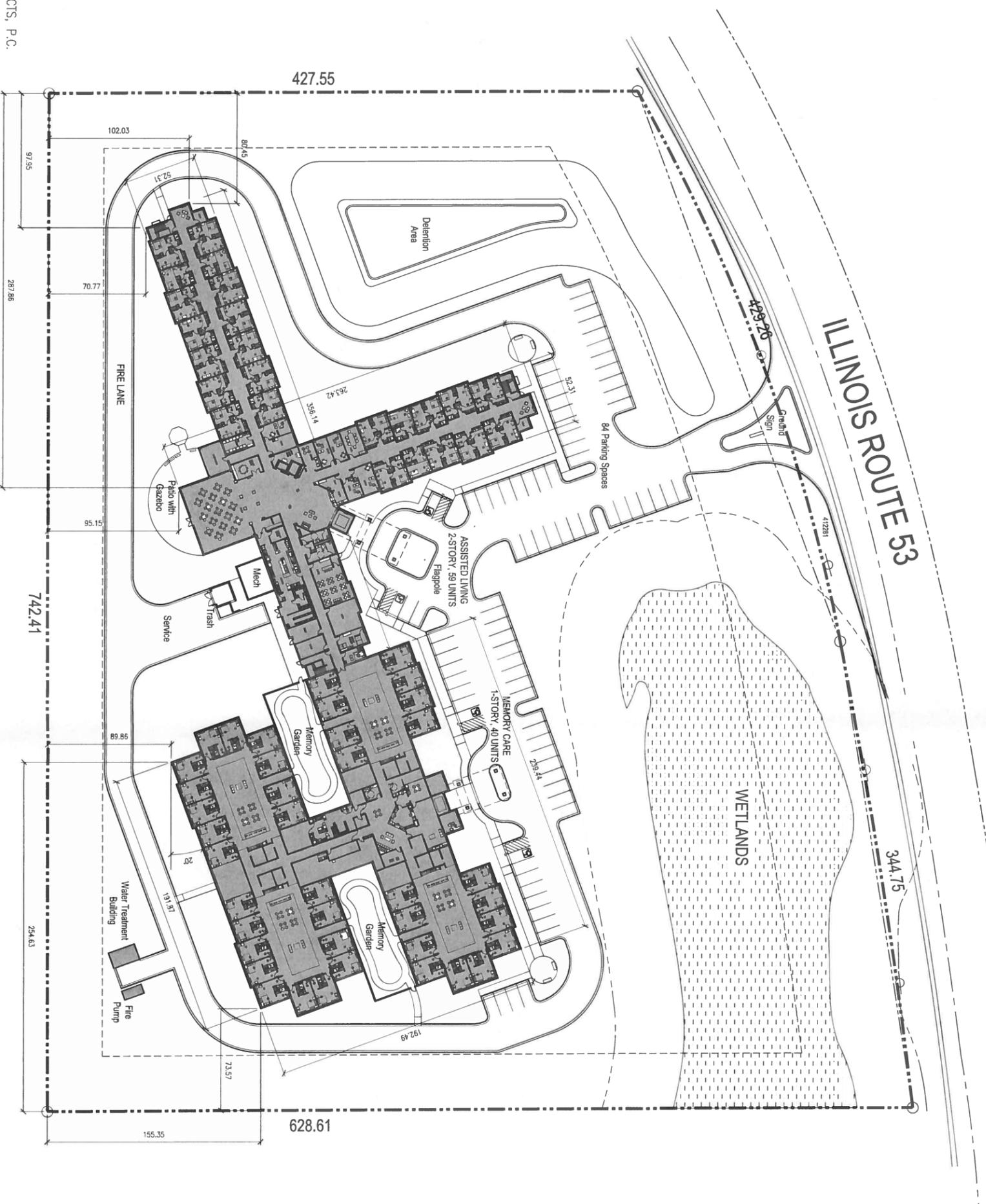




S. Mack

LONG GROVE SENIOR CARE

ILLINOIS ROUTE 53, LONG GROVE, IL



ZONING TABLE			
BULK REQUIREMENTS			
R-2 Zoning District			
Requirement	Proposed		
Maximum building height (feet) to centerline	35	29'-7" centerline	
Minimum lot area ²	2	38'-2" top	9.46
Minimum yards and setbacks ^{3, 4}			
Front and corner side (feet)	75	166.02	
Side (feet)	40	73.57	
Rear (feet) ⁵	40	70.77	
Consistency area/ scenic corridor	ft		
Maximum gross floor area ⁶	94 ft	13000	93678
Maximum impervious surface coverage ⁷	%	40%	34%
Minimum spacing between principal and accessory buildings (feet)	ft	20	53

SITE DATA	
Frontage:	Rt. 774.01
Gross Site Area:	Sq. Ft. 412281
	Acres: 9.46

COVERAGE AND DENSITY	
Building Coverage:	16%
Floor Area Ratio (FAR):	0.23
Density:	10.5 Units per acre
Landscaped Area:	Sq. Ft. 267783
Impervious Area:	Sq. Ft. 144498
	Percent of Site: 65%
	Percent of Site: 35%

PARKING	
Standard Parking Stalls:	80
Accessible Parking Stalls:	4
Total Parking Stalls:	84
Ratio per Unit:	0.848484848

BUILDING DATA			
AREAS BY FLOOR			
1st floor	Assisted Living	Memory Care	Totals
	30151	36040	66191
2nd floor	27487	0	27487
Total of All Floors	57638	36040	93678
Sq Ft per Unit	1130.16	4505	946.24

UNIT TYPES BY FLOOR			
1st floor	Assisted Living	Assisted Living	Memory Care
	20	4	40
2nd floor	31	4	0
Total of All Floors	51	8	40
% of Total Units	52%	8%	40%

LEASABLE FLOOR AREA			
Assisted Living - 1bd	Number of Units	Floor Area per Unit	Total Floor Area
	51	457	23307
Assisted Living - Studio	8	337	2696
Memory Care	40	339	13560
Total	99		39563
			42%

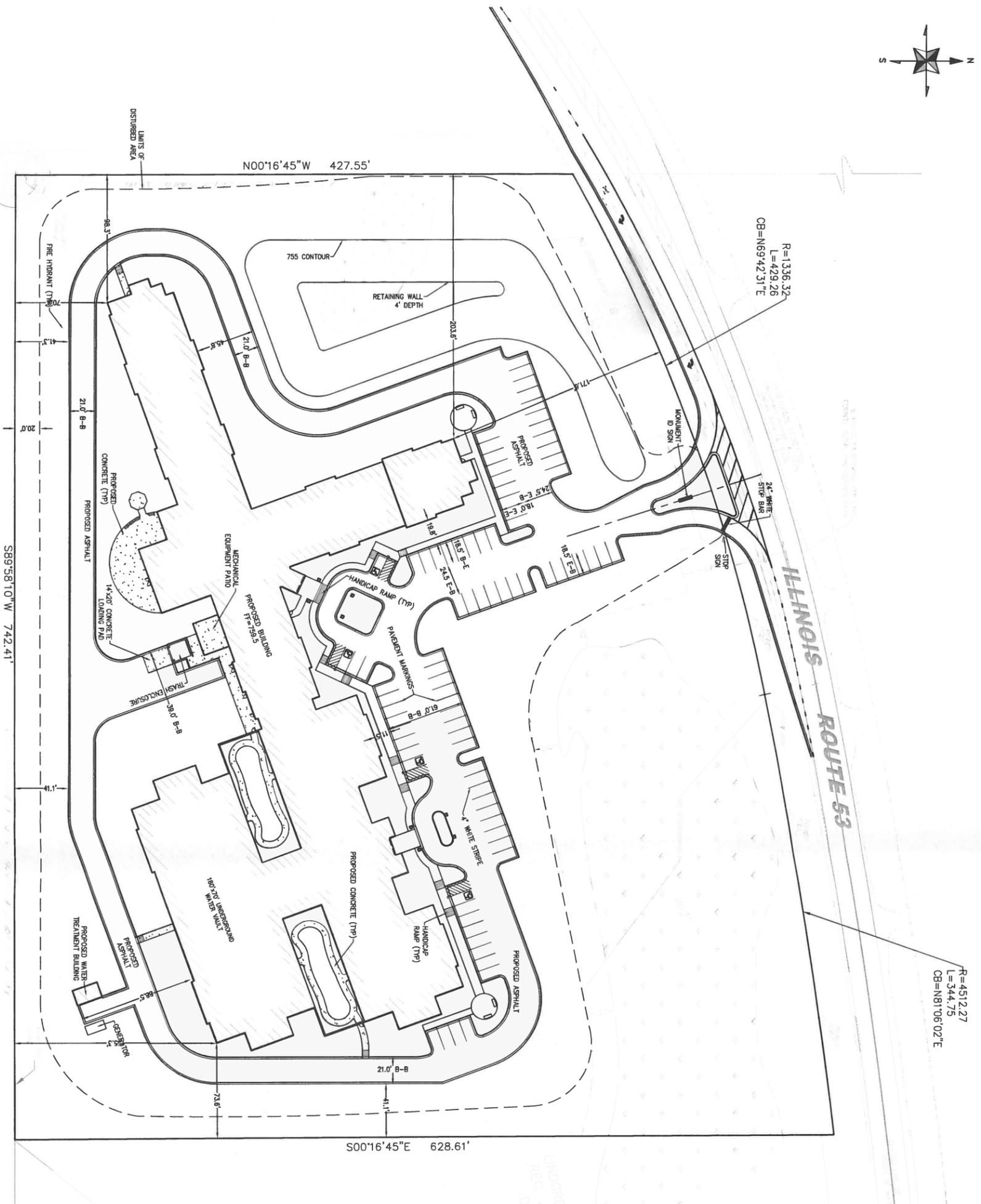
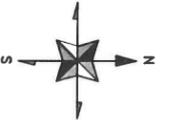
PRELIMINARY SCHEMATIC DESIGN.
 COPYRIGHT 2014 GLEASON ARCHITECTS, P.C.
 DATE: 7/29/14
 JOB NUMBER: 13-025



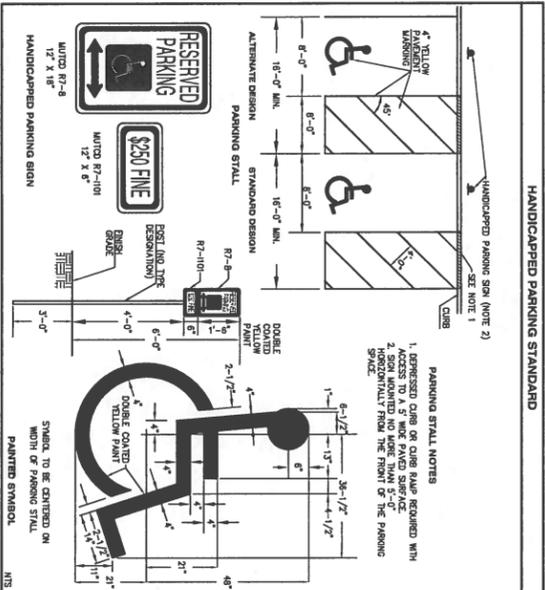
GLEASON ARCHITECTS, P.C.
 769 Highland Drive, Unit A, Sugar Grove, Illinois
 Phone: 630-466-8740 Fax: 630-466-8760

OVERALL SITE PLAN
 SCALE: 1" = 40'





R=4512.27
L=344.75
CB=N81°06'02"E

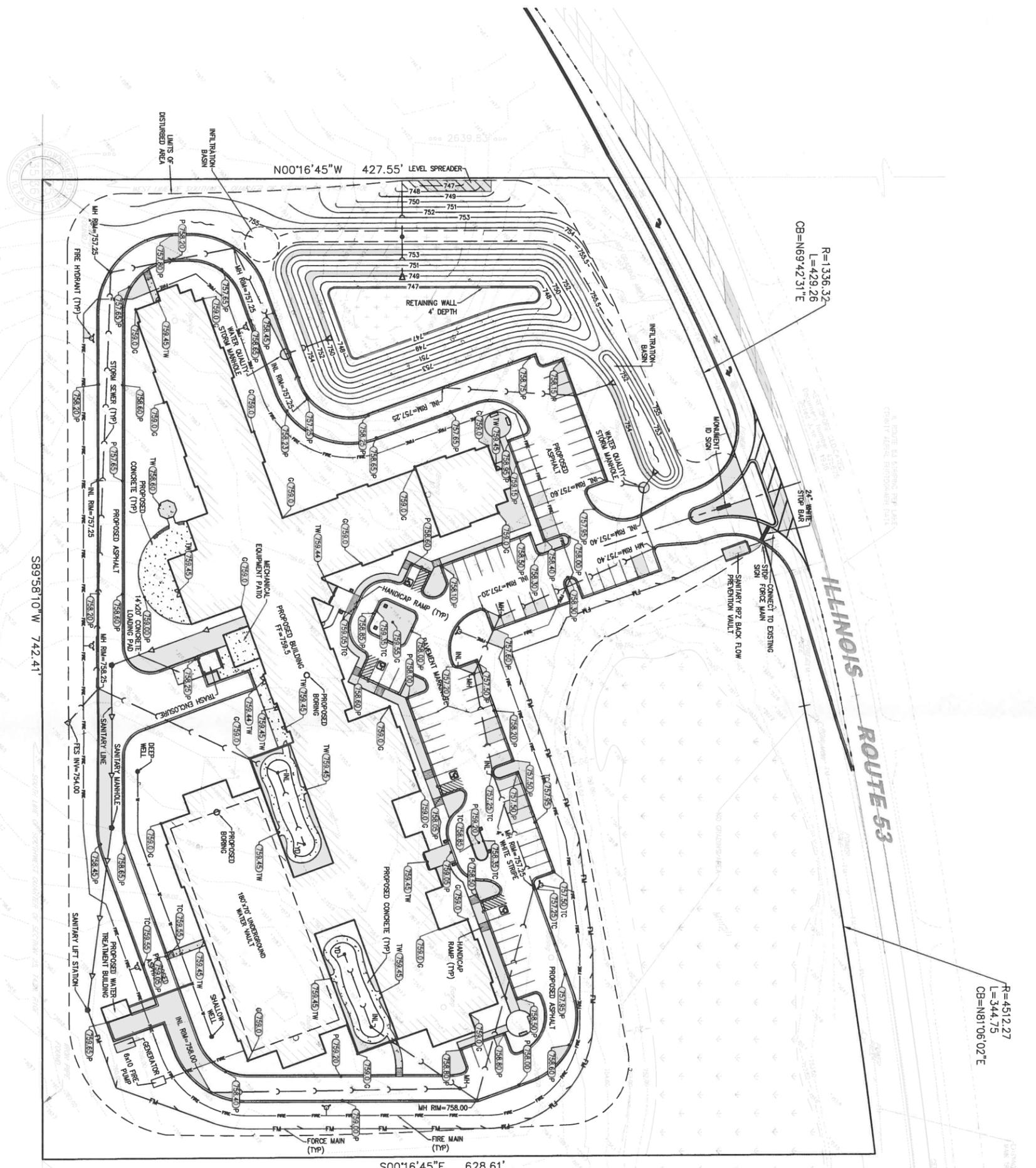
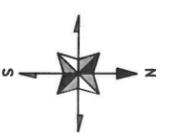


C3	Job Number 140314
	Date 7/23/2014
	Checked By MALC
	Drawn By BTE
Designed By MALC	

VSEI
Vanderstappen Surveying & Engineering, Incorporated
1316 North Madison Street, Woodstock, Illinois
(815) 337-8310 www.vandersinc.com

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

REVISIONS		
DATE	NO.	DESCRIPTION



S89°58'10"W 742.41'

R=1336.32
L=429.26
CB=N69°42'31"E

R=4512.27
L=344.75
CB=N81°06'02"E

LOT 3
LINDGREN'S GREENGL
REC. JANUARY 11,
DOC. #132686

OWNER: ILLINOIS ROUTE 53
DESIGNED BY: VSEI
CHECKED BY: VSEI

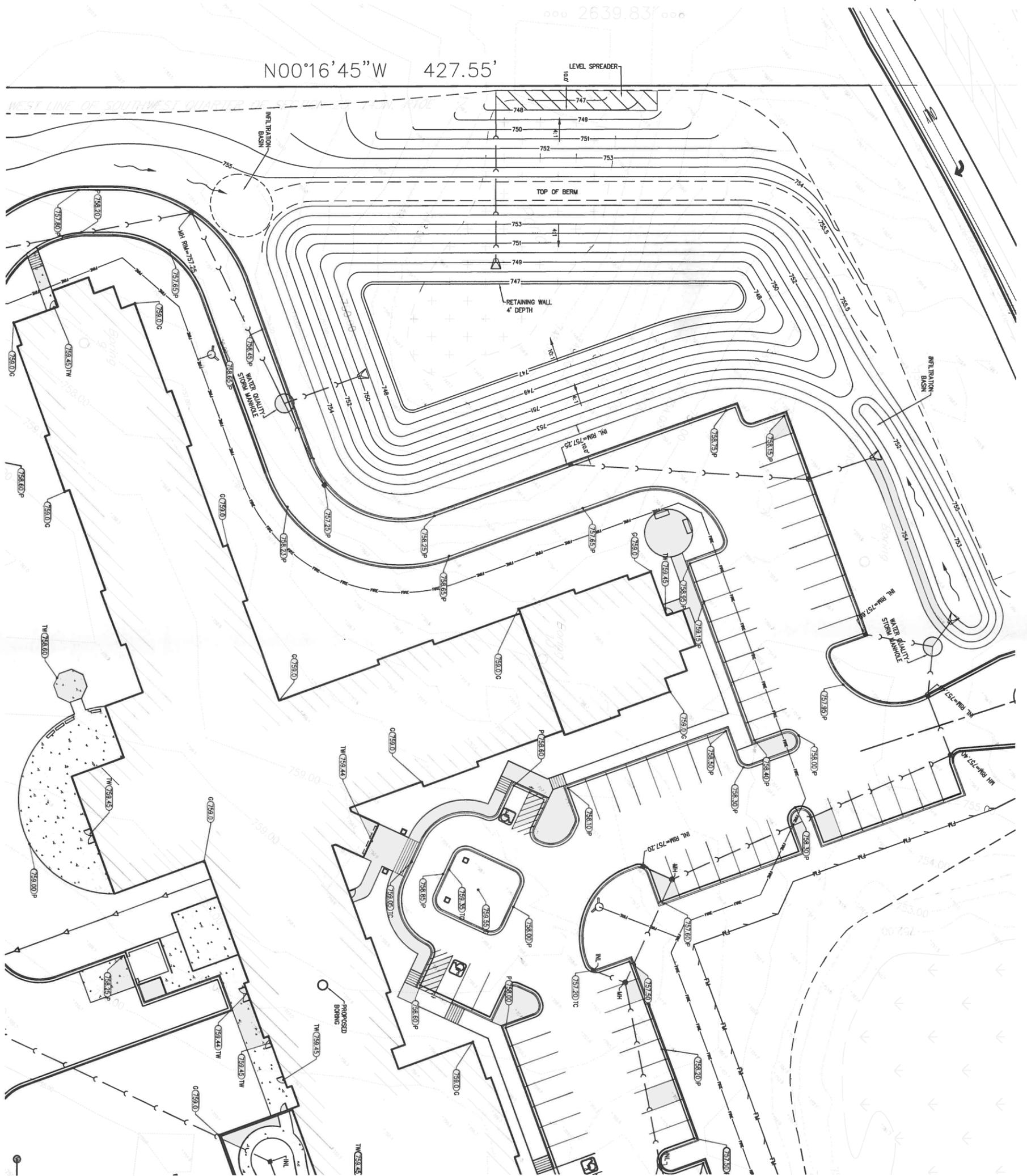
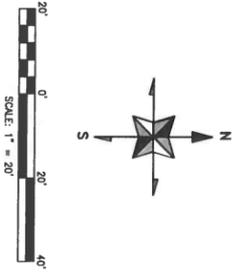
ELEVATION EQUATION
PER LSA, ADD 8.05 TO CONTOUR AND SPOT
ELEVATION DATA FOR NAVD 88

Job Number	140314
Date	7/23/2014
Checked By	MJC
Drawn By	BTE
Designed By	MJC
Street Number	C4



LONG GROVE SENIOR CARE
ILLINOIS ROUTE 53, LONG GROVE
LONG GROVE ILLINOIS
GRADING AND UTILITY PLAN

REVISIONS		
DATE	NO.	DESCRIPTION



ELEVATION EQUATION
 PER LSS, ADD 8.05 TO CONTOUR AND SPOT
 ELEVATION DATA FOR NAVD 88

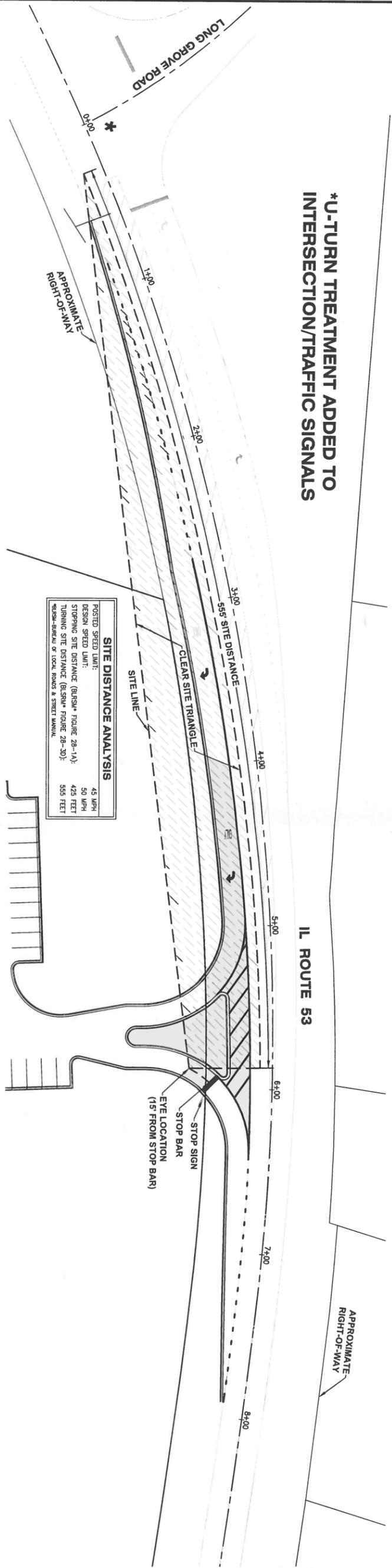
Sheet Number
140314
 Job Number
 7/23/2014
 Date
 Checked By
 MJC
 Drawn By
 BTE
 Designed By
 MJC



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

DATE		NO.		REVISIONS	
				DESCRIPTION	

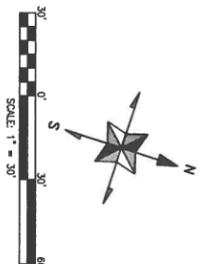
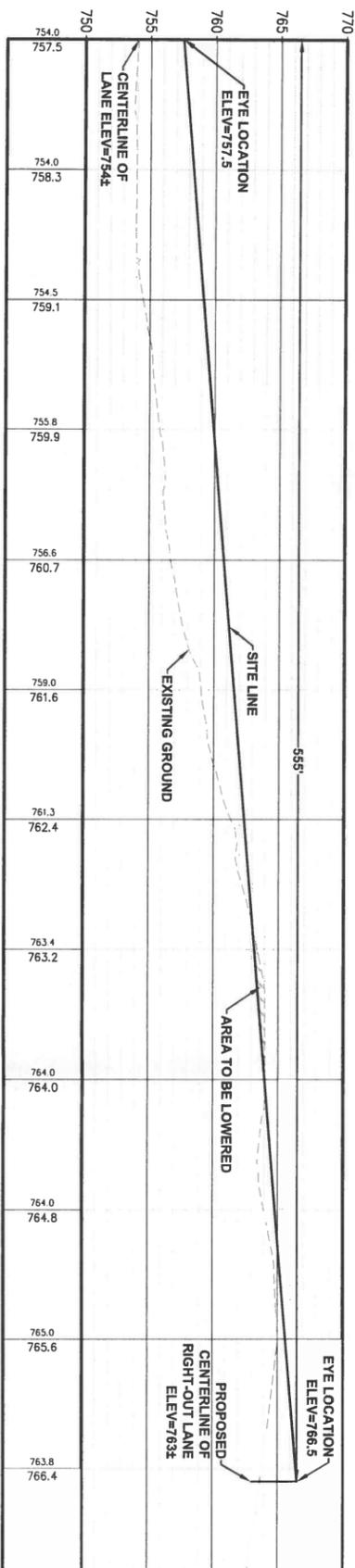
***U-TURN TREATMENT ADDED TO INTERSECTION/TRAFFIC SIGNALS**



SITE DISTANCE ANALYSIS

POSTED SPEED LIMIT:	45 MPH
DESIGN SPEED LIMIT:	50 MPH
STOPPING SITE DISTANCE (BLS&M* FIGURE 28-1A):	425 FEET
TURNING SITE DISTANCE (BLS&M* FIGURE 28-3D):	555 FEET
<small>*BLS&M-BUREAU OF LOCAL ROADS & STREET MANUAL</small>	

PROFILE VIEW OF SITE DISTANCE

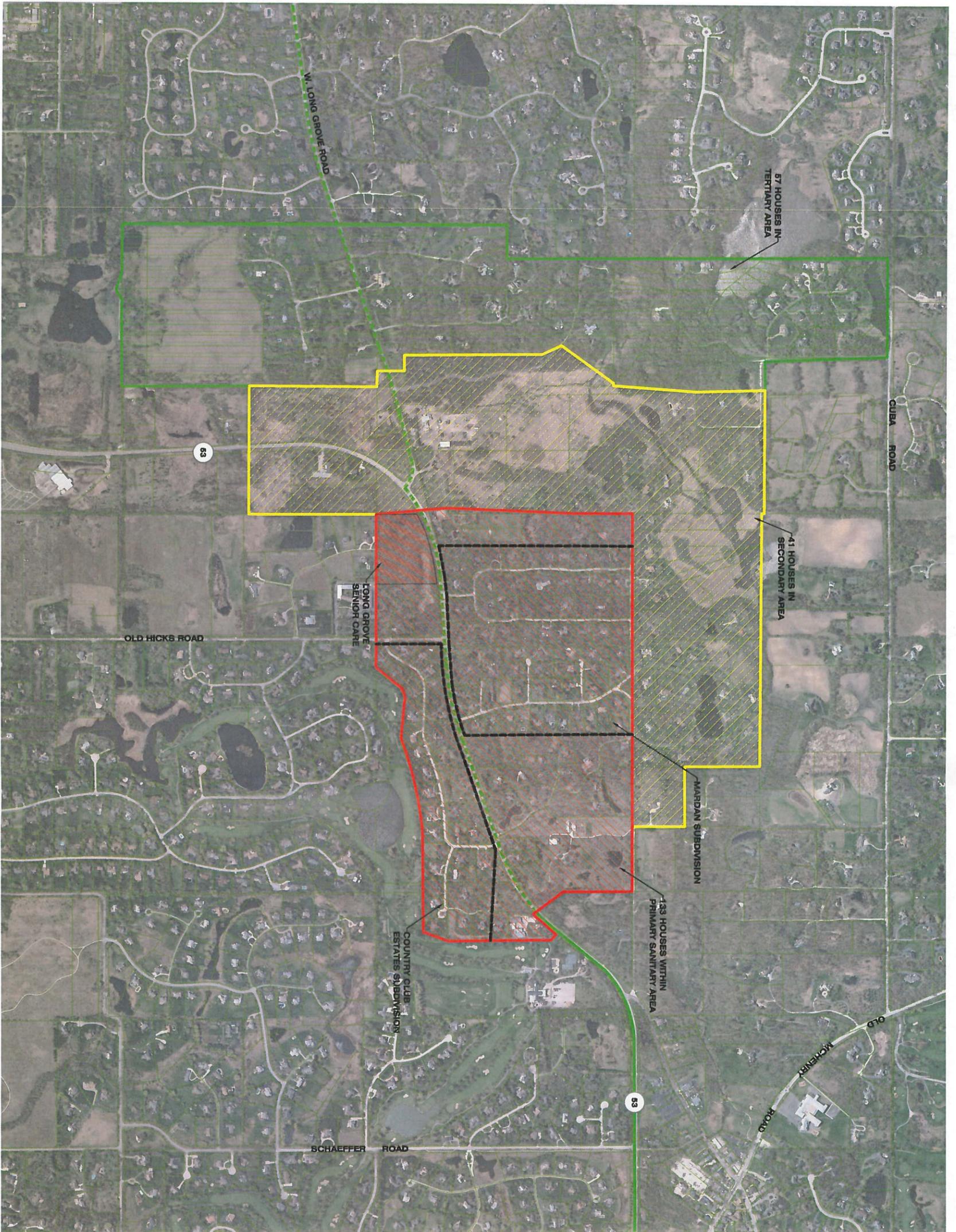


- NOTES:**
- ELEVATIONS BASED ON 2007 ONE FOOT CARTOGRAPHIC CONTOURS OF LAKE COUNTY.
 - STATIONING ALONG ROUTE 53 IS ASSUMED
 - PARCEL LINES BASED ON LAKE COUNTY GIS TAX PARCEL BOUNDARIES AND ARE APPROXIMATE

Designed By	MJC
Drawn By	MJV
Checked By	MJC
Date	7/17/2014
Job Number	140314
Sheet Number	EXB-2

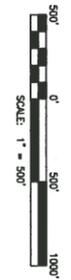
**RIGHT TURN LANE ACCESS
LONG GROVE SENIOR CARE
ILLINOIS ROUTE 53
LONG GROVE, ILLINOIS
INTERSECTION SITE DISTANCE**

REVISIONS		DESCRIPTION
DATE	NO.	



P.E. USAGE	
SANITARY AREA	P.E. (POPULATION EQUIVALENT)
PRIMARY	
EXISTING HOMES CONNECTED (2):	7
HOMES NOT CONNECTED (131):	459
PROPOSED (LONG GROVE SENIOR CARE):	110
SECONDARY	
EXISTING HOMES (41):	144
TERTIARY	
LARGE LOTS: SEPTIC EXPANSION AREAS AVAILABLE, UNLIKELY TO CONNECT:	
TOTAL P.E.:	720
AVAILABLE P.E.:	900
SURPLUS P.E. AFTER LUMPY DEVELOPMENT:	180

LEGEND	
	VILLAGE OF KILDER PRESERVIZED MAIN
	VILLAGE OF KILDER/LAKE COUNTY GRANITY MAIN
	PRIMARY SANITARY SERVICE AREA
	SECONDARY SANITARY SERVICE AREA
	TERTIARY SANITARY SERVICE AREA



POPULATION EQUIVALENT (P.E.) ANALYSIS
LONG GROVE, ILLINOIS
LONG GROVE SENIOR CARE
EXHIBIT

REVISIONS	
DATE	DESCRIPTION

Designed By: MJC
 Drawn By: BTE
 Checked By: MJC
 Date: 7/29/2014
 Job Number: 140314
 Sheet Number: EX1

TREE LOCATIONS & DATA PROVIDED BY:



R=4512.27
L=344.75
CB=N81°06'02"E

R=1336.32
L=429.26
CB=N69°42'31"E

N00°16'45"W 427.55'

S00°16'45"E 628.61'

S89°58'10"W 742.44'



EXISTING TREES - (CONDITION 3 & 4)
SCALE: 1" = 30'



GLEASON ARCHITECTS, P.C.
769 Heffland Drive, Unit A
Sugar Grove, Illinois 60054
Phone: 630-466-5740
Fax: 630-466-8760
E-mail: info@gleasonarchitects.com

THESE DRAWINGS, INCLUDING ALL NOTES, SPECIFICATIONS, AND CONDITIONS OF AWARD, ARE TO BE USED FOR THE PROJECT AND SHALL BE VOID IF THE DRAWINGS ARE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN PERMISSION OF GLEASON ARCHITECTS, P.C.

ISSUED	DATE
FOR APPROVAL	
FOR PERMIT	
FOR BID	
FOR CONST.	

REVISIONS	DATE
1	
2	
3	

PROJECT: Long Grove Senior Care
IL Route 53
Long Grove, IL

CLIENT:

JOB NO. 13-025
DATE 07-29-14
FILE TREE INVENTORY
PLOT SCALE 1:1
OWNER APPROVAL

Signature _____ DATE _____

TREE INVENTORY PLAN
CONDITIONS 3 & 4

SHEET NUMBER
L1.0

