

Agenda Item 3
1505 Sage Court
New Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Staking Diagram
Plat of Survey – Existing Conditions
Proposed Site Plan
Proposed North Elevation
Proposed East Elevation
Proposed South Elevation
Proposed West Elevation
Color Rendering
Roof Plan
Building Section
Basement Floor Plan
First Floor Plan
Second Floor Plan
Preliminary Site Grading Plan and Tree Removal Plan
Tree Inventory
Preliminary Landscape Plan

Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.

1505 Sage Court

Consideration of a request for approval of a new residence, an attached garage, tree removal plan, a conceptual landscape plan and the overall site plan.

Property Owner/Developer: Fidelity Wes of Oak Knoll LLC (Mike DeMar, 100%)

Contract Purchasers: Dan Rodriguez and Casey Schlacher

Project Representatives: Rick Swanson, architect

Jeff Letzter, project manager

Staff Contact: Jen Baehr, Planner

Summary of Request

This is a request for approval of a new single family residence and attached garage on a vacant lot. Board consideration of the overall site plan and landscape plan is also requested.

Description of Property

The property is located on the southwest corner of Sage Court and Oak Knoll Drive. The property is Lot 16 in the Oak Knoll Woodlands subdivision. The property that is the subject of this petition totals 31,149 square feet. As established by the Plat of Subdivision there is a 50 foot drainage and conservation easement along the south property line.

Review and Evaluation of Applicable Standards from the City Code

Below is a review of the standards outlined in the City Code for the Board's consideration.

Site Plan – This standard is met.

The proposed residence faces north toward Sage Court. The attached three car garage faces west. A single curb cut is proposed generally at the northwest corner of the property and the driveway extends along the west side of the site to access the side load garage. A walkway is proposed from the front entrance to the driveway. A pool is proposed in the rear yard.

The residence, driveway and curb cut are staked on the site and a staking diagram is included in the Board's packet.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site totals 7,634 square feet and is equal to 24.5 percent of the lot area. The building footprint is 2,254 square feet, equal to 7.2 percent of the lot area, and other hardscape including the driveway, patios, and pool total 5,380 square feet, equal to 17.3 of the lot area.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 4,557 square feet is permitted on the site. In addition, a garage of up to 600 square feet is permitted along with up to 456 square feet of design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as single dormers and porches.

- The proposed residence totals 4,133 square feet.
- A total of 600 square feet is allowed for a garage on this property. The proposed garage totals 783 square feet. The garage overage of 183 square feet must be added to the total square footage of the residence.

- In addition to the above square footage, a total of 61 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 424 square feet below the maximum allowable square footage.

At the maximum height, the residence is 38 feet and 6 inches tall as measured from the lowest point of existing grade adjacent to the home to the tallest roof peak. The maximum height allowed for this lot is 40 feet.

Elevations – This standard is met.

Based on information provided in the petitioner's statement of intent, the proposed residence is designed in the French Colonial architectural style. The residence presents a primary two-and-a-half story mass with a smaller one-and-a-half story garage mass on the west side of the home. The residence features steeply pitched hip roof forms with a consistent 14:12 pitch.

Type, color, and texture of materials – This standard is met.

The exterior walls of the home will be stucco. The projecting bay on the east elevation and the bay windows on the front and rear elevations will have vertical wood siding. The main roof material is wood shingle and the bay windows will have copper roofs. Wood will be used for the window headers, fascia and soffits. The front door surround and window sills will be cast stone. The face of the dormers will be wood and the dormer walls will be wood shingle to match the roof material. Aluminum clad wood windows with exterior and interior muntin bars are proposed. Aluminum gutters and downspouts are proposed. The chimney is brick with a clay chimney pot. The front door is mahogany.

The proposed color palette includes an off-white stucco, charcoal gray vertical siding, windows, shutters and trim. The cast stone front door surround and window sills will be light gray. Care will need to be taken in selecting the cast stone to avoid a yellowish cast which commonly occurs with cast stone. The chimney will be an off-white brick. The petitioner provided a color elevation to reflect the proposed color palette. The color elevation is included in the Board's packet.

Landscaping - This standard is met.

As currently proposed, a total of eight trees are proposed to be removed. Three of the trees proposed for removal are located generally around the northwest corner of the proposed residence and the remaining five trees that will be removed are located in the Conservation Easement along the south property line. The five trees located within the Conservation Easement are all dead Ash trees based on the tree survey provided by the petitioner's Certified Arborist. Replacements for the trees lost will need to be planted in the Conservation Easement to help maintain the vegetative buffer that was required as part of the subdivision approvals. The trees proposed for removal at the northwest corner of the home consist of Cottonwood, Silver Maple, and Black Walnut trees.

The landscape plan submitted by the petitioner reflects shrub and ornamental plantings around the foundation of the home as well as a number of shade and evergreen trees across the site. As currently proposed, the landscape plan meets the minimum landscaping requirements for new residential construction and the required replacement plantings for the trees that are proposed for removal. The landscape plan reflects new shade trees in the front yard and on the east side of the site that will help to soften the appearance of the new residence from the adjacent streets. Several shade trees are proposed in the Conservation Easement to maintain and enhance the natural buffer along the south property line. A hedge of arborvitae is proposed along a portion of the driveway to

screen views of the driveway and garage doors. Evergreen trees are also proposed on the east side of the property to screen the pool in the rear yard.

Public Comment

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, no correspondence was received regarding this request.

Recommendation

Recommend approval of the residence, attached garage, conceptual landscape and overall site plan based on the findings presented in this staff report and as they may be further detailed during the Board's deliberations. Staff recommends approval subject to the following conditions of approval.

Conditions of Approval

1. All modifications to the plans including those made in response to Board direction and changes made as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
2. The final landscape shall include, but not be limited to, replacement plantings within the Conservation Easement and all required replacement tree inches for trees removed elsewhere on the site. In addition, the plan shall reflect plantings to meet the minimum landscape standards for new residences detailed in the Code, including ground cover, mid-level and canopy trees and evergreens across the site.

No removal of vegetation of any kind is permitted within the Conservation Easement without prior City approval. The intent of the Conservation Easement is to preserve a dense vegetative buffer at the perimeter of the subdivision.

3. If determined to be necessary by the City's Certified Arborist, any declining or damaged parkway trees shall be removed and replaced by the developer prior to the issuance of a Certificate of Occupancy for this property.
4. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements and will be subject to review and approval by the City Engineer. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices, properly direct drainage and mitigate off site impacts.
5. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during construction, must be submitted and will be subject to review and approval by the City's Certified Arborist.

6. Details of exterior lighting shall be submitted with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
7. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.

THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address 1505 Sage Court Owner(s) Fidelity Wes of Oak Knoll LLC

Representative: Rick Swanson, Architect
Jeff Letzter, Project Manager Reviewed by: Jen Baehr

Date 8/19/2021

Lot Area 31149 sq. ft.

Square Footage of New Residence:

1st floor 1575 + 2nd floor 1744 + 3rd floor 631 = 3950 sq. ft.

Design Element Allowance = 456

Total Actual Design Elements = 61 Excess = 0 sq. ft.

Garage 783 sf actual ; 600 Excess = 183 sq. ft.

Garage Width 21'-0" *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 4133 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 4557 sq. ft.

DIFFERENTIAL = -424 sq. ft.

Under Maximum

Allowable Height: 40 ft. Actual Height 38'-6" ft.

NET RESULT:

424 sq. ft. is

9.30% under the
Max. allowed

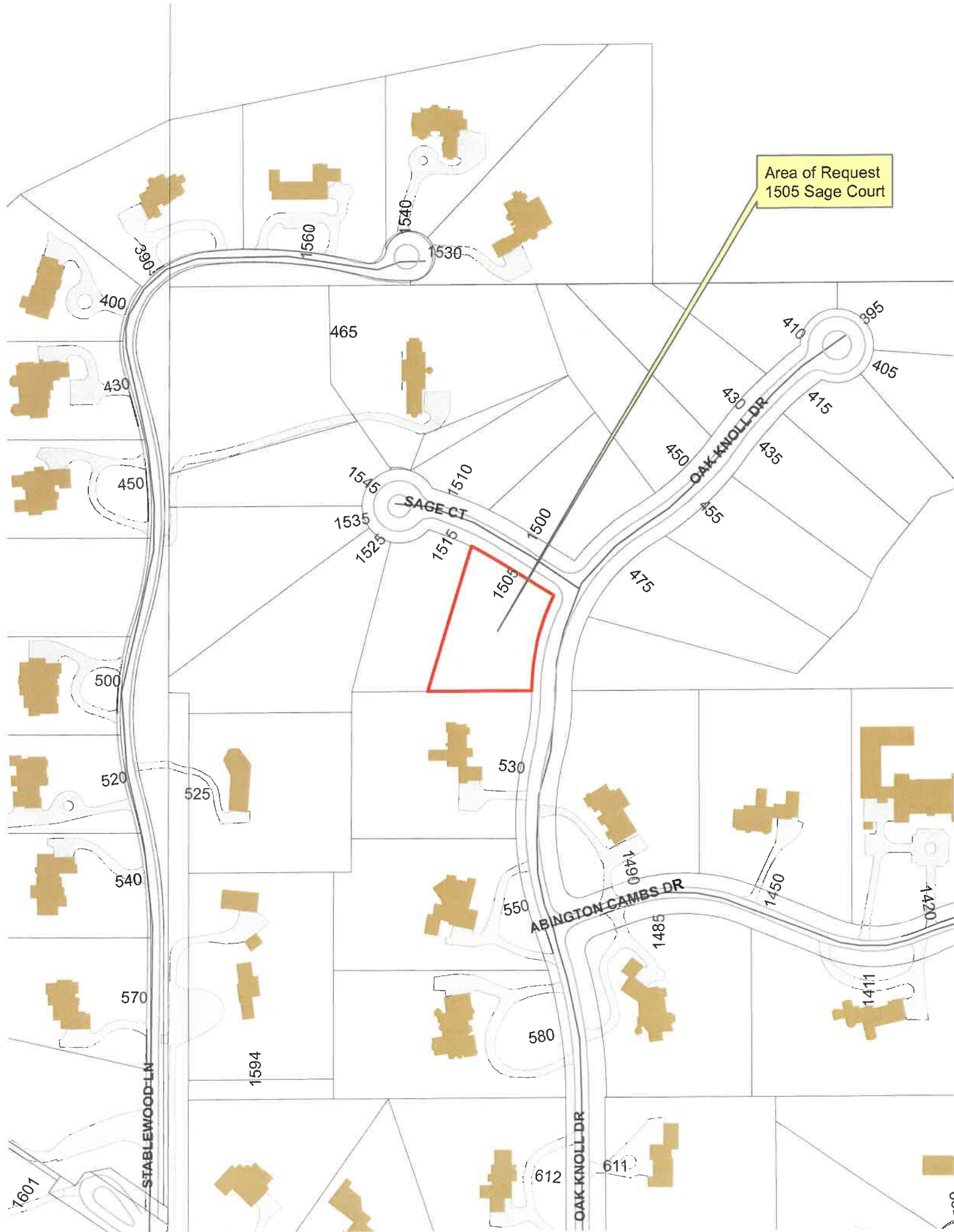
DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 456 sq. ft.

Front & Side Porches = 0 sq. ft.
 Rear & Side Screen Porches = 0 sq. ft.
 Covered Entries = 0 sq. ft.
 Portico = 0 sq. ft.
 Porte-Cochere = 0 sq. ft.
 Breezeway = 0 sq. ft.
 Pergolas = 0 sq. ft.
 Individual Dormers = 61 sq. ft.
 Bay Windows = 0 sq. ft.

Total Actual Design Elements = 61 sq. ft.

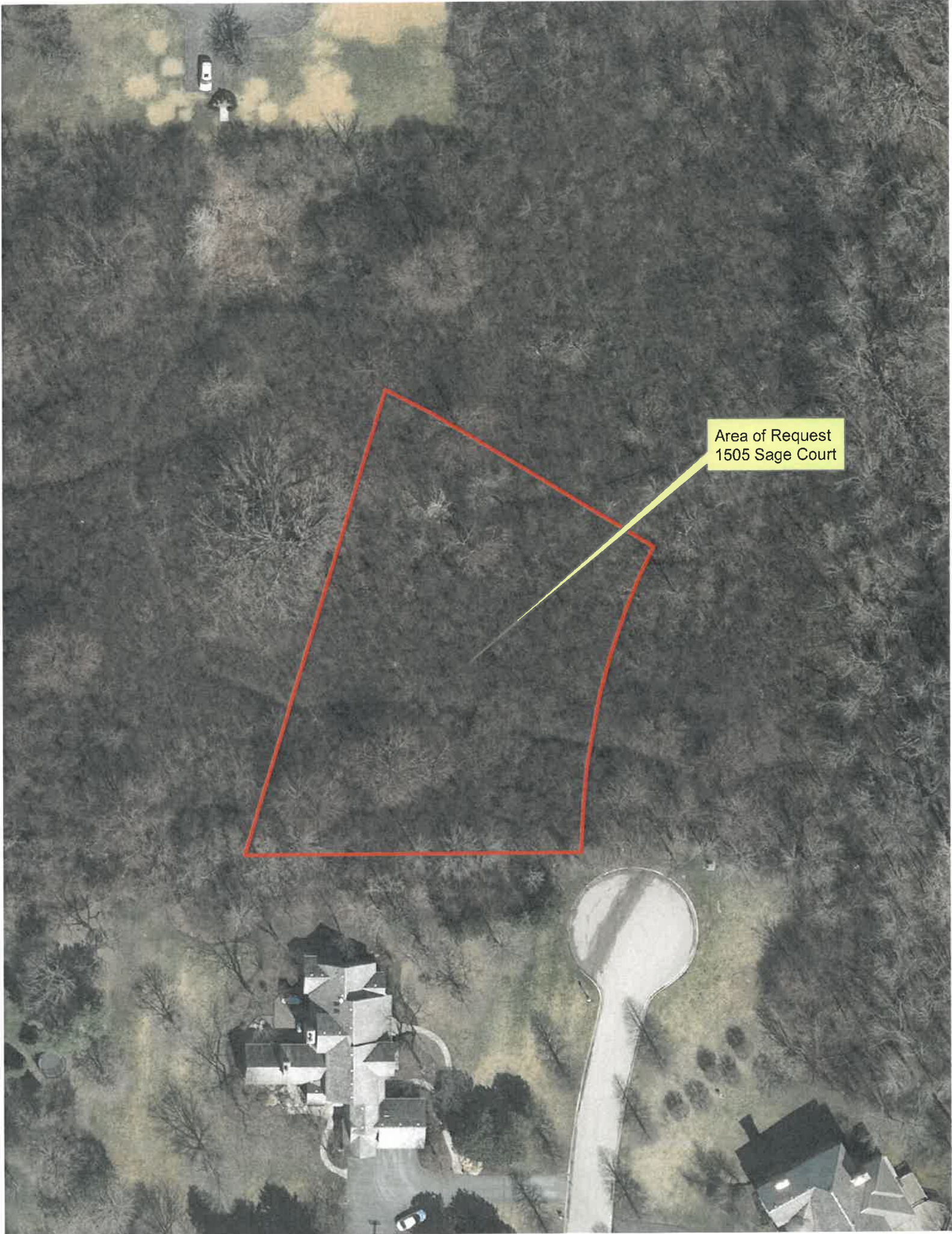
Excess Design Elements = 0 sq. ft.



Area of Request
1505 Sage Court



Area of Request
1505 Sage Court



Area of Request
1505 Sage Court



THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS 1505 SAGE CT. / LOT 16 OAK KNOLL WOODLANDS SUBDIVISION

APPLICATION TYPE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input checked="" type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	

PROPERTY OWNER INFORMATION

FIDELITY WES OF OAK KNOLL, LLC
Owner of Property

201 ROBERT PARKER COFFIN RD.
Owner's Street Address (may be different from project address)

LONG GROVE, IL 60047
City, State and Zip Code

847-982-9686
Phone Number Fax Number

mike@fidelitywes.com
Email Address

[Signature] PRESIDENT
Owner's Signature

ARCHITECT/BUILDER INFORMATION

RICK SWANSON, ARCHITECT
Name and Title of Person Presenting Project

RM SWANSON ARCHITECTS
Name of Firm

11418 E. MISSION LN.
Street Address

SCOTTSDALE, AZ 85259
City, State and Zip Code

847-751-3975
Phone Number Fax Number

rick@rmswanson.com
Email Address

[Signature]
Representative's Signature (Architect/ Builder)

The staff report is available the Friday before the meeting, after 3:00pm.

Please email a copy of the staff report

☒ OWNER ☒ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

I will pick up a copy of the staff report at
the Community Development Department

☐ OWNER ☐ REPRESENTATIVE



CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>MIKE DEMAR (PRES.)</u>	Name _____
Address <u>201 ROBERT PARKER COFFIN RD.</u> <u>LONG BEACH, IL 60047</u>	Address _____
Ownership Percentage <u>100</u> %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %



11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975

Jennifer Baehr
The City of Lake Forest
Community Development Department
800 N. Field Drive
Lake Forest, IL 60045

June 25, 2021

Ms. Baehr,

We are respectfully requesting the Building Review Boards consideration and approval of the planned two-story residence for Dan Rodriguez and Casey Schlacher on Lot #16 in Oak Knoll Road.

The proposed architectural vernacular is best described as the French Colonial style with long casement windows, stucco and proportionally correct window shutters. A cut limestone entrance surround is proposed with a transom above the door to enhance monumental entrance of the home. Two symmetrical bay windows are added to frame the entrance and provide balance to the façade. Three inset dormers have been provided as relief to the overall mass of the main roof.

The proposed exterior materials will be as follows:

Roof: Medium cedar shingles

Stucco Veneer: Off-white w/ freestyle texture finish

Face Brick: Belden Brick Co. (Alaska White Velour)

Windows: SDL aluminum clad (charcoal gray)

Exterior Shutters: (Wood charcoal gray)

Exterior Trim: Smooth cedar (charcoal gray)

Porch and Steps: Stone pavers

Front Door: Dark mahogany

Garage Doors: Charcoal gray painted

We appreciate this opportunity to present the proposed Rodriguez/Schlacher residence on August 4th. Please let me know if you should have any questions or further information and thank you for your assistance in processing this application.

Respectfully,

A handwritten signature in black ink, appearing to read "R. Swanson", followed by a horizontal line that ends in an arrowhead pointing to the right.

Rick Swanson AIA, NCARB
R.M. Swanson Architects PC



**THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS**

Facade Material

- ☐ Stone
☒ Brick
☐ Wood Clapboard Siding
☒ Stucco

Color of Material _____

- ☒ Wood Shingle
☐ Aluminum Siding
☐ Vinyl Siding
☐ Synthetic Stucco
☐ Other _____

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood
☒ Aluminum Clad
☐ Vinyl Clad
☐ Other _____

Color of Finish Maroon Green

Window Muntins

- ☐ Not Provided
☒ True Divided Lites

Simulated Divided Lites

- ☒ Interior and Exterior muntin bars
☐ Interior muntin bars only
☐ Exterior muntin bars only
☐ Muntin bars contained between the glass

Trim Material

Door Trim

- ☐ Limestone
☐ Brick
☐ Wood
☐ Synthetic Material Cultured Stone
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☐ Wood
☐ Synthetic Material _____
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____
☐ Synthetic Material _____

THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

- ☒ Brick
☐ Stone
☐ Stucco
☐ Other _____

Roofing

Primary Roof Material

- ☒ Wood Shingles
☐ Wood Shakes
☐ Slate
☐ Clay Tile
☐ Composition Shingles _____
☐ Sheet Metal _____
☐ Other _____

Flashing Material

- ☒ Copper
☒ Sheet Metal *unsealed flashing*
☐ Other _____

Color of Material _____

Gutters and Downspouts

- ☐ Copper
☒ Aluminum
☐ Other _____

Driveway Material

- ☒ Asphalt
☐ Poured Concrete
☐ Brick Pavers
☐ Concrete Pavers
☐ Crushed Stone
☐ Other _____

Terraces and Patios

- ☐ Bluestone
☒ Brick Pavers
☐ Concrete Pavers
☐ Poured Concrete
☐ Other _____

BLECK
engineers | surveyors

Block Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.235.5200 | bledeng.com

1505 SAGE
COURT

Lake Forest, IL



Source Benchmark:
City of Lake Forest Monument #10
Browns Creek in Concrete at NE Corner
Oak Knoll Dr. & Cemetery Rd. Intersection
Elev. 687.44 (NAVD 88)

Site Benchmark:
Muller Nail on Fire Hydrant at
Existing Oak Knoll Drive Cul-de-sac
Elev. 684.21 (NAVD 88)

ISSUED DATE	ISSUED FOR
04.22.2021	CLIENT

PROFESSIONAL SEAL
"To the best of our knowledge and belief,
the drainage of the surface waters will
not be changed by the construction of
this project or any part thereof, or that if
such surface waters drainage will be
changed, reasonable provisions have
been made for the collection and
diversion of such surface waters into
public areas or drains which the
developer has a right to use, and that
such surface waters will be planned for
in accordance with generally accepted
engineering practices so as to reduce
the likelihood of the damage to the
adjacent property because of the
construction of the project."

Michael G. Block, PE 06.22.2021
License No. 062.22.2021
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When Published: Design Date: 04/22/2021

FIDELITY WES
201 Robert Parker Coffin Rd.
Long Grove, Illinois 60045

70-859-16 Project No.
M8 Drawn By
M88 Checked By

Drawing No.

3

Drawing Name
Site Grading Plan

LOT 10 STAKING
PLAN

- DRIVE STAKING
(3) STAKED
ORANGE RIBBON
- HOUSE STAKING
(7) STAKED
GREEN RIBBON

- Notes:
- Downspouts in to splash at grade unless otherwise shown. Provide concrete splash pad at discharge.
 - For downspouts tying into sewer system, provide 2" air gap.

- ① STABILIZED CONSTRUCTION ENTRANCE
Use proposed driveway location
- ② TREE PRESERVATION & CONSTRUCTION LIMITS FENCE
Temporary 4' Tall Green Braced Fence of Steel Posts
- ③ SILT FILTER FENCE
Install comply with ANSI/ISO Standard M288-00
- ④ MUD AND DUST CONTROL
- ⑤ TEMPORARY INLET PROTECTION
All open RD structures to have Catch At Basins or approved equt.
- ⑥ EROSION CONTROL BLANKET
North American Group 375

SILT FENCE
TREE FENCE

1505 SAGE CT - LOT 10 OAK KNOLL WOODLAND
Lake Forest, IL 60045

Impervious Surface Calculation

Lot Area	sq. ft.	acre
31149	0.715	

Existing Conditions

	sq. ft.	acre
House	0	0.000
Driveway	0	0.000
Patio	0	0.000
walkways	0	0.000
shed	0	0.000
Total	0	0.000

Percent Impervious 0.0%

Proposed Conditions

	sq. ft.	acre
House	2254	0.052
Driveway	2233	0.051
Patio & Pool	2741	0.063
Walkways	405	0.009
Total	7634	0.175

Percent Impervious 24.5%

STORM SEWER STRUCTURE TABLE

S51
48" Ø MH TY A 1-C
RIM: 683.75
INV: 676.00

S52
48" Ø MH TY A 1-C
RIM: 684.30
INV: 677.28

S53
24" Ø INLET TY A-R-4342
RIM: 681.50
INV: 679.50

PD1
NDS CATCH BASIN
RIM: 684.10
INV: 682.80

PD2
NDS CATCH BASIN
RIM: 684.42
INV: 683.08

PD3
NDS CATCH BASIN
RIM: 684.42
INV: 683.10

PD4
NDS CATCH BASIN
RIM: 684.42
INV: 683.20

PD5
NDS CATCH BASIN
RIM: 684.44
INV: 683.30

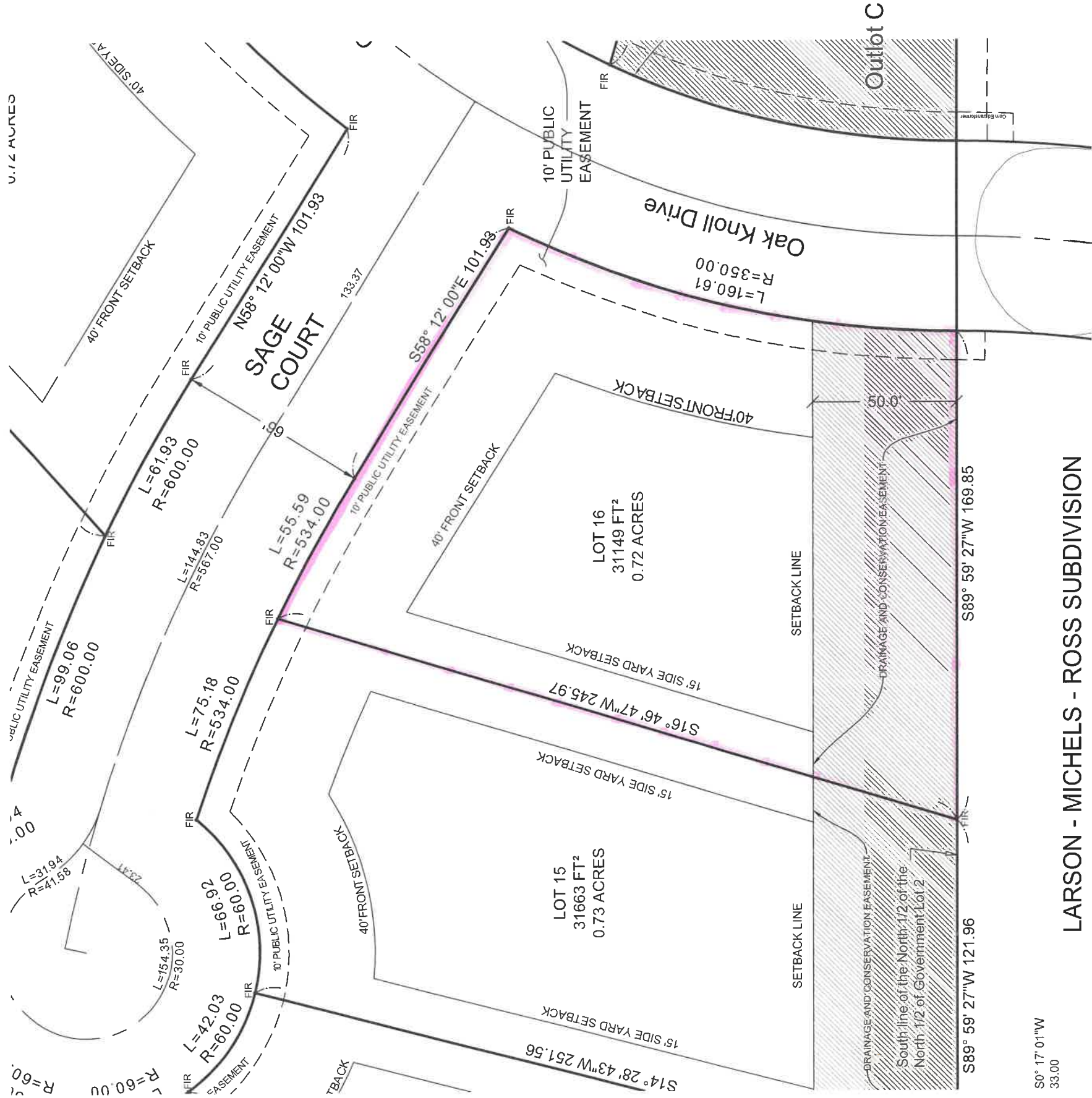
PD6
NDS CATCH BASIN
RIM: 684.44
INV: 683.40

TREE INVENTORY BY:
URBAN FOREST MANAGEMENT
UPDATED MAY 7, 2021
CONDITION
1-EXCELLENT
2-GOOD-FAIR
3-FAIR
4-FAIR-POOR
5-POOR
6-DEAD

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-leaders at 4.5' DBH	Heritage Tree
12	Silver Maple	Acer saccharinum	31	3	3	weak crotch, multiple leaders			Forked at 5'	Heritage Tree
13	Green Ash	Fraxinus pennsylvanica	12	6	3	vine infested, slight lean, twist to trunk		Dead.		
14	Silver Maple	Acer saccharinum	36	4	5	trunk scar, decay, multiple leaders, top broke off (7" and 36" co-leaders), sweep (14", 18" co-leaders)		Tag missing.	Forked at 3" with 18", 14", 7" co-leaders.	Heritage Tree (DQ Condition)
15	Silver Maple	Acer saccharinum	28	3	3	weak crotch, multiple leaders, minor deadwood, branch scars			Forked at 1.5' with 8", 5" co-leaders.	Heritage Tree
16	Green Ash	Fraxinus pennsylvanica	11	6	3	weak crotch, double leader, heavy woodpecker damage	emerald ash borer	Dead.		
17	Green Ash	Fraxinus pennsylvanica	9	6	4	one sided, over-topped, double leader	emerald ash borer	Dead.		
18	Green Ash	Fraxinus pennsylvanica	10	6	4	slight lean	emerald ash borer	Dead.		
19	Green Ash	Fraxinus pennsylvanica	10	6	5	one sided, vine infested, slight sweep, top broken off	emerald ash borer	Dead.		
214	Cottonwood	Populus deltoides	18	2	3	minor deadwood, thin crown, slight lean			Forked at 5'	Heritage Tree
215	Silver Maple	Acer saccharinum	23	2	2	minor deadwood, weak crotch, multiple leaders, basal scar, mechanical damage			Forked at 5'	Heritage Tree
216	Cottonwood	Populus deltoides	12	3	3	minor deadwood, overtopping, double leader				
2170	Black Walnut	Juglans nigra	7-8	3	4	one sided, over-topped, thin crown, slight lean				

Plat of Survey

LOT 16 OF OAK KNOLL WOODLANDS, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL OF MERIDIAN ACCORDING TO THE PLAT THEREOF
RECORDED JUNE 2, 2015 AS DOCUMENT NUMBER 7199030 IN LAKE COUNTY, ILLINOIS.



LARSON - MICHELS - ROSS SUBDIVISION Lot 3

PLAT IS VOID IF IMPRESSED
SEAL DOES NOT APPEAR

STATE OF ILLINOIS
COUNTY OF LAKE } S.S.

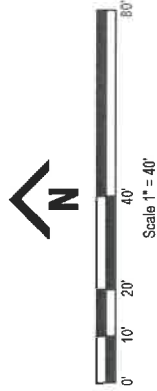
NOTE: ONLY THOSE BUILDING LINES OR EASEMENTS SHOWN ON THE
RECORDED SUBDIVISION PLAT ARE SHOWN HEREON; CHECK LOCAL
ORDINANCES BEFORE BUILDING. COMPARE YOUR DESCRIPTION AND
SITE MARKINGS WITH THIS PLAT AND AT ONCE REPORT ANY
DISCREPANCIES WHICH YOU MAY FIND.

ON BEHALF OF BLECK ENGINEERING COMPANY, INC., I, JACK R.
BLECK, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED IN
THE ABOVE CAPTION WAS SURVEYED AND STAKED BY ME, OR UNDER
MY DIRECTION, AND THE PLAT DRAWN HEREON IS A TRUE AND
CORRECT REPRESENTATION OF SAID SURVEY. MEASUREMENTS ARE
GIVEN IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL
SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY.

DATED AT LAKE FOREST, ILLINOIS, THIS ____ DAY OF ____ A.D., 2015.

BY _____
REGISTERED ILLINOIS LAND SURVEYOR NO. 3591

ABBREVIATIONS:
m. or meas. = measured
r. or rec. = record
CB = chord bearing
CH = chord length
L = arc length
N = North
S = South
E = East
W = West
S.F. = square feet
DOC. = Document
FIR = Found Iron Rod

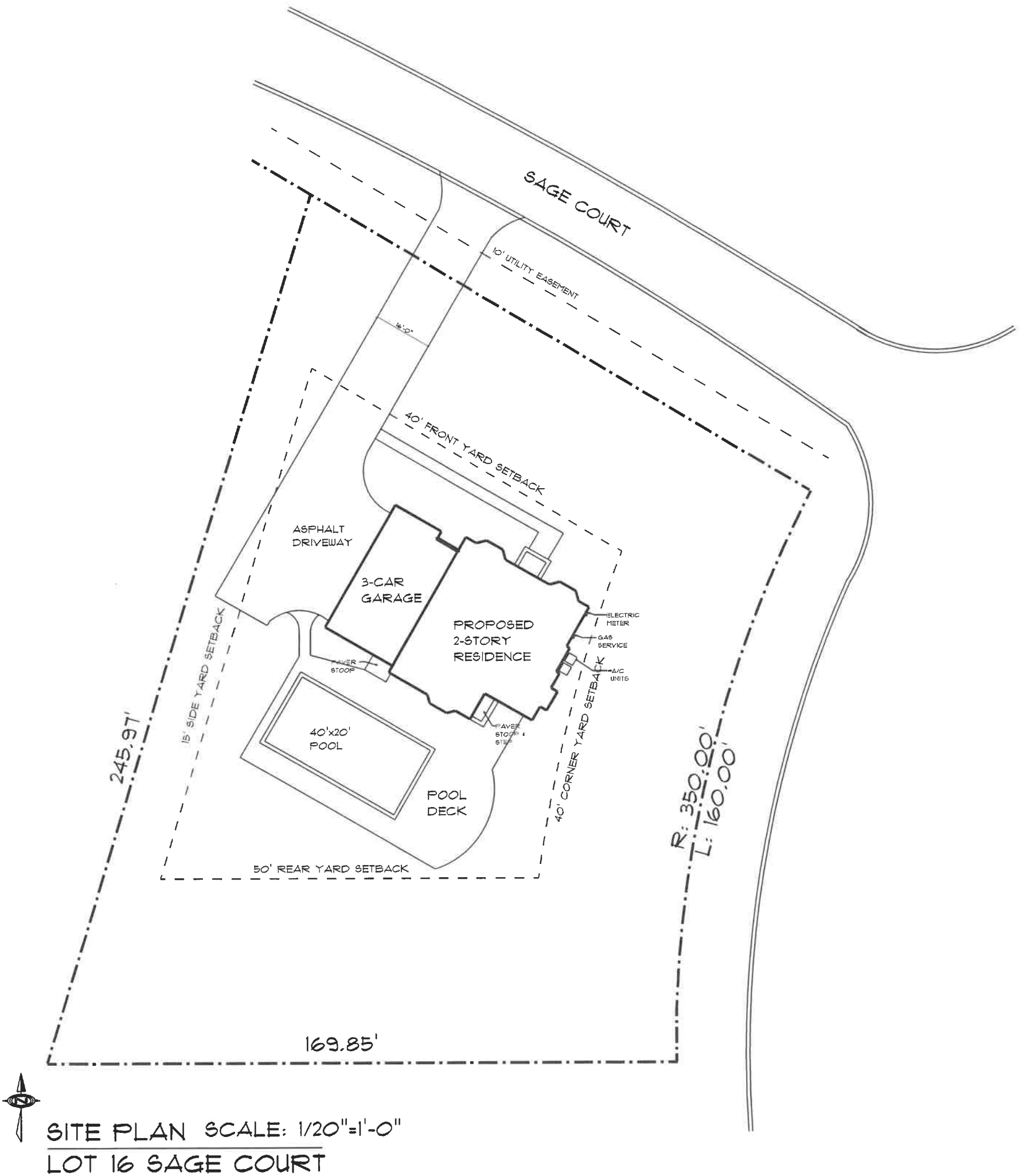


Rialto Capital Management
790 NW 107th Ave, Suite 400
Miami, Florida 33172
Project No. 70-859

BLECK

engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 F 847.295.7081
www.bleckeng.com



SITE PLAN SCALE: 1/20"=1'-0"
LOT 16 SAGE COURT



1 FRONT ELEVATION

3/16" = 1'-0"

THE RODRIGUEZ & SCHLACHER RESIDENCE
LOT 16 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

June 25, 2021

RM
SWANSON
ARCHITECTS
11418 E MISSION LN. 847.757-3975
SCOTTSDALE, ARIZONA rick@rmswanson.com



2 LEFT SIDE ELEVATION

3/16" = 1'-0"

June 25, 2021

THE RODRIGUEZ & SCHLACHER RESIDENCE
LOT 16 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

RM
SWANSON
ARCHITECTS
11418 E MISSION LN. 847.757.3975
SCOTTSDALE, ARIZONA rick@rmswanson.com



3 REAR ELEVATION

3/16" = 1'-0"

THE RODRIGUEZ & SCHLACHER RESIDENCE
LOT 16 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

June 25, 2021

RM
SWANSON
ARCHITECTS
11418 E MISSION LN. 847.757-3975
SCOTTSDALE, ARIZONA rick@rmwanson.com



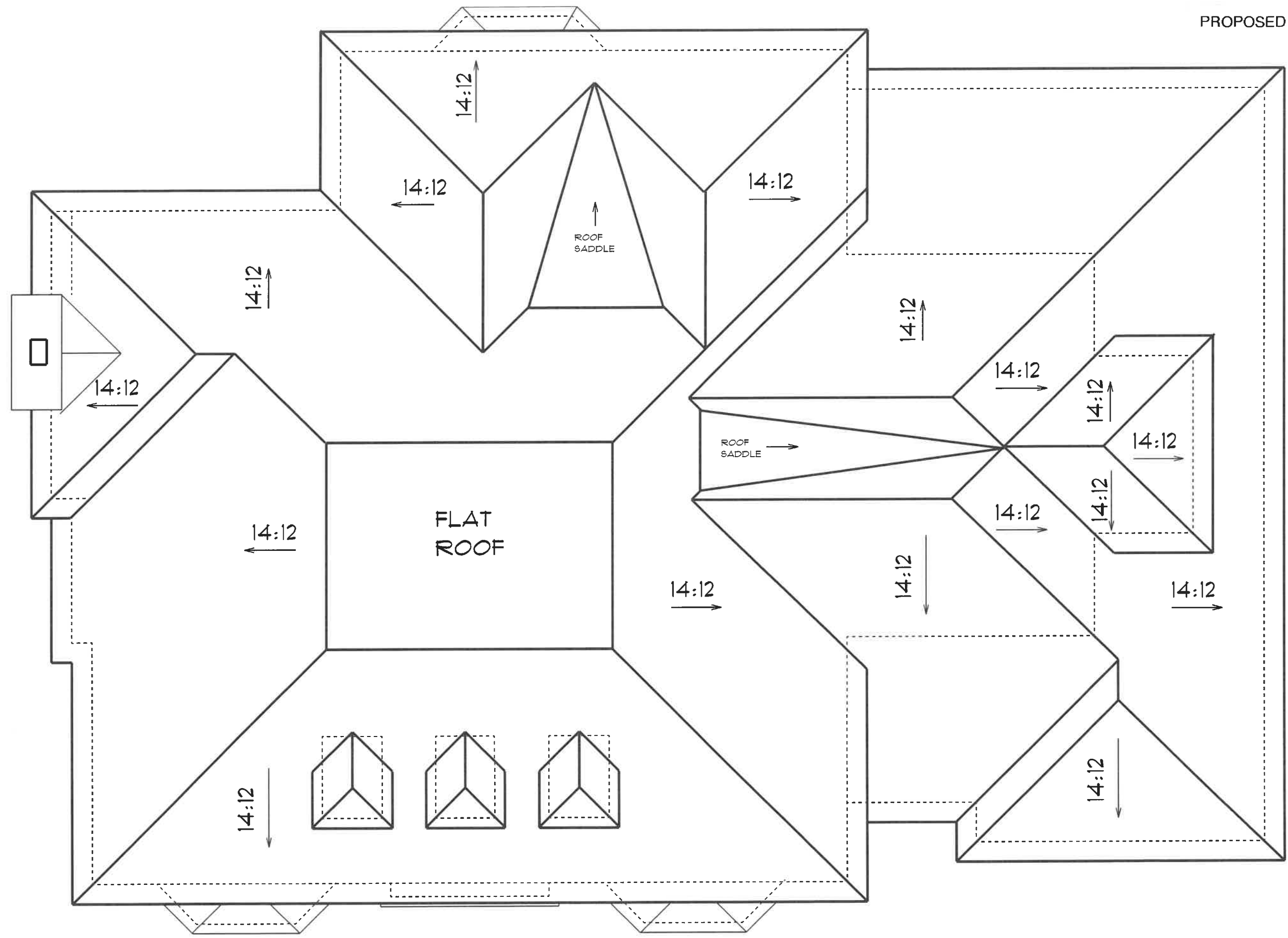
4 RIGHT SIDE ELEVATION
3/16" = 1'-0"

THE RODRIGUEZ & SCHLACHER RESIDENCE
LOT 16 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

June 25, 2021

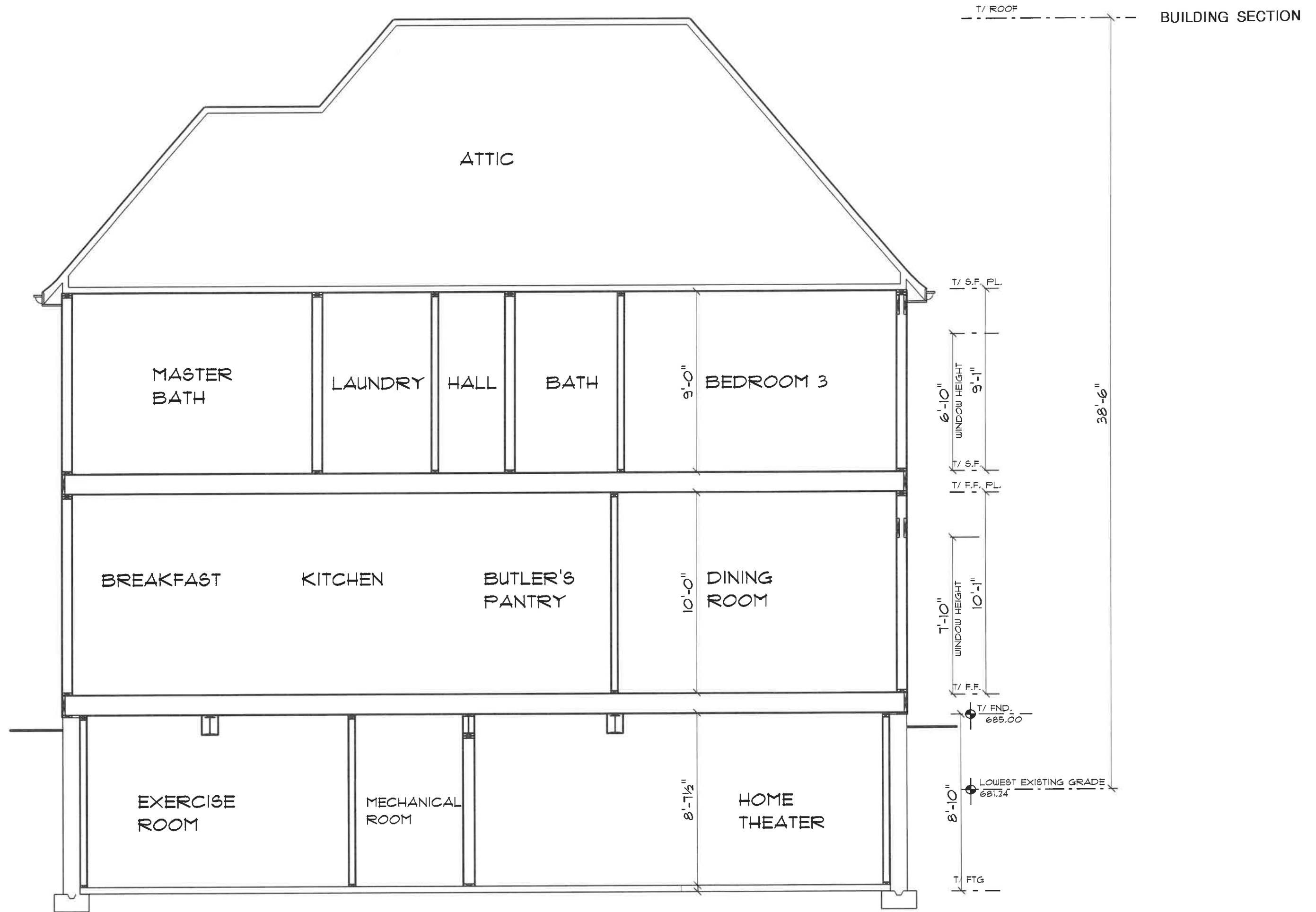
RM
SWANSON
ARCHITECTS
11416 E MISSION LN. 817.757.3975
SCOTTSDALE, ARIZONA rick@rmwswanson.com





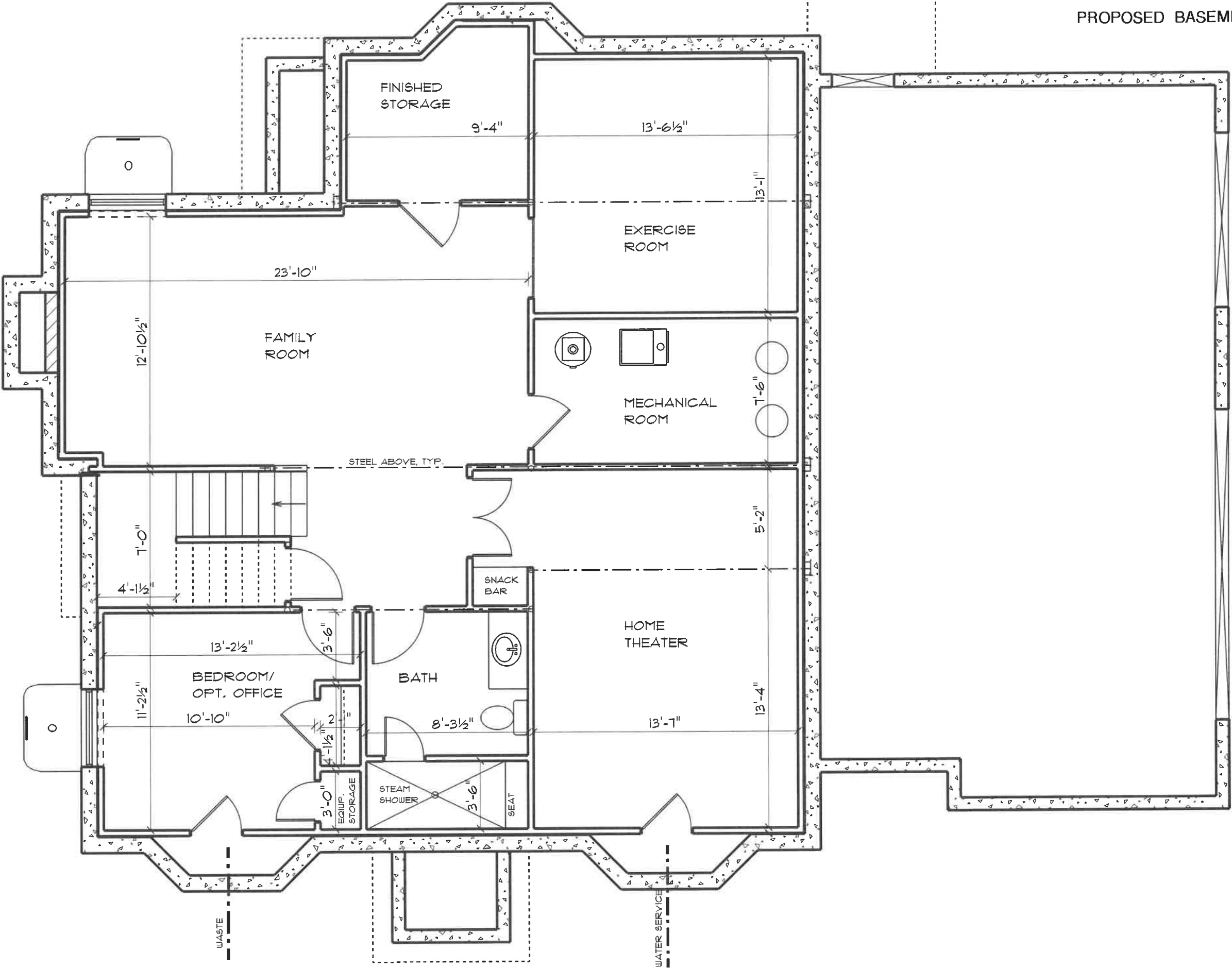
PROPOSED ROOF PLAN

ROOF PLAN



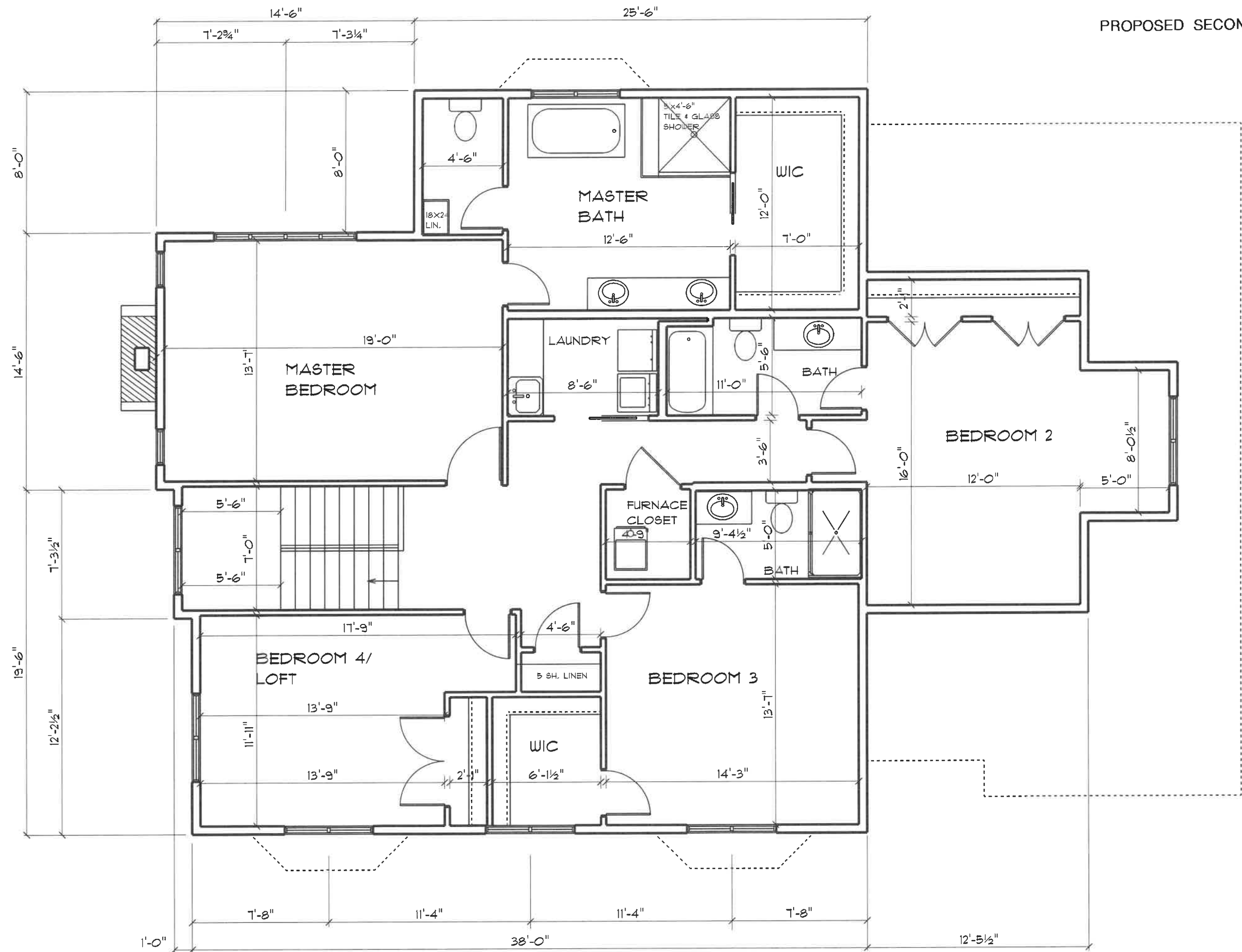
BUILDING SECTION

PROPOSED BASEMENT FLOOR PLAN



FINISHED BASEMENT PLAN

[illegible][illegible]



SECOND FLOOR PLAN

TREE INVENTORY

HIGHLIGHTED TREES PROPOSED FOR REMOVAL

Prepared by Urban Forest Management, Inc.

5/7/2021

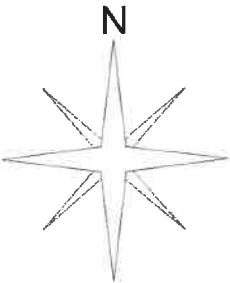
Tag No.	Common Name	Size	Cond.	Problems	Insect/Disease	Comments	Heritage Tree
12	Silver Maple	31	3	weak crotch, multiple leaders			Heritage Tree
13	Green Ash	12	6	vine infested, slight lean, twist in trunk		Dead.	
14	Silver Maple	36	4	trunk scar, decay, multiple leaders, top broke off (7" and 36" co-leaders), sweep (14", 18" co-leaders)		Tag missing.	Heritage Tree (DQ Condition)
15	Silver Maple	28	3	weak crotch, multiple leaders, minor deadwood, branch scars			Heritage Tree
16	Green Ash	11	6	weak crotch, double leader, heavy woodpecker damage	emerald ash borer	Dead.	
17	Green Ash	9	6	one sided, over-topped, double leader	emerald ash borer	Dead.	
18	Green Ash	10	6	slight lean	emerald ash borer	Dead.	
19	Green Ash	10	6	one sided, vine infested, slight sweep, top broken off	emerald ash borer	Dead.	
112	Cottonwood	16	3	minor deadwood, thin crown, slight lean			
113	Silver Maple	23	3	minor deadwood, weak crotch, multiple leaders, basal scar, mechanical damage		Forked at 5'.	Heritage Tree
1769	Crabapple	12	3	minor deadwood, suckering, double leader		Forked at 5'.	
1770	Black Walnut	7.8	3	one sided, over-topped, thin crown, slight lean			

FIDELITY WES
RESIDENCE

1505 SAGE COURT
LAKE FOREST, IL

- (3) NORWAY SPRUCE @ 8'
- (7) PLANETREE, LONDON @ 3"
- (6) RED OAK, @ 3"
- (3) BUR OAK @ 3"
- (6) BIG LEAF LINDEN @ 3"
- (2) REDBUD, EASTERN @ 2.5"

Quantity	Common Name	Botanical Name	Size	
6	Aster, Wood's Pink	Aster Dumosus 'Wood's Pink'	1 gal.	
10	Astilbe, Visions in Pink	Astilbe Arendsii	1 gal.	
11	Daylily 'Stella c Oro'	Hemerocallis Stella d'Oro	1 gal.	
28	Catmint, Walker's Low	Nepeta x Faassenii 'Walker's Low'	1 gal.	
9	Allium, Summer Beauty	Allium lusitanicum 'Summer Beau'	1 gal.	
13	Liriope	Liriope Spicata	1 gal.	
3	Salvia, Blue May Night	Salvia 'May Night'	1 gal.	
Shrub, Deciduous				
4	Burning Bush	Euonymus Alata	36"	
13	Hydrangea, Limelight	Hydrangea Paniculata	5 gal.	
18	Hydrangea, Anabelle	Hydrangea arborescens 'Anabelle'	5 gal.	
12	Azalea, Karens	Azalea x Karen	5 gal.	
9	Privet, Common	Ligustrum vulgare 'Common'	36"	
3	Hydrangea, Little Lamb Tree	Hydrangea Paniculata 'Little Lamb'	10 gal.	
1	Dwarf Korean Lilac - Tree Form		48"	
16	Rose, Double Knockout	Rose, Radiopink	5 gal.	
Shrub, Evergreen				
5	Yew, Hicksii	Taxus 'Hicksii'	36"	
29	Boxwood, Green Velvet	Buxus X 'Green Velvet'	12"	
Tree, Deciduous				
7	Plane Tree, London	Platanus X Acerifolia	3"	21
6	Red Oak	Quercus Coccinea	3"	18
3	Bur Oak	Quercus Macrocarpa	3"	9
6	Big Leaf Linden	Quercus Bicolor	3"	18
2	Eastern Redbud	Cercis Canadensis	2.5"	
Tree, Evergreen				
12	Arborvitae, Western Red Cedar	Thuja Plicata	8'	
11	Norway Spruce	Picea Abies	8'	9
				75



SCALE: 1"=20"
PAGE 2 OF 2



DON BETO
DESIGN - BUILD - MAINTAIN



GREEN GIANT ARBORVITAE HEDGE FOR PRIVACY OF GARAGE DOORS

(1) PLANETREE, LONDON @ 3"

(1) DWARF KOREAN LILAC - TREE FORM @ 48"

(12) ARBORVITAE, GREEN GIANT @ 7'

(1) REDBUD, EASTERN @ 3"

(3) SALVIA, BLUE MAY NIGHT @ 1 GAL

(3+5+4) ROSE, DOUBLE KNOCKOUT @ 5 GAL

(1+1) HYDRANGEA, LITTLE LAMB, TREE FORM @ 10 GAL

FENCE AROUND
POOL PER CODE

(8+8) DAYLILY STELL D'ORO @ 1 GAL

(3) NORWAY SPRUCE @ 8'

(3) BURNING BUSH @ 36"

(1) PLANETREE, LONDON @ 3"

(1) BIG LEAF LINDEN @ 3"

(1) RED OAK @ 3"

TECHO BLOC BULLNOSE GRANDE BEIGE CREAM COPING



TECHO BLOC OCEAN GRANDE BEIGE CREAM

Oak Knoll Subdivision - Lot 16
Lake Forest, IL

Tree Inventory Listing
Prepared by Urban Forest Management, Inc.
5/7/2021

Tag No.	LOT NUMBER	Common Name	Botanical Name	Size	Cond.	Form			
12	16	Silver Maple	Acer saccharinum	31	3	3			
14	16	Silver Maple	Acer saccharinum	30	4	5			
15	16	Silver Maple	Acer saccharinum	28	3	3			
1769	16	Crabapple	Malus spp.	12	3	3			
Trees to be Removed as Part of Construction									
Tag No.	LOT NUMBER	Common Name	Botanical Name	Size	Cond.	Form	Replac?	Heritage?	Indies
13	16	Green Ash	Fraxinus pennsylvanica	12	6	3	N	N	0
16	16	Green Ash	Fraxinus pennsylvanica	11	6	3	N	N	0
17	16	Green Ash	Fraxinus pennsylvanica	9	6	4	N	N	0
18	16	Green Ash	Fraxinus pennsylvanica	10	6	4	N	N	0
19	16	Green Ash	Fraxinus pennsylvanica	10	6	5	N	N	0
112	16	Cottonwood	Populus deltoides	16	3	3	Y	N	16
113	16	Silver Maple	Acer saccharinum	23	3	3	Y	Y	46
1770	16	Black Walnut	Juglans nigra	7.8	3	4	Y	N	7.8
				69.5					



PROPOSED HARDSCAPE MATERIAL: TECHO BLOC OCEAN GRANDE BEIGE CREAM SLAB

Agenda Item 4
395 Oak Knoll Drive
New Residence

Staff Report
Building Scale Summary
Vicinity Map
Air Photos

Materials Submitted by Petitioner

Application
Statement of Intent
Description of Exterior Materials
Staking Diagram
Plat of Survey – Existing Conditions
Proposed Site Plan
Proposed West Elevation
Proposed North Elevation
Proposed East Elevation
Proposed South Elevation
Color Rendering
Roof Plan
Building Section
First Floor Plan
Second Floor Plan
Preliminary Site Grading Plan and Tree Removal Plan
Tree Inventory
Preliminary Landscape Plan

Materials shown in italics are included in the Commission packet only. A complete copy of the packet is available from the Community Development Department.

395 Oak Knoll Drive

Consideration of a request for approval of a new residence, an attached garage, tree removal plan, a conceptual landscape plan and the overall site plan.

Property Owner/Developer: Fidelity Wes of Oak Knoll LLC (Mike DeMar, 100%)

Contract Purchasers: Steven and Beth Bush

Project Representative: Rick Swanson, architect

Staff Contact: Jen Baehr, Planner

Summary of Request

This is a request for approval of a new single family residence and attached garage on a vacant lot. Board consideration of the overall site plan and landscape plan is also requested.

Description of Property

The property is located on the east side of the cul-de-sac at the north end of Oak Knoll Drive. The property is Lot 6 in the Oak Knoll Woodlands subdivision. The property that is the subject of this petition totals 40,084 square feet. As established by the Plat of Subdivision there is a drainage and conservation easement that ranges from 50' to 75' along the east property line.

Review and Evaluation of Applicable Standards from the City Code

Below is a review of the standards outlined in the City Code for the Board's consideration.

Site Plan – This standard is met.

The proposed residence faces west toward Oak Knoll Drive. The attached three car garage faces north. A single curb cut is proposed generally in the center of the curved property line at the front of the site. A paver walkway is proposed from the front entrance to the driveway.

The residence, driveway and curb cut are staked on the site and a staking diagram is included in the Board's packet.

The site plan and information submitted by the petitioner shows that the amount of impervious surface on the site totals 6,246 square feet and is equal to 16 percent of the lot area. The building footprint is 3,300 square feet and other hardscape including the driveway and walkways total 2,946 square feet.

Building Massing and Height – This standard is met.

Based on the lot size, a residence of up to 5,007 square feet is permitted on the site. In addition, a garage of up to 800 square feet is permitted along with up to 501 square feet of design elements. Design elements are defined as those elements that provide human scale to a residence and help to mitigate the appearance of mass and include elements such as single dormers and porches.

- The proposed residence totals 4,898 square feet.
- A total of 800 square feet is allowed for a garage on this property. The proposed garage totals 775 square feet.
- A total of 206 square feet of design elements are incorporated into the design of the house.
- In total, the residence is 109 square feet below the maximum allowable square footage.

At the maximum height, the residence is 36 feet and 3 inches tall as measured from the lowest point of existing grade adjacent to the home to the tallest roof peak. The maximum height allowed for this lot is 40 feet.

Elevations – This standard is generally met.

Based on information provided in the petitioner's statement of intent, the proposed residence is designed in a European Country style. The residence presents a primary two story mass with a smaller one-and-a-half story garage mass on the north side of the home. The residence features mostly steeply pitched gable roof forms. The garage as viewed from the north elevation appears to reflect roof lines that are somewhat inconsistent with the roof massing on the other elevations of the home.

- Staff recommends further study and refinement of the garage mass and roof form.

Type, color, and texture of materials – This standard is met.

The exterior walls of the home will be stucco and stone. The roof material is wood shingle and the bay window on the front elevation will have a copper roof. Wood will be used for the window headers, shutters, porch columns, brackets, fascia and soffits. The window sills will be cast stone. Aluminum clad wood windows with exterior and interior muntin bars are proposed. Aluminum gutters and downspouts are proposed. The chimney is stone with a clay chimney pot. The front door is mahogany.

The proposed color palette includes an off-white stucco, charcoal gray windows, window headers, and trim. The shutters will be blue. The petitioner provided a color rendering to reflect the proposed color palette. The color rendering is included in the Board's packet.

Landscaping - This standard is met.

As currently proposed, a total of 19 trees are proposed to be removed. The trees proposed for removal consist of Black Walnut, Bur Oak, Bitternut Hickory, Black Cherry, Basswood and Ash trees. Many of the trees proposed for removal are dead or in poor condition.

The landscape plan submitted by the petitioner reflects shrub and ornamental plantings around the foundation of the home as well as a number of shade and evergreen trees across the site. As currently proposed, the landscape plan meets the minimum landscaping requirements for new residential construction and the required replacement plantings for the healthy trees that are proposed for removal. The landscape plan reflects new shade trees in the front yard and on the east side of the site that will help to soften the appearance of the new residence from the street. Several shade trees are proposed in the rear yard and in the Conservation Easement to enhance the natural character of the property. A hedge of arborvitae is proposed along the north side of the driveway to screen views of the driveway and garage doors from the adjacent Conway Farms Golf Course.

Public Comment

Public notice of this petition was provided in accordance with the City requirements and practices. Notice was mailed by the Community Development Department to surrounding property owners and the agenda for this meeting was posted at various public locations. As of the date of this writing, no correspondence was received regarding this request.

Recommendation

Recommend approval of the residence, attached garage, conceptual landscape and overall site plan based on the findings presented in this staff report and as they may be further detailed during the Board's deliberations. Staff recommends approval subject to the following conditions of approval.

Conditions of Approval

1. Conduct further study and refine the garage roof form on the north elevation to be more in keeping with the other roof forms on the home.
2. All modifications to the plans including the refinements noted above and any others made in response to Board direction or as the result of final design development, shall be clearly called out on the plan and a copy of the plan originally provided to the Board shall be attached for comparison purposes. Staff is directed to review any changes, in consultation with the Chairman as appropriate to determine whether the modifications are in conformance with the Board's direction and approval prior to the issuance of any permits.
3. The final landscape shall include, but not be limited to, replacement plantings within the Conservation Easement and all required replacement tree inches to account for trees removed outside of the easement. In addition, the plan shall reflect plantings to meet the minimum landscape standards for new residences detailed in the Code, including ground cover, mid level and canopy trees and evergreens across the site. Substantial year round plantings shall be included along the north property line to fully screen views of the garage and driveway from the adjacent golf course.
4. If determined to be necessary by the City's Certified Arborist, any declining or damaged parkway trees shall be removed and replaced by the developer prior to the issuance of a Certificate of Occupancy for this property.
5. The final grading and drainage plan shall demonstrate the project is consistent with the applicable Code requirements and will be subject to review and approval by the City Engineer. Grading or filling on the site should be kept to the absolute minimum necessary to meet good engineering practices, properly direct drainage and mitigate off site impacts.
6. Tree Protection Plan – Prior to the issuance of a building permit, a plan to protect trees identified for preservation and to protect trees on neighboring properties during construction, must be submitted and will be subject to review and approval by the City's Certified Arborist.
7. Details of exterior lighting shall be submitted with the plans submitted for permit. All fixtures shall direct light downward and the source of the light shall be fully shielded from view. All exterior lights shall be set on automatic timers to go off no later than 11 p.m. except for security motion detector lights.
8. A plan for construction parking and materials' staging shall be submitted for review and will be subject to approval by the City's Certified Arborist, City Engineer and Director of Community Development.

THE CITY OF LAKE FOREST BUILDING REVIEW BOARD -- BUILDING SCALE INFORMATION SHEET

Address 395 Oak Knoll Drive Owner(s) Fidelity Wes of Oak Knoll LLC

Representative: Rick Swanson, Architect
Jeff Letzter, Project Manager Reviewed by: Jen Baehr

Date 8/19/2021

Lot Area 40084 sq. ft.

Square Footage of New Residence:

1st floor 2390 + 2nd floor 2232 + 3rd floor 276 = 4898 sq. ft.

Design Element Allowance = 501

Total Actual Design Elements = 206 Excess = 0 sq. ft.

Garage 775 sf actual ; 800 Excess = 0 sq. ft.

Garage Width 22'-9" *may not exceed 24' in width on lots 18,900 sf or less in size.*

Basement Area = 0 sq. ft.

Accessory buildings = 0 sq. ft.

TOTAL SQUARE FOOTAGE = 4898 sq. ft.

TOTAL SQUARE FOOTAGE ALLOWED = 5007 sq. ft.

DIFFERENTIAL = -109 sq. ft.

Under Maximum

Allowable Height: 40 ft. Actual Height 36'-3" ft.

NET RESULT:

109 sq. ft. is

2.17% under the
Max. allowed

DESIGN ELEMENT EXEMPTIONS

Design Element Allowance: 501 sq. ft.

Front & Side Porches = 161 sq. ft.

Rear & Side Screen Porches = 0 sq. ft.

Covered Entries = 0 sq. ft.

Portico = 0 sq. ft.

Porte-Cochere = 0 sq. ft.

Breezeway = 0 sq. ft.

Pergolas = 0 sq. ft.

Individual Dormers = 31 sq. ft.

Bay Windows = 14 sq. ft.

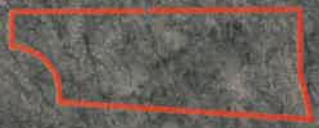
Total Actual Design Elements = 206 sq. ft.

Excess Design Elements = 0 sq. ft.

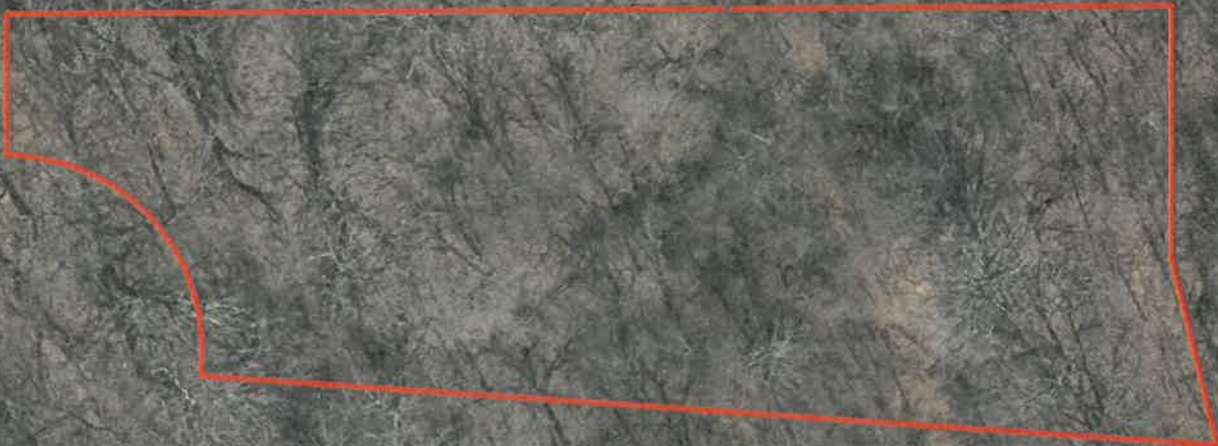
Area of Request
395 Oak Knoll Drive



Area of Request
395 Oak Knoll Drive



Area of Request
395 Oak Knoll Drive





THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION

PROJECT ADDRESS LOT #6 OAK KNOLL WOODLANDS

APPLICATION TYPE BEST RESIDENCE

RESIDENTIAL PROJECTS		COMMERCIAL PROJECTS	
<input checked="" type="checkbox"/> New Residence	<input type="checkbox"/> Demolition Complete	<input type="checkbox"/> New Building	<input type="checkbox"/> Landscape/Parking
<input type="checkbox"/> New Accessory Building	<input type="checkbox"/> Demolition Partial	<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Lighting
<input type="checkbox"/> Addition/Alteration	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Height Variance	<input type="checkbox"/> Signage or Awnings
<input type="checkbox"/> Building Scale Variance	<input type="checkbox"/> Other	<input type="checkbox"/> Other	

PROPERTY OWNER INFORMATION

FIDELITY WES OF OAK KNOLL WOODLANDS
Owner of Property

201 ROBERT PARKER COFFIN RD
Owner's Street Address (may be different from project address)

VAN BUREN, IL 60047
City, State and Zip Code

847-980-9686
Phone Number

Fax Number

MIKE@FIDELITYWES.COM
Email Address

[Signature]
Owner's Signature

ARCHITECT/BUILDER INFORMATION

MIKE SWANSON AIA, NARR
Name and Title of Person Presenting Project

P.M. SWANSON ARCHITECTS PC
Name of Firm

11415 E MESSIAH LN
Street Address

SCOTTSDALE, AZ 85259
City, State and Zip Code

847-757-3075
Phone Number

Fax Number

MIKE@PMSWANSON.COM
Email Address

[Signature]
Representative's Signature (Architect/Builder)

The staff report is available the Friday before the meeting, after 3:00pm.

Please email a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

Please fax a copy of the staff report

☐ OWNER ☐ REPRESENTATIVE

I will pick up a copy of the staff report at
the Community Development Department

☐ OWNER ☐ REPRESENTATIVE



CORPORATE OWNERSHIP (EXHIBIT A)

Please list the names and addresses of all officers and directors of the Corporation and all shareholders who own individually or beneficially 5% or more of the outstanding stock of the corporation. In addition, this application must be accompanied by a resolution of the Corporation authorizing the execution and submittal of this application.

Name <u>MIKE REMAR PRE</u>	Name _____
Address <u>201 R.P.C BL LONG GROVE</u>	Address _____
Ownership Percentage <u>100</u> %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %

Name _____	Name _____
Address _____	Address _____
Ownership Percentage _____ %	Ownership Percentage _____ %



11418 E Mission Ln.
Scottsdale, AZ 85259
(847) 757-3975

Jennifer Baehr
The City of Lake Forest
Community Development Department
800 N. Field Drive
Lake Forest, IL 60045

June 14, 2021

Re: The Bush Residence

Ms. Baehr,

We are respectfully requesting the Building Review Boards consideration and approval of the planned two-story residence for Steven and Beth Bush On Lot #6 in Oak Knoll Woodlands subdivision. The proposed architectural vernacular is best described as European Country style, which is generally an eclectic mix of French English and Bavarian design elements with casement windows, stucco veneer and field stone accents. Roof forms are usually steep and gabled with subtle curves sweeping at the selected eaves. Rough swan cedar corbels and brackets are implemented to offer additional interest at the gable eaves. This is a more casual but elegant architectural vernacular and fitting for diverse traditional neighbors as those found in the North Shore.

The proposed exterior materials will be as follows:

Roof: Medium cedar shingles

Stucco: Soft-white with troweled finish

Stone Veneer: ashlar pattern limestone with grayish/crem tones

Windows: SDL aluminum clad (charcoal gray)

Shutters: Smooth cedar (French blue) and cast black hinges

Timber header above windows: Rough sawn cedar (charcoal gray)

Bay window roof: Copper with acid washed patina finish

Exterior Trim: cedar (charcoal gray)

Porch and Steps: Stone pavers

Front Door: Painted Mahogany (charcoal gray)

Gutters & Downspouts: Seamless aluminum (charcoal gray)

Garage Doors: Insulated fiberglass overhead door (charcoal gray)

We appreciate this opportunity to present the proposed Bush residence on August 4th. Please let me know if you should have any questions or further information and thank you for your assistance in processing this application.

Respectfully,

A handwritten signature in black ink, appearing to read "Rick Swanson", followed by a horizontal line with an arrowhead pointing to the right.

Rick Swanson AIA, NCARB
R.M. Swanson Architects PC



THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS

Façade Material

- ☒ Stone
☐ Brick
☐ Wood Clapboard Siding
☒ Stucco

- ☐ Wood Shingle
☐ Aluminum Siding
☐ Vinyl Siding
☐ Synthetic Stucco
☐ Other _____

Color of Material _____

Window Treatment

Primary Window Type

- ☐ Double Hung
☒ Casement
☐ Sliding
☐ Other _____

Finish and Color of Windows

- ☐ Wood
☒ Aluminum Clad
☐ Vinyl Clad
☐ Other Charcoal Gray
Color of Finish ↓ _____

Window Muntins

- ☐ Not Provided
☐ True Divided Lites

Simulated Divided Lites

- ☒ Interior and Exterior muntin bars
☐ Interior muntin bars only
☐ Exterior muntin bars only
☐ Muntin bars contained between the glass

Trim Material

Door Trim

- ☒ Limestone
☐ Brick
☐ Wood
☐ Synthetic Material _____
☐ Other _____

Window Trim

- ☐ Limestone
☐ Brick
☒ Wood
☐ Synthetic Material _____
☐ Other _____

Fascias, Soffits, Rakeboards

- ☒ Wood
☐ Other _____
☐ Synthetic Material _____

THE CITY OF LAKE FOREST
BUILDING REVIEW BOARD APPLICATION
DESCRIPTION OF EXTERIOR MATERIALS – CONTINUED

Chimney Material

- ☐ Brick
☒ Stone
☐ Stucco
☐ Other _____

Roofing

Primary Roof Material

- ☒ Wood Shingles
☐ Wood Shakes
☐ Slate
☐ Clay Tile
☐ Composition Shingles _____
☐ Sheet Metal _____
☐ Other _____

Flashing Material

- ☒ Copper
☒ Sheet Metal *Cancelled Flashing*
☐ Other _____

Color of Material _____

Gutters and Downspouts

- ☐ Copper
☒ Aluminum
☐ Other _____

Driveway Material

- ☒ Asphalt
☐ Poured Concrete
☐ Brick Pavers
☐ Concrete Pavers
☐ Crushed Stone
☐ Other _____

Terraces and Patios

- ☐ Bluestone
☒ Brick Pavers
☐ Concrete Pavers
☐ Poured Concrete
☐ Other _____

PLAT OF SURVEY

OF

LOT 6 IN OAK KNOLL WOODLANDS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF JUNE 2, 2015 AS DOCUMENT 7199030,

EXCEPT THAT PART OF SAID LOT 6 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 6; THENCE SOUTH 85 DEGREES 39 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 6, 92.03 FEET; THENCE NORTH 84 DEGREES 23 MINUTES 23 SECONDS WEST, 91.98 FEET TO THE WESTERLY LINE OF SAID LOT 6; THENCE SOUTH ALONG SAID WESTERLY LINE OF LOT 6 ALONG A CURVE HAVING AN ARC LENGTH OF 2.04 FEET AND RADIUS OF 60.00 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

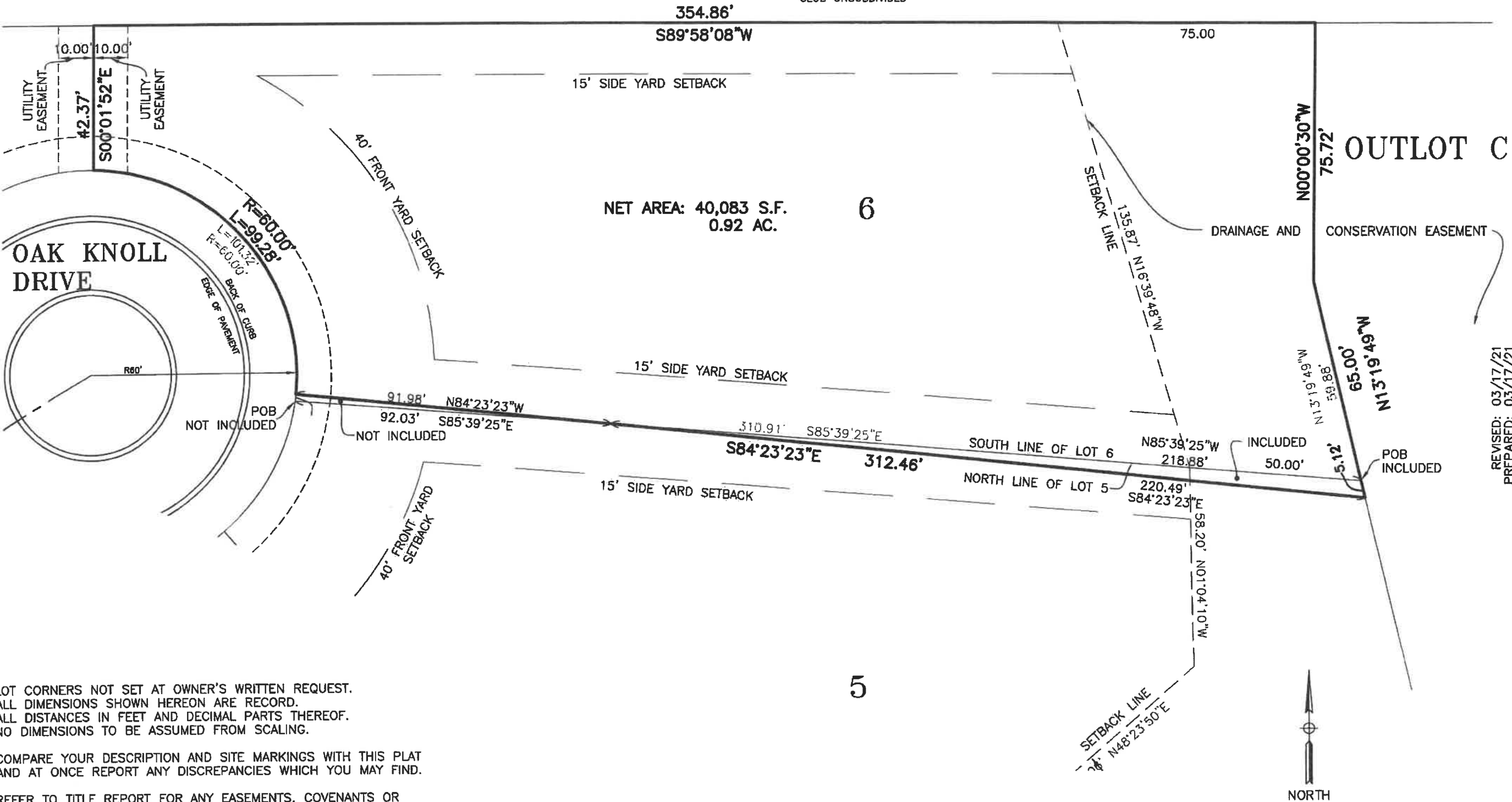
ALSO THAT PART OF LOT 5 IN OAK KNOLL WOODLANDS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF JUNE 2, 2015 AS DOCUMENT 7199030, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 6; THENCE NORTH 85 DEGREES 39 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 5, 218.88 FEET; THENCE SOUTH 84 DEGREES 23 MINUTES 23 SECONDS EAST, 220.49 FEET TO THE EAST LINE OF SAID LOT 5; THENCE NORTH 13 DEGREES 19 MINUTES 49 SECONDS WEST, 5.12 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

CONWAY FARMS GOLF CLUB UNSUBDIVIDED



STATE OF ILLINOIS
COUNTY OF COOK
S.S.
THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS OF
PRACTICE APPLICABLE FOR A BOUNDARY SURVEY.
WHEELING, IL. MARCH 17th, A.D. 2021.

BY: *[Signature]*
ILLINOIS PROFESSIONAL LAND SURVEYOR #3681
LICENSE EXPIRES NOVEMBER 30, 2022



LOT CORNERS NOT SET AT OWNER'S WRITTEN REQUEST.
ALL DIMENSIONS SHOWN HEREON ARE RECORD.
ALL DISTANCES IN FEET AND DECIMAL PARTS THEREOF.
NO DIMENSIONS TO BE ASSUMED FROM SCALING.

COMPARE YOUR DESCRIPTION AND SITE MARKINGS WITH THIS PLAT
AND AT ONCE REPORT ANY DISCREPANCIES WHICH YOU MAY FIND.

REFER TO TITLE REPORT FOR ANY EASEMENTS, COVENANTS OR
RESTRICTIONS THAT MAY EXIST BUT ARE NOT SHOWN HEREON.

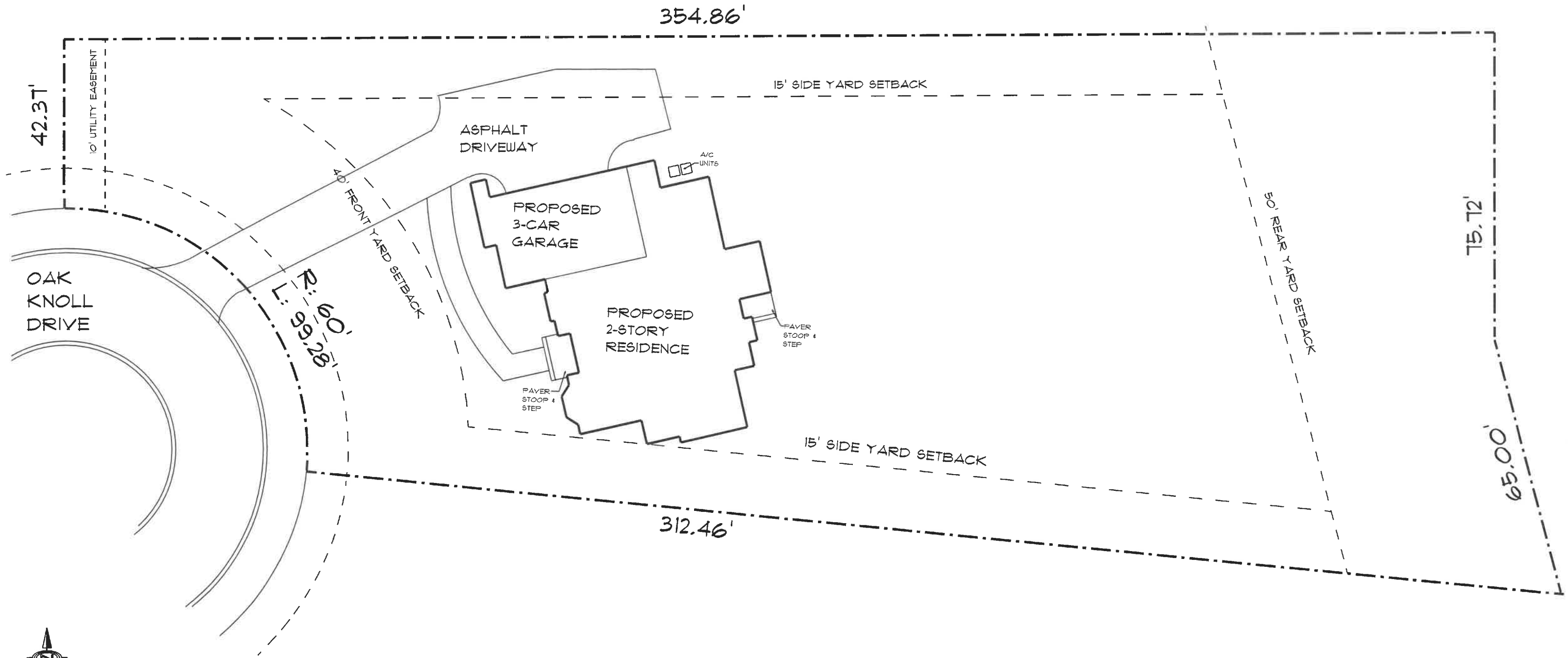
IG CONSULTING, INC.
CONSULTING CIVIL ENGINEERS & LAND SURVEYORS
300 MARQUET DRIVE WHEELING, ILLINOIS 60090 PH. (847) 215-1131 FAX (847) 215-1177
1120 MAIN STREET UNION GROVE, WISCONSIN 53182 PH. (262) 676-9200 info@igconsulting.net

PREPARED FOR: FIDELITY BUILDERS
SCALE: 1"=30'
FIELD CROWN M/A FIELD WORK M/A
CHECKED BY: *[Signature]*
FIRM NO. 184-2001330

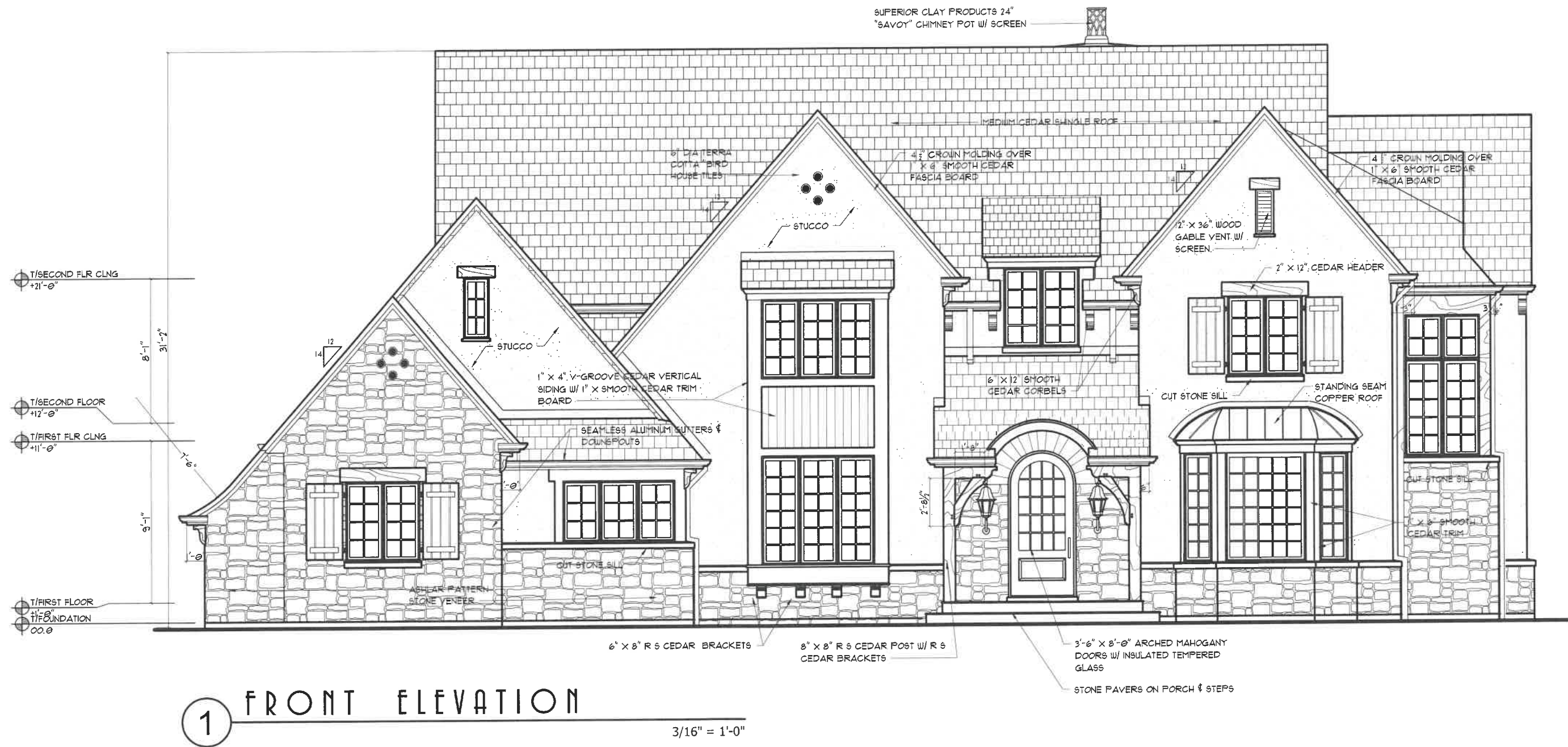
PLAT OF SURVEY
LOT 6 IN OAK KNOLL WOODLANDS
395 OAK KNOLL DRIVE
LAKE FOREST, ILLINOIS

PROJECT NUMBER
20830

REVISED: 03/17/21
PREPARED: 03/17/21



SITE PLAN
LOT 16 SAGE COURT



THE BUSH RESIDENCE
LOT 6 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

August 2, 2021

RM
SWANSON
ARCHITECTS
11418 E MISSION LN.
SCOTTSDALE, ARIZONA 847 757-3975
rick@rmswanson.com



4 LEFT SIDE ELEVATION

3/16" = 1'-0"

THE BUSH RESIDENCE

LOT 6 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

August 2, 2021

RM
SWANSON
ARCHITECTS
11418 E ALBUSSON LN. 847.757.3975
SCOTTSDALE, ARIZONA rick@rswanson.com



3 REAR ELEVATION
Scale: 3/8" = 1'-0"

THE BUSH RESIDENCE
395 OAK KNOLL DRIVE, LAKE FOREST, ILLINOIS



2 RIGHT SIDE ELEVATION

3/16" = 1'-0"

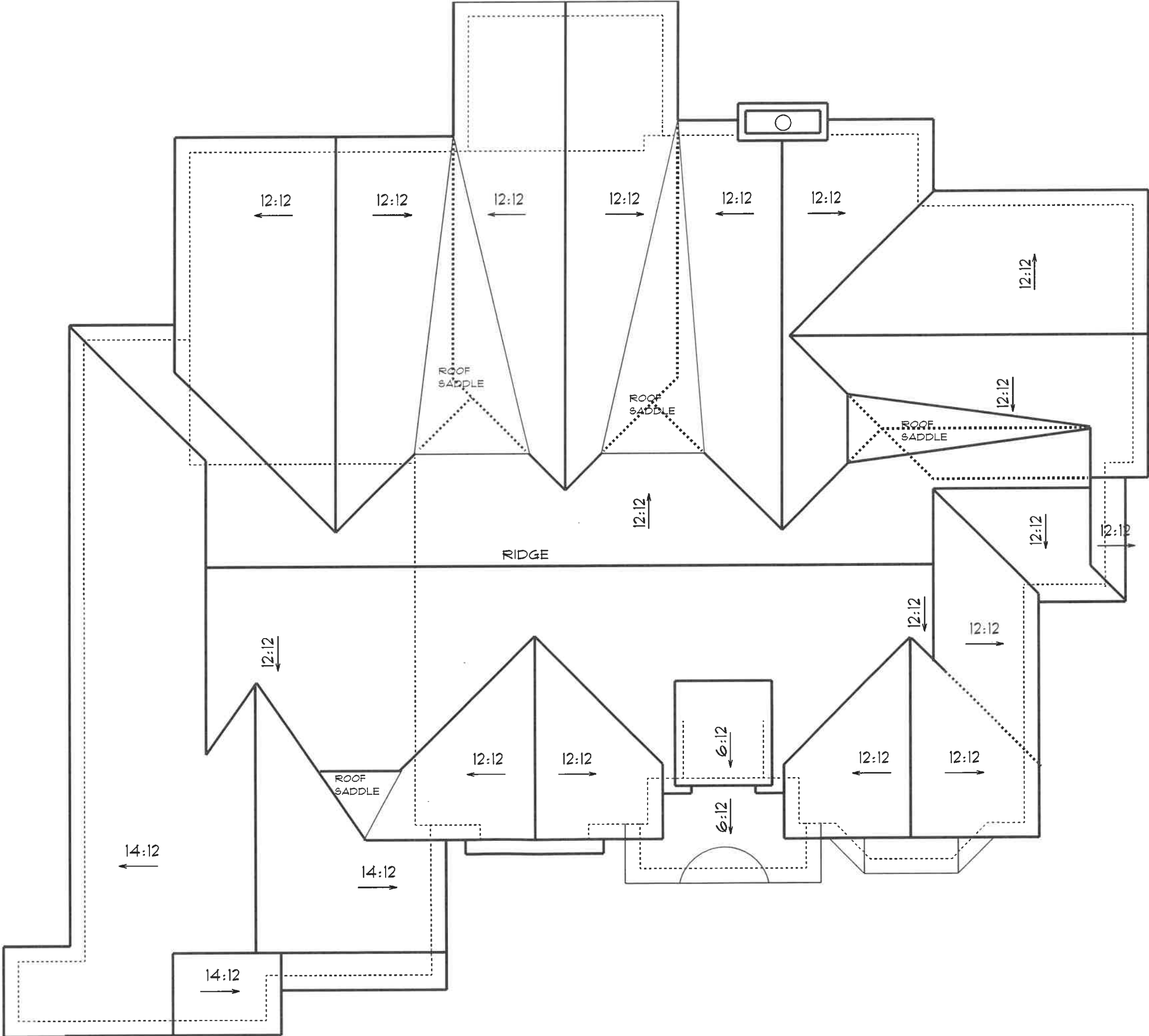
THE BUSH RESIDENCE

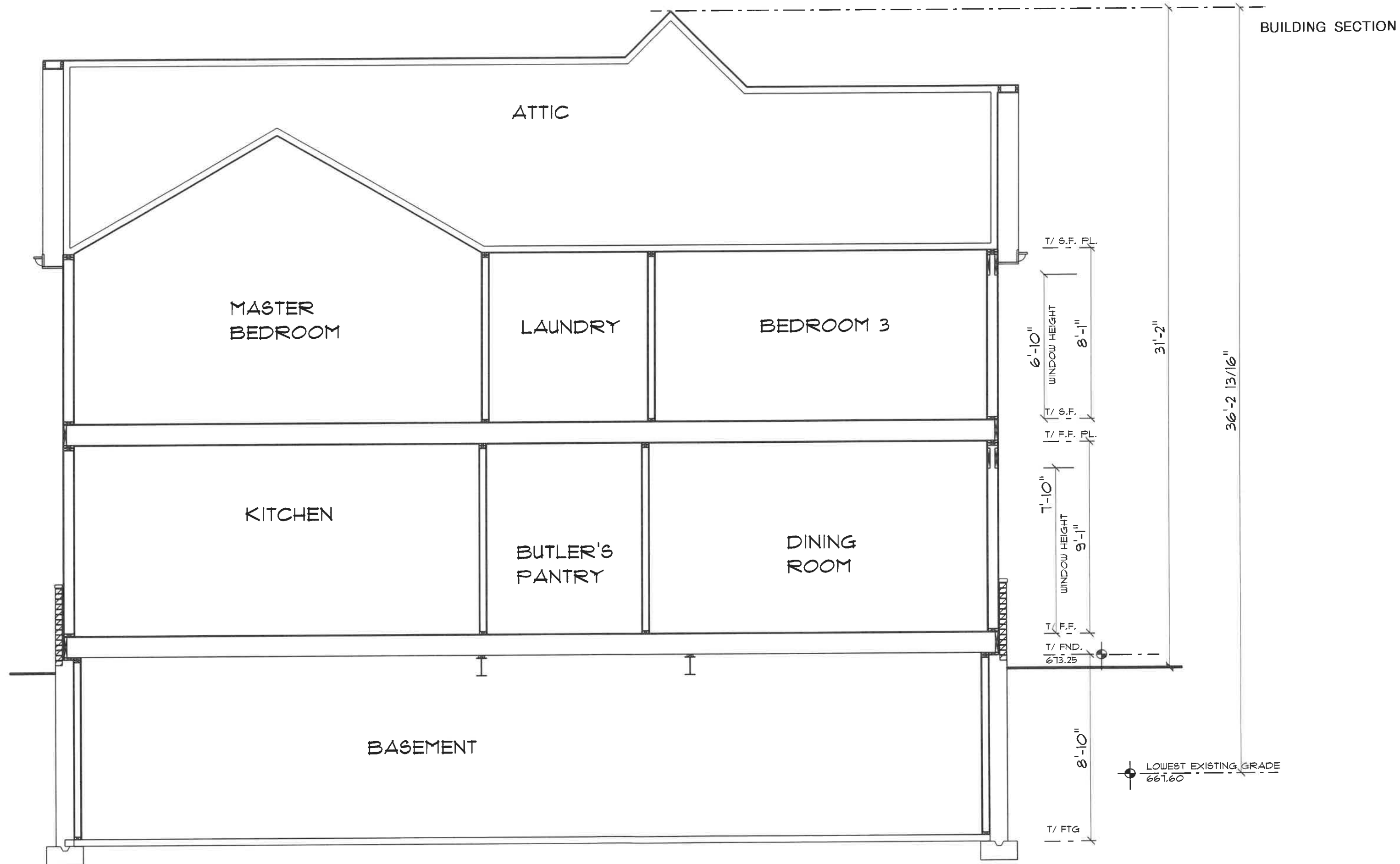
LOT 6 OAK KNOLL DR.
LAKE FOREST, ILLINOIS

August 2, 2021

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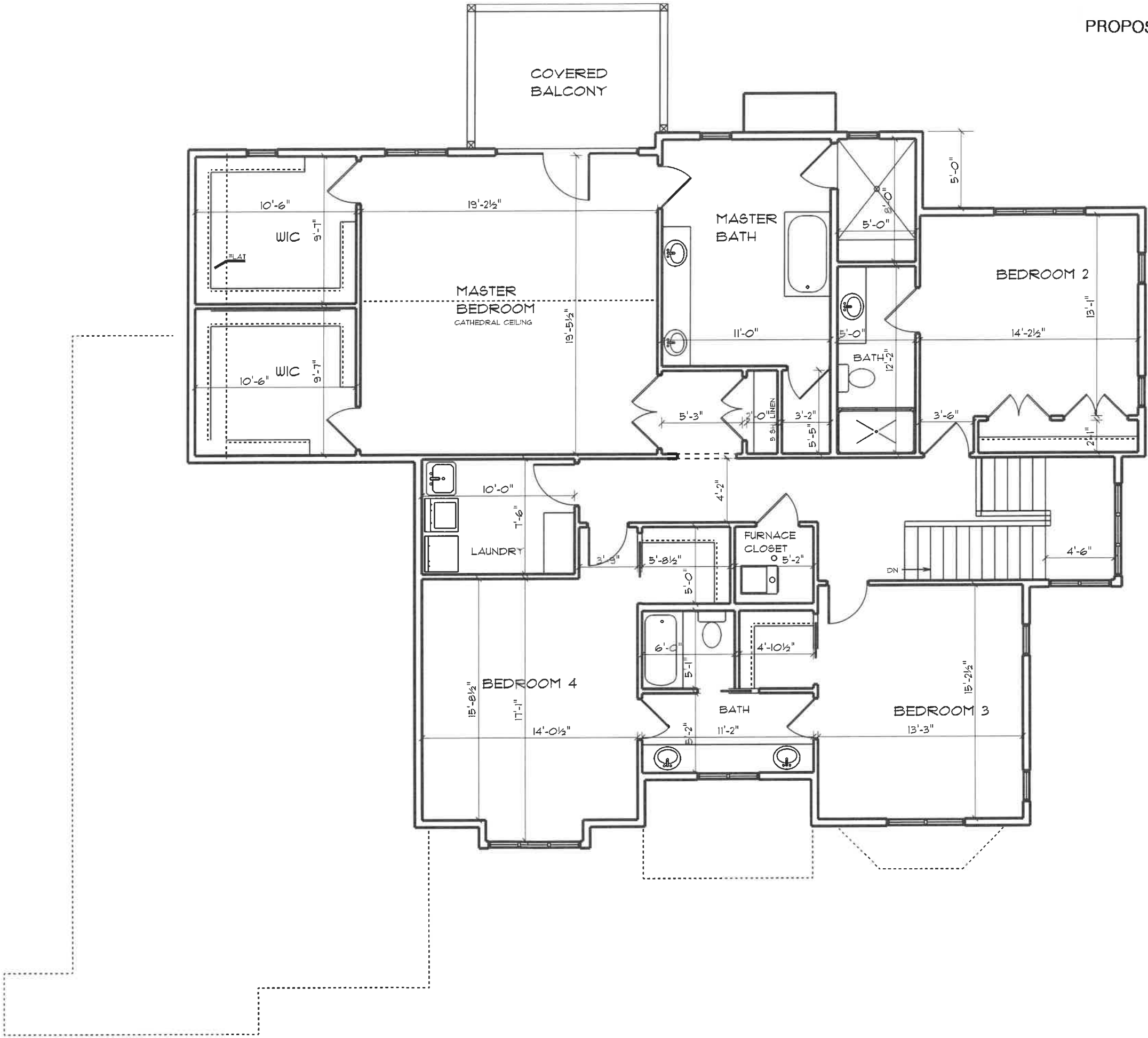


BUILDING SECTION



PROPOSED FIRST FLOOR PLAN

FIRST FLOOR PLAN

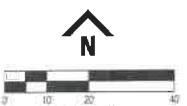


BLECK

engineers | surveyors

Bleck Engineering Company, Inc.
1375 North Western Avenue
Lake Forest, Illinois 60045
T 847.295.5200 W bleckeng.com

395 OAK KNOLL DRIVE
Lake Forest, IL



Source Benchmark:
City of Lake Forest Monument #10
Brass Disk in Concrete at NE Corner
Oak Knoll Dr. & Conway Rd. Intersection
Elev. 697.44 (NAVD 88)

Site Benchmark:
Mueller Nut on Fire Hydrant at
Existing Oak Knoll Drive Cul-de-sac
Elev. 684.21 (NAVD 88)

ISSUED DATE ISSUED FOR

08/24/2021 BRB

07/14/2021 LF REV 1

PROFESSIONAL SEAL

"To the best of our knowledge and belief,
the drainage of the surface waters will
not be changed by the construction of
this project or any part thereof, or that if
such surface waters drainage will be
changed, reasonable provisions have
been made for the collection and
diversion of such surface waters into
public areas or drains which the
developer has a right to use, and that
such surface waters will be planned for
in accordance with generally accepted
engineering practices so as to reduce
the likelihood of the damage to the
adjoining property because of the
construction of the project."



Michael G. Bleck, PE 07.14.2021
License No. 002-046830 Expires 11/07/21

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Manual Professional Design Form 104-000111

FIDELITY WES
201 Robert Parker Coffin Rd.
Long Grove, Illinois 60045

70-859-6 Project No.
MB Drawn By
MGB Checked By

Drawing No.

3

Drawing Name

Site Grading Plan

TREE INVENTORY BY
URBAN FOREST MANAGEMENT
UPDATED MAY 7, 2021
CONDITION
1-EXCELLENT
2-GOOD-FAIR
3-FAIR
4-FAIR/POOR
5-POOR
6-DEAD

- HILL'S OAK
- WHITE OAK
- RED OAK
- BUR OAK
- BLACK WALNUT
- GREEN ASH, BOX ELDER
- SHAGBARK HICKORY, BITTERNUT HICKORY
- AMERICAN ELM
- BLACK CHERRY
- BASSWOOD

LOT 6 OAKKNOLL WOODLANDS
Lake Forest, IL 60045

Impervious Surface Calculation

Lot Area 40084 0.920

Existing Conditions

House 0 0.000
Driveway 0 0.000
Patio 0 0.000
Walkways 0 0.000
Shed 0 0.000
Total 0 0.000

Proposed Conditions

House 3300 0.076
Driveway 2446 0.056
Patio 61 0.001
Walkways 439 0.010
Total 6246 0.143

Percent Impervious

0.0%

15.6%

Notes:

- Downspouts in to splash at grade unless otherwise shown. Provide concrete splash pad at discharge.
- For downspouts tying into sewer system, provide 2" air gap.

1 STABILIZED CONSTRUCTION ENTRANCE

Use proposed driveway location

2 TREE PRESERVATION & CONSTRUCTION LIMITS FENCE

Temporary 4" Tall Green Snow Fence w/ Steel Posts

3 SILT FILTER FENCE

Shall comply with AASHTO Standard M 288-00

4 MUD AND DUST CONTROL

TEMPORARY INLET PROTECTION

All open lid structures to have Catch All Baskets or approved equal.

6 FINAL STABILIZATION - SEE LANDSCAPE PLAN

SILT FENCE

TREE FENCE

LOT 9
35,928 SQ. FT.
0.82 ACRES

* DENOTES TREE REMOVAL WITH NO REPLACEMENT REQUIRED

Tag No.	Common Name	Botanical Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-leaders at 4.5" DBH	Heritage Tree
567	Green Ash	Fraxinus pennsylvanica	15	6	4	slight sweep	emerald ash borer	Dead.		
600	Black Walnut	Juglans nigra	10	5	4	minor deadwood, one sided, twist in trunk, decay, sparse foliage				
601	Basswood	Tilia americana	20	3	3	weak crotch, trunk scar, multiple leaders		Forked at 5' with 10", 8" co-leaders.		Heritage Tree
602	Bitternut Hickory	Carya cordiformis	11	3	4	suckering, over-topped, twist in trunk, multiple leaders, trunk scar, vine infested				
614	Black Walnut	Juglans nigra	16	2	4	one sided, over-topped, minor deadwood				
615	Shagbark Hickory	Carya ovata	13	3	4	one sided, over-topped, multiple leaders				
616	Bur Oak	Quercus macrocarpa	40	3	3	heavy deadwood, weak crotch, trunk scar, decay, multiple leaders				Heritage Tree
617	Hill's Oak	Quercus ellipsoidalis	25	3	4	minor deadwood, one sided, slight lean				Heritage Tree
* 618	Green Ash	Fraxinus pennsylvanica	12	6	0			Dead: Fallen.		
619	Green Ash	Fraxinus pennsylvanica	15	6	4	twist in trunk, double leader	emerald ash borer	Dead.		
620	Shagbark Hickory	Carya ovata	13	3	3	thin crown, slight lean				
621	Shagbark Hickory	Carya ovata	11	3	3	weak crotch, multiple leaders, vine infested				
622	Black Walnut	Juglans nigra	15	2	3	multiple leaders				
623	Green Ash	Fraxinus pennsylvanica	8	6	4	slight sweep	emerald ash borer	Dead.		
624	Bitternut Hickory	Carya cordiformis	19	2	2	weak crotch, suckering, multiple leaders		Forked at 3.5' with a 10" co-leader.		Heritage Tree
625	Bur Oak	Quercus macrocarpa	29	6	4	one sided, sweep	Dead.			Heritage Tree (DQ Condition)
626	Bur Oak	Quercus macrocarpa	34	5	4	heavy deadwood, weak crotch, sweep, multiple leaders, sparse foliage				Heritage Tree (DQ Condition)
627	Bur Oak	Quercus macrocarpa	24	5	4	weak crotch, one sided, multiple leaders, sparse foliage				Heritage Tree (DQ Condition)
628	Bur Oak	Quercus macrocarpa	20	5	4	weak crotch, one sided, multiple leaders, sparse foliage				Heritage Tree (DQ Condition)
629	Bur Oak	Quercus macrocarpa	23	4	4	minor deadwood, one sided, epicormics, slight sweep				Heritage Tree (DQ Condition)
630	Green Ash	Fraxinus pennsylvanica	10	5	4	one sided, multiple leaders, sparse foliage				
631	Black Walnut	Juglans nigra	15	2	3	weak crotch, slight lean, multiple leaders, one sided, minor deadwood				
* 632	Green Ash	Fraxinus pennsylvanica	14	6	3	one sided, double leader	emerald ash borer	Dead.		
633	Bur Oak	Quercus macrocarpa	11	3	4	one sided, over-topped, epicormics, double leader				
634	Green Ash	Fraxinus pennsylvanica	12	6	3	minor deadwood, sparse foliage, weak crotch, double leader	emerald ash borer	Dead.		
* 635	Black Cherry	Prunus serotina	11	6	4	excessive lean, weak crotch, double leader		Dead.		Heritage Tree
636	Black Walnut	Juglans nigra	20	3	2	minor deadwood, trunk scar				
637	Red Oak	Quercus rubra	13	2	3	weak crotch, minor deadwood				
* 638	Green Ash	Fraxinus pennsylvanica	9	5	3	weak crotch, suckering, sparse foliage	emerald ash borer	Forked at base with an 8" co-leader.		
639	Bur Oak	Quercus macrocarpa	9	3	4	minor deadwood, one sided, thin crown, epicormics				
640	American Elm	Ulmus americana	9	3	4	minor deadwood, one sided, twist in trunk, suckering, multiple leaders				
641	Red Oak	Quercus rubra	10.75	2	3	minor deadwood, multiple leaders, one sided				
642	American Elm	Ulmus americana	12	3	3	vine infested, double leader, minor deadwood				
643	Hill's Oak	Quercus ellipsoidalis	10	3	4	minor deadwood, one sided, epicormics				
644	Red Oak	Quercus rubra	11	2	3	one sided, thin crown, minor deadwood				
1790	Basswood	Tilia americana	8	2	4	weak crotch, one sided, over-topped, vine infested, double leader				
1791	Bur Oak	Quercus macrocarpa	22	6	4		Dead.			Heritage Tree (DQ Condition)
1792	Bur Oak	Quercus macrocarpa	15	5	4	minor deadwood, sparse foliage, decay, dieback, double leader, crossing branches				
* 1793	Bur Oak	Quercus macrocarpa	34	5	3	heavy deadwood, sparse foliage, dieback		Old tag #1235.		Heritage Tree (DQ Condition)

TREE INVENTORY – HIGHLIGHTED TREES PROPOSED FOR REMOVAL

Oak Knoll Subdivision - Lot 6
Lake Forest, IL

Tree Inventory Listing
Prepared by Urban Forest Management, Inc.
5/7/2021

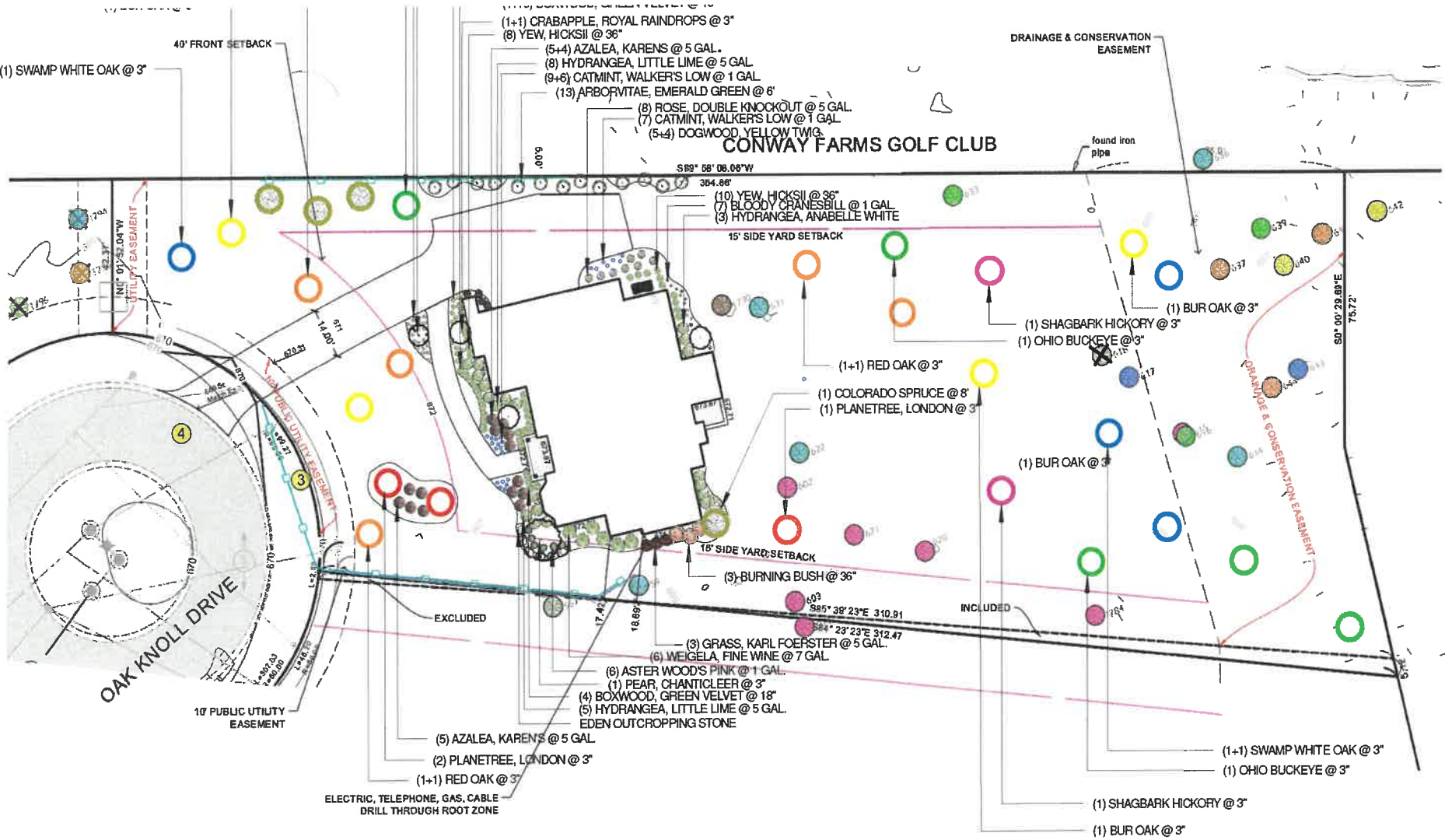
Tag No.	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Heritage Tree
567	Green Ash	15	6	4	slight sweep	emerald ash borer	Dead.	
600	Black Walnut	10	5	4	minor deadwood, one sided, twist in trunk, decay, sparse foliage			
601	Basswood	20	3	3	weak crotch, trunk scar, multiple leaders			Heritage Tree
602	Bitternut Hickory	11	3	4	suckering, over-topped, twist in trunk, multiple leaders, trunk scar, vine infested			
614	Black Walnut	16	2	4	one sided, over-topped, minor deadwood			
615	Shagbark Hickory	13	3	4	one sided, over-topped, multiple leaders			
616	Bur Oak	40	3	3	heavy deadwood, weak crotch, trunk scar, decay, multiple leaders			Heritage Tree
617	Hill's Oak	25	3	4	minor deadwood, one sided, slight lean			Heritage Tree
618	Green Ash	12	6	6			Dead. Fallen.	
619	Green Ash	15	6	4	twist in trunk, double leader	emerald ash borer	Dead.	
620	Shagbark Hickory	13	3	3	thin crown, slight lean			
621	Shagbark Hickory	11	3	3	weak crotch, multiple leaders, vine infested			
622	Black Walnut	15	2	3	multiple leaders			
623	Green Ash	8	6	4	slight sweep	emerald ash borer	Dead,	
624	Bitternut Hickory	19	3	3	weak crotch, suckering, multiple leaders			Heritage Tree
625	Bur Oak	29	6	4	one sided, sweep		Dead.	Heritage Tree (DQ Condition)
626	Bur Oak	34	5	4	heavy deadwood, weak crotch, sweep, multiple leaders, sparse foliage			Heritage Tree (DQ Condition)
627	Bur Oak	24	5	4	weak crotch, one sided, multiple leaders, sparse foliage			Heritage Tree (DQ Condition)
628	Bur Oak	20	5	4	weak crotch, one sided, multiple leaders, sparse foliage			Heritage Tree (DQ Condition)
629	Bur Oak	23	4	4	minor deadwood, one sided, epicormics, slight sweep			Heritage Tree (DQ Condition)
630	Green Ash	10	5	4	one sided, multiple leaders, sparse foliage			
631	Black Walnut	15	2	3	weak crotch, slight lean, multiple leaders, one sided, minor deadwood			
632	Green Ash	14	6	3	one sided, double leader	emerald ash borer	Dead.	
633	Bur Oak	11	3	4	one sided, over-topped, epicormics, double leader			
634	Green Ash	13	6	3	minor deadwood, sparse foliage, weak crotch, double leader	emerald ash borer	Dead.	
635	Black Cherry	11	6	4	excessive lean, weak crotch, double leader		Dead.	
636	Black Walnut	20	3	2	minor deadwood, trunk scar			Heritage Tree
637	Red Oak	13	2	3	weak crotch, minor deadwood			
638	Green Ash	9	5	3	weak crotch, suckering, sparse foliage	emerald ash borer		
639	Bur Oak	9	3	4	minor deadwood, one sided, thin crown, epicormics			
640	American Elm	9	3	4	minor deadwood, one sided, twist in trunk, suckering, multiple leaders			
641	Red Oak	10.75	2	3	minor deadwood, multiple leaders, one sided			
642	American Elm	12	3	3	vine infested, double leader, minor deadwood			
643	Hill's Oak	10	3	4	minor deadwood, one sided, epicormics			
644	Red Oak	11	2	3	one sided, thin crown, minor deadwood			
1790	Basswood	8	2	4	weak crotch, one sided, over-topped, vine infested, double leader			
1791	Bur Oak	22	6	4			Dead.	Heritage Tree (DQ Condition)
1792	Bur Oak	15	5	4	minor deadwood, sparse foliage, decay, dieback, double leader, crossing branches			
1793	Bur Oak	34	5	3	heavy deadwood, sparse foliage, dieback		Old tag #1235.	Heritage Tree (DQ Condition)

FIDELITY WES
RESIDENCE

395 OAK KNOLL DRIVE
LAKE FOREST, IL

- (3) PLANE TREE, LONDON @ 3"
(5) RED OAK @ 3"
(4) BUR OAK @ 3"
(4) SWAMP WHITE OAK @ 3"
(2) SHAGBARK HICKORY @ 3"
(5) OHIO BUCKEYE @ 3"
(4) COLORADO SPRUCE @ 8"

Quantity	Common Name	Botanical Name	Size
6	Aster, Wood's Pink	Aster dumosus 'Wood's Pink'	1 gal.
15	Bloody Cranesbill	Geranium sanguineum	1 gal.
11	Daylily 'Stella d'Oro'	Hemerocallis stella d'Oro	1 gal.
15	Catmint, Walker's Low	Nepeta x faassenii 'Walker's Low'	1 gal.
20	Allium, Summer Beauty	Allium lusitanicum 'Summer Beauty'	1 gal.
Shrub, Deciduous			
4	Burning Bush	Euonymus alata	36"
13	Hydrangea, Little Lime	Hydrangea paniculata	5 gal.
7	Hydrangea, Anabelle	Hydrangea arborescens 'Anabelle'	5 gal.
14	Azalea, Karens	Azalea x karen	5 gal.
6	Weigela, Fine Wine	Weigela florida	36"
8	Dogwood, Yellow Twig	Cornus sericea 'flaviramea'	48"
1	Lilac, Sensations	Syringa	60"
1	Hydrangea, Little Lamb Tree	Hydrangea paniculata 'Little Lamb'	10 gal.
13	Rose, Double Knockout	Rosa, radkopink	5 gal.
Shrub, Evergreen			
18	Yew, Hicksii	Taxus 'hicksii'	36"
24	Boxwood, Green Velvet	Buxus x 'green velvet'	12"
Tree, Deciduous			
5	Ohio Buckeye	Aesculus glabra	3"
2	Shagbark Hickory	Carya ovata	3"
3	Plane Tree, London	Platanus x acerifolia	3"
5	Red Oak	Quercus coccinea	3"
4	Bur Oak	Quercus macrocarpa	3"
4	Swamp White Oak	Quercus bicolor	3"
1	Chanticleer Pear	Pyrus calleryana	3"
2	Crabapple, Royal Raindrops	Malus 'royal raindrops'	3"
Tree, Evergreen			
13	Arborvitae, Emerald Green	Thuja occidentalis 'smaragd'	6 ft.
4	Colorado Spruce	Picea pungens	8"



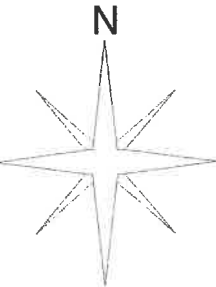
Oak Knoll Subdivision - Lot 6
Lake Forest, IL

Tree Inventory Listing
Prepared by Urban Forest Management, Inc.
5/7/2021

Tag No.	Location	LOT NUMBER	Common Name	Botanical Name	Size	Cond.	Form	Replace?	Heritage?	Replacement
602		6	Bitternut Hickory	Carya cordiformis	11	3	4			
614		6	Black Walnut	Juglans nigra	15	2	4			
615		6	Shagbark Hickory	Carya ovata	13	3	4			
616		6	Bur Oak	Quercus macrocarpa	40	3	3			
617		6	Hill's Oak	Quercus ellipsoidalis	25	3	4			
620		6	Shagbark Hickory	Carya ovata	13	3	3			
621		6	Shagbark Hickory	Carya ovata	11	3	3			
622		6	Black Walnut	Juglans nigra	15	2	3			
631		6	Black Walnut	Juglans nigra	15	2	3			
636		6	Black Walnut	Juglans nigra	20	3	2			
637		6	Red Oak	Quercus rubra	13	2	3			
639		6	Bur Oak	Quercus macrocarpa	9	3	4			
640		6	American Elm	Ulmus americana	9	3	4			
641		6	Red Oak	Quercus rubra	10.75	2	3			
642		6	American Elm	Ulmus americana	12	3	3			
643		6	Hill's Oak	Quercus ellipsoidalis	20	3	4			
644		6	Red Oak	Quercus rubra	11	2	3			
1790		6	Basswood	Tilia americana	8	2	4			
Trees to be Removed as Part of Construction										
Tag No.	Location	LOT NUMBER	Common Name	Botanical Name	Size	Cond.	Form	Replace?	Heritage?	Replacement
567		5/6	Green Ash	Fraxinus pennsylvanica	15	6	4	N	N	
600		6	Black Walnut	Juglans nigra	10	5	4	N	Y	
601		6	Basswood	Tilia americana	20	3	3	Y	N	20
618		6	Green Ash	Fraxinus pennsylvanica	12	6	6	N	N	
619		6	Green Ash	Fraxinus pennsylvanica	15	6	4	N	N	
623		6	Green Ash	Fraxinus pennsylvanica	8	6	4	N	N	
624		6	Bitternut Hickory	Carya cordiformis	19	3	3	Y	Y	38
625		6	Bur Oak	Quercus macrocarpa	25	6	4	N	Y	
626		6	Bur Oak	Quercus macrocarpa	24	5	4	N	Y	
627		6	Bur Oak	Quercus macrocarpa	24	5	4	N	Y	
628		6	Bur Oak	Quercus macrocarpa	20	5	4	N	Y	
629		6	Bur Oak	Quercus macrocarpa	23	4	4	N	Y	
630		6	Green Ash	Fraxinus pennsylvanica	10	5	4	N	N	
632		6	Green Ash	Fraxinus pennsylvanica	14	6	3	N	N	
633		6	Bur Oak	Quercus macrocarpa	11	3	4	Y	Y	22
634		6	Green Ash	Fraxinus pennsylvanica	13	6	3	N	N	
635		6	Black Cherry	Prunus serotina	11	6	4	N	N	
638		6	Green Ash	Fraxinus pennsylvanica	9	5	3	N	N	
1791		6	Bur Oak	Quercus macrocarpa	22	6	4	N	Y	
1792		6	Bur Oak	Quercus macrocarpa	15	5	4	N	Y	
1793		6	Bur Oak	Quercus macrocarpa	24	5	3	N	Y	80



HARDSCAPE MATERIAL: TECHO BLOC BOREALIS - SMOKED PINE
TECHO BLOC PARA - BEIGE CREAM



SCALE: 1"= 20"
PAGE 2 OF 3
AUGUST 4, 2021

