

Redwood
APARTMENT NEIGHBORHOODS

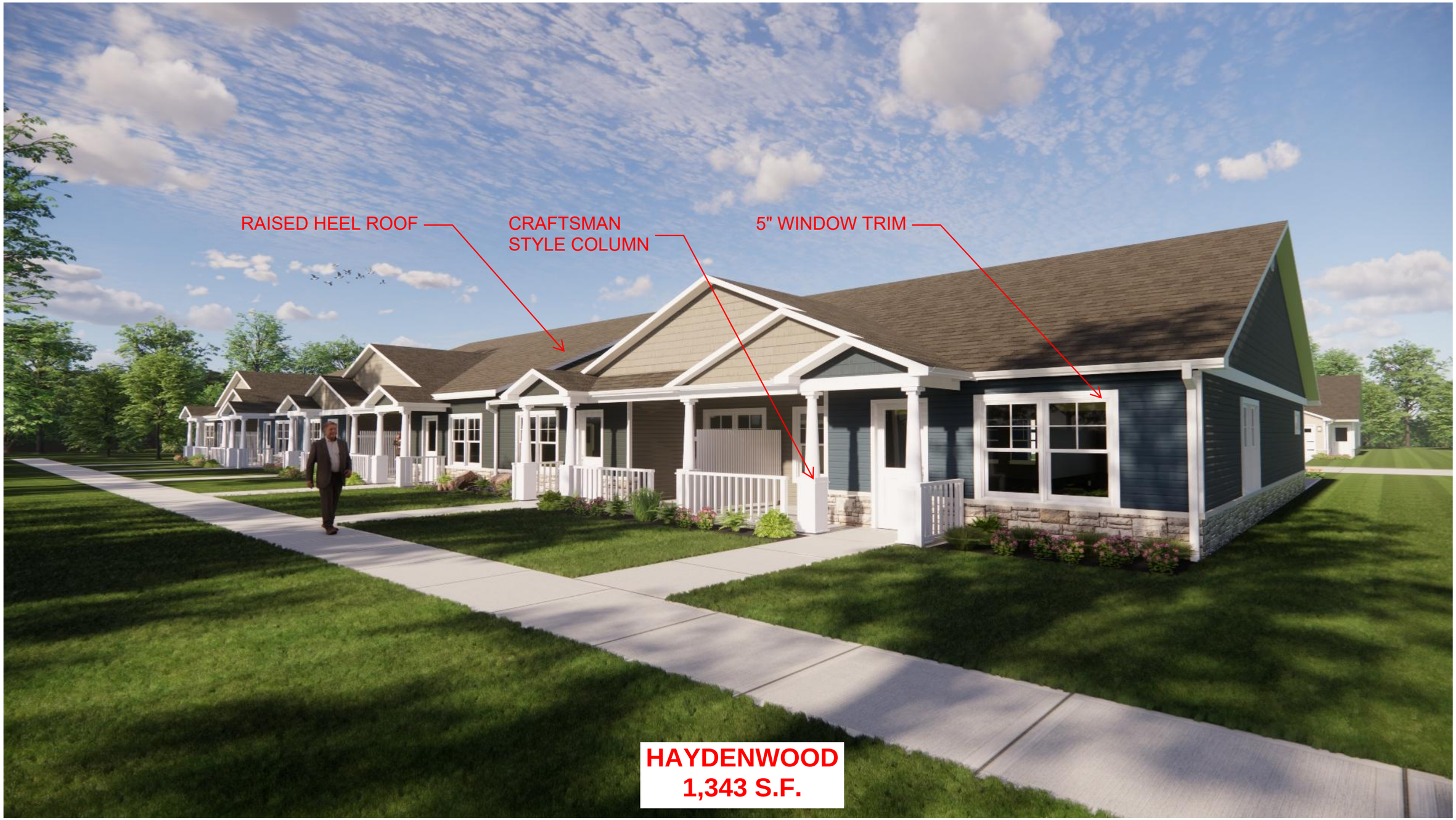
CRYSTAL LAKE, IL

REAR PERSPECTIVE

WILLOWOOD

MPG
MANN • PARSONS • GRAY
ARCHITECTS

DATE: APRIL 16, 2021



Redwood
APARTMENT NEIGHBORHOODS™

CRYSTAL LAKE, IL

FRONT PERSPECTIVE

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DATE: APRIL 16, 2021



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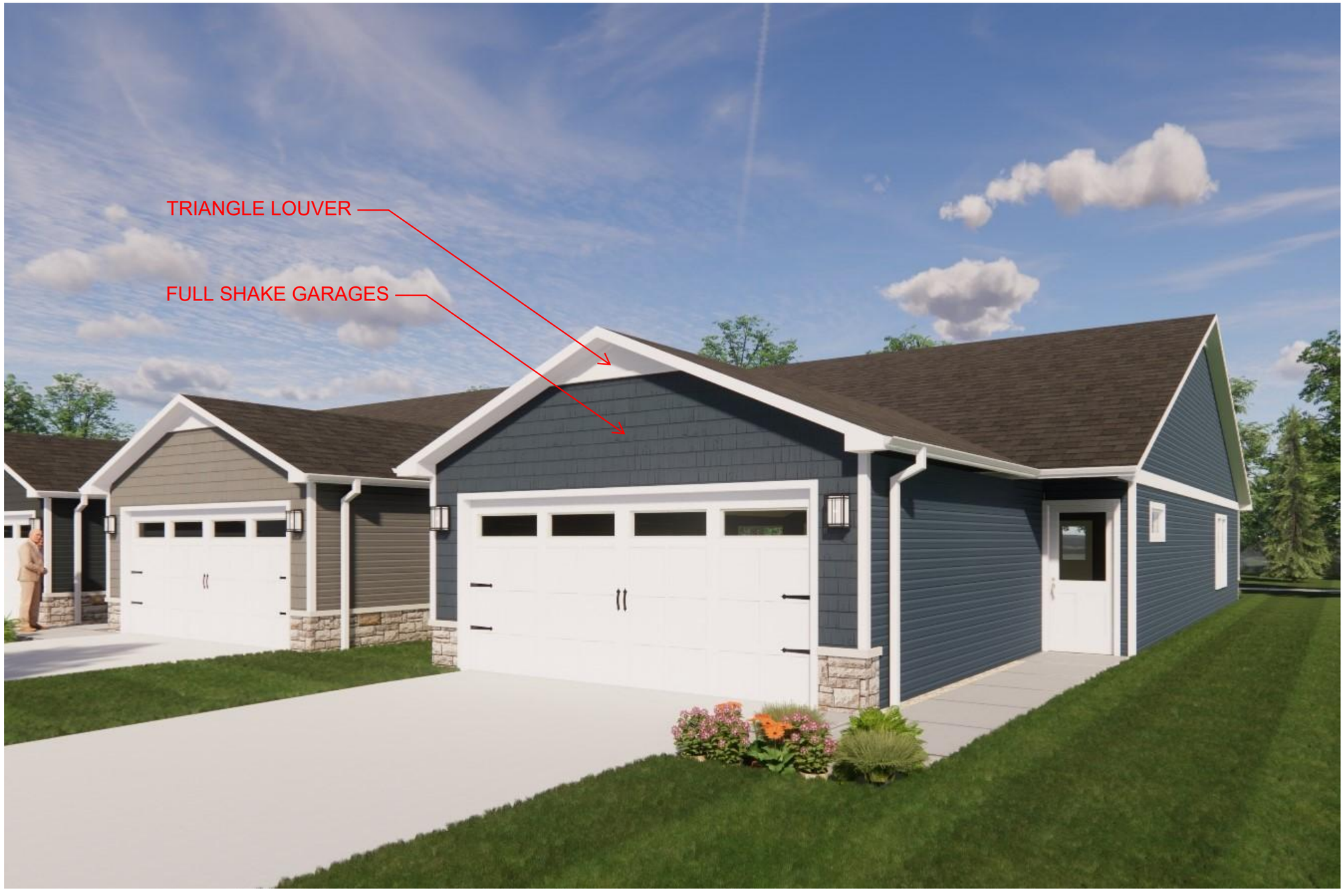
CRYSTAL LAKE, IL

REAR PERSPECTIVE

HAYDENWOOD

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CRYSTAL LAKE, IL

REAR PERSPECTIVE ENLARGED

HAYDENWOOD

MPG
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CAPEWOOD

2 Bedrooms
2 Bathrooms
Den
Sunroom
Attached 2-Car Garage



1,620 SQFT.

Redwood
APARTMENT NEIGHBORHOODS

FORESTWOOD

2 Bedrooms
2 Bathrooms
Den
Attached 2-Car Garage



1,294 SQFT.

Redwood
APARTMENT NEIGHBORHOODS

WILLOWOOD

2 Bedrooms
2 Bathrooms
Den
Attached 2-Car Garage



1,381 SQFT.

Redwood
APARTMENT NEIGHBORHOODS



SITE DATA

Current Zoning:	**Crystal Lake R3-B PUD**	
Proposed Zoning:	**Crystal Lake R3-B PUD**	
Total Site Area:	**±45.33**	**Ac.**
Total Units	**305**	**DU**
Density	**6.73**	**DU/Ac**
Guest Parking:		
Nose-in spaces provided:	**86**	**.28 sp/du**
Driveway spaces provided:	**305**	**1.00 sp/du**

UNIT BREAKDOWN:

	Name	DU	%
F M	**Forestwood / Meadowood**	**122**	**40.0%**
	Forestwood 95	31.1%	
	Meadowood 27	8.9%	
C	**Capewood**	**32**	**10.5%**
W	**Willowood**	**84**	**27.5%**
H	**Haydenwood**	**67**	**22.0%**
	Total	**305**	**100%**

LO **Leasing Office** **(S) Sunroom**

TYPICAL DIMENSIONS:

Setbacks:

Public Right of Way:	**25'**	**Driveway Length:**	**22'**
Front Yard:		**Private Street Width:**	**22'**
Garage to Pavement:	**22'**	**Sidewalk Width:**	**4'**
Side Yard:		**Building Separations (minimums):**	
Garage to Pavement:	**22'**	**Side to side:**	**20'**
Building to Sidewalk:	**15'**	**Rear to rear:**	**45' (50' Preferred)**
		Side to rear:	**40'**

Note:

No parking will be permitted on any portion of the Internal Drive Aisle.

CONCEPTUAL DEVELOPMENT PLAN

REDWOOD CRYSTAL LAKE

Crystal Lake, Illinois

North

0' 30' 60' 120' 240'

Graphic Scale 1"=60'

Prepared For:

Redwood APARTMENT NEIGHBORHOODS™

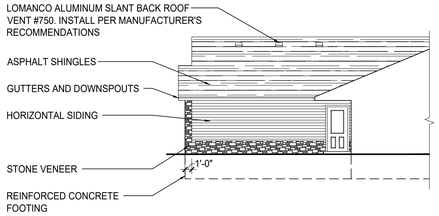
Redwood USA LLC
7510 East Pleasant Valley Road
Independence, Ohio 44131

Prepared By:

Date: March 1, 2021
Revised: July 13, 2021
Sheet 1 of 1

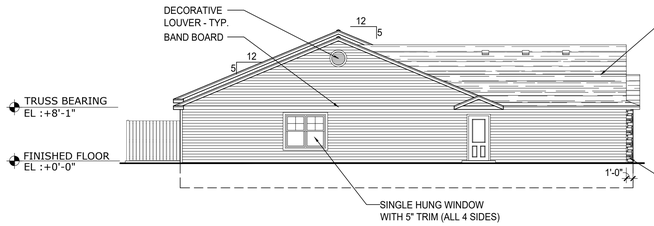
sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

126 S. Main Street
Oswego, IL 60543
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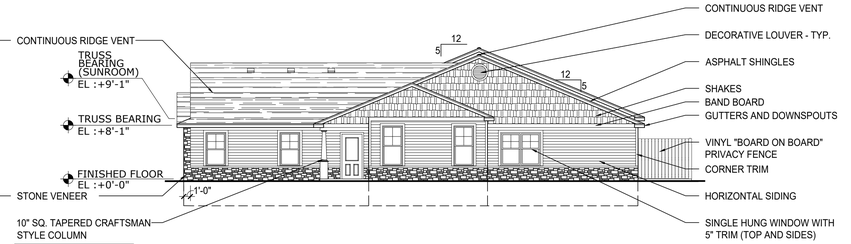
5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"

FORESTWOOD



4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"

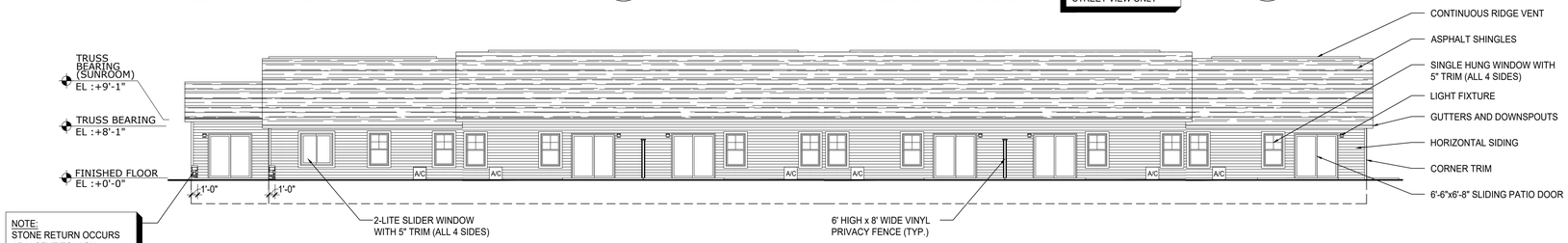
MEADOWOOD



NOTE:
HIGH PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY

3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"

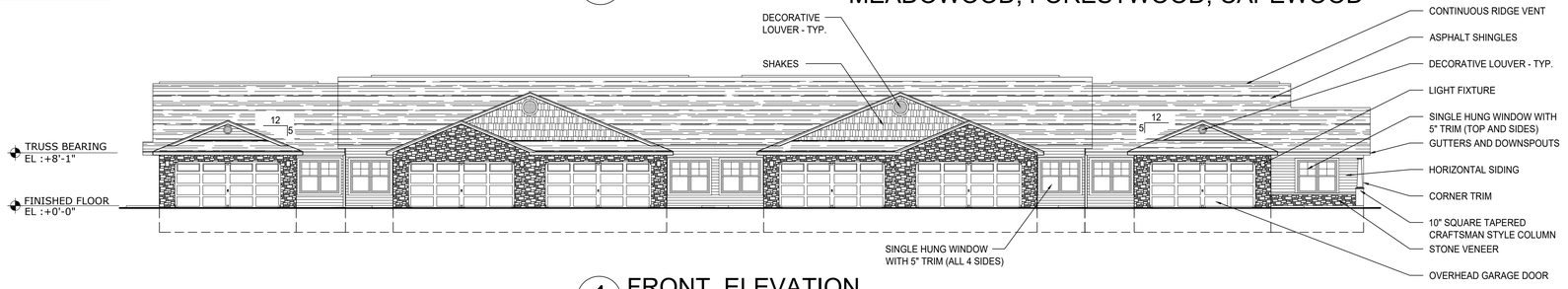
CAPEWOOD



NOTE:
STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY

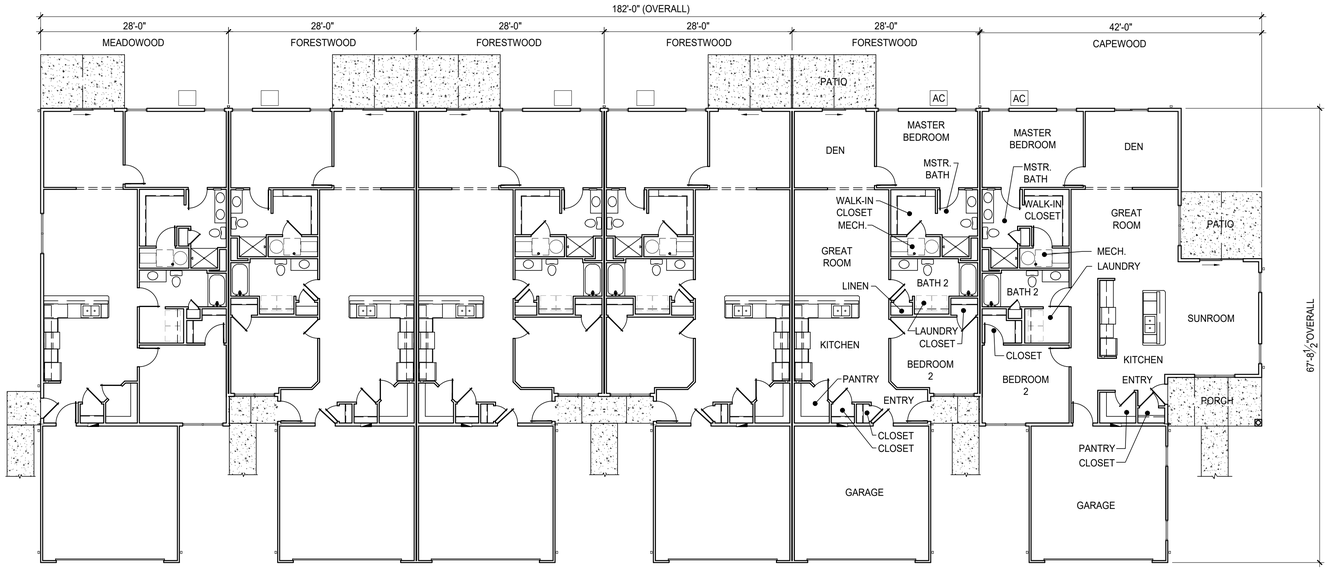
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SCALE: 3/32" = 1'-0"

MEADOWOOD, FORESTWOOD, CAPEWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

MEADOWOOD, FORESTWOOD, CAPEWOOD



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0"

MEADOWOOD, FORESTWOOD, CAPEWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
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SHAKES	VINYL	VARIES
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STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY

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REVISIONS

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BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 28520

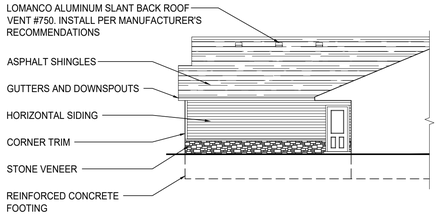
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REDWOOD CRYSTAL LAKE

CRYSTAL LAKE, IL

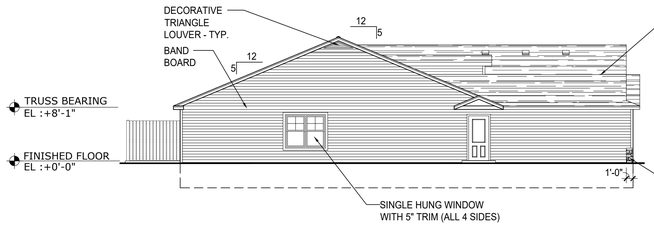
Redwood APARTMENT NEIGHBORHOODS

A1.1a



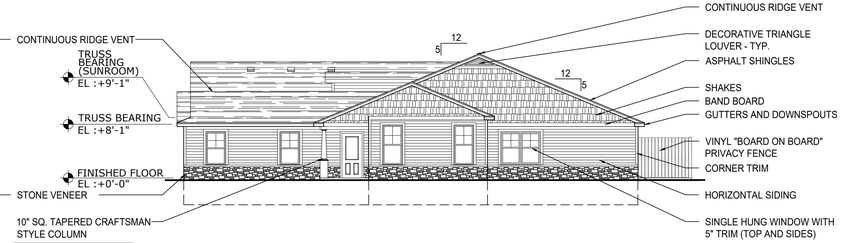
5 PARTIAL SIDE ELEVATION FORESTWOOD

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



4 STANDARD SIDE ELEVATION MEADOWOOD

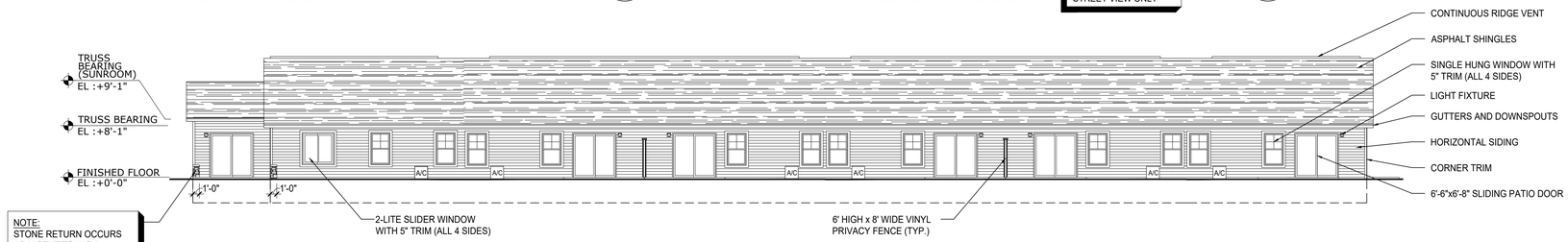
SCALE: 3/32" = 1'-0"



NOTE:
HIGH PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY

3 HIGH PROFILE SIDE ELEVATION CAPEWOOD

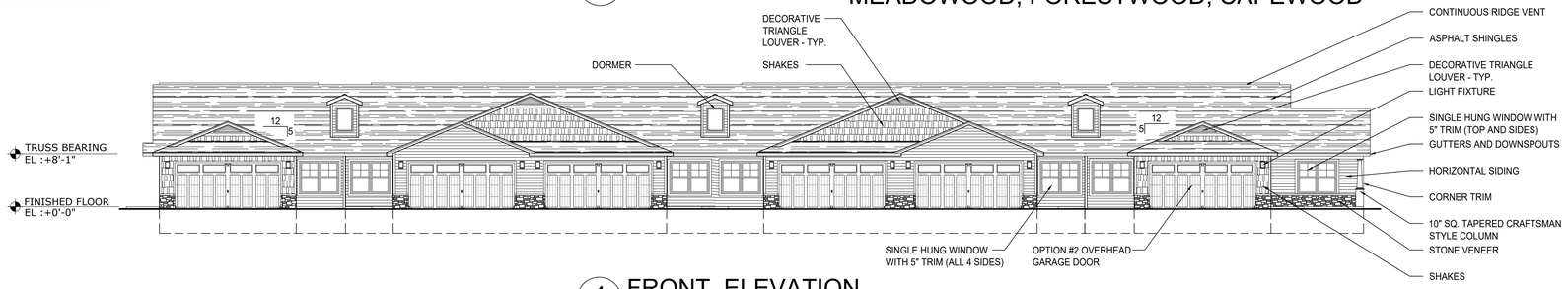
SCALE: 3/32" = 1'-0"



NOTE:
STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY

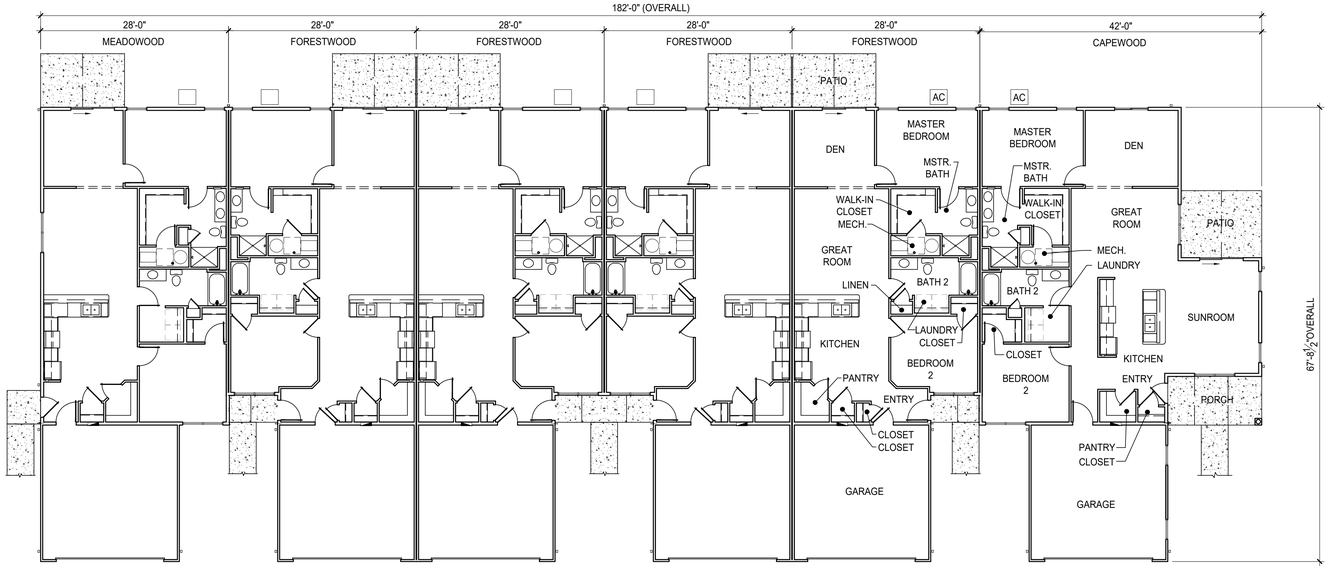
2 REAR ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD

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



1 FRONT ELEVATION MEADOWOOD, FORESTWOOD, CAPEWOOD

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



OVERALL FLOOR PLAN MEADOWOOD, FORESTWOOD, CAPEWOOD

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

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
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GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY

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BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 28520

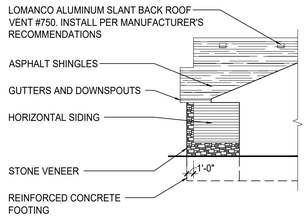
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REDWOOD CRYSTAL LAKE

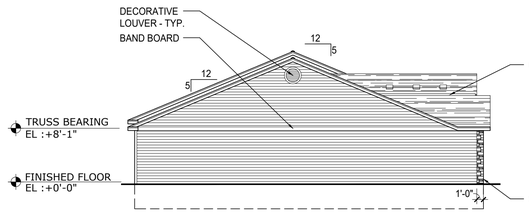
CRYSTAL LAKE, IL

Redwood
APARTMENT NEIGHBORHOODS

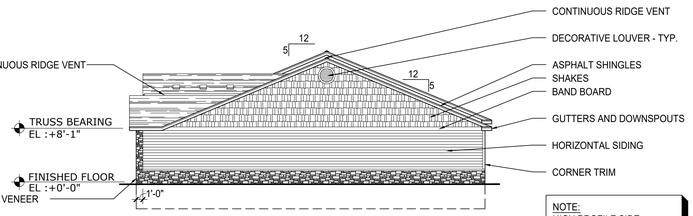
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5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD



4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD



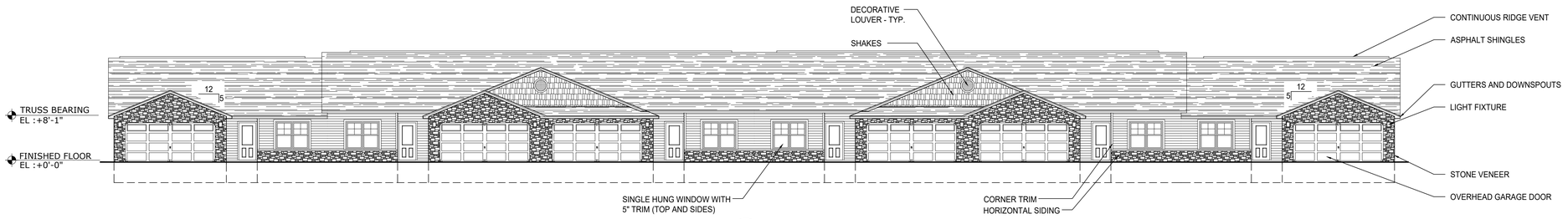
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3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD

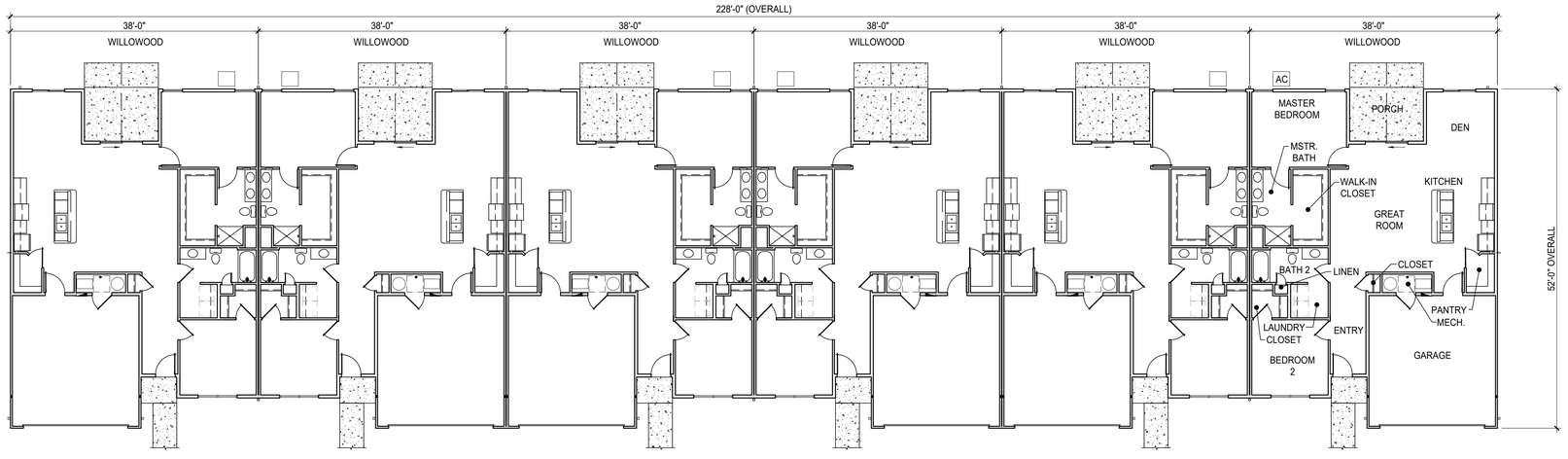


NOTE:
STONE RETURN OCCURS ADJACENT TO HIGH PROFILE SIDE ELEVATION ONLY

2 REAR ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0" WILLOWOOD



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0" WILLOWOOD

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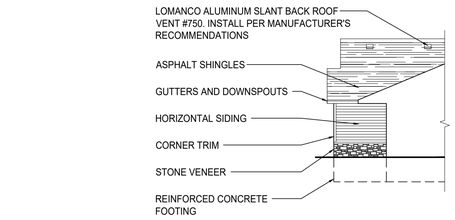
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REDWOOD CRYSTAL LAKE

CRYSTAL LAKE, IL

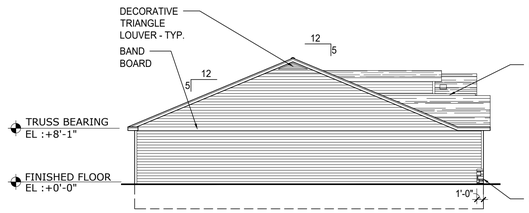
Redwood APARTMENT NEIGHBORHOODS

A1.2a



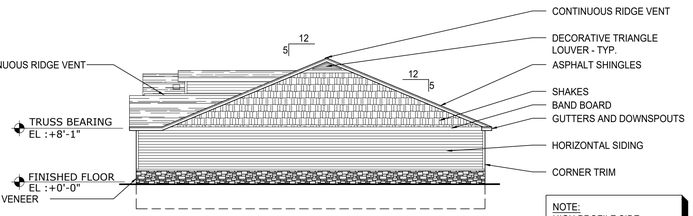
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SCALE: 3/32" = 1'-0"

WILLOWOOD



4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"

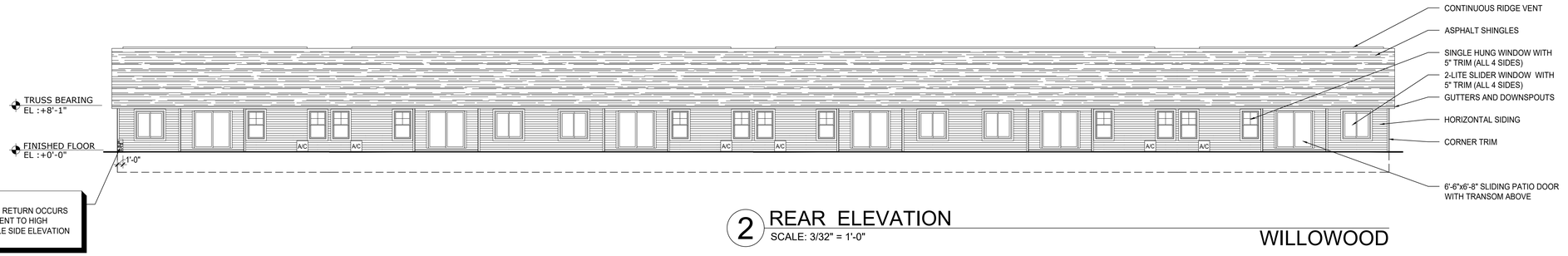
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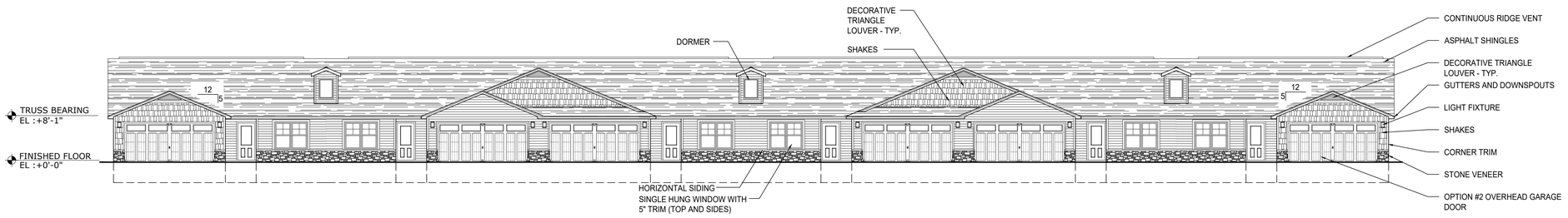
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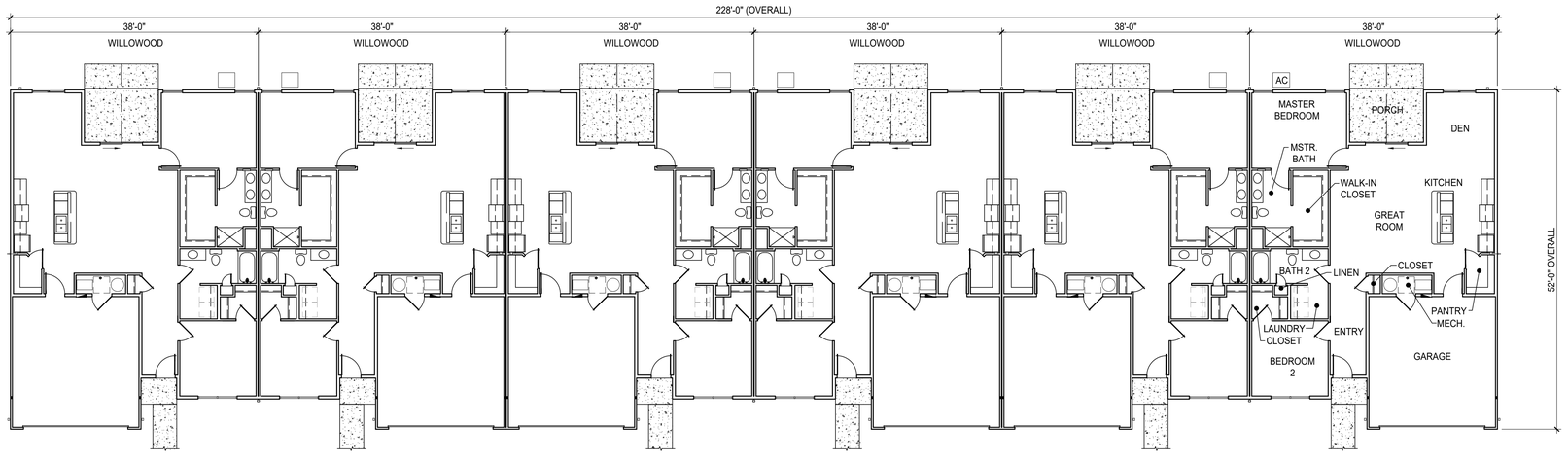
2 REAR ELEVATION
SCALE: 3/32" = 1'-0"

WILLOWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

WILLOWOOD



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0"

WILLOWOOD

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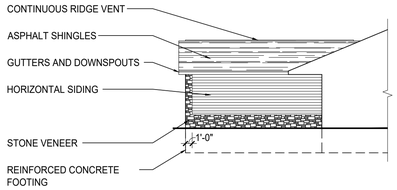
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REDWOOD CRYSTAL LAKE

CRYSTAL LAKE, IL

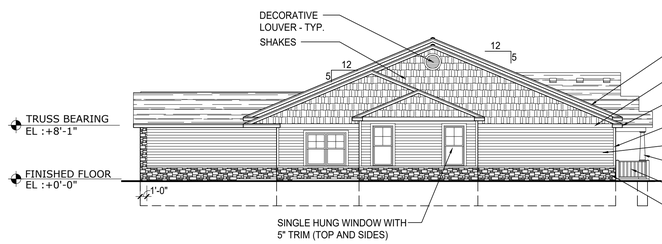
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A1.2b



5 PARTIAL SIDE ELEVATION
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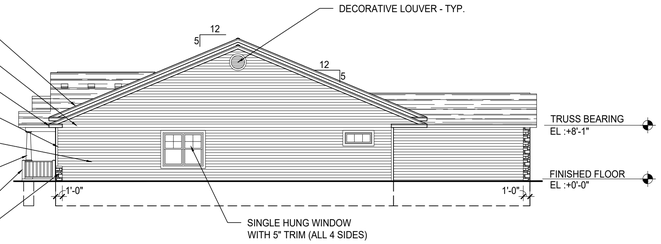
HAYDENWOOD



4 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"

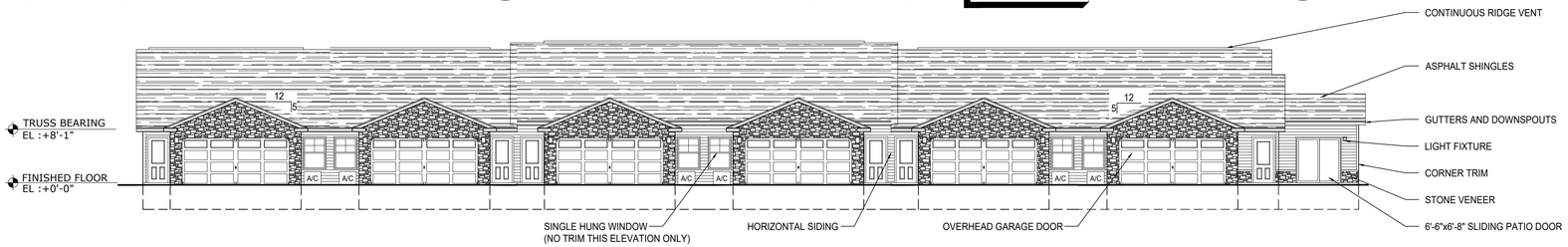
HAYDENWOOD

NOTE:
HIGH PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY



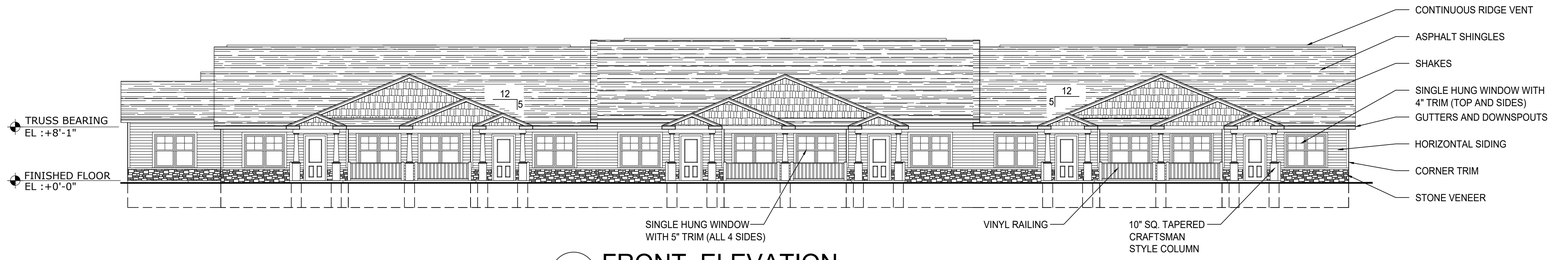
3 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"

HAYDENWOOD



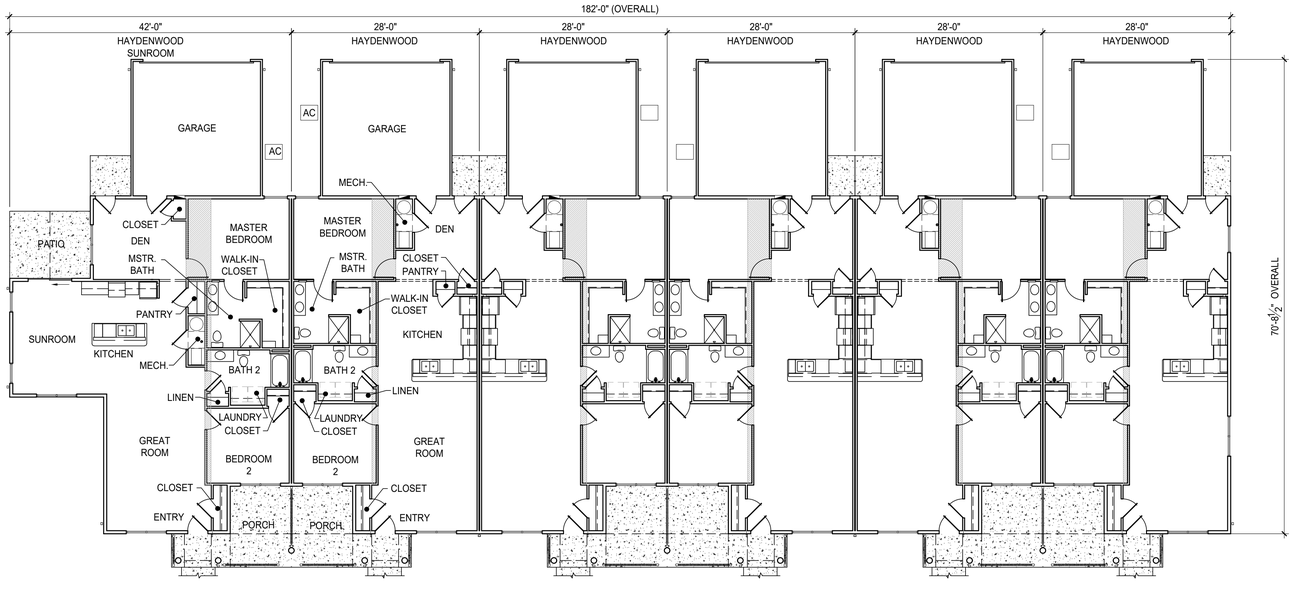
2 REAR ELEVATION
SCALE: 3/32" = 1'-0"

HAYDENWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

HAYDENWOOD



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0"

HAYDENWOOD

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GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY

NOTE!!!
THIS DRAWING IS NOT FOR CONSTRUCTION

REVISIONS

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phone 330.666.5770
fax 330.666.8812
mpg-architects.com

BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 28520

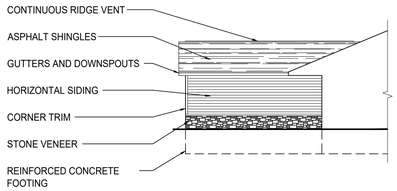
DATE: JUNE 16, 2021

REDWOOD CRYSTAL LAKE

CRYSTAL LAKE, IL

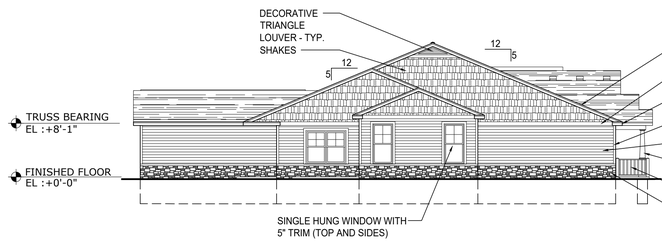
Redwood APARTMENT NEIGHBORHOODS

A1.3a



5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"

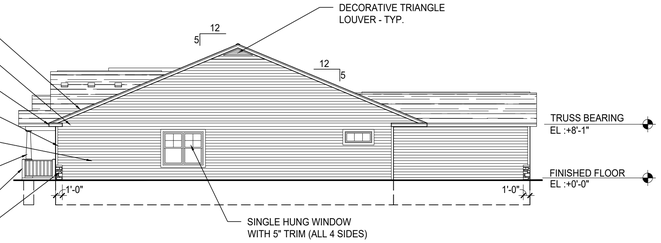
HAYDENWOOD



4 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"

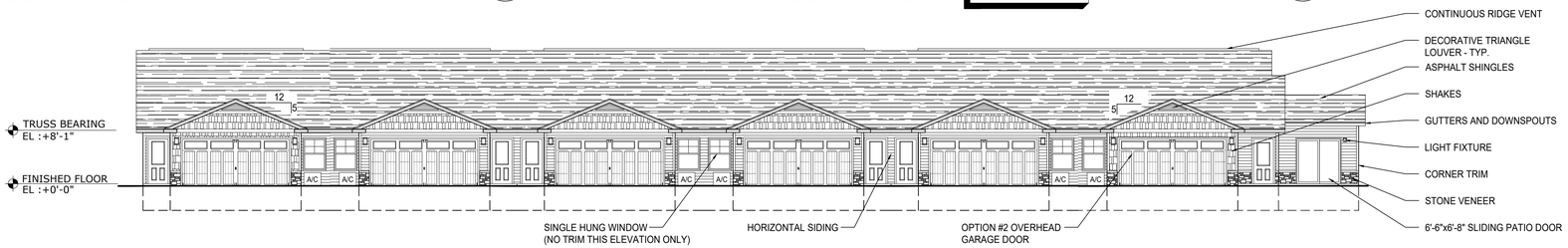
HAYDENWOOD

NOTE:
HIGH PROFILE SIDE ELEVATION OCCURS AT STREET VIEW ONLY



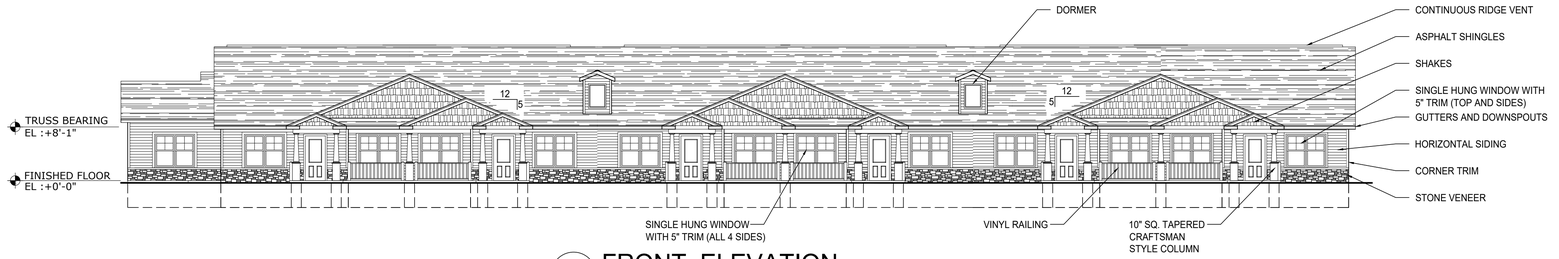
3 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"

HAYDENWOOD



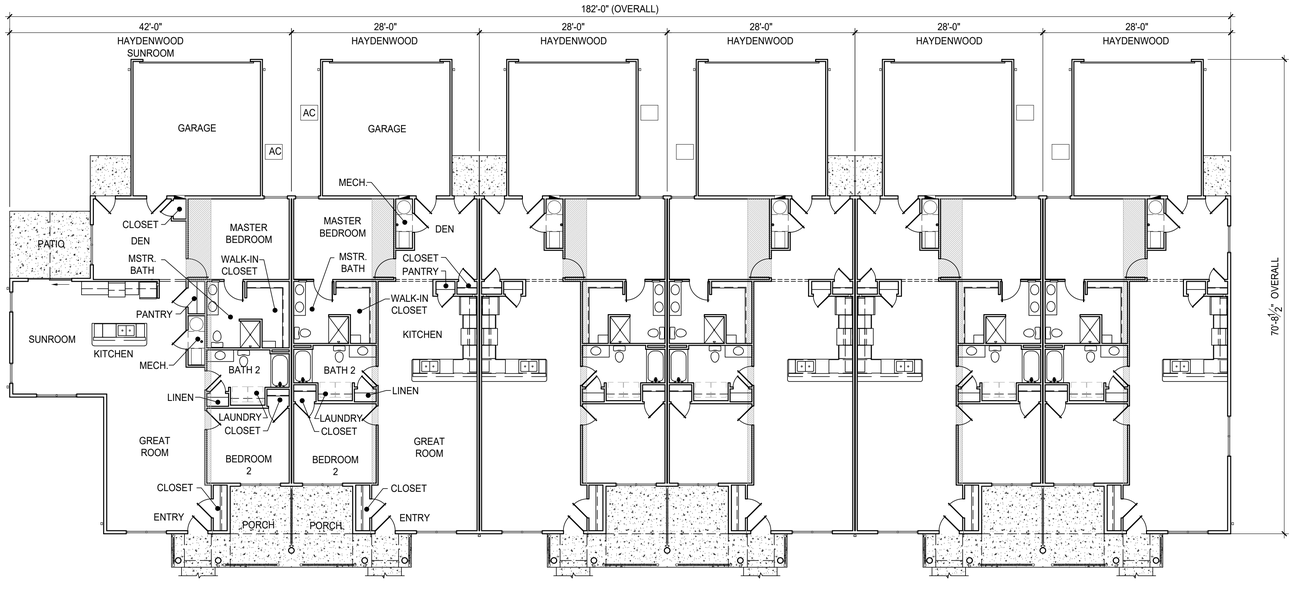
2 REAR ELEVATION
SCALE: 3/32" = 1'-0"

HAYDENWOOD



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"

HAYDENWOOD



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0"

HAYDENWOOD

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
CORNER TRIM	VINYL	WHITE
STONE VENEER	PRESTIGE	OHIO WHITE VEIN
OVERHEAD GARAGE DOOR	RAISED PANEL PAN STEEL	WHITE
SINGLE HUNG	VINYL	STANDARD WHITE WITH COLONIAL PATTERN FLAT GRIDS
6'-6" X 6'-8" SLIDING PATIO DOOR	VINYL	WHITE

NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY

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BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 28520

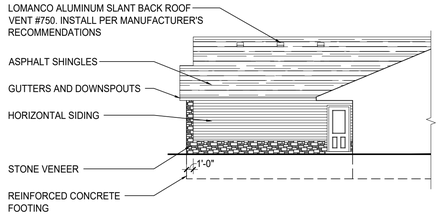
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REDWOOD CRYSTAL LAKE

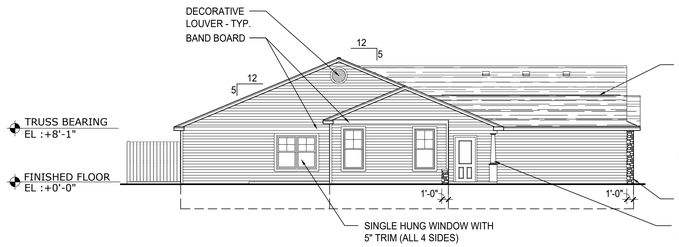
CRYSTAL LAKE, IL

Redwood APARTMENT NEIGHBORHOODS

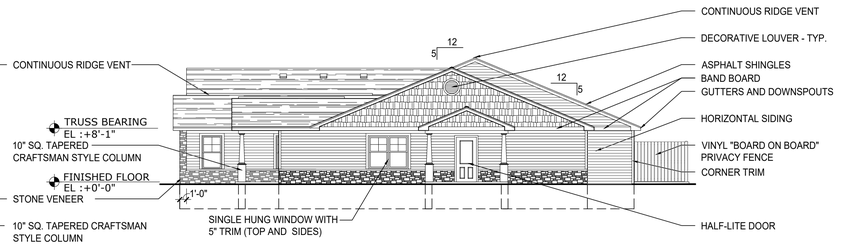
A1.3b



5 PARTIAL SIDE ELEVATION
SCALE: 3/32" = 1'-0"
FORESTWOOD



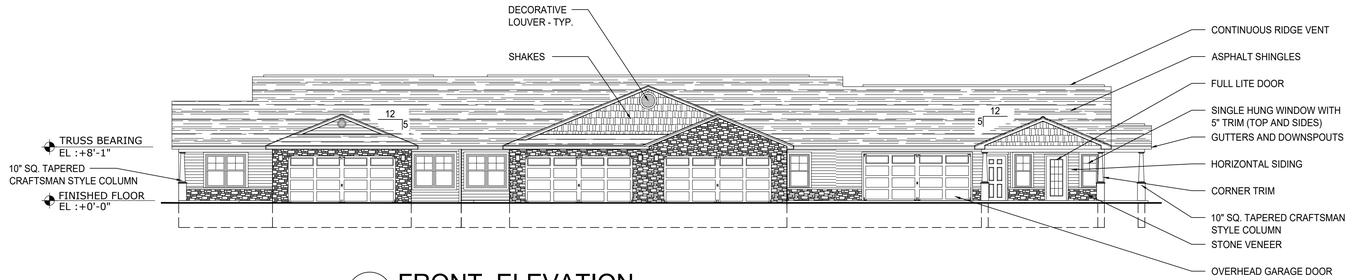
4 STANDARD SIDE ELEVATION
SCALE: 3/32" = 1'-0"
CAPEWOOD



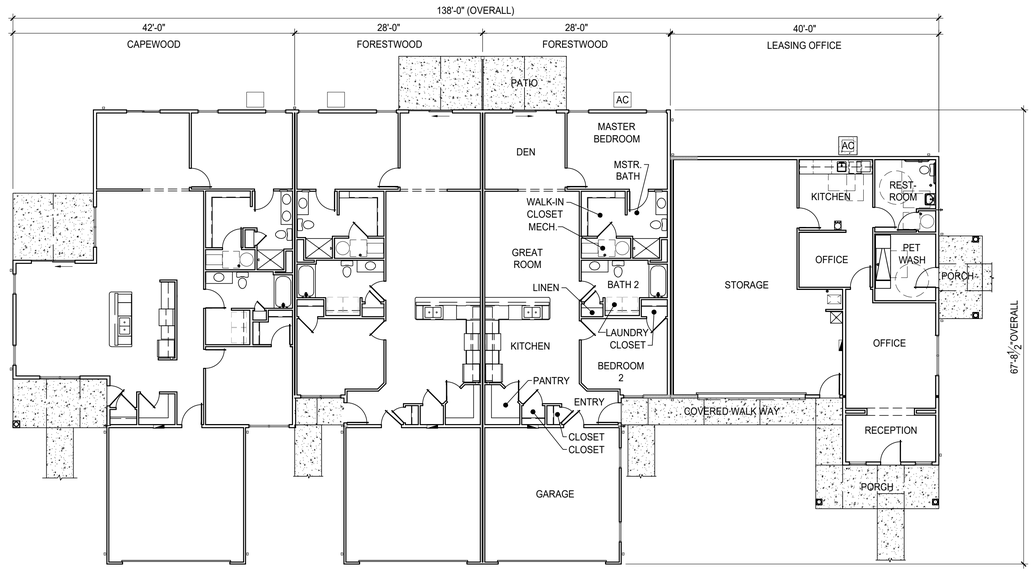
3 HIGH PROFILE SIDE ELEVATION
SCALE: 3/32" = 1'-0"
LEASING OFFICE



2 REAR ELEVATION
SCALE: 3/32" = 1'-0"
CAPEWOOD, FORESTWOOD, LEASING OFFICE



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"
CAPEWOOD, FORESTWOOD, LEASING OFFICE



OVERALL FLOOR PLAN
SCALE : 3/32" = 1'-0"
CAPEWOOD, FORESTWOOD, LEASING OFFICE

EXTERIOR FINISH MATERIAL SELECTIONS

ITEM:	MATERIAL / STYLE:	COLOR:
DECORATIVE LOUVER	VINYL	WHITE
ASPHALT SHINGLES	DIMENSIONAL 30 YEAR LAMINATED	WEATHERED WOOD
GUTTERS AND DOWNSPOUTS	PREFINISHED ALUMINUM	WHITE
HORIZONTAL SIDING	VINYL	VARIES
SHAKES	VINYL	VARIES
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NOTE:
ADDRESS FOR EACH UNIT TO BE PLACED IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD.

PRELIMINARY

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BUILDING FLOOR PLAN AND ELEVATIONS

PROJECT #: 28520

DATE: JUNE 16, 2021

REDWOOD CRYSTAL LAKE

CRYSTAL LAKE, IL

Redwood APARTMENT NEIGHBORHOODS

A1.4a

PRELIMINARY P.U.D. PLAN

FOR

REDWOOD OF CRYSTAL LAKE



LOCATION MAP

LINE TABLE	
LINE	LENGTH
L1	47.72'
L2	204.49'
L3	809.14'
L4	14.02'
L5	69.39'

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	121.07'	200.00'
C2	154.40'	225.00'
C3	315.01'	200.00'
C4	313.19'	200.00'
C5	117.16'	200.00'

SITE DATA:

LOT AREA: 47.86± ACRES

INTERNAL ROW: 2.87 ACRES

UNITS: 305 TOTAL UNITS

UNIT BREAKDOWN: 95 - FORESTWOOD UNITS (31%)
27 - MEADWOOD UNITS (08%)
32 - CAPEWOOD UNITS (11%)
84 - WILLOWOOD UNITS (28%)
67 - HAYDENWOOD UNITS (22%)
305 TOTAL UNITS* = 6.37 UNITS PER ACRE

PHASE 1: 22.42 ACRES
35 - FORESTWOOD UNITS (29%)
08 - MEADWOOD UNITS (06%)
15 - CAPEWOOD UNITS (13%)
30 - WILLOWOOD UNITS (25%)
32 - HAYDENWOOD UNITS (27%)
120 TOTAL UNITS = 5.35 UNITS PER ACRE

PHASE 2: 12.08 ACRES
24 - FORESTWOOD UNITS (27%)
07 - MEADWOOD UNITS (08%)
09 - CAPEWOOD UNITS (10%)
32 - WILLOWOOD UNITS (36%)
17 - HAYDENWOOD UNITS (19%)
89 TOTAL UNITS = 7.37 UNITS PER ACRE

PHASE 3: 13.36 ACRES
36 - FORESTWOOD UNITS (38%)
12 - MEADWOOD UNITS (13%)
08 - CAPEWOOD UNITS (08%)
28 - WILLOWOOD UNITS (25%)
12 - HAYDENWOOD UNITS (12%)
96 TOTAL UNITS = 7.19 UNITS PER ACRE

BUILDING SETBACK: SIDE TO SIDE 20 FT.
REAR TO SIDE 40 FT.
REAR TO REAR 45 FT.
FRONT TO SIDE 60 FT.

PARKING: PROVIDED
GARAGE 610
DRIVEWAY 610
COMMUNITY PARKING 90
TOTAL 1310

LOT COVERAGE: 25.07 AC. 52.4% OF TOTAL

OPEN SPACE: 22.79 AC. 47.6% OF TOTAL

BOTH ACCESS POINTS/ENTRANCES TO BE CONSTRUCTED WITH PHASE 1.

CURBSIDE PICK-UP FOR GARBAGE.

NO ON STREET PARKING.

AREA TABLE		
LOT 1	851,906.11 SQ. FT.	19.55 ACRES
ROW DEDICATION	124,815.83 SQ. FT.	2.87 ACRES
TOTAL	860,688.09 SQ. FT.	22.42 ACRES
LOT 2	526,130.49 SQ. FT.	12.08 ACRES
LOT 3	581,811.71 SQ. FT.	13.36 ACRES

PART OF PARCEL INDEX NUMBER
19-10-476-012
CRYSTAL LAKE, ILLINOIS

SCALE: 1 INCH = 60 FEET

NOTES

LOT NUMBERING HEREON IS CONSISTENT WITH THE PREDEFINED LOT NUMBERING SCHEME FOR THE ENTIRE REDWOOD DEVELOPMENT. THERE IS NO BLOCK 1 AS REQUESTED BY CLIENT.

3/4 INCH IRON PIPE OR MAG NAIL SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.E. – INDICATES PUBLIC UTILITY & CITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

BLANKET GENERAL CITY EASEMENT AND UTILITY EASEMENT OVERALL LOT 1, LOT 2, AND LOT 3 WITH AN EXCEPTION OF THE BUILDING ENVELOPE.

B.S.L. – BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE ASSUMED

ALL STORM SEWER WILL BE PRIVATELY MAINTAINED. INCLUDING STORM SEWER WITHIN THE PUBLIC RIGHT OF WAY.

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- PHASE LINE/LOT LINE (Heavy Dashed Lines)
- FLOODPLAIN LINE (Heaviest Dashed Lines)

ABBREVIATIONS

N.	- NORTH	L.S.B.	- LANDSCAPE BUFFER
S.	- SOUTH	REC.	- RECORD
E.	- EAST	SEC.	- SECTION
W.	- WEST	L	- ARC LENGTH
NW.	- NORTHWEST	R	- RADIUS
DOC.	- DOCUMENT	R.O.W.	- RIGHT OF WAY
MON.	- MONUMENT	Ac.	- ACRES
O	- ON LINE	S.F	- SQUARE FEET
B-B	- BACK TO BACK	1/4	- QUARTER
B.S.L.	- BUILDING SETBACK	B/C	- BACK OF CURB
E.T.B.E.	- EXCEPTION TO BLANKET EASEMENT	FIP	- FOUND IRON PIPE
		E-E	- EDGE TO EDGE

PREPARED FOR:
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

PREPARED BY:
CEMCON, Ltd.
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DISC NO.: 848008 FILE NAME: PREOVER
DRAWN BY: JNL FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 03-09-2021 JOB NO.: 848.008
REV: 06-11-2021/JNL
07-15-2021/JNL

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PRELIMINARY ENGINEERING PLAN

FOR

REDWOOD OF CRYSTAL LAKE



LOCATION MAP

N

SCALE: 1 INCH = 60 FEET

LINE TABLE	
LINE	LENGTH
L1	37.18'
L2	213.19'
L3	809.14'
L4	14.02'
L5	69.39'

CURVE TABLE		
CURVE	LENGTH	RADIUS
C1	121.07'	200.00'
C2	154.40'	225.00'
C3	315.00'	200.00'
C4	313.19'	200.00'
C5	117.16'	200.00'

NOTES

-DIMENSIONS SHOWN ALONG CURVED LINES OR ARC DISTANCES.

-UNLESS OTHERWISE NOTED ALL WATERMAIN AND SANITARY SEWER TO BE 8" DIAMETER.

-ALL BUILDINGS WILL HAVE A SINGLE SANITARY SERVICE CONNECTIONS TO THE SANITARY SEWER MAINS MUST HAVE AN OVERHEAD SEWER SYSTEM WITHIN THE BUILDING.

-ALL WATER SERVICES WILL BE ONE CONNECTION PER BUILDING.

-ALL STORM SEWER WILL BE DESIGNED TO CONVEY THE 100 YEAR.

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS
		STREET LIGHT W/ 20' MOUNTING HEIGHT AND COMED ERL1
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		OVERFLOW ROUTE

INTERNAL DRIVE AISLE 26' SECTION (N.T.S.)

PUBLIC TYPICAL 28' B-B SECTION (N.T.S.)

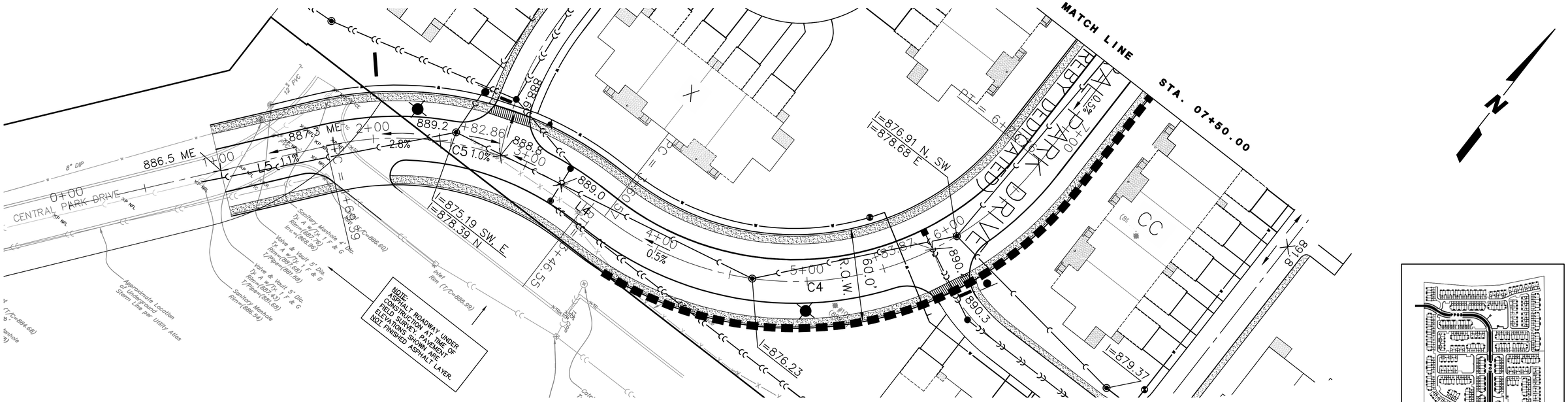
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7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

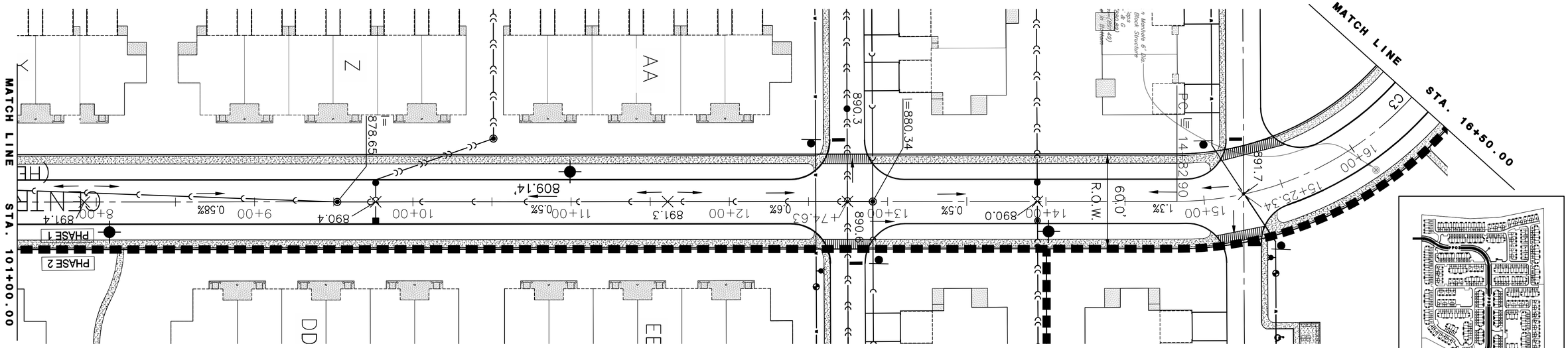
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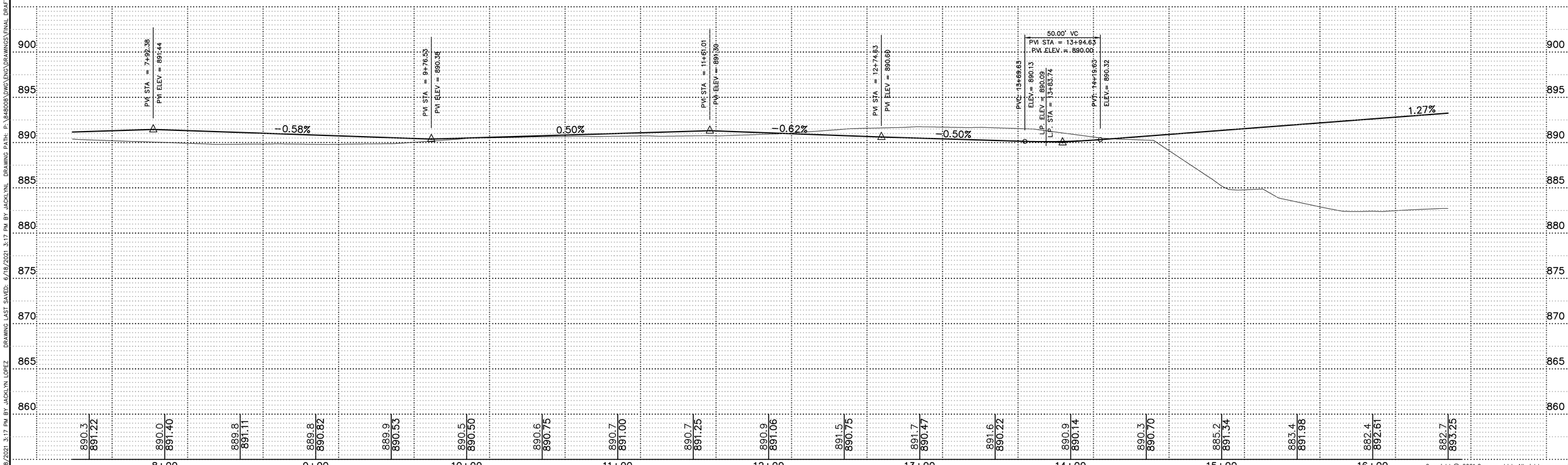
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MATCH LINE
STA. 07+50.00
CENTRAL PARK DRIVE
0+00
1+00
2+00
3+00
4+00
5+00
6+00
7+00
886.5 ME
887.3 ME
889.2
889.0
888.8
889.888
L=875.19
S 78° 39' E
L=878.39
N 11° 21' E
L=876.91
N 78° 39' W
L=878.68
S 11° 21' W
L=876.23
L=879.37
R=60.0'
R=53.37'
C1
C2
C3
C4
C5
L1
L2
L3
L4
L5
2.8%
1.1%
1.0%
0.5%
0.5%
1+82.86
1+46.55
6+91.99
8+91.68
Sanitary Manchole 4' Dia.
Trx A = (Typ.)
Rim=(888.79)
Inv=(868.68)
Valve & Vault 5' Dia.
Trx A = (Typ.) I & G
Rim=(887.68)
I/Pipe=(881.68)
Valve & Vault 5' Dia.
Trx A = (Typ.) I & G
Rim=(887.15)
I/Pipe=(881.68)
Sanitary Manchole
Rim=(886.54)
Approximate Location
of Underground
Storm Lines per Utility Atlas
NOTE:
ASPHALT ROADWAY UNDER
CONSTRUCTION AT TIME OF
FIELD SURVEY. PAVEMENT
ELEVATIONS SHOWN ARE
NOT FINISHED ASPHALT LAYER.
Inlet
Rim (T/C=886.99)
Catch Basin
Rim=(888.88)
Inlet
Rim (T/C=886.60)
Manhole
Rim=(888.88)
Inlet
Rim (T/C=884.68)
Manhole
Rim=(888.88)
12" PVC
8" DIP
CENTRAL PARK DRIVE
REDEDICATED
ALLEY
0.5%
CC
68
X
X
X



CENTRAL PARK DRIVE



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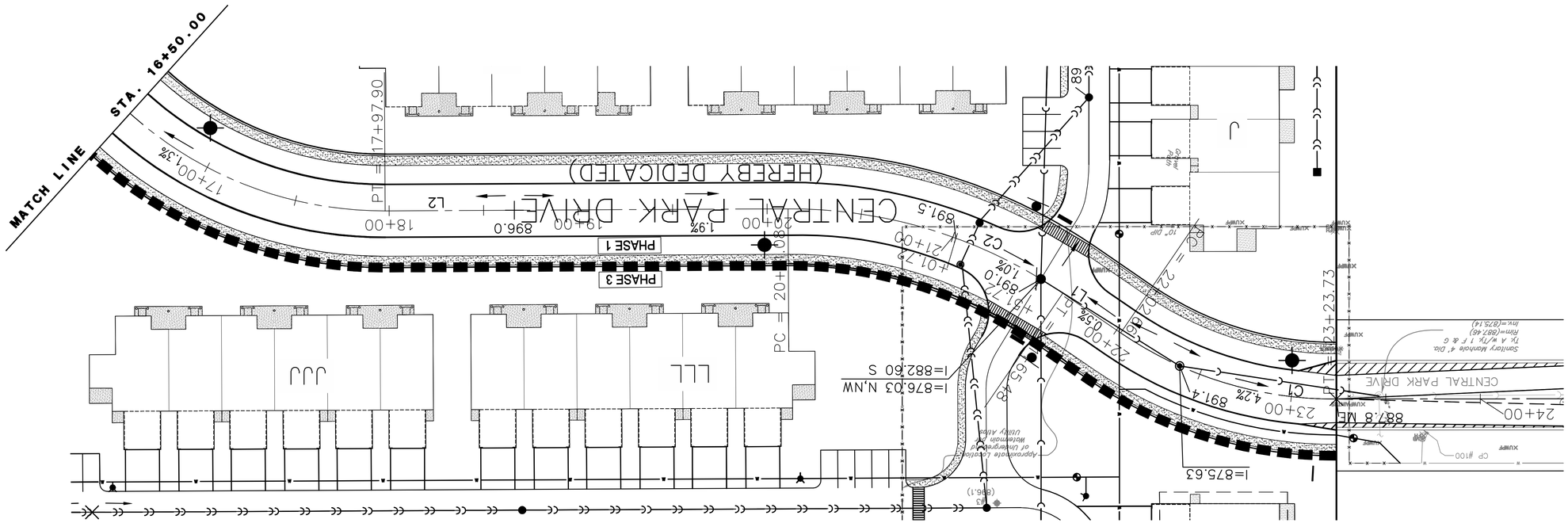
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CENTRAL PARK DRIVE STA. 07+50 TO 16+50

REDWOOD OF CRYSTAL LAKE

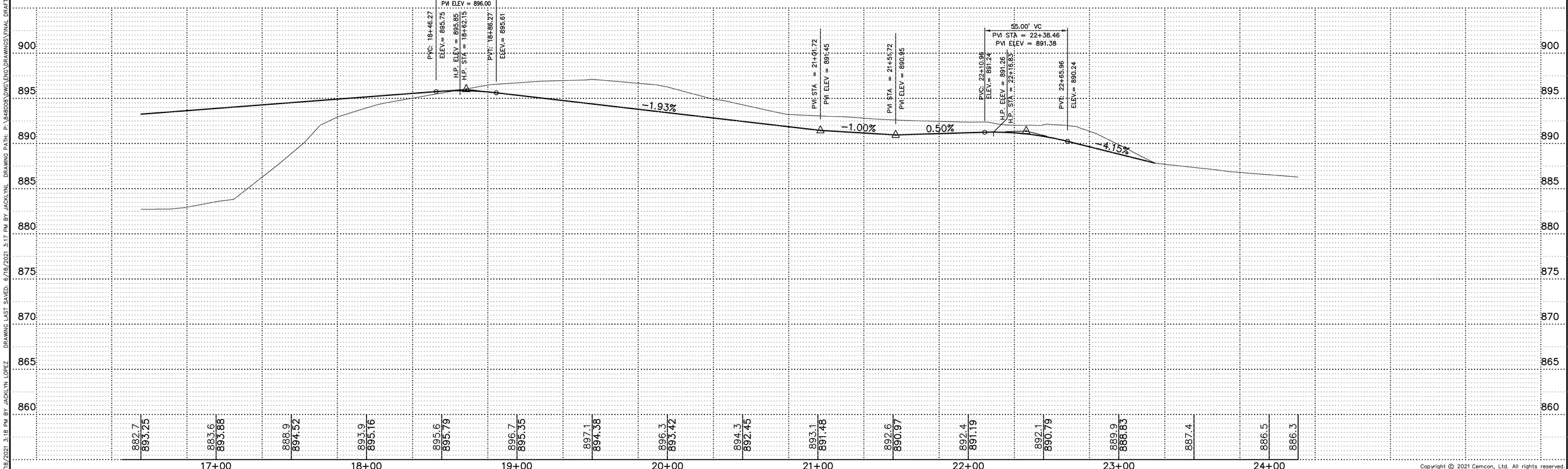
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KEY MAP

CENTRAL PARK DRIVE



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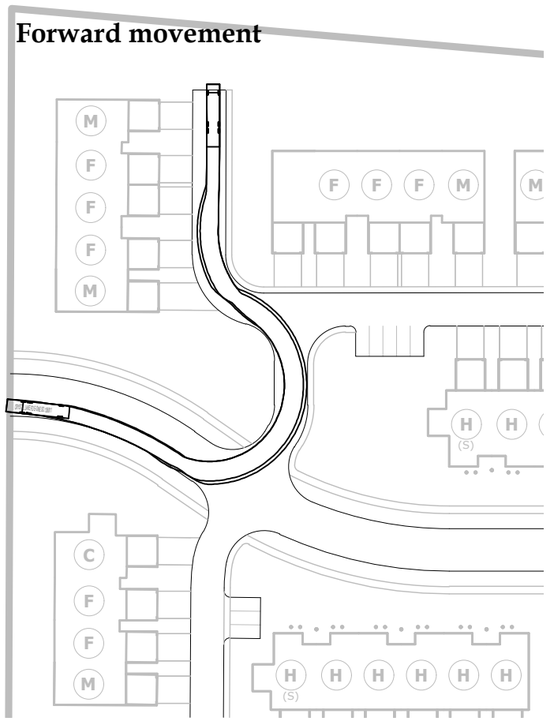
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CENTRAL PARK DRIVE STA.16+50 TO 24+00

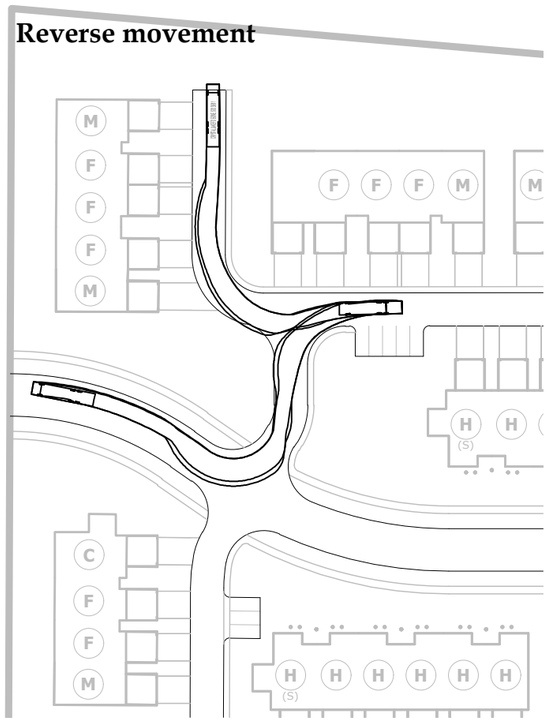
REDWOOD OF CRYSTAL LAKE

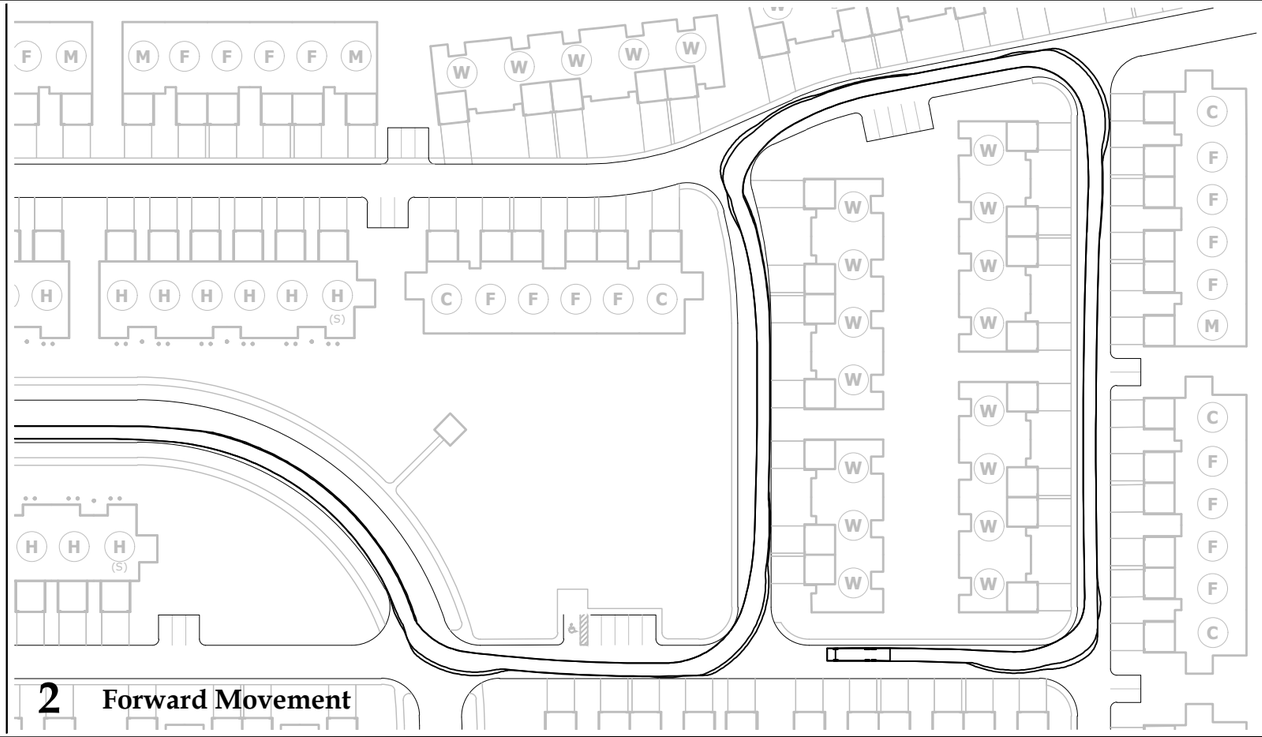
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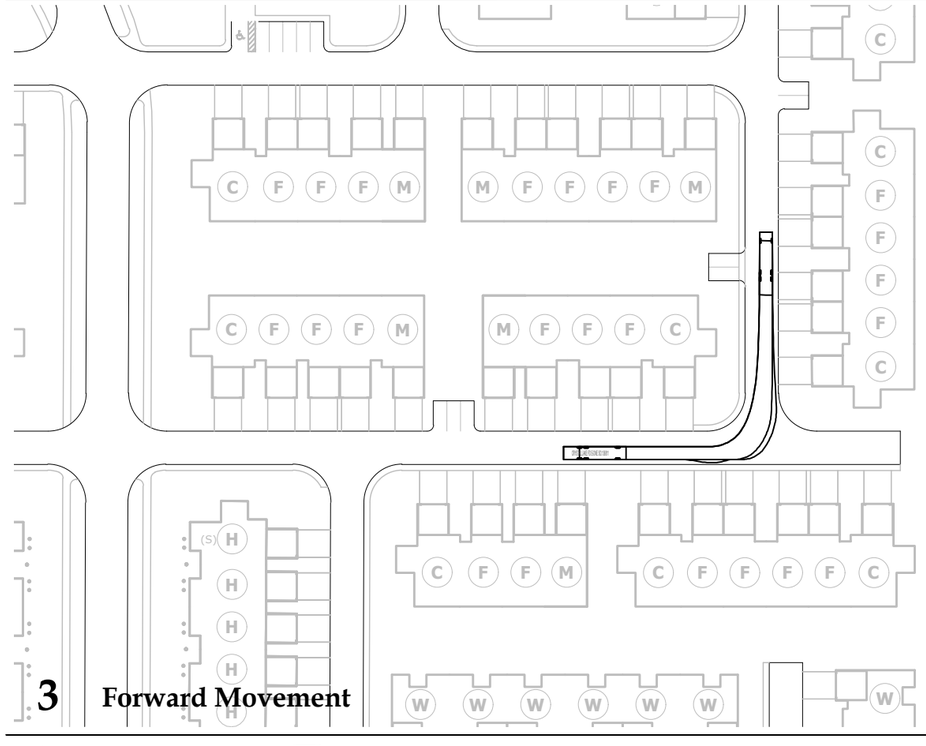


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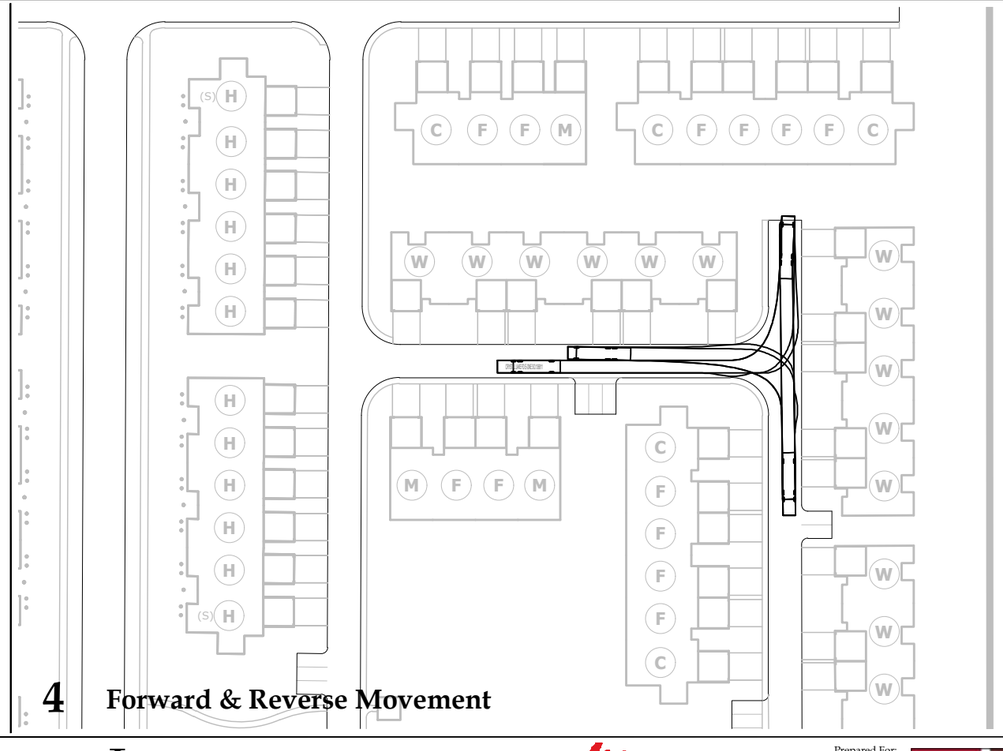




2 Forward Movement



3 Forward Movement



4 Forward & Reverse Movement

AUTOTURN EXHIBITS

North

25' 100' 200'
0' 50'
Graphic Scale 1"=100'

CRYSTAL LAKE

Crystal Lake, Illinois

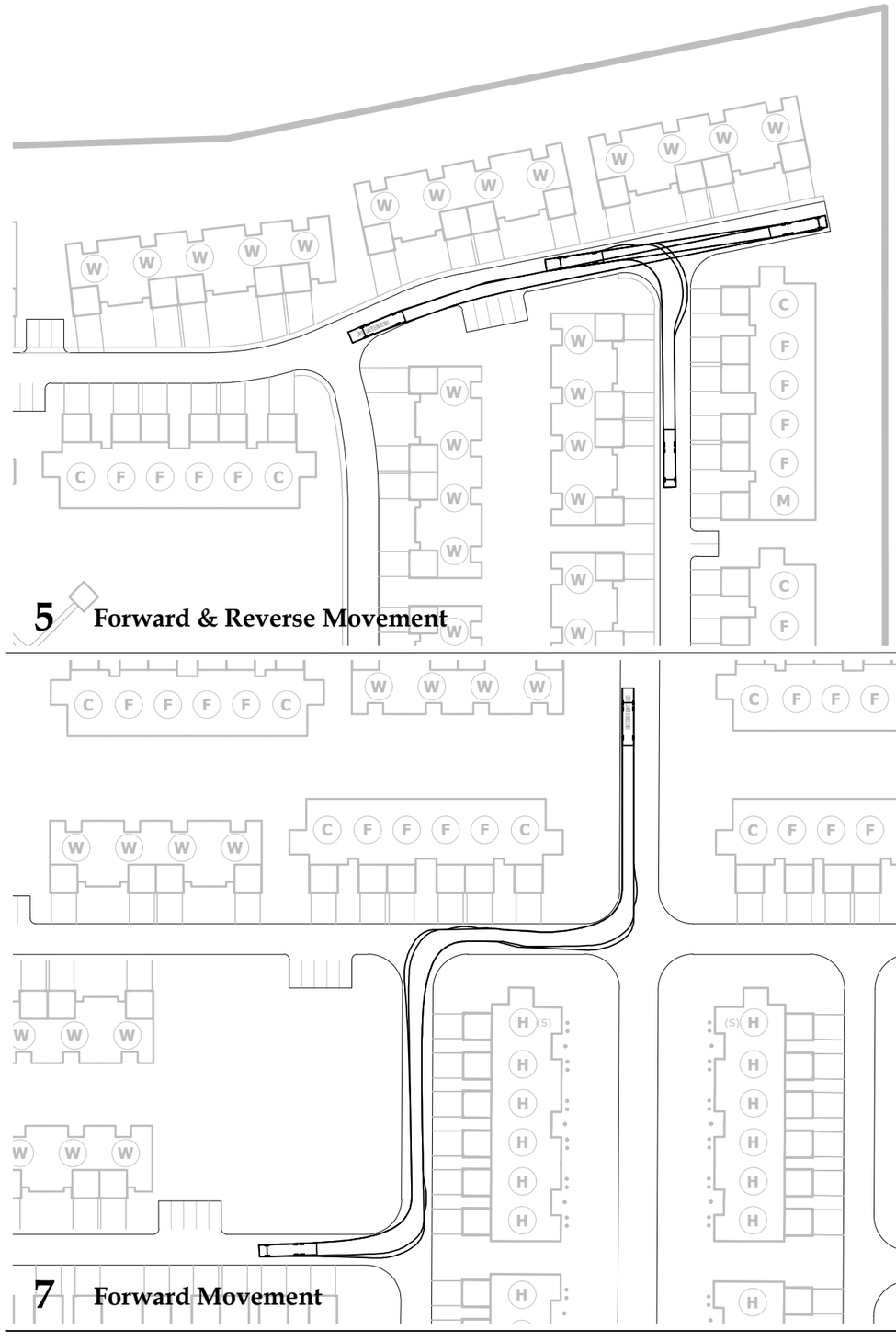
Prepared By:
Date: May 27, 2021
Revised: June 17, 2021
Sheet 1 of 3

sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
f: 630 551-3639
schoppedesign.net

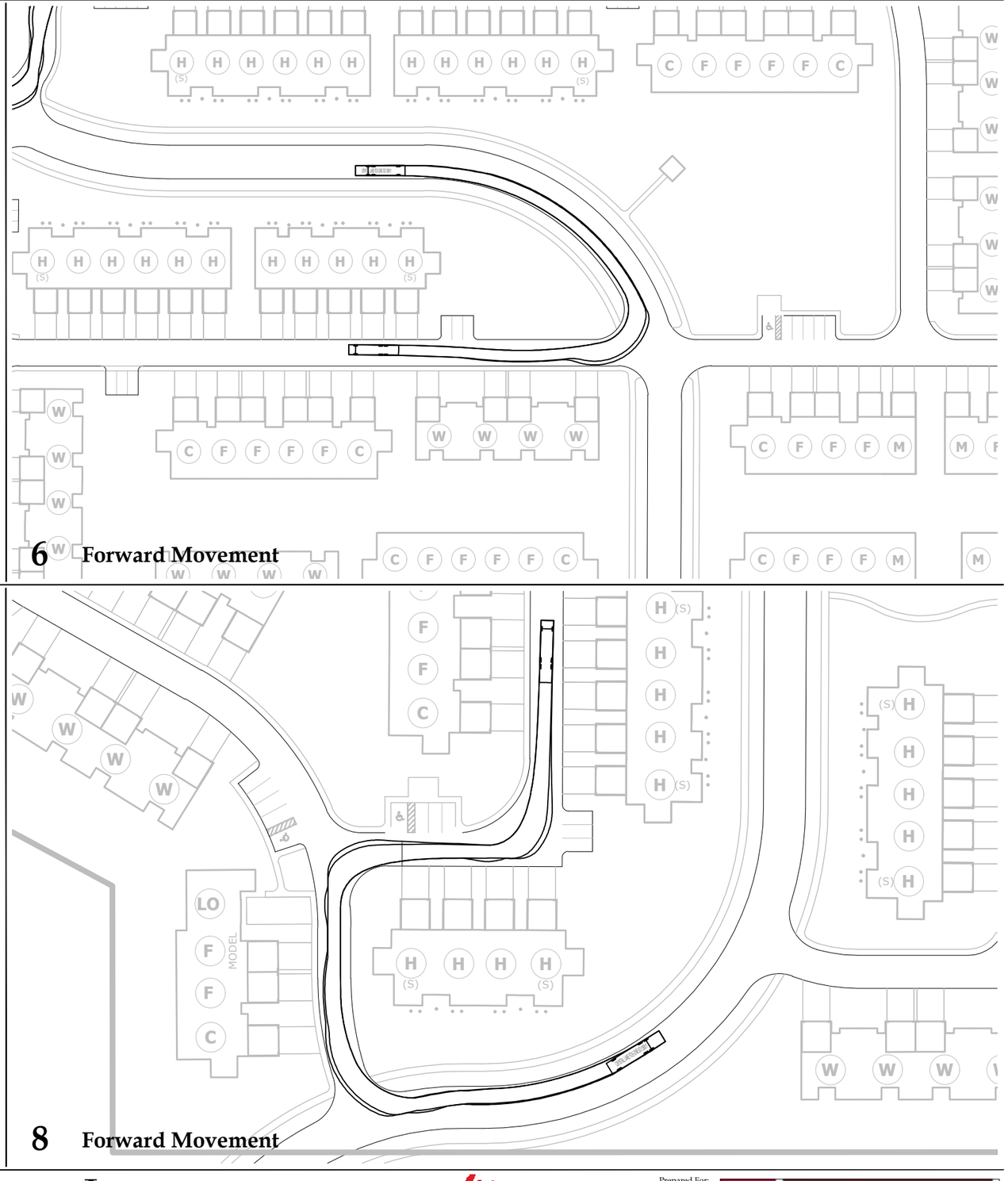
Prepared For:

Redwood
APARTMENT NEIGHBORHOODS

Redwood USA LLC
7510 East Pleasant Valley Road
Independence, Ohio 44131



5 **Forward & Reverse Movement**



6 **Forward Movement**

7 **Forward Movement**

8 **Forward Movement**

AUTOTURN EXHIBITS

North

25' 100' 200'
0' 50'
Graphic Scale 1"=100'

CRYSTAL LAKE

Crystal Lake, Illinois

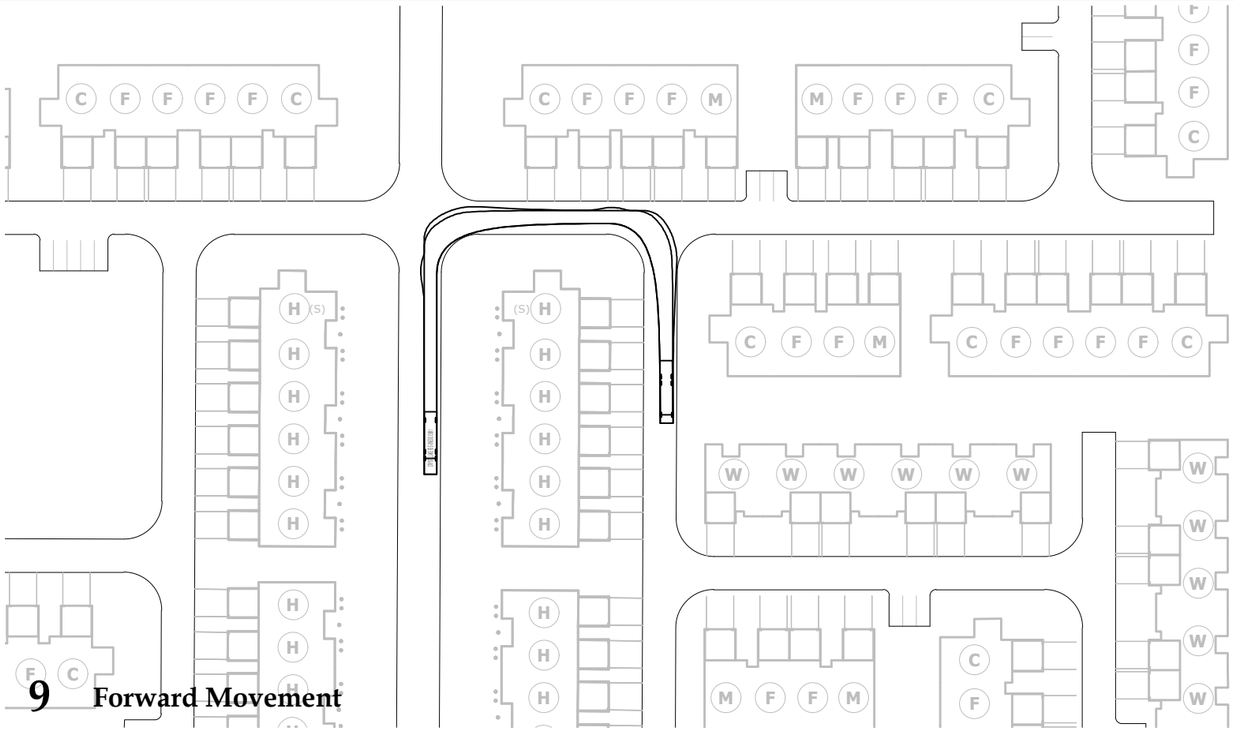
Prepared By:
Date: May 27, 2021
Revised: June 17, 2021
Sheet 2 of 3

Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
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schoppedesign.net

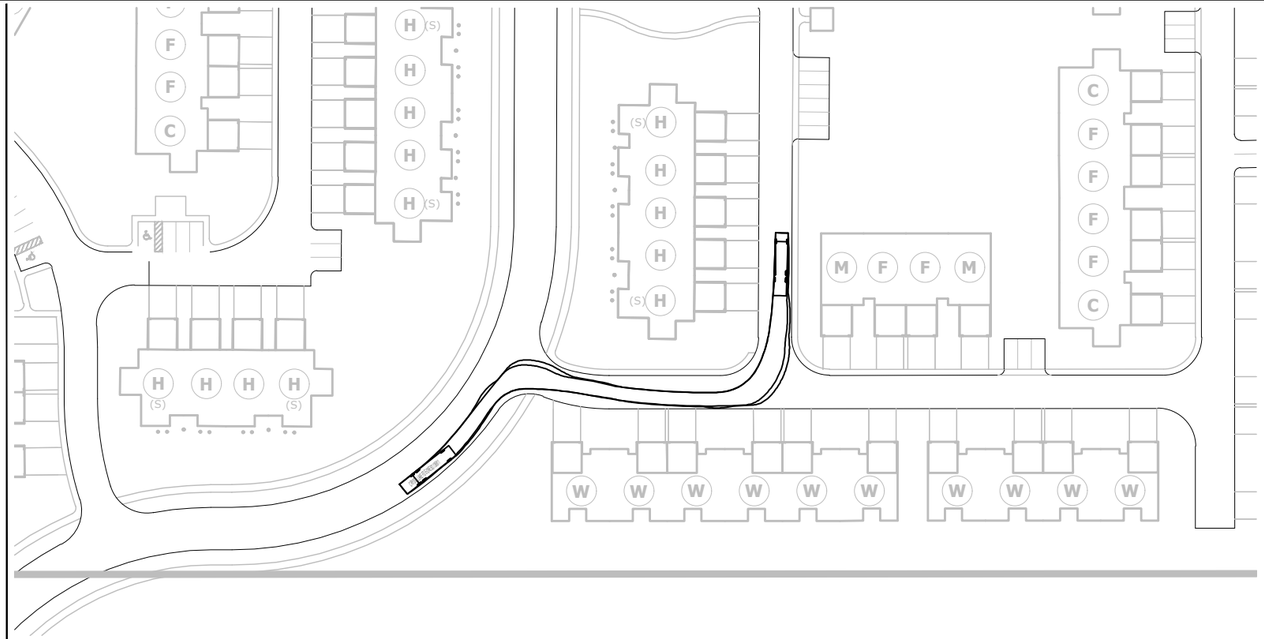
Prepared For:

Redwood
APARTMENT NEIGHBORHOODS

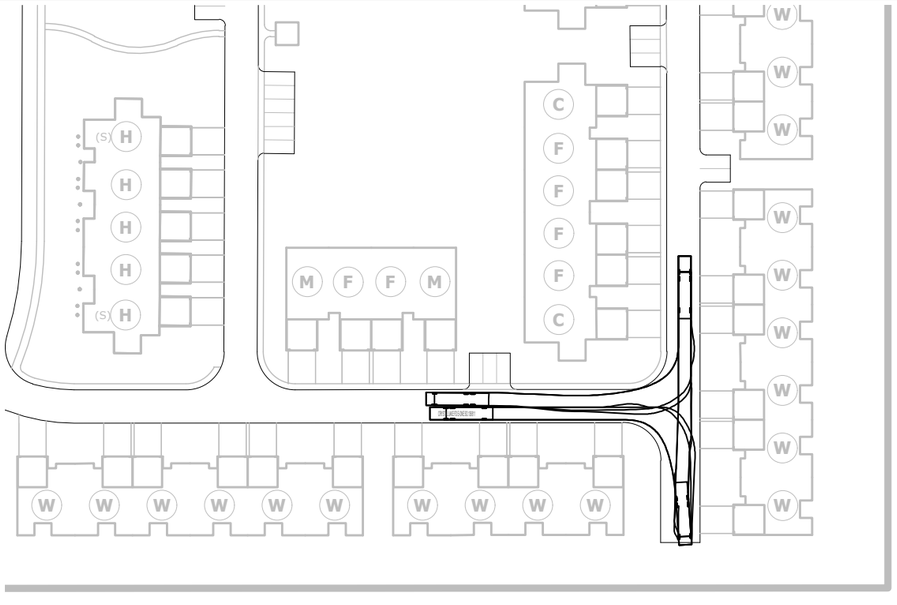
Redwood USA LLC
7510 East Pleasant Valley Road
Independence, Ohio 44131



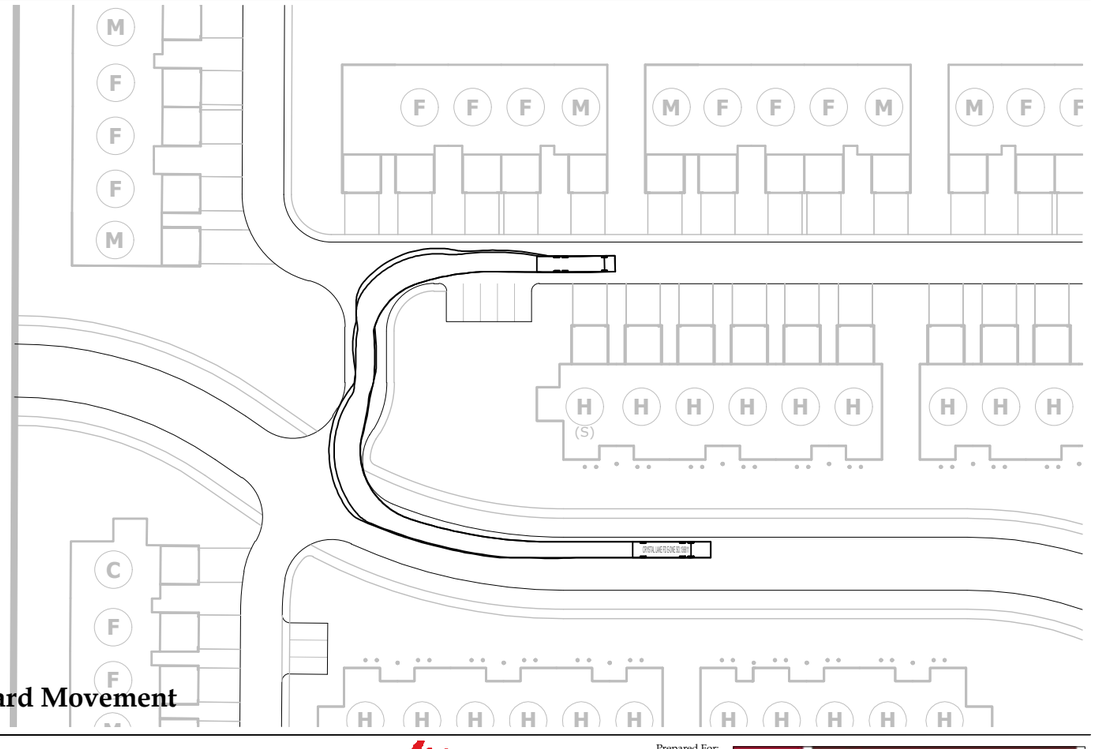
9 **Forward Movement**



10 **Forward Movement**



11 **Forward & Reverse Movement**



12 **Forward Movement**

AUTOTURN EXHIBITS

North

0' 25' 50' 100' 200'

Graphic Scale 1"=100'

CRYSTAL LAKE

Crystal Lake, Illinois

Prepared By:

Date: May 27, 2021

Revised: June 17, 2021

Sheet 3 of 3

sda
Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE
126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
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schoppedesign.net

Prepared For:

Redwood
APARTMENT NEIGHBORHOODS

Redwood USA LLC
7510 East Pleasant Valley Road
Independence, Ohio 44131

LEGEND

- SHADE TREES - 2-1/2" CALIPER
  SUMMER SHADE MAPLE, RED SUNSET MAPLE, SKYLINE HONEY LOCUST, FRONTIER ELM, LITTLELEAF LINDEN
- ORNAMENTAL TREES - 2-1/2" CALIPER
  HAWTHORN, HEDGE MAPLE, MALUS, TREE LILAC
- EVERGREEN TREES - 6' HT.
  SERBIAN SPRUCE, DOUGLAS FIR, NORWAY SPRUCE, SCOTCH PINE
- SHRUBS - LARGE 30"
  DENSE YEW, VIBURNUM, BURNING BUSH, WINTERBERRY, JUNIPER, DOGWOOD, LILAC
- SHRUBS - SMALL 18"
  ITEA, BOXWOOD, JUNIPER, SPIRAEA
- GRASSES/PERENNIALS - 1 GAL
  DAYLILY, CATMINT, FEATHER REED GRASS, BLACK-EYED SUSAN

LANDSCAPE BUFFER
20' LANDSCAPE BUFFER NORTH PROPERTY LINE

Chapter 650, F1,5b
1,294 LF / 100 = 12.94 MULTIPLIER
Overstory or
evergreen trees (2/100lf) = 26 shown - 26 req
understory trees (6/100lf) = 78 shown - 78 req
shrubs (16/100lf) = 208 shown - 207 req

NORTH NEIGHBORHOOD PARKLET

PAVILION

SOUTH NEIGHBORHOOD PARKLET

PAVILION

BENCH ON PAD

BENCH ON PAD

CENTRAL PARK DRIVE
(HEREBY DEDICATED)

40' (typ)

60.0' R.O.W.

PHASE 2

PHASE 1

20' LANDSCAPE BUFFER REQUIRED AND SHOWN

CENTRAL PARK DRIVE
(HEREBY DEDICATED)

BENCH ON PAD

LITTLE FREE LIBRARY BOX

CENTRAL NEIGHBORHOOD PARKLET

MAIL STATION

TEMPORARY SALES SIGN

MAIN ENTRY SIGN
SEE SHEET L-2

EXISTING PINES TO REMAIN

EXISTING BASIN

SECONDARY ENTRY SIGN
SEE SHEET L-2

30' 0' 60'
SCALE: 1" = 60'

NORTH

PRELIMINARY

your trusted advisor
consultants
engineers
architects
planners

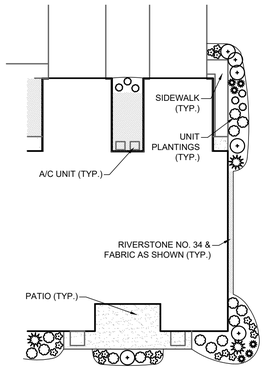
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ISSUED FOR:	PRELIM SET
ISSUE DATE:	06/17/21
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DESIGNED BY:	RW
DRAWN BY:	RW
CHECKED BY:	RW

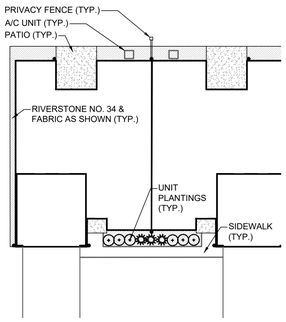
CRYSTAL LAKE
CENTRAL PARK DR.;, CRYSTAL LAKE, IL, MCHENRY COUNTY
REDWOOD - 7510 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131

PRELIMINARY SITE LANDSCAPE PLAN

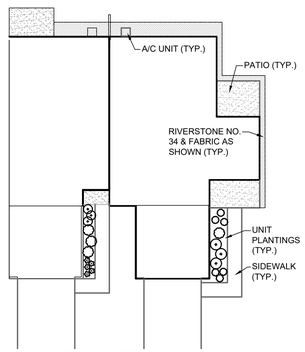
PROJECT NO.	
210266	
DISCIPLINE	
LANDSCAPE	
SHEET NAME	
L-1	
SHEET	OF
1	2



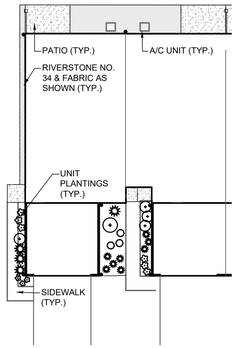
Ⓗ TYP. HAYDENWOOD LANDSCAPE PLAN



Ⓦ TYP. WILLOWOOD LANDSCAPE PLAN



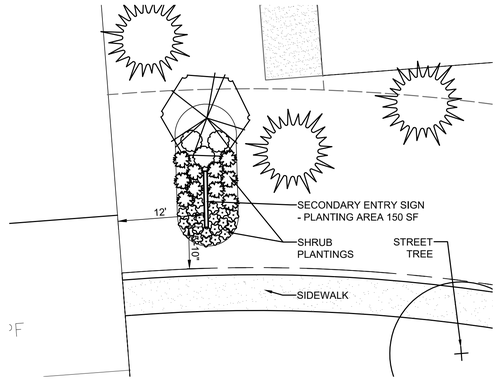
Ⓒ TYP. CAPEWOOD LANDSCAPE PLAN



Ⓜ Ⓕ TYP. MEADOWOOD/FORESTWOOD LANDSCAPE PLAN

TYPICAL UNIT LANDSCAPE PLANS

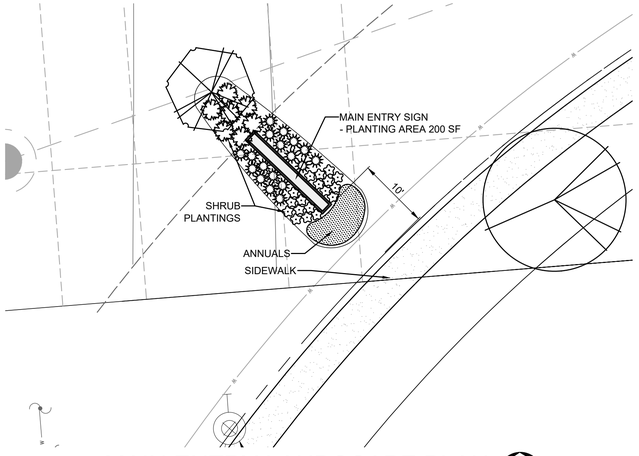
NOT TO SCALE



SECONDARY ENTRY LANDSCAPE PLAN

1"=10'

NORTH



MAIN ENTRY LANDSCAPE PLAN

1"=10'

NORTH



NOTES
SIGN SHALL BE A DOUBLE SIDED SIGN PANEL, LOCATED PERPENDICULAR TO THE RIGHT OF WAY.

SECONDARY ENTRY SIGN

NOT TO SCALE



40 SQUARE FOOT DOUBLE SIDED SIGN

NOTES
1. SIGN SHALL BE DOUBLE SIDED, INTERNALLY ILLUMINATED AND LOCATED PERPENDICULAR TO THE RIGHT OF WAY.

MAIN ENTRY SIGN

NOT TO SCALE



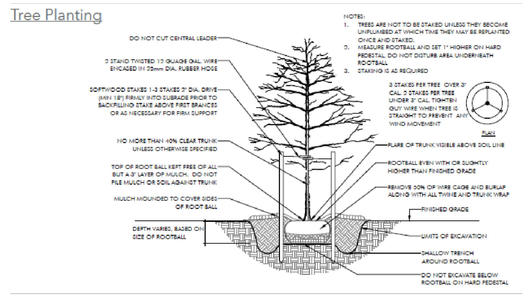
NOTE: BENCH TO HAVE GREY SLATS AND BLACK LEGS

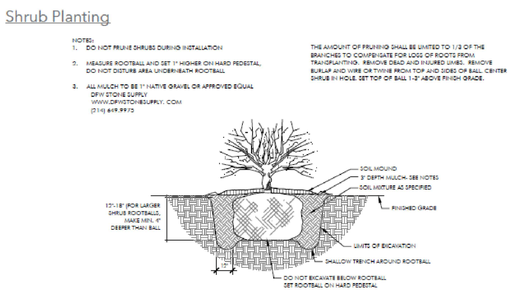
SITE BENCH

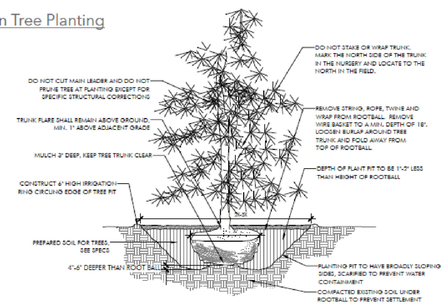


NOTE: BOX TO BE MOUNTED ON 6"X6" POST

LIBRARY BOX





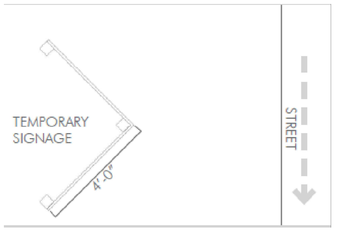


PLANTING DETAILS

NOT TO SCALE

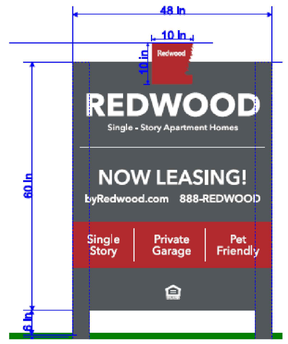


12' X12' PARK PAVILION



- 0.5"x4'x8' MDO painted PMS 925C on both sides with white premium vinyl lettering applied to face
- 2-4"x4"x96" posts painted 925C
- 3/4"x10"x10" MDO routed logo attached to face of sign to be painted PMS 7627C both sides with white premium vinyl letters on face

SIGN ELEVATION VIEW



SIGN PLAN VIEW

TEMPORARY SALES SIGN

NOT TO SCALE

PRELIMINARY

your trusted advisor consultants engineers architects planners

NO	REVISION	DATE
.	.	.

ISSUED FOR: PRELIM SET
ISSUE DATE: 04/30/21
SCALE: AS SHOWN
DESIGNED BY: RW
DRAWN BY: RW
CHECKED BY: RW

CRYSTAL LAKE
CENTRAL PARK DR.,; CRYSTAL LAKE, IL, MCHENRY COUNTY
REDWOOD - 7510 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131

DETAILS

PROJECT NO.
210266
DISCIPLINE
LANDSCAPE
SHEET NAME
L-2
SHEET 2 OF 2

H:\2021\210266\DWG\SHEETS\L_210266-PLANDSCAPE2.DWG - L-2 - 6/17/2021 2:43:52 PM - RICHARD WASHINGTON

TREE ASSESSMENT RESULTS

AREA 1 (±151,880S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
Acer negundo	Box Elder	5%	4"-14"	Fair
Acer saccharinum	Silver Maple	2%	2"- 6"	Poor
Juniperus virginiana	Red Cedar	2%	2"- 4"	Poor
Morus alba	White Mulberry	1%	3"- 6"	Fair
Prunus serotina	Black Cherry	5%	4"-9"	Fair
Rhamnus cathartica	Common Buckthorn	85%	2"-8"	Poor

AREA 2 (±295,770 S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
Acer negundo	Box Elder	25%	6"-22"	Fair
Acer saccharinum	Silver Maple	2%	2"- 6"	Poor
Juniperus virginiana	Red Cedar	1%	2"- 4"	Poor
Morus alba	White Mulberry	2%	3"- 6"	Fair
Prunus serotina	Black Cherry	5%	4"-9"	Fair
Rhamnus cathartica	Common Buckthorn	65%	2"-8"	Poor

AREA 3 (±74,176 S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
Acer negundo	Box Elder	35%	6"-22"	Fair
Acer saccharinum	Silver Maple	2%	2"- 6"	Poor
Juniperus virginiana	Red Cedar	1%	2"- 4"	Poor
Populus Deltoides	Eastern Cottonwood	2%	14"- 32"	Fair
Prunus serotina	Black Cherry	10:%	4"-9"	Fair
Rhamnus cathartica	Common Buckthorn	55%	2"-8"	Poor

AREA 4 (±103,618 S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
Acer negundo	Box Elder	25%	6"-22"	Fair
Acer saccharinum	Silver Maple	10%	2"- 8"	Poor
Juniperus virginiana	Red Cedar	1%	2"- 4"	Poor
Populus Deltoides	Eastern Cottonwood	2%	14"- 32"	Fair
Prunus serotina	Black Cherry	15%	4"-16"	Fair
Pyrus calleryana	Invasive Pear	10%	2"- 4"	Poor
Rhamnus cathartica	Common Buckthorn	38%	2"-8"	Poor

AREA 5 (±237,212 S.F.)

Botanical Name	Common Name	Species Percentage	Size Range (DBH)	Condition
Acer negundo	Box Elder	35%	6"-22"	Fair
Acer saccharinum	Silver Maple	25%	2"- 12"	Poor
Juniperus virginiana	Red Cedar	3%	2"- 4"	Poor
Populus Deltoides	Eastern Cottonwood	2%	2"-5"	Fair
Prunus serotina	Black Cherry	10:%	4"-9"	Fair
Rhamnus cathartica	Common Buckthorn	35%	2"-8"	Poor



0 50' 100' 200' 300'
SCALE: 1"=100'

NORTH

811 Know what's below. Call before you dig.

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
CEMCON
2280 WHITE OAK CIR. #100
AURORA, ILLINOIS 60502

REDWOOD OF CRYSTAL LAKE

CRYSTAL LAKE, ILLINOIS

TREE ASSESSMENT

REVISIONS

DATE	05.26.19
PROJECT NO.	RAN2103
DRAWN	NDS
CHECKED	CMP
SHEET NO.	1 OF 1

PRELIMINARY PLAT

FOR

REDWOOD OF CRYSTAL LAKE

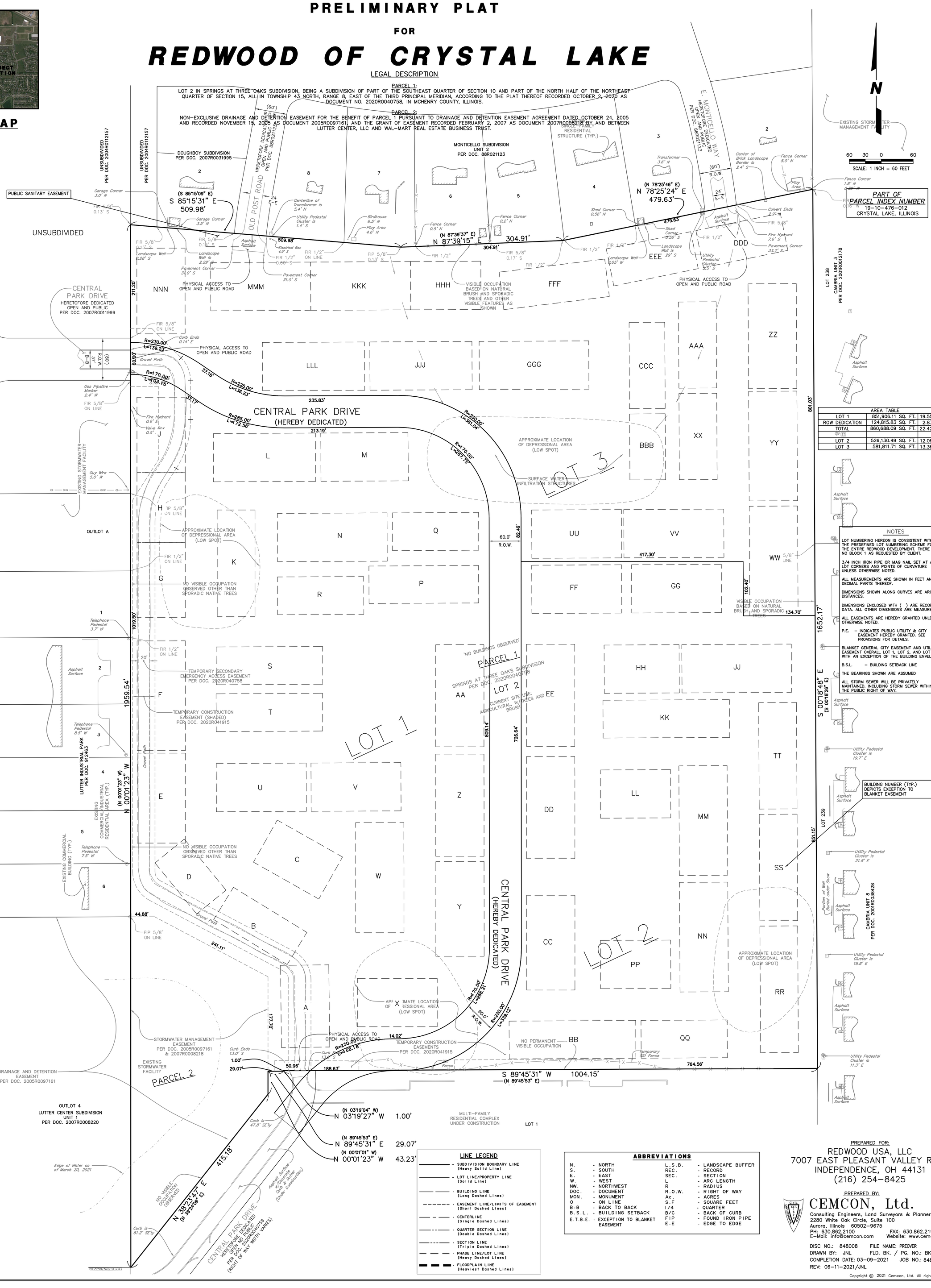


LOCATION MAP

LEGAL DESCRIPTION

PARCEL 1:
LOT 2 IN SPRINGS AT THREE OAKS 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, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 2, 2020 AS DOCUMENT NO. 2020R0040758, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:
NON-EXCLUSIVE DRAINAGE AND DETENTION EASEMENT FOR THE BENEFIT OF PARCEL 1 PURSUANT TO DRAINAGE AND DETENTION EASEMENT AGREEMENT DATED OCTOBER 24, 2005 AND RECORDED NOVEMBER 15, 2005 AS DOCUMENT 2005R0097161 AND THE GRANT OF EASEMENT RECORDED FEBRUARY 2, 2007 AS DOCUMENT 2007R0008218 BY AND BETWEEN LUTTER CENTER, LLC AND WAL-MART REAL ESTATE BUSINESS TRUST.



AREA TABLE		
LOT 1	851,906.11 SQ. FT.	19.55 ACRES
ROW DEDICATION	124,815.83 SQ. FT.	2.87 ACRES
TOTAL	860,688.09 SQ. FT.	22.42 ACRES
LOT 2	526,130.49 SQ. FT.	12.08 ACRES
LOT 3	581,811.71 SQ. FT.	13.36 ACRES

NOTES

LOT NUMBERING HEREON IS CONSISTENT WITH THE PREDEFINED LOT NUMBERING SCHEME FOR THE ENTIRE REDWOOD DEVELOPMENT. THERE IS NO BLOCK 1 AS REQUESTED BY CLIENT.

3/4 INCH IRON PIPE OR MAG NAIL SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.E. – INDICATES PUBLIC UTILITY & CITY EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

BLANKET GENERAL CITY EASEMENT AND UTILITY EASEMENT OVERALL LOT 1, LOT 2, AND LOT 3 WITH AN EXCEPTION OF THE BUILDING ENVELOPE.

B.S.L. – BUILDING SETBACK LINE

THE BEARINGS SHOWN ARE ASSUMED

ALL STORM SEWER WILL BE PRIVATELY MAINTAINED, INCLUDING STORM SEWER WITHIN THE PUBLIC RIGHT OF WAY.

LINE LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- BUILDING LINE (Long Dashed Lines)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- PHASE LINE/LOT LINE (Heavy Dashed Lines)
- FLOODPLAIN LINE (Heaviest Dashed Lines)

ABBREVIATIONS

N.	- NORTH	L.S.B.	- LANDSCAPE BUFFER
S.	- SOUTH	REC.	- RECORD
E.	- EAST	SEC.	- SECTION
W.	- WEST	L	- ARC LENGTH
NW.	- NORTHWEST	R	- RADIUS
DOC.	- DOCUMENT	R.O.W.	- RIGHT OF WAY
MON.	- MONUMENT	Ac.	- ACRES
O	- ON LINE	S.F	- SQUARE FEET
B-B	- BACK TO BACK	1/4	- QUARTER
B.S.L.	- BUILDING SETBACK	B/C	- BACK OF CURB
E.T.B.E.	- EXCEPTION TO BLANKET EASEMENT	FIP	- FOUND IRON PIPE
		E-E	- EDGE TO EDGE

PREPARED FOR:
REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 848008 FILE NAME: PREOVER
DRAWN BY: JNL FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 03-09-2021 JOB NO.: 848.008
REV: 06-11-2021/JNL

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SITE LINE TRIANGLE ANALYSIS EXHIBIT

FOR

REDWOOD OF CRYSTAL LAKE

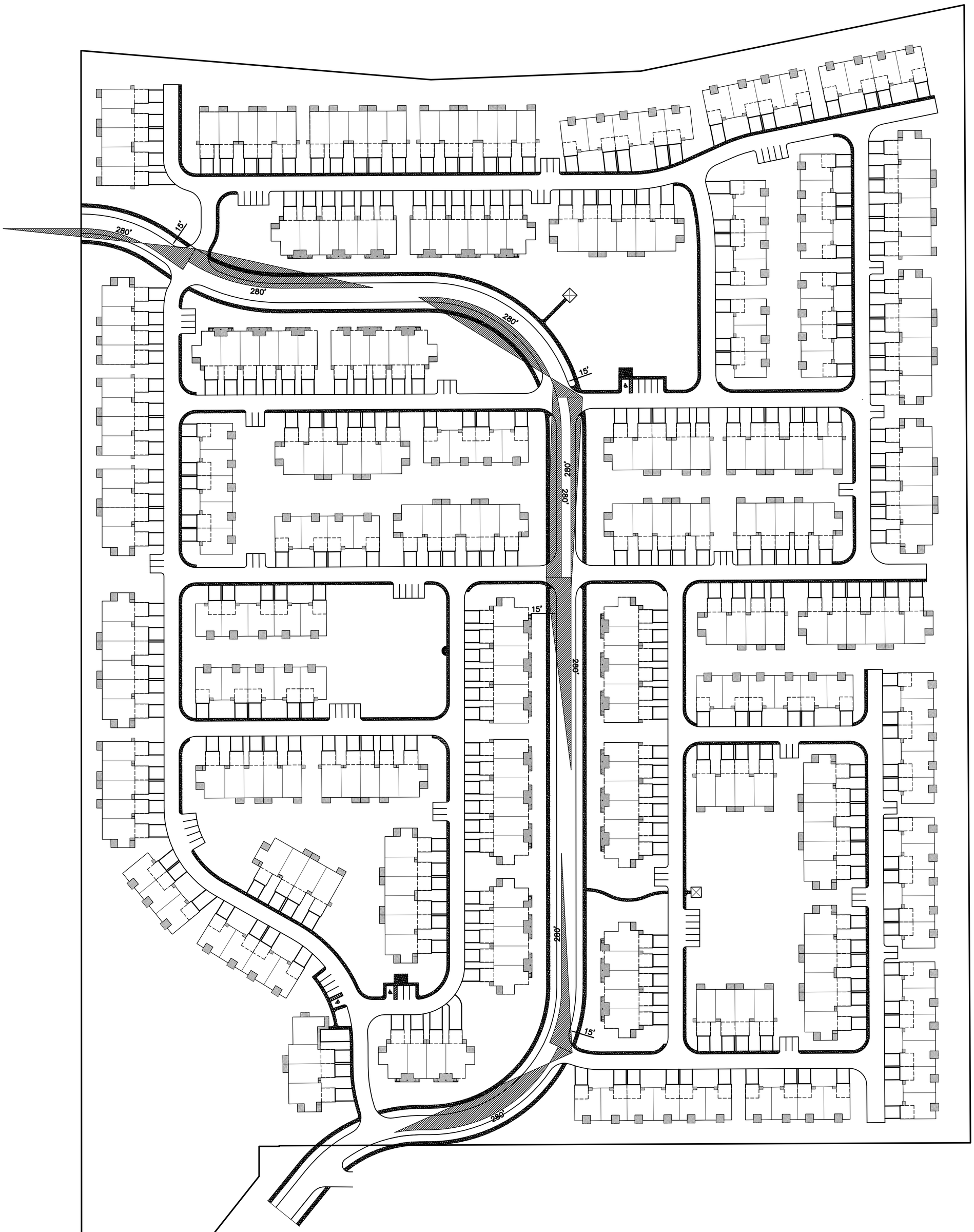


LOCATION MAP

N

80 40 0 80

SCALE: 1 INCH = 80 FEET



PREPARED FOR:

REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

PREPARED BY:

CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 848008 FILE NAME: SITE LINE
DRAWN BY: JNL FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 06-17-2021 JOB NO.: 848.008

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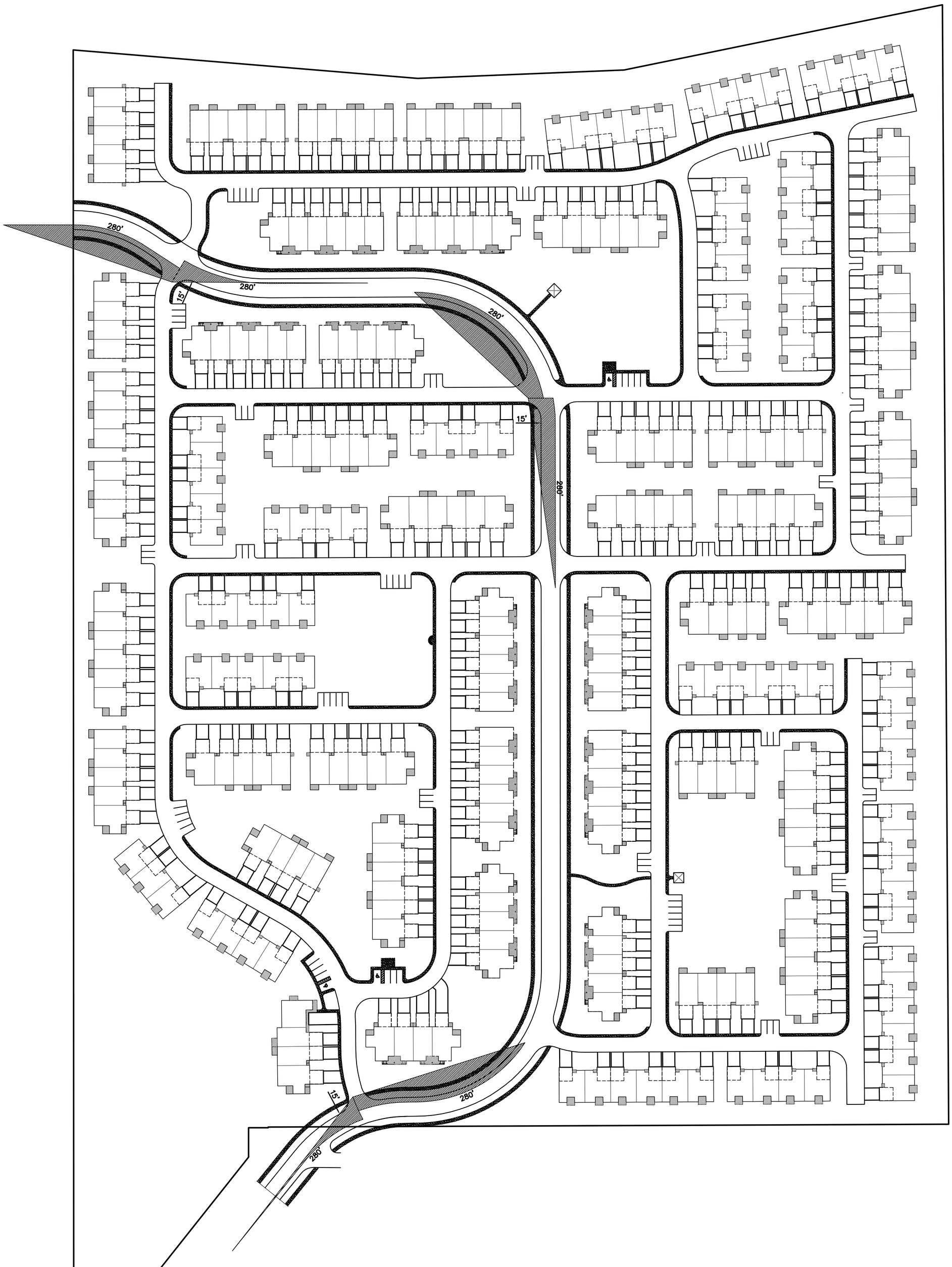
SITE LINE TRIANGLE ANALYSIS EXHIBIT

FOR

REDWOOD OF CRYSTAL LAKE



LOCATION MAP



N

80 40 0 80

SCALE: 1 INCH = 80 FEET

PREPARED FOR:

REDWOOD USA, LLC
7007 EAST PLEASANT VALLEY ROAD
INDEPENDENCE, OH 44131
(216) 254-8425

PREPARED BY:

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DISC NO.: 848008 FILE NAME: SITE LINE
DRAWN BY: JNL FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 06-17-2021 JOB NO.: 848.008

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SURVEY EXHIBIT
FOR
REDWOOD OF CRYSTAL LAKE

N

60 30 0 60
SCALE: 1 INCH = 60 FEET

(80')
R.O.W.

LUTTER DRIVE
HERETOFORE DEDICATED
PER DOC. 2007R0011999

LOT 1
DOUGHBOY SUBDIVISION
PER DOC. 2007R0031995

POST ROAD
HERETOFORE DEDICATED
PER DOC. 88R021123

MONTICELLO SUBDIVISION
UNIT 2
PER DOC. 88R021123

EAST MONTICELLO WAY
HERETOFORE DEDICATED
PER DOC. 88R021123

LOT 1
SAGE 2ND SUBDIVISION
PER DOC. 2017R0031003

UNSUBDIVIDED

S 85°15'31" E 509.98'

N 87°39'15" E 304.91'

N 78°25'24" E

50'

90°

TEMPORARY TURN AROUND
EASEMENT
PER DOC. 88R021123

TEMPORARY TURN AROUND
EASEMENT
PER DOC. 88R021123

CENTRAL PARK DRIVE
HERETOFORE DEDICATED
PER DOC. 2007R0011999

STORMWATER MANAGEMENT
EASEMENT
PER DOC. 2007R0011999

APPROXIMATE LOCATION OF
DETENTION EASEMENT
PER DOC. 88R021123

TEMPORARY SECONDARY
EMERGENCY ACCESS EASEMENT
PER DOC. 2020R0040758

OUTLOT A

LOT 2

1652.17'

S 00°18'48" E

RAYMOND DRIVE
HERETOFORE DEDICATED
PER DOC. 912463

LUTTER INDUSTRIAL PARK
PER DOC. 912463

N 00°01'23" W 1959.54'

SPRINGS AT THREE OAKS SUBDIVISON
PER DOC. 2020R0040758

R.O.W.
(60')

LOT 239
CAMBRIA UNIT 8
PER DOC. 2001R0038428

STORMWATER MANAGEMENT EASEMENT
PER DOC. 2007R0008218

STORMWATER MANAGEMENT
EASEMENT
PER DOC. 2007R0008218

OUTLOT 4

S 89°45'31" W 1004.15'

S 03°19'27" E
1.00'

S 89°45'31" W
29.07'

S 00°01'23" E
43.23'

NOTE:
ASPHALT ROADWAY UNDER CONSTRUCTION AT TIME OF FIELD SURVEY PAVEMENT ELEVATIONS ARE AT THE BOTTOM OF FINISHED ASPHALT LAYER.

NOTE:
ASPHALT ROADWAY UNDER CONSTRUCTION AT TIME OF FIELD SURVEY PAVEMENT ELEVATIONS ARE AT THE BOTTOM OF FINISHED ASPHALT LAYER.

S 38°23'47" W
415.48'

CENTRAL PARK DRIVE
HERETOFORE DEDICATED
PER DOC. 2007R0011999
P.S.W.E. WIDTH VARIES
PER DOC. 2020R0040758

LUTTER CENTRER
SUBDIVISION UNIT 1
PER DOC. 2007R0008220

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DISC NO.: 848008 FILE NAME: SURVEY
DRAWN BY: JNL FLD. BK. / PG. NO.: BK./PG.
COMPLETION DATE: 2021-04-15 JOB NO.: 848.008
PROJECT REFERENCE: TOPO PROJECT MANAGER: ARF/KTS
REVISIONS:

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TRAFFIC IMPACT STUDY

Proposed Residential Development – Crystal Lake, Illinois

June 16, 2021

Prepared for the City of Crystal Lake
on behalf of Redwood USA

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

Sam Schwartz

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APPENDIX 29

Executive Summary

A traffic impact study was conducted for a proposed residential development on an undeveloped 48-acre parcel located along Central Park Drive east of Lutter Drive in Crystal Lake, Illinois. The proposed development would include 305 dwelling units with a total of 1,303 parking spaces—comprised of two garage spaces and two driveway spaces per unit, plus additional 83 parking spaces for community parking. Based on the most recent site plan provided by the developer—and in accordance with longstanding plans by the City of Crystal Lake—Central Park Drive would be extended through the proposed development and would meet Lutter Drive at an existing roadway stub located approximately one quarter mile south of Three Oaks Road. The westbound approach of this new T intersection is referred to herein as "Central Park Drive (North)" to differentiate it from the existing Central Park Drive/Lutter Drive intersection.

This study reflects an update to a May 2020 traffic impact analysis performed by Sam Schwartz for the residential development located immediately south of the subject parcel. In that previous report, Sam Schwartz documented that a traffic signal is warranted under existing conditions at the intersection of Central Park Drive/Lutter Drive. At the direction of City staff and in accordance with the City's capital improvement plan, the future traffic analyses in this study assume that a signal will be installed at this location and at the intersection of Three Oaks Road/Lutter Drive/Sands Road. Geometric improvements were also assumed at Three Oaks Road/Lutter Drive/Sands Road based on a concept plan prepared by Gewalt Hamilton Associates and provided by City staff.

It is anticipated that area traffic operation will be generally satisfactory after completion of the proposed development. At the intersection of Lutter Drive/Central Park Drive (North), it is recommended that the new westbound approach be striped with separate left- and right-turn lanes and a single receiving lane; minor-leg stop control should also be posted. Access intersections within the development should operate under minor-leg stop control and should be striped to indicate the minor-approach lane configuration and to provide stop bars and crosswalks.

Sam Schwartz has identified the relative increase in traffic attributable to the proposed residential development as compared to existing volumes at the study intersections shown in ***Table 1*** on the following page. Similar comparison tables were previously completed for nearby developments to facilitate discussions between the City and area developers regarding future area improvements that would provide benefits to existing and future users.

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	4,130	2.0%
Central Park Drive / Lutter Drive	1,205	1,280	6.2%
Three Oaks Road / Lutter Drive / Sands Road	1,495	1,560	4.3%