#PLN-2024-154
751 E. Terra Cotta Avenue
Final PUD Amendment for Sunrise Senior Assisted Living
Project Review for Planning and Zoning Commission

Meeting Date:	September 18, 2024
Zoning Requests:	Final PUD Amendment with Variations to allow a third freestanding sign
Location:	751 E. Terra Cotta Avenue
Size:	3 acres
Existing Zoning:	B-2 PUD, General Commercial Planned Unit Development
Surrounding Properties:	North: B-2 PUD General Commercial South: R-3 PUD Multi-Family Residential East: R-3 PUD Multi-Family Residential and B-2 General Commercial West: R-3 PUD Multi-Family Residential
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- Existing Use: The existing use is Sunrise of Crystal Lake Senior Assisted Living facility.
- Development History:
    - In 1999, Sunrise Assisted Living received a Special Use Permit, Rezoning from B-2 General Commercial to R-3A PUD Two-Family Residential, and Final Planned Unit Development with variations. A variation was granted to allow 28 parking spaces instead of the minimum required 131 parking spaces.
    - In 2022, a Final PUD Amendment was granted to allow the addition of eight (8) parking spaces to the existing parking lot, and a PUD variation to remove the existing landscape islands.

Development Analysis:

General:

- Request: The petitioner is requesting a Final PUD Amendment with Variations to allow a third freestanding sign.
- Land Use: The Comprehensive Land Use map shows the area as High Density Residential, which is an appropriate land use designation for an assisted living facility.
- Zoning: The site is zoned R-3A PUD Two-Family Residential.

Request Overview:

- Sunrise Assisted Living is requesting to install a third freestanding sign at northwest corner of E. Terra Cotta Avenue and Mistwood Lane. They currently have two (2) freestanding signs.



- The proposed sign will be a non-illuminated wood sign with wood posts and engraved oval panel. It will be 4.42 feet in height and 4.66 square feet in sign area. It will have indirect lighting, and it will be setback 20 feet from the lots lines along E. Terra Cotta Avenue and Mistwood Lane.

- The proposed sign will be identical to the entrance/directional sign along Mistwood Lane, which is also 4.42 in height and 4.66 square feet in sign area. The sign on E. Terra Cotta Avenue is approximately 6.5 feet in height and 34 square feet in sign area. The existing signs have indirect lighting.

- The following variations are requested:
    - Multi-Family Residential is permitted one (1) sign per complex entrance no more than 16 square feet in sign area and four (4) feet in height.

    - The base width of the sign shall be a minimum 80% of the sign width and contain architectural elements from the building.

- All permanent freestanding signs shall have a minimum 50% of small deciduous trees, medium evergreen trees, ornamental trees and deciduous and evergreen shrubs, with the remaining area consisting of annual and perennial flowers and ground cover, planted to accent the trees and shrubs. Large evergreen shrubs shall be a minimum of five feet in height at the time of planting and small evergreen shrubs shall be a minimum of two) feet in height at the time of planting.

Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT
The petitioner is requesting approval of a Final PUD Amendment and Variations to allow a third freestanding sign. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

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

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

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

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

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

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

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

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

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

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

PLANNED UNIT DEVELOPMENT VARIATIONS

The purpose of Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal.

This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

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

Therefore, more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, Staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall

be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

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

A) Article 4-1000D. Third freestanding sign for multi-family residences.

B) Article 4-1000D. The base width of the sign shall be a minimum 80% of the sign width and contain architectural elements from the building.

Comprehensive Land Use Plan 2030 Plan Review:

The Comprehensive Plan designates the subject property as High Density Residential, which allows for multi-family housing. The following goal is applicable to this request:

Land Use – Residential

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

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:

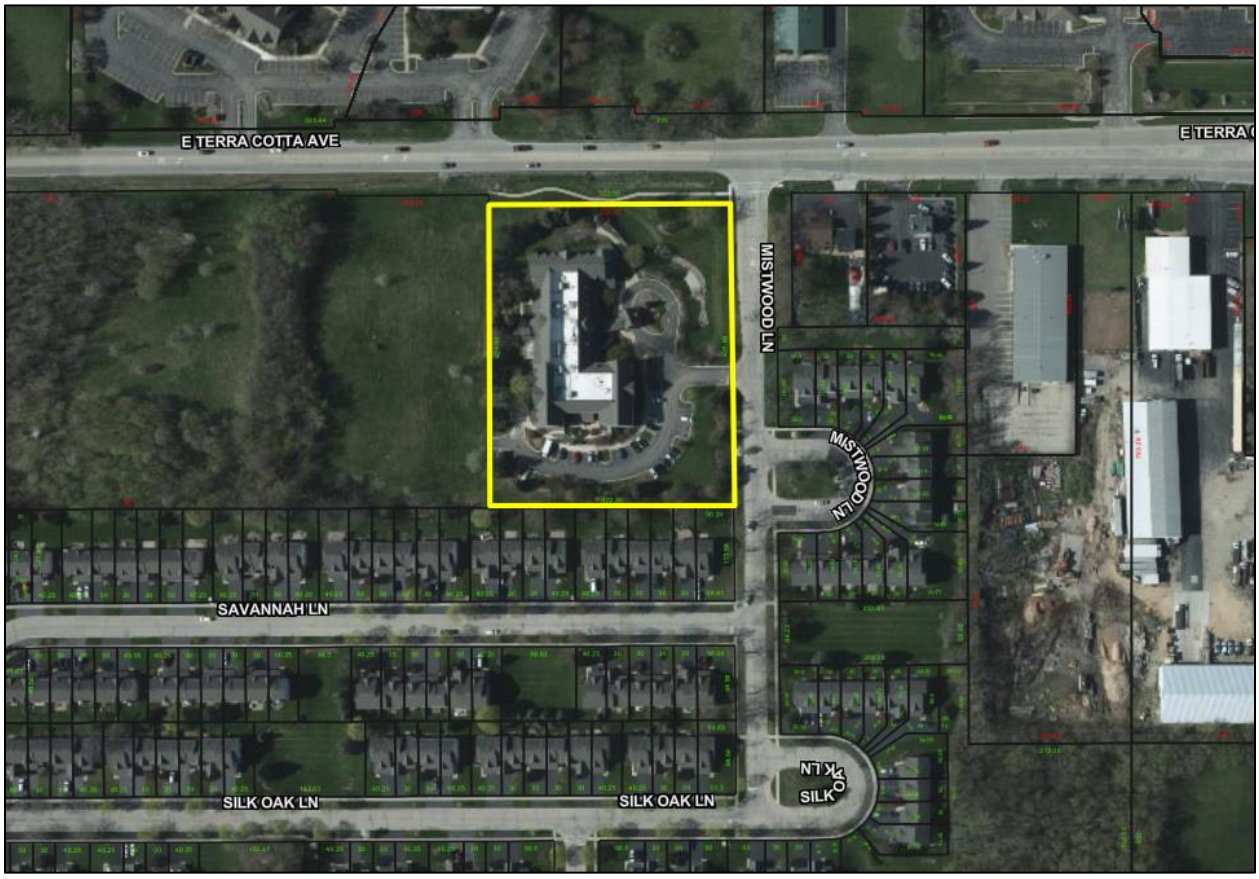
If a motion to recommend approval of the petitioner's request is made, the following conditions are recommended:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Plazola, date signed 07/15/2024, received 08/09/2024)
   B. Application Plans (image360, dated 06/02/2024, received 08/23/2024)

2. Sign landscaping must comply with the requirements of Section 4-400 of the UDO.
   A. Large evergreen shrubs shall be a minimum of five (5) feet in height at the time of planting and small evergreen shrubs shall be a minimum of two (2) feet in height at the time of planting.
   B. Additional plantings around the base of the existing entrance sign on Mistwood Lane must be planted. Plantings must radiate from the base of the sign.

3. The Petitioner shall address all of the review comments and requirements of the Community Development.

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



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: 751 E. TERRA COTTA AVE. / SUNRISE SENIOR LIVING

Action Requested

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

Petitioner Information

Name: RAFAEL PLAZOLA
Address: 506 SUNDOWN RD. SOUTH ELGIN IL. 60177
Phone: 847 571-6135
Fax: _____
E-mail: Rafael@image360se.com

Owner Information (if different)

Name: EDWARD FRANTZ
Address: 751 E. TERRA COTTA CRYSTAL LAKE, IL. 60014
Phone: 703 444-5555
Fax: _____
E-mail: John@allegradulles.com

Property Information

Project Description: (1) NEW Ground Directional sign at the corner of TERRA COTTA AVE. & MISTWOOD LANE Ground sign is made of wood and illuminated with directional lighting. Landscaping lighting.

Project Address/Location: 751 E. TERRA COTTA AVE.

PIN Number(s): _____

Development Team

Please include address, phone, fax and e-mail

Developer: _____

Architect: _____

Attorney: _____

Engineer: _____

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: SIGN COMPANY: IMAGE 360 506 SUNDOWN RD. SOUTH ELGIN, IL 60177
847 488-0650 Rafael@image360se.com

Signatures

Rafael Plazola Rafael Plazola 7-15-24

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.

EDUARD FRANTZ 7-15-24

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.

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: EDWARD FRANTZ / WELLTOWER PROPCO-GROUP LLC.

Address: 751 E. TERRA COTTA AVE.
CRYSTAL LAKE, IL. 60014

Phone: 703 444-5555

E-mail: John@allegradulles.com

Project Name & Description: 751 E. TERRA COTTA AVE. / SUNRISE SENIOR LIVING
(1) NEW Ground Directional sign at the corner of Terra Cotta Ave. & Mistwood Lane. Ground sign is made of wood with indirect landscape lighting.

Project Address/Location: 751 E. TERRA COTTA AVE.

Signature

DocuSigned by:
Edward Frantz
9D82C53E19CE4BF

Edward Frantz **7-15-24**

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.

Northwest Herald

NORTHWEST HERALD

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213731298

Notice URL:

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Notice Publish Date:
Saturday, August 31, 2024

Notice Content

PUBLIC NOTICE BEFORE THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS IN THE MATTER OF THE PETITION OF Rafael Plazola on behalf of Welltower Propco Group LLC LEGAL NOTICE Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by Rafael Plazola, on behalf of Welltower Propco Group LLC, for a Final Planned Unit Development Amendment with Variation, relating to the property at 751 E. Terra Cotta Avenue in Crystal Lake, Illinois 60014. PIN: 14-34-301-047. This application is filed for the purpose of seeking an amendment to an approved Final Planned Unit Development and Variation for a third freestanding sign, and any other changes as presented at the hearing, pursuant to 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, September 18, 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 August 31, 2024) 2190123

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MOCKUPS AND PRELIMINARY DESIGN IDEAS

Customer Name / Estimate #: E-39815

SUNRISE SENIOR LIVING 751 E. TERRA COTTA AVE.

Date: 6-2-2024 Created by: Rafael Plazola

Additional Description and/or Design Notes:

(1) non-illuminated wood ground sign
Wood post and engraved oval panel
19.5" x 34.5"
Indirect lighting

NOT A FINAL PROOF - This form is intended to get the idea and design process started only. You will be asked to approve a proof before any production will take place.

QUANTITY : 1
DOUBLE SIDED
FILES TO SCALE

COLOR SPECIFICATION

[B] - PAINT
Color: Dark Grey PMS Cool Grey 10c, Satin finish

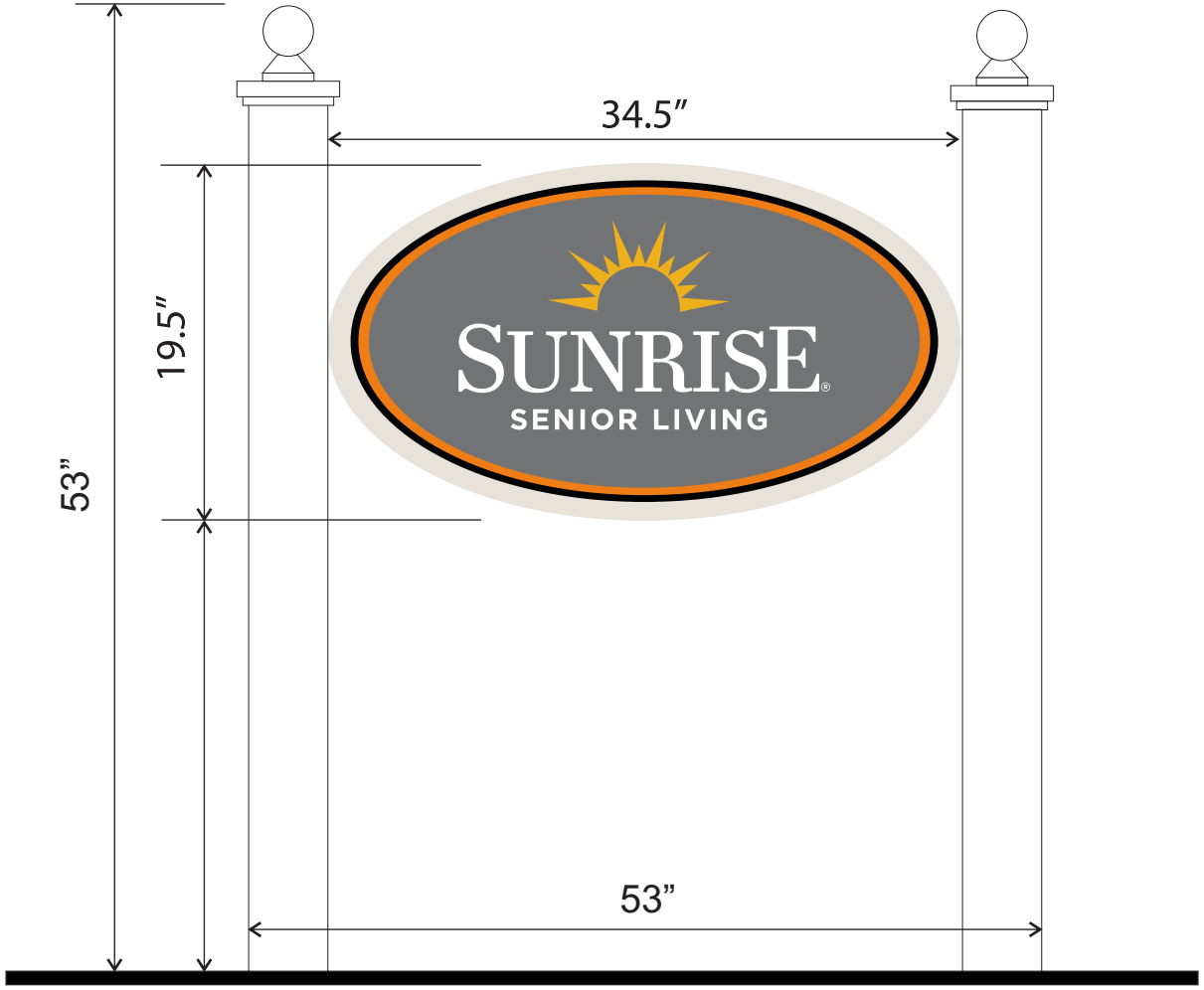
[C] - PAINT
Color: Light Grey PMS Cool Grey 1c, Semi Gloss

[D] - PAINT
Color: Black, Semi Gloss

[E] - PAINT/VINYL
Color: White vinyl or White paint, Semi Gloss

[F] - PAINT
Color: Orange PMS 716c, Semi Gloss

[G] - PAINT
Color: Yellow PMS 130c, Semi Gloss



T. 847.488.0650 | 506 Sundown Road | South Elgin, IL 60177

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MOCKUPS AND PRELIMINARY DESIGN IDEAS

Customer Name / Estimate #: E-39815

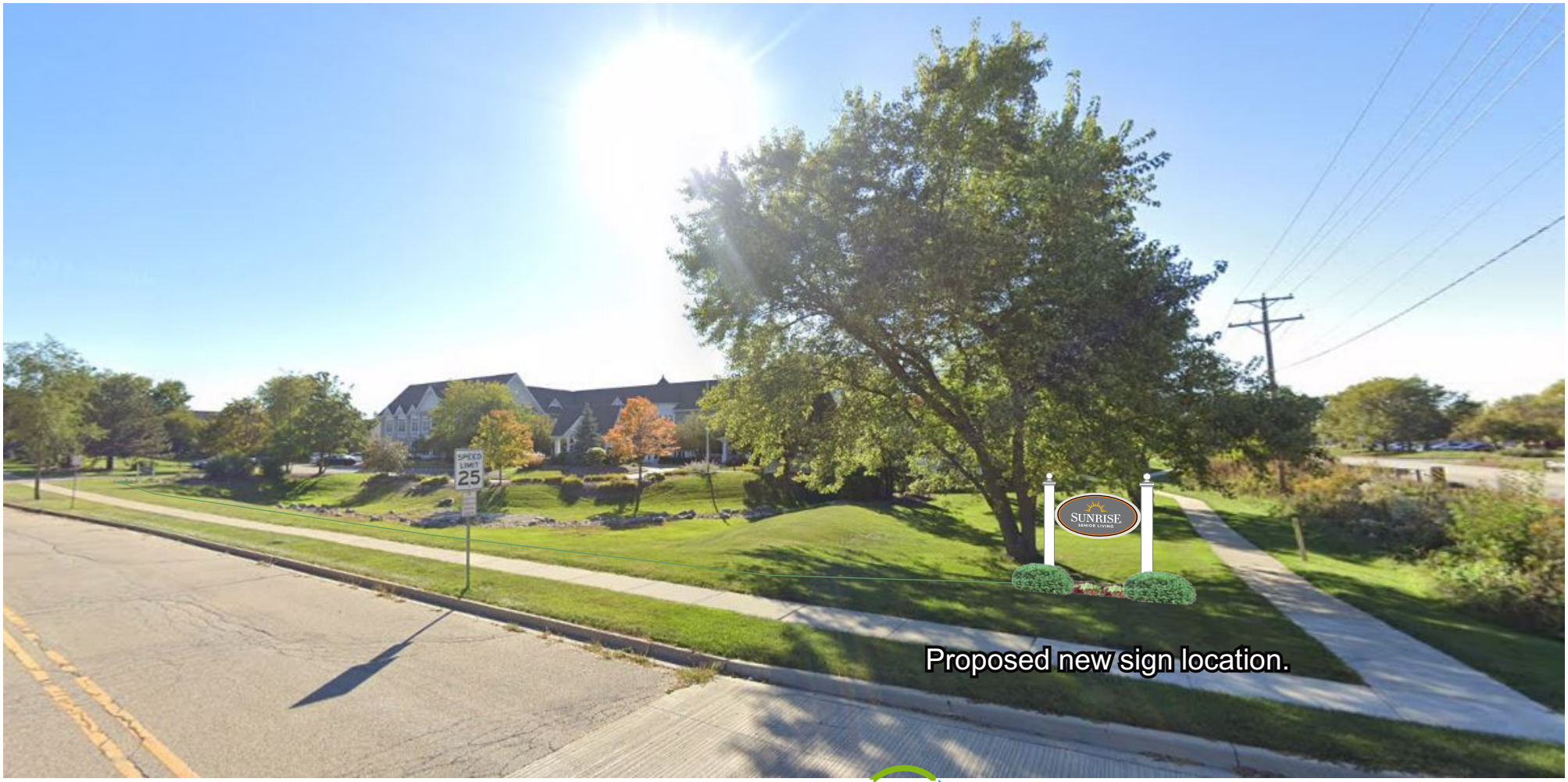
SUNRISE SENIOR LIVING 751 E. TERRA COTTA AVE.

Date: 6-2-2024 Created by: Rafael Plazola

Additional Description and/or Design Notes:

Proposed new sign location.

NOT A FINAL PROOF - This form is intended to get the idea and design process started only. You will be asked to approve a proof before any production will take place.



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MOCKUPS AND PRELIMINARY DESIGN IDEAS

Customer Name / Estimate #: E-39815

SUNRISE SENIOR LIVING 751 E. TERRA COTTA AVE.

Date: 6-2-2024 Created by: Rafael Plazola

Additional Description and/or Design Notes:

Existing non-illuminated ground signs
Wood post and engraved oval panel.
Indirect lighting

NOT A FINAL PROOF - This form is intended to get the idea and design process started only. You will be asked to approve a proof before any production will take place.



Existing Sign on E. Terra Cotta Ave.



Existing Sign on Mistwood Ln.

Both existing ground signs with indirect lighting

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MOCKUPS AND PRELIMINARY DESIGN IDEAS

Customer Name / Estimate #: E-39815

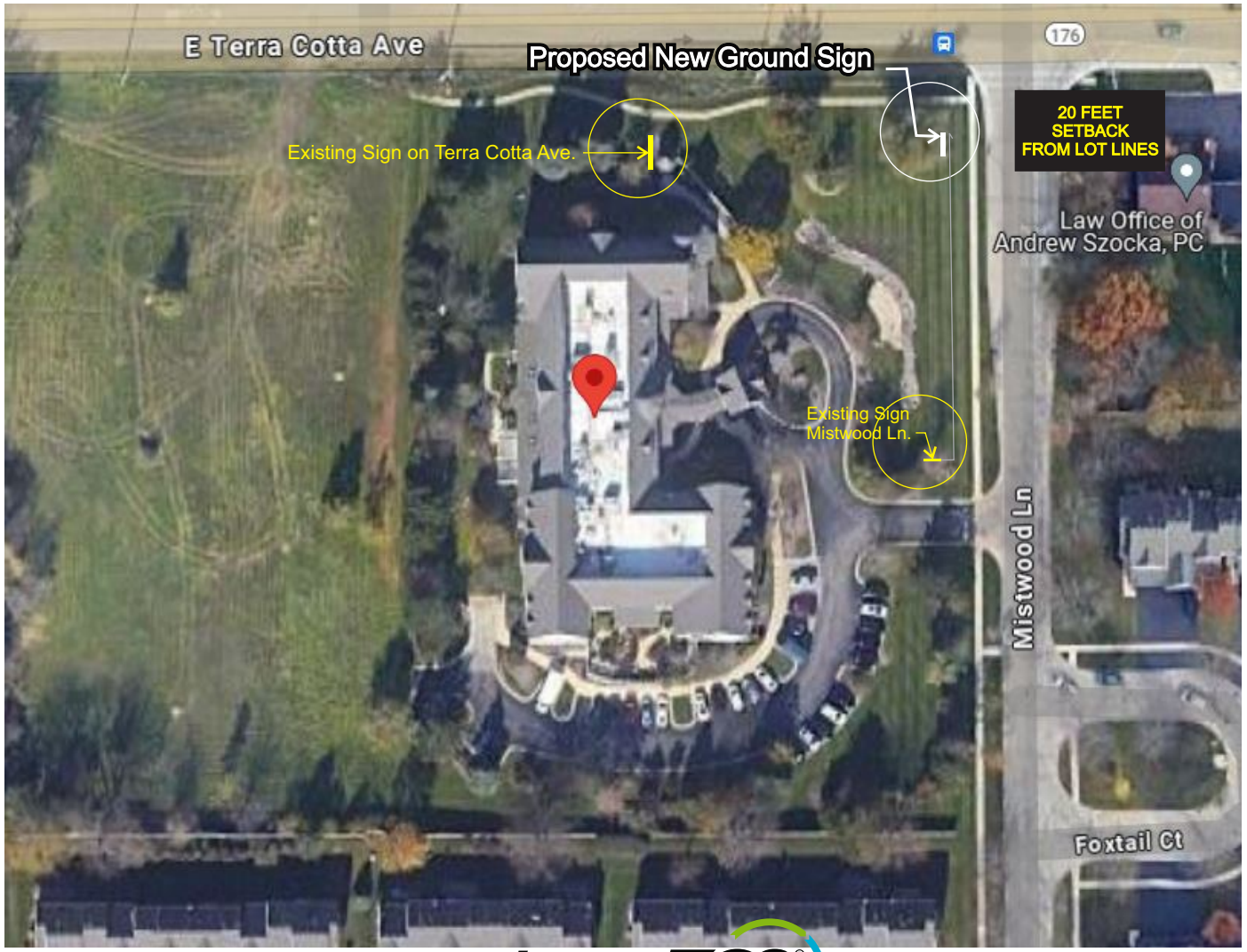
SUNRISE SENIOR LIVING 751 E. TERRA COTTA AVE.

Date: 6-2-2024 Created by: Rafael Plazola

Additional Description and/or Design Notes:

- Aerial View of proposed new sign and existing sign locations
- New Electric run for indirect lighting at new sign

NOT A FINAL PROOF - This form is intended to get the idea and design process started only. You will be asked to approve a proof before any production will take place.



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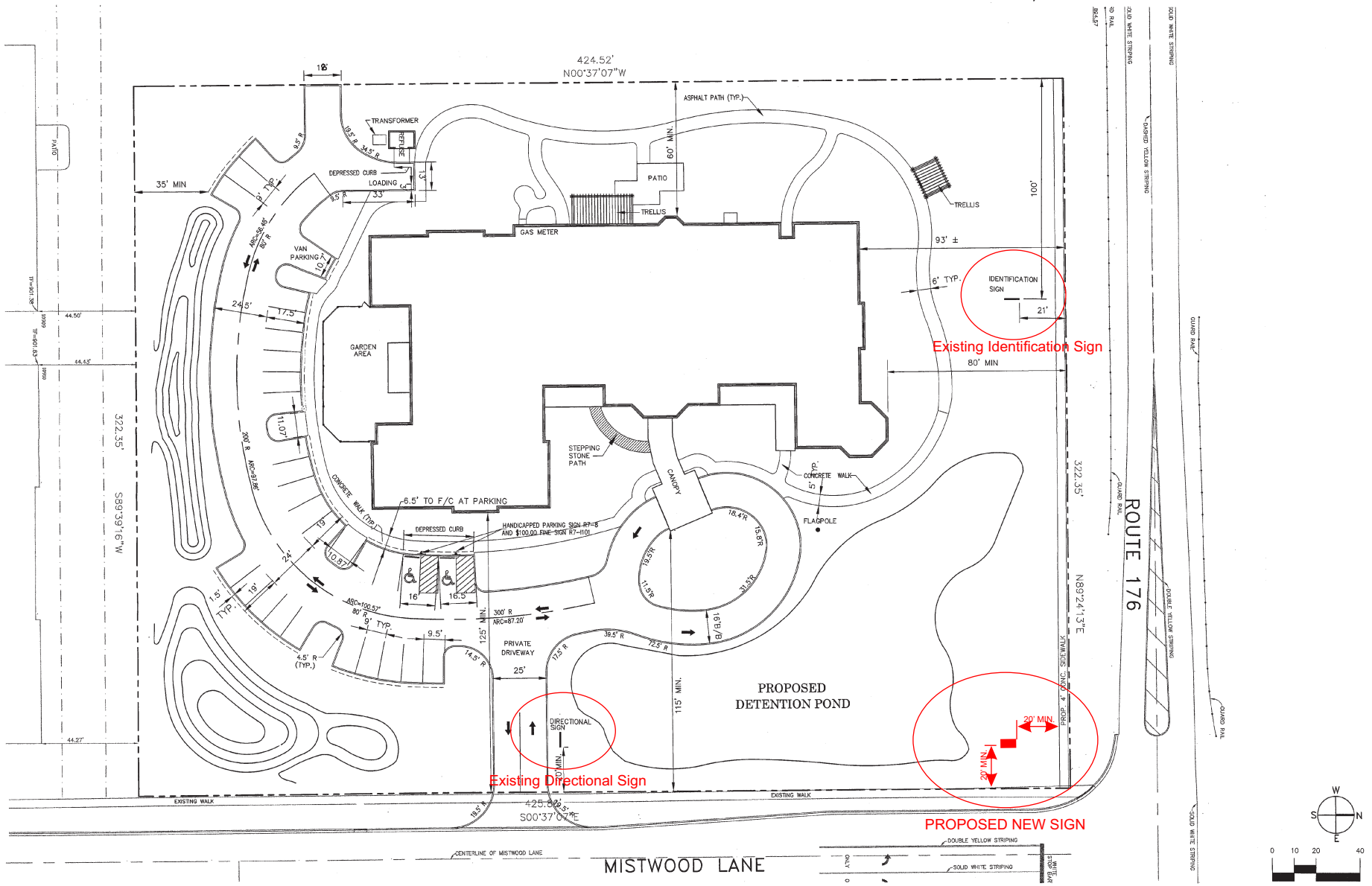
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SITE PLAN

SUNRISE ASSISTED LIVING
CRYSTAL LAKE, ILLINOIS



GROUNDWORK
ARCHITECTS PLANNERS ENGINEERS
GROUNDWORK, LTD.
1051 PERIMETER DRIVE, SUITE 1110
SCHAUMBURG, ILLINOIS 60173
847.413.0300
FAX 847.413.0313

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NO	DATE	BY	REVISION ISSUE
1.	8-12-99	MS	ISSUE TO CITY FOR REVIEW
2.	10-5-99	PJG	ADD 15' WEST
3.	11-5-99	MS	PER CITY COMMENTS
4.	11-15-99	MS	ADD SSET
5.	1-4-00	PJG	PER CITY COMMENTS

THESE PLANS ARE FOR THE FOLLOWING PURPOSED ONLY, AS INDICATED

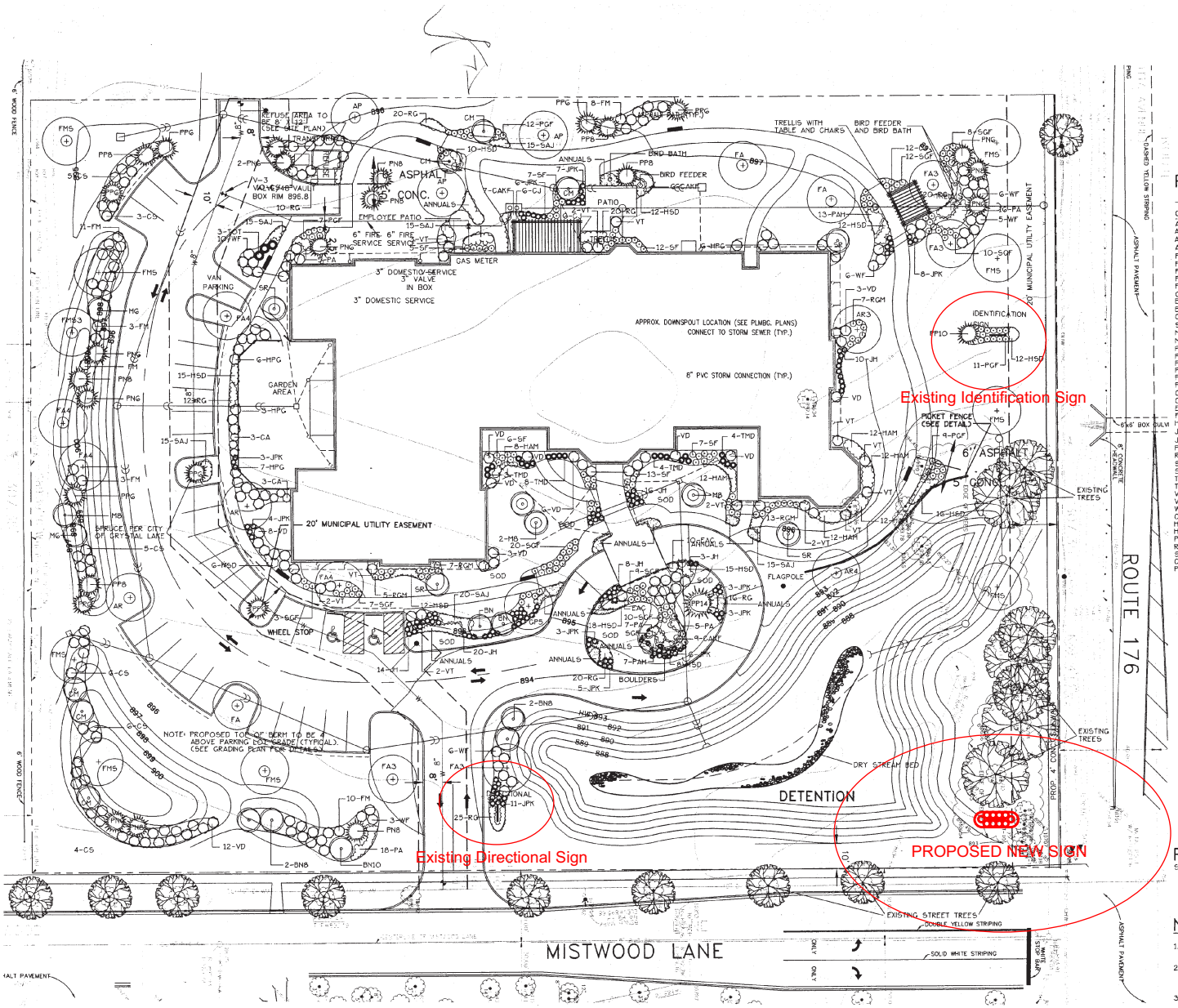
- ☐ REVIEW ONLY
- ☐ PERMIT
- ☐ BIDDING
- ☐ CONSTRUCTION
- ☐ _____

SUNRISE ASSISTED LIVING
CRYSTAL LAKE, ILLINOIS

SUNRISE ASSISTED LIVING
220 WEST HURON STREET
SUITE 500 EAST
CHICAGO, ILLINOIS 60610

DRAWN BY	PJG
APP'D BY	
CHK'D BY	
SCALE	AS SHOWN
DATE	07-30-99
SHEET NO.	C2
FILE NAME	D162SITE D162MOD
JOB NO.	D162

SITE PLAN

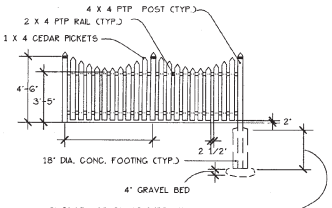


PLANT MATERIAL LIST

CODE	QTY	SIZE	BOTANICAL NAME	COMMON NAME
AP	3	2 1/2"	ACER PLATANOIDES 'EMERALD LUSTRE'	EMERALD LUSTRE NORWAY MAPLE
AR	2	2 1/2"	ACER RUBRUM	RED MAPLE
AR3	1	3"	ACER RUBRUM	RED MAPLE
AR4	1	4"	ACER RUBRUM	RED MAPLE
FA	3	2 1/2"	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH
FA3	4	3"	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH
FA4	4	4"	FRAXINUS AMERICANA 'AUTUMN PURPLE'	AUTUMN PURPLE ASH
FMS	9	2 1/2"	FRAXINUS PENN. 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS GREEN ASH
FMS3	1	3"	FRAXINUS PENN. 'MARSHALL'S SEEDLESS'	MARSHALL'S SEEDLESS GREEN ASH
GPS	1	5'	GLEDITSIA TRIACANTHOS 'PATENTED'	PATENTED HONEYLOCUST
BN8	6	8'	BETULA NIGRA	RIVER BIRCH
BN10	1	10'	BETULA NIGRA	RIVER BIRCH
CM	6	6'	CORNUS MAS	CORNELIAN CHERRY
SR	4	6'	SYRINGA RETICULATA	JAPANESE TREE LILAC
MG	2	6'	MALUS IN VARIETY	FLOWERING CRABAPPLE
M8	4	8'	MALUS IN VARIETY	FLOWERING CRABAPPLE
PNG	8	6'	PINUS NIGRA	AUSTRIAN PINE
PN8	6	8'	PINUS NIGRA	AUSTRIAN PINE
PPG	8	6'	PICEA PUNGENS	COLORADO GREEN SPRUCE
PP8	4	8'	PICEA PUNGENS	COLORADO GREEN SPRUCE
PP10	1	10'	PICEA PUNGENS	COLORADO GREEN SPRUCE
PP14	1	14'	PICEA PUNGENS	COLORADO GREEN SPRUCE
CA	6	30"	COTONEASTER ACUTIFOLIA	PEKING COTONEASTER
CS	39	3'	CORNUS SERICEA	REDTWIG DOGWOOD
EAC	11	3'	EUONYMUS ALATUS 'COMPACT'	DWARF BURNINGBUSH
FM	36	3'	FORSYTHIA 'MEADOWLARK'	MEADOWLARK FORSYTHIA
HPG	22	3'	HYDRANGEA PANICULATA 'PEEGEE'	PEEGEE HYDRANGEA
JH	70	18"	JUNIPERUS HORIZONTALIS	ANDORRA JUNIPER
JPK	59	18"	JUNIPERUS PFITZERIANA 'KALLAY'	KALLAY PFITZER JUNIPER
PGF	36	18"	POTENTILLA 'GOLD FINGER'	GOLD FINGER POTENTILLA
RGM	32	18"	RIBES ALPINUM 'GREEN MOUND'	GREEN MOUND APLINE CURRANT
SF	50	18"	SPIREA BUMALDA 'GOLDFLAME'	GOLDFLAME SPIREA
SGF	81	18"	SPIREA BUMALDA 'FROEBELI'	FROEBELI SPIREA
TMD	21	24"	TAXUS MEDIA 'DENSIFORMIS'	DENSE YEW
TOT	3	4'	THUJA OCCIDENTALIS 'TECHNI'	MISSION ARBORVITAE
VD	38	3'	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM
VT	19	3'	VIBURNUM TRILOBUM	HIGHBUSH CRANBERRY VIBURNUM
WF	36	3'	WEIGELA FLORIDA 'JAVA RED'	JAVA RED WEIGELA
CJ	24	GAL.	CLEMATIS x JACKMANI	JACKMAN CLEMATIS
HAM	68	GAL.	HOSTA 'ALBA MARGINATA'	VARIEGATED HOSTA
HSD	136	GAL.	MEMEROCALLIS 'STELLA DE ORO'	STELLA DE ORO DAYLILY
PA	51	GAL.	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE
RG	123	GAL.	RUDBEKIA FULGDA 'GOLDSTURM'	BLACK-EYED SUSAN
SAJ	95	GAL.	SEDUM SPECTABLE	AUTUMN JOY SEDUM
CAKF	22	5 GAL.	CALAMAGROSTIS 'KARL FOERSTER'	KARL FOERSTER REED GRASS
PAH	20	GAL.	PENNISETUM ALOPECUROIDES 'HAMELN'	DWARF FOUNTAIN GRASS
	680	S.Y.	SOD	
	9160	S.Y.	SEED	
	90	C.Y.	MULCH	

FENCE DETAIL

SCALE: 1/4" = 1.0'



THIS PLAN, _____ DRAWN SPECIFICATIONS AND PERMIT NO. 2440 SHALL COMPLY WITH THE REGULATIONS AS SET FORTH IN THE CITY OF CRYSTAL LAKE CODE AND ORDINANCES BY: _____ DATE: 2/21/01

NOTES

1. ALL UNLABELED PLANTS SHOWN ARE EXISTING. IT IS THE INTENT OF SUNRISE ASSISTED LIVING TO MAKE A REASONABLE EFFORT TO SAVE EXISTING TREES INDICATED.
2. PLANT LOCATIONS MAY BE ADJUSTED IN THE FIELD BASED ON FINAL LOCATIONS OF UTILITIES, SITE FEATURES AND ENGINEERING. SUNRISE ASSISTED LIVING RESERVES THE RIGHT TO ADJUST AMENITIES AND PLANT MATERIAL LOCATIONS IN THE FIELD.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING PLANTS IN A PLUMB POSITION. STAKING AND/OR GUYING IS OPTIONAL AND IS AT THE DISCRETION OF THE CONTRACTOR.
4. ALL DISTURBED TURF AREAS SHALL BE REPLACED WITH KENTUCKY BLUEGRASS BLEND SEED, UNLESS OTHERWISE NOTED.
5. ALL PLANTING BEDS AND TREE RINGS SHALL CONTAIN SHREDDED HARDWOOD MULCH AT A DEPTH OF 3".
6. SITE BENCH, TRELLIS AND SIGN, TO BE DETERMINED BY SUNRISE ASSISTED LIVING .
7. PLANT VARIETIES MAY BE SUBSTITUTED WITH COMPARABLE SPECIES DUE TO TIME OF YEAR OR AVAILABILITY. LANDSCAPE ARCHITECT MUST BE NOTIFIED OF PROPOSED CHANGES PRIOR TO SUBSTITUTION.
8. CONTOURS SHOWN WERE PROVIDED BY GROUNDWORK LTD. FOR SITE GRADING. SEE ENGINEERING PLANS PREPARED BY GROUNDWORK, LTD.
9. NO LANDSCAPING, EXCEPT AS NOTED, IS PERMITED IN MUNICIPAL UTILITY EASEMENTS.

PUGSLEY & LAHAIE LTD.
LANDSCAPE ARCHITECTS AND CONTRACTORS
21414 N. Old McHenry Rd. Lake Zurich, Illinois 60047-8904
(847/438-0213 fax: 847/438-0904)

REVISIONS: PLAN + COMMENTS 11/14/99; ADDITIONAL COMMENTS 12/6/99; ADDITIONAL COMMENTS 01/06/00; ADDITIONAL COMMENTS 2/08/00; PER COMMENTS 3/08/00

scale: 1" = 20'

date: 8/21/99

sheet: 1 of: 2

job no.

SUNRISE ASSISTED LIVING

PRELIMINARY LANDSCAPE PLAN

SUNRISE ASSISTED LIVING
CRYSTAL LAKE, ILLINOIS
CRYSTAL LAKE, ILLINOIS

MOCKUPS AND PRELIMINARY DESIGN IDEAS

Customer Name / Estimate #: E-39815

SUNRISE SENIOR LIVING 751 E. TERRA COTTA AVE.

Date: 6-2-2024 Created by: Rafael Plazola

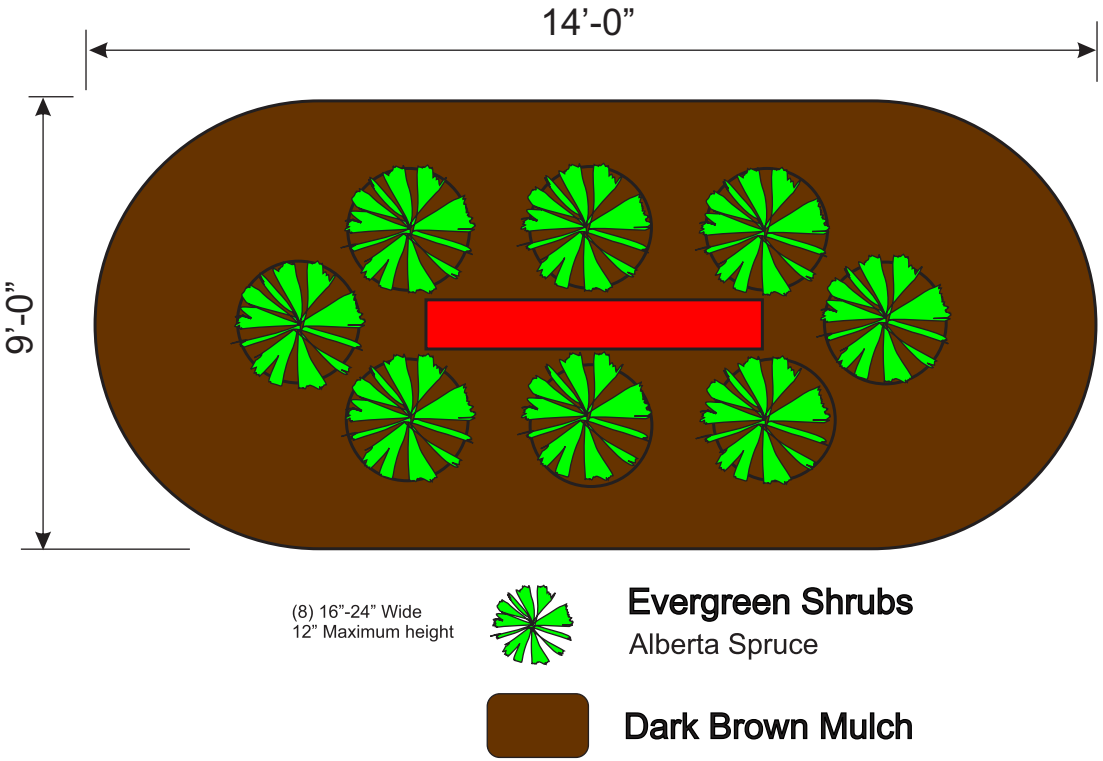
Additional Description and/or Design Notes:

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Proposed new landscape plan to match existing on new sign
Mulch bed, stone and evergreen bushes.

NOT A FINAL PROOF - This form is intended to get the idea and design process started only. You will be asked to approve a proof before any production will take place.





LANDSCAPE PLAN

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