HAVEN COMMONS

PRELIMINARY PUD PLAT

BEFORE YOU DIG!
CALL
1-800-892-0123
(Allow Two Working Days)
JULIE
The Illinois One-Call System
It's The Law

RECEIVED
APR 22 2013
VILLAGE OF NEW LENOX

LOCATION MAP
W1/2 NW1/4 22-35-11E

LEGAL DESCRIPTION

THE WEST 300 FEET OF LOT 11 IN COUNTY CLERK'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 15 AND PART OF THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

COMMON ADDRESS: 220 E. HAVEN AVENUE
NEW LENOX, ILLINOIS

PIN: 08-22-100-005

AREA: 2.62 ACRES

LEGEND

	EXISTING	PROPOSED
WATER MAIN		
STORM SEWER		
SANITARY SEWER		
MANHOLE		
CATCH BASIN		
INLET		
FLARED END SECTION		
HEADWALL		
FIRE HYDRANT		
WATER VALVE (IN VAULT)		
TEMPORARY STRAW BALES		
TEMPORARY SILT FENCE		
LIGHT POLE		
TOP OF FOUNDATION	T/FF 700.00	T/FF 700.00
SPOT ELEVATION	x 000	x 000
SWALE		
OVERLAND FLOW ROUTE		

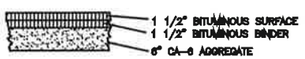
NOTES:

1.) DETENTION POND TO BE OWNED & MAINTAINED BY A HOMEOWNERS' ASSOCIATION.

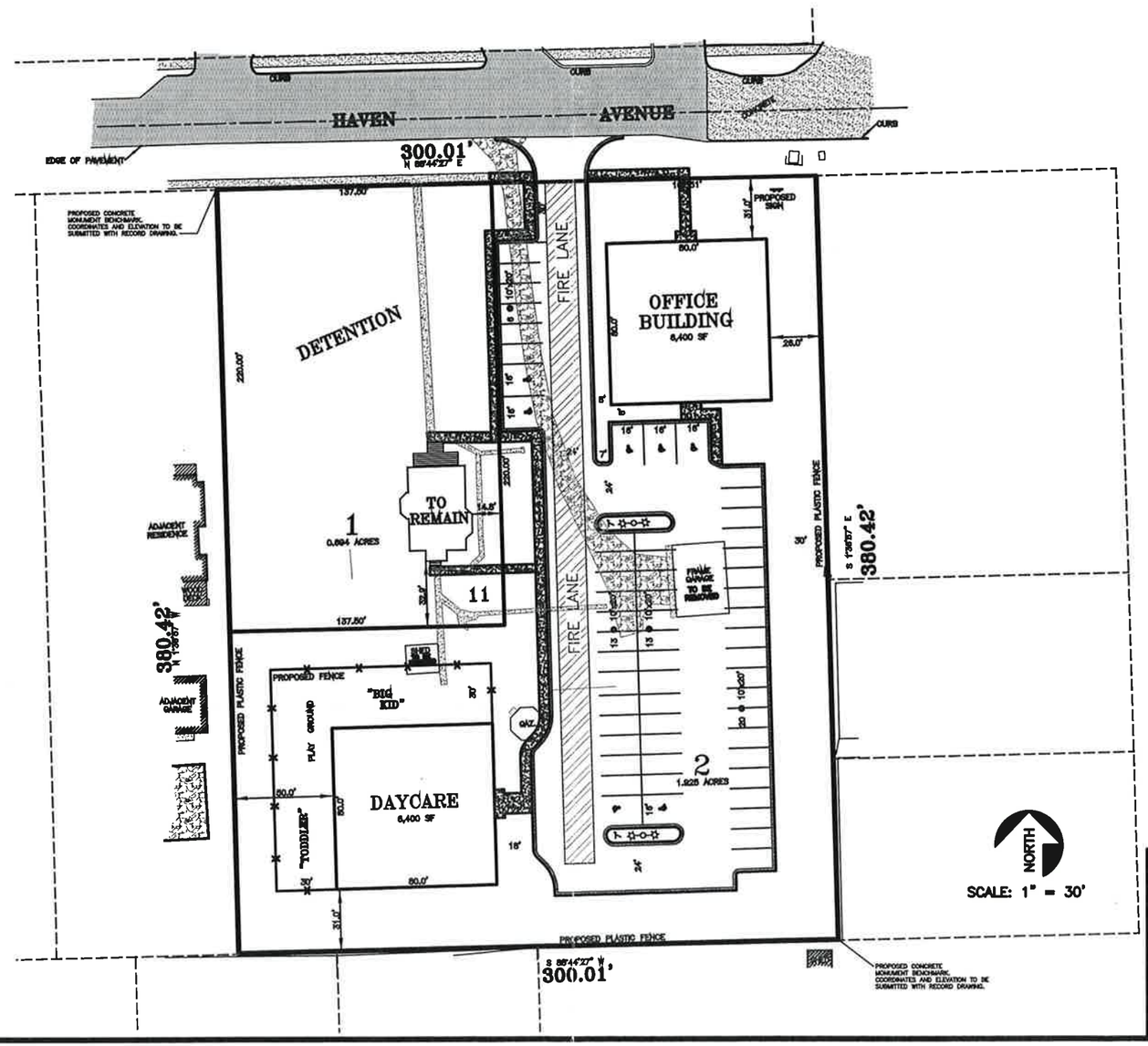
2.) SIDEYARD EASEMENTS ARE 5', UNLESS NOTED. REAR YARD EASEMENTS ARE 10', UNLESS NOTED.

3.) ANY EXISTING WELLS TO BE CAPPED IN ACCORDANCE WITH VILLAGE REQUIREMENTS.

4.) THE VILLAGE OF NEW LENOX DETAILS SUPERSEDE ALL OTHERS.



PAVED DRIVEWAY SECTION



DATA TABLE:

EXISTING ZONING	R-2
PROPOSED ZONING	C-1 PUD
MINIMUM SETBACKS	
– FRONT	30 FT
– SIDE	10 FT
– REAR	10 FT
EXISTING BUILDING	10 SPACES
PROPOSED OFFICE	6,400 sf
@ 250/SF	16 SPACES
PROPOSED DAYCARE – 27 EMPLOYEES	6,400 sf
@ 1 SPACE PER EMP.	27 SPACES
REQUIRED PARKING	53 SPACES
PROPOSED PARKING (INCLUDES 7 HANDICAP SPACES)	59 SPACES

PRELIMINARY PLAT APPROVED BY VILLAGE OF NEW LENOX PLAN COMMISSION.
DATE_____
BY_____
CHAIRMAN
SECRETARY

PRELIMINARY PLAT APPROVED BY VILLAGE OF NEW LENOX VILLAGE BOARD.
DATE_____
BY_____
PRESIDENT
VILLAGE CLERK

DATED: APRIL 18, 2013

REVISION	DATE
TOPOGRAPHY	04/03/13
CONCEPT PLAN	04/08/13
VILLAGE COMMENTS	04/18/13

ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 646-0646 Fax: 646-0646

PREPARED FOR:
RIGSBY BUILDERS INC.
10935 FRONT STREET – UNIT C
MOKENA, ILLINOIS 60448
ATTN: BRIAN RIGSBY
Phone: (708) 479-1166 Fax: (708) 479-1167

PROJECT 13-03-040-PREL PLAT

PAGE 1 OF 1

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HAVEN COMMONS

PRELIMINARY ENGINEERING PLAN

BEFORE YOU DIG! CALL 1-800-892-0123 (Allow Two Working Days) JULIE The Illinois One-Call System It's The Law

LEGAL DESCRIPTION

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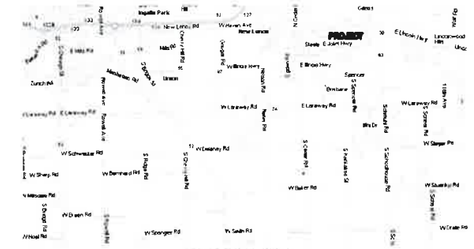
NEW LENOX, ILLINOIS

PIN: 08-22-100-005

AREA: 2.62 ACRES



LOCATION MAP
W1/2 NW1/4 22-35-11E

LEGEND

	EXISTING	PROPOSED
WATER MAIN		
STORM SEWER		
SANITARY SEWER		
MANHOLE		
CATCH BASIN		
INLET		
FLARED END SECTION		
HEADWALL		
FIRE HYDRANT		
WATER VALVE (IN VAULT)		
TEMPORARY STRAW BALES		
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LIGHT POLE		
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SPOT ELEVATION		
SWALE		
OVERLAND FLOW ROUTE		

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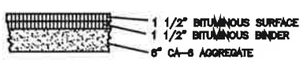
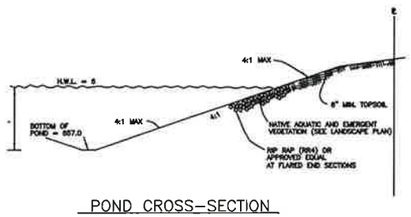
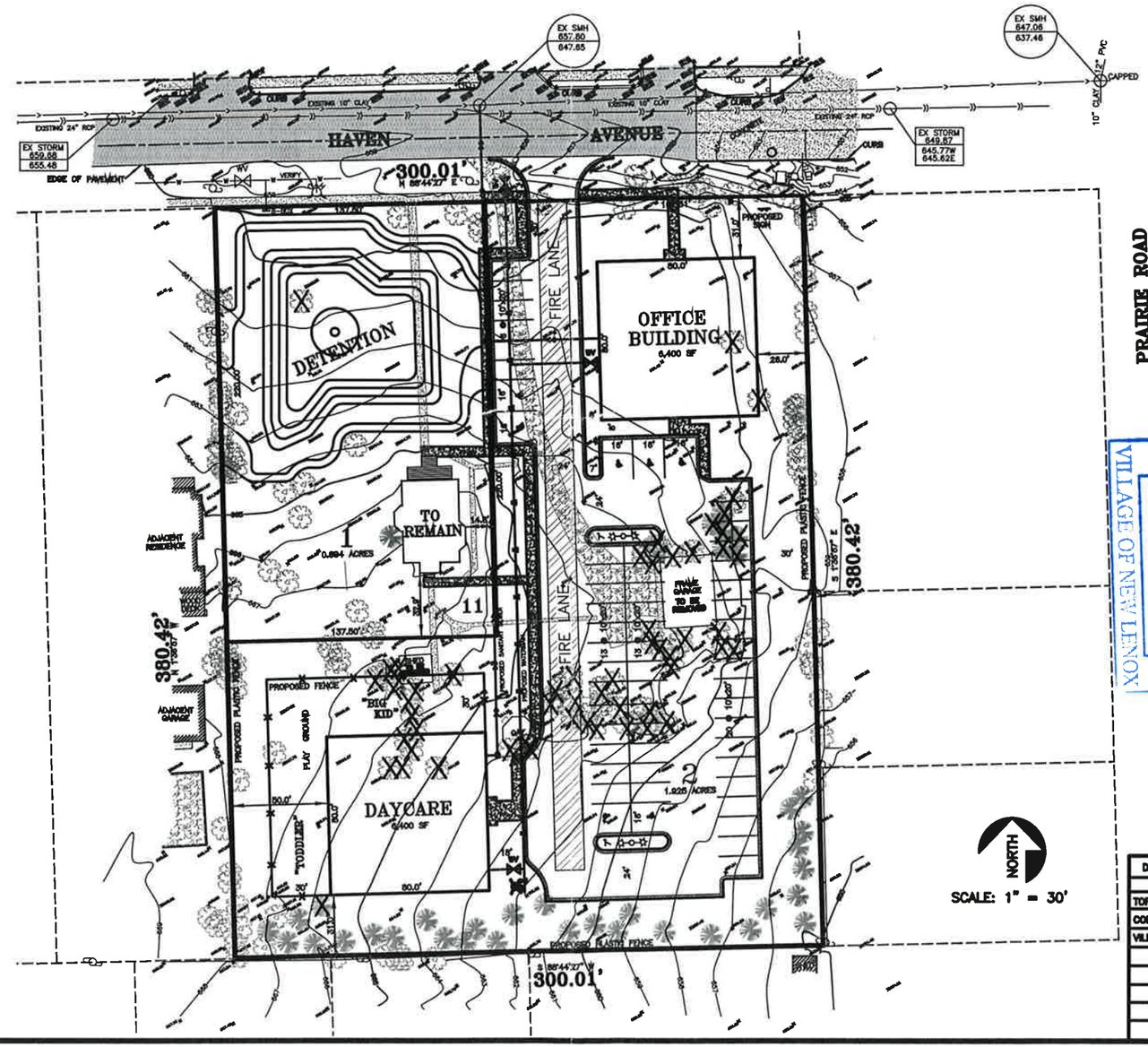


PAVED DRIVEWAY SECTION



POND CROSS-SECTION



PRAIRIE ROAD

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RECEIVED
APR 22 2013
VILLAGE OF NEW LENOX

PRELIMINARY PLAT APPROVED BY VILLAGE OF NEW LENOX PLAN COMMISSION.
DATE:
BY: CHAIRMAN
SECRETARY

PRELIMINARY PLAT APPROVED BY VILLAGE OF NEW LENOX VILLAGE BOARD.
DATE:
BY: PRESIDENT
VILLAGE CLERK

DATED: APRIL 19, 2013

REVISION	DATE
TOPOGRAPHY	04/03/13
CONCEPT PLAN	04/08/13
VILLAGE COMMENTS	04/19/13

ENGINEERED BY:
KDC CONSULTANTS INC.
WWW.KDCCONSULTANTSINC.COM
10144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0646 Fax: 645-0646

PREPARED FOR:
RIGSBY BUILDERS INC.
10935 FRONT STREET – UNIT C
MOKENA, ILLINOIS 60448
ATTN: BRIAN RIGSBY
Phone: (708) 479-1168 Fax: (708) 479-1167

PROJECT 13-03-040-PREL ENG

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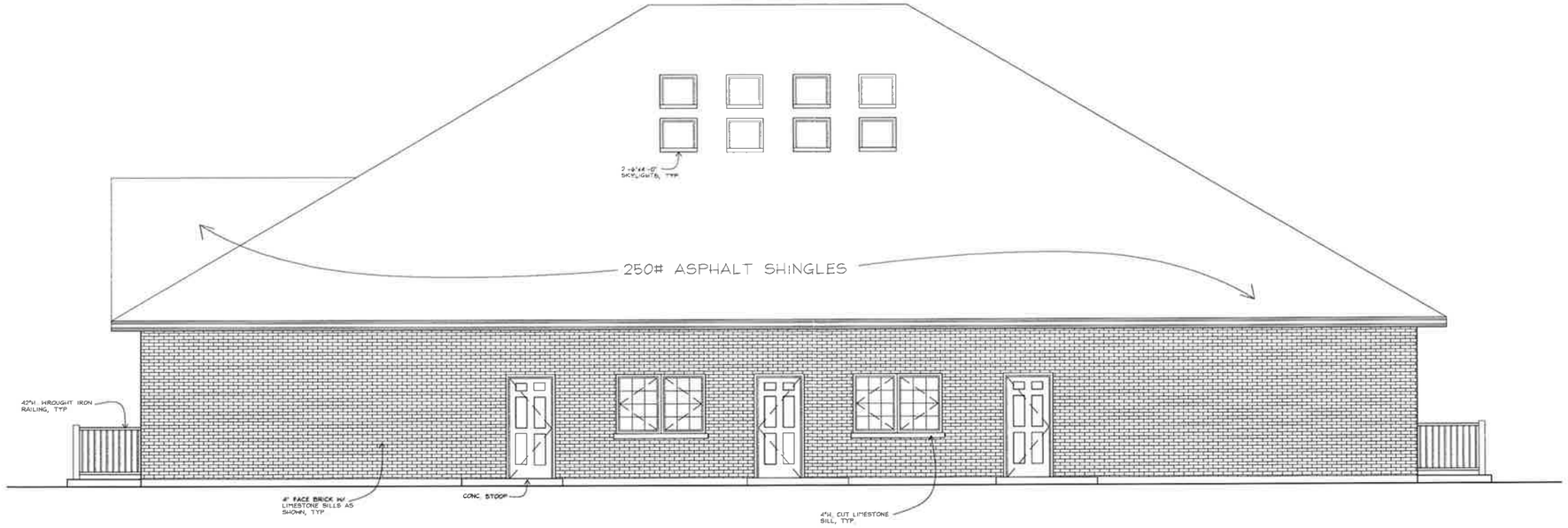
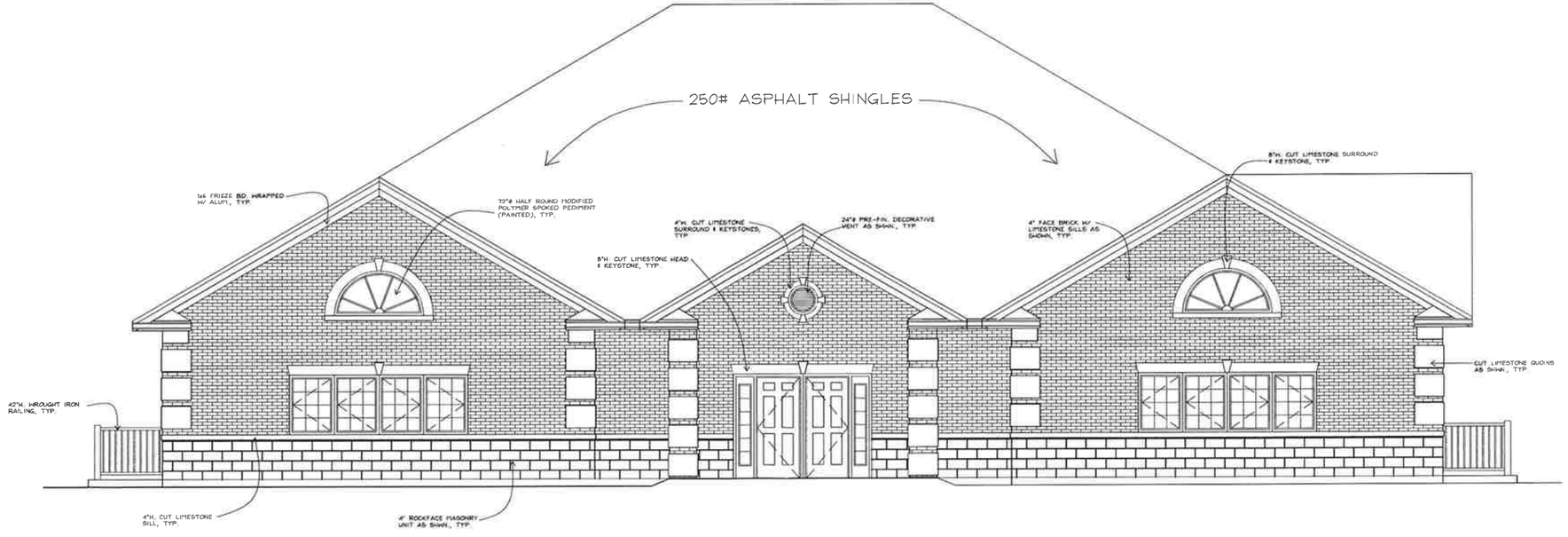


WEST ELEVATION

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



EAST ELEVATION

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

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ADAIR ARCHITECTS, INC.
19150 S. WOLF RD., SUITE A MOKENA, IL 60448
TELEPHONE 708-478-7160 FAX 708-478-7161

PROPOSED CONCEPT ELEVATION DRAWINGS FOR

TRIPLE R CHILD CARE & HAVEN COMMONS BUILDING

NEW LENOX, IL

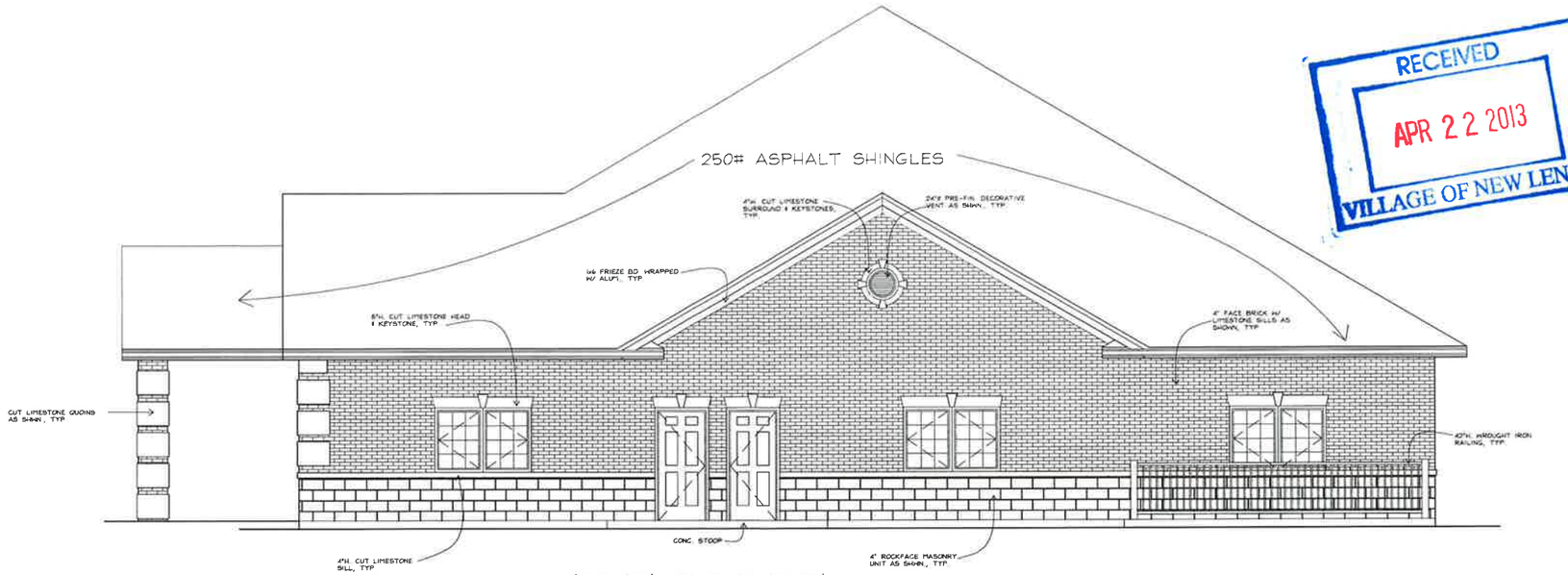
"A" 04/12/13 ISSUE FOR BOARD REVIEW

ISSUES

1320

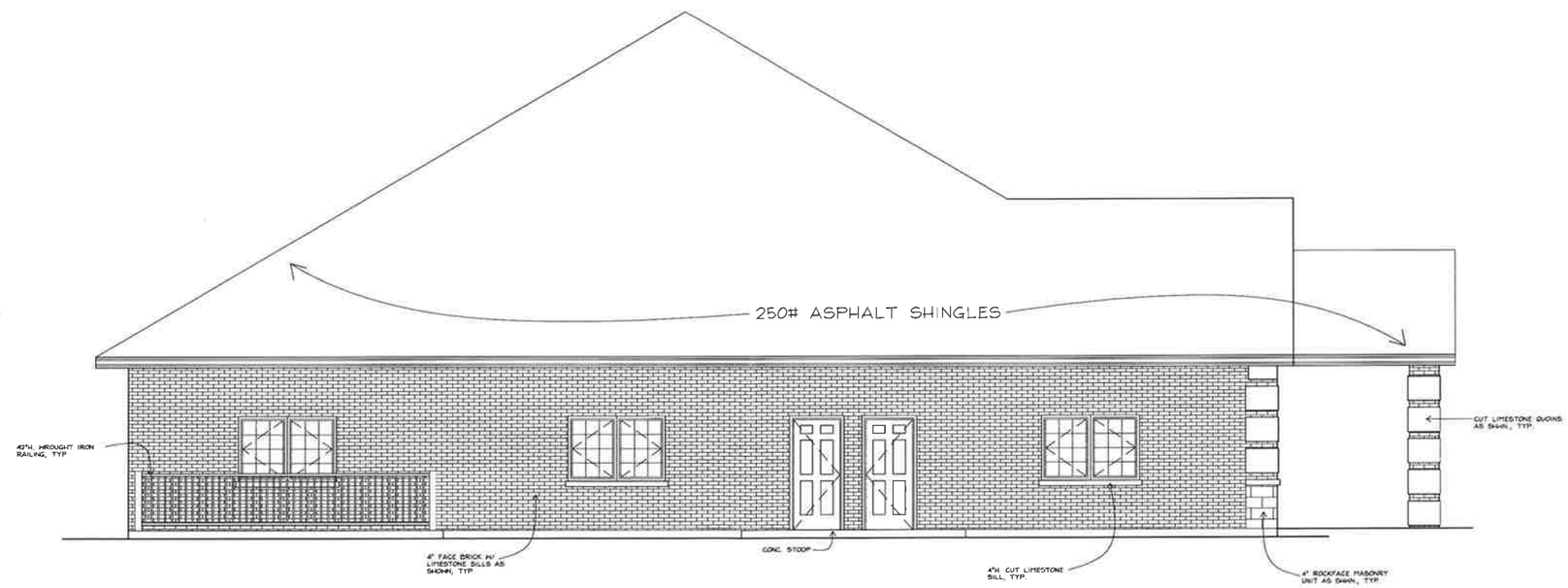
A-1

OF 2



NORTH ELEVATION

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



SOUTH ELEVATION

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

RECEIVED
APR 22 2013
VILLAGE OF NEW LENOX

ADAIR ARCHITECTS, INC.
19150 S. WOLF RD., SUITE A MOKENA, IL 60448
TELEPHONE: 708.478.7160 FAX: 708.478.7161

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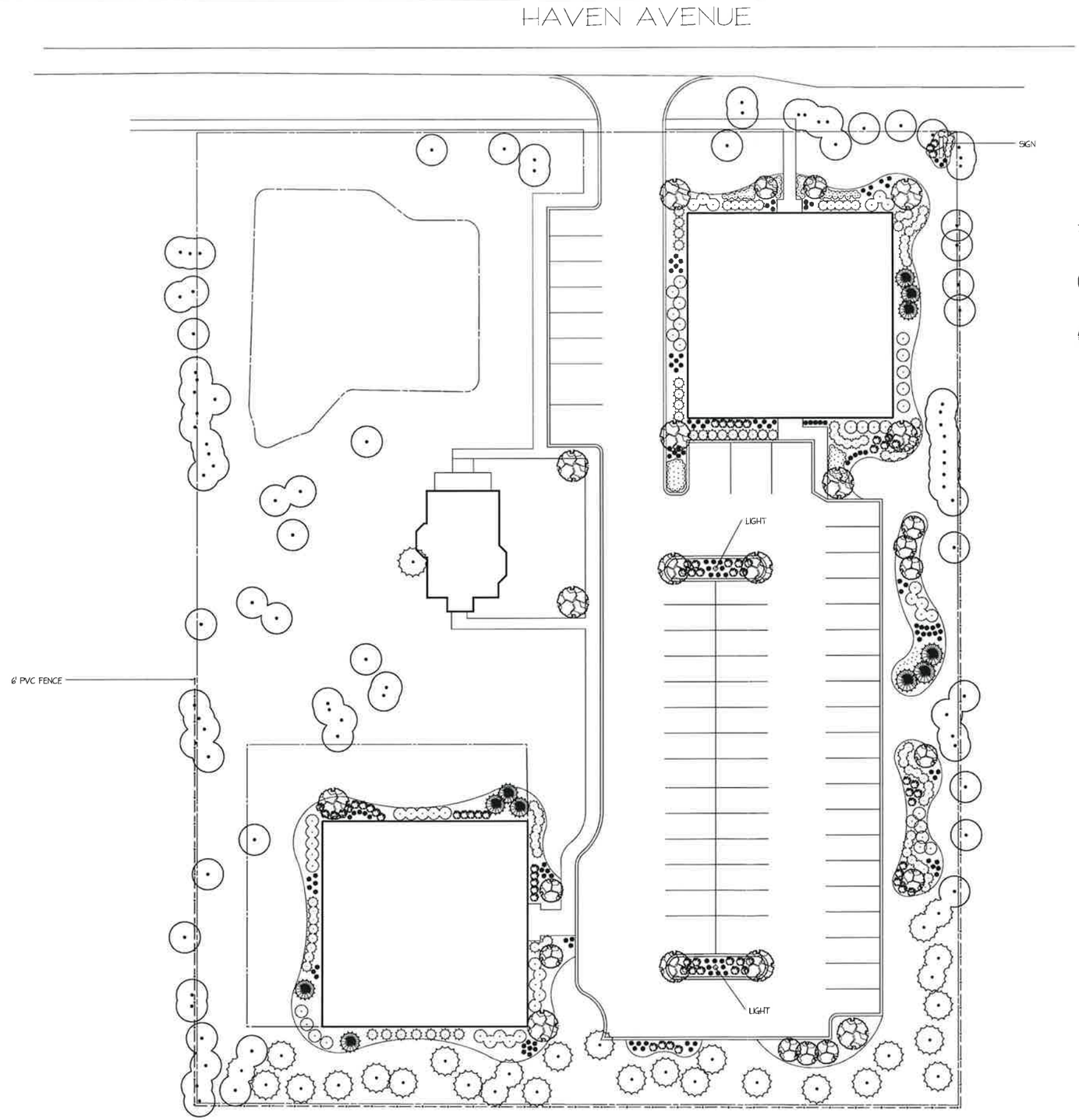

RECEIVED
APR 22 2013
VILLAGE OF NEW LENOX

LEGEND

- EXISTING EVERGREEN TREE
- EXISTING DECIDUOUS TREE
- SHADE TREE (2.5" CAL.)
- ORNAMENTAL TREE (6'-8')
- EVERGREEN TREE (6'-8')
- LARGE SHRUB (36"-48")
- SMALL EVERGREEN (18"-24")
- SMALL SHRUB (18"-24")
- PERENNIALS
- ORNAMENTAL GRASSES

N

No.	Date	Description
REVISIONS		

Berry LANDSCAPING

HAVEN COMMONS

RIGSBY BUILDERS

SCALE	1" = 20'
DRAWN BY	MPW
CHECKED BY	M MCCLURE
DATE	4/19/13
DATE OF PRINT	

PROJECT NO.

SHEET NO.