#PLN-2024-75
4900 S. Route 31 – PUD, Comprehensive Land Use Map Amendment, Rezoning & Plat of Subdivision Project Review for Planning and Zoning Commission

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Date:	June 19, 2024
Request:	1. Comprehensive Land Use Plan Map Amendment from Public & Semi-Public to High Density Residential 2. Rezoning from RE PUD Residential Estate to R-3B PUD Multi-Family Residential 3. Preliminary and Final Planned Unit Development for a 55-unit townhome development 4. Final Plat of Subdivision
Location:	4900 S. Route 31
Acreage:	8.234 acres
Zoning:	RE PUD Residential Estate
Surrounding Properties:	North: McHenry County zoning district "E1" Estate South: B-2 PUD General Commercial East: RE PUD Residential Estate (Woodlore Estates) West: O PUD Office
Staff Contact:	Katie Rivard (815.356.3612)

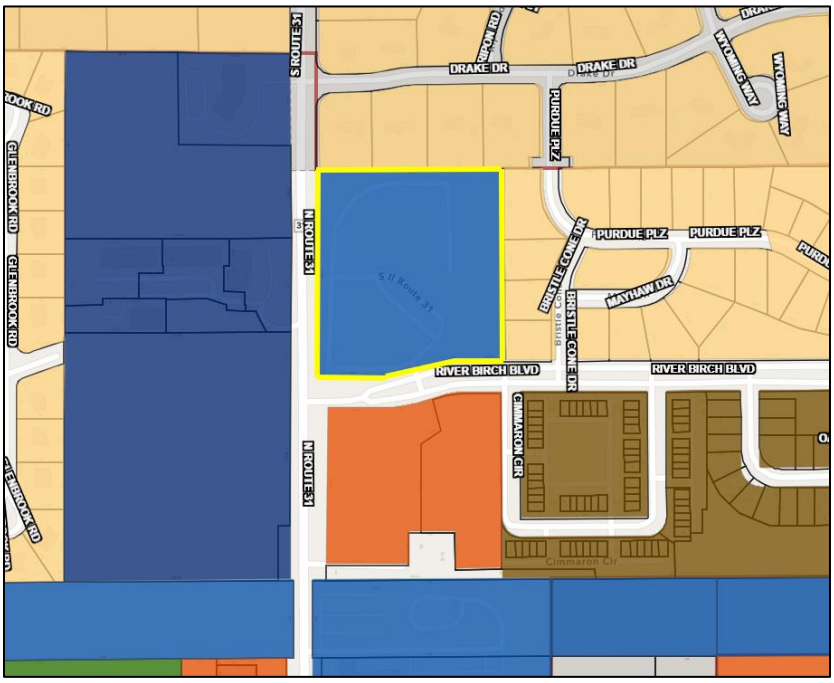
Background:

- The site is a vacant parcel located at the northeast intersection of Route 31 and River Birch Boulevard.
- The property is the former Ambutal site and is adjacent to Woodlore Estates.
- The petitioner, Lennar, received approval for a 47-unit townhome development at Carpathian Drive and Route 176 in 2023. The proposed townhome style will match that development.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned RE PUD Residential Estate. It would need to be rezoned to R-3B PUD Multi-Family Residential. The current Comprehensive Plan land use designation is Public & Semi-Public since this property was a former medical building. The proposal will require an amendment to the land use plan to change to High Density Residential.



- High Density Residential and Office land uses are typically placed along major roadways as a transition to a single-family residential land use.

- Lennar is seeking the following:
    - Comprehensive Land Use Plan Map Amendment from Public and Semi-Public to High Density RE PUD Residential Estate to R-3B PUD Multi-Family Residential, and
    - Rezoning from RE PUD Residential Estate to R-3B PUD Multi-Family Residential, and
    - Preliminary and Final Planned Unit Development for a 55-unit townhome development, and
    - Final Plat of Subdivision.

- Lennar would request variations in conjunction with the Planned Unit Development. Based on the plans submitted, the following variations are required:
    - Garage doors cannot be more than 50% of the front and they must be offset two feet from next garage door.

- Sidewalks shall be constructed if none exist whenever any new development, nonresidential or residential is erected, unless a variation is granted.
    - No sidewalk is proposed along Route 31. During IDOT's Route 31 reconstruction project a bike path will be installed.
- Horizontal Curve Radius. The following horizontal curves do not meet the 150-foot minimum centerline curve due to site constraints:
    - Front of Buildings 1/2 = 100 feet
    - Front of Buildings 3/4 = 75 feet
    - Front of Buildings 6/7 = 75 feet
    - Front of Buildings 8/9 = 100 feet

GENERAL

- The proposed development would consist of two (2) 6-unit buildings, seven (7) 5-unit building and two (2) 4-unit buildings for a total of 55 units in 11 buildings. All units would feature 3 bedrooms, 2.5 baths and a 2-car garage. Each unit will have a driveway that can fit two additional vehicles.
- The R-3B zoning district permits 9 units to the net acre. The development is proposed at 6.7 units to the acre.
- The proposed development complies with the setback requirements of the R-3B zoning district.

	R-3B requirement	**Proposed**
Front Yard Setback	30 feet	43 feet
Side Yard Setbacks	8 feet	61 feet
Side Yard Abutting a Street	30 feet	51-69 feet
Combined Side Yard Setbacks	30 feet	>50 feet
Rear Yard Setback	20 feet	60 feet

- Construction of Route 31 to widen to two (2) lanes in each direction with a center landscaped median is anticipated to commence by IDOT in 2025, pending land acquisition and funding availability. This development includes the right-of-way necessary for IDOT improvement.

SITE LAYOUT

- Access into the site would be provided off River Birch Boulevard.
- The site layout provides green space in the center island between Buildings 10 & 11.
- There will be a 20-foot landscape buffer between the development and the single-family residences to the north and east, as required by the UDO.
- Sidewalks and parkway trees are provided along all roadway frontages.

- The following horizontal curves do not meet the 150-foot minimum centerline curve due to site constraints:
    - Front of Buildings 1/2 = 100 feet
    - Front of Buildings 3/4 = 75 feet
    - Front of Buildings 6/7 = 75 feet
    - Front of Buildings 8/9 = 100 feet
- Parking will not be allowed along the curves to allow for fire access and for snow plowing operations. Appropriate signage must be placed.
- A Traffic Impact Study Addendum was completed (dated May 20, 2024); and, the conclusion is that this development does not impact the surrounding roadway network and no improvements are required.

BUILDING ELEVATIONS

- The buildings are two-story, front-loading townhomes. There will be two color palettes. All first floor elevations include a stone band/accent on the front and sides of the garages. The buildings will alternate the second-story front elevations with shake siding around the windows and vertical siding in the peaks and vertical siding around the windows and shake siding in the peaks.
- Buildings 1, 6, 10 and 11 will have units with side entrances.



Vertical siding around the windows
Shake siding in the peaks



Shake siding around the windows
Vertical siding in the peaks

- The end columns will have a stone base.
- Each unit will be provided a patio at the rear with arborvitae in between to break up the rear facades.
- Per the UDO's Design Standards for multi-family residential, the following standards must be met.
    - Front facades shall provide at <u>least three</u> of the following design features:

- ▪ One or more dormer windows or cupola - not provided
- ✓ A recessed entry - provided
- ✓ A covered porch - provided
- ✓ Pillars, posts or pilasters - provided
- ▪ One or more bay windows with a minimum projection of 12 inches from the façade planes - not provided
- ✓ Eaves with a minimum six-inch projection from the façade plane - provided
- ▪ A parapet wall with articulated design - not provided
- ✓ Multiple windows with a minimum four-inch-wide trim - provided

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

LANDSCAPING

- There will be a 20-foot landscape buffer between the development and the single-family residences to the north and east, which exceeds the UDO requirement of 20 feet.
- There are existing evergreen along the north lot line which will be preserved. The required shrubs will be replaced in other locations on the northern end.
- Foundation landscaping is provided.

PARKING

- Garage and surface parking would be utilized for the townhomes.
- The development requires 124 parking spaces (2 per DU, 1 space shall be in an enclosed garage and 1 can be at least 21 feet long + 0.25 guest spaces per unit). The development will provide 228 (includes 8 guest spaces).

STORMWATER

- Stormwater is accounted for in an existing stormwater basin south of River Birch Boulevard.

SUBDIVISION

- The proposed subdivision is an 11-lot subdivision to divide the 8.2 acres into 11 townhome lots for separate ownership.

Findings of Fact:

COMPREHENSIVE LAND USE PLAN AMENDMENT

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

REZONING

- The property is currently zoned RE PUD Residential Estate.
- The property would be rezoned to R-3B PUD Multi-Family Residential. The Multi-Family Residential zoning criteria are:
    - General: This district allows the highest density of residential development. It encourages a wide range of housing types, especially multifamily development, even though single-family detached and two-family dwellings are also allowed, to meet the diverse housing needs of City residents. The intent is to provide higher density housing in areas immediately around the historic downtown, areas near commercial zoning or areas near transit stops where increased density and in-fill development are desirable.
    - Character: This district is characterized by residential buildings that cover a large percentage of the lot, are taller and spaced closely enough to create a sense of vertical enclosure.
    - Uses: This district is for higher density residential neighborhoods that meet the community's housing needs, particularly for higher density and in-fill housing development. Single-family and two-family dwellings are also permitted. Complementary uses such as certain civic and recreational uses are permitted, but are subject to restrictions set forth in this Ordinance.

Criteria for Rezoning:

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

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

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

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

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

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

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

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

PRELIMINARY/FINAL PLANNED UNIT DEVELOPMENT

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow a 55-unit townhome development. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNED UNIT DEVELOPMENT VARIATIONS

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development to allow variations for garage doors of attached garages cannot be more than 50% of the total length of building front façade and they must be offset two feet from next garage door and horizontal curve radius to allow less than the minimum required 150-foot centerline curve, and sidewalks shall be constructed if none exist whenever any new development, nonresidential or residential is erected. The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

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

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

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

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

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

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

   There are no sidewalks on the east side of Route 31 from at least Route 176, and no sidewalks on east side going north into unincorporated McHenry County. During IDOT's Route 31 reconstruction project a bike path will be installed.

3. Article 4-100D.1(c)(v) Minimum Horizontal Curve 150-foot minimum centerline curve.

   The following horizontal curves do not meet the 150 foot minimum centerline curve due to site constraints:

   - *Front of Buildings 1/2 = 100 feet*
   - *Front of Buildings 3/4 = 75 feet*
   - *Front of Buildings 6/7 = 75 feet*
   - *Front of Buildings 8/9 = 100 feet*

4. Article 5-200F.1 Public Utilities: Deferral of the burial of overhead utility lines until an area wide program.

FINAL PLAT OF SUBDIVISION

The petitioner is requesting a Final Plat of Subdivision for Woodlore Townes Subdivision. The subdivision is an 11-lot subdivision to divide the 8.2 acres into 11 townhome lots for separate ownership.

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

☐ *Meets* ☐ *Does not meet*

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

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

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

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

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

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

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

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

Comprehensive Land Use Plan 2030 Vision Summary Review:

Land Use: Residential
The Comprehensive Plan designates the subject property as Public and Semi-Public. The proposed amendment is for High Density Residential. The goal of a Residential designation is as follows:

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

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

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

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Lennar Corporation, dated 04/11/2024, received 04/24/2024)
   B. Site Plan (Gary R. Weber Associates, Inc., dated 04/26/2024, last revised 05/08/2024, received 05/08/2024)
   C. Final Plat of Subdivision (Mackie Consultants, LLC, dated 04/11/2024, received 04/24/2024)
   D. Final Engineering Plans (Mackie Consultants, LLC, dated 04/05/2024, last revised 04/25/2024, received 05/08/2024)
   E. Elevations, Color Renderings and Floor Plans (Lennar Corporation, received 05/08/2024)
   F. Landscape Plans (Gary R. Weber Associates, Inc., dated 04/05/24, received 04/24/2024)
   G. Stormwater Report (Mackie Consultants, LLC, dated 04/04/2024, received 04/24/2024)
   H. Zoning Plat (Mackie Consultants, LLC, dated 04/01/2024, received 04/24/2024)
   I. Alta Survey (Mackie Consultants, LLC, dated 02/09/2024, last revised 04/11/2024, 04/24/2024)

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

3. Work with city staff to finalize the Landscape Plan and Tree Preservation Plan. The final plans must comply with Sections 4-300 and 4-400 of the UDO.

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

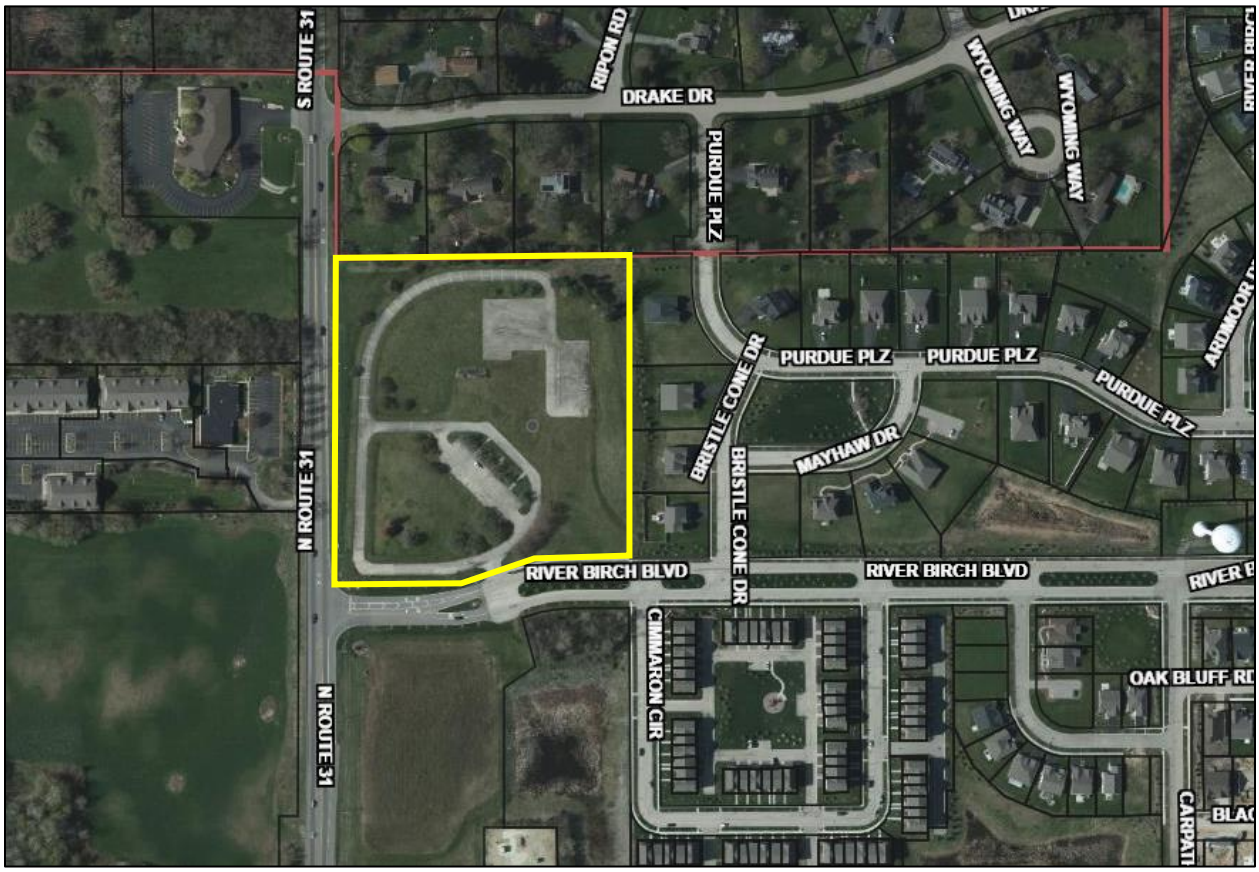
5. No parking shall be allowed along the new street except the east side between stations 4+00 to 6+00. Appropriate signage shall be placed.

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

7. Provide Covenants, Codes and Restrictions for staff review.

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

PIQ Map
4900 S. Route 31



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Woodlore Townes II

Action Requested

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

Petitioner Information

Name: Lennar Corporation

Address: 1700 E. Golf Road, Suite 1100
Schaumburg, IL 60173

Phone: 224-293-3100

Fax: _____

E-mail: _____

Owner Information (if different)

Name: Sherman Hospital Association

Address: Advocate Healthcare
Attn: Accounting
3075 Highland Pkwy, Ste 600
Downers Grove, IL 60515

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Fifty-five (55) unit townhome development on currently vacant 8.234 acre parcel formerly the site of the Ambutal; Comprehensive Plan Amendment from Commerce to High Density Residential, Rezoning from RE PUD to R-3B PUD Multi Family Residential and Preliminary and Final Planned Unit Development and Final Plat of Subdivision, all for Subject Property.

Project Address/Location: Project is located on the northeast corner of the intersection of Route 31 and River Birch Boulevard on the former Ambutal property.

PIN Number(s): 14-27-451-006

Development Team

Please include address, phone, fax and e-mail

Developer: Lennar Corporation, Inc., 1700 E. Golf Road, Suite 1100, Schaumburg, IL 60173; 224-293-3100

Architect: Lennar Corporation, Inc., 1700 E. Golf Road, Suite 1100, Schaumburg, IL 60173; 224-293-3100

Attorney: Lisa M. Waggoner, 4 N. Walkup Ave, Crystal Lake, IL; 815-477-0830; (FAX) 815-477-0834; lwaggoner@waggonerlawfirm.com

Engineer: Mackie Consultants, LLC, 9575 W Higgins Rd #500, Rosemont , IL 60018; 847-696-1400

Landscape Architect: Gary R. Weber Associates, Inc., 402 W. Liberty Dr, Wheaton, IL 60187; 630-668-7197

Planner: _____

Surveyor: Mackie Consultants, LLC, 9575 W Higgins Rd #500, Rosemont , IL 60018; 847-696-1400

Other: _____

Signatures Lennar Corporation, Inc.

By: _____ April 11, 2024

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

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

_____

OWNER: Print and Sign name **Date**

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

DocuSign Envelope ID: B5C3BB45-E35B-40AC-B219-FCC08F871C9B

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

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

Owner Information

Name: Advocate Sherman Hospital

Address: 2025 Windsor Drive

Oak Brook, Illinois 60523

Phone: (630) 929-8155

E-mail: james.slinkman@aah.org

Project Name & Description: Woodlore Townes II

Proposing a 11-building, 55-unit townhome development at vacant 8.234 acres on Route 31 in Crystal Lake formerly known as the Ambutal property

Project Address/Location: 4900 S IL Rt 31, Crystal Lake, IL

Signature DocuSigned by: H. James Slinkman EAD0D45304F34EC...

H. James Slinkman

SVP Associate General Counsel

5/3/2024

Owner: Print and Sign name Date

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

Northwest Herald

NORTHWEST HERALD

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Notice Keywords:
lennar

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Notice Publish Date:
Friday, May 31, 2024

Notice Content

LEGAL NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF Sherman Hospital Association/Advocate Health Care as Owner And Lennar Corporation as Contract Purchaser LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance (UDO) of the City of Crystal Lake, Illinois, that a public hearing will be held before the Planning and Zoning Commission upon the application by Sherman Hospital Association/Advocate Health Care as Owner and Lennar Corporation as Contract Purchaser for approval of a Comprehensive Land Use Plan Map Amendment from Public and Semi-Public to High Density Residential, Rezoning from RE PUD Residential Estate to R-3B PUD Multi-Family Residential, Preliminary and Final Planned Unit Development and Final Plat of Subdivision at the following real estate commonly known as 4900 Route 31, Crystal Lake, Illinois 60014 bearing PIN: 14-27-451-006 and consisting of approximately 8.234 vacant acres. This application is filed for the purposes of seeking a Comprehensive Land Use Plan Map Amendment from Public and Semi-Public to High Density Residential, Rezoning from RE PUD Residential Estate to R-3B PUD Multi-Family Residential, Final Plat of Subdivision, and Preliminary and Final Planned Unit Development for a 55-unit townhome development and any variations necessary to approve the plans as presented pursuant to Article 3, Article 4, Article 5 and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing before the Planning and Zoning Commission on the request will be held at 7:00 p.m. on Wednesday, June 19, 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 the Northwest Herald on May 31, 2024) 2169269

Back



SITE DATA

LAND USE	UNITS	AREA	% SITE
TOWNHOMES	55	8.2	100%

PUD DESIGN CRITERIA: SITE STANDARDS REQUESTED

FRONT SETBACK: 25'

SIDE TO SIDE: 20'

FRONT TO SIDE: 50'

REAR TO REAR: 60'

MINIMUM REAR YARD ABUTTING - RESIDENTIAL: 50'

MINIMUM REAR YARD ABUTTING - ALONG RIVER BIRCH BOULEVARD: 40'

MINIMUM REAR YARD ABUTTING - ALONG IL ROUTE 31: 50'

MINIMUM HORIZONTAL CURVE: 75'

0 40' 80' 160'

SCALE: 1"= 80'

NORTH

CONCEPT PLAN
CRYSTAL LAKE, ILLINOIS 04/26/2024

LENNAR

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

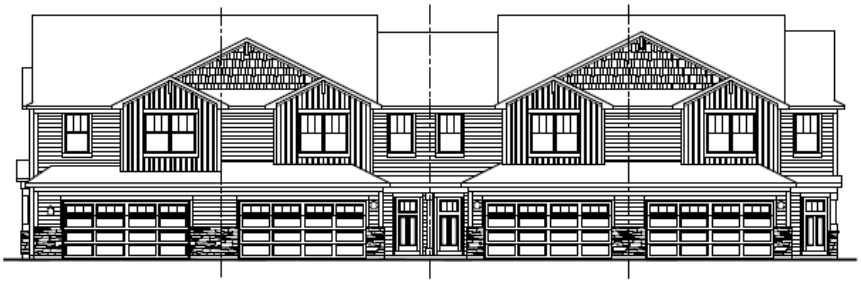
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LENNAR

Woodlore Townes II- Renderings and Floorplans

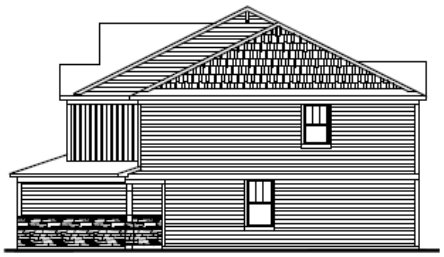
Prepared for the City of Crystal Lake

Woodlore Townes II - "E" Color Package
"Slate" Elevations



01 FRONT ELEV.

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



02 SIDE ELEV.

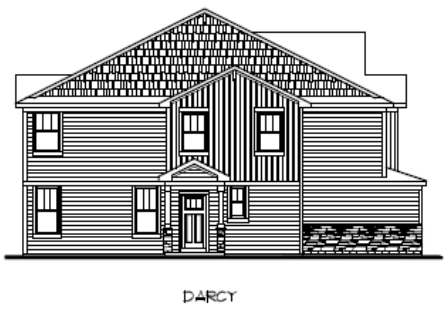
SCALE: 3/32" = 1'-0"

"E" color package
"SLATE"



03 REAR ELEV.

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



04 SIDE ELEV.

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

Woodlore Townes II - "E" Color Package
" Slate" Rendering



*End unit column stone wrap not shown, included in product

Woodlore Townes II - "B" Color Package
"Greystone" Rendering

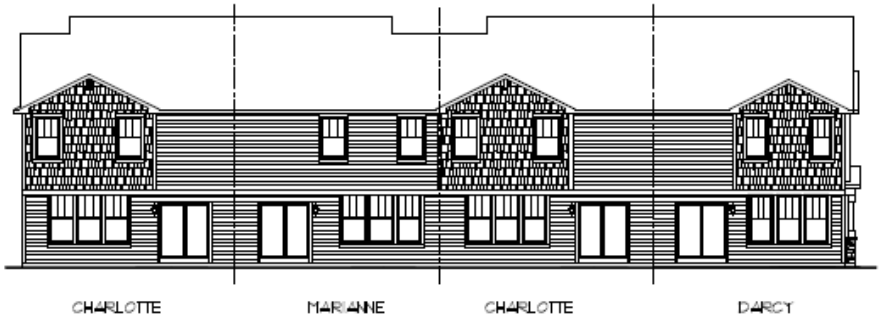


01 **FRONT ELEV.**



02 **SIDE ELEV.**

"B" color package
"GREYSTONE"



03 **REAR ELEV.**



04 **SIDE ELEV.**

Woodlore Townes II - "B" Color Package
"Greystone" Rendering



*End unit column stone wrap not shown, included in product
** Shake accents not shown

Woodlore Townes II - Key Lot Exhibit

All Key Lots - Darcy Floorplan





DARCY

"E" color package
"SLATE"



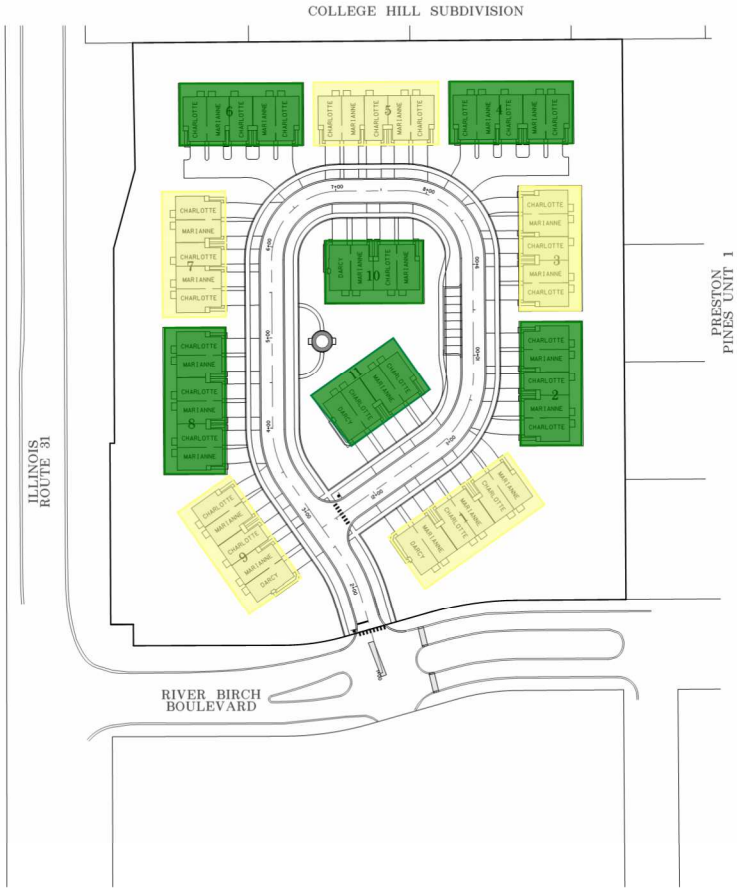
DARCY

"B" color package
"GREYSTONE"

Woodlore Townes II - Color Package Exhibit



"E" color package
"SLATE"





"B" color package
"GREYSTONE"

Darcy

1,717 square feet

3 Bedrooms

2.5 Bathrooms

2-Car Garage



Darcy - End Unit Only

LENNAR

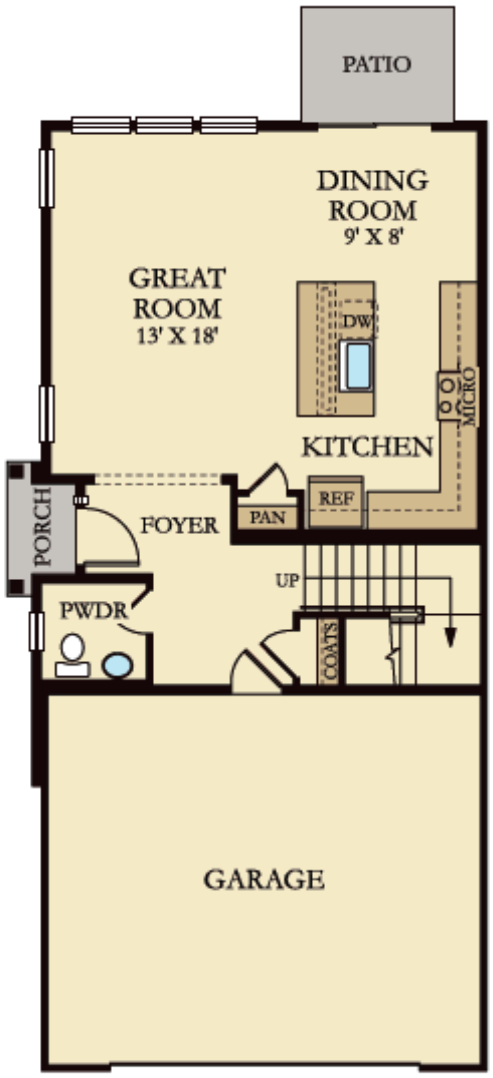
Darcy

1,717 square feet

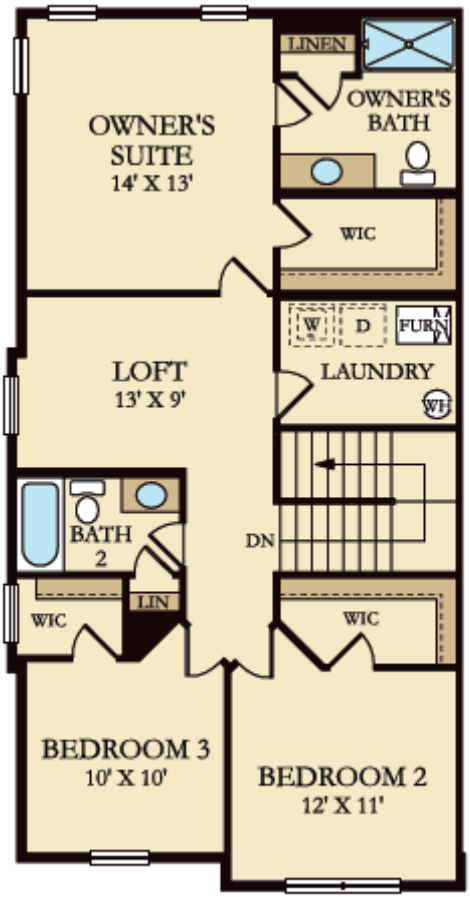
3 Bedrooms

2.5 Bathrooms

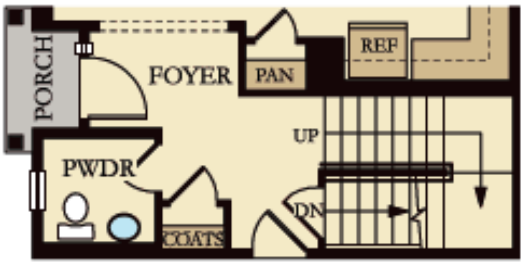
2-Car Garage



FIRST FLOOR



SECOND FLOOR



STAIRS TO OPTIONAL BASEMENT



OPTIONAL DELUXE SHOWER BATH



OPTIONAL LAUNDRY W/ BASEMENT

LENNAR

Marianne

End and Interior

1,767 square feet

3 Bedrooms

2.5 Bathrooms

2-Car Garage



Marianne - End Unit



Marianne - Interior Unit

LENNAR

Marianne

1,767 square feet

3 Bedrooms

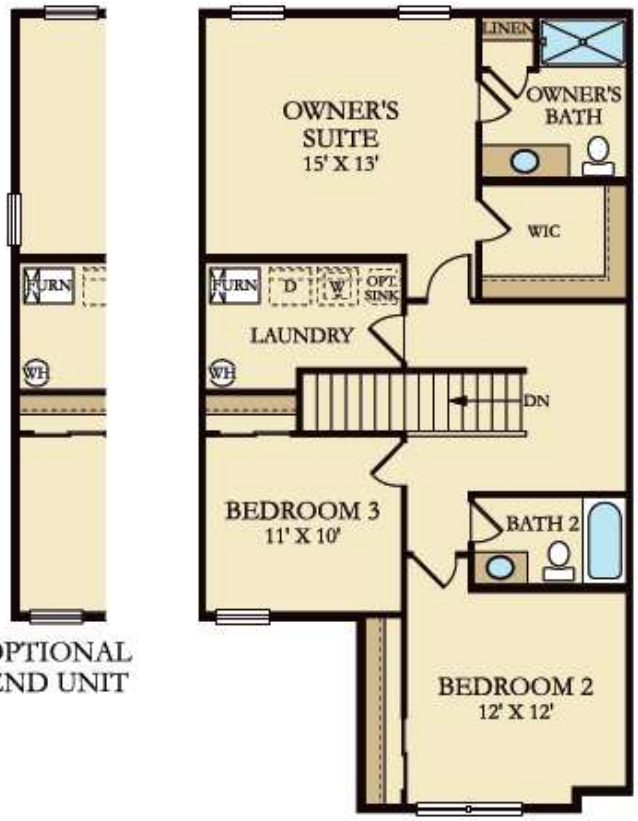
2.5 Bathrooms

2-Car Garage



OPTIONAL END UNIT

FIRST FLOOR



OPTIONAL END UNIT

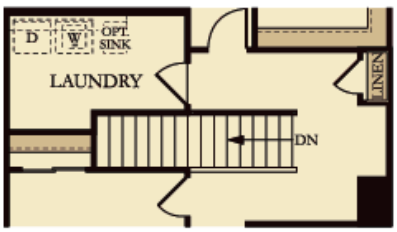
SECOND FLOOR



STAIRS TO OPTIONAL BASEMENT



OPTIONAL DELUXE SHOWER



OPTIONAL LAUNDRY W/ BASEMENT

LENNAR

Charlotte

End and Interior

1,804 square feet

3 Bedrooms

2.5 Bathrooms

2-Car Garage



Charlotte - End Unit



Charlotte - Interior Unit

LENNAR

Charlotte

1,804 square feet

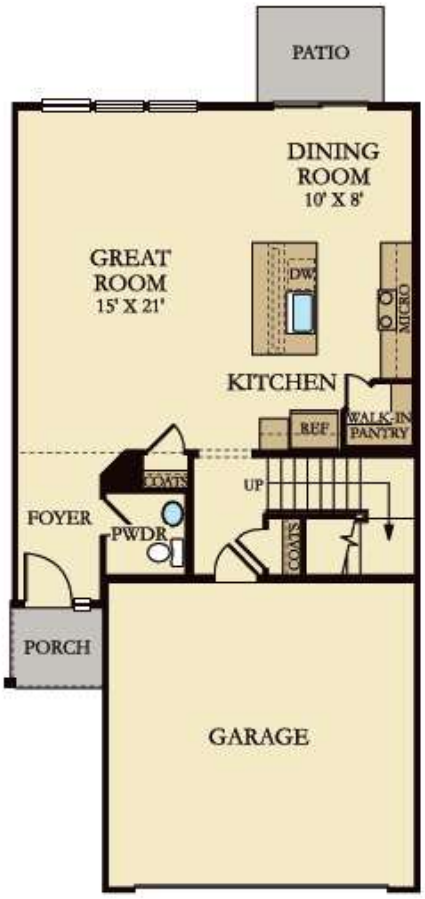
3 Bedrooms

2.5 Bathrooms

2-Car Garage



OPTIONAL END UNIT



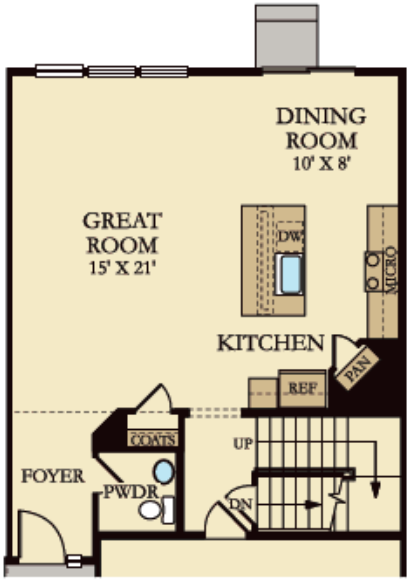
FIRST FLOOR



OPTIONAL END UNIT



SECOND FLOOR



STAIRS TO OPTIONAL BASEMENT



OPTIONAL DELUXE SHOWER BATH



OPTIONAL LAUNDRY W/ BASEMENT

LENNAR

Final Landscape Plan

WOODLORE TOWNES II

Crystal Lake, Illinois

June 13, 2024

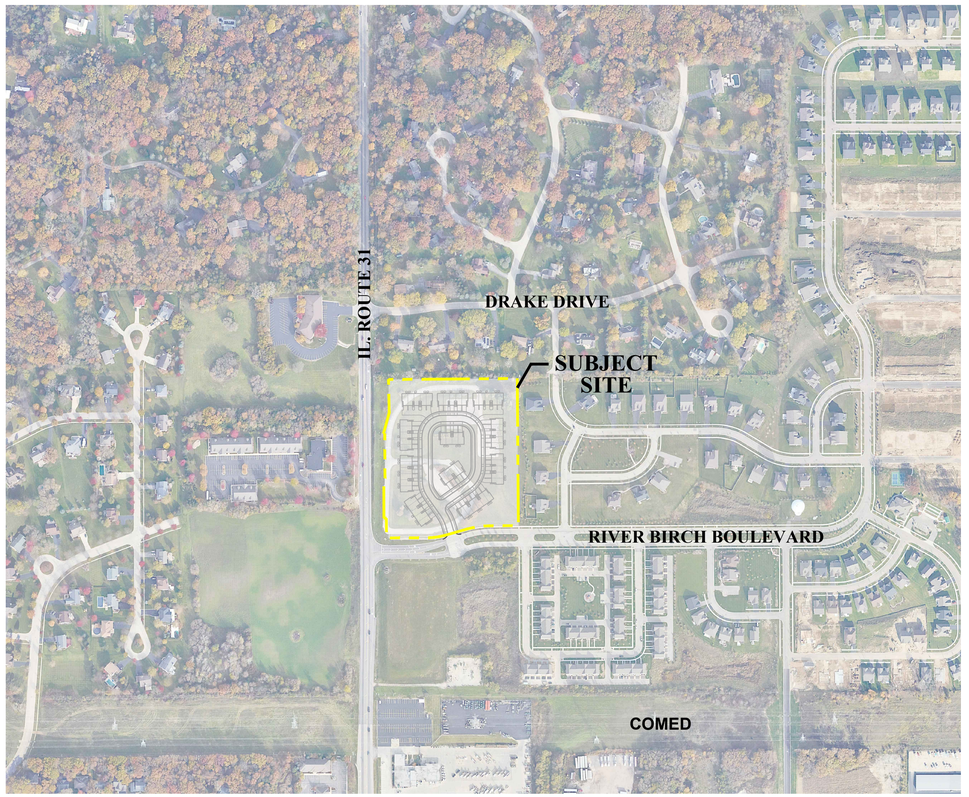
CONSULTANTS:

LANDSCAPE ARCHITECT:

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

CIVIL ENGINEER:

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



LOCATION MAP

SCALE: 1"=300'

INDEX OF SHEETS

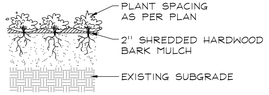
SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	FINAL LANDSCAPE PLAN
L1.2	FINAL LANDSCAPE DETAILS
L1.3	MONUMENT DETAILS
L1.4	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.5	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.6	LANDSCAPE SPECIFICATIONS
L1.7	SEED AND SOD EXHIBIT
L1.8	TREE PRESERVATION

LENNAR®

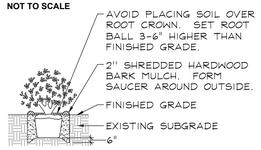
PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AR	2	Acer rubrum 'Frank Jr.' REDPOINTE MAPLE	2 1/2" Cal.	
AR3	6	Acer rubrum 'Frank Jr.' REDPOINTE MAPLE	3" Cal.	
AS	9	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
GT	9	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
LT	8	Liriodendron tulipifera TULIPTREE	2 1/2" Cal.	
QB	6	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QM	6	Quercus macrocarpa BURR OAK	2 1/2" Cal.	
QR	8	Quercus rubra RED OAK	2 1/2" Cal.	
TT	9	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.	
UA	4	Ulmus davidiana 'Morton' ACCOLADE ELM	2 1/2" Cal.	
UC	7	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
		ORNAMENTAL TREES		
AG	5	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump Form
CC	27	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
CM	13	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Clump Form
MP	11	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
SR	8	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
		EVERGREEN TREES		
PA	59	Picea abies NORWAY SPRUCE	8' Ht.	
PG	6	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PO	16	Picea omorika SERBIAN SPRUCE	8' Ht.	
PS	16	Pinus strobus EASTERN WHITE PINE	8' Ht.	
		DECIDUOUS SHRUBS		
HA	132	Hydrangea arborescens 'Abetwo' INCREDIBALL HYDRANGEA	24" Tall	4' O.C.
HP	20	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
VJ	19	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
		EVERGREEN SHRUBS		
JK	14	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
JC	89	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
JS	9	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.
		ORNAMENTAL GRASSES		
CK	20	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
SH	134	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
AB	60	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
CN	14	Calamintha nepata LESSER CALAMINT	#1	18" O.C.
EC	38	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
GB	15	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
GM	14	Geum 'Mai Tai' MAI TAI AVENS	#1	18" O.C.
HH	55	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
NM	29	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
PR	9	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.
SE	24	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.
		MISC. MATERIALS		
	83	SHREDDED HARDWOOD MULCH	C.Y.	
	8,466	SOD	S.Y.	
	2.2	TURF SEED & EROSION CONTROL BLANKET	AC.	

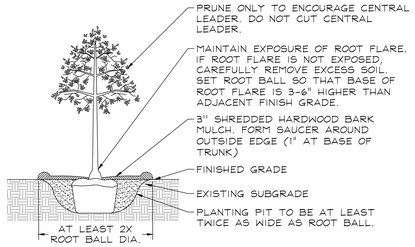
PLANTING DETAILS



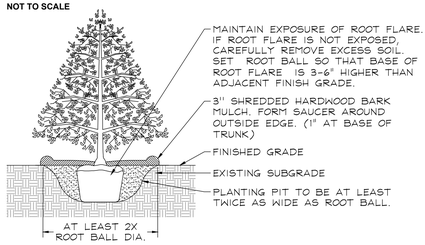
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



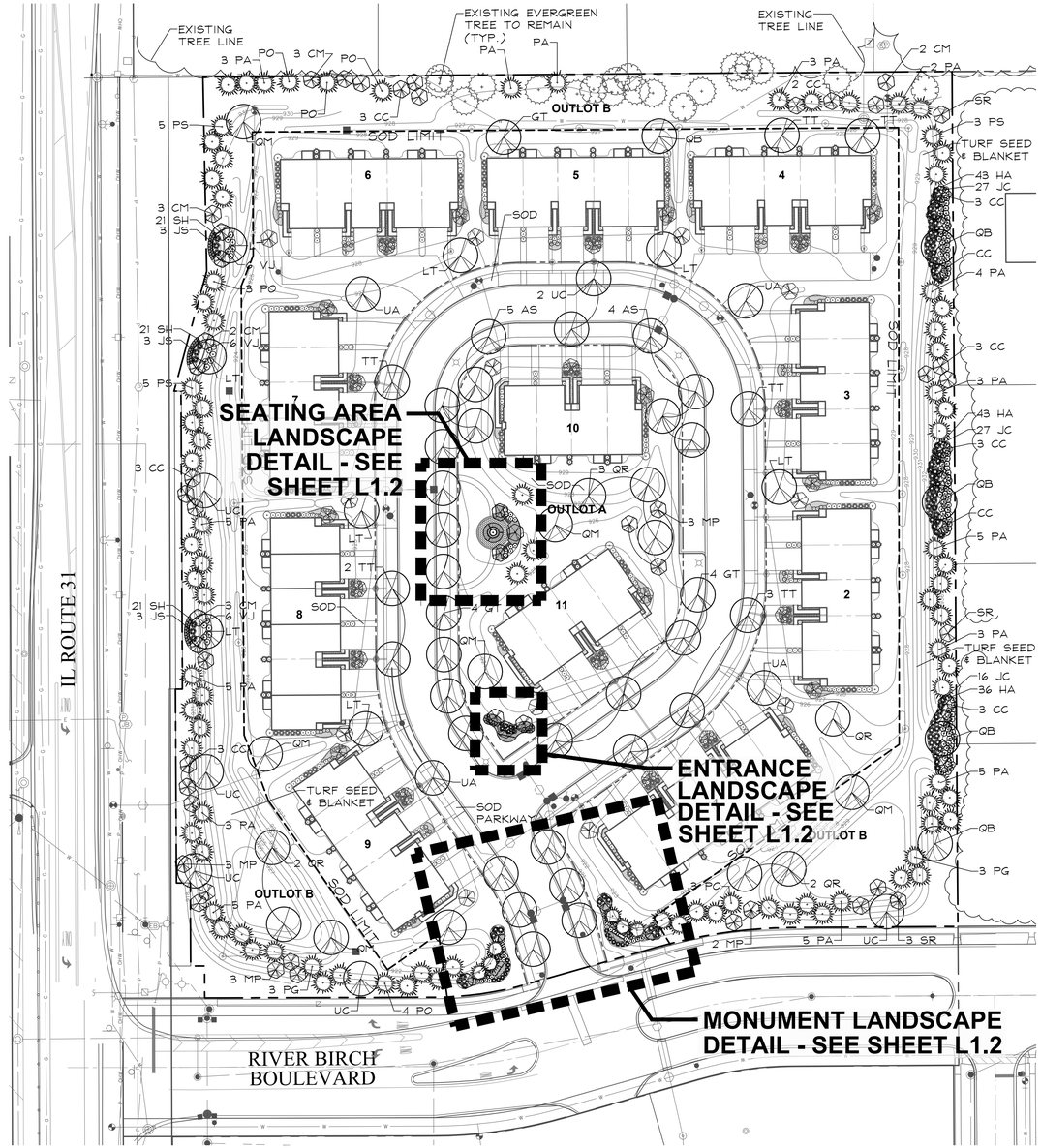
DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.
8. No trees shall be planted within 5' of a hydrant, underground utility or 10' from an above ground utility structure or pole. Trees to be planted clear of all traffic control services and signs. Mulch must not touch tree trunks.
9. All trees planted by an applicant shall be guaranteed for two (2) years from the date of acceptance and shall be replaced by the applicant at no charge to the Village, should they die or be in a declining condition in the opinion of the Village arborist. The replacement tree shall be of the same size, species and quality, and shall carry the same two (2) year guarantee.



NORTH AND EAST BUFFERS: 20'
LANDSCAPE REQUIRED PER 100 LF:
23 OVER STORY TREES
69 UNDER STORY TREES
183 SHRUBS

LANDSCAPE PROVIDED:
46 OVER STORY TREES
27 UNDER STORY TREES
192 SHRUBS

0 25' 50' 100' 150'
SCALE: 1"=50'
NORTH

GARY R. WEBER ASSOCIATES, INC.
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LANDSCAPE ARCHITECTURE
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www.grwainc.com

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MACKIE CONSULTANTS
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SUITE 500
ROSEMONT, ILLINOIS 60018

WOODLORE TOWNES II

CRYSTAL LAKE, ILLINOIS

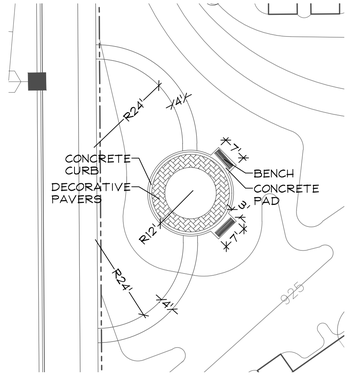
OVERALL LANDSCAPE PLAN

1	6/13/24	
REVISIONS		

DATE	4/5/2024
PROJECT NO.	LN1952
DRAWN	SMR
CHECKED	ZML
SHEET NO.	L1.1

Know what's below. Call before you dig.

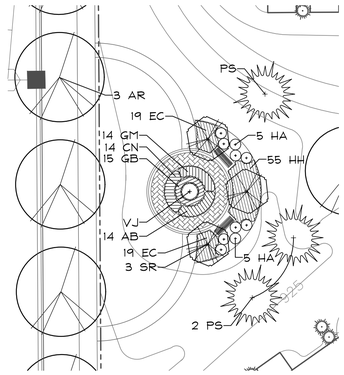
XREFS:
PLOT CONFIG:



SEATING AREA LAYOUT DETAIL

0 10' 20' 40' 60'
SCALE: 1"=20'

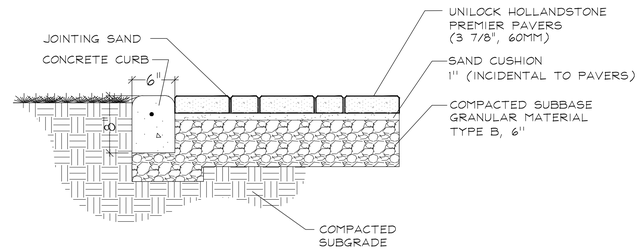
NORTH



SEATING AREA PLANTING DETAIL

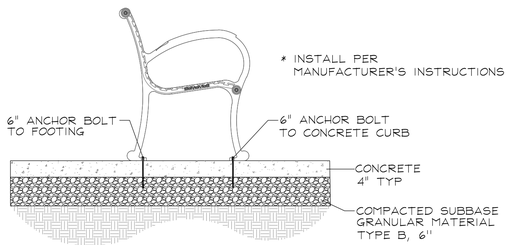
0 10' 20' 40' 60'
SCALE: 1"=20'

NORTH



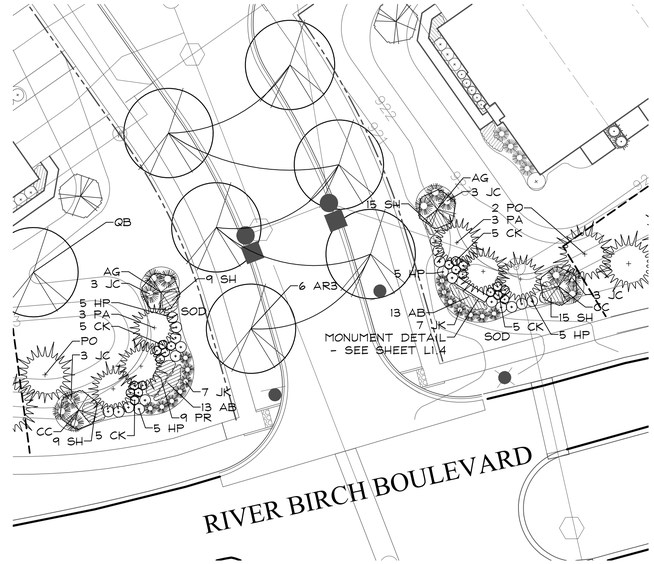
CURB DETAIL

SCALE: NTS



BENCH DETAIL

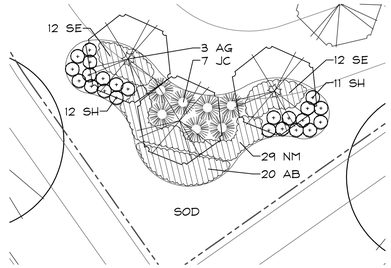
SCALE: NTS



MONUMENT ENTRANCE PLANTING DETAIL

0 10' 20' 40' 60'
SCALE: 1"=20'

NORTH



ENTRANCE PLANTING DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'

NORTH

SITE FURNISHING SCHEDULE

ITEM	MANUFACTURER	MODEL	QUANTITY	DETAILS
BENCH	DUMOR	BENCH 160-60	2 EA.	SURFACE MOUNTED COLOR: TEXTURED BLACK SIZE: 6'
CONCRETE WALKS/PAD			417 SF	
CONCRETE CURB			73 LF	
DECORATIVE PAVERS	UNILOCK	HOLLANDSTONE PREMIER	208 SF	PATTERN: HERRINGBONE WITH SOLDIER COURSE BORDER FIELD COLOR: RIVER SOLDIER COLOR: DARK CHARCOAL
UPLIGHTS	ALLIANCE - OR APPROVED EQUAL	BULLET LIGHT 200 - 5W	2 EA.	MATERIAL: CAST BRASS CATALOG NUMBER: LLALBL200LED

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WOODLORE TOWNES II

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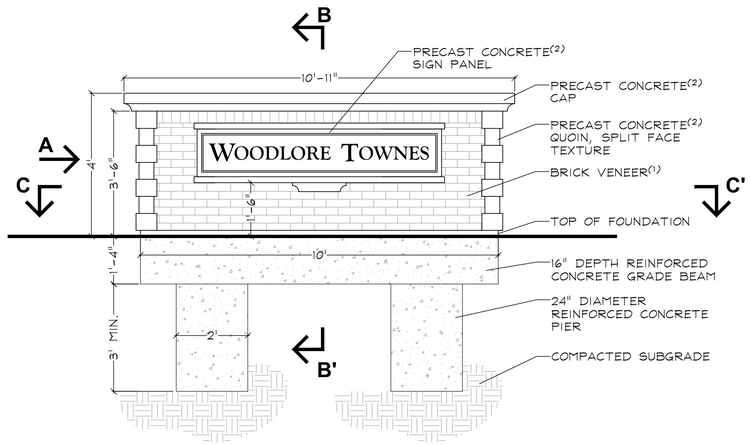
LANDSCAPE DETAILS

1 6/13/24
REVISIONS

DATE 4/5/2024
PROJECT NO. LN1952
DRAWN SMR
CHECKED ZML
SHEET NO.

L1.2

X002 R
PLOT COMPLETE

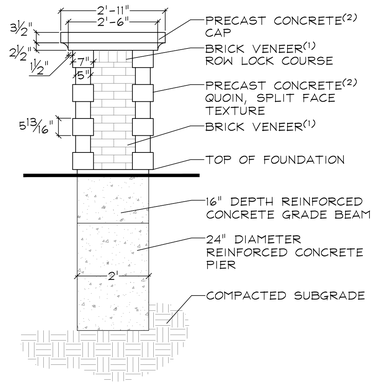


MONUMENT ELEVATION
SCALE: 1/2"=1'

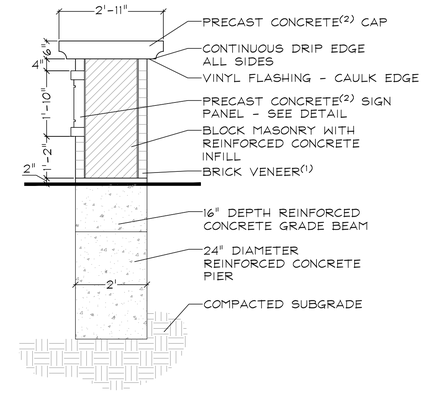
(1) BRICK VENEER: MERIDIAN BRICK
MICHIGAN COLLECTION
GRAND RIVER
SUBMIT SAMPLES TO DEVELOPER FOR APPROVAL

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

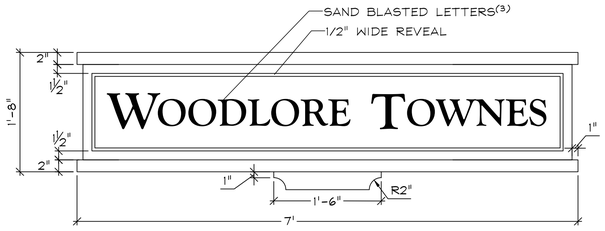
(3) SIGN LETTERING FONT: GOUDY OLD STYLE
PAINTED BLACK
"W" 6" HEIGHT
"OODLORE" 4 1/2" HEIGHT
"T" 6" HEIGHT
"OWNES" 4 1/2" HEIGHT



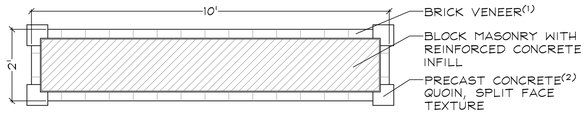
MONUMENT ELEVATION A
SCALE: 1/2"=1'



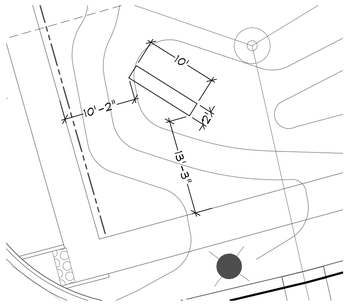
MONUMENT SECTION B - B'
SCALE: 1/2"=1'



SIGN PANEL DETAIL
SCALE: 1/2"=1'



MONUMENT PLAN C - C'
SCALE: 1/2"=1'



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

ENTRANCE MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

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

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

2.0 QUALITY ASSURANCE

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

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

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

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

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

3.0 JOB CONDITIONS

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

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

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

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

4.0 GUARANTEES

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

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

5.0 SUBMITTALS

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

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

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

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

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

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

F. Shop Drawings:

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

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

A. Loading and Shipment:

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

B. Unloading and Storage:

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

7.0 INSTALLATION

A. Mortar:

1. Cement: white, non-staining masonry cement, conforming to ASTM-C91.
2. Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-C1AA. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
3. Lime: Hydrated, conforming to ASTM-C207, Type S.
4. Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.

B. Foundation

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

C. Mortar Beds:

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

D. Mortar Joints; Horizontal and vertical face joints:

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

E. Flashing:

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

F. Weepholes

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

8.0 CLEAN UP AND PROTECTION

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

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

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

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

9.0 INSPECTION AND ACCEPTANCE

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

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

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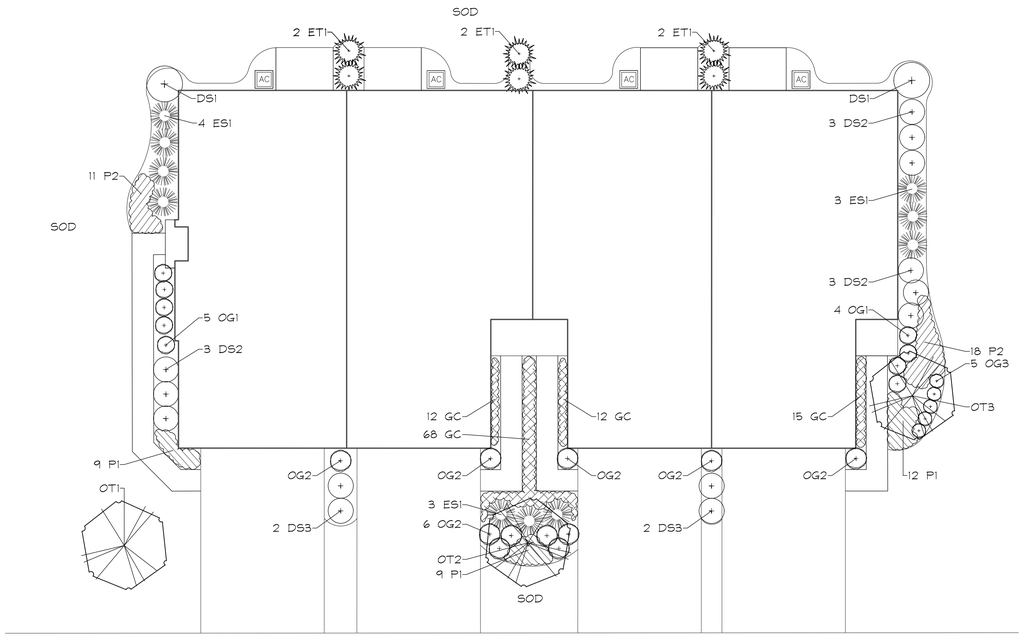
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

MONUMENT DETAILS

REVISIONS	
1	6/13/24

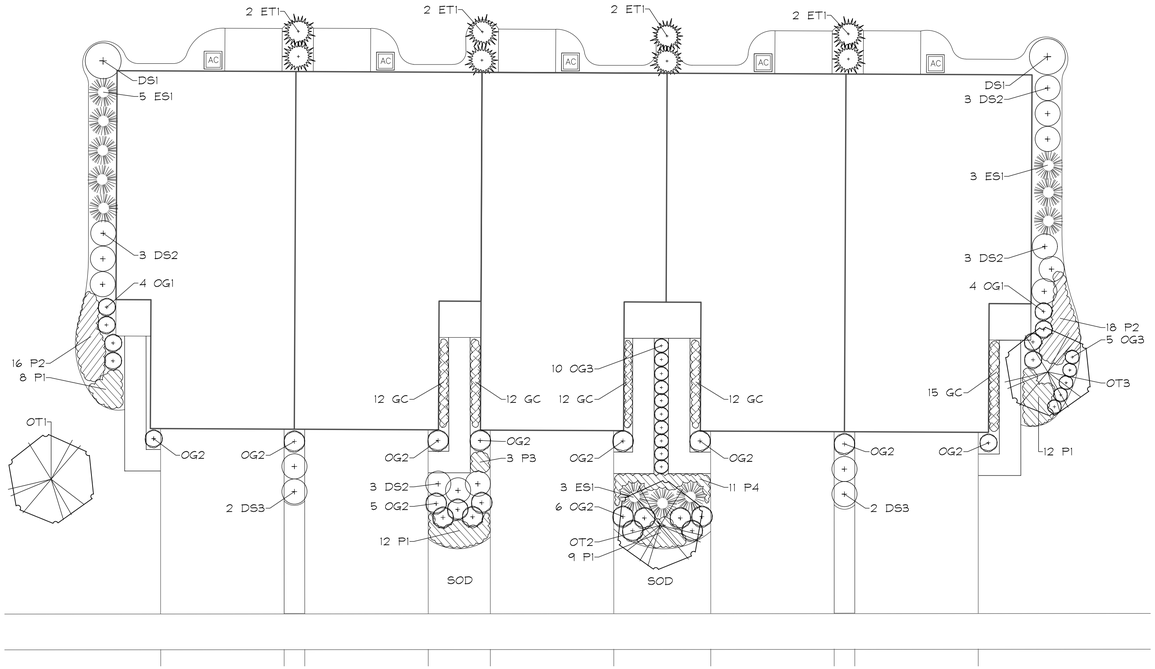
DATE	4/5/2024
PROJECT NO.	LN1952
DRAWN	SMR
CHECKED	ZML
SHEET NO.	L1.3

XREFS:
PLOT CONFIG:



TYPICAL 4 UNIT FOUNDATION LANDSCAPE DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'



TYPICAL 5 UNIT FOUNDATION LANDSCAPE DETAIL

0 5' 10' 20' 30'
SCALE: 1"=10'

PLOT CONFIG:

4 UNIT FRONT-LOAD FOUNDATION PLAN PLANT LIST A (BUILDING 11)

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Tall	Multi-Stem
OT2	1	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
OT3	1	Malus x 'Jewelcole' RED JEWEL CRABAPPLE	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	6	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Viburnum carlesii 'SMVCB' SPICE BABY VIBURNUM	36" Tall	5' O.C.
DS2	9	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	4	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	10	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	9	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	11	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG3	5	Sesleria 'Greenlee Hybrid' GREENLEE'S MOOR GRASS	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	30	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	29	Stachys officinalis 'Hummelo' BETONY	#1	18' O.C.
GC	107	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
		MISC. MATERIALS		
	7	SHREDDED HARDWOOD MULCH	C.Y.	
	9	DOWNSPOUT BLOCKS	EA.	

5 UNIT FRONT-LOAD FOUNDATION PLAN PLANT LIST A (BUILDINGS 2, 3, 4, 5, AND 6)

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Tall	Multi-Stem
OT2	1	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
OT3	1	Malus x 'Jewelcole' RED JEWEL CRABAPPLE	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	8	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Syringa patula 'Miss Kim' MISS KIM LILAC	36" Tall	5' O.C.
DS2	12	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	4	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	11	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	8	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	19	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG3	15	Sesleria 'Greenlee Hybrid' GREENLEE'S MOOR GRASS	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	41	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	34	Stachys officinalis 'Hummelo' BETONY	#1	18' O.C.
P3	3	Geum 'Mai Tai' MAI TAI AVENS	#1	18" O.C.
P4	11	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
GC	63	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
		MISC. MATERIALS		
	9	SHREDDED HARDWOOD MULCH	C.Y.	
	12	DOWNSPOUT BLOCKS	EA.	

4 UNIT FRONT-LOAD FOUNDATION PLAN PLANT LIST B (BUILDING 10)

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Tall	Multi-Stem
OT2	1	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
OT3	1	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	6	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Cotinus coggygria 'NCCO1' WINECRAFT BLACK SMOKEBUSH	36" Tall	5' O.C.
DS2	9	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	4	Diervilla 'G2X88541' KODIAK RED BUSH HONEYSUCKLE	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	10	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	9	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	11	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	24" O.C.
OG3	5	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	30	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
P2	29	Agastache 'Blue Fortune' ANISE HYSSOP	#1	18' O.C.
GC	107	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
		MISC. MATERIALS		
	7	SHREDDED HARDWOOD MULCH	C.Y.	
	9	DOWNSPOUT BLOCKS	C.Y.	

5 UNIT FRONT-LOAD FOUNDATION PLAN PLANT LIST B (BUILDINGS 7 AND 9)

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Tall	Multi-Stem
OT2	1	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
OT3	1	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	8	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Hydrangea paniculata 'Limelight' LIMELIGHT HYDRANGEA	36" Tall	5' O.C.
DS2	12	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	4	Diervilla 'GSX88541' KODIAK RED BUSH HONEYSUCKLE	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	11	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	8	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	19	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	24" O.C.
OG3	15	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	41	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
P2	34	Agastache 'Blue Fortune' ANISE HYSSOP	#1	18' O.C.
P3	3	Geum 'Mai Tai' MAI TAI AVENS	#1	18" O.C.
P4	11	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
GC	63	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
		MISC. MATERIALS		
	9	SHREDDED HARDWOOD MULCH	C.Y.	
	12	DOWNSPOUT BLOCKS	EA.	

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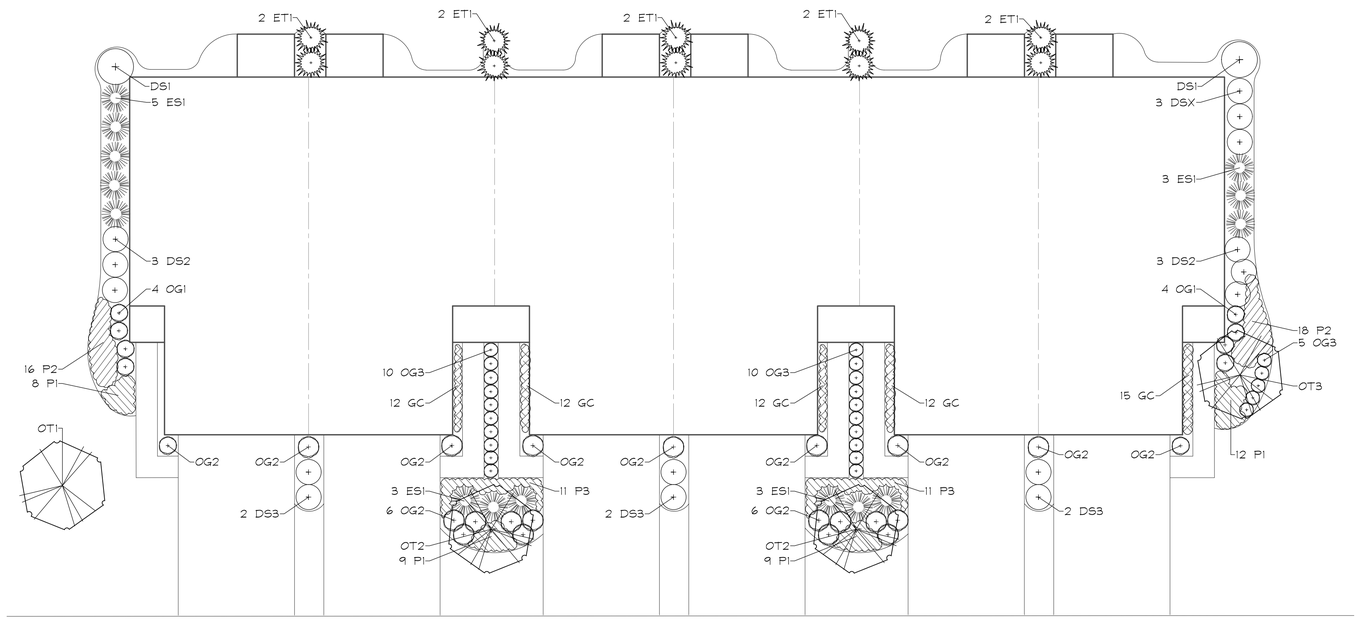
CRYSTAL LAKE, ILLINOIS

TYPICAL FOUNDATION LANDSCAPE PLANS

1	6/13/24
REVISIONS	

DATE	4/5/2024
PROJECT NO.	LN1952
DRAWN	SMR
CHECKED	ZML
SHEET NO.	

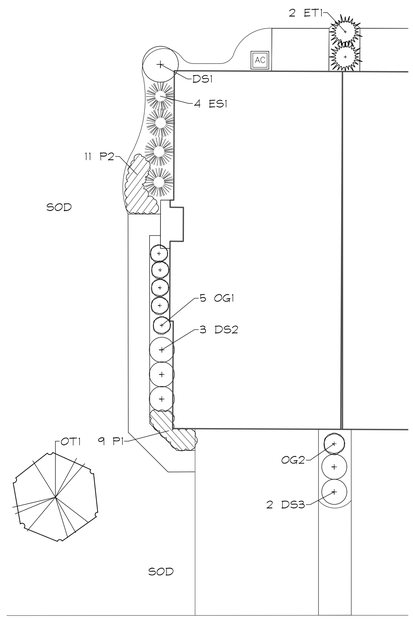
L1.4



TYPICAL 6 UNIT FOUNDATION LANDSCAPE DETAIL

0 5' 10' 20' 30'

SCALE: 1"=10'



ALTERNATE END UNIT

0' 5' 10' 20' 30'

SCALE: 1"=10'

6 UNIT REAR-LOAD FOUNDATION PLAN PLANT LIST A (BUILDING 1)

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Tall	Multi-Stem
OT2	2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
OT3	1	Malus x 'Jewelcole' RED JEWEL CRABAPPLE	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	10	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Viburnum 'SMVCB' SPICE BABY VIBURNUM	36" Tall	5' O.C.
DS2	9	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	10	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	14	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	8	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
OG2	21	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG3	25	Sesleria 'Greenlee Hybrid' GREENLEE'S MOOR GRASS	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	38	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	34	Stachys officinalis 'Hummelo' BETONY	#1	18' O.C.
P3	22	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
GC	63	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
		MISC. MATERIALS		
	10	SHREDDED HARDWOOD MULCH	C.Y.	
	13	DOWNSPOUT BLOCKS	EA.	

6 UNIT REAR-LOAD FOUNDATION PLAN PLANT LIST B (BUILDING 8)

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Tall	Multi-Stem
OT2	2	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Single Stem
OT3	1	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	10	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Cotinus coggygria 'NCCO1' WINECRAFT BLACK SMOKEBUSH	36" Tall	5' O.C.
DS2	9	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	10	Diervilla 'GSX885411' KODIAK RED BUSH HONEYSUCKLE	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	14	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	8	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
OG2	21	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	24" O.C.
OG3	25	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	38	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
P2	34	Agastache 'Blue Fortune' ANISE HYSSOP	#1	18' O.C.
P3	22	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
GC	63	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
		MISC. MATERIALS		
	10	SHREDDED HARDWOOD MULCH	C.Y.	
	13	DOWNSPOUT BLOCKS	EA.	

ALTERNATE UNIT END FOUNDATION PLAN PLANT LIST

Key		Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	1	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Tall	Multi-Stem
		EVERGREEN TREES		
ET1	2	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
		DECIDUOUS SHRUBS		
DS1	2	Viburnum carlcephalum 'Cayuga' CAYUGA VIBURNUM	36" Tall	5' O.C.
DS2	3	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3	10	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
ES1	14	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
		ORNAMENTAL GRASSES		
OG1	5	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
OG2	2	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
		PERENNIALS AND GROUNDCOVERS		
P1	9	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	11	Stachys officinalis 'Hummelo' BETONY	#1	18' O.C.
		MISC. MATERIALS		
	2	SHREDDED HARDWOOD MULCH	C.Y.	

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WOODLORE TOWNES II

CRYSTAL LAKE, ILLINOIS

TYPICAL FOUNDATION LANDSCAPE PLANS

1 6/13/24
REVISIONS

DATE 4/5/2024
PROJECT NO. LN1952
DRAWN SMR
CHECKED ZML
SHEET NO.

L1.5

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PLOT DWG:
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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

C. Insect Control

1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natular or Vectolex FG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

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

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

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

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

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

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

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

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
   50% Kentucky Bluegrass (98/85)
   15% Cutter Perennial Ryegrass
   10% Spartan Hard Fescue
   10% Edge Perennial Ryegrass
   10% Express Perennial Ryegrass
   5% Pennlawn Creeping Red Fescue

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

E. Hydroseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.8 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

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

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

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

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

C. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

D. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air packets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

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ROSEMONT, ILLINOIS 60018

WOODLORE TOWNES II

CRYSTAL LAKE, ILLINOIS

LANDSCAPE SPECIFICATIONS

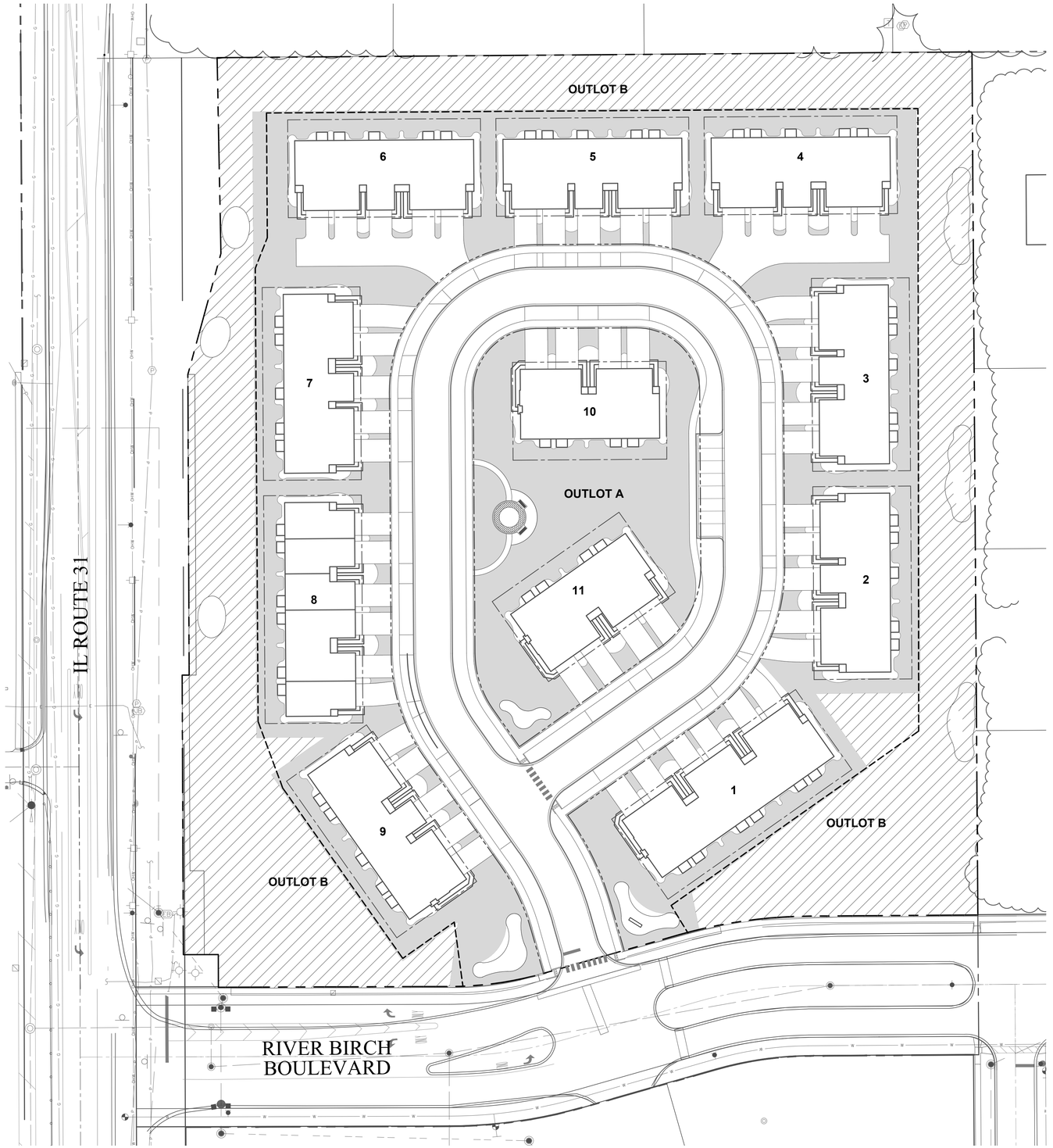
1	6/13/24
REVISIONS	

DATE	4/5/2024
PROJECT NO.	LN1952
DRAWN	SMR
CHECKED	ZML
SHEET NO.	

L1.6

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

XREFS:
PLOT CONFIG:



SEED & SOD LEGEND

SOD

TURF SEED & BLANKET

SEED & SOD DETAIL

0 20' 40' 80' 120'

SCALE: 1"=40'

NORTH

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WOODLORE TOWNES II

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SEED AND SOD EXHIBIT

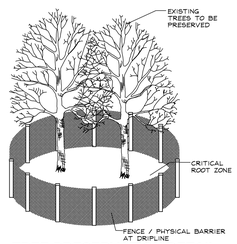
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DATE	4/5/2024
PROJECT NO.	LN1952
DRAWN	SMR
CHECKED	ZML
SHEET NO.	L1.7

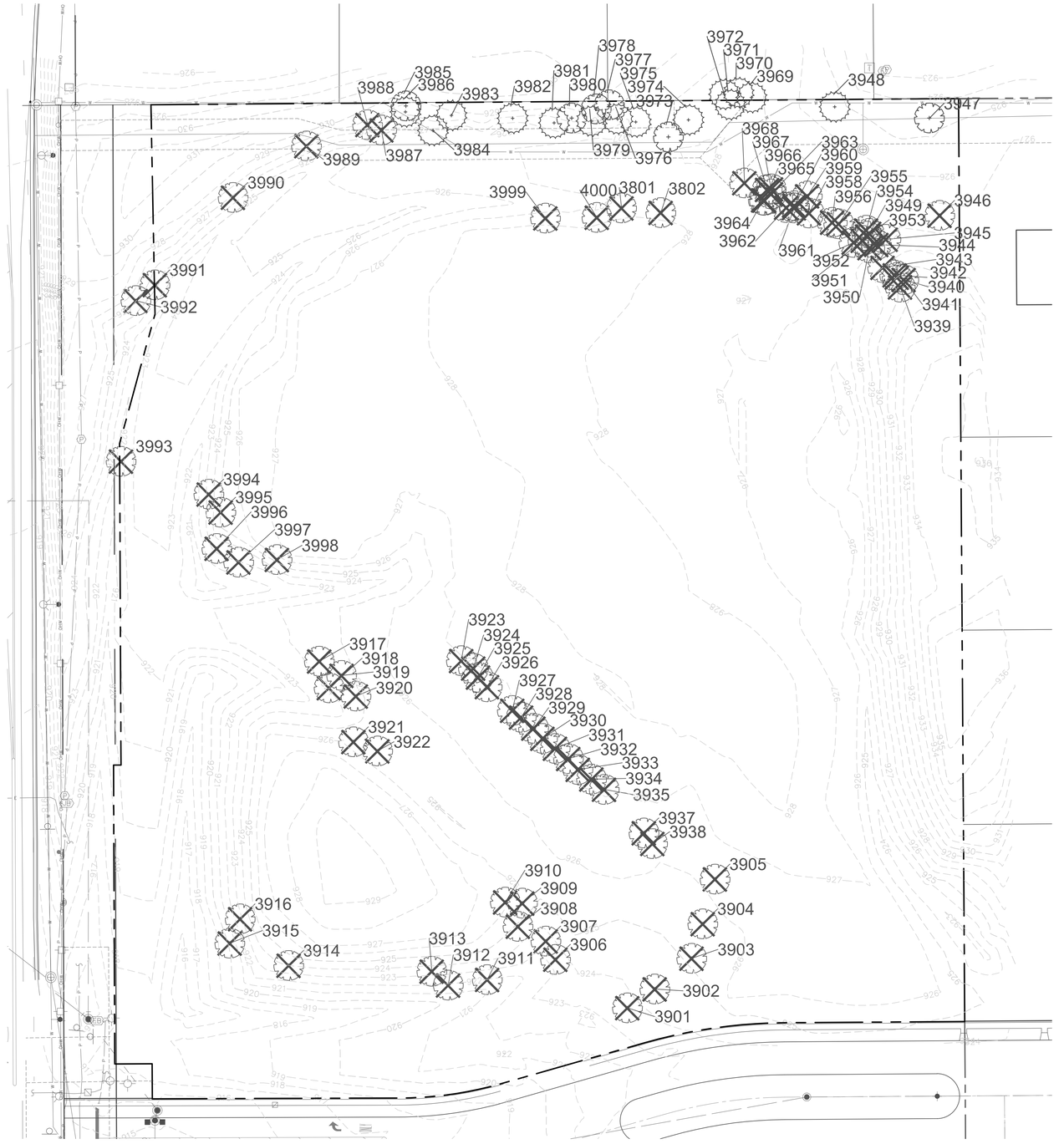
811 Know what's below. Call before you dig.

TREE INVENTORY

3801	*Malus sp.*	Crabapple	10,8,2	4 - Fair/Poor		30% dead wood, Dead Limbs, Peeling Bark
3802	*Malus sp.*	Crabapple	12	4 - Fair/Poor		30% dead wood, Cavity, Adventitious Growth
3901	*Tilia sp.*	Linden Cultivar	22	2 - Good		
3902	*Tilia sp.*	Linden Cultivar	16	2 - Good		Minor root girdling
3903	*Tilia sp.*	Linden Cultivar	20	2 - Good		
3904	Tilia sp.	Linden Cultivar	24	2 - Good		
3905	*Tilia sp.*	Linden Cultivar	21	2 - Good		
3906	*Malus sp.*	Crabapple	18	3 - Fair	Unbalanced, Crowded	
3907	*Malus sp.*	Crabapple	26	3 - Fair	Unbalanced, Crowded, Broken Limb	Insect damage
3908	*Malus sp.*	Crabapple	15	3 - Fair	Unbalanced, Crowded	
3909	*Malus sp.*	Crabapple	18	3 - Fair	Unbalanced, Crowded	
3910	*Malus sp.*	Crabapple	12	3 - Fair	Lean, Unbalanced	
3911	*Malus sp.*	Crabapple	20	4 - Fair/Poor	Unbalanced, Broken Limb	Insect damage, Cavity
3912	*Malus sp.*	Crabapple	16	3 - Fair	Unbalanced	20% dead wood
3913	*Malus sp.*	Crabapple	15	3 - Fair	Unbalanced	20% dead wood
3914	*Pinus resinosa*	Red Pine	19	6 - Dead		
3915	*Pinus resinosa*	Red Pine	24	6 - Dead		
3916	*Pinus resinosa*	Red Pine	24	6 - Dead		
3917	*Malus sp.*	Crabapple	9	3 - Fair		Insect damage, Cavity
3918	*Malus sp.*	Crabapple	8,6	4 - Fair/Poor	Lean, Unbalanced	Cavity, Trunk Damage
3919	*Malus sp.*	Crabapple	10	3 - Fair	Lean, Unbalanced	
3920	*Malus sp.*	Crabapple	8	3 - Fair	Unbalanced, Crown Lean	20% dead wood
3921	*Malus sp.*	Crabapple	14	4 - Fair/Poor	Fused Leaders	Cavity, Included bark
3922	*Malus sp.*	Crabapple	16	4 - Fair/Poor	V-shaped joint	20% dead wood, Hollow, Cavity
3923	*Crataegus sp.*	Hawthorn	11	4 - Fair/Poor	Unbalanced	20% dead wood, Hollow, Adventitious Growth
3924	*Crataegus sp.*	Hawthorn	8	3 - Fair	Unbalanced	20% dead wood
3925	*Crataegus sp.*	Hawthorn	7,3	5 - Poor	V-shaped joint, Double Leader, Split Leaders	Hollow, Cavity
3926	*Crataegus sp.*	Hawthorn	12	4 - Fair/Poor	V-shaped joint, Split Risk	20% dead wood, Cavity
3927	*Crataegus sp.*	Hawthorn	12	4 - Fair/Poor	V-shaped joint, Multi Leader, Split Risk	30% dead wood, Cavity
3928	*Crataegus sp.*	Hawthorn	8	5 - Poor	Split Leaders	>50% dead wood
3929	*Crataegus sp.*	Hawthorn	8	4 - Fair/Poor		30% dead wood, Dead Limbs, Cavity, Included bark
3930	*Crataegus sp.*	Hawthorn	9,6	5 - Poor	Split Leaders	30% dead wood, Hollow
3931	*Crataegus sp.*	Hawthorn	11	4 - Fair/Poor	Unbalanced	20% dead wood, Dead Limbs, Included bark
3932	*Crataegus sp.*	Hawthorn	7,7	5 - Poor	Split Leaders	>50% dead wood
3933	*Crataegus sp.*	Hawthorn	10	5 - Poor	Broken Limb	>50% dead wood, Dead Limbs
3934	*Crataegus sp.*	Hawthorn	7,7	5 - Poor	Split Leaders	>50% dead wood
3935	*Crataegus sp.*	Hawthorn	7,7	4 - Fair/Poor	V-shaped joint, Split Risk, Crowded	20% dead wood
3937	*Crataegus sp.*	Hawthorn	13	5 - Poor		30% dead wood, Dead Limbs, Cavity
3938	*Crataegus sp.*	Hawthorn	14	4 - Fair/Poor		40% dead wood, Dead Limbs, Cavity
3939	*Pinus resinosa*	Red Pine	18	3 - Fair	Unbalanced	30% dead wood
3940	*Pinus resinosa*	Red Pine	14	4 - Fair/Poor		>50% dead wood
3941	*Pinus resinosa*	Red Pine	14	5 - Poor		>50% dead wood
3942	*Pinus resinosa*	Red Pine	18	4 - Fair/Poor	V-shaped joint, Double Leader	>50% dead wood
3943	*Pinus resinosa*	Red Pine	14	4 - Fair/Poor		40% dead wood
3944	*Pinus resinosa*	Red Pine	12	4 - Fair/Poor		40% dead wood
3945	*Pinus resinosa*	Red Pine	15	4 - Fair/Poor		40% dead wood
3946	*Ulmus pumila*	Siberian Elm	24	4 - Fair/Poor		30% dead wood, Insect damage
3947	*Populus deltoides*	Eastern Cottonwood	14	2 - Good		Prune up
3948	*Pinus resinosa*	Red Pine	12	3 - Fair		30% dead wood, Prune up
3949	*Pinus resinosa*	Red Pine	14	4 - Fair/Poor		40% dead wood
3950	*Pinus resinosa*	Red Pine	10	4 - Fair/Poor		>50% dead wood
3951	*Pinus resinosa*	Red Pine	9	4 - Fair/Poor		40% dead wood
3952	*Pinus resinosa*	Red Pine	14	4 - Fair/Poor		40% dead wood
3953	*Pinus resinosa*	Red Pine	10	4 - Fair/Poor		>50% dead wood
3954	*Pinus resinosa*	Red Pine	14	6 - Dead		
3955	*Pinus resinosa*	Red Pine	10	4 - Fair/Poor	Crowded	>50% dead wood
3956	*Pinus resinosa*	Red Pine	14	4 - Fair/Poor		30% dead wood
3958	*Quercus macrocarpa*	Bur Oak	8,4	4 - Fair/Poor	Strong lean, Unbalanced, Crowded	20% dead wood
3959	*Pinus resinosa*	Red Pine	14	4 - Fair/Poor	Lean, Unbalanced	40% dead wood
3960	*Pinus resinosa*	Red Pine	12	4 - Fair/Poor	Lean	40% dead wood
3961	*Pinus resinosa*	Red Pine	11	4 - Fair/Poor	Lean, Unbalanced	40% dead wood
3962	*Pinus resinosa*	Red Pine	13	4 - Fair/Poor	Lean, Unbalanced	40% dead wood
3963	*Pinus resinosa*	Red Pine	12	4 - Fair/Poor	Lean, Unbalanced	30% dead wood
3964	*Pinus resinosa*	Red Pine	9	6 - Dead		
3965	*Pinus resinosa*	Red Pine	14	4 - Fair/Poor	Lean, Unbalanced	40% dead wood
3966	*Pinus resinosa*	Red Pine	12	3 - Fair		20% dead wood
3967	*Pinus resinosa*	Red Pine	8	4 - Fair/Poor	Unbalanced	40% dead wood
3968	*Pinus resinosa*	Red Pine	14	4 - Fair/Poor	Unbalanced, Crown Lean	40% dead wood
3969	*Pinus resinosa*	Red Pine	10	3 - Fair		20% dead wood
3970	*Picea pungens*	Colorado Spruce	5	3 - Fair		20% dead wood
3971	*Pinus resinosa*	Red Pine	10	3 - Fair		30% dead wood
3972	*Picea pungens*	Colorado Spruce	6	3 - Fair		20% dead wood
3973	*Malus sp.*	Crabapple	8	4 - Fair/Poor		30% dead wood, Insect damage
3974	*Picea pungens*	Colorado Spruce	20	3 - Fair		30% dead wood
3975	*Picea pungens*	Colorado Spruce	24	3 - Fair		30% dead wood
3976	*Picea pungens*	Colorado Spruce	12	3 - Fair	Crowded	30% dead wood
3977	*Malus sp.*	Crabapple	10,8	4 - Fair/Poor	Unbalanced, Crowded	20% dead wood
3978	*Prunus serotina*	Black Cherry	11,11	4 - Fair/Poor	V-shaped joint, Double Leader, Split Risk	30% dead wood
3979	*Picea pungens*	Colorado Spruce	13	4 - Fair/Poor	Crowded	40% dead wood
3980	*Malus sp.*	Crabapple	10,4,4,4	4 - Fair/Poor	Unbalanced, Crowded	30% dead wood
3981	*Picea pungens*	Colorado Spruce	21	2 - Good		20% dead wood
3982	*Picea pungens*	Colorado Spruce	16	2 - Good	Crowded	30% dead wood
3983	*Picea abies*	Norway Spruce	18	3 - Fair		30% dead wood
3984	*Picea pungens*	Colorado Spruce	12	4 - Fair/Poor	Crowded	40% dead wood
3985	*Picea pungens*	Colorado Spruce	18	2 - Good		20% dead wood
3986	*Morus alba*	White Mulberry	12	4 - Fair/Poor	V-shaped joint	20% dead wood, Adventitious Growth
3987	*Malus sp.*	Crabapple	8	5 - Poor		50% dead wood
3988	*Malus sp.*	Crabapple	8	4 - Fair/Poor		30% dead wood, Trunk Scar, Peeling Bark
3989	*Malus sp.*	Crabapple	7,3,3,3	4 - Fair/Poor	Multi Leader, Unbalanced, Crowded	20% dead wood
3990	*Malus sp.*	Crabapple	7,7,7	4 - Fair/Poor	Crowded	30% dead wood, Adventitious Growth
3991	*Malus sp.*	Crabapple	9,7	4 - Fair/Poor	V-shaped joint, Double Leader, Split Risk	
3992	*Malus sp.*	Crabapple	11	4 - Fair/Poor	V-shaped joint	30% dead wood
3993	*Malus sp.*	Crabapple	14	3 - Fair	Unbalanced, Broken Limb	20% dead wood
3994	*Malus sp.*	Crabapple	12,6,6	3 - Fair	Crowded	
3995	*Malus sp.*	Crabapple	8,6,6	3 - Fair	Crowded	
3996	*Malus sp.*	Crabapple	10,8	4 - Fair/Poor	V-shaped joint, Double Leader, Lean, Crowded	
3997	*Malus sp.*	Crabapple	6	5 - Poor		Wood rot, Hollow, Callus
3998	*Malus sp.*	Crabapple	6,6,6	3 - Fair	Crowded	20% dead wood
3999	*Malus sp.*	Crabapple	4,4	4 - Fair/Poor	Lean, Unbalanced	30% dead wood, Dead Limbs
4000	*Malus sp.*	Crabapple	8,8	4 - Fair/Poor	V-shaped joint	30% dead wood, Dead Limbs



TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES



TREE PRESERVATION NOTES

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

TREE PRESERVATION PLAN

0 20' 40' 80' 120'
SCALE: 1"=40'

NORTH

TREE TO BE PRESERVED

TREE TO BE REMOVED

Know what's below. Call before you dig.

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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WHEATON, ILLINOIS 60187
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CLIENT
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SUITE 108
EAST DUNDEE, ILLINOIS 60118

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

WOODLORE TOWNHOMES II

CRYSTAL LAKE, ILLINOIS

TREE PRESERVATION PLAN

1	6/13/24
REVISIONS	

DATE	4/5/2024
PROJECT NO.	LN1952
DRAWN	SMR
CHECKED	ZML
SHEET NO.	L1.8

XREFS
PLOT CONFIG

FINAL ENGINEERING PLANS
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

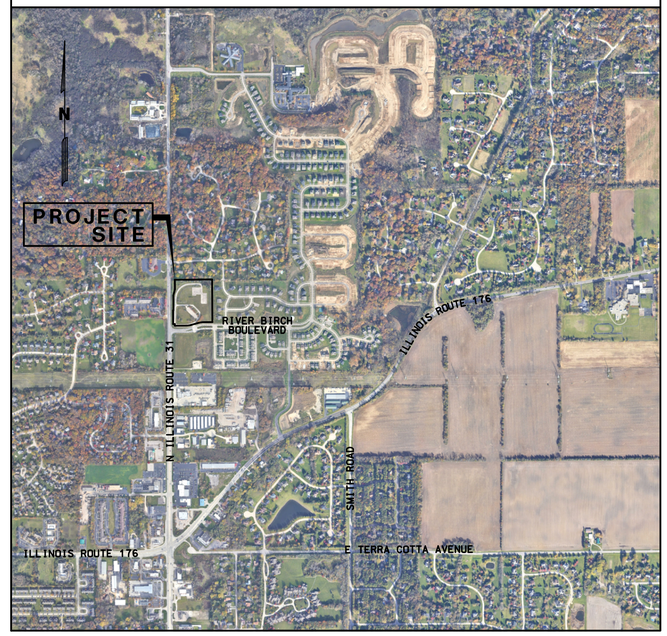
LEGEND

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

INDEX OF SHEETS

1	COVER SHEET
2	OVERALL SITE PLAN
3	EXISTING CONDITIONS AND DEMOLITION PLAN
4	GRADING PLAN - NORTH
5	GRADING PLAN - SOUTH
6	GRADING DETAILS
7	ADA GRADING DETAILS
8	STORMWATER POLLUTION PREVENTION PLAN (SWPPP)
9	SWPPP SPECIFICATIONS
10	SWPPP DETAILS
11	OVERALL UTILITY PLAN
12	ROAD A PLAN AND PROFILE
13	ROAD A PLAN AND PROFILE
14-19	CONSTRUCTION DETAILS
20	PROJECT SPECIFICATIONS

LOCATION MAP



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

ABBREVIATIONS

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

BENCHMARKS

SOURCE BENCHMARK: (NGS MONUMENT, PID NH0131)
STATION IS 40.4 FEET EAST OF AND ABOUT 1.6 FEET LOWER THAN THE CENTER OF HIGHWAY 31, 515.1 FEET NORTH OF THE EXTENDED CENTERLINE OF EDGEWOOD ROAD, 1.3 FEET SOUTHWEST OF A METAL WITNESS POST, AND 1.0 FEET WEST OF A FIBERGLASS WITNESS POST.
ELEVATION = 852.14 (NAVD88)

SITE BENCHMARK #1:
SOUTHWEST ARROW BOLT ON FIRST FIRE HYDRANT EAST OF ROUTE 31 ON THE SOUTH SIDE OF RIVER BIRCH BOULEVARD, APPROXIMATELY 450 FEET EAST OF THE CENTERLINE OF IL-31.
ELEVATION = 928.96

SITE BENCHMARK #2:
SOUTHEAST TAG BOLT ON FIRE HYDRANT ON THE NORTH SIDE OF THE PATH/ACCESS ROAD AND APPROXIMATELY 430 FEET EAST OF THE CENTERLINE OF IL-31.
ELEVATION = 925.14

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

NOTES:

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

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

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

DRAINAGE CERTIFICATION

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

LICENSED ENGINEER

ENGINEER'S SEAL

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Fax: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY
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DESIGNED	MS
DRAWN	JD
APPROVED	MTL
DATE	04/05/2024
SCALE	N.T.S.

COVER SHEET
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 1 OF 20

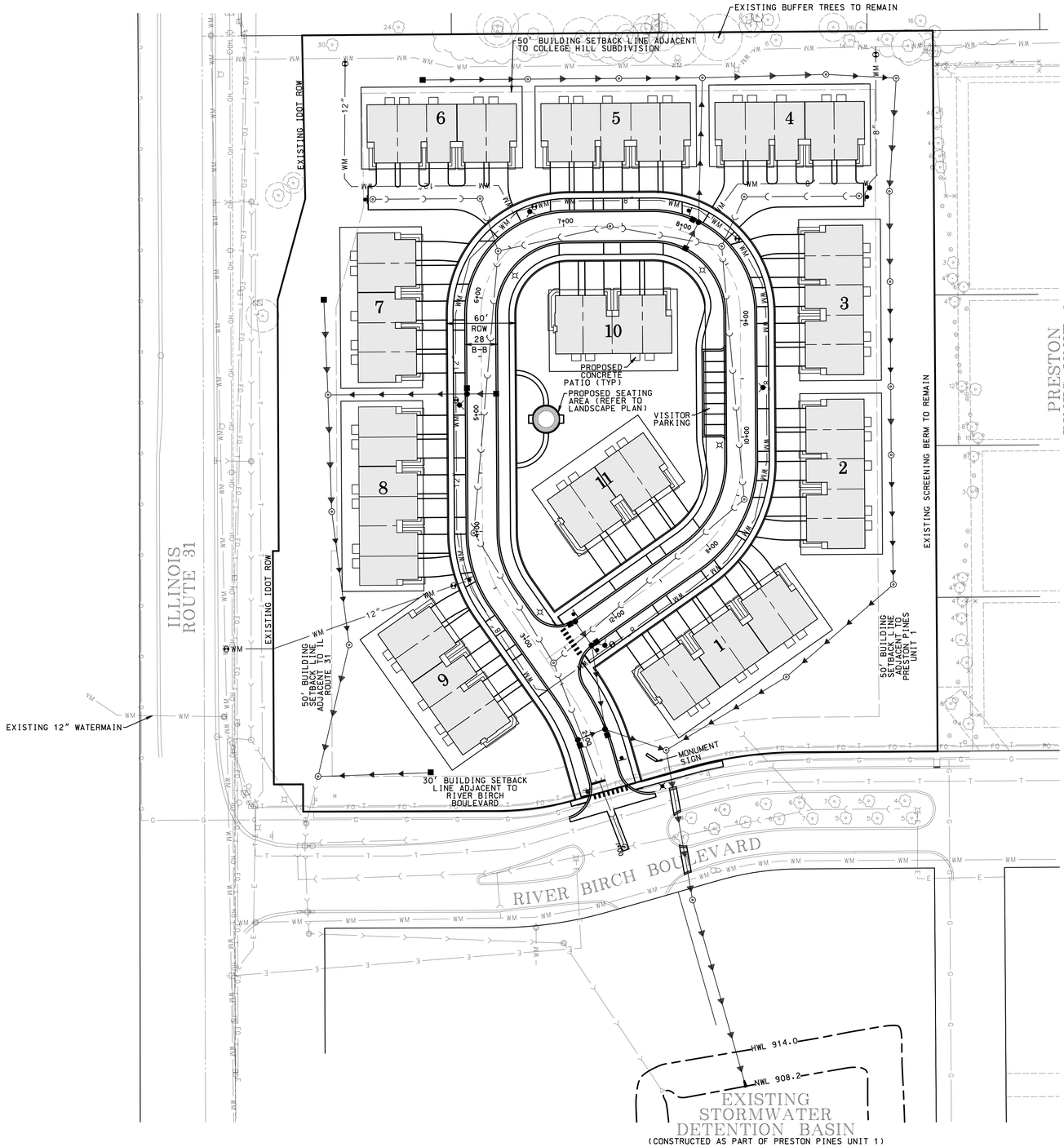
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COLLEGE HILL SUBDIVISION



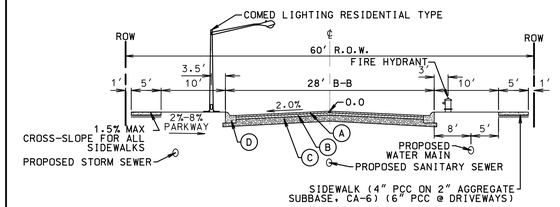
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SCALE 1" - 50'

0 50 100

SITE DATA

TOTAL SITE AREA:	8.3 ACRES
TOTAL TOWNHOME BUILDINGS:	11 BUILDINGS
TOTAL TOWNHOME UNITS:	55 UNITS
SETBACKS	
FRONT YARD MINIMUM:	25'
SIDE TO SIDE SEPARATION:	20' SEPARATION
FRONT TO SIDE SEPARATION:	50' SEPARATION
REAR TO REAR SEPARATION:	60' SEPARATION
MINIMUM REAR YARD ABUTTING RESIDENTIAL DISTRICTS:	50'
MINIMUM REAR YARD ABUTTING RIVER BIRCH BOULEVARD SETBACK:	40'
MINIMUM REAR YARD ABUTTING IL ROUTE 31:	50'
BUILDING 10 (4-UNIT) DIMENSION:	50' x 100'
BUILDING 11 (4-UNIT) DIMENSION:	50' x 101'
BUILDING 9 (5-UNIT) DIMENSION:	50' x 127'
BUILDINGS 2, 3, 4, 5, 6, & 7 (5-UNIT) DIMENSION:	50' x 128'
BUILDING 1 (6-UNIT) DIMENSION:	50' x 151'
BUILDING 8 (6-UNIT) DIMENSION:	50' x 153'
TYPICAL PARKING STALL DIMENSION:	9' x 19'
TYPICAL DRIVEWAY DIMENSION:	16.25' x 25'



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

PROPOSED ONSITE ROADWAY
TYPICAL LOCAL ROADWAY SECTION
NOT TO SCALE

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DESIGNED	MS
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APPROVED	MTL
DATE	04/05/2024
SCALE	1" = 50'

OVERALL SITE PLAN
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

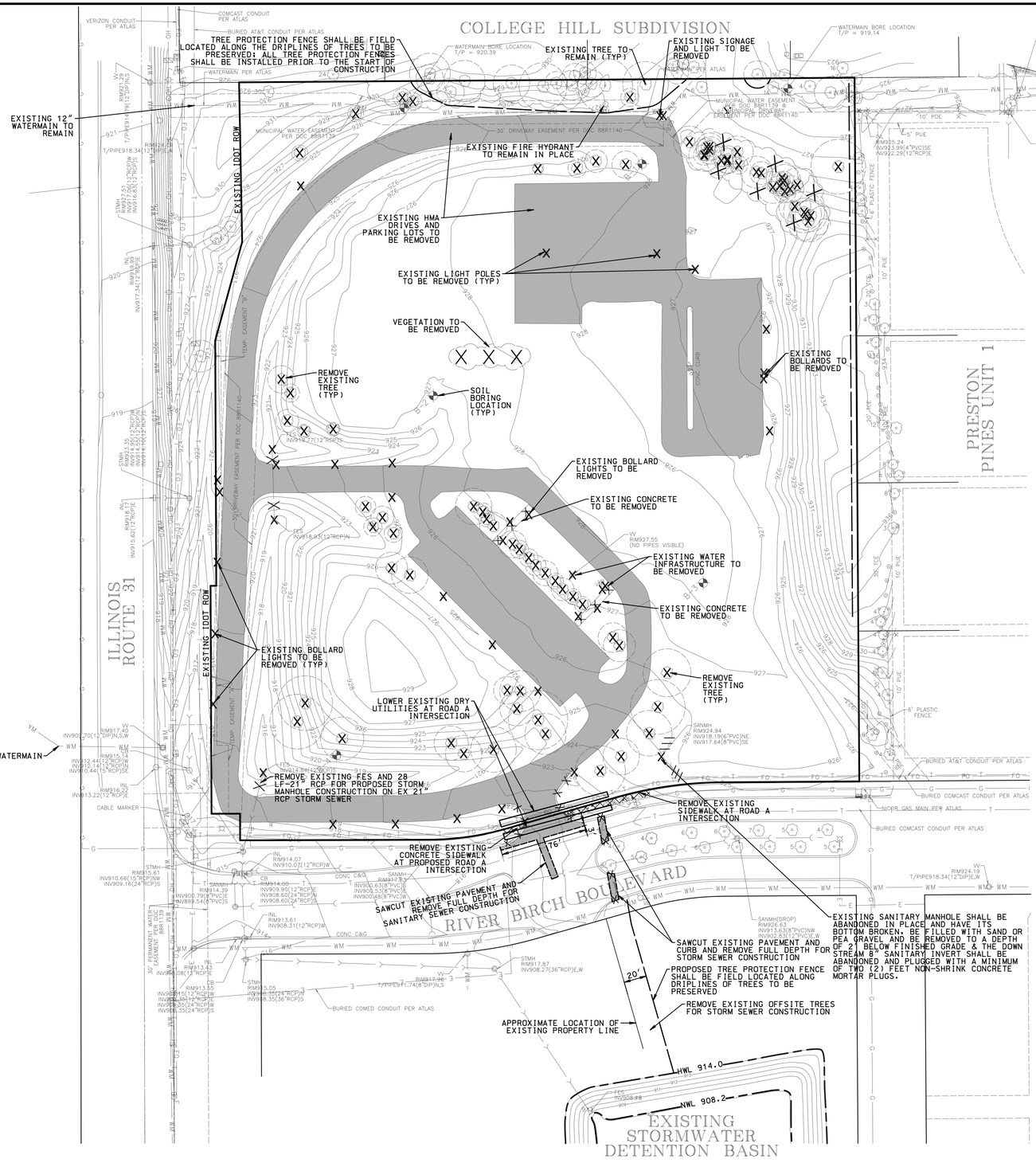
SHEET 2 OF 20

PROJECT NUMBER: 4781

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DEMOLITION LEGEND

- EXISTING CONCRETE TO BE REMOVED
- EXISTING HMA PAVEMENT TO BE REMOVED
- EXISTING CURB TO BE REMOVED
- EXISTING UTILITY TO BE REMOVED
- EXISTING UTILITY TO BE ABANDONED
- EXISTING STRUCTURE, TREE, MISCELLANEOUS OBJECT TO BE REMOVED

DEMOLITION PLAN GENERAL NOTES:

1. CONTRACTOR SHALL PERFORM ALL DEMOLITION WORK IN ACCORDANCE WITH ALL FEDERAL, STATE AND LOCAL REQUIREMENTS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR DEMOLITION WORK AND ASSOCIATED UTILITY DISCONNECT FEES.
3. THE MUNICIPALITY AND THE OWNER SHALL BE NOTIFIED AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
4. THIS PLAN WAS PREPARED FROM TOPOGRAPHIC SURVEY PREPARED BY MACKIE CONSULTANTS, LLC. DATED 01-30-2024 AND AVAILABLE RECORDS. CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND NOT SHOWN BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY COMPANIES PRIOR TO BEGINNING DEMOLITION WORK FOR THE EXACT LOCATIONS OF THE UTILITIES. THE CONTRACTOR SHALL ARRANGE FOR THE DISCONNECTION, PROTECTION OR RELOCATION OF ANY EXISTING UTILITY SERVICES, INCLUDING WATER, SEWER, GAS, ELECTRIC, TELEPHONE AND CABLE.
6. THE CONTRACTOR IS REQUIRED TO ASSURE HIMSELF OF LOCATION AND DEPTH OF EXISTING UTILITIES AND RELATED FEATURES AND SHALL REPORT AT ONCE TO THE OWNER OR ENGINEER ANY DISCREPANCIES WITH RESPECT TO INFORMATION INDICATED IN THE CONTRACT DOCUMENTS.
7. ALL HMA PAVEMENT SHALL BE REMOVED TO AN OFFSITE LOCATION. GRAVEL BASE MATERIALS SHALL BE STOCKPILED ONSITE AND USED FOR TEMPORARY ROADS OR GENERAL FILL, AS APPROVED BY THE OWNER OR DEVELOPER. ANY BASE MATERIALS REMAINING UPON COMPLETION OF THE PROPOSED IMPROVEMENTS SHALL BE HAULED TO AN OFFSITE LOCATION.
8. ALL UTILITIES TO REMAIN AS NOTED SHALL BE ADJUSTED TO THE FINAL GRADES AS PROVIDED ON THE UTILITY PLANS.
9. GAS, TELEPHONE AND ELECTRIC DISTRIBUTION SYSTEM REMOVALS AND ADJUSTMENTS SHALL BE DONE BY RESPECTIVE UTILITY AND PAID FOR SEPARATELY BY OWNER. CONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF THIS WORK INCIDENTAL TO THE CONTRACT. ALL ENVIRONMENTAL REMEDIATION WILL BE COMPLETED BY OWNER PRIOR TO START OF CONSTRUCTION.
10. ALL EXISTING UTILITIES ARE TO REMAIN IN SERVICE UNLESS SPECIFICALLY SHOWN TO BE REMOVED.
11. ALL UTILITIES AND STRUCTURES LOCATED WITHIN 10 FEET OF THE PROPOSED BUILDING LOCATION SHALL BE COMPLETELY REMOVED AND THE EXCAVATION BACKFILLED WITH SELECT GRANULAR MATERIAL. ALL REMAINING UTILITIES AND STRUCTURES LOCATED WITHIN THE PROJECT AREA SHALL BE REMOVED TO A DEPTH OF 2-FEET BELOW PROPOSED FINISHED GRADE.
12. ALL PIPES TO BE ABANDONED IN PLACE SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF TWO (2) FEET NON-SHRINK CONCRETE MORTAR PLUGS. ANY STRUCTURES TO REMAIN SHALL HAVE THE BOTTOM BROKEN TO FACILITATE DRAINAGE AND FILLED WITH SAND OR PEA GRAVEL.
13. ALL EXISTING TREES, BRUSH, AND MISCELLANEOUS APPURTENANCES, SUCH AS WHEEL STOPS, POLES LIGHTS AND MISCELLANEOUS DEBRIS SHALL BE HAULED TO AN OFFSITE LOCATION.
14. THE CONTRACTOR SHALL ENSURE THAT ALL ADJOINING AREAS, INCLUDING ADJACENT STREETS AND DRIVEWAYS, SHALL BE FREE OF DEBRIS AT ALL TIMES.
15. PAVEMENT, CURB AND GUTTER AND SIDEWALK SHALL BE SAWCUT FULL DEPTH AT THE LIMITS OF REMOVAL.
16. ALL TREES TO REMAIN SHALL BE PROTECTED WITH SILT FENCE OR ORANGE CONSTRUCTION FENCES. PROTECTIVE FENCING SHALL BE PLACED AT THE DRIP LINE OF THE TREE TO BE SAVED. CONSTRUCTION WITHIN THE FENCE WITHOUT PERMISSION FROM THE OWNER OR MUNICIPALITY IS STRICTLY PROHIBITED.
17. ANY DAMAGE DONE TO EXISTING STRUCTURES OR OBJECTS NOT SHOWN TO BE REMOVED OR REPLACED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE CITY OF CRYSTAL LAKE PUBLIC WORKS DEPARTMENT TO SCHEDULE ALL APROPRIATE INSPECTIONS.

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

REFER TO SHEETS 8-10 FOR EROSION CONTROL DETAILS, SPECIFICATIONS, CONSTRUCTION SEQUENCING, AND GENERAL NOTES

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Fax: 224-293-3101

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DESIGNED	MS
DRAWN	JD
APPROVED	MTL
DATE	04/05/2024
SCALE	1" = 50'

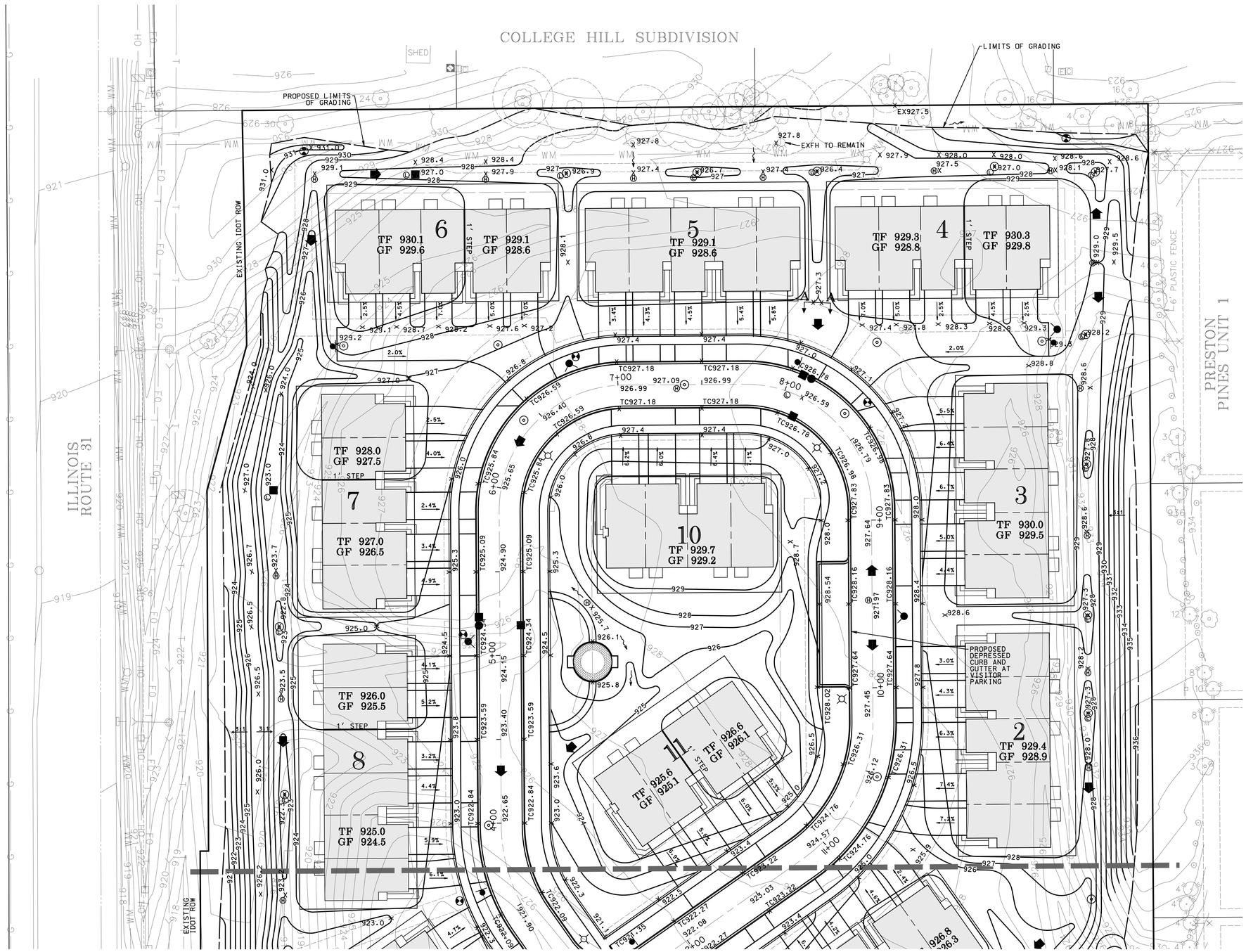
EXISTING CONDITIONS AND DEMOLITION PLAN
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 3 OF 20

PROJECT NUMBER: 4781

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REFER TO SHEET 5

N

SCALE 1" - 30'

0 30 60

GRADING PLAN GENERAL NOTES

1. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS ON 01-30-24. CONTRACTOR SHALL FIELD CHECK EXISTING CONDITIONS PRIOR TO START OF CONSTRUCTION AND NOTIFY THE OWNER AND ENGINEER OF ANY DISCREPANCIES.
2. ALL DISTURBED AREAS SHALL BE RESTORED WITH 6-INCHES OF TOPSOIL AND SEEDED.
3. EXCAVATION AND EMBANKMENT SHALL BE PERFORMED PER THE DETAILED SPECIFICATIONS AND THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION.
4. ALL CURB ELEVATIONS ARE TO BE TOP OF CURB. ALL GUTTER ELEVATIONS ARE 0.5' BELOW TOP OF CURB ELEVATION UNLESS OTHERWISE NOTED.
5. DRIVEWAY SLOPES FROM THE RIGHT-OF-WAY SHALL BE A MINIMUM OF 2% AND A MAXIMUM OF 8%.
6. GRADING INDICATED MAY NEED TO BE ADJUSTED BASED ON FIELD CONDITIONS. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES WITH FIELD CONDITIONS PRIOR TO FINE GRADING.
7. CONTRACTOR SHOULD TAKE SPECIAL NOTE THAT THERE ARE VARYING SETBACKS. THE LOCATION OF THE BUILDING PAD MUST BE CONSTRUCTED TO CORRESPOND TO THE LOCATIONS INDICATED.
8. ALL DRAIN TILES ENCOUNTERED DURING MASS GRADING/UTILITY WORK MUST BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM. A RECORD MUST BE KEPT, OF ANY DRAIN TILE ENCOUNTERED, TO BE INCLUDED IN RECORD DRAWINGS.
9. OVERFLOW DRAINAGE ROUTES AND SWALES MUST BE INSTALLED AT THE ELEVATION AND LOCATION SHOWN.
10. DO NOT INTERRUPT DRAINAGE FROM OFF SITE DURING CONSTRUCTION OPERATIONS. PROVIDE TEMPORARY DRAINAGE DITCHES WHERE REQUIRED.
11. CONTRACTOR SHALL MEET EXISTING GROUND ELEVATIONS AT PROPERTY LINE, UNLESS OTHERWISE NOTED AND THE APPROPRIATE EASEMENTS OR PERMISSION HAS BEEN OBTAINED.

REFER TO SHEETS 6 AND 7 FOR GRADING AND ADA DETAILS

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Phone: 224-293-3100
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SCALE	1" = 30'

GRADING PLAN - NORTH
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 4 OF 20

PROJECT NUMBER: 4781

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REFER TO SHEET 4

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

EXISTING IDOT ROW

ILLINOIS ROUTE 31

PRESTON PINES UNIT 1

PROPOSED 3:1 TRANSITIONAL SLOPE WHERE SHOWN

PROPOSED 4:1 TRANSITIONAL GRADING WHERE SHOWN

RIVER BIRCH BOULEVARD

CONC C&G

APPROXIMATE LOCATION OF EXISTING PROPERTY LINE

EXISTING STORMWATER DETENTION BASIN

HWL 914.0

NWL 908.2

N

SCALE 1" - 30'

0 30 60

EXISTING APPROVED DETENTION BASIN

ALLOWABLE TRIBUTARY AREA FOR PROJECT SITE	- 8.72 AC
APPROVED CURVE NUMBER	- 94
PROPOSED CURVE NUMBER	- 86.8
EXISTING HIGH WATER LEVEL	- 914.0
EXISTING NORMAL WATER LEVEL	- 908.2
APPROVED DETENTION REQUIRED	- 7.39 AC-FT
APPROVED AS-BUILT VOLUME PROVIDED	- 7.40 AC-FT

* NO MODIFICATIONS TO THE EXISTING BASIN ARE PROPOSED FOR THIS DEVELOPMENT

* DETENTION APPROVED WITH OVERALL SUBDIVISION

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GRADING PLAN - SOUTH
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 5 OF 20

PROJECT NUMBER: 4781

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GENERAL INFORMATION
THIS STORM WATER POLLUTION PREVENTION PLAN (SWPPP) HAS BEEN DEVELOPED TO FULFILL ONE OF THE REQUIREMENTS OF THE GENERAL NPDES PERMIT NO. ILR10 FOR THE DISCHARGE OF STORM WATER ASSOCIATED WITH CONSTRUCTION PROJECTS DISTURBING ONE ACRE OR MORE. THE OWNER AND CONTRACTORS SHALL COMPLY WITH ALL REQUIREMENTS OF THE ILR10 FOR ALL SUCH CONSTRUCTION PROJECTS. THE STORM WATER DISCHARGES ASSOCIATED WITH THE CONSTRUCTION ACTIVITY FROM THIS SITE ARE SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE ILR10 GENERAL NPDES PERMIT, MODIFIED DATE AUGUST 3, 2018.

ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH "PROCEDURES AND STANDARDS FOR URBAN SOIL AND EROSION AND SEDIMENTATION CONTROL IN ILLINOIS" AND THE "ILLINOIS URBAN MANUAL."

THE EXECUTED OWNER CERTIFICATION AND THE CONTRACTOR CERTIFICATIONS SHALL BE KEPT ONSITE WITH THE APPROVED SWPPP.

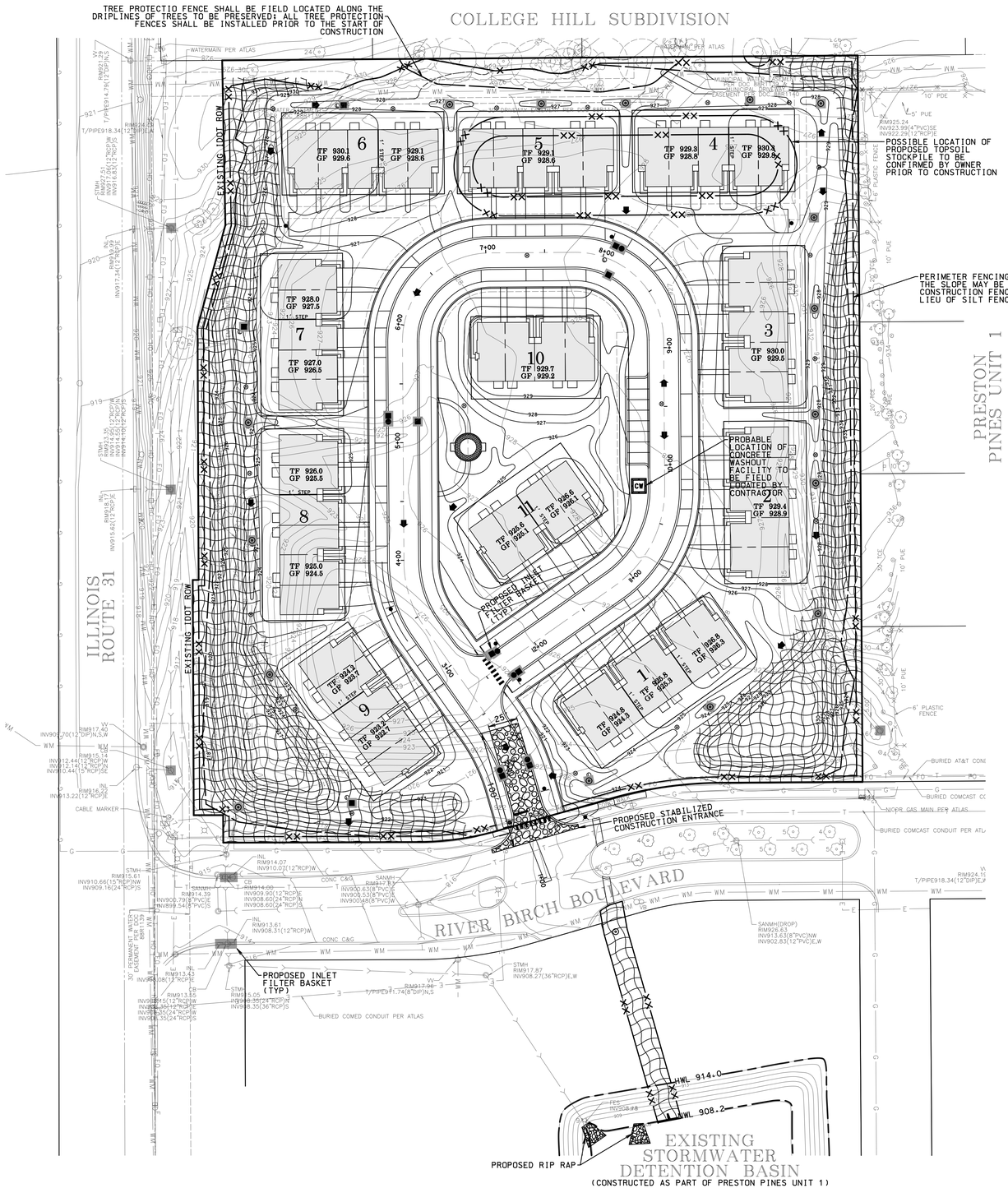
SWPPP AVAILABILITY
THE OWNER SHALL RETAIN A COPY OF THE SWPPP AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

KEEPING PLANS CURRENT
THE PERMITTEE SHALL AMEND THE PLAN WHENEVER THERE IS A CHANGE IN DESIGN, CONSTRUCTION, OPERATION, OR MAINTENANCE, WHICH HAS A SIGNIFICANT EFFECT ON THE POTENTIAL FOR THE DISCHARGE OF POLLUTANTS TO THE WATERS OF THE STATE AND WHICH HAS NOT OTHERWISE BEEN ADDRESSED IN THE PLAN OR IF THE PLAN PROVES TO BE INEFFECTIVE IN ELIMINATING OR SIGNIFICANTLY CONTROLLING POLLUTANTS IN STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION SITE ACTIVITY. IN ADDITION, THE PLAN SHALL BE AMENDED TO IDENTIFY ANY NEW CONTRACTOR AND/OR SUBCONTRACTOR THAT WILL IMPLEMENT A MEASURE OF THE PLAN. AMENDMENTS TO THE PLAN MAY BE REQUIRED BY THE MUNICIPALITY, OWNER, OR OTHER REVIEWING AGENCY. COPIES OF THE AMENDMENTS SHALL BE KEPT ONSITE AS PART OF THE SWPPP.

RETENTION OF RECORDS
THE OWNER SHALL RETAIN COPIES OF THIS PLAN AND ALL REPORTS AND NOTICES REQUIRED BY THIS PERMIT, AND RECORDS OF ALL DATA USED TO COMPLETE THE NOTICE OF INTENT TO BE COVERED BY THIS PERMIT, FOR A PERIOD OF AT LEAST THREE YEARS FROM THE DATE PERMIT COVERAGE EXPIRES OR IS TERMINATED. THIS PERIOD MAY BE EXTENDED BY THE REQUEST OF THE AGENCY AT ANY TIME. IN ADDITION, THE OWNER SHALL RETAIN A COPY OF THE PLAN REQUIRED BY THIS PERMIT AT THE CONSTRUCTION SITE FROM THE DATE OF PROJECT INITIATION TO THE DATE OF FINAL STABILIZATION.

ILR10 NOTICE OF TERMINATION GUIDANCE
WHEN A SITE HAS BEEN FINALLY STABILIZED AND ALL STORM WATER DISCHARGES FROM CONSTRUCTION SITES THAT ARE AUTHORIZED BY THE ILR10 PERMIT ARE ELIMINATED, THE OWNER OF THE FACILITY MUST SUBMIT A COMPLETED NOTICE OF TERMINATION THAT IS SIGNED IN ACCORDANCE WITH PART II.F.1.e (SIGNATORY REQUIREMENTS) OF THE PERMIT.

BEST MANAGEMENT PRACTICES FOR POST CONSTRUCTION STORMWATER MANAGEMENT
THE FOLLOWING POST-CONSTRUCTION PRACTICES HAVE BEEN INCLUDED WITHIN THIS STORMWATER POLLUTION PREVENTION PLAN TO CONTROL POLLUTION UPON COMPLETION OF CONSTRUCTION ACTIVITIES:
- WATER-QUALITY DETENTION BASIN WITH EMERGENT AND NATIVE PLANTINGS;
- POND INLET/OUTLET DESIGN TO PREVENT SHORT-CIRCUITING OF FLOW;
- SEDIMENT POOLS AT DISCHARGE POINTS IN WATER QUALITY PONDS;
- VEGETATED SWALES WITH TURF GRASSES;
- RIP RAP AT STORMWATER DISCHARGE POINTS;
- HOUSE DOWNSPOUTS POSITIONED TO DISCHARGE ON GRADE VEGETATED/PERVIOUS GROUND COVER.



SWPPP LEGEND

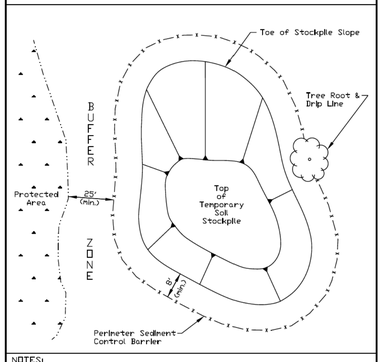
- INLET PROTECTION - FILTER BASKET
- CONCRETE WASH-OUT (CW)
- STABILIZED CONST. ENTRANCE
- SILT FENCE
- RIP-RAP
- EROSION CONTROL BLANKET
- TREE PROTECTION FENCE/CONSTRUCTION FENCE
- TOPSOIL STOCKPILE

THE FOLLOWING ITEMS HAVE NOT BEEN SPECIFICALLY SHOWN BUT ARE REQUIRED AS PART OF THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AND MUST BE INCORPORATED DURING CONSTRUCTION UNTIL FINAL STABILIZATION IS ACHIEVED.
- TEMPORARY AND/OR PERMANENT STABILIZATION
- WASTE MANAGEMENT
- CONCRETE WASTE MANAGEMENT (CONCRETE WASH-OUT FACILITY)
- SEDIMENT TRAPS
- DUST CONTROL
- ALLOWABLE DEWATERING OPERATIONS.

DETAILS AND INFORMATION REGARDING THESE MEASURES HAVE BEEN PROVIDED ON SHEET 9.

THE OWNER AND CONTRACTORS SHALL ALSO REVIEW ALL CONSTRUCTION PRACTICES TO MINIMIZE THE POTENTIAL IMPACTS TO STORMWATER DISCHARGES FROM THE SITE. SPECIFIC CONSIDERATIONS ARE PROVIDED ON PAGE 9 FOR THE FOLLOWING ACTIVITIES:
- CONCRETE CUTTING
- VEHICLE STORAGE AND MAINTENANCE
- MATERIAL STORAGE
- SANITARY STATIONS
- SPILL PREVENTION

TEMPORARY SOIL STOCKPILE DETAIL



NOTES:
1. Stockpile slopes should be based on angle of repose of the soil material to avoid potential sloughing of the slope.
2. Soil stockpile to be stabilized in accordance with practical standards.
3. Do not locate stockpile within overland drainage flow path, designated floodways, drip line or over the root crown of adjacent trees.
4. Provisions for sediment control practices may be required along haul roads and entrance/exit locations for access the soil stockpile that can create flow path for stormwater runoff.
5. Installation of benches, terraces, or slope interrupters should be considered.
6. Avoid building soil stockpiles on impervious surfaces.
7. Linear sediment trap surrounding the stockpile base may be used to control sediment.

REFERENCE
Project
Designed _____ Date _____
Checked _____ Date _____
Approved _____ Date _____

STANDARD DWG. NO. IUM-627
SHEET 1 OF 1
DATE JANUARY 2017

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

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

DATE	DESCRIPTION OF REVISION	BY
04-25-2024	REVISED SITE DATA TABLE AND SANITARY SERVICE LOCATIONS	MS

DESIGNED	MS
DRAWN	JD
APPROVED	MTL
DATE	04/05/2024
SCALE	1" = 50'

STORMWATER POLLUTION PREVENTION PLAN
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 8 OF 20
PROJECT NUMBER: 4781
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ILLINOIS FIRM LICENSE 184-002694

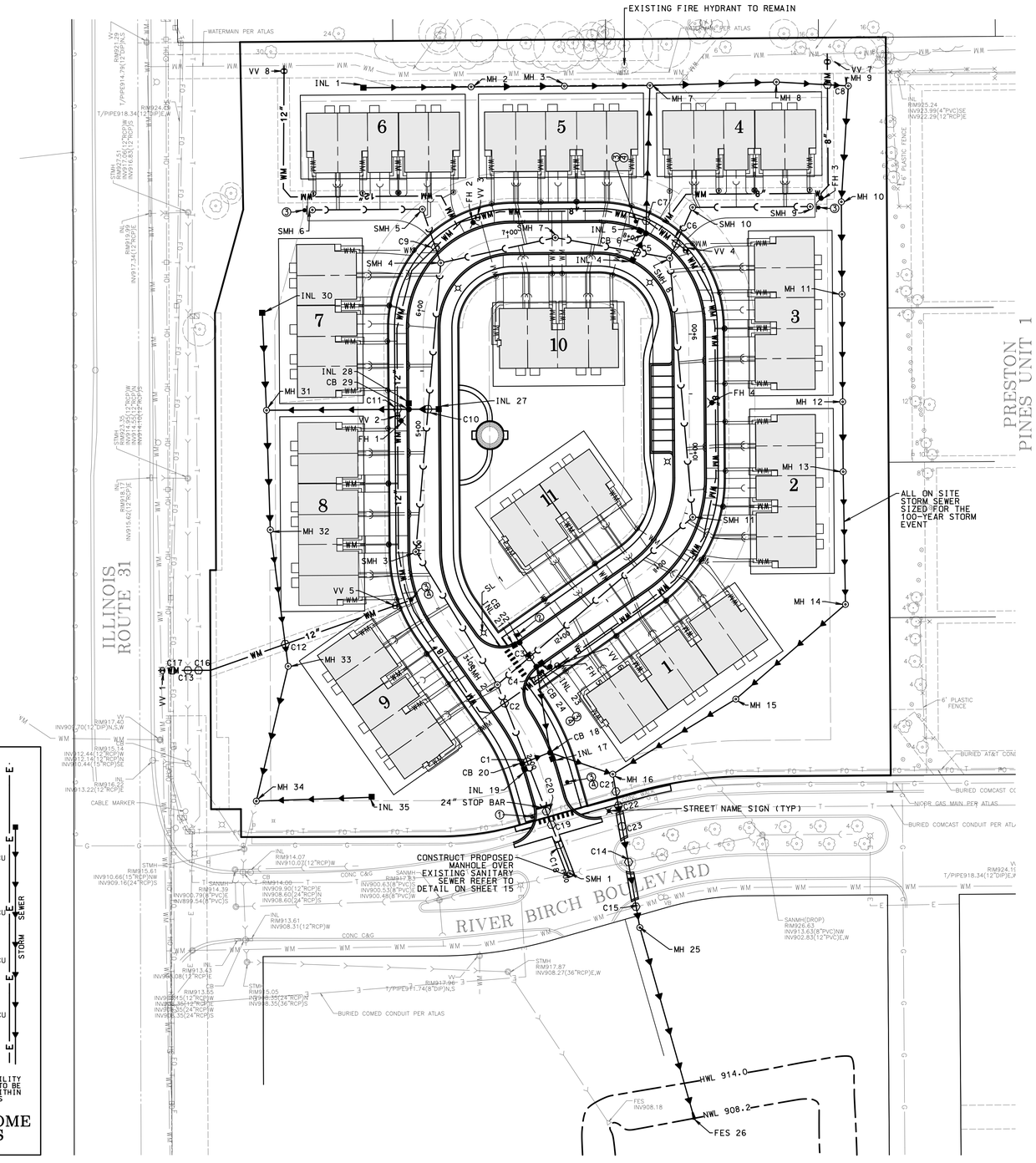
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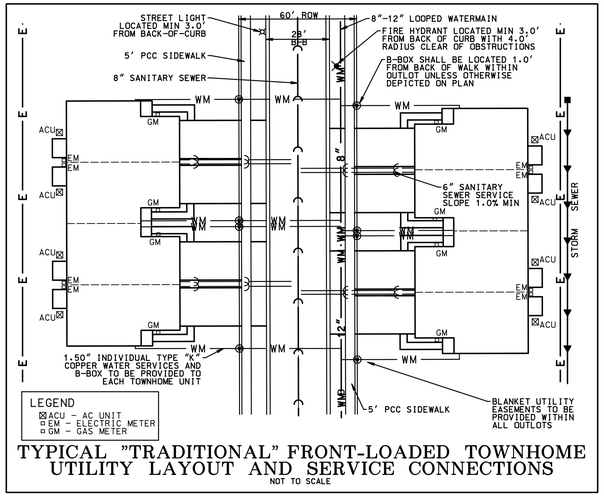
COLLEGE HILL SUBDIVISION

STREET NAME SIGN (D3-1) (REFER TO DETAIL TR-01 ON SHEET 13)

24" STOP BAR

1. R1-1 STOP SIGN 30"x30" RED
2. W11-2 PEDESTRIAN CROSSING 30"x30" FLUORESCENT YELLOW
   R16-7P ARROW INDICATOR 24"x12" FLUORESCENT YELLOW
3. R8-3A NO PARKING 24"x30" WHITE
4. R7-202P THIS SIDE OF STREET 12"x6" WHITE





TYPICAL "TRADITIONAL" FRONT-LOADED TOWNHOME UTILITY LAYOUT AND SERVICE CONNECTIONS

NOT TO SCALE

UNDERGROUND UTILITY GENERAL NOTES

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

STREET LIGHTING, SIGNAGE, AND STRIPING GENERAL NOTES

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

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
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www.mackieconsult.com

CLIENT:

LENNAR

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

DATE	DESCRIPTION OF REVISION	BY
04-25-2024	REVISED SITE DATA TABLE AND SANITARY SERVICE LOCATIONS	MS

DESIGNED	MS
DRAWN	JD
APPROVED	MTL
DATE	04/05/2024
SCALE	1" = 50'

OVERALL UTILITY PLAN
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 11 OF 20

PROJECT NUMBER: 4781

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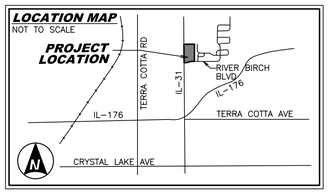
ILLINOIS FIRM LICENSE 184-002694

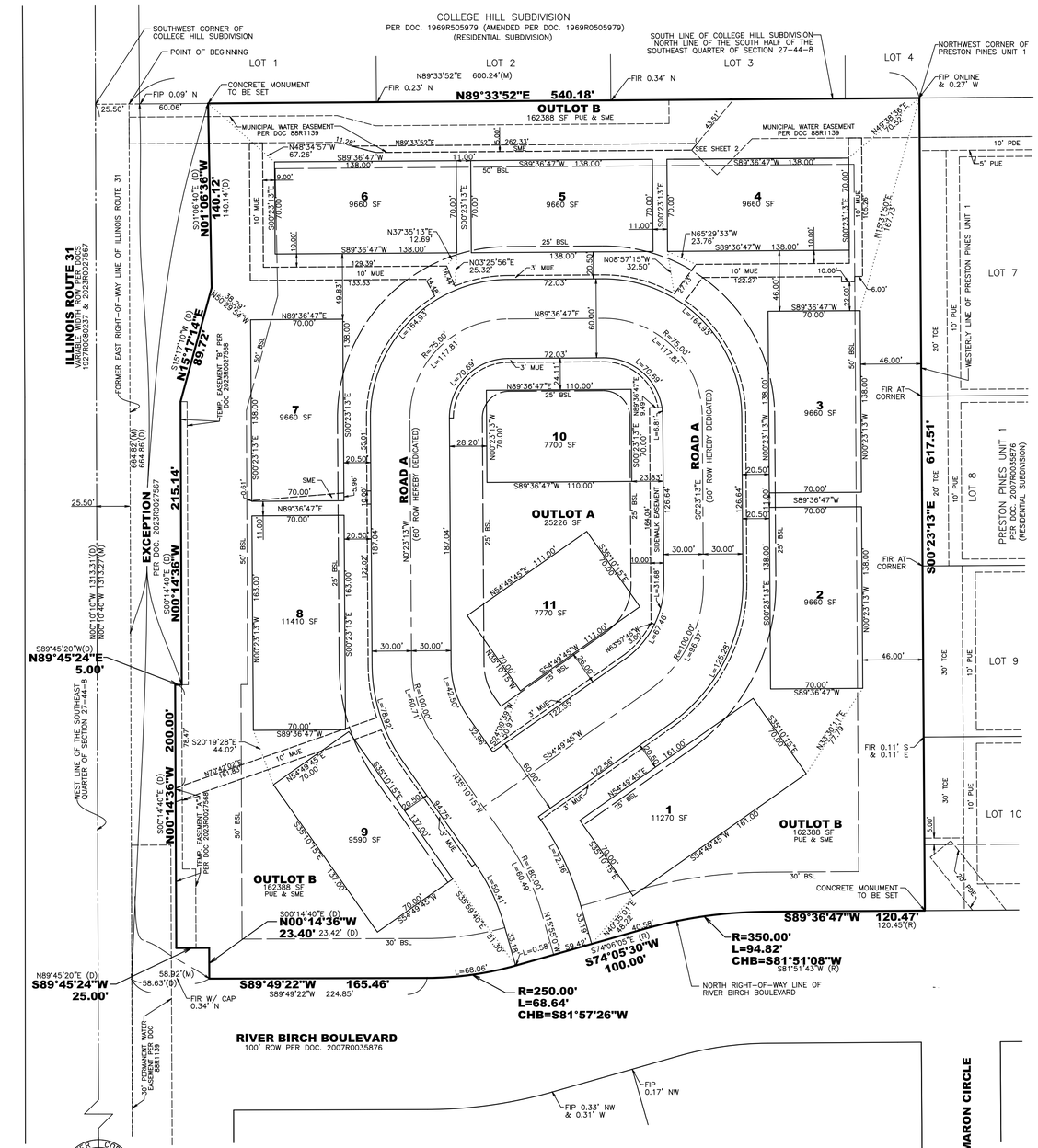
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FINAL PLAT OF
WOODLORE TOWNES II

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

LOCATION MAP
NOT TO SCALE





SCALE: 1" = 50'

P.I.N.:
14-27-451-006 (PER ONLINE RECORDS)

OWNER'S & SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF MCHENRY)

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

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

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

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

BY:
CALATLANTIC GROUP, LLC, AND ITS AFFILIATES, SUBSIDIARIES AND PARENT COMPANIES
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, ILLINOIS 60173

NOTARY CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF _____)

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

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

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF

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

_____
NOTARY PUBLIC

NOTES:

1. THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY ORDER NO. 23007960WF WITH AN EFFECTIVE DATE OF JANUARY 03, 2024, AND HAS BEEN USED AS A BASIS FOR LEGAL DESCRIPTION.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE EXTERIOR BOUNDARY, LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
7. DIRECT ACCESS TO AND FROM OUTLOT B TO ILLINOIS ROUTE 31 OR RIVER BIRCH BOULEVARD SHALL BE PROHIBITED.
8. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
9. ALL AREAS ARE MORE OR LESS.
10. EXISTING 30 FOOT MUNICIPAL DRIVEWAY EASEMENT IS HEREBY VACATED AND EXTINGUISHED. SEE SHEET 2.
11. A PORTION OF EXISTING MUNICIPAL WATER EASEMENT IS HEREBY VACATED AND EXTINGUISHED. SEE SHEET 2.
12. ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
13. A BLANKET PUBLIC UTILITY EASEMENT (PUE) AND STORMWATER MANAGEMENT EASEMENT (SME) IS HEREBY GRANTED OVER OUTLOTS A & B EXCEPT THAT PART FALLING WITHIN THE MUNICIPAL WATER EASEMENT OR A MUNICIPAL UTILITY EASEMENT (MUE).
14. A BLANKET PUE IS HEREBY GRANTED OVER LOTS 1-11 (INCLUSIVE) EXCEPTING THAT PART FALLING WITHIN A PROPOSED OR EXISTING FOUNDATION.

LEGEND:

———	BOUNDARY LINE
——— — ———	CENTERLINE
———	PROPOSED LOT LINE
——— ———	BUILDING SETBACK LINE (BSL)
- - - - - -	EXISTING EASEMENT LINE
- - - - - -	PROPOSED EASEMENT LINE
———	RIGHT-OF-WAY LINE
———	EXISTING LOT LINE
——— — ———	SECTION LINE
- - - - - -	UNDERLYING LOT LINE
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
DE	DRAINAGE EASEMENT
PDE	PRIVATE DRAINAGE EASEMENT
PUE	PUBLIC UTILITY EASEMENT
MUE	MUNICIPAL UTILITY EASEMENT
SME	STORMWATER MANAGEMENT EASEMENT
TCE	TREE CONSERVATION EASEMENT
L=	ARC LENGTH
(M)	MEASURED
R=	RADIUS
(R)	RECORD
(D)	DEED

BUILDING SEPARATION MINIMUMS

SIDE TO SIDE: 20.0'
FRONT TO SIDE: 50.0'

GRADING/DRAINAGE CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF COOK)

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

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

_____
PROFESSIONAL ENGINEER

_____
OWNER OR ATTORNEY

COUNTY RECORDER CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF McHENRY)

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

ILLINOIS ON THIS _____ DAY OF

_____, A.D., 20_____, AT

_____ O'CLOCK _____M. AND RECORDED AS

DOCUMENT NUMBER

_____.

_____.
McHENRY COUNTY RECORDER OF DEEDS

AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF COOK)

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

DATED THIS _____ DAY OF _____, 20___.

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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)SS
COUNTY OF COOK)

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

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 1313.27 FEET (1313.31 FEET DEED), TO THE SOUTHWEST CORNER OF COLLEGE HILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF SAID SOUTHEAST QUARTER OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1969 AS DOCUMENT 1969R0505979; THENCE NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID COLLEGE HILL SUBDIVISION, 25.50 FEET TO THE FORMER EAST RIGHT-OF-WAY OF ILLINOIS ROUTE 31 PER DOCUMENT 1927R0080237 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG SAID SOUTH LINE, 600.24 FEET TO THE NORTHWEST CORNER OF PRESTON PINES UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 2007 AS DOCUMENT 2007R0035876; THENCE SOUTH 00 DEGREES 23 MINUTES 13 SECONDS EAST, ALONG A WESTERLY LINE OF SAID PRESTON PINES UNIT 1, A DISTANCE OF 617.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RIVER BIRCH BOULEVARD PER SAID PLAT OF PRESTON PINES UNIT 1; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE CALLS: 1) THENCE SOUTH 89 DEGREES 36 MINUTES 47 SECONDS WEST, 120.47 FEET (120.45 FEET RECORD); 2) THENCE ALONG A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 94.82 FEET, AND CHORD BEARING SOUTH 81 DEGREES 51 MINUTES 08 SECONDS WEST; 3) THENCE SOUTH 74 DEGREES 05 MINUTES 30 SECONDS WEST, 100.00 FEET; 4) THENCE ALONG A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 68.64 FEET, AND CHORD BEARING SOUTH 81 DEGREES 57 MINUTES 26 SECONDS WEST; 5) THENCE SOUTH 89 DEGREES 49 MINUTES 22 SECONDS WEST, 224.85 FEET TO SAID FORMER EAST RIGHT-OF-WAY OF ILLINOIS ROUTE 31; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 664.82 FEET (664.86 FEET DEED), TO THE POINT OF BEGINNING, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE PARCEL CONVEYED TO THE PEOPLE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PER DOCUMENT 2023R0027567.

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

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

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF

_____, 20___, IN ROSEMONT, ILLINOIS,

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

LAND SURVEYOR:
KEITH M. FRANCE PLS#035-004077
MACKIE CONSULTANTS, LLC
9575 WEST HIGGINS ROAD, SUITE 500
ROSEMONT, IL 60018
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694

ENGINEER:
MADELINE LARMON PE#062-069517
MACKIE CONSULTANTS, LLC
9575 WEST HIGGINS ROAD, SUITE 500
ROSEMONT, IL 60018
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694

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

OWNER OF RECORD:
LENNAR HOMES
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, ILLINOIS 60173

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

SUBDIVIDER:
LENNAR HOMES
1700 EAST GOLF ROAD, SUITE 1100
SCHAUMBURG, ILLINOIS 60173

LANDPLANNER:
GARY R. WEBER ASSOCIATES, INC.
402 WEST LIBERTY DRIVE
WHEATON, IL 60187

4/17/2024
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Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
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CLIENT:
LENNAR
LENNAR HOMES
1700 E GOLF RD, SUITE 1100
SCHAUMBURG, IL 60173

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	MTL
DRAWN	KMF
APPROVED	MFO
DATE	04-11-24
SCALE	1"=50'

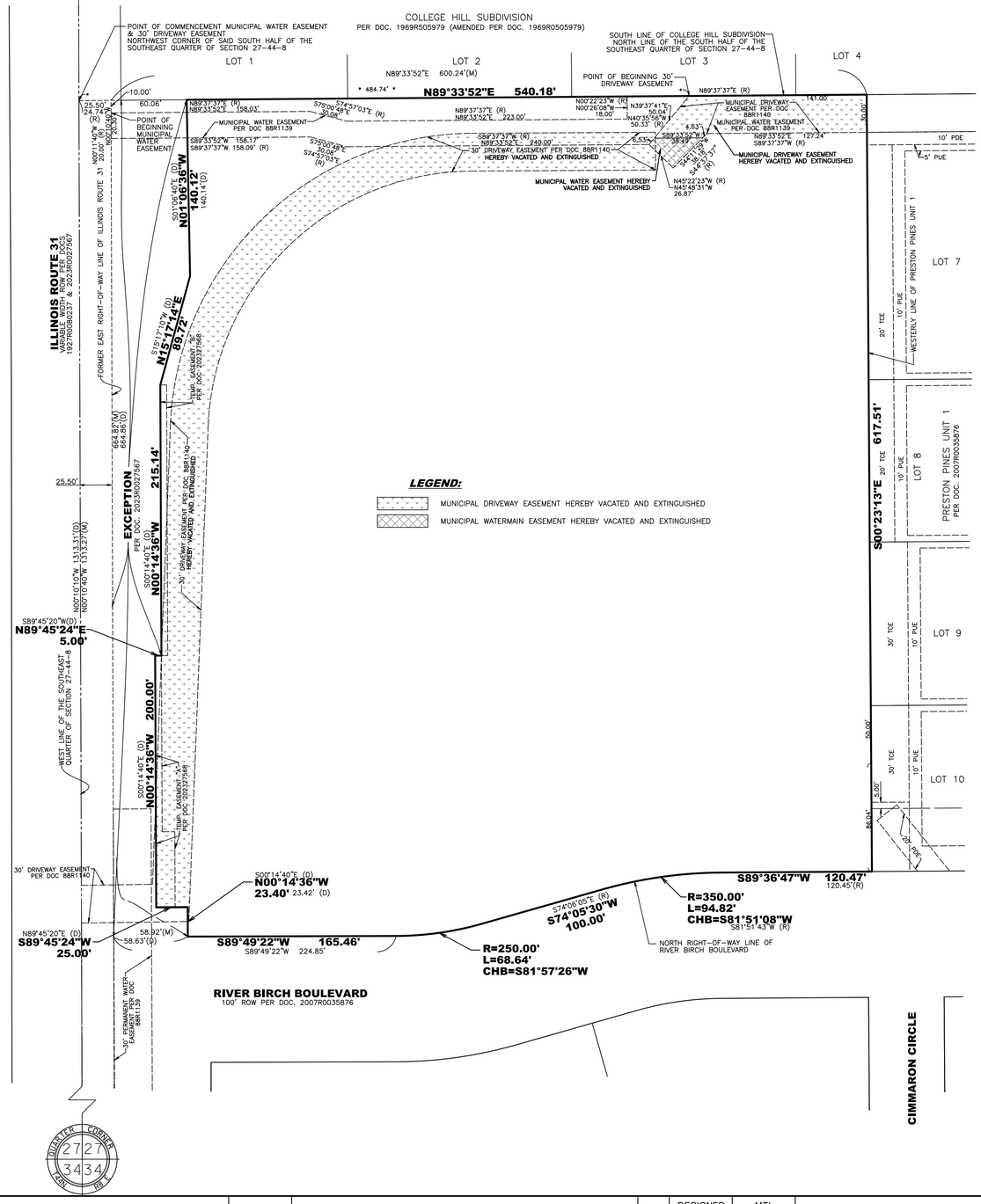
FINAL PLAT OF SUBDIVISION
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 1 OF 2
PROJECT NUMBER: 4781
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ILLINOIS FIRM LICENSE 184-002694

FINAL PLAT OF
WOODLORE TOWNES II

BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS

EASEMENT DETAIL:



LEGEND:

MUNICIPAL DRIVEWAY EASEMENT HEREBY VACATED AND EXTINGUISHED

MUNICIPAL WATERMAIN EASEMENT HEREBY VACATED AND EXTINGUISHED

N

50 25 0 50

SCALE: 1" = 50'

PUBLIC UTILITY EASEMENT (PUE) PROVISIONS

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

MUNICIPAL UTILITY EASEMENT (MUE) PROVISIONS:

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

STORMWATER MANAGEMENT EASEMENT (SME) PROVISIONS

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

SIDEWALK EASEMENT PROVISIONS

THE CITY OF CRYSTAL LAKE, ITS SUCCESSORS, LICENSEES AND ASSIGNS, ARE HEREBY GIVEN EASEMENT RIGHTS OVER ALL AREAS ON THE PLAT MARKED "SIDEWALK EASEMENT", TOGETHER WITH THE RIGHT OF ACCESS THERETO, TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT AND MAINTAIN A SIDEWALK, PAVED OR UNPAVED, FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC. THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE EASEMENT AREAS HEREIN GRANTED WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, INSPECTION, MAINTENANCE AND OPERATION THEREOF. NO TEMPORARY OR PERMANENT BUILDINGS, STRUCTURES OR OBSTRUCTIONS SHALL BE PLACED ON OR OVER SAID EASEMENTS THAT INTERFERE WITH THE RIGHTS HEREIN GRANTED.

EASEMENT PROVISIONS

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

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

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

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

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

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

UTILITY CERTIFICATES

APPROVED AND ACCEPTED BY:

ELECTRIC AND TELEPHONE
COMPANY: COMMONWEALTH EDISON

NAME:_____ TITLE:_____

DATED THIS_____ DAY OF_____ , 20____

COMPANY: SBC

NAME:_____ TITLE:_____

DATED THIS_____ DAY OF_____20____

CABLE TELEVISION
COMPANY: COMCAST

NAME:_____ TITLE:_____

DATED THIS_____ DAY OF_____ 20____

GAS
COMPANY: NICOR

NAME:_____ TITLE:_____

DATED THIS_____ DAY OF_____, 20____

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF MCHENRY)

APPROVED BY THE CITY COUNCIL OF CRYSTAL LAKE, ILLINOIS THIS _____ DAY OF _____, 20_____, A.D.

_____.
MAYOR

_____.
CITY CLERK

PLANNING & ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF MCHENRY)

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

_____ DAY OF _____,

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

_____
CHAIRMAN

4/11/2025 9:26:03 AM
N:\LDEV\Projects\Active Projects\Woodlore Townes II\Final Plat\Woodlore Townes II Final Plat V7B1-FPD-2.dwg

Mackie Consultants, LLC
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DATE	DESCRIPTION OF REVISION	BY

DESIGNED	MTL
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DATE	04-11-24
SCALE	1"=50'

FINAL PLAT OF SUBDIVISION
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

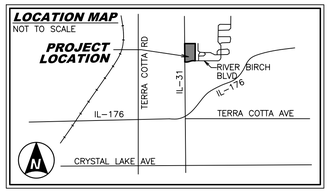
SHEET 2 OF 2

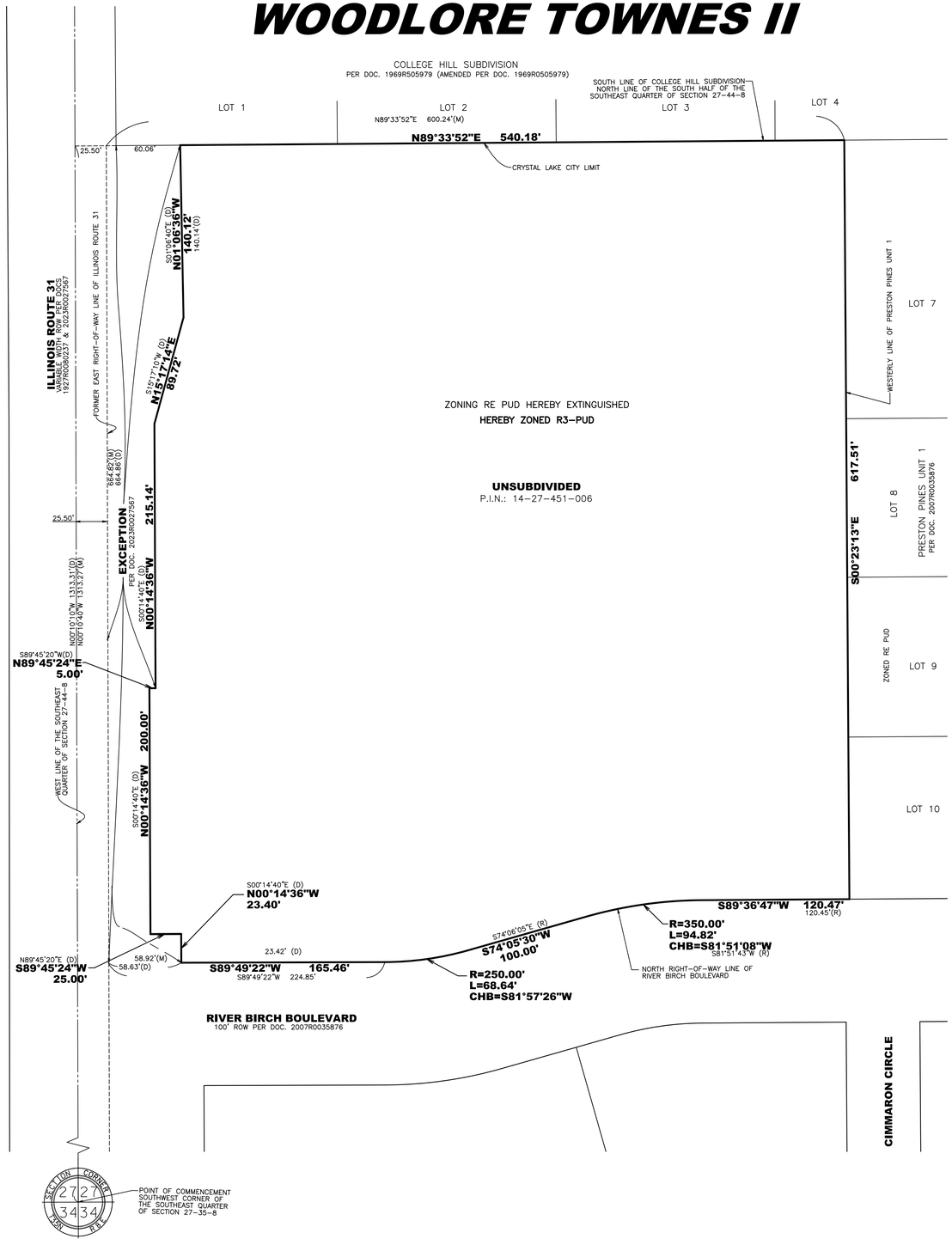
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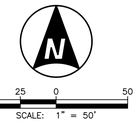
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ILLINOIS FIRM LICENSE 184-002694

ZONING PLAT
WOODLORE TOWNES II







P.I.N.:
14-27-451-003

AREA:
PROPERTY CONTAINS 358,676 SQUARE FEET OR 8.234 ACRES MORE OR LESS

LEGEND:

———	BOUNDARY LINE
———	EXISTING RIGHT-OF-WAY LINE
———	EXISTING LOT LINE
- - - - - -	UNDERLYING LOT LINE
———	SECTION LINE
CHB=	CHORD BEARING
(D)	DEED
L=	ARC LENGTH
(M)	MEASURED
R=	RADIUS
(R)	RECORD

PROPERTY DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 1313.27 FEET (1331.31 FEET DEED), TO THE SOUTHWEST CORNER OF COLLEGE HILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF SAID SOUTHEAST QUARTER OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1969 AS DOCUMENT 1969R0505979; THENCE NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID COLLEGE HILL SUBDIVISION, 25.50 FEET TO THE FORMER EAST RIGHT-OF-WAY OF ILLINOIS ROUTE 31 PER DOCUMENT 1927R0080237 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG SAID SOUTH LINE, 600.24 FEET TO THE NORTHWEST CORNER OF PRESTON PINES UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 2007 AS DOCUMENT 2007R0035876; THENCE SOUTH 00 DEGREES 23 MINUTES 13 SECONDS EAST, ALONG A WESTERLY LINE OF SAID PRESTON PINES UNIT 1, A DISTANCE OF 617.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RIVER BIRCH BOULEVARD PER SAID PLAT OF PRESTON PINES UNIT 1; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE CALLS: 1) THENCE SOUTH 89 DEGREES 36 MINUTES 47 SECONDS WEST, 120.47 FEET (120.45 FEET RECORD); 2) THENCE ALONG A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 94.82 FEET, AND CHORD BEARING SOUTH 81 DEGREES 51 MINUTES 08 SECONDS WEST; 3) THENCE SOUTH 74 DEGREES 05 MINUTES 30 SECONDS WEST, 100.00 FEET; 4) THENCE ALONG A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 68.64 FEET, AND CHORD BEARING SOUTH 81 DEGREES 57 MINUTES 26 SECONDS WEST; 5) THENCE SOUTH 89 DEGREES 49 MINUTES 22 SECONDS WEST, 224.85 FEET TO SAID FORMER EAST RIGHT-OF-WAY OF ILLINOIS ROUTE 31; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 664.82 FEET (664.86 FEET DEED), TO THE POINT OF BEGINNING, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE PARCEL CONVEYED TO THE PEOPLE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PER DOCUMENT 2023R0027567.

Mackie Consultants, LLC
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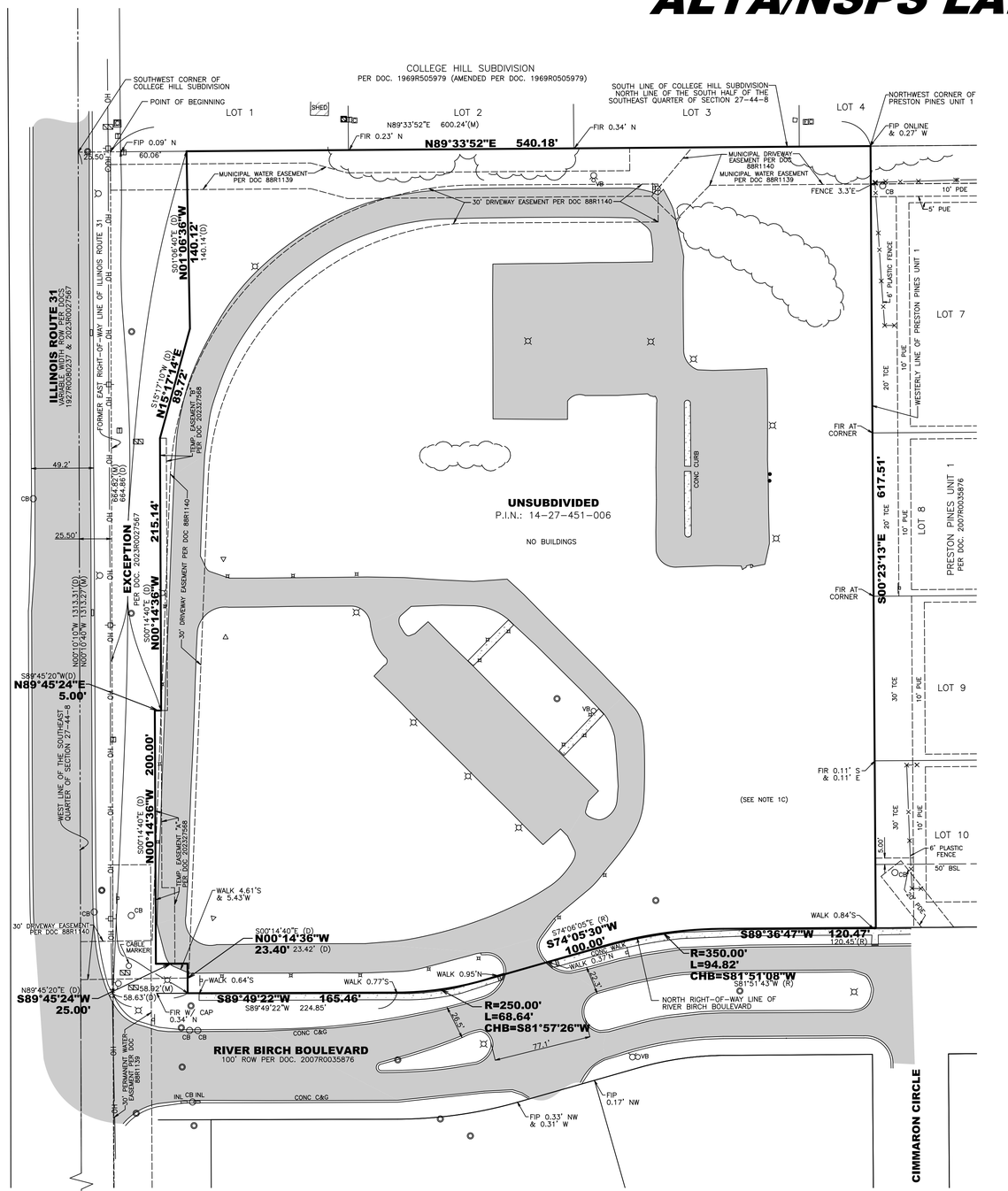
DESIGNED	MTL
DRAWN	AJM
APPROVED	KMF
DATE	04-01-24
SCALE	1" = 50'

ZONING PLAT
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 1 OF 1
PROJECT NUMBER: 4781
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ILLINOIS FIRM LICENSE 184-002694

4/1/2024 3:59:41 PM
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ALTA/NSPS LAND TITLE SURVEY



PROPERTY DESCRIPTION:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST, ALONG THE WEST LINE OF SAID QUARTER SECTION, 1313.27 FEET (1331.31 FEET DEED), TO THE SOUTHWEST CORNER OF COLLEGE HILL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND PART OF SAID SOUTHEAST QUARTER OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 14, 1969 AS DOCUMENT 1969R0505979; THENCE NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG THE SOUTH LINE OF SAID COLLEGE HILL SUBDIVISION, 25.50 FEET TO THE FORMER EAST RIGHT-OF-WAY OF ILLINOIS ROUTE 31 PER DOCUMENT 1927R0080237 FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 33 MINUTES 52 SECONDS EAST, ALONG SAID SOUTH LINE, 600.24 FEET TO THE NORTHWEST CORNER OF PRESTON PINES UNIT 1 SUBDIVISION, BEING A SUBDIVISION OF PART OF SAID SOUTHEAST QUARTER OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED MAY 22, 2007 AS DOCUMENT 2007R0035876; THENCE SOUTH 00 DEGREES 23 MINUTES 13 SECONDS EAST, ALONG A WESTERLY LINE OF SAID PRESTON PINES UNIT 1, A DISTANCE OF 617.51 FEET TO THE NORTH RIGHT-OF-WAY LINE OF RIVER BIRCH BOULEVARD PER SAID PLAT OF PRESTON PINES UNIT 1; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE FOR THE FOLLOWING FIVE CALLS: 1) THENCE SOUTH 89 DEGREES 36 MINUTES 47 SECONDS WEST, 120.47 FEET (120.45 FEET RECORD); 2) THENCE ALONG A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 350.00 FEET, AN ARC LENGTH OF 94.82 FEET, AND CHORD BEARING SOUTH 81 DEGREES 51 MINUTES 08 SECONDS WEST; 3) THENCE SOUTH 74 DEGREES 05 MINUTES 30 SECONDS WEST, 100.00 FEET; 4) THENCE ALONG A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 250.00 FEET, AN ARC LENGTH OF 68.64 FEET, AND CHORD BEARING SOUTH 81 DEGREES 57 MINUTES 26 SECONDS WEST; 5) THENCE SOUTH 89 DEGREES 49 MINUTES 22 SECONDS WEST, 224.85 FEET TO SAID FORMER EAST RIGHT-OF-WAY OF ILLINOIS ROUTE 31; THENCE NORTH 00 DEGREES 10 MINUTES 40 SECONDS WEST ALONG SAID RIGHT-OF-WAY LINE, 664.82 FEET (664.86 FEET DEED), TO THE POINT OF BEGINNING, IN THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE PARCEL CONVEYED TO THE PEOPLE OF ILLINOIS, DEPARTMENT OF TRANSPORTATION PER DOCUMENT 2023R0027567.

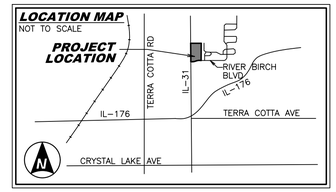
LEGEND:

- BOUNDARY LINE
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- OH — OVERHEAD WIRE
- FENCE
- TREE LINE
- MANHOLE (MH)
- CATCH BASIN (CB)
- INLET (INL)
- FLARED END SECTION (FES)
- VALVE BOX (VB)
- BOLLARD (BOL)
- FIRE HYDRANT (FH)
- HANDHOLE (HH)
- LIGHT (LHT)
- GROUND LIGHT (GLHT)
- POWER POLE (PP)
- GUY WIRE (GW)
- CABLE PEDESTAL (PEDC)
- ELECTRIC PEDESTAL (PEDE)
- TELEPHONE PEDESTAL (PEDT)
- TRANSFORMER (TRANS)
- SIGN
- C&G — CURB AND GUTTER
- CHB= — CHORD BEARING
- CLF — CHAIN LINK FENCE
- (D) — DEED
- FIR — FOUND IRON ROD
- FIP — FOUND IRON PIPE
- PDE — PRIVATE DRAINAGE EASEMENT
- PUE — PUBLIC UTILITY EASEMENT
- TCE — TREE CONSERVATION EASEMENT
- L= — ARC LENGTH
- (M) — MEASURED
- R= — RADIUS
- (R) — RECORD
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- BUILDING
- DEPRESSED CURB

NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE COMPANY, LLC COMMITMENT NUMBER 23007960WF WITH AN COMMITMENT DATE OF JANUARY 3, 2024, AND HAS BEEN USED FOR LEGAL DESCRIPTIONS AND APPLICABLE EXCEPTIONS TO TITLE.
   A. TITLE EXCEPTION R. PROPERTY SUBJECT TO EASEMENT RIGHTS OF THE CITY OF CRYSTAL LAKE FOR WATER MAIN PURPOSES AS CREATED BY GRANT FROM SHERMAN HOSPITAL ASSOCIATION RECORDED JANUARY 13, 1988 AS DOCUMENT 88R1139 AND THE PROVISIONS AND CONDITIONS CONTAINED WITHIN SAID GRANT. SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
   B. TITLE EXCEPTION S. PROPERTY SUBJECT TO EASEMENT RIGHTS OF THE CITY OF CRYSTAL LAKE FOR DRIVEWAY PURPOSES AS CREATED BY GRANT FROM SHERMAN HOSPITAL ASSOCIATION RECORDED JANUARY 13, 1988 AS DOCUMENT 88R1139 AND THE PROVISIONS AND CONDITIONS CONTAINED WITHIN SAID GRANT. SURVEYOR BELIEVES DOCUMENT NUMBER TO BE ERRONEOUS BECAUSE IT IS THE SAME DOCUMENT AS TITLE EXCEPTION R. EASEMENT RIGHTS OF THE CITY OF CRYSTAL LAKE FOR DRIVEWAY PURPOSES RECORDED JANUARY 13, 1988 AS DOCUMENT 88R001140 SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
   C. TITLE EXCEPTION Y. PROPERTY SUBJECT TO PROVISION IN DEED RECORDED OCTOBER 30, 2023 AS TO CLAIMS FOR USE OF ADJACENT LAND FOR HIGHWAY. SHOWN HEREON.
   D. TITLE EXCEPTION Z. PROPERTY MAY BE SUBJECT TO TEMPORARY CONSTRUCTION EASEMENTS RECORDED OCTOBER 30, 2023 AS DOCUMENT 2023R0027568. TEMPORARY EASEMENTS "A" AND "B." SHOWN HEREON. EASEMENTS TERMINATE 5 YEARS FROM RECORDING DATE OR COMPLETION OF PROJECT, WHICHEVER IS SOONER.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
3. TABLE "A", ITEM 2. ADDRESS FOR THE SURVEYED PROPERTY IS NOT SHOWN HEREON AS IT WAS NOT OBSERVED ON SITE AT THE TIME OF THE FIELD WORK, NOT AVAILABLE IN COMMITMENT, DOCUMENTS OR SUPPLIED BY CLIENT.
4. TABLE "A", ITEM 3. ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17111C0220J, WITH AN EFFECTIVE DATE OF NOVEMBER 11, 2006. SUBJECT TO MAP INTERPRETATION AND SCALING.
5. TABLE "A", ITEM 4. GROSS LAND AREA OF THE PROPERTY IS SHOWN HEREON.
6. TABLE "A", ITEM 7(a). NO BUILDINGS EXIST ON THE HEREON DESCRIBED PROPERTY.
7. TABLE "A", ITEM 8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN HEREON.
8. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
9. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS SURVEY AND REPORT ANY DISCREPANCIES TO THE SURVEYOR AT ONCE.
10. REFER TO THE DEED, TITLE INSURANCE POLICY AND LOCAL ORDINANCES FOR ADDITIONAL RESTRICTIONS.
11. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENTS.
12. CONTACT JULIE AT 1-800-892-0123 FOR EXACT LOCATION OF BURIED UTILITIES PRIOR TO DIGGING.
13. OBSERVABLE ABOVE GROUND UTILITIES AND ABOVE GROUND EVIDENCE OF UNDERGROUND UTILITIES LOCATED AND SHOWN HEREON.
14. DUE TO SNOW COVER AT THE TIME OF THE FIELD WORK, SOME IMPROVEMENTS AND FEATURES MAY NOT HAVE BEEN LOCATED.
15. PROPERTY NOT MONUMENTED AT THIS TIME AT CLIENT'S REQUEST.





P.I.N.:

14-27-451-003

AREA:

PROPERTY CONTAINS 358,676 SQUARE FEET OR 8.234 ACRES MORE OR LESS

TABLE A OPTIONS (2021 STANDARDS)

1. ___ MONUMENTATION
2. _✓_ ADDRESS(ES)
3. _✓_ FLOOD ZONE
4. _✓_ LAND AREAS
5. ___ VERTICAL RELIEF
6. (a) ___ ZONING REPORT SETBACK REQUIREMENT TABLE
   (b) ___ ZONING REPORT SETBACK REQUIREMENT GRAPHICS
7. (a) _✓_ BUILDING DIMENSIONS
   (b)(1) ___ BUILDING AREAS(EXTERIOR FOOTPRINTS)
   (b)(2) ___ OTHER BUILDING AREAS
   (c) ___ BUILDING HEIGHT
8. _✓_ VISIBLE IMPROVEMENTS
9. ___ PARKING STRIPING
10. ___ DETERMINATION OF PARTY WALLS
11. (a) ___ UTILITIES OBSERVED EVIDENCE W/PLANS
    (b) ___ UTILITIES OBSERVED EVIDENCE W/MARKINGS
12. ___ GOVERNMENTAL AGENCY REQUIREMENTS
13. ___ NAMES OF ADJOINING OWNERS
14. ___ DISTANCE TO NEAREST INTERSECTING STREET
15. ___ RECTIFIED ORTHOPHOTOGRAPHY
16. ___ EVIDENCE OF EARTH MOVING/BUILDING CONSTRUCTION
17. ___ CHANGES IN RIGHT OF WAY/SIDEWALK AND STREET CONSTRUCTION
18. ___ INCLUDE PLOTTABLE OFFSITE EASEMENTS
19. ___ PROFESSIONAL LIABILITY INSURANCE
20. ___ _____

PROFESSIONAL LAND SURVEYOR
KEITH M. FRANCE
035-004077
ROSEMONT ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

- CHICAGO TITLE COMPANY, LLC
- CALATLANTIC GROUP, LLC, AND ITS AFFILIATES, SUBSIDIARIES AND PARENT COMPANIES
- ADVOCATE SHERMAN HOSPITAL, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, FORMERLY KNOWN AS THE SHERMAN HOSPITAL ASSOCIATION, AN ILLINOIS NOT-FOR-PROFIT CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4, 7(a), AND 8 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON 01-30-24.
DATE OF PLAT OR MAP: 04-11-24.

MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694.

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

4/11/2024 9:15:55 AM
N:\2024\Survey\Cadsig\4781-ALS.sit

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

CLIENT:

LENNAR HOMES
1700 E GOLF RD, SUITE 1100
SCHAUMBURG, IL 60173

DATE	DESCRIPTION OF REVISION	BY
04-11-24	REVISED PER UPDATED TITLE	KMF
04-05-24	REVISED PER UPDATED TITLE	KMF

DESIGNED	MTL
DRAWN	AJM
APPROVED	KMF
DATE	02/09/2024
SCALE	1" = 50'

ALTA/NSPS LAND TITLE SURVEY
WOODLORE TOWNES II
CRYSTAL LAKE, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 4781

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