#2024-11
7225 Teckler Boulevard Preliminary/Final PUD
Project Review for Planning and Zoning Commission

Meeting Date: August 7, 2024

Request:
1. Preliminary and Final Planned Unit Development and Special Use Permit for self-storage / mini-warehousing for Redline Motor Condos
2. Variation from the requirement to provide a 50-foot landscape buffer between this use and the adjacent residential use.

Location: 7225 Teckler Boulevard

Acreage: Approximately 4.6 acres

Zoning: M Manufacturing

Surrounding Properties:
North: R-2 Single Family Residential
South: M-L Manufacturing Limited and R-2 PUD Single Family Residential (condominiums)
East: M PUD Manufacturing
West: R-2 PUD Single Family Residential (condominiums)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The site is vacant. It is zoned M Manufacturing and adjacent to both storage uses and residential uses.
- The request is for 25 two-story car condominium units. These would be garage spaces to store vehicles, as well as an upper story loft for gathering.

Development Analysis:

General

- Requests: A Preliminary and Final Planned Unit Development, Special Use Permit and Variations to construct car condos.
- Zoning: The site is currently zoned M Manufacturing. The use is considered self-storage / mini-warehousing and requires a Special Use Permit.
- Land Use: The land use map is Industry. This is the appropriate designation for this use.

- Site Plan:
  - One main access drive enters the site from Teckler across from Factory Road.
  - This drive runs along the length of the property with spurs for each row of car condos.
  - There are 25 individual condo units. Some are single-bay and some are double bay units.
  - There is an existing depressional storage area on the property. Water from the adjacent area drains to site and that water must remain and be infiltrated on this site.
  - The detention area also needs to account for all the new impervious area created by this development.

- Landscape Plan:
  - The plan shows, nine new trees, existing parkway trees, shrubs along the building foundation and a remaining existing buffer.
  - The engineering plans illustrate a steep wall for the basin. The location of the required trees shall be worked out after grading has been completed on the site.
  - The property is zoned M and is adjacent to apartment units zoned R-2. The multi-family use requires a buffer of 50 feet between uses. The buffer is required to contain four (4) evergreen trees plus two (2) overstory deciduous trees plus six (6) understory trees plus 24 shrubs every 100 lineal feet. The length of the buffer would be about 663 feet. This would require 26 evergreen trees, 13 overstory deciduous trees, 40 understory trees and 159 shrubs along the perimeter length.
    - The request is to allow the existing trees to remain instead of adding the above buffer.
  - The tree removal plan indicates 11 trees to be removed. This requires a replacement of 12 trees. The landscape plan illustrates nine (9) tress to be planted.
  - A final landscape plan is required.

- Elevations:
  - The elevations are steel. Each bay contains overhead door, man door and clear story windows.
  - The elevations **do not meet** the required three of six design standards. Changes to the elevations to meet the standards include:
    - Provide a two-foot projection on front and side facades to create a deep shadow line and interest in the elevations. The projection shall extend two feet from the main façade wall plane.
    - Provide colors that are neutral and are not bright colors.
    - Increase parapet thickness to two feet in depth.
    - Include contrasting color for trim elements.

- Add brick or stone along the base to accent the facade.

(Meets entrance design, rooflines and parapet and could meet colors and building materials with the above suggestions.)

Findings of Fact:

Preliminary and Final Planned Unit Development/Special Use Permit

The petitioner is requesting approval of a Preliminary and Final Planned Unit Development and Special Use Permit for Self-Storage / Mini-Warehousing for car condo garages. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

PLANNED UNIT DEVELOPMENT VARIATION

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. The proposed amendment enhances the character of the center and allows for a new and unique design for these tenants.

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.

VARIATION

The petitioner is requesting a variation as part of the Planned Unit Development:

- Article 4-400 Landscaping. From the requirement to provide a 50-foot landscape buffer containing four evergreens plus two overstory deciduous, plus six understory trees plus 24 shrubs every 100 lineal feet.
    - The petitioner is proposing to retain a 10-foot area of existing growth.

Self-Storage, mini warehouses. Self-Storage and mini-warehouse uses must comply with the following standards:

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

   ☐ *Meets* ☐ *Does not meet*

2. Site layout: Buildings shall be situated such that the doorways or access points are facing away from the yards abutting street right of way.

   ☐ *Meets* ☐ *Does not meet*

3. Screening: An eight-foot-tall solid screen consisting of a solid wooden fence in accordance with the provision of Section 4-700, Fences, walls and screening, or opaque landscape along

the perimeters of the property in accordance with the provisions of Section 4-400 Landscape and screening standards, shall be provided.

☐ *Meets* ☐ *Does not meet*

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

   ☐ *Meets* ☐ *Does not meet*

5. Security: Security lighting shall be provided to safely illuminate all areas of the facility. The use of photocell units and motion sensors is encouraged as a means of saving energy. If overnight security personnel will be staying at the facility, provide details regarding the location of the proposed residence. Appropriate utilities to service the unit shall be provided. No more than one overnight unit shall be provided per facility.

   ☐ *Meets* ☐ *Does not meet*

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future industry, manufacturing and service uses. The following goals are applicable to this request:

Land Use – Industry

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

Supporting Actions – Encourage the redevelopment of "brownfield" sites, underused or abandoned manufacturing properties in the City and reuse already existing structures or draw upon existing infrastructure.

Success Indicators – The number of new tenant occupancies in existing buildings.

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Haleblian, received 06/28/24)
   B. Site Plan (J Condon & Associates, dated 04/27/24, received 06/28/24)
   C. Landscape Plan (Unnamed, undated, received 07/03/24)
   D. Tree Removal Plan (Unnamed, undated, received 07/16/24)
   E. Architecture (AIA Architecture, dated 06/18/24, received 06/28/24)
   F. Engineering Plans (J Condon & Associates, dated 06/27/24, received 06/28/24)

2. Architecture
   A. Provide a two-foot projection on front and side facades to create a deep shadow line and interest in the elevations. The projection shall extend two feet from the main façade wall plane.
   B. Provide colors that are neutral and are not bright colors.
   C. Include contrasting color for trim elements.
   D. Add brick or stone along the base to accent the facade.
   E. Ensure the depth of the parapet is two feet thick.

3. Landscape
   A. Provide a final landscape plan with size, species and planting condition for all plant species. Final tree replacement shall include required replacement trees.
   B. The petitioner shall maintain the 10-foot landscape buffer area and replace any dead or dying landscape as it occurs to keep a screen between this project and the adjacent residential development. The addition of shrubs may be needed.

4. Submit a photometric plan that complies with Section 4-800 Exterior lighting standards for staff review.

5. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works and Engineering, Fire Rescue, and Community Development, the City's Stormwater Consultant.

PIQ MAP

7225 TECKLER BOULEVARD



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: REDLINE MANAGEMENT / HAIG HALEBLIAN

Address: 450 ESSEX LANE

CRYSTAL LAKE IL 60014

Phone: 815-482-7067

E-mail: HAIG@EXCEEDFLOOR AND HOME.COM

Project Name & Description: Redline Motor Car Condos

Project Address/Location: 7225 Teckler Boulevard

Signature

HAIG HALEBLIAN — 7/16/24

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.

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

IN THE MATTER OF THE PETITION OF Redline Management

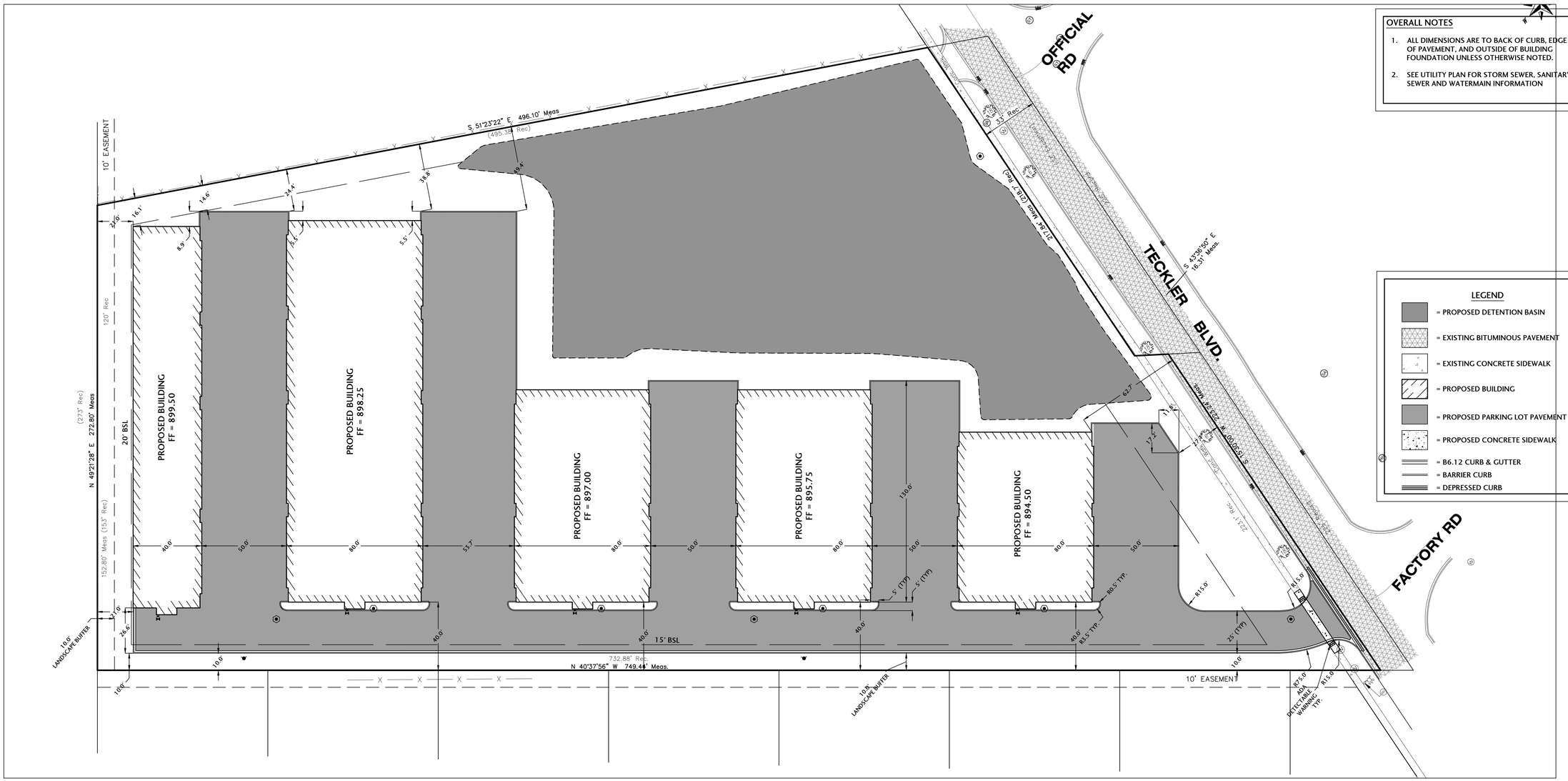
LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Haig Haleblian with Redline Management, for a Preliminary and Final Planned Unit Development and a Special Use Permit, relating to the property at 7225 Teckler Boulevard Crystal Lake, Illinois 60014. PIN: 19-08-201-009, 19-08-201-010.

This application is filed for the purpose of seeking a Preliminary and Final Planned Unit Development and Special Use Permit to allow a self-storage, mini-warehousing for car and vehicle condo storage with a variation from the requirement to install the landscape buffers, and any other variations as presented at the hearing, pursuant to Article 2, Article 4, and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday August 7, 2024, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

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

(Published in Northwest Herald July 20, 2024) 2179802



OVERALL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT, AND OUTSIDE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
2. SEE UTILITY PLAN FOR STORM SEWER, SANITARY SEWER AND WATERMAIN INFORMATION

LEGEND

- = PROPOSED DETENTION BASIN
- = EXISTING BITUMINOUS PAVEMENT
- = EXISTING CONCRETE SIDEWALK
- = PROPOSED BUILDING
- = PROPOSED PARKING LOT PAVEMENT
- = PROPOSED CONCRETE SIDEWALK
- = B6.12 CURB & GUTTER
- = BARRIER CURB
- = DEPRESSED CURB

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

J. CONDON & ASSOCIATES, INC
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

SCALE: 1"=30'
ISSUE DATE: 04/27/2024
PROJECT MANAGER: JEC
DESIGNER: LRT
QUALITY CONTROL: MAM

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

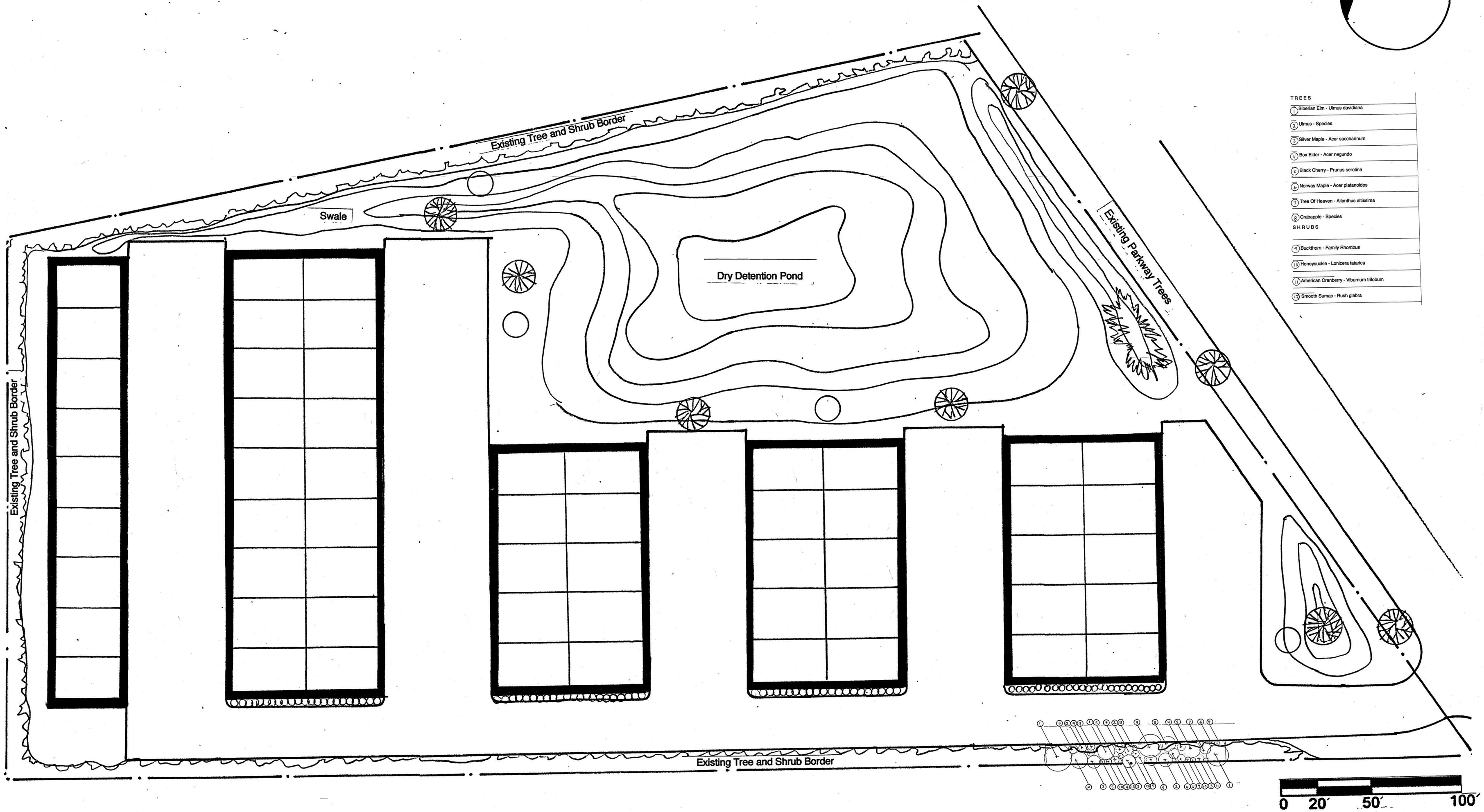
NO.	DATE	DESCRIPTION

PROJECT NUMBER: HALE-23074-3

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: C2.0

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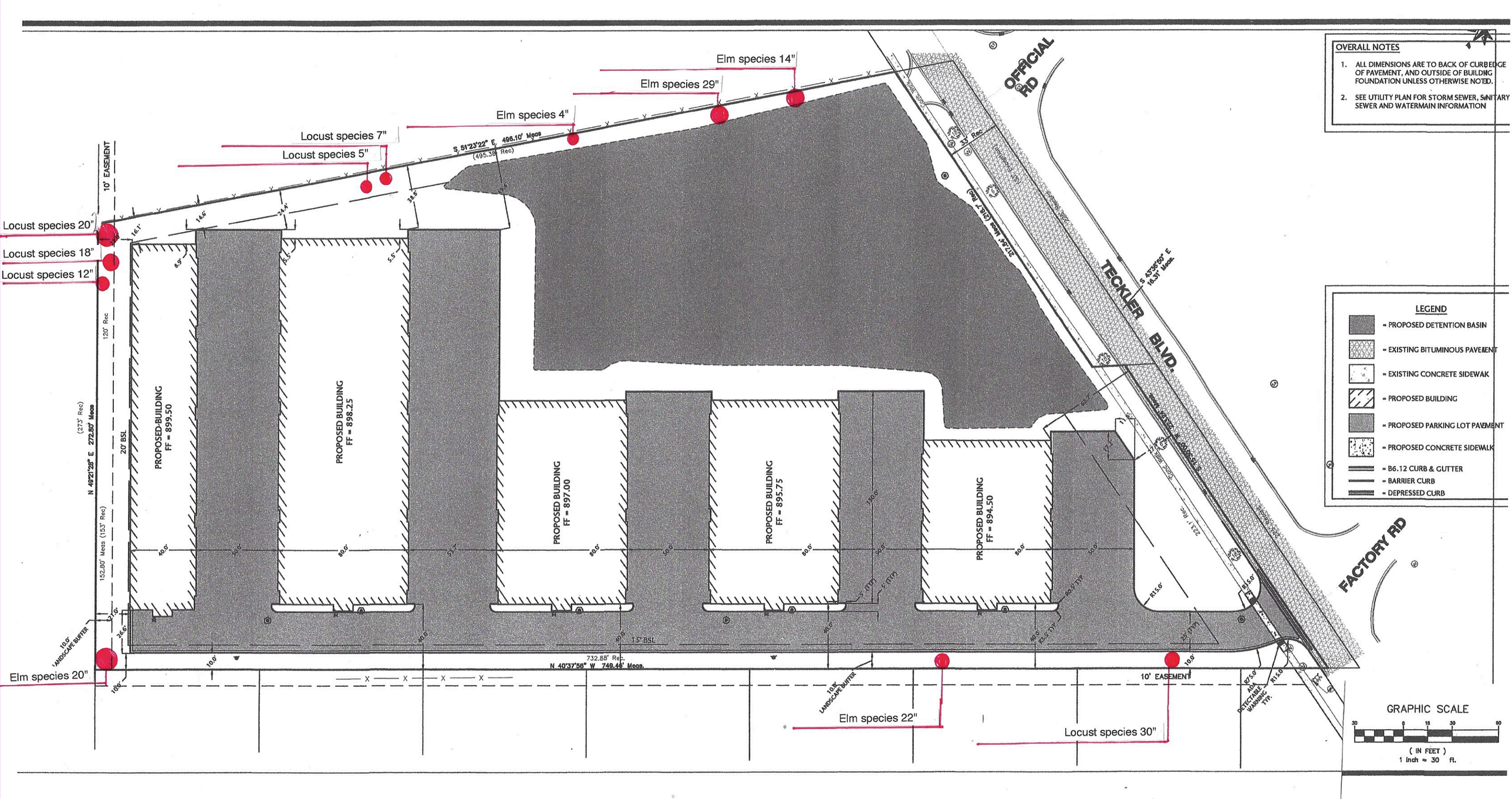


TREES

1. Siberian Elm - Ulmus davidiana
2. Ulmus - Species
3. Silver Maple - Acer saccharinum
4. Box Elder - Acer negundo
5. Black Cherry - Prunus serotina
6. Norway Maple - Acer platanoides
7. Tree Of Heaven - Ailanthus altissima
8. Crabapple - Species

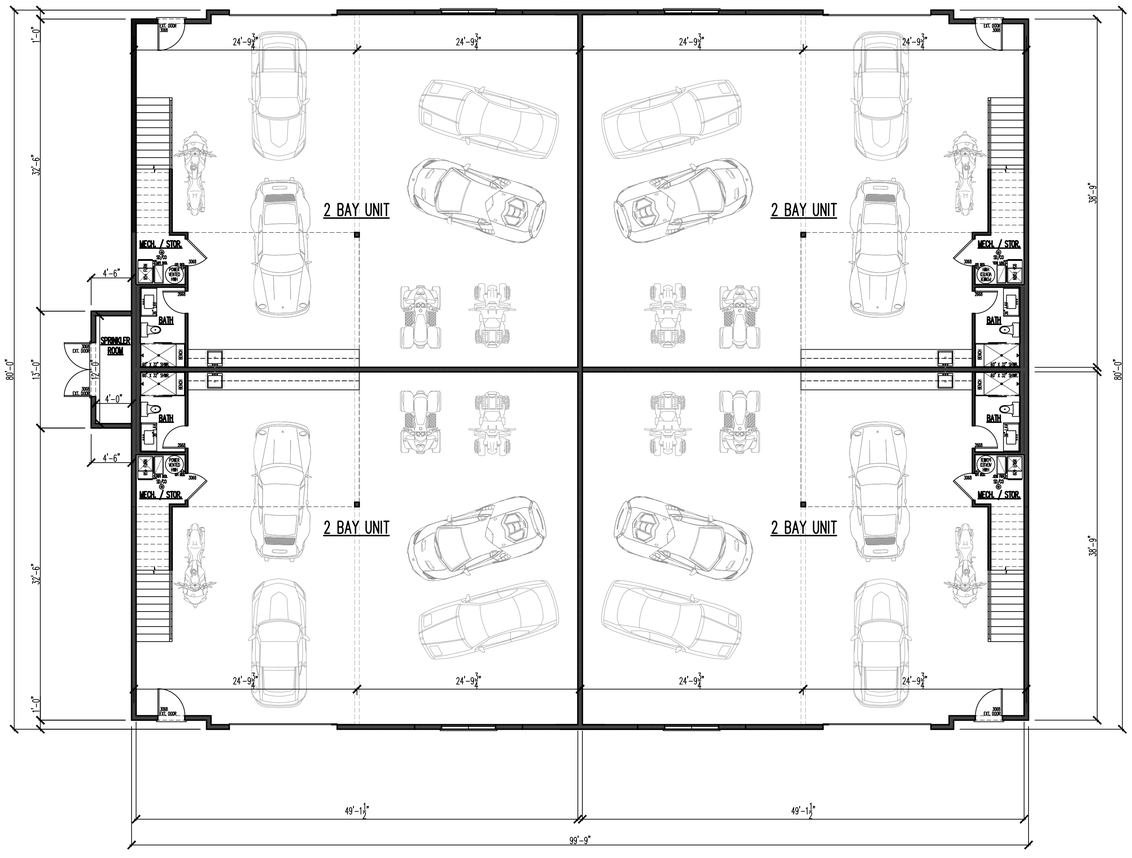
SHRUBS

9. Buckthorn - *Family Rhombus*
10. Honeysuckle - Lonicera tatarica
11. American Cranberry - Viburnum trilobum
12. Smooth Sumac - Rush glabra


OVERALL NOTES
1. ALL DIMENSIONS ARE TO BACK OF CURB EDGE OF PAVEMENT, AND OUTSIDE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
2. SEE UTILITY PLAN FOR STORM SEWER, SANITARY SEWER AND WATERMAIN INFORMATION
LEGEND
= PROPOSED DETENTION BASIN
= EXISTING BITUMINOUS PAVEMENT
= EXISTING CONCRETE SIDEWAK
= PROPOSED BUILDING
= PROPOSED PARKING LOT PAVEMENT
= PROPOSED CONCRETE SIDEWALK
= B6.12 CURB & GUTTER
= BARRIER CURB
= DEPRESSED CURB
Elm species 14"
Elm species 29"
Elm species 4"
Locust species 7"
Locust species 5"
Locust species 20"
Locust species 18"
Locust species 12"
Elm species 20"
Elm species 22"
Locust species 30"
S 51°23'22" E 496.10' Meas
(495.38' Rec)
10' EASEMENT
N 49°21'28" E 272.80' Meas
(273' Rec)
120' Rec
20' BSL
152.80' Meas (153' Rec)
PROPOSED BUILDING FF = 899.50
PROPOSED BUILDING FF = 898.25
PROPOSED BUILDING FF = 897.00
PROPOSED BUILDING FF = 895.75
PROPOSED BUILDING FF = 894.50
15' BSL
732.88' Rec.
N 40°37'56" W 749.48' Meas.
10.0' LANDSCAPE BUFFER
OFFICIAL RD
TECKLER BLVD
FACTORY RD
S 43°36'50" E 16.31' Meas.
217.45' Meas (216.67' Rec)
223.7' Meas
R15.0'
10' EASEMENT
ADA DETECTABLE WARNING TYP.
GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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

8 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED
CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1E / A101.1 FIRST FLOOR PLAN – 8 BAY UNIT

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

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REVISIONS

1	03-04-24 BJJ	
2	03-22-24 BJJ	
3	04-22-24 BJJ	
4	06-12-24 BJJ	
5	06-18-24 BJJ	

DESIGN STAGE

PRELIMINARY DESIGN	
PRELIMINARY DESIGN	
DESIGN DEVELOPMENT	
RELEASE FOR BID	
FINAL REVIEW	
RELEASE FOR PERMIT	
AS BUILT DRAWINGS	
REVISION	

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

FIRST FLOOR PLAN - 10 BAY UNIT

PRELIMINARY

Architects & Planners, Inc.
IL Telephone: 815-788-9200
2600 Bohan Road at Rt. 176
Crystal Lake, IL 60014
WI Telephone: 262-259-6012
98 W. Main St.
Lake Geneva, WI 53147
1700 E. Racine Ave.
Waukesha, WI 53186
40 Crystal St.
Cary, IL 60013

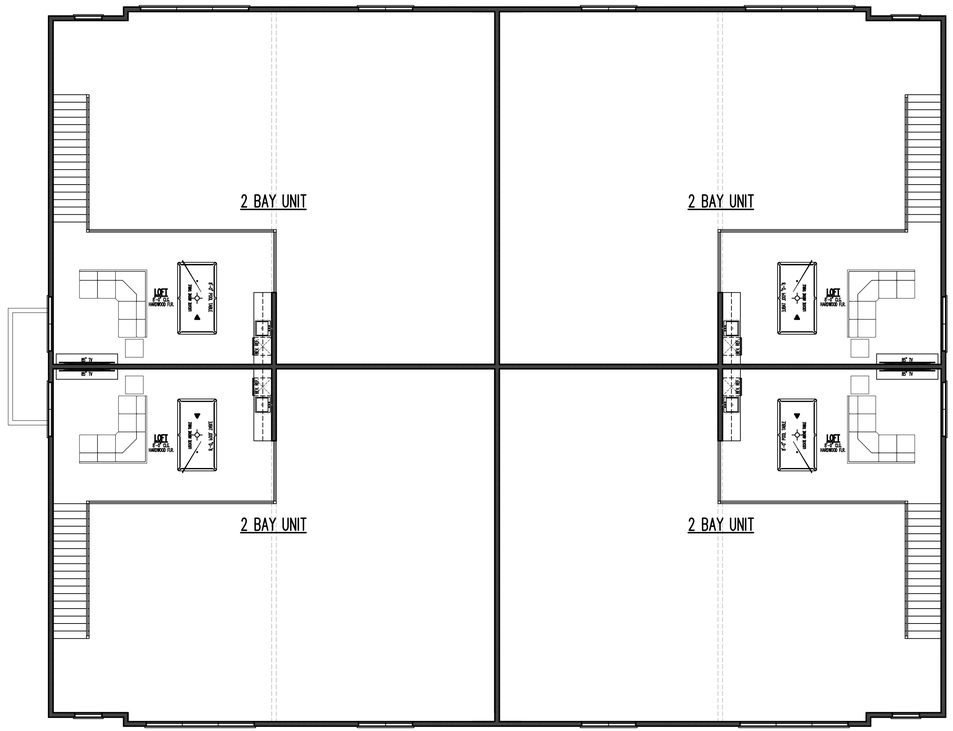
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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

8 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED
CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1E / A102.1 SECOND FLOOR PLAN - 8 BAY UNIT

1/8"=1'-0"

PRELIMINARY
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OR PERMIT SUBMITTAL

DESIGN STAGE

PRELIMINARY DISIGN	03-04-24 BdJ	1
PRELIMINARY DISIGN	03-12-24 BdJ	2
DESIGN DEVELOPMENT	04-22-24 BdJ	3
RELEASE FOR BID	06-12-24 BdJ	4
FINAL REVIEW	06-18-24 BdJ	5
RELEASE FOR PERMIT		
ADDENDUM		

REVISIONS

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

SECOND FLOOR PLAN - 10 BAY UNIT

Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-259-6021
2600 Belvan Road at Rt. 176, Crystal Lake, IL 60014
98 W. Main St., Lake Geneva, WI 53147
40 Crystal St., Cary, IL 60013
1700 E. Racine Ave., Waukesha, WI 53186

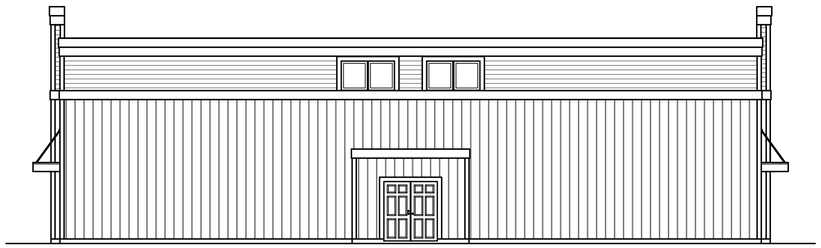
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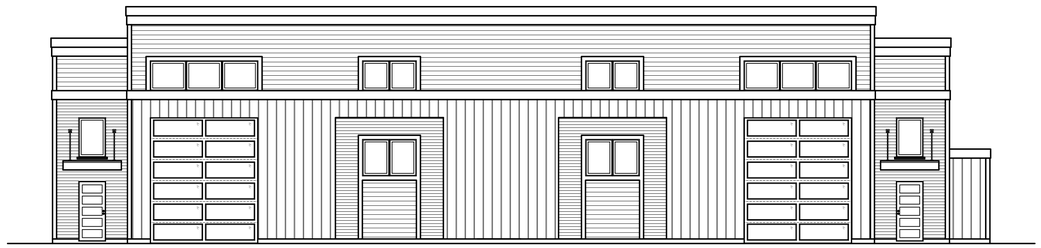
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8 BAY UNIT



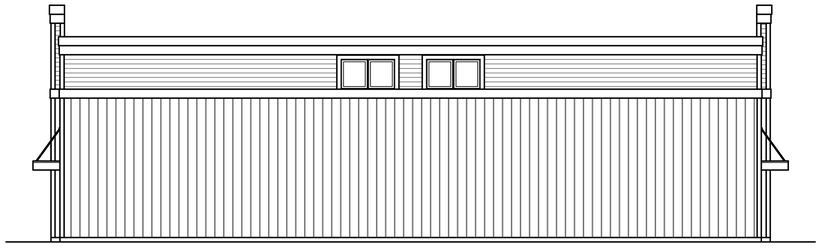
1C A200 LEFT ELEVATION

1/8"=1'-0"



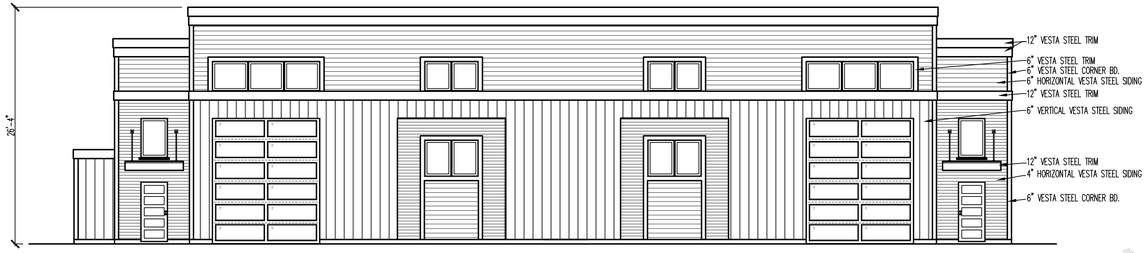
4C A200 REAR ELEVATION

1/8"=1'-0"



1E A200 RIGHT ELEVATION

1/8"=1'-0"



4E A200 FRONT ELEVATION

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

REVISIONS

1	03-04-24 BJJ	PRELIMINARY DISSION
2	03-27-24 BJJ	PRELIMINARY DISSION
3	04-22-24 BJJ	DISSION DEVELOPMENT
4	06-12-24 BJJ	RELEASE FOR BID
5	06-18-24 BJJ	FINAL REVIEW
		PERMIT FOR PERMIT
		DISSION

DESIGN STAGE

PRELIMINARY

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

ELEVATIONS

Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-259-0021
2600 Basham Road at Rt. 176, Crystal Lake, IL 60014
88 W. Main St., Lake Geneva, WI 53147
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1700 E. Racine Ave., Waukesha, WI 53186

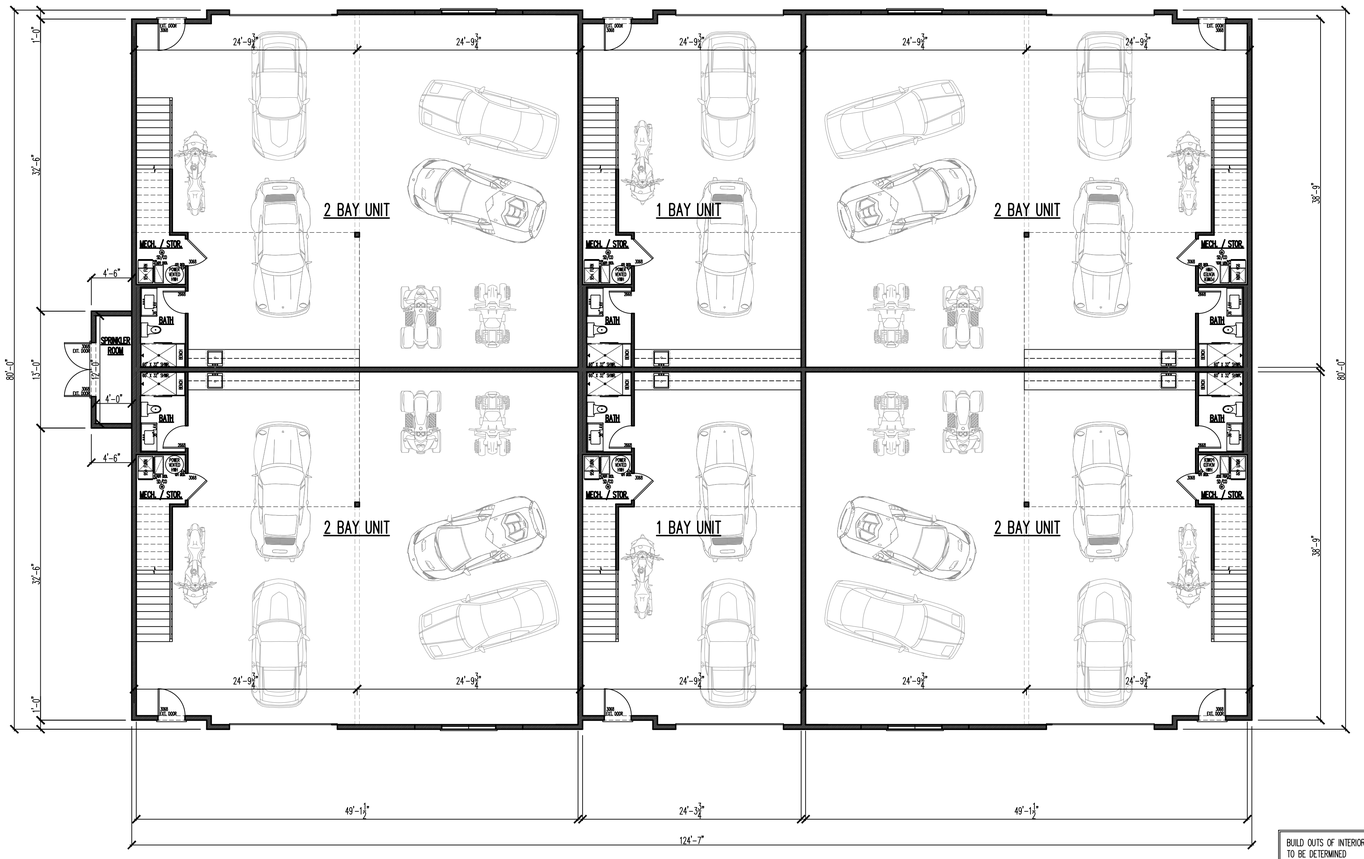
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10 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED
CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1E / A101.2 FIRST FLOOR PLAN – 10 BAY UNIT

1/8"=1'-0"

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DESIGN STAGE

1	03-04-24 BJJ	PRELIMINARY DISIGN
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3	04-22-24 BJJ	DESIGN DEVELOPMENT
4	06-12-24 BJJ	RELEASE FOR BID
5	06-18-24 BJJ	FINAL REVIEW
		RELEASE FOR PERMIT
		REVISION

REVISIONS

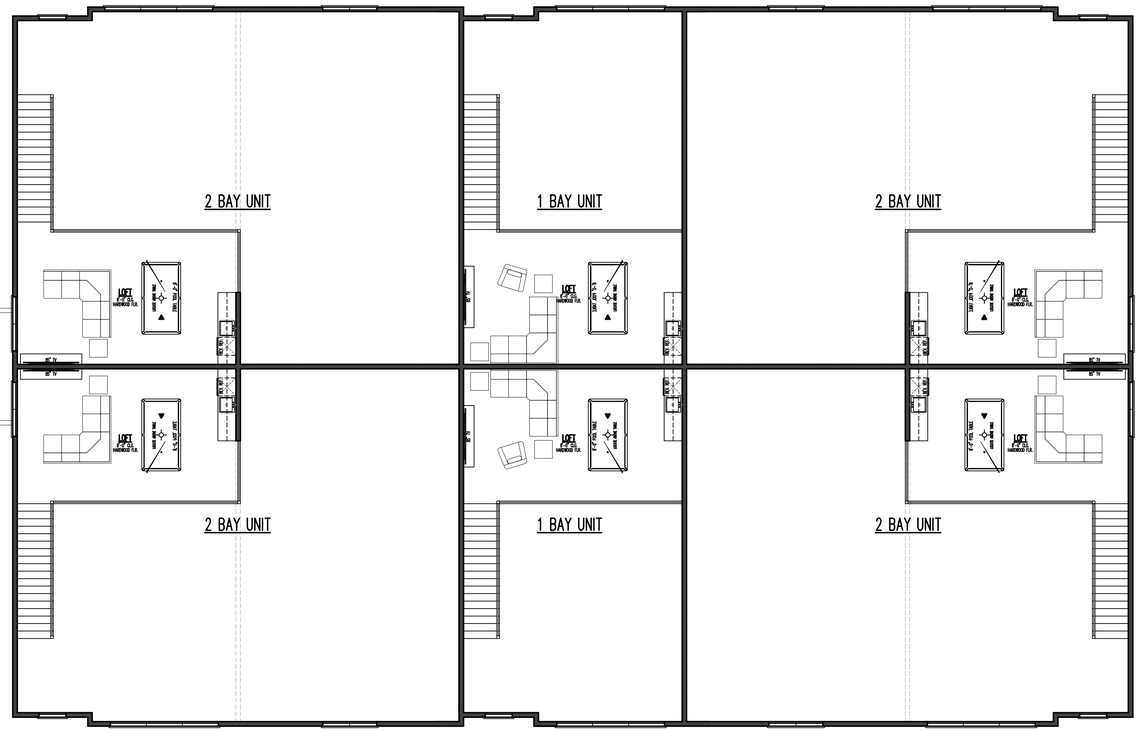
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Cary, IL 60013

Job Number: 24054
Sheet Number: A101.2
File Name: 24054101.2

10 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED
CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1E / A102.2 SECOND FLOOR PLAN – 10 BAY UNIT

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

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DESIGN STAGE

	REVISIONS					
	1	2	3	4	5	
PRELIMINARY DESIGN	03-04-24 BJJ					
PRELIMINARY DESIGN		03-22-24 BJJ	04-22-24 BJJ	06-12-24 BJJ	06-18-24 BJJ	
DESIGN DEVELOPMENT						
RELEASE FOR BID						
FINAL REVIEW						
RELEASE FOR PERMIT						
PERMIT DRAWING SET						

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

SECOND FLOOR PLAN - 10 BAY UNIT

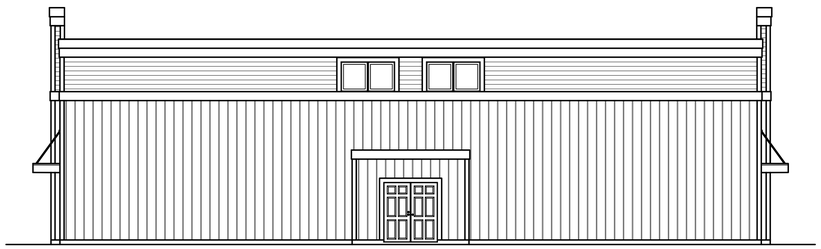
Architects & Planners, Inc.
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2600 Belvan Road at Rt. 176, Crystal Lake, IL 60014
98 W. Main St., Lake Geneva, WI 53147
1700 E. Racine Ave., Waukesha, WI 53186
40 Crystal St., Cary, IL 60013

Job Number: 24054

Sheet Number: A102.2

File Name: 240541022

10 BAY UNIT



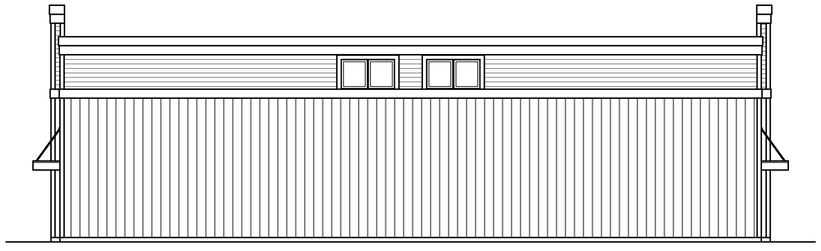
1C A200 LEFT ELEVATION

1/8"=1'-0"



4C A200 REAR ELEVATION

1/8"=1'-0"



1E A200 RIGHT ELEVATION

1/8"=1'-0"



4E A200 FRONT ELEVATION

1/8"=1'-0"

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DESIGN STAGE

PRELIMINARY DISIGN	03-04-24 BJJ
PRELIMINARY DISIGN	03-27-24 BJJ
DESIGN DEVELOPMENT	04-22-24 BJJ
RELEASE FOR BID	06-12-24 BJJ
FINAL REVIEW	06-18-24 BJJ
PERMIT FOR PERMIT	
REVISION	

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

ELEVATIONS

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88 W. Main St.
Lake Geneva, WI 53147
WI Telephone: 262-259-0021
1700 E. Racine Ave.
Waukesha, WI 53186
40 Crystal St.
Cary, IL 60013

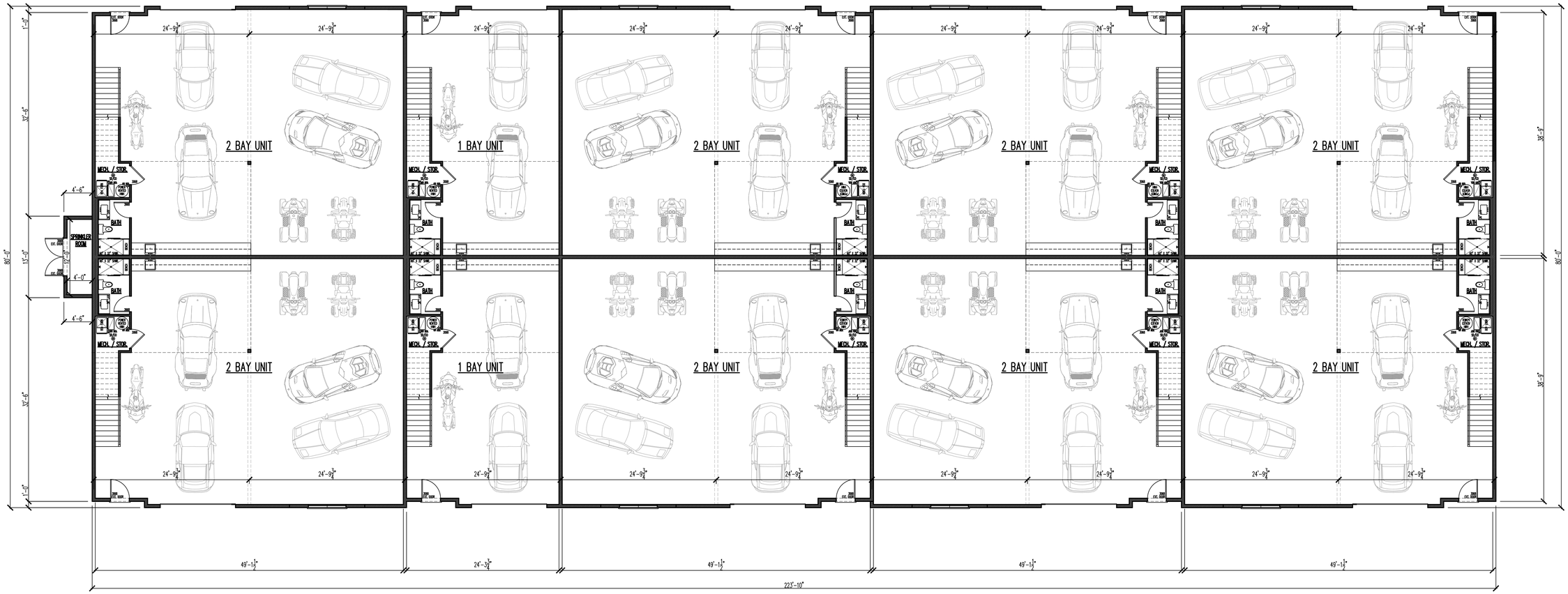
Job Number: 24054

Sheet Number: A200.2

File Name: 24054200

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

18 BAY UNIT



1E / A101.3 FIRST FLOOR PLAN – 18 BAY UNIT

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE	REVISIONS 1	2	3	4	5
PRELIMINARY DISIGN	03-04-24 BJJ				
PRELIMINARY DISIGN		03-22-24 BJJ			
DESIGN DEVELOPMENT			04-22-24 BJJ		
RELEASE FOR BID				06-12-24 BJJ	
FINAL REVIEW					06-18-24 BJJ
PERMIT SET					
REVISION					

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

FIRST FLOOR PLAN - 18 BAY UNIT

PRELIMINARY

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98 W. Main St., Lake Geneva, WI 53147
1700 E. Racine Ave., Waukesha, WI 53186
401 Crystal St., Cary, IL 60013

Job Number: 24054

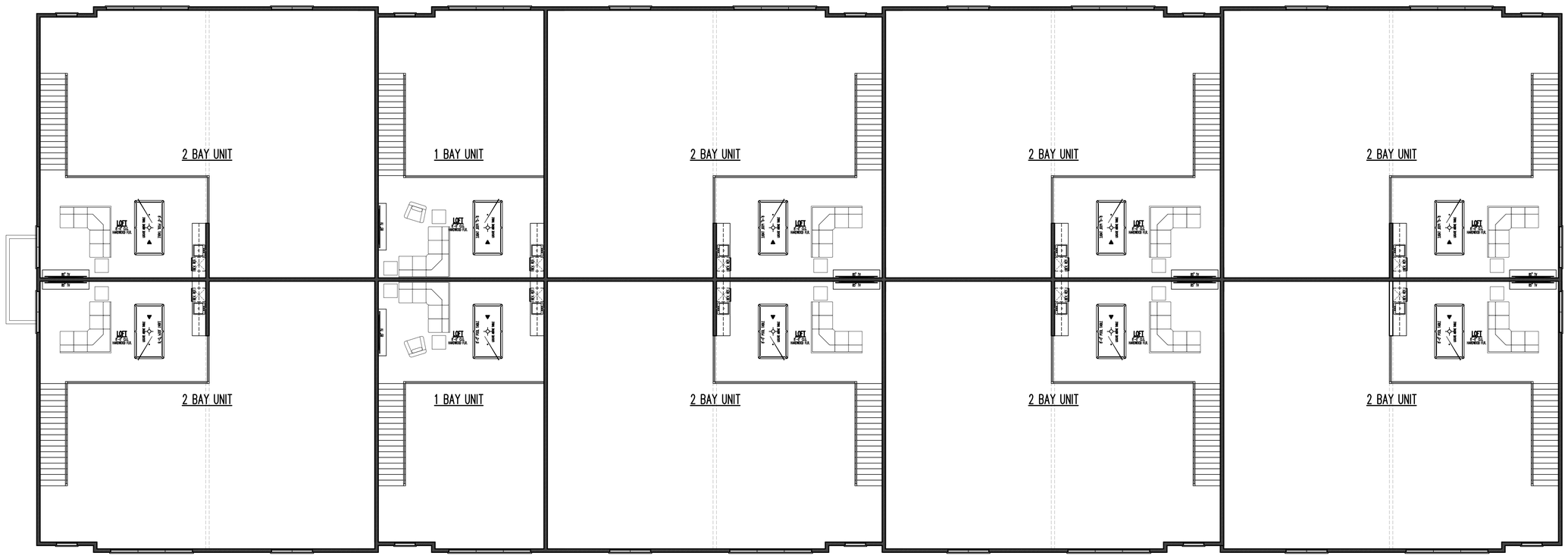
Sheet Number: A101.3

File Name: 2405-A101.3

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

18 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1E / A102.3 SECOND FLOOR PLAN - 16 BAY UNIT

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE

PRELIMINARY DISIGN	03-04-24 BdJ
PRELIMINARY DISIGN	03-22-24 BdJ
DESIGN DEVELOPMENT	04-22-24 BdJ
RELEASE FOR BID	06-12-24 BdJ
FINAL REVIEW	06-18-24 BdJ
RELEASE FOR PERMIT	
REVISION	

REVISIONS

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

SECOND FLOOR PLAN - 16 BAY UNIT

PRELIMINARY

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40 Crystal St., Cary, IL 60013
1700 E. Racine Ave., Waukesha, WI 53186

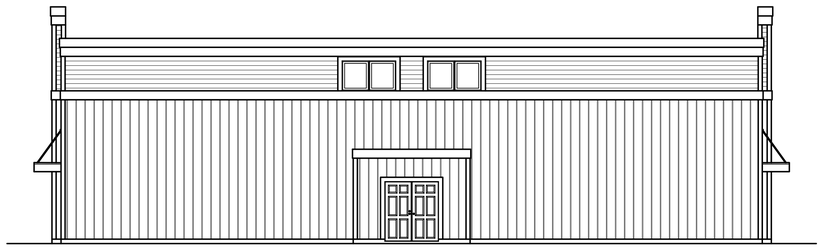
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Sheet Number: A102.3

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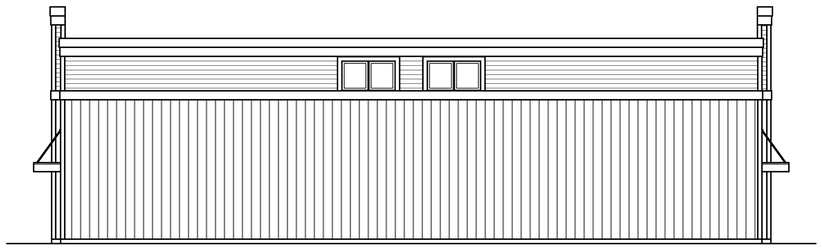
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18 BAY UNIT



1B A200 LEFT ELEVATION

1/8"=1'-0"



5B A200 RIGHT ELEVATION

1/8"=1'-0"



1C A200 REAR ELEVATION

1/8"=1'-0"



1E A200 FRONT ELEVATION

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

REVISIONS

5	06-18-24	BJJ
4	06-12-24	BJJ
3	04-22-24	BJJ
2	03-27-24	BJJ
1	03-04-24	BJJ

DESIGN STAGE

- PRELIMINARY DISIGN
- PRELIMINARY DISIGN
- DESIGN DEVELOPMENT
- RELEASE FOR BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- REVISION

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

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40 Crystal St., Cary, IL 60013
1700 E. Racine Ave., Waukesha, WI 53186

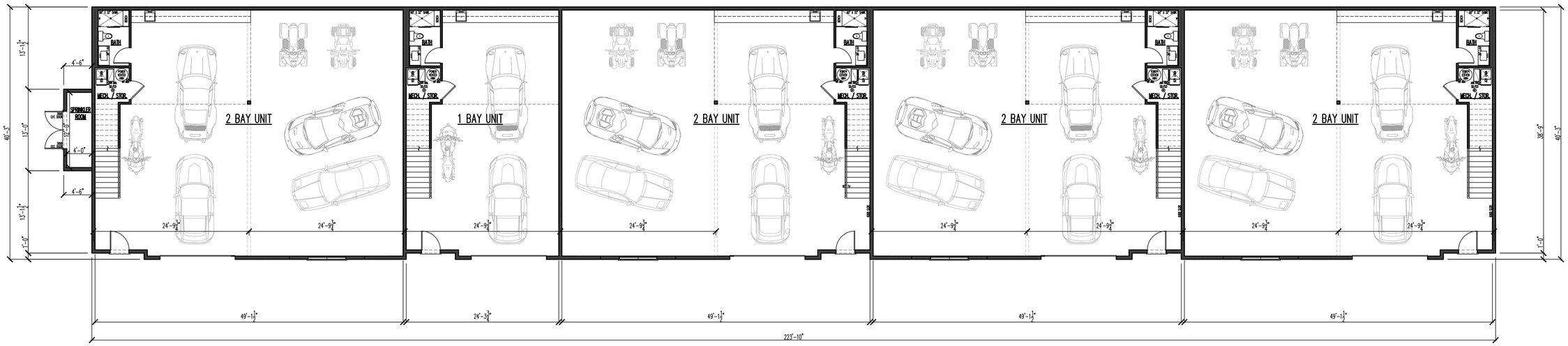
Job Number: 24054

Sheet Number: A200.3

File Name: 24054200

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9 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED
CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1E / A101.4 FIRST FLOOR PLAN – 9 BAY UNIT

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION OR PERMIT SUBMITTAL

DESIGN STAGE

PRELIMINARY DIVISION	
PRELIMINARY DIVISION	
DESIGN DEVELOPMENT	
RELEASE FOR BID	
FINAL REVIEW	
RELEASE FOR PERMIT	
PERMIT DIVISION	

REVISIONS

1	03-04-24 BJJ
2	03-22-24 BJJ
3	04-22-24 BJJ
4	06-12-24 BJJ
5	06-18-24 BJJ

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

FIRST FLOOR PLAN - 9 BAY UNIT

PRELIMINARY

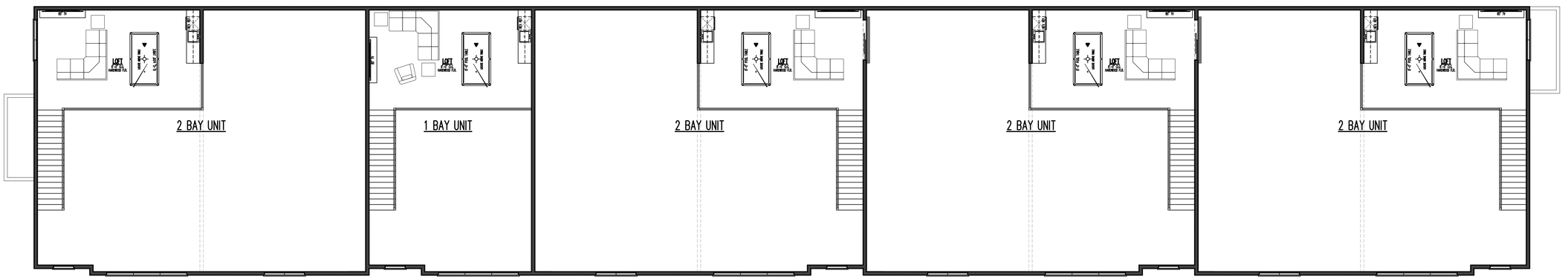
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Job Number: 24054
Sheet Number: A101.4
File Name: 24054101.4

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

9 BAY UNIT



BUILD OUTS OF INTERIOR SPACE TO BE DETERMINED CONCEPTUAL PLAN SHOWN FOR PRESENTATION PURPOSE

1E / A102.4 SECOND FLOOR PLAN - 9 BAY UNIT

1/8"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE

PRELIMINARY DISSION	
PRELIMINARY DISSION	
DESIGN DEVELOPMENT	
RELEASE FOR BID	
FINAL REVIEW	
RELEASE FOR PERMIT	
REVISION	

REVISIONS

	1	2	3	4	5
	03-04-24 BJJ	03-22-24 BJJ	04-22-24 BJJ	06-12-24 BJJ	06-18-24 BJJ

PRELIMINARY

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

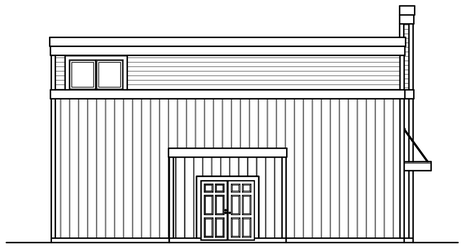
SECOND FLOOR PLAN - 9 BAY UNIT

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Job Number: 24054
Sheet Number: A102.4
File Name: 24054102.4

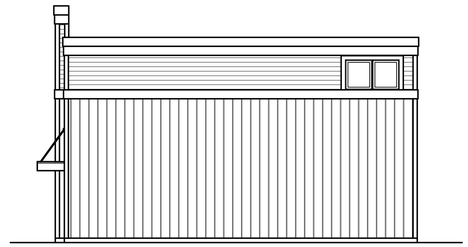
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9 BAY UNIT



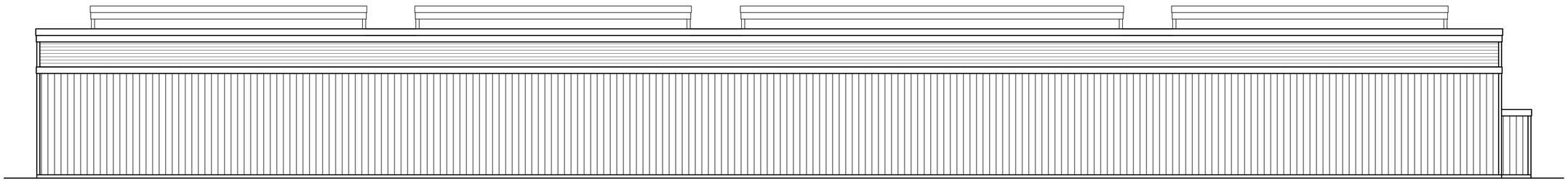
1B A200 LEFT ELEVATION

1/8"=1'-0"



5B A200 RIGHT ELEVATION

1/8"=1'-0"



1C A200 REAR ELEVATION

1/8"=1'-0"



1E A200 FRONT ELEVATION

1/8"=1'-0"

PRELIMINARY
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OR PERMIT SUBMITTAL

REVISIONS

1	03-04-24 BJJ	PRELIMINARY DISSION
2	03-27-24 BJJ	PRELIMINARY DISSION
3	04-22-24 BJJ	DESIGN DEVELOPMENT
4	06-12-24 BJJ	RELEASE FOR BID
5	06-18-24 BJJ	FINAL REVIEW
		RELEASE FOR PERMIT
		ADDENDUM

DESIGN STAGE

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, IL 60014

ELEVATIONS

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88 W. Main St., Lake Geneva, WI 53147
40 Crystal St., Cary, IL 60013
1700 E. Racine Ave., Waukesha, WI 53186

Job Number: 24054

Sheet Number: A200.4

File Name: 24054200

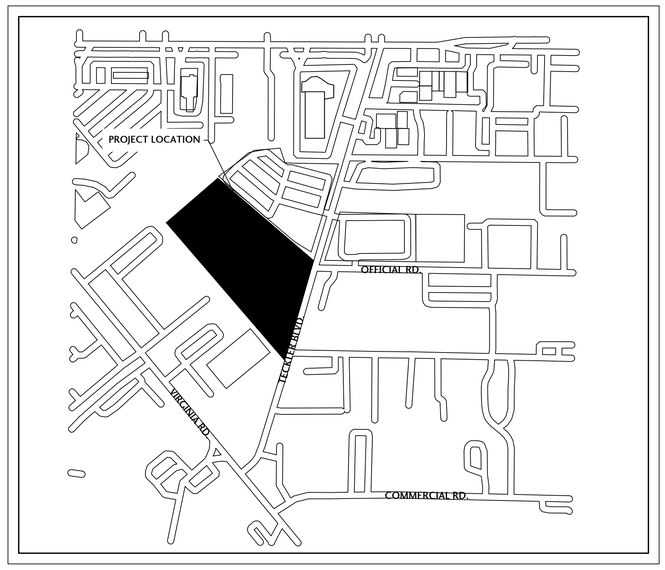
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ENGINEERING PLANS
FOR
REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

PLANS PREPARED FOR:

MR. HAIG HALEBLIAN
5186 NW HIGHWAY
CRYSTAL LAKE, IL 60014



LOCATION MAP
N.T.S.

BENCHMARKS

SITE BENCHMARK:

CROSS IN CURB
ELEV=896.21 NAVD88

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

OPERATES 24 Hours 365 Days

CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY MCHENRY
CITY-TOWNSHIP CITY OF CRYSTAL LAKE
SEC. & ¼SEC. NO.# NE 1/4 SEC 8, T43N, R8E
48 Hours Before You Dig.
EXCLUDING SAT., SUN., & HOLIDAYS

SHEET INDEX:

C0.0 COVER SHEET
C0.1 SPECIFICATIONS AND TYPICAL SECTIONS
C0.2 CITY STANDARD NOTES AND SPECIFICATION
C1.0 EXISTING CONDITIONS AND DEMOLITION PLAN
C2.0 OVERALL SITE PLAN
C3.0 UTILITY PLAN
C3.1 WATERMAIN PLAN & PROFILE
C3.2 SANITARY SEWER PLAN & PROFILE
C3.3 SANITARY SEWER PLAN & PROFILE
C4.0 GRADING PLAN - NORTHWEST
C4.1 GRADING PLAN - SOUTHEAST
C4.2 GRADING PLAN-BIO-INFILTRATION/DETENTION BASIN
C4.3 GRADING PLAN - TEMPORARY SEDIMENTATIN BASIN
C5.0 EROSION & SEDIMENT CONTROL PLAN
C6.0 STANDARD DETAILS
C6.1 STANDARD DETAILS
C6.2 STANDARD DETAILS
C6.3 STANDARD DETAILS

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DOWN GUY	
	DRAIN	
	ELECTRIC TELEPHONE TV RISERS	
	UTILITY HANDHOLE MANHOLE	
	ELECTRIC GAS WATER METER	
	UTILITY MARKER	
	LIFT STATION	
SPGT	SPIGOT	
	TRAFFIC CONTROL BOX	
	TRAFFIC CONTROL SIGNAL	
	TRANSFORMER	
	WATER MANHOLE	
	SOIL BORING	
	A/C UNIT	
	FLAG POLE	
	CURB INLET	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM CATCH BASIN	
	STORM INLET	
	FLARED END SECTION	
	VALVE VAULT	
	WATER VALVE	
	FIRE HYDRANT	
	SIGN POST	
	LIGHT POLE	
DS	DOWNSPOUT	DS
	BOLLARD	BOL
	UTILITY POLE	
	CLEANOUT	CO
	MAILBOX	
W	WATERMAIN	W
	SANITARY SEWER	
	STORM SEWER	
	ROOF/STORM DRAIN	
X	FENCE	X
OE	OVERHEAD ELECTRIC	OE
E	ELECTRIC SERVICE	E
T	TELEPHONE SERVICE	T
G	GAS SERVICE	G
	COMBINED SEWER	
XXX	MAJOR CONTOUR	XXX
XXX	MINOR CONTOUR	XXX

PRELIMINARY
NOT FOR CONSTRUCTION



I HEREBY CERTIFY THAT THE PLANS WITH THE FIRM'S NAME LISTED BELOW WERE PREPARED UNDER MY DIRECT SUPERVISION. FURTHERMORE, THE PROPOSED PROJECT WILL NOT RESULT IN DRAINAGE, EROSION OR RUNOFF WHICH ADVERSELY IMPACTS ADJACENT PROPERTIES OR THE PUBLIC RIGHT-OF-WAY. THE PLANS PREPARED MEET THE MINIMUM REQUIREMENTS OF THE MCHENRY COUNTY STORMWATER MANAGEMENT ORDINANCE.
DATED AT RINGWOOD, ILLINOIS THIS 27th DAY OF JUNE, 2024

JAMES E. CONDON, P. E., J. CONDON & ASSOCIATES, INC.
ILLINOIS REG. PROF. ENGINEER No. 062-044555 EXPIRATION DATE 11-30-2025
ILLINOIS DEPARTMENT OF PROFESSIONAL REGULATION FIRM NUMBER: 184-006759

J. CONDON & ASSOCIATES, INC.
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

N W E S

SCALE: N/A
ISSUE DATE: 06/27/2024
PROJECT MANAGER: JEC
DESIGNER: LRT
QUALITY CONTROL: MAM

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

LIMITATION OF WARRANTY OF ENGINEER'S INSTRUMENTS OF SERVICE

THE ENGINEER AND HIS CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE DELIVERABLES HEREIN BEYOND A REASONABLE DILIGENCE. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITHIN THE DELIVERABLES, THE ENGINEER SHALL BE PROMPTLY NOTIFIED SO THAT HE MAY HAVE THE OPPORTUNITY TO TAKE WHATEVER STEPS NECESSARY TO RESOLVE THEM. FAILURE TO PROMPTLY NOTIFY THE ENGINEER OF SUCH CONDITIONS SHALL ABSOLVE THE ENGINEER FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT TO THE ENGINEER, OR IN CONTRADICTION TO THE ENGINEER'S DELIVERABLES FOR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE ENGINEER BUT OF THE PARTIES RESPONSIBLE FOR TAKING SUCH ACTION.

PROJECT NUMBER: HALE-23074-3

SHEET TITLE: COVER SHEET

SHEET NUMBER: C0.0

X:\2023\23074\2024\Final\23074-3 COV SHT.DTL.dwg, 6/27/2024 2:51:37 PM, 1:1



DEMOLITION NOTES

1. CONTRACTOR SHALL FIELD VERIFY EXISTING UTILITY LOCATIONS AND ELEVATIONS PRIOR TO DEMOLITION. SOME UTILITIES MAY NOT BE SHOWN.
2. COORDINATE WITH LOCAL AUTHORITIES AND UTILITY PURVEYORS FOR THE REMOVAL/RELOCATION OF EXISTING UTILITIES.
3. SAWCUTTING OF EXISTING PAVEMENT SHALL BE FULL DEPTH TO PROVIDE A CLEAN VERTICAL FACE TO MATCH PROPOSED PAVEMENT.
4. KEEP ALL PUBLIC AND PRIVATE STREETS CLEAR OF CONSTRUCTION DEBRIS, TRASH, AND MATERIALS. ALL ADJOINING PUBLIC AND PRIVATE PROPERTIES SHALL BE PROTECTED FROM DAMAGED CAUSED BY CONSTRUCTION.
5. ALL WASTE MATERIALS SHALL BE DISPOSED OF OFFSITE IN AN APPROVED FACILITY.
6. ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER THAT PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTIES AND/OR RIGHT-OF-WAY.
7. ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO DEMOLITION OPERATIONS.
8. THE SITE SHALL BE GRADED TO MINIMIZE ACCUMULATION OF WATER OR DAMAGE TO ANY FOUNDATIONS ON THE PREMISES OF ADJOINING PROPERTY.

LEGEND

- = EXISTING BITUMINOUS PAVEMENT
- = EXISTING CONCRETE SIDEWALK
- = PAVEMENT TO BE REMOVED
- = CONCRETE SIDEWALK TO BE REMOVED
- ------ = FULL DEPTH SAWCUT
- -x-x-x-x- = CURB REMOVAL

SITE DATA TABLE

EXISTING	
IMPERVIOUS AREA:	0.04 ACRES
PERVIOUS AREA:	4.65 ACRES
PROPERTY AREA:	4.69 ACRES

PROPOSED	
IMPERVIOUS AREA:	2.75 ACRES
DISTURBANCE AREA:	4.69 ACRES

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

J. Condon & Associates, Inc
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN

CRYSTAL LAKE, ILLINOIS

SCALE: 1"=30'

ISSUE DATE: 04/27/2024

PROJECT MANAGER: JEC

DESIGNER: LRT

QUALITY CONTROL: MAM

REDLINE MOTOR CONDOS

7225 TECKLER BLVD.

CRYSTAL LAKE, ILLINOIS

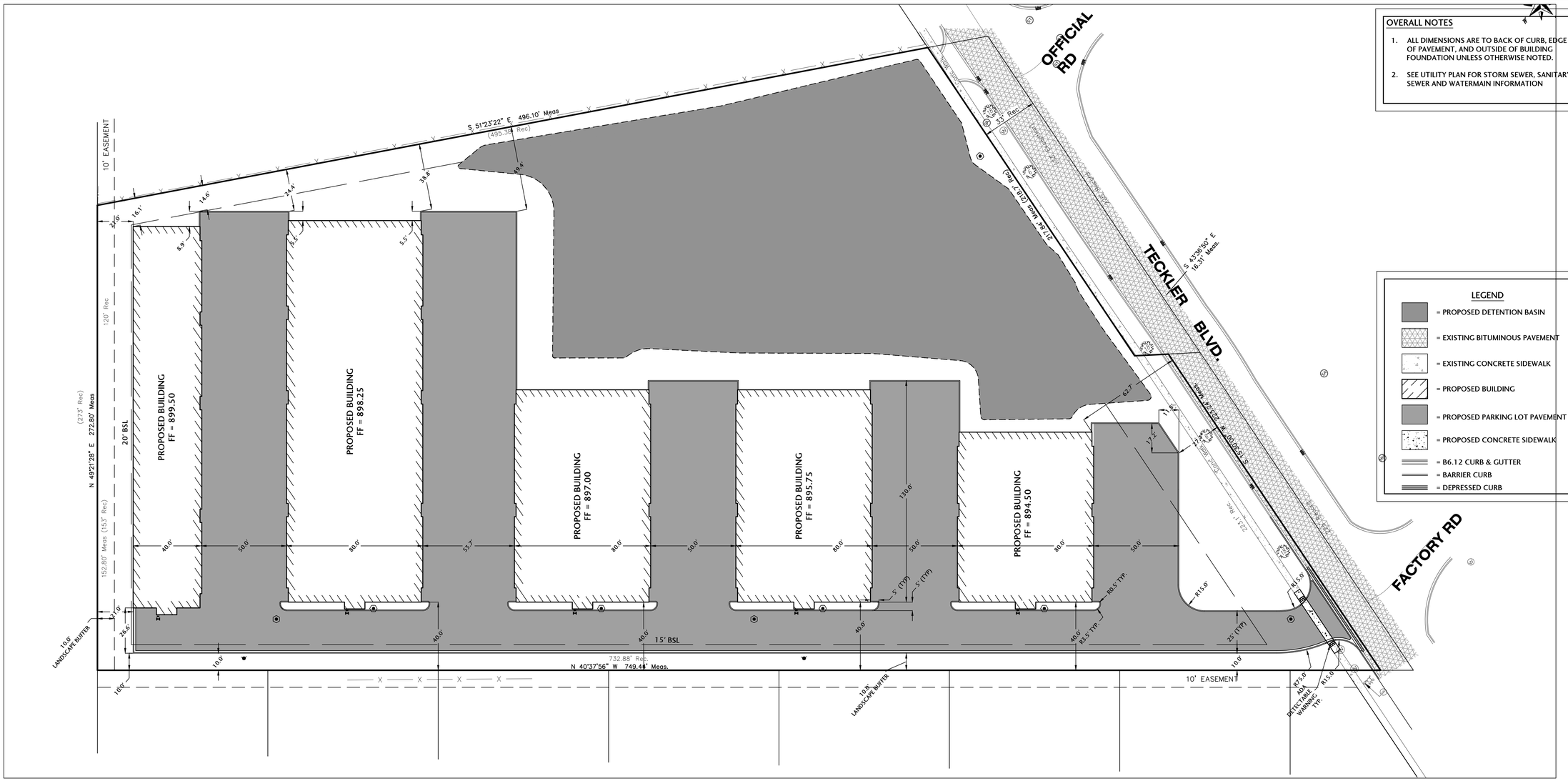
NO.	DATE	DESCRIPTION

PROJECT NUMBER: HALE-23074-3

SHEET TITLE: EXISTING CONDITIONS AND DEMOLITION PLAN

SHEET NUMBER: C1.0

X:\2023\23074\23074-Final\23074-Dwg-C1.dwg 4/27/2024 1:45:45 PM, l.l



OVERALL NOTES

1. ALL DIMENSIONS ARE TO BACK OF CURB, EDGE OF PAVEMENT, AND OUTSIDE OF BUILDING FOUNDATION UNLESS OTHERWISE NOTED.
2. SEE UTILITY PLAN FOR STORM SEWER, SANITARY SEWER AND WATERMAIN INFORMATION

LEGEND

- = PROPOSED DETENTION BASIN
- = EXISTING BITUMINOUS PAVEMENT
- = EXISTING CONCRETE SIDEWALK
- = PROPOSED BUILDING
- = PROPOSED PARKING LOT PAVEMENT
- = PROPOSED CONCRETE SIDEWALK
- = B6.12 CURB & GUTTER
- = BARRIER CURB
- = DEPRESSED CURB

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

J. CONDON & ASSOCIATES, INC
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

SCALE: 1"=30'
ISSUE DATE: 04/27/2024
PROJECT MANAGER: JEC
DESIGNER: LRT
QUALITY CONTROL: MAM

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

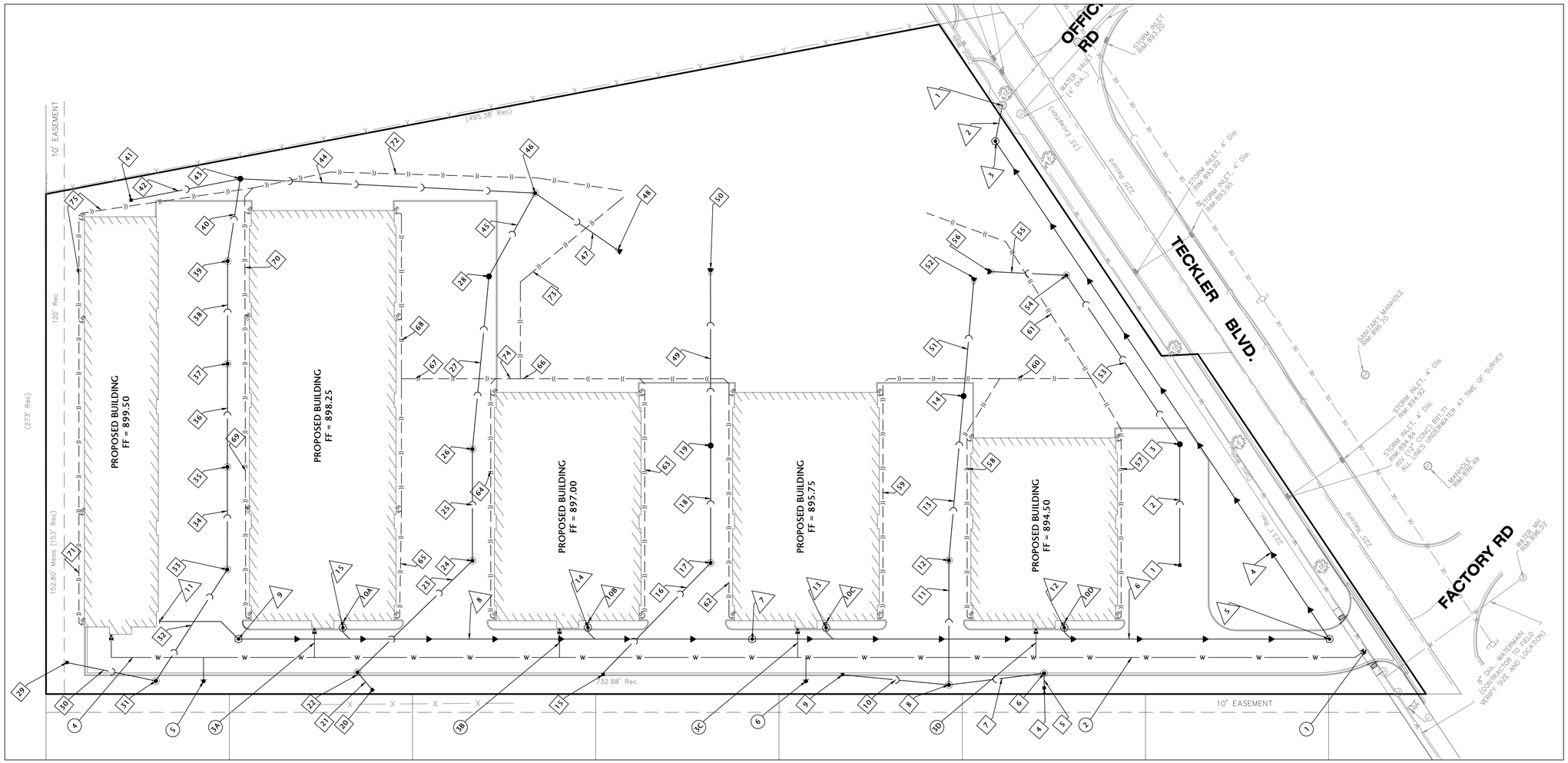
NO.	DATE	DESCRIPTION

PROJECT NUMBER: HALE-23074-3

SHEET TITLE: OVERALL SITE PLAN

SHEET NUMBER: C2.0

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PROP STORM SEWER NOTES

1. PROP INLET TA 2' DIA T1F OL
   RIM = 893.25
   INV = 891.00
2. PROP 65 LF 12" ST SEWER @ 1.00%
3. PROP CB TA 4' DIA T1F OL
   RIM = 893.25
   INV = 890.35
4. PROP INLET TA 2' DIA T8G
   RIM = 891.25
   INV = 889.75
5. PROP 7 LF 12" ST SEWER @ 1.43%
6. PROP MH TA 4' DIA T12 F+G
   T/C = 893.00
   INV = 889.65
7. PROP 52 LF 12" ST SEWER @ 1.25%
8. PROP MH TA 4' DIA T1F CL
   RIM = 893.00
   INV = 889.00
9. PROP INLET TA 2' DIA T12 F+G
   T/C = 894.40
   INV = 891.40
10. PROP 58 LF 12" ST SEWER @ 4.14%
11. PROP 68 LF 12" ST SEWER @ 0.88%
12. PROP MH TA 4' DIA T1F OL
    RIM = 894.20
    INV = 888.40
13. PROP 90 LF 12" ST SEWER @ 0.44%
14. PROP CB TA 4' DIA T1F OL
    RIM = 893.90
    INV = 888.00 SW
    INV = 883.00 NE
15. PROP INLET TA 2' DIA T12 F+G
    T/C = 895.65
    INV = 894.00
16. PROP 84 LF 12" ST SEWER @ 1.19%
17. PROP MH TA 4' DIA T1F OL
    RIM = 895.45
    INV = 893.00
18. PROP 64 LF 12" ST SEWER @ 2.34%
19. PROP CB TA 4' DIA T1F OL
    RIM = 895.45
    INV = 891.50 SW
    INV = 883.00 NE
20. PROP INLET TA 2' DIA T8G
    RIM = 894.80
    INV = 893.00
21. PROP 11 LF 12" ST SEWER @ 0.91%
22. PROP MH TA 4' DIA T12 F+G
    T/C = 896.90
    INV = 892.90
23. PROP 88 LF 12" ST SEWER @ 1.59%
24. PROP MH TA 4' DIA T1F OL
    RIM = 896.70
    INV = 891.50
25. PROP 60 LF 12" ST SEWER @ 0.42%
26. PROP MH TA 4' DIA T1F CL
    RIM = 896.70
    INV = 891.25
27. PROP 92 LF 15" ST SEWER @ 0.65%
28. PROP CB TA 4' DIA T1F OL
    RIM = 896.30
    INV = 890.65 W
    INV = 887.70 SE
29. PROP INLET TA 2' DIA T8G
    RIM = 896.25
    INV = 894.50
30. PROP 50 LF 12" ST SEWER @ 0.50%
31. PROP MH TA 4' DIA T1F CL
    RIM = 898.30
    INV = 894.25
32. PROP 72 LF 12" ST SEWER @ 0.56%
33. PROP MH TA 4' DIA T1F OL
    RIM = 897.95
    INV = 893.85
34. PROP 55 LF 12" ST SEWER @0.27%
35. PROP MH TA 4' DIA T1F OL
    RIM = 897.95
    INV = 893.70
36. PROP 56 LF 12" ST SEWER @ 0.45%
37. PROP MH TA 4' DIA T1F OL
    RIM = 897.95
    INV = 893.45
38. PROP 56 LF 15" ST SEWER @ 0.98%
39. PROP MH TA 4' DIA T1F CL
    RIM = 897.95
    INV = 892.90
40. PROP 45 LF 15" ST SEWER @ 0.44%
41. PROP INLET TA 2' DIA T8G
    RIM = 897.50
    INV = 895.75
42. PROP 60 LF 12" ST SEWER @ 2.50%
43. PROP CB TA 4' DIA T1F CL
    RIM = 897.35
    INV = 894.25 NW
    INV = 892.70 SW
    INV = 888.60 SE
44. PROP 160 LF 18" ST SEWER @ 0.72%
45. PROP 52 LF 12" STORM SEWER @ 0.48%
46. PROP MH TA 4' DIA. T1F CL
    RIM = 892.50
    INV = 884.50 NW, W
    INV = 881.50 SE
47. PROP 54 LF 15" ST SEWER @ 0.93%
48. PROP 15" FES W/ GRATE
    INV = 881.00
49. PROP 95 LF 12" ST SEWER @ 2.11%
50. PROP 12" FES W/ GRATE
    INV = 881.00
51. PROP 62 LF 12" ST SEWER @ 3.23%
52. PROP 12" FES W/ GRATE
    INV = 881.00
53. PROP 110 LF 12" ST SEWER @ 3.95%
54. PROP MH TA 4' DIA T1F CL
    RIM = 888.84
    INV = 886.00 S
    INV = 882.00 NW
55. PROP 45 LF 12" ST SEWER @ 2.22%
56. PROP 12" FES W/ GRATE
    INV = 881.00
57. PROP 140 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
58. PROP 140 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
59. PROP 195 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
60. PROP 30 LF 10" ST DRAIN
61. PROP 50 LF 12" ST DRAIN
62. PROP 135 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
63. PROP 135 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
64. PROP 135 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
65. PROP 135 LF 8" STORM DRAIN
    W/ 2 DOWN SPOUT CONNECTIONS
66. PROP 65 LF 10" ST DRAIN
67. PROP 55 LF 8" ST DRAIN
68. PROP 90 LF 8" ST DRAIN
    W/ 2 DOWNSPOUT CONNECTION
69. PROP 165 LF 8" ST DRAIN
    W/ 2 DOWNSPOUT CONNECTIONS
70. PROP 70 LF 10" ST DRAIN
    W/ 2 DOWNSPOUT CONNECTIONS
71. PROP 165 LF 8" ST DRAIN
    W/ 2 DOWNSPOUT CONNECTIONS
72. PROP 205 LF 10" ST DRAIN
73. PROP 125 LF 12" ST DRAIN
74. PROP 20 LF 10" ST DRAIN
75. PROP 155 LF 10" ST DRAIN
    W/ 2 DOWNSPOUT CONNECTIONS

*FOR WATER CALLOUTS, SEE SHEET C3.1

*FOR SANITARY CALLOUTS, SEE SHEET C3.2

STORM DRAIN INVERT ELEVATION = INV = 100.00

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

J. CONDON & ASSOCIATES, INC
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RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN

CRYSTAL LAKE, ILLINOIS

SCALE
1"=30'

ISSUE DATE
04/27/2024

PROJECT MANAGER
JEC

DESIGNER
LRT

QUALITY CONTROL
MAM

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.

CRYSTAL LAKE, ILLINOIS

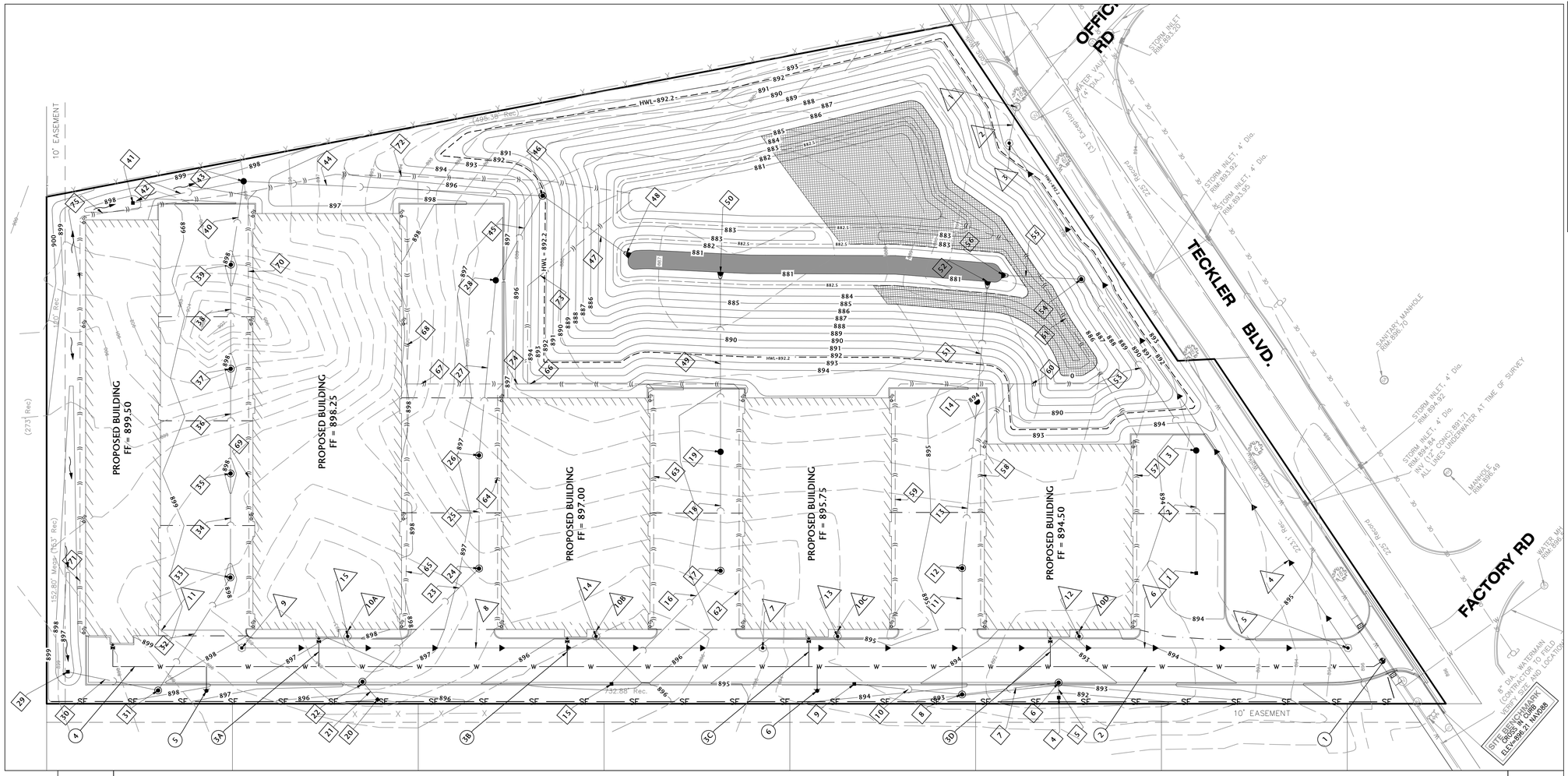
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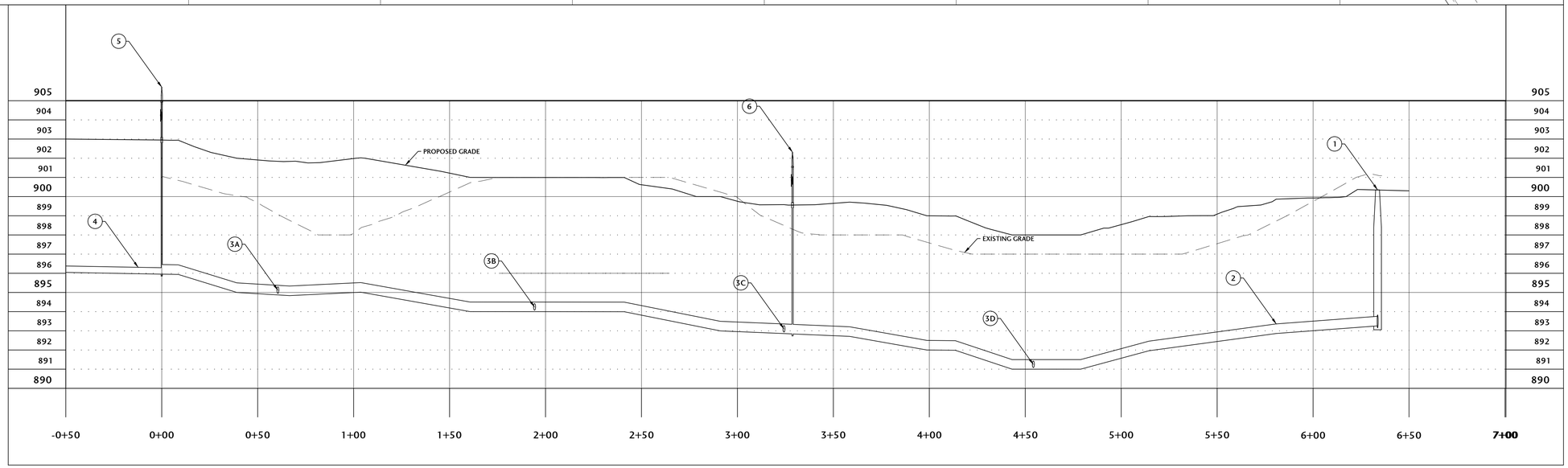
PROJECT NUMBER
HALE-23074-3

SHEET TITLE
UTILITY PLAN

SHEET NUMBER
C3.0

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X) PROP WATER NOTES

1. PROP 6" X 8" PRESSURE CONNECTION W/ VALVE VAULT RIM = 895.35
2. PROP 655 LF 6" WATER MAIN
3. PROP 20 LF 4" WATER SERVICE W/ VALVE & VALVE BOX* (4 LOCATIONS A, B, C, D)
4. PROP 63 LF 4" WATER SERVICE W/ VALVE & VALVE BOX*
5. PROP FIRE HYDRANT BURY ELEV = 897.95
6. PROP FIRE HYDRANT BURY ELEV = 894.65

*4" WATER SERVICE SIZE TO BE VERIFIED BY FIRE PROTECTION SPRINKLER DESIGNER

GRAPHIC SCALE
30 0 15 30 60
(IN FEET)
1 inch = 30 ft.

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MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

SCALE
H 1"=30' V 1"=10'

ISSUE DATE
04/27/2024

PROJECT MANAGER
JEC

DESIGNER
LRT

QUALITY CONTROL
MAM

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

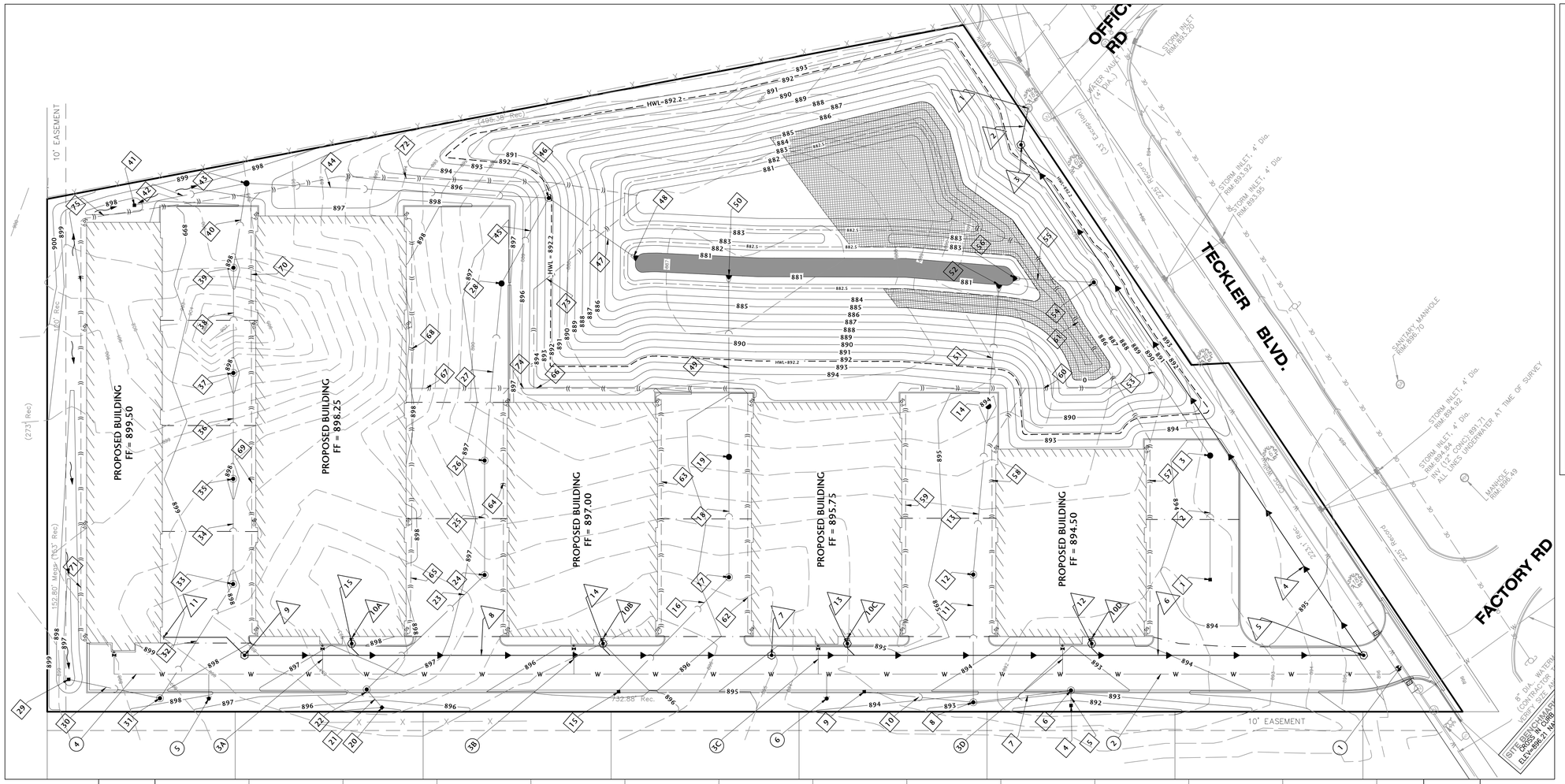
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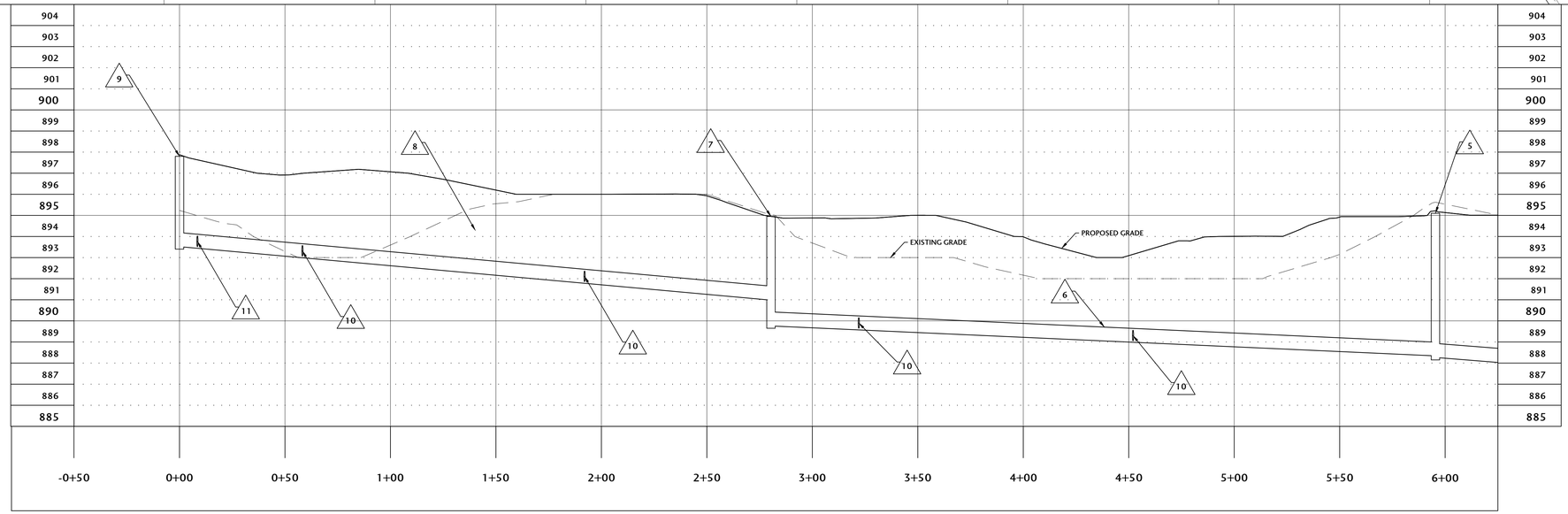
PROJECT NUMBER
HALE-23074-3

SHEET TITLE
WATERMAIN PLAN & PROFILE

SHEET NUMBER
C3.1

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GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

PROP SANITARY SEWER NOTES

1. EX SAN MH
   RIM = 893.63 PROP INV = 885.40 SW
   EX INV = 885.18 E
   W/ CORED AND BOOTED CONNECTION
   & RECONSTRUCTED BENCH
2. PROP 20 LF 8" SAN SEWER @ 1.00%
3. PROP SAN MH TA 4' DIA T1F CL
   RIM = 893.20
   INV = 885.70 S
   INV = 885.60 NE
4. PROP 325 LF 8" SAN SEWER @ 0.78%
5. PROP SAN MH TA 4' DIA T1F CL
   RIM = 895.10
   INV = 888.35 NW
   INV = 888.25 N
6. PROP 315 LF 8" SAN SEWER @ 0.44%
7. PROP SAN MH TA 4' DIA T1F CL
   RIM = 894.95
   INV = 891.00 NW
   INV = 889.75 SE
8. PROP 280 LF 8" SAN SEWER @ 0.89%
9. PROP SAN MH TA 4' DIA T1F CL
   RIM = 897.80
   INV = 893.50
10. PROP 10 LF 6" SAN SERVICE @ 1.10% MIN.
    (4 LOCATIONS A, B, C, D)
11. PROP 55 LF 6" SAN SERVICE @ 1.10% MIN.
12. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 893.75
    INV = 889.75
13. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 895.25
    INV = 891.25
14. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 896.50
    INV = 892.50
15. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 897.75
    INV = 893.75

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IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN

CRYSTAL LAKE, ILLINOIS

SCALE
H 1"=30' V 1"=10'

ISSUE DATE
04/27/2024

PROJECT MANAGER
JEC

DESIGNER
LRT

QUALITY CONTROL
MAM

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.

CRYSTAL LAKE, ILLINOIS

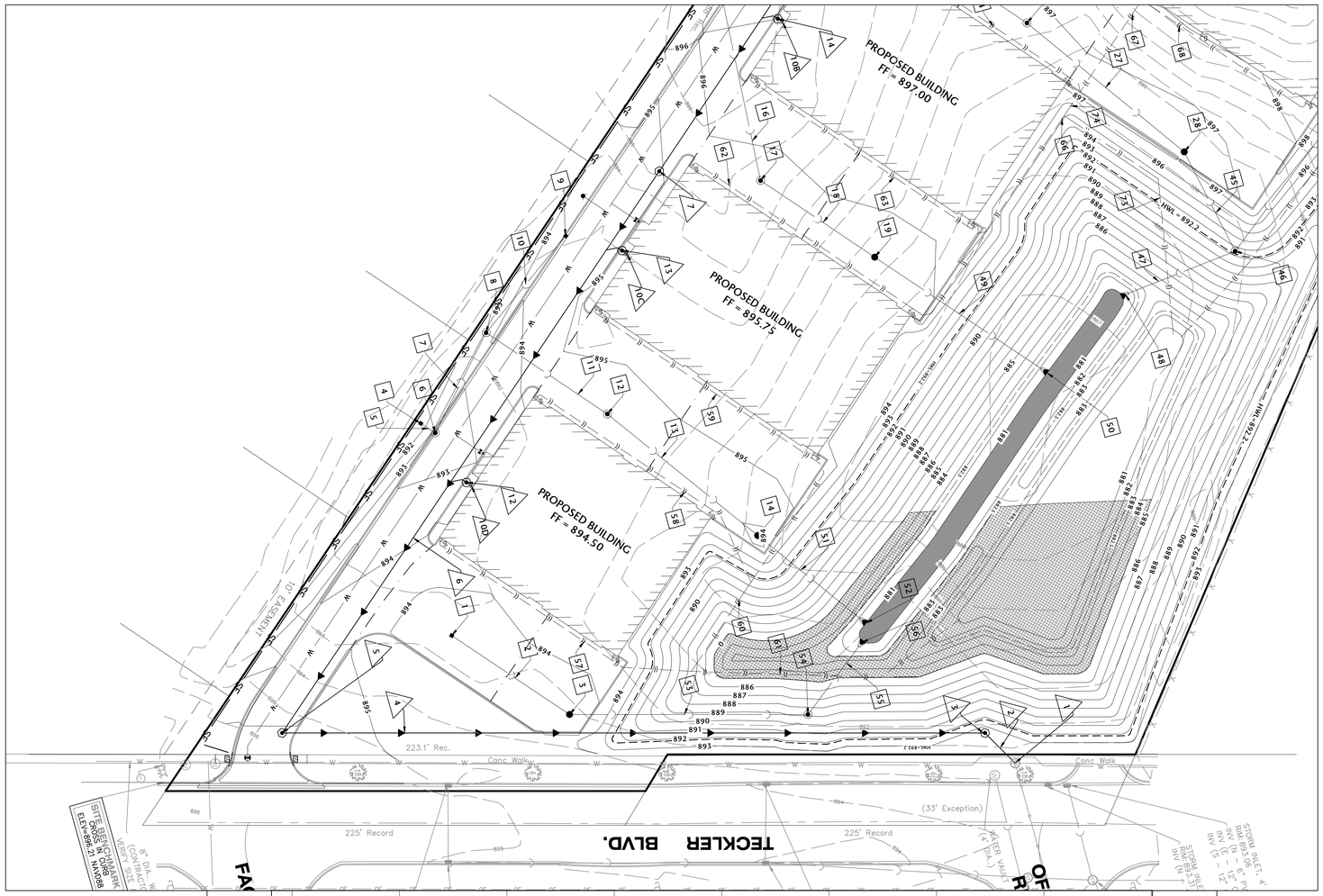
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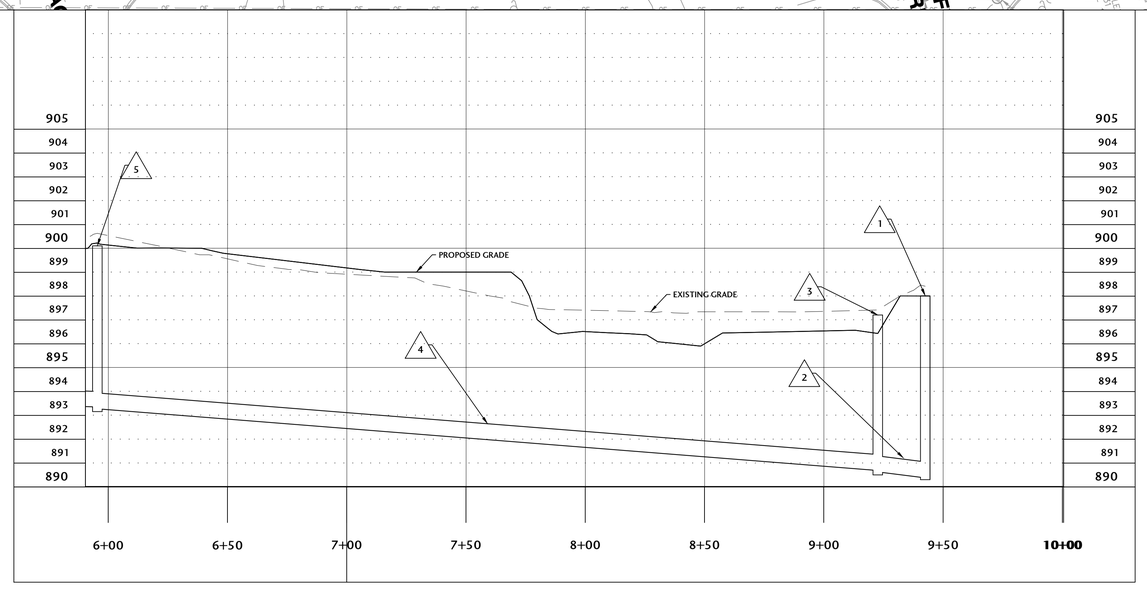
PROJECT NUMBER
HALE-23074-3

SHEET TITLE
SANITARY SEWER PLAN & PROFILE

SHEET NUMBER
C3.2

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X PROP SANITARY SEWER NOTES

1. EX SAN MH
   RIM = 893.63 PROP INV = 885.40 SW
   EX INV = 885.18 E
   W/ CORED AND BOOTED CONNECTION
   & RECONSTRUCTED BENCH
2. PROP 20 LF 8" SAN SEWER @ 1.00%
3. PROP SAN MH TA 4' DIA T1F CL
   RIM = 893.20
   INV = 885.70 S
   INV = 885.60 NE
4. PROP 325 LF 8" SAN SEWER @ 0.78%
5. PROP SAN MH TA 4' DIA T1F CL
   RIM = 895.10
   INV = 888.35 NW
   INV = 888.25 N
6. PROP 315 LF 8" SAN SEWER @ 0.44%
7. PROP SAN MH TA 4' DIA T1F CL
   RIM = 894.95
   INV = 891.00 NW
   INV = 889.75 SE
8. PROP 280 LF 8" SAN SEWER @ 0.89%
9. PROP SAN MH TA 4' DIA T1F CL
   RIM = 897.80
   INV = 893.50
10. PROP 10 LF 6" SAN SERVICE @ 1.10% MIN.
    (4 LOCATIONS A, B, C, D)
11. PROP 55 LF 6" SAN SERVICE @ 1.10% MIN.
12. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 893.75
    INV = 889.75
13. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 895.25
    INV = 891.25
14. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 896.50
    INV = 892.50
15. PROP INSPECTION MH 4' DIA T1F CL
    RIM = 897.75
    INV = 893.75

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)
1 inch = 30 ft.

J. CONDON & ASSOCIATES, INC
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IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN

CRYSTAL LAKE, ILLINOIS

SCALE
H 1"=30' V 1"=10'

ISSUE DATE
04/27/2024

PROJECT MANAGER
JEC

DESIGNER
LRT

QUALITY CONTROL
MAM

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.

CRYSTAL LAKE, ILLINOIS

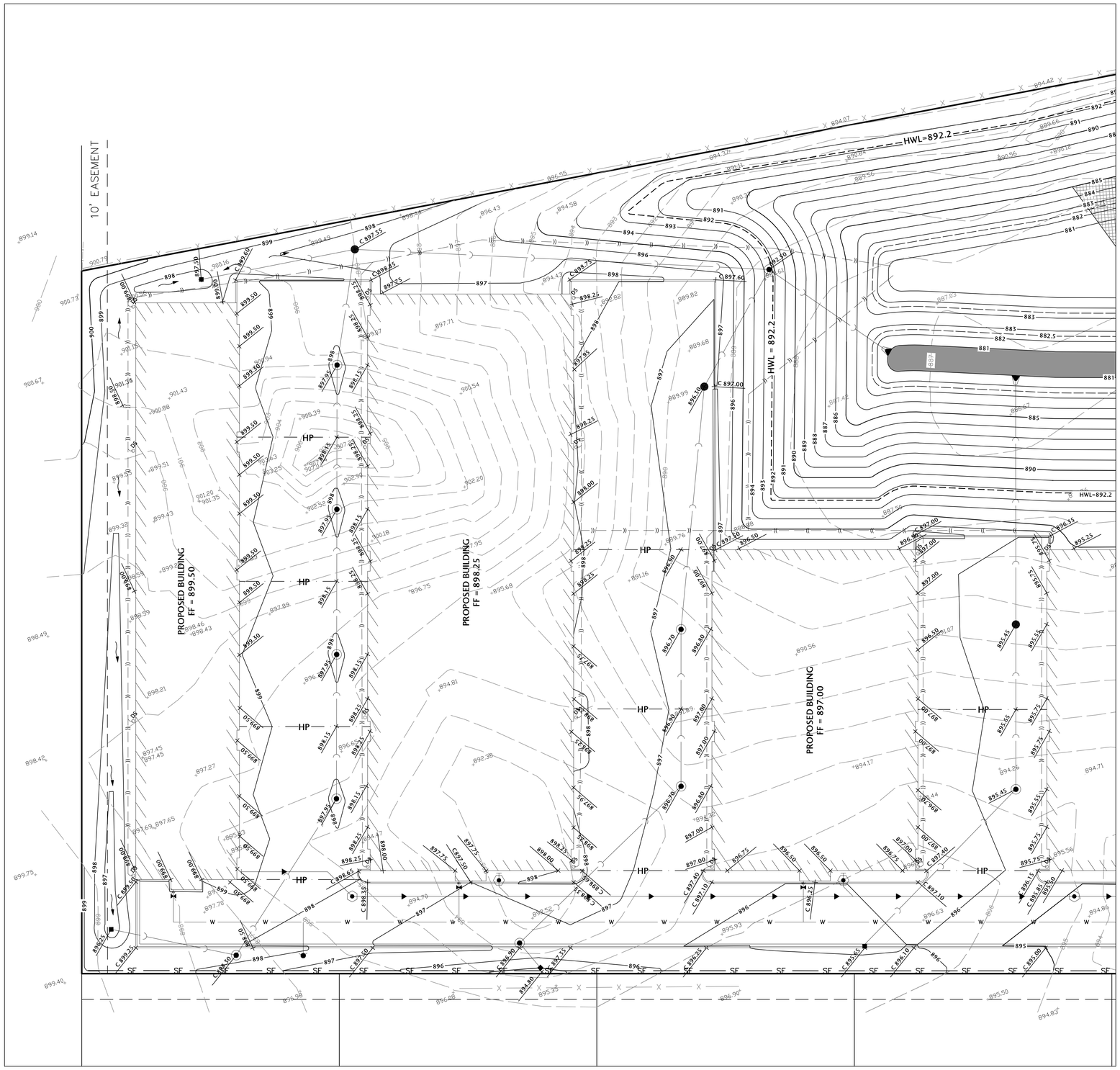
NO.	DATE	DESCRIPTION

PROJECT NUMBER
HALE-23074-3

SHEET TITLE
SANITARY SEWER PLAN & PROFILE

SHEET NUMBER
C3.3

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GRADING & EROSION CONTROL NOTES:

1. ALL DISTURBED AREAS SHALL BE STABILIZED WITH NA GREEN D575 EROSION BLANKET OR APPROVED EQUAL OR HYDROSEEDED UNLESS OTHERWISE NOTED WITHIN THE PLAN SET.
2. CONTRACTOR RESPONSIBLE FOR MAINTENANCE/REPAIR OF EROSION CONTROL MEASURES UNTIL ADEQUATE VEGETATION GROWTH HAS OCCURRED. MAINTENANCE/REPAIR WORK SHALL BE INCIDENTAL TO THE INSTALLATION COSTS.
3. CONTRACTOR RESPONSIBLE FOR ADDITIONAL EROSION CONTROL MEASURES AS RECOMMENDED BY THE ENFORCEMENT OFFICER OR THE DESIGNATED EROSION INSPECTOR AS SITE CONDITIONS WARRANT.
4. ALL TRAPPED SEDIMENT IS TO BE PROPERLY STABILIZED OR DISPOSED OF.
5. IF CONTRACTOR NEEDS TO DEWATER WHEN EXCAVATING, THEY MUST PUMP TO A "DIRT BAG" OR APPROVED EQUAL.
6. WHERE THE USE OF TREE PROTECTION FENCING DOES NOT PROVIDE AMPLE ROOM FOR CONSTRUCTION, TREE TRUNK PROTECTION SHALL BE USED.
7. TEMPORARY SEEDING SHALL BE REQUIRED TO TEMPORARILY STABILIZE DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH CONSTRUCTION WILL BE STOPPED FOR A PERIOD OF MORE THAN 14 DAYS. THE COVER CROP SEED MIX SHALL BE UTILIZED FOR TEMPORARY SEEDING.
8. CONTRACTOR IS RESPONSIBLE TO EMPLOY DUST CONTROL METHODS TO REDUCE & PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. IN ADDITION TO MINIMIZATION OF SOIL DISTURBANCE, CONTRACTOR SHALL UTILIZE MULCHING METHODS (IDOT 251.03 OR 251.04), IRRIGATION AND BARRIERS.

GRADING LEGEND

DRAINAGE ARROW →

PROPOSED ELEVATIONS:

TOP OF CONCRETE CURB	x C XXX.XX
EDGE OF PAVEMENT/FINISHED GRADE	x XXX.XX
EDGE OF CONCRETE SIDEWALK	x W XXX.XX

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 inch = 20 ft.

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IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN

CRYSTAL LAKE, ILLINOIS

NO.	DESCRIPTION	DATE

SCALE: 1"=20'

ISSUE DATE: 04/27/2024

PROJECT MANAGER: JEC

DESIGNER: LRT

QUALITY CONTROL: MAM

REDLINE MOTOR CONDOS

7225 TECKLER BLVD.

CRYSTAL LAKE, ILLINOIS

PROJECT NUMBER: HALE-23074-3

SHEET TITLE: GRADING PLAN NORTHWEST

SHEET NUMBER: C4.0

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INFILTRATION AREA - TOPSOIL REPLACEMENT SPECIFICATION

The infiltration rate estimated on this project is for the natural soil deposits that will be exposed given the proposed excavation of the infiltration basin/facility. No topsoil shall be used in the **INFILTRATION AREA - TOPSOIL REPLACEMENT MATERIAL AREA**. To grow vegetation in the infiltration area of the basin, a two-inch layer of mushroom compost should be spread on the surface and cultivated into the top six inches to grow the vegetation.

GRADING & EROSION CONTROL NOTES:

1. ALL DISTURBED AREAS SHALL BE STABILIZED WITH NA GREEN DS75 EROSION BLANKET OR APPROVED EQUAL OR HYDROSEEDED UNLESS OTHERWISE NOTED WITHIN THE PLAN SET.
2. CONTRACTOR RESPONSIBLE FOR MAINTENANCE/REPAIR OF EROSION CONTROL MEASURES UNTIL ADEQUATE VEGETATION GROWTH HAS OCCURRED. MAINTENANCE/REPAIR WORK SHALL BE INCIDENTAL TO THE INSTALLATION COSTS.
3. CONTRACTOR RESPONSIBLE FOR ADDITIONAL EROSION CONTROL MEASURES AS RECOMMENDED BY THE ENFORCEMENT OFFICER OR THE DESIGNATED EROSION INSPECTOR AS SITE CONDITIONS WARRANT.
4. ALL TRAPPED SEDIMENT IS TO BE PROPERLY STABILIZED OR DISPOSED OF.
5. IF CONTRACTOR NEEDS TO DEWATER WHEN EXCAVATING, THEY MUST PUMP TO A "DIRT BAG" OR APPROVED EQUAL.
6. WHERE THE USE OF TREE PROTECTION FENCING DOES NOT PROVIDE AMPLE ROOM FOR CONSTRUCTION, TREE TRUNK PROTECTION SHALL BE USED.
7. TEMPORARY SEEDING SHALL BE REQUIRED TO TEMPORARILY STABILIZE DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINAL GRADE OR ON WHICH CONSTRUCTION WILL BE STOPPED FOR A PERIOD OF MORE THAN 14 DAYS. THE COVER CROP SEED MIX SHALL BE UTILIZED FOR TEMPORARY SEEDING.
8. CONTRACTOR IS RESPONSIBLE TO EMPLOY DUST CONTROL METHODS TO REDUCE & PREVENT THE SURFACE AND AIR TRANSPORT OF DUST DURING CONSTRUCTION. IN ADDITION TO MINIMIZATION OF SOIL DISTURBANCE, CONTRACTOR SHALL UTILIZE MULCHING METHODS (IDOT 251.03 OR 251.04), IRRIGATION AND BARRIERS.

= INFILTRATION AREA - TOPSOIL REPLACEMENT MATERIAL AREA

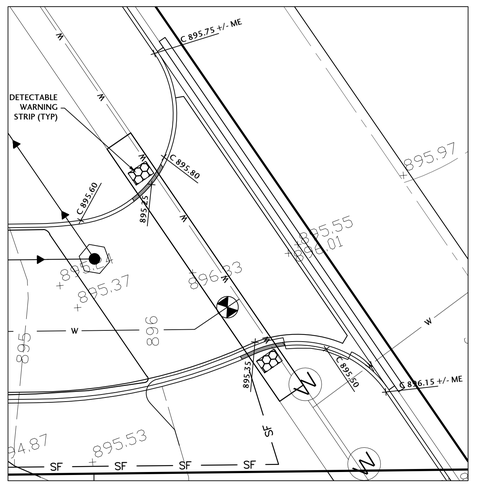
= BIO-INFILTRATION BASIN - INFILTRATION BED AREA

GRADING LEGEND

DRAINAGE ARROW

PROPOSED ELEVATIONS:

- TOP OF CONCRETE CURB — C XXX.XX
- EDGE PAVEMENT/FINISHED GRADE — XXX.XX
- EDGE OF CONCRETE SIDEWALK — W XXX.XX



ENTRANCE DETAIL
SCALE 1"=10'

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

J. Condon & Associates, Inc
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RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

SCALE: 1"=20'
ISSUE DATE: 04/27/2024
PROJECT MANAGER: JEC
DESIGNER: LRT
QUALITY CONTROL: MAM

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

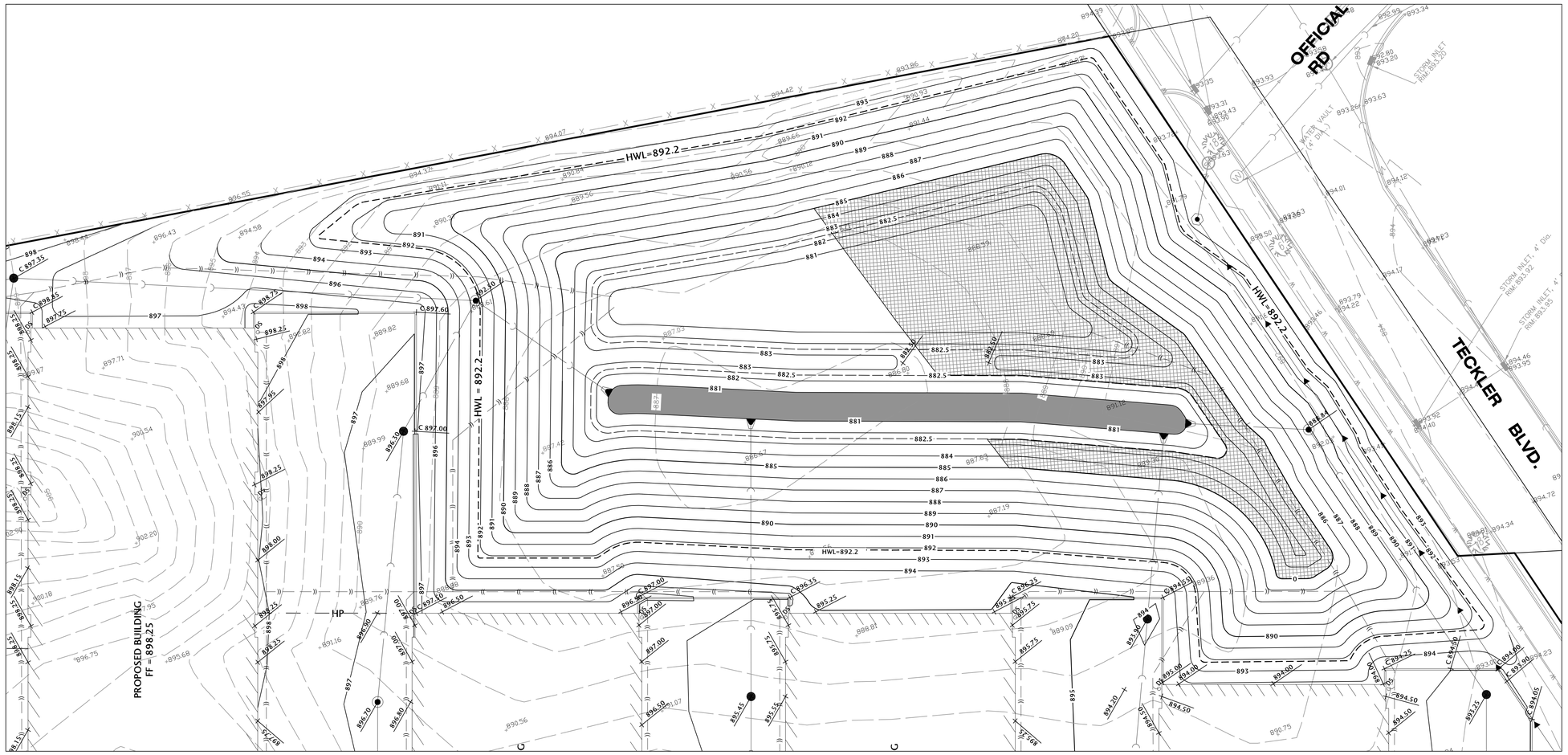
NO.	DATE	DESCRIPTION

PROJECT NUMBER: HALE-23074-3

SHEET TITLE: GRADING PLAN SOUTHEAST

SHEET NUMBER: C4.1

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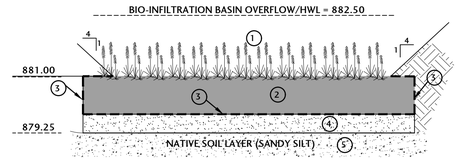


ENGINEERED SOIL

Particle Size	98% passing 0.75 inch screw
Physical Contaminants	No glass, metal or plastic
Mixture	50% Compost 40% Sand (ASTM-C033) 10% Topsoil
pH	6-8
Moisture Content	No more than 40% by weight
Compost	Resistant to further degradation
Fecal Coliform	<1000 Most Probable number/gram of total solids
Metals	As < 40ppm Cd < 40 ppm Pb < 1000ppm Hg <300ppm Zn < 2800ppm Fe < 20,000-40,000ppm

TABLE 3.8 – FILTER FABRIC MATERIAL REQUIREMENTS

Geotextile Property	Value	Test Method
Grab Tensile Strength, N	800 min.	ASTM D4632
Puncture Strength, N	300 min.	ASTM D4833
Apparent Breaking Elongation, Percent	30 min.	ASTM D4632
Apparent Opening Size, µm	300 max.	ASTM D4751
Permittivity, S-1	1.35 min.	ASTM D4491



1. = MOIST MEADOW MIX SEED & COVER CROP W/EROSION BLANKET
2. = 9" ENGINEERED SOIL BED
3. = THRACE LINQ 160EX NON-WOVEN NEEDLE PUNCH FABRIC
4. = 12" SAND FILTRATION MEDIA - IDOT FA-2
5. = NATIVE SUBGRADE TO BE TILLED (12") TO MITIGATE COMPACTION

NOTE: THE ENTIRE BIF SHALL BE STABILIZED WITH EROSION BLANKET.

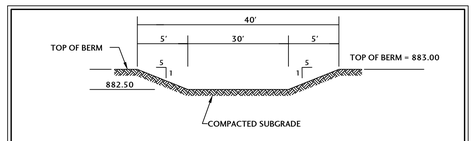
BIO-INFILTRATION BASIN CROSS SECTION

= INFILTRATION AREA - TOPSOIL REPLACEMENT MATERIAL AREA

= BIO-INFILTRATION BASIN - INFILTRATION BED AREA

BIO-INFILTRATION/TOPSOIL REPLACEMENT MATERIAL CONSTRUCTION GUIDELINES:

1. THE BIO-INFILTRATION BASIN INFILTRATION BED (BIF) AND TOPSOIL REPLACEMENT MATERIAL (TRM) SHOULD NOT BE INSTALLED PRIOR TO SITE STABILIZATION.
2. EXCAVATE THE BIF AND TRM DURING DRY PERIODS USING A BACKHOE OR OTHER EQUIPMENT THAT CAN BE STAGED OUTSIDE THE BIF AND BRF DURING EXCAVATION OPERATIONS. THE BRF AND TRM SHOULD BE DEEP TILLED AND LEVELED AFTER EXCAVATION.
3. STABILIZE THE SIDESLOPES IMMEDIATELY AFTER CONSTRUCTION WITH SPECIFIED BLANKET AND SEEDING.
4. THE FINAL SOIL LAYER CONSTRUCTION FOR THE BIF AND TRM SHOULD NOT BEGIN UNTIL THE UPLAND SLOPES ARE STABILIZED.
5. FOLLOWING THE UPLAND STABILIZATION, EXCAVATE THE LAST 2 FEET OF THE BIF AND TRM USING A BACKHOE OR OTHER EQUIPMENT THAT CAN BE STAGED OUTSIDE THE BIF TO PREVENT COMPACTION. DO NOT USE BULLDOZERS OR FRONT END LOADERS.
6. AFTER THE FINAL BASIN BOTTOM IS GRADED, ROUGHEN OR SCARIFY THE BOTTOMS AND SIDES TO RESTORE INFILTRATION CAPACITY THAT MAY HAVE BEEN COMPROMISED BY RAINFALL OR SMEARING OF THE SOIL SURFACE DURING DIGGING.
7. PERFORM THE INFILTROMETER TESTS TO DOCUMENT THE INFILTRATION IS WORKING.
8. IN THE BIF BED PLACE THE GEOTEXTILE FILTER FABRIC ON THE BOTTOM, OVERLAPPING IT AT THE SEAMS TO PREVENT SOIL FINES FROM ENTERING THE STONE AGGREGATE SAND LAYER. THE FABRIC SHOULD BE FLUSH WITH THE WALLS.
9. PLACE THE SAND LAYER IN THE BASIN. USING UNWASHED SAND MAY RESULT IN PREMATURE CLOGGING FROM THE ATTACHED SEDIMENT.
10. PLACE ENGINEERED SOIL AFTER CITY APPROVAL.



BIO-INFILTRATION BASIN OVERFLOW WEIR SECTION

DETENTION BASIN DATA

TOTAL VOLUME REQ'D = 6.16 AC-FT
TOTAL VOLUME PROVIDED = 6.16 AC-FT
BASIN HWL = 892.20
DEPRESSIONAL STORAGE VOLUME REQUIRED/PROVIDE = 4.6 AC-FT
DEPRESSIONAL STORAGE ELEVATION = 881.0 TO 890.1
DETENTION STORAGE VOLUME REQUIRED/PROVIDE = 2.16 AC-FT
DEPRESSIONAL STORAGE ELEVATION = 890.1 TO 892.2

BIO-INFILTRATION BASIN DATA

VOLUME REQ'D = 0.195 AC-FT
VOLUME PROVIDED = 0.202 AC-FT
BASIN HWL/OVERFLOW = 882.50
DRY STORAGE REQ'D = 0.195 AC-FT
DRY STORAGE PROVIDED = 0.212 AC-FT
DRY STORAGE HWL = 885.00

INFILTRATION AREA - TOPSOIL REPLACEMENT SPECIFICATION

The infiltration rate estimated on this project is for the natural soil deposits that will be exposed given the proposed excavation of the infiltration basin/facility. No topsoil shall be used in the **INFILTRATION AREA - TOPSOIL REPLACEMENT MATERIAL AREA**. To grow vegetation in the infiltration area of the basin, a two-inch layer of mushroom compost should be spread on the surface and cultivated into the top six inches to grow the vegetation.

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)
1 inch = 20 ft.

J. CONDON & ASSOCIATES, INC
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

SCALE
1"=20'

ISSUE DATE
04/27/2024

PROJECT MANAGER
JEC

DESIGNER
LRT

QUALITY CONTROL
MAM

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

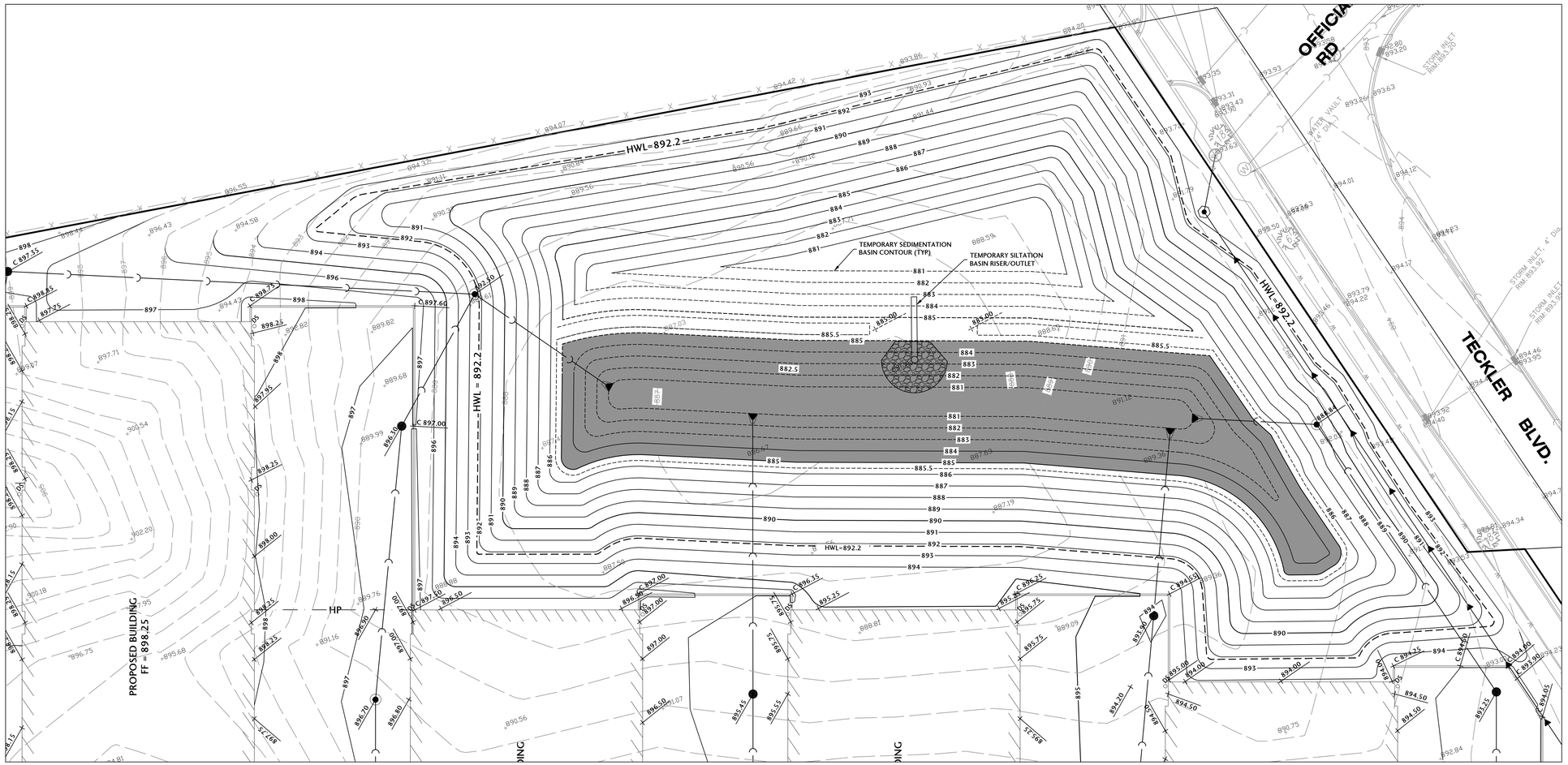
NO.	DATE	DESCRIPTION

PROJECT NUMBER
HALE-23074-3

SHEET TITLE
GRADING PLAN BIO-INFILTRATION/ DETENTION BASIN

SHEET NUMBER
C4.2

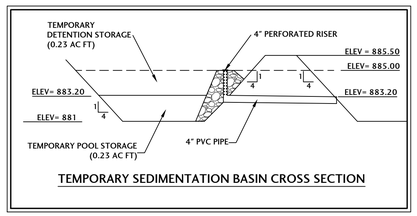
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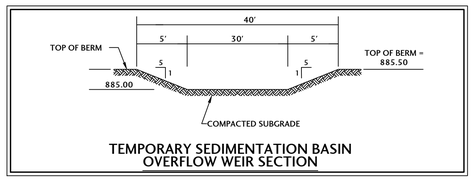
= TEMPORARY SEDIMENTATION BASIN AREA

SEDIMENTATION BASIN

WET STORAGE REQ'D = 0.195 AC-FT
WET STORAGE PROVIDED = 0.202 AC-FT
WET STORAGE HWL = 883.20
DRY STORAGE REQ'D = 0.195 AC-FT
DRY STORAGE PROVIDED = 0.212 AC-FT
DRY STORAGE HWL = 885.00



TEMPORARY SEDIMENTATION BASIN CROSS SECTION



TEMPORARY SEDIMENTATION BASIN OVERFLOW WEIR SECTION

GRAPHIC SCALE
20 0 10 20 40
(IN FEET)
1 inch = 20 ft.

J. CONDON & ASSOCIATES, INC
CONSULTING ENGINEERS
5415 BUSINESS PARKWAY
RINGWOOD, ILLINOIS 60072
815.728.0068
IL DESIGN FIRM # 184-006759

MR. HAIG HALEBLIAN
CRYSTAL LAKE, ILLINOIS

SCALE: 1"=20'
ISSUE DATE: 04/27/2024
PROJECT MANAGER: JEC
DESIGNER: LRT
QUALITY CONTROL: MAM

REDLINE
MOTOR CONDOS
7225 TECKLER BLVD.
CRYSTAL LAKE, ILLINOIS

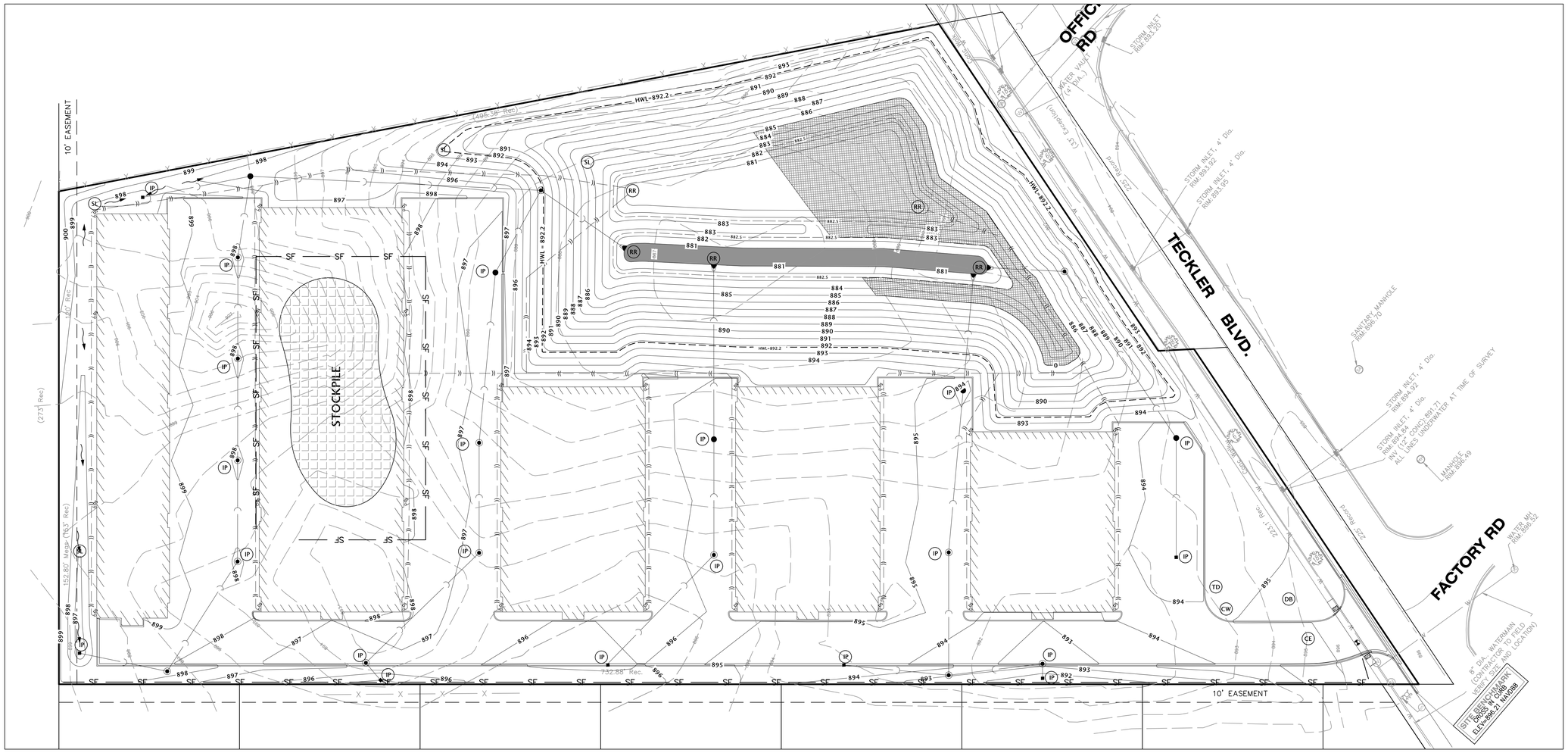
NO.	DATE	DESCRIPTION

PROJECT NUMBER: HALE-23074-3

SHEET TITLE: GRADING PLAN TEMPORARY SEDIMENTATION BASIN

SHEET NUMBER: C4.3

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EROSION CONTROL LEGEND

DRAINAGE ARROW	
SILT FENCE	SF
OPEN-LID INLET PROTECTION	IP
RIP RAP PROTECTION	RR
SEDIMENT LOG (CURLEX SEDIMENT LOG 6")	SL
STABILIZED CONSTRUCTION ENTRANCE	CE
PERMIT DISPLAY BOARD	DB
PORTABLE CONCRETE WASHOUT AREA	CW
ONSITE TRASH DUMPSTER	TD

Turf Lawns & Edges

*ALL OTHER DISTURBED AREAS

BOTANICAL NAME	COMMON NAME	AMOUNT/ACRE
Poa pratense	Kentucky Bluegrass	115 lbs

NOTE: SEEDING RATES ARE BASED UPON PURE LIVE SEED

Basin Seed Mix

DETENTION BASIN (881-882)

BOTANICAL NAME	COMMON NAME	AMOUNT/ACRE
Carex comosa	Bristly Sedge	12 oz.
Carex lacustris	Common Lake Sedge	12 oz.
Carex stipata	Common Fox Sedge	12 oz.
Carex vulpinoidea	Brown Fox Sedge	1 lb. 10 oz.
Scirpus atrovirens	Dark Green Rush	6 oz.
Scirpus cyperinus	Wool Grass	3 oz.
Sparganium eurycarpum	Common Bur Reed	6 oz.
Acorus calamus	Sweet Flag	1 lb.
Asclepias incarnata	Swamp Milkweed	3 lbs. 9 oz.
Eupatorium perfoliatum	Boneset	10 oz.
Iris virginica shrevei	Blue Flag	1 lb. 3 oz.
Lycopus americanus	Common Water Horehound	13 oz.

NOTE: SEEDING RATES ARE BASED UPON PURE LIVE SEED

Transitional Seed Mix

DETENTION BASIN (882 - 885)

BOTANICAL NAME	COMMON NAME	AMOUNT/ACRE
Asclepias incarnata	Swamp Milkweed	6 oz.
Aster novae-angliae	New England Aster	1 oz.
Helenium autumnale	Sneezeweed	1 oz.
Liatris spicata	Marsh Blazing Star	12 oz.
Monarda fistulosa	Prairie Bergamot	2 oz.
Physostegia virginiana	Obedient Plant	6 oz.
Pycnanthemum virginianum	Common Mountain Mint	1 oz.
Rudbeckia hirta	Black Eyed Susan	2 oz.
Silphium terebinthinacium	Prairie Dock	11 oz.
Solidago graminifolia	Grass Leaved Goldenrod	1 oz.
Solidago riddellii	Riddell's Goldenrod	1 oz.
Tradescantia ohiensis	Ohio Spiderwort	3 oz.
Veronia fasciculata	Common Ironweed	3 oz.
Veronicastrum virginicum	Culver's Root	1 oz.
Zizia aurea	Golden Alexander	6 oz.
Calamagrostis canadensis	Blue Joint Grass	1 oz.
Elymus virginicus	Virginia Wild Rye	6 lbs 8 oz.
Spartina pectinata	Prairie Cord Grass	1 lb 14 oz.
Poa pratense	Kentucky Bluegrass (Cover Crop)	5 lbs

NOTE: SEEDING RATES ARE BASED UPON PURE LIVE SEED

Prairie Seed Mix

DETENTION BASIN (885 TO 893)

BOTANICAL NAME	COMMON NAME	AMOUNT/ACRE
Aster laevis	Smooth Blue Aster	3 oz.
Asclepias tuberosa	Butterfly Milkweed	5 oz.
Baptisia leucantha	White Wild Indigo	6 oz.
Coreopsis palmata	Prairie Coreopsis	6 oz.
Echinacea pallida	Pale Purple Coneflower	9 oz.
Eryngium yuccifolium	Rattlesnake Master	9 oz.
Helianthus rigidus	Prairie Sunflower	7 oz.
Lespedeza capitata	Round Headed Bush clover	8 oz.
Liatris pycnostachya	Prairie Blazing Star	4 oz.
Monarda fistulosa	Wild Bergamot	3 oz.
Parthenium integrifolium	Wild Quinine	6 oz.
Penstemon digitalis	Foxglove Beardtongue	2 oz.
Petalostemum candidum	White Prairie Clover	5 oz.
Petalostemum purpureum	Purple Prairie Clover	6 oz.
Ratibida pinnata	Yellow Coneflower	4 oz.
Rudbeckia hirta	Black-Eyed Susan	1 lb.
Silphium laciniatum	Compass Plant	1 lb 1 oz.
Solidago rigida	Stiff Goldenrod	3 oz.
Zizia aurea	Golden Alaxander	4 oz.
Argostis alba	Redtop	5 oz.
Andropogon scoparius	Little Blue Stem	1 lb 4 oz.
Bouteloua curtipendula	Side Oats Grama	1 lb.
Elymus canadensis	Canadian Wild Rye	2 lbs. 6 oz.
Sporobolus heterolepis	Prairie Dropseed	12 oz.
Poa pratense	Kentucky Bluegrass (Cover Crop)	5 lbs

NOTE: SEEDING RATES ARE BASED UPON PURE LIVE SEED

INFILTRATION AREA - TOPSOIL REPLACEMENT SPECIFICATION

The infiltration rate estimated on this project is for the natural soil deposits that will be exposed given the proposed excavation of the infiltration basin/facility. No topsoil shall be used in the **INFILTRATION AREA - TOPSOIL REPLACEMENT MATERIAL AREA**. To grow vegetation in the infiltration area of the basin, a two-inch layer of mushroom compost should be spread on the surface and cultivated into the top six inches to grow the vegetation.

GRAPHIC SCALE

30 0 15 30 60

(IN FEET)

1 inch = 30 ft.

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MR. HAIG HALEBLIAN

CRYSTAL LAKE, ILLINOIS

SCALE: 1"=30'

ISSUE DATE: 04/27/2024

PROJECT MANAGER: JEC

DESIGNER: LRT

QUALITY CONTROL: MAM

REDLINE MOTOR CONDOS
7225 TECKLER BLVD.

CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

PROJECT NUMBER: HALE-23074-3

SHEET TITLE: EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER: C5.0

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