#PLN-2023-135
4262 Route 176 – PUD, Comprehensive Land Use Map Amendment, Rezoning & Plat of Subdivision Project Review for Planning and Zoning Commission

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Date:	August 16, 2023
Request:	1. Comprehensive Land Use Plan Map Amendment from Commerce to High Density Residential 2. Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential 3. Preliminary and Final Planned Unit Development for a 47-unit townhome development 4. Final Plat of Subdivision
Location:	4262 Route 176
Acreage:	12.46 acres
Zoning:	B-2 PUD General Commercial
Surrounding Properties:	North: Woodlore Estates & McHenry County – A1 Agriculture (ComEd Easement) South: Prairie Grove - R-1 Residential East: Prairie Grove – B Business West: Prairie Grove – IT Industrial Transitional
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- The site is a vacant parcel located near the intersection of Route 31 and Route 176.
- The property is adjacent to Woodlore Estates and the Prairie Grove boundary. The adjacent uses are single and multi-family residential, a storage facility and various industrial/manufacturing uses.
- The property was annexed in 2005 and was granted B-3 Planned Business District zoning with Preliminary PUD approval for Preston Pines. Ryland Homes, the owner of the

property, sold this property (and other commercially zoned parcels), as there was little demand for commercial at this location.

- In 2007, a local real estate agent received Preliminary PUD approval to allow tree removal, grading, and excavation to prepare the property for development. The intent was to prepare the site for future commercial development.
- Lennar Homes eventually purchased the property in order to add the roadway connection from Woodlore Estates to Route 176. Lennar constructed the Carpathian Drive connection to Route 176 as a requirement of the 2018 approval for Woodlore Estates.
- Lennar presented a conceptual Planned Unit Development to the PZC on January 18, 2023 and received favorable feedback for the change in land use.
- Lennar is now seeking:
    - Comprehensive Land Use Plan Map Amendment from Commerce to High Density Residential, and
    - Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential, and
    - Final Plat of Subdivision, and
    - Preliminary and Final Planned Unit Development for a 47-unit townhome development.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned B-2 PUD General Commercial. It would need to be rezoned to R-3B PUD Multi-Family Residential. The current Comprehensive Plan land use designation is Commerce and this proposal will require an amendment to the land use plan to change from Commerce to High Density Residential.



- The Petitioner would request variations in conjunction with the Planned Unit Development. Based on the plans submitted, the following variations are required:
    - Front Yard Setback from Route 176 (proposed 66-77 feet, minimum required 80 feet)
    - Garage doors cannot be more than 50% of the front and they must be offset two feet from next garage door
    - Sidewalks shall be constructed if none exist whenever any new development, nonresidential or residential is erected, unless a variation is granted
- The proposed development is an appropriate transitional use between the single-family residential to the north and south, the self-storage use to the east and the industrial/manufacturing uses to the west.

GENERAL

- The proposed development would consist of five 6-unit buildings, one 5-unit building and three 4-unit buildings for a total of 47 units in nine buildings. All units would feature 3 bedrooms, 2.5 baths and a 2-car garage. Each unit will have a driveway that can fit two additional vehicles.
- The R-3B zoning district permits 9 units to the net acre. The development is proposed at 5.25 units to the acre.
- The proposed development complies with the rear and side yards setback requirements of the R-3B zoning district. The minimum required front yard setback for this section of Route 176 is 80 feet. The proposed front yard setback is 65-77 feet.

	R-3B requirement	**Proposed**
Front Yard Setback	80 feet	65-77 feet
Side Yard Setbacks	8 feet	50 feet (east side) XX feet (west side)
Combined Side Yard Setbacks	30 feet	>50 feet
Rear Yard Setback	20 feet	40 feet

SITE LAYOUT

- Access into the site would be provided off Route 176. The development can also be accessed via River Birch Boulevard to the north.
- The site layout provides green space throughout and preserves most of the existing woodland areas. There are landscape features, one located adjacent to Building 1, and in the center island of buildings 3-6.

- A 60-foot landscape buffer is provided along Route 176 and a 50-foot landscape buffer on the east side of the property. The ComEd easement between the subject property and Woodlore Estates also provides a buffer between the single-family homes to the north.
- There is a 20-foot right-of-way dedication requirement along Route 176, which was incorporated into the plans and results in the 65-77-foot setback. The right-of-way dedication is for future use, which created a hardship for the petitioner.
- Sidewalks and parkway trees are provided along all roadway frontages. Sidewalks are also proposed throughout the site and along Carpathian Drive connecting Woodlore Estates.
- Woodlore Estates offers a tot lot approximately 0.5 miles away.

BUILDING ELEVATIONS

- The buildings are two-story, front-loading townhomes. There will be two color palettes. All first floor elevations include a stone band/accent on the front and sides of the garages. The buildings will alternate the second-story front elevations with shake siding around the windows and vertical siding in the peaks and vertical siding around the windows and shake siding in the peaks.



Vertical siding around the windows
Shake siding in the peaks



Shake siding around the windows
Vertical siding in the peaks

- The end columns will have a stone base.
- Each first floor unit will be provided a patio at the rear with arborvitae in between to break up the rear facades.
- Per the UDO's Design Standards for multi-family residential, the following standards must be met.
    - Front facades shall provide at <u>least three</u> of the following design features:
        - One or more dormer windows or cupola - not provided
        - ✓ A recessed entry - **provided**
        - ✓ A covered porch - **provided**
        - ✓ Pillars, posts or pilasters - **provided**

- One or more bay windows with a minimum projection of 12 inches from the façade planes - not provided
- ✓ Eaves with a minimum six-inch projection from the façade plane - **provided**
- A parapet wall with articulated design - not provided
- ✓ Multiple windows with a minimum four-inch-wide trim - **provided**

- Garage doors cannot be more than 50% of the front and they must be offset two feet from next garage door. Every two single-bay garage doors or every double garage door shall be offset at least two feet from the plane of the adjacent garage door(s). **Variation requested.**

PARKING

- Garage and surface parking would be utilized for the townhomes.
- Based on the submitted plans, 106 parking spaces would be required (2 per DU, 1 space shall be in an enclosed garage and 1 can be at least 21 feet long + 0.25 guest spaces per unit) and 194 (includes 6 guest spaces) spaces are provided.

SIGNAGE

- One freestanding sign is proposed at the entrance off of Route 176. The sign is 4 feet tall and approximately 12 square feet in sign area. The UDO allows multi-family residential uses one freestanding sign not to exceed 4 feet in height and 16 square feet in sign area.

SUBDIVISION

- The proposed subdivision is a nine lot subdivision to divide the 12.46 acres into 9 townhome lots for separate ownership. The woodlands and stormwater detention basins will be located within outlots.
- The petitioner is dedicating White Oak Circle to the City.

Findings of Fact:

COMPREHENSIVE LAND USE PLAN AMENDMENT

Amendment from the existing Comprehensive Land Use Plan designation of Commerce to allow High Density Residential. High Density Residential would be the appropriate designation for the R-3B zoning district and the proposed townhome development.

REZONING

- The property is currently zoned B-2 PUD General Commercial.
- The property would be rezoned to R-3B PUD Multi-Family Residential. The Multi-Family Residential zoning criteria are:
  - General: This district allows the highest density of residential development. It encourages a wide range of housing types, especially multifamily development, even though single-family detached and two-family dwellings are also allowed, to meet

the diverse housing needs of City residents. The intent is to provide higher density housing in areas immediately around the historic downtown, areas near commercial zoning or areas near transit stops where increased density and in-fill development are desirable.

- Character: This district is characterized by residential buildings that cover a large percentage of the lot, are taller and spaced closely enough to create a sense of vertical enclosure.
- Uses: This district is for higher density residential neighborhoods that meet the community's housing needs, particularly for higher density and in-fill housing development. Single-family and two-family dwellings are also permitted. Complementary uses such as certain civic and recreational uses are permitted, but are subject to restrictions set forth in this Ordinance.

Criteria for Rezoning:

(a) The existing uses and zoning of nearby property.
☐ *Meets* ☐ *Does not meet*

(b) The extent to which property values are diminished by a particular zoning classification or restriction.
☐ *Meets* ☐ *Does not meet*

(c) The extent to which the destruction of property value of a petitioner property owner promotes the health, safety, morals or general welfare of the public.
☐ *Meets* ☐ *Does not meet*

(d) The relative gain to the public as opposed to the hardship imposed on a petitioning property owner.
☐ *Meets* ☐ *Does not meet*

(e) The suitability of the subject property for its zoned purposes.
☐ *Meets* ☐ *Does not meet*

(f) The length of time the property has been vacant as zoned, considered in the context of land development in the area.
☐ *Meets* ☐ *Does not meet*

(g) The Comprehensive Plan designation and the current applicability of that designation.
☐ *Meets* ☐ *Does not meet*

(h) The evidence or lack of evidence, of community need for the use proposed.
☐ *Meets* ☐ *Does not meet*

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow a 47-unit townhome development. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
   ☐ *Meets* ☐ *Does not meet*
2. The use will not be detrimental to area property values.
   ☐ *Meets* ☐ *Does not meet*
3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*
4. The use will not negatively impact traffic circulation.
   ☐ *Meets* ☐ *Does not meet*
5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*
6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

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

a. Location: A residential PUD can be located anywhere in the City, including any land proposed for annexation.
   ☐ *Meets* ☐ *Does not meet*

b. Permissible uses: A mix of different residential dwelling types in proximity to each other is encouraged. Neighborhood commercial uses serving the development may be approved as part of a residential PUD where appropriate.
   ☐ *Meets* ☐ *Does not meet*

c. Nonresidential uses: Any nonresidential use permitted in a residential PUD shall be compatible with the residential nature of the development. Parking areas which are intended to serve nonresidential uses shall be separated from those designed to serve residential areas. Unless commercial and residential uses are combined within a single structure, commercial uses shall be separated from dwelling units by a heavily landscaped buffer zone that meets the requirements of Section 4-400, Landscaping and screening standards.
☐ *Meets* ☐ *Does not meet*

d. Pedestrian paths: Pedestrian paths shall connect residential uses and nonresidential uses within a residential PUD.
☐ *Meets* ☐ *Does not meet*

e. Growth management: A growth management schedule shall be provided to and approved by the City Council, which indicates the number and type of residential units to be constructed in each calendar year. The maximum number of units to be constructed shall be 25 residential units or 15% of the total number of residential units (including all phases of the proposal), whichever is greater, in any calendar year. The City Council with recommendations from the Planning and Zoning Commission, at final PUD approval can approve, deny or adjust the percentage of an increase in the number of units that can be built in one calendar year. The City Council and the Planning and Zoning Commission shall consider the following criteria in approving an increase in the number of units that can be built annually:

i. Advance dedication of school and park sites and advance payment of school, park and other impact fees;
☐ *Meets* ☐ *Does not meet*

ii. Payment for installation of road impact improvements or fees applicable by law;
☐ *Meets* ☐ *Does not meet*

iii. Smaller subdivisions which encourage in-filling within an established part of the community;
☐ *Meets* ☐ *Does not meet*

iv. Completion of major and collector road networks and critical linkages in the street systems;
☐ *Meets* ☐ *Does not meet*

v. Fulfill a need for various unit types and income levels such as low and moderate-income housing;
☐ *Meets* ☐ *Does not meet*

vi. Provisions which satisfy needed public facilities;
☐ *Meets* ☐ *Does not meet*

vii. Innovative architectural design, quality of exterior materials and creative use of landscaping;
☐ *Meets* ☐ *Does not meet*

viii. Other criteria or extraordinary amenities, not listed above, which may meet the development goals of the City.
☐ *Meets* ☐ *Does not meet*

PLANNED UNIT DEVELOPMENT VARIATIONS
The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow variations for front yard setback and garage doors of attached garage to exceed 50% of the total length of the building front façade. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

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

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

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

1. Article 3-300(B)(3)(a) Route 176 west of Route 14 required front yard setback of 80 feet to allow a 65-foot front yard.

   The proposed front yard setback for Buildings 1-3 is 65-77 feet and is found along Route 176. The reduced setback would allow the development to preserve the existing woodland on the north end of the property. Additionally, if the 20-foot right-of-way dedication was not required, the proposed development would meet the required front yard setback.

2. Article 4-900(D)(2)(b)(V) Garage doors of attached garages shall not comprise more than 50% of the total length of a building's front facade. Every two single-bay garage doors or every double garage door shall be offset at least two feet from the plane of an adjacent garage door(s).

The proposed townhomes are front facing/loading. The petitioners have included enhanced architectural features, such as a stone band/accent on the front and sides of the garages to help break-up the front elevations.

3. Article 4-100(D)(2)(g) Sidewalks shall be constructed if none exist whenever any new development, nonresidential or residential is erected, unless a variation is granted. A variation would be required in order to not install sidewalks along Route 176.

   There are no sidewalks on Route 176 east of Route 31 or beyond City Limits.

FINAL PLAT OF SUBDIVISION

The petitioner is requesting a Final Plat of Subdivision for Woodlore Townes Subdivision. The subdivision is a nine lot subdivision to divide the 12 acres into 9 townhome lots for separate ownership.

a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;
   ☐ *Meets* ☐ *Does not meet*

b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;
   ☐ *Meets* ☐ *Does not meet*

c) Providing right-of-way easements for streets and utilities;
   ☐ *Meets* ☐ *Does not meet*

d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;
   ☐ *Meets* ☐ *Does not meet*

e) Ensuring there is adequate open space and recreation facilities to serve development;
   ☐ *Meets* ☐ *Does not meet*

f) Ensuring there is proper recordation of landownership records;
   ☐ *Meets* ☐ *Does not meet*

g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;
   ☐ *Meets* ☐ *Does not meet*

h) Burial of overhead utility lines and all new lines and services in appropriate easements; and

☐ *Meets* ☐ *Does not meet*

i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City

☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

Land Use: Residential

The Comprehensive Plan designates the subject property as Commerce. The proposed amendment is for High Density Residential. The goal of a Residential designation is as follows:

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

The Comprehensive Plan indicates this can be accomplished with the following supporting action:

Supporting Action: Encourage a diversity of housing types throughout the city, which satisfy wide-range needs for all persons regardless of age, race, religion, national origin, physical ability and economic level for existing and future city residents.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lennar Corporation, dated 06/16/2023, received 06/20/2023)
   B. Final Site Plan (Gary R. Weber Associates, Inc., dated 06/21/2023, received 06/23/2023)
   C. Final Plat of Subdivision (Mackie Consultants, LLC, dated 05/01/2023, last revised 08/04/2023, received 08/04/2023)
   D. Final Engineering Plans (Mackie Consultants, LLC, dated 05/09/2023, last revised 08/04/2023, received 08/04/2023)
   E. Final Elevations (Lennar Corporation, undated, received 08/10/2023)
   F. Color Renderings (Lennar Corporation, undated, received 08/10/2023)
   G. Final Landscape Plans (Gary R. Weber Associates, Inc., dated 06/21/2023, received 06/23/2023)
   H. Fire Truck Turning Radius Exhibit (Mackie Consultants, LLC, dated 08/08/2023, received 08/09/2023)

2. Elevations:
   A. The buildings must alternate between shake siding around the windows and vertical siding in the peaks and vertical siding around the windows and shake siding in the peaks.
   B. The end columns must have a stone base.
   C. All housing types are to be constructed with premium vinyl siding (0.044 or greater) and installed properly with long runs in order to allow for movement during temperature changes.

3. The permit plans (Site Plan, Landscape Plan and Engineering Plans) shall be revised to include the added guest parking spaces in the center island on White Oak Circle.

4. Work with city staff to finalize the landscape/tree preservation plan.

5. Provide Covenants, Codes and Restrictions for staff review. The maintenance responsibility for the landscape island at White Oak Circle shall be the responsibility of the Homeowners Association.

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

PIQ Map
4262 Route 176



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Woodlore Towns Community

Action Requested

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

Petitioner Information

Name: Lennar Corporation

Address: 1700 East Golf Road, Suite 1100

Schaumburg, IL 60173

Phone: 224-293-3115

Fax: _____

E-mail: richard.murphy@lennar.com

Owner Information (if different)

Name: Calatlantic Group Inc

Address: Same

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: The development of 45 townhome units, comprised of 9 buildings, as well as the underground and surface infrastructure associated with this type of project.

The project site contains 12.46 acres and this application requests the rezoning of the parcel from B-2 General Commercial (PUD) to R-3B Multifamily (PUD), as well as approval of a Final PUD, Final Plat of Subdivision and Comprehensive Plan Amendment.

Project Address/Location: Carpathian Drive and IL Route 176, Crystal Lake, IL

PIN Number(s): 14-34-226-005

Development Team

Please include address, phone, fax and e-mail

Developer: Lennar Corporation (Same as Petitioner)
Richard.murphy@lennar.com

Architect: Lennar Corporation (Same as Petitioner)

Attorney: Lisa Waggoner, 4 N. Walkup Ave., Crystal Lake, IL 60014 815 477 0830
lwaggoner@waggonerlawfirm.com

Engineer: Mackie Consultants, LLC,9575 Higgins Rd., Suite 500, Rosemont, IL 60018
mlarmon@mackieconsult.com

Landscape Architect: Gary R. Weber Associates, 402 W. Liberty Dr., Wheaton, IL 60187

Planner: Lennar Corporation (Same as Petitioner)

Surveyor: Mackie Consultants, LLC Same as above

Other:

Signatures

Lisa M. Waggoner Lisa M. Waggoner, attorney and agent 6/16/23

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

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

OWNER: Print and Sign name **Date**

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

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

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

Owner Information

Name: Calatlantic Group Inc.

Address: 1700 East Golf Road, Suite 1100

Schaumburg, IL 60173

Phone: 224-293-3115

E-mail: richard.murphy@lennar.com

Project Name & Description: The Townes at Woodlore

The development of 45 townhome units, comprised of 9 buildings, as well as the underground and surface infrastructure associated with this type of development.

Project Address/Location: Carpathian Drive & IL Route 176, Crystal Lake, IL

Signature Richard L Murphy

RICHARD L. MURPHY (AS AGENT) 6/16/23

Owner: Print and Sign name Date

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

Northwest Herald

NORTHWEST HERALD

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Publication County:
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Notice Keywords:
lennar

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Notice URL:

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Notice Publish Date:
Friday, July 28, 2023

Notice Content

LEGAL NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Lennar Corporation LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by Lennar Corporation for approval of a Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary and Final Planned Unit Development at the following real estate commonly known as 4262 Route 176, Crystal Lake, Illinois 60014 bearing PIN: 14-34-226-007 and consisting of approximately 12.46 vacant acres. This application is filed for the purposes of seeking a Comprehensive Land Use Plan Map Amendment from Commerce to High Density Residential, Rezoning from B-2 PUD General Commercial to R-3B PUD Multi-Family Residential, Final Plat of Subdivision, Preliminary and Final Planned Unit Development for a 47-unit townhome development and any variations as necessary to approve the plans as presented pursuant to Article 3, Article 4, Article 5 and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, August 16, 2023, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present. Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal Lake (Published in the Northwest Herald on July 28, 2023) 2097254

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SITE DATA

LAND USE	UNITS	AREA
TRADITIONAL TOWNHOMES	47	14.5

0 50' 100' 200'

SCALE: 1"=100'

NORTH

ILLUSTRATIVE PLAN
WOODLORE TOWNES
CRYSTAL LAKE, ILLINOIS

6/21/2023

LENNAR

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
WWW.GRWAINC.COM

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Landscape Plan

WOODLORE TOWNES

Crystal Lake, Illinois

June 21, 2023

CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

MACKIE CONSULTANTS, LLC
9575 WEST HIGGINS ROAD, SUITE 500
ROSEMONT, ILLINOIS 60018

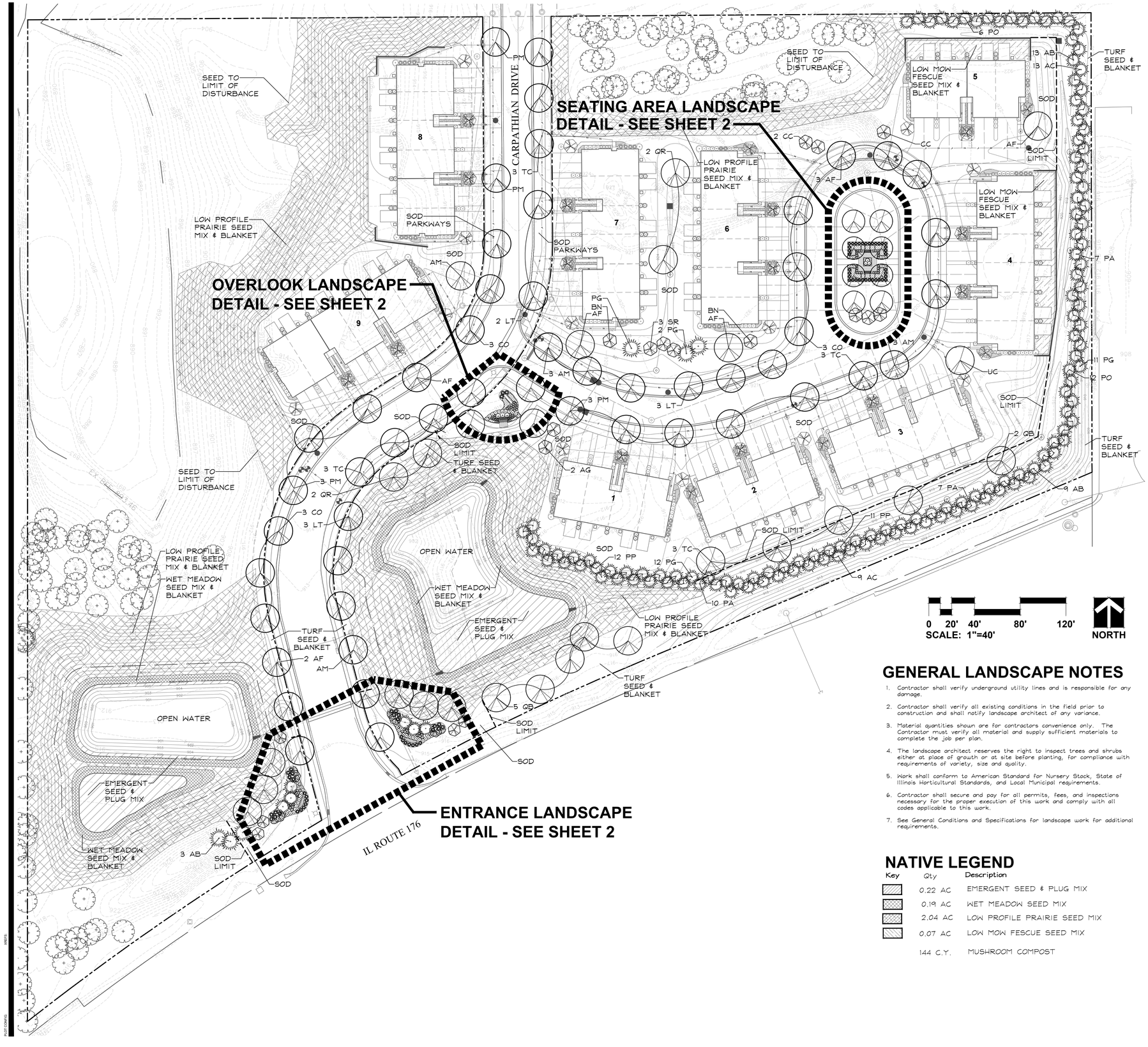


LOCATION MAP
SCALE: 1"=400'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE DETAILS
3	TYPICAL FOUNDATION LANDSCAPE PLANS
4	TYPICAL FOUNDATION LANDSCAPE PLANS
5	AMENITY DETAILS
6	MONUMENT DETAILS
7	TREE PRESERVATION PLAN
8	TREE INVENTORY
9	LANDSCAPE SPECIFICATIONS
10	LANDSCAPE SPECIFICATIONS

LENNAR®



PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AF	20	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
AM	12	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
CO	9	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
LT	8	Liriodendron tulipifera TULIPTREE	2 1/2" Cal.	
PM	8	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	7	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QR	4	Quercus rubra RED OAK	2 1/2" Cal.	
TC	12	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
UC	7	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
		ORNAMENTAL TREES		
AG	4	Amelanchier x grandiflora APPLE SERVICEBERRY	8' Ht.	Clump Form
BN	3	Betula nigra 'Cully' HERITAGE RIVER BIRCH	8' Ht.	Multi-Stem
CC	12	Cercis canadensis EASTERN REDBUD	8' Ht.	Multi-Stem
SR	3	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	8' Ht.	Multi-Stem
		EVERGREEN TREES		
AB	25	Abies balsamea var. phanerolepis CANAAN FIR	8' Ht.	
AC	22	Abies concolor WHITE FIR	8' Ht.	
PA	24	Picea abies NORWAY SPRUCE	8' Ht.	
PG	32	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PO	18	Picea omorika SERBIAN SPRUCE	8' Ht.	
PP	23	Picea pungens COLORADO SPRUCE	8' Ht.	
		DECIDUOUS SHRUBS		
CS	3	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
HP	27	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
PH	12	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	36" Tall	4' O.C.
WB	9	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
IG	36	Ilex glabra 'Shamrock' SHAMROCK INKBERRY	24" Wide	3' O.C.
JK	20	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
JC	14	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
JS	3	Juniperus chinensis var. sargentii 'Virdis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
		ORNAMENTAL GRASSES		
CK	36	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
PE	14	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
SH	60	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
AL	28	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
HR	24	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
IS	24	Iris sibirica 'Caesars Brother' CAESAR'S BROTHER SIBERIAN IRIS	#1	24" O.C.
NM	49	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
PF	7	Phlox 'Forever Pink' FOREVER PINK PHLOX	#1	18" O.C.
PR	60	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.
SE	10	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.
		MISC. MATERIALS		
	85	SHREDDED HARDWOOD MULCH	C.Y.	
	8,587	SOD	S.Y.	
	1.16	TURF SEED & EROSION CONTROL BLANKET	AC.	

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.

NATIVE LEGEND

Key	Qty	Description
	0.22 AC	EMERGENT SEED & PLUG MIX
	0.19 AC	WET MEADOW SEED MIX
	2.04 AC	LOW PROFILE PRAIRIE SEED MIX
	0.07 AC	LOW MOW FESCUE SEED MIX
	144 C.Y.	MUSHROOM COMPOST

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CRYSTAL LAKE, ILLINOIS

OVERALL LANDSCAPE PLAN

REVISIONS	
2	6.21.2023
1 - FOR BID	6.07.2023

DATE	5.09.2023
PROJECT NO.	LN22129
DRAWN	CLE
CHECKED	GFB
SHEET NO.	1 OF 10

Know what's Below. Call before you dig.

XREFS:
PLOT CONFIG:

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	30.000
Fall or Dormant Cover Crop		
Tricticum aestivum	Regreen	10.000

Emergent Wetland Plant Mix

Stormwater basin bottoms in areas with 6" of water

Botanical Name	Common Name	lbs / AC	Plugs / AC.
Acorus americanus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Iris virginica shrevei	Blue Flag	0.500	494
Juncus effusus	Common Rush	0.500	
Leersia oryzoides	Rice Cut Grass	1.250	494
Pontederia cordata	Pickerel Weed	0.250	494
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus acutus	Hardstem Bulrush	0.500	988
Scirpus fluviatilis	River Bulrush	1.000	494
Scirpus pungens	Chairmaker's Rush	0.250	
Scirpus validus	Great Bulrush	0.500	988
Sparganium eurycarpum	Bur Reed	1.000	494
	Total Emergent Wetland Mix	**8.750**	**5434**

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scoparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.721**
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Chamaecrista fasciculate	Partridge pea	0.188
Euthamia grammifolia	Grassleaved Goldenrod	0.300
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Symphyotrichium novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida var. sullvantii	Showy Black-Eyed Susan	0.250
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.037**
	Total Wet Meadow Seed Mix	**10.758**

Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus trachycaulus	Slender Wheatgrass	2.000
Elymus canadenesis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
	Total Grasses	**17.125**
Wildflowers/Broadleaves		
Allium cernuum	Nodding Wild Onion	0.190
Amorpha canscens	Lead Plant	0.125
Asclepia canadensis	Whorled Milkweed	0.063
Asclepias tuberosa	Butterflyweed	0.500
Astragalus canadensis	Canada Milk Vetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia fulgida var. sullivantii	Showy Black-Eyed Susan	0.500
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphoytrichum leave	Smooth Blue Aster	0.063
Tradescantia ohiensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**5.640**
	Total Low Profile Prairie Seed Mix	**22.765**

Low Mow Fescue Seed Mixture - Mixture -7 lbs. / 1,000 sq. ft.

Festuca longifolia	Hard Fescue	25%
Festuca rubra var. commutate	Chewing Fescue	25%
Festuca rubra var. rubra	Creeping Red Fescue	25%
Festuca ovina	Sheeps Fescue	25%

PLANTING DETAILS

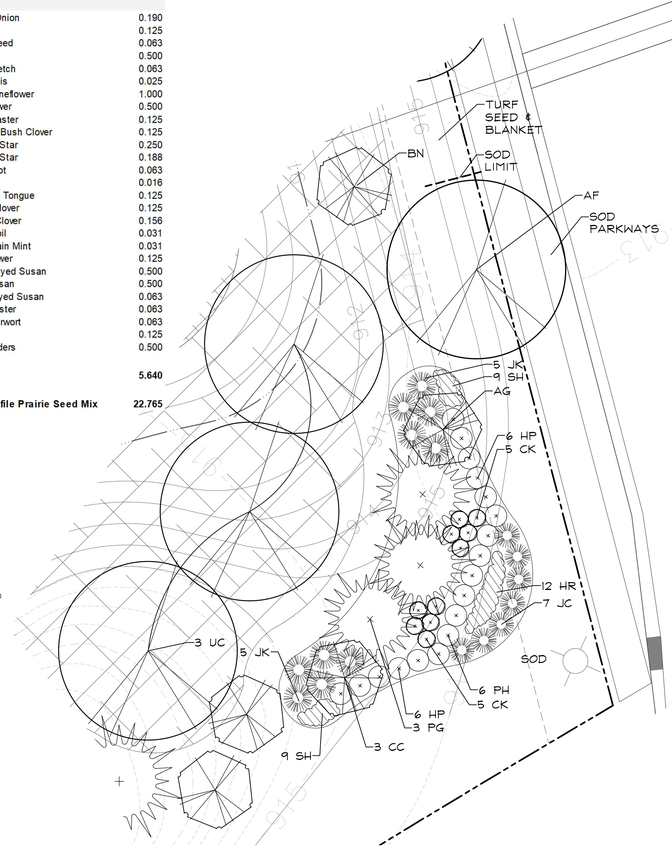
PERENNIALS AND GROUNDCOVERS
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DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE

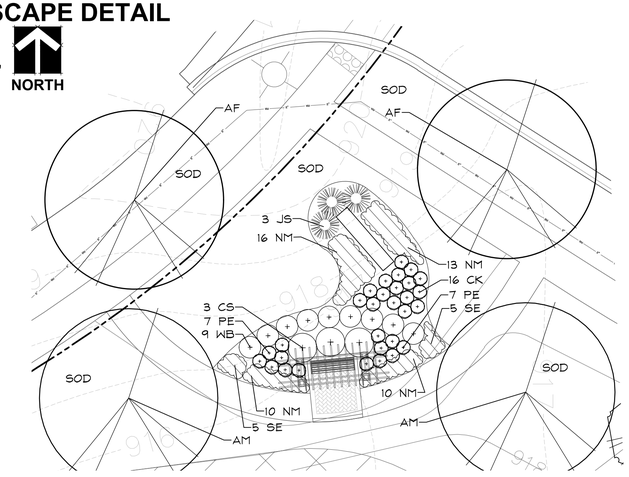
EVERGREEN TREES
NOT TO SCALE

NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE

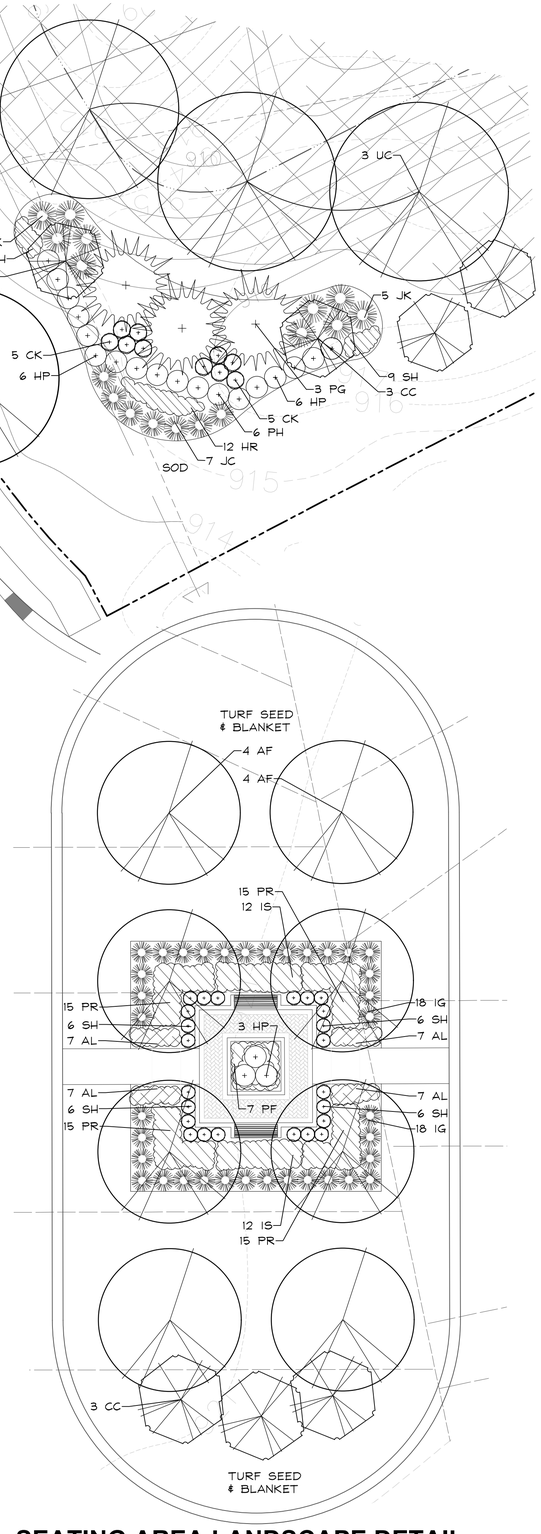
DECIDUOUS TREES
NOT TO SCALE



ENTRANCE LANDSCAPE DETAIL
0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH



OVERLOOK LANDSCAPE DETAIL
0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH



SEATING AREA LANDSCAPE DETAIL
0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH

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LANDSCAPE DETAILS

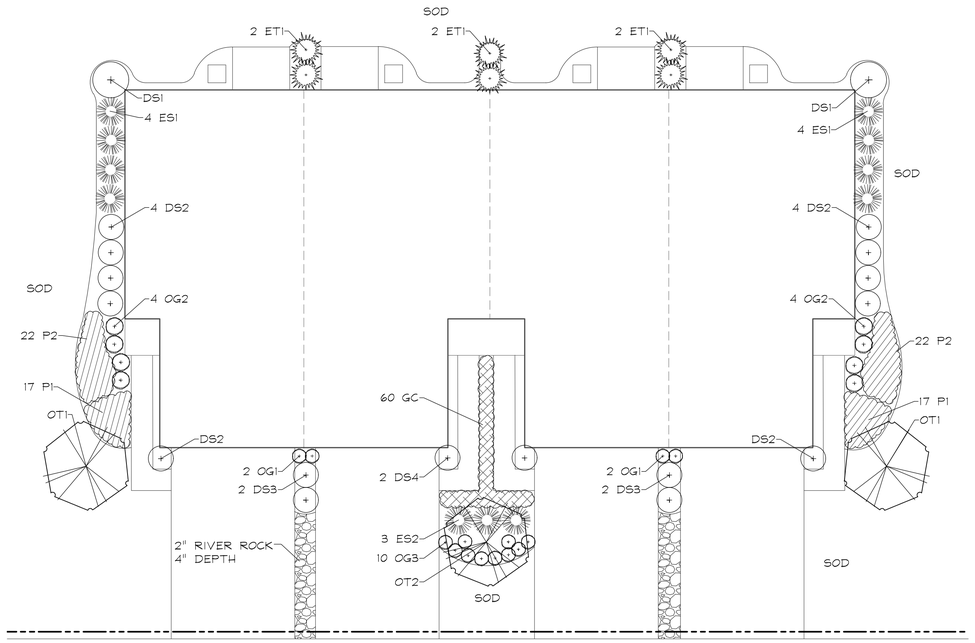
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1 - FOR BID	6.07.2023

REVISIONS

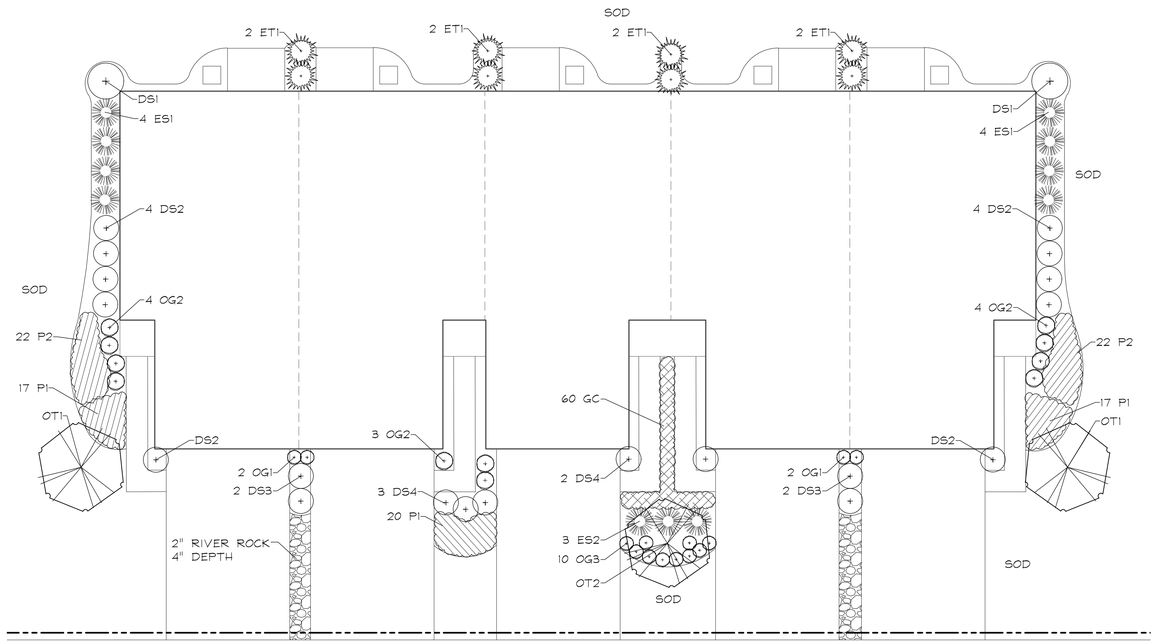
DATE	5.09.2023
PROJECT NO.	LN22129
DRAWN	CLE
CHECKED	GFB
SHEET NO.	2 OF 10

Know what's below. Call before you dig.

KRER
PLOT CONFIG



4 UNIT TOWNHOME TYPICAL FOUNDATION
SCALE: 1"=10'



5 UNIT TOWNHOME FOUNDATION
SCALE: 1"=10'

4-UNIT TOWNHOME PLANT LIST - A
(BLDG. 1)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
OT2	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	2	Viburnum x juddii JUDD VIBURNUM	30" Tall	5' O.C.
DS2	10	Cornus sericea 'Farrow' ARCTIC FIRE DOGWOOD	24" Tall	3'-6" O.C.
DS3	4	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
DS4	2	Viburnum carlesii 'SMVCB' SPICE BABY VIBURNUM	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	8	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	3	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	4	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	8	Panicum virgatum 'Shenandoah' SHENANDOAH RED SNITCH GRASS	#1	30" O.C.
OG3	10	Pennisetum alopecuroides 'Desert Plains' PRAIRIE WINDS FOUNTAIN GRASS	#1	24" O.C.
		PERENNIALS		
P1	34	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P2	44	Geranium x 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
		GROUNDCOVER		
GC	60	Ajuga reptans 'Bronze Beauty' BRONZE BEAUTY BUGLEWEED	#SP4	12" O.C.
		MISC. MATERIALS		
	9	SHREDDED HARDWOOD MULCH	C.Y.	
	1.3	2" RIVER ROCK	C.Y.	

4-UNIT TOWNHOME PLANT LIST - B
(BLDGS. 2 & 5)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
OT2	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	2	Cornus sericea 'Isanti' REDOSIER DOGWOOD	30" Tall	5' O.C.
DS2	10	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3'-6" O.C.
DS3	4	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
DS4	2	Spiraea japonica 'Neon Flash' NEON FLASH SPIREA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	8	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	3	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	4	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	8	Panicum virgatum 'Heavy Metal' BLUE SWITCH GRASS	#1	30" O.C.
OG3	10	Carex bicknellii COPPER SHOULDERED OVAL SEDGE	#1	24" O.C.
		PERENNIALS		
P1	34	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	44	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
		GROUNDCOVER		
GC	60	Pachysandra terminalis 'Green Carpet' GREEN CARPET JAPANESE SPURGE	#SP4	12" O.C.
		MISC. MATERIALS		
	9	SHREDDED HARDWOOD MULCH	C.Y.	
	1.3	2" RIVER ROCK	C.Y.	

5-UNIT TOWNHOME PLANT LIST
(BLDG. 3)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Betula populifolia 'Whitespire' WHITESPIRE GRAY BIRCH	6' Ht.	Multi-Stem
OT2	1	Malus 'Jewelcole' RED JEWEL CRABAPPLE	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	8	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	2	Syringa patula 'Miss Kim' MISS KIM LILAC	30" Tall	5' O.C.
DS2	10	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3'-6" O.C.
DS3	4	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
DS4	5	Hydrangea macrophylla 'Bailmer' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	8	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	3	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	4	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	11	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	30" O.C.
OG3	10	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
P1	54	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	44	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
		GROUNDCOVER		
GC	60	Pachysandra terminalis 'Green Carpet' GREEN CARPET JAPANESE SPURGE	#SP4	12" O.C.
		MISC. MATERIALS		
	10	SHREDDED HARDWOOD MULCH	C.Y.	
	1.3	2" RIVER ROCK	C.Y.	

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TYPICAL FOUNDATION LANDSCAPE PLANS

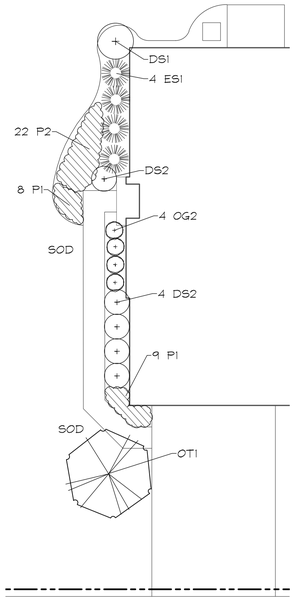
2	6.21.2023
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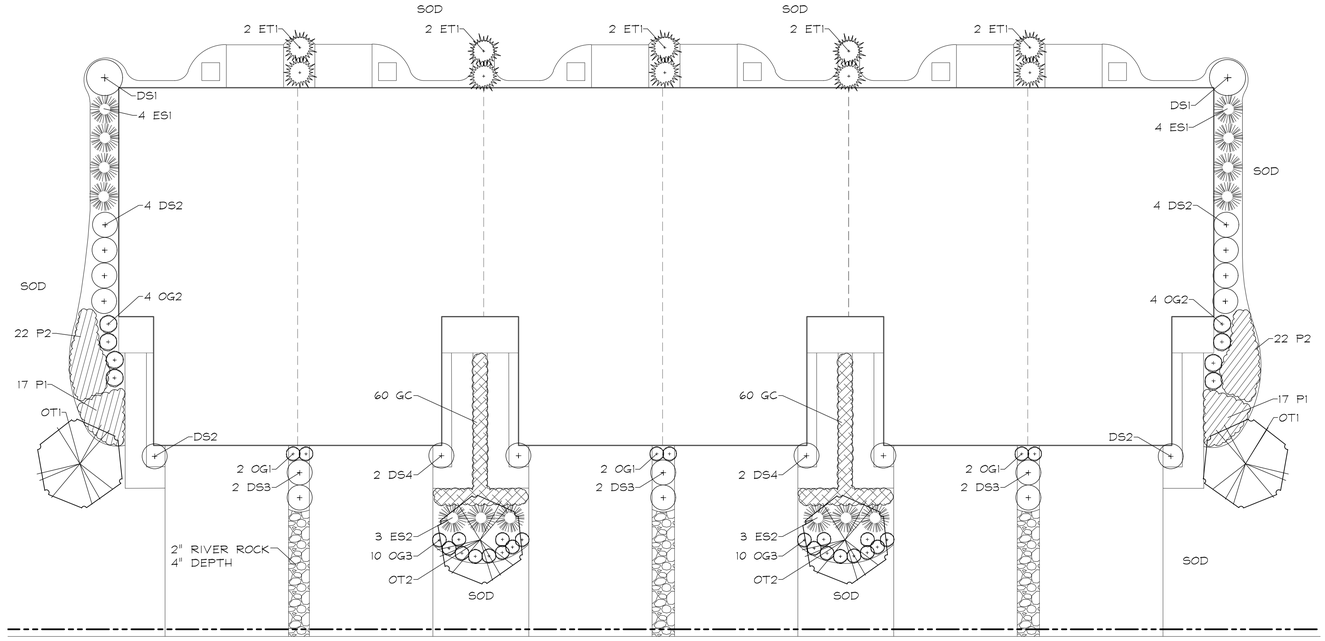
3 OF 10

Know what's Below. Call before you dig.

XREFS:
PLOT CONFIG:



ALTERNATE END UNIT PLANTING & LAYOUT
SCALE: 1"=10'



6 UNIT TOWNHOME TYPICAL FOUNDATION
SCALE: 1"=10'

6-UNIT TOWNHOME PLANT LIST - A
(BLDGS. 7 & 8)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
OT2	2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	10	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	2	Hydrangea paniculata 'Bulk' QUICK FIRE HYDRANGEA	30" Tall	5' O.C.
DS2	10	Cornus sericea 'Farrow' ARCTIC FIRE DOGWOOD	24" Tall	3'-6" O.C.
DS3	6	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
DS4	4	Weigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	8	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	6	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	6	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	8	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	30" O.C.
OG3	20	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
P1	34	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	44	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
		GROUNDCOVER		
GC	120	Pachysandra terminalis 'Green Carpet' GREEN CARPET JAPANESE SPURGE	#SP4	12" O.C.
		MISC. MATERIALS		
	11	SHREDDED HARDWOOD MULCH	C.Y.	
	2	2" RIVER ROCK	C.Y.	

6-UNIT TOWNHOME PLANT LIST - B
(BLDGS. 4, 6 & 9)

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Syringa pekinensis 'Morton' CHINA SNOW PEKING LILAC	6' Ht.	Multi-Stem
OT2	2	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
		EVERGREEN TREES		
ET1	10	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		DECIDUOUS SHRUBS		
DS1	2	Syringa 'SMSJBP7' DARK PURPLE BLOOMERANG LILAC	30" Tall	5' O.C.
DS2	10	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3'-6" O.C.
DS3	6	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
DS4	4	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	8	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	6	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	6	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	8	Panicum virgatum 'Shenandoah' SHENANDOAH RED SWITCH GRASS	#1	30" O.C.
OG3	20	Pennisetum alopecuroides 'Desert Plains' PRAIRIE WINDS FOUNTAIN GRASS	#1	24" O.C.
		PERENNIALS		
P1	34	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	44	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
		GROUNDCOVER		
GC	120	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
		MISC. MATERIALS		
	11	SHREDDED HARDWOOD MULCH	C.Y.	
	2	2" RIVER ROCK	C.Y.	

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TYPICAL FOUNDATION LANDSCAPE PLANS

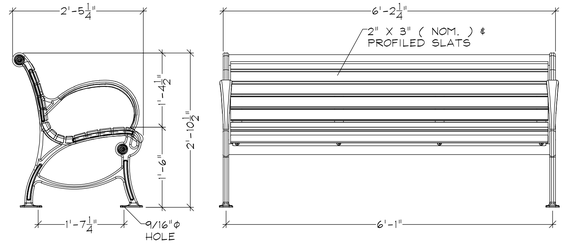
2	6.21.2023
1 - FOR BID	6.07.2023
REVISIONS	

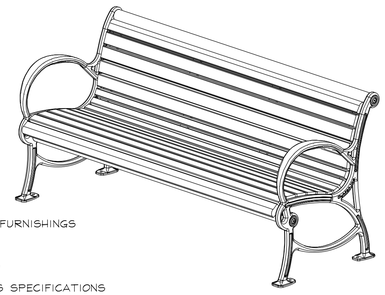
DATE	5.09.2023
PROJECT NO.	LN22129
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CHECKED	GFB
SHEET NO.	

4 OF 10

Know what's below. Call before you dig.

KRIER
PLOT CONFIG





MANUFACTURER: DUMOR SITE FURNISHINGS
MODEL: 447 - 6 FT.
COLOR: BLACK
SLATS: DOUGLAS FIR
MOUNTING: SURFACE MOUNTED

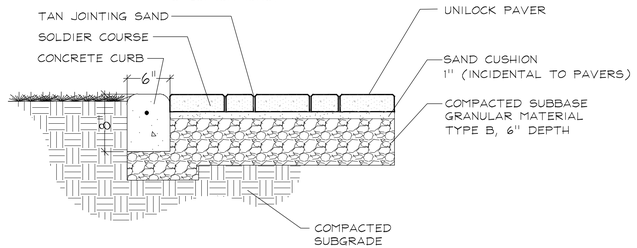
INSTALL PER MANUFACTURER'S SPECIFICATIONS

BENCH DETAIL
NOT TO SCALE

PAVER NOTES:

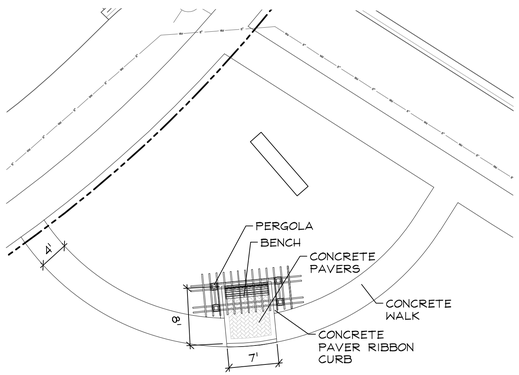
MANUFACTURER:	UNILOCK
PAVER UNIT:	COPTHORNE
PAVER COLOR:	BURGUNDY RED
PAVER PATTERN:	COPTHORNE B
SOLDIER UNIT:	COPTHORNE
SOLDIER COLOR:	BASALT

INSTALL PER MANUFACTURER'S SPECIFICATIONS.

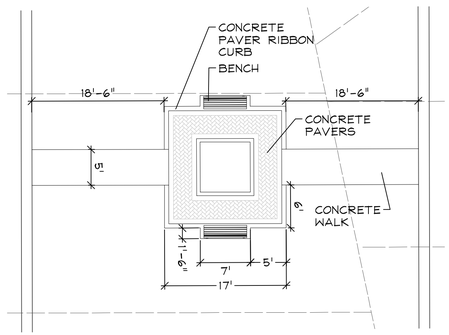


PAVER & CURB DETAIL
NOT TO SCALE

CONCRETE WALK DETAIL
NOT TO SCALE



OVERLOOK LAYOUT PLAN
0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH

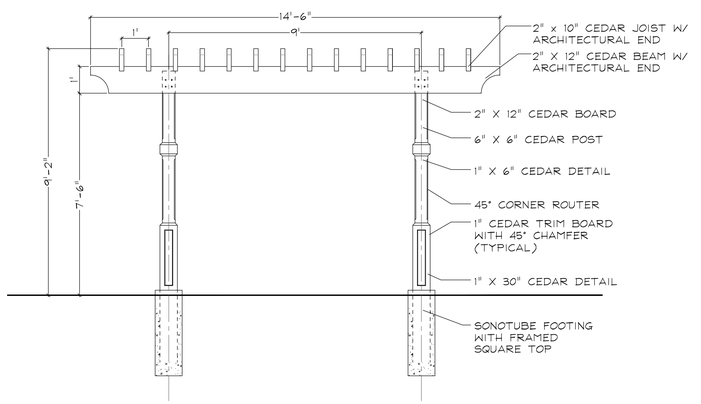


SEATING AREA LAYOUT PLAN
0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH

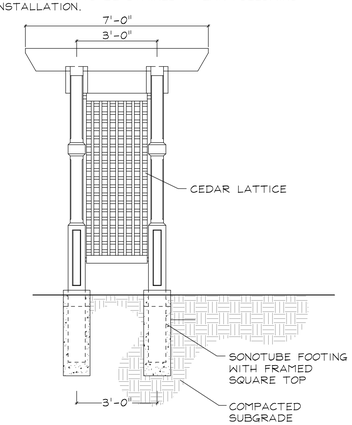
NOTES:
1. CONTRACTOR SHALL SUBMIT MATERIAL SAMPLES TO LANDSCAPE ARCHITECT AND OWNER FOR REVIEW PRIOR TO CONSTRUCTION.

2. ATTACH STRUCTURE WITH APPROVED GALVANIZED ZINC COATED MOUNTING BRACKETS

3. PERGOLAS TO BE STAINED 1 YEAR FOLLOWING INSTALLATION.



PERGOLA DETAIL
NOT TO SCALE



SITE FURNISHINGS SCHEDULE

ITEM	QTY	MODEL	MANUFACTURER	COMMENT
6' BACKED BENCH	3	447	DUMOR	COLOR: BLACK SLATS: WOOD - IPE
CONCRETE PAVERS	246 S.F.	COPTHORNE	UNILOCK	COLOR: BURGUNDY RED SOLDIER COURSE: COPTHORNE SOLDIER COURSE COLOR: BASALT
PERGOLA	1			
CONCRETE PAVER RIBBON CURB	120 L.F.			
CONCRETE WALKS & BENCH PADS	456 S.F.			

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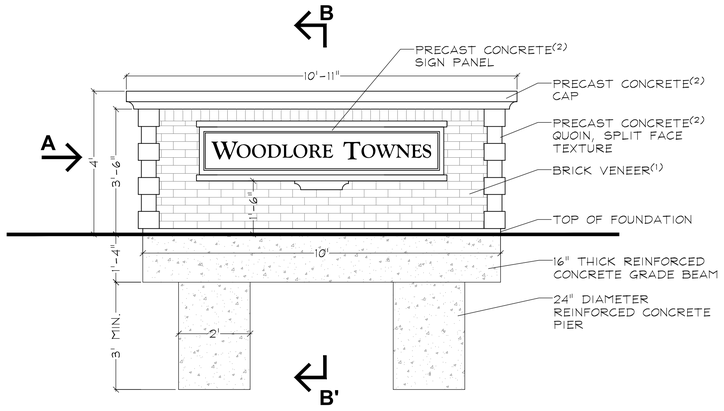
AMENITY DETAILS

2	6.21.2023
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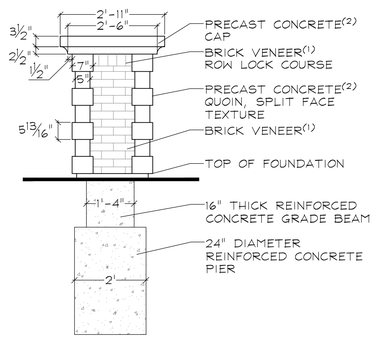
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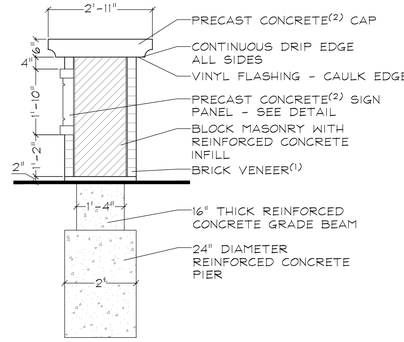
XREFS:
PLOT CONFIG:



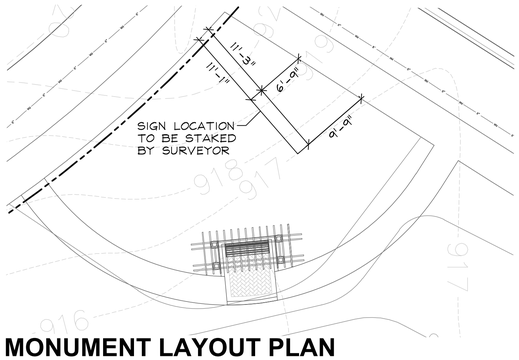
MONUMENT FRONT ELEVATION
SCALE: 1/2"=1'-0"



ELEVATION A



SECTION B-B'

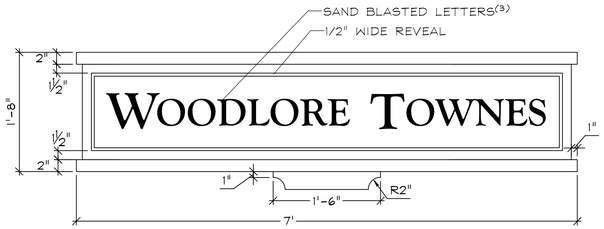


MONUMENT LAYOUT PLAN
0 5' 10' 20' 30'
SCALE: 1"=10'
NORTH

(1) BRICK VENEER: MERIDIAN BRICK
MICHIGAN COLLECTION
GRAND RIVER
SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL

(2) PRE-CAST CONCRETE COLOR: NATURAL
SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL

(3) SIGN LETTERING FONT: GOUDY OLD STYLE
PAINTED BLACK



SIGN PANEL DETAIL
SCALE: 1"=1'-0"

ENTRANCE MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

A. The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:

1. Submission of color and material samples
2. Submission of shop drawings
3. Submission of construction schedule
4. Verification of existing conditions and underground utilities
5. Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locates.
6. Comply with all applicable codes

2.0 QUALITY ASSURANCE

A. Construction shall conform to ©Building Code Requirements for Engineered Brick Masonry," BIA, latest edition.

B. All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.

C. Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.

D. No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. N o additives shall be used, unless approved in writing by the owner.

E. All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

A. Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. All streets and curbs must be cleaned at the end of each working day.

D. All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

A. Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.

B. Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

A. Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.

1. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.

B. Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.

C. Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.

D. Provide certificate of insurance per the owner's requirements.

E. Provide names and contact information for any subcontractors and suppliers.

F. Shop Drawings:

1. Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work:
2. Submit one (1) set prints with following items in detail:
   a) Sizes
   b) Sections
   c) Dimensions and numbering of stone and brick.
   d) Arrangements of joints and bond.
3. Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
4. Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Loading and Shipment:

1. Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit, all brick, and limestone to be used for the work.
2. Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.

B. Unloading and Storage:

1. Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
2. Store brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
3. Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

A. Mortar:

1. Cement: white, non-staining masonry cement, conforming to ASTM-C91.
2. Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-CIAA. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
3. Lime: Hydrated, conforming to ASTM-C207, Type S.
4. Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.

B. Foundation

Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.

C. Mortar Beds:

1. Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
2. Provide sufficient mortar on ends of brick to completely fill head joints.
3. Rock closure into place with head joints thrown against two adjacent bricks in place.

D. Mortar Joints; Horizontal and vertical face joints:

1. Nominal thickness: 3/8 inch.
2. Construct uniform joints.
3. Shove vertical joints tight.
4. Tool concave joints in exposed surfaces when thumbprint hard.
5. Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
6. Movement joints: Keep clean of all mortar and debris.

E. Flashing:

1. Install complete and continuous under stone copings and other projections.
2. Lap joints 6". Seal entire contact surface with mastic.
3. Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
4. Cover flashing with mortar.

F. Weepholes

1. Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
2. Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
3. Keep weepholes and area above flashing free of mortar droppings.

8.0 CLEAN UP AND PROTECTION

A. All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.

B. Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.

C. During work, store materials and equipment as directed by the owner.

D. Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.

9.0 INSPECTION AND ACCEPTANCE

A. The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.

B. Notify the Owner's representative when completed, for final design conformance review.

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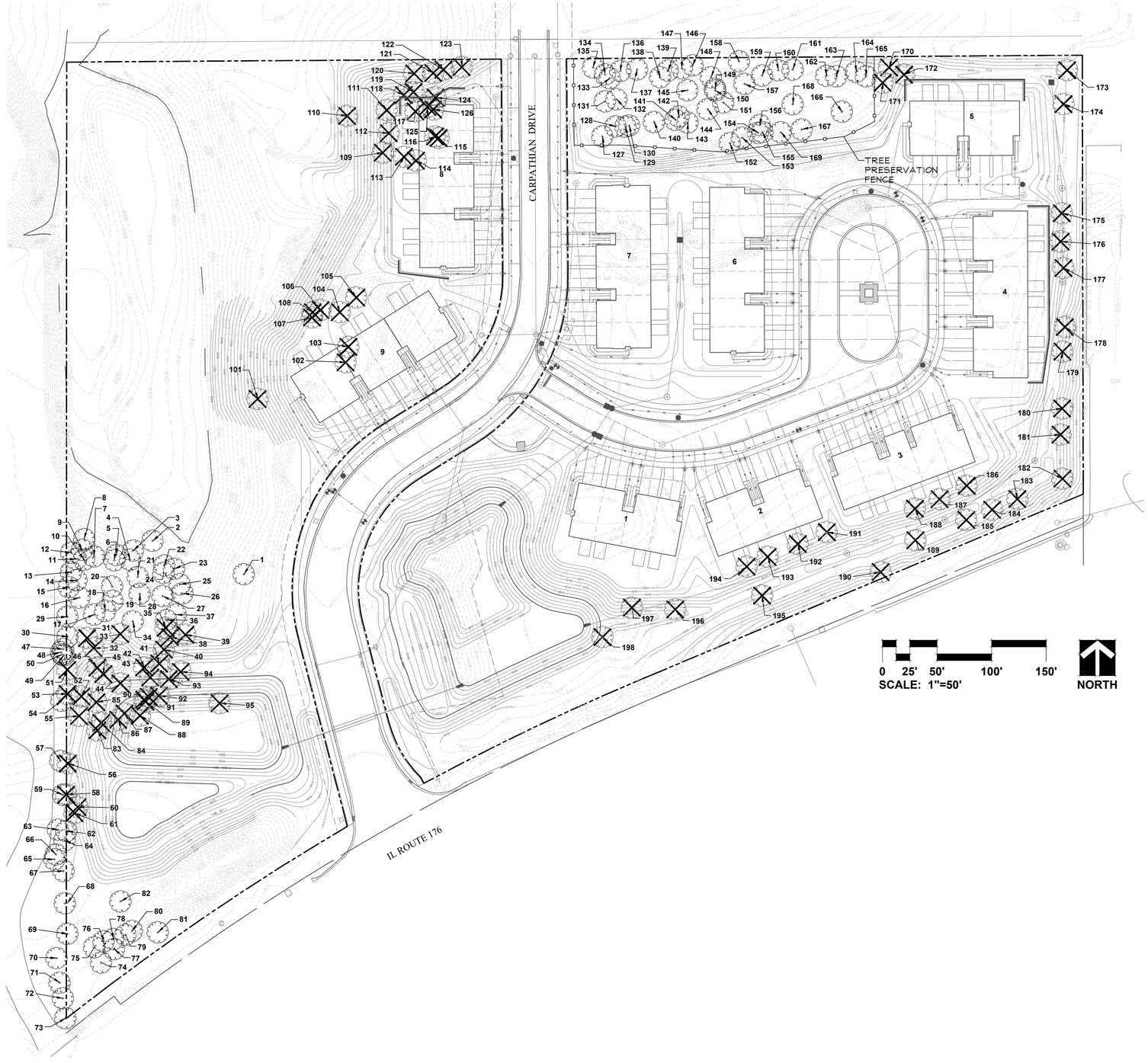
MONUMENT DETAILS

2	6.21.2023
1 - FOR BID	6.07.2023
REVISIONS	

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PROJECT NO.	LN22129
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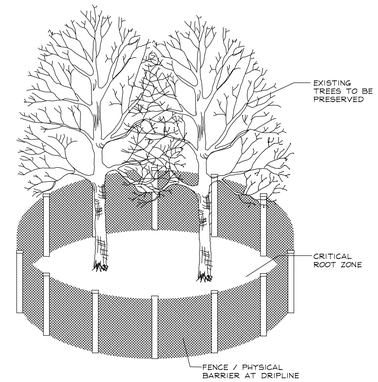
Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:



TREE PRESERVATION NOTES

1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



TREE PRESERVATION DETAIL
(NOT TO SCALE)

LEGEND

123 — EXISTING TREE TO BE PRESERVED

123 — EXISTING TREE TO BE REMOVED

GR WA
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TREE PRESERVATION PLAN

2	6.21.2023
1 - FOR BID	6.07.2023
REVISIONS	

DATE	5.09.2023
PROJECT NO.	LN22129
DRAWN	CLE
CHECKED	GFB
SHEET NO.	7 OF 10

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

XREFS
PLOT CONFIG

TREE INVENTORY

1) Trees measured at 4.5 above the ground - DBH (diameter Breast Height)
2) All trees 2" DBH and above tagged for A and B groups. All trees 6" DBH and above tagged for C and D groups. Shrubs, and cedar were not tagged.
3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good to Fair	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disase evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TOTAL TREES REVIEWED: 193

TAG NO.	SCIENTIFC NAME	COMMON NAME	DBH (inches)	DESCRIPTION	RATING	ACTION	NOTES
1	*Betula nigra*	River Birch	3,3,2,1	Good	2	Preserve	
2	*Prunus serotina*	Black Cherry	6	Good	2	Preserve	Dead branches
3	*Quercus macrocarpa*	Burr Oak	30	Good	2	Preserve	Dead branches, lower dead limbs
4	*Quercus macrocarpa*	Burr Oak	13	Good	2	Preserve	Dead branches, dead limbs
5	*Acer negundo*	Box Elder	5	Fair	3	Preserve	Dead branches
6	*Quercus macrocarpa*	Burr Oak	34	Good	2	Preserve	Dead limbs
7	*Quercus macrocarpa*	Burr Oak	16	Poor	4	Preserve	Crowded, dead branches, dead limbs
8	*Quercus macrocarpa*	Burr Oak	24	Fair	3	Preserve	Dead branches
9	*Acer negundo*	Box Elder	5	Poor	4	Preserve	Dead, crown lean
10	*Juglans nigra*	Black Walnut	6	Poor	4	Preserve	Dead crown
11	*Quercus macrocarpa*	Burr Oak	29	Fair	3	Preserve	Dead limbs
12	*Morus alba*	White Mulberry	7	Poor	4	Preserve	Strong lean
13	*Morus alba*	White Mulberry	5	Fair	3	Preserve	Dead branches
14	*Acer negundo*	Box Elder	6	Fair	3	Preserve	Dead branches, crown lean
15	*Morus alba*	White Mulberry	22	Fair	3	Preserve	Dead branches, dead limbs, hilll
16	*Quercus macrocarpa*	Burr Oak	26	Dead	6	Preserve	
17	*Quercus macrocarpa*	Burr Oak	16	Fair	3	Preserve	Dead branches
18	*Quercus macrocarpa*	Burr Oak	30	Fair	3	Preserve	Dead leader (will need to be cut)
19	*Acer negundo*	Box Elder	7	Poor	4	Preserve	Crooked, dead branches
20	*Quercus macrocarpa*	Burr Oak	21	Fair	3	Preserve	Crooked crown
21	*Quercus macrocarpa*	Burr Oak	31	Fair to Poor	3	Preserve	Broken limb (recent)
22	*Prunus serotina*	Black Cherry	7	Poor	5	Preserve	Dead crown
23	*Acer negundo*	Box Elder	4	Poor	5	Preserve	Strong lean, sawdust, dead limbs
24	*Prunus serotina*	Black Cherry	10	Fair	4	Preserve	Dead branches
25	*Acer negundo*	Box Elder	8	Poor	5	Preserve	Dead crown
26	*Juglans nigra*	Black Walnut	4	Poor	4	Preserve	Dead branches, sparse crown
27	*Quercus macrocarpa*	Burr Oak	25	Poor	4	Preserve	Dead limbs, dead branches
28	*Quercus macrocarpa*	Burr Oak	20	Dead	6	Preserve	
29	*Morus alba*	White Mulberry	16	Poor	4	Preserve	Lean, dead limbs, dead branches
30	*Morus alba*	White Mulberry	7	Poor	4	Preserve	Lean, dead branches
31	*Quercus macrocarpa*	Burr Oak	66	Poor	5	Preserve	Dead leader, hollow cavity at center of trunk, good crown
32	*Morus alba*	White Mulberry	3	Good	2	Preserve	
33	*Quercus macrocarpa*	Burr Oak	21	Good	2	Preserve	
34	*Quercus sp.*	Oak	20	Dead	6	Preserve	Bark gone
35	*Quercus macrocarpa*	Burr Oak	28	Dead	6	Remove	
36	*Quercus macrocarpa*	Burr Oak	41	Fair	3	Preserve	Dead branches, dead leader, fused, broken leader, other leader good
37	*Quercus macrocarpa*	Burr Oak	28	Fair to Poor	3	Preserve	Strong lean
38	*Quercus macrocarpa*	Burr Oak	21	Fair to Poor	3	Remove	Strong lean
39	*Prunus serotina*	Black Cherry	7	Fair to Poor	3	Remove	Supporting fallen tree (Tag 042)
40	*Acer negundo*	Box Elder	8	Poor	4	Remove	Strong lean
41	*Quercus macrocarpa*	Burr Oak	13	Fair to Poor	3	Remove	Lean
42	*Quercus macrocarpa*	Burr Oak	28	Dead	6	Remove	Broken/fallen
43	*Quercus macrocarpa*	Burr Oak	38	Fair	3	Remove	Dead branches, dead leader, remaining crown good
44	*Juglans nigra*	Black Walnut	10	Fair	4	Remove	Dead branches
45	*Quercus macrocarpa*	Burr Oak	31	Good	2	Remove	Dead branches, sawdust at base but no peeling bark or hollow areas
46	*Quercus macrocarpa*	Burr Oak	16	Fair	3	Remove	Dead branches
47	*Morus alba*	White Mulberry	6	Poor	4	Preserve	Crowded, dead branches, unbalanced
48	*Ulmus pumila*	Siberian Elm	8	Poor	4	Preserve	Crowded, dead branches
49	*Morus alba*	White Mulberry	5	Fair	3	Preserve	Dead branches
50	*Acer negundo*	Box Elder	14	Poor	4	Preserve	Strong lean, dead branches
51	*Morus alba*	White Mulberry	12	Fair	3	Remove	Dead branches
52	*Unknown*	Unknown	23	Dead	6	Remove	
53	*Morus alba*	White Mulberry	11	Poor	4	Remove	Crowded, supporting fallen limb
54	*Ulmus pumila*	Siberian Elm	8, 7	Poor	4	Preserve	Dead branches, dead leader, twisted leader
55	*Quercus macrocarpa*	Burr Oak	34, 26	Good	2	Remove	Dead branches, dead leader
56	*Prunus serotina*	Black Cherry	24	Poor	4	Remove	Strong lean, dead limbs, dead branches, cavity
57	*Ulmus pumila*	Siberian Elm	9, 6	Poor	4	Preserve	Twisted leader, dead branches, crowded
58	*Prunus serotina*	Black Cherry	14	Dead	6	Remove	
59	*Prunus serotina*	Black Cherry	30	Poor	4	Preserve	Strong lean, dead leader
60	*Morus alba*	White Mulberry	4, 4, 3	Fair	3	Remove	Dead branches, crowded
61	*Ulmus pumila*	Siberian Elm	7	Fair	3	Remove	Dead branches
62	*Prunus serotina*	Black Cherry	11, 8	Dead	6	Preserve	
63	*Ulmus pumila*	Siberian Elm	12	Poor	4	Preserve	Dead leader, dead limbs, dead branches
64	*Prunus serotina*	Black Cherry	10	Dead	6	Preserve	
65	*Morus alba*	White Mulberry	10	Poor	4	Preserve	Crowded, dead branches, dead limbs
66	*Ulmus pumila*	Siberian Elm	12	Fair	3	Preserve	Crowded, dead branches
67	*Prunus serotina*	Black Cherry	22	Dead	6	Preserve	
68	*Prunus serotina*	Black Cherry	17, 15, 15	Poor	5	Preserve	Two dead leaders
69	*Prunus serotina*	Black Cherry	30	Poor	5	Preserve	Dead crown, hollow
70	*Juglans nigra*	Black Walnut	11	Good	2	Preserve	
71	*Ulmus pumila*	Siberian Elm	9	Fair	3	Preserve	Dead branches
72	*Juglans nigra*	Black Walnut	8, 7	Good	2	Preserve	Dead branches
73	*Prunus serotina*	Black Cherry	12	Poor	4	Preserve	Dead branches, dead limbs
74	*Acer negundo*	Box Elder	6	Fair	3	Preserve	Dead branches
75	*Ulmus pumila*	Siberian Elm	2	Fair	3	Preserve	Dead branches
76	*Populus deltoides*	Eastern Cottonwood	10	Fair	3	Preserve	Dead branches
77	*Ulmus pumila*	Siberian Elm	6, 4	Poor	4	Preserve	Split risk
78	*Acer saccharinum*	Silver Maple	2.5	Good	2	Preserve	
79	*Acer saccharinum*	Silver Maple	3, 2	Good	2	Preserve	
80	*Acer saccharinum*	Silver Maple	3	Good	2	Preserve	
81	*Juglans nigra*	Black Walnut	14	Poor	4	Preserve	Previous split, good crown
82	*Populus deltoides*	Eastern Cottonwood	6	Good	2	Preserve	
83	*Quercus macrocarpa*	Burr Oak	31	Fair	3	Remove	Unbalanced
84	*Quercus macrocarpa*	Burr Oak	39	Poor	4	Remove	Broken leader
85	*Quercus macrocarpa*	Burr Oak	29	Poor	5	Remove	Dead branches, dead limbs, broken crown, cavity
86	*Morus alba*	White Mulberry	8	Poor	5	Remove	Hollow, dead crown
87	*Prunus serotina*	Black Cherry	8	Dead	6	Remove	
88	*Juglans nigra*	Black Walnut	9	Fair	3	Remove	Dead branches, dead limbs
89	*Quercus macrocarpa*	Burr Oak	26	Fair	3	Remove	Dead branches, dead limbs, unbalanced
90	*Quercus macrocarpa*	Burr Oak	20	Fair	3	Remove	Unbalanced
91	*Quercus macrocarpa*	Burr Oak	25, 7	Fair	3	Remove	Lean, unbalanced, smaller leader dead
92	*Quercus macrocarpa*	Burr Oak	24	Fair	3	Remove	Crown lean, dead limbs
93	*Quercus macrocarpa*	Burr Oak	20	Dead	6	Remove	
94	*Prunus serotina*	Black Cherry	8	Poor	5	Remove	Dead crown
95	*Betula nigra*	River Birch	3, 3	Good	2	Remove	Old water bag
101	*Populus deltoides*	Eastern Cottonwood	6	Good	2	Remove	
102	*Robinia pseudoacacia*	Black Locust	11	Fair	3	Remove	Gravel pile at base
103	*Robinia pseudoacacia*	Black Locust	8, 6	Fair	3	Remove	Gravel pile at base
104	*Robinia pseudoacacia*	Black Locust	9	Fair	3	Remove	Gravel pile at base
105	*Robinia pseudoacacia*	Black Locust	8	Fair	3	Remove	Gravel pile at base
106	*Robinia pseudoacacia*	Black Locust	8, 8	Poor	4	Remove	Gravel pile at base, split risk
107	*Robinia pseudoacacia*	Black Locust	6, 6	Poor	4	Remove	Gravel pile at base, split risk, cavity
108	*Robinia pseudoacacia*	Black Locust	7	Poor	4	Remove	Gravel pile at base, crowded
109	*Juglans nigra*	Black Walnut	10	Good	2	Remove	
110	*Quercus macrocarpa*	Burr Oak	28, 28	Good	2	Remove	Dead branches, dead limbs
111	*Acer negundo*	Box Elder	10	Fair	3	Remove	Lean, dead branches
112	*Acer negundo*	Box Elder	26	Fair	3	Remove	Fused leaders, dead branches
113	*Morus alba*	White Mulberry	6	Poor	4	Remove	Dead branches, growing in gravel
114	*Morus alba*	White Mulberry	6	Poor	4	Remove	Dead branches, growing in gravel
115	*Acer negundo*	Box Elder	14	Poor	4	Remove	Strong lean, dead branches
116	*Acer negundo*	Box Elder	14	Poor	4	Remove	Strong lean, dead branches
117	*Quercus macrocarpa*	Burr Oak	36	Good	2	Remove	Dead limbs, dead branches
118	*Quercus macrocarpa*	Burr Oak	23	Good	2	Remove	Dead limbs
119	*Prunus serotina*	Black Cherry	8	Poor	4	Remove	Cavity, dead limbs at crown
120	*Prunus serotina*	Black Cherry	10	Poor	4	Remove	Lean, dead limbs, dead branches
121	*Quercus macrocarpa*	Burr Oak	24	Fair	3	Remove	Unbalanced, dead branches
122	*Quercus macrocarpa*	Burr Oak	42	Fair	3	Remove	Unbalanced, limb cavity pruning
123	*Prunus serotina*	Black Cherry	11	Fair	3	Remove	Gravel/wood at base, good crown, dead limbs
124	*Acer negundo*	Box Elder	7	Fair	3	Remove	Crooked
125	*Quercus macrocarpa*	Burr Oak	33	Fair	3	Remove	Dead limbs, dead branches, cavity at base (not entire)
126	*Prunus serotina*	Black Cherry	6	Poor	4	Remove	No branching, crowded
127	*Prunus serotina*	Black Cherry	8	Fair	3	Preserve	Lean, dead branches
128	*Quercus macrocarpa*	Burr Oak	26	Fair	3	Preserve	Dead branches, dead limbs
129	*Quercus macrocarpa*	Burr Oak	40	Good	2	Preserve	
130	*Quercus macrocarpa*	Burr Oak	22	Good	2	Preserve	Dead branches, barbed wire embedded
131	*Quercus macrocarpa*	Burr Oak	31, 20	Good	2	Preserve	
132	*Quercus macrocarpa*	Burr Oak	27	Poor	4	Preserve	Dead branches, dead limbs, crown lean, unbalanced
133	*Quercus macrocarpa*	Burr Oak	14	Poor	4	Preserve	Crown lean, unbalanced, dead branches
134	*Prunus serotina*	Black Cherry	7	Poor	4	Preserve	Strong lean, dead branches
135	*Quercus macrocarpa*	Burr Oak	21	Poor	4	Preserve	Crown lean, unbalanced
136	*Quercus macrocarpa*	Burr Oak	25	Good	2	Preserve	Dead branches
137	*Quercus macrocarpa*	Burr Oak	24	Fair	3	Preserve	Dead branches, dead limbs
138	*Quercus macrocarpa*	Burr Oak	16	Fair	3	Preserve	Dead branches, dead limbs, cavity in surface root
139	*Acer negundo*	Box Elder	7	Fair	3	Preserve	Dead branches
140	*Quercus macrocarpa*	Burr Oak	24	Fair	3	Preserve	Dead branches, embedded barbed wire
141	*Quercus macrocarpa*	Burr Oak	34	Fair	3	Preserve	Crown lean
142	*Quercus macrocarpa*	Burr Oak	32	Fair	3	Preserve	Small cavity at base, few dead branches, good crown
143	*Acer negundo*	Box Elder	6	Fair	3	Preserve	Dead branches, photo of healed trunk scar
144	*Quercus macrocarpa*	Burr Oak	38	Poor	4	Preserve	Unbalanced
145	*Acer negundo*	Box Elder	10	Fair	3	Preserve	Lean, trunk scar (healing)
146	*Quercus macrocarpa*	Burr Oak	23	Fair	3	Preserve	
147	*Prunus serotina*	Black Cherry	7	Dead	6	Preserve	
148	*Quercus macrocarpa*	Burr Oak	29	Good	2	Preserve	Dead branches
149	*Quercus macrocarpa*	Burr Oak	12	Fair	3	Preserve	Lean, dead branches
150	*Quercus macrocarpa*	Burr Oak	15	Fair	3	Preserve	Lean, dead branches
151	*Quercus macrocarpa*	Burr Oak	29	Fair	3	Preserve	Lean, dead branches
152	*Prunus serotina*	Black Cherry	12	Poor	4	Preserve	Growing in gravel, good crown
153	*Morus alba*	White Mulberry	6	Poor	4	Preserve	Growing in gravel, dead branches
154	*Morus alba*	White Mulberry	7	Poor	4	Preserve	Growing in gravel, dead branches
155	*Morus alba*	White Mulberry	13	Poor	4	Preserve	Growing in gravel, dead branches
156	*Prunus serotina*	Black Cherry	7	Poor	4	Preserve	Lean
157	*Quercus macrocarpa*	Burr Oak	28	Poor	5	Preserve	Dead branches, dead limbs, broken crown
158	*Quercus macrocarpa*	Burr Oak	28	Fair	3	Preserve	Dead branches, deer stand
159	*Quercus macrocarpa*	Burr Oak	55	Fair	3	Preserve	Dead limbs, dead branches
160	*Quercus macrocarpa*	Burr Oak	41	Good	2	Preserve	Dead branches
161	*Quercus macrocarpa*	Burr Oak	28	Fair	3	Preserve	Unbalanced
162	*Quercus macrocarpa*	Burr Oak	19	Fair	3	Preserve	Dead branches, dead limbs, unbalanced
163	*Quercus macrocarpa*	Burr Oak	44	Poor	4	Preserve	Barbed wire, 1/2 crown broken off
164	*Quercus macrocarpa*	Burr Oak	50	Fair	3	Preserve	Unbalanced, dead branches
165	*Prunus serotina*	Black Cherry	18	Poor	4	Preserve	Dead branches, dead limbs, crowded
166	*Prunus serotina*	Black Cherry	8	Poor	4	Preserve	Lean, dead branches
167	*Juglans nigra*	Black Walnut	12	Fair	3	Preserve	Dead branches
168	*Morus alba*	White Mulberry	35	Poor	4	Preserve	Dead branches, dead limbs, cavity
169	*Prunus serotina*	Black Cherry	10, 9	Poor	4	Preserve	Split risk
170	*Acer negundo*	Box Elder	6	Fair	3	Remove	Dead branches, dead limbs
171	*Prunus serotina*	Black Cherry	10	Poor	4	Remove	Strong crown lean
172	*Acer negundo*	Box Elder	6	Poor	4	Remove	Crowded, dead branches
173	*Celtis occidentalis*	Common Hackberry	9	Good	2	Remove	Old water bag
174	*Quercus rubra*	Red Oak	6	Good	2	Remove	Old water bag
175	*Quercus macrocarpa*	Burr Oak	4	Good	2	Remove	Old water bag
176	*Tilia cordata*	Little-Leaved Linden	7	Poor	5	Remove	Hollow
177	*Celtis occidentalis*	Common Hackberry	4	Good	2	Remove	
178	*Quercus bicolor*	Swamp White Oak	6	Good	2	Remove	Old water bag, shrub-growth
179	*Tilia cordata*	Little-Leaved Linden	7	Good	2	Remove	Old water bag
180	*Quercus bicolor*	Swamp White Oak	6	Fair	3	Remove	Old water bag, dead branches
181	*Quercus bicolor*	Swamp White Oak	6	Good	2	Remove	Old water bag, dead branches
182	*Quercus macrocarpa*	Burr Oak	7	Good	2	Remove	Old water bag
183	*Quercus bicolor*	Swamp White Oak	6	Good	2	Remove	Old water bag
184	*Quercus bicolor*	Swamp White Oak	6	Good	2	Remove	Old water bag
185	*Celtis occidentalis*	Common Hackberry	5	Good	2	Remove	Old water bag
186	*Quercus macrocarpa*	Burr Oak	3	Good	2	Remove	Old water bag
187	*Quercus macrocarpa*	Burr Oak	4	Good	2	Remove	Old water bag
188	*Quercus rubra*	Red Oak	4	Good	2	Remove	Old water bag, trunk scar
189	*Quercus bicolor*	Swamp White Oak	4	Good	2	Remove	Old water bag
190	*Populus deltoides*	Eastern Cottonwood	13	Good	2	Remove	
191	*Quercus rubra*	Red Oak	6	Good	2	Remove	Old water bag
192	*Tilia cordata*	Little-Leaved Linden	8	Good	2	Remove	Old water bag
193	*Quercus rubra*	Red Oak	7	Good	2	Remove	Old water bag
194	*Quercus rubra*	Red Oak	6	Good	2	Remove	Old water bag
195	*Quercus rubra*	Red Oak	7	Good	2	Remove	Old water bag
196	*Tilia cordata*	Little-Leaved Linden	5	Good	2	Remove	Old water bag
197	*Robinia pseudoacacia*	Black Locust	8, 5	Poor	4	Remove	Split risk
198	*Populus deltoides*	Eastern Cottonwood	10	Good	2	Remove	

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

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CRYSTAL LAKE, ILLINOIS
TREE INVENTORY

2	6.21.2023
1 - FOR BID	6.07.2023
REVISIONS	

DATE	5.09.2023
PROJECT NO.	LN22129
DRAWN	CLE
CHECKED	GFB
SHEET NO.	

8 OF 10

Know what's below. Call before you dig.

KREFS
PLOT CONFIG

I. GENERAL SPECIFICATIONS

A.Scope of Work

1. This work shall consist of preparing the planting beds, seedbed or ground surface, and furnishing, transporting and placing plants, mulch, seed, sod, fertilizer and other materials required in the specified operations.

2. Planting required for this work is indicated on the Landscape Plans and, in general consists of the following:

   a. The establishment of trees, shrubs, perennials, annuals, lawn and natural areas as shown on the Landscape Plans;

   b. The provision of post-planting management as specified herein;

   c. Any remedial operations necessary for conformance with The Landscape Plans as specified in this document;

   d. The design, furnishing and installation of a complete underground sprinkler system at locations noted on plan.

B.General

1. Permits

   The Landscape Contractor shall be responsible for obtaining any permits required for the completion of the work and shall be responsible for the cost of the same.

2. Field Verification

   Upon notice to begin work the Landscape Contractor shall verify all existing conditions of the site and shall report any conditions that will impede the beginning of work to the Landscape Architect in writing. The Landscape Contractor shall examine areas, conditions, grades, soils and water levels under which work is to be performed and notify the Landscape Architect of conditions detrimental to the proper and timely completion of the work.

3. Existing Utilities

   The Landscape Contractor shall verify location of all underground utilities before construction. Contact J.U.L.I.E at 1.800.892.0123; 48 hours prior to digging. Notification of any disturbance of existing utilities shall be given to the Landscape Architect immediately. Should uncharted or incorrect utilities be encountered, notify the Landscape Architect immediately.

4. Inspections of Project

   During the construction period, all phases of work shall be available for inspections by the Landscape Architect. All plant material shall be subject to inspection and approval, and the Landscape Architect reserves the right to reject any plants which fail to meet the standards of this inspection. The Landscape Architect reserves the right to inspect nursery stock either at place of growth or at site for compliance with requirements of variety, size and quality.

C.Quality Assurance

1. The Landscape Contractor shall provide at least one person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the best methods for their installation and who shall direct all work performed under this Section and shall comply with work site requirements.

2. The Landscape Contractor must verify with the Landscape Architect at the commencement of work that he has the most current set of plans for the project and that one set of the current plans, clearly marked “Field Set”, must be on the jobsite at all times.

3. The Landscape Contractor shall provide protection for structures, utilities, roads, trees and vegetation from damages caused by settlement, undermining, washout and other hazards created by landscape operations.

4. The Landscape Contractor shall provide and maintain fences, planking, guard lights, barricades, warning signs and guards as necessary for protection of material storage, curbs, sidewalks, streets, drives and adjoining property.

5. Any damage to utilities, structures, plantings, or lawns which result from the Landscape Contractor's course of work will be repaired at the Landscape Contractor's expense, to the satisfaction of the Landscape Architect, in a reasonably timely manner with as little inconvenience to the Owner as possible.

6. Existing trees, shrubs and plant material to remain shall be protected. Damage to existing plants which result from the Landscape Contractor's course of work shall be repaired by a qualified nurseryman or replaced with approved material per village ordinance at the expense of the Landscape Contractor.

7. All planting techniques and methods shall be consistent with the latest edition of “Horticulture Standards of Nurseryman” and as detailed on the drawings.

8. Landscape Contractor shall maintain all relevant erosion control devises destroyed or disrupted during landscape installation. Erosion control devises include measures shown on the approved erosion control plans, plus any additional measures deemed necessary by the Owner or public agency having jurisdiction over erosion control. Erosion control devices include, but are not limited to, silt fence, straw bales, erosion control logs, filter fabric in storm structures, filter baskets ditch checks and siltation basins.

D.Substitutions

1. Substitution from the approved plans will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect,showing that the plant specified is not available.

2. Landscape Contractor shall submit request for approval to substitute plant material available and shall include Common and Botanical names and size of substitute material.

3. Only those substitutions of equivalent size and having essential characteristics similar to the originally specified material will be approved.

4. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect, following approval by Lennar and the governing Municipality or Regulatory Agency.

5. Any unauthorized substitutions will be removed and replaced by the Landscape Contractor at the expense of the Landscape Contractor.

E. Submittals

1. Nursery List: In Bid Proposal Form Landscape Contractor shall identify a list of area nurseries from where nursery stock for the job will be obtained.

2. Materials List: Before any plant materials are delivered to the job site, submit to the Landscape Architect a complete list of all plants and other items to be installed and the nursery sources.

3. Certification of Inspection: Shall accompany each shipment of plants as may be required by law for transportation. File certificates with the Landscape Architect prior to acceptance of the material. Inspection by Federal or State authorities at place of growth does not preclude rejection of the plants at the site.

4. Planting Schedule: Submit proposed planting schedule with dates for review and inspection of plants by the Landscape Architect prior to planting.

5. Soil Tests: Submit two (2) copies of soils test of existing topsoil with recommendations for soil amendments for Landscape Architect's review.

6. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species and date tested.

7. Sod: Submit sod grower's certification of grass species. Identify source location in Bid Proposal Form.

8. Mulch and Erosion Control Blankets: Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

9. Maintenance Instructions: Submit to the Landscape Architect typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work after preliminary acceptance of plantings and turf areas. Submit prior to beginning of warranty period. Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be submitted prior to request for preliminary inspection for acceptance.

F. Product Handling

1. Delivery and Storage

   a. Deliver all items to the site in their original containers with all labels intact and legible at the time of inspection.

   b. Immediately remove from the site all plants which are not true to name and all materials which do not comply with the provisions of these Specifications.

   c. Use all means necessary to protect plant materials before, during, and after installation and to protect the installed work and materials of all other trades.

   d. Cover all plant material transported in open vehicles with a protective covering to prevent windburn.

2. Time of Planting

   a. All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist.

   b. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Landscape Contractor assumes full and complete responsibility for such plantings and operations.

G.Materials

1. Plant Material

   Provide plants typical of their species or variety with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.

   a. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the “American Standard for Nursery Stock”. Cracked or mushroomed balls are not acceptable

   b. Tree spade transplanting is acceptable for plants 6” caliper and larger after acceptance of plant by the Landscape Architect. Tree spade must be of a size generally accepted in the trade to safely move the tree size.

   c. Container grown stock shall be grown in a container for a sufficient length of time for the root system to have developed to hold its soil together, firm and whole.

      (i) No plants shall be loose in the container.

      (ii) Container stock shall not be pot bound.

      (iii) All container plants used on the project shall conform to the sizes indicated on the plant list and on the drawings.

   d. No evidence of wounds and/or pruning cuts shall be permitted unless approved by the Landscape Architect.

   e. When specified by caliper, provide shade and ornamental trees with a single main trunk. When specified by height, provide shade and ornamental trees as multi-stemmed plants with not less than three main trunks and side branches that are generous and well twigged.

   f. Evergreen trees shall be branched to the ground unless otherwise specified and accepted.

   g. Provide plants matched in form when arranged in groups.

   h. All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years. Comply with sizing and grading standards of the latest edition of “American Standards of Nursery Stock” A plant shall be dimensioned as it stands in its natural position. No plants shall be loose in the container.

      (i) Shade Tree and Ornamental Tree caliper shall be measured at a point on the trunk six (6) inches above natural ground line for trees up to and including four (4) inches in diameter, and at a point twelve (12) inches above the natural ground line for trees over four (4) inches in diameter.

      (ii) Height of Evergreen Trees is measured from the natural ground line to the first lateral branch closest to the top.

      (iii) Height of Clump Ornamental Trees is measured from the natural ground line to the beginning last year's growth.

      (iv) Shrub and small plants shall meet the requirements for spread and/or height indicated on the plant list and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required.

2. Sub-drainage Systems

   a. Provide piping types and sizes indicated. Provide matching reducers, adapters, couplings, fittings and accessory components to ensure continuity of the sub-drainage system.

      i) Plastic tubing shall be ASTM F405, corrugated Polyethylene drainage tubing, perforated or solid as required.

      ii) Sub-drainage fill shall be AASHTO M43 (3/8” to 3/4”) clean uniformly graded stone or gravel.

      iii) Sub-drainage filter fabric shall be DuPont “Typar” or other non-woven porous polypropylene fabric approved by the Landscape Architect.

3. Grass Seed

   a. All seeds shall be guaranteed by the vendor to be true to name and variety.

   b. Seed mixtures shall be fresh, clean new crop with a tolerance for purity and germination established by the Official Seed Analysts of North America. Seed will not contain any noxious weed seeds.

   c. Seed mixtures shall be proportioned by weight and shall be as specified on the drawings. If no seed mix is specified, the following general turf seed mix shall be used:

      65% Improved Kentucky Bluegrass (minimum three (3) varieties)

      25% Improved Perennial Ryegrass (minimum two (2) varieties with endophytes)

      10% Creeping Red Fescue

      If this general turf seed mix is used, the Landscape Contractor must submit the vendor's seed varieties, composition and application rate to the Landscape Architect for approval prior to ordering.

4. Erosion Control Blanket

   a. Lawn Seed Areas: North American Green DS75 blanket, or approved equal.

   b. Native Areas: North American Green S150, or approved equal.

   c. Shoreline Areas: North American Green SC150, or approved equal.

   d. Refer to latest engineering and erosion control plans for any areas to receive permanent or long-term blanket installation.

   e. Secure blanket with 4" biostakes.

5. Sod

   Sod used shall be an approved blend of improved Kentucky Bluegrass (such as: Midnight, Allure, Viva, Washington and Liberty) with a mineral back that is adapted to the locality of work. It shall be either nursery grown or field grown and be well rooted. The consistency of adherent soil shall be such that it will not break, crumble, or tear during handling and placing of the sod. Landscape Architect reserves the right to reject unacceptable sod.

   a. Each piece of sod shall be well covered with turf grass, shall not be less than two (2) years old, shall be free from noxious weeds and other objectionable plants, and shall not contain substances injurious to growth.

   b. All sod used shall comply with state and federal laws with respect to inspection for plant diseases and insect infestation.

   c. Each sod shipment shall be accompanied by an invoice from the vendor giving quantity and certifying that the sod received meets all requirements contained in these specifications.

6. Seed Fertilizer

   a. Fertilizer for seeded areas shall be a granular non-burning product from a commercial source composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer types and ratios shall be as follows:

      i) Starter fertilizer with an approximate analysis of 13-25-12 at the rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.

      ii) Post emergent fertilizer with an approximate analysis of 25-0-5 at a rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.

7. Sod Fertilizer

   a. Fertilizer for sod areas shall be a granular non-burning professional product from a commercial source, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer ratio shall be a ratio of 13-25-12 at the rate of 4 lbs. per 1,000 S.F.

8. Plant Fertilizer

   a. Fertilizer for plants shall be a granular non-burning standard commercial grade product, uniform in composition, free flowing and suitable for application with approved equipment and an analysis of 14-14-14 at the rate of 6 lbs. per 1,000 S.F.

9. Native Planting Mixtures

   Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources west of the Mississippi River within the same EPA Level III Ecoreqion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

   For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

   It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

10. Mulch

   a. Mulch for tree and shrub planting beds shall be dark shredded hardwood bark mulch, six month old, not larger than 4” in length and 1/2” in width, free of woodchips and sawdust. Submit sample to Landscape Architect for approval.

   b. Mulch for perennial flower, annual flower and groundcover planting beds shall be pinebark fines. Submit sample to Landscape Architect for approval.

11. Topsoil

   a. Topsoil shall be available adjacent to the community site for use on project or in backfill mixes as specified. Initial fine grading to be done by Excavation Contractor.

   b. Touch up movement and placement of this topsoil shall be at the sole expense of the Landscape Contractor.

   c. Topsoil stockpile placement will be coordinated with Excavator to ensure easy access to Contractor.

12. Planting Bed Soil Mixture (Perennial, Annual and Groundcover Beds)

   a. Provide planting soil mixture consisting of equal parts cooled mushroom compost and pinebark fines (Same as Midwest Trading CM30 mix) at 1 C.Y. per 100 S.F. incorporated into all perennial, annual and groundcover areas. Planting pits shall be excavated and filled with friable topsoil (stockpiled at site) to a depth of 8” prior to adding and incorporating planting bed soil mixture.

13. Accessories

   a. Water: Water provided by the Landscape Contractor shall be free of substances harmful to plant growth. All necessary hose piping, tank truck and other methods of transportation shall be supplied by the Landscape Contractor.

   b. Downspout Splash Areas:

      i) Downspout splash areas in lawns shall be 24” concrete splash blocks.

      ii) Downspout splash areas in mulch shall be washed gravel sub-base 0.5-0.75” diameter and 3-4” diameter granite cobblestone surface with geotextile filter fabric lining sides and bottom of trench.

   c. Sand: Sand shall be coarse “torpedo” sand.

   d. Pea gravel: Pea gravel shall be 1/8” to 1/4” washed gravel.

   e. Retaining Walls: Retaining walls must always be installed in strict compliance with manufacture's recommendations for sizing and reinforcement

      i) Retaining wall material shall be as specified on the drawings or as approved by the Landscape Architect

   f. Anti-Desiccant: Anti-Desiccant shall be an applicable emulsion which forms a transparent protective film over plant surface, permeable enough to permit transpiration. (Wilt-Pruf, manufactured by Nursery Specialty Products, Inc. or approved equal).

   g. Herbicide: Herbicide shall be a granular form of herbicide applied in shrub and ground cover beds in strict accordance with the manufacturer's directions and recommendations. Acceptable products are “Treflan”, “Ronstar” or approved equal.

H.Installation and Execution

1. Inspection

   a. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that such work is complete to the point where this installation may properly commence. Verify that planting may be completed in accordance with the original design and the referenced standards. Work will commence only when satisfactory conditions exist.

   b. Check that grading, including spreading of topsoil and all other sub-surface work in lawn areas have been completed and accepted by Lennar. Start of work in this section shall constitute acceptance of grade. Lawn irrigation system must be completed and in operation before seeding and sodding begins.

   c. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains and venting tubes at pits, which are more than half full of water after 24 hours.

   d. Landscape Contractor shall notify the Landscape Architect prior to plant installation. The Landscape Architect, at his discretion, may inspect all plant material and layout prior to planting.

2. Preparation

   Trees, Shrubs, Perennials, Annuals and Groundcovers

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

   b. Locate plants as indicated or as approved in the field by the Landscape Architect after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate locations have been selected by the Landscape Architect.

   c. Excavate circular plant pits with tapered sides as shown on the drawing details. In general, all plant pits shall have a rounded bottom with the depth of the pit equal to the depth of the ball to be planted. The diameter of the pit shall be a minimum of two (2) times the width of the ball.

   d. Excavate all clay and debris to 8” depth beneath all perennial, ornamental grass, annual flower, and groundcover beds. Backfill with 12” amended topsoil, thus resulting in all these areas being elevated or crowned by 4” wherever site drainage allows.

   Seeding and Sodding

   a. Seed and sod bed preparation shall not be started until all stones, boulders, debris, and similar material larger than 1 inch in diameter have been removed. The area to be seeded shall be worked to a minimum depth of 6 inches with a disk or other equipment, reducing all soil particles to a size not larger than 1 inch in the largest dimension. Bed prep shall occur on the contour, where possible. The prepared surface shall be relatively free from all weeds, stones, roots, sticks, rivulets, gullies, crusting and caking. Do not overwork or powder final seedbed.

   b. Upon completion of the above, any rocks or stones larger than one (1) inch in diameter shall be removed from the surface prior to seeding. If excessive amount of rocks are present in native soil Contractor should contact the Landscape Architect immediately.

   c. Landscape Contractor shall remove all debris and dispose of such material legally off-site.

   d. The areas to be seeded shall be assumed to be at final grades established by Excavator. The Landscape Contractor, however, shall be responsible for the proper drainage of the entire area. The Landscape Contractor shall fine grade all turf areas including any grading necessary to eliminate ponding of water, ruts or ridges. Limit preparation to areas which will be grassing within 48 hours.

   e. Immediately prior to the seed and sod bed preparation, specified fertilizer nutrients shall be uniformly spread at the following rate:

      i) 5 lbs. per 1000 S.F.

   f. Final surface of topsoil immediately before seeding shall be within plus or minus 1/2” of required elevation, with no pockets or low spots in which water can collect. Restore prepared areas to specific condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding. Finish grade surface with a drag or rake, Round out all breaks in grade, smooth down all lumps and ridges, fill in all holes and crevices.

   g. In the event of settlement, re-adjust the work to required finish grade.

3. Planting

   Plant nursery stock immediately upon delivery to the site and approval by the Landscape Architect. If immediate planting is not possible a holding area on-site must be established in a location approved by Lennar. All plant material in the holding area must have the rootball heeled in damp mulch and be protected from excessive sun and wind. The Landscape Contractor must operate and maintain the holding area in a neat and orderly appearance.

   All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Contractor assumes full and complete responsibility for such plantings and operations.

   Trees and Shrubs

   a. Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb and faced to give best appearance or relationship to each other or adjacent structure. Set plant material 2” above the adjacent grade. The Contractor is responsible for planting to correct grades and alignment and all plants shall be set so that when settled will bear the same relationship to finished grade as they did before being transported.

   b. Remove all non-biodegradable strings and twine from top of ball. Remove non-biodegradable burlap from to 1/3 of ball after the tree is set in the planting hole. The wire basket should remain. Fold the top portion of the wire basket into the hole.

   c. Any topsoil excavated from plant pits shall be used in the backfill soil mixture. No filling will be permitted around trunks or stems. Backfill the pit with topsoil. Do not use frozen or muddy mixture for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

   d. After setting plants in pit to proper grade compact 6” of soil around base of ball. Fill the entire planting hole with water and allow to soak in. Gradually backfill remaining space around the ball or roots and compact the soil thoroughly using water to eliminate all voids and thoroughly soak the plant root ball.

   e. Within 24 hours of planting slowly re-water the plant thoroughly soaking the root ball again.

   f. Install enough topsoil to insure finished grades are met after settling.

   g. All excess soil, other than topsoil, excavated from pits, shall be removed from the holes and left on site in locations designated by Lennar.

   h. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all shrub beds.

   Perennials, Ornamental Grasses, Annual Flowers and Groundcovers

   a. Where perennials, ornamental grasses, annual flowers and groundcovers are specified on the plans, prepare entire plant bed incorporating a 1 C.Y. layer of planting soil mixture per 100 S.F. Incorporate commercial 14-14-14 fertilizer into prepared soil mixture at a approximate rate of 6 lbs. per 1000 S. F.

   b. Space plants in accordance with dimensions indicated on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 18” of the trunks of trees and shrubs or at edge of plant bed whichever is closest. Plant to within 12” of edge of bed.

   c. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all planting beds. Confirm herbicide compatibility with all plant material in beds and notify the Landscape Architect immediately if a conflict exists.

   Seeding

   a. Install seed under favorable weather conditions unless approved by the Landscape Architect. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:

      Spring - April 1st to June 15th

      Fall - September 15th to just before first frost

   b. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.

   c. Seed with specified seed mix at rate specified on the drawings or at a rate of 5 lbs. per 1000 S.F.

   d. Broadcast Seeding: Using a broadcast seeder, sow seed evenly over entire area by sowing equal quantities in two directions at right angles to each other. Do not seed when wind speed exceeds five (5) miles per hour. Seeding by hand is not allowed.

   e. Following seeding the area shall be lightly raked to incorporate seed into top 1/8” to 1/4” of soil. Remove all stones and other debris greater than 1 inch in any dimension which are visible shall be removed and disposed of legally off-site. Areas shall then be smoothed by rolling with a hand roller.

   f. Mechanical Seeding: Using a “Brillion-type” seeder and cultipacker, sow seed evenly over entire area sowing equal quantities in two directions at right angles to each other. Using this method raking and rolling is not required.

   g. Following seeding, all seed areas will be covered with specified erosion control seed matting and stapled in place.

   h. Following seeding, raking and matting, the entire area shall be watered by use of lawn sprinklers or other means approved by the Landscape Architect. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire seed surface, at a rate which will not dislodge the seed.

   i. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and to ensure proper establishment.

   j. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 33% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.

   k. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work. Reseed bare areas and provide erosion control as necessary until complete establishment achieved.

   l. Areas of seed installation will not be accepted unit it meets the growth coverage specifications detailed by Illinois Department of Transportation.

   Sodding

   a. Transport sod in either a closed van or in properly covered open trucks.

   b. Maintain sod in a moist condition from cutting until placement. Any sod that has dried out, or excessively heated will be rejected and shall be immediately removed and legally disposed of off-site by the Landscape Contractor. Replacement of rejected sod shall be at the expense of the Landscape Contractor.

   c. Sod shall be placed within 24 hours of cutting. Do not use sod cut for more than 24 hours without the approval of the Landscape Architect.

   d. Sod shall be placed when the ground is in a workable condition and temperatures are less than 90oF. Do not lay dormant sod or install sod on saturated or frozen soil or during an extended drought.

   e. The sod shall be placed on the prepared surface with the edges in close contact and alternate courses staggered. Lay sod to form a solid mass with tightly-fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.

   f. In ditches, the sod shall be placed with the longer dimension perpendicular to the flow of water in the ditch. On slopes, install preliminary row of sod in a straight line, starting at the bottom of the slope, the sod shall be placed with the longer dimension parallel to the contours of the ground. Place subsequent rows parallel to and lightly against previously installed row. The exposed edges of sod shall be buried flush with the adjacent soil.

   g. All sod shall be rolled with a light drum roller to ensure contact with sub-grade, uniformity and foster root knitting.

   h. The sod shall be staked on all slopes of 3:1 or steeper to prevent slippage. Sod shall be staked with ±2 stakes per square yard of sod as necessary to stabilize with at least one stake for each piece of sod.

   i. Sodded areas shall be watered to ensure proper establishment. Sod shall be watered thoroughly with fine spray immediately after laying and not be allowed to dry out. Any sod that has shrunk shall be replaced. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire sod surface, at a rate which will not dislodge the sod.

   j. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and watering shall continue through preliminary acceptance to ensure proper establishment.

   k. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 40% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.

   Native Seeding and Planting

   a. The period for planting prairie seed shall be between April 1st and June 15th, or as soon thereafter as the soil is free of frost and in workable condition, and from September 15 to freeze up. If these dates are adjusted, it shall be the responsibility of the Landscape Contractor to ensure establishment of the seed.

   b. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

   c. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may at the direction of the Wetland Consultant, involve ripping from 12-18 inches of the soil horizon prior to disking.

   d. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones of 2” diameter, roots and other extraneous matter shall be removed and disposed of legally offsite.

   e. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40 lbs\acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. NATIVE AREAS SHALL NOT RECEIVE FERTILIZER.

   f. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing or screening operations.

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

CLIENT
LENNAR
1700 EAST GOLF ROAD
SUITE 1100
SCHAUMBURG, ILLINOIS 60173

CIVIL ENGINEER
MACKIE CONSULTANTS
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, ILLINOIS 60018

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CRYSTAL LAKE, ILLINOIS

LANDSCAPE SPECIFICATIONS

2	6.21.2023
1 - FOR BID	6.07.2023
REVISIONS	

DATE	5.09.2023
PROJECT NO.	LN22129
DRAWN	CLE
CHECKED	GFB
SHEET NO.	

Know what's below. Call before you dig.

XREFS

PLOT CONFIG

I. GENERAL SPECIFICATIONS CONTINUED

g. Seeding operations, including installation of erosion control matting, must be accomplished within 24 hours of any area which is fine graded. Fine grade, plant and cover only areas small enough to be completed within the required time frame.

h. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for the installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

i. Do not seed when wind velocity exceeds five (5) miles per hour. Equipment shall be operated in a manner to insure even distribution of seed and complete coverage of the entire area to be seeded.

j. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the owner.

k. Seed mixture shall be as specified on the drawings or the specified Prairie planting mixture. Sow not less than specified rate.

l. If a broadcast method of seeding is used, the following requirements shall be met. Within twelve hours, if conditions permit or as soon thereafter as is practical rake prairie seed lightly into top 1/4" of soil, roll at right angles to the run-off with an approved type roller to compact the seedbed and place the seed in contact with the soil.

m. If a drill-seed method is used, rolling of the seedbed will not be required.

n. After the seeding, raking and rolling operations are completed, water with a fine spray and install specified erosion control blanket per manufacturer's specifications over the entire prairie area.

o. The Landscape Contractor shall monitor all seeded areas to insure at least one inch of water per week from a combination of watering and natural rainfall and shall mow plantings to a height of 6-10 inches for the enhancement of native species until preliminary acceptance by the Landscape Architect.

p. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work.

q. Wet mesic and emergent areas shall be planted and seed allowed to germinate (if possible), prior to the flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

r. After seeding operation is completed, install erosion control blanket per manufacturer's specifications.

s. Emergent plugs, if used, shall be planted in natural groupings within designed areas containing saturated soils or inundation. Plants within groupings shall be planted at 2 foot centers.

t. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.

4. Preparation of Reconditioned Naturalized Areas

The Contractor chosen for the enhancement and maintenance of native areas must be must be experienced in the restoration, installation, and management of said areas. They must have a minimum of five years' experience in the field and shall be able to identify non-native and native plants by genus and species. It is imperative that a qualified Native Landscape Contractor perform the initial installation and maintenance.

A basic work procedure is outlined below. The contractor is required to evaluate all existing conditions prior to bidding the work. Any proposed changes to the work plan shall be submitted to the Landscape Architect as required under Section 1.3 (A)(B)

a. Woody Vegetation Removal

i. All woody, non-planted species shall be removed from basin slopes and bottoms for existing ponds

ii. Contractor will cut all woody species to be removed with hand tools including, but not, limited to gas powered chainsaws, gas powered clearing saws, bow saws, and loppers.

iii. All stumps shall be cut flat with no sharp points and to within two inches of surrounding grade. Stumps shall be painted with Garlon 4, or equivalent, immediately after cutting.

iv. A supply of chemical absorbent shall be kept on-site. Spills shall be properly cleaned up and reported immediately to the owner.

v. The contractor shall maintain copies at the project site of all current pesticide applicator's licenses, herbicide labels, and MSDS's (Material Safety Data Sheets) for all chemicals utilized during completion of work.

vi. Cut brush piles shall be disposed of off site legally. No cut brush shall be burned within city limits.

vii. A prescribed burn can be conducted on existing basins as per the Maintenance Section 3.4. Following burn, over-seed lower slopes and bottoms of existing basins with Wet Meadow species as necessary (see section 2.4B)

viii. Spot treat invasive and undesirable herbaceous species on existing basin slopes with glycophosphate to remove undesirable species in planted areas. Undesirable species are included, but not limited to, species list in 1.5C Guarantees.

ix. Over-seed slopes of existing basins with low profile prairie grasses (see section 2.4C) as necessary. Seeding protocol should follow Section 3.2D 8-12 noted below.

x. If adequate top soil is not present, top soil can be added to slopes with approval of Landscape Architect.

Repair: Repair any damages caused by Contractor during completion of the work. Said damages may include but are not limited to tire ruts in the ground, damage to lawn areas, damage to trails, etc. In the event any vegetation to be preserved is damaged, notify the owner within 24 hours. The Contractor will be liable for remedying damages to plant materials to the satisfaction of the owner.

5. Reconditioning Existing Turf

a. Recondition existing turf damaged by Contractor's operations, including storage of materials or equipment and movement of construction vehicles.

b. Provide fertilizer, seed and soil amendments as specified for new lawns and as required to provide a satisfactory reconditioned lawn. Provide topsoil as required to fill low areas and meet new finished grades.

c. Prior to over-seeding cultivate or rototill bare and compacted areas thoroughly to a depth of four (4) inches. Remove all rocks, stones, turf clumps and other debris larger than one (1) inch in diameter and rake smooth.

d. Remove diseased or unsatisfactory lawn areas. Do not bury into soil. Remove topsoil containing foreign materials resulting from contractor's operations, including oil drippings, stone, gravel and other construction materials.

e. Where substantial, but thin lawn remains, rake, aerate if compacted, and cultivate soil, fertilize and seed.

f. Water newly seeded areas. Maintain adequate soil moisture as specified for new lawns, until new grass is established.

6. Mulching

Trees and Shrubs

a. Apply the specified mulch to a depth of two (2) inches, evenly spread over the entire area of each tree basin and shrub bed. Maintain exposed root flare at all times. Thoroughly water mulched bed areas. After watering, rake mulch to provide a uniform finished surface.

Perennials, Ornamental Grasses, Annual Flowers and Groundcovers

a. Apply the specified mulch to a depth of one (1) inch, evenly spread over the entire area of each planting bed using care to keep foliage exposed. Thoroughly water mulched bed areas.

7. Pruning

a. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. Remove or cut back dead and badly bruised branches, broken and tangled branches, damaged and unsymmetrical growth of the new wood, suckers, water sprout growth and unnatural growth habits. No plants will be sheared for any reason.

b. Prune with clean, sharp tools.

c. Prune trees and evergreens at the direction of the Landscape Architect and in accordance with standard horticulture practice to preserve the natural character of the plant.

d. In general, tree pruning requires removing 1/4 to 1/3 of the leaf bearing buds. Prune multiple leader plants to preserve the leader which best promote the symmetry of the plant. Do not apply paint to pruning marks.

8. Care of Existing Trees

a. Selectively prune existing trees in construction limits as required, at the direction of the Landscape Architect. Remove shoots, dead, rubbing and damaged branching.

b. Clean up miscellaneous organic debris within construction limits and dispose of legally off-site.

9. Clean-up

a. The Landscape Contractor shall store materials and equipment, during landscape work, where directed by the landscape architect.

b. The Landscape Contractor shall thoroughly clean the project area daily during the progress of work and upon completion of the work.

c. Landscape Contractor shall keep pavement clean and all work areas and adjoining areas in an orderly condition. The Landscape Contractor shall remove and clean any excess dirt or mud left on the streets adjacent to the site as a result of this work daily. The Landscape Contractor shall be liable for any future charges incurred to clean streets affected by his work.

d. No storing of rubbish or debris will be allowed on the site.

e. No debris shall be buried at the site.

f. No landscaping debris is allowed on the site dumpsters.

g. The Landscape Contractor shall protect the property of the owner and the work of other contractors.

h. The Landscape Contractor shall be directly responsible for all damage caused by the Landscape Contractor's activities and shall remove and properly dispose of all resultant dirt, rubbish, debris and other waste materials resulting from the work daily.

10. Inspections

In addition to normal progress inspections, the Landscape Contractor shall schedule and conduct the following inspections, giving the Landscape Architect at least 48 hours prior notice of readiness for inspection.

a. Inspection of plants and containers prior to planting.

b. Inspection of plant locations to verify compliance with the current revisions of the Landscape Plans and As-Built Drawings.

c. Preliminary acceptance inspection after completion of planting. Schedule this inspection sufficiently in advance and in cooperation with the Landscape Architect so that the inspection may be conducted in a timely manner.

d. Final acceptance inspection at the end of the maintenance period provided that all previous deficiencies have been corrected.

e. All other inspections necessary for replacement warranty work and completion of the project.

I. Maintenance and Monitoring

1. Traditional Landscaping: Landscape Contractor shall maintain all planting, starting with the planting operations and continuing until all planting for that portion of the project is complete and through preliminary acceptance in writing from the Landscape Architect.

a. Maintenance of plants and planting beds shall include resetting plants to proper grades or upright position, restoring planting saucers, tightening and repair of guy wires and stakes, weeding, cultivating, pruning, application of appropriate insecticides and fungicides necessary to keep the plant materials in a healthy growing condition and to keep the planted areas neat and attractive.

b. Maintenance of lawn areas shall be as specified, including spot weeding, mowing, application of weed and insect controls and reseeding necessary to promote proper establishment the lawn areas.

c. Contractor shall water all sod and plantings for the first two weeks following installation.

2. Native Planting Areas: The Owner shall notify the City upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the City with a copy of the planting locations, species, and quantities for verification by applicable regulatory authority.

a. Native planting areas shall be maintained as specified below, continue for the three full (3) years after preliminary installation acceptance, and meet annual establishment performance criteria:

i. First Season - With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

ii. Second Season - Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

iii. Third Year - Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.

b. General performance criteria is outlined below. Contractor is responsible to ensure native areas meet Federal, County and local requirements as necessary.

i. 1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

ii. 2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

iii. 3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail) Lonicera sp. (Honeysuckle).

c. Long Term Wetland and Prairie Management/Maintenance

A Long -Term Operation and Maintenance Plan is included in the Home Owner's Association covenants with guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

i. State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

ii. The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

iii. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas (except for native planting areas) after preliminary acceptance of the Landscape Contractor's work.

J. Preliminary Acceptance

1. When the preliminary landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a preliminary inspection of initial installation to determine acceptability.

2. The inspection for preliminary acceptance of the initial installation will be for general conformance to establishment of turf areas, specified size, character and quality of plant materials, workmanship and maintenance and shall not relieve the Landscape Contractor of responsibility for full conformance of the contract documents, including correct species.

3. It shall be the responsibility of the Landscape Contractor to verify all work is completed for the initial installation and maintained as per plan prior to notifying the Landscape Architect for preliminary inspection.

4. For preliminary acceptance of the initial installation all plant material shall be in a healthy growing condition. Any plants, lawn areas, workmanship, etc. not meeting the standards will be rejected and the Landscape Contractor will be instructed to make the necessary corrections immediately before preliminary acceptance of the initial installation will be granted.

5. Seeded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and a uniform healthy close stand of the specified grass is established, free of weeds, bare spots exceeding 5 by 5 inches, undesirable grass species, disease, insects and surface irregularities.

6. Sodded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and when all areas show a uniform stand of the specified grass in a healthy, well-rooted, even-colored, viable lawn condition, free of weeds, undesirable grass species, open joints, bare areas, disease, insects and irregular surfaces.

7. The Landscape Contractor shall assume liability for the correction of his work and liability for any other charges incurred due to the correction of his work. The cost of follow-up inspections of the initial installation required to receive acceptance will be charged to the Landscape Contractor.

8. Upon the receipt of written acceptance of the preliminary inspection of the initial installation the Owner will be responsible for maintenance.

9. The warranty period will begin upon receipt of written acceptance of the preliminary inspection for initial installation from the Landscape Architect.

10. After preliminary acceptance of the initial installation and receipt of notification in writing from the Landscape Architect, the Landscape Architect will recommend the release of payment, less retainers deemed necessary by the Owner, for the completed work.

11. The release of all fees will be at the discretion of Lennar upon receipt of written invoice from the Landscape Contractor.

K. Warranty Agreement

1. The Landscape Contractor shall provide a replacement warranty for all plant material and shall guarantee all work free of any defect in quality or workmanship for a minimum period of one (1) year or until final inspection and written acceptance by the Landscape Architect.

a. Warranties of native plantings are excluded from this section and shall conform to the specified establishment performance criteria.

2. The warranty period will be from the date of the Landscape Architect's written preliminary acceptance of the initial installation and will continue through the end of the following years growing season upon the final inspection and written acceptance of the work.

3. The warranty shall provide against defects including death, unsatisfactory growth, and provides the material to be in good, healthy and flourishing condition, except for defects resulting from neglect by the owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Contractor's control. For verification of such defects, neglect, abuse or damage by others the Landscape Contractor must notify the Landscape Architect in writing immediately upon identifying said occurrences.

4. Annual increases in the size of required replacements shall serve to maintain the continuity of the landscape design. At the time of the scheduled replacements, the required landscape replacement material shall be increased in size from the original plan to match the new growth size of the surrounding plants.

5. The Landscape Contractor shall make as many periodic inspections as necessary, at no extra cost to the Owner during the warranty period to determine what changes, if any, should be made to the Owner's maintenance program. The Landscape Contractor shall submit, in writing to the Landscape Architect, any recommended changes.

6. During the warranty period, should the appearance of any plant die, indicate weakness and/or probability of dying, the Landscape Contractor shall immediately begin replacement of said plants with new and healthy plants of the same type and size as soon as weather conditions permit and within a specified planting period after notification of such occurrences from the Landscape Architect without additional cost to the Owner.

7. The Landscape Contractor shall make all necessary repairs of damage due to plant replacements. Such repairs shall be done at no extra cost to the Owner.

8. Replacements shall be in accordance with and subject to all requirements of landscape installation, mulching, maintenance, warranty and acceptance procedures.

9. The Contractor is responsible for the watering and maintenance necessary to ensure establishment of the replacement plants until the Landscape Architect inspects the replacement plants and issues preliminary acceptance in writing.

10. The Landscape Contractor, prior to notifying Landscape Architect for preliminary acceptance, shall maintain the replacement plants for a period of 45 days at no additional cost to the owner.

11. The Landscape Contractor shall notify the Landscape Architect in writing, upon completion of replacements and extended maintenance period, for preliminary acceptance and written notification of new warranty period.

12. The Landscape Contractor, upon written preliminary acceptance of the replacements, shall warranty all replacements until the end of the following growing season and written final acceptance. The Landscape Contractor shall notify the Landscape Architect in writing at the end of the warranty period of replacement plants for final inspection and acceptance.

13. The Landscape Contractor shall remove tree wrapping, tree guy wires, stakes and tags from all established plants prior to contacting the Landscape Architect for final acceptance inspection. Tags, tree wrap, guy wires and stakes shall remain on all replacements until completion of additional warranty period.

14. All subsequent inspections required due to unacceptability of the replacements will be at the cost of the Contractor.

L. Final Acceptance

1. Inspection of all work will be made by the Landscape Architect at the end of the warranty periods upon written request of the Landscape Contractor.

2. The Landscape Architect shall prepare and submit, to Lennar and the Landscape Contractor, a list of warranty replacement items to be completed before final acceptance shall be deemed to have occurred. The failure to include any items on such list does not alter the responsibility of the Landscape Contractor to complete all work in accordance with the contract.

3. The Landscape Contractor shall complete all warranty replacement work as deemed necessary by the Landscape Architect, shall verify completion of all work required to satisfy the contract and shall notify the Landscape Architect upon completion of all work for review and final acceptance.

4. The Landscape Architect will perform a final inspection of the completed work with the Landscape Contractor and a representative from Lennar. At that time if all work is satisfactory, a written statement will be issued by the Landscape Architect that will constitute final acceptance of completed work to date.

5. After the final inspection and acceptance of the work, the Landscape Architect will notify Lennar in writing and will recommend release of fees in retention for the completed work, except for retention fees deemed necessary by Lennar and the Landscape Architect for work still under additional warranty.

6. The Landscape Architect will make a follow-up inspection of all additional warranty replacements at the written request of the Landscape Contractor and issue a written report accepting satisfactory completion of the warranty obligations and request release of the remaining retention fees.

7. The release of all retention fees will be at the discretion of Lennar after receipt of written notification from the Landscape Architect and upon receipt of written invoice from the Landscape Contractor.

8. The written final acceptance of all work following any necessary replacements shall terminate the Landscape Contractor's plant warranty period.

II. DAMAGES: STREET AND SITE

1. The Landscape Contractor shall be responsible for any damages to streets, curbs or site improvements as a result of his work or his employees. The Landscape Contractor shall be responsible for any future charges resulting from the repair/replacement of damage.

2. Curb damage will be billed to the contractor at fault at a rate of $25.00/lineal foot with a ten foot minimum

3. Subcontractor shall not park on any asphalt or concrete driveways at any time. Violators will be fined $500 per occurrence.

IV. TRADITIONAL LANDSCAPE MAINTENANCE

A. Turf Maintenance

1. Mowing

a. All litter (i.e. paper, cans and bottles) will be removed from turf and plant bed areas prior to mowing.

b. All lawn areas will be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf.

c. Mowing patterns shall be altered on a weekly basis wherever possible. Mowing patterns shall create straight lines for a more manicured appearance.

d. Clippings shall be bagged and removed when clipping buildup is such that the excess clipping lay in an unsightly matted condition on the lawn.

e. The turf shall be cut in such a manner as to avoid blowing clippings toward structures, patios, air conditioners, and planting beds.

f. If the turf could potentially be damaged by equipment due to weather, mowing should not be performed.

g. Turf bordering vertical surfaces such as foundations, fences, and utility boxes shall be trimmed to match the mowing height.

h. Clippings shall be removed from all pavement areas.

2. Edging

a. Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner.

b. Shrub beds and tree rings shall be neatly and uniformly edged twice per year; once during the spring cleanup, and again in August or September weather permitting.

3. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowners association or owner's representative 1 week prior to any pesticide application.

c. The lawn shall be fertilized three (3) times with a high quality granular or liquid formula. The applications should be made approximately in April, May and September. Timing, frequency and rate of application shall be adjusted to meet the development's current needs and conditions

d. A pre-emergent weed control application for annual grass prevention shall be incorporated into the first turf fertilization in spring.

e. The entire turf area will be treated one (1) time with a post emergent broad leaf weed control at the appropriate time of year. Spot treatment should be done as necessary.

f. Flags shall be posted throughout the community following each fertilizer application. Remove flags once the application is dry or as directed by the product's label.

B. Planting Bed Maintenance

1. Pruning

a. Trees, shrubs and evergreens should be pruned, trimmed or sheared at the appropriate time for each species to maintain the plant's proper form. Methods and timing shall conform to standard horticultural practices. The initial spring pruning will include:

1. Removal of dead or injured limbs.

2. Removal of branches that are touching structures.

3. Shaping and internal thinning of the plant to allow for its natural form and habit.

b. Shrubs will be pruned two (2) additional times at the appropriate time so as not to interfere with flowering.

c. Trees over 6" in diameter will not be pruned other than removal of low branches hazardous to pedestrian traffic and sucker growth which may occur.

d. Groundcovers should be pruned twice during the season to maintain a neat appearance.

e. Ornamental grasses should be trimmed during the spring cleanup.

f. All pruning debris shall be removed from the site by the contractor immediately after the work is complete.

2. Fertilizer & Weed Control

a. Pesticides must be applied by a licensed individual.

b. Notice shall be given to the homeowner's association 1 week prior to any pesticide application.

c. Pre-emergent weed control shall be applied at the beginning of the growing season.

d. Post emergent applications or hand pulling shall be used on any weeds that appear throughout the season.

e. Trees, shrubs and groundcover shall be fertilized one (1) time during the season. The application rate will be determined by the specific needs of the plant material.

C. Spring & Fall Cleanup

1. Spring Cleanup

a. Lawn areas and planting beds will be raked as necessary to remove leaves, dead branches, litter and debris.

b. All mulch beds shall be cultivated to break up any existing compaction in the mulch.

c. Fresh mulch should be applied to any bare spots in the planting beds.

d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.

e. Debris generated during the cleanup shall be disposed of legally off site.

2. Fall Cleanup

a. All lawn areas will have leaves removed either by raking or through the mowing process so as to prevent leaf buildup on the turf on a weekly basis.

b. All planting beds will have leaves and debris removed at the end of the season.

c. Perennials without winter interest shall be cut back.

d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.

e. Debris generated during the cleanup shall be disposed of legally off site.

IV. PERSONAL CONDUCT / SAFETY

1. Consumption of alcoholic beverages or drugs on the job site is strictly prohibited.

2. Any offensive of obnoxious behavior (loud radio, profanity, etc.) is strictly prohibited.

3. Reckless operation of vehicles or equipment by Subcontractor's employees while in the subdivision will not be tolerated.

4. Hard hats to be worn by all employees at all times.

5. Failure to comply with Lennar's Safety Policy, OSHA or any other presiding safety institution could result in fines starting at $100.00 per occurrence.

6. Subcontractor to provide a competent person trained in OSHA requirements on site at all times.

Landscape Contractor Name _____

Landscape Contractor Company _____

Landscape Contractor Signature _____ Date _____

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

CLIENT
LENNAR
1700 EAST GOLF ROAD
SUITE 1100
SCHAUMBURG, ILLINOIS 60173

CIVIL ENGINEER
MACKIE CONSULTANTS
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, ILLINOIS 60018

WOODLORE TOWNES

CRYSTAL LAKE, ILLINOIS

LANDSCAPE SPECIFICATIONS

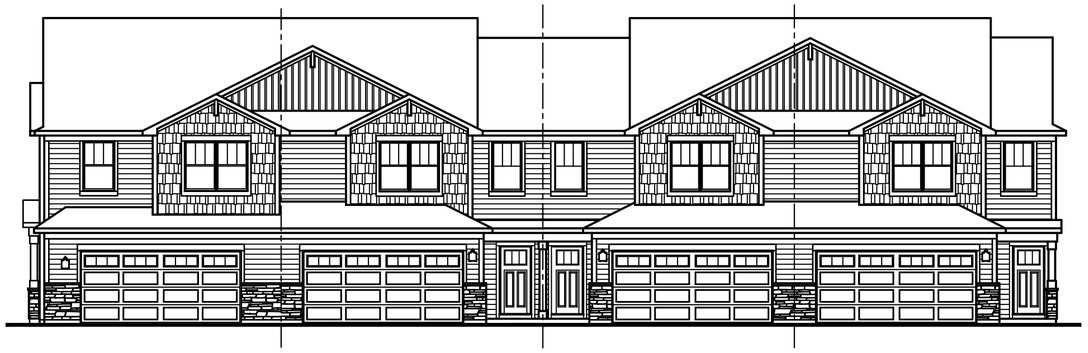
2	6.21.2023
1 - FOR BID	6.07.2023
REVISIONS	

DATE	5.09.2023
PROJECT NO.	LN22129
DRAWN	CLE
CHECKED	GFB
SHEET NO.	

10 OF 10

Know what's below. Call before you dig.

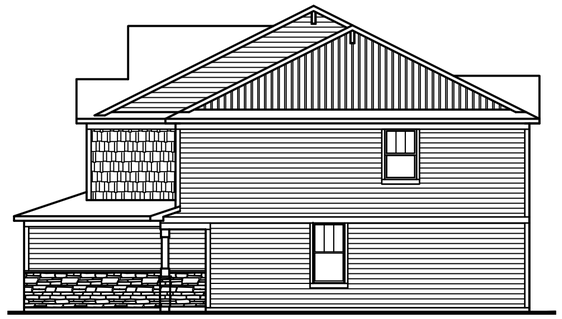
KR/EFS
PLOT CONFIG



DARCY CHARLOTTE MARIANNE CHARLOTTE

01 FRONT ELEV.

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



CHARLOTTE

02 SIDE ELEV.

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



CHARLOTTE MARIANNE CHARLOTTE DARCY

03 REAR ELEV.

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



DARCY

04 SIDE ELEV.

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

REV.NO.	DATE	REMARKS
		ISSUE FOR PRICING
		ISSUE FOR CONSTRUCTION
1		
2		
3		
4		

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LENNAR®

SET NO.

MODEL 4-UNIT BLDG.(REVISED)

DRAWING TITLE ELEVATIONS

OPTION DESCRIPTION

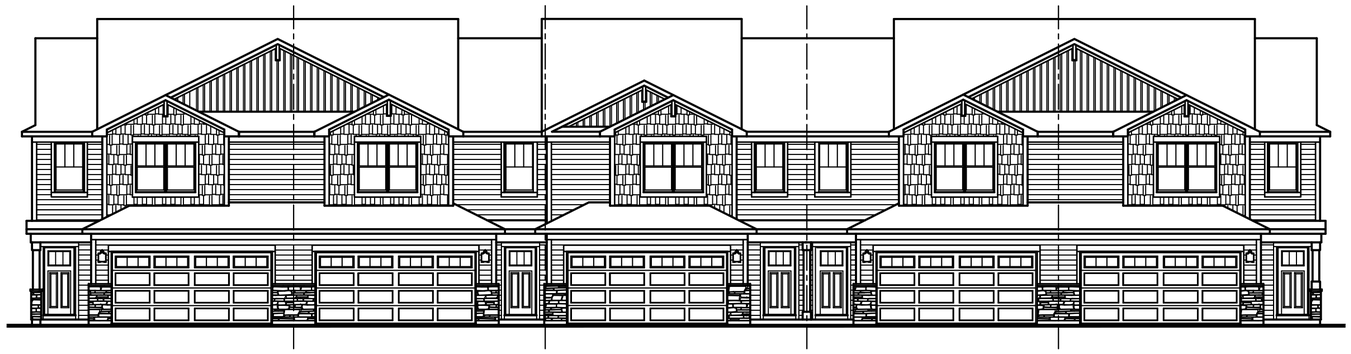
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OPTION NO.

FILE NAME

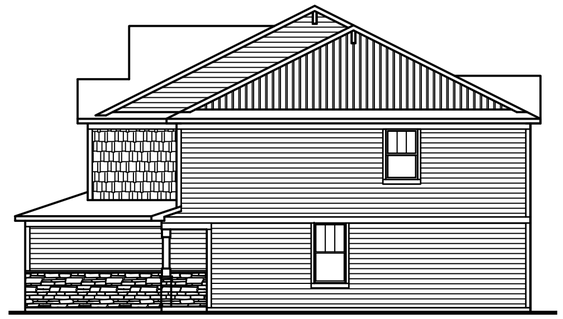
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SHEET NO. C3



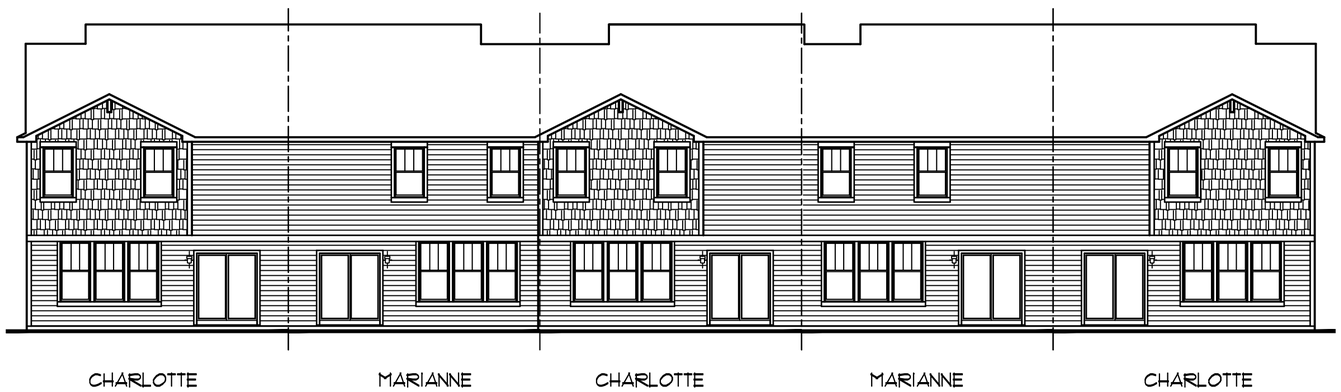
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SCALE: 3/32" = 1'-0"



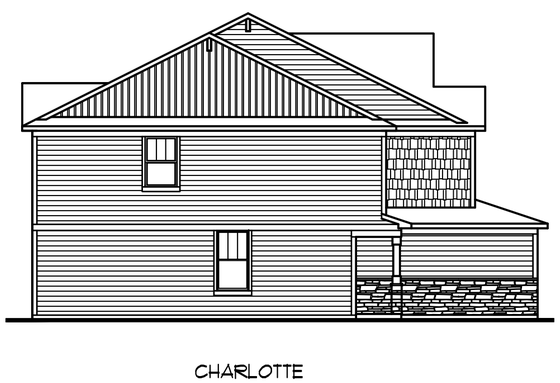
02 SIDE ELEV.

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



03 REAR ELEV.

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



04 SIDE ELEV.

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

REV.NO.	DATE	REMARKS
		ISSUE FOR PRICING
		ISSUE FOR CONSTRUCTION
1		
2		
3		
4		

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LENNAR®

SET NO.

MODEL 5-UNIT BLDG.(REVISED)

DRAWING TITLE ELEVATIONS

DRAWN BY DJN

OPTION NO.

OPTION DESCRIPTION

FILE NAME

XREF

SHEET NO. C3



Front Elevation



End Elevation



Rear Elevation



End Elevation

LENNAR®

Townes of Woodlore




WOODLORE TOWNES















FINAL ENGINEERING PLANS
WOODLORE TOWNES COMMUNITY
CRYSTAL LAKE, ILLINOIS

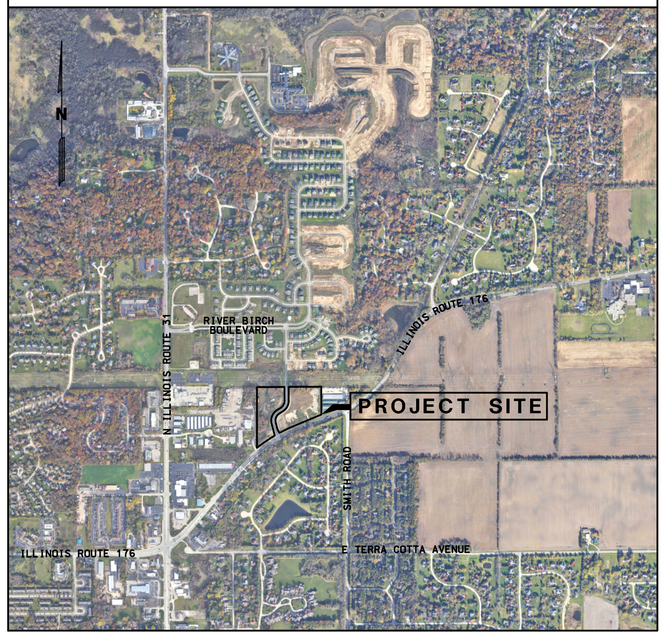
LEGEND

	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	FM	FM
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE		
CATCH BASIN		
INLET		
CLEANOUT		
WATER MAIN	WM	8" WM
VALVE VAULT		
VALVE BOX		
FIRE HYDRANT		
FLARED END SECTION		
COMBINED SEWER		
STREET LIGHT/PARKING LOT LIGHT		
POWER POLE		
STREET SIGN		
FENCE		
GAS MAIN	G	G
OVERHEAD LINE	OH	OH
TELEPHONE LINE	T	T
ELECTRIC LINE	E	E
CABLE TV LINE	CATV	CATV
HIGH WATER LEVEL		HWL XXX
NORMAL WATER LEVEL	NWL XXX	NWL XXX
CONTOUR LINE	XXX.XX	XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX	TC XXX.XX
TOP OF DEPRESSED CURB	TDC XXX.XX	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
SPOT ELEVATION	XXX.XX	XXX.XX
FINISHED FLOOR ELEVATION	FF = XXX.XX	FF = XXX.XX
TOP OF FOUNDATION	TF = XXX.XX	TF = XXX.XX
GRADE AT FOUNDATION	GF = XXX.XX	GF = XXX.XX
HIGH OR LOW POINT		Ⓛ = Ⓗ
OVERLAND FLOOD ROUTE		
PAVEMENT FLOW DIRECTION		2.0%
SWALE FLOW DIRECTION		
DEPRESSED CURB AND GUTTER		
REVERSE CURB AND GUTTER		

INDEX OF SHEETS

1	COVER SHEET
2	OVERALL SITE PLAN
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	GRADING PLAN
5	GRADING DETAILS
5A	ADA GRADING DETAILS
6	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
7	SWPPP SPECIFICATIONS
8	SWPPP DETAILS
9	OVERALL UTILITY PLAN
10	CARPATHIAN DRIVE PLAN AND PROFILE
11	WHITE OAK CIRCLE PLAN AND PROFILE
12-17	CONSTRUCTION DETAILS
18	PROJECT SPECIFICATIONS

LOCATION MAP



THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION, DIRECTION AND MEANS & METHODS OF CONSTRUCTION

ABBREVIATIONS

AC	ACRE	HWL	HIGH WATER ELEVATION	SAN	SANITARY SEWER
BC	BACK OF CURB	INL	INLET	SMH	SANITARY MANHOLE
BTM	BOTTOM	INV	INVERT	STA	STATION
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	STM	STORM SEWER
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE	SY	SQUARE YARD
CY	CUBIC YARD	LT	LEFT	SWPP	STORMWATER POLLUTION PREVENTION PLAN
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL	TDC	TOP OF DEPRESSED CURB
DIWM	DUCTILE IRON WATER MAIN			TC	TOP OF CURB
EL	ELEVATION	MAX	MAXIMUM	TF	TOP OF FOUNDATION
EP	EDGE OF PAVEMENT	MH	STORM MANHOLE	T/W	TOP OF RETAINING WALL
FF	FINISHED FLOOR	MIN	MINIMUM	TYP	TYPICAL
FES	FLARED END SECTION	NWL	NORMAL WATER ELEVATION	VB	VALVE BOX
FT	FOOT/FEET	OCS	OUTLET CONTROL STRUCTURE	VC	VERTICAL CURVE
G	GUTTER ELEVATION	P	PAVEMENT ELEVATION	VV	VALVE VAULT
GF	GRADE AT FOUNDATION	PVC	POLYVINYL CHLORIDE PIPE	W	WALK ELEVATION
GR	GRADE RING ELEVATION	R	RADIUS	WM	WATER MAIN
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RCP	REINFORCED CONCRETE PIPE	VPI	VERTICAL POINT OF INTERSECTION
HYD	FIRE HYDRANT	RIM	RIM ELEVATION		
HMA	HOT MIX ASPHALT	RT	RIGHT		
		ROW	RIGHT OF WAY		

BENCHMARKS

SOURCE BENCHMARK:
NGS MONUMENT NH0131: STATION IS 40.4 FEET EAST OF AND ABOUT 1.6 FEET LOWER THAN THE CENTER OF HIGHWAY 31, 515.1 FEET NORTH OF THE EXTENDED CENTERLINE OF EDGEWOOD ROAD, 1.3 FEET SOUTHWEST OF A METAL WITNESS POST, AND 1.0 FEET WEST OF A FIBERGLASS WITNESS POST. ELEVATION = 852.14 (NAVD 88)

NGS MONUMENT NH0132:
STATION IS LOCATED 48 FEET SOUTH OF THE 4TH POWER LINE POLE NORTH OF THE JUNCTION OF EDGEWOOD ROAD AND HIGHWAY 31, DIRECTLY IN THE LINE OF POLES, 76.5 FEET SOUTH-SOUTHWEST OF A 14-INCH MAPLE TREE, 1.5 FEET EAST OF A RIGHT-OF-WAY FENCE LINE, 1.5 FEET NORTH OF A STEEL WITNESS POST, ABOUT LEVEL WITH THE HIGHWAY, AND SET IN TOP OF A CONCRETE POST PROJECTING 1 INCH. ELEVATION = 852.47 (NAVD 88)

CALL JULIE TOLL FREE 1-800-892-0123
JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
Call 48 hours before you dig (Excluding Sat, Sun, & Holidays)
1-800-892-0123

NOTES:

ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF THE FOLLOWING, EXCEPT AS MODIFIED HEREIN OR ON THE PLANS:

- STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT SS) FOR ALL IMPROVEMENTS EXCEPT SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION (SSWS) FOR SANITARY SEWER AND WATER MAIN CONSTRUCTION;
- STANDARD SPECIFICATIONS AND DETAILS PER CITY OF CRYSTAL LAKE UNIFIED DEVELOPMENT ORDINANCE

IN CASE OF CONFLICT BETWEEN THE APPLICABLE ORDINANCES NOTED, THE MORE STRINGENT SHALL TAKE PRECEDENCE AND SHALL CONTROL ALL CONSTRUCTION.

DRAINAGE CERTIFICATION

I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

LICENSED ENGINEER

LICENSED PROFESSIONAL ENGINEER — MADELINE T. LARNICK — 062-069517 — STATE OF ILLINOIS

ENGINEER'S SEAL

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR
1700 E. Golf Road, Suite 1100
Schaumburg, IL 60173
Phone: 224-293-3100
Fax: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY
08/04/2023	REVISED PER CITY COMMENTS	MS
6/06/2023	REVISED CARPATHIAN R&R	PAK
5/19/2023	REVISED D-FACTOR	MTL

DESIGNED	PAK/MS
DRAWN	JD
APPROVED	MTL
DATE	5/9/2023
SCALE	N.T.S.

COVER SHEET
WOODLORE TOWNES COMMUNITY
CRYSTAL LAKE, ILLINOIS

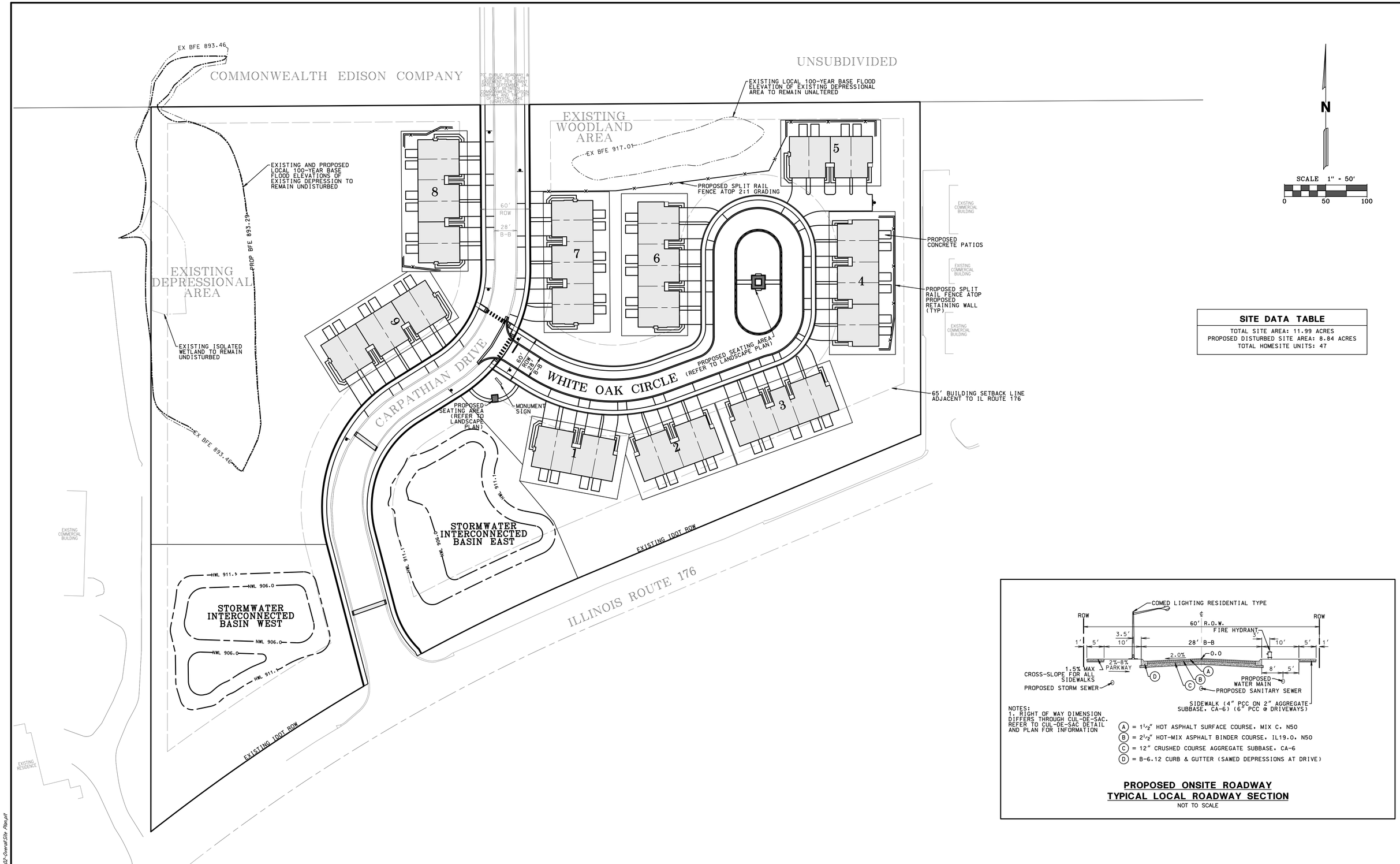
SHEET 1 OF 18

PROJECT NUMBER: 4445

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ILLINOIS FIRM LICENSE 184-002694

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SITE DATA TABLE

TOTAL SITE AREA: 11.99 ACRES
PROPOSED DISTURBED SITE AREA: 8.84 ACRES
TOTAL HOMESITE UNITS: 47

NOTES:
1. RIGHT OF WAY DIMENSION DIFFERS THROUGH CUL-DE-SAC. REFER TO CUL-DE-SAC DETAIL AND PLAN FOR INFORMATION

(A) = 1½" HOT ASPHALT SURFACE COURSE, MIX C, N50
(B) = 2½" HOT-MIX ASPHALT BINDER COURSE, IL19.0, N50
(C) = 12" CRUSHED COURSE AGGREGATE SUBBASE, CA-6
(D) = B-6.12 CURB & GUTTER (SAWED DEPRESSIONS AT DRIVE)

PROPOSED ONSITE ROADWAY
TYPICAL LOCAL ROADWAY SECTION
NOT TO SCALE

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Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR
1700 E. Golf Road, Suite 1100
Schaumburg, IL 60173
Phone: 224-293-3100
Fax: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY
08/04/2023	REVISED PER CITY COMMENTS	MS
6/06/2023	REVISED CARPATHIAN R&R	PAK
5/19/2023	REVISED D-FACTOR	MTL

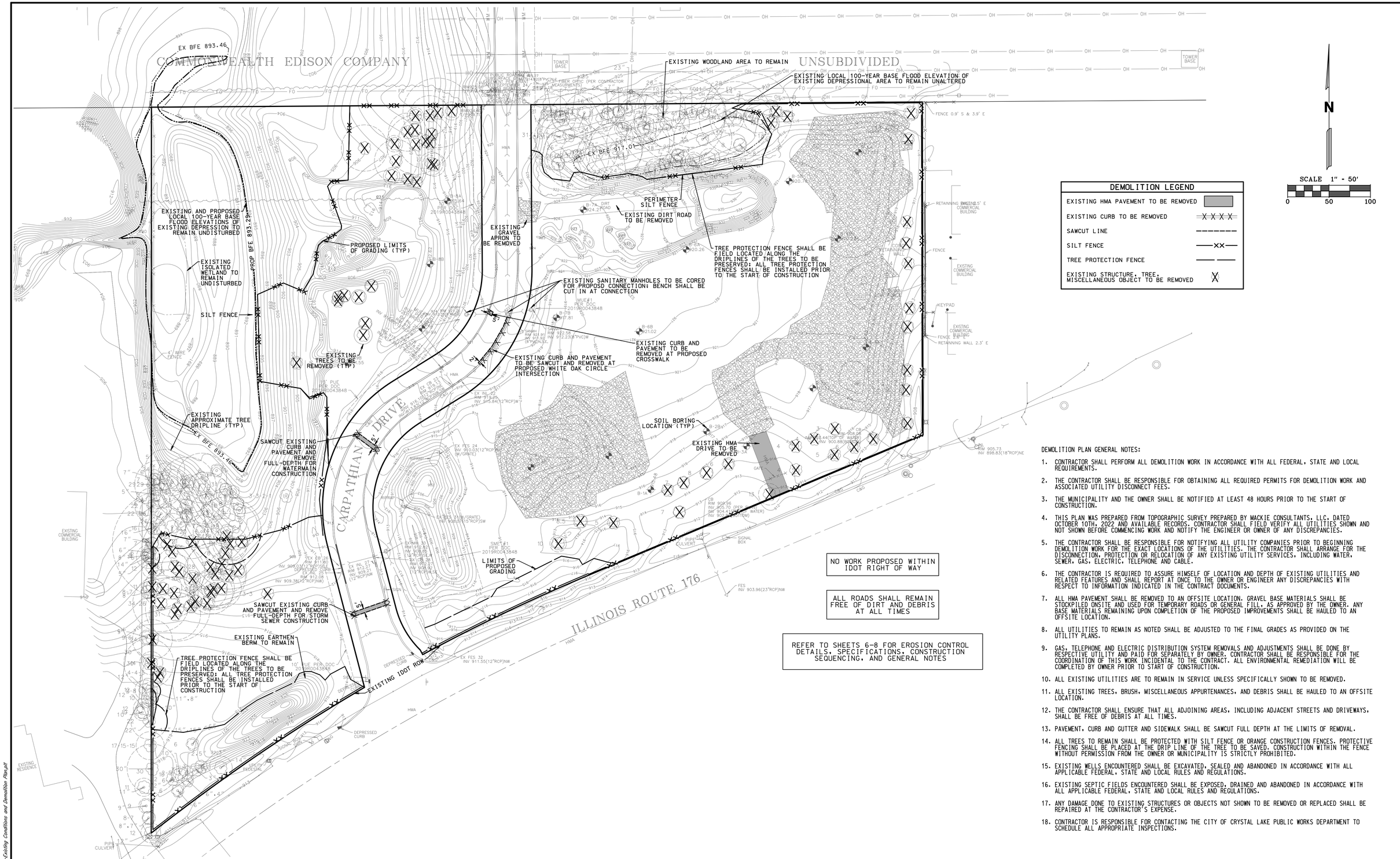
DESIGNED	PAK/MS
DRAWN	JD
APPROVED	MTL
DATE	5/9/2023
SCALE	1" = 50'

OVERALL SITE PLAN
WOODLORE TOWNES COMMUNITY
CRYSTAL LAKE, ILLINOIS

SHEET 2 OF 18
PROJECT NUMBER: 4445

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DEMOLITION LEGEND

EXISTING HMA PAVEMENT TO BE REMOVED	
EXISTING CURB TO BE REMOVED	XXXX
SAWCUT LINE	--------
SILT FENCE	——XX——
TREE PROTECTION FENCE	—— ——
EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED	X

NO WORK PROPOSED WITHIN IDOT RIGHT OF WAY

ALL ROADS SHALL REMAIN FREE OF DIRT AND DEBRIS AT ALL TIMES

REFER TO SHEETS 6-8 FOR EROSION CONTROL DETAILS, SPECIFICATIONS, CONSTRUCTION SEQUENCING, AND GENERAL NOTES

DEMOLITION PLAN GENERAL NOTES:

1. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
3. THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC, DATED OCTOBER 10TH, 2022 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
6. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
7. ALL HMA PAVEMENT SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL, AS APPROVED BY THE OWNER. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
8. ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
9. GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
10. ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
11. ALL EXISTING TREES, BRUSH, MISCELLANEOUS APPURTENANCES, AND DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
12. THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
13. PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
14. ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION FROM THE OWNER OR MUNICIPALITY IS STRICTLY PROHIBITED.
15. EXISTING WELLS ENCOUNTERED SHALL BE EXCAVATED, SEALED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
16. EXISTING SEPTIC FIELDS ENCOUNTERED SHALL BE EXPOSED, DRAINED AND ABANDONED IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS.
17. ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF CRYSTAL LAKE PUBLIC WORKS DEPARTMENT TO SCHEDULE ALL APPROPRIATE INSPECTIONS.

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Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR
1700 E. Golf Road, Suite 1100
Schaumburg, IL 60173
Phone: 224-293-3100
Fax: 224-293-3101

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5/19/2023	REVISED D-FACTOR	MTL

DESIGNED	PAK/MS
DRAWN	JD
APPROVED	MTL
DATE	5/9/2023
SCALE	1" = 50'

EXISTING CONDITIONS AND DEMOLITION PLAN
WOODLORE TOWNES COMMUNITY
CRYSTAL LAKE, ILLINOIS

SHEET 3 OF 18

PROJECT NUMBER: 4445

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UNSUBDIVIDED

COMMONWEALTH EDISON COMPANY

EXISTING LOCAL 100-YEAR BASE FLOOD ELEVATION OF EXISTING DEPRESSIONAL AREA TO REMAIN UNALTERED

PROPOSED SPLIT RAIL FENCE ATOP 2:1 SLOPE (REFER TO LANDSCAPE PLAN FOR DETAIL)

PROPOSED 3:1 SLOPE FOR ALL TRANSITIONAL GRADING WITHIN THE COMMUNITY (TYP ALL)

MATCH EX. 906.0

EXISTING WETLAND TO REMAIN UNDISTURBED

EXISTING AND PROPOSED LOCAL 100-YEAR BASE FLOOD ELEVATIONS OF EXISTING DEPRESSION TO REMAIN UNDISTURBED

PROP BFE 893.29

EX BFE 893.46

MATCH EX. 895.0

MATCH EX. 895.0

LIMITS OF PROPOSED GRADING

PROPOSED BACK-PITCHED FAIRWAY

PROPOSED DEPRESSED CURB AT CROSSWALKS (TYP.)

EXISTING 50 LF CURB DEPRESSION FOR OVERFLOW

PROPOSED EMERGENCY OVERFLOW WEIR

EXISTING LOW QUALITY WETLAND TO REMAIN UNDISTURBED

PROPOSED INTERCONNECTED BASIN

EXISTING EARTHEN BERM TO REMAIN UNDISTURBED

EXISTING IDOT ROW

EXISTING RESIDENCE

EXISTING COMMERCIAL BUILDING

ILLINOIS ROUTE 176

WEST BASIN SHALL BE CLAY LINED (REFER TO DETAIL ON SHEET 5)

EAST BASIN DESIGNED FOR INFILTRATION (REFER TO DETAIL ON SHEET 5)

CONTRACTOR SHALL CONSTRUCT DIVISION BERM AND SWALES AT THE START OF CONSTRUCTION IN ORDER TO ENSURE DISTURBED AREA RUNOFF REMAINS ONSITE (TYP.)

1' OF FREEBOARD FROM HWL ELEVATION PROPOSED WITHIN SWALE ADJACENT TO IDOT ROW

PROPOSED STORMWATER MANAGEMENT FACILITY
DISTURBED AREA = 8.84 ACRES
TRIBUTARY AREA = 8.83 ACRES
DETENTION REQUIRED = 4.16 AC-FEET
COMPENSATORY STORAGE REQUIRED = 0.01 AC-FEET
TOTAL DETENTION REQUIRED = 4.17 AC-FEET
TOTAL DETENTION PROVIDED = 4.35 AC-FEET
DEAD STORAGE REQUIRED = 1.44 AC-FEET
DEAD STORAGE PROVIDED = 1.56 AC-FEET
NWL = 906.00 (DRY)
HWL = 911.10
ALLOWABLE RELEASE RATE = 1.33 CFS
ACTUAL RELEASE RATE = 0.00 CFS
PEAK INFILTRATION RATE (EAST BASIN AREA ONLY) = 6.01 CFS

N

SCALE 1" - 50'

0 50 100

GRADING PLAN GENERAL NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON 10-05-22. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED.
3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
5. DRIVEWAY SLOPES FROM THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 8%.
6. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
7. BUILDING AREA INDICATED IS APPROXIMATE AND REPRESENTS ONE POSSIBLE OPTION OF BUILDING. GRADING MAY NEED TO BE ADJUSTED IF OTHER UNITS ARE SOLD.
8. CONTRACTOR SHOULD TAKE SPECIAL NOTE THAT THERE ARE VARYING SETBACKS WITHIN THE CUL-DE-SAC AREAS. THE LOCATION OF THE BUILDING PAD MUST BE CONSTRUCTED TO CORRESPOND TO THE LOCATIONS INDICATED.
9. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
10. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
11. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
12. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.

REFER TO SHEET 5 FOR GRADING DETAILS AND OVERLAND FLOOD ROUTE CROSS-SECTIONS

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Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR
1700 E. Golf Road, Suite 1100
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Phone: 224-293-3100
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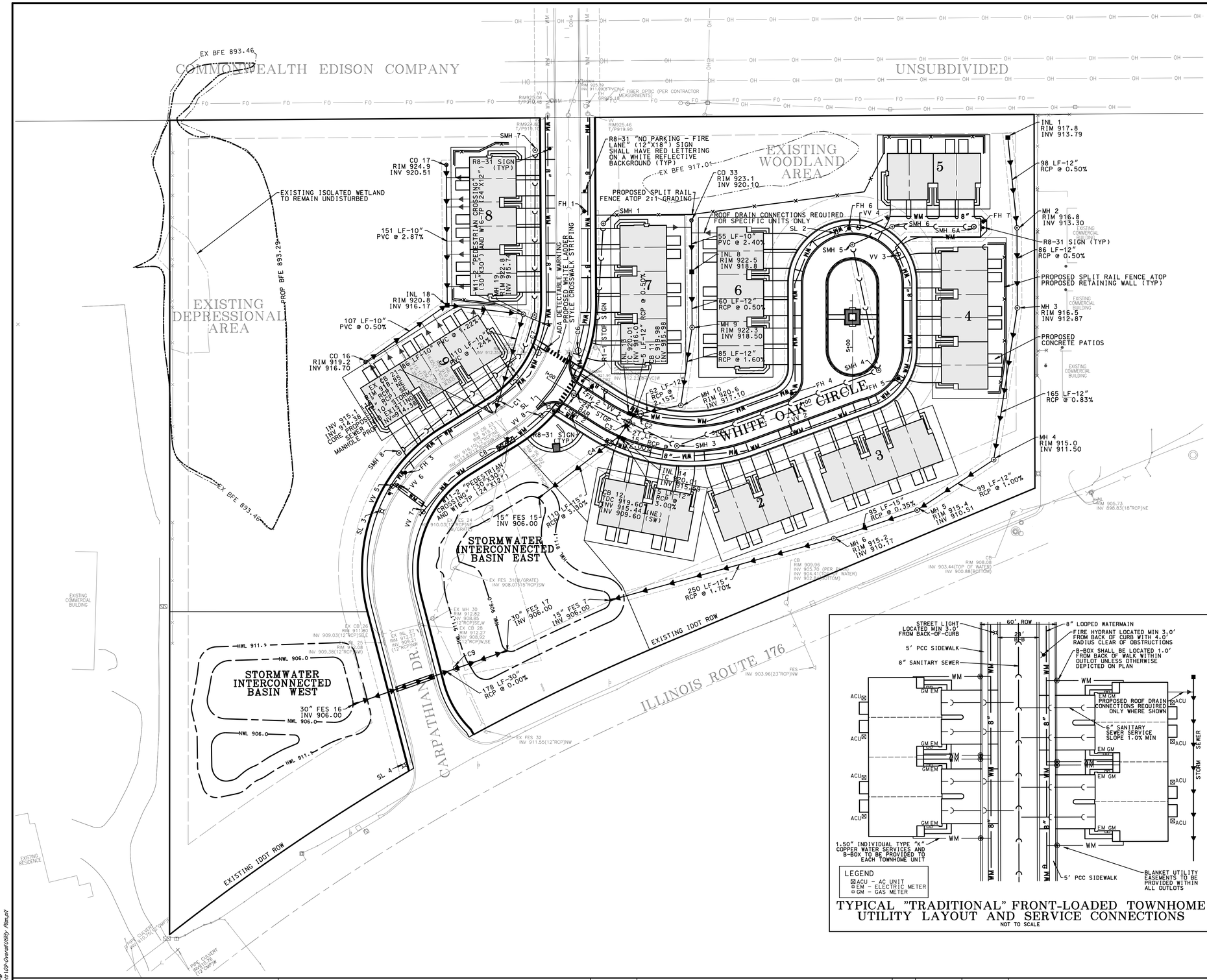
GRADING PLAN
WOODLORE TOWNES COMMUNITY
CRYSTAL LAKE, ILLINOIS

SHEET 4 OF 18

PROJECT NUMBER: 4445

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TYPICAL "TRADITIONAL" FRONT-LOADED TOWNHOME UTILITY LAYOUT AND SERVICE CONNECTIONS
NOT TO SCALE

STREET LIGHTING, SIGNAGE, AND STRIPING GENERAL NOTES

1. TYPICAL STREET LIGHTS SHALL CONFORM TO LATEST COMED RESIDENTIAL STANDARDS:
2. THE MOUNTING HEIGHT SHALL BE 20 FEET.
3. THE DEVELOPER SHALL COORDINATE SITE CONSTRUCTION WITH THE PUBLIC WORKS AND COMED TO ALLOW ELECTRIC FACILITIES TO BE INSTALLED PRIOR TO PAVING AND CURBING.
4. STOP BARS SHALL BE INSTALLED AT ALL STOP LOCATIONS IN ACCORDANCE WITH THE LATEST EDITION OF MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
5. ALL STOP SIGNS SHALL CONFORM TO THE CITY DETAIL TR-03 AND INSTALLED PER THE MUTCD.
6. CROSSWALKS TO BE 2' WHITE PAINT LADDER STYLE STRIPING (2' APART).

UNDERGROUND UTILITY GENERAL NOTES

1. ALL MANHOLES AND CATCH BASINS SHALL BE 48-INCH DIAMETER, UNLESS OTHERWISE INDICATED.
2. ALL SANITARY SEWER, LESS THAN 15 FEET DEEP, SHALL BE PVC, SDR 26, UNLESS OTHERWISE INDICATED OR APPROVED EQUAL LISTED WITHIN THE CONSTRUCTION SPECIFICATIONS AS APPROVED BY THE MUNICIPALITY. PVC SANITARY SEWER SHALL HAVE ELASTOMERIC JOINTS IN CONFORMANCE WITH ASTM D-3212, UNLESS NOTED TO BE WATER MAIN QUALITY (WMQ) ASTM D-2241.
3. ALL WATER MAIN SHALL BE PVCO CLASS 305, AWWA. C-909 OR DUCTILE IRON PIPE, CLASS 52, AWWA C-600 WITH "PUSH-ON" TYPE JOINTS, UNLESS OTHERWISE INDICATED. ALL WATER MAIN SHALL HAVE A MINIMUM OF 6' OF COVER FROM TOP OF WATERMAIN TO FINISHED GRADE.
4. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE, MINIMUM CLASS III, WITH ASTM C76 PIPE AND C443 JOINTS, UNLESS OTHERWISE INDICATED. ALL STORM SEWERS WHICH ARE LOCATED IN THE SIDE YARD SHALL HAVE "O" -RING GASKETED JOINTS. ALL OTHER SEWERS SHALL HAVE BITUMINOUS MASTIC JOINTS.
5. GRANULAR TRENCH BACKFILL (CA-6) SHALL BE PROVIDED FOR ALL SANITARY, WATER AND STORM UTILITIES WHEN THE TRENCH LIMITS FALL WITHIN TWO FEET OF STREETS, SIDEWALKS, AND DRIVEWAYS.
6. OVERHEAD SANITARY SEWER IS REQUIRED FOR ALL HOMES.
7. ALL SUMP PUMPS MUST BE CONNECTED TO THE STORM SEWER SYSTEM. SUMP PUMP CONNECTIONS SHALL BE 4" PVC, UNLESS OTHERWISE NOTED.
8. ALL WATERMAIN AND WATER SERVICE LINES SHALL BE PROTECTED FROM OTHER UTILITIES IN ACCORDANCE WITH SECTION 41-2.01 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS.
9. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED WITH THE RECORD DRAWINGS.
10. ALL UNDERGROUND UTILITY INFORMATION NOTED ON THE PLANS IS BASED ON INFORMATION OBTAINED FROM THE MUNICIPALITY, UTILITY COMPANIES OR FIELD MEASUREMENTS. THIS INFORMATION, WHILE BELIEVED TO BE COMPLETE AND ACCURATE, CANNOT BE GUARANTEED.
11. CONTRACTOR SHALL VERIFY ALL BUILDING SERVICE LOCATIONS AND SIZES WITH ARCHITECTURAL PLANS AND OWNER PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
12. CONTRACTOR SHALL CONTACT JULIE (1-800-892-0123) PRIOR TO START OF CONSTRUCTION TO LOCATE ALL UTILITIES WITHIN THE RIGHT-OF-WAY.
13. CONTRACTOR SHALL VERIFY LOCATION AND DEPTH OF EXISTING UTILITIES AT ALL PROPOSED CONNECTIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE ENGINEER AND OWNER OF ANY DISCREPANCIES.
14. FIELD LOCATION OF ALL HOUSE SERVICES TO BE VISIBLY DEMARKED, SUPPLIED BY CONTRACTOR AND SHOWN ON RECORD DRAWINGS. SEE GENERAL SPECIFICATIONS SHEET FOR MARKING WATER AND SANITARY SERVICES ON CURB.
15. A TEN (10) FOOT MINIMUM SEPARATION SHALL BE PROVIDED BETWEEN THE WATERMAIN SERVICE AND THE SANITARY OR STORM SEWER SERVICES.
16. IN CASE OF CONFLICTS, THE MUNICIPALITY STANDARDS AND NOTES SHALL TAKE PRECEDENCE.
17. PLUMBING CONTRACTOR TO MAKE ALL CONNECTIONS WITH BUILDING SERVICES CONSTRUCTED BY UTILITY CONTRACTOR. SITE UTILITY CONTRACTOR TO CONSTRUCT SERVICES TO 10 FEET PAST RIGHT OF WAY OR WITHIN 5 FEET OF BUILDING.
18. EXISTING PAVEMENT REMOVED FOR PRIVATE UTILITY CONSTRUCTION SHALL BE DONE BY THE RESPECTIVE UTILITY COMPANY AND PAID FOR SEPARATELY BY THE OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT.
19. EXISTING OR PROPOSED MANHOLES, CATCH BASINS, INLETS AND VALVE VAULTS REQUIRING OVER 12-INCHES OF ADJUSTMENT RINGS SHALL USE AN ADDITIONAL BARREL SECTION TO MAINTAIN A MAXIMUM OF 12-INCH TOTAL ADJUSTMENT RING DEPTH.
20. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
21. CONTRACTOR SHALL PRESSURE TEST ALL EXISTING WATERMAIN VALVES.

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
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OVERALL UTILITY PLAN
WOODLORE TOWNES COMMUNITY
CRYSTAL LAKE, ILLINOIS

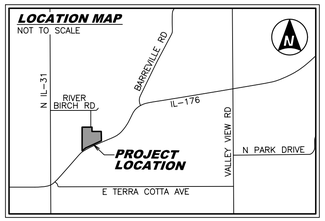
SHEET 9 OF 18
PROJECT NUMBER: 4445
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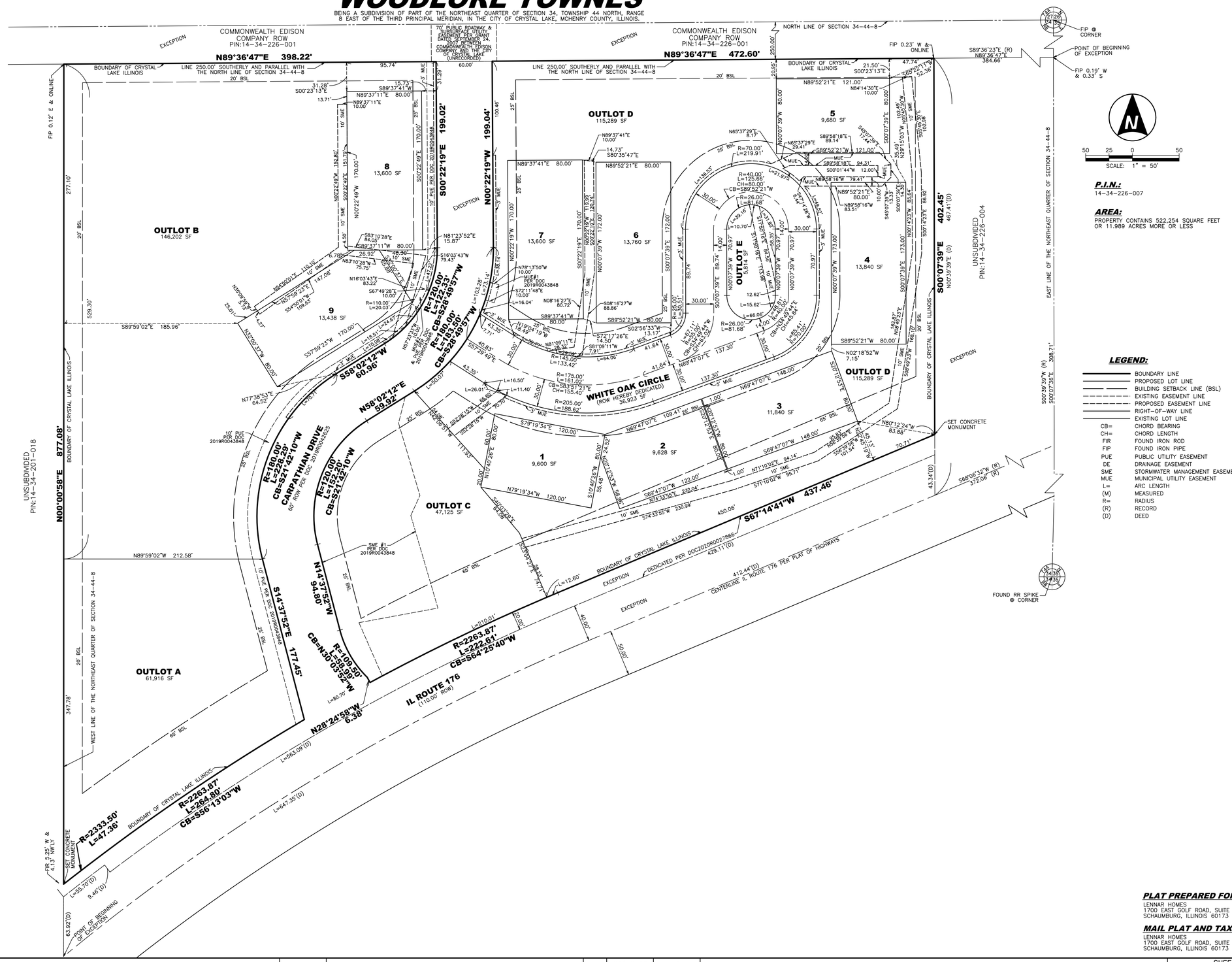
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FINAL PLAT OF
WOODLORE TOWNES

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

LOCATION MAP
NOT TO SCALE





P.I.N.:
14-34-226-007

AREA:
PROPERTY CONTAINS 522,254 SQUARE FEET OR 11.989 ACRES MORE OR LESS

LEGEND:

———	BOUNDARY LINE
———	PROPOSED LOT LINE
— — —	BUILDING SETBACK LINE (BSL)
– – – –	EXISTING EASEMENT LINE
– – – –	PROPOSED EASEMENT LINE
———	RIGHT-OF-WAY LINE
———	EXISTING LOT LINE
CB=	CHORD BEARING
CH=	CHORD LENGTH
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
PUE	PUBLIC UTILITY EASEMENT
DE	DRAINAGE EASEMENT
SME	STORMWATER MANAGEMENT EASEMENT
MUE	MUNICIPAL UTILITY EASEMENT
L=	ARC LENGTH
(M)	MEASURED
R=	RADIUS
(R)	RECORD
(D)	DEED

NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMMITMENT NUMBER 110041-19-00894-IL-REVISION 2-9/17/2019(DELETING EXCEPTION 11) WITH A COMMITMENT DATE OF JULY 02, 2019, AND HAS BEEN USED FOR LEGAL DESCRIPTION.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. MONUMENTS HAVE BEEN SET PRIOR TO RECORDING FOR ALL CORNERS OF THE EXTERIOR BOUNDARY. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL INTERIOR LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
7. THERE SHALL BE AT MOST ONE (1) DIRECT VEHICULAR ACCESS POINT, ALSO KNOWN AS CARPATHIAN DRIVE, ALONG IL ROUTE 176 SERVING THE WOODLORE TOWNES SUBDIVISION.
8. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO IL ROUTE 176 FROM OUTLOT "A", OUTLOT "C", NOR OUTLOT "D".
9. ALL OTHER ACCESS TO IL ROUTE 176 SHALL BE VIA INTERNAL CIRCULATION.
10. SEE SHEET 2 FOR LEGAL DESCRIPTION OF BOUNDARY.
11. A DRAINAGE EASEMENT (DE) & PUBLIC UTILITY EASEMENT (PUE) ARE HEREBY GRANTED OVER ALL AREAS OF OUTLOTS "B" & "D" NOT COVERED BY A SME OR MUE.
12. A STORMWATER MANAGEMENT EASEMENT (SME) IS HEREBY GRANTED OVER OUTLOTS "A" & "C".
13. A BLANKET PUE IS HEREBY GRANTED OVER LOTS 1-9 (INCLUSIVE) EXCEPTING THAT PART FALLING WITHIN A PROPOSED OR EXISTING FOUNDATION.
14. OUTLOTS ARE INTENDED TO BE CONVEYED TO THE FUTURE HOMEOWNER'S ASSOCIATION BY THE DEVELOPER.
15. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.

PLAT PREPARED FOR:
LENNAR HOMES
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, ILLINOIS 60173

MAIL PLAT AND TAX BILL TO:
LENNAR HOMES
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, ILLINOIS 60173

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
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LENNAR
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Phone: 224.293.3100

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FINAL PLAT OF SUBDIVISION
WOODLORE TOWNES
CRYSTAL LAKE, ILLINOIS

SHEET 1 OF 2

PROJECT NUMBER: 4445

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FINAL PLAT OF
WOODLORE TOWNES

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS AN ACCURATE REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:

ALL THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH LIES NORTH OF THE CENTER OF THE HIGHWAY EXCEPT THE NORTH 250.00 FEET THEREOF; ALSO EXCEPTING THE FOLLOWING DESCRIBED PROPERTY: PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHEAST QUARTER THAT IS 250.00 FEET SOUTH FROM THE NORTHEAST CORNER THEREOF; THENCE SOUTH 00 DEGREES 39 MINUTES 39 SECONDS WEST, 308.71 FEET ALONG THE EAST LINE TO THE CENTERLINE OF ILLINOIS STATE ROUTE 176; THENCE SOUTHWESTERLY 44.74 FEET ALONG SAID CENTERLINE ON A CURVE TO THE RIGHT, NON-TANGENT TO THE LAST DESCRIBED COURSE, HAVING A RADIUS OF 1,432.69 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 67 DEGREES 12 MINUTES 52 SECONDS WEST, 44.74 FEET; THENCE SOUTH 68 DEGREES 08 MINUTES 32 SECONDS WEST, 372.06 FEET ALONG SAID CENTERLINE; THENCE NORTH 00 DEGREES 39 MINUTES 39 SECONDS EAST, 467.41 FEET TO A POINT ON A LINE 250.00 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 36 MINUTES 23 SECONDS EAST, 384.66 FEET ALONG SAID PARALLEL LINE, ALSO BEING THE SOUTHERLY LINE OF THE COMED RIGHT-OF-WAY TO THE POINT OF BEGINNING; FURTHER EXCEPTING THAT PART THEREOF TAKEN IN CONDEMNATION CASE 12 ED 03 DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE ON AN ASSUMED BEARING OF NORTH 0 DEGREES 08 MINUTES 51 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 34, AS STAKED AND OCCUPIED, A DISTANCE OF 1321.25 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 89 DEGREES 32 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 1318.28 FEET TO THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34; THENCE NORTH 0 DEGREES 00 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 115.07 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 176 AND THE POINT OF BEGINNING; THENCE CONTINUING NORTH 0 DEGREES 00 MINUTES 39 SECONDS EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 34, A DISTANCE OF 63.92 FEET; THENCE NORTHEASTERLY 55.70 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2322.96 FEET, THE CHORD OF SAID CURVE BEARS NORTH 52 DEGREES 19 MINUTES 46 SECONDS EAST, 55.70 FEET; THENCE SOUTH 36 DEGREES 59 MINUTES 02 SECONDS EAST, A DISTANCE OF 9.46 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 176, AS OCCUPIED; THENCE NORTHEASTERLY 563.09 FEET ALONG THE SAID NORTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 176, AS OCCUPIED, AND AS RECORDED NOVEMBER 2, 1934 AS DOCUMENT NUMBER 112343 ON A CURVE TO THE RIGHT HAVING A RADIUS OF 2243.87 FEET, THE CHORD OF SAID CURVE BEARS NORTH 60 DEGREES 03 MINUTES 20 SECONDS EAST, 561.62 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 176; THENCE NORTH 67 DEGREES 14 MINUTES 41 SECONDS EAST ALONG THE SAID NORTHERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 176 RECORDED AS DOCUMENT NUMBER 112343, A DISTANCE OF 429.31 FEET TO THE EAST LINE OF THE GRANTOR; THENCE SOUTH 0 DEGREES 07 MINUTES 34 SECONDS EAST ALONG THE EAST LINE OF THE GRANTOR, A DISTANCE OF 43.34 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 176; THENCE SOUTH 67 DEGREES 14 MINUTES 41 SECONDS WEST ALONG THE SAID CENTER LINE OF ILLINOIS ROUTE 176, A DISTANCE OF 412.44 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY 647.35 FEET ALONG SAID CENTER LINE OF ILLINOIS ROUTE 176 ON A CURVE TO THE LEFT HAVING A RADIUS OF 2203.87 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 58 DEGREES 49 MINUTES 48 SECONDS WEST, 645.03 FEET TO THE POINT OF BEGINNING, ALL IN MCHENRY COUNTY, ILLINOIS.

ALSO EXCEPTING THAT PART DEDICATED AS CARPATHIAN DRIVE PER PLAT OF DEDICATION RECORDED DECEMBER 11, 2019 AS DOCUMENT 2019R0042625 AND THAT PART DEDICATED AS STATE ROUTE 176 PER PLAT OF DEDICATION RECORDED JULY 23, 2020 AS DOCUMENT 2020R0027866

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF CRYSTAL LAKE, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17111C0220J, WITH AN EFFECTIVE DATE OF NOVEMBER 16, 2006. SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF

_____, 20___, IN ROSEMONT, ILLINOIS,

_____
KEITH M. FRANCE
EMAIL: kfrance@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004077
LICENSE EXPIRES: NOVEMBER 30, 2024

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694,
HEREBY GRANT PERMISSION TO _____
TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____, 20___.

_____
KEITH M. FRANCE
EMAIL: kfrance@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004077
LICENSE EXPIRES: NOVEMBER 30, 2024

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE:

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO # 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS", AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DATED THIS_____ DAY OF _____, A.D., 20___ .

_____
JOSE RIOS, P.E.
REGION ONE ENGINEER

EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC ILLINOIS A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEES,

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

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

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR IN PART TO OWNERS OF SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "2243.87 FEET, THE CHORD OF SAID CURVE", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL , RETENTION POND OR MECHANICAL EQUIPMENT.

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

UTILITY CERTIFICATES

APPROVED AND ACCEPTED BY:

ELECTRIC AND TELEPHONE
COMPANY: COMMONWEALTH EDISON

NAME_____ TITLE:_____

DATED THIS_____ DAY OF_____ , 20____

COMPANY: SBC

NAME:_____ TITLE:_____

DATED THIS_____ DAY OF_____20____

CABLE TELEVISION
COMPANY: COMCAST

NAME:_____ TITLE:_____

DATED THIS_____ DAY OF_____ 20____

GAS
COMPANY: NICOR

NAME:_____ TITLE:_____

DATED THIS_____ DAY OF_____, 20____

PUBLIC UTILITY EASEMENT (PUE) PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON, COMCAST CABLE, NICOR GAS AND AT&T TELEPHONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, HEREIN AFTER REFERRED TO AS "UTILITY COMPANIES", UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UTILITY SERVICES, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS A PUBLIC UTILITY EASEMENT (PUE) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT. UTILITY COMPANIES SHALL HAVE THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED IN A PUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.
ONLY PERPENDICULAR CROSSINGS OF THE MUNICIPAL UTILITY EASEMENT ARE PERMITTED BY THE UTILITY COMPANIES.
MAINTENANCE OF THE SANITARY SEWERS AND SANITARY STRUCTURES WITHIN THE PUE SHALL BE THE SOLE RESPONSIBILITY OF THE ASSOCIATION PURSUANT TO THE COVENANTS CONTAINED HEREIN.
IF THE CITY DETERMINES THAT THE HOMEOWNER'S ASSOCIATION IS IN DEFAULT OF SAID MAINTENANCE OBLIGATIONS AND UPON FIVE (5) DAYS NOTICE TO THE HOMEOWNER'S ASSOCIATION SERVED BY CERTIFIED MAIL, THE CITY AND ITS SUCCESSORS AND ASSIGNS SHALL BE GRANTED AN EASEMENT OVER THE AREA DESCRIBED ON THIS DEED RESTRICTION FOR THE RIGHT, PRIVILEGE AND AUTHORITY, WITHOUT OBLIGATION, TO PERFORM SAID MAINTENANCE AND REPAIRS. THE CITY MAY ENTER UPON THE EASEMENT FOR THE PURPOSE OF EMERGENCY REPAIRS.
THE CHARGE OF THE EMERGENCY REPAIRS AND/OR MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE CITY MAY, AT ITS SOLE ELECTION, RECORD NOTICE OF LIEN WITH THE RECORDER OF DEEDS FOR MCHENRY COUNTY AS DESCRIBED ABOVE AGAINST THE SUBJECT REAL PROPERTY. SAID LIEN SHALL INCLUDE THE APPLICABLE EXPENSE TO THE HOMEOWNER'S ASSOCIATION PLUS ATTORNEY'S FEES AND COURT COSTS. UPON PAYMENT OF SAID LIEN, THE CITY SHALL ISSUE THE APPROPRIATE RELEASE OF LIEN TO THE HOMEOWNER'S ASSOCIATION. IT SHALL NOT BE THE OBLIGATION OF THE CITY TO RECORD THE RELEASE OF THE LIEN BUT SHALL BE THE OBLIGATION OF THE PARTY PROCURING THE RELEASE.

MUNICIPAL UTILITY EASEMENT (MUE) PROVISIONS:

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, SANITARY SEWER AND STORMWATER DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CRYSTAL LAKE, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH SEWER AND WATER MAINS, IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITHIN THE AREAS MARKED AS "MUNICIPAL UTILITY EASEMENT" (MUE) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES.
EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (MUE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO:
I. THE SURFACE OF THE MUE MAY BE GRASS, SOD, OR PAVEMENT TO ALLOW FOR DRIVEWAYS OR PARKING. MINOR LANDSCAPING AS SHOWN ON THE APPROVED LANDSCAPE PLAN MAY BE PERMITTED.
II. CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE MUE WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS A MUE WHICH MAINTENANCE MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS OR PAVEMENT RESTORATION.
NO TITLEHOLDER OF ANY PART OR PORTION OF THE MUE (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:
III. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE MUE, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR
IV. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE MUE.
THE CITY SHALL MAINTAIN THE SEWER AND WATER MAINS LOCATED WITHIN THE MUE UP TO AND INCLUDING THE SHUT OFF VALVES, THE MANHOLES, FIRE HYDRANTS AND THE SANITARY SEWER MAIN, BUT NOT INCLUDING THE SERVICE CONNECTIONS AND LATERALS (REFERRED TO AS THE "SYSTEM"). THE CITY'S DUTIES WILL INCLUDE ALL NECESSARY WORK UP TO AND INCLUDING THE BACKFILL STAGE IN THE EVENT OF REPAIR AND REPLACEMENT WORK ON THE SYSTEM.
EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUE WILL BE RESPONSIBLE FOR PROMPT, QUALITY RESTORATION OF ALL SURFACE AND ABOVE-GRADE IMPROVEMENTS MEETING OR EXCEEDING THE ORIGINAL CONSTRUCTION REQUIREMENTS OF ALL AREAS IN THE MUE THAT WERE DAMAGED BY THE CITY IN THE PROCESS OF REPAIRING, REPLACING OR CONSTRUCTING THE SYSTEM. THE CITY AGREES TO EXERCISE REASONABLE CARE IN REPAIRS MADE SO AS NOT TO CAUSE UNNECESSARY DAMAGES.
THE MUE IS EXCLUSIVE OF ANY OTHER BLANKET EASEMENT ON THE PROPERTY.

DRAINAGE EASEMENT (DE) PROVISIONS

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE DRAINAGE EASEMENT (DE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO MAINTAIN THE SURFACE OF THAT PORTION OF THE DE WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD AND FUNCTIONAL CONDITION FOR ITS INTENDED PURPOSE AS A STORM WATER DRAINAGE FACILITY (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS AND REMOVAL OF ALL OBSTRUCTIONS). EXCEPT AS OTHERWISE EXPRESSLY PERMITTED BY WRITTEN NOTICE FROM THE CITY OF CRYSTAL LAKE.
NO TITLEHOLDER OF ANY PART OR PORTION OF THE DE (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:
I. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS, CLOSED SUMP PUMP CONNECTIONS AND MAINLINES NOT TO EXCEEDED 6" IN DIAMETER, OR CITY APPROVED PLANTINGS) UPON THE DE, INCLUDING, BUT NOT LIMITED TO WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR
II. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE DE, OR
III. OBSTRUCT, ALTER OR MODIFY THE ESTABLISHED DRAINAGE PATTERN FROM OR OVER THE DE.
FENCES MAY BE CONSTRUCTED ON THE DE WITH A PERMIT FROM THE CITY OF CRYSTAL LAKE.

STORMWATER MANAGEMENT EASEMENT (SME) PROVISIONS

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE STORMWATER MANAGEMENT EASEMENT (SME) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO:
I. CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE SME WHICH IS LOCATED ON SUCH PARTY'S PROPERTY AS A WELL LANDSCAPED, HIGH-QUALITY PARCEL (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING, AND MOWING OF ALL LAWNS), AND
II. KEEP ALL SURFACE OPENINGS OF THE DRAINAGE PIPES UNDERLYING THE SME FREE OF ALL GRASS CLIPPINGS, LEAVES, OR OTHER RELATED OR FOREIGN MATERIALS.
NO TITLEHOLDER OF ANY PART OR PORTION OF THE SME (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:
I. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE SME INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN EXCLUSIVE OF DRY UTILITY APPURTENANCES AT CITY APPROVED LOCATIONS OR
II. ALTER, MODIFY, OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE SME, OR
III. OBSTRUCT, ALTER, OR MODIFY THE ESTABLISHED DRAINAGE PATTERN FROM OR OVER THE SME.
MAINTENANCE OF THE STORM SEWERS AND STORM STRUCTURES WITHIN THE SME SHALL BE THE SOLE RESPONSIBILITY OF THE ASSOCIATION PURSUANT TO THE COVENANTS CONTAINED HEREIN.
IF THE CITY DETERMINES THAT THE HOMEOWNER'S ASSOCIATION IS IN DEFAULT OF SAID MAINTENANCE OBLIGATIONS AND UPON FIVE (5) DAYS NOTICE TO THE HOMEOWNER'S ASSOCIATION SERVED BY CERTIFIED MAIL, THE CITY AND ITS SUCCESSORS AND ASSIGNS SHALL BE GRANTED AN EASEMENT OVER THE AREA DESCRIBED ON THIS DEED RESTRICTION FOR THE RIGHT, PRIVILEGE AND AUTHORITY, WITHOUT OBLIGATION, TO PERFORM SAID MAINTENANCE AND REPAIRS. THE CITY MAY ENTER UPON THE EASEMENT FOR THE PURPOSE OF EMERGENCY REPAIRS.
THE CHARGE OF THE EMERGENCY REPAIRS AND/OR MAINTENANCE IS THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE CITY MAY, AT ITS SOLE ELECTION, RECORD NOTICE OF LIEN WITH THE RECORDER OF DEEDS FOR MCHENRY COUNTY AS DESCRIBED ABOVE AGAINST THE SUBJECT REAL PROPERTY. SAID LIEN SHALL INCLUDE THE APPLICABLE EXPENSE TO THE HOMEOWNER'S ASSOCIATION PLUS ATTORNEY'S FEES AND COURT COSTS. UPON PAYMENT OF SAID LIEN, THE CITY SHALL ISSUE THE APPROPRIATE RELEASE OF LIEN TO THE HOMEOWNER'S ASSOCIATION. IT SHALL NOT BE THE OBLIGATION OF THE CITY TO RECORD THE RELEASE OF THE LIEN BUT SHALL BE THE OBLIGATION OF THE PARTY PROCURING THE RELEASE.

OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS AN OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HE HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED AS INDICATED HEREON, FOR THE USES AND PURPOSES HEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON INDICATED.

ALSO, THIS IS TO CERTIFY THAT PROPERTY BEING, SUBDIVIDED AFORESAID, AND TO THE BEST OF THE OWNER'S KNOWLEDGE AND BELIEF, SAID SUBDIVISION LIES ENTIRELY WITHIN THE LIMITS OF SCHOOL DISTRICTS:

PRAIRIE GROVE 46, CRYSTAL LAKE 47, AND CRYSTAL LAKE 155

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

BY: _____
CALATLANTIC GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, ILLINOIS 60173

NOTARY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND THE FREE AND VOLUNTARY ACT OF THE CORPORATION FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

_____, A.D., 20____, AT _____, ILLINOIS.

_____
NOTARY PUBLIC

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF MCHENRY)

APPROVED BY THE CITY COUNCIL OF CRYSTAL LAKE,

ILLINOIS THIS _____ DAY OF

_____, 20_____, A.D.

_____.
MAYOR

_____.
CITY CLERK

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF MCHENRY)

I, _____, CHAIRMAN OF THE CRYSTAL LAKE PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT ON THIS

_____ DAY OF _____,

20____ THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE.

_____
CHAIRMAN

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF MCHENRY)

I, _____, COUNTY CLERK OF MCHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID GENERAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

GIVEN UNDER MY HAND AND SEAL AT MCHENRY

COUNTY, ILLINOIS, THIS _____ DAY OF

_____, A.D., 20___.

_____.
COUNTY CLERK

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF MCHENRY)

THIS INSTRUMENT FILED FOR RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY,

ILLINOIS ON THIS _____ DAY OF

_____, A.D., 20_____, AT

_____ O'CLOCK _____.M. AND RECORDED AS

DOCUMENT NUMBER

_____.

_____.
McHENRY COUNTY RECORDER OF DEEDS

GRADING/DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES, SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

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

_____
PROFESSIONAL ENGINEER

_____
OWNER OR ATTORNEY

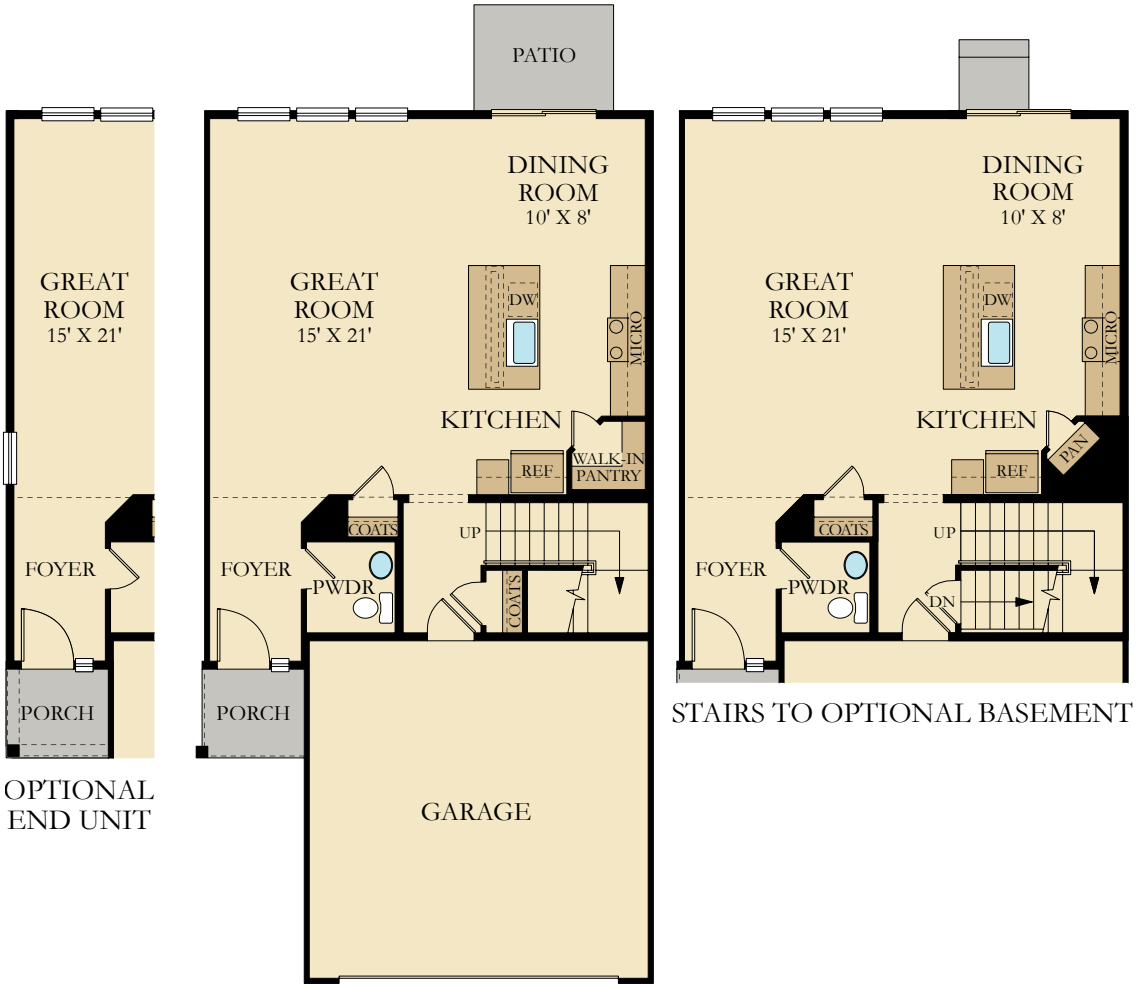
8/4/2023 8:07:45 AM
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Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR
LENNAR HOMES
1700 E. Golf Road, Suite 1100
Schaumburg, Illinois 60173
Phone: 224.293.3100

DATE	DESCRIPTION OF REVISION	BY
08-04-2023	REVISED PER IDOT AND CITY COMMENTS	MJF

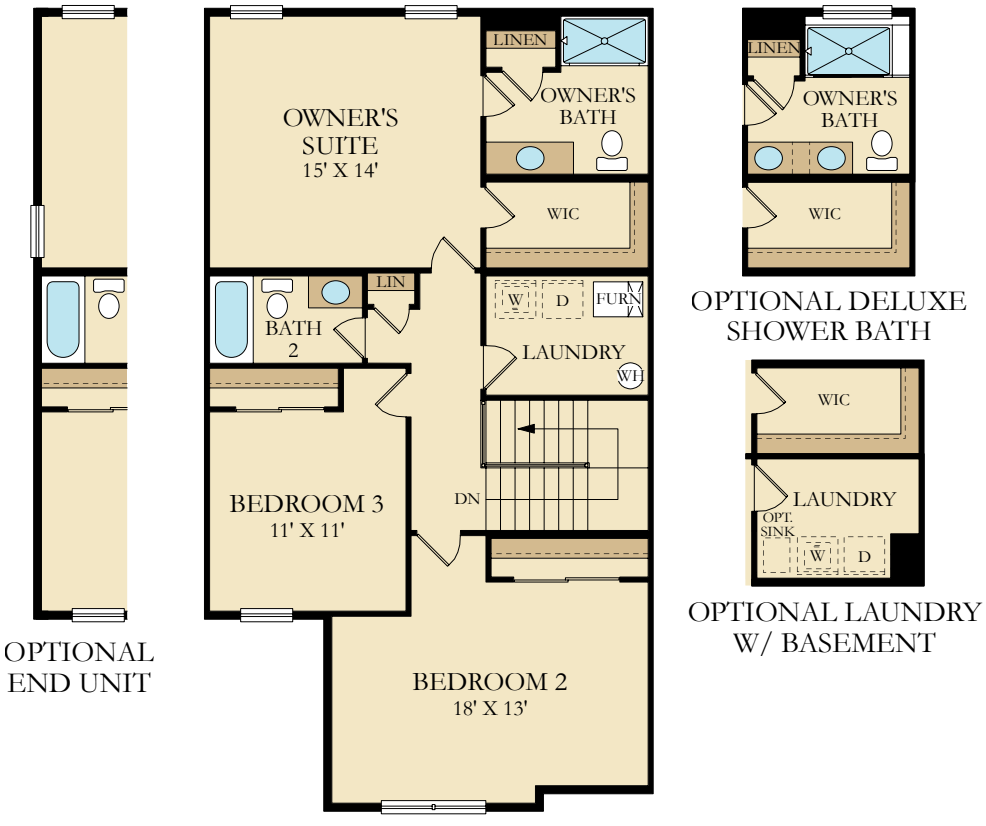
DESIGNED	MTL
DR



OPTIONAL END UNIT

FIRST FLOOR

STAIRS TO OPTIONAL BASEMENT



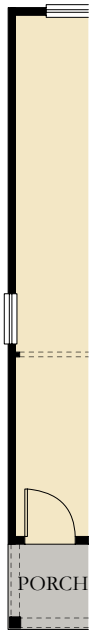
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SECOND FLOOR

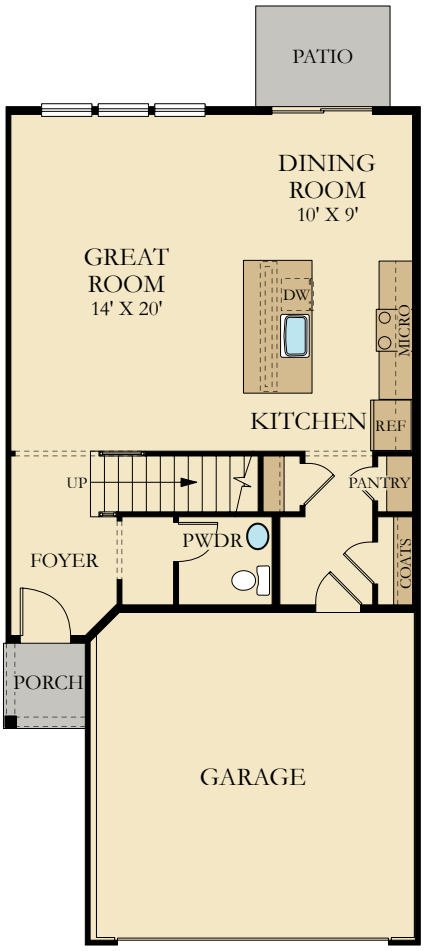
OPTIONAL DELUXE SHOWER BATH

OPTIONAL LAUNDRY W/ BASEMENT

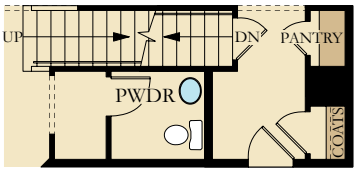
MARIANNE



OPTIONAL
END UNIT



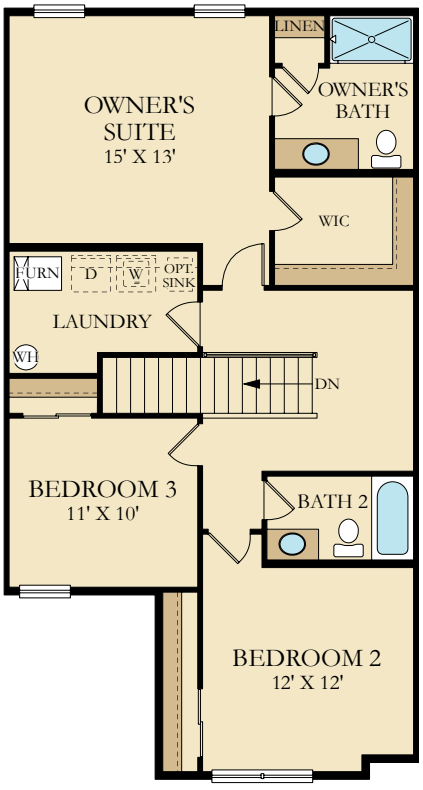
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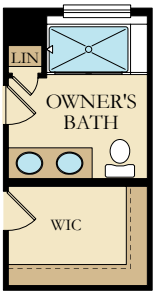
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BASEMENT



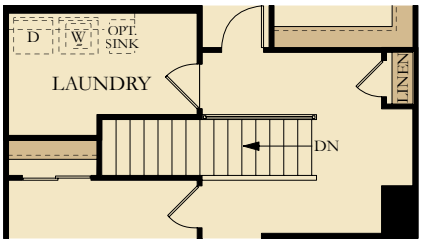
OPTIONAL
END UNIT



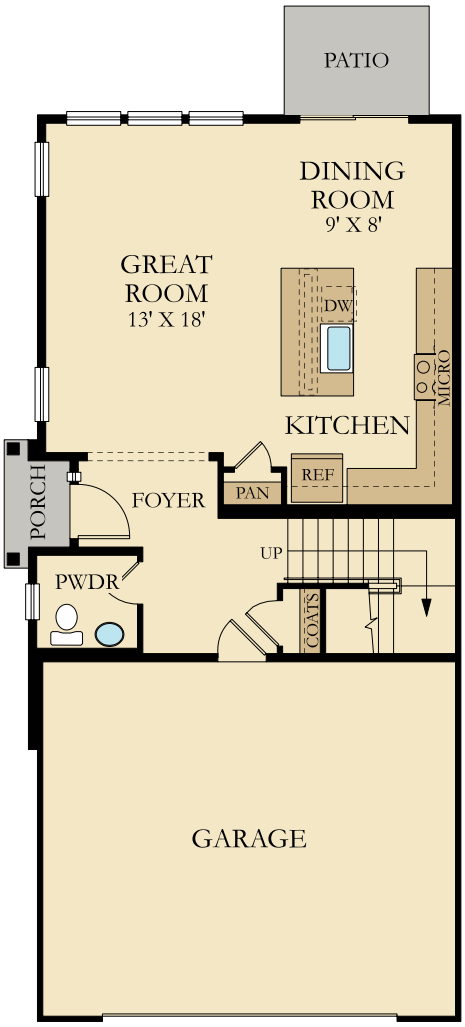
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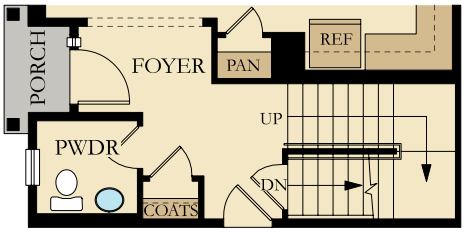
OPTIONAL
DELUXE SHOWER



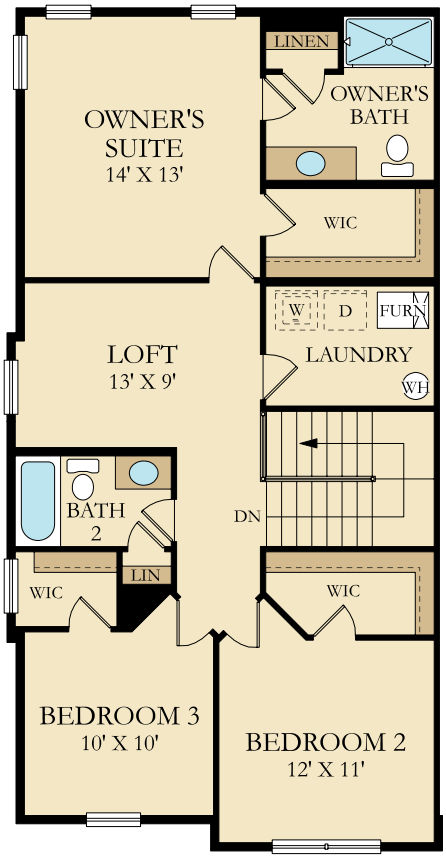
OPTIONAL LAUNDRY W/
BASEMENT



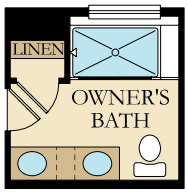
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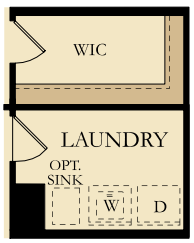
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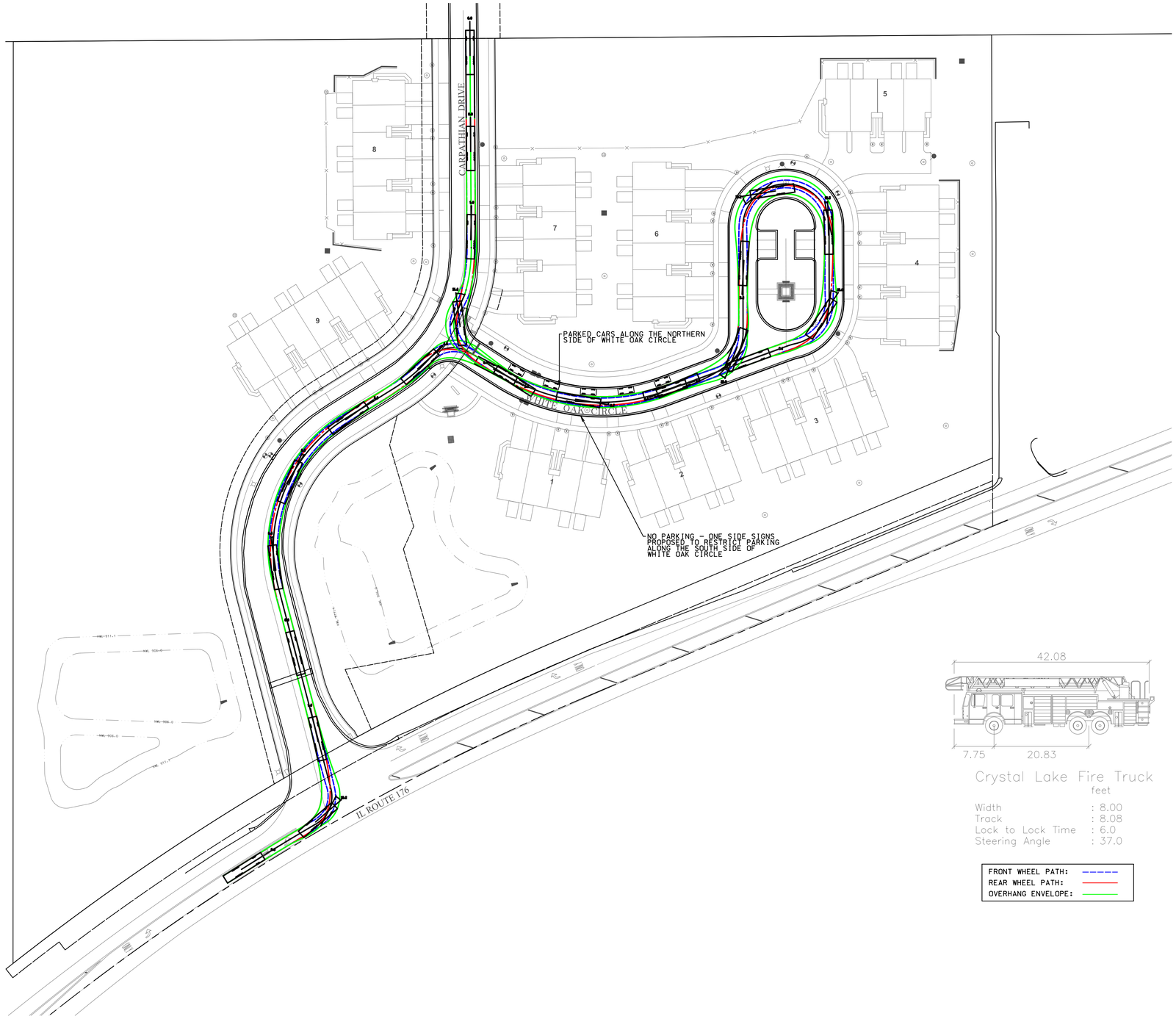
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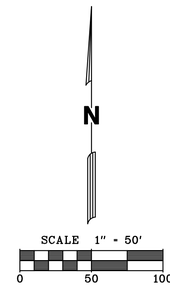


OPTIONAL DELUXE SHOWER BATH



OPTIONAL LAUNDRY W/ BASEMENT





Crystal Lake Fire Truck

feet

Width	: 8.00
Track	: 8.08
Lock to Lock Time	: 6.0
Steering Angle	: 37.0

FRONT WHEEL PATH: ------

REAR WHEEL PATH: ——

OVERHANG ENVELOPE: ——

8/8/2023 3:17:02 PM
N:\4445 Lennar\Woodlore Fire Truck Exhibit\Woodlore Fire Truck Exhibit.dgn

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

LENNAR

1700 E. Golf Road, Suite 1100
Schaumburg, IL 60173
Phone: 224-293-3100
Fax: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	MS
DRAWN	MS
APPROVED	MTL
DATE	08/08/2023
SCALE	1"=50'

FIRE TRUCK TURNING RADIUS EXHIBIT
WOODLORE TOWNES COMMUNITY
CRYSTAL LAKE, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 4445

© MACKIE CONSULTANTS LLC, 2023

ILLINOIS FIRM LICENSE 184-002694

Date: 8 August 2023

To: City of Crystal Lake Planning and Economic Development Department

Subject: Public Hearing - PUD for 47-unit townhome development

On 17 Feb 2022 an email was sent to Katie Rivard conveying comments and concerns that members of the Lennar Andare Active Adult Community Men's Club have regarding #PLN-2022-247 Conceptual PUD. This letter reiterates those comments for consideration at the August 16, 2023 Public Hearing

In general, the addition of townhouses to the area is viewed as a very favorable use of that trac of land.

Our concerns relate to potential traffic safety issues on Carpathian Drive, which is the 2-lane access road with two rather sharp curves from IL RT. 176. Carpathian Drive is one of the three access roads to the total Lennar Woodlore development. (The other 2 are from IL RT 31). Carpathian Drive is used by many residents to avoid left turns onto southbound RT 31 from River Birch and the other access road due to high volume of fast-moving traffic. Also, the volume of traffic on Carpathian Drive will certainly increase as more homes are sold in the whole of Lennar Woodlore. Also, when approaching subject buildings on Carpathian Drive from the North there is a blind spot created by the hill under the COM Ed High Lines.

Buildings 7, 8 and 9 of #PLN-2022-247 Conceptual PUD have a total of 18 driveways that exit onto Carpathian Drive. (See attached a rendering of the concept plan). This presents the potential for traffic congestion and accidents as cars back out of driveways onto the access road particularly when traffic is heavier, i.e., rush hour.

We are requesting that these safety concerns/issues be considered by the city planning commission during the approval process and that consideration be given to changing the concept plan to eliminate driveways backing directly on to Carpathian Drive. Also, consideration should be given to designating that section of Carpathian Drive as a "No Parking Zone".

Thank You for your attention to this matter. If you have any questions, please feel free to contact me.

Sincerely,

Ronald Dudek

Woodlore Andare +55 Community – members of Men's Club