PRELIMINARY PLAT OF SUBDIVISION
FOR
BRISTOL PARK

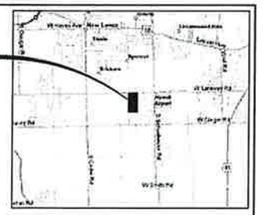
PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

P.I.N.: 08-34-200-002-0000

SITE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



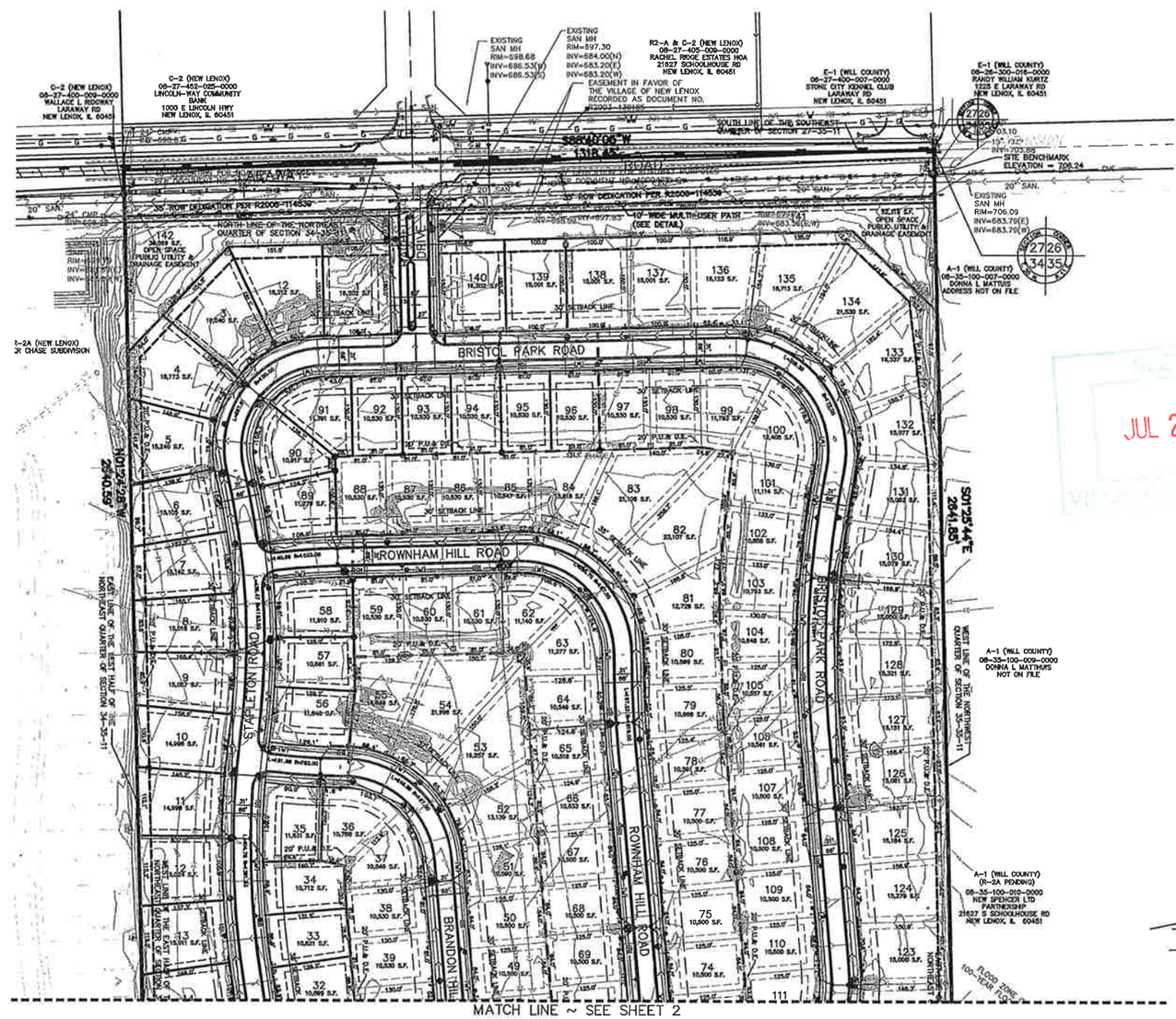
LOCATION MAP
NOT TO SCALE

SITE DATA

TOTAL SITE AREA	= 79.97 AC.
R.O.W. DEDICATION	= 14.23 AC.
NET AREA	= 65.74 AC.
TOTAL DWELLING UNITS	= 140 D.U.
TOTAL GROSS DENSITY	= 1.75 D.U/AC.
STORM WATER MANAGEMENT	
STORAGE VOLUME REQUIRED	= 27.20 ACRE-FEET
STORAGE VOLUME PROVIDED	= 30.30 ACRE-FEET
PRESENT ZONING:	R-2A
OWNER:	JEAN LP DPV LP JKV LP VOSS FAMILY PARTNERSHIP LP 10633 ANDREA COURT ORLAND PARK, IL
DEVELOPER:	DRH CAMBRIDGE HOMES, INC. 800 S. MILWAUKEE AVE. SUITE 250 LIBERTYVILLE, IL 60048
ENGINEER/ SURVEYOR	ROGINA & ASSOCIATES, LTD. 93 CATERPILLAR DRIVE JOLIET, ILLINOIS 60436

GENERAL NOTES:

1. THERE ARE NO EXISTING COVENANTS OR LIENS AFFECTING THIS PROPERTY.
2. THERE ARE FARMED WETLANDS IN THE SOUTHWEST CORNER OF THE PROPERTY THAT HAVE NOT BEEN DISTURBED.
3. ALL WATER MAINS ARE 8" DIAMETER, EXCEPT AS NOTED. FLUSHING HYDRANTS, VALVE VAULT AND ONE LENGTH OF PIPE SHALL BE INSTALLED AT ALL TEMPORARY DEAD ENDS.
4. ALL SANITARY SEWERS ARE 8" DIAMETER SANITARY SEWER, EXCEPT AS NOTED.
5. RESIDENTIAL SEWER CONNECTIONS SHALL BE OVERHEAD SEWER.
6. STORM SEWER PIPE SIZES AND FINAL INLET SPACING WILL BE DETERMINED DURING FINAL DESIGN.
7. SUMP PUMP CONNECTIONS SHALL BE MADE TO FRONT-YARD STORM SEWER PER VILLAGE OF NEW LENOX ENGINEERING STANDARDS.
8. ALL DETENTION BASINS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE VILLAGE OF NEW LENOX'S REGULATIONS.
9. STREET LIGHTS, STREET SIGNS, PROPERTY MONUMENTS AND TREES WILL BE PROVIDED IN CONFORMANCE WITH THE VILLAGE OF NEW LENOX SUBDIVISION ORDINANCE.
10. MAINTENANCE OF THE PERMANENT DETENTION AREAS SHALL BE THE RESPONSIBILITY OF THE HOA WITHIN THE SUBDIVISION. MAINTENANCE SHALL INCLUDE BANK STABILIZATION, BANK MAINTENANCE, FUTURE SEDIMENT REMOVAL OR DREDGING, STABILIZATION OF WATER LEVELS, OUTFALL STRUCTURES AND STORM SEWER PIPES WITHIN THE DETENTION EASEMENT.
11. DETENTION BASINS SHALL ADHERE TO SECTION 605-ILCS5/9-115.1 OF THE ILLINOIS HIGHWAY CODE IN REGARDS TO PROXIMITY TO ROADWAY RIGHT-OF-WAY.
12. COMMON LOTS SHALL HAVE A BLANKET EASEMENT FOR PUBLIC IMPROVEMENTS SUCH AS STORM SEWER, SANITARY SEWER, AND WATERMAIN.
13. VILLAGE OF NEW LENOX DETAILS SUPERCEDE ALL OTHERS EXCEPT LARAWAY ROAD IMPROVEMENT DETAILS.
14. EXTERIOR DROP CONNECTIONS SHALL BE PROVIDED FOR ALL CONNECTIONS TO EXISTING SANITARY MANHOLES.
15. EXISTING 100-YR FLOODPLAIN HAS BEEN REVISED ON THE PROPERTY BY ENGINEERING STUDIES. A LOMA 07-05-4892A, ISSUED JULY 10, 2007, HAS BEEN APPROVED FOR LOTS 19-21, 26, 27, AND 44-48 IN THE SUBDIVISION. A CLOMR 07-05-4647C, ISSUED JULY 10, 2007, HAS BEEN APPROVED FOR LOTS 22-25 AND A LOMR WILL BE SUBMITTED FOR THE LOTS 22-25.
16. IMPROVEMENTS TO LARAWAY ROAD WILL BE IN ACCORDANCE WITH THE WILL COUNTY HIGHWAY DEPARTMENT.
17. STREET AND UTILITY CONSTRUCTION WILL BE COORDINATED WITH ADJOINING LAND OWNERS.
18. A PERMANENT BENCHMARK MONUMENT SHALL BE ESTABLISHED AS A PART OF THE DEVELOPMENT.
19. A WATER SAMPLING STATION SHALL BE ESTABLISHED AS A PART OF THE DEVELOPMENT.
20. THE PARK SITE SHALL BE FINE GRADED, SEEDED, AND FERTILIZED ACCORDING TO THE PARK DISTRICT STANDARDS PRIOR TO ACCEPTANCE.



LEGEND

PROPOSED		EXISTING
	BOUNDARY LINE	
	SECTION LINE	
	LOT LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CURB LINE	
	EDGE OF PAVING	
	SIDEWALK	
	MANHOLE	
	CATCH BASIN	OR
	INLET	OR
	WATER VALVE IN BOX	
	WATER VALVE IN VAULT	
	FIRE HYDRANT	
	STREET LIGHT	
—)—	STORM SEWER	—)—
—>—	SANITARY SEWER	—>—
—W—	WATER MAIN	—W—

JUL 23 2013

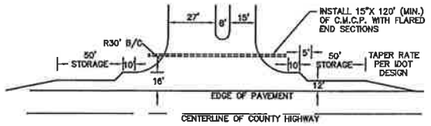
NOTE:
ALL CONSTRUCTION TO BE DONE ACCORDING TO STATE OF ILLINOIS "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".

ALL DISTURBED GROUND WITHIN THE COUNTY RIGHT-OF-WAY SHALL BE RE-SEEDED, FERTILIZED, AND EXCELSIOR BLANKET INSTALLED TO THE SATISFACTION OF THE WILL COUNTY DEPARTMENT OF HIGHWAYS.

ALL PAVEMENT WITHIN THE COUNTY RIGHT-OF-WAY SHALL CONSIST OF 4" AGGREGATE SUB-BASE, 9" BITUMINOUS BASE COURSE, 2 1/2" OF BITUMINOUS BINDER, AND 1 1/2" BITUMINOUS SURFACE COURSE.

DITCHE TO BE GRADED FOR PROPER DRAINAGE. MAINTAIN 3:1 (PREFERABLY 4:1) DITCH SLOPES.

INLETS MAY BE REQUIRED TO BE INSTALLED INTO THE C.M.C.P. IF NECESSARY FOR DRAINAGE.



TYPICAL ENTRANCE DETAIL
NOT TO SCALE

COMPENSATORY STORAGE:

ESTIMATED FLOOD PLAIN FILL	=	4.05 ACRE-FEET (6,534 C.Y.)
ESTIMATED COMPENSATORY STORAGE REQUIRED (FILL X 1.5)	=	6.08 ACRE-FEET (9,801 C.Y.)
ESTIMATED COMPENSATORY STORAGE PROVIDED	=	6.10 ACRE-FEET (9,841 C.Y.)

LEGAL DESCRIPTION:

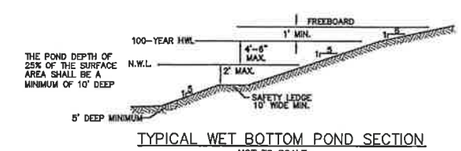
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

BENCHMARK DATA:

BASE & SITE BENCHMARK:
RAILROAD SPIKE SET IN THE NORTH FACE OF A UTILITY POLE LOCATED 39.6' SOUTH OF THE NORTHEAST CORNER OF SECTION 34-35-11.
ELEVATION = 706.24 (N.A.V.D.)

LOT AREA SUMMARY

LOT AREA (SF)	# LOTS	% TOTAL
10,500-11,500	72	51.43%
11,501-12,500	9	6.43%
12,501-13,500	6	4.29%
13,501-15,000	8	5.71%
15,000 +	45	32.14%
TOTAL LOTS	140	100%
AVERAGE LOT AREA	12,868 SF	



TYPICAL WET BOTTOM POND SECTION
NOT TO SCALE

REVISIONS			
1	PER VILLAGE REVIEW 6/28/13	6	
2	REVISED PER VILLAGE COMMENTS 07/15/2013	7	
3		8	
4		9	
5		10	

PREPARED BY:
ROGINA & ASSOCIATES, LTD.
ENGINEERS • SURVEYORS • PLANNERS
93 Caterpillar Drive • Joliet, Illinois • 815/729-0777 • FAX 815/729-0788

CLIENT:
DRH CAMBRIDGE HOMES, INC.
800 S. MILWAUKEE AVE., SUITE 250
NEW LENOX, ILLINOIS 60048

PROJECT:
BRISTOL PARK
NEW LENOX, ILLINOIS

PROJECT NO: R423.01	DESIGNED BY: H.W.S.
DATE: 03/15/13	DRAWN BY: H.W.S.
SCALE: 1" = 100'	CHECKED BY: R.A.R.

PRELIMINARY ENGINEERING
PRELIMINARY PLAT OF SUBDIVISION

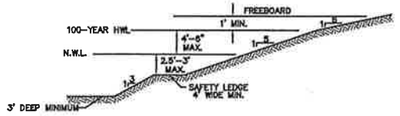
SHEET NO. 1 OF 2

PRELIMINARY PLAT OF SUBDIVISION
FOR
BRISTOL PARK

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

JUL 23 2013
VILLAGE OF NEW LENOX

P.I.N.: 08-34-200-002-0000



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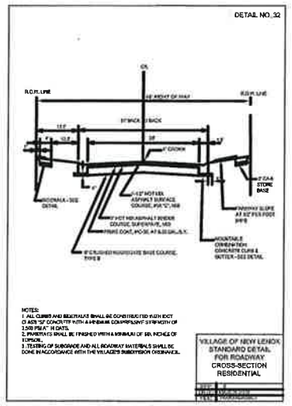
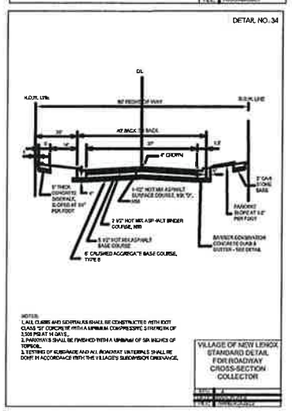
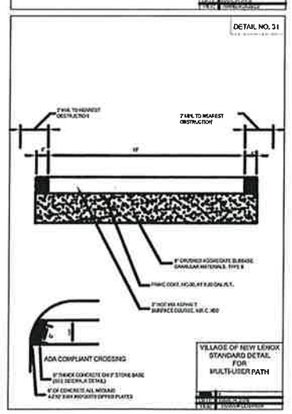
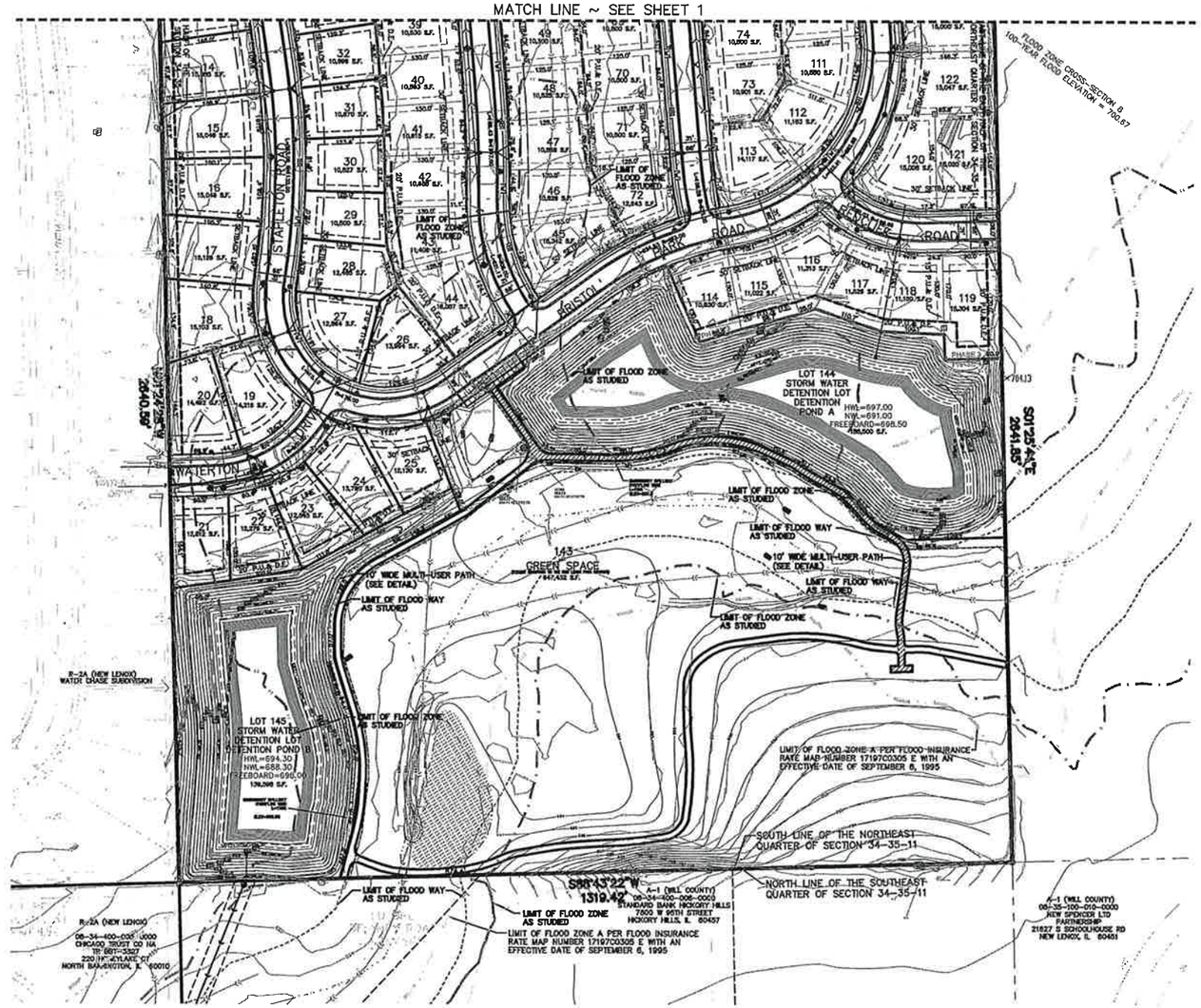
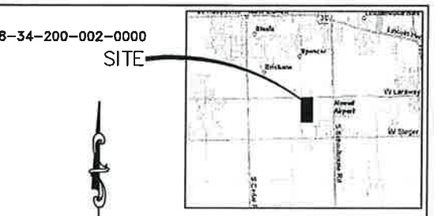






MATCH LINE ~ SEE SHEET 1





LOCATION MAP
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GRAPHIC SCALE
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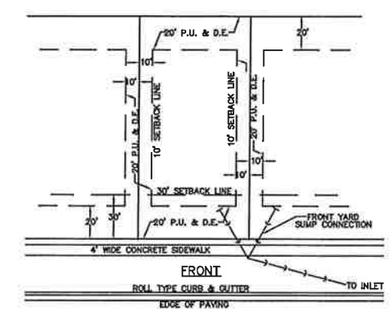

TYPICAL SINGLE FAMILY LOT DETAIL
NOT TO SCALE

P.U. & D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT

SETBACK REQUIREMENTS:
FRONT YARD = 30 FEET
SIDE YARD = 10' (AGGREGATE 25')
REAR YARD = 25% OF THE DEPTH (NOT GREATER THAN 30')

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PRELIMINARY ENGINEERING
PRELIMINARY PLAT OF SUBDIVISION

SHEET NO. 2 OF 2