#PLN-2024-133
4504 E. Terra Cotta Avenue – Final Planned Unit Development
Project Review for Planning and Zoning Commission

Date:	September 18, 2024
Request:	Final Planned Unit Development for a self-storage facility
Location:	4504 E. Terra Cotta Avenue
Acreage:	Approximately 6.41 acres
Zoning:	M-L PUD Manufacturing Limited Planned Unit Development
Surrounding Properties:	North: B-2 PUD General Commercial South: City Limits – B1-V Neighborhood Business, R1 Single-Family Residential and R1-V Single-Family Residential East: City Limits – R1 Single-Family Residential West: B-2 PUD General Commercial Planned Unit Development
Staff Contact:	Katie Rivard (815.356.3612)

Background:

- In May 2024, the petitioners were granted a Comprehensive Land Use Plan Amendment from Commerce to Industry, Rezoning upon Annexation from E Estate Residential to M-L PUD Manufacturing Limited PUD, Preliminary Planned Unit Development and Special Use Permit to allow for a self-storage facility.
- The next step in the approval process is Final Planned Unit Development, which is being requested. The Final PUD review's purpose is to make sure the plans are in compliance with the Preliminary PUD zoning entitlements.
- The proposed building is a 120,934 square feet, two-story, 773 unit climate controlled self-storage building.
- The following variations were approved with the Preliminary PUD:
    - Front yard setback: Front yard setback of 40 feet, a variation of 40 feet.

- Landscape Buffer: 12-foot landscape buffer from an industrial use to a commercial use, a variation of 18 feet. A 30-foot landscape buffer requires 3 evergreen trees + 1 overstory deciduous tree + 4 understory trees + 8 shrubs.
- Foundation landscaping: 0-foot wide foundation landscape area around all perimeters of the building, a variation of five (5) feet. Foundation plantings must contain both deciduous and evergreen species of tree and shrubs providing an interesting visual patter around the building.
- Industrial Design Standards: Building form and mass, rooflines and parapet, building materials, entrance design, and overall façade design.
- Special Use Criteria.
  - Site Layout: Buildings shall be situated such that the doorways or access points are facing away from the yards abutting a street rights-of-ways.

- The following are conditions of the Preliminary PUD approval:
  - Elevations:
    - Work with staff on ways to further enhance the elevations, such as, walls offsets and faux windows to break up the long wall expanses.
      The brick and glass were continued east on the north elevation at the northwest corner.
    - Further reduce the number of exterior doors to allow for some foundation landscaping.
      Removed two (2) overhead doors at the north end of the southwest elevations, and one (1) overhead door left of the office on the southwest elevation.
    - Provide decorative exterior doors to provide variation.
      The loading overhead doors include glass.
    - Increase the masonry around the base of the building.
      Brick was added where the overhead doors were removed, and at the northwest corner of the building.

  - Landscape Plan/Tree Survey
    - A Final Landscape Plan must be submitted with Final Planned Unit Development that complies with the landscape requirements of the UDO's Section 4-400.
      Final Landscape Plan complies with the UDO requirements.
    - Provide a list of quantities and species for the final landscape plan that comply with the minimum sizing requirements of the UDO.
      Final Landscape Plan complies with the UDO requirements.

  - Final Engineering Plans must be submitted with Final Planned Unit Development in compliance with the City's Code and Stormwater ordinances.
    The petitioners have been approved to move forward with Final PUD. The petitioners shall address all comments and requirements from the Engineering Department and stormwater consultant during permit review.

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

- Signage must comply with the requirements of Section 4-1000 of the UDO.
  This will remain a condition of approval as no signage plans have been submitted yet.

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

- The petitioner shall address all of the review comments and requirements of the Community Development, Engineering, Public Works, Police and Fire Rescue Departments in addition to those of the City's stormwater consultant, Christopher B. Burke Engineering.
  This remains a condition of Final PUD approval.

Development Analysis:

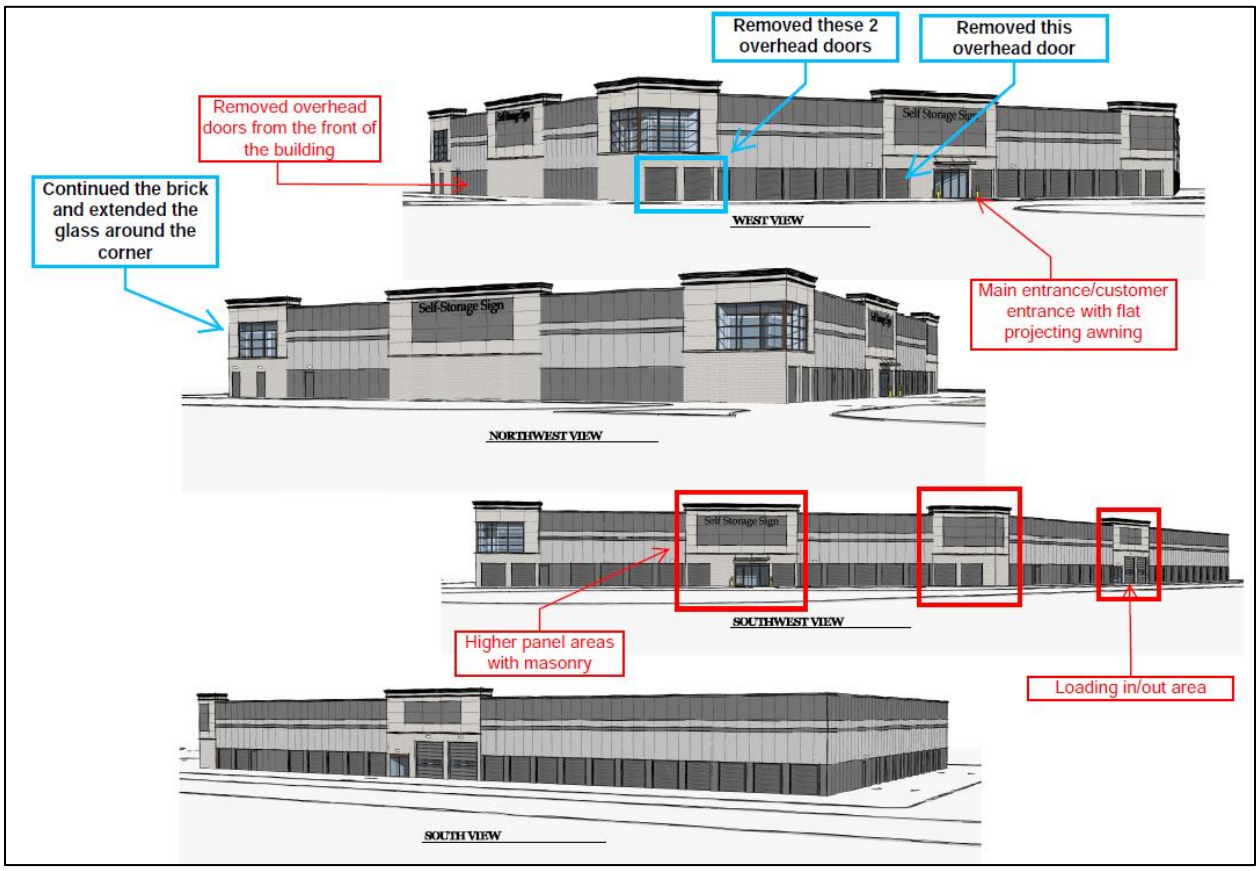
- Request: Final Planned Unit Development for a self-storage facility.
- Zoning: The site is zoned M-L PUD Manufacturing Limited Planned Unit Development and received preliminary approvals.
- Land Use: The land use map shows the area as Industry. This land use designation is appropriate for this use.

SITE LAYOUT

- Access is provided via a right-in/right-out on Route 176. Access throughout the development is provided on all sides of the building.
- The main office/customer entrance and parking is located on the southwest side of the building, and the loading in/out area is located on the south side of the building rather than Route 176.
- The building will be setback more than 300 feet from the east property line.
- There is no outdoor storage area.
- Due to a 6-foot elevation drop from the access aisle around the building to Terra Cotta Avenue, the existing access on Terra Cotta Avenue would not be functional.

BUILDING ELEVATIONS

- The proposed building height is 29 feet and two (2) stories.
- The proposed building will include a combination of light and dark grey metal panels and smooth insulated panels and masonry.
- The petitioner has made the following changes since Preliminary PUD approval:
    - Continued the brick further east on the north elevation at the northwest corner and extended the glass around the corner.
    - Removed two (2) overhead doors at the north end of the southwest elevation.
    - Removed one (1) overhead door left of the office on the southwest elevation.



PARKING

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

LANDSCAPE/BUFFER

- The final landscape plan meets the UDO requirements.
- There is increased landscaping along Route 176 and Terra Cotta Avenue.

- Six (6) new shade trees and several deciduous shrubs were added between the drive aisle and lot line along Terra Cotta Avenue. Additional landscaping between the parking spaces and lot line is also provided.
- A shade tree was added at the northwest corner of the building.
- Per the petitioners, the site will preserve over 50% as either existing or new landscape area.
- The petitioners will maintain most of the existing trees on the north, northeastern and south portions of the property in an effort to keep the buffer between the neighboring residential properties.

SIGNAGE

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

Findings of Fact:

Special Use Permit
FINAL PLANNED UNIT DEVELOPMENT
The petitioner is requesting approval of a Final Planned Unit Development for Self-Storage / Mini-Warehouses. A Planned Unit Development requires 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*

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

   The petitioner received a variation from this criterion.

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 manufacturing and service uses. The following goal is applicable to this request:

Land Use – Industry

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

Recommended Conditions:

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

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Berman-Lapetina Enterprises, LLC, dated 06/12/2024, received 07/19/2024)
   B. Architectural Plans (Architects' Studio, dated 08/14/2024, received 08/15/2024)
   C. Final Landscape Plans (Architects' Studio, dated 09/23/2023, last revised 08/20/2024, received 08/21/2024)
   D. Final Engineering Plans (Northwestern Engineering Consultants, P.C., dated 07/17/2024, received 07/19/2024)
   E. Final Photometric Site Plan (RAB, dated 06/04/2024, received 07/19/2024)

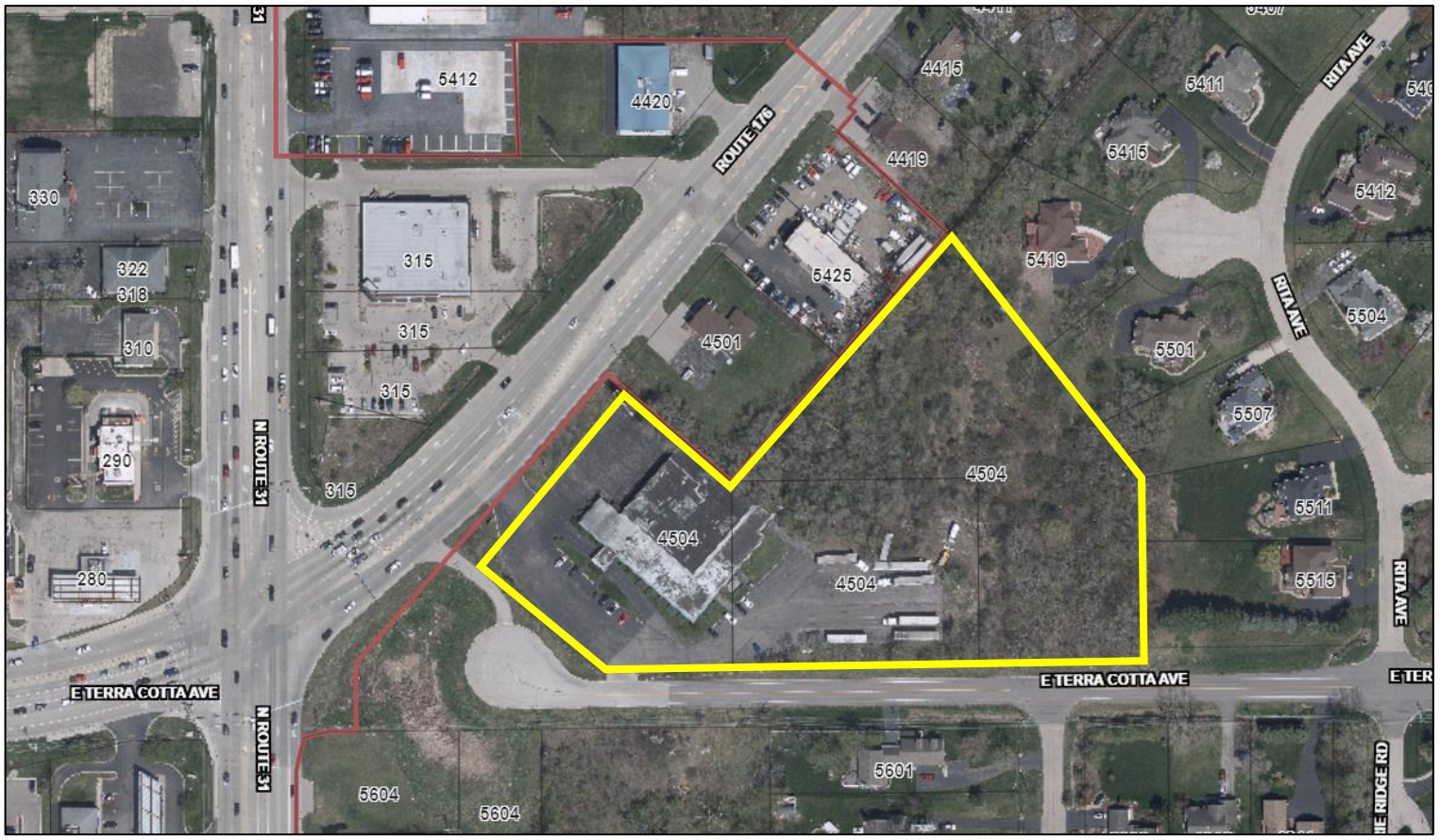
2. Billboard: Owner shall issue to the "Tenant" under such Current Lease a notice of termination upon the conclusion of the current term of the Current Lease and, Owner shall provide the City Manager with a copy of such termination notice. Additionally, the Owner shall cause the billboard sign to be removed (including all structural components) within 90 days after the termination of the Current Lease.

3. Add foundation landscaping where overhead doors were removed.

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

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

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



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Crystal Lake Self-Storage

Action Requested

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

Petitioner Information

Name: Berman-Lapetina Enterprises, LLC
Address: 2121 W.Walton St.
Chicago,IL 60622
Phone: 847-417-4550
Fax: _____
E-mail: LapetinaJim@Yahoo.com

Owner Information (if different)

Name: Crystal Lake Bowl/Jack & Don Meyer
Address: 2504 Terra Cotta Ave.
Crystal Lake, IL
Phone: 815-382-1326 / 312-388-9421
Fax: N/A
E-mail: Meyer75@SBCGlobal.net

Property Information

Project Description: Demolish existing buildings and construct a new Climate Controlled Self-Storage Facility.

Project Address/Location: 4504 Terra Cotta Ave., Crystal Lake, IL

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

Development Team

Please include address, phone, fax and e-mail

Developer: Berman-Lapetina Enterprises, LLC, 2121 W. Walton St., Chicago, IL

Architect: Architects' Studio, LLC / Jeff Budgell, Architect, 257 N. West Ave., Suite 100, Elmhurst IL 60126

Attorney: Jeffrey Friedman, Taft Law, 111 W. Waker Drive, Suite 280, Chicago,IL 60601 312-836-4113

Engineer: Northwest Engineering Consultants, Palatine IL. 847-520-8410, DanHavlir@gmail.com

Landscape Architect: Dickson Design Studio, 224-241-8181, SDickson@DicksonDesignStudio.com

Planner: Architects' Studio, LLC (see above)

Surveyor: Vanderstappen Land Surveying, INC.1316 N. Madison ST. Woodstock, IL 815-337-8310

Other:

Signatures

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.

James Lapetina 6/12/24

OWNER: Print and Sign name JAMES LAPETINA **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.

SELF STORAGE FACILITY

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

OWNER	ARCHITECT	STRUCTURAL ENGINEER	MECHANICAL ENGINEER	ELECTRICAL ENGINEER	PLUMBING ENGINEER
CRYSTAL LAKE STORAGE, LLC 2121 W. WALTON ST. CHICAGO, IL 60622	ARCHITECTS' STUDIO LLC. 257 N. WEST AVENUE, SUITE 100 ELMHURST, IL 60126 P. 630.617.5990 CONTACT: JEFF BUDGELL EMAIL: jbudgell@architectsstudiollc.com				

LOCATION MAP



PRELIM - DRAWING INDEX

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A-1	PRELIMINARY ARCHITECTURAL SITE PLAN
A-1.2	VEHICLE CIRCULATION PLAN
A-2	PRELIMINARY GROUND FLOOR - UNIT MIX
A-2.1	PRELIMINARY SECOND LEVEL - UNIT MIX
A-3	ELEVATIONS
A-3.1	ELEVATIONS
A-4	PERSPECTIVES
A-4.1	PERSPECTIVES

PROJECT DATA

SCOPE OF WORK:
PROJECT CONSISTS OF BUILDING AND CREATING NEW 120,934 S.F. TWO STORY CLIMATE CONTROLLED SELF-STORAGE BUILDING.

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

CONSTRUCTION TYPE:
CONSTRUCTION TYPE IIB

ALLOWABLE NUMBER OF STORIES ABOVE GRADE (TABLE 504.4, PAGE 107):
ALLOWABLE = 3 STORIES
PROPOSED = 2 STORIES
BUILDING FOOTPRINT
FIRST FLOOR = 60,467 SF

ZONING DATA

4504 TERRA COTTA AVE.

ZONING DISTRICT M-L

LOT SIZE	
REQUIRED	15,000 SQ. FT.
PROVIDED	279,254 SQ. FT.
FAR	
REQUIRED 1.0 MAX	279,254 SQ. FT.
PROPOSED	120,934 SQ. FT.
BUILDING HEIGHT	
ALLOWABLE	25 FT.
PROPOSED	29 FT.
SET BACKS	
FRONT	80 FT. MIN.
SIDE YARDS	12 FT. MIN. ONE SIDE 24' TOTAL
REAR YARD	20 FT. MIN. 50 FT. ABUTTING RESIDENTIAL
BUILDING COVERAGE	
REQUIRED 50% MAX	120,627 SQ. FT.
PROVIDED 21.6%	60,467 SQ. FT.
IMPERVIOUS SURFACE	
REQUIRED 65% MAX	167,552 SQ. FT.
PROVIDED 33.7%	94,312 SQ. FT.

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

20,000/ 4,000 = 5
100,940/ 10,000 = 10
15

15 PARKING SPACES REQUIRED
15 PARKING SPACES PROVIDED

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architects' studio
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T. 630-617-5990
ILLINOIS LICENSED PROFESSIONAL DESIGN FIRM #184-002314

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REV #	DATE	REVISION / ISSUE

FOR REVIEW

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

CLIENT:
CRYSTAL LAKE COTTINA ENTERPRISES, LLC
2121 WALTON ST.
CHICAGO, IL 60622

DRAWING TITLE:
COVER SHEET

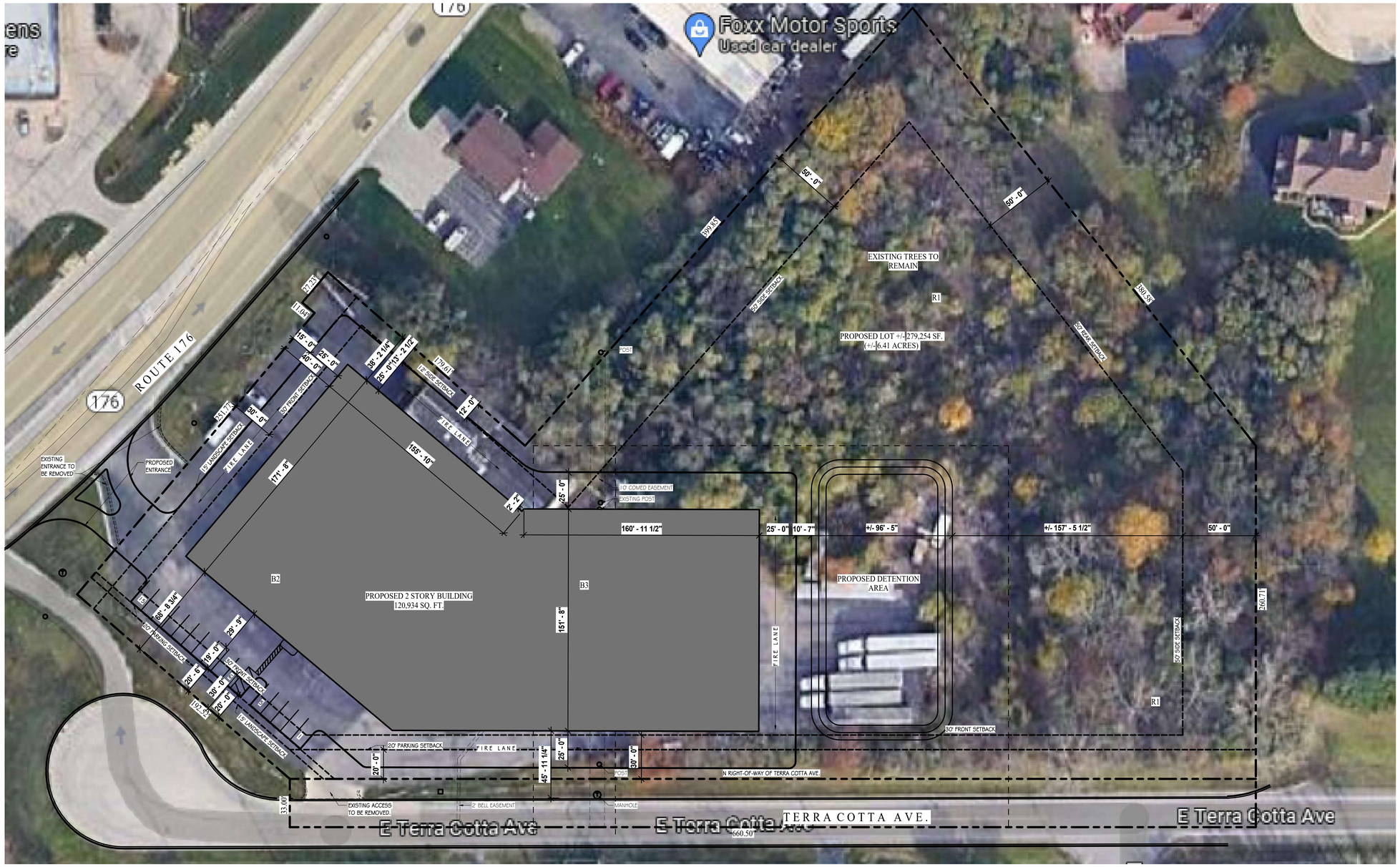
SCALE: AS NOTED

DRAWN BY: FZMC

CHECKED BY: JB

DATE: 08/14/24
ISSUED FOR:
REVIEW

DRAWING #:
A-0
OF 10



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

N

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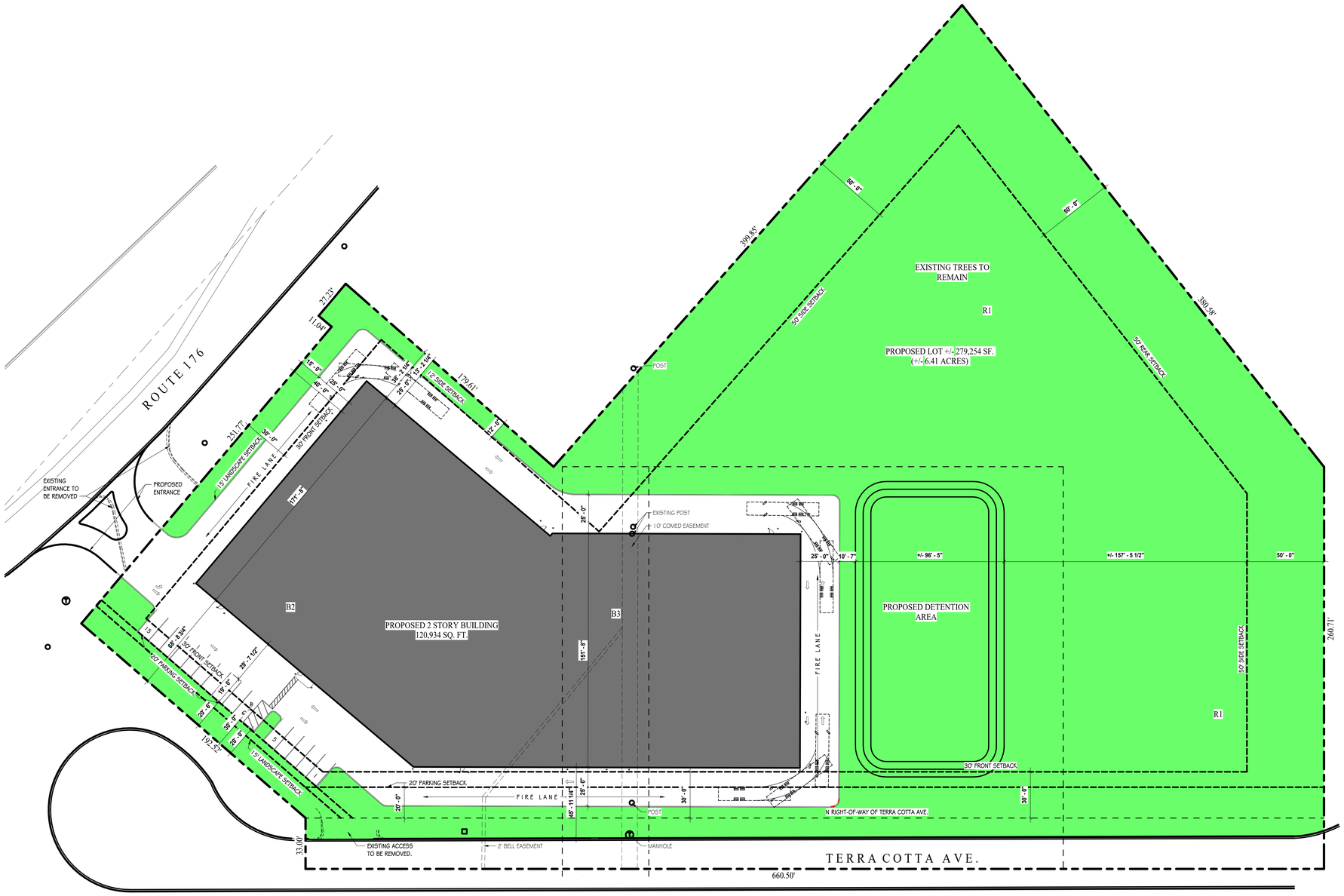
CLIENT:
BERMAN-LAPETINA ENTERPRISES, LLC

DRAWING TITLE:
PREMILINARY ARCHITECTURAL SITE PLAN

SCALE: AS NOTED
DRAWN BY: EZMC
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DATE: 08/14/24
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A-1
OF 10



1 / A-1.2 PRELIMINARY VEHICLE CIRCULATION PLAN
SCALE: 1" = 30'-0"

N

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

CLIENT:
BERGMA-LAPETINA ENTERPRISES, LLC

DRAWING TITLE:
VEHICLE CIRCULATION PLAN

SCALE: AS NOTED

DRAWN BY: FZMC

CHECKED BY: JB

DATE: 08/14/24

ISSUED FOR:
REVIEW

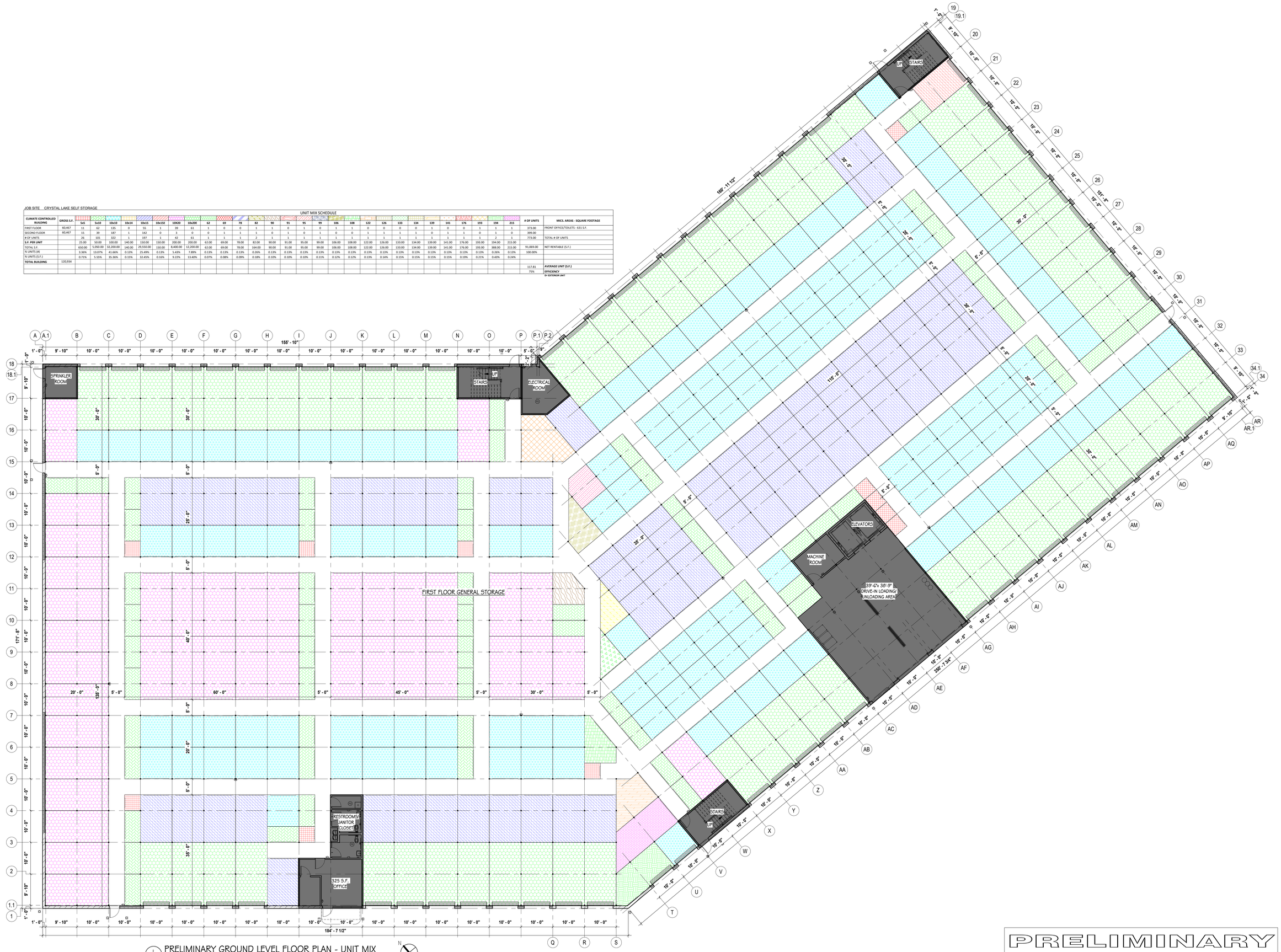
DRAWING #:
A-1.2

OF 10

JOB SITE CRYSTAL LAKE SELF STORAGE

UNIT MIX SCHEDULE

CLIMATE CONTROLLED BUILDING	GROSS S.F.	5x5	5x10	10x10	10x14	10x15	10x15E	10X20	10x20E	62	69	78	82	90	91	95	99	106	108	122	126	133	134	139	141	176	193	194	215	# OF UNITS	MICS. AREAS - SQUARE FOOTAGE
FIRST FLOOR	60,467	11	62	135	0	55	1	39	61	1	0	0	1	1	0	1	0	1	1	0	0	0	0	1	0	0	1	1	1	373.00	FRONT OFFICE/TOILETS - 631 S.F.
SECOND FLOOR	60,467	15	39	187	1	142	0	3	0	0	1	1	1	0	1	0	1	0	0	1	1	1	1	0	1	1	0	1	0	399.00	
# OF UNITS		26	101	322	1	197	1	42	61	1	1	1	2	1	1	1	1	0	0	1	1	1	1	1	1	1	1	2	1	773.00	TOTAL # OF UNITS
S.F. PER UNIT		25.00	50.00	100.00	140.00	150.00	150.00	200.00	200.00	62.00	69.00	78.00	82.00	90.00	91.00	95.00	99.00	106.00	108.00	122.00	126.00	133.00	134.00	139.00	141.00	176.00	193.00	194.00	215.00		
TOTAL S.F.		650.00	5,050.00	32,200.00	140.00	29,550.00	150.00	8,400.00	12,200.00	62.00	69.00	78.00	164.00	90.00	91.00	95.00	99.00	106.00	108.00	122.00	126.00	133.00	134.00	139.00	141.00	176.00	193.00	388.00	215.00	91,069.00	NET RENTABLE (S.F.)
% UNITS (#)		3.36%	13.07%	41.66%	0.13%	25.49%	0.13%	5.43%	7.89%	0.13%	0.13%	0.13%	0.26%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.26%	0.13%	100.00%	
% UNITS (S.F.)		0.71%	5.55%	35.36%	0.15%	32.45%	0.16%	9.22%	13.40%	0.07%	0.08%	0.09%	0.18%	0.10%	0.10%	0.10%	0.11%	0.12%	0.12%	0.13%	0.14%	0.15%	0.15%	0.15%	0.15%	0.19%	0.21%	0.43%	0.24%		
TOTAL BUILDING	120,934																														
																														117.83	**AVERAGE UNIT (S.F.)**
																														75%	**EFFICIENCY**
																															6= EXTERIOR UNIT



1 / A-2 PRELIMINARY GROUND LEVEL FLOOR PLAN - UNIT MIX
SCALE: 3/32" = 1'-0"

N

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CLIENT:
BERNARDINA LABETINA ENTERPRISES, LLC
2123 WALTON ST.
CHICAGO, IL 60622

DRAWING TITLE:
PRELIMINARY GROUND FLOOR - UNIT MIX

SCALE: AS NOTED

DRAWN BY: FZMC

CHECKED BY: JB

DATE: 08/14/24
ISSUED FOR:
REVIEW

DRAWING #:
A-2
OF 10

JOB SITE CRYSTAL LAKE SELF STORAGE

UNIT MIX SCHEDULE

CLIMATE CONTROLLED BUILDING	GROSS S.F.	5x5	5x10	10x10	10x14	10x15	10x15E	10X20	10x20E	62	69	78	82	90	91	95	99	106	108	122	126	133	134	139	141	176	193	194	215	# OF UNITS	MICS. AREAS - SQUARE FOOTAGE
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SECOND FLOOR	60,467	15	39	187	1	142	0	3	0	0	1	1	1	0	1	0	1	0	0	1	1	1	1	0	1	1	0	1	0	399.00	
# OF UNITS		26	101	322	1	197	1	42	61	1	1	1	2	1	1	1	1	0	0	1	1	1	1	0	1	1	1	2	1	773.00	TOTAL # OF UNITS
S.F. PER UNIT		25.00	50.00	100.00	140.00	150.00	150.00	200.00	200.00	62.00	69.00	78.00	82.00	90.00	91.00	95.00	99.00	106.00	108.00	122.00	126.00	133.00	134.00	139.00	141.00	176.00	193.00	194.00	215.00		
TOTAL S.F.		650.00	5,050.00	32,200.00	140.00	29,550.00	150.00	8,400.00	12,200.00	62.00	69.00	78.00	164.00	90.00	91.00	95.00	99.00	106.00	108.00	122.00	126.00	133.00	134.00	139.00	141.00	176.00	193.00	388.00	215.00	91,069.00	NET RENTABLE (S.F.)
% UNITS (#)		3.36%	13.07%	41.66%	0.13%	25.49%	0.13%	5.43%	7.89%	0.13%	0.13%	0.13%	0.26%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.13%	0.26%	0.13%	100.00%	
% UNITS (S.F.)		0.71%	5.55%	35.36%	0.15%	32.45%	0.16%	9.22%	13.40%	0.07%	0.08%	0.09%	0.18%	0.10%	0.10%	0.10%	0.11%	0.12%	0.12%	0.13%	0.14%	0.15%	0.15%	0.15%	0.15%	0.19%	0.21%	0.43%	0.24%		
TOTAL BUILDING	120,934																														
																														117.81	**AVERAGE UNIT (S.F.)**
																														75%	**EFFICIENCY** BY EXTERIOR UNIT



1 / A-2.1 PRELIMINARY SECOND LEVEL FLOOR PLAN - UNIT MIX
SCALE: 3/32" = 1'-0"

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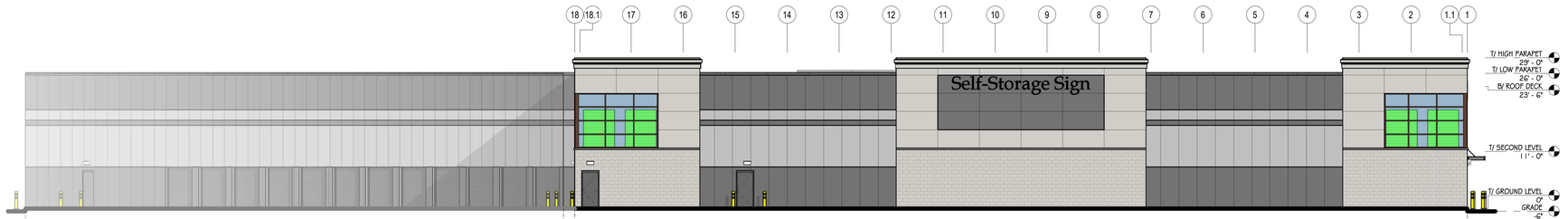
CLIENT:
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2121 WATSON ST.
CHICAGO, IL 60622

DRAWING TITLE:
PRELIMINARY SECOND LEVEL - UNIT MIX

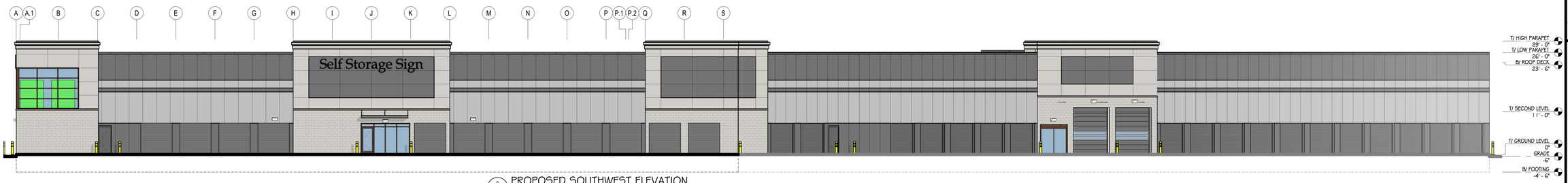
SCALE: AS NOTED
DRAWN BY: FZMC
CHECKED BY: JB

DATE: 08/14/24
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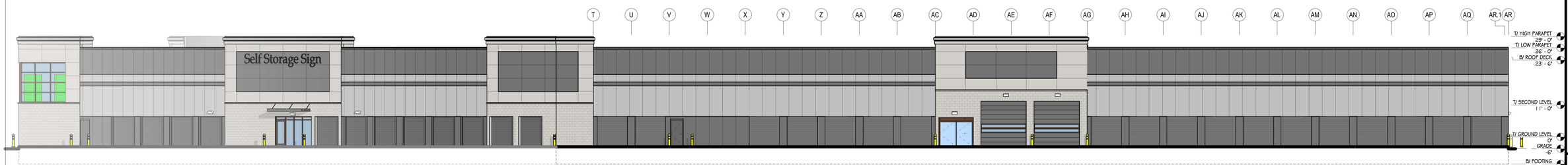
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A-2.1
OF 10



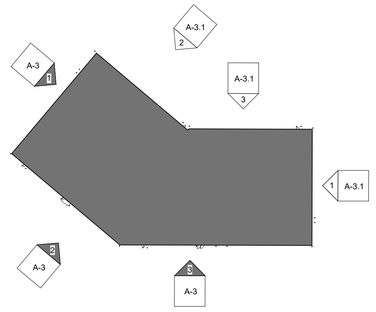
1 A-3 PROPOSED NORTHWEST ELEVATION
SCALE: 3/32" = 1'-0"



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



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



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

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DRAWING TITLE:
ELEVATIONS

SCALE: AS NOTED

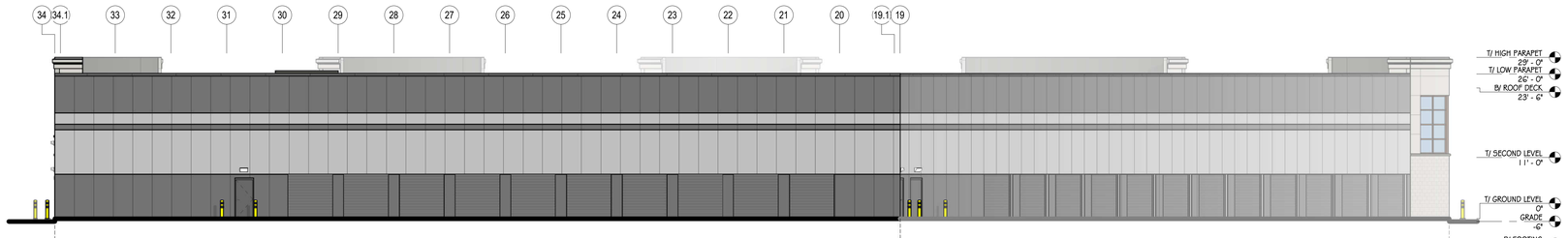
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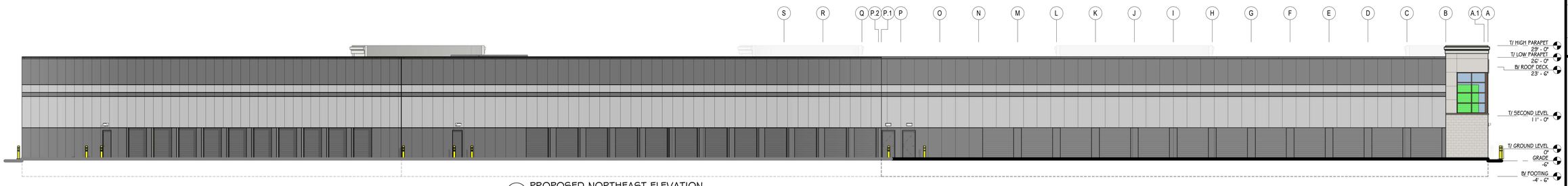
DATE: 08/14/24

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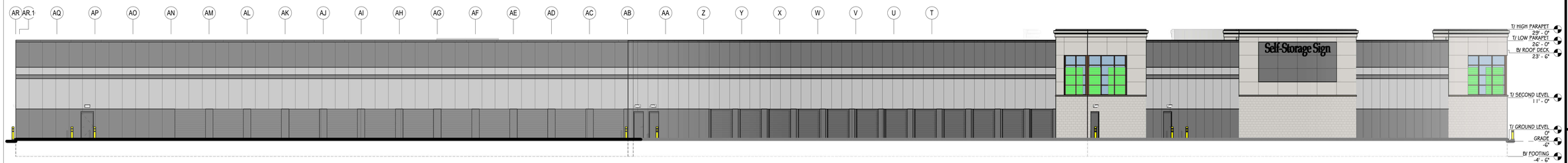
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OF 10



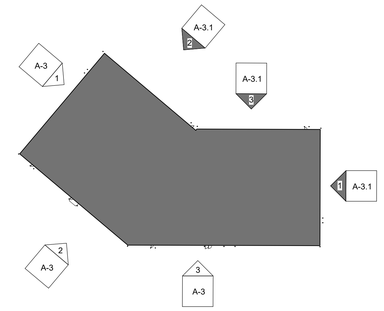
1 / A-3.1 PROPOSED EAST ELEVATION
SCALE: 3/32" = 1'-0"



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



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



4 / A-3.1 KEY PLAN
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CHICAGO, IL 60622

DRAWING TITLE:
ELEVATIONS

SCALE: AS NOTED

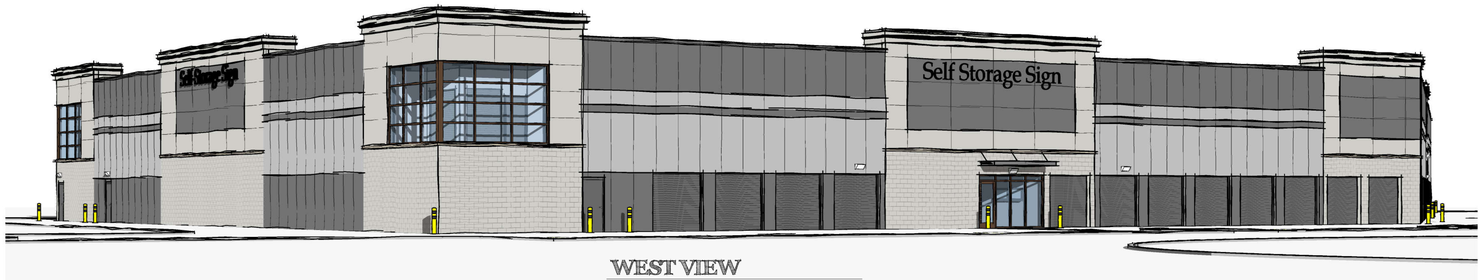
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CHECKED BY: JB

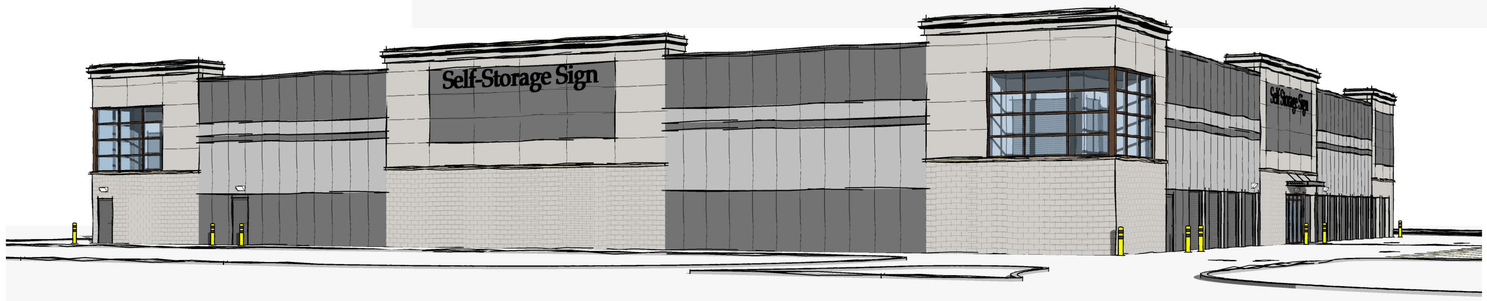
DATE: 08/14/24

ISSUED FOR:
REVIEW

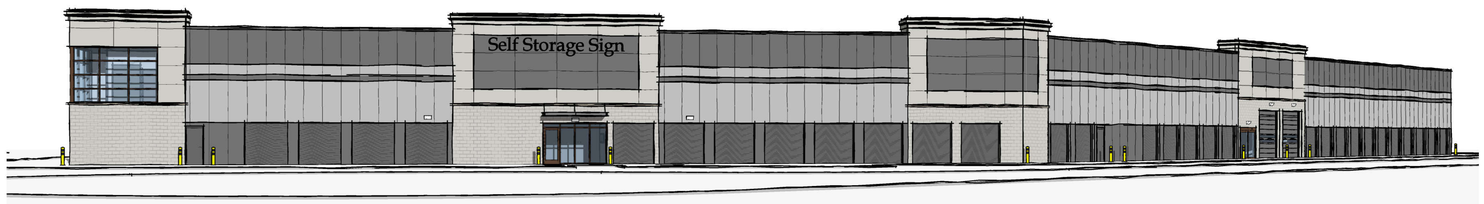
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A-3.1
OF 10



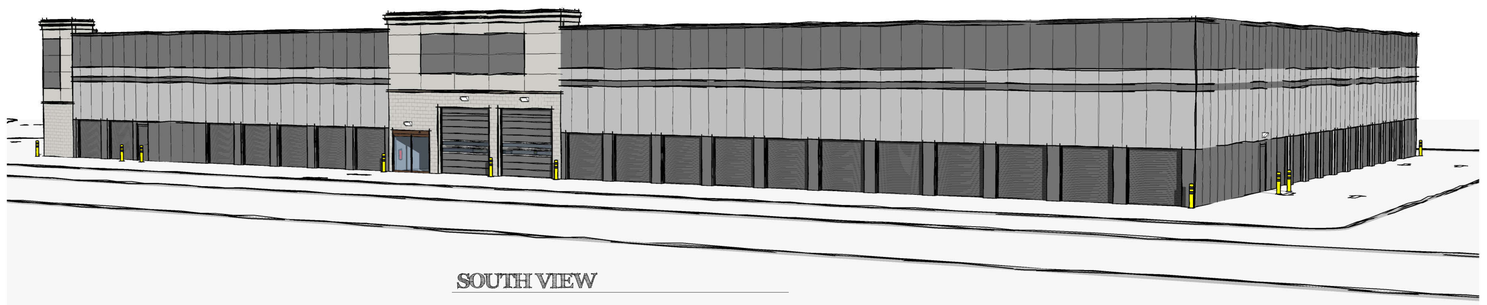
WEST VIEW



NORTHWEST VIEW



SOUTHWEST VIEW



SOUTH VIEW

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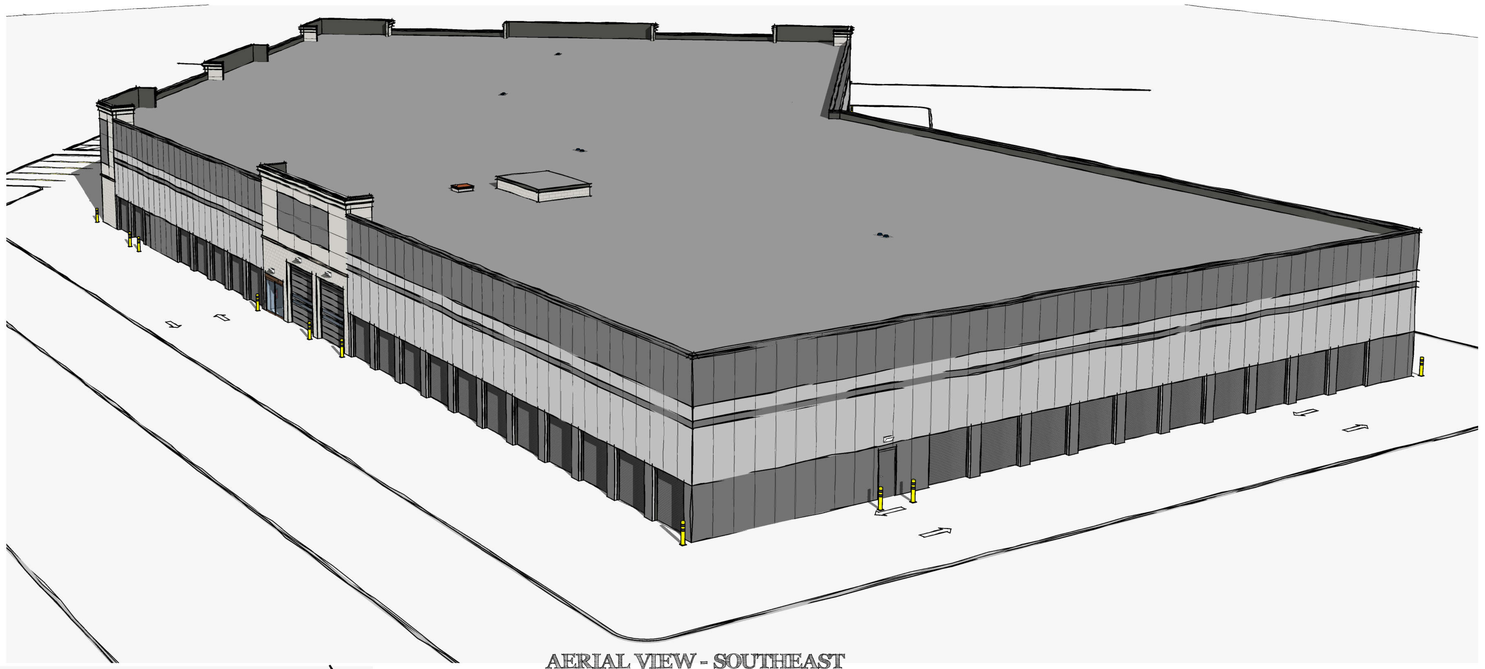
CLIENT:
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2123 WALTON ST.
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DRAWING TITLE:
PERSPECTIVES

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

DATE: 08/14/24
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REVIEW

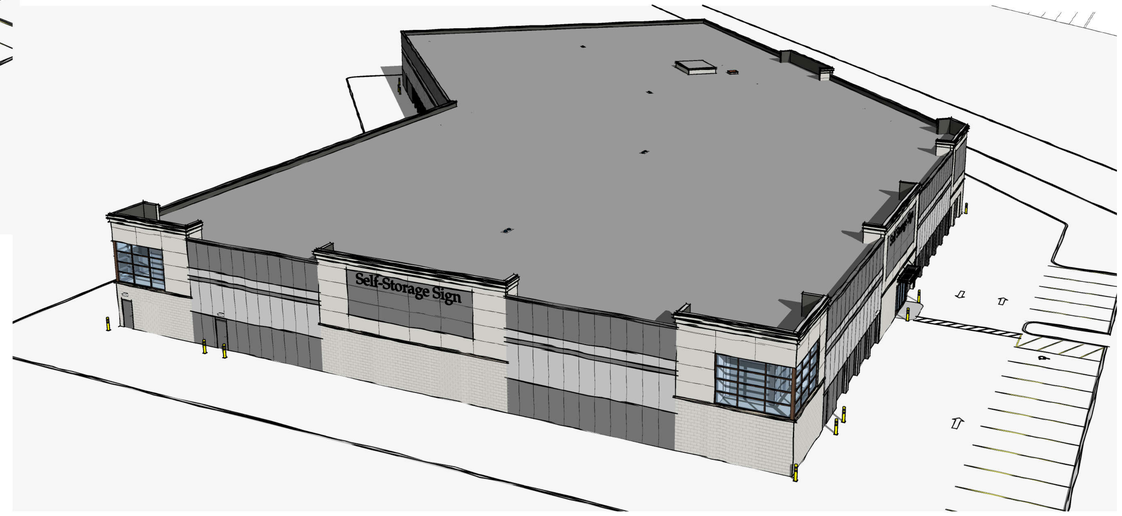
DRAWING #:
A-4
OF 10



AERIAL VIEW - SOUTHEAST



AERIAL VIEW - SOUTHWEST



AERIAL VIEW - WEST

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DRAWING TITLE:
PERSPECTIVES

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

DATE: 08/14/24
ISSUED FOR:
REVIEW

DRAWING #:
A-4.1
OF 10

SELF STORAGE FACILITY

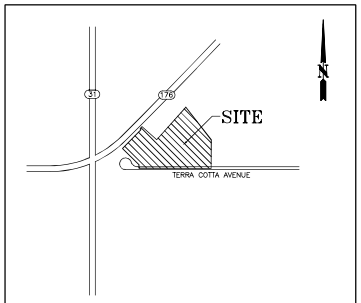
FINAL ENGINEERING
4504 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS

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

SPECIAL NOTE PER CITY
Prior to final closeout of the project the following must be provided to the City:
a. All stormwater management features must be placed within a deed or plat restriction.
b. A maintenance plan stating the proposed maintenance activities, who is responsible and identifying a funding source must be recorded and provided to the City.
c. Approved as-built survey of all stormwater features must be provided to the City.

CITY OF CRYSTAL LAKE APPENDIX 3 STANDARD DRAIN TILE NOTES
1. Drain tiles disturbed during regulated development shall be reconnected by those responsible for the disturbance, unless the development plans specify abandonment of the drain tiles.
2. All abandoned drain tiles within disturbed areas shall be removed in their entirety.
3. Drain tiles within the disturbed area of a development shall be replaced, bypassed around the development site or intercepted and connected to the stormwater management system for the development site. The size of the replaced or bypassed drain tile shall be equivalent to the existing drain tile.

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



LOCATION MAP
N.T.S.

LEGEND

EXISTING		PROPOSED
× 631.75	WALK GRADE	×W=631.75
× 630.62	CURB GRADE	×C=630.62
× 630.39	GUTTER GRADE	×G=630.39
× 631.25	PAVEMENT GRADE	×P=631.25
× 633.75	GRADE	×632.51
	TOP OF WALL GRADE	×T/W=630.00
	GROUND GRADE AT BOTTOM OF WALL	×B/W=630.00
630	CONTOUR	630
	CONCRETE CURB	
S	SANITARY SEWER	S
S	STORM SEWER	S
W12"	WATERMAIN	W 12"
× × ×	CHAIN LINK FENCE	
	DITCH FLOWLINE	
	MANHOLE	
	CATCH BASIN	
	INLET BASIN	
	VALVE VAULT	
	VALVE BOX	
	LIGHT POLE	
	WOOD POLE	
	FIRE HYDRANT	
	DIRECTION OF DRAINAGE	
	CONCRETE WALK OR PAVEMENT	
	SILT FENCE	S
	DRY WELL	
	OVERLAND FLOW ROUTE	

OPERATES 24 HOURS 365 DAYS
CALL JULIE 1-800-892-0123
WITH THE FOLLOWING:
COUNTY McHENRY
CITY-TOWNSHIP CRYSTAL LAKE
SEC. & 1/4 SEC. NO. NE 1/4 31-44-8
48 HOURS BEFORE YOU DIG
EXCLUDING SAT., SUN. & HOLIDAYS

GENERAL NOTES AND SPECIFICATIONS

1. All roadway and pavement construction shall comply with the requirements of the Illinois Department of Transportation "Standard Specifications for Road and Bridge Construction", latest edition, except as may be modified by the project plans and specifications.
2. All underground construction shall comply with the requirements of the "Standard Specifications for Water and Sewer Main Construction in Illinois", Illinois Municipal League, latest edition, except as may be modified by project plans and specifications.
3. Water mains shall be protected in accordance with the requirements of the Illinois EPA. See Water Main Protection Specifications, this sheet. Minimum water main cover is 6'.
4. All sewer and water main trenches under or within 2 feet of existing or proposed curbs or roadway pavement shall be backfilled with compacted porous granular backfill (IDOT gradation CA-6).
5. Commonwealth Edison, AT&T Telephone, Nicor Gas and other utility company facilities are not necessarily shown on the drawings and must be located in the field prior to construction. Call J.U.L.I.E. (1-800-892-0123) at least 48 hours prior to the start of construction.
6. Any pavement or other improvements disturbed by contractor's operations shall be replaced in kind at no additional cost.
7. Valve vault, catch basin, and manhole covers and rings shall be set in workmanlike manner in a bed of mortar.
8. All elevations shown are NAVD 88 datum.
9. The City of Crystal Lake Building, Public Works, and Engineering Departments shall be notified at least two working days prior to the start of construction. Inspections by the Crystal Lake Engineering Department shall be requested 24 hours in advance.
10. All structures shall be clean at time of final acceptance by the Owner at no additional cost.
11. All work to meet all State and local codes and requirements.
12. Water and sewer locations are shown on the drawing from the best available information and must be located in the field by the contractor prior to construction. Any discrepancy that the contractor may find with the plan shall be immediately reported to the engineer and the City for resolution prior to proceeding with construction.
13. Valve vault lids shall be stamped "City of Crystal Lake Water", storm manhole covers shall be stamped "City of Crystal Lake Storm", and sanitary manhole covers shall be stamped "City of Crystal Lake Sanitary".
14. PVC sewer pipe to be PVC SDR 26 pipe meeting the requirements of ASTM D 3034 with flexible elastomeric joints per ASTM D3212, unless otherwise noted on the drawings.
15. D.I. sewer pipe to be cement-lined ductile iron, Class 52 conforming to ANSI specification A21.51 with push-on rubber gasket joints, ANSI A21.11.
16. Crushed stone bedding 1/4" to 1" in size (class 1A ASTM 2321-00), with a minimum of 12" above pipe and 4" below pipe shall be provided for all sewer construction (IDOT gradation CA-11). See City Standard "Typical Trench Cross Section" detail on sheet C-7.
17. All floor drains shall be connected to the sanitary sewer system. All down spouts and footing drains shall discharge into the storm sewer system.
18. "Band Seal" or similar flexible type couplings shall be used in the connection of sewer pipe of dissimilar materials.
19. Concrete thrust blocks to prevent movement of water main under pressure shall be placed at all tees, valves, and bends of 11 1/4° and greater.
20. Only City of Crystal Lake Water Department personnel may operate water valves.
21. Concrete and reinforced concrete storm sewer to be type and class noted on the drawing with rubber gasket joints conforming to ASTM C-443.
22. Water service lines (2" and smaller) shall be copper water tube, type K, soft temper, for underground service conforming to ASTM B-88 and B251 and also conforming to all City of Crystal Lake requirements. Water mains and service lines larger than 2" shall be cement-lined ductile iron, Class 52, conforming to ANSI specification A21.51 with push-on rubber gasket joints. All fittings to be cement lined. Sterilization and pressure testing in accordance with the local governing authority's requirements is inclused.
23. The contractor(s) shall indemnify, hold harmless and defend the owner, Northwestern Engineering Consultants, P.C. and the municipality, their agents, etc. from all liability involved with the construction, installation and testing of the work on this project.
24. All concrete used shall be I.D.O.T. Class SI, except for concrete pavement which shall be I.D.O.T. Class PV.
25. When connecting to an existing sewer main by means other than an existing wye, tee, or an existing manhole, the following method shall be used:
    A. Circular saw-cut of sewer main by proper tools ("Sewer-Tap" machine or similar) and proper installation of hub-wye saddle or hub-tee saddle.
    B. Remove an entire section of pipe (breaking only the top of one bell) and replace with a wye or tee branch section.
    C. With pipe cutter, neatly and accurately cut out desired length of pipe for insertion of proper fitting, using "Band-Seal" or similar couplings to hold it firmly in place.
26. See City of Crystal Lake Standard Storm Tile Notes, this sheet.
27. The contractor is responsible for maintaining a clean construction area and shall remove debris resulting from his operations. Open trenches or other construction hazards shall be protected with barricades at the end of each day's operations.
28. The contractor shall be responsible for compliance with all of the requirements of the Occupational Safety and Health Act including those requirements for open cut trenches and sheeting and bracing as required. At no time will the engineer or any of his employees be held liable, either directly or as third party participants to any litigation concerned with the construction project.
29. All existing buildings, foundations, utilities, landscaping, fences, and other improvements on adjacent properties shall be protected at all times during construction. The contractor is responsible to provide and install any materials, equipment, and/or manpower necessary to accomplish this.
30. In order to prevent damage due to settlement, structural support shall be provided for the upper pipe at all water main/sewer crossings in accordance with standard drawings 19, 20, 21, 22, and/or 23 (whichever is applicable to the particular situation) as shown in the "Standard Specifications for Water and Sewer Main Construction in Illinois", 2014 edition.
31. The sanitary sewers shall be tested in accordance with City of Crystal Lake Engineering Department requirements per ASTM C-828 (low pressure air test), with services installed and plugged at property line. All services are to be tested also. If PVC pipe is used, it shall be tested in accordance with all Crystal Lake (City Ordinance No. 2854) and IEPA Requirements (deflection testing shall be performed per Sect. 31-1.12 of the Standard Specifications for Water and Sewer Main Construction in Illinois).
32. All construction and traffic control within the highway right-of-ways shall comply with all IDOT, McHenry County Highway Department and City requirements. Pavement, curb, concrete walk or any other improvements disturbed by contractor's operations shall be replaced in kind.
33. All excess excavated material shall become the property of the contractor and shall be removed from the site and legally disposed of by him. The contractor shall have a meeting with the developer prior to the start of earthwork operations to discuss his schedule and plan for the earthwork operations. The contractor shall comply with all the current requirements of the State of Illinois EPA Clean Construction and Demolition Debris (CCDD) Requirements.
34. The contractor and his employees are responsible to comply with all the requirements of the IDOT "Confined Space Entry Policy" as published by IDOT, current edition, insofar as it relates to entry into manholes, sewers, pipes, lift stations, vaults, wet wells, tanks, and other confined spaces that may be involved with this project.
35. Any damage to perimeter street curbs and/or pavement caused by the contractor's activity shall be repaired by the contractor.
36. Subgrade preparation for all pavements shown on the drawings shall include topsoil stripping and removal of any underlying unstable/deleterious material. Fill placement under all paved areas shall be compacted to 95% Modified Proctor density ASTM D-1557 in 9" thick maximum lifts and shall comply with all the recommendations of the soils engineer. Testing and certification as to required subgrade compaction will be required.
37. All work shall comply with the IEPA "Standard Specifications for Soil Erosion and Sediment Control" current edition. The contractor shall take whatever steps are necessary to control erosion on the site. Erosion control features shall be constructed concurrently with other work on the site. The contractor shall take sufficient precaution to prevent pollution of streams, lakes and reservoirs with fuels, oils, bitumens, calcium chloride or other harmful materials. He shall conduct and schedule his operations so as to avoid or minimize siltation of streams, lakes and reservoirs. Hauling will not be allowed when the work site is too wet to maintain acceptable conditions on adjacent streets. Adjacent streets and driveways shall be manually or mechanically swept periodically as may be required to maintain clean conditions. See Erosion and Sedimentation Control Plan on Sheet C-5.
38. All streetlighting material and construction shall comply with the State of Illinois "Standard Specifications for Road and Bridge Construction" current edition, "American Standard Practice for Roadway Lighting" current edition, the National Electric Code, current edition, and the current City of Crystal Lake standards.
39. Manholes shall be located out of sidewalks. Curb inlets shall be located out of crosswalk.
40. The contractor shall prepare, and obtain approval for from the City Public Works Department, a flushing and chlorination plan for the water mains before this work is commenced. The cost of corporation stops, copper water pipe, etc. required for chlorination, testing, and flushing will not be paid for separately but shall be included in the contractor's total price bid for water main items.
41. The design engineer shall not be responsible for the means, methods, procedures, techniques, or sequences of construction not specified herein, nor for the safety on the job site, nor shall the design engineer be responsible for the contractor's failure to carry out the work in accordance with the contract documents.
42. The contractor is advised that the site contains trees, scrub trees, and brush. The contractor shall make his own investigation and shall include the cost of tree and brush removal as required for this construction project in his total price bid. Any trees whose trunk is located on both sides of any property line shall remain and be protected, unless written permission is obtained from the adjoining property owner to remove said trees. Contractor shall verify the exact scope of landscape material removal/preservation with the landscape drawings.
43. Where there is a conflict between the "General Notes and Specifications" and the City of Crystal Lake Standard Notes, Specifications and Details, the City of Crystal Lake Standard Notes, Specifications and Details shall govern.
44. A preconstruction meeting with applicable City officials, contractors and the owner/developer shall be scheduled prior to the commencement of construction.
45. Proofrolling of the parking lot subgrade in the presence of the City Inspector is required prior to the installation of the base course.

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

A. HORIZONTAL SEPARATION – WATER MAINS AND SEWERS

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

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

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

B. VERTICAL SEPARATION – WATER MAINS AND SEWERS

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

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

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

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

INDEX OF DRAWINGS

C-1	TITLE SHEET
C-2	SITE PLAN
C-3	GRADING AND DRAINAGE PLAN
C-4	UTILITY PLAN
C-5	STORM WATER POLLUTION PREVENTION PLAN
C-6	DETAILS-DRAINAGE AND STORM SEWER
C-7	DETAILS-GENERAL UTILITIES & EROSION CONTROL
C-8	DETAILS-SANITARY & STANDARD NOTES & SPECS
C-9	DETAILS-WATER MAIN & ACCESSIBLE RAMPS
C-10	DETAILS-ROADWAY AND TRAFFIC
C-11	IDOT HIGHWAY STANDARDS
C-12	IDOT HIGHWAY STANDARDS
C-13	DEMOLITION PLAN
C-14	DETAILS-ILLINOIS URBAN MANUAL AND GRADING DETAILS

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

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

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

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

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

REVISIONS

NO.	DATE	DESCRIPTION

DANIEL M. HAVLIN JR. 0062-039375 LICENSED PROFESSIONAL ENGINEER OF ILLINOIS
Daniel M. Havlin
7-17-24
LIC. EXP. 11-30-25

PREPARED BY
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695
LICENSE EXPIRES 4-30-25
675 N. NORTH COURT
PALATINE, ILLINOIS 60067
(847) 520-8410
JULY 17, 2024

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

NOTE "U":
RESTORE DISTURBED AREAS OF IL 176 RIGHT OF WAY WITH 4" TOPSOIL (MIN.), IDOT CLASS 2A SALT TOLERANT SEEDING AND EROSION CONTROL BLANKET.

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

NOTE "W":
EXISTING OVERHEAD BILLBOARD ON POLE TO BE REMOVED. GENERAL CONTRACTOR SHALL COORDINATE WORK WITH BILLBOARD OWNER.

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

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

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

NOTE "BB":
PROPOSED 194 LF DECORATIVE BLOCK RETAINING WALL. SEE SHEET C-3.

NOTE "CC":
INSTALL 184 LF 3' HIGH, 2-RAIL SPLIT RAIL WOOD FENCE.

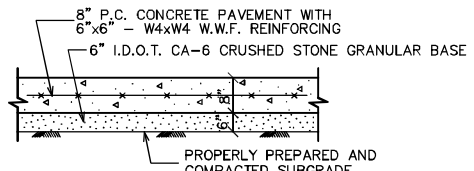
NOTE "DD":
EXISTING WOOD UTILITY POLE TO BE RELOCATED BY UTILITY COMPANY. GENERAL CONTRACTOR SHALL COORDINATE WORK WITH UTILITY COMPANY.

NOTE "EE":
PROPOSED 365 LF DECORATIVE BLOCK RETAINING WALL. SEE SHEET C-3.

NOTE "FF":
INSTALL 355 LF 3' HIGH, 2-RAIL SPLIT RAIL WOOD FENCE.

NOTE "GG":
MEDIAN AREA OF ISLAND SHALL BE RESTORED WITH 4" TOPSOIL (MIN.), IDOT CLASS 2A SALT TOLERANT SEEDING AND EROSION CONTROL BLANKET.

NOTE "HH":
PROPOSED 24"x30" R4-7 KEEP RIGHT SIGN, MOUNTED ON METAL POST.



CROSS-SECTION OF PROPOSED CONCRETE DRIVEWAY PAVEMENT IN IL ROUTE 176
N.T.S.

SPECIAL NOTE FOR WORK IN ILLINOIS ROUTE 176
The contractor shall at all times conduct his work in a manner as to minimize hazards to vehicular and pedestrian traffic. Traffic controls and work site protection shall be in accordance with the applicable requirements of Chapter 6 (Traffic Controls for Highway Construction and Maintenance Operations) of the Illinois Manual on Uniform Traffic Control Devices for Streets and Highways. All signs, barricades, flaggers, etc. required for traffic control shall be furnished by the contractor, and comply with all IDOT Standards and Requirements. See IDOT Highway Standards, sheets C-11 and C-12.

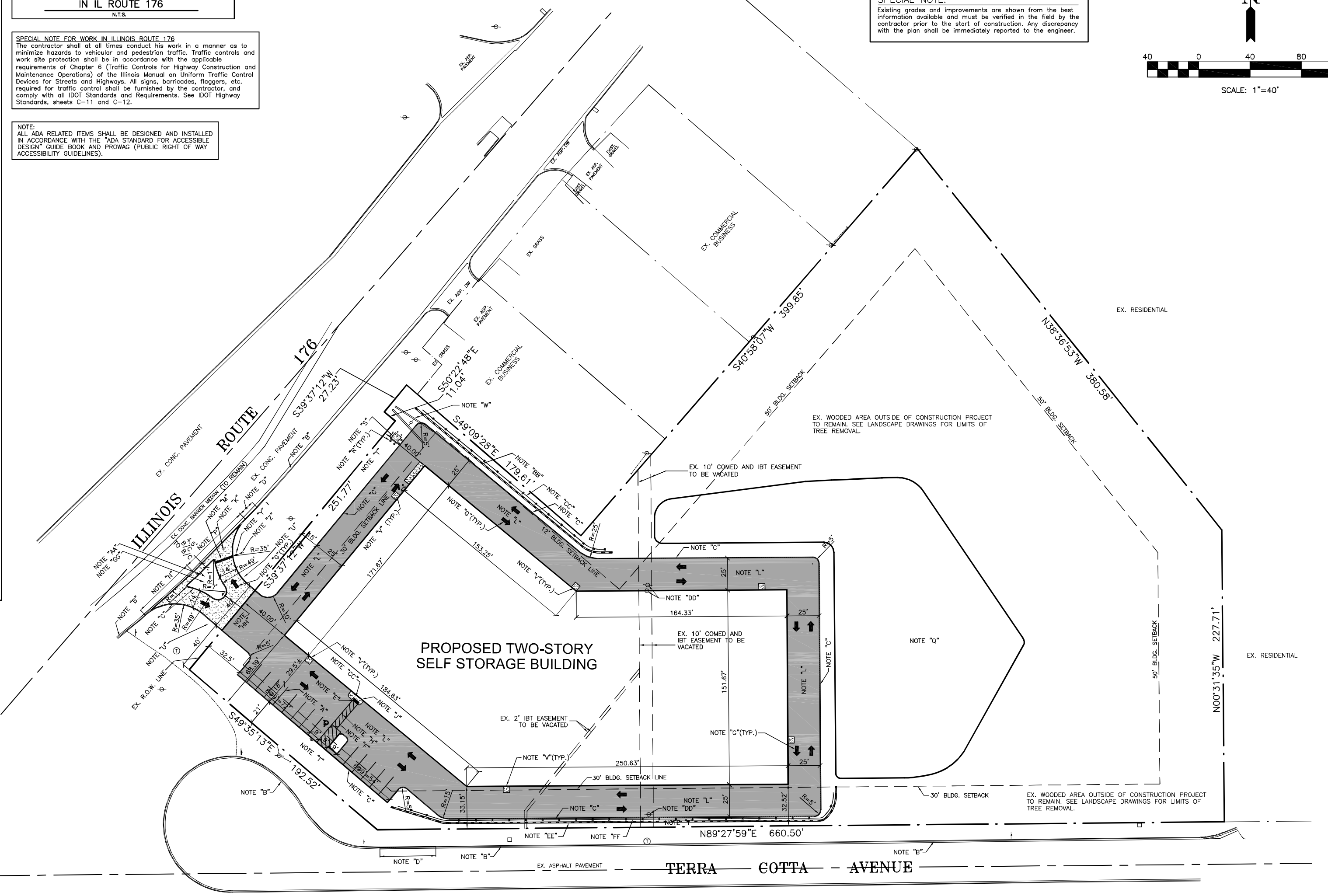
NOTE:
ALL ADA RELATED ITEMS SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE "ADA STANDARD FOR ACCESSIBLE DESIGN" GUIDE BOOK AND PROWAG (PUBLIC RIGHT OF WAY ACCESSIBILITY GUIDELINES).

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

SPECIAL NOTE:
Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.

N

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



PAVEMENT MARKING (STRIPING) FOR PARKING LOTS

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

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

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

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

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

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

PARKING PROVIDED

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

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-25

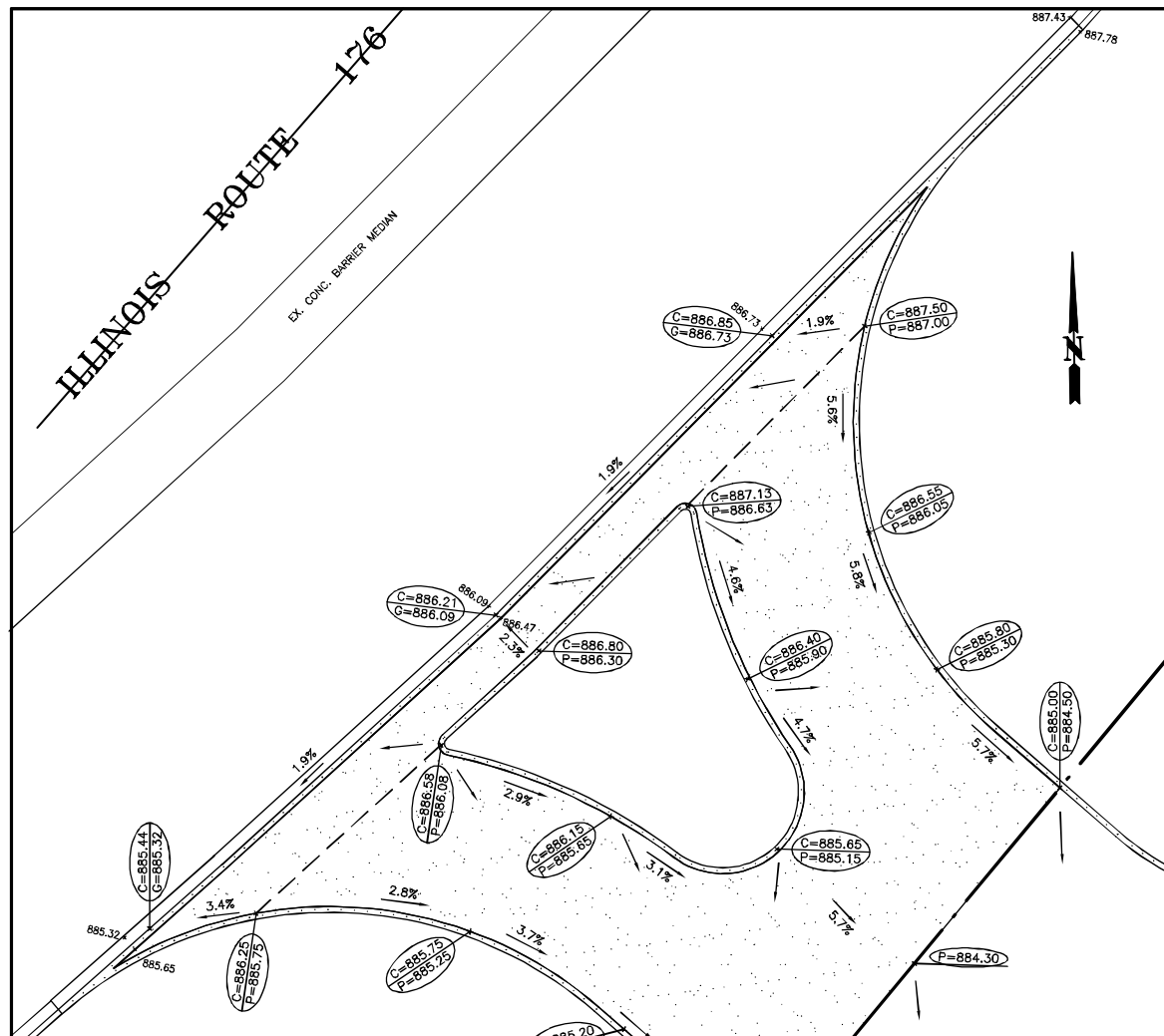
SITE PLAN
SELF STORAGE FACILITY
4504 TERRA COTTA AVENUE
CRYSTAL LAKE, ILLINOIS

NO.	DATE	DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 7-17-24
SCALE: 1"=40'

DRAWING NO.
C-2

JOB NO.
23-26



ROUTE 176 DRIVEWAY GRADING DETAIL

SCALE: 1"=10'

BENCHMARK:

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

GRADING NOTES

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

OPERATES 24 HOURS 365 DAYS

CALL JULIE 1-800-892-0123

WITH THE FOLLOWING:
COUNTY McHENRY
CITY-TOWNSHIP CRYSTAL LAKE
SEC. & 1/4 SEC. NO.# NE 1/4 34-44-8

48 HOURS BEFORE YOU DIG

EXCLUDING SAT., SUN. & HOLIDAYS

SPECIAL NOTE:

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SCALE: 1"=40'



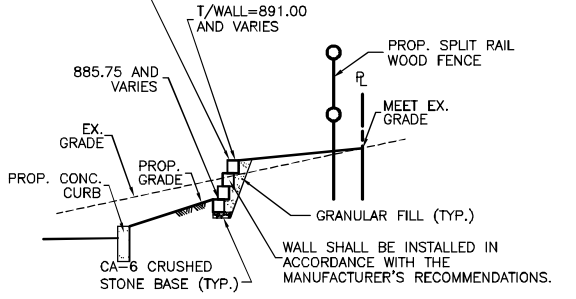
ALL SIDE SLOPES AND THE STORM WATER MANAGEMENT BASIN BOTTOM SHALL BE STABILIZED WITH EROSION CONTROL BLANKETS IN COMBINATION WITH SEEDING. THE CATCH BASIN FILTER FABRIC EROSION CONTROL DEVICE SHALL REMAIN IN PLACE UNTIL BASIN VEGETATION IS FULLY ESTABLISHED.

UNDERCUT PROPOSED BASIN BOTTOM BY 24" AND INSTALL 16" OF COMPACTED CLAY (90% MODIFIED PROCTOR COMPACTION) COVERED BY 8" OF TOPSOIL TO FINISHED GRADE. DETENTION BASIN SHALL BE SEEDED WITH AN IDOT TYPE 4B WETLAND GRASS AND SEDGE MIXTURE. SEE LANDSCAPE DRAWINGS FOR SEEDING AND PLANTING DETAILS. BOTTOM OF BASIN SHALL BE GRADED FLAT.

SECTION A-A

N.T.S.

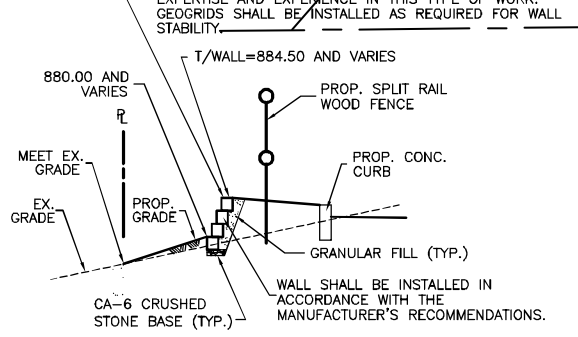
PROPOSED INTERLOCKING BLOCK RETAINING WALL SYSTEM, KEYSTONE, ALLAN BLOCK, OR EQUAL. WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND INSTALLED BY A LANDSCAPE CONTRACTOR WITH THE NECESSARY EXPERTISE AND EXPERIENCE IN THIS TYPE OF WORK. GEOGRIDS SHALL BE INSTALLED AS REQUIRED FOR WALL STABILITY.



SECTION B-B

N.T.S.

PROPOSED INTERLOCKING BLOCK RETAINING WALL SYSTEM, KEYSTONE, ALLAN BLOCK, OR EQUAL. WALL SHALL BE DESIGNED BY A STRUCTURAL ENGINEER AND INSTALLED BY A LANDSCAPE CONTRACTOR WITH THE NECESSARY EXPERTISE AND EXPERIENCE IN THIS TYPE OF WORK. GEOGRIDS SHALL BE INSTALLED AS REQUIRED FOR WALL STABILITY.



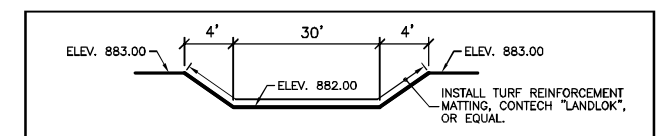
SECTION C-C

N.T.S.

NOTE "BBB"
INSTALL 50 S.F. OF 6"-8" DIAMETER COBBLESTONE RIP RAP, 16" THICK, (NO CRUSHED CONCRETE OR LIMESTONE) WITH APPROPRIATE NON-WOVEN GEOTEXTILE FABRIC ON THE BOTTOM AND SIDES OF THE STONE.

NOTE "CCC"
SEE FLARED END SECTION DETAIL ON SHEET C-6 FOR RIP RAP REQUIREMENTS AT FLARED END SECTION.

NOTE "DDD"
4' WIDE X 3' DEEP X 40' LONG TRENCH FILLED WITH 6"-8" DIAMETER WASHED ROCK TO DISSIPATE OUTFLOW FROM DETENTION BASIN. TOP OF TRENCH=TOP OF ROCK ELEVATION=876.50. LINE BOTTOM AND SIDES OF TRENCH WITH APPROPRIATE NON-WOVEN GEOTEXTILE FABRIC.



SECTION AT PROPOSED EMERGENCY STORMWATER BASIN OUTLET

N.T.S.

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS

NORTHWESTERN ENGINEERING CONSULTANTS, P.C.

675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410

ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-25

GRADING AND DRAINAGE PLAN
SELF STORAGE FACILITY
4504 TERRA COTTA AVENUE
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NO.	DATE	DESCRIPTION

DRAWN BY: KRL
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DRAWING NO.
C-3

JOB NO.
23-26

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UTILITY NOTES

1. REMOVE PLUG AND MAKE CONNECTION TO EXISTING 10" WATER MAIN STUB IN ACCORDANCE WITH CITY OF CRYSTAL LAKE REQUIREMENTS.
2. 15 LF 10" DUCTILE IRON WATER MAIN CLASS 52.
3. 10"x10"x10" DUCTILE IRON CL 52 TEE
4. 25 LF 10" DUCTILE IRON WATER MAIN CL 52 ON NORTH SIDE OF TEE.
5. PLUG AND BLOCK
6. 284 LF 10" DUCTILE IRON WATER MAIN CL 52 ON SOUTH SIDE OF TEE.
7. 10"x8"x10" DUCTILE IRON CL 52 TEE
8. 53 LF 8" DUCTILE IRON WATER MAIN CL 52
9. 8" VALVE AND BOX
10. 10"x6"x10" DUCTILE IRON CL 52 TEE
11. FIRE HYDRANT #2-GRADE RING=888.50
12. REMOVE PLUG AND MAKE CONNECTION TO EXISTING 10" SANITARY SEWER PIPE. EXISTING INV=876.25 (CONTRACTOR TO VERIFY)*. *PRIOR TO ANY OTHER ONSITE OR OFFSITE UTILITY WORK, CONTRACTOR SHALL VERIFY INVERT ELEVATION AT END OF EXISTING 10" SANITARY SEWER PIPE. ENGINEER SHALL BE NOTIFIED IMMEDIATELY OF ANY DISCREPANCY.
13. 10 LF 10" PVC SDR 26 SAN. SEWER S=1.00%
14. 297 LF 8" PVC SDR 26 SAN. SEWER S=0.50%
15. 74 LF 6" PVC SDR 26 SAN. SEWER S=1.00%
16. SAW CUT, REMOVE AND REPLACE IN KIND EXISTING ASPHALT PAVEMENT AS REQUIRED TO INSTALL UTILITY LINE.
17. EXISTING OFFSITE GRASS AREAS DISTURBED BY THE SEWER AND WATER MAIN CONSTUCTION SHALL BE RESTORED WITH 6" TOPSOIL (MIN.) AND IDOT CL 1 SEEDING.
18. GAS SERVICE SIZED AND ROUTED BY NICOR.
19. ELECTRIC SERVICE SIZED AND ROUTED BY COM ED.
20. 96 LF 12" RCP C76 CL IV STORM SEWER S=0.30%
21. 32 LF 12" RCP C76 CL IV STORM SEWER S=0.30%
22. 100 LF 15" RCP C76 CL IV STORM SEWER S=0.50%
23. 48 LF 15" RCP C76 CL IV STORM SEWER S=0.80%
24. 52 LF 15" RCP C76 CL IV STORM SEWER S=0.80%
25. 45 LF 15" RCP C76 CL IV STORM SEWER S=1.56%
26. 100 LF 12" RCP C76 CL IV STORM SEWER S=0.30%
27. 50 LF 12" RCP C76 CL IV STORM SEWER S=0.50%
28. 115 LF 15" RCP C76 CL IV STORM SEWER S=0.80%
29. 100 LF 15" RCP C76 CL IV STORM SEWER S=0.50%
30. 121 LF 15" RCP C76 CL IV STORM SEWER S=0.60%
31. 54 LF 15" RCP C76 CL IV STORM SEWER S=1.20%
32. 24 LF 12" RCP C76 CL IV STORM SEWER S=1.17%
33. 55 LF 12" PVC SDR 26 STORM SEWER S=2.00% CONNECTED TO DOWNSPOUT
34. 21 LF 12" PVC SDR 26 STORM SEWER S=3.00% CONNECTED TO DOWNSPOUT
35. 55 LF 12" PVC SDR 26 STORM SEWER S=2.00% CONNECTED TO DOWNSPOUT
36. 28 LF 15" RCP C76 CL IV STORM SEWER S=5.57%
37. SHEET AND BRACE EXISTING WOOD POLE AS REQUIRED TO INSTALL NEW UTILITY LINES
38. BOTTOM 10" WM=889.60. TOP 8" SAN=878.55
39. 15" RCP END SECTION #15 INV=878.36
40. INSTALL NEW OIL/DEBRIS HOOD BMP, INC. MODEL 18R SNOUT OR EQUAL, IN OUTLET PIPE OF NEW CATCH BASIN. MOUNT SNOUT USING BMP, INC. CONCRETE STRUCTURE INSTALLATION KIT FOR 18R SNOUT. CATCH BASIN TO HAVE 48" DEEP SUMP. SEE DETAIL, SHEET C-7.
41. SEE SPECIAL NOTE ON THIS SHEET RELATIVE TO ACCESS TO THE EXISTING COMMERCIAL BUSINESSES WHOSE FRONTAGE WILL BE CROSSED BY THE PROPOSED WATER MAIN AND SANITARY SEWER EXTENSIONS.
42. 12" RCP END SECTION #16 INV=878.72
43. INV 12" STORM=881.07. TOP 6" SAN=880.28.
44. INV 12" STORM=880.98. TOP 8" WM=878.25.
45. FIRE HYDRANT #1-GRADE RING=894.00
46. EXTERIOR CLEAN OUT-SEE DETAIL, SHEET C-8.
47. INSTALL 3 LF 8" PVC SDR 26 SANITARY SEWER STUB S=1.00% TO NORTHEAST OF MANHOLE. PLUG AND BLOCK.
48. 15" RCP END SECTION #17 INV=877.44
49. 15" RCP END SECTION #18 INV=877.37
50. 12" RCP END SECTION #19 INV=877.00
51. 17 LF 12" RCP C76 CL IV STORM SEWER S=0.70%
52. 21 LF 12" RCP C76 CL IV STORM SEWER S=0.62%
53. 12" RCP END SECTION #21 INV=876.75

SPECIAL NOTE FOR ACCESS TO COMMERCIAL BUSINESSES

Prior to the commencement of construction, the contractor shall meet with the owners/tenants of the two commercial businesses whose frontage will be crossed by the water main and sanitary sewer extensions to discuss the construction schedule for the project. The existing commercial businesses shall remain in full operation and open to employees and customers at all times during the course of this project. Work shall be scheduled and performed so as not to interrupt the operation of the commercial businesses. The contractor shall provide and maintain barricades, warning devices, flaggers, etc. as required to insure safe passage for vehicular and pedestrian traffic to and from the commercial businesses. The contractor shall so conduct and stage his work such that there is always an adequate parking area available. The existing parking areas and walkways shall remain free from mud, dirt, debris and contractor's stored materials at all times during construction, except for those areas shown on the plans as being removed and replaced. Saw cutting, removal and replacement of pavement shall be conducted so as to minimize inconvenience to vehicles and pedestrians, and shall allow safe access to entrances at all times. The contractor shall use only rubber tired equipment on and over those areas of existing pavement to remain, and shall remove and replace in kind any sections of existing pavement shown to remain that are damaged by his operations at no additional cost. Restoration of all disturbed areas shall be to equal or better condition as now existing.

NOTE: ALL STORM STRUCTURES SHALL HAVE NEENAH R-2502-D, OR EQUAL, CAST IRON FRAMES AND GRATES.

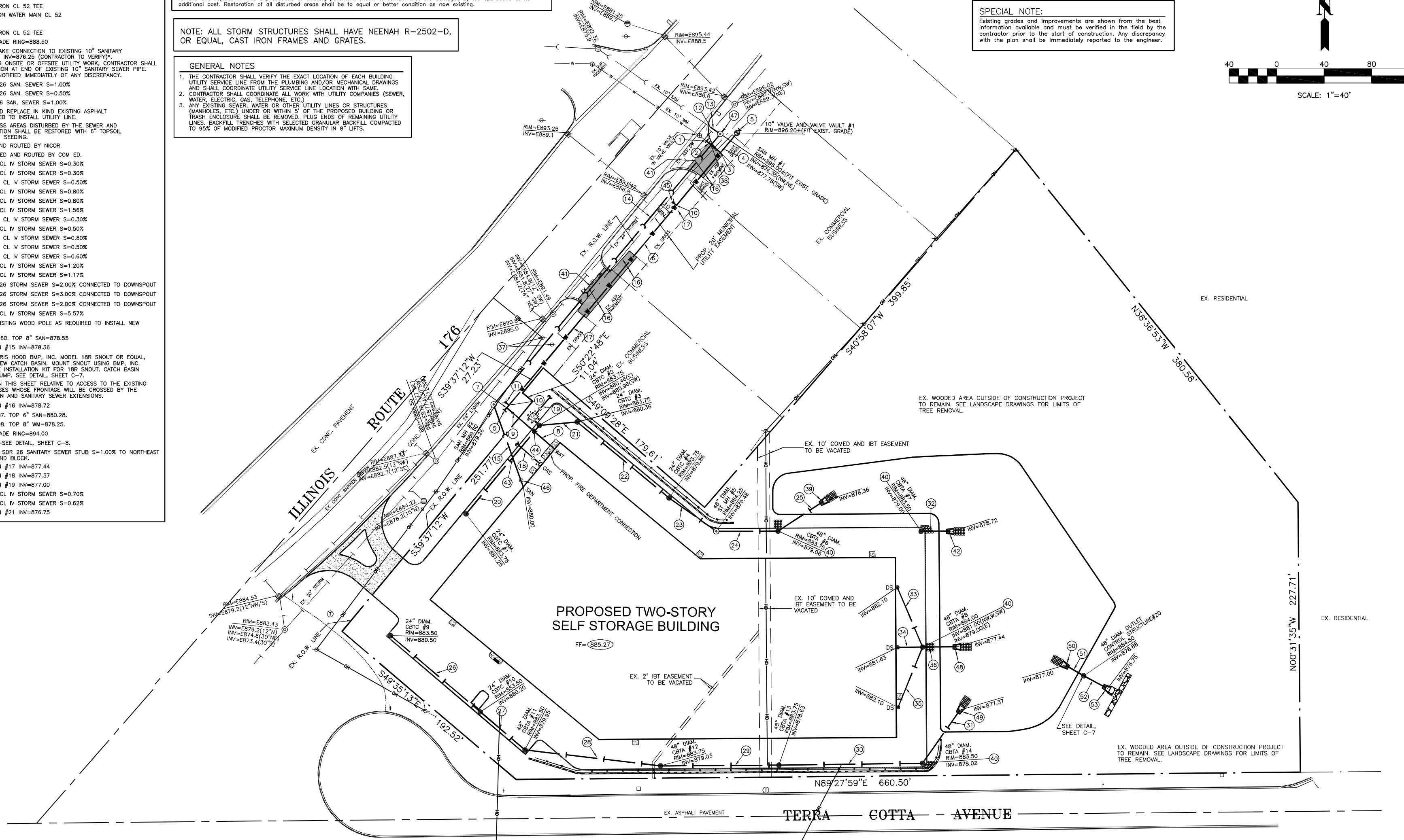
GENERAL NOTES

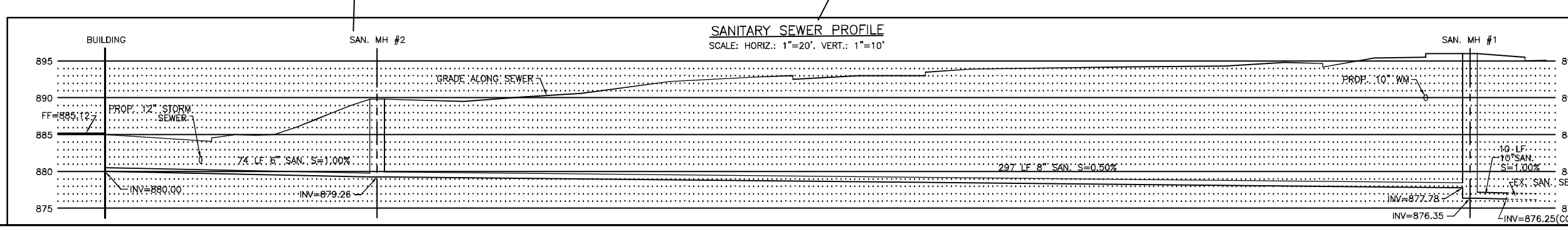
1. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF EACH BUILDING UTILITY SERVICE LINE FROM THE PLUMBING AND/OR MECHANICAL DRAWINGS AND SHALL COORDINATE UTILITY SERVICE LINE LOCATION WITH SAME.
2. CONTRACTOR SHALL COORDINATE ALL WORK WITH UTILITY COMPANIES (SEWER, WATER, ELECTRIC, GAS, TELEPHONE, ETC.)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

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

SPECIAL NOTE:

Existing grades and improvements are shown from the best information available and must be verified in the field by the contractor prior to the start of construction. Any discrepancy with the plan shall be immediately reported to the engineer.





NOTE:

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

SPECIAL NOTE

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

CIVIL ENGINEERS SITE PLANNERS LAND SURVEYORS
NORTHWESTERN ENGINEERING CONSULTANTS, P.C.
675 N. NORTH COURT PALATINE, ILLINOIS 60067 (847) 520-8410
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002695 EXP. 4-30-25

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

NO.	DATE	DESCRIPTION

DRAWN BY: KRL
CHECKED BY: DMH
DATE: 7-17-24
SCALE: 1"=40'

DRAWING NO.
C-4

JOB NO.
23-26

PLANT SUMMARY

	Required	Provided
Perimeter: P-Lots @ ROW *(154 L.F. along parking spaces)*		
Total Trees	4	5
Total Shrubs	40	60
Foundation Landscape		
Planting Area *(5' wide)*	Yes	No
Buffer Landscape *(adjacent to residential on East)*	Yes	Extg. Woodland to remain
South Boundary *(803 L.F.)*:		
Planting Area *(50' wide)*	Yes	No / Yes
Total Trees - Canopy	16	51*
Total Trees - Ornamental	48	0
Total Trees - Evergreen	32	4
Shrubs	193	49 + 48 grasses + **
East Boundary *(608 L.F.)*:		
Planting Area *(50' wide)*	Yes	Yes
Total Trees - Canopy	12	16+***
Total Trees - Ornamental	36	0+***
Total Trees - Evergreen	24	0+***
Shrubs	146	0+***

*Total includes (51) existing trees.

**Existing scrub underbrush to remain undisturbed.

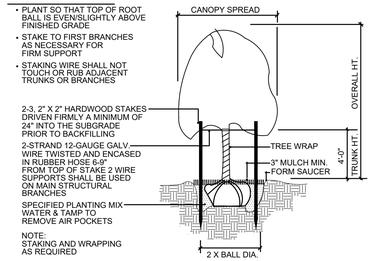
***Existing scrub woodland to remain undisturbed (some areas not inventoried b/c they are outside of the construction limits, so total existing trees unknown).

PLANT & MATERIALS LIST

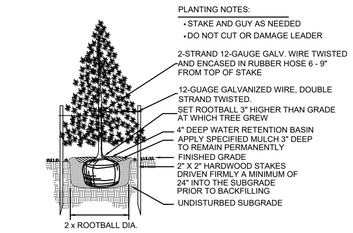
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME	DIVERSITY
Shade Trees					
AS	1	2.5" caliper	Acer saccharum	Sugar Maple	4.00%
CO	2	2.5" caliper	Celtis occidentalis	Hackberry	8.00%
GTI	3	2.5" caliper	Gleditsia triacanthos var. inermis	Thornless Common Honeylocust	12.00%
TSS	3	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden	12.00%
Ornamental/Understory Trees					
AC	3	8' high	Amelanchier canadensis	Shadblow Serviceberry	12.00%
CM	3	2.5" caliper	Cornus mas	Cornelian Cherry	12.00%
HV	4	8' high	Hamamelis vernalis	Vernal Witchhazel	16.00%
VP	3	8' high	Viburnum prunifolium	Blackhaw Viburnum	12.00%
Evergreen Trees					
PGD	3	6' high	Picea glauca 'Densata'	Black Hills Spruce	12.00%
Evergreen Shrubs					
JCSG	32	3 Gal./24"	Juniperus chinensis 'Sea Green'	Sea Green Juniper	12.60%
TCGW	17	24" wide	Taxus cuspidata 'Green Wave'	Green Wave Japanese Yew	6.69%
Medium - Large Deciduous Shrubs					
CSI	15	36" high	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood	5.91%
HPLL	8	36" high	Hydrangea paniculata 'Little Lime'	Little Lime Panicle Hydrangea	3.15%
SMP	21	36" high	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	8.27%
SXP	17	36" high	Syringa x 'Penda'	Bloomerang Lilac	6.69%
VC	27	36" high	Viburnum carlesii	Koreanspice Viburnum	10.63%
Small Deciduous Shrubs					
ALSM	47	5 Gal./24"	Aronia melanocarpa 'UCONNAM165'	Low Scape Mound Black Chokeberry	18.50%
RGL	70	5 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac	27.56%
Ornamental Grasses					
CKF3	48	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	-
PAH3	13	3 Gal.	Pennisetum alopecuroides 'Hameln'	Hamlen Dwarf Fountain Grass	-
Perennials					
AXB	30	1 Gal.	Amsonia x 'Blue Ice'	Blue Ice Blue Star	-
HHR	30	1 Gal.	Hemerocallis x 'Happy Returns'	Happy Returns Daylily	-
NBW	32	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint	-
SMH	30	1 Gal.	Stachys monieri 'Hummelo'	Hummelo Lamb's Ear	-
Materials					
-	536	L.F.	-	Split Rail Fence	-
-	5	C.Y.	*(760 S.F. @ 2" depth)*	River Rock	-
-	13	C.Y.	-	Soil Amendments	-
-	36	C.Y.	-	Shredded Hardwood Mulch	-
-	825	S.F.	-	Kentucky Bluegrass Blend Sod	-
-	14,000	S.F.	-	Kentucky Bluegrass Blend Seed & Blanket	-
-	TBD	S.F.	-	Restoration: Turf Seed & Blanket	-
-	31,800	S.F.	-	Detention Area Treatment *(natives/turf)*	-

NOTE! REFER TO SHEET L0.2 FOR PLANT SYMBOLS KEY.

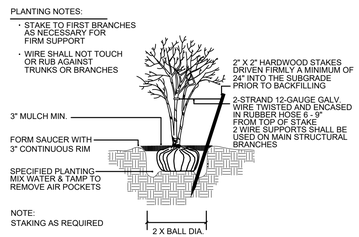
PLANTING DETAILS



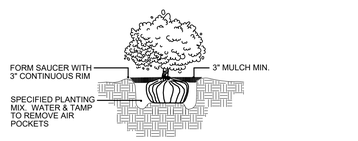
TREE PLANTING & STAKING
NOT TO SCALE



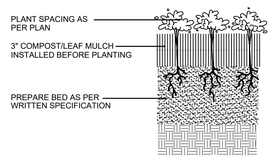
EVERGREEN TREE PLANTING
NOT TO SCALE



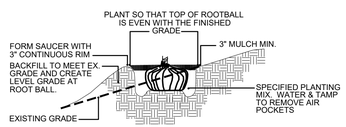
MULTI-TRUNK TREE STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE



HILLSIDE PLANTING
NOT TO SCALE

NOTES - GENERAL LANDSCAPE

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

PROJECT TEAM

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

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NORTHWESTERN ENGINEERING CONSULTANTS
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PALATINE, IL 60067
TEL (847) 520-8410

CONTACT: DAN HAVLIR

ARBORIST:
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TEL (414) 517-1695

CONTACT: PETE SORENSEN

ECOLOGIST:
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P.O. BOX 26
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LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
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LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181

CONTACT: SHARON DICKSON / JEFF TORRENS

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(224) 241 8181

CLIENT NAME AND ADDRESS

DESIGN BUILD STORAGE, LLC
BARRINGTON, IL

PLAN DATE

SEPTEMBER 21, 2023

REVISIONS

1.	12/6/23 PER CITY COMMENTS
2.	6/20/24 PER CITY COMMENTS (ARCH & SITE PLAN REVISIONS)
3.	8/06/24 BASIN GRADING
4.	8/20/24 PER CITY COMMENTS (ADDITIONAL LANDSCAPING)
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PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY
4504 TERRA COTTA AVENUE
CRYSTAL LAKE, IL

TREE PRESERVATION / REMOVAL & LANDSCAPE PLANS - COVER

SHEET NUMBER

L0.1

PLANT SYMBOLS KEY

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

EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS

SHADE / CANOPY TREES, 2.5"+ CALIPER

ORNAMENTAL TREES, 8'-10'+ TALL

EVERGREEN TREES, 6'-10'+ TALL

LARGE, DECIDUOUS SHRUBS, 36"-48" TALL

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL

SMALL, EVERGREEN SHRUBS, 24" TALL/WIDE

LARGE, ORNAMENTAL GRASS, 3 GALLON

SMALL ORNAMENTAL GRASS, 1 GALLON

PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON

KEY: TREE CONDITION RATING

Condition Rating Scale:

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

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

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

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

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

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

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

NOTES - TREE PRESERVATION

1. TREE PRESERVATION:

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

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

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

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

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

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

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

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

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

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

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

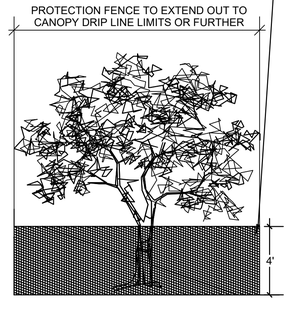
   L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

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

   N. ALL OFF-SITE TREES SHALL BE PRESERVED.

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

DETAIL: TREE PROTECTION FENCE



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

FENCE IS FOR PROTECTION OF ZOOT ZONES.

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

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

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

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

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

CLIENT NAME AND ADDRESS

DESIGN BUILD STORAGE, LLC
BARRINGTON, IL

PLAN DATE

SEPTEMBER 21, 2023

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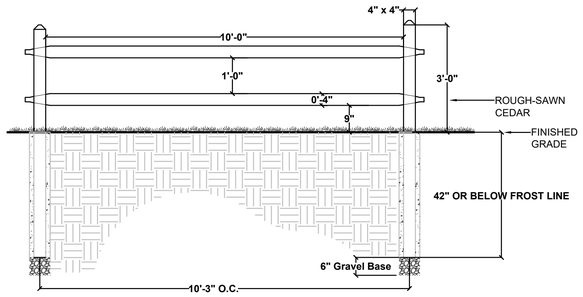
PROJECT NAME AND SHEET TITLE

SELF STORAGE FACILITY
4504 TERRA COTTA AVENUE
CRYSTAL LAKE, IL

TREE PRESERVATION / REMOVAL PLAN: NOTES & DETAILS

SHEET NUMBER

L0.2



FENCE DETAIL: SPLIT-RAIL, 3' HIGH

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

NORTH

LANDSCAPE PLAN

SCALE: 1" = 40'-0"

0 20' 40' 80'

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(224) 241 8181

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PROJECT NAME AND SHEET TITLE

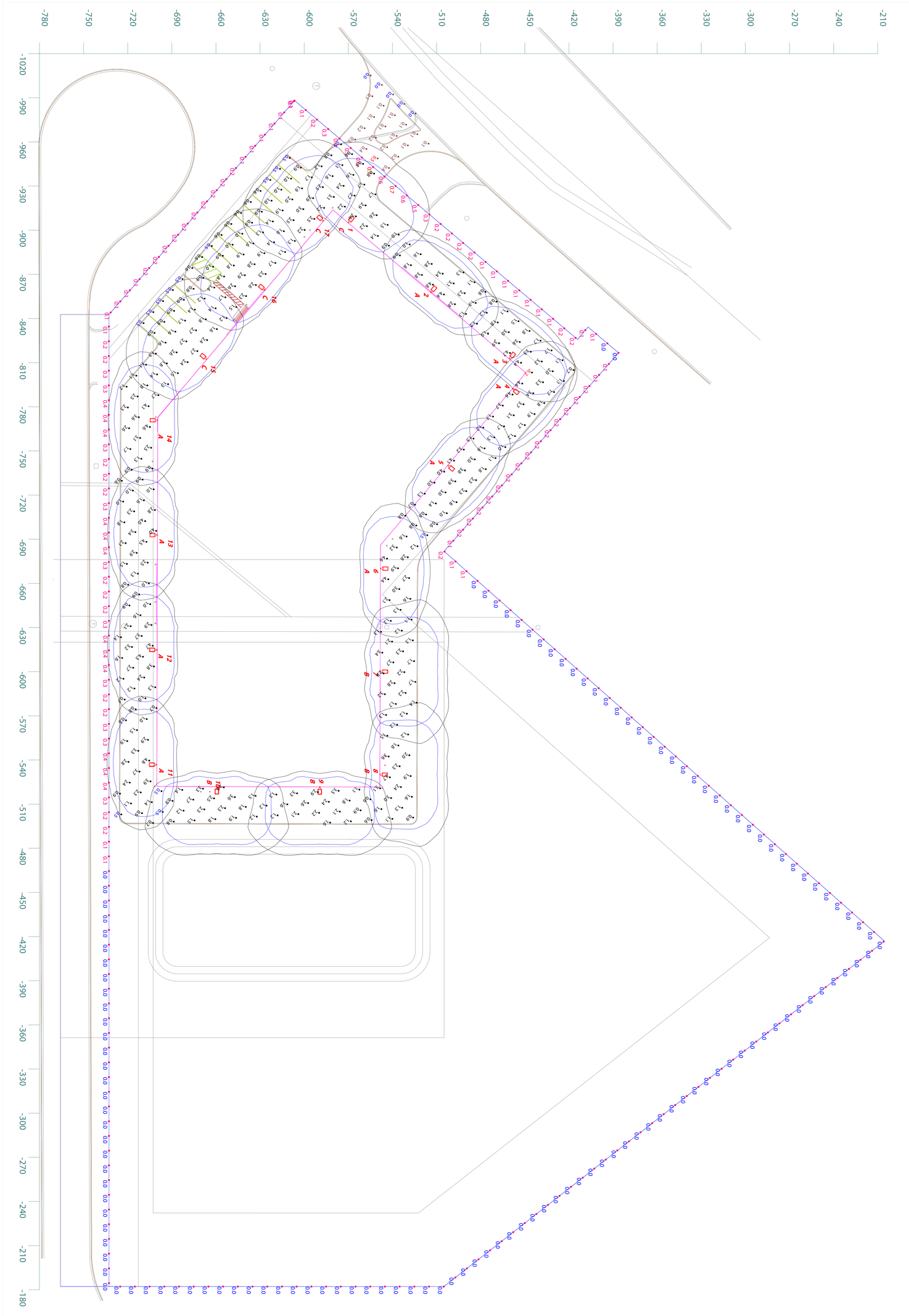
SELF STORAGE FACILITY
4504 TERRA COTTA AVENUE
CRYSTAL LAKE, IL

LANDSCAPE PLAN

SHEET NUMBER

L2.0

Scale: 1 inch= 30 Ft.



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Prepared For:
Casey Electric Sales, Inc.
1001 Industrial Drive
Bensenville, IL 60106
Tel: 630-860-3600

Job Name:
Crystal Lake Storage
Crystal Lake, IL

Lighting Layout
Version A

Scale: as noted	PROJECT # 232588
Date:6/4/2024	CASE # 01360511
Filename: Crystal Lake Self-Storage 01360511.AGI	
Drawn By:Donald G. Andrews	

Filename: Z:\Job Files\Casey Electric Sales\Idlewood Electric\Highland Park 101207\Crystal Lake Self-Storage\Working Files\AGI\Crystal Lake Self-Storage 01360511.AGI

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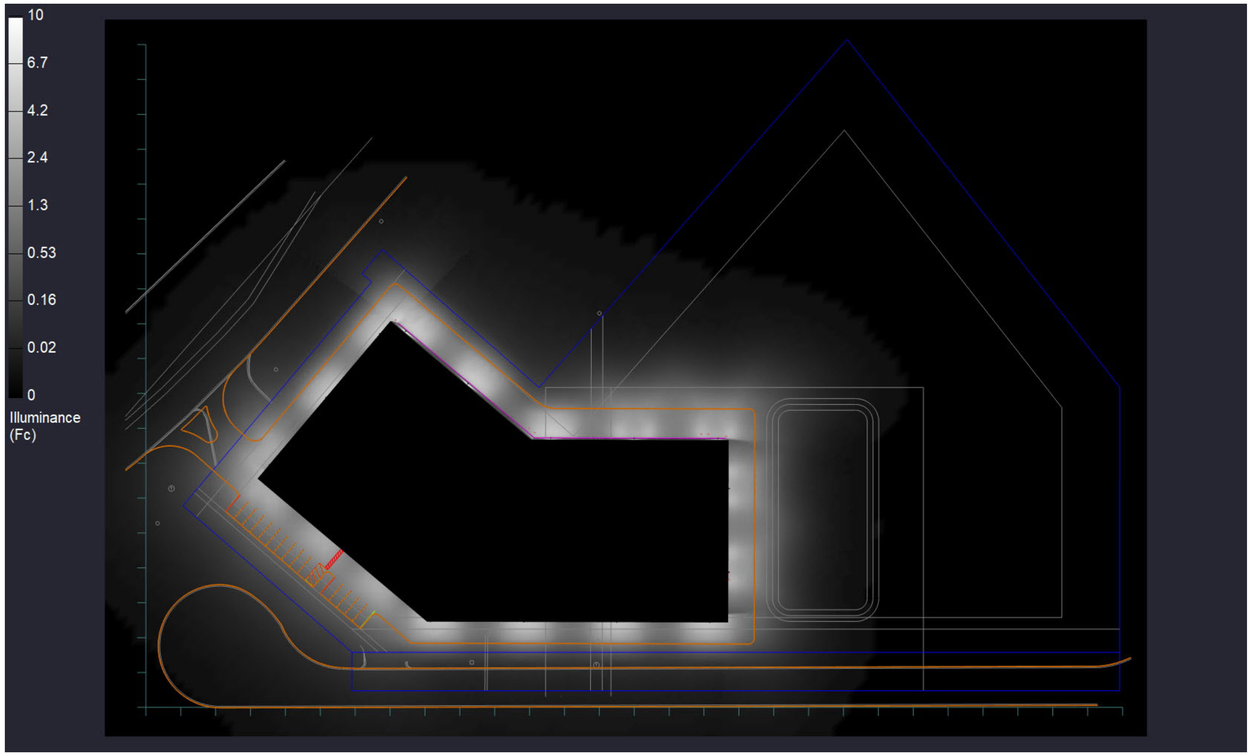
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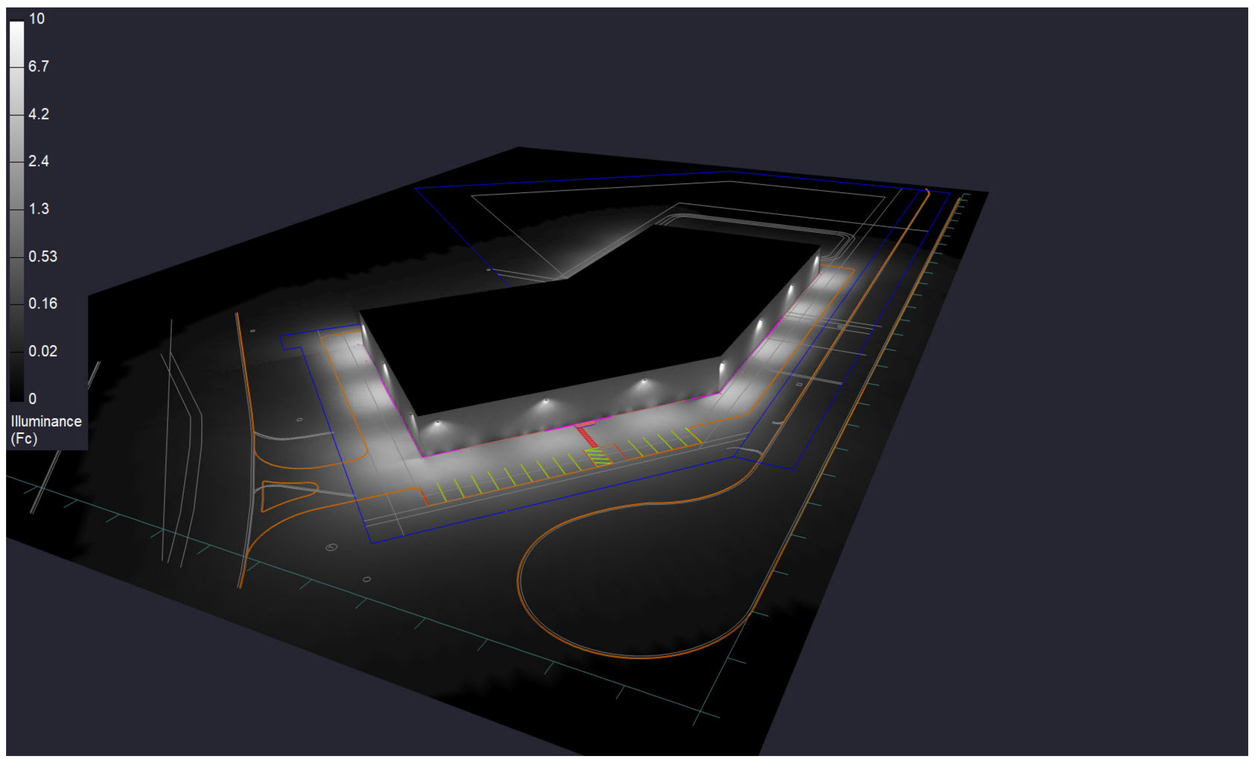
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PLOT TO 24"X36"PAGE

PLOT TO 24"X36"PAGE



RenderViewpoint_1



RenderViewpoint_2

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Scale: as noted	PROJECT # 232588
Date:6/4/2024	CASE # 01360511
Filename: Crystal Lake Self-Storage 01360511.AGI	
Drawn By:Donald G. Andrews	

Job Name:
Crystal Lake Storage
Crystal Lake, IL

Lighting Layout
Version A

Prepared For:
Casey Electric Sales, Inc.
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Bensenville, IL 60106
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Filename: Z:\Job Files\Casey Electric Sales\Idlewood Electric\Highland Park 101207\Crystal Lake Self-Storage\Working Files\AGI\Crystal Lake Self-Storage 01360511.AGI

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PLOT TO 24"X36"PAGE

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Prepared For:
Casey Electric Sales, Inc.
1001 Industrial Drive
Bensenville, IL 60106
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Job Name:
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Crystal Lake, IL

Lighting Layout
Version A

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