#PLN-2023-163
1501 Carlemont Drive – Rezoning, Preliminary PUD, Preliminary Subdivision and SUP
Project Review for Planning and Zoning Commission

Date:	October 18, 2023
Request:	1. Rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial 2. Preliminary Planned Development for a four-lot commercial development and car wash 3. Preliminary Plat of Subdivision 4. Special Use Permit for a car wash
Location:	1501 Carlemont Drive
Acreage:	Approximately 6 acres
Zoning:	R-2 PUD Single-Family Residential
Surrounding Properties:	North: R-3B PUD Multi-Family Residential South: B-2 PUD General Commercial East: City Limits – A-1 Agriculture McHenry County zoning district West: B-2 PUD General Commercial
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- The site is a vacant parcel bounded by Alexandria Boulevard to the north, Angela Lane to the south, Randall Road to the east and Carlemont Drive to the west.
- The site was rezoned to R-2 Single-Family Residential when the entire Kaper Business Park development was approved. The R-2 zoning district was put in place until the specific commercial uses were identified, and then each use could come in for PUD approval and rezoning. The surrounding properties have been rezoned and development over the past 20 years, but this property has remained vacant.

- In 2018, a conceptual review of a car wash at this location was reviewed by the Planning and Zoning Commission (PZC). The PZC ultimately was not supportive of a car wash at this location.
- The petitioner presented a conceptual Planned Unit Development to the PZC on March 15, 2023 and received favorable feedback for a car wash at this location, but the PZC wanted to see the rest of the site developed at the same time.
- The petitioner is requesting Rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial, Preliminary Plat of Subdivision, Preliminary Planned Unit Development and Special Use Permit for a four-lot commercial development and car wash. The petitioner has not identified any specific users other than the car wash at this time.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned R-2 PUD Single-Family Residential. It would need to be rezoned to B-2 PUD General Commercial. This would allow a car wash as a Special Use per the UDO and Kaper PUD.
- The current Comprehensive Plan land use designation is Commercial, which is an appropriate land use designation.
- The petitioner would like to develop the site in phases. The first phase would be the construction of the car wash. The petitioner has stated the development of the entire site would first require the approval of the car wash.
- The petitioner would request variations in conjunction with the Preliminary Planned Unit Development. Based on the plans submitted, the following variations are required:
    - Proposed Lot 1:
        - No variances at this time.
    - Proposed Lot 2 (Car Wash):
        - Front Yard Setback of 69’-6”, a variance of 10’-6” from the required 80 feet. This is needed since MCDOT is requiring a right-of-way dedication.
        - 2,504 square feet of wall signage, a variance of 2,504 square feet from the maximum 150 square feet.
    - Proposed Lot 3:
        - Maximum impervious surface coverage of 65.4%, a variance of 0.4% from the maximum 65%.
    - Proposed Lot 4:
        - Maximum impervious surface coverage of 68.5%, a variance of 3.5% from the maximum 65%.

SITE LAYOUT

- The proposed development would consist of four (4) individual lots.

	Proposed Use	Proposed Sq. Ft.
Proposed Lot 1	Quick Service Restaurant (with drive-thru)	4,000
Proposed Lot 2	Car Wash	5,736
Proposed Lot 3	Quick Service Restaurant (with drive-thru)	3,600
Proposed Lot 4	Multi-Tenant Building (with drive-thru)	5,300 (restaurant) 12,450 (office/retail)

- Proposed Lots 1, 3 and 4 comply with the required setbacks for the B-2 zoning district.
- Proposed Lot 2 (car wash) complies with all required setbacks except the front yard setback. The minimum front yard setback along Randall Road is 80 feet. The proposed front yard setback is:
    - 69'-6" from the proposed modified property line per MCDOT
    - 74'7" from the existing property line
- McHenry County Division of Transportation (MCDOT) has planned improvement along Randall Road from Ackman Road in Crystal Lake to Acorn Lane in Lake in the Hills. This improvement will widen Randall Road to three (3) lanes in each direction with intersection improvements. A new traffic signal will be added at Randall Road and Alexandra Boulevard. A multi-use path will be installed on the east side of Randall Road and a sidewalk on the west side. Right-of-way is needed for the County's improvement along the frontage of this development, thus resulting in a modified property line.
- Proposed Lots 1-3 will provide access into the site off Carlemont Drive. Proposed Lot 4 would provide access from Angela Lane. Proposed Lots 3-4 will have cross access between the two lots.
- Sidewalks currently exist on all frontages.

BUILDING ELEVATIONS

- The car wash building will include a combination of light grey cast stone masonry on the lower portion of the building and white brick on the upper portion of the building. The elevations will also include white, light blue and medium blue cement siding panels.
- Additional features include thick, slate grey window sills; slate grey carwash door trim; light and slate grey top caps; slate grey decorative scones; and, slate grey awnings.
- Commercial developments are required to comply with at least six (6) of the optional design standards. The proposed car wash building meets eight (8) of the ten (10) design standards.

- ▪ Building form – *does not meet*
- ✓ Building massing and articulation
- ✓ Rooflines and parapet
- ✓ Building materials
- ✓ Roof materials
- ▪ Building colors – *does not meet*
- ✓ Building Fenestration
- ✓ Entrance design
- ✓ Canopy/awning design
- ✓ Overall façade design

- While the UDO design standards have been met, city staff had recommended that the architecture of the building match the surrounding commercial properties. A recommended condition of approval is suggested to complement the surrounding area.

PARKING

- Car wash uses require five (5) stacking spaces per bay/stall for an automated establishment plus one (1) space per employee on largest shift. The car wash provides the following:
    - 6 stacking spaces per lane
    - 3 employee parking stalls
    - 23 vacuum stalls
- At this time, there is not enough information to determine if parking for proposed Lots 1, 3 and 4 meet the UDO requirements. The parking requirements will be determined at Final PUD when there are specific end users.

LANDSCAPE

- The petitioner has provided a landscape plan illustrating a combination of deciduous, ornamental and evergreen trees and shrubs around the perimeter and interior of the parking lots and parking lot islands. Staff recommends additional landscaping along Carlemont Drive.
- A five-foot foundation landscaping is shown for each proposed building.
- Most of the required street trees already exist. Additional street trees are proposed where needed to meet the UDO requirements. Any existing street trees that are in poor condition or dead must be replaced.
- The petitioner shall submit a Final Landscape Plan that includes a plant list and the conditions of the existing street trees.

SIGNAGE

- Each lot is permitted one (1) freestanding sign up to 80 square feet in sign area and nine (9) feet in height. Single-tenant buildings are permitted a maximum sign area of 75 square feet of per sign or on one (1) façade, for an overall sign area of 150 square feet.

- The white and blue cement siding panels on the car wash are considered wall signage and would require a sign variation. This is similar to the requirement that Swift Car Wash had to receive a variation for painting the façade blue.
- Below is a chart of the requested colored siding area and wall signage. Staff recommends reducing the amount of colored siding.

Proposed Wall Signage

Elevation	Proposed Colored Siding Area (Sq. Ft.)	Proposed Wall Sign Area (Sq. Ft.)	Total Sq. Ft. per Elevation
North	1,034	75	1,109
South	512	75	587
East	404	75	479
West	404	75	479
Total	2,354	300	
Total Sq. Ft. Allowed	**150 Sq. Ft.**		
Total Sq. Ft. Proposed	**2,654 sq. ft.**		
Variance Requested	**2,504 sq. ft.**		

TRAFFIC STUDY

- A traffic study was completed for this development by one of the City's approved traffic consultants, Gewalt Hamilton and Associates, on July 19, 2023. The study needs to be updated to include the most recent site plan as it changes the findings outlined in the traffic study.

SUBDIVISION

- A four-lot subdivision is proposed.
    - Proposed Lot 1: Quick Service Restaurant - 1.233 acres
    - Proposed Lot 2: Car Wash - 1.055 acres
    - Proposed Lot 3: Quick Service Restaurant - 1.081 acres
    - Proposed Lot 4: Multi-Tenant Commercial Building - 2.524 acres

Findings of Fact:

REZONING

- The property is currently zoned R-2 PUD Single-Family Residential.
- The property would be rezoned to B-2 PUD General Commercial. The General Commercial zoning criteria is:
    - General: This district is the City's primary commercial district. It accommodates highway service uses and community or regional commercial, office and service uses.
    - Character: This district is characterized by a large amount of parking, which often exceeds the building coverage. Landscape buffers and landscaped parking areas are required to soften the impact of such commercial uses on neighbors and to make the streetscape more attractive. Architectural and other design controls are intended to encourage and require more attractive buildings and avoid visual degradation caused by very large buildings with large blank walls and no building articulation or design elements.
    - Uses: This district is intended to provide for a full range of commercial uses.

Criteria for Rezoning:

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

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

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

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

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

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

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

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

PRELIMINARY PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary Planned Unit Development for a four-lot commercial development and car wash. 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*

PLANNED UNIT DEVELOPMENT VARIATIONS

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow variations for front yard setback, wall signage and impervious surface coverage. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

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

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

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

1. Article 3-300(B)(3)(c) Route 31 and Randall Road requires a front yard setback of 80 feet.
   (Proposed Lot 2/Car Wash)

   The proposed front yard setback for the car wash building is 69'-6" from the proposed modified MCDOT property line and 74'-7" from the existing property line. With the modified property line, the petitioner loses approximately 5 feet, thus increasing the variance.

2. Section 4-1000F Commercial Wall Signs (single-tenant building) 75 square feet maximum for any one sign or on one façade (150 square feet total) to allow 2,654 square feet of wall signage, a variance of 2,504 square feet from the maximum 150 square feet.
   (Proposed Lot 2/Car Wash)

   The white and blue cement siding panels are considered wall signage and account for approximately 2,200 square feet of sign area.

3. Section 3-200B.3 Maximum impervious surface coverage of 65.4%, a variance of 0.4% from the maximum 65%.
   (Proposed Lot 3)

4. Section 3-200B.3 Maximum impervious surface coverage of 68.5%, a variance of 0.5% from the maximum 65%.
   (Proposed Lot 4)

CAR WASHES
Car Washes. Full service and automatic vehicle wash uses must comply with the following standards.

1. Drive-through criteria: The use must comply with applicable drive-through standards established in Section 2-400C-7.
   ☐ *Meets* ☐ *Does not meet*

2. Equipment: Details for all automatic car wash equipment to be installed within the building must be provided.
   ☐ *Meets* ☐ *Does not meet*

3. Towel drying area: An adequately large, outdoor or indoor, paved.
   ☐ *Meets* ☐ *Does not meet*

4. Mechanical Equipment: All ground-mounted equipment is required to be screened by landscaping. Roof mounted equipment should be screened utilizing a material which is complementary to the external façade of the building structure. Vacuum equipment (including any vacuum equipment or vacuum hoses or vacuum supports for hoses) should be located in the rear of the property and is not visible from roadways, if possible and painted a neutral color.
   ☐ *Meets* ☐ *Does not meet*

5. Drying equipment cannot face towards residentially zoned properties.
   ☐ *Meets* ☐ *Does not meet*

6. Properties abutting, adjacent or kitty corner to residentially zoned properties must submit a noise study to illustrate there would not be an increase in ambient noise at the relevant property lines.
   ☐ *Meets* ☐ *Does not meet*

7. Car Wash uses not eligible for EMC signs.
   ☐ *Meets* ☐ *Does not meet*

PRELIMINARY PLAT OF SUBDIVISION
The petitioner is requesting a Preliminary Plat of Subdivision for a four lot subdivision to divide the six acres into four commercial lots. Preliminary Plats are required to meet the following requirements:

a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;

☐ *Meets* ☐ *Does not meet*

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

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

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

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

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

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

h) Burial of overhead utility lines and all new lines and services in appropriate easements; and
☐ *Meets* ☐ *Does not meet*

i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City
☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce, which allows for existing and future commercial uses. The following goal is applicable to this request:

Land Use: Commerce

Goal: Maintain a dynamic and sustainable base of commercial uses that provides a solid tax base, goods, services and jobs to the city, as well as, the surrounding region through coordination in the Unified Development Ordinance, Comprehensive Land Use Plan and Economic Development Strategic Plan.

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

Supporting Action: Promote, retain and attract businesses that provide a diverse tax base.

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 (Da Rosa, dated 08/10/2023, received 09/27/2023)
   B. Architectural Plans (Adams Design Group, Ltd., dated 09/07/2023, last revised 10/04/2023, received 10/05/2023)
   C. Preliminary Engineering Plan (Engineering Resource Associates, dated 08/14/2023, last revised 10/04/2023, received 10/05/2023)
   D. Preliminary Landscape Plans (IRG Ives/Ryan Group, Inc., dated 08/15/2023, last revised 09/14/2023, received 09/14/2023)
   E. Preliminary Plat of Subdivision (Luco Surveying, undated, received 08/10/2023)
   F. Preliminary Site Lighting Plan (Cooper Lighting Solutions, dated 07/31/2023, received 08/14/2023)
   G. Stormwater Memo (Engineering Resource Associates, dated 09/07/2023, received 09/14/2023)

2. Architecture – Car Wash:
   A. Work with staff to reduce the amount of blue cement siding panels.
   B. Use building material colors that would complement the surrounding commercial buildings.
   C. Vacuum apparatus must be neutral in color and cannot be a primary color.

3. Landscape Plan:
   A. Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO.
   B. Provide the UDO requirement for landscaping around freestanding signs.
   C. Provide the condition of the existing street trees on the property.
   D. Work with staff to increase landscaping along Carlemont Drive.
   E. Car wash mechanical equipment, including vacuums must be screen with landscaping.

4. Signage:
   A. Final sign plans must be submitted.
   B. No wall mounted lighting or ground mounted lighting shall be installed to illuminate sections of the wall to further create the appearance of signage.

5. The Final Plat of Subdivision shall label with Lots 1-4.

6. The Traffic Study must be finalized prior to Final Planned Unit Development. The traffic study shall be updated to include the site plan dated September 12, 2023. Any requirements from the traffic study must be implemented in the Final PUD plans.

7. Each lot requires Final Planned Unit Development approval. Any revisions to the approved site plan and/or additional variations requested may be subject to a Preliminary Planned Unit Development Amendment.

8. The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering and Planning Consultant, and traffic consultant, Gewalt Hamilton and Associates.

PIQ Map

1501 Carlemont Drive



City of Crystal Lake Development Application

Office Use Only
File # _____

Project Title: 1501 Carlemont Dr

Action Requested

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

Petitioner Information

Name: Melissa Da Rosa

Address: PO Box 731 St Charles 60174

Phone: 630-715-7646

Fax:

E-mail: Managingbroker@protonmail.com

Owner Information (if different)

Name: Tom Salvi

Address: 1106 N. Main Street Algonquin, IL 60102

Phone: 224-333-0928

Fax: 224-209-8685

E-mail: tsalviQdrsalvi.org

Property Information

Project Description: Rezoning and commercial development of Approximately 6 acres

Project Address/Location: 1501 Carlemont Dr Crystal Lake 60014

PIN Number(s): 19-18-477-001

Development Team

Please include address, phone, fax and e-mail

Developer: TBD

Architect: Terry Adams 630-244-7294 terry.a@adamsdesigngroup.net

Attorney: TBD

Engineer: Nick Varchetto 847-323-4130 nvarchetto@eraconsultants.com

Landscape Architect: Ron Plonka 815-531-4415 ronlaisu65@yahoo.com

Planner: TBD

Surveyor: Jennifer Camacho 815-526-3974 admin@lucosurveying.com

Other: Claudio Da Rosa

Signatures

Melissa Da Rosa Melissa Da Rosa 8/9/23

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

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

8/10/23

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.

Northwest Herald

NORTHWEST HERALD

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Publication County:
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Notice Authentication Number:
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Notice URL:

Back

Notice Publish Date:
Saturday, September 30, 2023

Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE APPLICATION OF Melissa Da Rosa 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 Melissa Da Rosa for approval of a Preliminary Plat of Subdivision, Rezoning, Preliminary Planned Unit Development and Special Use Permit at the following real estate known as 1501 Carlemont Drive, Crystal Lake, Illinois 60014, PIN: 19-18-477-001. This application is filed for the purposes of seeking a Rezoning from R-2 PUD Single-Family Residential to B-2 PUD General Commercial, Preliminary Plat of Subdivision, Preliminary Planned Unit Development and Special Use Permit for a four-lot commercial development and car wash and any variations as necessary to approve the plans as presented pursuant to Article 3, Article 4, Article 5 and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, October 18, 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 September 30, 2023) 2112723

Back

PRELIMINARY ENGINEERING PLAN

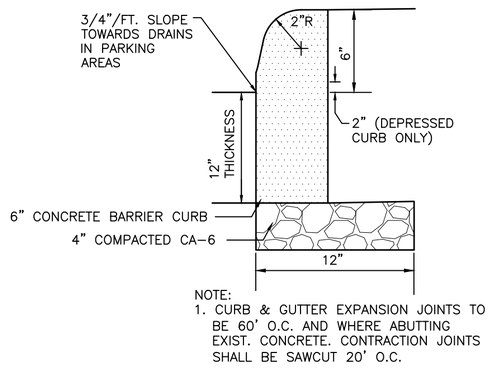
LEGAL DESCRIPTION: LOT 1 IN KAPER'S BUSINESS PARK, BEING A RESUBDIVISION OF LOT 5 IN SKYRIDGE CLUB DEVELOPMENT, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 2000 AS DOCUMENT 2000R031802, IN MCHENRY COUNTY, ILLINOIS.

KEY:
F.F. = PROPOSED TOP SLAB FOUNDATION

BENCHMARK
MONUMENT LOCATED NEAR INTERSECTION OF ACKMAN ROAD AND AMBERWOOD IN CRYSTAL LAKE.

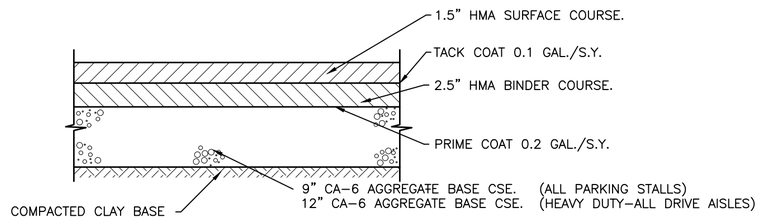
MCHENRY COUNTY BENCHMARK
DESIGNATION: CRYTAL LAKE –1
LATITUDE: 42°12'17.37162"N
LONGITUDE: 88°21'31.00720"W
NORTHING: 614853.393
EASTING: 297912.333
ELEVATION: 882.382 (NAV88)

EXISTING GRADE — XXX.XX
EXISTING CONTOUR — XXX
PROPOSED SEWER
PROPOSED SANITARY
PROPOSED WATER — W
PROPOSED MH/CB
PROPOSED ASPHALT
PROPOSED CONCRETE

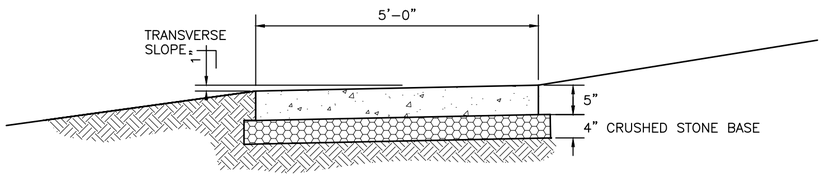


NOTE:
1. CURB & GUTTER EXPANSION JOINTS TO BE 60' O.C. AND WHERE ABUTTING EXIST. CONCRETE. CONTRACTION JOINTS SHALL BE SAWCUT 20' O.C.

BARRIER CURB
NOT TO SCALE



BITUMINOUS PAVEMENT DETAIL
NOT TO SCALE



NOTES:
1. THE CONCRETE SIDEWALK SHALL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 424 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. THE CONCRETE SHALL CONFORM TO SECTION 1020 AND SHALL BE A SIX (6) BAG MIXTURE WITH A 5–INCH SLUMP AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT 14 DAYS.
3. THE SIDEWALK PORTION OF THE DRIVEWAY SHALL BE 5–INCHES THICK AND SHALL BE REINFORCED WITH FIBER MESH ADDITIVE.
4. PLACEMENT WILL NOT BE PERMITTED UNLESS THE TEMPERATURE IS 28° AND RISING. NO CHLORIDE ADDITIVE WILL BE PERMITTED IN THE CONCRETE.
5. SIDEWALK AT INTERSECTIONS SHALL BE DEPRESSED AND TEXTURED IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT. THE MAXIMUM ALLOWABLE SLOPE IS 1:20.
6. CONTROL JOINTS SHALL BE INSTALLED AT 5 FOOT CENTERS.
7. PREMOULDED FIBER EXPANSION JOINTS SHALL BE INSTALLED AT 100 FOOT CENTERS MAXIMUM OR WHERE THE SIDEWALK ABUTS CURB OR OTHER SIDEWALK, OR AT THE END OF EACH POUR.
8. THE SIDEWALK SHALL HAVE A BROOM FINISH.

CONCRETE SIDEWALK DETAIL
NOT TO SCALE

LOT RE-SUBDIVION

EX LOT 1 = 5.9 ACRES

PR LOT 1 = 1.233 ACRES
PR LOT 2 = 1.055 ACRES
PR LOT 3 = 1.081 ACRES
PR LOT 4 = 2.524 ACRES
PR ROW TAKE = 0.275 ACRES

ZONING INFORMATION

EX LOT 1 - R-2 PUD

PR LOTS - B-2 PUD

MIN LOT AREA = 20,000 SF
MIN LOT WIDTH = 100 FT
MIN FRONT SB = 80 FT
SIDE SB = 0 FT
REAR SB = 20 FT
CORNER SB = 30 FT

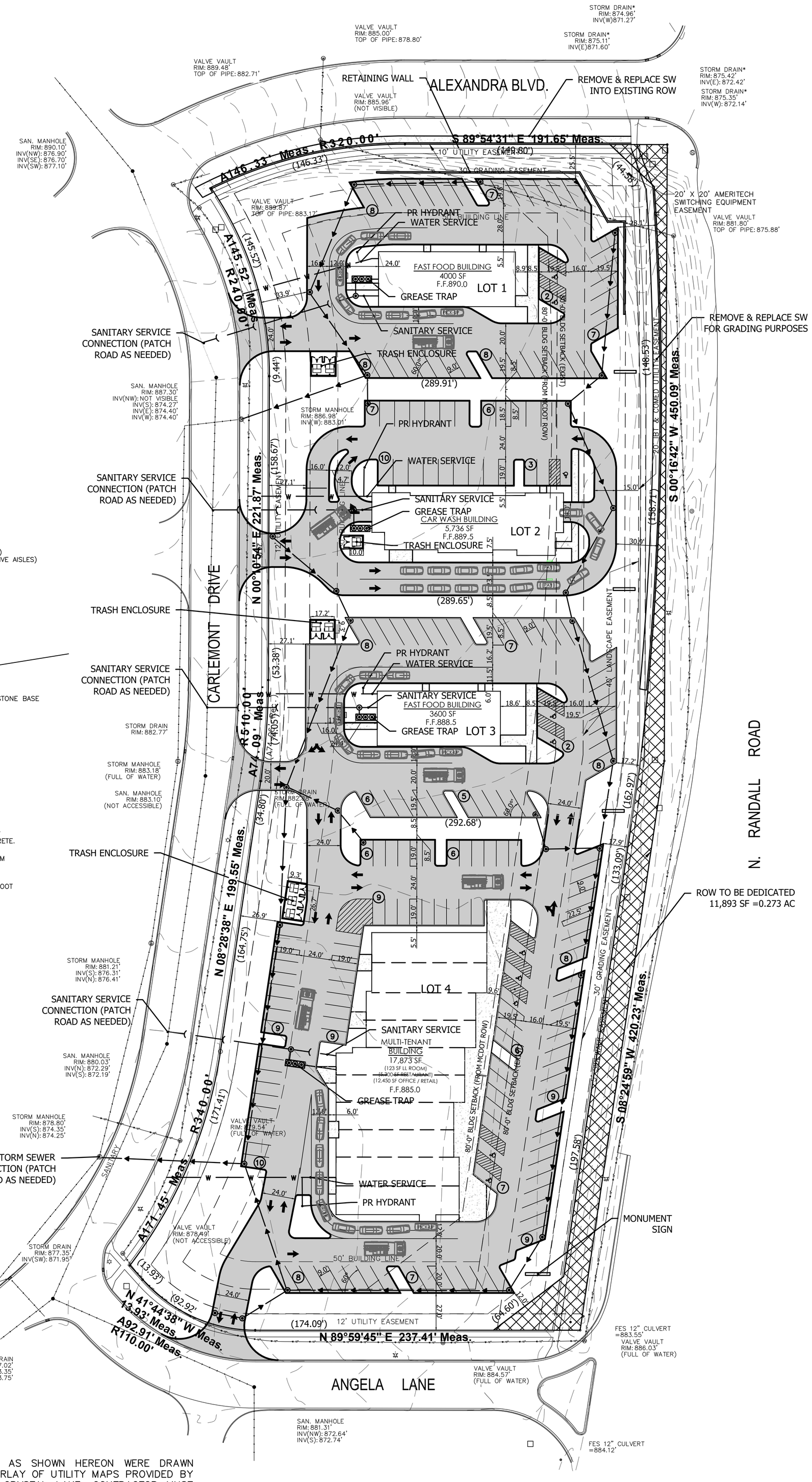
PARKING INFORMATION

LOT 1 = 38 STANDARD ; 2 ADA

LOT 2 = 24 STANDARD ; 2 ADA

LOT 3 = 34 STANDARD ; 2 ADA

LOT 4 = 98 STANDARD ; 5 ADA



NOTE!
1. UNDERGROUND AS SHOWN HEREON WERE DRAWN USING AN OVERLAY OF UTILITY MAPS PROVIDED BY THE CITY OF CRYSTAL LAKE. CONTRACTOR MUST VERIFY EXACT LOCATION, MATERIAL AND SIZE OF ALL UNDERGROUND IN THE FIELD.
2. ALL VISIBLE INVERTS HAVE BEEN SHOWN HEREON.
3. STORMWATER MANAGEMENT BASIN INCLUDED IN ORIGINAL SUBDIVISION. NO ADDITIONAL STORAGE IS REQUIRED.

DRAWN BY: --
CHECKED BY: NV
APPROVED BY: --

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2416 GALEN DRIVE
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FAX (217) 355-1902

DATE: OCTOBER 4, 2023
DATE: SEPTEMBER 12, 2023
DATE: AUGUST 30, 2023
DATE: AUGUST 14, 2023

40 0 40 80 120
Scale: 1" = 40'

G:\PROJECTS\DaRosa, C\W23090.00 1501 Carlemont Dr, Crystal Lake\CADD\W23090 Exhibit_Prelim Engineering 2023-10-04.dwg Updated by: ksack 10/5/2023

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PROPOSED PLANNED UNIT DEVELOPMENT
1501 CARLEMONT DRIVE
CRYSTAL LAKE, ILLINOIS 60014



ABBREVIATIONS LEGEND

AB	ANCHOR BOLT	HB	HOSE BIBB	R	RISER
ABV	ABOVE	HC	HOLLOW CORE	RAD	RADIUS
A/C	AIR CONDITIONING	HD	HEAT DETECTOR	RD	ROOF DRAIN
ACT	ACOUSTICAL CEILING TILE	HDR	HEADER	REF	REFERENCE
ADH	ADHESIVE	HDW	HARDWARE	REFR	REFRIGERATOR
AFF	ABOVE FINISH FLOOR	HORIZ	HORIZONTAL	REG	REGISTER
ALT	ALTERNATE	HP	HIGH POINT	REINF	REINFORCE / REINFORCING
ALUM	ALUMINUM	HR	HOUR	REQD	REQUIRED
ANOD	ANODIZED	HT	HEIGHT	RET	RETURN
APPROX	APPROXIMATE	HTG	HEATING	REV	REVISION
ARCH	ARCHITECTURAL	HVAC	HEATING, VENTILATION, A/C	RH	RIGHT HAND
BD	BOARD	HWD	HARDWOOD	RM	ROOM
BLDG	BUILDING	HW	HOT WATER	RO	ROUGH OPENING
BLKG	BLOCKING	HWH	HOT WATER HEATER	ROW	RIGHT OF WAY
BM	BEAM	ID	INSIDE DIAMETER	RWB	RUBBER WALL BASE
BRG	BEARING	IN	INCH	SC	SOLID CORE
BSMT	BASEMENT	INCL	INCLUDED / INCLUDING	SCH	SCHEDULE
BTM	BOTTOM	INSUL	INSULATION / INSULATING	SF	STOREFRONT WINDOW SYSTEM
BW	BOTH WAYS	INT	INTERIOR	SHWR	SHOWER
CF	CUBIC FOOT	INV	INVERT	SH	SPRINKLER HEAD
CI	CONTINUOUS INSULATION	JAN	JANITOR	SHT	SHEET
CIP	CAST IN PLACE	JC	JANITOR'S CLOSET	SIM	SIMILAR
CJ	CONTROL JOINT	JST	JOIST	SD	SMOKE DETECTOR
CLG	CEILING	JT	JOINT	SPEC	SPECIFICATION
CLR	CLEAR / CLEARANCE	LAB	LABORATORY	SPL	SPECIAL
CM	CENTIMETER	LAM	LAMINATE	SQ	SQUARE
CMU	CONCRETE MASONRY UNIT	LAV	LAVATORY	SS	STAINLESS STEEL
COL	COLUMN	LB	POUND	STD	STANDARD
CONC	CONCRETE	LBL	LABEL	STL	STEEL
CONST	CONSTRUCTION	LGTH	LENGTH	STOR	STORAGE
CONT	CONTINUOUS	LH	LEFT HAND	STRUCT	STRUCTURAL
CONTR	CONTRACTOR	LL	LIVE LOAD	SUSP	SUSPENDED
CORR	CORRIDOR	LS	LIMESTONE	SVF	SHEET VINYL FLOORING
CPT	CARPET	LP	LOW POINT	SYN	SYNTHETIC
CT	CERAMIC TILE	LT	LIGHT	SYS	SYSTEM
CTR	CENTER	LTL	LINTEL	T	TOP
CW	COLD WATER	LVL	LOUVER	T+B	TOP AND BOTTOM
CY	CUBIC YARD	MAX	MAXIMUM	T+G	TONGUE AND GROOVE
DBL	DOUBLE	MB	MOP BASIN	TELE	TELEPHONE
DEMO	DEMOLISH / DEMOLITION	MECH	MECHANICAL	THK	THICK / THICKNESS
DTL	DETAIL	MED	MEDIUM	TLT	TOILET
DF	DRINKING FOUNTAIN	MFR	MANUFACTURER	TR	TREAD
DH	DOUBLE HUNG	MH	MANHOLE	TV	TELEVISION
DIA	DIAMETER	MIN	MINIMUM	TYP	TYPICAL
DIM	DIMENSION	MIR	MIRROR	UNF	UNFINISHED
DISP	DISPENSER	MISC	MISCELLANEOUS	UNO	UNLESS NOTED OTHERWISE
DIV	DIVISION	MM	MILLIMETER	UR	URINAL
DN	DOWN	MO	MASONRY OPENING	VCT	VINYL COMPOSITION TILE
DS	DOWNSPOUT	MTD	MOUNT / MOUNTED	VERT	VERTICAL
DW	DOMESTIC WATER	MTL	METAL	VEST	VESTIBULE
DWG	DRAWING	MULL	MULLION	VIF	VERIFY IN FIELD
EA	EACH	MWK	MILLWORK	VWB	VINYL WALL BASE
EJ	EXPANSION JOINT	NIC	NOT IN CONTRACT	W/	WITH
EL	ELEVATION	NO	NUMBER	W/O	WITHOUT
ELEC	ELECTRIC / ELECTRICAL	NOM	NOMINAL	WC	WATER CLOSET
ELEV	ELEVATOR	NRC	NOISE REDUCTION COEFFICIENT	WD	WOOD
EM	EMERGENCY	NTS	NOT TO SCALE	WH	WALL HUNG
EQ	EQUAL	OA	OVERALL	WIN	WINDOW
EQUIP	EQUIPMENT	OD	OUTSIDE DIAMETER	WP	WATER PROOFING
EST	ESTIMATE	OFF	OFFICE	WS	WATER STOP
EWC	ELECTRIC WATER COOLER	OH	OVERHEAD	WTW	WALL TO WALL
EXH	EXHAUST	OPNG	OPENING	WWF	WELDED WIRE FABRIC
EXIST	EXISTING	OPP	OPPOSITE	YD	YARD
FB	FLOOR BEAM	OPP HD	OPPOSITE HAND		
FBO	FURNISH BY OTHERS	PAR	PARALLEL	°	DEGREE
FD	FLOOR DRAIN	PC	PRECAST CONCRETE	Ø	DIAMETER
FDN	FOUNDATION	PCF	POUNDS PER CUBIC FOOT	±	PLUS OR MINUS
FE	FIRE EXTINGUISHER	PERF	PERFORATED	∠	ANGLE
FEC	FIRE EXTINGUISHER CABINET	PL	PLATE	℄	CENTERLINE
FF	FINISHED FLOOR	PLAM	PLASTIC LAMINATE		
FIN	FINISH	PLAS	PLASTER		
FJ	FLOOR JOIST	PLF	POUNDS PER LINEAL FOOT		
FLR	FLOOR	PLYWD	PLYWOOD		
FP	FIREPLACE	PNL	PANEL		
FS	FLOOR SINK	PNT	PAINT		
FT	FOOT / FEET	PR	PAIR		
FTG	FOOTING	PREFAB	PREFABRICATED		
G+N	GLUED AND NAILED	PSF	POUNDS PER SQUARE FOOT		
GA	GAUGE	PSI	POUNDS PER SQUARE INCH		
GALV	GALVANIZED	PT	PORCELAIN TILE		
GB	GRAB BAR	PVC	POLYVINYL CHLORIDE		
GC	GENERAL CONTRACOR	PVMT	PAVEMENT		
GL	GLAZING	QT	QUARRY TILE		
GLB	GLASS BLOCK				
GND	GROUND				
GR	GRADE				
GYP	GYPSUM				

SYMBOLS LEGEND

EXISTING WALL/DOOR/WINDOW

DEMO WALL/DOOR/WINDOW

NEW WALL/DOOR/WINDOW

ROOM NAME
101
(100 SF)
ROOM IDENTIFICATION INDICATOR

1
DRAWING REVISION INDICATOR

CLG
WALL
BASE
FLOOR
ROOM FINISHES INDICATOR

N
DIRECTIONAL INDICATOR (NORTH)

TOP FDN
0'-0"
ELEVATION INDICATOR

1 / A1
SECTION INDICATOR

1 / A1
DETAIL INDICATOR

1 / A1
EXTERIOR ELEVATION INDICATOR

1 / 2 / 3 / 4 / A1
INTERIOR ELEVATION INDICATOR

001 / W1
DOOR / WINDOW TAG

A
INTERIOR PARTITION TAG

K1
EQUIPMENT TAG

NOTES
DRAWING NOTE

1
DRAWING KEYNOTE

MATERIALS LEGEND

PLAN / SECTION	PLAN / SECTION	ELEVATION
EARTH (UNDISTURBED)	ROUGH LUMBER	SHINGLES
EARTH (BACKFILL)	FINISH WOOD TRIM	STANDING SEAM
GRAVEL	PLYWOOD	HORIZ SIDING
CONCRETE	RIGID INSULATION	GYPSUM BOARD / PLASTER / EIFS
ASPHALT	RIGID INSULATION (TAPERED)	CONCRETE MASONRY UNIT
CONCRETE MASONRY UNIT	BATT INSULATION	BRICK
BRICK	GYPSUM BOARD / PLASTER / EIFS	STONE
STONE	STEEL	GLAZING
SAND / GROUT / MORTAR		

CODE INFORMATION

DRAWING INDEX

A0 COVER SHEET
A1 OVERALL ARCHITECTURAL SITE PLAN
A2 CAR WASH SITE PLAN
A3 CAR WASH FLOOR PLAN
A4 CAR WASH ROOF PLAN
A5 CAR WASH EXTERIOR ELEVATIONS

CONSTRUCTION NOT FOR

SITE LOCATION MAP



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PROPOSED PUD DEVELOPMENT
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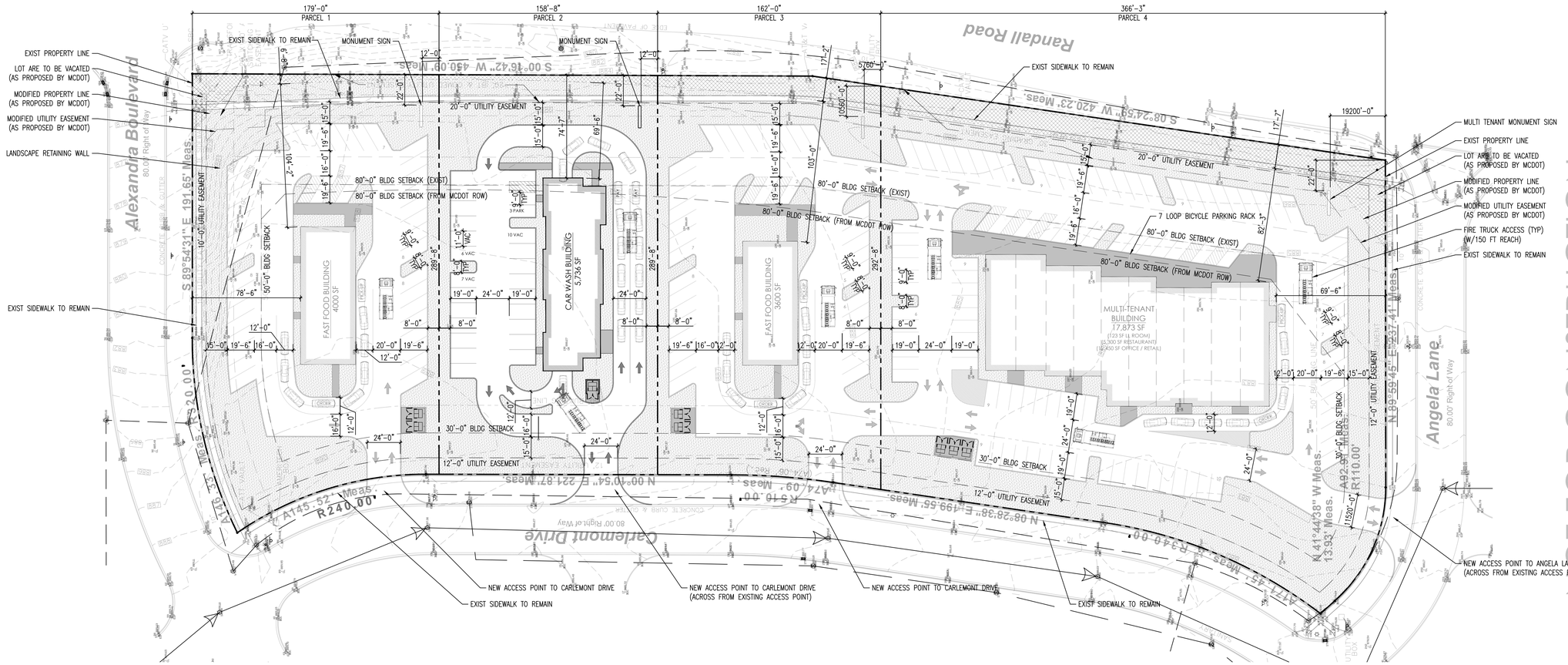
COVER SHEET

A0

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PARCEL 1 VARIANCE REQUESTS	PARCEL 2 VARIANCE REQUESTS	PARCEL 3 VARIANCE REQUESTS	PARCEL 3 VARIANCE REQUESTS
NONE	RANDALL RD BLDG SETBACK 74'-4" FROM EXIST PROPERTY LINE 69'-6" FROM NEW MCDOT PROPERTY LINE BUILDING SIGNAGE (SEE DWG A5) COLORED SIDING AREA 404 TOTAL AREA (EAST FACADE) 1034 TOTAL AREA (NORTH FACADE) 404 TOTAL AREA (WEST FACADE) 512 TOTAL AREA (SOUTH FACADE) WALL SIGNS ONE 75 SF SIGN (EAST FACADE) TWO 75 SF SIGNS (NORTH FACADE) ONE 75 SF SIGN (WEST FACADE) ONE 75 SF SIGN (SOUTH FACADE)	IMPERVIOUS COVERAGE 65.4% (USING NEW MCDOT PROPERTY LINE)	IMPERVIOUS COVERAGE 68.5% (USING NEW MCDOT PROPERTY LINE)



1 OVERALL ARCHITECTURAL SITE PLAN
1"=40'-0"

SITE DATA

PUD DESIGN DATA (** ITEM REQUIRES A VARIANCE)

	B-2 REQUIREMENTS	PROPOSED PUD
MIN LOT AREA	20,000 SF	20,000 SF
MIN LOT WIDTH	100'-0"	100'-0"
MAX BLDG COVER	50%	50%
MAX IMPRV COVER	65%	65%
MAX FAR	1.5	1.5
BLDG HEIGHT	28'-0" - 2 STORIES	28'-0" - 2 STORIES
ACSY BLDG HEIGHT	25'-0" - 2 STORIES	25'-0" - 2 STORIES
BLDG SETBACKS	80'-0" (RANDALL RD)	80'-0" (RANDALL RD) (EXCL PARCEL 2) **
	50'-0" (ALEXANDRIA BLVD)	50'-0" (ALEXANDRIA BLVD)
	30'-0" (CARLEMONT DR)	30'-0" CARLEMONT DR)
	30'-0" (ANGELA LN)	30'-0" (ANGELA LN)
	0'-0" (INTERIOR)	0'-0" (INTERIOR)
LANDSCAPE SETBACKS (+ UTILITY EASEMENT)	15'-0" (RANDALL RD)	15'-0" (RANDALL RD)
	15'-0" (ALEXANDRIA BLVD)	15'-0" (ALEXANDRIA BLVD)
	15'-0" (CARLEMONT DR)	15'-0" CARLEMONT DR)
	15'-0" (ANGELA LN)	15'-0" (ANGELA LN)
	8'-0" (INTERIOR)	8'-0" (INTERIOR)
LANDSCAPE @ BLDG	5'-0" MIN	5'-0" MIN
PARKING PER PARCEL	1 PER 100 GSF (FAST FOOD)	1 PER 100 GSF (FAST FOOD)
	1 PER 250 GSF (OFFICE/RETAIL)	1 PER 250 GSF (OFFICE/RETAIL)
	1 PER EMPLOYEE (CAR WASH)	1 PER EMPLOYEE (CAR WASH)
PARKING STALL	9'-0" X 19'-0" (90°)	9'-0" X 19'-0"(90°)
	9'-0" X 19'-6" (60°)	9'-0" X 19'-6"(60°)
DRIVE AISLE	24'-0" (TWO WAY TRAFFIC)	24'-0" (TWO WAY TRAFFIC)
	16'-0" (ONE WAY TRAFFIC)	16'-0" (ONE WAY TRAFFIC)
	12'-0" (DRIVE THRU LANE)	12'-0" (DRIVE THRU LANE)
DRIVE THRU STACKING	5 + 4 (FOOD SERVICE)	5 + 4 (FOOD SERVICE)
	5 (AUTOMATIC CAR WASH)	5 (AUTOMATIC CAR WASH)

LOT AREA USAGE (EXIST)

PARCEL 1 - FUTURE FAST FOOD	
LOT AREA	53,697 SF
BLDG AREA	4,000 SF (7.4%)
PAVED AREA	26,570 SF
LANDSCAPE AREA	23,127 SF
IMPERVIOUS AREA	30,570 SF (56.9%)
PARKING COUNT	40

PARCEL 2 - CAR WASH	
LOT AREA	45,977 SF
BLDG AREA	5,736 SF (12.5%)
PAVED AREA	21,669 SF
LANDSCAPE AREA	18,572 SF
IMPERVIOUS AREA	27,405 SF (59.6%)
PARKING COUNT	3 PARKING STALLS 23 VACUUM STALLS

PARCEL 3 - FUTURE FAST FOOD	
LOT AREA	47,131 SF
BLDG AREA	3,600 SF (7.6%)
PAVED AREA	25,963 SF
LANDSCAPE AREA	17,568 SF
IMPERVIOUS AREA	29,563 SF (62.7%)
PARKING COUNT	36

PARCEL 4 - FUTURE MULTI-TENANT	
LOT AREA	159,977 SF
BLDG AREA	17,873 SF (16.3%)
PAVED AREA	53,592 SF
LANDSCAPE AREA	38,512 SF
IMPERVIOUS AREA	71,465 SF (65.0%)
PARKING COUNT	103

LOT AREA USAGE (AFTER MCDOT R.O.W.)

PARCEL 1 - FUTURE FAST FOOD	
LOT AREA	52,080 SF
BLDG AREA	4,000 SF (7.7%)
PAVED AREA	26,459 SF
LANDSCAPE AREA	21,623 SF
IMPERVIOUS AREA	30,458 SF (58.5%)
PARKING COUNT	40

PARCEL 2 - CAR WASH	
LOT AREA	45,236 SF
BLDG AREA	5,736 SF (12.7%)
PAVED AREA	21,669 SF
LANDSCAPE AREA	17,831 SF
IMPERVIOUS AREA	27,405 SF (60.6%)
PARKING COUNT	3 PARKING STALLS 23 VACUUM STALLS

PARCEL 3 - FUTURE FAST FOOD	
LOT AREA	44,916 SF
BLDG AREA	3,600 SF (8.0%)
PAVED AREA	25,759 SF
LANDSCAPE AREA	15,557 SF
IMPERVIOUS AREA	29,359 SF (65.4%) **
PARKING COUNT	36

PARCEL 4 - FUTURE MULTI-TENANT	
LOT AREA	159,654 SF
BLDG AREA	17,873 SF (17.4%)
PAVED AREA	52,446 SF
LANDSCAPE AREA	32,335 SF
IMPERVIOUS AREA	70,319 SF (68.5%) **
PARKING COUNT	103

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PROPOSED PUD DEVELOPMENT

1501 Carlemont Drive
Crystal Lake, Illinois 60014

DATE	
07SEP23	OWNER PUD REVIEW
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04OCT23	OWNER PUD REVIEW

PROJECT NO. 23-010

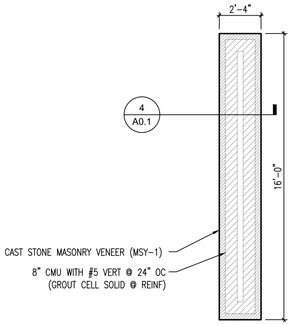
OVERALL ARCHITECTURAL SITE PLAN

A1

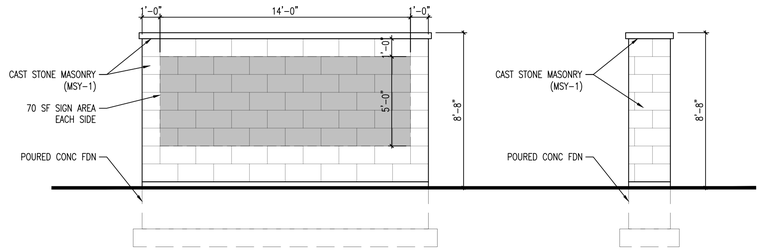
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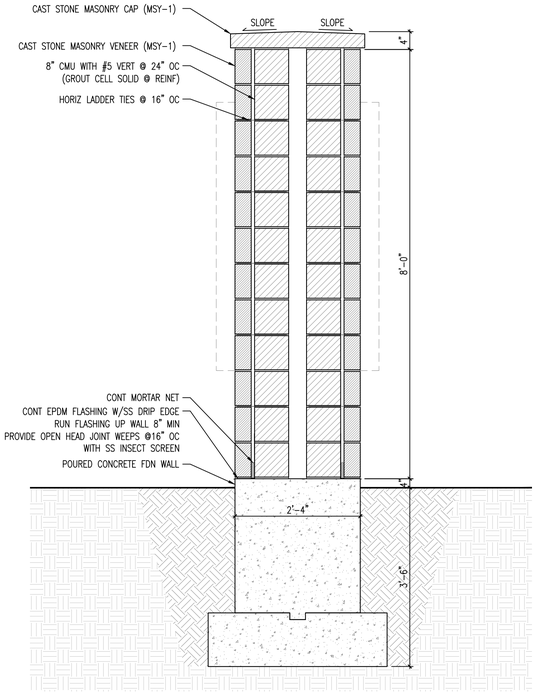
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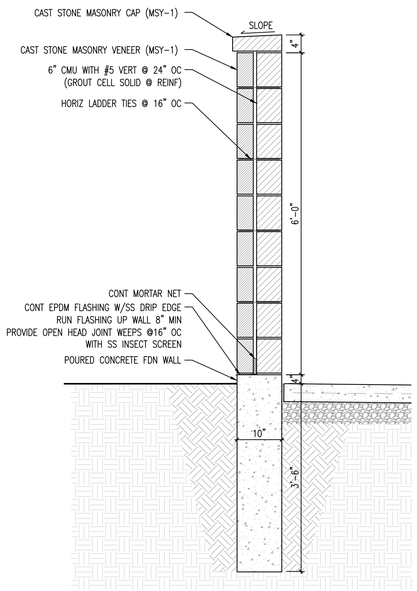
6 MONUMENT SIGN PLAN
1/4"=1'-0"



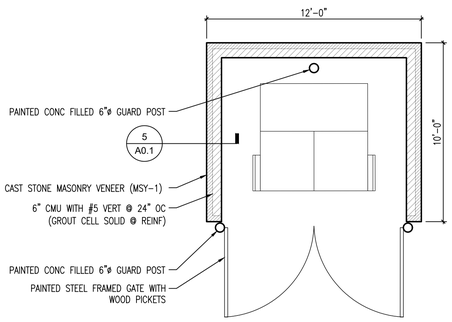
7 MONUMENT SIGN PLAN
1/4"=1'-0"



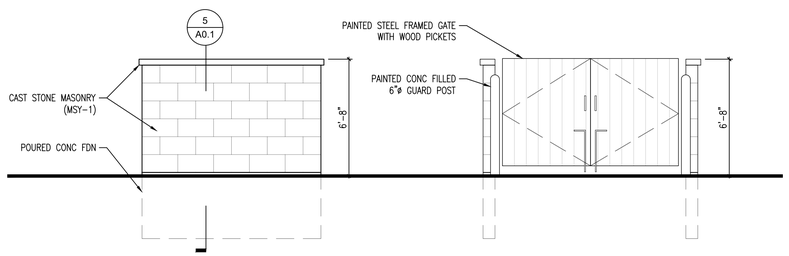
4 MONUMENT SIGN SECTION
3/4"=1'-0"



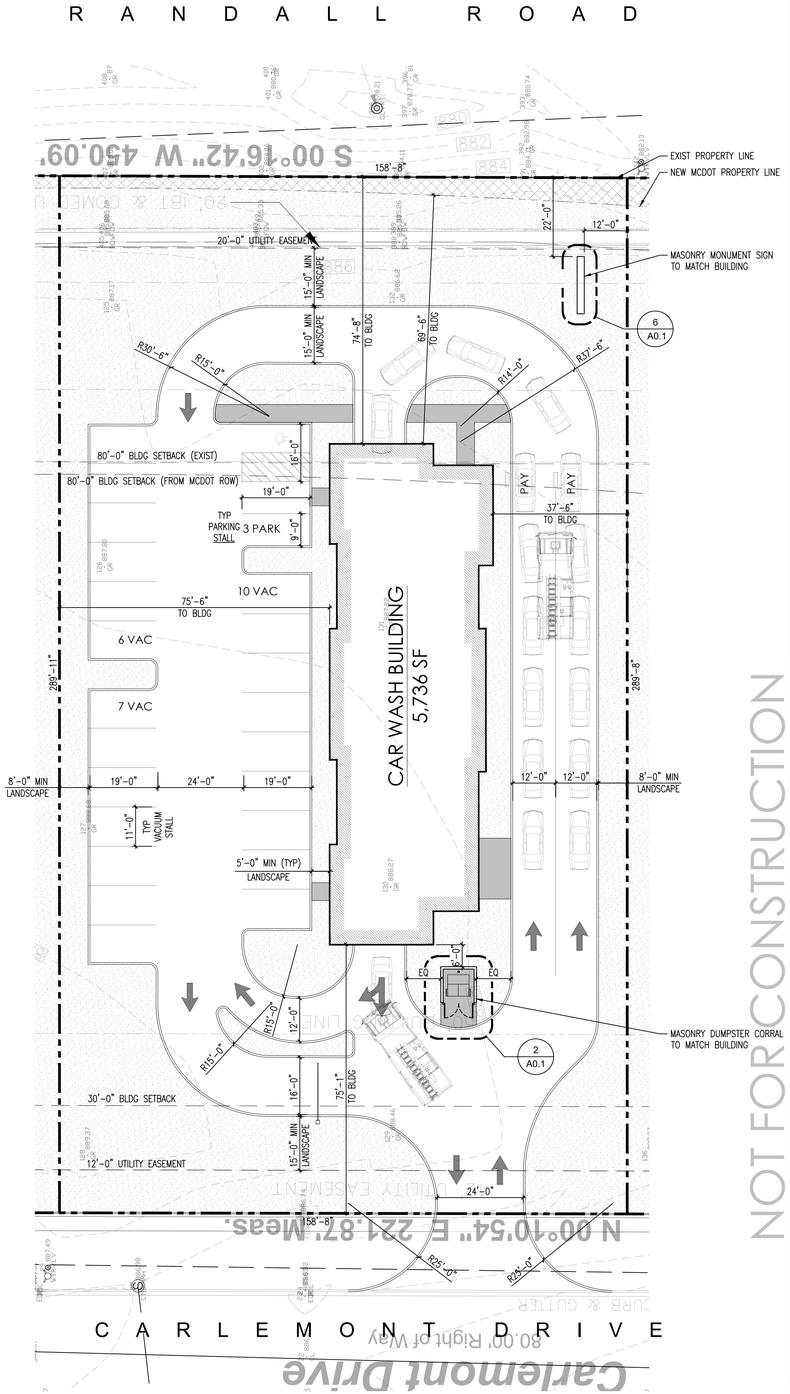
5 DUMPSTER ENCLOSURE SECTION
3/4"=1'-0"



2 DUMPSTER ENCLOSURE PLAN
1/4"=1'-0"



3 DUMPSTER ENCLOSURE ELEVATIONS
1/4"=1'-0"



1 SITE PLAN
1"=20'-0"

NOTES

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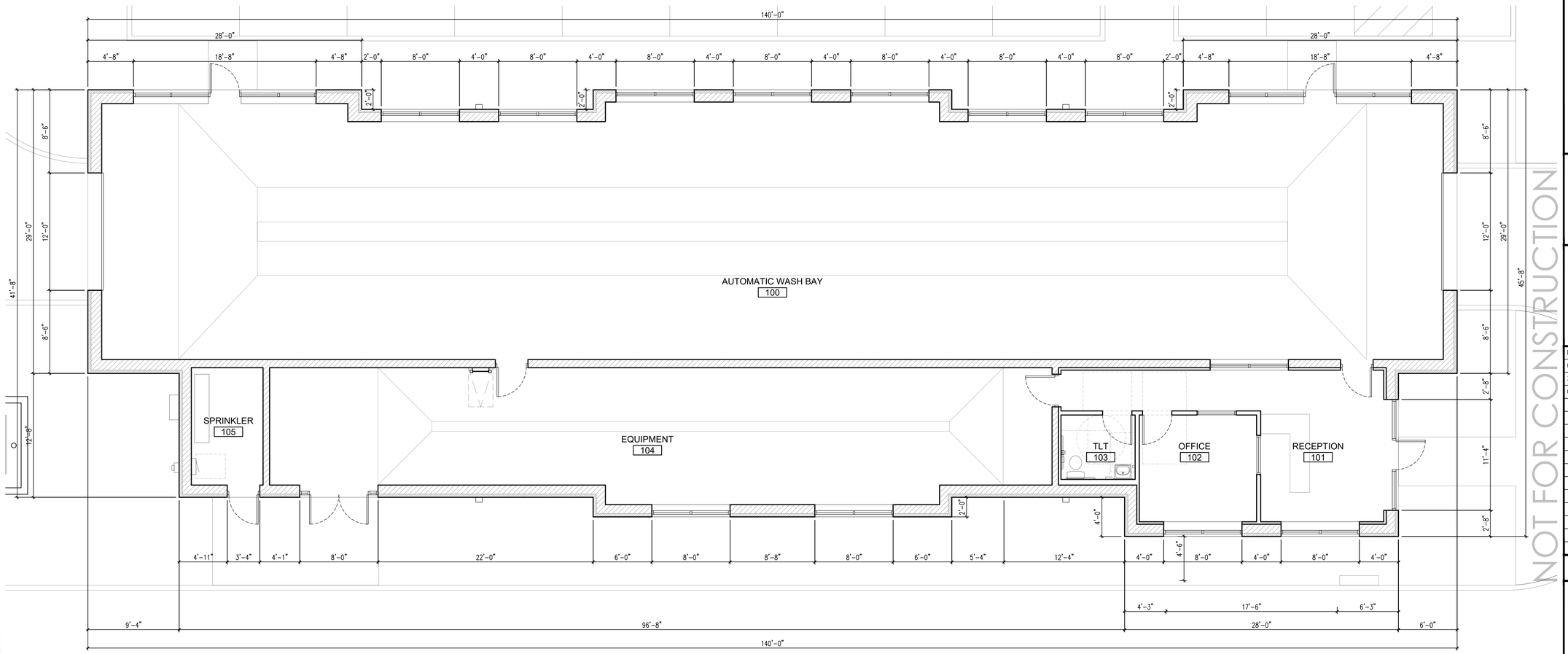
CAR WASH SITE PLAN

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A2

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1 FIRST FLOOR PLAN
3/16"=1'-0"

NOTES

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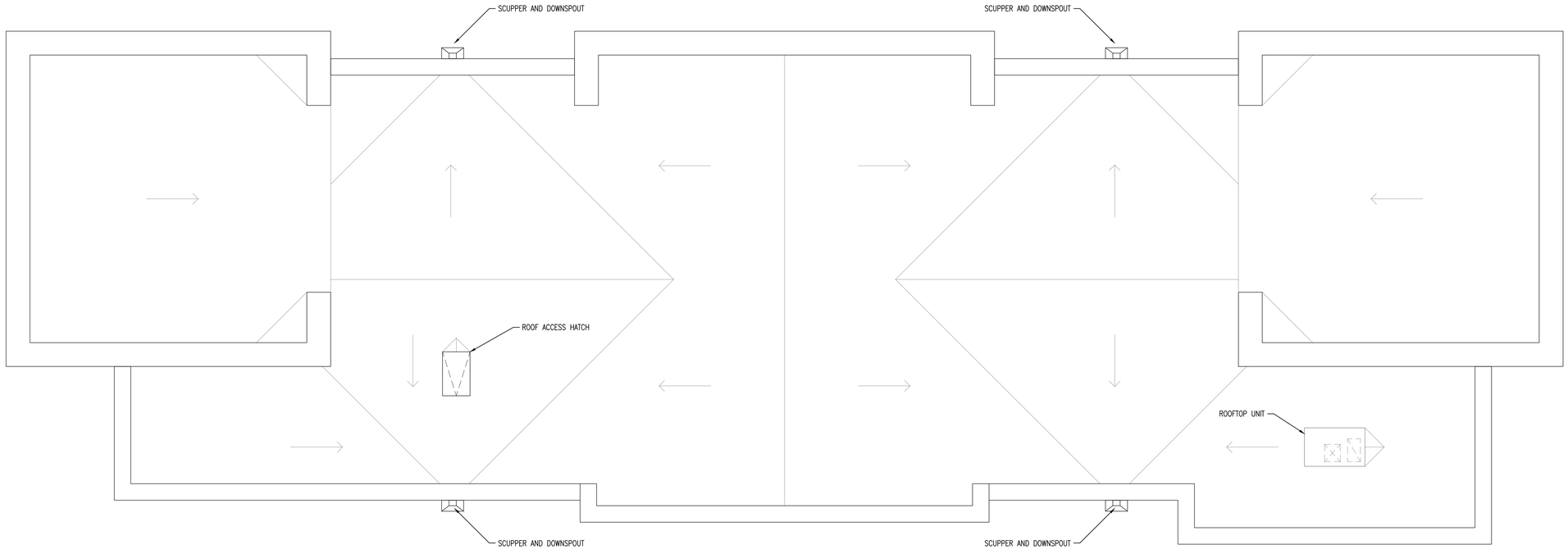
CAR WASH FLOOR PLAN

A3

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1 ROOF PLAN
3/16"=1'-0"

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PROPOSED PUD DEVELOPMENT

1501 Carlemont Drive
Crystal Lake, Illinois 60014

DATE	
07SEP23	OWNER PUD REVIEW
30SEP23	OWNER PUD REVIEW
04OCT23	OWNER PUD REVIEW

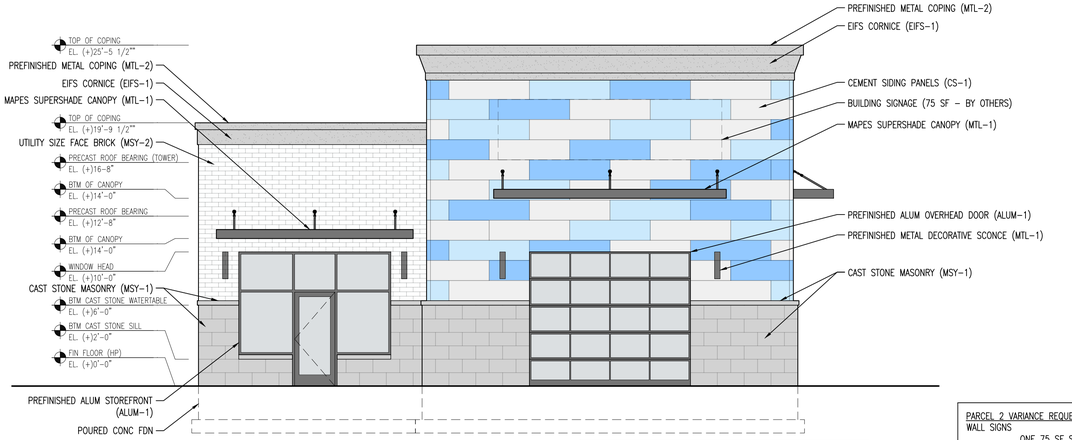
PROJECT NO. 23-010

NOT FOR CONSTRUCTION

CAR WASH ROOF PLAN

A4

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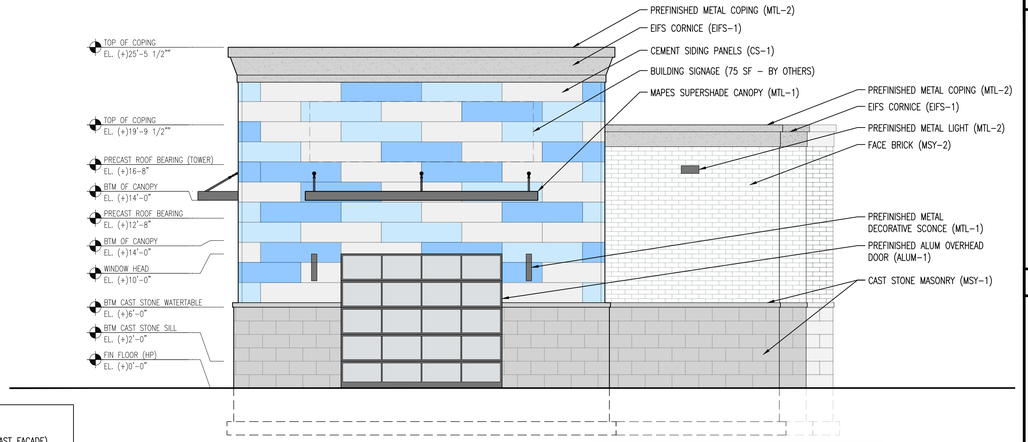


3 EXTERIOR ELEVATION - EAST (OPTION A)
3/16"=1'-0"

PARCEL 2 VARIANCE REQUEST

BUILDING FACADE CEMENT SIDING AREA
404 TOTAL AREA (EAST FACADE)
(40% WHITE / 30% LT BLUE / 30% MED BLUE)

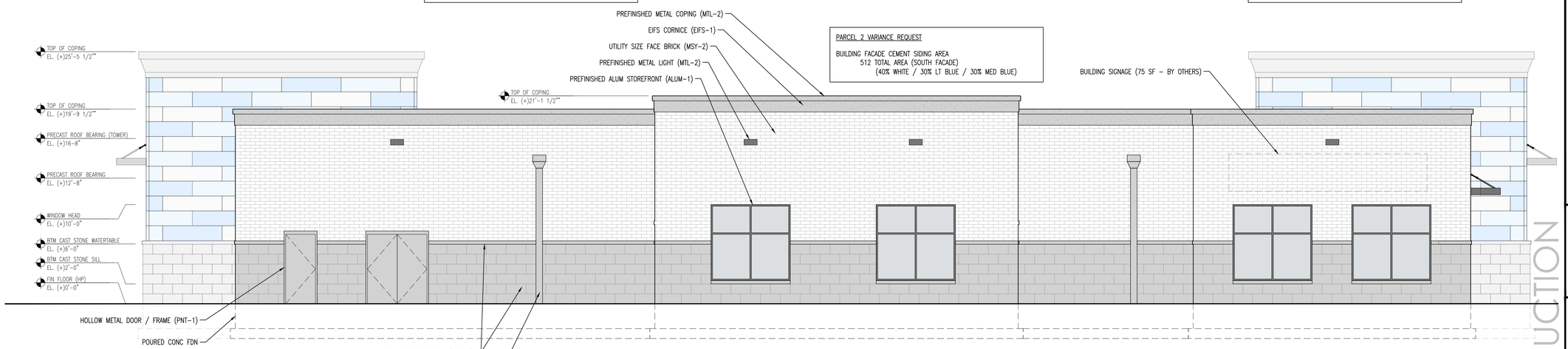
PARCEL 2 VARIANCE REQUEST
WALL SIGNS
ONE 75 SF SIGN (EAST FACADE)
TWO 75 SF SIGNS (NORTH FACADE)
ONE 75 SF SIGN (WEST FACADE)
ONE 75 SF SIGN (SOUTH FACADE)



4 EXTERIOR ELEVATION - WEST (OPTION A)
3/16"=1'-0"

PARCEL 2 VARIANCE REQUEST

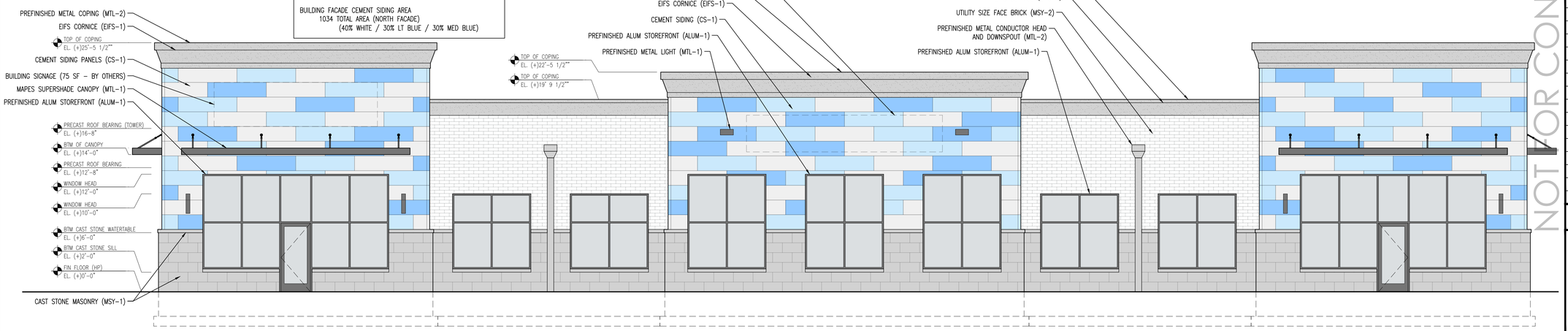
BUILDING FACADE CEMENT SIDING AREA
404 TOTAL AREA (WEST FACADE)
(40% WHITE / 30% LT BLUE / 30% MED BLUE)



PARCEL 2 VARIANCE REQUEST

BUILDING FACADE CEMENT SIDING AREA
512 TOTAL AREA (SOUTH FACADE)
(40% WHITE / 30% LT BLUE / 30% MED BLUE)

2 EXTERIOR ELEVATION - SOUTH (OPTION A)
3/16"=1'-0"



PARCEL 2 VARIANCE REQUEST

BUILDING FACADE CEMENT SIDING AREA
1034 TOTAL AREA (NORTH FACADE)
(40% WHITE / 30% LT BLUE / 30% MED BLUE)

1 EXTERIOR ELEVATION - NORTH (OPTION A)
3/16"=1'-0"

EXTERIOR FINISH LEGEND

ALUM-1	SLATE GREY
EIFS-1	SLATE GREY
MTL-1	SLATE GREY
MTL-2	LIGHT GREY
MSY-1	INDIANA CAST STONE, LIGHT GREY, S SMOOTH (12X24)WITH BACH-3625 (WATERTABLE)
MSY-2	UTILITY FACE BRICK, WHITE, WIRECUT
CS-1	NICHIHA, ILLUMINATION, CUSTOM COLOR MIX 40% WHITE, 30% MED BLUE, 30% LIGHT BLUE (18W X 72L PANELS)
PNT-1	LIGHT GREY

EXTERIOR NOTES

1. ALL JOINTS BETWEEN DISSIMILAR MATERIALS (EXCLUDING OPEN JOINTS INTENDED INTENDED FOR DRAINAGE) TO HAVE CONTINUOUS SEALANT. PROVIDE BACKER ROD FOR ANY GAPS LARGER THAN $\frac{1}{2}$" IN WIDTH.
2. PROVIDE PREFINISHED FLASHING WITH DRIP EDGE AT ALL HORIZONTAL INTERRUPTIONS ON VERTICAL SURFACES.
3. PAINT ALL EXPOSED SURFACES OF NEW STEEL LINTELS. PROVIDE FLASHING WITH WEEP HOLES IN NEW MASONRY FOR GRAVITY DRAINAGE.
4. BUILDING SIGNAGE WILL BE SUBMITTED SEPARATELY BY INDIVIDUAL TENANTS
5. PROVIDE PT FT $\frac{5}{8}$" PLYWOOD SHEATHING IN LIEU OF GLASS MAT GYP BD SHEATHING AT ALL SIGNAGE LOCATIONS WITH JUNCTION BOX CENTERED WITHIN SIGN BOARD AREAS SHOWN.
6. ALL NEW CONSTRUCTION ASSEMBLIES THAT MAKE UP THE THERMAL ENVELOPE OF THE STRUCTURE SHALL MEET THE FOLLOWING ENERGY CODE ZONE 5 MINIMUM REQUIREMENTS:

ROOF DECK	R-30 CI
MASS WALL	R-11.4 CI
CONC SLAB ON GRADE	R-10 (2FT DEPTH)

7. EIFS SYSTEM SHALL BE DRAINAGE TYPE SYSTEM WITH VERTICAL CHANNELS IN FRONT OF A FLUID APPLIED WATERPROOFING MEMBRANE WITH A CONTINUOUS WEEP CHANNEL AT BOTTOM OF EIFS. SEE WALL SECTIONS AND PROJECT MANUAL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
8. PROVIDE KNOX BOX LOCATION(S) AS REQUIRED BY LOCAL FIRE OFFICIAL.

ADAMS DESIGN GROUP, LTD
2243 Pepper Valley Drive
Geneva, Illinois 60134
adamsdesigngroup.net
630 . 244 . 7294

PROPOSED PUD DEVELOPMENT

1501 Carlemont Drive
Crystal Lake, Illinois 60014

DATE	
07SEP23	OWNER PUD REVIEW
30SEP23	OWNER PUD REVIEW
04OCT23	OWNER PUD REVIEW

PROJECT NO. 23-010

CAR WASH EXTERIOR ELEVATIONS

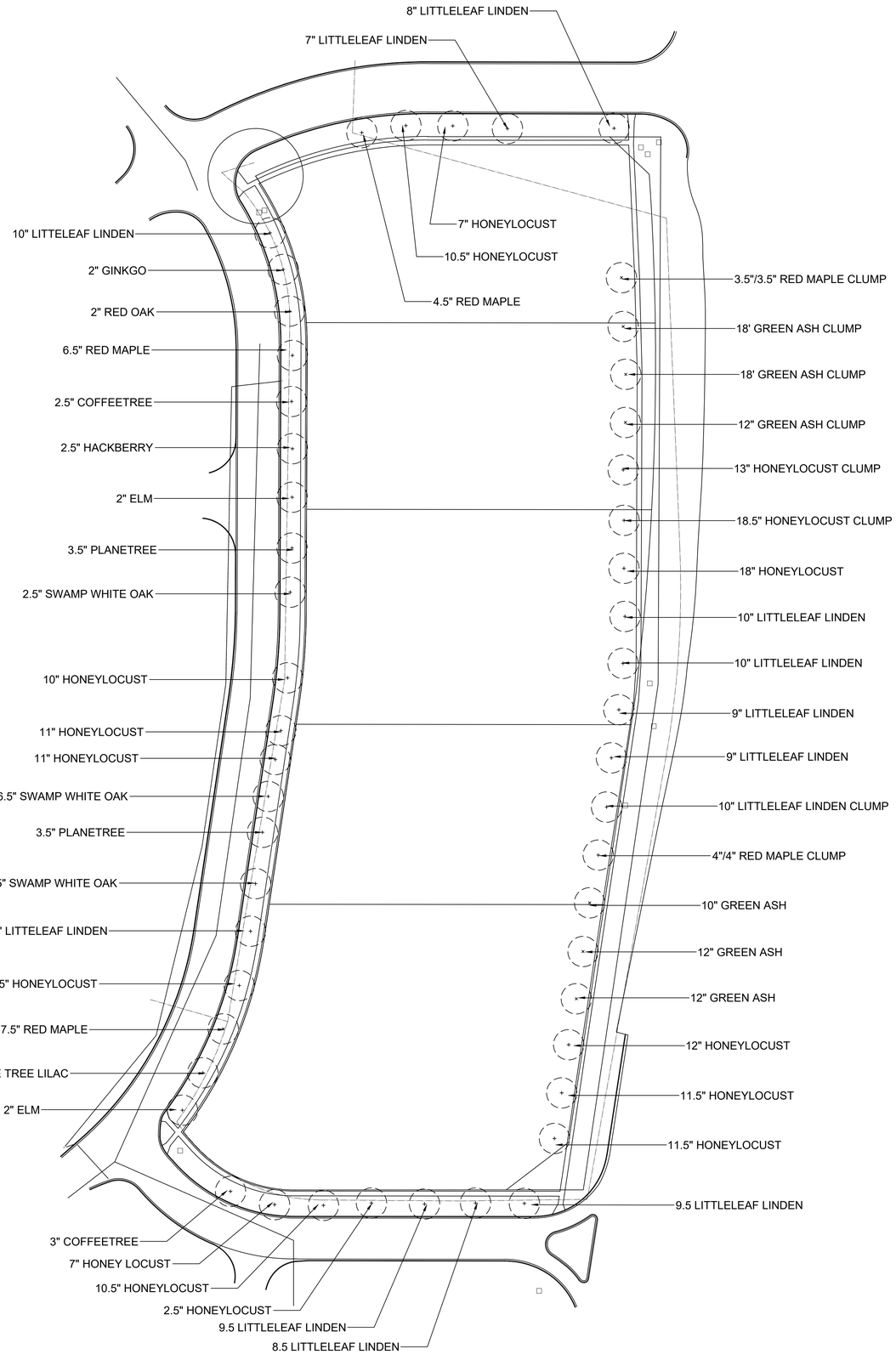
A5

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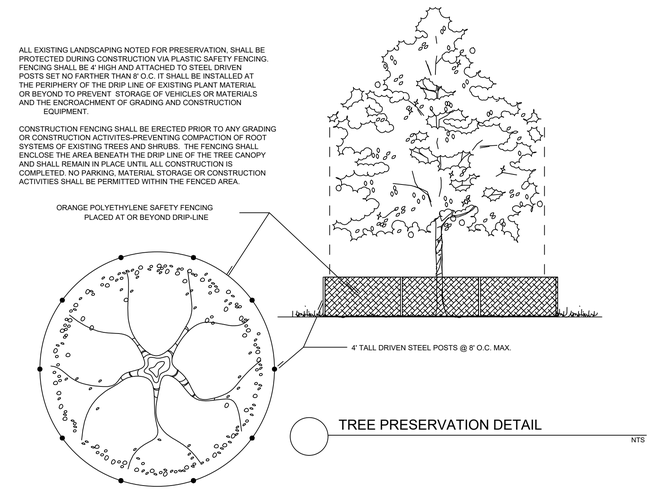
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CAUTION: IF THIS SHEET IS NOT 24"x36", THEN IT IS NOT AT THE SCALE INDICATED.



ALL EXISTING LANDSCAPING NOTED FOR PRESERVATION, SHALL BE PROTECTED DURING CONSTRUCTION VIA PLASTIC SAFETY FENCING. FENCING SHALL BE 4' HIGH AND ATTACHED TO STEEL DRIVEN POSTS SET NO FARTHER THAN 8' O.C. IT SHALL BE INSTALLED AT THE PERIPHERY OF THE DRIP LINE OF EXISTING PLANT MATERIAL OR BEYOND TO PREVENT STORAGE OF VEHICLES OR MATERIALS AND THE ENCROACHMENT OF GRADING AND CONSTRUCTION EQUIPMENT.

CONSTRUCTION FENCING SHALL BE ERECTED PRIOR TO ANY GRADING OR CONSTRUCTION ACTIVITES-PREVENTING COMPACTION OF ROOT SYSTEMS OF EXISTING TREES AND SHRUBS. THE FENCING SHALL ENCLOSE THE AREA BENEATH THE DRIP LINE OF THE TREE CANOPY AND SHALL REMAIN IN PLACE UNTIL ALL CONSTRUCTION IS COMPLETED. NO PARKING, MATERIAL STORAGE OR CONSTRUCTION ACTIVITIES SHALL BE PERMITTED WITHIN THE FENCED AREA.



TREE PRESERVATION DETAIL
NTS

LEGEND

EXISTING TREE

NOTE: Trees to be preserved or removed may vary pending final site layout, individual lot layout, final grading, final utility layout, etc.

Know what's below. Call before you dig.

SCALE 1" = 50'
0 50 100

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REVISIONS

1 Rev. Per CL Review 9-14-23

MULTI-USE DEVELOPMENT

1501 Carlemont Drive
Crystal Lake, IL

IRG Ives/Ryan Group, Inc.
1741 S. WIESBROOK ROAD
WHEATON, IL 60189
PHONE: 630.738.0726

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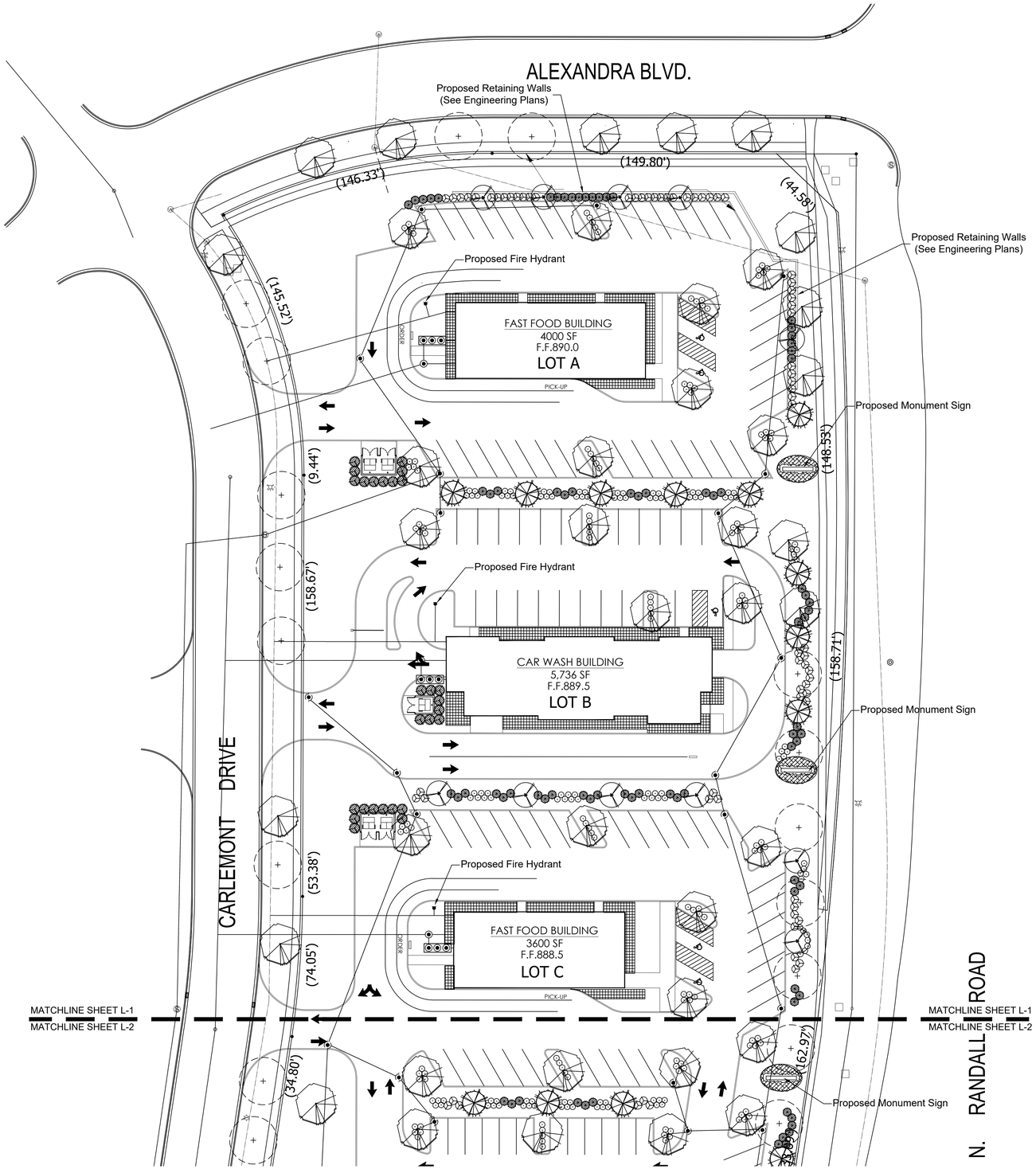
PRELIMINARY
TREE
SURVEY

PROJECT NO.: L1523
JOB NO.: 9393

DATE: 2023-08-15
SCALE: 1"=50'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET
TP-1

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LEGEND

- EXISTING TREE
- DECIDUOUS SHADE TREE - 2.5"
- ORNAMENTAL TREE - 2.5"/6' cl.
- EVERGREEN TREE - 6'
- LARGE DECIDUOUS SHRUB - 36/42"
- DWARF DECIDUOUS SHRUB - 24"
- EVERGREEN SHRUB - 24"
- FOUNDATION PLANTING BEDS (Deciduous shrubs, Evergreen Shrubs, Perennials, Ornamental Grasses & Groundcovers)
- UPRIGHT EVERGREEN SHRUB - 5'
- MONUMENT SIGN PLANTING BEDS

NOTE: This landscape plan is Preliminary in nature and may vary pending final site layout, individual lot layout, final grading, final utility layout, etc.

NOTE: Street trees must be planted at least 25' fromany lightpoles, 8' from drives, 5' from manholes and B-boxes and 15' from stop signs. Exceptions may be made for existing trees pending final utility layout and existing conditions.

LANDSCAPE CALCULATIONS:

Alexandra Blvd. Street Trees.: 296 LF

Requirement: 1- Tree/40 LF
Calculation: 7.4- Trees
Provided: 7- Trees
Note: 2- Existing Trees + 5- Proposed Trees

Randall Road Street Trees.: 800 LF

Requirement: 1- Tree/40 LF
Calculation: 20- Trees
Provided: 20- Trees
Note: 11- Existing Trees + 9- Proposed Trees

Angela Lane Street Trees.: 281 LF

Requirement: 1- Tree/40 LF
Calculation: 7- Trees
Provided: 7- Trees
Note: 5- Existing Trees + 2- Proposed Trees

Carlemont Drive Street Trees.: 813 LF

Requirement: 1- Tree/40 LF
Calculation: 20- Trees
Provided: 7- Trees
Note: 15- Existing Trees + 5- Proposed Trees
(1- Proposed Tree On Lot Side Of Building Lot D)

Building Lot A Parking Screening Alexandra Blvd.: 167 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 4- Trees & 41- Shrubs
Provided: 4- Trees & 42- Shrubs

Building Lot A Parking Screening Randall Road: 73 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 2- Trees & 18- Shrubs
Provided: 2- Trees & 18- Shrubs

Building Lot B Car Wash Exit Screening Randall Road: 123 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 3- Trees & 33- Shrubs
Provided: *3- Trees & 31- Shrubs

Building Lot C Parking Screening Randall Road: 84 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 2- Trees & 21- Shrubs
Provided: *2- Trees & 26- Shrubs

*Denotes Evergreen Trees And/Or Ornamental Trees

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sun scald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site, and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements,

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's. specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

All completed planting beds and tree saucers, except for groundcover beds, shall be mulched with three (3) inches of un-dyed shredded hardwood bark. All groundcover beds shall be mulched with three (3) inches of pine bark fines.

Know what's below. Call before you dig.

SCALE 1" = 30'
0 30 60

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REVISIONS

1 Rev. Per CL Review 9-14-23

MULTI-USE DEVELOPMENT

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PHONE: 630.738.0726

Landscape Architecture
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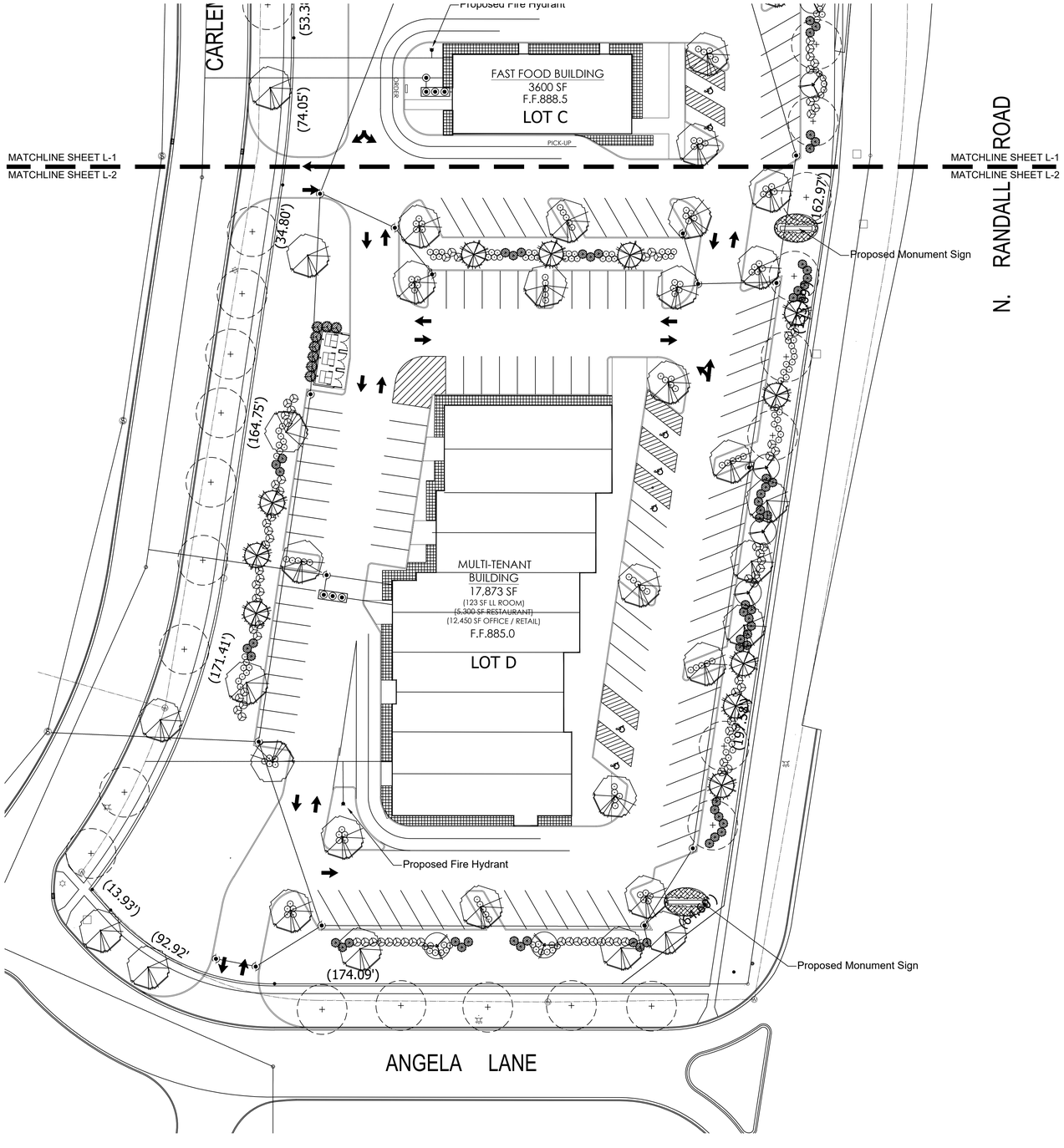
NORTH HALF PRELIMINARY LANDSCAPE PLAN

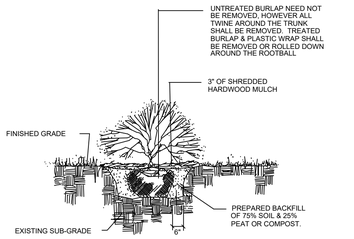
PROJECT NO.: L1523 JOB NO.: 9393

DATE: 2023-08-15
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED: _____

SHEET L-1

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SHRUBS
NTS

LEGEND

- EXISTING TREE
- DECIDUOUS SHADE TREE - 2.5"
- ORNAMENTAL TREE - 2.5"/6' cl.
- EVERGREEN TREE - 6'
- LARGE DECIDUOUS SHRUB - 36/42"
- DWARF DECIDUOUS SHRUB - 24"
- EVERGREEN SHRUB - 24"
- FOUNDATION PLANTING BEDS (Deciduous shrubs, Evergreen Shrubs, Perennials, Ornamental Grasses & Groundcovers)
- UPRIGHT EVERGREEN SHRUB - 5'
- MONUMENT SIGN PLANTING BEDS

NOTE: This landscape plan is Preliminary in nature and may vary pending final site layout, individual lot layout, final grading, final utility layout, etc.

NOTE: Street trees must be planted at least 25' fromany lightpoles, 8' from drives, 5' from manholes and B-boxes and 15' from stop signs. Exceptions may be made for existing trees pending final utility layout and existing conditions.

LANDSCAPE CALCULATIONS:

Building Lot D Parking Screening Randall Road: 302 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 8- Trees & 76- Shrubs
Provided: *8- Trees & 79- Shrubs

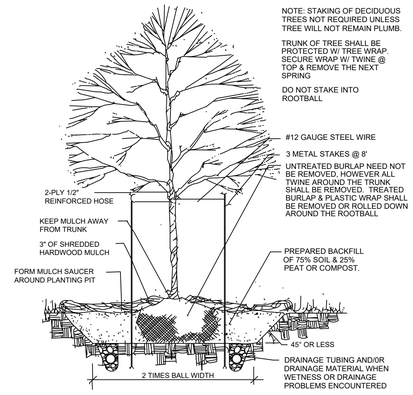
Building Lot D Parking Screening Angela Drive: 167 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 4- Trees & 42- Shrubs
Provided: *4- Trees & 46- Shrubs

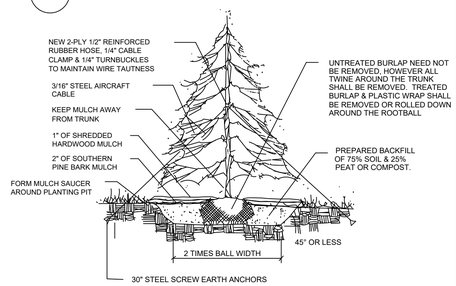
Building Lot D : Parking Screening Carlemont Drive: 180 LF

Requirement: 1- Tree & 10- Shrubs/40 LF
Calculation: 5- Trees & 45- Shrubs
Provided: *5- Trees & 48- Shrubs

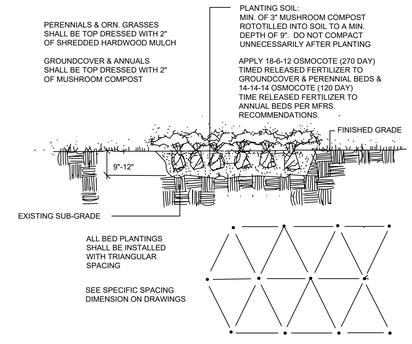
* Denotes Evergreen Trees & Ornamental Trees



DECIDUOUS TREE
NTS



EVERGREEN TREE
NTS



BED PLANTING DETAIL
(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)
NTS

Know what's below. Call before you dig.

SCALE 1" = 30'
0 30 60

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SOUTH HALF PRELIMINARY LANDSCAPE PLAN

PROJECT NO.: L1523
JOB NO.: 9393

DATE: 2023-08-15
SCALE: 1"=30'
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET L-2

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PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operation in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcover, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of ILLINOIS and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. *American National Standards for Tree Care Operations*, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036.
B. *American Standard for Nursery Stock*, ANSI Z60.1, American Nursery & Landscape Association, 1000 Vermont Avenue NW, Suite 300, Washington, D.C. 20005.
C. *Hortus Third*, The Staff of the L.J. Bailey Hortorium, 1976, MacMillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the dated of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL
The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the drawing and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE
The names of the plants indicated on the drawings conform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE
Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be nursery grown under climatic conditions similar to those which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in formal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their leaders cut or which have their leaders damaged so that cutting is necessary. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will make no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards (Z60.1-most current edition) by the AMERICAN NURSERY & LANDSCAPE ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with shriveled dry roots or which does not comply with the specifications will be rejected. All shrubs shall be at least twice transplanted and must have a fully developed fibrous root system typical of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pre-dug, healed-in plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to his inspection prior to said approval.

2.4 DELIVERIES
The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, transit disease, or injury.

2.5 TEMPORARY STORAGE
Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be shaded from the sun, have their ball set off the ground and healed in with sawdust, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if in leaf. On-site storage shall be only in area(s) designated by the Owner.

2.6 SUBSTITUTIONS
Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Architect.

2.7 SELECTION
All plants shall be obtained from nurseries licensed by the State of Illinois and approved by the Landscape Architect. The Landscape Architect reserves the right to accompany the Contractor to the nurseries for the purpose of selecting (tagging) material. Plant sources located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL
Topsoil if needed shall be imported. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:
A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
B. pH: No lower than 5.0 nor higher than 8.0.
C. TEXTURE: No more than 25 percent clay.
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.9 MULCH
Mulch shall consist of the following:

A. MUSHROOM COMPOST
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-30% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general mulching)
Shredded hardwood bark shall consist of finely shredded hardwood bark, free of sticks and leaves.

2.10 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Woodace (14-3-3) slow-release briquettes or acceptable equivalent approved by Landscape Architect.
B. Roses
1. Woodace (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent approved by Landscape Architect.
C. Perennials, Groundcover, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent approved by the Landscape Architect.
D. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent approved by the Landscape Architect.
E. Bulbs
Holland Bulb Booster (9-9-6) or acceptable equivalent approved by the Landscape Architect.
F. Deciduous & Evergreen Trees
No fertilizer required

2.11 TREE WRAPPING MATERIAL

A. Wrap shall be - Breathable synthetic fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Breathable Fabric Tree Wrap" as manufactured by the Dewitt Company, Inc., Sikeston, MO, or approved equal. Submit manufacture literature for approval.
B. Tape for securing the wrap shall be bio-degradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.12 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system, hose bibs, hydrant meter or a designated fill-up source on site.

PART 3 - EXECUTION

Planting operations shall be conducted under favorable weather conditions during the season stated in the Contract. Before excavations are made the surrounding turf (if existing) shall be covered in a manner that will satisfactorily protect all turf areas that are to be trucked or hauled over and upon which soil is to temporarily stocked. The Contractor shall be responsible for the restoration of all damaged existing turf. All restoration shall be sodded.

3.1 TIME SCHEDULE OF PLANTING OPERATION

Landscaping shall be performed during the season or seasons which are normal for such work as determined by weather conditions and by accepted practice. Planting may be performed under unseasonable conditions without additional compensation, but such work must have the prior approval of the Landscape Architect and/or Owner in writing as to the time of work and methods of operations. Approval to plant under such conditions shall in no way relieve the Contractor form the guarantee provisions of these specifications.

PLANTING SEASON	ACCEPTABLE TIME PERIOD
1. SPRING	a. From time soil is workable to June 15 with the following exception:
1) Bare root materials (if any) shall cease on May 31	
2. FALL	a. Sept. 1 to Nov. 15 with following exceptions:
1) Evergreen Shrub planting to cease Oct. 31	
2) Evergreen Tree planting to cease Oct. 15	
3) Perennial & Ornamental Grass planting to cease Oct. 15	

3.2 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. **The use of drip irrigation tree bags are encouraged** (e.g., gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.3 MAINTENANCE
Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have received Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, disease and insect pest control, protective spraying, resetting of plants to proper grades or upright position, restoration of damaged planting saucers, and any other procedure consistence with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance rests solely with the Owner, with the following exceptions.

B. CONTINUED MAINTENANCE
For the duration of the guarantee period the Contractor shall be responsible for the resetting of settled plants, the straightening of plants which are not plumb and the tightening of tree guys (if utilized). All other maintenance is the responsibility of the Owner. However, it is the Contractor's responsibility to occasionally inspect the quality of the Owner's maintenance.

3.4 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor becoming eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance, the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptability by way of a field inspection can be performed. In order for an area to be accepted on a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, except those items accepted or revised in the field by the Landscape Architect.
2. All plant material shall be in a healthy condition, as defined under the guarantee requirements stated below in Section 3.14

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement operations required fulfilling the guarantee stated below.
On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owners and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. If all is found to be acceptable as defined by Item A above, the Contractor and the General Contractor shall be notified in writing of his final acceptance of work.

3.5 GUARANTEE
The Contractor shall guarantee for a period of one (1) year the replacement of any permanent plant which has died, or is in a dying condition, or which has failed to flourish in such a manner that its usefulness or appearance has been impaired. Any tree with a dead main leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.
B. REPLACEMENTS & DAMAGES
The decisions of the Owner and/or Owner's Representative for required replacements shall be conclusive and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property also caused by defective workmanship and materials.
C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by deicing compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by terrorism.
D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation, and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and not in accord with his interests or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes finish grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (IDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from an on-site stockpile generated from site stripping. In the event that none is available, needed topsoil shall be imported from an off-site source. All imported topsoil, used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste, debris or other extraneous matter. The installing Contractor shall be responsible for rock picking and/or debris removal as needed to meet this specification.

The soil, to be acceptable topsoil, shall meet the following criteria:

1. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent.
2. pH: No lower than 5.0 nor higher than 8.0.
3. TEXTURE: No more than 25 percent clay.
4. SOLUBLE SALT: No more than 1000 ppm.
5. CHEMICAL ACTIVITY: The topsoil (on-site & imported) shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report submittal containing test results and soil scientist recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. The testing shall cover macro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basis percentage by weight of the following:
1. PRIOR TO SEEDING AND/OR SODDING 6-24-24
Nitrogen..... 6%
Phosphorous..... 24%
Potash..... 24%

2. AFTER SEEDING AND/OR SODDING 18-5-9
Nitrogen..... 18%
Phosphorous..... 5%
Potash..... 9%

a) One-quarter of the nitrogen shall be in the form of nitrates, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen.
b) Available phosphoric acid shall be derived from super-phosphate having a minimum guaranteed analysis of 20% of available phosphate.
c) The potash shall be in the form of sulphate of potash.

The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 GRASS SEED (if specified)
Grass seed shall be reclaimed seed of the previous season's seed crops. All seed shall meet requirements established by the State and Federal Seed and Weed Controls Laws. The grass seed mixture shall be composed of the following grass seeds mixed in proportions by weight and shall meet or exceed the minimum percentages of purity and germination as indicated.

PROPORTION BY WEIGHT TYPE OF GRASS

1. CONVENTIONAL TURF GRASS MIX (if specified)
60% ..... KENTUCKY BLUEGRASS (blend of 3 cultivars)
30% ..... PERENNIAL RYEGRASS (blend of 2 cultivars)
10% ..... CREEPING RED FESCUE
(Apply at 7 lbs./1,000 S.F. for mechanical seeding)

2. SALT TOLERANT MIX (if specified)
40% ..... 'FULTS' ALKALI GRASS (PUCCINELLIA DISTANS)
30% ..... CREEPING RED FESCUE
20% ..... KENTUCKY BLUEGRASS
10% ..... PERENNIAL RYEGRASS
(Apply at 5 lbs./1,000 S.F. for mechanical seeding)

The percentage of hard seed included as a part of the germination percentage of any lot of seed, shall not exceed twenty. Kentucky bluegrass seed shall weigh a minimum of 28 pounds to the nearest measured bushel. Weed seed content shall not exceed 0.25%.

1. PACKING AND MARKETING

All seeds shall be delivered in suitable bags in accordance with standard commercial practice. Each bag shall be tagged or labeled as required by the law of the STATE OF ILLINOIS. The vendor's name shall show on or be attached to each bag together with a statement signed by the vendor showing: a) the kind of seed contained, b) the percentage of purity and germination, c) the percentage of hard seed, if any, d) a statement conforming to the laws of the STATE OF ILLINOIS hereinbefore mentioned showing percentage of weed seeds, if any. Seed which has become wet, moldy, or otherwise damaged will be rejected.

2.4 EROSION CONTROL BLANKET

1. STRAW BLANKET (if specified)
a. S-75 Straw Blanket (North American Green)
b. AEC Premier Straw Blanket (American Excelsior Company)
c. or equivalent

2. STRAW/COCONUT BLANKET (if specified)
a. SC-150 Straw/Cocnut Blanket (North American Green)
b. AEC Premier Straw/Cocnut Blanket (American Excelsior Company)
c. or equivalent

2.5 HYDROMULCH (if specified)
SoilCover Hydraulic Wood Mulch by Profile distributed by ERO-TEX (866)437-6839

2.6 SOD (if specified)
Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, live, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bent or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grasp on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the final mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner and/or Landscape Architect.

The Owner and/or Landscape Architect, reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be fresh and green when placed. Any sod that is dried out, burned, inferior in quality to said samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.

2. SALT SOD (if specified) shall be a blend of Kentucky Bluegrass, 'Fults' Alkalie Grass (Puccinellia Distans), Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.7 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system, quick coupler system, hose bibs, fire hydrants or a designated fill-up source for mobile tanks. When water is provided by way of fire hydrants, it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of this water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees incurred by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is curtailed or terminated by the Owner or by ordinance during the period the Contract is in effect, or that there is no on-site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a solicited price quote. If authorization to supply off-site water is not given to the Contractor by the Owner, when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & sod) or failure of seed to germinate and grow caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SEED - The accepted seasons for sowing seed in lawn areas shall be defined as follows:

PLANTING SEASONS	SPRING	FALL
Turf grass	April 1 * to May 31	Aug. 15 to Sept. 30

* or as soon as the soil is free of frost and in a workable condition.

Seeding during other time periods shall require the approval of the Owner and/or Landscape Architect. All sowing of seed shall be completed after all trees and shrubs have been installed, if any.

3.2 SOD - The accepted seasons for laying sod shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen sod becomes available to June 15.
2. FALL SODDING shall be performed from August 15 to October 31.

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unseasonable and will require the approval of the Landscape Architect or Owner.

3.3 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application, as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly **seeded** areas once immediately upon completion. Additional watering shall be performed as needed in the absence of adequate rainfall. All water should be applied as a spray or dispersion to prevent run-off or damage. The Contractor shall be responsible for watering until turf is established and accepted. If the Owner supplies an in-ground irrigation system, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided.

2. The Contractor shall water all newly installed **sod** immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system included in the scope of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately, followed up in writing. If the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If this work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

1. The Contractor shall mow all **seeded** areas three (3) times. The three (3) mowings shall be performed once the turf has reached a height of three inches (3") and shall maintain the turf at 2-2½". At no time should more than 1/3 of the leaf blade be removed by any mowing.

2. The Contractor shall mow all **sodded** areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. **Seeded** areas after completion of the second required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two (2) passes at right angles to each other.

2. **Sodded** area after completion of the required mowing, the Contractor shall apply an 18-5-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (650 lbs/ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

Acceptance of seeded areas will be determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be held liable for damage incurred to the seed areas caused by deicing compounds, toxic substances, fertilizers, pesticides and other materials not specified or not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the provision of a green, healthy relatively weed free turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Kentucky Bluegrass Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule-of-thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the sodded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out as during the initial 2-3 weeks subsequent to laying, dryness will cause shrinkage leaving unwanted open gaps between bales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Seed Mixes with Straw Blanket (if any)

1. Immediately after the completion of seeding operations, all seed & blanket areas shall be watered to a depth of two (2) inches. Additional watering shall be performed to a total of fifteen (15) times.

2. During the seed germination period, seeded areas shall be kept moist in the absence of adequate rainfall to a depth of one (1) inch. A fine spray should be utilized to avoid seed bed disturbance/erosion. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted accordingly. A five to ten (5-10) minute watering duration is generally adequate. During the germination period, daily watering may be required during extremely hot periods.

3. Once the seed has fully germinated (not just the cover crop) the watering shall be increased to a two (2) inch depth. The soil should be allowed to dry out between waterings and generally every other day watering during this stage is adequate, depending on rainfall.

C. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand injection probe watering or slow release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned injection waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this watering method is used in lieu of injection waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

NOTE: These specifications may vary pending final site design and individual site design

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REVISIONS

1 Rev. Per CL Review 9-14-23

MULTI-USE DEVELOPMENT

1501 Carlemont Drive
Crystal Lake, IL

STATE OF ILLINOIS
JOHN M. RYAN
no. 157-000129
REGISTERED LANDSCAPE ARCHITECT

IRG Ives/Ryan Group, Inc.
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Landscape Architecture
Park & Recreation Design
Municipal Consulting

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LANDSCAPE SPECIFICATIONS

PROJECT NO.: L1523 JOB NO.: 9393

DATE: 2023-08-15
SCALE:
PLANNER: RP
DRAWN BY: RP
CHECKED:

SHEET L-3

ENGINEERING RESOURCE ASSOCIATES

September 7, 2023

SUBJECT: 1501 Carlemont Drive, Crystal Lake – DaRosa
4-Lot Commercial Subdivision
ERA Project Number: W23090.00

Memorandum

Existing Conditions

The project site is currently listed as Lot 1 in Kaper's Business Park with parcel number 19-18-477-001 and common address 1501 Carlemont Dr, Crystal Lake, IL 60014. The existing subdivision was constructed to include a detention facility that provides site detention for the complete subdivision.

Proposed Conditions

The proposed 4 commercial lots will include site stormwater management either by overflow routes or in the form of a storm sewer system to convey the 10-year storm event to the existing detention facility. The 4 commercial lots shall also convey the 100-year storm events through site overflow routes to existing detention facility. Individual lot detention shall not be constructed on the 4 proposed commercial lots.

Prepare By: Nick Varchetto
Project Manager

Date: September 7, 2023

Executive Summary

The following documents our approach, methodology and findings for a Traffic Impact Study of the proposed development of the multi-use facility located at 1501 Carlemont Drive. The formerly vacant plot is being developed via a car wash, two multi-use buildings, and two fast-food restaurants.

Some key considerations and findings of the updated study include:

- Traffic has been projected out to 2032 to reflect a 5-year buildout beyond the estimated buildout of the proposed 2027 development.
- The proposed development is expected to generate significant peak hour traffic on the existing site roadways.
- Recommendations to accommodate traffic impacts have been made as part of our analyses and include:
  - Provide dual eastbound left turn-lanes along Alexandra Boulevard at Randall Road.
  - Stripe a separate southbound left-turn lane along Skyridge Drive at Alexandra Boulevard.
  - Shift the proposed site driveway on Carlemont Drive further south and stripe a three-lane section (two travel lanes separated by a flush median) on Carlemont Drive between Alexandra Boulevard and Angela Lane.

This Summary and Study have been prepared by

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