

PRELIMINARY ENGINEERING PLANS

FOR

2011 KEMBLE AVENUE SUBDIVISION

CITY OF NORTH CHICAGO, LAKE COUNTY, ILLINOIS

WARNING



CALL BEFORE
YOU DIG
(48 HOURS NOTICE REQUIRED PRIOR TO DIGGING)

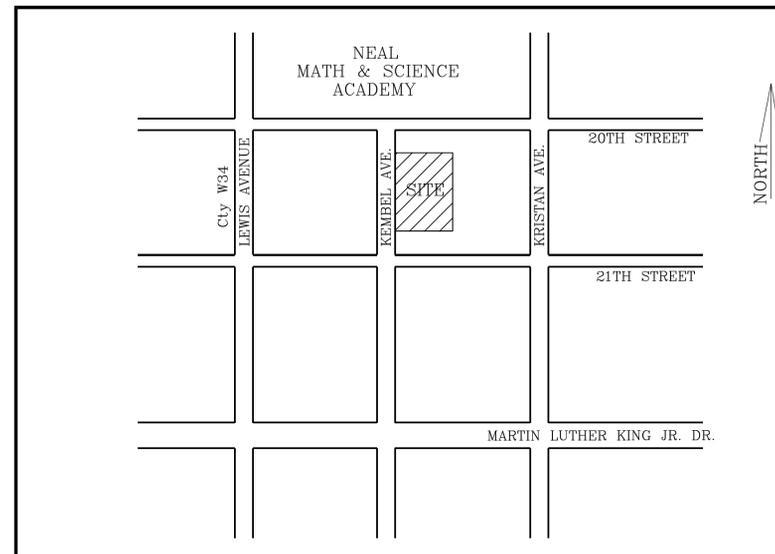
GENERAL NOTES:

1. THE CITY OF NORTH CHICAGO COMMUNITY DEVELOPMENT DEPARTMENT AND PUBLIC WORKS MUST BE NOTIFIED 2 BUSINESS DAYS PRIOR TO THE COMMENCEMENT OF WORK AND ONE BUSINESS DAY PRIOR TO EACH INSPECTION. A MINIMUM NOTICE OF 5 BUSINESS DAYS IS REQUIRED FOR THE ENGINEERING AND PUBLIC WORKS DEPARTMENT FOR A WATER MAIN SHUT DOWN IN A BUSINESS DISTRICT OR COMMERCIAL AREA.
 2. EROSION CONTROL MEASURES MUST BE INSTALLED, INSPECTED, AND APPROVED PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE FENCING/EROSION CONTROL MEASURES MUST BE MAINTAINED FOR THE DURATION OF THE SITE WORK.
 3. THE CONTRACTOR SHALL INDEMNIFY THE CITY, AND THEIR AGENTS, ETC. FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION, INSTALLATION, TESTING, AND OPERATION OF ALL WORK ASSOCIATED WITH THIS PROJECT.
 4. PERMIT IS REQUIRED FROM THE CITY FOR ANY TEMPORARY LANE CLOSURE. TRAFFIC CONTROL SHALL CONFORM TO IDOT'S HIGHWAY STANDARDS AND THE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES AT ALL TIMES DURING CONSTRUCTION. TRAFFIC CONTROL SHALL INCLUDE ADVANCE WARNING LANE CLOSURE SIGNAGE, AN ARROW BOARD AND TYPE I BARRICADES WITH SANDBAGS.
 5. DISTURBED AREAS OF THE PUBLIC RIGHT OF WAY SHALL BE DRESSED WITH A MINIMUM OF 6" TOPSOIL AND SOD (SALT TOLERANT AND STAKED IN PLACE).
 6. HANDICAP RAMPS SHALL BE INSTALLED PER IDOT'S HIGHWAY STANDARD #424001 (INCLUDING THE DIAMOND-TEXTURED PATTERN).
 7. PRIOR TO CONSTRUCTION COMMENCEMENT, THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THEIR WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES FROM WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO THE ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, STANDARD SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTIONS, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTION ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
 8. BEFORE STARTING ANY EXCAVATION, THE CONTRACTOR SHALL CALL "JULIE" (JOINT UTILITY LOCATION INFORMATION FOR EXCAVATION) AT 1-800-892-0123 FOR FIELD LOCATION OF BURIED UTILITIES (48 HOURS NOTIFICATION IS REQUIRED.)
 9. THE CONTRACTOR SHALL PROTECT AND CAREFULLY PRESERVE ALL SECTION OR SUBSECTION MONUMENTS, PROPERTY CORNERS, AND REFERENCE MARKERS UNTIL THE OWNER, HIS AGENT, OR A PROFESSIONAL LAND SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.
 10. AGGREGATE SUBGRADE IMPROVEMENT FOR DRIVEWAYS, SIDEWALK/WALKS, AND CURB & GUTTER TO BE COMPACTED C&G.
 11. ALL DISTURBED OPEN AREA SHALL BE PERMANENTLY STABILIZED (SEED W/STRAW BLANKET OR SOD) OVER A MINIMUM OF 4" OF TOP SOIL UNLESS OTHER LANDSCAPING METHODS ARE APPROVED.
 12. ALL CONDUIT OR PIPE CONSTRUCTED UNDER EXISTING OR PROPOSED PAVED SURFACES AND WALKS SHALL BE BACKFILLED WITH GRANULAR BACKFILL THOROUGHLY COMPACTED IN ACCORDANCE WITH THE SPECIFICATIONS. GRANULAR BACKFILL IS ALSO REQUIRED WITHIN 3' OF PAVED SURFACES.
 13. ALL PAVING, SIDEWALK, AND EXCAVATION WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS OF THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) AND THE CITY OF NORTH CHICAGO AND LAKE COUNTY STANDARD DETAILS, CODES AND REQUIREMENTS.
 14. ALL SEWER AND WATER MAIN WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS AND CITY OF NORTH CHICAGO CONSTRUCTION STANDARDS.
 15. CONTRACTOR TO GUARANTEE ALL MATERIALS AND WORKMANSHIP FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE BY THE CITY.
 16. ACCESS TO THE SITE, AND TO WITHIN 100 FEET OF ANY BUILDING, SHALL BE PROVIDED FOR EMERGENCY VEHICLES AT ALL TIMES VIA A 20 FOOT WIDE APPROVED ALL-WEATHER ROAD. AN APPROVED WATER SUPPLY SHALL BE AVAILABLE WITHIN 100 FEET OF ANY BUILDING PRIOR TO DELIVERY OF ANY COMBUSTIBLE MATERIALS TO THE SITE.
 17. NO HOLES ARE TO BE LEFT OPEN IN THE PAVEMENT OR PARKING OVER ANY HOLIDAY, ANY WEEKEND, OR AFTER 3PM ON THE DAY PRECEDING ANY HOLIDAY OR ANY WEEKEND.
 18. ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT FULL-DEPTH ALONG THE LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF THE PAVEMENT REMOVAL.
 19. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION.
 20. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES PRIOR TO CONSTRUCTION TO VERIFY IN THE FIELD ALL EXISTING AND UNDERGROUND UTILITIES ADJACENT TO THE PROJECT, AND BE RESPONSIBLE FOR PROTECTION OF SAME.
 21. ALL CONCRETE SHALL BE 6 BAG MIX, 3500 PSI CONCRETE AT 14 DAYS. CURING MATERIAL SHALL BE MEMBRANE CURING COMPOUND AND SHALL BE WHITE IN COLOR TO ASSURE ADEQUATE COVERAGE.
 22. CONTRACTOR SHALL NOTIFY CITY 48 HOURS IN ADVANCE OF CONSTRUCTION OF UNDERGROUND WORK. NO UNDERGROUND WORK SHALL BE COVERED UNTIL SAME HAS BEEN INSPECTED BY THE CITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE CITY PRIOR TO INSTALLING PAVEMENT BASE, PAVEMENT BINDER, PAVEMENT SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
 23. IF APPLICABLE, ALL NEW REINFORCED CONCRETE PIPE STORM SEWER 12" AND LARGER WHERE SHOWN ON THE PLANS SHALL BE ASTM DESIGNATION C-76 MINIMUM CLASS, CLASS III. ALL PIPE WITH LESS THAN 3' OF COVER AND MORE THAN 15' OF COVER SHALL BE CLASS V. ALL JOINTS SHALL BE "O" RING RUBBER GASKET CONFORMING TO ASTM C-361 SPECIFICATIONS. ALL STORM SEWERS WITH LESS THAN 1.75' OF COVER AND ALL DUCTILE IRON PIPE STORM SEWERS WHERE SHOWN ON THE PLANS SHALL BE DUCTILE IRON PIPE CLASS 52 ANSI SPECIFICATIONS A-21.51 WITH PUSH-ON OR MECHANICAL JOINTS AND POLYETHYLENE ENCASEMENT.
 24. BITUMINOUS PAVEMENT MATERIAL MUST BE PLACED IN TWO LIFTS. THICKNESS OF EACH LIFT SHALL BE AS SHOWN ON APPROVED PLANS. ALL MATERIAL SHALL BE CLASS I BITUMINOUS AS PER IDOT STANDARDS. THE FINAL SURFACE COURSE SHALL NOT BE INSTALLED UNTIL THE CITY HAS APPROVED THE COMPACTION OF THE BINDER MATERIAL. THE BINDER COURSE SHALL NOT BE INSTALLED UNTIL THE COMPACTION OF THE STONE BASE HAS BEEN APPROVED BY THE CITY. THE FINAL SURFACE COURSE MAY NOT BE INSTALLED UNTIL THE MAJOR PORTION OF BUILDING CONSTRUCTION HAS BEEN COMPLETED AS DETERMINED AND APPROVED BY THE CITY.
- NOTE: IN CASE OF CONFLICT WITH OTHER NOTES AND SPECIFICATIONS, THE CITY'S STANDARD NOTES AND DETAILS SHALL APPLY.

LOTS 11 THROUGH 25, ALL INCLUSIVE, IN BLOCK 6 IN THE SUBDIVISION OF THE EAST HALF OF LOT 1 IN THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER AND THE WEST HALF OF LOT 1 IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 22, 1892 AS DOCUMENT NUMBER 48202 IN BOOK "C" OF PLATS PAGES 6 AND 7 IN LAKE COUNTY, ILLINOIS.

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LOCATION MAP
NOT TO SCALE

SITE DATA:

PARCEL ID - 1205215048
 2011 KEMBLE AVENUE, NORTH CHICAGO, IL 60064
 LAKE COUNTY
 ZONING.....R-3 SINGLE-FAMILY RESIDENTIAL
 MIN. LOT AREA.....6,000 sf
 MIN. LOT WIDTH.....50'
 MAX. LOT COVERAGE.....50%
 MIN. FRONT YARD.....30'
 MIN. SIDE YARD.....10'
 MIN. REAR YARD.....20'

DEVELOPER/OWNER:

IHS HERE INC.
 ROBERT FREEMAN646/565-0900
 513/575-6968

CITY OF NORTH CHICAGO

ECONOMIC & COMMUNITY DEVELOPMENT.....847/596-8650
 PUBLIC WORKS.....847/596-8820

LEGEND

	PROPOSED STORM SEWER	+ 701.30	PROPOSED SPOT GRADE
	EXISTING STORM SEWER	+ 701.30	EXISTING SPOT GRADE
	PROPOSED SANITARY SEWER	701	PROPOSED CONTOUR
	EXISTING SANITARY SEWER	701	EXISTING CONTOUR
	PROPOSED WATER MAIN	701	EXISTING CONTOUR
	EXISTING WATER MAIN	701	EXISTING CONTOUR
	PROPOSED SANITARY MANHOLE	X X X	SILT FENCE
	EXISTING SANITARY MANHOLE	X X X	SILT FENCE
	PROPOSED STORM STRUCTURE	→	OVERFLOW DIRECTION
	EXISTING STORM STRUCTURE	→	OVERFLOW DIRECTION
	PROPOSED STORM STRUCTURE	=====	PROPOSED CURB
	PROPOSED FIRE HYDRANT	=====	EXISTING CURB
	PROPOSED GATE VALVE	=====	PROPOSED EDGE OF PAVEMENT

UNDERGROUND UTILITY NOTE:
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HOLD HARMLESS STATEMENT
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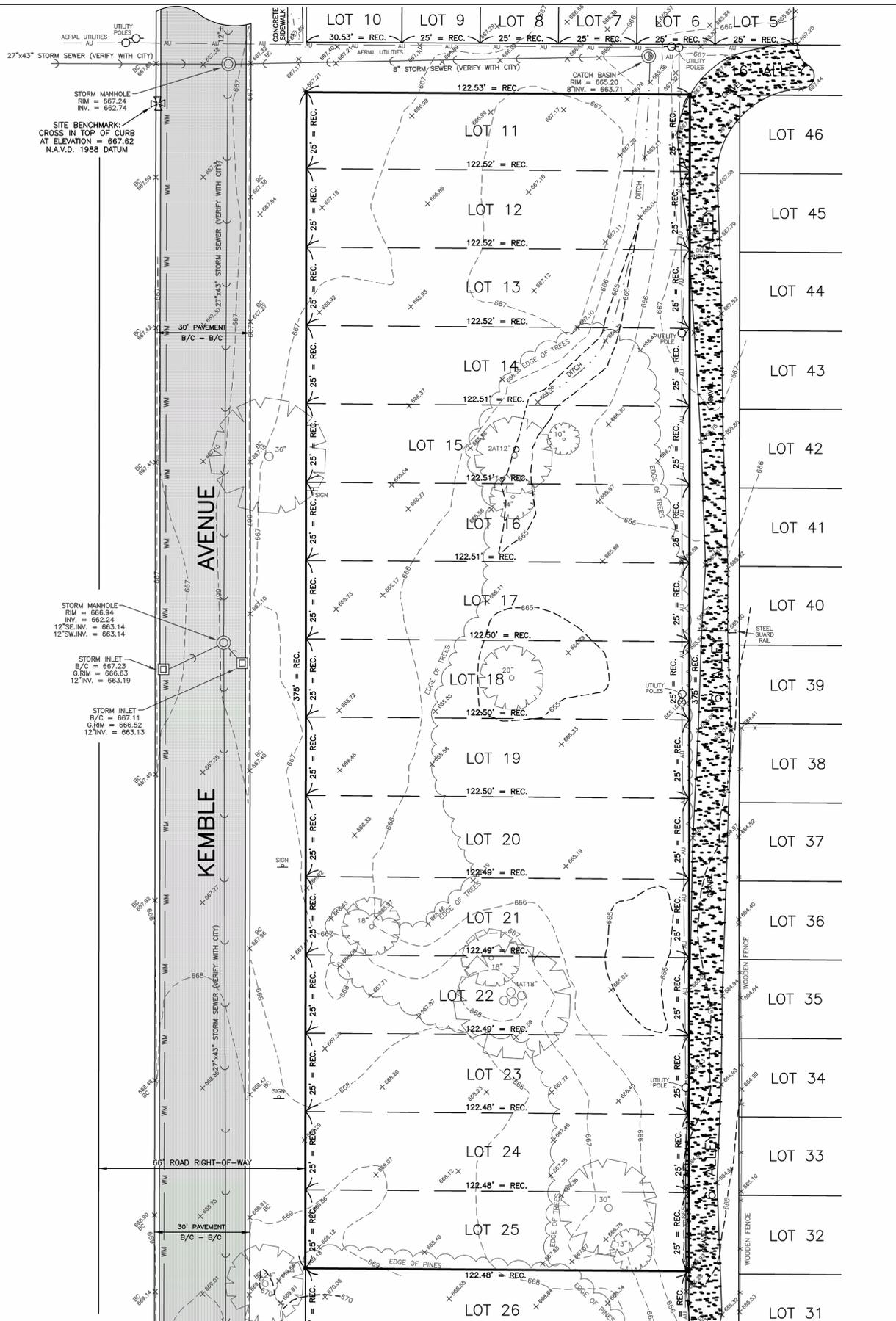
COUNTY ENGINEERS INC.
 0N406 DOOLEY DRIVE, GENEVA, ILLINOIS 60134
 630.364.6976 ceillinois@aol.com

STATE OF ILLINOIS)
 COUNTY OF KANE) SS)

TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH HOMES OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTIES.



OCTOBER 31, 2025



LEGAL DESCRIPTION:
 LOTS 11 THROUGH 25, BOTH INCLUSIVE, IN BLOCK 6 IN THE SUBDIVISION OF THE EAST HALF OF LOT 1 IN THE NORTHWEST QUARTER, THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER, THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER AND THE WEST HALF OF THE WEST HALF OF LOT 1 IN THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 44 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 22, 1892 AS DOCUMENT NUMBER 48202 IN BOOK "C" OF PLATS PAGES 6 AND 7 IN LAKE COUNTY, ILLINOIS.



SCALE: 1"=20'

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TOPOGRAPHIC SURVEY PREPARED BY HERITAGE LAND CONSULTANTS SURVEYING LLC, MCHENRY, ILLINOIS, ON APRIL 2021. TO BE USED BY THE PROPERTY OWNER/BUILDER FOR THE DEVELOPMENT OF REFERENCED PROPERTY. SURVEY PREPARED BY MARK T. BERNHARDT, PLS.

SHEET TOPOGRAPHY SHEET 2 OF 6	REVISION		CITY COMMENTS	5/2/27/23	COUNTY ENGINEERS INC. DESIGN/ENGINEERING 04406 DOOLEY DRIVE, GENEVA, ILLINOIS 60134 630.364.6976
	1				
	2				
	3				

WARNING



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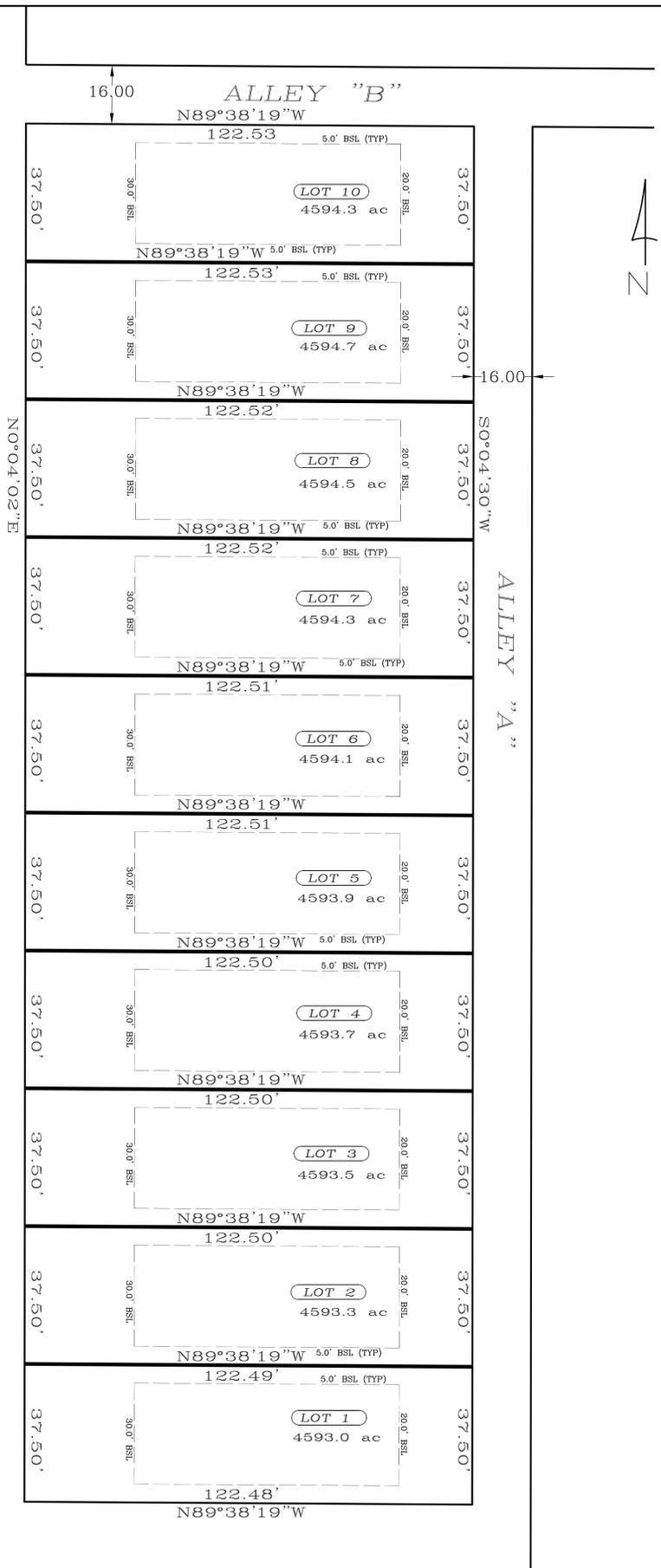
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CONSTRUCTION MANAGEMENT
04406 DOOLEY DRIVE, GENEVA, ILLINOIS 60134 630.364.6976

2011 KEMBLE AVENUE
NORTH CHICAGO, LAKE COUNTY
ILLINOIS

5

REVISION	DATE	DESCRIPTION
1		
2		
3		
4		

SUBDIVISION PLAN
SHEET 3 OF 6



KEMBLE AVENUE
(66' ROW)

ALLEY "A"

ALLEY "B"
N89°38'19"W

SITE DATA:

PARCEL ID - 1205215048
2011 KEMBLE AVENUE, NORTH CHICAGO, IL 60064
LAKE COUNTY
ZONING.....R-3 SINGLE-FAMILY RESIDENTIAL

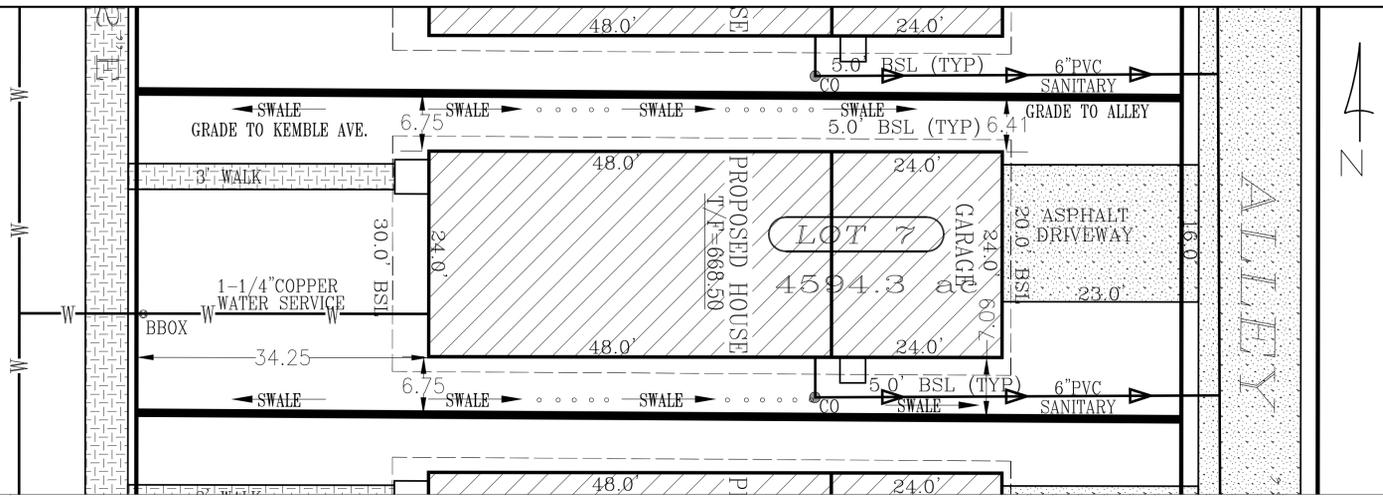
	REQUIRED	PROPOSED
MIN. LOT AREA.....	6,000 sf	4,593.0 - 4,594.7 (VARIES)
MIN. LOT WIDTH.....	50'	37.5'
MAX. LOT COVERAGE.....	50%	50%
MIN. FRONT YARD.....	30'	30'
MIN. SIDE YARD.....	10'	5'
MIN. REAR YARD.....	20'	20'

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OCTOBER 31, 2025

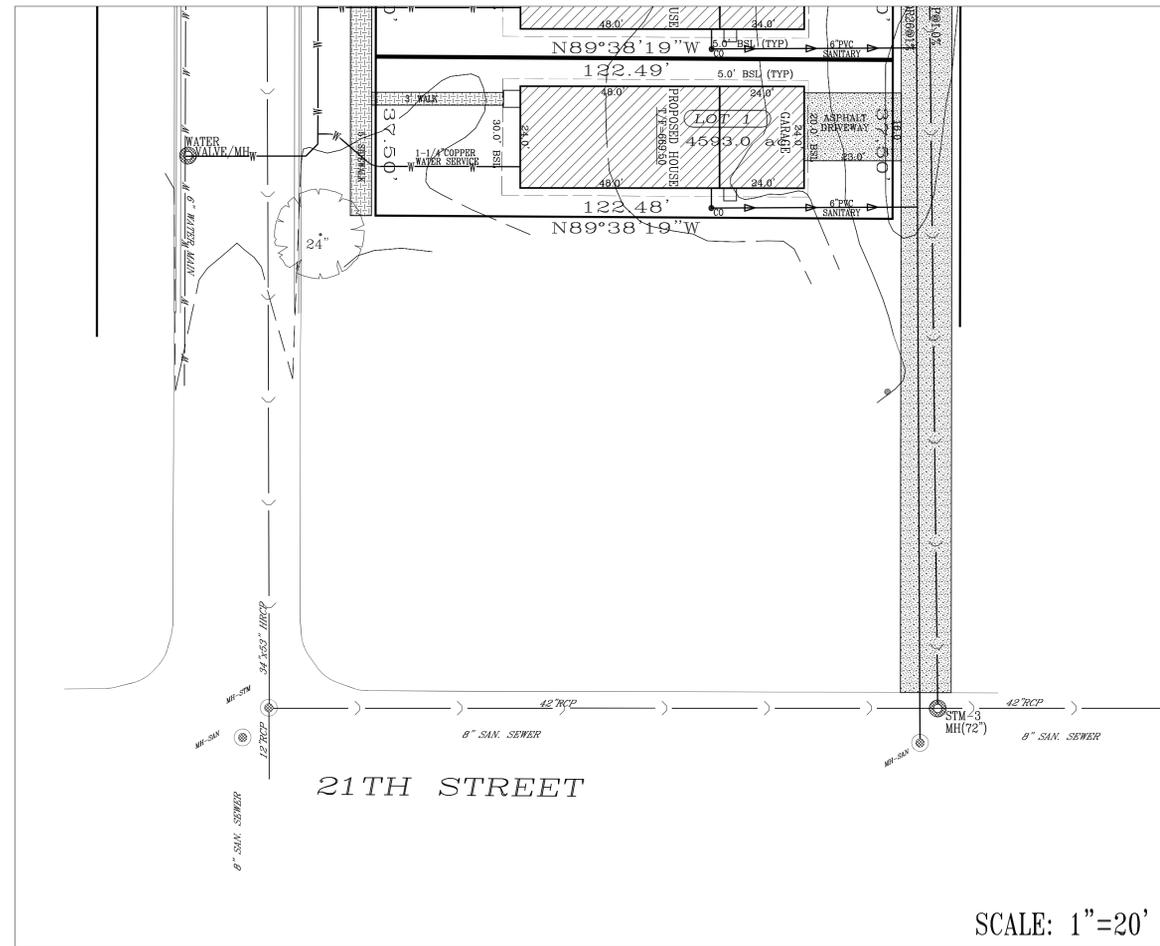


SCALE: 1"=10'

TYPICAL SITE PLAN - INDIVIDUAL HOMESITE/LOT

GENERAL NOTES:

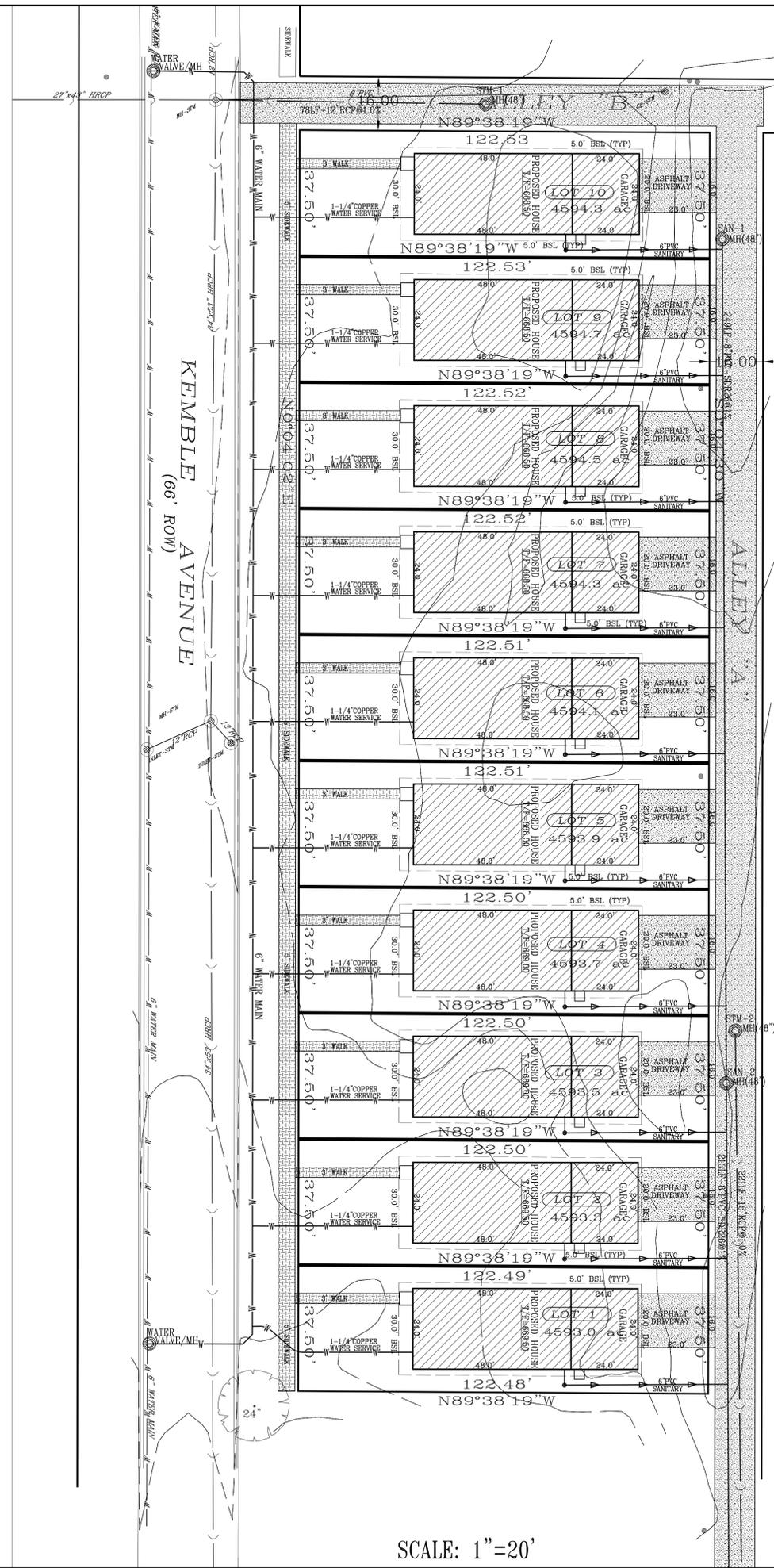
- 1-STRIP ALL ORGANIC MATERIALS AND TOPSOIL UNDER THE NEW DRIVEWAY/BUILDINGS. PROOFROLL AND UNDERCUT ALL SOFT AREAS W/3" AGGREGATES.
- 2-NEW PAVEMENT SHALL CONSIST OF 10" COMPACTED CA-6 (RECYCLED AGGREGATES) AND 3" HMA SUBGRADE SHALL BE ROLLED AND UNDERCUT AS NEEDED FOR 95% MODIFIED PROCTOR DENSITY.
- 3-PLACE SOD OR SEED W/BLANKET ON ALL DISTURBED AREAS, OVER AT LEAST 6" TOPSOIL.
- 4-COMPACTED CA-6 SHALL BE USED AS TRENCH BACKFILL FOR ALL UTILITIES UNDER PAVEMENT.
- 5-WATER MAIN SERVICE SHALL HAVE 5.5' MINIMUM COVER OR INSULATED PER STATE OF ILLINOIS CODES.
- 6-ALL DOWNSOUTS TO BE TIED INTO A 4" PVC PERIMETER DRAIN (@2%MIN SLOPE), AND DRAIN IN THE BACKYARD VIA A POP-UP/BUBBLER, DRAINING INTO THE ALLEY.
- 7-HOUSE FOUNDATION WILL BE SLAB-ON-GRADE, WITH NO BASEMENT.



SCALE: 1"=20'

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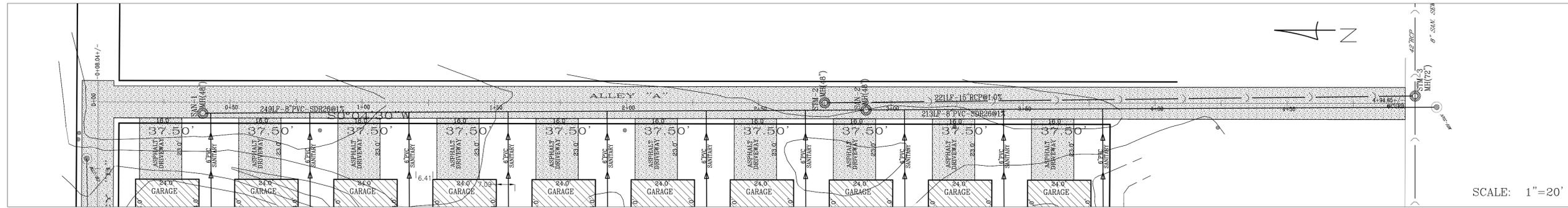


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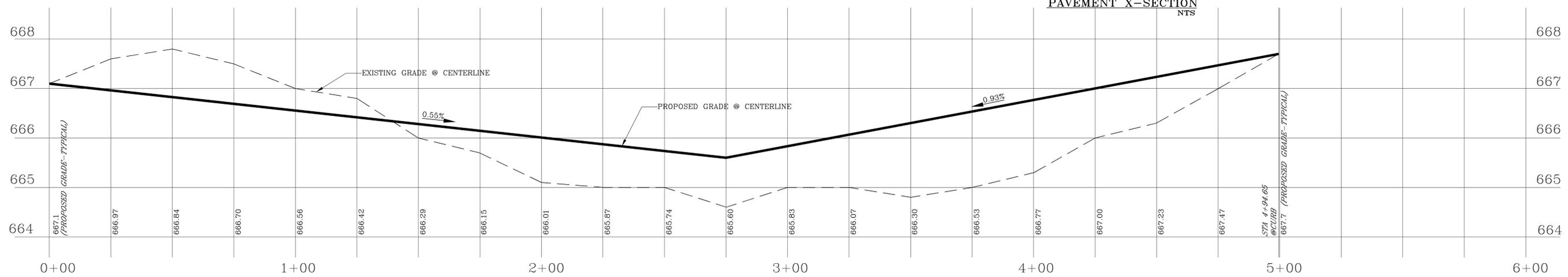
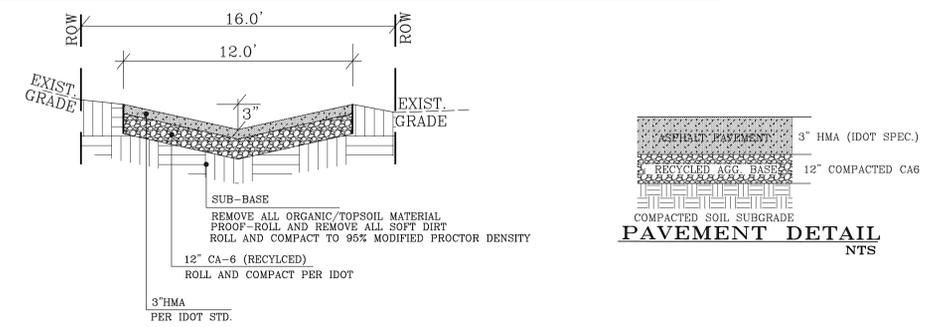


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2011 KEMBLE AVENUE NORTH CHICAGO, LAKE COUNTY ILLINOIS	
Scale : AS SHOWN	
REVISION 1 2 3 4	SITE PLAN SHEET 4 OF 6

OCTOBER 31, 2025



SCALE: 1"=20'



ALLEY "A"
SCALE: HOR. 1"=20'
VER. 1"=1'

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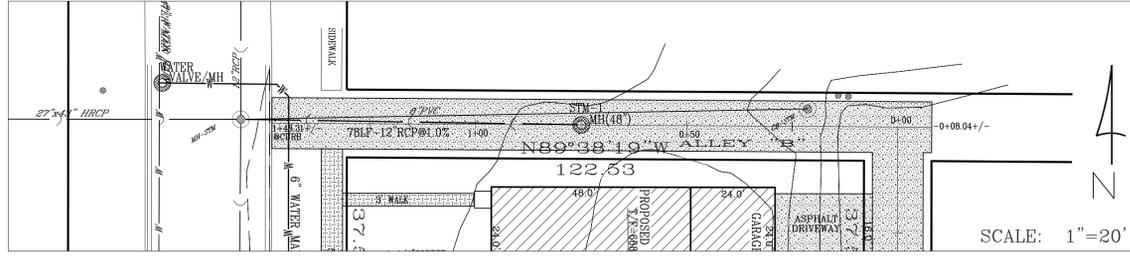
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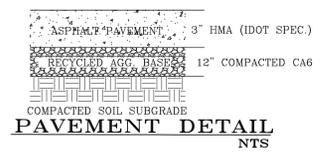
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2011 KEMBLE AVENUE NORTH CHICAGO, LAKE COUNTY, ILLINOIS	
REVISION	City Comments
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ALLEY "A" PLAN/PROFILE	
SHEET 5 OF 6	



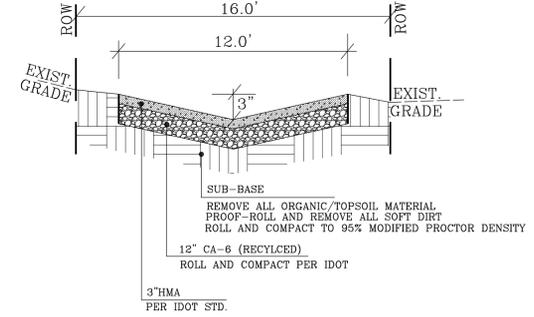
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 DESIGN/ENGINEERING NORTH CHICAGO, LAKE COUNTY, ILLINOIS
 04406 DOOLEY DRIVE, GENEVA, ILLINOIS 60134 630.364.6976
 Scale: AS SHOWN
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 NORTH CHICAGO, LAKE COUNTY, ILLINOIS
 REVISION
 1
 2
 3
 4
 ALLEY "B" PLAN/PROFILE
 SHEET 6 OF 6



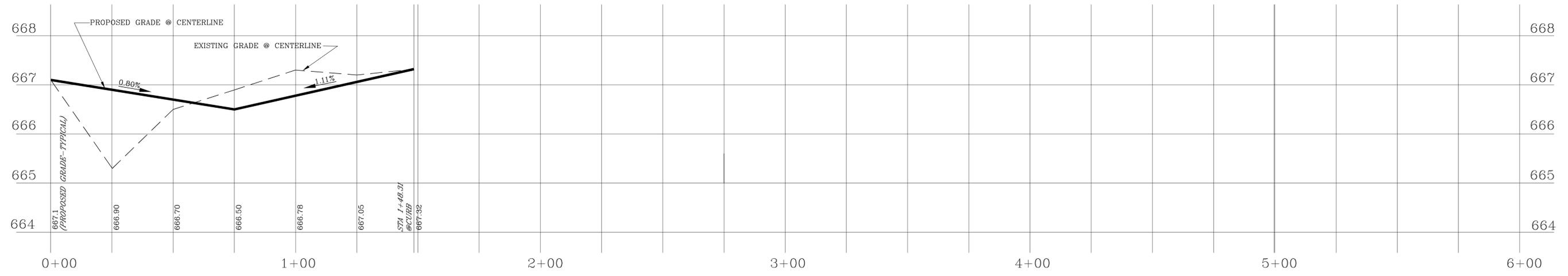
SCALE: 1"=20'



PAVEMENT DETAIL
NTS



PAVEMENT X-SECTION
NTS



ALLEY "B"
SCALE: HOR. 1"=20'
VER. 1"=1'

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