



Consulting Civil Engineers • Planners • Land Surveyors

September 8, 2015

Mr. Geoffrey Perry, P.E.
Assistant Village Engineer
Gewalt Hamilton Associates, Inc.
The Monadnock Building
53 W. Jackson Blvd., Suite 924
Chicago, IL 60604

**RE: IVERSON PROPERTY RESIDENTIAL DEVELOPMENT, LONG GROVE, IL
(IG # 14604)**

Dear Mr. Perry:

In response to your review letter of August 14, 2015 addressed to Mr. David Lothspeich, the Long Grove Village Manager, we are enclosing the HydroCAD Report dated 6/30/2015, the Title Search for Dorothy Lane dated 1/27/15, Plat of Annexation dated 3/12/15, the Preliminary Site Plan dated 9/4/2015, the Preliminary Plat of Subdivision dated 9/8/2015, and the Site Exhibit dated 9/9/15.

Please note that we have provided sufficient detail for Preliminary Engineering design to demonstrate that the site grading, paving, sewage, and storm water drainage is feasible. Greater details shall be provided during Final Engineering design. Out of respect for the PCZBA, we believe they should be given the opportunity to provide their input regarding the Preliminary Engineering prior to continuing with Final design. Therefore, we have taken this into consideration and have addressed all of the comments accordingly.

General Comments:

1. We acknowledge the comment that the proposed storm water detention is located within the proposed Scenic Corridor of Old Hicks Road, we believe this is an appropriate use of the scenic corridor and should be discussed by the Village Plan Commission and Zoning Board of Appeals (PCZBA).
2. The field located wetland delineations are shown and labeled on the Preliminary Site Plan. The Wetland Report and the subsequent Jurisdictional Determination from the Army Corps is provided.
3. A response regarding the storm water calculations and a HydroCAD report dated 6/30/2015 was provided with our last submittal. Another copy of the HydroCAD report dated 6/30/2015 has been enclosed for your convenience. Please reference our last submittal for additional explanation. Although this is a preliminary HydroCAD report, it demonstrates sufficient detail for Preliminary Engineering design to show that the storm water design is feasible.
4. We respectfully disagree and request that the well study be postponed until after the PCZBA has had the opportunity to review the Preliminary Site Plan. Doing so could reduce potential project costs resulting from any discussions with the PCZBA that may affect the well study. PCZBA approval can be contingent upon satisfactory completion of the well study.

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5. We have performed a survey of the property to determine the boundary and it is shown on the Preliminary Site Plan and the ALTA/ACSM Land Title Survey. The land referred to in some maps as Dorothy Lane appears to have been an old farm road and driveway at one point that has since fallen into disuse. Dorothy Lane was only platted northwest of the subject property and only north of the north line extended west of the subject property. There are overhead lines north of the subject property. Our office, the client and the title company have performed an exhaustive search for any documentation that dedicated Dorothy Lane on the subject property and have found none. If your office has any additional information, please forward it to us. A copy of the Title Search for the property at Dorothy Lane has been enclosed.

Preliminary Engineering

1. The Preliminary Site Plan has been provided at the largest standard scale (i.e. 10, 20, 30, 40, 50, 60, 100, 200) that shows the entire site on one, 24" x 36" sheet. Any larger would require splitting the view of the site onto two or more sheets and would make reading the plan confusing. The plan is very legible at its current scale, which is 1" = 100' and is not uncommon for Preliminary Engineering design. As a convenience to the PCZBA we have also included a 1"=50' SITE EXHIBIT on larger format paper.
2. A cross-section of the proposed roadway has been shown.
3. A cross-section of the proposed 15-foot wide combined emergency access road/shared path has been shown.
4. Sanitary sewer pipe lengths and slopes have been shown. They sufficiently demonstrate that the proposed sewer design is feasible.
5. Storm water runoff across the rear yards of Lots 4-8 shall be conveyed to Detention Basin #2 via rear and side yard swales as well as via roadway ditches and culverts. Flow areas have been shown indicated the drainage routes. The preliminary grading and storm water design demonstrates that the site plan is feasible. Greater details shall be provided as a part of the Final Engineering design.
6. The overflow route at the west end of Bayberry Court is shown to Detention Basin #2. Greater details will be provided as a part of the Final Engineering design.
7. Preliminary grading info has been shown for the Emergency Access Road. This is sufficient to demonstrate for Preliminary Engineering that it shall not cause offsite runoff.
8. Discharge from Detention Basins #1 and #4 are directed into ditches within the Old Hicks Road right-of-way. This is the same direction that currently exists for runoff from these sub-watersheds. The receiving waters from Old Hicks Road runoff are the lakes and ponds throughout the Grove Country Club and ultimately Buffalo Creek, which has been depicted on the Location Map.
9. Roadway ditch culverts have been shown at both entrance locations.

Preliminary Plat of Subdivision

1. A storm water easement has been shown across the side of Lot 3 and the rear of Lots 1-3 and 10-14 for proposed storm water detention. Proposed easement locations will be finalized as required once Final Engineering design has been completed.

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2. The dashed lines shown on the Preliminary Plat indicate easements and yard setbacks (for houses from property lines) and have been labeled as such. Public and franchise utilities shall be contained primarily within the roadway easement. Easements that are necessary outside of the roadway shall be shown in greater detail once Final Engineering design has been completed.
3. Dimensions have been shown between the lots for the proposed duplexes and the adjacent property lines.
4. The signature information has been shown in sufficient detail for the PCZBA review.

Please include our file number 14604 on any further correspondence. If there are any questions, please do not hesitate to contact us.

Very truly yours,
IG Consulting, Inc.



Kevin C. Lewis, P.E., P.L.S.
President

GP/pbp

Encl.