

PROJECT CONTACT INFORMATION

OWNER: Philip Estates, LLC
8150 159th Street
Orland Park, IL 60462

LANDSCAPE ARCHITECT: The JNL Design Group, Inc.
1955 Raymond Drive, #119
Northbrook, IL 60062
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Bensenville, IL 60106
Tel: (630) 595-2600
Contact: Tom Molloy



PRELIMINARY ENGINEERING PLANS

for

PHILIP ESTATES SUBDIVISION

CUBA ROAD

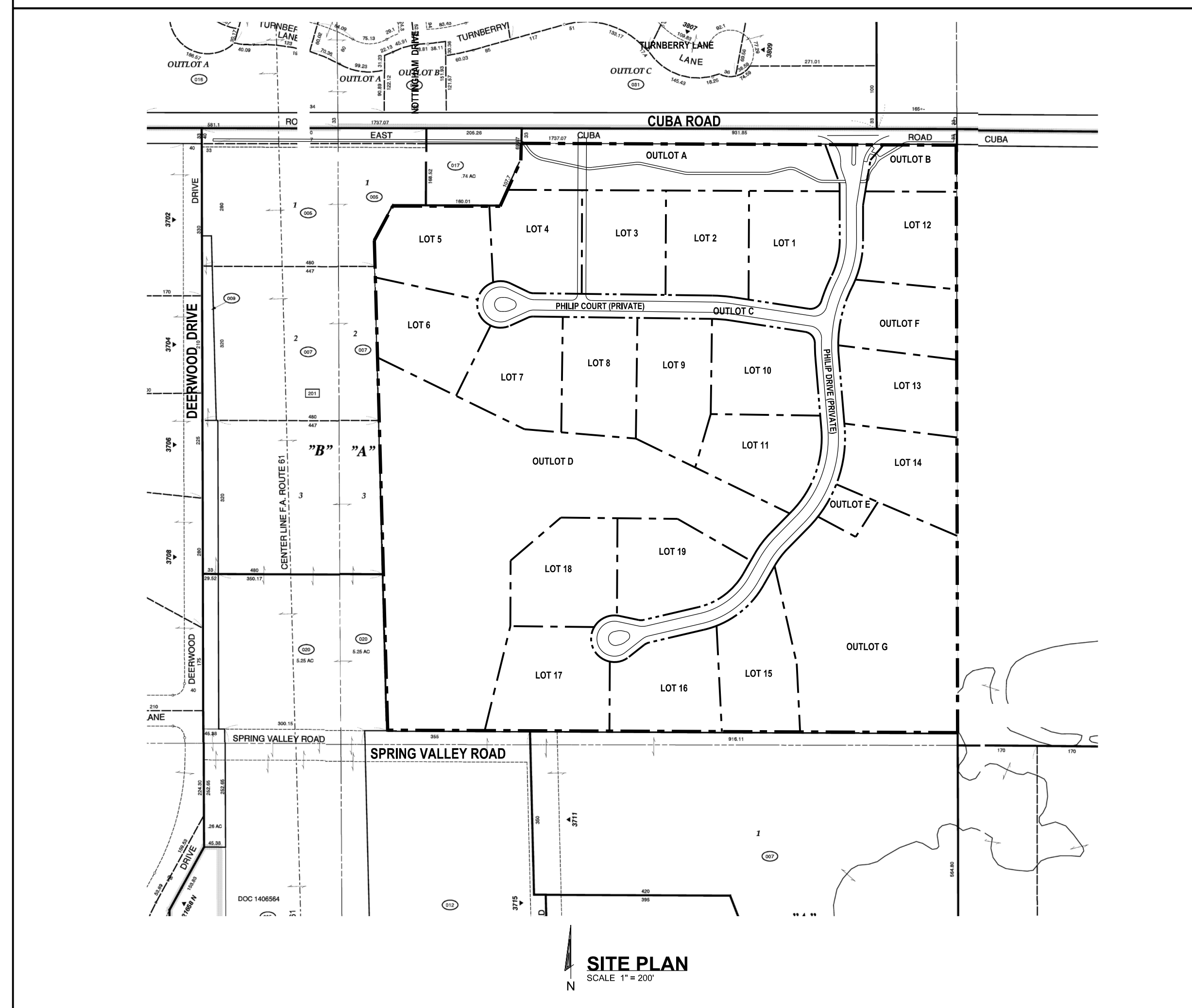
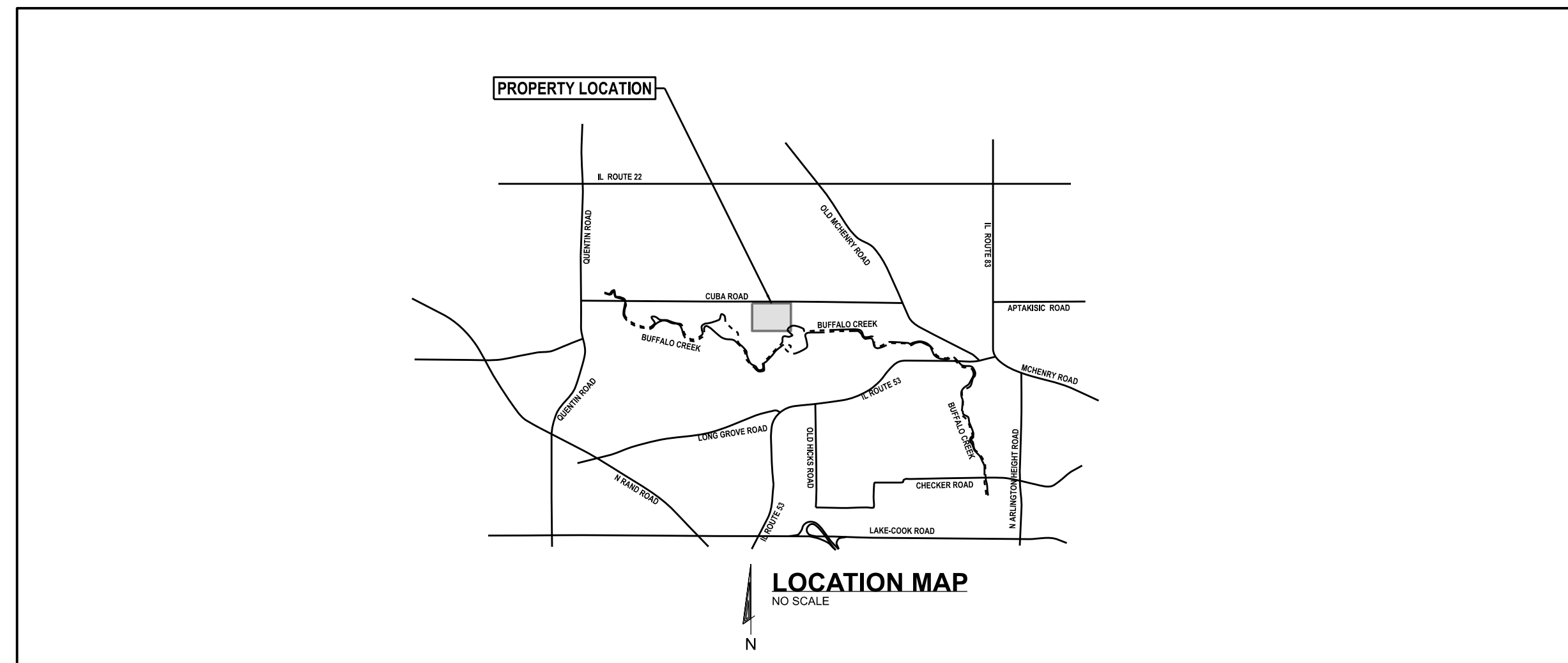
LONG GROVE, ILLINOIS

CEAI PROJECT # 1291

NO.	DATE	DESCRIPTION
1	2/11/21	Rev. Per Village Comments
2	3/11/20	Date Issued

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COVER SHEET



TOPOGRAPHIC SURVEY

TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION BY ATWELL-HICKS, DATED OCTOBER 31, 2006. FIELDWORK COMPLETED ON OCTOBER 13, 2006.

NOTE: THE PROPERTY HAS NOT BEEN DISTURBED SINCE THE TOPOGRAPHIC SURVEY WAS COMPLETED, HOWEVER, A NEW TOPOGRAPHIC SURVEY SHALL BE PREPARED FOR USE DURING FINAL ENGINEERING.

SOURCE BENCHMARKS

LAKE COUNTY BENCHMARK 6-20A, BEING A CHISELED SQUARE ON TOP OF THE EAST END OF A CULVERT LOCATED AT THE NORTHEAST CORNER OF A DRIVEWAY AND EAST CUBA ROAD APPROXIMATELY 1.4 MILES WEST OF OLD MCHENRY ROAD. MEASURED NAVD 1988 DATUM ELEVATION = 740.41 (RECORD NGVD 1929 DATUM ELEVATION = 740.46)

LAKE COUNTY BENCHMARK 6-20, BEING A RAILROAD SPIKE IN THE NORTH FACE OF A UTILITY POLE ON SOUTH SIDE OF CUBA ROAD APPROXIMATELY 1.05 MILES WEST OF OLD MCHENRY ROAD AND BEING THE FIRST UTILITY POLE WEST OF CANTERBURY DRIVE. MEASURED NAVD 1988 DATUM ELEVATION = 756.36 (RECORD NGVD 1929 DATUM ELEVATION = 756.66)

SITE BENCHMARKS

- BM #1: (SAME AS SOURCE BM 6-21 ABOVE).
NAVD 1988 ELEVATION = 756.38
- BM #2: RAILROAD SPIKE IN FOURTH UTILITY POLE WEST OF CANTERBURY DRIVE ON THE SOUTH SIDE OF EAST CUBA ROAD.
NAVD 1988 ELEVATION = 755.36

NOTE: ALL ELEVATIONS AND CONTOURS SHOWN HEREIN ARE ON THE NAVD 1988 DATUM.

LEGEND (PROPOSED):

- (S) — SANITARY SEWER & MH
- (S) — STORM SEWER & MH
- (S) — STORM CB/INLET
- (S) — YARD INLET
- (S) — FLARED END SECTION W/ RIPRAP
- (S) — FIRE HYDRANT
- W — WATER MAIN & VALVE
- (S) — STREET LIGHT

PROJECT DESCRIPTION

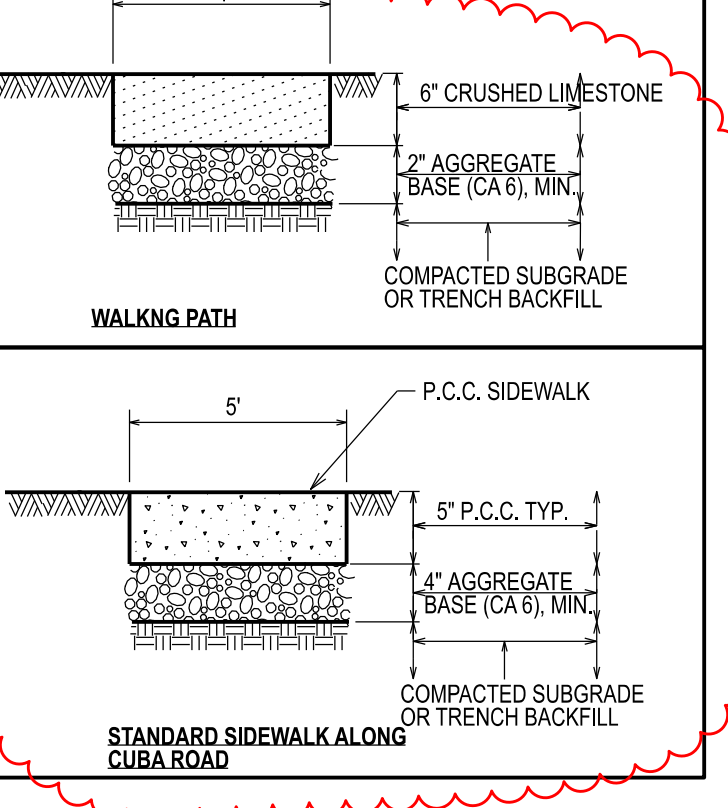
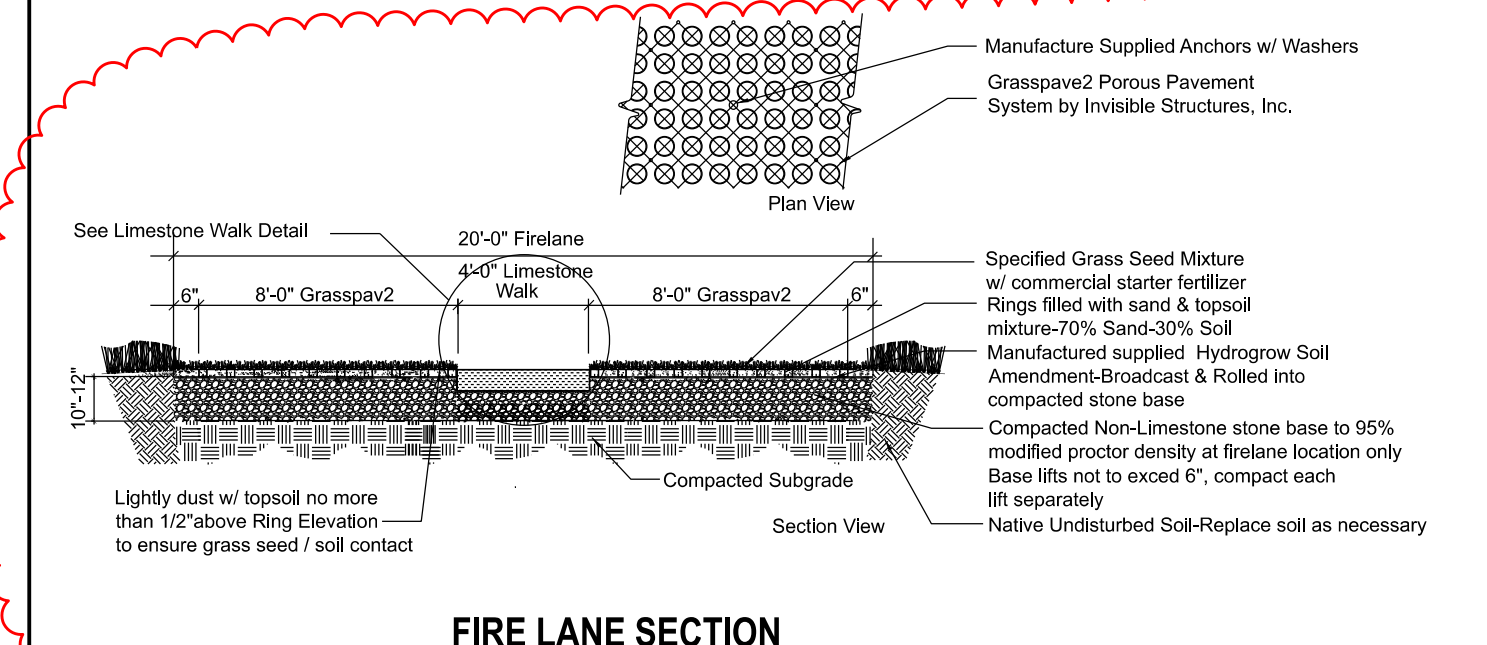
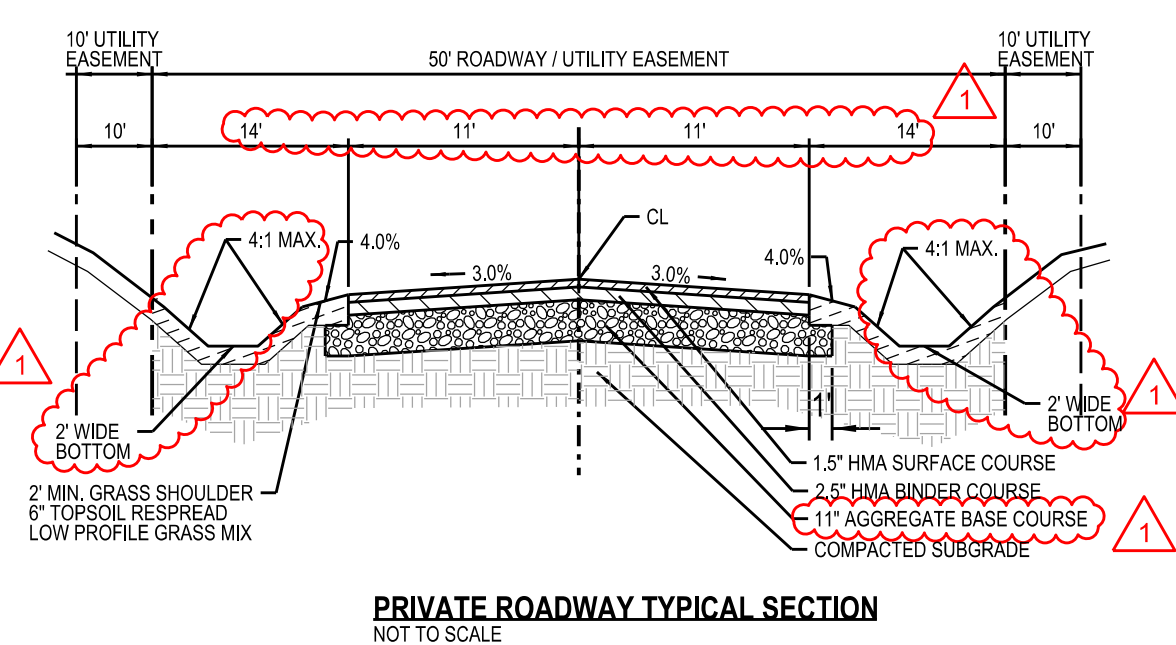
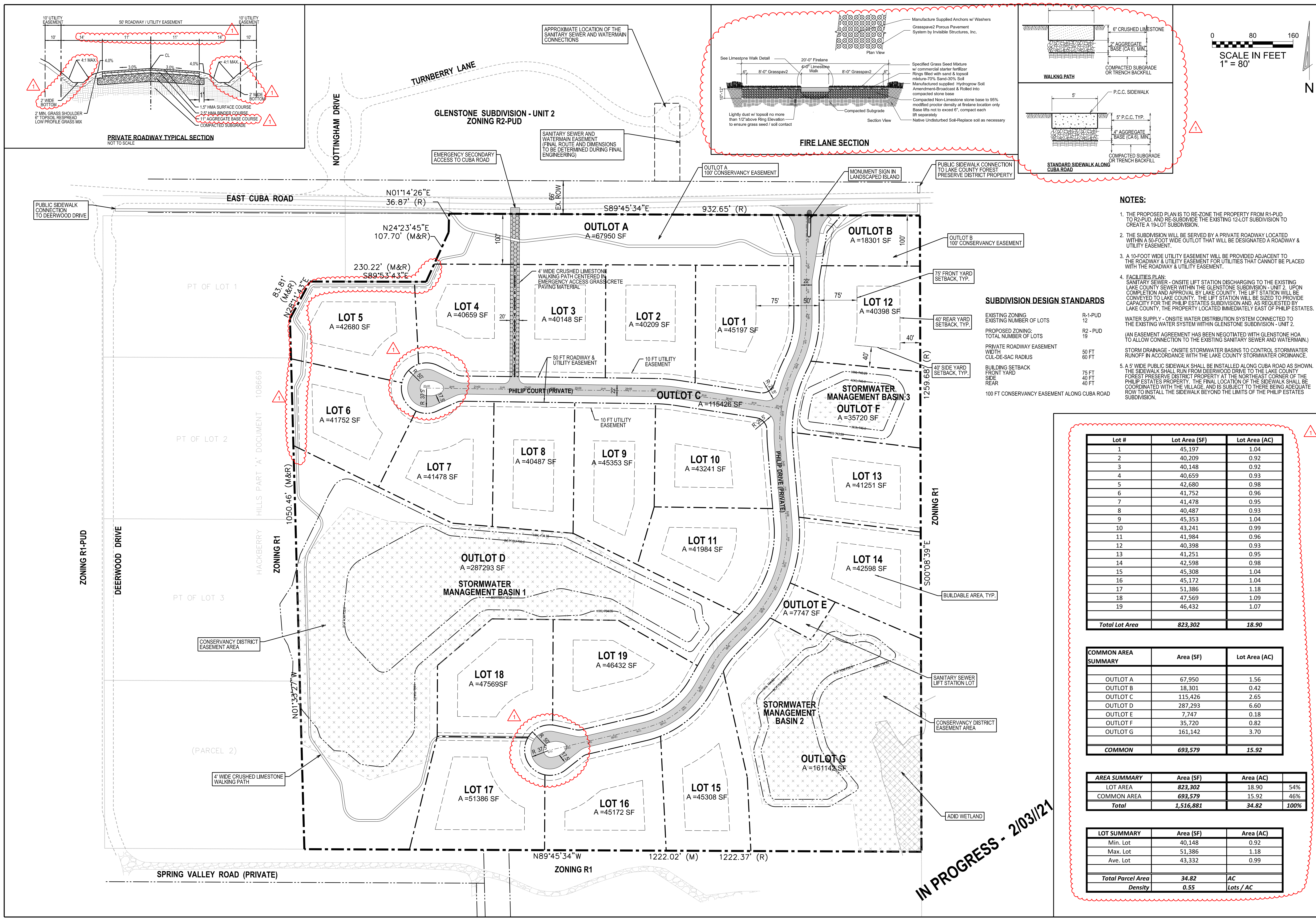
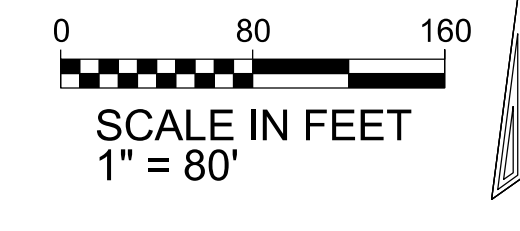
RE-SUBDIVIDING AN EXISTING 12-LOT SUBDIVISION THAT WAS TO BE SERVED WITH INDIVIDUAL WATER WELLS AND A PRIVATE COMMUNITY WASTEWATER SYSTEM. THE EXISTING SUBDIVISION WAS NEVER DEVELOPED. THE PROPOSED SUBDIVISION WILL HAVE 19 LOTS, AND WILL HAVE COUNTY WASTEWATER SERVICE AND WATER SUPPLY FROM AN ADJACENT PRIVATE WATER SUPPLY SYSTEM.

AN AGREEMENT HAS BEEN SIGNED BY THE GLENSTONE HOA TO ALLOW PHILIP ESTATES LLC TO CONNECT TO THE PRIVATE WATER SYSTEM AND ALSO PROVIDE UTILITY EASEMENTS TO CONNECT TO THE LAKE COUNTY SANITARY SEWER LOCATED WITHIN THE GLENSTONE SUBDIVISION.

THE ONSITE WASTEWATER LIFT STATION HAS BEEN SIZED TO PROVIDE FUTURE SERVICE TO THE PROPERTY TO THE EAST OF THE PHILIP ESTATES SUBDIVISION AT THE REQUEST OF LAKE COUNTY PUBLIC WORKS.

SHEET INDEX

- COVER SHEET
- RECORDED PLAT OF SUBDIVISION
- PRELIMINARY SITE PLAN - R2-PUD
- PRELIMINARY GRADING PLAN
- PRELIMINARY SANITARY SEWER AND WATERMAIN PLAN
- CONSERVANCY SOILS EXHIBIT



NOTES:

- THE PROPOSED PLAN IS TO RE-ZONE THE PROPERTY FROM R1-PUD TO R2-PUD, AND RE-SUBDIVIDE THE EXISTING 12-LOT SUBDIVISION TO CREATE A 19-LOT SUBDIVISION.
- THE SUBDIVISION WILL BE SERVED BY A PRIVATE ROADWAY LOCATED WITHIN A 50-FOOT WIDE OUTLOT THAT WILL BE DESIGNATED A ROADWAY & UTILITY EASEMENT.
- A 10-FOOT WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO THE ROADWAY & UTILITY EASEMENT FOR UTILITIES THAT CANNOT BE PLACED WITH THE ROADWAY & UTILITY EASEMENT.
- FACILITIES PLAN:
 SANITARY SEWER - ONSITE LIFT STATION DISCHARGING TO THE EXISTING LAKE COUNTY SEWER WITHIN THE GLENSTONE SUBDIVISION - UNIT 2. UPON COMPLETION AND APPROVAL BY LAKE COUNTY, THE LIFT STATION WILL BE SIZED TO PROVIDE CAPACITY FOR THE PHILIP ESTATES SUBDIVISION AND, AS REQUESTED BY LAKE COUNTY, THE PROPERTY LOCATED IMMEDIATELY EAST OF PHILIP ESTATES.
 WATER SUPPLY - ONSITE WATER DISTRIBUTION SYSTEM CONNECTED TO THE EXISTING WATER SYSTEM WITHIN GLENSTONE SUBDIVISION - UNIT 2. (AN EASEMENT AGREEMENT HAS BEEN NEGOTIATED WITH GLENSTONE HOA TO ALLOW CONNECTION TO THE EXISTING SANITARY SEWER AND WATERMAIN.)
 STORM DRAINAGE - ONSITE STORMWATER BASINS TO CONTROL STORMWATER RUNOFF IN ACCORDANCE WITH THE LAKE COUNTY STORMWATER ORDINANCE.
 A 5' WIDE PUBLIC SIDEWALK SHALL BE INSTALLED ALONG CUBA ROAD AS SHOWN. THE SIDEWALK SHALL RUN FROM DEERWOOD DRIVE TO THE LAKE COUNTY FOREST PRESERVE DISTRICT PROPERTY AT THE NORTH-EAST CORNER OF THE PHILIP ESTATES PROPERTY. THE FINAL LOCATION OF THE SIDEWALK SHALL BE COORDINATED WITH THE VILLAGE, AND IS SUBJECT TO THERE BEING ADEQUATE ROW TO INSTALL THE SIDEWALK BEYOND THE LIMITS OF THE PHILIP ESTATES SUBDIVISION.

SUBDIVISION DESIGN STANDARDS

EXISTING ZONING	R-1-PUD
EXISTING NUMBER OF LOTS	12
PROPOSED ZONING	R2 - PUD
TOTAL NUMBER OF LOTS	19
PRIVATE ROADWAY EASEMENT WIDTH	50 FT
CUL-DE-SAC RADIUS	60 FT
BUILDING SETBACK	75 FT
FRONT YARD	40 FT
SIDE REAR	40 FT
100 FT CONSERVANCY EASEMENT ALONG CUBA ROAD	

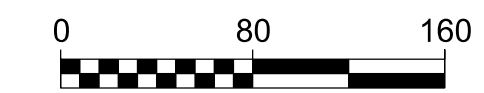
Lot #	Lot Area (SF)	Lot Area (AC)
1	45,197	1.04
2	40,209	0.92
3	40,148	0.92
4	40,659	0.93
5	42,680	0.98
6	41,752	0.96
7	41,478	0.95
8	40,487	0.93
9	45,353	1.04
10	43,241	0.99
11	41,984	0.96
12	40,398	0.93
13	41,251	0.95
14	42,598	0.98
15	45,308	1.04
16	45,172	1.04
17	51,386	1.18
18	47,569	1.09
19	46,432	1.07
Total Lot Area	823,302	18.90

COMMON AREA SUMMARY	Area (SF)	Lot Area (AC)
OUTLOT A	67,950	1.56
OUTLOT B	18,301	0.42
OUTLOT C	115,426	2.65
OUTLOT D	287,293	6.60
OUTLOT E	7,747	0.18
OUTLOT F	35,720	0.82
OUTLOT G	161,142	3.70
COMMON	693,579	15.92

AREA SUMMARY	Area (SF)	Area (AC)	
LOT AREA	823,302	18.90	54%
COMMON AREA	693,579	15.92	46%
Total	1,516,881	34.82	100%

LOT SUMMARY	Area (SF)	Area (AC)
Min. Lot	40,148	0.92
Max. Lot	51,386	1.18
Ave. Lot	43,332	0.99
Total Parcel Area	34.82	AC
Density	0.55	Lots / AC

IN PROGRESS - 2/03/21

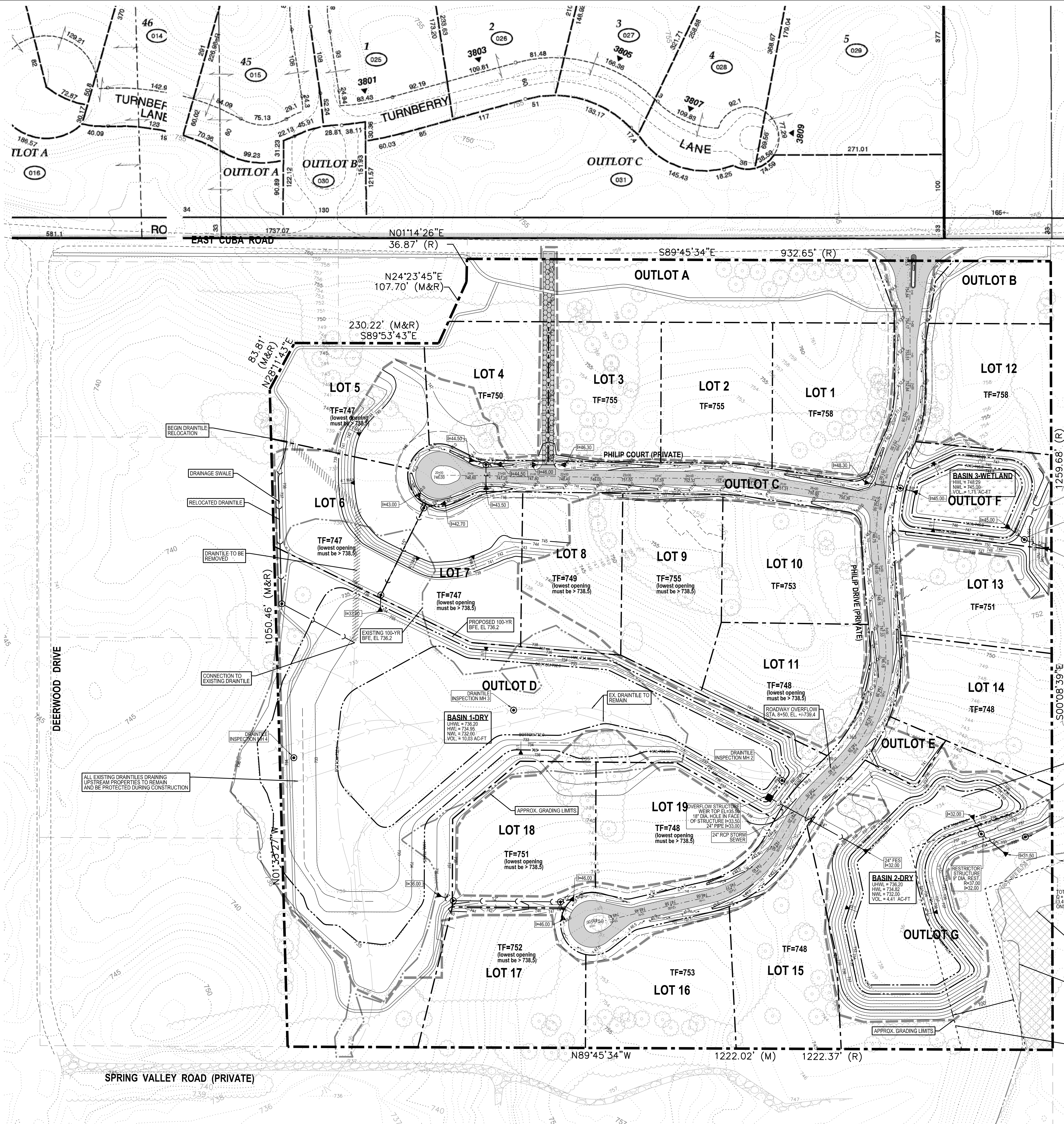
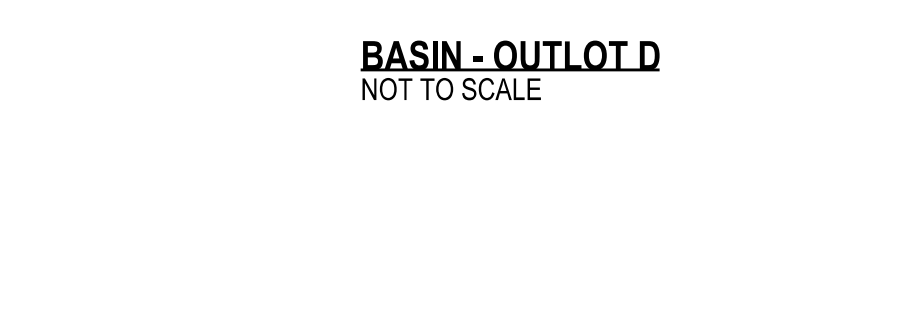
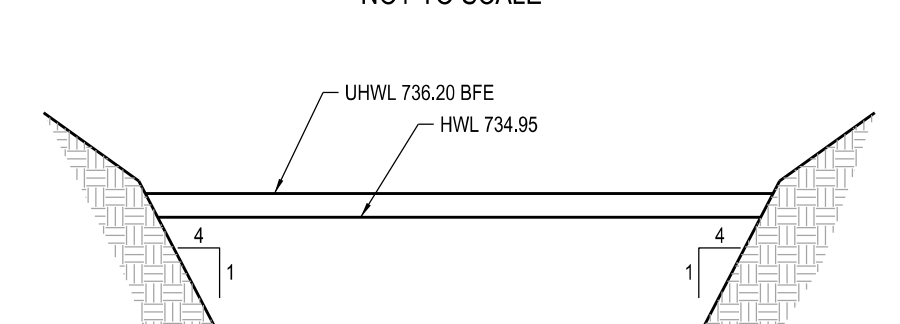
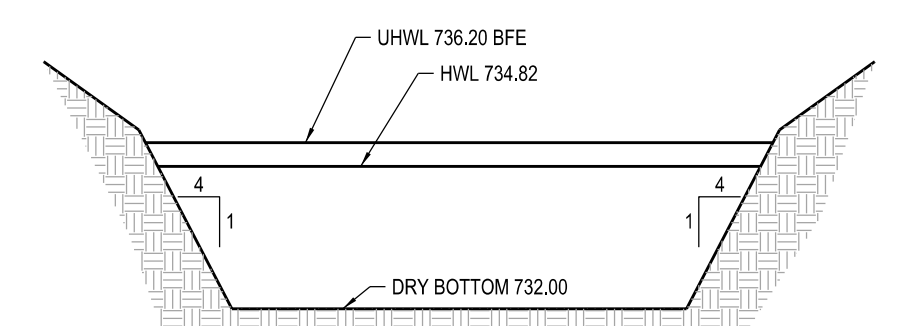
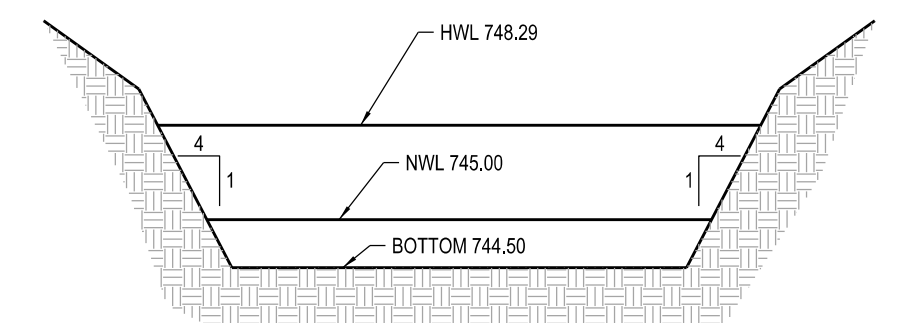


SCALE IN FEET
1" = 80'



- NOTES:**
1. ALL GRADING SHOWN HEREIN IS PRELIMINARY, AND SUBJECT TO CHANGE AT FINAL ENGINEERING BASED ON FINAL DESIGN AND CALCULATIONS. TOP OF FOUNDATIONS ARE ESTIMATED. ELEVATIONS MAY VARY BASED ON HOME TYPE AND ORIENTATION.
 2. ALL GRADING AND STORMWATER DESIGN SHALL BE IN ACCORDANCE WITH THE VILLAGE OF LONG GROVE AND CURRENT LAKE COUNTY WATERSHED DEVELOPMENT ORDINANCE DATED OCTOBER 13, 2015.
 3. AS PART OF THE SUBMISSION DEVELOPMENT, GRADING SHALL ONLY OCCUR WITHIN THE AREAS NEEDED TO CONSTRUCT THE ROADWAY, UTILITIES AND STORMWATER BASINS. ALL OTHER AREAS SHALL REMAIN AS IS UNTIL EACH LOT IS DEVELOPED.
 4. INDIVIDUAL LOT PERMITS AND LOT GRADING PLANS WILL BE SUBMITTED TO THE VILLAGE FOR ALL ADDITIONAL GRADING WITHIN THE INDIVIDUAL LOTS. DETAILED TREE SURVEYS SHALL BE PREPARED FOR EACH LOT AS PART OF THE BUILDING PERMIT APPLICATION. IF ANY ADDITIONAL TREES NEED TO BE REMOVED DUE TO THE LOT GRADING OR BUILDING PLACEMENT, THIS REQUEST SHALL BE INCLUDED IN THE BUILDING PERMIT APPLICATIONS.
 5. ALL DISTURBED AREAS SHALL BE RESPREAD WITH TOPSOIL AND SEEDING. SEE PRELIMINARY LANDSCAPE PLANS FOR LANDSCAPE AND RESTORATION INFORMATION AND DETAILS.

- LEGEND:**
- STORM STRUCTURE
 - STORM SEWER
 - ▶ STORM FLARED END
 - GRADING LIMITS FOR ROAD AND STORMWATER BASIN CONSTRUCTION
 - - - DRAINAGE DIVIDES (PROPOSED)

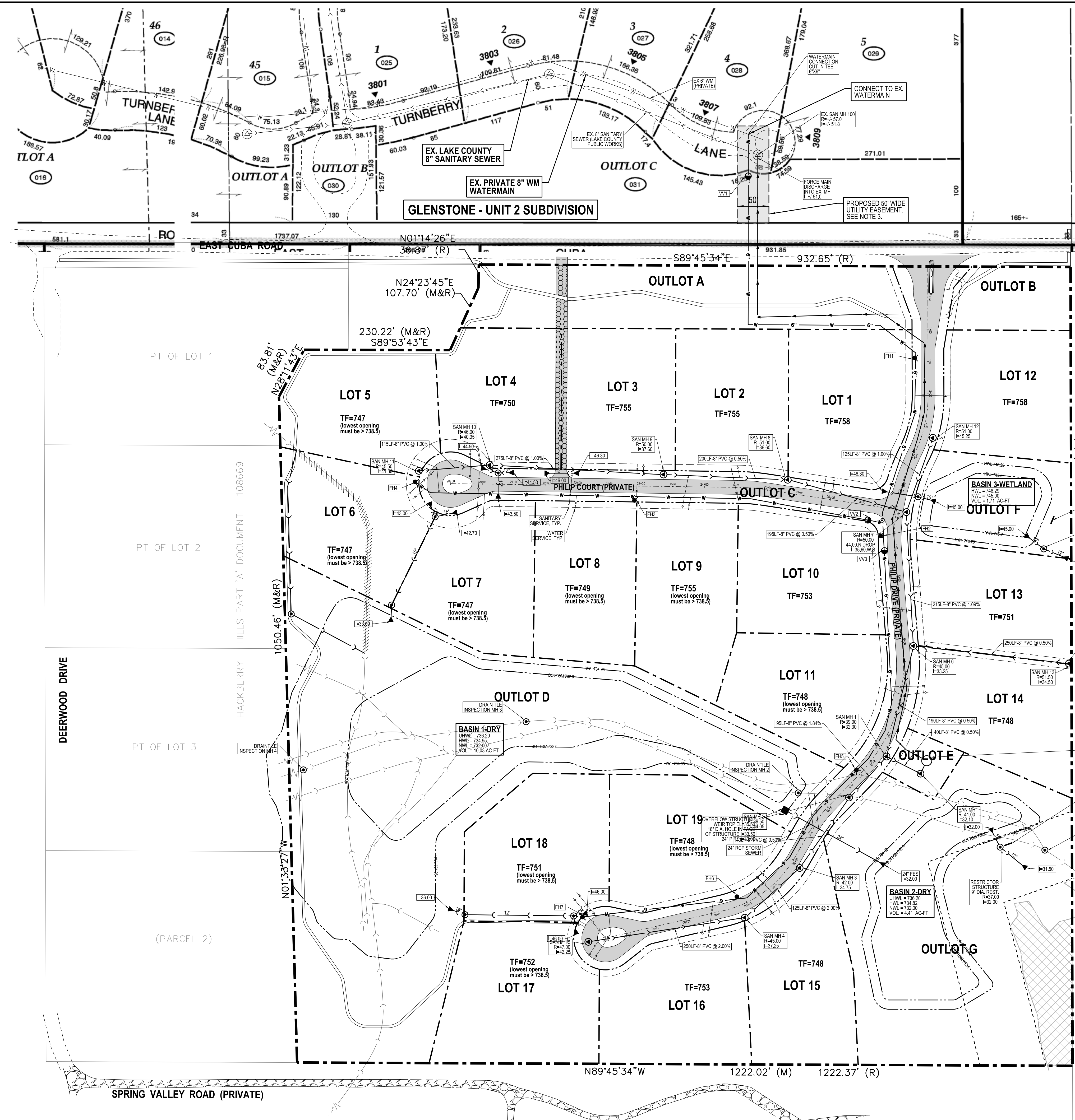
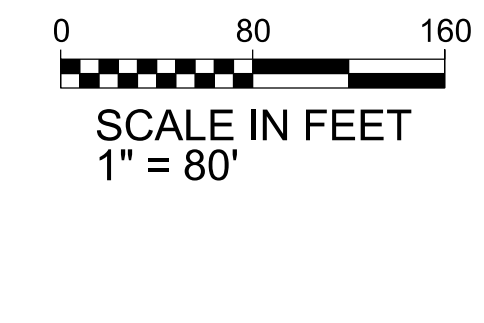


PROJECT:
PHILIP ESTATES SUBDIVISION
CUBA ROAD, LONG GROVE, IL

PREPARED FOR:
PHILIP ESTATES, LLC
8150 W. 159th Street
Orland Park, IL 60462

NO.	DATE	DESCRIPTION
1	2/15/21	Rev. Per Village Comments
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PRELIMINARY
GRADING
PLAN



NOTES:

1. ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF LONG GROVE AND LAKE COUNTY REQUIREMENTS, AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS.
2. **A. SANITARY SEWER:** THE DEVELOPMENT IS PROPOSED TO BE SERVED BY A PRIVATE 8-INCH SANITARY SEWER DISCHARGING TO AN ONSITE PROPOSED LIFT STATION AND FORCE MAIN. THE LIFT STATION WILL BE LOCATED ON OUTLOT E. IT WILL BE DESIGNED TO ACCOMMODATE THE 19-LOT PHILIP ESTATES SUBDIVISION AND, AS REQUESTED BY LAKE COUNTY, THE FUTURE DEVELOPMENT OF THE PROPERTY TO THE EAST OF PHILIP ESTATES. UPON APPROVAL BY LAKE COUNTY, THE LIFT STATION WILL BE CONVEYED TO LAKE COUNTY.

THE FORCE MAIN WILL DISCHARGE ON THE NORTH SIDE OF CUBA ROAD INTO THE EXISTING LAKE COUNTY SANITARY SEWER WITHIN THE GLENSTONE UNIT 2 SUBDIVISION.
3. **B. WATERMAIN:** THE PHILIP ESTATES SUBDIVISION WILL BE SERVED WITH A PRIVATE 6-INCH WATERMAIN SYSTEM THAT WILL BE CONNECTED TO THE EXISTING PRIVATE COMMUNITY WATER SUPPLY WITHIN THE GLENSTONE UNIT 2 SUBDIVISION LOCATED ON THE NORTH SIDE OF CUBA ROAD.
4. AN AGREEMENT WITH GLENSTONE - UNIT 2 HOME OWNERS ASSOCIATION HAS BEEN SIGNED TO ALLOW CONNECTION OF THE SANITARY SEWER AND EXTENSION OF THE WATERMAIN. FINAL EASEMENT LOCATIONS FOR THE FORCE MAIN AND WATER MAIN CONNECTIONS WILL BE DETERMINED DURING FINAL ENGINEERING AFTER A TOPOGRAPHIC SURVEY AND TREE SURVEY OF THE ROUTE HAS BEEN COMPLETED.

LEGEND (PROPOSED):

- SANITARY SEWER & MH
- STORM SEWER & MH
- STORM CB/INLET
- SANITARY FORCE MAIN
- FLARED END SECTION WRIP RAP
- FIRE HYDRANT
- W — WATER MAIN & VALVE

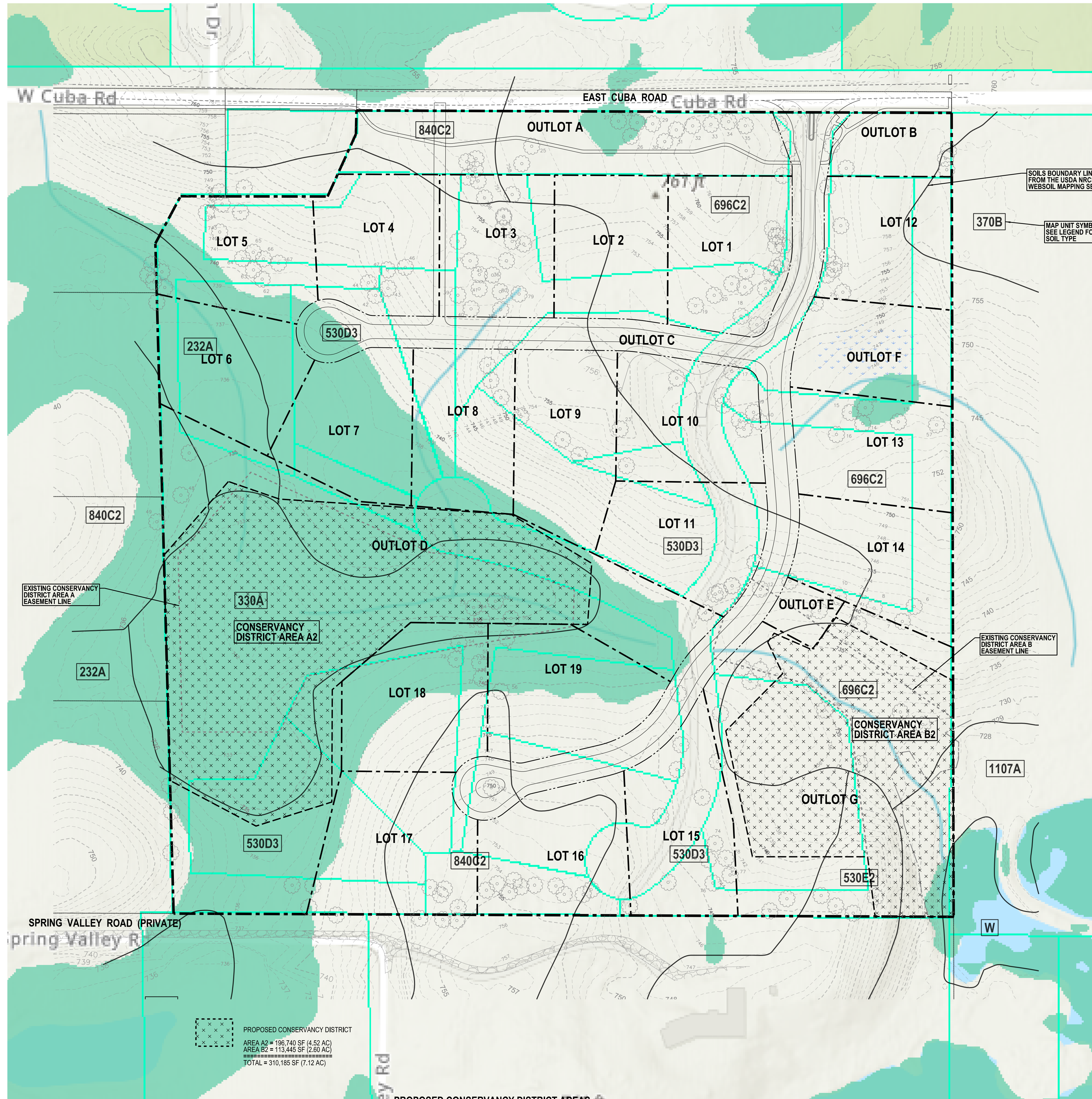
PROJECT:
PHILIP ESTATES SUBDIVISION
CUBA ROAD, LONG GROVE, IL

PREPARED FOR:
PHILIP ESTATES, LLC
8150 W. 159th Street
Orland Park, IL 60462

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PRELIMINARY
SANITARY SEWER AND
WATERMAIN
PLAN



PROPOSED CONSERVANCY DISTRICT
 AREA A2 = 196,740 SF (4.52 AC)
 AREA B2 = 113,445 SF (2.60 AC)
 TOTAL = 310,185 SF (7.12 AC)

PROPOSED CONSERVANCY DISTRICT AREAS
 SCALE 1" = 80'

Map Unit Symbol	Map Unit Name
* 232A	Ashkum silty clay loam, 0 to 2 percent slopes
* 330A	Peotone silty clay loam, 0 to 2 percent slopes
370B	Saylesville silt loam, 2 to 4 percent slopes
530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded
530E2	Ozaukee silt loam, 12 to 20 percent slopes, eroded
696C2	Zurich silt loam, 4 to 6 percent slopes, eroded
840C2	Zurich and Ozaukee silt loams, 4 to 6 percent slopes, eroded
1107A	Sawmill silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded
* W	Water

* CONSIDERED LOWLAND CONSERVANCY SOILS

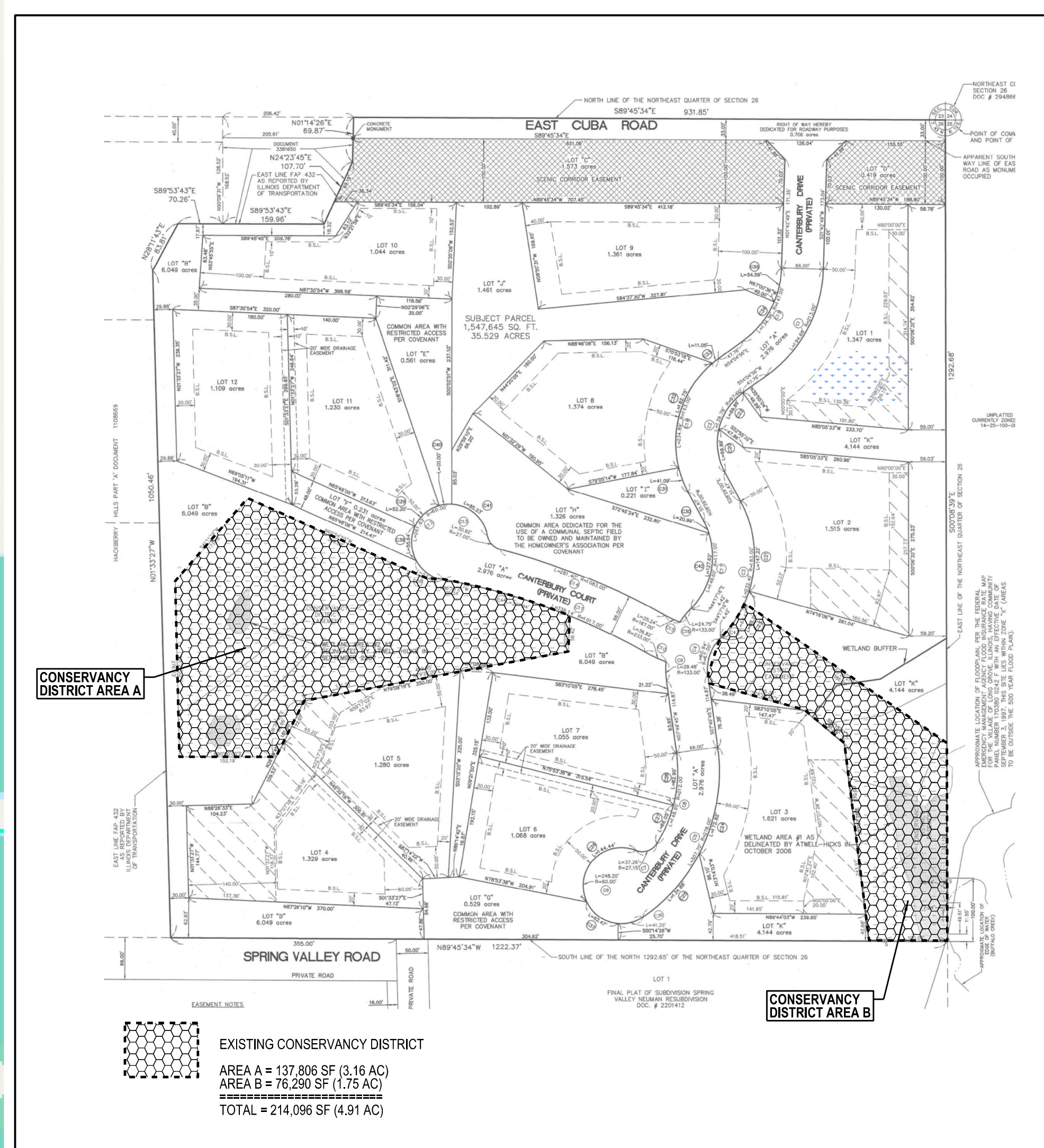
CONSERVANCY DISTRICTS, EASEMENTS AND PROTECTED AREAS

LOWLAND CONSERVANCY DISTRICT:
 AS PART OF THE PREVIOUSLY APPROVED 12-LOT SUBDIVISION, TWO CONSERVANCY DISTRICT EASEMENTS WERE DESIGNATED ON THE SUBDIVISION PLAN. THE TOTAL EXISTING CONSERVANCY EASEMENT AREA IS 4.91 ACRES.

FOR THE PURPOSE OF THIS RESUBDIVISION WE PROPOSE TO MODIFY AND EXPAND THE EXISTING DISTRICT AREAS TO CREATE NEW CONSERVANCY DISTRICT AREAS. THE PROPOSED RE-SUBDIVISION TO THE 19-LOT PLAN WILL RESULT IN THE TOTAL PROPOSED CONSERVANCY EASEMENT AREA OF 7.12 ACRES.

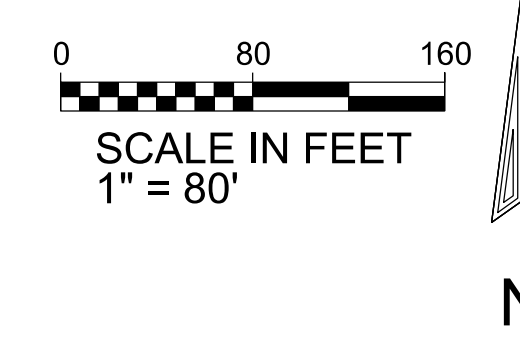
UPLAND CONSERVANCY DISTRICT:

BASED ON A REVIEW OF THE EXISTING TOPOGRAPHY AND TREE SURVEY THERE ARE NO UPLAND CONSERVANCY DISTRICT AREAS IDENTIFIED ON THE PROPERTY.



EXISTING CONSERVANCY DISTRICT
 AREA A = 137,806 SF (3.16 AC)
 AREA B = 76,290 SF (1.75 AC)
 TOTAL = 214,096 SF (4.91 AC)

EXISTING RECORDED CONSERVANCY DISTRICT AREAS
 SCALE 1" = 160'



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