#2025-158
Virginia Road Mini Storage – Preliminary/Final PUD and Special Use Permit
Project Review for Planning and Zoning Commission

Meeting Date:	January 7, 2026
Request:	Preliminary and Final Planned Unit Development and Special Use Permit for mini-warehousing/self-storage.
Location:	201 S. Virginia Road
Acreage:	Approximately 1.7 acres
Existing Zoning:	M Manufacturing
Surrounding Properties:	North: M-PUD Manufacturing South: M PUD Manufacturing East: (Across Virginia Road) M Manufacturing West: M PUD Manufacturing
Staff Contact:	Elizabeth Maxwell (815.356.3615)

Background:

- Phase 1 of this site received approval in 2015. The storage facility was built with both an interior climate controlled building and drive-up exterior access buildings.
- There were multiple conceptual reviews for this corner property including a possible gas station or outside storage.

Development Analysis:

Request

- The petitioner is requesting approval of the Preliminary and Final PUD and Special Use Permit for Mini-Warehouse Storage for Phase 2.
- Land Use: The land use is Industry. This is the appropriate land use category for storage.
- Zoning: The zoning is M-PUD Manufacturing. This is the appropriate zoning for storage.

Site Layout

- The site plan illustrates three (3) buildings. The center building is a climate controlled building that can be accessed via interior corridors. There are two other buildings that are drive-up exterior access only.

- This site has an existing access onto S. Virginia Road.
- The proposed plan complies with various requirements of the Manufacturing zoning district including, but not limited to, setbacks, hard-surface coverage, and building height.

Building Elevations

- There are three (3) buildings. Building A and Building C would be visible to Rakow Road. These buildings have brick exterior and columns that match the existing phase 1 elevation appearance. Their overhead doors are interior to the site and not visible to the street.
- Building B is behind a solid masonry fence. The fence maintains the brick and columns to match the phase 1 buildings and the backs of the other buildings.



- The buildings also have enhanced top cap, various roof heights and minimized the metal with brick veneer and stucco.

Landscape

- With this project, any missing existing arborvitae along Rakow will be replaced.
- A variety of landscape will be planted around the perimeter of the buildings and the fence. Numerous trees and bushes have been selected to complement the architecture and soften the appearance of the building meeting the ground.

Signage

- All signage will comply with the UDO requirements.

Findings of fact:
Special Use Permit
Preliminary/Final Planned Unit Development
The petitioner is requesting approval of a Preliminary/Final Planned Unit Development and Special Use Permit to allow a self-storage/mini-warehouse development. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

1. The use is necessary or desirable, at the proposed location, to provide a service or facility which

will further the public convenience and general welfare.
☐ *Meets* ☐ *Does not meet*

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

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

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

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

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

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

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

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

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

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*

   Additional landscape has been added to the perimeter of the buildings facing Rakow Road to compensate for the removal of the interior islands. The interior islands are not practical due to the overhead doors.

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 2020 Vision Summary Review:

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

Land Use: Industry

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

This can be accomplished with the following supporting action:

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

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 (Extra Space Storage, received 12/30/25)

B. Elevations (Extra Space Storage, dated 12/05/25, received 12/18/25)
C. Site Plan (Extra Space Storage, dated 12/05/25, received 12/18/25)
D. Landscape Plan (Kimley-Horn, dated 12/11/25, received 12/18/25)
E. Engineering Plans (Kimley-Horn, dated 12/11/25, received 12/18/25)

2. Replant any dead or dying arborvitae landscape along Rakow Road.

3. Signs shall meet the UDO requirements.

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

PIQ Map
201 Virginia Road



City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Extra Space Storage - 201 S Virginia Rd

Action Requested

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

Petitioner Information

Name: Extra Space Prop Two LLC

Address: 2795 E Cottonwood Pkwy #300
Salt Lake City, UT 84121

Phone: 480-266-5263

Fax: _____

E-mail: ckleppe@extraspace.com

Owner Information (if different)

Name: N/A

Address: _____

Phone: _____

Fax: _____

E-mail: _____

Property Information

Project Description: Extra Space Storage is proposing an expansion of their existing facility. This includes the Construction of three climate controlled self-storage buildings. (Building A: 2,200 SF, Building B: 20,935 SF, Building C: 3,890 SF). Additionally, this includes the construction of drive aisles, utilities, and minor stormwater improvements.

Project Address/Location: 201 S Virginia Road, Crystal Lake, IL 60014

PIN Number(s): Proposed development on: 19-09-352-013;
Existing development includes:19-09-352-004; 19-09-352-008; 19-09-352-007; 19-09-352-011

Development Team

Please include address, phone, fax and e-mail

Developer: Extra Space Storage / 2795 E Cottonwood Pkwy Ste. #300, Salt Lake City, UT 84121. / (480) 256-5263 / ckleppe@extraspace.com

Architect: VISSI / 10000 Lincoln Drive East #104, Marlton, NJ 08053 / (856) 428-8877 / tharris@vissi.com

Attorney: N/A

Engineer: Kimley-Horn & Associates, Inc. / 111 W Jackson Blvd., Suite 1320, Chicago, IL 60604 / (630) 487-5550 / alexa.falbo@kimley-horn.com

Landscape Architect: Kimley-Horn & Associates, Inc. / 111 W Jackson Blvd., Suite 1320, Chicago, IL 60604 / (630) 487-5550 / alexa.falbo@kimley-horn.com

Planner: N/A

Surveyor: Weaver Consultants Group / 1316 Bond Street Suite 108, Naperville, IL 60563 / (630) 717-4848 / jberger@wcgrp.com

Other: N/A

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.

Brett Nelson 12/29/25

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.

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

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

Owner Information

Name: Extra Space Prop Two LLC

Address: 2795 E Cottonwood Pkwy #300, Salt Lake City, UT 84121

Phone: 480-266-5263

E-mail: ckleppe@extraspace.com

Project Name & Description: Extra Space Storage Expansion includes the construction of three climate controlled self-storage buildings. (Building A: 2,200 SF, Building B: 20,935 SF,Building C: 3,890 SF). Additionally, the construction of drive aisles, utilities, and minor stormwater improvements.

Project Address/Location: 201 S Virginia Road, Crystal Lake, IL 60014

Signature

Brett Nelson 12/29/25

Owner: Print and Sign name Date

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

Certificate of the Publisher

Northwest Herald

Description:CRYSTAL - EXTRASPACESTORA
2294609

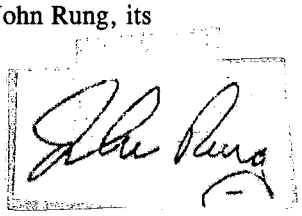
MCHENRY COUNTY PREPAID LEGALS
PO BOX 250
CRYSTAL LAKE IL 60014

Shaw Media certifies that it is the publisher of the Northwest Herald. The Northwest Herald is a secular newspaper, has been continuously published daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Crystal Lake, County of McHenry, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 ILCS 5/5.

A notice, a true copy of which is attached, was published 1 time(s) in the Northwest Herald, namely one time per week for one successive week(s). Publication of the notice was made in the newspaper, dated and published on
12/23/2025

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2.1.
In witness, Shaw Media has signed this certificate by John Rung, its Publisher, at Crystal Lake, Illinois, on
23rd day of December, A.D. 2025

Shaw Media By:



John Rung, Publisher

Account Number 10069745 Amount $109.30

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

IN THE MATTER OF THE PETITION OF
Extra Space Storage

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 Clint Kleppe with Extra Space Prop Two LLC for a Preliminary and Final Planned Unit Development with Variations, relating to the property at 201 S. Virginia Road in Crystal Lake, Illinois 60014. PIN: 19-09-352-013.

This application is filed for the purpose of seeking a Special Use Permit for a Preliminary and Final Planned Unit Development and Self-Storage Mini Warehousing, pursuant to Article 2-400 and Article 9-200 D and E as well as Variations from Articles; 2-400 54 from the SUP criteria, 3-200 6 from the Maximum impervious surface coverage, as well as any other variations necessary to approve the plans as presented. 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 7:30 p.m. on Wednesday January 7, 2026, 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 Northwest Herald Dec. 23, 2025) 2294609


ExtraSpaceStorage
ExtraSpaceStorage
24HR
OFFICE
PUBLIC HEARING
CITY OF CRYSTAL LAKE, ILLINOIS
PETITIONER: EXTRA SPACE STORAGE
REQUEST: SUP + PRE FINAL PUD
DATE: JAN. 7, 2026
TIME: 7:00 p.m.
LOCATION: 100 WEST WOODSTOCK STREET
CITY HALL COUNCIL CHAMBERS
PLEASE DIRECT INQUIRIES TO THE PLANNING & ECONOMIC
DEVELOPMENT DEPARTMENT AT (815) 356-3615

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
Extra Space Storage (NAME);

AFFIDAVIT

Alexa Falbo (Name), being first duly sworn on oath deposes and states as follows:

A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on January 7, 2026, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on December 22, 2025 (date)

B. That the posting requirements of the Unified Development Ordinance have been complied with by placing the customary public notice sign on the subject property on December 22, 2025 (date)

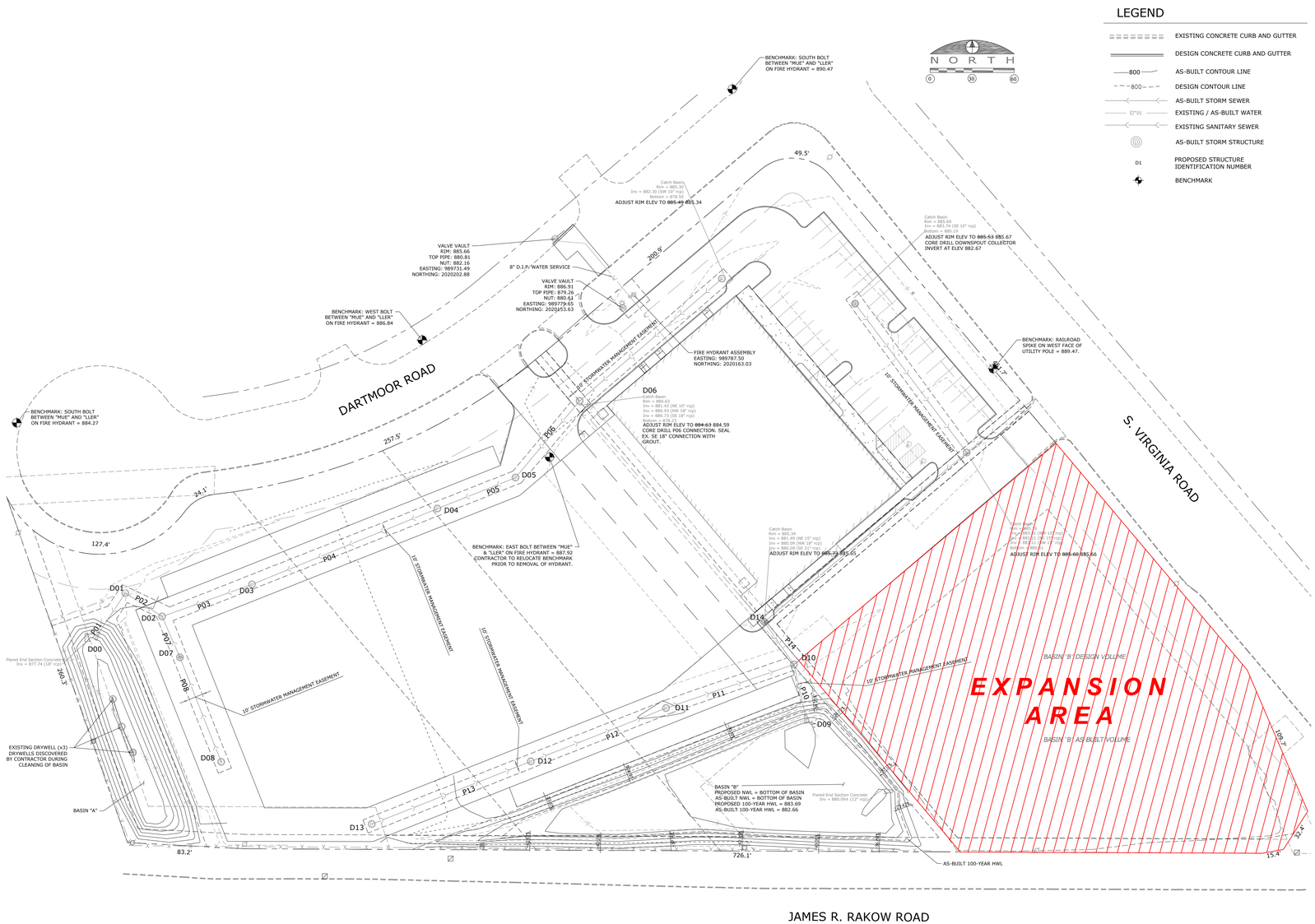
Alexandra Falbo

(name) (Signature)
(SIGN NAME IN PRESEANCE OF A NOTARY)

Subscribed and Sworn to me before
This 22nd day of December, 2025

Andrea Kirkwood
Notary Public

OFFICIAL SEAL
ANDREA KIRKWOOD
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 12/28/2026



1 CS EXISTING SITE PLAN
SCALE: 1:500

ESS #7363 OF CRYSTAL LAKE, IL

PROJECT LOCATION
201 S VIRGINIA RD
CRYSTAL LAKE, IL 60014

THESE DRAWINGS ARE FOR REFERENCE USE ONLY AND ARE NOT FOR CONSTRUCTION. ARCHITECT TO USE THESE DRAWINGS FOR REFERENCE ONLY. ARCHITECT/ENGINEER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CODE REQUIREMENTS AS REQUIRED BY LOCAL JURISDICTIONS.

NOT FOR CONSTRUCTION

VICINITY MAP



SHEET INDEX

CS	COVER SHEET
A-01	CONCEPTUAL SITE PLAN
A-02	CONCEPTUAL FLOOR PLANS
A-03	ELEVATIONS
A-04	ELEVATIONS
A-05	RENDERS
A-06	RENDERS
A-07	RENDERS
A-08	NOT USED
A-09	NOT USED
A-10	NOT USED

GENERAL NOTES

ExtraSpace Storage®

EXTRA SPACE STORAGE, Inc..
2795 E COTTONWOOD PARKWAY, SUITE 400,
SALT LAKE CITY, UTAH 84121

PROJECT CONTACT

NAME: CLINT KLEPPE
PHONE: 480.266.5263
EMAIL: ckleppe@extraspace.com

CONTACT ADDRESS

EXTRA SPACE STORAGE, Inc..
CORPORATE OFFICE
2795 E. COTTONWOOD PKWY.,
SUITE 300,
SALT LAKE CITY, UT 84121

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PROJECT NAME

ESS SITE #7363

PROJECT LOCATION

EXTRA SPACE STORAGE #7363
201 S VIRGINIA RD
CRYSTAL LAKE, IL 60014

DATE

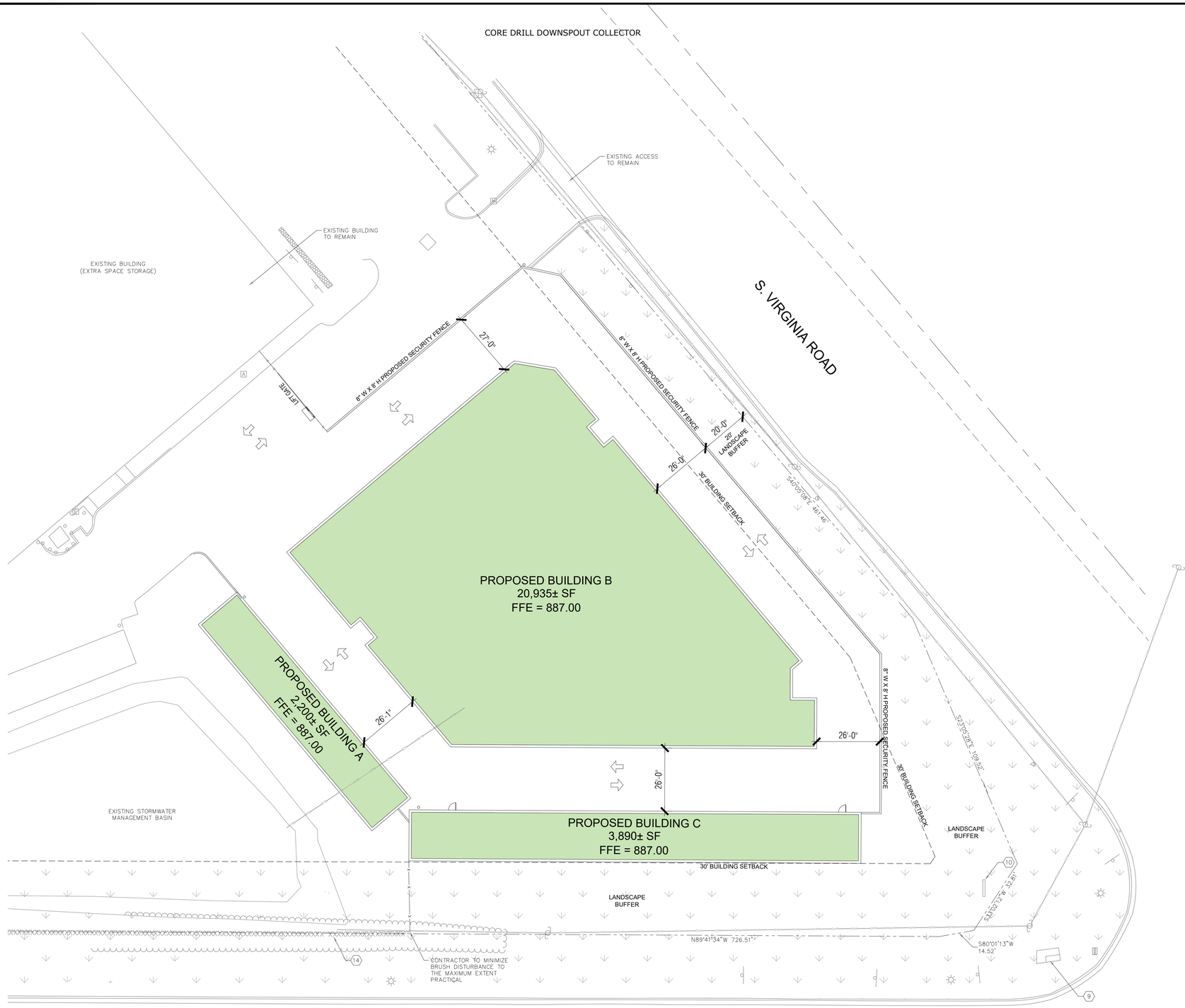
12-05-2025

SHEET TITLE

COVER SHEET

SHEET NUMBER

CS



1
A01
CONCEPTUAL SITE PLAN
SCALE: 1:250

N O R T H

0 30 60

SITE DATA TABLE

PARCEL NUMBER: 19-09-352-013, 16-32-201-005 & 16-32-201-006	
SITE ADDRESS: 201 S VIRGINIA RD, CRYSTAL LAKE, IL 60014	
PROPERTY AREA: ±6.29 AC	
ZONING: M-PUD (MANUFACTURING PLANNED UNIT DEVELOPMENT)	
PROPOSED USE: SELF STORAGE FACILITY	
EXISTING BUILDING AREA:	87,837± SF
PROPOSED BUILDING AREA:	27,025± SF
TOTAL BUILDING AREA:	114,862± SF
PROPOSED IMPERVIOUS AREA:	1.09± AC
PROPOSED PERVIOUS AREA:	5.20± AC
TOTAL DISTURBANCE AREA:	1.36± AC

ZONING	REQUIRED:	PROPOSED:
FRONT YARD SETBACK:	25'	*15.0'
SIDE YARD SETBACK:	15'	N/A
REAR YARD SETBACK:	20'	N/A
EXISTING IMPERVIOUS PERCENTAGE:	70.0%	*4.62± AC (73.4%)
PROPOSED IMPERVIOUS PERCENTAGE:	70.0%	*4.59± AC (73.0%)

*VARIANCE BEING REQUESTED

THESE DRAWINGS ARE FOR REFERENCE USE ONLY AND ARE NOT FOR CONSTRUCTION. ARCHITECT TO USE THESE DRAWINGS FOR REFERENCE ONLY. ARCHITECT/ENGINEER IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS AND CODE REQUIREMENTS AS REQUIRED BY LOCAL JURISDICTIONS.

EXTRA SPACE STORAGE, Inc..
2795 E COTTONWOOD PARKWAY, SUITE 400,
SALT LAKE CITY, UTAH 84121

PROJECT CONTACT

NAME: CLINT KLEPPE
PHONE: 480.266.5263
EMAIL: ckleppe@extraspace.com

CONTACT ADDRESS

EXTRA SPACE STORAGE, Inc..
CORPORATE OFFICE
2795 E. COTTONWOOD PKWY.,
SUITE 300,
SALT LAKE CITY, UT 84121

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PROJECT NAME

ESS SITE #7363

PROJECT LOCATION

EXTRA SPACE STORAGE #7363
201 S VIRGINIA RD
CRYSTAL LAKE, IL 60014

DATE

12-05-2025

SHEET TITLE

SITE PLAN

SHEET NUMBER

A-01

SEE SHEET L1.1 FOR FULL PLANT SCHEDULE & LANDSCAPE CODE CALCULATIONS

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME
EVERGREEN TREES		
	JH	JUNIPERUS VIRGINIANA 'HILLSPIRE' / HILLSPIRE EASTERN RED CEDAR
	JT	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN RED CEDAR
	PO	THUJA OCCIDENTALIS 'TECHNI' / TECHNI ARBORVITAE
ORNAMENTAL TREES		
	CE	CERCIS CANADENSIS / EASTERN REDBUD
	SR	SYRINGA RETICULATA / IVORY SILK LILAC
SHRUBS		
	AP	AESCULUS PARVIFLORA / BOTTLEBRUSH BUCKEYE
	BL	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY
	DX	DIERVILLA X 'SMNDSS' / KODIAK® FRESH™ DIERVILLA
	VM	VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN ARROWWOOD VIBURNUM
EVERGREEN SHRUBS		
	JF2	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
	PC	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE
	TD2	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW
ORNAMENTAL GRASSES		
	CK	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS
	PN	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS
	PS	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS
GROUND COVERS		
	SM	1"-2" DIA STONE MULCH / LOCALLY SOURCED ROUNDED WASHED STONE
	TT	TURF SEED

Call Before You Dig
JULIE
1-800-892-0123

No.	REVISIONS	DATE	BY
	PUD COMMENTS	12/11/2025	JTW
	PUD COMMENTS	10/27/25	JTW

Kimley»Horn

© 2025 KIMLEY-HORN AND ASSOCIATES, INC.
111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-862-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: KKM
CHECKED BY: BMH

NOT FOR CONSTRUCTION

ExtraSpace Storage

LANDSCAPE PLAN

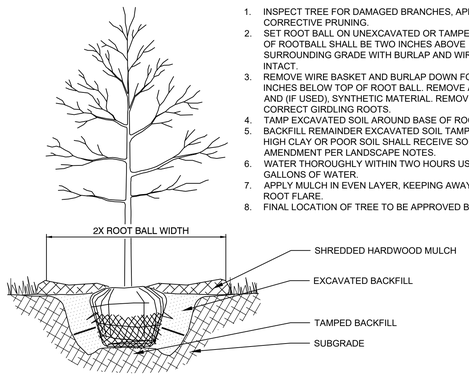
EXTRA SPACE STORAGE

201 S VIRGINIA RD
CRYSTAL LAKE, IL 60014

ORIGINAL ISSUE: 07/01/2025
KHA PROJECT NO. 268783002
SHEET NUMBER
L1.0

Drawing name: K:\CHI_LDEV\268783002_ES Storage_Crystal Lake\2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE.dwg L1.0 Dec 11, 2025 3:09pm by Jenna.Anderson
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Drawing name: K:\CHI_LDEV\268783002_ES Storage_Crystal Lake\2 Design\CAD\PlanSheets\L1.0 - LANDSCAPE.dwg Dec 11, 2025 - 3:00pm by Jenna.Anderson
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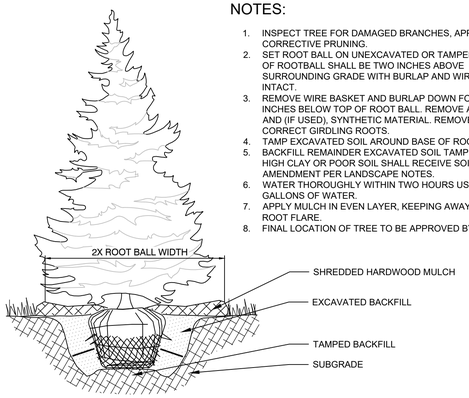


NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

NTS

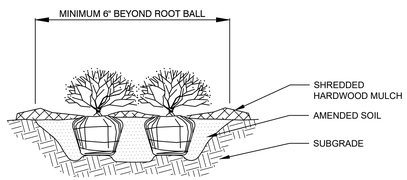


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2 EVERGREEN TREE PLANTING

NTS

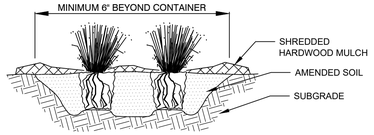


NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

3 SHRUB PLANTING

NTS



NOTES:

1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

4 ORNAMENTAL GRASS PLANTING

NTS

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
EVERGREEN TREES						
+	JH	16	JUNIPERUS VIRGINIANA 'HILLSPIRE' / HILLSPIRE EASTERN RED CEDAR	B & B		6` HT. MIN.
+	JT	24	JUNIPERUS VIRGINIANA 'TAYLOR' / TAYLOR EASTERN RED CEDAR	B & B		6` HT. MIN.
+	PO	40	THUJA OCCIDENTALIS 'TECHNI' / TECHNI ARBORVITAE	B & B	-	6` HT. MIN.
ORNAMENTAL TREES						
	CE	10	CERCIS CANADENSIS / EASTERN REDBUD MULTISTEM	B & B		6` HT. MIN.
	SR	5	SYRINGA RETICULATA / IVORY SILK LILAC SINGLE STEM	B & B	2.5" CAL. MIN.	
SYMBOL	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**CONT**	**SPACING**	**SIZE**
SHRUBS						
	AP	10	AESCULUS PARVIFLORA / BOTTLEBRUSH BUCKEYE	-	SEE PLAN	24" HT. MIN.
	BL	17	ARONIA MELANOCARPA `IROQUOIS BEAUTY` TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	-	SEE PLAN	18" HT. MIN.
	DX	29	DIERVILLA X 'SMNDSS' / KODIAK® FRESH™ DIERVILLA	-	SEE PLAN	18" HT. MIN.
	VM	11	VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN ARROWWOOD VIBURNUM	-	SEE PLAN	18" HT. MIN.
EVERGREEN SHRUBS						
+	JF2	19	JUNIPERUS CHINENSIS `SEA GREEN` / SEA GREEN JUNIPER	-	SEE PLAN	24" HT. MIN.
+	PC	22	PINUS MUGO 'COMPACTA' / DWARF MUGO PINE	-	SEE PLAN	24" HT. MIN.
+	TD2	33	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW	-	SEE PLAN	24" HT. MIN.
ORNAMENTAL GRASSES						
	CK	46	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` / FEATHER REED GRASS	2 GAL.	SEE PLAN	
	PN	50	PANICUM VIRGATUM 'NORTHWIND' / NORTHWIND SWITCH GRASS	2 GAL.	SEE PLAN	
	PS	45	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS	2 GAL.	SEE PLAN	
SYMBOL	**CODE**		**BOTANICAL / COMMON NAME**			
GROUND COVERS						
	SM		1"-2" DIA STONE MULCH / LOCALLY SOURCED ROUNDED WASHED STONE			
	TT		TURF SEED			

CRYSTAL LAKE, IL LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	**REQUIRED**	**PROPOSED**
SECTION 4-400.E - GENERAL LANDSCAPING REQUIREMENTS		
PARKWAY TREE(S) SHALL BE PLANTED WITHIN 35' TO 50' OF SPACE BETWEEN TREE TRUNKS AND 40' ON CENTER SPACING.	1 TREE REQUIRED PER 40' L.F. OF PARKWAY PARKWAY LENGTH: 596' L.F. 596' / 40' L.F. = 14.9 TREES **15 PARKWAY TREES REQUIRED**	15 ORNAMENTAL TREES PROVIDED WITH PARKWAY DUE TO EXISTING OVERHEAD POWER LINES
FOUNDATION LANDSACPING - 5' WIDE LANDSCAPE AREA AROUND ALL PERIMETERS OF BUILDINGS CONTAINING BOTH DECIDUOUS AND EVERGREEN SPECIES OF TREES AND SHRUBS PROVIDING AN INTERSECTING VISUAL PATTERN AROUND THE BUILDING.	**5' WIDE FOUNDATION LANDSCAPE AREA IS REQUIRED** ALONG PERIMETERS OF BUILDINGS.	FOUNDATION LANDSCAPE IS PROVIDED.

Call Before You Dig
JULIE
1-800-892-0123

No.	REVISIONS	DATE	BY
	PUD COMMENTS	12/11/2025	JTW
	PUD COMMENTS	10/27/25	JTW

Kimley»Horn

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111 WEST JACKSON BOULEVARD, STE 1320
CHICAGO, IL 60604
PHONE: 312-862-2445
WWW.KIMLEY-HORN.COM

SCALE: AS NOTED | DESIGNED BY: JTW | DRAWN BY: KKM | CHECKED BY: BMH

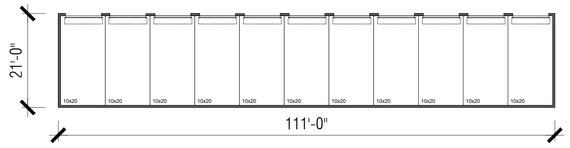
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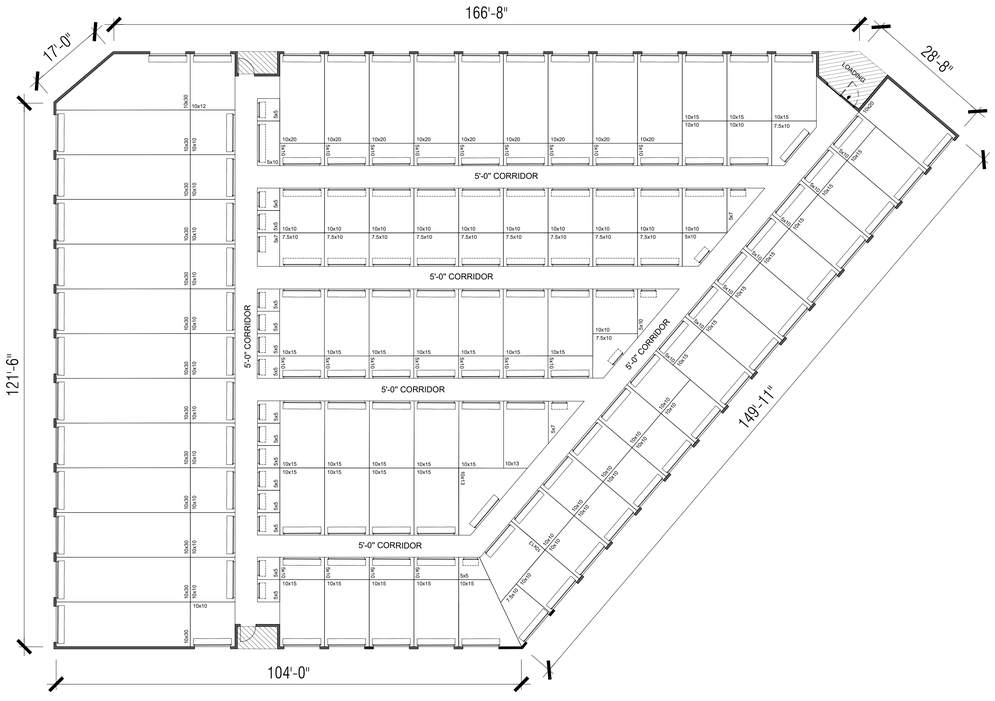
LANDSCAPE DETAILS

EXTRA SPACE STORAGE
201 S VIRGINIA RD
CRYSTAL LAKE, IL 60014

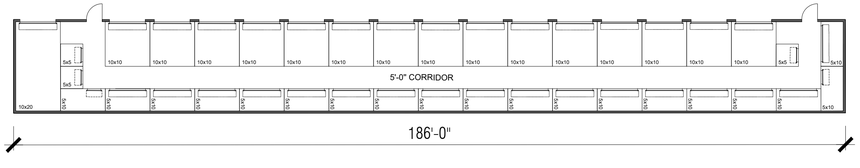
ORIGINAL ISSUE: 07/01/2025
KHA PROJECT NO. 268783002
SHEET NUMBER
L1.1



1 A02 BUILDING 'A' - FLOOR PLAN
SCALE: 1/16"=1'-0"



2 A02 BUILDING 'B' - FLOOR PLAN
SCALE: 1/16"=1'-0"



3 A02 BUILDING 'C' - FLOOR PLAN
SCALE: 1/16"=1'-0"

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BUILDING 'A' - UNIT MIX DATA

UNIT	DOWN OUT	C.C. DOWN OUT	DOWN IN	C.C. DOWN IN	UP IN	C.C. UP IN	TOTAL	% of UNITS	NET SQ.FT.
10x20	0	11	0	0	0	0	11	100	2,200
	0	11	0	0	0	0	11	100	2,200

NET RENTABLE	2,200
AVG. UNIT SIZE	200

BUILDING 'B' - UNIT MIX DATA

UNIT	DOWN OUT	C.C. DOWN OUT	DOWN IN	C.C. DOWN IN	UP IN	C.C. UP IN	TOTAL	% of UNITS	NET SQ.FT.
5x5	0	0	0	16	0	0	16	10	400
5x7	0	0	0	3	0	0	3	2	105
5x10	0	0	0	30	0	0	30	19	1,500
7.5x10	0	1	0	11	0	0	12	8	900
10x10	0	7	0	29	0	0	36	23	3,600
10x12	0	0	1	0	0	0	1	1	120
10x13	0	0	0	3	0	0	3	2	390
10x15	0	0	15	16	0	0	31	20	4,650
10x20	0	0	10	0	0	0	10	7	2,000
10x30	0	12	1	0	0	0	13	8	3,900
	0	20	27	108	0	0	155	100	17,565

NET RENTABLE	17,565
AVG. UNIT SIZE	113
GROSS SQ.FT.	20,935
EFFICIENCY	84%

BUILDING 'C' - UNIT MIX DATA

UNIT	DOWN OUT	C.C. DOWN OUT	DOWN IN	C.C. DOWN IN	UP IN	C.C. UP IN	TOTAL	% of UNITS	NET SQ.FT.
5x5	0	0	0	3	0	0	3	8	75
5x10	0	0	0	19	0	0	19	50	950
10x10	0	15	0	0	0	0	15	40	1,500
10x20	0	1	0	0	0	0	1	3	200
	0	16	0	22	0	0	38	100	2,725

NET RENTABLE	2,725
AVG. UNIT SIZE	72
GROSS SQ.FT.	3,890
EFFICIENCY	70%

ALL BUILDINGS TOTAL - UNIT MIX DATA

UNIT	DOWN OUT	C.C. DOWN OUT	DOWN IN	C.C. DOWN IN	UP IN	C.C. UP IN	TOTAL	% of UNITS	NET SQ.FT.
5x5	0	0	0	19	0	0	19	9	475
5x7	0	0	0	3	0	0	3	2	105
5x10	0	0	0	49	0	0	49	24	2,450
7.5x10	0	1	0	11	0	0	12	6	900
10x10	0	22	0	29	0	0	51	25	5,100
10x12	0	0	1	0	0	0	1	1	120
10x13	0	0	0	3	0	0	3	2	390
10x15	0	0	15	16	0	0	31	15	4,650
10x20	0	12	10	0	0	0	22	11	4,400
10x30	0	12	1	0	0	0	13	6	3,900
	0	47	27	130	0	0	204	100	22,490

NET RENTABLE	22,490
AVG. UNIT SIZE	110
GROSS SQ.FT.	27,025
EFFICIENCY	83%

4 A02 UNIT MIX SCHEDULE

ExtraSpace Storage®

EXTRA SPACE STORAGE, Inc..
2795 E COTTONWOOD PARKWAY, SUITE 400,
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PROJECT CONTACT

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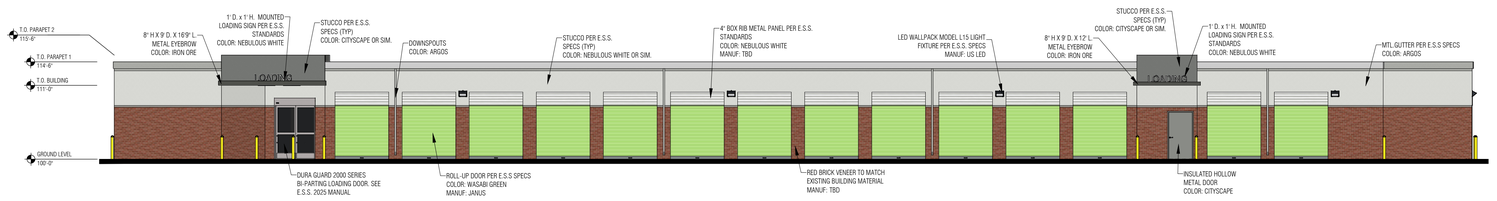
12-05-2025

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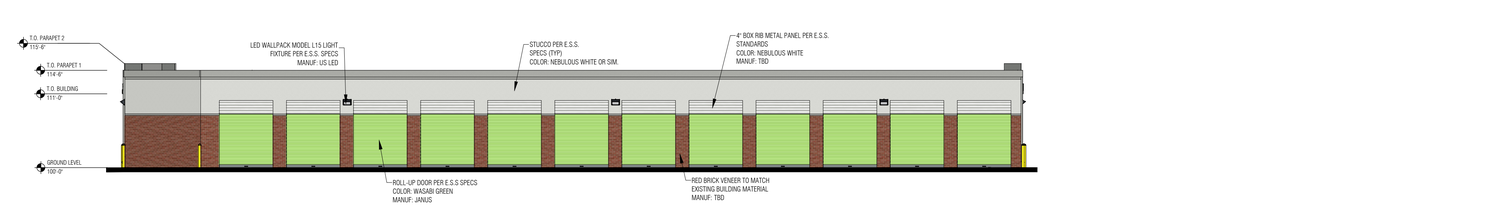
FLOOR PLANS

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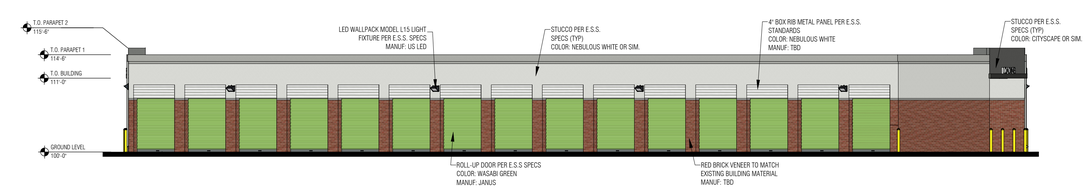
A-02



1 A03 NORTH-EAST ELEVATION - BUILDING 'B'
SCALE: 3/32"=1'-0"



2 A03 NORTH-WEST ELEVATION - BUILDING 'B'
SCALE: 3/32"=1'-0"



3 A03 SOUTH-EAST ELEVATION - BUILDING 'B'
SCALE: 3/32"=1'-0"



4 A03 SOUTH-WEST ELEVATION - BUILDING 'B'
SCALE: 3/32"=1'-0"

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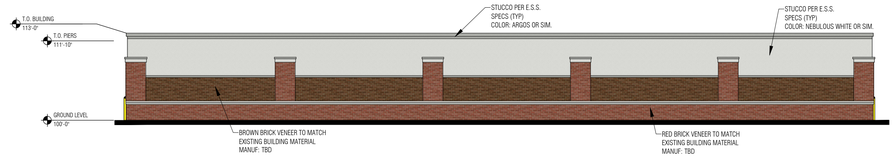
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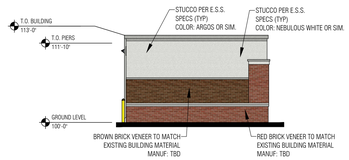
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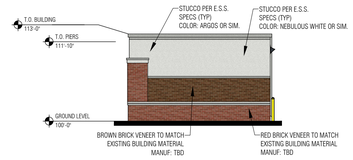
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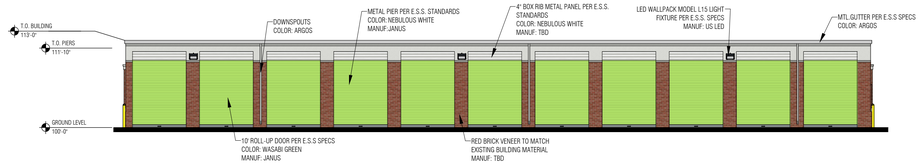
1 A04 SOUTH -WEST ELEVATION - BUILDING 'A'
SCALE: 3/32"=1'-0"



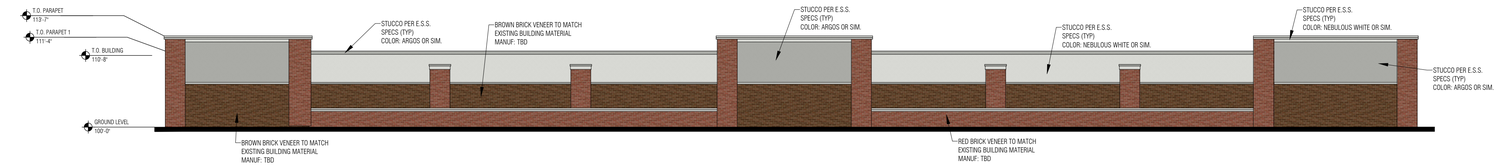
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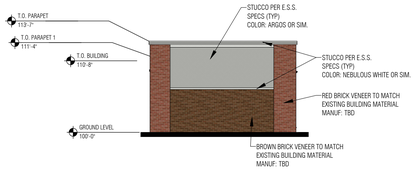
3 A04 SOUTH-EAST ELEVATION - BUILDING 'A'
SCALE: 3/32"=1'-0"



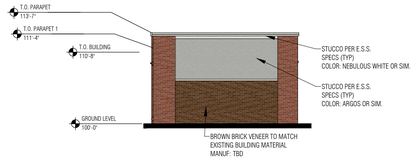
4 A04 NORTH-EAST ELEVATION - BUILDING 'A'
SCALE: 3/32"=1'-0"



5 A04 SOUTH ELEVATION - BUILDING 'C'
SCALE: 3/32"=1'-0"



6 A04 EAST ELEVATION - BUILDING 'C'
SCALE: 3/32"=1'-0"



7 A04 WEST ELEVATION - BUILDING 'C'
SCALE: 3/32"=1'-0"



8 A04 NORTH ELEVATION - BUILDING 'C'
SCALE: 3/32"=1'-0"

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PROJECT LOCATION

EXTRA SPACE STORAGE #7363
201 S VIRGINIA RD
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DATE

12-05-2025

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A-04



1 A05 ACCESS FROM S. VIRGINIA RD
SCALE: N/A



2 A05 ACCESS TO STORAGE AND OFFICE
SCALE: N/A



3 A05 LOADING AREA AND EXTERIOR UNITS
SCALE: N/A

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EXTRA SPACE STORAGE, Inc..
2795 E COTTONWOOD PARKWAY, SUITE 400,
SALT LAKE CITY, UTAH 84121

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PROJECT NAME

ESS SITE #7363

PROJECT LOCATION

EXTRA SPACE STORAGE #7363
201 S VIRGINIA RD
CRYSTAL LAKE, IL 60014

DATE

12-05-2025

SHEET TITLE

RENDERS

SHEET NUMBER

A-05



1 A06 LOADING AREA
SCALE: N/A



2 A06 VIEW FROM S. VIRGINIA RD
SCALE: N/A



3 A06 VIEW FROM S. VIRGINIA RD
SCALE: N/A

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PROJECT NAME

ESS SITE #7363

PROJECT LOCATION

EXTRA SPACE STORAGE #7363
201 S VIRGINIA RD
CRYSTAL LAKE, IL 60014

DATE

12-05-2025

SHEET TITLE

RENDERS

SHEET NUMBER

A-06



1 A07 VIEW FROM S. VIRGINIA RD
SCALE: N/A



2 A07 VIEW FROM JAMES R. RAKOW RD
SCALE: N/A



3 A07 VIEW FROM JAMES R. RAKOW RD
SCALE: N/A

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PROJECT NAME

ESS SITE #7363

PROJECT LOCATION

EXTRA SPACE STORAGE #7363
201 S VIRGINIA RD
CRYSTAL LAKE, IL 60014

DATE

12-05-2025

SHEET TITLE

RENDERS

SHEET NUMBER

A-07

FINAL ENGINEERING PLANS

EXTRA SPACE STORAGE

201 S VIRGINIA ROAD
CRYSTAL LAKE, ILLINOIS 60014

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JULIE
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UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
CITY OF CRYSTAL LAKE PUBLIC WORKS DEPT
100 W. WOODSOCK ST
CRYSTAL LAKE, IL 60014
TEL: (815) 356-3605
CONTACT: ABBY WILGREEN

SANITARY SEWER SERVICE
CITY OF CRYSTAL LAKE PUBLIC WORKS DEPT
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WATER SERVICE
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ROADWAY AUTHORITY
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POWER COMPANY
ComEd
5100 S ILLINOIS RTE 31
CRYSTAL LAKE, IL 60014
TEL: (800) 334-7661
CONTACT: FIRST LAST NAME

NATURAL GAS COMPANY
NICOR GAS
300 W TERRA COTTA AVE
CRYSTAL LAKE, IL 60014
TEL: (888) 642-6748
CONTACT: KEVIN GADZALA

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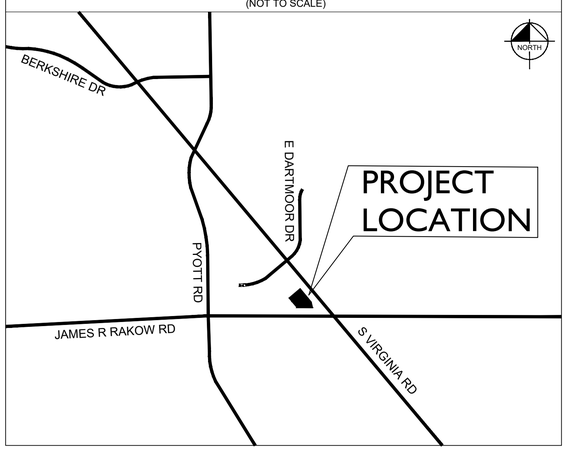
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CONTACT: JAMES BERGER, P.L.S.

LOCATION MAP
(NOT TO SCALE)



BENCHMARKS

REFER TO V0.1 FOR BENCHMARKS LISTED BY LICENSED LAND SURVEYOR

Sheet List Table

Sheet Number	Sheet Title
C0.0	COVER SHEET
V0.0	TOPOGRAPHIC SURVEY
V0.1	TOPOGRAPHIC SURVEY
C1.0	GENERAL NOTES
C2.0	EXISTING CONDITIONS & DEMO PLAN
C3.0	SITE PLAN
C3.1	TRUCK TURN EXHIBIT
C4.0	EROSION CONTROL PLAN
C4.1	EROSION CONTROL DETAILS
C5.0	GRADING AND DRAINAGE PLAN
C6.0	UTILITY PLAN
C7.0	CONSTRUCTION DETAILS
C7.1	CONSTRUCTION DETAILS
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE DETAILS

PROFESSIONAL ENGINEER'S CERTIFICATION

I, BRETT HICKEY, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE BUT EXCLUDING DETAILS PREPARED BY OTHERS, WAS PREPARED ON BEHALF OF EXTRA SPACE STORAGE BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS 11TH DAY OF DECEMBER, A.D., 2025.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-074564
MY LICENSE EXPIRES ON NOVEMBER 30, 2027
DESIGN FIRM REGISTRATION NUMBER: 184002012-0006

ILLINOIS PROFESSIONAL ENGINEER
BRETT M. HICKEY
062-074564
STATE OF ILLINOIS

Date of Expiration: 11-30-25

No.	REVISIONS	DATE	BY
	PUD COMMENTS	12/11/2025	JTW
	PUD COMMENTS	10/27/25	JTW

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PHONE: 312-862-2445
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SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: KKM
CHECKED BY: BMH

NOT FOR CONSTRUCTION

Extra Space Storage

COVER SHEET

EXTRA SPACE STORAGE
201 S VIRGINIA RD
CRYSTAL LAKE, IL 60014

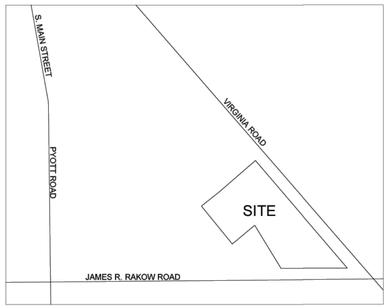
ORIGINAL ISSUE: 07/01/2025
KHA PROJECT NO. 268783002
SHEET NUMBER
C0.0

Drawing name: K:\CHI_LDEV\268783002_ES Storage_Crystal Lake\2 Design\CAD\PlanSheets\C0.0 - COVER SHEET.dwg C0.0 Dec 11, 2025 2:58pm by: Jenna.Anderson
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TOPOGRAPHIC SURVEY

PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 9,
TOWNSHIP 43 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN MCHENRY COUNTY,IL.

VICINITY MAP
(NOT TO SCALE)



SYMBOL LEGEND

- BENCH MARK
- "SIR" SET IRON ROD
- "FIR" FOUND IRON ROD
- CATCH BASIN
- STORM MANHOLE
- SANITARY MANHOLE
- MAILBOX
- AIR CONDITIONER
- CABLE PEDESTAL
- GUY WIRE
- WATER VALVE
- BOLLARD
- UTILITY POLE
- FIRE HYDRANT
- LIGHT POLE
- SIGN
- HANDHOLE
- ELECTRIC MARKER
- WATER MARKER
- FLARED END SECTION
- TRAFFIC SIGNAL
- DEPRESSED CURB
- BUILDING HATCH
- ADA STRIP

LINE LEGEND

- 1' CONTOUR
- 5' CONTOUR
- STORM LINE
- SANITARY LINE
- OVERHEAD WIRE
- UNDERGROUND WATER LINE
- UNDERGROUND ELECTRIC LINE
- 6' IRON FENCE LINE
- 6' CHAIN LINKFENCE LINE
- TREE LINE
- APPROXIMATE LIMITS OF ACTIVE CONSTRUCTION

ABBREVIATIONS

EC	EDGE OF CONCRETE
BC	BACK OF CURB
EP	EDGE OF PAVEMENT
FL	FLOW LINE
FF	FINISHED FLOOR
GR	GRADING RING FIRE HYDRANT
CP	CONTROL POINT

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N

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

HORIZONTAL AND VERTICAL DATUM

MEASURED BEARINGS SHOWN HEREON ARE ILLINOIS STATE PLANE EAST ZONE, BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS.

ELEVATIONS SHOWN HEREON ARE NORTH AMERICAN VERTICAL DATUM 1988 (GEOID 18), BASED ON GLOBAL NAVIGATION SATELLITE SYSTEM OBSERVATIONS.

BENCHMARKS

SOURCE BENCHMARK: (NOT SHOWN)

DESCRIBED BY COAST AND GEODETIC SURVEY 1960 AT CRYSTAL LAKE.
AT THE JUNCTION OF FRANKLIN AVENUE AND SOUTH CAROLINE STREET, AT COMMUNITY HIGH SCHOOL, IN TOP OF THE EAST EDGE OF THE CIRCULAR CONCRETE BASE FOR THE FLAGPOLE, 84 FEET NORTH OF THE NORTH FACE OF THE NORTH WALL OF THE SCHOOL, 5 1/2 FEET WEST OF THE WEST EDGE OF THE SIDEWALK LEADING TO THE NORTH ENTRANCE OF THE SCHOOL, 87 FEET SOUTH OF THE SOUTH CURB LINE OF FRANKLIN AVENUE. AND ABOUT LEVEL WITH THE SIDEWALK.
ELEVATION: 922.22

BM1:
RAILROAD TIE IN THIRD POWER POLE FROM INTERSECTION OF VIRGINIA RD AND JAMES R RAKOW RD.
ELEVATION:889.33

BM2:
SQUARE CUT ON BACK OF CURB FIRST FIRE HYDRANT EAST SIDE OF VIRGINIA RD FROM THE INTERSECTION
ELEVATION:889.65

BM3:
NORTHWEST CORNER OF INTERSECTION OF VIRGINIA RD AND JAMES R RAKOW RD NORTHEAST BOLT ON LIGHT POLE.
ELEVATION:890.04

CONTROL POINT 400
SET MAGNETIC NAIL IN PAVEMENT IN SOUTHWEST PARKING LOT OF SITE

CONTROL POINT 401
FOUND/SET CROSS CUT ON CURB ON FIRST ISLAND IN NORTHEAST PARKING LOT OF SITE

STRUCTURE INFORMATION

STRUCTURE 201
CATCH BASIN
OPEN LID – 24" DIA
RIM ELEVATION = 882.30
S 12" RCP INV = 878.93
BOTTOM OF STRUCTURE = 877.54

STRUCTURE 202
CURB INLET
RIM ELEVATION = 885.88
STRUCTURE INACCESSIBLE

STRUCTURE 203
CURB INLET
RIM ELEVATION = 888.57
STRUCURE INACCESSIBLE

STRUCTURE 204
CATCH BASIN
OPEN LID – 24" DIA
RIM ELEVATION = 885.56
N 10" RCP INV = 883.46
E 15" RCP INV = 883.06
W 15" RCP INV = 883.01

STRUCTURE 205
SANITARY MANHOLE
CLOSED LID
RIM ELEVATION = 889.19
CAN NOT OPEN PAVED OVER

STRUCTURE 206
CURB INLET
RIM ELEVATION = 888.81
STRUCTURE INACCESSIBLE

STRUCTURE 207
SANITARY MANHOLE
CLOSED LID – 24" DIA
RIM ELEVATION = 888.32
E 8" PVC INV = 878.16
S 8" PVC INV = 878.32

STRUCTURE 208
SANITARY MANHOLE
CLOSED LID – 24" DIA
RIM ELEVATION = 889.26
SW 12" RCP INV = 883.06
NW 12" RCP INV = 883.24

STRUCTURE 209
STORM MANHOLE
CLOSED LID – 24" DIA
RIM ELEVATION = 888.92
BOTTOM OF STRUCTURE = 883.02
E 12" PVC INV = 883.32

STRUCTURE 210
STORM MANHOLE
CLOSED LID – 24" DIA
RIM ELEVATION = 888.85
BOTTOM OF STRUCTURE = 877.75
E 18" PVC INV = 884.85
S 18" PVC INV = 877.85

STRUCTURE 211
CATCH BASIN
OPEN LID – 36" DIA
RIM ELEVATION = 888.24
NE 12" RCP INV = 877.84
E 12" RCP INV = 882.60
S 18" RCP INV = 877.42
BOTTOM OF STRUCTURE = 875.14
BEEHIVE LID

STRUCTURE 212
STORM MANHOLE
CLOSED LID – 24" DIA
RIM ELEVATION = 889.17
N 12" RCP INV = 883.19
S 12" RCP INV = 883.19
W 12" PVC INV = 883.19
BOTTOM OF STRUCTURE = 883.19

STRUCTURE 213
CURB INLET
RIM ELEVATION = 888.26
STRUCTURE INACCESSIBLE

STRUCTURE 214
CURB INLET
RIM ELEVATION = 887.53
STRUCTURE INACCESSIBLE

STRUCTURE 215
CATCH BASIN
OPEN LID – 24" DIA
RIM ELEVATION = 882.65
W 12" RCP INV = 880.30
BOTTOM OF STRUCTURE = 878.75

STRUCTURE 216
CATCH BASIN
RIM ELEVATION = 885.33
N 21" RCP INV = 879.63
S INV = 881.48
W INV = 880.03
PIPE TO THE SOUTH IS TOP OF SNOUT

STRUCTURE 217
CATCH BASIN
OPEN LID – 24" DIA
RIM ELEVATION = 885.60
N 18" RCP
NE 15" RCP INV = 880.60
S 21" RCP INV = 880.05
BOTTOM OF STRUCTURE = 880.05

STRUCTURE 218
CATCH BASIN
OPEN LID – 24" DIA
RIM ELEVATION = 218.00
N 8" PVC INV = 881.85
E INV = 881.85
W 24" RCP INV = 880.15
EAST PIPE IS TOP OF SNOUT

(NOT SHOWN) STRUCTURE 219
STORM MANHOLE
OPEN LID – 24" DIA
RIM ELEVATION = STMH
S 10" RCP INV = 883.44

PREPARED FOR: Kimley»Horn

TOPOGRAPHIC SURVEY
EXTRA SPACE STORAGE
201 S. VIRGINIA ROAD
CRYSTAL LAKE, IL

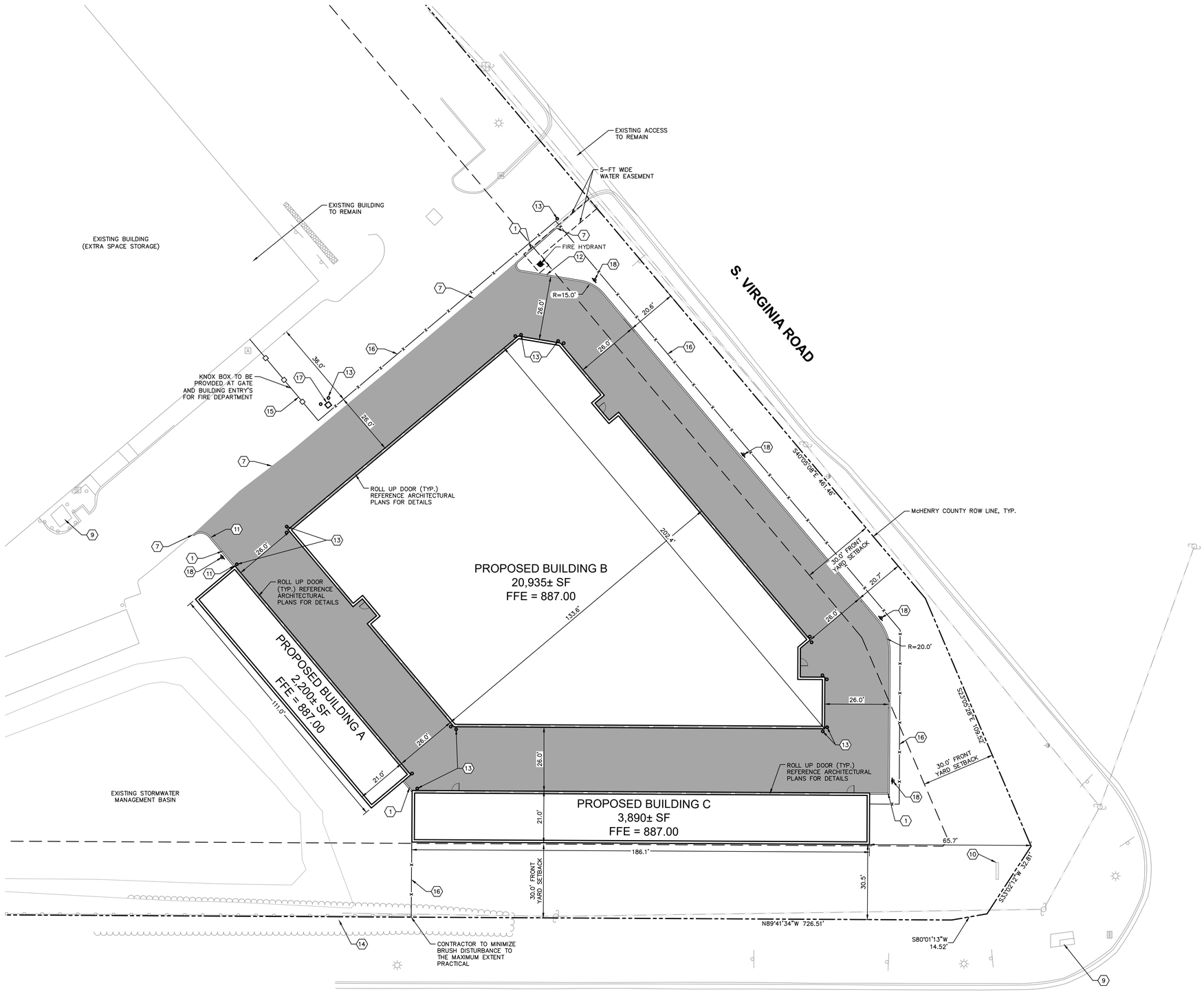
No.	DATE	REVISION DESCRIPTION

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REVIEWED BY:	JTB
DATE:	06/27/2025
FILE:	8077-359-09
	2025 06 18 - 8077-359 TOPO.dwg
SHEET	1 OF 2

V0.0



GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. 6-INCH BARRIER CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. DEPRESSED CURB AND GUTTER
3. CONCRETE SIDEWALK, TYP. (SEE DETAILS)
4. ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
5. ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
6. 4" WIDE PAINTED SOLID LINE, TYP.
7. CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
8. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
9. EX. TRANSFORMER PAD (FOR REFERENCE ONLY)
10. EX. MONUMENT SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
11. 3-FT TRANSITION CURB
12. CURB CUT WITH RIP-RAP (SEE DETAILS) (NOT USED)
13. BOLLARD, TYP. (SEE DETAILS)
14. EX. FENCE TO REMAIN, TYP.
15. PROPOSED SECURITY GATE, TYP.(SEE ARCHITECTURAL PLANS FOR DETAILS)
16. PROPOSED FENCE (SEE ARCHITECTURAL PLANS FOR DETAILS)
17. PROPOSED CARD READER
18. 12" WIDE X 18" HEIGHT "NO PARKING – FIRE LANE" SIGNAGE (SEE DETAILS FOR POST, FOR SIGN REQUIREMENT REFERENCE CITY OF CRYSTAL LAKE STANDARDS)

SITE DATA TABLE

PARCEL NUMBER: 19-09-352-013, 19-09-352-004, 19-09-352-007 & 19-09-352-011

SITE ADDRESS: 201 S VIRGINIA RD, CRYSTAL LAKE, IL 60014

PROPERTY AREA: ±6.29 AC

ZONING: M-PUD (MANUFACTURING PLANNED UNIT DEVELOPMENT)

PROPOSED USE: SELF STORAGE FACILITY

EXISTING BUILDING AREA:	87,837± SF
PROPOSED BUILDING AREA:	27,025± SF
TOTAL BUILDING AREA:	114,862± SF
PROPOSED IMPERVIOUS AREA:	1.05± AC
PROPOSED PERVIOUS AREA:	0.35± AC
TOTAL DISTURBANCE AREA:	1.40± AC

ZONING	REQUIRED:	PROPOSED:
FRONT YARD SETBACK:	30'	30.5'
SIDE YARD SETBACK:	15'	N/A
REAR YARD SETBACK:	20'	N/A
EXISTING IMPERVIOUS PERCENTAGE:	70.0%	*4.62± AC (73.4%)
PROPOSED IMPERVIOUS PERCENTAGE:	70.0%	*4.54± AC (72.2%) (NET REDUCTION)

*VARIANCE BEING REQUESTED

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17111C0335J, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOOD HAZARD.

PAVING AND CURB LEGEND

STANDARD DUTY ASPHALT PAVEMENT (NOT USED)
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

HEAVY DUTY ASPHALT PAVEMENT
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

CONCRETE SIDEWALK (NOT USED)
SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION

6-INCH BARRIER CONCRETE CURB

CONCRETE DEPRESSED CURB (NOT USED)

No.	REVISIONS	DATE	BY
	PUD COMMENTS	12/11/2025	JTW
	PUD COMMENTS	10/27/25	JTW

Kimley»Horn
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WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: KKM
CHECKED BY: BMH

NOT FOR CONSTRUCTION

ExtraSpace Storage

SITE PLAN

EXTRA SPACE STORAGE
201 S VIRGINIA RD
CRYSTAL LAKE, IL 60014

ORIGINAL ISSUE: 07/01/2025
KHA PROJECT NO. 268783002
SHEET NUMBER
C3.0

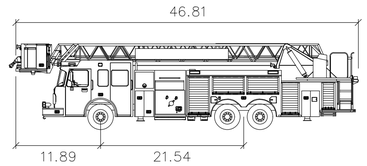
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Drawing name: K:\DFW_LDEV\268783002_ES Storage_Crystal Lake\2 Design\CAD\PlanSheets\C3.0 - SITE PLAN.dwg C3.1 Dec 11, 2025 2:58pm by Jenna.Anderson
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GRAPHIC SCALE IN FEET
0 20 40 80

NORTH

Call Before You Dig
JULIE
1-800-892-0123



MFPD 100' Aerial Platform Pierce Arrow XT

feet

Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 45.0

FIRE TRUCK PROFILE
N.T.S.

No.	REVISIONS	DATE	BY
	PUD COMMENTS	12/11/2025	JTW
	PUD COMMENTS	10/27/25	JTW

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: JTW
DRAWN BY: KKM
CHECKED BY: BMH

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Extra Space Storage

TRUCK TURN EXHIBIT

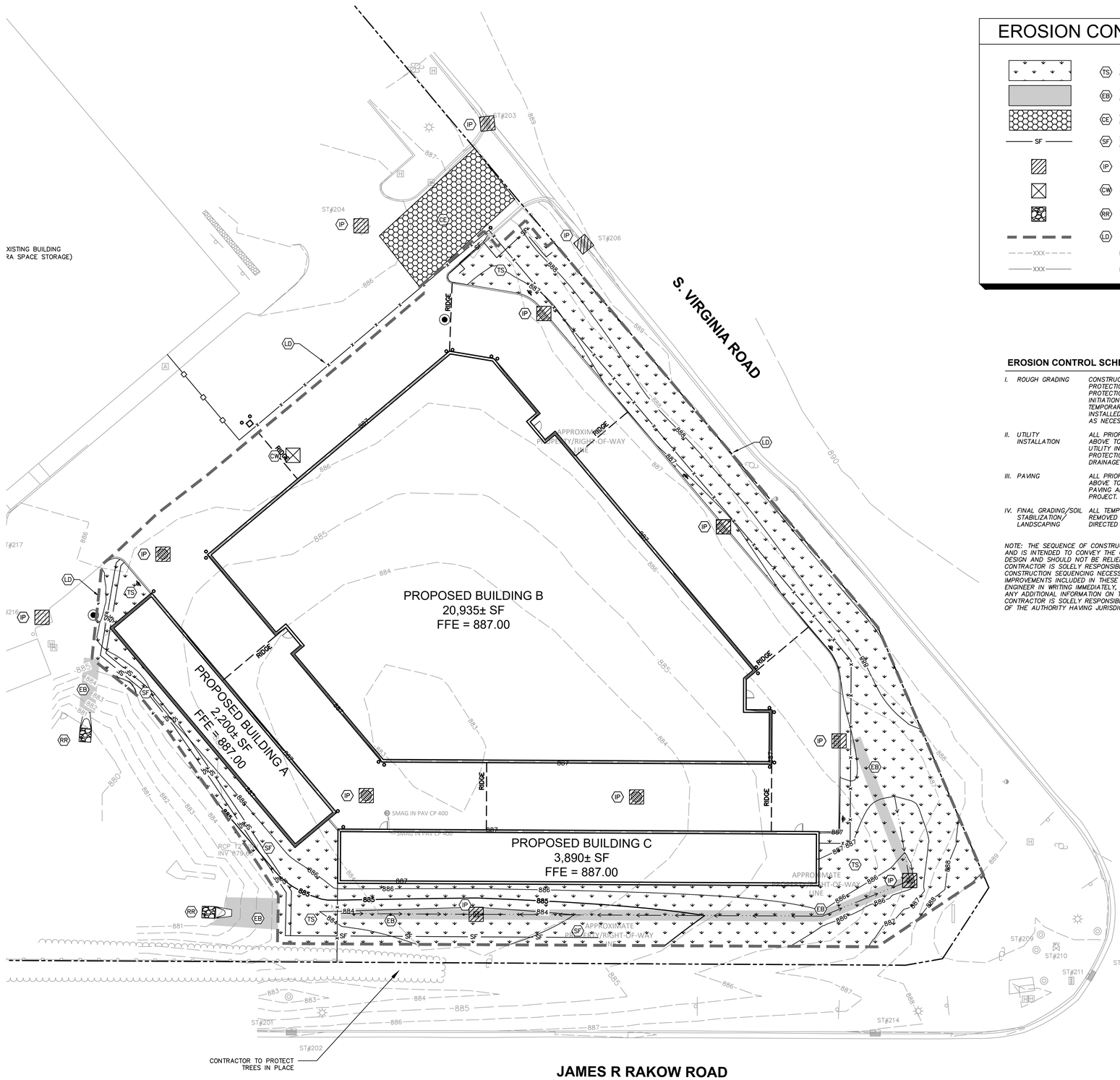
EXTRA SPACE STORAGE

201 S VIRGINIA RD
CRYSTAL LAKE, IL 60014

ORIGINAL ISSUE:
07/01/2025

KHA PROJECT NO.
268783002

SHEET NUMBER
C3.1



EROSION CONTROL LEGEND

- TS — TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
- EB — TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
- CE — CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
- SF — SILT FENCE (SEE EROSION CONTROL DETAILS)
- IP — INLET PROTECTION (SEE EROSION CONTROL DETAILS)
- CW — CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
- RR — RIP RAP (SEE DETAILS)
- LD — LIMITS OF DISTURBANCE
- XXX — EXISTING CONTOURS
- XXX — PROPOSED CONTOURS

GRAPHIC SCALE IN FEET
0 10 20 40

NORTH

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EROSION CONTROL SCHEDULE AND SEQUENCING:

I.	ROUGH GRADING	CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
II.	UTILITY INSTALLATION	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
III.	PAVING	ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING PAVING AND THROUGHOUT THE REMAINDER OF THE PROJECT.
IV.	FINAL GRADING/SOIL STABILIZATION/ LANDSCAPING	ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

EROSION CONTROL NOTES

1. CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
2. POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
3. TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
4. BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
5. THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
6. ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
7. CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
8. PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DISPOSAL SITES.
9. PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
10. ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
11. ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
12. ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
13. SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
14. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
15. PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
16. SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
17. STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SESC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
18. ALL TEMPORARY SESC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED.TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
19. WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN DEWATERING DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
20. SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
    - 20.1. WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
    - 20.2. WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.

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ExtraSpace Storage

EROSION CONTROL PLAN

EXTRA SPACE STORAGE
201 S VIRGINIA RD
CRYSTAL LAKE, IL 60014

ORIGINAL ISSUE: 07/01/2025

KHA PROJECT NO. 268783002

SHEET NUMBER C4.0

Drawing name: K:\CHI_LOG\268783002_ES Storage_Crystal Lake\2 Design\CAD\PlanSheets\C4.0 - EROSION CONTROL.dwg C4.0 Dec 11, 2025 2:58pm by: Jenna Anderson
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