#PLN-2023-198
4504 E. Terra Cotta Avenue – Rezoning, Comprehensive Land Use Plan Map Amendment, Preliminary PUD and Special Use Permit
Project Review for Planning and Zoning Commission

Date:	January 3, 2024
Request:	1. Comprehensive Land Use Plan Map Amendment from Commerce to Industry 2. Rezoning upon Annexation from E Estate Residential to M-L Manufacturing Limited 3. Preliminary Planned Unit Development 4. Special Use Permit to allow a self-storage facility with outdoor storage
Location:	4504 E. Terra Cotta Avenue
Acreage:	Approximately 6.41 acres
Zoning:	B-2 PUD General Commercial
Surrounding Properties:	North: B-2 PUD General Commercial South: City Limits – B1-V Neighborhood Business, R1 Single-Family Residential and R1-V Single-Family Residential East: City Limits – R1 Single-Family Residential West: B-2 PUD General Commercial Planned Unit Development
Staff Contact:	Katie Rivard (815.356.3612)

Background:

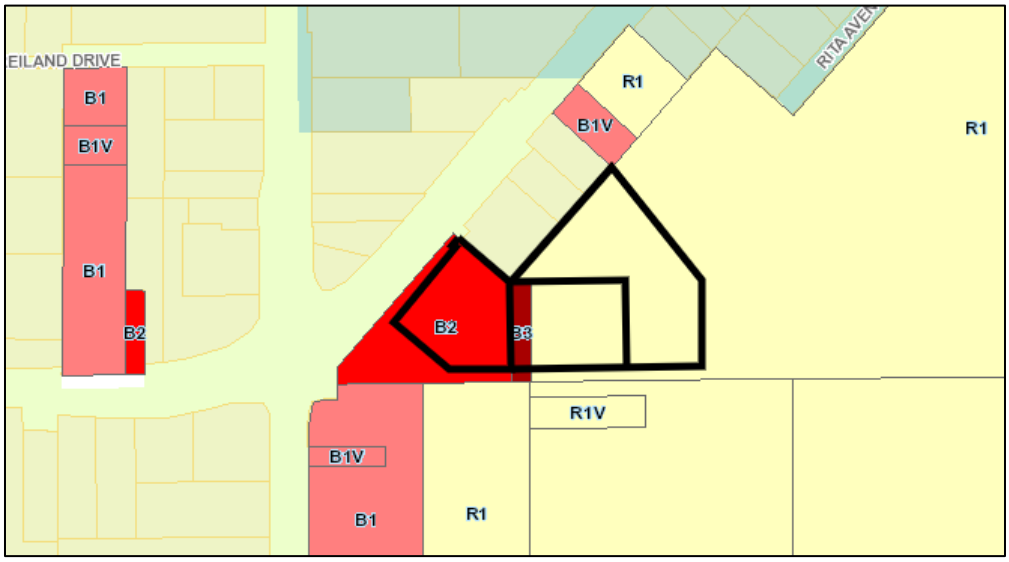
- The subject property is the former Crystal Bowl bowling alley located at the northeast intersection of Route 31 and Route 176 in unincorporated McHenry County. A portion of the parking lot is used for truck-driving training, and the eastern portion of the property is undeveloped. There is also a freestanding billboard sign at the far northwestern corner.
- The property received zoning approvals in McHenry County to reclassify the parcels to B-3 General Commercial. The B-3 zoning district allows self-storage facilities as permitted

uses. At this time, the petitioner is requesting annexation and zoning approvals for the proposal.

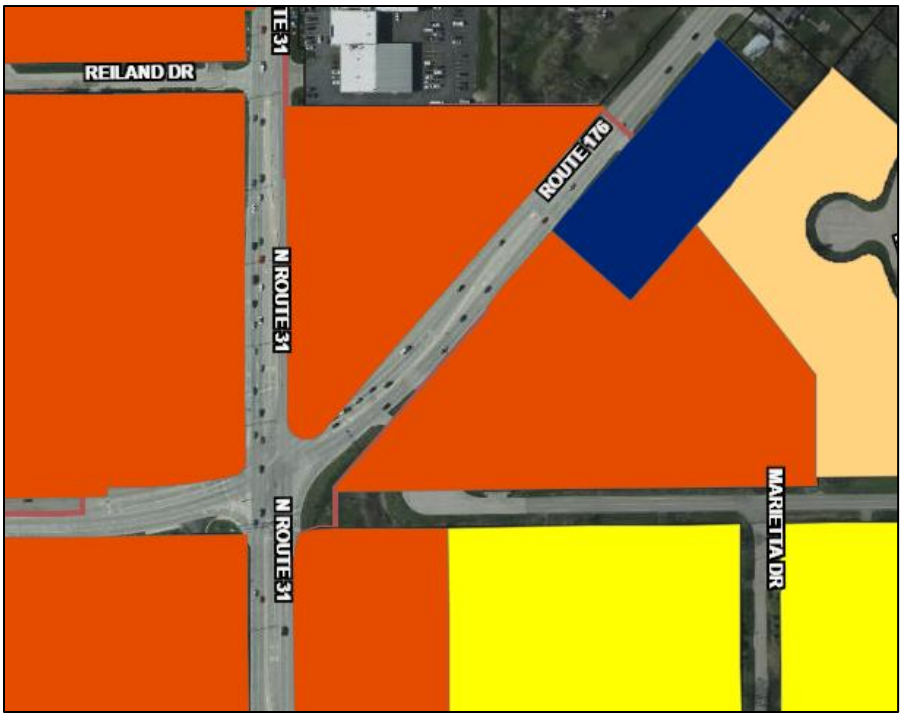
Development Analysis:

LAND USE/ZONING

- The site is currently three (3) parcels each zoned a different zoning district. The zoning districts are B2 – Neighborhood Business, B3 – General Business and R1 – Single-Family Residential.



- The current Comprehensive Plan land use designation is Commerce. The appropriate land use designation for a self-storage facility is Industry.



- The proposed development includes a three-story, 112,644 square foot, 711-unit self-storage building with outside storage space.
- The following variations are requested:
    - Building height: Building height of 42 feet and three (3) stories, a variation of 14 feet and one (1) story.
    - Front yard setback: Front yard setback of 69 feet, a variation of 11 feet.
    - Landscape Buffer: 7.5-foot landscape buffer from an industrial use to a commercial use, a variation of 22.5 feet. A 30-foot landscape buffer requires 3 evergreen trees + 1 overstory deciduous tree + 4 understory trees + 8 shrubs.
    - Foundation landscaping: 0-foot wide foundation landscape area around all perimeters of the building, a variation of five (5) feet. Foundation plantings must contain both deciduous and evergreen species of tree and shrubs providing an interesting visual patter around the building.
    - Parking lot islands: No landscape island (only one (1) is required) for 15 parking spaces every 10 parking spaces, a variation of one (1) landscape island.
    - Industrial Design Standards: Building form and mass, rooflines and parapet, building materials, entrance design, and overall façade design.
    - Special Use Criteria.
        - Site Layout: Buildings shall be situated such that the doorways or access points are facing away from the yards abutting a street rights-of-ways.
        - Landscaping: Landscaping shall be provided within a minimum five-foot wide landscape beds along the foundations of the ends of the storage buildings in accordance with the provisions of Section 4-400 Landscaping and screening standards.

<u>SITE LAYOUT</u>

- Access is provided via a right-in/right-out on Route 176. Access throughout the development is provided on all sides of the building.
- On Route 176, the front yard setback shall be 40 feet, except that such setback shall be increased to 80 feet west of Route 14 and east of the Union Pacific McHenry Line. The building's proposed front yard setback is 69 feet, instead of the minimum required 80 feet.
- Customer parking is provided at the front of the building along Route 176. The outside storage space is located behind the building. The outdoor storage space provides 41 parking spaces.
- Due to a 6-foot elevation drop from the access aisle around the building to Terra Cotta Avenue, the existing access on Terra Cotta Avenue would not be functional.

BUILDING ELEVATIONS

- The proposed building will include a combination of light and dark grey metal panels and smooth insulated panels and masonry on the front elevations.
- There are 49 units on the first floor with overhead doors. The loading drive-in is located at the front of the building adjacent to the entrance.
- Industrial developments are required to comply with at least three (3) of the optional design standards. The proposed building meets (one) 1 of the six (6) design standards.
    - ▪ Building form and mass
    - ▪ Rooflines and parapet
    - ▪ Building materials
    - ✓ Building colors
    - ▪ Entrance design
    - ▪ Overall façade design
- Staff had recommended to the petitioners the following changes that could help bring the building into compliance with the Industrial Design Standards.
    - o Break up the long wall expanses with higher panels, wall offsets and faux windows (faux windows are design elements in the metal panels and are not true windows)
    - o Reduce the number of exterior doors, which would allow for some foundation landscaping.
    - o Decorative exterior doors to provide variation.
    - o Masonry/brick along most of the base of the building.
- In response to staff's recommendations, the petitioners added the following to the elevations:
    - o Masonry on the front elevation in three areas up to approximately 11 feet above grade.
    - o Cornices to all accented areas of the building.
    - o Bumped up the roof on the south elevation with an area of separate colors that mimics the windows on the front elevation.
    - o Horizontal band on the northwest (front), southwest and south elevations.
    - o Vertical bands on the east and northeast elevations.

PARKING

- The proposed development will provide 15 parking spaces, which meets the UDO requirements.

LANDSCAPE/BUFFER

- The petitioners have provided a landscape plan illustrating a combination of canopy, ornamental, and evergreen trees and shrubs around the perimeter of the parking lot. Street trees are also proposed along Route 176.
- The petitioners will maintain most of the existing trees on the southern and eastern portions of the property in an effort to keep the buffer between the neighboring residential properties.

- The following landscape variations are required:
    - 5-foot foundation landscaping on all perimeters of the building.
    - 30-foot landscape buffer between an industrial use and commercial use.
    - One (1) eight-foot-by-nineteen-foot landscape island, as measured between back of curbs, containing one canopy or ornamental tree and five shrubs, every 10 parking spaces.
- The outdoor storage area will be screen by an 8-foot high board-on-board fence.

SIGNAGE

- The petitioners did not provide sign plans. A recommended condition was included that signage must comply with the requirements of Section 4-1000 of the UDO.
- A total of 150 square feet in sign area (75 square feet maximum for any one (1) sign on one (1) façade) is permitted.
- The petitioners are not proposing a freestanding sign. The UDO allows for one 32 square-foot freestanding sign at six (6) feet in height.
- As a condition of approval, Staff is recommending the existing billboard sign is removed as the UDO does not allow for off-premise signage or signs that are over six feet in height and 32 square feet for industrial uses.

Findings of Fact:

COMPREHENSIVE LAND USE PLAN AMENDMENT
Amendment from the existing Comprehensive Land Use Plan designation of Commerce to allow Industry. Industry would be the appropriate designation for the M-L zoning district and the proposed self-storage facility.

REZONING

- The property is currently zoned B2 – Neighborhood Business, B3 – General Business and R1 – Single-Family Residential in McHenry County. Properties annexed into the City of Crystal Lake come in as E – Estate zoning.
- The property would be rezoned to the City's M-L PUD Manufacturing-Limited Planned Unit Development. The General Commercial zoning criteria is:
    - General: This district is for "clean" (low environmental impact) industrial uses that are compatible with neighboring residential, office and commercial districts.
    - Character: This district is characterized by large-scale buildings, exterior storage of materials, and/or exposed equipment. To mitigate impacts on the City's visual character and to ensure a high-quality industrial park setting, landscape buffers, architectural and design controls are established.
    - Uses: This district is intended for industrial uses such as commercial light fabrication, assembly, warehouse, distribution and storage activities as well as associated office uses and certain other uses that are incidental to the principal ones.

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 to allow a self-storage facility with outdoor storage. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
☐ *Meets* ☐ *Does not meet*

2. The use will not be detrimental to area property values.
☐ *Meets* ☐ *Does not meet*

3. The use will comply with the zoning districts regulations.
   ☐ *Meets* ☐ *Does not meet*

4. The use will not negatively impact traffic circulation.
   ☐ *Meets* ☐ *Does not meet*

5. The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
   ☐ *Meets* ☐ *Does not meet*

7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
   ☐ *Meets* ☐ *Does not meet*

8. The use will meet requirements of all regulating governmental agencies.
   ☐ *Meets* ☐ *Does not meet*

9. The use will conform to any conditions approved as part of the issued Special Use Permit.
   ☐ *Meets* ☐ *Does not meet*

10. The use will conform to the regulations established for specific special uses, where applicable.
    ☐ *Meets* ☐ *Does not meet*

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

1. Implements the vision and land use policies of the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
   ☐ *Meets* ☐ *Does not meet*

3. PUDs must provide transitional uses to blend with adjacent development.
   ☐ *Meets* ☐ *Does not meet*

4. PUD phases must be logically sequenced.
   ☐ *Meets* ☐ *Does not meet*

5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
   ☐ *Meets* ☐ *Does not meet*

6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
   ☐ *Meets* ☐ *Does not meet*

7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
   ☐ *Meets* ☐ *Does not meet*

8. Any private infrastructure shall comply with the city standards.
   ☐ *Meets* ☐ *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.
   ☐ *Meets* ☐ *Does not meet*

10. A bond or letter of credit shall be posted to cover required fees or public improvements.
    ☐ *Meets* ☐ *Does not meet*

PLANNED UNIT DEVELOPMENT VARIATIONS

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow variations for the building height, front yard setback, landscape requirements, Industrial design standards and Special Use Permit criteria. 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. *Staff does not feel this proposed development provides a more creative and imaginative design that warrants the variations.*

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

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

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

1. Article 3-200B.5 M-L zoning district maximum allowable height of 28 feet and two (2) stories.

   The proposed height for the building is approximately 42 feet and three (3) stories. The increased height would allow the petitioners to reduce the overall footprint of the building in order to provide for outdoor storage while maintaining a significant portion of the existing trees on the northeast and east sides of the property.

2. Article 3-300B.3 On Route 176, the setback shall be 40 feet, except that such setback shall be increased to 80 feet west of Route 14 and east of the Union Pacific McHenry Line.

   The proposed front yard setback is 69 feet.

3. Article 4-400F.1.a One eight-foot-by-nineteen-foot landscape island, as measured between back of curbs, containing one canopy or ornamental tree and five shrubs, every 10 parking spaces.

   The proposed development provides 15 parking spaces. The proposed site layout does not include the required landscape island after 10 parking spaces in a row. The petitioners indicated that historically they do not need 15 parking spaces.

4. Article 4-400F.5.a 30-foot landscape buffer between an industrial use and a commercial use.

   A 7.5-foot landscape buffer between the commercial use to the north is proposed due to site constraints. Additionally, the petitioners indicated many existing trees/woodland will be preserved to the east. The existing trees along the northeast property line directly abutting the commercial neighbor are shown as being removed on the landscape plan.

5. Article 4-400F.4 Five-foot-wide landscape area around all perimeters of buildings containing both deciduous and evergreen species of tree and shrubs providing an interesting visual pattern around the building.
6. *Due to the number of overhead doors (provided on all elevations), no foundation landscaping is provided. There is an opportunity for foundation plantings between doors and near the front entrance.*

7. Article 5-200F.1- Deferral of the burial of the overhead utilities and installation of sidewalk.

<u>Industrial Design Standards:</u>

8. Article 4-900F.2.a. Building Form and Mass
   a. The apparent mass and bulk of a large building should be reduced by structural articulation, windows or other architectural and functional elements and by landscaping. Structural articulation can include breaking the plane of the building by offsets (horizontal and vertical), insets for entryways or balconies, step backs, and consideration of alternative roof structures.

b. All facades shall incorporate wall offsets in the form of projections and/or recesses in the façade plane, a minimum of every 75 feet of frontage that has a differential in horizontal plane of at least two feet.

The petitioners have indicated that due to site constraints, it is very difficult to incorporate offsets in the building design.

9. Article 4-900F.2.b. Rooflines and parapets
    a. Rooflines should be varied in height, and long horizontal roof lines should be broken up.
    b. Large expanses of roof shall be avoided. Visual diversity can be achieved by varying the roof line and/or the addition of dormers. Diversity can also be achieved by staggering the façade of the building thereby breaking up an otherwise potentially monotonous roof and front façade as well as reducing the visual mass of the building.

    The building provides parapets on the northwest, southwest and south elevations only.

10. Article 4-900F.2.c Building Materials
    a. A comparable variety of siding materials (i.e., masonry, concrete texturing, cement or plaster) should be used to produce effects of texture and relief that provide architectural interest.
    b. The use of metal as a primary building material shall be permitted only where appropriate to the architectural style of the building and when exceptional building design warrants the use of the material. When used, metals will have an anodized, painted or powder-coated finish in muted, non-bright colors that are aesthetically pleasing. The use of unfinished, exposed metals is not permitted.

    The proposed building is a metal panel and smooth insulated panel building with some masonry on the front elevations. Staff feels that due to the number of variations for the design standards, the building does not provide exceptional building design warranting the use of metal as the primary building material.

11. Article 4-900F.2.e Entrance Design
    a. Recessed or projected entries and articulation in entryway mass are required. Recesses or projections shall be at least 12 inches.
    b. Entrances should be highlighted by a change in the wall plane. Wall articulation around the door and projecting beyond the door is recommended.
    c. A projecting element above the entrance is recommended to highlight the entrance.
    d. Entrances should be highlighted by implementation of architectural elements such as flanked columns or decorative fixtures.
    e. Varied paving textures and/or elevation changes are recommended techniques to define entrances.

    The petitioners indicated that due to site restrictions, it is very difficult to incorporate a projected entrance in the building design.

12. Article 4-900F.2.f Overall Façade Design
    a. Changes in vertical and horizontal planes should be used to provide relief from a box-like appearance.
    b. On facades longer than 150 feet, the use of pilasters is recommended to create the appearance of smaller "bays."
    c. Vertical elements such as towers can be used to accent horizontal massing and provide visual interest, especially on corner buildings.
    d. Details such as wall surfaces constructed with patterns, changes in materials, building popouts, columns, and recessed areas should be used to create shadow patterns and depth on the wall surfaces.
    e. Blank walls on facades visible from public or private rights-of-way will not be permitted. Consider utilizing windows, wall articulation, arcades, changes in materials, or other features.

    This site is a highly visible property at the intersection of two major roadways, Route 31 and Route 176. With the exception of one facade, all other facades will be visible from public and/or private rights-of-way.

SPECIAL USE PERMIT

Special Uses require a separate review because of their potential to impact surrounding properties and the orderly development of the City. Section 2-400 of the Unified Development Ordinance establishes standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.
   ☐ *Meets* ☐ *Does not meet*

2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
   ☐ *Meets* ☐ *Does not meet*

3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.
   ☐ *Meets* ☐ *Does not meet*

4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.
   ☐ *Meets* ☐ *Does not meet*

5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.
   ☐ *Meets* ☐ *Does not meet*

6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.
   ☐ *Meets* ☐ *Does not meet*

7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.
   ☐ *Meets* ☐ *Does not meet*

8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.
   ☐ *Meets* ☐ *Does not meet*

9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.
   ☐ *Meets* ☐ *Does not meet*

10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.
    ☐ *Meets* ☐ *Does not meet*

Self-storage and mini-warehouse uses must comply with the following standards:

1. General: No business activity other than the rental of storage units shall be conducted on the premises. The storage of hazardous, toxic or explosive substances, including, but not limited to hazardous waste, industrial solid waste, medical waste, municipal solid waste, septage or used oil is prohibited.
   ☐ *Meets* ☐ *Does not meet*

2. Site layout: Buildings shall be situated such that the doorways or access points are facing away from the yards abutting street right of way.
   ☐ *Meets* ☐ *Does not meet*

   The petitioners are requesting a variation from this criterion as all elevations have doorways and/or overhead doors.

3. Screening: An eight-foot-tall solid screen consisting of a solid wooden fence in accordance with the provision of Section 4-700, Fences, walls and screening, or opaque landscape along the perimeters of the property in accordance with the provisions of Section 4-400 Landscape and screening standards, shall be provided.
   ☐ *Meets* ☐ *Does not meet*

4. Landscaping: Landscaping shall be provided within a minimum five-foot wide landscape beds along the foundations of the ends of the storage buildings in accordance with the provisions of Section 4-400 Landscaping and screening standards.

   ☐ *Meets* ☐ *Does not meet*

   The petitioners are requesting a variation from this criterion to allow for 49 units with overhead doors so they cannot place landscape there.

5. Security: Security lighting shall be provided to safely illuminate all areas of the facility. The use of photocell units and motion sensors is encouraged as a means of saving energy. If overnight security personnel will be staying at the facility, provide details regarding the location of the proposed residence. Appropriate utilities to service the unit shall be provided. No more than one overnight unit shall be provided per facility.
   ☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Commerce. The proposed amendment is for Industry. The goal of an Industry designation is as follows:

Land Use: Industry

Goal: Support manufacturing uses within the community which contribute to the regional and local economy and Crystal Lake's live, work, play philosophy.

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

Supporting Action: Expand and attract manufacturing users which provide jobs, services, and products strengthening the City's economy.

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 (Berman-Lapetina Enterprises, LLC, dated 09/22/2023, received 09/27/2023)
   B. Site Plan (Architects' Studio, dated 11/17/2023, received 12/01/2023)
   C. Elevations (Architects' Studio, dated 11/17/2023, received 12/01/2023)
   D. Color Renderings (Architects' Studio, dated 11/17/2023, received 12/01/2023)
   E. Floor Plans (Architects' Studio, dated 11/17/2023, received 12/01/2023)

F. Landscape Plan (Dickson Design Studio, dated 12/06/2023, received 12/19/2023)
G. Preliminary Civil Plans (Northwestern Engineering Consultants, P.C., dated 09/15/2023, received 09/27/2023)
H. Topographic Survey (Vanderstappen Land Surveying, Inc., dated 08/10/2023, received 09/27/2023)

2. Elevations:
   A. Work with staff on ways to further enhance the elevations, such as additional higher panels, walls offsets and faux windows to break up the long wall expanses.
   B. Reduce the number of exterior doors to allow for some foundation landscaping along the northwest elevation.
   C. Provide decorative exterior doors to provide variation.
   D. Increase the masonry around the base of the building.
   E. Add a flat projecting awning over the entrance to highlight the front door.

3. The site plan must be revised to increase the parking stall lengths to 19 feet in length to meet the UDO requirements.

4. Landscape Plan/Tree Survey
   A. A Final Landscape Plan must be submitted with Final Planned Unit Development that complies with the landscape requirements of the UDO's Section 4-400.
   B. Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO.
   C. Provide the required landscaping (one (1) canopy or ornamental tree and five (5) shrubs) at each end of the parking row.
   D. Add foundation landscaping along the building were no overhead doors are located.

5. Final Engineering Plans must be submitted with Final Planned Unit Development in compliance with the City's Code and Stormwater ordinances.

6. The petitioner shall provide a copy of the billboard lease prior to the City Council meeting. The billboard sign must be removed including all structural components 90 days after the expiration of the current lease.

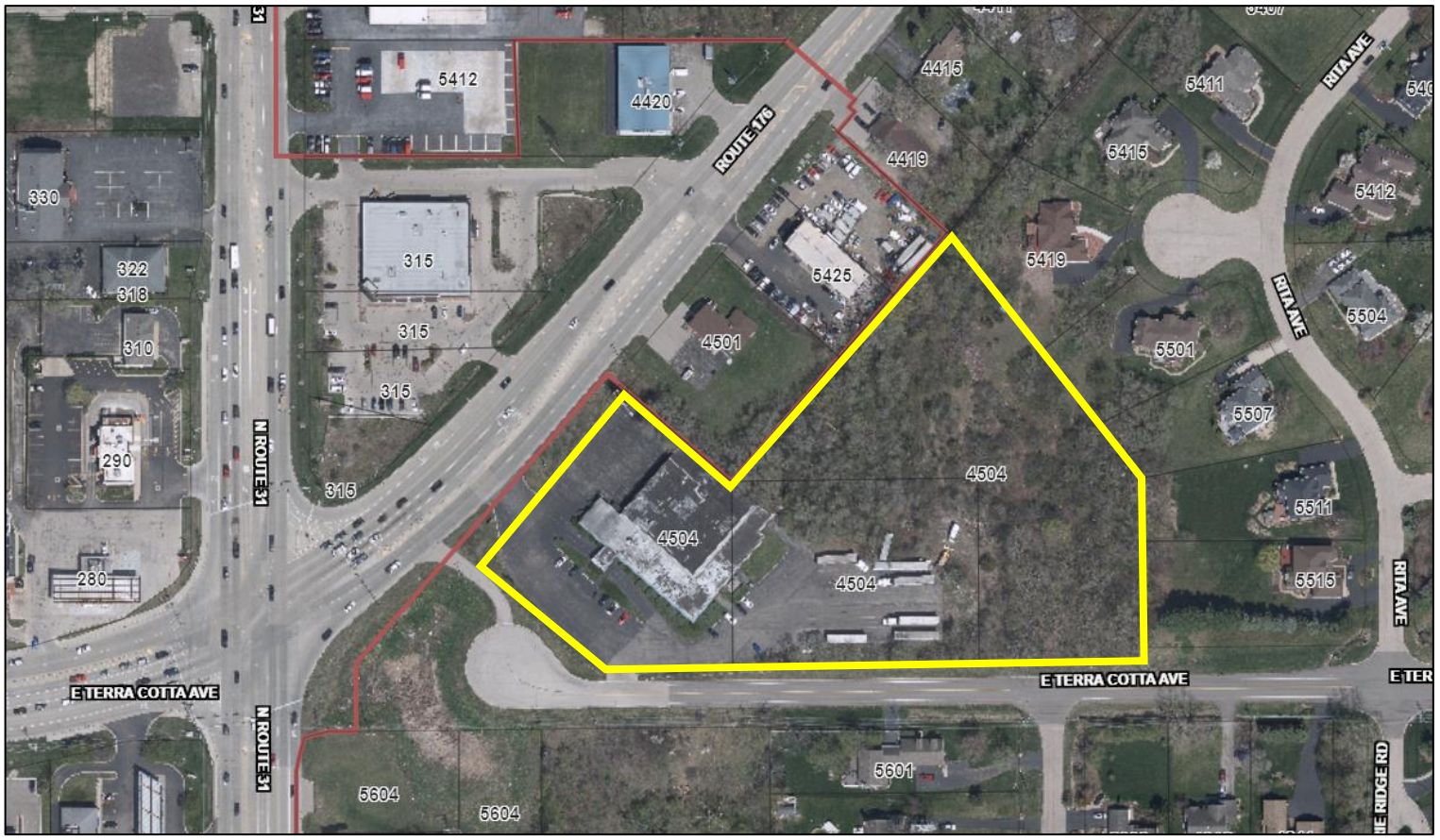
7. Signage must comply with the requirements of Section 4-1000 of the UDO.

8. A Final Photometric and Lighting Plan must be submitted with Final Planned Unit Development that complies with the lighting requirements of Section 4-800 of the UDO.

9. Any expansion of the outdoor storage area would require a planned unit development amendment.

10. 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.

PIQ Map
4504 E. Terra Cotta Avenue, Crystal Lake, IL



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Crystal Lake Self Storage

Action Requested

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

Petitioner Information

Name: Berman-Lapetina Enterprises, LLC

Address: 2121 W. Walton St.

Chicago, IL 60622

Phone: 847-417-4550

Fax: _____

E-mail: LapetinaJim@Yahoo.com

Owner Information (if different)

Name: Crystal Bowl / Jack Meyers / Don Meyers

Address: 2504 Terra Cotta Ave.

Crystal Lake, IL

Phone: 815-382-1326, 312-388-9421

Fax: NA

E-mail: Meyer75@sbcglobal.net

Property Information

Project Description: Annex property into Lake Zurich and rezone to ~~B3~~ M-L with a special use (Permit to allow Climate Controlled Self-Storage and Exterior Storage. PUD AND VARIATION to ALLOW A THREE STORY Building.

Project Address/Location: 4504 Terra Cotta Ave. Currently unincorporated. Located along Route 176 and Terra Cotta Ave.

PIN Number(s): 14-34-252-034, 14-34-252-013, 14-34-252-014

Development Team

Please include address, phone, fax and e-mail

Developer: Berman-Lapetina Enterprises, LLC, 2121 W. Walton St., Chicago, IL 847-417-4554, LapetinaJim@yahoo.com

Architect: Architects' Studio, LLC, 257 N. West Ave., Suite 100, Elmhurst, IL 630-617-5990, x1 Jbudgell@ArchitectsStudioLLC.com

Attorney: Jeffrey Friedman, Taft Law, 111 E. Wacker Dr., suite 280, Chicago, IL 60601 312-836-4113

Engineer: Northwest Engineering Constultants, P.C., 675 N. North Court, Suite 160, Palatine,IL 847-520-8410, danhavlir@gmail.com

Landscape Architect: Dickson Design Studio, 224-241-8181, sdickson@discksondesignstudio.com

Planner: Architects' Studio, LLC, 257 N. West Ave., Suite 100, Elmhurst, IL 630-617-5990, x1 jbudgell@architectsstudiollc.com

Surveyor: Vanderstappen and Surveying, Inc. 1316 N. Madison Street, Woodstock, IL 60098 815-337-8310

Other:

Signatures

Berman-Lapetina Enterprises, LLC/Jim Lapetina, Member 9-22-2023

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

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

see attached Ownership Sign-Off Acknowledgment Form 9-22-2023

OWNER: Print and Sign name **Date**

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

SHAW MEDIA
EST. 1851
PO BOX 250
CRYSTAL LAKE IL 60039-0250
(815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS Printed at 12/14/23 09:25 by bbehr-sm

---

Acct #: 10069745 Ad #: 2130679 Status: New WHOLD WHOI

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF
Berman-Lapetina Enterprises, LLC

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Berman-Lapetina Enterprises, LLC, for approval of a Comprehensive Land Use Plan Map Amendment, Rezoning, Preliminary Planned Unit Development and Special Use Permit, relating to 4504 E. Terra Cotta Avenue in Crystal Lake, Illinois 60014. PIN: 14-34-252-034, 14-34-252-013 and 14-34-252-014.

This application is filed for the purpose of seeking a Comprehensive Land Use Plan Map Amendment from Commerce to Industry, Rezoning upon Annexation to M-L Manufacturing Limited, Preliminary Planned Unit Development and Special Use Permit to allow a self-storage facility with outdoor storage with variations to allow for a building height of 42 feet and three (3) stories, a variation of 14 feet and one (1) story, 7.5-foot landscape buffer from an industrial use to a commercial use, a variation of 22.5 feet, a 0-foot wide foundation landscape area around all perimeters of the building, a variation of five (5) feet, Industrial Design Standards, and any other variations or changes as necessary to approve the plans as presented, pursuant to Article 2, 3, Article 4, Article 5 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday January 3, 2024 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 December 16, 2023) 2130679

SELF STORAGE FACILITY

New Climate Controled Self-Storage Facility
4504 Terra Cotta Ave. Crystal Lake, IL 60014

LOCATION MAP



PRELIM - DRAWING INDEX

A0	COVER SHEET
A1	PREMLIMARY ARCHITECTURAL SITE PLAN
A1.1	PREMLIMARY VEHICLE CIRCULATION PLAN
A-2.2B	PREMLIMARY GROUND FLOOR - UNIT MIX
A-2.2C	PREMLIMARY SECOND LEVEL - UNIT MIX
A-2.2D	PREMLIMARY THIRD LEVEL - UNIT MIX
A-3	ELEVATIONS
A-3.1	ELEVATIONS
A-4	PERSPECTIVES
A-4.1	PERSPECTIVES

PROJECT DATA

SCOPE OF WORK:
PROJECT CONSISTS OF BUILDING AND CREATING NEW 112,644 S.F. THREE STORY CLIMATE CONTROLLED SELF-STORAGE BUILDING.

USE GROUP:
MODERATE HAZARD STORAGE, GROUP S-1
THE BUILDING WILL BE FULLY SPRINKLERED

CONSTRUCTION TYPE:
CONSTRUCTION TYPE IIB

ALLOWABLE NUMBER OF STORIES ABOVE GRADE (TABLE 503, PAGE 107):
ALLOWABLE = 2 STORIES
PROPOSED = 3 STORIES
BUILDING FOOTPRINT
FIRST FLOOR = 37,545 SF

ZONING DATA

4504 TERRA COTTA AVE.

ZONING DISTRICT M-1

LOT SIZE
REQUIRED 15,000 SQ. FT.
PROVIDED 279,254 SQ. FT.

FAR
REQUIRED 1.0 MAX 279,254 SQ. FT.
PROPOSED 112,644 SQ. FT.

BUILDING HEIGHT
ALLOWABLE 28 FT.
PROPOSED 40 FT.

SET BACKS:
FRONT 30 FT. MIN.
SIDE YARDS 12 FT. MIN. ONE SIDE 24' TOTAL
REAR YARD 20 FT. MIN. 50 FT. ABUTTING RESIDENTIAL

REQUIRED PARKING
1/ 4,000 SQ. FT. UP TO 20,000
1/ 10,000 ABOVE 20,000 + 1/ BUSSINESS VEHICLE

20,000/ 4,000 = 5
92,644/ 10,000 = 9.6
14.6
15 PARKING SPACES REQUIRED
15 PARKING SPACES PROVIDED

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architects' studio
217 WEST A VENUE, SUITE 100
ELMHURST, IL 60126
T: 630-415-5906
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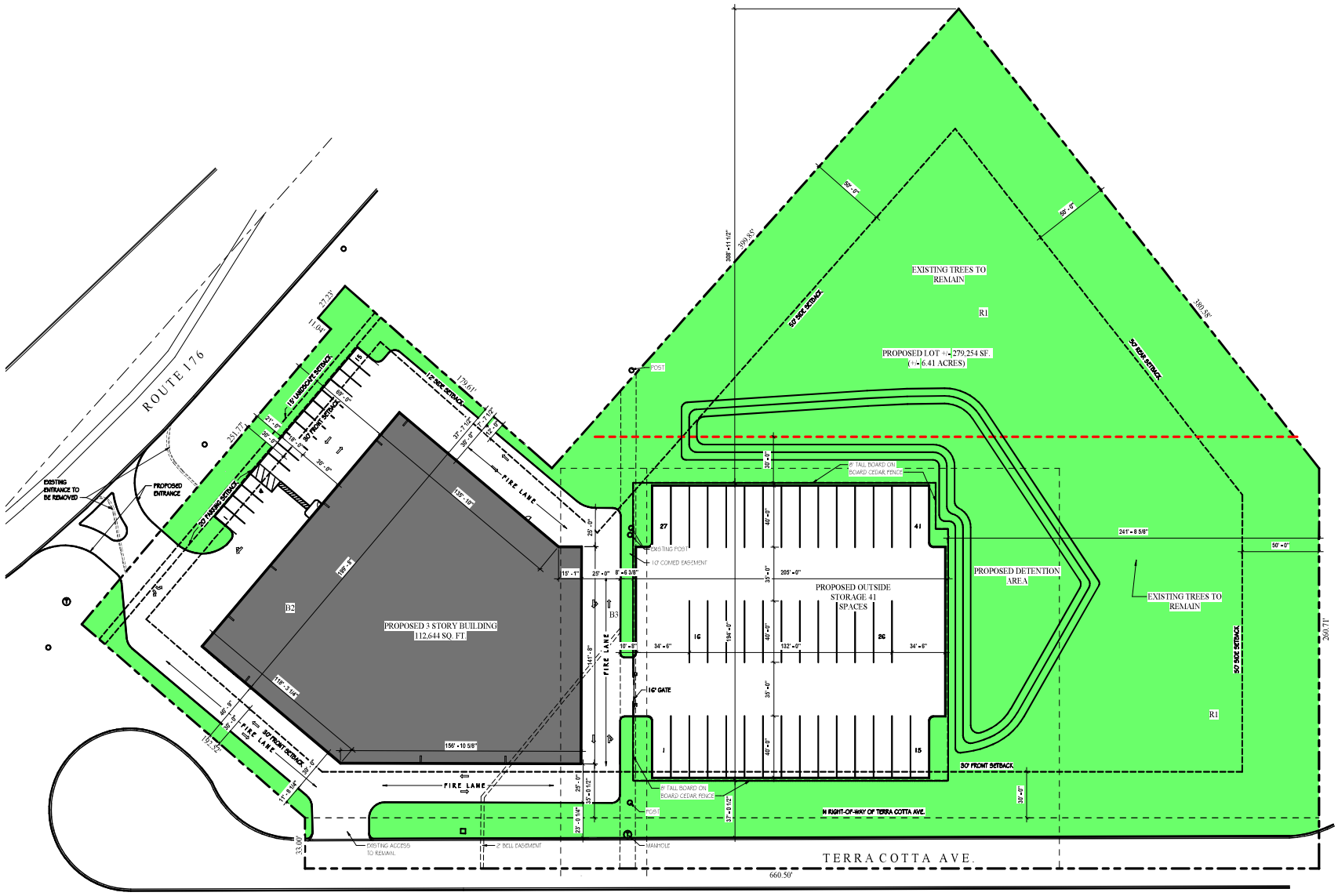
SELF STORAGE FACILITY
4504 TERRA COTTA AVE.
CRYSTAL LAKE, IL 60014

CLIENT
CRYSTAL LAKE STORAGE
1111 WAUCONDA ST.
LIBERTYVILLE, IL 60048

DRAWING TITLE: COVER SHEET
SCALE: AS NOTED
DRAWN BY: FJMC
CHECKED BY: JB

DATE: 11/17/23
ISSUED FOR:
REVIEW

DRAWING #: A0
OF



1 A1 PRELIMINARY ARCHITECTURAL SITE PLAN
SCALE: 1" = 30'-0"

N

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NOT FOR CONSTRUCTION

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BARRINGTON, IL 60126
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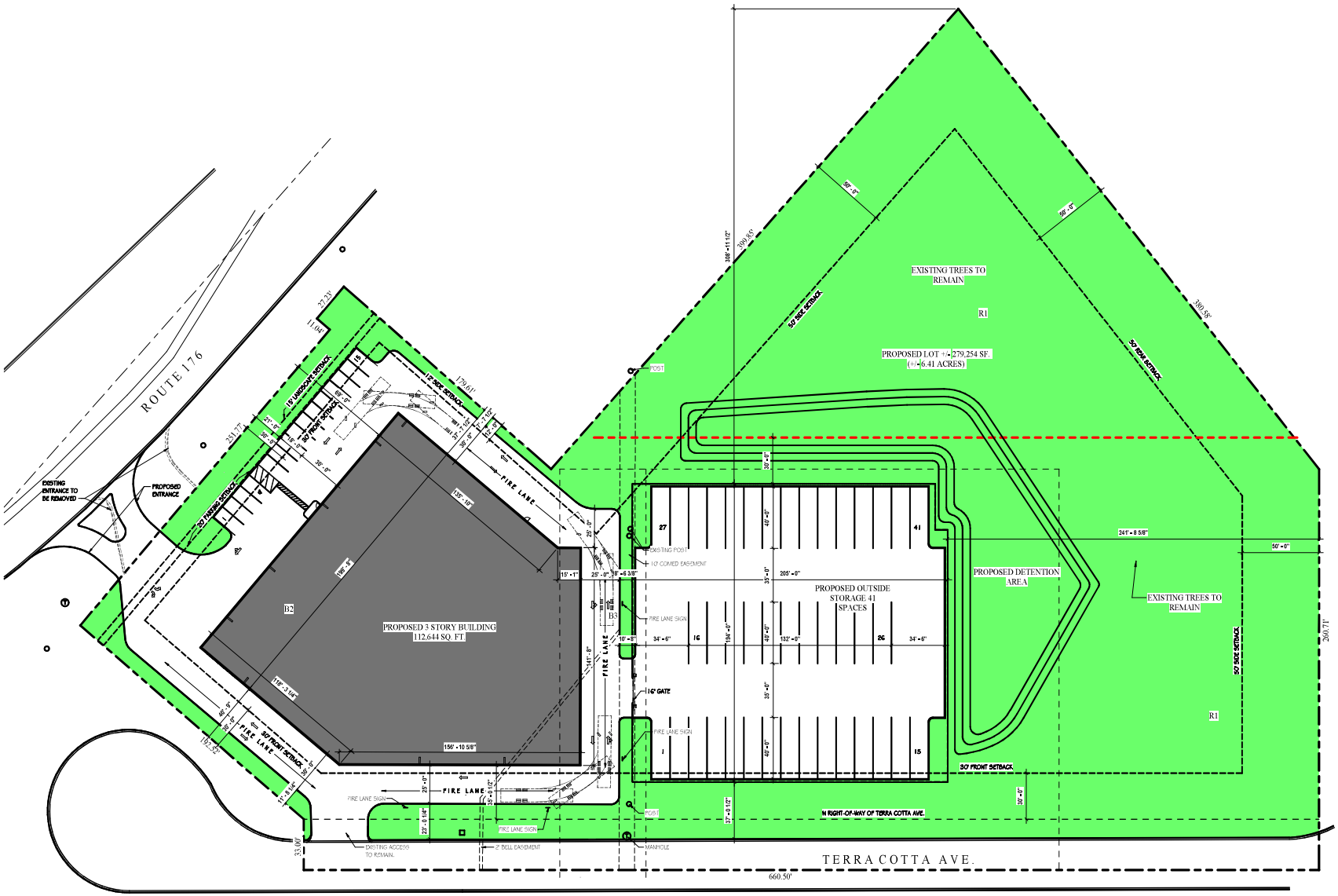
CLIENT
CRYSTAL LAKE STORAGE
2215 YORK ROAD
OAKBROOK, IL 60523

DRAWING TITLE:
PRELIMINARY ARCHITECTURAL SITE PLAN

SCALE: AS NOTED
DRAWN BY: FJMC
CHECKED BY: JB

DATE: 11/17/23
ISSUED FOR:
REVIEW

DRAWING #:
A1
OF



1 A1.1 PRELIMINARY VEHICLE CIRCULATION PLAN
SCALE: 1" = 30'-0"

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BARRINGTON, IL 60126
T: 630-631-9006
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CRYSTAL LAKE, IL 60014

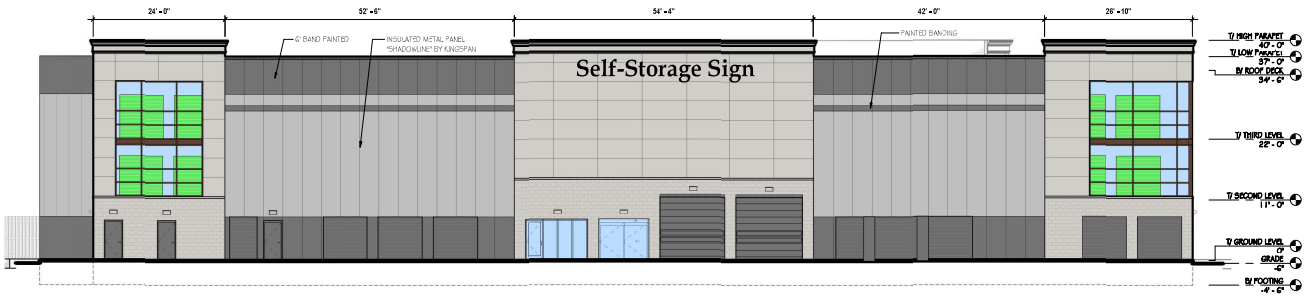
CLIENT
CRYSTAL LAKE STORAGE
2151 HAWKINS RD.
HUNTLEY, IL 60142

DRAWING TITLE:
PRELIMINARY VEHICLE CIRCULATION PLAN

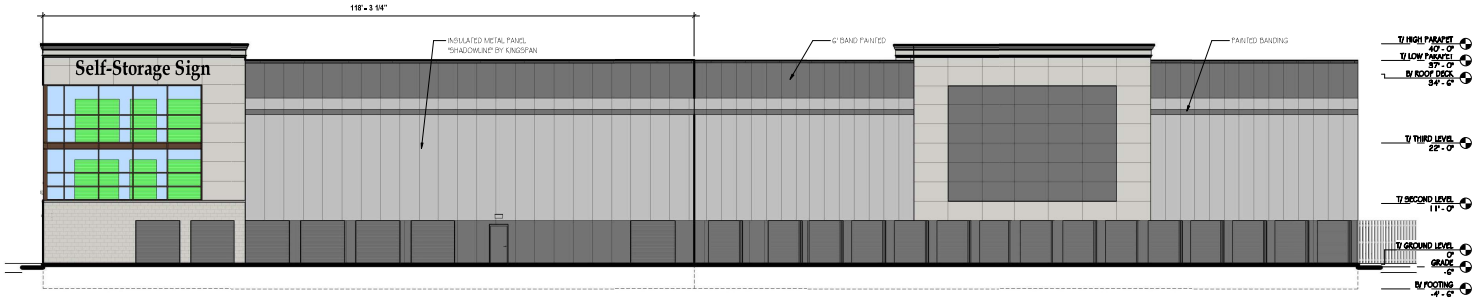
SCALE: AS NOTED
DRAWN BY: FJMC
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DATE: 11/17/23
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REVIEW

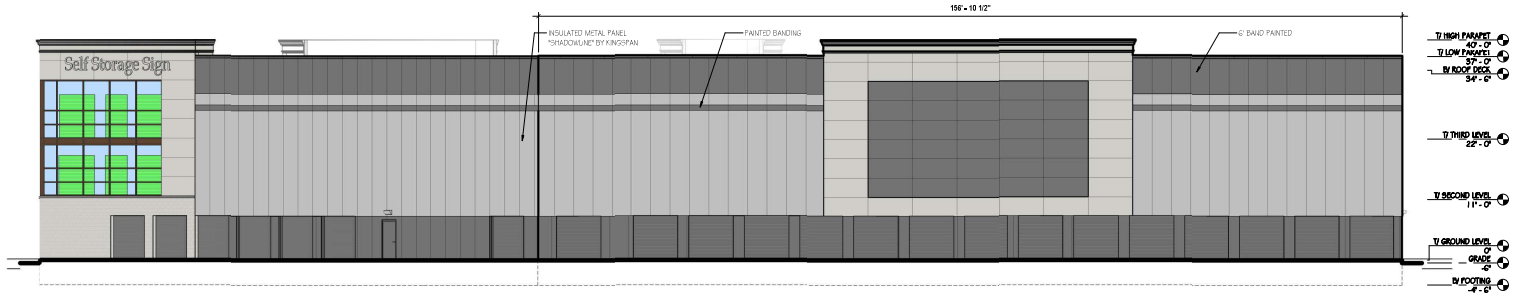
DRAWING #:
A1.1
OF



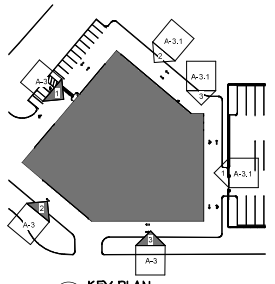
1 / A-3 PROPOSED NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



2 / A-3 PROPOSED SOUTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



3 / A-3 PROPOSED SOUTH ELEVATION
SCALE: 3/32" = 1'-0"



4 / A-3 KEY PLAN
N.T.S.

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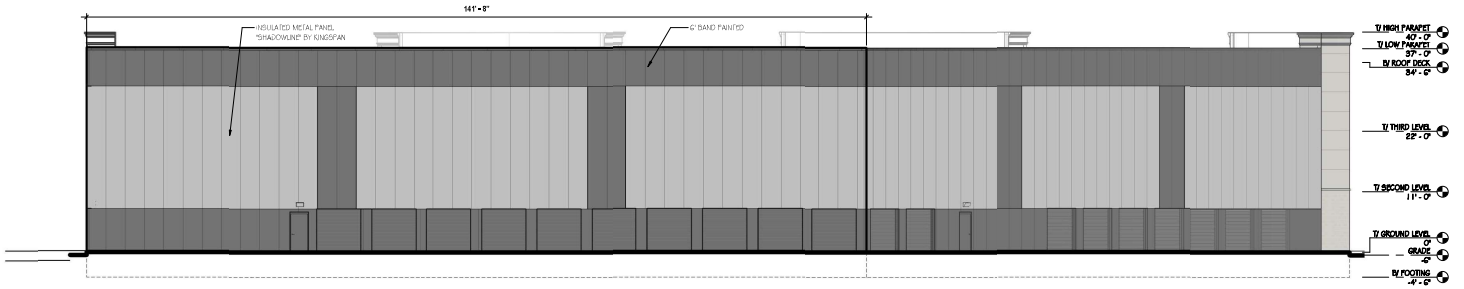
CLIENT
CRYSTAL LAKE STORAGE
1 TOWNE SQUARE
THOMSON, IL 61285

DRAWING TITLE:
ELEVATIONS

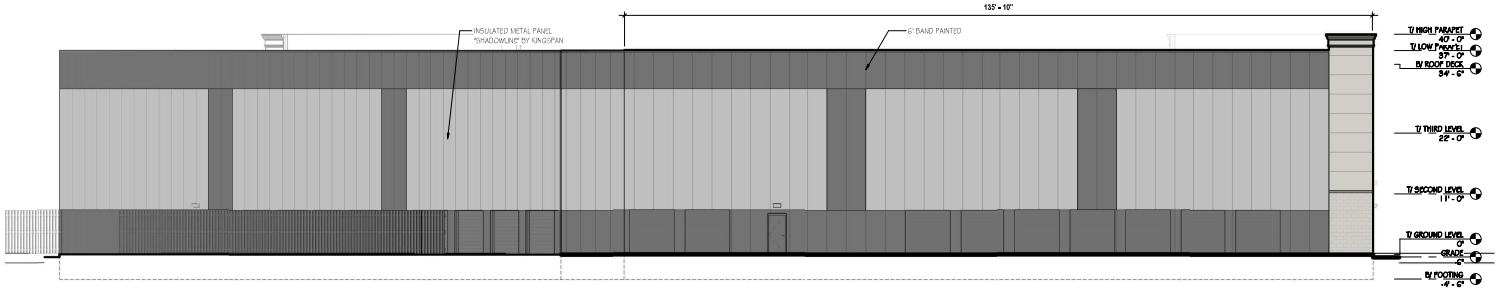
SCALE: AS NOTED
DRAWN BY: FJMC
CHECKED BY: JB

DATE: 11/17/23
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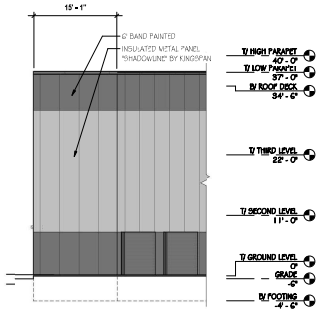
DRAWING #:
A-3
OF



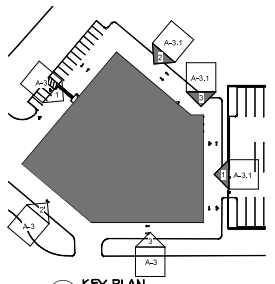
1 A-3.1 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



2 A-3.1 PROPOSED NORTHEAST ELEVATION
SCALE: 3/32" = 1'-0"



3 A-3.1 PROPOSED PARTIAL NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



4 A-3.1 KEY PLAN
N.T.S.

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CLIENT
CRYSTAL LAKE STORAGE
[illegible]
THOMAS, IL 60625

DRAWING TITLE:
ELEVATIONS

SCALE: AS NOTED
DRAWN BY: FJMC
CHECKED BY: JB

DATE: 11/17/23
ISSUED FOR:
REVIEW

DRAWING #:
A-3.1
OF

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DRAWING # A-4 OF

DATE 11/17/23
ISSUED FOR:
REVIEW

DRAWING TITLE
PERSPECTIVES

SCALE: AS NOTED
DRAWN BY: FZMC
CHECKED BY: JB

CLIENT:
CRYSTAL LAKE STORAGE
2121 WALTON ST
CHICAGO, IL 60612

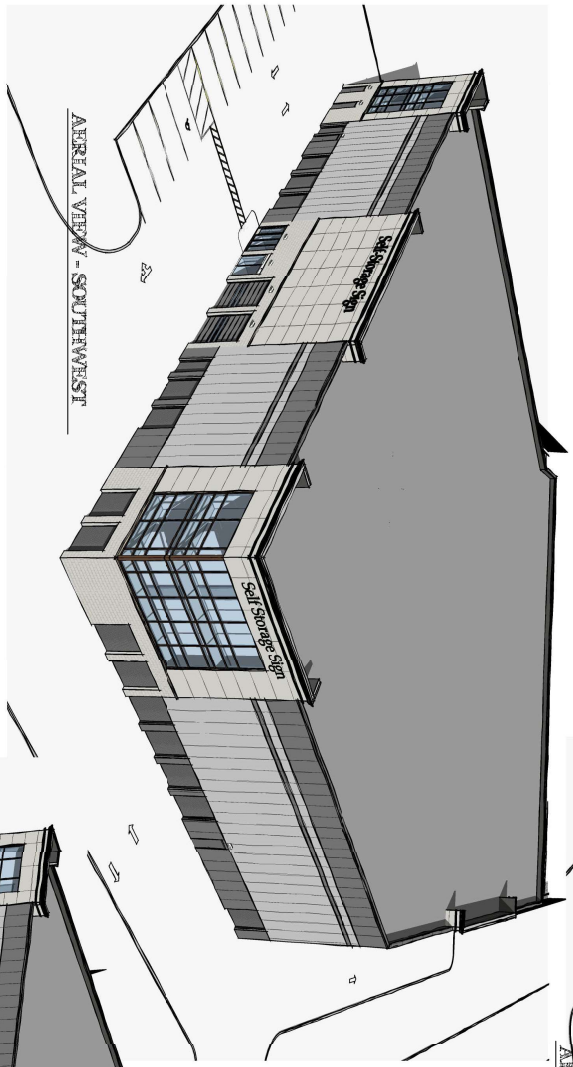
SELF STORAGE FACILITY
4504 TERRA COTTA AVE.
CRYSTAL LAKE, IL 60014

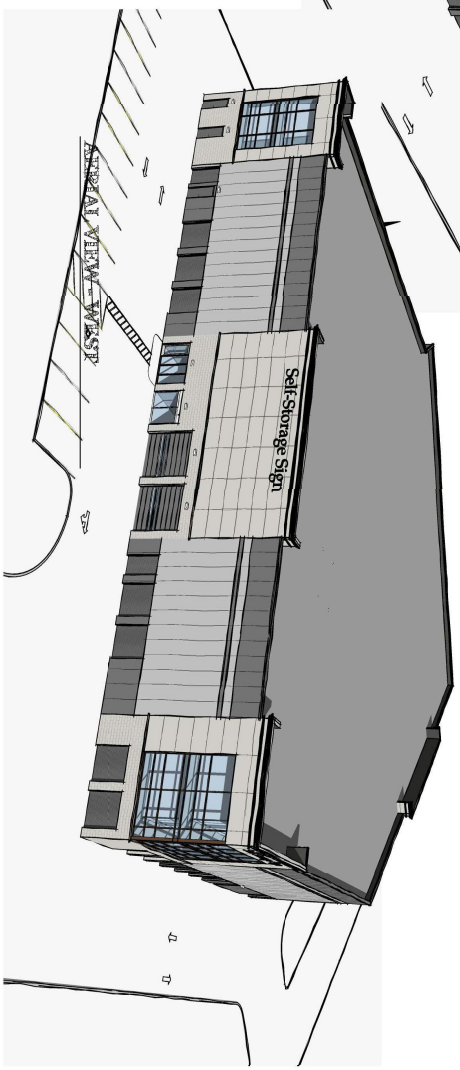
FOR REVIEW

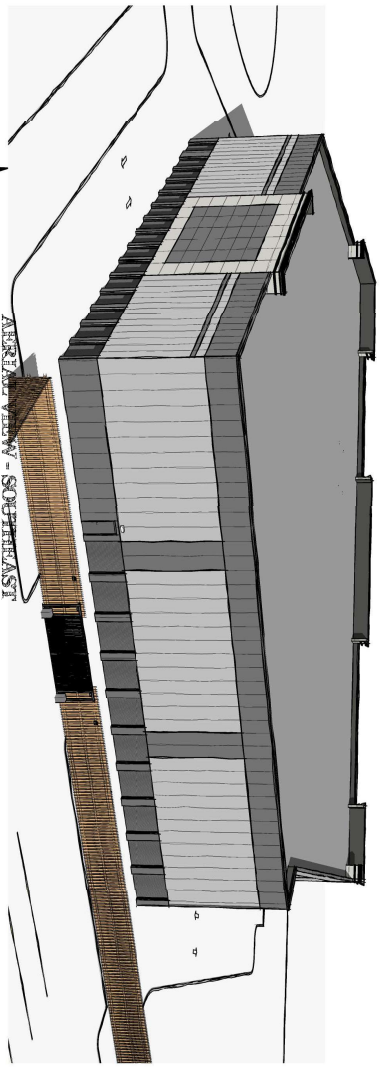
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DRAWING #	A-4.1		
DATE:	11.17.23		
ISSUED FOR:	REVIEW		

DRAWING TITLE:
PERSPECTIVES

SCALE: AS NOTED | DRAWN BY: PZMC | CHECKED BY: JB

CLIENT:
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CHICAGO, IL 60622

SELF STORAGE FACILITY

4504 TERRA COTTA AVE.
CRYSTAL LAKE, IL 60014

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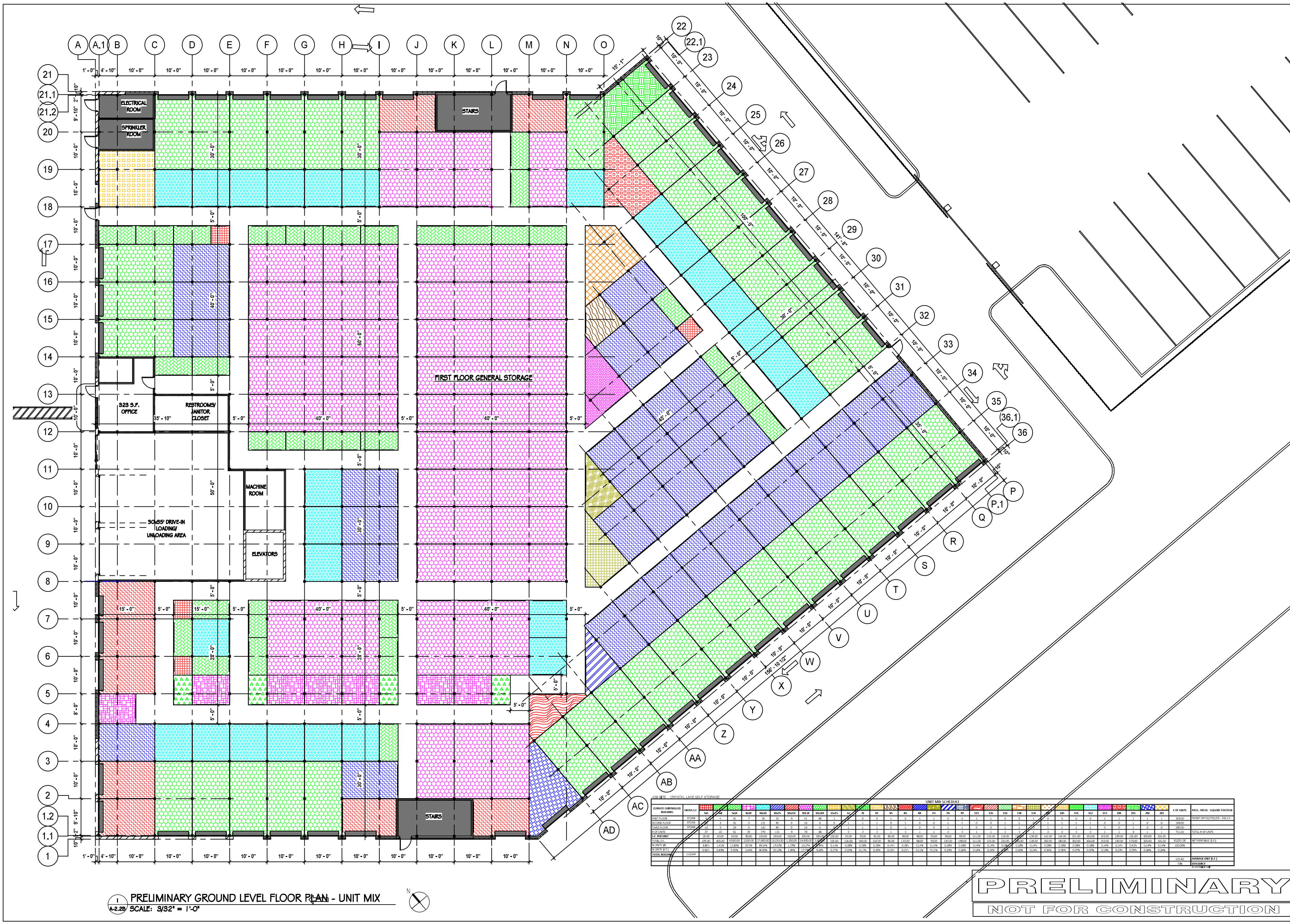
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ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM #184-002314



PRELIMINARY GROUND LEVEL FLOOR PLAN - UNIT MIX
SCALE: 3/32" = 1'-0"

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ELMHURST, IL 60126
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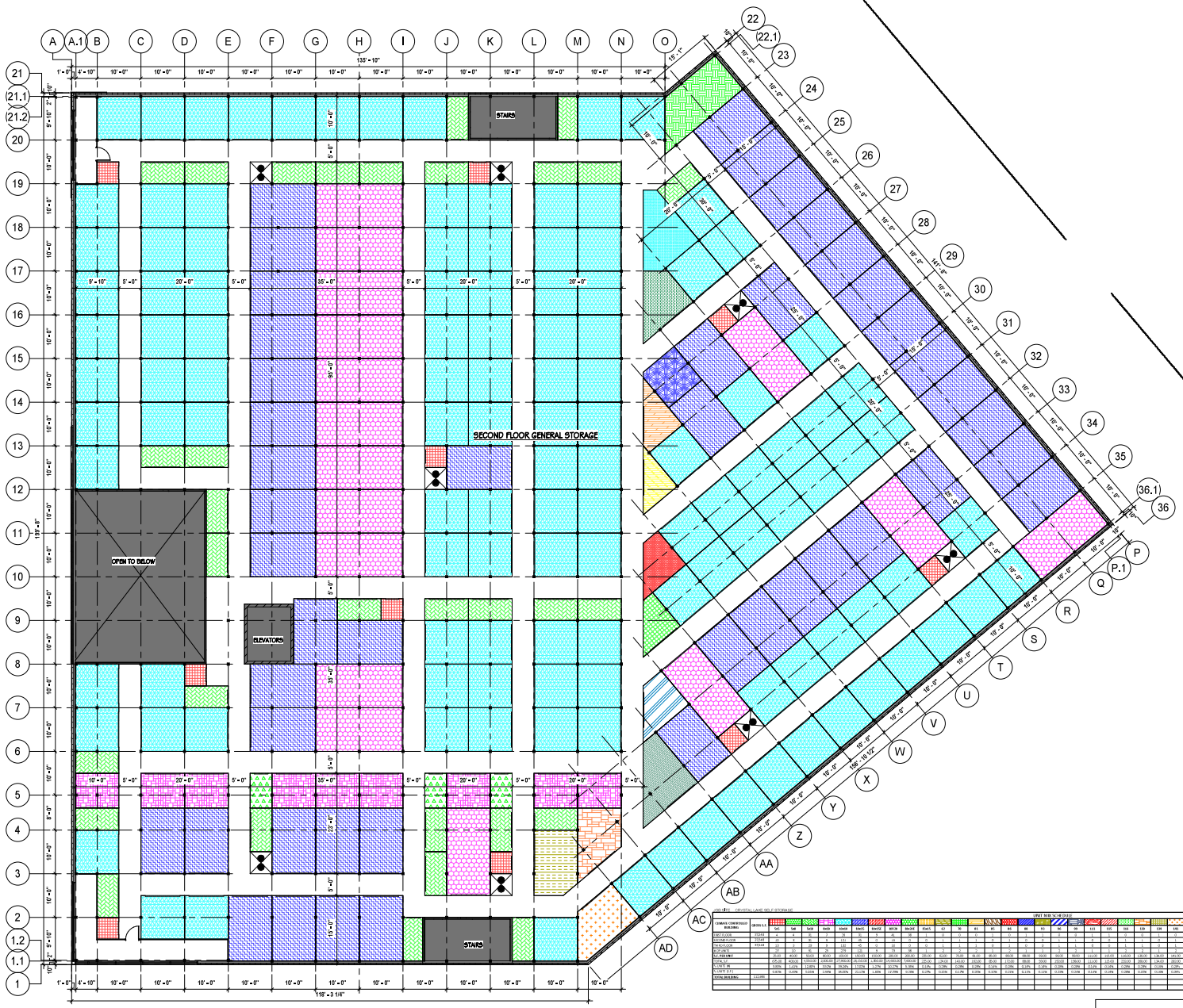
CLIENT:
CRYSTAL LAKE STORAGE
2121 WALTON ST.
CHICAGO, IL 60622

DRAWING TITLE:
PRELIMINARY GROUND FLOOR - UNIT MIX

SCALE: AS NOTED | DRAWN BY: FZMC | CHECKED BY: JB

DATE: 11/17/23
ISSUED FOR:
REVIEW

DRAWING #:
A-2.2B
OF



1 A-2.2C PRELIMINARY SECOND LEVEL FLOOR PLAN - UNIT MIX
SCALE: 3/32" = 1'-0"

UNIT MIX SCHEDULE

ULTIMATE CONFIGURED BUILDING	GROSS %	5X5	5X10	5X15	5X20	5X25	5X30	10X10	10X15	10X20	10X25	10X30	15X15	15X20	15X25	15X30	20X20	20X25	20X30	25X25	25X30	30X30	30X35	30X40	35X35	35X40	40X40	# OF UNITS	GROSS AREA - SQUARE FOOTAGE
FIRST FLOOR	17.61%	4	8	6	1	1	1	4	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	45	28,000
SECOND FLOOR	17.61%	4	8	6	1	1	1	4	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	45	28,000
THIRD FLOOR	17.61%	4	8	6	1	1	1	4	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	45	28,000
FOURTH	17.61%	4	8	6	1	1	1	4	3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	45	28,000
TOTAL	70.44%	16	32	24	4	4	4	16	12	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	180	112,000
AS PER UNIT		40.00	40.00	60.00	80.00	100.00	120.00	100.00	150.00	200.00	250.00	300.00	225.00	300.00	375.00	450.00	400.00	500.00	600.00	625.00	750.00	900.00	1,050.00	1,200.00	1,225.00	1,400.00	1,600.00		
TOTAL SF		640.00	1,280.00	1,440.00	320.00	400.00	480.00	1,600.00	1,800.00	800.00	1,000.00	1,200.00	900.00	1,200.00	1,500.00	1,800.00	1,600.00	2,000.00	2,400.00	2,500.00	3,000.00	3,600.00	4,200.00	4,800.00	4,900.00	5,600.00	6,400.00	112,000 SF	RETENTION SF'S
% UNIT BY		0.80%	1.43%	2.02%	0.36%	0.45%	0.54%	1.79%	2.02%	0.90%	1.12%	1.35%	1.01%	1.35%	1.68%	2.02%	1.79%	2.24%	2.69%	2.80%	3.36%	4.04%	4.71%	5.38%	5.49%	6.28%	7.17%	100.00%	
% UNIT BY SF		0.80%	1.43%	2.02%	0.36%	0.45%	0.54%	1.79%	2.02%	0.90%	1.12%	1.35%	1.01%	1.35%	1.68%	2.02%	1.79%	2.24%	2.69%	2.80%	3.36%	4.04%	4.71%	5.38%	5.49%	6.28%	7.17%		
TOTAL BUILDING	112,000																											112,000	AVERAGE UNIT'S SF

PRELIMINARY
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architects' studio
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LEMONT, IL 60439
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4504 TERRA COTTA AVE.
CRYSTAL LAKE, IL 60014

CLIENT
CRYSTAL LAKE STORAGE
1 N. BROADWAY
THROOP, IL 60625

DRAWING TITLE:
PRELIMINARY SECOND LEVEL - UNIT MIX

SCALE: AS NOTED
DRAWN BY: FJMC
CHECKED BY: JS

DATE: 11/17/23
ISSUED FOR:
REVIEW

DRAWING #:
A-2.2C
OF

1 PRELIMINARY THIRD LEVEL FLOOR PLAN - UNIT MIX
SCALE: 3/32" = 1'-0"

DRAWING # A-2.2D OF

DRAWING TITLE
PRELIMINARY THIRD LEVEL - UNIT MIX

DATE 11/17/23
ISSUED FOR: REVIEW

SCALE AS NOTED | DRAWN BY FZMC | CHECKED BY JB

CLIENT:
CRYSTAL LAKE STORAGE
2121 WALTON ST
CHICAGO, IL 60612

SELF STORAGE FACILITY
4504 TERRA COTTA AVE.
CRYSTAL LAKE, IL 60014

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ELMHURST, IL 60126
T: 630-617-9990
ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM 184.006214

PLANT SUMMARY

	Required	Provided
Perimeter: P-Lots @ ROW *(145 L.F. along parking spaces)*		
Total Trees	4	5
Total Shrubs	37	37
Foundation Landscape		
Planting Area *(5' wide)*	Yes	No
Buffer Landscape *(adjacent to residential on S & E)*	Yes	Extg. Woodland to remain
South Boundary *(803 L.F.)*:		
Planting Area *(50' wide)*	Yes	No / Yes
Total Trees - Canopy	16	76*
Total Trees - Ornamental	48	5
Total Trees - Evergreen	32	14
Shrubs	193	0**
East Boundary *(608 L.F.)*:		
Planting Area *(50' wide)*	Yes	Yes
Total Trees - Canopy	12	23***
Total Trees - Ornamental	36	0***
Total Trees - Evergreen	24	0***
Shrubs	146	0***

*Total includes (51) existing trees + (6) new trees.

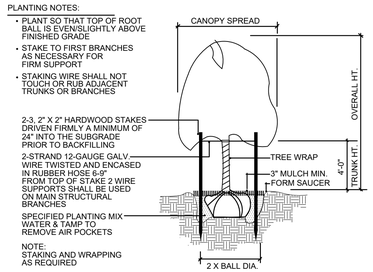
**Existing scrub underbrush to remain undisturbed.

***Existing scrub woodland to remain undisturbed.

PLANT & MATERIALS LIST

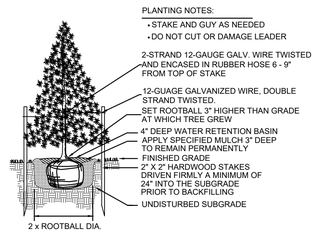
TO BE PROVIDED AT TIME OF FINAL PLANS - REFER TO SHEET L0.2 FOR PLANT SYMBOLS KEY.

PLANTING DETAILS



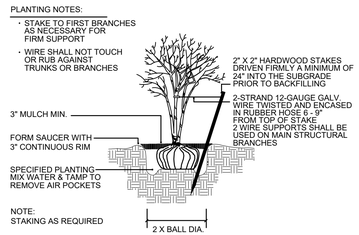
TREE PLANTING & STAKING

NOT TO SCALE



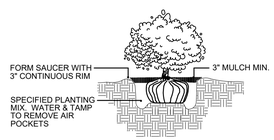
EVERGREEN TREE PLANTING

NOT TO SCALE



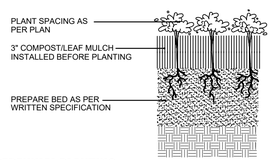
MULTI-TRUNK TREE STAKING

NOT TO SCALE



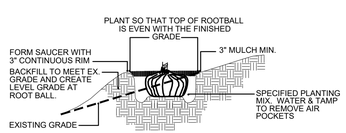
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES - GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:
DESIGN BUILD STORAGE, LLC
P.O. BOX 3517
BARRINGTON, IL 60011
TEL (847) 417-4550

CONTACT: JIM LAPETINA

ARCHITECT:
ARCHITECTS' STUDIO
257 N. WEST AVENUE, SUITE 100
ELMHURST, IL 60126
TEL (630) 617-5990

CONTACT: JEFF BUDGELL

CIVIL ENGINEER:
NORTHWESTERN ENGINEERING CONSULTANTS
675 N. NORTH COURT, SUITE 160
PALATINE, IL 60067
TEL (847) 520-8410

CONTACT: DAN HAVLIR

ARBORIST:
PRAIRIE STATE DESIGN STUDIO
805 BANBURY DRIVE
OTTAWA, IL 61350
TEL (815) 324-2061

CONTACT: ANDY STAHR

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
526 SKYLINE DRIVE
ALGONQUIN, IL 60102
TEL (847) 878-4019 / (847) 804-8708

CONTACT: SHARON DICKSON / JEFF TORRENS

SHEET INDEX

L0.1 PROJECT TEAM
NOTES - GENERAL LANDSCAPE
PLANTING DETAILS
PLANTING SUMMARY
PLANT & MATERIALS LIST

L0.2 PLANT SYMBOLS KEY
TREE CONDITION RATING SCALE
NOTES - TREE PRESERVATION
DETAILS: TREE PROTECTION FENCE

L0.3 TREE INVENTORY - ONSITE
TREE SUMMARY - ONSITE REMOVALS
TREE INVENTORY - OFFSITE

L1.1 TREE PRESERVATION / REMOVAL PLAN - DETAIL SHEET L1.1

L1.2 TREE PRESERVATION / REMOVAL PLAN - DETAIL SHEETS L1.2 A & L1.2 B

L2.0 LANDSCAPE PLAN
FENCE DETAIL: BOARD-ON-BOARD, 8' HIGH

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241 8181

CLIENT NAME AND ADDRESS

DESIGN BUILD STORAGE, LLC
BARRINGTON, IL

PLAN DATE

SEPTEMBER 21, 2023

REVISIONS

1.	12/6/23 PER CITY COMMENTS
2.	
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PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY
4504 TERRA COTTA AVENUE
CRYSTAL LAKE, IL

TREE PRESERVATION / REMOVAL & LANDSCAPE PLANS - COVER

SHEET NUMBER

L0.1

PLANT SYMBOLS KEY

NOTE!
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.

EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS

SHADE / CANOPY TREES, 2.5"+ CALIPER

ORNAMENTAL TREES, 8'-10'+ TALL

EVERGREEN TREES, 6'-10'+ TALL

LARGE, DECIDUOUS SHRUBS, 36"-48" TALL

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL

SMALL, EVERGREEN SHRUBS, 24" TALL/WIDE

LARGE, ORNAMENTAL GRASS, 3 GALLON

SMALL ORNAMENTAL GRASS, 1 GALLON

PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON

KEY: TREE CONDITION RATING

Condition Rating Scale:

Note! Davey's rating, (City of Crystal Lake's equivalent rating)

1 - Very Good (Excellent)
The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal cause, has no other observed problems, and requires no remedial action.

2 - Good (Good to Fair)
The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.

3 - Fair (Fair)
The tree is not typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.

4 - Poor (Fair to Poor)
The tree is typical of the species and/or has significant problems such as 30% to 50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

5 - Critical (Poor)
The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems, that even if aggressively corrected, would not result in the long-term survival of the tree.

6 - Dead (Dead)
Less than 10% of the tree shows signs of life.

NOTES - TREE PRESERVATION

1. TREE PRESERVATION:

   A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

   B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

   C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

   D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

   E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

   F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

   G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

   H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

   I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

   J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

   K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

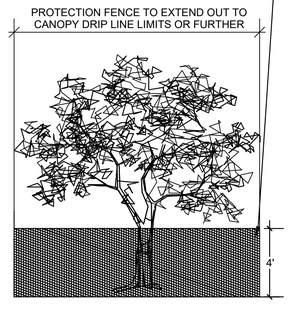
   L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

   M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

   N. ALL OFF-SITE TREES SHALL BE PRESERVED.

   O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

DETAIL: TREE PROTECTION FENCE



FENCE TO BE PROVIDED AROUND ALL OFF-SITE TREES WHOSE CANOPY DRIP-LINE EXTENDS ACROSS BOUNDARIES OF PROJECT SITE.

FENCE IS FOR PROTECTION OF ZOOT ZONES.

FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE SHALL BE 4' TALL, ORANGE, SNOW-FENCE (OR APPROVED EQUAL), POSTED WITH A SIGN THAT READS:
"TREE PROTECTION ZONE - KEEP OUT"

SECURE FENCE TO WOODEN STAKES OR METAL POLES, SPACED NO GREATER THAN 8' ON CENTER

NOTE!
AFTER EXISTING TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, PARKED, ETC., INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

dickson design
STUDIO
9 CRYSTAL LAKE ROAD,
SUITE 110
LAKE IN THE HILLS, IL 60156
224 241 8181

CLIENT NAME AND ADDRESS

DESIGN BUILD STORAGE, LLC
BARRINGTON, IL

PLAN DATE

SEPTEMBER 21, 2023

REVISIONS

1.	12/6/23 PER CITY COMMENTS
2.	
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PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY
4504 TERRA COTTA AVENUE
CRYSTAL LAKE, IL

TREE PRESERVATION / REMOVAL PLAN: NOTES & DETAILS

SHEET NUMBER

L0.2

TREE INVENTORY - ONSITE

TAG #	COMMON NAME	BOTANICAL NAME	GROUP	DBH	CONDITION	OUTCOME
1	Crabapple	*Malus spp.*	B	4.5	2-Good to Fair	REMOVE
2	Eastern red cedar	*Juniperus virginiana*	B	3.8	2-Good to Fair	REMOVE
3	Crabapple	*Malus spp.*	B	4.8	3-Fair	REMOVE
4	American elm	*Ulmus americana*	D	51.7	3-Fair	REMOVE
5	Northern hackberry	*Celtis occidentalis*	A	2.8	2-Good to Fair	Preserve
6	Northern hackberry	*Celtis occidentalis*	A	6.5	3-Fair	Preserve
7	American elm	*Ulmus americana*	D	15.4	3-Fair	Preserve
8	Northern hackberry	*Celtis occidentalis*	A	2.0	2-Good to Fair	Preserve
9	Northern hackberry	*Celtis occidentalis*	A	10.3	2-Good to Fair	Preserve
10	Black walnut	*Juglans nigra*	C	10.8	2-Good to Fair	Preserve
11	Northern hackberry	*Celtis occidentalis*	A	2.9	2-Good to Fair	Preserve
12	Black walnut	*Juglans nigra*	C	13.3	2-Good to Fair	Preserve
13	Northern hackberry	*Celtis occidentalis*	A	3.0	2-Good to Fair	Preserve
14	Boxelder	*Acer negundo*	D	8.3	4-Fair to Poor	Preserve
15	Northern hackberry	*Celtis occidentalis*	A	2.1	2-Good to Fair	Preserve
16	Black walnut	*Juglans nigra*	C	8.7	2-Good to Fair	Preserve
17	Black walnut	*Juglans nigra*	C	8.1	3-Fair	Preserve
18	Siberian elm	*Ulmus pumila*	D	32.8	4-Fair to Poor	Preserve
19	Northern hackberry	*Celtis occidentalis*	A	3.2	2-Good to Fair	Preserve
20	Boxelder	*Acer negundo*	D	6.1	5-Poor	Preserve
21	Boxelder	*Acer negundo*	D	10.7	4-Fair to Poor	Preserve
22	Northern hackberry	*Celtis occidentalis*	A	2.8	2-Good to Fair	Preserve
23	Northern hackberry	*Celtis occidentalis*	A	2.0	2-Good to Fair	Preserve
24	Black walnut	*Juglans nigra*	C	10.8	2-Good to Fair	Preserve
25	Black walnut	*Juglans nigra*	C	10.6	3-Fair	Preserve
26	Black walnut	*Juglans nigra*	C	6.4	2-Good to Fair	Preserve
27	American elm	*Ulmus americana*	D	16.2	3-Fair	Preserve
28	Black walnut	*Juglans nigra*	C	10.9	3-Fair	Preserve
29	Boxelder	*Acer negundo*	D	9.4	5-Poor	Preserve
30	Eastern red cedar	*Juniperus virginiana*	B	3.4	3-Fair	Preserve
31	Black walnut	*Juglans nigra*	C	13.0	2-Good to Fair	Preserve
32	White mulberry	*Morus alba*	D	10.4	3-Fair	Preserve
33	Black walnut	*Juglans nigra*	C	13.4	3-Fair	Preserve
34	Black walnut	*Juglans nigra*	C	13.2	2-Good to Fair	Preserve
35	White mulberry	*Morus alba*	D	6.2	3-Fair	REMOVE
36	Siberian elm	*Ulmus pumila*	D	19.4	4-Fair to Poor	Preserve
37	Black walnut	*Juglans nigra*	C	17.2	2-Good to Fair	REMOVE
38	Boxelder	*Acer negundo*	D	7.3	5-Poor	REMOVE
39	Boxelder	*Acer negundo*	D	10.6	5-Poor	Preserve
40	Black walnut	*Juglans nigra*	C	11.7	2-Good to Fair	Preserve
41	Northern hackberry	*Celtis occidentalis*	A	5.8	2-Good to Fair	Preserve
42	Boxelder	*Acer negundo*	D	8.5	5-Poor	Preserve
43	Siberian elm	*Ulmus pumila*	D	6.4	4-Fair to Poor	REMOVE
44	Northern hackberry	*Celtis occidentalis*	A	3.2	2-Good to Fair	Preserve
45	Northern hackberry	*Celtis occidentalis*	A	3.9	2-Good to Fair	Preserve
46	Northern hackberry	*Celtis occidentalis*	A	2.9	2-Good to Fair	Preserve
47	Black walnut	*Juglans nigra*	C	7.7	2-Good to Fair	Preserve
48	Northern hackberry	*Celtis occidentalis*	A	4.3	2-Good to Fair	Preserve
49	Eastern cottonwood	*Populus deltoides*	C	29.9	3-Fair	Preserve
50	Northern hackberry	*Celtis occidentalis*	A	2.7	2-Good to Fair	Preserve
51	Black walnut	*Juglans nigra*	C	12.8	2-Good to Fair	Preserve
52	Northern hackberry	*Celtis occidentalis*	A	3.5	2-Good to Fair	Preserve
53	Northern hackberry	*Celtis occidentalis*	A	4.4	2-Good to Fair	Preserve
54	Northern hackberry	*Celtis occidentalis*	A	2.4	2-Good to Fair	Preserve
55	Northern hackberry	*Celtis occidentalis*	A	2.5	3-Fair	Preserve
56	Northern hackberry	*Celtis occidentalis*	A	5.1	2-Good to Fair	Preserve
57	Northern hackberry	*Celtis occidentalis*	A	3.5	2-Good to Fair	Preserve
58	Black walnut	*Juglans nigra*	C	7.0	3-Fair	Preserve
59	Black walnut	*Juglans nigra*	C	12.2	2-Good to Fair	Preserve
60	Boxelder	*Acer negundo*	D	6.4	4-Fair to Poor	Preserve
61	Boxelder	*Acer negundo*	D	11.1	6-Dead	Preserve
62	Black walnut	*Juglans nigra*	C	13.3	2-Good to Fair	Preserve
63	Northern hackberry	*Celtis occidentalis*	A	4.1	2-Good to Fair	Preserve
64	Northern hackberry	*Celtis occidentalis*	A	3.4	2-Good to Fair	Preserve
65	Northern hackberry	*Celtis occidentalis*	A	2.8	2-Good to Fair	Preserve
66	Black walnut	*Juglans nigra*	C	6.9	3-Fair	Preserve
67	Eastern cottonwood	*Populus deltoides*	C	31.3	3-Fair	Preserve
68	Boxelder	*Acer negundo*	D	7.6	5-Poor	Preserve
69	Boxelder	*Acer negundo*	D	11.4	3-Fair	Preserve
70	Northern hackberry	*Celtis occidentalis*	A	5.4	2-Good to Fair	Preserve
71	Black walnut	*Juglans nigra*	C	10.1	3-Fair	Preserve
72	Northern hackberry	*Celtis occidentalis*	A	2.0	2-Good to Fair	Preserve
73	White mulberry	*Morus alba*	D	18.5	3-Fair	Preserve
74	Northern hackberry	*Celtis occidentalis*	A	2.1	2-Good to Fair	Preserve
75	Black walnut	*Juglans nigra*	C	9.4	2-Good to Fair	Preserve
76	Northern hackberry	*Celtis occidentalis*	A	2.1	2-Good to Fair	Preserve
77	Black walnut	*Juglans nigra*	C	10.5	2-Good to Fair	Preserve
78	Eastern cottonwood	*Populus deltoides*	C	26.8	3-Fair	Preserve
79	White mulberry	*Morus alba*	D	16.8	3-Fair	Preserve
80	Eastern cottonwood	*Populus deltoides*	C	38.3	3-Fair	Preserve
81	Boxelder	*Acer negundo*	D	6.5	4-Fair to Poor	Preserve
82	Eastern cottonwood	*Populus deltoides*	C	23.4	3-Fair	Preserve
83	Eastern cottonwood	*Populus deltoides*	C	27.5	3-Fair	Preserve
84	Eastern cottonwood	*Populus deltoides*	C	8.2	3-Fair	Preserve
85	Boxelder	*Acer negundo*	D	12.1	3-Fair	Preserve
86	White mulberry	*Morus alba*	D	11.1	3-Fair	Preserve
87	Siberian elm	*Ulmus pumila*	D	15.1	4-Fair to Poor	Preserve
88	Black walnut	*Juglans nigra*	C	16.8	2-Good to Fair	Preserve
89	Black cherry	*Prunus serotina*	C	13.4	4-Fair to Poor	Preserve
90	Boxelder	*Acer negundo*	D	7.4	6-Dead	Preserve
91	Boxelder	*Acer negundo*	D	15.4	6-Dead	Preserve
92	Eastern cottonwood	*Populus deltoides*	C	26.8	3-Fair	Preserve
93	Boxelder	*Acer negundo*	D	10.1	3-Fair	Preserve
94	Siberian elm	*Ulmus pumila*	D	7.1	4-Fair to Poor	Preserve
95	Boxelder	*Acer negundo*	D	7.1	5-Poor	Preserve
96	Boxelder	*Acer negundo*	D	7.3	6-Dead	Preserve
97	Siberian elm	*Ulmus pumila*	D	10.1	6-Dead	Preserve
98	Siberian elm	*Ulmus pumila*	D	11.5	6-Dead	Preserve
99	Boxelder	*Acer negundo*	D	14.7	4-Fair to Poor	Preserve
100	White mulberry	*Morus alba*	D	6.4	3-Fair	Preserve
101	Siberian elm	*Ulmus pumila*	D	24	4-Fair to Poor	Preserve
102	Boxelder	*Acer negundo*	D	9.2	6-Dead	Preserve
103	Eastern cottonwood	*Populus deltoides*	C	35.1	3-Fair	Preserve
104	Boxelder	*Acer negundo*	D	6.1	6-Dead	Preserve
105	American elm	*Ulmus americana*	D	11.4	3-Fair	Preserve
106	American elm	*Ulmus americana*	D	7.5	3-Fair	Preserve
107	American elm	*Ulmus americana*	D	6.6	3-Fair	Preserve
108	American elm	*Ulmus americana*	D	11.5	3-Fair	Preserve
109	Black walnut	*Juglans nigra*	C	16.3	3-Fair	Preserve
110	Siberian elm	*Ulmus pumila*	D	14.5	4-Fair to Poor	Preserve
111	Black walnut	*Juglans nigra*	C	13.2	2-Good to Fair	Preserve
112	White mulberry	*Morus alba*	D	7.2	3-Fair	Preserve
113	Northern hackberry	*Celtis occidentalis*	A	4.2	2-Good to Fair	Preserve
114	Norway maple	*Acer plantanoides*	B	11.8	3-Fair	Preserve
115	Siberian elm	*Ulmus pumila*	D	22.7	3-Fair	REMOVE
116	Black cherry	*Prunus serotina*	C	10.1	3-Fair	REMOVE
117	Eastern cottonwood	*Populus deltoides*	C	9.2	3-Fair	REMOVE
118	Eastern red cedar	*Juniperus virginiana*	B	4.8	2-Good to Fair	REMOVE
119	Eastern red cedar	*Juniperus virginiana*	B	5.5	2-Good to Fair	REMOVE
120	Norway maple	*Acer plantanoides*	B	21.4	3-Fair	REMOVE
121	Boxelder	*Acer negundo*	D	6.3	5-Poor	REMOVE
122	Boxelder	*Acer negundo*	D	6.3	3-Fair	REMOVE
123	Eastern cottonwood	*Populus deltoides*	C	45.2	5-Poor	REMOVE
124	American elm	*Ulmus americana*	D	15.1	3-Fair	REMOVE
125	Black walnut	*Juglans nigra*	C	15.3	2-Good to Fair	REMOVE
126	Black walnut	*Juglans nigra*	C	6.3	2-Good to Fair	REMOVE
127	Norway maple	*Acer plantanoides*	B	26.9	3-Fair	Preserve
128	Boxelder	*Acer negundo*	D	6.4	6-Dead	Preserve
129	Black walnut	*Juglans nigra*	C	16.2	2-Good to Fair	Preserve
130	Black cherry	*Prunus serotina*	C	20.9	4-Fair to Poor	Preserve
131	Boxelder	*Acer negundo*	D	10.8	5-Poor	Preserve
132	Northern hackberry	*Celtis occidentalis*	A	4.9	2-Good to Fair	Preserve
133	Northern hackberry	*Celtis occidentalis*	A	4.2	2-Good to Fair	Preserve
134	Siberian elm	*Ulmus pumila*	D	23.7	4-Fair to Poor	Preserve
135	Black walnut	*Juglans nigra*	C	13.7	2-Good to Fair	Preserve
136	Northern hackberry	*Celtis occidentalis*	A	2.1	2-Good to Fair	Preserve
137	Black walnut	*Juglans nigra*	C	13.6	2-Good to Fair	Preserve
138	Siberian elm	*Ulmus pumila*	D	20.3	5-Poor	Preserve
139	Boxelder	*Acer negundo*	D	10.6	6-Dead	Preserve
140	Black walnut	*Juglans nigra*	C	14.4	2-Good to Fair	Preserve
141	Boxelder	*Acer negundo*	D	6.8	4-Fair to Poor	Preserve
142	Northern hackberry	*Celtis occidentalis*	A	4.2	3-Fair	Preserve
143	Boxelder	*Acer negundo*	D	10.2	6-Dead	Preserve
144	American elm	*Ulmus americana*	D	10.7	3-Fair	Preserve
145	Boxelder	*Acer negundo*	D	12.3	6-Dead	Preserve
146	Siberian elm	*Ulmus pumila*	D	12.3	4-Fair to Poor	Preserve
147	Boxelder	*Acer negundo*	D	6.9	6-Dead	Preserve
148	Black walnut	*Juglans nigra*	C	13.2	2-Good to Fair	Preserve
149	American elm	*Ulmus americana*	D	6.1	3-Fair	Preserve
150	Boxelder	*Acer negundo*	D	7.2	4-Fair to Poor	Preserve
151	Black walnut	*Juglans nigra*	C	9.8	3-Fair	Preserve
152	Black cherry	*Prunus serotina*	C	9.1	3-Fair	Preserve
153	Black cherry	*Prunus serotina*	C	11.3	3-Fair	Preserve
154	Siberian elm	*Ulmus pumila*	D	11.3	5-Poor	REMOVE
155	American elm	*Ulmus americana*	D	11.1	4-Fair to Poor	REMOVE
156	American elm	*Ulmus americana*	D	15.6	3-Fair	REMOVE
157	Eastern red cedar	*Juniperus virginiana*	B	4.5	2-Good to Fair	REMOVE
158	Black cherry	*Prunus serotina*	C	11.4	3-Fair	REMOVE
159	Siberian elm	*Ulmus pumila*	D	10.2	3-Fair	REMOVE
160	Siberian elm	*Ulmus pumila*	D	7.1	3-Fair	REMOVE
161	Siberian elm	*Ulmus pumila*	D	14.6	4-Fair to Poor	REMOVE
162	Siberian elm	*Ulmus pumila*	D	8.7	3-Fair	REMOVE
163	Siberian elm	*Ulmus pumila*	D	10.4	4-Fair to Poor	REMOVE
164	Siberian elm	*Ulmus pumila*	D	22.6	4-Fair to Poor	REMOVE
165	Siberian elm	*Ulmus pumila*	D	22.8	4-Fair to Poor	REMOVE
166	Siberian elm	*Ulmus pumila*	D	11	4-Fair to Poor	REMOVE
167	Siberian elm	*Ulmus pumila*	D	11.1	4-Fair to Poor	Preserve
168	Siberian elm	*Ulmus pumila*	D	18.5	4-Fair to Poor	Preserve
169	Siberian elm	*Ulmus pumila*	D	18.1	4-Fair to Poor	REMOVE
170	Boxelder	*Acer negundo*	D	36.8	5-Poor	REMOVE
171	White mulberry	*Morus alba*	D	7.9	4-Fair to Poor	REMOVE
172	Northern hackberry	*Celtis occidentalis*	A	2.6	2-Good to Fair	REMOVE
173	White mulberry	*Morus alba*	D	13.1	4-Fair to Poor	REMOVE
174	Siberian elm	*Ulmus pumila*	D	15.3	3-Fair	REMOVE
175	Siberian elm	*Ulmus pumila*	D	17.7	4-Fair to Poor	REMOVE
176	Black walnut	*Juglans nigra*	C	18.4	3-Fair	REMOVE
177	Northern hackberry	*Celtis occidentalis*	A	3.1	2-Good to Fair	REMOVE
178	Siberian elm	*Ulmus pumila*	D	36.4	3-Fair	REMOVE
179	White mulberry	*Morus alba*	D	9.4	4-Fair to Poor	REMOVE
180	Siberian elm	*Ulmus pumila*	D	20.2	4-Fair to Poor	REMOVE
181	White mulberry	*Morus alba*	D	20.2	3-Fair	REMOVE
182	Siberian elm	*Ulmus pumila*	D	8.2	5-Poor	Preserve
183	Black walnut	*Juglans nigra*	C	23.2	3-Fair	Preserve
187	Norway maple	*Acer plantanoides*	B	8	3-Fair	REMOVE
188	Norway maple	*Acer plantanoides*	B	6.8	3-Fair	REMOVE
189	Norway maple	*Acer plantanoides*	B	3.1	2-Good to Fair	REMOVE
190	Crabapple	*Malus spp.*	B	9	3-Fair	REMOVE
191	Norway maple	*Acer plantanoides*	B	4	3-Fair	REMOVE
192	Norway maple	*Acer plantanoides*	B	3.8	3-Fair	REMOVE
193	Norway maple	*Acer plantanoides*	B	5.7	2-Good to Fair	REMOVE
194	Norway maple	*Acer plantanoides*	B	6.5	3-Fair	REMOVE
195	Siberian elm	*Ulmus pumila*	D	9.3	3-Fair	REMOVE
196	Siberian elm	*Ulmus pumila*	D	34	3-Fair	REMOVE
197	Siberian elm	*Ulmus pumila*	D	9.1	3-Fair	REMOVE
198	Siberian elm	*Ulmus pumila*	D	16.7	3-Fair	REMOVE
199	Norway maple	*Acer plantanoides*	B	8.8	3-Fair	REMOVE
200	Norway maple	*Acer plantanoides*	B	4.1	2-Good to Fair	REMOVE
201	Siberian elm	*Ulmus pumila*	D	13.8	4-Fair to Poor	REMOVE
207	Siberian elm	*Ulmus pumila*	D	10.7	4-Fair to Poor	Preserve
208	Siberian elm	*Ulmus pumila*	D	8.2	6-Dead	Preserve
209	White mulberry	*Morus alba*	D	18.7	3-Fair	Preserve
210	Siberian elm	*Ulmus pumila*	D	12.4	4-Fair to Poor	Preserve
211	Siberian elm	*Ulmus pumila*	D	29.2	4-Fair to Poor	Preserve
212	Siberian elm	*Ulmus pumila*	D	14.9	6-Dead	Preserve
213	White mulberry	*Morus alba*	D	8.7	3-Fair	REMOVE
214	Siberian elm	*Ulmus pumila*	D	13.2	6-Dead	Preserve
215	Siberian elm	*Ulmus pumila*	D	41.8	4-Fair to Poor	REMOVE
216	Northern hackberry	*Celtis occidentalis*	A	3.4	2-Good to Fair	REMOVE
217	White mulberry	*Morus alba*	D	6.6	3-Fair	REMOVE
218	Siberian elm	*Ulmus pumila*	D	6.7	6-Dead	REMOVE
219	Siberian elm	*Ulmus pumila*	D	18.1	4-Fair to Poor	REMOVE
220	Siberian elm	*Ulmus pumila*	D	21.2	4-Fair to Poor	Preserve
221	Siberian elm	*Ulmus pumila*	D	14.5	4-Fair to Poor	REMOVE
222	Siberian elm	*Ulmus pumila*	D	8.6	4-Fair to Poor	REMOVE
223	White mulberry	*Morus alba*	D	11	4-Fair to Poor	REMOVE
224	Eastern red cedar	*Juniperus virginiana*	B	2.5	2-Good to Fair	REMOVE
225	Eastern red cedar	*Juniperus virginiana*	B	3.6	2-Good to Fair	Preserve
226	Eastern red cedar	*Juniperus virginiana*	B	2.5	2-Good to Fair	REMOVE
227	Siberian elm	*Ulmus pumila*	D	8.4	4-Fair to Poor	REMOVE
228	Siberian elm	*Ulmus pumila*	D	11.6	4-Fair to Poor	REMOVE
229	Norway maple	*Acer plantanoides*	B	8.4	3-Fair	REMOVE
230	Black cherry	*Prunus serotina*	C	6.2	3-Fair	REMOVE
231	American elm	*Ulmus americana*	D	9.2	4-Fair to Poor	Preserve
232	Black cherry	*Prunus serotina*	C	6.2	3-Fair	Preserve
233	Black walnut	*Juglans nigra*	C	10	3-Fair	Preserve
234	Black cherry	*Prunus serotina*	C	6.5	3-Fair	Preserve
235	Siberian elm	*Ulmus pumila*	D	9.8	4-Fair to Poor	Preserve
236	Siberian elm	*Ulmus pumila*	D	10.9	5-Poor	Preserve
237	Siberian elm	*Ulmus pumila*	D	11.2	6-Dead	Preserve
238	Black walnut	*Juglans nigra*	C	12.4	2-Good to Fair	Preserve
239	Siberian elm	*Ulmus pumila*	D	18.7	5-Poor	Preserve
240	Boxelder	*Acer negundo*	D	8.6	5-Poor	Preserve
241	Black walnut	*Juglans nigra*	C	7.3	3-Fair	Preserve
242	American elm	*Ulmus americana*	D	7.2	3-Fair	Preserve
243	White mulberry	*Morus alba*	D	1	4-Fair to Poor	REMOVE
244	Siberian elm	*Ulmus pumila*	D	10.4	4-Fair to Poor	REMOVE
245	Siberian elm	*Ulmus pumila*	D	7.1	4-Fair to Poor	REMOVE
246	Siberian elm	*Ulmus pumila*	D	6.7	4-Fair to Poor	REMOVE
247	Siberian elm	*Ulmus pumila*	D	8.5	4-Fair to Poor	REMOVE
248	Siberian elm	*Ulmus pumila*	D	1	4-Fair to Poor	REMOVE
249	Black walnut	*Juglans nigra*	C	12.8	3-Fair	Preserve
250	White mulberry	*Morus alba*	D	10.1	3-Fair	REMOVE
251	Siberian elm	*Ulmus pumila*	D	6.0	2-Good to Fair	REMOVE
252	Siberian elm	*Ulmus pumila*	D	43.4	3-Fair	REMOVE
253	Siberian elm	*Ulmus pumila*	D	18.3	4-Fair to Poor	REMOVE
254	White mulberry	*Morus alba*	D	6.2	3-Fair	REMOVE
255	Boxelder	*Acer negundo*	D	20.3	6-Dead	Preserve
256	Boxelder	*Acer negundo*	D	22.1	6-Dead	Preserve
257	Siberian elm	*Ulmus pumila*	D	10.6	3-Fair	Preserve
258	Siberian elm	*Ulmus pumila*	D	23.2	3-Fair	REMOVE
259	Siberian elm	*Ulmus pumila*	D	13.0	3-Fair	REMOVE
260	Siberian elm	*Ulmus pumila*	D	9.0	3-Fair	REMOVE
261	White mulberry	*Morus alba*	D	7.3	3-Fair	REMOVE
262	Siberian elm	*Ulmus pumila*	D	18.6	4-Fair to Poor	REMOVE
263	Siberian elm	*Ulmus pumila*	D	7.1	6-Dead	REMOVE
264	Siberian elm	*Ulmus pumila*	D	6.3	3-Fair	REMOVE
265	Siberian elm	*Ulmus pumila*	D	6.9	3-Fair	REMOVE
266	White mulberry	*Morus alba*	D	10.1	4-Fair to Poor	REMOVE
267	Siberian elm	*Ulmus pumila*	D	8.6	6-Dead	REMOVE
268	Siberian elm	*Ulmus pumila*	D	14.9	6-Dead	REMOVE
269	Black walnut	*Juglans nigra*	C	16.9	3-Fair	REMOVE
270	Siberian elm	*Ulmus pumila*	D	7.9	4-Fair to Poor	REMOVE
271	Siberian elm	*Ulmus pumila*	D	7.3	4-Fair to Poor	REMOVE
272	Siberian elm	*Ulmus pumila*	D	15.1	5-Poor	REMOVE
273	Black walnut	*Juglans nigra*	C	7.3	3-Fair	REMOVE
274	Black walnut	*Juglans nigra*	C	8.2	3-Fair	REMOVE
275	Eastern red cedar	*Juniperus virginiana*	B	10.4	2-Good to Fair	REMOVE
276	Eastern red cedar	*Juniperus virginiana*	B	6.6	2-Good to Fair	REMOVE
277	Siberian elm	*Ulmus pumila*	D	6.5	6-Dead	REMOVE
278	Eastern cottonwood	*Populus deltoides*	C	9.2	4-Fair to Poor	REMOVE
279	Eastern red cedar	*Juniperus virginiana*	B	4.3	2-Good to Fair	REMOVE
280	Eastern red cedar	*Juniperus virginiana*	B	2.5	2-Good to Fair	REMOVE
281	Eastern red cedar	*Juniperus virginiana*	B	2.7	2-Good to Fair	REMOVE
282	Siberian elm	*Ulmus pumila*	D	7.7	6-Dead	REMOVE
283	Siberian elm	*Ulmus pumila*	D	6.1	6-Dead	REMOVE
284	Eastern red cedar	*Juniperus virginiana*	B	2.6	2-Good to Fair	REMOVE
285	Eastern red cedar	*Juniperus virginiana*	B	3.2	2-Good to Fair	REMOVE
286	Eastern red cedar	*Juniperus virginiana*	B	2.6	2-Good to Fair	REMOVE
287	Eastern red cedar	*Juniperus virginiana*	B	7.9	2-Good to Fair	REMOVE
288	Siberian elm	*Ulmus pumila*	D	11.9	6-Dead	Preserve
289	Norway maple	*Acer plantanoides*	B	8.9	3-Fair	REMOVE
290	Siberian elm	*Ulmus pumila*	D	17.5	5-Poor	REMOVE
291	Siberian elm	*Ulmus pumila*	D	19.2	5-Poor	Preserve
292	Eastern red cedar	*Juniperus virginiana*	B	2.5	2-Good to Fair	Preserve
293	Siberian elm	*Ulmus pumila*	D	11.7	6-Dead	Preserve
294	Eastern red cedar	*Juniperus virginiana*	B	3.4	2-Good to Fair	Preserve
295	Black cherry	*Prunus serotina*	C	19.0	4-Fair to Poor	Preserve
296	Eastern red cedar	*Juniperus virginiana*	B	3.9	2-Good to Fair	Preserve
297	Eastern red cedar	*Juniperus virginiana*	B	2.8	2-Good to Fair	Preserve
298	Eastern red cedar	*Juniperus virginiana*	B	3.3	2-Good to Fair	Preserve
299	Eastern red cedar	*Juniperus virginiana*	B	2.7	2-Good to Fair	Preserve
300	Eastern red cedar	*Juniperus virginiana*	B	2.1	2-Good to Fair	Preserve

NOTE! All offsite trees shall be preserved.

TREE SUMMARY - ONSITE REMOVALS

REMOVALS	QUANTITY	TOTAL DBH
Group A	3	9.1
Group B	30	174.2
Group C	13	180.9
Group D	73	993.2
TOTAL:	119	1357.4
TOTAL TREES - ONSITE*:	292	3,236.0

*Note! As currently inventoried, entire property was not inventoried.

TREE INVENTORY - OFFSITE

TAG #	COMMON NAME	BOTANICAL NAME	GROUP	DBH	CONDITION	OUTCOME
184	Black walnut	*Juglans nigra*	C	14.3	3-Fair	(Offsite)
185	White mulberry	*Morus alba*	D	6.9	3-Fair	(Offsite)
186	Siberian elm	*Ulmus pumila*	D	40.4	3-Fair	(Offsite)
202	Norway maple	*Acer plantanoides*	B	8.4	2-Good to Fair	(Offsite)
203	Kentucky coffeetree	*Gymnocladus dioica*	B	3.3	2-Good to Fair	(Offsite, ROW)
204	Kentucky coffeetree	*Gymnocladus dioica*	B	2.4	3-Fair	(Offsite, ROW)
205	Kentucky coffeetree	*Gymnocladus dioica*	B	2.4	3-Fair	(Offsite, ROW)
206	Kentucky coffeetree	*Gymnocladus dioica*	B	2.4	3-Fair	(Offsite, ROW)

NOTE! All offsite trees shall be preserved.

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9 CRYSTAL LAKE ROAD,
SUITE 110
LAKE IN THE HILLS, IL 60156
224 241 8181

CLIENT NAME AND ADDRESS

DESIGN BUILD STORAGE, LLC

BARRINGTON, IL

PLAN DATE

SEPTEMBER 21, 2023

REVISIONS

1.	12/6/23 PER CITY COMMENTS
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY

4504 TERRA COTTA AVENUE

CRYSTAL LAKE, IL

TREE PRESERVATION / REMOVAL PLAN: TREE INVENTORY

SHEET NUMBER

L0.3

TREE PRES / REMOVAL PLAN
SHEET L1.2 B

TREE PRES / REMOVAL PLAN
SHEET L1.1

TREE PRES / REMOVAL PLAN
SHEET L1.2 A

PROPOSED THREE-STORY
SELF STORAGE BUILDING

ILLINOIS ROUTE 176

TERRA COTTA AVENUE

S39°37'12"W 27.23'
S50°22'48"E 11.04'
S49°09'28"E 179.03'
S39°37'12"W 251.77'
S49°35'13"E 192.52'
S40°58'07"W 399.85'
N38°36'53"W 380.58'
N00°31'35"W 227.71'
N89°27'59"E 660.90'

50' BLDG. SETBACK
42' BLDG. SETBACK
30' BLDG. SETBACK

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5

EX. COMMERCIAL BUSINESS
EX. RESIDENTIAL
EX. WOODED AREA TO REMAIN
EX. GRASS
EX. ASPHALT PAVEMENT
EX. CONC. PAVEMENT
EX. CONC. BARRIER MEDIAN
2' EASEMENT FOR THE ILLINOIS BELL TELEPHONE COMPANY, SCALED PER DOC #1963R04115
THE COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY PER DOC #1981357522
N RIGHT-OF-WAY OF TERRA COTTA AVE.
S LINE NE 1/4 SECTION 34-44-08

NORTH

TREE PRESERVATION & REMOVAL PLAN
SCALE: 1" = 30'-0"

0 15' 30' 60'

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STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241 8181

CLIENT NAME AND ADDRESS

DESIGN BUILD STORAGE, LLC
BARRINGTON, IL

PLAN DATE

SEPTEMBER 21, 2023

REVISIONS

1.	12/6/23 PER CITY COMMENTS
2.	
3.	
4.	
5.	
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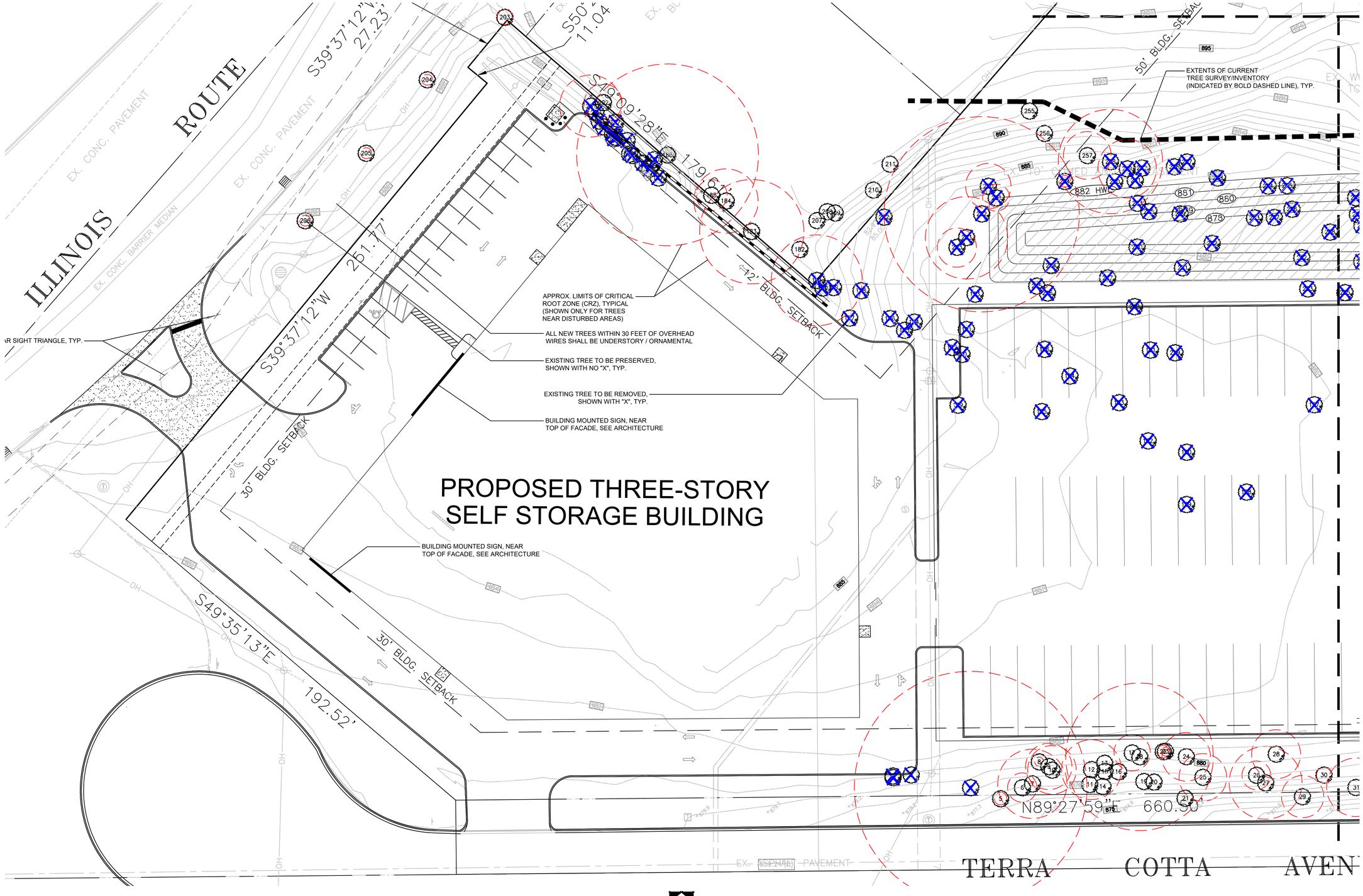
PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY
4504 TERRA COTTA AVENUE
CRYSTAL LAKE, IL

TREE PRESERVATION / REMOVAL PLAN

SHEET NUMBER

L1.0



TREE PRESERVATION & REMOVAL PLAN - DETAIL SHEET L1.1

NORTH

SCALE: 1" = 20'-0"

0 10' 20' 40'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241 8181

CLIENT NAME AND ADDRESS

DESIGN BUILD STORAGE, LLC
BARRINGTON, IL

PLAN DATE

SEPTEMBER 21, 2023

REVISIONS

1.	12/6/23 PER CITY COMMENTS
2.	
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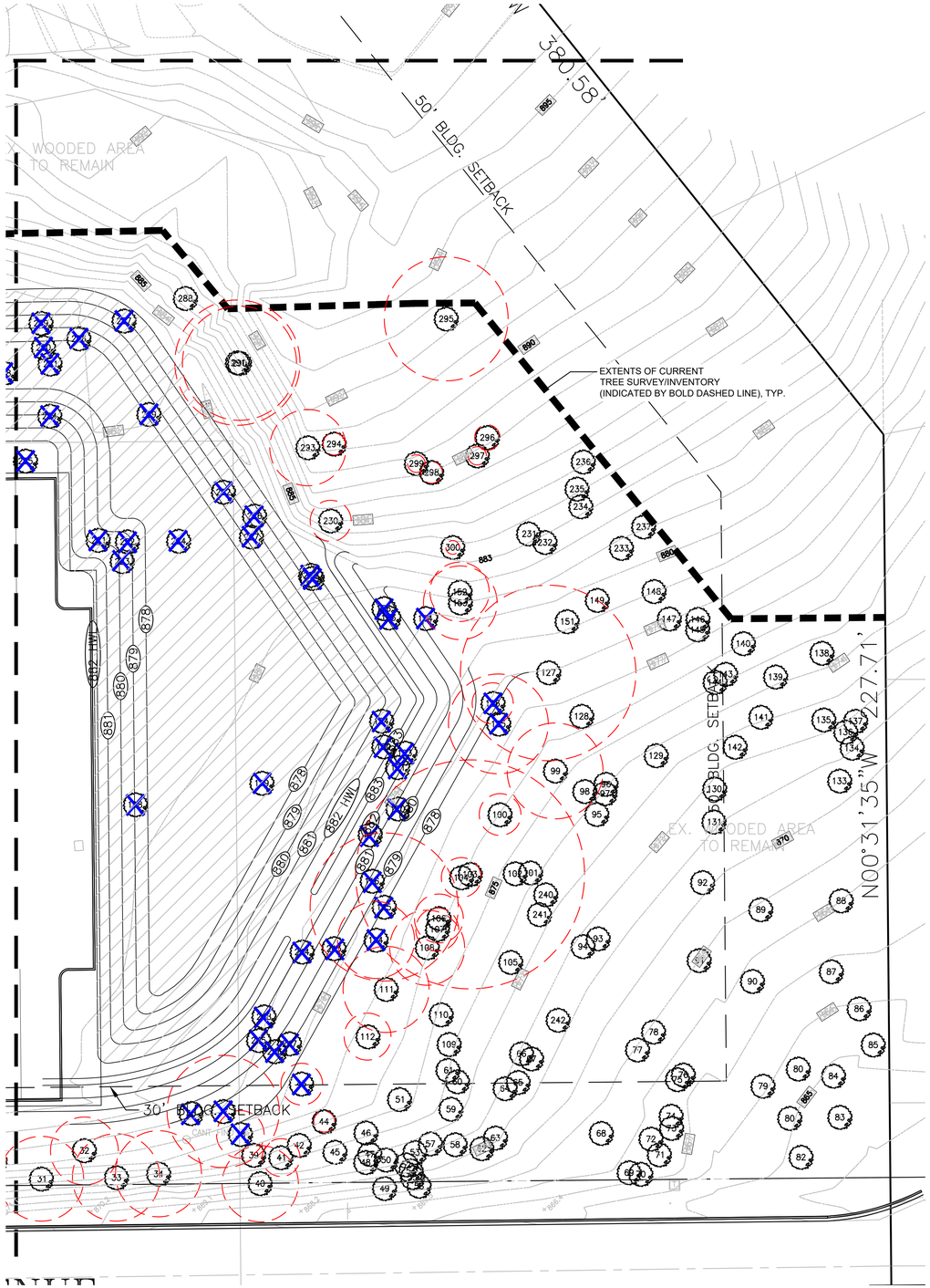
PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY
4504 TERRA COTTA AVENUE
CRYSTAL LAKE, IL

TREE PRESERVATION / REMOVAL PLAN: DETAIL SHEET

SHEET NUMBER

L1.1

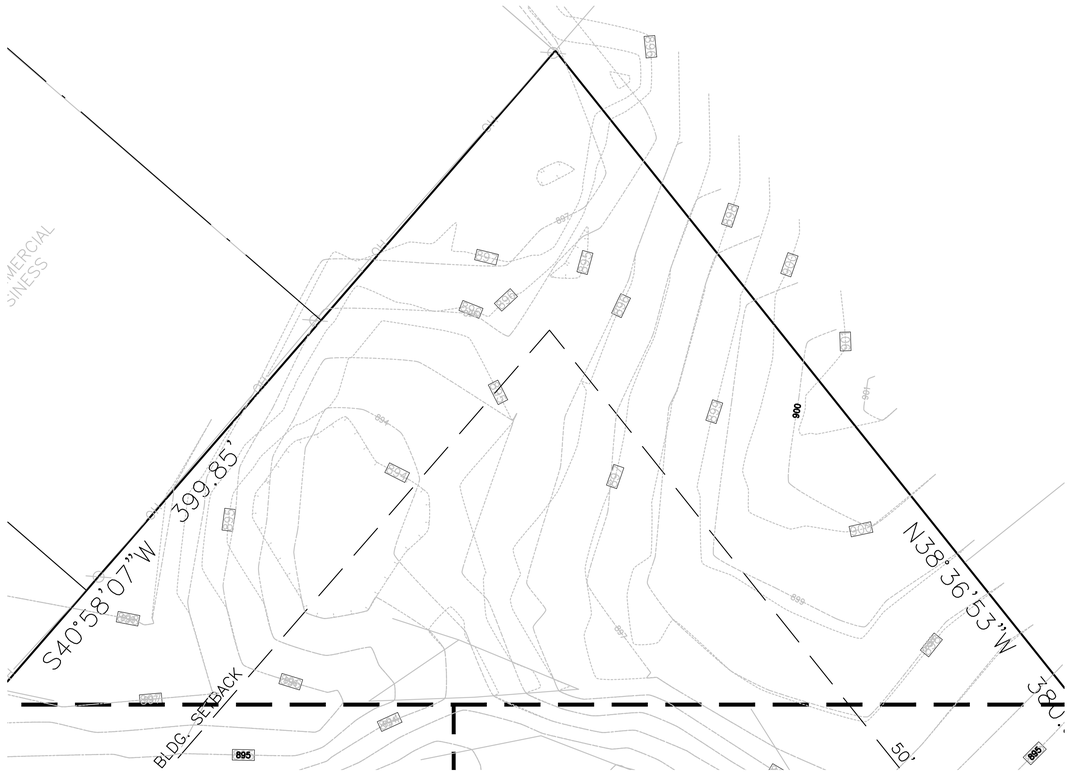


NORTH

TREE PRESERVATION & REMOVAL PLAN - SHEET 1.2 A

SCALE: 1" = 20'-0"

0 10' 20' 40'



NORTH

TREE PRESERVATION & REMOVAL PLAN - SHEET L1.2 B

SCALE: 1" = 20'-0"

0 10' 20' 40'

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241 8181

CLIENT NAME AND ADDRESS

DESIGN BUILD STORAGE, LLC

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PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY

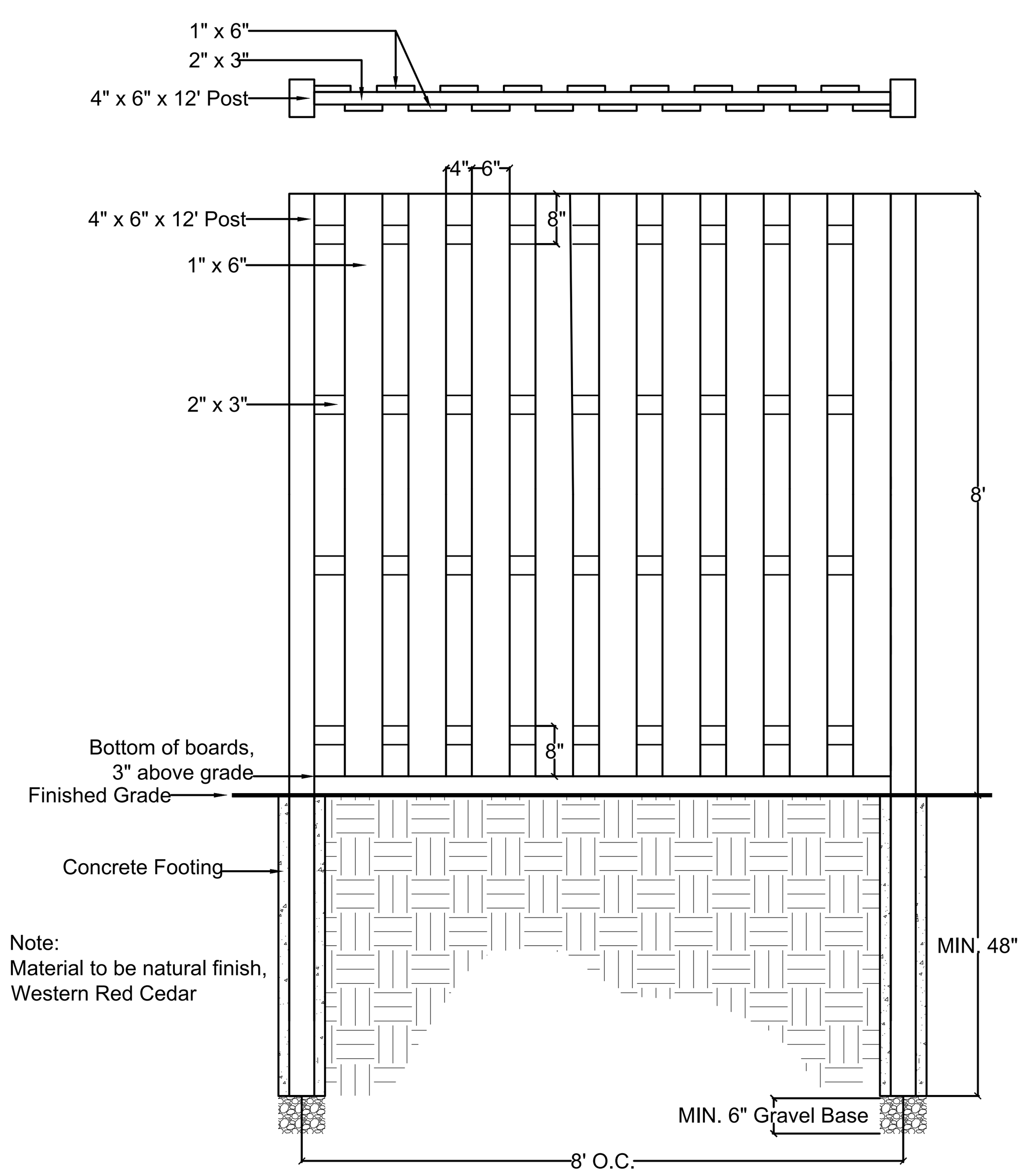
4504 TERRA COTTA AVENUE

CRYSTAL LAKE, IL

TREE PRESERVATION / REMOVAL PLAN: DETAIL SHEET

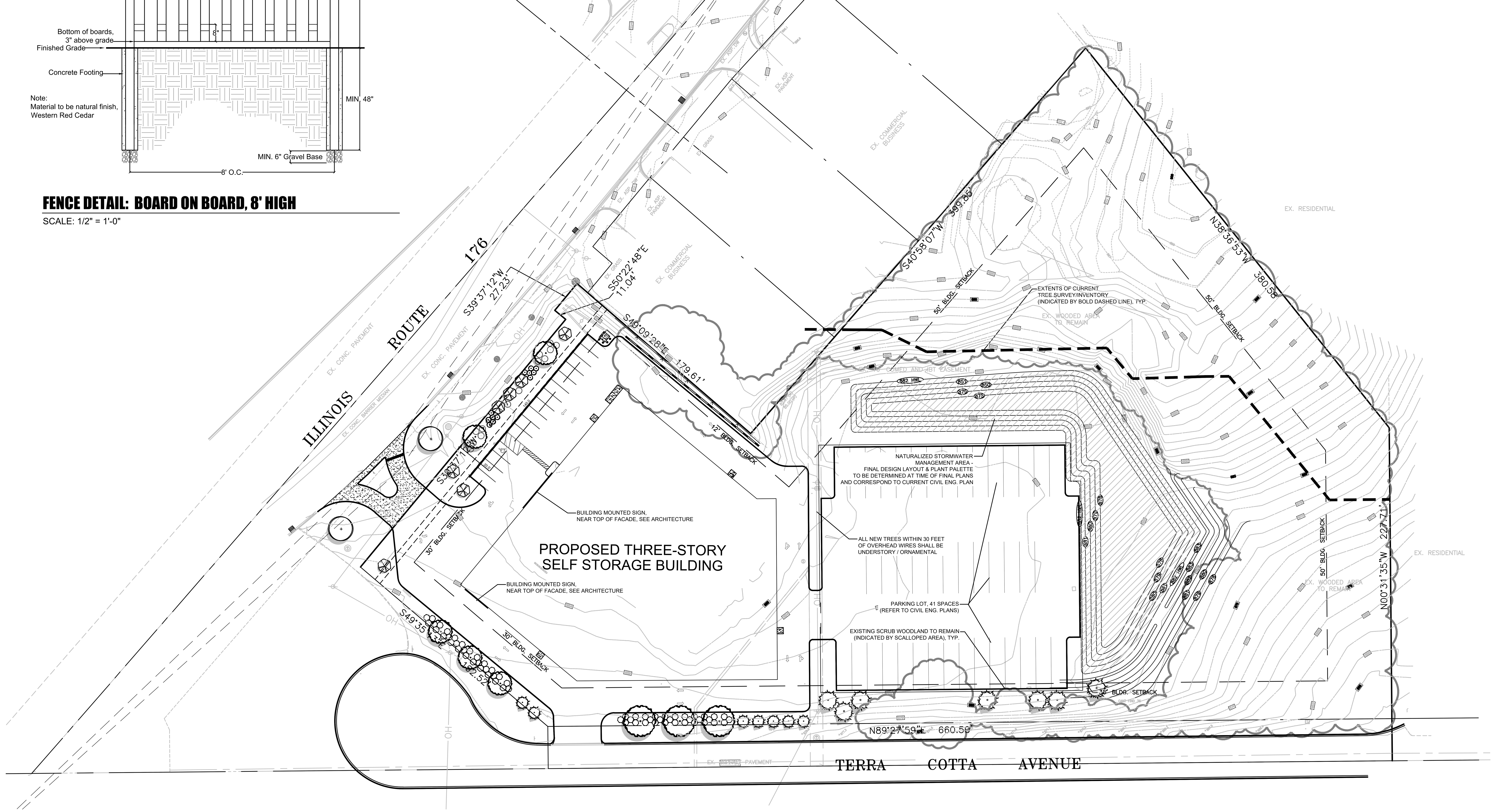
SHEET NUMBER

L1.2



FENCE DETAIL: BOARD ON BOARD, 8' HIGH

SCALE: 1/2" = 1'-0"



NORTH

LANDSCAPE PLAN

SCALE: 1" = 40'-0"

dickson design
STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241 8181

CLIENT NAME AND ADDRESS

DESIGN BUILD STORAGE, LLC

BARRINGTON, IL

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PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY

4504 TERRA COTTA AVENUE

CRYSTAL LAKE, IL

LANDSCAPE PLAN

SHEET NUMBER

L2.0

SELF STORAGE FACILITY

PRELIMINARY ENGINEERING
4504 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS

NOTE "X"
IT IS BROUGHT TO THE CONTRACTOR'S ATTENTION THAT THE PROPOSED FINISHED GRADES SHOWN WILL REQUIRE WORK UNDERNEATH EXISTING OVERHEAD POWER LINES. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING COMMONWEALTH EDISON AND ALL OTHER UTILITY COMPANIES WITH WIRES ON POLES AND REVIEWING THIS SITUATION WITH THEM PRIOR TO ANY WORK ON THE SITE. COMMONWEALTH EDISON AND OTHER UTILITY COMPANIES WITH LINES ON THE POLES SHALL TAKE ANY APPROPRIATE STEPS NECESSARY (RELOCATING OR RAISING THE WIRES) TO ENSURE THAT THERE IS NO POSSIBLE CONFLICT BETWEEN ANY POSSIBLE FUTURE OPERATIONS AND THE OVERHEAD WIRES. PRIOR TO PLACING ANY FILL IN THE VICINITY OF THESE WIRES, THE CONTRACTOR SHALL VERIFY THAT ALL REQUIRED UTILITY RELOCATIONS HAVE BEEN PERFORMED BY COMMONWEALTH EDISON AND THE OTHER UTILITY COMPANIES, AND THE POSSIBILITY OF ANY CONFLICTS HAS BEEN TOTALLY ELIMINATED. THE CONTRACTOR SHALL USE EXTREME CAUTION OPERATING EQUIPMENT UNDER OR NEAR THE OVERHEAD WIRES, AND SHALL BE SOLELY RESPONSIBLE FOR THE SAFETY OF WORKERS AND EQUIPMENT WORKING UNDER OR NEAR THE OVERHEAD WIRES.

SPECIAL NOTE PER CITY

Prior to final closeout of the project the following must be provided to the City:

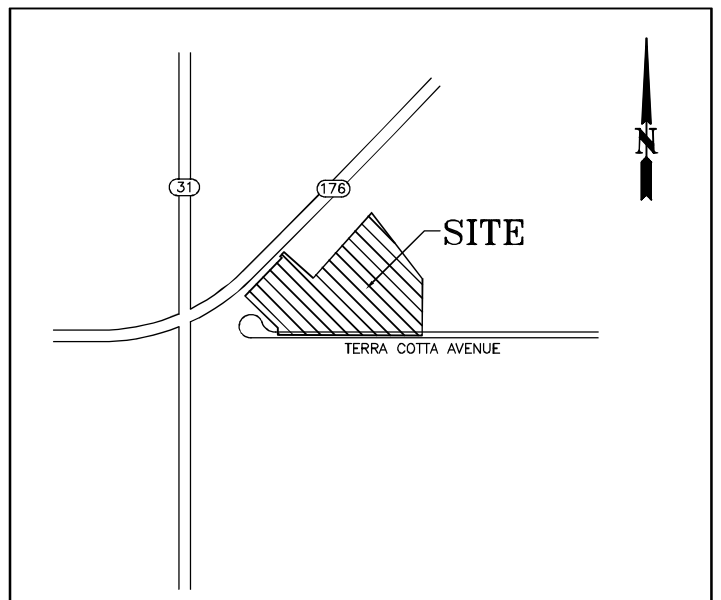
a. All stormwater management features must be placed within a deed or plat restriction.

b. A maintenance plan stating the proposed maintenance activities, who is responsible and identifying a funding source must be recorded and provided to the City.

c. Approved as-built survey of all stormwater features must be provided to the City.

GENERAL DEVELOPMENT NOTES

1. All work shall be performed in a manner so as not to unreasonably impair or interfere with the use, occupancy or enjoyment of, or with any business conducted on, any adjacent property.
2. At all times during the performance of any Work all areas other than the construction site proper and the staging area shall be kept free from any loose dirt, debris, equipment or construction materials relating to the work.
3. Upon completion of the Work, Constructing Party shall promptly restore the area to as good or better condition than existed before the use of the area commenced. Restoration shall include, without limitation, clearing the areas of all loose dirt, debris, equipment and construction materials, the repair or replacement of paving, striping and landscaping, and the repair or replacement of any and all damaged areas or improvements.



LOCATION MAP

N.T.S.

LEGEND

EXISTING	LEGEND	PROPOSED
W=E631.75	WALK GRADE	W=631.75
C=E630.62	CURB GRADE	C=630.62
G=E630.39	GUTTER GRADE	G=630.39
P=E631.25	PAVEMENT GRADE	P=631.25
E633.75	GRADE	632.51
639	CONTOUR	639
	CONCRETE CURB	
	SANITARY SEWER	
	STORM SEWER	
W12"	WATERMAIN	W2"
	CHAIN LINK FENCE	
	DITCH FLOWLINE	
	MANHOLE	
	CATCH BASIN	
	INLET BASIN	
	VALVE VAULT	
	VALVE BOX	
	LIGHT POLE	
	WOOD POLE	
	FIRE HYDRANT	
	DIRECTION OF DRAINAGE	
	CONCRETE WALK OR PAVEMENT	
	SILT FENCE	S
	DRY WELL	
	OVERLAND FLOW ROUTE	

OPERATES 24 HOURS 365 DAYS
CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY McHENRY
CITY-TOWNSHIP CRYSTAL LAKE
SEC. & 1/4 SEC. NO.# NE 1/4 34-44-8
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

GENERAL NOTES AND SPECIFICATIONS

1. All roadway and pavement construction shall comply with the requirements of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction", latest edition, except as may be modified by the project plans and specifications.
2. All underground construction shall comply with the requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois Municipal League, latest edition, except as may be modified by project plans and specifications.
3. Water mains shall be protected in accordance with the requirements of the Illinois EPA. See Water Main Protection Specifications, this sheet. Minimum water main cover is 6'.
4. All sewer and water main trenches under or within 2 feet of existing or proposed curbs or roadway pavement shall be backfilled with compacted porous granular backfill (IDOT gradation CA-6).
5. Commonwealth Edison, AT&T Telephone, Nicor Gas and other utility company facilities are not necessarily shown on the drawings and must be located in the field prior to construction. Call J.U.L.I.E. (1-800-892-0123) at least 48 hours prior to the start of construction.
6. Any pavement or other improvements disturbed by contractor's operations shall be replaced in kind at no additional cost.
7. Valve vault, catch basin, and manhole covers and rings shall be set in workmanlike manner in a bed of mortar.
8. All elevations shown are NAVD 88 datum.
9. The City of Crystal Lake Building, Public Works, and Engineering Departments shall be notified at least two working days prior to the start of construction. Inspections by the Crystal Lake Engineering Department shall be requested 24 hours in advance.
10. All structures shall be clean at time of final acceptance by the Owner at no additional cost.
11. All work to meet all State and local codes and requirements.
12. Water and sewer locations are shown on the drawing from the best available information and must be located in the field by the contractor prior to construction. Any discrepancy that the contractor may find with the plan shall be immediately reported to the engineer and the City for resolution prior to proceeding with construction.
13. Valve vault lids shall be stamped "City of Crystal Lake Water", storm manhole covers shall be stamped "City of Crystal Lake Storm", and sanitary manhole covers shall be stamped "City of Crystal Lake Sanitary".
14. PVC sewer pipe to be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D3212, unless otherwise noted on the drawings.
15. D.I. sewer pipe to be cement-lined ductile iron, Class 52 conforming to ANSI specification A21.51 with push-on rubber gasket joints, ANSI A21.11.
16. Crushed stone bedding 1/4" to 1" in size (class 1A ASTM 2321-00), with a minimum of 12" above pipe and 4" below pipe shall be provided for all sewer construction (IDOT gradation CA-11). See City Standard "Typical Trench Cross Section" detail on sheet C-7.
17. All floor drains shall be connected to the sanitary sewer system. All down spouts and footing drains shall discharge into the storm sewer system.
18. "Band Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
19. Concrete thrust blocks to prevent movement of water main under pressure shall be placed at all tees, valves, and bends of 11 1/4' and greater.
20. Only City of Crystal Lake Water Department personnel may operate water valves.
21. Concrete and reinforced concrete storm sewer to be type and class noted on the drawing with rubber gasket joints conforming to ASTM C-443.
22. Water service lines (2" and smaller) shall be copper water tube, type K, soft temper, for underground service conforming to ASTM B-88 and B251 and also conforming to all City of Crystal Lake requirements. Water mains and service lines larger than 2" shall be cement-lined ductile iron, Class 52, conforming to ANSI specification A21.51 with push-on rubber gasket joints. All fittings to be cement lined. Sterilization and pressure testing in accordance with the local governing authority's requirements is included.
23. The contractor(s) shall indemnify, hold harmless and defend the owner, Northwestern Engineering Consultants, P.C. and the municipality, their agents, etc. from all liability involved with the construction, installation and testing of the work on this project.
24. All concrete used shall be I.D.O.T. Class SI, except for concrete pavement which shall be I.D.O.T. Class PV.
25. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, the following method shall be used:
    A. Circular saw-cut of sewer main by proper tools ("Sewer-Tap" machine or similar) and proper installation of hub-wye saddle or hub-tee saddle.
    B. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
    C. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band-Seal" or similar couplings to hold it firmly in place.
26. All existing field drainage tile encountered or damaged during construction are to be restored to their original condition, properly rerouted, and/or connected to the storm sewer system. The contractor shall keep a record of all locations of field drainage tile encountered, and shall notify the City Engineer wherever encountering a drainage tile.
27. The contractor is responsible for maintaining a clean construction area and shall remove debris resulting from his operations. Open trenches or other construction hazards shall be protected with barricades at the end of each day's operations.
28. The contractor shall be responsible for compliance with all of the requirements of the Occupational Safety and Health Act including those requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with the construction project.
29. All existing buildings, foundations, utilities, landscaping, fences, and other improvements on adjacent properties shall be protected at all times during construction. The contractor is responsible to provide and install any materials, equipment, and/or manpower necessary to accomplish this.
30. In order to prevent damage due to settlement, structural support shall be provided for the upper pipe at all water main/sewer crossings in accordance with standard drawings 19, 20, 21, 22, and/or 23 (whichever is applicable to the particular situation) as shown in the "Standard Specifications for Water and Sewer Main Construction in Illinois", 2014 edition.
31. The sanitary sewers shall be tested in accordance with City of Crystal Lake Engineering Department requirements per ASTM C-828 (low pressure air test), with services installed and plugged at property line. All services are to be tested also. If PVC pipe is used, it shall be tested in accordance with all Crystal Lake (City Ordinance No. 2954) and IEPA Requirements (deflection testing shall be performed per Sect. 31-1.12 of the Standard Specifications for Water and Sewer Main Construction in Illinois).
32. All construction and traffic control within the highway right-of-ways shall comply with all IDOT, McHenry County Highway Department and City requirements. Pavement, curb, concrete walk or any other improvements disturbed by contractor's operations shall be replaced in kind.
33. All excess excavated material shall become the property of the contractor and shall be removed from the site and legally disposed of by him. The contractor shall have a meeting with the developer prior to the start of earthwork operations to discuss his schedule and plan for the earthwork operations. The contractor shall comply with all the current requirements of the State of Illinois EPA Clean Construction and Demolition Debris (CCDD) Requirements.
34. The contractor and its employees are responsible to comply with all the requirements of the IDOT "Confined Space Entry Policy" as published by IDOT, current edition, insofar as it relates to entry into manholes, sewers, pipes, lift stations, vaults, wet wells, tanks, and other confined spaces that may be involved with this project.
35. Any damage to perimeter street curbs and/or pavement caused by the contractor's activity shall be repaired by the contractor.
36. Subgrade preparation for all pavements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deleterious material. Fill placement under all paved areas shall be compacted to 95% Modified Proctor density ASTM D-1557 in 9" thick maximum lifts and shall comply with all the recommendations of the soils engineer. Testing and certification as to required subgrade compaction will be required.
37. All work shall comply with the IEPA "Standard Specifications for Soil Erosion and Sediment Control" current edition. The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precaution to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumens, calcium chloride or other harmful materials. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be required to maintain clean conditions. See Erosion and Sedimentation Control Plan on Sheet C-5.
38. All streetlighting material and construction shall comply with the State of Illinois "Standard Specifications for Road and Bridge Construction" current edition, "American Standard Practice for Roadway Lighting" current edition, the National Electric Code, current edition, and the current City of Crystal Lake standards.
39. Manholes shall be located out of sidewalks. Curb inlets shall be located out of crosswalk.
40. The contractor shall prepare, and obtain approval for from the City Public Works Department, a flushing and chlorination plan for the water mains before this work is commenced. The cost of corporation stops, copper water pipe, etc. required for chlorination, testing, and flushing will not be paid for separately but shall be included in the contractor's total price bid for water main items.
41. The design engineer shall not be responsible for the means, methods, procedures, techniques, or sequences of construction not specified herein, nor for the safety on the job site, nor shall the design engineer be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
42. The contractor is advised that the site contains trees, scrub trees, and brush. The contractor shall make his own investigation and shall include the cost of tree and brush removal as required for this construction project in his total price bid. Any trees whose trunk is located on both sides of any property line shall remain and be protected, unless written permission is obtained from the adjoining property owner to remove said trees. Contractor shall verify the exact scope of landscape material removal/preservation with the landscape drawings.
43. Where there is a conflict between the "General Notes and Specifications" and the City of Crystal Lake Standard Notes, Specifications and Details, the City of Crystal Lake Standard Notes, Specifications and Details shall govern.
44. A preconstruction meeting with applicable City officials, contractors and the owner/developer shall be scheduled prior to the commencement of construction.
45. Proofrolling of the parking lot subgrade in the presence of the City Inspector is required prior to the installation of the base course.

WATER MAIN PROTECTION SPECIFICATIONS
Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains as follows:

A. HORIZONTAL SEPARATION – WATER MAINS AND SEWERS

1. Water mains shall be located at least ten (10) feet horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.

2. Water mains may be located closer that ten (10) feet to a sewer line when permitted in writing by a local code official and when:
   (a) local conditions prevent a lateral separation of ten (10) feet
   (b) the water main invert is at least eighteen (18) inches above the crown of the sewer; and
   (c) the water main is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.

3. When it is impossible to meet (1) or (2) above, both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or PVC pipe equivalent to water main standards of construction. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling.

B. VERTICAL SEPARATION – WATER MAINS AND SEWERS

1. A water main shall be separated from a sewer so that its invert is a minimum of eighteen (18) inches above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within (10) feet horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.

2. Both the water main and sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or PVC pipe equivalent to water main standards of construction when:
   (a) it is impossible to obtain the proper vertical separation as described in (1) above; or
   (b) the water main passes under a sewer or drain.

3. A vertical separation of eighteen (18) inches between the invert of the sewer or drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the water main.

4. Construction shall extend on each side of the crossing until the perpendicular distance from the water main to the sewer or drain line is at least ten (10) feet.

INDEX OF DRAWINGS

C-1 TITLE SHEET
C-2 SITE PLAN
C-3 GRADING AND DRAINAGE PLAN
C-4 UTILITY PLAN
C-5 STORM WATER POLLUTION PREVENTION PLAN
C-6 DETAILS-DRAINAGE AND STORM SEWER
C-7 DETAILS-GENERAL UTILITIES & EROSION CONTROL
C-8 DETAILS-SANITARY & STANDARD NOTES & SPECS
C-9 DETAILS-WATER MAIN & ACCESSIBLE RAMPS
C-10 DETAILS-ROADWAY AND TRAFFIC
C-11 IDOT HIGHWAY STANDARDS
C-12 IDOT HIGHWAY STANDARDS
C-13 DEMOLITION PLAN

SPECIAL NOTE:
THE CONTRACTOR SHALL AT ALL TIMES CONDUCT HIS WORK IN A MANNER AS TO MINIMIZE HAZARDS TO VEHICULAR AND PEDESTRIAN TRAFFIC. TRAFFIC CONTROLS AND WORK SITE PROTECTION SHALL BE IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 6 (TRAFFIC CONTROLS FOR HIGHWAY CONSTRUCTION AND MAINTENANCE OPERATIONS) OF THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS. ALL SIGNS, BARRICADES, FLAGGERS, ETC. REQUIRED FOR TRAFFIC CONTROL SHALL BE FURNISHED BY THE CONTRACTOR. ALL WORK IN THE STATE ROUTE 176 AND TERRA COTTA AVENUE RIGHTS OF WAY SHALL COMPLY WITH ALL IDOT AND CITY STANDARDS AND REQUIREMENTS.

DEVELOPER
MR. JIM LAPETINA
BERMAN LAPETINA ENTERPRISES
2121 W. WALTON STREET
CHICAGO, IL 60622
847-417-4550

ARCHITECT
MR. JEFF BUDGELL
ARCHITECTS' STUDIO
257 N. WEST AVENUE
ELMHURST, IL 60126
630-617-5990

EXISTING IMPROVEMENTS AND TOPOGRAPHY ARE SHOWN BASED ON TOPOGRAPHIC SURVEY PREPARED BY VANDERSTAPPEN SURVEYING DATED AUGUST 9, 2023.

BENCHMARK:
BENCHMARK #1=885.99(NAVD 88 DATUM)=ELEVATION OF THE TOP OF THE WELL LOCATED APPROXIMATELY 15 FEET SOUTH OF THE MOST WESTERLY BUILDING CORNER ON THE SITE.

REVISIONS

NO.	DATE	DESCRIPTION

DANIEL M. HAVLIR, JR. 062-039375 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
9-15-23
LIC. EXP. 11-30-25

PREPARED BY
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695
LICENSE EXPIRES 4-30-25
675 N. NORTH COURT
PALATINE, ILLINOIS 60067
(847) 520-8410
SEPTEMBER 15, 2023

SHEET C-1

23-26

THE RECEIVER OF ELECTRONIC DATA TRANSMISSION BY USE THEREOF UNDERSTANDS AND AGREES AS FOLLOWS: PORTIONS OR ALL OF THE CIVIL ENGINEERING DRAWINGS FOR THIS PROJECT MAY BE TRANSMITTED TO THE CLIENT AS ELECTRONIC CADD FILES. THE ENGINEER MAKES NO WARRANTIES, EITHER EXPRESSED OR IMPLIED, REGARDING THE SUITABILITY OF THE ELECTRONIC DRAWING DATA FILES FOR ANY PURPOSE. DIMENSIONS OF ALL IMPROVEMENTS SHOWN ON THE HARD-COPY DRAWINGS TRANSMITTED TO THE CLIENT SHALL GOVERN OVER THE LOCATION OF THE IMPROVEMENTS AS LOCATED IN THE CADD FILES. THE CADD FILES HAVE BEEN PREPARED FOR THE SOLE PURPOSE OF PREPARING A SET OF 1 INCH EQUALS 20 FEET PAPER DRAWINGS. DIFFERENCES MAY EXIST BETWEEN THE ELECTRONIC FILES DELIVERED AND THE PRINTED HARD-COPY CONSTRUCTION DOCUMENTS. THE RECEIVER SHALL COMPARE THE DATA WITH AVAILABLE HARD COPIES. IN THE EVENT OF A CONFLICT BETWEEN THE SIGNED CONSTRUCTION DOCUMENTS AND ELECTRONIC FILES, THE SIGNED OR SEALED HARD-COPY CONSTRUCTION DOCUMENTS SHALL GOVERN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OR LONG TERM STABILITY OF THE CADD FILES DUE TO DATA TRANSMISSION VIA EITHER DISK OR E-MAIL, TRANSLATION, INCOMPATIBILITY WITH RECEIVING SYSTEMS, HARDWARE OR SOFTWARE OR WITH REGARDS TO ANY Y2K RELATED PROBLEMS. INFORMATION IN THIS ELECTRONIC DATA FILE IS NOT GUARANTEED ACCURATE AND SHALL NOT BE MODIFIED OR TRANSFERRED TO ANY OTHER PARTY WITHOUT WRITTEN PERMISSION OF NORTHWESTERN ENGINEERING CONSULTANTS, P.C. THE RECEIVER BY ACCEPTANCE OF THIS CADD FILE VIA EITHER E-MAIL OR DISK AGREES TO DEFEND, INDEMNIFY, AND HOLD NORTHWESTERN ENGINEERING CONSULTANTS, P.C., ITS OFFICERS, EMPLOYEES AND SUBCONSULTANTS HARMLESS FROM ALL CLAIMS, LOSSES, EXPENSES AND ATTORNEYS FEES ARISING OUT OF THE UNAUTHORIZED MODIFICATION OR ANY USE OF THESE MATERIALS. THE RECEIVER SHALL MAKE NO CLAIM NOR INITIATE ANY ACTION IN LAW OR EQUITY AGAINST NORTHWESTERN ENGINEERING CONSULTANTS, P.C., ITS OFFICERS, EMPLOYEES AND SUBCONSULTANTS WITH RESPECT TO ANY DEFECT ERROR OR OMISSION IN THE DATA. NORTHWESTERN ENGINEERING CONSULTANTS, P.C. ALONE RETAINS ALL OWNERSHIP, COPYRIGHT AND OTHER INTELLECTUAL PROPERTY INTERESTS IN THIS DATA.

NOTE "A":
PROPOSED PAVEMENT STRIPING (TYP.)

NOTE "B":
EXISTING BARRIER CONCRETE CURB AND GUTTER TO REMAIN.

NOTE "C":
PROP. CONCRETE CURB TYPE B. SEE DETAIL, SHEET C-10.

NOTE "D":
PROPOSED VEHICLE STORAGE AREA.

NOTE "E":
CONSTRUCT NEW HANDICAP RAMP IN ACCORDANCE WITH CITY, STATE AND ADA REQUIREMENTS (TYPICAL). RAMP SHALL HAVE 24" WIDE RED TRUNCATED DOME DETECTABLE WARNING SURFACE. SEE DETAIL.

NOTE "F":
PROPOSED HANDICAPPED PARKING STALL WITH PAINTED SYMBOL AND POLE SIGN.

NOTE "G":
PROPOSED PAINTED TRAFFIC ARROW (TYP.)

NOTE "H":
PROPOSED PAVEMENT STRIPING, 4" WIDE LINES @45°, 3' O.C.

NOTE "J":
WHERE CONCRETE WALK, CURB OR PAVEMENT IS ADJACENT TO FOUNDATION WALL, INSTALL COMPRESSIBLE FILLER (3/4" MAXIMUM) BETWEEN PAVEMENT AND FOUNDATION WALL. CUT BACK AND PROVIDE SEALANT AT BUILDING WALL. (TYP).

NOTE "K":
NEW DRIVEWAY PAVEMENT IN ROADWAY RIGHT OF WAY SHALL CONSIST OF MINIMUM OF 3500 PSI AIR ENTRAINED CONCRETE, 8" THICK, 6 BAG MIX WITH 6" X 6" – W4 X W4 W.W.F ON 6" CA-6 COMPACTED CRUSHED STONE BASE ON COMPACTED SUBGRADE. SURFACE TO RECEIVE BROOM FINISH AND ONE SEAL COAT.

NOTE "L":
PROPOSED ASPHALT PAVEMENT (SHADED). SEE PARKING LOT PAVEMENT DETAIL, SHEET C-10.

NOTE "M":
PROPOSED 24" WIDE WHITE PAINTED STOP BAR.

NOTE "N":
SAW CUT AND REMOVE EXISTING BARRIER CONCRETE CURB AND GUTTER ACROSS NEW DRIVEWAY AS INDICATED. REPLACE WITH NEW DEPRESSED CONCRETE CURB AND GUTTER ACROSS THE PROPOSED DRIVEWAY, MATCHING EXISTING CURB AND GUTTER. NEW FLOW LINE SHALL MATCH EXISTING FLOW LINE.

NOTE "P":
EXISTING DEPRESSED CONCRETE CURB AND GUTTER TO REMAIN.

NOTE "Q":
PROPOSED STORM WATER MANAGEMENT BASIN. SEE SHEET C-3.

NOTE "R":
PROPOSED PIPE BOLLARD (TYP.). SEE DETAIL, SHEET C-10.

NOTE "S":
PROPOSED CONCRETE PAD FOR ELECTRICAL TRANSFORMER. SEE ELECTRICAL DRAWINGS.

NOTE "T":
PROPOSED LANDSCAPED AREA. SEE LANDSCAPING DRAWINGS.

NOTE "U":
PROPOSED 6' HIGH CHAIN LINK FENCE. SEE ARCHITECTURAL DRAWINGS.

NOTE "V":
PROPOSED AUTOMATIC GATE IN FENCE. SEE ARCHITECTURAL DRAWINGS.

NOTE "W":
EXISTING OVERHEAD BILLBOARD ON POLE TO REMAIN.

NOTE "Y":
PROPOSED 30"x30" R1-1 STOP SIGN MOUNTED ON METAL POST.

NOTE "Z":
PROPOSED 30"x36" R3-5 RIGHT TURN ONLY SIGN, MOUNTED ON METAL POST.

NOTE "AA":
PROPOSED 30"x30" R3-2 NO LEFT TURN SIGN MOUNTED ON METAL POST.

NOTE "BB":
PROPOSED PARKING LOT LIGHT POLE. SEE ELECTRICAL DRAWINGS.

NOTE "CC":
PROPOSED CONCRETE STOOP AT DOOR. SEE ARCHITECTURAL DRAWINGS.

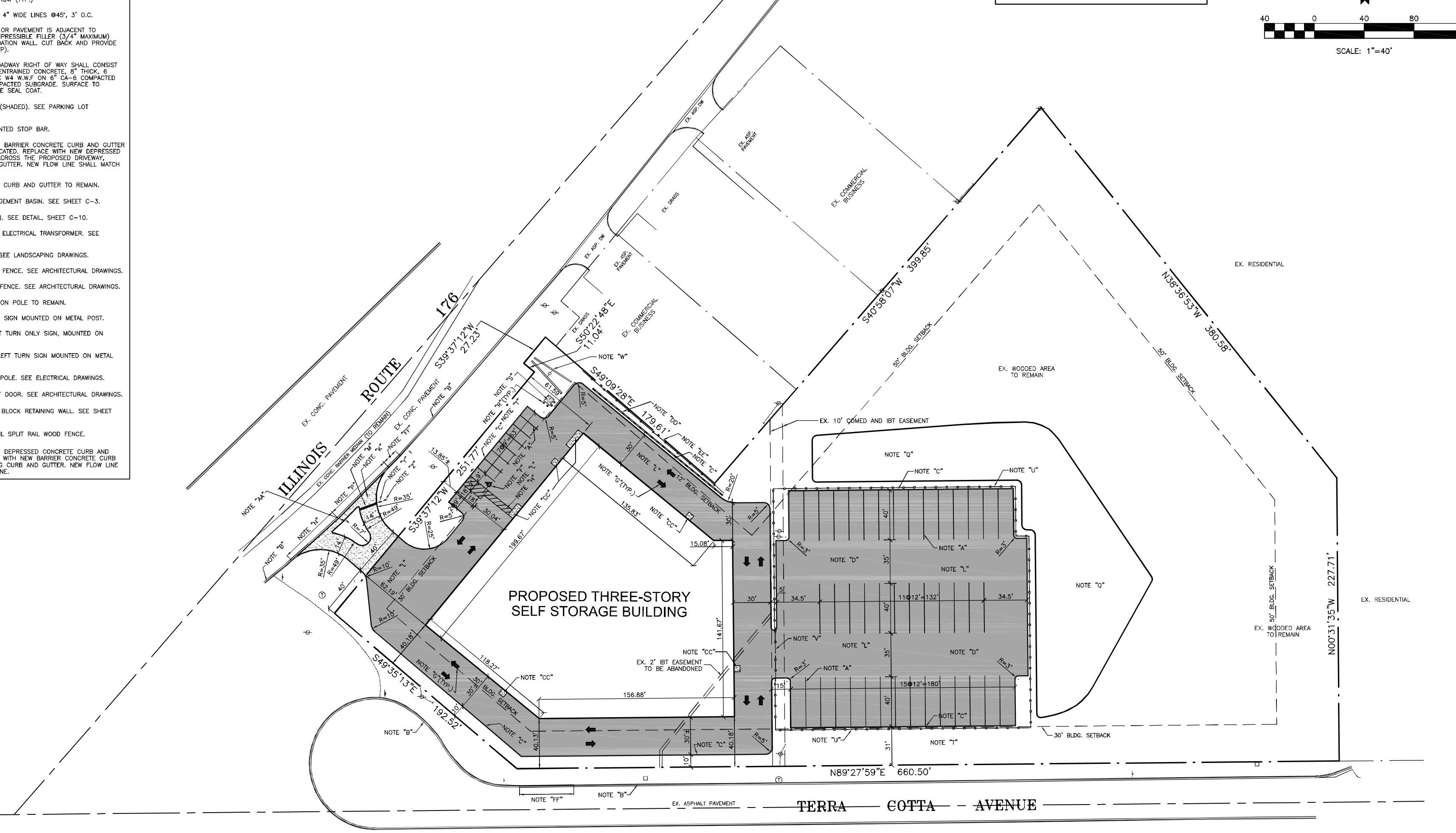
NOTE "DD":
PROPOSED 135 LF DECORATIVE BLOCK RETAINING WALL. SEE SHEET C-3.

NOTE "EE":
INSTALL 150 LF 3' HIGH, 2-RAIL SPLIT RAIL WOOD FENCE.

NOTE "FF":
SAW CUT AND REMOVE EXISTING DEPRESSED CONCRETE CURB AND GUTTER AS INDICATED. REPLACE WITH NEW BARRIER CONCRETE CURB AND GUTTER, MATCHING EXISTING CURB AND GUTTER. NEW FLOW LINE SHALL MATCH EXISTING FLOW LINE.

OPERATES 24 HOURS 365 DAYS
CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY McHENRY
CITY-TOWNSHIP CRYSTAL LAKE
SEC. & 1/4 SEC. NO.# NE 1/4 34-44-8
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

SPECIAL NOTE:
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PAVEMENT MARKING (STRIPING) FOR PARKING LOTS

A. After paving operations are completed, or when directed by the General Contractor, marking as designated on the drawings may proceed. Marking shall consist of 4" wide lines configured as indicated on drawings, yellow color. Traffic paint shall be manufactured by Sherwin Williams, or approved equal. Apply in strict conformance with manufacturer's instructions.

B. Paint striping work shall include painting of international handicap symbol at designated parking for handicapped, as indicated on drawings.

C. Protect area against traffic for at least 48 hours after application of striping.

NOTE:
ALL TRAFFIC SIGNS ARE TO BE INSTALLED AT 7' MEASURED FROM THE GROUND ELEVATION TO THE BOTTOM OF THE SIGN.

NOTE:
SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS, PARKING LOT LIGHTING, SIGNAGE, FENCING AND LANDSCAPING.

NOTE:
ALL DIMENSIONS ARE TO THE FACE OF SIDEWALK, EDGE OF PAVEMENT, OR FACE OF CURB UNLESS OTHERWISE NOTED.

PARKING PROVIDED	
9	STANDARD STALLS (9')
1	HANDICAP STALLS (18')
10	STALLS PROVIDED

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PRELIMINARY ENGINEERING

SITE PLAN
SELF STORAGE FACILITY
4504 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS

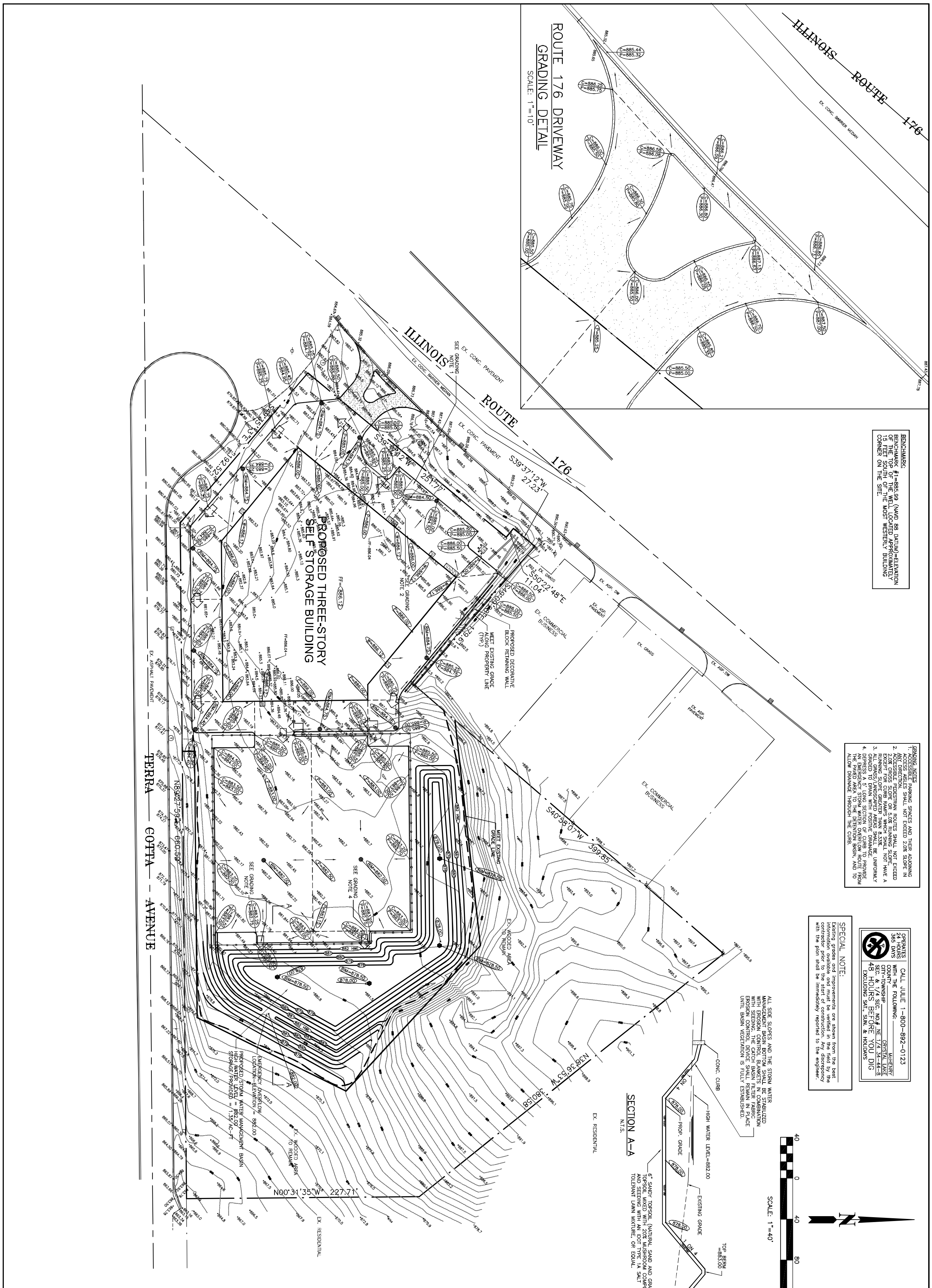
NO.	DATE	DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 9-15-23
SCALE: 1"=40'

DRAWING NO. C-2

JOB NO. 23-26

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ALL SIDE SLOPES AND THE STORM WATER MANAGEMENT BASIN BOTTOM SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS IN COMBINATION WITH SEEDING. THE CATCH BASIN FILTER FABRIC EROSION CONTROL DEVICE SHALL REMAIN IN PLACE UNTIL BASIN VEGETATION IS FULLY ESTABLISHED.

BENCHMARK:
BENCHMARK #1=885.99 (NAVD 88 DATUM)=ELEVATION OF THE TOP OF THE WELL LOCATED APPROXIMATELY 15 FEET SOUTH OF THE MOST WESTERLY BUILDING CORNER ON THE SITE.

GRADING NOTES
1. ACCESSIBLE PARKING SPACES AND THEIR ADJOINING ACCESS AISLES SHALL NOT EXCEED 2.0% SLOPE IN ANY DIRECTION.
2. ACCESSIBLE PEDESTRIAN ROUTES SHALL NOT EXCEED 2.0% CROSS SLOPE OR 5.0% RUNNING SLOPE, EXCEPT FOR CURB RAMPS WHICH SHALL NOT HAVE A RUNNING SLOPE GREATER THAN 8.33%.
3. ALL GRASS/LANDSCAPED AREAS SHALL BE UNIFORMLY GRADED TO DRAIN WITH POSITIVE DRAINAGE.
4. DEPRESS A 5' LONG SECTION OF CURB TO PROVIDE AN EMERGENCY STORM WATER OVERFLOW ROUTE FROM THE PAVED AREA TO THE DETENTION BASIN, AND TO ALLOW DRAINAGE THROUGH THE CURB.

OPERATES 24 HOURS 365 DAYS	CALL JULIE 1-800-892-0123 WITH THE FOLLOWING: COUNTY McHENRY CITY-TOWNSHIP CRYSTAL LAKE SEC. & 1/4 SEC. NO.# NE 1/4 34-44-8 48 HOURS BEFORE YOU DIG EXCLUDING SAT., SUN. & HOLIDAYS

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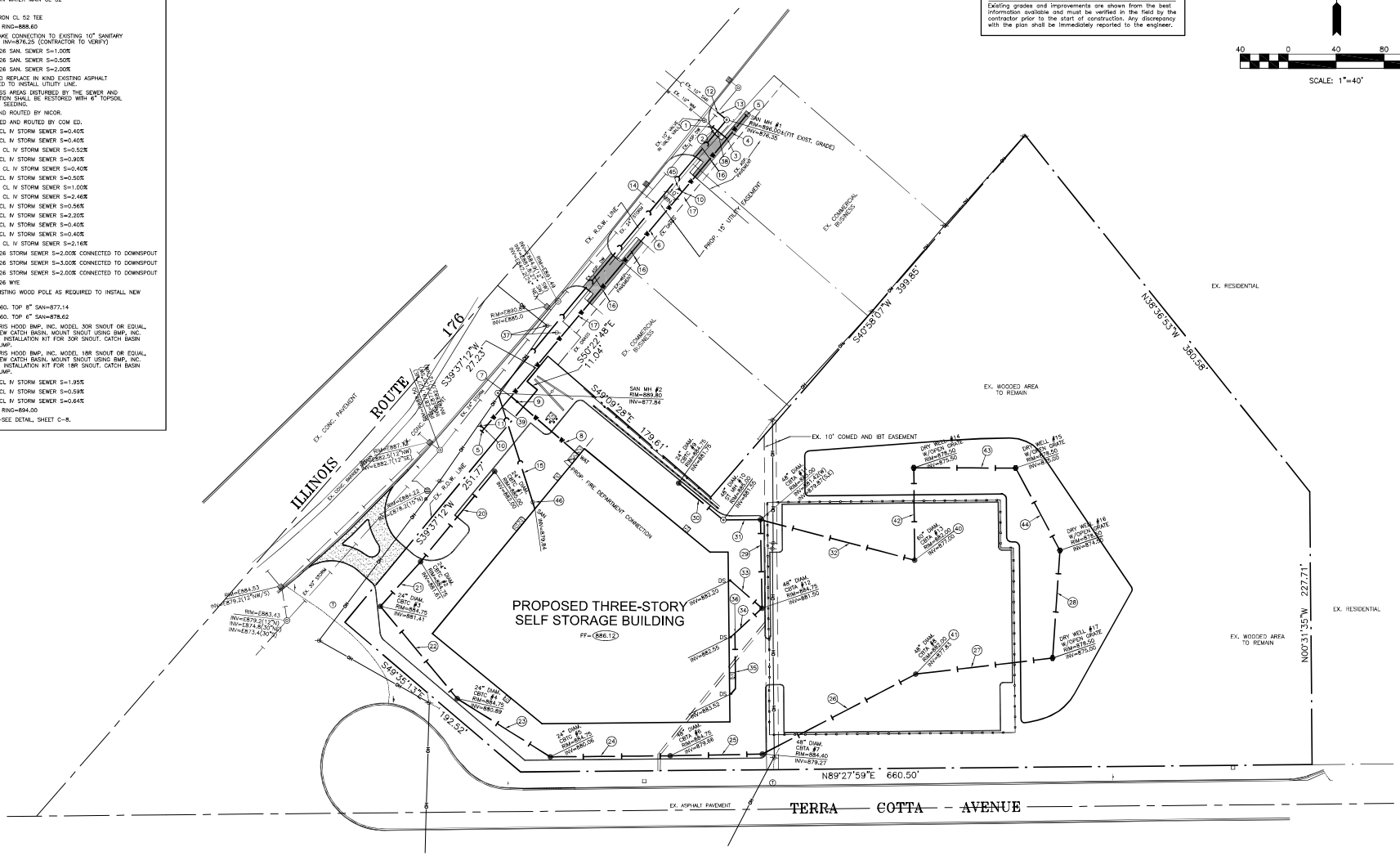
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GRADING AND DRAINAGE PLAN
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NO.	DATE	DESCRIPTION

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CHECKED BY: DMH
DATE: 9-15-23
SCALE: 1"=40'
DRAWING NO. C-3
JOB NO. 23-26



UTILITY NOTES

1. REMOVE PLUG AND MAKE CONNECTION TO EXISTING 10" WATER MAIN STUB IN ACCORDANCE WITH CITY OF CRYSTAL LAKE REQUIREMENTS.
2. 15 LF 10" DUCTILE IRON WATER MAIN CLASS 52.
3. 10"x10"x10" DUCTILE IRON CL 52 TEE
4. 25 LF 10" DUCTILE IRON WATER MAIN CL 52 ON NORTH SIDE OF TEE.
5. PLUG AND BLOCK
6. 319 LF 10" DUCTILE IRON WATER MAIN CL 52 ON SOUTH SIDE OF TEE.
7. 10"x8"x10" DUCTILE IRON CL 52 TEE
8. 85 LF 8" DUCTILE IRON WATER MAIN CL 52
9. 8" VALVE AND BOX
10. 10"x6"x10" DUCTILE IRON CL 52 TEE
11. FIRE HYDRANT-GRADE RING=888.60
12. REMOVE PLUG AND MAKE CONNECTION TO EXISTING 10" SANITARY SEWER PIPE, EXISTING INV=876.25 (CONTRACTOR TO VERIFY)
13. 10 LF 10" PVC SDR 26 SAN. SEWER S=1.00%
14. 297 LF 8" PVC SDR 26 SAN. SEWER S=0.50%
15. 100 LF 6" PVC SDR 26 SAN. SEWER S=2.00%
16. SAW CUT, REMOVE AND REPLACE IN KIND EXISTING ASPHALT PAVEMENT AS REQUIRED TO INSTALL UTILITY LINE.
17. EXISTING OFFSITE GRASS AREAS DISTURBED BY THE SEWER AND WATER MAIN CONSTUCTION SHALL BE RESTORED WITH 6" TOPSOIL (MIN.) AND IDOT CL 1 SEEDING.
18. GAS SERVICE SIZED AND ROUTED BY NICOR.
19. ELECTRIC SERVICE SIZED AND ROUTED BY COM ED.
20. 97 LF 12" RCP C76 CL IV STORM SEWER S=0.40%
21. 50 LF 12" RCP C76 CL IV STORM SEWER S=0.40%
22. 100 LF 12" RCP C76 CL IV STORM SEWER S=0.52%
23. 92 LF 12" RCP C76 CL IV STORM SEWER S=0.90%
24. 100 LF 15" RCP C76 CL IV STORM SEWER S=0.40%
25. 77 LF 15" RCP C76 CL IV STORM SEWER S=0.50%
26. 144 LF 15" RCP C76 CL IV STORM SEWER S=1.00%
27. 115 LF 15" RCP C76 CL IV STORM SEWER S=2.46%
28. 90 LF 12" RCP C76 CL IV STORM SEWER S=0.56%
29. 74 LF 15" RCP C76 CL IV STORM SEWER S=2.20%
30. 48 LF 12" RCP C76 CL IV STORM SEWER S=0.40%
31. 31 LF 12" RCP C76 CL IV STORM SEWER S=0.40%
32. 133 LF 18" RCP C76 CL IV STORM SEWER S=2.16%
33. 35 LF 10" PVC SDR 26 STORM SEWER S=2.00% CONNECTED TO DOWNSPOUT
34. 35 LF 12" PVC SDR 26 STORM SEWER S=3.00% CONNECTED TO DOWNSPOUT
35. 52 LF 10" PVC SDR 26 STORM SEWER S=2.00% CONNECTED TO DOWNSPOUT
36. 12" X 10" PVC SDR 26 WYE
37. SHEET AND BRACE EXISTING WOOD POLE AS REQUIRED TO INSTALL NEW UTILITY LINES
38. BOTTOM 10" WM=889.60. TOP 8" SAN=877.14
39. BOTTOM 10" WM=881.60. TOP 6" SAN=878.62
40. INSTALL NEW OIL/DEBRIS HOOD BMP, INC. MODEL 30R SNOUT OR EQUAL, IN OUTLET PIPE OF NEW CATCH BASIN, MOUNT SNOUT USING BMP, INC. CONCRETE STRUCTURE INSTALLATION KIT FOR 30R SNOUT. CATCH BASIN TO HAVE 60" DEEP SUMP.
41. INSTALL NEW OIL/DEBRIS HOOD BMP, INC. MODEL 18R SNOUT OR EQUAL, IN OUTLET PIPE OF NEW CATCH BASIN, MOUNT SNOUT USING BMP, INC. CONCRETE STRUCTURE INSTALLATION KIT FOR 18R SNOUT. CATCH BASIN TO HAVE 42" DEEP SUMP.
42. 77 LF 24" RCP C76 CL IV STORM SEWER S=1.95%
43. 85 LF 12" RCP C76 CL IV STORM SEWER S=0.59%
44. 78 LF 12" RCP C76 CL IV STORM SEWER S=0.64%
45. FIRE HYDRANT-GRADE RING=894.00
46. EXTERIOR CLEAN OUT-SEE DETAIL, SHEET C-8.

OPERATES 24 HOURS 365 DAYS — CALL JULIE 1-800-892-0123
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SPECIAL NOTE:
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GENERAL NOTES

1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH BUILDING UTILITY SERVICE LINE FROM THE PLUMBING AND/OR MECHANICAL DRAWINGS AND SHALL COORDINATE UTILITY SERVICE LINE LOCATION WITH SAME.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH UTILITY COMPANIES (SEWER, WATER, ELECTRIC, GAS, TELEPHONE, ETC.).
3. ANY EXISTING SEWER, WATER OR OTHER UTILITY LINES OR STRUCTURES (MANHOLES, ETC.) UNDER OR WITHIN 5' OF THE PROPOSED BUILDING OR TRASH ENCLOSURE SHALL BE REMOVED. PLUG ENDS OF REMAINING UTILITY LINES, BACKFILL TRENCHES WITH SELECTED GRANULAR BACKFILL COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY IN 8" LIFTS.

NOTE:
Prior to the start of construction, the contractor shall expose any utilities or other obstructions to be crossed by the proposed sewer, and shall notify the engineer immediately if there are any conflicts with the proposed sewer grade.

SPECIAL NOTE
The locations of existing underground utilities, such as water mains, sewers, gas lines, electric lines, telephone lines, etc., as shown on the plans have been determined from the best available information and is given for the convenience of the contractor. However, the engineer and owner do not assume responsibility for the accuracy of the locations shown. It shall be the contractor's responsibility to contact all utility companies and their facilities shall be located prior to any work.

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PRELIMINARY ENGINEERING

UTILITY PLAN
SELF STORAGE FACILITY
4504 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS

NO	DATE	DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 9-15-23
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DRAWING NO. C-4

JOB NO. 23-26