Proposed Improvements
for

MIXED USE DEVELOPMENT AT WATERS EDGE - INFRASTRUCTURE

5561-5657 NORTHWEST HIGHWAY
CITY OF CRYSTAL LAKE, ILLINOIS

STANDARD SYMBOLS

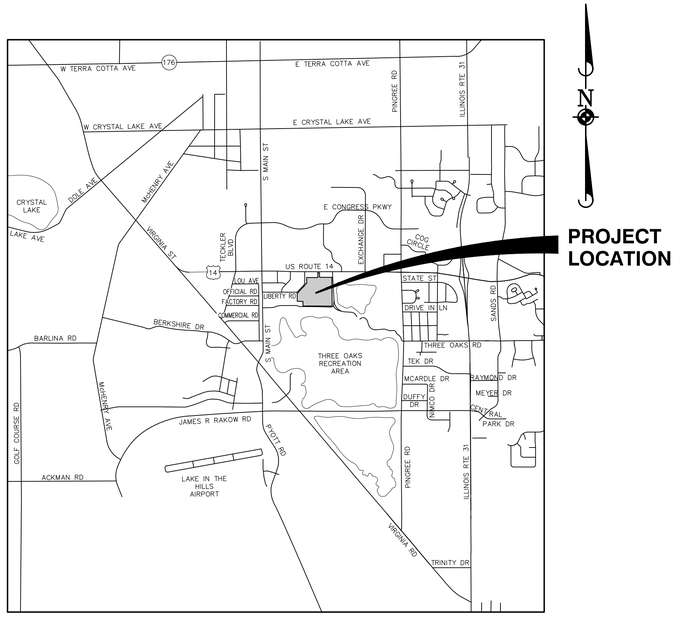
08-01-16

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

ABBREVIATIONS

06-01-16

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
C.O.	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
DIWM	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	W.	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		



PROJECT LOCATION

LOCATION MAP

N.T.S.

OWNER:
FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
789 NORTH WATER STREET, SUITE 200
MILWAUKEE, WISCONSIN 53502
(414) 246-8402

NOTES:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON OCTOBER 22, 2021. 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.

Manhard™ CONSULTING LTD
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx:630.691.8585 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.

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4	EXISTING CONDITIONS AND DEMOLITION PLAN – EAST
5	EXISTING CONDITIONS AND DEMOLITION PLAN – SOUTHWEST
6	OVERALL GRADING PLAN
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H5	GRADING PLAN – THREE OAKS RECREATIONAL ARE DRIVE

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 OBSERVED ELEVATIONS, AS REFINED 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. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18).

SITE BENCHMARK #1:
CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT POLE BASE LOCATED APPROXIMATELY 529 FEET SOUTHERLY OF THE CENTERLINE OF LIBERTY ROAD AND APPROXIMATELY 521 FEET EASTERLY OF THE CENTERLINE OF CRYSTAL POINT ROAD.

ELEVATION=885.17 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #2:
CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT POLE BASE LOCATED APPROXIMATELY 1,348 FEET SOUTHERLY OF THE CENTERLINE OF US ROUTE 14 AND APPROXIMATELY 998 FEET EASTERLY OF THE CENTERLINE OF LIBERTY ROAD AS MEASURED ALONG THE CENTERLINE OF US ROUTE 14.

ELEVATION=897.67 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #3:
CUT SQUARE ON EAST SIDE OF CONCRETE LIGHT POLE BASE LOCATED APPROXIMATELY 1,127 FEET SOUTHERLY OF THE CENTERLINE OF US ROUTE 14 AND APPROXIMATELY 1,097 FEET EASTERLY OF THE CENTERLINE OF LIBERTY ROAD AS MEASURED ALONG THE CENTERLINE OF US ROUTE 14.

ELEVATION=897.81 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #4:
CUT SQUARE ON EAST SIDE OF CONCRETE LIGHT POLE BASE LOCATED APPROXIMATELY 277 FEET SOUTHERLY OF THE CENTERLINE OF US ROUTE 14 AND APPROXIMATELY 1,056 FEET EASTERLY OF THE CENTERLINE OF LIBERTY ROAD.

ELEVATION= 906.50 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #5:
EAST BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 59 FEET NORTHERLY OF THE CENTERLINE OF US ROUTE 14 AND APPROXIMATELY 1,057 FEET EASTERLY OF THE CENTERLINE OF LIBERTY ROAD AS MEASURED ALONG THE CENTERLINE OF US ROUTE 14.

ELEVATION= 908.68 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #6:
CUT SQUARE ON SOUTH SIDE OF CONCRETE LIGHT POLE BASE LOCATED APPROXIMATELY 68 FEET NORTHERLY OF THE CENTERLINE OF US ROUTE 14 AND APPROXIMATELY 122 FEET WESTERLY OF THE CENTERLINE OF LIBERTY ROAD.

ELEVATION=903.59 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #7:
EAST BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 277 FEET SOUTHERLY OF THE CENTERLINE OF US ROUTE 14 AND APPROXIMATELY 69 FEET WESTERLY OF THE CENTERLINE OF LIBERTY ROAD.

ELEVATION=898.38 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #8:
EAST BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 23 FEET NORTHERLY OF THE CENTERLINE OF LIBERTY ROAD AND APPROXIMATELY 380 FEET EASTERLY OF THE CENTERLINE OF CRYSTAL POINT ROAD.

ELEVATION=896.07 DATUM=NAVD88-GEOID 18

Call Before You Dig
JULIE ILLINOIS ONE-CALL SYSTEM
Simply Call 811

UTILITY CONTACTS

ELECTRIC COMMONWEALTH EDISON 350 SOUTH SECOND STREET ELGIN, IL 60123 (630) 639-3532 CONTACT: SUSAN WEYHRAUCH	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: FORAM SHAH	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	

SEAL

DATE	REVISIONS	DRAWN BY
03-08-22	REVISED PER CITY REVIEW COMMENTS	KRK

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Construction Managers | Environmental Scientists | Landscape Architects | Planners

MIXED USE DEVELOPMENT AT WATERS EDGE - INFRASTRUCTURE
CITY OF CRYSTAL LAKE, ILLINOIS
TITLE SHEET

PROJ. MGR.:	JSP
PROJ. ASSOC.:	KRK
DRAWN BY:	MH
DATE:	12-17-21
SCALE:	N.T.S.

SHEET 1 OF 15

FRDCLIL01

PRELIMINARY

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March 7, 2022 - 14:12
Dwg Name: P:\Frdcl\01\Dwg\Eng\Preliminary\Plan Set\Infrastructure Plan Set (For TITLE SHEET).dwg, Updated By: Kitowers

DEMOLITION LEGEND

- BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- CONCRETE PAVEMENT AND BASE TO BE REMOVED
- BUILDING TO BE REMOVED
- FOUNDATION TO BE REMOVED
- AGGREGATE TO BE REMOVED
- PAVEMENT MILL AND OVERALY
- SAWCUT LINE
- FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- UTILITY STRUCTURE TO BE REMOVED
- UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

CITY OF CRYSTAL LAKE NOTES:

- ALL EXISTING WATER AND SEWER UTILITIES MUST BE CAPPED/PLUGGED AT CITY MAIN.
- ALL EXISTING VALVES, FIRE HYDRANTS AND AUXILIARY VALVES FOR HYDRANTS TAKEN OUT OF THE SYSTEM SHALL BE GIVEN TO THE CITY OF CRYSTAL LAKE.

06-01-16

EXISTING CONDITIONS AND DEMOLITION NOTES:

1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF OCTOBER 22, 2021. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON 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 TO.
3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.

N

0 30 60 120

SCALE: 1"=60'

DEMOLITION WORK ON LOTS 1 AND 3 TO BE PERFORMED BY OTHERS UNDER SEPARATE COVER.

NORTHWEST HIGHWAY (ROUTE 14)

LIBERTY ROAD

THREE OAKS RECREATION AREA DRIVE

SAWCUT PAVEMENT, 1 1/2"

SAWCUT PAVEMENT, FULL DEPTH (TYP)

±78' OF 30" RCP ST TO REMAIN

±9' OF 15" RCP ST TO REMAIN

PARCEL 1 LOT 3 RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION

LOT 1 RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION

LOT 2 RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION

CRYSTAL COURT SUBDIVISION

PARCEL 1 LOT 3

PARCEL 2 LOT 1

PARCEL 2 LOT 2

PARCEL 2 LOT 3

PARCEL 2 LOT 4

PARCEL 2 LOT 5

PARCEL 2 LOT 6

SAWCUT PAVEMENT FULL DEPTH (TYP)

EX. LIGHT POLE AND BOX TO BE RELOCATED

EX. CURB AND GUTTER (TBR) (TYP)

SAWCUT PAVEMENT

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03-08-22	REVISED PER CITY REVIEW COMMENTS	KRK

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MIXED USE DEVELOPMENT AT WATERS EDGE - INFRASTRUCTURE

CITY OF CRYSTAL LAKE, ILLINOIS

OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. MGR.:	JSP
PROJ. ASSOC.:	KRK
DRAWN BY:	MH
DATE:	12-17-21
SCALE:	1"=60'

SHEET 2 OF 15

FRDCLIL01

PRELIMINARY

March 7, 2022 - 14:13 Dwg Name: P:\Fnd\080\dwg\Eng\Preliminary\Plan Set\Infrastructure Plan Set (for TIF)\OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN.dwg Updated By: KKlowans

01-01-16

GRADING PLAN LEGEND

764	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
0.5	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

01-01-16

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON OCTOBER 22, 2021. 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 SURVEY AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

N

0 30 60 120

SCALE: 1"=60'

NORTHWEST HIGHWAY (ROUTE 14)

LIBERTY ROAD

WATERS EDGE BOULEVARD

THREE OAKS RECREATION AREA DRIVE

RESTAURANT
10,655 S.F.
F.F.=899.5
G.F.=899.0

EXISTING BANK

RETAIL 1
5,000 S.F.
F.F.=898.5
G.F.=898.0

RETAIL 2
7,000 S.F.
F.F.=898.0
G.F.=897.5

GROCERY
45,000 S.F.
F.F.=900.5
G.F.=900.0

DOG PARK
5,422 S.F.

F.F.=897.0
G.F.=896.5

GARAGE

CLUBHOUSE
F.F.=894.0
G.F.=893.5

POOL

FOR MULTIFAMILY SITE GRADING, SEE PLAN SET TITLED "PROPOSED IMPROVEMENTS FOR MULTIFAMILY DEVELOPMENT AT WATERS EDGE" DATED DECEMBER 17, 2021, PREPARED BY MANHARD CONSULTING.

FOR BOULEVARD IMPROVEMENTS, PLEASE SEE SHEETS 11 & 14.

PUBLIC PARK (REFER TO ARCH PLANS)

VARIABLE HEIGHT RETAINING WALL (DESIGNED BY OTHERS)

NW BASIN EXPANSION
BOT 879.00
NWL 888.80
HWL 893.00
EX. VOL 2.95 AC-FT
PROP. VOL 4.12 AC-FT

BASIN A
NWL=887.00
HWL=892.00
VOL 0.17 AC-FT

BASIN B
NWL 884.00
HWL 890.50
VOL 0.23 AC-FT

BASIN C
NWL 888.00
HWL 892.00
VOL 0.55 AC-FT

BASIN D
NWL 885.00
HWL 890.00
VOL 0.41 AC-FT

SEE SHEET 10

SW BASIN EXPANSION
NWL 864.00
HWL 883.00
EX. VOL 31.25 AC-FT
PROP. VOL 34.39 AC-FT

M/E PAVEMENT GRADES

M/E PAVEMENT GRADES

THREE OAKS RECREATION AREA DRIVE

DATE	REVISIONS	DRAWN BY
03-08-22	REVISED PER CITY REVIEW COMMENTS	KRK

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MIXED USE DEVELOPMENT AT WATERS EDGE - INFRASTRUCTURE

CITY OF CRYSTAL LAKE, ILLINOIS

OVERALL GRADING PLAN

PROJ. MGR.:	JSP
PROJ. ASSOC.:	KRK
DRAWN BY:	MH
DATE:	12-17-21
SCALE:	1"=60'

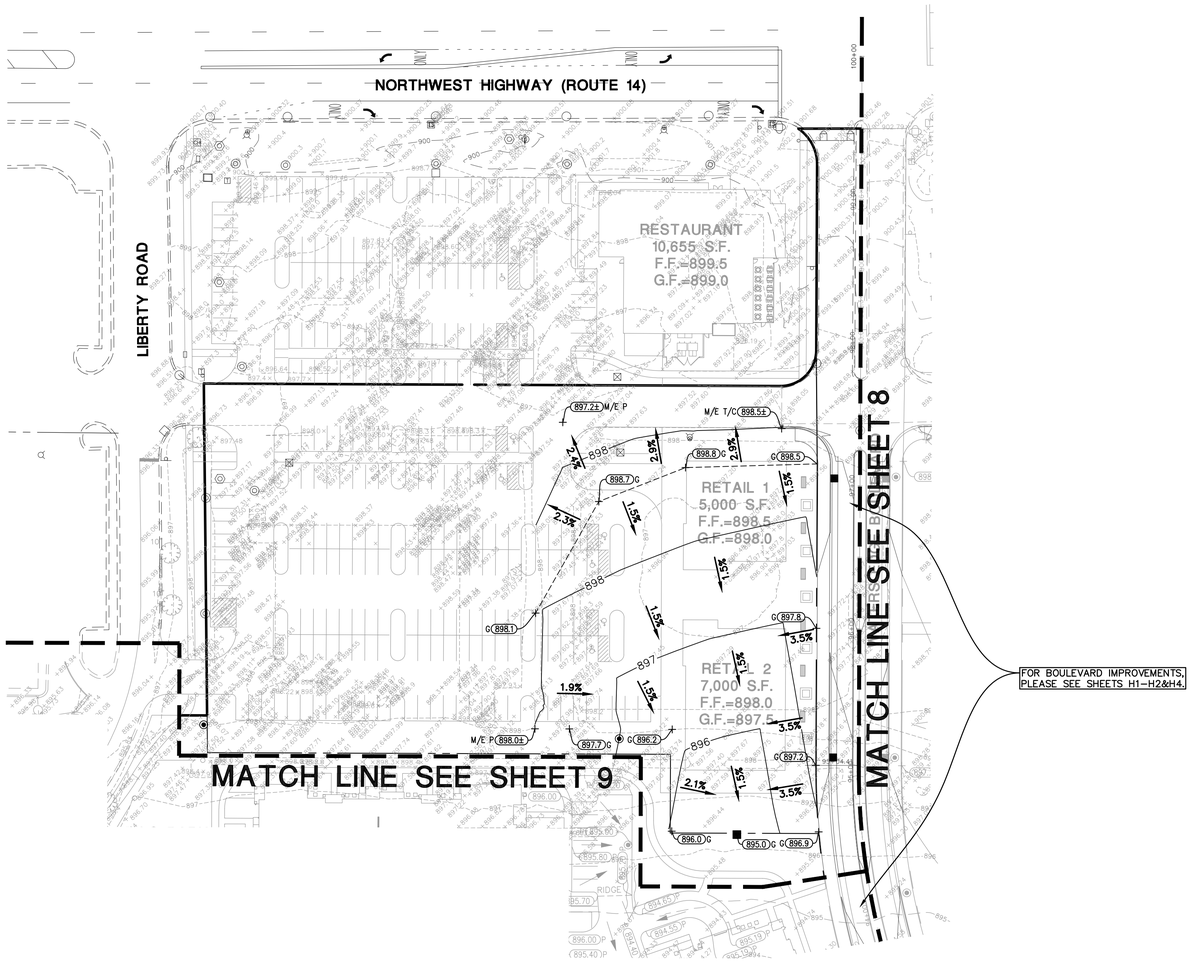
SHEET 6 OF 15

FRDCLIL01

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March 8, 2022 - 12:40 Dwg Name: P:\Projects\0180\Dwg\Eng\Preliminary\Plan Set\Infrastructure Plan Set (for ITB)\OVERALL GRADING PLAN.dwg Updated By: KKitowski





0 25 50 100

SCALE: 1"=50'

06-01-16

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON OCTOBER 22, 2021. 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.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

01-01-16

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 C	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
(0.5')	PROPOSED DEPTH OF PONDING
	RETAINING WALL
(L)	PROPOSED SWALE LOW POINT
(S)	PROPOSED SWALE SUMMIT

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DRAWN BY | REVISIONS | DATE

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700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
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Construction Managers | Environmental Scientists | Landscape Architects | Planners

MIXED USE DEVELOPMENT AT WATERS EDGE - INFRASTRUCTURE

CITY OF CRYSTAL LAKE, ILLINOIS

GRADING PLAN - NORTH

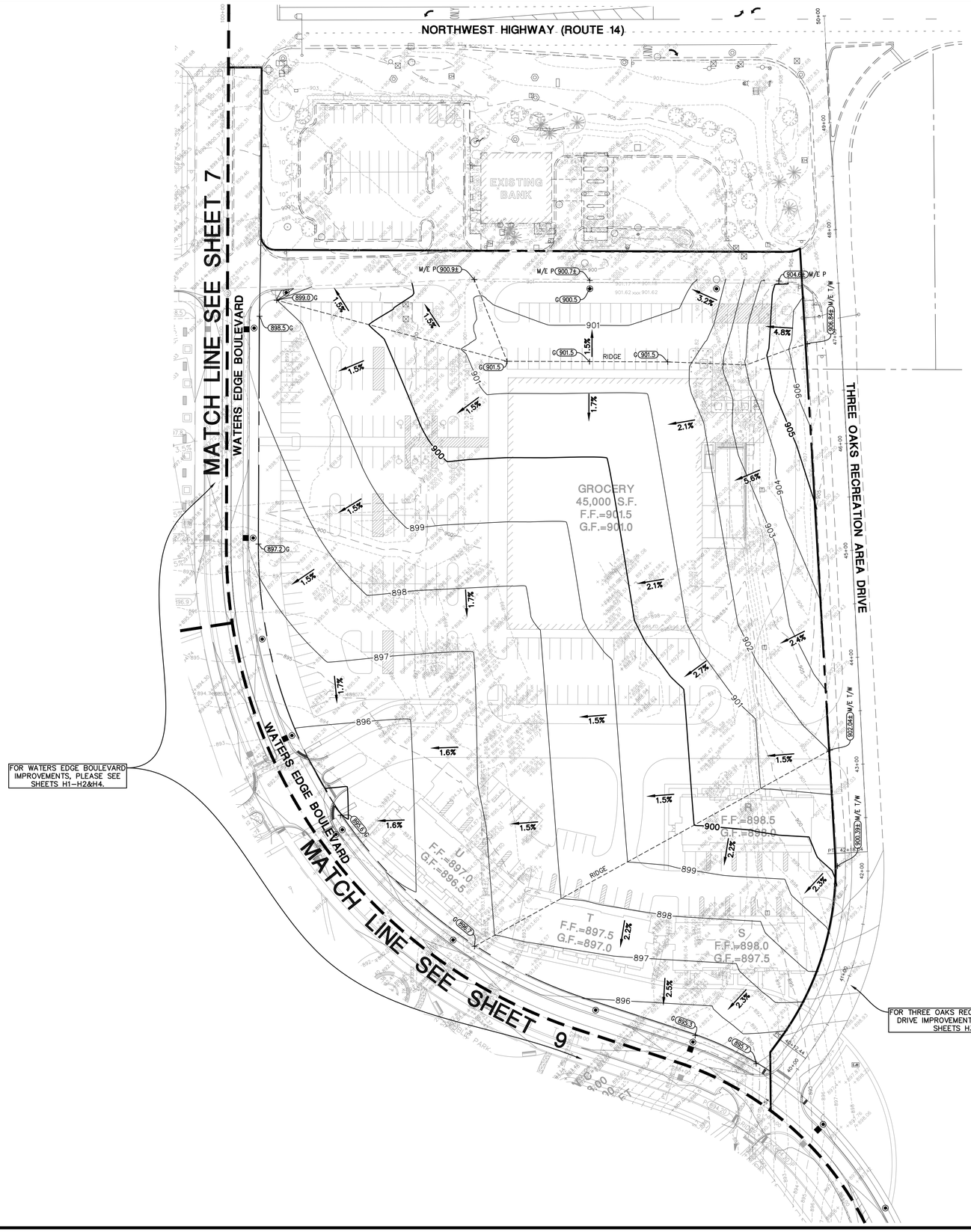
PROJ. MGR.: JSP
PROJ. ASSOC.: KRK
DRAWN BY: MH
DATE: 12-17-21
SCALE: 1"=50'

SHEET 7 OF 15

FRDCLIL01

PRELIMINARY

March 8, 2022 - 10:57 Dwg Name: P:\Fr\fr0301\dwg\Eng\Preliminary\Plan Set\Infrastructure Plan Set (For TIF)\GRADING PLAN - EAST.dwg Updated By: KKlowers



N

0 25 50 100

SCALE: 1"=50'

01-01-16

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 C	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
0.2'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

06-21-16

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. 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.
6. 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.
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11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

MIXED USE DEVELOPMENT AT WATERS EDGE - INFRASTRUCTURE

CITY OF CRYSTAL LAKE, ILLINOIS

GRADING PLAN - EAST

PROJ. MGR.:	JSP
PROJ. ASSOC.:	KRK
DRAWN BY:	MH
DATE:	12-17-21
SCALE:	1"=50'

SHEET 8 OF 15

FRDCLIL01

PRELIMINARY

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March 8, 2022 - 16:42 Dwg Name: P:\Projects\Dwg\Engr\Preliminary\Plan Set\Infrastructure Plan Set (for TIF)\GRADING PLAN - EAST.dwg Updated By: KKilworth

01-01-16

GRADING PLAN LEGEND

764	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
0.5'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
L	PROPOSED SWALE LOW POINT
S	PROPOSED SWALE SUMMIT

06-01-16

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. 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.
6. 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.
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10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON OCTOBER 22, 2021. 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.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

N

0 25 50 100

SCALE: 1"=50'

MATCH LINE SEE SHEET 7

MATCH LINE SEE SHEET 8

SEE SHEET 10

LIBERTY ROAD

WATERS EDGE BOULEVARD

THREE OAKS RECREATION AREA DRIVE

DOG PARK
5,422 S.F.

GARAGE

CLUBHOUSE
F.F.=894.0
G.F.=893.5

POOL

MG

TRASH

VARIABLE HEIGHT RETAINING WALL (DESIGNED BY OTHERS)

PUBLIC PARK (REFER TO ARCH PLANS)

NW BASIN EXPANSION
BOT. 879.00
NWL 883.00
HWL 893.00
EX. VOL 2.95 AC-FT
PROP. VOL 4.12 AC-FT

BASIN A
NWL 887.00
HWL 892.00
VOL 0.17 AC-FT

BASIN B
NWL 884.00
HWL 890.50
VOL 0.23 AC-FT

BASIN C
NWL 888.00
HWL 892.00
VOL 0.55 AC-FT

BASIN D
NWL 885.00
HWL 892.00
VOL 0.47 AC-FT

SW BASIN EXPANSION
NWL 864.00
HWL 883.00
EX. VOL 31.25 AC-FT
PROP. VOL 34.39 AC-FT

FOR MULTIFAMILY SITE GRADING, SEE PLAN SET TITLED "PROPOSED IMPROVEMENTS FOR MULTIFAMILY DEVELOPMENT AT WATERS EDGE" DATED DECEMBER 17, 2021, PREPARED BY MANHARD CONSULTING.

FOR BOULEVARD IMPROVEMENTS PLEASE SEE SHEETS H1-H3&H14

A	F.F.=895.5 G.F.=895.0
B	F.F.=894.0 G.F.=893.5
C	F.F.=894.0 G.F.=893.5
D	F.F.=892.5 G.F.=892.0
E	F.F.=892.0 G.F.=891.5
F	F.F.=890.5 G.F.=890.0
G	F.F.=891.0 G.F.=890.5
H	F.F.=895.5 G.F.=895.0
I	F.F.=897.0 G.F.=896.5
J	F.F.=895.0 G.F.=894.5
K	F.F.=894.0 G.F.=893.5
L	F.F.=893.0 G.F.=892.5
M	F.F.=894.5 G.F.=894.0
N	F.F.=894.5 G.F.=894.0
O	F.F.=894.5 G.F.=894.0
P	F.F.=894.5 G.F.=894.0

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Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	DRAWN BY
03-08-22	REVISED PER CITY REVIEW COMMENTS	KRK

MIXED USE DEVELOPMENT AT WATERS EDGE - INFRASTRUCTURE

CITY OF CRYSTAL LAKE, ILLINOIS

GRADING PLAN - SOUTHWEST

PROJ. MGR.:	JSP
PROJ. ASSOC.:	KRK
DRAWN BY:	MH
DATE:	12-17-21
SCALE:	1"=50'

SHEET 9 OF 15

FRDCLIL01

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PRELIMINARY

March 8, 2022 - 16:42 Dwg Name: P:\Projects\01\dwg\Eng\Preliminary\Plan Set\Infrastructure Plan Set (for TIF)\GRADING PLAN - EAST.dwg Updated By: KKitowns

01-01-16

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8 C	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
0.5'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
(L)	PROPOSED SWALE LOW POINT
(S)	PROPOSED SWALE SUMMIT

06-01-16

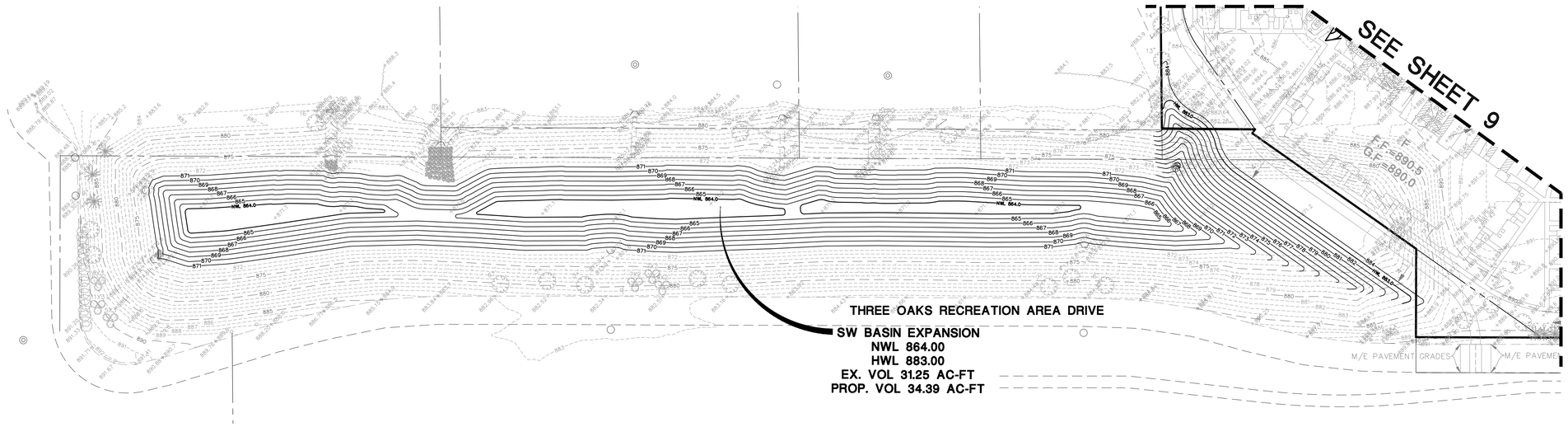
GRADING NOTES:

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3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
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11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

N

0 25 50 100

SCALE: 1"=50'



DATE	REVISIONS	DRAWN BY
03-08-22	REVISED PER CITY REVIEW COMMENTS	KRK

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700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
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Construction Managers | Environmental Scientists | Landscape Architects | Planners

MIXED USE DEVELOPMENT AT WATERS EDGE - INFRASTRUCTURE

CITY OF CRYSTAL LAKE, ILLINOIS

GRADING PLAN - SOUTHWEST BASIN

PROJ. MGR.: JSP
PROJ. ASSOC.: KRK
DRAWN BY: MH
DATE: 12-17-21
SCALE: 1"=50'

SHEET 10 OF 15

FRDCLIL01

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PRELIMINARY

March 8, 2022 - 16:42 Dwg Name: P:\Trade\03\dwg\Eng\Preliminary\Plan Set\Infrastructure Plan Set (For TIF)\GRADING PLAN - EAST.dwg Updated By: KStevens

UTILITY LEGEND

MULTIFAMILY IMPROVEMENTS*	INFRASTRUCTURE IMPROVEMENTS
STORM SEWER	
SANITARY SEWER	
WATER MAIN	W
SANITARY MANHOLE	
STORM MANHOLE	
STORM INLET	
CLEANOUT	
VALVE IN VAULT	H
VALVE IN BOX	
FIRE HYDRANT	

* FOR ALL MULTIFAMILY UTILITY IMPROVEMENTS, PLEASE REFER TO THE PLAN SET TITLED "MULTIFAMILY DEVELOPMENT AT WATERS EDGE" PREPARED BY MANHARD CONSULTING, DATED DECEMBER 17, 2021.

06-01-16

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
5. 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.
6. ALL WATER MAIN SHALL BE 6'-0" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE. MAXIMUM WATER MAIN DEPTH IS 8'-0" BELOW FINISHED GRADE.
7. 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.
8. 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.
9. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
10. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
11. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
12. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
13. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

N

0 30 60 120

SCALE: 1"=60'

NORTHWEST HIGHWAY (ROUTE 14)

LIBERTY ROAD

WATERS EDGE BOULEVARD

THREE OAKS RECREATION AREA DRIVE

RESTAURANT 10,655 S.F. F.F.=899.5 G.F.=899.0

EXISTING BANK

GROCERY 45,000 S.F. F.F.=901.5 G.F.=901.0

RETAIL 1 5,000 S.F. F.F.=898.5 G.F.=898.0

RETAIL 2 7,000 S.F. F.F.=898.0 G.F.=897.5

DOG PARK ±5,422 S.F.

CLUBHOUSE F.F.=894.0 G.F.=893.5

POOL

GARAGE

WET WELL

LIFT STATION 4" FORCE MAIN

NW BASIN EXPANSION BOT 878.00 NWL 883.00 HWL 893.00 EX. VOL 2.85 AC-FT PROP. VOL 4.12 AC-FT

BASIN A NWL 887.00 HWL 892.00 VOL 0.17 AC-FT

BASIN B NWL 884.00 HWL 890.50 VOL 0.23 AC-FT

BASIN C NWL 886.00 HWL 892.00 VOL 0.55 AC-FT

BASIN D NWL 885.00 HWL 892.00 VOL 0.41 AC-FT

SW BASIN EXPANSION
NWL 864.00
HWL 883.00
EX. VOL 31.25 AC-FT
PROP. VOL 34.39 AC-FT

DRAWN BY			KRK
REVISIONS			
DATE			03-08-22 REVISED PER CITY REVIEW COMMENTS

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MIXED USE DEVELOPMENT AT WATERS EDGE - INFRASTRUCTURE

CITY OF CRYSTAL LAKE, ILLINOIS

OVERALL UTILITY PLAN

PROJ. MGR.:	JSP
PROJ. ASSOC.:	KRK
DRAWN BY:	MH
DATE:	12-17-21
SCALE:	1"=60'

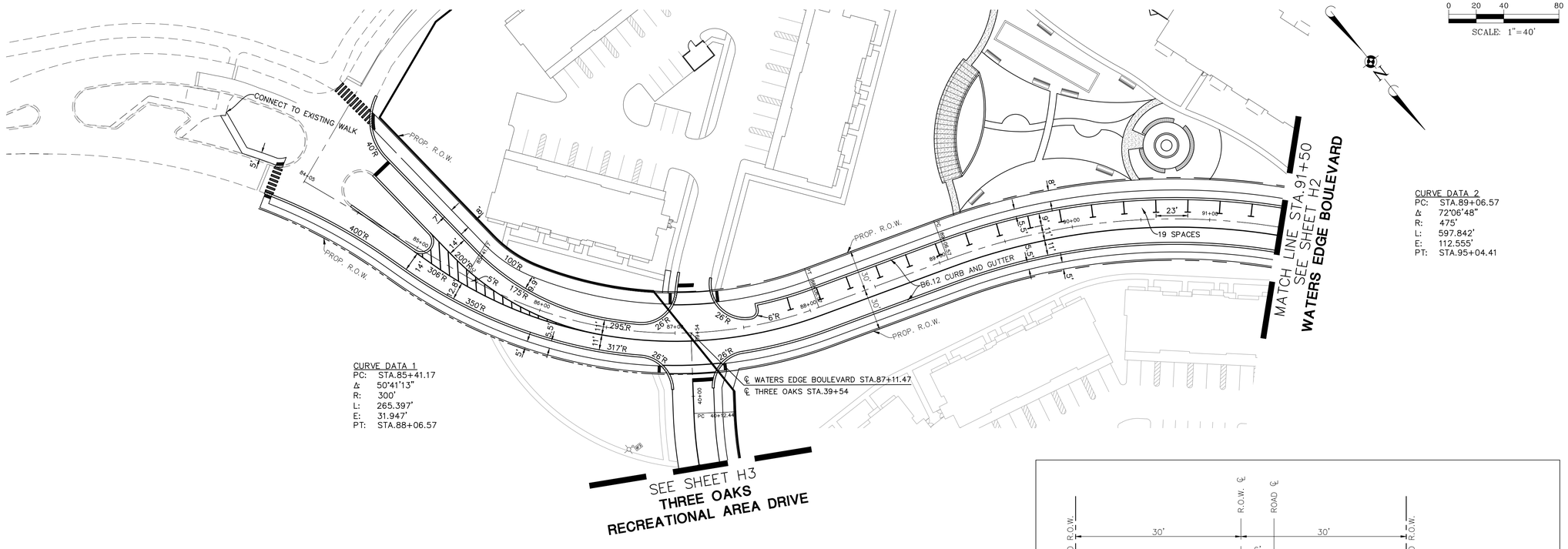
SHEET 11 OF 15

FRDCLIL01

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PRELIMINARY

March 8, 2022 - 16:42 Dwg Name: P:\Projects\013\dwg\Eng\Preliminary\Plan Set\Infrastructure Plan Set (For TIF)\OVERALL UTILITY PLAN.dwg Updated By: KMowers



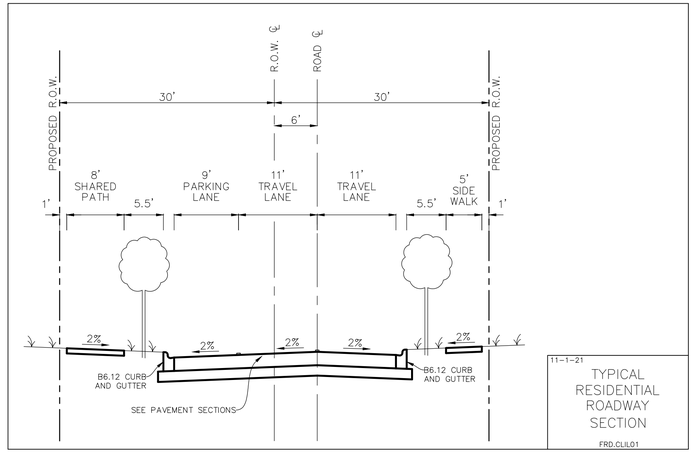
PAVEMENT SECTIONS

MINOR COLLECTOR ALTERNATE 1

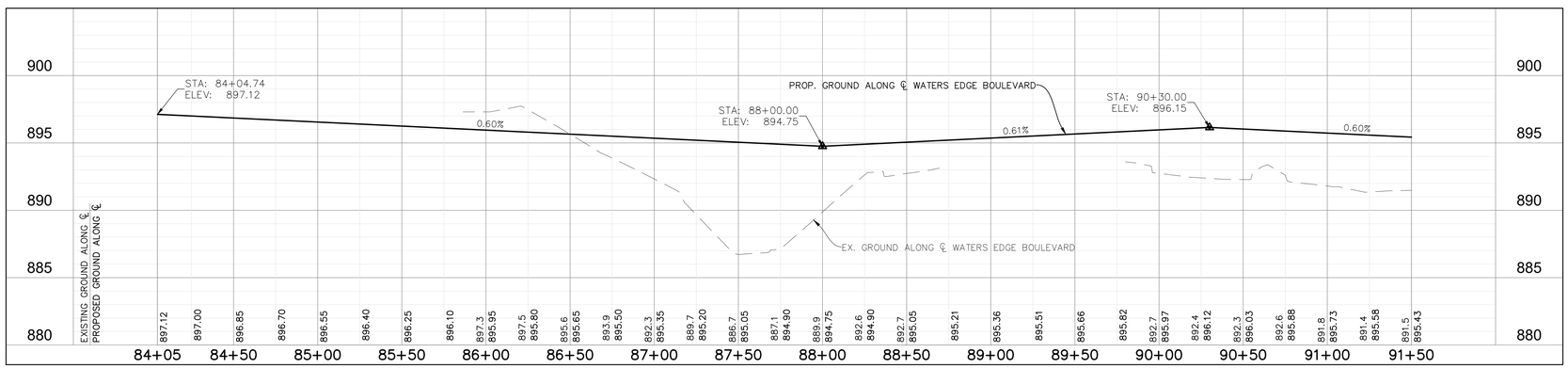
- HMA SURFACE COURSE, 1.5", MIX C, N50
- HMA BINDER COURSE, 2.5", IL 19, N50
- HMA BASE COURSE, 6"
- AGGREGATE BASE COURSE, 4", (CA-6, GRADE #9)

MINOR COLLECTOR ALTERNATE 2

- HMA SURFACE COURSE, 1.5", MIX C, N50
- HMA BINDER COURSE, 4", IL 19, N50
- AGGREGATE BASE COURSE, 12", (CA-6, GRADE #9)



WATERS EDGE BOULEVARD



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DATE	REVISIONS	DRAWN BY
	03-08-22 REVISED PER CITY REVIEW COMMENTS	KRK

MIXED USE DEVELOPMENT AT WATERS EDGE - INFRASTRUCTURE

CITY OF CRYSTAL LAKE, ILLINOIS

PRELIMINARY ROAD PLAN STA 80+00 TO STA 91+50

PROJ. MGR.:	JSP
PROJ. ASSOC.:	KRK
DRAWN BY:	AS
DATE:	12-17-21
SCALE:	H:1"=40',V:1"=5'

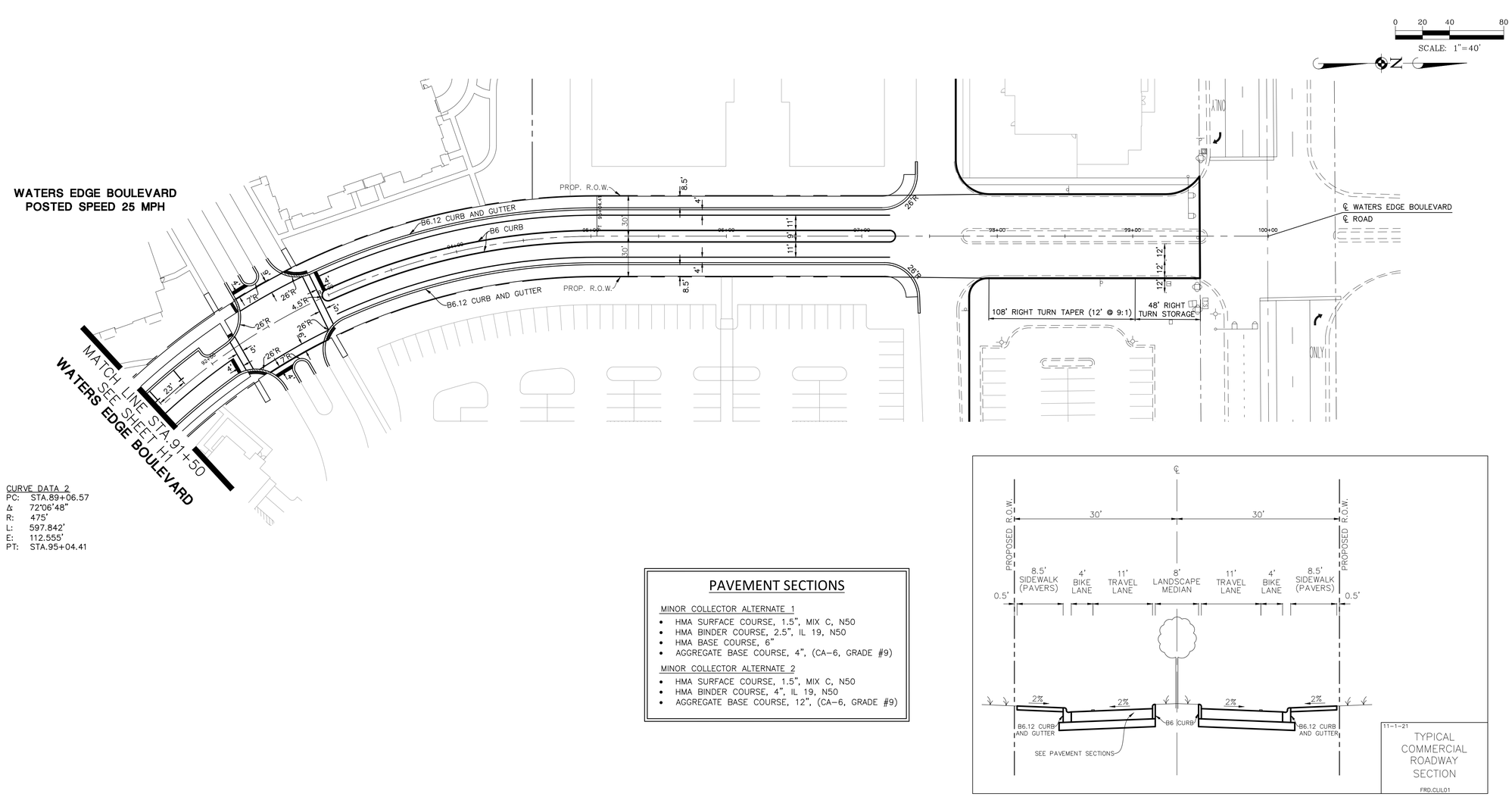
SHEET H1 OF 15

FRDCLIL01

PRELIMINARY

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March 3, 2022 - 12:12 Dwg Name: P:\Fred\H01\dwg\Eng\Preliminary\Vis\dwg\WatryVA1-H4 PRELIMINARY GEOMETRICS.dwg Updated By: ASanchez



CURVE DATA 2
PC: STA.89+06.57
Δ: 72°06'48"
R: 475'
L: 597.842'
E: 112.555'
PT: STA.95+04.41

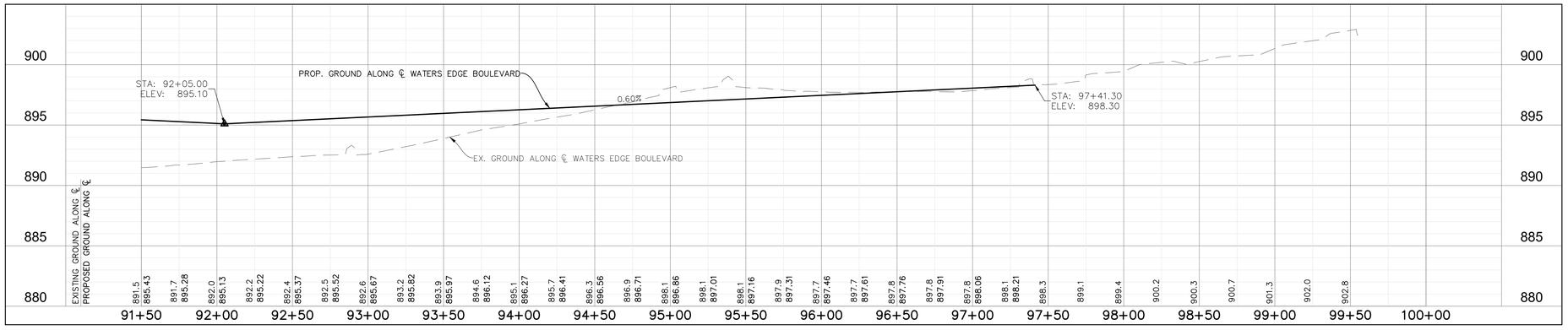
PAVEMENT SECTIONS

MINOR COLLECTOR ALTERNATE 1
- HMA SURFACE COURSE, 1.5", MIX C, N50
- HMA BINDER COURSE, 2.5", IL 19, N50
- HMA BASE COURSE, 6"
- AGGREGATE BASE COURSE, 4", (CA-6, GRADE #9)

MINOR COLLECTOR ALTERNATE 2
- HMA SURFACE COURSE, 1.5", MIX C, N50
- HMA BINDER COURSE, 4", IL 19, N50
- AGGREGATE BASE COURSE, 12", (CA-6, GRADE #9)

11-1-21
TYPICAL COMMERCIAL ROADWAY SECTION
FRDCLIL01

WATERS EDGE BOULEVARD



DATE	REVISIONS	DRAWN BY
03-08-22	REVISED PER CITY REVIEW COMMENTS	KRK

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MIXED USE DEVELOPMENT AT WATERS EDGE - INFRASTRUCTURE

CITY OF CRYSTAL LAKE, ILLINOIS

PRELIMINARY ROAD PLAN STA 91+50 TO STA 100+00

PROJ MGR.:	JSP
PROJ ASSOC.:	KRK
DRAWN BY:	AS
DATE:	12-17-21
SCALE:	H:1"=40',V:1"=5'

SHEET
H2 OF 15
FRDCLIL01

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March 3, 2022 - 12:12 Dwg Name: P:\Projects\015\dwg\Eng\Preliminary\Highway\H1-H4 PRELIMINARY GEOMETRICS.dwg Updated By: ASanchez

Proposed Improvements for

MULTIFAMILY DEVELOPMENT AT WATERS EDGE

5561-5657 NORTHWEST HIGHWAY
CITY OF CRYSTAL LAKE, ILLINOIS

STANDARD SYMBOLS

06-01-16

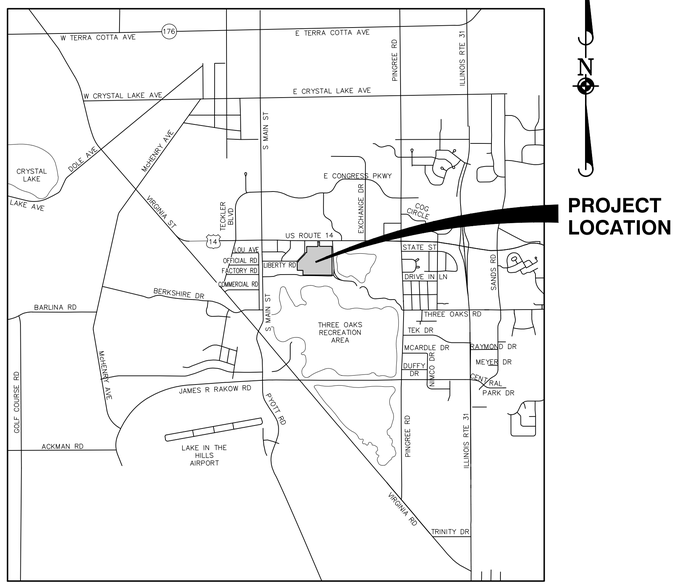
EXISTING		PROPOSED
	STORM SEWER	
	SANITARY SEWER	
	COMBINED SEWER	
FM	FORCEMAIN	FM
	DRAINTILE	
W	WATER MAIN	W
E	ELECTRIC	E
G	GAS	G
T	TELEPHONE	T
OH	OVERHEAD WIRES	OH
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	STORM INLET	
	CLEANOUT	
	HAY BALES	
	RIP RAP	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT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

ABBREVIATIONS

06-01-16

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
C.O.	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
DIWM	DUCTILE IRON WATER MAIN	PI	POINT OF INTERSECTION	T/WALL	TOP OF WALL
DS	DOWNSPOUT	ℙ	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		

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



LOCATION MAP

N.T.S.

OWNER:
FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
789 NORTH WATER STREET, SUITE 200
MILWAUKEE, WISCONSIN 53502
(414) 246-8402

NOTES:

THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON OCTOBER 22, 2021. 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.

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INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	SITE DIMENSIONAL AND PAVING PLAN
3	GRADING PLAN
4	OVERALL UTILITY PLAN
5	CONSTRUCTION DETAILS
6	CONSTRUCTION DETAILS
7	CONSTRUCTION DETAILS
8	CONSTRUCTION DETAILS
9	CONSTRUCTION SPECIFICATIONS

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 OBSERVED ELEVATIONS, AS REFINED 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. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18).

SITE BENCHMARK #1:
CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT POLE BASE LOCATED APPROXIMATELY 529 FEET SOUTHERLY OF THE CENTERLINE OF LIBERTY ROAD AND APPROXIMATELY 521 FEET EASTERLY OF THE CENTERLINE OF CRYSTAL POINT ROAD.

ELEVATION=885.17 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #2:
CUT SQUARE ON NORTH SIDE OF CONCRETE LIGHT POLE BASE LOCATED APPROXIMATELY 1,348 FEET SOUTHERLY OF THE CENTERLINE OF US ROUTE 14 AND APPROXIMATELY 998 FEET EASTERLY OF THE CENTERLINE OF LIBERTY ROAD AS MEASURED ALONG THE CENTERLINE OF US ROUTE 14.

ELEVATION=897.67 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #3:
CUT SQUARE ON EAST SIDE OF CONCRETE LIGHT POLE BASE LOCATED APPROXIMATELY 1,127 FEET SOUTHERLY OF THE CENTERLINE OF US ROUTE 14 AND APPROXIMATELY 1,097 FEET EASTERLY OF THE CENTERLINE OF LIBERTY ROAD AS MEASURED ALONG THE CENTERLINE OF US ROUTE 14.

ELEVATION=897.81 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #4:
CUT SQUARE ON EAST SIDE OF CONCRETE LIGHT POLE BASE LOCATED APPROXIMATELY 277 FEET SOUTHERLY OF THE CENTERLINE OF US ROUTE 14 AND APPROXIMATELY 1,056 FEET EASTERLY OF THE CENTERLINE OF LIBERTY ROAD.

ELEVATION= 906.50 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #5:
EAST BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 59 FEET NORTHERLY OF THE CENTERLINE OF US ROUTE 14 AND APPROXIMATELY 1,057 FEET EASTERLY OF THE CENTERLINE OF LIBERTY ROAD AS MEASURED ALONG THE CENTERLINE OF US ROUTE 14.

ELEVATION= 908.68 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #6:
CUT SQUARE ON SOUTH SIDE OF CONCRETE LIGHT POLE BASE LOCATED APPROXIMATELY 68 FEET NORTHERLY OF THE CENTERLINE OF US ROUTE 14 AND APPROXIMATELY 122 FEET WESTERLY OF THE CENTERLINE OF LIBERTY ROAD.

ELEVATION=903.59 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #7:
EAST BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 277 FEET SOUTHERLY OF THE CENTERLINE OF US ROUTE 14 AND APPROXIMATELY 69 FEET WESTERLY OF THE CENTERLINE OF LIBERTY ROAD.

ELEVATION=898.38 DATUM=NAVD88-GEOID 18

SITE BENCHMARK #8:
EAST BOLT ON FIRE HYDRANT LOCATED APPROXIMATELY 23 FEET NORTHERLY OF THE CENTERLINE OF LIBERTY ROAD AND APPROXIMATELY 380 FEET EASTERLY OF THE CENTERLINE OF CRYSTAL POINT ROAD.

ELEVATION=896.07 DATUM=NAVD88-GEOID 18

UTILITY CONTACTS

ELECTRIC COMMONWEALTH EDISON 350 SOUTH SECOND STREET ELGIN, IL 60123 (630) 639-3532 CONTACT: SUSAN WEYHRAUCH	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: FORAM SHAH	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	

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DATE	REVISIONS	DRAWN BY
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MULTIFAMILY DEVELOPMENT AT WATERS EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
TITLE SHEET

PROJ. MGR.: JSP
PROJ. ASSOC.: KRK
DRAWN BY: MH
DATE: 12-17-21
SCALE: N.T.S.

SHEET 1 OF 9

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March 7, 2022 - 09:41 Dwg Name: \\ncl-vh-nas1\projects-lo\Frdclil01\dwg\Eng\Preliminary\Plan Set\01 TITLE.dwg, Updated By: KWowers

06-01-16

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
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 WWF
4" COMPACTED AGGREGATE BASE, TYPE B

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

SHARED-USE PATH
3" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
BITUMINOUS MATERIALS (PRIME COAT)
8" AGGREGATE BASE COURSE, TYPE B

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.

FOR THE MASTER SITE PLAN, PLEASE SEE EXHIBIT A PREPARED BY MANHARD CONSULTING, DATED DECEMBER 17, 2021.

N

0 25 50 100
SCALE: 1"=50'

NW BASIN EXPANSION
BOT 879.00
NWL 883.80
HWL 889.00
VOL 2.95 AC-FT
EX. VOL 4.12 AC-FT
PROP. VOL

LIBERTY ROAD

DOG PARK
5,422 S.F.

I
F.F.=897.0
G.F.=896.5

H
F.F.=895.5
G.F.=895.0

GARAGE

B6.12 CURB AND GUTTER (TYP)

J
F.F.=895.0
G.F.=894.5

BASIN A
NWL 887.00
HWL 892.00
VOL 0.17 AC-FT

A
F.F.=895.5
G.F.=895.0

GUARD HOUSE
(REFER TO ARCH PLANS)

ENTRY COLUMN
(REFER TO ARCH PLANS)

FOR BOULEVARD IMPROVEMENTS, PLEASE SEE PLAN SET TITLED "MIXED USE DEVELOPMENT AT WATERS EDGE - INFRASTRUCTURE" PREPARED BY MANHARD CONSULTING, DATED DECEMBER 17, 2021.

RAISED CROSSWALK/
SPEED TABLE (SEE DETAIL)

G
F.F.=891.0
G.F.=890.5

8' SHARED-USE PATH

POOL

CLUBHOUSE
F.F.=894.0
G.F.=893.5

MAILBOX PAVILION
(REFER TO ARCH PLANS)

BASIN B
NWL 884.00
HWL 890.50
VOL 0.23 AC-FT

K
F.F.=894.0
G.F.=893.5

B
F.F.=894.0
G.F.=893.5

FOR PUBLIC PARK IMPROVEMENTS, PLEASE SEE PLAN SET TITLED "MIXED USE DEVELOPMENT AT WATERS EDGE - INFRASTRUCTURE" PREPARED BY MANHARD CONSULTING, DATED DECEMBER 17, 2021.

WATERS EDGE BOULEVARD

L
F.F.=893.0
G.F.=892.5

MG

GARAGE

F
F.F.=890.5
G.F.=890.0

E
F.F.=892.0
G.F.=891.5

D
F.F.=892.5
G.F.=892.0

C
F.F.=894.0
G.F.=893.5

BASIN C
NWL 888.00
HWL 892.00
VOL 0.55 AC-FT

M
F.F.=894.5
G.F.=894.0

N
F.F.=894.5
G.F.=894.0

P
F.F.=894.5
G.F.=894.0

O
F.F.=894.5
G.F.=894.0

BASIN D
NWL 885.00
HWL 892.00
VOL 0.41 AC-FT

SW BASIN EXPANSION
NWL 864.00
HWL 883.00
EX. VOL 31.25 AC-FT
PROP. VOL 34.39 AC-FT

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

6' SHARED-USE PATH

RAISED CROSSWALK/
SPEED TABLE (SEE DETAIL)

THREE OAKS RECREATION AREA DRIVE

DRAWN BY	DATE	REVISIONS
KRK	03-08-22	REVISED PER CITY REVIEW COMMENTS

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Construction Managers | Environmental Scientists | Landscape Architects | Planners

MULTIFAMILY DEVELOPMENT AT WATERS EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN

PROJ MGR.:	JSP
PROJ ASSOC.:	KRK
DRAWN BY:	MH
DATE:	12-17-21
SCALE:	1"=50'

SHEET 2 OF 9
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March 8, 2022 - 13:09 Dwg Name: \\mch-nas\Projects-LOT-of-data\Data\Eng\Preliminary\Plan Sets\SITE DIMENSIONAL AND PAVING PLAN - SOUTHWEST.dwg Updated By: KKitowaris

01-01-16

GRADING PLAN LEGEND

764	PROPOSED 1 FOOT CONTOURS
792.8	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
0.5'	PROPOSED DEPTH OF PONDING
	RETAINING WALL
Ⓛ	PROPOSED SWALE LOW POINT
Ⓢ	PROPOSED SWALE SUMMIT

06-01-16

GRADING NOTES:

1. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
2. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
3. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
4. MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
5. 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.
6. 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.
7. 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.
8. 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.
9. 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.
10. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON OCTOBER 22, 2021. 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.
11. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

N

0 25 50 100

SCALE: 1"=50'

DOG PARK 5,422 S.F.

LIBERTY ROAD

NW BASIN EXPANSION BOT 879.00 NWL 883.80 HWL 888.00 EX. VOL 2.95 AC-FT PROP. VOL 4.12 AC-FT

BASIN A NWL 887.00 HWL 892.00 VOL 0.17 AC-FT

BASIN B NWL 884.00 HWL 890.50 VOL 0.23 AC-FT

BASIN C NWL 888.00 HWL 892.00 VOL 0.55 AC-FT

BASIN D NWL 885.00 HWL 892.00 VOL 0.41 AC-FT

SW BASIN EXPANSION NWL 864.00 HWL 883.00 EX. VOL 31.25 AC-FT PROP. VOL 34.39 AC-FT

FOR SOUTHWEST BASIN IMPROVEMENTS, PLEASE SEE PLAN SET TITLED "MIXED USE DEVELOPMENT AT WATERS EDGE – INFRASTRUCTURE" PREPARED BY MANHARD CONSULTING, DATED DECEMBER 17, 2021.

FOR BOULEVARD IMPROVEMENTS, PLEASE SEE PLAN SET TITLED "MIXED USE DEVELOPMENT AT WATERS EDGE – INFRASTRUCTURE" PREPARED BY MANHARD CONSULTING, DATED DECEMBER 17, 2021.

WATERS EDGE BOULEVARD

THREE OAKS RECREATION AREA DRIVE

VARIABLE HEIGHT RETAINING WALLS (DESIGNED BY OTHERS)

A F.F.=895.5 G.F.=895.0	B F.F.=894.0 G.F.=893.5	C F.F.=894.0 G.F.=893.5	D F.F.=892.5 G.F.=892.0
E F.F.=892.0 G.F.=891.5	F F.F.=890.5 G.F.=890.0	G F.F.=891.0 G.F.=890.5	H F.F.=895.5 G.F.=895.0
I F.F.=897.0 G.F.=896.5	J F.F.=895.0 G.F.=894.5	K F.F.=894.0 G.F.=893.5	L F.F.=893.0 G.F.=892.5
M F.F.=894.5 G.F.=894.0	N F.F.=894.5 G.F.=894.0	O F.F.=894.5 G.F.=894.0	P F.F.=894.5 G.F.=894.0

GARAGE · CLUBHOUSE F.F.=894.0 G.F.=893.5 · POOL · MG · TRASH

M/E PAVEMENT GRADES

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DATE	REVISIONS	DRAWN BY
03-08-22	REVISED PER CITY REVIEW COMMENTS	KRK

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

MULTIFAMILY DEVELOPMENT AT WATERS EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

GRADING PLAN

PROJ. MGR.:	JSP
PROJ. ASSOC.:	KRK
DRAWN BY:	KRK
DATE:	12-17-21
SCALE:	1"=50'

SHEET 3 OF 9

FRDCLIL01

PRELIMINARY

March 7, 2022 - 19:38 Dwg Name: \\mcl-vh-nas\Projects-LOT\frdcl\001\dwg\Eng\Preliminary\Plan Set\GRADING PLAN - SOUTHWEST.dwg Updated By: KKlawiers

UTILITY LEGEND

MULTIFAMILY IMPROVEMENTS		INFRASTRUCTURE IMPROVEMENTS*
	STORM SEWER	
	SANITARY SEWER	
W	WATER MAIN	W
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	CLEANOUT	
	VALVE IN VAULT	
	VALVE IN BOX	
	FIRE HYDRANT	

* FOR ALL INFRASTRUCTURE IMPROVEMENTS, PLEASE REFER TO THE PLAN SET TITLED "MIXED USE DEVELOPMENT AT WATERS EDGE – INFRASTRUCTURE" PREPARED BY MANHARD CONSULTING, DATED DECEMBER 17, 2021.

06-01-16

UTILITY NOTES:

1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
2. 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.
3. 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.
4. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
5. 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.
6. ALL WATER MAIN SHALL BE 6'-0" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE. MAXIMUM WATER MAIN DEPTH IS 8'-0" BELOW FINISHED GRADE.
7. 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.
8. 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.
9. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
10. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
11. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
12. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
13. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

N

0 30 60 120

SCALE: 1"=60'

NORTHWEST HIGHWAY (ROUTE 14)

LIBERTY ROAD

WATERS EDGE BOULEVARD

THREE OAKS RECREATION AREA DRIVE

RESTAURANT 10,655 S.F. F.F.=899.5 G.F.=899.0

EXISTING BANK

RETAIL 1 5,000 S.F. F.F.=898.5 G.F.=898.0

RETAIL 2 7,000 S.F. F.F.=898.0 G.F.=897.5

GROCERY 45,000 S.F. F.F.=901.5 G.F.=901.0

DOG PARK 5,422 S.F.

GARAGE

CLUBHOUSE F.F.=894.0 G.F.=893.5

POOL

A F.F.=895.5 G.F.=895.0

B F.F.=894.0 G.F.=893.5

C F.F.=894.0 G.F.=893.5

D F.F.=892.5 G.F.=892.0

E F.F.=892.0 G.F.=891.5

F F.F.=890.5 G.F.=890.0

G F.F.=891.0 G.F.=890.5

H F.F.=895.5 G.F.=895.0

I F.F.=897.0 G.F.=896.5

J F.F.=895.0 G.F.=894.5

K F.F.=894.0 G.F.=893.5

L F.F.=893.0 G.F.=892.5

M F.F.=894.5 G.F.=894.0

N F.F.=894.5 G.F.=894.0

O F.F.=894.5 G.F.=894.0

P F.F.=894.5 G.F.=894.0

R F.F.=898.5 G.F.=898.0

S F.F.=898.0 G.F.=897.5

T F.F.=897.5 G.F.=897.0

U F.F.=897.0 G.F.=896.5

NW BASIN EXPANSION ROT. 878.00 NWL 883.80 HWL 893.00 EX. VOL 2.85 AC-FT PROP. VOL 4.12 AC-FT

BASIN A NWL 892.00 HWL 897.00 VOL 0.17 AC-FT

BASIN B NWL 884.00 HWL 890.50 VOL 0.23 AC-FT

BASIN C NWL 888.00 HWL 892.00 VOL 0.55 AC-FT

BASIN D NWL 885.00 HWL 892.00 VOL 0.41 AC-FT

SW BASIN EXPANSION NWL 864.00 HWL 883.00 EX. VOL 31.25 AC-FT PROP. VOL 34.39 AC-FT

CONNECT TO 8" SAN STUB

13'-8" SAN AT 0.45%

32'-6" SAN AT 1.03%

6" SAN STUB

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DATE	REVISIONS	DRAWN BY
03-08-22	REVISED PER CITY REVIEW COMMENTS	KRK

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

MULTIFAMILY DEVELOPMENT AT WATERS EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

OVERALL UTILITY PLAN

PROJ MGR.:	JSP
PROJ ASSOC.:	KRK
DRAWN BY:	MH
DATE:	12-17-21
SCALE:	1"=60'

SHEET 4 OF 9

FRDCLIL01

PRELIMINARY

March 8, 2022 - 12:39 Dwg Name: \\mcl-vh-nas\Projects\OFFICE\093\dwg\Eng\Preliminary\Plan Set\OVERALL UTILITY PLAN.dwg Updated By: KKrawiarz

PRELIMINARY PLAT
OF
WATERS EDGE SUBDIVISION

BEING A RESUBDIVISION OF LOT 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION, AND PART OF NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS



LOCATION MAP

NOT TO SCALE

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

SUBMITTED BY/RETURN TO:

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
789 NORTH WATER STREET, SUITE 200
MILWAUKEE, WI 53502

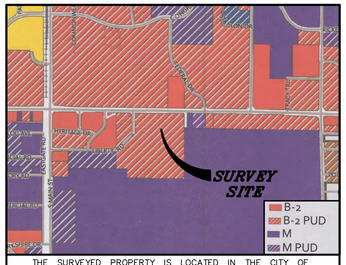
OWNER/DEVELOPER

FIDUCIARY REAL ESTATE DEVELOPMENT, INC.
789 NORTH WATER STREET, SUITE 200
MILWAUKEE, WI 53502

LAND SURVEYOR

ERIC R. VESELY, PLS
MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069
847-325-7051

EXISTING ZONING



THE SURVEYED PROPERTY IS LOCATED IN THE CITY OF CRYSTAL LAKE "B2-PUD" GENERAL COMMERCIAL DISTRICT AND "M" MANUFACTURING DISTRICT PER THE CITY OF CRYSTAL LAKE 2021 ZONING MAP DATED MARCH 2, 2021.

FLOOD HAZARD NOTE

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17111C0335J WITH AN EFFECTIVE DATE OF NOVEMBER 15, 2006 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS 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.

BENCHMARKS

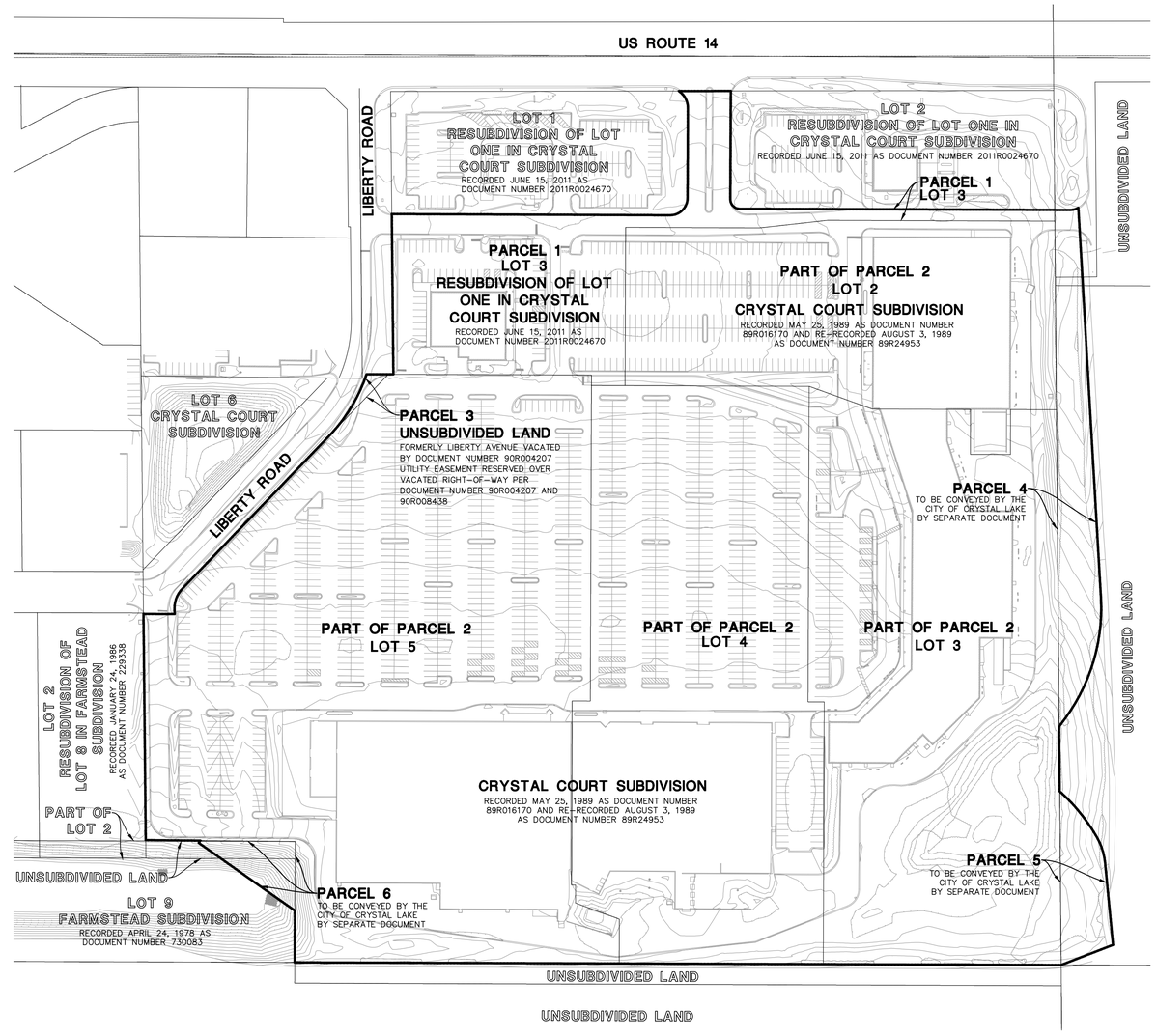
REFERENCE BENCHMARK:
ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE RAPID STATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S (NOAA'S) ONLINE POSITIONING USER SERVICE (OPUS). THE OBSERVED ELEVATIONS, AS REFINED BY OPUS, IS THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18).

EXISTING PROPERTY AREA

PARCEL 1:	101,665 SQUARE FEET	(2.334 ACRES)
PARCEL 2:	1,159,822 SQUARE FEET	(26.626 ACRES)
PARCEL 3:	1,002 SQUARE FEET	(0.023 ACRES)
PARCEL 4:	35,255 SQUARE FEET	(0.809 ACRES)
PARCEL 5:	13,633 SQUARE FEET	(0.313 ACRES)
PARCEL 6:	7,207 SQUARE FEET	(0.165 ACRES)
TOTAL AREA:	1,318,584 SQUARE FEET	(30.271 ACRES)

EXISTING PIN'S

PARCEL 1: 19-09-126-018
PARCEL 2 (LOT 2): 19-09-126-010 AND 19-09-126-011
PARCEL 2 (LOT 3): 19-09-126-012 AND 19-09-126-013
PARCEL 2 (LOT 4): 19-09-126-006
PARCEL 2 (LOT 5): PART OF 19-09-126-014
PARCEL 3: PART OF 19-09-126-014
PARCEL 4: PART OF 19-09-200-036 AND PART OF 19-09-300-023
PARCEL 5: 19-09-300-023
PARCEL 6: PART OF 19-09-104-003 AND PART OF 19-09-104-017



SHEET INDEX

SHEET 1:	LEGAL DESCRIPTION, PROPERTY INFORMATION, OVERALL SITE, FEMA
SHEETS 2-3:	EXISTING LOT AND EASEMENT DETAILS
SHEETS 4-5:	PROPOSED LOT DETAILS

LEGAL DESCRIPTION

PARCEL 1:
LOT 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, BEING A RESUBDIVISION OF LOT 1 IN CRYSTAL COURT SUBDIVISION, BEING A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 15, 2011 AS DOCUMENT NUMBER 2011R0024670, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 2:
LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION, BEING A PART OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 25, 1989 AS DOCUMENT NO. 89R16170 AND RE-RECORDED AUGUST 3, 1989 AS DOCUMENT NO. 89R24953, IN MCHENRY COUNTY, ILLINOIS.

PARCEL 3:
THAT PART OF LIBERTY AVENUE VACATED BY DOCUMENT NUMBER 90R004207 LOCATED IN NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN IN MCHENRY COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 5 CRYSTAL COURT SUBDIVISION RECORDED MAY 25, 1989 AS DOCUMENT NO. 89R16170 AND RE-RECORDED AUGUST 3, 1989 AS DOCUMENT NO. 89R24953; THENCE SOUTH 43 DEGREES 50 MINUTES 18 SECONDS WEST, ALONG THE NORTHWEST LINE OF SAID LOT 5, A DISTANCE OF 119.46 FEET TO A NON-TANGENT CURVE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 241.87 FEET, AN ARC DISTANCE OF 101.15 FEET, CHORD BEARING OF NORTH 30 DEGREES 46 MINUTES 22 SECONDS EAST AND A CHORD DISTANCE OF 100.42 FEET TO THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 5; THENCE SOUTH 89 DEGREES 47 MINUTES 33 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 31.36 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHENRY COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST EASTERLY NORTHEASTERLY CORNER OF LOT 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION RECORDED JUNE 15, 2011 AS DOCUMENT NUMBER 2011R0024670; THENCE SOUTH 89 DEGREES 47 MINUTES 33 SECONDS EAST, ALONG THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 22.00 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 12.66 FEET, A CHORD BEARING NORTH 75 DEGREES 41 MINUTES 48 SECONDS EAST, AND A CHORD DISTANCE OF 12.53 FEET TO A POINT OF NON-TANGENCY; THENCE SOUTH 03 DEGREES 19 MINUTES 01 SECONDS EAST, A DISTANCE OF 564.84 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 186.72 FEET, A CHORD BEARING SOUTH 16 DEGREES 29 MINUTES 40 SECONDS WEST, AND A CHORD DISTANCE OF 183.02 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36 DEGREES 18 MINUTES 22 SECONDS WEST, A DISTANCE OF 14.39 FEET TO THE EAST LINE OF LOT 3 IN CRYSTAL COURT SUBDIVISION RECORDED MAY 25, 1989 AS DOCUMENT NO. 89R16170 AND RE-RECORDED AUGUST 3, 1989 AS DOCUMENT NO. 89R24953, SAID LINE ALSO BEING THE WEST LINE OF THE SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 29 MINUTES 07 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 747.99 FEET TO THE POINT OF BEGINNING.

PARCEL 5:
THAT PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHENRY COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 3 IN CRYSTAL COURT SUBDIVISION RECORDED MAY 25, 1989 AS DOCUMENT NO. 89R16170 AND RE-RECORDED AUGUST 3, 1989 AS DOCUMENT NO. 89R24953; THENCE NORTH 00 DEGREES 29 MINUTES 07 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 251.40 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 86.03 FEET, A CHORD BEARING SOUTH 39 DEGREES 01 MINUTES 12 SECONDS EAST, AND A CHORD DISTANCE OF 85.66 FEET TO A COMPOUND CURVE; THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 92.00 FEET, AN ARC DISTANCE OF 39.15 FEET, A CHORD BEARING SOUTH 17 DEGREES 42 MINUTES 00 SECONDS EAST, AND A CHORD DISTANCE OF 38.86 FEET TO A POINT OF TANGENCY; THENCE SOUTH 05 DEGREES 30 MINUTES 27 SECONDS EAST, A DISTANCE OF 119.30 FEET; THENCE SOUTH 68 DEGREES 49 MINUTES 50 SECONDS WEST, A DISTANCE OF 80.50 FEET TO THE POINT OF BEGINNING.

PARCEL 6:
THAT PART OF LOT 9 IN FARMSTEAD SUBDIVISION RECORDED APRIL 14, 1978 AS DOCUMENT NUMBER 730083 AND THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 43, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHENRY COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE MOST SOUTHERLY SOUTHWEST CORNER OF LOT 5 IN CRYSTAL COURT SUBDIVISION RECORDED MAY 25, 1989 AS DOCUMENT NO. 89R16170 AND RE-RECORDED AUGUST 3, 1989 AS DOCUMENT NO. 89R24953; THENCE NORTH 00 DEGREES 12 MINUTES 28 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 74.88 FEET TO THE POINT OF BEGINNING; THENCE NORTH 54 DEGREES 48 MINUTES 30 SECONDS WEST, A DISTANCE OF 170.14 FEET; THENCE NORTH 35 DEGREES 11 MINUTES 30 SECONDS EAST, A DISTANCE OF 4.07 FEET TO A POINT ON A SOUTH LINE OF SAID LOT 5; THENCE SOUTH 89 DEGREES 28 MINUTES 28 SECONDS EAST, ALONG SAID LINE, A DISTANCE OF 137.06 FEET TO SAID WEST LINE OF LOT 5; THENCE SOUTH 00 DEGREES 12 MINUTES 28 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 100.12 FEET TO THE POINT OF BEGINNING.

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. THIS SUBDIVISION PLAT SHALL BE SUBJECT TO DECLARATION RECORDED AS SEPARATE DOCUMENT.

4. PARCELS 4, 5 AND 6 SHALL BE CONVEYED FROM CITY OF CRYSTAL LAKE TO THE OWNER BY SEPARATE DOCUMENT PRIOR TO THE RECORDING OF WATER EDGE FINAL PLAT OF SUBDIVISION.

5. OUTLOTS A, B AND C SHALL BE CONVEYED TO THE CITY OF CRYSTAL LAKE VIA SEPARATE DOCUMENT

6. EXISTING TOPOGRAPHY HAS BEEN SHOWN HEREON BASED ON BOUNDARY AND TOPOGRAPHIC SURVEY PREPARED BY MANHARD CONSULTING LTD DATED NOVEMBER 11, 2021.

5. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2023.

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

DATE	REVISIONS	DRAWN BY
03/09/22	REVISED PER SITE PLAN CHANGES	AAS

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

WATERS EDGE SUBDIVISION
CRYSTAL LAKE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.:	JP
PROJ. ASSOC.:	ERV
DRAWN BY:	AAS
DATE:	12/17/21
SCALE:	1"=100'

SHEET
1 OF 5
FRDCLIL01

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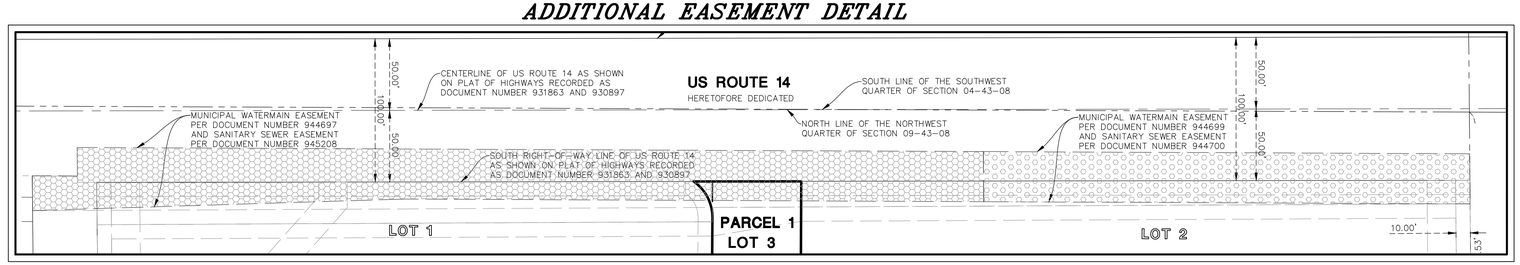
March 9, 2022 - 14:00 Dwg Name: P:\Projects\Crystal Lake\Survey\Final Drawings\Plat of Subdivision\Preliminary Plat\01-FRDCLIL01-PR.dwg Updated By: AShaver

PRELIMINARY PLAT
OF
WATERS EDGE SUBDIVISION

BEING A RESUBDIVISION OF LOT 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION, AND PART OF NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS

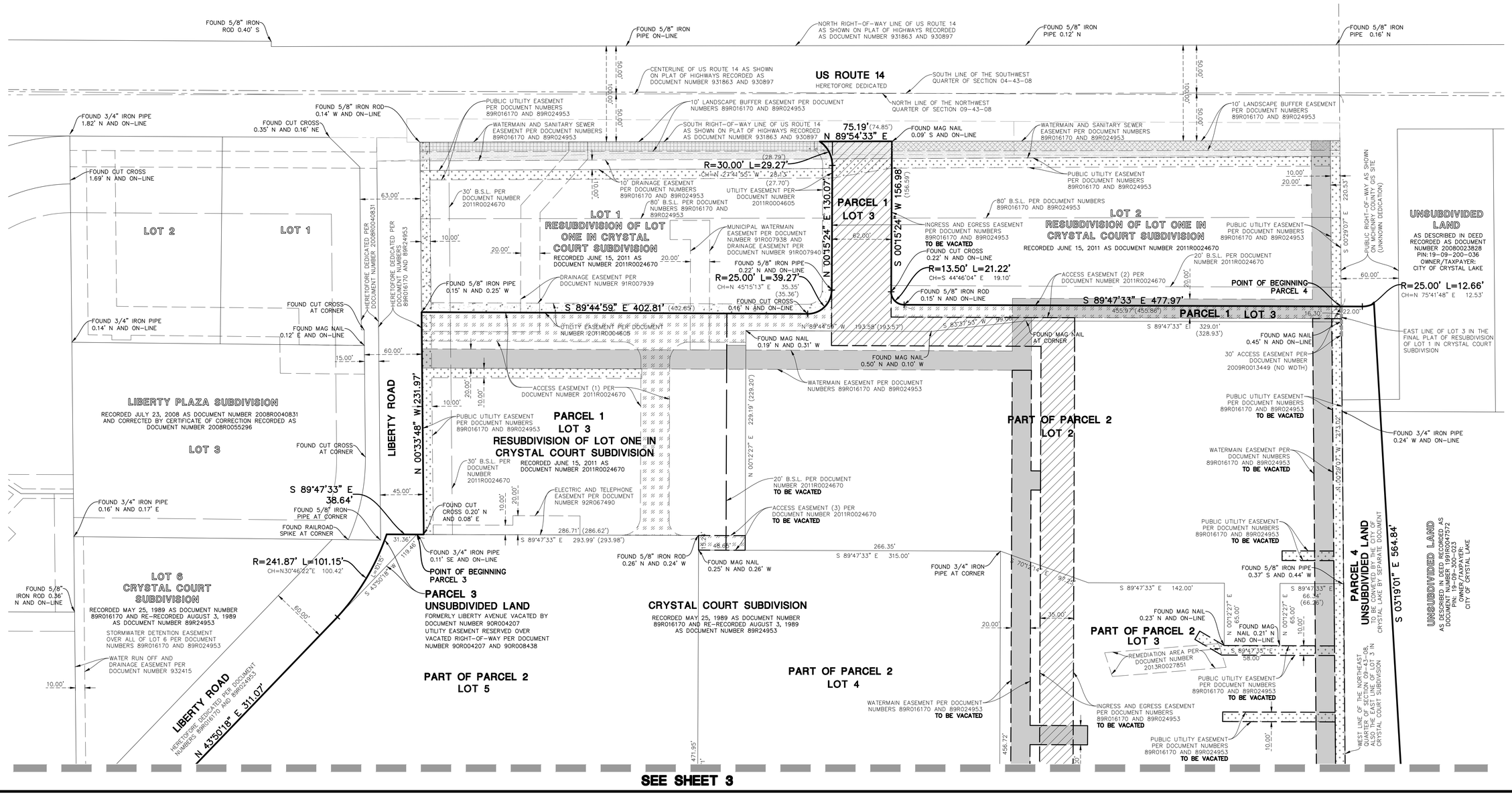
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

ADDITIONAL EASEMENT DETAIL



EASEMENT HATCH LEGEND

- INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953
- LANDSCAPE BUFFER EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953
- WATERMAIN AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953
- PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953
- UTILITY EASEMENT PER DOCUMENT NUMBER 2011R0004605
- ACCESS EASEMENT PER DOCUMENT NUMBER 2011R0024670
- WATERMAIN EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953
- MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944697 AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 945208
- MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944699 AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 944700



SEE SHEET 3

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WATERS EDGE SUBDIVISION
CRYSTAL LAKE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.:	JP
PROJ. ASSOC.:	ERV
DRAWN BY:	AAS
DATE:	12/17/21
SCALE:	1"=50'

SHEET
2 OF 5
FRDCLIL01

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PRELIMINARY PLAT
OF
WATERS EDGE SUBDIVISION

BEING A RESUBDIVISION OF LOT 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION, AND PART OF NORTHWEST QUARTER AND PART OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS

EASEMENT HATCH LEGEND

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- MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944699 AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 944700

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

SEE SHEET 2

NUMBERS 89R016170 AND 89R024953

NUMBER 90R004207 AND 90R008438

WATER RUN OFF AND DRAINAGE EASEMENT PER DOCUMENT NUMBER 932415

10.00'

LOT 6
STORMWATER DETENTION EASEMENT OVER ALL OF LOT 6 PER DOCUMENT NUMBERS 89R016170 AND 89R024953

LIBERTY ROAD
HERETOFORE DEDICATED PER DOCUMENT NUMBERS 89R016170 AND 89R024953

N 43°50'18" E 311.07'

60.00'

FOUND 5/8" IRON ROD AT CORNER

LIBERTY ROAD
HERETOFORE DEDICATED
60.00'

FOUND 5/8" IRON ROD 0.07' NE AND 0.09' SE

R=40.00' L=31.00'
CH=N 21°38'15" E 30.23'

FOUND 5/8" IRON ROD 0.16' S AND ON-LINE

N 00°33'48" W 8.51' (8.48')

FOUND 5/8" IRON ROD AT CORNER

S 89°41'30" E 45.01'

PART OF PARCEL 2
LOT 5

PART OF PARCEL 2
LOT 4

PART OF PARCEL 2
LOT 3

WATERMAIN EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

20.00'

35.00'

45.00'

30.00'

LOT 2
RESUBDIVISION OF LOT 8 IN FARMSTEAD SUBDIVISION
RECORDED JANUARY 2, 1998 AS DOCUMENT NUMBER 229338

N 00°34'11" W 327.47'

45' DRAINAGE EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

WATERMAIN EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

GAP BETWEEN LOT 5 IN CRYSTAL COURT SUBDIVISION AND LAND DESCRIBED IN DEED 1986R0946822

PART OF LOT 2
DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 1986R0946822
PIN: 19-09-104-016
OWNER/TAXPAYER:
CITY OF CRYSTAL LAKE

FOUND 5/8" IRON ROD AT CORNER

FOUND 5/8" IRON ROD 0.18' S AND 0.27' E

1.26'

N 89°28'28" W (246.24')

N 89°28'28" W 137.06'

N 89°28'28" W 79.11'

PARCEL 6
TO BE CONVEYED BY THE CITY OF CRYSTAL LAKE BY SEPARATE DOCUMENT

N 35°11'30" E 4.07'

UNSUBDIVIDED LAND
AS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 1986R0946822
PIN: 19-09-104-017
OWNER/TAXPAYER:
CITY OF CRYSTAL LAKE

N 54°48'30" W 170.14'

175.00'

LOT 9
FARMSTEAD SUBDIVISION
RECORDED APRIL 24, 1978 AS DOCUMENT NUMBER 730083
DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 1986R0946822

POINT OF BEGINNING PARCEL 6

N 00°12'28" E 74.88'

POINT OF COMMENCEMENT PARCEL 6
FOUND 5/8" IRON ROD 0.13' S AND ON-LINE

SOUTH LINE OF THE NORTH HALF OF NORTHWEST QUARTER OF SECTION 09-43-08

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 2013R0026522 (20'X10') **TO BE VACATED**

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

WATERMAIN EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

10.00' 30.00' 20.00'

FOUND 5/8" IRON ROD 0.15' S AND 0.09' E

469.58'

PERMANENT LANDSCAPE EASEMENT PER DOCUMENT NUMBER 20109R0018569 **TO BE VACATED**

UNSUBDIVIDED LAND
AS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 2008R0023829
PIN: 19-09-100-027
OWNER/TAXPAYER:
CITY OF CRYSTAL LAKE

CRYSTAL COURT SUBDIVISION
RECORDED MAY 25, 1989 AS DOCUMENT NUMBER 89R016170 AND RE-RECORDED AUGUST 3, 1989 AS DOCUMENT NUMBER 89R24953

N 00°12'27" E 471.95' 456.71'

N 00°12'27" E 266.43'

S 89°47'33" E 6.00'

N 00°12'27" E 26.04'

S 89°47'33" E 67.66' (67.67')

N 00°12'27" E 66.40' (66.40')

N 89°48'30" W 1109.06' (1108.97')

PERMANENT LANDSCAPE EASEMENT PER DOCUMENT NUMBER 2009R0046437 **TO BE VACATED**

UNSUBDIVIDED LAND
AS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 2006R0039182
PIN: 19-09-100-026
OWNER/TAXPAYER:
CITY OF CRYSTAL LAKE

FOUND MAG NAIL 0.11' W AND ON-LINE

FOUND MAG NAIL 0.16' N AND 0.10' W

S 89°47'33" E 26.38'

FOUND MAG NAIL 0.05' N AND 0.12' W

S 89°47'33" E 23.48' (23.49')

FOUND MAG NAIL 0.12' N AND ON-LINE

N 00°12'27" E 456.72'

20.00'

WATERMAIN EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

INGRESS AND EGRESS EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

REMEDIATION AREA PER DOCUMENT NUMBER 2013R0027851

S 89°47'33" E 58.00

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

10.00'

WEST LINE OF THE NORTHEAST QUARTER OF SECTION 09-43-08, ALSO THE EAST LINE OF LOT 3 IN CRYSTAL COURT SUBDIVISION

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

WATERMAIN EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 **TO BE VACATED**

PARCEL 4
UNSUBDIVIDED LAND
TO BE CONVEYED BY THE CITY OF CRYSTAL LAKE BY SEPARATE DOCUMENT

N 00°29'07" W 747.99'

S 00°29'07" E 1804.72'

S 00°29'07" E 93.66'

R=270.00' L=186.72'
CH=S36°24'40"W 183.02'

S 36°18'22" W 14.39'

UNSUBDIVIDED LAND
AS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 1991R0047572
PIN: 19-09-300-023
OWNER/TAXPAYER: CITY OF CRYSTAL LAKE

R=270.00' L=86.03'
CH=S39°01'12"E 85.66'

R=92.00' L=39.15'
CH=N17°42'00"W 38.86'

PARCEL 5
UNSUBDIVIDED LAND
TO BE CONVEYED BY THE CITY OF CRYSTAL LAKE BY SEPARATE DOCUMENT

N 00°29'07" W 251.40'

S 05°30'27" E 119.30'

S 66°49'50" W 80.50'

POINT OF BEGINNING PARCEL 5

SOUTH LINE OF THE NORTH HALF OF NORTHEAST QUARTER OF SECTION 09-43-08

MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 2010R0013589 **TO BE VACATED**

PERMANENT LANDSCAPE EASEMENT PER DOCUMENT NUMBER 2010R0013590 **TO BE VACATED** 344.20' (344.10')

SOUTH LINE OF THE NORTH HALF OF NORTHWEST QUARTER OF SECTION 09-43-08

FOUND DISC AT CORNER AS DESCRIBED IN MONUMENT RECORD RECORDED AS 2012R0047912

OWNER CORNER 9 16 N 43 N R 8 E

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DRAWN BY	DATE	REVISIONS
AAS	03/09/22	REVISED PER SITE PLAN CHANGES

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WATERS EDGE SUBDIVISION
CRYSTAL LAKE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.:	JP
PROJ. ASSOC.:	ERV
DRAWN BY:	AAS
DATE:	12/17/21
SCALE:	1"=50'

SHEET 3 OF 5
FRDCLIL01

March 9, 2022 - 11:35 User Name: p.Vrdolik\Mara\Sara\Final Drawings\Plat of Subdivision\Preliminary Plat\02-03-FRDCLIL01-PR.dwg Updated By: ASchuver

PRELIMINARY PLAT
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- UTILITY EASEMENT PER DOCUMENT NUMBER 2011R0004605
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- MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944699 AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 944700

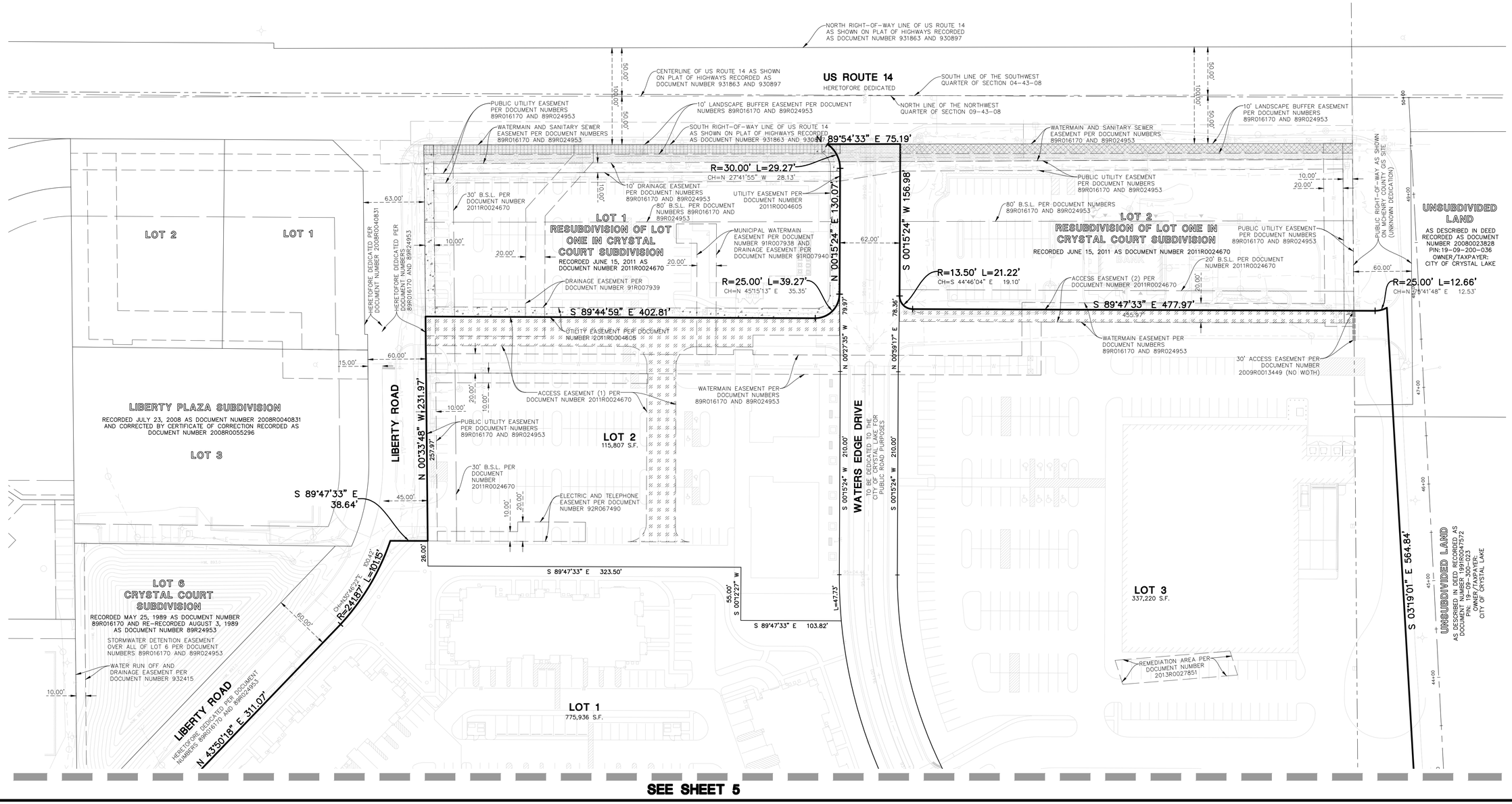
PROPOSED PROPERTY AREA

LOT 1:	775,936 SQUARE FEET	(17.813 ACRES)
LOT 2:	115,807 SQUARE FEET	(2.659 ACRES)
LOT 3:	337,220 SQUARE FEET	(7.742 ACRES)
OUTLOT A:	1,826 SQUARE FEET	(0.042 ACRES)
OUTLOT B:	8,839 SQUARE FEET	(0.203 ACRES)
OUTLOT C:	4,005 SQUARE FEET	(0.092 ACRES)
PROPOSED ROW:	74,951 SQUARE FEET	(1.721 ACRES)
TOTAL AREA:	1,318,584 SQUARE FEET	(30.271 ACRES)

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.



SEE SHEET 5

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DRAWN BY | REVISIONS | DATE

WATERS EDGE SUBDIVISION
CRYSTAL LAKE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.:	JP
PROJ. ASSOC.:	ERV
DRAWN BY:	AAS
DATE:	12/17/21
SCALE:	1"=50'

SHEET 4 OF 5
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PRELIMINARY PLAT
OF
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LOT 2:	115,807 SQUARE FEET	(2.659 ACRES)
LOT 3:	337,220 SQUARE FEET	(7.742 ACRES)
OUTLOT A:	1,826 SQUARE FEET	(0.042 ACRES)
OUTLOT B:	8,839 SQUARE FEET	(0.203 ACRES)
OUTLOT C:	4,005 SQUARE FEET	(0.092 ACRES)
PROPOSED ROW:	74,951 SQUARE FEET	(1.721 ACRES)
TOTAL AREA:	1,318,584 SQUARE FEET	(30.271 ACRES)

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SEE SHEET 4

NUMBERS 89R016170 AND 89R024953
WATER RUN OFF AND DRAINAGE EASEMENT PER DOCUMENT NUMBER 932415
10.00'
LOT 6
STORMWATER DETENTION EASEMENT OVER ALL OF LOT 6 PER DOCUMENT NUMBERS 89R016170 AND 89R024953
LIBERTY ROAD
HERETOFORE DEDICATED PER DOCUMENT NUMBERS 89R016170 AND 89R024953
N 43°50'18" E 311.07'
60.00'
R=40.00' L=31.00'
CH=N 21°38'15" E 30.23'
N 00°33'48" W 8.51'
LIBERTY ROAD
HERETOFORE DEDICATED
S 89°41'30" E 45.01'
60.00'
8.31'
S 40°09'42" E 65.00'
OUTLOT A
1,826 S.F.
TO BE CONVEYED TO THE CITY OF CRYSTAL LAKE BY SEPARATE DOCUMENT
N 89°48'30" W 102.87'
21.00'
81.87'
REMEDIATION AREA PER DOCUMENT NUMBER 2013R0027851
LOT 3
337,220 S.F.
R=445.00' L=360.08'
L=387.87' R=505.00' L=375.90'
LOT 1
775,936 S.F.
WATERS EDGE DRIVE
TO BE DEDICATED TO THE CITY OF CRYSTAL LAKE FOR PUBLIC ROAD PURPOSES
S 71°51'23" E 100.00'
R=330.00' L=85.30'
17.86'
S 71°51'23" E 100.00'
R=270.00' L=186.72'
CH=N89°30'40"E 183.02'
S 36°18'22" W 14.39'
S 00°29'07" E 93.66'
75.85'
R=270.00' L=87.73'
R=270.00' L=86.03'
CH=S80°00'07"E 85.66'
R=92.00' L=39.15'
CH=S17°42'00"E 38.86'
S 05°30'27" E 119.30'
80.50'
S 68°49'50" W
UNSUBDIVIDED LAND
AS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 1991R0047572
PART OF LOT 2
DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 1986R0946822
LOT 2
RESUBDIVISION OF LOT 8 IN FARMSTEAD SUBDIVISION
RECORDED JANUARY 24, 1986 AS DOCUMENT NUMBER 229338
N 00°34'11" W 327.47'
319.16'
N 00°11'30" E 208.49'
OUTLOT B
8,839 S.F.
TO BE CONVEYED TO THE CITY OF CRYSTAL LAKE BY SEPARATE DOCUMENT
R=70.00' L=70.76'
N 54°48'30" W 86.63'
79.11'
N 89°28'28" W
N 35°11'30" E 4.07'
UNSUBDIVIDED LAND
AS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 1986R0946822
N 54°48'30" W 170.14'
300.69'
LOT 9
FARMSTEAD SUBDIVISION
RECORDED APRIL 24, 1978 AS DOCUMENT NUMBER 730083
DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 1986R0946822
74.85'
N 00°12'28" E
N 54°48'30" W 130.55'
OUTLOT C
4,005 S.F.
TO BE CONVEYED TO THE CITY OF CRYSTAL LAKE BY SEPARATE DOCUMENT
106.96'
1002.10'
N 89°48'30" W 1109.06'
30.00'
UNSUBDIVIDED LAND
AS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 2008R0023829
UNSUBDIVIDED LAND
AS DESCRIBED IN DEED RECORDED AS DOCUMENT NUMBER 2006R0039182
SOUTH LINE OF THE NORTH HALF OF NORTHWEST QUARTER OF SECTION 09-43-08
FOUND DISC AT CORNER AS DESCRIBED IN MONUMENT RECORD RECORDED AS 2012R0047912
CORNER 9 16 CORNER
T.43 N. R. 8 E.

DATE	REVISIONS	DRAWN BY
03/09/22	REVISED PER SITE PLAN CHANGES	AAS

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CRYSTAL LAKE, ILLINOIS
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SHEET 5 OF 5
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March 9, 2022 - 13:41 Dwg Name: P:\Projects\Data\Survey\Final Drawings\Plat of Subdivision\Preliminary Plat\04-09-FRDCLIL01-PP.dwg Updated By: ASkover

Traffic Impact Study

Crystal Court
Multi-Use Re-Development
Crystal Lake, Illinois

February 11, 2022

Prepared for:

Prepared by:

Dan Brinkman, P.E., PTOE
Assistant Director of Transportation Services

GHA GEWALT HAMILTON ASSOCIATES, INC.



Executive Summary

The following documents our approach, methodology and findings for a Traffic Impact Study of the proposed re-development of Crystal Court. The former "big box" regional shopping complex is proposed to be re-developed by the Fiduciary Real Estate Development, Inc, into a multi-use development consisting of a mix of retail and restaurant opportunities that are buffered from the Three Oaks Recreation Area by a combination of residential uses.

Some key considerations and findings of the updated study include:

- Traffic has been projected out to 2032 to reflect a 5-year buildout beyond the estimated buildout of the proposed re-development.
- The TIS considers a group of "fast casual" restaurants versus a single larger sit-down restaurant as the "fast casual" restaurants generally represent a more intense traffic generation. No drive-through restaurants are currently proposed or considered in our analyses.
- The proposed re-development is expected to generate considerably fewer Peak Hour and Daily (24-hour) trips than the previous regional shopping complex.
- The study scope includes the impacts of the recently approved *AMAZON* facility north of Congress Parkway on the study area intersections.
- Recommendations to accommodate traffic impacts have been made as part of our analyses and include:
  - Install a traffic signal at the Main Street Intersection with Liberty Road. This signal should be interconnected to US Rte 14 along Main Street.
  - Add a third exit lane, marked for right turns only to the Crystal Court approach to the US Rte 14 signalized intersection and provide a right turn overlap (green arrow) phase for exiting traffic. This could be accomplished by shifting the median to the west slightly to minimize the Right of Way impacts on adjacent parcels.
  - Restrict the Liberty Road at US Rte 14 intersection to ¾ movements (no left out) on the south leg. These minimal volumes can be accommodated at other locations.
  - Maintain the current alignment and operations of Three Oaks Recreation Area Drive and curve the new "spine road" for the development to intersect Three Oaks Recreation Area Drive at a "T" intersection. A separate right turn lane from the new "spine road" to Three Oaks Recreation Area Drive should be provided.
  - A pedestrian connection from Three Oaks Recreation Area Drive should be added along the east side of Main Street from Berkshire Lane to Three Oaks Recreation Area Drive. The new traffic signal at Main Street and Liberty Road should include pedestrian signals with a connection to the west to the existing Prairie Trail. Buffered bike lanes and completion of the missing sidewalks should be added along Liberty Road from Main Street to the Crystal Court development. A multi-use path should be added along Liberty Road to Three Oaks Recreation Area Drive along the west side of the development with a raised crosswalk for the resulting mid-block crossing of Three Oaks Recreation Area Drive would also include pedestrian signals to connect the existing and proposed path along the east side of Main Street to the existing path on the west side.
  - Consider some form of traffic calming (e.g., speed tables or raised crosswalks) within the residential component between the future grocery / restaurant area and Liberty Road.

- The north-south and east-west portions of Three Oaks Recreation Area Drive shall be signed as a public street with pavement markings. Relocate the existing security gates to the park entrance near the gate house.
- Overall, the impacts of the proposed development can be accommodated by the area roadways through the implementation of the recommended traffic improvements summarized above. Given the regional nature of US Route 14 and IDOT's desire to prioritize through movements along the corridor, some traffic movements, specifically unsignalized left turns in and out of the development will have longer than desirable wait times and associated queues. These delays and queues however are typical and to be expected for side streets and minor access points located along major arterials such as US Route 14.
- City Staff will continue to work with the developer regarding the parking requirements.

This Summary and Study have been prepared by



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