#2023-149
921 North Shore Drive – Variations
Project Review for Planning and Zoning Commission

Meeting Date: September 6, 2023

Request: Variations from Article 3:

1. to allow the encroachment of the principal structure 9 feet 9 inches into the 46.36-foot front yard (lake side) setback,
2. to allow the encroachment of stairs 12 feet 9 inches into the 46.36-foot front yard (lake side) setback,
3. to allow the new house to extend 28 feet 10 inches into the 61.40-foot street side setback,
4. to allow the connection of the new house to the existing garage creating a total encroachment of 58 feet into the 61.40-foot setback, and
5. to allow a total impervious surface coverage of 55.6% (4,888 square feet), a variation of 5.6% or 490 square feet.

Location: 921 North Shore Drive

Acreage: Approximately 8,800 square feet

Existing Zoning: R-2 Single Family

Surrounding Properties:

North:	R-2 Single Family Residential
South:	Crystal Lake
East:	R-2 Single Family Residential
West:	R-2 Single Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is an existing single-family residential lot in Crystal Lake.
- The petitioner plans to demolish the existing house and construct a new house. They will retain the existing detached garage and attach it with the new house.
- The request is encroaching into both the front yard and street side setbacks and is exceeding the impervious coverage.
- There is a historic oak tree on the property very close to the lake. The petitioner plans to save this tree.

Development Analysis:

General

- Request: To construct a new house, which encroaches into the front yard setback, street-side setback, and to exceed the maximum impervious surface coverage.
- Zoning: The site is zoned R-2 Single Family. This property will be used as a single-family home.
- Land Use: The land use map shows the area as Urban Residential. This land use designation is appropriate for this use.
- The front yard setback and street side setback is determined by the average of homes within 400 feet for properties abutting *Crystal Lake*. The setbacks are unique to each lot. The front yard setback along the lake cuts through the existing home footprint. The new house will be slightly farther back than the existing footprint.
- The petitioner's plans state the proposed impervious surface coverage is 55.6%. Staff measured the plan to scale and the footprint appears to exceed this number. A complete detailed plan illustrating all hard surfaces shall be illustrated with dimensions and square footage. Steps shall be taken by the petitioners to provide an accurate representation of the coverage, as well as look for solutions to reduce the coverage.
- The petitioner is required to install a trench drain in the street side yard of the property large enough to accommodate the house, gutter/roof drains, and the driveway. The trench will be calculated dependent on receiving additional information. An additional trench is required closer to the lake to catch the remaining water.
- The house will feature smart siding in horizontal and vertical Board & Batten configurations.
- Other unique architectural details like columns, brackets, and thick top sills above the windows will create a high-quality appearance to the house.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting Simplified Residential Zoning Variations to allow the construction of a house, attaching to an existing garage, which encroaches into the required setbacks and expansion of the building footprint and patio areas that exceed the maximum impervious surface coverage. The house including screen porch encroaches 9 feet 9 inches into the setback with an additional 3 - foot encroachment for the stairs into the required 46.36-foot front yard setback allowing the structure to be 33 feet 8 inches from the water's edge front property line. The house addition encroaches 28 feet 10 inches into the required 61.40-foot street side setback and connects to an existing garage creating a total encroachment of 58 feet allowing the structure to be 3 feet 10 inches from the yard abutting a street property line. The total impervious surface coverage requested is 4,888 square feet or 55.6% of the lot exceeding the maximum permitted impervious surface by 490 square feet or 5.6%.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a

unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

Comprehensive Land Use Plan 2030 Vision Summary Review:

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

Land Use - Residential

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

Supporting Actions: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines.

Supporting Actions: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Hollander, received 08/16/23)
   B. Architecture (ALA Architects, dated 07/26/23, received 08/04/23)
   C. Engineering (Schmitt Engineering, dated 08/01/23, received 08/04/23)

2. An appropriately sized infiltration trench must be installed in the street side yard and the lake side of the property. All roof drains/gutters shall be tied into the infiltration trench or the proposed storm sewer.

3. No more than 30% impervious coverage is permitted in the water body buffer. Provide an accurate calculation of the square footage of impervious coverage between the front yard setback and the property line along the lake compared to the total square footage of this area.

4. Provide an accurate plat of survey that illustrates the property line at the south end of the lot adjacent to Crystal Lake.

5. The property shall comply with the 50% impervious surface coverage requirement and utilize permeable paver system for the driveway areas.

6. An adequate stormwater management system must be designed to properly convey onsite and offsite water for 100-year storm event.

7. All impervious surface areas shall be installed at least 18 inches from any side property line.

8. Swales along both sides of the house shall be designed to prevent water from overflowing onto the adjacent properties.

9. The petitioner shall address all of the review comments and requirements of Engineering and Public Works Department, Community Development Department and the City's Stormwater Consultant.

PIQ MAP
921 North Shore



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: 421 North Shore Drive

Action Requested

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

Petitioner Information

Name: David Hollander
Address: 6195 Stonecastle Lane
Lakewood, IL 60014
Phone: 810.623.8935
Fax: —
E-mail: dkhollander@att.net

Owner Information (if different)

Name: David and Kimberly Hollander Joint Tenancy Trust
Address: "
Phone: "
Fax: —
E-mail: "

Property Information

Project Description: New Single Family Home; Single Family Residential Existing Home Demolition and Single Family Residential New Home Construction

Project Address/Location: 421 North Shore Drive
Crystal Lake, IL 60014

PIN Number(s): 18-01-229-044

Development Team

Please include address, phone, fax and e-mail

Developer: DAVID HOLLANDER, 6195 STONECASTLE LANE, LAKEWOOD, IL 60014

Architect: ALA ARCHITECTS : PLANNERS, INC., 2600 BEHAN ROAD, CRYSTAL LAKE, IL 60014

Attorney: ZRF:M (RYAN FARRELL), 50 N. VIRGINIA STREET, CRYSTAL LAKE, IL 60014

Engineer: SCHMITT ENGINEERING, 215 WEST CALHOUN, WOODSTOCK, IL 60098

Landscape Architect: DAVID HOLLANDER, 6195 STONECASTLE LANE, LAKEWOOD, IL 60014

Planner: —

Surveyor: SCHMITT ENGINEERING, 215 WEST CALHOUN, WOODSTOCK, IL 60098

Other: —

Signatures

[signature], DAVID HOLLANDER 08.16.2023

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

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

[signature], DAVID HOLLANDER 08.16.2023

OWNER: Print and Sign name **Date**

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

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

IN THE MATTER OF THE APPLICATION OF
David Hollander

LEGAL NOTICE
Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by David Hollander, representing David and Kimberly Joint Tenancy Trust for approval of a Variations at the following real estate known as 921 North Shore Drive, Crystal Lake, Illinois 60014, PIN: 18-01-229-044.

This application is filed for the purpose of seeking Simplified Residential Zoning Variations to allow the construction of a house, attaching to an existing garage, and patio area which encroach into the required setbacks and exceed the maximum impervious surface coverage. The house including screen porch encroaches 9 feet 9 inches into the setback with an additional 3 - foot encroachment for the stairs into the required 46.36-foot front yard setback allowing the structure to be 33 feet 8 inches from the water's edge front property line. The house addition encroaches 28 feet 10 inches into the required 61.40-foot street side setback and connects to an existing garage creating a total encroachment of 58 feet allowing the structure to be 3 feet 10 inches from the yard abutting a street property line. The total impervious surface coverage requested is 4,888 square feet or 55.6% of the lot exceeding the maximum permitted impervious surface by 490 square feet or 5.6%, as well as any other variations as presented at the public hearing pursuant to Unified Development Ordinance Article 3, Article 4, and Article 9.

Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, September 6, 2023, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in Northwest Herald August 18, 2023)2102095

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
_____(NAME);

AFFIDAVIT

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

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 September 6, 2023, at 7:00 p.m., at the City of Crystal Lake 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 AUGUST 21, 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 AUGUST 22, 2023 (date)

_____
(name) (Signature)

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

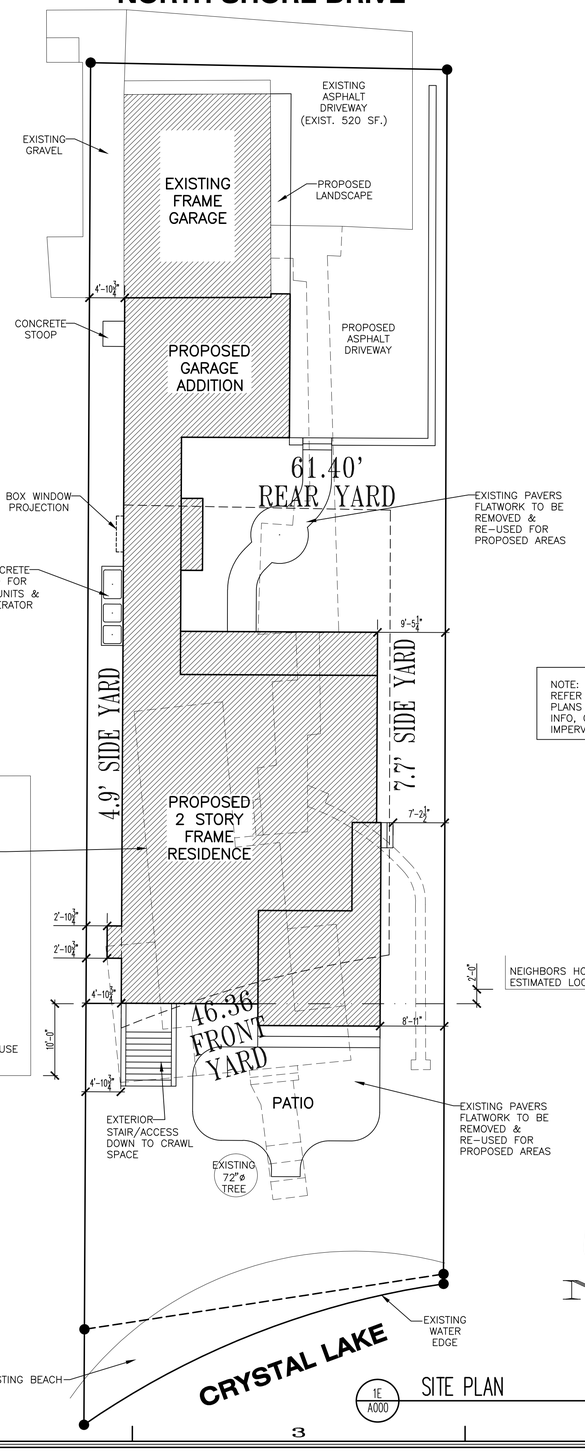
Denise A Kowalik
Notary Public

OFFICIAL SEAL
DENISE A KOWALIK
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7/28/2025

HOLLANDER RESIDENCE

921 NORTH SHORE DRIVE

CRYSTAL LAKE, IL 60014



SETBACKS:

SIDE YARD MIN = 4.9'
SIDE YARD TOTAL = 12.6'

FRONT & REAR YARDS BASED ON AVG. DETERMINED BY VILLAGE

FRONT YARD (SHOREYARD) OFFSET FROM WATERS EDGE

NOTE:
REFER TO CIVIL ENGINEERING PLANS FOR DETAILED SITE INFO, GRADING, DRAINAGE & IMPERVIOUS CALCULATIONS

NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER.
3. VERIFY STRUCTURE LOCATION WITH OTHERS.
   SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

IECC – INTERNATIONAL ENERGY CONSERVATION CODE

--NOTE TO PLAN REVIEWERS, OFFICIALS & CONTRACTORS--

* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY THE STATE OF ILLINOIS AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

* THE ARCHITECT HAS CHOSEN TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE COVERED BY 71 ILL ADM. CODE 600 SUBPART D BY SUBMITTING, AS REQUIRED BY SECTION 101.5 OPTION 3, THE SEAL OF THE THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305] .

* AS SPECIFIED BY THE CODE, 401.2 OPTION 1, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 402 TO 404. OPTION 1 WAIVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK" TO EVALUATE THE ENVELOPE.

* THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/YEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

{ IF YOU DONT READ ANY OTHER NOTES – READ THIS ONE }

NOTE TO BIDDERS & CONTRACTORS:

THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.

THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION, NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS

5S 5 SHELVES
1SIR 1 SHELF & 1 ROD
SPK SPRINKLER HEAD
GAS GAS HOOKUP
WATER WATER HOOKUP
FPHB FROST PROOF HOSE BIBB
SHOWER HEAD FAUCET
SHOWER RAIN HEAD
FD FLOOR DRAIN
PRE-FAB FIREPLACE FLUE
MASONRY FIREPLACE FLUE
REBAR
CEILING DETAIL DIAGRAM
WORK POINT
12 ROOF PITCH
SECTION/ VIEW MARKER
ELEVATION MARKER
REVISION MARKER
V.I.F. VERIFY IN FIELD
V.M.O. VERIFY WITH OWNER

FACE BRICK
HORIZONTAL SIDING
BOARD & BATTEN SIDING
ASPHALT SHINGLES ROOFING
STONE
SHAKE SIDING
CEDAR SHAKE ROOFING
CONCRETE
FIELD STONE
STUCCO / E.I.F.S.
METAL ROOFING
GRAVEL

ELECTRICAL SYMBOLS:

SINGLE OUTLET (1)
SWITCH
TELEVISION JACK
DUPLEX OUTLET (2)
DOOR ACTIVATED SWITCH
TELEPHONE JACK
QUAD. OUTLET (4)
MOTION ACTIVATED SWITCH
HDMI JACK
SWITCHED DUPLEX OUTLET (2)
THERMOSTAT CONTROLS
SD 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
CEILING MOUNTED LIGHT FIXTURE
EXHAUST FAN, VENTED TO EXTERIOR
RECESSED CAN LIGHT
EXHAUST FAN/LIGHT, VENTED TO EXTERIOR
SD/CO 110V SMOKE & CARBON MONOXIDE DETECTOR COMBO WIRED IN SERIES W/ BATTERY BACKUP, RUN ON DEDICATED CIRCUIT
DIRECTIONAL RECESSED CAN LT.
FLOOD LIGHT W/ MOTION DETECTOR
WALL MOUNTED LIGHT FIXTURE
CEILING MOUNTED FAN/LIGHT
RECESSED WATER PROOF LED CAN LIGHT (EXTERIOR)
LED LIGHT STRIP
EXTERIOR LAMP W/ POST
P.C. = PULL CHAIN LIGHT
GFI = GROUND FAULT CIRCUIT INTERRUPTER
FLUORESCENT LIGHT FIXTURE
W.P. = WATER PROOF

WALL TYPES

NEW FRAME WALL
NEW FOUNDATION WALL & FOOTING
DRYWALL, ARCHED OR CASED OPENING
DEPRESSED FOUNDATION WALL
BEARING WALL ABOVE
TR. SILL PLATE @ FDTN. WALL

NOTE TO CONTRACTORS

* ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
* ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CRYSTAL LAKE SPECIFIC NOTES:

NOTE:
SOME NOTES LISTED IN THIS SECTION MAY NOT APPLY TO THE THIS SPECIFIC PROJECT DRAWING SET. ALL NOTES LISTED SHALL BE ACKNOWLEDGED WHETHER RELEVANT TO THIS PROJECT OR NOT.

NOTE:
PROVIDE 1½" X 36" FLOOR-TO-FLOOR FLAT STRAP TIES @ 2ND FLOOR DECK WITHIN 6'-0" OF CORNERS & 12'-0" ON CENTER.

NOTE:
ANY PORTION OF EAVES & WALLS SHOWN WITHIN 5'-0" OF THE PROPERTY LINE SHALL HAVE A MINIMUM FIRE RATING OF 1-HR, TESTED IN ACCORDANCE WITH ASTM E 119 OR UL 263 WITH EXPOSURE FROM BOTH SIDES. ANY PORTION OF SOFFITS & FASCIA WITHIN 5'-0" OF THE PROPERTY LINE SHALL HAVE ⅝" GYP. BD. UNDER THE NORMAL WEATHER PROTECTIVE MATERIAL SPECIFIED.

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A100 FOUNDATION PLAN
A101 FIRST FLOOR PLAN – OVERALL
A102 FIRST FLOOR PLAN – VIEW 1
A103 FIRST FLOOR PLAN – VIEW 2
A104 SECOND FLOOR PLAN
A105 THIRD FLOOR ATTIC PLAN
A200 FRONT ELEVATION, REAR ELEVATION
A201 LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A202 LEFT SIDE ELEVATION
A203 RIGHT SIDE ELEVATION
A300 ROOF PLAN & STRUCTURAL NOTES, WALL SECTIONS, CONSTRUCTION SPECIFICATIONS, ATTIC VENT SCHEDULE
A301 LIGHT & VENT SCHEDULE, WASTE & SUPPLY DIAGRAMS, PLUMBING FIXTURE COUNT, TYPICAL DETAILS
A302 WALL SECTIONS
E101 FIRST FLOOR ELECTRICAL PLAN
E102 SECOND FLOOR ELECTRICAL PLAN, THIRD FLOOR ATTIC ELEC. PLAN

DESIGN LOADING VALUES:

ROOF	30 PSF LIVE LOAD	WALLS	20 PSF WIND FOR 0-20 FT. HEIGHT
CEILING	20 PSF LIVE LOAD		25 PSF WIND FOR 21-29 FT. HEIGHT
FLOOR	60 PSF LIVE FOR EXTERIOR BALCONY		30 PSF WIND FOR 30 FT. AND ABOVE
	40 PSF LIVE FOR FLOORS, DECKS, STAIRS	SOIL	3000 PSF ASSUMED MINIMUM OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

* SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT, THICKNESS & REINFORCING OF FOUNDATION WALLS.
* FOUNDATION REINFORCING TO BE GRADE 60, LAP CONTINUOUS BARS 36 DIAMETERS.
* ALL FOUNDATION WALLS WITH FULLS MASONRY VENEER ABOVE TO BE A MINIMUM OF 10" THICK
* ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (2X6 W/ ½" SHEATHING)
* STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS.
* ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5% & 7% AIR ENTRAINED.
* MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

* FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED.
* ~~FOR 10'-0" PLATES, TOP OF WINDOWS @ 106¼" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.~~
* FOR 9'-0" PLATES, TOP OF WINDOWS @ 94¼" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED.
* FOR 8'-0" PLATES, TOP OF WINDOWS @ 82¼" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
  EXAMPLE: 2555 = 2'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED.
* PROVIDE (2)2 X 12 HEADER ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED.
* PROVIDE TEMPERED SAFETY GLAZING IN ALL NEWS WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS.
* PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN SILL IS LESS THAN 24" ABOVE FINISHED FLOOR.
* ALL NEW FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
  WINDOWS & DOORS =(0.30), SKYLIGHTS =(0.55)
* WINDOW & DOOR TAGS: FIXED WINDOW = Ⓕ, EGRESS WINDOW = Ⓔ, TEMPERED GLASS = Ⓣ

STRUCTURAL NOTES:

* PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS.
* ~~ALL INTERIOR FRAME WALL PARTITIONS = 3½" (2 X 4 STUD) UNLESS OTHERWISE NOTED.~~
* ~~ALL EXTERIOR FRAME WALLS = 4½" (2 X 4 STUD W/ ½" SHEATHING).~~
* ~~ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 9½" (2 X 4 STUDS W/ 1" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).~~
* ~~ALL EXTERIOR FRAME WALLS = 6" (2 X 6 STUDS W/ ½" SHEATHING).~~
* ALL EXTERIOR FRAME WALLS W/ MASONRY VENEER = 11" (2 X 6 STUDS W/ ½" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER).
* ALL EXTERIOR DIMENSIONS ARE SNAPPED TO EXTERIOR OF WALL SHEATHING OR FULL MASONRY VENEER & ALSO COINCIDES WITH EXTERIOR OF FOUNDATION EDGE (DIMENSIONS ARE NEVER SNAPPED TO THIN-CUT MASONRY VENEERS, THEY ARE DEPICTED AS A TYPE OF EXTERIOR SIDING/CLADDING)
* ~~ALL STEEL TO BE A-36 & STRUCTURAL STEEL BOLTS TO BE A-325~~
* ~~PROVIDE (3" X 3" X ¼") ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9'-0" WIDE W/ MASONRY VENEER ABOVE.~~
* ~~PROVIDE (6" X 4" X ¼") ST. ANGLE L.L.V. ABOVE OPENINGS FROM 9'-0" TO 16'-0" WIDE W/ MASONRY VENEER ABOVE.~~
* ~~PROVIDE (8" X 4" X ½") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ UP TO 2' OF MASONRY VENEER ABOVE.~~
* ~~PROVIDE (8" X 4" X ¾") ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS W/ MORE THAN 2' OF MASONRY VENEER ABOVE.~~
* STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
* STEEL FLITCH PLATE BEAMS TO BE CONNECTED WITH ½"ø BOLTS @ 20" O.C. AND (2) @ EACH END.
* ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED.
* WALLS SHALL BE BRACED @ EACH END & 20'-0" BETWEEN PANELS MAX.
* ALL JOISTS, STUDS & RAFTERS TO BE SPF #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.
* ALL HEADERS TO BE (2) 2 X 12 SPF #1/#2 (CANADIAN) UNLESS OTHERWISE NOTED.
  THE DIAMETER OF HOLES BORED INTO SOLID SAWN MEMBERS SHALL NOT EXCEED ⅓ THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
  THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS.
* PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS.
* PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
* PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO START OF ROUGH FRAMING.
* ■= (2) 2X STUDS IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED.
* ■= (2) 2X STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED
* □= POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED.
* ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2 X 6 @ 16" O.C. STUD WALLS.
* ADD 2X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 6'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING AND TO STUDS.
* HALF WALLS TO BE MIN. 36" TALL, UNLESS OTHERWISE NOTED.
* FIREBLOCKING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
  – CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS.
  – ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS.
  – CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP AND BOTTOM OF THE RUN.
  – OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVEL WITH NONCOMBUSTIBLE MATERIALS.

ELECTRICAL NOTES:

* ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
* ALL OUTLETS WITHIN 72" OF ANY SINK OR WATER FEATURE TO BE GFI.
* ALL OUTLETS IN GARAGE TO BE GFI.
* ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED.
* VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
* PROVIDE SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE:
  –(1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL
  –(1) SMOKE DETECTOR IN EACH BEDROOM
  –(1) COMBO SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE
* ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING.
* ALL OUTLETS SHALL BE ARC FAULT PROTECTED.
* ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT.
* ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN.
* RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
* PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARBAGE DISPOSALS & DISHWASHERS.
* PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN GARBAGE DISPOSALS & DISHWASHER.
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL.
* PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 6,000 SF.
* PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 6,000 SF.

PLUMBING NOTES:

* PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES.
* ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 6 MIN. STUD WALL.
* ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS.
  ABOVE GROUND WASTE – SCHEDULE 40 PVC, 1120 SERIES
  BELOW GROUND WASTE – SCH 40 PVC OR CAST IRON
  ABOVE GROUND WATER – TYPE L COPPER, NO LEAD SOLDER
  BELOW GROUND WATER – TYPE K COPPER
* COLORED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING.
* AIR TESTING OF THE PLUMBING SYSTEM SHALL BE IN COMPLIANCE WITH ISPC 890.1930..
* UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:

* HVAC CONTRACTOR TO VERIFY LOCATION OF ALL HVAC SYSTEMS IN FIELD.
* FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO2 DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES.
* DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
* DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
2018 INTERNATIONAL FIRE CODE
2017 NATIONAL ELECTRIC CODE
2014 ILLINOIS PLUMBING CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
CITY OF CRYSTAL LAKE CODE OF ORDINANCES
2018 INTERNATIONAL BUILDING CODE
2000 NFPA LIFE SAFETY CODE
2018 ILLINOIS ILLINOIS ACCESSIBILITY CODE

DESIGN STAGE
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
VARIANCE SUBMITTAL
FINAL REVIEW
PERMIT SET
DEMOLITION

REVISIONS
1 05-09-23 JLM
2 05-25-23 JLM
3 05-30-23 JLM
4 06-21-23 JLM
5 07-10-23 JLM
6 08-07-23 JLM
7 07-26-23 JLM
8 07-06-23 JLM

HOLLANDER RESIDENCE
921 NORTH SHORE DRIVE
CRYSTAL LAKE, IL 60014

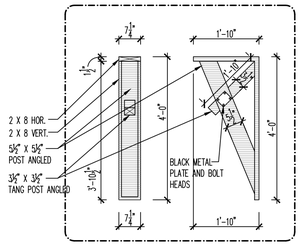
SITE PLAN
GENERAL NOTES
DRAWING INDEX

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Cary, IL 60013

Job Number: 23145
Sheet Number: A000
File Name: 23145A000

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6A A200 BRACKET DETAIL 1/2"=1'-0"

ELEVATION NOTES

* DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
* WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
* SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
* IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

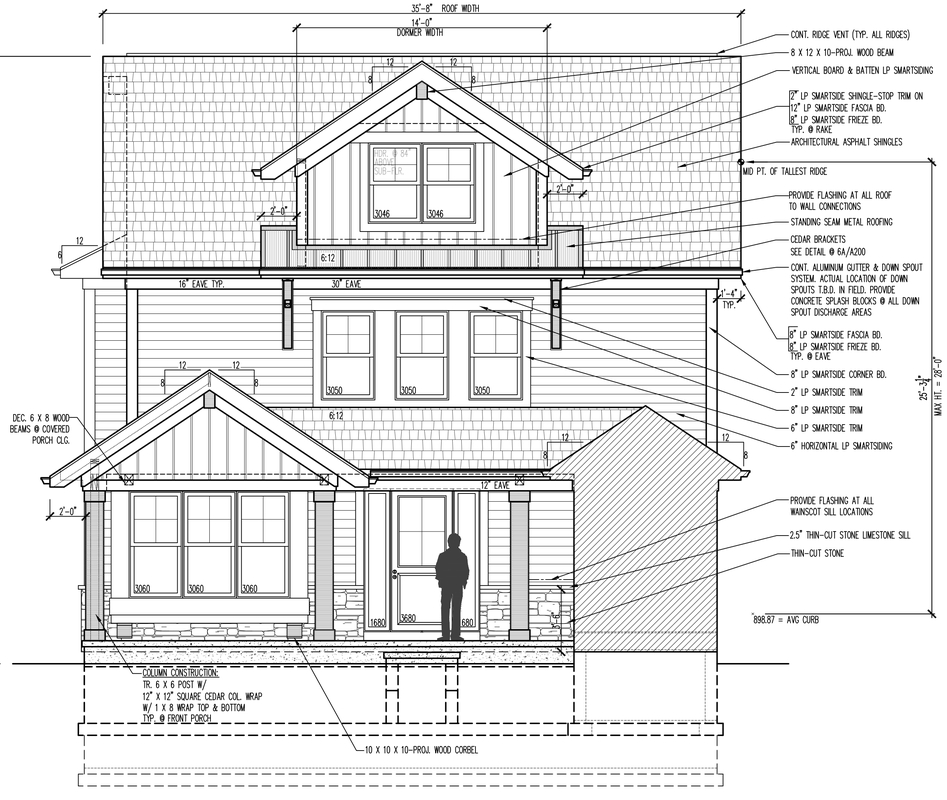
* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE MET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.

EXAMPLE: 2555 = 2'-5" X 5'-5"

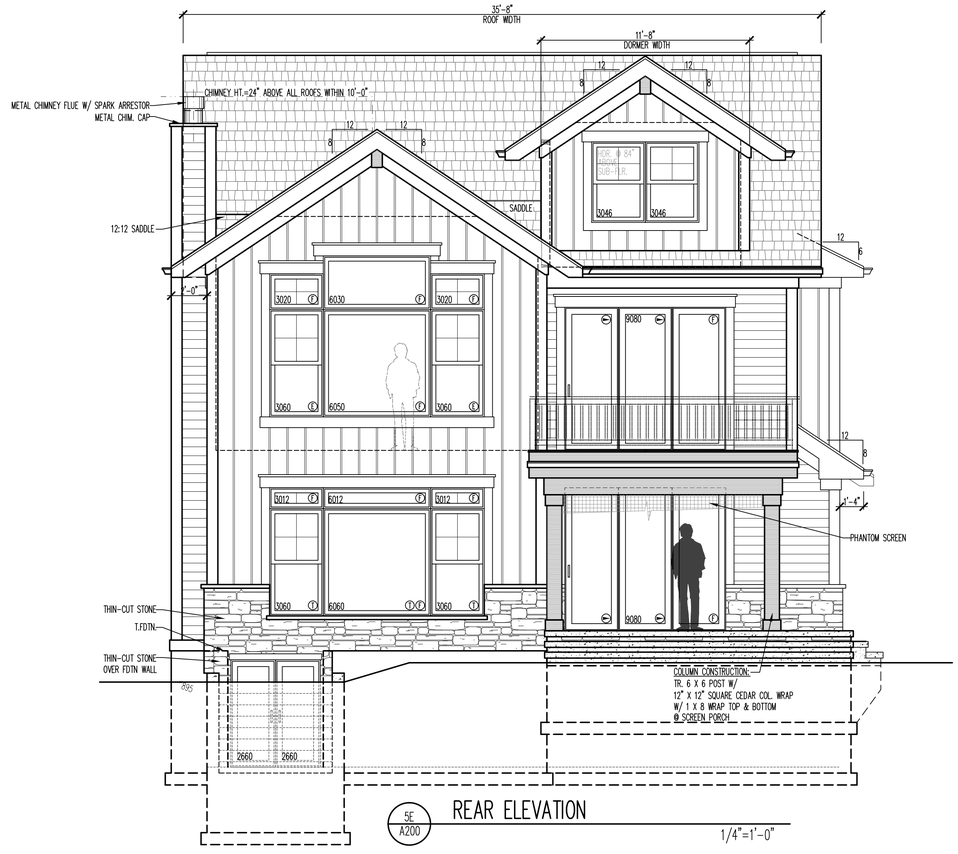
EXAMPLE: 3068 = 3'-0" X 6'-8"

EXAMPLE: 18080 = 18'-0" X 8'-0"

TEMPERED GLASS = (T) DOOR OR WINDOW PANE SLIDES RIGHT = (R)
FIXED WINDOW = (F) DOOR OR WINDOW PANE SLIDES LEFT = (L)
EGRESS WINDOW = (E)
EGRESS WINDOW BREAKDOWN =
MIN. CLEAR OPEN AREA OF 5.7 S.F.
MIN. CLEAR OPEN WIDTH OF 20"
MIN. CLEAR OPEN HEIGHT OF 24"
MAX. SILL HEIGHT OF 44"



1E A200 FRONT ELEVATION 1/4"=1'-0"



5E A200 REAR ELEVATION 1/4"=1'-0"

DESIGN STAGE

PRELIMINARY DESIGN	05-09-23 KLM
PRELIMINARY DESIGN	05-25-23 KLM
PRELIMINARY SUBMITTAL	06-21-23 KLM
VARIANCE SUBMITTAL	07-05-23 KLM
FINAL REVIEW	08-02-23 KLM
RELEASED FOR PERMIT	07-26-23 JBA
REVISION	

REVISIONS 1 2 3 4 5

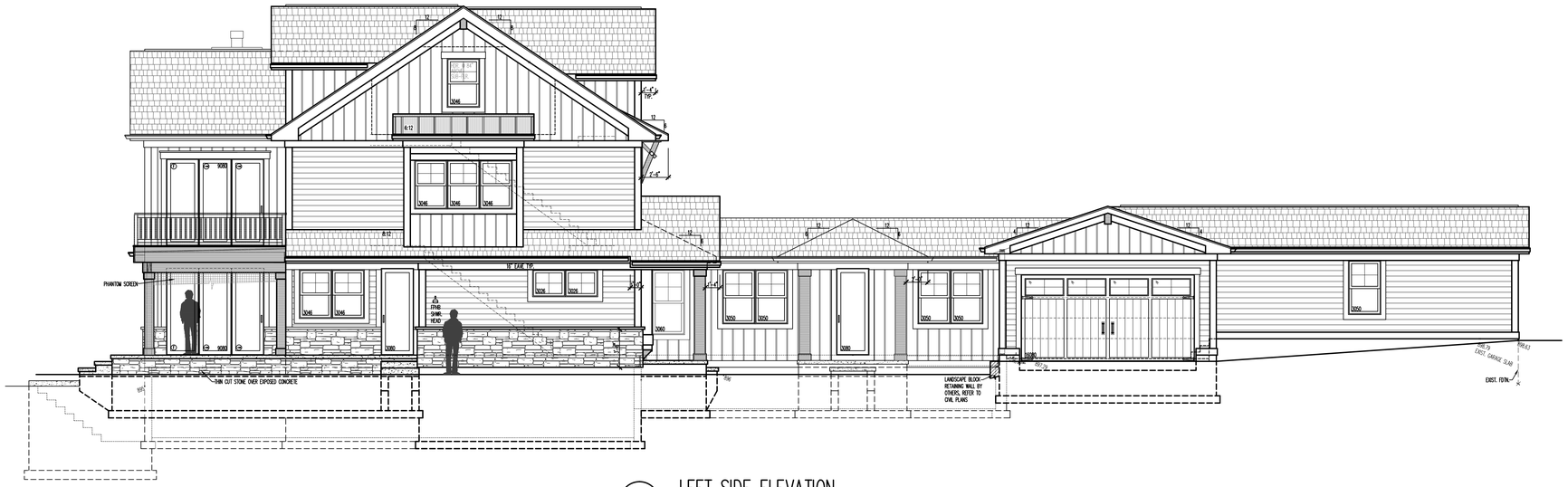
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FRONT ELEVATION
REAR ELEVATION

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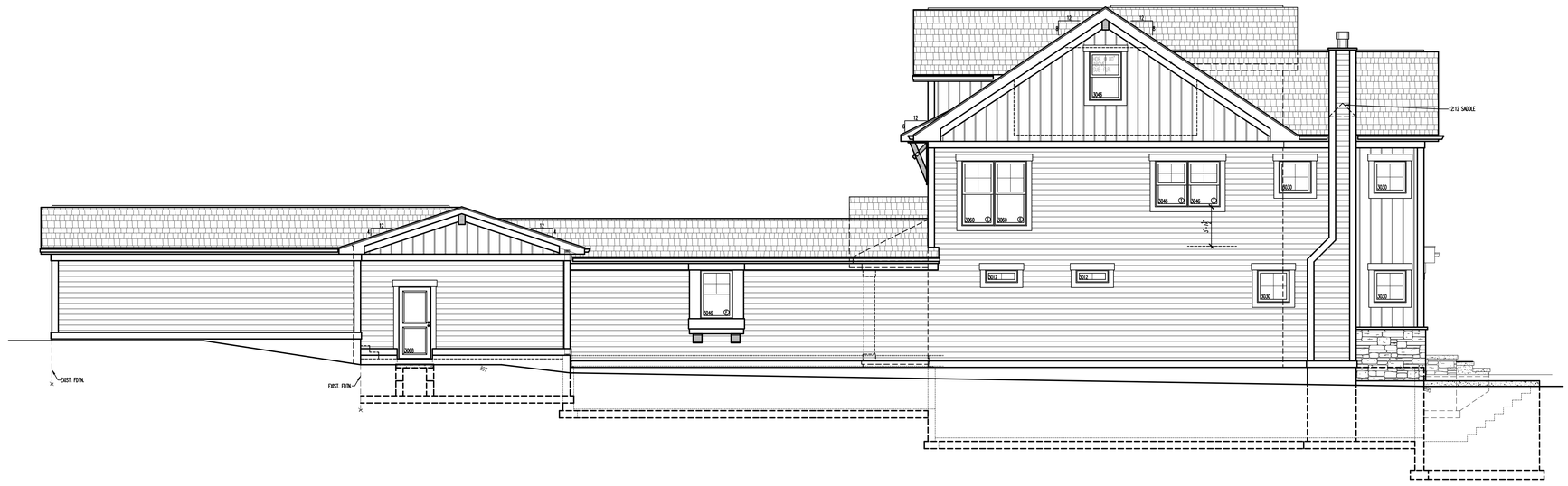
Job Number: 23145
Sheet Number: A200
File Name: LA1001T2600

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1C / A201 LEFT SIDE ELEVATION

3/8"=1'-0"



1E / A201 RIGHT SIDE ELEVATION

3/8"=1'-0"

DESIGN STAGE

PRELIMINARY DISIGN	05-09-23 N.M.
PRELIMINARY DISIGN	05-25-23 N.M.
DESIGN DEVELOPMENT	05-30-23 N.M.
VARIANCE SUBMITTAL	06-21-23 N.M.
FINAL REVIEW	07-06-23 N.M.
PERMIT SET	07-10-23 N.M.
ISSUED FOR PERMIT	07-26-23 BA
REVISION	

REVISIONS

HOLLANDER RESIDENCE
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CRYSTAL LAKE, IL 60014

LEFT SIDE ELEVATION
RIGHT SIDE ELEVATION

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Job Number: 23145

Sheet Number: A201

File Name: LA170UT2100

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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

PHANTOM SCREEN

THIN CUT STONE OVER EXPOSED CONCRETE

16" EAVE TYP.

LANDSCAPE BLOCK RETAINING WALL BY OTHERS, REFER TO CIVIL PLANS

EXIST. GARAGE SLAB

EXIST. FDTN.

1E
A202

LEFT SIDE ELEVATION

1/4"=1'-0"

REVISIONS		
1	05-09-23	N.M.
2	05-25-23	N.M.
3	07-06-23	N.M.
4		
5		

DESIGN STAGE		
PRELIMINARY DESIGN	05-09-23	N.M.
PRELIMINARY DESIGN	05-30-23	N.M.
PRELIMINARY DESIGN	06-21-23	N.M.
VARIANCE SUBMITTAL	07-05-23	N.M.
FINAL REVIEW	07-06-23	B.H.
RELEASE FOR PERMIT		
REVISION		

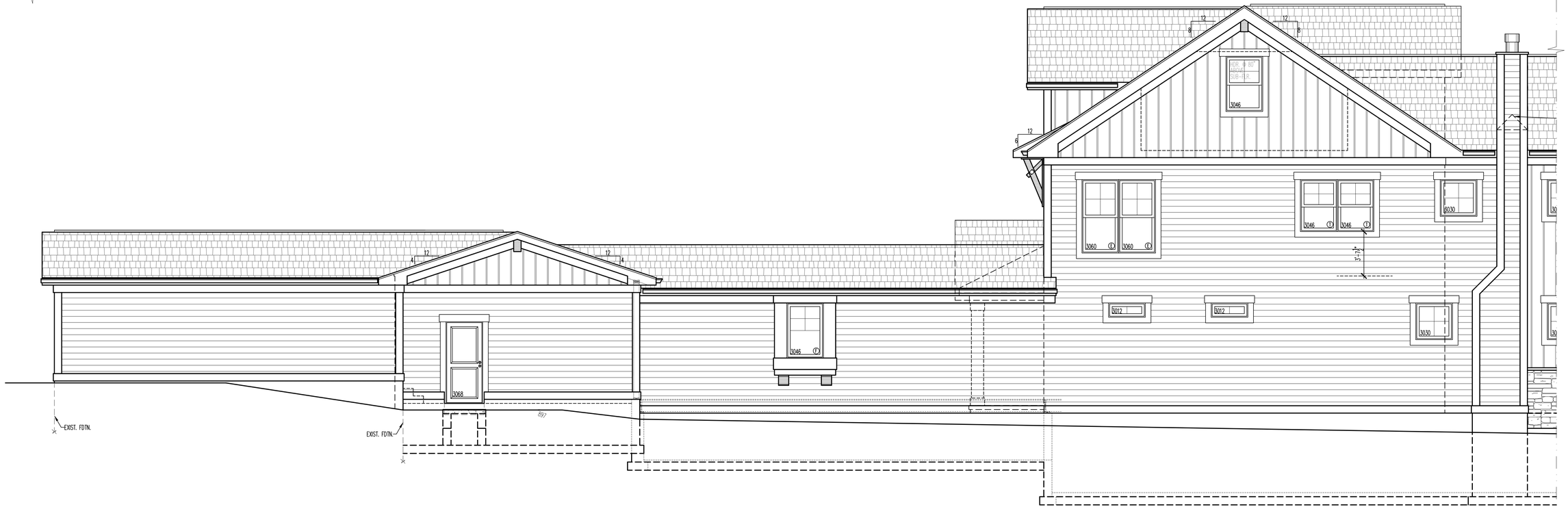
HOLLANDER RESIDENCE
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LEFT SIDE ELEVATION

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Job Number: 23145
Sheet Number: A202
File Name: LAYOUT6200

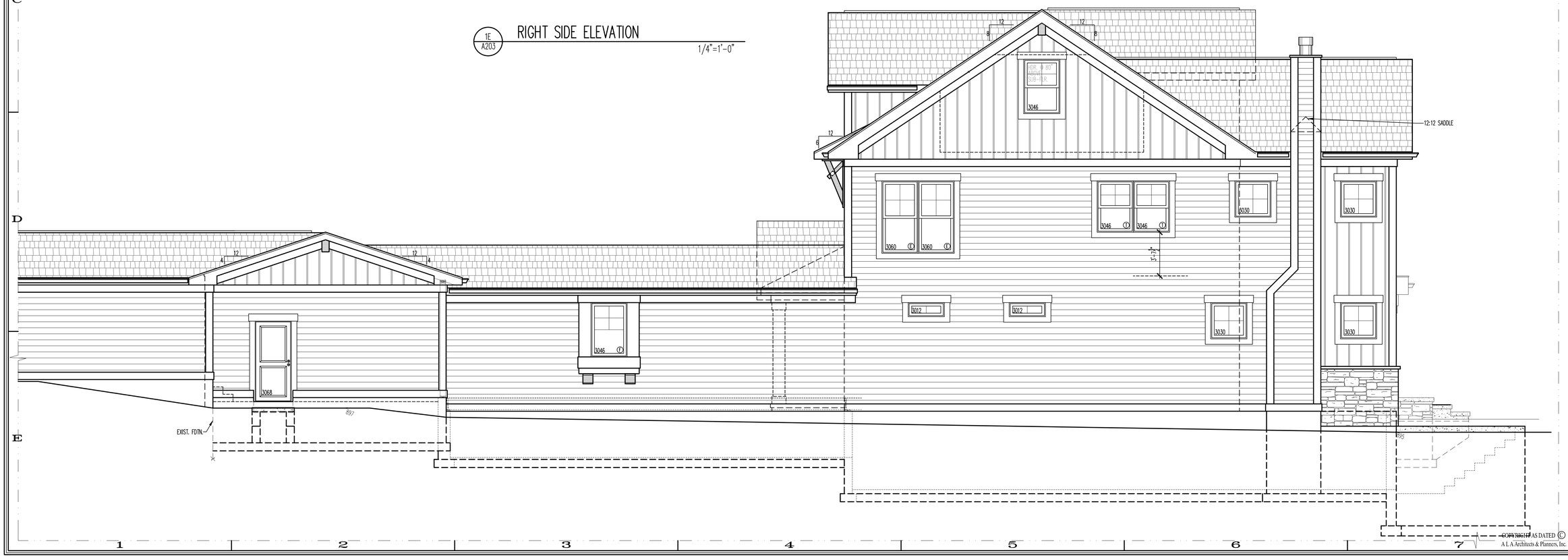
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1E
A203

RIGHT SIDE ELEVATION

1/4"=1'-0"



REVISIONS

5		
4		
3	07-06-23 KAM	
2	06-21-23 KAM 06-02-23 KAM	
1	05-30-23 KAM 05-15-23 KAM 05-09-23 KAM 07-26-23 JBA	

DESIGN STAGE

PRELIMINARY DESIGN
PRELIMINARY DESIGN
PRELIMINARY SUBMITTAL
VARIANCE SUBMITTAL
FINAL REVIEW
RELEASED FOR PERMIT
REVISION

HOLLANDER RESIDENCE
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RIGHT SIDE ELEVATION

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Job Number: 23145
Sheet Number: A203
File Name: LAYOUT2200

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Standard Soil Erosion and Sediment Control Notes

1. Control measures shall meet the minimum standards and specifications of the *Illinois Urban Manual* (www.aiswcd.org/IUM) unless stated otherwise.
2. Soil disturbance shall be conducted in such a manner as to minimize erosion. Areas of the development site that are not to be disturbed shall be protected from construction traffic or other disturbance until final stabilization is achieved.
3. Soil stabilization measures shall consider the time of year, development site conditions and the use of temporary or permanent measures.
4. Stabilization by seeding shall include topsoil placement and fertilization, as necessary.
5. Native seed mixtures shall include rapid-growing annual grasses or small grains to provide initial, temporary soil stabilization.
6. Offsite property shall be protected from erosion and sedimentation. Velocity dissipation devices shall be placed at concentrated discharge locations and along the length of any outfall channel, as necessary to prevent erosion.
7. Sediment control measures shall be installed prior to the disturbance of tributary areas.
8. Stabilization of disturbed areas shall be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the development site, or temporarily ceased on any portion of the development site and will not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas shall be initiated within 1 working day of permanent or temporary cessation of earth disturbing activities and shall be completed as soon as possible, but not later than 14 calendar days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:
   a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable; and
   b. In areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method may be used.
9. Disturbance of steep slopes shall be minimized. Areas or embankments having slopes steeper than 3:1 shall be stabilized with staked in place sod, erosion control blanket in combination with seeding, or an equivalent control measure.
10. Perimeter control measures shall be provided downslope and perpendicular to the flow of runoff from disturbed areas, where the tributary area is greater than 5,000 square feet, and where runoff will flow in a sheet flow manner. Perimeter erosion control shall also be provided at the base of soil stockpiles.
11. The stormwater management system shall be protected from erosion and sedimentation downslope from disturbed areas. Inlet protection that reduces sediment loading, while allowing runoff to enter the inlet shall be required for all storm sewers. Check dams, or an equivalent control measure, shall be required for all channels. Filter fabric inlet protection and straw bale ditch checks are not acceptable control measures.
12. If dewatering services are used, discharges shall be routed through an effective sediment control measure (e.g., sediment trap or an equivalent control measure). The Enforcement Officer shall be notified prior to the commencement of dewatering activities.
13. All temporary soil erosion and sediment control measures shall be removed within 30 days after final stabilization of the development site is achieved or after the temporary measures are no longer necessary. Trapped sediment shall be removed and disturbed areas shall be permanently stabilized.
14. Stockpiled soil and materials shall be removed from flood hazard areas at the end of each work day. Soil and materials stockpiled in IWMC or buffer areas shall be placed on timber mats, or an equivalent control measure.
15. Effective control measures shall be utilized to minimize the discharge of pollutants from the development site. At a minimum, control measures shall be implemented in order to:
   a. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash water; and
   b. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, vehicle fluids, sanitary waste, and other materials present on the development site to precipitation and to stormwater.
16. Adequate receptacles shall be provided for the depositing of all construction material debris generated during the development process. The applicant shall not cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of construction material debris upon or into any development site, channel, or IWMC. The development site shall be maintained free of construction material debris.
17. The Enforcement Officer may require additional or alternate soil erosion and sediment control measures, based on development site specific considerations and the effectiveness of the installed control measures.

Standard Drain Tile Notes

1. Drain tiles disturbed during regulated development shall be reconnected by those responsible for their disturbance, unless the development plans specify abandonment of the drain tiles.
2. All abandoned drain tiles within disturbed areas shall be removed in their entirety.
3. Drain tiles within the disturbed area of a development site shall be replaced, bypassed around the development site or intercepted and connected to the stormwater management system for the development site. The size of the replaced or bypassed drain tile shall be equivalent to the existing drain tile.

GENERAL NOTES:

1) SILT FENCE TO BE INSTALLED ALONG THE LIMITS OF GRADING AND NOT TO ENCROACH INTO THE FLOODPLAIN. SILT FENCE MUST BE INSTALLED BEFORE ANY OTHER WORK CAN COMMENCE.
2) INFILTRATION TRENCHES: CUT 9" INTO GRADE SO TOP OF INFILTRATION TRENCH IS AT ELEVATION SHOWN; THEN CONSTRUCT INFILTRATION TRENCH PER ATTACHED DETAIL; INFILTRATION TRENCH AREA TO BE LEFT UNDISTURBED DURING HOUSE CONSTRUCTION. THIS SHALL NOT TO BE INSTALLED UNTIL FINAL GRADING AROUND HOUSE. IF TRENCH DRAIN IS CONSTRUCTED AT BEGINNING; IT SHALL BE PROTECTED FROM OTHER SITE CONSTRUCTION USING SILT OR CONSTRUCTION FENCE.
3) CONTRACTOR TO VERIFY DEPTH OF WATER SERVICE. WATER SERVICE SIZE IS 1 ¼"
4) EXISTING ASPHALT/CONCRETE THAT IS TO BE TAKEN OUT IS TO BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY
5) DO NOT STORE, STAGE, OR DUMP MATERIALS INTO THE STREET OR RIGHT-OF-WAY
6) DO NOT TRACK DEBRIS ONTO ROADWAY. IF DEBRIS IS TRACKED ONTO ROADWAY IT MUST BE CLEANED UP IMMEDIATELY
7) SAW CUT BUTT JOINT AT THE STREET AND LEAVE IN PLACE UNTIL READY FOR PAVING
8) REMOVE BLACK DIRT IN AREA OF NEW DRIVEWAY
9) SOIL STOCKPILES CAN NOT BE LOCATED IN THE FLOODPLAIN
10) PROPOSED BAY WINDOWS WILL BE ELEVATED OFF THE GROUND
11) OWNER TO MAINTAIN SIDE YARD SWALE
12) MINIMUM SLOPE IN YARD IS 1%

INSPECTION SCHEDULE:

1) SILT FENCE INSPECTION BEFORE ANY WORK BEGINS
2) THE BASE MATERIAL MUST BE INSPECTED BEFORE PAVING
3) INFILTRATION TRENCH WHEN IT IS DUG DOWN 1 FOOT INTO THE GRAVEL LAYER
4) INFILTRATION TRENCH WHEN THE CHAMBERS ARE INSTALLED (INCLUDING ANY DOWNSPOUT, SUMP PUMP, OR VERTICAL RISER CONNECTION TO THE TRENCH) AND THE FABRIC IS LINING THE TRENCH
5) THE TRENCH ONCE THE WASHED STONE IS INSTALLED AND FABRIC IS COVERING THE STONE
6) WHEN ALL WORK IS COMPLETED FOR FINAL INSPECTION. NEED TO HAVE AS-BUILT GRADING PLAN BEFORE THIS INSPECTION

SITE DRAINAGE INFORMATION:

THERE IS APPROXIMATELY 5,200 S.F OF OFFSITE STREET AREA DRAINING ONTO THE PROJECT SITE. THIS WATER IS ENTERING THE LOT FROM THE STREET AND THE NEIGHBORING PROPERTY TO THE WEST. THERE IS A ROW OF EVERGREENS FORMING A DRAINAGE RIDGE ALONG THE EASTERN PROPERTY LINE WHICH DIRECTS WATER EAST AND WEST. THERE IS NO ADDITIONAL DISCHARGE BEING RECEIVED FROM THE EAST NEIGHBORING LOT. MOST OF THE DRAINAGE ON THE STREET SIDE OF THE LOT DRAINS INTO THE INLET/CATCH BASIN AT THE NORTHWEST CORNER OF GARAGE WHICH EVENTUALLY ROUTE TO CRYSTAL LAKE VIA POPUP OR DAYLIGHT. SHALLOW SIDE YARD SWALES DIRECT ALL OTHER OVERLAND FLOW FROM NORTH TO SOUTH, EVENTUALLY DISCHARGING TO CRYSTAL LAKE.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A,B,C, D			*	*					
SODDING				C**								
TEMPORARY SEEDING				E								
DORMANT SEEDING	USE SEED BLANKETS									USE SEED BLANKETS		

STANDARD LAWN MIXTURE
A (1) KENTUCKY BLUEGRASS 50 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE AND CREEPING RED FESCUE 20 LBS/ACRE

SALT TOLERANT MIXTURE B
(1A) BLUE GRASS 30 LBS/ACRE PERENNIAL RYEGRASS 10 LBS/ACRE DAWSONS RED FESCUE 10 LBS ACRE SCALDIS HARD FESCUE 10 LBS/ACRE FULTS SALT GRASS 30 LBS/ACRE

LOW PROFILE NATIVE GRASS MIXTURE
C ANDROPOGON SCOPARIUS (LITTLE BLUE STEM) 5 LBS/ACRE BOUTELOVA CURTIPENDULA (SIDE OATS GRAMA) 5 LBS/ACRE ELYMUS CANADENENSIS (WILD RYE) 1 LBS/ACRE SPOROBOLUS HETEROLEPSIS (PRAIRIE DROPSEED) 0.5 LBS/ACRE ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE PERENNAL RYE GRASS 15 LBS/ACRE

WETLAND GRASS AND SEDGE MIXTURE.
D (4B) ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE
E CEREAL RYE 90 LBS/ACRE, OR WHEAT 90 LBS/ACRE, OR PERENNIAL RYEGRASS 25 LBS/ACRE
G SOD
* IRRIGATION NEEDED DURING JUNE AND JULY
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.
( ) IDOT STANDARD

LEGAL DESCRIPTION

LOT 22 IN BLOCK 2 IN CLOWS CRYSTAL LAKE PARK, A SUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF SECTION 6, TOWNSHIP 43, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 6, 1894 AS DOCUMENT NUMBER 13360 IN BOOK 1 OF PLATS, 54, IN MCHENRY COUNTY, ILLINOIS.

CONTRACTOR NOTES:

1. CONTRACTOR TO VERIFY IN FIELD LOCATION OF SANITARY STUB
2. CONTRACTOR TO VERIFY QUALITY OF SANITARY SERVICE
3. CONNECT TO EXISTING SANITARY STUB, CONNECTION SHALL BE CLEANED AND EXISTING SERVICE TO BE TELEVISED TO MAIN TO DETERMINE IF ACCEPTABLE.
4. CONTRACTOR TO INSTALL INLET FILTERS ON ALL EXISTING AND PROPOSED STORM STRUCTURES ON OR IN THE NEARBY VICINITY OF THE SITE
5. ROOF DRAINS FOR THE PROPOSED STRUCTURE MUST BE TIED INTO THE PROPOSED INFILTRATION TRENCHES AS DIRECTED BY THE CITY
6. ANY DEWATERING ACTIVITIES WILL BE REQUIRED TO PASS THROUGH A SILT BAG BEFORE WATER IS DISCHARGED INTO THE LAKE. WATER SHALL NOT BE DIRECTLY DISCHARGED INTO THE LAKE
7. IF CONCRETE IS TO BE POURED ONSITE, A TEMPORARY CONCRETE WASHOUT MUST BE USED
8. THE CLSO APPENDIX 2 STANDARD SOIL EROSION AND SEDIMENT CONTROL NOTES GOVERN THIS PLAN
9. THE CLSO APPENDIX 3 STANDARD DRAIN TILE NOTES GOVERN THIS PLAN
10. SOIL IS TO BE STOCKPILED ONSITE

CITY CONDITIONS:

THE FOLLOWING CITY CONDITIONS SHALL APPLY::
1. 1% MINIMUM SWALES AND SITE GRADES.
2. 4" TOPSOIL, IDOT CLASS I SEED AND CURLEX BLANKET COVER.
3. 1,953 SQ.FT. NET IMPERVIOUS = 14-LF TRENCH UNDERDRAIN REQUIRED. 24-LF PROVIDED
4. 3:1 MAX. SIDE SLOPE
5. DRIVEWAY TO HAVE 6" CA6 GRADE 9, COMPACTED BASE, AND MIN. 2" IDOT HMA MIX "C", N50 SURFACE

CITY DETAILS:

THE FOLLOWING CITY DETAILS SHALL APPLY:
1. EC-01 SILT FENCE
2. EC-02 CONSTRUCTION ENTRANCE
3 EC-04 INLET SEDIMENT CONTROL DEVICE
4 UD-04 SUMP PUMP OR DOWNSPOUT CONNECTION
5 UD-05 INFILTRATION TRENCH
6 GE-02A GENERAL SITE WORK AND GRADING
7 GE-02B TOPSOIL, EROSION CONTROL, AND UTILITY COORDINATION
8 GE-02D WATERMAIN, AND PAVING

LEGEND	
	STORM INLET
	SANITARY MANHOLE
	UTILITY POLE
——w——	EXISTING WATER UTILITY
——s——	EXISTING SANITARY SEWER UTILITY
——x——	EXISTING FENCE
+885.52	EXISTING GRADE
+885.8	PROPOSED GRADE

SITE BENCHMARK

SITE BENCHMARK:
SANITARY M.H RIM IN NORTH SHORE DRIVE
ELEV=899.71 (NAVD 88)

UTILITY NOTE:

PROPOSED GAS, ELECTRICAL, AND CABLE UTILITIES TO BE RELOCATED PER GENERAL CONTRACTOR

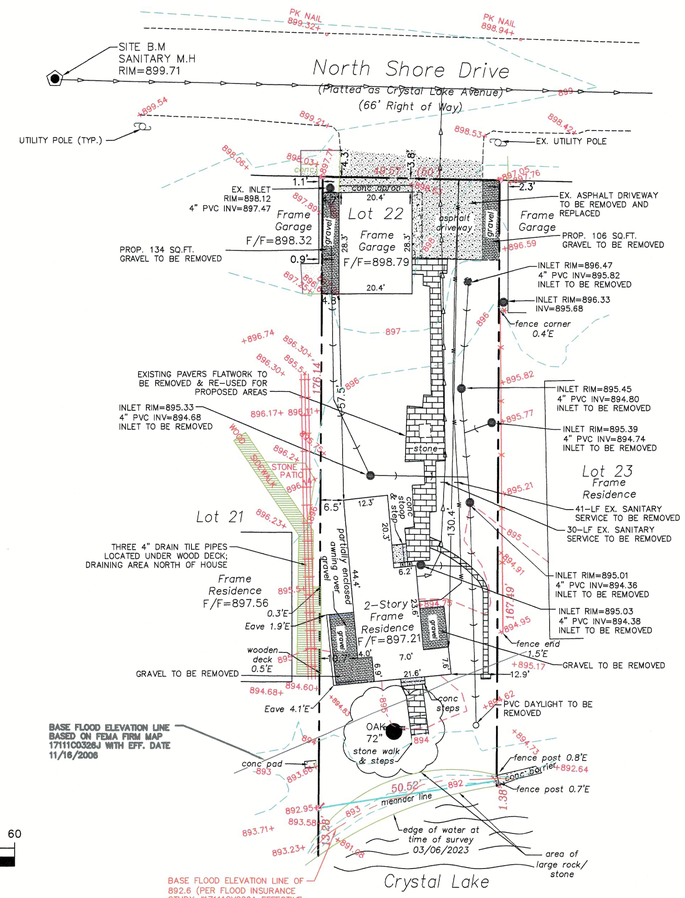
WATER & SEWER NOTE:

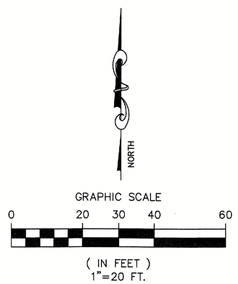
PROPOSED WATER & SANITARY SERVICE CONNECTION LOCATIONS TO BE FIELD VERIFIED BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO VERIFY THE CONDITION OF THE EXISTING WATER AND SEWER SERVICES, AND IF THEY ARE DAMAGED THEY SHALL BE REPLACED AS NECESSARY.

IMPERVIOUS AND DISTURBANCE AREAS DATA:

EXISTING IMPERVIOUS	
FRAME GARAGE:	577 SQ.FT.
GRAVEL:	498 SQ.FT.
CONCRETE APRON/STEPS/STOOP:	73 SQ.FT.
ASPHALT:	483 SQ.FT.
RESIDENCE:	851 SQ.FT.
STONE PAVERS:	625 SQ.FT.
TOTAL EXISTING IMPERVIOUS:	3,107 SQ.FT.
EXISTING IMPERVIOUS TO BE REMOVED	2,041 SQ.FT.

EXISTING CONDITIONS





PLANS PREPARED FOR:
DAVE HOLLANDER
921 NORTH SHORE DR
CRYSTAL LAKE, IL 60014
810-623-8935
DKHOLLANDER@ATT.NET

REVISIONS		
DATE	DESCRIPTION	

Permit Number HEALTH
-

Permit Number PLANNING
-

LICENSED PROFESSIONAL ENGINEER
ALBERT M SCHMITT
062-048281
ILLINOIS
EXPIRES 11-30-2023

RESIDENTIAL SITE PLAN
921 NORTH SHORE DR
CRYSTAL LAKE, IL 60014
P.I.N. 18-01-229-044

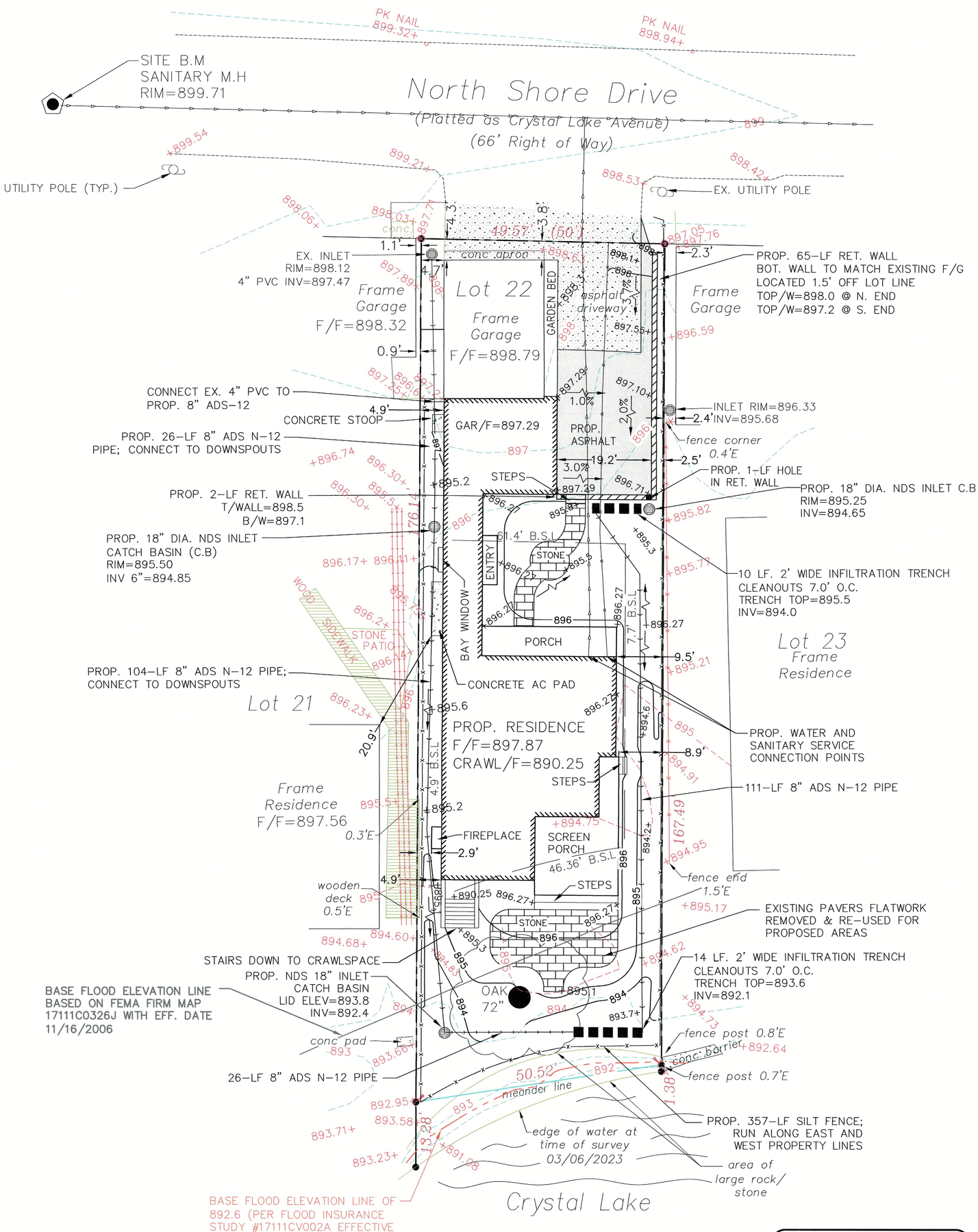
SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone: 815-337-0909
www.alschmittengineering.com

Drawn By	TJM
Checked By	AMS
Date	08/01/2023
Scale	1" = 20 Ft.
Job Number	230418

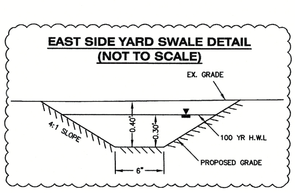
SHEET 1 OF 3

Y:\PLATS\2023\230418-Hollander 921 North Shore Dr CL_T-\230418.dwg-SITE-2/1/2008 3:04 PM

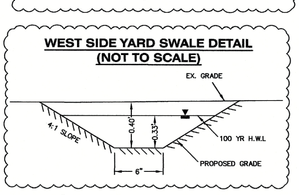
PROPOSED CONDITIONS

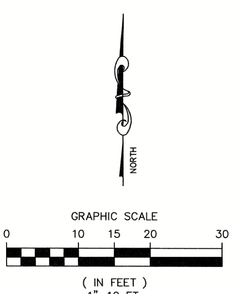


EAST SIDE YARD SWALE DETAIL (NOT TO SCALE)



WEST SIDE YARD SWALE DETAIL (NOT TO SCALE)





LEGEND	
	STORM INLET
	SANITARY MANHOLE
	UTILITY POLE
	EXISTING WATER UTILITY
	EXISTING SANITARY SEWER UTILITY
	EXISTING FENCE
+885.52	EXISTING GRADE
+885.8	PROPOSED GRADE

IMPERVIOUS AND DISTURBANCE AREAS DATA:

EXISTING IMPERVIOUS	
FRAME GARAGE:	577 SQ.FT.
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ASPHALT:	483 SQ.FT.
RESIDENCE:	851 SQ.FT.
STONE PAVERS:	625 SQ.FT.
TOTAL EXISTING IMPERVIOUS:	3,107 SQ.FT.
EXISTING IMPERVIOUS TO BE REMOVED	2,041 SQ.FT.
PROPOSED NEW IMPERVIOUS	
RESIDENCE & ATTACHED GARAGE:	2,076 SQ.FT.
SCREEN PORCH & PATIO:	321 SQ.FT.
COVERED PORCH & ENTRY:	194 SQ.FT.
CONCRETE PADS:	34 SQ.FT.
NEW ASPHALT:	612 SQ.FT.
STAIRS TO CRAWLSPACE:	74 SQ.FT.
STONE PAVERS & STEPS:	511 SQ.FT.
TOTAL NEW PROP. IMPERVIOUS:	3,822 SQ.FT.
TOTAL LOT SIZE:	8,797 SQ.FT. 0.20 ACRES
FINAL IMPERVIOUS:	4,888 SQ.FT.
TOTAL IMPERVIOUS PERCENT:	55.5%
SOIL DISTURBANCE:	7,150 SQ.FT.

SHEET 2 OF 3

Job Number 230418
Scale 1" = 10 Ft.
Date 08/01/2023
Checked By AMS
Drawn By T.JM

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone (815) 337-7810
www.alschmittengineering.com

RESIDENTIAL SITE PLAN

921 NORTH SHORE DR
CRYSTAL LAKE, IL 60014
P.I.N. 18-01-229-044

LICENSED PROFESSIONAL ENGINEER ALAN L. SCHMITT 062-058224 EXPIRES: 11/30/2023

Permit Number PLANNING -
Permit Number HEALTH

REVISIONS	
DATE	DESCRIPTION

PLANS PREPARED FOR:

DAVE HOLLANDER
921 NORTH SHORE DR
CRYSTAL LAKE, IL 60014
810-623-8935
DKHOLLANDER@ATT.NET

GE-02a

GENERAL SITE-WORK:

1. Pre-Construction meeting shall be conducted with City Staff and all Contractors prior to commencing any grading or underground utility construction activities (schedule meeting with the Community Development Department at 815-356-3605).
2. 24-hour Emergency contact numbers shall be provided to City Staff at the Pre-Construction meeting.
3. Working hours shall be limited to the hours of 7:00 a.m. and 7:00 p.m. on weekdays only (except in cases of emergency). Non-emergency work on weekends or holidays is not permitted per City Code except under written permission from the City Engineer. The owner is responsible for the City Inspector cost of overtime inspection beyond the normal eight (8) hour day, including weekends and holidays.
4. Public/private streets shall be kept free of dirt and debris with regular cleaning, sweeping, and scraping conducted by the Contractor. Junk and debris shall not be allowed to accumulate, blow, or scatter onto streets or adjacent properties.
5. J.U.L.I.E. shall be contacted for utility locations on-site and in the adjacent rights-of-way.
6. Contractor shall provide and maintain fencing, barricades, traffic control signs, and other safeguarding measures during the course of all work to protect the public from the construction operations.
7. Maintain access to adjacent streets during construction. No closing of streets unless approval is first obtained from the agency with jurisdiction (City of Crystal Lake, McHenry County Department of Transportation, Illinois Department of Transportation, etc).
8. Any damage to public right-of-way, public utilities, streets, curb, etc. shall be repaired/replaced as soon as possible and as directed by the City Engineer.
9. The contractor shall give the City of Crystal Lake, Illinois Department of Transportation, and any other governmental agency having jurisdiction, at least two (2) working days notice excluding Saturday and Sunday prior to the initiation of any phase of construction. Contractor shall immediately notify if construction has ceased and renew the two (2) working day notification thereafter.
10. The Contractor shall be responsible for obtaining all required permits for construction prior to commencement along or across existing streets or highways. The Contractor shall make arrangements for the proper bracing, shoring and other protection of all roadways before construction begins.

GRADING:

1. The grading and construction of the site improvements shall not cause ponding of storm sewer water. All areas adjacent to these improvements shall be graded to allow positive drainage.
2. The proposed grading elevations shown on the plans are finished grade. A minimum of six (6) inches of topsoil is to be placed before finished grade elevations are achieved.
3. Embankment material within parkway and open space areas shall be compacted to a minimum of ninety percent (90%) of maximum density in accordance with ASTM Specification D-1557 (modified proctor method), or to such other density as may be determined appropriate by the soils engineer.
4. All subgrade material shall have a minimum CBR (California Bearing Ratio) of 3.0 as determined by the soils engineer, or base replacement and pavement design revisions shall be provided which are adequate to obtain equivalent pavement strength.
5. Proposed pavement areas, building pads, driveways and sidewalks and yard/open space areas shall be excavated or filled to plus or minus 0.1 foot of design subgrade elevations by the Contractor.
6. Any borrow pit locations shall be identified by the Contractor on a copy of the approved site plans and forwarded to the Engineering Division at least 24-hours prior to excavation. Provide backfill compaction reports from a geotechnical engineer and as-built plans to the Engineering Division for any borrow pit area.
7. Backfill shall be monitored by a geotechnical engineer on-site with compaction reports forwarded to the Engineering Division for review.
8. Water truck shall be on-site at all times during mass-grading operations and be available as needed for the purposes of dust control or at the request of City Staff.
9. Use of City fire hydrants is not allowed unless approved (separate from this permit) by the Public Works Department and a hydrant meter and RPZ is obtained from the City of Crystal Lake Water Division (815-356-3614). Only the City of Crystal Lake Water Division may operate valves and hydrants.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02a	City of Crystal Lake Illinois
2.		Date: 01/30/15	
3.		Drawn DD / Checked AW	
4.			

L:\ENGINEERING AND BUILDING\ENGINEERING DETAILS AND STANDARDS\

GE-02b

TOPSOIL STOCKPILING:

1. Location of any on-site topsoil stockpiles shall be identified on the approved plans with silt fence installed around the perimeter of the stockpile.
2. Topsoil stockpiled for future use shall be relatively free from large roots, sticks, weeds, brush, stones larger than one (1) inch diameter, or other litter and waste products including other extraneous materials not conducive to plant growth.
3. Topsoil shall be stockpiled in sequence to eliminate any re-handling or double movements by the Contractor. Failure to properly sequence the stockpiling operations shall not constitute a claim for additional compensation. No material shall be stockpiled in front yards, in utility easements, or in the right-of-way lines.
4. If a stockpile is to remain in place for more than (14) calendar days, it is required that the stockpile meet the requirements as outlined in section 595 of the City Code.

UNDERGROUND UTILITY:

1. The Contractor shall coordinate water main, water service, sanitary and storm sewer inspections and testing with the Community Development at least 24 hours in advance.
2. All main line sanitary shall be cleaned and televised (provide DVD to the City's Engineering Division).
3. All manholes or valve covers shall be imprinted "City of Crystal Lake Sanitary", or "City of Crystal Lake Storm", or "City of Crystal Lake Water" as directed by the City.
4. Reference the latest edition of the Standard Specifications for Water and Sewer Main Construction in Illinois.
5. Existing manholes to be circular cored and booted.

EROSION CONTROL:

1. All specified erosion control measures shall be installed and maintained per the requirements of the Crystal Lake Stormwater Ordinance in accordance with the active NPDES permit.
2. All slopes 4:1 or steeper shall be sodded or blanketed immediately after mass earthwork.
3. All overland flow routes to be stabilized by sod or blanket.
4. Erosion control measures to be inspected and approved by City Engineering Division prior to additional work on site.
5. Continuous monitoring of erosion control measures is required. Maintain records of weekly reports per the City of Crystal Lake Stormwater Ordinance.
6. The Contractor shall implement any additional erosion control measures deemed necessary by the City per the standards of the City Of Crystal Lake Stormwater Ordinance.
7. All storm sewer catch basins, sumps and/or retention basins provided are to be cleaned at the end of construction of the project prior to final acceptance. Cleaning may also be required during the course of the construction of the project if it is determined that the silt and debris traps are not properly functioning and their performance is impaired.
8. Rip-rap material RR 2 (6") - RR4 (16") shall be in accordance with Article 281 and grouted in place according to Article 601 of the IDOT Standard Specifications.
9. Projects of 1 Acre or greater must obtain an NPDES permit prior to commencement of any construction activity.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02b	City of Crystal Lake Illinois
2.		Date: 01/30/15	
3.		Drawn DD / Checked AW	
4.			

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GE-02d

WATER MAIN:

1. Water main shall be Ductile Iron or Molecularly Oriented Polyvinyl Chloride (PVCO).
   a) Ductile Iron water main shall be Class 52 conforming to ANSI/AWWA C151/A21.51-09.
   b) Gaskets and cast iron fittings shall conform to ANSI/AWWA C111/A21.11 and ANSI/AWWA C110/A21.10 respectively.
   c) PVCO - See City Detail UW-12 and UW-13.
2. Thrust blocking or Mega-Lug or pre-approved equal shall be installed on water mains at all bends, tees, elbows, etc. except as noted below.
3. Thrust blocks not permitted with 45 degree vertical bends in water main (these shall be restrained with Mega-Lug or pre-approved equal.
4. When specified, ductile iron pipe shall be encased in polyethylene and shall conform with ANSI/AWWA C105/A21.10 - 10 and ASTM A674-10.
5. Minimum cover from finished grade to top of water main shall be six (6) feet; Maximum cover shall be eight (8) feet.
6. Water Main Taps: An Illinois licensed plumber is required for any water main tap.
7. All water mains shall be subjected to a pressure test and a separate leakage test at system pressure for 24 hours by the Contractor. Hydrostatic pressure test and leakage test shall be based on 125 PSI for two (2) hours. Water mains shall be chlorinated in accordance with the Standard Specifications.
8. The Underground Contractor shall consider incidental to the contract any chlorination and testing of existing water main where connections to and conclusion of such mains is indicated on the drawing.

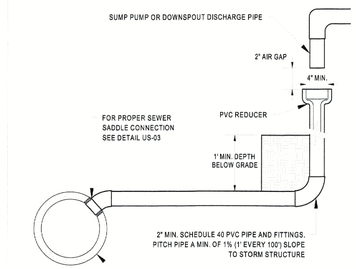
PAVING:

1. All subgrades and bases shall be proof-rolled and approved by the Engineering Division prior to base or binder installation.
2. Subgrade and proposed pavements shall be finished by the Excavation Contractor to within 0.1 foot plus or minus, of plan elevation.
3. The Paving Contractor shall ensure that the subgrade has been properly prepared and that the finished top of subgrade elevation has been graded within the tolerances allowed in these specifications. Unless the Paving Contractor advises the owner and engineer in writing prior to fine grading for base course construction, it is understood that the Contractor has approved and accepts responsibility for the subgrade.
4. For the purpose of providing handicap accessibility and complying with the American Disability Act and City Standards, curbs shall be depressed at locations where public walks or pedestrian paths intersect curb lines at street intersections and other locations as directed.
5. ¾ inch thick premolded fiber expansion joints with two (2) No. 4 plain round steel dowel bars shall be installed at designated intervals and at all P.C., P.T., curb returns and at the end of each pour. Alternate ends of the dowel bars shall be greased and fitted with metal expansion tubes.
6. ¾ inch thick fiber expansion joints shall be used in every case where the sidewalk coincides with the curb and gutter. Contraction joints shall be saw cut at designated intervals in the curb. The cost of these joints shall be considered as incidental to the cost of the contract.
7. All poured in place concrete curb and gutter shall incorporate two (2) No. 4 reinforcing bars installed wherever the curb and gutter crosses utility service lines, the cost of which shall be considered incidental to the cost of concrete curb and gutter.
8. Sidewalks (where required) shall be of the thickness and dimensions as shown in the construction plans. All sidewalk concrete shall be a minimum of 6.1 bag mix (or IDOT class SI concrete) and shall develop a minimum of 3,500 psi compressive strength at fourteen (14) days. Contraction joints shall be set at five (5) foot centers, and one-half inch (½ inch) premolded fiber expansion joints at fifty (50) foot centers and where the sidewalk meets the curb or another sidewalk, or at the end of each pour. All sidewalks constructed over utility trenches and/or abutting driveway aprons shall be reinforced with three (3) No. 4 reinforcing bars (10 foot minimum length).

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	STANDARD NOTES AND SPECIFICATIONS	GE-02d	City of Crystal Lake Illinois
2.		Date: 01/30/15	
3.		Drawn DD / Checked AW	
4.			

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UD-04



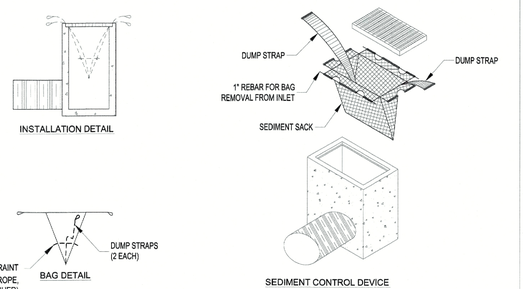
NOTES:

1. A PERMIT WILL BE REQUIRED FOR ANY CONNECTION INTO A CITY UTILITY. A SCALED DRAWING IS REQUIRED.
2. DRAIN LINE IS PRIVATE AND OWNER IS RESPONSIBLE FOR ALL MAINTENANCE AND REPAIR TO LINE.
3. RESTORATION OF THE PARKWAY (WHEN APPLICABLE) WILL REQUIRE USING 4" OF TOP SOIL, SOD AND WATERING TO ENSURE GROWTH.
4. CONNECTION TO STORM SEWER PIPE SHALL BE CORED AND BOOTED OR HYDRAULIC CEMENTED. CONNECTION MUST BE INSPECTED PRIOR TO BEING BACKFILLED.
5. "JULIE" LOCATES ARE REQUIRED PRIOR TO ANY EXCAVATIONS.
6. WHEN CONNECTING TO A PVC STORM SEWER, THE USE OF A SADDLE IS MANDATORY.
7. ALL EXCAVATIONS MUST BE BARRICADED SECURELY.
8. USE CITY STANDARD UG-03 FOR TRENCH CROSS SECTION WHEN INSTALLING UNDER OR WITHIN 2' OF A PAVED SURFACE.
9. IF WORK IS WITHIN THE RIGHT-OF-WAY, CONTRACTOR MUST HAVE $10,000 LICENSE AND PERMIT BOND ON FILE WITH THE BUILDING DIVISION.

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	SUMP PUMP OR DOWNSPOUT CONNECTION	UD-04	City of Crystal Lake Illinois
2. KL 1/25/2021 INCLUDE DOWNSPOUT CONNECTIONS		Date: 05/28/2015	
3.		Drawn JH / Checked AW	
4.			

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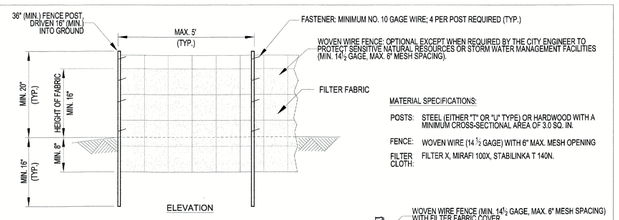
EC-04



Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	INLET SEDIMENT CONTROL DEVICE	EC-04	City of Crystal Lake Illinois
2.		Date: 11/2/2007	
3.		Drawn EM / Checked AW	
4.			

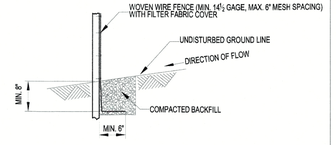
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EC-01



NOTES:

1. TEMPORARY SEDIMENT FENCE SHALL BE INSTALLED PRIOR TO ANY GRADING WORK IN THE AREA TO BE PROTECTED. THEY SHALL BE MAINTAINED, AS NEEDED, THROUGHOUT THE CONSTRUCTION PERIOD AND REMOVED IN CONJUNCTION WITH THE FINAL GRADING AND SITE STABILIZATION.
2. WOVEN WIRE FENCE TO BE FASTENED SECURELY TO FENCE POST WITH TIES OR STAPLES
3. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID-SECTION
4. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED
5. MATERIAL SHALL BE REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE
6. DOUBLE ROWS OF SILT FENCE SPACED FIVE (5) FEET APART SHALL BE PLACED AROUND EXISTING STORMWATER MANAGEMENT FACILITIES OR WETLANDS AS ADDITIONAL PROTECTION WHEN REQUIRED BY CITY ENGINEER

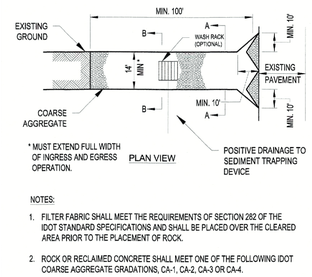


FABRIC ANCHOR DETAIL

Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	SILT FENCE	EC-01	City of Crystal Lake Illinois
2.		Date: 12/4/2012	
3.		Drawn DD / Checked AW	
4.			

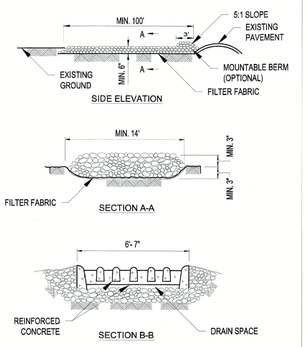
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EC-02



NOTES:

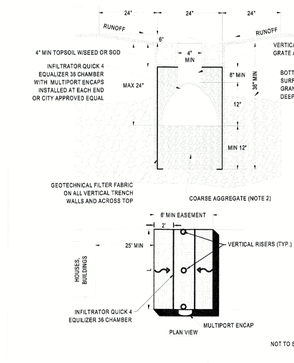
1. FILTER FABRIC SHALL MEET THE REQUIREMENTS OF SECTION 282 OF THE IDOT STANDARD SPECIFICATIONS AND SHALL BE PLACED OVER THE CLEARED AREA PRIOR TO THE PLACEMENT OF ROCK.
2. ROCK OR RECLAIMED CONCRETE SHALL MEET ONE OF THE FOLLOWING IDOT COARSE AGGREGATE GRADATIONS, CA-1, CA-2, CA-3 OR CA-4.
3. ANY DRAINAGE FACILITIES REQUIRED BECAUSE OF WASHING SHALL BE CONSTRUCTED ACCORDING TO MANUFACTURER'S SPECIFICATIONS.
4. IF WASH RACKS ARE USED, THEY SHALL BE INSTALLED ACCORDING TO THE MANUFACTURER'S SPECIFICATIONS.



Revised:	Drawing Name	Drawing Number	
1. 06/12/2015	CONSTRUCTION ENTRANCE	EC-02	City of Crystal Lake Illinois
2.		Date: 07/31/2012	
3.		Drawn DD / Checked AW	
4.			

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UD-05



NOTES:

1. CITY ENGINEER MAY PERMIT ALTERNATE CHAMBER CONFIGURATIONS DEPENDING ON SITE CONDITIONS.
2. COARSE AGGREGATES SHALL CONSIST OF 1" TO 2" WASHED STONE OR IDOT GRADATION CA-1.
3. SEE PLANS FOR LENGTH (L) DIMENSION.
4. THE VERTICAL RISERS SHALL BE SPACED AT THE FOLLOWING INCREMENTS AT A MAXIMUM OF 8 FEET APART WITH ONE LOCATED AT EACH END OF THE TRENCH DRAIN. (SEE CHART)

LENGTH OF TRENCH	NUMBER OF RISERS
<=12'	2
13' - 24'	3
25 - 36'	4
37' - 50'	5

5. SUMP PUMPS OR DOWNSPOUTS SHALL BE CONNECTED TO INFILTRATION TRENCHES WHENEVER POSSIBLE.
6. INFILTRATION TRENCH SHALL BE PLACED IN A MINIMUM 6 FOOT WIDE RECORDED STORMWATER MANAGEMENT EASEMENT

NOT TO SCALE

Revised:	Drawing Name	Drawing Number	
1. KL 4/16/2020 Quick 4 Chamber	INFILTRATION TRENCH	UD-05	City of Crystal Lake Illinois
2.KL 1/25/2021 Sump Pump/Downspout Connection		Date: 08/01/2019	
3.		Drawn DD / Checked MM	
4.			

L:\ENGINEERING AND BUILDING\ENGINEERING DETAILS AND STANDARDS\

PLANS PREPARED FOR:
DAVE HOLLANDER
921 NORTH SHORE DR
CRYSTAL LAKE, IL 60014
810-623-8935
DKHOLLANDER@ATT.NET

REVISIONS

DATE	DESCRIPTION

Permit Number HEALTH
Permit Number PLANNING

EXPIRES 11-30-2023

RESIDENTIAL SITE PLAN
921 NORTH SHORE DR
CRYSTAL LAKE, IL 60014
P.I.N. 18-01-229-044

SCHMITT ENGINEERING
215 West Calhoun Street, Woodstock, Illinois 60098
Phone (815) 337-7810
www.schmittengineering.com

Drawn By TJM
Checked By AMS
Date 08/01/2023
Scale 1" = 20 Ft.
Job Number 230418

SHEET 3 OF 3

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August 31, 2023

Jason and Jennifer Larry (East Neighbor)
917 North Shore Drive
Crystal Lake, IL 60014

Elizabeth Maxwell
City of Crystal Lake
Community Development
100 W. Woodstock Street
Crystal Lake, IL 60014

Dear Crystal Lake Planning & Zoning Members,

Re: 921 North Shore Drive Application

We are writing this letter in support of the recently submitted Application for the new home construction at 921 North Shore Drive. The applicants have graciously included us in the design process and we feel the planned design fits tastefully into the neighborhood.

We are happy to make ourselves available both during the approval process as well as during the build to ensure the applicants and jurisdiction have necessary support.

Regards,



Jason and Jennifer Larry

August 31, 2023

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Crystal Lake, IL 60014

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Regards,



Jason and Jennifer Larry

Brian and Melinda Wolfe
947 North Shore Drive
Crystal Lake, IL 60014

Elizabeth Maxwell
City of Crystal Lake
Community Development
100 W. Woodstock Street
Crystal Lake, IL 60014

Dear Crystal Lake Planning & Zoning Members,

Re: 921 North Shore Drive Application

I am writing this letter in support of the recently submitted Application for the new home construction at 921 North Shore Drive.

We have seen the external drawings and think the new home would be a welcome addition to the neighborhood. The Hollanders have done a nice job working with the narrow lot to create a beautiful home with significant green space and lake views.

Best regards,

Brian and Melinda Wolfe