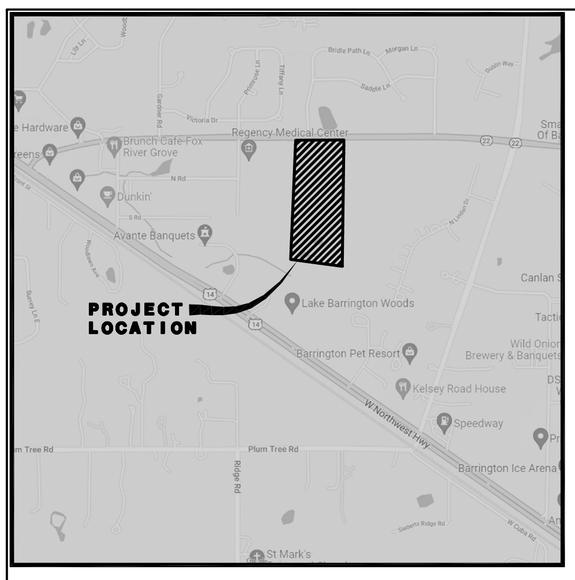
# PRELIMINARY ENGINEERING PLAN

FOR

# FOX RIVER GROVE IL. ROUTE 22




## LOCATION MAP

PARCEL DESCRIPTION

THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 AND PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 21, TOWNSHIP 43 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 22 WITH THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4; THENCE SOUTH 0 DEGREES 16 MINUTES 44 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID WEST 1/2 OF THE NORTHWEST 1/4, 1583.20 FEET; THENCE NORTH 82 DEGREES 40 MINUTES 00 SECONDS WEST, 650.30 FEET; THENCE NORTH 2 DEGREES 43 MINUTES 53 SECONDS EAST, 712.50 FEET; THENCE NORTH 1 DEGREE 06 MINUTES 47 SECONDS EAST, 778.37 FEET; THENCE NORTH 89 DEGREES 01 MINUTES 37 SECONDS EAST ALONG THE SOUTH RIGHT OF WAY LINE OF STATE ROUTE 22, 608.71 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS;

EXCEPTING THEREFROM THAT PART OF THE LAND CONVEYED TO STATE OF ILLINOIS FOR THE USE AND BENEFIT OF THE DEPARTMENT OF TRANSPORTATION BY WARRANTY DEED RECORDED MAY 7, 1992 AS DOCUMENT NUMBER 3154252.

N

60 30 0 60

SCALE: 1 INCH = 60 FEET

LOT 70 GARDNER TERRACE SUBDIVISION PER DOC. 3106355

BRIDLE PATH

HUNTER'S FARM UNIT 1 PER DOC. 4406513 ZONING: R1A

LOT A

CONNECT TO EXISTING SAN. @ INV. 767.40

CONNECT TO EXISTING 8" WATERMAIN

CONNECT TO EXISTING 8" WATERMAIN

INV. = 770.27

INV. = 770.92

ILLINOIS ROUTE 22

POINT OF BEGINNING

INV. = 768.55

INV. = 768.97

MAIL KIOSK

TALON SUBDIVISION PER DOC. 5337311 ZONING: B1 PUD

UNSUBDIVIDED ZONING: R5

OUT LOT A PHEASANT RIDGE SUBDIVISION PER DOCUMENT 2573091 ZONING: UNINCORPORATED

INV. = 771.97

INV. = 773.37

INV. = 774.13

EXISTING FOUNDATION/STRUCTURES TO BE REMOVED PRIOR TO DEVELOPMENT

STORMWATER MANAGEMENT FACILITY NWL =769.0 HWL = 773.6 STORMWATER STORAGE REQUIRED = 7.82 AC.-FT. STORMWATER STORAGE PROVIDED @ OVERFLOW = 8.64 AC.-FT.

STORMWATER MANAGEMENT FACILITY

EXISTING WETLANDS

APPROXIMATE SCALED LIMITS OF ZONE A FLOODPLAIN PER FEMA PANEL LISTED IN SURVEYOR'S NOTE #8

100 YEAR (EST.) BFE=770.0

APPROXIMATE WETLAND LIMITS PER PINFLAG LOCATIONS

RESTRICTOR STRUCTURE

N 82°09'11" W(M) 650.23'(M)
N 82°40'00" W(R) 650.30'(R)

## LEGEND

| EXISTING | PROPOSED | DESCRIPTION |
|---|---|---|
| | | MANHOLE |
| | | CATCH BASIN |
| | | INLET |
| | | CLEANOUT |
| | | SLOPE INLET BOX |
| | | HEADWALL |
| | | END SECTION |
| | | STORM SEWER |
| | | SANITARY SEWER |
| | | WATERMAIN |
| | | VALVE & BOX |
| | | WATER VALVE IN VAULT |
| | | FIRE HYDRANT |
| | | CONTOURS |
| (ELEV) | ELEV | ELEVATIONS |
| | | STREET LIGHT |
| | | WATERMAIN PROTECTION |
| | | SILT FENCE INLET PROTECTOR |
| | | TEMPORARY STRAW BALE DITCH CHECK |
| | | SILT FENCE DITCH CHECK |
| | | RIP-RAP |
| | | OVERFLOW ROUTE |

BENCHMARKS/CONTROL POINTS

ELEVATION REFERENCE MARKS

LAK14 1A- LAKE COUNTY SURVEY MON. AJ2856. FLANGE ENCASED ROD LOCATEDIN THE SOUTHEAST GRASS MEDIAN OF THE INTERSECTION OF US ROUTE 14 AND KELSEY/PLUM TREE ROAD.
ELEVATION=799.0(NAVD 88)

PROJECT ELEVATION REFERENCE MARKS

CP 138 - CUT CROSS IN CONCRETE WALK AT THE NORTHWEST CORNER OF THE INTERSECTION OF IL. ROUTE 22 AND BRIDAL PATH LANE, AS SHOWN HEREON.
N: 2013432.482 E: 1021375.713 ELEV.: 774.62

CP 115 - CUT CROSS IN TOP OF CONCRETE CURB APPROXIMATELY 55 FEET WEST OF THE WEST LINE OF SUBJECT PROPERTY, AND APPROXIMATELY 560 FEET SOUTH OF THE NORTH LINE OF SUBJECT PROPERTY, AS SHOWN HEREON.
N: 2012868.422 E: 1021203.807 ELEV.: 778.475

CP 200 - SET MAG SPIKE IN CENTER OF DUPAGE RIVER TRAIL PATH AS SHOWN HEREON.
N: 1854743.7190 E: 1036902.8340 ELEV.: 659.890

CP 201 - CUT CROSS IN CONCRETE WALK AT SOUTH END OF PARKING LOT AS SHOWN HEREON.
N: 1854682.6260 E: 1037061.5210 ELEV.: 666.184

CP 202 - CUT CROSS IN CONCRETE WALK INTERSECTION NEAR PARKING LOT ENTRANCE AS SHOWN HEREON.
N: 1854790.8620 E: 1037175.2310 ELEV.: 673.200

CP 203 - CUT CROSS IN CONCRETE WALK ON EAST SIDE OF GARTNER ROAD NEAR SOUTH SIDE OF A PARKING LOT ENTRANCE AS SHOWN HEREON.
N: 1854722.4170 E: 1037248.4080 ELEV.: 672.756

## SITE DATA:

LOT AREA: ±21.34 ACRES

UNITS: 110 TOTAL UNITS

UNIT BREAKDOWN:
- 11 - HYDENWOOD UNITS (10%)
- 54 - FORESTWOOD UNITS (49%)
- 23 - MEADWOOD UNITS (21%)
- 6 - CAPEWOOD UNITS (5%)
- 16 - WILLOWOOD UNITS (15%)
- 110 TOTAL UNITS = 5.15 UNITS PER ACRE

BUILDING SETBACK:

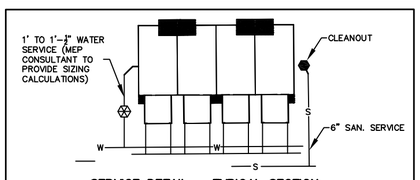
| | |
|---|---|
| SIDE TO SIDE | 20 FT. |
| REAR TO SIDE | 45 FT. |
| REAR TO REAR | 50 FT. |
| FRONT TO SIDE | 60 FT. |

PARKING:

| | |
|---|---|
| REQUIRED | 220 |
| PROVIDED | |
| GARAGE | 220 |
| DRIVEWAY | 220 |
| COMMUNITY PARKING | 24 |
| TOTAL | 464 |

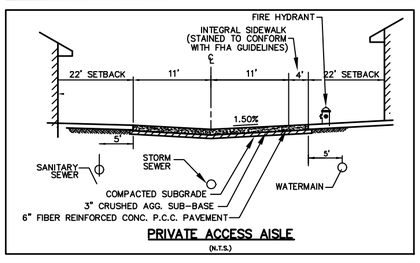
OPEN SPACE: 12.49 AC. 58.5% OF TOTAL

IMPERVIOUS: 8.85 AC. 41.5% OF TOTAL

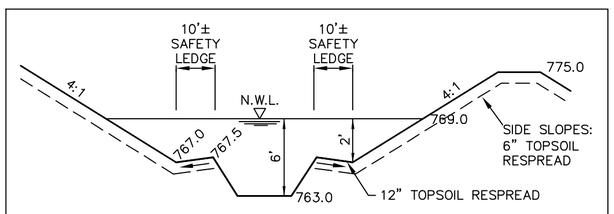



SERVICE DETAIL – TYPICAL SECTION (N.T.S.)

NOTE: SERVICE LOCATION MAY BE ADJUSTED TO MEET SEPARATION REQUIREMENTS FROM OVERAL SITE UTILITIES




PRIVATE ACCESS AISLE (N.T.S.)




TYPICAL SECTION A-A STORMWATER MANAGEMENT FACILITY

## NOTES

DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.

UNLESS OTHERWISE NOTED ALL WATERMAIN AND SANITARY SEWER TO BE 8" DIAMETER.

ALL BUILDINGS WILL HAVE A SINGLE SANITARY SERVICE CONNECTIONS TO SANITARY SEWER MAINS.

ALL WATER SERVICES WILL BE ONE CONNECTION PER BUILDING.

ALL STORM SEWER TO BE SIZED AT THE TIME OF FINAL ENGINEERING AND WILL BE DESIGNED TO CONVEY THE 100 YEAR STORM.

BUILDING HEIGHT IS 19'

PREPARED FOR:

REDWOOD USA, LLC
7510 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425


PREPARED BY:

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COMPLETION DATE: 01-06-2022 JOB NO.: 848.013
XREF : TOPO PROJECT MANAGER : KTS
REVISION DATE:

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PLOT FILE CREATED: 1/12/2022 BY: DAVID GUMILA DRAWING PATH: P:\848013\DWG\ENG\DRAWINGS\PRELIMINARY\PREOVER.DWG