

SITE DATA	
SITE AREA	10.51 AC
BUILDING AREA	44,384 SF
BUILDING OCCUPANCY	1548
CURRENT ZONING	WEST HALF: B-1 (LOCAL AND COMMUNITY BUSINESS) EAST HALF: R-4 (SINGLE FAMILY RESIDENTIAL) B-1 (LOCAL AND COMMUNITY BUSINESS)
PROPOSED ZONING	B-1 (LOCAL AND COMMUNITY BUSINESS)
STANDARD PARKING	501 SP
ACCESSIBLE PARKING	12 SP
MOTORCYCLE PARKING	3 SP
TOTAL PARKING	516 SP
REQUIRED PARKING	516 SP (1 FOR 3 PERSONS OF DESIGN CAPACITY)

SIGN LEGEND	
①	R1-1 STOP SIGN
②	R7-8 HANDICAP PARKING SIGN
③	MOTORCYCLE PARKING SIGN

PAVEMENT MARKING LEGEND	
A	24" WHITE STOP BAR
B	4" SOLID WHITE
C	LETTERS AND SYMBOLS PAVEMENT MARKINGS
D	4" YELLOW DIAGONAL AT 45° SPACED 2" O.C. W/ 4" YELLOW BORDER

PAVEMENT LEGEND		
	<b>STANDARD DUTY PAVEMENT</b> 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 8" AGGREGATE BASE COURSE, CA-6	<b>STRUCTURAL NUMBER</b> 1.5 x 0.40 = 0.60 2.0 x 0.33 = 0.66 8.0 x 0.13 = 1.04 TOTAL = 2.30
	<b>HEAVY DUTY PAVEMENT</b> 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 12" AGGREGATE BASE COURSE, CA-6	<b>STRUCTURAL NUMBER</b> 1.5 x 0.40 = 0.60 2.5 x 0.33 = 0.83 12.0 x 0.13 = 1.56 TOTAL = 2.99
	<b>SIDEWALK</b> 5" PORTLAND CEMENT CONCRETE PAVEMENT 6" COMPACTED AGGREGATE BASE, CA-6	
	<b>CONCRETE PAVEMENT</b> 7" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF 6" COMPACTED AGGREGATE BASE, CA-6	
	<b>DECORATIVE PAVEMENT</b> SEE ARCHITECT PLANS	
	<b>PERMEABLE PAVERS</b> 3.1" BELGARD PAVERS 1.5" CA-16 SETTING BED AND CHOKO LAYER 4" CA-7 STONE LAYER 8" CA-1 STONE LAYER	<b>STRUCTURAL NUMBER</b> 4.6 x 0.40 = 1.84 4.0 x 0.13 = 0.52 8.0 x 0.13 = 1.04 TOTAL = 3.40

February 20, 2018 - 10:31 Date Name: P:\1476201\Lake Zurich\Preliminary\PRELIM SITE.dwg Updated By: Rhoeland

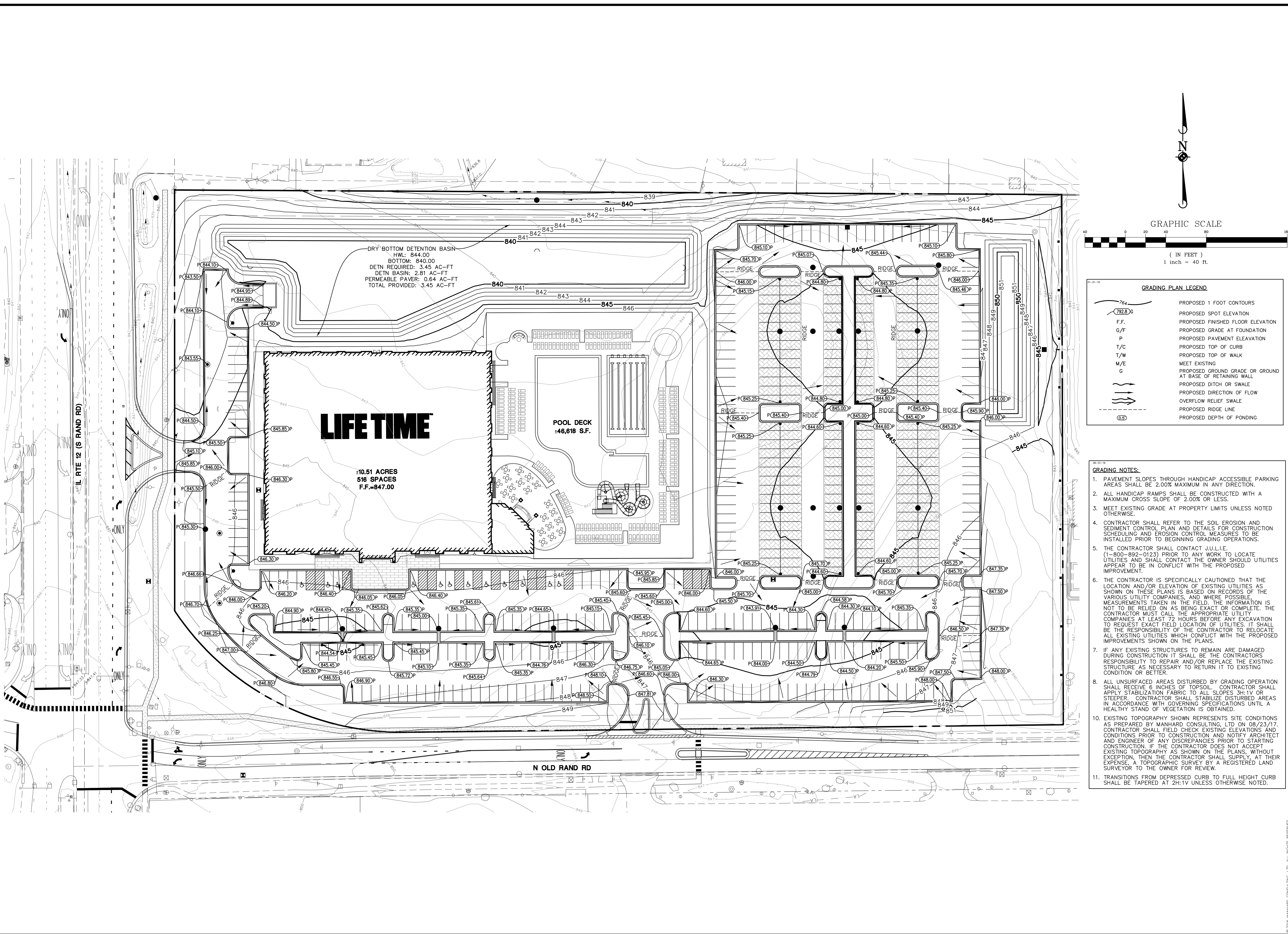
**Manhard CONSULTING LTD**  
 880 Woodside Parkway, Suite 200, Lake Zurich, IL 60064  
 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

**LIFE TIME**  
 VILLAGE OF LAKE ZURICH, ILLINOIS  
 PRELIMINARY SITE AND PAVING PLAN

PROJ. MGR.: JDF  
 PROJ. ASSOC.: SK  
 DRAWN BY: REH  
 DATE: 02-19-18  
 SCALE: 1"=40'  
 SHEET  
**1 OF 4**  
 LTF.LZ101



February 19, 2018 - 16:56  
 Date Name: P:\147200\147200\147200\PRELIM\PRELIM GRADING.dwg Upgraded Bk: Skeyev

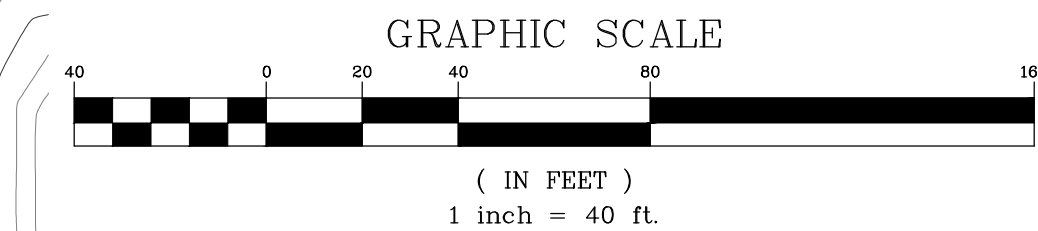
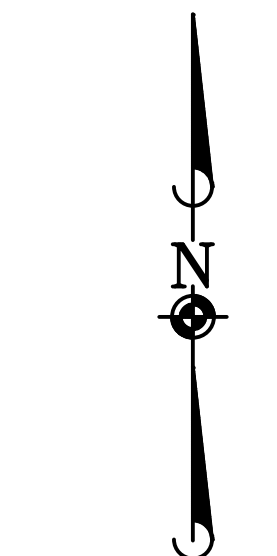


**LIFETIME**

**POOL DECK  
 -46,616 S.F.**

**10.51 ACRES  
 516 SPACES  
 F.F.=847.00**

DRY BOTTOM DETENTION BASIN  
 HWL: 844.00  
 BOTTOM: 840.00  
 DETN REQUIRED: 3.45 AC-FT  
 DETN BASIN: 2.81 AC-FT  
 PERMEABLE PAVER: 0.64 AC-FT  
 TOTAL PROVIDED: 3.45 AC-FT



GRADING PLAN LEGEND

	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED GRADE AT FOUNDATION
	PROPOSED PAVEMENT ELEVATION
	PROPOSED TOP OF CURB
	PROPOSED TOP OF WALK
	MEET EXISTING
	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING

- GRADING NOTES:
- PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
  - ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
  - MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
  - THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
  - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
  - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD ON 08/23/17. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHY SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
  - TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

DATE: \_\_\_\_\_

REVISIONS:

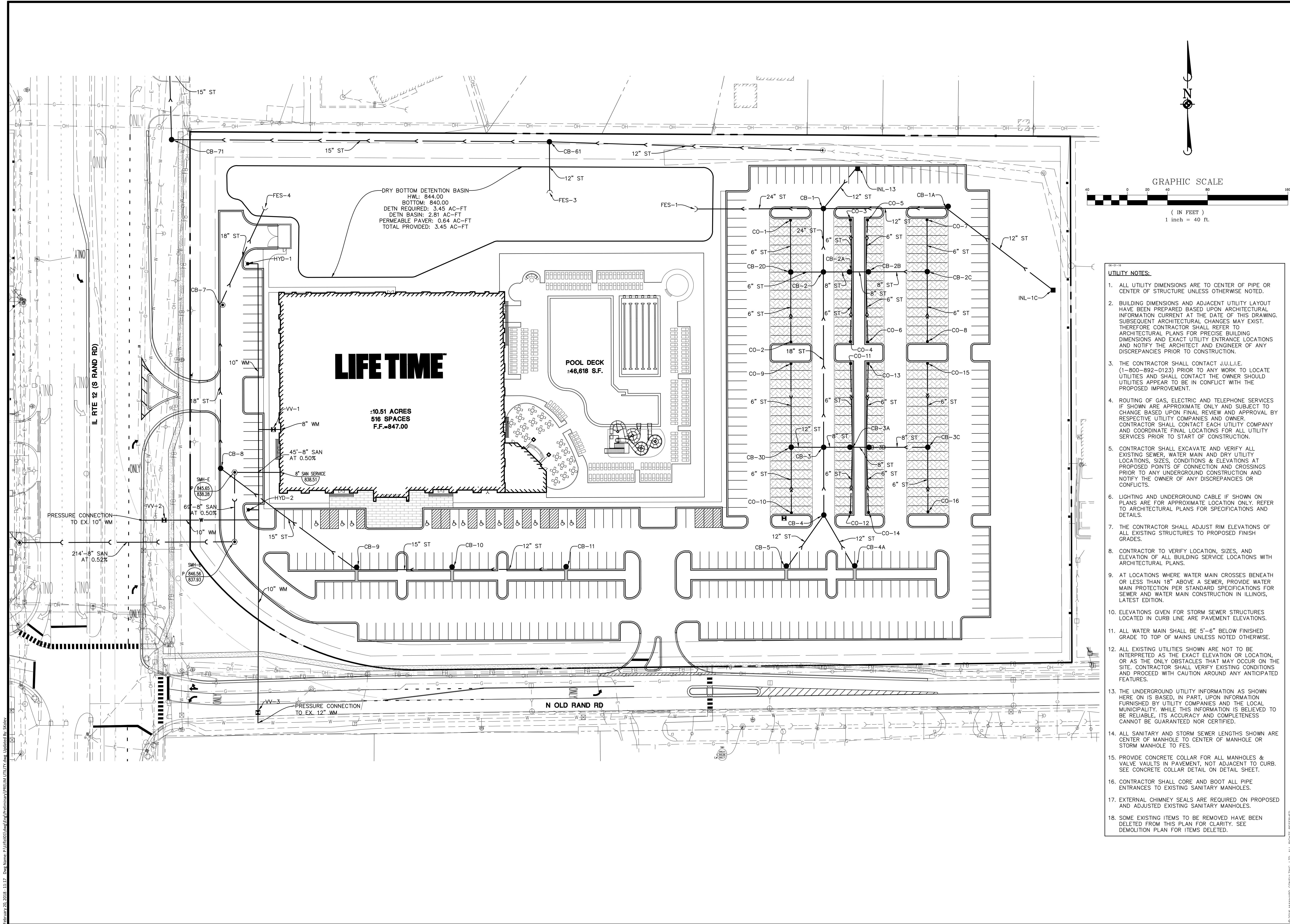

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LIFE TIME LAKE  
 VILLAGE OF LAKE ZURICH, ILLINOIS  
**PRELIMINARY GRADING PLAN**

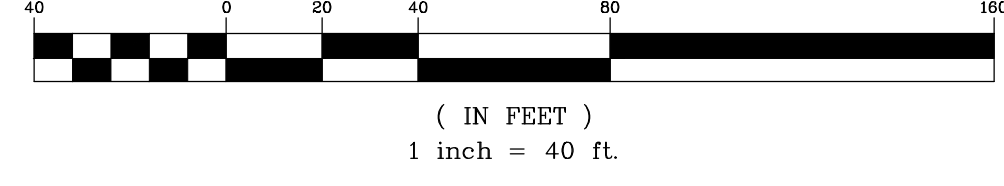
PROJ. MGR: JOF  
 PROJ. ASSOC: SK  
 DRAWN BY: REH  
 DATE: 02-19-18  
 SCALE: 1"=40'

SHEET  
**3** OF **4**  
 LTF.LZLI01

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GRAPHIC SCALE



**UTILITY NOTES:**

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL MANHOLES & VALVE VAULTS IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.

**LIFE TIME**

±10.51 ACRES  
516 SPACES  
F.F.=847.00

POOL DECK  
±46,618 S.F.

DRAWN BY: \_\_\_\_\_  
 REVISIONS: \_\_\_\_\_  
 DATE: \_\_\_\_\_

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 Construction Managers • Environmental Scientists • Planners

**LIFE TIME**  
**VILLAGE OF LAKE ZURICH, ILLINOIS**  
**PRELIMINARY UTILITY PLAN**

PROJ. MGR.: JOF  
 PROJ. ASSOC.: SK  
 DRAWN BY: TEC  
 DATE: 02-19-18  
 SCALE: 1"=40'  
 SHEET  
**4 OF 4**

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