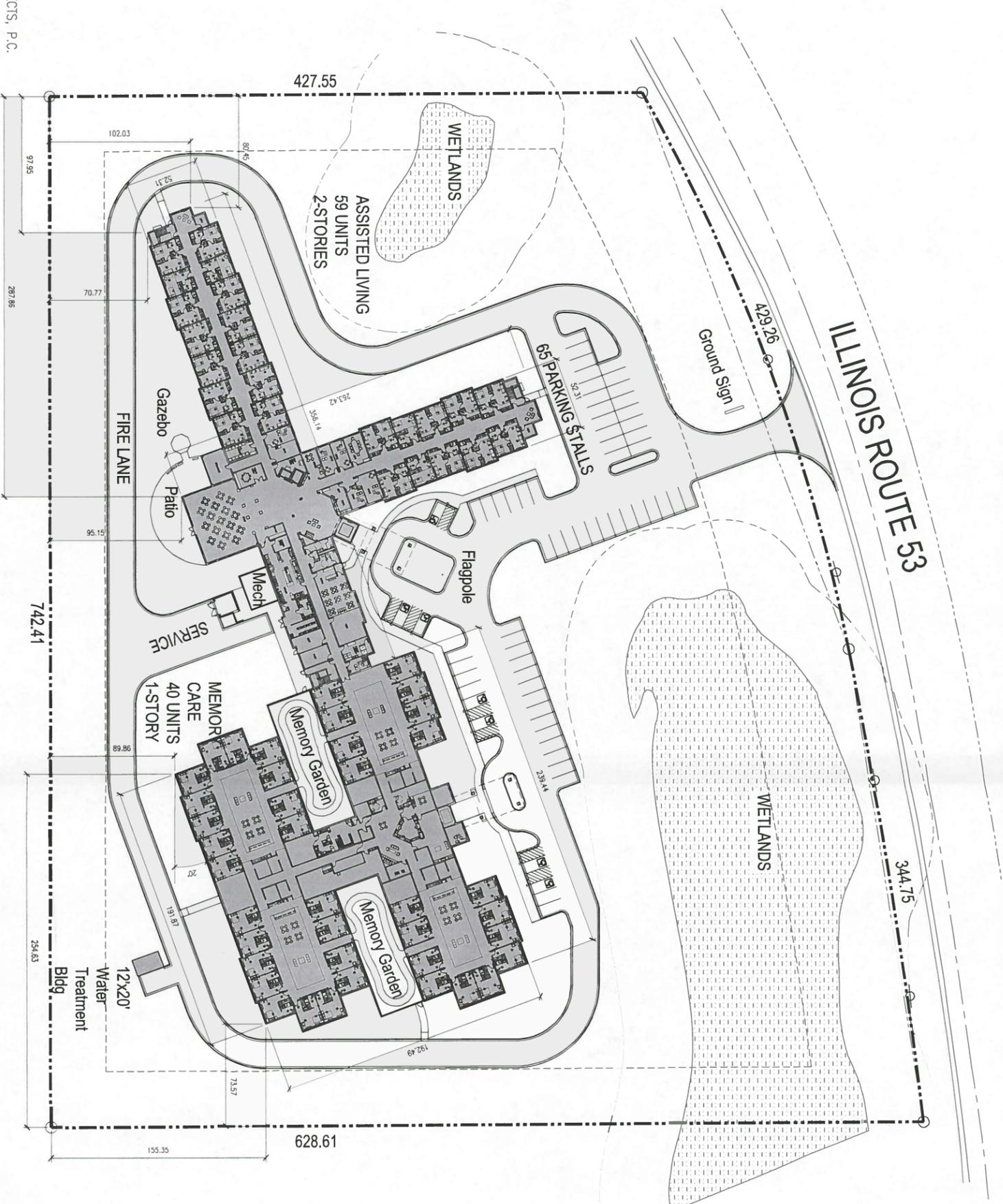


LONG GROVE SENIOR CARE

ILLINOIS ROUTE 53, LONG GROVE, IL



ZONING TABLE		
BULK REQUIREMENTS		
R-2 Zoning District		
Requirement	Requirement	Proposed
Maximum building height (feet) to centerline	35	29'-7" centerline
Minimum lot area ²	2 acres	38,321 sq ft
Minimum yards and setbacks ^{3,4} :		
Front and corner side (feet)	75	156.02
Side (feet)	40	73.57
Rear (feet) ⁵	40	70.77
Conservancy area/ scenic corridor	ft	
Maximum gross floor area ⁶	sq ft	13000
Maximum impervious surface coverage ⁷	%	40%
Minimum spacing between principal and accessory buildings (feet)	ft	20
		53

DATE: 5/23/2014
PROJECT NAME: Long Grove Senior Care
PROJECT LOCATION: Illinois Route 53, Long Grove, IL
JOB NUMBER: 13 025
CLIENT: Jordan E. Glazov and Douglas Johnson (Rehabilitance LLC)

SITE DATA

GENERAL		
Frontage:	Ft: 774.01	Acres: 9.46
Gross Site Area:	Sq. Ft: 412281	

COVERAGE AND DENSITY

Building Coverage:	16%	
Floor Area Ratio (FAR):	0.23	
Density:	10.5	Units per acre
Landscaped Area:	Sq. Ft: 270630	Percent of Site: 65%
Impervious Area:	Sq. Ft: 141651	Percent of Site: 34%

PARKING

Standard Parking Stalls:	58	
Accessible Parking Stalls:	7	
Total Parking Stalls:	65	
Ratio per Unit:	0.555555557	

BUILDING DATA

AREAS BY FLOOR			Totals		
1st floor	Assisted Living	Memory Care	30151	36040	66191
2nd floor			27487	0	27487
Total of All Floors			57638	36040	93678
Sq Ft per Unit			1130.16	901	946.24

UNIT TYPES BY FLOOR

Floor	Unit Type	Count	Studio	Memory Care	Totals
1st floor	Assisted Living	20	40	4	64
2nd floor	1-Bedroom	31	0	4	35
Total of All Floors		51	40	8	99
% of Total Units		52%	40%	8%	

LEASABLE FLOOR AREA

Unit Type	Number of Units	Floor Area per Unit	Total Floor Area	%
Assisted Living - 1Bd	51	457	23307	40%
Assisted Living	8	337	2696	5%
Memory Care	40	339	13560	38%
Total	99		39553	42%

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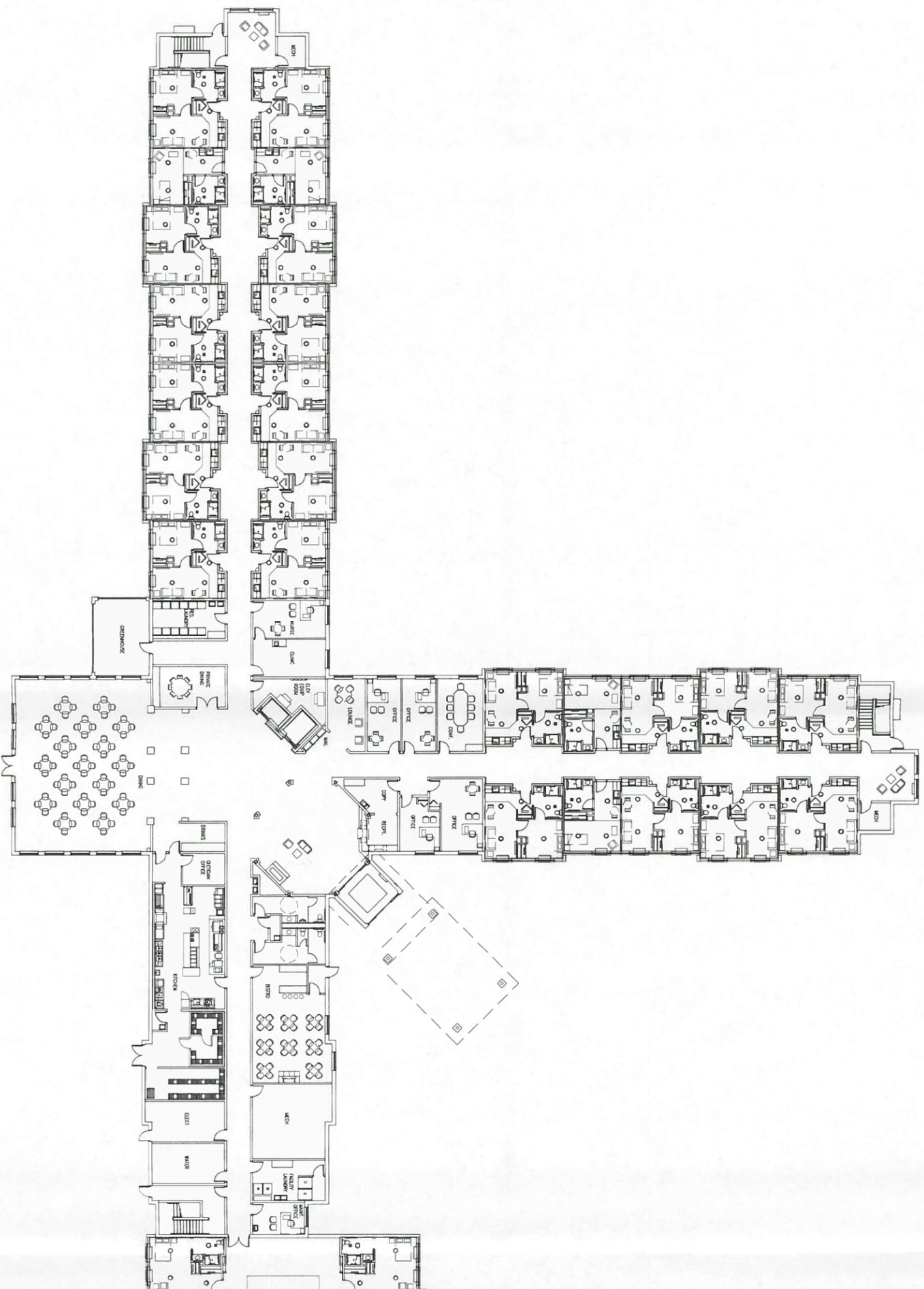


OVERALL SITE PLAN

SCALE: 1" = 40'

LONG GROVE SENIOR CARE

ILLINOIS ROUTE 53, LONG GROVE, IL



Floor Plan - Assisted Living

SCALE: 1/16"=1'-0"

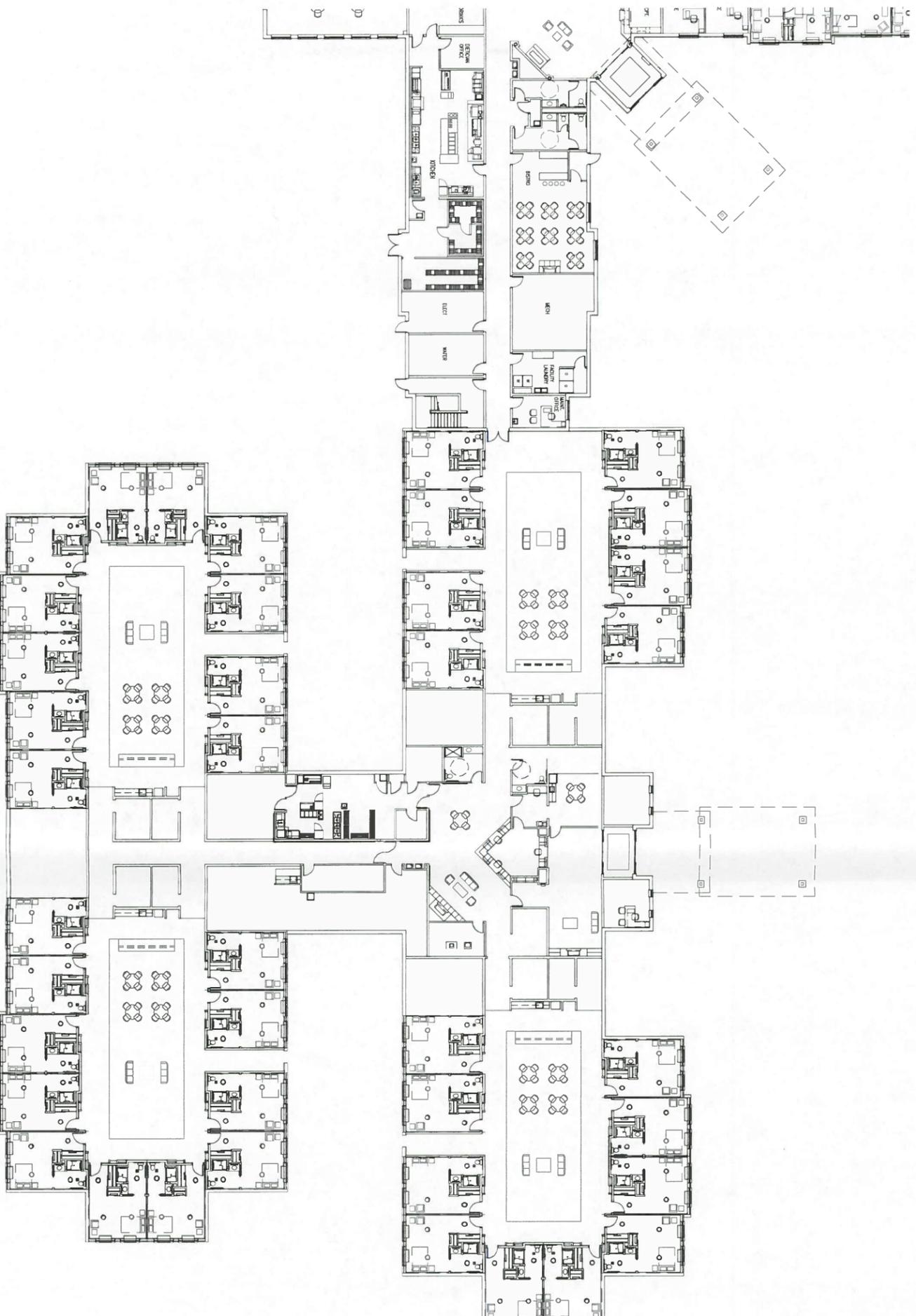
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LONG GROVE SENIOR CARE

ILLINOIS ROUTE 53, LONG GROVE, IL



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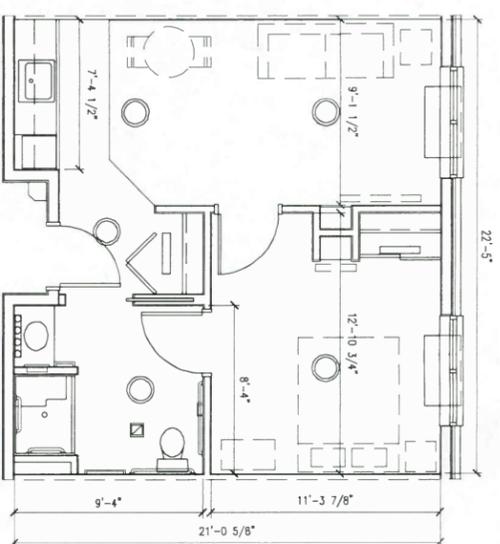
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769 Highland Drive, Unit A, Sugar Grove, Illinois
Phone: 630-466-8740 Fax: 630-466-8760

Floor Plan - Memory Care

SCALE: 1/16"=1'-0"

LONG GROVE SENIOR CARE

ILLINOIS ROUTE 53, LONG GROVE, IL



Assisted Living - One Bedroom

SCALE: 1/4"=1'-0"

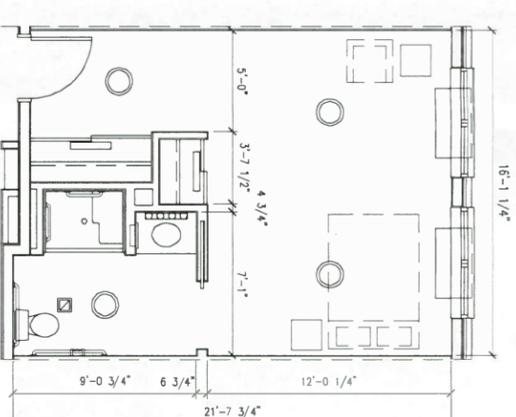
NET FLOOR AREA = 463 SQ FT



Assisted Living - Studio

SCALE: 1/4"=1'-0"

NET FLOOR AREA = 343 SQ FT



Memory Care - Studio

SCALE: 1/4"=1'-0"

NET FLOOR AREA = 346 SQ FT

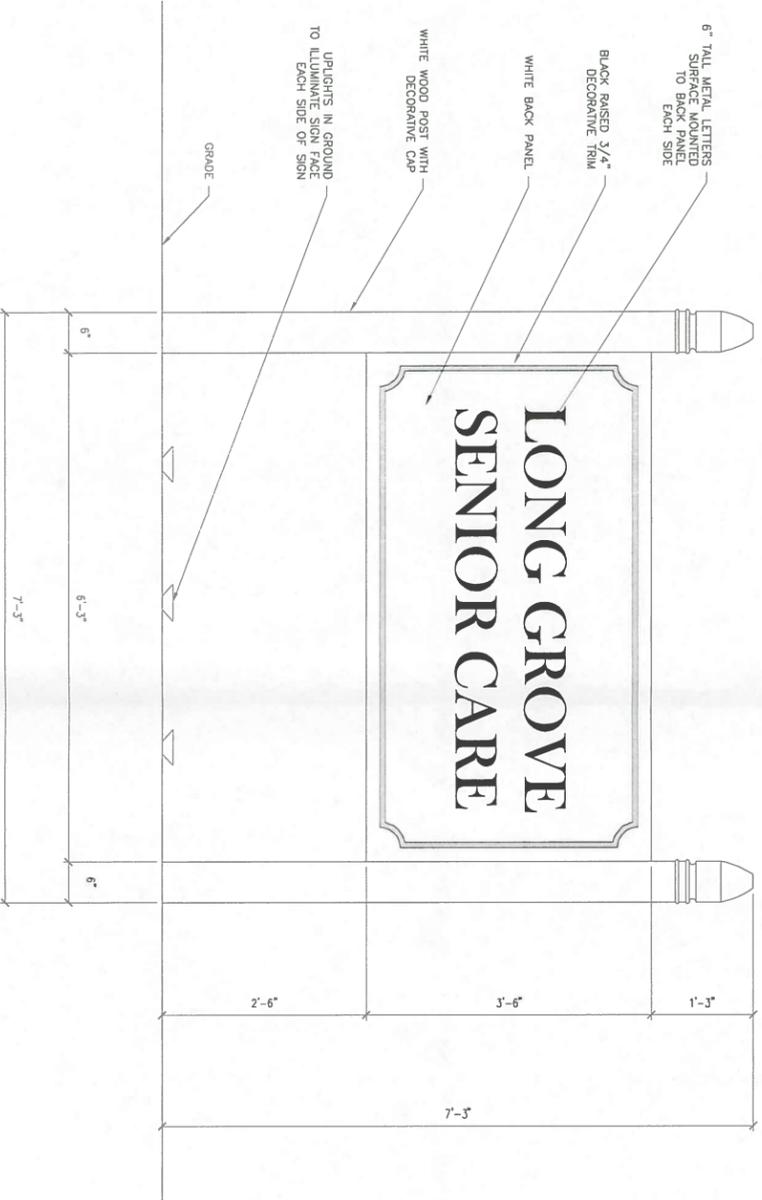
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LONG GROVE SENIOR CARE

ILLINOIS ROUTE 53, LONG GROVE, IL



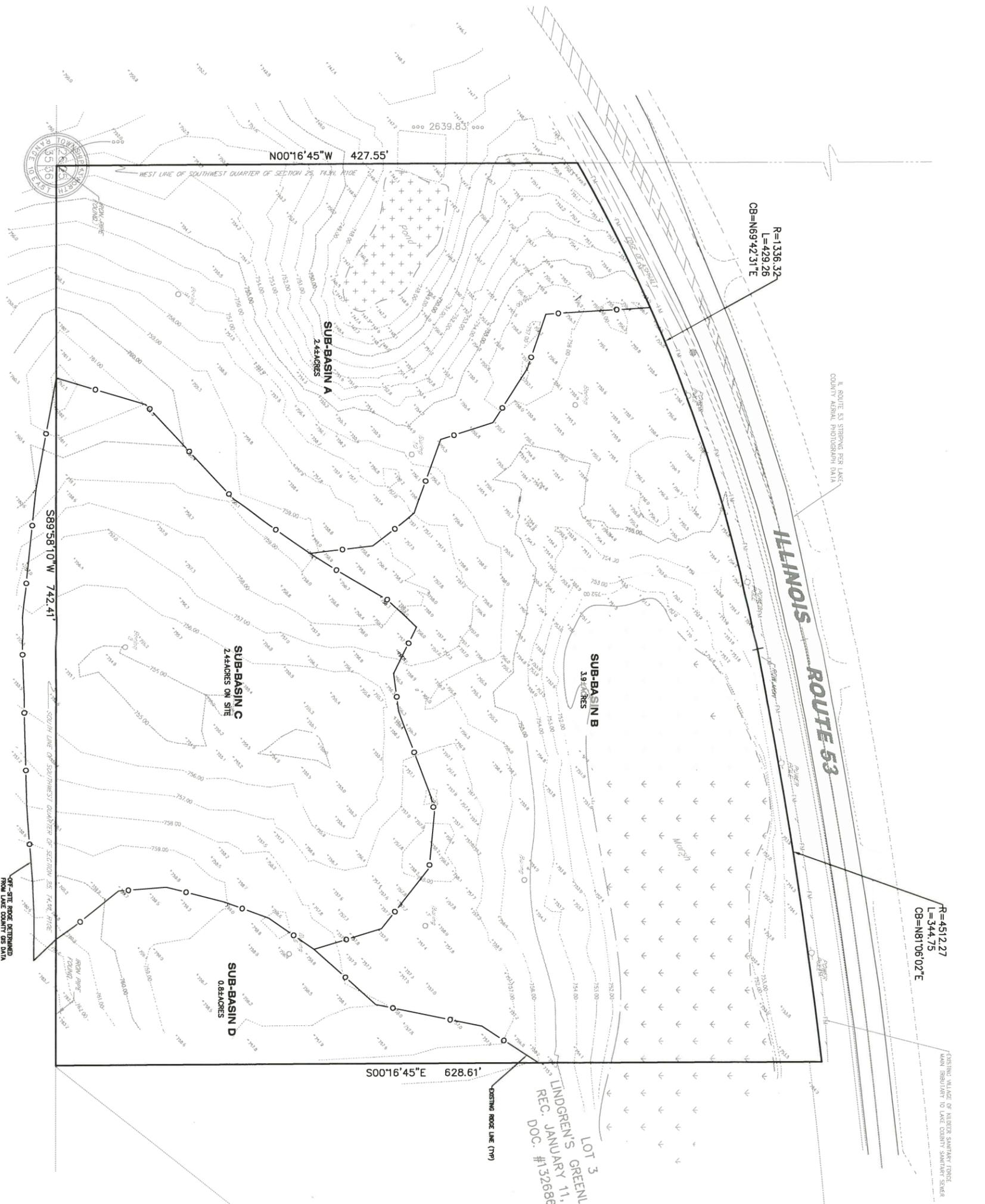
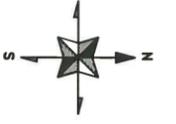
Ground Sign Elevation

SCALE: 1"=1'-0"

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OFF-SITE ROADS DETERMINED FROM LAKE COUNTY GIS DATA

ILLINOIS ROUTE 53
 ILLINOIS ROUTE 53 STRIPING PER LAKE COUNTY AERIAL PHOTOGRAPH DATA

LOT 3
 LINDGREN'S GREENLA
 REC. JANUARY 11, 1
 DOC. #132686C

CONTINGENT UPON RECEIPT OF ALL NECESSARY PERMITS FROM LAKE COUNTY SANITARY ENGINEER

R=1336.32
 L=429.26
 CB=N69°42'31"E

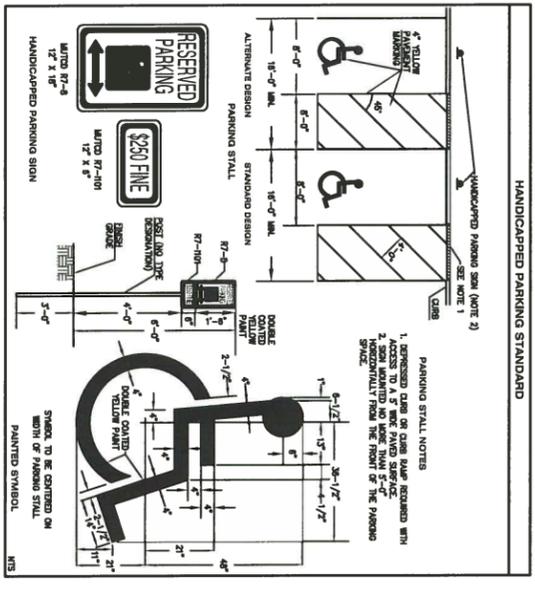
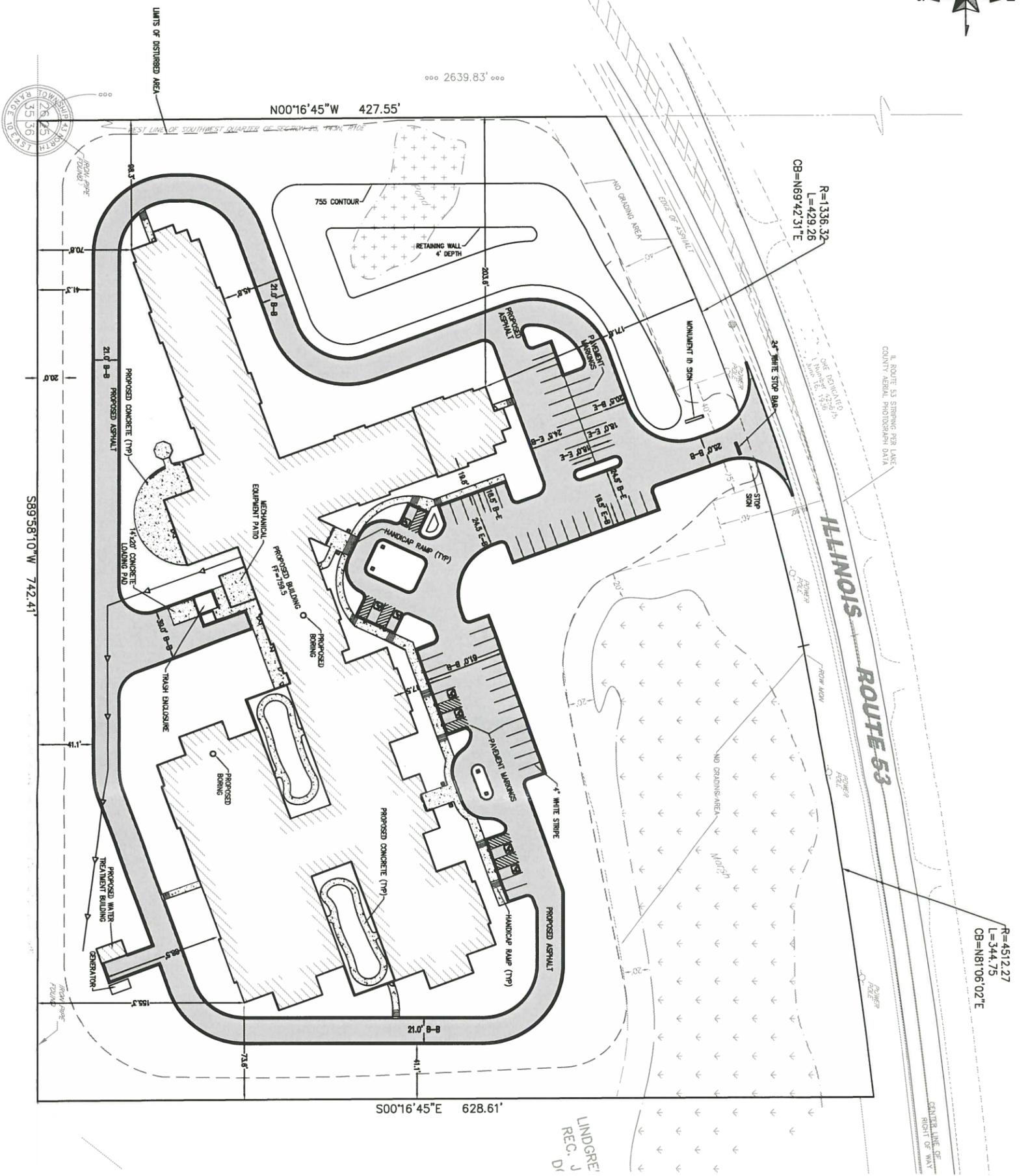
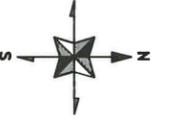
R=4512.27
 L=344.75
 CB=N81°06'02"E

ELEVATION EQUATION
 ADD 8.05 TO LSTI CONTOUR AND SPOT ELEVATION DATA FOR NAMD 88

Job Number	140314
Date	6/24/2014
Designed By	MJC
Drawn By	BTE
Checked By	MJC
Sheet Number	C2

**LONG GROVE SENIOR CARE
 ILLINOIS ROUTE 53, LONG GROVE
 LONG GROVE ILLINOIS
 EXISTING CONDITIONS**

REVISIONS	
DATE	DESCRIPTION



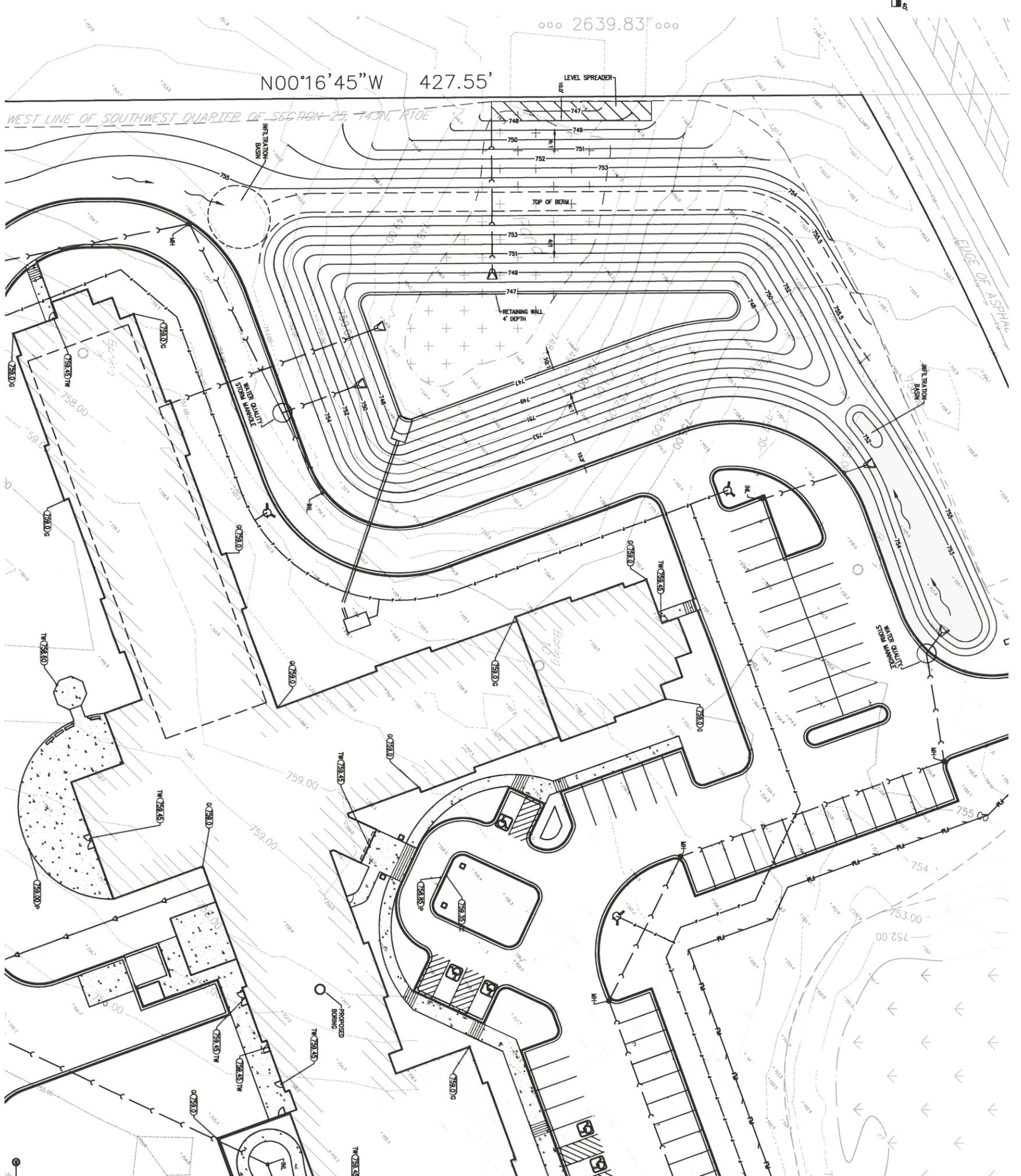
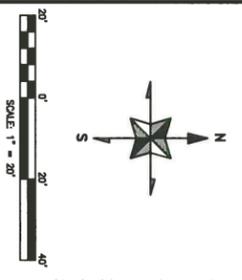
LONG GROVE SENIOR CARE
ILLINOIS ROUTE 53, LONG GROVE
LONG GROVE ILLINOIS
GEOMETRIC PLAN

REVISIONS	
DATE	NO. DESCRIPTION

Sheet Number
140314
 Job Number
6242014
 Checked By
 MJC
 Date
 6/24/2014
 Drawn By
 BTE
 Designed By
 MJC



C3



ELEVATION EQUATION
 ADD 8.05 TO LSI'S CONTOUR AND SPOT
 ELEVATION DATA FOR NAVD 88

Job Number
140314
 Street Number
C5

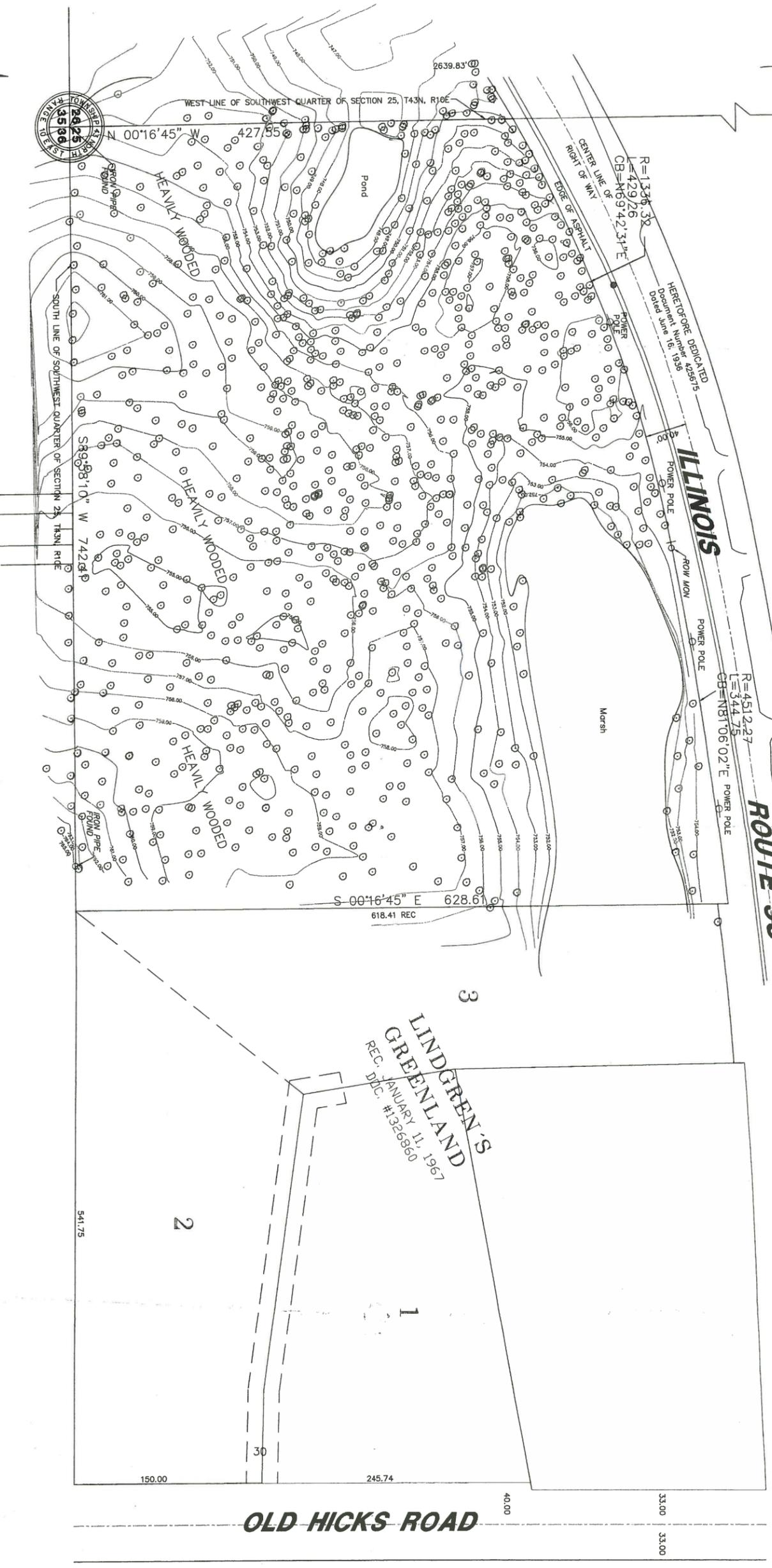
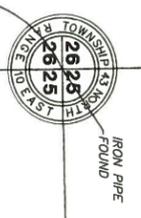


LONG GROVE SENIOR CARE
ILLINOIS ROUTE 53, LONG GROVE
LONG GROVE ILLINOIS
DRAINAGE PLAN

REVISIONS	
DATE	DESCRIPTION

PLAT OF TOPOGRAPHY

THE WEST 10 ACRES OF THAT PART OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 25, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER LINE OF STATE ROUTE 53, IN LAKE COUNTY, ILLINOIS.



- Legend
- 1" = 50'
 - Center Line of Road
 - Property Line
 - Survey Line
 - Light Pole
 - Iron Pipe
 - Power Pole
 - Marsh
 - Water
 - Contour
 - Spot Elevation
 - Iron Pipe Found

Surveyor Notes:

1. P.L.N. # 14-25-300-009
2. This survey was prepared without the aid of a Title Commitment. Please refer to a current Title for any easements, setbacks or building setbacks not shown hereon.
3. The location of underground utilities was determined by field observation and visible markings only.
4. Field Work Completed on 4/21/04
5. Total Area of said property: 412221.92 Sq. Ft. / 9.46 Acres

LINDGREEN'S
GREENLAND
REC. JANUARY 11, 1967
DEC. #1326860

OLD HICKS ROAD

SURVEYOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

WE, LAND SURVEYING SERVICES, INC. DO HEREBY STATE THAT WE HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. _____ AT PALATINE, ILLINOIS.

LAND SURVEYING SERVICES, INC.

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3323

Drawing Revisions			
Number	Date	Drawn	Checked
1	4-26-04	KMM	GJK
2	1-17-05	EC	GJK

Field Work Completed: 4-21-04 Scale: 1" = 50' Date: 4-26-04

Site Address:
Mundelein Four
1150 RFD
Long Grove, Illinois

Land Surveying Services Inc.
19 S. BOTHWELL ST., SUITE 210, PALATINE, ILLINOIS 60067
PH: (847) 991-7700 FAX: (847) 991-7707

Job Number
LS04404

Sheet Name
TOPOGRAPHY

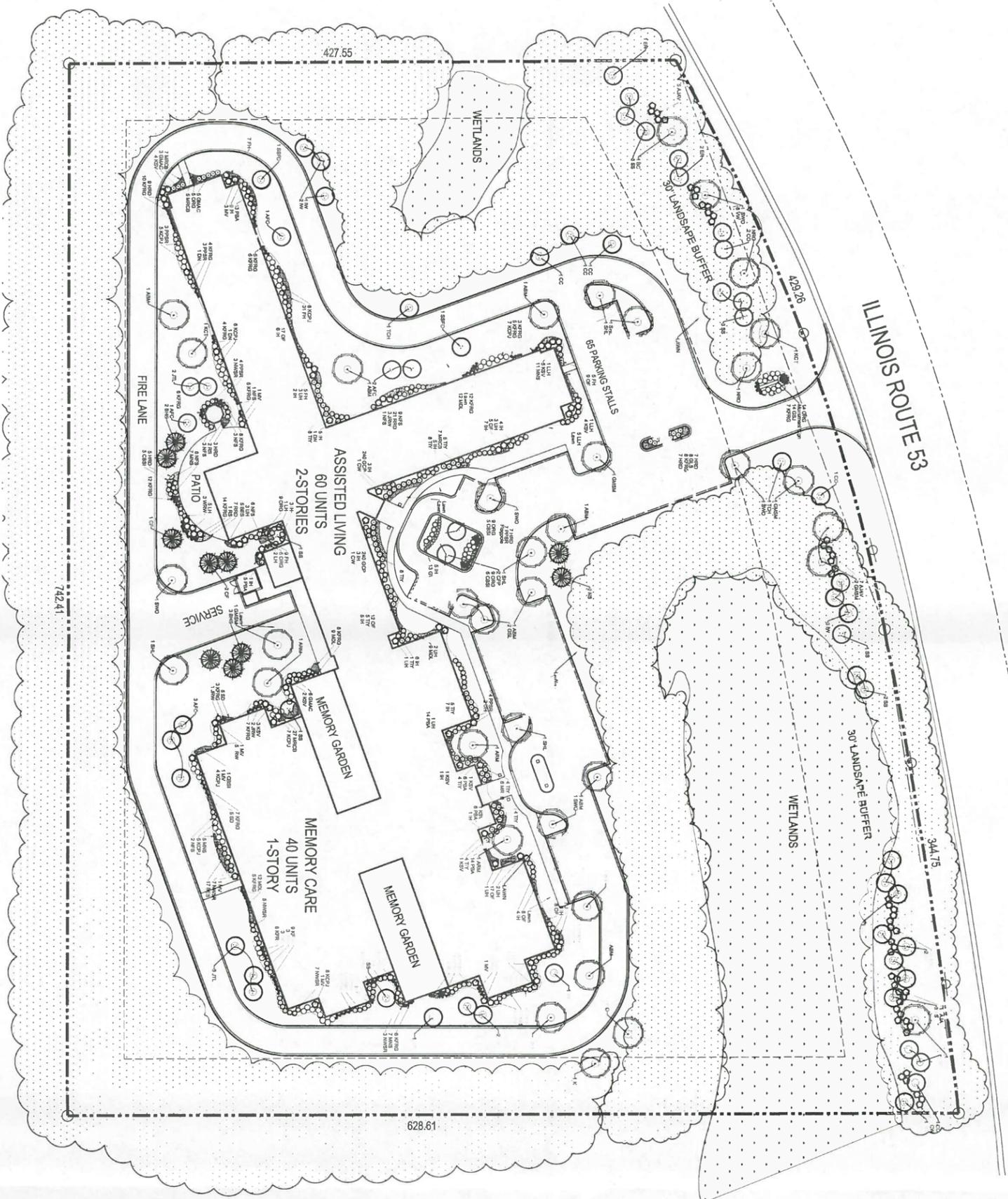
Sheet Number
LS-1

LONG GROVE SENIOR CARE

ILLINOIS ROUTE 53, LONG GROVE, IL

- BUFFERYARD PLANTINGS**
- SHADE TREES (DECIDUOUS)**
GMSM Green Mountain Sugar Maple
KCT Kentucky Coffee Tree
SWO Swamp White Oak
NRO Northern Red Oak
BC Bald Cypress
- ORNAMENTAL TREES (DECIDUOUS)**
SS Serviceberry
ER Eastern Redbud
CC Cornelian Cherry
TCH Thornless Cockspur Hawthorn
IW Ironwood
- DECIDUOUS SHRUBS**
BRC Brilliant Red Crapeberry
VW Vernal Witchhazel
CW Common Witchhazel
AAV Autumn Jazz Arrowwood Viburnum

PLANT KEY



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JOB NUMBER: 13-025



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Phone: 630-466-8740 Fax: 630-466-8760



CONCEPTUAL LANDSCAPE PLAN

SCALE: 1" = 40'

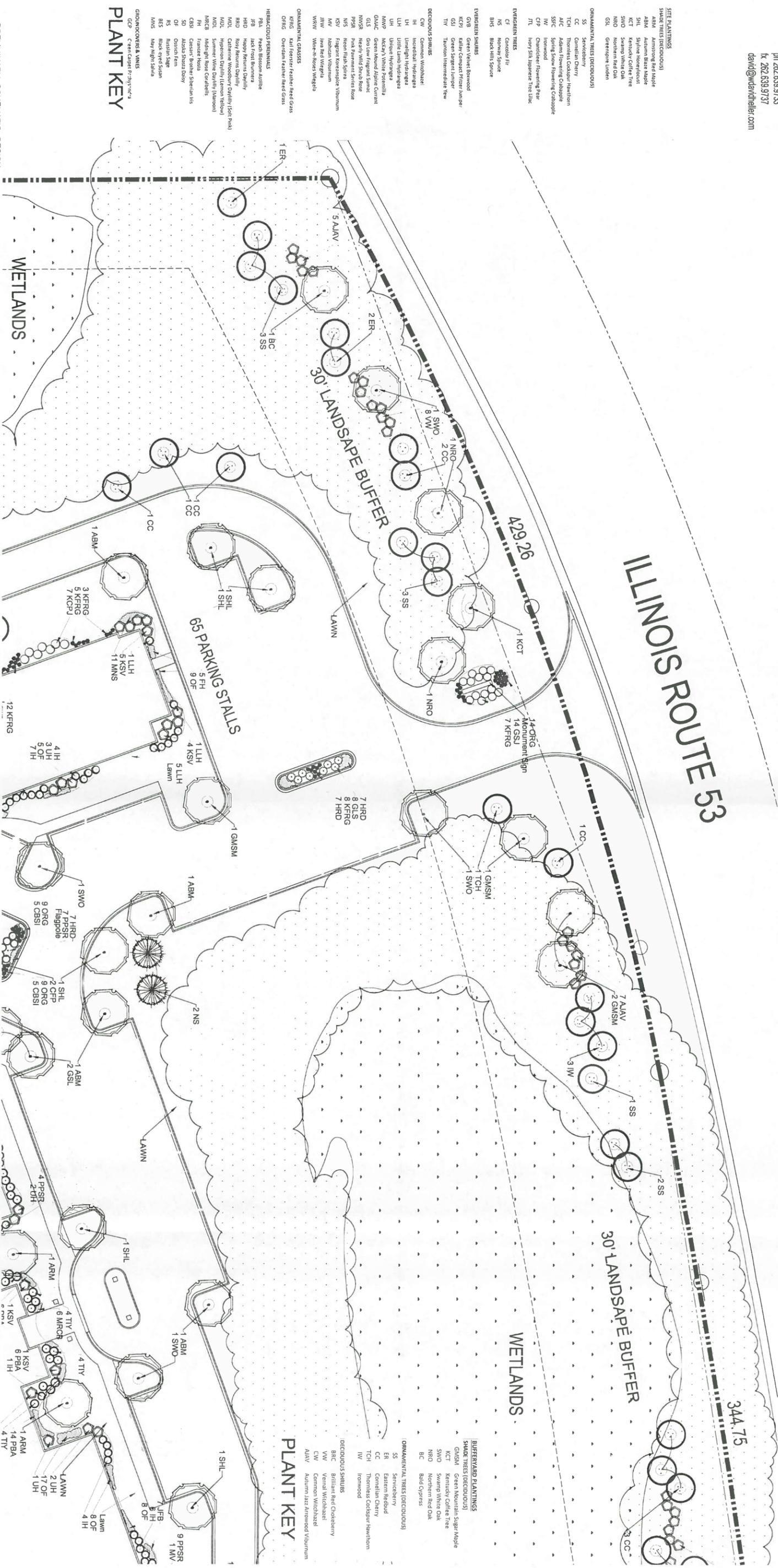
L1.0

- SITE PLANTINGS**
- SHADE TREES (DECIDUOUS)**
ARM Armstrong Red Maple
ABM Autumn Blaze Maple
SHL Skyline HomeLouist
KCT Kentucky Coffee Tree
SWO Swamp White Oak
NRO Northern Red Oak
GSL Greenstrip Linden
- ORNAMENTAL TREES (DECIDUOUS)**
SS Serviceberry
CC Cornelian Cherry
TCH Thornless Cockspur Hawthorn
AFC Adams Flowering Cabbage
SSEC Spring Snow Flowering Crabapple
IW Ironwood
CFP Chanticleer Flowering Pear
JTL Ivory Silk Japanese Tree Lilac
- EVERGREEN TREES**
CF Concolor Fir
NS Norway Spruce
BHS Black Hills Spruce
- EVERGREEN SHRUBS**
GV8 Green Velvet Boxwood
KCP1 Kally Compact Fritzer Juniper
GSI Green Sargent Juniper
TIV Tauition Intermediate Yew
- DECIDUOUS SHRUBS**
CW Common Witchhazel
IH Incedisall Hydrangea
LH Little Lamb Hydrangea
LH Unique Hydrangea
MWP McKay's White Potentilla
GMAAC Green Mound Alpine Currant
GLS Gro Low Fragrant Sumac
NWSR Nearly Wild Shrub Rose
PPSR Pink Pavement Series Rose
NIS Neon Flash Spirea
KSV Fragrant Korean Spice Viburnum
MV Mobilia Viburnum
JRW Java Red Weigela
WVW Wine-N-Roses Weigela
- ORNAMENTAL GRASSES**
KFRG Karl Foerster Feather Reed Grass
OFRG Overdam Feather Reed Grass
- HERBACEOUS PERENNIALS**
PBA Peach Blossom Astilbe
JFB Jack Frost Bunniers
HRD Happy Returns Daylily
RND Rosy Returns Daylily
MDL Catherine Woodbury Daylily (Sot Pink)
MDL Hyperion Daylily (Lemon Yellow)
MDL Summer Wine Daylily (Maroon)
MRCB Midnight Rose Coralbells
FH Francee Hosta
CS9 Caesar's Brother Sheeran Iris
SD Alaska Shasta Daisy
OE Ostrich Fern
RS Russian Sage
BS3 Black-eyed Susan
MNS May Night Salvia
- GROUNDCOVERS & VINCS**
GCP Green Carpet Patchesyandra

PLANT KEY

LONG GROVE SENIOR CARE

ILLINOIS ROUTE 53, LONG GROVE, IL



PLANT KEY

- SITE PLANTINGS**
- SHADE TREES (DECIDUOUS)**
 ABM Autumn Blaze Maple
 SHL Skyline Honeylocust
 KCT Kentucky Coffee Tree
 SWD Swamp White Oak
 NRO Northern Red Oak
 GSI Green Sycamore
 GSK Green Spine Linden
- ORNAMENTAL TREES (DECIDUOUS)**
 SS Serviceberry
 CC Cornelian Cherry
 TCH Thornless Coddgeur Hawthorn
 AFC Adams Flowering Crabapple
 SSFC Spring Snow Flowering Crabapple
 SW Ironwood
 CV Common Witchhazel
 RW Red Weigela
 WRTV White-Roses Weigela
- EVERGREEN TREES**
 CF Canadian Fir
 NS Norway Spruce
 BHS Black Hills Spruce
- EVERGREEN SHRUBS**
 GVB Green Velvet Boxwood
 KCPJ Kelly Compact Privet Lincep
 GSI Green Sycamore Juniper
 TY Tautou Intermediate Yew
- DECIDUOUS SHRUBS**
 CV Common Witchhazel
 LH Little Lamb Hydrangea
 LH Little Leaf Hydrangea
 UH Ulfque Hydrangea
 MMW Mackenz White Prerimilia
 GIALC Green Mound Alpine Currant
 GUS Go-Low Fragrant Sumac
 MWSM Mowbray White Snow Rose
 MSK Mowbray Star Magnolia
 MSK Mowbray Star Magnolia
 KSV Fragrant Koenigssee Viburnum
 MV Mahonia Viburnum
 HW Hard Red Vireo
 WRTV White-Roses Weigela
- ORNAMENTAL GRASSES**
 ORIG Ostrich Feather Reed Grass
- HERBACEOUS PERENNIALS**
 PBA Peach Blossom Anemone
 FB Flat Top Brunnera
 HHD Holly Hedges Daylily
 HHD Holly Hedges Daylily
 MDL Morden Double Daylily (Soft Pink)
 MDL Morden Double Daylily (Lemon Yellow)
 MDL Morden Double Daylily (Lemon Yellow)
 MDL Morden Double Daylily (Lemon Yellow)
 MCKB Madrigal Rose Candybell
 FH Frances Hosas
 CBS Casper's Bulbous Siberian Iris
 SD Shasta Daisy
 OI Ostrich Iris
 BE Black-eyed Susan
 BRS Black-eyed Susan
 MNS May Night Salvia
- GROUNDCOVERS & VINES**
 GCP Cean Cuet Fr. "Tina" "A"

PLANT KEY

- BURYEYARD PLANTINGS**
- SHADE TREES (DECIDUOUS)**
 GMSM Green Mountain Sugar Maple
 KCT Kentucky Coffee Tree
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 BRG Brilliant Red Crapeberry
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 ALV Autumn Jazz Arrowwood Viburnum

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CONCEPTUAL LANDSCAPE PLAN ENLARGEMENT
 SCALE: 1" = 20'
L1.1

