#2025-09
Water's Edge – Final Planned Unit Development Amendment & Plat of Subdivision
Project Review for Planning and Zoning Commission

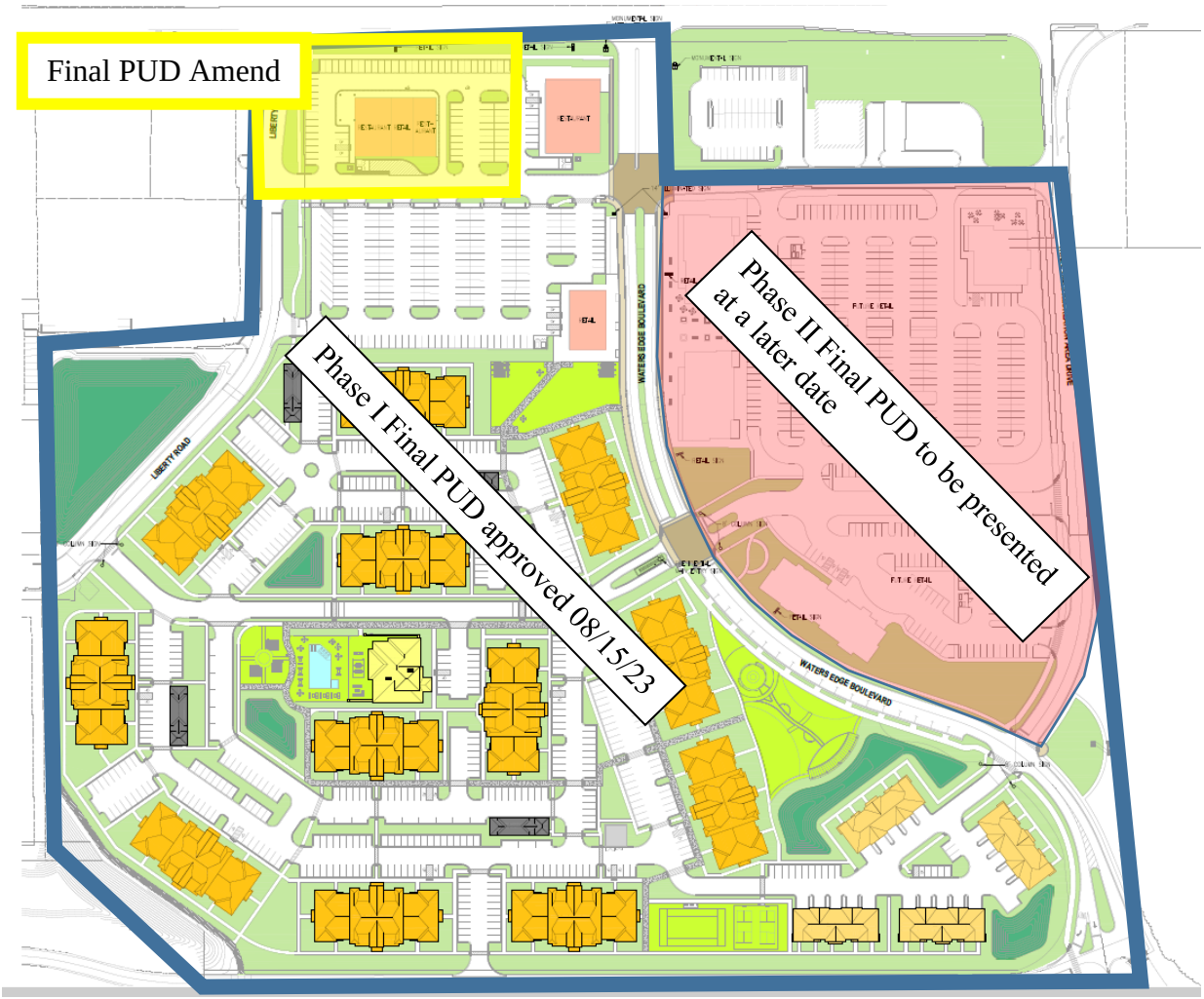
Meeting Date:	February 19, 2025
Request:	Final Planned Unit Development Amendment and Final Plat of Subdivision for a portion of the Water's Edge development.
Location:	5689 Northwest Highway
Zoning:	B-4 Mixed-Use Business PUD
Surrounding Properties:	North: B-2 – General Commercial PUD South: Manufacturing (Three Oaks Recreation Area) East: Manufacturing (Three Oaks Recreation Area) West: B-2 – General Commercial PUD
Staff Contact:	Kathryn Cowlin (815.356.3605)

Background:

- Preliminary Planned Unit Development and plat of subdivision were approved July 19, 2022 for the Water's Edge mixed-use development.
- Final PUD and plat of subdivision were approved August 15, 2023 for the west side of the boulevard which included the first phase of the commercial, 240 apartment units and 20 rental townhomes.
- Construction has commenced on the portion of the development that has received final zoning approvals. Currently, the site preparation, public infrastructure, apartment buildings and townhomes are underway.
- Following the zoning approvals for Phase 1 the development team began marketing the commercial spaces. The front commercial building has drawn interest and has three tenants reviewing final leases.

Request:

- Final Planned Unit Development Amendment and Final Plat of Re-Subdivision.
- Slight changes to the site plan are being requested and a resubdivision of the three commercial lots to make four lots.



Development Analysis:

ZONING/ LAND USES:

- The properties are all within the Three Oaks Recreation Area PUD Overlay District. Development should include features and amenities that complement the district's recreation and pedestrian-friendly character such as bike racks, sidewalks, and outdoor seating areas.
- The property was rezoned to B-4 Mixed-Use Business PUD in order to comply with the area's character, meet the standards of the Three Oaks Recreation Area PUD Overlay District and to permit the development described within the request.
- The B-4 Mixed-Use Business District is characterized by a town-center feel with a variety of uses, including hotels and convention centers, recreation and entertainment uses, transportation stops, high-density residential, and commercial and service uses.
- The project proposal remains consistent with the August 15, 2023 Final PUD plans in regards to land uses.

PROPOSED AMENDMENT:

- The petitioner is proposing to lengthen the building and add parking in the front along the building. Previously parking was only along the perimeter of the site.
- The previously approved pick-up window and drive lane has not changed.
- Outdoor seating is provided for the two restaurant tenants.
- The project is being phased due to an existing tenant in the rear building. The proposed building will be constructed and parking is provided as shown.
- It is anticipated that in the spring the developer will come before the PZC and City Council for a PUD Amendment for the new rear commercial building and followed by the sit-down restaurant adjacent to the proposed building.

LANDSCAPING:

- The amended landscape plan illustrates the required trees from the August 15, 2023 Final PUD approval.

ARCHITECTURE:

- A commercial pattern book has been established with the July 19, 2022 Preliminary PUD approval that outlines requirements for building materials and building articulation to complement Three Oaks Recreational Area and the residential area.
- The petitioner has proposed to utilize building materials that would complement the buildings within the development and Three Oaks Recreation Area. The materials include stone, brick and fiber cement siding. The natural building materials would be high quality materials and create an overarching unified look with individual treatments amongst the varying land uses.

FINAL PLAT OF RESUBDIVISION:

- The Water's Edge Plat of Subdivision had three commercial lots for west side of Water's Edge Boulevard.
- In order to accomondate the phasing plan, the commercial area is being replatted to have four lots.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Land Use Plan designates the subject property as Mixed-Use and encourages mixed-use developments that allow people to live, work and play in the same area, as well as support the transfer of goods and services between businesses and limit the number of traffic trips generated.

7.3 Three Oaks Recreation Area and surrounding properties
Goal: Maintain Three Oaks Recreation Area as a premier recreation asset and as focal point for appropriate redevelopment along the Route 14 and Main Street corridors.

Supporting Actions: Encourage a variety of uses that can be self-sustaining and that attract people from and to the Three Oaks Recreation Area.

Success Indicators: Redevelopment of Crystal Court.

Findings of Fact:

FINAL PLAT OF SUBDIVISION
The petitioner is requesting a Final Plat of Subdivision for Water's Edge First Resubdivision. The subdivision is a reconfiguration of three commercial lots to four commercial lots.

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT
The petitioner is requesting approval of a Final Planned Unit Development Amendment to allow changes to the site plan. 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*

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 (Core Waters Edge Retail, LLC and Water's Edge Commercial, LLC, dated 01/21/2025)
   B. Final Plat of Subdivision (Manhard Consulting, dated 11/01/2024)
   C. Site Plan NWC Retail (Manhard Consulting, dated 02/04/2025)
   D. Final Landscape Plan NWC Retail (Manhard Consulting, dated 01/15/2025)
   E. Elevations (PFDA Architects, Inc. dated 02/07/2025)

2. Work with city staff on final plantings on the revised landscape plan.

3. Provide a brick knee wall for the center unit.

4. Ensure the Commercial Area Design Standards below are met:
   A. Stone/brick must make up 70% of the exterior building material. Stone materials must be complementary to the cinder limestone stone or glacier gray brick of the residential area.
   B. Wood tone material must make up 20% of the exterior building material.
   C. Window glazing must make up at least 10% of the exterior building material.
   D. Window and storefront window trim must be a dark color in the commercial area.

5. Work with city staff to finalize easement locations on the plat of resubdivision.

6. Photometric:
   A. Work with staff on a final layout of the light fixtures.
   B. The commercial area, including parking lots, will utilize the same decorative light standard as the boulevard lighting.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, and Fire Rescue Departments.

PIQ

5689 Northwest Hwy



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: _____

Action Requested

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

Petitioner Information

Name: Core Waters Edge Retail, LLC

Address: 10 Parkway North Ste. 120

Deerfield, IL 60015

Phone: 312-881-6491

Fax: _____

E-mail: afirsel@coreacq.com

Owner Information (if different)

Name: Water's Edge Commercial, LLC

Address: 1535 N. Elston Ave.

Chicago, IL 60642

Phone: 847-951-4200

Fax: _____

E-mail: tgrogan@hrep.com

Property Information

Project Description: The retail outparcel development for the first phase at Water's Edge commerical. Petitioner is proposing a three tenant retail development that includes a pick-up window. Core is working with a sit-down breakfast/brunch restaurant, an national ocular company, and a quick service restaurant. Additionally, Core is proposing a second three-tenant strip on the two be subdivided Lot 4.

Project Address/Location: The currently subdivided three outparcels at the southwest corner of Route 14 and Water's Edge Blvd. The future addresses to be determined.

PIN Number(s): 19-09-127-001; 19-09-127-002; 19-09-127-003

Development Team

Please include address, phone, fax and e-mail

Developer: Core Waters Edge Retail, LLC, or an affiliated entity

Architect: PFDA Architects

Attorney: Firsel Ross Gussis & Alexander

Engineer: Manhard Consulting

Landscape Architect: Manhard Consulting

Planner: Manhard Consulting

Surveyor: Manhard Consulting

Other:

Signatures

Manager 01/20/25

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.

Tim Grogan 1/21/25

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.

NORTHWEST HERALD

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Crystal Lake, IL

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Notice Keywords:

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Friday, January 31, 2025

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 Water's Edge Commercial, and Core Water's Edge Retail 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 Water's Edge Commercial, LLC and Core Water's Edge Retail, LLC, for a Final Planned Unit Development Amendment and Plat of Subdivision, relating to lots 2, 3 and 4 of the Water's Edge Subdivision, commonly known as 5681 and 5689 Northwest Highway and 593 Water's Edge Boulevard, Crystal Lake, Illinois 60014. PINs: 19-09-127-001, 19-09-127-002 and 19-09-127-003. This application is filed for the purpose of seeking a Final Planned Unit Development Amendment and Final Plat of Subdivision approval allowing changes to the approved site plan and revised plat of subdivision for the commercial lots and any other variations as necessary to approve the plans as presented, pursuant to Article 1, Article 3, Article 4, Article 5 and Article 9. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall. A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday February 19, 2025 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 January 31, 2025) 2223002

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NORTHWEST HIGHWAY (ROUTE 14)

LIBERTY ROAD

ONLY

199+00

198+00

197+00

196+00

PT 196+23.62

500+00

501+00

502+00

503+00

504+00

505+00

PT 505+12.70

99+00

98+00

97+00

96+00

PT 95+08.85

PATIO
±850 SF

PATIO
±470 SF

RESTAURANT 3
3,900 S.F.
F.F. 899.50

RETAIL 1
3,000 S.F.
F.F. 899.50

RESTAURANT 2
2,400 S.F.
F.F. 899.50

PROPOSED CURB
AND GUTTER (TYP)

FENCE AROUND
FUTURE PAD (TYP)

FUTURE
BUILDING
PAD

WATERS EDGE BOULEVARD

ONLY

ONLY ONLY ONLY

N

0 10 20 40

SCALE: 1"=20'

SITE DATA – PHASE 1 NORTH

PROPOSED BUILDING AREA	9,300 S.F.
PARKING REQUIRED	93 SPACES (1 SP/100 S.F.)
STANDARD PARKING PROVIDED	63 SPACES
HANDICAP PARKING PROVIDED	4 SPACES
TOTAL PARKING PROVIDED (NORTH LOT)	67 SPACES
ADDITIONAL PARKING PROVIDED IN SWC LOT BEYOND JJ REQ'D	38 SPACES
TOTAL PARKING PROVIDED (NORTH + SWC LOTS)	105 SPACES
PARKING RATIO	11.3 SPACES/1000 S.F.

LIBERTY ROAD

EXISTING CURB
AND GUTTER
(TYP)

EXISTING
BUILDING

*ONLY ACTIVE LEASE JIMMY JOHN'S – 1100 SF

PROPOSED CURB
AND GUTTER (TYP)

MULTIFAMILY
DEVELOPMENT

PROPOSED
LOT LINE

EXISTING CURB
AND GUTTER
(TYP)

FUTURE
BUILDING
PAD

FENCE AROUND
FUTURE PAD
(TYP)

WATERS EDGE BOULEVARD

SITE DATA – SWC JIMMY JOHN'S PARKING AREA

EXISTING BUILDING AREA*	1,100 S.F.
PARKING REQUIRED	11 SPACES (1 SP/100 S.F.)
STANDARD PARKING PROVIDED	45 SPACES
HANDICAP PARKING PROVIDED	4 SPACES
TOTAL PARKING PROVIDED	49 SPACES
ADDITIONAL PARKING PROVIDED BEYOND JIMMY JOHN'S REQ'D	38 SPACES

*ONLY ACTIVE LEASE JIMMY JOHN'S – 1100 SF

DRAWN BY	DATE	REVISIONS
KRK	02-04-25	REVISED PER CITY COMMENTS

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 | p:847.634.5500 | f:847.634.0066 | manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

WATER'S EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

NWC RETAIL SITE PLAN - PHASE 1

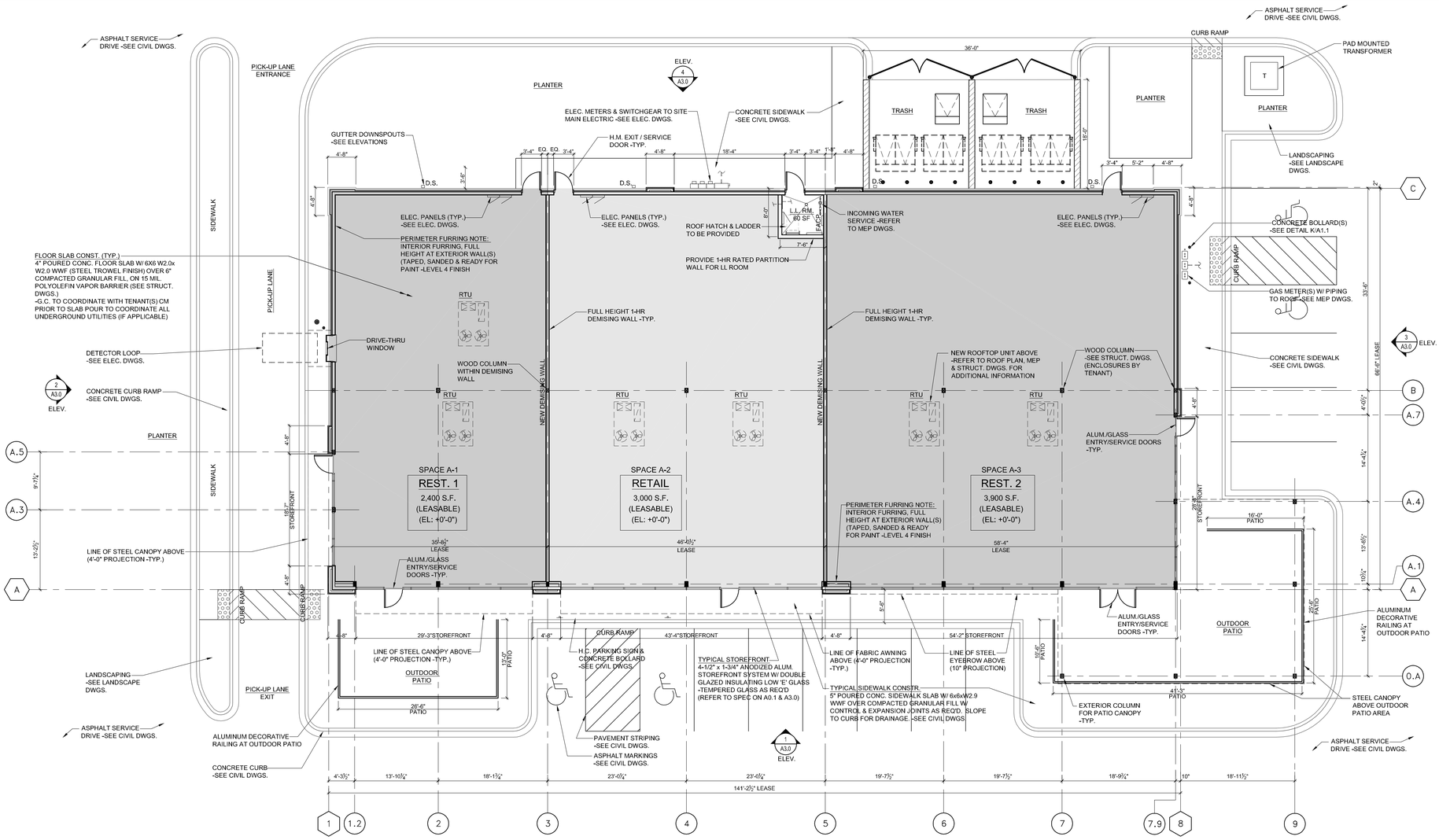
PROJ. MGR.:	KRK
PROJ. ASSOC.:	KRK
DRAWN BY:	GPC
DATE:	01-15-25
SCALE:	1"=20'

SHEET 1 OF 1

FRD.CLIL01

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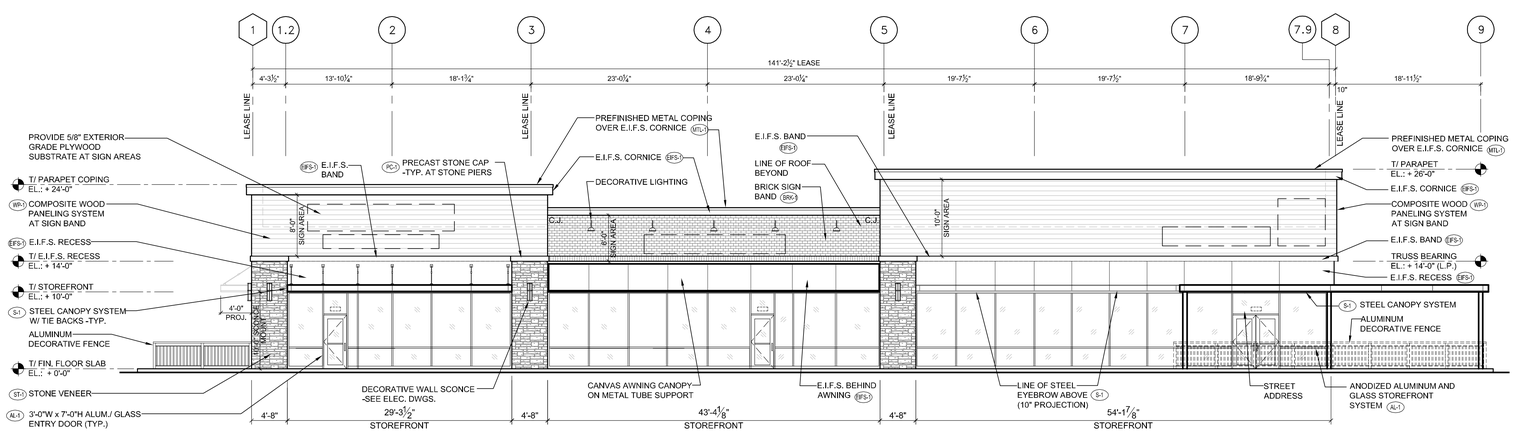
February 4, 2025 - 10:23 Dwg Name: P:\Projects\Lake\Eng\Preliminary\Exhibits Eng\2025-01-14 NWC Retail Site Plan - Phase 1.dwg Updated By: KKlawiens



1 FRONT ELEVATION (NORTH)

LP1.0 SCALE: 1/8" = 1'-0"

N



2 PROPOSED FRONT ELEVATION (FOR REFERENCE)

LP1.0 SCALE: 1/8" = 1'-0"

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

PROJECT:

CORE ACQUISITIONS

CORE ACQUISITIONS
200 S. WACKER DR.
SUITE 1325
OAK BROOK, IL 60606

PROJECT:

PROPOSED
BUILDING SHELL
FOR
COMMERCIAL DEVELOPMENT

WATER'S EDGE
US-14 & LIBERTY ROAD
CRYSTAL LAKE, IL

SHEET TITLE:

PROPOSED LEASE PLAN

NO.	DATE	DESCRIPTION
	02.07.25	UPDATED PLAN & ELEV.
	01.17.25	UPDATED PLAN & ELEV.
	10.18.24	UPDATED PLAN & ELEV.
	06.07.24	FOR REVIEW

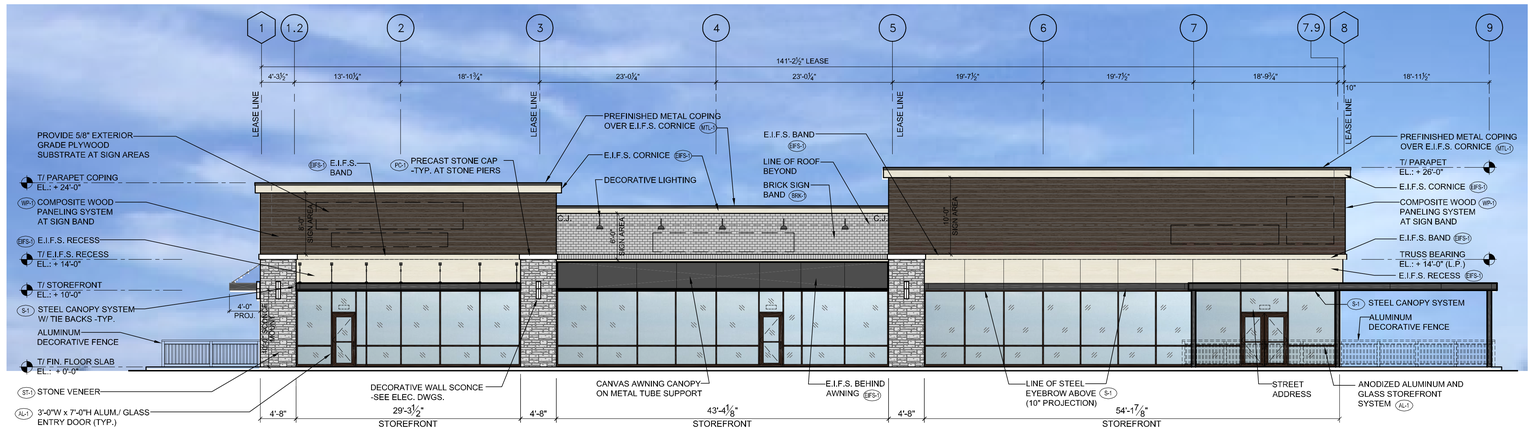
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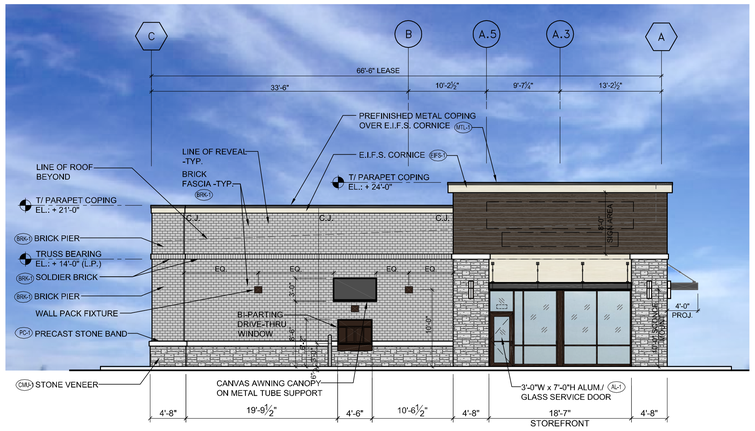
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LP1.0

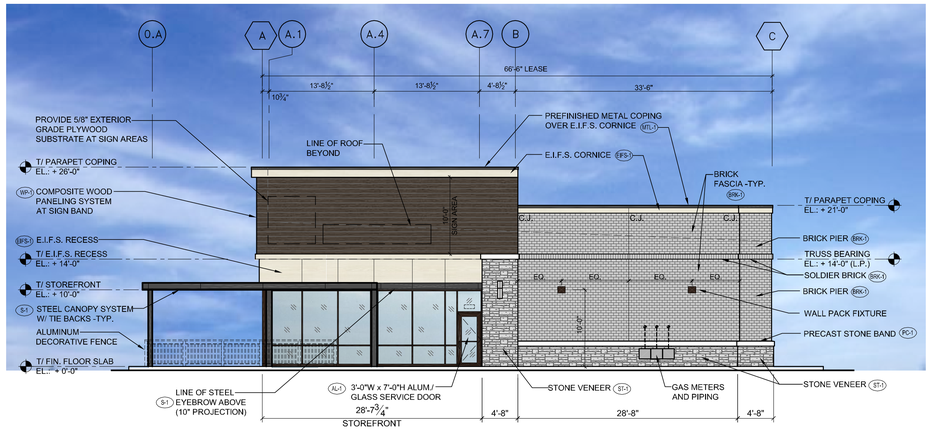
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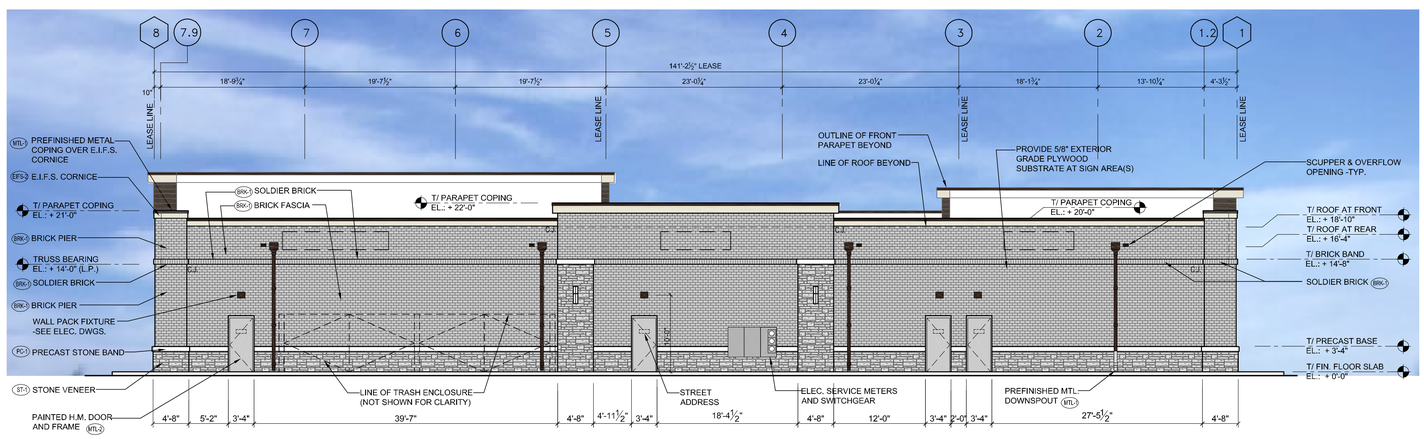
1 EL-1 **FRONT ELEVATION (NORTH)**
SCALE: 1/8" = 1'-0"



2 EL-1 **SIDE ELEVATION (EAST)**
SCALE: 1/8" = 1'-0"



3 EL-1 **SIDE ELEVATION (WEST)**
SCALE: 1/8" = 1'-0"



4 EL-1 **REAR ELEVATION (SOUTH)**
SCALE: 1/8" = 1'-0"

SIGNAGE NOTE:

SIGN CONTRACTOR TO PROVIDE & INSTALL SIGN (SUBMIT NECESSARY DETAILS FOR APPROVAL BY CITY)

5/8" EXTERIOR GRADE F.R. PLYWOOD SHEATHING TO BE SUBSTITUTED IN PLACE OF DENS GLASS AT PROPOSED SIGNAGE AREA & ADDITIONAL BLOCKING AS NECESSARY FOR FOR ANCHORING REQUIREMENTS.
(G.C. TO VERIFY SIZE/LOCATION OF SIGN)

PROVIDE J-BOX & CONDUIT TO NEW ELEC. PNL(S) FOR EACH TENANT'S SIGN (CONFIRM WITH EACH TENANT ON REQUIREMENTS & FINAL SIGN LOCATIONS)

CANVAS AWNING NOTE:

SUNBRELLA CANVAS AWNING

1"x1" ALUM. SQ. TUBING FRAME (PROVIDE NECESSARY BLOCKING FOR ANCHORING REQUIREMENTS)
-PAINTED TO MATCH CANVAS
(ENDS OF AWNING ARE NOT CLOSED)

COLOR: TO BE DETERMINED BY TENANT(S) - T.B.D.

NOTE: SUBMIT CUT-SHEET FOR FINAL APPROVAL

DECORATIVE WALL SCONCE:

REFER TO ELECTRICAL DRAWINGS FOR MAKE / MODEL INFORMATION

COLOR: TO MATCH STOREFRONT GLASS: CLEAR FROSTED ACRYLIC

NOTE: SUBMIT CUT-SHEET FOR FINAL APPROVAL

ENTRY / SERVICE DOOR NOTE:

ALL DOOR LOCATIONS TO BE COORDINATED WITH TENANT TI PLANS TO CONFIRM EXACT LOCATION

MATERIAL LEGEND

DESIGNATION	MATERIAL/COLOR/TEXTURE	MANUFACTURER
EIFS-1	EXTERIOR INSULATION AND FINISH SYSTEM COLOR : CREAM NOTE : FIELD COLOR	DRYVIT
BRK-1	UTILITY SIZE FACE BRICK COLOR : LIGHT GRAY (SMOOTH FINISH) - PROVIDE INTEGRAL WATER REPELLENT	T.B.D. OR APPROVED EQUAL
PC-1	PRECAST CONCRETE BAND/PIER CAP COLOR : ALABASTER GROUND FACE - SMOOTH FINISH	PRAIRIE STONE
ST-1	STONE VENEER (LIGHT GRAY VARIATION) COLOR: TBD - PROVIDE INTEGRAL WATER REPELLENT IN BLOCK AND MORTAR ("DRY-BLOCK")	T.B.D. OR APPROVED EQUAL
MTL-1	PREFINISHED METAL COPING COLOR DARK GRAY	BERRIDGE ALUM CORP 655 FRATT RD SAN ANTONIO, TX (800) 669-0009
MTL-2	INSULATED HOLLOW METAL DOOR AND FRAME - COLOR : PRIMED AND PAINTED TO MATCH ADJACENT MATERIAL COLOR	BENJAMIN MOORE OR APPROVED EQUAL
S-1	STEEL CANOPY SYSTEM COLOR: 'DARK GRAY' TEXTURE: POWDERCOAT	BENJAMIN MOORE OR APPROVED EQUAL
WP-1	COMPOSITE WOOD PANELING SYSTEM COLOR: DARK BROWN TEXTURE: ARCH-FAB	T.B.D. OR APPROVED EQUAL
AL-1	'DARK BRONZE' ANODIZED ALUMINUM STOREFRONT SYSTEM WITH LOW-E DOUBLE INSULATED CLEAR GLASS (NON-TINTED) - WIDE STILE, TEMPERED AS REQUIRED NOTE: NO TEMPORARY HARDWARE	KAWNEER COMPANY, INC. 1377 EAST INDUSTRIAL DRIVE ITASCA, IL 60143 (630) 773-3700 OR APPROVED EQUAL

GENERAL NOTE:

GENERAL CONTRACTOR TO VERIFY W/ OWNER FOR ALL FINISHES. COLORS & MANUFACTURERS TO BE SUBMITTED FOR FINAL APPROVAL PRIOR TO WORK.

PFDA ARCHITECTS, INC.
2803 BUTTERFIELD RD.
SUITE 340
OAK BROOK, IL 60523
TEL: (312) 795-1245
FAX: (312) 795-6123

PROJECT:

CORE ACQUISITIONS

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PROPOSED
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FOR
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WATER'S EDGE
US-14 & LIBERTY ROAD
CRYSTAL LAKE, IL

SHEET TITLE:
EXTERIOR ELEVATIONS

NO.	DATE	DESCRIPTION
	02.07.25	UPDATED PLAN & ELEV.
	01.17.25	UPDATED PLAN & ELEV.
	10.18.24	UPDATED PLAN & ELEV.
	06.07.24	FOR REVIEW

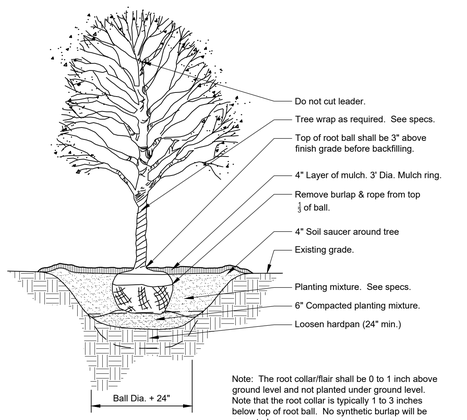
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SHEET:

EL-1

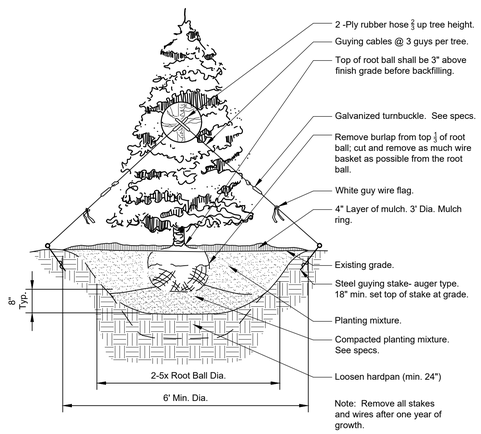
JOB NO. 24032



Note: The root collar/flair shall be 0 to 1 inch above ground level and not planted under ground level. Note that the root collar is typically 1 to 3 inches below top of root ball. No synthetic burlap will be accepted.

1 DECIDUOUS TREE PLANTING

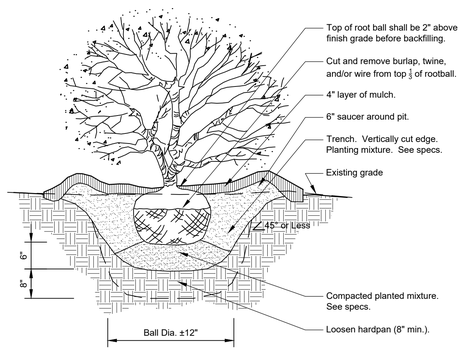
1/4" = 1'-0" 32 9343.33-20



Note: Remove all stakes and wires after one year of growth.

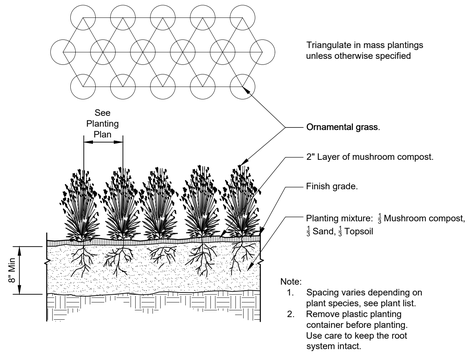
2 CONIFER TREE PLANTING

1/4" = 1'-0" 32 9343.46-01



3 SHRUB PLANTING DETAIL

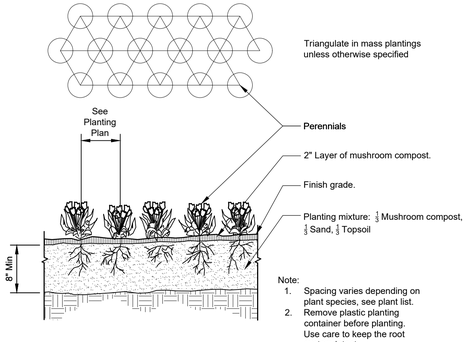
3/4" = 1'-0" 32 9333.16-05



Note:
1. Spacing varies depending on plant species, see plant list.
2. Remove plastic planting container before planting. Use care to keep the root system intact.

4 ORNAMENTAL GRASS PLANTING

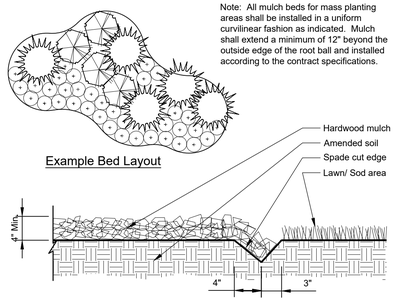
1" = 1'-0" 32 9313-01



Note:
1. Spacing varies depending on plant species, see plant list.
2. Remove plastic planting container before planting. Use care to keep the root system intact.

5 PERENNIAL / ANNUAL PLANTING

1" = 1'-0" 32 9313-02



6 CONTINUOUS MULCH EDGING

1" = 1'-0" 32 9113.26-01

Village of Crystal Lake Required Landscaping

SIGHT TRIANGLE REQUIREMENT

No planting shall be placed within the clear sight triangle in such a manner as to materially impede vision (Section 4-100-D-1-d). All planting must be minimum 25' from an intersection (Section 4-400-E-3-d).

TREE PRESERVATION REQUIREMENT

A tree removal permit shall be required in connection with the building permit, approved only after review and approval of tree preservation plan (Section 4-300-C).

Replacement ratios: Minimum size of tree that warrants replacement for Groups A & B must have a DBH of 2" or greater, and 6" or greater for Groups C & D. [Species Group: Percentage of DBH to replace]. A:50, B:30, C:10, D:5. No replacement required for dead or dying trees. Tree banking may be used if insufficient space is available for replacements.

MINIMUM PLANT SIZES AT INSTALLATION (Section 4-400-E-1-a)

Deciduous canopy or shade trees: 2.5" caliper

Ornamental trees: 2.5" or 8'

Evergreen trees: 6'

Deciduous shrubs: 3' height for large, 18" spread for small

Evergreen shrubs: 5' height for large, 2' height for small

MISCELLANEOUS PLACEMENT STANDARDS (Section 4-400-E)

Fire hydrants: minimum 8' radius with no plantings over 12" tall

Parkway trees: minimum 25' from light poles, 8' from drives, 5' from manholes and b-boxes and 15' from stop signs. If less than 8' exists between curb and sidewalk, parkway trees shall not be permitted. Parkway plantings shall be planted within 35' and 50' on center, placed alternately along a street rather than opposite one another.

Nothing except ground cover shall be planted or installed within any underground or overhead utility, drainage, or gas easement without the consent of easement owner, as applicable.

PARKING LOT LANDSCAPING (Section 4-400-F-1)

INTERIOR: One 8'x19' landscape island, containing 1 canopy or ornamental tree and 5 shrubs to each 10 parking spaces and at the end of every parking row, OR

A 5' wide center island, containing one tree and 10 shrubs for each 40 lf and islands with one canopy or ornamental tree and 5 shrubs at the ends of each parking row, OR

parallel parking spaces require an 8'x8' island containing 1 canopy or ornamental tree and 5 shrubs every 4 spaces and at the ends of every parking row.

PERIMETER: When abutting ROW, continuous visual screen is required, 15' wide planted in undulating beds with 1 tree and 10 shrubs of various heights and averaging 3', along every 40 lf.

When not abutting ROW, Visual screen shall be 8' wide and undulating with 1 tree and 5 shrubs of various heights along every 40 lf.

Parking lots adjacent to residentially zoned properties shall provide a 6' solid screen either through berm, fence, or evergreen plantings.

FOUNDATION LANDSCAPING (Section 4-400-F-4)

A 5' wide landscape area around all building perimeters is required.

GENERAL BUFFERING REQUIREMENTS (Section 4-400-F-5)

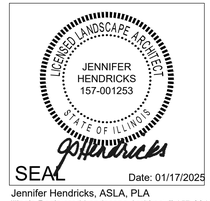
Subject property is multifamily, adjacent to retail to the north and east, multifamily to the west, and manufacturing to the south. Per Table 4-400F(1), no buffer is required.

SIGN LANDSCAPE (Section 4-400-F-6)

All permanent freestanding signs shall have landscaping planted around the base of the sign at 1 sf of landscape area per 1 sf of sign area, and shall be a mix of plants with 50% being trees and/or shrubs.

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER		REMARKS
DECIDUOUS TREES							
ACM	5	Acer miyabei 'Morton' TM	State Street Miyabe Maple	2.5" Cal.	B&B		
CA	1	Carpinus caroliniana	American Hornbeam	2.5" Cal.	B&B		
CC	3	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5" Cal.	B&B		
GBI	3	Ginkgo biloba	Maidenhair Tree	2.5" Cal.	B&B		
QR2	2	Quercus rubra	Red Oak	2.5" Cal.	B&B		
DECIDUOUS SHRUBS							
AMO	32	Aronia melanocarpa 'Morton' TM	Iroquois Beauty Black Chokeberry	3 gal.	B&B		
AGH	20	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry	3 gal.	Pot		
CSC	5	Clethra alnifolia 'Sixteen Candles'	Sixteen Candles Summersweet	3 gal.	Pot		
PX	8	Diervilla x 'G2X885411'	Kodiak® Red Diervilla	3 gal.	Pot		
HYJ	18	Hydrangea paniculata 'Jane' TM	Little Lime Panicle Hydrangea	3 gal.	Pot		
HYSS	8	Hydrangea paniculata 'Rensun' TM	Strawberry Sundae Panicle Hydrangea	3 gal.	Pot		
PYG	1	Physocarpus opulifolius 'SMNPOBLR' TM	Ginger Wine Ninebark	30" tall	Pot		
RGL	19	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	3 gal.	Pot		
ROR	48	Rosa x 'Radcon' TM	Pink Knock Out Rose	3 gal.	Pot		
VID	2	Viburnum dentatum deamii 'SMVDLS' TM	All That Glitters Viburnum	3 gal.	Pot		
EVERGREEN SHRUBS							
JUK	54	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	3 gal.	Pot		
JP	4	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	5 gal.	Pot		
TAX	6	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	3 gal.	Pot		
ORNAMENTAL GRASSES							
CK2	5	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot		
CAR	24	Carex elata 'Aurea'	Golden Sedge	1 gal.	Pot		
PH2	6	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass	1 gal.	Pot		
PSH	5	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot		
PE	41	Pennisetum alopecuroides 'Burgundy Bunny'	Burgundy Bunny Dwarf Fountain Grass	1 gal.	Pot		
PT	19	Pennisetum alopecuroides 'Love and Rockets'	Love and Rockets Fountain Grass	1 gal.	Pot		
SA	52	Sesleria autumnalis	Autumn Moor Grass	1 gal.	Pot		
ST	38	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 gal.	Pot		
CODE	**QTY**	**BOTANICAL NAME**	**COMMON NAME**	**SIZE**	**CONTAINER**	**SPACING**	**REMARKS**
PERENNIALS							
AMN	39	Allium x 'Millenium'	Millenium Ornamental Onion	1 gal.	Pot	18" o.c.	
NC	5	Nepeta x 'Cat's Pajamas'	Cat's Pajamas Catmint	1 gal.	Pot	18" o.c.	



SEAL Date: 01/17/2025

Jennifer Hendricks, ASLA, PLA
Illinois Registered Landscape Architect # 157-001253
Expires 08/31/2025

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WATER'S EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
NWC RETAIL LANDSCAPE COVER SHEET - PHASE 1

PROJ. MGR.: KRK
PROJ. ASSOC.: KRK
DRAWN BY: JSH
DATE: 01-15-25
SCALE: 1"=20'

SHEET
L1 OF L4
FRD.CLIL01

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January 10, 2025 - 12:03 Dwg Name: P:\Projects\Kes\Londstone\V22--Final\NWC Retail Landscape\Plan -- Phase 1.dwg Updated By: JHendricks

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3,000 S.F.
F.F. 899.50

RETAIL 1
3,000 S.F.
F.F. 899.50

RESTAURANT 2
2,400 S.F.
F.F. 899.50

ONLY

ONLY ONLY ONLY

Legend

Turf

EXISTING DECIDUOUS TREE

TREE REMOVAL

0 10 20 40

Scale: 1"= 20'-0"

DRAWN BY

REVISIONS

DATE

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WATER'S EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

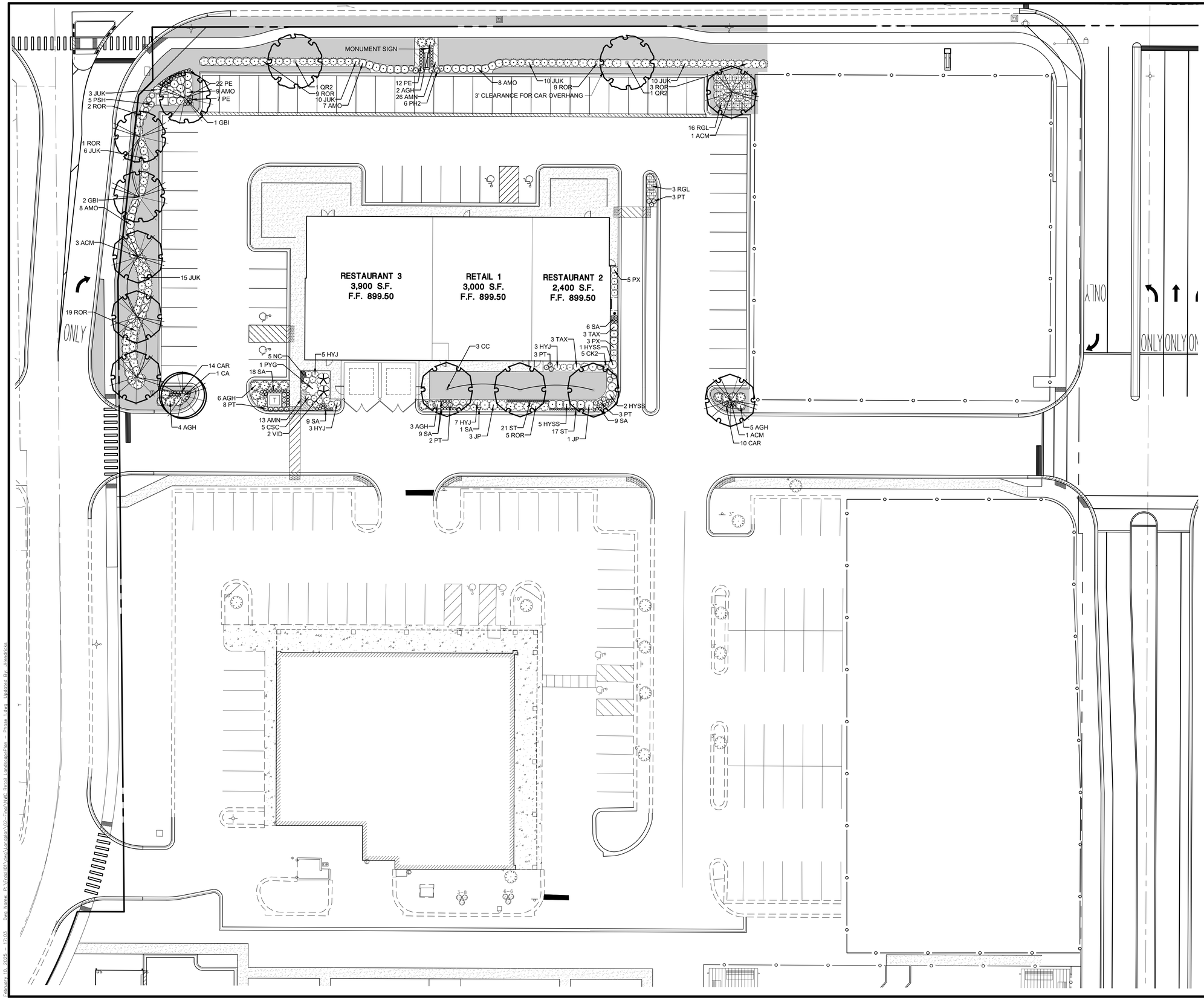
NWC RETAIL TREE PRESERVATION PLAN - PHASE 1

PROJ. MGR.: KRK
PROJ. ASSOC.: KRK
DRAWN BY: JSH
DATE: 01-15-25
SCALE: 1"=20'

SHEET
L2 OF L4
FRD.CLIL01

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February 10, 2025 - 12:03 Dwg Name: P:\Projects\0167\Engr\Landscape\02-Final\NWC Retail Landscape Plan - Phase 1.dwg Updated By: jhendricks



Legend

Turf

0 10 20 40

Scale: 1"= 20'-0"

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DATE

WATER'S EDGE

CITY OF CRYSTAL LAKE, ILLINOIS

NWC RETAIL LANDSCAPE PLAN - PHASE 1

PROJ. MGR.: KRK
PROJ. ASSOC.: KRK
DRAWN BY: JSH
DATE: 01-15-25
SCALE: 1"=20'

SHEET
L3 OF L4
FRD.CLIL01

February 10, 2025 - 12:03 Dwg Name: P:\Projects\01\Reg\Landscape\02-Final\NWC Retail Landscape Plan - Phase 1.dwg Updated By: JHendricks

GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:
   1. Spreading of topsoil or soil preparation
   2. Trees, shrubs, perennials and groundcovers
   3. Planting mixes
   4. Mulch and planting accessories
   5. Fertilizer and herbicide
   6. Maintenance
   7. Warranty of plant material

B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

1-02 QUALITY ASSURANCE:

A. Comply with site work requirements

B. Plant names indicated must comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legibly tagged.

C. All plant materials shall conform to the 'American Standards for Nursery Stock' (ASNS), latest edition, published by the American Association of Nurserymen, Washington, D.C.

D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons.

E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.

F. Stock that is furnished shall be at least the minimum size shown. With permission of the landscape architect, substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the landscape architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and character to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the landscape architect, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.

G. All shrubs shall be dense in form. Shrub liners do not meet these specifications. Shrubs specified by height shall have a spread that is equal to the height measurement. Shrubs which are specified by spread shall exhibit the natural growth habit of the plant by having a greater spread than height.

H. All plant materials are subject to inspection and approval. The landscape architect and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The landscape architect and Owner reserve the right to inspect plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project.

I. Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock. Size of container grown material must conform to size/height requirements of plant list.

1-03 DELIVERY, STORAGE & HANDLING:

A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and deterioration.

B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the landscape architect . All plants must be protected from drying out. If plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect . Heeled-in plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bark or break or shear branches.

C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn.

D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

1-04 PROJECT CONDITIONS:

A. Notify landscape architect at least seven (7) working days prior to installation of plant material.

B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities. Utilities can be located and marked (in Illinois) by calling J.U.L.I.E. at (800)892-0123.

C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas, planted areas, and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, and written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

D. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, plus shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The contractor shall erect protective tree fencing and tree armor at locations indicated on the drawings and around all trees on site which are to be preserved. Protective fencing shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.

E. A complete list of plants including a schedule of sizes, quantities and other requirements is shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

1-05 PRELIMINARY ACCEPTANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

1-06 WARRANTY:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranteed against defects including death and unsatisfactory growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunscald injuries, disfiguring knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation shall be provided. All plants shall have a fully developed form without voids and open patches.
   1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the 'American Standards for Nursery Stock' (ASNS). Root balls that are cracked or mushroomed are unacceptable.
   2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil togehter, firm and whole. Plants will not be loose in their containers, nor shall they be pot-bound and all container grown stock will comply with the sizes stated on the plant list.
   3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
   4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the very tip of the branches.
   5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted. Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

2-02 ACCESSORIES:

A. Topsoil:
   1. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from clay, lumps, coarse sand, stones, plants, roots, sticks and other foreign materials with a pH between 6.5 to 7.0.

B. Topsoil for seed areas shall be a minimum of 6".

C. Soil amendments shall be as follows:
   1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
   2. For perennials and ornamental grasses the soil mixture will be as follows: $\frac{1}{3}$ mushroom compost, $\frac{1}{3}$ sand, $\frac{1}{3}$ topsoil, mixed thoroughly. Top beds with 8" of this mix and till into existing beds to a depth of 8".

D. Fertilizer:
   1. For trees and shrubs use: 14-4-6 briquettes 17 g or equivalent available from Arthur Clesen, Inc. Follow manufacturer's recommendation for application. Arthur Clesen, Inc. 543 Diens Drive, Wheeling, IL 60090 (847)537-2177
   2. For turf areas use 6-24-16 Clesen Fairway with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn available from Arthur Clesen or approved equal.

E. Herbicide:
   1. Round-Up or approved equal

F. Mulch:
   1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials. Bark mulch is available from Midwest Trading.
   2. Mushroom compost as available from Midwest Trading. Midwest Trading, St. Charles, IL 60174 (630) 365-1990

G. Water:
   1. Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of the water from the source to the work areas shall be the responsibility of the Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the Landscape Contractor.

H. Guying:
   1. Stakes: 5/8" x 40" steel eye anchor with 4" helix
   2. Cable:
      a. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved equal
      b. Trees 5" and over: flexible 3/16" galvanized aircraft cable, 7x7 strand or approved equal.
   3. Turnbuckles: 5/16", eye and eye, with 4" takeup.
   4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.

I. Tree wrap: Burlap tree wrap 4" wide.

J. Twine: Soft nursery jute.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

3-02 PREPARATION:

A. All planting techniques and methods shall be consistent with the latest edition of 'Horticulture Standards of Nurserymen, Inc.' and as detailed on these Drawings.

B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.

C. All underground utilities must be located and marked clearly.

D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted. Confirm length of waiting period between chemical application and plant installation with manufacturer. Do not begin planting operations until prescribed post-application waiting period has elapsed. Take extreme care to avoid chemical drift to adjoining properties of landscape plantings.

E. Prior to all planting, rototill all areas to be landscaped to prepare for plant installation to a minimum depth of 12". Eliminate uneven areas and low spots. Maintain lines, levels, profiles and contour. Changes in grade are to be gradual. Blend slopes into level areas. Remove all debris, weeds and undesirable plants and their roots from areas to be planted. Remove all concrete slag larger than 2" in diameter.

F. Topsoil shall be spread over the site at a minimum depth of 6". Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 18".

G. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 6". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".

H. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.

I. Planting holes shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth, including stones larger than 2" in diameter or other debris. Soil to be used as backfill should be pulverized.

J. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 2-02.

K. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.

L. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade bed and install plants.

3-03 PLANTING PROCEDURES:

A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plumb. Set plant material root flare 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Backfill hole by firmly tamping soil to avoid any air pockets or voids. All ropes/cords shall be removed from base of trunk.

B. Set balled and burlapped plants in the planting hole and compact 8" of soil around the base of the ball. Backfill remaining space with planting mixture. Water plants immediately after planting to eliminate all voids and thoroughly soak the plant root ball.

C. Space groundcover plants according to dimensions given on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs or at the edge of the plant ball, whichever is closest. Plant to within 12" of edge of bed.

D. Mulching:
   1. Install 4" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds. Do not place mulch directly against tree trunk; form mulch to create an inverted cone around trunk.
   2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water mulched areas thoroughly after placing mulch.

E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The landscape architect will be notified as to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, trunks will be wrapped spirally with approved tree wrapping tape that is not less than 4" wide, and securely tied with suitable cord at the top, bottom and 2" intervals along the trunk. Wrap from ground to the height of the first branch.

F. Staking and guying of trees is optional. If the Contractor chooses to stake all or part of the trees, he/she shall use the method specified in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4' height and under. Two (2) stakes are to be used on trees of 1" to 2 3/4" caliper. Guy trees of 3" caliper or larger at three (3) per tree. The root ball will not be pierced with a stake. Stakes are to be driven at least eighteen (18) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying should be done immediately after lawn seeding or sodding operations.

G. Seeding of specified lawn areas on plans will be treated as follows:
   1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by others).
   2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc. Apply at a rate of 5 lbs./1000 s.f.
   3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.
   4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
   5. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an 'as needed' basis.
   6. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.

H. Erosion Control Blanket
   1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown on the plan.
   2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved equal.
   3. Blanket should be premarked with staple pattern.
   4. Staples should be 8" wire staples, applied at two (2) per square yard minimum.
   5. Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

I. Sodding of specified lawn areas on plans will be completed as follows:
   1. Rake soil surface to receive sod to completely remove any soil crust no more than one day prior to laying sod.
   2. Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
   3. Sod shall be laid within 24 hours from the time of stripping. Do not plant dormant sod or if the ground is frozen.
   4. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent sod.
   5. Place top elevation of sod 1/2 inch below adjoining edging or paving.
   6. Water sod thoroughly with a fine spray immediately after planting.
   7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil, and to remove minor depressions and irregularities.
   8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.
   9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period. If sod fails or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repeat site preparation operations and re-sod affected areas at the Contractor's expense.
   10. Note: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction. Sod can be placed as long as water is available and the ground surface can be properly prepared. Sod shall not be laid on frozen or snow-covered ground. Sod shall be strongly rooted, not less than two (2) years old and free of weeds and undesirable native grasses. Sod should be machine cut to pad thickness of 3/4" (plus or minus 1/4"), excluding top growth and thatch. Provide only sod capable of vigorous growth and development when planted (viable, not dormant). Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.

J. Timing of plant material and seeding operations:
   1. Seeding of specified areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (G)). Seeding operations for the specified mixes shall occur in the spring time frame of April 15 through June 30 and in the summer time frame of August 15 through December 1. The mixes containing bluegrass and fescue seed must have six weeks to harden off for winter survival.
   2. Sod shall be installed when the ground is not frozen or snow covered and temperatures are less than 80° F. It shall not be placed during a period of extended drought.
   3. Herbaceous ornamental plants shall be planted between May 1 and June 15 or between August 15 and December 1.
   4. Spring planting of woody ornamental plants shall be performed from the time the soil can be easily worked until June 1, except that evergreen planting shall end on May 15. Oak, hawthorn and red maple species will only be planted during this spring planting period. Fall planting will begin August 15 and will continue until the ground cannot be worked satisfactorily, except that evergreen planting shall be performed between August 15 and December 1.

3-04 MAINTENANCE:

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material plus annual flower maintenance. The Contractor will reset settled plants to proper grade and position. Dead material will be removed. Stakes and guy wires will be tightened and repaired as required.

3-04 ACCEPTANCE:

A. All plant material (excluding annual color), shall be warranteed for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative.

3-06 SITE CLEAN-UP:

A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the daily removal of all trash and debris from his/her work area to the satisfaction of the landscape architect .

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p/847.894.5500 / f/847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

DRAWN BY	REVISIONS	DATE

WATER'S EDGE
CITY OF CRYSTAL LAKE, ILLINOIS
NWC RETAIL LANDSCAPE SPECIFICATIONS - PHASE 1

PROJ. MGR.: KRK
PROJ. ASSOC.: KRK
DRAWN BY: JSH
DATE: 01-15-25
SCALE: 1"=20'

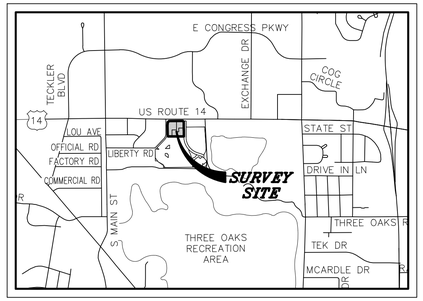
SHEET
L4 OF L4
FRD.CLIL01

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February 10, 2025 - 17:03 Dwg Name: P:\Projects\01\Dwg\Landscape\02-Final\NWC Retail LandscapePlan - Phase 1.dwg Updated By: jstedricks

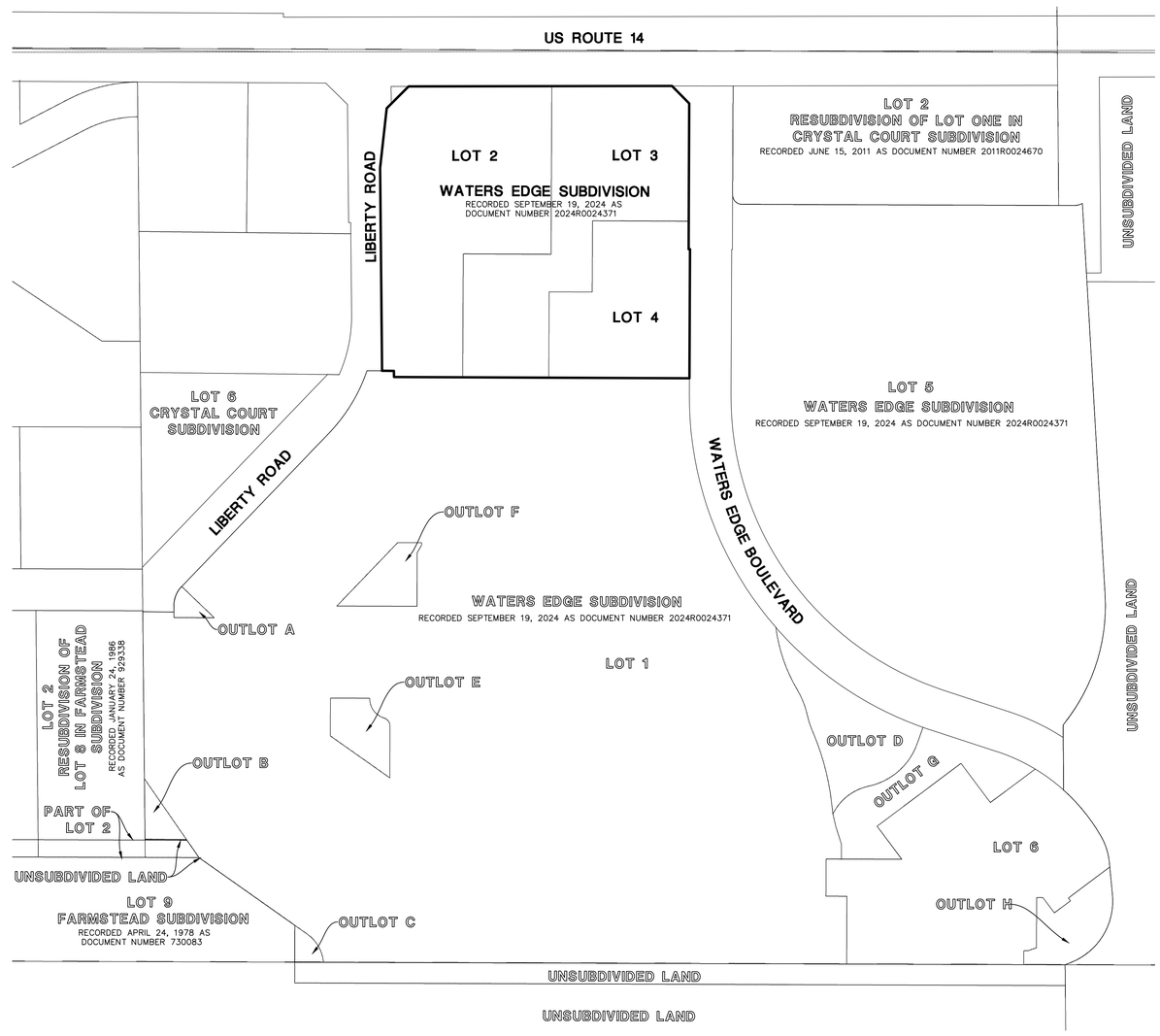
FINAL PLAT
OF
WATERS EDGE FIRST RESUBDIVISION

LOT 2, LOT 3 AND LOT 4 IN WATERS EDGE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION ALL IN THE NORTH HALF OF THE NORTH NORTHWEST QUARTER SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN MCHENRY COUNTY, ILLINOIS.



LOCATION MAP

NOT TO SCALE



GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

BASIS OF BEARINGS

COORDINATES AND BEARINGS ARE BASED UPON WATERS EDGE FINAL PLAT OF SUBDIVISION RECORDED SEPTEMBER 19, 2024 AS DOCUMENT NUMBER 2024R0024371

EXISTING PROPERTY AREA

LOT 2: 78,915 SQUARE FEET (1.812 ACRES)
LOT 3: 66,353 SQUARE FEET (1.523 ACRES)
LOT 4: 39,330 SQUARE FEET (0.903 ACRES)
TOTAL AREA: 184,598 SQUARE FEET (4.238 ACRES)

PROPOSED PROPERTY AREA

LOT 1: 49,237 SQUARE FEET (1.130 ACRES)
LOT 2: 35,129 SQUARE FEET (0.806 ACRES)
LOT 3: 41,726 SQUARE FEET (0.958 ACRES)
LOT 4: 58,506 SQUARE FEET (1.344 ACRES)
TOTAL AREA: 184,598 SQUARE FEET (4.238 ACRES)

EXISTING PIN

PART OF 19-09-126-021

SUBMITTED BY/RETURN TO:

CITY OF CRYSTAL LAKE
100 W WOODSTOCK STREET
CRYSTAL LAKE, IL 60014

OWNER/DEVELOPER

WATER'S EDGE COMMERCIAL LLC
1535 NORTH ELSTON AVENUE
CHICAGO, ILLINOIS 60642

LAND SURVEYOR

JAMES D. BAKER, PLS
MANHARD CONSULTING
ONE OVERLOOK POINT, SUITE 290
LINCOLNSHIRE, ILLINOIS 60069
847-325-7282

SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.)

2. THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.

3. THIS SUBDIVISION PLAT SHALL BE SUBJECT TO DECLARATION(S) RECORDED AS SEPARATE DOCUMENT(S).

4. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
One Overlook Point, Suite 290, Lincolnshire, IL 60069 p:847.634.0266 manhardcom
Civil Engineers • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

WATERS EDGE FIRST RESUBDIVISION
CRYSTAL LAKE, ILLINOIS
FINAL PLAT OF RESUBDIVISION

PROJ. MGR.: JP
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 11/04/24
SCALE: 1"=100'

SHEET 1 OF 4

FRDCLIL01

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November 4, 2024 - 10:25 Dwg Name: P:\Projects\Veg\Data\Engr Drawings\Plat of Subdivision\Final Plat\First Resubdivision\01-FRDCL01-P3.dwg Updated By: ASlower

FINAL PLAT
OF
WATERS EDGE FIRST RESUBDIVISION

LOT 2, LOT 3 AND LOT 4 IN WATERS EDGE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION ALL IN THE NORTH HALF OF THE NORTH NORTHWEST QUARTER SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN MCHENRY COUNTY, ILLINOIS.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

NORTH RIGHT-OF-WAY LINE OF US ROUTE 14 AS SHOWN ON PLAT OF HIGHWAYS RECORDED AS DOCUMENT NUMBER 931863 AND 930897

CENTERLINE OF US ROUTE 14 AS SHOWN ON PLAT OF HIGHWAYS RECORDED AS DOCUMENT NUMBER 931863 AND 930897

50.00'

50.00'

MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944697 AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 945208

US ROUTE 14
HERETOFORE DEDICATED

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 04-43-08

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 09-43-08

HERETOFORE TO THE CITY OF CRYSTAL LAKE FOR PUBLIC ROAD PURPOSES PER DOCUMENT NUMBER 2024R0024371

WATERMAIN AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953

SOUTH RIGHT-OF-WAY LINE OF US ROUTE 14 AS SHOWN ON PLAT OF HIGHWAYS RECORDED AS DOCUMENT NUMBER 931863 AND 930897

MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944699 AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 944700

CENTERLINE OF EXISTING ACCESS POINT

N 44°53'05" E 44.50'

206.25'

N 89°54'33" E 379.25'

173.00'

S 44°48'17" E 35.32'

10.00'

10.00'

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953

10' DRAINAGE EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953

80' B.S.L. PER DOCUMENT NUMBERS 89R016170 AND 89R024953

63.00'

N 06°20'38" E 86.39'

10.00'

LOT 1

LOT 2
78,915 S.F.

LOT 3
66,353 S.F.

242.08'

N 00°15'24" E

169.69'

S 00°15'24" W 209.86'

LOT 2
RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION
RECORDED JUNE 15, 2011 AS DOCUMENT NUMBER 2011R0024670

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 AND UTILITY EASEMENT PER DOCUMENT NUMBER 2011R0004605

60.02'

20' B.S.L. PER DOCUMENT NUMBER 2011R0024670

HERETOFORE DEDICATED PER DOCUMENT NUMBER 2008R0040831

HERETOFORE DEDICATED PER DOCUMENT NUMBERS 89R016170 AND 89R024953

MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 91R007938 AND DRAINAGE EASEMENT PER DOCUMENT NUMBER 91R007940

20.00'

29.00'

ACCESS EASEMENT PER DOCUMENT NUMBER 2024R0024371

S 89°44'36" E 138.50'

ACCESS EASEMENT PER DOCUMENT NUMBER 2024R0024371

15.00'

20.00'

WATERMAIN EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953

40.17'

S 89°44'36" E 126.37'

10.00'

192.50'

N 00°15'24" E

S 89°44'36" E 2.00'

LIBERTY ROAD
HERETOFORE DEDICATED

N 00°33'48" W 292.00'

WATERS EDGE BOULEVARD
HERETOFORE DEDICATED TO THE CITY OF CRYSTAL LAKE FOR PUBLIC ROAD PURPOSES PER DOCUMENT NUMBER 2024R0024371

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953

WATERS EDGE SUBDIVISION
RECORDED SEPTEMBER 19, 2024 AS DOCUMENT NUMBER 2024R0024371

S 89°44'36" E 62.00'

LOT 3
LIBERTY PLAZA SUBDIVISION
RECORDED JULY 23, 2008 AS DOCUMENT NUMBER 2008R0040831 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 2008R0055296

43.00'

N 00°15'24" E 177.50'

LOT 2
78,915 S.F.

LOT 3
66,353 S.F.

LOT 4
39,330 S.F.

N 00°15'24" E 123.50'

S 00°15'24" W 185.83'

LOT 5
WATERS EDGE SUBDIVISION
RECORDED SEPTEMBER 19, 2024 AS DOCUMENT NUMBER 2024R0024371

SET CONCRETE MONUMENT

N 89°47'33" W 17.00'

N 00°33'48" W 8.81'

99.00'

123.86'

202.50'

60.00'

N 89°44'36" W 425.36'

20.00'

NON-EASEMENT AREA PER DOCUMENT NUMBER 2024R0024371

LOT 1
WATERS EDGE SUBDIVISION
RECORDED SEPTEMBER 19, 2024 AS DOCUMENT NUMBER 2024R0024371

NON-EASEMENT AREA PER DOCUMENT NUMBER 2024R0024371

EXISTING EASEMENT LEGEND

- PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953
- ACCESS EASEMENT PER DOCUMENT NUMBER 2024R0024371
- WATERMAIN AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953
- UTILITY EASEMENT PER DOCUMENT NUMBER 2011R0004605
- MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944697 AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 945208
- MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944699 (35) AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 944700

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.0066 manhardcom
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

WATERS EDGE FIRST RESUBDIVISION
CRYSTAL LAKE, ILLINOIS
FINAL PLAT OF RESUBDIVISION

PROJ. MGR.:	JP
PROJ. ASSOC.:	JDB
DRAWN BY:	AAS
DATE:	11/01/24
SCALE:	1"=30'

SHEET
2 OF 4
FRDCLIL01

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November 4, 2024 - 10:41 Dwg Name: P:\Projects\Vlas\Surv\Final Drawings\Plat of Subdivision\Final Plat\First Resubdivision\V2-FRDCL101-PS.dwg Updated By: AStoyer

FINAL PLAT
OF
WATERS EDGE FIRST RESUBDIVISION

LOT 2, LOT 3 AND LOT 4 IN WATERS EDGE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION ALL IN THE NORTH HALF OF THE NORTH NORTHWEST QUARTER SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN MCHENRY COUNTY, ILLINOIS.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

N

NORTH RIGHT-OF-WAY LINE OF US ROUTE 14 AS SHOWN ON PLAT OF HIGHWAYS RECORDED AS DOCUMENT NUMBER 931863 AND 930897

CENTERLINE OF US ROUTE 14 AS SHOWN ON PLAT OF HIGHWAYS RECORDED AS DOCUMENT NUMBER 931863 AND 930897

50.00'

US ROUTE 14
HERETOFORE DEDICATED

MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944697 AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 945208

SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 04-43-08

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 09-43-08

HERETOFORE TO THE CITY OF CRYSTAL LAKE FOR PUBLIC ROAD PURPOSES PER DOCUMENT NUMBER 2024R0024371

WATERMAIN AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953

SOUTH RIGHT-OF-WAY LINE OF US ROUTE 14 AS SHOWN ON PLAT OF HIGHWAYS RECORDED AS DOCUMENT NUMBER 931863 AND 930897

MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944699 AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 944700

N 44°53'05" E 44.50'

SET CONCRETE MONUMENT

N 89°54'33" E 379.25'

221.50'

157.75'

CENTERLINE OF EXISTING ACCESS POINT

S 44°48'17" E 35.32'

10.00'

10.00'

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953

10' DRAINAGE EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953

63.00'

80' B.S.L. PER DOCUMENT NUMBERS 89R016170 AND 89R024953

86.39'
N 06°20'38" E

LOT 1

LOT 1

N 00°15'24" E 193.40'

LOT 2

169.39'

S 00°15'24" W 209.86'

LOT 2
RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION
RECORDED JUNE 15, 2011 AS DOCUMENT NUMBER 2011R0024670

HERETOFORE DEDICATED PER DOCUMENT NUMBER 2008R0040831

HERETOFORE DEDICATED PER DOCUMENT NUMBERS 89R016170 AND 89R24953

10.00'

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953 AND UTILITY EASEMENT PER DOCUMENT NUMBER 2011R0004605

74.52'

20' B.S.L. PER DOCUMENT NUMBER 2011R0024670

ACCESS EASEMENT PER DOCUMENT NUMBER 2024R0024371

MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 91R007938 AND DRAINAGE EASEMENT PER DOCUMENT NUMBER 91R007940

20.00'

29.00'

14.50'

14.50'

29.00'

S 89°44'59" E 260.85'

S 89°44'59" E 182.75'

ACCESS EASEMENT PER DOCUMENT NUMBER 2024R0024371

15.00'

20.00'

WATERMAIN EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953

40.47'

10.00'

S 89°44'36" E 2.00'

LIBERTY ROAD
HERETOFORE DEDICATED

N 00°33'48" W 292.00'

217.48'

WATERS EDGE BOULEVARD
HERETOFORE DEDICATED TO THE CITY OF CRYSTAL LAKE FOR PUBLIC ROAD PURPOSES PER DOCUMENT NUMBER 2024R0024371

PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953

LOT 3
LIBERTY PLAZA SUBDIVISION
RECORDED JULY 23, 2008 AS DOCUMENT NUMBER 2008R0040831 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED AS DOCUMENT NUMBER 2008R0055296

LOT 4

LOT 3

N 00°15'24" E 226.28'

S 00°15'24" W 185.83'

LOT 5
WATERS EDGE SUBDIVISION
RECORDED SEPTEMBER 19, 2024 AS DOCUMENT NUMBER 2024R0024371

43.00'

SET CONCRETE MONUMENT

N 89°47'33" W 17.00'

N 00°33'48" W 8.81'

240.61'

184.75'

N 89°44'36" W 425.36'

60.00'

20.00'

NON-EASEMENT AREA PER DOCUMENT NUMBER 2024R0024371

LOT 1
WATERS EDGE SUBDIVISION
RECORDED SEPTEMBER 19, 2024 AS DOCUMENT NUMBER 2024R0024371

NON-EASEMENT AREA PER DOCUMENT NUMBER 2024R0024371

EXISTING EASEMENT LEGEND

- PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953
- ACCESS EASEMENT PER DOCUMENT NUMBER 2024R0024371
- WATERMAIN AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBERS 89R016170 AND 89R024953
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- MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944697 AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 945208
- MUNICIPAL WATERMAIN EASEMENT PER DOCUMENT NUMBER 944699 (35) AND SANITARY SEWER EASEMENT PER DOCUMENT NUMBER 944700

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.0066 manhardconsulting.com
Civil Engineers • Surveyors • Water Resource Engineers • Water Resource Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

WATERS EDGE FIRST RESUBDIVISION
CRYSTAL LAKE, ILLINOIS
FINAL PLAT OF RESUBDIVISION

PROJ. MGR.: JP
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 11/01/24
SCALE: 1"=30'

SHEET 3 OF 4
FRDCLIL01

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November 4, 2024 - 12:23 Dwg Name: P:\Projects\Misc\Surv\Final Drawings\Plat of Subdivision\Final Plat\Final Resubdivision\V3-FRDCLIL01.dwg Updated By: ASnover

FINAL PLAT
OF
WATERS EDGE FIRST RESUBDIVISION

LOT 2, LOT 3 AND LOT 4 IN WATERS EDGE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION ALL IN THE NORTH HALF OF THE NORTH NORTHWEST QUARTER SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN MCHENRY COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF _____)
)SS
COUNTY OF _____)

THIS IS TO CERTIFY THAT WATER'S EDGE COMMERCIAL LLC IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT AND THAT THEY HAVE CAUSED SAID LAND TO BE SURVEYED, RESUBDIVIDED, STAKED AND PLATTED AS SHOWN HEREON, FOR THE PURPOSE OF HAVING THIS PLAT RECORDED PROVIDED BY LAW; AND TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH RESUBDIVISION OR PART THEREOF, OR, THAT IF SUCH WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE RESUBDIVISION, IN WITNESS WHERE WE HAVE HEREUNDER SET OUR HANDS OF.

THIS IS TO ALSO CERTIFY THAT WATER'S EDGE COMMERCIAL LLC AS OWNER OF THE PROPERTY DESCRIBED AS LOT 2, LOT 2 AND LOT 4 IN WATERS EDGE SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, WE HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S)	SCHOOL DISTRICT
ALL	GRADE AND MIDDLE SCHOOL DISTRICT NO. 47 HIGH SCHOOL DISTRICT NO. 155 COLLEGE DISTRICT NO. 528

DATED THIS _____ DAY OF _____, A.D., 2024.

BY: HEARTLAND DEVELOPMENT SERVICES–WATER'S EDGE, LLC,
ITS MANAGER

BY: _____
NAME: TIMOTHY P. GROGAN
ITS: AUTHORIZED SIGNATORY

NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

ON THIS _____ DAY OF _____, 2024 BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF _____, PERSONALLY KNOWN TO ME, WHO, BEING BY ME DULY SWORN, DID SAY THAT HE IS TIMOTHY P. GROGAN AND IS THE AUTHORIZED SIGNATORY OF HEARTLAND DEVELOPMENT SERVICES–WATER'S EDGE, LLC, WHICH IS THE MANAGER OF WATER'S EDGE RESIDENTIAL LLC, AND THAT THE INSTRUMENT WAS SIGNED AND SEALED BY HIM, AND THAT THE FOREGOING SIGNATORY ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SUCH LIMITED LIABILITY COMPANY.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET BY HAND AND AFFIXED MY OFFICIAL SEAL IN THE COUNTY AND STATE AFORESAID, THE DAY AND YEAR FIRST ABOVE WRITTEN.

_____
NOTARY PUBLIC
(SEAL)

MY COMMISION EXPIRES: _____

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED _____ AND RECORDED IN THE RECORDER'S OFFICE OF _____, COUNTY, ILLINOIS, ON THE _____ DAY OF _____, A.D., _____, AS DOCUMENT NUMBER _____, HEREBY CONSENTS TO THE RESUBDIVISION STATED HEREIN.

DATED: _____, A.D., 2024.

BY: _____
_____
PRINTED NAME AND TITLE

ATTEST: _____
_____
PRINTED NAME AND TITLE

MORTGAGEE'S NAME AND ADDRESS
_____
_____
_____
_____

MORTGAGEE NOTARY PUBLIC

STATE OF _____)
) SS
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ OF _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D. 2024.

_____
NOTARY PUBLIC

ACCESS NOTES

1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO US ROUTE 14 FROM LOT 1 NOR LOT 2.
2. ALL OTHER VEHICULAR ACCESS TO US ROUTE 14 SHALL BE VIA INTERNAL CIRCULATION.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS AMENDED. A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

_____ _____
JOSE RIOS, P.E., REGION ONE ENGINEER DATE

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

APPROVED BY THE CITY COUNCIL OF CRYSTAL LAKE, ILLINOIS

THIS _____ DAY OF _____, 2024.

_____
MAYOR

_____
ATTEST: CITY CLERK

CRYSTAL LAKE PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I _____, CHAIRMAN OF THE CRYSTAL LAKE PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT ON THIS _____ DAY OF _____, 2024. THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE.

_____
CHAIRMAN

SURFACE WATER DRAINAGE STATEMENT

I, _____, OWNER OF WATER'S EDGE RESIDENTIAL LLC AND WATER'S EDGE COMMERCIAL LLC AS DESCRIBED HEREON, AND I, JARED S. PLACEK, PROFESSIONAL ENGINEER OF THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR, IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

BY: _____
OWNER OR OWNERS ATTORNEY

BY: _____
JARED S. PLACEK, PE
MANHARD CONSULTING
700 SPRINGER DRIVE
LOMBARD, ILLINOIS 60148

OWNER'S NAME AND ADDRESS
_____
_____
_____
_____

COMMONWEALTH EDISON EASEMENT PROVISIONS

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

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

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

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

NICOR GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY ("NICOR GAS") ITS SUCCESSORS AND ASSIGNS TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "PUBLIC UTILITY EASEMENT", "GAS EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", EXCEPT WITHIN NON–EASEMENT AREAS (N.E.A.) TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR GAS COMPANY FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR GAS COMPANY. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERM

RECORDER CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS, THIS ____DAY OF_____, A.D., 20____ AT_____O'CLOCK_____ M., AND RECORDED IN MAP BOOK_____PAGE_____, AS DOCUMENT NO._____.

BY: _____
McHENRY COUNTY RECORDER

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF McHENRY)

I,_____COUNTY CLERK IN AND FOR THE COUNTY OF McHENRY AND THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

WITNESS MY HAND AND SEAL THIS_____DAY OF_____, A.D., 2024.

_____
COUNTY CLERK OF McHENRY COUNTY, ILLINOIS.

PERMISSION TO RECORD

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE CITY OF CRYSTAL LAKE TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 4TH DAY OF NOVEMBER, A.D. 2024.

FOR REVIEW ONLY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2024

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

SURVEYORS CERTIFICATE

STATE OF ILLINOIS))SS
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOT 2, LOT 3 AND LOT 4 IN WATERS EDGE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 AND 3 IN THE FINAL PLAT OF RESUBDIVISION OF LOT ONE IN CRYSTAL COURT SUBDIVISION, LOTS 2, 3, 4 AND 5 IN CRYSTAL COURT SUBDIVISION ALL IN THE NORTH HALF OF THE NORTH NORTHWEST QUARTER SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 19, 2024 AS DOCUMENT NUMBER 2024R0024371, IN MCHENRY COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 4.238 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF CITY OF CRYSTAL LAKE, MCHENRY COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11–12–6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17111C0335J WITH AN EFFECTIVE DATE OF NOVEMBER 15, 2006 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X(UNSHADED). ZONE X(UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF NOVEMBER, A.D. 2024.

FOR REVIEW ONLY
_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL REGISTRATION
NO. 184003350–EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATE OF FIELD SURVEY: OCTOBER 22, 2021

JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LINCOLNSHIRE, ILLINOIS

DRAWN BY | REVISIONS | DATE

Manhard CONSULTING
One Overlook Point, Suite 250, Lincolnshire, IL 60069 p:847.634.0066 manhard.com
Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners

WATERS EDGE FIRST RESUBDIVISION
CRYSTAL LAKE, ILLINOIS
FINAL PLAT OF RESUBDIVISION

PROJ. MGR.: JP
PROJ. ASSOC.: JDB
DRAWN BY: AAS
DATE: 11/04/24
SCALE: N/A

SHEET
4 OF 4
FRDCLIL01

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November 13, 2024 – 10:31 Data Name: \\mcl-vh-nas\Projects-CLK\Projects\Data\Survey\Final Drawings\Plat of Subdivision\Final Plat\First Resubdivision\04-FRDCLIL01-PS.dwg Updated By: JBaker