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#2020-00034
The Springs – Continental Properties Pre/ Final PUD/Plat
Project Review for Planning and Zoning Commission

Meeting Date: June 3, 2020 public hearing meeting

Request: 1. Preliminary/Final Planned Unit Development for a 280-unit residential apartment development and
2. Preliminary/Final Plat of Subdivision.

Location: 1120 Central Park Drive

Acreage: 18.15 acres

Zoning: R-3B PUD – Multi-Family Residential Planned Unit Development

Surrounding Properties:
North: R-3B PUD – Multi-Family Residential Planned Unit Development & R-1 Single-Family Residential
South: R-3 – Multi-Family Residential (Cary)
East: R-3 – Multi-Family Residential (Cary)
West: B-2 – General Commercial Planned Unit Development

Staff Contact: Kathryn Cowlin (815.356.3605)

Background:

- The proposed development is located at the southern portion of the multi-family area of the original Lutter Center PUD.
- The Lutter Center PUD and annexation agreement allowed for 600 townhome units on the 67 acre R-3B PUD property. The petitioner is proposing a 280-unit apartment development and the remainder of the property would be allotted 320 townhome units.
- The petitioner is proposing a 280-unit luxury apartment development. The petitioner's plan is substantially the same as the conceptual PUD that was brought before the Planning &

Zoning Commission on March 4, 2020.

Request:

- Preliminary and Final PUD for a 280-unit apartment development,
- Preliminary and Final Plat of Subdivision to create two lots, and
- Variations to allow:
    - A net density of 15.4 dwelling units per acre,
    - 539 parking spaces, a variation of 7 spaces,
    - A freestanding sign that is 6 feet in height and 33 square feet in area, and
    - Three 20 square-foot wall signs for the clubhouse.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned R-3B PUD – Multi-Family Residential Planned Unit Development. This is the appropriate zoning district for an apartment development.
- The current Comprehensive Plan land use designation is High Density Residential. This is the appropriate land use designation for an apartment development.
- The property was previously granted Preliminary PUD for 600 townhome units on the full 67 acres. This approval was also grant through an annexation agreement, which is valid through 2025.

SITE

- The proposed development would consist of 14 two-story apartment buildings. The buildings have 20 units in each building. There would be a total of 280 apartment units.
- The development complies with the setback requirements of the R-3B zoning district.
- The buildings have a 50-foot setback from the eastern property line and
- The proposed impervious surface coverage is 63%, which meets the zoning district requirement of 65%.
- The proposed net density is 15.4 dwelling units per acre for the apartment community. The R-3B zoning district allows for 9 dwelling units per acre. A PUD variation is being requested.

PARKING

- Per the UDO, 546 parking spaces would be required, the petitioner is providing the following parking options for a total of 539 parking spaces:
    - 112 attached garage units
    - 31 detached garage spaces

  - 348 surface parking spaces (an additional 31 spaces are land banked spaces)
  - 17 spaces at the clubhouse
- The petitioner is requesting a variation from the required number of on-site parking spaces. This will be the petitioner's ninth "The Springs" development and they have found the proposed parking meets the demand for the residents.

SITE LAYOUT – ACCESS

- Central Park Drive would be extended to the edge of the property line.
- There is one main entrance into the development since it is a gated community. A separate entrance is provided for the clubhouse.
- A second emergency access only entrance is located at the north end of the community.
- A second remote access will be required after 200 units are constructed. The second access would be a temporary access until Central Park Drive connects to Lutter Drive.
- The entrances into the residential development are gated. The Fire Rescue and Police Departments would have access through a Knox Box for emergency services.
- A traffic impact study was completed by Sam Schwartz. The study found that the intersection of Central Park Drive, Lutter Drive and the entrance to the Walmart warrants improvements currently. The development would need to provide their proportionate share of the improvements.

LANDSCAPING

- The apartment buildings are accented with foundation landscaping, which includes shrubs, ornamental trees and perennials.
- Street trees are provided along Central Park Drive.
- The existing tree line will remain with minimal tree removal. The petitioner will remove dead or dying trees and proposes adding canopy and ornamental trees.
- The petitioner is providing a landscape buffer that is approximately 30 feet wide along the east and south property lines. The UDO does not require a landscape buffer between multi-family and attached single-family residential properties.

BUILDING ELEVATIONS

- The buildings are two-stories and have articulation which breaks up the elevations. The design evokes a townhome feeling.
- Each unit has a ground level individual entrance.
- The proposed elevations meet the design criteria for multifamily residential.
- The proposed building materials are brick and Hardie board fiber cement siding.
- The proposed architecture includes the following architectural accents:

- Porch columns with stone bases;
- Craftsman's style window trim;
- Brick that extends to the second level;
- Mix of board & batten and horizontal siding;
- Gable brackets; and
- Varying window sizes.

- The detached garages and maintenance building match the proposed elevations.
- The clubhouse architecture is complementary to the apartment buildings and includes varying window types, varying rooflines and a projected entrance.

Findings of fact:

FINAL PLAT OF SUBDIVISION

The petitioner is requesting a Final Plat of Subdivision for The Springs. The subdivision is a two lot subdivision to divide the current 67 acres (two parcels) that are under common ownership. The plat meets the subdivision standards per the UDO.

PRELIMINARY AND FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow the construction of a 280-unit residential apartment development. 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.

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*

PLANNED UNIT DEVELOPMENT VARIATION

The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow variations for increased density, reduced parking and additional signage. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

Ideally, this flexibility results in a development that is better planned, contains more amenities, and is ultimately more desirable than one that would have been produced through compliance with typical zoning ordinance and subdivision controls.

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

The Planned Unit Development Amendment proposed by the Petitioner includes the following variations from the UDO:

1. Article 3-200(A)(6) Maximum Net Density (DU/Acre) of 9DU/acre to allow 15.4DU/acre.

2. Article 4-200(D)(4) Minimum number of spaces required of 546 spaces to allow 539 spaces (includes 31 land banked spaces).

3. Article 4-1000(D)(2) Signs to allow a freestanding sign that is 6 feet in height and 33 square feet in area, a variation of 2 feet and 17 square feet and three 20 square-foot wall signs at the clubhouse.

Apartment developments within the residential zoning districts require a variation from the density requirement. The R-3B density was designed for townhome developments. The proposed development includes two dog parks, a community center with an outdoor pool, firepit gathering space and 50-foot landscape buffers around the perimeter of the site. These features provide open space within the development.

The developer has determined based on the operation of their existing apartment developments that 1.75 parking spaces per unit is an appropriate amount of parking. There are also 17 parking spaces at the clubhouse for guests and visitors.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as High Density Residential, which allows for existing and future multi=family residential uses. The following goal is applicable to this request:

Land Use - Residential

Goal: Encourage a diversity of high quality housing in appropriate locations throughout the city that supports a variety of lifestyles and invigorates community character.

This can be accomplished with the following supporting action:

Supporting Action: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines. Promote safe, clean and well-maintained housing by encouraging regular repair and maintenance of housing.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Continental Properties, dated 05/04/2020, received 05/12/2020)
   B. Final Plat of Subdivision (Manhard Consulting Ltd, dated 05/04/2020, received 05/12/2020)
   C. Site Plan (Manhard Consulting Ltd, dated 05/04/2020, received 05/12/2020)
   D. Engineering Plan (Manhard Consulting Ltd, dated 05/04/2020, received 05/12/2020)
   E. Sign Plan (Sign Systems Inc, dated 04/30/2020, received 05/12/2020)
   F. Landscape Plan (Manhard Consulting Ltd, dated 05/04/2020, received 05/12/2020)
   G. Elevations (Continental Properties, received 05/12/2020)
   H. Lighting Plan (Excel, dated 05/06/2020, received 05/12/2020)
   I. Tree Survey (Manhard Consulting Ltd, dated 05/06/2020, received 05/12/2020)
   J. Traffic Study (Sam Schwartz, dated 05/01/2020)

2. The freestanding sign must meet the UDO standards of 16 square feet in size and four feet in height.

3. Add evergreen tree species to the common areas and perimeter buffer area along the eastern property line.

4. Work with staff to finalize easement locations for municipal utilities.

5. Emergency Access Route.

   A. The Owners shall prepare and submit a proposed emergency access roadway for review and approval by city staff. The approved emergency access roadway shall be installed prior to the issuance of the 201st certificate of occupancy.

   B. The temporary access can be constructed with a temporary material such as RAP (reclaimed asphalt pavement) as the access will be removed when Central Park Drive is extended/completed. Work with staff to determine an appropriate material.

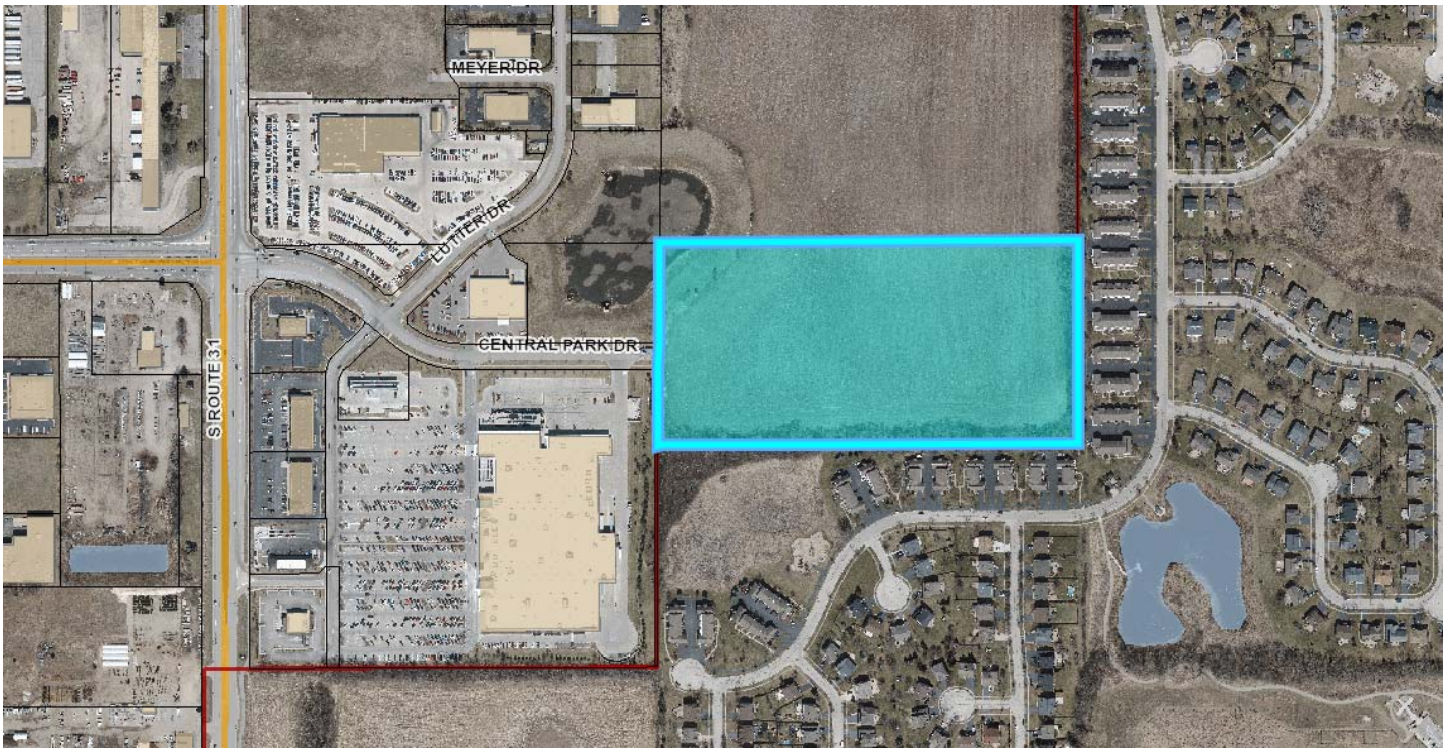
6. Traffic/Future Roadway Improvements.

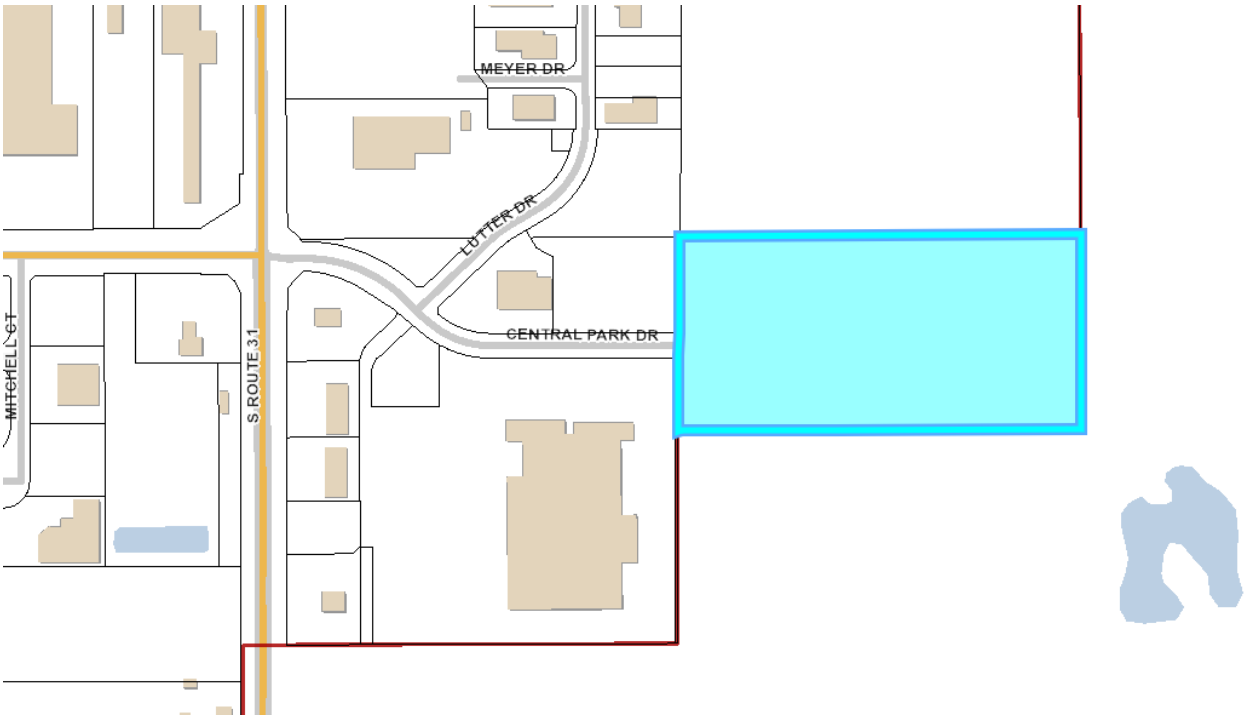
   A. The petitioner must contribute their proportionate fair share of the construction costs for the improvements to Central Park Drive/ Lutter Drive and IL Route 31/James R. Rakow Road/Central Park Drive based on the projected traffic volume increase for the proposed development as determined by the traffic impact study dated 05 May 2020 by Sam Schwartz. Said contributions are 12.4% and 3%, respectively.

   B. The petitioner shall provide a Letter of Credit, Bond or Escrow payment for its share of the above mentioned improvements. Cost participation for off-site improvements will be calculated once final cost estimates have been provided based on the recommendation of the City's traffic engineering consultant as approved by the City's Director of Public Works. In the event that the final cost sharing amount is not determined prior to the time the petitioner is issued a building permit for the site, the petitioner shall provide a Letter of Credit, Bond or Escrow payment in an amount reasonably estimated by the Director of Public Works, by the issuance of a certificate of occupancy for any building on the site. Notwithstanding the foregoing, in the event that the petitioner executes an agreement (which shall be in a form reasonably satisfactory to the Director of Public Works and the City Attorney) to be recorded against the site that ensures the payment of the final cost-sharing amount by the petitioner or petitioner's successor in ownership, the requirement for a Letter of Credit, Bond or Escrow payment shall be waived.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Police and Fire Rescue Departments, as well as the City's stormwater consultant, Christopher B. Burke Engineering.

PLN-2020-00034 THE SPRINGS – PRELIMINARY-FINAL PUD





City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form

The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information

Name: Chicago Title Land Trust Company c/o Wade Light

Address: 104 S. Wynstone Park Dr.

N. Barrington, IL 60010

Phone: n/a

E-mail: wade@lbandersen.com

Project Name & Description: Springs at Central Park Drive -

280 unit multifamily residential community located at

the East end of Central Park Drive.

Project Address/Location: 1120 Central Park Drive, Crystal Lake, IL

Signature

Wade Light Member of Beneficiary LLC 5/6/20

Owner: Print and Sign name Date

NOTE: If the property is held in a 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.

May 4, 2020

Re: PUD Submittal
Crystal Lake, IL
Continental Properties Company, Inc.
Proposed Multifamily Development

Introduction

Continental 544 Fund LLC ("Continental") seeks an amendment of the Lutter Center PUD pursuant to the development of approximately 18.18 acres of land at the East end of Center Park Drive East of Lutter Drive ("Site") in the City of Crystal Lake, IL for its proposed multifamily community and 1.26 acres adjacent to the multifamily development to be dedicated as Public R.O.W. for an extension of Center Park Drive. Continental's proposed Springs Community ("Springs") is a branded, upscale, market-rate 280-home multifamily community consisting of (14) residential buildings, a clubhouse, pet playgrounds, and both attached and detached garages placed throughout the site.

Springs communities are located within vibrant, growing municipalities across the nation that feature convenient access to employment, prime shopping, dining, and entertainment venues. Crystal Lake, IL offers all the modern conveniences and civic amenities that attract certain people who prefer to rent rather than own their homes including both young professionals and active adults 55+. Nationally, trends continue to show that of new households created, 59 percent are rental households (National Multi-Housing Council, 2015). Within Crystal Lake, trends are showing a decrease in the development of market-rate rental housing, permitting a small number of 5+ unit multifamily communities in the past 20 years. Continental's intention is to supply the community with a housing option that is currently underserved in the area and satisfy the demand for a new, high-quality multifamily community with desirable, modern amenities in the City of Crystal Lake.

PUD Amendment Overview:

1. *Unit Count* - The current Lutter Center PUD approved 600 townhomes on two parcels that total approximately 67 acres. In lieu of townhomes, Continental is proposing to develop 280 of the 600 homes as multifamily units on 18.18 acres. This multifamily use would provide a fluid gradient in the intensity of use; starting with the commercial development to the West, becoming less dense as development ensues to the North along the proposed Center Park Drive extension. The 600 unit max will remain in place for the entire 67 acre parcel.

2. *Bulk Requirements* – The Lutter Center PUD approved a reduction of setbacks along roads. Continental's Proposed Development is providing the following in the proposed site plan, which align with the "R-3B" Zoning District:
    a. Minimum Yard Abutting Residential Districts: 50'
        i. Applies to North, South and East Property Lines
    b. Minimum Front Setback/yard abutting a street: 30'
        i. Applies to property line abutting Center Park Drive

c. In addition, the proposal is providing the following buffers (as dimensioned on the enclosed site plan):
    i. Northern Property line (abutting Residential):
        1. 13.5' to Accessory Buildings
        2. 17' to Fence line
        3. 21' to Parking
        4. 50' to Building
    ii. Eastern Property Line (abutting Residential):
        1. 29.7' to Fence line
        2. 50' to Building
    iii. Southern Property Line (abutting Residential)
        1. 27.3' to accessory building, (13' to accessory building previously shown)
        2. 30' to fence line (17' to fence line previously shown).
        3. 34' to parking (20' to parking previously shown)
        4. 88' to Building
    iv. Western Property Line (Abutting Walmart Property):
        1. 27.5' to accessory building
        2. 144' to Building
    v. Property Line (Abutting Central Park Drive):
        1. Minimum of 17' to fence line
        2. 50' to building
    vi. Pervious/Impervious Area (65% impervious max):
        1. Pervious – 37%
        2. Impervious - 63%

3. *Architectural Design* – The current Lutter Center PUD approved a townhome use. The proposed multifamily community features a townhome style design with private, ground level entrances to each apartment home. Each residential building contains a mix of studio, one, two, and three-bedroom units all of which offer an open concept design with dark wood cabinetry, stainless steel appliances, and granite countertops throughout. The building elevations provide a high level of architectural interest through the implementation of exterior accents, a high percentage of glazing, varying articulation horizontally and vertically, as well as the use of high-end finishes which include brick masonry and a mixture of fiber cement siding materials. This quality translates to the clubhouse and the accessory buildings within the community as well by utilizing the same high-end finishes and design values. Please reference the enclosed conceptual elevations for the proposed application of said materials and their color schemes.

4. *Roadway Design –* The current Lutter Center PUD approved a Subdivision Ordinance Variation to the "required collector road design." Continental is proposing an "L-1" local road extension which specifies a 60' R.O.W. as shown in plan. We feel the proposed section may help reduce any potential semi-truck traffic through the future residential communities. Continental is working with the City of Crystal Lake staff and Sam Schwartz to conduct a traffic study.

5. Plat – Pending further discussion with staff, it is Continental's preference to record public utilities easements and an Overflow route restriction (if required) via separate instruments to be referenced on the plat. Continental will continue to work with staff on specific language related to the Plat and PUD as necessary while we work toward project approval.

Site Layout & Design

The Springs community is a gated and fenced community, with its main access being located on the proposed extension of Central Park Drive (as shown in the Site Plan), providing a full movement to and from the community. The secondary emergency access point is planned at the North end of said extension. All service and maintenance related structures (such as trash removal and parking) are screened from the public and residents' view via enhanced landscaping and thoughtful placement. All on-ground HVAC units are screened via landscaping, including evergreen shrubs and tall ornamental grasses that provide year-round screening. Landscaping within the community is designed to meet the standards set forth in Crystal Lake's ordinances and includes building foundation plantings, open space plantings, and parking lot plantings, with an additional emphasis on providing a lush landscape buffer along the South and East boundaries of the site, adjacent to the existing townhomes.

In order to enhance the sense of place that this community will provide; several community amenities are included within the site. Among the facilities is a 4,000+ square foot clubhouse. The clubhouse includes a large gathering room, 24-hour fitness center, kitchen, coffee bar, and resort style pool. During warm months, the garage-style door in the fitness center can be opened to the pool deck for an open-air workout experience. The pool deck includes ample patio furniture with a lounge space, grilling areas, and shaded seating. To the north of the pool deck, a community fire pit area and picnic area is shown, which rounds-out this portion of the site as the community hub and social catalyst. The clubhouse is also home to Continental's premiere in-house community management team. Our management team offers resident- focused service that meets and exceeds resident expectations. Ample open space is provided throughout the site to enhance passive and active community engagement. These open spaces are home to (2) pet parks. Pedestrian connectivity throughout the Site is promoted via ample carefully planned accessible sidewalks. This fosters neighbor interaction and a strong sense of community that the Springs properties offer.

Continental proposes to provide 490 residential parking spaces (1.75 spaces/unit), with an additional 15 guest parking stalls at the Clubhouse. In addition, Continental proposal is to reserve green space for an additional 31 parking spaces to be built at a later date if they are needed (1.93 total spaces/unit). This proposed green space is intended to supplement other community green spaces to accommodate snow storage.

The Onsite lighting is specifically designed to minimize any spillage of light onto adjacent properties, while also providing adequate lighting along pedestrian paths for safety throughout the Springs. Lighting along the Central Park Drive extension is designed to meet required specs of the City of Crystal Lake and ComEd.

In order to satisfy emergency access concerns, Continental prefers to provide a divided or widened entry along Central Park Drive, to provide ample maneuvering space for fire access. Continental is working with Staff to provide an acceptable solution to provide adequate fire department access.

Conclusion

In conclusion, the proposed Springs community will benefit the City of Crystal Lake and the surrounding area. This Springs community helps meet the demand for an underserved housing option in the community while providing a unique, quality housing opportunity for local employers and residents. Thank you for considering this Conceptual PUD submittal and please let me know if there are any questions on the items enclosed. We look forward to working with the City of Crystal Lake during this process.

Sincerely,

Eric Thom,
Senior Development Director
Continental Properties Company, Inc.
(262) 532-9343
ethom@cproperties.com

SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION

Salesperson: BARBARA BEHRENS Printed at 05/15/20 10:11 by bbehr-sm

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Acct #: 10154 Ad #: 1780695 Status: New

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1 N VIRGINIA ST
CRYSTAL LAKE IL 60014

Start: 05/16/2020 Stop: 05/16/2020
Times Ord: 1 Times Run: ***
CLEG 1.00 X 96.00 Words: 316
Total CLEG 96.00
Class: C8100 PUBLIC NOTICES
Rate: LEGAL Cost: 144.14
Affidavits: 1
Ad Descrpt: CONTINENTAL 544 FUND LLC
Descr Cont: 1780695
Given by: JENNIFER OLSEN
P.O. #:
Created: bbehr 05/15/20 10:03
Last Changed: bbehr 05/15/20 10:11

Contact: JENNIFER
Phone: (815)459-5152
Fax#:
Email:
Agency:

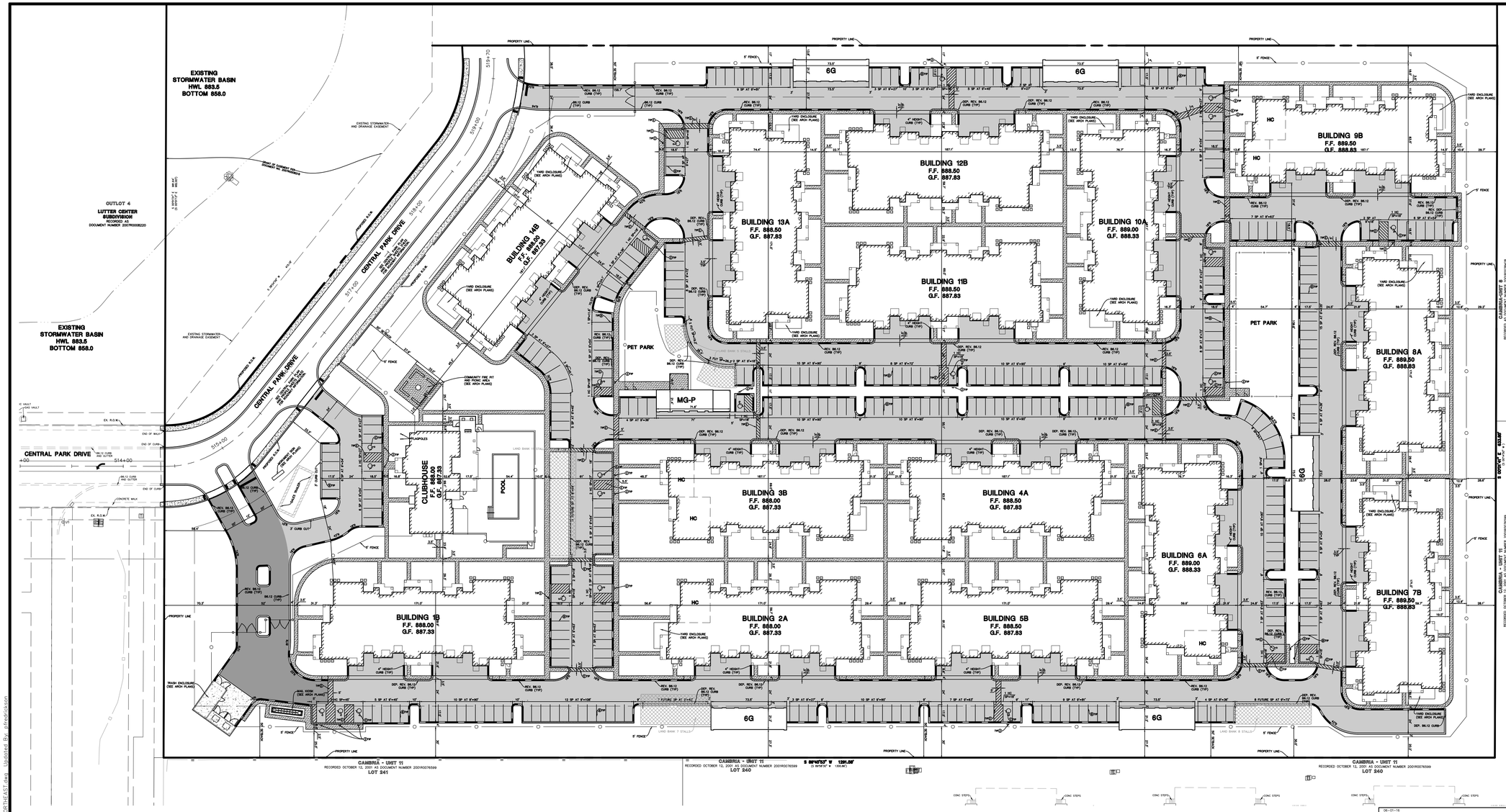
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Special Instr: _____

COMMENTS:
COPIED from AD 1773507

PUB	ZONE	EDT	TP	RUN DATES
NW	CL	97	S	05/16
WEB	CL	99	S	05/16
APNW	CL	97	S	05/16

(CONTINUED ON NEXT PAGE)



SITE DATA

SITE AREA	18.15 ACRES
PARKING PROVIDED	539 SPACES
SURFACE PARKING PROVIDED	347 SPACES
SURFACE PARKING HANDICAP INCLUDED	22 SPACES
POTENTIAL ADDITION OF LAND BANKED SPACES	31 SPACES
ATTACHED GARAGES PROVIDED	112 SPACES
DETACHED GARAGES PROVIDED	31 SPACES
CLUBHOUSE SURFACE PARKING PROVIDED	15 SPACES
CLUBHOUSE SURFACE PARKING HANDICAP PROVIDED	2 SPACES
DETACHED HANDICAP PARKING PROVIDED (MG-P)	1 SPACE
SITE AREA CALCULATIONS	
SITE AREA	790,693 SF
BUILDING AREA	186,275 SF (23.6%)
NET DENSITY	280 UNITS/18.15 AC = 15.4 DU/AC
FLOOR AREA	354,180 SF
FAR	354,180 SF/790,693 SF = 0.45
IMPERVIOUS COVERAGE	11.49 AC (63.3%)
LANDSCAPE AREA	6.66 AC

06-01-16

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4/1.4
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

SIGN LEGEND

(1) R1-1 STOP SIGN
(2) R7-8 HANDICAP PARKING SIGN

PAVEMENT MARKING LEGEND

(A) 24" WHITE STOP BAR
(B) 4" YELLOW LINE
(C) LETTERS AND SYMBOLS PAVEMENT MARKINGS
(D) TRAFFIC FLOW DIRECTIONAL ARROWS
(E) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
(F) 4" WHITE (6' SKIP-2' DASH)
(G) 4" WHITE
(H) 4" DOUBLE YELLOW AT 12" C-C

06-01-16

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS. BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO SOUTH PROPERTY LINE UNLESS OTHERWISE NOTED.

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING LTD
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p/847.634.5500 f/847.634.0066 manhard.com
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - OVERALL

PROJ. MGR.: BDB
PROJ. ASSOC.: KRK
DRAWN BY: KRK
DATE: 05-04-20
SCALE: 1"=50'

SHEET 9 OF 38

CPC.CLIL02

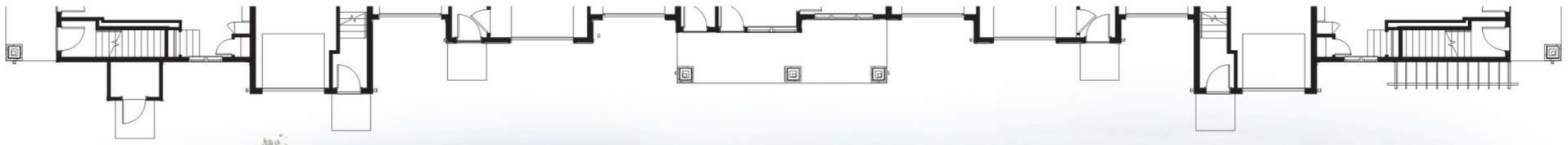
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May 4, 2020 - 10:58 Dwg Name: P:\Projects\Vistas\Final Drawings\Vistas_Set\V13_SITE DIMENSIONAL AND PAVING PLAN - NORTHEAST.dwg Updated By: pfriedrickson



Front Elevation

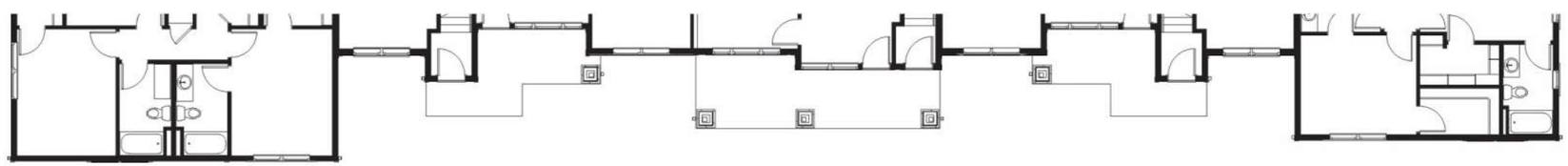
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Rear Elevation

SCALE: 1/16"=1'0"



APARTMENTS B20E
COLOR SCHEME 'A'

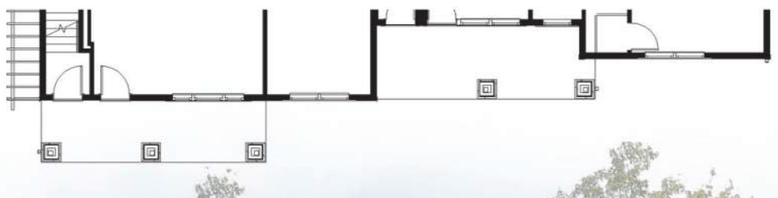
CONTINENTAL PROPERTIES

YOU ARE HERE



Right Elevation

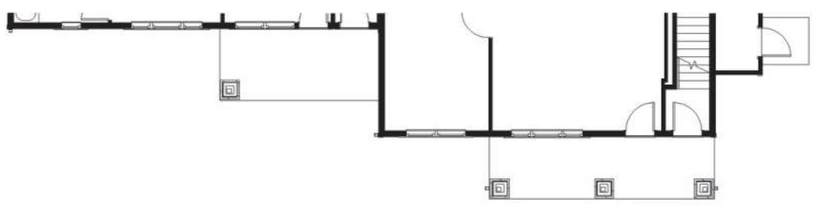
SCALE: 1/16"=1'0"





Left Elevation

SCALE: 1/16"=1'0"



APARTMENTS B20E
COLOR SCHEME 'A'

CONTINENTAL PROPERTIES

YOU ARE HERE



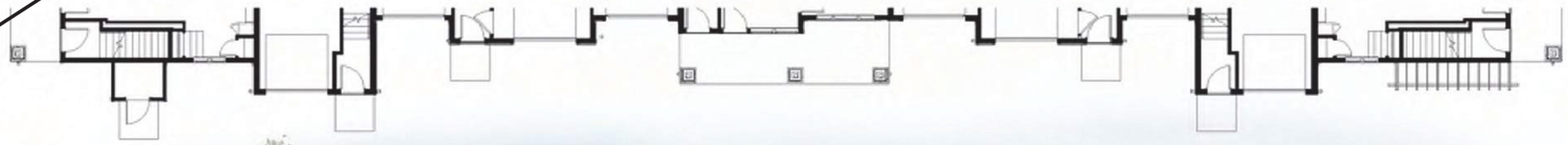
Board & Batten
"Classic French Gray"
SW 0077





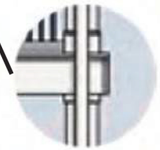
Brick
Glen-Gery Modular
"Lockport"

Front Elevation





Doors
"Tempe Star"
SW 6229



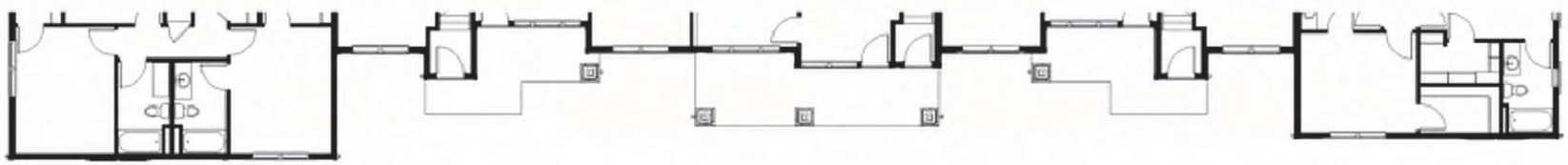
Trim
"Extra White"
SW 7006

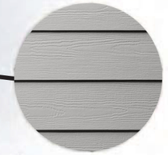


Lap Siding
"Peppercorn"
SW 7674



Rear Elevation





Lap Siding
“Dorian Gray”
SW 7017

APARTMENTS B20E
COLOR SCHEME 'A'

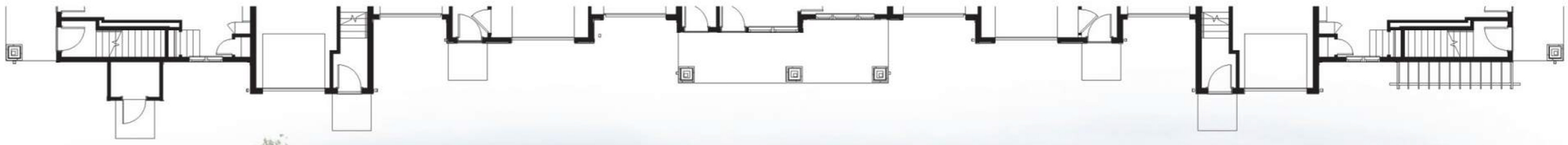
CONTINENTAL PROPERTIES

YOU ARE HERE



Front Elevation

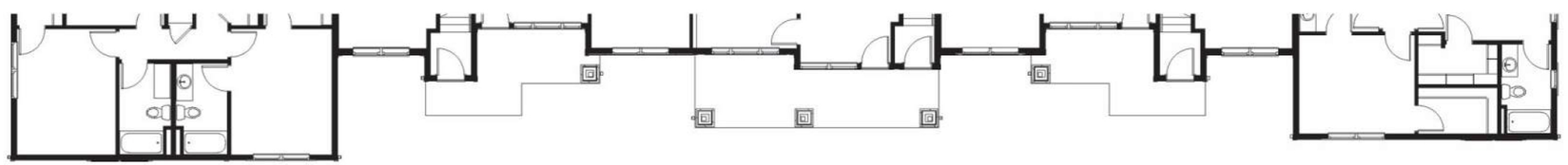
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Rear Elevation

SCALE: 1/16"=1'0"



APARTMENTS B20E
COLOR SCHEME 'B'

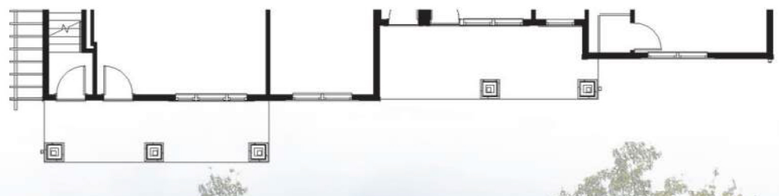
CONTINENTAL PROPERTIES

YOU ARE HERE



Right Elevation

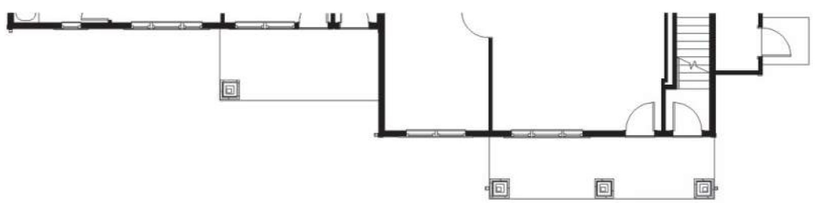
SCALE: 1/16"=1'0"





Left Elevation

SCALE: 1/16"=1'0"



APARTMENTS B20E
COLOR SCHEME 'B'

CONTINENTAL PROPERTIES

YOU ARE HERE

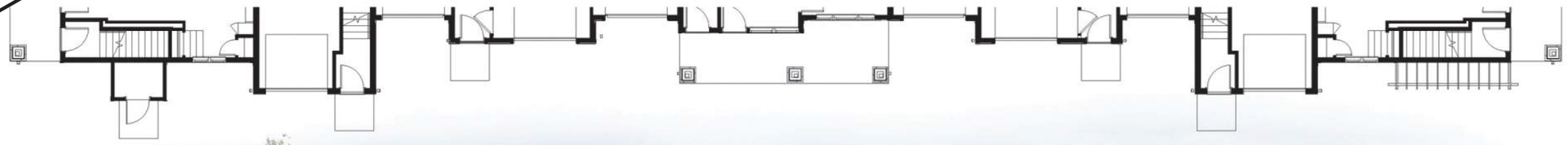


Board & Batten
"Slate Tile"
SW 7624

Brick
Glen-Gery Modular
"Lockport"

Front Elevation

SCALE: 1/16"=1'0"



Doors
"Tempe Star"
SW 6229

Trim
"Extra White"
SW 7006



Lap Siding
"Dorian Gray"
SW 7674

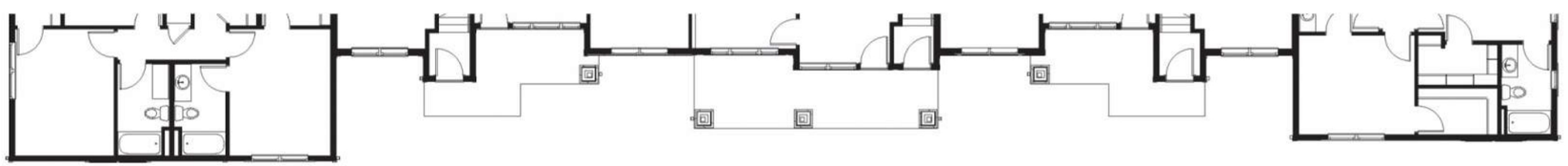
Lap Siding
"Dorian Gray"
SW 7674

Possible gas meter location

Possible gas meter location

Rear Elevation

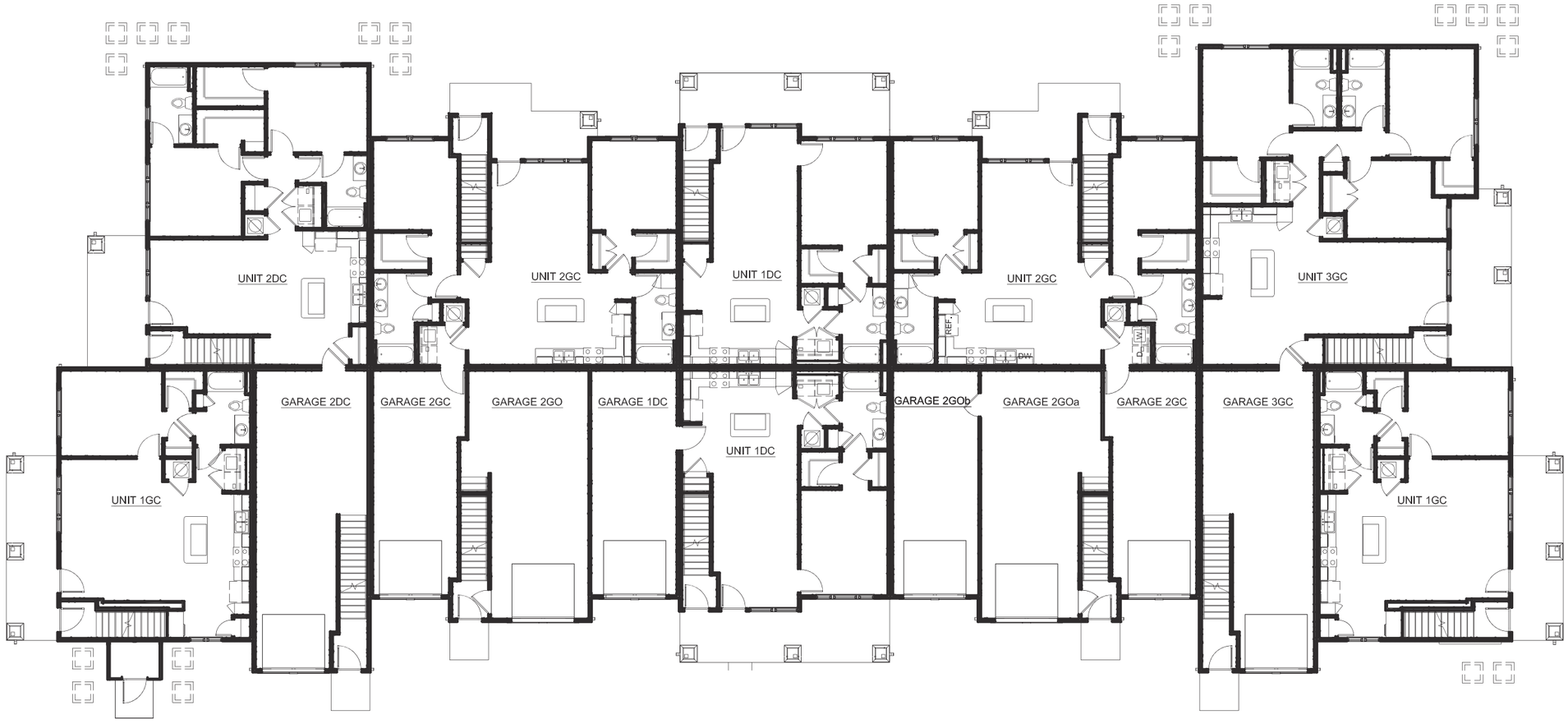
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APARTMENTS B20E
COLOR SCHEME 'B'

CONTINENTAL PROPERTIES

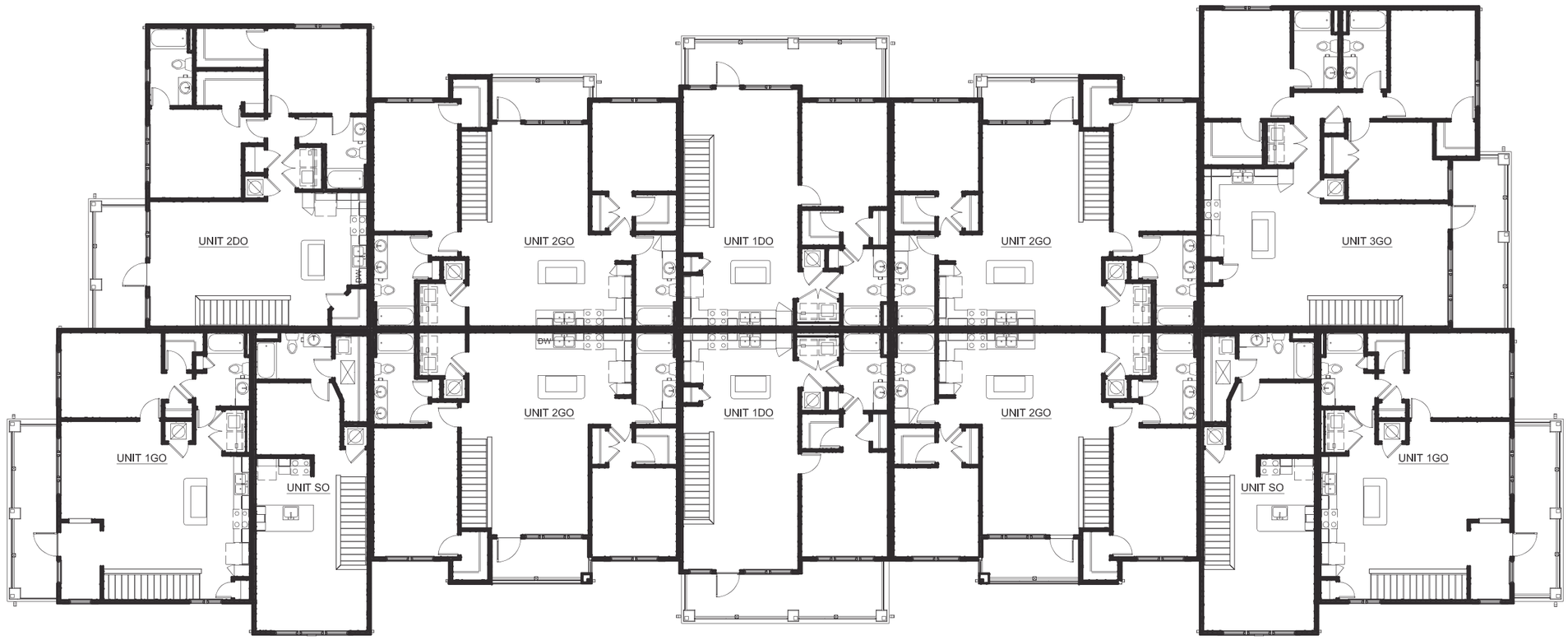
YOU ARE HERE



First Floor Plan

SCALE: 1/16"=1'0"

xsley-1



Second Floor Plan

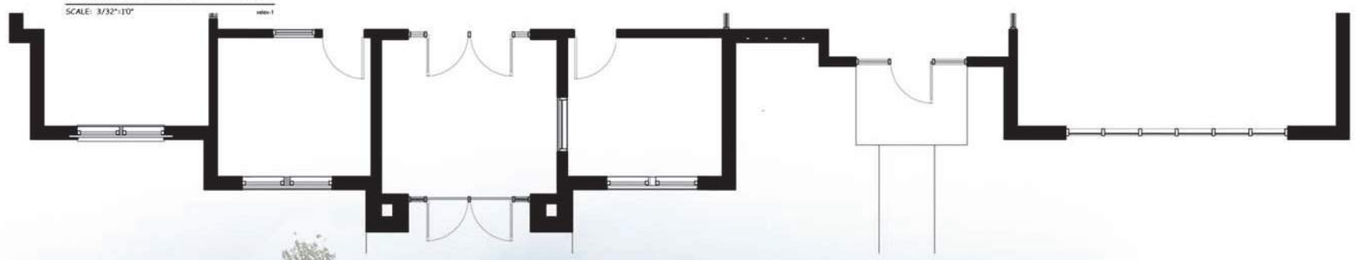
SCALE: 1/16"=1'0"

xelev-1



Front Elevation

SCALE: 3/32"=1'0"





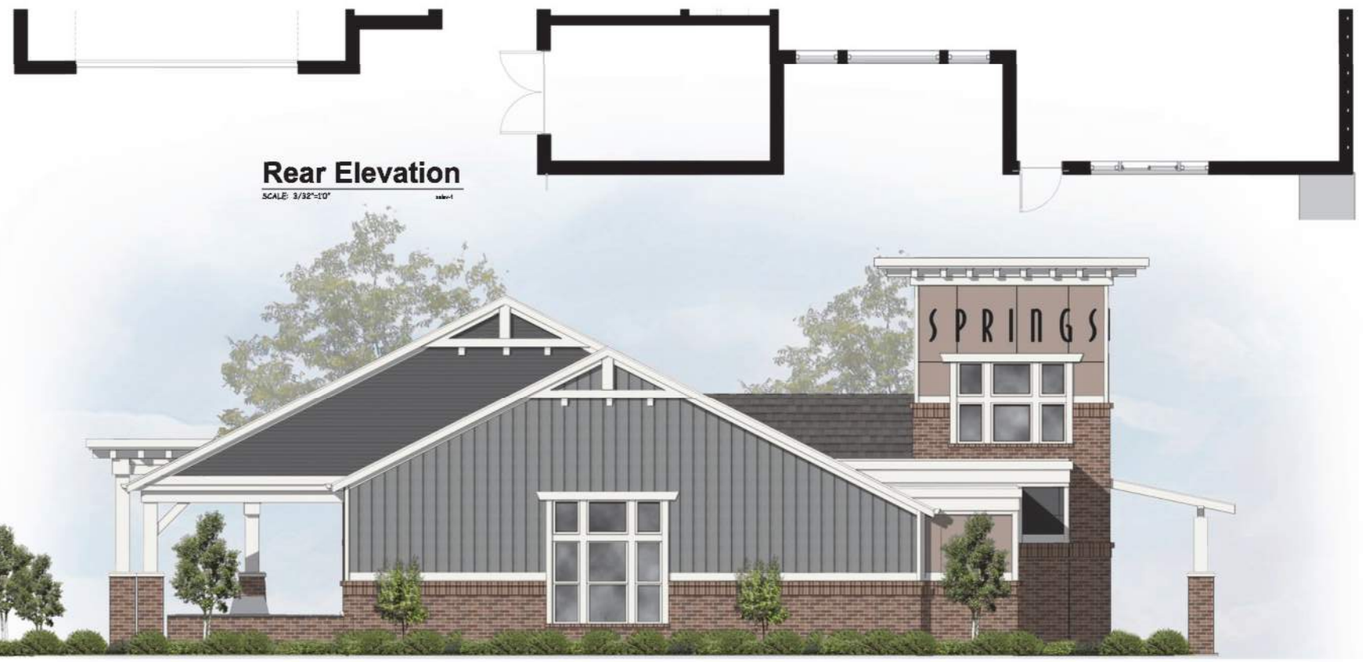
Right Side Elevation

SCALE: 3/32"=1'0"



CLUBHOUSE





Rear Elevation

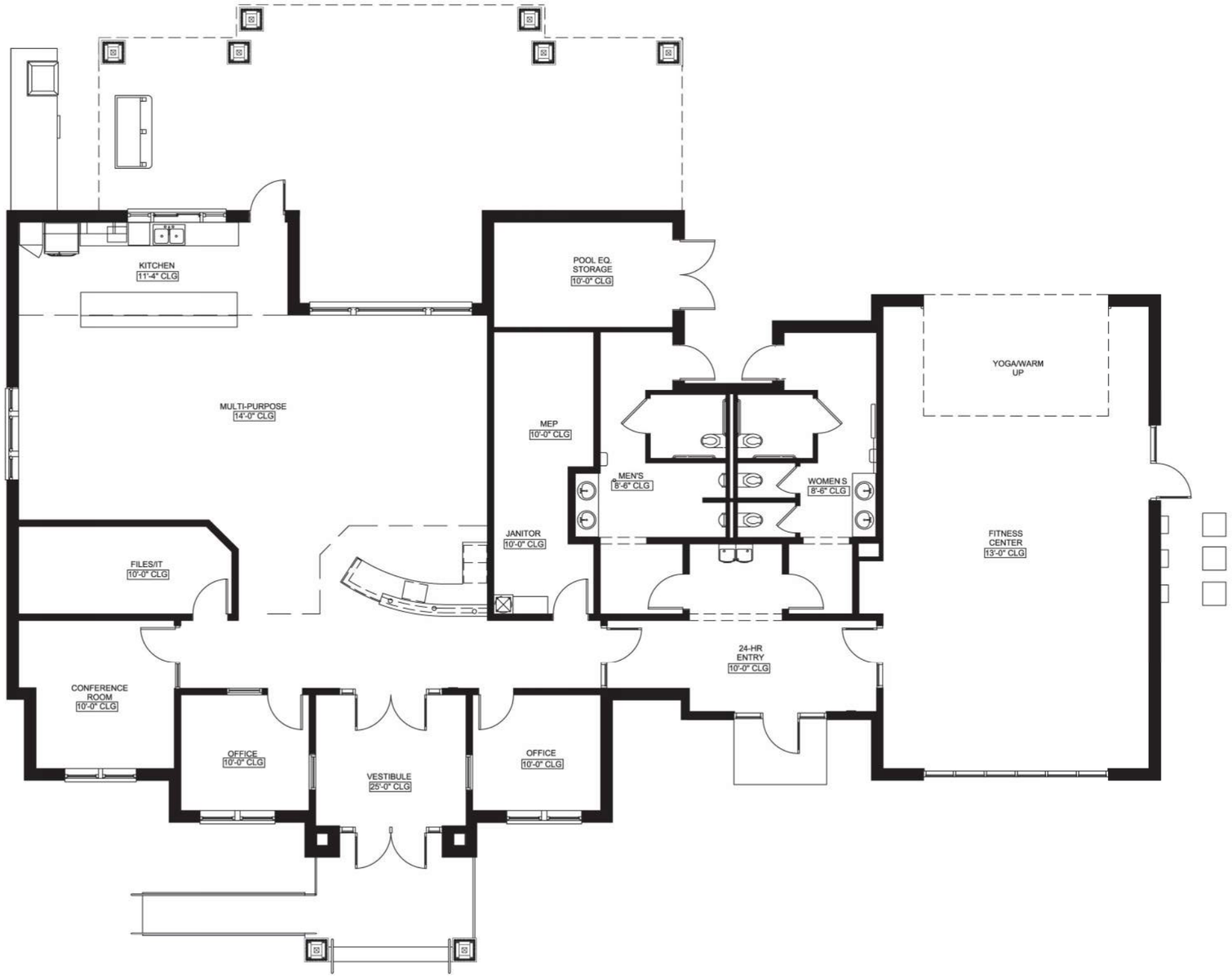
SCALE: 3/32"=1'0"

Left Side Elevation

SCALE: 3/32"=1'0"



CLUBHOUSE



Clubhouse Floor Plan

SCALE: 3/32"=1'0"

xelev-1

CLUBHOUSE FLOOR PLAN



Front Elevation

SCALE: 3/32"=1'0" xelev-1



Left Elevation

SCALE: 3/32"=1'0" xelev-1



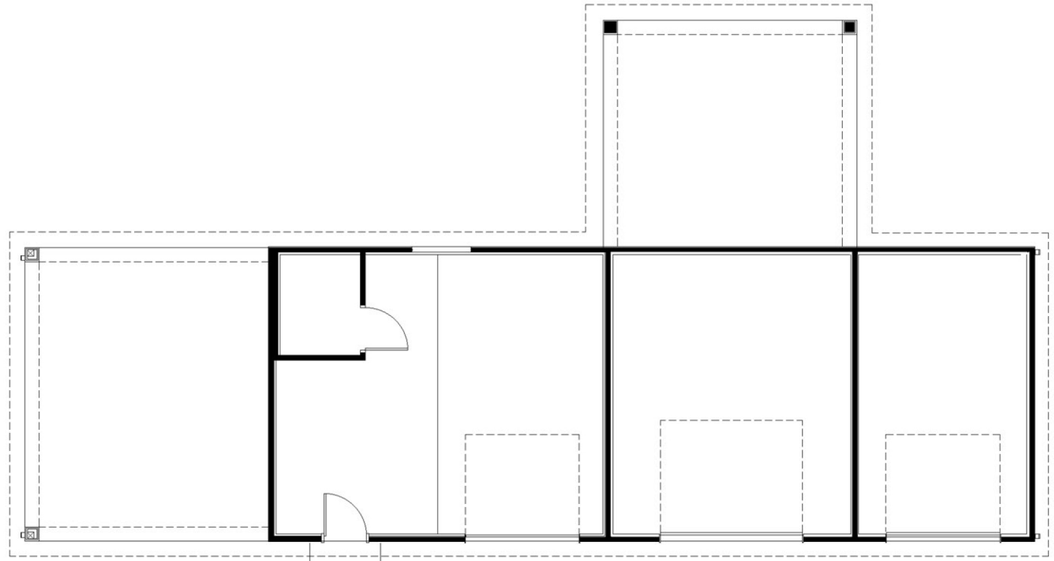
Right Elevation

SCALE: 3/32"=1'0" xelev-1



Rear Elevation

SCALE: 3/32"=1'0" xelev-1



Floor Plan Elevation

SCALE: 3/32"=1'0" xelev-1

MAINTENANCE BUILDING

CONTINENTAL PROPERTIES

YOU ARE HERE



Front Elevation

SCALE: 3/32"=1'0"

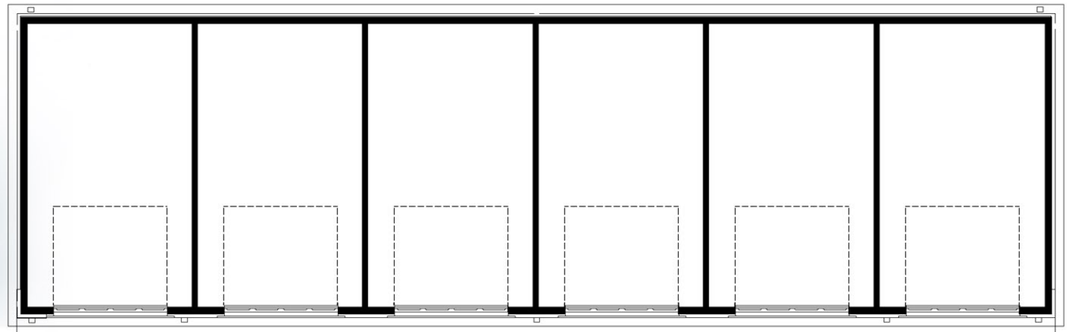


Left Elevation

SCALE: 3/32"=1'0"

Right Elevation

SCALE: 3/32"=1'0"



Floor Plan Elevation

SCALE: 3/32"=1'0"



Rear Elevation

SCALE: 3/32"=1'0"

6G-2 GARAGE

CONTINENTAL PROPERTIES

YOU ARE HERE



Left Elevation

SCALE: 3/32"=1'0"

Rear Elevation

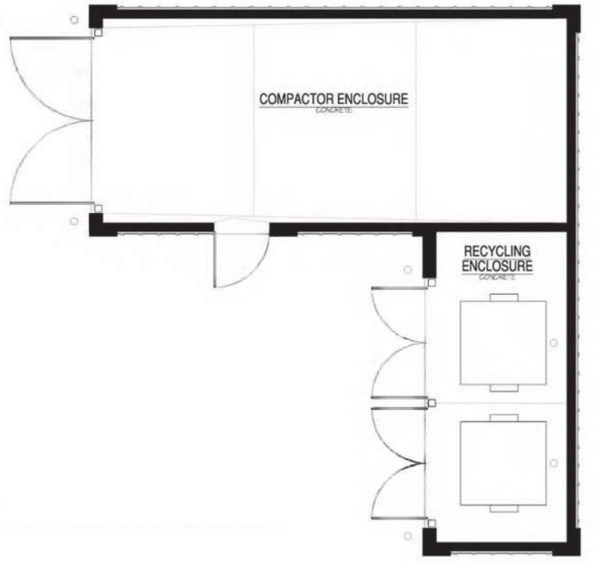
SCALE: 3/32"=1'0"

Right Elevation

SCALE: 3/32"=1'0"

Front Elevation

SCALE: 3/32"=1'0"



Floor Plan Elevation

SCALE: 3/32"=1'0"

TRASH ENCLOSURE

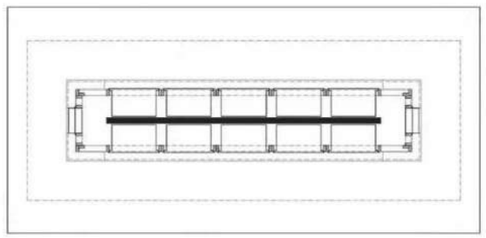


Front Elevation

SCALE: 3/32"=1'0"

Side Elevation

SCALE: 3/32"=1'0"



Floor Plan

SCALE: 3/32"=1'0"

MAIL KIOSK

CONTINENTAL PROPERTIES

YOU ARE HERE

Sign Package

Springs at Central Park Drive

04.30.20

SPRINGS
APARTMENTS

SSI

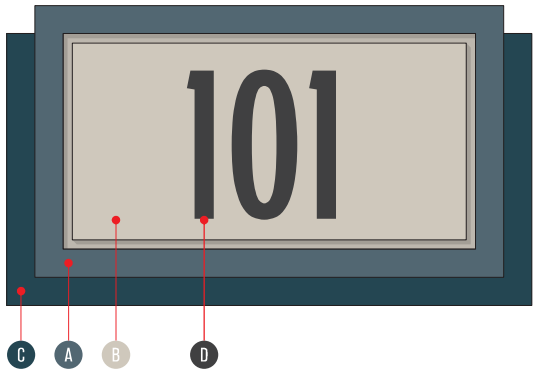
Sign Specifications

1. Internally illuminated cabinet with routed aluminum faces
2. Non-illuminated aluminum cabinet
3. .5" push thru acrylic copy with vinyl overlay
4. .25" thick aluminum plate copy
5. Masonry base (by others)
6. Daktronics Monochrome LED Message Center
7. Halo illuminated reverse channel letter
8. .125" thick routed acrylic frame
9. .125" thick acrylic insert with routed inset border
10. .125" thick acrylic backer
11. .125" thick acrylic panel with vinyl copy
12. 3mm thick ACM panel
13. Sign-A-Cade portable sign system
14. .040" thick polystyrene
15. Laminate overlay
16. Tactile copy and graphics
17. Appropriate tactile braille
18. Digitally printed vinyl overlay

Color Specifications

- A SW 6229 Tempe Star, semi-gloss finish
- B SW 7632 Modern Gray , semi-gloss finish
- C SW 6230 Rainstorm, semi-gloss finish
- D 3M 7725-69 Duranodic, opaque vinyl
- E 3M 3630-149 Light Beige, translucent vinyl
- F Mactac JT5796M B-Free Frosted vinyl
- G Black, semi-gloss finish
- H PPG 1023-4 Desert Dune
- I PPG 1023-1 Oatmeal
- J Laminart 5305 Fly Ash Concrete
- K 3M 7725-49 Beige, opaque vinyl

Unit Numbering Sign





Modern Gray
SW 7632

Tempe Star
SW 6229

Rainstorm
SW 6230

Black Fox
SW 7020

Monument Sign Masonry Base Options



Coronado CT 501
Texas Rubble



Chelsea Traditions
Brown Extruded
Queen Modular

CLIENT: SPRINGS APARTMENTS

CONTACT: A

SITE:

FILE:
Sales Rep
CJ Hines
File Name
springs CENTRAL PARK DRIVE
Design
Dishmond
Draft: 04.30.20
Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:
Rev 6:

CLIENT REVIEW:
- ☐ Approved
- ☐ Approved as Noted
- ☐ Revise & Re-submit

Name

Title

Date

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Southern States Sign Association

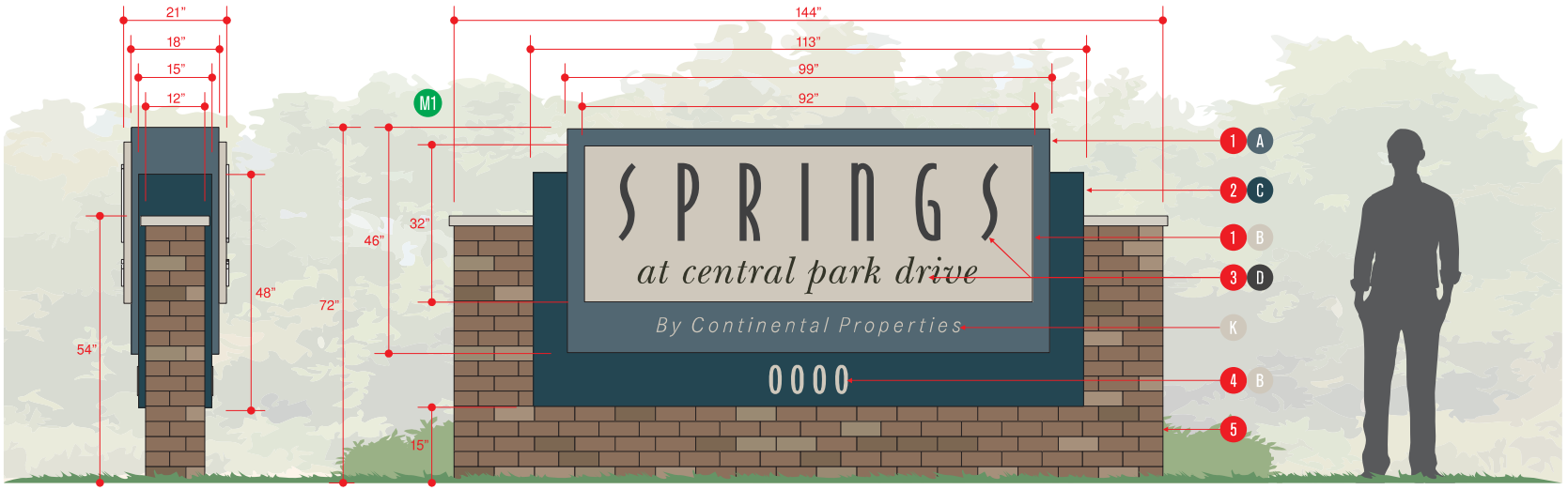
Sign Systems Inc.
www.signsystemsnc.com

Continental Properties / Springs at Central Park Drive

32 Square Foot Monument

Double Sided Internally Illuminated

Illuminated



Side View

Front View



Simulated Illumination

46" x 99"

32 Total Square Feet



CLIENT: SPRINGS APARTMENTS

CONTACT: A

SITE:

FILE:
Sales Rep
CJ Hines
File Name
springs CENTRAL PARK DRIVE
Design
Dishmond
Draft: 04.30.20
Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:
Rev 6:

CLIENT REVIEW
- [ ] Approved
- [ ] Approved as Noted
- [ ] Revise & Re-submit

Name
Title
Date

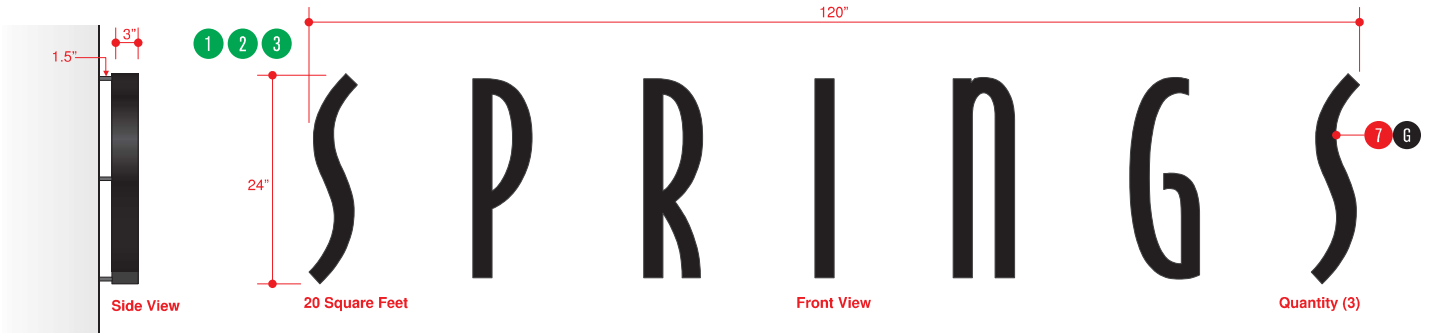
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Southern States Sign Association

Sign Systems Inc.
www.signsystemsnc.com

Clubhouse Tower Halo Letters

Illuminated



Side View | 20 Square Feet | Front View | Quantity (3)

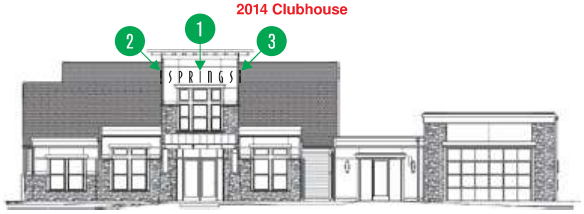


Simulated Illumination



Left Side Elevation

2014 Clubhouse



Front Elevation



Right Side Elevation

Elevation depiction intended for general concept illustration and is not to exact scale. Actual sizing & perspective will vary slightly from image.

CLIENT: SPRINGS APARTMENTS

CONTACT: A

SITE:

FILE:
Sales Rep
CJ Hines
File Name
springs CENTRAL PARK DRIVE
Design
Dishmond
Draft: 04.30.20
Rev 1:
Rev 2:
Rev 3:
Rev 4:
Rev 5:
Rev 6:

CLIENT REVIEW
- Approved
- Approved as Noted
- Revise & Re-submit

Name
Title
Date

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Sign Systems Inc.
www.signsystemsnc.com

EXISTING
STORMWATER BASIN
HWL 883.5
BOTTOM 858.0

PROPERTY LINE

CENTRAL PARK DRIVE

BUILDING 14B
F.F. 888.50
G.F. 887.33

BUILDING 12B
F.F. 888.50
G.F. 887.83

BUILDING 13A
F.F. 888.50
G.F. 887.83

BUILDING 11B
F.F. 888.50
G.F. 887.83

BUILDING 10A
F.F. 889.00
G.F. 888.33

BUILDING 9B
F.F. 889.50
G.F. 888.83

BUILDING 8A
F.F. 889.50
G.F. 888.83

BUILDING 7B
F.F. 889.50
G.F. 888.83

BUILDING 6A
F.F. 889.00
G.F. 888.33

BUILDING 5B
F.F. 888.50
G.F. 887.83

BUILDING 4A
F.F. 888.50
G.F. 887.83

BUILDING 3B
F.F. 888.00
G.F. 887.33

BUILDING 2A
F.F. 888.00
G.F. 887.33

BUILDING 1B
F.F. 888.00
G.F. 887.33

CLUBHOUSE
F.F. 888.00
G.F. 887.33

POOL

PET PARK

PET PARK

MG-P

6G

HC

0 25 50 100
SCALE: 1"=50'

N

LEGEND

IMPERVIOUS AREA = 11.96 AC
CN = 98

PERVIOUS AREA = 6.96 AC
CN = 61

TOTAL AREA = 18.92 AC
CN = 84

DRAWN BY

REVISIONS

DATE

Manhard CONSULTING LTD

One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.5500 f:847.634.0066 manhard.com
Civil Engineers • Water Resource Engineers • Surveyors • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SPRINGS AT CENTRAL PARK DRIVE

CITY OF CRYSTAL LAKE, ILLINOIS

IMPERVIOUS AREA EXHIBIT

PROJ. MGR.: BDB
PROJ. ASSOC.: KRK
DRAWN BY: STG
DATE: 04-01-20
SCALE: 1"=50'

SHEET
1

CPC.CLIL02

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April 16, 2020 - 10:12 Dwg Name: P:\Cpc\cl02\dwg\StormWater\Exhibits\Proposed Impervious Area Exhibit.dwg Updated By: kirkdavis

Proposed Improvements
for

SPRINGS AT CENTRAL PARK DRIVE

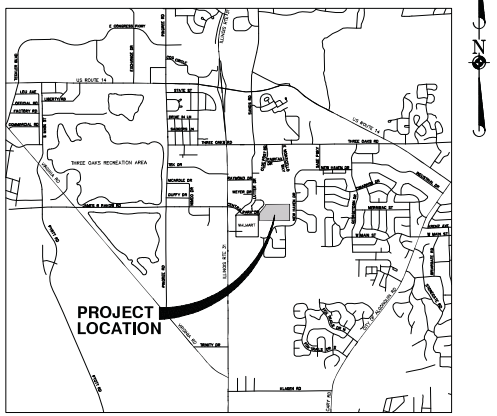
EAST OF CENTRAL PARK DRIVE AND LUTTER DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS

STANDARD SYMBOLS

EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
	FORCEMAIN	
	DRAINTILE	
	WATER MAIN	
	ELECTRIC	
	GAS	
	TELEPHONE	
	OVERHEAD WIRES	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	
	BUFFALO BOX	
	FLARED END SECTION	
	STREET LIGHT	
	SUMMIT / LOW POINT	
795.20 / 790.25	RIM ELEVATION / INVERT ELEVATION	795.25 / 790.20
	DITCH OR SWALE	
	DIRECTION OF FLOW	
	OVERFLOW RELIEF SWALE	
764	1 FOOT CONTOURS	764
	CURB AND GUTTER	
	DEPRESSED CURB AND GUTTER	
	REVERSE CURB AND GUTTER	
	SIDEWALK	
	DETECTABLE WARNINGS	
	PROPERTY LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MAIL BOX	
	SIGN	
	TRAFFIC SIGNAL	
	POWER POLE	
	GUY WIRE	
	GAS VALVE	
	HANDHOLE	
	ELECTRICAL EQUIPMENT	
	TELEPHONE EQUIPMENT	
	CHAIN-LINK FENCE	
	SPOT ELEVATION	792.8 TC
	BRUSH/TREE LINE	
	DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)	
	CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)	
S	SILT FENCE	S
	RETAINING WALL	
	WETLAND	

ABBREVIATIONS

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



LOCATION MAP
N.T.S.

DEVELOPER:
CONTINENTAL 544 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262-532-9343

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON MARCH 6, 2020. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN – OVERALL
3	EXISTING CONDITIONS AND DEMOLITION PLAN – WEST
4	EXISTING CONDITIONS AND DEMOLITION PLAN – EAST
5	SOIL EROSION AND SEDIMENT CONTROL PLAN – OVERALL
6	SOIL EROSION AND SEDIMENT CONTROL PLAN – WEST
7	SOIL EROSION AND SEDIMENT CONTROL PLAN – EAST
8	SOIL EROSION AND SEDIMENT CONTROL DETAILS
9	SITE DIMENSIONAL AND PAVING PLAN – OVERALL
10	SITE DIMENSIONAL AND PAVING PLAN – NORTHWEST
11	SITE DIMENSIONAL AND PAVING PLAN – NORTH
12	SITE DIMENSIONAL AND PAVING PLAN – NORTHEAST
13	SITE DIMENSIONAL AND PAVING PLAN – SOUTHWEST
14	SITE DIMENSIONAL AND PAVING PLAN – SOUTH
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17	GRADING PLAN – OVERALL
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33	CONSTRUCTION DETAILS
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38	CONSTRUCTION SPECIFICATIONS
L1-L9	LANDSCAPE PLANS

BENCHMARKS:

REFERENCE BENCHMARK:
ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE RAPID STATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S (NOAA'S) ONLINE POSITIONING USER SERVICE (OPUS). THE CALCULATED INFORMATION PROVIDED BY OPUS IS THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. THE DESCRIPTION AND LOCATION OF THE (OPUS) SOLUTION IS A CUT CROSS ON CONCRETE CURB APPROXIMATELY 18 FEET ± SOUTH OF THE CENTERLINE OF CENTRAL PARK DRIVE AND 119 FEET ± EAST OF THE MOST NORTHEAST ENTRANCE OF WALMART.

ELEVATION=888.62 DATUM=NAVD88-GEOID 12B

SITE BENCHMARK 1:
ARROW BOLT ON FIRE HYDRANT LOCATED IN THE NORTH RIGHT OF WAY OF CENTRAL PARK DRIVE APPROXIMATELY 21± FEET NORTH OF THE CENTERLINE OF CENTRAL PARK DRIVE AND 10 FEET ± EAST OF THE MOST NORTHEAST ENTRANCE OF WALMART.

ELEVATION= 890.21 DATUM=NAVD88-GEOID 12B

UTILITY CONTACTS

ELECTRIC COMMONWEALTH EDISON 350 SOUTH SECOND STREET ELGIN, IL 60123 (630) 639-3532 CONTACT: MARY INFANTE	WATER CITY OF CRYSTAL LAKE 100 W. WOODSTOCK STREET CRYSTAL LAKE, IL 60014 (815) 356-3614 CONTACT: ANDREW RESEK
GAS NICOR GAS 1844 FERRY ROAD NAPERVILLE, IL 60563 (630) 399-0600 CONTACT: CONSTANCE LANE	TELEPHONE AT&T 2004 MINER STREET DES PLAINES, IL 60016 (847) 888-6864 CONTACT: HECTOR SUAREZ
SEWER CITY OF CRYSTAL LAKE 100 W. WOODSTOCK STREET CRYSTAL LAKE, IL 60014 (815) 356-3614 CONTACT: ANDREW RESEK	

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

062-056149
LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
Brett D. Biwer

Brett D Biwer P.E. Date: 5/4/2020
Illinois Professional Engineer # 062-056149
Expires 11/30/2021
SEAL

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Manhard CONSULTING LTD
One Overlook Point, Suite 540, Lincolnshire, IL 60069 ph:847.634.9330 fx:847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

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REVISIONS:
DATE:

SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
TITLE SHEET

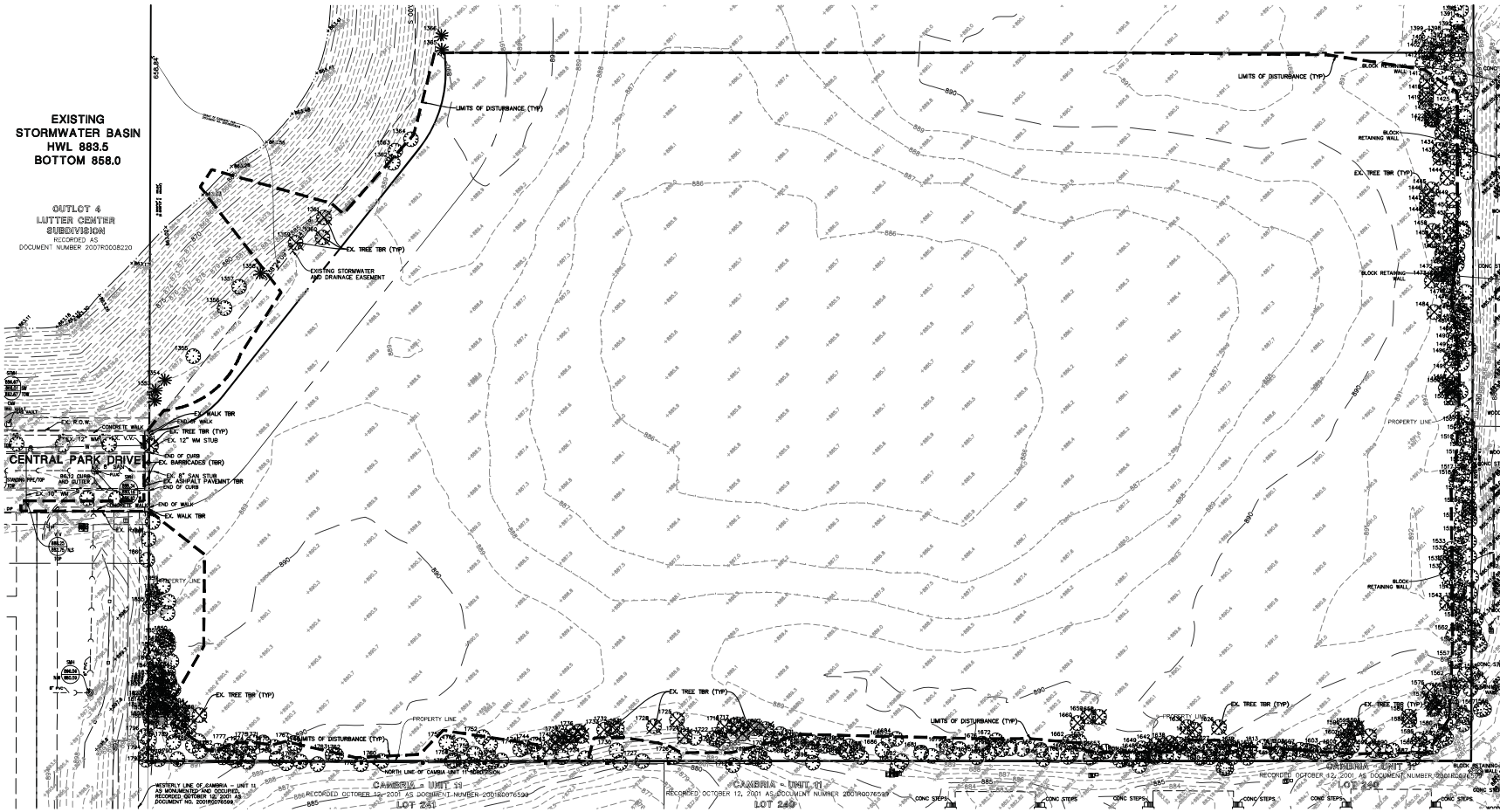
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DATE: 05-04-20
SCALE: N.T.S.

SHEET 1 OF 38

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Apr 17, 2020 - 16:00 Dwg Name: J:\Projects\CLIL\Dwg\Dwg\Final Drawings\Plan Set\1 TITLE SHEET.dwg Updated By: JGlowens



CITY OF CRYSTAL LAKE

STANDARD DEMOLITION NOTES

1. BEFORE DEMOLITION WORK BEGINS:
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   - 1.2. PROVIDE FENCING, BARRICADES, ETC. ON PREMISES TO SAFEGUARD THE PUBLIC AND ADJOINING PROPERTIES FROM HAZARDS. MAINTAIN DURING THE COURSE OF DEMOLITION WORK.
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2. ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PUBLIC UTILITIES, STREETS, CURB, ETC. TO BE REPAIRED/REPLACED. RESTORATION OF WORK IN R.O.W. TO BE COMPLETED NO LATER THAN 30 DAYS AFTERWARDS.

MCHENRY COUNTY

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.
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- (TBR) TO BE REMOVED
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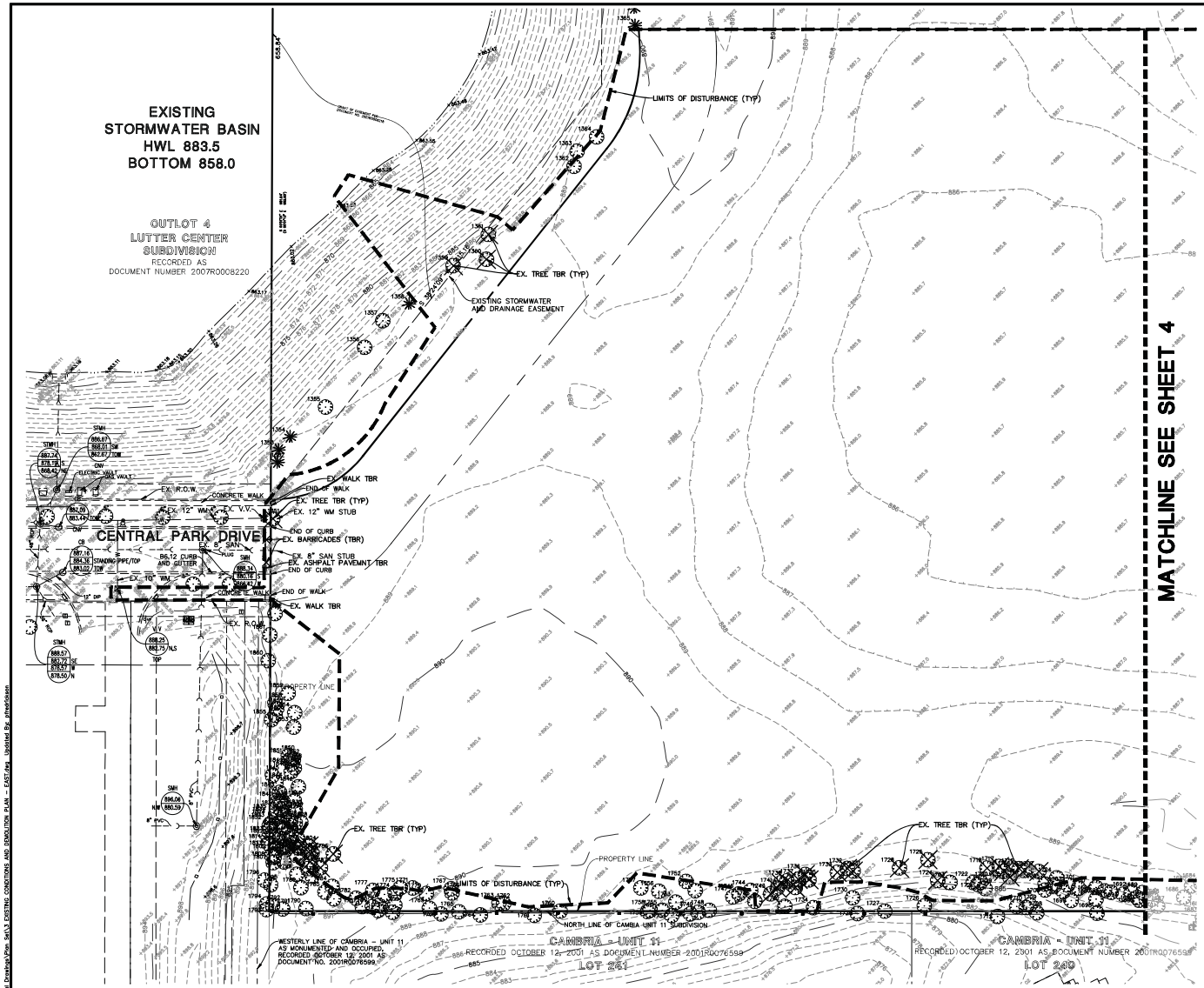
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - OVERALL

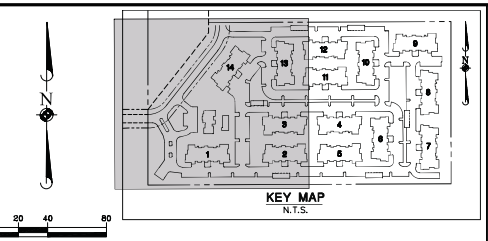
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SHEET 2 OF 38
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Apr 03, 2020 - 13:38 Dwg Name: N:\Projects\Springs\Final Drawings\Plan Set\1 EXISTING CONDITIONS AND DEMOLITION PLAN - EAST.dwg Updated By: jmadsen





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SCALE: 1" = 40'

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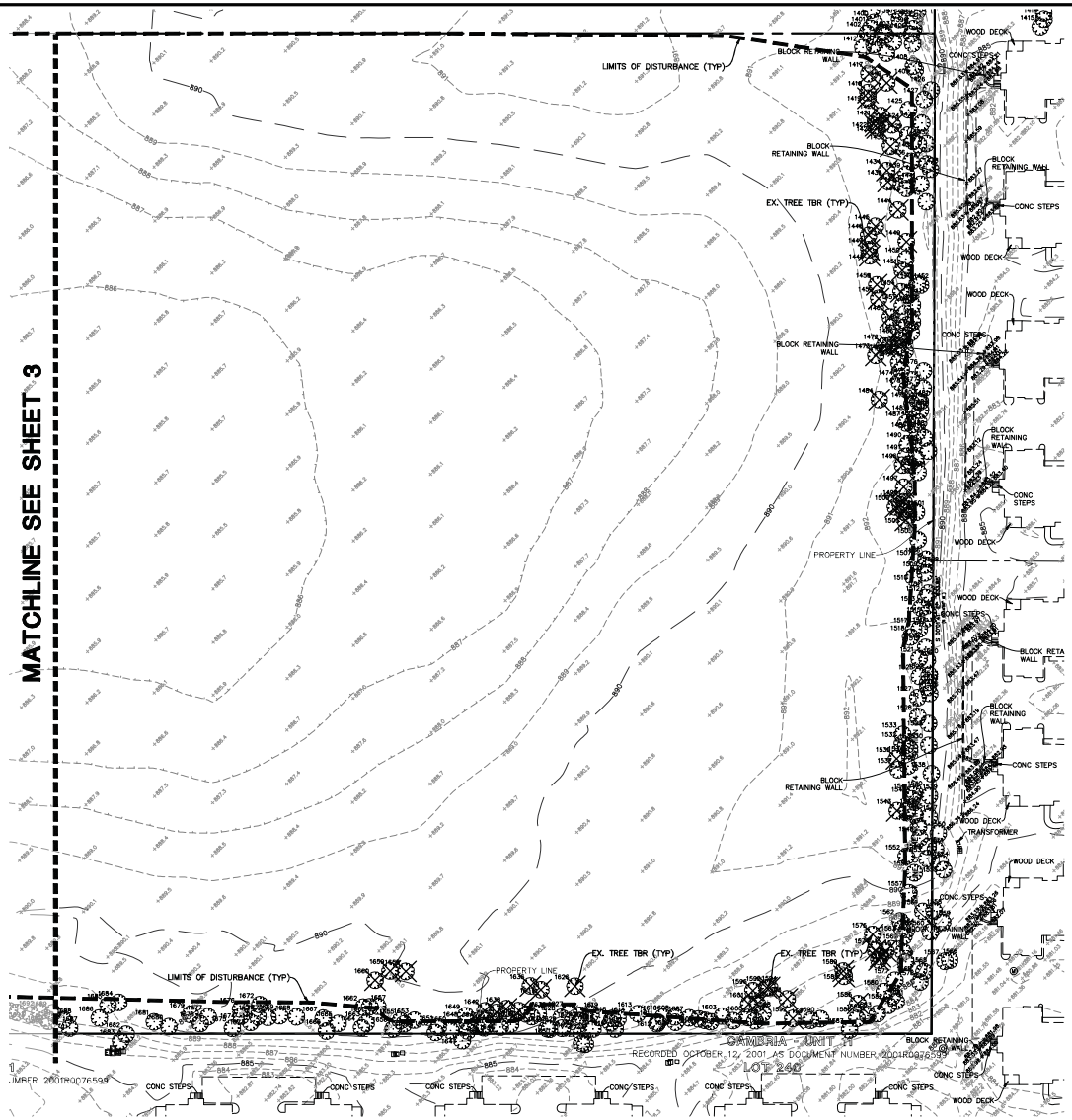
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - WEST

PROJ. MGR.: BDB
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DATE: 05-04-20
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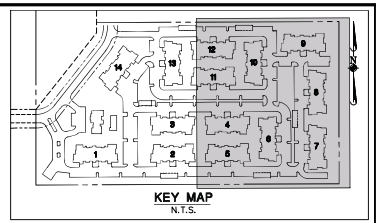
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SCALE: 1" = 40'



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MCHENRY COUNTY

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.

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Construction Managers • Environmental Scientists • Landscape Architects • Planners

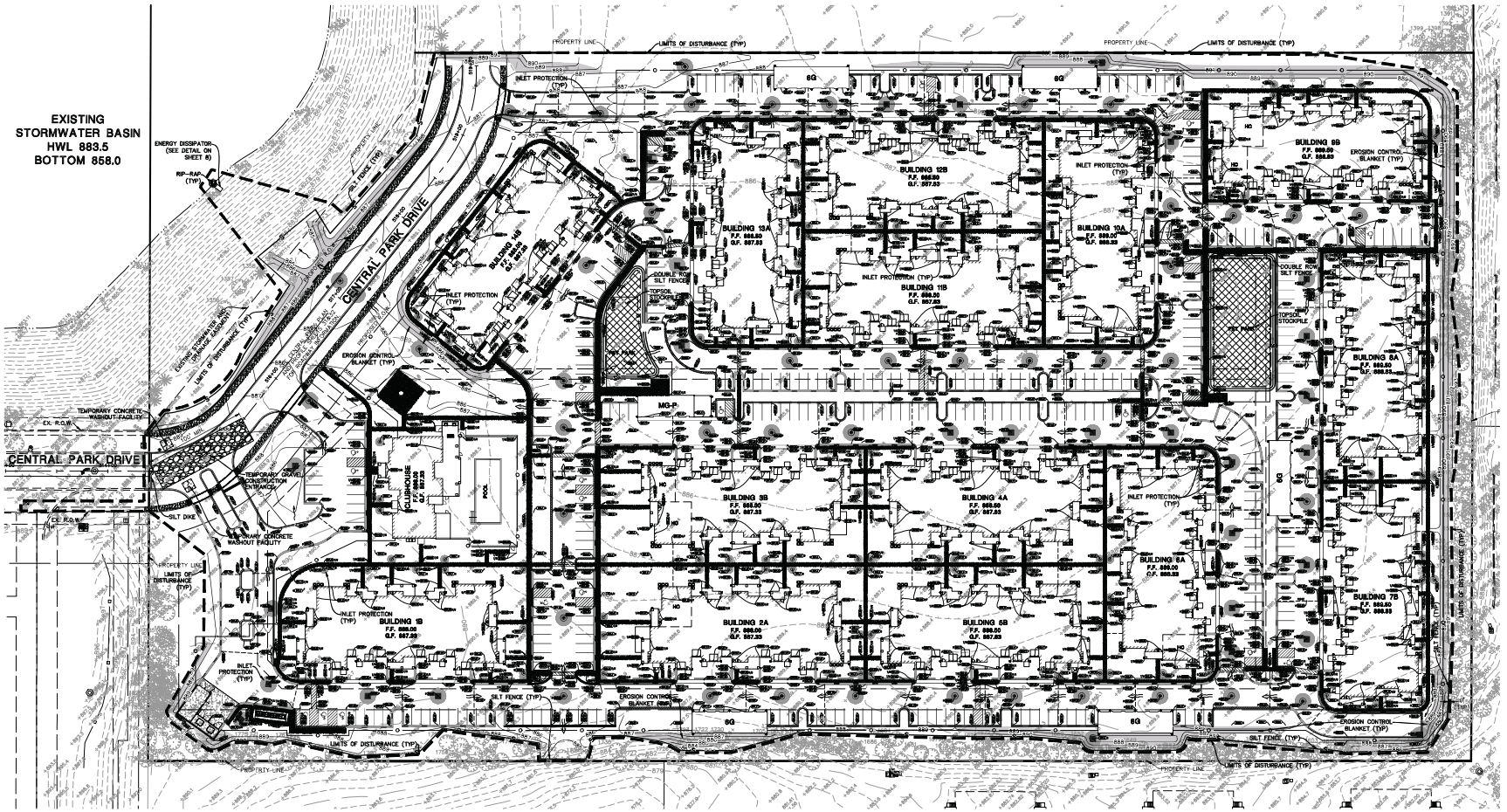
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN - EAST

PROJ. MGR.: BDB
PROJ. ENGR.: KRK
DRAWN BY: KRK
DATE: 05-04-20
SCALE: 1" = 40'

SHEET 4 OF 38
CPC.CLIL02

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Last XS: 2020 - 15:38 Dwg Name: N:\Projects\Springs\Final Drawings\Plan Set\4 EXISTING CONDITIONS AND DEMOLITION PLAN - EAST.dwg Updated By: jmatheson



SEE SHEETS 6 AND 7 FOR MCHENRY COUNTY'S STANDARD SOIL EROSION AND SEDIMENT CONTROL NOTES.

SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS	A											
DORMANT SEEDINGS	B									B		
TEMPORARY SEEDINGS	C											
TEMPORARY SEEDINGS	D											
SODDING	E											
MULCHING	F											

A – KENTUCKY BLUEGRASS 80 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.

B – KENTUCKY BLUEGRASS 130 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC. AND STRAW MULCH PER ACRE

C – SPRING OATS
D – WHEAT OR CEREAL RYE
E – SOD (NURSERY GROWN KENTUCKY BLUEGRASS)
F – STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER

** IRRIGATION NEEDED APR. 8 - 30 DAYS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

MCHENRY COUNTY

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

- TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- TEMPORARY SILT DIKE
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- TEMPORARY PERFORATED RISER
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY DITCHES, SWALES, SEDIMENT TRAPS AND/OR BASINS.
4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
6. CUT AND FILL SITE TO PLAN SUB-GRADE.
7. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
8. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
9. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
10. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE RETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE RETENTION BASIN.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST 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 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS/ACRE.
8. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
9. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATLEY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST 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 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
10. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
11. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. OVERLAND FLOW SHALL BE DIRECTED TO THE RETENTION BASIN PRIOR TO LEAVING THE SITE.
16. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
17. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

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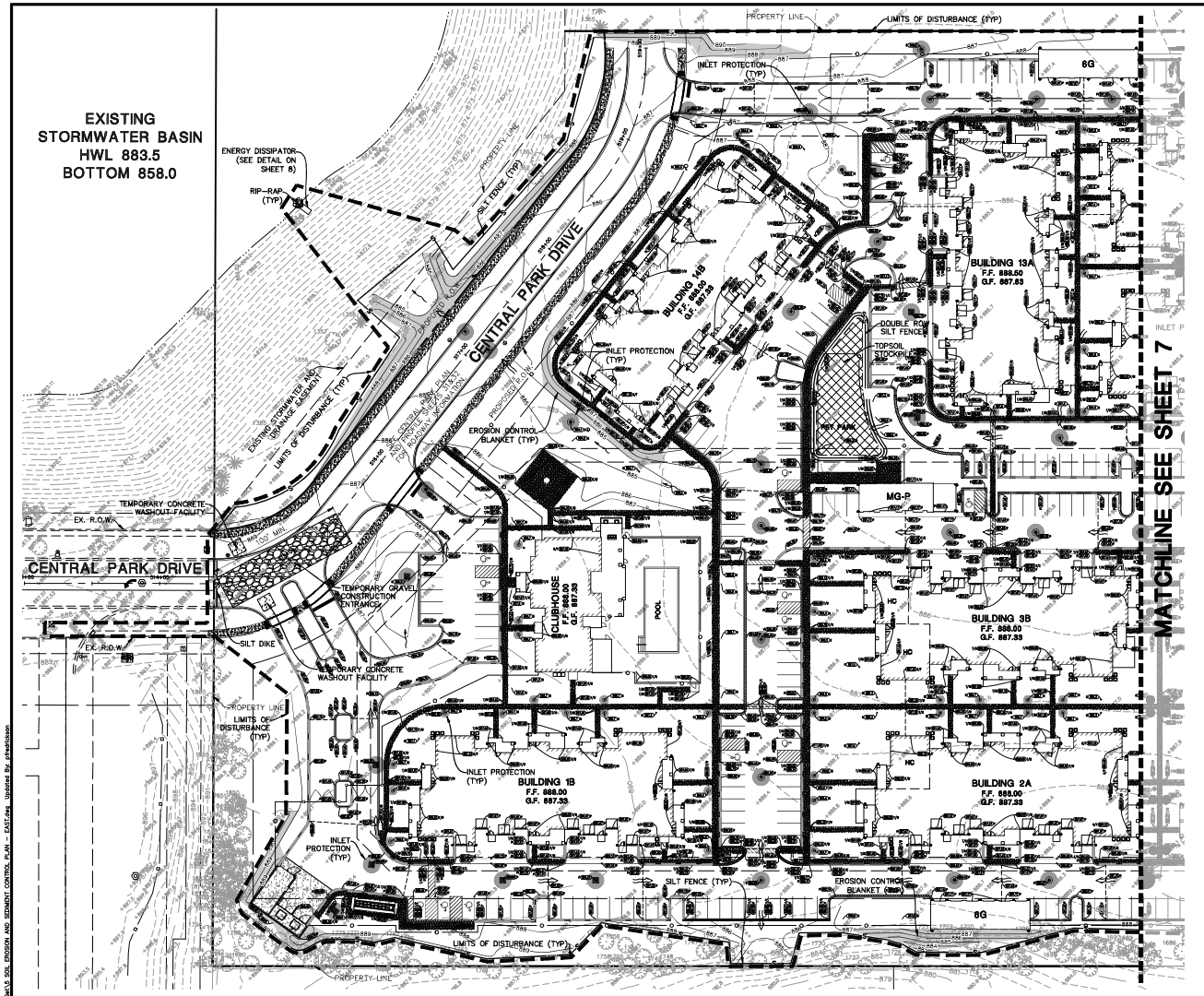
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - OVERALL

PROJ. MGR.: BDB
PROJ. ENGR.: KRK
DRAWN BY: ----
DATE: 05-04-20
SCALE: 1"=50'

SHEET 5 OF 38
CPC.CLIL02

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Apr 06, 2020 - 11:08 Dwg Name: A:\Projects\Work\Dwg\Plat Drawings\Site SOIL EROSION AND SEDIMENT CONTROL PLAN - EAST.dwg Updated By: ghoffstetter



SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS			A -									
DORMANT SEEDINGS	B -										B -	
TEMPORARY SEEDINGS			C -									
TEMPORARY SEEDINGS	D -											
SODDING			E**									
MULCHING												

A – KENTUCKY BLUEGRASS 80 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.

B – KENTUCKY BLUEGRASS 125 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. + 2 TONS STRAW MULCH PER ACRE

C – SPRING OATS
D – WHEAT OR CEREAL RYE
E – SOD (NURSERY GROWN KENTUCKY BLUEGRASS)
F – STRAW MULCH 2 TONS PER ACRE

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LEGEND

- —S—S— TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- —SD—SD— TEMPORARY SILT DIKE
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
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** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

MCHENRY COUNTY

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. OFF-SITE 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 DISTURBED AREAS SHALL BE INITIATED WITHIN ONE 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:
   - 8.a. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE; AND
   - 8.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 STAPLE-IN-PLACE SOD, EROSION CONTROL BLANKETS 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 OR CONCENTRATED 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 BUFFER 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:
   - 15.a. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATER; AND
   - 15.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.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE RETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE RETENTION BASIN.
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10. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
11. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVEL OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
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MCHENRY COUNTY

STANDARD DRAIN TILE NOTES

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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.

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SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - WEST

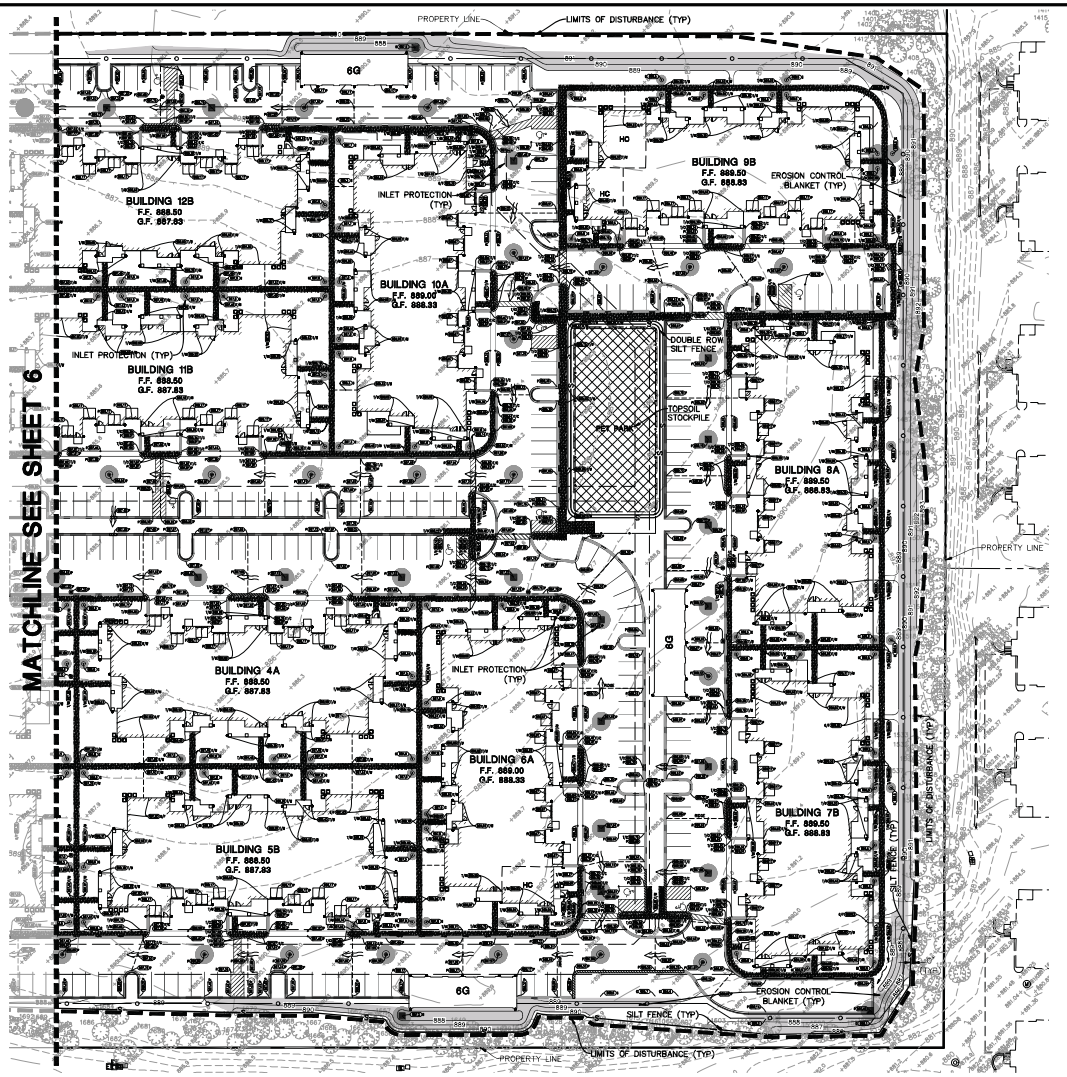
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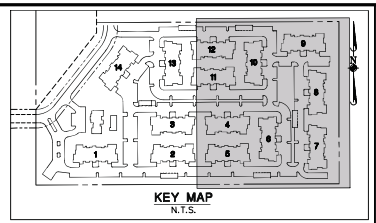
SHEET 6 OF 38

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Last Mod: 2020 - 11:08 Dwg Name: A:\Projects\Dwg\Dwg\Final Drawings\Final Drawings\Sheet Files\4 SOIL EROSION AND SEDIMENT CONTROL PLAN - EAST.dwg Updated By: gfredrickson





SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS			A -									
DORMANT SEEDINGS	B									B		
TEMPORARY SEEDINGS			C -									
TEMPORARY SEEDINGS	D					E**						
SODDING												
MULCHING												

A – KENTUCKY BLUEGRASS 80 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.

B – KENTUCKY BLUEGRASS 125 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. + 2 TONS STRAW MULCH PER ACRE

C – SPRING OATS
D – WHEAT OR CEREAL RYE
E – SOD (NURSERY GROWN KENTUCKY BLUEGRASS)
F – STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER

** IRRIGATION NEEDED FOR 2 - 3 WEEKS AFTER SODDING

NOTE: THIS CHART IS A GUIDE TO ASSISTS THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART; ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

LEGEND

- —S—S— TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
- —SD—SD— TEMPORARY SILT DIKE
- EROSION CONTROL BLANKET (NORTH AMERICAN GREEN DS 75) (SEEDING PER LANDSCAPE PLAN)
- TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
- TEMPORARY STORM STRUCTURE PROTECTION
- TEMPORARY CULVERT INLET PROTECTION
- TEMPORARY PERFORATED RISER
- PAVEMENT DRAINAGE FLOW
- SWALE DRAINAGE FLOW
- LIMITS OF DISTURBANCE/CONSTRUCTION

CONSTRUCTION SEQUENCE:

1. INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
2. PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
3. CONSTRUCT TEMPORARY DITCHES, SWALES, SEDIMENT TRAPS AND/OR BASINS.
4. STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
5. PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
6. CUT AND FILL SITE TO PLAN SUB-GRADE.
7. CONSTRUCT UNDERGROUND IMPROVEMENTS, i.e. SANITARY SEWER WATERMAIN AND STORM SEWER**, ETC.
8. CONSTRUCT PAVEMENT IMPROVEMENTS PER PLAN.
9. COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
10. REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.

** INSTALL INLET PROTECTION AROUND DRAINAGE STRUCTURES AS CONSTRUCTED.

MCHENRY COUNTY

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. OFF-SITE 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 DISTURBED AREAS SHALL BE INITIATED WITHIN ONE 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:
   - 8.a. WHERE THE INITIATION OF STABILIZATION MEASURES IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURES SHALL BE INITIATED AS SOON AS PRACTICABLE; AND
   - 8.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 BY THE INSTALLATION OF SOD, EROSION CONTROL BLANKETS 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 DEVICES 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 WMC 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:
   - 15.a. MINIMIZE THE DISCHARGE OF POLLUTANTS FROM EQUIPMENT AND VEHICLE WASHING, WHEEL WASH WATER, AND OTHER WASH WATER; AND
   - 15.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 WMC. 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.

SOIL EROSION AND SEDIMENTATION CONTROL GENERAL NOTES:

1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE OWNER, SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 24 HOURS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ONSITE SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO THE RETENTION BASIN, PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY AND CONVEY THEM TO THE RETENTION BASIN.
6. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE, OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST 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 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
7. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 64 LBS./ACRE.
8. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
9. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISTURBED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST 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 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
10. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS. DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
11. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
12. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
13. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR RELOCATED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
14. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
15. OVERLAND FLOW SHALL BE DIRECTED TO THE RETENTION BASIN PRIOR TO LEAVING THE SITE.
16. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
17. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS WITHIN 30 DAYS OF FINAL STABILIZATION.

MCHENRY COUNTY

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.

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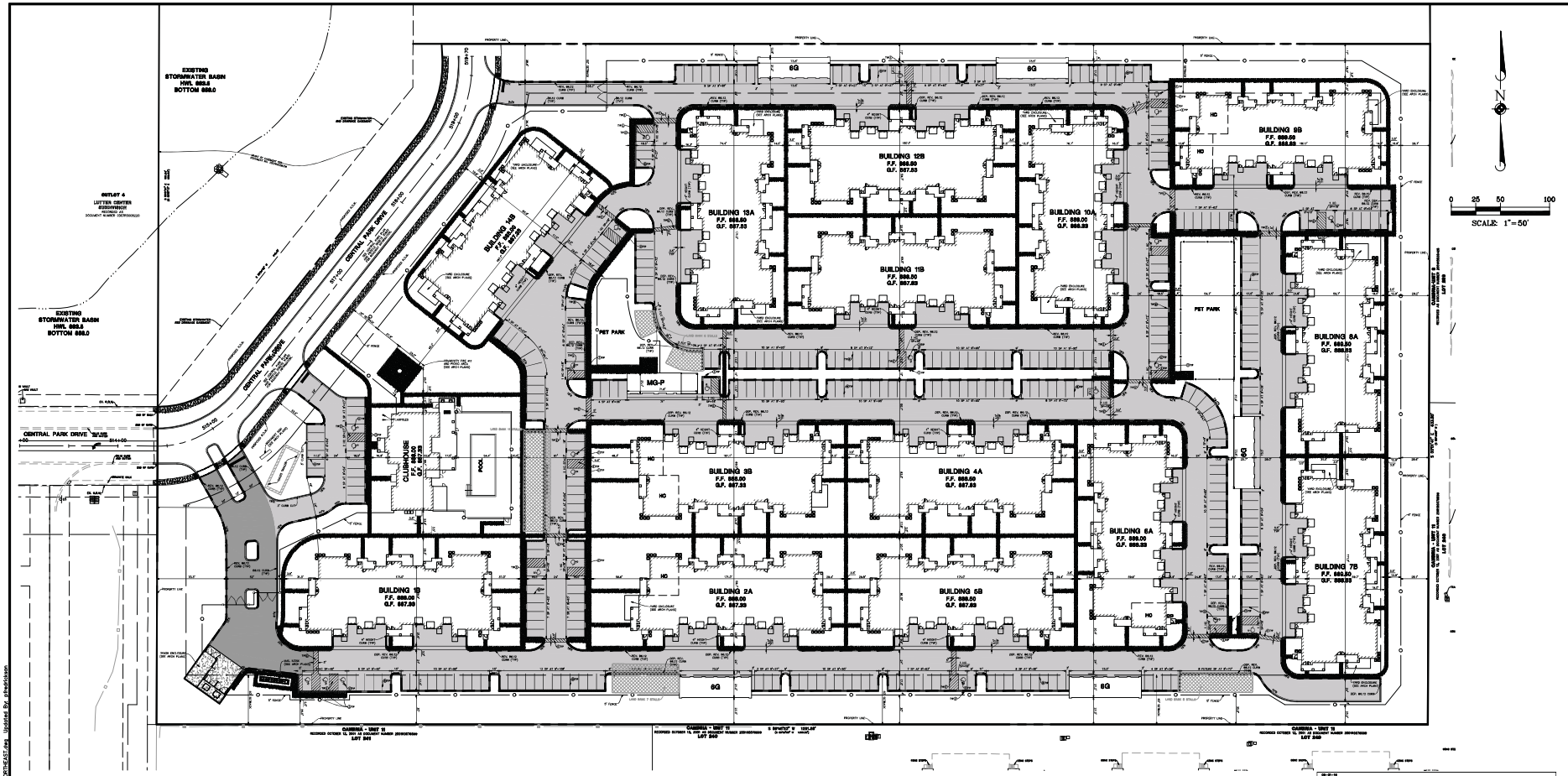
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN - EAST

PROJ. MGR.: BDB
PROJ. ENGR.: KRK
DRAWN BY: KRK
DATE: 05-04-20
SCALE: 1" = 40'

SHEET 7 OF 38

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Apr 29, 2020 - 11:08 Dwg Name: A:\Projects\2020\Dwg\Civil Drawings\Civil Sheets\Plan Set\06 SOIL EROSION AND SEDIMENT CONTROL PLAN - EAST.dwg Updated By: phardesson



SITE DATA

SITE AREA	18.15 ACRES
PARKING PROVIDED	539 SPACES
SURFACE PARKING PROVIDED	347 SPACES
SURFACE PARKING HANDICAP INCLUDED	22 SPACES
POTENTIAL ADDITION OF LAND BANKED SPACES	31 SPACES
ATTACHED GARAGES PROVIDED	112 SPACES
DETACHED GARAGES PROVIDED	31 SPACES
CLUBHOUSE SURFACE PARKING PROVIDED	15 SPACES
CLUBHOUSE SURFACE PARKING HANDICAP PROVIDED	2 SPACES
DETACHED HANDICAP PARKING PROVIDED (MG-P)	1 SPACE

SITE AREA CALCULATIONS

SITE AREA	790,693 SF
BUILDING AREA	186,275 SF (23.6%)
NET DENSITY	280 UNITS/18.15 AC = 15.4 DU/AC
FLOOR AREA	354,180 SF
FAR	354,180 SF/790,693 SF = 0.45
IMPERVIOUS COVERAGE	11.49 AC (63.3%)
LANDSCAPE AREA	6.66 AC

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
10" AGGREGATE BASE COURSE, TYPE B

CONCRETE PAVEMENT
8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4/1.4
4" COMPACTED AGGREGATE BASE, TYPE B

CONCRETE SIDEWALK
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B

SIGN LEGEND

(1) R1-1 STOP SIGN
(2) R7-8 HANDICAP PARKING SIGN

PAVEMENT MARKING LEGEND

(A) 24" WHITE STOP BAR
(B) 4" YELLOW LINE
(C) LETTERS AND SYMBOLS PAVEMENT MARKINGS
(D) TRAFFIC FLOW DIRECTIONAL ARROWS
(E) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
(F) 4" WHITE (6' SKIP-2' DASH)
(G) 4" WHITE
(H) 4" DOUBLE YELLOW AT 12" C-C

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE, CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS, BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO SOUTH PROPERTY LINE UNLESS OTHERWISE NOTED.

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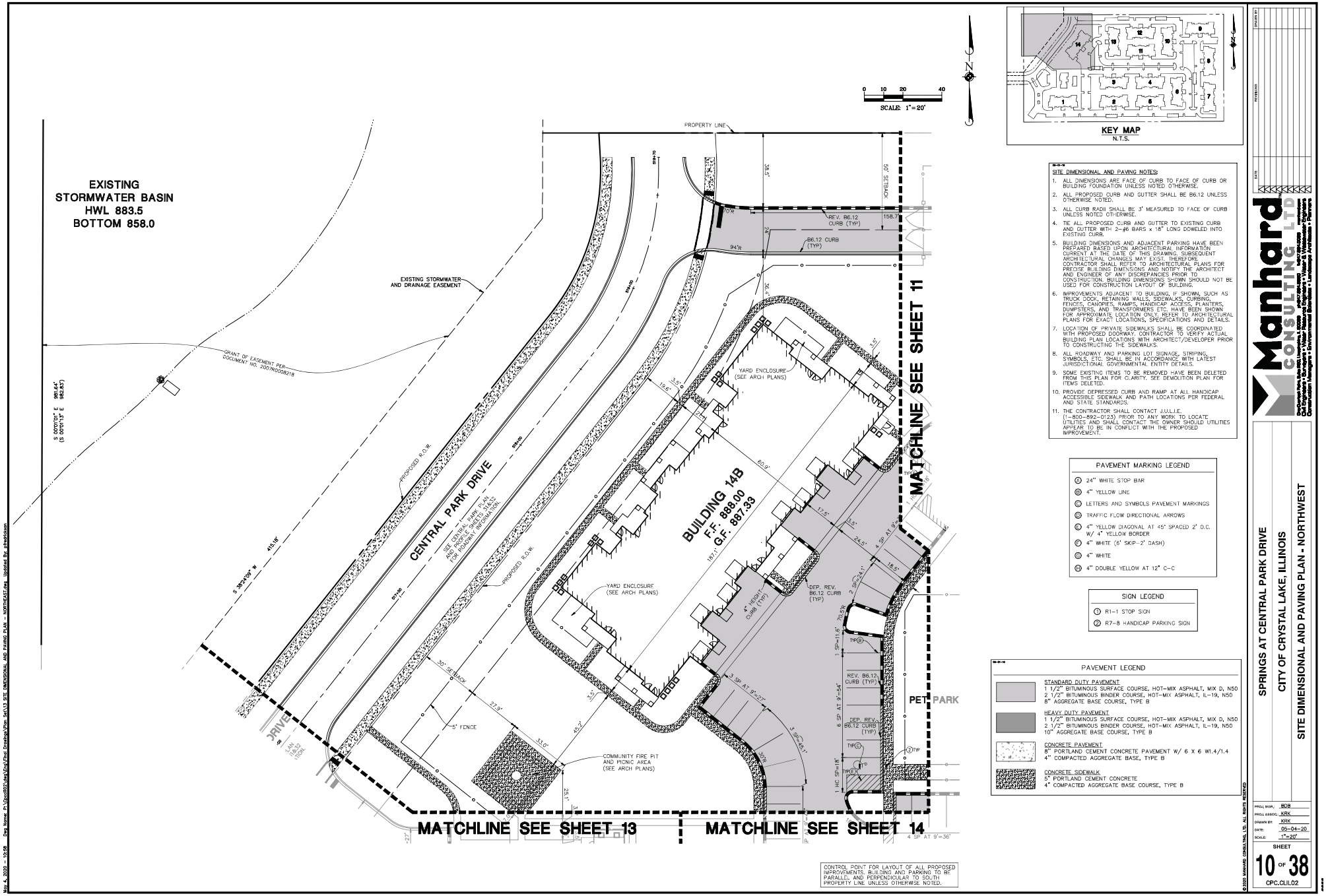
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - OVERALL

PROJ. MGR.: BDB
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DRAWN BY: KRK
DATE: 05-04-20
SCALE: 1"=50'

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CPC.CLIL02

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SITE DIMENSIONAL AND PAVING NOTES:

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PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) LETTERS AND SYMBOLS PAVEMENT MARKINGS
- (D) TRAFFIC FLOW DIRECTIONAL ARROWS
- (E) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (F) 4" WHITE (6' SKIP-2' DASH)
- (G) 4" WHITE
- (H) 4" DOUBLE YELLOW AT 12" C-C

SIGN LEGEND

- (1) R1-1 STOP SIGN
- (2) R7-8 HANDICAP PARKING SIGN

PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT: 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50; 2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50; 8" AGGREGATE BASE COURSE, TYPE B
- HEAVY DUTY PAVEMENT: 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50; 2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50; 10" AGGREGATE BASE COURSE, TYPE B
- CONCRETE PAVEMENT: 8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4/1.4; 4" COMPACTED AGGREGATE BASE, TYPE B
- CONCRETE SIDEWALK: 5" PORTLAND CEMENT CONCRETE; 4" COMPACTED AGGREGATE BASE COURSE, TYPE B

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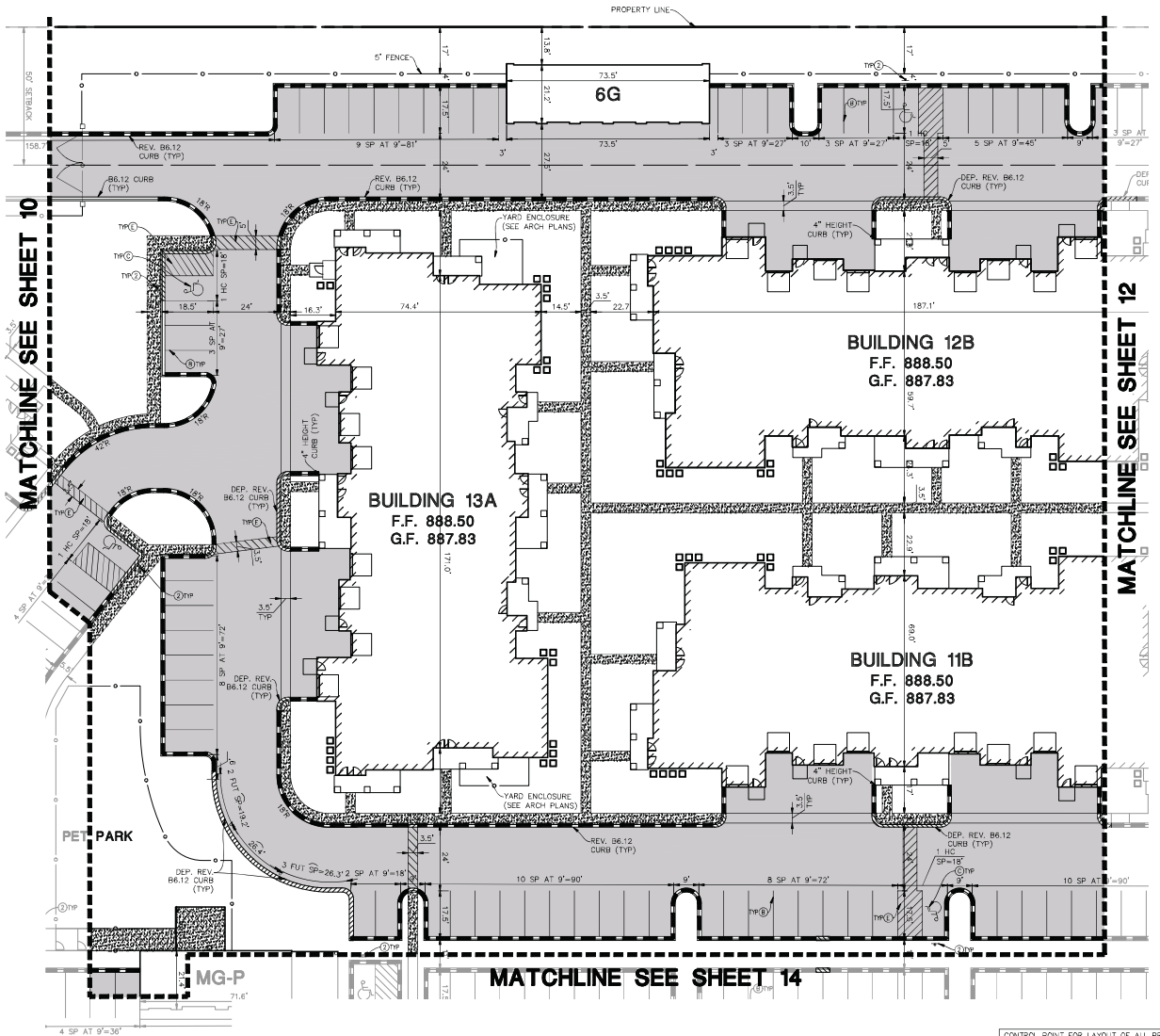
Civil Engineers • Surveyors • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - NORTHWEST

PROJ. MGR.: BDB
PROJ. ENGR.: KRK
DRAWN BY: KRK
DATE: 05-04-20
SCALE: 1"=20'

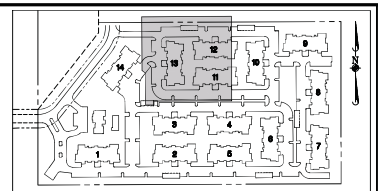
SHEET 10 OF 38
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May 4, 2020 - 10:58 Dre Name: P:\Projects\Active\Key Final Drawings\Plan Set\1.0 SITE DIMENSIONAL AND PAVING PLAN - NORTHEAST.dwg Updated By: jmeadows





0 10 20 40
SCALE: 1"=20'



SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
3. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
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PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) LETTERS AND SYMBOLS PAVEMENT MARKINGS
- (D) TRAFFIC FLOW DIRECTIONAL ARROWS
- (E) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (F) 4" WHITE (5' SKIP-2' DASH)
- (G) 4" WHITE
- (H) 4" DOUBLE YELLOW AT 12" C-C

SIGN LEGEND

- (1) R1-1 STOP SIGN
- (2) R7-8 HANDICAP PARKING SIGN

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B

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CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS. BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO SOUTH PROPERTY LINE UNLESS OTHERWISE NOTED.

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Civil Engineers • Surveyors • Water Resource Engineers
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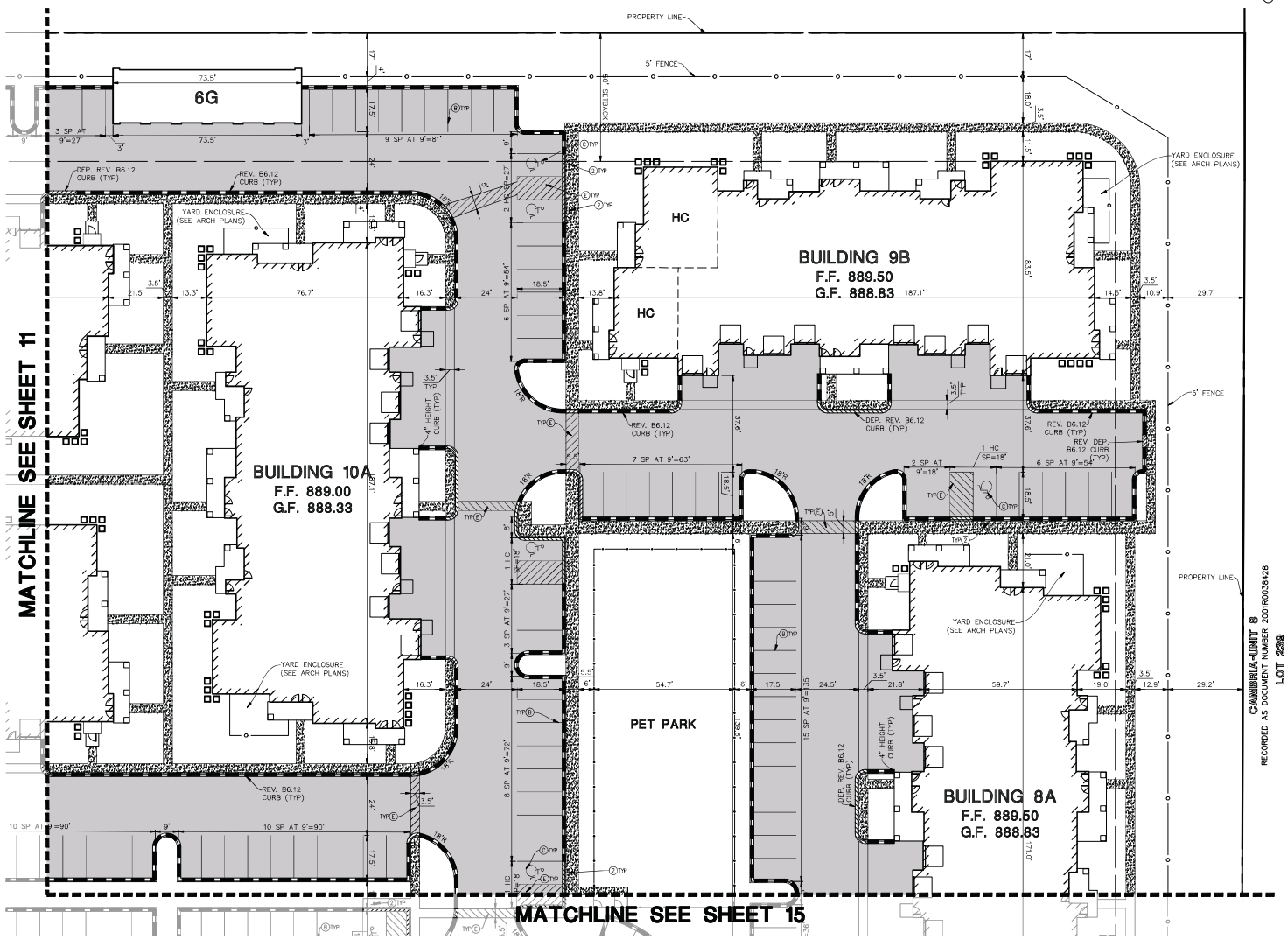
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - NORTH

PROJ. MGR.: BDB
PROJ. ENGR.: KRK
DRAWN BY: KRK
DATE: 05-04-20
SCALE: 1"=20'

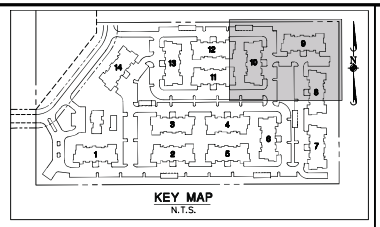
SHEET 11 OF 38
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May 4, 2020 - 10:58 Dre Vienne, P:\Projects\Crystal Lake\Plan Drawings\Plan Set\1.0 SITE DIMENSIONAL AND PAVING PLAN - NORTH.dwg Updated By jvheidelson



SCALE: 1"=20'



KEY MAP
N.T.S.

SITE DIMENSIONAL AND PAVING NOTES:

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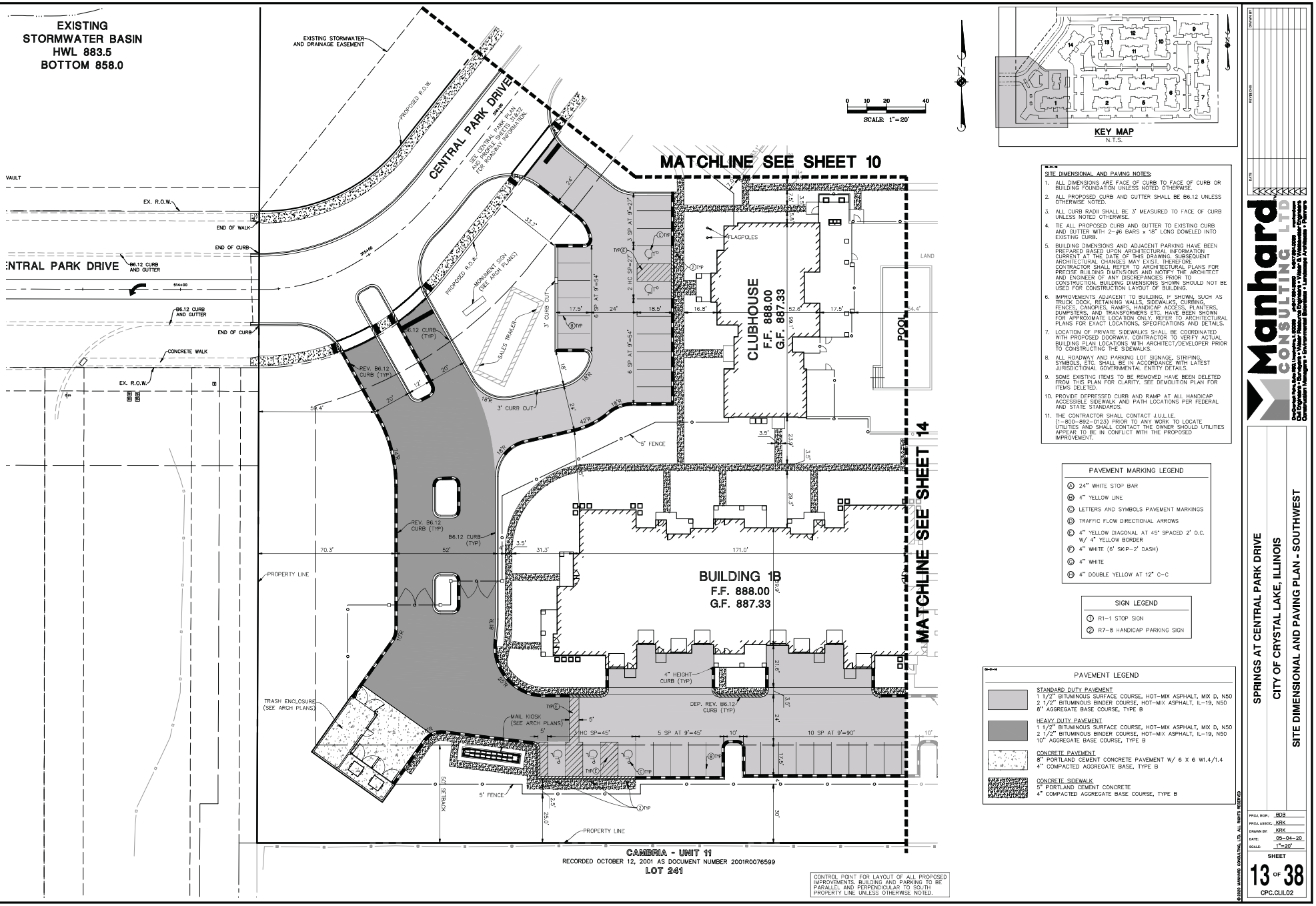
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - NORTHEAST

PROJ. MGR.: BOB
PROJ. ENGR.: KRK
DRAWN BY: KRK
DATE: 05-04-20
SCALE: 1"=20'

SHEET 12 OF 38
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May 4, 2020 - 10:58 Dwg Name: P:\Projects\Work\Key Plan Drawings\Plan Set\11A SITE DIMENSIONAL AND PAVING PLAN - NORTHEAST.dwg Updated By: jmadsson



SITE DIMENSIONAL AND PAVING NOTES:

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PAVEMENT LEGEND

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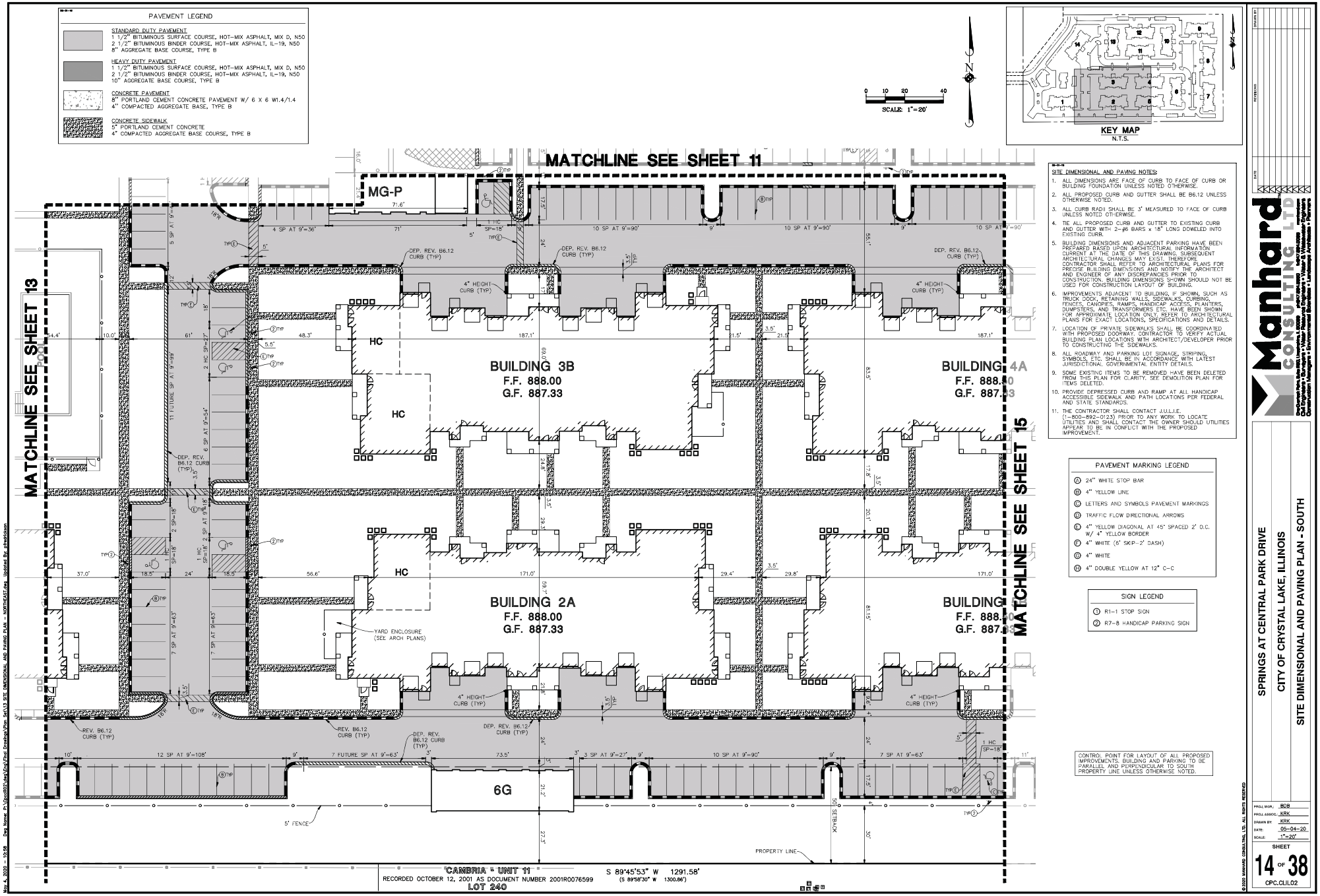
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - SOUTHWEST

PROJ. MGR.: BDB
PROJ. ENGR.: KRK
DRAWN BY: KRK
DATE: 05-04-20
SCALE: 1"=20'

SHEET 13 OF 38
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May 4, 2020 - 10:58 Dre Name: P:\Projects\Land Dev\Final Drawings\Plan Set\13 SITE DIMENSIONAL AND PAVING PLAN - NORTHEAST.dwg Updated By: jmadison



SITE DIMENSIONAL AND PAVING NOTES:

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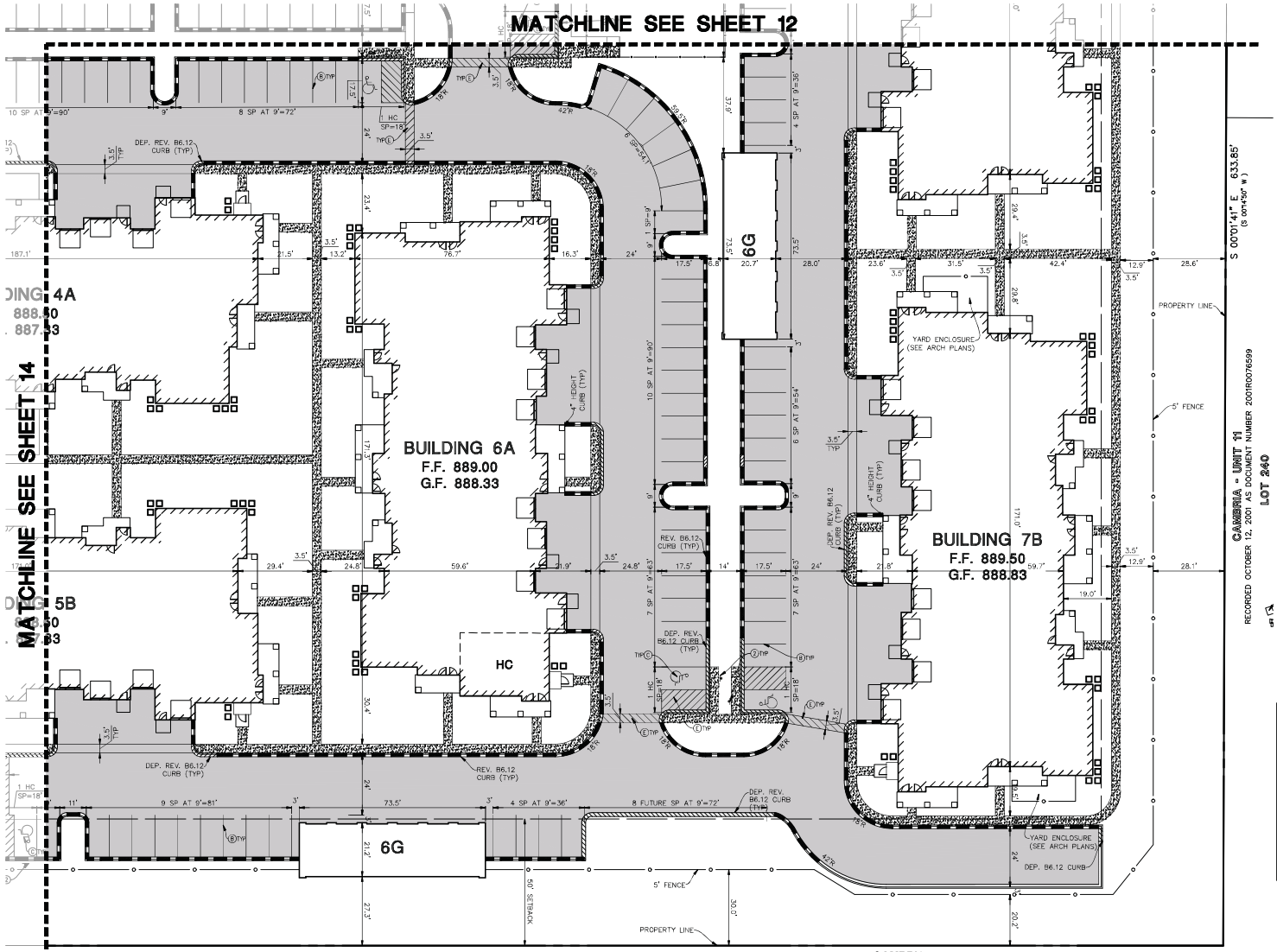
SPRINGS AT CENTRAL PARK DRIVE
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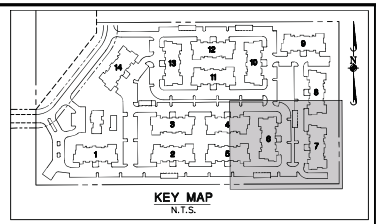
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PROJ. ENGR.: KRK
DRAWN BY: KRK
DATE: 05-04-20
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SHEET 14 OF 38
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May 4, 2020 - 10:58 Dw Name: P:\Projects\Work\Civil\Plan Drawings\Plan Set\1.0 SITE DIMENSIONAL AND PAVING PLAN - NORTH.dwg Updated By: jmeadows





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CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS. BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO SOUTH PROPERTY LINE UNLESS OTHERWISE NOTED.

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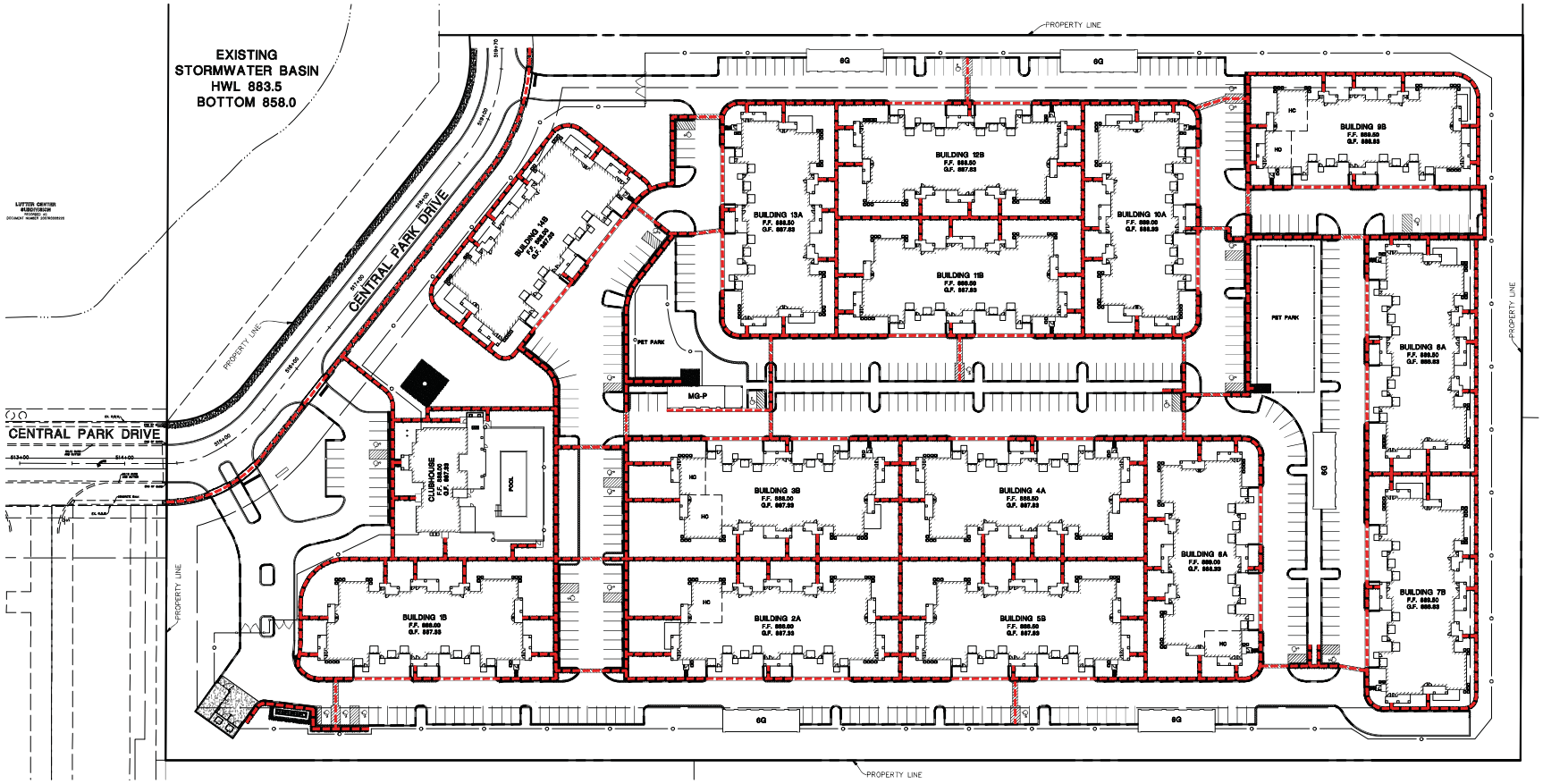
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - SOUTHEAST

PROJ. MGR.: BDB
PROJ. ENGR.: KRK
DRAWN BY: KRK
DATE: 05-04-20
SCALE: 1"=20'

SHEET 15 OF 38
CPC.CLIL02

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May 4, 2020 - 10:58 Dw Name: P:\Projects\Civil\Key Plat Drawings\Plan Set\13 SITE DIMENSIONAL AND PAVING PLAN - NORTHEAST.dwg Updated By: jmeidinger



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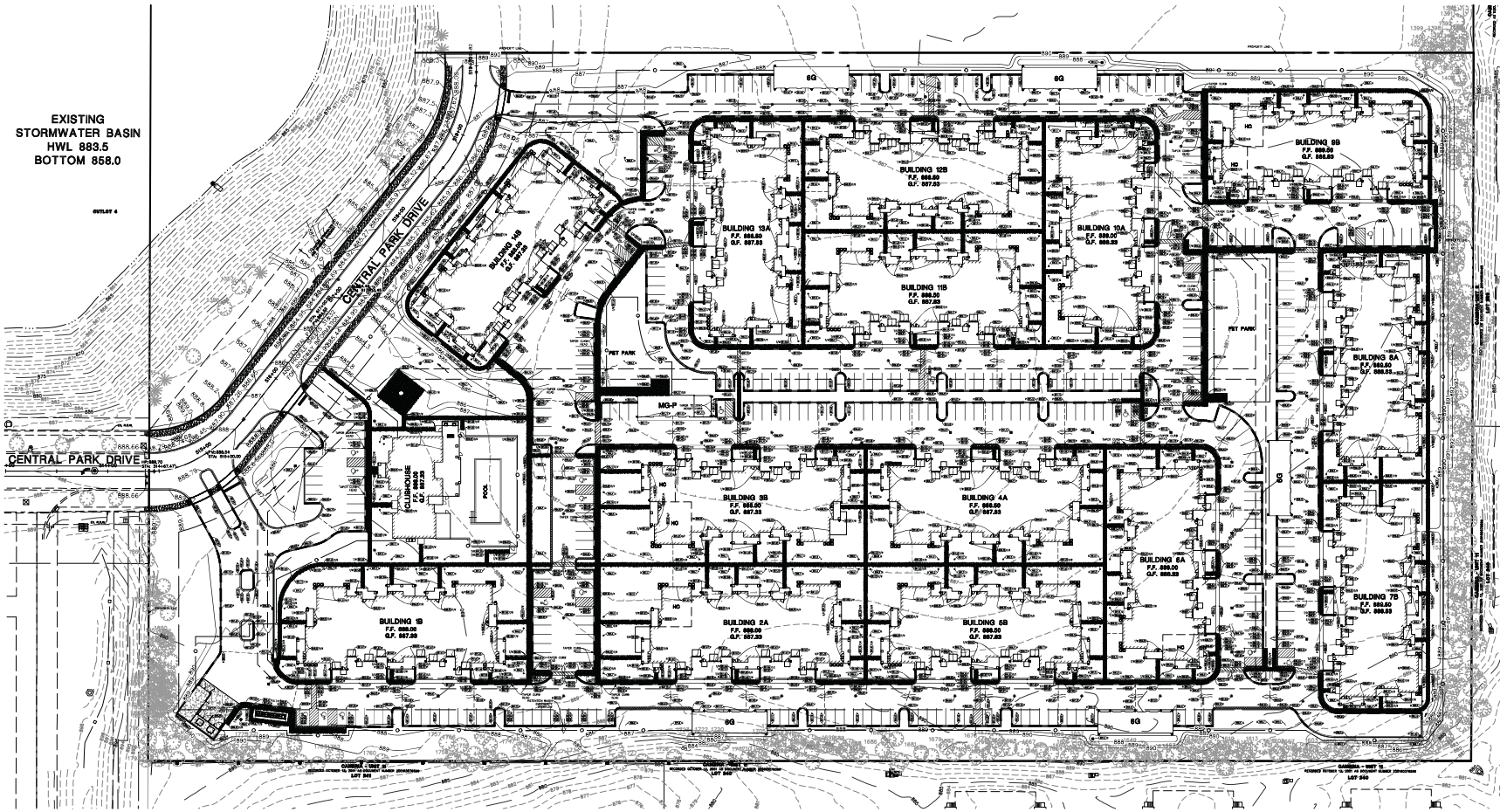
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
ACCESSIBLE ROUTES PLAN

PROJ. MGR.: BDB
PROJ. ENGR.: KRK
DRAWN BY: NK
DATE: 05-04-20
SCALE: 1"=50'

SHEET 16 OF 38
CPC.CLIL02

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Apr 17, 2020 - 16:37 Dwg Name: K:\Crystal\Dwg\Dwg\Plat Drawings\Plat Drawings\Set 1\ACCESSIBLE ROUTES EXHIBIT.dwg Updated By: jakobsson



GRADING PLAN LEGEND

784	PROPOSED 1 FOOT CONTOURS
792.8 G	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
RIDGE	PROPOSED RIDGE LINE
D.P.	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
H	PROPOSED SWALE SUMMIT

GRADING NOTES:

1. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
2. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
3. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
4. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
5. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
8. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
9. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING ON MARCH 6, 2020. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
10. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

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Manhard CONSULTING LTD

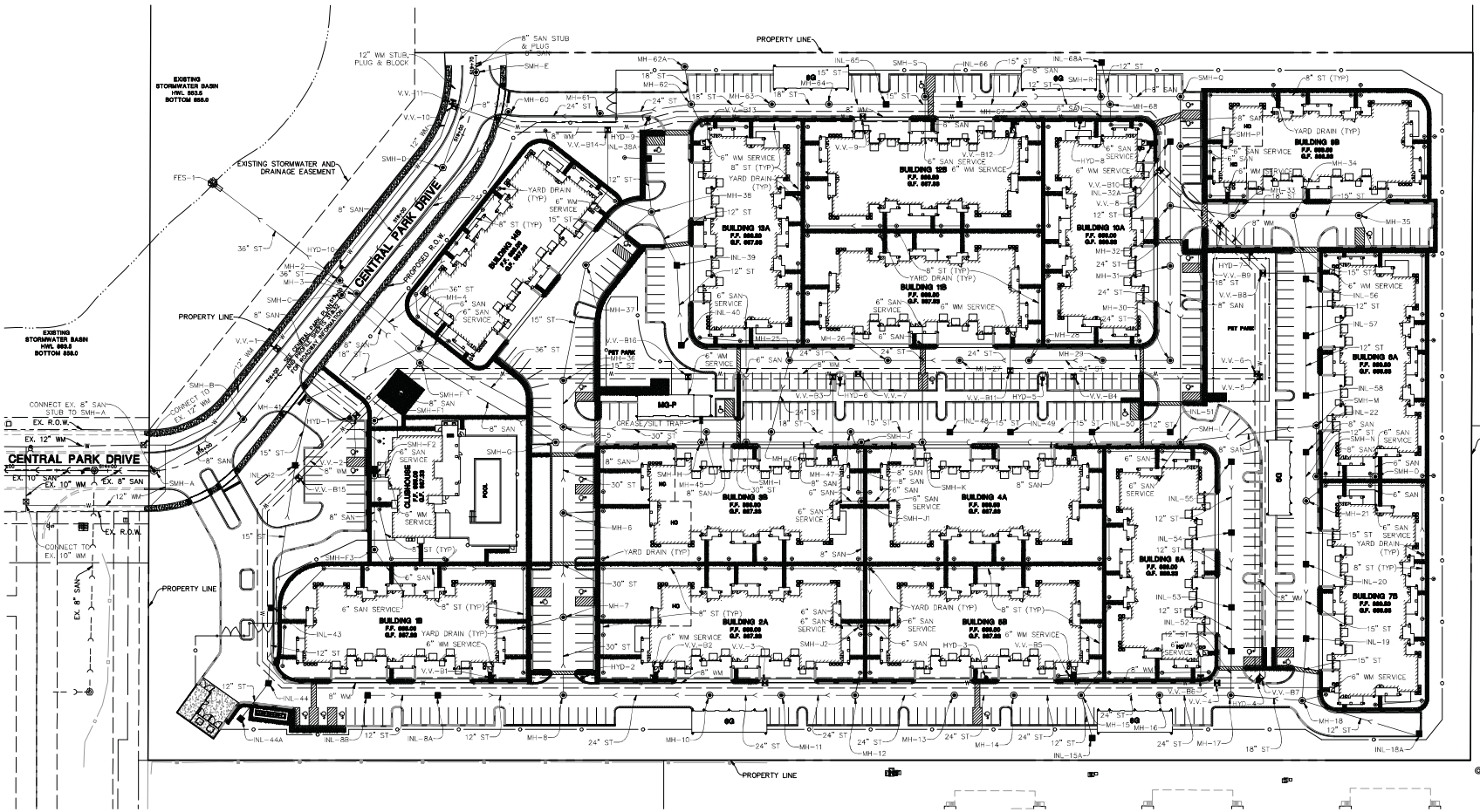
Civil Engineers • Surveyors • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
GRADING PLAN - OVERALL

PROJ. MGR.: BDB
PROJ. ENGR.: KRK
DRAWN BY: ----
DATE: 05-04-20
SCALE: 1"=50'

SHEET 17 OF 38
CPC.CLIL02

Apr 17, 2020 - 12:17 Dwg Name: K:\Projects\Geo\Eng\Final Drawings\Plan Set\16_GRADING PLAN - OVERALL.dwg Updated By: kbowers



UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
11. ALL WATER MAIN SHALL BE 6'-0" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
19. ALL D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

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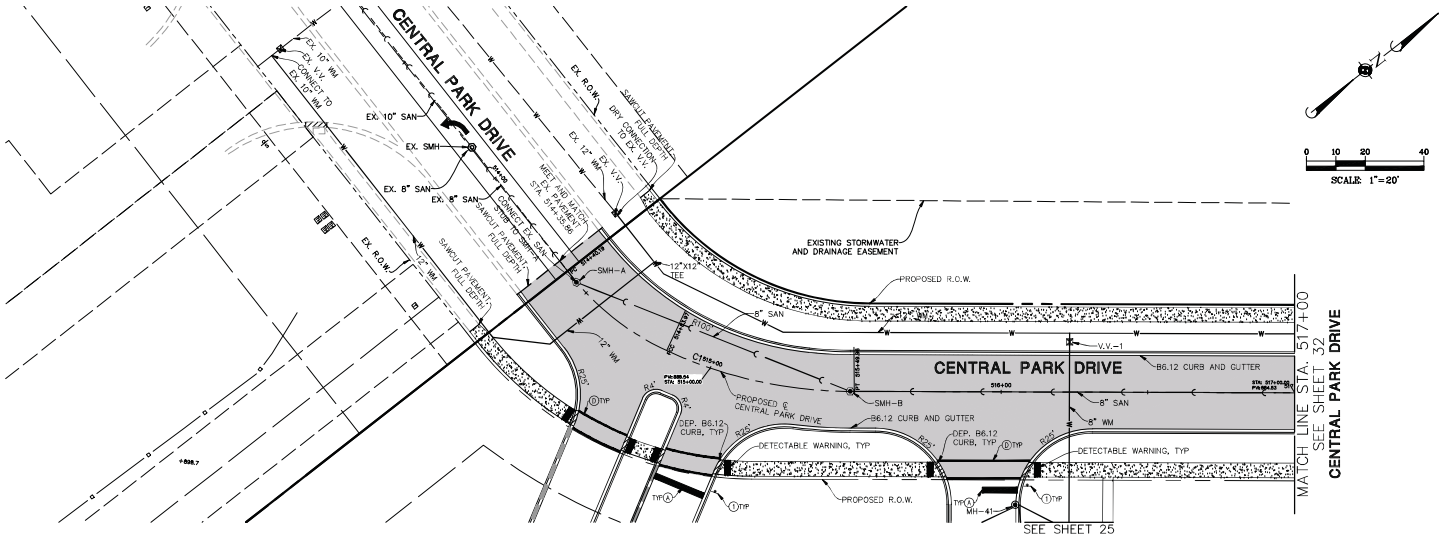
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
UTILITY PLAN - OVERALL

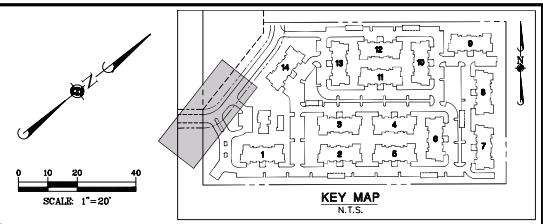
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PROJ. ASSOC.: KRK
DRAWN BY: KRK
DATE: 05-04-20
SCALE: 1"=50'

SHEET 24 OF 38
CPC.CLIL02

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Apr 29, 2020 - 10:23 Dwg Name: A:\Projects\Springs\Final Drawings\Final Set\03 UTILITY PLAN - OVERALL.dwg Updated By: ghatfelson





PAVEMENT MARKING LEGEND

(A)	24" WHITE STOP BAR LINE
(B)	4" DOUBLE YELLOW AT 12" C-C
(C)	6" WHITE SOLID LANE LINE
(D)	6" WHITE CROSSWALK LINE

SIGN LEGEND

(1)	R1-1 STOP SIGN

PAVING LEGEND

SIDEWALK
4" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE (CA-6 GRADE #9)

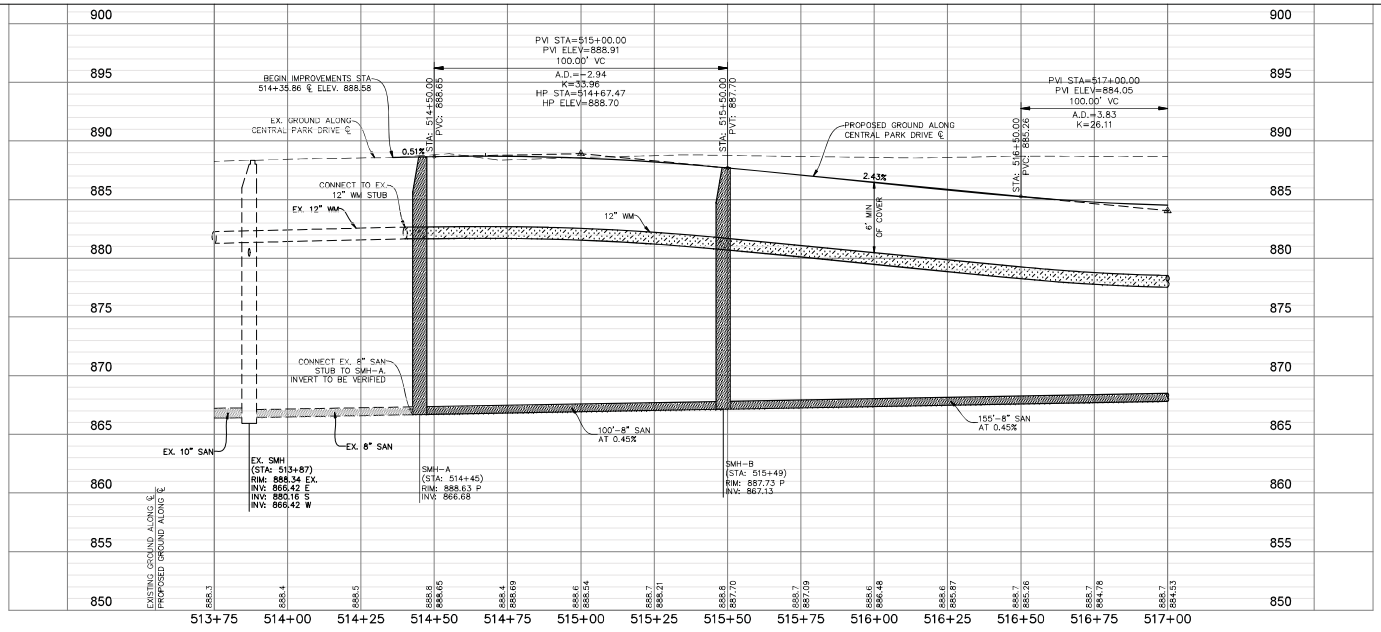
ASPHALT PAVEMENT
1 1/2" HMA SURFACE COURSE, MIX "C", N50
2.5" HMA BINDER COURSE, IL 19, N50
12" AGGREGATE BASE COURSE (CA-6 GRADE #9)

ALTERNATE ASPHALT PAVEMENT
1 1/2" HMA SURFACE COURSE, MIX "C", N50
2.5" HMA BINDER COURSE, IL 19, N50
4" HMA BASE COURSE
4" AGGREGATE BASE COURSE (CA-6 GRADE #9)

NOTE:
1. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AT LOCATIONS OF CONFLICT. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
2. FOR SIGN REMOVAL, REPLACEMENT AND OR RELOCATION, SEE PAVEMENT MARKING AND SIGNING PLAN.
3. ALL DIMENSIONS TO EDGE OF PAVEMENT.
4. ALL SIDEWALK RAMPS TO BE IN ACCORDANCE WITH ADA REQUIREMENTS.

CURVE TABLE					
Curve #	RADIUS	LENGTH	DELTA	TANGENT	PC STA	PT STA
C1	150.14'	65.99'	25°11'01"	33.54'	514+83.97	515+49.96
C2	150.05'	101.84'	38°53'14"	52.97'	518+61.24	519+63.07

CENTRAL PARK DRIVE



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Construction Managers • Environmental Scientists • Landscape Architects • Planners

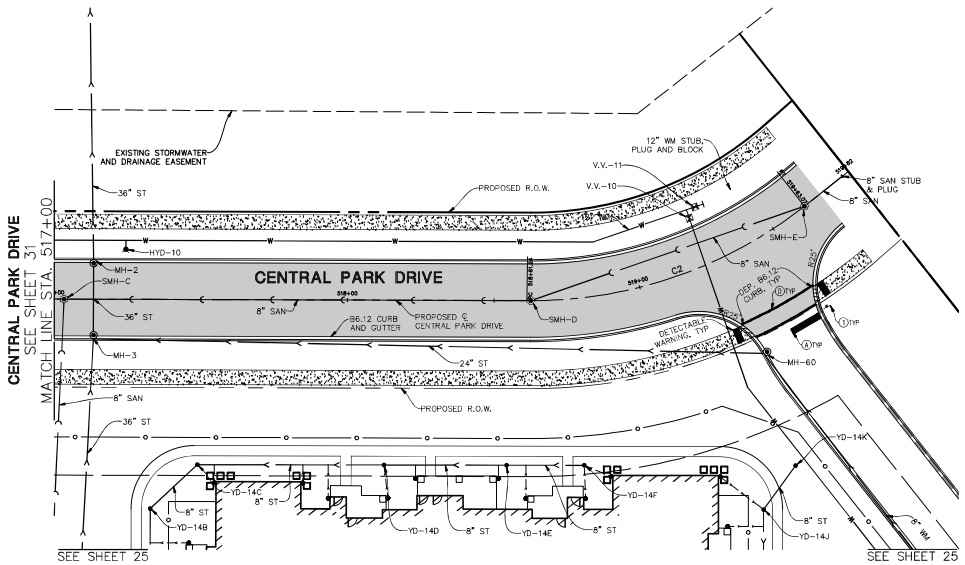
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
CENTRAL PARK DRIVE PLAN AND PROFILE - STA 513+75 TO 517+00

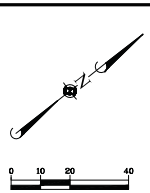
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DRAWN BY: ----
DATE: 05-04-20
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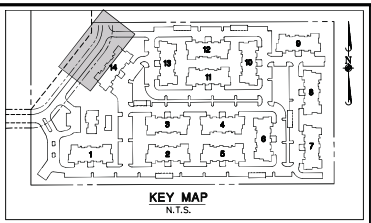
SHEET 31 OF 38
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May 4, 2020 - 16:24 Dgn Name: P:\Projects\Active\City Files\Plan Drawings\Plan Set\31 CENTRAL PARK DRIVE PLAN AND PROFILE - STA 513+75 TO 517+00.dwg Updated By: jmeadows







KEY MAP
N.T.S.

PAVEMENT MARKING LEGEND

(A)	24" WHITE STOP BAR LINE
(B)	4" DOUBLE YELLOW AT 12" C-C
(C)	6" WHITE SOLID LANE LINE
(D)	6" WHITE CROSSWALK LINE

SIGN LEGEND

(1)	R1-1 STOP SIGN

PAVING LEGEND

SIDEWALK
6" PORTLAND CEMENT CONCRETE
4" AGGREGATE BASE (CA-6 GRADE #9)

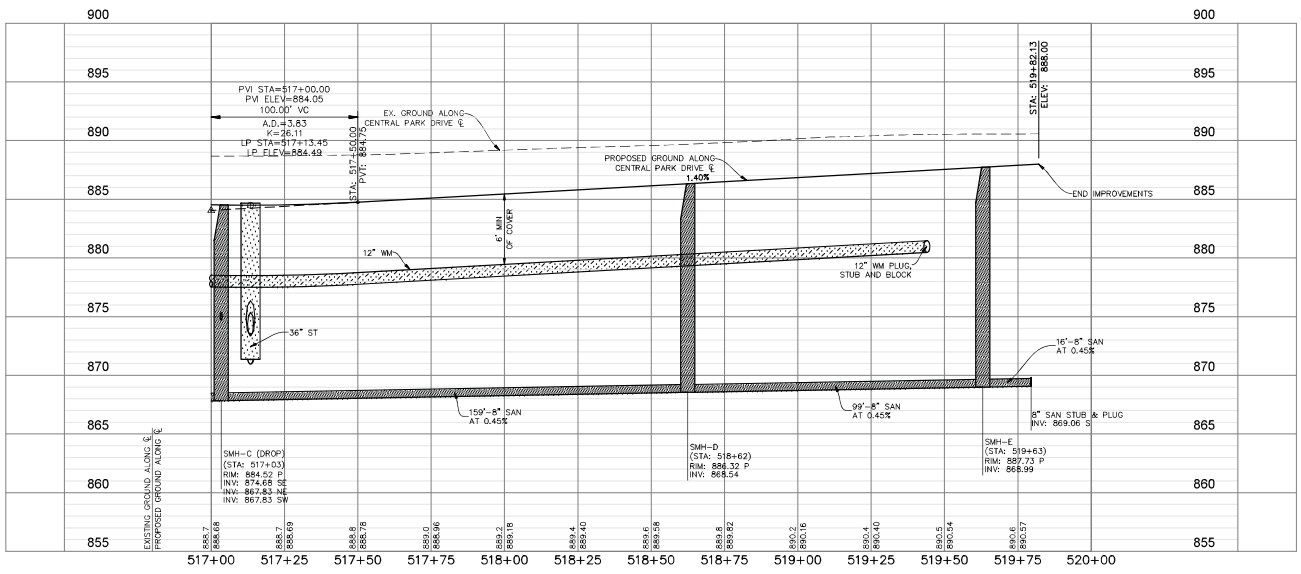
ASPHALT PAVEMENT
1 1/2" HMA SURFACE COURSE, MIX "C", N50
2.5" HMA BINDER COURSE, IL 19, N50
12" AGGREGATE BASE COURSE (CA-6 GRADE #9)

ALTERNATE ASPHALT PAVEMENT
1 1/2" HMA SURFACE COURSE, MIX "C", N50
2.5" HMA BINDER COURSE, IL 19, N50
4" HMA BASE COURSE
4" AGGREGATE BASE COURSE (CA-6 GRADE #9)

NOTE:
1. CONTRACTOR TO VERIFY EXACT LOCATION AND ELEVATION OF EXISTING UTILITIES AT LOCATIONS OF CONFLICT. CONTRACTOR TO NOTIFY ENGINEER WITH ANY DISCREPANCIES.
2. FOR SIGN REMOVAL, REPLACEMENT AND OR RELOCATION, SEE PAVEMENT MARKING AND SIGNING PLAN.
3. ALL DIMENSIONS TO EDGE OF PAVEMENT.
4. ALL SIDEWALK RAMPS TO BE IN ACCORDANCE WITH ADA REQUIREMENTS.

CURVE TABLE						
Curve #	RADIUS	LENGTH	DELTA	TANGENT	PC STA	PT STA
C1	150.14'	65.99'	25°11'01"	33.54'	514+83.97	515+49.96
C2	150.05'	101.84'	38°53'14"	52.97'	518+61.24	519+63.07

CENTRAL PARK DRIVE



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Surveyors • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
CENTRAL PARK DRIVE PLAN AND PROFILE - STA 517+00 TO 519+70

PROJ. MGR: BDB
PROJ. ENGR: KRK
DRAWN BY: KRK
DATE: 05-04-20
SCALE: 1"=20', V:1"=5'

SHEET
32 OF 38
CPC.CLIL02

May 4, 2020 - 16:24 Dw Name: P:\Projects\Vault\Civil\Final Drawings\Plan Set\31 CENTRAL PARK DRIVE PLAN AND PROFILE - STA 517+00 TO 519+70.dwg Updated By: jfredrickson

FINAL LANDSCAPE PLAN
for

SPRINGS AT CENTRAL PARK DRIVE

EAST OF CENTRAL PARK DRIVE AND LUTTER DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1	TITLE SHEET AND LANDSCAPE SUMMARY
L2	FINAL LANDSCAPE PLAN
L3	FINAL LANDSCAPE PLAN
L4	FINAL LANDSCAPE PLAN
L5	FINAL LANDSCAPE PLAN
L6	FINAL LANDSCAPE PLAN
L7	FINAL LANDSCAPE PLAN
L8	LANDSCAPE DETAILS
L9	LANDSCAPE SPECIFICATIONS

City of Crystal Lake Required Landscaping

STREET TREE REQUIREMENT

Requirement: One canopy tree per 40 feet of street frontage in parkway, 2.5" Cal. DBH. Alternate spacing.

Central Park Drive: 880 LF (1,085 - drives and sight triangles) / 40 = 22 Trees

Required - 22 Trees on Central Park Drive
On Plan - 22 Trees on Central Park Drive

PARKING LOT INTERIOR LANDSCAPING

Requirement: One island per 10 spaces and at the ends of each row. Each island and end cap shall contain at least one deciduous tree or shade tree and 5 shrubs. All center islands shall have 1 tree and 10 shrubs every 40 lf.

50 islands = 50 Trees and 250 Shrubs
580 LF Center islands = 15 Trees and 145 Shrubs

Required - 65 island trees and 395 island shrubs.
On Plan - 62 island trees and 399 island shrubs. (some could not fit due to sidewalks and other obstructions, additional shrubs provided in place)

PARKING LOT PERIMETER LANDSCAPING

Requirement: Parking abutting ROW shall have a 15' wide planting strip with one tree (canopy, ornamental or evergreen) and ten shrubs per 40' lf.

Parking not abutting ROW shall have a continuous 8' wide undulating screen with one tree and five shrubs per 40' lf.

1,530 lf parking lot perimeter / 40 = 38 Trees and 191 Shrubs

Required - 38 trees and 191 island shrubs.
On Plan - 38 trees and 208 island shrubs.

FOUNDATION LANDSCAPING

Requirement: A minimum 5' wide planting area shall be provided around all sides of the building excluding walks and drives. Plant with a mixture of plants.

On Plan - Meets Ordinance

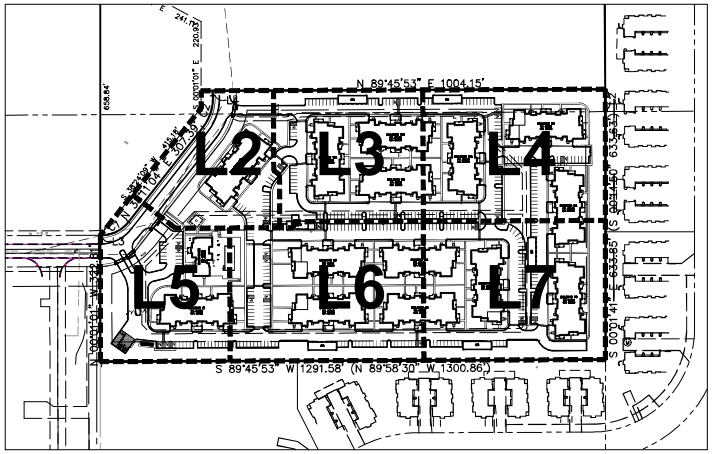
SIGN LANDSCAPING

Requirement: One sf of landscape area shall be provided for each one sf of sign area. Landscape area should be planted with a variety of plant types and sizes.

On Plan - Meets Ordinance

BUFFER LANDSCAPING

Requirement: No bufferyards required. Multifamily adjacent to multifamily.



KEY MAP

NORTH

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas.
3. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch.
4. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
5. All planting beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
6. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
7. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
   a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative.
   b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections.
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

LICENSED LANDSCAPE ARCHITECT
JAMES MATTHEW NELSON
157-001644
STATE OF ILLINOIS
SEAL
Date: 05/04/20
James Matthew Nelson, ASLA, PLA, LEED
Illinois Registered Landscape Architect
157-001644 Expires 08/31/2021

JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
ACE FRA	51	Acer rubrum `Franksred` TM	Red Sunset Red Maple	2.5" Cal.	B&B	
AME GRA	32	Amelanchier x grandiflora `Autumn Brilliance`	Autumn Brilliance Serviceberry	6` Ht.	B&B	
GIN AUT	21	Ginkgo biloba `Autumn Gold` TM	Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	
GLE IN4	36	Gleditsia triacanthos inermis	Thornless Honeylocust	2.5" Cal.	B&B	
HAM VIR	15	Hamamelis virginiana	Common Witch Hazel	6` Ht.	B&B	
QUE RUB	46	Quercus rubra	Red Oak	2.5" Cal.	B&B	
SYR RET	7	Syringa reticulata	Japanese Tree Lilac	6` Ht.	B&B	
TIL RED	39	Tilia americana `Redmond`	Redmond American Linden	2.5" Cal.		

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
AES PA3	41	Aesculus parviflora	Bottlebrush Buckeye	5 gal.	Pot	
ARO MOR	38	Aronia melanocarpa `Morton` TM	Iroquis Beauty Black Chokeberry	3 gal.	Pot	
ARO DAY	144	Aronia melanocarpa `UCONNAM166`	Low Scape Hedger Chokeberry	3 gal.	Pot	
CAL HUU	13	Callicarpa x `NCCX2` TM	Pearl Glam Beauty Berry	3 gal.	Pot	
CEA AME	162	Ceanothus americanus	New Jersey Tea	5 gal.	Pot	
CEP SUS	15	Cephalanthus occidentalis `SMCOSS` TM	Sugar Shack Buttonbush	3 gal.	Pot	
COR ISA	34	Cornus sericea `Isanti`	Isanti Redosier Dogwood	5 gal.	Pot	
COR AME	45	Corylus americana	American Hazelnut	5 gal.	Pot	
COT VA4	39	Cotoneaster acutifolius lucidus	Hedge Cotoneaster	5 gal.	Pot	
LON RIV	150	Diervilla x `G2X88544` TM	Kodiak Orange Honeysuckle	3 gal.	Pot	
FOT GAR	17	Fothergilla gardenii	Dwarf Fothergilla	3 gal.	Pot	
FOT MAJ	78	Fothergilla major `Mount Airy`	Mount Airy Fothergilla	3 gal.	Pot	
HYD ANN	52	Hydrangea arborescens `Annabelle`	Annabelle Hydrangea	5 gal.	Pot	
HYD VIM	96	Hydrangea paniculata `Kolmavesu` TM	Lava Lamp Flare Hydrangea	3 gal.	Pot	
HYD L58	92	Hydrangea paniculata `Little Lime`	Little Lime Hydrangea	5 gal.	Pot	
HYD ALI	53	Hydrangea quercifolia `Alice`	Alice Oakleaf Hydrangea	5 gal.	Pot	
HYP TVE	73	Hypericum kalmianum `SMHKBF`	Blues Festival St. Johnswort	3 gal.	Pot	
ITE NNG	79	Itea virginica `SMNIVDFC` TM	Scentlandia Virginia Sweetspire	3 gal.	Pot	
LIN BEN	30	Lindera benzoin	Spicebush	5 gal.	Pot	
RHU GRO	214	Rhus aromatica `Gro-Low`	Gro-Low Fragrant Sumac	5 gal.	Pot	
ROS 384	18	Rosa rugosa `Rotesmeer`	Purple Pavement Rose	5 gal.	Pot	
ROS 383	11	Rosa rugosa `Rotesmeer`	Purple Pavement Rose	5 gal.	Pot	
ROS 465	14	Rosa x `Meidrifora` TM	Coral Drift Groundcover Rose	3 gal.	Pot	
ROS 361	109	Rosa x `Radtko`	Double Knock Out Red Rose	3 gal.	Pot	
SOR SE2	105	Sorbaria sorbifolia `Sem`	Sem Ash Leaf Spirea	3 gal.	Pot	

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
BUX GL6	69	Buxus x `Glencoe`	Chicagoland Green Boxweed	5 gal.	Pot	
JUN PFI	3	Juniperus chinensis `Kallays Compact`	Kallay Compact Pfitzer Juniper	5 gal.	Pot	
JUN FOR	10	Juniperus chinensis `Sea Green`	Sea Green Juniper	5 gal.	Pot	
TAX DEN	89	Taxus x media `Densiformis`	Dense Yew	5 gal.	Pot	
TAX TAU	289	Taxus x media `Tauntonii`	Taunton`s Yew	5 gal.	Pot	

FERNS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
DEN PUN	34	Dennstaedtia punctilobula	Hay-scented Fern	1 gal.	Pot	
MAT STR	117	Matteuccia struthiopteris	Ostrich Fern	1 gal.	Pot	
OSM CIN	105	Osmunda cinnamomea	Cinnamon Fern	1 gal.	Pot	

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
CAL REE	108	Calamagrostis brachytricha	Korean Feather Reed Grass	1 gal.	Pot	
CAL KAR	262	Calamagrostis x acutiflora `Karl Foerster`	Feather Reed Grass	1 gal.	Pot	
FES XIF	184	Festuca x `Cool as Ice`	Cool as Ice Fescue	1 gal.	Pot	
MIS PUR	54	Miscanthus sinensis `Purpurescens`	Flame Grass	1 gal.	Pot	
PAN CHE	68	Panicum virgatum `Cheyenne Sky`	Switch Grass	1 gal.	Pot	
PAN SHD	92	Panicum virgatum `Shenandoah`	Shenandoah Switch Grass	1 gal.	Pot	
PEN HAM	162	Pennisetum alopecuroides `Hameln`	Hameln Fountain Grass	1 gal.	Pot	
SES AUT	22	Sesleria autumnalis	Autumn Moor Grass	1 gal.	Pot	

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
ALC MOL	83	Alchemilla mollis	Lady`s Mantle	1 gal.	Pot	

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING
ALL SU7	127	Allium x `Summer Beauty`	Summer Beauty Allium	1 gal.	Pot	24" o.c.
ARU MI9	302	Aruncus x `Misty Lace`	Misty Lace Goatsbeard	1 gal.	Pot	24" o.c.
AST PU7	87	Astilbe chinensis `Pumila`	Dwarf Pink Astilbe	1 gal.	Pot	12" o.c.
GER ROZ	695	Geranium x `Rozanne`	Rozanne Cranesbill	1 gal.	Pot	24" o.c.
HEM ORO	1,381	Hemerocallis x `Stella de Oro`	Stella de Oro Daylily	1 gal.	Pot	18" o.c.
HEU O25	1,136	Heuchera x `Obsidian`	Coral Bells	1 gal.	Pot	18" o.c.
HOS RO2	191	Hosta x `Royal Standard`	Plantain Lily	1 gal.	Pot	36" o.c.
LAV VPX	176	Lavandula x intermedia `Niko` TM	Phenomenal Lavender	1 gal.	Pot	36" o.c.
NEP XBM	847	Nepeta x faassenii `Early Bird`	Early Bird Catmint	1 gal.	Pot	18" o.c.
PAC GRE	327	Pachysandra terminalis `Green Carpet`	Japanese Spurge	flat	Plug	12" o.c.
VIN DAR	836	Vinca minor `Dart`s Blue`	Dart`s Blue Periwinkle	flat	Pot	12" o.c.

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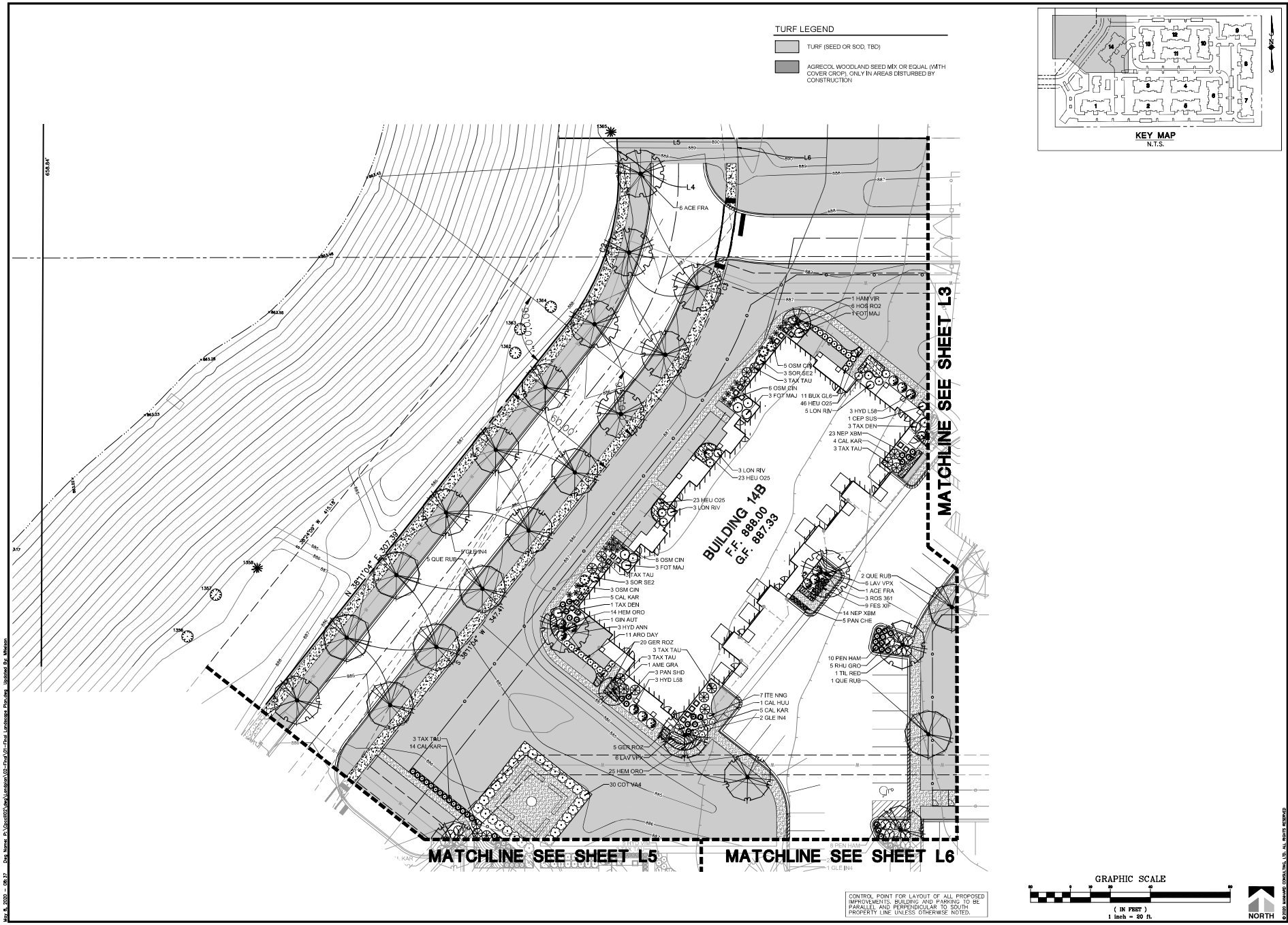
DRAWN BY:
REVISIONS
DATE

SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
TITLE SHEET AND LANDSCAPE SUMMARY

PROJ. MGR.: BDB
PROJ. ENGR.: MN
DRAWN BY: MN
DATE: 05-04-20
SCALE: AS NOTED

SHEET
L1 OF L9
CPC.CLIL01

May 5, 2020 - 08:37 Dwg Name: P:\Projects\Crystal Lake\Design\02-Final\01-Final Landscape Plan.dwg Updated By: Mnelson



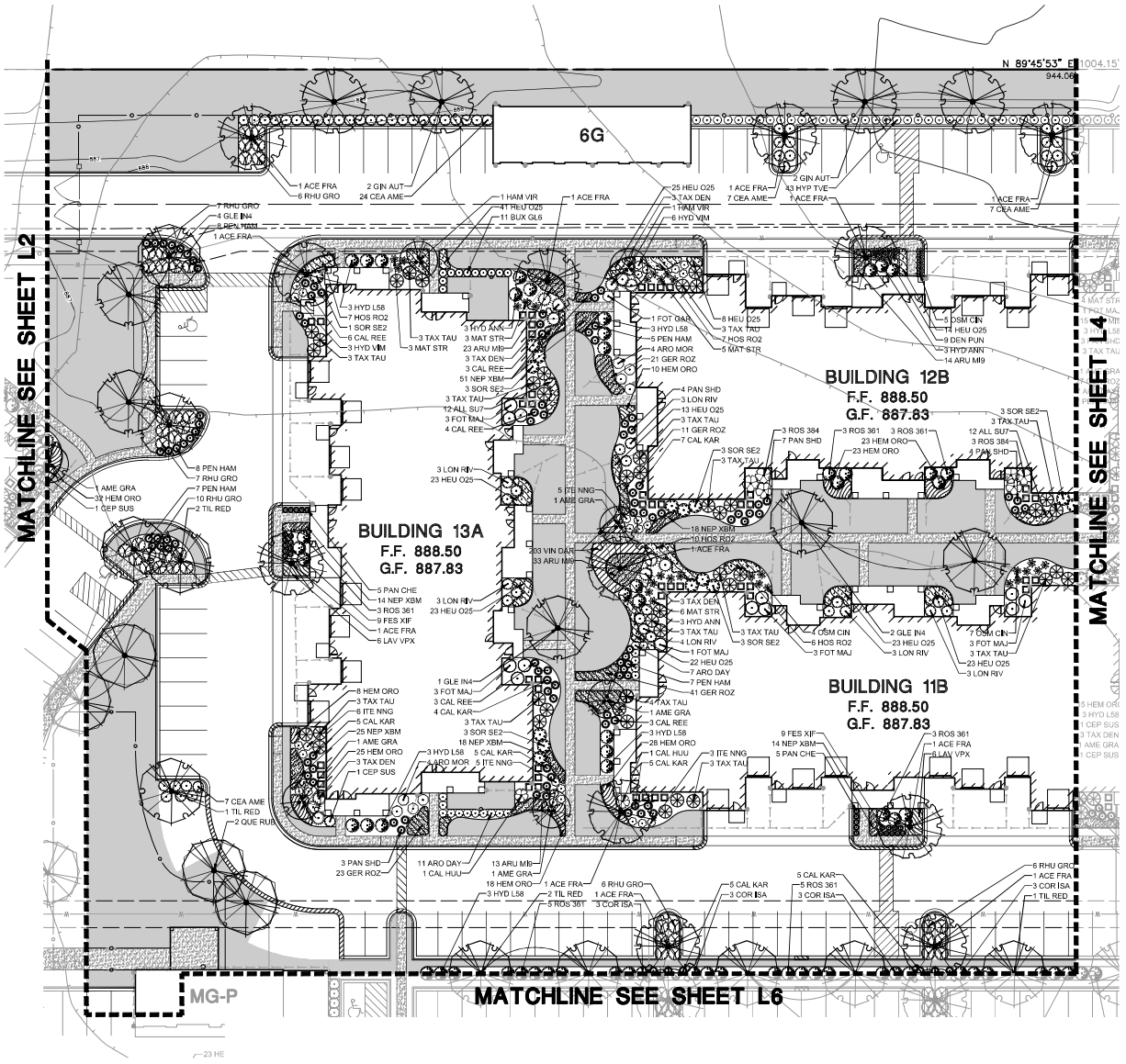
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CITY OF CRYSTAL LAKE, ILLINOIS
FINAL LANDSCAPE PLAN

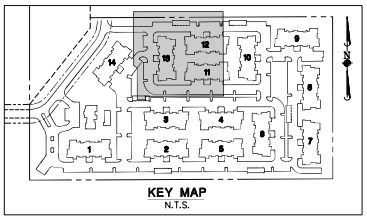
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PROJ. ENGGR.: MN
DRAWN BY: ----
DATE: 05-04-20
SCALE: 1"=XX'

SHEET L2 OF L9
CPC.CLIL01

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GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

NORTH

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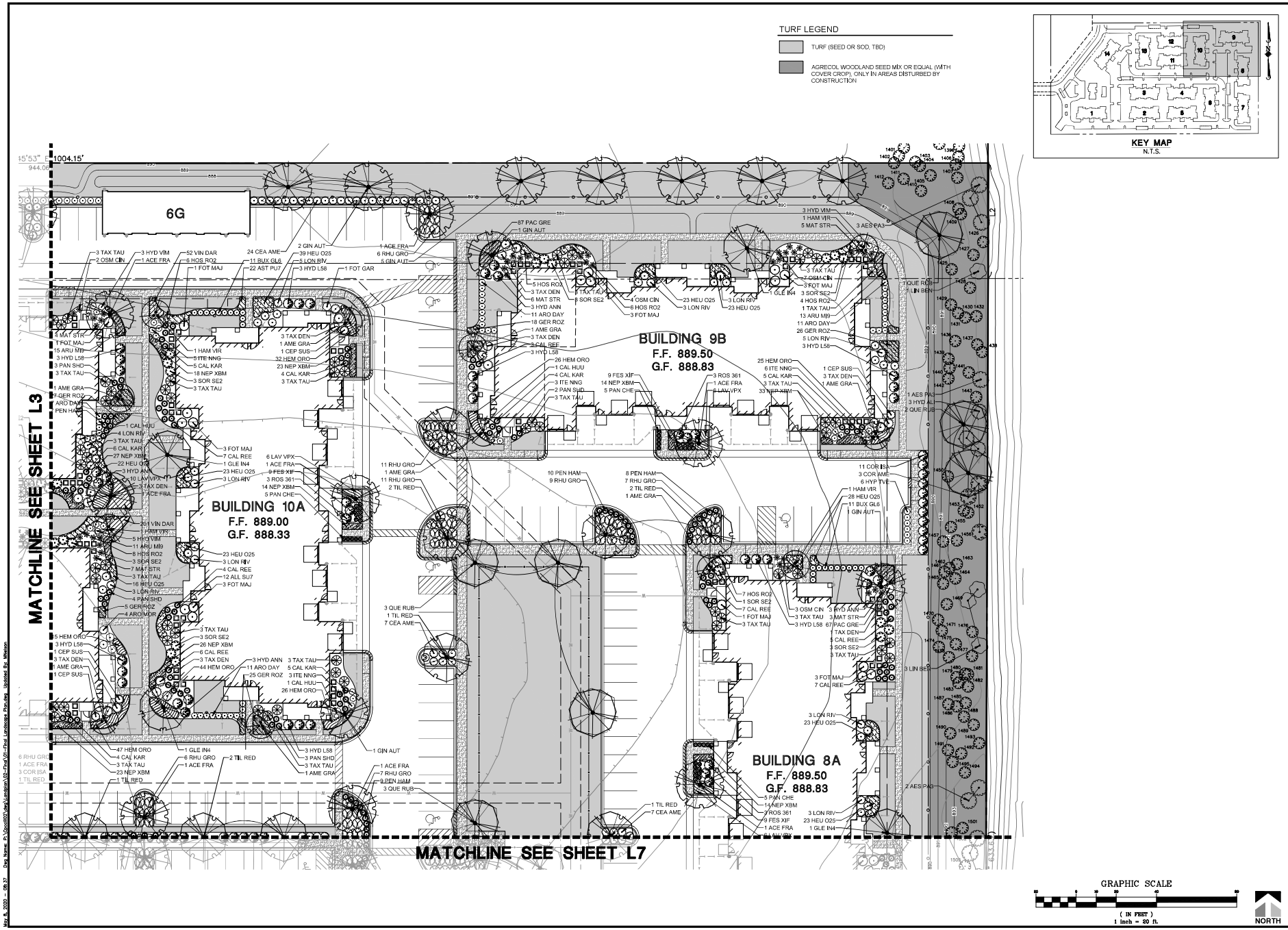
SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
FINAL LANDSCAPE PLAN

PROJ. MGR.: BDB
PROJ. ENGR.: MN
DRAWN BY: ----
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SCALE: 1"=XX'

SHEET
L3 OF L9
CPC.CLIL01

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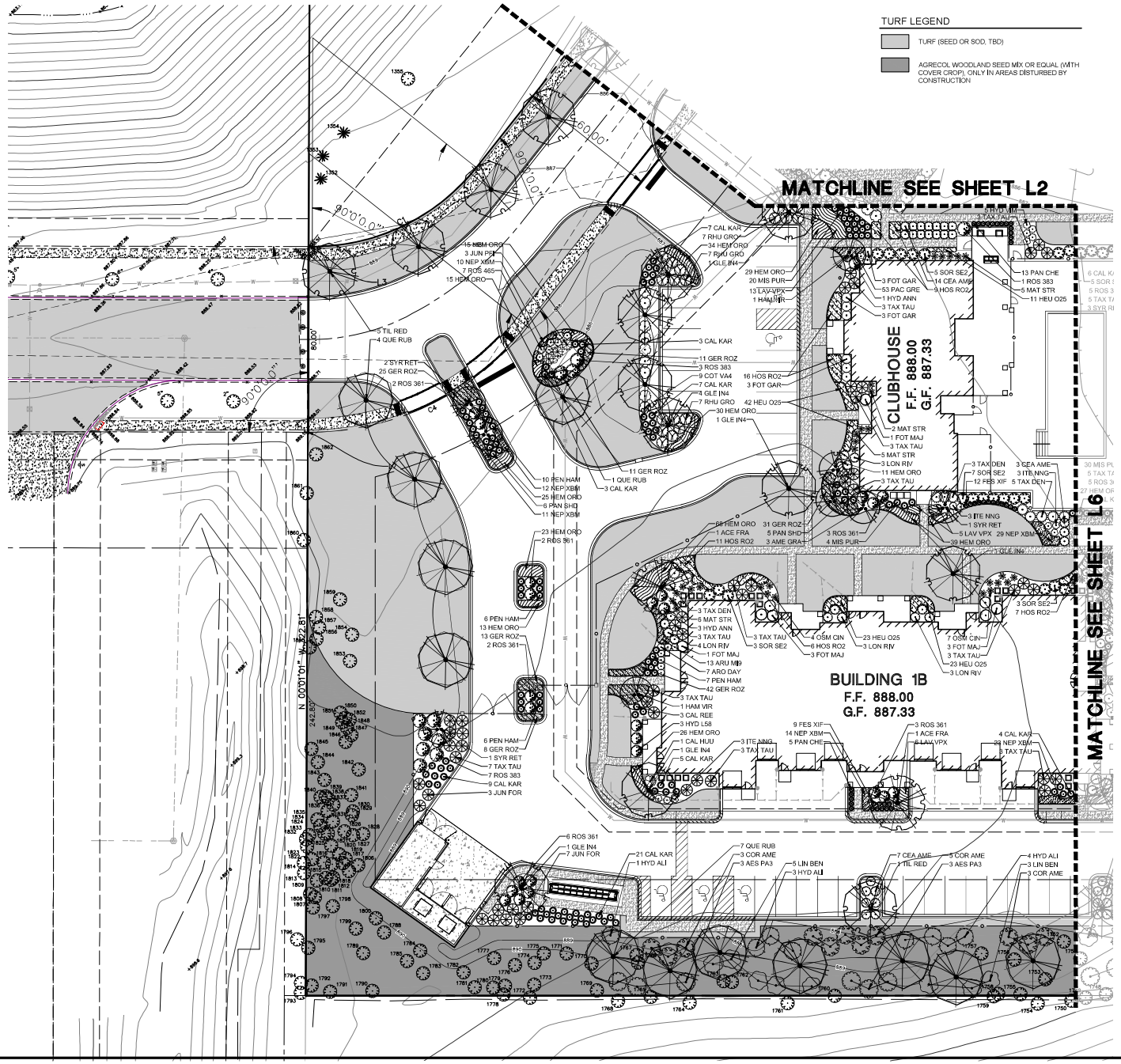
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CITY OF CRYSTAL LAKE, ILLINOIS
FINAL LANDSCAPE PLAN

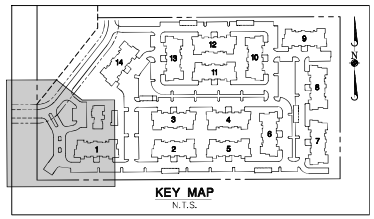
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SCALE: 1"=XX'

SHEET L4 OF L9
CPC.CLIL01

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GRAPHIC SCALE
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NORTH

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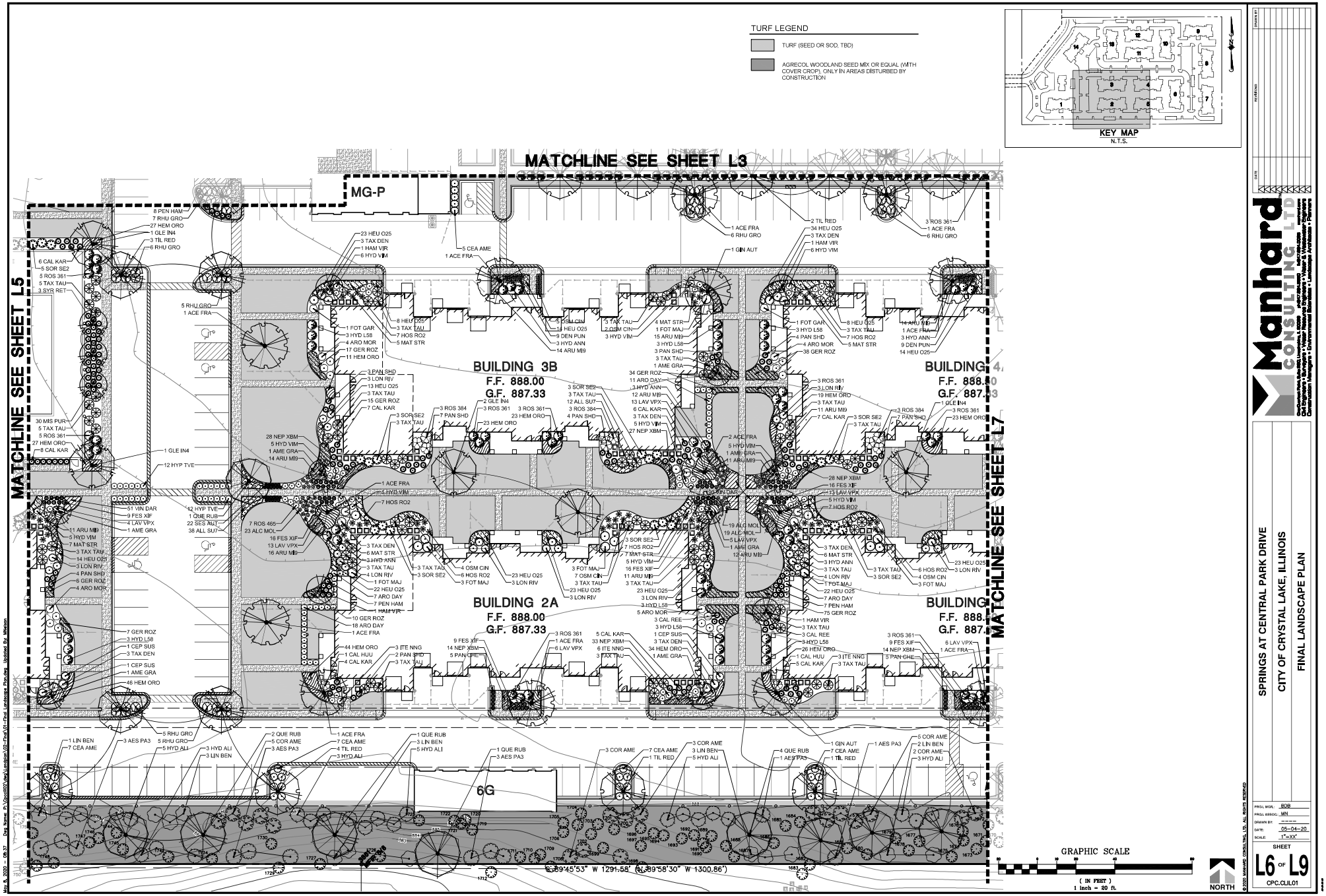
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SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
FINAL LANDSCAPE PLAN

PROJ. MGR.: BDB
PROJ. ENGR.: MN
DRAWN BY: ----
DATE: 05-04-20
SCALE: 1"=XX'

SHEET
L5 OF L9
CPC.CLIL01

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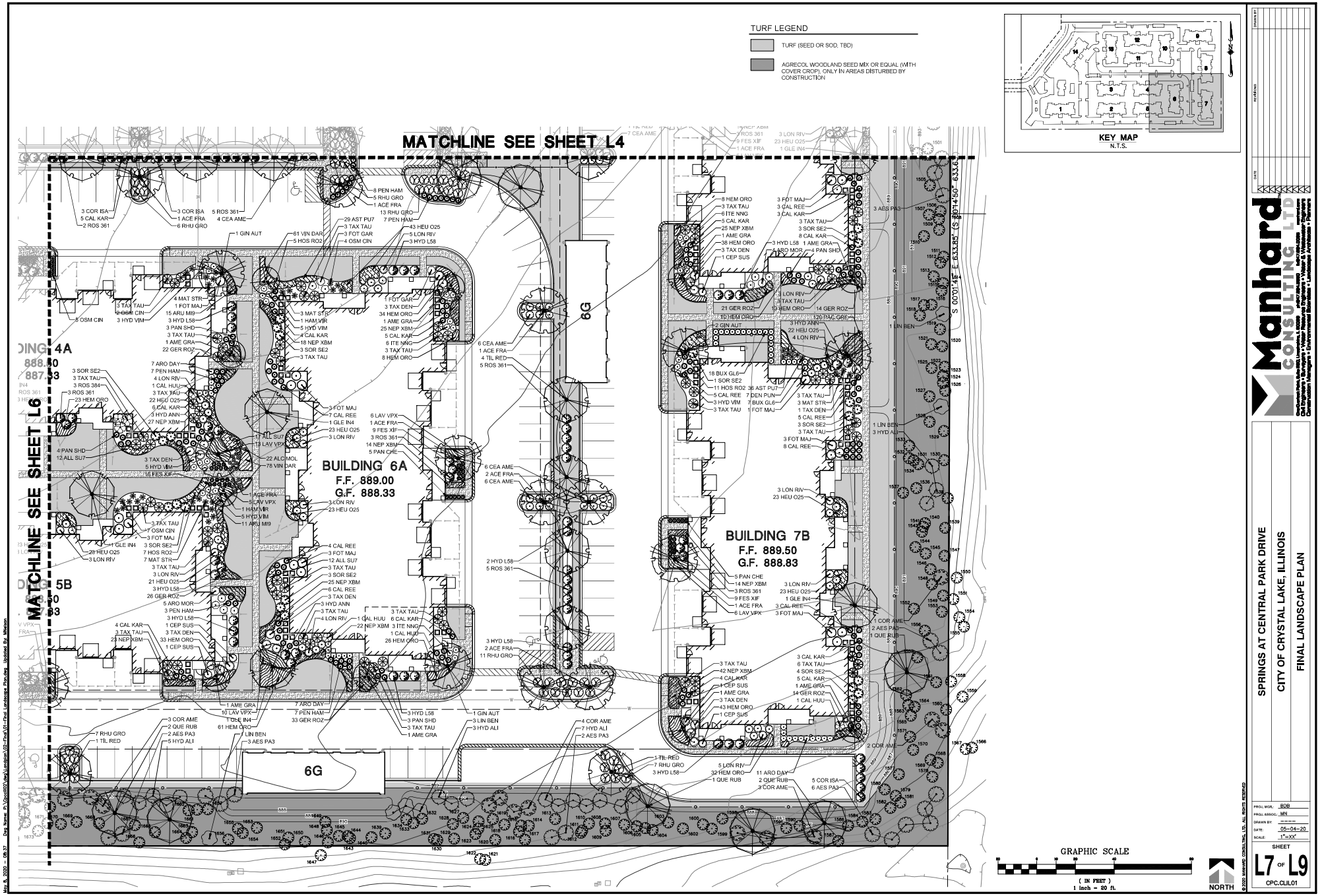
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SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
FINAL LANDSCAPE PLAN

PROJ. MGR.: BDB
PROJ. ENGR.: MN
DRAWN BY: ----
DATE: 05-04-20
SCALE: 1"=XX'

SHEET L6 OF L9
CPC.CLIL01

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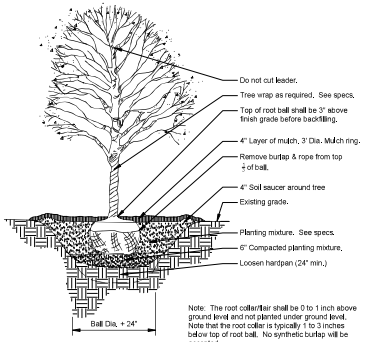
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CITY OF CRYSTAL LAKE, ILLINOIS
FINAL LANDSCAPE PLAN

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DRAWN BY: ----
DATE: 05-04-20
SCALE: 1"=XX'

SHEET L7 OF L9
CPC.CLIL01

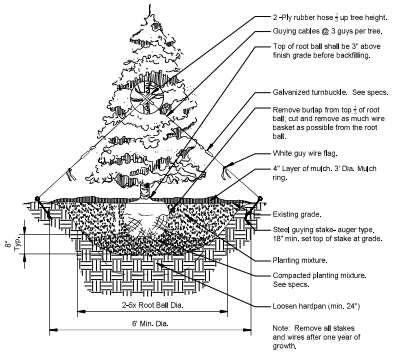
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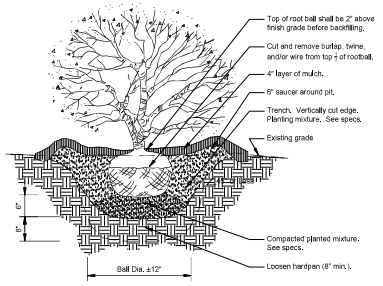
1 DECIDUOUS TREE PLANTING

1/4" = 1'-0" 32 9343.33-20



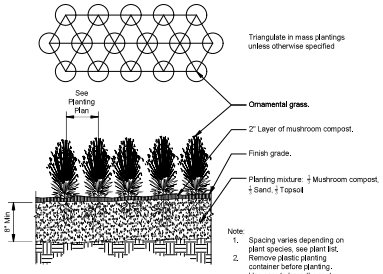
2 CONIFER TREE PLANTING

1/4" = 1'-0" 32 9343.46-01



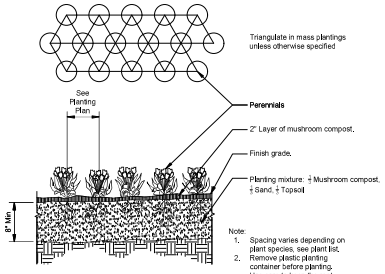
3 SHRUB PLANTING DETAIL

3/4" = 1'-0" 32 9333.16-05



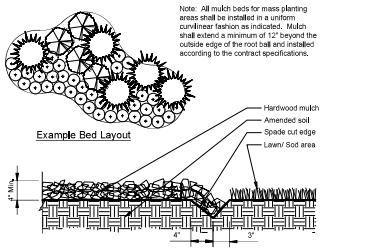
4 ORNAMENTAL GRASS PLANTING

1" = 1'-0" 32 9313-01



5 PERENNIAL / ANNUAL PLANTING

1" = 1'-0" 32 9313-02



6 CONTINUOUS MULCH EDGING

1" = 1'-0" 32 9113.26-01

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SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
LANDSCAPE DETAILS

PROJ. MGR.: BDB
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DRAWN BY: ----
DATE: 05-04-20
SCALE: 1"=XX'

SHEET
L8 OF L9
CPC.CLIL01

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GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:
   1. Spreading of topsoil or soil preparation
   2. Trees, shrubs, perennials and groundcovers
   3. Planting mixes
   4. Mulch and planting accessories
   5. Fertilizer and herbicide
   6. Maintenance
   7. Warranty of plant material

B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

1-02 QUALITY ASSURANCE:

A. Comply with site work requirements

B. Plant names indicated must comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legibly tagged.

C. All plant materials shall conform to the 'American Standards for Nursery Stock' (ASNS), latest edition, published by the American Association of Nurserymen, Washington, D.C.

D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons.

E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.

F. Stock that is furnished shall be at least the minimum size shown. With permission of the landscape architect, substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the landscape architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and character to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the landscape architect, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.

G. All shrubs shall be dense in form. Shrub liners do not meet these specifications. Shrubs specified by height shall have a spread that is equal to the height measurement. Shrubs which are specified by spread shall exhibit the natural growth habit of the plant by having a greater spread than height.

H. All plant materials are subject to inspection and approval. The landscape architect and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The landscape architect and Owner reserve the right to inspect plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project.

I. Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock. Size of container grown material must conform to size/height requirements of plant list.

1-03 DELIVERY, STORAGE & HANDLING:

A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and deterioration.

B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the landscape architect . All plants must be protected from drying out. If plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect . Heeled-in plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bark or break or shear branches.

C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn.

D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

1-04 PROJECT CONDITIONS:

A. Notify landscape architect at least seven (7) working days prior to installation of plant material.

B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities. Utilities can be located and marked (in Illinois) by calling J.U.L.I.E. at (800)892-0123.

C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas, planted areas, and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, and written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

D. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, plus shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The contractor shall erect protective tree fencing and tree armor at locations indicated on the drawings and around all trees on site which are to be preserved. Protective fencing shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.

E. A complete list of plants including a schedule of sizes, quantities and other requirements is shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

1-05 PRELIMINARY ACCEPTANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

1-06 WARRANTY:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranteed against defects including death and unsatisfactory growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunscald injuries, disfiguring knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation shall be provided. All plants shall have a fully developed form without voids and open patches.
   1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the 'American Standards for Nursery Stock' (ASNS). Root balls that are cracked or mushroomed are unacceptable.
   2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil together, firm and whole. Plants will not be loose in their containers, nor shall they be pot-bound and all container grown stock will comply with the sizes stated on the plant list.
   3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
   4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the very tip of the branches.
   5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted. Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

2-02 ACCESSORIES:

A. Topsoil:
   1. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from clay, lumps, coarse sand, stones, plants, roots, sticks and other foreign materials with a pH between 6.5 to 7.0.

B. Topsoil for seed areas shall be a minimum of 6".

C. Soil amendments shall be as follows:
   1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
   2. For perennials and ornamental grasses the soil mixture will be as follows: CM-93 General Purpose Peat Based Mix as supplied by Midwest Trading. Top beds with 6" of CM-93 and till into existing beds to a depth of 8". Soil mixtures are available from Midwest Trading. Midwest Trading, St. Charles, IL 60174 (630) 365-1990

D. Fertilizer:
   1. For trees and shrubs use: 14-4-6 briquettes 17 g or equivalent available from Arthur Clesen, Inc. Follow manufacturer's recommendation for application. Arthur Clesen, Inc. 543 Diens Drive, Wheeling, IL 60090 (847)537-2177
   2. For turf areas use 6-24-16 Clesen Fairway with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn available from Arthur Clesen or approved equal.

E. Herbicide:
   1. Round-Up or approved equal

F. Mulch:
   1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials. Bark mulch is available from Midwest Trading.
   2. Mushroom compost as available from Midwest Trading.

G. Water:
   1. Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of the water from the source to the work areas shall be the responsibility of the Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the Landscape Contractor.

H. Guying:
   1. Stakes: 5/8" x 40" steel eye anchor with 4" helix
   2. Cable.
      a. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved equal
      b. Trees 5" and over: flexible 3/16" galvanized aircraft cable, 7x7 strand or approved equal.
   3. Turnbuckles: 5/16", eye and eye, with 4" takeup.
   4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.

I. Tree wrap: Burlap tree wrap 4" wide.

J. Twine: Soft nursery jute.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

3-02 PREPARATION:

A. All planting techniques and methods shall be consistent with the latest edition of 'Horticulture Standards of Nurserymen, Inc.' and as detailed on these Drawings.

B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

C. All underground utilities must be located and marked clearly.

D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted. Confirm length of waiting period between chemical application and plant installation with manufacturer. Do not begin planting operations until prescribed post-application waiting period has elapsed. Take extreme care to avoid chemical drift to adjoining properties of landscape plantings.

E. Prior to all planting, rototill all areas to be landscaped to prepare for plant installation to a minimum depth of 12". Eliminate uneven areas and low spots. Maintain lines, levels, profiles and contour. Changes in grade are to be gradual. Blend slopes into level areas. Remove all debris, weeds and undesirable plants and their roots from areas to be planted. Remove all concrete slag larger than 2" in diameter.

F. Topsoil shall be spread over the site at a minimum depth of 6". Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 18".

G. It shall be the responsibilty of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 6". Fine grading of all seeded areas is required, Maximum size of stone or topsoil lump is 1".

H. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.

I. Planting holes shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth, including stones larger than 2" in diameter or other debris. Soil to be used as backfill should be pulverized.

J. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 2-02.

K. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.

L. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds, Finish grade bed and install plants.

3-03 PLANTING PROCEDURES:

A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plumb. Set plant material 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Backfill hole by firmly tamping soil to avoid any air pockets or voids.

B. Set balled and burlapped plants in the planting hole and compact 8" of soil around the base of the ball. Backfill remaining space with planting mixture. Water plants immediately after planting to eliminate all voids and thoroughly soak the plant root ball.

C. Space groundcover plants according to dimensions given on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs or at the edge of the plant ball, whichever is closest. Plant to within 12" of edge of bed.

D. Mulching:
   1. Install 4" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds. Do not place mulch directly against tree trunk; form mulch to create an inverted cone around trunk.
   2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water mulched areas thoroughly after placing mulch.

E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The landscape architect will be notified as to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, trunks will be wrapped spirally with approved tree wrapping tape that is not less than 4" wide, and securely tied with suitable cord at the top, bottom and 2" intervals along the trunk. Wrap from ground to the height of the first branch.

F. Staking and guying of trees is optional. If the Contractor chooses to stake all or part of the trees, he/she shall use the method specified in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4' height and under, Two (2) stakes are to be used on trees of 1" to 2 3/4" caliper, Guy trees of 3" caliper or larger at three (3) per tree. The root ball will not be pierced with a stake. Stakes are to be driven at least eighteen (18) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying should be done immediately after lawn seeding or sodding operations.

G. Seeding of specified lawn areas on plans will be treated as follows:
   1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by others).
   2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc. Apply at a rate of 5 lbs./1000 s.f.
   3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.
   4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required, Maximum size of stone or topsoil lump is 1".
   5. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an 'as needed' basis.
   6. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.

H. Erosion Control Blanket
   1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown on the plan.
   2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved equal.
   3. Blanket should be premarked with staple pattern.
   4. Staples should be 8" wire staples, applied at two (2) per square yard minimum.
   5. Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

I. Sodding of specified lawn areas on plans will be completed as follows:
   1. Rake soil surface to receive sod to completely remove any soil crust no more than one day prior to laying sod.
   2. Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
   3. Sod shall be laid within 24 hours from the time of stripping. Do not plant dormant sod or if the ground is frozen.
   4. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent sod.
   5. Place top elevation of sod 1/2 inch below adjoining edging or paving.
   6. Water sod thoroughly with a fine spray immediately after planting.
   7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil, and to remove minor depressions and irregularities.
   8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.
   9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period. If sod fails or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repeat site preparation operations and re-sod affected areas at the Contractor's expense.
   10. Note: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction. Sod can be placed as long as water is available and the ground surface can be properly prepared. Sod shall not be laid on frozen or snow-covered ground. Sod shall be strongly rooted, not less than two (2) years old and free of weeds and undesirable native grasses. Sod should be machine cut to pad thickness of 3/4" (plus or minus 1/4"), excluding top growth and thatch. Provide only sod capable of vigorous growth and development when planted (viable, not dormant). Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.

J. Timing of plant material and seeding operations:
   1. Seeding of specified areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (G)). Seeding operations for the specified mixes shall occur in the spring time frame of April 15 through June 30 and in the summer time frame of August 15 through December 1. The mixes containing bluegrass and fescue seed must have six weeks to harden off for winter survival.
   2. Sod shall be installed when the ground is not frozen or snow covered and temperatures are less than 80° F. It shall not be placed during a period of extended drought.
   3. Herbaceous ornamental plants shall be planted between May 1 and June 15 or between August 15 and December 1.
   4. Spring planting of woody ornamental plants shall be performed from the time the soil can be easily worked until June 1, except that evergreen planting shall end on May 15. Oak, hawthorn and red maple species will only be planted during this spring planting period. Fall planting will begin August 15 and will continue until the ground cannot be worked satisfactorily, except that evergreen planting shall be performed between August 15 and December 1.

3-04 MAINTENANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material plus annual flower maintenance. The Contractor will reset settled plants to proper grade and position. Dead material will be removed. Stakes and guy wires will be tightened and repaired as required.

3-04 ACCEPTANCE:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative.

3-06 SITE CLEAN-UP:

A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the daily removal of all trash and debris from his/her work area to the satisfaction of the landscape architect.

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DRAWN BY:
REVISIONS
DATE

Manhard CONSULTING LTD
Civil Engineers • Structural Engineers • Water Resource Engineers
Surveyors • Transportation Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
LANDSCAPE SPECIFICATIONS

PROJ. MGR: BDB
PROJ. ENGR.: MN
DRAWN BY: ----
DATE: 05-04-20
SCALE: 1"=XX'

SHEET
L9 OF L9
CPC.CLIL01

May 8, 2020 - 08:37 Dwg Name: P:\Projects\Crystal Lake\Landscape\02-Final\01-Final Landscape Plans.dwg Modified By: Mhelton

TREE LOCATION EXHIBIT

LEGEND

- = EX. PROPERTY LINE
- = EX. SIDEWALK
- = EX. CONCRETE CURB & GUTTER
- = EX. DEPRESSED CURB
- = EX. WOOD FENCE
- = EX. WROUGHT IRON FENCE
- = EX. STORM LINE
- = EX. SANITARY LINE
- = EX. WATERMAIN LINE
- = EX. WATER LINE
- = EX. 1 FOOT CONTOURS
- = EX. STORM MANHOLE (MH)
- = EX. STORM INLET (INL)
- = EX. SANITARY MANHOLE (SMH)
- = EX. FIRE HYDRANT/AUX. VALVE
- = EX. VALVE BOX
- = EX. VALVE VAULT (V.V.)
- = EX. ELECTRIC PEDESTAL/BOX
- = EX. TELEPHONE HANDHOLE
- = EX. TELEPHONE PEDESTAL
- = EX. LIGHT STANDARD
- = EX. SIGN
- = EX. BOLLARD
- = EX. SPOT ELEVATION
- = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
- = EX. RIM ELEVATION / EX. INVERT ELEVATION
- = EX. BITUMINOUS PAVEMENT
- = EX. CONCRETE

ABBREVIATIONS

RCP	= REINFORCED CONCRETE PIPE
CMP	= CORRUGATED METAL PIPE
VCP	= VITREOUS CLAY PIPE
PCP	= POLYVINYL CHLORIDE PIPE
DIP	= DUCTILE IRON PIPE
CPP	= CORRUGATED PLASTIC PIPE
CNO	= COULD NOT OPEN
CNS	= COULD NOT SEE
CNA	= COULD NOT ACCESS
FOW	= FULL OF WATER
CES	= CONCRETE END SECTION
MES	= METAL END SECTION
PES	= PLASTIC END SECTION
TP	= TOP OF PIPE
FL	= FLOWLINE
FF	= FINISHED FLOOR
TF	= TOP OF FOUNDATION
S	= STOP
HC	= HANDICAP
SL	= SPEED LIMIT
NP	= NO PARKING

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.

2. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

3. THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

4. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.

5. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY LEAVES OR OTHER OBSTRUCTIONS. THERE MAY BE ADDITIONAL UTILITIES OR IMPROVEMENTS THAT HAVE NOT BEEN SHOWN.

6. UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON ARE BASED ON THE FOLLOWING: ACTUAL OBSERVED LOCATION AT AN OPEN MANHOLE; ENGINEERING PLANS SHOWING THE EXISTING AND/OR PROPOSED UTILITY; UTILITY ATLASES FROM PRIVATE UTILITY COMPANIES AND/OR LOCAL MUNICIPALITIES. THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN HEREON.

7. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "J.U.L.I.E." MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.

8. THIS SURVEY WAS PREPARED FOR CONTINENTAL PROPERTIES COMPANY CONTINENTAL 544 FUND, LLC BASED ON A FIELD SURVEY COMPLETED ON MARCH 6, 2020. BOUNDARY LINES SHOWN HEREON ARE BASED ON A PLAT OF SUBDIVISION SPRINGS AT CENTRAL PARK DRIVE SUBDIVISION, UNRECORDED OF THE TIME OF SURVEY, PREPARED BY MANHARD CONSULTING LTD. DATED APRIL 8, 2020.

9. TREE TAGS HAVE BEEN SHOWN HEREON BASED ON TREE TAGS SET IN FIELD BY HEY AND ASSOCIATES, INC., AND AS IDENTIFIED ON TREE INVENTORY LIST DATED **XXXXXXXXXX XX, 2020**. MANHARD CONSULTING, LTD. LOCATED TREE TAGS ON MARCH 18, 2020, MARCH 20, 2020 AND MARCH 24, 2020.

10. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, BOTH IN TOWNSHIP 43 NORTH RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF MONTICELLO SUBDIVISION UNIT 2, RECORDED JULY 13, 1988 AS DOCUMENT NUMBER 88R021123; THENCE SOUTH 00 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 1,709.66 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 633.85 FEET, TO A CORNER IN THE NORTHERLY LINE OF CAMBRIA – UNIT 11 SUBDIVISION, RECORDED OCTOBER 12, 2001 AS DOCUMENT NUMBER 2001R0076599; THENCE SOUTH 89 DEGREES 45 MINUTES 53 SECONDS WEST, ALONG A LINE NORTH LINE OF SAID CAMBRIA SUBDIVISION, 1,291.58 FEET, TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LUTTER INDUSTRIAL PARK, RECORDED JULY 17, 1985 AS DOCUMENT NUMBER 912463; THENCE NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST, ALONG SAID SOUTHERLY EXTENSION AND SAID EASTERLY LINE AND THE NORTHERLY EXTENSION OF SAID LINE 2,282.34 FEET, TO THE INTERSECTION WITH A WESTERLY EXTENSION OF A SOUTHERLY LINE OF SAID MONTICELLO SUBDIVISION UNIT 2; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF SAID MONTICELLO SUBDIVISION UNIT 2 AND IT'S WESTERLY EXTENSION THROUGH THE FOLLOWING DESCRIBED 3 COURSES; THENCE SOUTH 85 DEGREES 15 MINUTES 09 SECONDS EAST, 509.98 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 37 SECONDS EAST, 304.91 FEET; THENCE NORTH 78 DEGREES 25 MINUTES 46 SECONDS EAST, 479.62 FEET, TO THE POINT OF BEGINNING.

AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SAID SOUTHEAST CORNER OF MONTICELLO SUBDIVISION UNIT 2, RECORDED JULY 13, 1988 AS DOCUMENT NUMBER 88R021123; THENCE SOUTH 00 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1652.176 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 57.48 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 633.85 FEET, TO A CORNER IN THE NORTHERLY LINE OF CAMBRIA – UNIT 11 SUBDIVISION, RECORDED OCTOBER 12, 2001 AS DOCUMENT NUMBER 2001R0076599; THENCE SOUTH 89 DEGREES 45 MINUTES 53 SECONDS WEST, ALONG SAID NORTH LINE OF SAID CAMBRIA SUBDIVISION, A DISTANCE OF 1291.58 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LUTTER INDUSTRIAL PARK, RECORDED JULY 17, 1985 AS DOCUMENT NUMBER 912463, ALSO BEING NORTHEASTERLY LINE OF LUTTER CENTER SUBDIVISION RECORDED AS DOCUMENT NUMBER 2007R0008220; THENCE NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST, ALONG SAID SOUTHERLY EXTENSION AND SAID NORTHEASTERLY LINE A DISTANCE OF 322.81 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 42 SECONDS EAST, A DISTANCE OF 1.61 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 81.17 FEET, A CHORD BEARING NORTH 64 DEGREES 01 MINUTES 23 SECONDS EAST, AND A CHORD DISTANCE OF 78.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 11 MINUTES 04 SECONDS EAST, A DISTANCE OF 307.39 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 86.92 FEET, A CHORD BEARING NORTH 17 DEGREES 26 MINUTES 00 SECONDS EAST, AND A CHORD DISTANCE OF 85.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 03 DEGREES 19 MINUTES 04 SECONDS WEST, A DISTANCE OF 12.62 FEET TO THE LINE 691.33 FEET NORTH AND PARALLEL WITH THE SAID NORTH LINE OF SAID CAMBIA – UNIT 11 SUBDIVISION; THENCE NORTH 89 DEGREES 45 MINUTES 53 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1004.15 FEET TO THE POINT OF BEGINNING, ALL IN MCHENRY COUNTY, ILLINOIS.

PROPERTY AREA

824,509 SQUARE FEET (18.928 ACRES)

PROPERTY ADDRESS

CENTRAL PARK DRIVE, CRYSTAL LAKE, ILLINOIS



LOCATION MAP

NOT TO SCALE

SHEET INDEX

SHEET 1 OF 12:	LEGAL DESCRIPTION, BENCHMARKS AND SURVEYOR'S NOTES
SHEET 2 OF 12:	OVERALL BOUNDARY
SHEET 3 THROUGH 12 OF 12:	TOPOGRAPHIC DETAILS

BASIS OF BEARINGS

BEARINGS ARE BASED UPON NORTHEASTERLY LINE OF LUTTER CENTER SUBDIVISION – UNIT I RECORDED AS DOCUMENT NUMBER 2007R0008220 AT SOUTH 00°01'01" EAST.

SURVEY PREPARED FOR

CONTINENTAL PROPERTIES COMPANY
CONTINENTAL 544 FUND, LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051

BENCHMARKS

REFERENCE BENCHMARK:
ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE RAPID STATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S (NOAA'S) ONLINE POSITIONING USER SERVICE (OPUS). THE CALCULATED INFORMATION PROVIDED BY OPUS IS THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK.
THE DESCRIPTION AND LOCATION OF THE (OPUS) SOLUTION IS A CUT CROSS ON CONCRETE CURB APPROXIMATELY 18 FEET ± SOUTH OF THE CENTERLINE OF CENTRAL PARK DRIVE AND 119 FEET ± EAST OF THE MOST NORTHEAST ENTRANCE OF WALMART.

ELEVATION=888.62 DATUM=NAVD88–GEOID 12B

SITE BENCHMARK 1:
ARROW BOLT ON FIRE HYDRANT LOCATED IN THE NORTH RIGHT OF WAY OF CENTRAL PARK DRIVE APPROXIMATELY 21± FEET NORTH OF THE CENTERLINE OF CENTRAL PARK DRIVE AND 10 FEET ± EAST OF THE MOST NORTHEAST ENTRANCE OF WALMART.

ELEVATION= 890.21 DATUM=NAVD88–GEOID 12B

TOPOGRAPHIC FIELD WORK COMPLETED ON 03/06/2020

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DATE: APRIL 24, 2020

EXPIRES: 11/30/20

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING LTD
One Overlook Point, Suite 250, Lincolnshire, IL 60069 ph 847.634.0200 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

SPRINGS AT CENTRAL PARK DRIVE
CRYSTAL LAKE, ILLINOIS
TREE LOCATION EXHIBIT

PROJ. MGR.:	BB
PROJ. ASSOC.:	JDB
DRAWN BY:	LSM
DATE:	03/06/20
SCALE:	N/A

SHEET 1 OF 14

CPCCLIL02

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April 14, 2020 - 15:24 Plan Name: P:\Cpcc\l02\Arch\Survey\Final Drawings\Exhibits Sur\01-02-CPCCL-TLS.dwg Updated By: Kstevens

TREE LOCATION EXHIBIT

GRAPHIC SCALE
80 0 40 80 160 320
(IN FEET)
1 inch = 80 ft.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON NORTHEASTERLY LINE OF LUTTER CENTER SUBDIVISION – UNIT I RECORDED AS DOCUMENT NUMBER 2007R0008220 AT SOUTH 00°01'01" EAST.

CENTER SECTION 10 T.43 N. R.8 E.
QUARTER CORNER 10 11 T.43 N. R.8 E.
SECTION CORNER 10 11 15 14 T.43 N. R.8 E.
QUARTER CORNER 10 15 T.43 N. R.8 E.
CENTER SECTION 15 T.43 N. R.8 E.
QUARTER CORNER 15 14 T.43 N. R.8 E.

SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 10-43-8
NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 10-43-8
THREE OAKS ROAD
EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 10-43-8
WEST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 11-43-8
WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 10-43-8
CENTER LINE OF IL ROUTE 31
F.A.P. 336 (ILLINOIS ROUTE 31)
WEST LINE OF THE NORTHEAST QUARTER OF SECTION 15-43-8
EAST LINE OF THE NORTHEAST 1/4 OF SECTION 15-43-8
SOUTH LINE OF THE NORTHEAST 1/4 SECTION 15-43-8

LOT 6
SOUTHEAST CORNER OF LOT 6 IN LUTTER INDUSTRIAL PARK (P.O.B. STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NO. 2007R0008218)
10.00'
80.00'
10' UTILITY EASEMENT PER DOCUMENT NUMBER 912463
12' PUBLIC UTILITY EASEMENT PER 2007R0008220
10.00'
L8
S 62°08'04" E 241.11'
258.00'
220.93'
S 00°01'01" E
658.84'
OUTLOT 4
LUTTER CENTER SUBDIVISION
RECORDED AS DOCUMENT NUMBER 2007R0008220
STORMWATER DETENTION EASEMENT
STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NO. 2007R0008218
EASEMENT PER DOCUMENT NO. 2005R0097161 DRAINAGE RETENTION AREA
UNSUBDIVIDED
S 38°24'09" W 415.18'
N 89°45'53" E 1004.15'
944.06'
POINT OF BEGINNING
L2
L5
L6
L4
C2
C3
L1
NORTH LINE OF LOT 1, ALSO BEING A LINE 691.33 FEET NORTH AND PARALLEL WITH THE NORTH LINE OF CAMBIA – UNIT 11 SUBDIVISION
NORTH LINE OF THE NORTHEAST 1/4 SECTION 15-43-8
10' WATERMAIN EASEMENT SPRINGS AT CENTRAL PARK DRIVE SUBDIVISION
DEDICATED FOR PUBLIC ROAD PURPOSES PER SPRINGS AT CENTRAL PARK DRIVE SUBDIVISION
NORTHWESTERLY LINE OF LOT 1
N 38°11'04" E 307.39'
S 38°11'04" W 347.41'
10' WATERMAIN EASEMENT SPRINGS AT CENTRAL PARK DRIVE SUBDIVISION
LOT 1
790,693 S.F.
18.152 AC
10' WATERMAIN EASEMENT SPRINGS AT CENTRAL PARK DRIVE SUBDIVISION
S 00°01'41" E 633.85' (S 00°14'50" E 633.63')
30' DRAINAGE, STORM SEWER & SANITARY SEWER EASEMENT PER 2001R0038428
20.00'
LOT 238
NON-EXCLUSIVE BLANKET EASEMENT PER DOC. 2001R0038428
CAMBRIA - UNIT 8
RECORDED OCTOBER 12, 2001
AS DOCUMENT NUMBER 2001R0076599
NEW HAVEN DRIVE
70.00'
NORTH LINE CAMBRIA-UNIT 8
NORTH LINE CAMBRIA-UNIT 11
WEST LINE OF THE NORTHEAST 1/4 OF SECTION 14-43-8
SITE BENCHMARK 1
12' PUBLIC UTILITY EASEMENT PER 2007R0008220
12.00'
CENTRAL PARK DRIVE
HERETOFORE DEDICATED PUBLIC RIGHT-OF-WAY PER DOCUMENT NO. 2007R0008220
80.00'
C1
L3
C4
L7
PUBLIC UTILITY EASEMENT PER 2007R0008220
50' BUILDING SETBACK LINE
20.00'
REFERENCE BENCHMARK
N 00°01'01" W 322.81'
242.80'
THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LUTTER INDUSTRIAL PARK PER 912463
10' WATERMAIN EASEMENT SPRINGS AT CENTRAL PARK DRIVE SUBDIVISION
S 89°45'53" W 1291.58' (N 89°58'30" W 1300.86')
NORTH LINE OF CAMBIA – UNIT 11 SUBDIVISION
20' MUNICIPAL UTILITY EASEMENT PER 2007R0008220
20' PRIVATE STORM WATER EASEMENT PER 2007R0008220
BUILDING SETBACK LINE
30.00'
42.50'
LOT 1
LUTTER CENTER SUBDIVISION
RECORDED AS DOCUMENT NUMBER 2007R0008220
WESTERLY LINE OF CAMBIA – UNIT 8 AS MONUMENTED AND DEDICATED OCTOBER 12, 2001 AS DOCUMENT NO. 2001R0076599
PUBLIC UTILITY EASEMENT PER 2007R0008220
LINE PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 15-43-8
EAST LINE OF THE PREMISES CONVEYED BY HOME STATE BANK OF CRYSTAL LAKE TO R.H.E. GROUP LTD BY TRUSTEE'S DEED RECORDED FEBRUARY 20, 1990 AS DOCUMENT NO. 90R 006035
LOT 241
STORMWATER DETENTION EASEMENT AREA AND OPEN SPACE PER DOC. 2001R0076599
CAMBRIA - UNIT 11
RECORDED OCTOBER 12, 2001 AS DOCUMENT NUMBER 2001R0076599
LOT 240
NON-EXCLUSIVE BLANKET EASEMENT PER DOC. 2001R0076599
70.00'
NEW HAVEN DRIVE

N

DRAWN BY | REVISIONS | DATE

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SPRINGS AT CENTRAL PARK DRIVE
CRYSTAL LAKE, ILLINOIS
TREE LOCATION EXHIBIT

PROJ. MGR.: BB
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 03/06/20
SCALE: 1"=80'

SHEET 2 OF 14
CPCCLIL02

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TREE LOCATION EXHIBIT

MATCHLINE - SEE SHEET 9

DEMOLITION LEGEND

TREE TO BE REMOVED

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

LOT 4

LUTTER CENTER SUBDIVISION
RECORDED AS
DOCUMENT NUMBER 2007R0008220

OUTLOT 4

LUTTER CENTER SUBDIVISION
RECORDED AS
DOCUMENT NUMBER 2007R0008220

POND

STORMWATER DETENTION EASEMENT

UNSUBDIVIDED LAND

PUBLIC R.O.W.

42" ST S (PRIVATE)

STMH
887.10
869.98 SW
862.70 TOW
CNV NE PIPE

12" PUBLIC UTILITY EASEMENT PER 2007R0008220

ELECTRIC TRANSFORMER

STMH
887.74
878.19 SE
866.42 NE

STMH
866.67
868.01 SW
862.67 TOW
CNV

ELECTRIC VAULT

GAS VAULT

CONCRETE WALK

SITE BENCHMARK 1

CB
887.09
883.44 TOW
CNV

END OF WALK

END OF CURB

CENTRAL PARK DRIVE
HERETOFORE DEDICATED PUBLIC RIGHT-OF-WAY
PER DOCUMENT NO. 2007R0008220

BITUMINOUS ROAD

42" RCP (PRIVATE)

8" PVC

31' BC/BC

34' EP/EP

48" RCP

CB
887.16
884.36 STANDING PIPE/TOP
883.02 TOW

B6.12 CURB AND GUTTER

STMH
888.34
880.16 S
866.42 W

PLUG
REFERENCE BENCHMARK
B6.12 CURB AND GUTTER

STMH
888.71
SW 884.10
E,W 879.31
N CNV

48" RCP

12" RCP

12" DIP

V V
888.25
882.75 N,S
TOP

END OF CURB

CONCRETE WALK

48" RCP

STMH
888.57
SE 882.72
W 878.57
N 878.50

PUBLIC UTILITY EASEMENT PER 2007R0008220

MUNICIPAL EASEMENT PER 2007R0008220

LOT 1

LUTTER CENTER SUBDIVISION
RECORDED AS
DOCUMENT NUMBER 2007R0008220

LOT 1

LUTTER CENTER SUBDIVISION
RECORDED AS
DOCUMENT NUMBER 2007R0008220

20' PRIVATE STORM WATER EASEMENT PER 2007R0008220

PUBLIC UTILITY EASEMENT PER 2007R0008220

10' MUNICIPAL UTILITY EASEMENT PER 2007R0008220

8" PVC

SMH
896.06
N,W 880.59

8" PVC

THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LUTTER INDUSTRIAL PARK PER 912463

LOT 1

MATCHLINE - SEE SHEET 6

MATCHLINE - SEE SHEET 4

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SPRINGS AT CENTRAL PARK DRIVE
CRYSTAL LAKE, ILLINOIS
TREE LOCATION EXHIBIT

PROJ. MGR.: BB
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 03/06/20
SCALE: 1"=20'

SHEET
3 OF 14
CPCCLIL02

TREE LOCATION EXHIBIT

DEMOLITION LEGEND

TREE TO BE REMOVED

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

MATCHLINE - SEE SHEET 9

LUTTER CENTER SUBDIVISION
RECORDED AS
DOCUMENT NUMBER 2007R0008220

THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LUTTER INDUSTRIAL PARK PER 912463

LOT 1

20' PRIVATE STORM WATER EASEMENT PER 2007R0008220

PUBLIC UTILITY EASEMENT PER 2007R0008220

8" PVC

SMH
896.06
N.W. 880.59

LOT 1

LOT 1

LUTTER CENTER SUBDIVISION
RECORDED AS
DOCUMENT NUMBER 2007R0008220

PUBLIC UTILITY EASEMENT PER 2007R0008220

LINE PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 15-43-8

NORTH LINE OF CAMBIA - UNIT 11 SUBDIVISION

LOT 241
STORMWATER DETENTION EASEMENT AREA AND OPEN SPACE PER DOC. 2001R0076599

CAMBRIA - UNIT 11
RECORDED OCTOBER 12, 2001 AS DOCUMENT NUMBER 2001R0076599

MATCHLINE - SEE SHEET 5

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SPRINGS AT CENTRAL PARK DRIVE

CRYSTAL LAKE, ILLINOIS

TREE LOCATION EXHIBIT

PROJ MGR.: BB
PROJ ASSOC.: JDB
DRAWN BY: LSM
DATE: 03/06/20
SCALE: 1"=20'

SHEET
4 OF 14
CPCCLIL02

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TREE LOCATION EXHIBIT

DEMOLITION LEGEND

TREE TO BE REMOVED

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 4

MATCHLINE - SEE SHEET 6

LOT 1

LOT 241
STORMWATER DETENTION EASEMENT AREA
AND OPEN SPACE PER DOC. 2001R0076599

LOT 240
NON-EXCLUSIVE BLANKET EASEMENT
PER DOC. 2001R0076599

CAMBRIA - UNIT 11
RECORDED OCTOBER 12, 2001 AS DOCUMENT
NUMBER 2001R0076599

CONC STEPS
WOOD DECK
TWO STORY BRICK & FRAME TOWNHOME
RAISED BALCONY (TYP.)
BITUMINOUS DRIVEWAY
CONCRETE WALK
CONC CURB
CONC WALK

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SPRINGS AT CENTRAL PARK DRIVE
CRYSTAL LAKE, ILLINOIS
TREE LOCATION EXHIBIT

PROJ MGR.: BB
PROJ ASSOC.: JDB
DRAWN BY: LSM
DATE: 03/06/20
SCALE: 1"=20'

SHEET 5 OF 14
CPCCLIL02

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TREE LOCATION EXHIBIT

MATCHLINE - SEE SHEET 7

MATCHLINE - SEE SHEET 5

DEMOLITION LEGEND	
	TREE TO BE REMOVED

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

LOT 1

EAST LINE OF THE NORTHEAST 1/4 OF SECTION 15-43-8

LOT 240
NON-EXCLUSIVE BLANKET EASEMENT
PER DOC. 2001R0076599

CAMBRIA - UNIT 11
RECORDED OCTOBER 12, 2001 AS DOCUMENT
NUMBER 2001R0076599

BLOCK RETAINING WALL
CONC CURB
RAISED BALCONY (TYP.)
CONC STEPS
TWO STORY BRICK & FRAME TOWNHOME
WOOD DECK
TRANSFORMER
CONC WALK
BITUMINOUS DRIVEWAY
WALK

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SPRINGS AT CENTRAL PARK DRIVE

CRYSTAL LAKE, ILLINOIS

TREE LOCATION EXHIBIT

PROJ MGR.:	BB
PROJ ASSOC.:	JDB
DRAWN BY:	LSM
DATE:	03/06/20
SCALE:	1"=20'

SHEET
6 OF 14
CPCCLIL02

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TREE LOCATION EXHIBIT

MATCHLINE - SEE SHEET 12

DEMOLITION LEGEND	
	TREE TO BE REMOVED

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

LOT 1

TWO STORY BRICK & FRAME TOWNHOME

CONC STEPS

WOOD DECK

CONC WALK

BLOCK RETAINING WALL

WEST LINE OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 14-43-8

CONC CURB

RAISED BALCONY (TYP.)

BITUMINOUS DRIVEWAY

NORTH LINE CAMBRIA-UNIT 8

NORTH LINE CAMBRIA-UNIT 11

LOT 239
NON-EXCLUSIVE BLANKET EASEMENT PER DOC. 2001R0038428

CAMBRIA - UNIT 8
RECORDED OCTOBER 12, 2001
AS DOCUMENT NUMBER 2001R0076599

LOT 240
NON-EXCLUSIVE BLANKET EASEMENT PER DOC. 2001R0076599

CAMBRIA - UNIT 11
RECORDED OCTOBER 12, 2001 AS DOCUMENT NUMBER 2001R0076599

MATCHLINE - SEE SHEET 8

MATCHLINE - SEE SHEET 6

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SPRINGS AT CENTRAL PARK DRIVE

CRYSTAL LAKE, ILLINOIS

TREE LOCATION EXHIBIT

PROJ. MGR.:	BB
PROJ. ASSOC.:	JDB
DRAWN BY:	LSM
DATE:	03/06/20
SCALE:	1"=20'

SHEET 7 OF 14

CPCCLIL02

TREE LOCATION EXHIBIT

MATCHLINE - SEE SHEET 11

DEMOLITION LEGEND

TREE TO BE REMOVED

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

MATCHLINE - SEE SHEET 9

MATCHLINE - SEE SHEET 7

LOT 1

MATCHLINE - SEE SHEET 5

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SPRINGS AT CENTRAL PARK DRIVE

CRYSTAL LAKE, ILLINOIS

TREE LOCATION EXHIBIT

PROJ. MGR.: BB
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 03/06/20
SCALE: 1"=20'

SHEET
8 OF 14
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TREE LOCATION EXHIBIT

MATCHLINE - SEE SHEET 10

DEMOLITION LEGEND

TREE TO BE REMOVED

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 10

POND

OUTLOT 4

LUTTER CENTER SUBDIVISION
RECORDED AS
DOCUMENT NUMBER 2007R0008220

STORMWATER DETENTION EASEMENT

PUBLIC R.O.W.

UNSUBDIVIDED LAND

NORTHWESTERLY LINE OF LOT 1

LOT 1

END OF WALK

END OF CURB

B6.12 CURB AND GUTTER

888.34
880.16 S
866.47 W

PLUG

REFERENCE BENCHMARK

888.25
882.75 N,S
TOP

CONCRETE WALK

LOT 1

LUTTER CENTER SUBDIVISION
RECORDED AS
DOCUMENT NUMBER 2007R0008220

THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LUTTER INDUSTRIAL PARK PER 912463

LOT 1

MATCHLINE - SEE SHEET 8

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SPRINGS AT CENTRAL PARK DRIVE

CRYSTAL LAKE, ILLINOIS

TREE LOCATION EXHIBIT

PROJ. MGR.:	BB
PROJ. ASSOC.:	JDB
DRAWN BY:	LSM
DATE:	03/06/20
SCALE:	1"=20'

SHEET
9 OF 14
CPCCLIL02

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TREE LOCATION EXHIBIT

DEMOLITION LEGEND

TREE TO BE REMOVED

N

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)

1 inch = 20 ft.

SOUTHEAST CORNER OF LOT 6 IN LUTTER INDUSTRIAL PARK (P.O.B. STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NO. 2007R0008218)

UNSUBDIVIDED LAND

STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NO. 2007R0008218

POND

EASEMENT PER DOCUMENT NO. 2005R0097161 DRAINAGE RETENTION AREA

PUBLIC R.O.W.

NORTH LINE OF THE NORTHEAST 1/4 SECTION 15-43-8

LOT 1

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 9

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SPRINGS AT CENTRAL PARK DRIVE

CRYSTAL LAKE, ILLINOIS

TREE LOCATION EXHIBIT

PROJ. MGR.: BB
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 03/06/20
SCALE: 1"=20'

SHEET 10 OF 14

CPCCLIL02

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TREE LOCATION EXHIBIT

DEMOLITION LEGEND

TREE TO BE REMOVED

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

UNSUBDIVIDED LAND

MATCHLINE - SEE SHEET 10

MATCHLINE - SEE SHEET 12

MATCHLINE - SEE SHEET 8

NORTH LINE OF LOT 1, ALSO BEING A LINE 691.33 FEET NORTH AND PARALLEL WITH THE NORTH LINE OF CAMBIA – UNIT 11 SUBDIVISION

SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 10–43–8

NORTH LINE OF THE NORTHEAST 1/4 SECTION 15–43–8

LOT 1

LOT 1

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SPRINGS AT CENTRAL PARK DRIVE

CRYSTAL LAKE, ILLINOIS

TREE LOCATION EXHIBIT

PROJ. MGR.: BB
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 03/06/20
SCALE: 1"=20'

SHEET 11 OF 14

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TREE LOCATION EXHIBIT

DEMOLITION LEGEND

TREE TO BE REMOVED

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

N

MATCHLINE - SEE SHEET 11

MATCHLINE - SEE SHEET 7

UNSUBDIVIDED LAND

LOT 1

EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 10-43-8

WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 11-43-8

SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 10-43-8

NORTH LINE OF THE NORTHEAST 1/4 SECTION 15-43-8

SECTION CORNER N.E.C. 10 11 15 14 T.43N. R.8E.

LOT 238
NON-EXCLUSIVE BLANKET EASEMENT PER DOC. 2001R0038428
CAMBRIA-UNIT 8
RECORDED AS DOCUMENT NUMBER 2001R0038428

CONC STEPS
BLOCK RETAINING WALL
TWO STORY BRICK & FRAME TOWNHOME
WOOD DECK
CONC WALK
CONC CURB
RAISED BALCONY (TYP.)
BITUMINOUS DRIVEWAY
BLOCK RETAINING WALL

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SPRINGS AT CENTRAL PARK DRIVE
CRYSTAL LAKE, ILLINOIS
TREE LOCATION EXHIBIT

PROJ. MGR.: BB
PROJ. ASSOC.: JDB
DRAWN BY: LSM
DATE: 03/06/20
SCALE: 1"=20'

SHEET
12 OF 14
CPCCLIL02

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20-0064 Central Park Drive, Crystal Lake
Tree Survey
3/11/2020

Tag Source	Tag #	Size DBH (in) (trees)	Species Group	Tree Scientific Name	Tree Common Name	Condition Rating (1-6) 1-Excellent, 6-Dead	To Be Removed (X)
Hey	1963	18	C	Prunus serotina	Black Cherry	3	
Hey	1964	3	D	Acer negundo	Boxelder	3	
Hey	1965	9	C	Prunus serotina	Black Cherry	4	
Hey	1966	3	C	Prunus serotina	Black Cherry	3	
Hey	1967	4	C	Prunus serotina	Black Cherry	3	
Hey	1968	4	D	Acer negundo	Boxelder	5	
Hey	1969	11	D	Acer negundo	Boxelder	5	
Hey	1970	3	C	Prunus serotina	Black Cherry	5	
Hey	1971	11	C	Prunus serotina	Black Cherry	2	
Hey	1972	12	A	Celtis occidentalis	Hackberry	2	
Hey	1973	31	C	Prunus serotina	Black Cherry	3	
Hey	1974	16,20	C	Prunus serotina	Black Cherry	4	
Hey	1975	4	D	Acer negundo	Boxelder	4	
Hey	1976	8	D	Acer negundo	Boxelder	3	
Hey	1977	4	D	Acer negundo	Boxelder	3	
Hey	1978	14	D	Acer negundo	Boxelder	4	
Hey	1979	6	C	Prunus serotina	Black Cherry	4	
Hey	1980	9	D	Acer negundo	Boxelder	4	
Hey	1981	14,16	C	Prunus serotina	Black Cherry	5	
Hey	1982	3,4	C	Prunus serotina	Black Cherry	4	
Hey	1983	3	C	Prunus serotina	Black Cherry	2	
Hey	1984	3	D	Acer negundo	Boxelder	4	X
Hey	1985	3	D	Acer negundo	Boxelder	4	
Hey	1986	5.5	C	Prunus serotina	Black Cherry	2	
Hey	1987	14.5	C	Prunus serotina	Black Cherry	3	
Hey	1988	8,8,11	C	Prunus serotina	Black Cherry	3	
Hey	1989	6	D	Morus alba	White Mulberry	5	
Hey	1990	11.5	D	Acer negundo	Boxelder	5	
Hey	1991	3	D	Morus alba	White Mulberry	4	
Hey	1992	18	C	Prunus serotina	Black Cherry	2	
Hey	1993	14	D	Acer negundo	Boxelder	3	
Hey	1994	9	D	Acer negundo	Boxelder	5	
Hey	1995	6	C	Prunus serotina	Black Cherry	3	
Hey	1996	3	C	Prunus serotina	Black Cherry	3	
Hey	1997	3	C	Prunus serotina	Black Cherry	3	
Hey	1998	21	D	Acer negundo	Boxelder	3	
Hey	1999	17	D	Acer negundo	Boxelder	4	
Hey	1367	10	D	Acer negundo	Boxelder	4	
Hey	1368	7	D	Acer negundo	Boxelder	4	
Hey	1369	10	D	Acer negundo	Boxelder	5	
Hey	1370	8	D	Acer negundo	Boxelder	4	
Hey	1371	19	C	Prunus serotina	Black Cherry	2	
Hey	1372	3	D	Morus alba	White Mulberry	5	
Hey	1373	4	C	Prunus serotina	Black Cherry	4	
Hey	1374	5	C	Prunus serotina	Black Cherry	3	
Hey	1375	6	D	Morus alba	White Mulberry	4	
Hey	1376	10,14	D	Acer negundo	Boxelder	3	
Hey	1377	13	D	Acer negundo	Boxelder	4	
Hey	1378	12	D	Acer negundo	Boxelder	4	
Hey	1379	12,27	D	Acer negundo	Boxelder	4	
Hey	1380	12	D	Acer negundo	Boxelder	3	
Hey	1381	16,14,10	D	Acer negundo	Boxelder	4	
Hey	1382	4	D	Acer negundo	Boxelder	4	
Hey	1383	9.5	D	Acer negundo	Boxelder	4	
Hey	1384	7.5	D	Morus alba	White Mulberry	3	
Hey	1385	4.4	C	Prunus serotina	Black Cherry	3	
Hey	1386	3,3	C	Prunus serotina	Black Cherry	4	
Hey	1387	3	D	Morus alba	White Mulberry	4	
Hey	1388	3	D	Morus alba	White Mulberry	4	
Hey	1389	14	D	Acer negundo	Boxelder	5	
Hey	1390	15	D	Acer negundo	Boxelder	3	
Hey	1391	14,10	D	Acer negundo	Boxelder	4	
	1392	15	D	Acer negundo	Boxelder	5	
	1393	17,10	D	Acer negundo	Boxelder	3	
Hey	1394	13	D	Acer negundo	Boxelder	4	
Hey	1395	8	D	Acer negundo	Boxelder	4	
Hey	1396	7,16	D	Acer negundo	Boxelder	4	
Hey	1397	3	C	Prunus serotina	Black Cherry	3	
Hey	1398	6	C	Prunus serotina	Black Cherry	5	
Hey	1399	3.5	C	Prunus serotina	Black Cherry	3	
Hey	1400	3	C	Prunus serotina	Black Cherry	3	
Hey	1401	6	C	Prunus serotina	Black Cherry	4	
Hey	1402	6	C	Prunus serotina	Black Cherry	2	
Hey	1403	3	D	Morus alba	White Mulberry	3	
Hey	1404	4	D	Morus alba	White Mulberry	3	
Hey	1405	3	D	Morus alba	White Mulberry	5	
Hey	1406	18	D	Acer negundo	Boxelder	5	
Hey	1407	4	D	Morus alba	White Mulberry	3	
Hey	1408	23	D	Acer negundo	Boxelder	3	
Hey	1409	7	D	Acer negundo	Boxelder	5	
Hey	1410	4	D	Morus alba	White Mulberry	4	
Hey	1411	4	C	Prunus serotina	Black Cherry	3	
Hey	1412	4	C	Prunus serotina	Black Cherry	3	
Hey	1413	14	D	Acer negundo	Boxelder	4	
Hey	1414	10	D	Acer negundo	Boxelder	4	
Hey	1415	17,7	D	Morus alba	White Mulberry	4	
Hey	1416	4	D	Morus alba	White Mulberry	3	X
Hey	1417	3,4	C	Prunus serotina	Black Cherry	3	X
Hey	1418	4	C	Prunus serotina	Black Cherry	4	X
Hey	1419	4	D	Ulmus americana	American Elm	3	X
Hey	1420	4.4	C	Prunus serotina	Black Cherry	5	X
Hey	1421	3	C	Prunus serotina	Black Cherry	3	X
Hey	1422	4	C	Prunus serotina	Black Cherry	3	X
Hey	1423	3.5	C	Prunus serotina	Black Cherry	3	X
Hey	1424	5	D	Acer negundo	Boxelder	5	X
Hey	1425	8	D	Acer negundo	Boxelder	4	
Hey	1426	7	D	Acer negundo	Boxelder	4	
Hey	1427	8	D	Acer negundo	Boxelder	4	
Hey	1428	23	D	Acer negundo	Boxelder	3	
Hey	1429	12	D	Acer negundo	Boxelder	3	
Hey	1430	15	D	Acer negundo	Boxelder	3	
Hey	1431	10	D	Acer negundo	Boxelder	4	

Tag Source	Tag #	Size DBH (in) (trees)	Species Group	Tree Scientific Name	Tree Common Name	Condition Rating (1-6) 1-Excellent, 6-Dead	To Be Removed (X)
Hey	1432	7	D	Acer negundo	Boxelder	5	
Hey	1433	5,6	D	Morus alba	White Mulberry	3	X
Hey	1434	5	C	Prunus serotina	Black Cherry	3	X
Hey	1435	7,4	D	Morus alba	White Mulberry	4	X
Hey	1436	14	D	Acer negundo	Boxelder	4	
Hey	1437	10.5	A	Celtis occidentalis	Hackberry	1	
Hey	1438	17	A	Celtis occidentalis	Hackberry	1	
Hey	1439	24	D	Acer negundo	Boxelder	3	
Hey	1440	11,13	D	Acer negundo	Boxelder	4	
Hey	1441	14	D	Acer negundo	Boxelder	3	
Hey	1442	8	D	Acer negundo	Boxelder	4	
Hey	1443	28	D	Acer negundo	Boxelder	5	
Hey	1444	11	C	Prunus serotina	Black Cherry	4	X
Hey	1445	6	C	Prunus serotina	Black Cherry	4	X
Hey	1446	3	C	Prunus serotina	Black Cherry	3	X
Hey	1447	4	C	Prunus serotina	Black Cherry	5	X
Hey	1448	3	C	Prunus serotina	Black Cherry	3	X
Hey	1449	16	D	Acer negundo	Boxelder	4	X
Hey	1450	17	D	Acer negundo	Boxelder	4	
Hey	1451	13	D	Acer negundo	Boxelder	4	X
Hey	1452	17	C	Prunus serotina	Black Cherry	2	
Hey	1453	24	D	Acer negundo	Boxelder	3	
Hey	1454	12	D	Acer negundo	Boxelder	4	X
Hey	1455	14,16	D	Acer negundo	Boxelder	4	
Hey	1456	6	D	Acer negundo	Boxelder	5	
Hey	1457	12	D	Acer negundo	Boxelder	4	
Hey	1458	5	C	Prunus serotina	Black Cherry	3	X
Hey	1459	3.5	C	Prunus serotina	Black Cherry	3	X
Hey	1460	8	C	Prunus serotina	Black Cherry	5	X
Hey	1461	16	D	Acer negundo	Boxelder	6	
Hey	1462	19	D	Acer negundo	Boxelder	3	
Hey	1463	12	D	Acer negundo	Boxelder	4	
Hey	1464	9	D	Acer negundo	Boxelder	6	
Hey	1465	7	D	Acer negundo	Boxelder	5	
Hey	1466	9	D	Acer negundo	Boxelder	4	X
Hey	1467	3	D	Morus alba	White Mulberry	4	X
Hey	1468	6	D	Acer negundo	Boxelder	4	X
Hey	1469	16	D	Acer negundo	Boxelder	4	
Hey	1470	8	D	Acer negundo	Boxelder	4	
Hey	1471	13	D	Acer negundo	Boxelder	5	
Hey	1472	4	C	Prunus serotina	Black Cherry	46	X
Hey	1473	4	C	Prunus serotina	Black Cherry	4	X
Hey	1474	6	D	Acer negundo	Boxelder	5	
Hey	1475	7	D	Acer negundo	Boxelder	4	
Hey	1476	6	D	Acer negundo	Boxelder	4	
Hey	1477	6.5	C	Prunus serotina	Black Cherry	4	
Hey	1478	12	D	Morus alba	White Mulberry	3	
Hey	1479	15	D	Acer negundo	Boxelder	4	
Hey	1480	12	C	Prunus serotina	Black Cherry	3	
Hey	1481	5.5	A	Celtis occidentalis	Hackberry	4	
Hey	1482	8	C	Prunus serotina	Black Cherry	3	
Hey	1483	2.5	A	Celtis occidentalis	Hackberry	3	
Hey	1484	3	D	Acer negundo	Boxelder	3	
Hey	1485	12.5	C	Prunus serotina	Black Cherry	2	
Hey	1486	5	A	Celtis occidentalis	Hackberry	2	
Hey	1487	10.5	D	Acer negundo	Boxelder	4	
Hey	1488	16	C	Prunus serotina	Black Cherry	4	
Hey	1489	7	B	Acer plantanoides	Norway Maple	3	
Hey	1490	14	D	Acer negundo	Boxelder	4	
Hey	1491	3	D	Morus alba	White Mulberry	3	
Hey	1492	6	D	Acer negundo	Boxelder	4	
Hey	1493	6,5.5	C	Prunus serotina	Black Cherry	3	
Hey	1494	7	C	Prunus serotina	Black Cherry	3	
Hey	1495	14	D	Acer negundo	Boxelder	3	
Hey	1496	9	D	Acer negundo	Boxelder	4	X
Hey	1497	13	D	Acer negundo	Boxelder	3	X
Hey	1498	9,4	C	Prunus serotina	Black Cherry	3	X
Hey	1499	15	D	Acer negundo	Boxelder	3	X
Hey	1500	18	D	Morus alba	White Mulberry	3	X
Hey	1501	11	C	Prunus serotina	Black Cherry	3	
Hey	1502	6	D	Ulmus americana	American Elm	2	
Hey	1503	7	D	Acer negundo	Boxelder	5	X
Hey	1504	4	C	Prunus serotina	Black Cherry	3	X
Hey	1505	56	C	Prunus serotina	Black Cherry	4	
Hey	1506	5	D	Acer negundo	Boxelder	5	
Hey	1507	13	C	Prunus serotina	Black Cherry	3	
Hey	1508	16	C	Prunus serotina	Black Cherry	3	
Hey	1509	7	D	Acer negundo	Boxelder	4	
Hey	1510	8	C	Prunus serotina	Black Cherry	4	
Hey	1511	14	C	Prunus serotina	Black Cherry	3	
Hey	1512	8	A	Celtis occidentalis	Hackberry	2	
Hey	1513	3	A	Celtis occidentalis	Hackberry	2	
Hey	1514	4	C	Crataegus mollis	Downy Hawthorn	4	
Hey	1515	21	C	Prunus serotina	Black Cherry	2	
Hey	1516	6.5	D	Acer negundo	Boxelder	5	
Hey	1517	8.5	C	Prunus serotina	Black Cherry	4	
Hey	1518	9	C	Prunus serotina	Black Cherry	4	
Hey	1519	13	C	Prunus serotina	Black Cherry	5	
Hey	1520	7	A	Celtis occidentalis	Hackberry	1	
Hey	1521	9	C	Prunus serotina	Black Cherry	3	
Hey	1522	7	A	Celtis occidentalis	Hackberry	2	
Hey	1523	14	C	Prunus serotina	Black Cherry	4	
Hey	1524	20	C	Prunus serotina	Black Cherry	2	
Hey	1525	3	A	Celtis occidentalis	Hackberry	2	
Hey	1526	6.5	A	Celtis occidentalis	Hackberry	2	
Hey	1527	11	C	Prunus serotina	Black Cherry	2	
Hey	1528	10	D	Acer negundo	Boxelder	4	
Hey	1529	8	C	Prunus serotina	Black Cherry	4	
Hey	1530	20	C	Prunus serotina	Black Cherry	3	
Hey	1531	4.5	D	Acer negundo	Boxelder	3	
Hey	1532	3	D	Acer negundo	Boxelder	4	
Hey	1533	3	D	Acer negundo	Boxelder	4	

Tag Source	Tag #	Size DBH (in) (trees)	Species Group	Tree Scientific Name	Tree Common Name	Condition Rating (1-6) 1-Excellent, 6-Dead	To Be Removed (X)
Hey	1534	9	C	Prunus serotina	Black Cherry	2	
Hey	1535	3.5	D	Morus alba	White Mulberry	3	X
Hey	1536	4.5	C	Prunus serotina	Boxelder	4	
Hey	1537	4	D	Acer negundo	Boxelder	4	
Hey	1538	4	D	Morus alba	White Mulberry	3	
Hey	1539	9	C	Prunus serotina	Black Cherry	2	
Hey	1540	15.5,9	C	Prunus serotina	Black Cherry	4	
Hey	1541	4	C	Prunus serotina	Black Cherry	4	
Hey	1542	8	C	Prunus serotina	Black Cherry	4	
Hey	1543	9	D	Morus alba	White Mulberry	3	X
Hey	1544	2.5	B	Malus spp.	Crabapple	2	
Hey	1545	6	C	Prunus serotina	Black Cherry	3	
Hey	1546	6	D	Acer negundo	Boxelder	4	
Hey	1547	10	A	Celtis occidentalis	Hackberry	1	
Hey	1548	13,12	C	Prunus serotina	Black Cherry	5	
Hey	1549	22,21	C	Prunus serotina	Black Cherry	4	
Hey	1550	4.5	A	Celtis occidentalis	Hackberry	3	
Hey	1551	8	A	Celtis occidentalis	Hackberry	2	
Hey	1552	7	D	Acer negundo	Boxelder	3	
Hey	1553	5	A	Celtis occidentalis	Hackberry	1	
Hey	1554	8	C	Prunus serotina	Black Cherry	5	
Hey	1555	13	C	Prunus serotina	Black Cherry	2	
Hey	1556	13.5	C	Prunus serotina	Black Cherry	4	
Hey	1557	12	D	Acer negundo	Boxelder	3	
Hey	1558	10.5	C	Prunus serotina	Black Cherry	2	
Hey	1559	8	A	Celtis occidentalis	Hackberry	2	
Hey	1560	16	A	Celtis occidentalis	Hackberry	4	
Hey	1561	18,11	C	Prunus serotina	Black Cherry	3	
Hey	1562	9	D	Acer negundo	Boxelder	3	
Hey	1563	15	D	Ulmus pumila	Siberian Elm	4	
Hey	1564	9	D	Acer negundo	Boxelder	3	
Hey	1565	6	D	Acer negundo	Boxelder	5	
Hey	1566	5.5	A	Celtis occidentalis	Hackberry	2	
Hey	1567	23	C	Prunus serotina	Black Cherry	4	
Hey	1568	12.5	A	Celtis occidentalis	Hackberry	1	
Hey	1569	19	C	Prunus serotina	Black Cherry	4	
Hey	1570	9	D	Acer negundo	Boxelder	4	
Hey	1571	14.5	D	Acer negundo	Boxelder	5	
Hey	1572	7	D	Ulmus americana	American Elm	3	X
Hey	1573	3	D	Morus alba	White Mulberry	3	X
Hey	1574	7	D	Morus alba	White Mulberry	3	X
Hey	1575	5	D	Morus alba	White Mulberry	3	X
Hey	1576	2.5	D	Ulmus pumila	Siberian Elm	2	X
Hey	1577	6	D	Acer negundo	Boxelder	5	
Hey	1578	6	C	Prunus serotina	Black Cherry	3	
Hey	1579	10	D	Acer negundo	Boxelder	5	
Hey	1580	8	D	Morus alba	White Mulberry	2	
Hey	1581	7	D	Acer negundo	Boxelder	5	
Hey	1582	16,10	D	Acer negundo	Boxelder	4	
Hey	1583	8	D	Acer negundo	Boxelder	5	
Hey	1584	15	D	Acer negundo	Boxelder	3	
Hey	1585	5	D	Morus alba	White Mulberry	3	X
Hey	1586	15	D	Acer negundo	Boxelder	5	
Hey	1587	13	C	Prunus serotina	Black Cherry	4	
Hey	1588	4.5	C	Prunus serotina	Black Cherry	2	X
Hey	1589	5	C	Prunus serotina	Black Cherry	2	X
Hey	1590	11.5	D	Acer negundo	Boxelder	4	
Hey	1591	12,22	D	Acer negundo	Boxelder	4	
Hey	1592	7,13	D	Ulmus pumila	Siberian Elm	3	X
Hey	1593	6,4	D	Morus alba	White Mulberry	2	X
Hey	1594	3	D	Morus alba	White Mulberry	3	X
Hey	1595	3	D	Morus alba	White Mulberry	3	X
Hey	1596	3	D	Morus alba	White Mulberry	2	X
Hey	1597	5	D	Acer negundo	Boxelder	3	X
Hey	1598	6	D	Ulmus americana	American Elm	2	
Hey	1599	5.5	D	Acer negundo	Boxelder	4	
Hey	1600	9	D	Ulmus pumila	Siberian Elm	3	
Hey	1601	6	C	Prunus serotina	Black Cherry	2	X
Hey	1602	13,13,15	D	Ulmus pumila	Siberian Elm	3	
Hey	1603	8	D	Acer negundo	Boxelder	2	
Hey	1604	16	D	Ulmus pumila	Siberian Elm	3	
Hey	1605	14.5	D	Ulmus pumila	Siberian Elm	3	
Hey	1606	7,4	D	Acer negundo	Boxelder	4	
Hey	1607	7	D	Acer negundo	Boxelder	4	
Hey	1608	10	D	Acer negundo	Boxelder	4	
Hey	1609	12,9	D	Acer negundo	Boxelder	4	
Hey	1610	6	D	Acer negundo	Boxelder	4	
Hey	1611	5	D	Ulmus pumila	Siberian Elm	3	
Hey	1612	3	D	Ulmus pumila	Siberian Elm	3	
Hey	1613	16	D	Acer negundo	Boxelder	5	
Hey	1614	20	D	Acer negundo	Boxelder	3	
Hey	1615	9	D	Acer negundo	Boxelder	5	
Hey	616	8	D	Acer negundo	Boxelder	4	
Hey	1617	7	D	Acer negundo	Boxelder	4	
Hey	1618	3	D	Acer negundo	Boxelder	4	
Hey	1619	7	D	Acer negundo	Boxelder	4	
Hey	1620	21	C	Prunus serotina	Black Cherry	3	
Hey	1621	4	C	Prunus serotina	Black Cherry	2	
Hey	1622	4	C	Prunus serotina	Black Cherry	2	
Hey	1623	3	D	Ulmus pumila	Siberian Elm	3	
Hey	1624	2.5	D	Acer negundo	Boxelder	4	
Hey	1625	3	D	Acer negundo	Boxelder	4	
Hey	1626	3	D	Ulmus americana	American Elm	3	X
Hey	1627	6	D	Ulmus americana	American Elm	3	
Hey	1628	11	D	Acer negundo	Boxelder	3	
Hey	1629	11	D	Ulmus americana	American Elm	3	
Hey	1630	13	C	Prunus serotina	Black Cherry	3	
Hey	1631	9	A	Celtis occidentalis	Hackberry	2	
Hey	1632	9.5	D	Acer negundo	Boxelder	4	
Hey	1633	3	D	Ulmus americana	American Elm	2	
Hey	1634	9	D	Morus alba	White Mulberry	3	
Hey	1635	7.5	D	Acer negundo	Boxelder	3	X

DRAWN BY	REVISIONS	DATE

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SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
TREE SURVEY INVENTORY

PROJ. MGR.: BB
PROJ. ASSOC.: JDB
DRAWN BY: KRK
DATE: 04/24/20
SCALE: N/A

SHEET
13 OF 14
CPCCLIL02

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April 24, 2020 - 12:56 Dwg. Name: P:\Projects\020\Xrefs\Civil Work Xrefs\Tree Inventory List2.dwg Updated By: Kfitzsimons

20-0064 Central Park Drive, Crystal Lake
Tree Survey
3/11/2020

Tag Source	Tag #	Size DBH (in) (trees)	Species Group	Tree Scientific Name	Tree Common Name	Condition Rating (1-6) 1-Excellent, 6-Dead	To Be Removed (X)
Hey	1636	3	C	Prunus serotina	Black Cherry	2	X
Hey	1637	3	C	Prunus serotina	Black Cherry	2	X
Hey	1638	7	D	Acer negundo	Boxelder	5	X
Hey	1639	10.5	A	Celtis occidentalis	Hackberry	2	
Hey	1640	11	C	Prunus serotina	Black Cherry	3	
Hey	1641	3	D	Ulmus americana	American Elm	3	X
Hey	1642	11	D	Ulmus americana	American Elm	4	X
Hey	1643	20,4	C	Prunus serotina	Black Cherry	3	
Hey	1644	4	A	Celtis occidentalis	Hackberry	4	
Hey	1645	14	A	Celtis occidentalis	Hackberry	2	
Hey	1646	36	C	Prunus serotina	Black Cherry	4	
Hey	1647	23	C	Prunus serotina	Black Cherry	3	
Hey	1648	2.5	A	Celtis occidentalis	Hackberry	4	
Hey	1649	8	D	Acer negundo	Boxelder	3	
Hey	1650	15	C	Prunus serotina	Black Cherry	6	
Hey	1651	23	C	Prunus serotina	Black Cherry	4	
Hey	1652	4	C	Prunus serotina	Black Cherry	4	
Hey	1653	24,6	D	Acer negundo	Boxelder	3	
Hey	1654	11	D	Acer negundo	Boxelder	4	
Hey	1655	6	D	Acer negundo	Boxelder	6	
Hey	1656	8	D	Acer negundo	Boxelder	6	
Hey	1657	3	D	Ulmus americana	American Elm	2	
Hey	1658	4	C	Prunus serotina	Black Cherry	2	X
Hey	1659	6.5	C	Prunus serotina	Black Cherry	2	X
Hey	1660	3.5	C	Prunus serotina	Black Cherry	2	X
Hey	1661	3	D	Ulmus americana	American Elm	3	
Hey	1662	5	D	Morus alba	White Mulberry	3	
Hey	1663	12.5	D	Acer negundo	Boxelder	5	
Hey	1664	17	C	Prunus serotina	Black Cherry	3	
Hey	1665	18,20,23	D	Acer negundo	Boxelder	4	
Hey	1666	17	C	Prunus serotina	Black Cherry	4	
Hey	1667	17	D	Acer negundo	Boxelder	4	
Hey	1668	17	D	Acer negundo	Boxelder	4	
Hey	1669	8,6	D	Acer negundo	Boxelder	4	
Hey	1670	13	D	Acer negundo	Boxelder	4	
Hey	1671	15	D	Acer negundo	Boxelder	3	
Hey	1672	5	D	Morus alba	White Mulberry	2	
Hey	1673	10	D	Acer negundo	Boxelder	4	
Hey	1674	8	D	Acer negundo	Boxelder	4	
Hey	1675	26	C	Prunus serotina	Black Cherry	3	
Hey	1676	12	D	Morus alba	White Mulberry	5	
Hey	1677	7,15	D	Acer negundo	Boxelder	4	
Hey	1678	16	D	Acer negundo	Boxelder	4	
Hey	1679	20	D	Acer negundo	Boxelder	4	
Hey	1680	11	D	Acer negundo	Boxelder	4	
Hey	1681	14	D	Acer negundo	Boxelder	3	
Hey	1682	15	C	Prunus serotina	Black Cherry	5	
Hey	1683	38	C	Prunus serotina	Black Cherry	5	
Hey	1684	14,6	D	Morus alba	White Mulberry	4	
Hey	1685	9	D	Acer negundo	Boxelder	3	
Hey	1686	3	D	Ulmus americana	American Elm	5	
Hey	1687	10.5	D	Acer negundo	Boxelder	5	
Hey	1688	9	D	Acer negundo	Boxelder	5	
Hey	1689	10	D	Acer negundo	Boxelder	5	
Hey	1690	17	D	Acer negundo	Boxelder	3	
Hey	1691	13	D	Acer negundo	Boxelder	3	
Hey	1692	15	D	Acer negundo	Boxelder	4	
Hey	1693	18,14.5	D	Acer negundo	Boxelder	3	
Hey	1964	12	D	Acer negundo	Boxelder	4	
Hey	1695	13.5	D	Acer negundo	Boxelder	3	
Hey	1696	6	D	Acer negundo	Boxelder	4	
Hey	1697	5	A	Celtis occidentalis	Hackberry	2	
Hey	1698	37	C	Prunus serotina	Black Cherry	3	
Hey	1699	16,5	D	Acer negundo	Boxelder	3	
Hey	1700	14	D	Acer negundo	Boxelder	3	
Hey	1351	8.5	D	Salix alba	Weeping Willow	2	X
Hey	1352	5	?	Pseudotsuga menziesii	Douglas fir	1	
Hey	1353	6	B	Picea pungens	Colorado Blue Spruce	1	
Hey	1354	6	B	Picea pungens	Colorado Blue Spruce	1	
Hey	1355	5,5,4,3,3,3,3	B	Acer freemanii	Autumn Blaze Maple	4	
Hey	1356	2,2,2,2,2	B	Malus spp.	Crabapple	3	
Hey	1357	11,4,4,3	D	Salix alba	Weeping Willow	4	
Hey	1358	9	?	Pseudotsuga menziesii	Douglas fir	1	
Hey	1359	7	D	Salix alba	Weeping Willow	5	X
Hey	1360	5,5,5,4	?	Alnus glutinosa	Black Alder	3	X
Hey	1361	6,6,5	?	Alnus glutinosa	Black Alder	3	X
Hey	1362	6,6,3,3,3	?	Alnus glutinosa	Black Alder	3	
Hey	1363	4,4,4,3	?	Alnus glutinosa	Black Alder	3	
Hey	1364	6,6,6,3	?	Alnus glutinosa	Black Alder	3	
Hey	1365	8	?	Pseudotsuga menziesii	Douglas fir	1	
Hey	1366	11	?	Pseudotsuga menziesii	Douglas fir	1	
Hey	1701	15	D	Acer negundo	Boxelder	3	
Hey	1702	7	D	Acer negundo	Boxelder	5	
Hey	1703	10	D	Acer negundo	Boxelder	3	
Hey	1704	3	D	Morus alba	White Mulberry	3	
Hey	1705	11,9,16	D	Acer negundo	Boxelder	3	
Hey	1706	8	D	Acer negundo	Boxelder	4	
Hey	1707	6	D	Morus alba	White Mulberry	3	X
Hey	1708	13	C	Prunus serotina	Black Cherry	4	
Hey	1709	11	D	Acer negundo	Boxelder	4	
Hey	1710	8	C	Prunus serotina	Black Cherry	3	
Hey	1711	17	C	Prunus serotina	Black Cherry	3	
Hey	1712	12	D	Acer negundo	Boxelder	3	
Hey	1713	9	D	Acer negundo	Boxelder	3	X
Hey	1714	9	D	Morus alba	White Mulberry	3	X
Hey	1715	3	D	Morus alba	White Mulberry	4	X
Hey	1716	11	D	Ulmus americana	American Elm	3	X
Hey	1717	4.5	D	Acer negundo	Boxelder	4	X
Hey	1718	8	D	Acer negundo	Boxelder	4	X
Hey	1719	5	D	Acer negundo	Boxelder	4	

Tag Source	Tag #	Size DBH (in) (trees)	Species Group	Tree Scientific Name	Tree Common Name	Condition Rating (1-6) 1-Excellent, 6-Dead	To Be Removed (X)
Hey	1720	8	D	Acer negundo	Boxelder	4	
Hey	1721	10	D	Acer negundo	Boxelder	3	
Hey	1722	9	D	Acer negundo	Boxelder	4	
Hey	1723	9	D	Acer negundo	Boxelder	4	
Hey	1724	3,6,8	D	Acer negundo	Boxelder	4	X
Hey	1725	3	D	Ulmus pumila	Siberian Elm	2	X
Hey	1726	12	D	Acer negundo	Boxelder	4	
Hey	1727	12,13,14	C	Prunus serotina	Black Cherry	4	
Hey	1728	9,10	D	Acer negundo	Boxelder	4	X
Hey	1729	24,6	D	Acer negundo	Boxelder	5	
Hey	1730	16	D	Acer negundo	Boxelder	4	
Hey	1731	4	D	Acer negundo	Boxelder	3	X
Hey	1732	2.5	D	Acer negundo	Boxelder	3	X
Hey	1733	6	D	Acer negundo	Boxelder	4	X
Hey	1734	17	D	Acer negundo	Boxelder	4	
Hey	1735	8	D	Acer negundo	Boxelder	5	X
Hey	1736	5.5	D	Morus alba	White Mulberry	3	X
Hey	1737	18	D	Ulmus pumila	Siberian Elm	4	X
Hey	1738	14	D	Acer negundo	Boxelder	4	X
Hey	1739	3	D	Acer negundo	Boxelder	3	X
Hey	1740	5	D	Acer negundo	Boxelder	5	X
Hey	1741	5.5	D	Morus alba	White Mulberry	3	X
Hey	1742	30	C	Prunus serotina	Black Cherry	4	
Hey	1743	17	D	Acer negundo	Boxelder	5	X
Hey	1744	7	D	Morus alba	White Mulberry	2	
Hey	1745	21	D	Acer negundo	Boxelder	4	
Hey	1746	6,5,4,4	D	Morus alba	White Mulberry	5	
Hey	1747	11	D	Morus alba	White Mulberry	3	
Hey	1748	11	D	Acer negundo	Boxelder	3	
Hey	1749	13	D	Acer negundo	Boxelder	5	
Hey	1750	6	C	Prunus serotina	Black Cherry	6	
Hey	1751	5.5	D	Ulmus americana	American Elm	2	
Hey	1752	3	D	Morus alba	White Mulberry	3	
Hey	1753	9	D	Acer negundo	Boxelder	5	
Hey	1754	23	C	Prunus serotina	Black Cherry	3	
Hey	1755	3.5	D	Acer negundo	Boxelder	4	
Hey	1756	3	D	Morus alba	White Mulberry	3	
Hey	1757	3	D	Morus alba	White Mulberry	4	
Hey	1758	17	D	Acer negundo	Boxelder	4	
Hey	1759	8	D	Acer negundo	Boxelder	4	
Hey	1760	12	D	Acer negundo	Boxelder	4	
Hey	1761	13,15	D	Acer negundo	Boxelder	4	
Hey	1762	14,10	D	Acer negundo	Boxelder	4	
Hey	1763	5	D	Acer negundo	Boxelder	4	
Hey	1764	20	C	Prunus serotina	Black Cherry	4	
Hey	1765	33	C	Prunus serotina	Black Cherry	3	
Hey	1766	3	D	Ulmus americana	American Elm	5	
Hey	1767	2.5	D	Morus alba	White Mulberry	3	
Hey	1768	18	C	Prunus serotina	Black Cherry	2	
Hey	1769	6	D	Morus alba	White Mulberry	3	
Hey	1770	10	D	Ulmus americana	American Elm	2	
Hey	1771	8	D	Morus alba	White Mulberry	3	
Hey	1772	10	C	Prunus serotina	Black Cherry	4	
Hey	1773	11	D	Acer negundo	Boxelder	5	
Hey	1774	3	D	Morus alba	White Mulberry	3	
Hey	1775	3	D	Morus alba	White Mulberry	3	
Hey	1776	5.5	D	Morus alba	White Mulberry	3	
	1777	4	D	Acer negundo	Boxelder	3	
Hey	1778	19	C	Prunus serotina	Black Cherry	3	
Hey	1779	3	D	Acer negundo	Boxelder	4	
Hey	1780	10,14	D	Acer negundo	Boxelder	5	
Hey	1781	7	D	Acer negundo	Boxelder	4	
hey	1782	5	D	Morus alba	White Mulberry	3	
Hey	1783	3	D	Morus alba	White Mulberry	3	
Hey	1784	4	D	Morus alba	White Mulberry	3	
Hey	1785	3	D	Morus alba	White Mulberry	5	
Hey	1786	8	D	Robina pseudoacacia	Black Locust	3	X
Hey	1787	3	D	Ulmus pumila	Siberian Elm	3	X
Hey	1788	8	D	Morus alba	White Mulberry	4	
Hey	1789	6	D	Morus alba	White Mulberry	3	
Hey	1790	21	D	Acer negundo	Boxelder	5	
Hey	1791	16	D	Acer negundo	Boxelder	4	
Hey	1792	6	D	Robina pseudoacacia	Black Locust	3	
Hey	1793	5.5	D	Robina pseudoacacia	Black Locust	3	
Hey	1794	4	D	Robina pseudoacacia	Black Locust	3	
Hey	1795	15	D	Acer negundo	Boxelder	5	
Hey	1796	7	D	Robina pseudoacacia	Black Locust	4	
Hey	1797	10	D	Robina pseudoacacia	Black Locust	3	
Hey	1798	5	D	Ulmus americana	American Elm	2	
Hey	1799	5	C	Prunus serotina	Black Cherry	3	
Hey	1800	2	D	Morus alba	White Mulberry	4	
Hey	1801	5	D	Robina pseudoacacia	Black Locust	3	X
Hey	1802	4	D	Robina pseudoacacia	Black Locust	3	X
Hey	1803	6	D	Robina pseudoacacia	Black Locust	3	X
Hey	1804	9	D	Robina pseudoacacia	Black Locust	3	X
Hey	1805	6	D	Robina pseudoacacia	Black Locust	3	X
Hey	1806	5.5	D	Robina pseudoacacia	Black Locust	4	
Hey	1807	6	D	Robina pseudoacacia	Black Locust	3	
Hey	1808	4	D	Robina pseudoacacia	Black Locust	3	
Hey	1809	6,4	D	Robina pseudoacacia	Black Locust	3	
Hey	1810	7	D	Robina pseudoacacia	Black Locust	3	
Hey	1811	3	D	Robina pseudoacacia	Black Locust	3	
Hey	1812	4.5	D	Robina pseudoacacia	Black Locust	3	
Hey	1813	3	D	Robina pseudoacacia	Black Locust	3	
Hey	1814	3	D	Robina pseudoacacia	Black Locust	3	
Hey	1815	4.5	D	Robina pseudoacacia	Black Locust	3	
Hey	1816	5.5	D	Robina pseudoacacia	Black Locust	3	
Hey	1817	6.5	D	Robina pseudoacacia	Black Locust	3	
Hey	1818	6	D	Robina pseudoacacia	Black Locust	3	
Hey	1819	7	D	Robina pseudoacacia	Black Locust	3	
Hey	1820	3	D	Robina pseudoacacia	Black Locust	3	
Hey	1821	5	D	Robina pseudoacacia	Black Locust	3	

Tag Source	Tag #	Size DBH (in) (trees)	Species Group	Tree Scientific Name	Tree Common Name	Condition Rating (1-6) 1-Excellent, 6-Dead	To Be Removed (X)
Hey	1822	2.5	D	Robina pseudoacacia	Black Locust	4	
Hey	1823	6	D	Robina pseudoacacia	Black Locust	3	
Hey	1824	8	D	Robina pseudoacacia	Black Locust	3	
Hey	1825	6	D	Robina pseudoacacia	Black Locust	3	
Hey	1826	7	D	Robina pseudoacacia	Black Locust	4	
Hey	1827	4	D	Robina pseudoacacia	Black Locust	3	
Hey	1828	4	D	Robina pseudoacacia	Black Locust	3	
Hey	1829	8	D	Robina pseudoacacia	Black Locust	3	
Hey	1830	5	D	Robina pseudoacacia	Black Locust	3	
Hey	1831	8.5	D	Robina pseudoacacia	Black Locust	3	
Hey	1832	5	D	Robina pseudoacacia	Black Locust	3	
Hey	1833	4	D	Robina pseudoacacia	Black Locust	3	
Hey	1834	3.5	D	Robina pseudoacacia	Black Locust	5	
Hey	1835	4	D	Robina pseudoacacia	Black Locust	3	
Hey	1836	4	D	Robina pseudoacacia	Black Locust	3	
Hey	1837	7	D	Robina pseudoacacia	Black Locust	3	
Hey	1838	5	D	Robina pseudoacacia	Black Locust	4	
Hey	1839	3	D	Robina pseudoacacia	Black Locust	4	
Hey	1840	3	D	Robina pseudoacacia	Black Locust	3	
Hey	1841	11,5	D	Robina pseudoacacia	Black Locust	3	
Hey	1842	3	D	Robina pseudoacacia	Black Locust	3	
Hey	1843	2	D	Acer negundo	Boxelder	3	
Hey	1844	5.5	D	Robina pseudoacacia	Black Locust	3	
Hey	1845	7,10	D	Robina pseudoacacia	Black Locust	3	
Hey	1846	5.5	D	Robina pseudoacacia	Black Locust	3	
Hey	1847	7.5	D	Robina pseudoacacia	Black Locust	3	
Hey	1848	8,4	D	Robina pseudoacacia	Black Locust	4	
Hey	1849	6.5	D	Robina pseudoacacia	Black Locust	3	
Hey	1850	8.5,4	D	Robina pseudoacacia	Black Locust	3	
Hey	1851	6.5	D	Robina pseudoacacia	Black Locust	3	
Hey	1852	9	D	Robina pseudoacacia	Black Locust	3	
Hey	1853	3	D	Robina pseudoacacia	Black Locust	3	
Hey	1854	3	D	Acer negundo	Boxelder	3	
Hey	1855	7,5,6,6	D	Acer negundo	Boxelder	4	
Hey	1856	5	D	Acer negundo	Boxelder	3	
Hey	1857	3	D	Acer negundo	Boxelder	3	
Hey	1858	4	D	Acer negundo	Boxelder	3	
Hey	1859	2	D	Acer negundo	Boxelder	2	
Hey	1860	10	D	Acer negundo	Boxelder	3	
Hey	1861	5,4	D	Acer negundo	Boxelder	3	
Hey	1862	3	D	Acer negundo	Boxelder	3	

April 24, 2020 - 12:55 Dwg Name: P:\Cpcli02\dwg\Eng\Work Area\Tree Inventory List2.dwg Updated By: KKlawans

DRAWN BY	REVISIONS	DATE

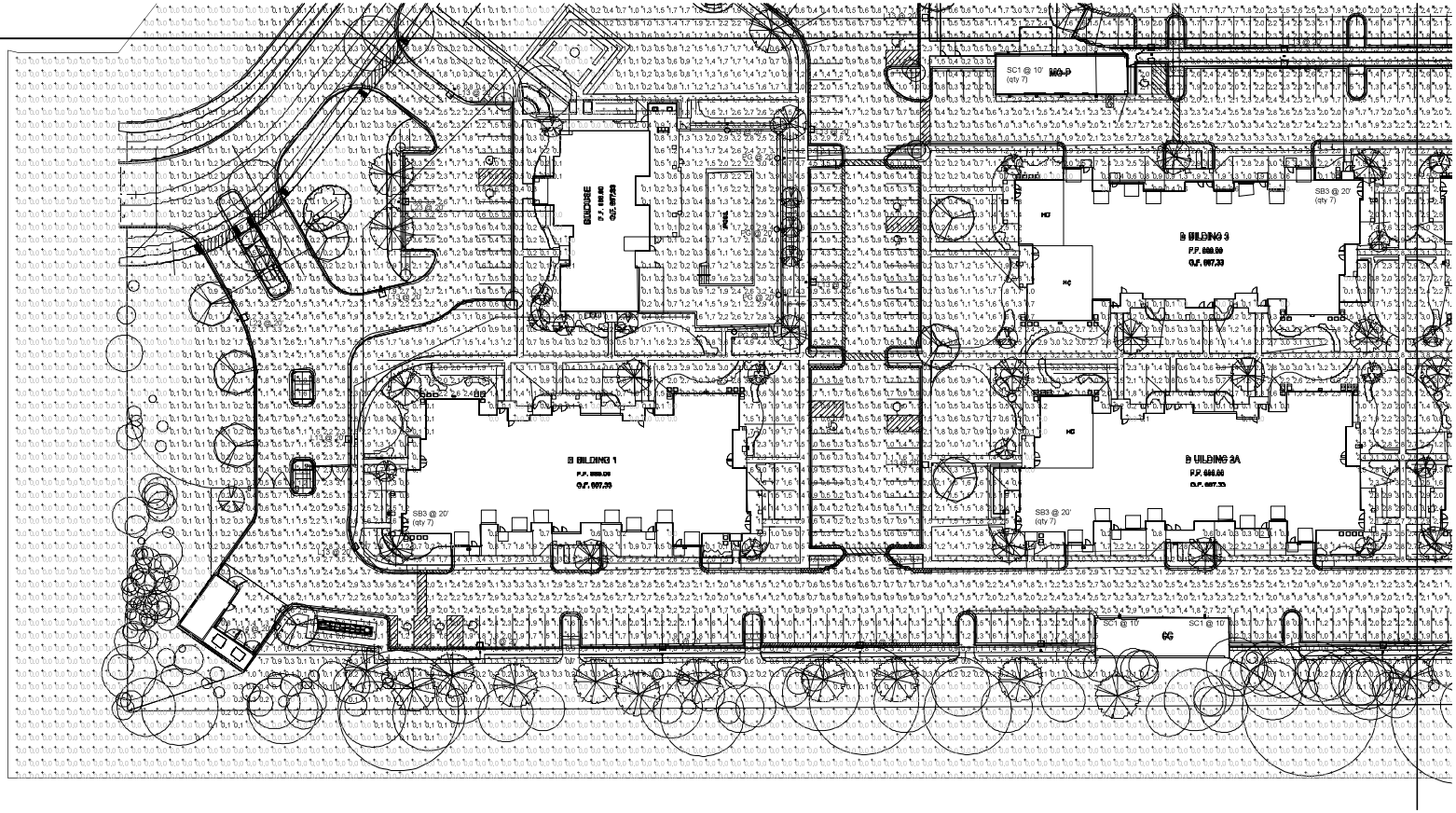
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SPRINGS AT CENTRAL PARK DRIVE
CITY OF CRYSTAL LAKE, ILLINOIS
TREE SURVEY INVENTORY

PROJ. MGR.: BB
PROJ. ASSOC.: JDB
DRAWN BY: KRK
DATE: 04/24/20
SCALE: N/A

SHEET
14 OF 14
CPCCLIL02

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NORTH

SITE PLAN - PHOTOMETRICS

SCALE: 1" = 30'

30' 0 30' 60'

Schedule								
Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
L13	51	EATON - LUMARK (FORMER COOPER LIGHTING)	PRVAC1S-DUNVLT3-BZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K LED AND TYPE III OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 26.75 FEET	1	6462	0.9	52
L14	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRVAC1S-DUNVT4-BZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K LED AND TYPE IV OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 26.75 FEET	1	6437	0.9	52
L23	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRVAC2S-DUNVT5-BZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 26.75 FEET	2	5969	0.9	96
SB3	98	Lithonia Lighting	CSXW LED 30C 700 40K T3M	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	1	7981	0.9	69
SC1	17	Lithonia Lighting	WSTM LED 1A 30K 120 DF3	WSTM LED WITH 1 BOARD, 3000K CCT, 120 VOLT, DIFFUSE GLASS LENS	1	673	0.9	8.9
PG	5			PROJECT: TS20-R HRS	1	14000	0.9	193

Statistics							
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min	
Central Parking		1.7 fc	4.3 fc	0.2 fc	21.5:1	8.5:1	
East Parking		2.1 fc	5.8 fc	0.8 fc	7.2:1	4.4:1	
Main Entry / Drive		1.6 fc	4.8 fc	0.2 fc	20.0:1	8.0:1	
North Driveway		1.7 fc	3.2 fc	0.7 fc	4.6:1	2.4:1	
North Parking		2.2 fc	5.2 fc	0.5 fc	10.4:1	4.4:1	
Pet Park A		1.5 fc	2.8 fc	0.2 fc	14.0:1	5.2:1	
Pet Park C		1.5 fc	4.3 fc	0.3 fc	14.3:1	5.0:1	
South Parking		1.8 fc	4.4 fc	0.2 fc	22.0:1	9.0:1	

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COLLABORATION

CONTINENTAL PROPERTIES
CONTINENTAL 485 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502-5522

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:

CONTINENTAL 544 FUND, LLC

JAMES R RAKOW RD & LUTTER DR. • CRYSTAL LAKE, IL 60014

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 6, 2020

NOT FOR CONSTRUCTION

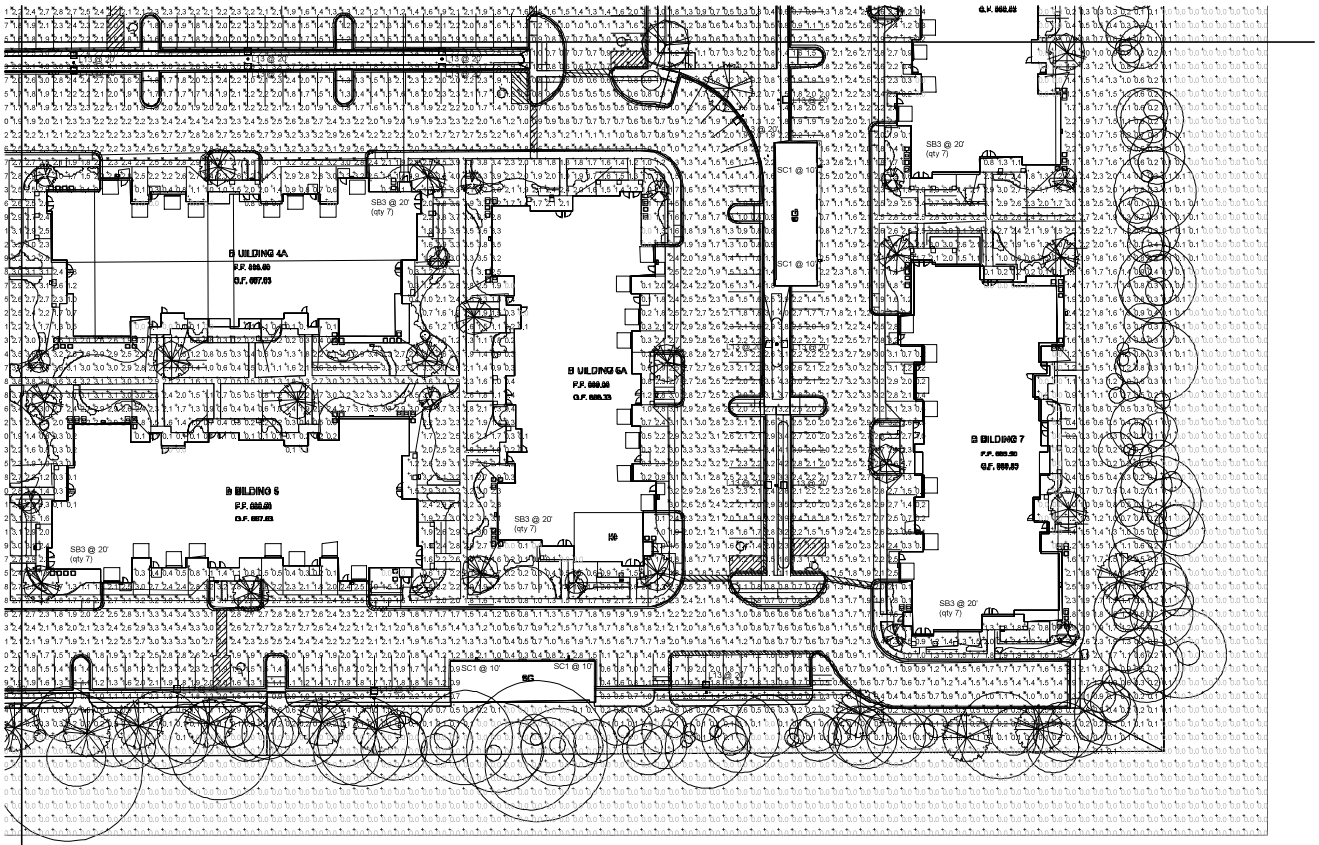
JOB NUMBER

2010360

SHEET NUMBER

E201Sa

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NORTH

SITE PLAN - PHOTOMETRICS

SCALE: 1" = 30'

30' 0 30' 60'

Schedule								
Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
L13	51	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-D15-D-UNV-T5-BZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K LED AND TYPE III OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	6462	0,9	52
L14	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-D15-D-UNV-T4-BZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K LED AND TYPE IV OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	6437	0,9	52
L23	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-D25-D-UNV-T5-BZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	2	5689	0,9	96
SB3	98	Lithonia Lighting	CSXW LED 30C 700 40K T3M	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	1	7981	0,9	69
SC1	17	Lithonia Lighting	WSTM LED 1A 30K 120 DIFS	WSTM LED WITH 1 BOARD, 3000K CCT, 120 VOLT, DIFFUSE GLASS LENS	1	673	0,9	8,9
PG	5			PROJECT: TS25-R HR5	1	14000	0,9	193

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Central Parking		1,7 fc	4,3 fc	0,2 fc	21,5:1	8,5:1
East Parking		2,2 fc	3,8 fc	0,5 fc	7,6:1	4,4:1
Main Entry / Drive		1,6 fc	4,0 fc	0,2 fc	20,0:1	8,0:1
North Driveway		1,7 fc	3,2 fc	0,7 fc	4,6:1	2,4:1
North Parking		2,2 fc	3,2 fc	0,5 fc	10,4:1	4,4:1
Pet Park A		1,0 fc	2,8 fc	0,2 fc	14,0:1	5,0:1
Pet Park C		1,5 fc	4,3 fc	0,3 fc	14,3:1	5,0:1
South Parking		1,8 fc	4,4 fc	0,2 fc	22,0:1	9,0:1

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CONTINENTAL 544 FUND, LLC
JAMES R RAKOW RD & LUTTER DR. • CRYSTAL LAKE, IL 60014

PROFESSIONAL SEAL

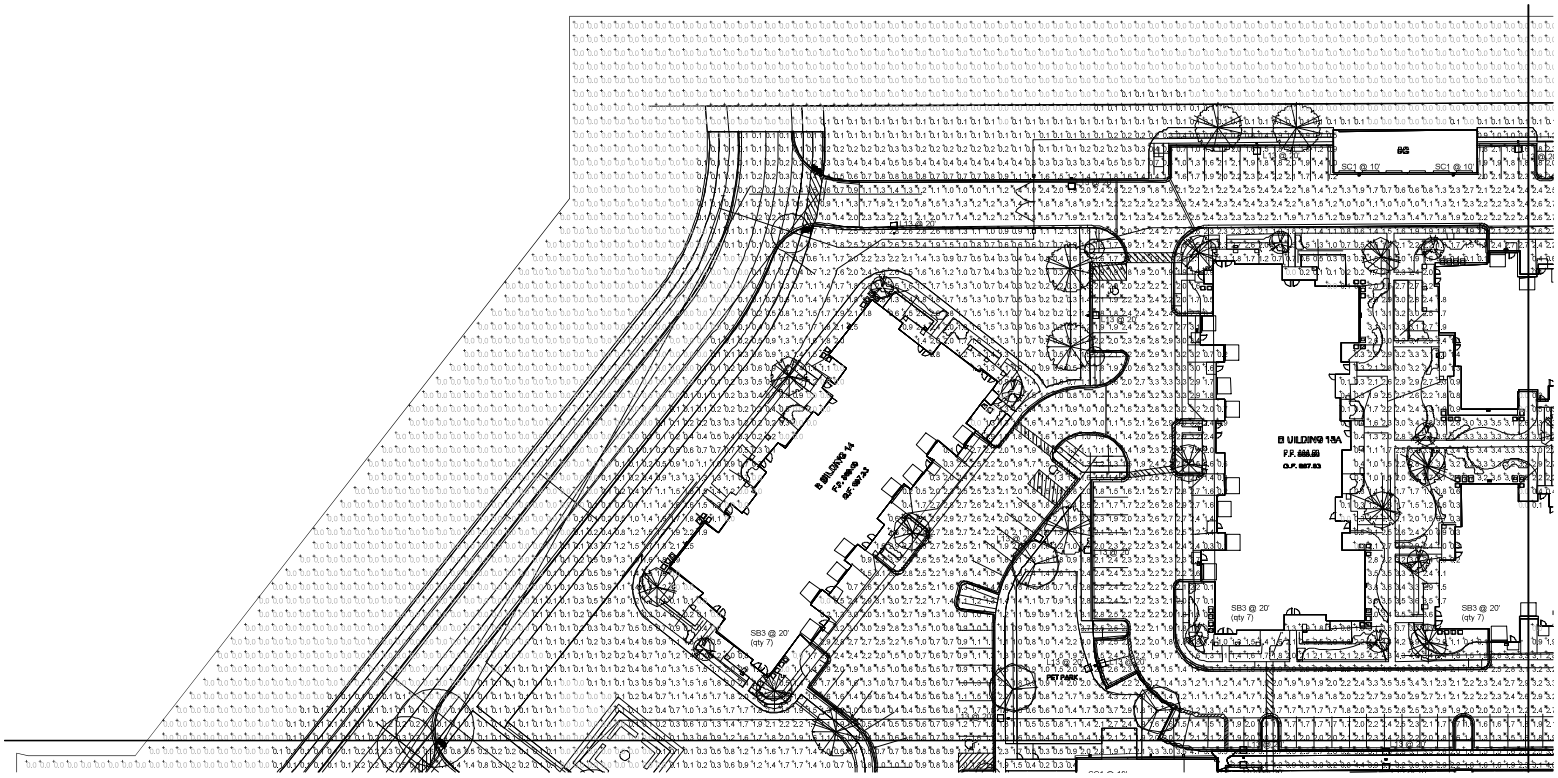
PRELIMINARY DATES
MAY 6, 2020

NOT FOR CONSTRUCTION

JOB NUMBER
2010360

SHEET NUMBER
E201Sb

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NORTH

SITE PLAN - PHOTOMETRICS

SCALE: 1" = 30'

30' 0 30' 60'

Schedule								
Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
L13	51	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C15-D-UNV-T3-BZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K LED AND TYPE III OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	6462	0.9	52
L14	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C15-D-UNV-T4-BZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K LED AND TYPE IV OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	6437	0.9	52
L23	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C25-D-UNV-T3-BZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	2	9899	0.9	96
SB3	98	Lithonia Lighting	CSXW LED 30C 700 40K T3M	CONTOUR SERIES LED WALLMOUNT WITH 30 4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	1	7981	0.9	69
SC1	17	Lithonia Lighting	WSTM LED 1A 30K 120 DIFS	WSTM LED WITH 1 BOARD, 3000K CCT, 120 VOLT, DIFFUSE GLASS LENS	1	673	0.9	8.9
PG	5			PROJECT: TS26-R HRS	1	14000	0.9	193

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Central Parking	+	1.7 fc	4.3 fc	0.2 fc	21.5:1	8.5:1
East Parking	+	2.2 fc	3.8 fc	0.5 fc	7.2:1	4.4:1
Main Entry / Drive	+	1.6 fc	4.0 fc	0.2 fc	20.0:1	8.0:1
North Driveway	+	1.7 fc	3.2 fc	0.7 fc	4.6:1	2.4:1
North Parking	+	2.2 fc	5.2 fc	0.5 fc	10.4:1	4.4:1
Pet Park A	+	1.8 fc	2.8 fc	0.2 fc	14.0:1	9.0:1
Pet Park C	+	1.8 fc	4.3 fc	0.3 fc	14.3:1	6.0:1
South Parking	+	1.8 fc	4.4 fc	0.3 fc	22.0:1	6.0:1

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Fond Du Lac, WI 54935
Phone: (920) 926-9800
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COLLABORATION

CONTINENTAL PROPERTIES
CONTINENTAL 485 FUND LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WI 53051
262.502.5500 * FAX 262.502-5522

PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:

CONTINENTAL 544 FUND, LLC

JAMES R RAKOW RD & LUTTER DR. • CRYSTAL LAKE, IL 60014

PROFESSIONAL SEAL

PRELIMINARY DATES

MAY 6, 2020

NOT FOR CONSTRUCTION

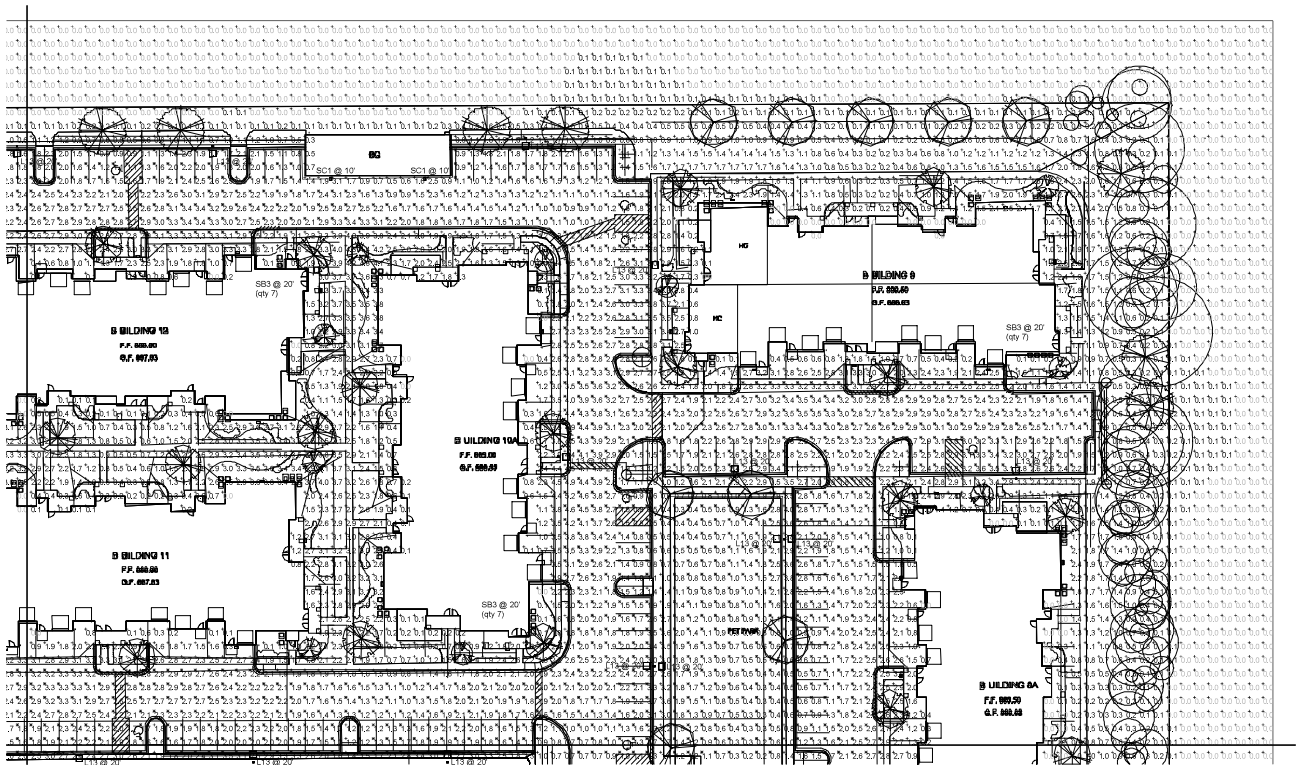
JOB NUMBER

2010360

SHEET NUMBER

E201Sc

2019 © EXCEL ENGINEERING, INC



NORTH

SITE PLAN - PHOTOMETRICS

SCALE: 1" = 50'

30' 0 30' 60'

Schedule

Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
L13	51	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C15-DJNV-T5-SZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K LED AND TYPE III OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	8482	0.9	52
L14	1	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C15-DJNV-T4-SZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (1) 70 CRI, 4000K LED AND TYPE IV OPTIC WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	1	8437	0.9	52
L23	2	EATON - LUMARK (FORMER COOPER LIGHTING)	PRV-C35-D-UNV-T5-SZ-HSS	PREVAIL AREA AND ROADWAY LUMINAIRE (2) 70 CRI, 4000K LEDS AND TYPE III OPTICS WITH HOUSE SIDE SHIELD, BRONZE PAINTED FINISH Retail, Roadway, Sidewalk, Site, Street, Substation, Security, Corrosion Resistant, Vandal Resistant, Wet Location ABSOLUTE PHOTOMETRY IS BASED ON CALIBRATION FACTORS CREATED USING LAB LUMEN STANDARDS IN GONIOPHOTOMETER WITH TEST DISTANCE OF 28.75 FEET	2	5999	0.9	96
SB3	98	Lithonia Lighting	CSXW LED 30C 700 40K T3M	CONTOUR SERIES LED WALL-MOUNT WITH 30 4000K LEDS OPERATED AT 700mA AND PRECISION MOLDED ACRYLIC TYPE III LENS	1	7981	0.9	69
SC1	17	Lithonia Lighting	WSTM LED 1A 30K 120 DIFS	WSTM LED WITH 1 BOARD, 3000K CCT, 120 VOLT, DIFFUSE GLASS LENS	1	673	0.9	8.9
PG	5			PROJECT: TS3S-R HIR5	1	14000	0.9	193

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Central Parking		1.7 fc	4.3 fc	0.2 fc	21.5:1	8.5:1
East Parking		2.2 fc	3.6 fc	0.5 fc	7.2:1	4.4:1
Main Entry / Drive		1.6 fc	4.0 fc	0.2 fc	20.0:1	8.0:1
North Driveway		1.7 fc	3.2 fc	0.7 fc	4.6:1	2.4:1
North Parking		2.2 fc	5.2 fc	0.5 fc	10.4:1	4.4:1
Pet Park A		1.0 fc	2.8 fc	0.2 fc	14.0:1	5.0:1
Pet Park C		1.5 fc	4.3 fc	0.2 fc	21.5:1	7.5:1
South Parking		1.8 fc	4.4 fc	0.2 fc	22.0:1	9.0:1

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PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
CONTINENTAL 544 FUND, LLC
JAMES R RAKOW RD & LUTTER DR. • CRYSTAL LAKE, IL 60014

PROFESSIONAL SEAL

PRELIMINARY DATES
MAY 6, 2020

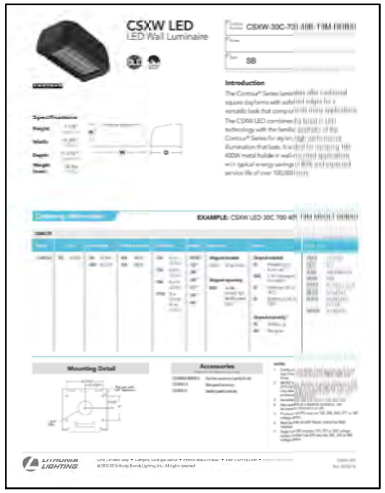
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2010360

SHEET NUMBER
E201Sd

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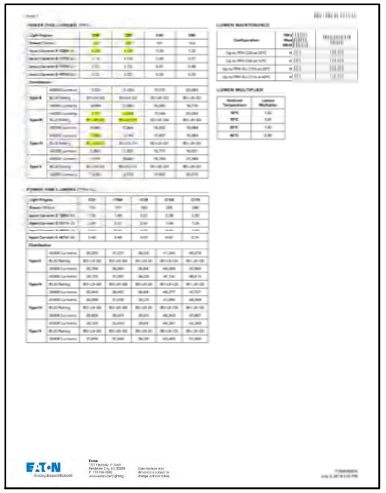
FIXTURE SB



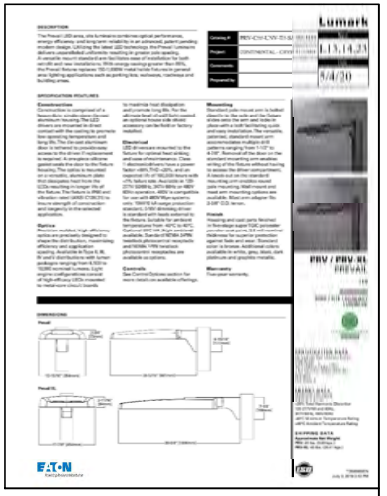
L13, L14, & L23 (PAGE 3)



L13, L14, & L23 (PAGE 2)



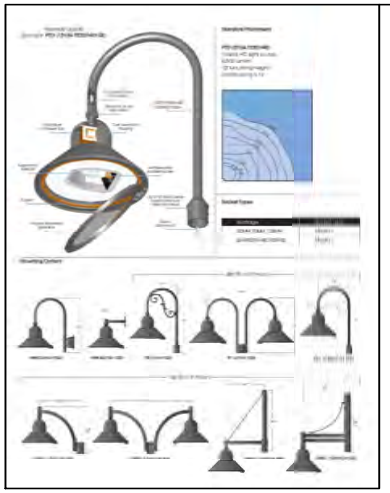
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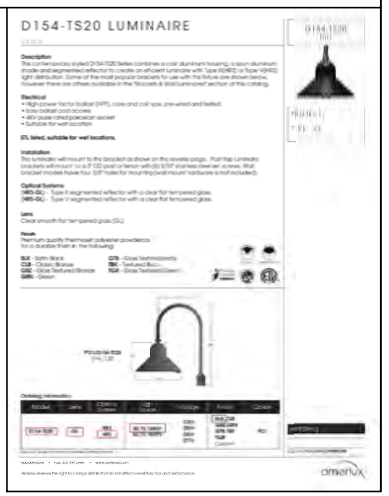
FIXTURE SC



FIXTURE PG (PAGE 2)



FIXTURE PG (PAGE 1)



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PROJECT INFORMATION

PROPOSED DEVELOPMENT FOR:
CONTINENTAL 544 FUND, LLC
JAMES R RAKOW RD & LUTTER DR. • CRYSTAL LAKE, IL 60014

PROFESSIONAL SEAL

PRELIMINARY DATES
MAY 6, 2020

NOT FOR CONSTRUCTION

JOB NUMBER
2010360

SHEET NUMBER
E201Se

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TRAFFIC IMPACT STUDY

Proposed Residential Development – Crystal Lake, Illinois

May 01, 2020

Prepared for the City of Crystal Lake
on behalf of Continental 544 Fund LLC

City of Crystal Lake
100 W. Woodstock St.
Crystal Lake, Illinois 60014

Sam Schwartz

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APPENDIX 27

Executive Summary

A traffic impact study was conducted for a proposed residential development on an undeveloped 18-acre parcel located along Central Park Drive east of Illinois Route 31 (IL 31) in Crystal Lake, Illinois. Based on the most recent site plan provided by the developer, three access driveways to Central Park Drive are proposed. The primary point of access (referred to herein as Access 1) is located at the south end of the property's frontage along Central Park Drive and connects directly to the internal roadway network that supports the proposed multifamily residential buildings and associated parking spaces. Secondary access for emergency vehicles is located at the north end of the property's frontage on Central Park, and tertiary access would be provided approximately 110 feet northeast of Access 1, a driveway that connects directly to the development's clubhouse and pool facility and indirectly to the site's internal roadway network. The proposed development would include 14 low-rise residential buildings with a total of 522 parking spaces. As part of this project, Central Park Drive would be extended along the site frontage. Extension to the north is anticipated at a later date with the construction of other future developments.

A review of existing traffic conditions show that area traffic operations are generally acceptable under existing conditions, with few approaches operating below Level of Service (LOS) D. Exceptions include westbound Central Park Drive at IL 31/James R. Rakow Road and northbound Lutter Drive at Central Park Drive, both projected at LOS E during the weekday evening peak hour. Additionally, signal warrant analyses reveal that a traffic signal is warranted under existing conditions at the intersection of Central Park Drive/Lutter Drive. Because further analyses and coordination with State and County transportation jurisdictions will be required, as detailed in this report—and because this signal warrant is not attributable to the subject development—it was assumed for the purposes of this study that a signal would not be in place at this intersection in the near term.

With the addition of area background growth, new traffic generated by other area developments, and the projected site trips attributable to the subject residential development, vehicular delay is expected to increase at the study intersections, but most approaches are expected to remain at LOS D or better. The approaches that will be most impacted by increased traffic are those that currently operate below the desirable threshold of LOS D. One exception is the northbound approach at Central Park Drive/Lutter Drive, which is projected to operate at LOS E under Future Build conditions.

In order to accommodate site-generated trips, it is recommended that stop signs be installed for outbound movements at each of the three access driveways proposed on Central Park Drive. Additionally, to address projected queue spillback on westbound Central Park Drive from the IL 31/James R. Rakow Road intersection, it is recommended that a Do Not Block Intersection sign be installed facing westbound traffic at the northeast corner of Central Park Drive/Lutter Drive until further study of this intersection can be conducted.

To facilitate discussions between the City and area developers regarding funding for future area improvements that would provide benefits to existing and future users, Sam Schwartz has identified the relative increase in traffic at the study intersections as a result of the proposed residential development as compared to existing volumes, shown in ***Table 1*** on the following page.

Table 1. Projected Traffic Volume Increase due to Proposed Development

Intersection	Total Intersection Traffic Volume PM Peak Hour (vehicles per hour)		Percent Increase
	Existing	Existing + Residential Development	
IL Route 31 / James R. Rakow Road / Central Park Drive	4,050	4,170	3.0%
Central Park Drive / Lutter Drive	1,205	1,355	12.4%

May 29, 2020 – 14:58 Dwg Name: P:\Cpcol102\dwg\Surv\Final Drawings\Plat of Subdivision\01-CPCCL-PS.dwg Updated By: LMary

FINAL PLAT
OF
SPRINGS AT CENTRAL PARK DRIVE SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON NORTHEASTERLY LINE OF LUTTER CENTER SUBDIVISION – UNIT I RECORDED AS DOCUMENT NUMBER 2007R0008220 AT SOUTH 00°01'01" EAST.

PIN'S

19-10-476-011
19-15-200-011

PROPERTY AREA

LOT 1 = 790,693 SQ. FT. (18.152 ACRES)
LOT 2 = 2,099,733 SQ. FT. (48.203 ACRES)
DEDICATED R.O.W. = 33,816 SQ. FT. (0.776 ACRES)
TOTAL AREA = 2,924,242 SQ. FT. (67.131 ACRES)

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°39'37"E	304.91'
L2	S00°18'26"E	57.48'
L3	N89°51'42"E	1.61'
L4	N03°19'04"W	12.62'
L5	N89°45'53"E	60.09'
L6	S03°19'04"E	9.39'
L7	S89°51'42"W	0.50'
L8	N89°48'51"E	44.88'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90.00'	81.17'	N64°01'23"E	78.45'
C2	120.00'	86.92'	N17°26'00"E	85.03'
C3	180.00'	130.38'	S17°26'00"W	127.55'
C4	120.00'	108.23'	S64°01'23"W	104.60'

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.

4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

SHEET INDEX

SHEET 1 OF 3	OVERALL BOUNDARY AND SURVEYOR'S NOTES
SHEET 2 OF 3	EASEMENT DETAILS
SHEET 3 OF 3	LEGAL DESCRIPTION AND CERTIFICATES

SUBMITTED BY/RETURN TO:

THE CITY OF CRYSTAL LAKE
100 WEST WOODSTOCK STREET
CRYSTAL LAKE, ILLINOIS 60014

SURVEY PREPARED FOR

CONTINENTAL PROPERTIES COMPANY, INC.
CONTINENTAL 544 FUND, LLC
W134 N8675 EXECUTIVE PARKWAY
MENOMONEE FALLS, WISCONSIN 53051

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SHEET 1 OF 3
CPCCLIL02
PROJ. MGR: BB
PROJ. ASSOC: IDB
DRAWN BY: LSM
DATE: 04/28/20
SCALE: 1"=100'

SPRINGS AT CENTRAL PARK DRIVE
CRYSTAL LAKE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
05/29/20	REVISED PER CITY COMMENTS	LSM

FINAL PLAT
OF
SPRINGS AT CENTRAL PARK DRIVE SUBDIVISION

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 15, ALL IN TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

GRAPHIC SCALE
(IN FEET)
1 inch = 80 ft.

ABBREVIATIONS

P.U.D.E. = PUBLIC UTILITY AND DRAINAGE EASEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
U.E. = UTILITY EASEMENT
D.E. = DRAINAGE EASEMENT
B.S.L. = BUILDING SETBACK LINE

BASIS OF BEARINGS

BEARINGS ARE BASED UPON NORTHEASTERLY LINE OF LUTTER CENTER SUBDIVISION – UNIT I RECORDED AS DOCUMENT NUMBER 2007R0008220 AT SOUTH 00°01'01" EAST.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N87°39'37"E	304.91'
L2	S00°18'26"E	57.48'
L3	N89°51'42"E	1.61'
L4	N03°19'04"W	12.62'
L5	N89°45'53"E	60.09'
L6	S03°19'04"E	9.39'
L7	S89°51'42"W	0.50'
L8	N89°48'51"E	44.88'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90.00'	81.17'	N64°01'23"E	78.45'
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C3	180.00'	130.38'	S17°26'00"W	127.55'
C4	120.00'	108.23'	S64°01'23"W	104.60'

STORMWATER MANAGEMENT EASEMENT PER 2004R0112157
OUTLOT A
STORMWATER DETENTION EASEMENT
LUTTER INDUSTRIAL PARK
RECORDED JULY 17, 1985 AS DOCUMENT NUMBER 912463
LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
EASTERLY LINE OF LUTTER INDUSTRIAL PARK PER 912463
10' UTILITY EASEMENT PER DOCUMENT NUMBER 912463
N 00°01'08" W 2282.34' (N 00°01'13" W) 1959.54'
10.00'
SOUTHEAST CORNER OF LOT 6 IN LUTTER INDUSTRIAL PARK (P.O.B. STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NO. 2007R0008218)
10' UTILITY EASEMENT PER DOCUMENT NUMBER 912463
12' PUBLIC UTILITY EASEMENT PER 2007R0008220
10.00'
L8
S 62°08'04" E 241.11'
258.00'
220.93'
S 00°01'01" E
OUTLOT 4
LUTTER CENTER SUBDIVISION
RECORDED AS DOCUMENT NUMBER 2007R0008220
STORMWATER DETENTION EASEMENT
STORMWATER MANAGEMENT EASEMENT PER DOCUMENT NO. 2007R0008218
658.84'
EASEMENT PER DOCUMENT NO. 2005R0097161 DRAINAGE RETENTION AREA
L5
L6
L4
C2
C3
N 89°45'53" E 1004.15' 944.06'
SOUTH LINE OF THE SOUTHEAST 1/4 SECTION 10-43-8
NORTH LINE OF LOT 1, ALSO BEING A LINE 691.33 FEET NORTH AND PARALLEL WITH THE NORTH LINE OF CAMBIA – UNIT 11 SUBDIVISION
POINT OF BEGINNING
L2
SECTION CORNER
10 11 15 14
N.W. N.E. S.W. S.E.
NORTH LINE OF THE NORTHEAST 1/4 SECTION 15-43-8
HEREBY DEDICATED FOR PUBLIC ROAD PURPOSES
NORTHWESTERLY LINE OF LOT 1
S 38°24'09" W 415.18'
N 38°11'04" E 307.39'
PUBLIC R.O.W. 37,656 S.F. 0.776 AC
S 38°11'04" W 347.41'
12' PUBLIC UTILITY EASEMENT PER 2007R0008220
12.00'
C1
L3
CENTRAL PARK DRIVE
HERETOFORE DEDICATED PUBLIC RIGHT-OF-WAY PER DOCUMENT NO. 2007R0008220
80.00'
30.00'
C4
L7
12' PUBLIC UTILITY EASEMENT PER 2007R0008220
50' BUILDING SETBACK LINE
20.00'
12.00'
20' PRIVATE STORM WATER EASEMENT PER 2007R0008220
BUILDING SETBACK LINE
20.00'
20' MUNICIPAL UTILITY EASEMENT PER 2007R0008220
30.00'
CAMBRIA – UNIT 11 AS OCCUPIED, RECORDED OCTOBER 12, 2001 AS DOCUMENT NO. 2001R0076599
WESTERLY LINE OF CAMBRIA – UNIT 11 AS MONUMENTED, RECORDED OCTOBER 12, 2001 AS DOCUMENT NO. 2001R0076599
LOT 1
LUTTER CENTER SUBDIVISION
RECORDED AS DOCUMENT NUMBER 2007R0008220
LINE PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 15-43-8
EAST LINE OF THE PREMISES CONVEYED BY TRUSTEE'S DEED DATED FEBRUARY 20, 1990 AS DOCUMENT NO. 904 006035
THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LUTTER INDUSTRIAL PARK PER 912463
SET CONCRETE MONUMENT
S 89°45'53" W 1291.58' (N 89°58'30" W 1300.86')
NORTH LINE OF CAMBIA – UNIT 11 SUBDIVISION
LOT 2
2,099,733 S.F.
48.203 AC
LOT 1
790,693 S.F.
18.152 AC
500.00'
275.00'
DETENTION EASEMENT PER 88R021123
690.00'
LOT 238
CAMBRIA-UNIT 8
RECORDED AS DOCUMENT NUMBER 2001R0076599
NON-EXCLUSIVE BLANKET EASEMENT PER DOC. 2001R0012178
525.91'
1652.17'
S 00°18'26" E 1709.66' (N 00°03'21" W)
LOT 239
NON-EXCLUSIVE BLANKET EASEMENT PER DOC. 2001R0038428
CAMBRIA-UNIT 8
RECORDED AS DOCUMENT NUMBER 2001R0038428
EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 10-43-8
WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 11-43-8
30' DRAINAGE, STORM SEWER & SANITARY SEWER EASEMENT PER 2001R0038428
30.00'
CAMBRIA - UNIT 8
RECORDED OCTOBER 12, 2001 AS DOCUMENT NUMBER 2001R0076599
NORTH LINE CAMBRIA-UNIT 8
NORTH LINE CAMBRIA-UNIT 11
EAST LINE OF THE NORTHEAST 1/4 OF SECTION 15-43-8
S 00°01'41" E 633.85' (S 00°14'50" 633.63')
WEST LINE OF THE NORTHWEST 1/4 OF SECTION 14-43-8
CAMBRIA – UNIT 11
RECORDED OCTOBER 12, 2001 AS DOCUMENT NUMBER 2001R0076599
LOT 240
NON-EXCLUSIVE BLANKET EASEMENT PER DOC. 2001R0076599
LOT 241
STORMWATER DETENTION EASEMENT AREA AND OPEN SPACE PER DOC. 2001R0076599
70.00'
NEW HAVEN DRIVE

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SHEET 2 OF 3
CPCCLIL02
PROJ. MGR.: BB
PROJ. ASSOC.: IDB
DRAWN BY: LSM
DATE: 04/28/20
SCALE: 1"=80'

SPRINGS AT CENTRAL PARK DRIVE
CRYSTAL LAKE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
05/29/20	REVISED PER CITY COMMENTS	LSM

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PIN'S

19-10-476-011
19-15-200-011

OWNER'S CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT CONTINENTAL PROPERTIES COMPANY, INC. CONTINENTAL 544 FUND, LLC IS THE OWNER OF PARCEL OF LAND DESCRIBED ON THE PLAT HEREON AND SHOWN HEREON AS SUBDIVIDED; THAT THEY HAVE CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED, STAKED AND PLATTED AS SHOWN HEREON, FOR THE PURPOSE OF HAVING THIS PLAT RECORDED PROVIDED BY LAW, AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR PART THEREOF, OR, THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION, IN WITNESS WHERE WE HAVE HEREUNDER SET OUR HANDS OF.

THIS IS TO ALSO CERTIFY THAT CONTINENTAL PROPERTIES COMPANY, INC. CONTINENTAL 544 FUND, LLC AS OWNER OF THE PROPERTY DESCRIBED AS LUTTER CENTER SUBDIVISION – UNIT II AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, WE HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
1	GRADE AND MIDDLE SCHOOL DISTRICT NO. 47 HIGH SCHOOL DISTRICT NO. 155

DATED THIS _____ DAY OF _____, A.D., 20____.

CONTINENTAL PROPERTIES COMPANY, INC. CONTINENTAL 544 FUND, LLC

BY: _____

NAME: _____

TITLE: _____

CONTINENTAL PROPERTIES COMPANY, INC. CONTINENTAL 544 FUND, LLC LEGAL APPROVAL

_____ _____ ESQ.
_____

NOTARY PUBLIC

STATE OF _____)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____, THE _____ OF CONTINENTAL PROPERTIES COMPANY, INC. CONTINENTAL 544 FUND, LLC, WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 20____.

_____
NOTARY PUBLIC

MORTGAGEE CONSENT

STATE OF ILLINOIS)
) S.S.
COUNTY OF _____)

THE UNDERSIGNED AS MORTGAGEE PURSUANT TO THE MORTGAGE DATED _____ AND RECORDED AS DOCUMENT NO. _____ AND AS MODIFIED BY DOCUMENT NO. _____ AND RECORDED ON _____ HEREBY CONSENTS TO THE DEDICATION AND PLAT SHOWN HEREON.

DATED: _____, A.D., 20 _____.

BY: _____

TITLE: _____

ATTEST: _____

NOTARY CERTIFICATE

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER(S) APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE (THEY) DID SIGN AND DELIVER THE ANNEXED PLAT AS A FREE AND VOLUNTARY ACT OF SAID COMPANY FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____,

A.D., 20____.

_____
NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

APPROVED BY THE CITY COUNCIL OF CRYSTAL LAKE, ILLINOIS THIS _____ DAY OF _____ 20____.

_____
MAYOR

_____
ATTEST: CITY CLERK

CRYSTAL LAKE PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I _____, CHAIRMAN OF THE CRYSTAL LAKE PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 20____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE.

_____
CHAIRMAN

ENGINEER'S SURFACE WATER DRAINAGE CERTIFICATE

I _____, OWNER(S) AND I BRETT D. BIWER, PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER WILL BE CHANGED, ADEQUATE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATER 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.

BY: _____
BRETT D. BIWER, P.E.
MANHARD CONSULTING, LTD.
1 OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069

BRETT D. BIWER 062-058149 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO CONTINENTAL PROPERTIES COMPANY, INC. CONTINENTAL 544 FUND, LLC TO RECORD THIS PLAT ON OR BEFORE _____ 20____. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 20____.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2020

JAMES D. BAKER ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648 LINCOLNSHIRE, ILLINOIS

RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS, THIS ____DAY OF _____, A.D., 20____, AT _____O'CLOCK_____ M., AND RECORDED IN MAP BOOK_____PAGE_____, AS DOCUMENT NO._____.

BY:_____
McHENRY COUNTY RECORDER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I,_____COUNTY CLERK IN AND FOR THE COUNTY OF McHENRY AND THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

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

WITNESS MY HAND AND SEAL THIS____DAY OF_____, A.D., 20____.

_____
COUNTY CLERK OF McHENRY COUNTY, ILLINOIS.

WATERMAIN EASEMENT PROVISIONS

A PERMANENT, NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CRYSTAL LAKE, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, RENEW, EXTEND, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION AND DISTRIBUTION WATER SERVICE; THIS EASEMENT SHALL EXTEND IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AND LABELED "WATERMAIN EASEMENT". THE EASEMENT SHALL INCLUDE THE RIGHT OF UNOBSTRUCTED ACCESS FOR INGRESS AND EGRESS TO ALL WATERMAIN EASEMENTS ON THIS PLAT, THE RIGHT TO BORE UNDER PAVEMENT, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHT HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL THESE PURPOSES. NO PERMANENT BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE PLACED OVER THE GRANTEES' FACILITIES, OR IN, UPON OR OVER SAID EASEMENT, BUT THE SAME MAY BE USED FOR PLANTINGS, LANDSCAPING, PARKING, PAVING, CONCRETE CURBS AND SUCH OTHER PURPOSES THAT THEN AND LATER DO NOT UNREASONABLY INTERFERE WITH THE USES OR THE RIGHTS HEREIN GRANTED. IN THE EVENT THE GRANTEE ENTERS UPON SAID EASEMENT FOR PURPOSES HEREIN STATED, SAID GRANTEE SHALL BE RESPONSIBLE ONLY FOR RESTORING THE GRADE OF THE PROPERTY, ANY REMOVED PAVEMENTS AND CURBS AND RE-ESTABLISHING GRASS IN AFFECTED VEGETATED AREAS.

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10 AND THE NORTHEAST QUARTER OF SECTION 15, BOTH IN TOWNSHIP 43 NORTH RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF MONTICELLO SUBDIVISION UNIT 2, RECORDED JULY 13, 1988 AS DOCUMENT NUMBER 88R021123; THENCE SOUTH 00 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, 1,709.66 FEET, TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 633.85 FEET, TO A CORNER IN THE NORTHERLY LINE OF CAMBRIA – UNIT 11 SUBDIVISION, RECORDED OCTOBER 12, 2001 AS DOCUMENT NUMBER 2001R0076599; THENCE SOUTH 89 DEGREES 45 MINUTES 53 SECONDS WEST, ALONG A LINE NORTH LINE OF SAID CAMBRIA SUBDIVISION, 1,291.58 FEET, TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LUTTER INDUSTRIAL PARK, RECORDED JULY 17, 1985 AS DOCUMENT NUMBER 8124613; THENCE NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST, ALONG SAID SOUTHERLY EXTENSION AND SAID EASTERLY LINE AND THE NORTHERLY EXTENSION OF SAID LINE, 2,282.34 FEET, TO THE INTERSECTION WITH A WESTERLY EXTENSION OF A SOUTHERLY LINE OF SAID MONTICELLO SUBDIVISION UNIT 2; THENCE EASTERLY ALONG THE SOUTHERLY LINES OF SAID MONTICELLO SUBDIVISION UNIT 2 AND IT'S WESTERLY EXTENSION THROUGH THE FOLLOWING DESCRIBED 3 COURSES; THENCE SOUTH 85 DEGREES 15 MINUTES 09 SECONDS EAST, 509.98 FEET; THENCE NORTH 87 DEGREES 39 MINUTES 37 SECONDS EAST, 304.91 FEET; THENCE NORTH 78 DEGREES 25 MINUTES 46 SECONDS EAST, 479.62 FEET, TO THE POINT OF BEGINNING.

AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SAID SOUTHEAST CORNER OF MONTICELLO SUBDIVISION UNIT 2, RECORDED JULY 13, 1988 AS DOCUMENT NUMBER 88R021123; THENCE SOUTH 00 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1652.176 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 00 DEGREES 18 MINUTES 26 SECONDS EAST, ALONG SAID EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 57.48 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 01 MINUTES 41 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 633.85 FEET, TO A CORNER IN THE NORTHERLY LINE OF CAMBRIA – UNIT 11 SUBDIVISION, RECORDED OCTOBER 12, 2001 AS DOCUMENT NUMBER 2001R0076599; THENCE SOUTH 89 DEGREES 45 MINUTES 53 SECONDS WEST, ALONG SAID NORTH LINE OF SAID CAMBRIA SUBDIVISION, A DISTANCE OF 1291.58 FEET TO THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LUTTER INDUSTRIAL PARK, RECORDED JULY 17, 1985 AS DOCUMENT NUMBER 8124613, ALSO BEING NORTHEASTERLY LINE OF LUTTER CENTER SUBDIVISION RECORDED AS DOCUMENT NUMBER 2007R0008220; THENCE NORTH 00 DEGREES 01 MINUTES 01 SECONDS WEST, ALONG SAID SOUTHERLY EXTENSION AND SAID NORTHEASTERLY LINE A DISTANCE OF 322.81 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 42 SECONDS EAST, A DISTANCE OF 1.61 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 81.17 FEET, A CHORD BEARING NORTH 64 DEGREES 01 MINUTES 23 SECONDS EAST, AND A CHORD DISTANCE OF 78.45 FEET TO A POINT OF TANGENCY; THENCE NORTH 38 DEGREES 11 MINUTES 04 SECONDS EAST, A DISTANCE OF 307.39 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 86.92 FEET, A CHORD BEARING NORTH 17 DEGREES 26 MINUTES 00 SECONDS EAST, AND A CHORD DISTANCE OF 85.03 FEET TO A POINT OF TANGENCY; THENCE NORTH 03 DEGREES 19 MINUTES 04 SECONDS WEST, A DISTANCE OF 12.62 FEET TO THE LINE 691.53 FEET NORTH AND PARALLEL WITH THE SAID NORTH LINE OF SAID CAMBRIA – UNIT 11 SUBDIVISION; THENCE NORTH 89 DEGREES 45 MINUTES 53 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1004.15 FEET TO THE POINT OF BEGINNING, ALL IN MCHENRY COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 18.928 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBERS 17111C0334J AND 17111C0335J WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2006 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED), ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 20____.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2020

MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM
REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

JAMES D. BAKER ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648 LINCOLNSHIRE, ILLINOIS

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SHEET 3 OF 3

PROJ. MGR: BB
PROJ. ASSOC: IDB
DRAWN BY: LSM
DATE: 04/28/20
SCALE: N.T.S.

CPCCLIL02

SPRINGS AT CENTRAL PARK DRIVE
CRYSTAL LAKE, ILLINOIS
FINAL PLAT OF SUBDIVISION

Manhard CONSULTING LTD
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE	REVISIONS	DRAWN BY
05/29/20	REVISED PER CITY COMMENTS	LSM

SHAW MEDIA
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS Printed at 05/15/20 10:11 by bbehr-sm

Acct #: 10154 Ad #: 1780695 Status: New

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF
Continental 544 Fund LLC

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Continental 544 Fund LLC, for a Preliminary/Final Planned Unit Development and Preliminary/Final Plat of Subdivision, relating to the property at 1120 Central Park Drive in Crystal Lake, Illinois 60014. PIN:19-10-476-011 & 19-15-200-011.

This application is filed for the purpose of seeking a Preliminary and Final Planned Unit Development and Preliminary and Final Plat of Subdivision Approval allowing a 280-unit apartment development with variations to allow for a 15.4 units per acre maximum net density, 505 parking spaces, a freestanding sign that is 6 feet in height and 33 square feet in area, three 20 square-foot wall signs on the clubhouse and any other variations as necessary to approve the plans as presented, pursuant to Article 3, Article 4 and Article 9. Plans for this project are available to be viewed by calling 815-356-3605 during the stay at home order.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:30 p.m. on Wednesday June 3, 2020 at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. The meeting will also be held via Zoom. Join the Zoom Meeting through the link provided below or on the City's website calendar with the meeting ID and Password:
Meeting ID:
812 6139 7017
Password: 419687
Or participate by phone: call (312)626-6799
https://us02web.zoom.us/j/81261397017?pwd=b1ZLTjdnS0J2Q2l5bmZ2UlhkcWZzdz09

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

(Published in the Northwest Herald May 16, 2020) 1780695