECTION FOR RUN OFF).
- REMOVE AND REPLACE SIDEWALK WHERE NECESSARY.
- SIDEWALK MUST REMAIN PASSABLE FOR STUDENT PEDESTRIAN TRAFFIC AT ALL TIMES.
- SURVEY INFORMATION FOR THIS SITE PLAN WAS PROVIDED BY OTHERS BY OWNER.
- TOPOGRAPHICAL MEASUREMENT PERFORMED BY ENGINEERING RESOURCE ASSOCIATES, INC. ON DECEMBER 2, 2019.

IMPERVIOUS DATA TABLE

EXISTING IMPERVIOUS	PROPOSED IMPERVIOUS
DRIVEWAY: 2,877 S.F.	POOL: 772 S.F.
DRIVEWAY (PERMEABLE): 1,335 S.F. (NOT INCLUDED)	FIRE PIT: 55 S.F.
FRONT WALKS: 429 S.F.	PATIO: 897 S.F.
PORCHES: 114 S.F.	STAIRS: 25 S.F.
FRONT WALLS: 51 S.F.	WALL: 310 S.F.
GRAVEL BY FRONT PORCH: 32 S.F.	SEAT WALL: 30 S.F.
HOUSE: 6,648 S.F.	POOL EQUIPMENT PAD: 48 S.F.
RAISED PATIO & STAIRS: 969 S.F.	TOTAL: 2,137 S.F.
FIRE PIT: 68 S.F.	
WALK: 721 S.F.	
STONE WALL: 74 S.F.	
WALKWAY: 264 S.F.	
WALL: 294 S.F.	
HOT TUB: 66 S.F.	
TOTAL: 12,607 S.F.	

EXISTING LOT COVERAGE:	PROPOSED LOT COVERAGE:
13,335 S.F. + 12,607 S.F. = 13,942 S.F.	13,942 S.F. + 2,270 S.F. + 2,137 S.F. = 18,309 S.F.
NET LOT AREA: 34,337 S.F.	NET LOT AREA: 34,337 S.F.
LOT COVERAGE % = 13,942 S.F. / 34,337 S.F. = 40.6%	LOT COVERAGE % = 18,309 S.F. / 34,337 S.F. = 40.2%

EXISTING IMPERVIOUS TO BE REMOVED:	NET NEW IMPERVIOUS:
FIRE PIT: 55 S.F.	PROPOSED IMPERVIOUS: 2,263 S.F.
WALKWAY/PATIO AREA: 281 S.F.	EXISTING IMPERVIOUS TO BE REMOVED: (847 S.F.)
DRIVEWAY(NORTH DRIVE): 351 S.F.	SOR PERMEABLE PAVEMENT CREDIT: (967 S.F.)
DRIVEWAY(SOUTH DRIVE): 1,186 S.F.	DRIVEWAY: (449 S.F.)
EXISTING PAVER WALK: 204 S.F.	PATIO: (0 S.F.)
EXISTING FLAGSTONE: 200 S.F.	NET NEW IMPERVIOUS: 0 S.F.
TOTAL: 2,270 S.F.	

*NET LOT AREA DOESN'T INCLUDE FOREST LANE 10' INGRESS/EGRESS EASEMENT GROSS LOT AREA=36,178 S.F.

BARRIER FENCE BY OWNER
 PROPOSED 6" BLACK ALUMINUM FENCE
 W/Self-CLOSING, SELF-LATCHING GATES
 THE RELEASE MECHANISM OF THE SELF-LATCHING DEVICE IS LOCATED LESS THAN 54" FROM THE BOTTOM OF THE GATE. THE RELEASE MECHANISM AND OPENINGS SHALL COMPLY WITH THE FOLLOWING:
 A. THE RELEASE MECHANISM SHALL BE LOCATED ON THE POOL SIDE OF THE GATE AT LEAST 3" BELOW THE TOP OF THE GATE.
 AND
 B. THE GATE AND BARRIER SHALL HAVE NO OPENING LARGER THAN 2" WITHIN 18" OF THE RELEASE MECHANISM.

PROPOSED RETAINING STONE WALL BY LANDSCAPER TO MATCH EXISTING
 PROPOSED NEW 6"-TALL EVERGREEN LANDSCAPE SCREENING PER VILLAGE REQUIREMENTS

CONSTRUCTION ACCESS ENTRANCE

SUNSET DRIVE

PROPOSED NEW 6"-TALL EVERGREEN LANDSCAPE SCREENING PER VILLAGE REQUIREMENTS

6" TEMPORARY CHAIN LINK— FENCE WITH LOCKABLE GATE SILT FENCE INSIDE CHAIN LINK

LOT 56

LINDEN LANE

NOTE:
 THIS PROPOSED IMPROVEMENT IS ADJACENT TO A ZONE A FLOOD HAZARD AREA, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP(FIRM), PER LAKE COUNTY STORMWATER MANAGEMENT COMMISSION (SMC) IT HAS DETERMINED A BASE FLOOD ELEVATION (BFE) OF BUTLER LAKE TO BE 698.1 (NAVD 29).
 FOLLOWING THE SMC MEMORANDUM DATED DECEMBER 19, 2013 (GUIDANCE FOR LOCAL BFE AND BENCHMARK DATUM CONVERSIONS) IT WAS DETERMINED THAT 698.1 (NAVD 29) TO 697.8 FEET (NAVD 88).

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800.892.0123

PREPARED FOR: CORBIN

ENGINEERING RESOURCE ASSOCIATES

35701 WEST AVENUE, SUITE 150
 WARRENVILLE, ILLINOIS 60555
 PHONE (630) 393-3060
 FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
 CHICAGO, ILLINOIS 60606
 PHONE (312) 474-7841
 FAX (312) 474-6099

2416 GALEN DRIVE
 CHAMPAIGN, ILLINOIS 61821
 PHONE (217) 351-6268
 FAX (217) 355-1902

SITE PLAN REVISED: JUNE 3, 2020
 SITE PLAN REVISED: FEBRUARY 27, 2020
 SITE PLAN REVISED: JANUARY 9, 2019
 SITE PLAN REVISED: DECEMBER 3, 2019
 SITE PLAN DATED: SEPTEMBER 13, 2019

SHEET 1 OF 2

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

Jon P. Green, P.E.
 I.L. P.E. NO. 062-052108
 Expires November 30, 2021

Updated by: bgrinch 6/3/2020
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EXISTING CONDITIONS & DEMOLITION PLAN

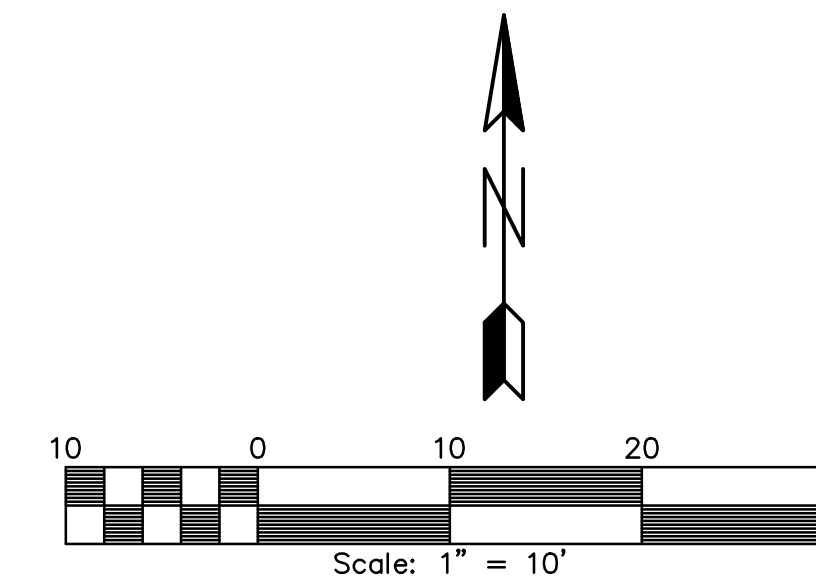
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PROPOSED GRADE	+XXX.XX
PROPOSED CONTOUR	-XX-
PROPOSED FLOW	==>
SILT FENCE	-X-X-X-
CONSTRUCTION SAFETY FENCE	-X-

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PREPARED FOR: CORBIN

DRAWN BY: B.L.		35701 WEST AVENUE, SUITE 150 WARRENVILLE, ILLINOIS 60555 PHONE (630) 393-3060 FAX (630) 393-2152	10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-6099	2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821 PHONE (217) 351-6268 FAX (217) 355-1902
CHECKED BY: J.G.				
APPROVED BY: J.G.				

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