#2019-114
Crystal Lake Park District – Variation
Project Review for Planning and Zoning Commission

Meeting Date:	August 7, 2019
Request:	Variation from Article 4-400 to allow the reconstruction of a parking lot without the required eight foot perimeter parking lot landscaping screen.
Location:	431 N. Walkup Ave.
Existing Zoning:	RE – Residential Estate
Surrounding Properties:	North: RE – Residential Estate South: R-1 & R-2 – Single-Family Residential East: R-2 – Single-Family Residential West: R-1 & R-2 – Single-Family Residential
Staff Contact:	Kathryn Cowlin (815.356.3798)

Background:

- Existing Use: The subject property is a public park.
- UDO Requirements: When a nonconforming parking lot is reconstructed, the current UDO standards for parking lots apply to the new parking lot. Parking lots with greater than 10 parking spaces are required to have an eight foot perimeter landscaping screen.

Development Analysis:

General:

- Request: The petitioner is requesting a variation to allow no perimeter landscaping at the Oakwoods Lodge parking lot.
- Land Use: The Comprehensive Land Use map shows the area as Parks and Open Space which is an appropriate land use designation.
- Zoning: The site is zoned Residential Estate.

Request:

- The subject property is a 140 acre park public. The parking lot that is being reconstructed is near the pond in Veteran Acres with access off of Route 176.

- The petitioner is requesting a variation from the requirement to install the perimeter parking lot landscaping screen.

- The parking lot is setback approximately 220 feet from the right-of-way.

- The parking lot is currently gravel. The parking lot reconstruction will meet the UDO requirements for parking lots, except for the variation being requested.

- The area around the parking lot consist of a pond, grass, trees and wetland vegetation. All existing vegetation will remain.

- The parking lot and surround area is very wet and consistently floods as the stormwater from the Downtown area is discharged at the pond.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Parks and Open Space. The following goal is applicable to this request:

Land Use – Open Space

Goal: Preserve, protect and enhance the City's open space and natural resources, through cooperative efforts with land owners, developers and conservancy groups.

This can be accomplished with the following supporting action:

Supporting Action: Establish programs or polices which lead to better open space planning and natural resource preservation.

Success Indicator: The coordination with the Park District on parks and open space projects.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting a variation from Articles 4-400 to the reconstruction of a parking lot without the required eight foot perimeter landscaping screen.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property.

To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional

narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

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 (CLPD, dated 07/08/19, received 07/08/19)
   B. Plat of Survey (received 07/08/19)
   C. Parking Lot Plan Set (Hey & Associates, dated 06/11/19, received 07/08/19)

2. The petitioner shall address all of the review comments and requirements of the Community Development Department.

PLN-2019-00114 CRYSTAL LAKE PARK DIST – VETERAN'S ACRES – OAKWOODS LODGE - VARIATION

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PLN-2019-00114

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Oakwoods Lodge Parking Lot

Action Requested

__	**Annexation**	__	**Preliminary PUD**
__	**Comprehensive Plan Amendment**	__	**Preliminary Plat of Subdivision**
__	**Conceptual PUD Review**	__	**Rezoning**
__	**Final PUD**	__	**Special Use Permit**
__	**Final PUD Amendment**	X	**Variation**
__	**Final Plat of Subdivision**	__	**Other**

Petitioner Information

Name: Crystal Lake Park District

Address: 1 E Crystal Lake Ave
Crystal Lake, IL 60014

Phone: 815-459-0680 x 4205

Fax: 815-477-5005

E-mail: aviger@crystallakeparks.org

Owner Information (if different)

Name: _____

Address: _____

_____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Renovation of existing parking lot in Veteran Acres Park. Requesting a landscape variation.

Project Address/Location: Lower parking lot near Veteran Acres pond. Aceess from IL Route 176.

PIN Number(s): 14-32-226-002 431 N. WALKUP AVE

RECEIVED
JUL 08 2019
BY:

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: Hey and Associates, Inc. 26575 W. Commerce Rd., Volo, IL 60073
847-740-0888 fax 847-740-2888

Landscape Architect: Ann Viger, Crystal Lake Park District

Planner: _____

Surveyor: _____

Other: _____

Signatures

_____

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.

Jason Herbster _____ 7/8/19

OWNER: Print and Sign name **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.

RECEIVED
JUL 08 2019
BY: _____

PUBLIC NOTICE

BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

IN THE MATTER OF THE APPLICATION OF
Crystal Lake Park District

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission of the City of Crystal Lake upon the application of the Crystal Lake Park District seeking variations for the parking lot near the pond at 431 N. Walkup Ave, Crystal Lake, Illinois.

PIN: 14-32-226-002

This application is filed for the purpose of seeking variations pursuant to Article 4-400 -Landscaping and Screening Standards, as well as any other variations as necessary to allow for the reconstruction of the existing parking lot. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday August 7, 2019, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning
Commission
City of Crystal Lake

(Published in the Northwest Herald July 18, 2019)
1683567

Veteran Acres Park
Oakwood Lodge Parking
Crystal Lake, Illinois

Client:

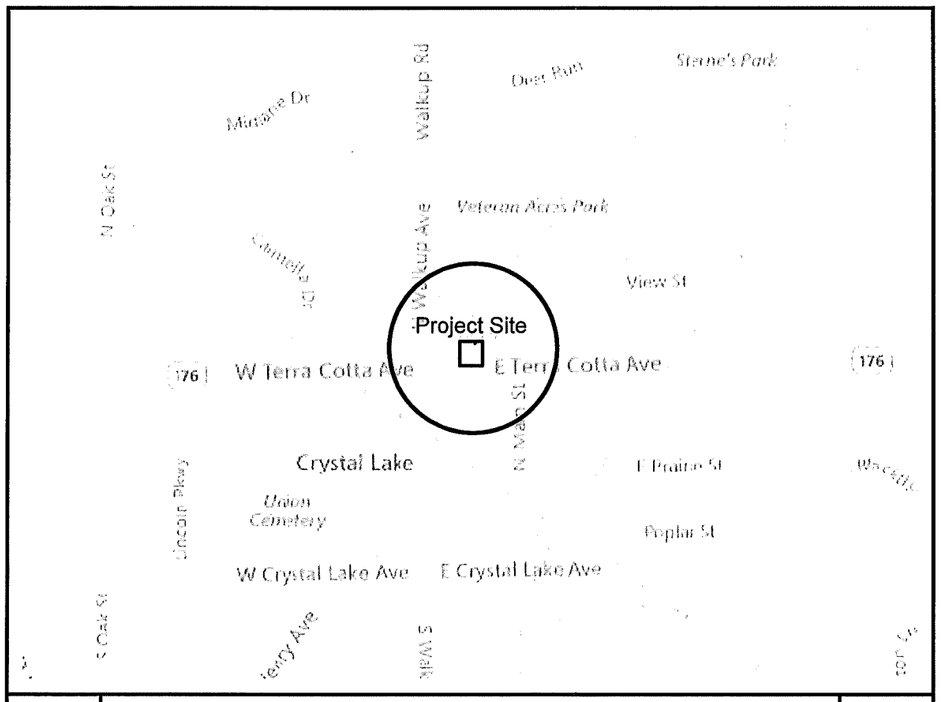
Crystal Lake Park District
Ann Viger
One East Crystal Lake Avenue
Crystal Lake, IL 60014
Office (815) 459-0680

Engineer:

Hey and Associates, Inc.
26575 West Commerce Drive, Suite 601
Volo, Illinois 60073
Office (847) 740-0888
Fax (847) 740-2888

Benchmark:

Cross notch in NE corner of concrete sidewalk
at NE corner of building
Elevation = 884.13 (NAVD 1988)
N: 2033360.10
E: 988369.42



Scale
1" = 1000'

Project Area

N

Sheet Index: (Sheet # / Drawing # / Title)

1. C1.0 **Cover Sheet**
2. C1.1 **General Notes**
3. C2.0 **Existing Conditions and Site Preparation Plan**
4. C3.0 **Layout and Materials Plan**
5. C4.0 **Grading and Drainage Plan**
6. C5.0 **Details**
7. C5.1 **Details**

PLN-2019-00114
RECEIVED
P 8 20
By

Call J.U.L.I.E. 1-800-892-0123 at least 48
before start of construction with the follow

County: McHenry
City or Township: Crystal Lake
Tier, Range & Section: T43N, R8E, Sec. 32

The information shown on this drawing concernin
location of underground utilities is not guaranteed
accurate or all inclusive. The Contractor is respon
making his own determinations as to the type and
of underground utilities as may be necessary to a
damage thereto.

PROFESSIONAL SEAL

LICENSED PROFESSIONAL ENGINEER
COREY T. MASE
062-060872
STATE OF ILLINOIS

Signature: Cory T Mase
Date: 06-11-2019
License Expires: 11-30-2019

This document shall not be considered a valid
submittal unless it bears an original seal and sign

Base Survey Information provide
Hey and Associates, Inc.

No.	Revision/Issue

Hey and Associates, I
Engineering, Ecology and Landscape Archi
26575 West Commerce Drive, Su
Volo, Illinois 60073
Office (847) 740-0888
Fax (847) 740-2888
Volo@Heyassoc.com

Professional Design Firm
License No. 184-002429

Veteran Acres Park

Oakwood Lodge Parki
Improvements

Cover Sheet

PROJECT NO:	18-0407
DESIGNED BY	CTM
DRAWN BY	CFR/CTM
CHECKED BY	DAK
APPROVED BY	CTM
ISSUE DATE	06/11/2019

DRAW: C
SHE: 1

Issued for Bid

GENERAL NOTES AND CONSTRUCTION SPECIFICATIONS

1. The "Standard Specifications for Road and Bridge Construction", State of Illinois, Department of Transportation, adopted April 1, 2016; "Supplemental Specifications and Recurring Special Provisions" adopted April 1, 2016; and revisions thereto, and these improvement plans and details shall govern applicable portions of this project.
2. The Contractor shall obtain, erect, maintain and remove all signs, barricades, flagmen and other control devices as may be necessary for the purpose of regulating, warning or guiding traffic. Placement and maintenance of all traffic control devices shall be in accordance with the applicable parts of Article 1106 of the Standard Specifications and the "Standard Specifications for Traffic Control Items".
3. Location of utilities shown on plans are approximate only, and are not necessarily complete. Contractor shall make his own investigations as to location of all existing underground structures, cables and pipe lines.
4. If existing utility lines of any nature are encountered which conflict in location with new construction, the Contractor shall notify the Consultant and Owner so that the conflict may be resolved.
5. The Contractor shall notify J.U.L.I.E. (1-800-892-0123) at least ten days prior to construction so that each utility company can stake out any underground improvements that they may have which might interfere with the proposed construction.
6. The Contractor shall be required to make arrangements for the proper bracing, shoring and other required protection of all roadways, structures, poles, cables and pipe lines, before construction begins. He shall be responsible for any damage to the streets or roadways and associated structures and shall make repairs as necessary to the satisfaction of the Consultant and Owner at his own expense.
7. The Contractor shall be responsible for the protection of all private and public utilities even though they may not be shown on the plans. Any utility that is damaged during construction shall be repaired or replaced to the satisfaction of the Consultant and Owner by the Contractor at his own expense.
8. The Contractor shall examine all plans and specifications, visit the site of the work and inform himself fully with the work involved, general and local conditions, all Federal, State and local laws, ordinances, rules and regulations and all other pertinent items which may affect the cost and time of completion of this project before submitting a proposal.
9. All work and materials shall be in accordance with code requirements.
10. Permits and licenses of a temporary nature necessary for the prosecution of the work shall be secured and paid for by the Contractor.
11. Prior to submitting his bid, the Contractor shall call the attention of the Consultant to any material or equipment he deems inadequate and to any item of work omitted.
12. The Contractor shall restore any area disturbed outside the construction site to a condition equal to or better than its original use. This shall include finish grading, establishment of a vegetative cover (seeding or sod), general cleanup and pavement replacement.
13. The Contractor shall be responsible for providing safe and healthful working conditions throughout the construction of the proposed improvements.
14. The Contractor shall provide a written work schedule, and shall update said schedule as required. A minimum twenty-four (24) hour notice shall be given for any item that requires approval or inspection.
15. All lot irons damaged or removed during construction of this project shall be replaced by the Surveyor and said cost of replacement shall be paid by the Contractor.
16. Before acceptance by the Owner and final payment, all work shall be inspected and approved by the Consultant and Owner. Final payments shall be made after all of the Contractor's work has been approved and accepted.
17. The Contractor will have in his possession on the job site a copy of the plans and specifications during construction.
18. If any approved equal items are required the Contractor shall contact the Consultant for approval.
19. As-built drawings shall be prepared by the Contractor and submitted to the Consultant as soon as the site improvements are completed. Any change in length, location or alignment shall be shown in red. Final payments will not be issued until satisfactory as-built plans have been submitted.
20. All elevations are based on NAVD 1988 Datum.
21. The Contractor is responsible for coordinating any required inspections with the owner, consultant, and other agencies.
22. Special attention is drawn to the fact that Article 105.06 of the standard specifications requires the Contractor to have a competent superintendent on the project site at all times, irrespective of the amount of work sublet. The superintendent shall be capable of reading and understanding the plans and specifications, shall have full authority to execute orders to expedite the project, shall be responsible for scheduling and have control of all work as the agent of the Contractor. Failure to comply with this provision will result in a suspension of work as provided in Article 108.07.
23. The Consultant and Owner are not responsible for the construction means, methods, techniques, sequences or procedures, time of performance, programs or for any safety precautions used by the Contractor. The Contractor is solely responsible for execution of his work in accordance with the contract documents and specifications.

EARTHWORK AND GRADING CONSTRUCTION

1. All work done under this heading will be done in accordance with applicable provisions of the "Standard Specifications for Road and Bridge Construction", State of Illinois, Department of Transportation, adopted April 1, 2016.
2. Work under this section shall include, but not be limited to, the following:
   a. Clearing and removal of all undesirable vegetative growth within the construction area except as noted otherwise on the plans.
   b. Removing unsuitable materials as specified from parking, roadway and other designated areas.
   c. Clay cut and clay fill with compaction within parking, roadway and other designated areas.
   d. Excavation and grading per plan, including construction of swales, etc., as shown on these plans.
   e. Placement and construction of structural and non-structural fills.
   f. If required, removal from site and disposal of any excess or unsuitable material upon completion of grading.
   g. Movement and compaction of spoil material from the construction of underground utilities.
   h. Final shaping and trimming to the lines, grades and cross-sections shown in these plans, and topsoil placement to design finish grade elevations.
   i. Soil erosion control measures in accordance with the applicable specifications and county requirements.
3. Perimeter erosion barrier as shown in the construction plans shall be erected prior to mass earthwork.
4. It is the Contractor's responsibility to determine all material quantities and apprise himself of all site conditions. No claims for extra work will be recognized unless ordered in writing by the Owner.
5. The grading operations are to be closely supervised and inspected, particularly during the removal of unsuitable material and the construction of embankments, by the geotechnical engineer or his representative. All testing, inspection and supervision of soil quality, unsuitable removal and its replacement, and other soils related operations shall be entirely the responsibility of the geotechnical engineer.
6. The grading and construction of the site improvements shall not cause ponding of stormwater except as noted on the plans. All areas adjacent to these improvements shall be graded to allow positive drainage.
7. The proposed grading elevations shown on the plans are finish grade. A minimum of four inches (4") of topsoil is to be placed before finish grade elevations are achieved, except where noted otherwise.
8. All disturbed areas to be seeded with IDOT Class 1A (salt tolerant lawn mixture) seed mixture, except where noted othewise.
9. All disturbed areas to be be stabilized with NA Green S75BN erosion control blanket (or approved equal), unless noted othewise.

PAVING CONSTRUCTION

All work done under this heading will be done in accordance with applicable provisions of the "Standard Specifications for Road and Bridge Construction", State of Illinois, Department of Transportation, adopted April 1, 2016.

1. Contractor shall saw cut to create clean edge for all pavement and sidewalk removals. Saw cut shall be included in the cost of the removal.
2. Aggregate base course for HMA pavement and concrete sidewalk shall be IDOT gradation CA-6.
3. Prior to paving operations, the aggregate base shall be proof rolled according to IDOT specifications. The Owner shall be notified a minimum of 48 hours prior to proof roll, and the Owner's Representative shall be present during the proof roll.

STORM DRAIN CONSTRUCTION

1. All storm drain construction shall be in accordance with the "Standard Specifications for Road and Bridge Construction", State of Illinois, Department of Transportation, adopted April 1, 2016, and revisions thereto, and the notes in the plan.
2. Structures for storm drains shall be in accordance with the improvement plans and the applicable standard specifications. Where granular trench backfill is required around these structures, the cost shall be considered as incidental and shall be included in the contract unit price for the structure.
3. All trenches caused by the construction of sewers, service sewers, and the excavation around catch basins, manholes, inlets and other appurtenances which occur within the limits of existing or proposed pavements, sidewalks and curb and gutters or where the edge of the trench shall be within two feet (2') of said improvements shall be backfilled with approved suitable select material and properly compacted.

STANDARD SOIL EROSION AND SEDIMENT CONTROL NOTES

1. Control measures shall meet the minimum standards and specifications of the *Illinois Urban Manual* (www.aiswcd.org/IUM) unless stated otherwise.
2. Soil disturbance shall be conducted in such a manner as to minimize erosion. Areas of the development site that are not to be disturbed shall be protected from construction traffic or other disturbance until final stabilization is achieved.
3. Soil stabilization measures shall consider the time of year, development site conditions and the use of temporary or permanent measures.
4. Stabilization by seeding shall include topsoil placement and fertilization, as necessary.
5. Native seed mixtures shall include rapid-growing annual grasses or small grains to provide initial, temporary soil stabilization.
6. Offsite property shall be protected from erosion and sedimentation. Velocity dissipation devices shall be placed at concentrated discharge locations and along the length of any outfall channel, as necessary to prevent erosion.
7. Sediment control measures shall be installed prior to the disturbance of tributary areas.
8. Stabilization of disturbed areas shall be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the development site, or temporarily ceased on any portion of the development site and will not resume for a period exceeding 14 calendar days. Stabilization of the disturbed areas shall be initiated within 1 working day of permanent or temporary cessation of earth disturbing activities and shall be completed as soon as possible, but not later than 14 calendar days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:
   a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable; and
   b. In areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method may be used.
9. Disturbance of steep slopes shall be minimized. Areas or embankments having slopes steeper than 3:1 shall be stabilized with staked in place sod, erosion control blanket in combination with seeding, or an equivalent control measure.
10. Perimeter control measures shall be provided downslope and perpendicular to the flow of runoff from disturbed areas, where the tributary area is greater than 5,000 square feet, and where runoff will flow in a sheet flow manner. Perimeter erosion control shall also be provided at the base of soil stockpiles.
11. The stormwater management system shall be protected from erosion and sedimentation downslope from disturbed areas. Inlet protection that reduces sediment loading, while allowing runoff to enter the inlet shall be required for all storm sewers. Check dams, or an equivalent control measure, shall be required for all channels. Filter fabric inlet protection and straw bale ditch checks are not acceptable control measures.
12. If dewatering services are used, discharges shall be routed through an effective sediment control measure (e.g., sediment trap or an equivalent control measure). The Enforcement Officer shall be notified prior to the commencement of dewatering activities.
13. All temporary soil erosion and sediment control measures shall be removed within 30 days after final stabilization of the development site is achieved or after the temporary measures are no longer necessary. Trapped sediment shall be removed and disturbed areas shall be permanently stabilized.
14. Stockpiled soil and materials shall be removed from flood hazard areas at the end of each work day. Soil and materials stockpiled in IWMC or buffer areas shall be placed on timber mats, or an equivalent control measure.
15. Effective control measures shall be utilized to minimize the discharge of pollutants from the development site. At a minimum, control measures shall be implemented in order to:
   a. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash water; and
   b. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, vehicle fluids, sanitary waste, and other materials present on the development site to precipitation and to stormwater.
16. Adequate receptacles shall be provided for the depositing of all construction material debris generated during the development process. The applicant shall not cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of construction material debris upon or into any development site, channel, or IWMC. The development site shall be maintained free of construction material debris.
17. The Enforcement Officer may require additional or alternate soil erosion and sediment control measures, based on development site specific considerations and the effectiveness of the installed control measures.

STANDARD DRAIN TILE NOTES

1. Drain tiles disturbed during regulated development shall be reconnected by those responsible for their disturbance, unless the development plans specify abandonment of the drain tiles.
2. All abandoned drain tiles within disturbed areas shall be removed in their entirety.
3. Drain tiles within the disturbed area of a development site shall be replaced, bypassed around the development site or intercepted and connected to the stormwater management system for the development site. The size of the replaced or bypassed drain tile shall be equivalent to the existing drain tile.

LEGEND

No.	Revision/issue

Hey and Associates,
Engineering, Ecology and Landscape Archi
26575 West Commerce Drive, Su
Volo, Illinois 60073
Office (847) 740-0888
Fax (847) 740-2888
Volo@Heyassoc.com

Professional Design Firm
License No. 184-002429

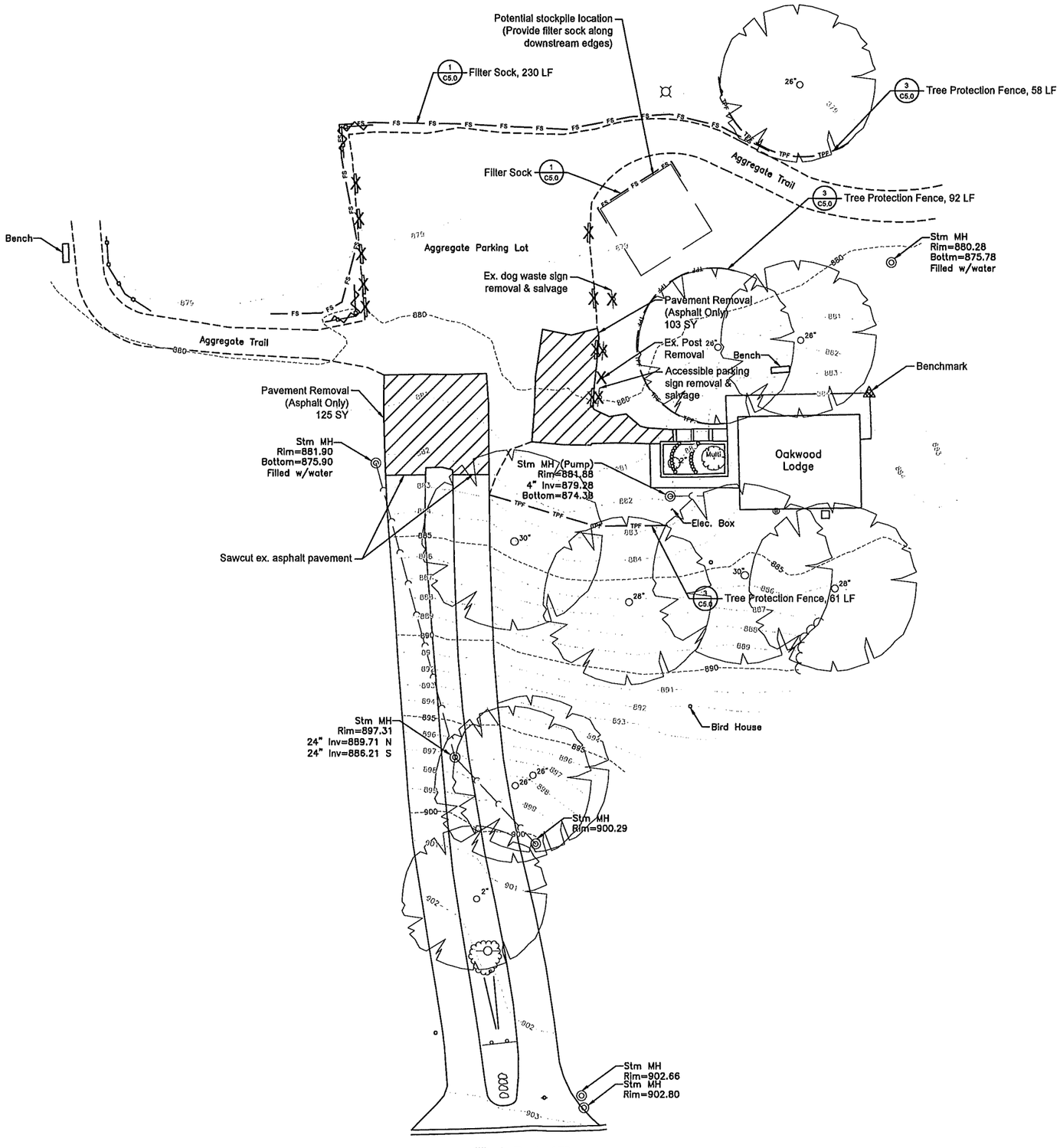
Veteran Acres Park

Oakwood Lodge Parki Improvements

General Notes

PROJECT NO:	18-0407	DRAW
DESIGNED BY	CTM	C
DRAWN BY	CFR/CTM	
CHECKED BY	DAK	
APPROVED BY	CTM	SHE
ISSUE DATE	06/11/2019	2

Issued for Bid



0 20 40

Scale in Feet

LEGEND

- Existing Contours
- Existing Storm Sewer
- Existing Split-rail Fence
- Existing Split-rail Fence to be remov
- Filter Sock
- Tree Protection Fence
- Ex. Storm Manhole (MH)
- Ex. Buffalo Box
- Ex. Power Pole
- Ex. Light
- Ex. Gas Meter
- Ex. Sign
- Ex. Sign to be removed & sa
- Ex. Deciduous Tree
- Ex. Parking Bumper to be re & salvaged for reuse
- Existing Asphalt Pavement to be rem
- Existing Aggregate

No.	Revision/Issue

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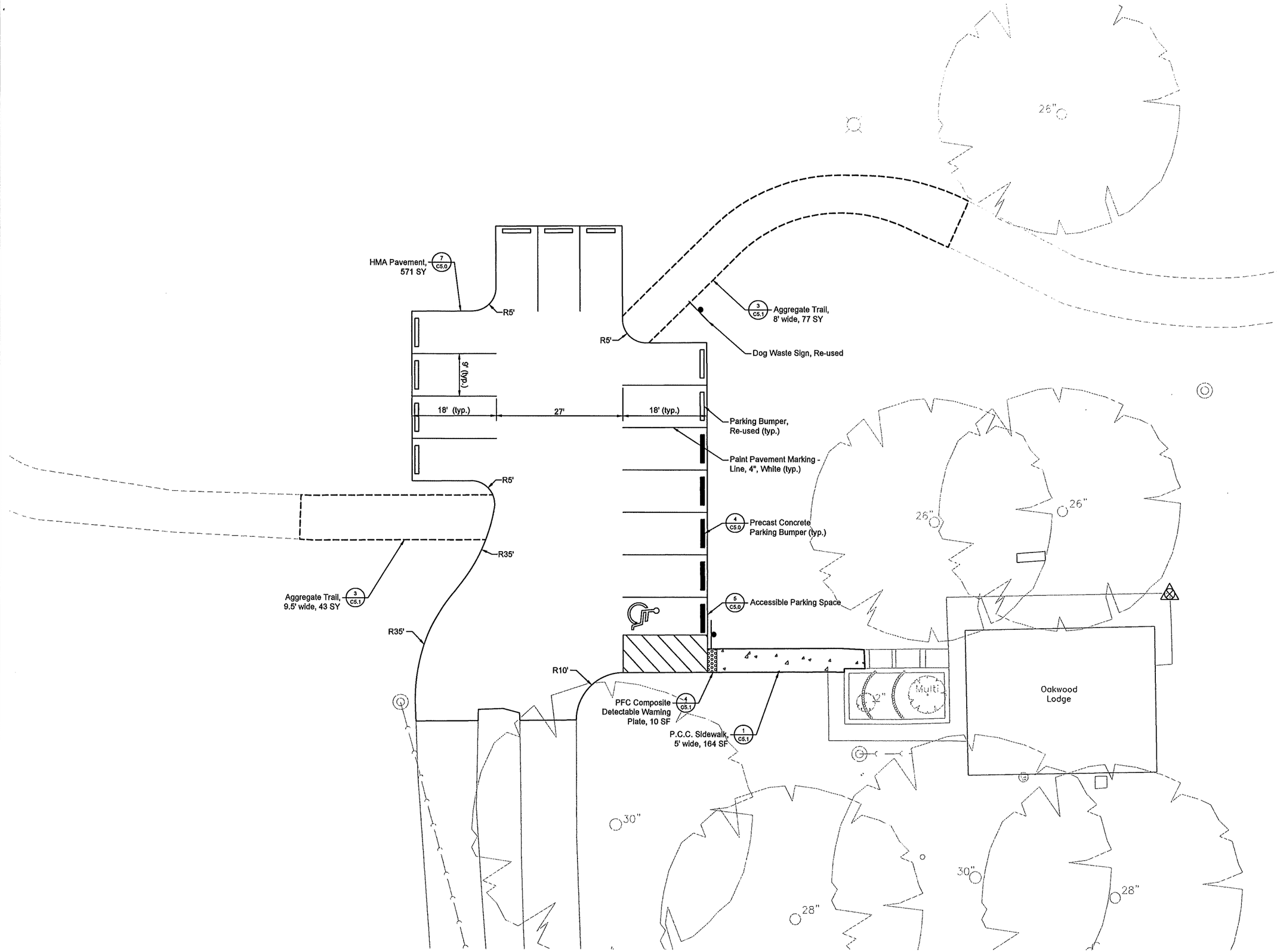
Veteran Acres Park

Oakwood Lodge Parki
Improvements

Existing Conditions a
Site Preparation Pla

PROJECT NO:	18-0407	DRAW
DESIGNED BY	CTM	C2
DRAWN BY	CFR/CTM	
CHECKED BY	DAK	
APPROVED BY	CTM	SHE
ISSUE DATE	06/11/2019	3

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Scale in Feet

LEGEND

- Existing Storm Sewer
- Ex. Storm Manhole (MH)
- Ex. Buffalo Box
- Ex. Power Pole
- Ex. Light
- Ex. Gas Meter
- Ex. Sign
- Prop. Sign
- Ex. Deciduous Tree
- Prop. Aggregate Trail
- Prop. P.C.C. Sidewalk
- Prop. HMA Pavement

No.	Revision/Issue

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Office (847) 740-0888
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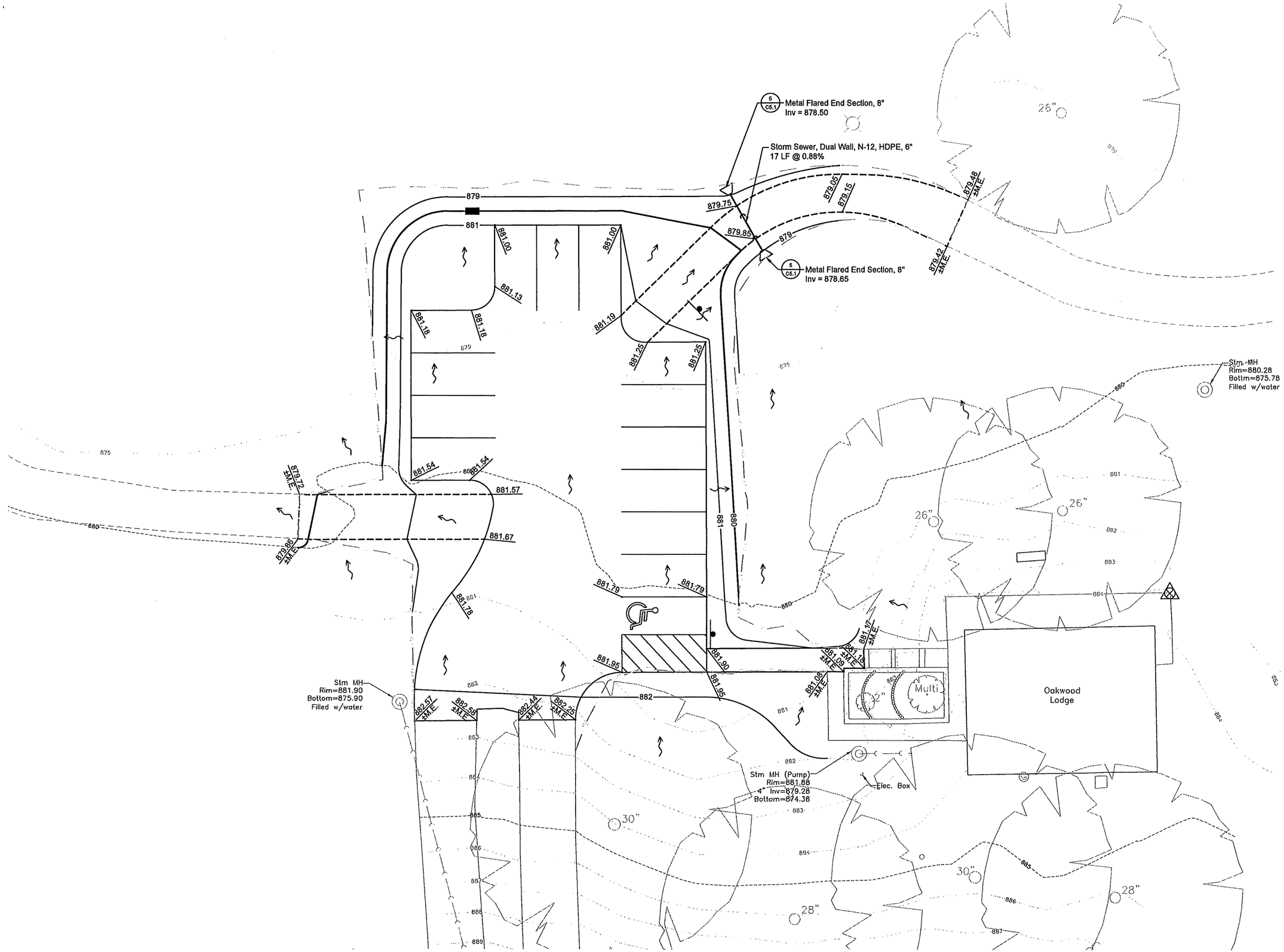
Veteran Acres Park

Oakwood Lodge Parki Improvements

Layout and Materials P

PROJECT NO.	18-0407	DRAW
DESIGNED BY	CTM	C
DRAWN BY	CFR/CTM	
CHECKED BY	DAK	
APPROVED BY	CTM	SHE
ISSUE DATE	06/11/2019	4

Issued for Bid



0 10 20

Scale in Feet

LEGEND

- Existing Contours
- Proposed Contours
- Existing Storm Sewer
- Proposed Storm Sewer
- Limits of Existing Pavement
- Ex. Storm Manhole (MH)
- Prop. Flared End Section (FE
- Ex. Buffalo Box
- Ex. Power Pole
- Ex. Light
- Ex. Gas Meter
- Ex. Sign
- Prop. Sign
- Ex. Deciduous Tree
- 671.13 Prop. Spot Elevation
- Overland Flow Drainage Arrc

No.	Revision/issue

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Veteran Acres Park

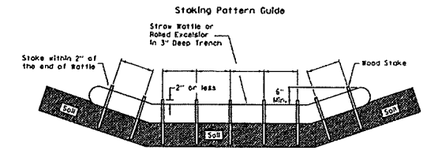
Oakwood Lodge Parki Improvements

Grading and Drainage I

PROJECT NO:	18-0407	DRAW
DESIGNED BY	CTM	C4
DRAWN BY	CFR/CTM	
CHECKED BY	DAK	
APPROVED BY	CTM	SHE
ISSUE DATE	06/11/2019	5

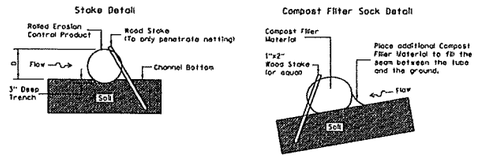
Issued for Bid

ROLLED EROSION CONTROL PRODUCTS



Notes:

1. Overlap minimum is the diameter of the roll.
2. 4' spacing for wattles.
3. 2' spacing for rolled excelsior.
4. Or space according to manufacturer's specifications.



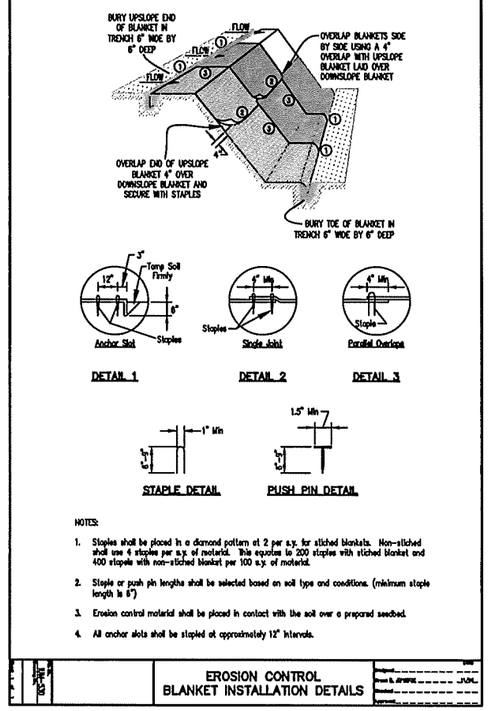
When compost filter sock ditch check is used, place a compost berm upstream of the filter sock (see IUM 805). A trench is not required.

Notes:

1. Drawings are not to scale.
2. Ends of wattles or rolled excelsior shall be turned at least 6" upslope.
3. Recommended stakes are 1 1/8" wide x 1 1/8" thick x 30" long
4. Stakes shall not extend above the straw wattle more than 2".
5. Spacing: The toe of the upstream ditch check shall create a horizontal line with the top of the downstream ditch check.
6. When compost filter sock ditch check is used, place a compost berm upstream of the filter sock (see IUM 805). A trench is not required.

REFERENCE		STANDARD DWG. NO.
Project		IUM-514
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 8-19-11
Approved ____ Date ____		

1 Filter Sock Detail (Not to Scale)



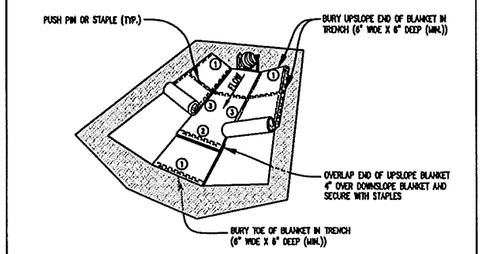
NOTES:

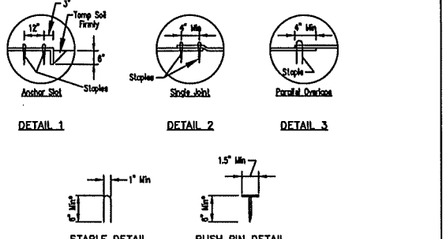
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stitched blankets. Non-stitched shall use 4 staples per s.y. of material. This equates to 200 staples with stitched blanket and 400 staples with non-stitched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

	EROSION CONTROL BLANKET INSTALLATION DETAILS	
		Designed ____ JVDH
		Drawn S. JENKINS ____ JVDH
		Checked ____
		Approved ____

2 Erosion Control Blanket Details (Not to Scale)

EROSION CONTROL BLANKET – TURF REINFORCEMENT MAT (TRM)



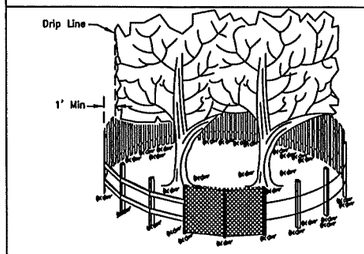


Notes:
1. For sandy soil conditions, staple or push pin shall be a minimum 8 inches.

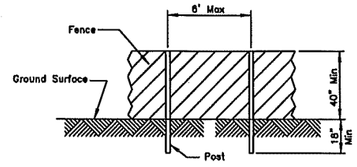
REFERENCE		STANDARD DWG. NO.
Project		IUM-531
Designed ____ Date ____		SHEET 1 OF 1
Checked ____ Date ____		DATE 02-22-11
Approved ____ Date ____		

2 Erosion Control Blanket Details (Not to Scale)

TREE PROTECTION – FENCING



SIDE VIEW



POST AND FENCE DETAIL

NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE		
Project		NRCS
Designed ____ Date ____		Natural Resources Conservation Service
Checked ____ Date ____		STANDARD DWG. NO. IL-690
Approved ____ Date ____		SHEET 1 OF 1
		DATE 4-7-94

3 Tree Protection Fence Detail (Not to Scale)

Scale bar measures 1" at full s

0 1"

LEGEND

No.	Revision/Issue

Hey and Associates,
Engineering, Ecology and Landscape Archi
26575 West Commerce Drive, Su
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Volo@Heyassoc.com

Professional Design Firm
License No. 184-002429

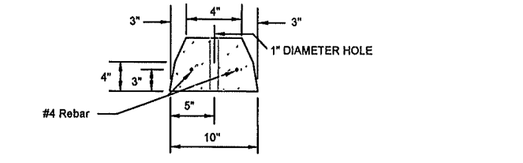
Veteran Acres Park

Oakwood Lodge Parki Improvements

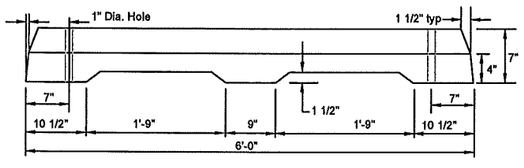
Details

PROJECT NO:	18-0407	DRAW
DESIGNED BY	CTM	C5
DRAWN BY	CFR/CTM	
CHECKED BY	DAK	
APPROVED BY	CTM	SHE
ISSUE DATE	06/11/2019	6

Issued for Bid



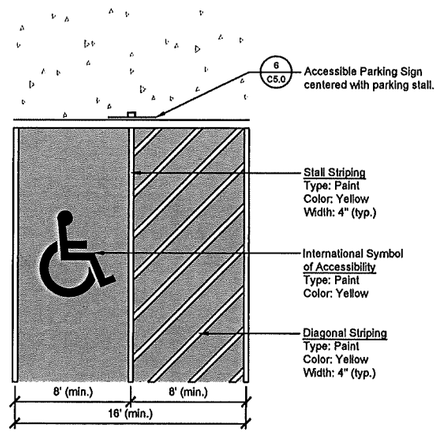
SECTION



ELEVATION

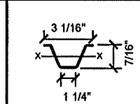
NOTES:
1. Use 4,000 PSI concrete
2. Provide 2-3/4"x2'-0" smooth bars for anchoring

4 Precast Concrete Parking Bumper Detail (Not to Scale)

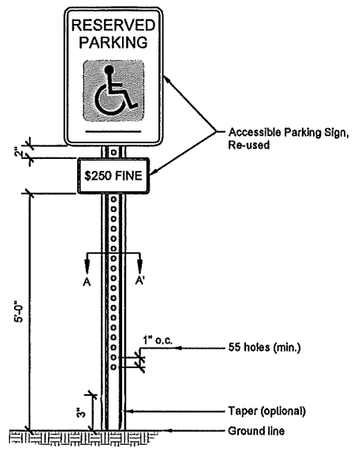


Notes:
1. Each accessible parking space shall have its own access aisle. Adjacent accessible parking spaces cannot share a common access aisle.
2. All access aisles shall blend to an accessible route and be on the shortest route to an accessible entrance.
3. Accessible parking spaces and access aisles cannot exceed 2% slope in any direction.
4. Accessible routes shall not exceed 5% longitudinal slope and 2% cross slope.
5. Minimum number of accessible parking spaces required are as follows:
   - 1 for parking facilities providing 1 to 25 total parking spaces.
   - 2 for parking facilities providing 26 to 50 total parking spaces.
   - 3 for parking facilities providing 51 to 75 total parking spaces.
   - 4 for parking facilities providing 76 to 100 total parking spaces.
   - 5 for parking facilities providing 101 to 150 total parking spaces.
   - Check guidelines for requirements on parking facilities with more than 150 total parking spaces.

5 Accessible Parking Space - Adjacent to Vegetation Detail (Not to Scale)

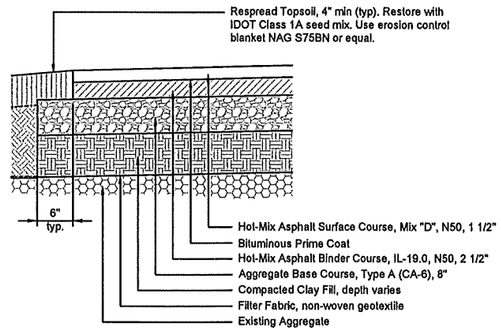


CROSS SECTION A - A'

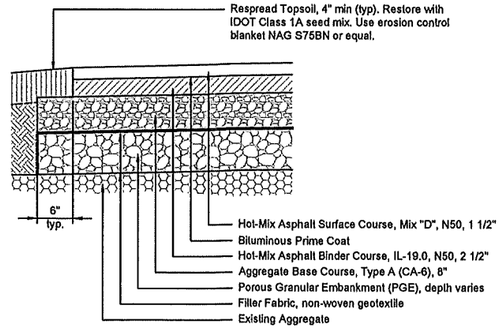


Notes:
1. Dimensions shown for cross sections are minimum.
2. All holes are ⅝" Ø.
3. Minimum section modulus about the x-x axis of the post shall be 0.223 cu. in. for posts in which holes are punched or drilled for more than half their length, the section modulus shall be computed for the net section.
4. Post shall weigh 2.00 lb/ft length.

6 Accessible Parking Sign Detail (Not to Scale)

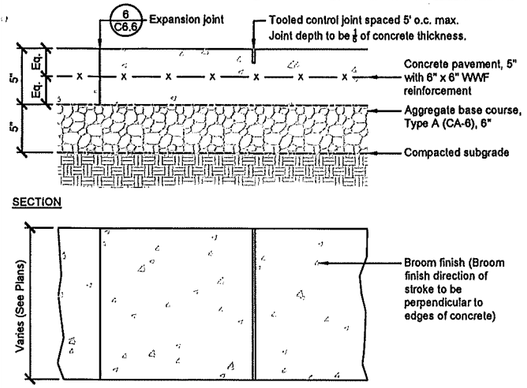


Base Bid

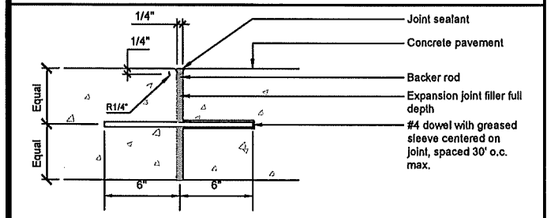


Bid Alternate

7 HMA Pavement Detail (Not to Scale)



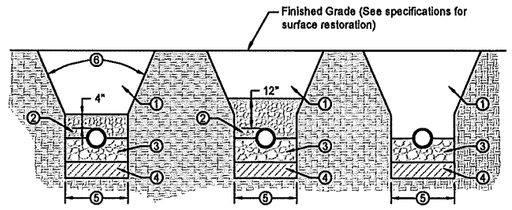
1 Concrete Sidewalk Detail
(Not to Scale)



Note:

1. Dowel to be omitted where expansion joints occur between existing and new concrete.

2 Expansion Joint Detail
(Not to Scale)



SECTION A ~~Water Main (DIP)~~ ~~Force Main (DIP)~~ ~~Sanitary Sewer Main & Services (ESVCP, DIP)~~

SECTION B Sanitary Sewer Main & Services (PVC) · Storm Sewer (PVC, HDPE) · Sanitary Sewer Main & Water Main (HDPE) · Utility Sleeve (PVC)

SECTION C ~~Storm Sewer (RCP)~~

① Trench backfill to subgrade and within 2 feet of proposed pavement, driveway, curb and gutter or sidewalk. Trench backfill materials shall be IDOT approved gradation:
- FA 1, FA 2, FA 6 or FA 21
- CA 6, CA 10 or CA 18

Compacted to 90% of modified proctor density.
In non-structural areas backfill with approved excavated materials.

② Initial backfill to depth as indicated. Material shall be IDOT approved gradation:
- FA 6
- CA 6, CA 7 or CA 11

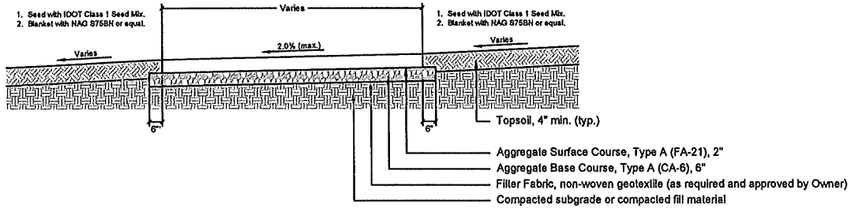
③ Pipe bedding shall be fractured granular material IDOT gradation CA-7 or CA-11 from 4 inches below horizontal center of pipe

④ Unsuitable material to be removed where directed by the Engineer and replaced with compacted suitable material.

⑤ Trench Width:
- Pipe O.D. + 12 inches min. (for payment purposes)
- Pipe I.D. + 18 inches max. (for payment purposes)
- Or as noted in Standard Specifications for Water and Sewer Main Construction in Illinois

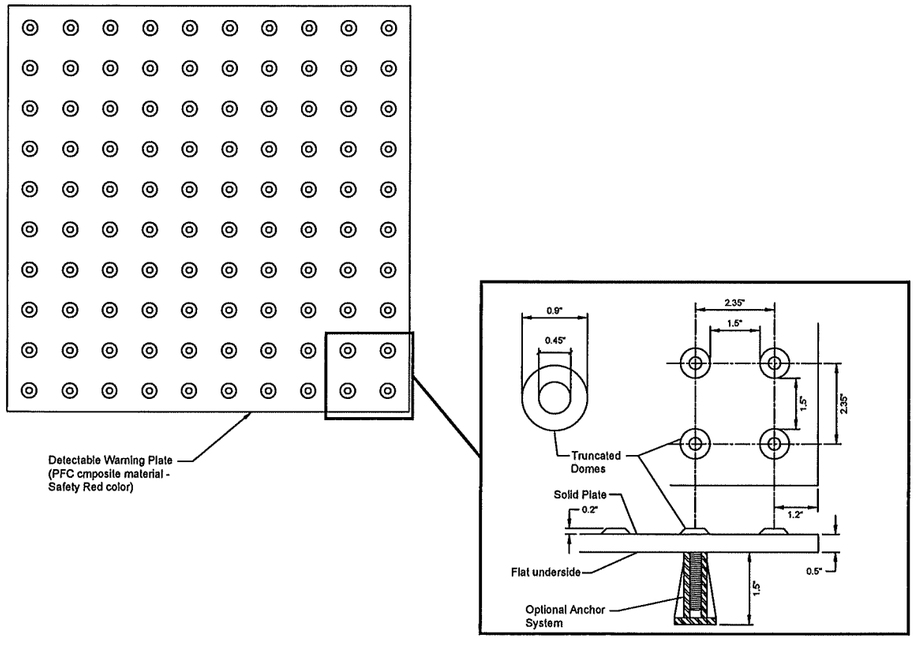
⑥ Contractors shall comply with the latest OSHA standards including, but not limited to:
- Sloping and benching trenching walls
- Trench support and shoring systems
- Shield sytems and Hazardous atmospheres.

2 Typical Trench Cross Section Detail
(Not to Scale)

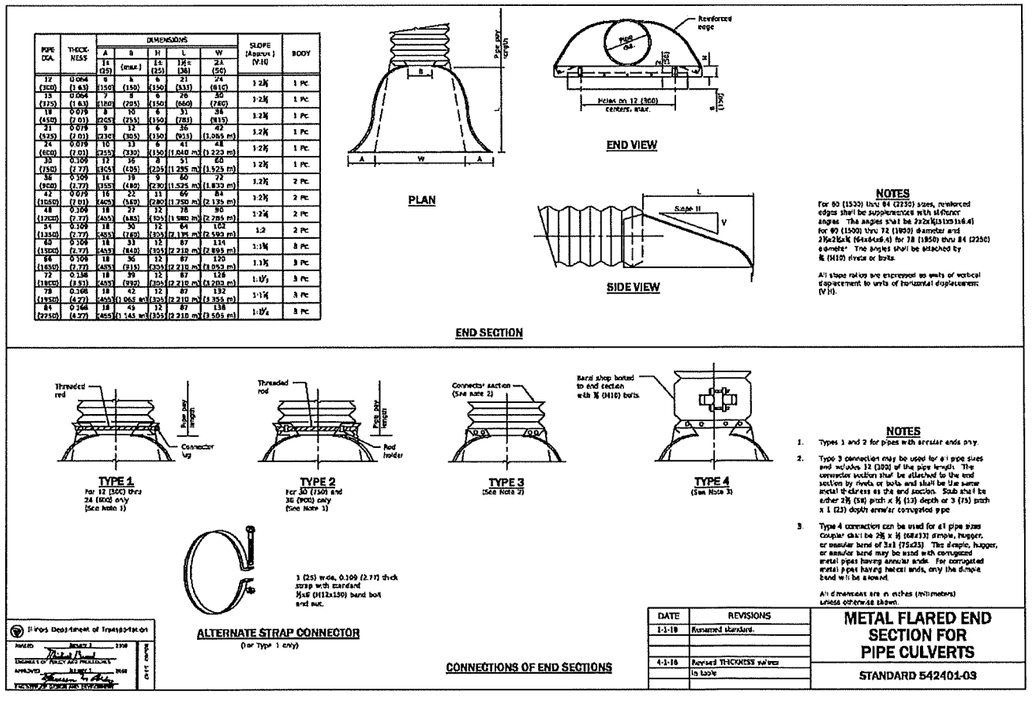


Notes:
1. Existing aggregate surface course to be removed, stockpiled, and reused in final trail reconstruction, if determined to be suitable by the Owner.
2. Aggregate base course will be used to raise the trail profile in the final trail reconstruction. No soil is to be used to raise the existing trail profile.

3 Aggregate Trail Section
(Not to Scale)



4 PFC Composite Detectable Warning Plate Detail
(Not to Scale)



5 Metal Flared End Section (FES) Detail
(Not to Scale)

Scale bar measures 1" at full s

0 1"

LEGEND

No.	Revision/Issue

Hey and Associates,
Engineering, Ecology and Landscape Archi
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Volo@Heyassoc.com

Professional Design Firm
License No. 184-002429

Veteran Acres Park

Oakwood Lodge Parki Improvements

Details

PROJECT NO:	18-0407
DESIGNED BY	CTM
DRAWN BY	CFR/CTM
CHECKED BY	DAK
APPROVED BY	CTM
ISSUE DATE	06/11/2019

DRAW C5 SHE 7

Issued for Bid

PLAT OF SURVEY FOR

CRYSTAL LAKE PARK DISTRICT

BEING PART OF EAST-HALF OF NE¼ OF SECTION 32, AND PART OF NW¼ OF SECTION 33, T.44, N.R.8, EAST OF THIRD P. M. CRYSTAL LAKE, ILLINOIS.

VA

That part of the NE¼ of Section 32 (Excepting and Reserving Therefrom,) The following described property: Commencing at the Quarter post on the east side of Section 32; thence west on the Quarter Section line to the west line of the E½ of the NE¼; thence north on the last described line 128.9 feet to a point in range with the northerly line of "Oakwoods Golf Course Addition to Crystal Lake as shown on the plat of said Addition recorded in the Recorders Office of County and State aforesaid in book 5 of Plats, page 78; thence easterly on the northerly line of said Addition and said line extended to the east line of said Section; thence south on said East line, 172.2 feet to the place of beginning. Also excepting and reserving therefrom, the westerly 33 feet of North Main Street as shown on the plat of Aury W. McCollum's Addition to the Village of Nunda and recorded in said Recorder's Office in book 1 of Plats, page 76. Also excepting and reserving therefrom, the west 33 feet of the following described property: Beginning at the southeast corner of the NE¼ of said Section 32; thence west along the east and west Quarter Section line 20 chains and 13 links the centerline of the highway; thence north along the centerline of said highway 1.88 chains; thence North 86¼ degrees East 20.13 chains to the east line of said Section; thence south on said Section line 12.46 chains to the place of beginning. Also hereby conveying Lot 9 in Oakwoods Golf Course Addition to Crystal Lake in accordance with the plat thereof. Also the NW¼ of the NW¼ of Section 33. Also the SW¼ of the NW¼ of Section 33, excepting and reserving therefrom the south 990.66 feet thereof. All of the above described property lying and being in Township 44 North, Range 8 East of the 3rd. P.M. and containing a total area of 123.5 Acres of land more or less.

N

2928 CORNER

SECTION 32 — SECTION 33

NORTH ¼ CORNER — 1320' — Iron Stake in line of fence east. — 1320' — Iron Stake, in line of fence east and west — 1313.6' — Fence — Iron Stake 3' South of fence west — 1313.6' — NORTH ¼ CORNER

W½ OF NE¼ SEC 32

PUBLIC ROAD

WEST LINE OF E½ OF NE¼ 2487.44

E½ OF NE¼ SEC 32

73.60 ACRES EXCLUSIVE OF EXCEPTIONS

SECTION LINE

1518'

NW¼ OF NW¼ 39.94 A.

1328.7'

N ½ OF SEC 33

1328.7'

PART OF SW¼ OF NW¼ 9.97 A.

337.34'

1332.4'7" — Fence

335.49'

Iron Stake is 10' East of Fence North + South + 7' South of Fence West

1314.3'

990.66'

990.66'

N 86½° E 20.13 chs

EXCEPTION

11.88 chs

2 ROD STRIP

MC COLLUM ADDITION

MC COLLUM ST

BLOCK 1

BLOCK 2

BLOCK 3

REBECCA ST

EAST ST

EXCEPTION

12.46 chs

516.5'

OAK WOODS GOLF COURSE ADDITION

EXCEPTION

1265.74'

217.08'

1839'

1893'

291.4'

TERRA COTTA AVENUE

1343.8'

1343.8'

CENTER OF SECTION

33

EAST AND WEST QUARTER SECTION LINE

QUARTER CORNER BETWEEN SECTIONS 32 + 33.

N MAIN

State of Illinois)
County of McHenry) ss.

This is to certify that I, George L. Tryon County Surveyor of County and State aforesaid have surveyed part of Sections 32 and 33 in Township 44 North, Range 8, East of the 3rd. P.M. herein above described. The plat hereon drawn is a correct representation of said survey Dated at Woodstock, Illinois. December 5th 1939.

George L. Tryon.
County Surveyor.

PLN-2019-00114

RECEIVED
JUL 08 2019
BY: