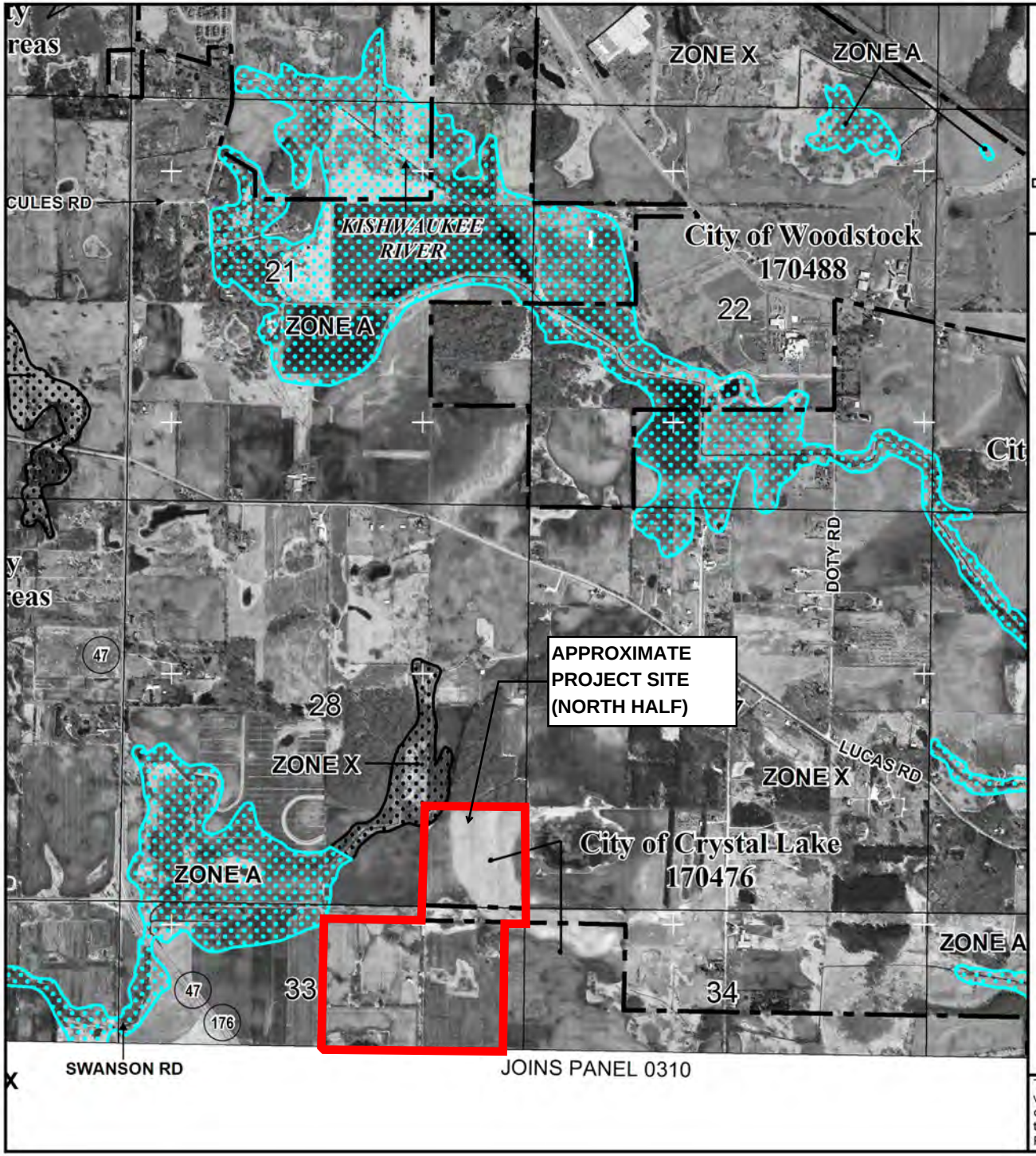


MAP SCALE 1" = 2000'

1000 0 2000 4000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0200J

FIRM

FLOOD INSURANCE RATE MAP

McHENRY COUNTY, ILLINOIS
AND INCORPORATED AREAS

PANEL 200 OF 365

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
BULL VALLEY, VILLAGE OF	170977	0200	J
CRYSTAL LAKE, CITY OF	170476	0200	J
MCHENRY COUNTY	170732	0200	J
WONDER LAKE, VILLAGE OF	170976	0200	J
WOODSTOCK, CITY OF	170488	0200	J

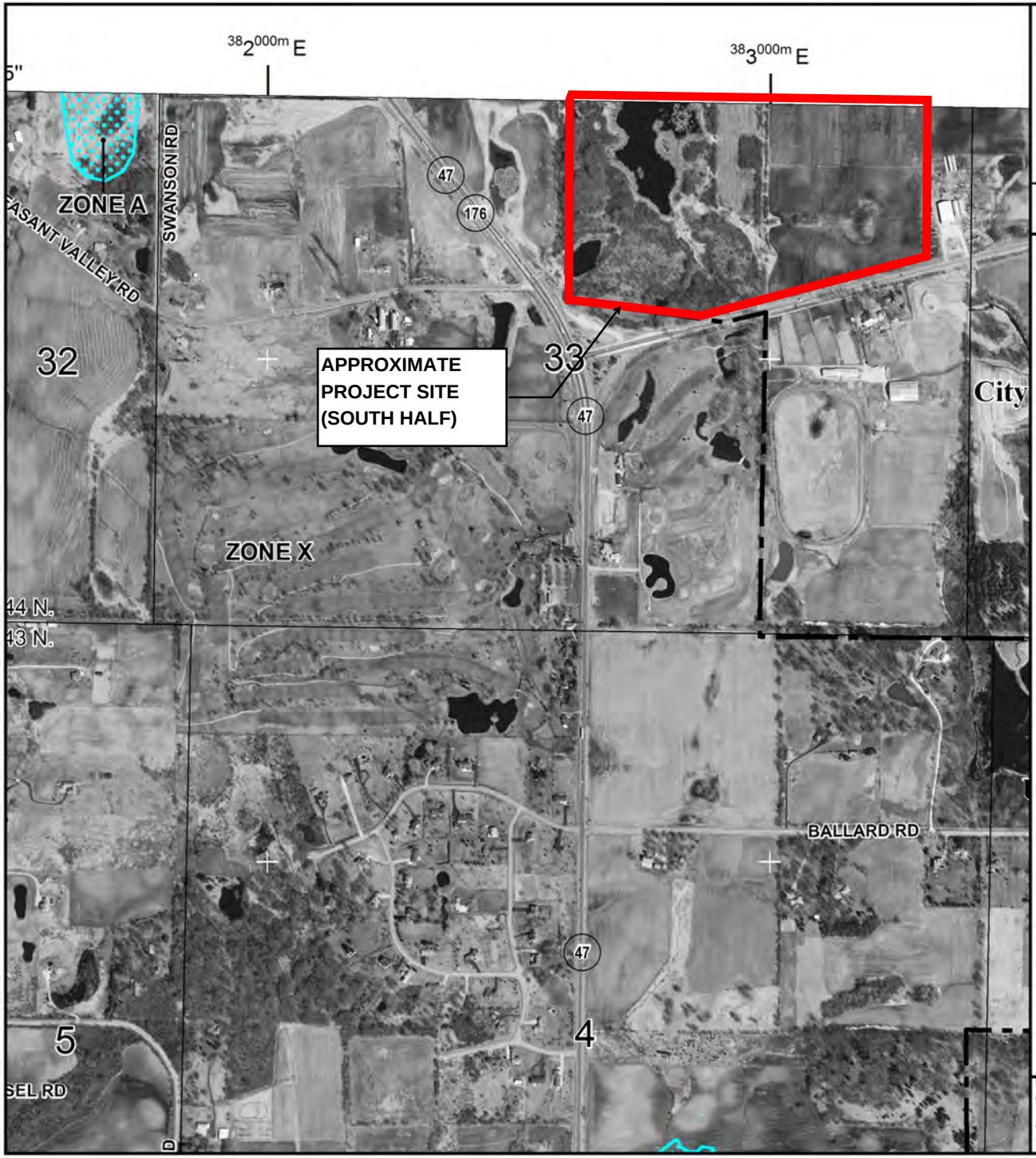
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
17111C0200J

EFFECTIVE DATE
NOVEMBER 16, 2006

Federal Emergency Management Agency

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MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0310J

FIRM

FLOOD INSURANCE RATE MAP

McHENRY COUNTY, ILLINOIS
AND INCORPORATED AREAS

PANEL 310 OF 365

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
CRYSTAL LAKE, CITY OF	170476	0310	J
LAKEWOOD, VILLAGE OF	170805	0310	J
MCHENRY COUNTY	170732	0310	J

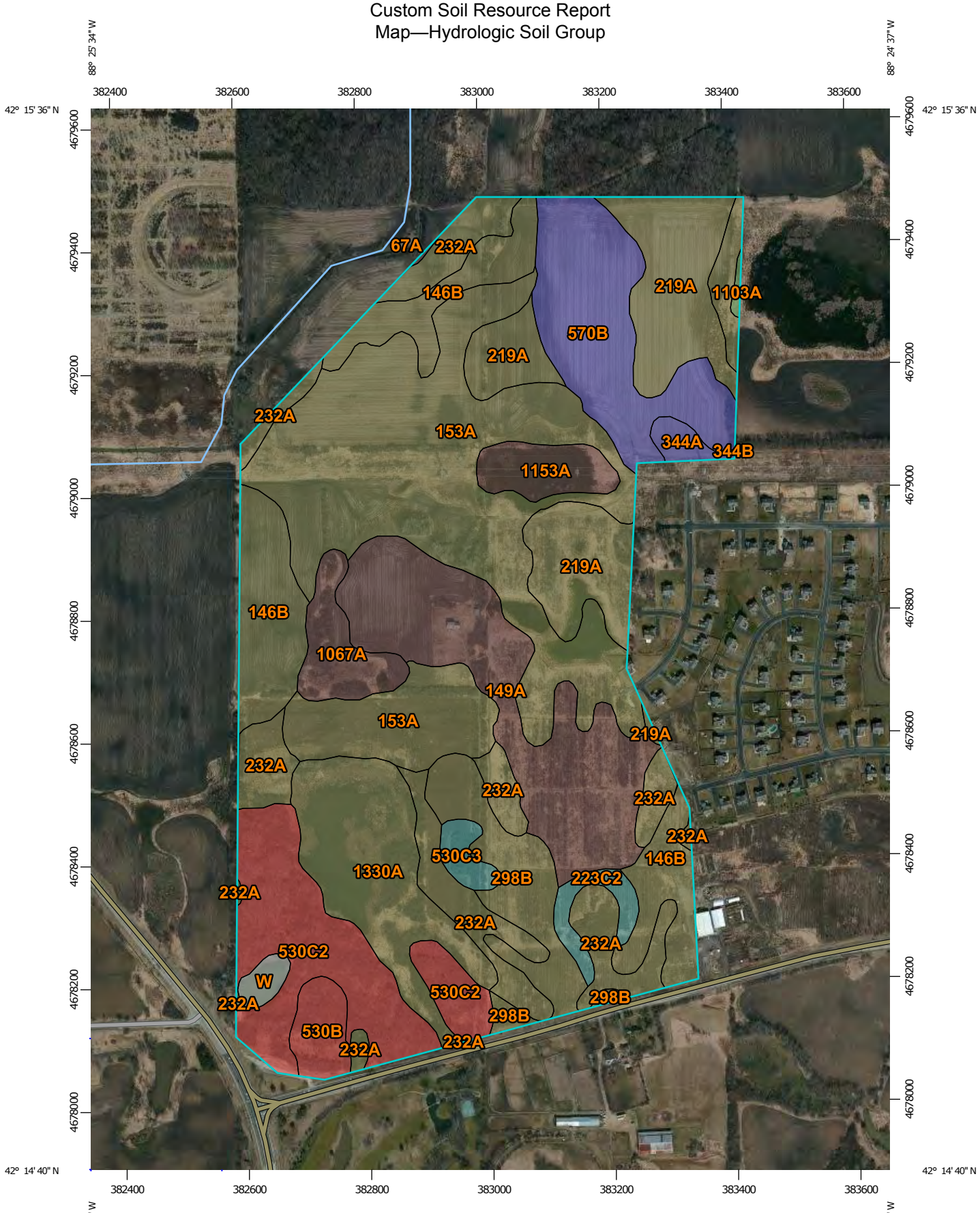
Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

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Map Scale: 1:8,420 if printed on A portrait (8.5" x 11") sheet.

N

Meters
0 100 200 400 600

Feet
0 400 800 1600 2400

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

Table—Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — McHenry County, Illinois (IL111)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
67A	Harpster silty clay loam, 0 to 2 percent slopes	B/D	0.1	0.0%
146B	Elliott silt loam, 2 to 4 percent slopes	C/D	20.3	8.9%
149A	Brenton silt loam, 0 to 2 percent slopes	B/D	24.8	10.8%
153A	Pella silty clay loam, cool, 0 to 2 percent slopes	C/D	57.9	25.3%
219A	Millbrook silt loam, 0 to 2 percent slopes	C/D	22.7	9.9%
223C2	Varna silt loam, 4 to 6 percent slopes, eroded	C	2.4	1.0%
232A	Ashkum silty clay loam, 0 to 2 percent slopes	C/D	20.7	9.0%
298B	Beecher silt loam, 2 to 4 percent slopes	C/D	10.0	4.4%
344A	Harvard silt loam, 0 to 2 percent slopes	B	1.4	0.6%
344B	Harvard silt loam, 2 to 5 percent slopes	B	0.0	0.0%
530B	Ozaukee silt loam, 2 to 4 percent slopes	D	3.3	1.4%
530C2	Ozaukee silt loam, 4 to 6 percent slopes, eroded	D	19.2	8.4%
530C3	Ozaukee silty clay loam, 4 to 6 percent slopes, severely eroded	C	1.7	0.8%
570B	Martinsville silt loam, 2 to 4 percent slopes	B	17.3	7.6%
1067A	Harpster silt loam, 0 to 2 percent slopes, undrained	B/D	5.3	2.3%
1103A	Houghton muck, 0 to 2 percent slopes, undrained	A/D	0.3	0.1%
1153A	Pella silty clay loam, 0 to 2 percent slopes, undrained	B/D	4.3	1.9%
1330A	Peotone silty clay loam, 0 to 2 percent slopes, undrained	C/D	16.3	7.1%
W	Water		1.2	0.5%
Totals for Area of Interest			**229.2**	**100.0%**

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Manhard Consulting Ltd.
Contact: Mitchell Horras
Address: 900 Woodlands Parkway
Vernon Hills, IL 60061

Project: Bryn Mawr Subdivision
Address: 10248 Illinois 176, Crystal Lake

IDNR Project Number: 1604402
Date: 10/22/2015

Description: Development of a ±300 acre subdivision in Crystal Lake, Illinois consisting of both single-family and multi-family residences.

Natural Resource Review Results

This project was submitted for information only. It is not a consultation under Part 1075.

The Illinois Natural Heritage Database shows the following protected resources may be in the vicinity of the project location:

Blanding's Turtle *(Emydoidea blandingii)*
Iowa Darter *(Etheostoma exile)*

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: McHenry

Township, Range, Section:
44N, 7E, 27
44N, 7E, 28
44N, 7E, 33
44N, 7E, 34



IL Department of Natural Resources Contact
Impact Assessment Section
217-785-5500
Division of Ecosystems & Environment

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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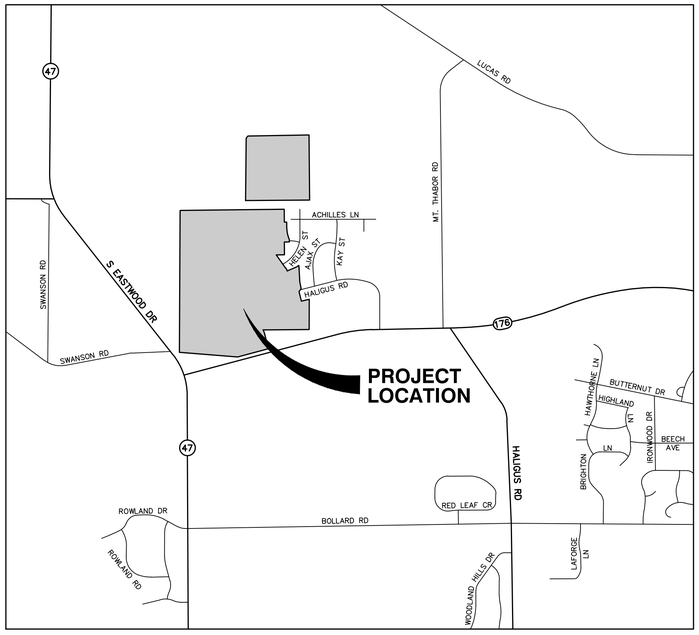
EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

Proposed Improvements
for
KENSINGTON SUBDIVISION
CRYSTAL LAKE, ILLINOIS

STANDARD SYMBOLS

06-01-15

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SANITARY SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	S/L
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
E	ELECTRICAL EQUIPMENT	
T	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
792.8	SPOT ELEVATION	792.8
	BRUSH/TREE LINE	
16"	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	16"
25'	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	25'
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	



LOCATION MAP
N.T.S.

Sheet List Table

Sheet Number	Sheet Title
1	TITLESHEET
2	GRADING AND DRAINAGE OVERALL PLAN
3	GRADING AND DRAINAGE PLAN – SOUTHWEST
4	GRADING AND DRAINAGE PLAN – SOUTHEAST
5	GRADING AND DRAINAGE PLAN – WEST
6	GRADING AND DRAINAGE PLAN – EAST
7	GRADING AND DRAINAGE PLAN – NORTHWEST
8	GRADING AND DRAINAGE PLAN – NORTHEAST
9	GRADING AND DRAINAGE PLAN – NORTH
10	SANITARY SEWER AND WATERMAIN OVERALL PLAN
11	SANITARY SEWER AND WATERMAIN PLAN – SOUTHWEST
12	SANITARY SEWER AND WATERMAIN PLAN – SOUTHEAST
13	SANITARY SEWER AND WATERMAIN PLAN – WEST
14	SANITARY SEWER AND WATERMAIN PLAN – EAST
15	SANITARY SEWER AND WATERMAIN PLAN – NORTHWEST
16	SANITARY SEWER AND WATERMAIN PLAN – NORTHEAST
17	SANITARY SEWER AND WATERMAIN PLAN – NORTH

ABBREVIATIONS

06-01-15

ADJ	ADJUST	F/L	FLOW LINE	P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
AGG.	AGGREGATE	FM	FORCE MAIN	R	RADIUS
ARCH	ARCHITECT	G	GROUND	R.O.W.	RIGHT-OF-WAY
B.A.M.	BITUMINOUS AGGREGATE MIXTURE	GAS	GAS	RCP	REINFORCED CONCRETE PIPE
B-B	BACK TO BACK	G/F	GRADE AT FOUNDATION	REM	REMOVAL
B/C	BACK OF CURB	G/WALL	GRADE AT WALL	REV	REVERSE
B/P	BOTTOM OF PIPE	GW	GUY WIRE	RR	RAILROAD
B/W	BACK OF WALK	HDWL	HEADWALL	RT	RIGHT
B-BOX	BUFFALO BOX	HH	HANDHOLE	SAN	SANITARY
BIT.	BITUMINOUS	HWL	HIGH WATER LEVEL	SF	SQUARE FOOT
BM	BENCHMARK	HYD.	HYDRANT	SHLD.	SHOULDER
B.O.	BY OTHERS	INL	INLET	SL	STREET LIGHT
C.E.	COMMERCIAL ENTRANCE	INV.	INVERT	SMH	SANITARY MANHOLE
CB	CATCH BASIN	IP	IRON PIPE	ST	STORM
CL	CENTERLINE	LT	LEFT	STA.	STATION
CMP	CORRUGATED METAL PIPE	MAX.	MAXIMUM	STD	STANDARD
CNTRL	CONTROL	MB	MAILBOX	SW	SIDEWALK
C.O.	CLEANOUT	M/E	MEET EXISTING	SY	SQUARE YARDS
CONC.	CONCRETE	MH	MANHOLE	TBR	TO BE REMOVED
CY	CUBIC YARD	MIN.	MINIMUM	T	TELEPHONE
D	DITCH	NWL	NORMAL WATER LEVEL	T-A	TYPE A
DIA.	DIAMETER	P.E.	PRIVATE ENTRANCE	T/C	TOP OF CURB
DIP	DUCTILE IRON PIPE	PC	POINT OF CURVATURE	T/F	TOP OF FOUNDATION
DIWM	DUCTILE IRON WATER MAIN	PCC	POINT OF COMPOUND CURVE	T/P	TOP OF PIPE
DS	DOWNSPOUT	PGL	PROFILE GRADE LINE	T/W	TOP OF WALK
DT	DRAIN TILE	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
E	ELECTRIC	PL	PROPERTY LINE	TEMP	TEMPORARY
E-E	EDGE TO EDGE	PP	POWER POLE	TRANS	TRANSFORMER
ELEV.	ELEVATION	PROP.	PROPOSED	V.B.	VALVE BOX
E/P	EDGE OF PAVEMENT	PT	POINT OF TANGENCY	VCP	VITRIFIED CLAY PIPE
EX.	EXISTING	PVC	POLYVINYL CHLORIDE PIPE	V.V.	VALVE VAULT
F.E.	FIELD ENTRANCE	PVC	POINT OF VERTICAL CURVATURE	WL	WATER LEVEL
F-F	FACE TO FACE	PVI	POINT OF VERTICAL INTERSECTION	WM	WATER MAIN
F.F.	FINISHED FLOOR	PVT	POINT OF VERTICAL TANGENCY		
FES	FLARED END SECTION	P	PAVEMENT		

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CRYSTAL LAKE, ILLINOIS
TITLESHEET

PROJ. MGR.:	JC
PROJ. ASSOC.:	SL
DRAWN BY:	----
DATE:	3-3-2016
SCALE:	N.T.S.

SHEET 1 OF 17

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PRELIMINARY PLANS

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GRAPHIC SCALE
SCALE: 1"=150'
150 0 75 150 300 600

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KENSINGTON SUBDIVISION

CRYSTAL LAKE, ILLINOIS

GRADING AND DRAINAGE OVERALL PLAN

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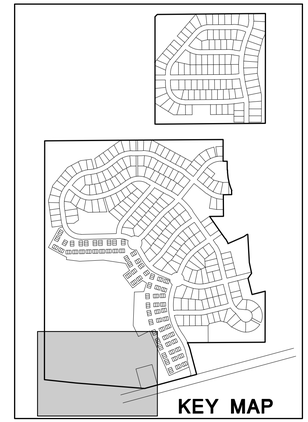
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PRELIMINARY PLANS

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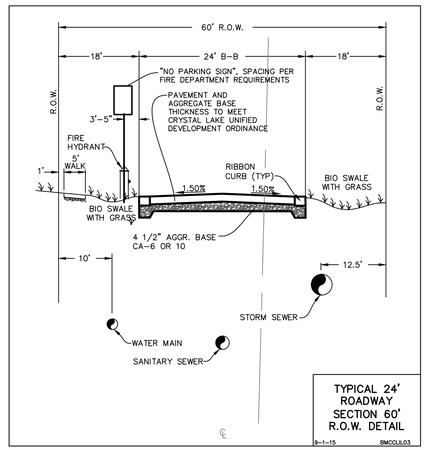


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GRAPHIC SCALE

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SCALE: 1"=60'



TYPICAL 24' ROADWAY SECTION 60' R.O.W. DETAIL

9-1-15 BMCCLIL03

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GRADING AND DRAINAGE PLAN - SOUTHWEST

PROJ. MGR.: JC
PROJ. ASSOC.: SL
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DATE: 3-3-2016
SCALE: 1"=60'

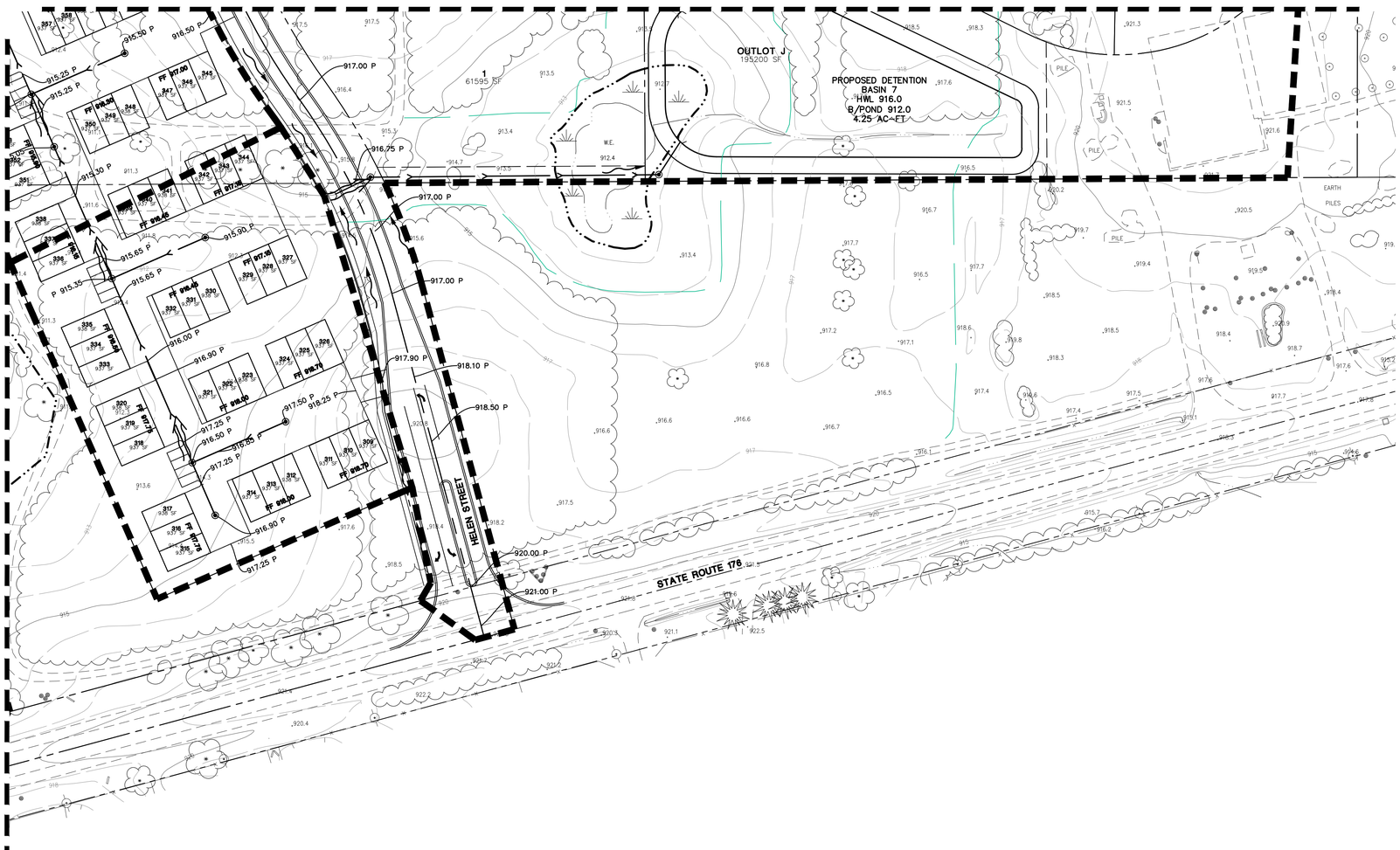
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SCALE 1"=60'



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CRYSTAL LAKE, ILLINOIS

GRADING AND DRAINAGE PLAN - SOUTHEAST

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SHEET
4 OF 17
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BRYN MAWR LANE

100-YEAR PIPE

RETAINING WALL

PROPOSED DETENTION
BASIN 9
HWL 906.0
B/POND 902.0
2.0 AC-FT

OUTLOT A
2096106 SF

127
84431 SF

519
141353 SF

98
8653 SF

95
8400 SF

97
12963 SF

96
12477 SF

80
11255 SF

513
56015 SF

PROPOSED DETENTION
BASIN 8
HWL 912.0
B/POND 908.0
2.3 AC-FT

MATCHLINE SEE SHEET 6

MATCHLINE SEE SHEET 3

N

KEY MAP

GRAPHIC SCALE

60 0 30 120 240

SCALE: 1"=60'

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GRADING AND DRAINAGE PLAN - WEST

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MATCHLINE SEE SHEET 8

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET 4

ACHILLES

CARLY LANE STREET

HELEN ST

HELEN STREET

KENSINGTON COURT

BRYN MAWR LANE

LISMORE LANE

PROPOSED DETENTION
BASIN 6
HWL 918
B/POND 914
5.25 AC-FT

OUTLOT I
115676 SF

100-YR PIPE

EARTH

PILES

KEY MAP

GRAPHIC SCALE

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SCALE: 1"=60'

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CRYSTAL LAKE, ILLINOIS

GRADING AND DRAINAGE PLAN - EAST

PROJ. MGR.: JC

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DATE: 3-3-2016

SCALE: 1"=60'

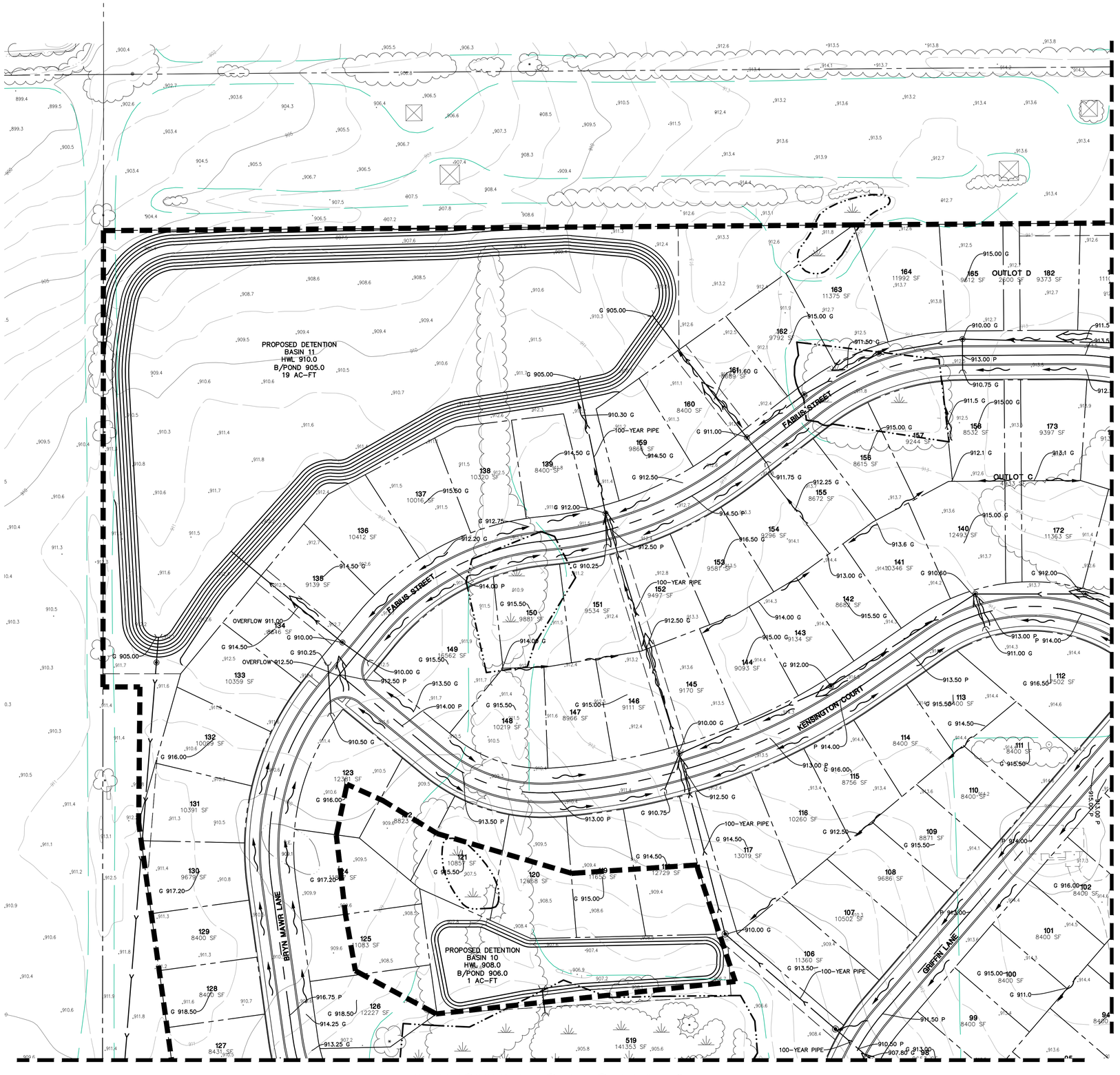
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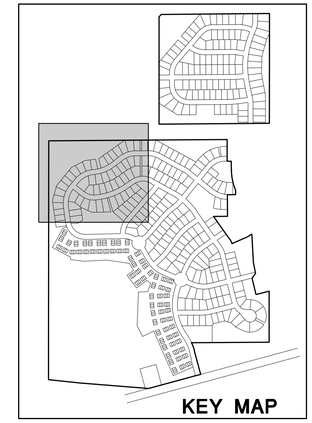
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KENSINGTON SUBDIVISION

CRYSTAL LAKE, ILLINOIS

GRADING AND DRAINAGE PLAN - NORTHWEST

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DATE: 3-3-2016
SCALE: 1"=60'

SHEET 7 OF 17

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MATCHLINE SEE SHEET 9

MATCHLINE SEE SHEET 7

MATCHLINE SEE SHEET 8

1.75 AC-FT

PROPOSED DETENTION
BASIN 4
HWL 921
B/POND 918
1 AC-FT

PROPOSED DETENTION
BASIN 5
HWL 913
B/POND 911
0.75 AC-FT

OUTLOT E
118577 SF

OUTLOT F
45994 SF

OUTLOT H
105654 SF

ACHILLES LN

FABIUS STREET

KENSINGTON COURT

GRIFFIN LANE

ACHILLES LANE

FABIUS ST

GRAPHIC SCALE
60 0 30 120 240
SCALE: 1"=60'

KEY MAP

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GRADING AND DRAINAGE PLAN - NORTHEAST

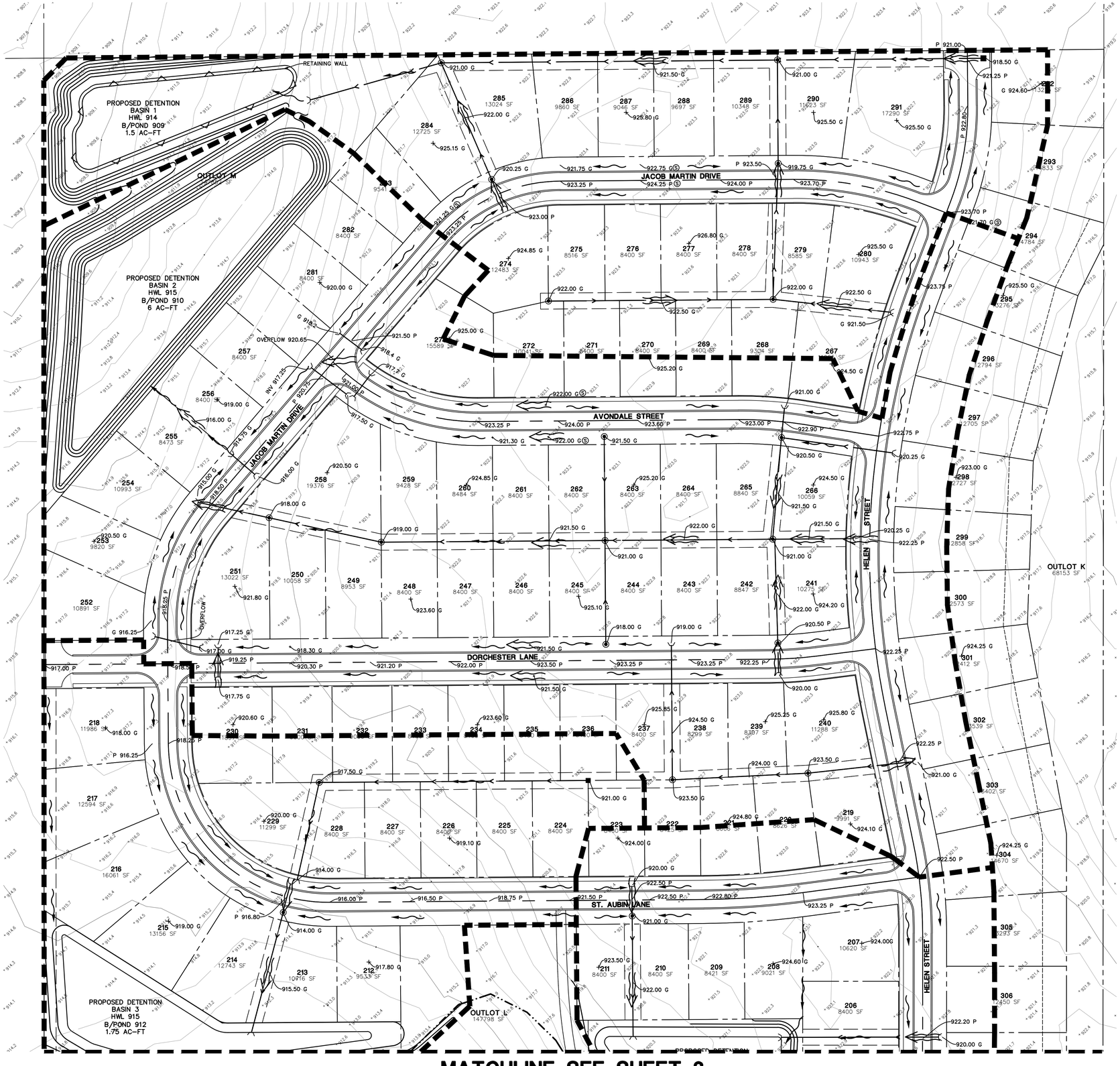
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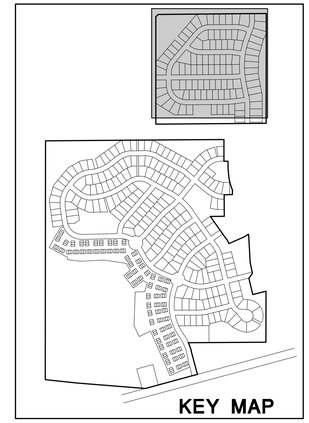
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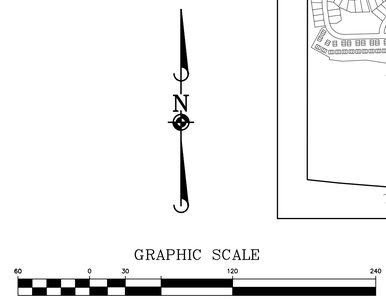
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PROJ. ASSOC.:	SL
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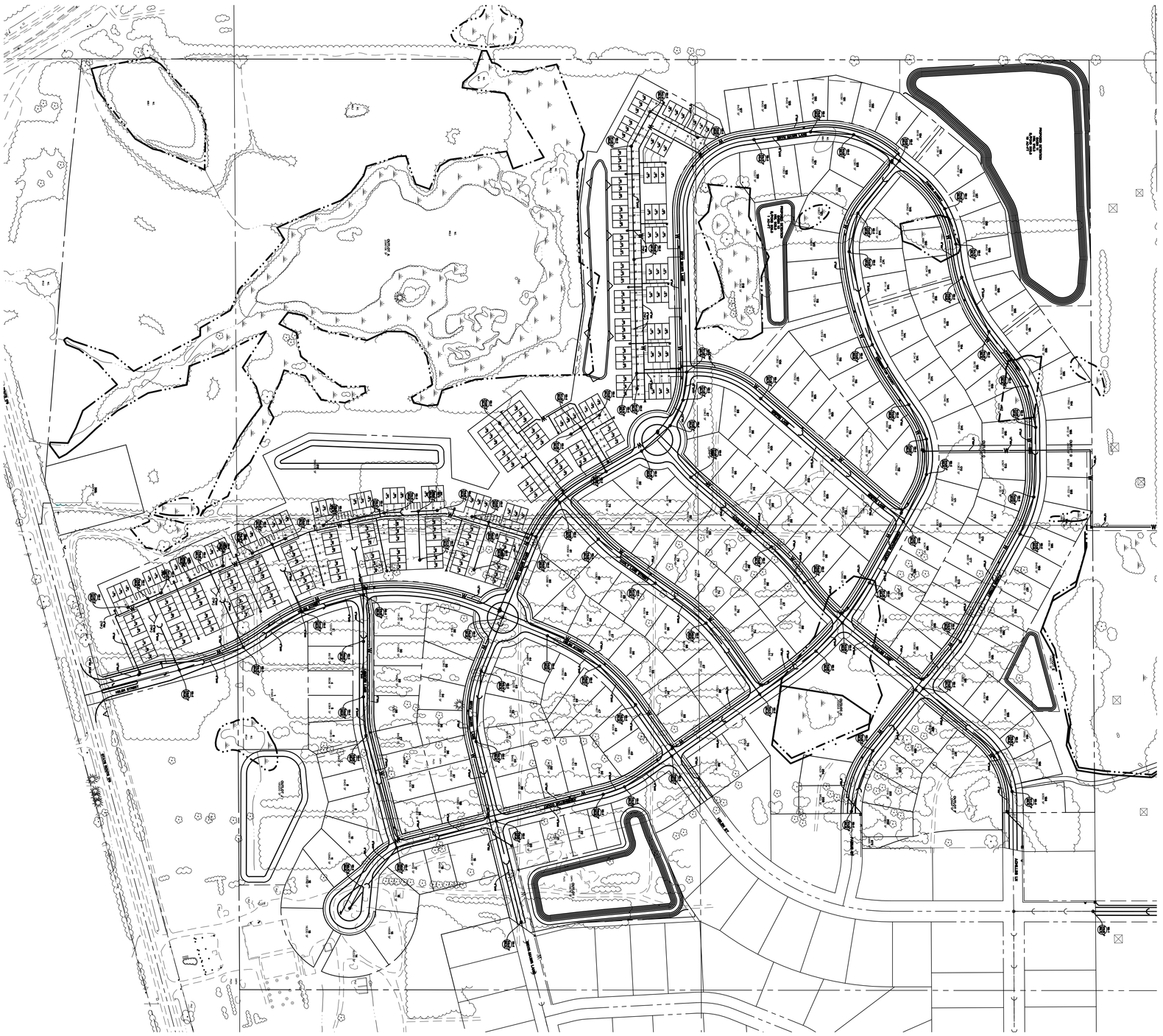
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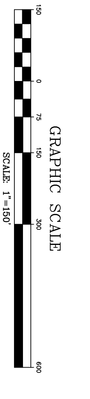
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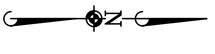
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DATE: 3-3-2016
SCALE: 1"=150'
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PROJ. ASSOC: SS
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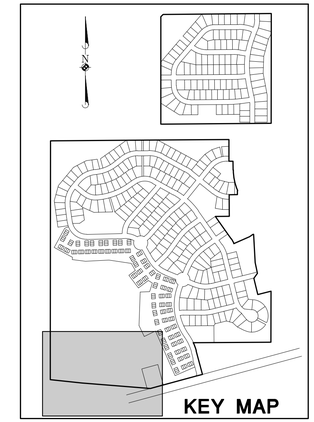
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MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 12





GRAPHIC SCALE

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SCALE: 1"=60'

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SANITARY SEWER AND WATERMAIN PLAN - SOUTHWEST

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PROJ. ASSOC.: SL
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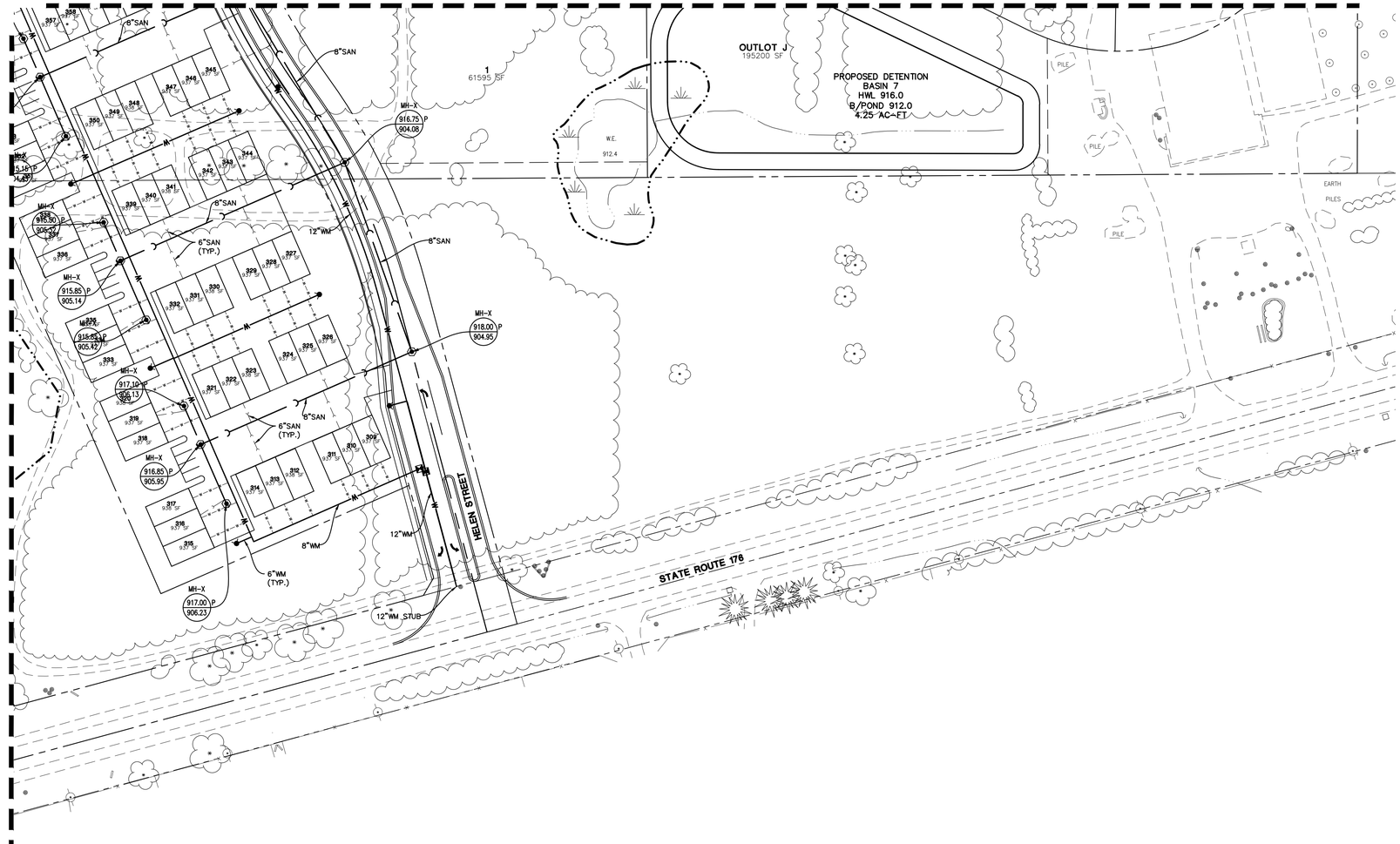
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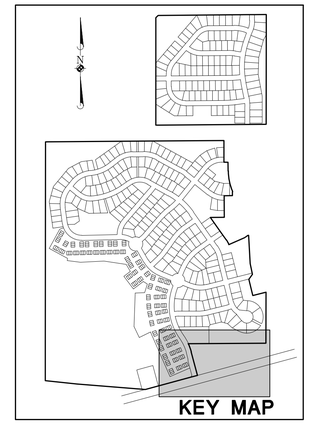
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GRAPHIC SCALE

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SCALE 1"=60'



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SANITARY SEWER AND WATERMAIN PLAN - SOUTHEAST

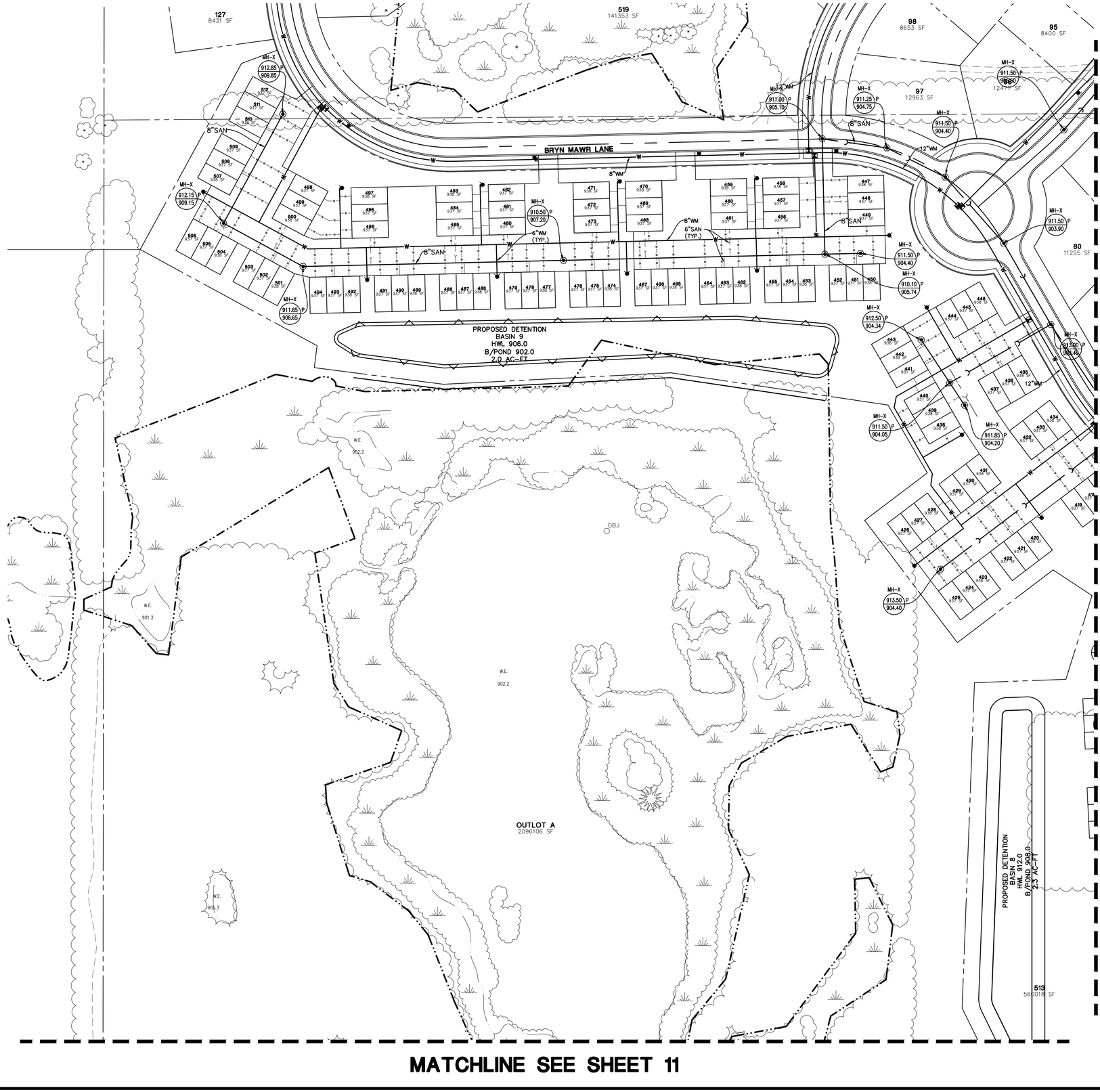
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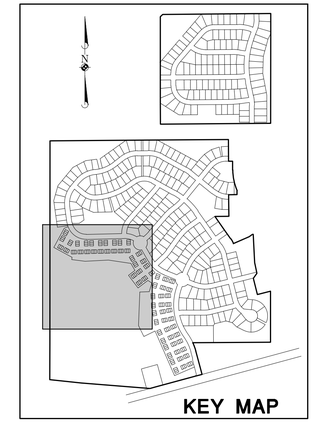
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SCALE: 1"=60'

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SANITARY SEWER AND WATERMAIN PLAN - WEST

PROJ. MGR.: JC
PROJ. ASSOC.: SL
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DATE: 3-3-2016
SCALE: 1"=60'

SHEET 13 OF 17

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MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 13

MATCHLINE SEE SHEET 12

ACHILLES

CARLY LANE STREET

HELEN ST

HELEN STREET

KENSINGTON COURT

BRYN MAWR LANE

LISMORE LANE

PROPSOED DETENTION
BASIN 6
HWL 918
B/POND 914
5.25 AC-FT

OUTLOT I
115676 SF

KEY MAP

GRAPHIC SCALE
60 0 30 120 240
SCALE: 1"=60'

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SANITARY SEWER AND WATERMAIN PLAN - EAST

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SHEET
14 OF 17
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PROPOSED DETENTION
BASIN 11
HWL 910.0
B/POND 905.0
19 AC-FT

PROPOSED DETENTION
BASIN 10
HWL 908.0
B/POND 906.0
1 AC-FT

FABIUS STREET
KENSINGTON COURT
BRYN MAWR LANE
GRIFFIN LANE

OUTLOT C 4933 SF
OUTLOT D 2600 SF

MATCHLINE SEE SHEET 16

MATCHLINE SEE SHEET 15

GRAPHIC SCALE
60 0 30 120 240
SCALE: 1"=60'

KEY MAP

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SANITARY SEWER AND WATERMAIN PLAN - NORTHWEST

PROJ. MGR.: JC
PROJ. ASSOC.: SL
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DATE: 3-3-2016
SCALE: 1"=60'

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15 OF 17
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MATCHLINE SEE SHEET 17

MATCHLINE SEE SHEET 15

MATCHLINE SEE SHEET 14

1.75 AC-FT

PROPOSED DETENTION
BASIN 4
HWL 921
B/POND 918
1 AC-FT

PROPOSED DETENTION
BASIN 5
HWL 913
B/POND 911
0.75 AC-FT

OUTLOT E
118571 SF

OUTLOT F
45994 SF

OUTLOT H
105654 SF

ACHILLES LN

FABIUS STREET

KENSINGTON COURT

GRIFFIN LANE

ICHILES LANE

FABIUS ST

205 8400 SF
196 9350 SF
195 9992 SF
194 9992 SF
193 9573 SF
192 8400 SF
191 10802 SF
190 9865 SF
189 8480 SF
188 8400 SF
187 8400 SF
186 8400 SF
185 9184 SF
184 11606 SF
183 13 SF
175 9413 SF
176 8681 SF
177 8681 SF
178 8682 SF
179 8683 SF
180 9256 SF
181 10956 SF
166 11725 SF
167 9510 SF
168 9385 SF
169 9347 SF
170 9308 SF
171 11288 SF
105 11828 SF
104 8400 SF
89 12455 SF
90 9660 SF
91 8634 SF
92 8425 SF
93 8400 SF
86 8400 SF
87 8400 SF
88 11212 SF
71 10680 SF
72 8400 SF
73 8400 SF
85 8480 SF
74 10 SF
103 8400 SF
197 8405 SF
198 10800 SF
199 8400 SF
200 9155 SF
201 11016 SF
202 12283 SF
203 9823 SF
204 10431 SF
670 2995 SF
70 16041 SF

MH-I 922.20 P 907.89
MH-I 919.00 P 906.72
MH-X 912.50 P 906.50
MH-X 913.00 P 907.00
MH-X 916.40 P 905.25
MH-X 917.35 P 905.70
MH-X 912.75 P 904.30
MH-X 914.00 P 904.15
MH-X 913.00 P 904.30
MH-X 911.25 P 903.40
MH-X 913.50 P 902.80
MH-X 913.50 P 902.30
MH-X 914.50 P 905.20
MH-X 914.50 P 905.28
MH-X 915.00 P 903.55
MH-X 913.75 P 901.40
MH-X 913.50 P 904.15

12"WM
8"WM
8"SAN

N

GRAPHIC SCALE
60 0 30 120 240
SCALE: 1"=60'

KEY MAP

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SANITARY SEWER AND WATERMAIN PLAN - NORTHEAST

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PROJ. ASSOC.: SL
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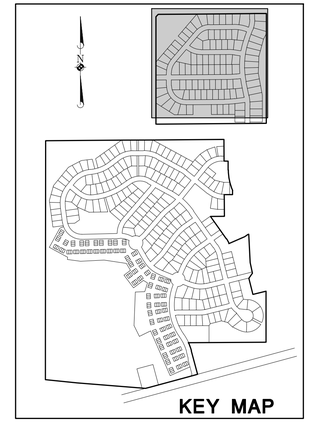
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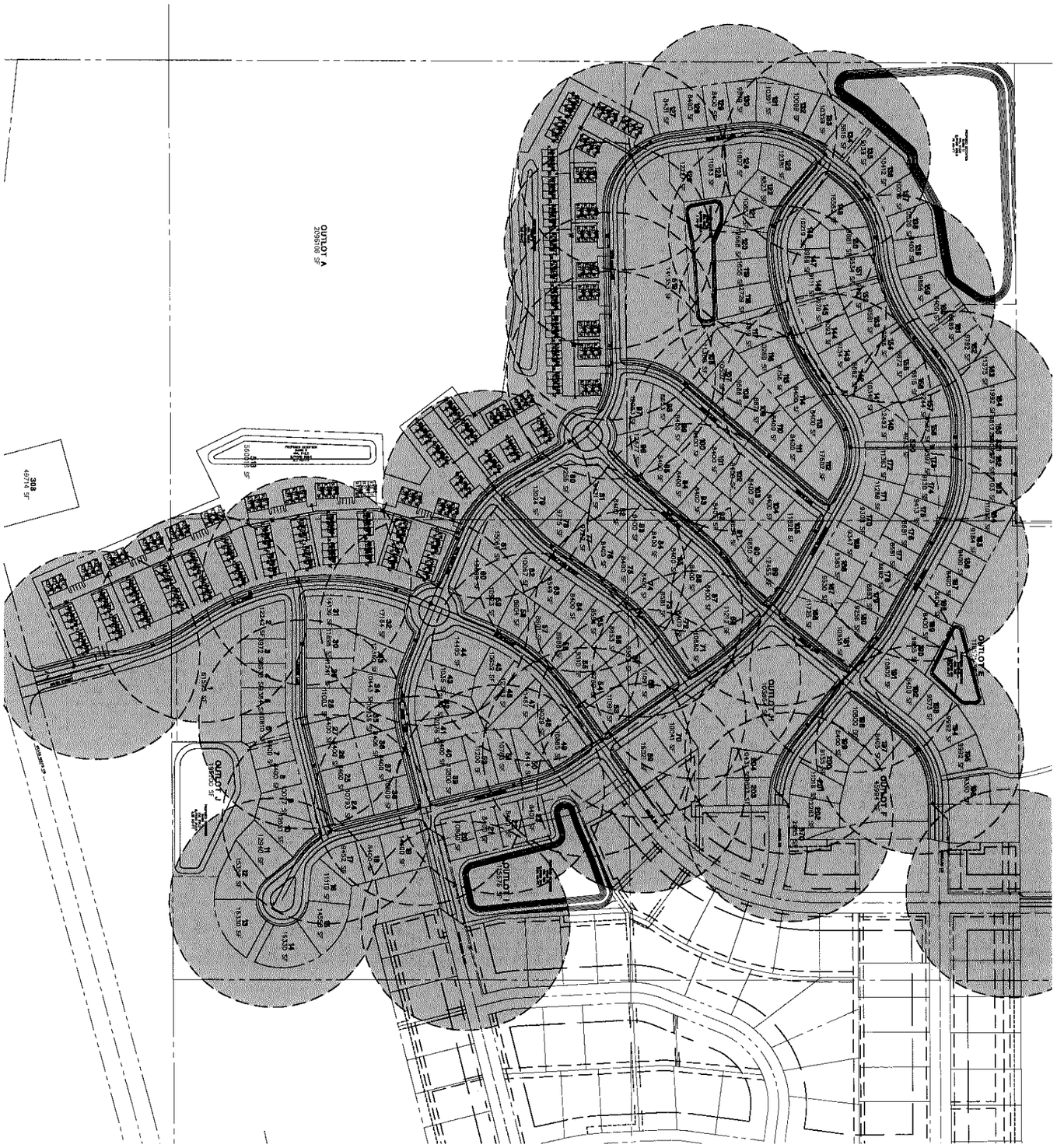
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17 OF 17
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GRAPHIC SCALE
SCALE: 1"=150'

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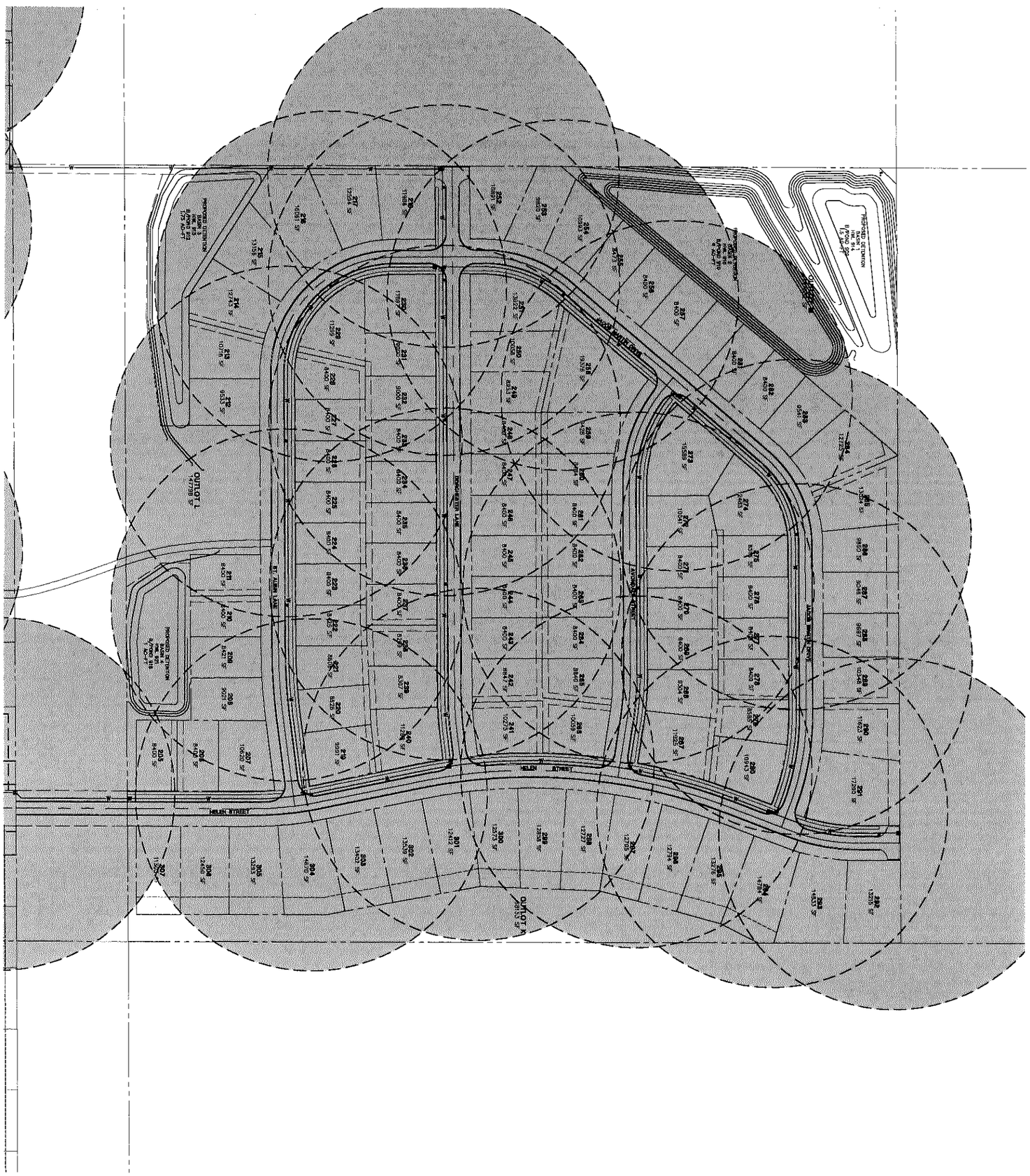
SHEET	1 OF 3 SHEETS
SCALE	1"=150'
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FIELD BOOK	
PROJECT NO.	

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GRAPHIC SCALE
SCALE: 1"=80'

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SHEET	2 OF 3 SHEETS	
DATE	3-3-2016	
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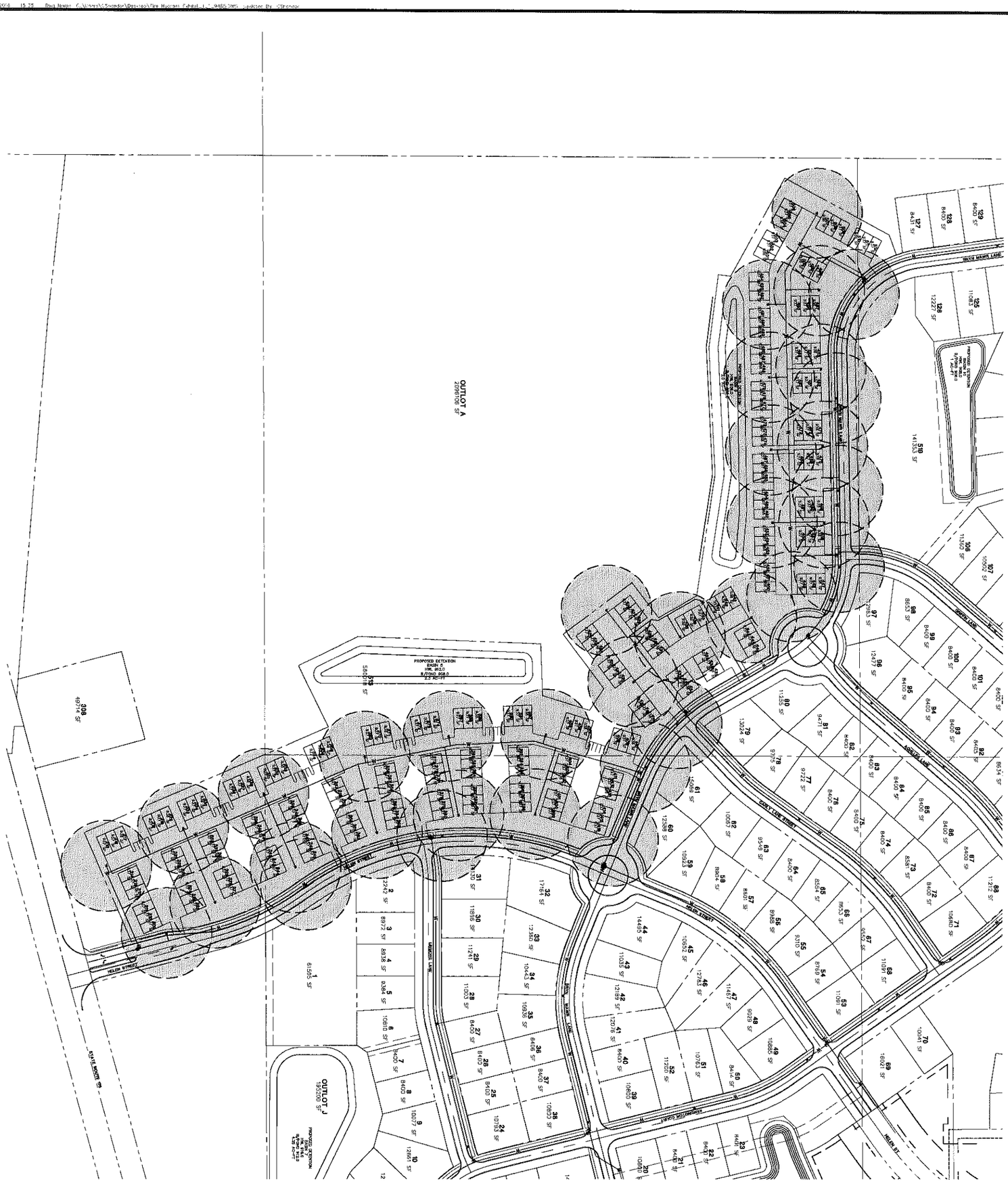
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PROJ. ASSOC.:	SJU
PROJ. MGR.:	ABC

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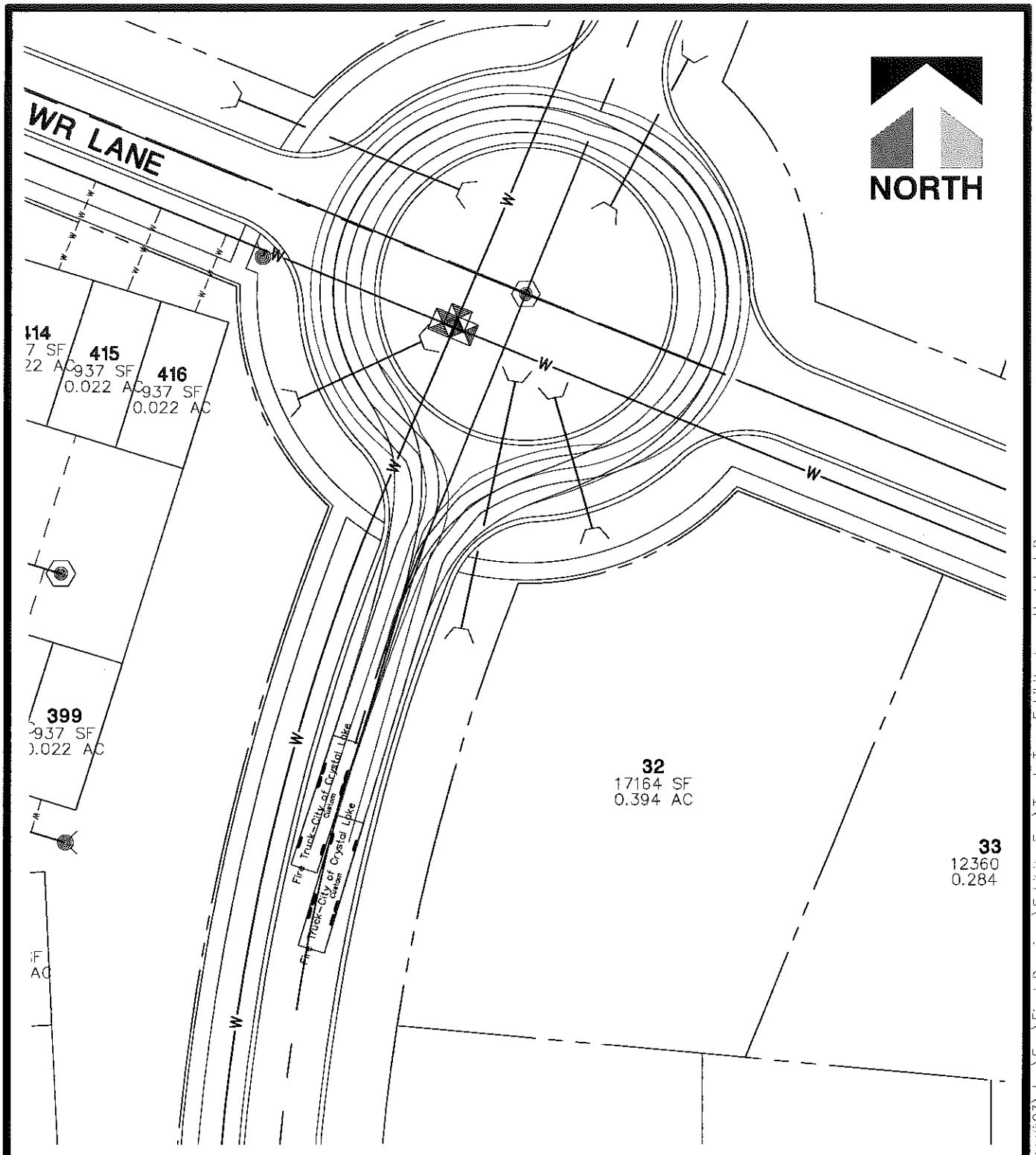
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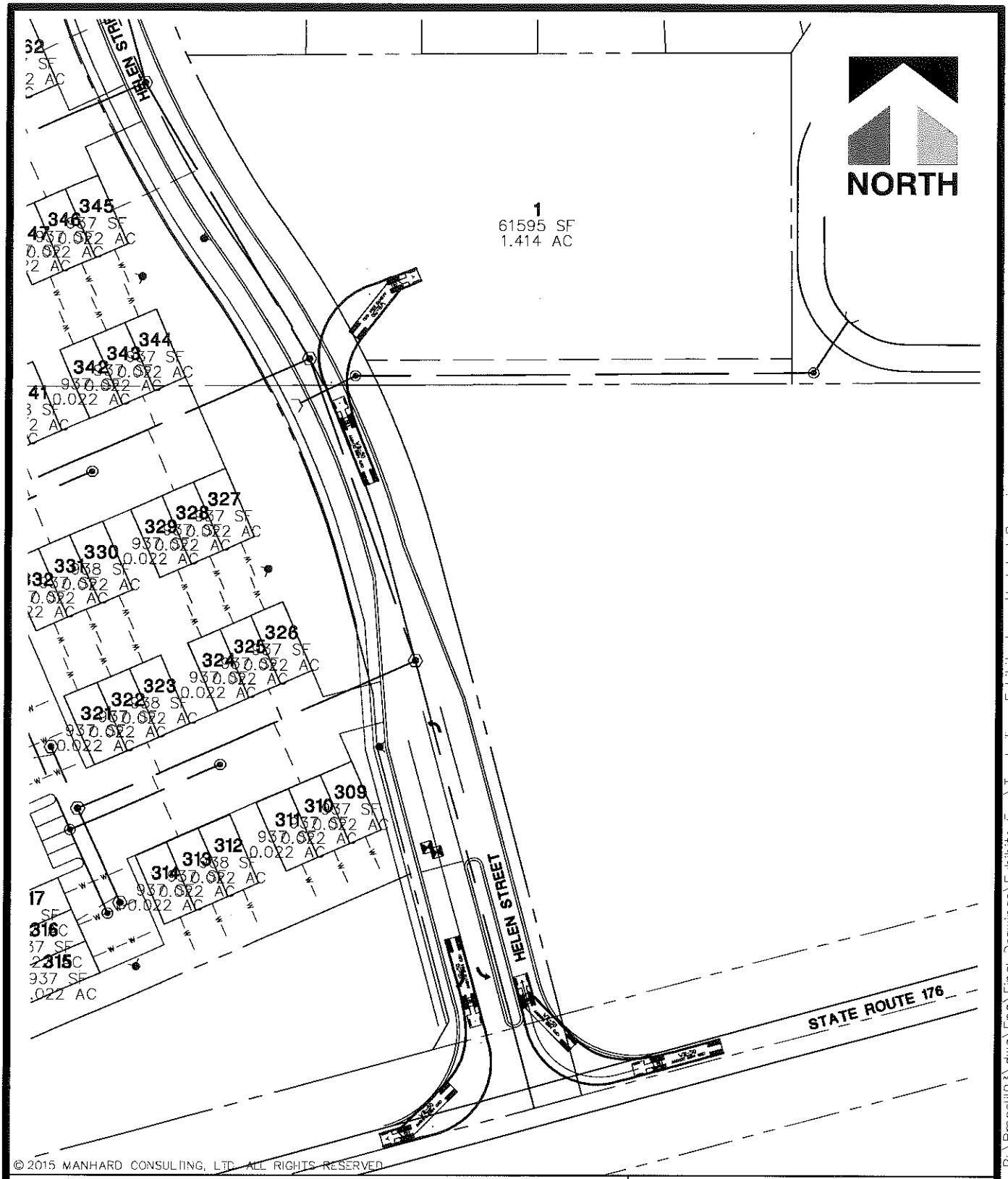
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TRUCK TURN EXHIBIT

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DATE:	03-04-16
SCALE:	1" = 40'

SHEET
EXHIBIT 1
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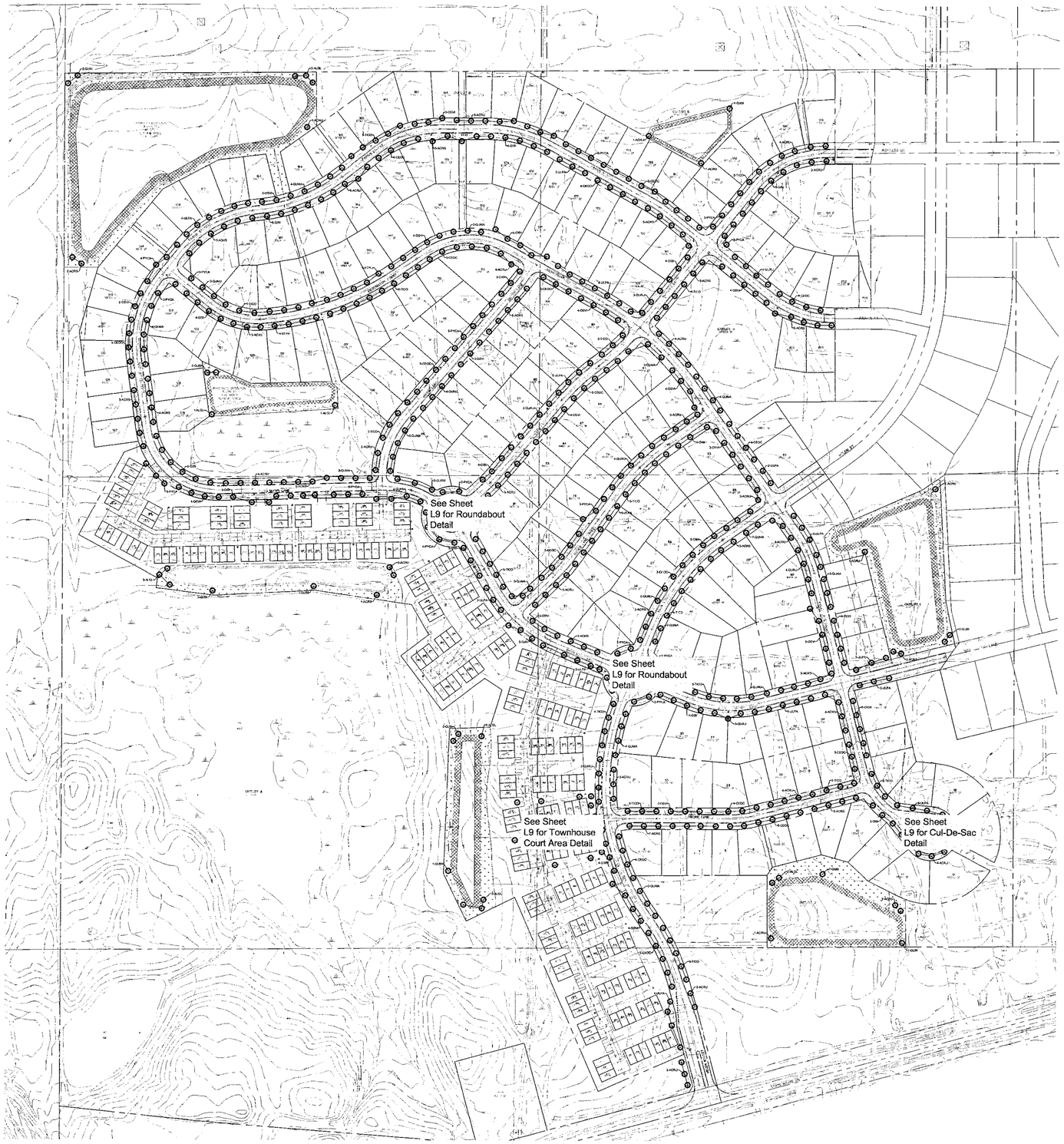
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TRUCK TURN EXHIBIT

PROJ. MGR.:	J.G.C.
DRAWN BY:	SL
DATE:	03-04-16
SCALE:	1" = 100'

SHEET
EXHIBIT 2
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Overall Landscape Plan - South Portion (See Sheet L8 for North Portion)

Scale: 1" = 150' - 0"

GRAPHIC SCALE

150 0 75 150 300 600

SCALE 1" =150'

N

Preliminary Plant List

Key	Quantity	Name COMMON/Botanical	Size
Street Trees			
ACRU	98	NORTHWOOD RED MAPLE/ Acer rubrum 'Northwood'	2 1/2" BB
ACRS	98	RED SUNSET MAPLE/ Acer rubrum 'Red Sunset'	2 1/2" BB
CEOC	92	COMMON HACKBERRY/ Celtis occidentalis	2 1/2" BB
GIBI	90	PRINCETON SENTRY GINKGO/ Ginkgo biloba 'Princeton Sentry'	2 1/2" BB
OSVI	80	AMERICAN HOPHORNBEAM/ Ostrya virginiana	2 1/2" BB
PYCA	84	CHANTICLEER PEAR TREE/ Pyrus calleryana 'Chanticleer'	2 1/2" BB
QUMA	64	BUR OAK/ Quercus macrocarpa	2 1/2" BB
QURU	67	NORTHERN RED OAK/ Quercus rubra 'borealis'	2 1/2" BB
TICO	98	GREENSPIRE LITTLELEAF LINDEN/ Tilia cordata 'Greenspire'	2 1/2" BB
ULPA	96	FRONTIER ELM/ Ulmus parvifolia 'Frontier'	2 1/2" BB
Detention Basin Canopy Trees			
ACRU	10	NORTHWOOD RED MAPLE/ Acer rubrum 'Northwood'	2 1/2" BB
ACRS	12	RED SUNSET MAPLE/ Acer rubrum 'Red Sunset'	2 1/2" BB
ALGL	17	BLACK ALDER/ Alnus glutinosa	2 1/2" BB
QUBI	18	SWAMP WHITE OAK/ Quercus bicolor	2 1/2" BB

Note: Some Street Trees will be provided from on site nursery and to be determined at final plan approval

Note: See Sheet L9 for Roundabout, Cul-De-Sac, and Typical Townhouse Court Plant Lists

Crystal Lake Code Requirements

Street Tree Requirements:

1 Shade Tree located in the Right-of-Way (or on private property if less than 8' between sidewalk and curb) for every 40 linear feet of Lot Frontage

+/- 34,680 Total Lot Frontage located along all Streets

34,680 / 40 = 867 Street Trees Required

867 Street Trees Located on Plan

Note: See Sheet L9 Typical Townhouse Court Requirements

LEGEND

- Turf Areas
- Cardno Economy Prairie Seed Mix
- Cardno Stormwater Seed Mix

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Glenn M Christensen, ASLA, RLA
Illinois Registered Landscape Architect # 157-000223

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KENSINGTON SUBDIVISION
CRYSTAL LAKE, ILLINOIS
OVERALL LANDSCAPE PLAN

PROJ. MGR.: JG
PROJ. ASSOC.: SL
DRAWN BY: JBD
DATE: 3-18-16
SCALE: 1"=60'

SHEET
L1 OF L9

BMCCLIL03

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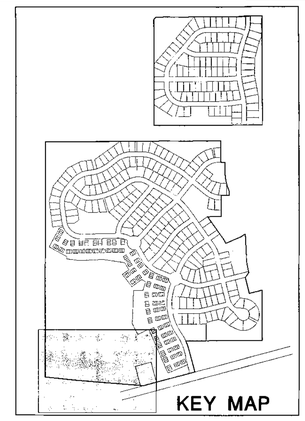
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MATCHLINE SEE SHEET L6



MATCHLINE SEE SHEET L3



N

GRAPHIC SCALE

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SCALE 1"=60'

LEGEND

- Turf Areas
- Cardno Economy Prairie Seed Mix
- Cardno Stormwater Seed Mix

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CRYSTAL LAKE, ILLINOIS

LANDSCAPE PLAN - SOUTHWEST

PROJ. MGR.: JC
PROJ. ASSOC.: SL
DRAWN BY: JBD
DATE: 3-18-16
SCALE: 1"=60'

SHEET L2 OF L9

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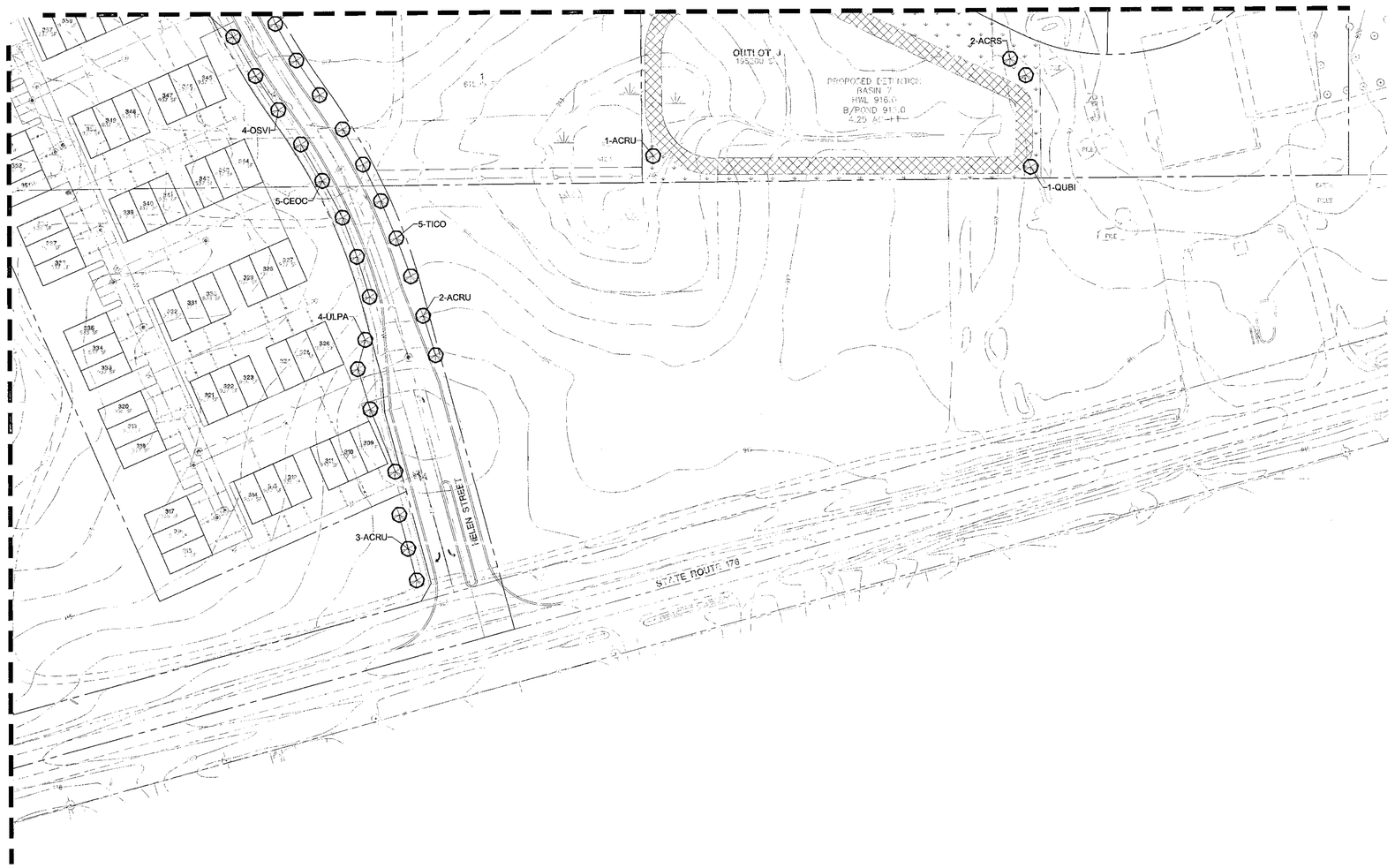
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MATCHLINE SEE SHEET L2



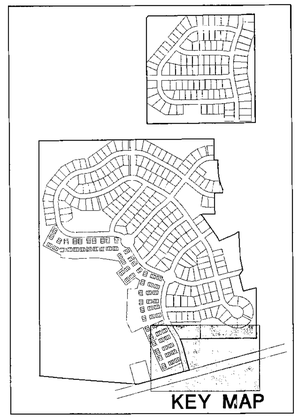
LEGEND

- Turf Areas
- Cardno Economy Prairie Seed Mix
- Cardno Stormwater Seed Mix

GRAPHIC SCALE

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SCALE: 1"=60'



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KENSINGTON SUBDIVISION

CRYSTAL LAKE, ILLINOIS

LANDSCAPE PLAN - SOUTHEAST

PROJ. MGR.: JG
PROJ. ASSOC.: SL
DRAWN BY: JBD
DATE: 3-18-16
SCALE: 1"=60'

SHEET

L3 OF L9

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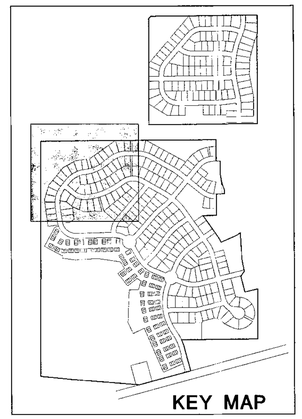
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MATCHLINE SEE SHEET L6

GRAPHIC SCALE

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SCALE: 1"=60'



LEGEND

- Turf Areas
- Cardno Economy Prairie Seed Mix
- Cardno Stormwater Seed Mix

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CRYSTAL LAKE, ILLINOIS

LANDSCAPE PLAN - NORTHWEST

PROJ. MGR:	JG
PROJ. ASSOC:	SL
DRAWN BY:	JBD
DATE:	3-18-16
SCALE:	1"=60'

SHEET L4 OF L9

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MATCHLINE SEE SHEET L8

MATCHLINE SEE SHEET L4

MATCHLINE SEE SHEET L7

2-ACRU
1-QUBI
1-ACRS
4-ACRU
5-ACRU
PROPOSED DETENTION BASIN E
WM 313
B/POND 313
(7.75)AC-FT
205
8400 SF
OUTLOT E
PROPOSED DETENTION BASIN D
WM 313
B/POND 311
(7.75)AC-FT
1-QUBI
3-ULPA
4-GIBI
1-ACRU
6-PYCA
3-ULPA
5-CEOC
4-CEOC
5-TICO
4-ACRU
3-ACRU
5-GIBI
ACHILLES LN
196
9350 SF
194
9855 SF
192
8400 SF
193
9675 SF
190
9805 SF
189
8400 SF
188
8400 SF
187
8400 SF
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8400 SF
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183
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8632 SF
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9135 SF
180
9255 SF
181
9405 SF
197
9405 SF
198
8400 SF
199
8400 SF
200
9135 SF
201
11135 SF
202
12285 SF
OUTLOT F
45994 SF
3-PYCA
5-ACRS
5-GIBI
4-GIBI
6-ULPA
3-CEOC
3-QURU
4-QURU
3-ACRS
4-TICO
4-OSVI
4-CEOC
670
9135 SF
FABIUS CT
5-ACRS
OUTLOT H
3-TICO
4-ACRU
3-QUMA
5-ULPA
5-CEOC
4-OSVI
4-QUMA
5-ACRU
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204
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KENSINGTON COURT
GRIFFIN LANE
ACHILLES LANE
HILLS LANE

GRAPHIC SCALE
60 0 30 120 240
SCALE: 1"=60'

KEY MAP

LEGEND
Turf Areas
Cardno Economy Prairie Seed Mix
Cardno Stormwater Seed Mix

DRAWN BY
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CRYSTAL LAKE, ILLINOIS
LANDSCAPE PLAN - NORTHEAST

PROJ. MGR.: JC
PROJ. ASSOC.: SL
DRAWN BY: JBD
DATE: 3-18-16
SCALE: 1"=60'

SHEET
L5 OF L9
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PRELIMINARY PLANS

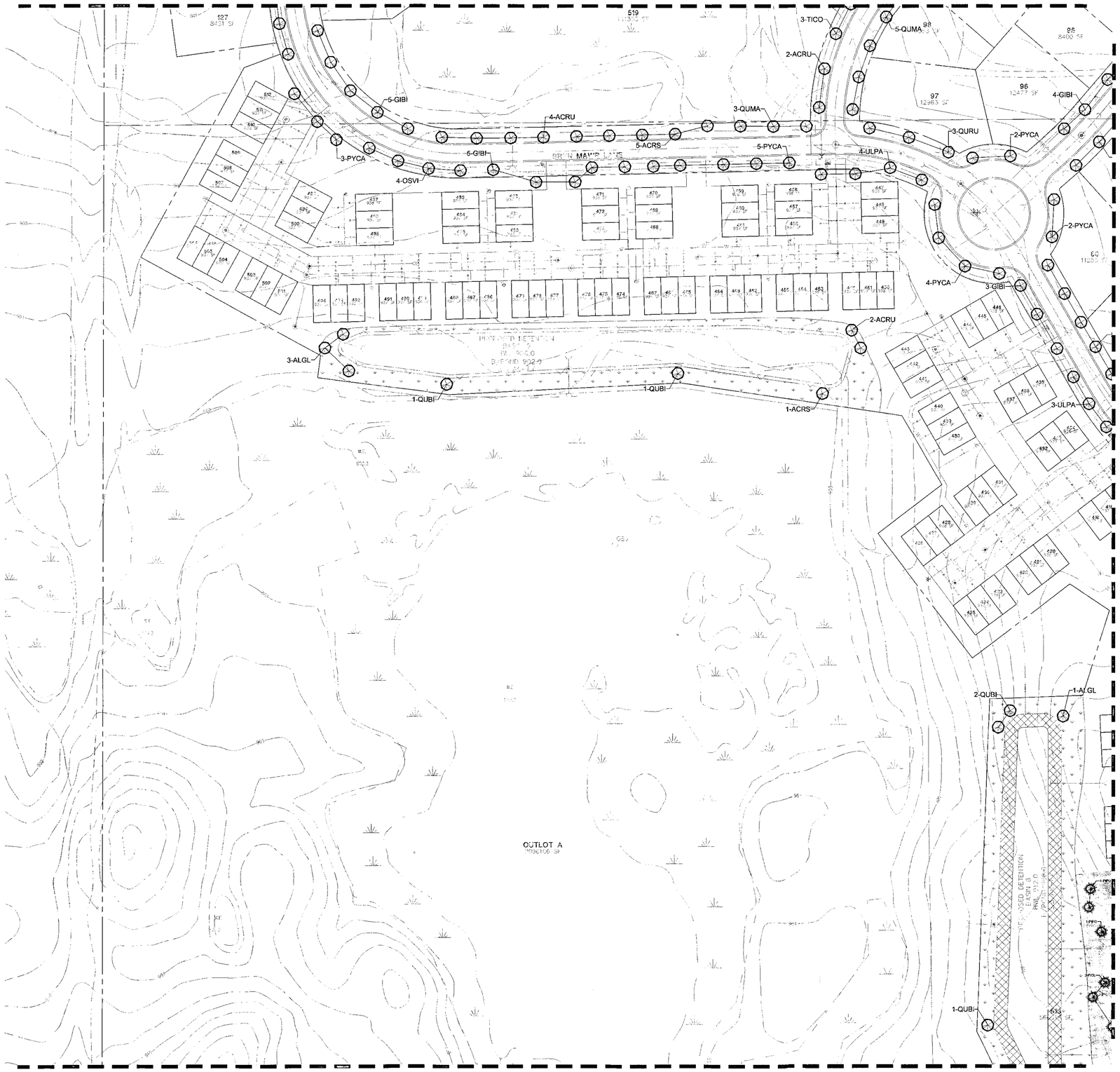
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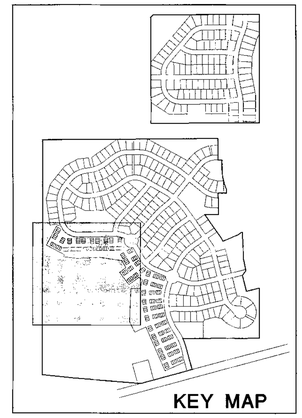
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MATCHLINE SEE SHEET L4

MATCHLINE SEE SHEET L7

MATCHLINE SEE SHEET L2





GRAPHIC SCALE

60.0002 0 30.0001 120.0003 240.0007

SCALE 60.0002"=60'

LEGEND

- Turf Areas
- Cardno Economy Prairie Seed Mix
- Cardno Stormwater Seed Mix

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KENSINGTON SUBDIVISION

CRYSTAL LAKE, ILLINOIS

LANDSCAPE PLAN - WEST

PROJ. MGR.: JG
PROJ. ASSOC.: SL
DRAWN BY: JBD
DATE: 3-18-16
SCALE: 1"=60'

SHEET L6 OF L9

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PRELIMINARY PLANS

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MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET 5

MATCHLINE SEE SHEET L3

ACHILLES

CAREY LANE STREET

HELEN ST.

HELEN STREET

KENSINGTON COURT

BRYN MAWR LANE

LISMORE LANE

PROPOSED DETENTION
EARTH W
HWL 918
B/POND 916
5.25 AC-FT

EARTH OUTLOT 1
115670 SF

3-ACRU
5-ACRU
1-ACRU
2-ACRU
4-ACRU
5-ACRS
7-ACRS
2-ACRS
4-CEOC
5-CEOC
6-CEOC
3-CEOC
2-ULPA
5-ULPA
6-ULPA
3-ULPA
4-GIBI
5-GIBI
3-GIBI
3-OSVI
5-OSVI
4-QURU
3-QURU
2-QURU
5-QURU
3-QUMA
2-QUMA
4-QUMA
3-ACRS
2-ACRS
5-TICO
4-TICO
3-TICO
3-PYCA
2-PYCA
4-QUBI
2-QUBI
1-QUBI
2-ALGL
3-ALGL

GRAPHIC SCALE
60 0 30 60 120 240
SCALE: 1"=60'

KEY MAP

LEGEND
- Turf Areas
- Cardno Economy Prairie Seed Mix
- Cardno Stormwater Seed Mix

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CRYSTAL LAKE, ILLINOIS
LANDSCAPE PLAN - WEST

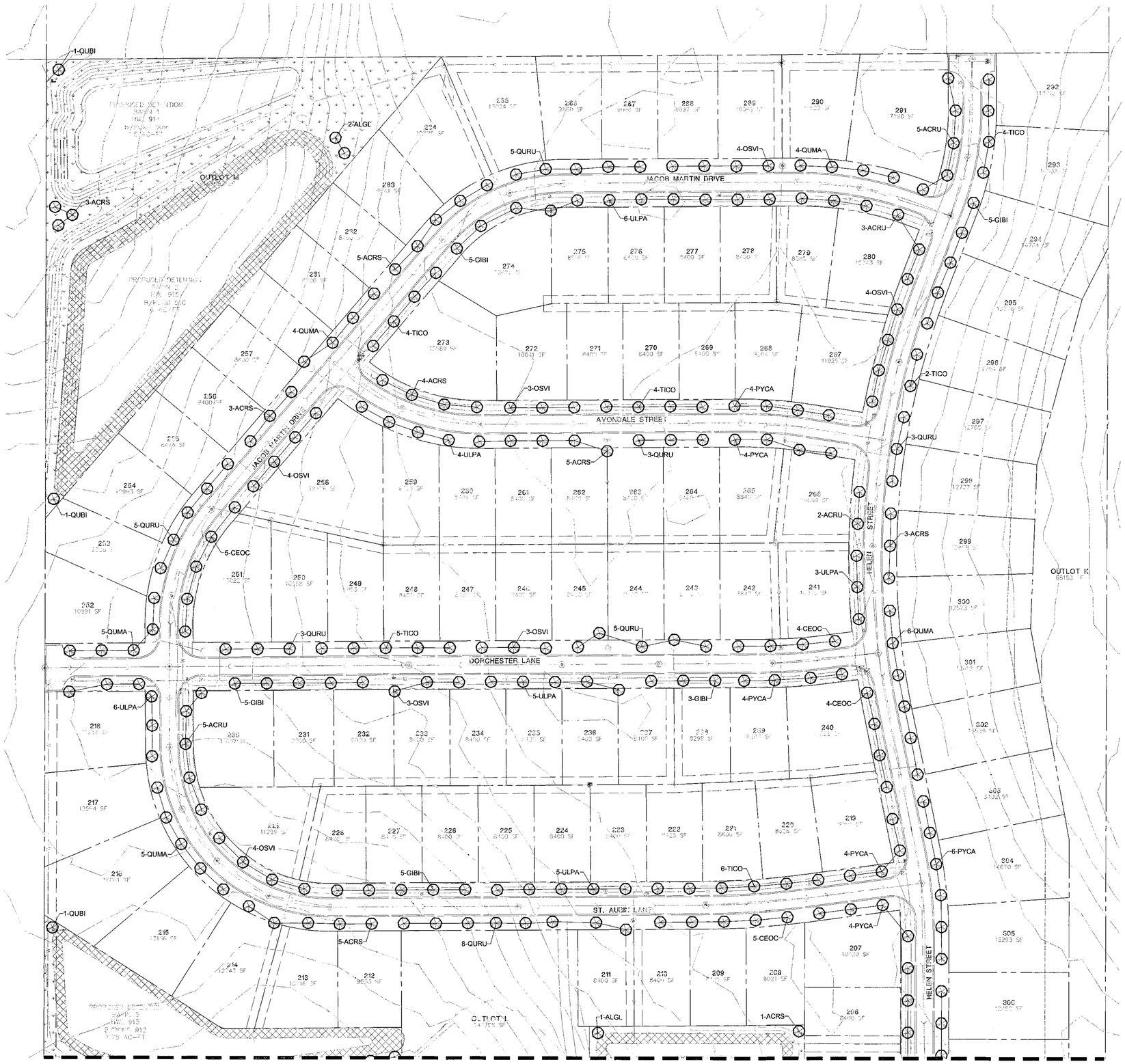
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SHEET
L7 OF L9
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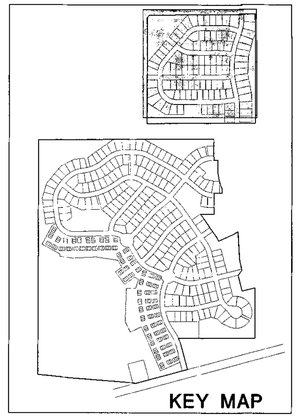
PRELIMINARY PLANS

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MATCHLINE SEE SHEET L5



GRAPHIC SCALE

60 0 30 120 240

SCALE 1"=60'

LEGEND

- Turf Areas
- Cardno Economy Prairie Seed Mix
- Cardno Stormwater Seed Mix

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CRYSTAL LAKE, ILLINOIS

LANDSCAPE PLAN - WEST

PROJ. MGR.: JC
PROJ. ASSOC.: SL
DRAWN BY: JBD
DATE: 3-18-16
SCALE: 1"=60'

SHEET

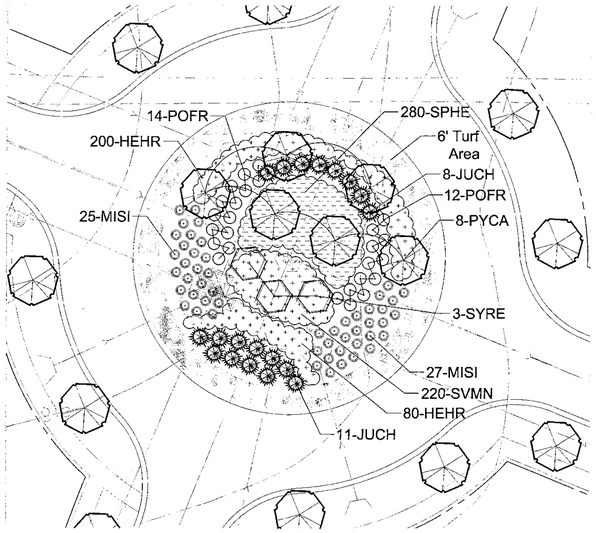
L8 OF L9

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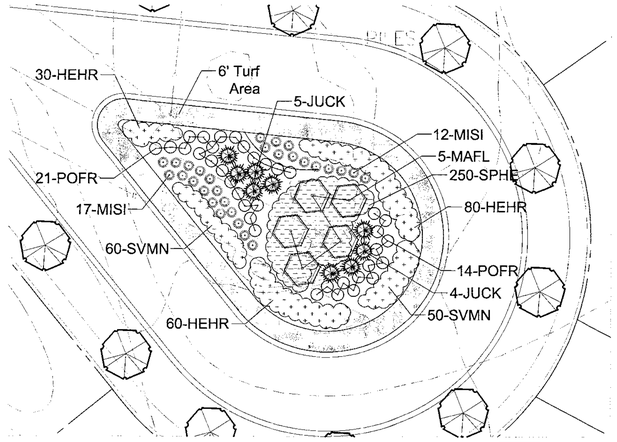
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Typical Roundabout Island

Scale: 1" = 20' - 0"

NORTH



Typical Cul-De-Sac Island

Scale: 1" = 20' - 0"

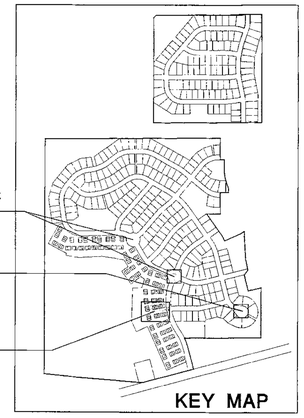
NORTH

Typical Roundabout Plant List

Key	Quantity	Name COMMON/Botanical	Size	Comments
PYCA	84	CHANTICLEER PEAR TREE/ Pyrus calleryana 'Chanticleer'	2 1/2" BB	
SYRE	3	JAPANESE TREE LILAC/ Syringa amurensis	6' BB	Multi-stem
JUCH	23	SARGEANT GREEN JUNIPER/ Juniperus chinensis 'Sargeant'	24"	
POFR	35	MCKAY'S WHITE POTENTILLA/ Potentilla fructosa	3'	
HEHR	280	HAPPY RETURNS DAYLILY/ Hemerocallis 'Happy Returns"	#1 Cont.	
MISI	52	PURPLE FLAME GRASS/ Miscanthus sinensis 'Purpurascens'	#3 Cont.	
SPHE	280	PRAIRIE DROPSEED/ Sporobolus heterolepis	#3 Cont.	
SVMN	220	MAY NIGHT SALVIA/ Salvia nemorosa 'May Night'	#1 Cont.	

Typical Cul-De-Sac Plant List

Key	Quantity	Name COMMON/Botanical	Size	Comments
MAFL	6	JAPANESE CRABAPPLE/ Malus floribunda	6' BB	Multi-stem
JUCK	9	KALLAY'S COMPACT JUNIPER/ Juniperus chinensis 'Kallay'	24"	
POFR	35	MCKAY'S WHITE POTENTILLA/ Potentilla fructosa	3'	
HEHR	170	HAPPY RETURNS DAYLILY/ Hemerocallis 'Happy Returns"	#1 Cont.	
MISI	29	PURPLE FLAME GRASS/ Miscanthus sinensis 'Purpurascens'	#3 Cont.	
SPHE	250	PRAIRIE DROPSEED/ Sporobolus heterolepis	#3 Cont.	
SVMN	110	MAY NIGHT SALVIA/ Salvia nemorosa 'May Night'	#1 Cont.	





Typical Townhouse Court Area

Scale: 1" = 20' - 0"

NORTH

Typical Townhome Plant List

Key	Quantity	Name COMMON/Botanical	Size	Comments
Canopy / Shade Trees				
ACRU	1	NORTHWOOD RED MAPLE/ Acer rubrum 'Northwood'	2 1/2" BB	
ACRS	1	RED SUNSET MAPLE/ Acer rubrum 'Red Sunset'	2 1/2" BB	
CEOC	2	COMMON HACKBERRY/ Celtis occidentalis	2 1/2" BB	
GIBI	2	PRINCETON SENTRY GINKGO/ Ginkgo biloba 'Princeton Sentry'	2 1/2" BB	
PYCA	2	CHANTICLEER PEAR TREE/ Pyrus calleryana 'Chanticleer'	2 1/2" BB	
QURU	1	NORTHERN RED OAK/ Quercus rubra 'borealis'	2 1/2" BB	
TICO	1	GREENSPIRE LITTLELEAF LINDEN/ Tilia cordata 'Greenspire'	2 1/2" BB	
ULPA	2	FRONTIER ELM/ Ulmus parvifolia 'Frontier'	2 1/2" BB	
Understory / Ornamental Trees				
COMA	2	CORNELIANCHERRY DOGWOOD/ Cornus mas	6' BB	Multi-stem
CRCR	4	THORNLESS COCKSPUR HAWTHORN/ Crataegus grus-galli var. inermis	6' BB	Multi-stem
MAFL	6	JAPANESE CRABAPPLE/ Malus floribunda	6' BB	Multi-stem
SYRE	3	JAPANESE TREE LILAC/ Syringa amurensis	6' BB	Multi-stem
Evergreen Trees				
PIGL	5	BLACK HILLS SPRUCE/ Picea glauca 'Densata'	6' BB	
PIPG	3	COLORADO BLUE SPRUCE/ Picea pungens 'glauca'	6' BB	
PIPU	2	COLORADO GREEN SPRUCE/ Picea pungens	6' BB	
Deciduous Shrubs				
FOIN	10	BORDER FORSYTHIA/ Forsythia x intermedia	3'	
RIAL	26	ALPINE CURRANT/ Ribes alpinum	18"	
SPBU	13	GOLDFLAME SPIREA/ Spiraea x bumalda 'Goldflame'	18"	
VIDE	10	ARROWWOOD VIBURNUM/ Viburnum dentatum 'Ralph Senior'	3'	

Crystal Lake Code Requirements

Buffer Requirements:

183 linear feet of frontage adjacent to Single Family Lots requires 20' buffer requirement

For every 100 linear feet of 20' wide buffer,
2 overstory trees, 6 understory trees and16 shrubs required

2 x 1.83 = (3.66) = 4 Overstory Trees
6 x 1.83 = (10.83) = 11 Understory Trees
16 x 1.83 = (29.28) = 29 Shrubs

4 Overstory Trees, 11 Understory Trees, and 33 Shrubs on Plan for Buffer Area

Parking Lot Requirements:

Shrubs are required to screen adjacent to Parking Lots at least 3' in height

LEGEND

- Turf Areas
- Cardno Economy Prairie Seed Mix
- Cardno Stormwater Seed Mix

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KENSINGTON SUBDIVISION
CRYSTAL LAKE, ILLINOIS
PRELIMINARY LANDSCAPE DETAILS

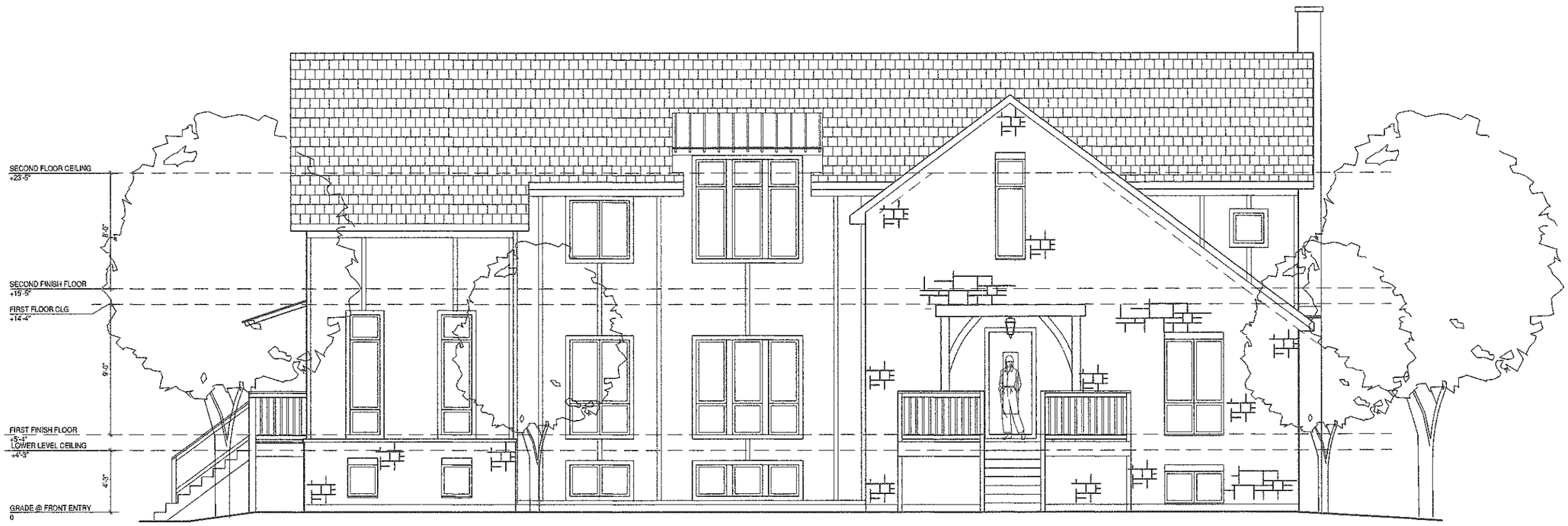
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PROJ. ASSOC.: SL
DRAWN BY: JBD
DATE: 3-18-16
SCALE: 1"=60'

SHEET
L9 OF L9
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PRELIMINARY PLANS

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1 / A1 FRONT ELEVATION - TOWNHOUSE CLUSTER 3 UNITS
Scale: 1/8" = 1'-0"

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BY:

WINDSOR & TRENT DEVELOPMENT
KENNETH RAWSON
540 W. FRONTAGE ROAD SUITE 3175
NORTHFIELD, ILLINOIS 60093-1281
Mobile: 312 . 203 . 7556
Direct: 847 . 906 . 4016
E-mail: Kenneth.Rawson1@gmail.com

Kensington Townhouse Schematic Design

CRYSTAL LAKE, ILLINOIS

A1
2.29.16



1 / A2 SIDE ELEVATION
Scale: 1/8" = 1'-0"



2 / A2 SIDE ELEVATION FACING PUBLIC STREET
Scale: 1/8" = 1'-0"

WINDSOR & TRENT DEVELOPMENT
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Kensington Townhouse Schematic Design

CRYSTAL LAKE, ILLINOIS

A2
2.29.16