Agenda Item No: 16

City Council
Agenda Supplement

Meeting Date: August 15, 2023

Item: REPORT OF THE PLANNING & ZONING COMMISSION

Request: Preliminary Planned Unit Development Amendment, Final Planned Unit Development for the west side of Water's Edge Boulevard and Final Plat of Subdivision for a mixed-use development

Petitioner: Heartland Real Estate Partners, LLC, petitioner
CL Urban, LLC, CL Seven LLC and CL Party City LLC, owners

PZC Recommendation: To approve the Planning and Zoning Commission (PZC) recommendation and adopt an Ordinance granting a Preliminary Planned Unit Development Amendment, Final Planned Unit Development for the west side of Water's Edge Boulevard and Final Plat of Subdivision for a mixed-use development at the former Crystal Court Shopping Center.

Staff Contact: Kathryn Cowlin, Director of Community Development

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Background:

The redevelopment of this shopping center has been hindered for years by segmented ownership. In December of 2020, the current ownership group acquired the final parcel in order to present a unified redevelopment plan. The previous development team presented a conceptual Planned Unit Development to the City Council and Planning & Zoning Commission in May 2021. After receiving postive feedback, the previous developer presented the Rezoning, Preliminary PUD and Preliminary Plat of Subdivision request to the PZC on July 5, 2022 and City Council on July 19, 2022.

- Teska Associates, the City's professional planning consultant, provided a review of the petitioner's plan and their comments from the review are incorporated into this summary document.
- Gewalt Hamilton Associates, Inc., a certified traffic engineering firm for the City, completed the traffic impact study for the proposed development. The recommendations are incorporated into this summary document.
- Heartland Real Estate Partners, LLC took over the development of the Water's Edge project in the spring of 2023. Heartland and Core Acquisitions, a strong commerical developer in our area, are working to attract and develop the commercial uses.

Request:

Preliminary Planned Unit Amendment, Final Planned Unit Development and Final Plat of Subdivision. A Preliminary PUD Amendment is required since the developer is proposing new residential buildings, changes to the site plan for the commercial area and revised signage.

The petitioner is requesting approval of a Final Planned Unit Development for the west side of the mixed-use development, including the Phase I commercial, park areas and the residential areas. The Final Planned Unit Development must be reviewed against the approved Preliminary PUD conditions. The Final PUD is in substantial compliance with the approved Preliminary PUD.



Key Points:

LAND USES:

- The project proposal remains consistent with the July 19, 2022 Preliminary PUD plans.
- Residential:
    - 240 units of apartments ranging from one-bedroom to two-bedroom units. The proposed plan includes 12 buildings with 20-units per building. This is a reduction of 11 units from the Preliminary PUD approval.
    - 20 units of urban-style rental townhomes.
    - 20 units of urban-style owner-occupied townhomes could be a potential land use for the Flex Parcel, depending on the market demand.

- Commercial:
    - 42,300 square feet of retail and/or restaurants. The first phase (west side) is 20,300 square feet in total. The second phase (east side) illustrates 22,000 square feet. This is a deviation from the Preliminary PUD approval since there is not a 43,000 grocery store proposed.
    - Potential users would be sit-down restaurants, fast casual restaurants, entertainment, and general retail.
    - The commercial uses anchor the boulevard that extends through the property to connect with the (northern) gatehouse entrance to Three Oaks Recreation Area.
    - A 60-120 room hotel could be a potential land use for the Flex Parcel, depending on the market demand.
- Open Space:
    - The proposed open space (triangle shaped park on the site plans) would be owned and maintained by the City after it is constructed by the developer. The park includes amenities such as a pavilion, public art murals and sculptures, game areas and multiple seating areas.
    - Additional privately maintained open space is shown throughout the plan, which includes a clubhouse and pool for the residents, two dog parks, sand volleyball courts and pickle ball courts.
    - The site plan illustrate an overlook at the North Lake. This feature would provide incredible views into Three Oaks Recreation Area and the Quarry Cable Park activities. Native plantings accent the area leading up to the overlook that would be built into the slope.

SITE PLAN FRAMEWORK:

- Circulation: A clear and logical site circulation helps make a mixed-use development successful. The proposed roadway and sidewalk framework allows sensible pathways throughout the development and to adjacent properties, and discernable wayfinding for visitors and delivery/service vehicles.
- Placemaking: Placemaking elements such as decorative street lights, enhanced landscaping and directional kiosks are proposed throughout the public parks, commercial areas and along the main boulevard.
- Roadways: Water's Edge Boulevard connects the entrance of Three Oaks Recreation Area to the existing traffic signal at Northwest Highway. The existing Three Oaks Recreation Area Drives (both east/west to the south of the development and north/south to the east of the development) would remain with minor reconfiguration for the north/south roadway, affording greater capacity to handle peak traffic to and from the recreation area.
- Streetscape: Streetscape elements are incorporated into the development to create a unique sense of place. There are three "streetscape zones" to help transition from commercial to residential along Water's Edge Boulevard. Examples of these elements include paver accents along sidewalks and crosswalks, landscaping, decorative lighting, directory kiosks and seating options. These elements are illustrated in the Water's Edge Boulevard Landscape Plan.

- Open Space: Public open space is proposed to be dedicated along the Water's Edge Boulevard, the intent of this public space is to draw people from the commercial area towards Three Oaks Recreation Area and vice-versa.
- The proposed site plans include the use of City property (to be vacated) along the eastern edge of the development and a corner of the stormwater detention basin to the southwest.
- Sufficient on-site parking is proposed for each land use.

TRAFFIC STUDY RECOMMENDATIONS:

- Previously, the property was a fully commercial development with over 285,000 square feet of retail space.
- The following recommendations from the traffic study were incorporated into the plans:
    1. A new traffic signal at Liberty Road and Main Street (this is warranted with the existing traffic).
    2. Constructing a new right turn lane from northbound Water's Edge Boulevard to eastbound Route 14.
    3. Prohibiting left turns out onto westbound Route 14 from Liberty Road.

PLAT OF SUBDIVISION:

- A five lot subdivision is proposed. The multi-family/townhome development will be located on one lot and the commercial split between remainder lots.
- Water's Edge Boulevard would be a publicly dedicated roadway.
- The Three Oaks Recreation Area Drive would remain under the City's jurisdiction and will become dedicated roadways. Liberty Road currently is a public road.
- The ownership of the public art park illustrated in Outlot D and the lift station illustrated in Outlot A would be transferred to the City upon construction. As well, the ownership of Outlots B and C would be transferred to the City as part of the land exchange from the existing detention area.

PZC Highlights:

- **The petitioner have agreed with the recommended conditions of approval.**
- The PZC was supportive of a walkable mixed-use plan that integrated residential with commercial uses.
- There was appreciation for the high quality materials being used and cohesiveness of the development.
- The PZC felt the public park would be a creative addition to the community and supported it being public facing. There was a discussion on if the permanent corn-hole game set would monopolize the area and if it should be left as open space. There was also a desire for recycling bins within the public park areas.

- The PZC stated that the Findings of Fact had been met.

The PZC recommended **approval (5-0)** of the petitioner's request with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (CL Urban LLC, dated 5/31/2023)
   B. Final Plat of Subdivision (Manhard Consulting, dated 07/07/2023)
   C. Site Plan (Built Form, LLC, dated 06/02/2023)
   D. PUD Submission - Architecture/Colored Renderings (Built Form, LLC, dated 06/02/2023, revised 06/30/2023)
   E. Commercial Pattern Book (ag Architecture, received 03/29/2022)
   F. Color Board Document
   G. Sign Plan (Built Form, LLC, dated 06/02/2023)
   H. Final Engineering Infrastructure Plan (Manhard Consulting, dated 07/07/2023)
   I. Final Engineering Plan Multi-Family (Manhard Consulting dated 07/07/2023)
   J. Final Engineering Plan – IDOT (Manhard Consulting dated 07/07/2023
   K. Fire Truck Turning Exhibit (Manhard Consulting, dated 05/17/2023)
   L. Final Stormwater Management Report (Manhard Consulting, dated 06/02/2023)
   M. Final Landscape Plan Infrastructure (Manhard Consulting, dated 07/07/2023)
   N. Final Landscape Plan Multi-Family (Manhard Consulting, dated 07/07/2023)
   O. Geotechnical Report (Midland Standard Engineering & Testing, Inc., dated 09/08/2022)
   P. Traffic Study Update (Gewalt Hamilton Associates, Inc., dated 02/11/2022)

2. Final Landscape Plan:
   A. **Work with staff to have a reasonable submittal regarding** ~~Provide~~ quantities, health and species of the existing trees on the property to be removed. **(Amended by PZC)**
   B. Add two trees to the perimeter of the commercial parking lot landscaping abutting Northwest Highway to comply with the UDO requirement.
   C. Appropriate locations for foundation landscaping for the commercial buildings to be approved by City Staff.

3. Commercial Area Design Standards:
   A. Stone/brick must make up a minimum of 70% of the exterior building material. Stone materials must be complementary to the cinder limestone stone or glacier gray brick of the residential area.
   B. Wood tone material must make up a minimum of 20% of the exterior building material.
   C. Window glazing must make up at least 10% of the exterior building material.
   D. Window and storefront window trim must be a dark color in the commercial area.
   E. Roofing materials, to be approved by City Staff, should be an architectural shingle or other quality material to complement the facades, if a flat roof is not utilized.
   F. Building heights should vary, similar to examples shown in the commercial pattern book.

G. All mechanical roof or ground-mounted equipment, trash receptacles, and utility equipment must be screen with landscaping or building-matching architectural enclosures and approved by City Staff.

4. Residential Architecture:
   A. Townhomes are connected in groups of five, add dormers to two units per townhome pod.
   B. Add two windows to the side elevations of the townhomes in order to meet the UDO design criteria that all side and rear facades have a minimum of 10% façade glazing area.
   C. Both color scheme options are to be utilized for the apartment buildings so that adjacent buildings vary in color palette.

5. Signage:
   A. The final locations of the kiosk/directories throughout the development must be approved by City Staff.
   B. Work with staff on locations of directional signage for Three Oaks Recreation Area.

6. Site Plan:
   A. Extend the 3-foot wrought iron fence along the sidewalk or add landscaping at the end of the fencing for the townhomes to discourage pedestrians from cutting through the grass to Three Oaks Recreation Area Drive.
   B. The space between Retail Building 2 and Water's Edge Boulevard should be brick pavers instead of concrete to comply with the vision for the commercial area.
   C. Location, width, accessibility ramps and alignment of all sidewalks and pedestrian paths to be approved by City Staff.

7. Plat of Subdivision:
   A. Provide the appropriate plats for the transfer of ownership of property between the City and Developer.
   B. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.

8. Submit engineering permit plans as one plan set.

9. Photometric Plan:
   A. Final layout, fixtures and illumination levels of the light fixtures to be approved by City Staff.
   B. The commercial area, including parking lots, will utilize the same decorative light standard as the boulevard lighting. The residential parking lot lighting can be a black fixture.

10. Provide a copy of Covenant, Codes and Restrictions for the City's review and approval.

11. The internal drive aisles within residential area shall be posted with "No Parking" signs.

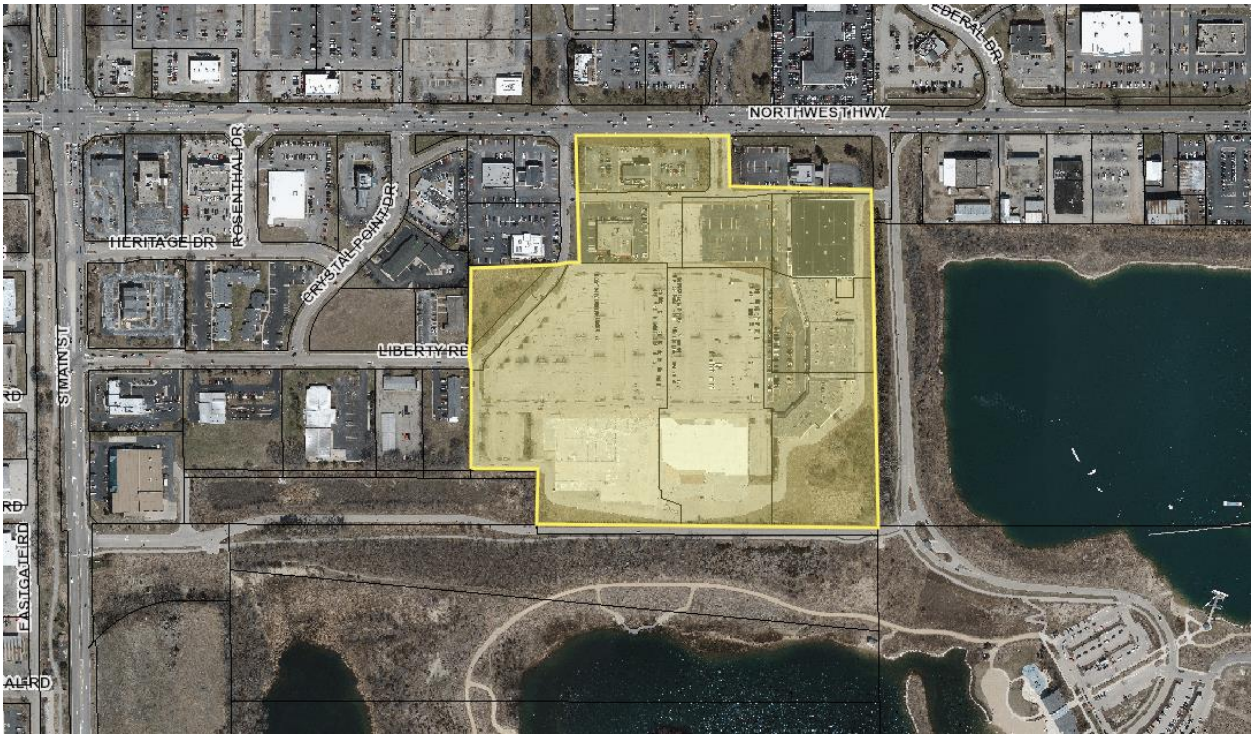
12. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works, Police and Fire Rescue Departments, as well as the City's stormwater consultant, Christopher B. Burke Engineering.

The portion of the property (west side of Water's Edge Boulevard) that receives Final PUD approval can move forward with building permits. The Phase II commercial located on the east side of Water's Edge Boulevard would come back before the Planning and Zoning Commission and City Council for Final PUD in the future.

Votes Required to Pass: A simple majority.

PIQ MAP

Water's Edge – Preliminary PUD Amend, Final PUD and Final Plat of Subdivision



Acknowledgement Form

Regarding Water's Edge Project. Please check one of the choices and sign below.

☒ I hereby acknowledge that I have read, understand, and agree to the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable).

☐ I hereby acknowledge that I have read, understand, and agree to most of the staff review comments and recommended conditions contained in the staff report, city staff reviews, and consultant reviews (if applicable) but have concerns with the following items:

Petitioner's Name: _____ Date: 8-7-23

Signature

Recommended Conditions of Approval:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
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ORDINANCE NO.
FILE NO.

CITY OF CRYSTAL LAKE

AN ORDINANCE GRANTING A PRELIMINARY PLANNED UNIT DEVELOPMENT AMENDMENT, PHASE I FINAL PLANNED UNIT DEVELOPMENT, AND FINAL PLAT OF SUBDIVISION APPROVAL FOR A MIXED-USE DEVELOPMENT KNOWN AS WATER'S EDGE (5689, 5657, 5561, 5577-5583, 5593, 5607-5615, 5625 & 5641 NORTHWEST HIGHWAY)

WHEREAS, CL Urban, LLC, CL Seven LLC and CL Party City LLC (collectively the "***Current Owner***") are the record owners of the real property commonly known as 5689, 5657, 5561, 5577-5583, 5593, 5607-5615, 5625 & 5641 Northwest Highway, Crystal Lake, Illinois 60014, PINs: 19-09-103-007, 19-09-126-006, 19-09-126-010, 19-09-126-011, 19-09-126-012, 19-09-126-013, 19-09-126-014, 19-09-126-018 and 19-09-126-019 and legally described in Exhibit A attached hereto and made a part hereof (the "***Subject Property***"); and

WHEREAS, the City of Crystal Lake (the "***City***") had previously approved Ordinance No. 7839 granting preliminary planned unit development approval for the redevelopment of the Subject Property (the "***Preliminary PUD Ordinance***") in accordance with the terms and provisions of the City's Unified Development Ordinance (the "***UDO***"); and

WHEREAS, Heartland Real Estate Partners, LLC (*"**Heartland**"*) is the contract purchaser of a portion of the Subject Property; and

WHEREAS, Heartland and Current Owner (collectively, the "***Applicant***") have applied to the City for an amendment to the site plan approved as part of the Preliminary PUD Ordinance for the Subject Property (the "***Preliminary PUD Amendment Request***"), approval of a Final Planned Unit Development for the portion of the Subject Property lying west of Water's Edge Boulevard

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(the "***Phase I Final PUD Request***"), and granting a Final Plat of Subdivision for a five-lot subdivision of the Subject Property (the "***Final Plat***")(the Preliminary PUD Amendment Request, the Phase I Final PUD Request, and the Final Plat shall hereinafter collectively be referred to as the "***Requested Relief***") in order to undertake a mixed-use development upon the Subject Property (the "***Proposed Use***"); and

WHEREAS, the Applicant has submitted various materials attached hereto as Exhibit B-1 and a revised "Site Plan" for the Subject Property (the "***Amended Site Plan***")[being Sheet A-100A prepared by Built Form, dated 03/27/2023, revised 07/14/2023, attached hereto as Exhibit B-2] (collectively, Exhibits B-1 and B-2 shall hereinafter be referred to as the "***Application Materials***"); and

WHEREAS, the Subject Property is currently zoned B-4 PUD; and

WHEREAS, pursuant to notice duly published and given, the City's Planning and Zoning Commission (the "***PZC***") conducted a public hearing regarding the Requested Relief for the Proposed Use on the Subject Property; and

WHEREAS, in connection with the public hearing, the Applicant filed its application, as well as plans and depictions related to the Proposed Use on the Subject Property, to-wit:

C-1: Final Plat of Subdivision (consisting of 6 sheets from Manhard Consulting, dated 06/23/2023, revised 07/07/2023)

C-2: Site Plan (Built Form, LLC, dated 06/02/2023, last revised 07/14/2023)

C-3: PUD Submission - Architecture/Colored Renderings (Built Form, LLC, dated 06/02/2023, revised 06/30/2023)

C-4: Commercial Pattern Book (ag Architecture, received 03/29/2022)

C-5: Color Board Document

C-6: Sign Plan (Built Form, LLC, dated 06/02/2023)

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C-7: Final Engineering Infrastructure Plan (consisting of 25 sheets from Manhard Consulting, dated 06/02/2023, revised 07/03/2023)

C-8: Final Engineering Plan, Mixed Use Phase I (consisting of 44 sheets from Manhard Consulting, dated 06/02/2023, revised 07/07/2023)

C-9: Final Engineering Plan – IDOT (consisting of 29 sheets from Manhard Consulting, dated 06/02/2023, revised 07/07/2023)

C-10: Fire Truck Turning Exhibit (consisting of 4 sheets from Manhard Consulting, dated 05/17/2023)

C-11: Final Stormwater Management Report (Manhard Consulting, dated 06/02/2023)

C-12: Final Public Improvements Landscape Plan (consisting of 24 sheets from Manhard Consulting, dated 12/17/2021, revised 07/07/2023)

C-13: Final Multi-Family and Retail Landscape Plan (consisting of 15 sheets from Manhard Consulting, dated 06/02/2023, revised 07/03/2023)

C-14: Geotechnical Report (Midland Standard Engineering & Testing, Inc., dated 09/08/2022)

C-15: Traffic Study Update (Gewalt Hamilton Associates, Inc., dated 02/11/2022; executive summary dated 06/30/2023)

C-16: Overall and Pavement Marking Plan (consisting of 19 sheets from Manhard Consulting, dated 06/02/2023, revised 07/07/2023)

C-17: Auto Turn Exhibit (consisting of 3 sheets from Manhard Consulting, dated 04/25/2023)

C-18: Conveyance Exhibit (Manhard Consulting, dated 04/28/2023, revised 05/31/2023)

C-19: Lighting Plan (consisting of 4 sheets from Paramont EO, undated)

(collectively, Exhibits C-1 through C-19 shall hereinafter be referred to as the "***Final Plans***"); and

WHEREAS, during the public hearing, the Applicant offered oral testimony and other evidence regarding the Proposed Use as presented in the Application Materials and Final Plans; and

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WHEREAS, the Applicant noted that the Proposed Use will occupy the former Crystal Court Shopping Center that had been located on the Subject Property; and

WHEREAS, during the public hearing, the Applicant testified that the former Walmart ceased operations in 2005 and has remained vacant since that time; and

WHEREAS, following the close of the public hearing, the PZC found, based on the evidence presented and subject to the terms and conditions of this Ordinance, that the Requested Relief to allow the Proposed Use on the Subject Property:

a. will complement the existing uses and zoning of nearby property;

b. will not cause property values to be diminished in the vicinity of the Subject Property;

c. will not cause the destruction of property value of the Subject Property but is expected to promote the health, safety, morals or general welfare of the public;

d. will result in relative gain to the public but will not result in hardship to the Subject Property;

e. will make the Subject Property suitable for its zoned purposes;

f. is justified in light of the length of time the Subject Property has been vacant as zoned, especially in the context of land development in the area;

g. is consistent with the Comprehensive Plan designation and the current applicability of that designation;

h. reflects the community need for the Proposed Use on the Subject Property;

i. substantially conforms with the Preliminary PUD Ordinance,

and based on such finding recommend approval of the Requested Relief; and

WHEREAS, following the close of the public hearing, the PZC found that, based on the evidence presented and subject to the terms and conditions of this Ordinance, the Proposed Use:

a. is necessary or desirable, at the proposed location, to provide a service or facility that will further the public convenience and general welfare;

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b. will not be detrimental to area property values;

c. will comply with the zoning districts regulations;

d. will not negatively impact traffic circulation;

e. will not negatively impact public utilities or municipal service delivery systems;

f. will not negatively impact the environment or be unsightly;

g. will, to the extent practicable, preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standard;

h. will meet requirements of all regulating governmental agencies;

i. will be subject to and required to conform to the conditions of this Ordinance; and

j. will be subject to and required to conform to the specific regulations for Planned Unit Developments Mixed-Use under the UDO and City Code,

and based on such findings recommended approval of the Requested Relief; and

WHEREAS, the City Council, having considered the recommendations of the PZC and having further considered the Revised Site Plan and the Final Plans for the Proposed Use and other pertinent matters relating to the Requested Relief, accepted the findings of the PZC in the context of, and subject to, the terms and conditions this Ordinance:

a. The Subject Property is surrounded by other properties zoned in the B-2 zoning district and a Park and Recreation Facility under the UDO;

b. The City's 2030 Comprehensive Land Use Plan identifies the Subject Property, as intended for a mixed-use land use;

c. The City's 2030 Comprehensive Land Use Plan identifies the Subject Property as a Unique Area with the goal of maintaining Three Oaks Recreation Area as a premier recreation asset and as a focal point for appropriate redevelopment along the Route 14 and Main Street corridors. More specifically the Crystal Court Shopping Center represents an outstanding redevelopment opportunity and could provide a new gateway to the Three Oaks Recreation Area with traditional retail functions, but with leisure amenities and a greater integration of residential, retail and civic uses;

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d. The Subject Property is currently predominately vacant;

e. Three buildings on the Subject Property have been demolished;

f. The Subject Property extends more than 1,200 feet south of Route 14;

g. Due to the pre-existing conditions and the general appropriateness of having mixed-used land uses near other B-2 or more intensely zoned properties, the plight of the Applicant is due to unique circumstances;

h. Granting the Requested Relief will not alter the essential character of the locality;

i. The conditions upon which the Requested Relief is based would not be applicable generally to other property within the same zoning classification;

j. The Requested Relief is subject to Applicant obtaining title to certain parcels of land from the City that adjoin the Subject Property (the "***City Land***");

k. Granting the Requested Relief generally conforms to the Preliminary PUD Ordinance, refines the overall planning for the Subject Property pursuant to the revised Site Plan, and will allow for the Applicant to move forward with Phase I of the redevelopment of the Subject Property in accordance with the Final Plans;

and therefore further finds and determines that, subject to the terms and conditions of this Ordinance, the Requested Relief satisfies the standards and conditions for approval under the UDO; and

WHEREAS, the Applicant is aware that the Subject Property is included in a tax increment financing district recently established by the City (the "***TIF District***"), and the City acknowledges the Applicant's position that implementation of the redevelopment of the Subject Property for the Proposed Use as herein authorized will not be possible without financial support through the TIF District, and Applicant acknowledges that approvals granted in this Ordinance shall not represent nor assure Applicant of any assistance from such TIF District; and

WHEREAS, pursuant to the terms of the UDO and the City's home rule authority; the Mayor and City Council, having considered all the relevant facts and circumstances relating to the

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Requested Relief, the evidence and testimony presented, the findings and recommendations of the PZC, and the other relevant evidence and information available, have determined that it is in the best interests of the City and its residents to grant the Requested Relief, subject to the terms and conditions of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Crystal Lake, County of McHenry, State of Illinois, as follows:

SECTION 1: Incorporation of Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth.

SECTION 2: Granting of Preliminary PUD Amendment Request. Subject to the limitations and the conditions set forth in Section 5 of this Ordinance, the City Council hereby grants the Preliminary PUD Amendment Request and approves the Revised Site Plan. Except with respect to the Revised Site Plan, the Preliminary PUD Ordinance and all of its conditions shall remain in full force and effect; provided, however, that, with respect to any final PUD approval for the Subject Property (including the approvals granted pursuant to Section 3 of this Ordinance), to the extent such final PUD approval varies from the Preliminary PUD Ordinance as herein amended, the ordinance granting the final PUD approval shall control. To the extent that any provision of this Ordinance conflicts with the Preliminary PUD Ordinance, the provisions that most effectively protect the health, safety, and welfare of the City and its residents shall control, and the City's Director of Community Development shall have the authority to determine which conflicting provisions applies.

SECTION 3: Granting of Final PUD Relief. Subject to the limitations and the conditions set forth in Section 5 of this Ordinance, the City Council hereby grants the Phase I Final PUD Relief pursuant to the Final Plans.

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SECTION 4: Granting of Final Plat of Subdivision. Subject to the limitations and the conditions set forth in Section 5 of this Ordinance, the City Council hereby grants approval of the Final Plat pursuant to the Final Plans.

SECTION 5: Conditions on Approval. The Requested Relief granted pursuant to this Ordinance shall be, and is hereby, conditioned upon and limited by the following conditions, the violation of any of which shall be deemed a violation of the UDO. Further, any violation of the terms of the following conditions or any other provision of this Ordinance shall authorize the City Council, without further public notice or hearing, to terminate the approvals granted in this Ordinance by adopting an ordinance terminating such approvals:

A. No Authorization of Work. This Ordinance does not authorize commencement of any work on the Subject Property. Except as otherwise specifically provided in writing in advance by the City, no work of any kind shall be commenced on the Subject Property pursuant to the approvals granted in this Ordinance except only after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

B. Compliance with Laws. Except as otherwise expressly provided in this Ordinance, the UDO and City Code and all other applicable ordinances and regulations of the City shall continue to apply to the Proposed Use and the Subject Property. The development and use of the Subject Property shall be in compliance with all laws and regulations of all other federal, state, and local governments and agencies having jurisdiction.

C. Final Plans. The Phase I Final PUD Relief herein approved relates to Lots 1-4, Lot 6, and Outlots A-H of the Subject Property as depicted on the Final Plat. Prior to undertaking any development on Lot 6 of the Subject Property as depicted on the Final Plat, the Applicant shall submit for review and approval a final planned unit development plan, which plan shall be in substantial conformity with the Preliminary PUD Ordinance as amended by the Preliminary PUD Amendment Request as herein granted.

D. Conveyance of City Land. The Phase I Final PUD Relief and the approval of the Final Plat are contingent on Applicant securing title of the City Land pursuant to an agreement with the City, the terms of which shall be deemed incorporated into and made a part of this Ordinance (the "***Transfer Agreement***"). The Transfer Agreement may be incorporated into the terms of the development or redevelopment agreement between the Applicant and the

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City relating to the Subject Property. Unless and until Applicant has secured title of the City Land, the approvals of the Phase I Final PUD Relief and Final Plat shall have no force or effect.

E. Approval and Recordation of Final Plat. The approval of the Final Plat relates to the entire Subject Property and the City Land. The Final Plat approval pursuant to this Ordinance shall not become effective unless and until (i) the conveyance of the City Land to the Applicant, (ii) the execution of a development or redevelopment agreement between the Applicant and the City relating to the Subject Property, and (ii) the Applicant obtains all required approvals and signatures upon the Final Plat as required under the Illinois Plat Act, 745 ILCS 205, and the UDO. The Phase I Final PUD Relief granted pursuant to this Ordinance is contingent on the effectiveness of the Final Plat approval.

F. Declaration of Covenants and Restrictions. Prior to the recordation of this Ordinance and the Final Plat (unless the City Manager otherwise approves in writing the prior recordation of the Final Plat), the Applicant shall record one or more declaration of covenants and restrictions ("***Declaration***"), which Declaration shall be subject to the review and approval of the City Manager in consultation with the City Attorney. The Declaration shall, at a minimum, include provisions:

1. For all portions of the Subject Property:

    a. A requirement for all buildings and structures on the Subject Property to be subject to design review and approval by the City, including pursuant to Section 4-900 of the UDO.

    b. Provisions establishing the City's right to enforce the declarations (or specified provisions therein) and to recover all of its costs, including attorneys' fees and administrative expenses, relating to such enforcement.

    c. Provisions setting forth that no amendment to such declarations relating to the provisions affecting the City (as may be more specifically identified in a declaration) shall be made or recorded without the approval thereof by a resolution of the City Council.

    d. Provisions establishing (i) appropriate cross-easements and rights of use and access throughout the Subject Property, and (ii) responsibility for maintenance, repair, replacement, and insurance of the private streets, sidewalks, and common use spaces within the Subject Property.

2. For certain portions of the Subject Property, as applicable:

    a. Provisions acceptable to the City regarding the accessibility to the

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public of open spaces depicted on the Final Plans, the obligation to be financially responsible for the maintenance of such open spaces, and the conveyance by warranty deed of certain open spaces intended for park uses.

b. Provisions acceptable to the City regarding the obligation to maintain any non-public common areas depicted on the Final Plans and any private improvements, including, without limitation, any private parks and open space, storm water facilities, sidewalks and paths, vegetation and landscaping, streets and private roadways, parkways, and off-street parking facilities in perpetuity.

c. For any townhome buildings for which individual units shall be made available for sale, provisions for a financially self-supporting homeowners' association that is capable of meeting all the obligations under this Ordinance applicable to such townhomes and establishing lien rights against the individual owners and residential units within such townhome buildings with respect to those obligations.

d. To the extent requested by the City, provisions for the vacation of existing easements following the completion and acceptance of new public improvements.

G. Use Limitations. Notwithstanding the uses otherwise allowed within the B-4 zoning district under the UDO, the uses allowed and prohibited on the Subject Property are set forth in Exhibit D.

H. Required Modifications to Preliminary Plans. Notwithstanding the approvals granted in the Preliminary PUD Ordinance, in conjunction with Applicant's submissions for Phase I Final PUD Request as herein approved, the Preliminary Plans shall be modified to the extent that the Final Plans (as may be modified pursuant to Section 5.I of this Ordinance) as herein approved may differ.

I. Modifications to Final Plans. The Final Plans approved by this Ordinance are subject to further modification based on the terms of this Ordinance, the requirements of any development or redevelopment agreement with respect to the Subject Property, final review comments of City staff and consultants based on requirements of the City Code and UDO or other applicable legal requirements, or modifications approved by the City Manager or the City Manager's designee based upon field conditions. Specific changes to the Final Plans shall include:

1. Final Landscape Plan:

A. Provide quantities, health, and species of the existing trees on the property to be removed.

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B. Add two trees to the perimeter of the commercial parking lot landscaping abutting Northwest Highway to comply with the UDO requirement.

C. Appropriate locations for foundation landscaping for the commercial buildings shall be subject to the approval of the City Staff.

2. Commercial Area Design Standards:

A. Stone/brick must make up a minimum of 70% of the exterior building material. Stone materials must be complementary to the cinder limestone stone or glacier gray brick of the residential area.

B. Wood tone material must make up a minimum of 20% of the exterior building material.

C. Window glazing must make up at least 10% of the exterior building material.

D. Window and storefront window trim must be a dark color in the commercial area.

E. Roofing materials, to be approved by City Staff, should be an architectural-grade shingle or other quality material to complement the facades, if a flat roof is not utilized.

F. Building heights should vary, similar to examples shown in the commercial pattern book.

G. All mechanical roof or ground-mounted equipment, trash receptacles, and utility equipment must be screened with landscaping or building-matching architectural enclosures and approved by City Staff.

3. Residential Architecture:

A. Townhomes are connected in groups of five, add dormers to two units per townhome pod.

B. Add two windows to the side elevations of the townhomes in order to meet the UDO design criteria that all side and rear facades have a minimum of 10% façade glazing area.

C. Both color scheme options are to be utilized for the apartment buildings so that adjacent buildings vary in color palette.

4. Signage:

A. The final locations of the kiosk/directories throughout the development must be approved by City Staff.

B. Work with staff on locations of directional signage for Three Oaks Recreation Area.

5. Site Plan:

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A. Extend the 3-foot wrought iron fence along the sidewalk or add landscaping at the end of the fencing for the townhomes to discourage pedestrians from cutting through the grass to Three Oaks Recreation Area Drive.

B. The space between Retail Building 2 and Water's Edge Boulevard should be brick pavers instead of concrete to comply with the vision for the commercial area.

C. Location, width, accessibility ramps and alignment of all sidewalks and pedestrian paths to be approved by City Staff.

6. Plat of Subdivision:

   A. Provide the appropriate plats for the transfer of ownership of City Land between the City and Developer.

   B. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.

7. Submit engineering permit plans as one plan set.

8. Lighting Plan:

   A. Final layout, fixtures and illumination levels of the light fixtures to be approved by City Staff.

   B. The commercial area, including parking lots, will utilize the same decorative light standard as the boulevard lighting. The residential parking lot lighting can be a black fixture.

9. Provide a copy of Covenant, Codes and Restrictions for the City's review and approval.

10. The internal drive aisles within residential area shall be posted with "No Parking" signs.

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

J. Impact Fees. The Applicant shall comply with the applicable impact fee requirements contained in the UDO and any development or redevelopment agreement.

K. Improvements. The Applicant shall provide sufficient security for all required improvements for the Proposed Use in an amount and form satisfactory to the City and in accordance with the applicable provisions of the City Code or as otherwise set forth in a development or redevelopment agreement.

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L. Transferees. The rights and obligations set forth in this Ordinance are binding on Applicant and upon any and all of their heirs, successors, and assigns, and upon any and all successor legal or beneficial owners of all or any portion of the Subject Property. Any action required of the Applicant under this Ordinance may be performed or otherwise accomplished by either the Current Owner or Heartland (or the Applicant's designee, subject to the approval of the City).

M. Fees and Costs. The Applicant shall reimburse the City for all of its costs (including engineering, planning, and legal expenses) incurred in connection with the review, consideration, approval, implementation, or enforcement of this Ordinance. Any amount not paid within 60 days after delivery of a demand in writing for such payment shall, along with the interest and costs of collection, become a lien upon the Subject Property, and the City shall have the right to foreclose such lien in the name of the City as in the case of foreclosure of liens against real estate.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form in the manner provided by law; provided, however, that this Ordinance shall be of no force or effect unless and until the Applicant has caused a duly authorized person to execute and thereafter file with the City its unconditional agreement and consent, in the form attached hereto as Exhibit E, and by this reference incorporated herein and made a part hereof; provided further that, if the Applicant does not so file the unconditional agreement and consent within 30 days following the passage of this Ordinance, the City Council may, in its discretion and without public notice or hearing, repeal this Ordinance and thereby revoke all approvals granted in this Ordinance. Upon this Ordinance having full force and effect, the City Clerk shall cause it to be recorded in the Office of the McHenry County, Illinois Recorder of Deeds.

PASSED THIS ____ DAY OF _____, 2023.

AYES:

NAYS:

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ABSTAIN:

ABSENT:

APPROVED at Crystal Lake, Illinois, this _____ day of _____, 2023.

City of Crystal Lake, an
Illinois municipal corporation

_____
Haig Haleblian, Mayor

SEAL

ATTEST:

_____
Nick Kachiroubas, City Clerk

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EXHIBIT A

Legal Description of the Subject Property

Lot 1 of the Resubdivision of Lot one in Crystal Court Subdivision being a part of the north half of the northwest quarter of Section 9, Township 43 North, Range 8 East of the Third Principal Meridian, according to the Plat thereof recorded July 14, 2011 as document number 2011R0024670, in McHenry County, Illinois and

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

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

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

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

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

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

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

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

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

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EXHIBIT B

Application Materials

Draft

EXHIBIT C

Final Plans

Draft

EXHIBIT D

Authorized and Prohibited Uses on Subject Property

ALLOWABLE USES.

Allowable residential uses shall be as presented in the Preliminary Plans (as may be modified in the Final Plans approved by this Ordinance).

Allowable Commercial Subarea tenants include retail, restaurant, service, medical, financial, hospitality and entertainment users who will activate the area into an energized dining and entertainment district, which generally correlates with the permitted use table in Section 2-300 of the UDO for the B-4 zoning district. The following use criteria are outlined for the Project below, when silent on a use group, the permitted use table (Table 2-300 of the UDO) shall apply, as determined by the Zoning Administrator:

1. List of Permitted Uses:

    - Full-service sit-down and limited service restaurants, including outdoor seating,
    - Restaurant users with an entertainment components,
    - Drinking Places,
    - Retail uses of clothing, footwear or merchandise,
    - Specialty brewery or distillery, wine, coffee, tea, bakery establishments,
    - Grocery under 65,000 square feet,
    - Or a combination of these uses.
    - Fitness, salons, service, medical, financial, real estate offices shall only be permitted for up to 15% of the Commercial Subarea.

2. List of Conditional/Special Uses:

    - Drive-through (For food services),
    - Indoor Entertainment Uses such as bocce ball courts, bowling, shuffleboard, whirly ball or other similar entertainment user commonly referred to "All other amusement and recreation facilities" in the UDO,
    - Grocery, 65,000 square feet or more.

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PROHIBITED USES. The land uses identified hereto and make a part hereof are referred to herein, individually and collectively, as the "Prohibited Uses". The Prohibited Uses shall be applied to the Project as a whole. Even though the Prohibited Uses may otherwise be permitted in the B-4 Mixed-Use Business Zoning District under the City's Unified Development Ordinance, the Developer agrees to not lease to, sell or allow any such Prohibited Uses to operate on the Property. In addition to the uses listed below, which are specifically prohibited, no more than fifteen percent (15%) of the total square footage of the buildings in the Commercial Subarea of the entire Project may be occupied by non-retail uses.

List of Prohibited Uses:

- Automobile/Motor Vehicle Part Stores,
- Automobile/Motor Vehicle Repair Shops (Major or Minor),
- Automotive Oil Change and Lubrication Shops,
- Bed and/or Mattress Stores,
- Cannabis Dispensary and Medical Cannabis Dispensary,
- Currency Exchanges,
- Dry Cleaners with on-site equipment,
- Gas Stations,
- Laundromats,
- Tobacco Stores, smoke shops, vape shops,
- Thrift Stores, Used Merchandise Stores, Consignment Stores and Junk Stores,
- Vehicle/Equipment Rental Stores, and
- Retail or wholesale stores exceeding 65,000 SF.

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EXHIBIT E

Unconditional Agreement and Consent

Pursuant to Section 6 of Crystal Lake Ordinance No. _____ and to induce the City of Crystal Lake to grant the approvals provided for in such Ordinance, the undersigneds acknowledge for the Applicant and the Applicant's respective successors and assigns in title to the Subject Property that Applicant:

1. Has read and understands all of the terms and provisions of said Ordinance No. _____;

2. hereby unconditionally agrees to accept, consent to, and abide by all of the terms, conditions, restrictions, and provisions of Ordinance No. _____ and any amendments thereto; the UDO; and all other applicable codes, ordinances, rules, and regulations;

3. acknowledges and agrees that the City is not and shall not be, in any way, liable for any damages or injuries that may be sustained as a result of the City's issuance of any approvals or permits for the use of the Subject Property, and that the City's issuance of any approval or permit does not, and shall not, in any way, be deemed to insure the Applicant against damage or injury of any kind and at any time;

4. acknowledges that all public notices and hearings have been properly given and held with respect to the adoption of the Ordinance, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any revocation on the grounds of any procedural infirmity or any denial of any procedural right;

5. agrees to and does hereby hold harmless and indemnify the City, the City's corporate authorities, and all City elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of these parties in connection with the Subject Property or any City action respecting the Proposed Use of the Subject Property or the Requested Relief, including without limitation the adoption of this Ordinance or granting the approvals to the Applicant pursuant to the Ordinance (or claims relating to any ordinance or code provision pursuant to which the Requested Relief is otherwise authorized), except as may arise from the City's gross negligence or willful misconduct, and provided that the City shall assert its available immunities in connection with such claims. In the event that the City elects to retain separate counsel in defense of any such claims, the Applicant hereby agrees to reimburse the City for its attorneys' fees and costs incurred in connection of such defense of claims; and

6. represents and acknowledges that the persons signing this Unconditional Agreement and Consent are duly authorized to do so on behalf of the Applicant.

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HEARTLAND REAL ESTATE DEVELOPMENT, LLC

BY_____

ITS_____

CL URBAN LLC

BY_____

ITS_____

CL SEVEN LLC

BY_____

ITS_____

CL PARTY CITY LLC

BY_____

ITS_____

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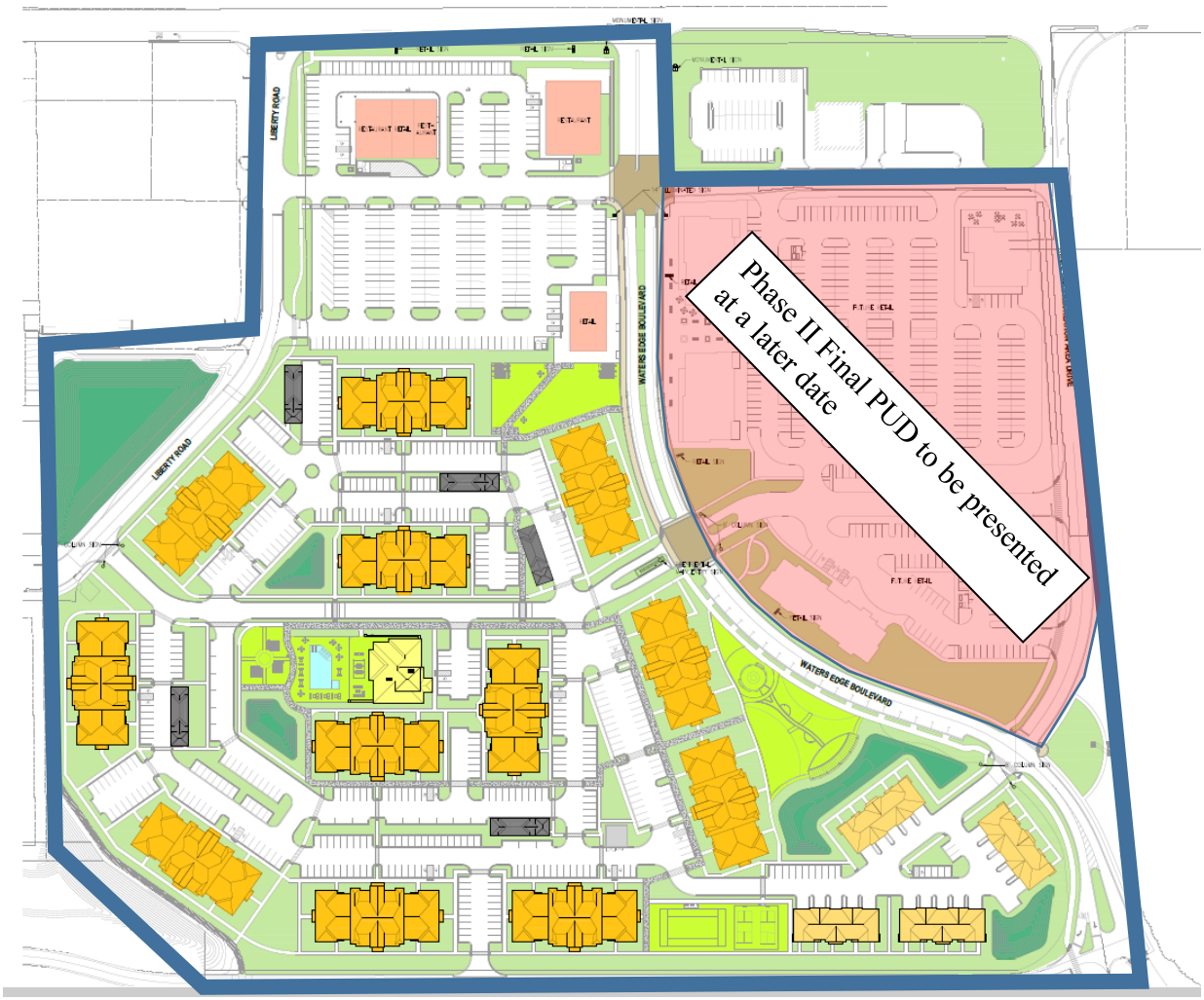
#2022-146
Water's Edge – Preliminary Planned Unit Development Amendment, Final PUD & Plat of Subdivision
Project Review for Planning and Zoning Commission

Meeting Date:	July 19, 2023
Request:	Preliminary Planned Unit Development Amendment, Final Planned Unit Development for the west side of Water's Edge Boulevard and Final Plat of Subdivision for a mixed-use development.
Location:	Former Crystal Court Shopping Center (5689, 5657, 5561, 5577-5583, 5593, 5607-5615, 5625 & 5641 Northwest Highway)
Zoning:	B-4 Mixed-Use Business PUD
Surrounding Properties:	North: B-2 – General Commercial PUD South: Manufacturing (Three Oaks Recreation Area) East: Manufacturing (Three Oaks Recreation Area) West: B-2 – General Commercial PUD
Staff Contact:	Kathryn Cowlin (815.356.3605)

Background:
The redevelopment of this shopping center has been hindered for years by segmented ownership. In December of 2020, the current ownership group acquired the final parcel in order to present a unified redevelopment plan. The previous development team presented a conceptual Planned Unit Development to the City Council and Planning & Zoning Commission in May 2021. After receiving postive feedback, the previous developer presented the Rezoning, Preliminary PUD and Preliminary Plat of Subdivision request to the PZC on July 5, 2022 and City Council on July 19, 2022.

- Teska Associates, the City's professional planning consultant, provided a review of the petitioner's plan and their comments from the review are incorporated into this summary document.
- Gewalt Hamilton Associates, Inc., a certified traffic engineering firm for the City, completed the traffic impact study for the proposed development. The recommendations are incorporated into this summary document.
- Heartland Real Estate Partners, LLC took over the development of the Water's Edge project in the spring of 2023. Heartland and Core Acquisitions, a strong commerical developer in our area, are working to attract and develop the commercial uses.

Request: Preliminary Planned Unit Amendment, Final Planned Unit Development and Final Plat of Subdivision. A Preliminary PUD Amendment is required since the developer is proposing new residential buildings, changes to the site plan for the commercial area and revised signage.



Development Analysis:

ZONING:

- The properties are all within the Three Oaks Recreation Area PUD Overlay District. Development should include features and amenities that complement the district's recreation and pedestrian-friendly character such as bike racks, sidewalks, and outdoor seating areas.
- The property was rezoned to B-4 Mixed-Use Business PUD in order to comply with the area's character, meet the standards of the Three Oaks Recreation Area PUD Overlay District and to permit the development described within the request.

- The B-4 Mixed-Use Business District is characterized by a town-center feel with a variety of uses, including hotels and convention centers, recreation and entertainment uses, transportation stops, high-density residential, and commercial and service uses.

LAND USES:

- The project proposal remains consistent with the July 19, 2022 Preliminary PUD plans.
- Flexibility for the east side to either allow commercial, a hotel or townhomes was built into the Preliminary PUD approval.
- Residential:
    - 240 units of apartments ranging from one-bedroom to two-bedroom units. The proposed plan includes 12 buildings with 20-units per building. This is a reduction of 11 units from the Preliminary PUD approval.
    - 20 units of urban-style rental townhomes.
    - 20 units of urban-style owner-occupied townhomes could be a potential land use for the Flex Parcel, depending on the market demand.
- Commercial:
    - 42,300 square feet of retail and/or restaurants. The first phase (west side) is 20,300 square feet in total. The second phase (easy side) illustrates 22,000 square feet. This is a deviation from the Preliminary PUD approval since there is not a 43,000 grocery store proposed.
    - Potential users would be sit-down restaurants, fast casual restaurants, entertainment, and general retail.
    - The commercial uses anchor the boulevard that extends through the property to connect with the (northern) gatehouse entrance to Three Oaks Recreation Area.
    - A 60-120 room hotel could be a potential land use for the Flex Parcel, depending on the market demand.
- Open Space:
    - The proposed open space (triangle shaped park on the site plans) would be owned and maintained by the City after it is constructed by the developer. The park includes amenities such as a pavilion, public art murals and sculptures, game areas and multiple seating areas.
    - Additional privately maintained open space is shown throughout the plan, which includes a clubhouse and pool for the residents, two dog parks, sand volleyball courts and pickle ball courts.
    - The site plan illustrate an overlook at the North Lake. This feature would provide incredible views into Three Oaks Recreation Area and the Quarry Cable Park activities. Native plantings accent the area leading up to the overlook that would be built into the slope.

- A list of allowable uses was approved in the Preliminary PUD. There are no proposed changes to the list.

SITE PLAN FRAMEWORK:

- Circulation: A clear and logical site circulation helps make a mixed-use development successful. The proposed roadway and sidewalk framework allows sensible pathways throughout the development and to adjacent properties, and discernable wayfinding for visitors and delivery/service vehicles.
- Placemaking: Placemaking elements such as decorative street lights, enhanced landscaping and directional kiosks are proposed throughout the public parks, commercial areas and along the main boulevard.
- Roadways: Water's Edge Boulevard connects the entrance of Three Oaks Recreation Area to the existing traffic signal at Northwest Highway. The existing Three Oaks Recreation Area Drives (both east/west to the south of the development and north/south to the east of the development) would remain with minor reconfiguration for the north/south roadway, affording greater capacity to handle peak traffic to and from the recreation area.
- Traffic Impact Study Update:
    - Previously, the property was a fully commercial development with over 285,000 square feet of retail space.
    - The following recommendations from the traffic study were incorporated into the plans:
        1. A new traffic signal at Liberty Road and Main Street (this is warranted with the existing traffic).
        2. Constructing a new right turn lane from northbound Water's Edge Boulevard to eastbound Route 14.
        3. Prohibiting left turns out onto westbound Route 14 from Liberty Road.
- Streetscape: Streetscape elements are incorporated into the development to create a unique sense of place. There are three "streetscape zones" to help transition from commercial to residential along Water's Edge Boulevard. Examples of these elements include paver accents along sidewalks and crosswalks, landscaping, decorative lighting, directory kiosks and seating options. These elements are illustrated in the Water's Edge Boulevard Landscape Plan.
- Open Space: Public open space is proposed to be dedicated along the Water's Edge Boulevard, the intent of this public space is to draw people from the commercial area towards Three Oaks Recreation Area and vice-versa.
- The proposed site plans include the use of City property (to be vacated) along the eastern edge of the development and a corner of the stormwater detention basin to the southwest.

PARKING:

- The residential area has a mix of detached garage parking and surface parking. The townhomes have two-car internal garages per unit.
- The proposed parking for the development complies with the requirements of the UDO. A breakdown of the proposed parking is listed below.

Parking Type	Proposed	UDO Standard	Compliance
Multi-Family Residential	469	1 per efficiency unit + 1.5 per 1-bedroom unit + 2 per 2-/3-/4-bedroom unit + 0.25 guest parking per unit	Meets UDO (468 required)
Owner-Occupied Townhomes	48	2 per DU, 1 space shall be an enclosed garage and 1 can be a driveway at least 21 feet long + 0.25 guest parking per unit.	Meets UDO (45 required)
Restaurant/Retail	291	Retail: 5 per 1,000 GFA Restaurant: 1 per 250 SF GFA or 1 per 4 seats, whichever is greater	Exceeds UDO (104 required)

LANDSCAPING:

- The amended landscape plan illustrates the required street trees.
- There is a reduction in the required landscape islands in the west commercial parking lot. While the number of parking lot landscaping islands is reduced, there is an increase in the landscaping provided to buffer the parking lot and Water's Edge Boulevard.
- In order to accommodate sidewalks along the east/west drive aisle in the commercial area, reduced parking lot landscaping is shown. Sidewalk connectivity was a priority in the development proposal.
- The residential area is accented with the required foundation landscaping and landscape screening to buffer the commercial area.
- Similar to the previous plan, the residential area has a reduction in required parking lot landscape islands. While the number of parking lot landscape islands is reduced, there is additional landscaping in open areas to screen detached garages, trees flanking the entrance drives and enhanced landscaping in the amenity areas.

ARCHITECTURE:

Commercial Area:

- A commercial pattern book has been established with the July 19, 2022 Preliminary PUD approval that outlines requirements for building materials and building articulation to complement Three Oaks Recreational Area and the residential area.
- The petitioner has proposed to utilize building materials that would complement the buildings within the Three Oaks Recreation Area. The materials include stone, brick and fiber cement siding. The natural building materials would be high quality materials and create an overarching unified look with individual treatments amongst the varying land uses.

Residential Area:

- There are two types of buildings proposed: two/three-story apartment buildings with individual access and three-story townhomes with attached garages at grade level. Unlike the preliminary development plan, no internal-corridor units are proposed.
- The mix in building forms breaks up the monotony and provides housing options for residents.
- The color scheme of the residential area is gray/white tones with accents of dark grays and creams.
- The proposed architecture expresses Prairie-style architecture and complements Three Oaks Recreation Area.

SIGNAGE:

- There are multiple freestanding signs located throughout the develoment. Below is a table of the requested signage.
- Commercial building wall signage would comply with the requirements outlined in the UDO, including the allowance for additional square-footage based on the PUD bonus criteria.

Sign Type	**Height**	**Quantity/Sqaure Footage**	**Location**	**Variations**
Residential				
Wall Sign	--	(1) 48.13 sq ft (1) 20 sq ft	Clubhouse	Type of Sign
Monument Sign	10 feet 4 inches	(1) 120.5 sq ft	Center island at entrance to residential drive on Water's Edge Boulevard	Height: > 4 ft Area: > 16 sq ft
Entry Column	8 feet	(6) 7.11 sq ft each	Liberty Road, Townhome entrance & Entrance between east retail and hotel	Height: > 4 ft

Sign Type	Height	Quantity/Sqaure Footage	Location	Variations
Commercial				
Entry Multi-Tenant Sign*	14 feet	(1) 48.89 sq ft total	BMO Property Sign Easement	Height: > 9 ft
Monument Sign	8 feet	(5) 16.06 sq ft	Individual/Multi-tenant sign for each retail building	Three Freestanding signs are proposed on the east commercial parcel (one is permitted)
Wayfinding/Kiosk Signs	-	Multiple	Throughout commercial area and along Water's Edge Boulevard	Not defined in UDO

*There is a proposal for an alternative location for the Entry Multi-tenant sign on the west side of Water's Edge Boulevard at Northwest Highway. This is a placeholder as the petitioner is determining if they have rights to the existing Crystal Court sign pad on BMO Harris' property.

- The wayfinding signs add to the sense of place and walkability. While the UDO does not define these types of signs in the commercial section, they would be comparable to government signs (signs for a community benefit), which are permitted.

FINAL PLAT OF SUBDIVISION:

- A five lot subdivision is proposed. The multi-family/townhome development will be located on one lot and the commercial split between remainder lots.
- Water's Edge Boulevard would be a publicly dedicated roadway.
- The Three Oaks Recreation Area Drives would remain under the City's jurisdiction and will become dedicated roadways. Liberty Road currently is a public road.
- The ownership of the public art park illustrated in Outlot D and the lift station illustrated in Outlot A would be transferred to the City upon construction. As well, the ownership of Outlots B and C would be transferred to the City as part of the land exchange from the existing detention area.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Land Use Plan designates the subject property as Mixed-Use and encourages mixed-use developments that allow people to live, work and play in the same area, as well as support the transfer of goods and services between businesses and limit the number of traffic trips generated.

7.3 Three Oaks Recreation Area and surrounding properties
Goal: Maintain Three Oaks Recreation Area as a premier recreation asset and as focal point for appropriate redevelopment along the Route 14 and Main Street corridors.

Supporting Actions: Encourage a variety of uses that can be self-sustaining and that attract people from and to the Three Oaks Recreation Area.

Success Indicators: Redevelopment of Crystal Court.

Findings of Fact:

FINAL PLAT OF SUBDIVISION
The petitioner is requesting a Final Plat of Subdivision for Water's Edge Subdivision. The subdivision is a five lot subdivision to divide the 30.27 acres into five parcels for potential separate ownership.

PRELIMINARY PLANNED UNIT DEVELOPMENT AMENDMENT
The petitioner is requesting approval of a Preliminary Planned Unit Development Amendment to allow the development of a mixed-use community consisting of 260 residential units and 42,300 square feet of commercial area with variations. 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 Mixed-Use PUDs.

a. Location: A mixed-use PUD may be located anywhere within the City, including lands proposed for annexation.
   ☒ *Meets* ☐ *Does not meet*

b. Permissible uses: A mixed-use PUD should be structured to provide a mix of uses, like residential, retail, civic, and recreational uses. The integration of residential and nonresidential uses allows residents to meet more of their daily needs within the development. In addition, a variety of housing options must be provided to allow a greater diversity of residents within the neighborhood.
   ☒ *Meets* ☐ *Does not meet*

c. Density/Intensity: Densities and intensities should be sufficient to support a compact, pedestrian-oriented environment.
   ☒ *Meets* ☐ *Does not meet*

d. Relationship between building types: Buildings within a mixed-use PUD shall be designed with a common, harmonious architectural vocabulary and landscape with intent not to create a uniform appearance, but rather to create a sense of place.
   ☒ *Meets* ☐ *Does not meet*

e. Pedestrian paths: Pedestrian paths shall connect residential uses and nonresidential uses within a mixed-use PUD.
   ☒ *Meets* ☐ *Does not meet*

f. 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, based on the criteria provided:

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*

PRELIMINARY PLANNED UNIT DEVELOPMENT – Planned Unit Development Variation

The petitioner is requesting approval of a Preliminary Planned Unit Development Amendment to allow variations from landscaping requirements and to allow additional signage. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site

and design requirements which may otherwise require individual requests and applications for zoning variations.

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

Therefore more flexible 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 4-400(F) Parking lot landscaping to allow for reduced parking lot landscape islands in the commercial shared parking lot and residential apartment area as illustrated on the proposed plan.

2. Article 4-1000 Signs:

    a. To allow a multi-tenant sign for the commercial area that is greater than 9 feet in height and 120.5 square feet in area.

    b. To allow for wayfinding kiosk signage with maps or other community information.

    c. To allow for six Water's Edge monuments at the entrance of the development that are 8 feet in height.

    d. To allow two signs on the clubhouse that are 48.13 square feet and 20 square feet.

    e. To allow a total of five freestanding signs for the commercial west and east areas.

The minor reduction in parking lot landscaping is compensated by increased landscaping along Water's Edge Boulevard, enhanced landscape areas and public parks.

The petitioner is requesting signage allowances to designate the various areas within the mixed-use development. While there are multiple freestanding signs for the multi-family area, this area is setback and the proposed signs act as architectural features at the drive aisle.

Note: The growth management section of the mixed-use and residential planned unit development sections of the UDO is geared towards single-family detached housing developments. Multi-family apartments and townhome developments require a waiver of this requirement. A waiver was granted at the July 19, 2022 Preliminary PUD approval.

FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Final Planned Unit Development for the west side of the mixed-use development. The Final Planned Unit Development must be reviewed against the approved Preliminary PUD conditions. The Final PUD is in substantial compliance with the approved Preliminary PUD.

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 (CL Urban LLC, dated 5/31/2023)
   B. Final Plat of Subdivision (Manhard Consulting, dated 07/07/2023)
   C. Site Plan (Built Form, LLC, dated 06/02/2023)
   D. PUD Submission - Architecture/Colored Renderings (Built Form, LLC, dated 06/02/2023, revised 06/30/2023)
   E. Commercial Pattern Book (ag Architecture, received 03/29/2022)
   F. Color Board Document
   G. Sign Plan (Built Form, LLC, dated 06/02/2023)
   H. Final Engineering Infrastructure Plan (Manhard Consulting, dated 07/07/2023)
   I. Final Engineering Plan Multi-Family (Manhard Consulting dated 07/07/2023)
   J. Final Engineering Plan – IDOT (Manhard Consulting dated 07/07/2023
   K. Fire Truck Turning Exhibit (Manhard Consulting, dated 05/17/2023)
   L. Final Stormwater Management Report (Manhard Consulting, dated 06/02/2023)
   M. Final Landscape Plan Infrastructure (Manhard Consulting, dated 07/07/2023)
   N. Final Landscape Plan Multi-Family (Manhard Consulting, dated 07/07/2023)
   O. Geotechnical Report (Midland Standard Engineering & Testing, Inc., dated 09/08/2022)
   P. Traffic Study Update (Gewalt Hamilton Associates, Inc., dated 02/11/2022)

2. Final Landscape Plan:
   A. Provide quantities, health and species of the existing trees on the property to be removed.
   B. Add two trees to the perimeter of the commercial parking lot landscaping abutting Northwest Highway to comply with the UDO requirement.
   C. Appropriate locations for foundation landscaping for the commercial buildings to be approved by City Staff.

3. Commercial Area Design Standards:
   A. Stone/brick must make up a minimum of 70% of the exterior building material. Stone materials must be complementary to the cinder limestone stone or glacier gray brick of the residential area.

B. Wood tone material must make up a minimum of 20% of the exterior building material.

C. Window glazing must make up at least 10% of the exterior building material.

D. Window and storefront window trim must be a dark color in the commercial area.

E. Roofing materials, to be approved by City Staff, should be an architectural shingle or other quality material to complement the facades, if a flat roof is not utilized.

F. Building heights should vary, similar to examples shown in the commercial pattern book.

G. All mechanical roof or ground-mounted equipment, trash receptacles, and utility equipment must be screen with landscaping or building-matching architectural enclosures and approved by City Staff.

4. Residential Architecture:

A. Townhomes are connected in groups of five, add dormers to two units per townhome pod.

B. Add two windows to the side elevations of the townhomes in order to meet the UDO design criteria that all side and rear facades have a minimum of 10% façade glazing area.

C. Both color scheme options are to be utilized for the apartment buildings so that adjacent buildings vary in color palette.

5. Signage:

A. The final locations of the kiosk/directories throughout the development must be approved by City Staff.

B. Work with staff on locations of directional signage for Three Oaks Recreation Area.

6. Site Plan:

A. Extend the 3-foot wrought iron fence along the sidewalk or add landscaping at the end of the fencing for the townhomes to discourage pedestrians from cutting through the grass to Three Oaks Recreation Area Drive.

B. The space between Retail Building 2 and Water's Edge Boulevard should be brick pavers instead of concrete to comply with the vision for the commercial area.

C. Location, width, accessibility ramps and alignment of all sidewalks and pedestrian paths to be approved by City Staff.

7. Plat of Subdivision:

A. Provide the appropriate plats for the transfer of ownership of property between the City and Developer.

B. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.

8. Submit engineering permit plans as one plan set.

9. Photometric Plan:
   A. Final layout, fixtures and illumination levels of the light fixtures to be approved by City Staff.
   B. The commercial area, including parking lots, will utilize the same decorative light standard as the boulevard lighting. The residential parking lot lighting can be a black fixture.

10. Provide a copy of Covenant, Codes and Restrictions for the City's review and approval.

11. The internal drive aisles within residential area shall be posted with "No Parking" signs.

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

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: CL Urban, LLC, CL Seven, LLC & CL Party City, LLC (collectively the current owr

Address: PO Box L

Libertyville, IL 60048

Phone:

E-mail: john@johngreenldc.com

Project Name & Description: Water's Edge

33 Acre Mixed-Use Development

Project Address/Location: 5689 Northwest Hwy, Crystal Lake, IL

Signature

John Green 5/31/23

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.

CRYSTAL LAKE PLANNING AND ZONING COMMISSION
WEDNESDAY, JULY 19, 2023
HELD AT THE CRYSTAL LAKE CITY COUNCIL CHAMBERS

The meeting was called to order by Mr. Greenman at 7:03 p.m.

CALL TO ORDER

On roll call, members, Greenman, Gronow, Skluzacek, Teetsov and Repholz were present.

Kathryn Cowlin, Director of Community Development, Elizabeth Maxwell, City Planner, Katie Rivard, Assistant City Planner and Abby Wilgreen, City Engineer, were present from Staff. Special Legal Counsel Victor Filippini was also present telephonically.

Mr. Greenman said this meeting is being recorded for broadcast and future playback on the City's cable channel. He led the group in the Pledge of Allegiance.

APPROVE MINUTES OF THE JUNE 21, 2023 PLANNING AND ZONING COMMISSION MEETING

Mr. Skluzacek moved to approve the minutes from the June 21, 2023 regular Planning and Zoning Commission meeting. Mr. Gronow seconded the motion. On voice vote, members Skluzacek, Gronow, Teetsov and Greenman voted aye, Ms. Repholz abstained. Motion passed.

2023-132 – 795 OAK COURT – SIMPLIFIED RESIDENTIAL VARIATION

Simplified Residential Variation to allow dormers in a detached accessory structure, a garage, to exceed the maximum 20% length and allow 70%.

Todd Greenwald and Tara Rand, owners, and Dan Wilson, contractor were present to represent the petitioner. Mr. Greenwald explained they are expanding the garage with dormers longer than permitted. They need the extra room as they do not have a basement, only a crawl space. They will use the upstairs for storage and a private office for podcasting, as well as working out.

Mr. Greenman opened the public hearing. There being no one to speak, he closed the public hearing.

Ms. Teetsov asked if there would be heat or plumbing. The petitioner stated no. She noted the garage door is not centered and asked if they would move it. The petitioner stated they were not rebuilding the lower walls.

Mr. Gronow asked if the height of the garage is increasing. Staff said the height is measured at the mean point between the peak and eave and it was still at 15 feet, which meets the requirements. The contractor noted that the roof would be removed and rebuilt with the new dormer structure.

2022-42 – 5689 NORTHWEST HIGHWAY – WATER'S EDGE – PRELIMINARY PLANNED UNIT DEVELOPMENT AMEND, FINAL PUD AND PLAT

Preliminary Planned Unit Development Amendment, Final Planned Unit Development and Final Plat of Subdivision Approval allowing a mixed-use development with variations for freestanding signage, interior parking lot landscaping, perimeter parking lot landscaping, parking lot setbacks, growth management allowance for mixed-use PUDs.

Tom Burney, attorney introduced the development team of Tim Grogan, Heartland Real Estate Partners, LLC, Jared Placek, Manhard Engineering, and Chuck Pyan, Project Manager.

Ms. Cowlin provided an overview of the request noting the changes from the Preliminary PUD approval from July 19, 2022. Ms. Cowlin talked through the site plan, sense of place, architecture and signage. The proposal included 240 apartment units and 20 townhome units. Regarding the commercial, a total of 42,300 square feet are proposed. The Water's Edge Boulevard has been finalized to include enhanced streetscaping that will elevate this development and give it a unique identity. She noted that the land uses were not changing from the previous approval and the land use restrictions would still be in place. The proposal also complies with all of the requirements from the updated traffic impact study.

Mr. Grogan provided an overview of Heartland's portfolio and how they have partnered with Core Acquisitions on numerous projects. Mr. Grogan reviewed the previous projects and how this development will include Class A Market Rate residential. There are two letters of intent for restaurants and they are working on securing a letter of intent for the sitdown restaurant at the corner. They want to get the right restaurant for that space and do not want to settle. There are also conversations with a hotel user for the "flex parcel". Overall, they are excited about the possibilities and believe in the development.

Mr. Greenman opened the public hearing. There being no one who wished to speak, Mr. Greenman closed the public hearing and turned it over to the Commission.

Ms. Teetsov shared she is very excited about the project. She asked if there is any fencing in the park area and stated that the corn hole game might take up too much room, it could be better to leave that area open for families. She also asked about shade structures, recycling in the park, bike racks and bringing art throughout the development.

Mr. Grogan stated there is not a fence in the park and the shade would be provided by the trellis and trees. He shared recycling bins can be easily added, and that they felt keeping the art within the public park was the best way to have it visible for all.

Ms. Repholz shared she felt the park was oriented towards the residents of the development. She asked why there were not owner-occupied residential products.

Mr. Grogan shared they are constructing the 20 townhomes so that they could be converted to owner-occupied. Right now the market is calling for rentals. He felt a hotel user was the best use for the "flex parcel".

Mr. Gronow felt owner-occupied would enhance the plan.

Mr. Skluzacek shared everything looks great.

Mr. Greenman thanked the petitioner and shared his excitement for the project. He asked if they are okay with the recommended conditions of approval.

Mr. Grogan asked for revisions to condition 2.a. to allow them to work with staff on a reasonable submittal for tree removal.

Mr. Greenman asked about the overlook and if it is big enough. He wondered if a overlook could be added to Three Oaks Recreation Area to showcase the south lake. He stated he was concerned the dog parks are too far from the center of the residential.

Mr. Grogan shared that no matter where you put the dog parks, people will not walk to them. They have dog waste bag stations throughout the residential area to account for that.

Mr. Greenman asked if there was a way to enhance the park so it could be used in three seasons.

Ms. Teetsov asked about the downtown bike sharing program and if a station could be added here.

Ms. Cowlin reviewed the enhancements to Liberty Drive and Main Street. Bike paths will be added to bring people to a new path along the development and connecting to Three Oaks. The City can inquire about adding a bike share station.

Mr. Gronow made a motion to approve request 2022-146 Water's Edge for a Preliminary Planned Unit Development Amendment, Final Planned Unit Development and Final Plat of Subdivision Approval allowing a mixed-use development with variations for freestanding signage, interior parking lot landscaping, perimeter parking lot landscaping, parking lot setbacks, growth management allowance for mixed-use PUDs with the following recommended staff conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (CL Urban LLC, dated 5/31/2023)
   B. Final Plat of Subdivision (Manhard Consulting, dated 07/07/2023)
   C. Site Plan (Built Form, LLC, dated 06/02/2023)
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   E. Commercial Pattern Book (ag Architecture, received 03/29/2022)
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O. Geotechnical Report (Midland Standard Engineering & Testing, Inc., dated 09/08/2022)
P. Traffic Study Update (Gewalt Hamilton Associates, Inc., dated 02/11/2022)

2. Final Landscape Plan:
   A. **Work with staff to have a reasonable submittal regarding** ~~Provide~~ quantities, health and species of the existing trees on the property to be removed. (Amended by PZC)
   B. Add two trees to the perimeter of the commercial parking lot landscaping abutting Northwest Highway to comply with the UDO requirement.
   C. Appropriate locations for foundation landscaping for the commercial buildings to be approved by City Staff.

3. Commercial Area Design Standards:
   A. Stone/brick must make up a minimum of 70% of the exterior building material. Stone materials must be complementary to the cinder limestone stone or glacier gray brick of the residential area.
   B. Wood tone material must make up a minimum of 20% of the exterior building material.
   C. Window glazing must make up at least 10% of the exterior building material.
   D. Window and storefront window trim must be a dark color in the commercial area.
   E. Roofing materials, to be approved by City Staff, should be an architectural shingle or other quality material to complement the facades, if a flat roof is not utilized.
   F. Building heights should vary, similar to examples shown in the commercial pattern book.
   G. All mechanical roof or ground-mounted equipment, trash receptacles, and utility equipment must be screen with landscaping or building-matching architectural enclosures and approved by City Staff.

4. Residential Architecture:
   A. Townhomes are connected in groups of five, add dormers to two units per townhome pod.
   B. Add two windows to the side elevations of the townhomes in order to meet the UDO design criteria that all side and rear facades have a minimum of 10% façade glazing area.
   C. Both color scheme options are to be utilized for the apartment buildings so that adjacent buildings vary in color palette.

5. Signage:
   A. The final locations of the kiosk/directories throughout the development must be approved by City Staff.
   B. Work with staff on locations of directional signage for Three Oaks Recreation Area.

6. Site Plan:
   A. Extend the 3-foot wrought iron fence along the sidewalk or add landscaping at the end of the fencing for the townhomes to discourage pedestrians from cutting through the grass to Three Oaks Recreation Area Drive.
   B. The space between Retail Building 2 and Water's Edge Boulevard should be brick pavers instead of concrete to comply with the vision for the commercial area.

C. Location, width, accessibility ramps and alignment of all sidewalks and pedestrian paths to be approved by City Staff.

7. Plat of Subdivision:
   A. Provide the appropriate plats for the transfer of ownership of property between the City and Developer.
   B. Work with staff to finalize easement locations for municipal utilities and resolve any conflicts between easements and landscaping.

8. Submit engineering permit plans as one plan set.

9. Photometric Plan:
   A. Final layout, fixtures and illumination levels of the light fixtures to be approved by City Staff.
   B. The commercial area, including parking lots, will utilize the same decorative light standard as the boulevard lighting. The residential parking lot lighting can be a black fixture.

10. Provide a copy of Covenant, Codes and Restrictions for the City's review and approval.

11. The internal drive aisles within residential area shall be posted with "No Parking" signs.

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

Ms. Teetsov seconded the motion. On roll call Members Gronow, Repholz, Skluzacek, Teetsov, and Greenman voted aye. Motion passed 5-0.

REPORT FROM PLANNING

Staff noted the items that were recently approved by the City Council and the upcoming items on the next PZC meeting.

COMMENTS FROM THE COMMISSION

None.

ADJOURNMENT

Mr. Skluzacek made a motion to adjourn the meeting. Ms. Teetsov seconded the motion. On voice vote, all members voted aye. The meeting was adjourned at 11:45 p.m.

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
Water's Edge;
(Name)
As represented by Timothy Grogan
(Name, if different than applicant)

AFFIDAVIT

Timothy Grogan, being first duly sworn on oath deposes and states as follows:
(Name)

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on July 19, 2023, at 7:00 p.m., at the City of Crystal Lake
(Meeting date)
City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on July 3, 2023
(Date)

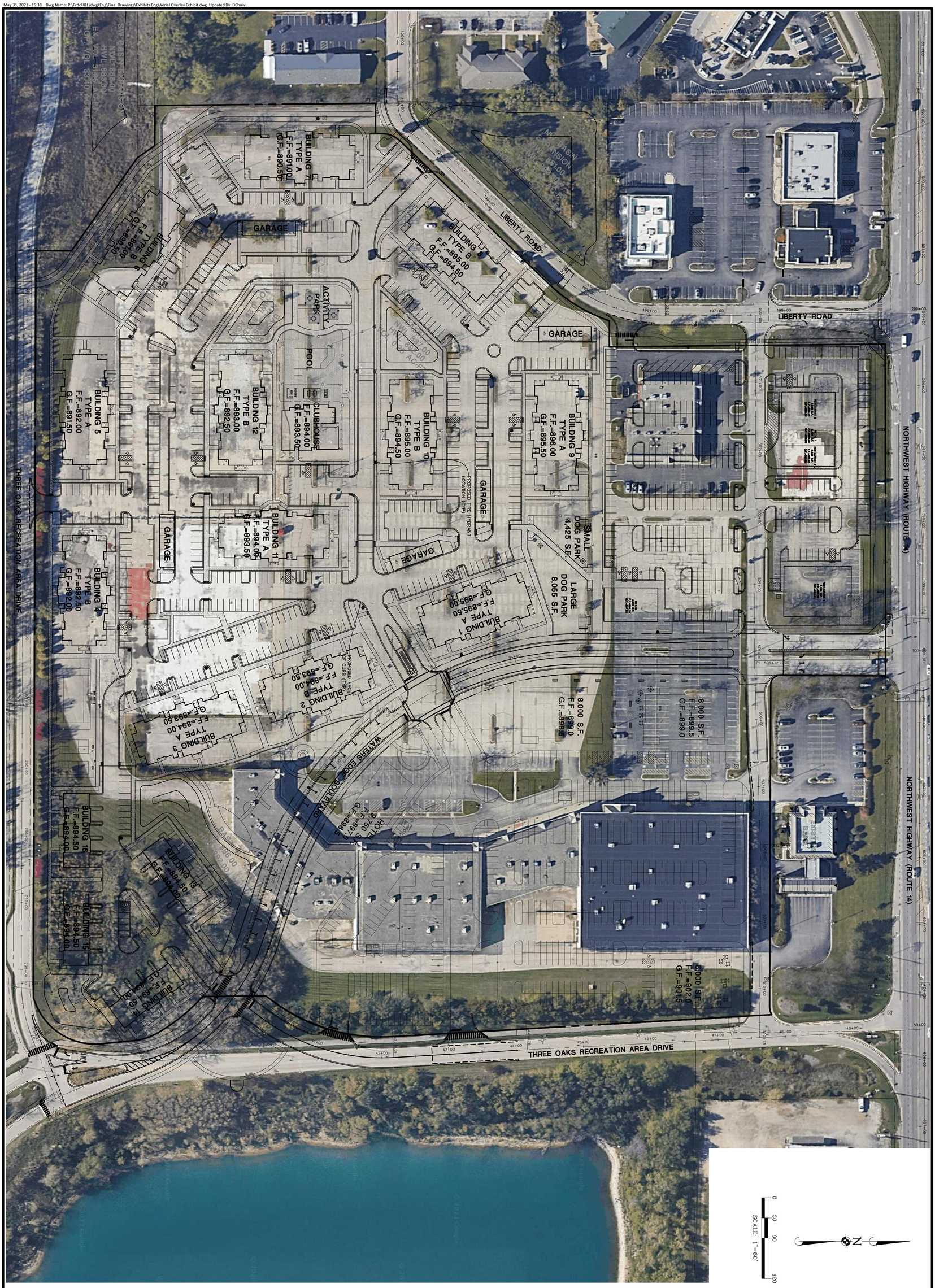
B. That the posting requirements of the Zoning Ordnance have been complied with by placing the customary public notice sign on the subject property on June 29,2023
(Date)

Timothy Grogan
(Name)

Subscribed and Sworn to me before
This 30th day of June, 2023

Notary Public

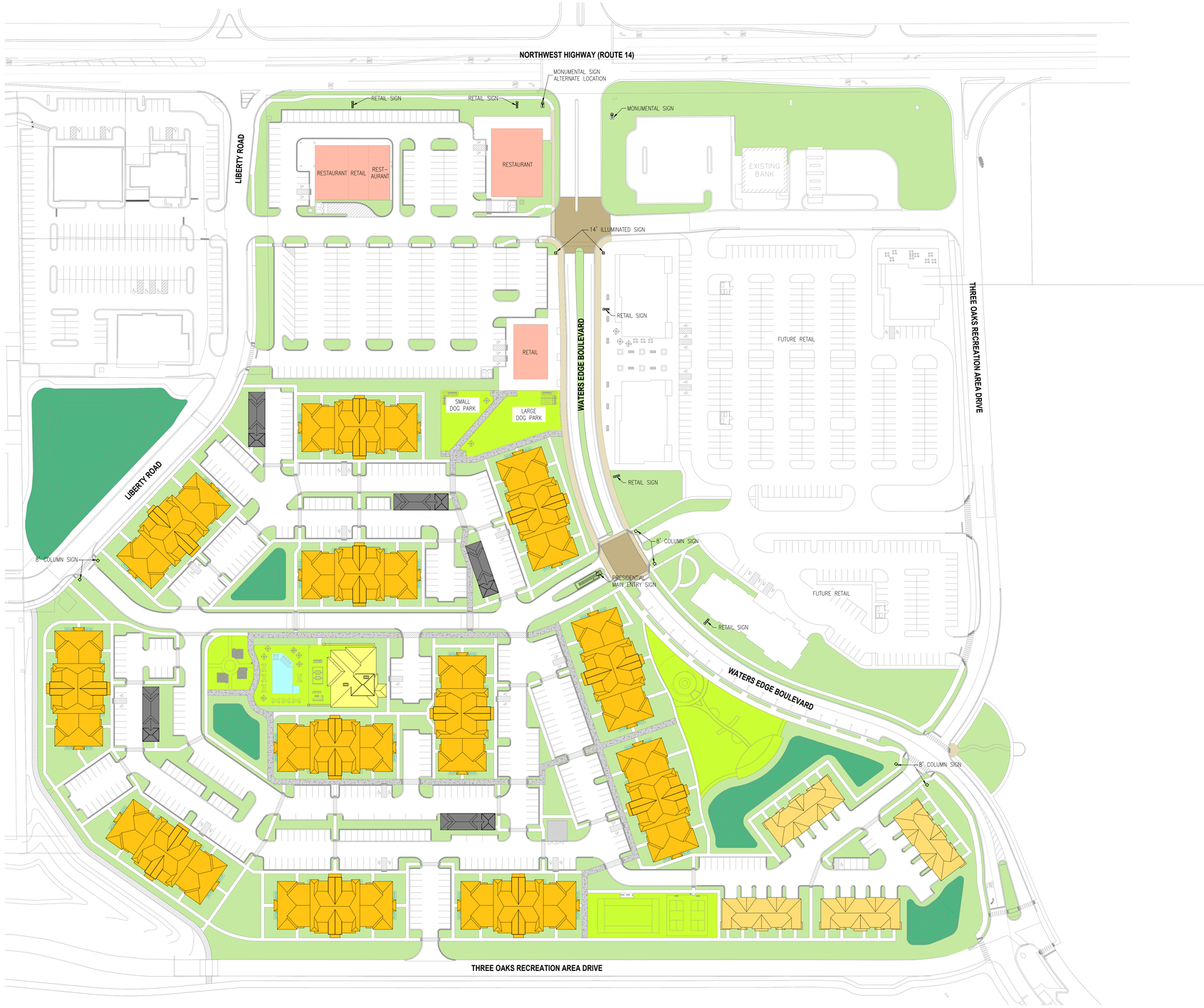
OFFICIAL SEAL
PATRICIA A SCHULZ
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 8/18/2025



© 2023MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

SHEET 1 OF 1	MIXED USE DEVELOPMENT AT WATER'S EDGE	Manhard CONSULTING
FRDCLI01	CITY OF CRYSTAL LAKE, ILLINOIS	700 Springer Drive, Lombard, IL 60148 ph:630.691.8500 fx: 630.691.8585 manhard.com
PROJ. MGR.: KRK PROJ. ASSOC.: KRK DRAWN BY: KRK DATE: 05-31-23 SCALE: 1"=60'	AERIAL OVERLAY EXHIBIT	Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers Construction Managers | Environmental Scientists | Landscape Architects | Planners

DATE	REVISIONS	DRAWN BY
1		
2		
3		
4		
5		
6		
7		



LEGEND

- RETAIL
- APARTMENT
- TOWNHOUSE
- CLUBHOUSE
- GARAGE
- TRASH
- LANDSCAPE
- ACTIVITY PARK
- POOL
- BASIN
- SIDEWALK PAVEMENT
- INTERSECTION PAVEMENT

SCOPE OF DOCUMENT

1. THIS DOCUMENT WITH THE ACCOMPANYING DRAWINGS AND SPECIFICATIONS, DESCRIBES THE GENERAL SCOPE OF THE PROJECT AND DESIGN CONCEPT IN TERMS OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THESE DOCUMENTS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL OF THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT.
2. ON THE BASIS OF THE SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL DETERMINE AND INCLUDE IN HIS PROPOSALS ALL ITEMS NECESSARY TO PROVIDE THE PROPER EXECUTION AND COMPLETION OF THE WORK.

GENERAL NOTES

STATE OF ILLINOIS
ARDEN D. FREEMAN
001-016151
LICENSED ARCHITECT

NOT FOR CONSTRUCTION

NUMBER	ISSUED FOR	DATE
3	ISSUED FOR PRELIMINARY PRICING	07.14.2023
2	ISSUED FOR PRELIMINARY PRICING	06.30.2023
1	PRELIMINARY SCHEMATIC DESIGN	06.02.2023

BUILT FORM
ARCHITECTURE
935W CHESTNUT ST, #520
Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER
PEC Structural Engineering
3004 L & N Drive/ Suite #3, Huntsville, AL 35801

MECHANICAL / ELECTRICAL / PLUMBING ENGINEER
Advance Consulting Group International
300 W. Adams Street, Suite 420, Chicago, IL 60606

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Site Plan

PROJECT NO.
23-427

DATE
03-27-2023

A-100A

G8 SITE PLAN

SCALE: 1/64" = 1'-0"

NORTH

64 0 32 64 128

1/64 INCH = 1 FOOT (IN FEET)

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Apartment Light Color



Apartment Dark Color



Clubhouse



Pool and Clubhouse



Townhome



C7 PLAN EAST ELEVATION

PLAN WEST ELEVATION IS MIRRORED OF PLAN EST ELEVATION



E8 PLAN NORTH ELEVATION



G8 PLAN SOUTH ELEVATION

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STATE OF ILLINOIS
ARDEN D. FREEMAN
001-016151
LICENSED ARCHITECT

NOT FOR CONSTRUCTION

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1	PRELIMINARY SCHEMATIC DESIGN	06.02.2023

BUILT FORM
ARCHITECTURE 935W CHESTNUT ST, #520 Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Exterior Elevations
- Apartment

PROJECT NO.
23-427

DATE
03-27-2023

A-301A

©2023 BUILT FORM, LLC

A B C D E F G

9 8 7 6 5 4 3 2 1



C7 PLAN EAST ELEVATION

PLAN WEST ELEVATION IS MIRRORED OF PLAN EST ELEVATION



E8 PLAN NORTH ELEVATION



G8 PLAN SOUTH ELEVATION

A B C D E F G

9 8 7 6 5 4 3 2 1

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001-016151
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BUILT FORM
ARCHITECTURE
935W CHESTNUT ST, #520
Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

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Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Exterior Elevations
- Apartment

PROJECT NO. 23-427
DATE 03-27-2023

A-301B

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D7 PLAN NORTH ELEVATION



G9 PLAN SOUTH ELEVATION

G3 PLAN WEST ELEVATION

PLAN EAST ELEVATION IS MIRRORED OF PLAN WEST ELEVATION

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ARCHITECTURE
935W CHESTNUT ST, #520
Chicago, IL 60642

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1535 North Elston Avenue, Chicago, IL 60642

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Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Exterior Elevations
- Townhouse

PROJECT NO.
23-427

DATE
03-27-2023

A-311A

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A B C D E F G

9 8 7 6 5 4 3 2 1



D9 EAST ELEVATION

D4 SOUTH ELEVATION



G9 WEST ELEVATION

G4 NORTH ELEVATION

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BUILT FORM
ARCHITECTURE 935W CHESTNUT ST, #520 Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Exterior Elevations
- Clubhouse

PROJECT NO.
23-427

DATE
03-27-2023

A-321A

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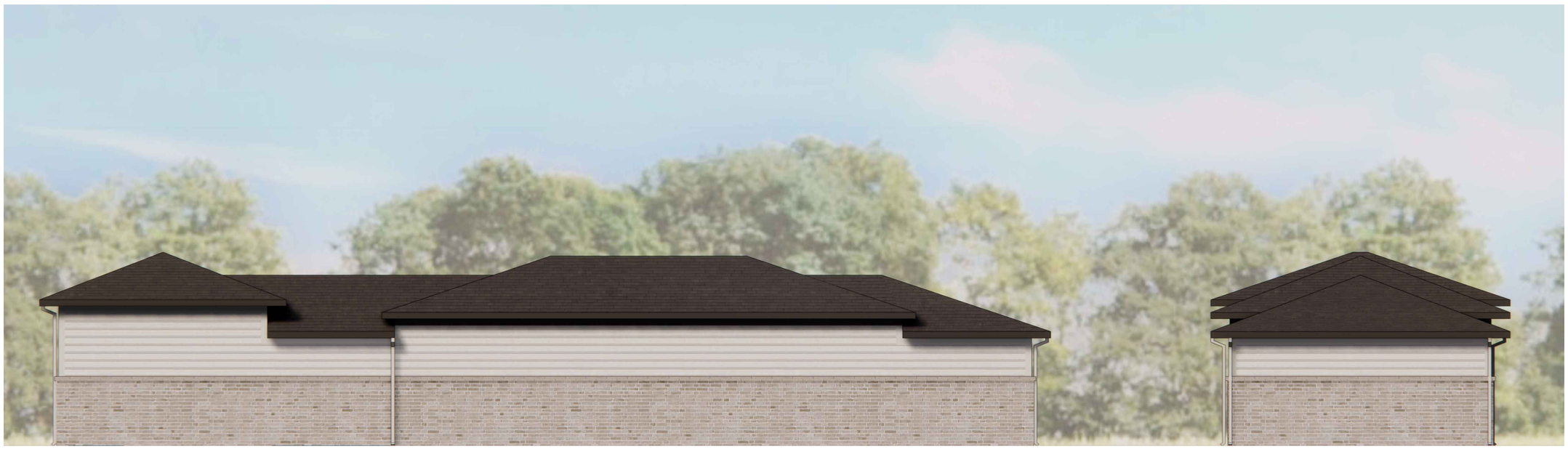
A B C D E F G

9 8 7 6 5 4 3 2 1



D9 PLAN SOUTH ELEVATION

D2 PLAN EAST ELEVATION



G9 PLAN NORTH ELEVATION

G2 PLAN WEST ELEVATION

SCOPE OF DOCUMENT

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Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

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LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Exterior Elevations
- Garage

PROJECT NO. 23-427

DATE 03-27-2023

A-331A

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Apartment



DRIFTWOOD

RICH ESPRESSO
Trim

CUBBLE STONE
7"
6" in Chicago

TIMBER BARK
7"
6" in Chicago

Sandstone
Glen Ridge

Glen-Gery

STONE

glengery.com

Landmark
COLLECTION

Sample does not represent complete range of shapes and colors

Clubhouse



DRIFTWOOD

RICH ESPRESSO

Trim

CUBBLE STONE

7"

6" in Chicago

Sioux City Brick

Since 1913

American Owned — American Made

ANTIQUE WHITE

Sioux City Brick

Since 1913

American Owned — American Made

Sign

ANTIQUE WHITE













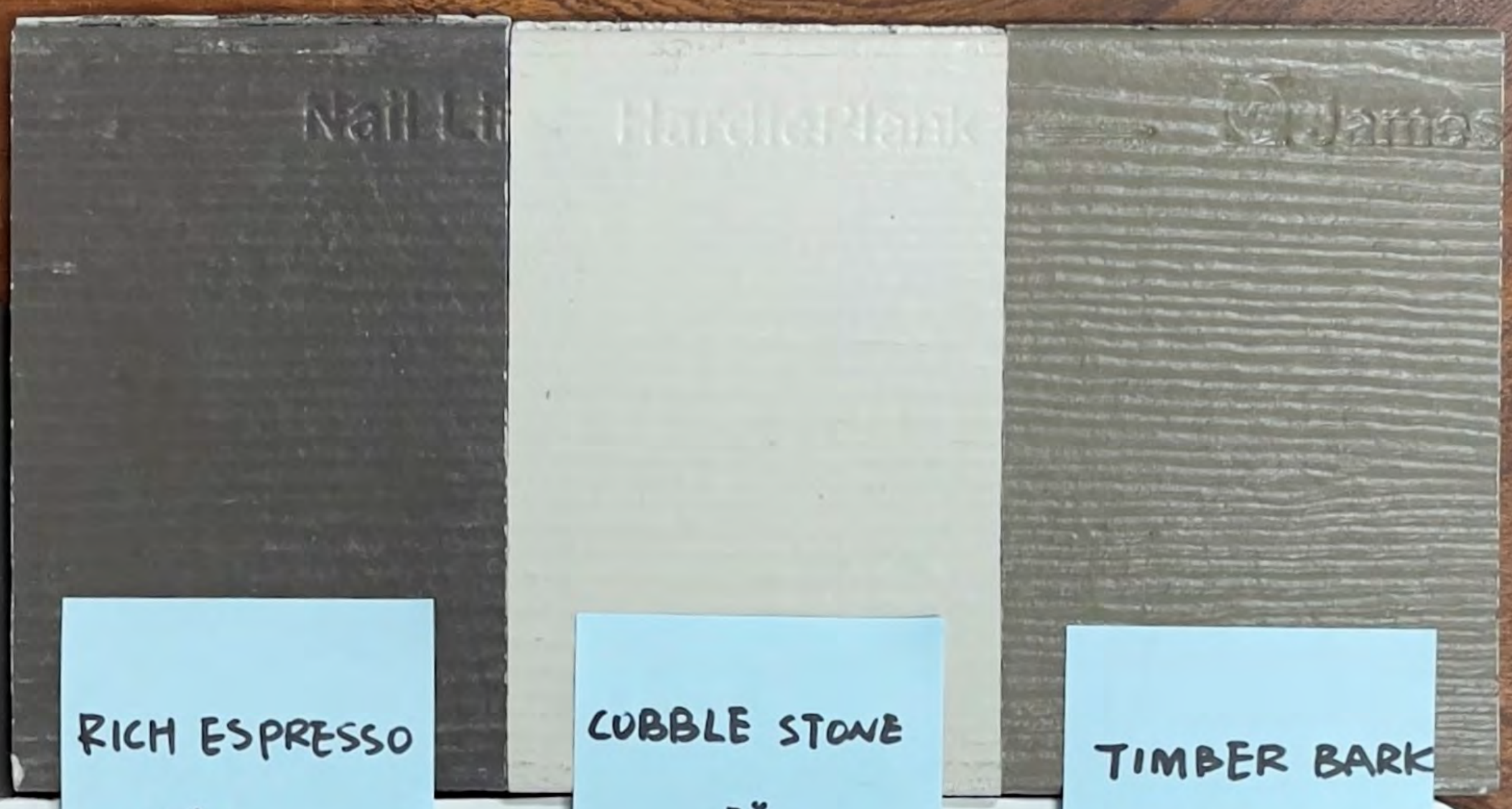




Townhouse & Garage



DRIFTWOOD

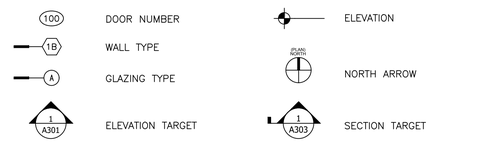




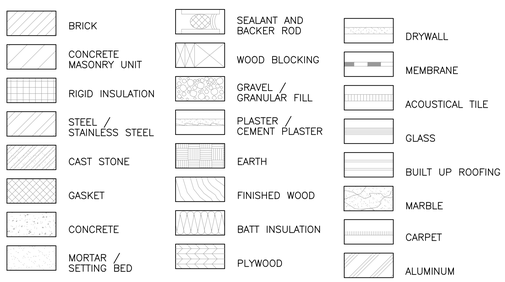
Abbreviations

ACF	Architectural Concrete Finish
ADJ	Adjacent
AFF	Above Finished Floor
ALS	Acrylic Latex Sealant
ALUM	Aluminum
ANOD	Anodized
AP	Access Panel
APPROX	Approximately
ARCH	Architectural
AS	Acoustical Sealant
AT	Acoustic Tile
B/	Bottom Of
BJF	Bitumous Joint Filler
BLK	Block (Wood Blocking)
BMT	Butylmastic Tape Sealant
BRK	Brick
BRS	Butyl Rubber Sealant
BRZ	Bronze
BSMT	Basement
C/C	Center to Center
CJ	Control Joint
CJF	Cork Joint Filler
CL	Center Line
CLO	Closet
CLG	Ceiling
CLR	Clear
COL	Column
CONC	Concrete
CONCP	Concrete Painted
CONST	Construction
CONT	Continuous
CONTR	Contractor
CORR	Corridor
CP	Cement Plaster
CMP	Composite Metal Panel
CPT	Carpet
CMU	Concrete Masonry Unit
CO	Clean Out
CR	Card Reader
CT	Ceramic Tile
DD	Deck Drain
DIAM	Diameter
DIM	Dimension
DN	Down
DTL	Detail
DW	Dry Wall
DWG	Drawing
DWP	Dry Wall Painted
EA	Each
EQ	Equal
EC	Exposed Construction
ECP	Exposed Construction Painted
EFTS	Expanding Foam Tape Sealant
EX	Existing
EXP	Exposed
GA	Gauge
GALV	Galvanized
GB	Glazed Block
GC	General Contractor
GL	Glass
GL BLK	Glass Block
GP	Gypsum Painted
GR	Granite
GRND	Ground
HDW	Hardware
HNCG	Hollow Neoprene Compression Gasket
HORZ	Horizontal
HM	Hollow Metal
HR	Hour
HP	High Point
HT	Height
ID	Inside Diameter
IN	Inch
INFO	Information
INSUL	Insulation
INT	Interior
JC	Janitor Closet
LAM	Laminated
LAV	Lavatory
LP	Low Point
MACH	Machine
MAR	Marble
MAT	Material
MAX	Maximum
MD	Masonry Dimension
MECH	Mechanical
MED	Medium
MEZZ	Mezzanine
MFR	Manufacturer
MH	Manhole
MIN	Minimum
MIR	Mirror
MISC	Miscellaneous
MO	Masonry Opening
MP	Metal Panel; Middle Point
MTL	Metal
NC	Noise Criteria
NIC	Not In Contract
NO	Number
NOM	Nominal
NTS	Not To Scale
OA	Overall
OC	On Center
OD	Outside Diameter
OPNG	Opening
PTN	Partition
PB	Push Button (ADA)
PBM	Preshimmed Butyl Mastic
PCP	Precast Concrete Plate
PERP	Perpendicular
PL	Plastic
PLAM	Plastic Laminate
PLBG	Plumbing
PLWD	Plywood
PR	Pair
PREFAB	Prefabricated
PSF	Pounds Per Square Foot
PSI	Pounds Per Square Inch
PSS-2	Polysulfide Sealant (Two Part)
PUMS-2	Multi-Component Polyurethane Sealant
PTD	Painted
PVF	Polyvinylidine Finish
QT	Quarry Tile
QLTY	Quality
QNTY	Quantity
R	Riser
RB	Resilient Base
RBC	Rubberized Bitumous Compound
RD	Roof Drain
REF	Reference
REINF	Reinforced
REQD	Required
REV	Revision
RM	Room
RO	Rough Opening
SECT	Section
SGG	Silicone Glazing Gasket
SGS	Silicone Glazing Sealant
SHT	Sheet
SIM	Similar
SJS	Silicone Joint Sealant
SNGG	Sponge Neoprene Glazing Gasket
SPEC	Specification
SPP	Skim Coat Plaster Painted
SQ	Square
SS	Stainless Steel
SSG	Silicone Structural Glazing
SSS	Silicone Sanitary Sealant
ST	Sealant Tape
STD	Standard
SGG	Structural Glazing Gasket
STL	Steel
STOR	Storage
STR	Stair
STRUC	Structural
SUSP	Suspended
T	Tread
T/	Top Of
TEL	Telephone
THK	Thick
TRAV	Travertine
TT	Traffic Topping
TYP	Typical
UNO	Unless Noted Otherwise
U/	Underside Of
VERT	Vertical
VEST	Vestibule
VFGT	Vinyl Foam Glazing Tape
VIF	Verify In Field
VCT	Vinyl CompositionTile
VWC	Vinyl Wall Covering
W/	With
W/O	Without
WC	Water Closet
WD	Wood
WP	Work Point
WPR	Waterproofing
WVNR	Wood Veneer

Drawing Symbols

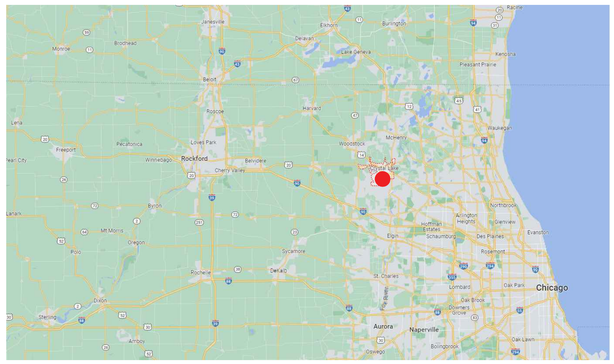


Material Symbols





GOOGLE MAP (N.T.S.)



VICINITY MAP (N.T.S.)



WATER'S EDGE

5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

PRELIMINARY SCHEMATIC DESIGN

06/02/2023

ARCHITECTS' STATEMENT

I certify that these drawings were prepared under my direct supervision and to the best of my professional knowledge they conform 2018 international building code, 2018 international residential code, City of Crystal Lake zoning ordinance and state of Illinois, ICC/ANSI 117.1 and Fair Housing accessibility requirements.

STATE OF ILLINOIS · ARDEN D. FREEMAN · 001-016151 · LICENSED ARCHITECT

Arden D. Freeman — 06/02/2023

ARCHITECT — DATE

ILLINOIS LICENSE NUMBER: 001-016151

EXPIRES: 11/30/2023

Developer / Owner

Heartland Real Estate Partners
1535 North Elston Avenue
Chicago, IL 60642
Timothy Grogan @ tgrogan@hrep.com

Architect

Built Form, LLC
935 West Chestnut Street, Suite 520
Chicago, Illinois 60642
Arden Freeman @ afreeman@built-form.net

Civil Engineer & Landscape Architect

Manhard Consulting
One Overlook Point, Suite 290
Lincolnshire, IL 60069
Jared S. Placek @ jplacek@manhard.com

Drawing Index

DISCIPLINE	SHEET	SHEET TITLE	PRELIMINARY SCHEMATIC DESIGN 06/02/2023
GENERAL	G-000	COVER SHEET	●
	G-001	DRAWING INDEX	●
	G-002	BUILDING CODE SUMMARY	●
CIVIL			
INFRASTRUCTURE	1	TITLE SHEET	●
	2	OVERALL EXISTING CONDITIONS AND DEMOLITION PLAN	●
	3	EXISTING CONDITIONS AND DEMOLITION PLAN - NORTHWEST	●
	4	EXISTING CONDITIONS AND DEMOLITION PLAN - EAST	●
	5	EXISTING CONDITIONS AND DEMOLITION PLAN - SOUTHWEST	●
	6	EXISTING CONDITIONS AND DEMOLITION PLAN - SOUTHWEST BASIN	●
	7	SOIL EROSION AND SEDIMENT CONTROL PLAN	●
	8	SOIL EROSION AND SEDIMENT CONTROL DETAILS	●
	9	OVERALL GRADING PLAN	●
	10	GRADING PLAN - NORTHWEST	●
	11	GRADING PLAN - EAST	●
	12	GRADING PLAN - SOUTHWEST	●
	13	GRADING PLAN - SOUTHWEST BASIN	●
	14	OVERALL UTILITY PLAN	●
	14A	UTILITY CROSSING INFORMATION	●
	15	UTILITY PLAN - NORTHWEST	●
	16	UTILITY PLAN - EAST	●
	17	UTILITY PLAN - SOUTHWEST	●
	18	PLAN AND PROFILE-SANITARY SEWER SMH-N TO SMH-J	●
	19	PLAN AND PROFILE-SANITARY SEWER WET WELL TO SMH-G	●
	20	CONSTRUCTION DETAILS	●
	21	CONSTRUCTION DETAILS	●
	22	CONSTRUCTION DETAILS	●
	23	CONSTRUCTION SPECIFICATIONS	●
	H1	OVERALL AND PAVING MARKING PLAN	●
	H2	OVERALL AND PAVING MARKING PLAN	●
	H3	TYPICAL SECTIONS	●
	H4	PLAN AND PROFILE - LIBERTY ROAD STA.190+50 TO STA.195+00	●
	H5	PLAN AND PROFILE - LIBERTY ROAD STA.190+50 TO STA.198+50	●
	H6	PLAN AND PROFILE - WATERS EDGE BOULEVARD STA.83+00 TO STA.88+50	●
	H7	PLAN AND PROFILE - WATERS EDGE BOULEVARD STA.88+50 TO STA.94+00	●
	H8	PLAN AND PROFILE - WATERS EDGE BOULEVARD STA.94+00 TO STA.98+50	●
	H9	PLAN AND PROFILE - THREE OAKS REC-AREA DR STA.40+00 TO STA.45+00	●
	H10	PLAN AND PROFILE - ACCESS ROAD STA.500+00 TO STA.505+50	●
	H11	PLAN AND PROFILE - ACCESS ROAD STA.505+50 TO STA.510+73	●
	H12	GRADING PLAN - WATERS EDGE BLVD	●
	H13	GRADING PLAN - THREE OAKS RECREATIONAL AREA DRIVE	●
	H14	ADA PLAN - LIBERTY ROAD	●
	H15	ADA PLAN - WATERS EDGE BLVD	●
	H16	ADA PLAN - WATERS EDGE BLVD	●
	H17	ADA PLAN - WATERS EDGE BLVD	●
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SCOPE OF DOCUMENT

1. THIS DOCUMENT WITH THE ACCOMPANYING DRAWINGS AND SPECIFICATIONS, DESCRIBES THE GENERAL SCOPE OF THE PROJECT AND DESIGN CONCEPT IN TERMS OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THESE DOCUMENTS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL OF THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT.
2. ON THE BASIS OF THE SCOPE INDICATED OR DESCRIBED, THE CONTRACTOR SHALL DETERMINE AND INCLUDE IN HIS PROPOSALS ALL ITEMS NECESSARY TO PROVIDE THE PROPER EXECUTION AND COMPLETION OF THE WORK.

GENERAL NOTES

STATE OF ILLINOIS
ARDEN D. FREEMAN
001-016151
LICENSED ARCHITECT

NOT FOR CONSTRUCTION

NUMBER	ISSUED FOR	DATE
1	PRELIMINARY SCHEMATIC DESIGN	06.02.2023

BUILT FORM
ARCHITECTURE
935W CHESTNUT ST, #520
Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
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OWNER REPRESENTATIVE

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STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
DRAWING INDEX

PROJECT NO.
23-427

DATE
03-27-2023

G-001

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Zoning Ordinance & Building Code Summary

ITEM	ISSUE		CHAPTER / ARTICLE	ORDINANCE / BUILDING CODE REQUIREMENT	ACTUAL PROVIDED	REMARKS
PART 1: ZONING REQUIREMENTS						
1.01	PARCEL NUMBER		–	–	SEE CIVIL	
1.02	ZONING DISTRICT		1–400	B–4 (PUD) (MIXED–USE BUSINESS)	NO CHANGE	
1.03	LOT AREA		–	–	17.609 ACRES (767,048.04 SF)	
1.04	PERMITTED USES		1–700 (H)	MIX OF COMMERCIAL AND HIGH–DENSITY RESIDENTIAL	NO CHANGE	PLANED URBAN DEVELOPMENT (PUD)
1.05	MINIMUM LOT SIZE		3–200 (B.4)	5,000 SF	17.609 ACRES (767,048.04 SF)	
1.06	FLOOR AREA RATIO		3–200 (B.4)	1.5 (MAX.)	0.47	
1.07	TOTAL BUILDING AREA		–	–	APARTMENT:(12)X24,862 GSF = 298,344 GSF TOWNHOUSE: (4)X12,390 GSF = 49,560 GSF GARAGE: (5)X1,690 GSF = 8,450 GSF CLUBHOUSE: 5,071 GSF	
1.08	BUILDING HEIGHT		3–200 (B.4)	PRIMARY: 36' / 3 STORIES ACCESSORY: 25' / 2 STORIES	APARTMENT: 35'–10 3/4" TOWNHOUSE: 35'–10 3/4" CLUB HOUSE: 24'–3 1/4" GARAGE: 12'–11 3/8"	SEE BUILDING ELEVATIONS (BUILDING HEIGHT MAY VARY DUE TO GRADING, THESE ARE INITIAL NUMBERS, WILL BE FINALIZED DURING LATER PROCESSES)
1.09	SETBACKS		3–200 (B.4)	REAR: 20' OTHER: 0'		SEE SITE PLAN
1.10	OFF–STREET LOADING	AMOUNT REQUIRED	4–200 (I.b)	–	–	
		LOADING SPACE DIMENSIONS	4–200 (I.b)	–	–	
1.11	OFF–STREET PARKING	AMOUNT REQUIRED	TABLE 4–200D IAC TABLE 208.2	1 PER EFFICIENCY UNIT + 1.5 PER 1–BEDROOM UNIT + 2 PER 2–/3–/4–BEDROOM UNIT + 0.25 GUEST PARKING PER UNIT. 2 ACCESSIBLE PARKING SPACES PER 26–50 SPACES	TOTAL 469 PARKING SPACES (INCLUDING 29 ACCESSIBLE) FOR APARTMENT BUILDINGS/ TOTAL 48 PARKING (INCLUDING 2 ACCESSIBLE) SPACES FOR TOWNHOUSES	SEE SITE PLAN (10% MAX COMPACT SPACES ALLOWED 8' X16')
		PARKING SPACE DIMENSIONS	TABLE 4–200H	9'W X 19'L (MIN.) FOR 90° PARKING SPACE CONFIGURATION	9'W X 19'L	
		DRIVE AISLE WIDTH	TABLE 4–200H	24'–0" (MIN.) FOR 90° PARKING SPACE CONFIGURATION	24'–0" TYP.	SEE SITE PLAN
1.12	BICYCLE PARKING		–	N/A	4 PER APARTMENT BUILDING	

PART 2: BUILDING REQUIREMENTS (2018 IBC U.O.N)										
2.01	OCCUPANCY CLASSIFICATION – SINGLE USE OCCUPANCY	IBC SECTION 310.3 / 303.4 / 312.1/ IRC	GROUP R–2 APARTMENT	GROUP U GARAGE	GROUP A–3 CLUB HOUSE	IRC TOWNHOUSE	GROUP R–2 APARTMENT	GROUP U GARAGE	GROUP A–3 CLUB HOUSE	IRC TOWNHOUSE	IN GROUP A–3, BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 – NFPA 13 IN GROUP R–2, BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.2 – NFPA 13R IN TOWNHOUSE, BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.3 – NFPA 13D
2.02	TYPE OF CONSTRUCTION	SECTION 602	TYPE V–B				TYPE V–B				
2.03	HEIGHT AND AREA LIMITATIONS	TABLE 504.3 / 504.4 / 506.2 IRC R301.3	60 FEET / 3 STORIES / AREA* = 12,075 (3) = 36,225 SF	40 FEET / 1 STORY / AREA = 5,500 SF	60 FEET / 2 STORIES / AREA = 24,000 SF	11'–7" STORY HEIGHT/ 3 STORIES / AREA UL	35'–10 3/4" / 3 STORIES / AREA SEE PROJECT SF SUMMARY	12'–11 3/8" / 1 STORY / AREA = 1,690 SF	24'–3 1/4" / 1 STORY / AREA = 5,071 SF	35'–10 3/4" / 3 STORIES / AREA SEE PROJECT SF SUMMARY	* SECTION 506.2.3/506.3.2/506.3.3: (BUILDING 12 – THE MOST RESTRICTIVE BUILDING AS EXAMPLE) Aa(PER FLOOR)=[Aa+(NS*a)]*S=[7,000+(7,000*0.725)]*1=12,075 I=[F/P–0.25]W/30=[584/584–0.25]29/30=0.725 W=(L1*w1+L2*w2+...)/F=(14'–8"*26'–2"+24"*23'–6"+14'–8"*21'–6"+530'–8"*30')/584'=29'
2.10	FIRE–RESISTANCE RATING REQUIREMENTS FOR BUILDING ELEMENTS		TYPE V–B		–		TYPE V–B				
	STRUCTURAL FRAME[a] INCLUDING COLUMNS, GIRDERS, TRUSSES	TABLE 601 / –	0 HOUR			–	0 HOUR			0 HOUR	
	BEARING WALLS – EXTERIOR[a]	TABLE 601 / IRC TABLE R302.1(2)	0 HOUR			0 HOUR	0 HOUR			0 HOUR	IN TOWNHOUSE, BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH NFPA 13D — SECTION 708.3.2 DWELLING AND SLEEPING UNIT SEPARATIONS IN BUILDINGS OF TYPE VB CONSTRUCTION SHALL HAVE FIRE–RESISTANCE RATINGS OF NOT LESS THAN 1 HOUR
	BEARING WALLS – INTERIOR	TABLE 601 / IRC R302.2	0 HOUR			0 HOUR	SEE PLANS			0 HOUR	
	NONBEARING WALLS AND PARTITIONS – EXTERIOR	TABLE 602 / IRC TABLE R302.1(2)	1 HOUR 0 < 10 FT 0 HOUR ≥ 10 FT			1 HOUR BETWEEN UNITS	SEE PLANS			1 HOUR BETWEEN UNITS	
	NONBEARING WALLS AND PARTITIONS – INTERIOR[a]	TABLE 601 / –	0 HOUR			–	SEE PLANS			0 HOUR	
	FLOOR CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	TABLE 601 / –	0 HOUR			–	0 HOUR			0 HOUR	
	ROOF CONSTRUCTION INCLUDING SUPPORTING BEAMS & JOISTS	TABLE 601 / –	0 HOUR			–	0 HOUR			0 HOUR	
2.11	ELEVATOR FRAMING	–	N/A			N/A	N/A			N/A	
2.12	LINTELS AND SHELF ANGLES	SECTION 704.11	LESS THAN 6'–4": 0 HR				0 HOUR				
2.14	FIRE–RESISTIVE REQUIREMENTS	CHAPTER 7									
	A) FIRE WALLS – CONSTRUCTION	SECTION 706.4	A–3 / U = 3HR, R–2 = 2HR				N/A				
	B) PARAPETS	SECTION 705.11.1	NOT REQUIRED TO BE FIRE–RESISTANCE RATED IN ACCORDANCE WITH TABLE 602 BECAUSE OF FIRE SEPARATION DISTANCE				COMPLIES				
		SECTION 705.11.5	IN GROUP R–2, THE ROOF SHEATHING OR DECK IS CONSTRUCTED OF APPROVED NONCOMBUSTIBLE MATERIALS OR OF FIRE–RETARDANT–TREATED WOOD FOR A DISTANCE OF 4' OR THE ROOF IS PROTECTED WITH 0.625" TYPE X GYPSUM BOARD DIRECTLY BENEATH THE UNDERSIDE OF THE ROOF SHEATHING OR DECK, SUPPORTED BY NOT LESS THAN NOMINAL 2" LEDGERS ATTACHED TO THE SIDES OF THE ROOF FRAMING MEMBERS FOR A MINIMUM DISTANCE OF 4'								
	C) STAIRWAY ENCLOSURE	SECTION 1023.2	1HR – CONNECTING LESS THAN 4 STORIES				1 HOUR				
	D) ELEVATOR ENCLOSURE	SECTION 713.4	1HR – CONNECTING LESS THAN 4 STORIES				N/A				SECTION 1009.2.1ELEVATORS REQUIRED IN BUILDINGS WHERE A REQUIRED ACCESSIBLE FLOOR IS FOUR OR MORE STORIES ABOVE OR BELOW A LEVEL OF EXIT DISCHARGE, NOT LESS THAN ONE REQUIRED ACCESSIBLE MEANS OF EGRESS SHALL BE AN ELEVATOR COMPLYING WITH SECTION 1009.4.
	E) ELEVATOR LOBBY ENCLOSURE	SECTION 3006.3	N/A				N/A				
	F) ENCLOSURE OF FURNACE ROOMS (OVER 400,000 BTU/HR)	N/A	N/A				N/A				
	G) ENCLOSURES OF PIPE SHAFTS & DUCTS	SECTION 713.4	1HR – CONNECTING LESS THAN 4 STORIES								
	H) CORRIDOR	SECTION 1020.1	0.5 HOUR				0.5 HOUR				BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 – NFPA 13 (IN GROUP A–3) & 903.3.1.2 – NFPA 13R (IN GROUP R–2)
	I) INTERIOR WALL AND CEILING FINISHES	TABLE 803.13	A–3 / R–2 = CLASS C				COMPLIES				
	J) PEDESTRIAN WALKWAYS	SECTION 3104	N/A				N/A				
	K) PROJECTIONS	SECTION 705.2	AT LEAST 1HR WHEN COMBUSTIBLE PROJECTIONS EXTENDING TO WITHIN 5 ' OF THE LINE USED TO DETERMINE THE FIRE SEPARATION DISTANCE				N/A				

PART 3: EXIT REQUIREMENTS					
3.01	TYPES OF EXITS				
3.02	MINIMUM NUMBER OF EXITS	SECTION 1006.3.2	2 FOR 1–500 OCCUPANT LOAD; 3 FOR 501–1000 OCCUPANT LOAD; 4 FOR MORE THAN 1000 OCCUPANT LOAD	2 EXITS	
3.03	TRAVEL DISTANCE TO EXITS	NFPA 101 – 30.2.6 / 13.2.6 & TABLE 1017.2	R–2=125FT(WITHIN UNIT)/200FT(UNIT DOOR TO NEAREST EXIT), A–3=200FT	SEE PLANS	
3.03	DEAD END CORRIDORS	SECTION 1020.4.2 & NFPA 101 – 30.2.5.3	R–2 = 20 FT	SEE PLANS	BUILDINGS EQUIPPED THROUGHOUT WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH SECTION 903.3.1.1 – NFPA 13 (IN GROUP A–3) & 903.3.1.2 – NFPA 13R (IN GROUP R–2)
3.04	COMMON PATH LENGTH OF EGGRESS TRAVEL	NFPA 101 – 30.2.5.2 / SECTION 1029.8	R–2= 50 FT / A–3 = 30FT	SEE PLANS	
	C) CORRIDOR WIDTH	TABLE 1020.2	36" WITHIN DWELLING UNIT, 44" FOR PUBLIC CORRIDOR	SEE PLANS	
	CAPACITY OF EXITS				
	A) STAIRS	SECTION 1005.1 & 1011.2	MIN. 44" / 0.3" X OCCUPANT LOAD	48" SEE PLANS	
	B) DOORS / OTHER EGGRESS COMPONENTS	SECTION 1005.1 & 1010.1.1	MIN. 32" CLEAR / 0.2" X OCCUPANT LOAD	COMPLIES	
3.05	MINIMUM WIDTH OF EXITS	SECTION 1010 / 1011.2	DOORS = 36" MIN. / STAIRS = 44" MIN.	COMPLIES	
3.06	SWING OF EXIT DOORS	SECTION 1010.1.2.1	SWING IN DIRECTION OF TRAVEL	SWING IN DIRECTION OF TRAVEL	
3.07	HARDWARE	SECTION 1010.1.9	KEYLESS IN DIRECTION OF TRAVEL	KEYLESS IN DIRECTION OF TRAVEL	

Residential Building Energy Code Summary for Zone 5A

(2018 IECC SECTION R202) FOR THIS CODE, INCLUDES DETACHED ONE– AND TWO–FAMILY DWELLINGS AND TOWNHOUSES AS WELL AS GROUP R–2, R–3 AND R–4 BUILDINGS THREE STORIES OR LESS IN HEIGHT ABOVE GRADE PLANE TABLE ABOVE FOR REFERNACE ONLY

	FENESTRATION U–FACTOR	SKYLIGHT U–FACTOR	GLAZED FENESTRATION SHGC	CEILING	WOOD FRAME WALL	MASS WALL	FLOOR	BASEMENT WALL	SLAB R–VALUE & DEPTH	CRAWL SPACE WALL R–VALUE	NOTE
2018 IECC RESIDENTIAL–TABLE R402.1.2	U–0.30	U–0.55	NR	R–49	R–20 OR R–13+5 ci	R–13/R–17	R–30**	R–15/R–19	R–10, 2 FT	R–15/R–19	
2018 IECC RESIDENTIAL–TABLE R402.1.4	U–0.30	U–0.55	–	U–0.026	U–0.060	U–0.082	U–0.033	U–0.050	–	U–0.055	
ACTUAL PROVIDED		N/A	–	R–49	R–21	N/A	N/A	N/A	R–10, 2 FT BOTH HORIZONTAL AND VERTICAL	N/A	

NOTES:
* R–VALUE ARE MINIMUM. U–FACTORS AND SHGC ARE MAXIMUMS. WHEN INSULATION IS INSTALLED IN A CAVITY WHICH IS LESS THAN THE LABEL OR DESIGN THICKNESS OF THE INSULATION, THE INSTALLED R–VALUE OF THE INSULATION SHALL NOT BE LESS THAN THE R–VALUE SPECIFIED IN TABLE R402.1.2.
** OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R–19 MINIMUM.

Project Description

THE PROPOSED WATER'S EDGE DEVELOPMENT CONSISTS OF (12) 20–UNIT APARTMENT BUILDINGS, (4) 5–UNIT 3–STORY TOWNHOUSES, (1) CLUB HOUSE, AND (5) 7–STALL GARAGES. Project is Type V–B Construction and is fully sprinklered.

Applicable Codes

- 2018 INTERNATIONAL BUILDING CODE (IBC) WITH CITY OF CRYSTAL LAKE AMENDMENTS
- 2014 ILLINOIS STATE PLUMBING CODE WITH CITY OF CRYSTAL LAKE AMENDMENTS
- 2018 INTERNATIONAL FIRE CODE WITH CITY OF CRYSTAL LAKE AMENDMENTS
- 2018 NATIONAL FUEL GAS CODE WITH CITY OF CRYSTAL LAKE AMENDMENTS
- 2018 INTERNATIONAL MECHANICAL CODE WITH CITY OF CRYSTAL LAKE AMENDMENTS
- 2018 INTERNATIONAL RESIDENTIAL CODE (IRC) WITH CITY OF CRYSTAL LAKE AMENDMENTS
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- 2017 NATIONAL ELECTRICAL CODE WITH CITY OF CRYSTAL LAKE AMENDMENTS
- 2000 NFPA LIFE SAFETY
- 2018 ILLINOIS ACCESSIBILITY CODE
- 1991 FAIR HOUSING ACCESSIBILITY GUIDELINES
- ICC/ANSI 117.1

Accessibility Codes Requirements

IBC

- 1107.6.2.2.1TYPE A UNITS.
  IN GROUP R–2 OCCUPANCIES CONTAINING MORE THAN 20 DWELLING UNITS OR SLEEPING UNITS, AT LEAST 2 PERCENT BUT NOT LESS THAN ONE OF THUNITS SHALL BE A TYPE A UNIT. ALL GROUP R–2 UNITS ON A SITE SHALL BE CONSIDERED TO DETERMINE THE TOTAL NUMBER OF UNITS AND THE REQUIRED NUMBER OF TYPE A UNITS. TYPE A UNITS SHALL BE DISPERSED AMONG THE VARIOUS CLASSES OF UNITS.
  EXCEPTIONS:
  1.THE NUMBER OF TYPE A UNITS IS PERMITTED TO BE REDUCED IN ACCORDANCE WITH SECTION 1107.7.

- 1107.6.2.2.2TYPE B UNITS.
  WHERE THERE ARE FOUR OR MORE DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE IN A SINGLE STRUCTURE, EVERY DWELLING UNIT AND SLEEPING UNIT INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE A TYPE B UNIT.
  EXCEPTION:
  THE NUMBER OF TYPE B UNITS IS PERMITTED TO BE REDUCED IN ACCORDANCE WITH SECTION 1107.7.

- 1107.7.1STRUCTURES WITHOUT ELEVATOR SERVICE.
  WHERE ELEVATOR SERVICE IS NOT PROVIDED IN A STRUCTURE, ONLY THE DWELLING UNITS AND SLEEPING UNITS THAT ARE LOCATED ON STORIES INDICATED IN SECTIONS 1107.7.1.1 AND 1107.7.1.2 ARE REQUIRED TO BE TYPE A UNITS AND TYPE B UNITS, RESPECTIVELY. THE NUMBER OF TYPE A UNITS SHALL BE DETERMINED IN ACCORDANCE WITH SECTION 1107.6.2.2.1.

- 1107.7.1.1ONE STORY WITH TYPE B UNITS REQUIRED.
  AT LEAST ONE STORY CONTAINING DWELLING UNITS OR SLEEPING UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE SHALL BE PROVIDED WITH AN ACCESSIBLE ENTRANCE FROM THE EXTERIOR OF THE STRUCTURE AND ALL UNITS INTENDED TO BE OCCUPIED AS A RESIDENCE ON THAT STORY SHALL BE TYPE B UNITS.

FHA

ALL GROUND FLOOR DWELLING UNITS IN BUILDING WITHOUT ELEVATOR CONTAINING FOUR OR MORE UNITS COVERED BY FHA

PROVIDED

- 4% OF OVERALL UNITS ON SITE WILL BE TYPE A UNITS
- THERE WILL BE A TOTAL OF 12 TYPE A UNITS PROVIDED, WHICH REPRESENTS 1 UNIT PER BUILDING. ALL REST OF UNITS ON SITE WILL BE TYPE B.

Project Square Footage Summary

LEVEL	APARTMENT		TOWNHOUSE	
	W/O COVERED BALCONY/PATIO	W/ COVERED BALCONY/PATIO	W/O COVERED BALCONY/PATIO	W/ COVERED BALCONY/PATIO
LEVEL 1	10,173 GSF	11,661GSF	4,245 GSF	4,811 GSF
LEVEL 2	10,043 GSF	10,837 GSF	4,245 GSF	4,245 GSF
LEVEL 3	4,646 GSF	4,961GSF	4,245 GSF	4,245 GSF
TOTAL	24,862 GSF	27,459 GSF	12,735 GSF	13,301 GSF

Fire Resistance Rating Requirements for Exterior Walls Based on Fire Separation Distance[a]

(TABLE 602)

FIRE SEPARATION DISTANCE (FEET)	TYPE OF CONSTRUCTION	USE GROUP S–2
<5	CONSTRUCTION TYPE V–B	1
≥5 <10		1
≥10 <30		0
≥30		0

NOTE:
a. LOAD–BEARING EXTERIOR WALLS SHALL ALSO COMPLY WITH THE FIRE–RESISTANCE RATING REQUIREMENTS OF TABLE 601

Fire Protection Equipment - Fire Extinguisher

(TABLE 906.3.1) CLASS A FIRE HAZARD – LIGHT HAZARD OCCUPANCY:
MINIMUM RATED SINGLE EXTINGUISHER = 2–A
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER =75'

(TABLE 906.3.2) CLASS B FIRE HAZARD – LIGHT HAZARD OCCUPANCY:
MINIMUM RATED SINGLE EXTINGUISHER = 10–B
MAXIMUM TRAVEL DISTANCE TO EXTINGUISHER =50'

SCOPE OF DOCUMENT

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GENERAL NOTES

STATE OF ILLINOIS
ARDEN D. FREEMAN
001-016151
LICENSED ARCHITECT

NOT FOR CONSTRUCTION

NUMBER	ISSUED FOR	DATE
1	PRELIMINARY SCHEMATIC DESIGN	06.02.2023

BUILT FORM
ARCHITECTURE 935W CHESTNUT ST, #520 Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO–THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

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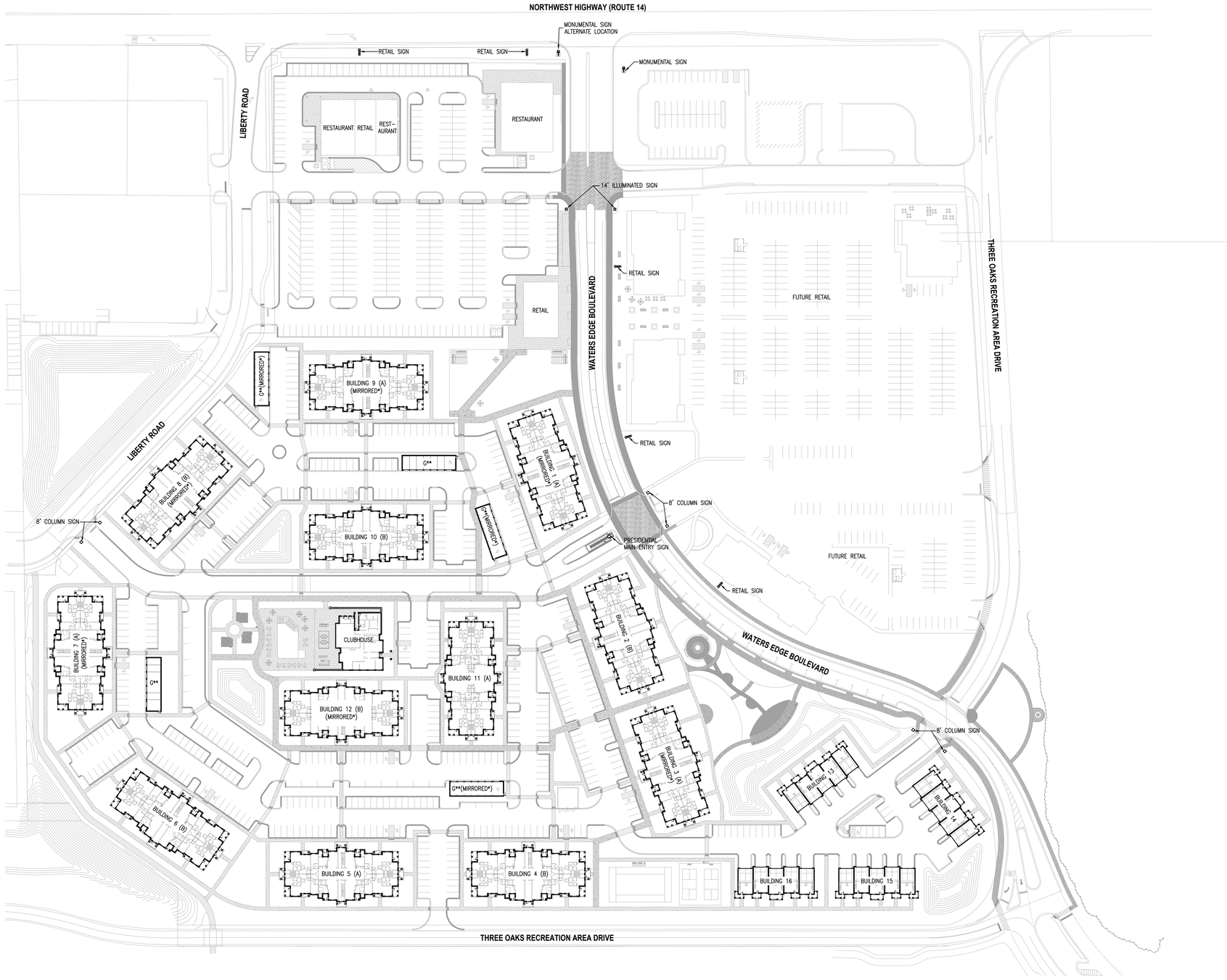
PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Building Code Summary

PROJECT NO. 23-427
DATE 03-27-2023

G-002

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G8 SITE PLAN

SCALE: 1/64" = 1'-0"

NORTH

64 0 32 64 128

1/64 INCH = 1 FOOT (IN FEET)

NOTE: MIRRORED*: BUILDING IS MIRRORED ALONG SHORTER AXIS
G**: GARAGE

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PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Site Plan

PROJECT NO.
23-427

DATE
03-27-2023

A-100

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LEGEND

- RETAIL
- APARTMENT
- TOWNHOUSE
- CLUBHOUSE
- GARAGE
- TRASH
- LANDSCAPE
- ACTIVITY PARK
- POOL
- BASIN
- SIDEWALK PAVEMENT
- INTERSECTION PAVEMENT

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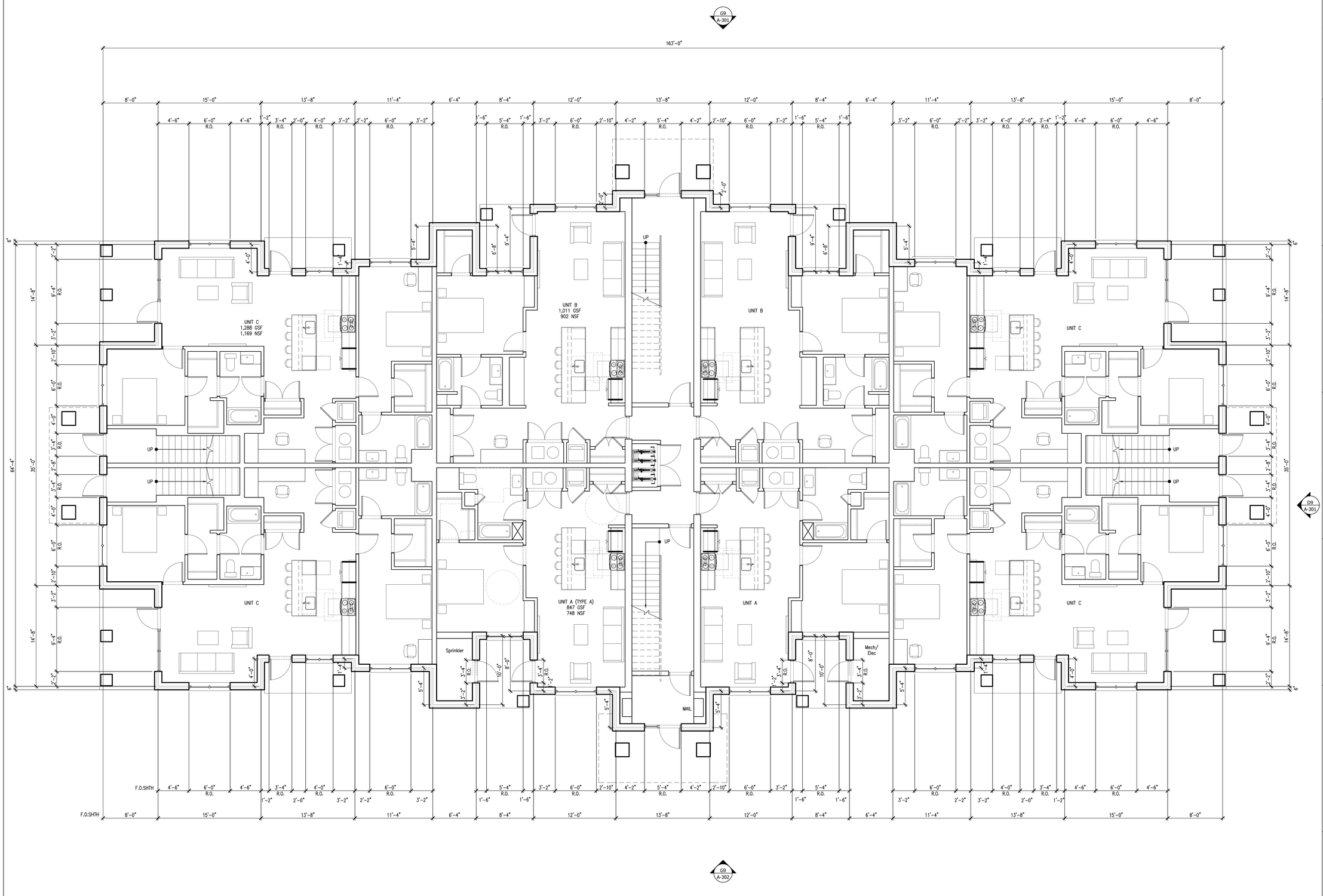
G8 SITE PLAN

SCALE: 1/64" = 1'-0"

NORTH

64 0 32 64 128
1/64 INCH = 1 FOOT (IN FEET)

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G9 FLOOR PLAN - FIRST LEVEL

SCALE: 3/16" = 1'-0"

PLAN NORTH

0 4 8 12 16

3/16 INCH = 1 FOOT (IN FEET)

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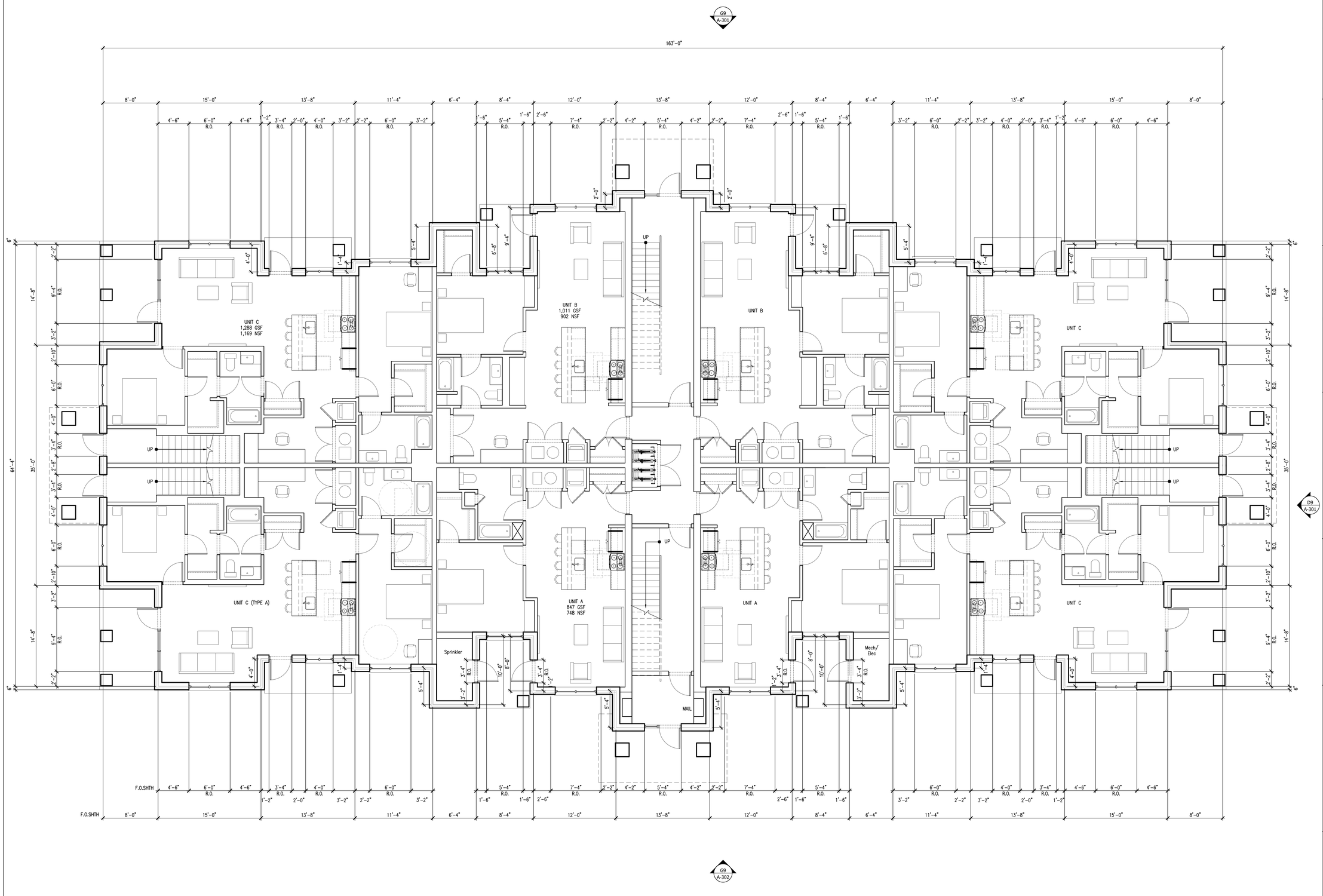
SHEET TITLE
Floor Plan - Apartment
First Level

PROJECT NO.
23-427

DATE
03-27-2023

A-201A

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G9 FLOOR PLAN - FIRST LEVEL

SCALE: 3/16" = 1'-0"

PLAN NORTH

0 4 8 12 16

3/16 INCH = 1 FOOT (IN FEET)

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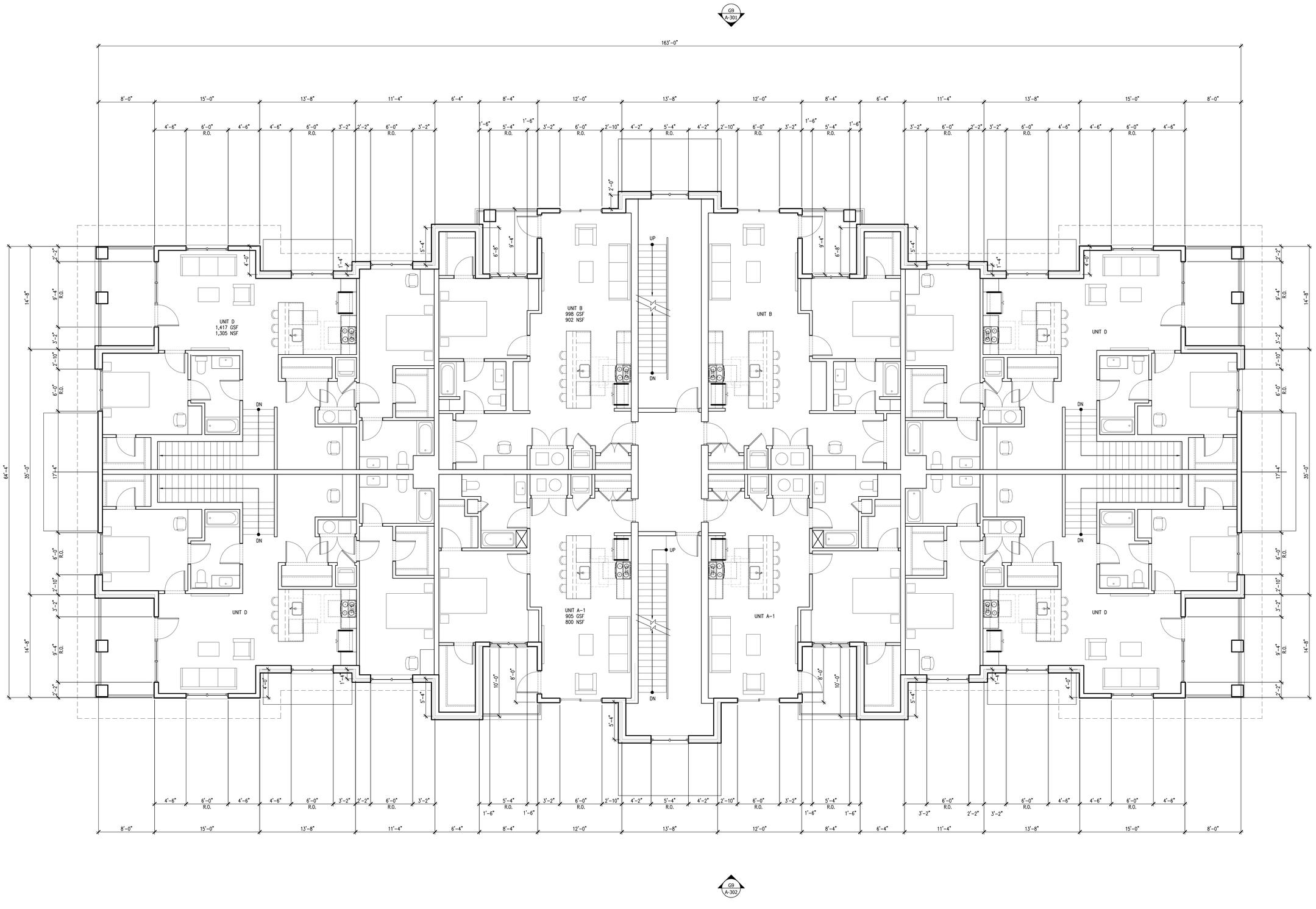
SHEET TITLE
Floor Plan - Apartment
First Level

PROJECT NO. 23-427

DATE 03-27-2023

A-201B

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G9 FLOOR PLAN - SECOND LEVEL

SCALE: 3/16" = 1'-0"

PLAN NORTH

0 4 8 12 16

3/16 INCH = 1 FOOT (IN FEET)

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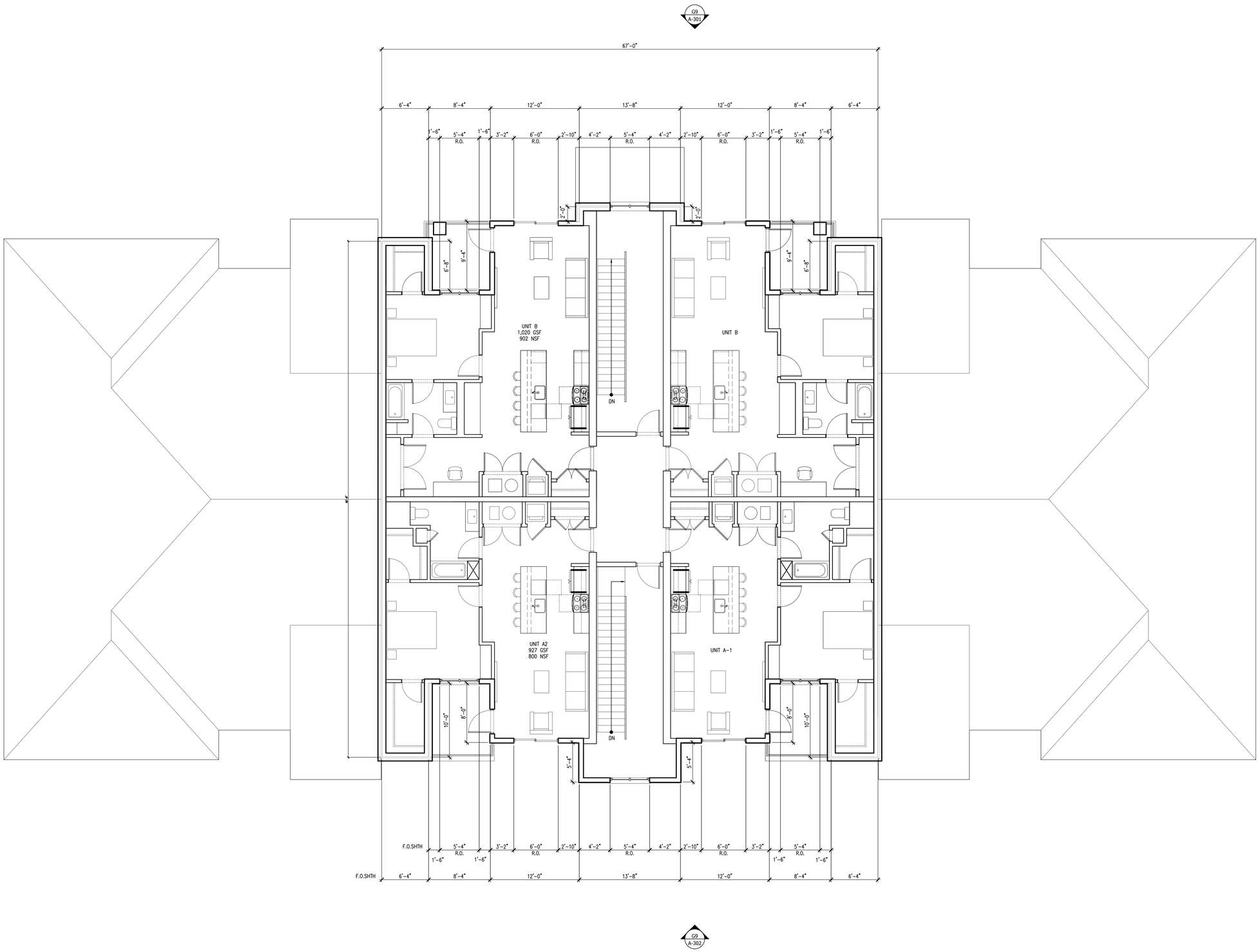
SHEET TITLE
Floor Plan - Apartment Second Level

PROJECT NO.
23-427

DATE
03-27-2023

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G9 FLOOR PLAN - THIRD LEVEL

SCALE: 3/16" = 1'-0"

PLAN NORTH

0 4 8 12 16

3/16 INCH = 1 FOOT (IN FEET)

9 8 7 6 5 4 3 2 1

A B C D E F G

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PROJECT
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5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

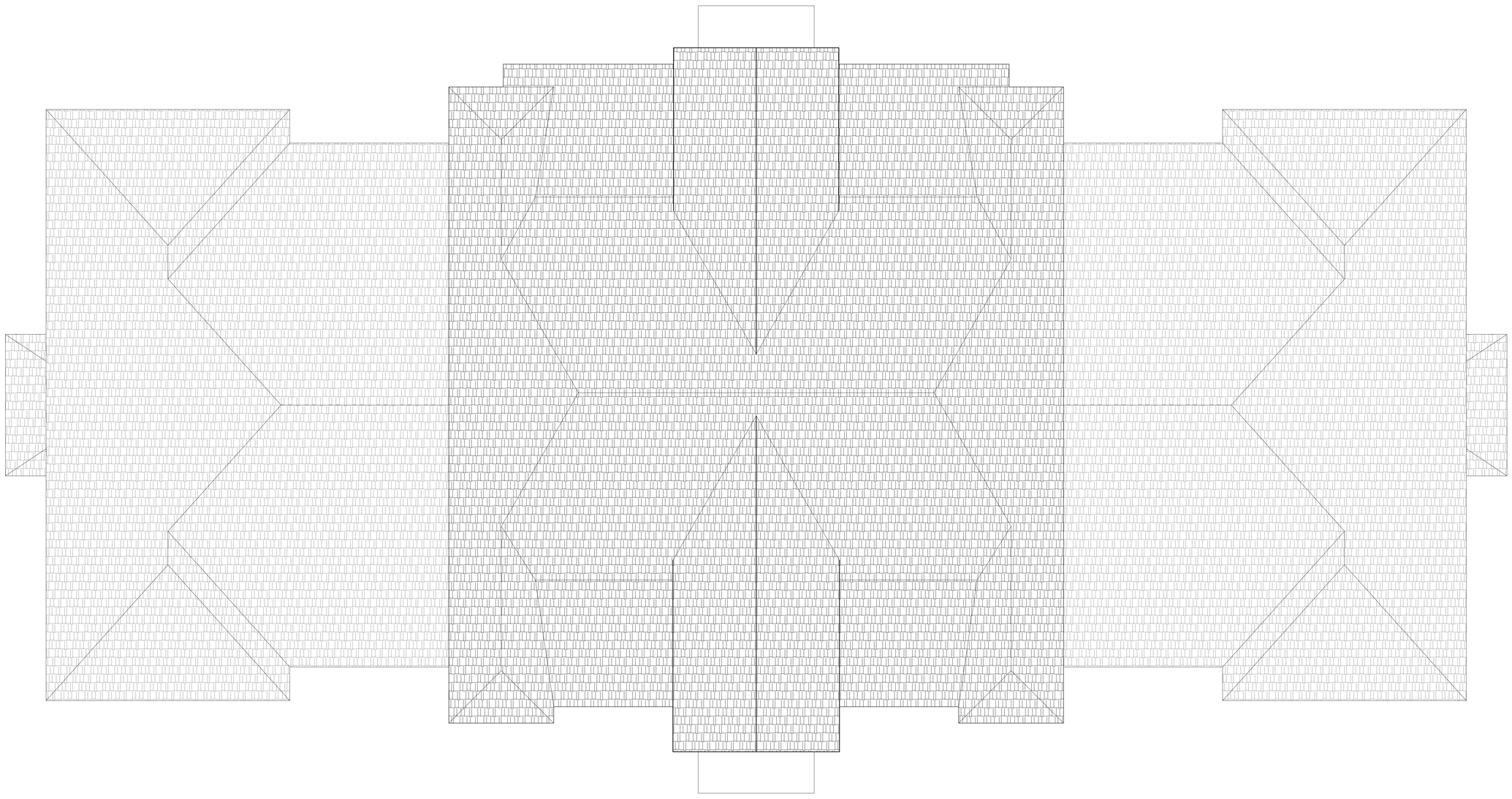
SHEET TITLE
Floor Plan - Apartment
Third Level

PROJECT NO.
23-427

DATE
03-27-2023

A-203

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G9 ROOF PLAN
SCALE: 3/16" = 1'-0"

PLAN NORTH

0 4 8 12 16
3/16 INCH = 1 FOOT (IN FEET)

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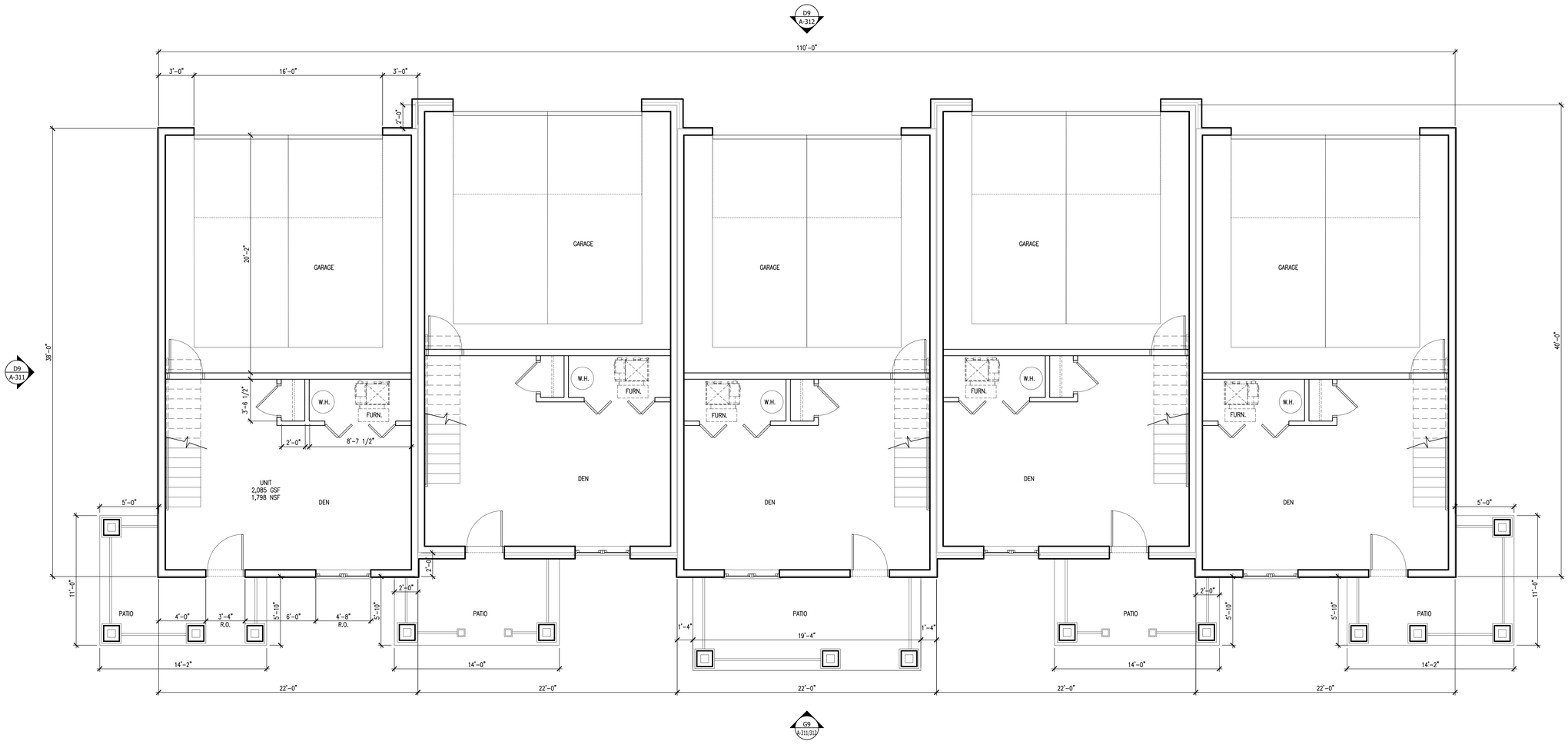
SHEET TITLE
Roof Plan - Apartment

PROJECT NO
23-427

DATE
03-27-2023

A-204

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G9 FLOOR PLAN - FIRST LEVEL

SCALE: 1/4" = 1'-0"

PLAN NORTH

4 0 2 4 8

1/4 INCH = 1 FOOT (IN FEET)

9 8 7 6 5 4 3 2 1

A B C D E F G

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5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

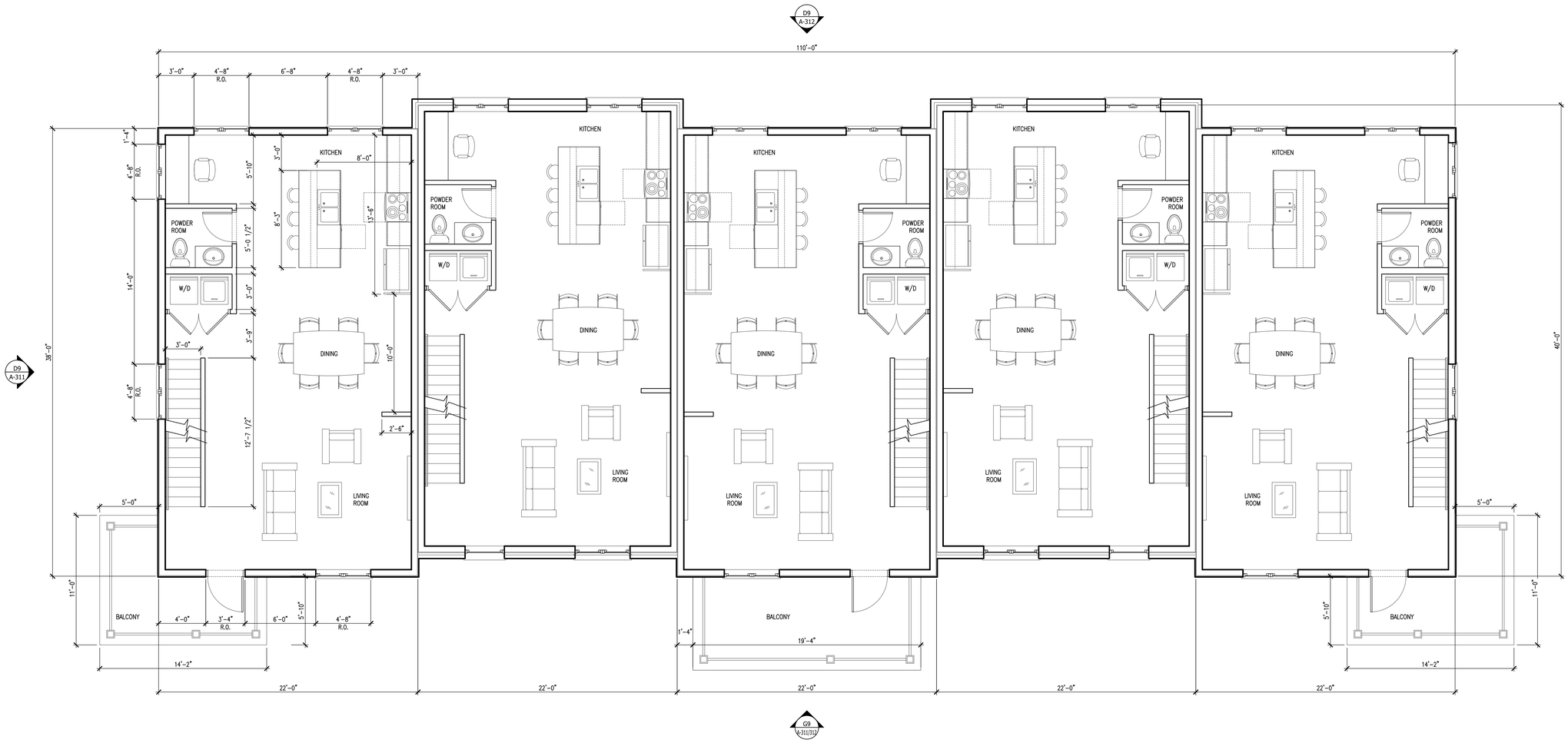
SHEET TITLE
Floor Plan - Townhouse
First Level

PROJECT NO. 23-427

DATE 03-27-2023

A-211

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G9 FLOOR PLAN - SECOND LEVEL

SCALE: 1/4" = 1'-0"

PLAN NORTH

4 0 2 4 8

1/4 INCH = 1 FOOT (IN FEET)

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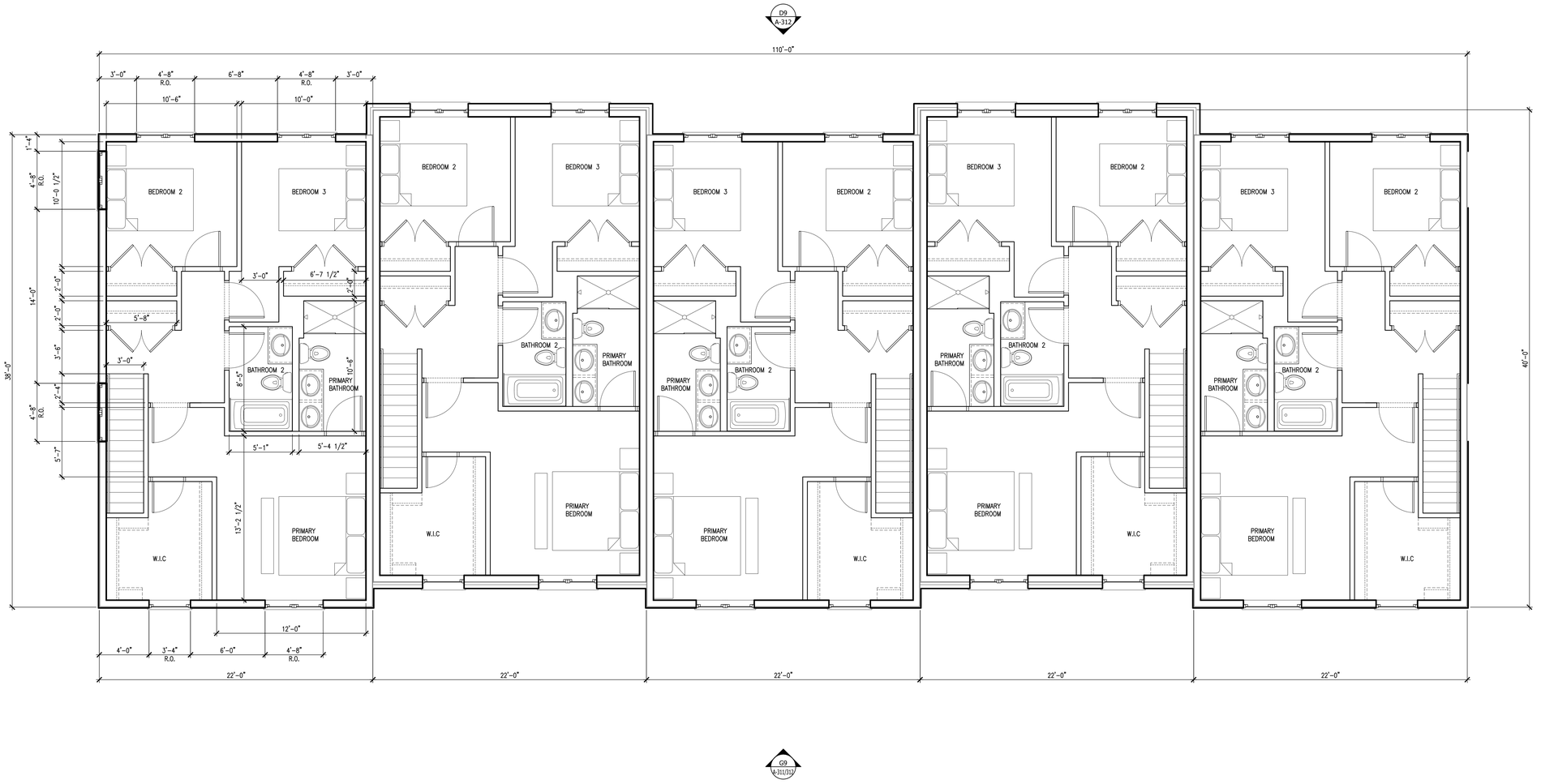
SHEET TITLE
Floor Plan - Townhouse
Second Level

PROJECT NO. 23-427

DATE 03-27-2023

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G9 FLOOR PLAN - THIRD LEVEL

SCALE: 1/4" = 1'-0"

PLAN NORTH

4 0 2 4 8

1/4 INCH = 1 FOOT (IN FEET)

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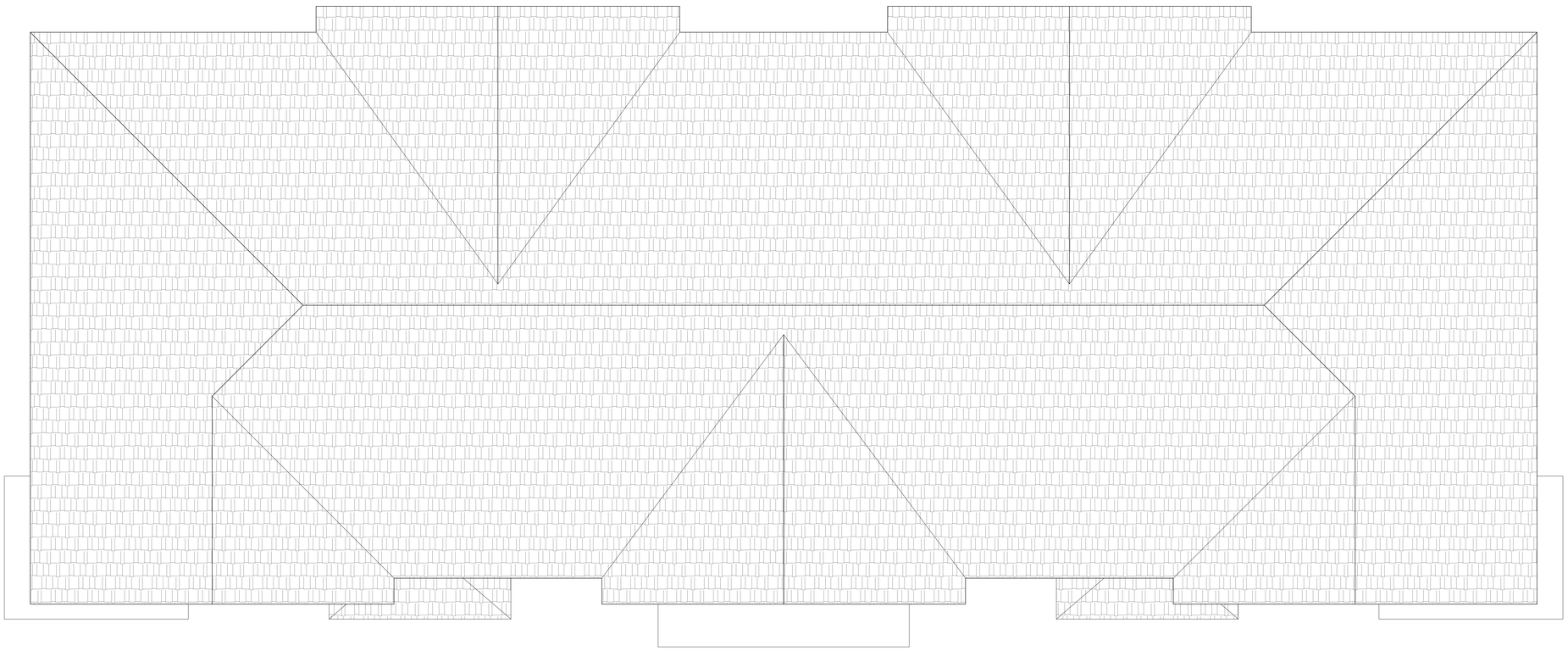
SHEET TITLE
Floor Plan - Townhouse
Third Level

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DATE
03-27-2023

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G9 ROOF PLAN
SCALE: 1/4" = 1'-0"

PLAN NORTH

4 0 2 4 8
1/4 INCH = 1 FOOT (IN FEET)

SCOPE OF DOCUMENT

1. THIS DOCUMENT WITH THE ACCOMPANYING DRAWINGS AND SPECIFICATIONS, DESCRIBES THE GENERAL SCOPE OF THE PROJECT AND DESIGN CONCEPT IN TERMS OF THE ARCHITECTURAL, STRUCTURAL, MECHANICAL AND ELECTRICAL SYSTEMS. THESE DOCUMENTS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL OF THE WORK REQUIRED FOR THE FULL PERFORMANCE AND COMPLETION OF THE REQUIREMENTS OF THE CONTRACT.
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GENERAL NOTES

STATE OF ILLINOIS
ARDEN D. FREEMAN
001-016151
LICENSED ARCHITECT

NOT FOR CONSTRUCTION

NUMBER	ISSUED FOR	DATE
1	PRELIMINARY SCHEMATIC DESIGN	06.02.2023

BUILT FORM
ARCHITECTURE
935W CHESTNUT ST, #520
Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

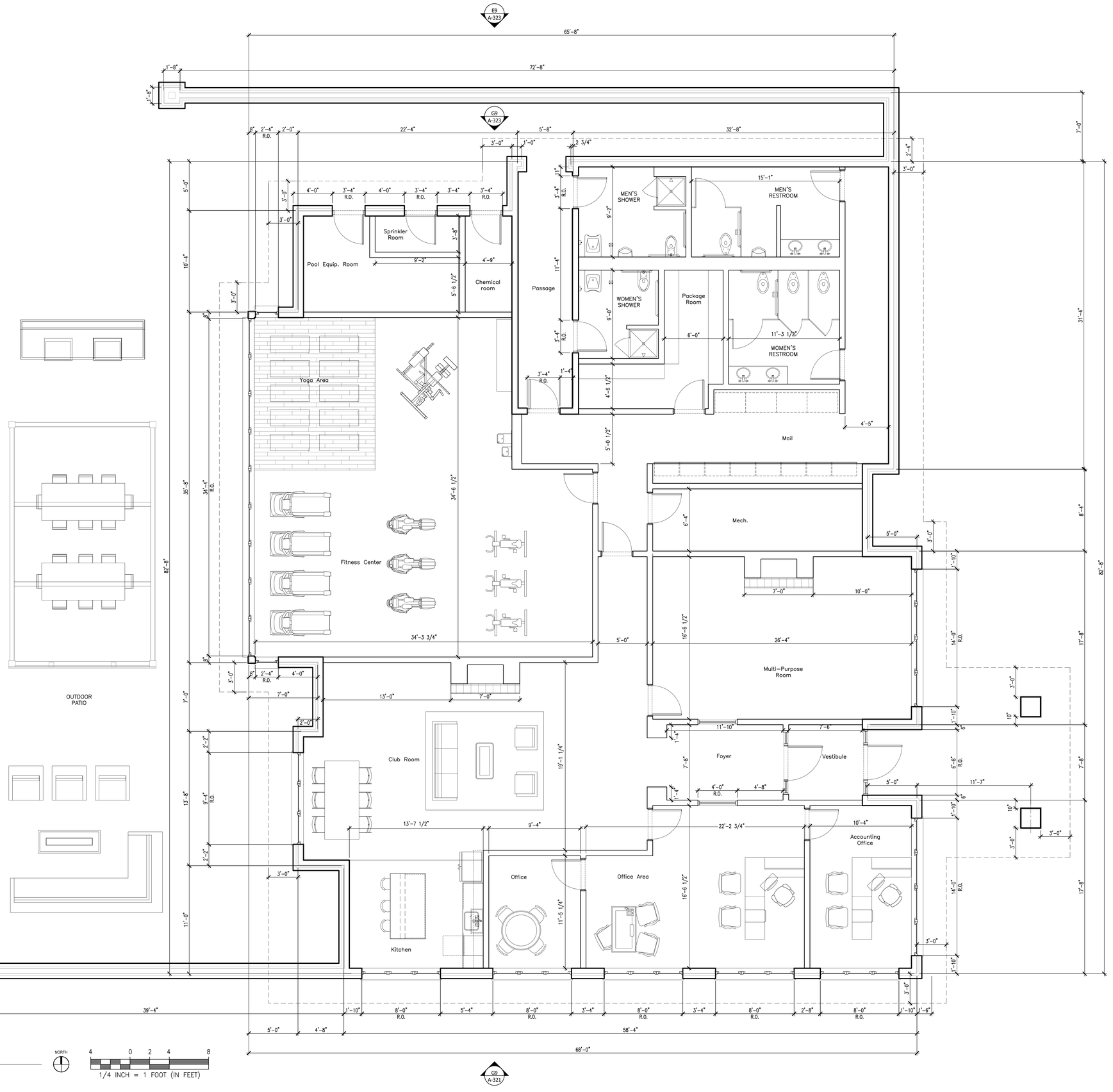
SHEET TITLE
Roof Plan - Townhouse

PROJECT NO.
23-427

DATE
03-27-2023

A-214

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G9 FLOOR PLAN

SCALE: 1/4" = 1'-0"

NORTH

4 0 2 4 8

1/4 INCH = 1 FOOT (IN FEET)

SCOPE OF DOCUMENT

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GENERAL NOTES

STATE OF ILLINOIS
ARDEN D. FREEMAN
001-016151
LICENSED ARCHITECT

NOT FOR CONSTRUCTION

NUMBER	ISSUED FOR	DATE
1	PRELIMINARY SCHEMATIC DESIGN	06.02.2023

BUILT FORM
ARCHITECTURE 935W CHESTNUT ST, #520 Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

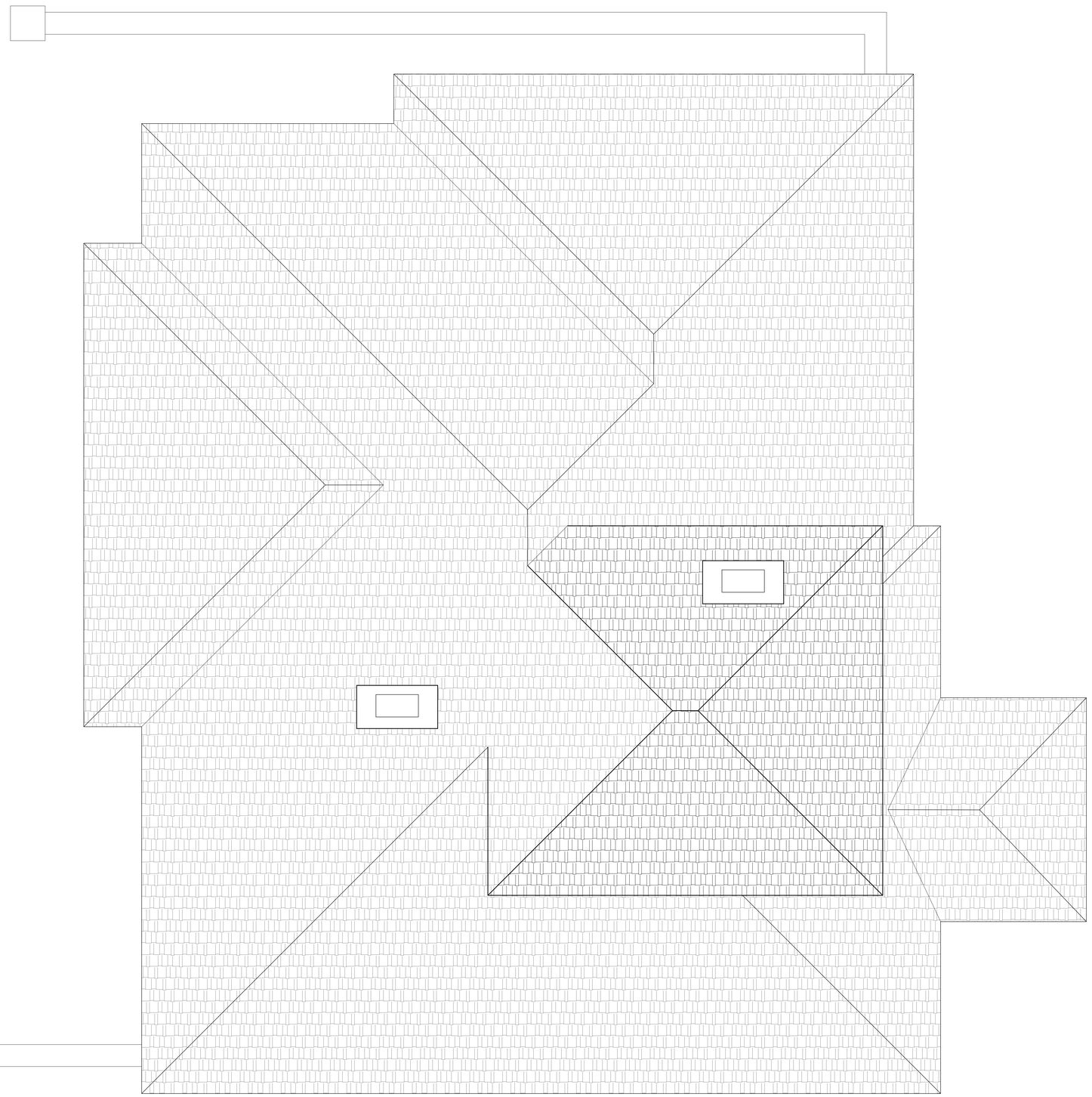
SHEET TITLE
Floor Plan - Clubhouse

PROJECT NO. 23-427

DATE 03-27-2023

A-221

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G9 ROOF PLAN
SCALE: 1/4" = 1'-0"

NORTH
4 0 2 4 8
1/4 INCH = 1 FOOT (IN FEET)

SCOPE OF DOCUMENT

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GENERAL NOTES

STATE OF ILLINOIS
ARDEN D. FREEMAN
001-016151
LICENSED ARCHITECT

NOT FOR CONSTRUCTION

NUMBER	ISSUED FOR	DATE
1	PRELIMINARY SCHEMATIC DESIGN	06.02.2023

BUILT FORM
ARCHITECTURE
935W CHESTNUT ST, #520
Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

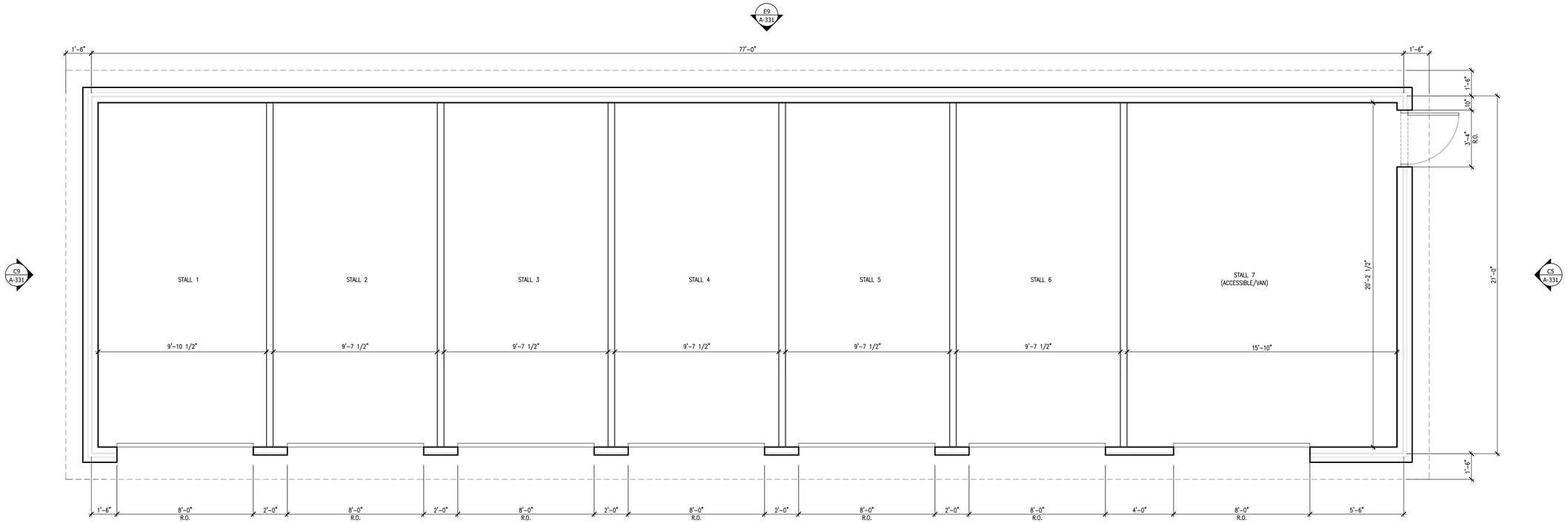
SHEET TITLE
Roof Plan - Clubhouse

PROJECT NO.
23-427

DATE
03-27-2023

A-222

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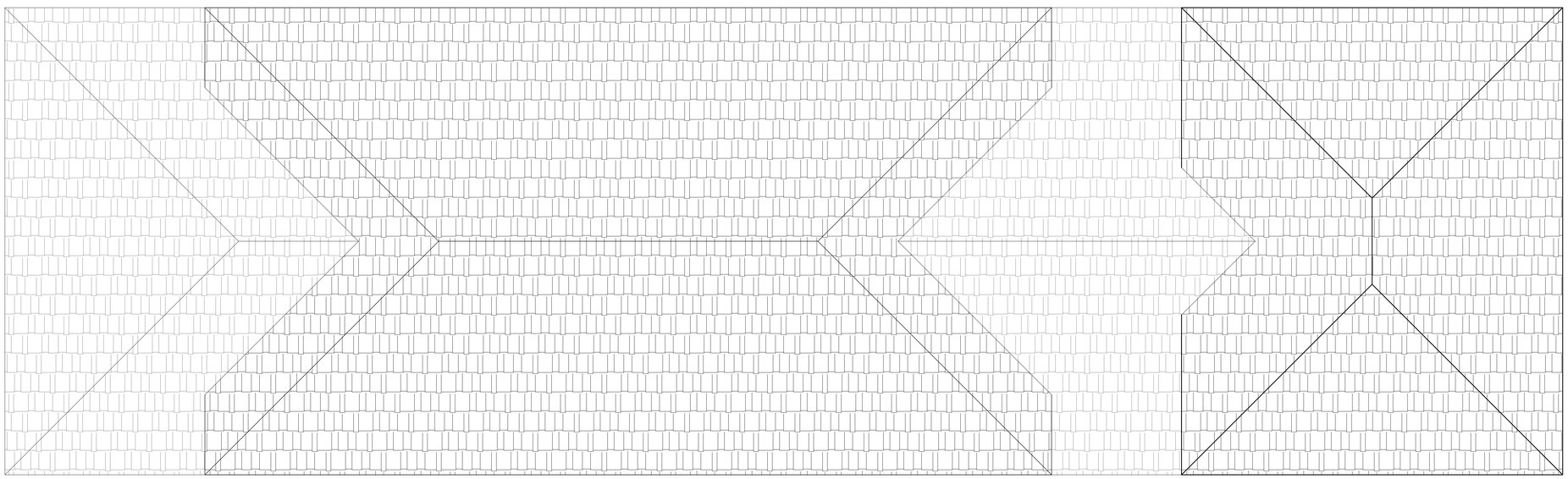
D9 FLOOR PLAN

SCALE: 3/8" = 1'-0"

PLAN NORTH

0 2 4 6 8

3/8 INCH = 1 FOOT (IN FEET)



G9 ROOF PLAN

SCALE: 3/8" = 1'-0"

PLAN NORTH

0 2 4 6 8

3/8 INCH = 1 FOOT (IN FEET)

SCOPE OF DOCUMENT

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GENERAL NOTES

STATE OF ILLINOIS
ARDEN D. FREEMAN
001-016151
LICENSED ARCHITECT

NOT FOR CONSTRUCTION

NUMBER	ISSUED FOR	DATE
1	PRELIMINARY SCHEMATIC DESIGN	05.19.2023

BUILT FORM
ARCHITECTURE
935W CHESTNUT ST, #520
Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

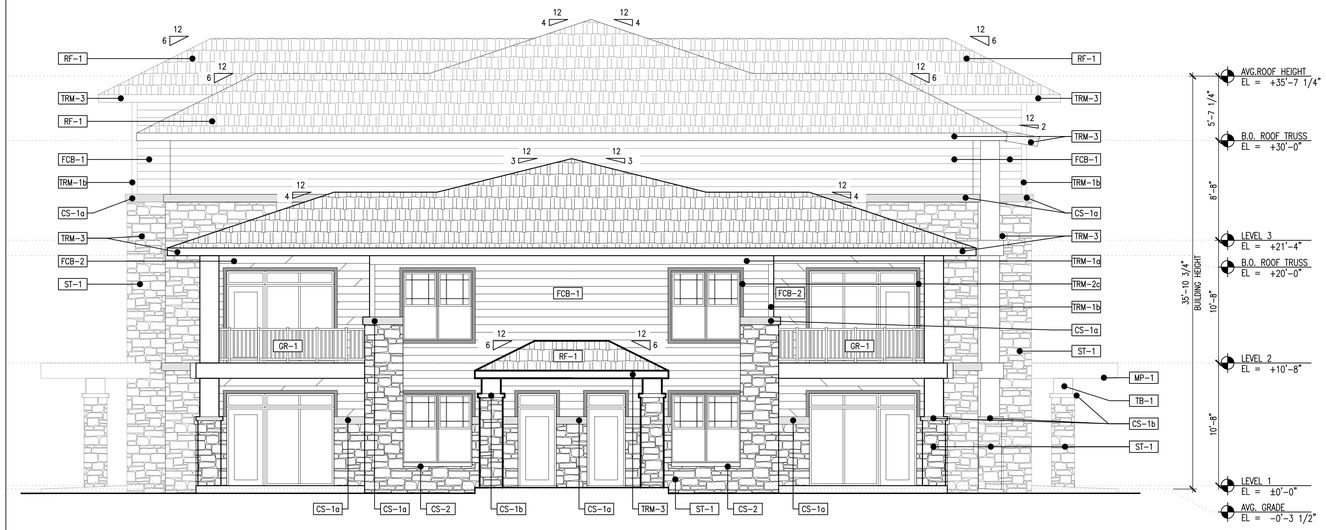
SHEET TITLE
Plans - Garage

PROJECT NO.
23-427

DATE
03-27-2023

A-231

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D9 PLAN EAST ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: PLAN WEST ELEVATION IS MIRRORED OF PLAN EAST ELEVATION

0 4 8 12 16

3/16 INCH = 1 FOOT (IN FEET)



G9 PLAN NORTH ELEVATION

SCALE: 3/16" = 1'-0"

0 4 8 12 16

3/16 INCH = 1 FOOT (IN FEET)

EXTERIOR MATERIAL LEGEND

- ST-1 — STONE – GLEN GERY OR EQ.
  COLOR: SANDSTONE GLEN RIDGE
  MORTAR: TBD
- FCB-1 — FIBER CEMENT BOARD: JAMES HARDIE
  HARDIE PLANK LAP SIDING SELECT CEDARMILL
  COLOR: COBBLE STONE
  WIDTH: 6"
- FCB-2 — FIBER CEMENT BOARD: JAMES HARDIE
  HARDIE PLANK LAP SIDING SELECT CEDARMILL
  COLOR: TIMBER BARK
  WIDTH: 6"
- FCP-1 — FIBER CEMENT PANEL: JAMES HARDIE
  HARDIE PANEL VERTICAL SIDING SMOOTH
  COLOR: COBBLE STONE
- CS-1 — CAST STONE: MANUFACTURE TBD
  SIZE: CS-1a: 8"H
  CS-1b: 4"H
  COLOR: TBD
  MORTAR: TBD
- CS-2 — CAST STONE SILL: MANUFACTURE TBD
  SIZE: 4"H
  COLOR: TBD
  MORTAR: TBD
- RF-1 — ASPHALT SHINGLE: TRUDEFINITION DURATION
  COLOR: DRIFTWOOD, TBD
- TRM-1 — FIBER CEMENT TRIM BOARD: JAMES HARDIE
  5/4 SMOOTH
  COLOR: COBBLE STONE
  WIDTH: TRM-1a: 9.25"
  TRM-1b: 5.5"
- TRM-2 — FIBER CEMENT TRIM BOARD: JAMES HARDIE
  5/4 SMOOTH
  COLOR: RICH ESPRESSO, TBD
  WIDTH: TRM-2a: 9.25"
  TRM-2b: 3.5" (AT WINDOWS & DOORS)
- TRM-3 — ALUMINUM FASCIA & VENTED SOFFIT:
  COLOR: BRONZE, TBD
- MP-1 — METAL PANEL:
  COLOR: TO MATCH TRM-2, TBD
- TB-1 — TIMBER COLUMN:
  COLOR: TBD
- GR-1 — BALCONY GUARDRAIL:
  PRE-FINISHED ALUMINUM RAILING SYSTEM
  COLOR: TO MATCH FCB-1, TBD
- GR-2 — JULIET BALCONY GUARDRAIL:
  PRE-FINISHED ALUMINUM RAILING SYSTEM
  COLOR: TO MATCH FCB-1, TBD

SCOPE OF DOCUMENT

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GENERAL NOTES

STATE OF ILLINOIS
ARDEN D. FREEMAN
001-016151
LICENSED ARCHITECT

Arden D. Freeman

NOT FOR CONSTRUCTION

NUMBER	ISSUED FOR	DATE
1	PRELIMINARY SCHEMATIC DESIGN	06.02.2023

BUILT FORM
ARCHITECTURE
935W CHESTNUT ST, #520
Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Exterior Elevations
- Apartment

PROJECT NO.
23-427

DATE
03-27-2023

A-301

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9 8 7 6 5 4 3 2 1

A B C D E F G

EXTERIOR MATERIAL LEGEND

ST-1	STONE – GLEN GERY OR EQ. COLOR: SANDSTONE GLEN RIDGE MORTAR: TBD
FCB-1	FIBER CEMENT BOARD: JAMES HARDIE HARDIE PLANK LAP SIDING SELECT CEDARMILL COLOR: COBBLE STONE WIDTH: 6"
FCB-2	FIBER CEMENT BOARD: JAMES HARDIE HARDIE PLANK LAP SIDING SELECT CEDARMILL COLOR: TIMBER BARK WIDTH: 6"
FCP-1	FIBER CEMENT PANEL: JAMES HARDIE HARDIE PANEL VERTICAL SIDING SMOOTH COLOR: COBBLE STONE
CS-1	CAST STONE: MANUFACTURE TBD SIZE: CS-1a: 8"H CS-1b: 4"H COLOR: TBD MORTAR: TBD
CS-2	CAST STONE SILL: MANUFACTURE TBD SIZE: 4"H COLOR: TBD MORTAR: TBD
RF-1	ASPHALT SHINGLE: TRUDEFINITION DURATION COLOR: DRIFTWOOD, TBD
TRM-1	FIBER CEMENT TRIM BOARD: JAMES HARDIE 5/4 SMOOTH COLOR: COBBLE STONE WIDTH: TRM-1a: 9.25" TRM-1b: 5.5"
TRM-2	FIBER CEMENT TRIM BOARD: JAMES HARDIE 5/4 SMOOTH COLOR: RICH ESPRESSO, TBD WIDTH: TRM-2a: 9.25" TRM-2b: 3.5" (AT WINDOWS & DOORS)
TRM-3	ALUMINUM FASCIA & VENTED SOFFIT: COLOR: BRONZE, TBD
MP-1	METAL PANEL: COLOR: TO MATCH TRM-2, TBD
TB-1	TIMBER COLUMN: COLOR: TBD
GR-1	BALCONY GUARDRAIL: PRE-FINISHED ALUMINUM RAILING SYSTEM COLOR: TO MATCH FCB-1, TBD
GR-2	JULIET BALCONY GUARDRAIL: PRE-FINISHED ALUMINUM RAILING SYSTEM COLOR: TO MATCH FCB-1, TBD



G9 PLAN SOUTH ELEVATION

SCALE: 3/16" = 1'-0"

NOTE: MATERIAL SAME AS PLAN NORTH ELEVATION

0 4 8 12 16

3/16 INCH = 1 FOOT (IN FEET)

9 8 7 6 5 4 3 2 1

A B C D E F G

SCOPE OF DOCUMENT

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001-016151
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BUILT FORM
ARCHITECTURE
935W CHESTNUT ST, #520
Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

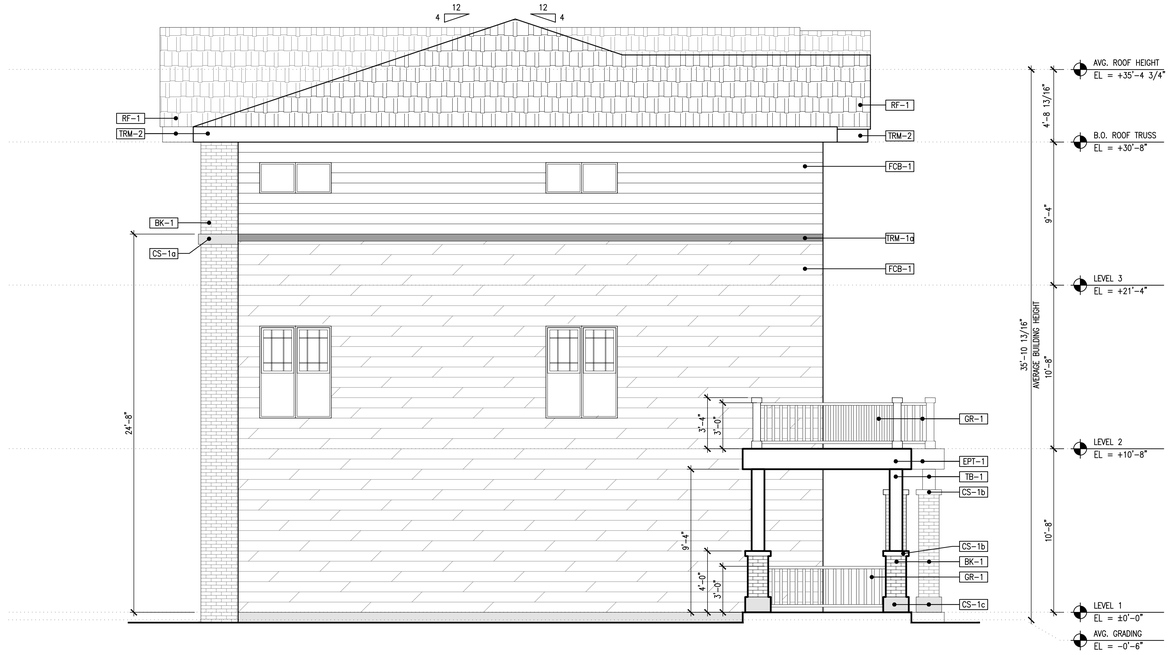
SHEET TITLE
Exterior Elevations - Apartment

PROJECT NO.
23-427

DATE
03-27-2023

A-302

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D9 PLAN WEST ELEVATION

SCALE: 1/4" = 1'-0"

4 0 2 4 8

1/4 INCH = 1 FOOT (IN FEET)

NOTE: PLAN EAST ELEVATION IS MIRRORED OF PLAN WEST ELEVATION



G9 PLAN SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

4 0 2 4 8

1/4 INCH = 1 FOOT (IN FEET)

EXTERIOR MATERIAL LEGEND

- BK-1 — BRICK – SIOUX CITY BRICK OR EQ.
  SIZE – MODULAR
  COLOR: ANTIQUE WHITE
  MORTAR: TBD
- FCB-1 — FIBER CEMENT BOARD: JAMES HARDIE
  HARDIE PLANK LAP SIDING SELECT CEDARMILL
  COLOR: COBBLE STONE
  WIDTH: 6"
- FCB-2 — FIBER CEMENT BOARD: JAMES HARDIE
  HARDIE PLANK LAP SIDING SELECT CEDARMILL
  COLOR: TIMBER BARK
  WIDTH: 6"
- CS-1 — CAST STONE: MANUFACTURE TBD
  SIZE: CS-1a: 8"H
  CS-1b: 4"H
  CS-1c: 12"H
  COLOR: TBD
  MORTAR: TBD
- CS-2 — CAST STONE SILL: MANUFACTURE TBD
  SIZE: 4"H
  COLOR: TBD
  MORTAR: TBD
- RF-1 — ASPHALT SHINGLE: TRUDEFINITION
  DURATION
  COLOR: DRIFTWOOD, TBD
- TRM-1 — FIBER CEMENT TRIM BOARD: JAMES HARDIE
  5/4 SMOOTH
  COLOR: RICH ESPRESSO, TBD
  WIDTH: TRM-1a: 5.5"
  TRM-1b: 3.5" (AT WINDOWS & DOORS)
- TRM-2 — ALUMINUM FASCIA & VENTED SOFFIT:
  COLOR: BRONZE, TBD
- GR-1 — WOOD BALCONY GUARDRAIL:
  COLOR: PAINT TO MATCH TRM-2, TBD
- TB-1 — TIMBER COLUMN:
  COLOR: TBD
- EPT-1 — EXTERIOR PAINT: SHERWIN-WILLIAMS OR EQ.
  COLOR: TO MATCH FCB-1, TBD

SCOPE OF DOCUMENT

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GENERAL NOTES

STATE OF ILLINOIS
ARDEN D. FREEMAN
001-016151
LICENSED ARCHITECT

NOT FOR CONSTRUCTION

NUMBER	ISSUED FOR	DATE
1	PRELIMINARY SCHEMATIC DESIGN	06.02.2023

BUILT FORM
ARCHITECTURE 935W CHESTNUT ST, #520 Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Exterior Elevations
- Townhouse

PROJECT NO.
23-427

DATE
03-27-2023

A-311

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EXTERIOR MATERIAL LEGEND

- BK-1 — BRICK – SIOUX CITY BRICK OR EQ.
  SIZE – MODULAR
  COLOR: ANTIQUE WHITE
  MORTAR: TBD
- FCB-1 — FIBER CEMENT BOARD: JAMES HARDIE
  HARDIE PLANK LAP SIDING SELECT CEDARMILL
  COLOR: COBBLE STONE
  WIDTH: 6"
- FCB-2 — FIBER CEMENT BOARD: JAMES HARDIE
  HARDIE PLANK LAP SIDING SELECT CEDARMILL
  COLOR: TIMBER BARK
  WIDTH: 6"
- CS-1 — CAST STONE: MANUFACTURE TBD
  SIZE: CS-1a: 8"H
  CS-1b: 4"H
  CS-1c: 12"H
  COLOR: TBD
  MORTAR: TBD
- CS-2 — CAST STONE SILL: MANUFACTURE TBD
  SIZE: 4"H
  COLOR: TBD
  MORTAR: TBD
- RF-1 — ASPHALT SHINGLE: TRUDEFINITION DURATION
  COLOR: DRIFTWOOD, TBD
- TRM-1 — FIBER CEMENT TRIM BOARD: JAMES HARDIE
  5/4 SMOOTH
  COLOR: RICH ESPRESSO, TBD
  WIDTH: TRM-1a: 5.5"
  TRM-1b: 3.5" (AT WINDOWS & DOORS)
- TRM-2 — ALUMINUM FASCIA & VENTED SOFFIT:
  COLOR: BRONZE, TBD
- GR-1 — WOOD BALCONY GUARDRAIL:
  COLOR: PAINT TO MATCH TRM-2, TBD
- TB-1 — TIMBER COLUMN:
  COLOR: TBD
- EPT-1 — EXTERIOR PAINT: SHERWIN-WILLIAMS OR EQ.
  COLOR: TO MATCH FCB-1, TBD



D9 PLAN NORTH ELEVATION

SCALE: 1/4" = 1'-0"

4 0 2 4 8

1/4 INCH = 1 FOOT (IN FEET)



G9 PLAN SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

4 0 2 4 8

1/4 INCH = 1 FOOT (IN FEET)

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001-016151
LICENSED ARCHITECT

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1	PRELIMINARY SCHEMATIC DESIGN	06.02.2023

BUILT FORM
ARCHITECTURE 935W CHESTNUT ST, #520 Chicago, IL 60642

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1535 North Elston Avenue, Chicago, IL 60642

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STRUCTURAL ENGINEER

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TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

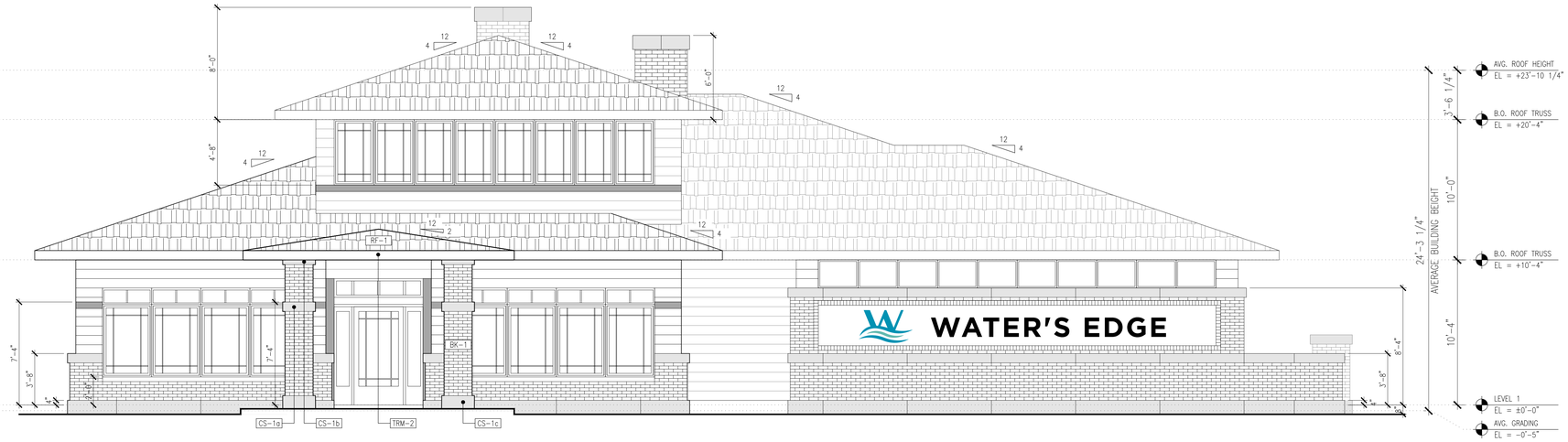
SHEET TITLE
Exterior Elevations
- Townhouse

PROJECT NO.
23-427

DATE
03-27-2023

A-312

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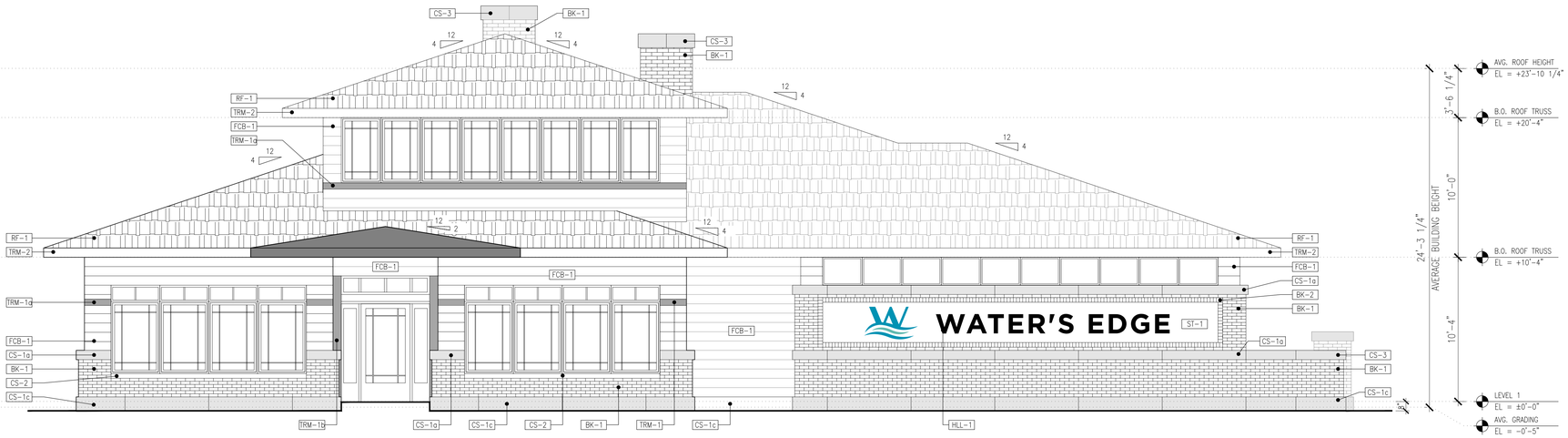


C9 EAST ELEVATION

SCALE: 1/4" = 1'-0"

4 0 2 4 8

1/4 INCH = 1 FOOT (IN FEET)

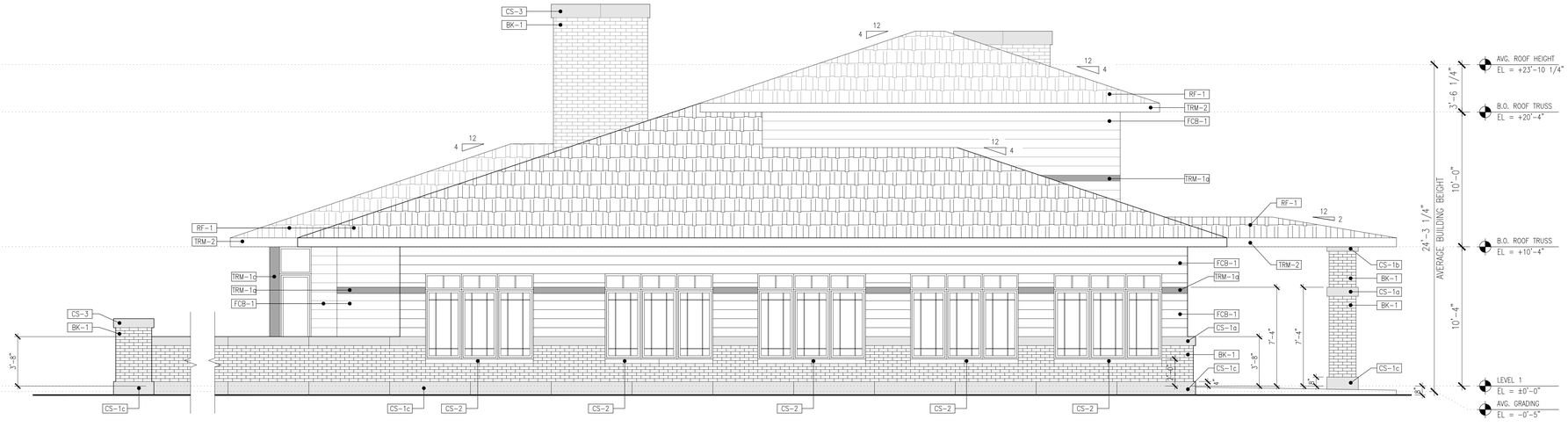


E9 EAST ELEVATION

SCALE: 1/4" = 1'-0"

4 0 2 4 8

1/4 INCH = 1 FOOT (IN FEET)



G9 SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

4 0 2 4 8

1/4 INCH = 1 FOOT (IN FEET)

EXTERIOR MATERIAL LEGEND

- BK-1 — BRICK – SIOUX CITY BRICK OR EQ.
  SIZE – MODULAR
  COLOR: ANTIQUE WHITE
  MORTAR: TBD
- BK-2 — ROWLOCK BRICK – SIOUX CITY BRICK OR EQ.
  SIZE – MODULAR
  COLOR: ANTIQUE WHITE
  MORTAR: TBD
- ST-1 — LIME STONE PANEL
  SIZE – TBD
  COLOR: TBD
- FCB-1 — FIBER CEMENT BOARD: JAMES HARDIE
  HARDIE PLANK LAP SIDING SELECT CEDARMILL
  COLOR: COBBLE STONNE
  WIDTH: 6"
- CS-1 — CAST STONE: MANUFACTURE TBD
  SIZE: CS-1a: 8"H
  CS-1b: 4"H
  CS-1c: 12"H
  COLOR: TBD
  MORTAR: TBD
- CS-2 — CAST STONE SILL: MANUFACTURE TBD
  SIZE: 4"H
  COLOR: TBD
  MORTAR: TBD
- CS-3 — CAST STONE CAP: MANUFACTURE TBD
  SIZE: 8"H
  COLOR: TBD
  MORTAR: TBD
- RF-1 — ASPHALT SHINGLE: TRUDEFINITION DURATION
  COLOR: DRIFTWOOD, TBD
- TRM-1 — FIBER CEMENT TRIM BOARD: JAMES HARDIE
  5/4 SMOOTH
  COLOR: RICH ESPRESSO, TBD
  WIDTH: TRM-1a: 5.5"
  TRM-1b: 7.25"
  TRM-1c: 9.25"
- TRM-2 — ALUMINUM FASCIA & VENTED SOFFIT:
  COLOR: BRONZE, TBD
- HLL-2 — HALF LIT LETTERS/LOGO: MANUFACTURE TBD
  COLOR: BLACK/BRONZE, TBD
- LV-1 — ARCHITECTURAL LOUVER:
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ARDEN D. FREEMAN
001-016151
LICENSED ARCHITECT

NOT FOR CONSTRUCTION

NUMBER	ISSUED FOR	DATE
1	PRELIMINARY SCHEMATIC DESIGN	06.02.2023

BUILT FORM
ARCHITECTURE 935W CHESTNUT ST, #520 Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Exterior Elevations
- Clubhouse

PROJECT NO. 23-427

DATE 03-27-2023

A-321

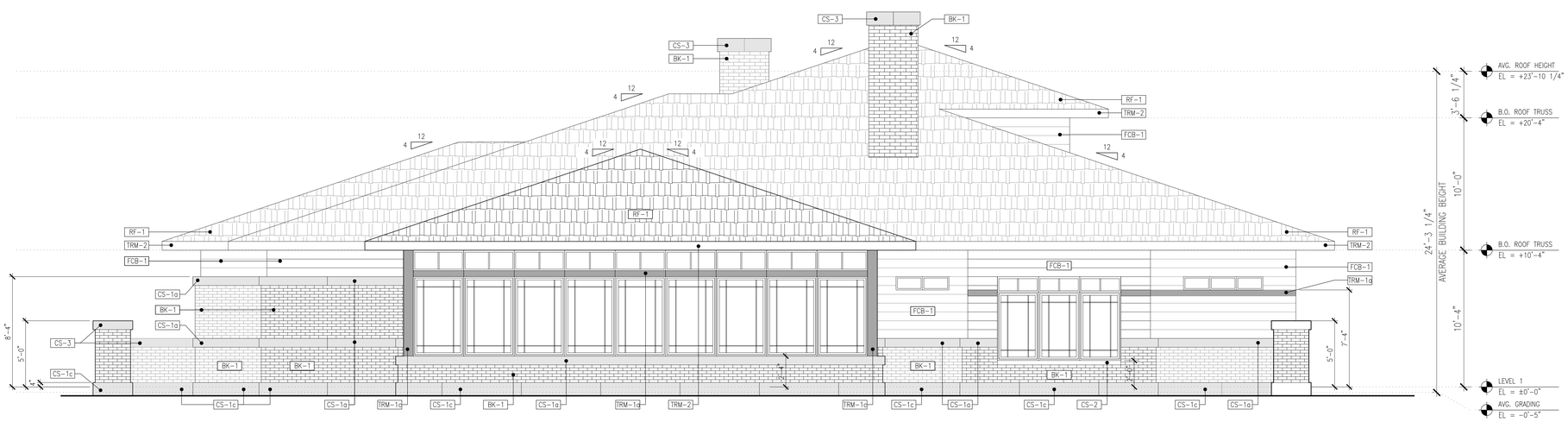
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A B C D E F G

9 8 7 6 5 4 3 2 1

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  MANUFACTURE TBD
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G9 WEST ELEVATION
SCALE: 1/4" = 1'-0"

4 0 2 4 8
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5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Exterior Elevations
- Clubhouse

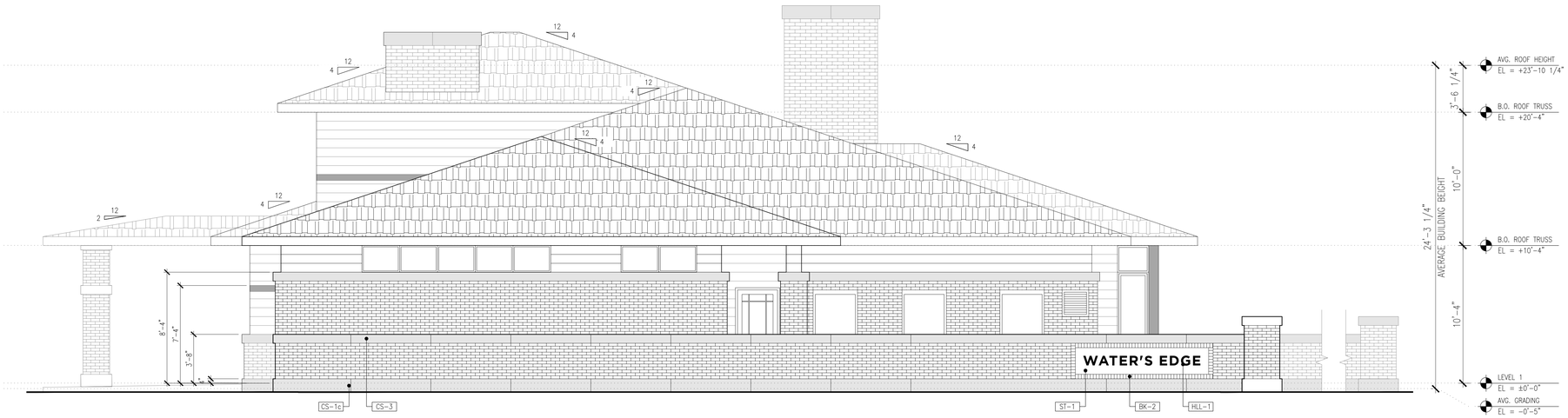
PROJECT NO. 23-427
DATE 03-27-2023

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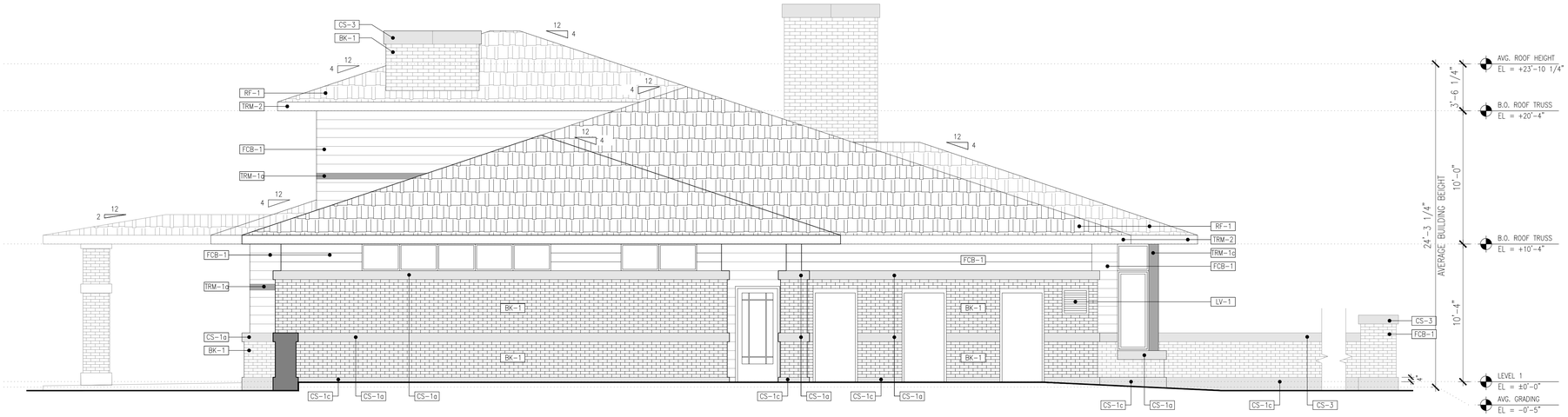
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  COLOR: COBBLE STONNE
  WIDTH: 6"
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  MORTAR: TBD
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  SIZE: 4"H
  COLOR: TBD
  MORTAR: TBD
- CS-3 — CAST STONE CAP: MANUFACTURE TBD
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  COLOR: TBD
  MORTAR: TBD
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  COLOR: DRIFTWOOD, TBD
- TRM-1 — FIBER CEMENT TRIM BOARD: JAMES HARDIE
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  COLOR: RICH ESPRESSO, TBD
  WIDTH: TRM-1a: 5.5"
  TRM-1b: 7.25"
  TRM-1c: 9.25"
- TRM-2 — ALUMINUM FASCIA & VENTED SOFFIT:
  COLOR: BRONZE, TBD
- HLL-2 — HALF LIT LETTERS/LOGO: MANUFACTURE TBD
  COLOR: BLACK/BRONZE, TBD
- LV-1 — ARCHITECTURAL LOUVER:
  PRE-FINISHED ALUMINUM LOUVER
  MANUFACTURE TBD
  COLOR: BRONZE, TBD



E9 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4 0 2 4 8
1/4 INCH = 1 FOOT (IN FEET)



G9 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

4 0 2 4 8
1/4 INCH = 1 FOOT (IN FEET)

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SHEET TITLE
Exterior Elevations
- Clubhouse

PROJECT NO. 23-427
DATE 03-27-2023

A-323

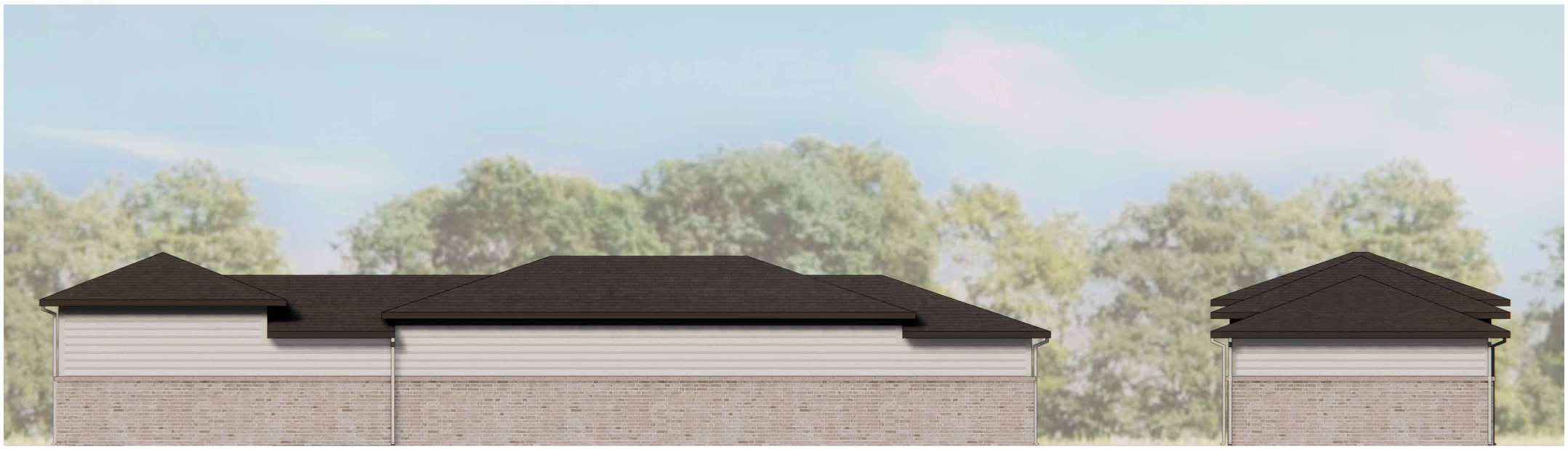
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A B C D E F G
9 8 7 6 5 4 3 2 1



D9 PLAN SOUTH ELEVATION

D2 PLAN EAST ELEVATION



G9 PLAN NORTH ELEVATION

G2 PLAN WEST ELEVATION

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5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Exterior Elevations - Garage

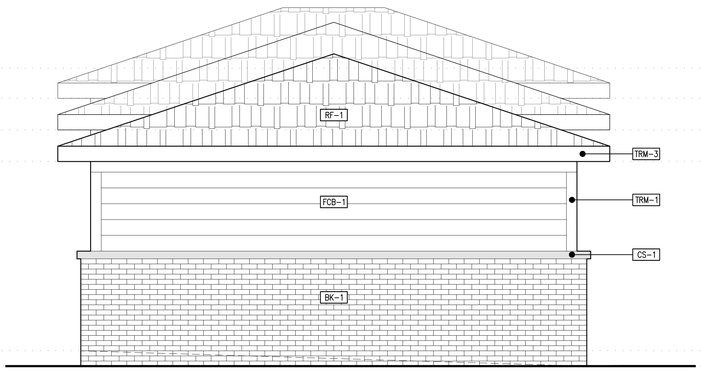
PROJECT NO. 23-427
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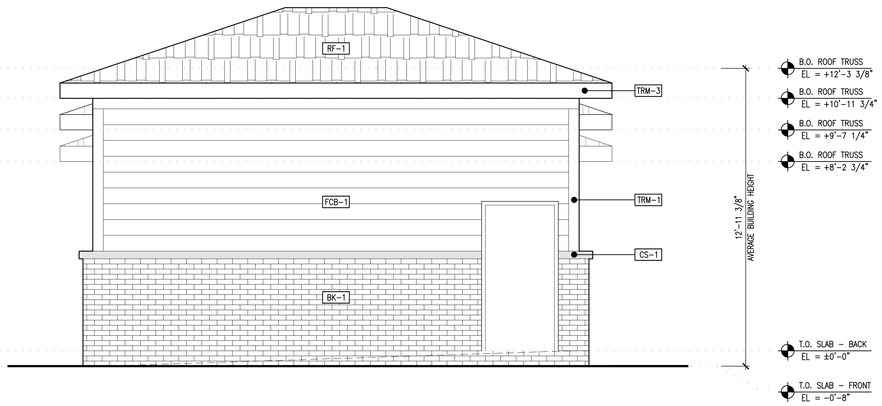
EXTERIOR MATERIAL LEGEND

BK-1	BRICK – SIOUX CITY BRICK OR EQ. SIZE – MODULAR COLOR: ANTIQUE WHITE MORTAR: TBD
FCB-1	FIBER CEMENT BOARD: JAMES HARDIE HARDIE PLANK LAP SIDING SELECT CEDARMILL COLOR: COBBLE STONE WIDTH: 6"
FCB-2	FIBER CEMENT BOARD: JAMES HARDIE HARDIE PLANK LAP SIDING SELECT CEDARMILL COLOR: TIMBER BARK WIDTH: 6"
CS-1	CAST STONE: MANUFACTURE TBD SIZE: CS-1: 4"H COLOR: TBD MORTAR: TBD
RF-1	ASPHALT SHINGLE: TRUDEFINITION DURATION COLOR: DRIFTWOOD, TBD
TRM-1	FIBER CEMENT TRIM BOARD: JAMES HARDIE 5/4 SMOOTH COLOR: COBBLE STONE WIDTH: 5.5"
TRM-2	FIBER CEMENT TRIM BOARD: JAMES HARDIE 5/4 SMOOTH COLOR: RICH ESPRESSO, TBD WIDTH: 5.5"
TRM-3	ALUMINUM FASCIA & VENTED SOFFIT: COLOR: BRONZE, TBD



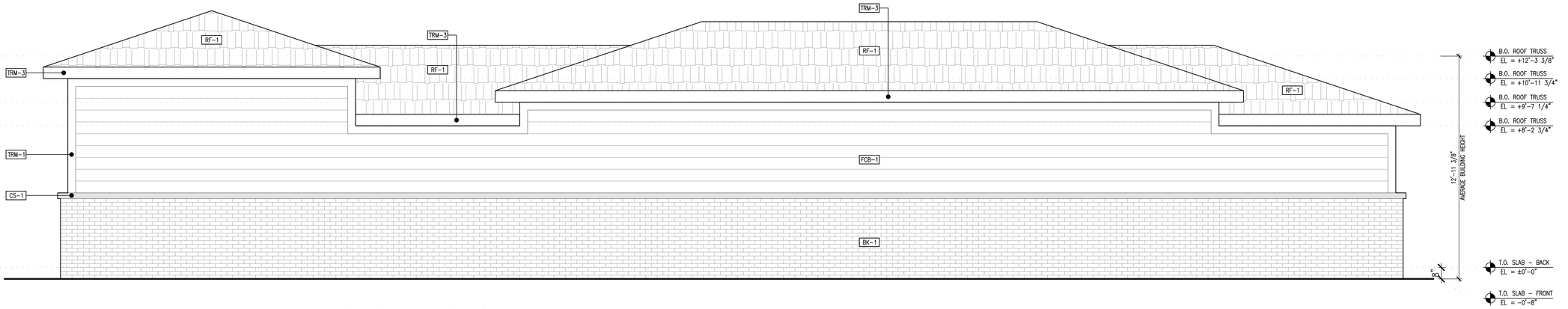
C9 PLAN WEST ELEVATION
SCALE: 3/8" = 1'-0"

0 2 4 6 8
3/8 INCH = 1 FOOT (IN FEET)



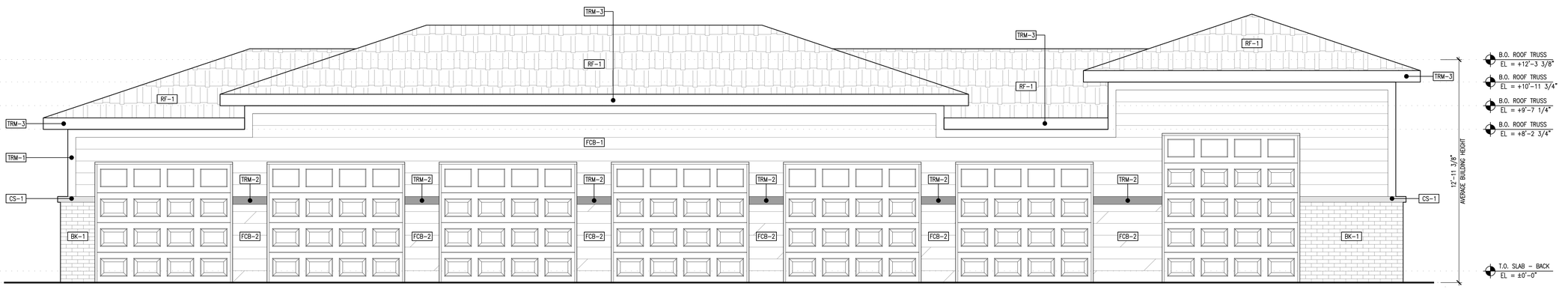
C5 PLAN EAST ELEVATION
SCALE: 3/8" = 1'-0"

0 2 4 6 8
3/8 INCH = 1 FOOT (IN FEET)



E9 PLAN NORTH ELEVATION
SCALE: 3/8" = 1'-0"

0 2 4 6 8
3/8 INCH = 1 FOOT (IN FEET)



G9 PLAN SOUTH ELEVATION
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- Garage

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A-331

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Specifications:

1.000 GENERAL REQUIREMENTS

1.1 All work shall be performed in accordance with all applicable local, state, and national codes and ordinances and all authorities having jurisdiction.

1.2 All partition dimensions on plan sheets are face of stud interior and exterior. Non bearing partitions are to be laid out so that stock components will fit exactly within indicated dimension. Finished dimensions at critical areas such as closets, bathtubs, etc. must be held.

1.3 The Contractor shall verify all dimensions and/or discrepancies in plan and report errors to the Architect prior to commencement of the work, or to be responsible for same.

1.4 All plumbing, mechanical, and electrical work is to be coordinated between the trades as part of their installation layout.

1.5 On-site verification of all dimensions and conditions shall be the responsibility of each Sub-Contractor.

1.6 Architect shall not have control or charge of, and shall not be responsible for construction means, methods, techniques, sequences or procedures, or for safety precautions and programs in connection with the work, or for the acts or omissions of the Contractor, Sub-Contractors, or any other persons performing any of the work, or for the failure of any of them to carry out the work in accordance with the intent of the contractor documents. Architect shall not be responsible for Illinois Structural and Scaffolding Act.

1.7 Contractor shall provide adequate bracing and/or shoring to insure structural stability of building during construction.

MATERIALS AND WORKMANSHIP

1.8 All work shall be performed in a workmanlike manner.

1.9 Each Contractor shall include labor, materials, tools, equipment, etc., for the complete construction of the work indicated and specified by the drawings and specifications, unless other arrangements are made between the contractor and the owner.

1.10 Materials as specified on drawings shall be used. Substitutions of materials will not be allowed without the written consent of the owner and notification of the architect. The Contractor shall be responsible for all detailing in conjunction (and all other trades affected) by his substitutions.

1.11 Each Sub-Contractor shall amend and make good at his own cost, any defects or other faults is his workmanship and/or material.

1.12 Each Contractor is to clean up debris inside and outside the building site which has been caused by his work and place in dumpster provided by general contractor.

1.13 All material finishes and styles including but not limited to exterior siding, roofing, windows, exterior trim, all interior millwork etc. shall be approved by Owner and Architect.

2.000 EXCAVATION AND SITE WORK

Site Prep

2.1 Rope off areas around trees not being removed to drip line of trees.

Excavation

2.2 Fill necessary to raise building site to elevations shown on drawings shall be clean and free of organic material and debris.

2.3 Compacted fill supporting interior building slabs shall be of approved clay and/or granular material placed in lifts not to exceed nine inches loose thickness and compacted to a minimum of 95% of maximum dry density in accordance with ASTM D 1557 over compacted clay. Interior backfilling supplied by Excavating Contractor, installed by Excavating Contractor.

3.000 CONCRETE

3.1 Concrete shall be ready mixed conforming to ASTM C94. Concrete work shall conform to applicable portions of ACI 318.1 of the American Concrete Institute for unreinforced concrete and referenced standards for cold and hot weather concreting. Additives or accelerators must be non-chloride.

3.2 Remove organic material beneath concrete work.

3.3 Concrete for flatwork and in forms shall be per foundation plans on Sheet A1.0.

3.4 The Concrete Contractor shall be responsible for for the placing of all sleeves in slabs and foundation walls for telephone, plumbing, electrical and mechanical trades.

3.5 The Concrete Contractor shall install foundation reinforcing steel, anchor bolts, etc. in conformance with the sizes and shapes indicated on the drawings and as may be required by the nature of the work.

3.6 Footings shall bear on minimum 2000 psf undisturbed soil. Contractor shall verify bearing capacity.

3.7 Reinforcing:
Steel reinforcing bars shall conform to ASTM A-615 Grade 60. Reinforce flat work with fibermesh reinforcing conforming to ASTM A-185 unless indicated otherwise.

3.8 Patio slabs and entry stoops to be 6-bag, minimum 3% and maximum 5% air entrained with fibermesh reinforcing. Cement to attain a compressive strength of 4000 psi in 28 days.

3.9 Provide continuous 2" x 4" key in the top of the wall footings.

3.10 Provide cadmium plated hooked anchor bolts with washers and nuts in foundation walls at wood sill plates.

3.11 All footings & foundations shall extend a minimum of 3'-6" below finished grade. Footings shall be a minimum of 8" x 16" for 8" conc. wall, 12" x 24" for 12" conc. wall.

3.12 Provide exterior flat work for front service walk, rear steps and porches as per plan.

3.13 All gravel base course to be crushed stone, or natural or crushed gravel not less than 4" in thickness and containing not more than 10 percent of material that passes through a No. 4 sieve.

3.14 The Concrete Contractor shall be responsible for, but not limited to, the following:
A. Rigid insulation.
B. Visqueen (6 m il).
C. Wire mesh where required.
D. Interior and exterior fill as required.
E. Expansion and control joints.

4.000 MASONRY

4.1 Masonry walls shall be laid in mortar meeting ASTM C-270 (Type "S") specifications with a minimum compressive strength of 1800 PSI at 28 days. Grout in masonry walls shall conform to ASTM C476 with a minimum strength of 1800 psi at 28 days.

4.2 Brick to be utility size at buildings. Provide samples for Owner's review and approval.

4.3 Mortar shall conform to the Standard Specification for Mortar of Masonry Units – ASTM C-270 and shall be Type N-grey color.

4.4 Provide 4" cast stone sills at windows and doors unless otherwise noted on plans at masonry areas.

4.5 Anchor masonry to wood studs with galvanized metal brick ties at 24" horizontally and 16" vertically. Fasten ties through sheathing into wood studs with galvanized ring nails to provide a minimum penetration of 1". Do not fasten to sheathing.

4.6 Provide temporary forms for masonry arches and chimney caps if required.

4.7 Provide thru-wall flashing at window and door heads and sills and as indicated with rope wicks located at 24" o.c. Flashing shall be "Nervistral" or Owner approved equal.

4.8 Clean masonry with clean water only. Do not use an acid solution.

4.9 Provide lintels as indicated on plan. Minimum bearing of 8" each end.

4.10 Mason Contractor shall follow procedures as shown by the Masonry Institute for any masonry construction below 40 degrees F.

7.000 THERMAL & MOISTURE PROTECTION

7.100 MOISTURE CONTROL

7.11 All concealed flashing shall be a minimum of 26 gauge sheet metal.

7.12 Provide sheet metal baby tin flashing at roof/wall conjunction.

7.13 Base sill flashing to be equal to 6 mil visqueen polyethylene film.

7.14 Provide 6 mil visqueen polyethylene film under slab at all conditioned space areas with 6" minimum lap at taped joints.

7.21 All exterior sealant (caulking) shall be non-staining high molecular weight acrylic terpolymer, gun grade consistency. Caulk as noted and at all openings and dissimilar materials, color approved by owner.

7.22 Provide aluminum "Z" flashing above all horizontal trim. Color per owner.

7.23 Flashing and sheet metal installation in compliance with SMACNA.

Electrical boxes, tv and phone: pack insulation around and seal with acoustical caulk and backing.

15.000 MECHANICAL AND ELECTRICAL

15.10 Mechanical, plumbing and electrical trades shall be responsible for firestopping all penetrations through unit assemblies required in their work. Firestopping materials used shall bear the U.L. classification mark and be installed as per the mfr's specifications.

NOTE:
SEE KEYNOTES ON DRAWINGS FOR ADDITIONAL SPECIFICATIONS.

Key Notes:

(SEE ALSO SPECIFICATIONS)

03000 CONCRETE

3.01 CONCRETE WALL
REINFORCED CAST IN PLACE CONCRETE FOUNDATION.

3.02 CONCRETE SLAB
POURED CONCRETE SLAB WITH FIBERMESH REINF. ON COMPACTED GRAVEL FILL. 6 MIL VAPOR BARRIER JOINTS LAPPED MIN. 6" & TAPED. 1/2" PERIMETER JOINT FILLER ON EXTERIOR WALLS w/ 1/4"x 3/4" CONTROL JOINTS PER PLAN (20'-0" O.C. MIN.)

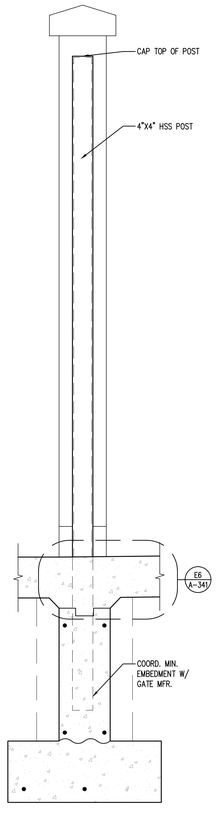
04000 MASONRY

4.22 MASONRY ACCENTS
A 8" h PRAIRIE STONE PROJECT MIN 1" COLOR TBD (SEE SECTION FOR DETAIL)
B 6" h PRAIRIE STONE PROJECT MIN 1" COLOR TBD (SEE SECTION FOR DETAIL.)

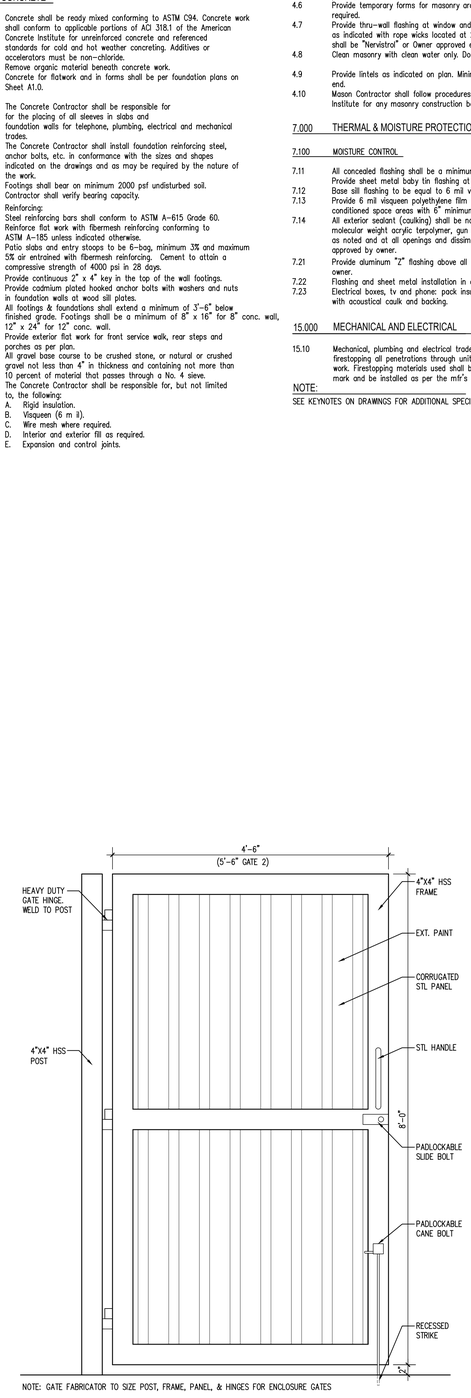
4.80 BRICK
B MODULAR BRICK: SIOUX CITY BRICK OR EQUAL
COLOR: ANTIQUE WHITE

07000 THERMAL & MOISTURE PROTECTION

7.10 TYPICAL FLASHING
A MASONRY: CONTINUOUS THERMOPLASTIC FLASHING w/ WEEP HOLES @ 24" O.C. MAX. w/ COTTON ROPES IMMEDIATELY ABOVE FLASHING. PROVIDE MORTAR NET ABOVE FLASHING.
B GALVANIZED METAL FLASHING

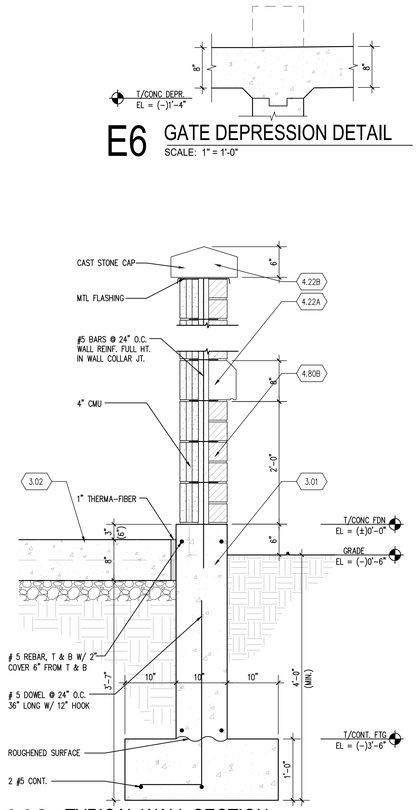


H10 GATE POST DETAIL
SCALE: 1" = 1'-0"

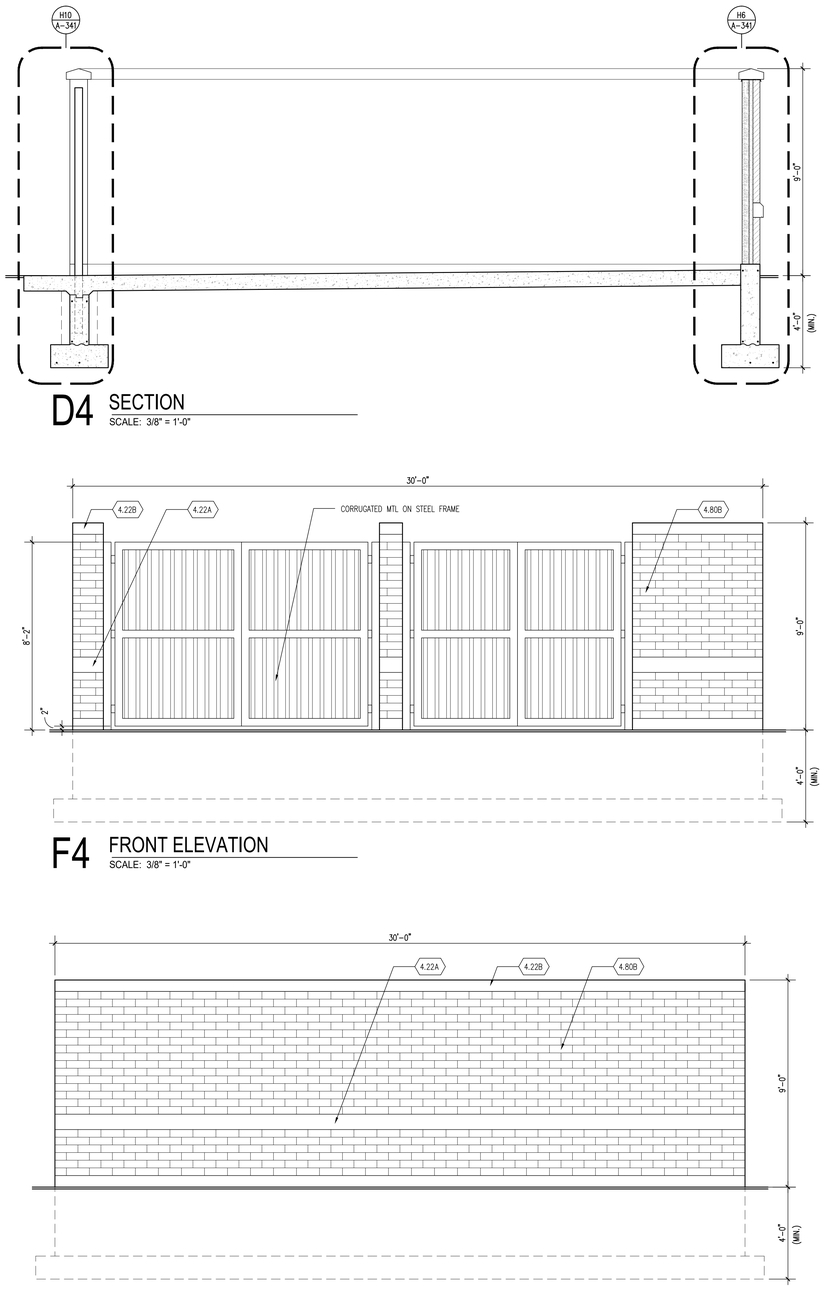


NOTE: GATE FABRICATOR TO SIZE POST, FRAME, PANEL, & HINGES FOR ENCLOSURE GATES

H8 GATE 1 DOOR DETAIL
SCALE: 1" = 1'-0"



H6 TYPICAL WALL SECTION
SCALE: 1" = 1'-0"



D4 SECTION
SCALE: 3/8" = 1'-0"

F4 FRONT ELEVATION
SCALE: 3/8" = 1'-0"

H4 TYPICAL ELEVATION
SCALE: 3/8" = 1'-0"

SCOPE OF DOCUMENT

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GENERAL NOTES

STATE OF ILLINOIS
ARDEN D. FREEMAN
001-016151
LICENSED ARCHITECT

NOT FOR CONSTRUCTION

NUMBER	ISSUED FOR	DATE
1	PRELIMINARY SCHEMATIC DESIGN	06.02.2023

BUILT FORM
ARCHITECTURE 935W CHESTNUT ST, #520 Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Compactor Enclosure
Specs, Elevations, Sections and Details

PROJECT NO. 23-427
DATE 03-27-2023

A-341

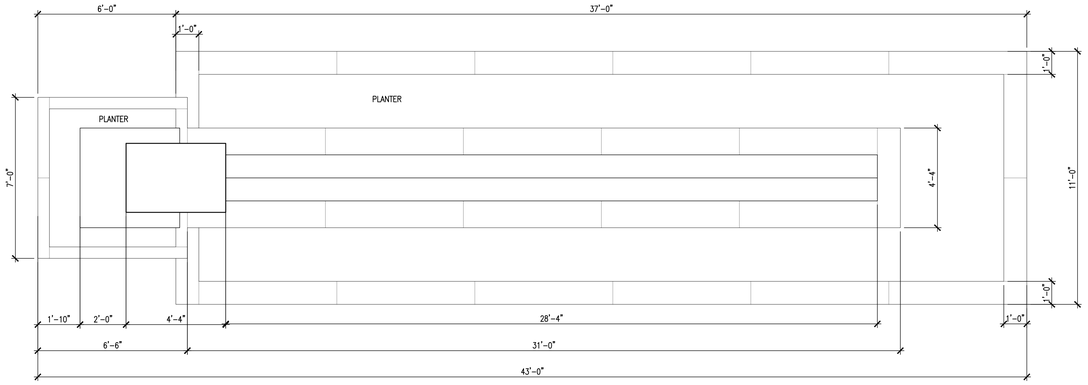
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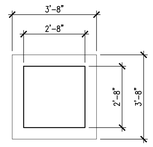
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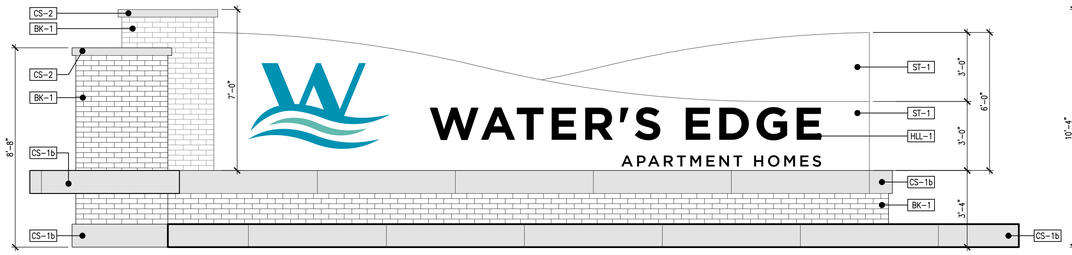
9 8 7 6 5 4 3 2 1

MATERIAL LEGEND

- BK-1 — BRICK – SIOUX CITY BRICK OR EQ.
  SIZE – MODULAR
  COLOR: ANTIQUE WHITE
  MORTAR: TBD
- ST-1 — LIME STONE PANEL
  SIZE – TBD
  COLOR: TBD
- CS-1 — CAST STONE: MANUFACTURE TBD
  SIZE: CS-1a: 4"H
  CS-1b: 12"H
  COLOR: TBD
  MORTAR: TBD
- CS-2 — CAST STONE CAP: MANUFACTURE TBD
  SIZE: 4"H
  MORTAR: TBD
- BLL-1 — METAL BACK LIT LETTERS: MANUFACTURE TBD
  COLOR: BLACK/BRONZE, TBD
- HLL-1 — HALF LIT LETTERS/LOGO: MANUFACTURE TBD
  COLOR: VARIES, TBD
- GL-1 — FROSTED GLASS PANEL WITH ALUMINUM HOLDER AT EACH CORNER:
  MANUFACTURE TBD
  SIZE: 2'-8" X 4'-8"
- LED-1 — LED BOX RETAIL SIGN: MANUFACTURE TBD
  SIZE: VARIES, SEE ELEVATIONS
- LED-2 — LED BOX LOGO SIGN: MANUFACTURE TBD
  SIZE: 5'-4" (L) X 10" (W) X 2'-0" (H)

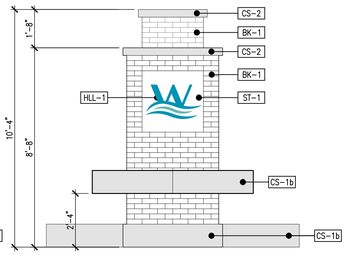




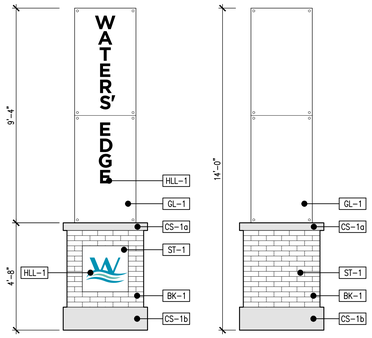


PLAN SOUTH ELEVATION

NOTE: PLAN NORTH ELEVATION IS MIRRORED OF PLAN SOUTH ELEVATION



PLAN WEST ELEVATION

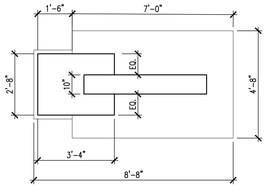


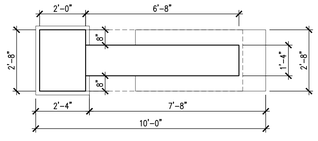
FRONT & BACK ELEVATION

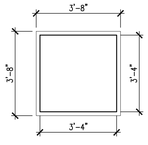
SIDE ELEVATION

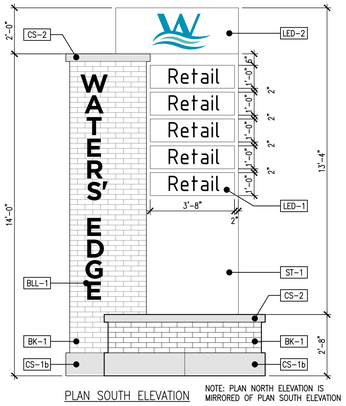
D9 RESIDENTIAL MAIN ENTRY SIGN PLANS AND ELEVATIONS

SCALE: 3/8" = 1'-0"







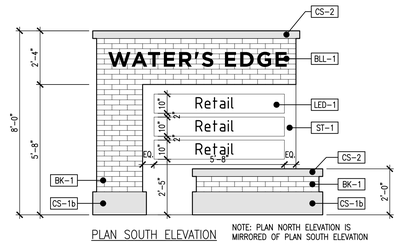


PLAN SOUTH ELEVATION

NOTE: PLAN NORTH ELEVATION IS MIRRORED OF PLAN SOUTH ELEVATION

G9 MONUMENTAL SIGN PLANS AND ELEVATIONS

SCALE: 3/8" = 1'-0"

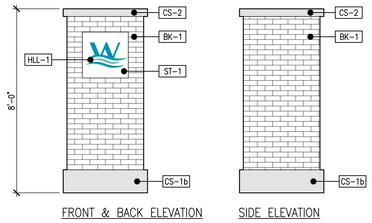


PLAN SOUTH ELEVATION

NOTE: PLAN NORTH ELEVATION IS MIRRORED OF PLAN SOUTH ELEVATION

G7 RETAIL SIGN PLANS AND ELEVATIONS

SCALE: 3/8" = 1'-0"



FRONT & BACK ELEVATION

SIDE ELEVATION

G3 INTERSECTION SIGN PLANS AND ELEVATIONS

SCALE: 3/8" = 1'-0"

0 2 4 6 8

3/8 INCH = 1 FOOT (IN FEET)

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001-016151
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BUILT FORM
ARCHITECTURE
935W CHESTNUT ST, #520
Chicago, IL 60642

Client
Heartland Real Estate Partners (HREP)
1535 North Elston Avenue, Chicago, IL 60642

OWNER REPRESENTATIVE

CIVIL ENGINEER AND LANDSCAPE ARCHITECT
Manhard Consulting
One Overlook Point, Suite 290 , Lincolnshire , IL 60069

STRUCTURAL ENGINEER

GEO-THERMAL DESIGN

KITCHEN CONSULTANT

ACCOUSTICAL CONSULTANT

LEED CONSULTANT

SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Marquee Sign
Plans and Elevations

PROJECT NO. 23-427

DATE 03-27-2023

A-342

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D8 RESIDENTIAL MAIN ENTRY SIGN



G9 RETAIL SIGN

G6 INTERSECTION SIGN

G4 MONUMENTAL SIGN

G2 ILLUMINATED SIGN

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001-016151
LICENSED ARCHITECT

NOT FOR CONSTRUCTION

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SPECIFICATION CONSULTANT

TECHNOLOGY CONSULTANT

PROJECT
WATER'S EDGE
5561-5657 NORTH WEST HIGHWAY, CRYSTAL LAKE, IL

SHEET TITLE
Marquee Sign Elevations

PROJECT NO.
23-427

DATE
03-27-2023

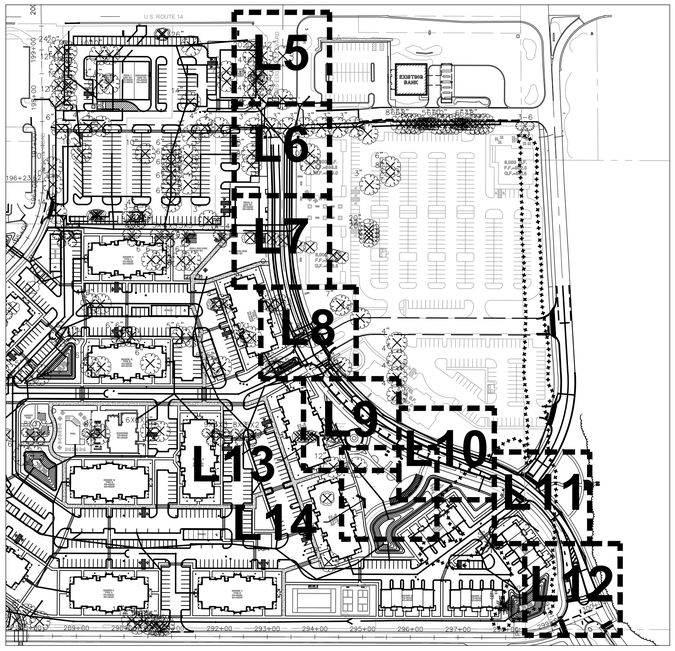
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FINAL PUBLIC IMPROVEMENTS LANDSCAPE PLAN
for
MIXED USE DEVELOPMENT AT WATER'S EDGE
5561-5657 NORTHWEST HIGHWAY
CITY OF CRYSTAL LAKE, ILLINOIS

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1	LANDSCAPE COVER SHEET
L2	TREE REMOVAL PLAN
L3	OVERALL STREETSCAPE HARDSCAPE AND MATERIALS PLAN
L4	STREETSCAPE SECTIONS
L5	STREETSCAPE SECTIONS
L6	STREETSCAPE HARDSCAPE AND PLANTING PLAN
L7	STREETSCAPE HARDSCAPE AND PLANTING PLAN
L8	STREETSCAPE HARDSCAPE AND PLANTING PLAN
L9	STREETSCAPE HARDSCAPE AND PLANTING PLAN
L10	STREETSCAPE HARDSCAPE AND PLANTING PLAN
L11	STREETSCAPE HARDSCAPE AND PLANTING PLAN
L12	STREETSCAPE HARDSCAPE AND PLANTING PLAN AND OVERLOOK PLANS
L13	STREETSCAPE HARDSCAPE AND PLANTING PLAN
L14	PARK HARDSCAPE PLAN - NORTH
L15	PARK HARDSCAPE PLAN - SOUTH
L16	PARK LIGHTING PLAN - NORTH
L17	PARK LIGHTING PLAN - SOUTH
L18	PARK PLANTING PLAN - TREES AND SHRUBS
L19	PARK PLANTING PLAN - GRASSES AND PERENNIALS
L20	HARDSCAPE DETAILS
L21	HARDSCAPE DETAILS
L22	HARDSCAPE DETAILS
L23	LANDSCAPE DETAILS
L24	LANDSCAPE SPECIFICATIONS



KEY MAP

NORTH

Notes:

1. All furnishings and materials to be purchased shall either match those shown on plans and details or be an equal substitution.

Landscape Notes:

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

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
AT3	15	Acer truncatum	Shantung Maple	2.5" Cal.	B&B		
BG	5	Betula nigra 'Cully Improved'	Heritage® Improved River Birch Multi-trunk	10` Ht.	B&B		
CC	12	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5" Cal.	B&B		
CJ	18	Cercidiphyllum japonicum	Katsura Tree	2.5" Cal.	B&B		
CL	2	Cladrastis lutea	American Yellowwood	2.5" Cal.	B&B		
GS	21	Gleditsia triacanthos inermis 'Shademaster'	Shademaster Honey Locust	2.5" Cal.	B&B		
QM	10	Quercus macrocarpa	Burr Oak	2.5" Cal.	B&B		
QR2	17	Quercus rubra	Red Oak	2.5" Cal.	B&B		
TM	3	Taxodium distichum 'Mickelson'	Shawnee Brave™ Bald Cypress	2.5" Cal.	B&B		
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
TX	8	Thuja x 'MGrebild19'	Nordic® Fouth of July Arborvitae	6` Ht.	B&B		
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
AG4	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	8` Ht.	B&B		
CE	3	Cercis canadensis	Eastern Redbud Multi-trunk	8` Ht.	B&B		
SR	2	Syringa reticulata	Japanese Tree Lilac	8` Ht.	B&B		
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
AM2	7	Aronia melanocarpa elata	Glossy Black Chokeberry	5 gal.	Pot		
BM	18	Buddleja x 'Miss Ruby'	Miss Ruby Butterfly Bush	3 gal.	Pot		
CO	6	Cephalanthus occidentalis	Buttonbush	5 gal.	Pot		
CS4	6	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Summersweet	3 gal.	Pot		
CI3	4	Cornus sericea 'Isanti'	Isanti Red Twig Dogwood	5 gal.	Pot		
PX	14	Diervilla x 'G2X885411'	Kodiak® Red Diervilla	3 gal.	Pot		
HA	10	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot		
HF	22	Hydrangea paniculata 'SMHPFL'	Fire Light® Panicle Hydrangea	5 gal.	Pot		
HM	22	Hydrangea quercifolia 'Munchkin'	Munchkin Oakleaf Hydrangea	5 gal.	Pot		
HR	5	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	5 gal.	Pot		
IN	4	Itea virginica 'SMNIVDFC'	Scentlandia® Sweetspire	3 gal.	Pot		
PB3	14	Potentilla fruticosa `Hachdon`	Bella Sol® Bush Cinquefoil	3 gal.	Pot		
R3	17	Rosa rugosa 'Rotesmeer'	Purple Pavement Rose	5 gal.	Pot		
RA2	4	Rosa x 'BAIrage'	Easy Elegance® All The Rage Shrub Rose	3 gal.	Pot		
RR	21	Rosa x 'Meigalpio'	Red Drift® Groundcover Rose	3 gal.	Pot		
R4	15	Rosa x 'Radcon'	Pink Knock Out® Rose	3 gal.	Pot		
RO	8	Rosa x 'Radral'	Coral Knock® Out Rose	3 gal.	Pot		
SG	16	Spiraea japonica 'Galen'	Double Play® Artisan® Spirea	3 gal.	Pot		
VA	21	Viburnum dentatum	Viburnum	5 gal.	Pot		
EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
JP	7	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	5 gal.	Pot		
PM3	5	Pinus mugo	Mugo Pine	5 gal.	Pot		
ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
AB2	19	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	Pot		
BB	44	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	1 gal.	Pot		
CB2	18	Calamagrostis brachytricha	Korean Feather Reed Grass	1 gal.	Pot		
CK2	131	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot		
HS	59	Helictotrichon sempervirens 'Saphirsprudel'	Saphire Fountain Blue Oat Grass	1 gal.	Pot		
MP2	15	Miscanthus sinensis 'Purpurescens'	Purple Eulalia Grass	1 gal.	Pot		
MM	26	Molinia caerulea 'Moorflamme'	Moorflamme Moor Grass	1 gal.	Pot		
PN	8	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	Pot		
PS3	77	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot		
PP	39	Pennisetum alopecuroides 'Piglet'	Piglet Dwarf Fountain Grass	1 gal.	Pot		
SL	71	Schizachyrium scoparium	Little Bluestem	flat	Plug		
SC2	49	Schizachyrium scoparium 'Carousel'	Carousel Little Bluestem	1 gal.	Pot		
SA	20	Sesleria autumnalis	Autumn Moor Grass	1 gal.	Pot		
SH	77	Sporobolus heterolepis	Prairie Dropseed	flat	Plug		
PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
AS	48	Achillea millefolium 'Strawberry Seduction'	Strawberry Seduction Common Yarrow	1 gal.	Pot	24" o.c.	
AM3	9	Agastache x 'Royal Raspberry'	Meant to Bee™ Royal Raspberry Anise Hyssop	1 gal.	Pot	36" o.c.	
AS2	61	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion	1 gal.	Pot	18" o.c.	
AH	29	Amsonia hubrichtii	Arkansas Bluestar	1 gal.	Pot	36" o.c.	
AS3	14	Anemone x hybrida 'September Charm'	September Charm Japanese Anemone	1 gal.	Pot	30" o.c.	
CI2	197	Callirhoe involucrata	Purple Poppymallow	1 gal.	Pot	12" o.c.	
CZ	58	Coreopsis verticillata 'Zagreb'	Zagreb Tickseed	1 gal.	Pot	24" o.c.	
DC	83	Delosperma cooperi	Purple Ice Plant	1 gal.	Pot	18" o.c.	
EP	16	Echinacea x 'CBG Cone 2'	Pixie Meadowbrite® Purple Coneflower	1 gal.	Pot	24" o.c.	
GR	50	Geranium x 'Rozanne'	Rozanne Cranesbill	1 gal.	Pot	24" o.c.	
HT	15	Heliopsis helianthoides 'Tuscan Sun'	False Sunflower	1 gal.	Pot	24" o.c.	
LS	8	Lavandula angustifolia 'Super Blue'	Super Blue English Lavender	flat	Plug	12" o.c.	
LV	41	Lavandula x intermedia 'Niko'	Phenomenal® Lavendin	1 gal.	Pot	36" o.c.	
MC	59	Monarda didyma 'Coral Reef'	Coral Reef Bee Balm	1 gal.	Pot	24" o.c.	
NC	157	Nepeta x 'Cat's Pajamas'	Cat's Pajamas Catmint	1 gal.	Pot	18" o.c.	
PL	5	Perovskia atriplicifolia 'Denim 'n Lace'	Denim 'n Lace Russian Sage	1 gal.	Pot	36" o.c.	
RK	16	Rudbeckia fulgida 'Blovi'	Viette's Little Suzy Coneflower	1 gal.	Pot	24" o.c.	
RG3	76	Rudbeckia fulgida sullivantii 'Goldsturm'	Goldsturm Coneflower	1 gal.	Pot	24" o.c.	
SC3	37	Salvia nemorosa 'Caradonna'	Cardonna Meadow Sage	1 gal.	Pot	24" o.c.	
VF	17	Veronica x 'Wizard of Ahhs'	Magic Show® Blue Speedwell	1 gal.	Pot	18" o.c.	

LICENSED LANDSCAPE ARCHITECT
JAMES MATTHEW NELSON
157-001644
STATE OF ILLINOIS
SEAL
Date: 06/02/23

James Matthew Nelson, ASLA, PLA, LEED
Illinois Registered Landscape Architect
157-001644
Expires 08/31/2023

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MIXED USE DEVELOPMENT AT WATER'S EDGE
CRYSTAL LAKE, ILLINOIS
LANDSCAPE COVER SHEET

PROJ. MGR.:	JSP
PROJ. ASSOC.:	----
DRAWN BY:	JSH
DATE:	12-17-2021
SCALE:	AS SHOWN

SHEET
L1 OF L24
FRD.CLIL01

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U.S. ROUTE 14

RIVERS EDGE BOULEVARD

LIBERTY ROAD

EXISTING BANK

RESTAURANT 3 6,000 S.F. F.F.=899.00 G.F.=898.00

RETAIL 1 4,000 S.F. F.F.=899.00 G.F.=898.00

RESTAURANT 2 5,000 S.F. F.F.=899.00 G.F.=893.00

RESTAURANT 1 7,800 S.F. F.F.=899.55 G.F.=898.65

RETAIL 2 4,000 S.F. F.F.=898.00 G.F.=897.00

8,000 S.F. F.F.=899.5 G.F.=899.0

6,000 S.F. F.F.=902.0 G.F.=901.5

8,000 S.F. F.F.=899.0 G.F.=899.0

SMALL DOG PARK 4,425 S.F.

LARGE DOG PARK 8,055 S.F.

BUILDING 9 TYPE A F.F.=896.00 G.F.=895.50

BUILDING 8 TYPE A F.F.=895.00 G.F.=894.50

BUILDING 7 TYPE A F.F.=895.50 G.F.=895.00

BUILDING 10 TYPE B F.F.=895.00 G.F.=894.50

BUILDING 6 TYPE B F.F.=891.00 G.F.=890.50

ACTIVITY PARK

POOL

CLUBHOUSE F.F.=894.00 G.F.=893.50

BUILDING 11 TYPE A F.F.=894.00 G.F.=893.50

BUILDING 12 TYPE B F.F.=893.00 G.F.=892.50

BUILDING 5 TYPE A F.F.=892.00 G.F.=891.50

BUILDING 4 TYPE B F.F.=892.50 G.F.=892.00

BUILDING 3 TYPE A F.F.=894.00 G.F.=893.50

BUILDING 2 TYPE A F.F.=895.50 G.F.=895.00

HOTEL 84,250 S.F. F.F.=897.0 G.F.=896.5

BWL 892.00

BUILDING 16 F.F.=894.50 G.F.=894.00

BUILDING 15 F.F.=894.50 G.F.=894.00

GARAGE

Legend

Tree to be removed

N

0 30 60 120

SCALE: 1"=60'

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MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

TREE REMOVAL PLAN

PROJ. MGR.: JSP
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

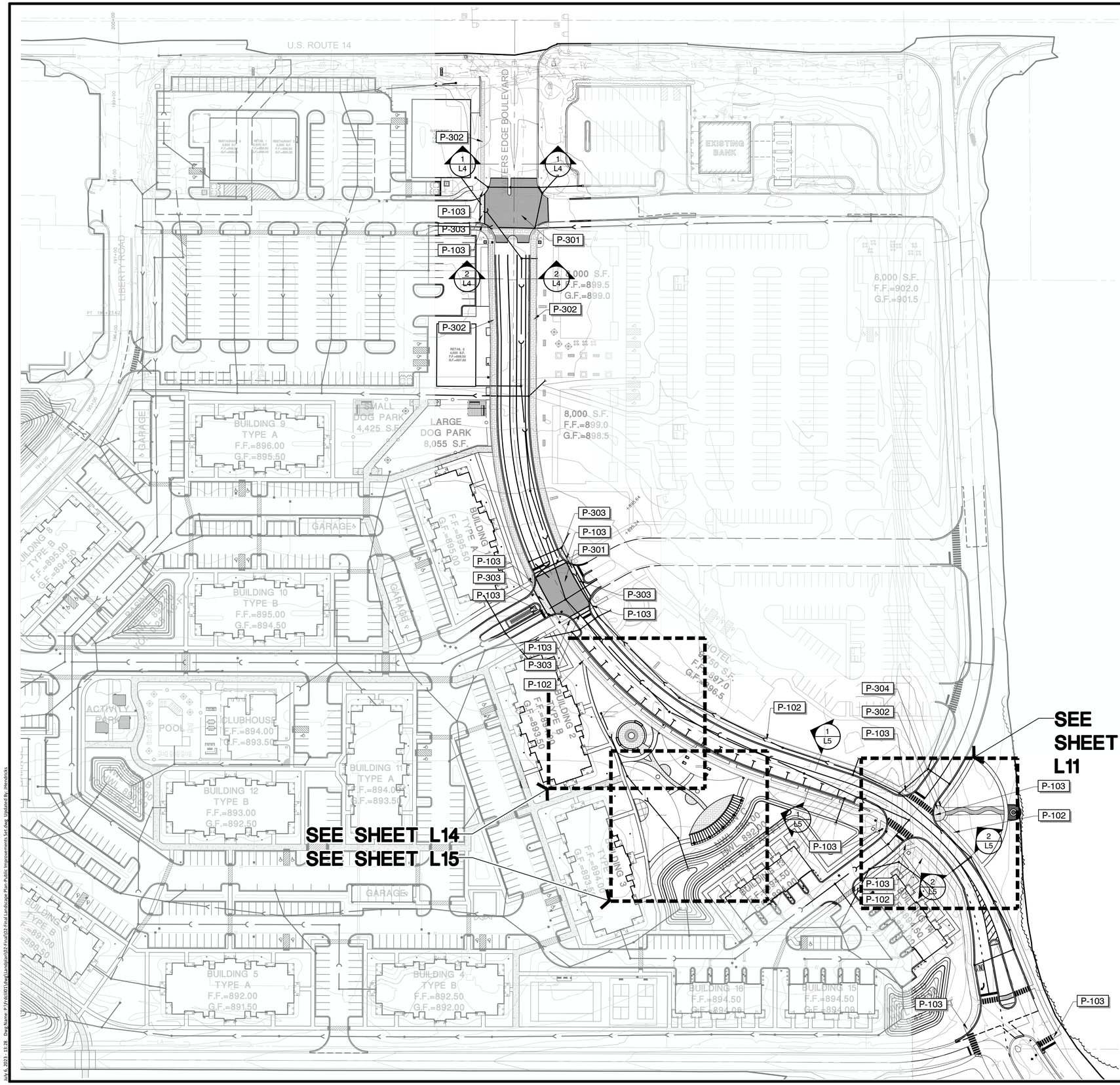
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L2 OF L24

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REFERENCE NOTES SCHEDULE

Wood Decking

SYMBOL	DESCRIPTION	QTY	DETAIL
06-15	Wood Overlook Deck and Framing	298 sf	1/L20

Site Furnishings

SYMBOL	DESCRIPTION	QTY	DETAIL
32-35	Large Masonry Column / Obelisk - See Architecture Drawings 1	2	

METAL

SYMBOL	DESCRIPTION	QTY	DETAIL
F-301	AGS Stainless, inc. Rainier Cable Railing, 42" ht. Top Mount posts, space 3' O.C. Max. 15 Posts total Wood Top Rail Horizontal Infill Brushed Stainless Steel Finish	10,483 lf	2/L20

CONCRETE

SYMBOL	DESCRIPTION	QTY	DETAIL
P-102	Concrete Walk	16,762 sf	
P-103	Detectable Warning Strip See Civil for Details	238 sf	

UNIT PAVING

SYMBOL	DESCRIPTION	QTY	DETAIL
P-301	Intersection Pavers: Unilock 8cm Series Pavers Sailer Course Pattern 20% 4x8 and 80% 4x12 Pavers Color: 90% SS0271 / 10% Golden Tan Color Randomize Color Mix See Details for Laying Pattern	7,629 sf	8/L21
P-302	Sidewalk Pavers-Infill: Unilock Holland Premier C Herringbone pattern. Color: 70% Fossil / 30% Champaign Randomize Color Mix See Details for Laying Pattern	9,610 sf	6/L21
P-303	Crosswalk Pavers: Infill- Unilock 8cm Series 4x8 Pavers Herringbone Pattern. Color: 70% SS0271 and 30% Golden Tan Randomize Color Mix. Border-Unilock 8cm Holland Premier Double Sailor Course Color: River See Details for Laying Pattern	1,387 sf	7/L21
P-304	Sidewalk Pavers- Soldier Course Unilock Holland Premier Soldier Course Pattern Color: River See Details for Laying Pattern	2,011 sf	6/L21

SITE FURNISHINGS

SYMBOL	DESCRIPTION	QTY	DETAIL
S-101	Landscape Forms Link Radial Bench	4	3/L19
S-102	Landscape Forms FGP-LIT-18 FGP Series Litter Receptacle. Anodized cast aluminum top and rim with timber slat construction. 20in. W x 19in. D x 37in. H. Lid: Steel Metallic Slats: Thermally Modified Ash Exterior Wood	4	
S-103	Concrete Cornhole Gameboard Outdoor Creations, inc. or Equal Model 1510 Texture: Smooth Color: Sand Buff Sealer: Nano Sealer (anti-graffiti)	4	9/L19

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MN	07/07/23	REVISED PER CITY COMMENTS

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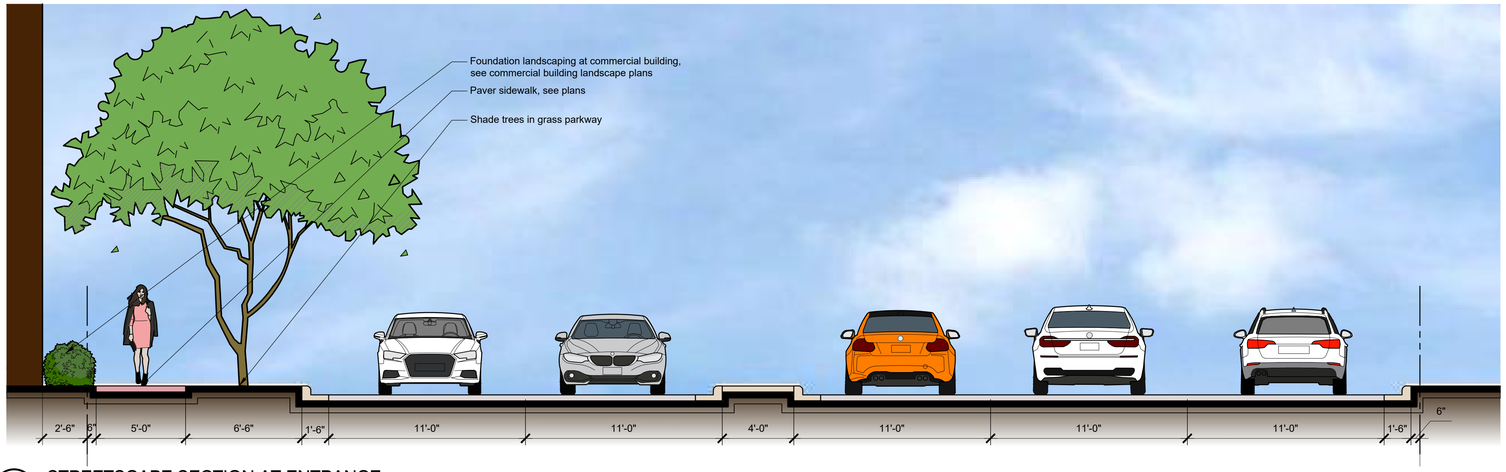
MIXED USE DEVELOPMENT AT WATER'S EDGE
CRYSTAL LAKE, ILLINOIS
OVERALL STREETSCAPE HARDSCAPE AND MATERIALS PLAN

PROJ. MGR.:	JSP
PROJ. ASSOC.:	----
DRAWN BY:	JSH
DATE:	12-17-2021
SCALE:	AS SHOWN

SHEET
L3 OF L24
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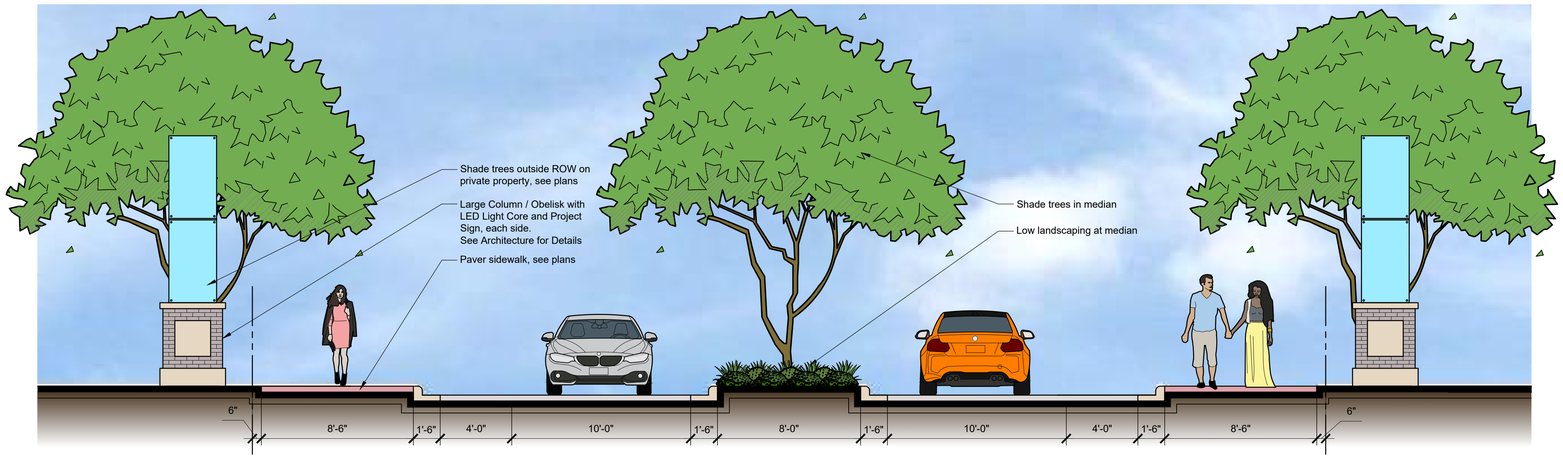
July 6, 2023 - 13:28 Dwg Name: P:\Fdc\f01\Dwg\Landplan\02-Final\03-Final Landscape Plan-Public Improvements Set.dwg Updated By: JHendricks



1 STREETSCAPE SECTION AT ENTRANCE

1/4" = 1'-0"

P-RE-FRD-FRDC-321413-01



2 STREETSCAPE SECTION AT CENTRAL MEDIAN

1/4" = 1'-0"

P-RE-FRD-FRDC-321413-05

Note:
See Architectural Plans for Sign / Column Details

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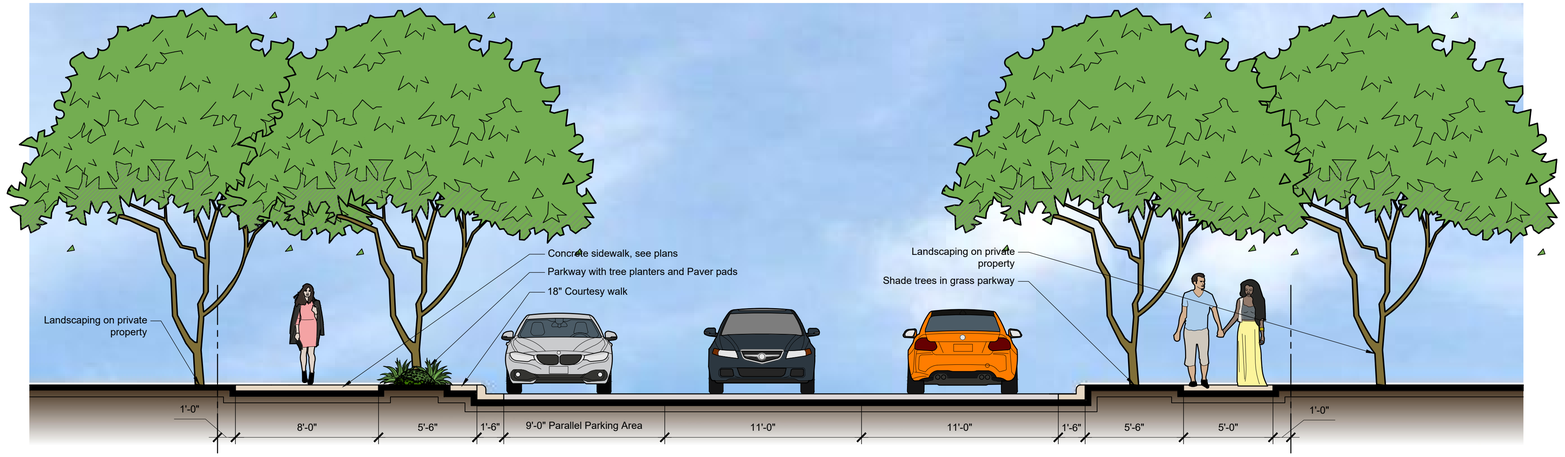
MIXED USE DEVELOPMENT AT WATER'S EDGE
CRYSTAL LAKE, ILLINOIS
STREETSCAPE SECTIONS

PROJ. MGR.: JSP
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

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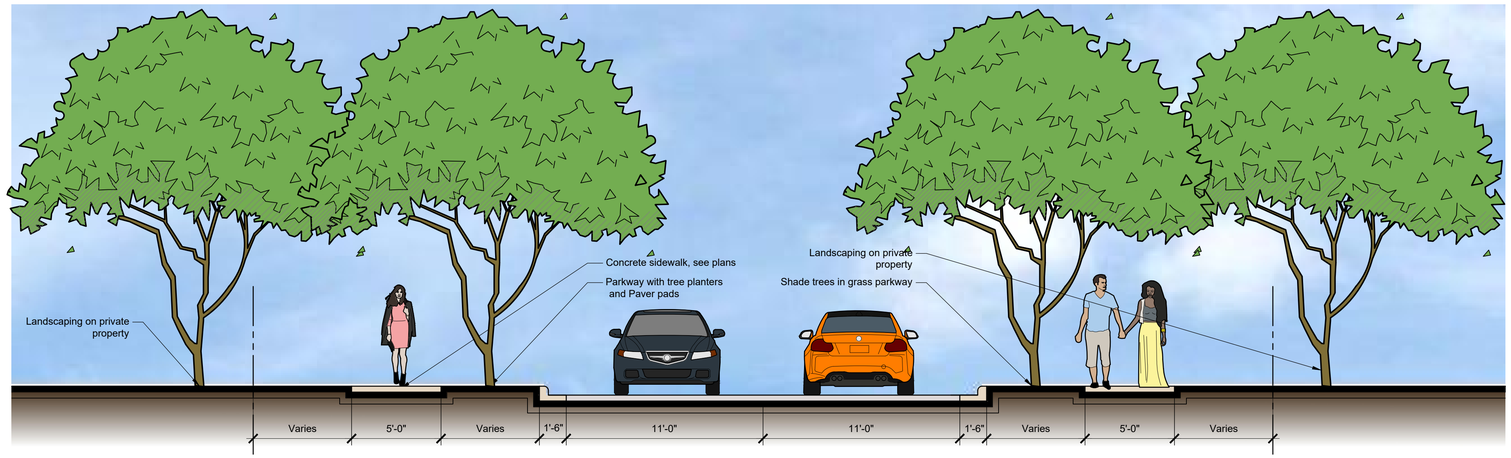
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1 STREETSCAPE SECTION AT PARALLEL PARKING

1/4" = 1'-0"

P-RE-FRD-FRDC-321413-02



2 STREETSCAPE SECTION AT SOUTH PROPERTY

1/4" = 1'-0"

P-RE-FRD-FRDC-321413-04

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MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

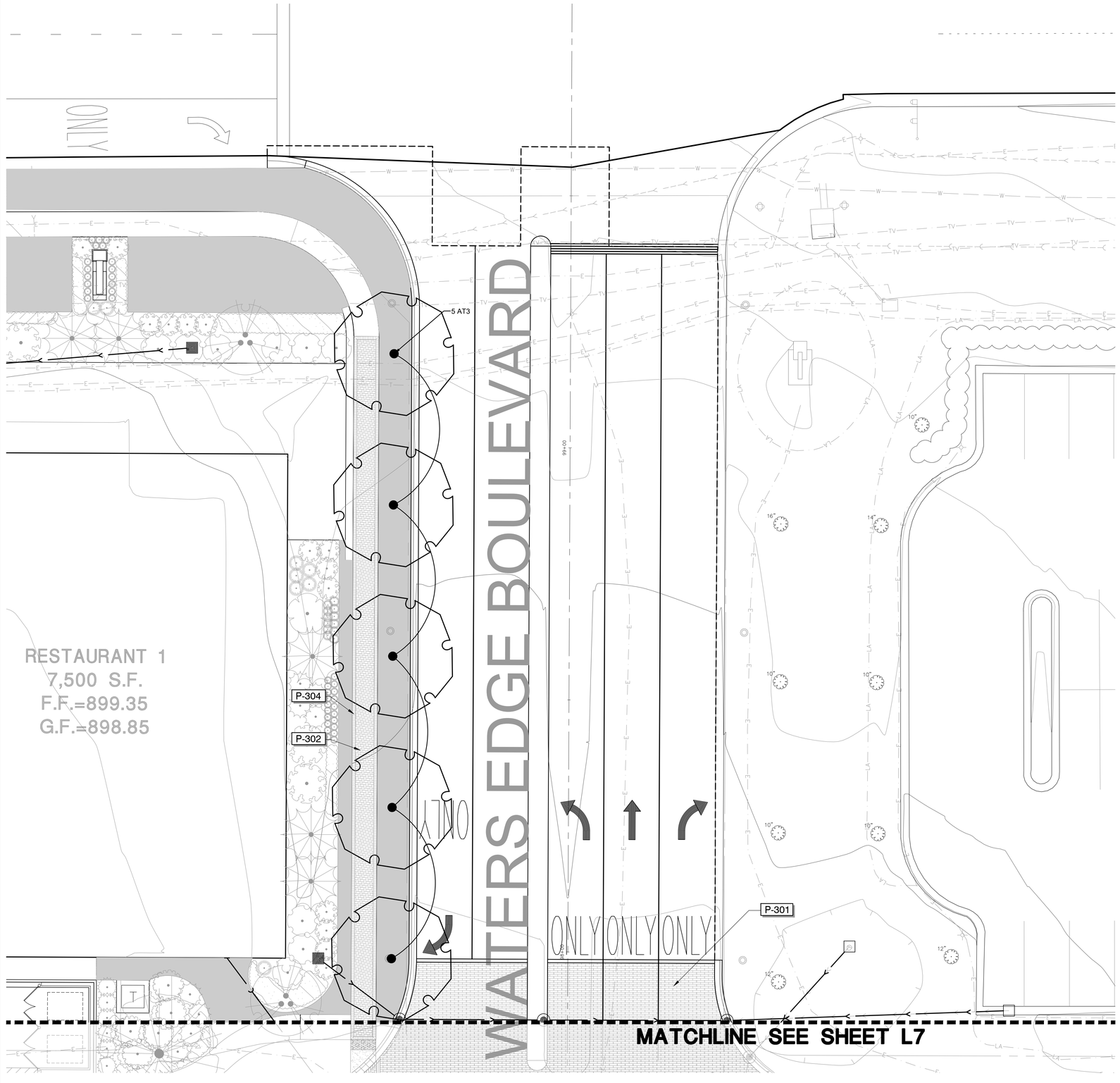
STREETSCAPE SECTIONS

PROJ. MGR.: JSP
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DRAWN BY: JSH
DATE: 12-17-2021
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L5 OF L24
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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

NORTH

REFERENCE NOTES SCHEDULE

Wood Decking

SYMBOL	DESCRIPTION	QTY	DETAIL
06-15	Wood Overlook Deck and Framing	298 sf	1/L18

Site Furnishings

SYMBOL	DESCRIPTION	QTY	DETAIL
32-34	Small Masonry Column - See Architecture Drawings	2	
32-35	Large Masonry Column / Obelisk - See Architecture Drawings 1	1	

METAL

SYMBOL	DESCRIPTION	QTY	DETAIL
F-301	AGS Stainless, inc. Rainier Cable Railing, 42" ht. Top Mount posts, space 3' O.C. Max. 15 Posts total Wood Top Rail Horizontal Infill Brushed Stainless Steel Finish	7,635 lf	2/L18

CONCRETE

SYMBOL	DESCRIPTION	QTY	DETAIL
P-102	Concrete Walk	16,005 sf	
P-103	Detectable Warning Strip See Civil for Details	217 sf	

UNIT PAVING

SYMBOL	DESCRIPTION	QTY	DETAIL
P-301	Unilock Umbriano Random A Pavers with a granite-like appearance. Pattern requires (100%) Random Bundle. For pedestrian, light vehicular, and heavy vehicular applications.	7,773 sf	/
P-302	Sidewalk Pavers-Infill: Unilock Holland Premier C Interlocking paver units. Herringbone pattern. Standard (100%) sizing. For pedestrian, light vehicular, and heavy vehicular applications.	9,488 sf	1/L17
P-303	Crosswalk Pavers: Unilock Holland Premier C Interlocking paver units. Herringbone pattern. Standard (100%) sizing. For pedestrian, light vehicular, and heavy vehicular applications.	1,072 sf	/
P-304	Sidewalk Pavers- Soldier Course Unilock Holland Premier Interlocking paver units. Soldier Course bond pattern. Standard (100%) sizing. For pedestrian, light vehicular, and heavy vehicular applications.	1,943 sf	1/L17

SITE FURNISHINGS

SYMBOL	DESCRIPTION	QTY	DETAIL
S-101	Landscape Forms Link Radial Bench	4	3/L17

Legend

Turf

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MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

STREETSCAPE HARDSCAPE AND PLANTING PLAN

PROJ. MGR.:	JSP
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DRAWN BY:	JSH
DATE:	12-17-2021
SCALE:	AS SHOWN

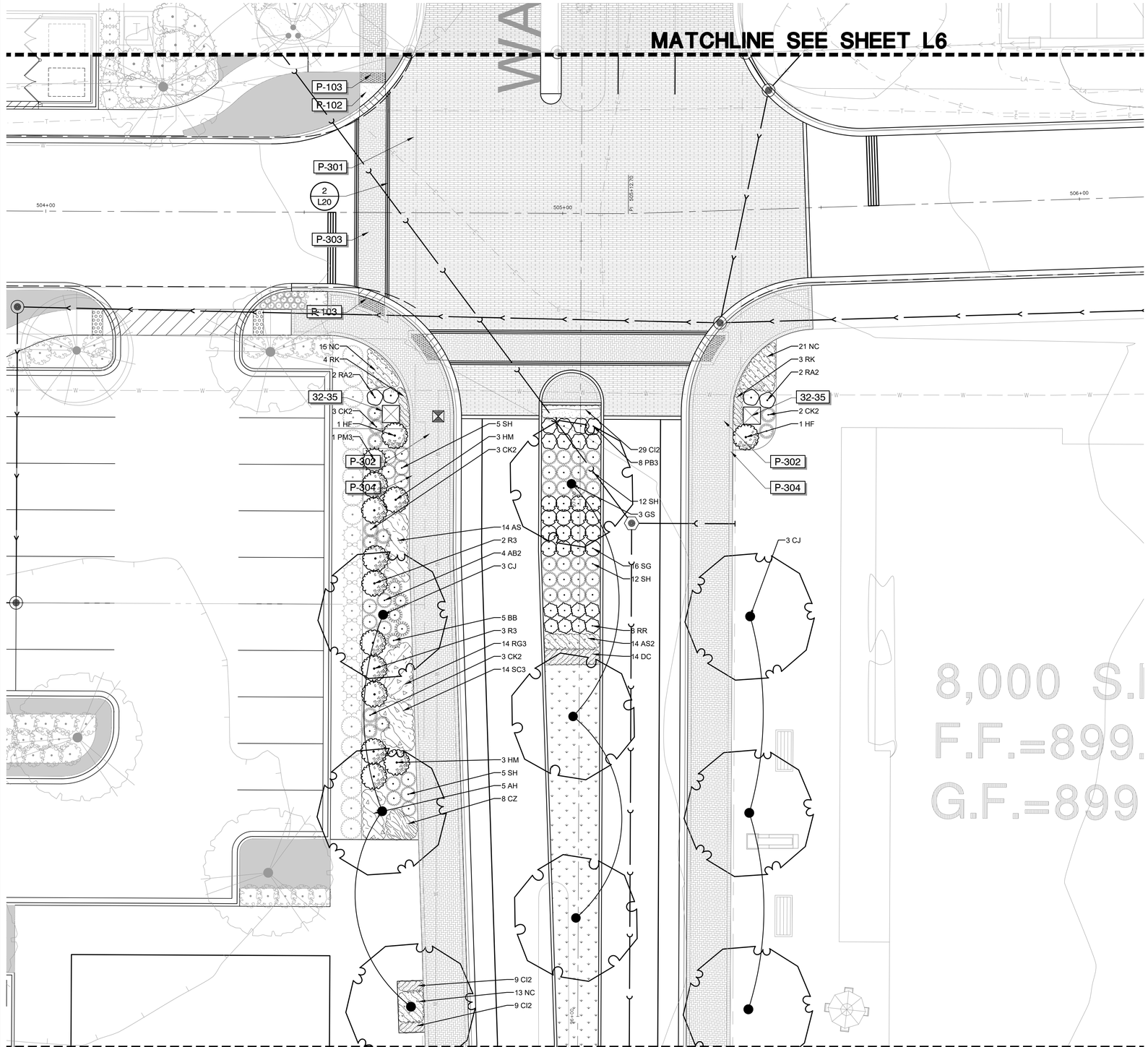
SHEET

L6 OF L24

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NORTH

REFERENCE NOTES SCHEDULE

Wood Decking

SYMBOL	DESCRIPTION	QTY	DETAIL
06-15	Wood Overlook Deck and Framing	298 sf	1/L20

Site Furnishings

SYMBOL	DESCRIPTION	QTY	DETAIL
32-35	Large Masonry Column / Obelisk - See Architecture Drawings 1	2	

METAL

SYMBOL	DESCRIPTION	QTY	DETAIL
F-301	AGS Stainless, inc. Rainier Cable Railing, 42" ht. Top Mount posts, space 3' O.C. Max. 15 Posts total Wood Top Rail Horizontal Infill Brushed Stainless Steel Finish	10,483 lf	2/L20

CONCRETE

SYMBOL	DESCRIPTION	QTY	DETAIL
P-102	Concrete Walk	16,762 sf	
P-103	Detectable Warning Strip See Civil for Details	238 sf	

UNIT PAVING

SYMBOL	DESCRIPTION	QTY	DETAIL
P-301	Intersection Pavers: Unilock 8cm Series Pavers Sailer Course Pattern 20% 4x8 and 80% 4x12 Pavers Color: 90% SS0271 / 10% Golden Tan Color Randomize Color Mix See Details for Laying Pattern	7,629 sf	8/L21
P-302	Sidewalk Pavers-Infill: Unilock Holland Premier C Herringbone pattern. Color: 70% Fossil / 30% Champaign Randomize Color Mix See Details for Laying Pattern	9,610 sf	6/L21
P-303	Crosswalk Pavers: Infill- Unilock 8cm Series 4x8 Pavers Herringbone Pattern. Color: 70% SS0271 and 30% Golden Tan Randomize Color Mix. Border-Unilock 8cm Holland Premier Double Sailor Course Color: River See Details for Laying Pattern	1,387 sf	7/L21
P-304	Sidewalk Pavers- Soldier Course Unilock Holland Premier Soldier Course Pattern Color: River See Details for Laying Pattern	2,011 sf	6/L21

SITE FURNISHINGS

SYMBOL	DESCRIPTION	QTY	DETAIL
S-101	Landscape Forms Link Radial Bench	4	3/L19
S-102	Landscape Forms FGP-LIT-18 FGP Series Litter Receptacle. Anodized cast aluminum top and rim with timber slat construction. 20in. W x 19in. D x 37in. H. Lid: Steel Metallic Slats: Thermally Modified Ash Exterior Wood	4	
S-103	Concrete Cornhole Gameboard Outdoor Creations, inc. or Equal Model 1510 Texture: Smooth Color: Sand Buff Sealer: Nano Sealer (anti-graffiti)	4	9/L19

Legend

Turf

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MN	REVISED PER CITY COMMENTS	07/07/23

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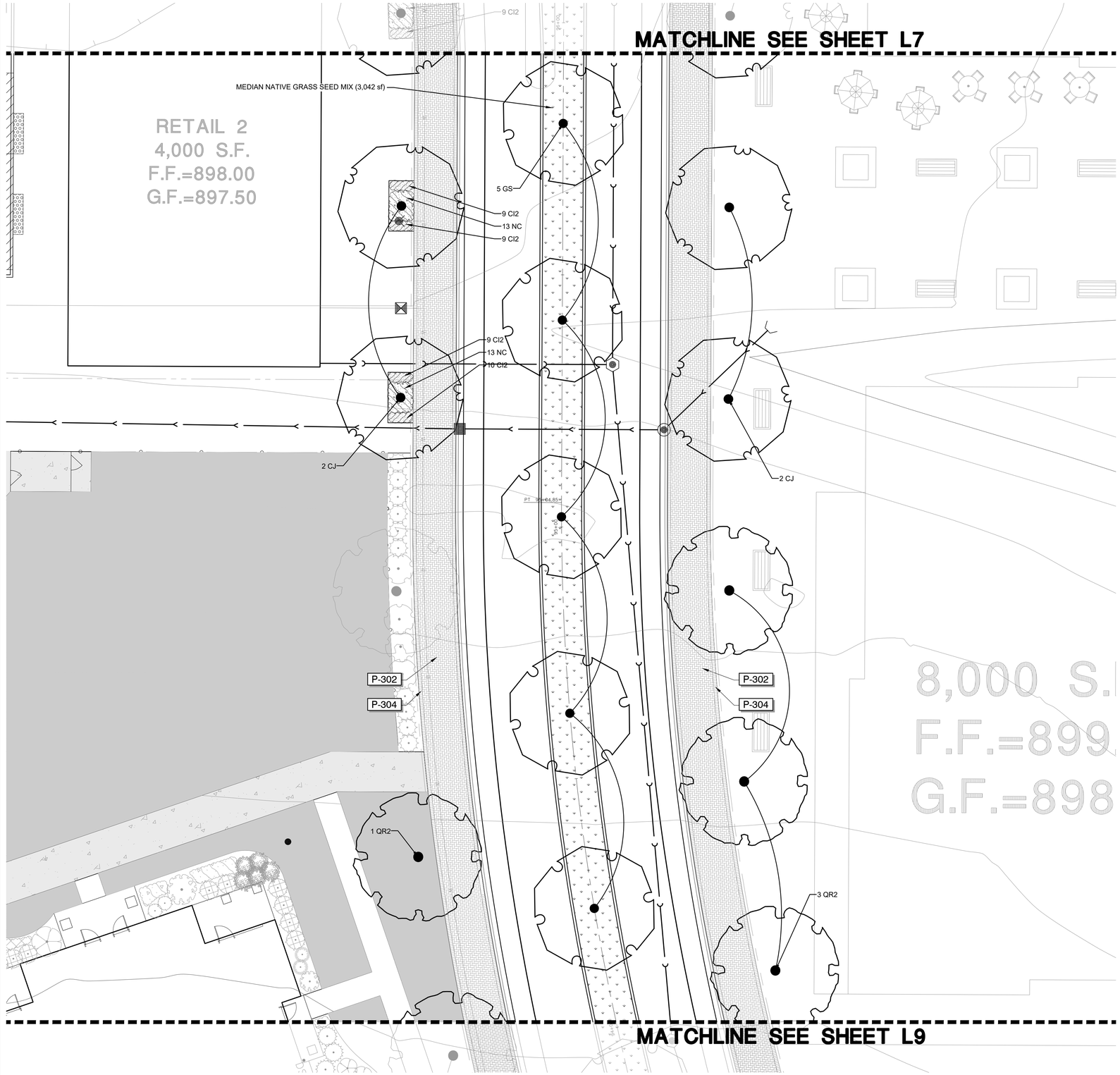
MIXED USE DEVELOPMENT AT WATER'S EDGE
CRYSTAL LAKE, ILLINOIS
STREETSCAPE HARDSCAPE AND PLANTING PLAN

PROJ. MGR.: JSP
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

SHEET
L7 OF L24
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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

NORTH

REFERENCE NOTES SCHEDULE

Wood Decking

SYMBOL	DESCRIPTION	QTY	DETAIL
06-15	Wood Overlook Deck and Framing	298 sf	1/L20

Site Furnishings

SYMBOL	DESCRIPTION	QTY	DETAIL
32-35	Large Masonry Column / Obelisk - See Architecture Drawings 1	2	

METAL

SYMBOL	DESCRIPTION	QTY	DETAIL
F-301	AGS Stainless, inc. Rainier Cable Railing, 42" ht. Top Mount posts, space 3' O.C. Max. 15 Posts total Wood Top Rail Horizontal Infill Brushed Stainless Steel Finish	10,483 lf	2/L20

CONCRETE

SYMBOL	DESCRIPTION	QTY	DETAIL
P-102	Concrete Walk	16,762 sf	
P-103	Detectable Warning Strip See Civil for Details	238 sf	

UNIT PAVING

SYMBOL	DESCRIPTION	QTY	DETAIL
P-301	Intersection Pavers: Unilock 8cm Series Pavers Sailer Course Pattern 20% 4x8 and 80% 4x12 Pavers Color: 90% SS0271 / 10% Golden Tan Color Randomize Color Mix See Details for Laying Pattern	7,629 sf	8/L21
P-302	Sidewalk Pavers-Infill: Unilock Holland Premier C Herringbone pattern. Color: 70% Fossil / 30% Champaign Randomize Color Mix See Details for Laying Pattern	9,610 sf	6/L21
P-303	Crosswalk Pavers: Infill- Unilock 8cm Series 4x8 Pavers Herringbone Pattern. Color: 70% SS0271 and 30% Golden Tan Randomize Color Mix. Border-Unilock 8cm Holland Premier Double Sailor Course Color: River See Details for Laying Pattern	1,387 sf	7/L21
P-304	Sidewalk Pavers- Soldier Course Unilock Holland Premier Soldier Course Pattern Color: River See Details for Laying Pattern	2,011 sf	6/L21

SITE FURNISHINGS

SYMBOL	DESCRIPTION	QTY	DETAIL
S-101	Landscape Forms Link Radial Bench	4	3/L19
S-102	Landscape Forms FGP-LIT-18 FGP Series Litter Receptacle. Anodized cast aluminum top and rim with timber slat construction. 20in. W x 19in. D x 37in. H. Lid: Steel Metallic Slats: Thermally Modified Ash Exterior Wood	4	
S-103	Concrete Cornhole Gameboard Outdoor Creations, inc. or Equal Model 1510 Texture: Smooth Color: Sand Buff Sealer: Nano Sealer (anti-graffiti)	4	9/L19

Legend

Turf

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MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

STREETSCAPE HARDSCAPE AND PLANTING PLAN

PROJ. MGR.:	JSP
PROJ. ASSOC.:	----
DRAWN BY:	JSH
DATE:	12-17-2021
SCALE:	AS SHOWN

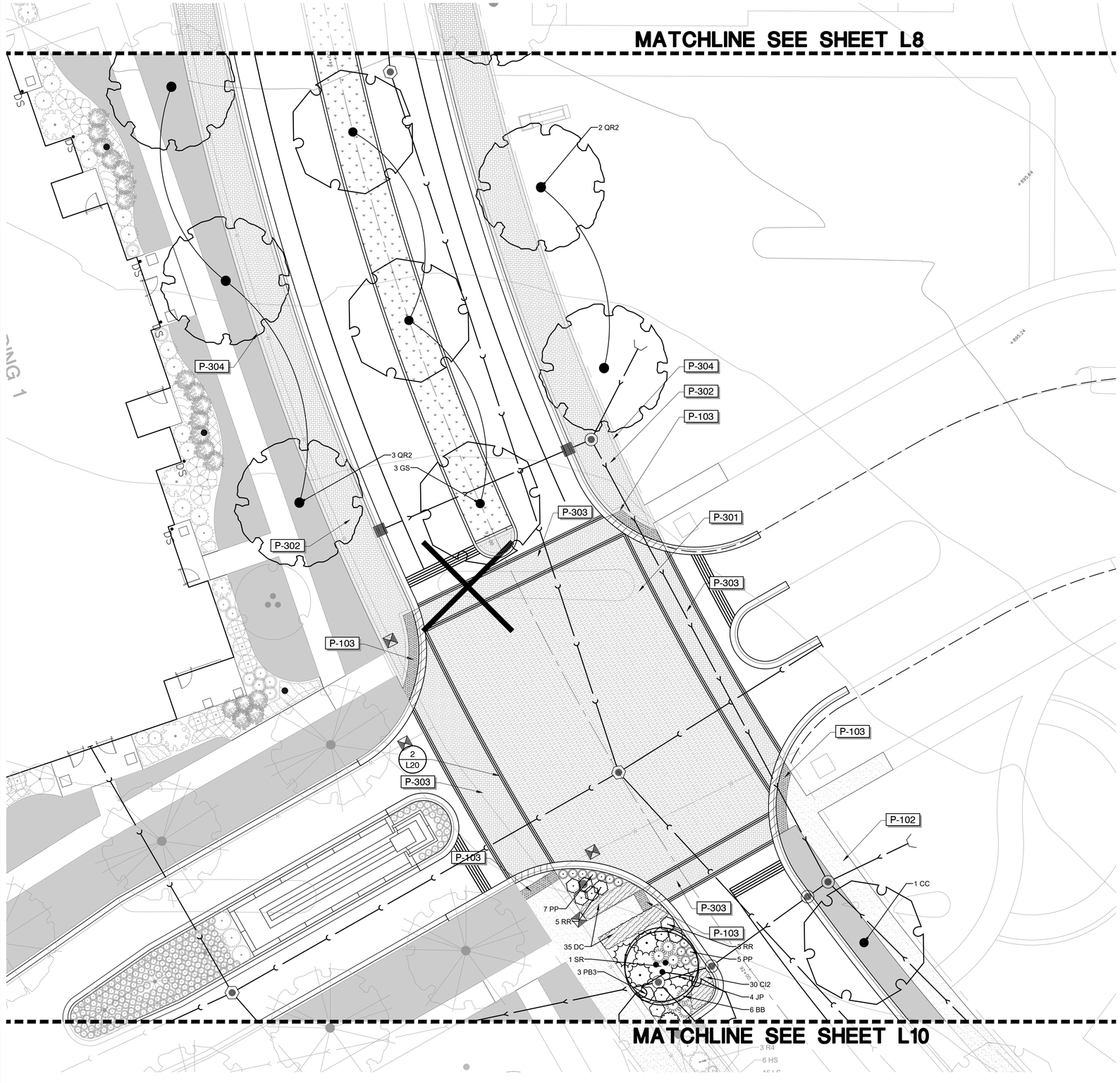
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July 6, 2023 - 13:28 Dwg Name: P:\Frdclil01\Dwg\Landplan\02-Final\02-Final Landscape Plan-Public Improvements Set.dwg Updated By: jHendricks



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NORTH

REFERENCE NOTES SCHEDULE

Wood Decking

SYMBOL	DESCRIPTION	QTY	DETAIL
06-15	Wood Overlook Deck and Framing	298 sf	1/L20

Site Furnishings

SYMBOL	DESCRIPTION	QTY	DETAIL
32-35	Large Masonry Column / Obelisk - See Architecture Drawings 1	2	

METAL

SYMBOL	DESCRIPTION	QTY	DETAIL
F-301	AGS Stainless, inc. Rainier Cable Railing, 42" ht. Top Mount posts, space 3' O.C. Max. 15 Posts total Wood Top Rail Horizontal Infill Brushed Stainless Steel Finish	10,483 lf	2/L20

CONCRETE

SYMBOL	DESCRIPTION	QTY	DETAIL
P-102	Concrete Walk	16,762 sf	
P-103	Detectable Warning Strip See Civil for Details	238 sf	

UNIT PAVING

SYMBOL	DESCRIPTION	QTY	DETAIL
P-301	Intersection Pavers: Unilock 8cm Series Pavers Sailer Course Pattern 20% 4x8 and 80% 4x12 Pavers Color: 90% SS0271 / 10% Golden Tan Color Randomize Color Mix See Details for Laying Pattern	7,629 sf	8/L21
P-302	Sidewalk Pavers-Infill: Unilock Holland Premier C Herringbone pattern. Color: 70% Fossil / 30% Champaign Randomize Color Mix See Details for Laying Pattern	9,610 sf	6/L21
P-303	Crosswalk Pavers: Infill- Unilock 8cm Series 4x8 Pavers Herringbone Pattern. Color: 70% SS0271 and 30% Golden Tan Randomize Color Mix. Border-Unilock 8cm Holland Premier Double Sailor Course Color: River See Details for Laying Pattern	1,387 sf	7/L21
P-304	Sidewalk Pavers- Soldier Course Unilock Holland Premier Soldier Course Pattern Color: River See Details for Laying Pattern	2,011 sf	6/L21

SITE FURNISHINGS

SYMBOL	DESCRIPTION	QTY	DETAIL
S-101	Landscape Forms Link Radial Bench	4	3/L19
S-102	Landscape Forms FGP-LIT-18 FGP Series Litter Receptacle. Anodized cast aluminum top and rim with timber slat construction. 20in. W x 19in. D x 37in. H. Lid: Steel Metallic Slats: Thermally Modified Ash Exterior Wood	4	
S-103	Concrete Cornhole Gameboard Outdoor Creations, inc. or Equal Model 1510 Texture: Smooth Color: Sand Buff Sealer: Nano Sealer (anti-graffiti)	4	9/L19

Legend

Turf

DRAWN BY	REVISIONS	DATE
MN	REVISED PER CITY COMMENTS	07/07/23

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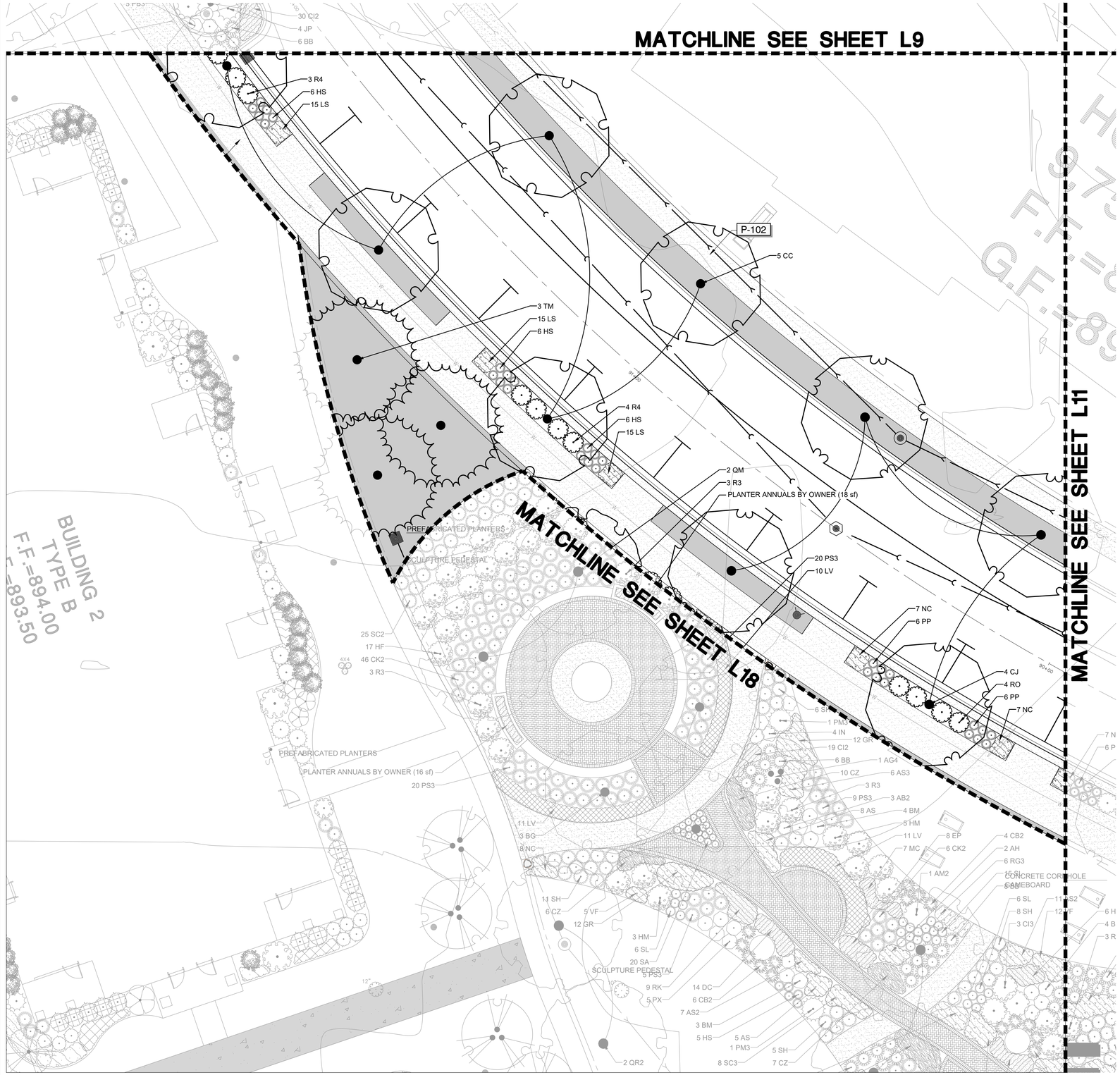
MIXED USE DEVELOPMENT AT WATER'S EDGE
CRYSTAL LAKE, ILLINOIS
STREETSCAPE HARDSCAPE AND PLANTING PLAN

PROJ. MGR.:	JSP
PROJ. ASSOC.:	----
DRAWN BY:	JSH
DATE:	12-17-2021
SCALE:	AS SHOWN

SHEET
L9 OF L24
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Legend

Turf

DRAWN BY	REVISIONS	DATE	
MN	REVISED PER CITY COMMENTS	07/07/23	

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MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

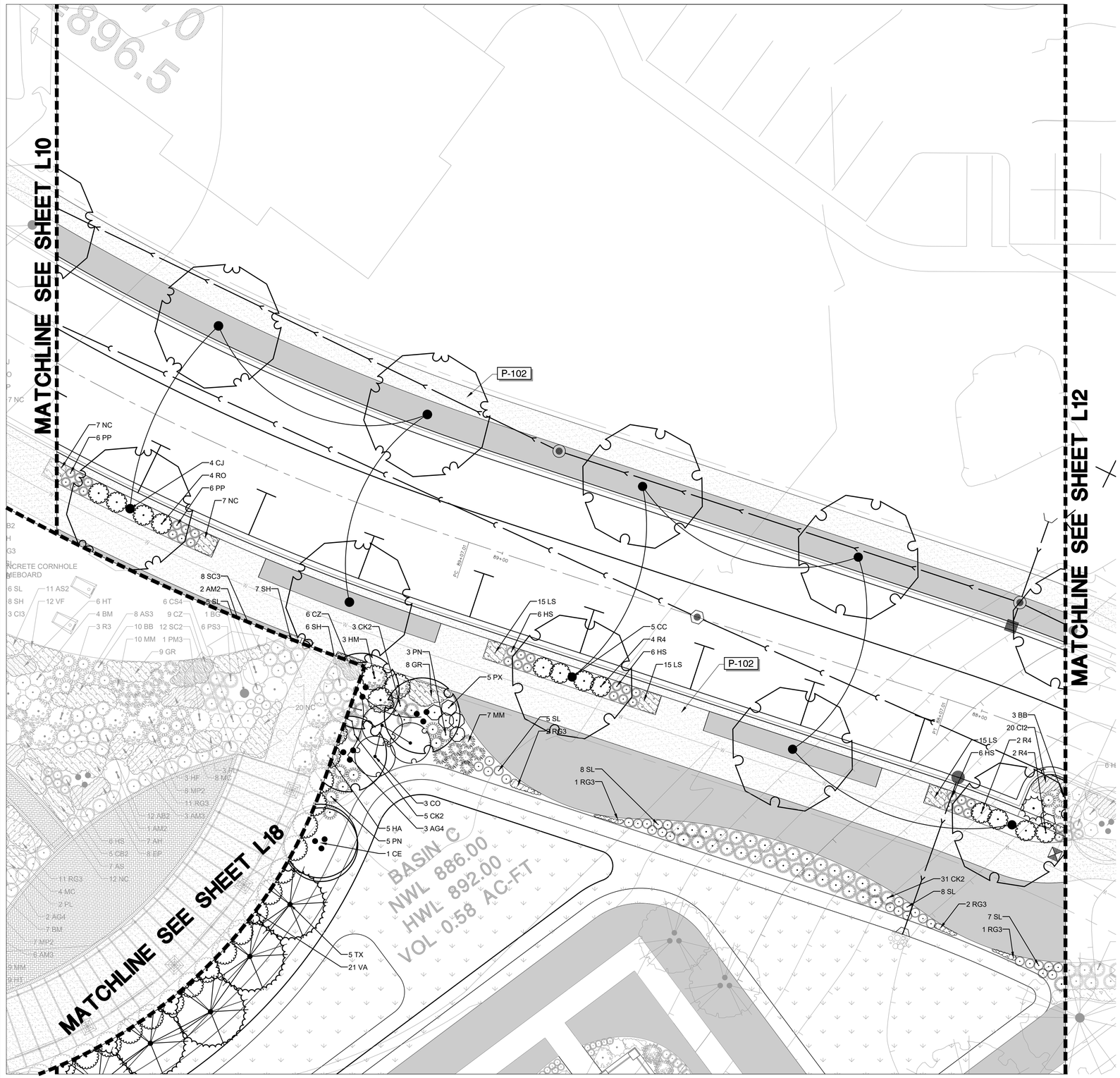
STREETSCAPE HARDSCAPE AND PLANTING PLAN

PROJ. MGR.:	JSP
PROJ. ASSOC.:	----
DRAWN BY:	JSH
DATE:	12-17-2021
SCALE:	AS SHOWN

SHEET
L10 OF L24
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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

NORTH

REFERENCE NOTES SCHEDULE

Wood Decking

SYMBOL	DESCRIPTION	QTY	DETAIL
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Site Furnishings

SYMBOL	DESCRIPTION	QTY	DETAIL
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Legend

Turf

DRAWN BY	REVISIONS	DATE	
MN	REVISED PER CITY COMMENTS	07/07/23	1

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MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

STREETSCAPE HARDSCAPE AND PLANTING PLAN

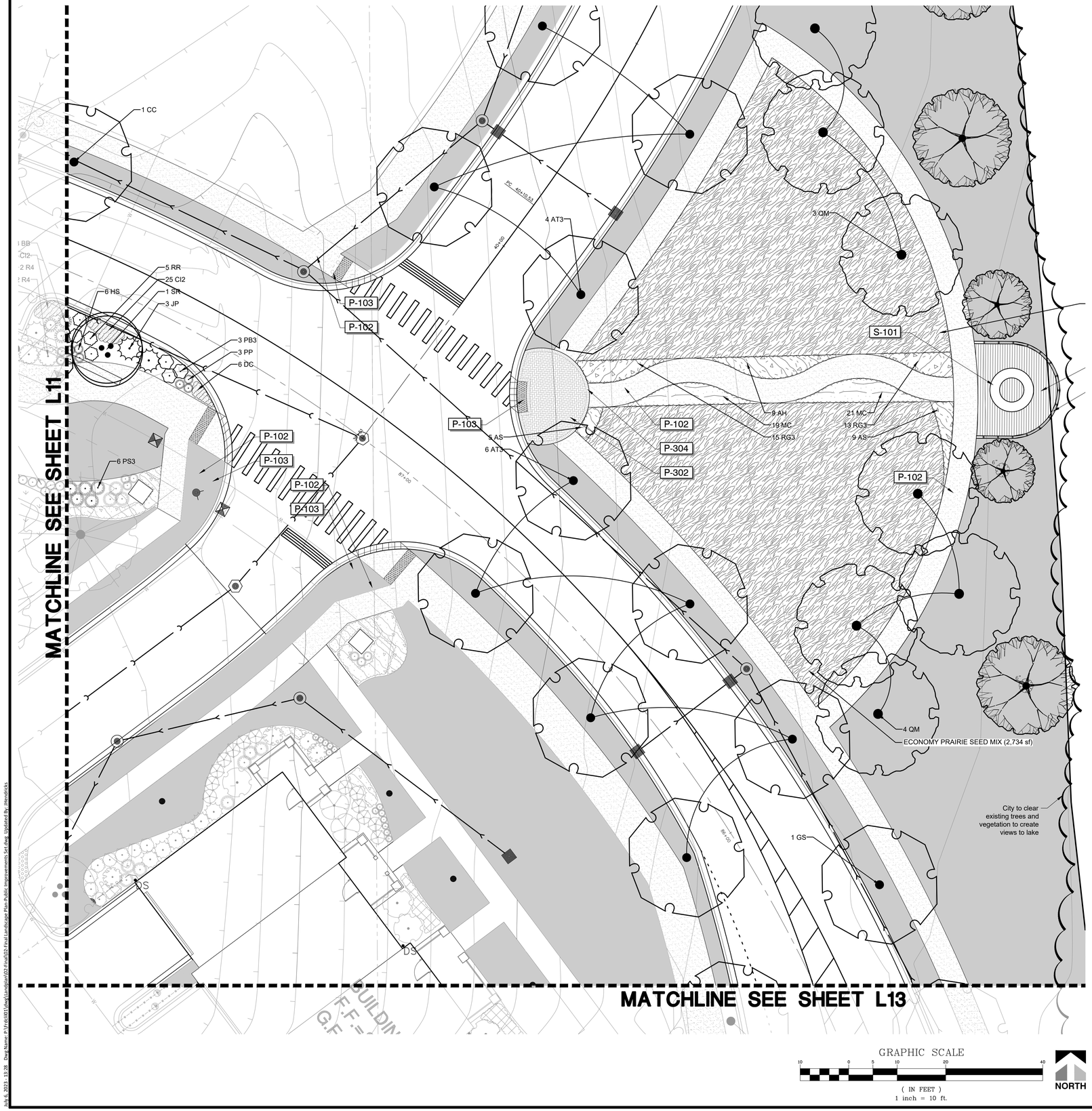
PROJ. MGR.:	JSP
PROJ. ASSOC.:	----
DRAWN BY:	JSH
DATE:	12-17-2021
SCALE:	AS SHOWN

SHEET L11 OF L24

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GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)

1 inch = 10 ft.

NORTH

REFERENCE NOTES SCHEDULE

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Legend

Turf

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MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

STREETSCAPE HARDSCAPE AND PLANTING PLAN AND OVERLOOK PLANS

PROJ. MGR.:	JSP
PROJ. ASSOC.:	----
DRAWN BY:	JSH
DATE:	12-17-2021
SCALE:	AS SHOWN

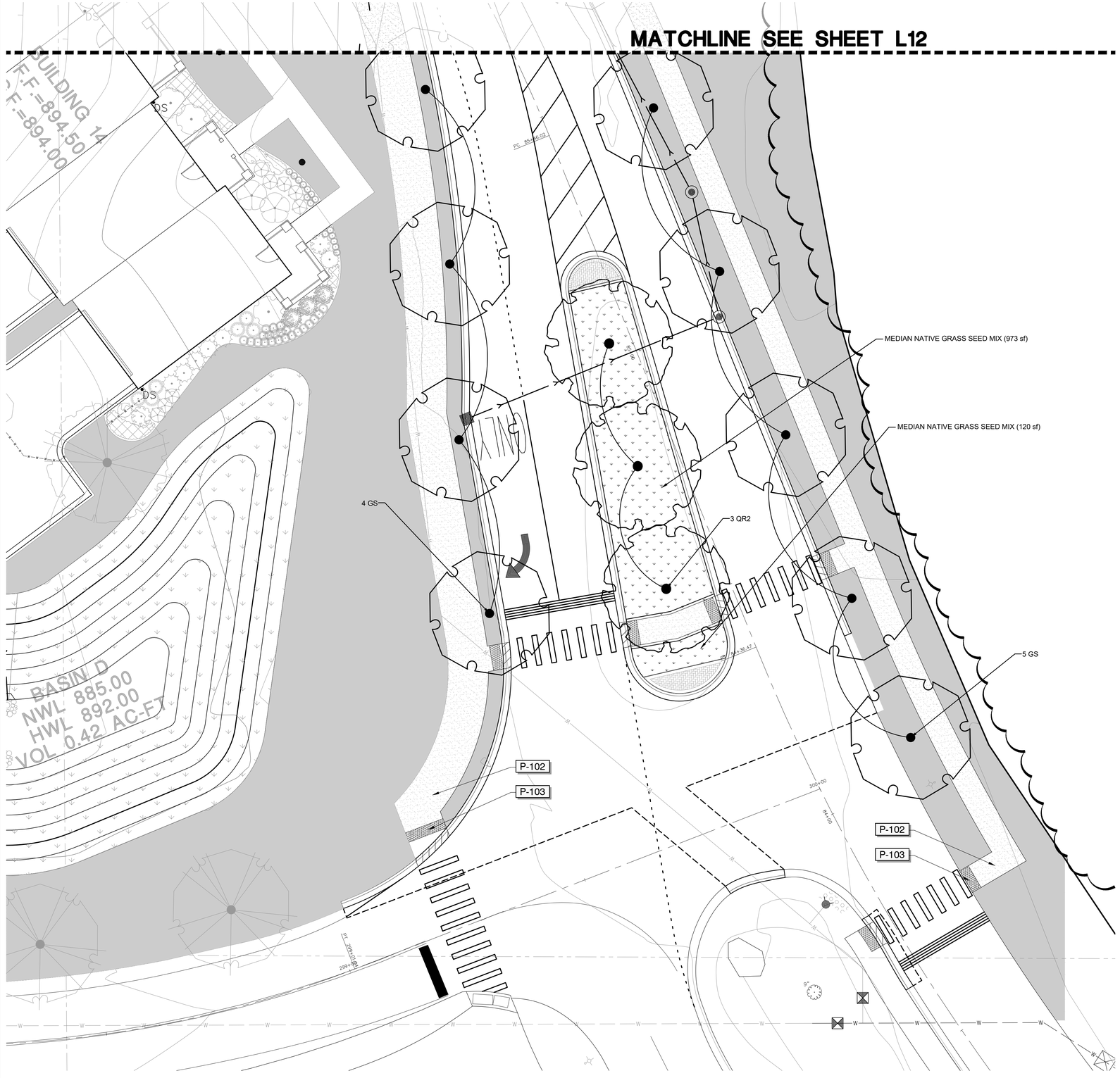
SHEET

L12 OF L24

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10 0 5 10 20 40

(IN FEET)
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Legend

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DRAWN BY	REVISIONS	DATE
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MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

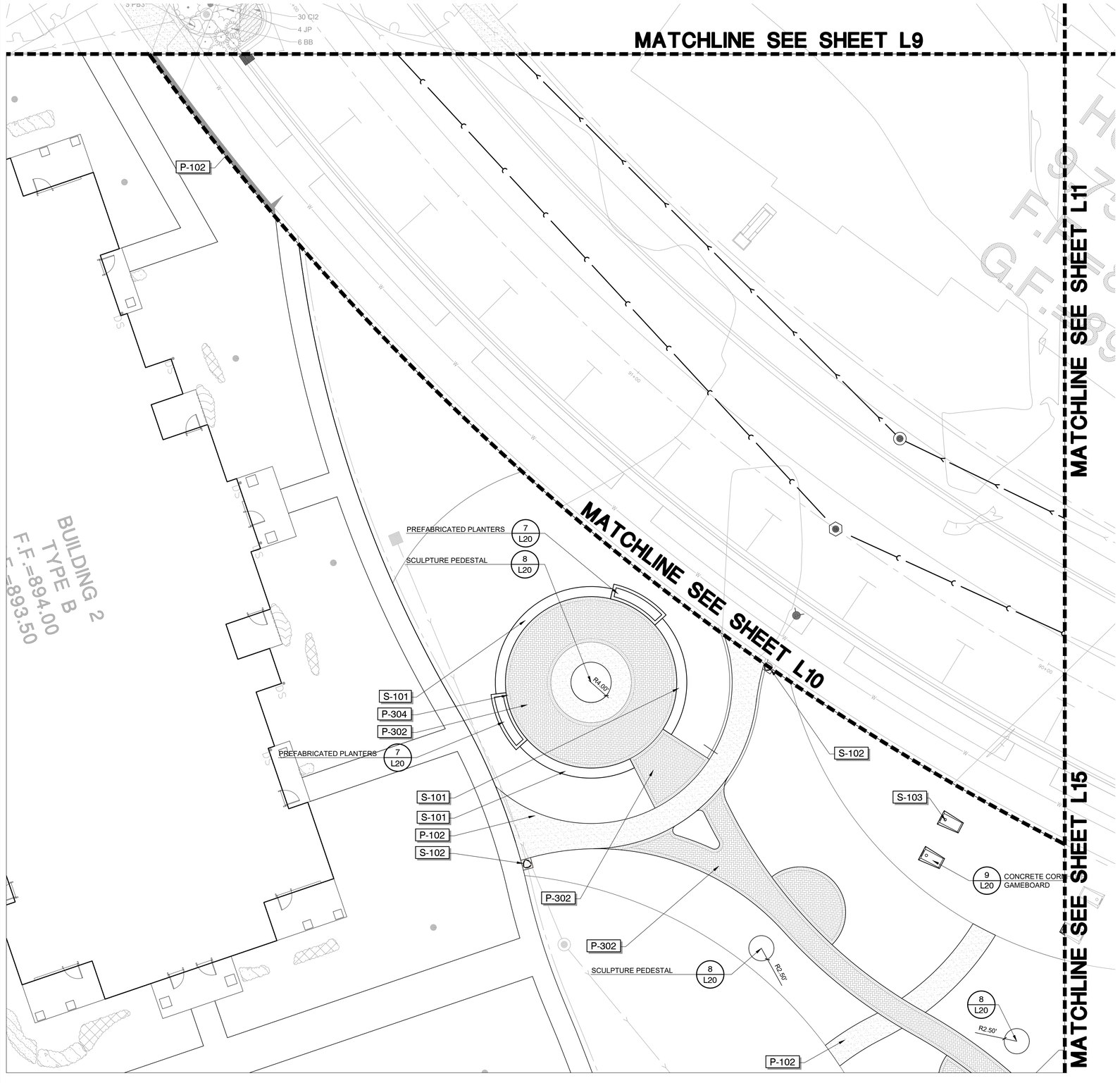
STREETSCAPE HARDSCAPE AND PLANTING PLAN

PROJ. MGR.: JSP
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

SHEET
L13 OF L24
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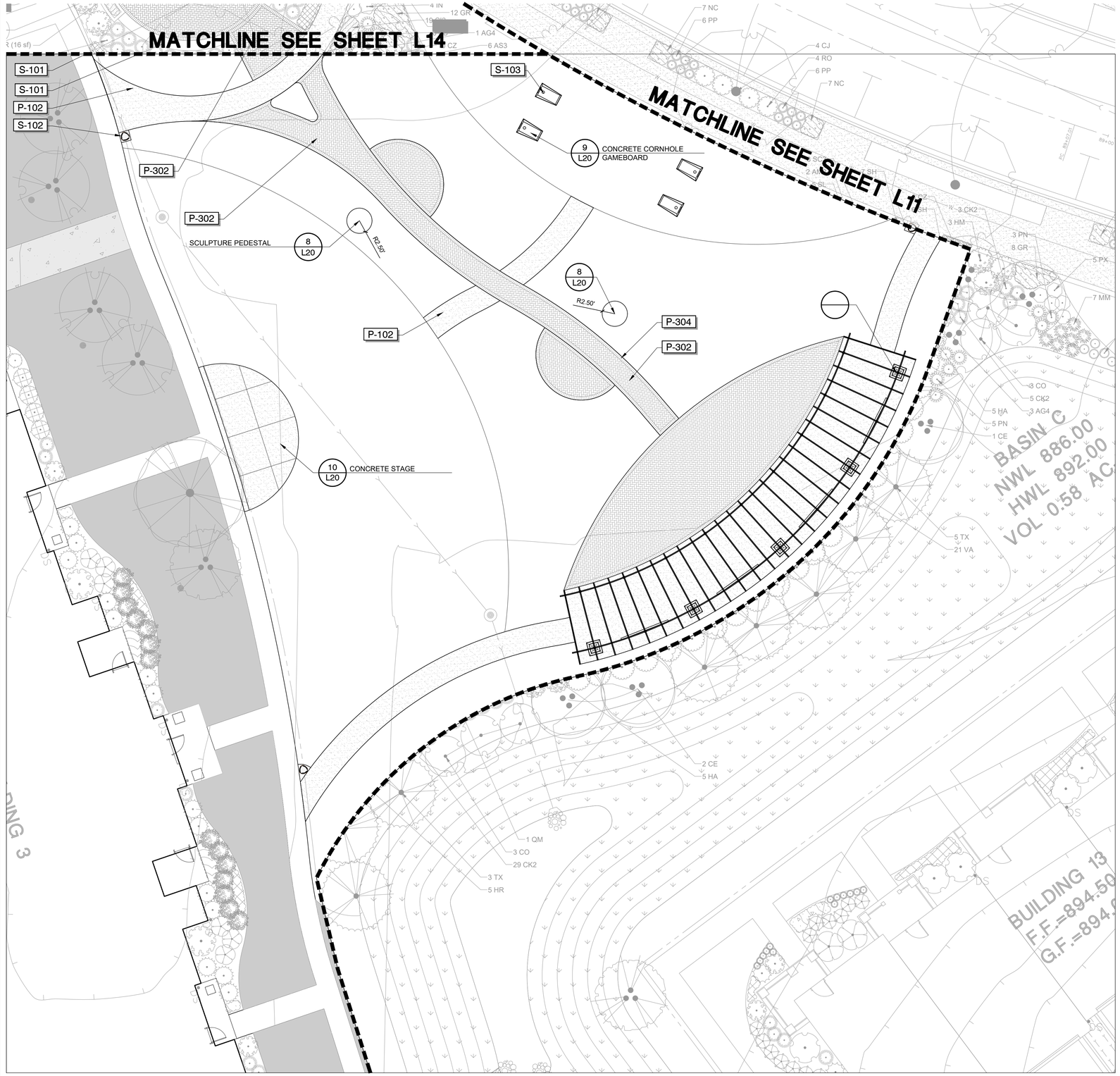
MIXED USE DEVELOPMENT AT WATER'S EDGE
CRYSTAL LAKE, ILLINOIS
PARK HARDSCAPE AND MATERIALS PLAN - NORTH

PROJ. MGR.: JSP
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

SHEET
L14 OF L24
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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

NORTH

REFERENCE NOTES SCHEDULE

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DRAWN BY	DATE	REVISIONS	
MN	07/07/23	REVISED PER CITY COMMENTS	

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MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

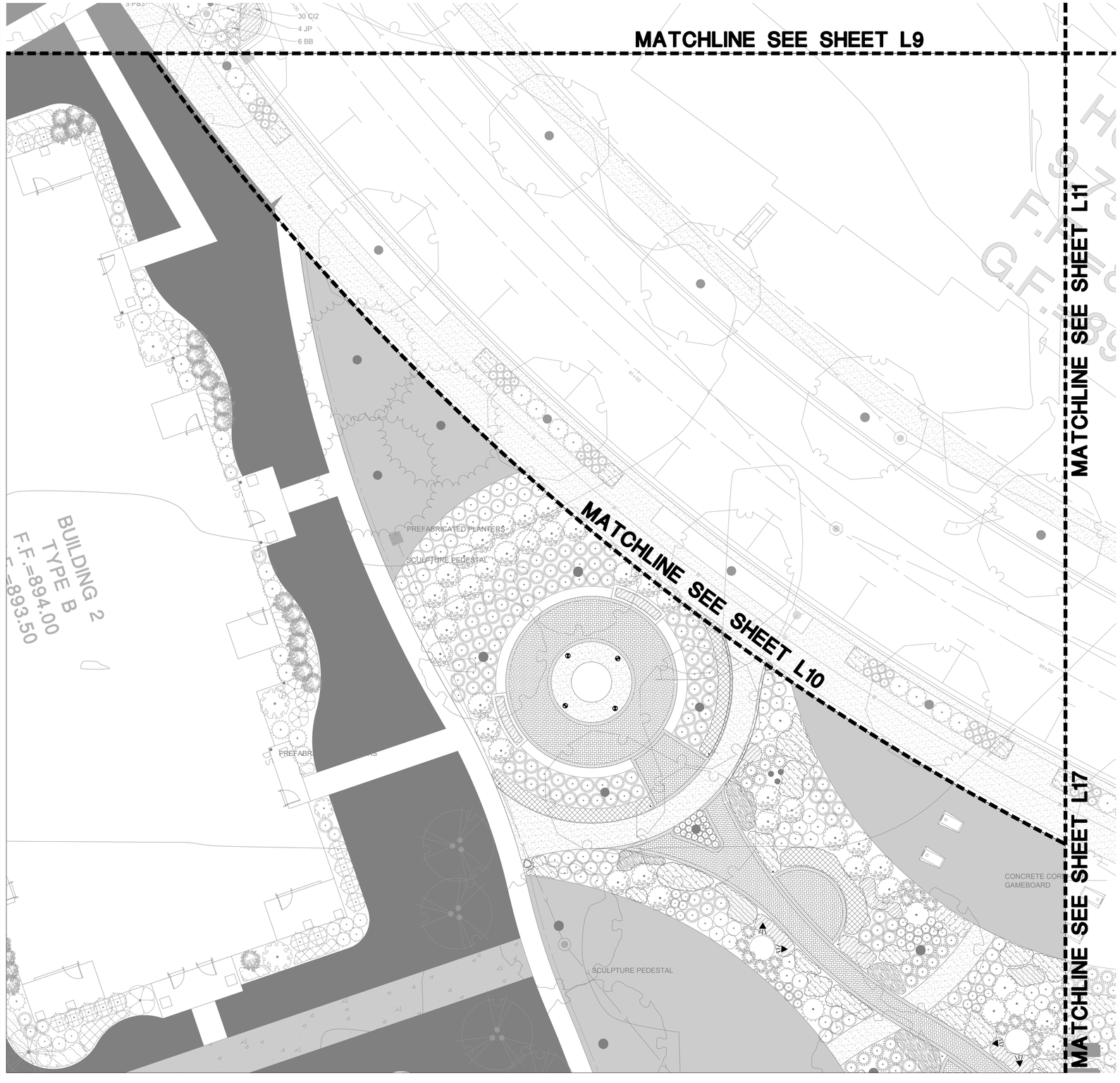
PARK HARDSCAPE AND MATERIALS PLAN - SOUTH

PROJ. MGR.:	JSP
PROJ. ASSOC.:	----
DRAWN BY:	JSH
DATE:	12-17-2021
SCALE:	AS SHOWN

SHEET
L15 OF L24
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LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	WAC Landscape Lighting 6612 Scoop LED Bollard Order code: 6611, Aluminum Alloy, (BZ) Bronze on Aluminum, Concrete Pour Kit Lamp: 6612, 5.7|5.7	14	5/L21
	FX Luminaire FB Fits well into tight spaces. 7.5in. H x 2.0in. Dia. Order code: FB, Aluminum Alloy, (BZ) Bronze Metallic, 3-Prong Spike Lamp: FB-1LED, 2W|2.4VA, 2700K, Beamspread: Spot	4	1/L21
	FX Luminaire ZW-DN Compact wall-mounted downlight. Order code: ZW, Aluminum, (BZ) Bronze Metallic, Direct Mount Lamp: ZW-DN-1LED, 2W|2.4VA, 2700K, Beamspread: Flood	10	2/L21
	FX Luminaire TE Ideal fixture for in grade landscape applications. 12.25in. H x 6.4in. Dia. Order code: TE, Brass, (BS) Natural Brass, Direct Mount Lamp: 20W MR-16 LED Warm Flood, 4W|4.3VA, 2700K, Beamspread: Flood	4	3/L21
	FX Luminaire C-DL Corrosion-resistant brass down light. 10.7in. H x 2.9in. Dia. Order code: C-DL, Brass, (AB) Antique Bronze, Wall Canopy Lamp: 35W MR-16 LED Warm Flood, 5W|5.4VA, 2700K, Beamspread: Flood	4	4/L21

Note:
Lighting Plan, Photometrics and fixture selections to be reviewed by electrical and lighting supplier prior to installation for verification of proper lighting coverage and design of electrical system. Lighting Plan shown for general guidance. Fixtures may be replaced with equal quality materials.

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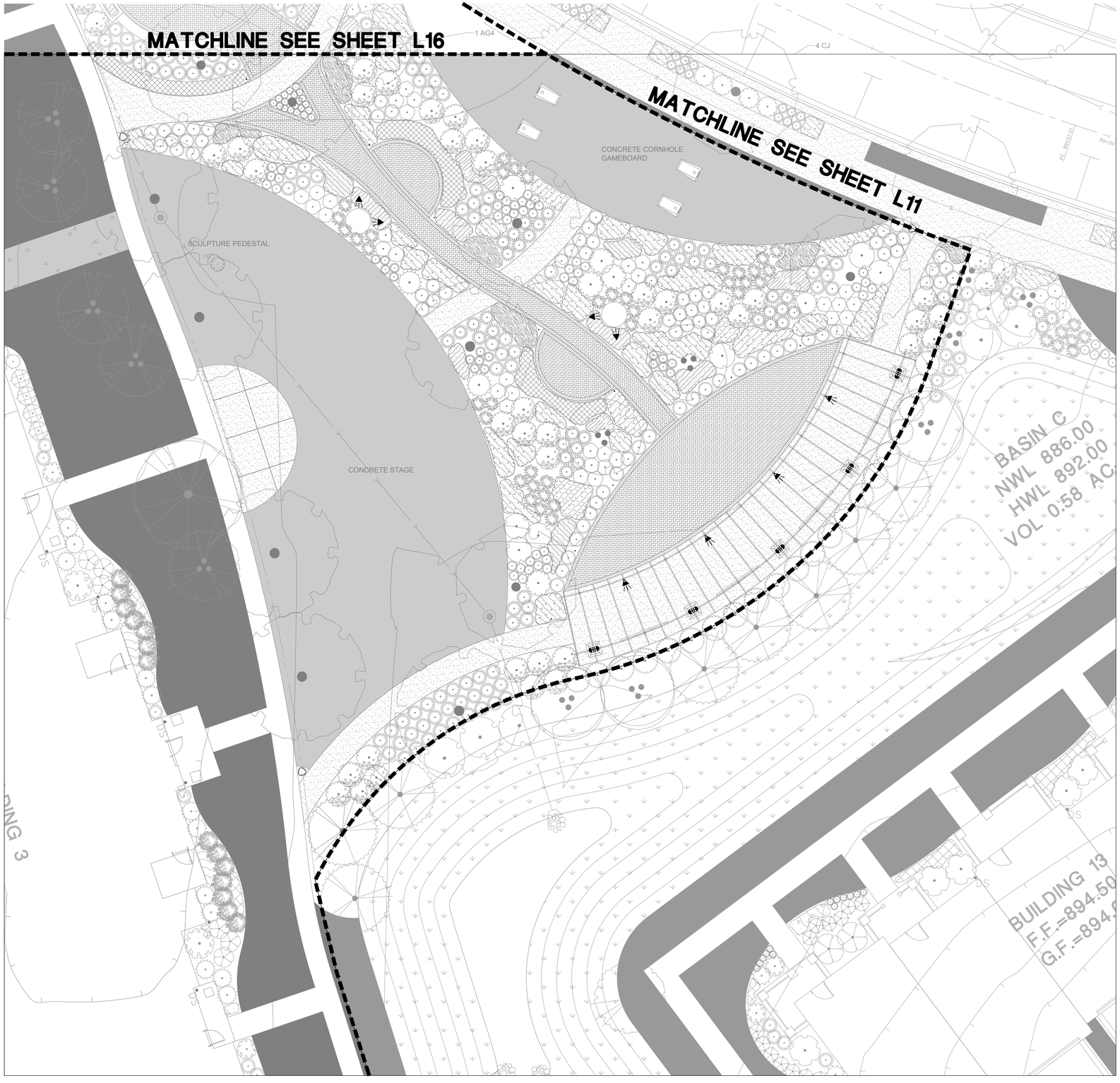
MIXED USE DEVELOPMENT AT WATER'S EDGE
CRYSTAL LAKE, ILLINOIS
PARK LIGHTING PLAN - NORTH

PROJ. MGR.: JSP
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

SHEET
L16 OF L24
FRD.CLIL01

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GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)

1 inch = 40 ft.

NORTH

LIGHTING SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	DETAIL
	WAC Landscape Lighting 6612 Scoop LED Bollard Order code: 6611, Aluminum Alloy, (BZ) Bronze on Aluminum, Concrete Pour Kit Lamp: 6612, 5.7|5.7	14	5/L21
	FX Luminaire FB Fits well into tight spaces. 7.5in. H x 2.0in. Dia. Order code: FB, Aluminum Alloy, (BZ) Bronze Metallic, 3-Prong Spike Lamp: FB-1LED, 2W|2.4VA, 2700K, Beamspread: Spot	4	1/L21
	FX Luminaire ZW-DN Compact wall-mounted downlight. Order code: ZW, Aluminum, (BZ) Bronze Metallic, Direct Mount Lamp: ZW-DN-1LED, 2W|2.4VA, 2700K, Beamspread: Flood	10	2/L21
	FX Luminaire TE Ideal fixture for in grade landscape applications. 12.25in. H x 6.4in. Dia. Order code: TE, Brass, (BS) Natural Brass, Direct Mount Lamp: 20W MR-16 LED Warm Flood, 4W|4.3VA, 2700K, Beamspread: Flood	4	3/L21
	FX Luminaire C-DL Corrosion-resistant brass down light. 10.7in. H x 2.9in. Dia. Order code: C-DL, Brass, (AB) Antique Bronze, Wall Canopy Lamp: 35W MR-16 LED Warm Flood, 5W|5.4VA, 2700K, Beamspread: Flood	4	4/L21

Note:
Lighting Plan, Photometrics and fixture selections to be reviewed by electrical and lighting supplier prior to installation for verification of proper lighting coverage and design of electrical system. Lighting Plan shown for general guidance. Fixtures may be replaced with equal quality materials.

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MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

PARK LIGHTING PLAN - SOUTH

PROJ. MGR.: JSP
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

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L17 OF L24
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Legend

Turf

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MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

PARK PLANTING PLAN - TREES AND SHRUBS

PROJ. MGR.: JSP
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

SHEET
L18 OF L24
FRD.CLIL01

SCALE: 1"=10'

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Legend

Turf

15 LS
2 QM
3 R3
PLANTER ANNUALS BY OWNER (18 sf)
20 PS3
10 LV
7 NC
6 PP
4 CJ
4 RO
6 PP
7 NC
25 SC2
17 HF
46 CK2
3 R3
PLANTER ANNUALS BY OWNER (16 sf)
20 PS3
6 SH
1 PM3
4 IN
12 GR
19 CI2
6 BB
1 AG4
10 CZ
6 AS3
3 R3
9 PS3
3 AB2
8 AS
4 BM
5 HM
11 LV
8 EP
7 MC
6 CK2
11 LV
3 BG
8 NC
1 AM2
4 CB2
2 AH
6 RG3
15 SL
8 BB
7 SH
6 CZ
5 VF
12 GR
6 SL
11 AS2
8 SH
12 VF
6 HT
3 CI3
4 BM
3 HM
6 SL
20 SA
5 PS3
9 RK
5 PX
14 DC
6 CB2
7 AS2
3 BM
5 HS
5 AS
1 PM3
8 SC3
5 SH
7 CZ
2 QR2
8 AS3
10 BB
10 MM
1 PM3
9 GR
8 SC3
2 AM2
5 SL
1 BG
6 PS3
6 CS4
9 CZ
12 SC2
7 SH
6 CZ
6 SH
3 HM
15 LS
6 HS
3 CK2
3 PN
8 GR
5 PX
7 MM
5 SL
9 RG3
8 SL
1 RG3
20 NC
7 SC3
6 BB
12 CZ
2 CL
19 CI2
6 HS
6 PS3
1 PM3
4 PX
3 CB2
5 HM
9 LV
15 AS2
3 AH
3 AH
14 AS2
14 DC
3 HF
8 MC
8 MP2
11 RG3
12 AB2
3 AM3
1 AM2
7 AH
6 HS
5 CB2
8 EP
7 AS
12 NC
11 RG3
4 MC
2 PL
2 AG4
7 BM
7 MP2
6 AM3
9 MM
9 HT
9 GR
3 AM2
11 SL
12 SC2
1 CI3
1 BG
5 PS3
14 NC
2 QR2
3 CO
5 CK2
3 AG4
5 HA
5 PN
1 CE
5 TX
21 VA
2 CE
5 HA
1 QM
BASIN C
NWL 886.00
HWL 892.00
VOL 0.58 AC-FT
BUILDING
TYPE A
F.F.=894.
G.F.=893
90+00
89+00
PC 89+57.01
DS
SS
W
N
SCALE: 1"=10'
0 5 10 20

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MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

PARK PLANTING PLAN - PERENNIALS

PROJ. MGR.:	JSP
PROJ. ASSOC.:	----
DRAWN BY:	JSH
DATE:	12-17-2021
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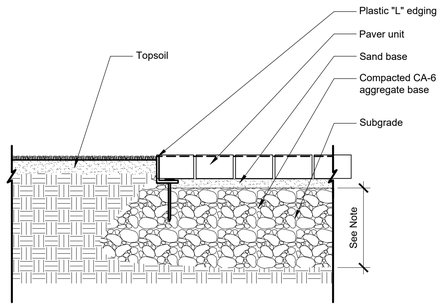
SHEET

L19 OF L24

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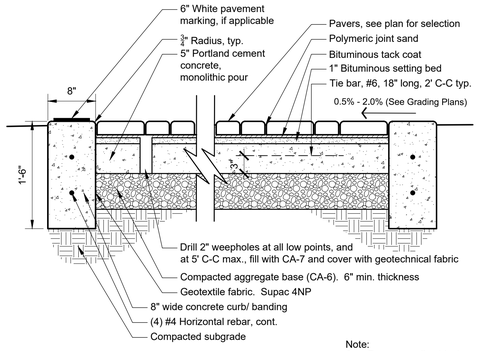
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Note:
Compacted Base Depth
Pedestrian: 8"
Vehicular: 10"

1 PAVER ON SAND BASE WITH PLASTIC EDGING

1 1/2" = 1'-0" 321413-07

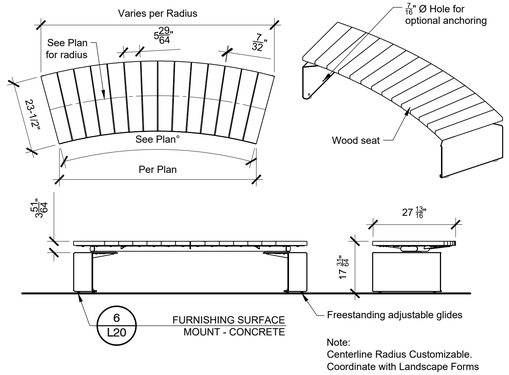


Note:
8cm Pavers on all vehicular applications

2 PAVERS ON RIGID BASE W/ 8" CONCRETE EDGE

1" = 1'-0" 321413.13-03

Note:
Manufacturer- Landscape Forms, 800.521.2546
Model- Link, Piano Key,Backless Bench, Radial, no arms w/ metal legs, Surface Mount
Color- Steel (Legs), Ash (Wood)
Install per manufacturer's instructions

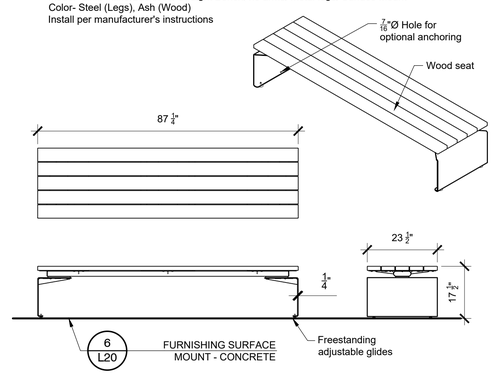


Note:
Centerline Radius Customizable.
Coordinate with Landscape Forms

3 BENCH - LANDSCAPE FORMS: LINK RADIAL

1/2" = 1'-0" 129343.13-10

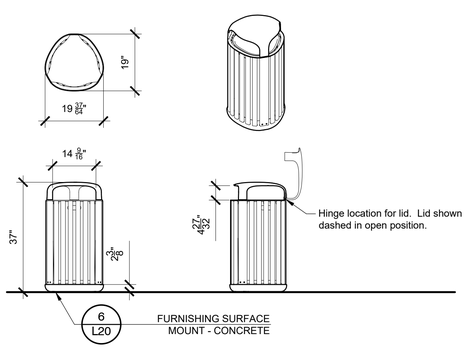
Note:
Manufacturer- Landscape Forms, 800.521.2546
Model- Link, Inline,Backless, Straight Bench, no arms, metal legs, Surface Mount
Color- Steel (Legs), Ash (Wood)
Install per manufacturer's instructions



4 BENCH - LANDSCAPE FORMS: LINK INLINE W/ LEGS

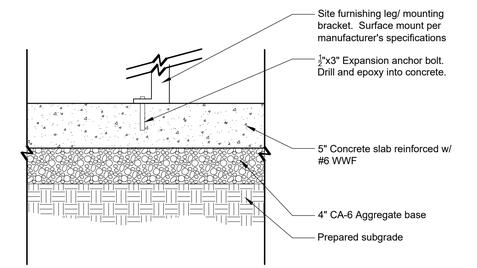
1/2" = 1'-0" 129343.13-12

Note:
Manufacturer- Landscape Forms, 800.521.2546
Model- FGP-LIT-18, Side Open Trash Receptacle, Surface Mount
Color- Lid: Steel Metallic; Slats: Ash
Install per manufacturer's instructions



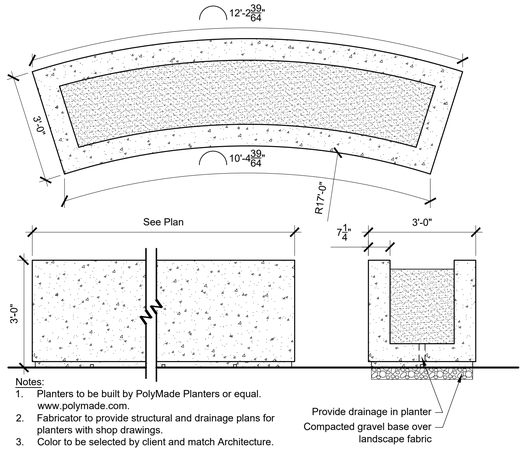
5 TRASH RECEPTACLE - LANDSCAPE FORMS FGP

1/2" = 1'-0" 129323-05



6 FURNISHING SURFACE MOUNT - CONCRETE

1 1/2" = 1'-0" 1293-01

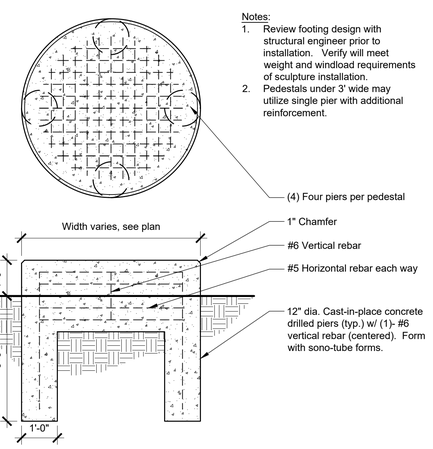


Notes:
1. Planters to be built by PolyMade Planters or equal. www.polymade.com.
2. Fabricator to provide structural and drainage plans for planters with shop drawings.
3. Color to be selected by client and match Architecture.

Provide drainage in planter
Compacted gravel base over landscape fabric

7 PREFABRICATED PLANTERS

1/2" = 1'-0" 329433-04



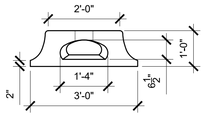
Notes:
1. Review footing design with structural engineer prior to installation. Verify will meet weight and windload requirements of sculpture installation.
2. Pedestals under 3' wide may utilize single pier with additional reinforcement.

(4) Four piers per pedestal

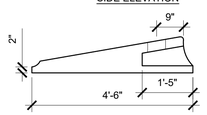
8 SCULPTURE PEDESTAL

1/2" = 1'-0" 1214-01

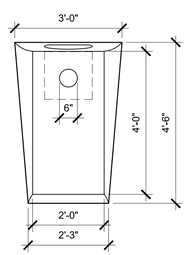
BACK ELEVATION



SIDE ELEVATION



PLAN



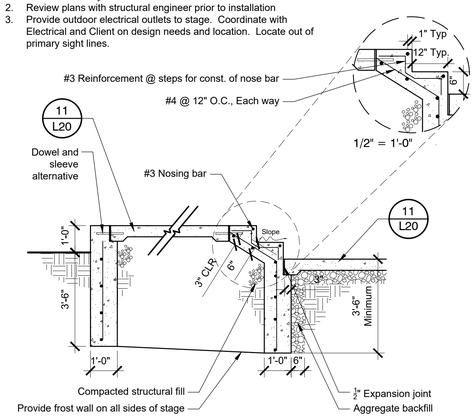
Notes:
1. Concrete mix design to include a mixture of Portland Cement, water, course and fine aggregates, pure mineral oxide coloring agents (when applicable) to yield a minimum compressive strength of 5000 psi.
2. Final product shall be reinforced with #4 and #5 rebar grid.
3. Product is cast in place with no assembly required.
4. Corners and edges will chip if not handled appropriately. Patch kits available.
5. Sealer recommended and will prolong life of product.

MODEL: 1510 Cornhole
SUPPLIER: Outdoor Creations Inc.
CONTACT: 530-365-6106
TEXTURE: Smooth
COLOR: Sand Buff
SEALER: Nano-Sealer (anti-graffiti)

9 CONCRETE CORNHOLE GAMEBOARD

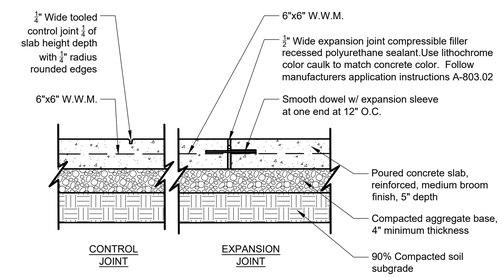
1/2" = 1'-0" 3230-04

Notes:
1. See Plans for layout
2. Review plans with structural engineer prior to installation
3. Provide outdoor electrical outlets to stage. Coordinate with Electrical and Client on design needs and location. Locate out of primary sight lines.



10 CONCRETE STAGE

3/8" = 1'-0" 3230-05



11 CONCRETE EXPANSION/ CONTROL JOINTS

1" = 1'-0" 321313.13-06

Note: All furnishings and materials to be purchased shall either match those shown on plans and details or be an equal substitution.

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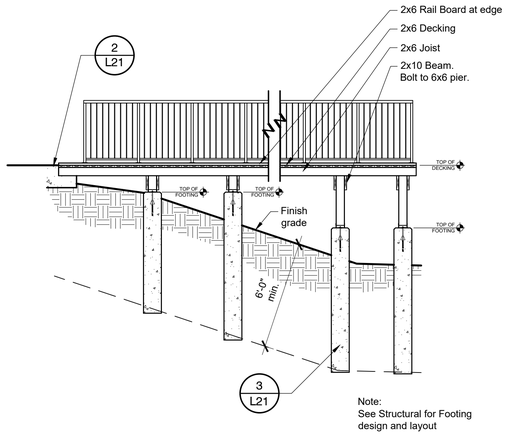
MIXED USE DEVELOPMENT AT WATER'S EDGE
CRYSTAL LAKE, ILLINOIS
HARDSCAPE DETAILS

PROJ. MGR.: JSP
PROJ. ASSOC.: ____
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

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L20 OF L24
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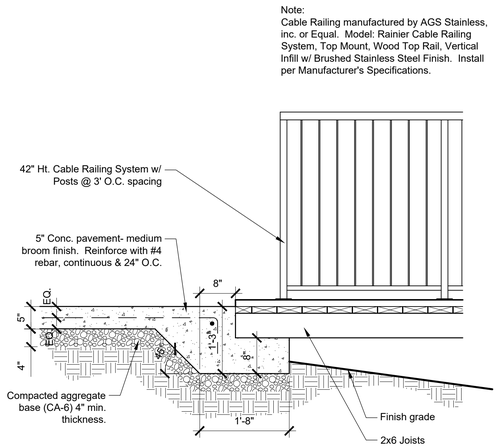
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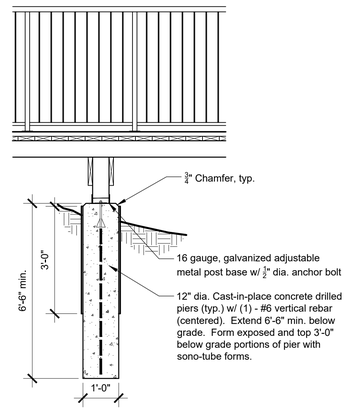
1 OVERLOOK SECTION - W/ CABLE RAILING

1/4" = 1'-0" 323413-13



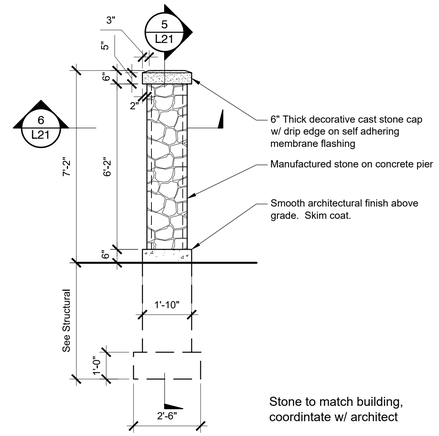
2 OVERLOOK END CONNECTION - W/ CABLE RAILING

3/4" = 1'-0" 323413-12



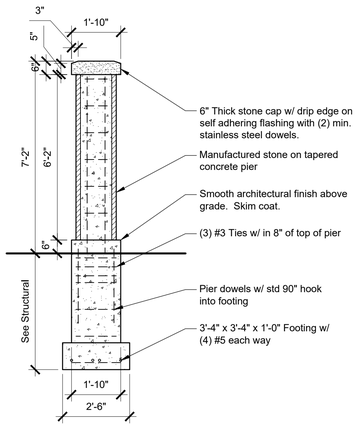
3 OVERLOOK FOOTING - W/ CABLE RAILING

1/2" = 1'-0" 323413-11



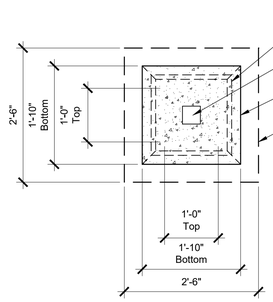
4 TRELLIS STRAIGHT MASONRY COLUMN - ELEVATION

3/8" = 1'-0" 107316-11



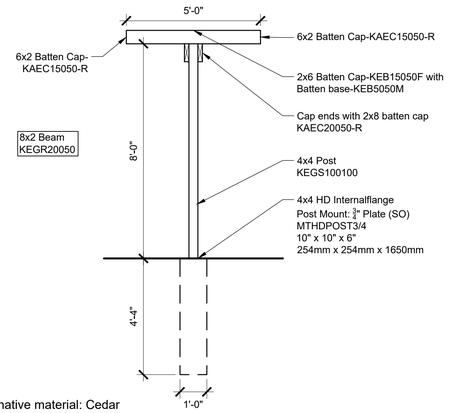
5 TRELLIS STRAIGHT MASONRY COLUMN - SECTION

3/8" = 1'-0" 107316-08



6 TRELLIS STRAIGHT MASONRY COLUMN - PLAN

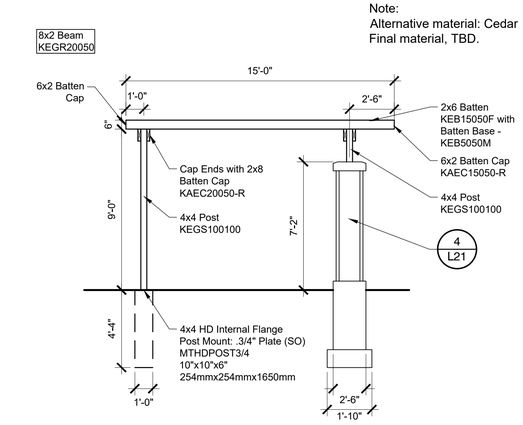
3/4" = 1'-0" 107316-12



Note:
Alternative material: Cedar
Final material, TBD.

7 KNOTWOOD TRELLIS POST - ELEVATION

3/8" = 1'-0" 107316-05

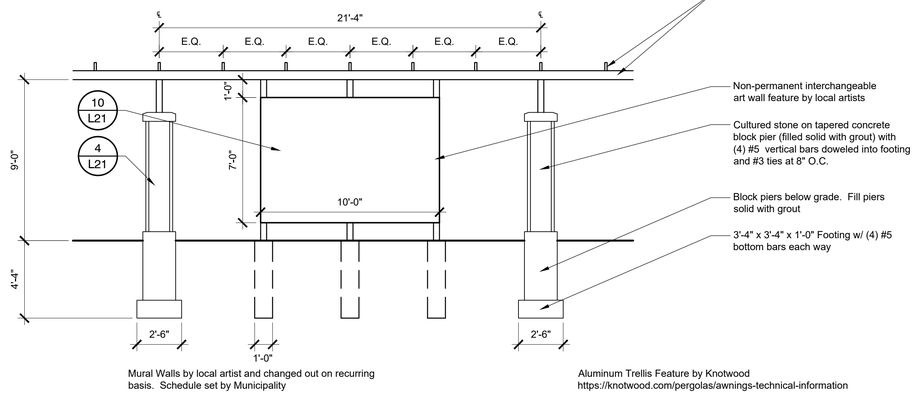


Aluminum Trellis Feature by Knotwood
https://knotwood.com/pergolas/awnings-technical-information

8 KNOTWOOD TRELLIS W/ STRT. COLUMN - SECTION

1/4" = 1'-0" 107316-10

Note:
Alternative material: Cedar
Final material, TBD.

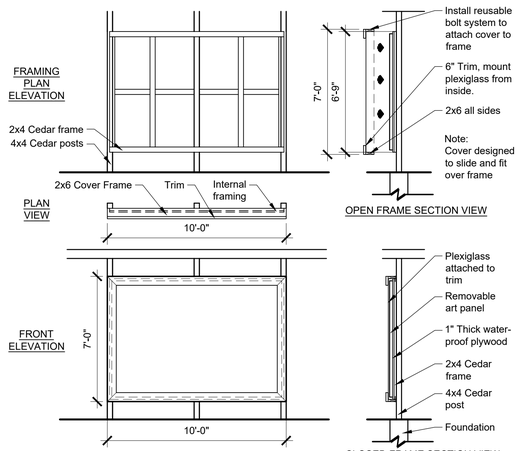


Mural Walls by local artist and changed out on recurring basis. Schedule set by Municipality

Aluminum Trellis Feature by Knotwood
https://knotwood.com/pergolas/awnings-technical-information

9 KNOTWOOD TRELLIS WITH ART WALL AND STRAIGHT MASONRY COLUMNS - ELEVATION

1/4" = 1'-0" 107316-09



10 ART PANEL FRAMING PLAN

1/4" = 1'-0" 107316-13

Note: All furnishings and materials to be purchased shall either match those shown on plans and details or be an equal substitution.

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MIXED USE DEVELOPMENT AT WATER'S EDGE
CRYSTAL LAKE, ILLINOIS
HARDSCAPE DETAILS

PROJ. MGR.:	JSP
PROJ. ASSOC.:	----
DRAWN BY:	JSH
DATE:	12-17-2021
SCALE:	AS SHOWN

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L21 OF L24
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AUG 6, 2023 - 13:28 Dwg Name: P:\Fr4c\001\dwg\Landplan\02-Final\002-Final Landscape Plan-Public Improvements Set.dwg Updated By: JHendricks

1 UPLIGHT - FX LUMINAIRE - FB SPIKE MOUNT

3" = 1'-0" 265626-05

DETAIL LEGEND

1. FX Luminaire FB fixture. See plan legend for wattage, beam spread and accessories.
2. Aim fixture a minimum of 10° off vertical to allow water and dirt to drain off lens cap.
3. FX Luminaire Long Slot Spike mount.
4. Finished grade.
5. Direct bury, UF/UL, copper, low voltage cable with 3M DBR/Y-6 direct bury splice kit. Leave 18" minimum wire loop coiled below fixture for service.

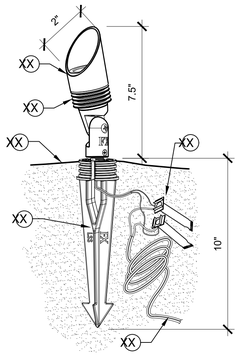
NOTES

A. Installation to be completed in accordance with manufacturer's specifications.

B. Accepts 10-15 volts - AC or DC

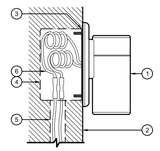
C. See plan legend for LED board option, beam spreads, and accessories.

D. Always refer to FX product installation notes prior to installation.



2 DOWNLIGHT - FX LUMINAIRE ZW-DN

3" = 1'-0" 265626-03



DETAIL LEGEND:

1. FX Luminaire "ZW-DN" fixture per plan
2. Mounting surface per plan
3. Mounting bracket
4. 4" [100 mm] Round/octagonal junction box
5. Electrical conduit per local code
6. Direct bury, UF/UL, copper, low voltage cable with UL 486D (IEC/EN 60998) rated waterproof connection. leave minimum wire loop coiled behind fixture for future service

NOTES:

A. Fixture requires 11-15v AC/DC

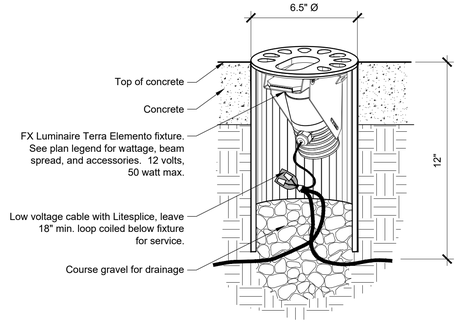
B. Install to a UL1838 (IEC/EN 61347) listed transformer

C. For downlight use only

3 WELL LIGHT - FX LUMINAIRE - TE - CONC. MOUNT

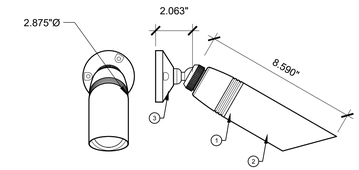
3" = 1'-0" 265626-04

Install the FX Luminarie Terra Elemento in well drained turf or gravel areas. Do not install in locations that are subject to standing water as this is not an underwater light.



4 DOWNLIGHT - FX LUMINAIRE C-SERIES DL

3" = 1'-0" 265626-06



DETAIL LEGEND:

1. FX Luminaire "C-Series" fixture per plan
2. Aim fixture a minimum of 10° off vertical to allow water and dirt to drain off lens cap
3. FX Luminaire Screw Mount wall bracket

NOTES:

A. Installation to be completed in accordance with manufacturer's specifications

B. Accepts 10-15 Volts - AC or DC.

C. See manufacturer for LED Board options, beam spreads and accessories.

D. Always refer to FX product installation notes prior to installation.

5 BOLLARD - WAC LIGHTING - 6612

1 1/2" = 1'-0" 265626-07

DETAIL LEGEND

1. WAC Lighting 6612 Bollard- 120 V LED, Model 6612-27-BZ
2. Finish Grade
3. Provide electrical conduit connection through foundation. See electrician recommendation.
4. Install Concrete Pour Kit per WAC specifications

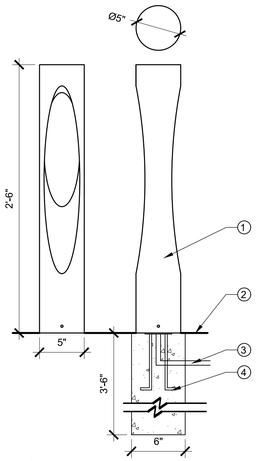
NOTES

A. Installation to be completed in accordance with manufacturer's specifications.

B. Requires 12V Magnetic Transformer Accessory

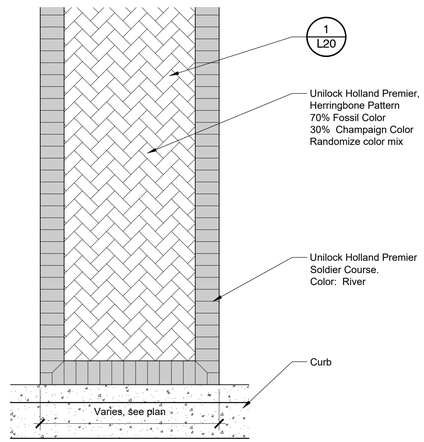
C. See plan legend for LED board option, beam spreads, and accessories.

D. Always refer to WAC product installation notes prior to installation.



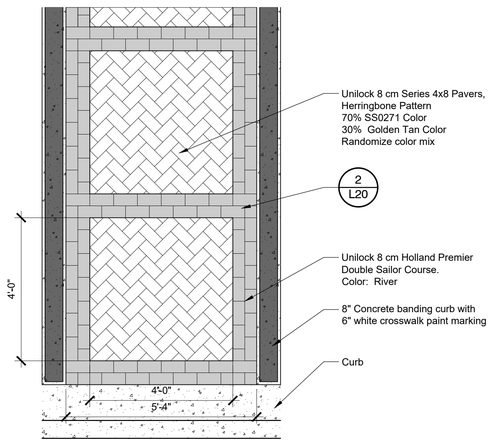
6 SIDEWALK PAVING PATTERN

1/2" = 1'-0" 321413.13-05



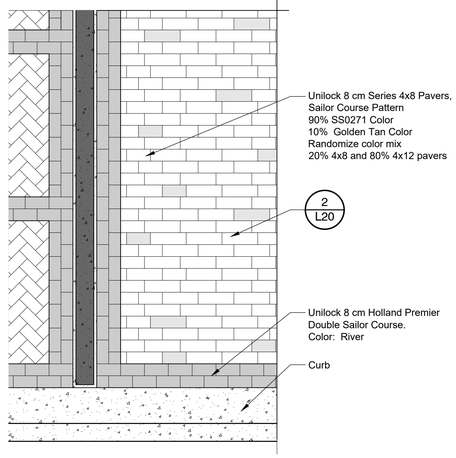
7 CROSSWALK PAVING PATTERN

1/2" = 1'-0" 321413.13-07



8 INTERSECTION PAVING PATTERN

1/2" = 1'-0" 321413.13-06



Note: All furnishings and materials to be purchased shall either match those shown on plans and details or be an equal substitution.

DRAWN BY: MN

REVISIONS

DATE	
07/07/23	REVISED PER CITY COMMENTS

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

MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

HARDSCAPE DETAILS

PROJ. MGR.: JSP
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

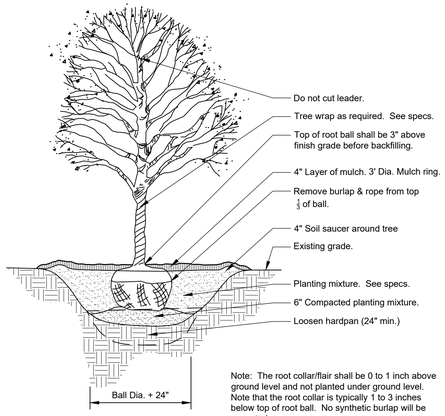
SHEET

L22 OF L24

FRD.CLIL01

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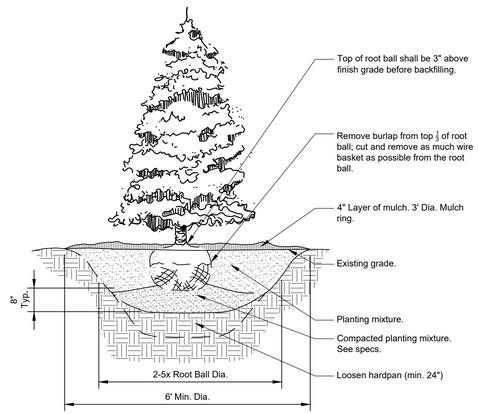
July 6, 2023 - 13:28 Dwg Name: P:\Projects\01\dwg\Landplan\02-Final\02-Final Landscape Plan-Public Improvements Set.dwg Updated By: JHendricks



Note: The root collar/flair shall be 0 to 1 inch above ground level and not planted under ground level. Note that the root collar is typically 1 to 3 inches below top of root ball. No synthetic burlap will be accepted.

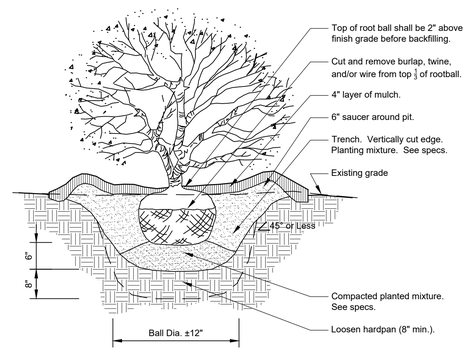
1 DECIDUOUS TREE PLANTING

1/4" = 1'-0" 329343.33-20



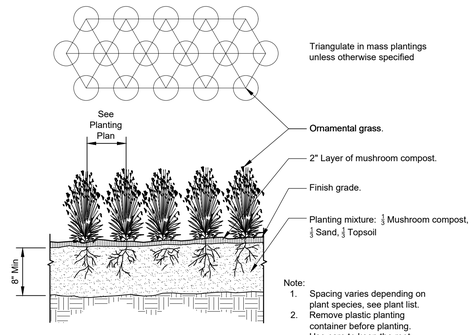
2 CONIFER TREE PLANTING

1/4" = 1'-0" 329343.23-01



3 SHRUB PLANTING DETAIL

3/4" = 1'-0" 329333.16-05



Note:
1. Spacing varies depending on plant species, see plant list.
2. Remove plastic planting container before planting. Use care to keep the root system intact.

4 ORNAMENTAL GRASS PLANTING

1" = 1'-0" 329313-01

Note:
1. Spacing varies depending on plant species, see plant list.
2. Remove plastic planting container before planting. Use care to keep the root system intact.

5 PERENNIAL / ANNUAL PLANTING

1" = 1'-0" 329313-02

6 CONTINUOUS MULCH EDGING

1" = 1'-0" 329113.26-01

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DRAWN BY	REVISIONS	DATE
MN	REVISED PER CITY COMMENTS	07/07/23

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Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

MIXED USE DEVELOPMENT AT WATER'S EDGE

CRYSTAL LAKE, ILLINOIS

LANDSCAPE DETAILS

PROJ. MGR.: JSP
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

SHEET
L23 OF L24
FRD.CLIL01

JUN 6, 2023 - 13:29 Dwg Name: P:\Fr\clil01\dwg\Landplan\02-Final\02-Final landscape Plan-Public Improvements Set.dwg Updated By: JHendricks

GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

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

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

1-02 QUALITY ASSURANCE:

A. Comply with site work requirements

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

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

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

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

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

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

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

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

1-03 DELIVERY, STORAGE & HANDLING:

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

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

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

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

1-04 PROJECT CONDITIONS:

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

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

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

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

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

1-05 PRELIMINARY ACCEPTANCE:

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

1-06 WARRANTY:

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

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

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

2-02 ACCESSORIES:

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

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

C. Soil amendments shall be as follows:
   1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
   2. For perennials and ornamental grasses the soil mixture will be as follows: CM-63 General Purpose Peat Based Mix as supplied by Midwest Trading. Top beds with 8" of CM-63 and till into existing beds to a depth of 8". Soil mixtures are available from Midwest Trading. Midwest Trading, St. Charles, IL 60174 (630) 365-1990

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

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

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

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

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

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

J. Twine: Soft nursery jute.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

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

3-02 PREPARATION:

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

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

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

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

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

F. Topsoil shall be spread over the site at a minimum depth of 6". For those areas which are indicated as prairie or natural areas on the Drawings, a topsoil depth of 18" is recommended where possible.

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

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

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

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

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

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

3-03 PLANTING PROCEDURES:

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

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

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

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

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

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

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

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

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

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

3-04 MAINTENANCE:

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

3-04 ACCEPTANCE:

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

3-06 SITE CLEAN-UP:

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

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MIXED USE DEVELOPMENT AT WATER'S EDGE
CRYSTAL LAKE, ILLINOIS
LANDSCAPE SPECIFICATIONS

PROJ. MGR.: JSP
PROJ. ASSOC.: ----
DRAWN BY: JSH
DATE: 12-17-2021
SCALE: AS SHOWN

SHEET
L24 OF L24
FRD.CLIL01

FINAL MULTIFAMILY AND RETAIL LANDSCAPE PLAN
for

MIXED USE DEVELOPMENT AT WATER'S EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

Village of Crystal Lake Required Landscaping

SIGHT TRIANGLE REQUIREMENT

No planting shall be placed within the clear sight triangle in such a manner as to materially impede vision (Section 4-100-D-1-d). All planting must be minimum 25' from an intersection (Section 4-400-E-3-d).

TREE PRESERVATION REQUIREMENT

A tree removal permit shall be required in connection with the building permit, approved only after review and approval of tree preservation plan (Section 4-300-C).

Replacement ratios: Minimum size of tree that warrants replacement for Groups A & B must have a DBH of 2" or greater, and 6" or greater for Groups C & D. [Species Group: Percentage of DBH to replace]. A:50, B:30, C:10, D:5. No replacement required for dead or dying trees. Tree banking may be used if insufficient space is available for replacements.

MINIMUM PLANT SIZES AT INSTALLATION (Section 4-400-E-1-a)

Deciduous canopy or shade trees: 2.5" caliper

Ornamental trees: 2.5" or 8'

Evergreen trees: 6'

Deciduous shrubs: 3' height for large, 18" spread for small

Evergreen shrubs: 5' height for large, 2' height for small

MISCELLANEOUS PLACEMENT STANDARDS (Section 4-400-E)

Fire hydrants: minimum 8' radius with no plantings over 12" tall

Parkway trees: minimum 25' from light poles, 8' from drives, 5' from manholes and b-boxes and 15' from stop signs. If less than 8' exists between curb and sidewalk, parkway trees shall not be permitted. Parkway plantings shall be planted within 35' and 50' on center, placed alternately along a street rather than opposite one another.

Nothing except ground cover shall be planted or installed within any underground or overhead utility, drainage, or gas easement without the consent of easement owner, as applicable.

PARKING LOT LANDSCAPING (Section 4-400-F-1)

INTERIOR: One 8'x19' landscape island, containing 1 canopy or ornamental tree and 5 shrubs to each 10 parking spaces and at the end of every parking row, OR

A 5' wide center island, containing one tree and 10 shrubs for each 40 lf and islands with one canopy or ornamental tree and 5 shrubs at the ends of each parking row, OR

parallel parking spaces require an 8'x8' island containing 1 canopy or ornamental tree and 5 shrubs every 4 spaces and at the ends of every parking row.

PERIMETER: When abutting ROW, continuous visual screen is required, 15' wide planted in undulating beds with 1 tree and 10 shrubs of various heights and averaging 3', along every 40 lf.

When not abutting ROW, Visual screen shall be 8' wide and undulating with 1 tree and 5 shrubs of various heights along every 40 lf.

Parking lots adjacent to residentially zoned properties shall provide a 6' solid screen either through berm, fence, or evergreen plantings.

FOUNDATION LANDSCAPING (Section 4-400-F-4)

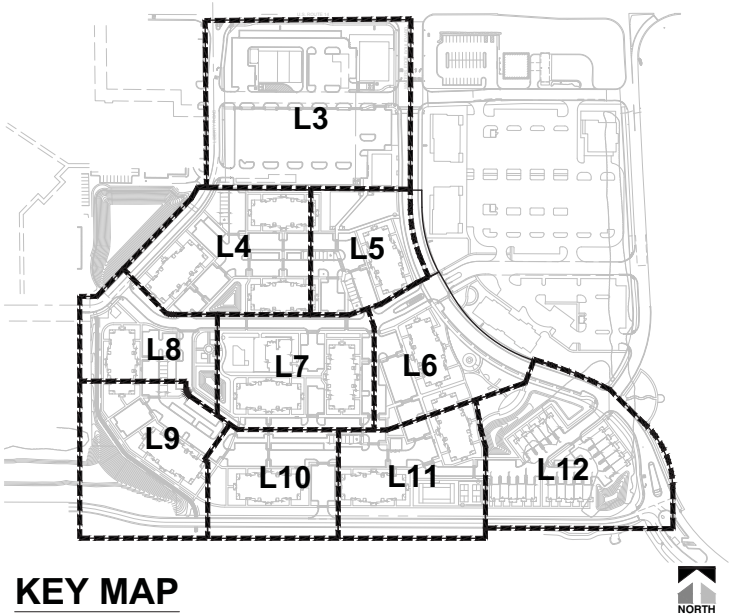
A 5' wide landscape area around all building perimeters is required.

GENERAL BUFFERING REQUIREMENTS (Section 4-400-F-5)

Subject property is multifamily, adjacent to retail to the north and east, multifamily to the west, and manufacturing to the south. Per Table 4-400F(1), no buffer is required.

SIGN LANDSCAPE (Section 4-400-F-6)

All permanent freestanding signs shall have landscaping planted around the base of the sign at 1 sf of landscape area per 1 sf of sign area, and shall be a mix of plants with 50% being trees and/or shrubs.



KEY MAP

Landscape Notes:

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

PLANT SCHEDULE

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
ACM	14	Acer miyabei 'Morton' TM	State Street Miyabe Maple	2.5" Cal.	B&B		
AMM	17	Acer x freemanii 'Marmo'	Marmo Freeman Maple	2.5" Cal.	B&B		
AF	11	Aesculus flava	Yellow Buckeye	2.5" Cal.	B&B		
BG	5	Betula nigra 'Cully Improved'	Heritage® Improved River Birch Multi-trunk	10' Ht.	B&B		
CA	17	Carpinus caroliniana	American Hornbeam	2.5" Cal.	B&B		
CHI	20	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5" Cal.	B&B		
CJ	10	Cercidiphyllum japonicum	Katsura Tree	2.5" Cal.	B&B		
GBI	21	Ginkgo biloba	Maidenhair Tree	2.5" Cal.	B&B		
GY	16	Gymnocladus dioica	Kentucky Coffeetree	2.5" Cal.	B&B		
LT	15	Liriodendron tulipifera	Tulip Poplar	2.5" Cal.	B&B		
NY	2	Nyssa sylvatica	Tupelo	2.5" Cal.	B&B		
PAM	19	Platanus x acerifolia 'Morton Circle' TM	Exclamation! London Plane Tree	2.5" Cal.	B&B		
QM	8	Quercus macrocarpa	Burr Oak	2.5" Cal.	B&B		
QR2	1	Quercus rubra	Red Oak	2.5" Cal.	B&B		
TIL	23	Tilia cordata 'Glenleven'	Glenleven Littleleaf Linden	2.5" Cal.	B&B		
UE	14	Ulmus davidiana japonica 'Morton' TM	Accolade Elm	2.5" Cal.	B&B		

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
ABI	9	Abies concolor	White Fir	6' Ht.	B&B		
JUC	26	Juniperus virginiana 'Canaerti'	Canaerti Eastern Redcedar	6' Ht.	Pot		

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
AG4	34	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	8' Ht.	B&B		
CER	10	Cercis canadensis	Eastern Redbud Multi-trunk	8' Ht.	B&B		
CHV	7	Chionanthus virginicus	White Fringetree	2" Cal.	B&B		
MAG	21	Magnolia x 'Jane'	Jane Magnolia	8' Ht.	B&B		
SYR	24	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	8' Ht.	B&B		

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
AES	6	Aesculus parviflora	Bottlebrush Buckeye	3 gal.	Pot		
ABR	11	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	30"	Pot		
AMO	71	Aronia melanocarpa 'Morton' TM	Iroquois Beauty Black Chokeberry	3 gal.	B&B		
AGH	373	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry	3 gal.	Pot		
COS	282	Cephalanthus occidentalis 'SMCOSS' TM	Sugar Shack Buttonbush	3 gal.	Pot		
CSC	136	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Summersweet	3 gal.	Pot		
HEP	4	Heptacodium miconioides 'SMNHMRF' TM	Temple of Boom Sevan Son Flower	36"	Pot		
HYV	4	Hydrangea paniculata 'Renhy'	Vanilla Strawberry Hydrangea	3 gal.	Pot		
HYSS	71	Hydrangea paniculata 'Rensun' TM	Strawberry Sundae Panicle Hydrangea	3 gal.	Pot		
HYL	368	Hydrangea paniculata 'SMHPLQF' TM	Little Quick Fire Panicle Hydrangea	1.5' Ht.	Pot		
IM	118	Itea virginica 'Morton'	Scarlet Beauty ™ Sweetspire	1.5' Ht.	Pot		
ITS	127	Itea virginica 'SMNVDFC' TM	Scentlandia Sweetspire	3 gal.	Pot		
PYG	84	Physocarpus opulifolius 'SMNPOSLR' TM	Ginger Wine Ninebark	30" tall	Pot		
RGL	593	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot		
RHM	23	Rhus copallina latifolium 'Morton' TM	Morton Winged Sumac	3 gal.	Pot		
RA	4	Ribes alpinum	Alpine Currant	30"	Pot		
ROR	124	Rosa x 'Radcon' TM	Pink Knock Out Rose	3 gal.	Pot		
SAM	4	Sambucus nigra 'Eva' TM	Black Lace Elderberry	36"	Pot		
SEM	40	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea	3 gal.	Pot		
SYM	15	Symphoricarpos x doorenbosii 'Kolmgalaz' TM	Magical Galaxy Snowberry	3 gal.	Pot		
VC	71	Viburnum carlesii	Koreanspice Viburnum	36"	Pot		
VM	78	Viburnum carlesii 'SMVCB' TM	Spice Baby Koreanspice Viburnum	1.5' Ht.	Pot		
VID	2	Viburnum dentatum deamii 'SMVDLS' TM	All That Glitters Viburnum	3 gal.	Pot		
VIM	28	Viburnum lantana 'Mohican'	Mohican Wayfaring Tree	3 gal.	Pot		

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
BGM	276	Buxus x 'Green Mountain'	Green Mountain Boxwood	3 gal.	Pot		
JUK	191	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	3 gal.	Pot		
JUS	34	Juniperus chinensis 'Sea Green'	Sea Green Juniper	3 gal.	Pot		
TAX	270	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	3 gal.	Pot		
TEC	147	Thuja occidentalis 'Techny'	Techny Arborvitae	36"	Pot		

ORNAMENTAL GRASSES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
CB3	144	Calamagrostis brachytricha	Korean Feather Reed Grass	1 gal.	Pot		
CAR	29	Carex elata 'Aurea'	Golden Sedge	1 gal.	Pot		
HSA	202	Helictotrichon sempervirens 'Saphirsprudel'	Saphire Fountain Blue Oat Grass	1 gal.	Pot		
PH2	61	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	Pot		
PSH	104	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot		
PE	474	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 gal.	Pot		
SA	22	Sesleria autumnalis	Autumn Moor Grass	1 gal.	Pot		

GROUND COVERS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
CP	226 sf	Ceratostigma plumbaginoides	Dwarf Plumbago	flat	Plug		

PERENNIALS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	SPACING	REMARKS
AS	46	Achillea millefolium 'Strawberry Seduction'	Strawberry Seduction Common Yarrow	1 gal.	Pot	24" o.c.	
AMN	488	Allium x 'Millenium'	Millenium Ornamental Onion	1 gal.	Pot	18" o.c.	
AS2	193	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion	1 gal.	Pot	18" o.c.	
AM4	54	Aruncus x 'Misty Lace'	Misty Lace Goatsbeard	1 gal.	Pot	24" o.c.	
CNN	413	Calamintha nepeta nepeta	Lesser Calamint	1 gal.	Pot	24" o.c.	
GR	12	Geranium x 'Rozanne'	Rozanne Cranesbill	1 gal.	Pot	24" o.c.	
HT	246	Helopsis helianthoides 'Tuscan Sun'	False Sunflower	1 gal.	Pot	24" o.c.	
LV2	82	Liriope muscari 'Variegata'	Variegated Lilyturf	1 gal.	Pot	24" o.c.	
NC	389	Nepeta x 'Cat's Pajamas'	Cat's Pajamas Catmint	1 gal.	Pot	18" o.c.	
ORN	108	Origanum laevigatum 'Herrenhausen'	Herrenhausen Oregano	1 gal.	Pot	18" o.c.	
SC3	146	Salvia nemorosa 'Caradonna'	Cardonna Meadow Sage	1 gal.	Pot	24" o.c.	

Additional Notes:

1. Plantings intended for the streetscape and public improvements areas are not shown in this plant schedule. For that plant schedule, see the Public Improvements plan set.
2. Dog Park Pet Clean UP Waste Station - DOGIPOT (SKU 328dp115) from Park Warehouse to be installed at the dog park and at owner-selected locations throughout the site.

LICENSED LANDSCAPE ARCHITECT — JENNIFER HENDRICKS 157-001253 — STATE OF ILLINOIS

SEAL Date: 05/26/23

Jennifer Hendricks, ASLA, PLA
Illinois Registered Landscape Architect # 157-001253

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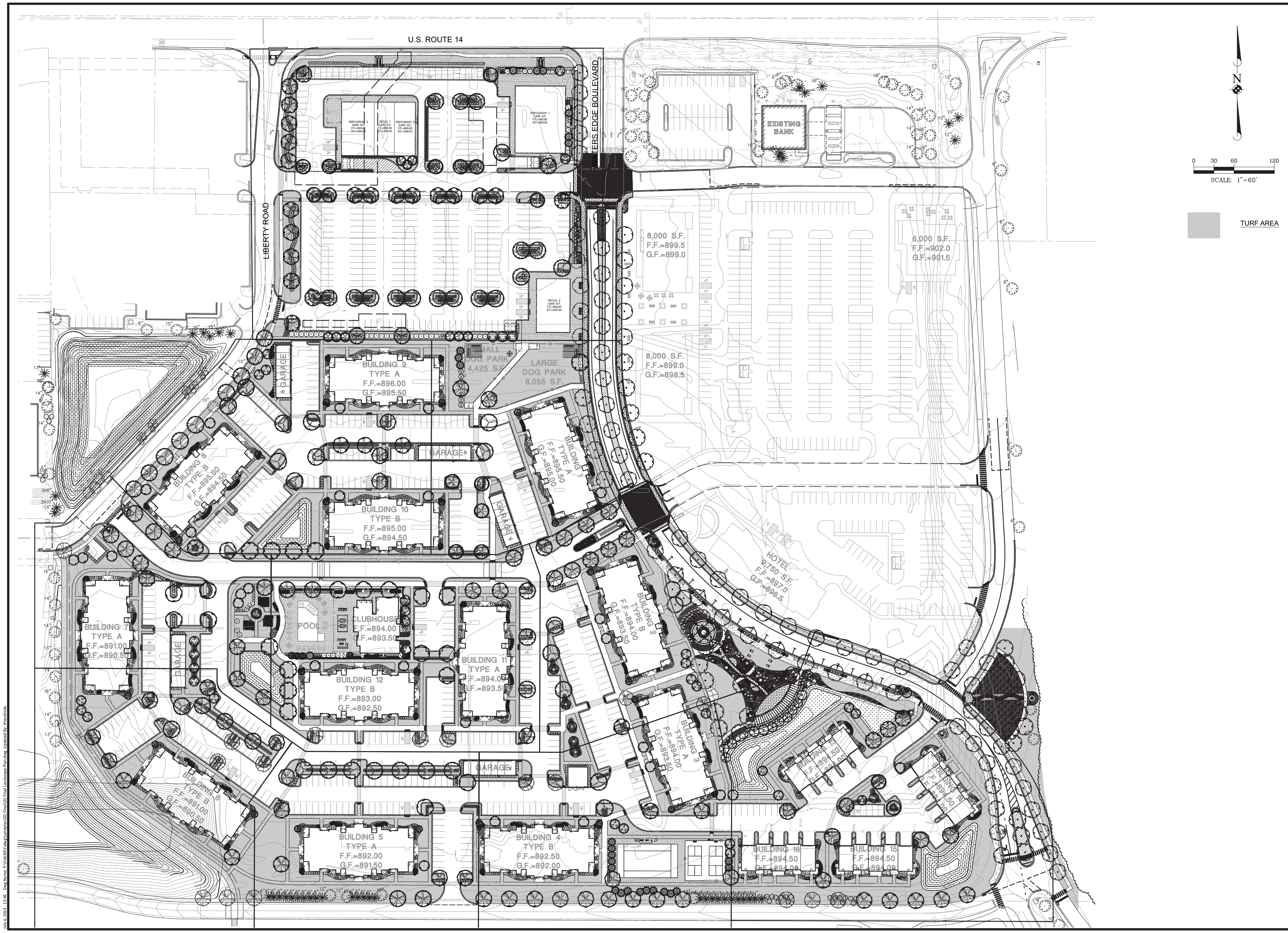
MIXED USE DEVELOPMENT AT WATER'S EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
MULTIFAMILY & RETAIL LANDSCAPE COVER SHEET

PROJ. MGR.: JSP
PROJ. ASSOC.: JSH
DRAWN BY: JSH
DATE: 06/02/23
SCALE: 1"=20'

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L1 OF L15
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MIXED USE DEVELOPMENT AT WATER'S EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

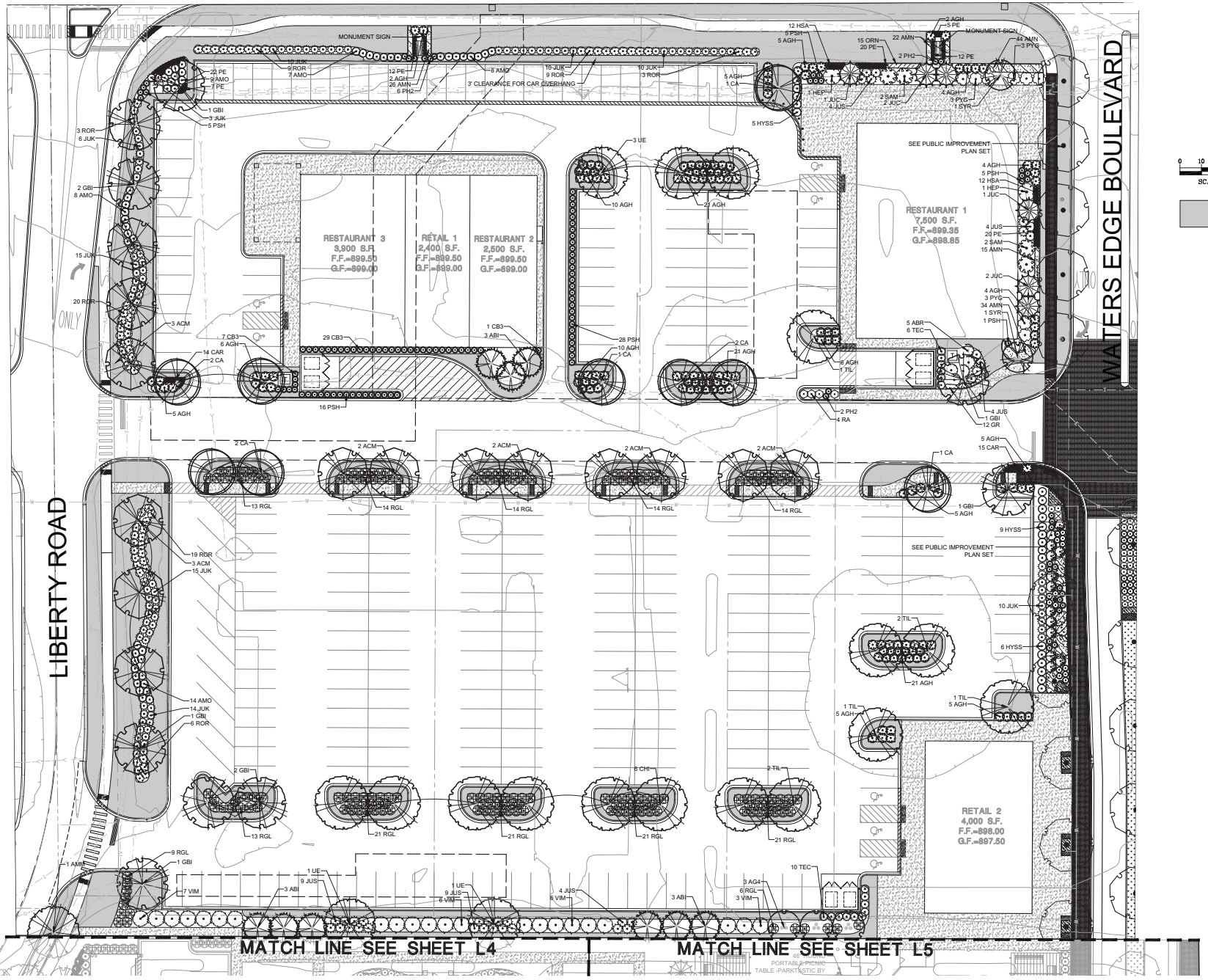
MULTIFAMILY & RETAIL LANDSCAPE OVERALL

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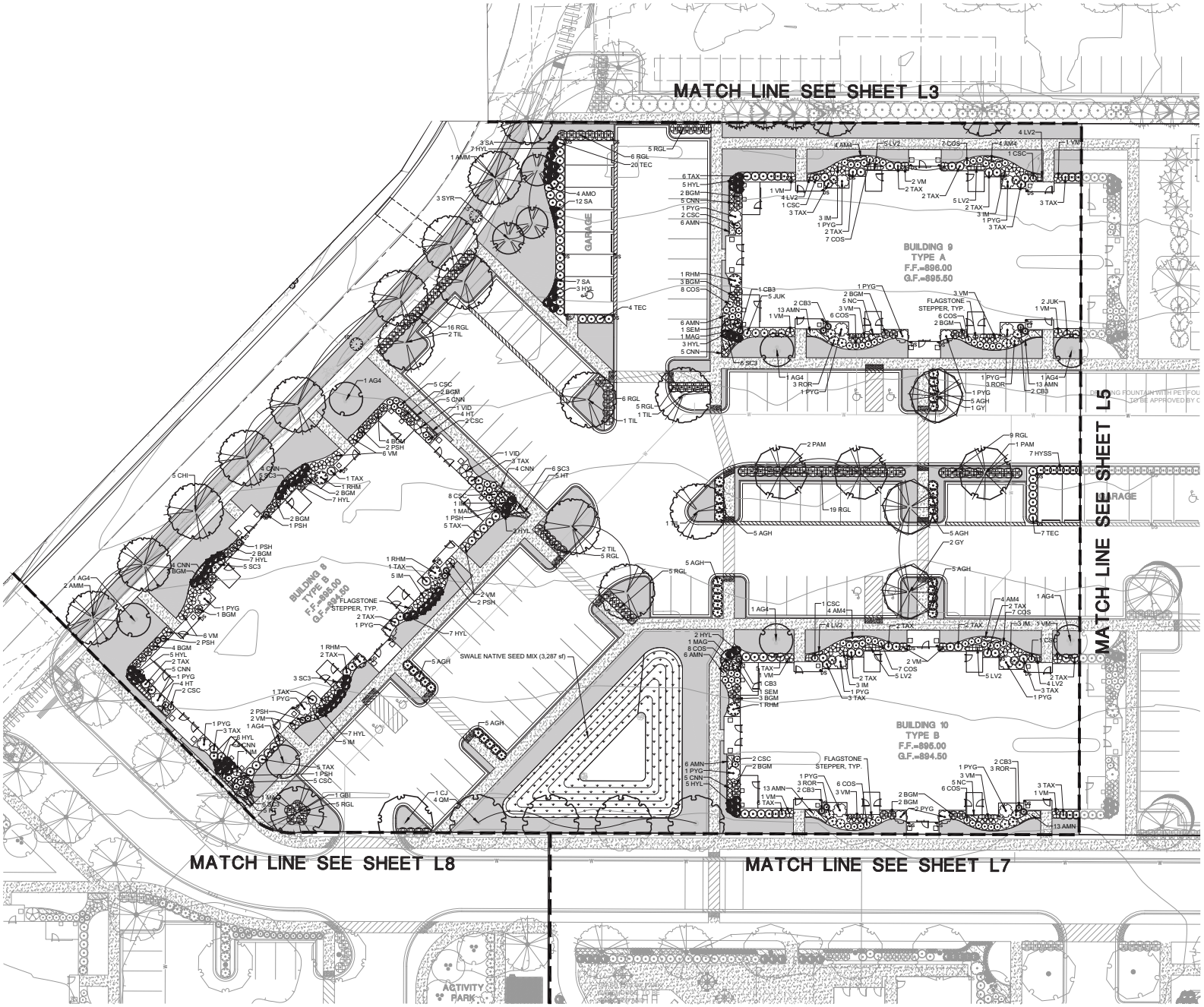
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MIXED USE DEVELOPMENT AT WATER'S EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
MULTIFAMILY & RETAIL LANDSCAPE PLAN L3

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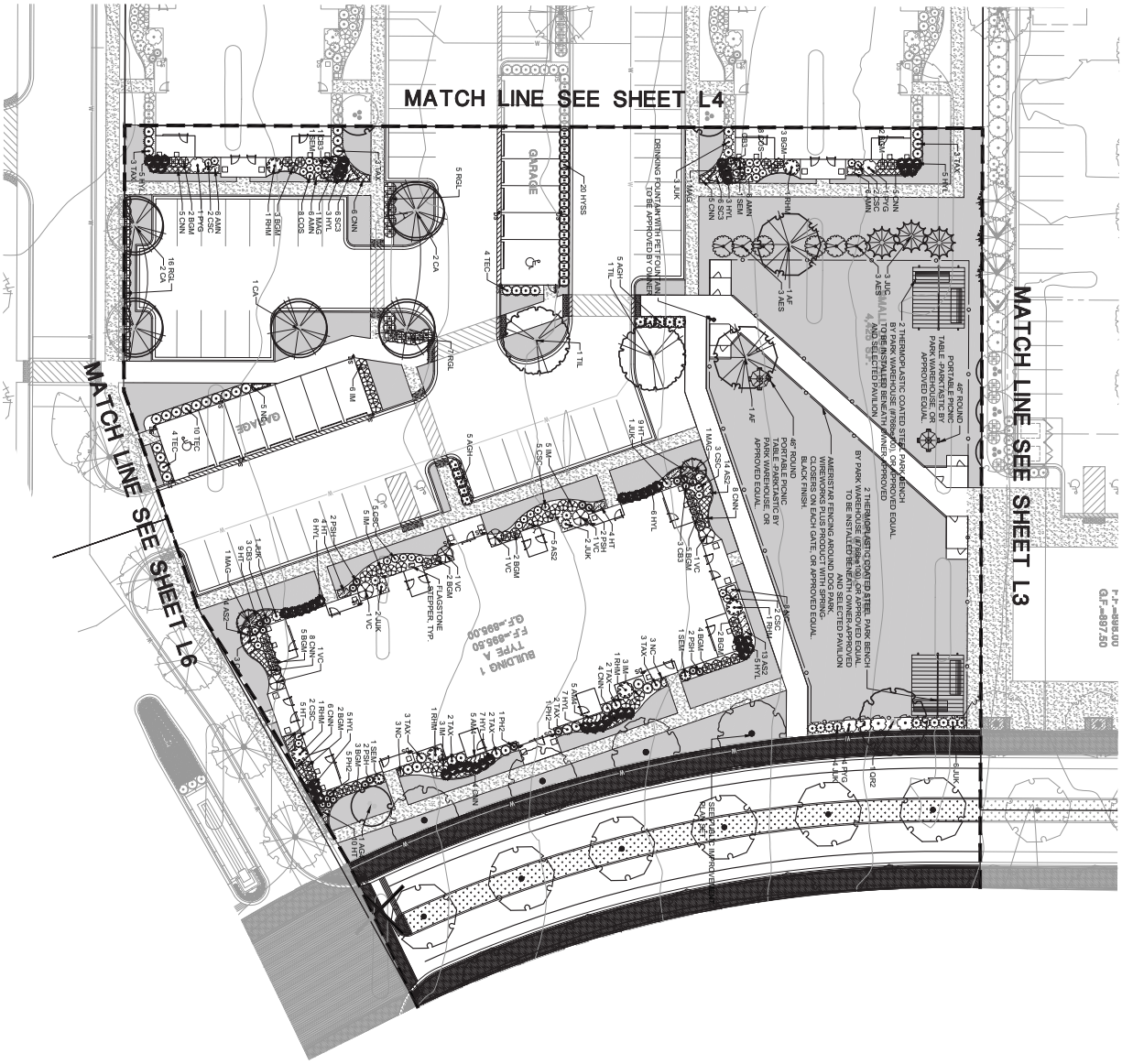
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MIXED USE DEVELOPMENT AT WATER'S EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
MULTIFAMILY & RETAIL LANDSCAPE PLAN L4

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L5 of L15

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MIXED USE DEVELOPMENT AT WATER'S EDGE

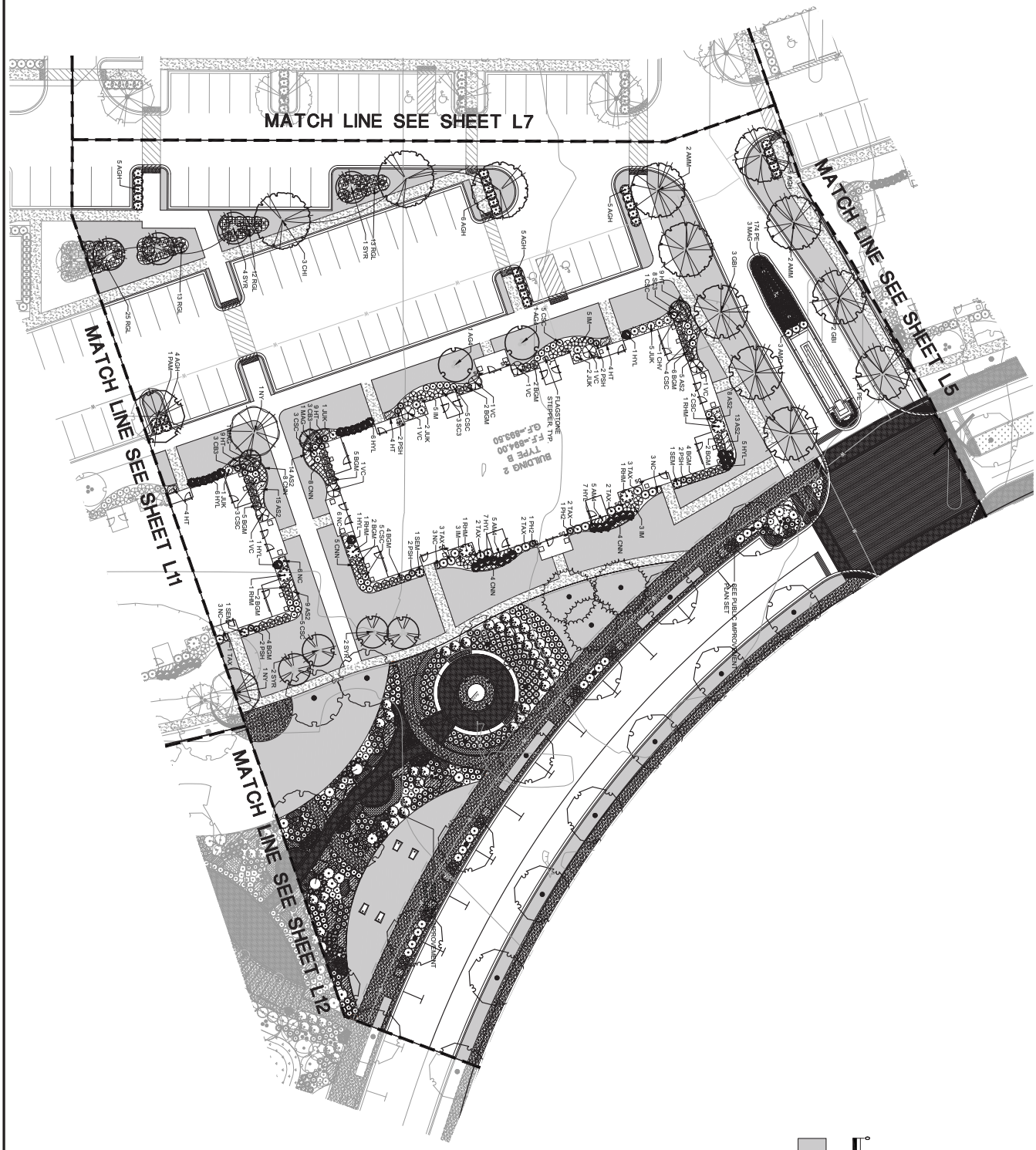
CITY OF CRYSTAL LAKE, ILLINOIS

MULTIFAMILY & RETAIL LANDSCAPE PLAN L5

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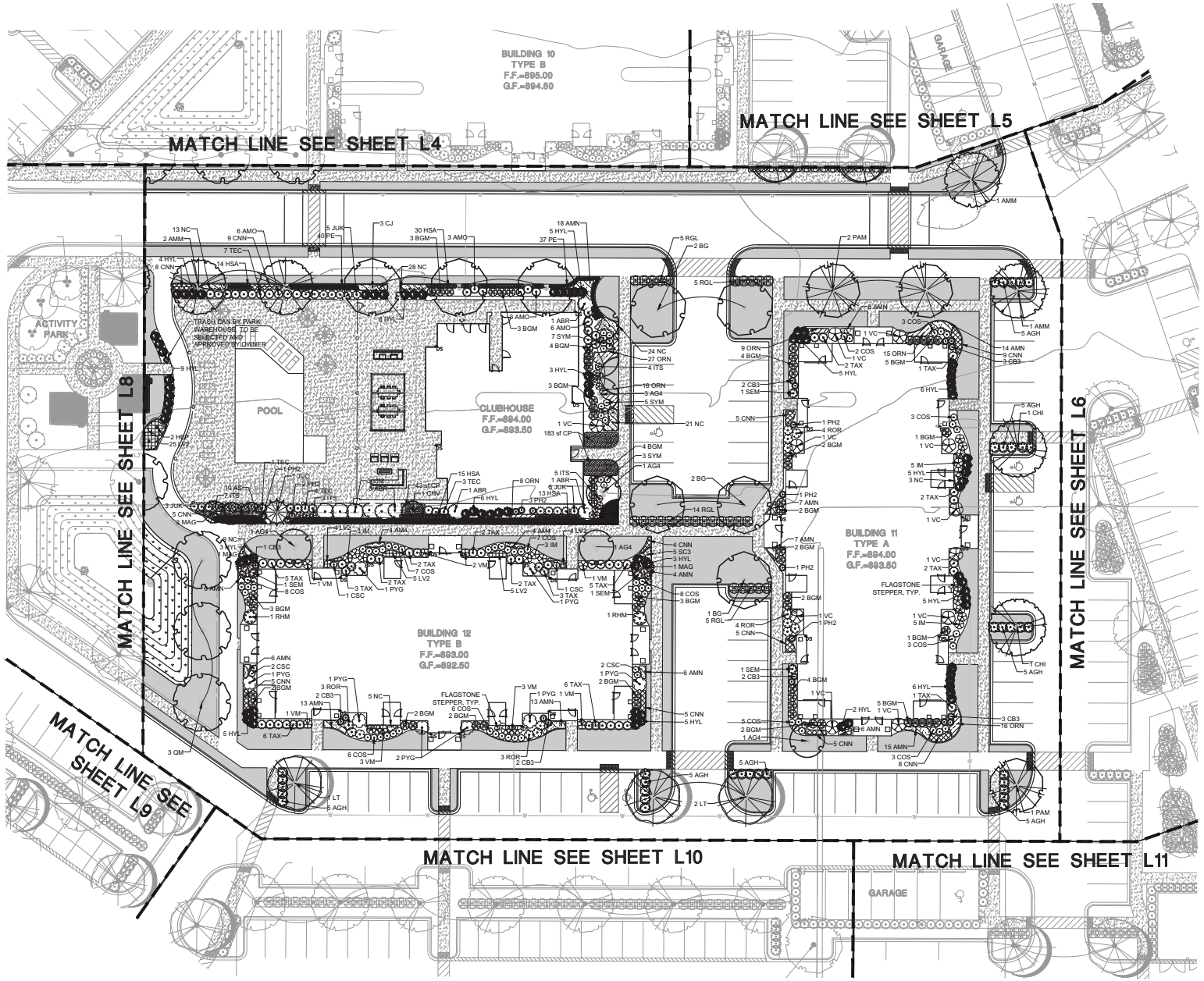
MIXED USE DEVELOPMENT AT WATER'S EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

MULTIFAMILY & RETAIL LANDSCAPE PLAN L6

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7/3/2023	PER CITY COMMENT	JSH



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BY/ISSUE	JSH
DATE	7/3/2023 PER CITY COMMENT

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MIXED USE DEVELOPMENT AT WATER'S EDGE

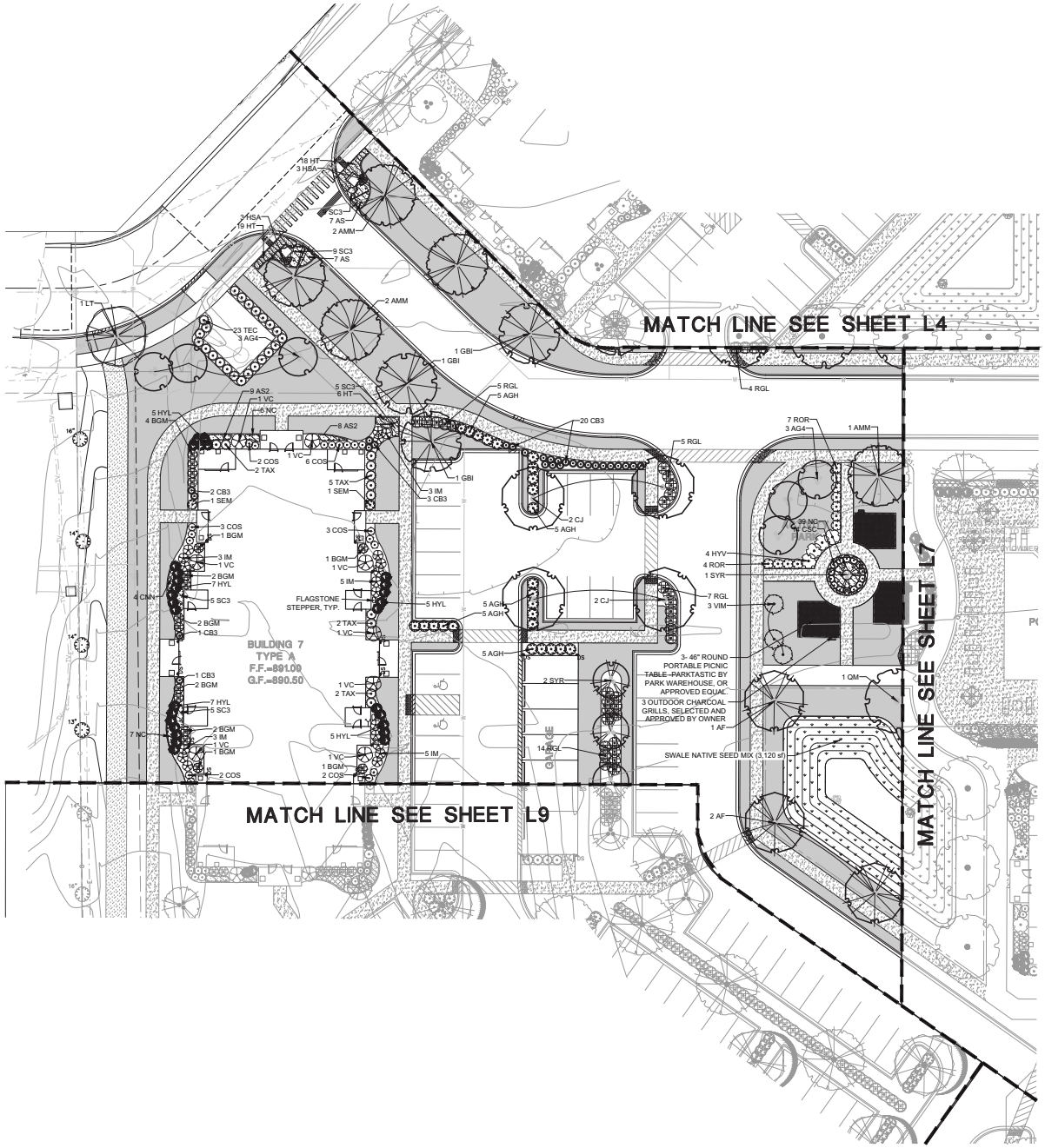
CITY OF CRYSTAL LAKE, ILLINOIS

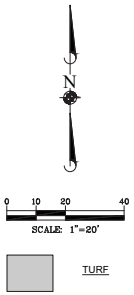
MULTIFAMILY & RETAIL LANDSCAPE PLAN L7

PROJ. MGR.:	JSP
PROJ. ASSOC.:	JSH
DRAWN BY:	JSH
DATE:	06/02/23
SCALE:	1"=20'

SHEET
L7 OF L15
FRD.CLIL01

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MIXED USE DEVELOPMENT AT WATER'S EDGE

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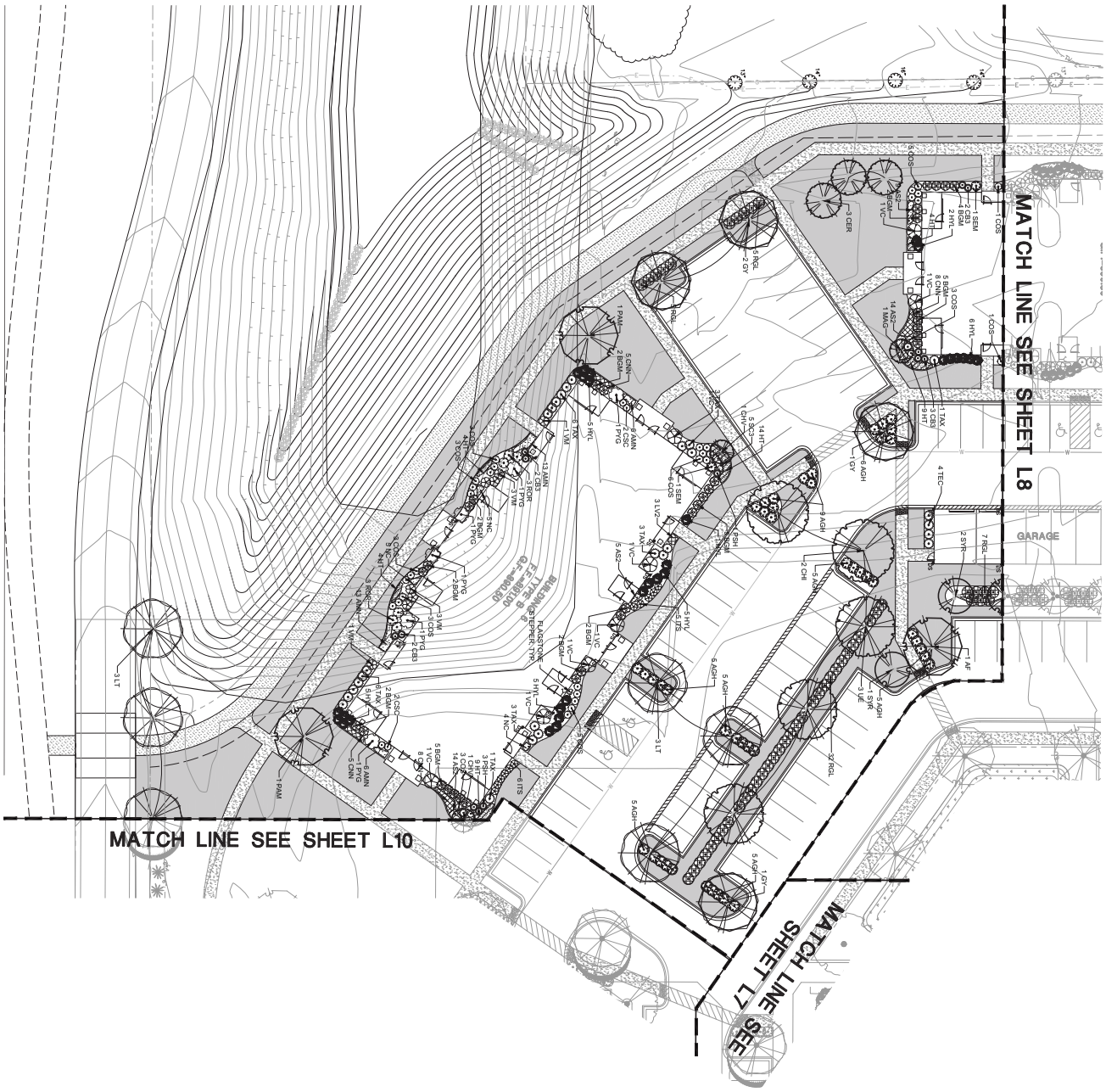
MULTIFAMILY & RETAIL LANDSCAPE PLAN L8

PROJ. MGR.: JSP
PROJ. ASSOC.: JSH
DRAWN BY: JSH
DATE: 06/02/23
SCALE: 1"=20'

SHEET
L8 OF L15
FRD.CLIL01

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JULY 6, 2023 - 1:3:36 pm Dwg Name: K:\Proj\451\01\Engr\Landscape\23-Final\L8 Final Landscape Plan.dwg Updated By: Anonymous



SCALE: 1"=20'

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SHEET L9 of L15

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DRAWN BY:	JSH
DATE:	06/02/23
SCALE:	1"=20'

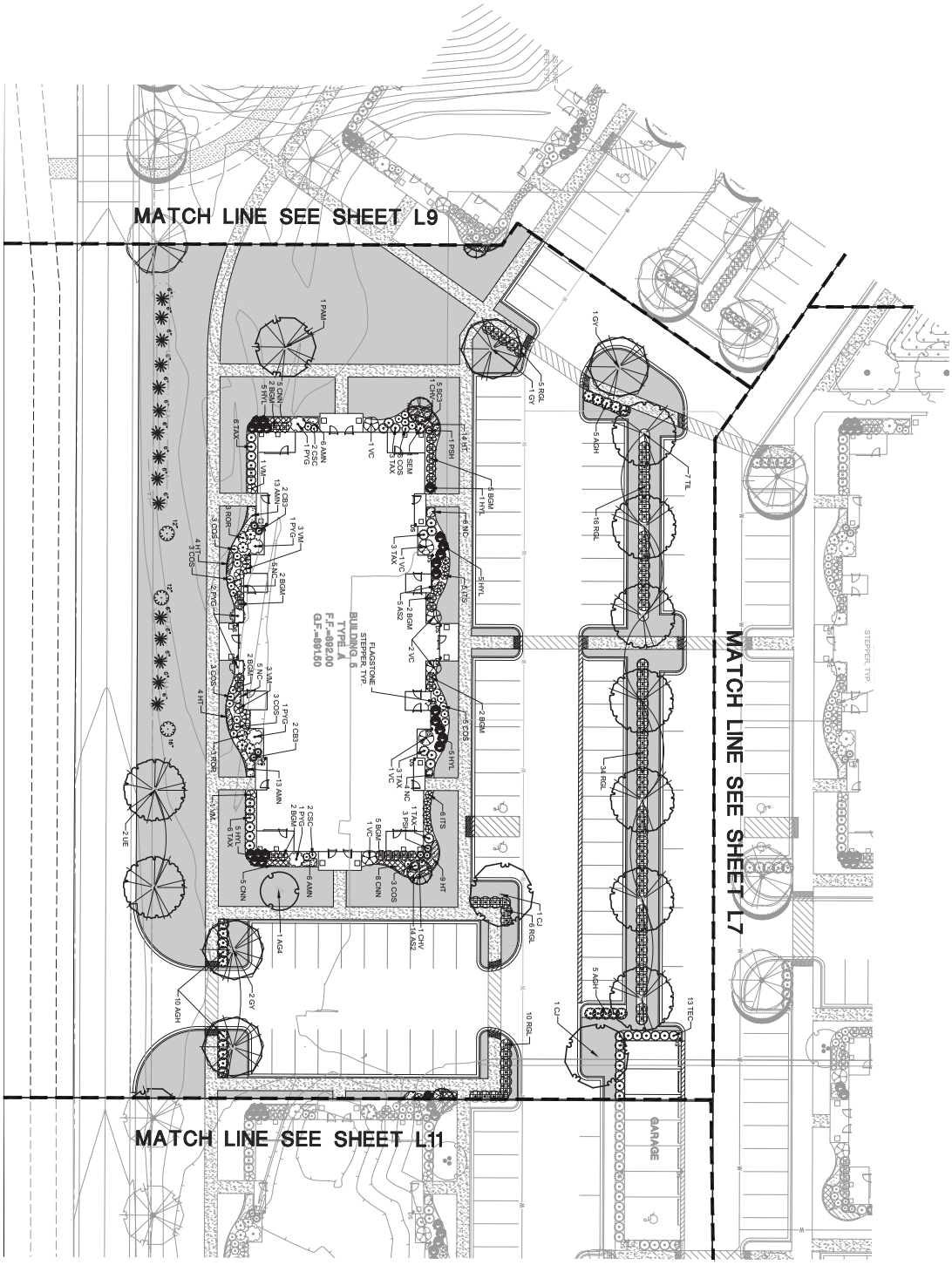
MIXED USE DEVELOPMENT AT WATER'S EDGE

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MULTIFAMILY & RETAIL LANDSCAPE PLAN L9

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L10-L15

SHEET

DESIGN BY: JSH
DRAWN BY: JSH
CHECKED BY: JSP
SCALE: 1"=20'
DATE: 06/02/23
PROJ. MGR.: JSP
PROJ. ASSOC.: JSH

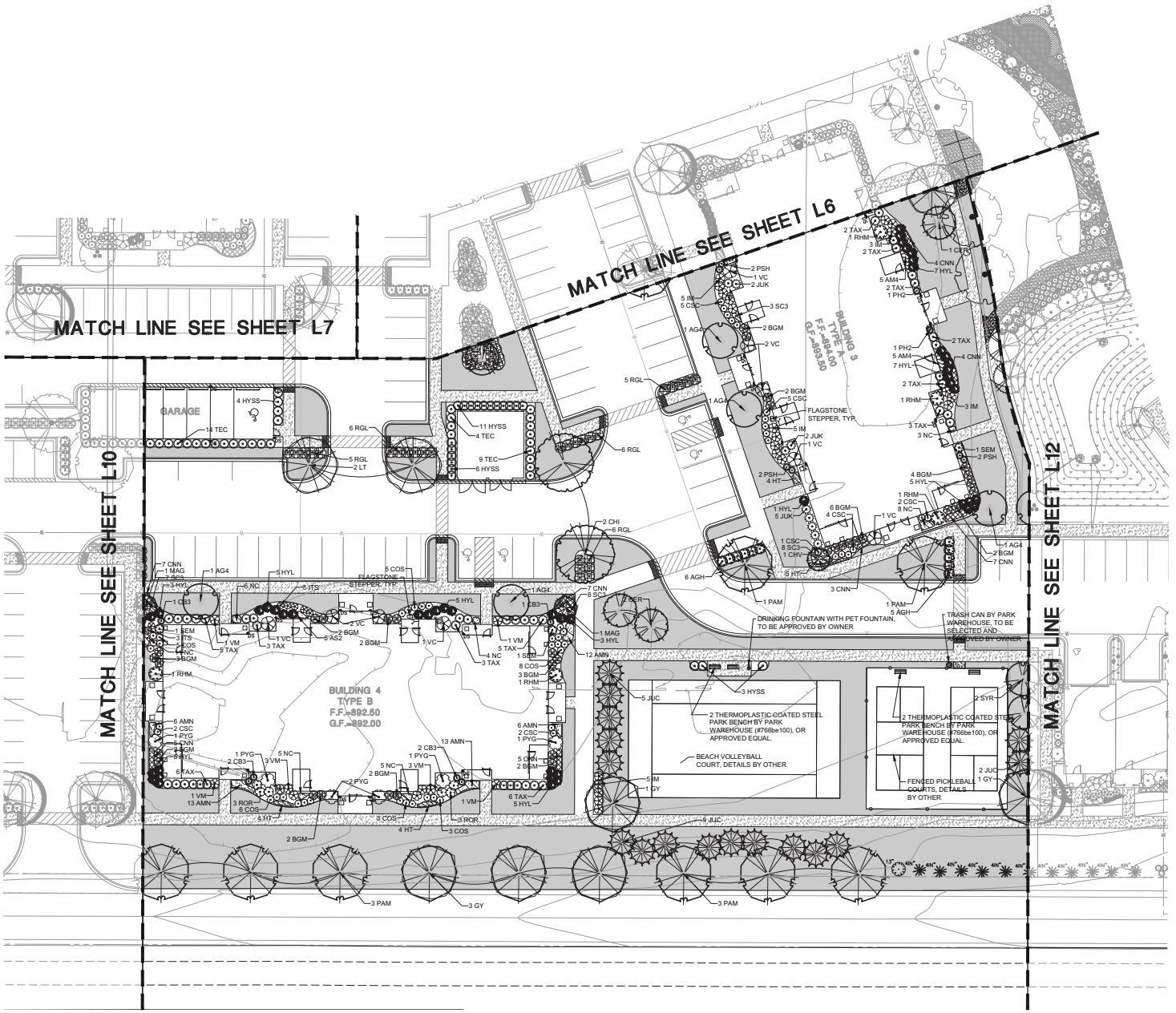
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CITY OF CRYSTAL LAKE, ILLINOIS

MULTIFAMILY & RETAIL LANDSCAPE PLAN L10

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NO.	REVISIONS	DATE	DRAWN BY
		7/3/2023	JSH
	PER CITY COMMENT		

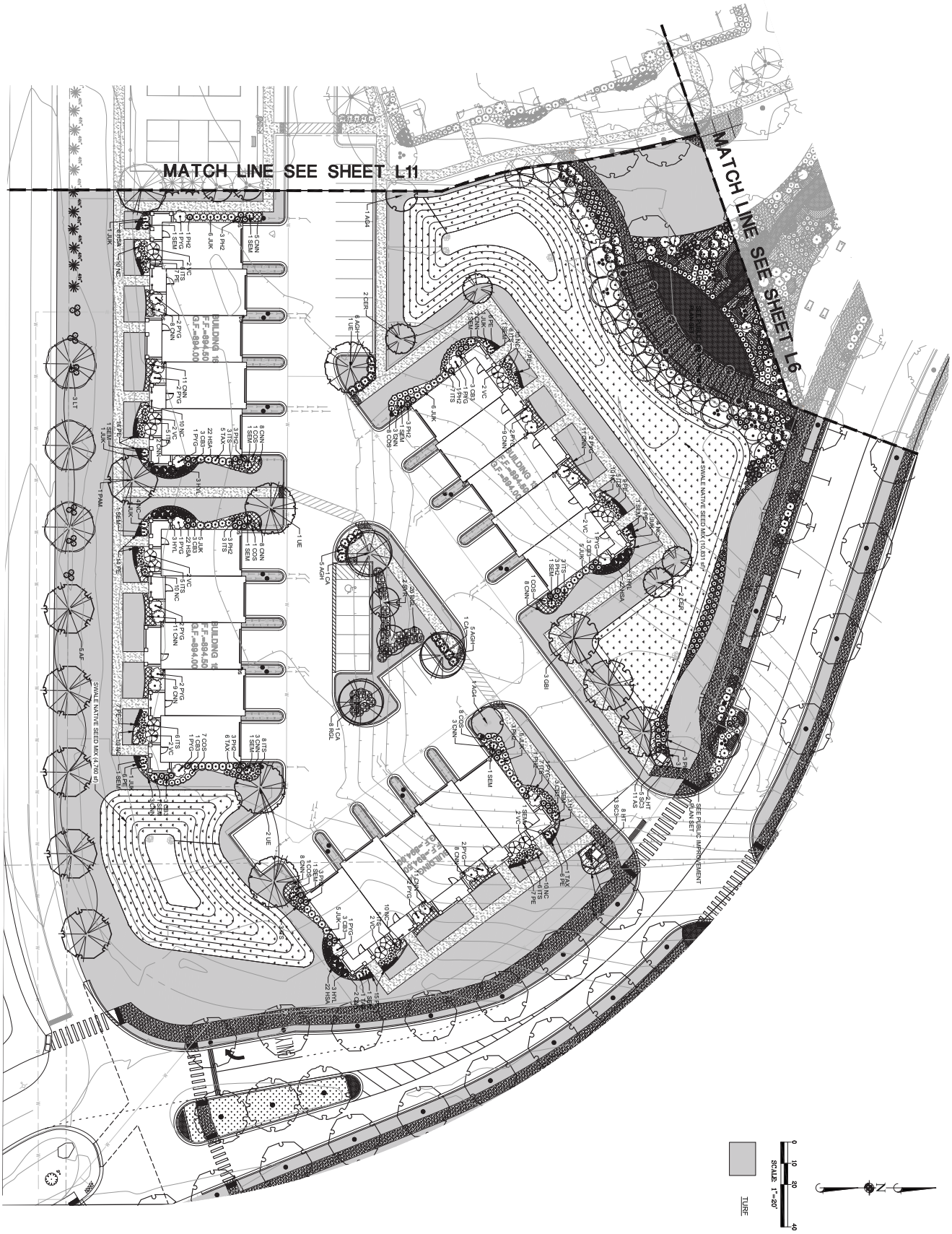
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MIXED USE DEVELOPMENT AT WATER'S EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
MULTIFAMILY & RETAIL LANDSCAPE PLAN L11

PROJ. MGR.: JSP
PROJ. ASSOC.: JSH
DRAWN BY: JSH
DATE: 06/02/23
SCALE: 1"=20'

SHEET
L11 OF L15
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L12-L15

SHEET

SCALE:	1"=20'
DATE:	06/02/23
DRAWN BY:	JSH
PROJ. MGR.:	JSH
PROJ. ASSOC.:	JSH
PROJ. MGR.:	JSP

MIXED USE DEVELOPMENT AT WATER'S EDGE

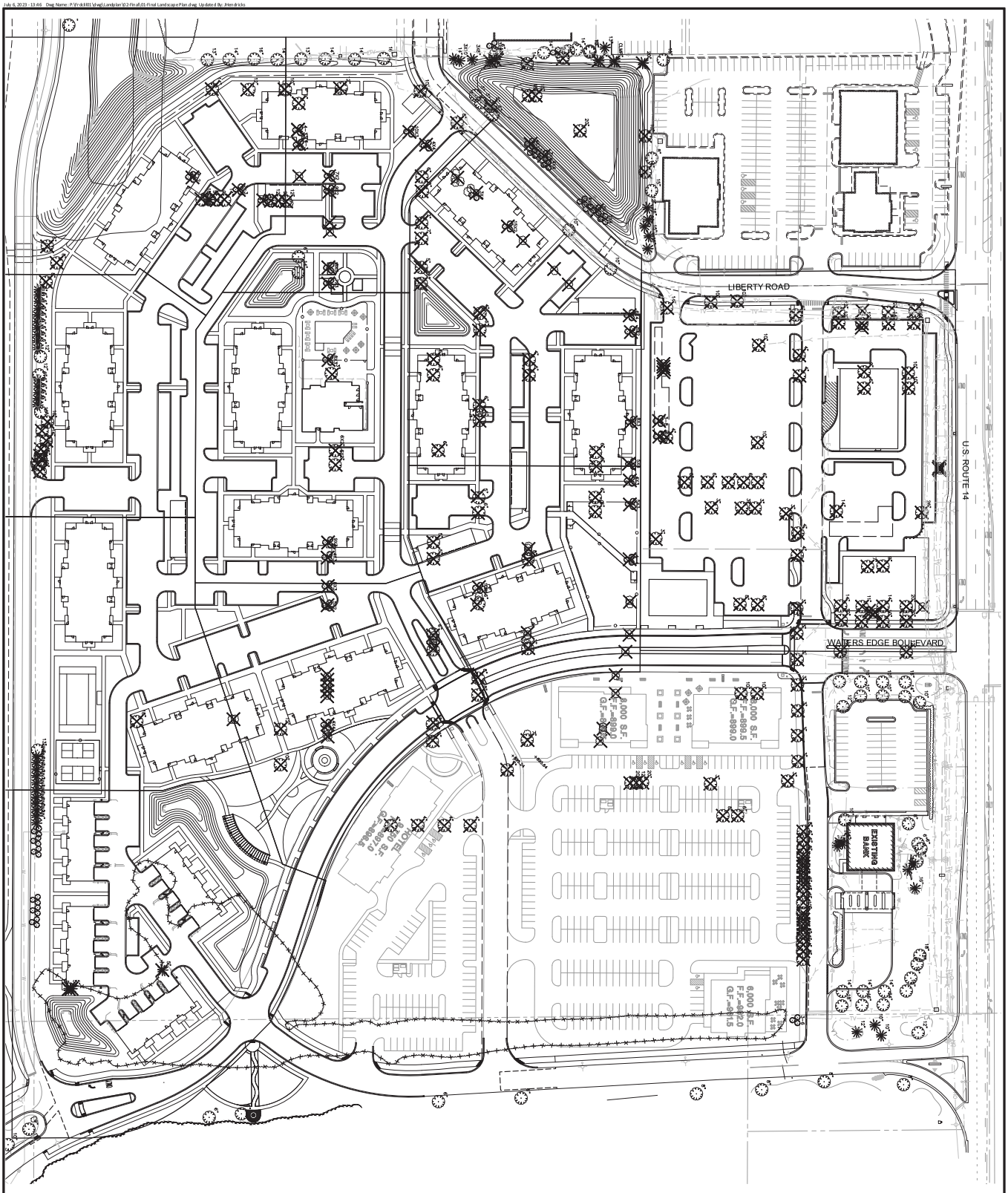
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MULTIFAMILY & RETAIL LANDSCAPE PLAN L12

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7/3/2023	PER CITY COMMENT	JSH

July 6, 2023 - 13:46 Dwg Name: P:\Projects\001\dwg\Landplan\02-Final\01-Final Landscape Plan.dwg Updated By: JHendricks



TREE REMOVAL

EXISTING EVERGREEN TREE 6"

EXISTING SHRUB

EXISTING MULTISTEM TREE 4-4

EXISTING DECIDUOUS TREE 10"

SCALE: 1"=60'

0 30 60 120

N

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L13-L15

SHEET

PROJ. MGR.: JSP
PROJ. ASSOC.: JSH
DESIGNED BY: JSH
DRAWN BY: JSH
CHECKED BY: JSP
DATE: 06/02/23
SCALE: 1"=60'

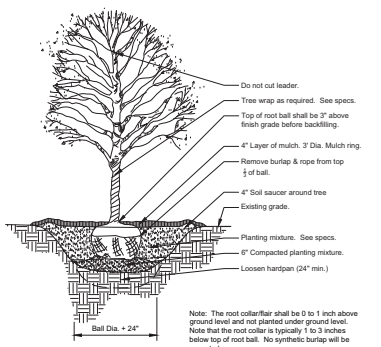
MIXED USE DEVELOPMENT AT WATER'S EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

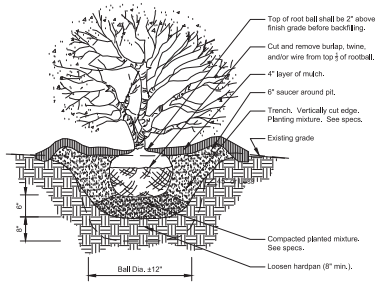
MULTIFAMILY & RETAIL LANDSCAPE TREE PRESERVATION PLAN

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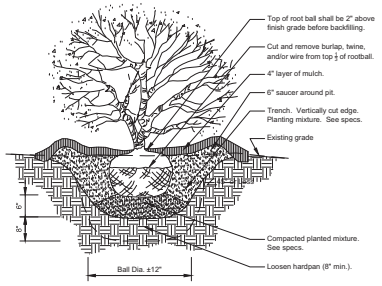
DATE	REVISIONS	DRAWN BY



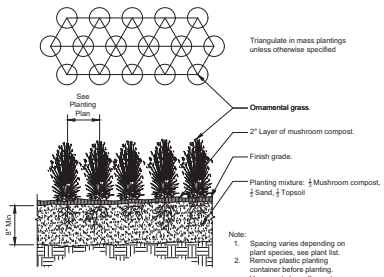
1 DECIDUOUS TREE PLANTING
1/4" = 1'-0" 329343.33-20



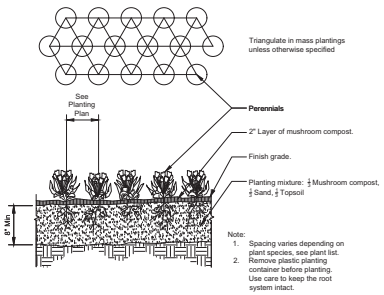
2 SHRUB PLANTING DETAIL
3/4" = 1'-0" 329333.16-05



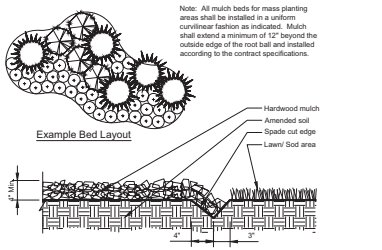
3 SHRUB PLANTING DETAIL
3/4" = 1'-0" 329333.16-05



4 ORNAMENTAL GRASS PLANTING
1" = 1'-0" 329313-01



5 PERENNIAL / ANNUAL PLANTING
1" = 1'-0" 329313-02



6 CONTINUOUS MULCH EDGING
1" = 1'-0" 329113.26-01

Swale Seed Mix
Provided by Cardno or Equal

Note: Double installation rates shown below (do not double cover crop)

Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses/Sedges:		
Andropogon gerardi	Big Bluestem	4.00
Carex cristatella	Crested Oval Sedge	0.50
Carex lurida	Bottlebrush Sedge	3.00
Carex spp.	Prairie Sedge Species	8.00
Carex vulpinoidea	Brown Fox Sedge	3.00
Elymus canadensis	Canada Wild Rye	16.00
Elymus virginicus	Virginia Wild Rye	16.00
Juncus canadensis	Canadian Rush	1.00
Panicum virgatum	Switch Grass	3.00
Scirpus atrovirens	Dark Green Rush	2.00
Scirpus cyperinus	Wool Grass	0.50
Spartina pectinata	Prairie Cord Grass	3.00
	Total	**60.00**
Temporary Cover:		
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total	**460.00**
Forbs:		
Alisma subcordatum	Common Water Plantain	1.00
Asclepias incarnata	Swamp Milkweed	2.00
Coreopsis tripteris	Tall Coreopsis	1.00
Euthamia graminifolia	Common Grass-Leaved Goldenrod	0.50
Eutrochium maculatum	Spotted Joe-Pye Weed	1.00
Iris virginica v. shrevei	Blue Flag	4.00
Liatris spicata	Marsh Blazing Star	1.00
Lycopus americanus	Common Water Horehound	0.50
Mimulus ringens	Monkey Flower	0.50
Penthorum sedoides	Ditch Stonecrop	1.00
Pycnanthemum virginianum	Common Mountain Mint	0.50
Rudbeckia triloba	Brown-Eyed Susan	1.00
Senna hebecarpa	Wild Senna	1.00
Silphium terebinthinaceum	Prairie Dock	1.00
Symphyotrichum novae-angliae	New England Aster	0.50
Verbena hastata	Blue Verbain	1.50
Zizia aurea	Golden Alexanders	2.00
	Total	**20.00**

DRAWN BY	REVISIONS	DATE
JSH	PER CITY COMMENT	7/3/2023

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MIXED USE DEVELOPMENT AT WATER'S EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
MULTIFAMILY & RETAIL LANDSCAPE DETAILS

PROJ. MGR.: JSP
PROJ. ASSOC.: JSH
DRAWN BY: JSH
DATE: 06/02/23
SCALE: 1"=20'

SHEET
L14 OF L15
FRD.CLIL01

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Job #: 2023-13145 Dwg Name: 2023\13145\Graphics\23-13145-Final Landscape Plan.dwg Updated By: Jsteck

GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

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

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

1-02 QUALITY ASSURANCE:

A. Comply with site work requirements

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

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

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

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

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

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

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

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

1-03 DELIVERY, STORAGE & HANDLING:

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

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

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

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

1-04 PROJECT CONDITIONS:

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

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

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

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

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

1-05 PRELIMINARY ACCEPTANCE:

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

1-06 WARRANTY:

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

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

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

2-02 ACCESSORIES:

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

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

C. Soil amendments shall be as follows:
   1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
   2. For perennials and ornamental grasses the soil mixture will be as follows: CM-63 General Purpose Peat Based Mix as supplied by Midwest Trading. Top beds with 8" of CM-63 and till into existing beds to a depth of 8". Soil mixtures are available from Midwest Trading. Midwest Trading, St. Charles, IL 60174 (630) 365-1990

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

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

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

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

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

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

J. Twine: Soft nursery jute.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

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

3-02 PREPARATION:

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

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

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

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

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

F. Topsoil shall be spread over the site at a minimum depth of 6". For those areas which are indicated as prairie or natural areas on the Drawings, a topsoil depth of 18" is recommended where possible.

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

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

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

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

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

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

3-03 PLANTING PROCEDURES:

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

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

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

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

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

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

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

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

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

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

3-04 MAINTENANCE:

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

3-04 ACCEPTANCE:

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

3-06 SITE CLEAN-UP:

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

DRAWN BY	REVISIONS	DATE	
JSH		7/3/2023	PER CITY COMMENT

Manhard CONSULTING
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MIXED USE DEVELOPMENT AT WATER'S EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
MULTIFAMILY & RETAIL LANDSCAPE SPECIFICATIONS

PROJ. MGR.:	JSP
PROJ. ASSOC.:	JSH
DRAWN BY:	JSH
DATE:	06/02/23
SCALE:	1"=20'

SHEET
L15 OF L15
FRD.CLIL01

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