#2018-149
Senior Housing
Project Review for Planning and Zoning Commission

Meeting Date:	December 5, 2018
Requests:	1. Preliminary/Final Plat of Subdivision for two lots. 2. Final Planned Unit Development for a continuing care retirement community without nursing facilities.
Location:	355 Station Drive
Acreage:	7.5 acres
Existing Zoning:	O PUD Office
Surrounding Properties:	North: B-2 PUD General Commercial (vacant lot) South: B-2 PUD General Commercial (Centegra medical offices) East: M Manufacturing (Advocate medical offices) West: B-2 PUD General Commercial (vacant lot)
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- The developer received rezoning, preliminary plat and preliminary PUD approval in 2017 for the proposed 60-unit senior housing project. **The Final PUD is in substantial conformance with the preliminary approval.**
- The proposed use is an affordable senior living project. Funding is through several different means including tax credit funding granted by IHDA and allocation of Section 8 vouchers. This project was awarded their IHDA tax credits.

Land Use Analysis:

ZONING

- The site is zoned O-PUD Office and allows a Continuing Care Retirement Community without nursing facilities. The use acts a semi-institutional use, which fits with the office zoning district.
- The Comprehensive Land Use Plan designates this area as Office. The use is in compliance with the Comprehensive Land Use Plan.

- Within one mile of this site, there are numerous office, medical, retail and restaurant establishments. The residents of this facility would be able to utilize those services without creating a significant number of traffic trips.

SITE PLAN

- Access to the site is through three entrances off Station Drive, which is a private access easement.
- The three-story building sits in the center of Lot 1 with parking and sidewalks surrounding the building. All setbacks and bulk standards are met.
- The site layout provides a gazebo, patio and pergola, walking paths, and substantial green space for the residents.
- The subdivision provides two outlots for detention. These two areas would accommodate the Centegra Lot, this lot, the vacant lot to the north and the vacant lot to the west of Station Drive. The detention areas are private and would be maintained by the property owners.
- Station Drive is currently a private road and would remain as a private access easement and maintained by the property owners.

FLOOR PLAN

- The building is designed with three floors creating 48 one-bedroom units and 12 two-bedroom units. There are also amenities for the residents such as a community room, laundry facilities, TV/theater room, fitness area and private storage.

PARKING

- The site is providing a total of 67 parking spaces including 7 accessible spaces.
- The spaces are spread around the site as there are multiple entrance doors and allows people to park close to their unit.
- The UDO requirement for Continuing Care Retirement Community is 0.5 spaces per dwelling unit, requiring 30 spaces. That number considers the facility to be similar to a nursing home. These seniors at this facility will still be active and be able to operate vehicles, requiring a higher number of parking spaces to be provided.
- Parking for a traditional multi-family apartment building is 1.25 for one-bedroom units and 2.25 for two-bedroom units.

ELEVATIONS

- The building would be clad with a combination of fiber cement board and stone.
    - Sandstone Beige Fiber Cement lap siding
    - Woodstock Brown Fiber Cement shingle siding
    - Madison County Cast Stone
- Outlining the windows and providing some decorative trim under the gable roofs is the Artic White Fiber Cement boards.
- The roof is Cool Barkwood colored asphalt shingles with metal Copper Tone colored accents.

LANDSCAPE PLAN

- The petitioners have provided a final landscape plan. The plan illustrates the following improvements:
  - Foundation base landscape around the building to soften the impact of the building meeting the ground.
  - Perimeter landscape around the site and parking areas.
  - Parkway trees along Station Drive.
  - Screening around the refuse container and mechanical equipment.

SIGNAGE

- The preliminary PUD approved the two free-standing signs. Both signs are 20 square feet and 5 feet in height.
- The sign base is constructed of cast stone to match the building.

Findings of fact:

Final Plat of Subdivision
The petitioner is requesting approval of a 2-lot subdivision to subdivide Lot 2 of Congress Station Subdivision. This subdivision creates two lots measuring 5.25 and 1.97 acres in size and allows the one lot to be rezoned to OPUD. The bulk requirements of the respective zoning districts would be met through this subdivision.

Final Planned Unit Development
The petitioner is requesting approval of a Final Planned Unit Development to allow the construction of a senior housing community in the O PUD zoning district. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City. The Final PUD is required to comply with the approved preliminary PUD, which this does.

Section 2-400 B General Standards for all special uses in the Unified Ordinance establishes standards for all special uses in Crystal Lake. Briefly, the criteria are as follows:

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
   ☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.

☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Residential PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☐ *Meets* ☐ *Does not meet*

3. PUD’s must provide transitional uses to blend with adjacent development.
   ☐ *Meets* ☐ *Does not meet*

4. PUD phases must be logically sequenced.
   ☐ *Meets* ☐ *Does not meet*

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

6. All dimensional standards shall be listed within the PUD plan if they do not meet the

Ordinance minimum standards.
☐ *Meets* ☐ *Does not meet*

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☐ *Meets* ☐ *Does not meet*

8. Any private infrastructure shall comply with the city standards.
   ☐ *Meets* ☐ *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☐ *Meets* ☐ *Does not meet*

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
    ☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2020 Vision Summary Review:

The Comprehensive Plan designates the subject property as Office, which allows for existing and office, service and business uses. The following goal is applicable to this request:

Land Use – Office

Goal: Maintain and expand the availability of professional and research office in appropriate locations throughout the City to complement commercial and manufacturing uses.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (DKI Inc., received 10/29/18)
   B. Plat of Resubdivision (Morris Engineering, Inc., dated 10/01/18, received 10/29/18)
   C. Site Plan (Groundwork Ltd., dated 10/26/18, received 10/29/18)
   D. Colored Site Plan (Groundwork, Ltd., dated 10/26/18, received 10/29/18)
   E. Landscape Plan (Krogstad, dated 10/26/18, received 10/29/18)
   F. Elevations (Urban Works, dated 10/23/18, received 10/29/18)
   G. Colored Elevations (Urban Works, dated 10/26/18, received 10/29/18)
   H. Floor Plans (Urban Works, dated 10/23/18, received 10/29/18)
   I. Engineering Plans (Groundwork Ltd., dated 10/26/18, received 10/29/18)
   J. Stormwater Management Report (Groundwork Ltd., dated 10/26/18, received 10/29/18)
   K. Sign (DKI Inc., dated 10/26/18, received 10/29/17)

2. Elevations:

A. Increase the size of the roof dormers to more significant architectural features and side them with veneer cast stone or material that appears to resemble the cast stone, providing some contrast.

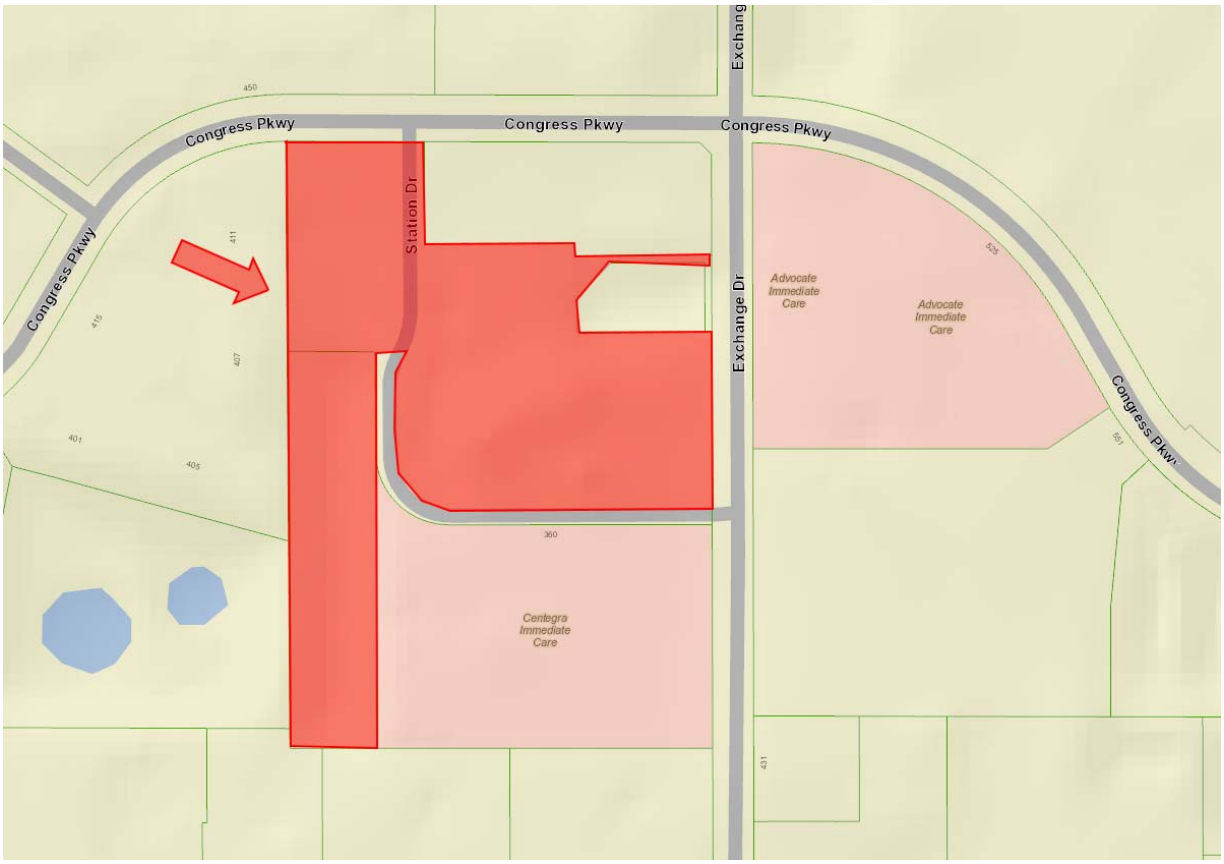
3. Landscape Plan
   A. Work with staff to add some additional shrubs in the three landscape islands on the north side of the site and along the perimeter of the northern most parking area.

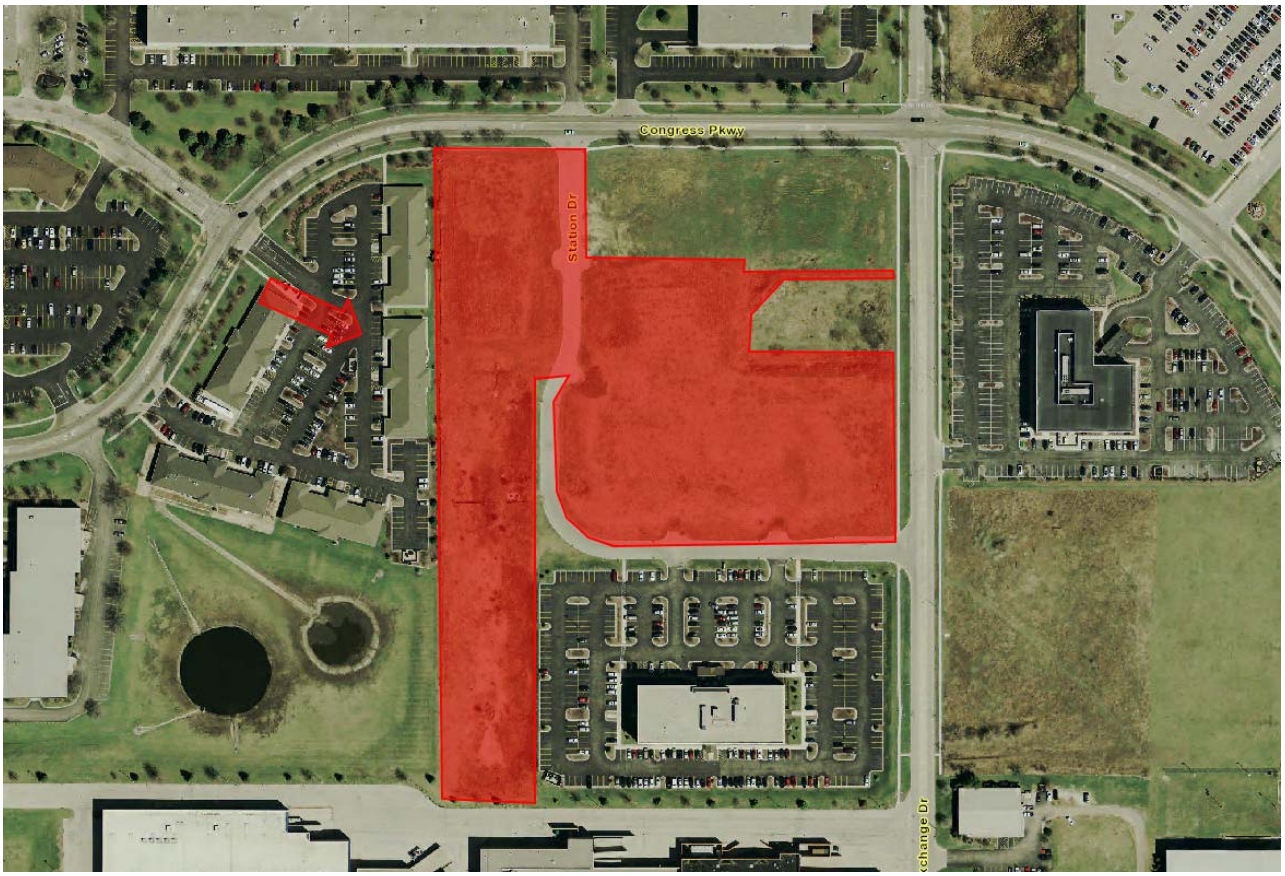
4. Final Plat of Subdivision.
   A. Work with staff to clarify the new lot naming and provide all required plat notations.
   B. Provide a Mylar ready for City signatures after approval.

5. The petitioner shall contribute 10% of the cost for the planned traffic signal at Congress Parkway and Exchange Drive.

6. The petitioner shall address all of the review comments and requirements of the Fire Rescue, Police, Public Works, and Community Development Departments in addition to the City's stormwater consultant.

PLN-2018-00149 DKI Senior Housing - Final PUD and Final Plat of Subdivision





PLN-2018-00149

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Proposed Senior Housing Development—Station Drive and Exchange Drive, Crystal Lake, Illinois

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Action Requested

- ___ Annexation
- ___ Comprehensive Plan Amendment
- ___ Conceptual PUD Review
- ✓ Final PUD
- ___ Final PUD Amendment
- ✓ Final Plat of Subdivision
- ___ Preliminary PUD
- ___ Preliminary Plat of Subdivision
- ___ Rezoning
- ___ Special Use Permit
- ___ Variation
- ✓ Other Rezoning (partial)

Petitioner Information

Name: DKI, Inc. - Mr. Tim Hedges
Address: 216 West Ohio Street, Suite 500
Chicago, IL 60654
Phone: 312-961-6627
Fax: n/a
E-mail: hedgestim@yahoo.com

Owner Information (if different)

Name: UNBEL, LLC—Ms. Jill Markowski
Address: 101 E. Chicago Street
Elgin, IL 60120
Phone: 847-888-7500
Fax: 847-888-2662
E-mail: n/a

Property Information

Project Description: Rezoning approximately 5.803 acres (new lot 1A and existing outlot 2) of an existing 10.11 acre parcel from "B-2" to "O", and creating a conditional use to permit a three story, active seniors apartment building, and subdividing from one lot to include new lots (1A ad 2A) to recognize the new zoning division.

Project Address/Location: Approximately 10.11 acres located northwest of the intersection of Station Drive and Exchange Drive in Crystal Lake, Illinois

PIN Number(s): ~~19-04-402-007~~ 19-04-404-002, 19-04-404-005, 19-04-404-003

Development Team — Please include address, phone, fax and e-mail

Developer: DKI, Inc. | 216 West Ohio Street, Suite 500, Chicago, IL 60654 | 312-961-6627 P | no fax
Mr. Tim Hedges: hedgestim@yahoo.com

Architect: UrbanWorks | 125 South Clark Street, Suite 2070, Chicago, IL 60603 | 312-202-1200 P | 312-202-1202 F
Mr. Rob Natke: rnatke@urbanworksarchitecture.com

Attorney: n/a

Engineer: Groundwork, Ltd. | 351 W. Dundee Road, Suite A, Buffalo Grove, IL 60089 | 847-541-4151 P
847-541-4066 F | Mr. Marek Klonowski: gworkltd@sbcglobal.net

Landscape Architect: Krogstad Land Design Ltd. | 519 Pembrook Court N, Crystal Lake, IL 60014 | 815-529-1511 P |
No fax | Mr. Karl Krogstad: krogstad@landdesignlimited.com

Planner: Groundwork, Ltd. | 351 W. Dundee Road, Suite A, Buffalo Grove, IL 60089 | 847-541-4151 P
847-541-4066 F | Mr. John P. Green: gworkltd@sbcglobal.net

Surveyor: Morris Engineering, Inc. | 515 Warrenville Road, Lisle, IL 60532 | 630-271-0070 P | no fax
Mr. Tom Cesal: areatom@gmail.com

Other: n/a

Signatures

Timothy E Hedges DKI Inc. 10/24/18

PETITIONER: Print and Sign name (*if different from owner*) **Date**

As owner of the property in question, I hereby authorize the seeking of the above requested action.

Jill Markowski Manager 10/24/18

OWNER: Print and Sign name UNBEL, LLC **Date**

NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.

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Proposed Age-Restricted Senior Housing Facility

Station Drive - (northwest of intersection with Exchange Drive)

GENERAL SITE AND ZONING DATA

October 26, 2018
GW #BB41

ZONING:	Existing:			B-2 Gen Comm
	Proposed:	Main Parcel ((North & East of Station Drive)		O - Office (New Lot 1A & Existing Outlot 2A (detention)
		Northwest Parcel (Existing zoning to remain)		B-2 (New Lot 2A)
SITE AREA:	Required:	Minimum	20,000 SF	0.459 Acres
	Actual:	Main Parcel (1A)	225,175 SF	5.169 Acres (gross)
		Northwest Parcel (2A)	86,027 SF	1.975 Acres
		Detention (Outlot 1)	101,550 SF	2.331 Acres
		Detention (Outlot 2A)	27,616 SF (expanded)	0.634 Acre
	Total: (gross)		440,368 SF	10.109 Acres (gross)
	Main Parcel (1A) - w/o Station easement		183,114 SF	4.204 Acres (Lot 1A net)
PROPOSED USE		Main Parcel (1A)	(Conditional Use)	Senior Housing
		Northwest Parcel (2A)	No zoning change	N/A
LOT WIDTH	Required:	Minimum:	100' min (for B-2)	80' min (for O)
		Main Parcel (1A) - net along Exchange Dr		272.5'
		Northwest Parcel (2A) - net along Congress		162.8'
BUILDING HEIGHT:	Permitted		O & B-2 Zonings	28' **
	Proposed		3- stories	37' (mean height)
** **NOTE:**	Existing adjacent uses up to 3 Stories			Est: 40' (+)
IMPERVIOUS SURFACE:	Permitted	Lot 1A (net site)	O & B-2 Zonings	65.00% (119,024 SF)
	Proposed		Main Parcel (1A) - net	44.24% (81,000 SF)
			Northwest Parcel (2A)	N/A
BUILDING COVERAGE:	Permitted	(Maximum) Main Parcel (1A) - net		50.00% (91,557 SF)
	Proposed	Main Parcel (1A) - net		12.02% (22,000 SF)
		Northwest Parcel (2A)		N/A
FLOOR AREA RATIO:	Permitted	(Maximum) Main Parcel (1A) - net		1.00 (183,114 SF)
	Proposed	Main Parcel (1A) - net		0.35 (64,000 SF)
		Northwest Parcel (2A)		N/A
YARDS:	Front Yard:	Required	Minimum	50' min (per Plat)
		Proposed	Main Parcel (Station)	90' min
			Northwest Parcel	N/A
	Corner Side:	Required	Minimum	50' min (per Plat)
		Proposed	Main Parcel	55' min at Station
				240' min at Exchange
			Northwest Parcel	N/A
	Side (interior)		Main Parcel	N/A
			Northwest Parcel	N/A
	Rear:	Required	Minimum	20' (same in B-2)
		Proposed	Main Parcel	130' min (north side)
PARKING:	Required:	Multi (1.75/1-bed: 2.25/2-bed)		111 spaces ***
(To be provided on Lot 1A)	Proposed:	Main Parcel (48 1-bed: 12 2-bed)		67 spaces ***

*** **NOTE:** Parking required for: Continuing Care: 30 spaces (0.5/DU)

(NEW) LOT 2A
EXISTING "B-2"
ZONING TO REMAIN

EXISTING OUTLOT 2,
EXPANDED AS OUTLOT 2A
"O" ZONING

(NEW) LOT 1A
"O" ZONING

EXISTING OUTLOT 1
EXISTING "B-2"
ZONING TO REMAIN

PROPOSED BUILDING

STATION DRIVE

EXCHANGE DRIVE

LOT 1

PROPOSED MUNICIPAL UTILITY EASEMENT

TEMPORARY STORM WATER RETENTION EASEMENT TO TERMINATE UPON THE DEVELOPMENT OF LOT 11 PER DOC. 3990035191

CONGRESS EXTENSION STORMWATER RETENTION EASEMENT PER DOC. 2016R0077654

SHED

TYPICAL 5' WALK U.N.O.

SCREENED TRASH CONTAINER AREA

PERGOLA

GENERATOR

TRANSFORMER

GAZEBO

PICK-UP/DROP OFF

GROUND SIGN

GROUND SIGN

236.85'
726.85'
358.40'
251.60'
4.00'
73.46'
160.30'
100.30'
131.00'
58.88'
230.00'
150.01'
174.93'
1035.40'
502.07'
449.90'
442.71'
331.50'
240' MIN
245' SHOWN
171' (±)
55' MIN
67' SHOWN
90° MIN
90° SHOWN
173.84'
126.62'
129.41'
131.92'
106.39'
281.41'
335.65'
278.64'
33.05'
170.00'
182.85'
182.00'
62.00'
25.00'
20.00'
76.30'
22.12'
107.58'
107.25'
107.70'
21.00'
145.21'
314.24'
119.05'
56.00'
133.59'
442.71'

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LEGEND

- PROPOSED CONCRETE WALK, PAD, OR PAVEMENT (SEE PLANS AND DETAILS FOR THICKNESS)
- PROPOSED BITUMINOUS PAVEMENT--HEAVY DUTY
  - 1.5" SURFACE COURSE
  - 4" BINDER COURSE
  - 12" AGGREGATE BASE COURSE
- PROPOSED BITUMINOUS PAVEMENT--LIGHT DUTY
  - 1.5" SURFACE COURSE
  - 2.5" BINDER COURSE
  - 8" AGGREGATE BASE COURSE
- DEPRESSED CURB
- LIGHT FIXTURE
- LIGHT FIXTURE WITH HOUSE SIDE SHIELD
- BOLLARD LIGHT FIXTURE

0 15 30 60

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ARCHITECTS PLANNERS ENGINEERS
35 WEST DUNDEE ROAD, SUITE A
BUFFALO GROVE, ILLINOIS 60089
847-541-4151
FAX 847-541-4166

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NO	DATE	BY	REVISION / ISSUE

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- ■ PERMIT
- ☐ BIDDING
- ☐ CONSTRUCTION
- ☐

RESIDENCES OF CRYSTAL LAKE

EXCHANGE DRIVE & STATION DRIVE
CRYSTAL LAKE, ILLINOIS 60014

DKI, INC.
308 WEST ERIE STREET SUITE 700
CHICAGO, ILLINOIS 60654

DRAWN BY	CHKD BY	SCALE	
RJT	MKK	AS SHOWN	PAVING / SITE PLAN

DATE 10/26/18 JOB NO. BB41

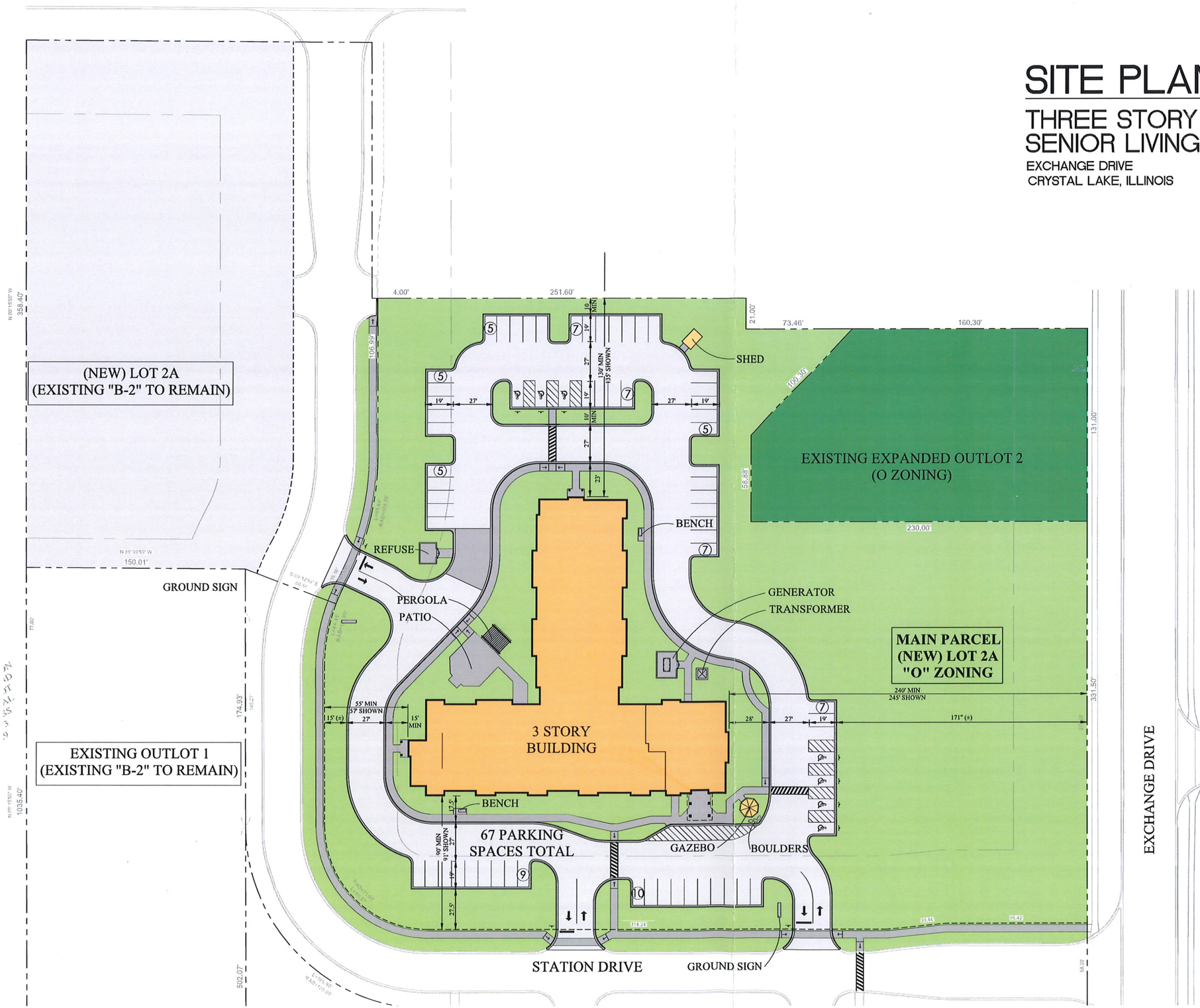
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SITE PLAN

THREE STORY
SENIOR LIVING FACILITY

EXCHANGE DRIVE
CRYSTAL LAKE, ILLINOIS

10/26/18



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5-PV
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7-RA
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4-AB
30-HR
8-PH
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30-EP
18-PH
TT
GT
3-LS
10-RG
4-WR
TC
10-PH
VC
5-TM
8-TM
3-CK
2-WF
GB
Bench
8-HC
BN
5-PV
5-CS
6-RE
2-BN
Seed w/ECB
7-RK
BM
18-HC
3-RI
5-SH
18-SK
8-CK
22-SK
8-JC
AG
7-PH
AF
8-JF
Ground Sign
5-HS
5-JS
22-LS
15-SN
15-HC
9-HS
13-CK
4-SN
PC
2-RI
Bench
Pergola
3-RA
4-RI
11-LS
40-SK
3-TM
7-AN
11-AN
13-HC
3-RI
4-CK
20-HS
5-SS
4-TO
15-LS
TO
7-CK
8-SS
2-PC
3-VD
9-VD
5-PE
9-SH
MP
EXISTING DETENTION
Overseed with Native Grass Seed as needed
EXCHANGE DRIVE
3 STORY BUILDING
STATION DRIVE
5-RK
2-PA
3-RK
8-SH
10-SH
2-AG
3-WR
5-WR
7-JC
9-SH
GD
12-PV
4-SG
8-SG
12-SG
13-LS
4-BV
2-VC
7-TM
6-SG
20-AN
30-SK
13-HC
Gazebo
14-RG
7-PH
15-EP
Outcropping Boulders
4-PH
3-WF
42-SK
26-SK
11-RG
10-PH
32-SK
10-LS
8-WR
8-SH
PM
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2-PD
3-PV
10-PE
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GD
For Plant List, Details and Notes, see sheet 2 of 3.
For Details and Specifications, see sheet 3 of 3.
NORTH
0
20'
40'
80'

KROGSTAD
LAND DESIGN LIMITED
LANDSCAPE ARCHITECTURE, PLANNING
54 FAIRBANKS CT., LOVES PARK, ILLINOIS 61111
P: 815-519-1915
KROGSTADLANDDESIGN@LIMITED.COM

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THE RESIDENCES OF CRYSTAL LAKE
DKI, Inc.
LANDSCAPE PLAN

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REVISIONS

DATE	10/26/18
PROJECT	DKI1703
DRAWN	KTK
CHECKED	KTK

SHEET NO.
1 of 3

PLANT MATERIAL KEY

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
		SHADE TREES			
AF	8	Acer freemanii	Autumn Blaze Maple	2 1/2"	Central Leader
AM	6	Acer miyabei 'Morton'	State Street Maple	2 1/2"	Central Leader
CO	6	Celtis occidentalis	Common Hackberry	2 1/2"	Central Leader
GB	4	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2"	Central Leader (Male)
GD	3	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffee Tree	2 1/2"	Central Leader
GT	6	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2 1/2"	Central Leader
PC	7	Pyrus calleryana ' Chanticleer'	Chanticleer Pear	2 1/2"	Central Leader
QB	4	Quercus bicolor	Swamp White Oak	2 1/2"	Spring Dig
TT	6	Tilia tomentosa 'Sterling'	Sterling Silver Linden	2 1/2"	Central Leader
		ORNAMENTAL TREES			
AG	6	Amelanchier x grandiflora "Autumn Brilliance'	Autumn Brilliance Serviceberry	8'	Clump Form
BN	3	Betula nigra	River Birch	8'	Spring Dig
MP	4	Malus 'Prairiefire'	Prairiefire Crabapple	8'	Clump Form
		EVERGREEN TREES			
JF	8	Juniperus chinensis 'Fairview'	Fairview Juniper	6'	Natural Form
PA	6	Picea abies	Norway Spruce	6'	Natural Form
PD	3	Picea glauca 'Densata'	Black Hills Spruce	6'	Natural Form
PM	4	Pseudotsuga menziesii	Douglas Fir	6'	Natural Form
TC	2	Tsuga canadensis	Canadian Hemlock	6'	Natural Form
TO	14	Thuja occidentalis 'Technii'	Mission Arborvitae	6'	Sheared
		DECIDUOUS SHRUBS			
AB	14	Aronia arbutifolia 'Brilliantissima'	Red Chokeberry	36"	4' O.C.
CS	10	Cornus sericea 'Ivory Halo'	Ivory Halo Variegated Dogwood	36"	4' O.C.
RA	17	Rhus aromatica 'Gro-low'	Gro-low Sumac	24"	42" O.C.
RI	14	Ribes alpinum 'Green Mound'	Green Mound Alpine Currant	24"	42" O.C.
RK	20	Rosa 'knockout' Double Pink	Double Pink Knockout Rose	24"	42" O.C.
SG	30	Spirea bumalda 'Goldflame'	Goldflame Spirea	24"	42" O.C.
VC	11	Viburnum carlesii 'Compactum'	Compact Koreanspice Viburnums	36"	4' O.C.
VD	22	Viburnum dentatum 'Blue Muffin'	Blue Muffin Viburnum	36"	4' O.C.
WF	26	Weigela florida 'Spilled Wine'	Spilled Wine Weigela	24"	42" O.C.
WR	26	Weigela florida 'Red Prince'	Red Prince Weigela	36"	4' O.C.
		EVERGREEN SHRUBS			
BV	7	Buxus x 'Green Velvet'	Green Velvet Boxwood	24"	30" O.C., wide
JC	22	Juniperus chinensis 'Seagreen'	Seagreen Juniper	30"	4' O.C.
JS	20	Juniperus chinensis 'Sargentii viridis'	Green Sargent Juniper	24"	3' O.C., wide
TM	26	Taxus media 'densiformis'	Dense Yew	24"	30" O.C., wide
		PERENNIALS, GROUNDCOVERS AND ORNAMENTAL GRASSES			
AN	38	Aster novae-angilae 'Purple Dome'	Purple Dome Aster	1 Gal.	18" O.C.
CK	73	Calamogrostris 'Karl Foerster'	Karl FoersterReed Grass	1 Gal.	36" O.C.
EP	45	Echinacea purpurea	Purple Coneflower	1 Gal.	18" O.C.
HC	57	Heuchera 'Caramel'	Caramel Coral Bells	1 Gal.	18" O.C.
HR	60	Hemerocallis 'Rosy Returns'	Rosy Returns Daylilly	1 Gal.	30" O.C.
HS	61	Hemerocallis 'Stella De Oro'	Stella De Oro Daylilly	1 Gal.	18" O.C.
LS	116	Leucanthemum x superbum 'Snowcap'	Snowcap Shasta Daisies	1 Gal.	18" O.C.
PE	26	Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	1 Gal.	36" O.C.
PH	107	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	1 Gal.	36" O.C.
PV	28	Panicum virgatum 'Northwind'	Northwind Switchgrass	1 Gal.	36" O.C.
RG	35	Rudbeckia 'Goldsturm'	Black-eyed Susan	1 Gal.	18" O.C.
SH	54	Sporobolus heterolepis	Prairie Dropseed	1 Gal.	36" O.C.
SK	210	Sedum kamtschaticum	Russian Stonecrop Sedum	2 1/2" pots	12" O.C.
SN	27	Salvia nemorosa 'May Night'	May Night Salvia	1 Gal.	18" O.C.
SS	13	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 Gal.	36" O.C.

MISCELLANEOUS MATERIALS

5,430	Kentucky Bluegrass Blend sod:	SY
1.37	Kentucky Bluegrass Blend seed w/ erosion control blanket:	AC
.59	IDOT Class 4 Native Grass Seed Mixture:	AC
72	Shredded Hardwood Mulch:	CY
18	Outcropping Stone	FF

GENERAL NOTES

1. QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
2. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPORVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIENCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
4. WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMTENTS.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
7. ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
9. WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
10. FOR TREES PLANTED IN TURF AREAS, PROVIDE 3'-0" dia. MULCH RING (REMOVE EXISTING TURF) AT 4" THICK WITH A CULTIVATED EDGE.
11. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
12. ENSURE ALL TREES ARE 25 FEET FROM LIGHT POLES, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
13. SOME FIELD ADJUSTMENTS MAY BE NECESSARY TO ENSURE THAT THERE ARE NO CONFLICTS BETWEEN EXISTING AND PROPOSED TREES.
14. MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
15. ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
16. THE LANDSCAPE ARCHITECT/DESIGNER SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. ANY MATERIAL INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
17. THE VILLAGE MAY REJECT ANY MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
18. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
19. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.

IDOT Class 4 Native Grass Seed Mixture:

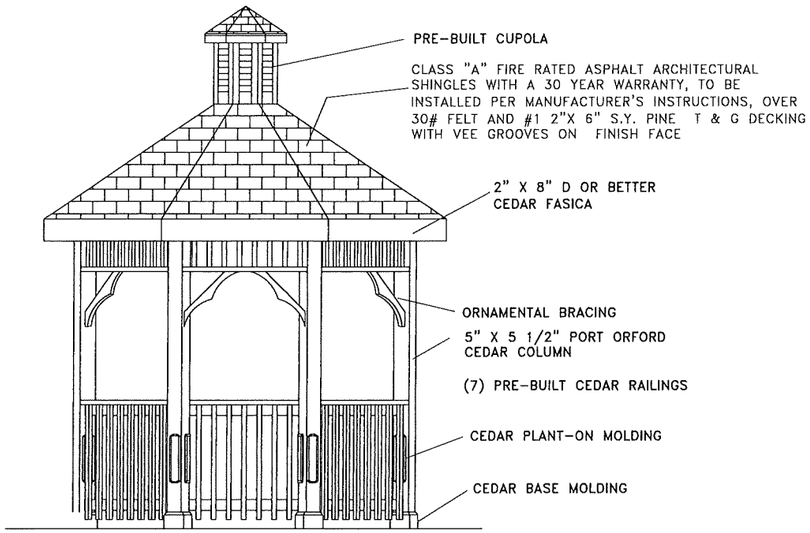
Seed breakdown and Qty. per lb. of seed

Big Bluestem	0.05 lbs.
Little Bluestem	0.06 lbs.
Side-oats Gamma	0.06 lbs.
Canada Wildrye	0.01 lbs.
Switchgrass	0.01 lbs.
Indiangrass	0.02 lbs.
Annual Ryegrass	0.30 lbs.
Spring Oats	0.30 lbs.
Perennial Ryegrass	0.15 lbs.

Seeding rate: 82 lbs./ac.

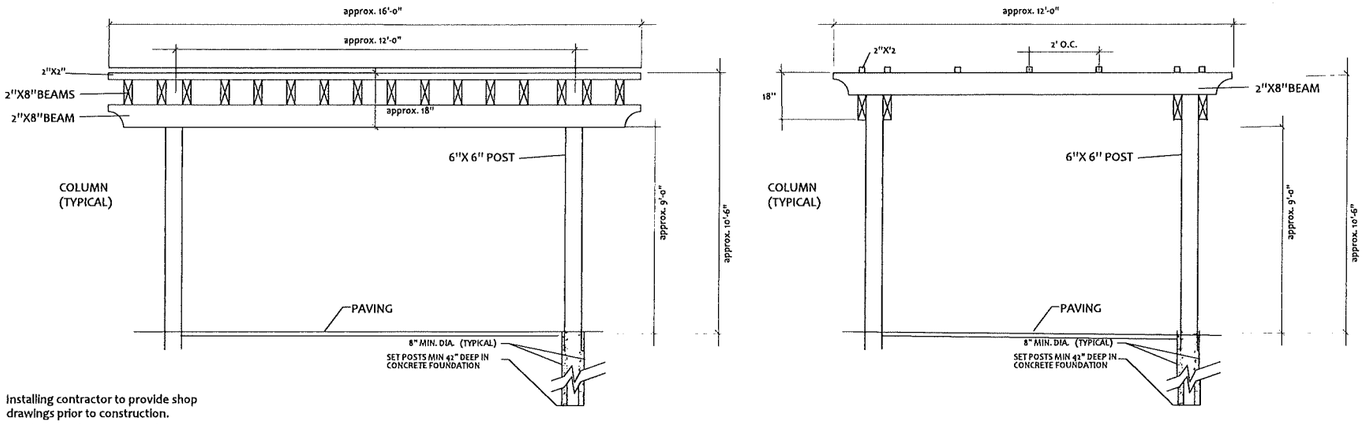
MISCELLANEOUS PLACEMENT STANDARDS

1. A minimum 8' radius, free of trees or any plant material with a mature height greater than 12" shall be maintained around fire hydrants.
2. All parkway trees must be planted at least 25' from any light poles, 8' from drives, 5' from manholes an B-boxes and 15' from stop signs.
3. No planting shall be permitted within the stormwater emergency overland flow routes.
4. Plant material branching higher than 2 ½' and lower than 10' above the top of curb shall not be planted or maintained within the clear view triangle (as defined in section 4-100). All planting must be located at least 25' from an intersection.
5. Nothing except groundcover shall be planted or installed within any underground or overhead (municipal or private) utility, drainage, or gas easement without the consent of the utility provider, easement holder, or the City, as applicable.
6. Plantings shall be at least 30' from overhead power lines, unless appropriate species are selected.
7. Where less than 8' of space exists between curb and sidewalk, parkway trees will not be permitted. In such cases, the required number of parkway trees shall be planted on private property.
8. Parkway trees shall be planted within 35' to 50' of space between trunks and 40' on center spacing (depending on species). Trees should be alternately spaced along a street, rather than opposite one another.



12' Gazebo

Cedar Forest Products Summerhaven or equal. NTS



Installing contractor to provide shop drawings prior to construction.

12'x 16' Pergola



HHR6

Model:	HHR6
Desc.:	6' (1.83m) Huron Bench with Back
End Frame:	Solid Cast Aluminum
Seat Section:	1.5 x 2.5" (38.1 x 63.5mm) Recycled Plastic
Type:	Modular Steel with Horizontal Slat
Options:	HHR4 4' (1.22m) Huron Bench with Horizontal Recycled Slats

Vista Furnishings Bench

3 Benches Total - NTS

SITE AMENITY DISTRIBUTOR

For benches and Pergolas:
ZENON COMPANY
Martin H. Marion, President

400 W. Dundee Rd. Suite 110
Buffalo Grove, IL 60089
O: 847-215-6050 x 101
F: 847-215-6142
marty@zenoncompany.com

NOTES:
Vista Furnishings HHR4, 4' surface mounted bench.
12' x 16' Vinyl covered pergola, 4 posts - white

KROGSTAD
LAND DESIGN LIMITED
LANDSCAPE ARCHITECTURE + CONSULTING
311 PEMBROKE CT., CRYSTAL LAKE, IL 60014
KROGSTAD@LANDDESIGNLIMITED.COM

KURT L. KROGSTAD 157-000349 REGISTERED LANDSCAPE ARCHITECT ILLINOIS

THE RESIDENCES OF CRYSTAL LAKE
DKI, Inc.

LANDSCAPE PLAN

REVISIONS

DATE	10/26/18
PROJECT	DKI1703
DRAWN	KTK
CHECKED	KTK

SHEET NO.

2 of 3

LANDSCAPE WORK

PART 1 - GENERAL

1.01 SUMMARY
A Landscape work includes the following
1. Lawns
2 Native plantings
3. Groundcovers, perennials, and annuals
4 Trees and shrubs
5 Planting soil mixture
6 Fertilizer
7 Erosion control
8 Trunk wrap
9 Stakes and guys
10 Mulch

1.02 SUBMITTALS
A Planting schedule
Submit two (2) copies of the proposed planting schedule to client and Landscape Architect showing dates for each type of planting.
B Certification of seed mixture for sod, identifying sod source, including name and address of supplier.
C. Certification of lawn seed from seed vendor for each grass - seed mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination and weed seed Include the year of production and date of packaging
D Certification of native plantings and native seed from vendor for each plant type and seed mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination and weed seed Include the year of production and date of packaging.
E Data substantiating that groundcovers, perennials, and annuals. Comply with specified requirements
F. Data substantiating that trees and shrubs comply with specified requirements.
G Material test reports from a qualified independent testing agency indicating and interpreting test results for the following materials
1. Analysis of existing topsoil
2 Analysis of imported soil
Submittal should include recommendations for soil additive requirement for Landscape Architect's review.
H Provide shredded hardwood mulch sample to Landscape Architect.

I Qualification data for firms and individuals dedicated to the job, to demonstrate their capabilities and experience Include list of completed projects, with project and owner's names and addresses, and other pertinent information
J Maintenance instructions recommending procedures to be established by the owner to maintain the landscaping during the entire year. Submit two (2) copies before expiration of required maintenance period Instructions shall include: watering, fertilizing, spraying, mulching, pruning and trimming for plant material, groundcovers and perennials Instructions for watering, fertilizing, and mowing turf areas shall be provided.

1.03 QUALITY ASSURANCE
A Installing contractor to have a minimum of 5 years experience on comparable projects
B Installing Contractor to maintain an experienced fulltime supervisor on the project site during times that landscape installation is in progress.
C Landscape Contractor to conduct a pre-construction meeting with owner's representative and Landscape Architect prior to commencement of construction.
D Substitution will not be permitted without approval of the Landscape Architect and governing municipality

1.04 DELIVERY, STORAGE, AND HANDLING
A Packaged materials. Deliver packaged materials in containers showing weight, analysis, and name of manufacturer Protect materials from moisture and deterioration during delivery and while stored at site
B. Seed: Deliver seed in original sealed, labeled, and undamaged contains.
C. Sod: Harvest, deliver, store, and handle sod according to the requirements of the American Sod Producer's Association's (ASPA) "Specifications for Turf grass Sod Materials and Transplanting/Installing."
D Trees and shrubs: Deliver freshly dug trees and shrubs directly to jobsite. Do not prune before delivery. Protect bark, branches, and root systems from sun scald, drying, whipping and other handling and typing damage. Do not bend or tie plant material in such a manner as to destroy the natural shape. Provide protective covering during transport and delivery
E Handle balled and bur lapped stock by the root ball Handle container stock by the container.
F Deliver plant material after planting preparations have been completed, and install immediately, If planting is delayed more than 8 hours, after delivery, set plant material in shade, protect from weather and mechanical damages, and keep roots moist.
1. Set balled and bur lapped stock on ground and cover ball with soil, peat moss or shredded hardwood mulch
2 Do not remove container-grown stock from containers before time of planting.

1.05 PROJECT CONDITIONS
A Examine and evaluate entire site including grades, soils, water level, and existence of debris Observe the conditions under which work is to be performed and notify Landscape Architect immediately of any unsatisfactory conditions Do not proceed with work until all unsatisfactory conditions have been addressed in an acceptable manner
B Utilities: Prior to commencement of work, review all underground utility location plans, notify local utility location service to clearly mark all underground utilities Determine the location of all above grade and overhead utilities and perform work in a manner that will avoid damage. Provide plan for protection of utilities, including hand excavation, as necessary. Contractor shall be responsible for any damage to utilities or property.
C Excavation: When conditions detrimental to plant growth are encountered, including but not limited to rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect prior to planting

1.06 COORDINATION AND SCHEDULING
A Coordinate installation of planting materials during industry accepted planting seasons for each type of plant or seed specified.
B Coordinate with other trades performing work on site to minimize potential conflicts and prevent damage to plant materials
C Contractor shall secure all plants and materials for landscaping immediately after being awarded contract to ensure availability

1.07 WARRANTY
A Warrant the following plant materials for a period of one year after date of final acceptance, against defects including death, unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect by owner, abuse, vandalism or inadvertent damage by others, or unusual phenomena including abnormal weather conditions or incidents during the warranty period that are beyond the Landscape Contractor's control:
1. Trees
2 Shrubs
3 Groundcovers, Perennials, & Vines
4 Ornamental grasses
B. Remove and replace dead plant material immediately If replacement is delayed to the next planting season, the dead plant material shall be removed immediately.
C Replace plant materials that are partially dead, in unhealthy condition or where shape and symmetry have been affected at the end of the warranty period Final determination of material requiring replacement shall be made by the Landscape Architect
D.Replacement plant material shall be of the same kind, size, and quality as those originally planted, unless otherwise approved in writing by Landscape Architect. Replacement plants shall carry the same establishment period as the original.
E A limit of one replacement of each plant will be required, except for losses or replacements due to failure to comply with requirements.
F Final acceptance will be made only if all plants are in place in satisfactory conditions and in conformance with the drawing, as determined by Landscape Architect.
G Warrant seeded and sodded lawn areas through the maintenance period and until final acceptance. Seeded areas should show uniform germinations and be free of all bare spots in excess of 6" x 6" Sod should be void of brown patches, and spaces between strips

1.08 TREE, SHRUB, & LAWN MAINTENANCE
A Maintenance agreement. The landscape contractor shall provide maintenance for a period of 90 days from the date of acceptance or substantial completion as determined by Landscape Architect.
B.Maintain trees and shrubs by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers and bed lines, tightening and repairing stakes, and guy supports, resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Apply insecticides and herbicides as required to keep trees and shrubs free of insects and disease. Restore or replace damaged tree wrappings Maintain trees, shrubs, and lawns until final acceptance by the Landscape Architect Supply adequate water for all plant material within the warranty period after the final acceptance
C Maintain and establish lawns by watering, fertilizing, weeding, mowing, and trimming as necessary Roll re-grade, and replant bare or eroded areas and re-mulch to produce a uniformly smooth lawn.
D.Mow lawn a soon as top growth reaches no more than 40% of 2" mowing height. Repeat subsequent mowing as required to maintain height without cutting more than 40% of the grass of the grass-leaf growth Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet

1.09 FINAL INSPECTION & ACCEPTANCE
A.Final acceptance, which marks the beginning of the warranty and maintenance period, will be made by the Landscape Architect upon a written request by the Landscape Contractor after all plants are in place per specifications. The request for inspection shall be submitted to the Landscape Architect at least ten (10) days prior to the inspection date.
B The Contractor will be notified in the form of a written punch list, any deficiencies to be fulfilled in order to receive the final acceptance All outstanding items shall be subject to re-inspection before final acceptance is issued
C.Upon contractor completion of punch list, Landscape Architect shall re-inspect all work to determine completion. The contractor and owner will be notified in writing of final acceptance, and commencement of one year warranty period.
D.Upon completion of one year warranty period, contractor shall submit request for one year warranty inspection to Landscape Architect at least ten (10) days prior to inspection date.
E.The Contractor shall be notified in the form of a written punch list any deficiencies based on section 1.08. All outstanding items shall be subject to re-inspection before final warranty acceptance is issued
F Upon contractor completion of warranty punch list, Landscape Architect shall re-inspect all work to determine compliance
The Contractor and owner will be notified in writing of final warranty inspection

PART 2 - MATERIALS

2.01 MATERIALS
Grass seed: Provide fresh, clean, new crop seed complying with the Association of Official Seed Analysts of North America "Rules for Testing" for purity and germination tolerances. Provide seed of grass species and varieties proportions by weight and minimum percentages of purity, germination, and maximum percentages of weed seed, as specified on sheet 2

1. IDOT 1B Low Maintenance Lawn Mixture

2.03 GROUNDCOVERS, PERENNIALS, & ANNUALS
A Name and Variety: Provide nursery grown plant material true to name and variety.
B.Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60 1 for the pot size shown and listed. Provide species, sizes and quantities of plants specified on sheet 1.

2.04 TREES & SHRUBS
A Name and Variety: Provide nursery grown plant material true to name and variety per sheet 1.
B General: Provide plant material complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" with healthy root systems, developed by transplanting or root pruning. Provide well shaped, fully branched, healthy, vigorous stock free of disease, insects eggs, larvae, and defects such as knots, sunscald, injuries, abrasion, and disfigurement
C Deciduous Shade Trees: Provide trees of caliper and quantity listed on sheet 1 with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees with straight trunk, well-balanced crown, and intact leader Provide balled and burlapped (B&B) deciduous trees
D.Deciduous Ornamental Trees: provide trees of height or caliper and quantity listed on sheet 1, branched or pruned naturally according to species and type, conforming to ANSI Z60.1.
E.Evergreen Trees: Provide trees of height and quantity listed on sheet 1 Provide quality evergreens, with well-balanced evenly branched form, single stem, with straight trunk and intact leader. Provide balled and burlapped (B&B) evergreen trees
F Deciduous Shrubs: Provide shrubs of the height of spread shown, and quantity listed on sheet 1 with not less than the minimum number of canes required by ANSI Z60 1 for the type and height of shrub required Provide balled and burlapped (B&B) or containerized deciduous shrubs
G.Evergreen Shrubs. Provide evergreens of the height or spread shown, and quantity listed on sheet 1 Dimensions indicate minimum spread for spreading and semi-spreading type evergreen shrubs Provide balled and burlapped (B&B) or containerized evergreen shrubs.
H.Inspection: All plants shall be subject to inspection and review at the place of growth, upon delivery or after installation. Plants shall be inspected as to conformity to specification requirements and quality. Landscape Architect has the right to reject plant material at time of inspection due to non-compliance to ANSI Z60.1 size and condition of root balls, diseases, insects and latent defects or injuries. Landscape Architect reserves the right to remove tree wrap or soil backfill for any installed plantings, as a part of the inspection process Rejected plants shall be removed immediately from the site

2.05 SOIL
A Existing Soil: Revise pulverized surface soil stockpiled on the site Verify suitability, of topsoil, free of stones 1" or larger in any dimension, and other extraneous materials harmful to plant growth, to produce topsoil meeting requirements and amend when necessary. Supplement with imported topsoil when quantities are insufficient Clean topsoil of roots, plants, sods stones, clay lumps and other extraneous materials harmful to plant growth
B Imported Topsoil Import topsoil from off-site sources that meets the criteria established for existing topsoil Obtain topsoil from naturally well-drained sites where topsoil occurs at least 4" deep.
C Planting Soil Mixtures Provide planting soil mixture consisting of three (3) parts friable topsoil (stockpiled at site) and one part mushroom compost (1) for all planting pits, perennial, annual, and groundcover areas.

2.06 FERTILIZER
A Slow Release Fertilizer Granular fertilizer consisting of 50% water-insoluble nitrogen, phosphorus, and potassium in composition and amounts recommended in soil reports from a qualified soil-testing agency.

2.07 EROSION CONTROL
A Erosion Control Mulch. Lebanon PennMulch or other recycled material, subject to approval of Landscape Architect
B Erosion Control Blanket: North American Green S75. or equal subject to approval of Landscape Architect. Install per manufacturer's specifications.
C Shoreline Erosion Control Blanket. North American Green C350. or equal subject to approval of Landscape Architect Install per manufacturer's specifications

2.08 TREE WRAP
A Standard waterproofed tree wrapping paper. 2 ½ inches wide made of two (2) layers of crepe kraft paper, weighing not less than 30 pounds per ream (Fall planting only)

2.09 MULCH
A Organic mulch, free from deleterious materials and suitable as a top dressing of trees and shrubs consisting of shredded hardwood mulch Provide sample to Landscape Architect for approval

2.10 STAKES & GUYS
A Upright and Guys Stakes Rough-sawn, sound, new hardwood, free of knots, holes, cross grain, and other defects, 2 by 2 inches by length indicated on landscape details, pointed on one end.
B.Guy and Tie Wire: ASTM A 641 Class 1, Galvanized-steel wire, 2-strand, twisted 0.106 inches in diameters
C Guy Cable: 5-strand, 3/16 inches diameter, galvanized-steel cable, with zinc-coated turn buckles, 3 inches long minimum, with two (2) 3/8 inches galvanized eyebolts.
D.Hose Chafing Guard: Reinforced rubber on plastic hose at least ½ inches in diameter, cut in lengths required to protect tree trunk, from damage.

PART 3 - EXECUTION

3.01 PLANTING SCHEDULE
A At least thirty (30) days prior to commencement of work for each area or phase, Landscape Contractor shall submit a planting schedule for approval by the Landscape Architect

3.02 EXAMINATION
A Landscape Contractor shall examine all areas to receive landscaping for compliance with requirements and for conditions affecting performance of work Notify owner and Landscape Architect of unsatisfactory conditions Do not proceed with installation until unsatisfactory conditions have been corrected

3.03 PREPARATION
A Lay out individual tree and shrub locations and plant beds Stake locations, outline areas and secure Landscape Architect's acceptance before the start of planting work Adjust as required Any planting completed without prior approval may be subject to alteration in field by Landscape Architect

3.04 PLANTING SOIL PREPARATION
A Before mixing, remove all roots, vegetation, turf, stones, clay lumps, and other extraneous materials harmful to plant growth.
B. Mix soil Amendments and fertilizers as determined with topsoil, based on material test reports.

3.05 GENERAL LAWN PLANTING PREPARATIONS
A General: Limit subgrade preparation to areas that will be planted within five (5) days
B Remove existing grasses, vegetation, and turf.
C Loosen subgrade to a minimum depth of two (2) inches Remove stones larger than one (1) inch in any dimensions, sticks, roots, rubbish, and other extraneous materials
D Dispose of all removed material legally off-site. do not turn over into soil being prepared for lawns, or other areas on site
E Spread topsoil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement Do not spread if planting soil or subgrade is frozen.
1. Respread approximately ½ the depth of topsoil mixture required, work into top of loosened subgrade to create a transition layer. Upon completion, respread remainder of topsoil mixture
2. Allow for sod thickness when setting grades where sod is to be installed.
F Preparation of unchanged grades Where lawns are to be planted in areas unaltered or undisturbed by excavating grading or surface soil stripping operations, prepare soil as follows.
1 Remove and dispose legally off-site existing grass, vegetation, and turf Do not turn over into soil being prepared for lawns, plant beds or native seeding.
2 Till surface soil to a depth of at least 2 inches Apply required soil amendments and mix thoroughly into top 2 inches of soil. Trim high areas and fill in depressions. Till soil to a homogenous mixture of fine texture.
3. Clean surface soil of roots, vegetation, grass, stones over 1 inch in any dimension, clay lumps and other extraneous materials harmful to plant growth. Dispose of legally off-site.
G. Grade lawn areas to a smooth, even surface with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted within 5 days Remove trash, debris, stones larger than 1 inch in any dimension, and other objects that may interfere with planting or maintenance operations
H Moisten prepared lawn areas before planting when soil is dry Water evenly and allow surface to dry before installation Do not allow water to pond or create muddy soil.
I. Restore prepared areas if eroded or otherwise distributed after fine grading and before installation

3.06 SOD PREPARATION
A Sodded areas shall receive an application of commercial fertilization at a rate of 10 pounds per 1,000 sq ft.
B.Lay sod within 24 hours from time of stripping.
C. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap and do not leave gaps. Adjacent to planting beds, lay first row of sod strip to follow bed line. Trim adjacent sod strips to fit snuggly against initial strip On slopes, length of sod strips shall follow contour. On slopes greater than 3:1, secure sod with degradable pine spikes to assure that strips remain in place Work from boards to avoid damage to subgrade or sod Tamp or roll lightly to ensure contact with subgrade Work sifted soil or fine sand into minor cracks between pieces of sod remove excess to avoid smothering beds
D Water sod thoroughly with a fine spray immediately after planting
E. Remove all sod waste and spoils legally off-site

3.07 RECONDITIONING LAWNS
A Recondition existing lawn areas damaged by contractor's operations, including storage or materials or equipment and movement of vehicles Also recondition lawn areas where settlement of washouts occur or where minor regrading is required
B Remove turf and vegetation from diseased or unsatisfactory lawn areas; do not bury into soil, or turn over into soil being prepared for lawns, plant beds or native seeding. Remove topsoil containing foreign materials resulting from contractor operations, including oil drippings, fuel spills, stone, gravel and other construction materials, and dispose legally off-site Replace with new topsoil.
C Apply sod as required for new lawns Match new sod elevation with existing turf elevation and cut as necessary to but ends and create joints Work sifted soil or fine sand into minor cracks between new sod and existing turf
D Water newly planted areas and keep moist until new lawn grass is established

3.08 SEEDED LAWN
A Seeded lawn areas shall receive an application of commercial fertilizer 6-24-24 at the rate of 5 pounds per 1,000 sq ft Fertilizer shall be uniformly spread and mixed into soil to a depth of 1 inch
B Do not use wet seed or seed which is moldy or otherwise damaged
C. Sow seed using a spreader or seeding machine. Do not apply seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire designated area by sowing an equal quantity in two directions at right angles to each other.
D Do not sow less than the specified rate.
E Rake lawn seed lightly into top 1 inch of soil, roll lightly and water with a fine spray.
F After the seeding operation is completed, spray recycled fiber mulch (Lebanon PennMulch or equal as approved by Landscape Architect) over the entire seeded area, unless otherwise specified, at the rate of 2000 pounds per acre Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles, paving, amenities, etc during the application of the mulch
G For slopes greater than 3:1, or in areas indicated on Landscape Plans Install erosion control blanket per manufacturer's specifications

3.09 GENERAL NATIVE SEED PREPARATIONS
A Remove existing grass, vegetation and turf, dispose of material legally off-site. Do not turn over into soil being prepared for lawns, plant beds, or native seeding.
B Till to a depth of not less than 3 inches, apply soil amendments, remove high areas and fill in depressions, till soil to a homogenous mixture of fine texture Remove clumps, clods, and stones over 2 inches in diameter, roots and other extraneous matter. Dispose of legally off-site.
C Do not fertilize Native Seed areas
D For areas receiving Emergent, Sedge or Prairie mix, mark area with survey flags Do not mowEmergent, Sedge or Prairie

3.12 GROUNDCOVER, PERENNIAL & ANNUAL BED PREPARATION
A Loosen subgrade of planting bed areas to a minimum depth of 6 inches Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous materials.
B Spread planting soil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Place approximately 4 inches of planting soil mixture, and work into top of loosened subgrade to create a transition layer. Place remainder of planting soil mixture, for a minimum of 8 inch depth.

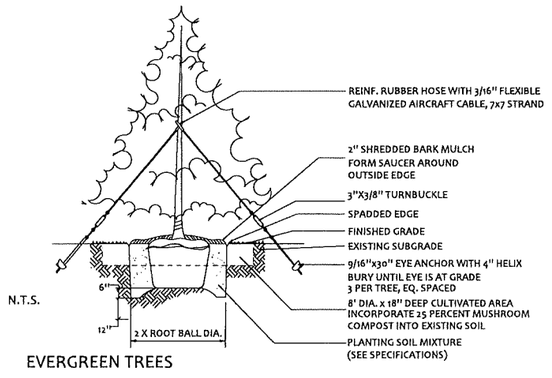
3.13 GROUNDCOVER, PERENNIALS & ANNUALS
A Install holes large enough to allow spreading of roots, and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water Water thoroughly after planting, taking care not to cover plant crowns with wet soil.

3.14 EXCAVATION FOR TREES & SHRUBS
A Trees And Shrub Pits: Exchange with vertical sides and bottom of excavation slightly raised at center to assist drainage
Loosen hard subsoil or existing subgrade in bottom of tree pit.
1 Balled And Burlapped Trees And Shrubs: Excavate approximately 2 times as wide as ball diameter and 1 inch less than ball depth. Cultivate soil around tree pits to a depth of 18 inches and diameter of 8 inches and incorporate 25% mushroom compost into existing soil to promote root growth.
2. Container Grown Shrubs: Excavate approximately 2 times as wide as container width equal to container depth.
B. Obstructions: Notify Landscape Architect if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavation
C Drainage: Notify Landscape Architect if subsoil conditions evidence or unexpected water seepage or retention in tree or shrub pits.
D Fill excavations with water and allow to percolate out before placing, setting layer, and positioning trees and shrubs

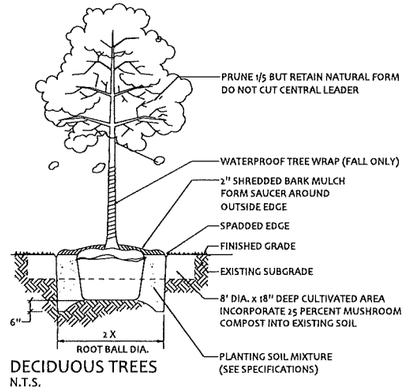
3.15 PLANTING TREES & SHRUBS
A. Set balled and burlapped plant material plumb and in center of pit or trench with top of ball raised 1 inch above adjacent finished grades. Remove burlap and wire baskets from tops of ball, and partially from sides, but do not remove from under balls. Do not use plant material if ball is cracked, or broken before or during planting operation
B Set container-grown shrubs plumb and in center of pit with top of ball raised 1 inch above adjacent finished grade Carefully remove containers so as not to damage root balls Place shrub on setting layer of compacted planting soil
C Place backfill around root ball in layers, tamping to settle backfill and eliminate voids and air pockets. When pit is approximately ½ backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed Water again after placing and tamping final layer of backfill
D.Dish and tamp top of backfill to form a 3 inch high mound around rim of pit Do not cover top of root ball with backfill.
E Cut a 3 inch deep spaded trench around all individual tree pits, or around plant beds.
F Mulch tree rings and plant beds Spread mulch evenly at a depth of 3 inches. Cover root balls and match finish level with adjacent finish grades Remove any bark pieces in excess of 6 inches, and dispose of legally off-site.
G. Prune, thin and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread unless otherwise directed by Landscape Architect Do not cut leaders, remove only injured or dead branches from flowering trees Prune shrubs to retain natural character Shrub sizes indicated are size after pruning Remove and replace excessively pruned or ill-formed stock resulting from improper pruning

3.16 TREE GUYING AND STAKING
A The Landscape Contractor shall be wholly responsible for assuring that all trees are planted in vertical and plumb position and remain so throughout the life of the contract and warranty period Trees may or may not be staked and guyed depending upon the individual preference of the Contractor, except where specified by the Landscape Architect.
B. Upright Staking and Tying: Use a minimum of 2 stakes of length required to penetrate at least 18 inches below bottom of backfilled excavation and to extend at least 54 inches above grade. Set stakes vertical and space to avoid penetrating root balls or masses. Support trees with strands of tie wire encased in hose sections at contact points with tree trunks. Allow enough slack to avoid rigid restraint of tree. Remove stakes and guys when trees are able to stand on their own.
C Guying and Staking: Guy and Stake trees exceeding 14 feet and more than 3 inch caliper unless otherwise indicated Securely attach no fewer than 3 guys to stakes 30 inches long, driven to grade

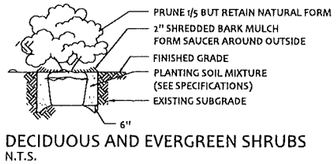
3.17 CLEANUP AND PROTECTION
A During landscape work, store materials and equipment where directed Keep pavements clean and work areas and adjoining areas in an orderly condition
B Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, maintenance and warranty period Treat, repair or replace damaged landscape work as directed by Landscape Architect.



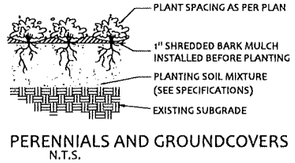
EVERGREEN TREES



DECIDUOUS TREES
N.T.S.



DECIDUOUS AND EVERGREEN SHRUBS
N.T.S.



PERENNIALS AND GROUNDCOVERS
N.T.S.

KROGSTAD
LAND DESIGN LIMITED
LANDSCAPE ARCHITECTURE • CONSULTING
519 HAMMOND CT. ALGONQUIN, ILLINOIS 60102
KROGSTAD@LANDDESIGNLIMITED.COM

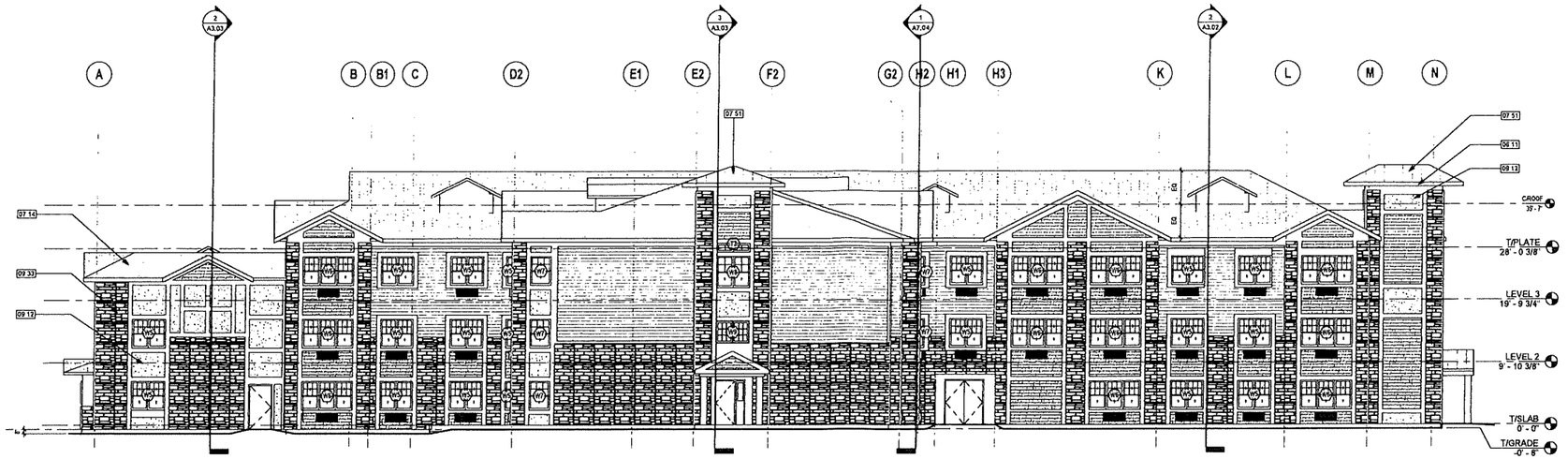
KEVIN L. KROGSTAD 157-000348 REGISTERED LANDSCAPE ARCHITECT STATE OF ILLINOIS

THE RESIDENCES OF CRYSTAL LAKE
DKI, Inc.
LANDSCAPE PLAN

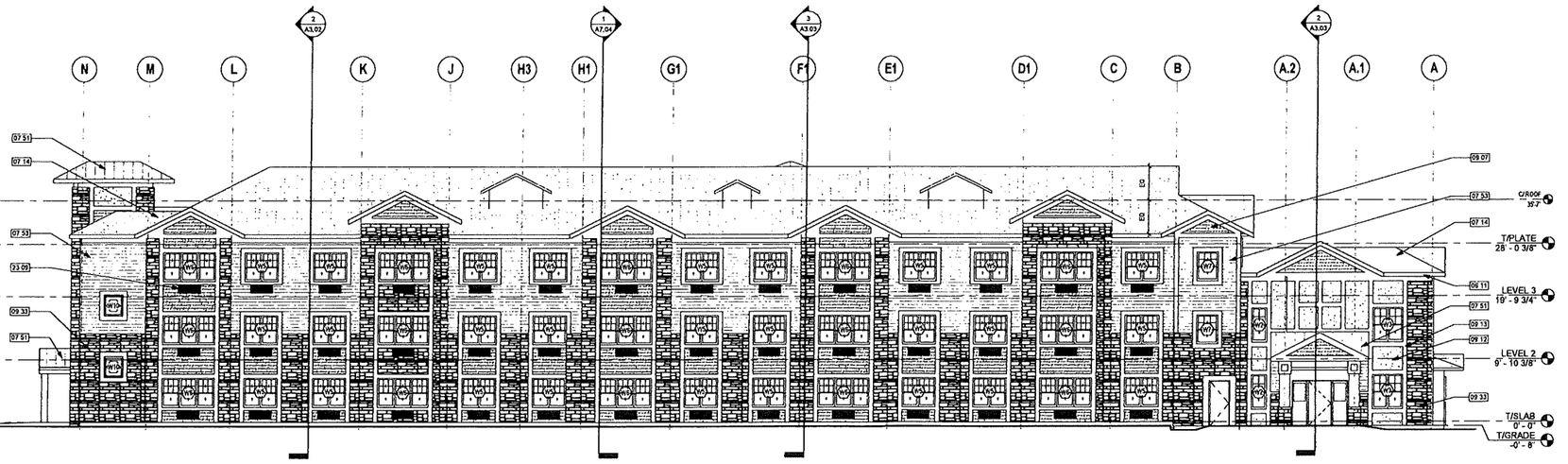
REVISIONS

DATE	10/26/18
PROJECT	DKI1703
DRAWN	KTK
CHECKED	KTK

SHEET NO.
3 of 3



2 North
SCALE: 1/8" = 1'-0"



1 South
SCALE: 1/8" = 1'-0"

KEYNOTES	
06 11	8" FASCIA
07 14	ASPHALT SHINGLES - COLOR: COOL BARKWOOD
07 51	METAL STANDING SEAM ROOFING - METAL COLOR: FLAT COPPER TONE
07 53	FIBER CEMENT LAP SIDING - COLOR: SANDSTONE BEIGE
09 07	FIBER CEMENT SHINGLE SIDING COLOR: WOODSTOCK BROWN
09 12	VENEER PLASTER
09 13	VENEER PLASTER 2
09 33	CAST STONE - JACKSON COUNTY COLOR
23 09	ALUMINUM PTAC GRILLE, REF. MDWGS

GENERAL NOTES

LEGEND

SCALE 0' - 0 1/16" = 1'-0" | 0 8'-0" 16'-0" 32'-0"
SCALE 0' - 0 1/8" = 1'-0" | 0 4'-0" 8'-0" 16'-0"
SCALE 0' - 0 1/4" = 1'-0" | 0 2'-0" 4'-0" 8'-0"
SCALE 0' - 0 3/8" = 1'-0" | 0 2'-0" 4'-0" 8'-0"
SCALE 0' - 0 1/2" = 1'-0" | 0 1'-0" 2'-0" 4'-0"
SCALE 0' - 0 3/4" = 1'-0" | 0 1'-0" 2'-0" 4'-0"
SCALE 0' - 1' = 1'-0" | 0 0'-6" 1'-0" 2'-0"
SCALE 0' - 1 1/2" = 1'-0" | 0 0'-6" 1'-0" 2'-0"
SCALE 0' - 3" = 1'-0" | 0 0'-3" 0'-6" 1'-0"

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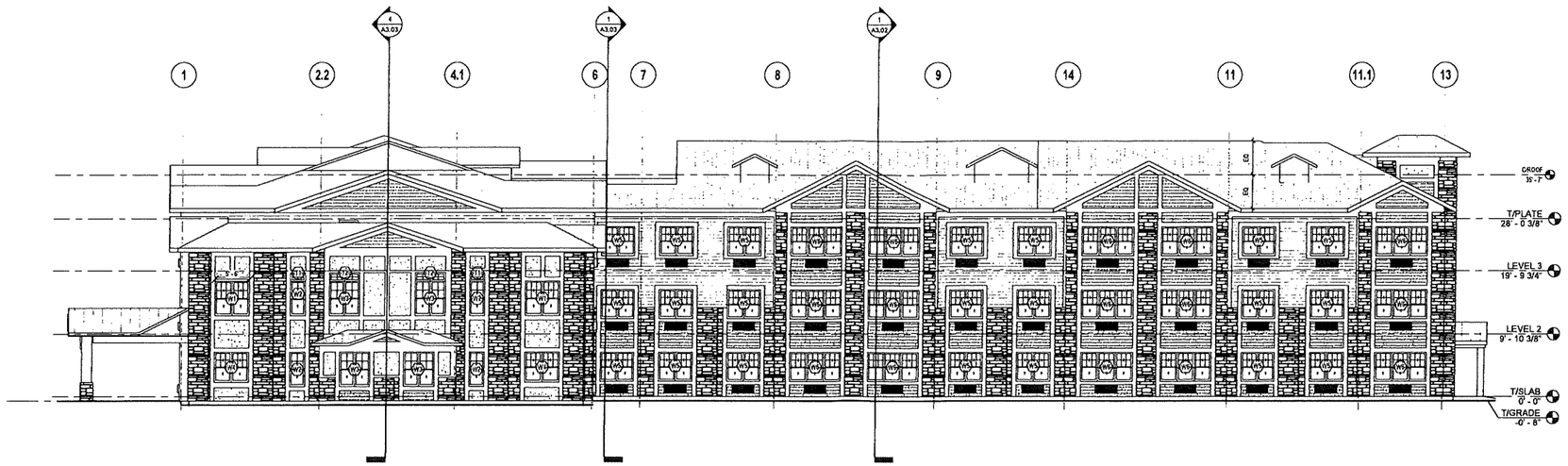
PROJECT NAME
CRYSTAL LAKE SENIOR LIVING

355 STATION DRIVE
CRYSTAL LAKE, IL 60014

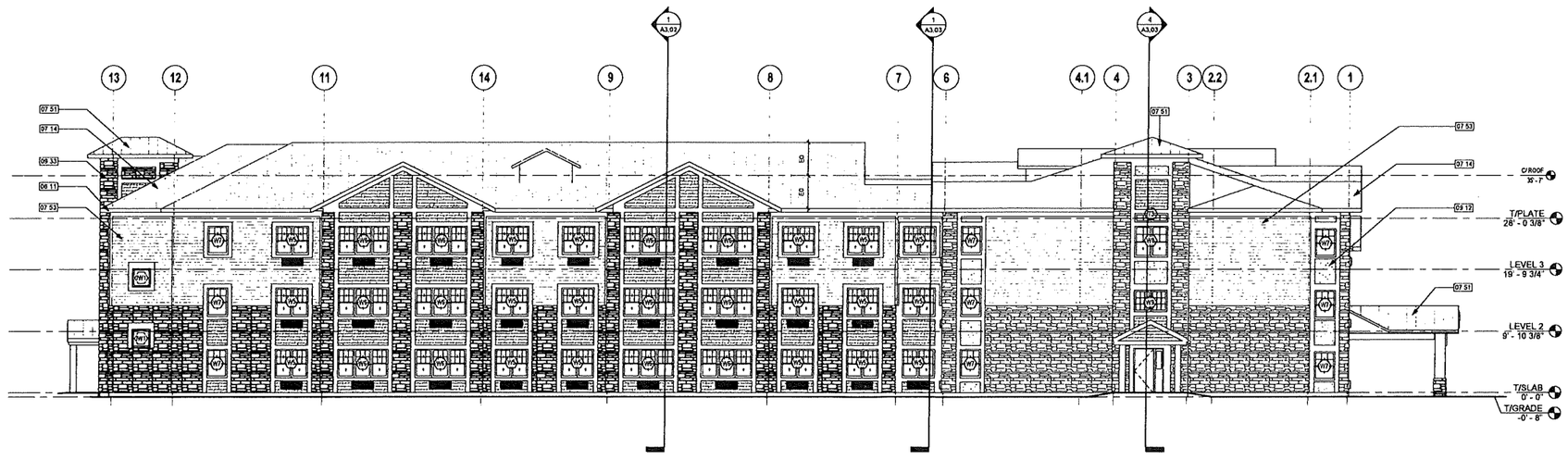
DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET #
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2 East
SCALE: 1/8" = 1'-0"



1 West
SCALE: 1/8" = 1'-0"

KEYNOTES

06 11 8" FASCIA
07 14 ASPHALT SHINGLES - COLOR: COOL BARKWOOD
07 51 METAL STANDING SEAM ROOFING - METAL COLOR: FLAT COPPER TONE
07 53 FIBER CEMENT LAP SIDING - COLOR: SANDSTONE BEIGE
08 12 VENEER PLASTER
09 33 CAST STONE - MADISON COUNTY COLOR

GENERAL NOTES

LEGEND

SCALE: 0'-0 1/16" = 1'-0" | 0 8'-0" 16'-0" 32'-0"
SCALE: 0'-0 1/8" = 1'-0" | 0 4'-0" 8'-0" 16'-0"
SCALE: 0'-0 1/4" = 1'-0" | 0 2'-0" 4'-0" 8'-0"
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SCALE: 0'-1" = 1'-0" | 0 0'-6" 1'-0" 2'-0"
SCALE: 0'-1 1/2" = 1'-0" | 0 0'-6" 1'-0" 2'-0"
SCALE: 0'-3" = 1'-0" | 0 0'-3" 0'-6" 1'-0"

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PROJECT NAME
CRYSTAL LAKE SENIOR LIVING

355 STATION DRIVE
CRYSTAL LAKE, IL 60014

DRAWING TITLE
EXTERIOR ELEVATIONS

SHEET #
A2.02

ELEVATION

THREE STORY
SENIOR HOUSING FACILITY

EXCHANGE DRIVE
CRYSTAL LAKE, IL



NORTH ELEVATION



SOUTH ELEVATION

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ELEVATION

THREE STORY
SENIOR HOUSING FACILITY

EXCHANGE DRIVE
CRYSTAL LAKE, IL

OCTOBER 26, 2018



EAST ELEVATION



WEST ELEVATION

PRELIMINARY MATERIALS SELECTIONS

Standing Seam Roofing
Material: Metal
Color: Flat Copper Tone

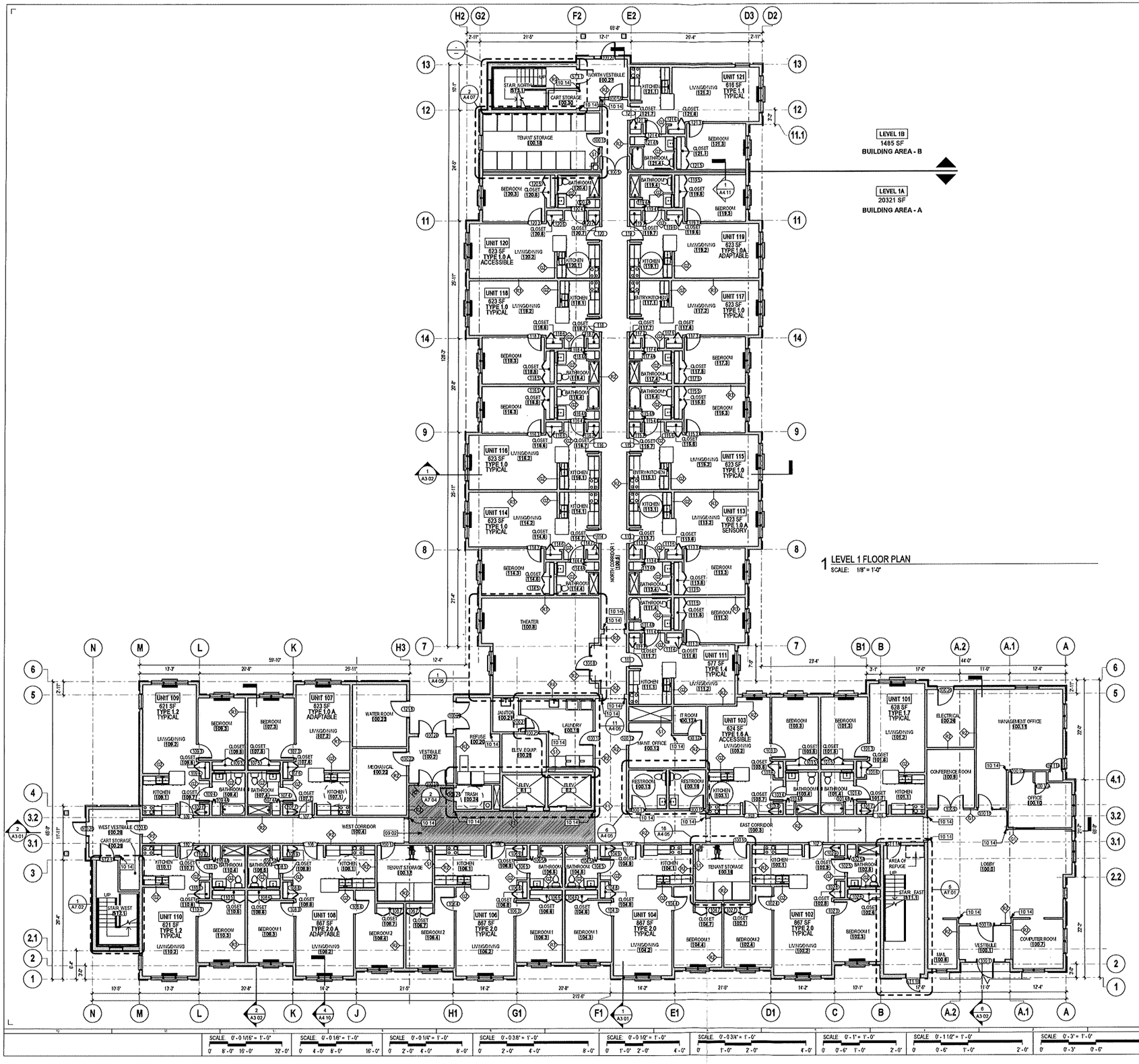
Roofing Shingles
Material: Asphalt
Color: Cool Barkwood

Trim
Material: Fiber Cement
Color: Arctic White

Shingle Siding
Material: Fiber Cement
Color: Woodstock Brown

Lap Siding
Material: Fiber Cement
Color: Sandstone Beige

Cast Stone
Material : Cast Stone
Color: Madison County



GENERAL NOTES

09 02 PROVIDE PORCELAIN WOOD LOOK AMERICAN OLEAN ARBOR HOUSE AH52. REFERENCED AS PCT1 IN FINISHED SCHEDULE

10 14 CORNER GUARD

KEYNOTES

LEGEND

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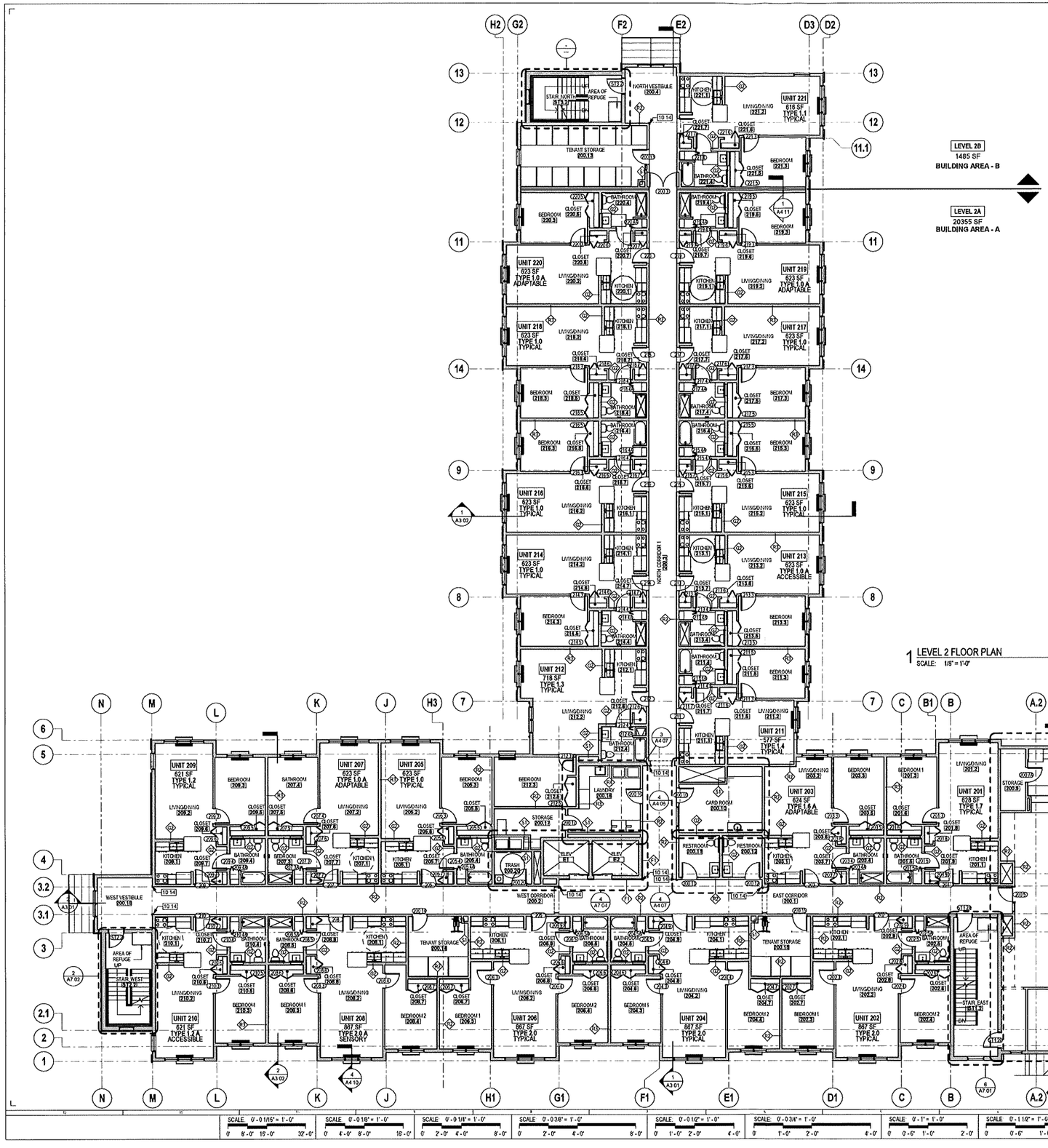
DRAWING TITLE
LEVEL 1 FLOOR PLAN

SCALE: 1/8" = 1'-0"
DATE: 10.23.2018
DRAWN BY: Author
CHECKED BY: Checker

SHEET #
A1.01

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10/23/2018

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BY:



GENERAL NOTES

KEYNOTES

09 01	PROVIDE DALTILE 12X12 SOLAR SUMMIT FLOORING INFRONT OF FIRE PLACE. REFERENCED AS PCT-2 IN FINISH SCHEDULE
09 29	PROVIDE CERAMIC WALL TILE SURROUNDING FIRE PLACE
10 14	CORNER GUARD
12 11	PROVIDE SEATING CASEWORK SOUROUNDING FIREPLACE

LEGEND

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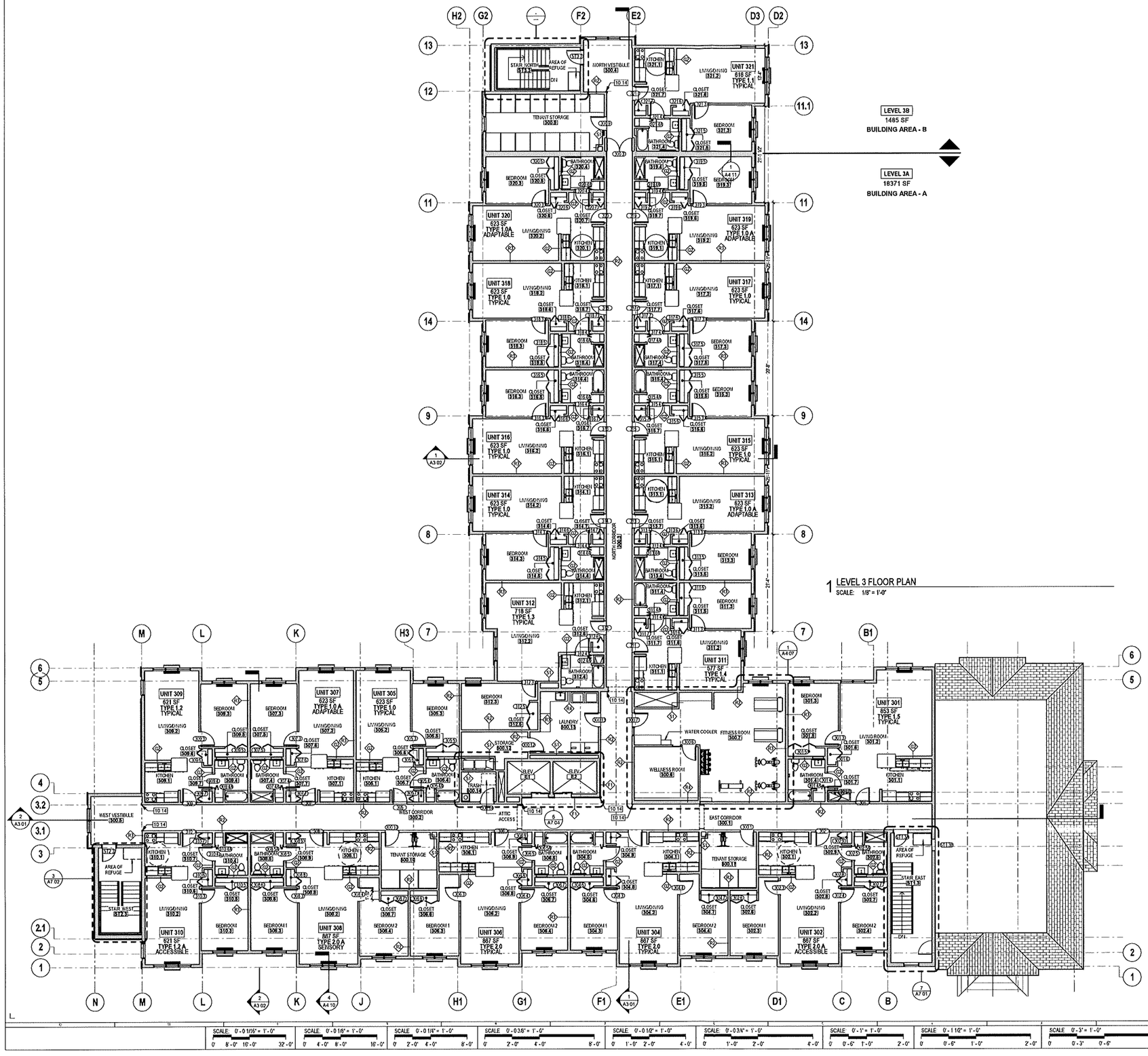
PROJECT NAME
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DRAWING TITLE
LEVEL 2 FLOOR PLAN

ISSUED FOR PRICING
10/23/2018

SHEET #
A1.02



1 LEVEL 3 FLOOR PLAN
SCALE: 1/8" = 1'-0"

GENERAL NOTES

KEYNOTES

LEGEND

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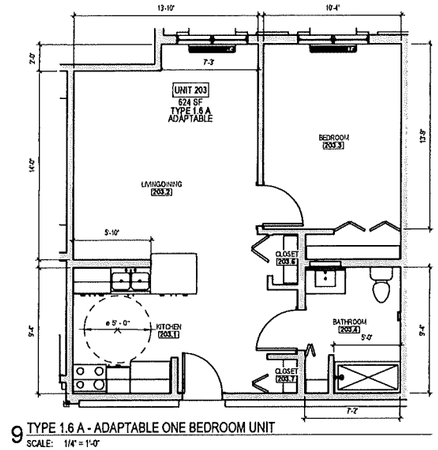
355 STATION DRIVE
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DRAWING TITLE
LEVEL 3 FLOOR PLAN

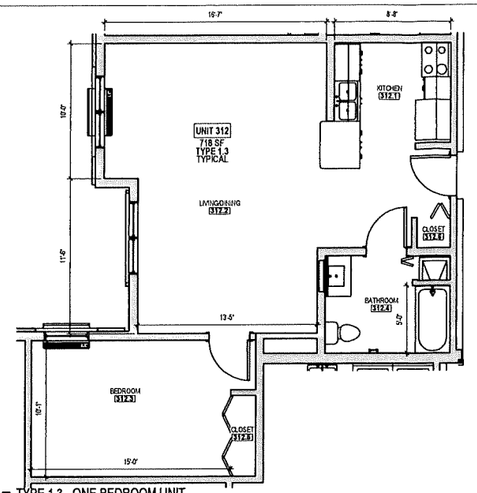
SCALE: 0'-0 11/16" = 1'-0" | SCALE: 0'-0 1/8" = 1'-0" | SCALE: 0'-0 1/4" = 1'-0" | SCALE: 0'-0 3/8" = 1'-0" | SCALE: 0'-0 1/2" = 1'-0" | SCALE: 0'-0 3/4" = 1'-0" | SCALE: 0'-1" = 1'-0" | SCALE: 0'-1 1/2" = 1'-0" | SCALE: 0'-3" = 1'-0"

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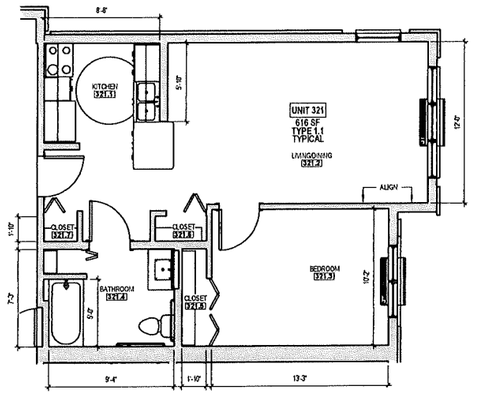
SHEET #
A1.03



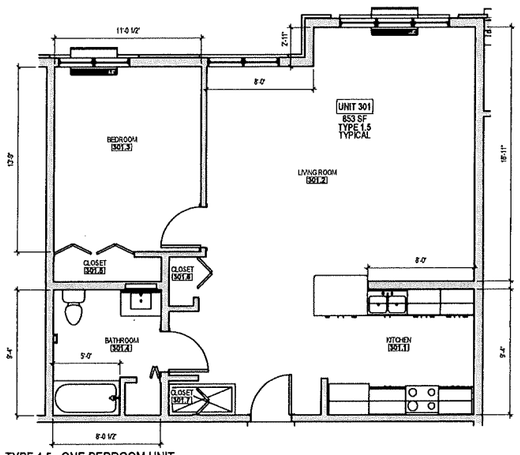
9 TYPE 1.6 A - ADAPTABLE ONE BEDROOM UNIT
SCALE: 1/4" = 1'-0"



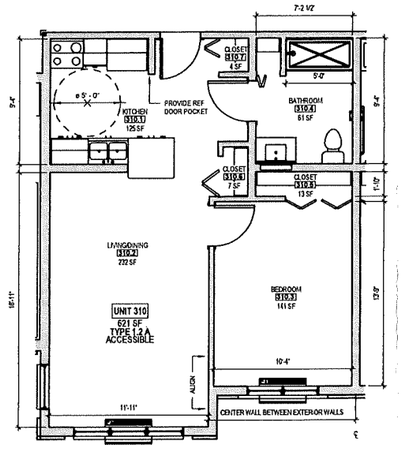
5 TYPE 1.3 - ONE BEDROOM UNIT
SCALE: 1/4" = 1'-0"



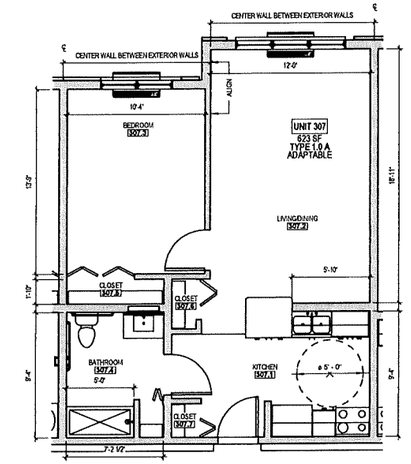
7 TYPE 1.1 - ONE BEDROOM UNIT
SCALE: 1/4" = 1'-0"



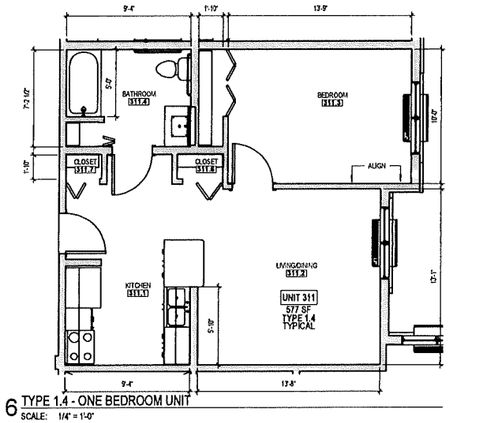
8 TYPE 1.5 - ONE BEDROOM UNIT
SCALE: 1/4" = 1'-0"



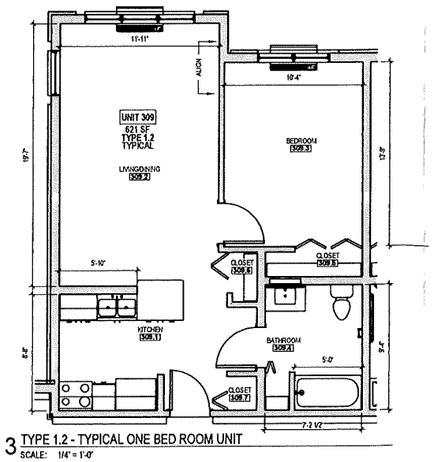
4 TYPE 1.2 A - ACCESSIBLE ONE BEDROOM UNIT
SCALE: 1/4" = 1'-0"



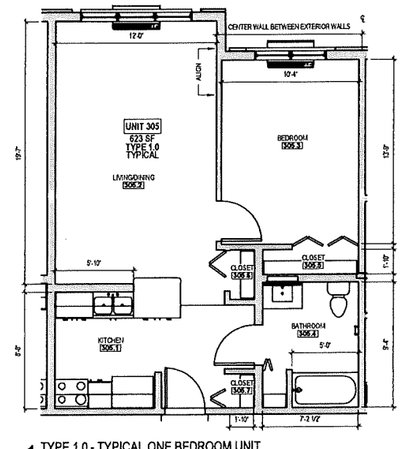
2 TYPE 1.0 A - ACCESSIBLE / ADAPTIVE / SENSORY ONE BEDROOM UNIT
SCALE: 1/4" = 1'-0"



6 TYPE 1.4 - ONE BEDROOM UNIT
SCALE: 1/4" = 1'-0"



3 TYPE 1.2 - TYPICAL ONE BED ROOM UNIT
SCALE: 1/4" = 1'-0"



1 TYPE 1.0 - TYPICAL ONE BEDROOM UNIT
SCALE: 1/4" = 1'-0"

GENERAL NOTES

KEYNOTES

LEGEND

SCALE 0'-0 1/16" = 1'-0" | SCALE 0'-0 1/8" = 1'-0" | SCALE 0'-0 1/4" = 1'-0" | SCALE 0'-0 3/8" = 1'-0" | SCALE 0'-0 1/2" = 1'-0" | SCALE 0'-0 3/4" = 1'-0" | SCALE 0'-1" = 1'-0" | SCALE 0'-1 1/2" = 1'-0" | SCALE 0'-3" = 1'-0"

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PROJECT NAME
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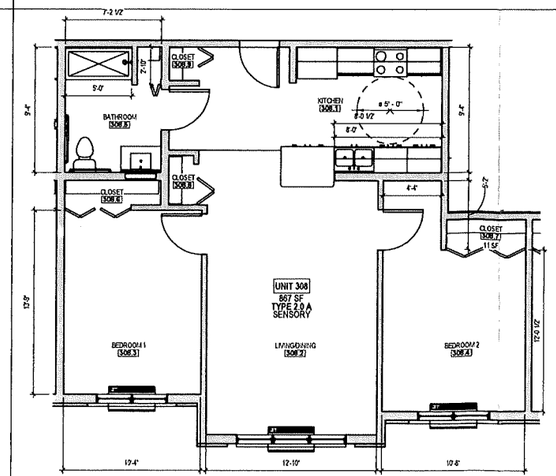
355 STATION DRIVE
CRYSTAL LAKE, IL 60014

DRAWING TITLE
ENLARGED ONE BEDROOM UNITS

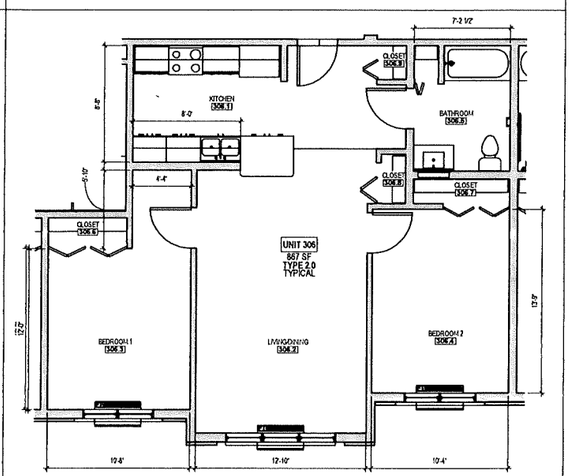
SHEET #
A4.03

GENERAL NOTES

KEYNOTES



1 TYPE 2A - ADAPTABLE/ ACCESSIBLE TWO BEDROOM UNIT
SCALE: 1/4" = 1'-0"



2 TYPE 2 - TYPICAL TWO BEDROOM UNIT
SCALE: 1/4" = 1'-0"

SCALE 0'-0 1/16" = 1'-0" | 0' 8'-0" 16'-0" 32'-0"
SCALE 0'-0 1/8" = 1'-0" | 0' 4'-0" 8'-0" 16'-0"
SCALE 0'-0 1/4" = 1'-0" | 0' 2'-0" 4'-0" 8'-0"
SCALE 0'-0 3/8" = 1'-0" | 0' 2'-0" 4'-0" 8'-0"
SCALE 0'-0 1/2" = 1'-0" | 0' 1'-0" 2'-0" 4'-0"
SCALE 0'-0 3/4" = 1'-0" | 0' 1'-0" 2'-0" 4'-0"
SCALE 0'-1" = 1'-0" | 0' 0'-6" 1'-0" 2'-0"
SCALE 0'-1 1/2" = 1'-0" | 0' 0'-6" 1'-0" 2'-0"
SCALE 0'-3" = 1'-0" | 0' 0'-3" 0'-6" 1'-0"

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11391 - Crystal Lake Senior Living

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PROJECT NAME
CRYSTAL LAKE SENIOR LIVING

355 STATION DRIVE
CRYSTAL LAKE, IL 60014

DRAWING TITLE
ENLARGED TWO BEDROOM UNITS

SHEET #
A4.04

(NEW) LOT 2A
EXISTING "B-2"
ZONING TO REMAIN

EXISTING OUTLOT 2,
EXPANDED AS OUTLOT 2A
"O" ZONING

(NEW) LOT 1A
"O" ZONING

EXISTING OUTLOT 1
EXISTING "B-2"
ZONING TO REMAIN

PROPOSED BUILDING

LOT 1

PROPOSED MUNICIPAL UTILITY EASEMENT

TEMPORARY STORMWATER RETENTION EASEMENT TO TERMINATE UPON THE DEVELOPMENT OF LOT 1 PER DOC. #1853035191

CONVERSS EXTENSION STORMWATER RETENTION EASEMENT PER DOC. #1970037704

SHED

TYPICAL 5' WALK U.N.O.

SCREENED TRASH CONTAINER AREA

PERGOLA

GENERATOR

TRANSFORMER

GAZEBO

PICK-UP/DROP OFF

GROUND SIGN

EXCHANGE DRIVE

STATION DRIVE

236.85'
726.85'
358.40'
173.84'
251.60'
4.00'
73.46'
160.30'
100.30'
58.88'
230.00'
150.01'
174.93'
1035.40'
502.07'
331.50'
449.90'
171' (±)
240' MIN
245' SHOWN
55' MIN
57' SHOWN
131.00'

LEGEND

- PROPOSED CONCRETE WALK, PAD, OR PAVEMENT (SEE PLANS AND DETAILS FOR THICKNESS)
- PROPOSED BITUMINOUS PAVEMENT–HEAVY DUTY
  1.5" SURFACE COURSE
  4" BINDER COURSE
  12" AGGREGATE BASE COURSE
- PROPOSED BITUMINOUS PAVEMENT–LIGHT DUTY
  1.5" SURFACE COURSE
  2.5" BINDER COURSE
  8" AGGREGATE BASE COURSE
- DEPRESSED CURB
- LIGHT FIXTURE
- LIGHT FIXTURE WITH HOUSE SIDE SHIELD
- BOLLARD LIGHT FIXTURE

0 15 30 60

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RESIDENCES OF CRYSTAL LAKE

EXCHANGE DRIVE & STATION DRIVE
CRYSTAL LAKE, ILLINOIS 60014

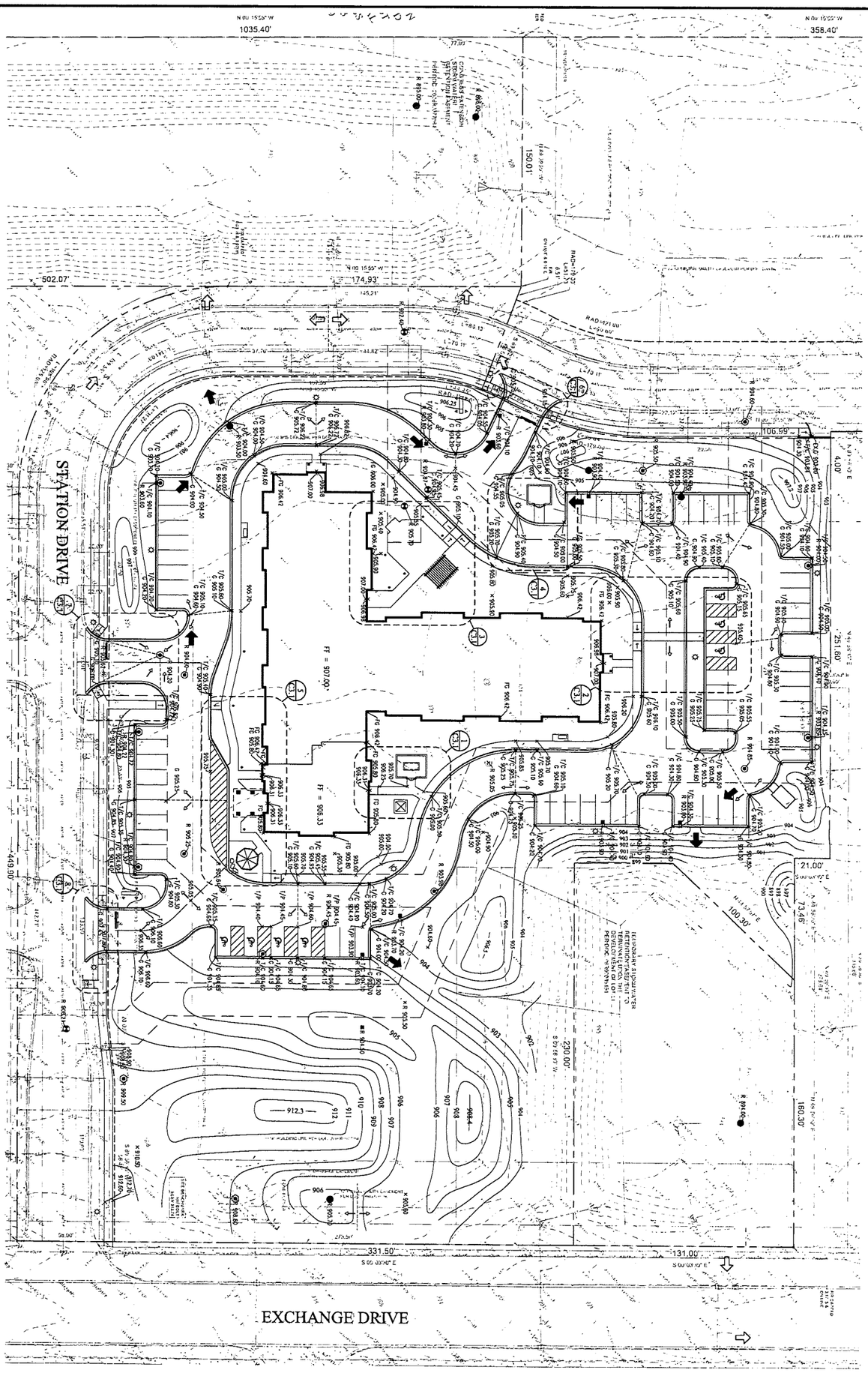
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CHICAGO, ILLINOIS 60654

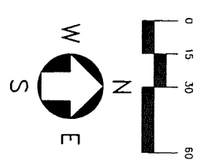
PAVING / SITE PLAN

DRAWN BY	CHKD BY	SCALE	JOB NO.
RJT	MGK	AS SHOWN	BB41

DATE 10/26/18

SHEET NO. C2.0





SHEET NO.
C3.0

DRAWN BY: RJT
CHK'D BY: MKK
SCALE: AS SHOWN
DATE: 10/26/18
JOB NO.: 8841

GRADING PLAN

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CRYSTAL LAKE, ILLINOIS 60014

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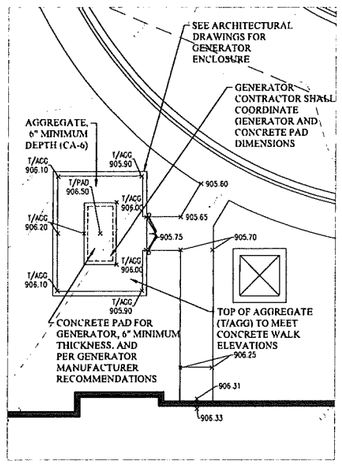
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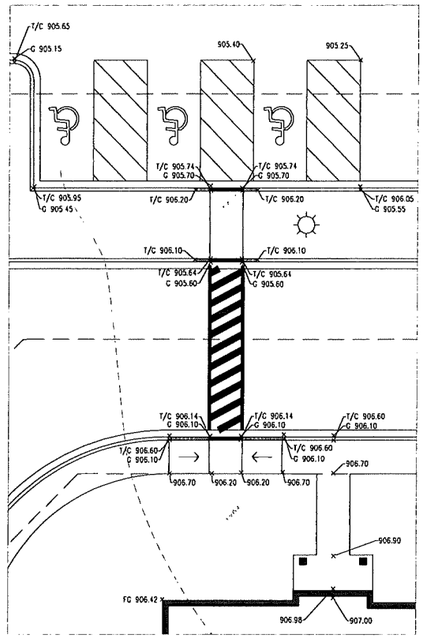
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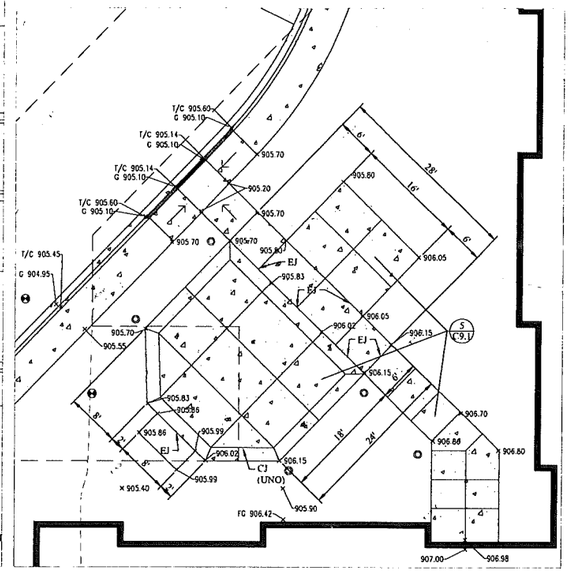
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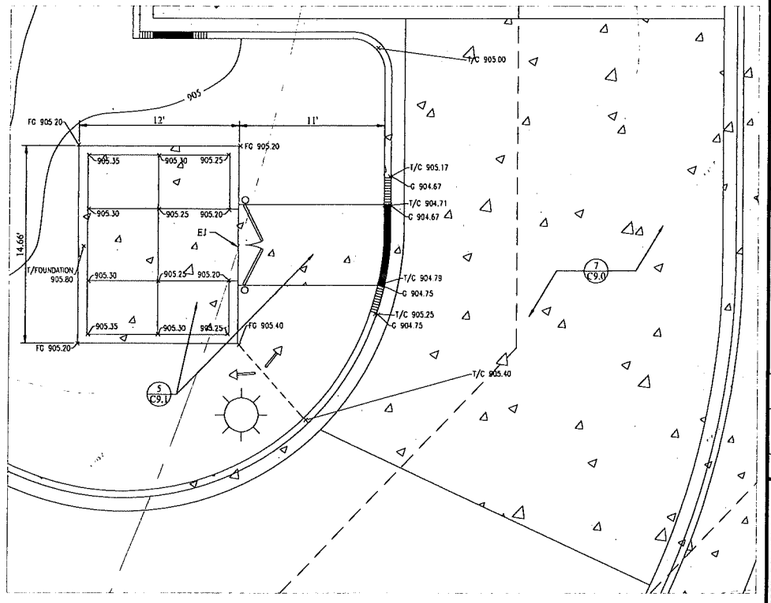
1 GENERATOR ENLARGEMENT
Scale: 10 Feet



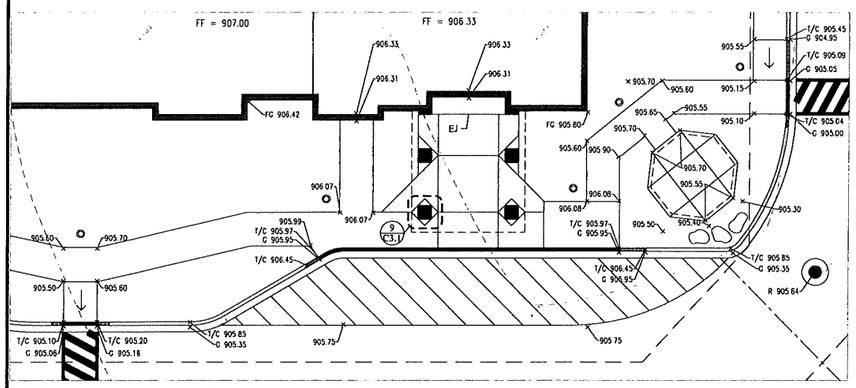
2 NORTH ENTRANCE ENLARGEMENT
Scale: 10 Feet



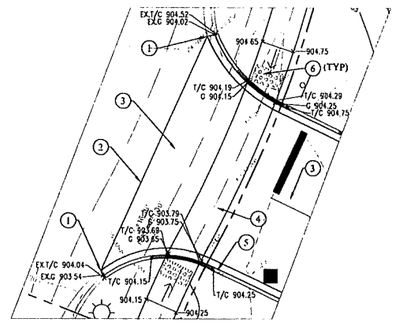
3 PATIO AREA ENLARGEMENT
Scale: 10 Feet



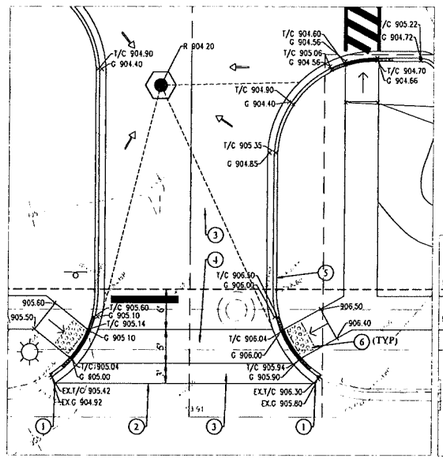
4 SCREENED TRASH CONTAINER AREA
Scale: 5 Feet



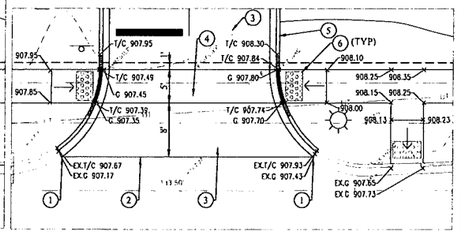
5 MAIN ENTRANCE ENLARGEMENT
Scale: 10 Feet



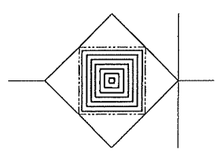
6 DRIVE ENLARGEMENT
Scale: 10 Feet



7 DRIVE ENLARGEMENT
Scale: 10 Feet



8 DRIVE ENLARGEMENT
Scale: 10 Feet



9 PAVEMENT JOINT AT COLUMN
DENOTES EXPANSION JOINT — DENOTES CONTROL JOINT

DRIVE ENLARGEMENT KEY NOTES

1. Saw cut existing curb and gutter, full depth.
2. Saw cut existing asphalt pavement, full depth.
3. Proposed heavy duty asphalt pavement.
4. Proposed 8" concrete walk.
5. Proposed B6.12 curb and gutter.
6. Proposed 5" concrete walk, with detectable warnings and depressed curb and gutter.

0 5 10 20

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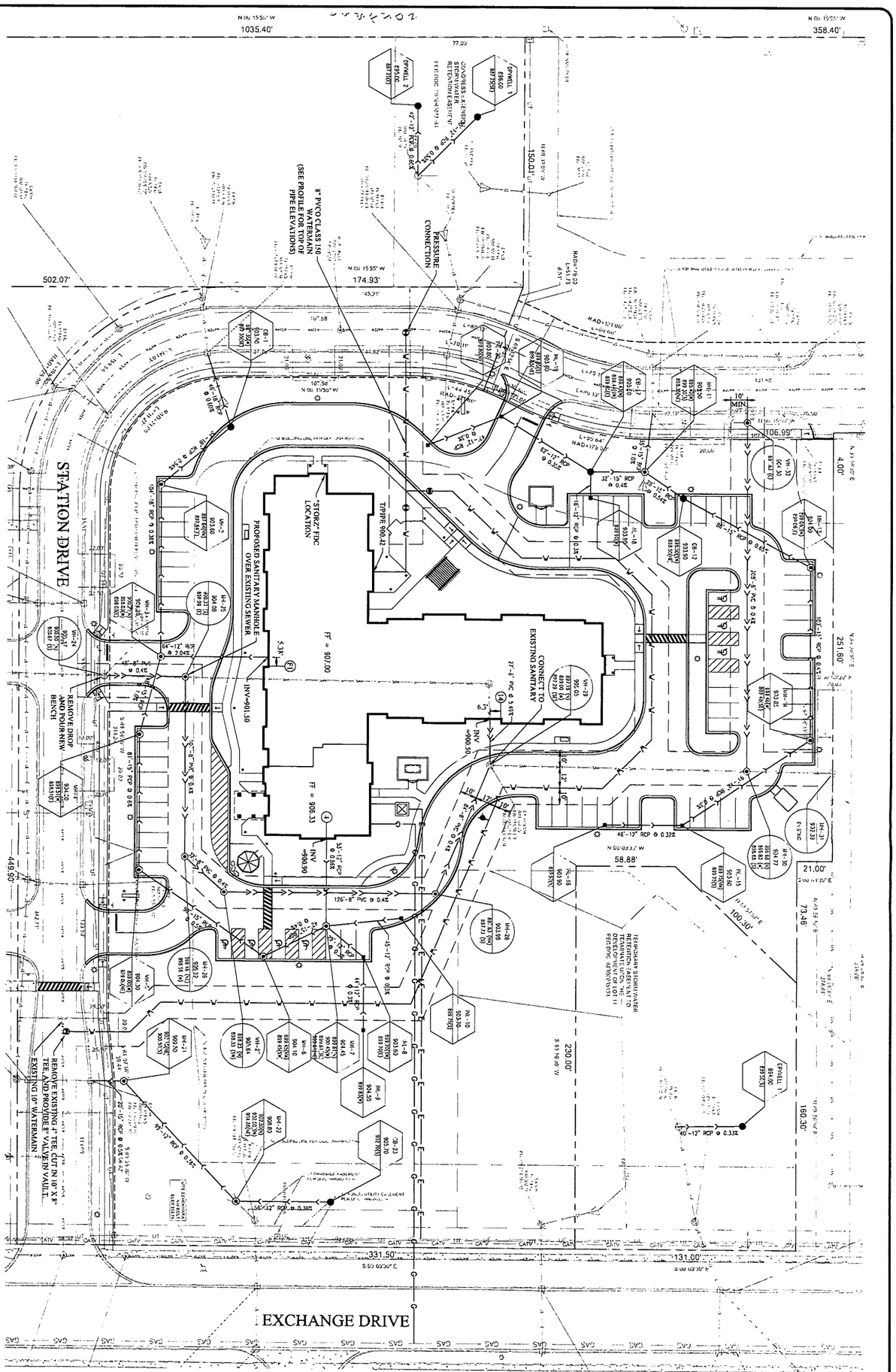
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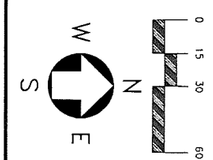
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EXCHANGE DRIVE & STATION DRIVE
CRYSTAL LAKE, ILLINOIS 60014
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ENLARGED GRADING PLAN

SCALE: AS SHOWN
DRAWN BY: RJT
CHKD BY: MRK
DATE: 10/26/18
JOB NO.: BB41

SHEET NO.
C3.1





SHEET NO. C4.0	DRAWN BY RJT		
	DATE 10/26/18	CHK'D BY MKK	SCALE AS SHOWN
	JOB NO. 8841		UTILITY PLAN

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PLAT OF RESUBDIVISION

CONGRESS STATION 2

BEING A RESUBDIVISION OF LOT 2 AND OUTLOT 2 IN CONGRESS STATION, BEING A RESUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF SECTIN 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 23, 2006 AS DOCUMENT NUMBER 2006R0077984 IN MCHENRY COUNTY, ILLINOIS

LAND AREA LOT 1A = 225176 SF OR 5 17 ACRES MORE OR LESS ZONED O
LAND AREA LOT 2A = 86027 SF OR 1.97 ACRES MORE OR LESS ZONED B-2
LAND AREA OUTLOT 2A = 27617 SF OR 0 63 ACRES MORE OR LESS ZONED O

TOTAL LAND AREA = 338820 SF OR 7 78 ACRES MORE OR LESS

N
40' 20' 0 40'

BASIS OF BEARING:
NORTHERLY BOUNDARY LINE AS FOUND MONUMENTED,
S 89°40'45" E (ASSUMED)

SITE

LOCATION MAP

LOT 5
CRYSTAL LAKE
BUSINESS CENTER UNIT 3
PER DOC. 91R10906

HERETOFORE DEDICATED PER DOC. 91R10906
CONGRESS PARKWAY
60.00'

FIP 1/2" ON LINE & 0.12' E

FIR CONCRETE MONUMENT ON LINE N

182.85' 236.85' S 89°40'45" E 706.85'

462.00'

15' PUBLIC UTILITY EASEMENT PER DOC. 2006R0077984
15' PUBLIC UTILITY EASEMENT PER DOC. 91R10906
15' MUNICIPAL UTILITY EASEMENT PER DOC. 96R017729
50' BUILDING LINE PER DOC. 2006R0077984

LOT 2A

LOT 1

LOT 1A

OUTLOT 2A

OUTLOT 1
CONGRESS STATION
PER DOC. 2006R0077984

LOT 3
CONGRESS STATION
PER DOC. 2006R0077984

LOT 11
BOHL FARM MARKETPLACE
PER DOC. 98R000035196

LOT 2
CONGRESS STATION
PER DOC. 2006R0077984

6' SIDEWALK EASEMENT 3' FROM AND PARALLEL TO ROADWAY EASEMENT PER DOC. 2006R0077984

INGRESS/EGRESS/UTILITY EASEMENT HEREBY DEDICATED

20' MUNICIPAL UTILITY EASEMENT PER DOC. 2006R0077984

20' MUNICIPAL UTILITY EASEMENT PER DOC. 2006R0077984 TO BE ABROGATED

MUNICIPAL UTILITY EASEMENT HEREBY DEDICATED

20' BUILDING LINE PER DOC. 2006R0077984

PRIVATE ROADWAY ACCESS, LANDSCAPE, AND PRIVATE UTILITY EASEMENT HEREBY DEDICATED

CONGRESS EXTENSION STORM WATER RETENTION EASEMENT PER DOC. 2006R0077984

TEMPORARY STORM WATER RETENTION EASEMENT TO TERMINATE UPON THE DEVELOPMENT OF LOT 11 IN BOHL FARM MARKETPLACE PER DOC. 98R000035191

6' SIDEWALK EASEMENT PER DOC. 2006R0077984

10' DRAINAGE EASEMENT PER DOC. 98R000035196
12' PUBLIC UTILITY EASEMENT PER DOC. 98R000035196

50' BUILDING LINE PER DOC. 2006R0077984

FIR CAPPED 0.17' S & ON LINE

FIR CAPPED 0.08' N & 0.07' W

FIR CAPPED AT CORNER

FIR 0.16' N & ON LINE

FIR ON LINE & 0.12' E

FIR CONCRETE MONUMENT 0.10' S & ON LINE

NOTE: ONLY THE OWNERS OF LOTS 1A AND 2A IN CONGRESS STATION 2 AND LOTS 1 AND 3 OF CONGRESS STATION SHARE IN THE CONGRESS STORM WATER RETENTION EASEMENT (S.W.R.E.) AND ARE RESPONSIBLE FOR THE MAINTENANCE OF THIS S.W.R.E. NO OWNERS OF BOHL FARM MARKETPLACE HAVE A SHARE IN THIS S.W.R.E.

STORM WATER DETENTION EASEMENT PER DOC. 98R000035190

NOTE: THE OWNERS OF LOTS 1, 2 AND 3 OF CONGRESS STATION AND THE OWNERS OF BOHL FARM MARKETPLACE SHARE THE EXISTING GRANTED STORM WATER DETENTION EASEMENT (S.W.R.E.) AND THE CONGRESS EXTENSION S.W.R.E. AND ARE RESPONSIBLE FOR THE MAINTENANCE OF THE ABOVE S.W.R.E. AREAS.

RESUBDIVISION OF LOTS 11 AND 12 AND OUTLOT "A" OF CRYSTAL LAKE BUSINESS CENTER UNIT 3 DOC. 96R017729

PRIVATE ROADWAY, ACCESS, LANDSCAPE, AND PRIVATE UTILITY EASEMENT
HERETOFORE DEDICATED PER DOC. 2006R0077984

4' PRIVATE ROADWAY ACCESS, LANDSCAPE, AND PRIVATE UTILITY EASEMENT PER DOC. 2006R0077984

EXCHANGE DRIVE
HERETOFORE DEDICATED PER DOC. 98R000035196

ACCESS NOTE: DIRECT ACCESS TO EXCHANGE DRIVE AND CONGRESS PARKWAY WILL BE PERMITTED ONLY BY THE PRIVATE ROADWAY AS SHOWN; LOTS 1 AND 3 WILL BE PERMITTED DIRECT ACCESS TO THE PRIVATE ROADWAY, BUT WILL NOT BE PERMITTED DIRECT ACCESS TO EXCHANGE DRIVE OR CONGRESS PARKWAY.

PRIVATE ROADWAY NOTE: PRIVATE ROADWAY MUST REMAIN PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER'S ASSOCIATION AND/OR OWNER'S OR OWNERS' OF LOTS 1, 2, AND 3, THEIR SUCCESSORS, RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY.

BLANKET CROSS-ACCESS EASEMENT: A PERPETUAL, NON-EXCLUSIVE BLANKET CROSS-ACCESS EASEMENT FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC ACROSS LOTS 1, 2 AND 3 IS PER DOC. 2006R0077984 HERETOFORE RESERVED AND GRANTED TO THE OWNER'S OR OWNERS' OF LOTS 1, 2, 3, OUTLOT 1 AND OULOT 2, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THEIR RESPECTIVE GUESTS, INVITEES, EMPLOYEES, CONTRACTORS AND AGENTS.

BUILDING SETBACK LINE NOTES: THE REQUIRED BUILDING SETBACK LINES AS SHOWN ON DOC. 2006R0077984 ARE PER THE CITY OF CRYSTAL LAKE PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT. IT SHOULD BE NOTED THAT THE CITY OF CRYSTAL LAKE REQUIRES A 50 FOOT BUILDING LINE ALONG THE PRIVATE ROADWAY SHOULD THE PRIVATE ROADWAY BE DEDICATED TO THE CITY OF CRYSTAL LAKE IN THE FUTURE. THE 50 FOOT BUILDING SETBACK LINE ALONG THE SOUTHERLY AND WESTERLY SIDE OF THE PRIVATE ROADWAY IS RELATIVE THE THE NORTHERLY PROPERTY LINE OF LOT 3.

BLANKET EASEMENT FOR PUBLIC UTILITIES: A PERPETUAL, NON-EXCLUSIVE BLANKET EASEMENT FOR PUBLIC UTILITIES UPON, OVER, UNDER, AND THROUGH ANY PORTION OF THE PROPERTY IN THE CONGRESS STATION SUBDIVISION DESIGNATED AS "COMMON AREAS," EXCLUDING THOSE AREAS DESIGNATED AS A MUNICIPAL UTILITY EASEMENT (M.U.E.) IS HERETOFORE RESERVED AND GRANTED PER DOC. 2006R0077984 TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE FROM THE CITY AND THEIR SUCCESSORS. ONLY PERPENDICULAR CROSSINGS OF THE MUNICIPAL UTILITY EASEMENT BY PUBLIC UTILITIES ARE PERMITTED.

DECLARATION OF COVENANTS: RECORDED 10/23/06 AS DOCUMENT NUMBER 2006R0077985.

	DATE	
1		
2		
3		
4		
5		
6		

Morris Engineering, Inc.
Civil Engineering - Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.ecivil.com

BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

PLAT OF RESUBDIVISION
CONGRESS STATION 2
CRYSTAL LAKE, ILLINOIS

FIELD CREW:	PH
DRAWN BY:	CJS
CHECKED BY:	TC
APPROVED BY:	TC
DATE:	10/01/2018
SCALE:	HORIZ 1"=40'
	VERT NONE

SHEET 1 OF 2 SHEETS

PROJ # 18-07-1001

PLAT OF RESUBDIVISION

CONGRESS STATION 2

BEING A RESUBDIVISION OF LOT 2 AND OUTLOT 2 IN CONGRESS STATION, BEING A RESUBDIVISION OF THAT PART OF THE SOUTH EAST 1/4 OF SECTIN 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 23, 2006 AS DOCUMENT NUMBER 2006R0077984 IN MCHENRY COUNTY, ILLINOIS

CERTIFICATE OF OWNER

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

THIS IS TO CERTIFY THAT _____ IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND HAS CAUSED THE SAME TO BE SURVEYED, PLATTED AND RECORDED AS INDICATED THEREON, FOR THE USES AND PURPOSES SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

DATED AT _____ COUNTY, ILLINOIS, THIS ____ DAY OF _____ IN THE YEAR 2018.

OWNER ADDRESS:

_____ BY: _____

_____ TITLE: _____

_____ ATTEST: _____

TITLE: _____

CERTIFICATE OF NOTARY

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

I HEREBY CERTIFY THAT THE PERSON(S)/CORPORATIONS(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE ARE KNOWN TO ME AS SUCH OWNER(S). GIVEN MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____ IN THE YEAR 2018.

_____ _____
(NOTARY PUBLIC) (COMMISSION EXPIRES)

SCHOOL DISTRICT STATEMENT

PURSUANT TO SECTION 1.005 OF THE PLAT ACT, 765 ILCS 205, THIS DOCUMENT SHALL SERVE AS THE NOTARIZED STATEMENT CONCERNING THE SCHOOL DISTRICT STATEMENT TO BE SUBMITTED SIMULTANEOUSLY WITH THE FINAL PLAT OF RESUBDIVISION FOR CONGRESS STATION 2 IN CRYSTAL LAKE, ILLINOIS.

TO THE BEST OT THE OWNER'S KNOWLEDGE THE SCHOOL DISTRICT IN WHICH THE TRACT OF LAND LIES IS IN THE FOLLOWING DISTRICTS:

COMMUNITY HIGH SCHOOL DISTRICT 155
ONE S. VIRGINIAL ROAD, CRYSTAL LAKE, IL 60014
TEL. NO. 815-455-8500

AND

CRYSTAL LAKE ELEMENTARY SCHOOL DISTRICT 47
300 COMMERCE DRIVE, CRYSTAL LAKE, IL 60014
TEL. NO. 815-459-5070

_____
OWNER(S)

_____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____, PERSONALLY KNOWN TO ME AS THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGE THAT THEY SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USE AND PURPOSES THEREIN SET FORTH.

GIVEN MY HAND AND OFFICIAL SEAL THIS _____ DAY OF _____, 2018.

BY: _____
(SEAL) NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF DRAINAGE

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WLL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVISION HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 2018.

_____
ILLINOIS PROFESSIONAL ENGINEER #_____
SIGNATURE AND SEAL

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:
COMMONWEALTH EDISON COMPANY
AND
AMERITECH ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES
THEIR RESPECTIVE LICENSEES, SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTIN WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OTHE THE PROPERTY SHOWN WITHIN THE DASHED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", THE PROPERTY DESIGNATED IN TEH DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS" AND THE PROPERTY DESIGNATED ON THE PLAT AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PUROPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN THE DASHED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(e), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY SUCH TERMS AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA". THE TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PEROPERTY PHYSICALLY OCCUPIED BY A BULDING, SERVICE BUISINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNES ("NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS", AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTINS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(e) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 785, SEC. 605/2(e)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, CHAIRMAN OF THE CRYSTAL LAKE PLANNING AND ZONING COMMISSSION DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, A.D. 2018, THIS PLOT OF RESUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

BY: _____
CHAIRMAN OF THE PLANNING AND ZONING COMMISSION

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

APPROVED BY THE CITY COUNCIL OF CRYSTAL LAKE, ILLINOIS, THIS _____ DAY OF _____, A.D. 2018.

BY: _____
MAYOR

ATTEST: _____
CITY CLERK

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I, _____, COUNTY CLERK OF McHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE PROPERTY INCLUDED IN THE HEREON DRAWN PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY COURT OF WOODSTOCK, ILLINOIS, THIS _____ DAY OF _____, A.D. 2018.

_____
COUNTY CLERK

STORM WATER RETENTION EASEMENT (S.W.R.E.) AGREEMENT FOR OUTLOT 2A (CONGRESS 2 S.W.R.E. AND EXISTING S.W.R.E. GRANTED BY DOCUMENT NUMBER 2006R0077984);

REFER TO EXISTING PROVISIONS PREVIOUSLY DESCRIBED IN DOCUMENT NUMBER 2006R0077984.

EACH INDIVIDUAL ENTITY OR OTHER PARTY (SPECIFICALLY THE OWNERS OF LOTS 1A AND 2A OF CONGRESS STATION 2) ACCEPTING TITLE TO ALL OR ANY PART OF THE STORM WATER RETENTION EASEMENT (S.W.R.E.) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY TO:

I. CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE STORM WATER RETENTION EASEMENT WHICH IS LOCATED ON SUCH PARTY'S PROPERTY AS A WELL LANDSCAPED, HIGH-QUALITY PARCEL (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING, AND MOWING OF ALL LAWNS), AND

II. KEEP ALL SURFACE OPENINGS OF THE DRAINAGE PIPES UNDERLYING THE STORM WATER RETENTION EASEMENT FREE OF ALL GRASS CLIPPINGS, LEAVES, OR OTHER RELATED OR FOREIGN MATERIALS.

NO TITLEHOLDER OF ANY PART OR PORTION OF THE STORM WATER RETENTION EASEMENT (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:

I. CONSTRUCT, INSTALL, DIRECT, OR PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR APPROVED PLANTINGS) UPON THE STORM WATER RETENTION EASEMENT INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PATIOS, SHEDS OR POSTS, OR

II. ALTER, MODIFY, OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE STORM WATER RETENTION EASEMENT.

MAINTENANCE OF THE STORM SEWERS AND STORM STRUCTURES WITHIN THE STORM WATER RETENTION EASEMENT SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNER'S ASSOCIATION PURSUANT TO THE COVENANTS CONTAINED HEREIN.

THE PLANTING OF SHRUBS, HEDGES, BUSHES, FLOWERS, ORNAMENTAL GRASSES, AND LAWN BY ANY OWNER SHALL BE PERMITTED SUBJECT TO A LANDSCAPE PLAN APPROVED BY THE CITY OF CRYSTAL LAKE. HOWEVER, THE REPLACEMENT OF THOSE ITEMS DUE TO DAMAGE OR REMOVAL RESULTING FROM REPAIR OF THE STORMWATER MANAGEMENT BASIN BY THE PROPERTY OWNER'S ASSOCIATION OF THE CITY OF CRYSTAL LAKE AND ITS SUCCESSORS AND ASSIGNS SHALL BE THE RESPONSIBILITY OF THE OWNER.

IF THE CITY OF CRYSTAL LAKE DETERMINES THAT THE PROPERTY OWNER'S ASSOCIATION IS IN DEFAULT OF SAID MAINTENANCE OBLIGATIONS AND UPON FIFTEEN (15) DAYS NOTICE TO THE PROPERTY OWNER'S ASSOCIATION SERVED BY CERTIFIED MAIL, THE CITY OF CRYSTAL LAKE AND ITS SUCCESSORS AND ASSIGNS SHALL BE GRANTED AN EASEMENT OVER THE AREA DESCRIBED ON THIS PLAT OF SUBDIVISION FOR THE RIGHT, PRIVILEGE AND AUTHORITY, WITHOUT OBLIGATION, TO PERFORM SAID MAINTENANCE AND REPAIRS. THE CITY OF CRYSTAL LAKE MAY, AT ITS SOLE ELECTION, RECORD NOTICE OF LIEN WITH THE RECORDER OF DEEDS FOR McHENRY COUNTY AS DESCRIBED ABOVE AGAINST THE SUBJECT REAL PROPERTY. SAID LIEN SHALL INCLUDE THE APPLICABLE EXPENSE TO THE PROPERTY OWNER'S ASSOCIATION PLUS ATTORNEY'S FEES AND COURT COSTS. UPON PAYMENT OF SAID LIEN, THE CITY OF CRYSTAL LAKE SHALL ISSUE THE APPROPRIATE RELEASE OF LIEN TO THE PROPERTY OWNER'S ASSOCIATION. IT SHALL NOT BE THE OBLIGATION OF THE CIY OF CRYSTAL LAKE TO RECORD THE RELEASE OF THE LIEN BUT SHALL BE THE OBLIGATION OF THE PARTY PROCURING THE RELEASE.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR THE RECORD IN THE RECORDER'S OFFICE OF McHENRY COUNTY, ILLINOIS ON THIS _____ DAY OF _____, A.D. 2018, AT _____ O'CLOCK __.M. IN BOOK _____, PAGE _____.

_____
RECORDER

ROADWAY ACCESS/LANDSCAPE/PRIVATE UTILITY EASEMENT PROVISIONS:

A PERPETUAL NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS FOR PEDESTRIAN AND VEHICULAR TRAFFIC OVER AND ACROSS THE PRIVATE ROADWAY LOCATED WITHIN THE 58' ROADWAY ACCESS/LANDSCAPE/PRIVATE UTILITY EASEMENT ("THE EASEMENT") IS HEREBY RESERVED AND GRANTED TO THE OWNER OR OWNERS OF LOTS 1A AND 2A, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, AND THEIR RESPECTIVE GUESTS, INVITEES, EMPLOYEES, CONTRACTORS AND AGENTS (THE FOREGOING ARE COLLECTIVELY REFERRED TO HEREIN AS THE "BENEFITED PARTIES"). THE EASEMENT RESERVED HEREIN SHALL BE APPURTENANT TO THE PROPERTY KNOWN AS CONGRESS STATION SUBDIVISION.

NO PARKING, STOPPING OR STANDING SHALL BE PERMITTED ON THE PRIVATE ROADWAY LOCATED ON THE EASEMENT. NO PERMANENT IMPROVEMENTS, OTHER THAN THOSE CUSTOMARILY ASSOCIATED WITH A ROAD, SHALL BE PERMITTED ON THE EASEMENT. EACH BENEFITED PARTY WHICH OWNS PORTIONS OF THE PROPERTY ADJACENT TO THE PRIVATE ROADWAY SHALL BE SOLELY RESPONSIBILITY FOR MAINTAINING, REPAIRING AND REPLACING ANY CURB CUT LEADING FROM THE PRIVATE ROADWAY INTO SUCH BENEFITED PARTY'S PORTION OF THE PROPERTY.

A PERPETUAL, NON-EXCLUSIVE EASEMENT IN FAVOR OF THE OWNER OR OWNERS FROM TIME TO TIME OF THE PROPERTY ADJACENT TO THE EASEMENT, FOR INSTALLATION, REPAIR AND REPLACEMENT OF A STORM SEWER PIPE AND RELATED EQUIPMENT UNDER (AND NOT ON OR ABOVE) THE EASEMENT TO CONNECT SUCH OWNER'S OR OWNERS' PROPERTY TO THE EASEMENT. SUCH STORM SEWER PIPE AND RELATED EQUIPMENT SHALL ORIGINATE ON SUCH OWNER'S OR OWNERS' PROPERTY ONLY, SERVE SUCH OWNER'S OF OWNERS' PROPERTY ONLY AND CONNECT TO OR CONTINUE WITHIN THE EASEMENT.

MAINTENANCE OF THE PRIVATE ROADWAY AND PRIVATE UTILITIES:

THE PROPERTY OWNER'S ASSOCIATION AND/OR THE OWNERS OF LOTS 1A AND 2A SHALL MAINTAIN, REPAIR AND REPLACE FROM TIME TO TIME THE PRIVATE ROADWAY LOCATED ON THE EASEMENT, ANY STORM SEWER FACILITIES SERVING THE PRIVATE ROADWAY AND LOCATED ON THE EASEMENT, ANY CURBS OR DIRECTIONAL BARRIERS LOCATED ON THE EASEMENT NOT LEADING INTO A BENEFITED PARTY'S PORTION OF THE PROPERTY, ANY LIGHTING AND SIGNAGE RELATED TO THE EASEMENT, AND ANY LANDSCAPING LOCATED ON THE EASEMENT, INCLUDING, WITHOUT LIMITATION, SNOW PLOWING AND RESTRIPING AS NEEDED, IN ORDER TO KEEP THE EASEMENT AT ALL TIMES IN GOOD REPAIR, REASONABLY FREE OF SNOW AND ICE AND USABLE BY ITS INTENDED BENEFICIARIES. THE PROPERTY OWNER'S ASSOCIATION RESERVES THE RIGHT TO ASSIGN THE PERFORMANCE OF THE MAINTENANCE TO OTHER PARTIES AND/OR TO REQUIRE OTHER PARTIES TO SHARE IN THE COST OF PERFORMING THE MAINTENANCE, IN EITHER CASE OTHER THAN THE OWNER OR OWNERS FROM TIME TO TIME OF THE EASEMENT.

LANDSCAPE EASEMENT:

EACH INDIVIDUAL PARTY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE LANDSCAPE EASEMENT, ALONG WITH THE PROPERTY OWNER'S ASSOCIATION SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO CARE FOR AND MAINTAIN THE LANDSCAPING WITHIN THE EASEMENT AS INDICATED ON THE PLAT OF SUBDIVISION IN A MANNER CONSISTENT WITH THE CITY OF CRYSTAL LAKE'S APPROVED LANDSCAPE PLAN.

NO FENCES ARE PERMITTED IN THE LANDSCAPE EASEMENT.

MUNICIPAL UTILITY EASEMENT (MUE):

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, SANITARY SEWER AND STORM WATER DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CRYSTAL LAKE, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH SEWER AND WATER MAINS, IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITHIN THE AREAS MARKED AS "MUNICAPAL UTILITY EASEMENT" (M.U.E.) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MINICIPAL UTILITY EASEMENT (MUE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO MAINTAIN THE SURFACE OF THAT PORTION OF THE MUNICIPAL UTILITY EASEMENT WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS A MUNICIPAL UTILITY EASEMENT (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS). NO TITLEHOLDER OF ANY PART OF PORTION OF THE MUNICIPAL UTILITY EASEMENT (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:

I. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR APPROVED PLANTINGS) UPON THE MUNICIPAL UTILITY EASEMENT, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR

II. ALTER MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE MUNICIPAL UTILITY EASEMENT.

SAID EASEMENT MAY BE USED FOR DRIVEWAYS AND PARKING. HOWEVER, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, OR WITH THE SURFACE DRAINAGE THEREON. THE PROPERTY OWNER AND OR THE PROPERTY OWNER ASSOCIATION ARE COMPLETELY RESPONSIBLE FOR LANDSCAPE AND/OR PAVING RESTORATION. SHOULD MAINTENANCE OF THE UTILITY BE REQUIRED.

THE CITY OF CRYSTAL LAKE IS RESPONSIBLE FOR REPAIRING WATER SERVICES BETWEEN THE WATER MAIN, TO AND INCLUDING THE BUFFALO BOX. THE PROPERTY OWNER AND/OR PROPERTY OWNER'S ASSOCIATION ARE RESPONSIBLE FOR THE RESTORATION OF THE SURFACE AFTER ANY SUCH WATER SERVICE REPAIR.

ONLY PERPENDICULAR CORSSINGS OF THE M.U.E. ARE PERMITTED. THE M.U.E.'S ARE EXCLUSIVE FO THE BLANKET EASEMENT.

MAINTENANCE OF MUNICIPAL WATER AND SANITARY MAINS:

IT IS AGREED THAT ALL WATER AND SANITARY MAINS WITHIN THE MUNICIPAL UTILITY EASEMENT AS SHOWN ON THIS PLAT SHALL BE MAINTAINED BY THE CITY OF CRYSTAL LAKE AS APPROVED BY THE CITY AND RECORDED AS DOC. NO. 2006R0066033. THE MUNICIPAL UTILITY EASMENT SHALL BE PERPETUAL AND EXCLUSIVE.

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, THOMAS J. CESAL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205, DO HEREBY CERTIFY THAT AT THE REQUEST OF THE OWNER THEREOF, I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 AND OUTLOT 2 OF CONGRESS STATION, BEING A RESUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATIN OF SAID SURVEY AND SUBDIVISION WHICH WAS PREPARED IN COMPLIANCE WITH THE LAWS OF THE STATE OF ILLINOIS.

I FURTHER CERTIFY THAT THE PROPERTY DESCRIBED AND SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE CORPORATE LIMITS OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

I FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAPE COMMUNITY PANEL NUMBER 170732 0335 C, WITH AN EFFECTIVE DATE OF JANUARY 21, 1998, THIS SITE IS LOCATED IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN).

DATED THIS _____ DAY OF _____, 2018.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2020.
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL ENGINEERING CORPORATION NO. 184-001245

CLIENT: GROUNDWORK, LTD.

THOMAS J. CESAL 2205 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

	DATE	
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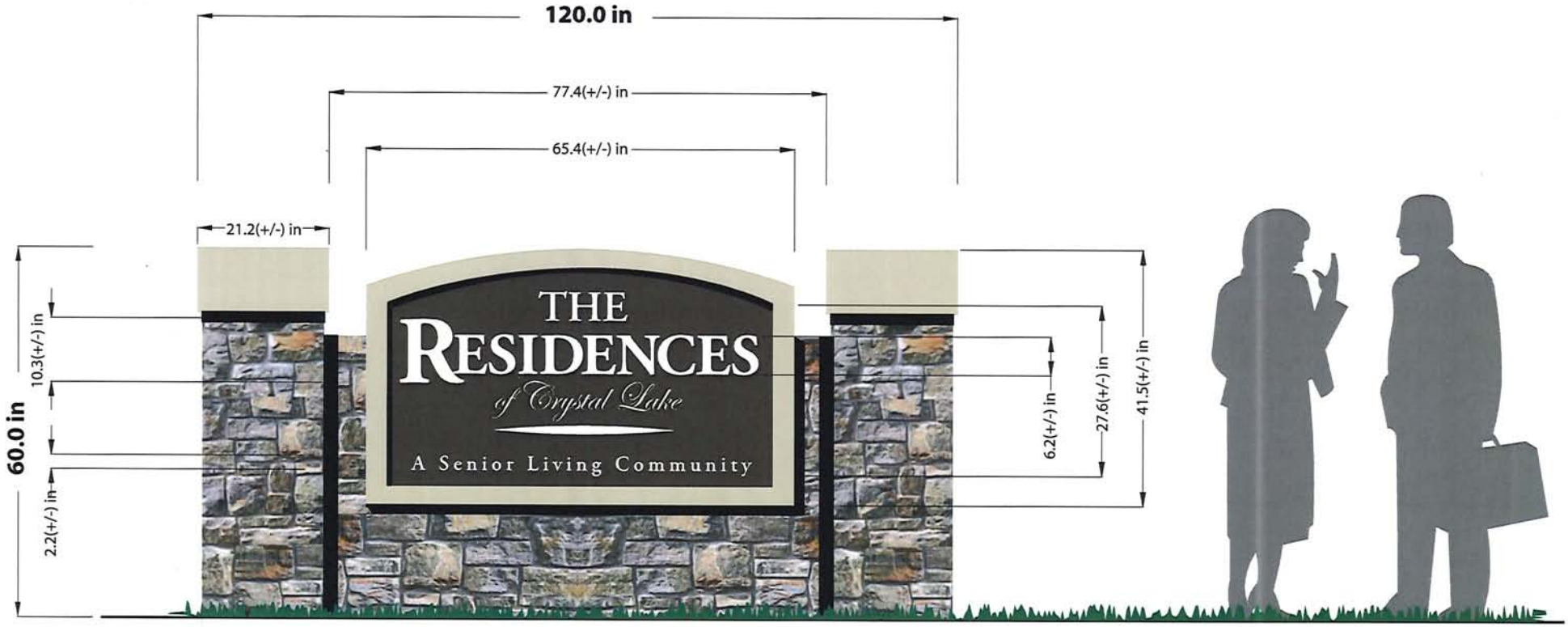
Morris Engineering, Inc.
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Land Surveying
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Phone: (630) 271-0770
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FAX: (630) 271-0774
Website: www.ecivil.com

PLAT OF RESUBDIVISION
CONGRESS STATION 2
CRYSTAL LAKE, ILLINOIS

FIELD CREW: PH
DRAWN BY: CJS
CHECKED BY: TC
APPROVED BY: TC
DATE: 10/01/2018
SCALE: HORIZ 1"=40'
VERT NONE

SHEET 2 OF 2 SHEETS

PROJ # 18-07-1001



REVISED GROUND SIGN ELEVATION

OCTOBER 26, 2018

RECEIVED
OCT 2 9 2018
BY:.....