#2026-77
Birchwood – Pulte – Final PUD/Plat and Variations
Project Review for Planning and Zoning Commission

Meeting Date: June 3, 2026

Request:

1. Final Planned Unit Development (PUD) for a 175-unit single-family residential subdivision with Variations to:
   a. The minimum front yard setback of 25 feet (previously approved variation) to allow 20 feet, a variation of five feet. (A total of 10 feet from the district standard).
   b. The minimum street curve radius of 150 feet to allow 100 feet, a variation of 50 feet in the radius (creating a tighter street turn).
   c. The allowance of free-standing signs for the single family neighborhood.

2. Final Plat of Subdivision.

Location: 275 S. Main Street

Acreage: Approximately 62 acres

Current Zoning: R-2 PUD – Single Family Residential Planned Unit Development

Surrounding Properties: North: M Manufacturing
South: B-2 PUD General Commercial and M PUD Manufacturing
East: M Manufacturing
West: M Manufacturing and across Main Street R-3B PUD Pathway Court development

Staff Contact: Elizabeth Maxwell (815.356.3605)

Background:

- The proposed development received the Preliminary PUD approval on January 20, 2026.
- The approval was for the Comprehensive Land Use Plan Amendment, Rezoning, Preliminary Plat and Preliminary PUD with Variations.

Development Analysis:

LAND USE/ZONING

- The site is currently zoned R-2 PUD – Single-Family Residential Planned Unit Development. This is the appropriate zoning district for a new single-family subdivision.
- The current Comprehensive Plan land use designation is Urban Residential. This is the appropriate land use designation for a new single-family subdivision.
- The proposal is for a 175-lot single-family home subdivision.

SITE

- The development opens to Main Street through an extension of Commonwealth Drive. The entrance from Main Street is restricted to a right-in/right-out intersection. It is anticipated that vehicles will travel to the Main Street and Congress Parkway traffic signal if traveling from the north and enter the subdivision from Commonwealth Drive.
- The development curves around a large central open space and detention lot in the center.
- The developer included pathways connecting streets through open space. This allows for greater walkability.
- A traffic study was completed by the City's traffic consultant, Gewalt Hamilton. The study recommended:
    - Exchange Drive shall be a right-in/right-out entrance with stop sign control where it connects to Main Street.
    - Sidewalk should be added to the north side of Exchange Drive as part of this project to provide complete pedestrian connectivity from the site to the Pingree Road Metra Station.
    - Sidewalk should be added on the west side of Commonwealth Drive between the subject site and the existing terminus north of the bank.
- All the home sites are for single-family homes.
- Two freestanding subdivision identification signs are shown. The primary sign is located off Main Street. The sign copy area is approximately 12.5 square feet. The architectural structure around the sign is 15 feet in length and 6 feet in height. The second sign is a pillar sign. The sign copy area is approximately 1.8 square feet on all sides. The pillar is 3 feet wide by 4 feet high.

AMENITIES

- The site will be heavily landscaped with street trees. The center park area will feature additional landscape, a curved stone path and connections to the other sidewalk blocks serving as a central focal point for the development.
- Sidewalks are provided throughout the development with connections to all perimeters. A multi-use path traverses along the detention area across the large park space to add additional connections.
- Some existing trees along the exterior property lines are being preserved to help buffer the neighboring manufacturing properties.
- Art pedestals are located at key focal areas to create an art walk and promote the arts throughout Crystal Lake.

BUILDING ELEVATIONS

- The developer has proposed 11 model types. Each model type has multiple elevations.
- The homes elevations all feature masonry

- Each elevation will offer unique character along the street facing elevations. Key lots will be upgraded to include masonry along the length of that side elevation along the street.
- Expanded front porches have been added per discussion at the preliminary approval.
- The proposed elevations meet the design criteria for single-family residential.
- The overall development will meet the Anti-Monotony requirements.

Findings of fact:

FINAL PLAT OF SUBDIVISION

The petitioner is requesting a Final Plat of Subdivision for Birchwood a 175-lot single-family subdivision. Final Plats are required to meet the following requirements:

a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;
☐ *Meets* ☐ *Does not meet*

b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;
☐ *Meets* ☐ *Does not meet*

c) Providing right-of-way easements for streets and utilities;
☐ *Meets* ☐ *Does not meet*

d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;
☐ *Meets* ☐ *Does not meet*

e) Ensuring there is adequate open space and recreation facilities to serve development;
☐ *Meets* ☐ *Does not meet*

f) Ensuring there is proper recordation of landownership records;
☐ *Meets* ☐ *Does not meet*

g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;
☐ *Meets* ☐ *Does not meet*

h) Burial of overhead utility lines and all new lines and services in appropriate easements; and
☐ *Meets* ☐ *Does not meet*

i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City
☐ *Meets* ☐ *Does not meet*

FINAL PLANNED UNIT DEVELOPMENT/SPECIAL USE PERMIT

The petitioner is requesting approval of a Final Planned Unit Development/Special Use Permit to allow the construction of a 175-lot single-family subdivision with variations. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

The petitioner is requesting approval of a Final Planned Unit Development with variations for front yard setbacks, horizontal curve radius and free-standing signs. The purpose of a Planned Unit Developments is to encourage and allow more creative and imaginative design of land developments than is possible under district zoning regulations. Planned Unit Developments are, therefore, intended to allow substantial flexibility in planning and designing a proposal. This flexibility is often in the form of relief from compliance with conventional zoning ordinance site and design requirements which may otherwise require individual requests and applications for zoning variations.

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

Therefore more lenient site requirements may be granted where the Planned Unit Development contains features not normally required of traditional developments. Although a formal variation request is not required to be made in conjunction with a Planned Unit Development, staff identifies those aspects of the Planned Unit Development which effectively result in variations from UDO requirements. If the evidence is not found to justify these variations from the UDO that fact shall be reported to the City Council with a recommendation that the variations from the UDO which are proposed as part of the Planned Development be lessened or denied.

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

1. Article 3: Density and Dimensional Standards. The minimum front yard setback of 30 feet to allow 25 feet, a variation of five feet.
2. Article 4-100: Street Standards. The minimum horizontal curve radius of 150 feet to allow 100 feet.
3. Article 4-1000: Signs. Allowing free-standing identification signs for the subdivision. The main monument sign and the smaller pillar sign.

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future single-family residential uses. The following goal is applicable to this request:

Land Use - Residential

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

This can be accomplished with the following supporting action:

Supporting Action: Preserve and enhance the character and livability of existing residential area with architectural and development guidelines.

Supporting Action: Provide for a reasonable rate of residential growth especially infill growth and mixed-use development which take advantage of existing city services.

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 (Pulte, dated 08/28/25, received 04/21/26)
   B. Final Plat of Subdivision (Cemcon, Ltd, dated 04/14/26, received 04/21/26)
   C. Final Site Plan (Cemcon, Ltd, dated 04/21/26, received 04/21/26)
   D. Final Landscape Plan (Dickson Design Studio, dated 04/21/26, received 04/21/26)
   E. Final Stormwater Management Report (Cemcon, Ltd, dated 04/21/26, received 04/21/26)
   F. Final Elevations (Pulte Homes, dated 05/15/26, received05/21/26)
   G. Final Engineering (Cemcon, Ltd, dated 04/21/26, received 04/21/26)
   H. Traffic Study (GHA, dated 08/15/25, received 09/03/25)

2. All conditions from Ordinance #8184 shall remain applicable unless modified by this ordinance.

3. Architecture:
   A. The petitioner shall provide final four-sided architecture showing all elevation options with labeled materials. Every model type with the exception of the Willwood shall have an elevation with masonry.
   B. Utilize premium vinyl siding, long runs and a thickness of .044 or greater to reduce waving/warping.
   C. The subdivision must meet the Anti-Monotony standards found in the UDO.
   D. Make the following changes to the elevations:
      i. Abbyville LC2K make the double dormers into a single dormer. (similar to preliminary elevations)
      ii. Add brick or stone to at least two of the Continental elevations like HR2B and HR2C.
      iii. Add brick to the bottom of the columns on Martin Ray LC2L.
      iv. Add stone to the bottom of Mercer HR2D and brick to the bottom of LC2A
      v. Add brick to the bottom of Newberry LC2A.

4. Plat of Subdivision
   A. Revise all easements per staff comments and provide a revised final plat for review.
   B. A portion of the existing MUE running north-south behind lots 11-19 can be terminated as this water main will be abandoned.
   C. The MUE and PUE cannot be in the same easement location. The MUE should be placed over public water main outside of the right-of-way and along the sanitary sewer force main location. There is no need for an MUE along all four sides of all lots.
   D. Revise PUEs to location for utility location.
   E. Revise drainage easements to where necessary on the lots.
   F. Include a Stormwater Management Easement over all the storm sewer outside of the right-of-way.

5. Engineering
   A. The project must meet all requirements of the City's Stormwater Ordinance including the drawdown time.
   B. The new water main shall connect to the existing main along South Main Street.
   C. Remove the water main on the western edge of the development per Public Works comments.
   D. Driveways must be designed at no greater than a 7.5% slope.
   E. The vertical curves must be a minimum of 150 feet per the City Code.

6. The petitioner shall prepare an exhibit to be posted in the sales office and/or provided with marketing materials showing the adjacent zoning of Manufacturing or General Commercial and any easements on each lot.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments, as well as the City's stormwater consultant, Christopher B. Burke Engineering and traffic consultant, Gewalt Hamilton.

PIQ Map
275 S. Main Street



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Naperville, Illinois 60540
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April 21, 2026

City of Crystal Lake
Community Development Department
100 W. Woodstock Street
Crystal Lake, Illinois 60014

Re: Birchwood (formerly Lakeland Farms) – Application for Final Planned Unit Development approval.

To whom it may concern:

Pulte Home Company is the contract purchaser of the property commonly known as 275 S. Main Street, Crystal Lake, Illinois (the "Property"). On January 20, 2026, the City approved Ordinance No. 8184 to, among other things, approve a Preliminary Planned Unit Development and Preliminary Plat of Subdivision for the Property.

Pulte submits the following documentation in support of its application for approval of the Final Planned Unit Development and Final Plat of Subdivision.

1. Development Application
2. Proof of Ownership
3. ALTA
4. Final Site Plan
5. Final Engineering Plan
6. Final Landscape Plan
7. Tree Inventory
8. Final Plat of Subdivision Phase 1
9. Final Plat of Subdivision Phase 2
10. Plat of Easement 1of 2
11. Plat of Easement 2 of 2
12. Soil Infiltration Test Data
13. Formal Report
14. SHGWT Letter
15. Drain Tile Survey
16. Pond Borings with Infiltration Rates
17. BMP Plan Summary Management & Monitoring Plan
18. Offsite Lift Station
19. Autoturn Exhibit

20. Final Stormwater Report
21. NRI

The Final Planned Unit Development and the Final Plat of Subdivision are in "substantial conformance" with the approved Preliminary Planned Unit Development and Preliminary Plat of Subdivision. With the final plans submitted herewith, Pulte has addressed issues identified in staff review letters and the conditions contained in the ordinance approving the Preliminary Planned Unit Development. Plan revisions that were incorporated through the City's preliminary approval process and in preparation of the final engineering have resulted in the identification of three additional variations to be approved as part of the Final Planned Unit Development approval. Those variations are as follows:

1. Front Yard Setback. Through the Preliminary Planned Unit Development process, the City emphasized a desire for a more urban framework within the proposed development. Pulte proposes to reduce the Front Yard Setback to 20', which is consistent with a more urban framework yet maintains sufficient depth to accommodate parking within the driveway. Pulte does not anticipate that all homes would be constructed at the 20' Front Yard Setback, but that 20' would be the minimum threshold. Pulte anticipates varying the Front Yard Setback between 20' and 25' throughout the subdivision, creating some variation in the streetway- similar to what you might see in Downtown Crystal Lake.

2. Roadway Curve Radius. Through the Preliminary Planned Unit Development process Pulte worked with City staff, the Planning and Zoning Commission and ultimately the City Council to refine site plan details. With revisions to the roadway layout, particularly around the central park feature, certain curve radii were tightened from 150' to 100'. Given the curvilinear nature of the subdivision design, the anticipated volume of traffic on the local streets, and the low-speed nature of the local streets, the tighter curve radius is an appropriate design consideration.

3. Stormwater Basin D dewatering schedule. City Code limits the drawdown time for a stormwater management basin to three days. This requirement is satisfied for all of the stormwater management basins except for Stormwater Basin D. Stormwater Basin D is a combined basin, accommodating both required stormwater volume and required compensatory storage volume. In this case, Stormwater Basin D accommodates approximately 11.5 acre feet of compensatory storage, which is double the required volume for stormwater management. Additionally, the outlet for Stormwater Basin D is located above the normal water level which means that volume below the outlet structure is infiltrating rather than being pushed through the City's stormwater management system. Infiltration is ecologically beneficial in many respects, but the obvious downside is management of the additional drawdown time. In this case, Pulte

has consulted with its Wetland Scientist at V3 Companies and believes that landscape installation in the Stormwater Basin D can be managed to accommodate the longer drawdown time.

Pulte believes that the variations identified herein are consistent with the concept and intent of the site plan approved with the Preliminary Planned Unit Development and will foster a more urban design that is consistent with the anticipated character of Birchwood Subdivision, being proximate to Downtown Crystal Lake.

We appreciate the City staff's collaboration through the Preliminary Planned Unit Development process and look forward to working with you toward approvals of the Final Planned Unit Development. Please do not hesitate to contact me should you require any further information.

Respectfully submitted,

PETITIONER:

PULTE HOME COMPANY, LLC,

a Michigan limited liability company



Russell G. Whitaker, III

Rosanova & Whitaker, Ltd.

Attorneys for the Petitioner

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

IN THE MATTER OF THE PETITION OF Pulte Home Company, LLC

LEGAL NOTICE

Notice is hereby given that, in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois, a public hearing will be held before the Planning and Zoning Commission upon the application by Matt Brolley with Pulte Home Company, LLC, as contract purchaser of the property commonly known as 275 South Main Street, Crystal Lake, Illinois 60014 (PINs: 19-04-152-003, 19-04-176-003, 19-04-152-004, 19-04-176-004) (the "Property"). The Property is owned by Curran Group, Inc., a Delaware corporation and Main Street Crossing Development, LLC, an Illinois limited liability company (collectively the "Property Owners").

With the authorization of the Property Owners, the application has filed for the purpose of seeking the following approvals pursuant to Articles 3, 4, and 9 of the Unified Development Ordinance: 1.) Final Planned Unit Development; 2.) Final Plat of Subdivision; and 3.) variations to allow: a) a front yard setback of 20 feet, instead of the previously approved 25 fee; b) a curve radius of 100 feet, instead of the required 150 feet; c) an extended drawdown time for stormwater management basins; and d) any other variations necessary to approve the plans presented.

Plans for the proposed development can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall. A public hearing for this request will be held before the Planning and Zoning Commission at 7:00 p.m. on Wednesday, June 3, 2026, at the Crystal Lake City Hall, 100 West Woodstock Street, Crystal Lake, Illinois, 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

(For publication no later than May 19, 2026)

STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
Pulte Home Company, LLC;

AFFIDAVIT

Russell Whitaker, Rosanova & Whitaker, Ltd., Attorney for Petitioner, 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 June 3, 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 May 19, 2026.

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 May 18, 2026.

(date)

(name) (Signature)

Subscribed and Sworn to me before by Russell Whitaker, attorney for Petitioner
this 19th day of May, 2026

Notary Public

OFFICIAL SEAL
JOELLEN M. LEAVY
Notary Public, State of Illinois
Commission No. 909380
My Commission Expires
March 10, 2028

19-04-152-003
MAIN ST CROSSING DEVELOP INC
C O ROBERT BONCOSKY
887 WEDGEWOOD DR
CRYSTAL LAKE, IL 60014

19-04-176-004
CURRAN GROUP INC
286 MEMORIAL CT
CRYSTAL LAKE, IL 60014-6277

19-04-128-001
CRYSTAL LK CITY OF
100 W WOODSTOCK ST
CRYSTAL LAKE, IL 60014

19-04-401-004
STAG INDUSTRIAL HLDGS LLC
1 FEDERAL STREET
23RD FLOOR
BOSTON, MA 02110

19-04-301-013
NAMI MCHENRY CO IL
338 MEMORIAL DR
CRYSTAL LAKE, IL 60014

19-04-301-004
LEARNING HILLS CRYSTAL LAKE
SINGH, GURWINDER
260 CELLO CT
VOLO, IL 60073

19-04-301-018
NORTHERN IL MED CNTR FDN
CENTEGRA HEALTH SYSTEM
527 W SOUTH ST
WOODSTOCK, IL 60098

19-05-427-002
3LP CRYSTAL LAKE LLC
504 W JUNEAU AVE
MILWAUKEE, WI 53203

19-05-502-003
UNION PACIFIC RAILROAD CO
PROPERTY TAX
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

19-05-277-036
HANSEN FAMILY TRUST
JUDY ANN HANSEN
215 SUNSET TER
CRYSTAL LAKE, IL 60014

19-04-176-003
MAIN ST CROSSING DEVELOP INC
C O ROBERT BONCOSKY
887 WEDGEWOOD DR
CRYSTAL LAKE, IL 60014

19-04-502-002
CHGO NORTHWESTERN RR CO
UNION PACIFIC RAILROAD
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

19-04-251-021
STAG INDUSTRIAL HLDGS LLC
1 FEDERAL STREET
23RD FLOOR
BOSTON, MA 02110

19-04-301-015
USW HLDG CO LLC
270 W PALATINE RD
WHEELING, IL 60090

19-04-301-022
HOME ST BK TR 4830
MCGINN, JAMES
3218 OPEN GATE RD
CRYSTAL LAKE, IL 60012

19-04-301-011
CURRAN GRP INC
286 MEMORIAL CT
CRYSTAL LAKE, IL 60014

19-04-304-001
NIMED CORP
NIMC
211 E ONTARIO ST STE 1400
CHICAGO, IL 60611

19-05-281-002
3LP CRYSTAL LAKE LLC
504 W JUNEAU AVE
MILWAUKEE, WI 53203

19-05-280-004
FENNESSY, BRAD ET AL
217 SUNSET TER
CRYSTAL LAKE, IL 60014

19-05-277-035
DELANCE LIV TR
213 SUNSET TER
CRYSTAL LAKE, IL 60014

19-04-152-004
CURRAN GROUP INC
286 MEMORIAL CT
CRYSTAL LAKE, IL 60014-6277

19-04-152-001
FARR CO
500 S MAIN ST
CRYSTAL LAKE, IL 60014

19-04-252-001
STAG INDUSTRIAL HLDGS LLC
1 FEDERAL STREET
23RD FLOOR
BOSTON, MA 02110

19-04-301-014
360 MEMORIAL LLC
360 MEMORIAL DR STE 210
CRYSTAL LAKE, IL 60014

19-04-301-020
BLDRS ADVANTAGE LLC
13800 SKENDER CT
HOMER GLEN, IL 60491-7219

19-04-301-010
CRYSTAL LK BUS CTR OWN ASSN
C O NORTHWEST PROP MGMT
780 TEK DR
CRYSTAL LAKE, IL 60014-8100

19-05-502-005
UNION PACIFIC RAILROAD CO
PROPERTY TAX
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

19-05-228-060
MCHENRY CO CONSERV DIST
18410 US HWY 14
WOODSTOCK, IL 60098-8836

19-05-277-036
TWINAM, SAMUEL D
215 SUNSET TER
CRYSTAL LAKE, IL 60014

19-05-426-006
MCHENRY CO CONSERV DIST
18410 US HWY 14
WOODSTOCK, IL 60098-8836

19-05-280-003
OLTENDORF, MARY L TR
ADAMS, MARY L
219 SUNSET TER
CRYSTAL LAKE, IL 60014

19-05-277-034
WILCOX FAM TR
211 SUNSET TER
CRYSTAL LAKE, IL 60014

19-05-277-031
FARR, THOMAS C GUADALUPE
76 CATHERINE CT
CRYSTAL LAKE, IL 60014

19-05-277-032
RAITHEL, JOHN WILLIAM J
201 SUNSET TER
CRYSTAL LAKE, IL 60014-6127

19-05-277-033
HUXTABLE, EMILY S DAVID J
207 SUNSET TER
CRYSTAL LAKE, IL 60014

19-05-280-001
SANDERS, GARY RUTH
221 SUNSET TER
CRYSTAL LAKE, IL 60014-6127

19-05-280-002
FARR, THOMAS S CECILIA A
227 SUNSET TER
CRYSTAL LAKE, IL 60014

Ord. No. 8184
File No. 316

The City of Crystal Lake Illinois

AN ORDINANCE GRANTING A COMPREHENSIVE LAND USE PLAN AMENDMENT, REZONING, PRELIMINARY PLANNED UNIT DEVELOPMENT AND PLAT OF SUBDIVISION FOR 175 SINGLE FAMILY HOME SUBDIVISION AT 275 S. MAIN STREET

WHEREAS, pursuant to the terms of a Petition (File #PLN-2025-162) before the Crystal Lake Planning and Zoning Commission, the Petitioner has requested a Comprehensive Land Use Plan Amendment from Industry to Urban Residential, Rezoning from M PUD Manufacturing to R-2 PUD Single Family Planned Unit Development, Preliminary Plat of Subdivision and Preliminary Planned Unit Development for a 175-unit single-family residential subdivision with Variations to the minimum lot width of 70 feet to allow 50 feet for the Meadows series and 60 feet for the Estates series, the minimum lot area of 8,400 sf to allow 6,250 sf, the minimum front yard setback of 30 feet to allow 25 feet, the minimum interior side yard setback of 7 feet and combined total of 18 feet to allow a minimum of 5 feet and combined total of 10 feet, hard surface coverage and building coverage for Abbeyville lots at 55% and 45% respectively, yard variations for window wells, AC pads/equipment and decks and patios, to allow a two freestanding monument subdivision identification signs, and from the growth management to allow more than 15% of all residential units to be constructed per calendar year for a subdivision at 275 S. Main Street; and

WHEREAS, the Planning and Zoning Commission of the City of Crystal Lake, pursuant to notice duly published on October 31, 2025 in the Northwest Herald, held a public hearing at 7:00 p.m., on November 19, 2025 at City Hall at 100 W. Woodstock Street, Crystal Lake, Illinois to consider the proposed request; and

WHEREAS, on November 19, 2025 and continued to December 17, 2025, the Planning and Zoning Commission, having fully heard and considered the testimony of all those present at the public hearing who wished to testify, made findings of fact as required by law and recommended to the Mayor and City Council of the City of Crystal Lake that the proposed Comprehensive Land Use Plan Amendment, Rezoning, Preliminary Plat of Subdivision and Preliminary Planned Unit Development with Variations be approved, as documented in the minutes, and

WHEREAS, it is in the best interests of the CITY OF CRYSTAL LAKE that the request be issued as requested in said Petition.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, McHENRY COUNTY, ILLINOIS, as follows:

Section I: That a Comprehensive Land Use Plan Amendment, Rezoning, Preliminary Plat of Subdivision, Preliminary Planned Unit Development with Variations for a 175-lot subdivision at 275 S. Main Street (19-04-152-003, 19-04-176-003, 19-04-152-004, 19-04-176-004), Crystal Lake, Illinois is hereby grant with the following conditions:

1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
   A. Application (Pulte, dated 08/28/25, received 11/19/25)
   B. Narrative (Pulte, dated 1/13/26, received 1/13/26)
   C. Preliminary Plat of Subdivision (Cemcon, Ltd, dated 10/15/25, received 11/19/25)
   D. Preliminary Site Plan (Cemcon, Ltd, dated 1/12/26, received 1/13/26)
   E. Preliminary Landscape Plan (Dickson Design Studio, dated 10/16/25, received 11/19/25)
   F. Preliminary Stormwater Management Report (Cemcon, Ltd, dated 08/22/25, received 11/19/25)
   G. Preliminary Elevations (Pulte Homes, dated 1/12/26, received 1/13/26)
   H. Preliminary Engineering (Cemcon, Ltd, dated 10/15/25, received 11/19/25)
   I. Traffic Study (GHA, dated 08/15/25, received 09/03/25)

2. Architecture:
   A. The petitioner shall provide final four-sided architecture showing all elevation options for each model, as well as the color palette for each model or series with the Final PUD submittal.
   B. Utilize premium vinyl siding, long runs and a thickness of .044 or greater to reduce waving/warping.
   C. The subdivision must meet the Anti-Monotony standards found in the UDO.
   D. Work with staff to enhance the side and rear elevations.

3. Site Plan:
   A. Sidewalk should be added to the north side of Exchange Drive as part of this project to provide complete pedestrian connectivity from the site to the Pingree Road Metra Station.
   B. Sidewalk should be added on the west side of Commonwealth Drive between the subject site and the existing terminus north of the bank.
   C. Add no parking signs to the curved streets with 100-foot radii.

4. Plat of Subdivision
   A. The final plat will show the dedication of the right-of-way for the art pedestals.

5. For the Final Planned Unit Development submittal, revise the various plans to match the revised site plan.

6. The petitioner shall prepare an exhibit to be posted in the sales office and/or provided with marketing materials showing the adjacent zoning of Manufacturing or General Commercial and any easements on each lot.

7. The petitioner shall address all of the review comments and requirements of the Community Development, Public Works and Engineering, Police and Fire Rescue Departments, as well as the City's stormwater consultant, Christopher B. Burke Engineering and traffic consultant, Gewalt Hamilton.

8. Explore the use of permeable paver options to reduce the hard surface coverage for ranch homes.

9. Change the name of the proposed subdivision from Lakeland Farms.

Section III: That the City Clerk be and is hereby directed that all pertinent records and the official zoning map of the City of Crystal Lake to show the issuance of a Comprehensive Land Use Plan Amendment, Rezoning, Preliminary Plat of Subdivision, Preliminary Planned Unit Development with Variations with the provisions of this Ordinance, as provided by law.

Section IV: That this Ordinance shall be in full force and effect from and after its passage, approval and publication as provide by law.

DATED at Crystal Lake, Illinois, this 20th day of January, 2026.

City of Crystal Lake, an
Illinois municipal corporation

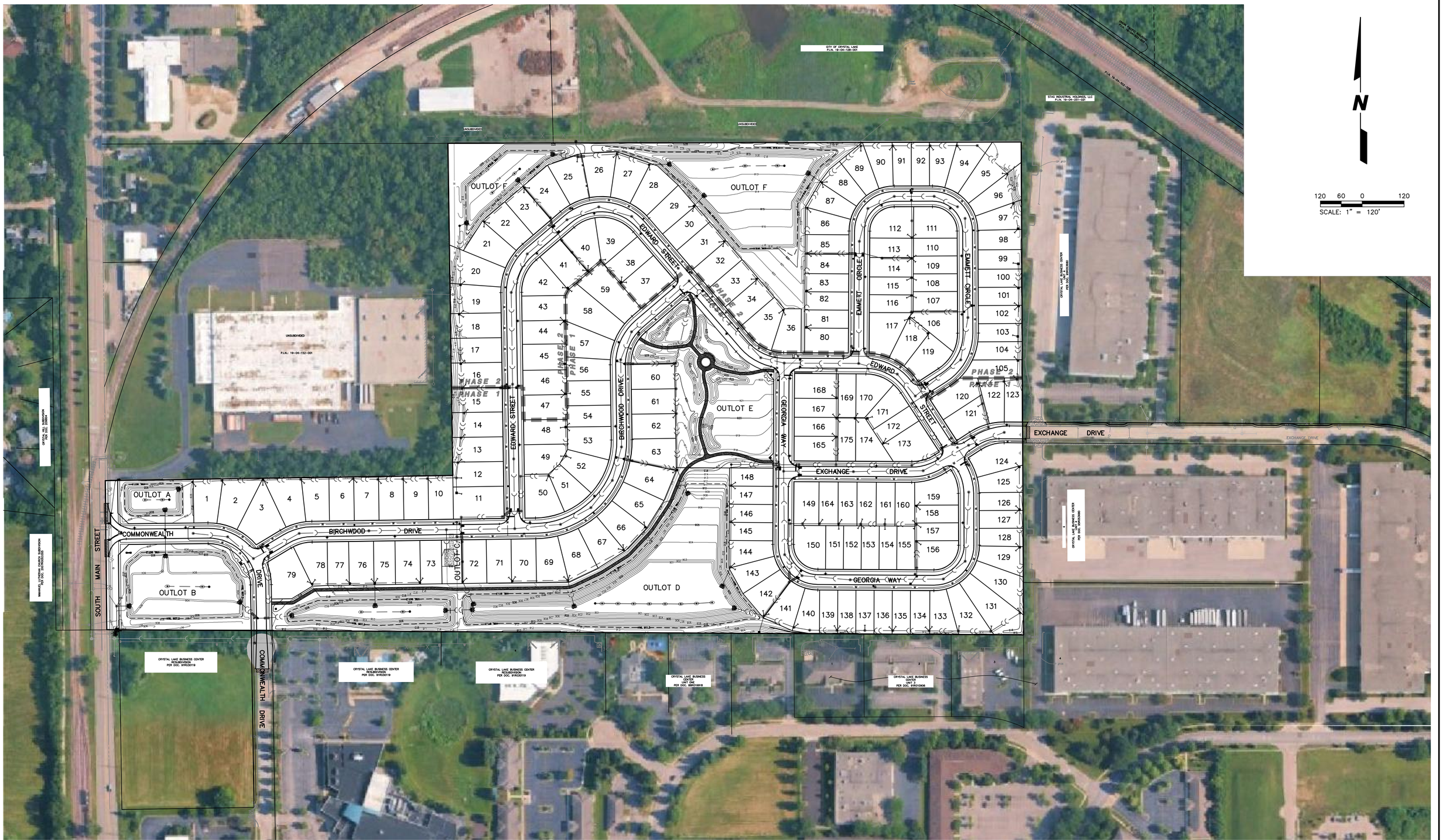
Haig Haleblian, MAYOR

SEAL

ATTEST:

CITY CLERK

Passed: January 20, 2026
Approved: January 20, 2026



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PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
Ph: 630.862.2100 Fax: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

OVERALL SITE PLAN

BIRCHWOOD PHASE 1 & 2

FILE NAME: OVRSITE	DSGN. BY: CRM	JOB NO.: 402.176	FLD. BK./PG.: C32/7-15	SHEET NO.
DIR: 402176	DRN. BY: LAL	DATE: 04-21-26	SCALE: 1" = 120'	05 of 40

PLOT FILE CREATED: 4/20/2026 3:15 PM BY: LESLIE LUNDBERG DRAWING LAST SAVED: 4/18/2026 12:26 PM BY: LESLIE DRAWING PATH: P:\402176\DWG\ENG\DRAWINGS\FINAL DRAFTING\OVRSITE.DWG

BIRCHWOOD

SOUTH MAIN STREET | CRYSTAL LAKE, IL

PROJECT TEAM

OWNER / DEVELOPER:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
TEL (847) 230-5308
CONTACT: MATT BROLLEY / FABIAN FONDRIEST

ATTORNEY:
ROSANOVA & WHITAKER, LTD.
445 JACKSON AVENUE, SUITE 200
NAPERVILLE, IL 60540
CONTACT: RUSS WHITAKER / KAREN WEBER

LAND PLANNER / SURVEYOR / CIVIL ENGINEER:
CEMCON, LTD.
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, IL 60502
TEL (630) 862-2100
CONTACT: PETER PLUSKWA / CHRIS MORGART

ECOLOGIST & ARBORIST:
V3 COMPANIES
7325 JANES AVENUE
WOODRIDGE, IL 60517
TEL (630) 675-8584
CONTACT: SCOTT BREJCHA / DAN JABLONSKI

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / JEFF TORRENS

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L0.2	SCHEDULE: PLANTS & MATERIALS DETAILS: PLANTING NOTES: GENERAL LANDSCAPE
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L1.2	TREE PRES & REMOVAL PLAN - SOUTH CENTRAL
L1.3	TREE PRES & REMOVAL PLAN - NORTHWEST
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L4.2	DETAILS: FENCING, SITE FEATURES

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

APRIL 21, 2026

REVISIONS

1.	
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PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
- TITLE

SHEET NUMBER

L0.1

SCHEDULE: PLANTS & MATERIALS

OVERALL PLAN

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
AFAB	7	2.5" caliper	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
APCK	8	2.5" caliper	Acer platanoides 'Crimson King'	Crimson King Norway Maple
ARF	9	2.5" caliper	Acer rubrum 'Franksred'	Red Sunset Red Maple
AS	20	2.5" caliper	Acer saccharum	Sugar Maple
CO	20	2.5" caliper	Celtis occidentalis	Hackberry
COV	24	1 Gal.	Carya ovata	Shagbark Hickory *(saplings, due to taproot)*
GB	14	2.5" caliper	Gingko biloba	Gingko (male species)
GD	11	2.5" caliper	Gymnocladus dioica	Kentucky Coffeetree
GTI	25	2.5" caliper	Gleditsia triacanthos var. inermis	Thornless Common Honeylocust
LS	21	2.5" caliper	Liquidambar styraciflua	Sweetgum
LT	20	2.5" caliper	Liriodendron tulipifera	Tulip Tree
MG	9	2.5" caliper	Metasequoia glyptostroboides	Dawn Redwood
NS	24	2.5" caliper	Nyssa sylvatica	Black Tupelo
OV	3	2.5" caliper	Ostrya virginiana	Hophornbeam
PMC	13	2.5" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
QA	8	2.5" caliper	Quercus alba	White Oak
QB	23	2.5" caliper	Quercus bicolor	Swamp White Oak
QI	11	2.5" caliper	Quercus imbricaria	Shingle Oak
QM	7	2.5" caliper	Quercus macrocarpa	Bur Oak
QP	3	2.5" caliper	Quercus palustris	Pin Oak
QR	18	2.5" caliper	Quercus rubra	Red Oak
TC	9	2.5" caliper	Tilia cordata 'Little Leaf"	Little Leaf Linden
TR	11	2.5" caliper	Tilia americana 'Redmond'	Redmond American Linden
TSS	21	2.5" caliper	Tilia tornetosa 'Sterling Silver'	Sterling Silver Linden
UA	8	2.5" caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
UM	20	2.5" caliper	Ulmus x 'Morton'	Morton Accolade Elm
UP	8	2.5" caliper	Ulmus x 'Patriot'	Patriot Elm
Columnar Shade Trees				
AFA	5	2.5" caliper	Acer freemanii 'Armstrong'	Armstrong Freeman Maple
Ornamental Trees				
AC	11	6' high	Amelanchier canadensis	Shadblow Serviceberry
BN	10	6' high	Betula nigra	River Birch
CCI	15	6' high	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn
HVC	3	6' high	Hamamelis virginiana	Common Witchhazel
MB	1	6' high	Malus x 'Beverly'	Beverly Flowering Crabapple
VP	15	6' high	Viburnum prunifolium	Blackhaw Viburnum
Evergreen Shrubs				
TGW	10	36" wide	Taxus cuspidata 'Green Wave'	Green Wave Yew
Large Deciduous Shrubs				
SXP	11	7 Gal./36"	Syringa x 'Penda'	Bloomerang Lilac
VDLJ	10	7 Gal./36"	Viburnum denatum 'Little Joe'	Little Joes Arrowwood Viburnum
Materials				
-	18	C.Y.	-	Soil Amendments
-	54	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanket
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod

NOTE! Saplings (1 gallon trees) are available thru Possibility Place Nursery (Monee, IL).

ENTRANCE MONUMENT

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Trees				
JCF	2	8' high	Juniperus chinensis 'Fairview'	Fairview Chinese Juniper
Evergreen Shrubs				
BXGG	6	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
Small Deciduous Shrubs				
SGF	8	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Perennials				
RLG	20	1 Gal.	Rudbeckia fulgida var. sullivantii	Little Goldstar Black-Eyed Susan
Materials				
-	1	C.Y.	-	Soil Amendments
-	3	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanket
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod

PIER MONUMENT

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Trees				
JCF/10	1	10' high	Juniperus chinensis 'Fairview'	Fairview Chinese Juniper
JCF/9	1	9' high	Juniperus chinensis 'Fairview'	Fairview Chinese Juniper
JCF/8	1	8' high	Juniperus chinensis 'Fairview'	Fairview Chinese Juniper
Evergreen Shrubs				
BXGG	3	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
Large Deciduous Shrubs				
HPLQF	2	7 Gal./36"	Hydrangea paniculata 'Little Quick Fire"	Little Quick Fire Hydrangea
Small Deciduous Shrubs				
SGF	6	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Ornamental Grasses				
PAH/3	20	3 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PVN/3	4	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Perennials				
RLG	27	1 Gal.	Rudbeckia fulgida var. sullivantii	Little Goldstar Black-Eyed Susan
Materials				
-	1	C.Y.	-	Soil Amendments
-	3	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanket
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod

CENTRAL PARK SITE

(INCLUDES SITTING AREA #2, LANDSCAPE FEATURE & CHARLES' GROVE)

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
AFAB	2	2.5" caliper	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
APCK	1	2.5" caliper	Acer platanoides 'Crimson King'	Crimson King Norway Maple
AS	2	2.5" caliper	Acer saccharum	Sugar Maple
GB	2	2.5" caliper	Gingko biloba	Gingko (male species)
GD	2	2.5" caliper	Gymnocladus dioica	Kentucky Coffeetree
GTI	1	2.5" caliper	Gleditsia triacanthos var. inermis	Thornless Common Honeylocust
LS	5	2.5" caliper	Liquidambar styraciflua	Sweetgum
LT	2	2.5" caliper	Liriodendron tulipifera	Tulip Tree
MG	3	2.5" caliper	Metasequoia glyptostroboides	Dawn Redwood
NS	1	2.5" caliper	Nyssa sylvatica	Black Tupelo
PMC	5	2.5" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
QB	1	2.5" caliper	Quercus bicolor	Swamp White Oak
QR	2	2.5" caliper	Quercus rubra	Red Oak
TC	6	2.5" caliper	Tilia cordata 'Little Leaf"	Little Leaf Linden
UP	1	2.5" caliper	Ulmus x 'Patriot'	Patriot Elm
Evergreen Trees				
ACF10	6	10' high	Abies concolor	White Fir
ACF8	4	8' high	Abies concolor	White Fir
PA8	5	8' high	Picea abies	Norway Spruce
PA	3	6' high	Picea abies	Norway Spruce
PGD	9	6' high	Picea glauca 'Densata'	Black Hills Spruce
PM10	3	10' high	Pseudotsuga menziesii	Douglas Fir
PM8	5	8' high	Pseudotsuga menziesii	Douglas Fir
PO	5	6' high	Picea omorika	Serbian Spruce
PP10	3	10' high	Picea pungens	Colorado Spruce
PP8	4	8' high	Picea pungens	Colorado Spruce
Ornamental Trees				
AGAB/10	3	10' high	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
BA	8	1 Gal.	Betula alleghaniensis	Yellow Birch *(saplings)*
BL	8	1 Gal.	Betula lenta	Sweet Birch *(saplings)*
BN/12	2	12' high	Betula nigra	River Birch
BN/10	1	10' high	Betula nigra	River Birch
BFV	5	6' high	Betula nigra 'Fox Valley'	Fox Valley Dwarf River Birch
BP	8	1 Gal.	Betula pumila	Dwarf Birch *(saplings)*
BPA	8	1 Gal.	Betula papyrifera	Paper Birch *(saplings)*
BPW	8	1 Gal.	Betula populifolia 'Whitespire'	Whitespire Gray Birch *(saplings)*
MAV	5	6' high	Magnolia virginiana	Sweetbay Magnolia
MB	2	6' high	Malus x 'Beverly'	Beverly Flowering Crabapple
SRI	5	6' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
Evergreen Shrubs				
BXGG	15	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
Medium - Large Deciduous Shrubs				
CSAD	15	7 Gal./36"	Cornus sericea 'Allemans Dwarf'	Allemans Dwarf Redosier Dogwood
HPT	3	7 Gal./36"	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea
VCC	12	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
Small Deciduous Shrubs				
HPLL	10	5 Gal./24"	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea
RFC	8	5 Gal./24"	Rosa x 'NOA168098F'	Flower Carpet® Pink Supreme Rose
SAW	17	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
Ornamental Grasses				
HES	13	1 Gal.	Helictotrichon sempervirens	Blue Oat Grass
SA	81	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
SH/3	13	3 Gal.	Sporobolus heterolepsis	Prairie Dropseed
SSO/3	13	3 Gal.	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Bluestem
Perennials				
ECW	21	1 Gal.	Echinacea purpurea 'Cygnet White'	Cygnet White Coneflower
EPR	25	1 Gal.	Echinacea purpurea 'Rubinstern'	Ruby Star Coneflower
ISCB	125	1 Gal.	Iris siberica 'Ceasar's Brother'	Ceaser's Brother Siberian Iris
LXSA	25	1 Gal.	Leucanthemum x superbum 'Alaska'	Shasta Daisy
RFG	25	1 Gal.	Rudbeckia fulgida 'Goldsturm'	Goldsturm Black-Eyed Susan
RVLS	52	1 Gal.	Rubeckia fulgida var. speciosa	Viette's Little Suzy Black-Eyed Susan
Groundcover				
ABG	200	1 Qt.	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Bugleweed (Ajuga)
Materials				
-	23	TON		Outcropping Stone
-	300	L.F.		Steel Edging
-	5	C.Y.		Decomposed Granite
-	9	C.Y.	-	Soil Amendments
-	27	C.Y.	-	Shredded Hardwood Mulch
-	32	C.Y.	-	Bark Mulch *(Charles' Grove)*
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanket
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
Amenities				
-	2	EACH	-	Seating Bench
-	3	EACH		Concrete Plinth *(4' diameter)*
-	1	EACH		Feature Boulder *(Charles' Grove)*
-	1	EACH		Poem Plaque *(Charles' Grove)*

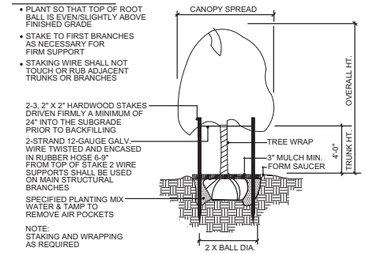
NOTE! Saplings (1 gallon trees) are available thru Possibility Place Nursery (Monee, IL).

SITTING AREA #1

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
NS	2	2.5" caliper	Nyssa sylvatica	Black Tupelo
Evergreen Shrubs				
BXGG	7	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
Small Deciduous Shrubs				
BPB	12	5 Gal./24"	Buddleia x Pugster Blue®	Pugster Blue® Butterfly Bush
HPLL	10	5 Gal./24"	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea
SAW	22	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
Perennials				
ASB	21	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
NKK	21	1 Gal.	Nepeta x faassenii 'Kit Cat'	Kit Kat Catmint
Materials				
-	2	C.Y.	-	Soil Amendments
-	7	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanket
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
Amenities				
-	2	EACH	-	Seating Bench
-	1	EACH	-	Concrete Plinth *(4' diameter)*

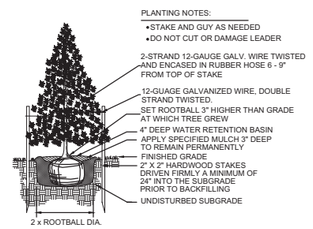
NOTE! FOR PROTOTYPICAL FOUNDATION SCHEDULES, REFER TO SHEETS L3.1 - L3.6

DETAILS: PLANTING



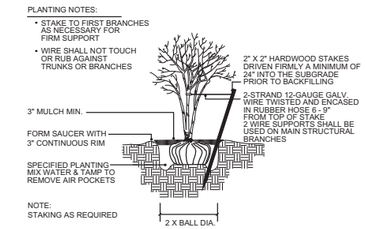
TREE PLANTING & STAKING

NOT TO SCALE



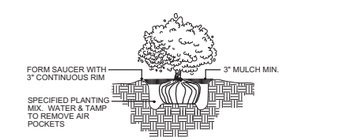
EVERGREEN TREE PLANTING

NOT TO SCALE



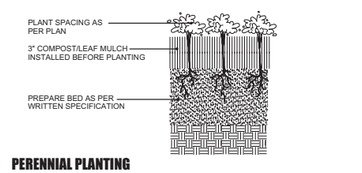
MULTI-TRUNK TREE STAKING

NOT TO SCALE



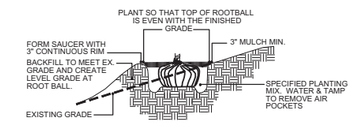
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES: GENERAL LANDSCAPE

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

Pulte HOMES

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

APRIL 21, 2026

REVISIONS

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PROJECT NAME AND SHEET TITLE

BIRCHWOOD

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN - SCHEDULES, DETAILS & NOTES

SHEET NUMBER

L0.2

NOTES!

SEE TREE INVENTORY ADDENDUM FOR COMPLETE LIST OF EXISTING TREES AND THEIR OUTCOMES.

* INDICATES LOCATION OF ENTRY MONUMENT SIGN OR PIER.

TREE PRESERVATION & REMOVAL PLAN
SHEET L1.1
LANDSCAPE PLAN
SHEET L2.1

TREE PRESERVATION & REMOVAL PLAN
SHEET L1.2
LANDSCAPE PLAN
SHEET L2.2

TREE PRESERVATION & REMOVAL PLAN
SHEET L1.3
LANDSCAPE PLAN
SHEET L2.3

TREE PRESERVATION & REMOVAL PLAN
SHEET L1.4
LANDSCAPE PLAN
SHEET L2.4

TREE PRESERVATION & REMOVAL PLAN
SHEET L1.5
LANDSCAPE PLAN
SHEET L2.5

TREE PRESERVATION & REMOVAL PLAN
SHEET L1.6
LANDSCAPE PLAN
SHEET L2.6 & L2.7

NORTH

SHEET KEY: LANDSCAPE & TREE PRESERVATION & REMOVAL PLANS

SCALE: 1" = 100'-0"

0 50' 100' 200'

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9 CRYSTAL LAKE ROAD
SUITE 110
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CLIENT NAME AND ADDRESS

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1900 E. GOLF ROAD, SUITE 300
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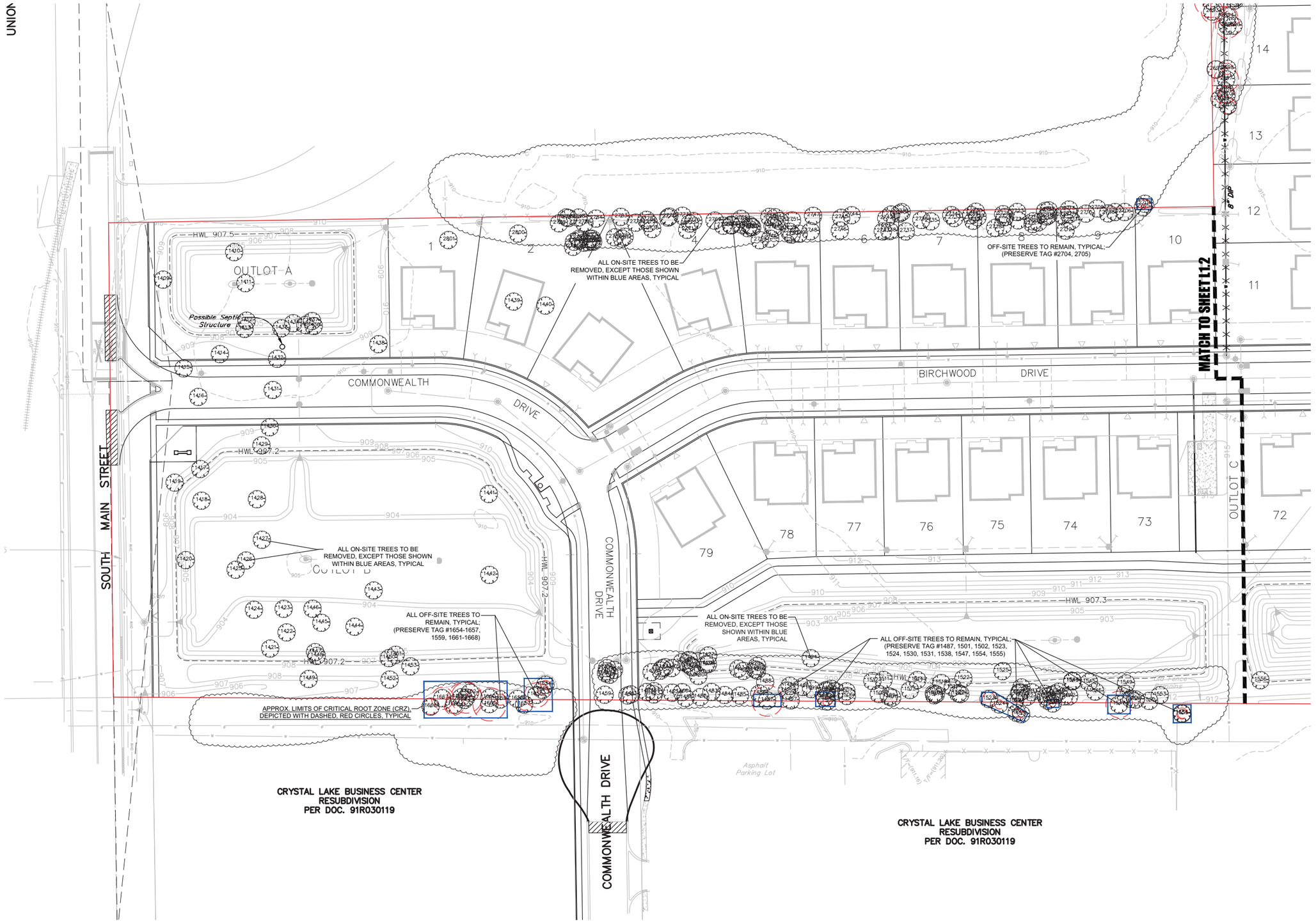
PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
- SHEET KEY

SHEET NUMBER

L0.3



NORTH

TREE PRESERVATION & REMOVAL PLAN - WEST

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

PLAN DATE

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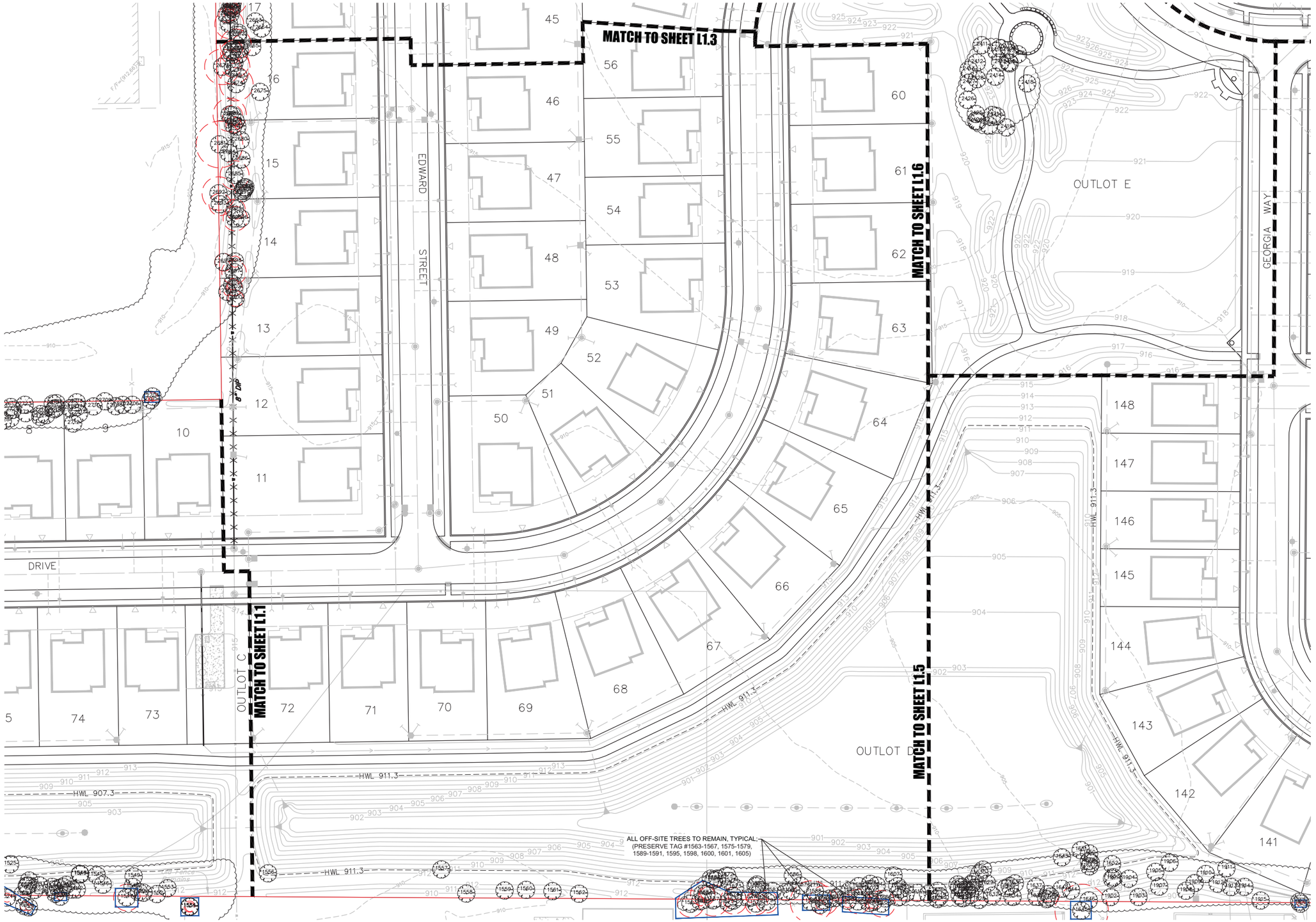
BIRCHWOOD

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
TREE PRESERVE & REMOVAL - WEST

SHEET NUMBER

L1.1



NORTH

TREE PRESERVATION & REMOVAL PLAN - SOUTH CENTRAL

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
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LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

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PLAN DATE

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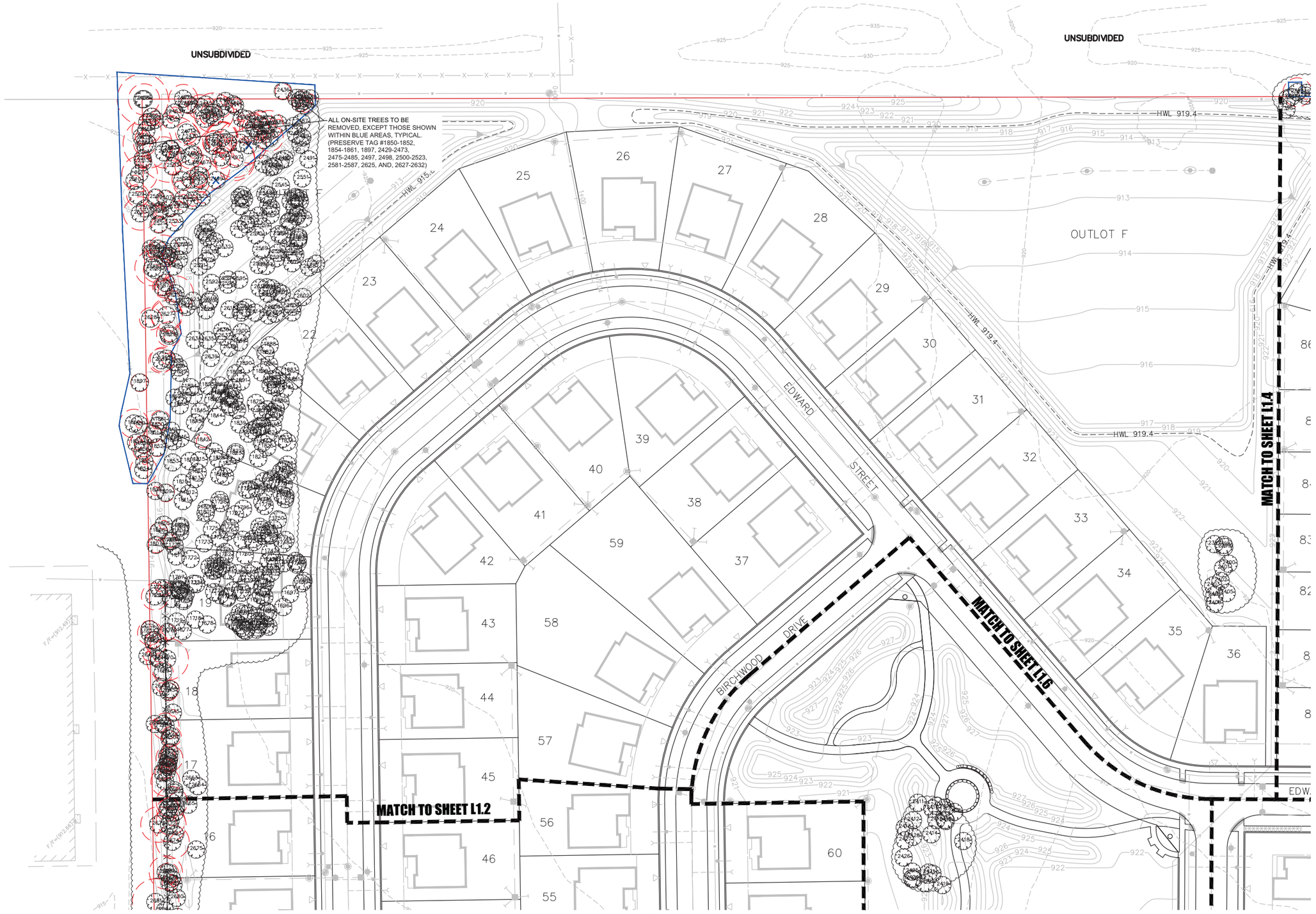
PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
TREE PRESERVE & REMOVAL
- SOUTH CENTRAL

SHEET NUMBER

L1.2



NORTH

TREE PRESERVATION & REMOVAL PLAN - NORTHWEST

SCALE: 1" = 40'-0"

0 20' 40' 80'

Pulte HOMES

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9 CRYSTAL LAKE ROAD
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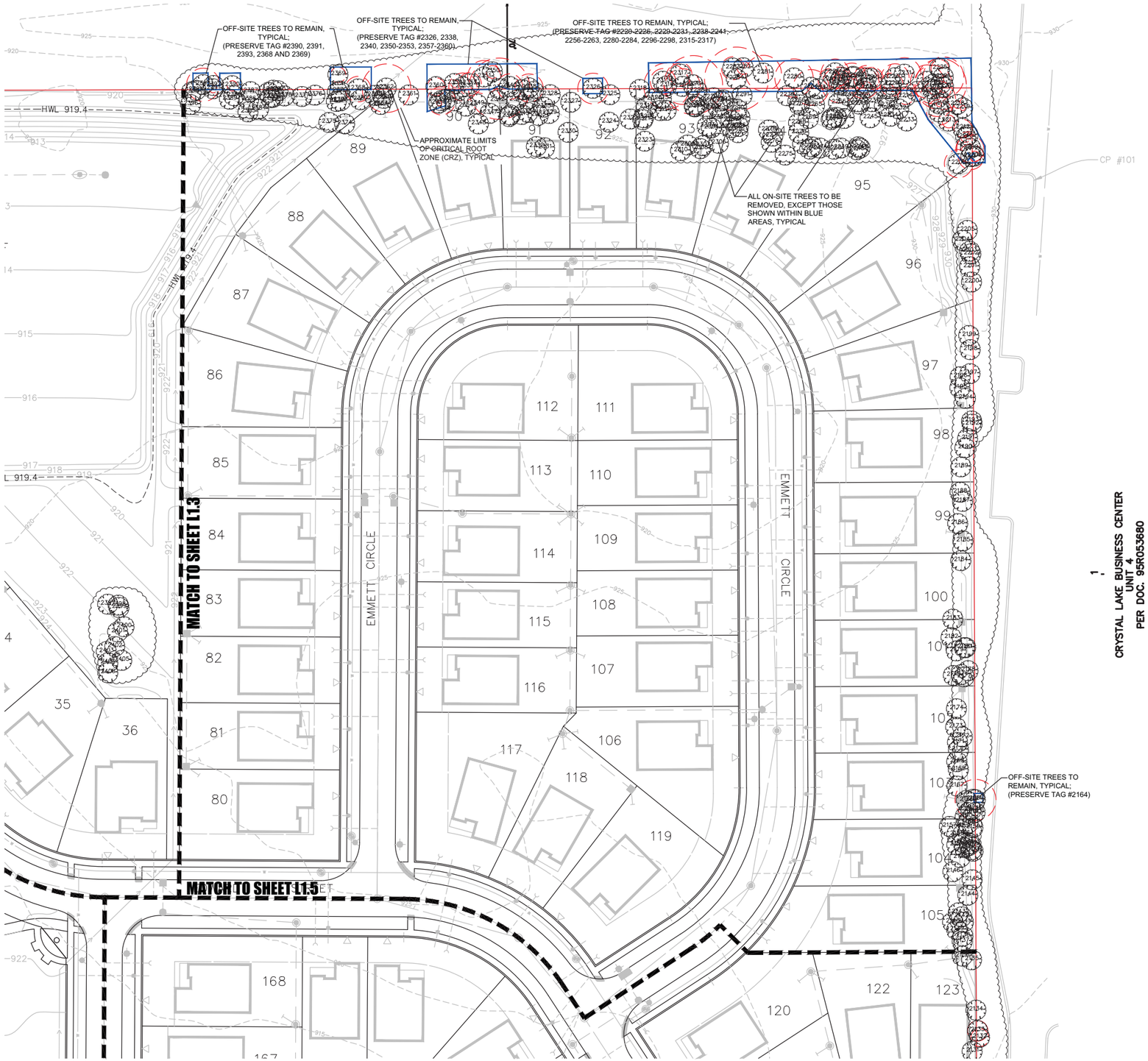
PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
TREE PRESERVE & REMOVAL - NORTHWEST

SHEET NUMBER

L1.3



NORTH

TREE PRESERVATION & REMOVAL PLAN - NORTHEAST

SCALE: 1" = 40'-0"

0 20' 40' 80'

Pulte HOMES

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
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CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

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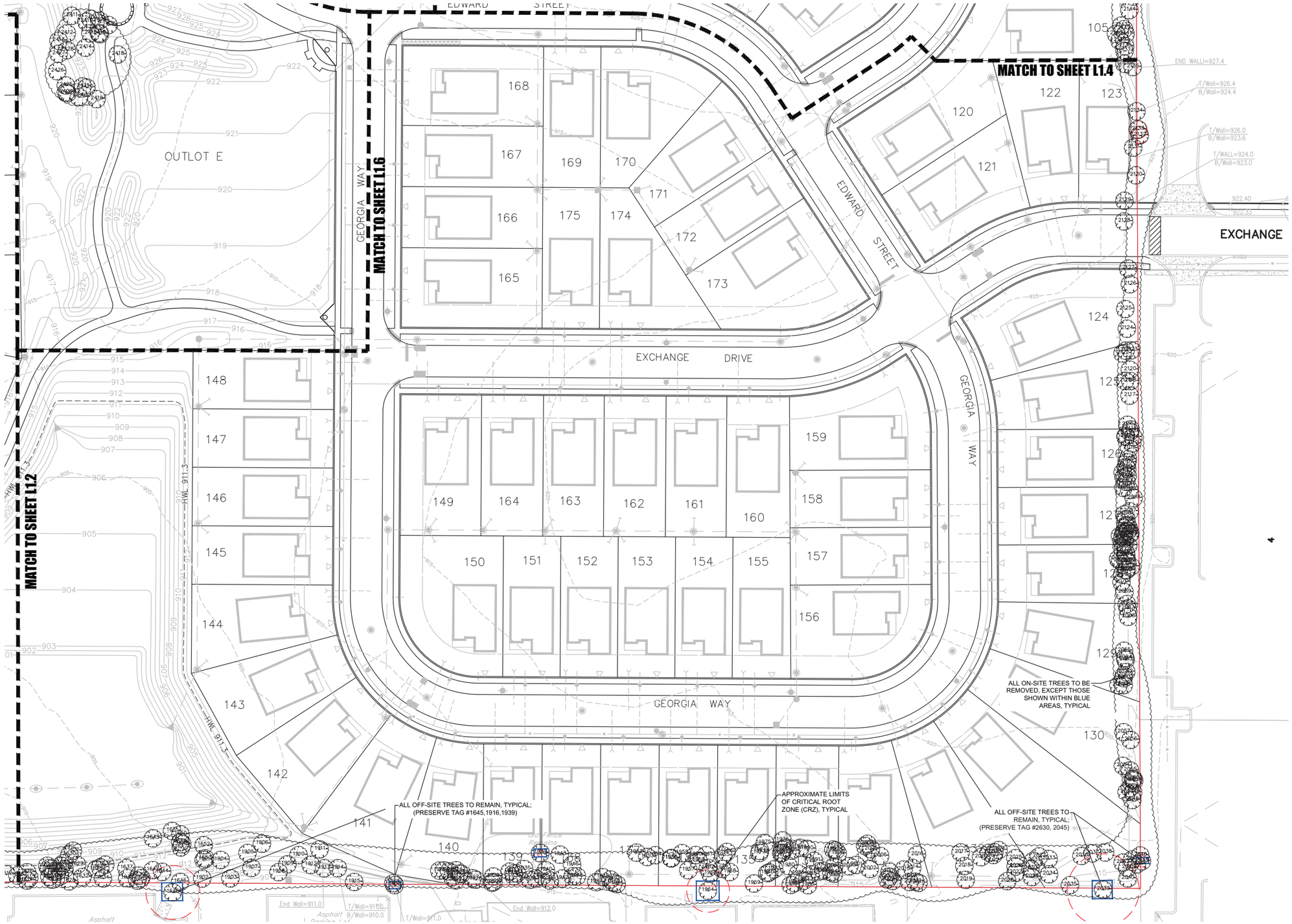
BIRCHWOOD

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
TREE PRESERVE & REMOVAL - NORTHEAST

SHEET NUMBER

L1.4



NORTH

TREE PRESERVATION & REMOVAL PLAN - SOUTHEAST

SCALE: 1" = 40'-0"

0 20' 40' 80'

Pulte HOMES

dickson design STUDIO
9 CRYSTAL LAKE ROAD
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(224) 241-8181

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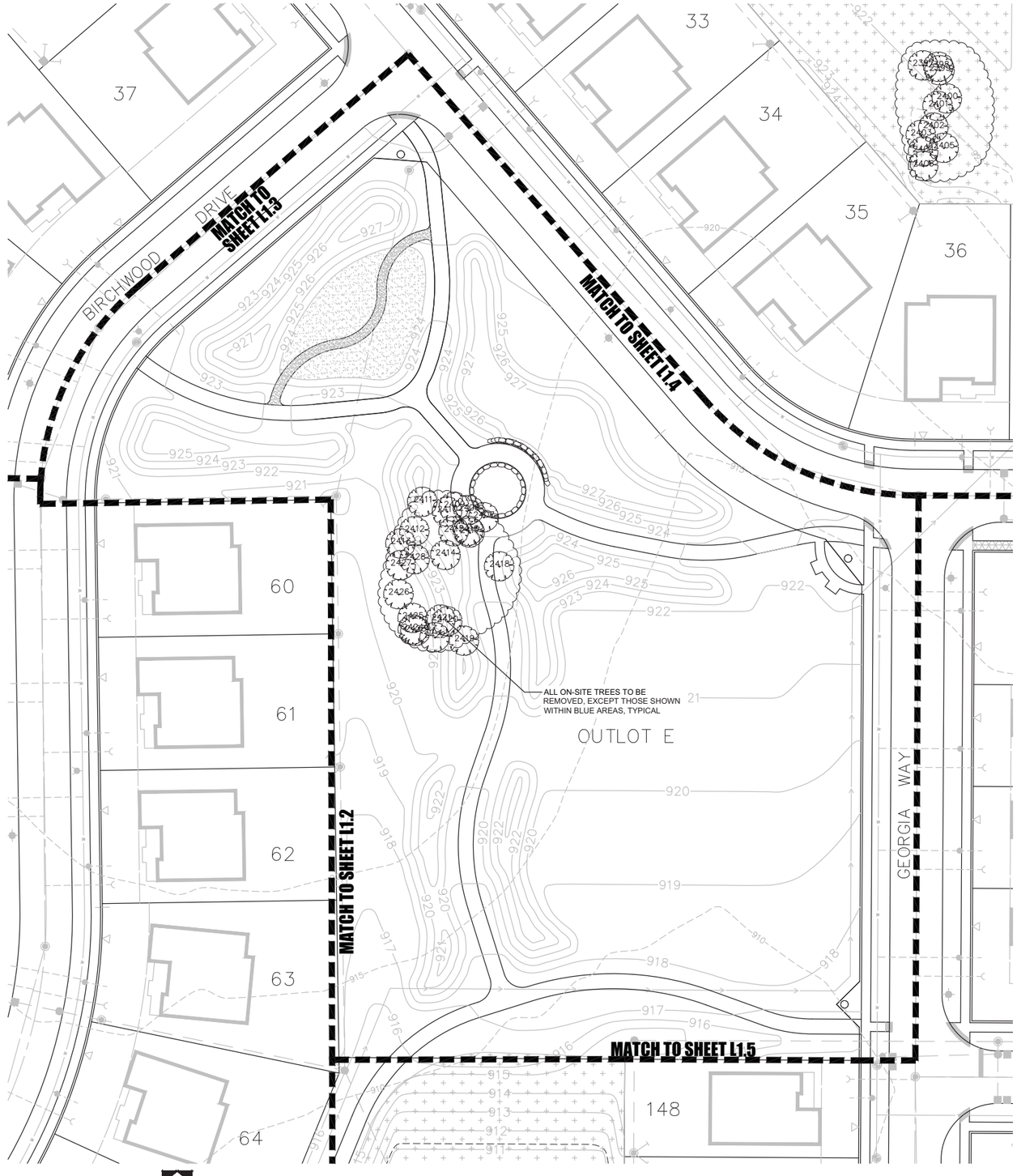
BIRCHWOOD

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
TREE PRESERVE & REMOVAL - SOUTHEAST

SHEET NUMBER

L1.5



NORTH

TREE PRESERVATION & REMOVAL PLAN - CENTRAL

SCALE: 1" = 30'-0"

0 15' 30' 60'

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(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

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PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
TREE PRESERVE & REMOVAL - CENTRAL

SHEET NUMBER

L1.6

LISTING: TREE INVENTORY

NOTE!

FOR FULL AND COMPLETE LISTING OF ALL INVENTORIED TREES,
REFER TO SEPARATE ADDENDUM, BY DICKSON DESIGN STUDIO.

SUMMARY: TREE INVENTORY

EXISTING TREES INVENTORIED = 1,391 (ONSITE @ 1,280 & OFFSITE @ 111)

	SPECIES	QUANTITY
-	ACER / HEDGE MAPLE	2
-	ACER ASH-LEAF OR BOXELDER MAPLE	258
-	ACER / NORWAY MAPLE	2
-	ACER / SILVER MAPLE	7
-	AILANTHUS / TREE-OF-HEAVEN	12
-	CELTIS / HACKBERRY	37
-	CRATAEGUS / HAWTHORN	2
-	DEAD	6
-	FRAXINUS / GREEN ASH	6
-	GLEDITSIA / HONEY-LOCUST	4
-	JUGLANS / BLACK WALNUT	10
-	JUNIPERUS / COMMON JUNIPER	2
-	JUNIPERUS / EASTERN RED-CEDAR	8
-	MALUS / APPLE	9
-	MORUS / WHITE MULBERRY	463
-	PINUS / AUSTRIAN PINE	1
-	PINUS / SCOTS PINE	1
-	POPULUS / EASTERN COTTONWOOD	2
-	PRUNUS / BLACK CHERRY	287
-	PRUNUS / CHOKE CHERRY	2
-	PYRUS / ORNAMENTAL PEAR	24
-	ROBINIA / BLACK LOCUST	8
-	ULMUS / AMERICAN ELM	80
-	ULMUS / SIBERIAN ELM	158

SUMMARY: TREE OUTCOMES

TYPE	QTY.
EXISTING TREES ONSITE TO BE PRESERVED	114
PROPOSED PARKWAY TREES	303
PROPOSED OPEN SPACE TREES	228
PROPOSED ON LOT TREES	175
TOTAL TREES POST DEVELOPMENT	820
(TOTAL EXISTING TREES CURRENTLY	1,280)

RATING SCALE: TREE CONDITION / FORM

Excellent / "1"
The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.

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

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

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

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

Dead / "6"
Less than 10% of the tree shows signs of life.

CHART: EXISTING TREE EVALUATION

NOTE! INCLUDES ONSITE TREES ONLY.

Group	A	B	C*	D*	Total
Total Trees	55	18	266	937	1276
Preserved	12	1	29	72	114
Removed Trees	43	17	237	865	1162
Removed Trees:					
6-Dead	1	0	5	6	12
5-Poor	0	1	9	38	48
4-Fair to Poor	9	7	45	235	296
3-Fair	21	5	146	553	725
2-Good to Fair	12	4	32	37	85
1-Excellent	0	0	0	0	0
Caliper Inches (Fair)	122.0	22.0	1387.0	4853.0	
Caliper Inches (Good)	94.0	36.0	341.0	487.0	
Total Caliper Inches	216.0	58.0	1728.0	5340.0	
% of Caliper Inches to Replace	50.0%	30.0%	10.0%	5.0%	
Total Required Replacements (Caliper Inches)	108.0	17.4	172.8	267.0	565.2

*assumed ratio for evergreen trees
6 ft. = 2"
7 ft. = 2.5"
8 ft. = 3"
10 ft. = 4"

NOTES: TREE PRESERVATION

1. TREE PRESERVATION:

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

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

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

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

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

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

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

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

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

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

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

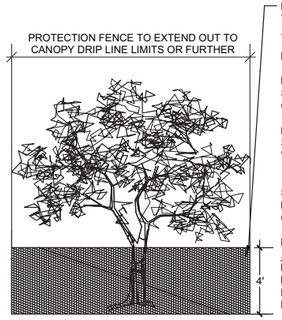
L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

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

N. ALL OFF-SITE TREES SHALL BE PRESERVED.

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

DETAIL: TREE PROTECTION FENCE



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

FENCE IS FOR PROTECTION OF ZOOT ZONES.

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

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

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

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

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

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PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
TREE PRESERVE & REMOVAL
- TREE INVENTORY & NOTES

SHEET NUMBER

L1.7

PLANT SYMBOLS KEY

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

EXISTING TREES (DECIDUOUS & EVERGREEN)

PARKWAY TREE

SHADE / CANOPY TREE

ORNAMENTAL TREES

EVERGREEN TREES

LARGE, DECIDUOUS SHRUBS

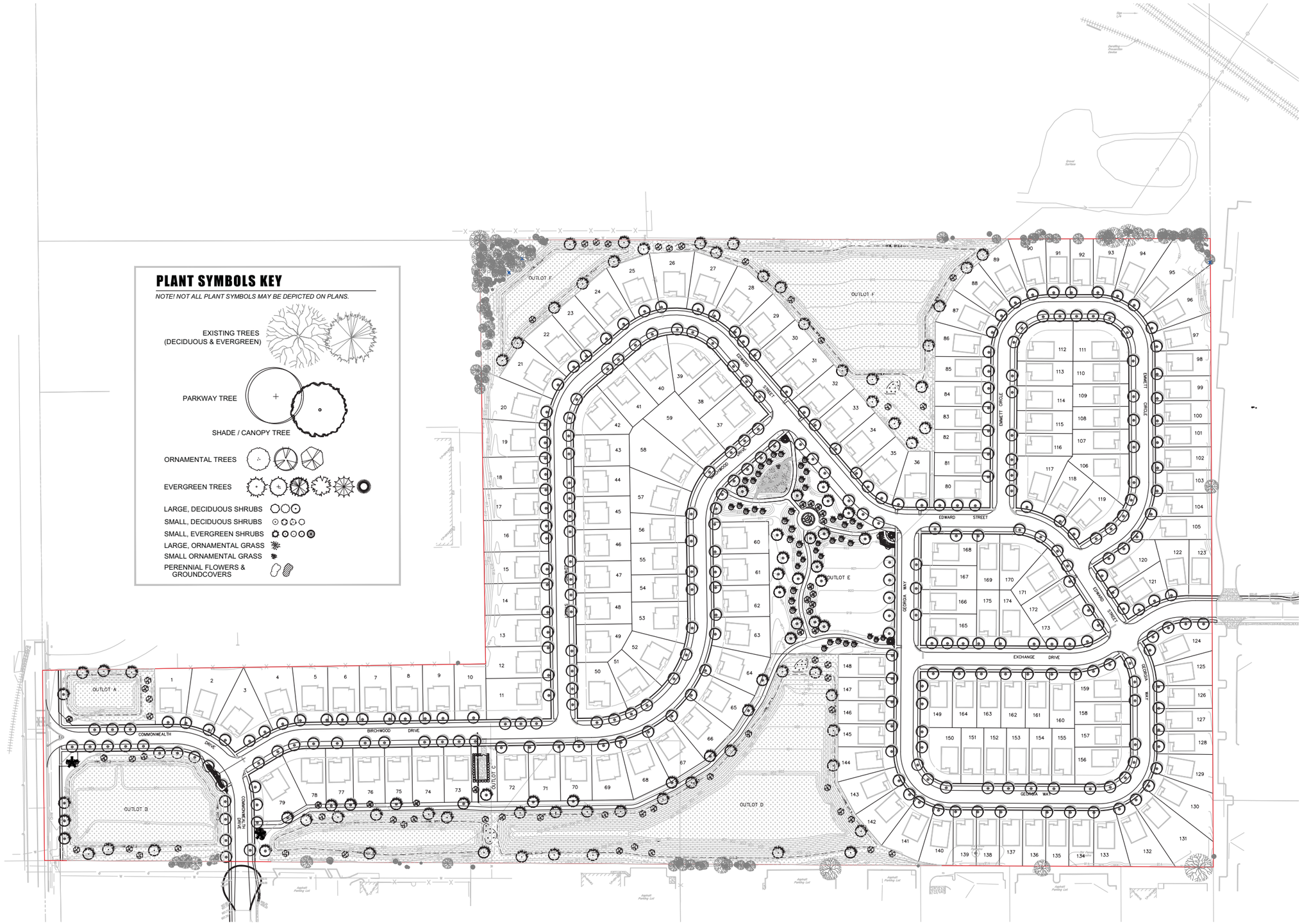
SMALL, DECIDUOUS SHRUBS

SMALL, EVERGREEN SHRUBS

LARGE, ORNAMENTAL GRASS

SMALL ORNAMENTAL GRASS

PERENNIAL FLOWERS & GROUNDCOVERS



NORTH

LANDSCAPE - OVERALL EXHIBIT

SCALE: 1" = 100'-0"

0 50' 100' 200'

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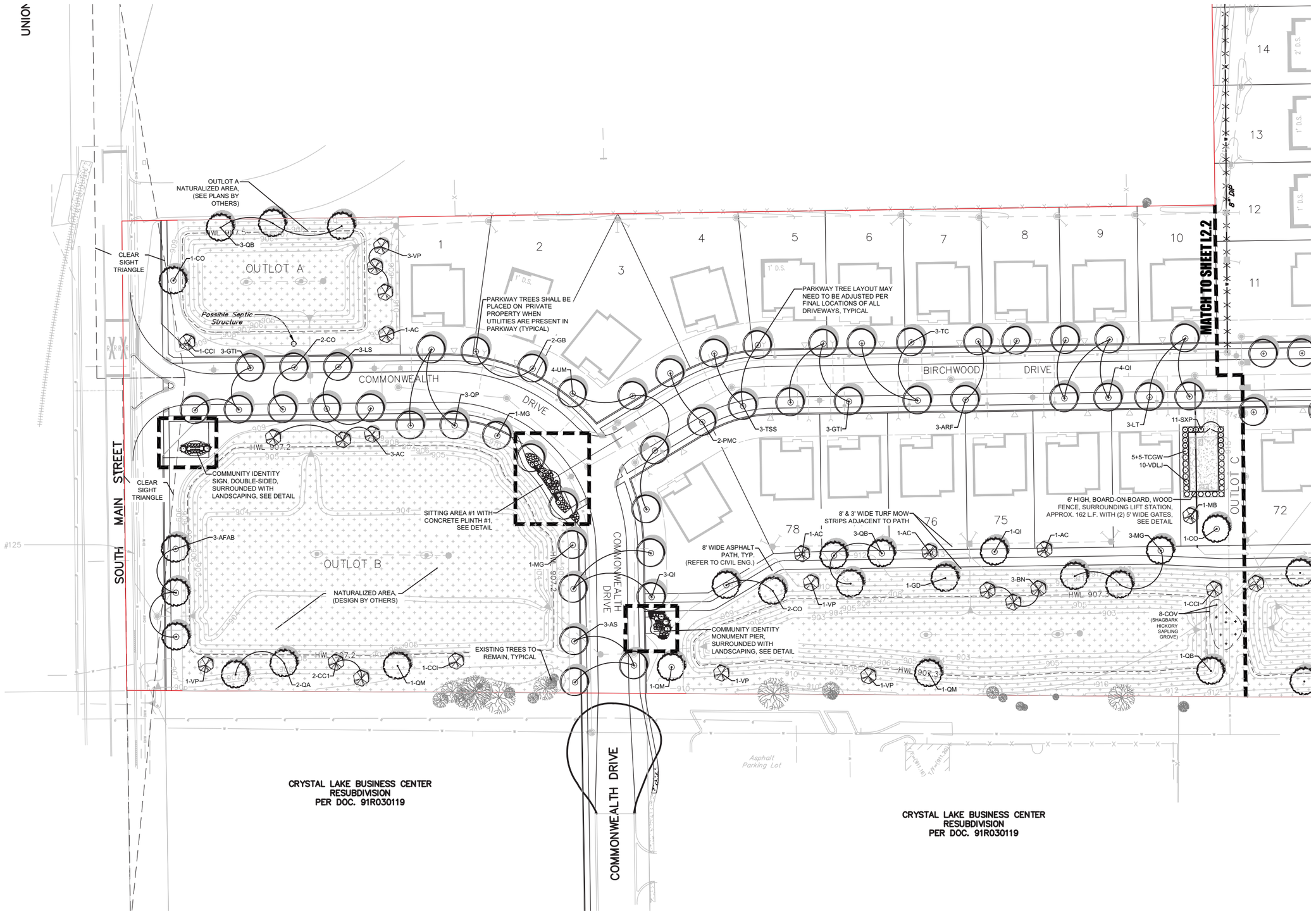
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BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN - OVERALL EXHIBIT

SHEET NUMBER

L2.0



NORTH

LANDSCAPE PLAN - WEST

SCALE: 1" = 40'-0"

0 20' 40' 80'

Pulte HOMES

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

APRIL 21, 2026

REVISIONS

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PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN - WEST

SHEET NUMBER

L2.1



NORTH

LANDSCAPE PLAN - SOUTH CENTRAL

SCALE: 1" = 40'-0"

0 20' 40' 80'

Pulte HOMES

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

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PLAN DATE

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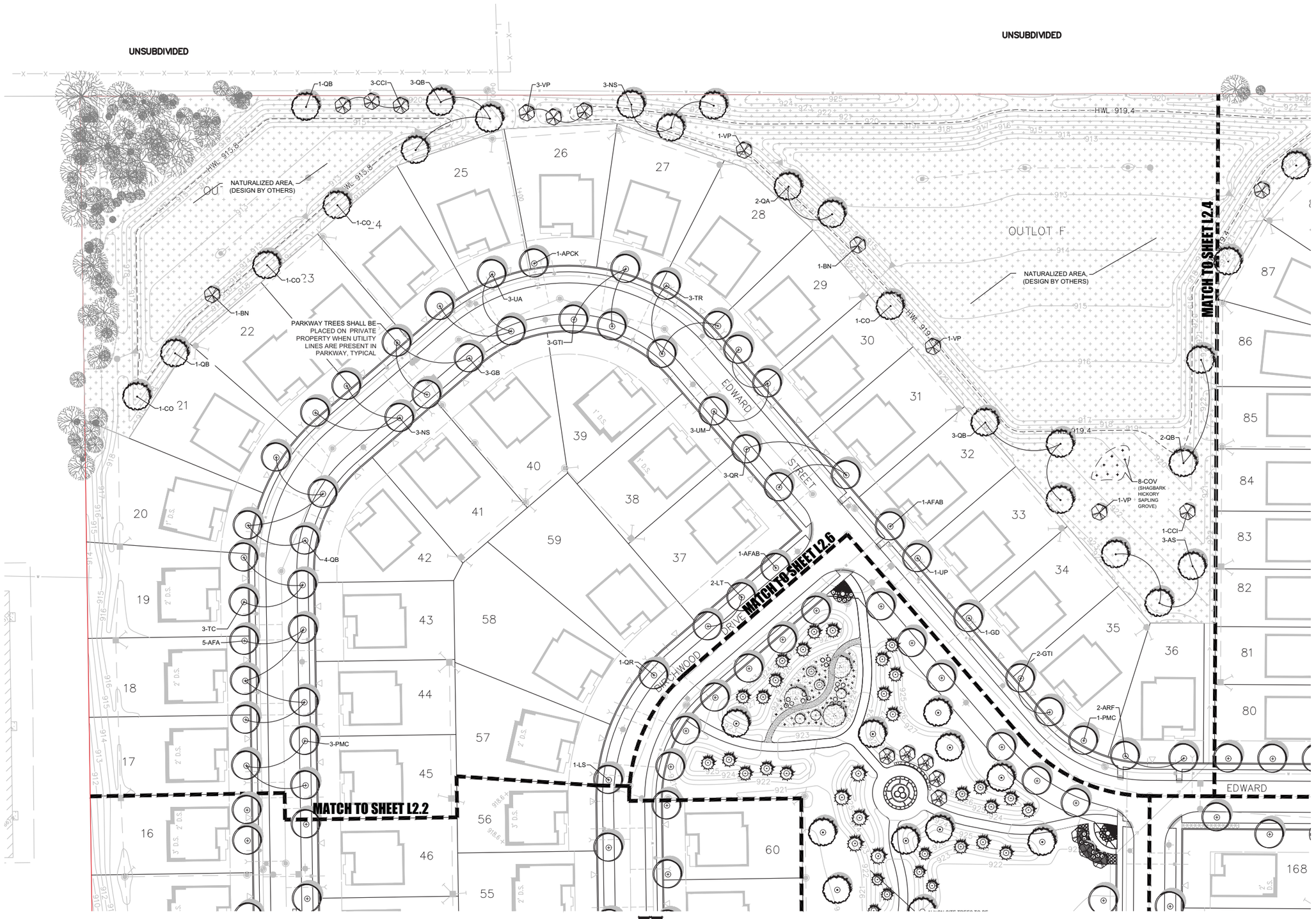
PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN - SOUTH CENTRAL

SHEET NUMBER

L2.2



NORTH

LANDSCAPE PLAN - NORTHWEST

SCALE: 1" = 40'-0"

0 20' 40' 80'

Pulte HOMES

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

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APRIL 21, 2026

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PROJECT NAME AND SHEET TITLE

BIRCHWOOD

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN - NORTHWEST

SHEET NUMBER

L2.3



NORTH

LANDSCAPE PLAN - NORTHEAST

SCALE: 1" = 40'-0"

0 20' 40' 80'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

APRIL 21, 2026

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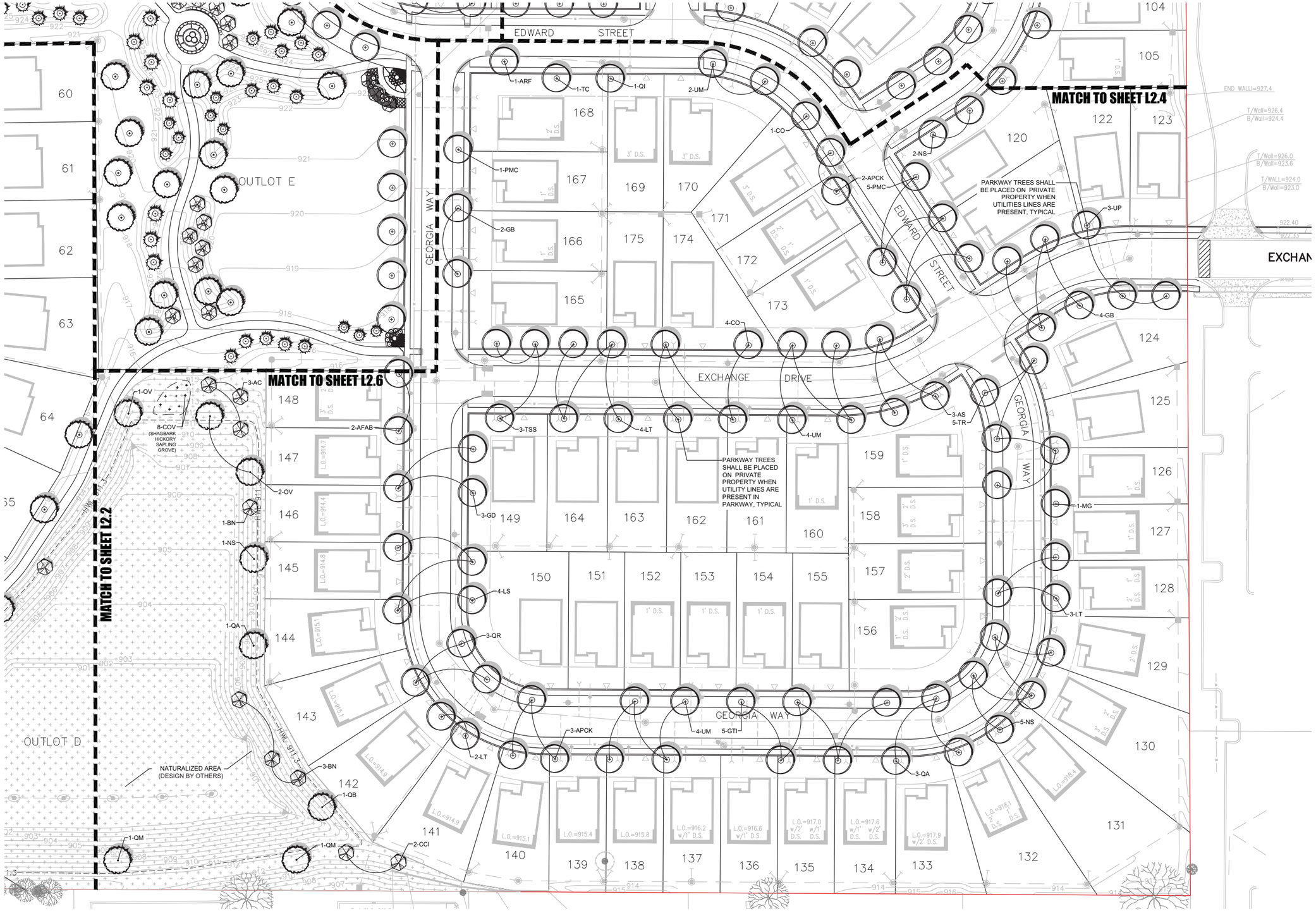
PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN - NORTHEAST

SHEET NUMBER

L2.4



NORTH

LANDSCAPE PLAN - SOUTHEAST

SCALE: 1" = 40'-0"

0 20' 40' 80'

Pulte HOMES

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

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PROJECT NAME AND SHEET TITLE

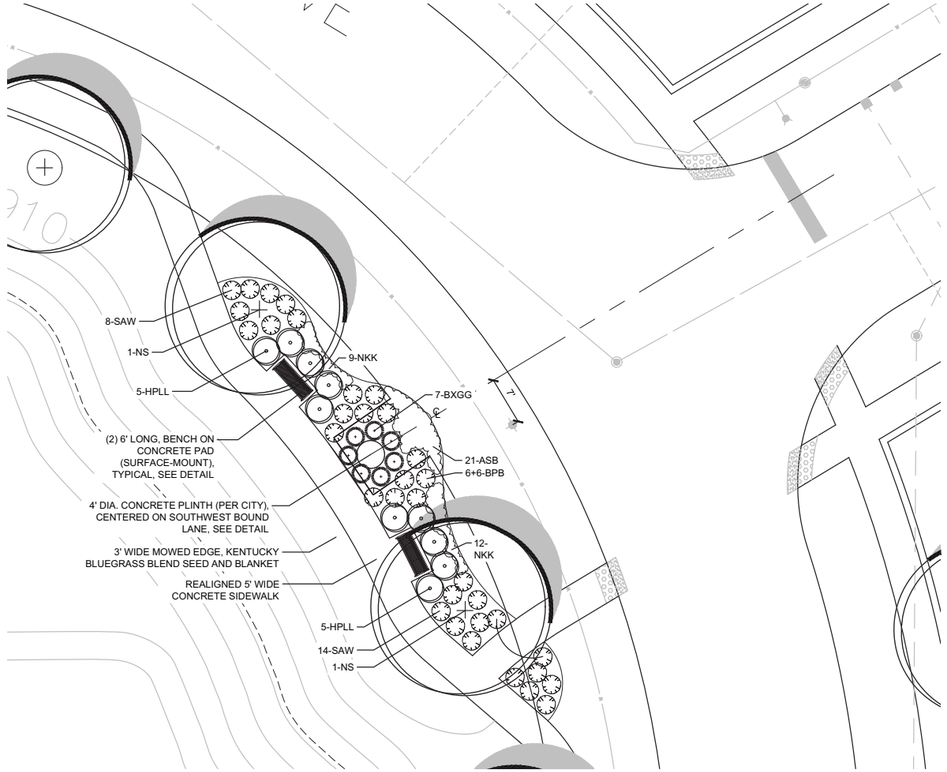
BIRCHWOOD

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN - SOUTHEAST

SHEET NUMBER

L2.5

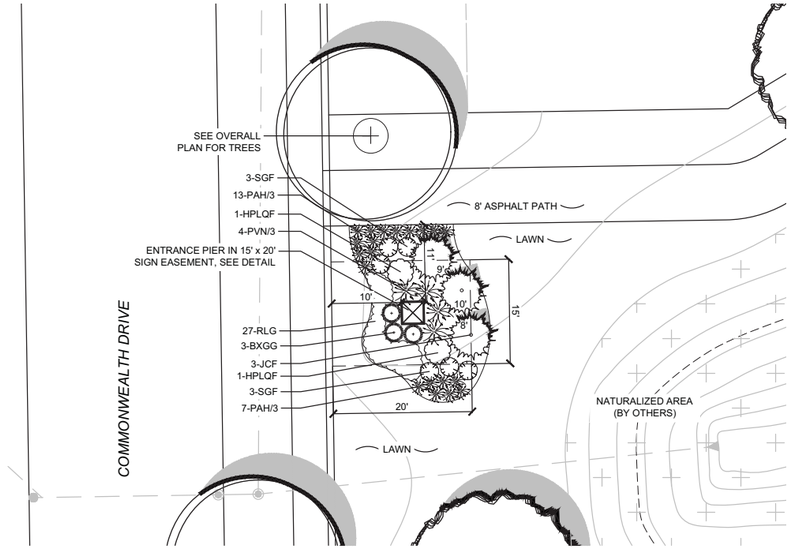


NORTH

LANDSCAPE PLAN DETAIL - SITTING AREA #1

SCALE: 1" = 10'-0"

0 5' 10' 20'

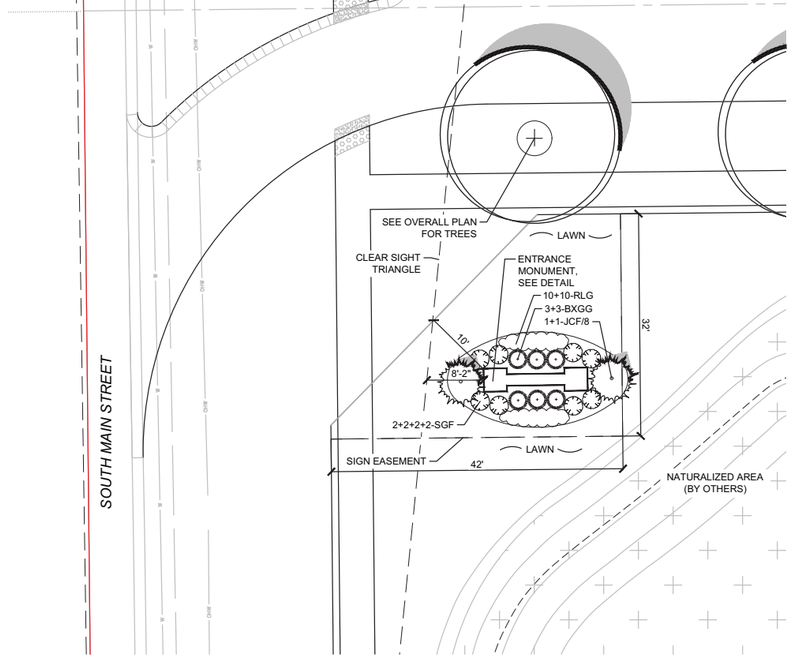


NORTH

LANDSCAPE PLAN DETAIL - ENTRANCE PIER

SCALE: 1" = 10'-0"

0 5' 10' 20'



NORTH

LANDSCAPE PLAN DETAIL - ENTRANCE MONUMENT

SCALE: 1" = 10'-0"

0 5' 10' 20'

Pulte HOMES

dickson design STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

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PROJECT NAME AND SHEET TITLE

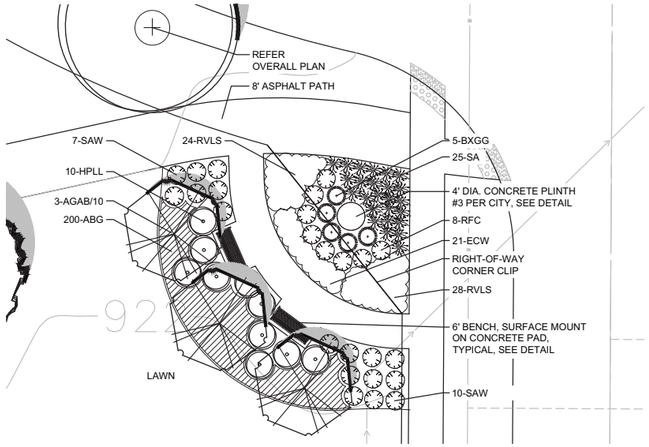
BIRCHWOOD

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN - DETAILS: ENTRANCES & SITTING AREA #1

SHEET NUMBER

L2.6

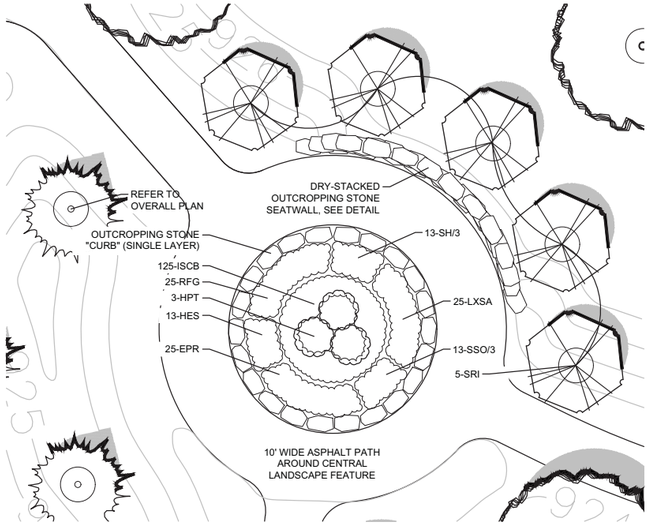


NORTH

LANDSCAPE PLAN DETAIL - SITTING AREA #2

SCALE: 1" = 10'-0"

0 5' 10' 20'

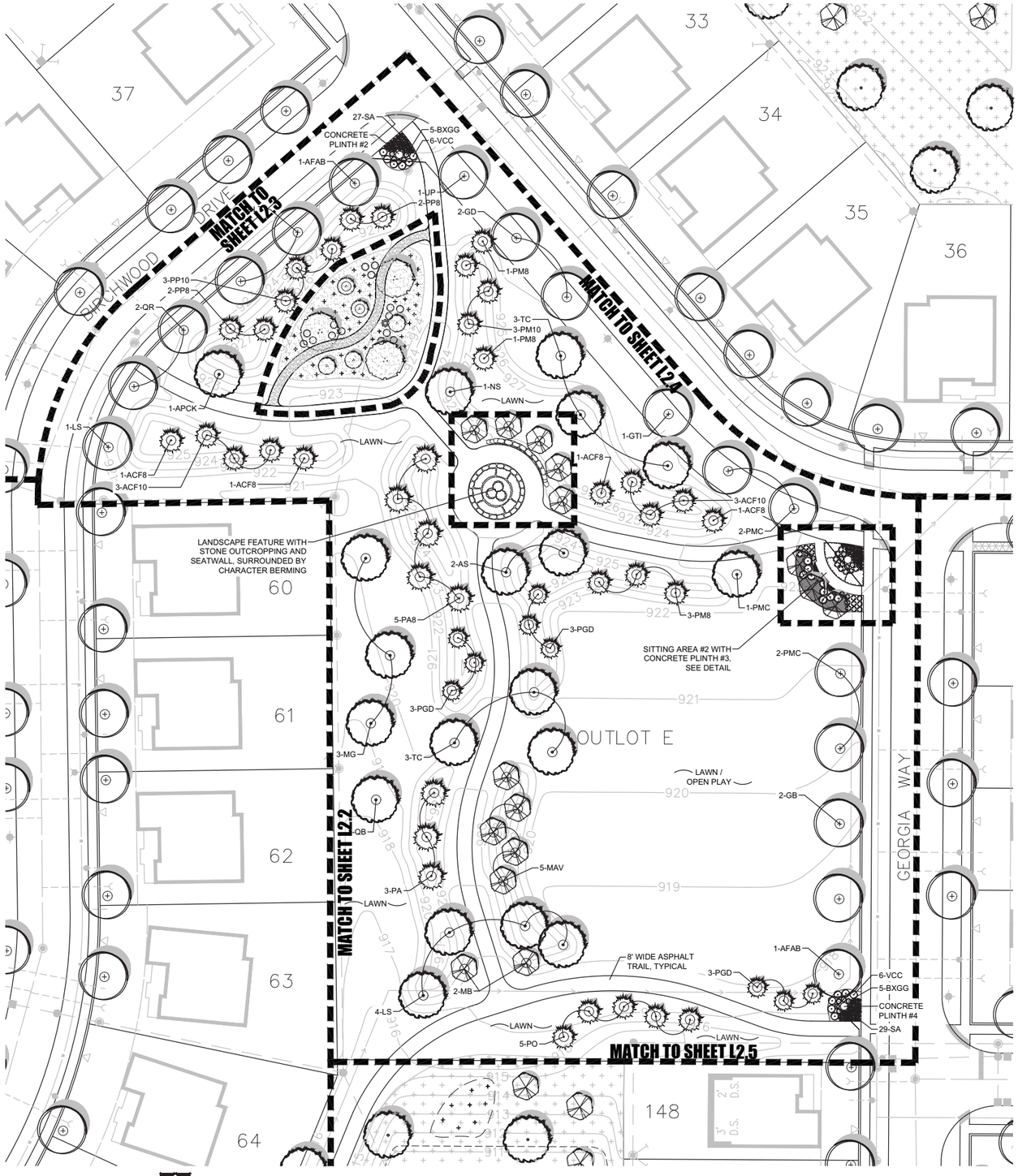


NORTH

LANDSCAPE PLAN DETAIL - LANDSCAPE FEATURE

SCALE: 1" = 10'-0"

0 5' 10' 20'



NORTH

LANDSCAPE PLAN - CENTRAL PARK (PRIVATE)

SCALE: 1" = 30'-0"

0 15' 30' 60'

Pulte HOMES

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

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BIRCHWOOD
CRYSTAL LAKE, IL

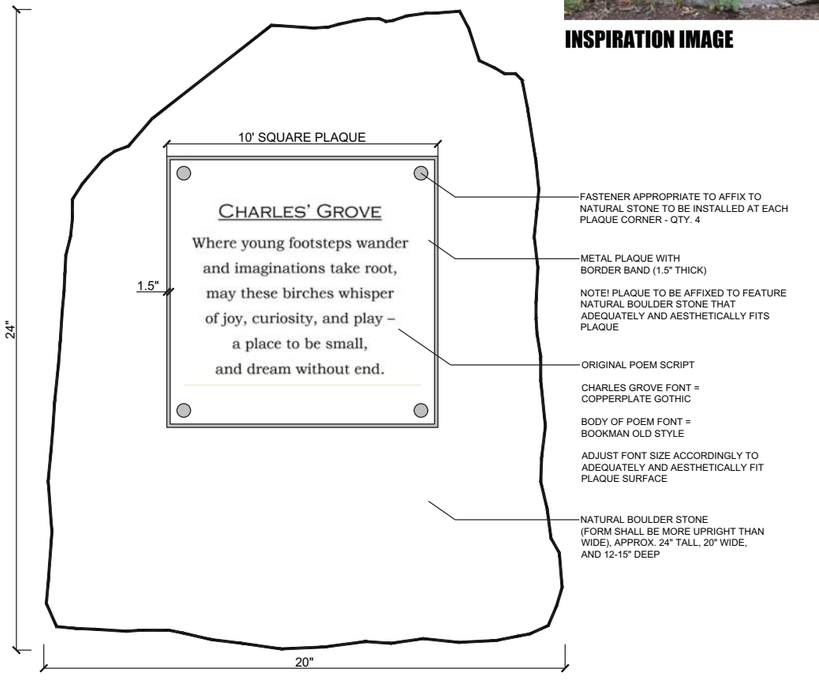
FINAL LANDSCAPE PLAN
- DETAILS: SITTING AREA #2 & CENTRAL PARK

SHEET NUMBER

L2.7

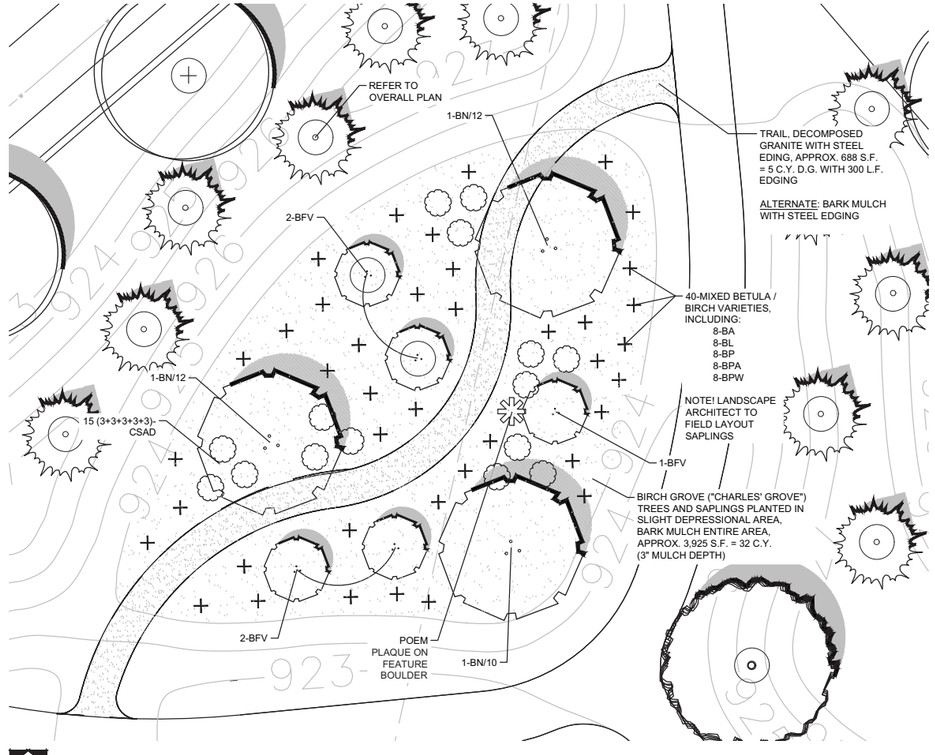


INSPIRATION IMAGE



DETAIL: CHARLES' GROVE PLAQUE ON FEATURE BOULDER

NOT TO SCALE



NORTH

LANDSCAPE PLAN DETAIL - CHARLES' (BIRCH) GROVE

SCALE: 1" = 10'-0"

0 5' 10' 20'

Pulte HOMES

dickson design STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
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(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
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PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
- DETAILS: CENTRAL PARK
CHARLES' GROVE

SHEET NUMBER

L2.8

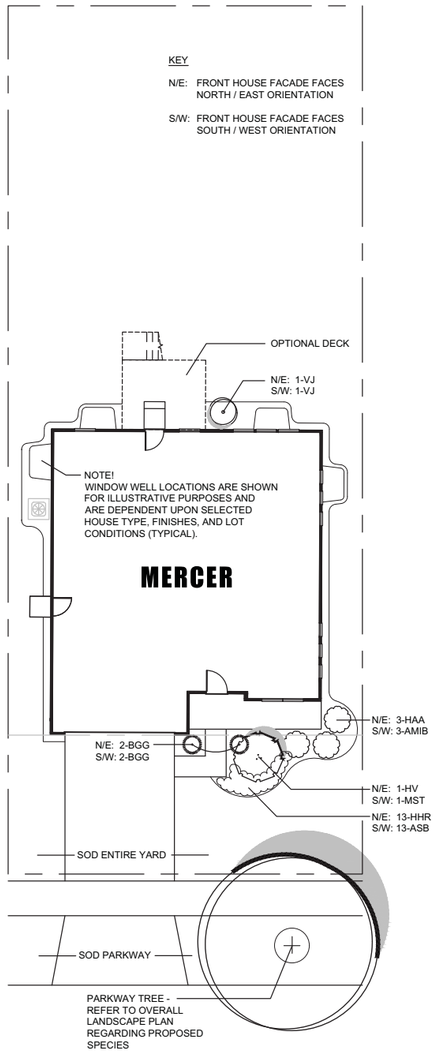
SCHEDULES: PLANT & MATERIALS LISTS - FOUNDATIONS

HOUSE PLAN: MERCER

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
NORTH / EAST ORIENTATION				
			ORNAMENTAL TREES	
HV	1	2" cal. / 6'	Hamamelis vernalis	Vernal Witchhazel
			LARGE DECIDUOUS SHRUBS	
VJ	1	36"	Viburnum x juddii	Judd Viburnum
			MEDIUM DECIDUOUS SHRUBS	
HAA	3	30"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
			EVERGREEN SHRUBS	
BGG	2	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
			PERENNIALS	
HHR	13	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
SOUTH / WEST ORIENTATION				
			ORNAMENTAL TREES	
MST	1	2" cal. / 6'	Malus sargentii 'Tina'	Tina Sargent Flowering Crabapple
			LARGE DECIDUOUS SHRUBS	
VJ	1	36"	Viburnum x juddii	Judd Viburnum
			MEDIUM DECIDUOUS SHRUBS	
AMIB	3	30"	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Black Chokeberry
			EVERGREEN SHRUBS	
BGG	2	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
			PERENNIALS	
ASB	13	1 Gal.	Allium 'Summer Beauty'	Summer Beauty Ornamental Onion
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod

HOUSE PLAN: CONTINENTAL

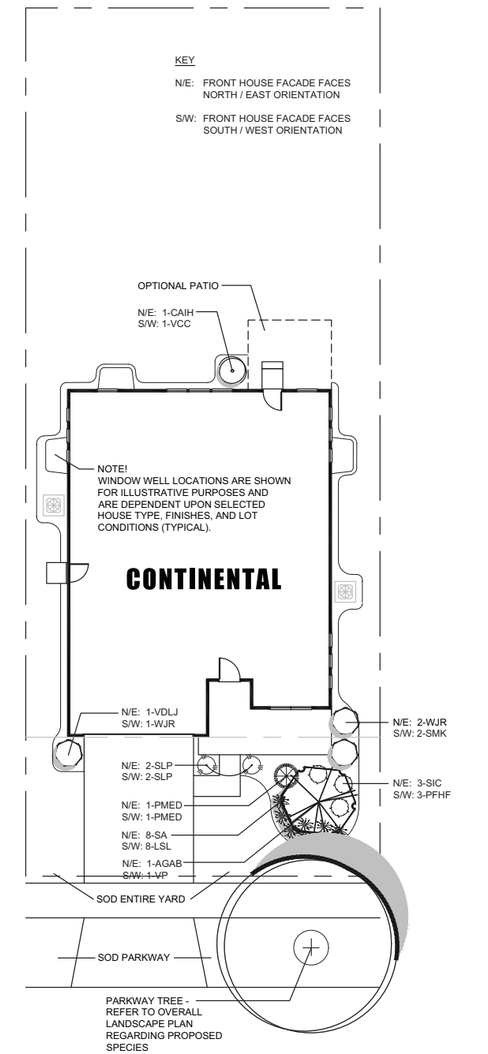
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
NORTH / EAST ORIENTATION				
			ORNAMENTAL TREES	
AGAB	1	2" cal. / 6'	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
			LARGE DECIDUOUS SHRUBS	
CAIH	1	36"	Cornus alba 'Ivory Halo'	Ivory Halo Tartarian Dogwood
			MEDIUM DECIDUOUS SHRUBS	
VDLJ	1	30"	Viburnum dentatum 'KLMseventeen' Little Joe	Little Joe Arrowwood Viburnum
WJR	2	30"	Weigela florida 'Java Red'	Java Red Weigela
			SMALL DECIDUOUS SHRUBS	
SIC	3	18"	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra
SLP	2	18"	Spiraea japonica 'Little Princess'	Little Princess Spirea
			SPECIMEN EVERGREEN SHRUBS	
PMED	1	30" wide	Pinus mugo 'Enci'	Enci Dwarf Mugo Pine
			ORNAMENTAL GRASSES	
SA	8	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
SOUTH / WEST ORIENTATION				
			ORNAMENTAL TREES	
VP	1	2" cal. / 6'	Viburnum prunifolium	Blackhaw Viburnum
			LARGE DECIDUOUS SHRUBS	
VCC	1	36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
			MEDIUM DECIDUOUS SHRUBS	
SMK	2	30"	Syringa patula 'Miss Kim'	Miss Kim Lilac
WJR	1	30"	Weigela florida 'Java Red'	Java Red Weigela
			SMALL DECIDUOUS SHRUBS	
PFHF	3	18"	Potentilla fruticosa 'Happy Face'	Pink Paradise Potentilla
SLP	2	18"	Spiraea japonica 'Little Princess'	Little Princess Spirea
			SPECIMEN EVERGREEN SHRUBS	
PMED	1	30" wide	Pinus mugo 'Enci'	Enci Dwarf Mugo Pine
			ORNAMENTAL GRASSES	
LSL	8	1 Gal.	Liriope spicata	Creeping Lilyturf
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod



MEADOW SERIES - MERCER

SCALE: 1" = 10'

0 5' 10' 20'



MEADOW SERIES - CONTINENTAL

SCALE: 1" = 10'

0 5' 10' 20'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

PLAN DATE

APRIL 21, 2026

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PROJECT NAME AND SHEET TITLE

BIRCHWOOD

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN - PROTOTYPICAL FOUNDATIONS MERCER/CONTINENTAL

SHEET NUMBER

L3.1

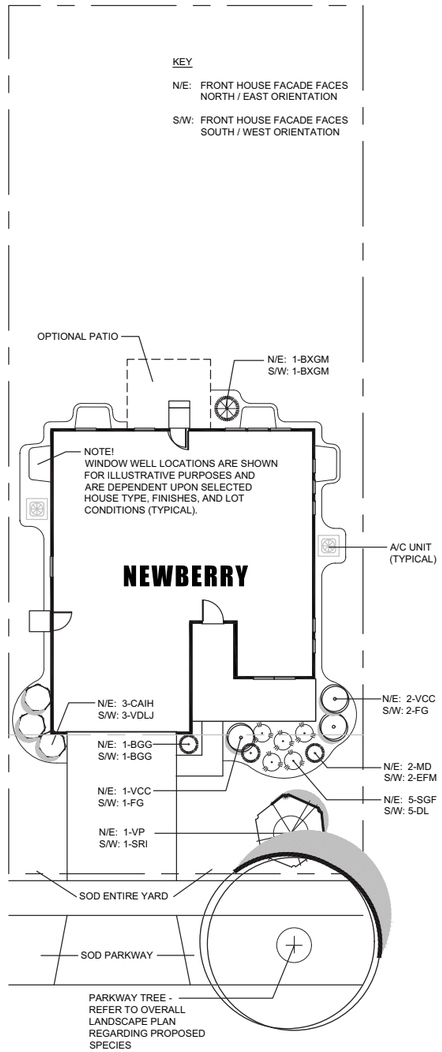
SCHEDULES: PLANT & MATERIALS LISTS - FOUNDATIONS

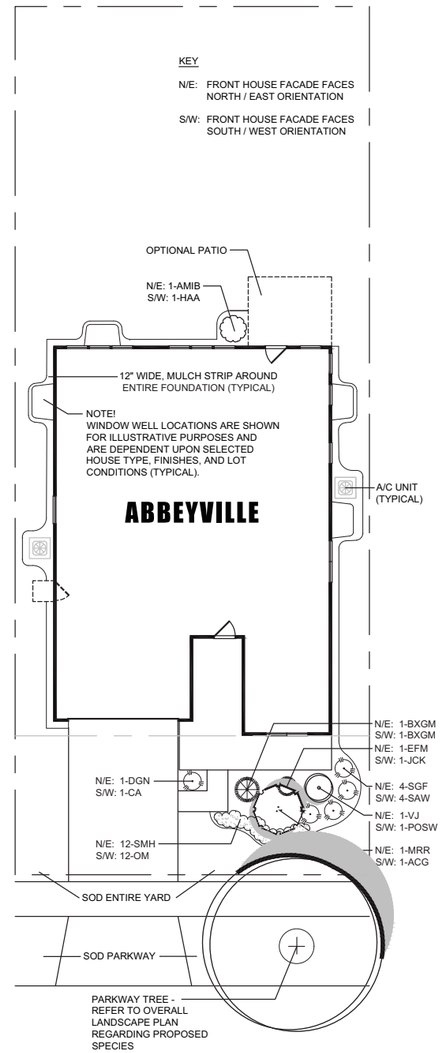
HOUSE PLAN: NEWBERRY

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
NORTH / EAST ORIENTATION				
			ORNAMENTAL TREES	
VP	1	2" cal. / 6'	Viburnum prunifolium	Blackhaw Viburnum
			LARGE DECIDUOUS SHRUBS	
VCC	3	36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
			MEDIUM DECIDUOUS SHRUBS	
CAIH	3	30"	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
			SMALL DECIDUOUS SHRUBS	
SGF	5	18"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
			SPECIMEN EVERGREEN SHRUBS	
BXGM	1	30" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
			EVERGREEN SHRUBS	
BGG	1	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
MD	2	24" wide	Microbiota decussata	Siberian Cypress
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
SOUTH / WEST ORIENTATION				
			ORNAMENTAL TREES	
SRI	1	2" cal. / 6'	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
			LARGE DECIDUOUS SHRUBS	
FG	3	36"	Fothergilla gardenii	Dwarf Fothergilla
			MEDIUM DECIDUOUS SHRUBS	
VDLJ	3	30"	Viburnum dentatum 'KLMseventeen' Little Joe	Little Joe Arrowwood Viburnum
			SMALL DECIDUOUS SHRUBS	
DL	5	18"	Diervilla lonicera	Northernbush Honeysuckle
			SPECIMEN EVERGREEN SHRUBS	
BXGM	1	30" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
			EVERGREEN SHRUBS	
BGG	1	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
EFM	2	24" wide	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod

HOUSE PLAN: ABBEYVILLE

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
NORTH / EAST ORIENTATION				
			ORNAMENTAL TREES	
MRR	1	2" cal. / 6'	Malus 'Royal Raindrops'	Royal Raindrops Crabapple
			LARGE DECIDUOUS SHRUBS	
VJ	1	36"	Viburnum x juddii	Judd Viburnum
			MEDIUM DECIDUOUS SHRUBS	
AMIB	1	30"	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Black Chokeberry
			SMALL DECIDUOUS SHRUBS	
SGF	4	18"	Spiraea bumalda 'Goldflame'	Goldflame Bumald Spirea
DGN	1	18"	Deutzia gracilis 'Nikko'	Nikko Deutzia
			SPECIMEN EVERGREENS	
BXGM	1	30" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
			EVERGREEN SHRUBS	
EFM	1	24" wide	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
			PERENNIALS	
SMH	12	1 Gal.	Stachys monieri 'Hummelo'	Hummelo Lamb's Ear
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
SOUTH / WEST ORIENTATION				
			ORNAMENTAL TREES	
ACG	1	2" cal. / 6'	Amelanchier canadensis 'Glennform'	Rainbow Pillar Shadblow Serviceberry
			LARGE DECIDUOUS SHRUBS	
POSW	1	36"	Physocarpus opulifolius 'Summer Wine'	Summer Wine Purpleleaf Ninebark
			MEDIUM DECIDUOUS SHRUBS	
HAA	1	30"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
			SMALL DECIDUOUS SHRUBS	
SAW	4	18"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
CA	1	18"	Cotoneaster apiculatus	Cranberry Cotoneaster
			SPECIMEN EVERGREENS	
BXGM	1	30" high	Buxus x 'Green Mountain'	Green Mountain Boxwood
			EVERGREEN SHRUBS	
JCK	1	24" wide	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
			PERENNIALS	
OM	12	1 Gal.	Oenothera Missouriensis	Missouri Primrose
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod





MEADOW SERIES - NEWBERRY

SCALE: 1" = 10'

0 5' 10' 20'

MEADOW SERIES - ABBEYVILLE

SCALE: 1" = 10'

0 5' 10' 20'

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9 CRYSTAL LAKE ROAD
SUITE 110
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(224) 241-8181

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1900 E. GOLF ROAD, SUITE 300
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PLAN DATE

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PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
- PROTOTYPICAL FOUNDATIONS
NEWBERRY/ABBEYVILLE

SHEET NUMBER

L3.2

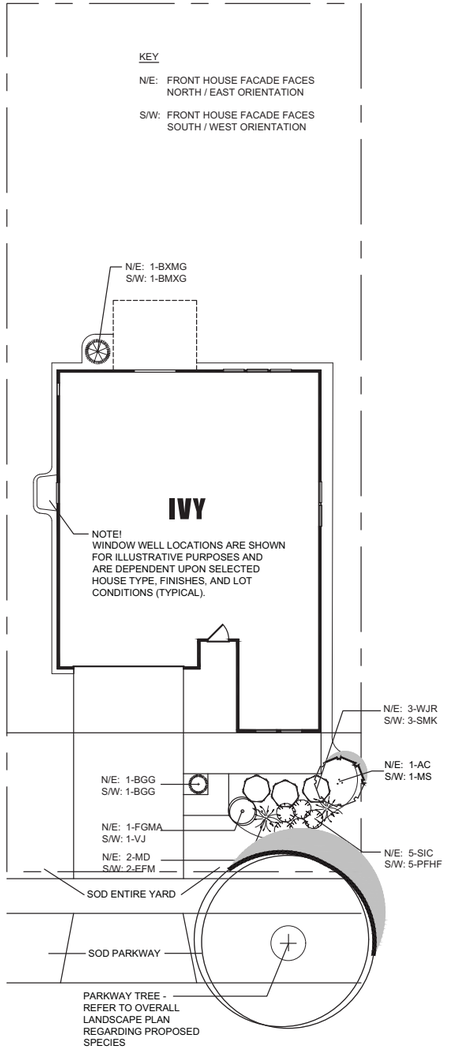
SCHEDULES: PLANT & MATERIALS LISTS - FOUNDATIONS

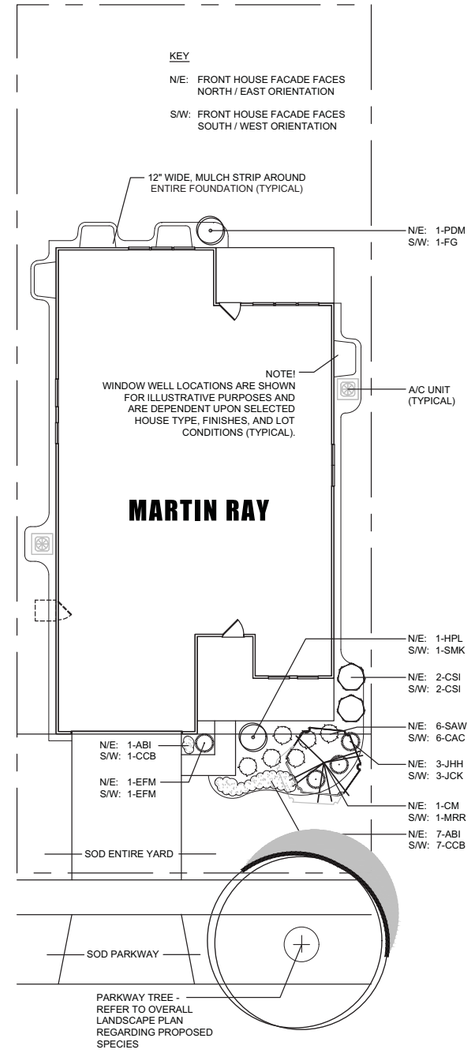
HOUSE PLAN: IVY

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
NORTH / EAST ORIENTATION				
			ORNAMENTAL TREES	
AC		6' high	Amelanchier canadensis	Shadblow Serviceberry
			LARGE DECIDUOUS SHRUBS	
FGMA	3	36"	Fothergilla gardenii	Dwarf Fothergilla
			MEDIUM DECIDUOUS SHRUBS	
WJR	3	30"	Weigela florida 'Java Red'	Java Red Weigela
			SMALL DECIDUOUS SHRUBS	
SIC	5	18"	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra
			SPECIMEN EVERGREENS	
BXGM	1	30" wide	Buxus x 'Green Mountain'	Green Mountain Boxwood
			EVERGREEN SHRUBS	
BGG	1	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
MD	2	24" wide	Microbiota decussata	Siberian Cypress
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
SOUTH / WEST ORIENTATION				
			ORNAMENTAL TREES	
1	1	6' high	Malus sargentii	Sargent Flowering Crabapple
			LARGE DECIDUOUS SHRUBS	
VJ	1	36"	Viburnum x juddii	Judd Viburnum
			MEDIUM DECIDUOUS SHRUBS	
SMK	3	30"	Syringa patula 'Miss Kim'	Miss Kim Lilac
			SMALL DECIDUOUS SHRUBS	
PFHF	5	18"	Potentilla fruticosa 'Happy Face'	Pink Paradise Potentilla
			SPECIMEN EVERGREENS	
BXGM	1	30" wide	Buxus x 'Green Mountain'	Green Mountain Boxwood
			EVERGREEN SHRUBS	
BGG	1	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
EFM	2	24" wide	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod

HOUSE PLAN: MARTIN RAY

QTY	SIZE	BOTANIC NAME	COMMON NAME	COMMON NAME
NORTH / EAST ORIENTATION				
			ORNAMENTAL TREES	
CM	1	6' high	Cornus mas	Cornelian Cherry
			LARGE DECIDUOUS SHRUBS	
CSI	2	36" high	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
PDM	1	36" high	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark
			MEDIUM DECIDUOUS SHRUBS	
HPL	1	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
			SMALL DECIDUOUS SHRUBS	
SAW	6	5 Gal./24"	Spiraea bumalda 'Anthony Waterer'	Anthony Waterer Spirea
			EVERGREEN SHRUBS	
EFM	1	3 Gal./24"	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
JHH	3	18" wide	Juniperus horizontalis 'Hughes'	Hughes Juniper
			PERENNIALS	
ABI	8	1 Gal.	Amsonia montana 'Blue Ice'	Blue Ice Blue Star
			MATERIALS	
	4	C.Y.	-	Shredded Hardwood Mulch
	1	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
SOUTH / WEST ORIENTATION				
			ORNAMENTAL TREES	
MRR	1	6' high	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple
			LARGE DECIDUOUS SHRUBS	
CSI	2	36" high	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
FG	1	36" high	Fothergilla gardenii	Dwarf Fothergilla
			MEDIUM DECIDUOUS SHRUBS	
SMK	1	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
			SMALL DECIDUOUS SHRUBS	
CAC	6	5 Gal./24"	Cotoneaster apiculatus	Cranberry Cotoneaster
			EVERGREEN SHRUBS	
EFM	1	3 Gal./24"	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
JCK	3	3 Gal./24"	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
			PERENNIALS	
CCB	8	1 Gal.	Coreopsis x 'Crème Brulee'	Crème Brulee Coreopsis
			MATERIALS	
	4	C.Y.	-	Shredded Hardwood Mulch
	1	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod





MEADOW SERIES - IVY

SCALE: 1" = 10'

0 5' 10' 20'

MEADOW SERIES - MARTIN RAY

SCALE: 1" = 10'

0 5' 10' 20'

Pulte HOMES

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

APRIL 21, 2026

REVISIONS

1.	
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PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
- PROTOTYPICAL FOUNDATIONS IVY/MARTIN RAY

SHEET NUMBER

L3.3

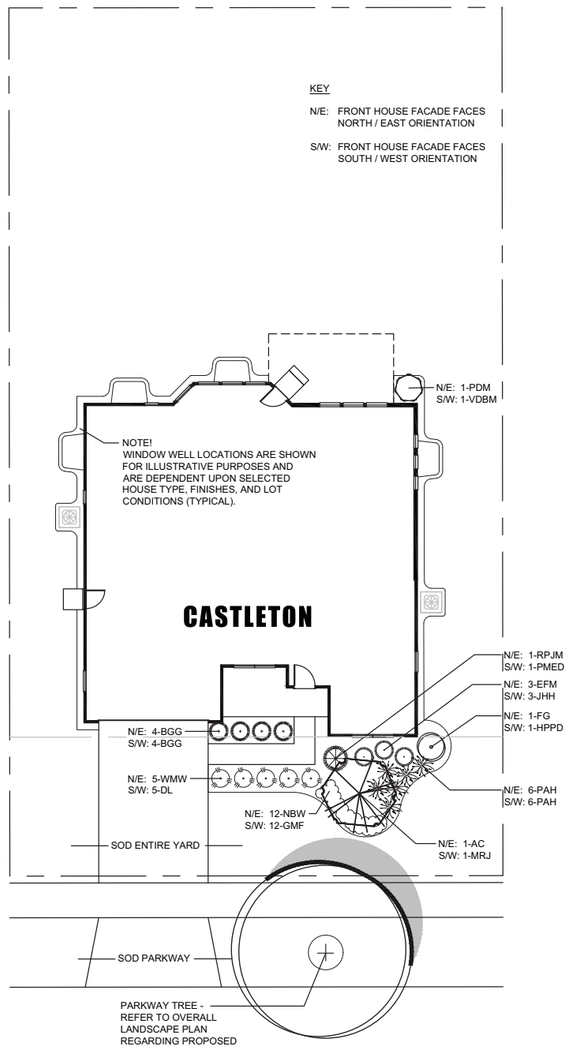
SCHEDULES: PLANT & MATERIALS LISTS - FOUNDATIONS

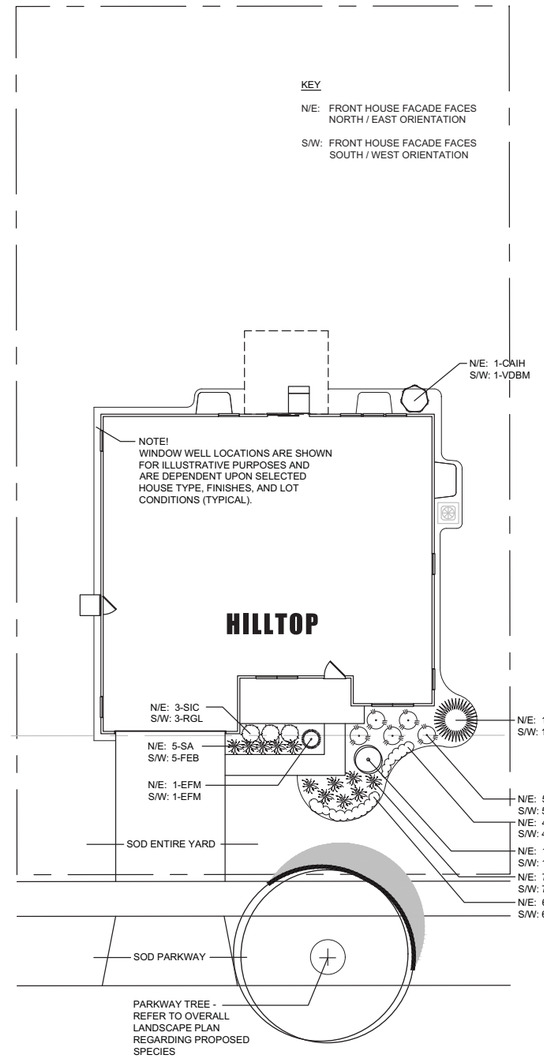
HOUSE PLAN: CASTLETON

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
NORTH / EAST ORIENTATION				
			ORNAMENTAL TREES	
AC	1	2" cal. / 6'	Amelanchier canadensis	Shadblow Serviceberry
			LARGE DECIDUOUS SHRUBS	
FG	1	36" high	Fothergilla gardenii	Dwarf Fothergilla
PDM	1	36" high	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark
			SMALL DECIDUOUS SHRUBS	
WMW	5	18"	Weigela florida 'Midnight Wine'	Midnight Wide Weigela
			SPECIMEN EVERGREEN SHRUBS	
RPJM	1	36" high	Rhododendron 'P.J.M'	P.J.M. Rhododendron
			EVERGREEN SHRUBS	
BGG	4	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
EFM	3	24" wide	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
			ORNAMENTAL GRASSES	
PAH	6	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
			PERENNIALS	
NBW	12	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
SOUTH / WEST ORIENTATION				
			ORNAMENTAL TREES	
MRJ	1	6' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
			LARGE DECIDUOUS SHRUBS	
HPPD	1	7 Gal./36"	Hydrangea paniculata 'Pink Diamond'	Pink Diamond Hydrangea
VDBM	1	36" high	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
			SMALL DECIDUOUS SHRUBS	
DL	5	24" high	Diervilla lonicera	Bush Honeysuckle
			SPECIMEN EVERGREEN SHRUBS	
PMED	1	30" wide	Pinus mugo 'Enci'	Enci Dwarf Mugo Pine
			EVERGREEN SHRUBS	
BGG	4	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
JHH	3	18" wide	Juniperus horizontalis 'Hughes'	Hughes Juniper
			ORNAMENTAL GRASSES	
PAH	6	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
			PERENNIALS	
GMF	12	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod

HOUSE PLAN: HILLTOP

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
NORTH / EAST ORIENTATION				
			EVERGREEN TREES	
TOS	1	6' high	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
			LARGE DECIDUOUS SHRUBS	
CAIH	1	36" high	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
PDM	1	36" high	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark
			SMALL DECIDUOUS SHRUBS	
SGF	5	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
SIC	3	5 Gal./24"	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra
			EVERGREEN SHRUBS	
EFM	1	24" wide	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
			ORNAMENTAL GRASSES	
FEB	7	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue
SA	5	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
			PERENNIALS	
SAF	6	1 Gal.	Sedum x 'Autumn Fire'	Autumn Fire Stonecrop (Sedum)
HRR	4	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
SOUTH / WEST ORIENTATION				
			EVERGREEN TREES	
JSWB		6' high	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
			LARGE DECIDUOUS SHRUBS	
SMP	1	36" high	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
VDBM	1	36" high	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
			SMALL DECIDUOUS SHRUBS	
RDKO	5	5 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
RGL	3	5 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
			EVERGREEN SHRUBS	
EFM	1	24" wide	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
			ORNAMENTAL GRASSES	
FEB	5	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue
SA	7	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
			PERENNIALS	
ASB	4	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
NWL	6	1 Gal.	Nepeta faassenii 'Walker's Low'	Walker's Low Catmint
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod





ESTATE SERIES - CASTLETON

SCALE: 1" = 10'

0 5' 10' 20'

ESTATE SERIES - HILLTOP

SCALE: 1" = 10'

0 5' 10' 20'

Pulte HOMES

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

APRIL 21, 2026

REVISIONS

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PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
- PROTOTYPICAL FOUNDATIONS CASTLETON/HILLTOP

SHEET NUMBER

L3.4

PROTOTYPICAL FOUNDATIONS - LANDSCAPE PLANS

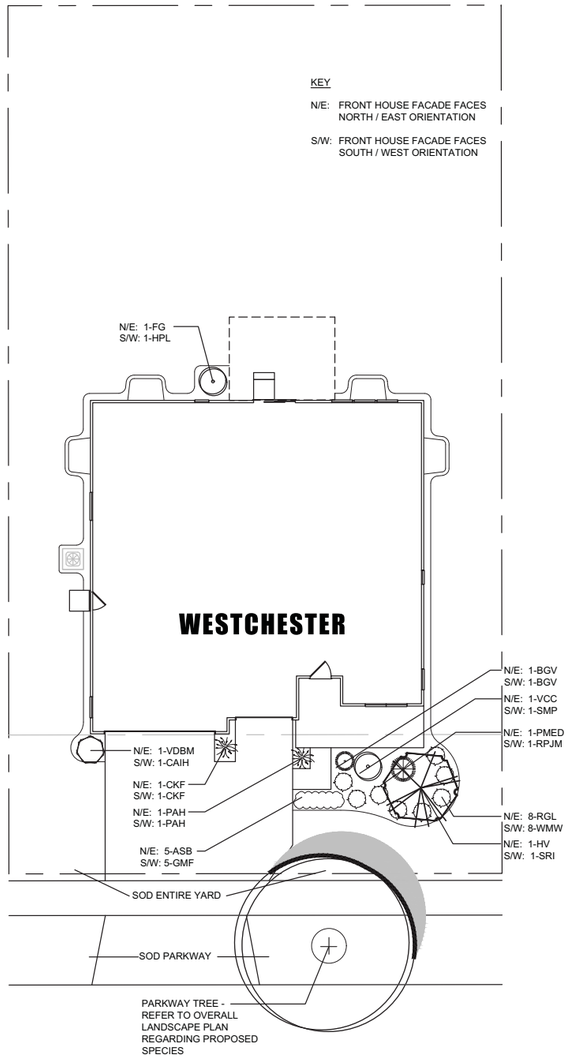
SCHEDULES: PLANT & MATERIALS LISTS - FOUNDATIONS

HOUSE PLAN: WESTCHESTER

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
NORTH / EAST ORIENTATION				
			ORNAMENTAL TREES	
HV	1	6' high	Hamamelis vernalis	Vernal Witchhazel
			LARGE DECIDUOUS SHRUBS	
FG	1	36" high	Fothergilla gardenii	Dwarf Fothergilla
VCC	1	36" high	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
VDBM	1	36" high	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
			SMALL DECIDUOUS SHRUBS	
RGL	8	5 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
			SPECIMEN EVERGREEN SHRUBS	
PMED	1	36" high	Pinus mugo 'Enci'	Enci Dwarf Mugo Pine
			EVERGREEN SHRUBS	
BGV	1	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
			ORNAMENTAL GRASSES	
CKF	1	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH	1	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
			PERENNIALS	
ASB	5	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
SOUTH / WEST ORIENTATION				
			ORNAMENTAL TREES	
SRI	1	6' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
			LARGE DECIDUOUS SHRUBS	
CAIH	1	36" high	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
HPL	1	36" high	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
SMP	1	36" high	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
			SMALL DECIDUOUS SHRUBS	
WMW	8	5 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
			SPECIMEN EVERGREEN SHRUBS	
RPJM	1	36" high	Rhododendron 'PJM'	PJM Rhododendron
			EVERGREEN SHRUBS	
BGV	1	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
			ORNAMENTAL GRASSES	
CKF	1	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH	1	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
			PERENNIALS	
GMF	5	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod

HOUSE PLAN: WOODSIDE

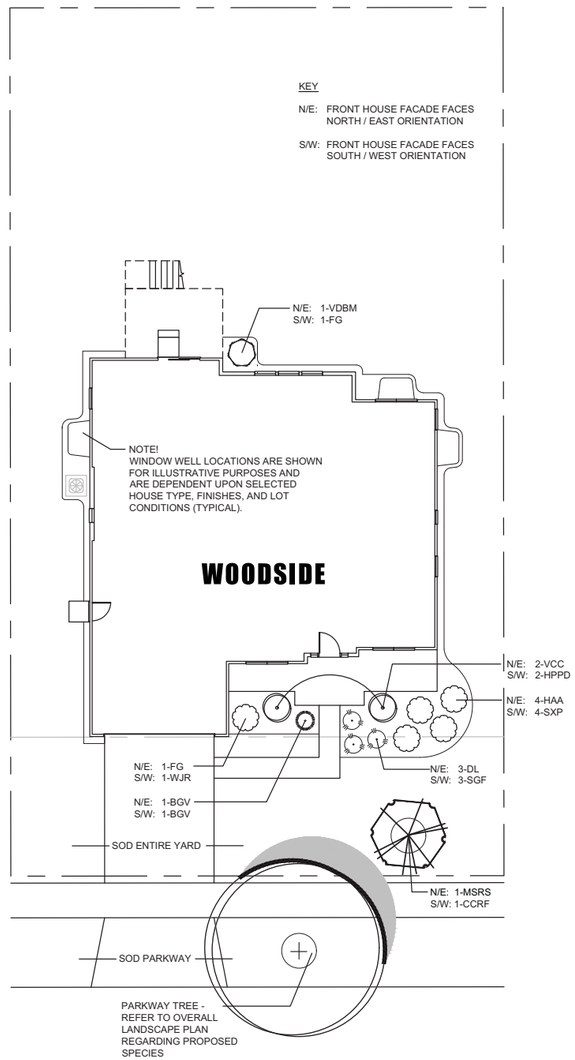
CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
NORTH / EAST ORIENTATION				
			ORNAMENTAL TREES	
MSRS	1	2" cal. / 6'	Magnolia stellata 'Royal Star'	Royal Star Magnolia
			LARGE DECIDUOUS SHRUBS	
HAA	4	36" high	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
FG	1	36" high	Fothergilla gardenii	Dwarf Fothergilla
VCC	2	36" high	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
VDBM	1	36" high	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum
			SMALL DECIDUOUS SHRUBS	
DL	3	24" high	Diervilla lonicera	Bush Honeysuckle
			EVERGREEN SHRUBS	
BGV	1	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
SOUTH / WEST ORIENTATION				
			ORNAMENTAL TREES	
CCRF	1	2" cal. / 6'	Cercis canadensis 'Ruby Falls'	Rubby Falls Redbud
			LARGE DECIDUOUS SHRUBS	
FG	1	36" high	Fothergilla gardenii	Dwarf Fothergilla
HPPD	2	7 Gal./36"	Hydrangea paniculata 'Pink Diamond'	Pink Diamond Hydrangea
SXP	4	30"	Syringa x 'Penda'	Bloomerang Lilac
WJR	1	36" high	Weigela florida 'Java Red'	Java Red Weigela
			SMALL DECIDUOUS SHRUBS	
SGF	3	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
			EVERGREEN SHRUBS	
BGV	1	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod



ESTATE SERIES - WESTCHESTER

SCALE: 1" = 10'

0 5' 10' 20'



ESTATE SERIES - WOODSIDE

SCALE: 1" = 10'

0 5' 10' 20'

Pulte HOMES

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

PLAN DATE

APRIL 21, 2026

REVISIONS

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PROJECT NAME AND SHEET TITLE

BIRCHWOOD

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN - PROTOTYPICAL FOUNDATIONS WESTCHESTER/WOODSIDE

SHEET NUMBER

L3.5

PROTOTYPICAL FOUNDATIONS - LANDSCAPE PLANS

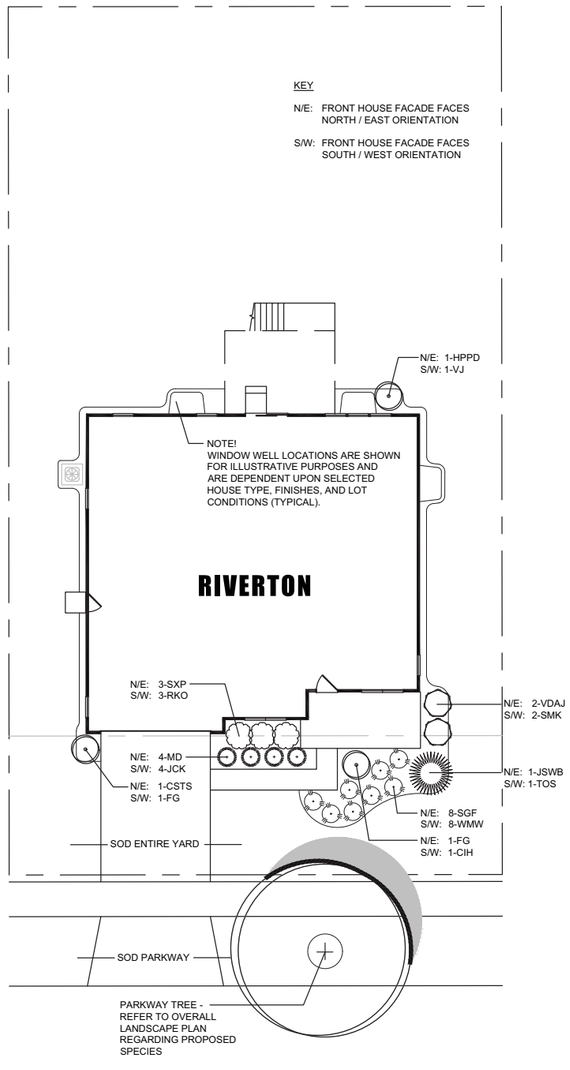
SCHEDULES: PLANT & MATERIALS LISTS - FOUNDATIONS

HOUSE PLAN: RIVERTON

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
NORTH / EAST ORIENTATION				
			EVERGREEN TREES	
JSWB		6' high	Juniperus scopulorum 'Wichita Blue'	Wichita Blue Juniper
			LARGE DECIDUOUS SHRUBS	
FG	1	36" high	Fothergilla gardenii	Dwarf Fothergilla
HPPD	1	7 Gal./36"	Hydrangea paniculata 'Pink Diamond'	Pink Diamond Hydrangea
SXP	3	30"	Syringa x 'Penda'	Bloomerang Lilac
VDAJ	2	36" high	Viburnum dentatum 'Autumn Jazz'	Autumn Jazz Arrowwood Viburnum
			SMALL DECIDUOUS SHRUBS	
CSTS	1	18"	Chaenomeles speciosa 'Texas Scarlet'	Texas Scarlet Flowering Quince
SGF	8	18"	Spiraea bumalda 'Goldflame'	Goldflame Bumald Spirea
			EVERGREEN SHRUBS	
MD	4	24" wide	Microbiota decussata	Siberian Cypress
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
SOUTH / WEST ORIENTATION				
			EVERGREEN TREES	
TOS	1	6' high	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae
			LARGE DECIDUOUS SHRUBS	
CIH	1	36" high	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
FG	1	36" high	Fothergilla gardenii	Dwarf Fothergilla
RKO	3	7 Gal./36"	Rosa 'Double Knock Out'	Double Knock Out Rose
SMK	2	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
VJ	1	36" high	Viburnum x juddii	Judd Viburnum
			SMALL DECIDUOUS SHRUBS	
WMW	8	5 Gal./24"	Weigela florida 'Midnight Wine'	Midnight Wide Weigela
			EVERGREEN SHRUBS	
JCK	4	3 Gal./24"	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
			MATERIALS	
	5	C.Y.	-	Shredded Hardwood Mulch
	1.5	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod

HOUSE PLAN: WILLWOOD

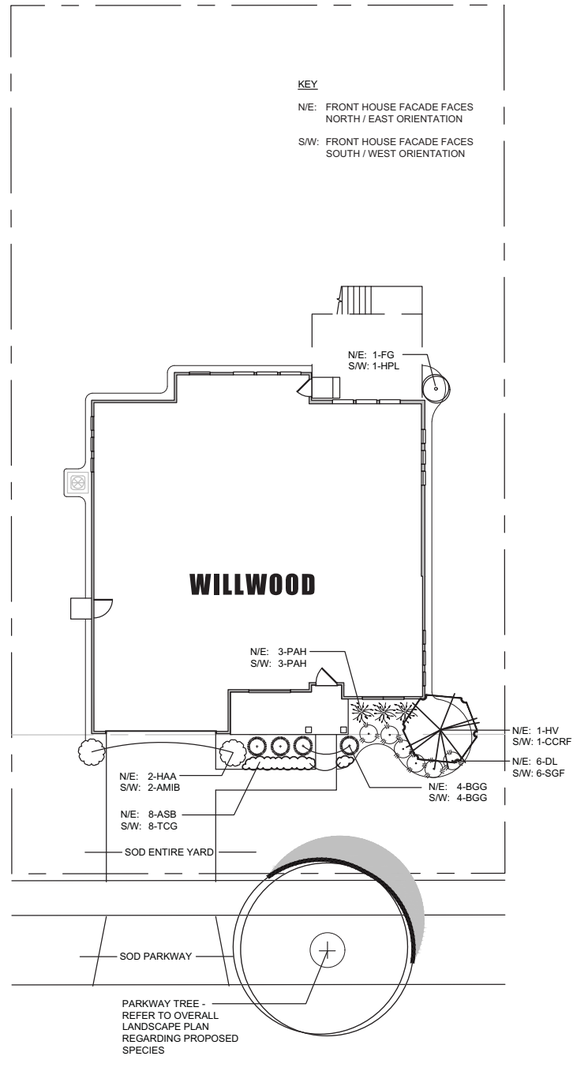
QTY	SIZE	BOTANIC NAME	COMMON NAME	COMMON NAME
NORTH / EAST ORIENTATION				
			ORNAMENTAL TREES	
HV	1	2" cal. / 6'	Hamamelis vernalis	Vernal Witchhazel
			LARGE DECIDUOUS SHRUBS	
HAA	2	30"	Hydrangea aborescens 'Annabelle'	Annabelle Hydrangea
			MEDIUM DECIDUOUS SHRUBS	
FG	1	36" high	Fothergilla gardenii	Dwarf Fothergilla
			SMALL DECIDUOUS SHRUBS	
DL	6	24" high	Diervilla lonicera	Bush Honeysuckle
			EVERGREEN SHRUBS	
BGG	4	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
			ORNAMENTAL GRASSES	
PAH	3	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
			PERENNIALS	
ASB	8	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
			MATERIALS	
	4	C.Y.	-	Shredded Hardwood Mulch
	1	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod
SOUTH / WEST ORIENTATION				
			ORNAMENTAL TREES	
CCRF	1	2" cal. / 6'	Cercis canadensis 'Ruby Falls'	Rubby Falls Redbud
			LARGE DECIDUOUS SHRUBS	
AMIB	2	30"	Aronia melanocarpa 'Iroquois Beauty'	Iroquois Beauty Black Chokeberry
			MEDIUM DECIDUOUS SHRUBS	
HPL	1	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
			SMALL DECIDUOUS SHRUBS	
SGF	6	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
			EVERGREEN SHRUBS	
BGG	4	24" wide	Buxus x 'Green Gem'	Green Gem Boxwood
			ORNAMENTAL GRASSES	
PAH	3	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
			PERENNIALS	
TCG	8	1 Gal.	Tradescantia 'Concord Grape'	Spiderwort
			MATERIALS	
	4	C.Y.	-	Shredded Hardwood Mulch
	1	C.Y.	-	Soil Amendments
	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod



ESTATE SERIES - RIVERTON

SCALE: 1" = 10'

0 5' 10' 20'



ESTATE SERIES - WILLWOOD

SCALE: 1" = 10'

0 5' 10' 20'

Pulte HOMES

dickson design STUDIO
9 CRYSTAL LAKE ROAD
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1900 E. GOLF ROAD, SUITE 300 SCHAUMBURG, IL

PLAN DATE

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PROJECT NAME AND SHEET TITLE

BIRCHWOOD

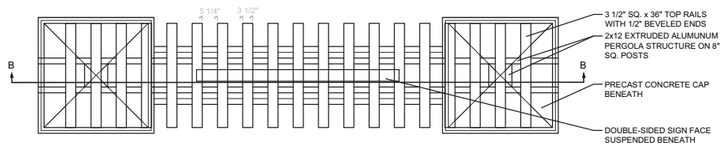
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN - PROTOTYPICAL FOUNDATIONS RIVERTON/WILLWOOD

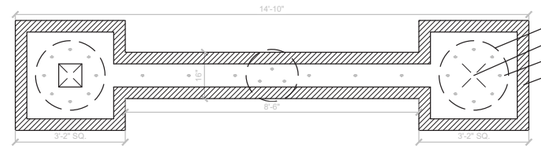
SHEET NUMBER

L3.6

DETAILS: SITE FEATURES



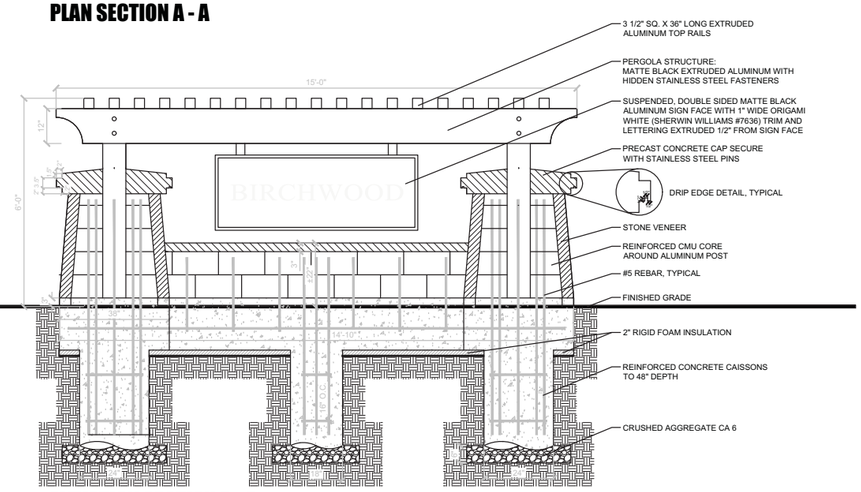
PLAN VIEW



PLAN SECTION A - A



ELEVATION VIEW

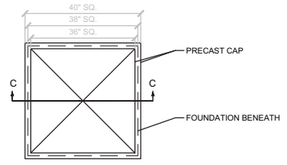


ELEVATION SECTION B - B

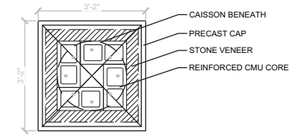
DETAIL: ENTRANCE MONUMENT

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

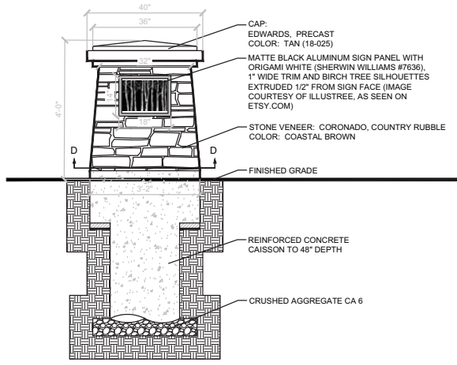
LOCATION: ENTRANCE OFF S. MAIN STREET (MONUMENT) & COMMONWEALTH DRIVE (PIER)



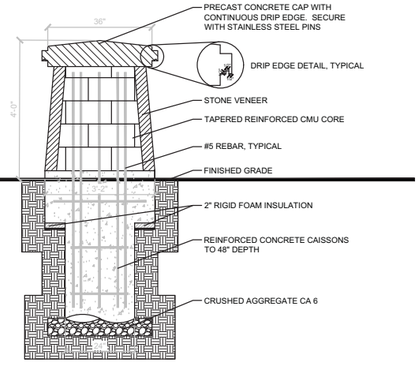
PLAN VIEW



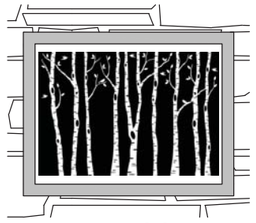
PLAN SECTION C - C



ELEVATION VIEW



ELEVATION SECTION D - D



DETAIL VIEW: SIGN PANEL

DETAIL: ENTRANCE PIER

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

LOCATION: SOUTH ENTRANCE OFF EAST SIDE OF COMMONWEALTH DRIVE

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

APRIL 21, 2026

REVISIONS

1.	
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PROJECT NAME AND SHEET TITLE

BIRCHWOOD

CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
- DETAILS:
MONUMENT & PIER

SHEET NUMBER

L4.1

DETAILS: SITE FEATURES - OVERALL DEVELOPMENT

SPECIFICATION: SEATING BENCH

NOT TO SCALE

SHALL BE:

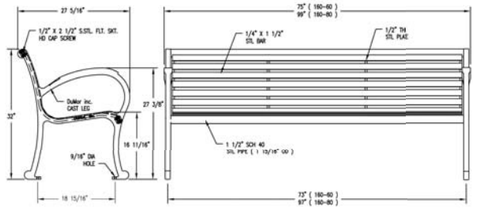
- QUANTITY: 4
- NAME: DUMOR
- MODEL: 160-60, 6' LONG (SURFACE-MOUNT)
- MATERIAL: POWDER-COATED STEEL
- COLOR: BLACK

- INSTALL: PER MANUFACTURER'S SPECIFICATIONS

- AVAILABLE THRU (OR APPROVED EQUAL):
  NUTOYS LEISURE PRODUCTS
  LA GRANGE, IL
  CONTACT:
  RICK BIETERMAN @ TEL (708) 579-9055

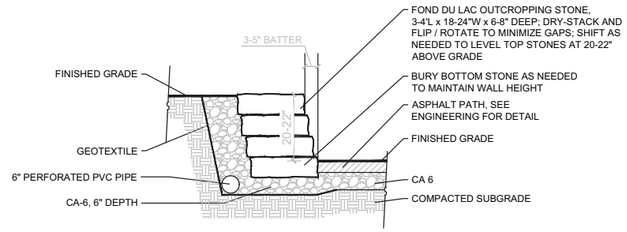


INSPIRATION IMAGE



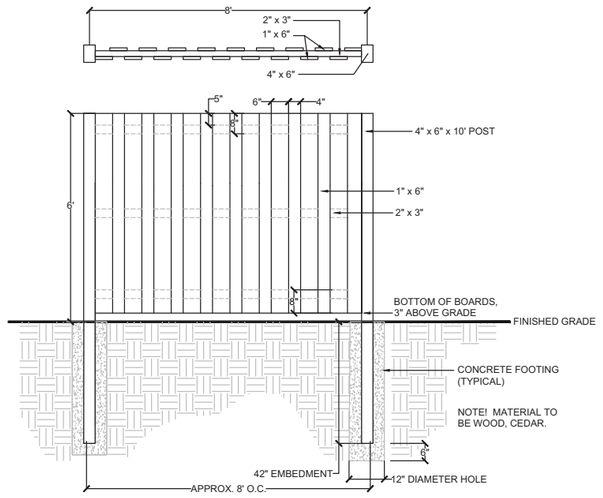
1 DETAIL: SEATING BENCH

NOT TO SCALE — LOCATION: SITTING AREAS #1 & #2



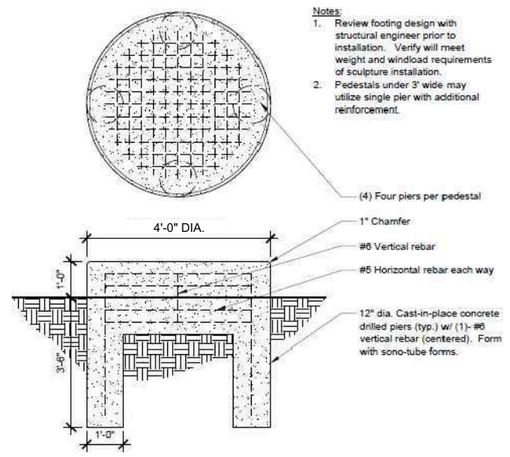
3 DETAIL: STONE OUTCROPPING SEAT-WALL

SCALE: 1/2" = 1'-0" — LOCATION: CENTRAL PARK, LANDSCAPE FEATURE



2 DETAIL: FENCING

SCALE: 1/2" = 1'-0" — LOCATION: SURROUNDING LIFT STATION (BETWEEN LOTS 72 & 73)



4 DETAIL: CONCRETE PLINTH (SCULPTURE PEDESTAL)

NOT TO SCALE — LOCATIONS: (1) IN RIGHT-OF-WAY AT BIRCHWOOD AND COMMONWEALTH DRIVE
(3) IN RIGHT-OF-WAY AT CENTRAL PARK PERIMETER

NOTE! DETAIL PROVIDED BY CITY OF CRYSTAL LAKE

Pulte HOMES

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

PULTE HOME COMPANY, LLC

1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL

PLAN DATE

APRIL 21, 2026

REVISIONS

1.	
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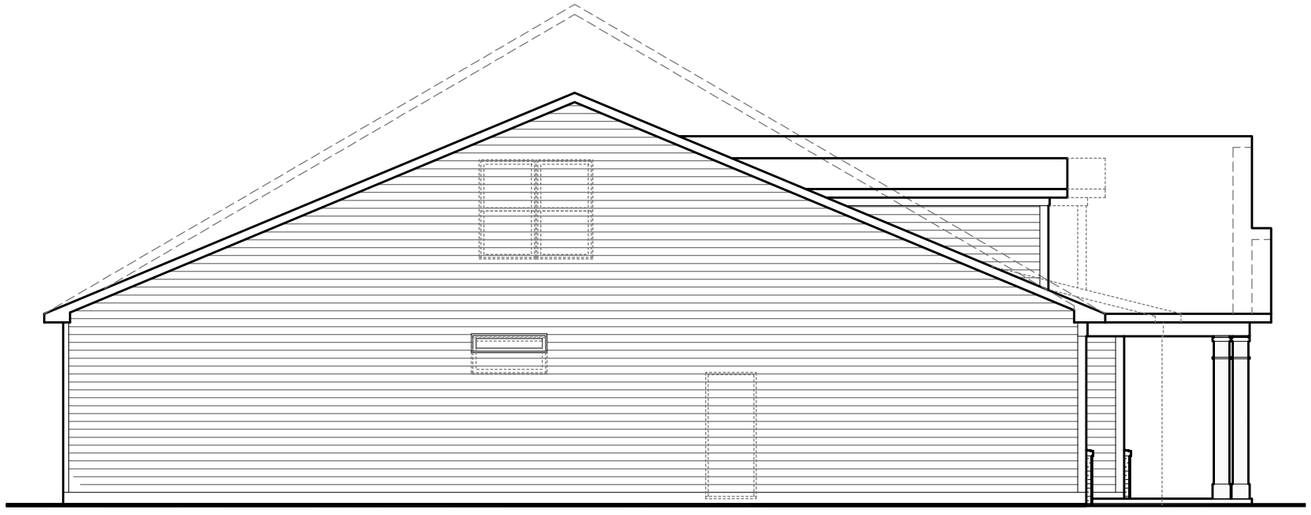
PROJECT NAME AND SHEET TITLE

BIRCHWOOD
CRYSTAL LAKE, IL

FINAL LANDSCAPE PLAN
- DETAILS:
FENCING, SITE FEATURES

SHEET NUMBER

L4.2



LEFT ELEVATION

N.T.S

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FRONT ELEVATION

N.T.S

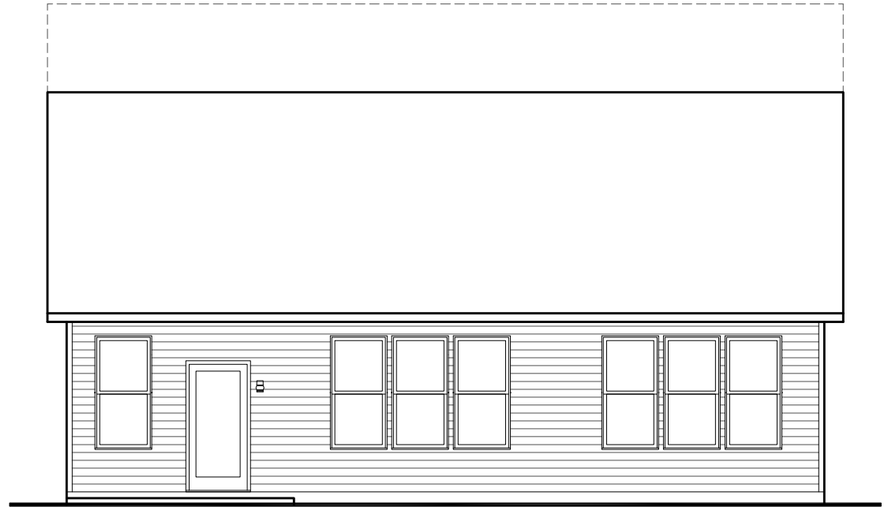
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RIGHT ELEVATION

N.T.S

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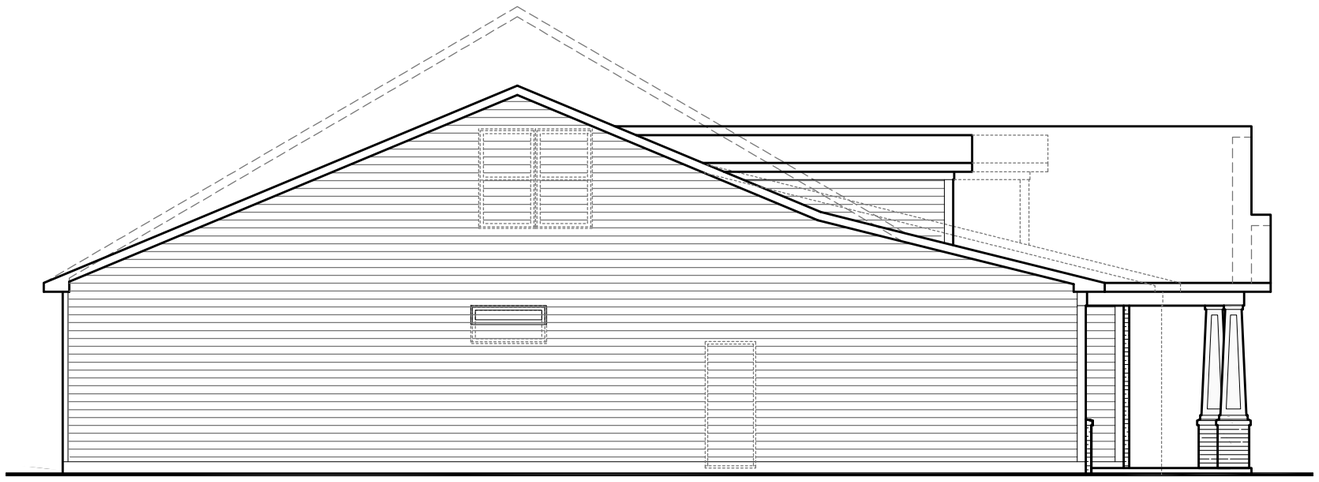


REAR ELEVATION

N.T.S

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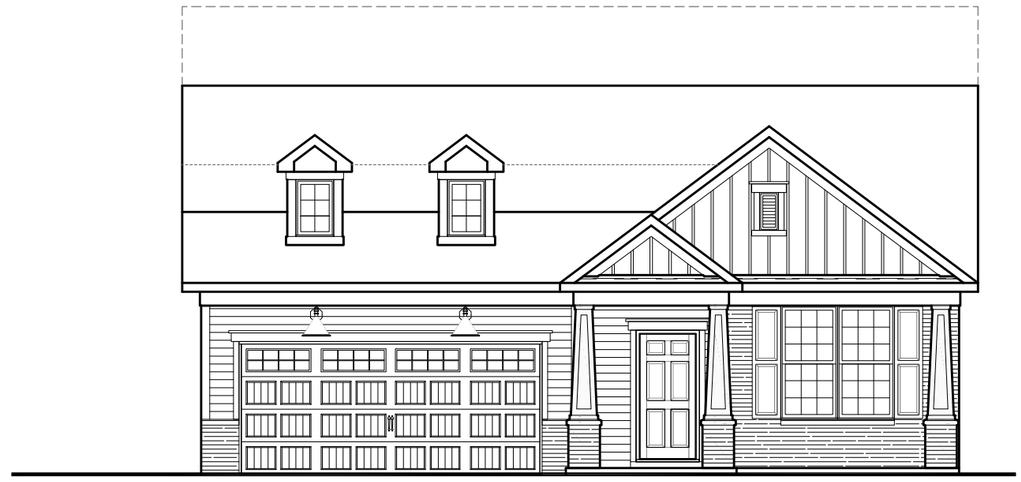
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LEFT ELEVATION

N.T.S

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FRONT ELEVATION

N.T.S

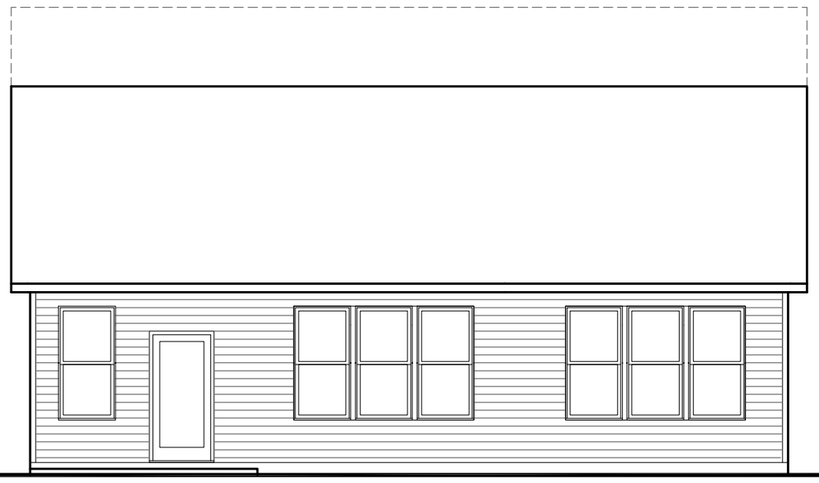
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RIGHT ELEVATION

N.T.S

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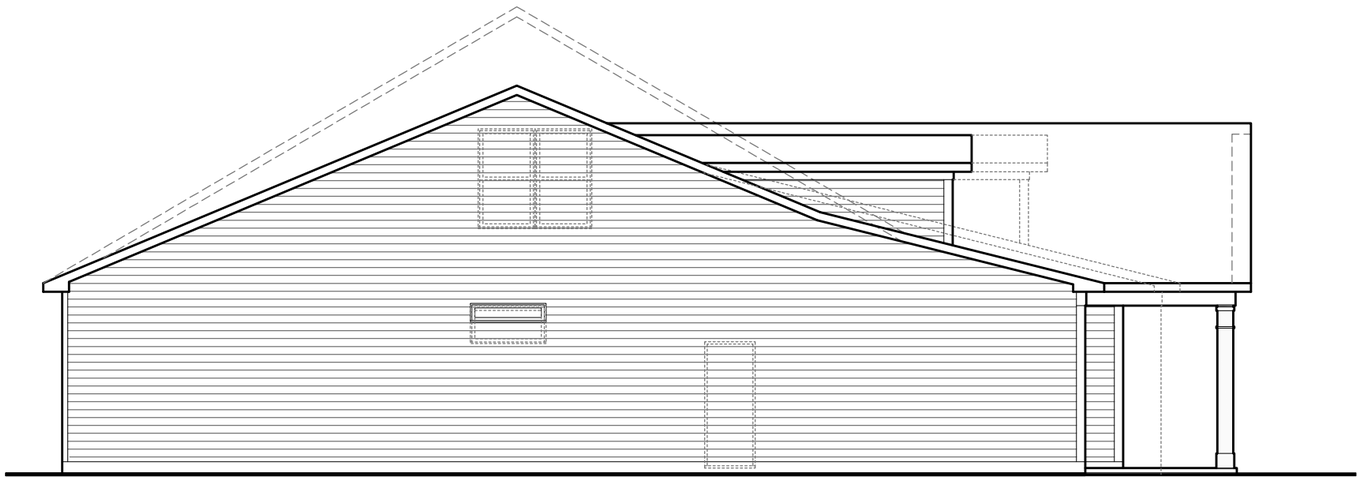


REAR ELEVATION

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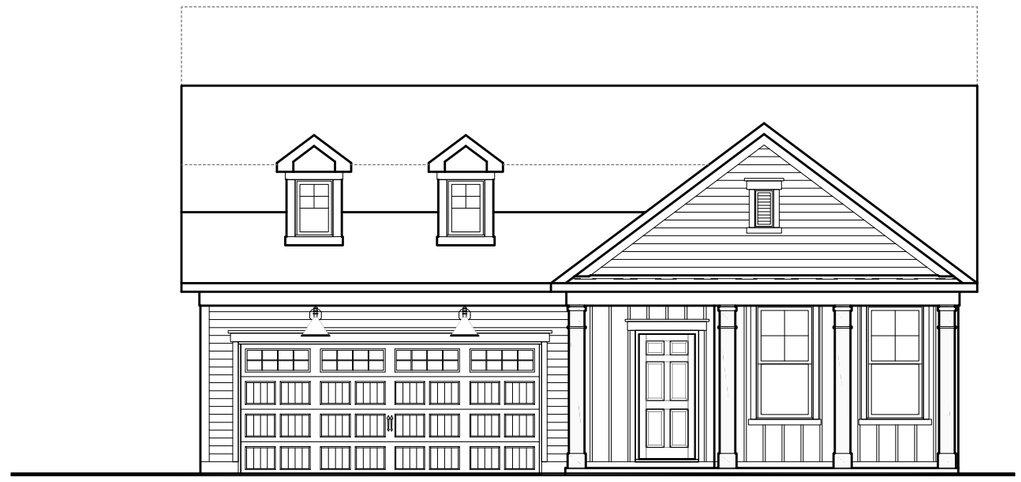
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LEFT ELEVATION

N.T.S

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FRONT ELEVATION

N.T.S

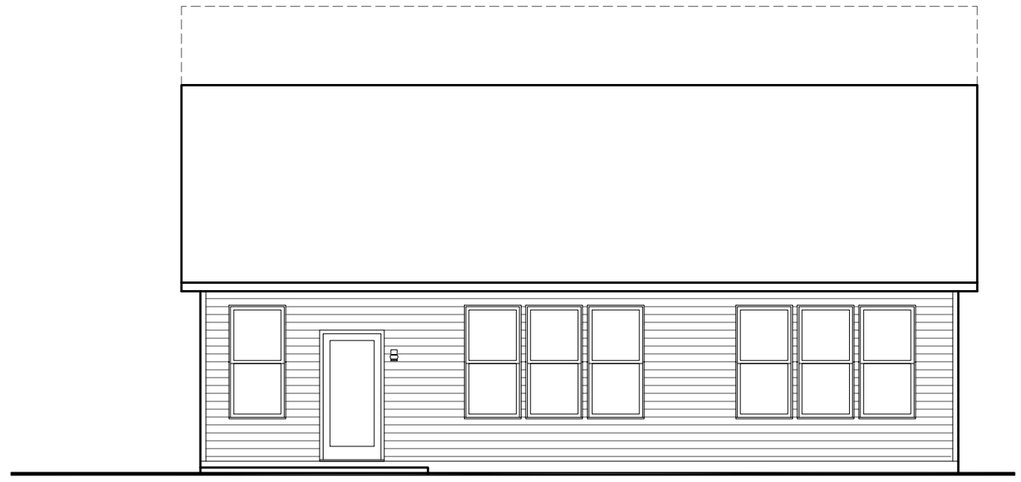
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RIGHT ELEVATION

N.T.S

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REAR ELEVATION

N.T.S

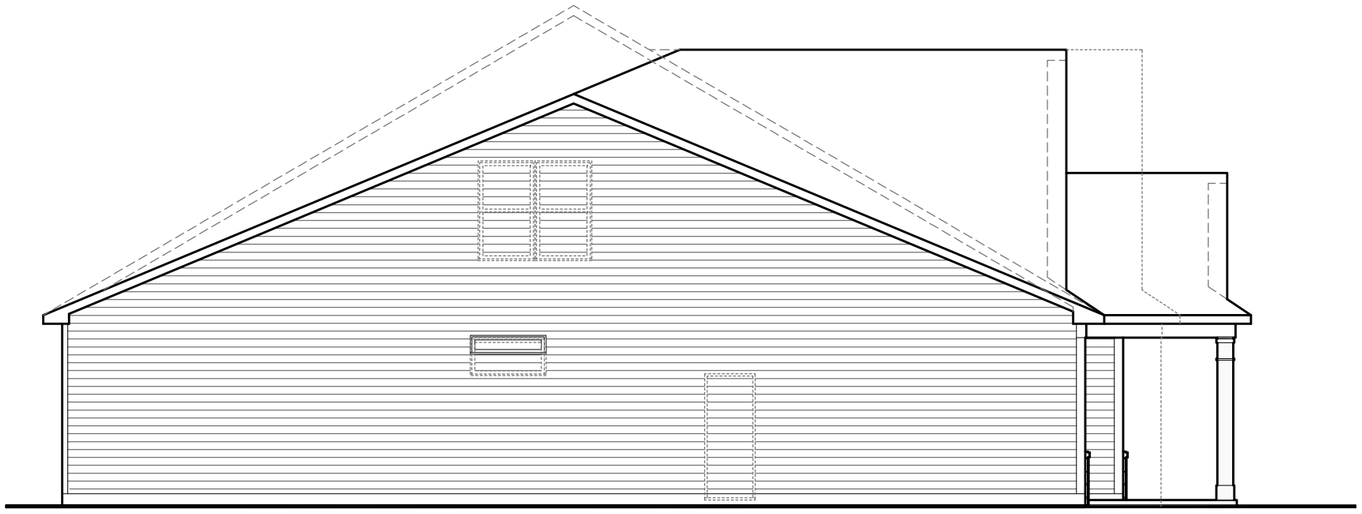
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Abbeyville - LC2B Birchwood Crystal Lake, IL

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LEFT ELEVATION

N.T.S

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FRONT ELEVATION

N.T.S

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RIGHT ELEVATION

N.T.S

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REAR ELEVATION

N.T.S

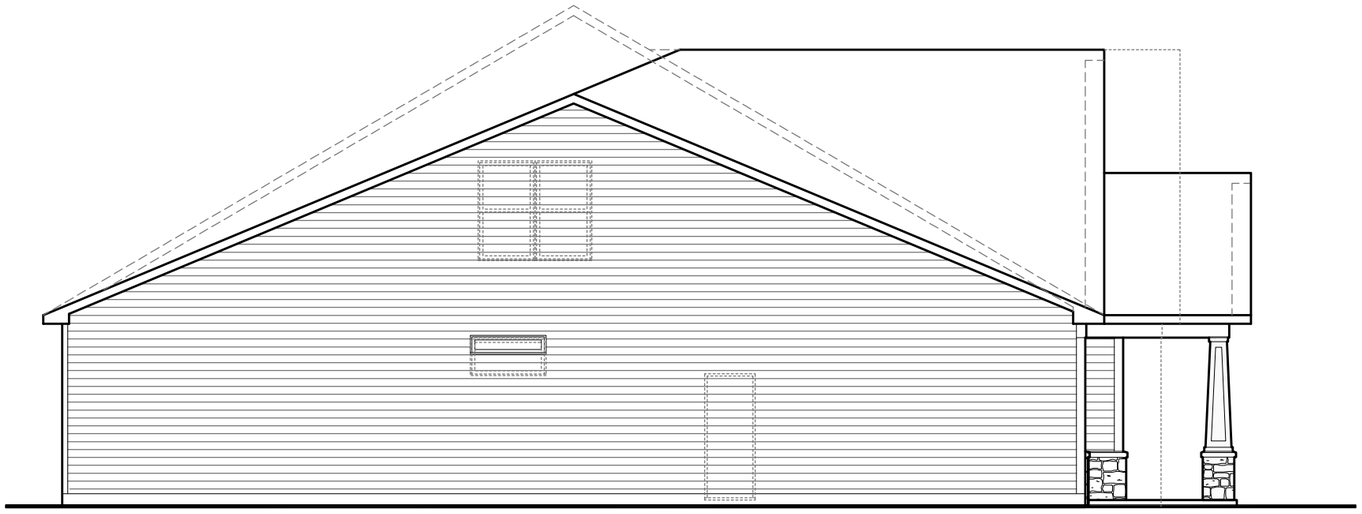
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LEFT ELEVATION

N.T.S

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FRONT ELEVATION

N.T.S

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RIGHT ELEVATION

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REAR ELEVATION

N.T.S

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LEFT ELEVATION

N.T.S

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FRONT ELEVATION

N.T.S

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RIGHT ELEVATION

N.T.S

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REAR ELEVATION

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LEFT ELEVATION

N.T.S



FRONT ELEVATION

N.T.S



RIGHT ELEVATION

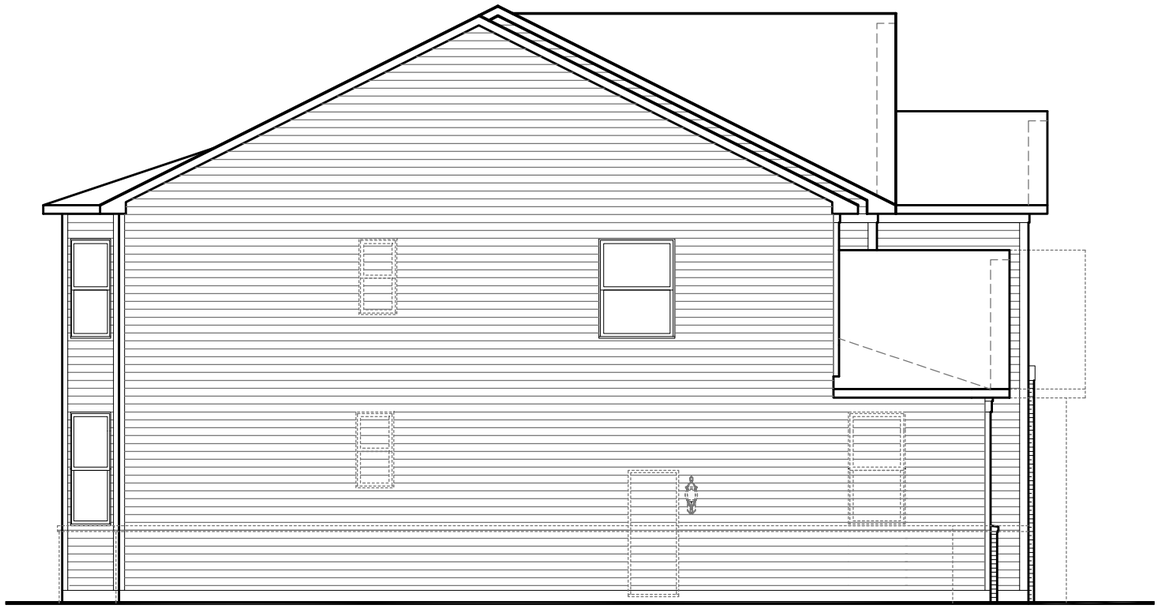
N.T.S



REAR ELEVATION

N.T.S

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LEFT ELEVATION

N.T.S

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FRONT ELEVATION

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RIGHT ELEVATION

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REAR ELEVATION

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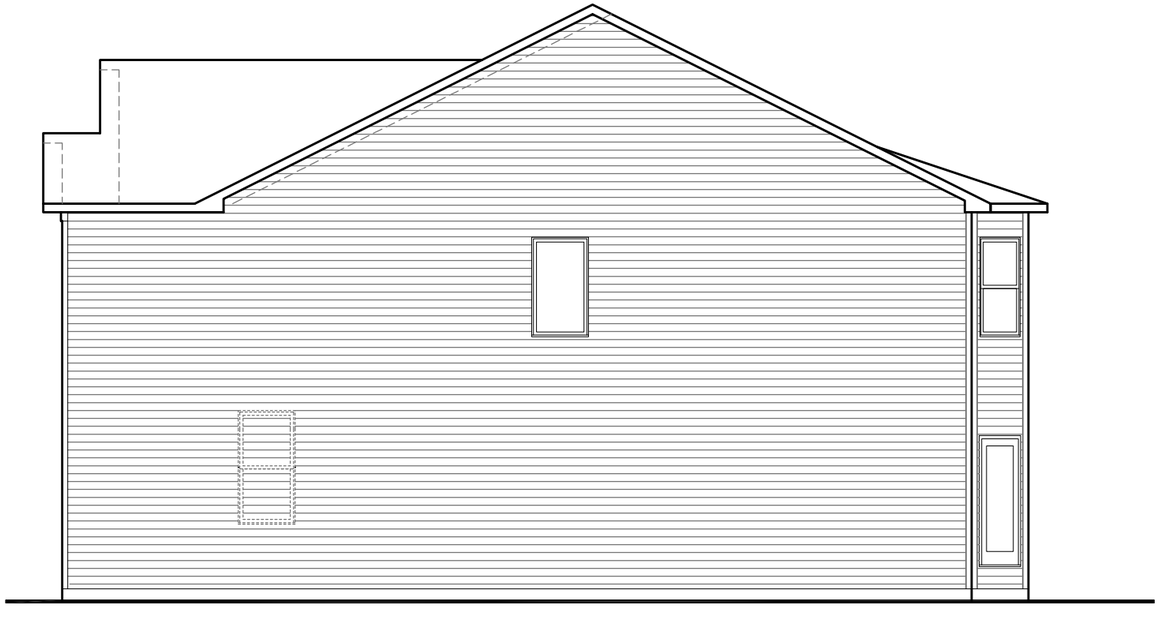
LEFT ELEVATION

N.T.S



FRONT ELEVATION

N.T.S



RIGHT ELEVATION

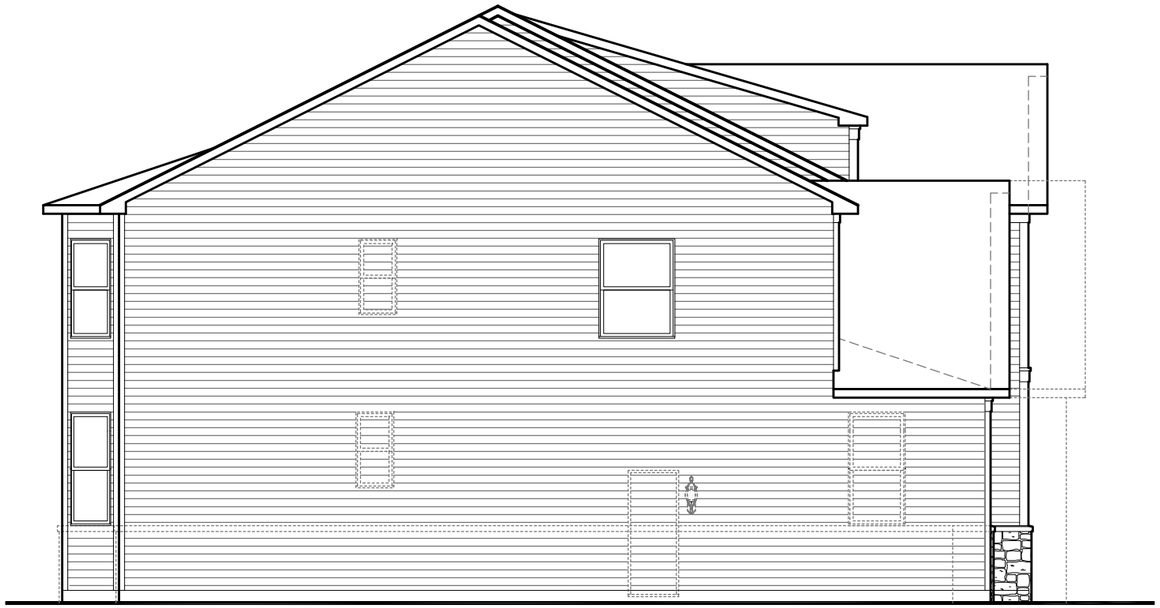
N.T.S



REAR ELEVATION

N.T.S

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LEFT ELEVATION

N.T.S

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FRONT ELEVATION

N.T.S

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RIGHT ELEVATION

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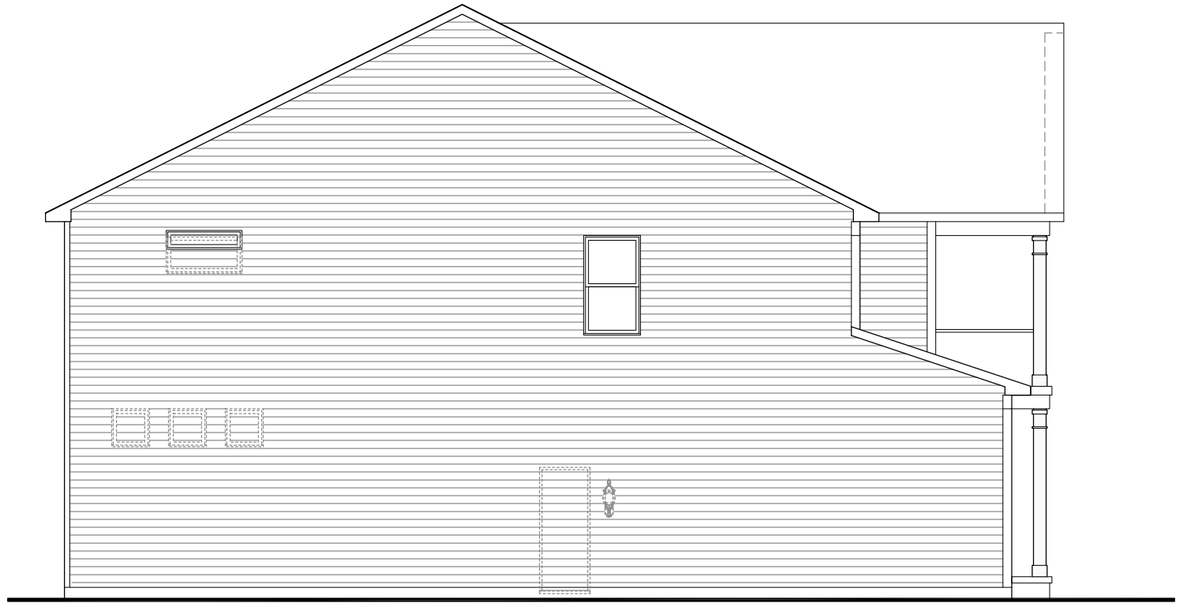


REAR ELEVATION

N.T.S

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LEFT ELEVATION

SCALE: N.T.S.



FRONT ELEVATION

SCALE: N.T.S.



RIGHT ELEVATION

SCALE: N.T.S.



REAR ELEVATION

SCALE: N.T.S.

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LEFT ELEVATION

SCALE: N.T.S.



FRONT ELEVATION

SCALE: N.T.S.



RIGHT ELEVATION

SCALE: N.T.S.



REAR ELEVATION

SCALE: N.T.S.

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LEFT ELEVATION

SCALE: N.T.S.



FRONT ELEVATION

SCALE: N.T.S.



RIGHT ELEVATION

SCALE: N.T.S.



REAR ELEVATION

SCALE: N.T.S.

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LEFT ELEVATION

SCALE: N.T.S.



FRONT ELEVATION

SCALE: N.T.S.



RIGHT ELEVATION

SCALE: N.T.S.



REAR ELEVATION

SCALE: N.T.S.

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LEFT ELEVATION

SCALE: N.T.S.



FRONT ELEVATION

SCALE: N.T.S.



RIGHT ELEVATION

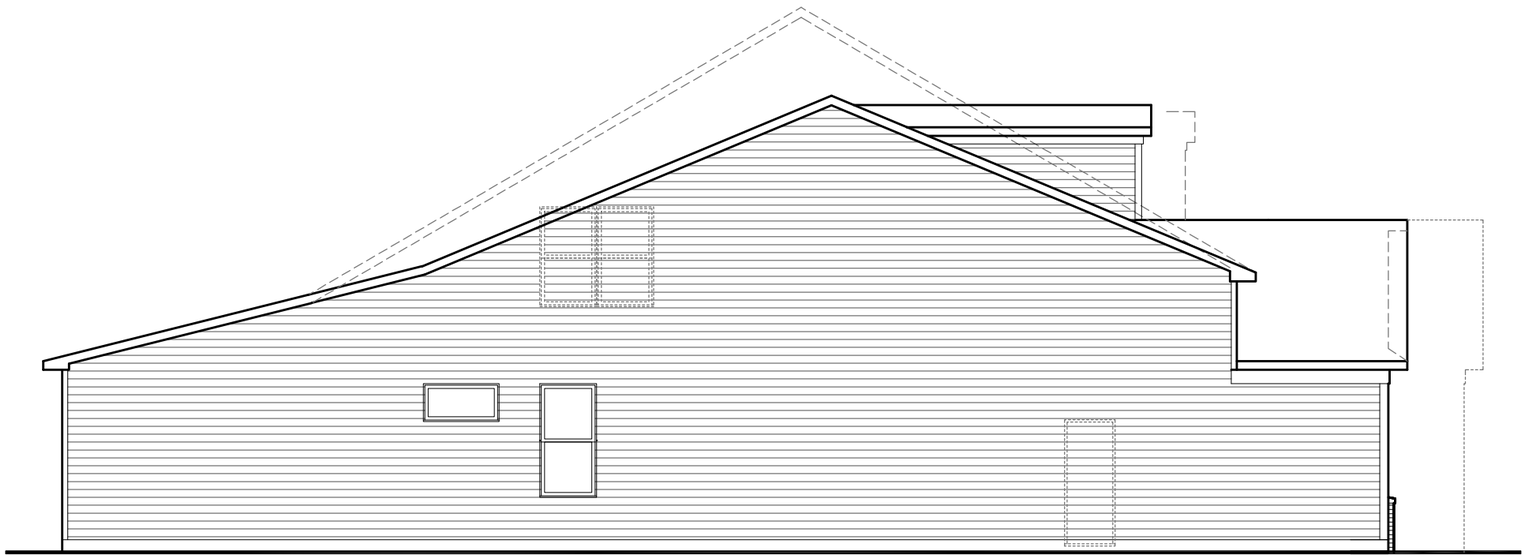
SCALE: N.T.S.



REAR ELEVATION

SCALE: N.T.S.

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LEFT ELEVATION

N.T.S

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FRONT ELEVATION

N.T.S

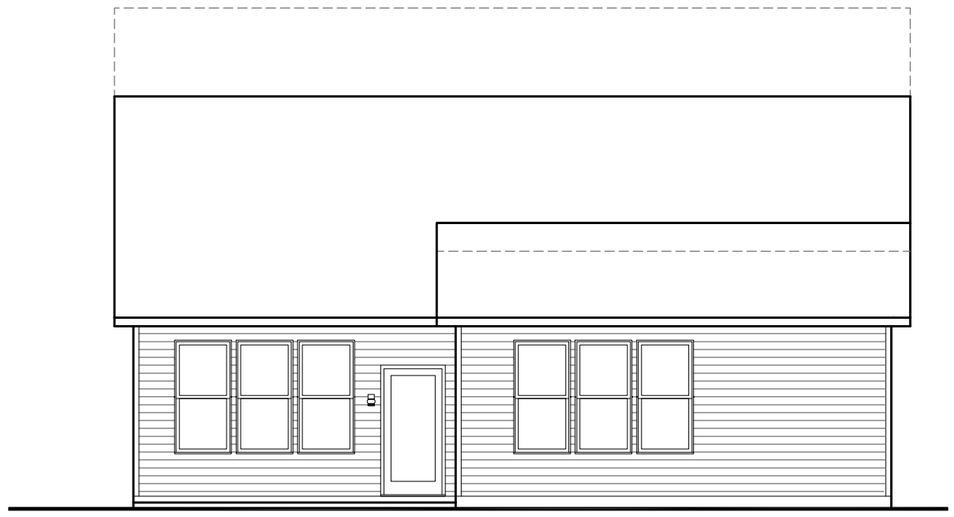
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RIGHT ELEVATION

N.T.S

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REAR ELEVATION

N.T.S

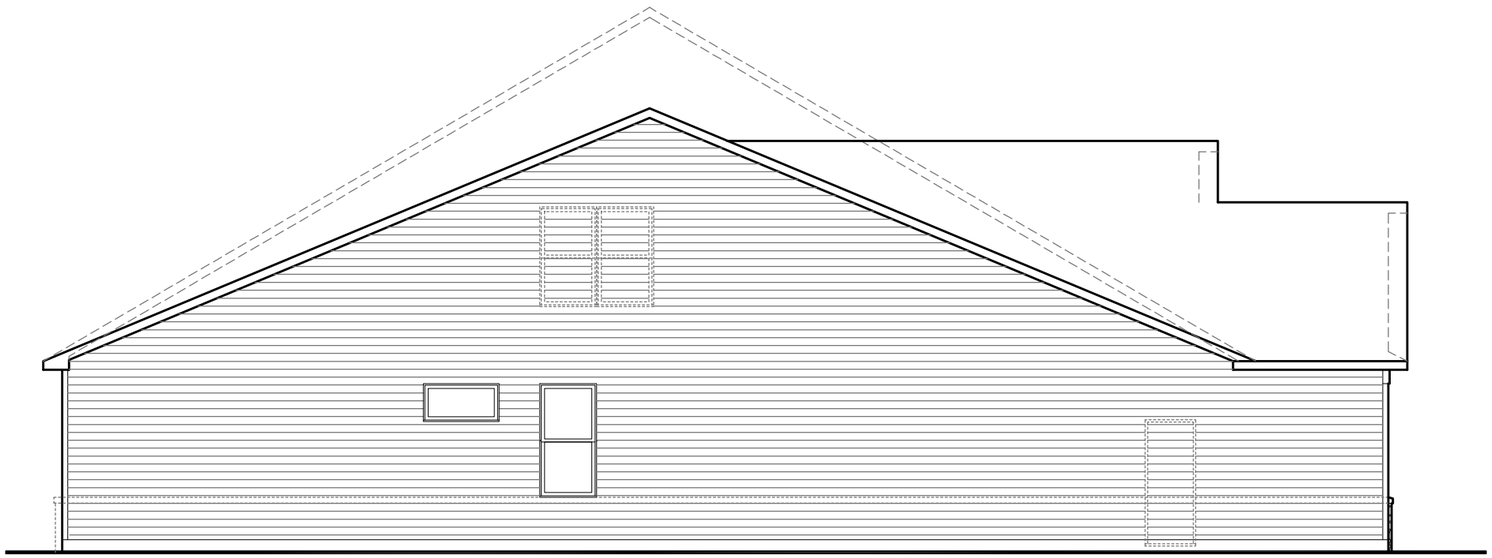
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Martin Ray - LC2K | Birchwood | Crystal Lake, IL

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LEFT ELEVATION

N.T.S

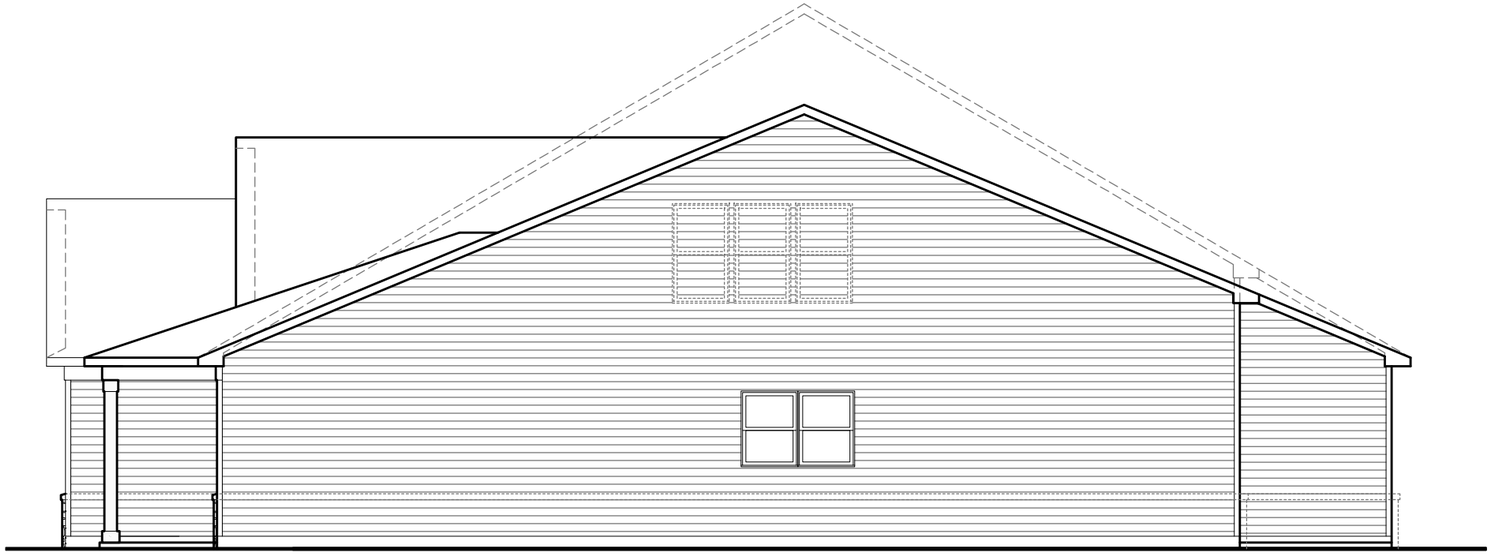
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FRONT ELEVATION

N.T.S

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RIGHT ELEVATION

N.T.S

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REAR ELEVATION

N.T.S

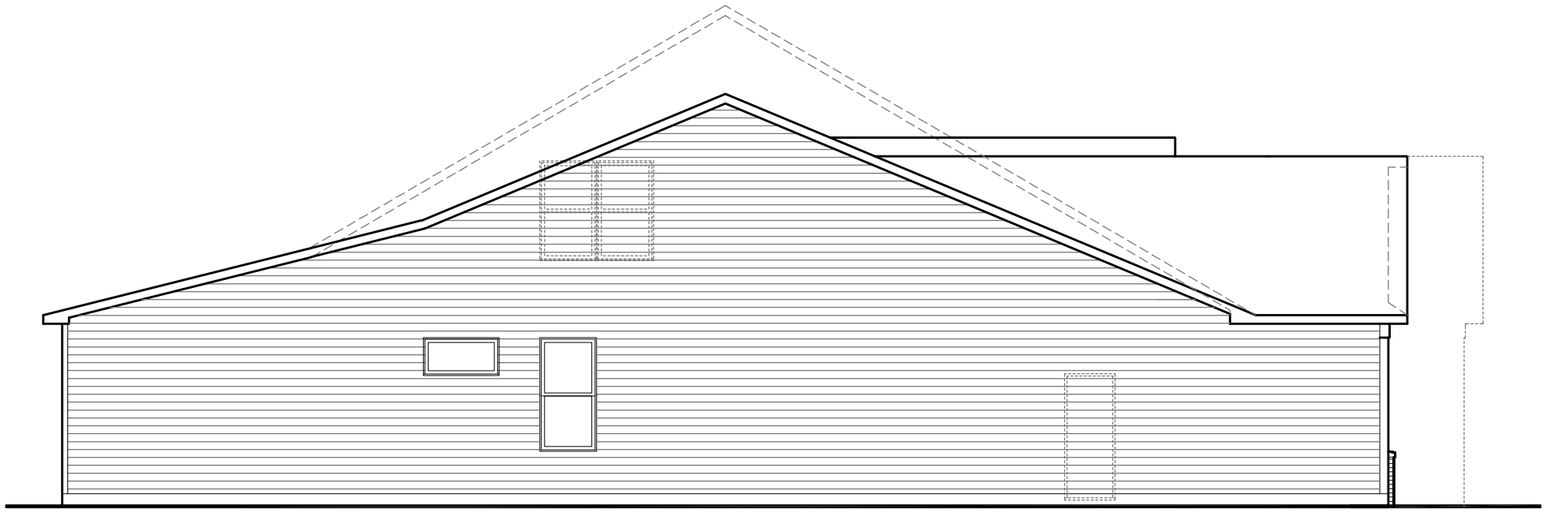
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Martin Ray - HR2X | Birchwood | Crystal Lake, IL

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LEFT ELEVATION

N.T.S

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FRONT ELEVATION

N.T.S

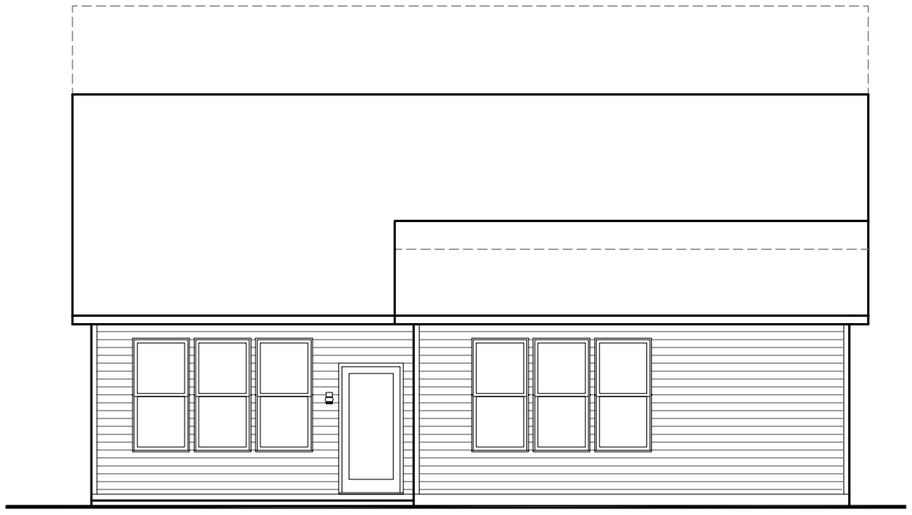
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RIGHT ELEVATION

N.T.S

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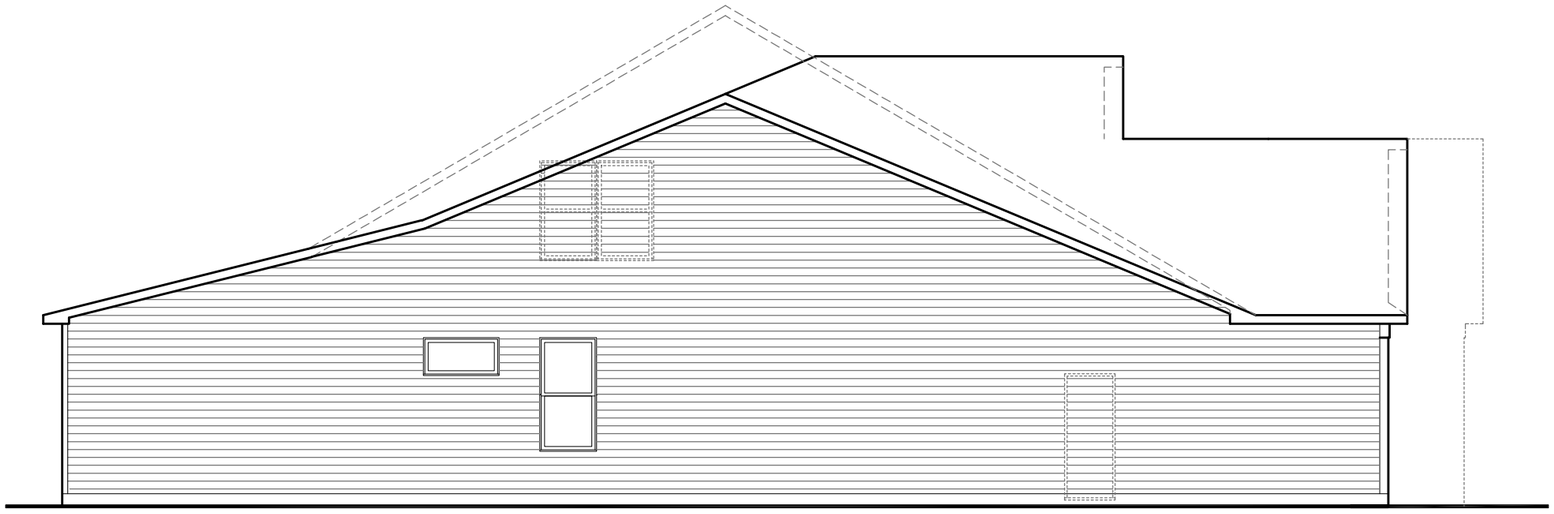


REAR ELEVATION

N.T.S

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LEFT ELEVATION

N.T.S

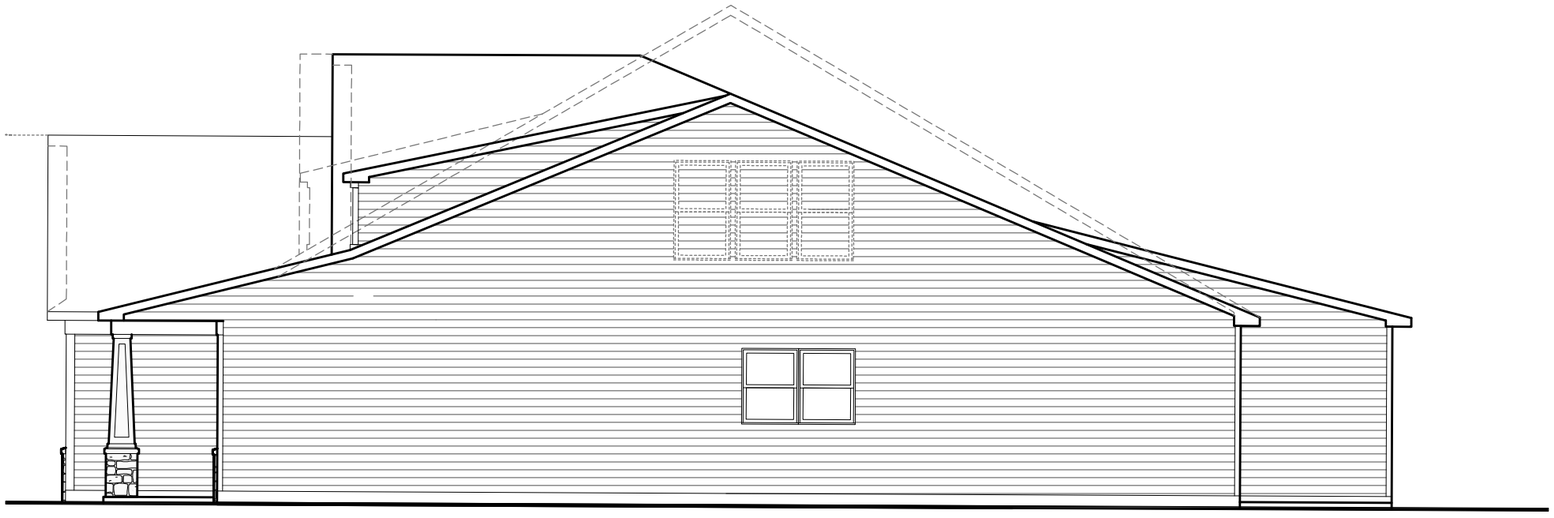
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FRONT ELEVATION

N.T.S

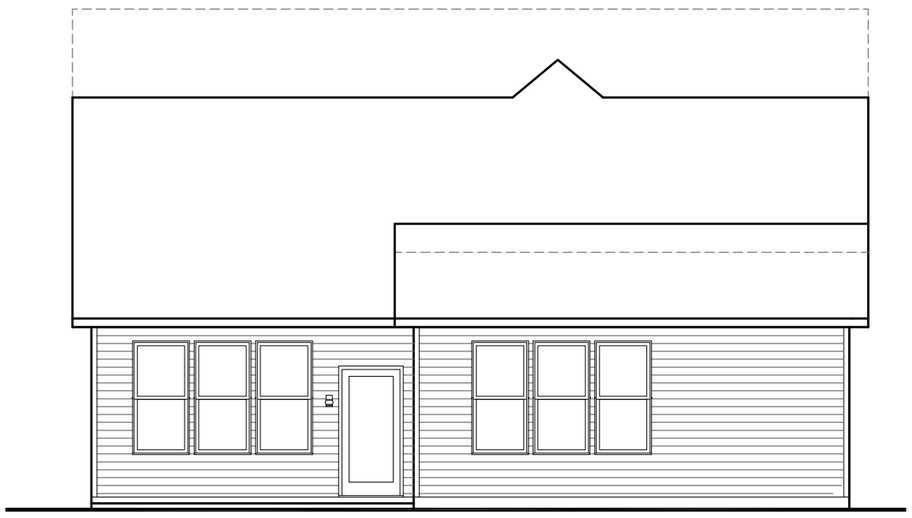
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RIGHT ELEVATION

N.T.S

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REAR ELEVATION

N.T.S

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LEFT ELEVATION

N.T.S

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FRONT ELEVATION

N.T.S

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RIGHT ELEVATION

N.T.S

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REAR ELEVATION

N.T.S

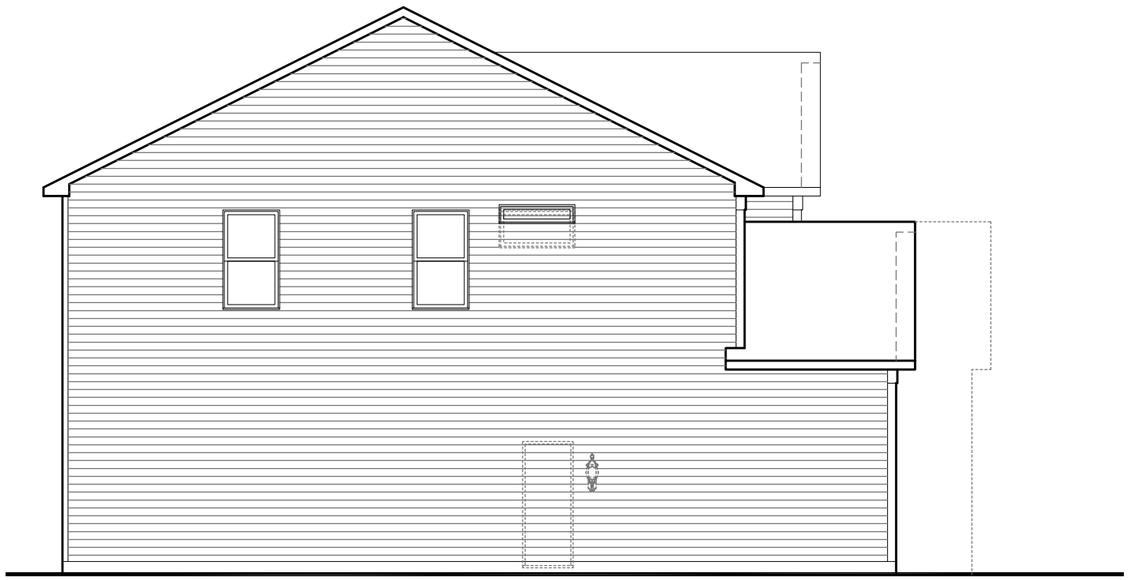
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Mercer - FH2A | Birchwood | Crystal Lake, IL

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LEFT ELEVATION

N.T.S

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FRONT ELEVATION

N.T.S

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RIGHT ELEVATION

N.T.S

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REAR ELEVATION

N.T.S

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LEFT ELEVATION

N.T.S

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FRONT ELEVATION

N.T.S

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RIGHT ELEVATION

N.T.S

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REAR ELEVATION

N.T.S

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LEFT ELEVATION

N.T.S

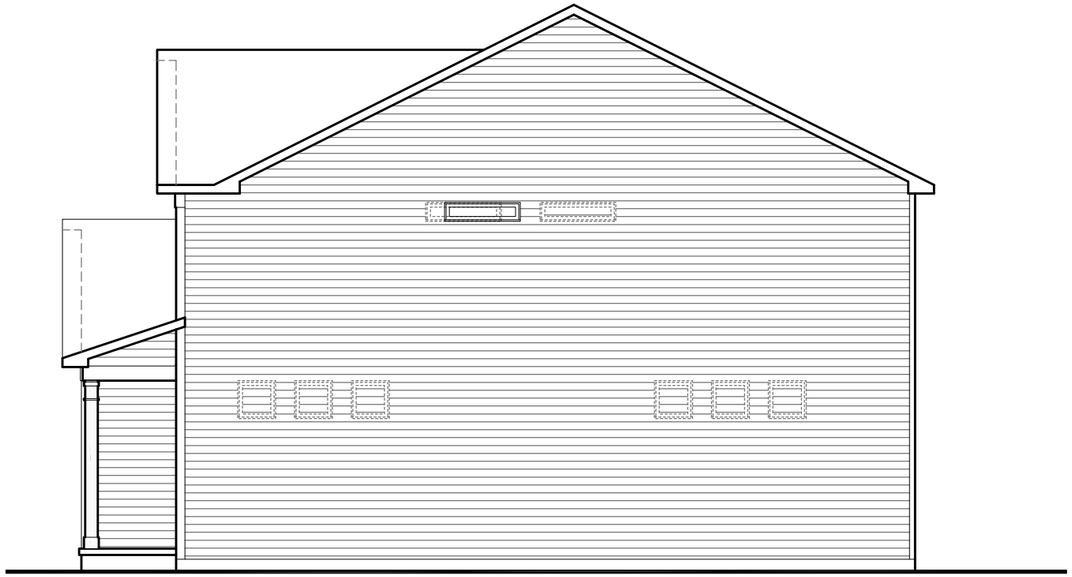
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FRONT ELEVATION

N.T.S

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RIGHT ELEVATION

N.T.S

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REAR ELEVATION

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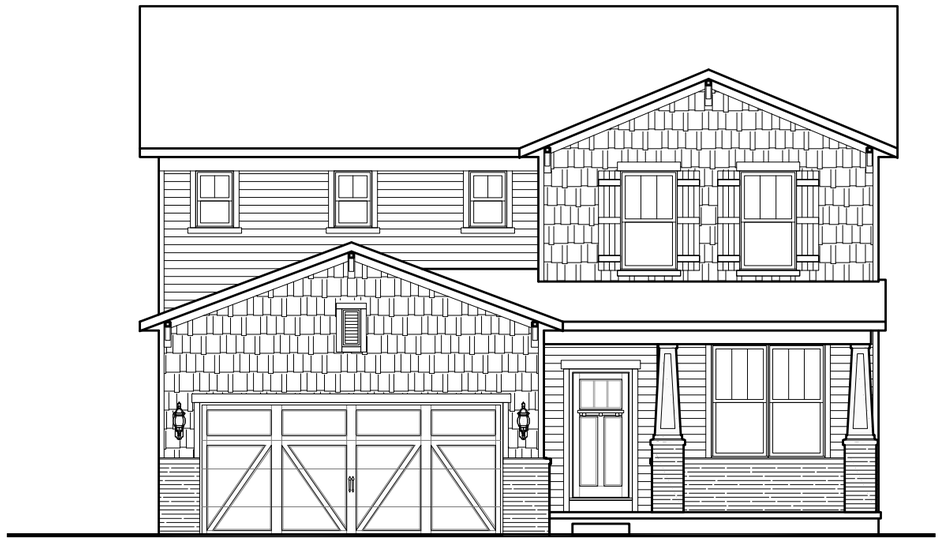
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LEFT ELEVATION

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FRONT ELEVATION

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REAR ELEVATION

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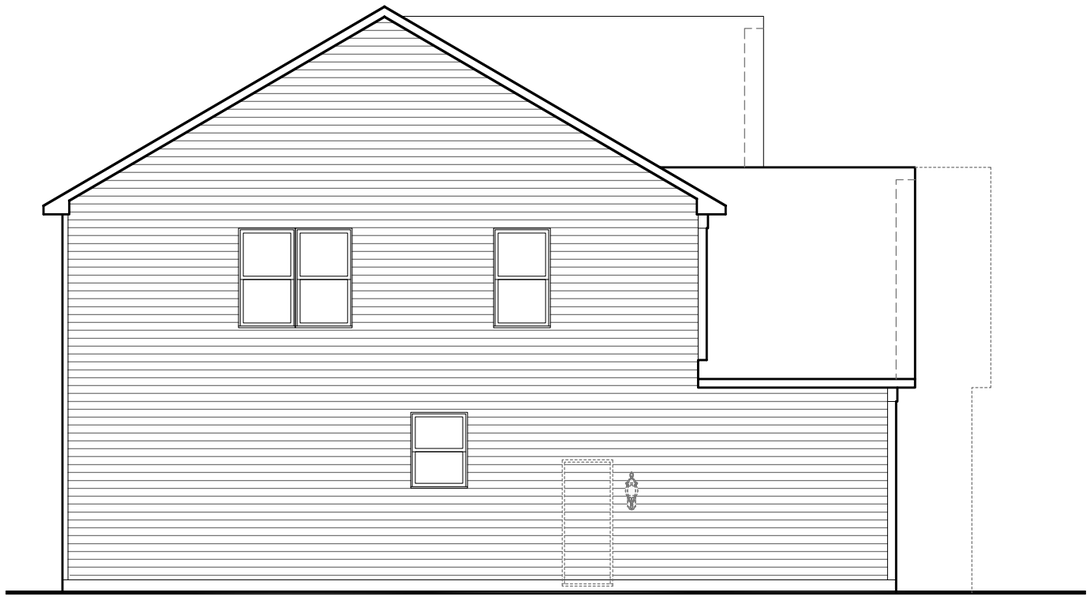
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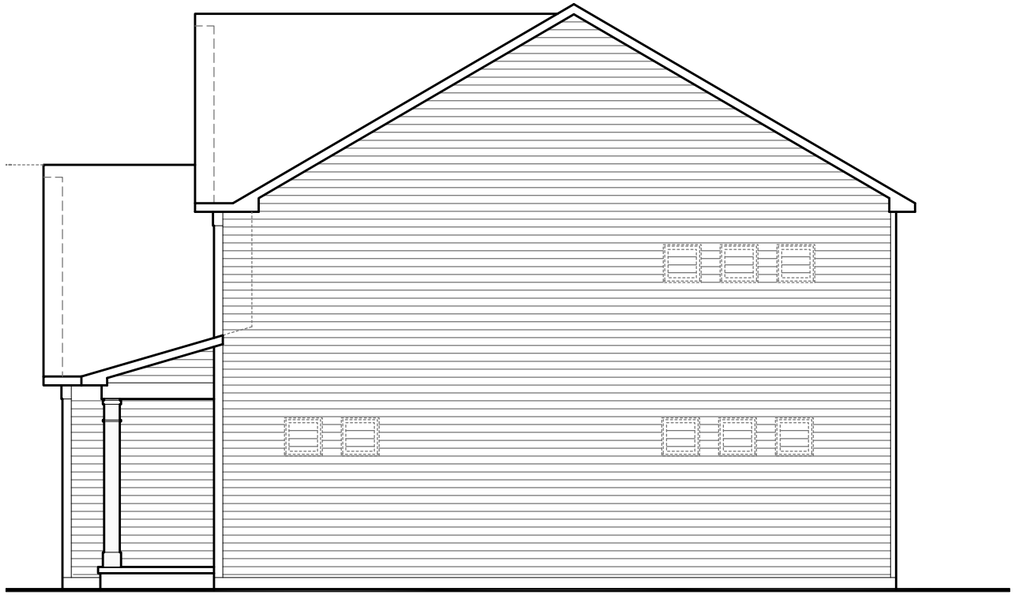
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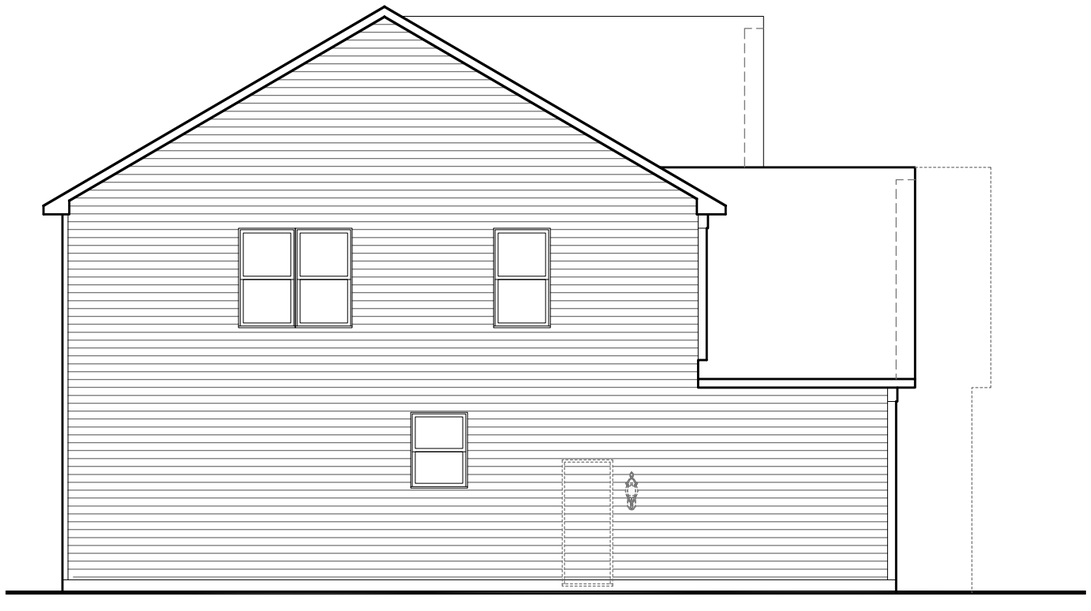


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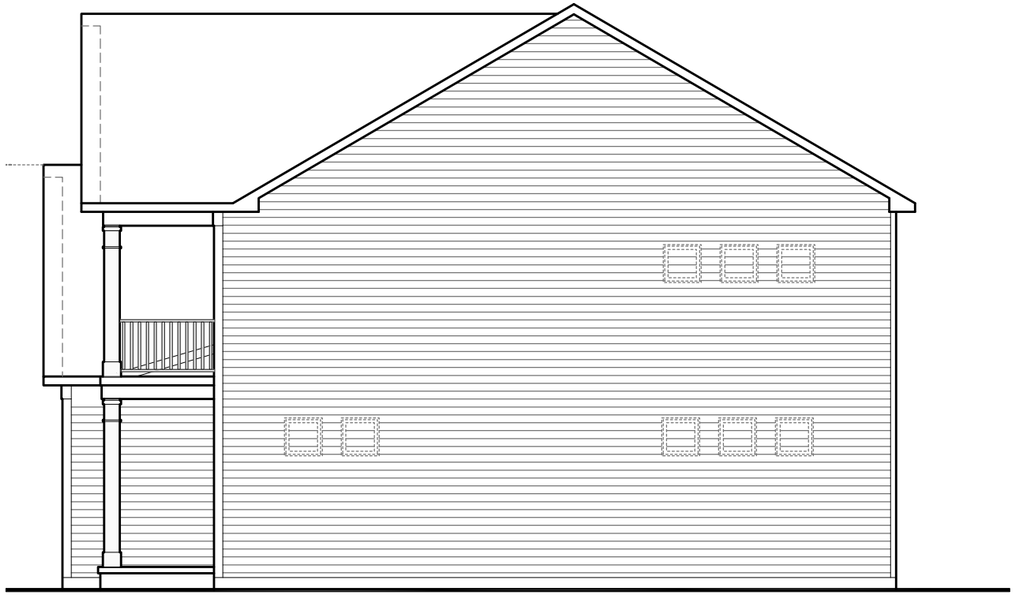
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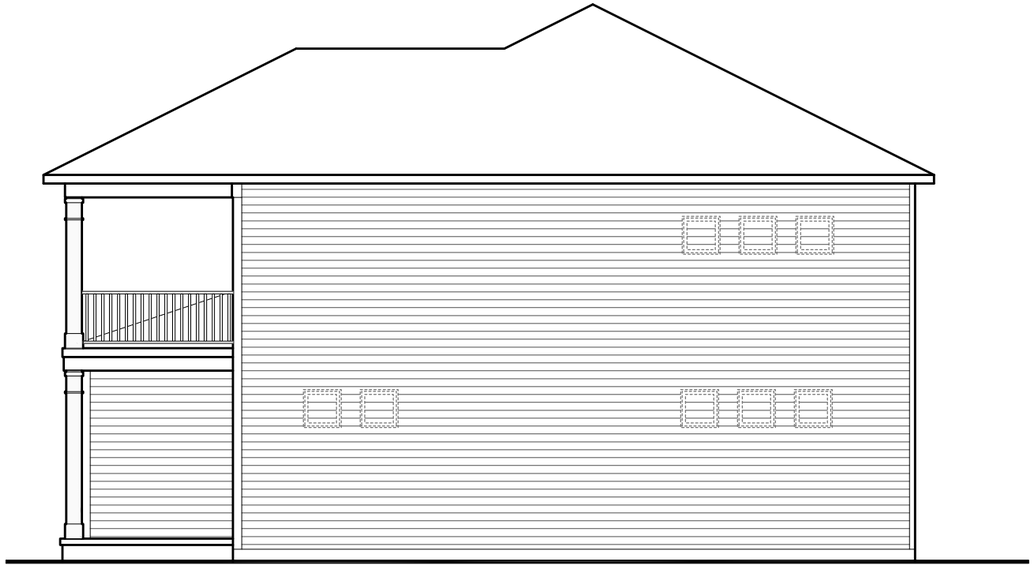
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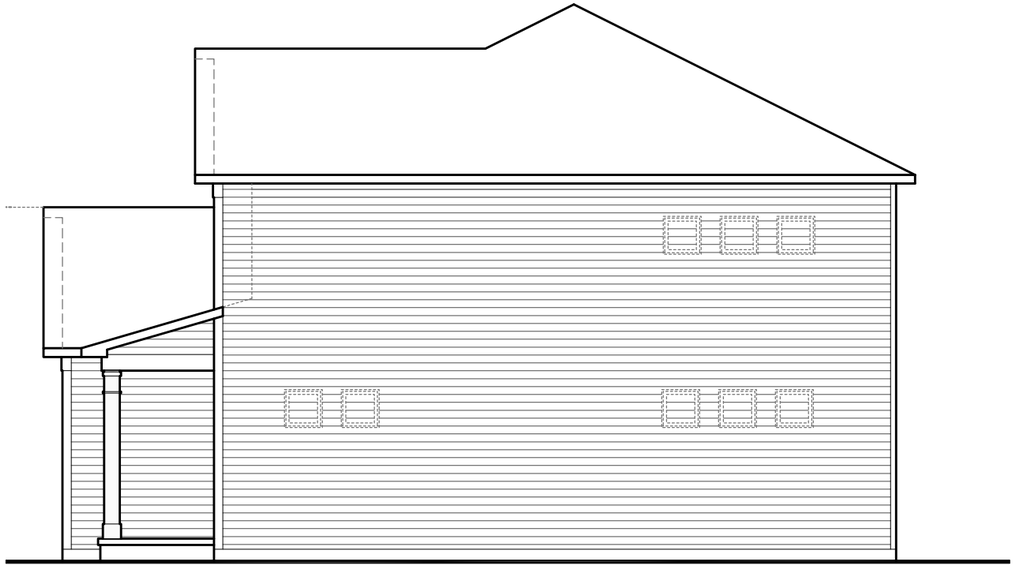
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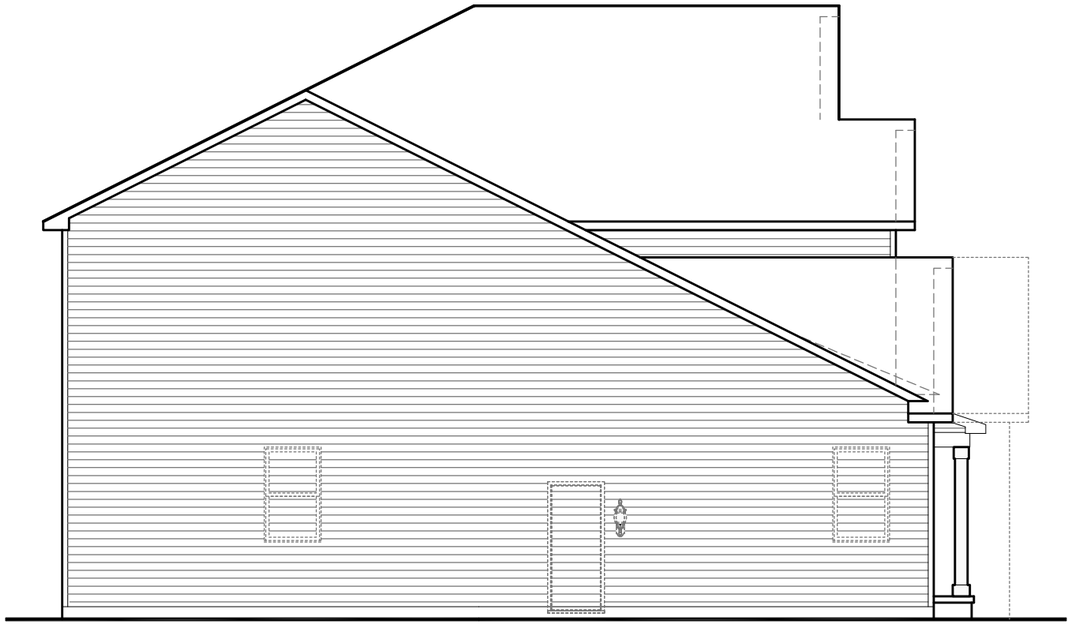


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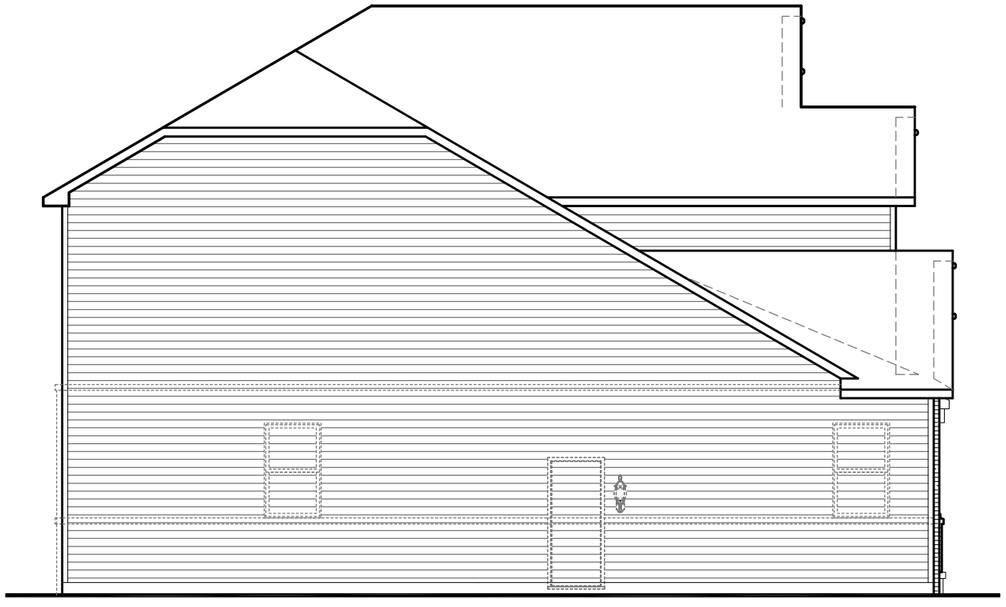
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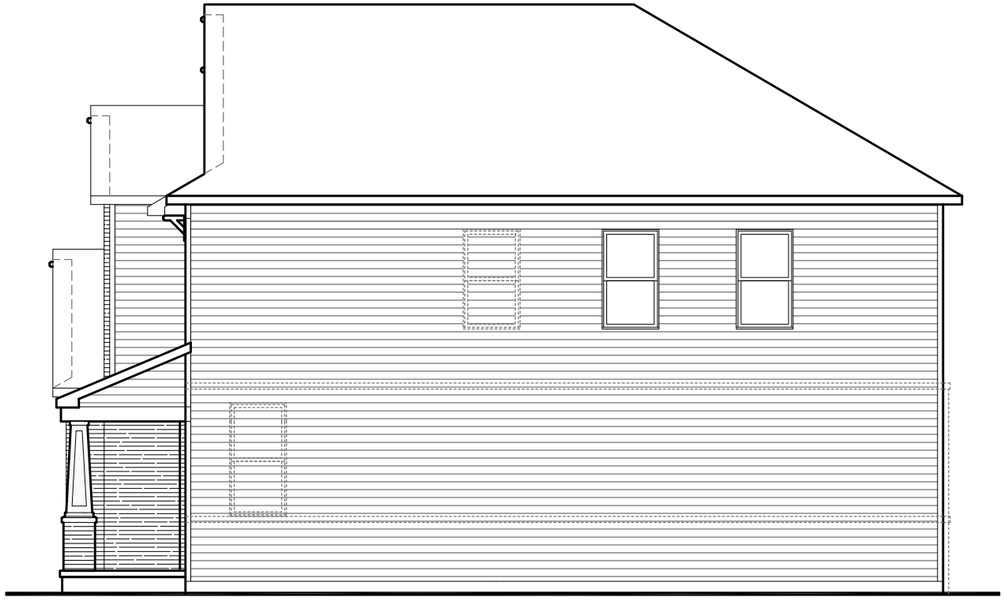
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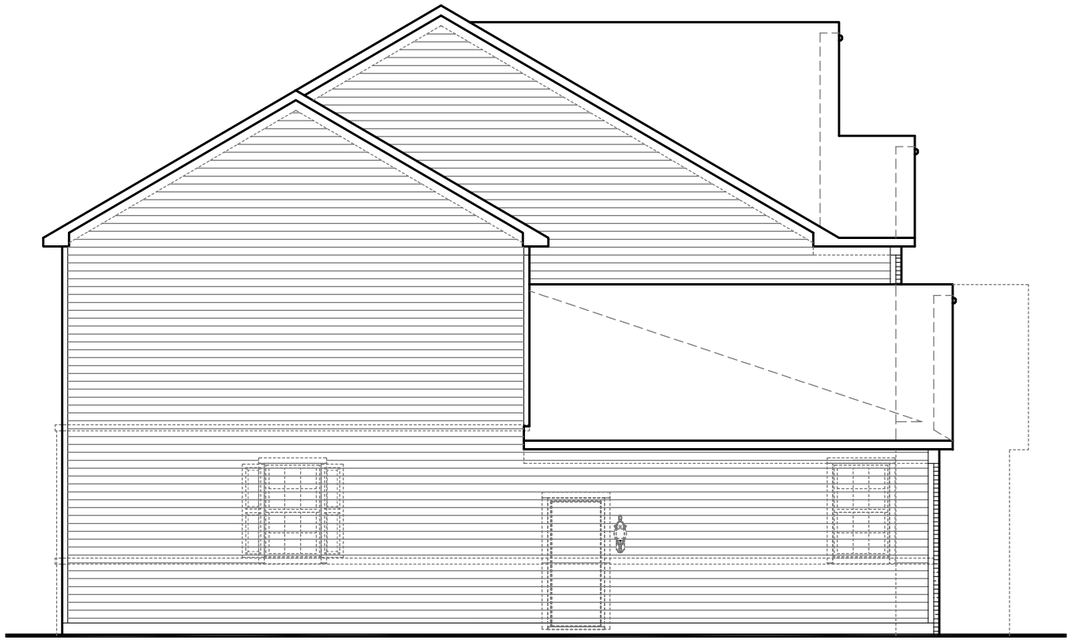
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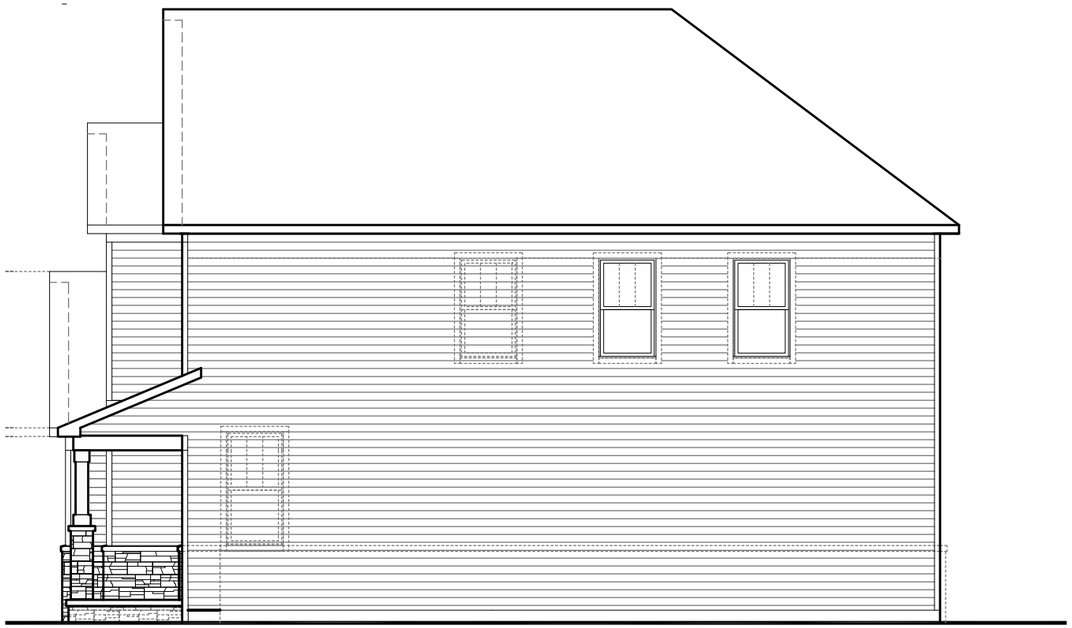
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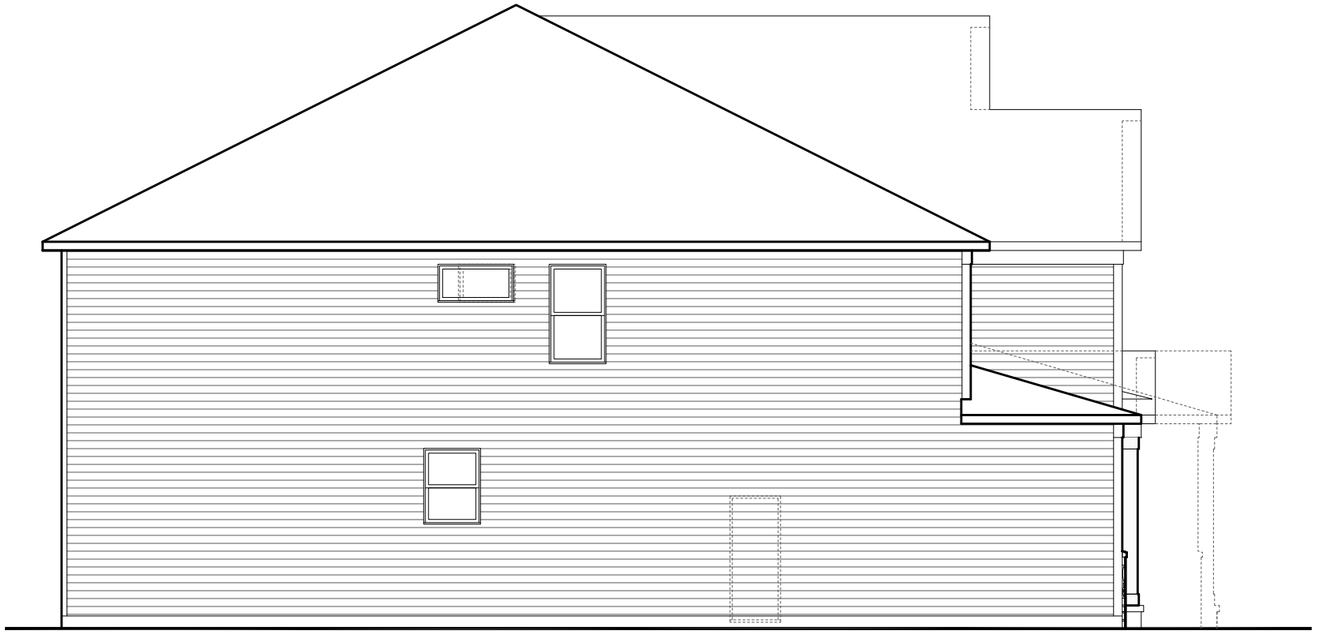
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LEFT ELEVATION

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RIGHT ELEVATION

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RIGHT ELEVATION

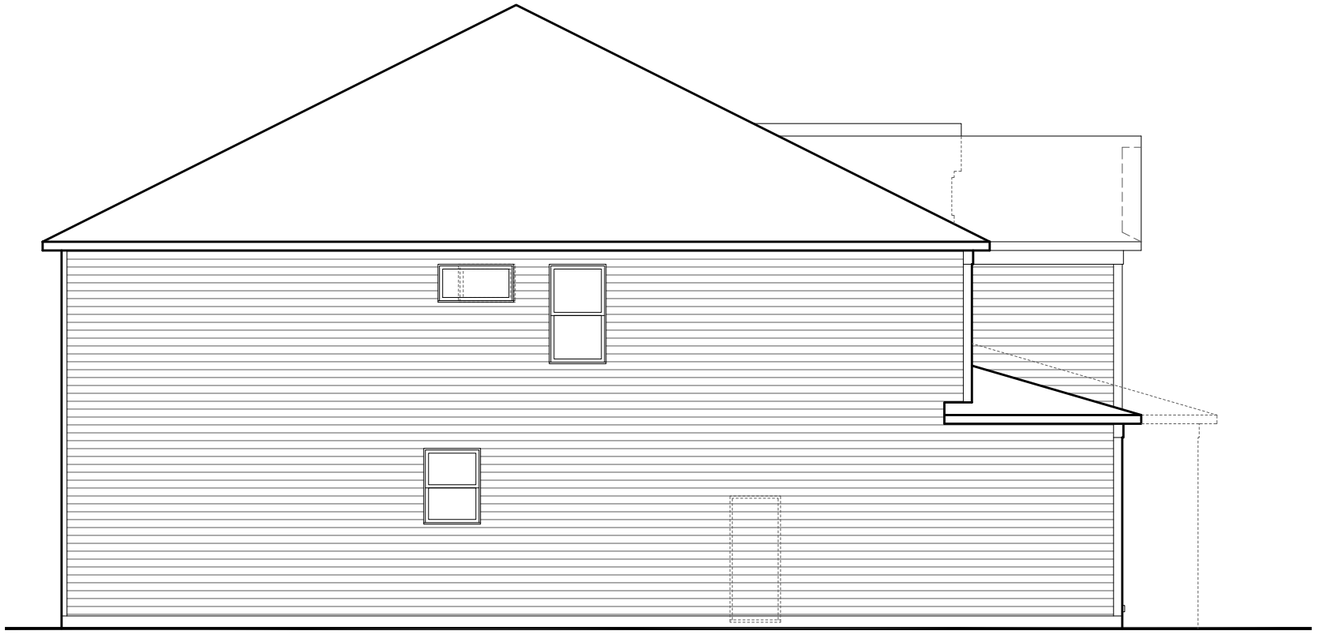
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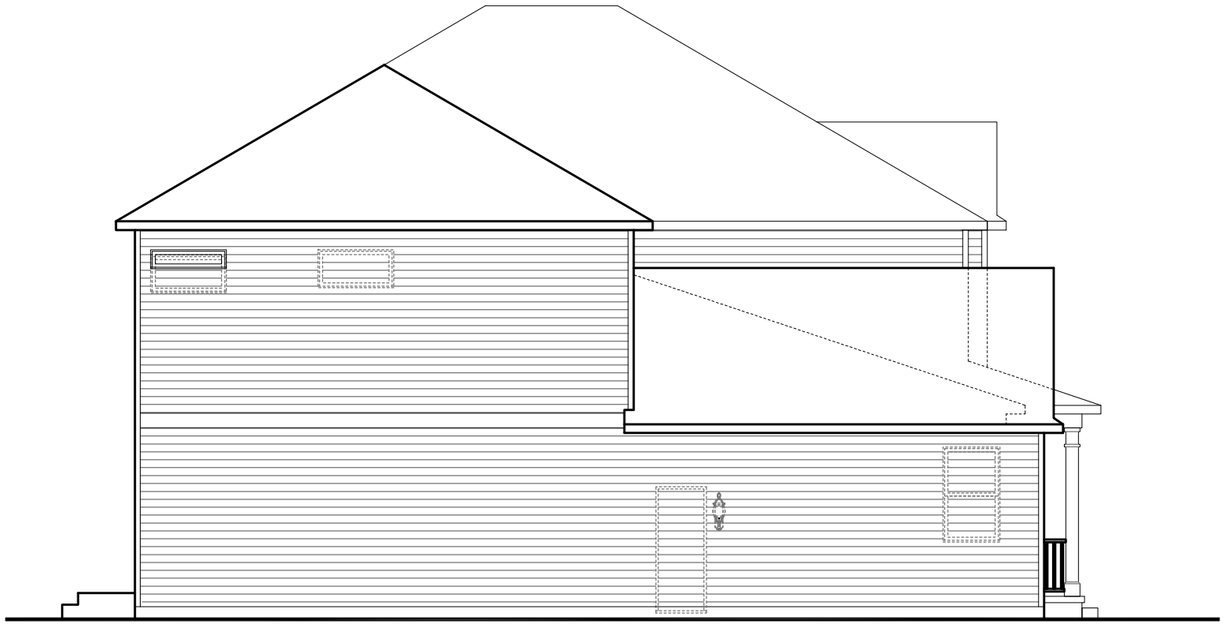
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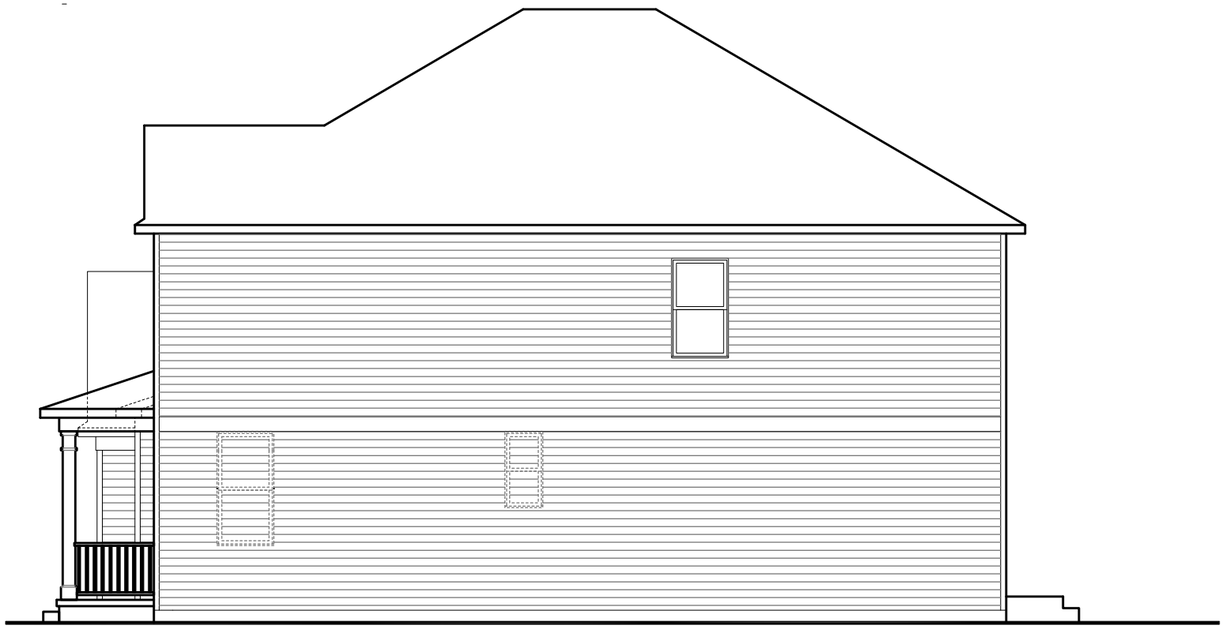
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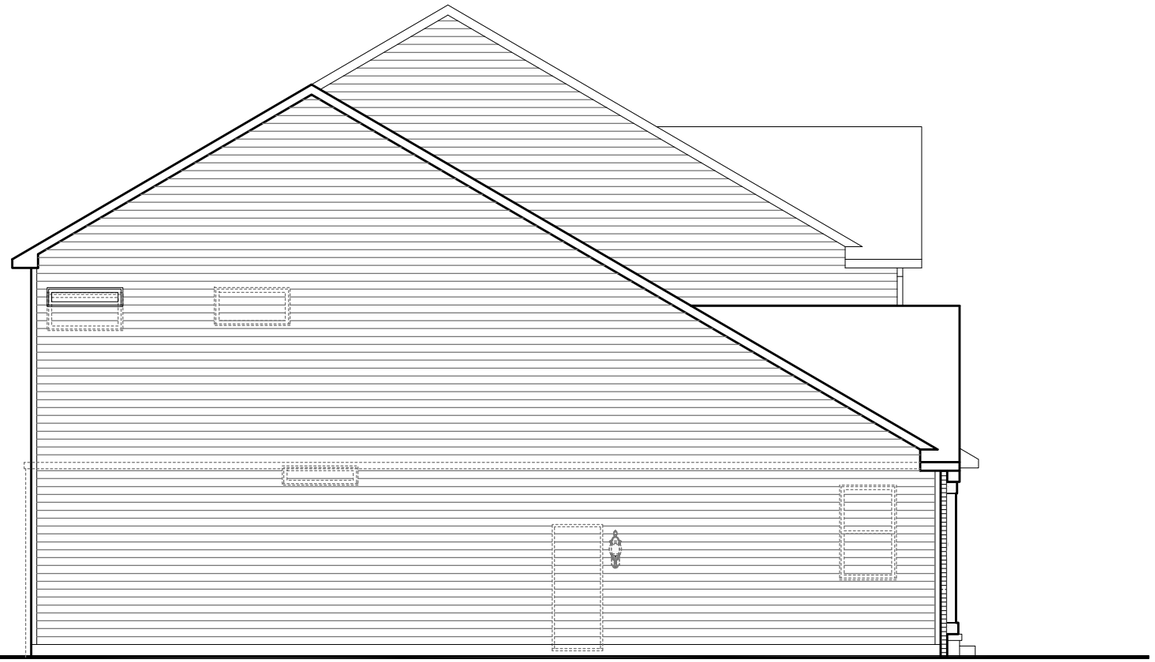
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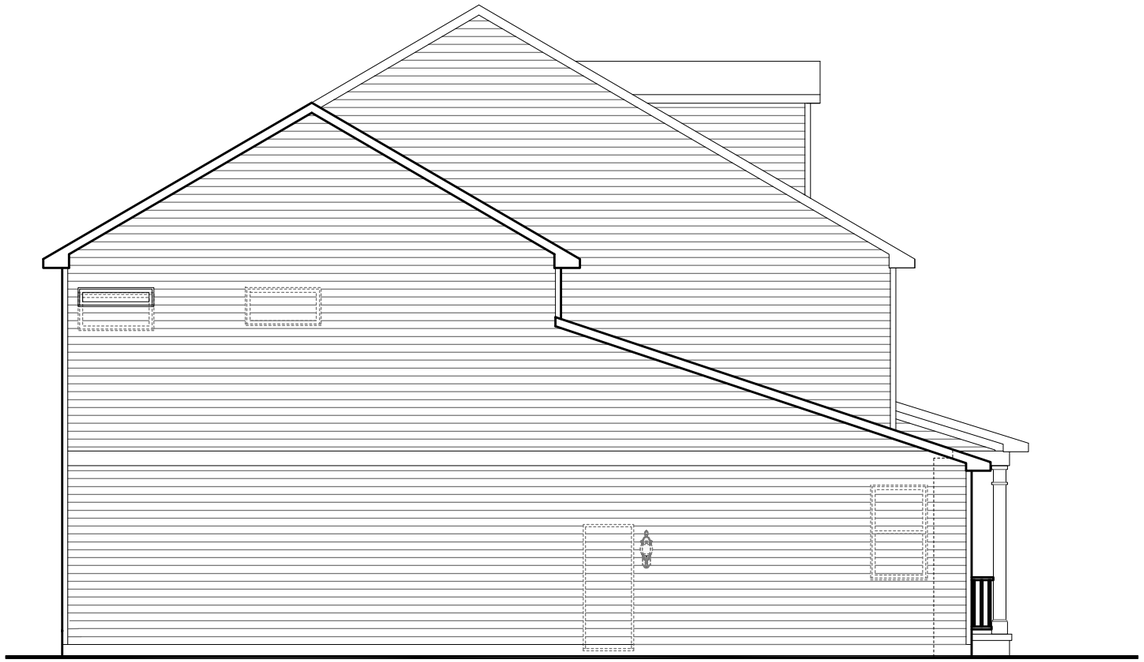


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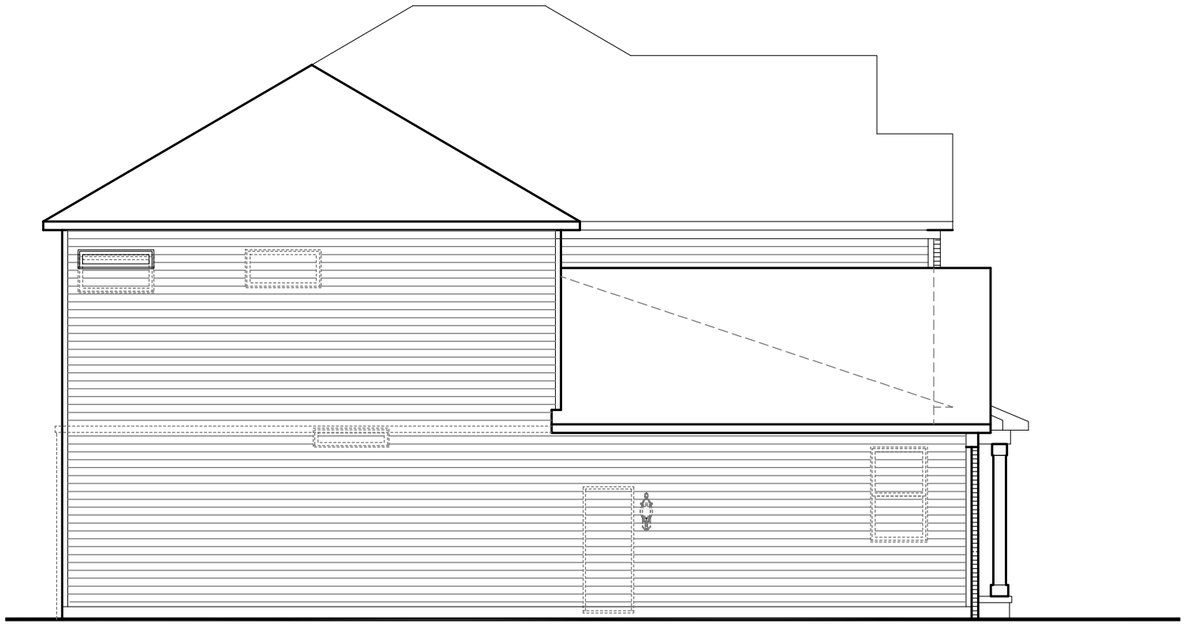


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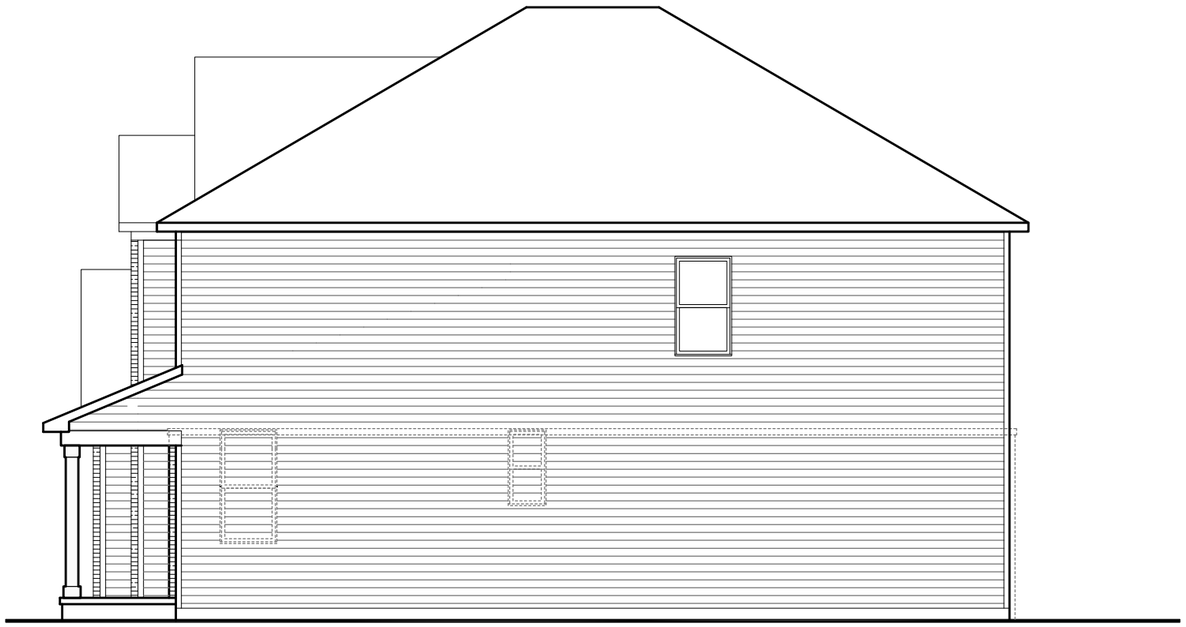
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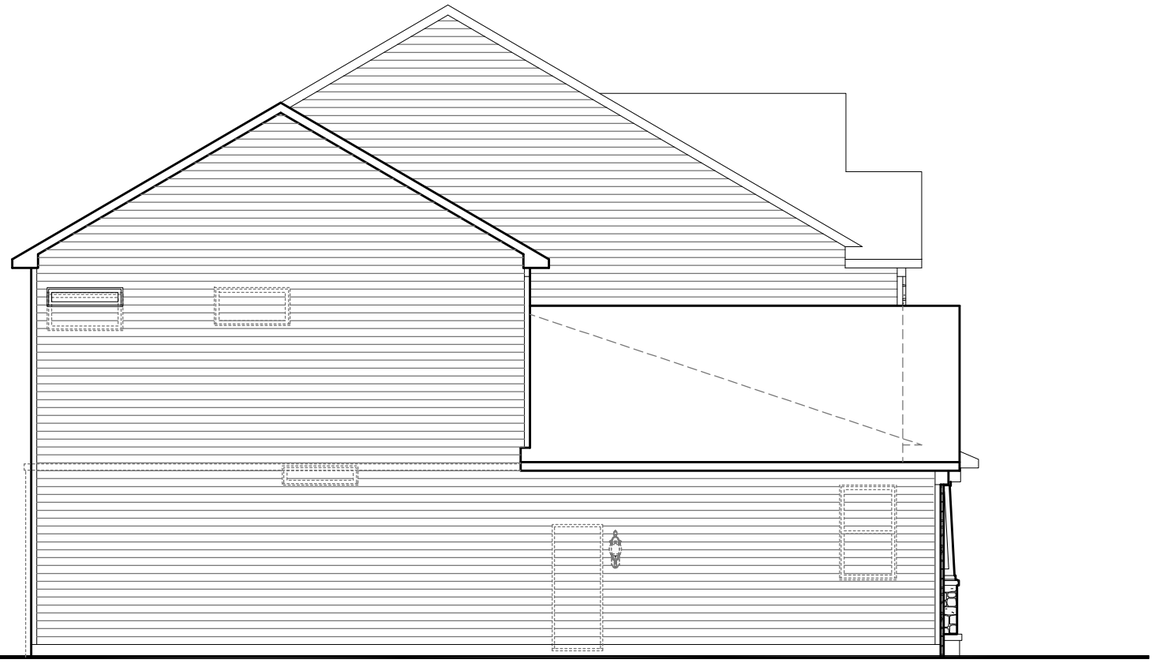
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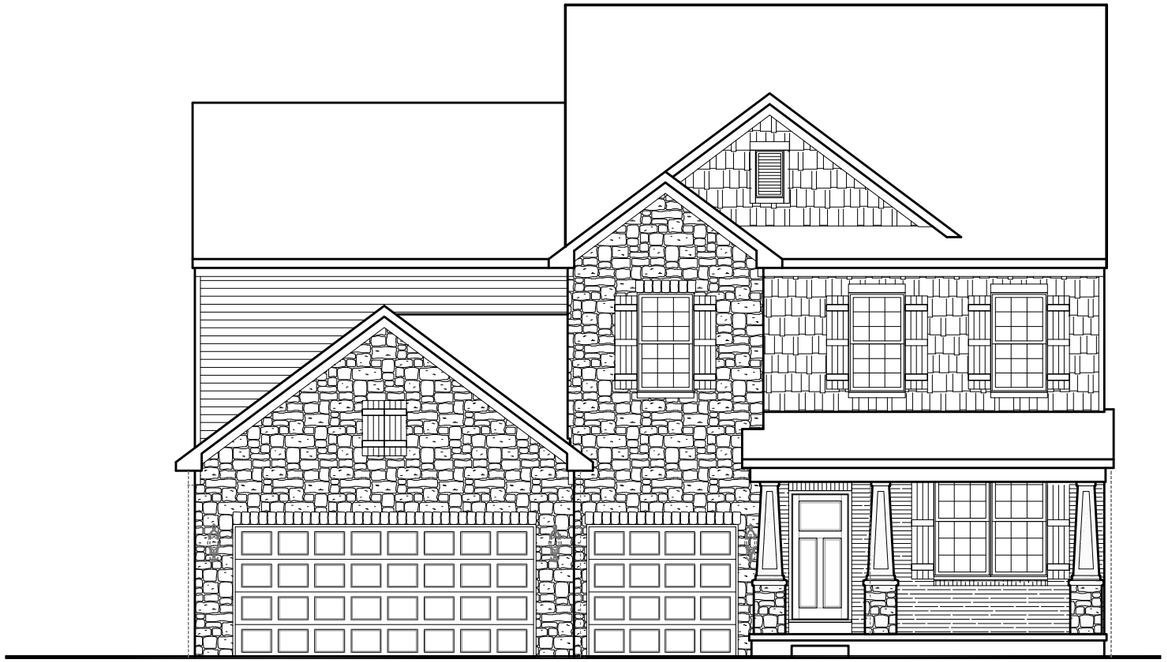
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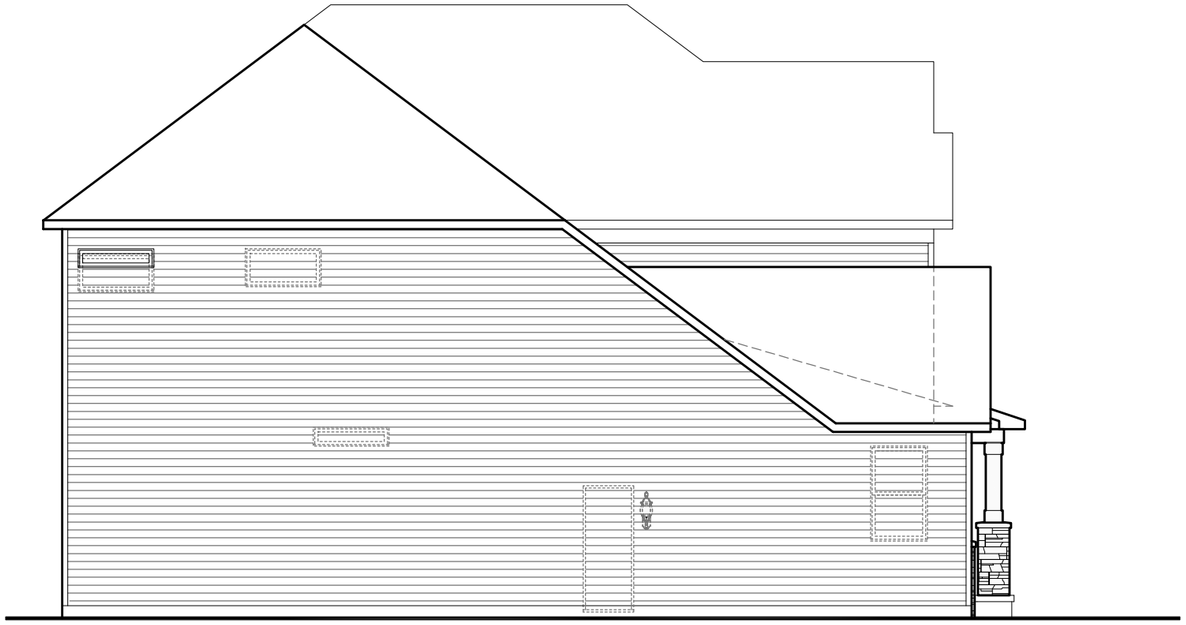
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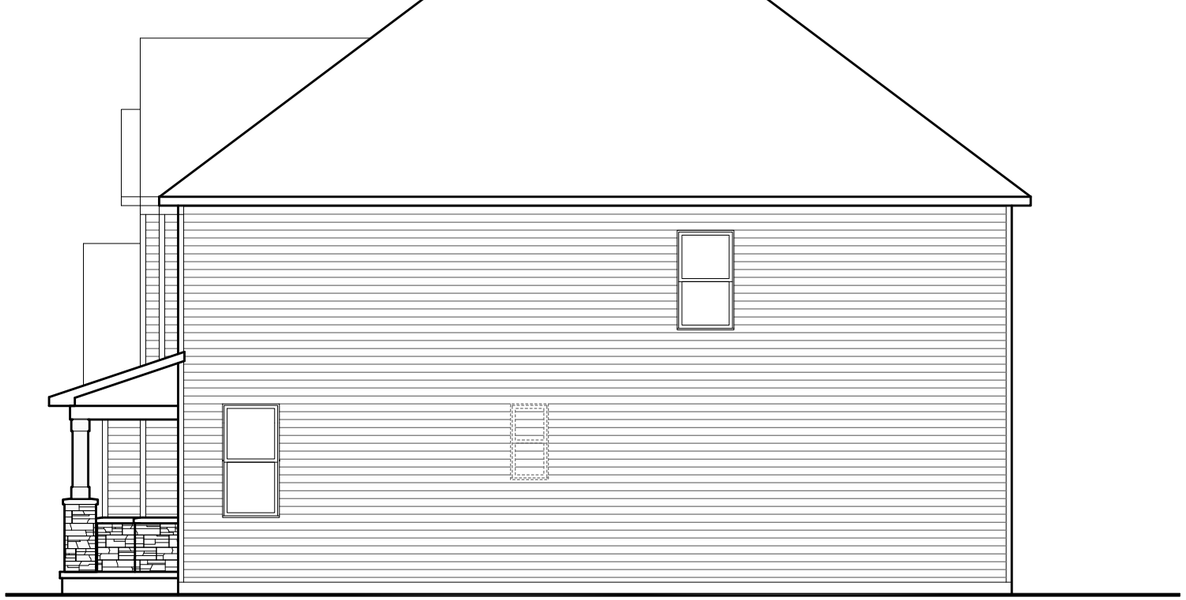
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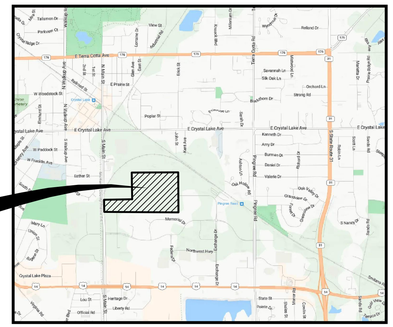
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FINAL SITE DEVELOPMENT PLANS
FOR
BIRCHWOOD PHASE 1 & 2
CRYSTAL LAKE, ILLINOIS
WATERMAIN-SANITARY SEWER-STREET-STREET LIGHTING AND DRAINAGE IMPROVEMENTS

LEGEND

EXISTING	PROPOSED	DESCRIPTION
◎	●	MANHOLE
○	●	CATCH BASIN
□	■	INLET
	⬢	CLEANOUT
	▭	SLOPE INLET BOX
⊢	⊢	HEADWALL
◁	◀	END SECTION
-C-C-	-C-C-	STORM SEWER
-C-C-C-	-C-C-C-	SANITARY SEWER
W	W	WATERMAIN
⊗	◉	VALVE & BOX
⊗	◉	WATER VALVE IN VAULT
☼	☼	FIRE HYDRANT
		CONTOURS
(ELEV)	ELEV	ELEVATIONS
☼	✦	STREET LIGHT
		WATERMAIN PROTECTION
		INLET PROTECTOR
		TEMPORARY DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
	➡	OVERFLOW ROUTE

PROJECT LOCATION



LOCATION MAP

N

INDEX OF SHEETS

Sheet Number	Sheet Title
01	TITLE SHEET
02	CONSTRUCTION SPECIFICATIONS – GENERAL NOTES (CRYSTAL LAKE)
03–04	CONSTRUCTION SPECIFICATIONS – GENERAL NOTES
05	OVERALL SITE PLAN
06	STREET PAVEMENT DESIGN AND DETAILS
07	EXISTING CONDITIONS AND DEMOLITION PLAN
08–09	MASTER UTILITY PLAN
10–11	STREET LIGHTING STRIPING AND SIGNAGE PLAN & DETAILS
12–27	DRAINAGE AND GRADING PLAN
28	PLAN & PROFILE: COMMONWEALTH DRIVE STA. 9+54.14 TO STA. 17+68.51
29	PLAN & PROFILE: BIRCHWOOD DRIVE STA. 20+00.00 TO STA. 30+75.00
30	PLAN & PROFILE: BIRCHWOOD DRIVE STA. 30+75.00 TO STA. 37+57.43
31	PLAN & PROFILE: EDWARD STREET STA. 40+00.00 TO STA. 48+50.00
32	PLAN & PROFILE: EDWARD STREET STA. 48+50.00 TO STA. 58+50.00
33	PLAN & PROFILE: SIDEYARD WATERMAIN – EDWARD STREET STA. 58+50.00 TO 63+83.26
34	PLAN & PROFILE: GEORGIA WAY STA. 63+83.26 TO STA. 72+50.00
35	PLAN & PROFILE: GEORGIA WAY STA. 72+50.00 TO STA. 78+19.56
36	PLAN & PROFILE: EMMETT CIRCLE STA. 80+00.00 TO STA. 86+00.00
37	PLAN & PROFILE: EMMETT CIRCLE STA. 86+00.00 TO STA. 93+43.10
38	PLAN & PROFILE: EXCHANGE DRIVE
39	SANITARY SEWER AND WATERMAIN CONSTRUCTION DETAILS
40	DRAINAGE STRUCTURE DETAILS
ER01–ER02	SOIL EROSION AND SEDIMENTATION CONTROL PLAN
ER03	SOIL EROSION AND SEDIMENTATION CONTROL DETAILS
ER04	STORMWATER POLLUTION PREVENTION PLAN

BENCH MARK/CONTROL POINTS

ELEVATION REFERENCE MARK:

NGS MONUMENT CRYSTAL LAKE 2A (PID AJ2959): STATION LOCATED IN THE NORTHWEST CORNER OF INTERSECTION OF MAIN STREET AND WOODSTOCK STREET. STATION IS 36 FEET WEST OF CENTERLINE OF MAIN ST AND 48 FEET NORTH OF CENTERLINE OF WOODSTOCK ST. STATION IS 300 FEET EAST OF THE METRA TRAIN STATION, 80 FT SOUTH OF THE RAILROAD TRACKS, 29 FEET NORTHEAST OF AN INLET, 23 FEET NORTHEAST OF A MANHOLE, 23 FEET NORTH OF THE BACK OF CURB OF WOODSTOCK ST. 13 FEET WEST OF THE BACK OF CURB OF MAIN ST, 10 FEET WEST OF A TRAFFIC SIGNAL HANDHOLE, 2.5 FEET WEST OF THE CONCRETE SIDEWALK, AND 9.0 FEET EAST OF AN ORANGE FIBERGLASS WITNESS POST. NOTE – ACCESS TO DATUM POINT THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.45 FEET BELOW CAP. THE ROD WAS DRIVEN TO REFUSAL AND ANCHORED. PK NAILS WERE SET IN WOOD PHYSICAL TIES.
ELEVATION: 928 NAVD 88

CONTROL POINTS:

CP #101: FOUND '+' ON TOP OF CONCRETE CURB OF THE WEST PARKING LOT FOR BUILDING LOCATED AT 215 EXCHANGE DRIVE. APPROXIMATELY 48.5 FEET EAST AND 72.3 FEET SOUTH OF THE NORTHEAST CORNER OF THE SUBJECT SITE
NORTHING: 2028984.53
EASTING: 991652.27
ELEVATION: 928.52 NAVD 88

CP #106: SET '+' ON TOP OF CONCRETE CURB OF THE WEST PARKING LOT FOR BUILDING LOCATED AT 215 EXCHANGE DRIVE. APPROXIMATELY 13 FEET EAST AND 21 FEET SOUTH OF THE SOUTHEAST CORNER OF THE SUBJECT SITE
NORTHING: 2027623.29
EASTING: 991623.51
ELEVATION: 913.30 NAVD 88

CP #125: FOUND '+" ON TOP OF CONCRETE CURB ON EAST SIDE OF MAIN STREET IN FRONT OF THE FIRST FIRE HYDRANT LOCATED APPROXIMATELY 125 FEET NORTH OF THE SOUTHWEST CORNER THE OF SUBJECT SITE.
NORTHING: 2027784.07
EASTING: 988991.77
ELEVATION: 908.86 NAVD 88

PROFESSIONAL ENGINEER'S CERTIFICATION

STATE OF ILLINOIS)
SS.
COUNTY OF DU PAGE)

I, CHRISTOPHER R. MORGART , A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS TECHNICAL SUBMISSION WAS PREPARED ON BEHALF OF PULTE HOME COMPANY, LLC, BY CEMCON, LTD. 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 21ST DAY OF APRIL , A.D. 2026.

ILLINOIS LICENSED PROFESSIONAL ENGINEER NO. 062–055788
MY LICENSE EXPIRES ON NOVEMBER 30, 2027

PROFESSIONAL DESIGN FIRM LICENSE NUMBER 184–002937
EXPIRES APRIL 30, 2027

NOTE : UNLESS THIS DOCUMENT BEARS THE ORIGINAL SIGNATURE AND IMPRESSED SEAL OF THE DESIGN PROFESSIONAL ENGINEER, IT IS NOT A VALID TECHNICAL SUBMISSION.

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TOLL FREE
TEL. 1-800-892-0123 or 811

DATE: _____

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IF USED FOR BIDDING PURPOSES, THOSE PARTIES CONCERNED SHALL BE ADVISED THAT REVISIONS MAY BE REQUIRED PRIOR TO PLAN APPROVAL.

NOT ISSUED FOR CONSTRUCTION UNTIL APPROVED BY THE CITY OF CRYSTAL LAKE AND PERMITTED AS REQUIRED.

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PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230–5400

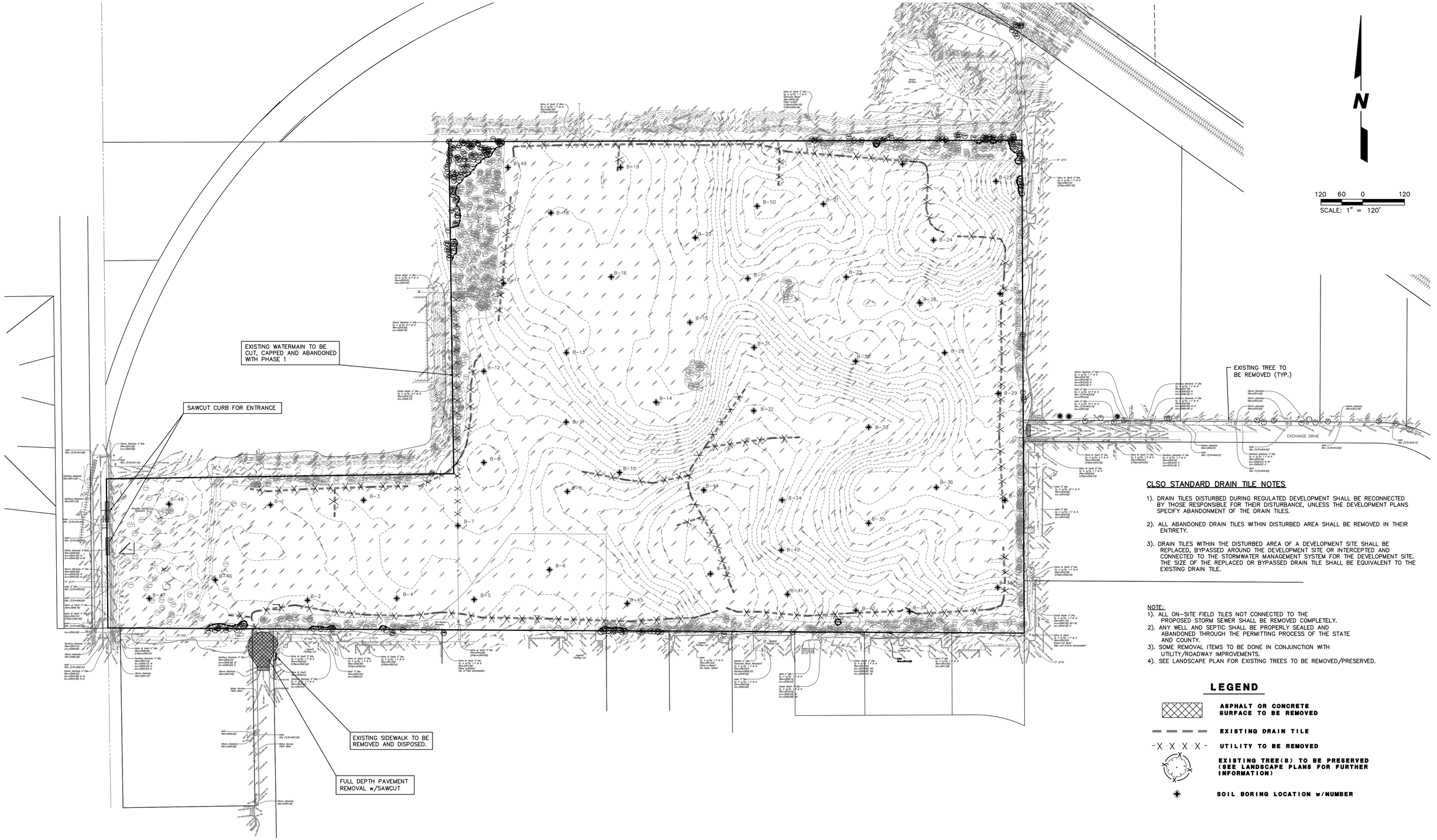
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Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502–9675
Ph: 630.862.2100 Fax: 630.862.2199
E–Mail: info@cemcon.com Website: www.cemcon.com

REVISIONS

NO.	DATE	SHEETS	NO.	DATE	SHEETS

JOB NO. 402.176
COMPLETION DATE :
APRIL 21, 2026
SHEET 1 OF 40

BIRCHWOOD PHASE 1 & 2 – FINAL ENGINEERING – 402.176 – AS SUBMITTED: 04–21–26/LAL



CLSO STANDARD DRAIN TILE NOTES

1). DRAIN TILES DISTURBED DURING REGULATED DEVELOPMENT SHALL BE RECONNECTED BY THOSE RESPONSIBLE FOR THEIR DISTURBANCE, UNLESS THE DEVELOPMENT PLANS SPECIFY ABANDONMENT OF THE DRAIN TILES.

2). ALL ABANDONED DRAIN TILES WITHIN DISTURBED AREA SHALL BE REMOVED IN THEIR ENTIRETY.

3). DRAIN TILES WITHIN THE DISTURBED AREA OF A DEVELOPMENT SITE SHALL BE REPLACED, BYPASSED AROUND THE DEVELOPMENT SITE OR INTERCEPTED AND CONNECTED TO THE STORMWATER MANAGEMENT SYSTEM FOR THE DEVELOPMENT SITE. THE SIZE OF THE REPLACED OR BYPASSED DRAIN TILE SHALL BE EQUIVALENT TO THE EXISTING DRAIN TILE.

NOTE:
1). ALL ON-SITE FIELD TILES NOT CONNECTED TO THE PROPOSED STORM SEWER SHALL BE REMOVED COMPLETELY.
2). ANY WELL AND SEPTIC SHALL BE PROPERLY SEALED AND ABANDONED THROUGH THE PERMITTING PROCESS OF THE STATE AND COUNTY.
3). SOME REMOVAL ITEMS TO BE DONE IN CONJUNCTION WITH UTILITY/ROADWAY IMPROVEMENTS.
4). SEE LANDSCAPE PLAN FOR EXISTING TREES TO BE REMOVED/PRESERVED.

LEGEND

- ASPHALT OR CONCRETE SURFACE TO BE REMOVED
- EXISTING DRAIN TILE
- UTILITY TO BE REMOVED
- EXISTING TREE(S) TO BE PRESERVED (SEE LANDSCAPE PLANS FOR FURTHER INFORMATION)
- SOIL BORING LOCATION w/NUMBER

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PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

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REVISIONS

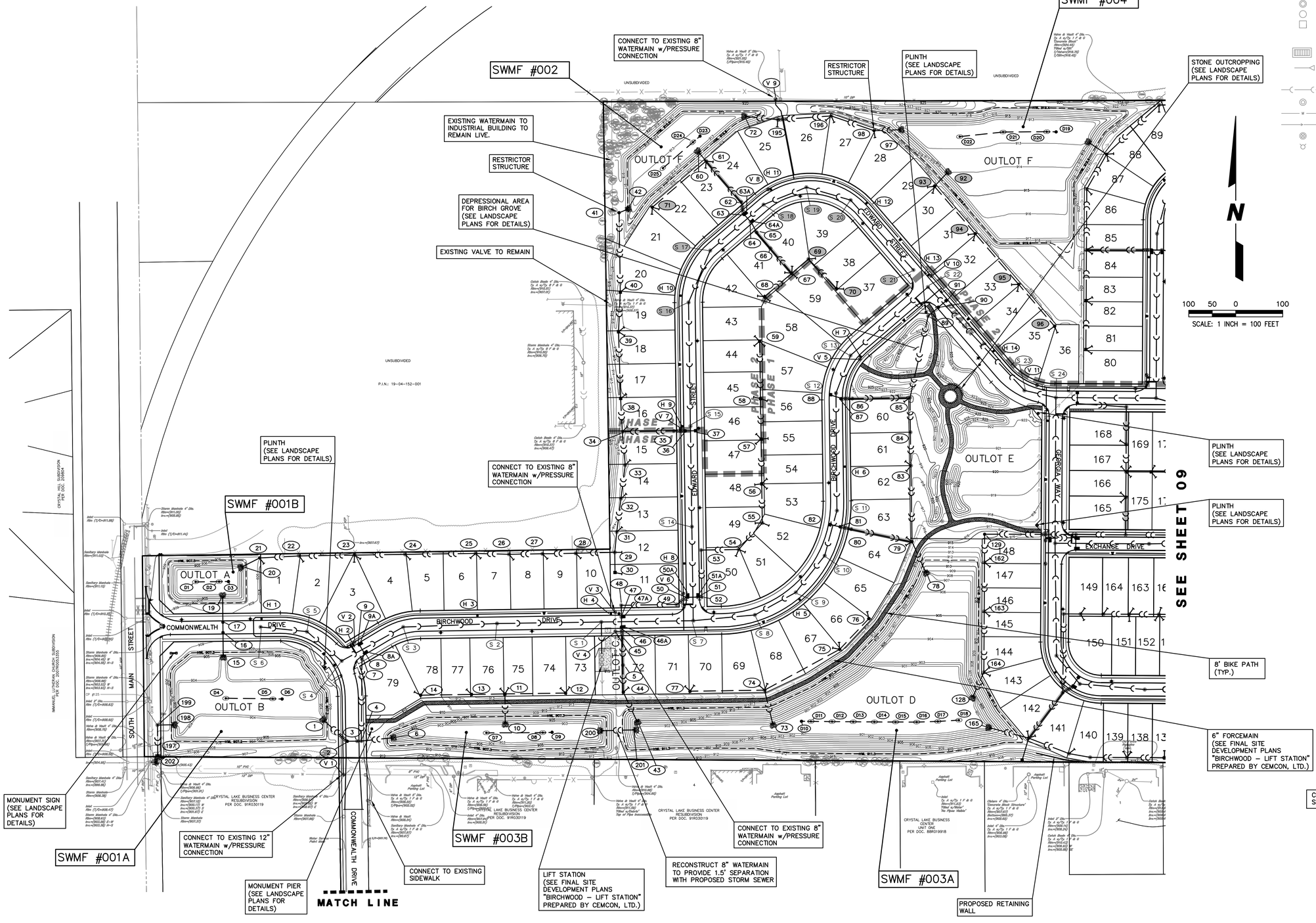
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

EXISTING CONDITIONS AND DEMOLITION PLAN

BIRCHWOOD PHASE 1 & 2

FILE NAME: DEMO	DSGN. BY: CRM	JOB NO.: 402.176	FLD. BK./PG.: C32/7-15	SHEET NO.
DIR: 402176	DRN. BY: LAL	DATE: 04-21-26	SCALE: 1" = 120'	07 of 40

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LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM SEWER
		STORM MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		END SECTION
		SUMP DRAIN CONDUIT
		SANITARY SEWER
		SANITARY MANHOLE
		WATERMAIN
		FORCEMAIN
		WATER VALVE IN VAULT
		FIRE HYDRANT
		DRYWELL
		STREET LIGHT
		BIKE PATH
		PHASE LINES

(No.) NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION

(DNo.) NUMBERING SYSTEM USED ON PLANS FOR INFILTRATION BASIN STRUCTURES IDENTIFICATION (DRYWELL/CB)

(S No.) NUMBERING SYSTEM USED ON PLANS FOR SANITARY MANHOLE IDENTIFICATION

(H No.) NUMBERING SYSTEM USED ON PLANS FOR FIRE HYDRANT IDENTIFICATION

(V No.) NUMBERING SYSTEM USED ON PLANS FOR VALVE VAULT IDENTIFICATION

NOTE: ALL SANITARY SEWER SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.

ALL WATERMAIN SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.

PHASING LEGEND

(XX) — PH1 UTILITIES

(XX) — PH2 UTILITIES

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PULTE HOME COMPANY, LLC
1900 E. GOLF ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-5400

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NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

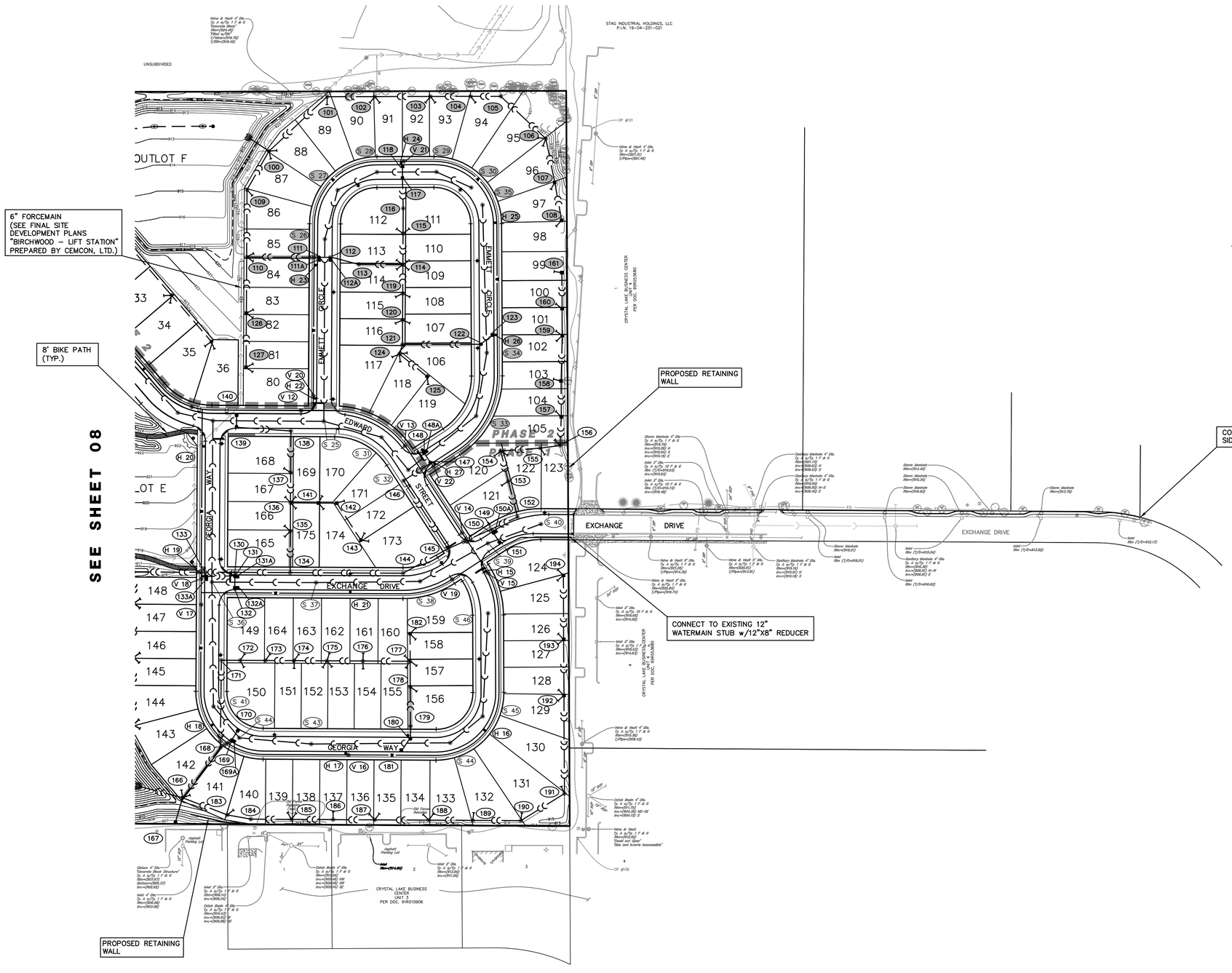
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MASTER UTILITY PLAN

BIRCHWOOD PHASE 1 & 2

FILE NAME: OVRUTIL	DSGN. BY: CRM	JOB NO.: 402.176	FLD. BK./PG.: C32/7-15	SHEET NO.
DIR: 402176	DRN. BY: LAL	DATE: 04-21-26	SCALE: 1" = 100'	08 of 40

SEE FINAL SITE DEVELOPMENT PLANS
"BIRCHWOOD - LIFT STATION"
PREPARED BY CEMCON, LTD.
FOR FORCEMAIN





SCALE: 1 INCH = 100 FEET

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		STORM SEWER
		STORM MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		END SECTION
		SUMP DRAIN CONDUIT
		SANITARY SEWER
		SANITARY MANHOLE
		WATERMAIN
		FORCEMAIN
		WATER VALVE IN VAULT
		FIRE HYDRANT
		DRYWELL
		STREET LIGHT
		BIKE PATH
		PHASE LINES

(No.) NUMBERING SYSTEM USED ON PLANS FOR DRAINAGE STRUCTURE IDENTIFICATION

(DNo.) NUMBERING SYSTEM USED ON PLANS FOR INFILTRATION BASIN STRUCTURES IDENTIFICATION (DRYWELL/CB)

(S No.) NUMBERING SYSTEM USED ON PLANS FOR SANITARY MANHOLE IDENTIFICATION

(H No.) NUMBERING SYSTEM USED ON PLANS FOR FIRE HYDRANT IDENTIFICATION

(V No.) NUMBERING SYSTEM USED ON PLANS FOR VALVE VAULT IDENTIFICATION

NOTE: ALL SANITARY SEWER SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.

ALL WATERMAIN SHALL BE 8 INCH DIA. UNLESS OTHERWISE NOTED.

PHASING LEGEND

(XX) — PH1 UTILITIES

(XX) — PH2 UTILITIES

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REVISIONS

NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

MASTER UTILITY PLAN

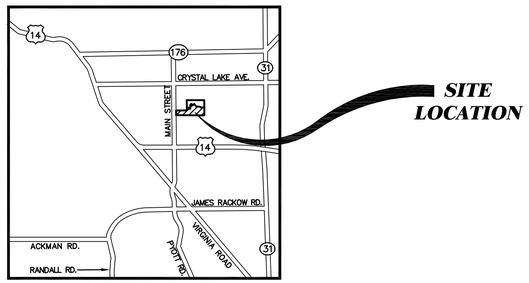
BIRCHWOOD PHASE 1 & 2

FILE NAME: OVRUTIL	DSGN. BY: CRM	JOB NO.: 402.176	FLD. BK./PG.: C32/7-15	SHEET NO. 09 of 40
DIR: 402176	DRN. BY: LAL	DATE: 04-21-26	SCALE: 1" = 100'	

FINAL PLAT OF SUBDIVISION FOR
BIRCHWOOD SUBDIVISION - PHASE 1

BEING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

NOTE:
KEYMAP FOR BOUNDARY ONLY. SEE FOLLOWING SHEETS FOR PARTICULARS.



VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°50'47" E	94.85'
L2	N 27°38'24" E	17.83'
L3	N 49°21'03" E	124.35'
L4	S 40°38'57" E	175.93'
L5	S 33°05'37" E	60.00'
L6	N 56°54'23" E	68.84'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	102.68'	120.00'	S 65°09'42" E
C2	177.75'	180.00'	S 61°23'02" E
C3	35.64'	180.00'	N 51°14'04" E

PARCEL INDEX NUMBERS
PART OF 19-04-152-003
19-04-152-004
PART OF 19-04-176-003
19-04-176-004
CRYSTAL LAKE, ILLINOIS.

TOTAL AREA OF SUBDIVISION
40.661 ACRES
(MORE OR LESS)

N

100 50 0 100
SCALE: 1 INCH = 100 FEET

LEGEND
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SET CONCRETE MONUMENT

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

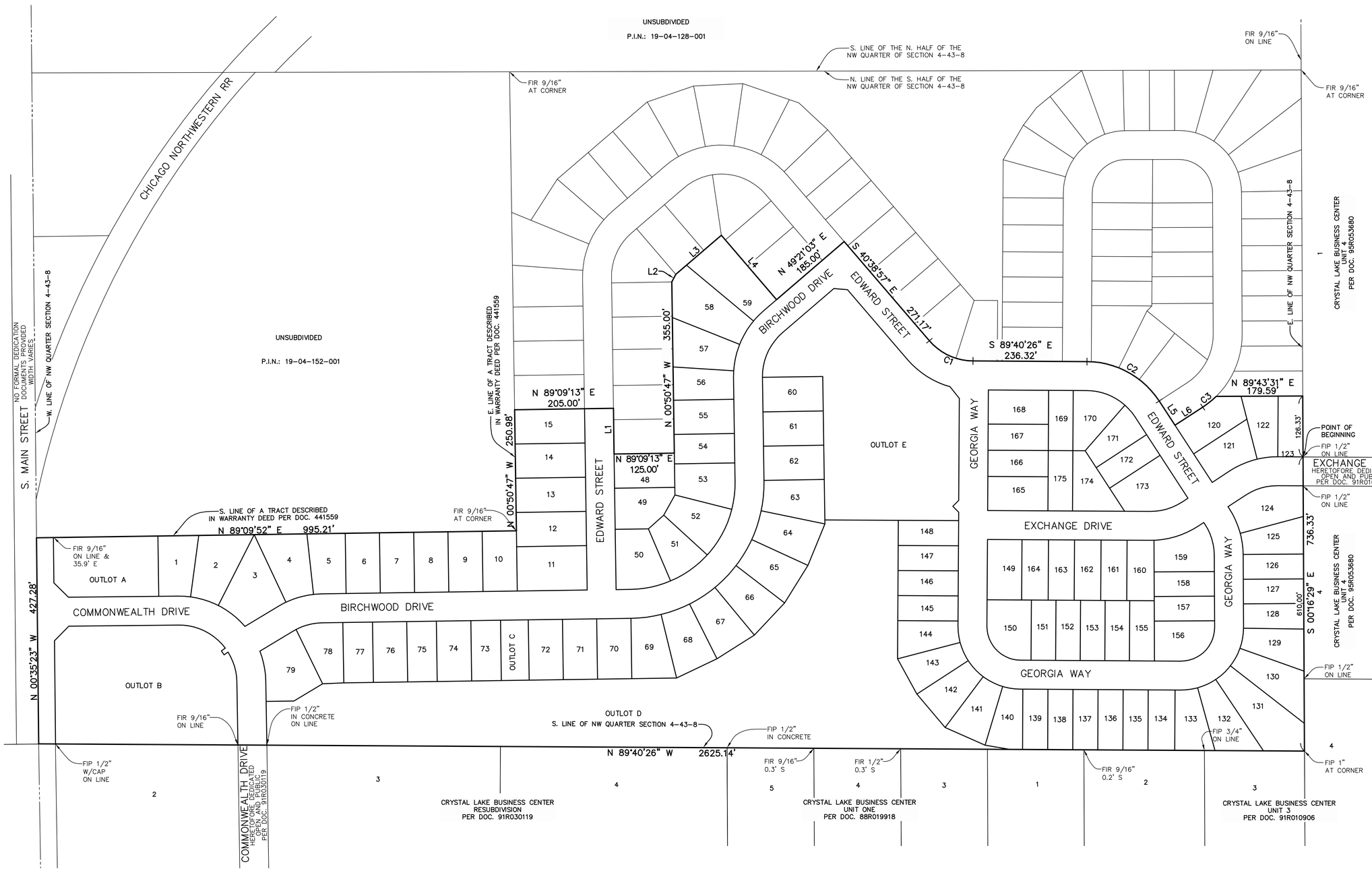
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

MUNICIPAL UTILITY EASEMENT (M.U.E.) HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

PUBLIC UTILITY EASEMENT (P.U.E.) HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

THE MEASURED BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF THE SUBJECT SITE BEING S 87°36'33" W.

FIP = FOUND IRON PIPE (Ø AS SHOWN)
FIR = FOUND IRON ROD (Ø AS SHOWN)



LOT AREA SUMMARY TABLE					
LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
1	9,479	69	9,963	145	6,500
2	12,087	70	8,875	146	6,500
3	13,088	71	8,875	147	6,500
4	11,310	72	8,875	148	6,500
5	9,198	73	7,687	149	8,958
6	8,875	74	8,937	150	10,419
7	8,875	75	7,688	151	6,375
8	8,875	76	8,875	152	6,375
9	8,875	77	7,687	153	6,375
10	8,875	78	9,007	154	6,375
11	13,340	79	12,454	155	6,435
12	10,295	120	9,673	156	9,344
13	10,295	121	8,698	157	6,375
14	10,295	122	7,698	158	6,375
15	10,295	123	6,502	159	9,791
48	8,875	124	10,759	160	7,033
49	9,028	125	7,802	161	6,750
50	11,313	126	6,440	162	6,875
51	8,244	127	6,375	163	6,750
52	9,673	128	6,462	164	6,750
53	10,008	129	8,353	165	8,833
54	7,625	130	11,116	166	6,792
55	8,875	131	15,435	167	6,792
56	8,003	132	10,130	168	8,833
57	10,538	133	8,275	169	6,375
58	14,585	134	6,958	170	8,801
59	14,138	135	6,500	171	7,351
60	8,951	136	6,500	172	6,375
61	8,875	137	6,500	173	11,335
62	8,875	138	6,500	174	8,343
63	9,935	139	6,500	175	6,375
64	10,089	140	7,575	OUTLOT A	26,562
65	9,726	141	8,591	OUTLOT B	89,614
66	9,726	142	8,591	OUTLOT C	7,192
67	9,726	143	7,967	OUTLOT D	274,754
68	10,056	144	7,848	OUTLOT E	118,711

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PULTE HOME COMPANY, LLC
1900 E. SCHAUMBURG ROAD, SUITE 300
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(847) 230-2592

PREPARED BY:
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Consulting Engineers, Land Surveyors & Planners
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DISC NO.: 402176 FILE NAME: SUBPLAT-1
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CHECKED BY: JRP 03-09-26

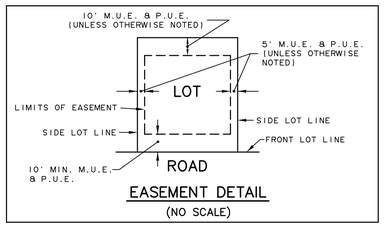
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FINAL PLAT OF SUBDIVISION FOR
BIRCHWOOD SUBDIVISION - PHASE 1

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 04°52'28" E	56.14'
L2	S 07°10'15" W	61.60'
L3	S 07°10'15" W	61.60'
L4	S 05°47'17" W	40.56'
L5	S 00°50'08" E	20.71'
L6	N 45°35'23" W	42.43'
L7	N 44°24'37" E	42.43'
L8	S 00°50'47" E	71.00'
L9	S 00°50'47" E	15.64'
L10	S 29°09'58" W	47.89'
L11	S 47°59'39" W	42.65'
L12	S 89°09'52" W	29.96'
L13	N 89°09'52" E	8.00'
L14	N 00°50'08" W	8.00'
L15	N 87°24'16" E	44.04'
L16	S 55°28'39" W	9.89'
L17	S 34°31'21" E	10.00'
L18	N 55°28'39" E	9.90'
L19	S 89°24'37" W	42.00'
L20	S 00°35'23" E	32.00'



EASEMENT DETAIL
(NO SCALE)

N

50 25 0 50

SCALE: 1 INCH = 50 FEET

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FINAL PLAT OF SUBDIVISION FOR
BIRCHWOOD SUBDIVISION - PHASE 1

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

N

50 25 0 50

SCALE: 1 INCH = 50 FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 47°59'39" E	42.65'
L2	N 29°09'58" E	47.89'
L3	N 00°50'47" W	64.50'
L4	N 00°50'47" W	61.00'
L5	N 00°50'47" W	71.00'
L6	N 00°50'47" W	69.01'
L7	N 00°50'47" W	73.62'
L8	N 27°38'24" E	17.83'
L9	N 80°25'47" W	52.62'
L10	S 56°54'23" W	14.67'
L11	N 56°54'23" E	14.67'
L12	S 33°05'37" E	4.36'
L13	N 33°05'37" W	4.36'
L14	S 85°38'57" E	28.28'
L15	S 38°37'41" E	31.11'
L16	S 45°19'34" W	17.31'
L17	S 44°40'26" E	17.31'

MATCH LINE - SEE SHEET 2

MATCH LINE - SEE SHEET 2

BIRCHWOOD DRIVE
HEREBY DEDICATED FOR PUBLIC ROAD PURPOSES

EDWARD STREET
HEREBY DEDICATED FOR PUBLIC ROAD PURPOSES

GEORGIA WAY
HEREBY DEDICATED FOR PUBLIC ROAD PURPOSES

EXCHANGE DRIVE
HERETOFORE DEDICATED PER DOC. 91R010756

OUTLOT E
A BLANKET MUNICIPAL UTILITY EASEMENT IS HEREBY GRANTED OVER ALL OF OUTLOT E

OUTLOT D
A BLANKET STORMWATER MANAGEMENT EASEMENT AND A BLANKET MUNICIPAL UTILITY EASEMENT ARE HEREBY GRANTED OVER ALL OF OUTLOT D

CRYSTAL LAKE BUSINESS CENTER UNIT ONE PER DOC. 88R019918

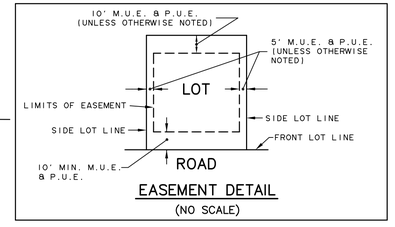
CRYSTAL LAKE BUSINESS CENTER UNIT 3 PER DOC. 91R010906

CRYSTAL LAKE BUSINESS CENTER UNIT 4 PER DOC. 95R053680

CRYSTAL LAKE BUSINESS CENTER UNIT 1 PER DOC. 95R053680

POINT BEGINN

1487.03'



EASEMENT DETAIL
(NO SCALE)

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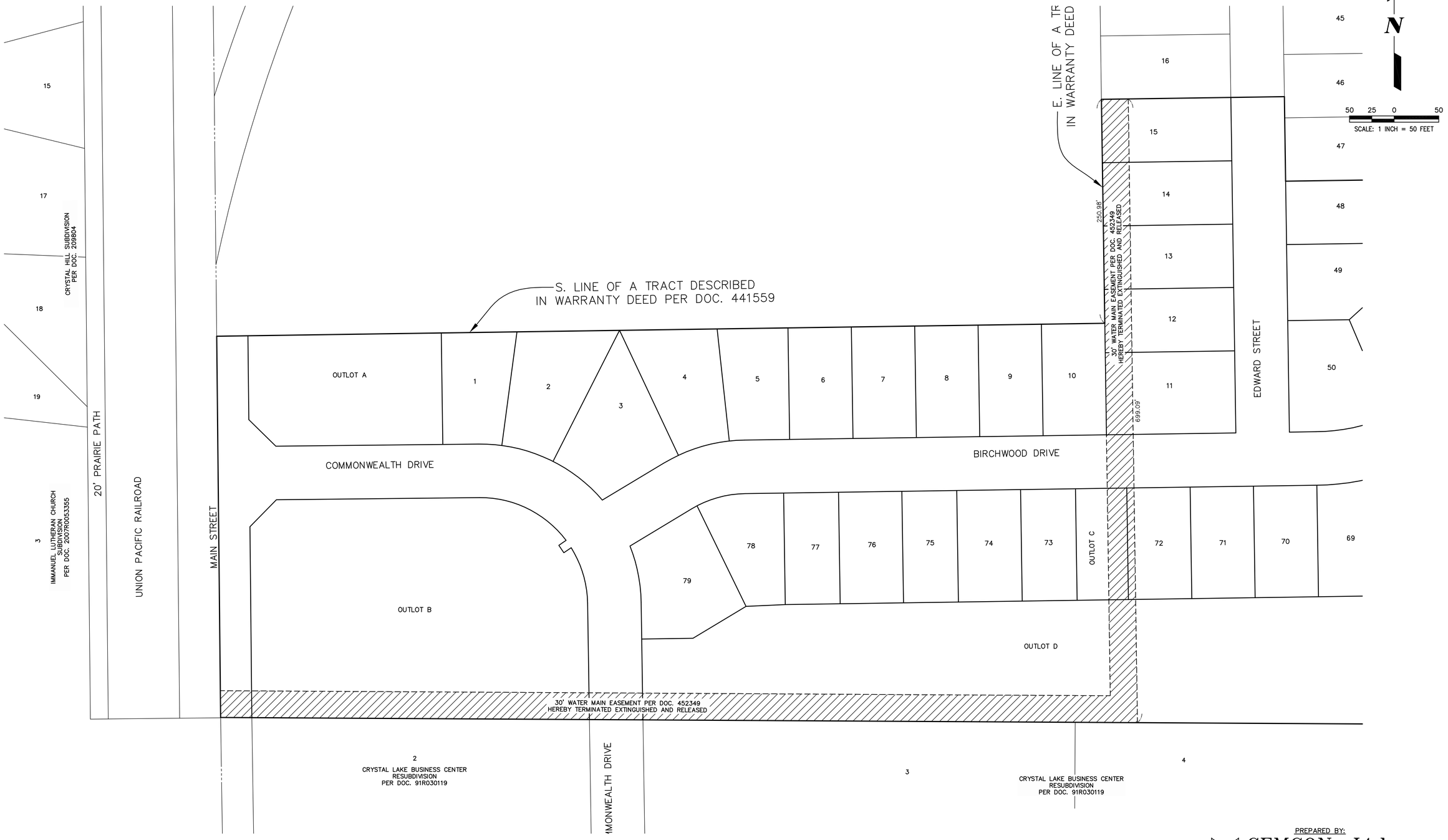
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FINAL PLAT OF SUBDIVISION FOR
BIRCHWOOD SUBDIVISION - PHASE 1

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.



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FINAL PLAT OF SUBDIVISION FOR
BIRCHWOOD SUBDIVISION - PHASE 1

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED THIS _____ DAY OF _____, A.D., 20___.

PULTE HOME COMPANY LLC, A MICHIGAN LIMITED LIABILITY COMPANY
1900 E. SCHAUMBURG ROAD
SUITE 300
SCHAUMBURG, IL 60173

OWNER: _____
ATTEST: _____
TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,

_____ (PRINT NAME), _____ (TITLE), AND
_____ (PRINT NAME), _____ (TITLE)

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT, AS SUCH _____ (TITLE), AND _____ (TITLE) RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGEDTHAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF_____, A.D., 20___.

_____
NOTARY PUBLIC SIGNATURE

_____
PRINT NAME

MY COMMISSION EXPIRES ON _____ (MONTH) _____ (DATE), 20___

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN CRYSTAL LAKE BUSINESS CENTER, UNIT 4 RECORDED AS DOCUMENT 95R053680, SAID POINT BEING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE SOUTH 00 DEGREES 16 MINUTES 29 SECONDS EAST, 610.00 FEET ALONG SAID EAST LINE TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 40 MINUTES 26 SECONDS WEST, 2625.14 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 00 DEGREES 35 MINUTES 23 SECONDS WEST, 427.28 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 441559; THE FOLLOWING TWO COURSES ARE ALONG THE SOUTH AND EAST LINES OF SAID TRACT; 1) THENCE NORTH 89 DEGREES 09 MINUTES 52 SECONDS EAST, 995.21 FEET; 2) THENCE NORTH 00 DEGREES 50 MINUTES 47 SECONDS WEST, 250.98 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 13 SECONDS EAST, 205.00 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 47 SECONDS EAST, 94.85 FEET; THENCE NORTH 89 DEGREES 09 MINUTES 13 SECONDS EAST, 125.00 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 47 SECONDS WEST, 355.00 FEET; THENCE NORTH 27 DEGREES 38 MINUTES 24 SECONDS EAST, 17.83 FEET; THENCE NORTH 49 DEGREES 21 MINUTES 03 SECONDS EAST, 124.35 FEET; THENCE SOUTH 40 DEGREES 38 MINUTES 57 SECONDS EAST, 175.93 FEET; THENCE NORTH 49 DEGREES 21 MINUTES 03 SECONDS EAST, 185.00 FEET; THENCE SOUTH 40 DEGREES 38 MINUTES 57 SECONDS EAST, 271.17 FEET; THENCE SOUTHEASTERLY, 102.68 FEET ALONG ACURVE TO THE LEFT, HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING SOUTH 65 DEGREES 09 MINUTES 42 SECONDS EAST; THENCE SOUTH 89 DEGREES 40 MINUTES 26 SECONDS EAST, 236.32 FEET; THENCE SOUTHEASTERLY, 177.75 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING SOUTH 61 DEGREES 23 MINUTES 02 SECONDS EAST; THENCE SOUTH 33 DEGREES 05 MINUTES 37 SECONDS EAST, 60.00 FEET; THENCE NORTH 56 DEGREES 54 MINUTE 23 SECONDS EAST, 68.84 FEET; THENCE NORTHEASTERLY, 35.64 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING NORTH 51 DEGREES 14 MINUTES 04 SECONDS EAST; THENCE NORTH 89 DEGREES 43 MINUTES 31 SECONDS EAST, 179.59 FEET TO THE WEST LINE OF AFORESAID LOT 1; THENCE SOUTH 00 DEGREES 16 MINUTES 29 SECONDS EAST, 126.33 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT CONCRETE MONUMENTS AT OPPOSING SUBDIVISION CORNERS AND 3/4" IRON BARS AT ALL LOT CORNERS AND POINT OF CHANGE IN ALIGNMENT WILL BE SET AS REQUIRED BY THE PLAT ACT (ILLINOIS REVISED STATUTES 2005, 765ILCS 205/1)

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL 17111C0338J DATED NOVEMBER 16, 2006.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, A.D., 20_____.

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2027

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC AS THE OWNER OF THE PROPERTY DESCRIBED HEREIN DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WHICH WILL BE KNOWN AS "BIRCHWOOD SUBDIVISION – PHASE 1", TO THE BEST OF OUR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF:

ELEMENTARY SCHOOL DISTRICT: _____

HIGH SCHOOL DISTRICT: _____

IN CRYSTAL LAKE, ILLLINOIS.

DATED THIS _____ DAY OF _____, 20___.

BY: _____
PULTE HOME COMPANY, LLC

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,

_____ (PRINT NAME), _____ (TITLE), AND
_____ (PRINT NAME), _____ (TITLE)

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT, AS SUCH _____ (TITLE), AND _____ (TITLE) RESPECTFULLY, APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGEDTHAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF_____, A.D., 20___.

_____
NOTARY PUBLIC SIGNATURE

_____
PRINT NAME

MY COMMISSION EXPIRES ON _____ (MONTH) _____ (DATE), 20___

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF MCHENRY)

APPROVED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, ILLINOIS

THIS _____ DAY OF _____, 20___.

_____
MAYOR

_____
ATTEST: CITY CLERK

CRYSTAL LAKE PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF MCHENRY)

I, _____, AS CHAIRMAN OF THE CRYSTAL LAKE PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT

ON THIS _____ DAY OF _____, A.D., 20_____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE.

_____
CHAIRMAN

_____
PLEASE TYPE/PRINT NAME

STORMWATER MANAGEMENT EASEMENT (SME):

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE BLANKET STORMWATER MANAGEMENT EASEMENT (SME) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO:

i. CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE SME WHICH IS LOCATED ON SUCH PARTY'S PROPERTY AS A WELL LANDSCAPED, HIGH-QUALITY PARCEL (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING, AND MOWING OF ALL LAWNS), AND

ii. KEEP ALL SURFACE OPENINGS OF THE DRAINAGE PIPES UNDERLYING THE SME FREE OF ALL GRASS CLIPPINGS, LEAVES, OR OTHER RELATED OR FOREIGN MATERIALS.

NO INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE SME SHALL:

i. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE SME INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR

ii. ALTER, MODIFY, OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE SME, OR

iii. OBSTRUCT, ALTER, OR MODIFY THE ESTABLISHED DRAINAGE PATTERN FROM OR OVER THE SME.

MAINTENANCE OF THE STORM SEWERS AND STORM STRUCTURES WITHIN THE SME SHALL BE THE SOLE RESPONSIBILITY OF EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE PURSUANT TO THE REQUIREMENTS CONTAINED HEREIN.

IF THE CITY DETERMINES THAT THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE IS IN DEFAULT OF SAID MAINTENANCE OBLIGATIONS AND UPON FIVE (5) DAYS NOTICE TO THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE SERVED BY CERTIFIED MAIL, THE CITY AND ITS SUCCESSORS AND ASSIGNS SHALL BE GRANTED AN EASEMENT OVER THE AREA DESCRIBED ON THIS DEED RESTRICTION FOR THE RIGHT, PRIVILEGE AND AUTHORITY, WITHOUT OBLIGATION, TO PERFORM SAID MAINTENANCE AND REPAIRS. THE CITY MAY ENTER UPON THE EASEMENT FOR THE PURPOSE OF EMERGENCY REPAIRS.

THE CHARGE OF THE EMERGENCY REPAIRS AND/OR MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE. THE CITY MAY, AT ITS SOLE ELECTION, RECORD NOTICE OF LIEN WITH THE RECORDER OF DEEDS FOR MCHENRY COUNTY AS DESCRIBED ABOVE AGAINST THE SUBJECT REAL PROPERTY. SAID LIEN SHALL INCLUDE THE APPLICABLE EXPENSE TO THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE PLUS ATTORNEY'S FEES AND COURT COSTS. UPON PAYMENT OF SAID LIEN, THE CITY SHALL ISSUE THE APPROPRIATE RELEASE OF LIEN TO THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE. IT SHALL NOT BE THE OBLIGATION OF THE CITY TO RECORD THE RELEASE OF THE LIEN BUT SHALL BE THE OBLIGATION OF THE PARTY PROCURING THE RELEASE.

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF MCHENRY)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS,

ON THE _____ 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, _____, AS COUNTY CLERK OF MCHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON.

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., 20___.

_____
COUNTY CLERK OF MCHENRY COUNTY, ILLINOIS

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

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, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

_____
OWNER OR ATTORNEY

_____
PLEASE TYPE/PRINT NAME

_____
ENGINEER

_____
PLEASE TYPE/PRINT NAME

MUNICIPAL UTILITY EASEMENT (M.U.E.)

NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, SANITARY SEWER AND STORMWATER DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CRYSTAL LAKE, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH SEWER AND WATER MAINS, IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITHIN THE AREAS MARKED AS "MUNICIPAL UTILITY EASEMENT" (MUE) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES,
EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (MUE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO:

1. THE SURFACE OF THE MUE MAY BE GRASS, SOD, OR PAVEMENT TO ALLOW FOR DRIVEWAYS OR PARKING. MINOR LANDSCAPING AS SHOWN ON THE APPROVED LANDSCAPE PLAN MAY BE PERMITTED.

II. CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE MUE WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS A MUE WHICH MAINTENANCE MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS OR PAVEMENT RESTORATION.

NO TITLEHOLDER OF ANY PART OR PORTION OF THE MUE (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:

III. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE MUE, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN OR APPROVED ENGINEERING PLANS FOR THE SITE, OR

IV. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE MUE.

THE CITY SHALL MAINTAIN THE SEWER AND WATER MAINS LOCATED WITHIN THE MUE UP TO AND INCLUDING THE SHUT OFF VALVES, THE MANHOLES, FIRE HYDRANTS AND THE SANITARY SEWER MAIN, BUT NOT INCLUDING THE SERVICE CONNECTIONS AND LATERALS (REFERRED TO AS THE "SYSTEM"), THE CITY'S DUTIES WILL INCLUDE ALL NECESSARY WORK UP TO AND INCLUDING THE BACKFILL STAGE IN THE EVENT OF REPAIR AND REPLACEMENT WORK ON THE SYSTEM.

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUE WILL BE RESPONSIBLE FOR PROMPT, QUALITY RESTORATION OF ALL SURFACE AND ABOVE-GRADE IMPROVEMENTS MEETING OR EXCEEDING THE ORIGINAL CONSTRUCTION REQUIREMENTS OF ALL AREAS IN THE MUE THAT WERE DAMAGED BY THE CITY IN THE PROCESS OF REPAIRING, REPLACING OR CONSTRUCTING THE SYSTEM. THE CITY AGREES TO EXERCISE REASONABLE CARE IN REPAIRS MADE SO AS NOT TO CAUSE UNNECESSARY DAMAGES.

PUBLIC UTILITY EASEMENT (P.U.E.)

A BLANKET EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON, COMCAST CABLE, NICOR GAS AND AT&T TELEPHONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, HEREIN AFTER REFERRED TO AS "UTILITY COMPANIES". UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UTILITY SERVICES, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS A PUBLIC UTILITY EASEMENT (P.U.E.) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT. UTILITY COMPANIES SHALL HAVE THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS 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 IN A PUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. 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.

ONLY PERPENDICULAR CROSSINGS OF THE MUNICIPAL UTILITY EASEMENT ARE PERMITTED BY THE UTILITY COMPANIES.

PREPARED BY:
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DISC NO.: 402176 FILE NAME: SUBPLAT-1
DRAWN BY: AJB FLD. BK. / PG. NO.: C32\7-15
COMPLETION DATE: 04-14-26 JOB NO.: 402.176
CHECKED BY: JRP 03-09-26

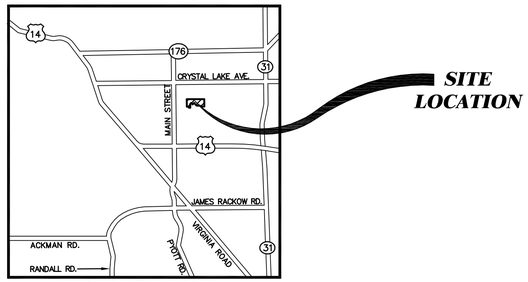
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PLOT FILE CREATED: 4/21/2026 BY: TONY BLUS

FINAL PLAT OF SUBDIVISION FOR
BIRCHWOOD SUBDIVISION - PHASE 2

BEING A PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

NOTE:
KEYMAP FOR BOUNDARY ONLY. SEE FOLLOWING SHEETS FOR PARTICULARS.



SITE LOCATION

VICINITY MAP

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°43'31" W	179.59'
L2	S 56°54'23" W	68.84'
L3	N 33°05'37" W	60.00'
L4	S 49°21'03" W	124.35'
L5	S 27°38'24" W	17.83'
L6	N 00°50'47" W	94.85'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	35.64'	180.00'	S 51°14'04" W
C2	177.75'	180.00'	N 61°23'02" W
C3	102.68'	120.00'	N 65°09'42" W

PARCEL INDEX NUMBERS
PART OF 19-04-152-003
PART OF 19-04-176-003
CRYSTAL LAKE, ILLINOIS.

TOTAL AREA OF SUBDIVISION
22.099 ACRES
(MORE OR LESS)

N

100 50 0 100
SCALE: 1 INCH = 100 FEET

LEGEND
- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
- CENTERLINE (Single Dashed Lines)
- QUARTER SECTION LINE (Double Dashed Lines)
- SECTION LINE (Triple Dashed Lines)
- SET CONCRETE MONUMENT

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH ( ) ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

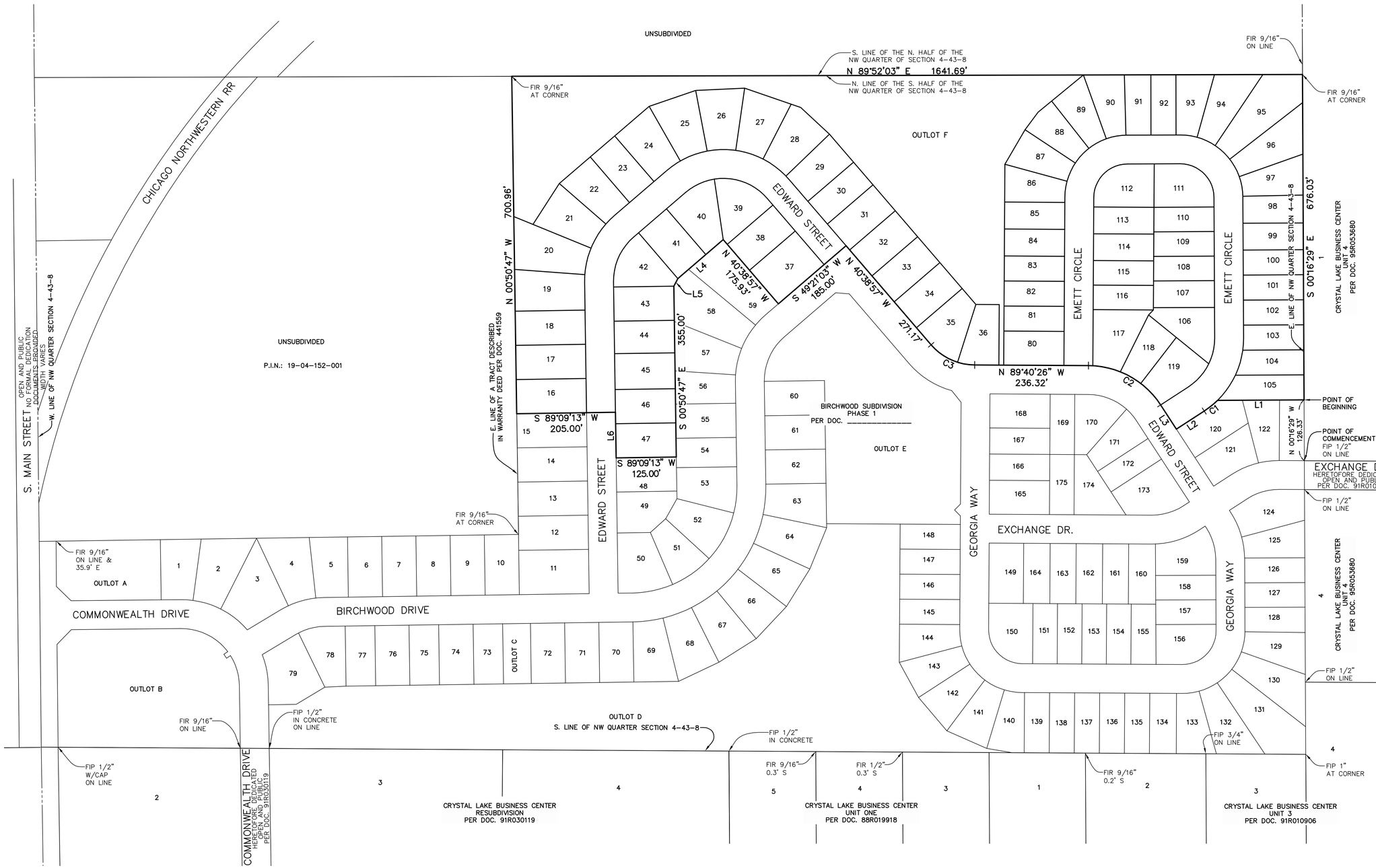
ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

MUNICIPAL UTILITY EASEMENT (M.U.E.) HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

PUBLIC UTILITY EASEMENT (P.U.E.) HEREBY GRANTED. SEE PROVISIONS CONTAINED HEREIN.

THE MEASURED BEARINGS SHOWN ARE BASED ON THE NORTH LINE OF THE SUBJECT SITE BEING N 89°52'03" E.

FIP = FOUND IRON PIPE (ø AS SHOWN)
FIR = FOUND IRON ROD (ø AS SHOWN)



LOT AREA SUMMARY TABLE					
LOT NO.	SQ. FT.	LOT NO.	SQ. FT.	LOT NO.	SQ. FT.
16	10,295	40	10,471	97	8,123
17	10,295	41	9,555	98	7,120
18	10,295	42	9,374	99	6,958
19	11,659	43	8,875	100	6,500
20	12,729	44	8,434	101	6,500
21	10,109	45	9,316	102	6,500
22	9,450	46	8,875	103	6,515
23	8,375	80	8,834	104	6,923
24	10,312	81	6,500	105	8,249
25	10,188	82	6,500	106	9,350
26	10,188	83	6,500	107	7,051
27	10,188	84	7,000	108	6,431
28	10,278	85	7,000	109	6,403
29	9,142	86	7,800	110	6,376
30	7,750	87	7,895	111	10,146
31	8,875	88	7,735	112	10,181
32	8,875	89	8,154	113	6,958
33	8,875	90	8,154	114	6,959
34	8,875	91	6,686	115	6,375
35	9,837	92	6,500	116	6,375
36	8,478	93	7,875	117	10,997
37	11,500	94	10,104	118	7,640
38	8,875	95	15,254	119	9,914
39	9,668	96	10,947	OUTLOT F	205,051

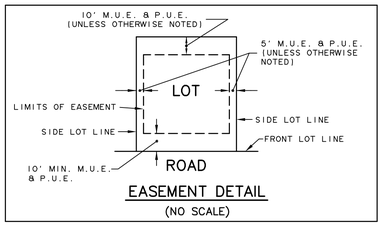
PREPARED FOR:
PULTE HOME COMPANY, LLC
1900 E. SCHAUMBURG ROAD, SUITE 300
SCHAUMBURG, IL 60173
(847) 230-2592

PREPARED BY:
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DISC NO.: 402176 FILE NAME: SUBPLAT-2
DRAWN BY: AJB FLD. BK. / PG. NO.: C32\7-15
COMPLETION DATE: 03-XX-26 JOB NO.: 402.176
CHECKED BY: JRP 03-09-26

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EASEMENT DETAIL

(NO SCALE)

FINAL PLAT OF SUBDIVISION FOR
BIRCHWOOD SUBDIVISION - PHASE 2

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 00°50'47" E	87.42'
L2	S 02°33'18" W	73.82'
L3	S 01°51'18" E	61.01'
L4	S 01°51'18" E	61.01'
L5	S 02°51'47" E	56.03'
L6	S 27°38'24" W	17.83'
L7		
L8		
L9		
L10		
L11		
L12		

N

50 25 0 50

SCALE: 1 INCH = 50 FEET

UNSUBDIVIDED

OUTLOT F
A BLANKET STORMWATER MANAGEMENT EASEMENT AND A BLANKET MUNICIPAL UTILITY EASEMENT ARE HEREBY GRANTED OVER ALL OF OUTLOT F

OUTLOT E
BIRCHWOOD SUBDIVISION PHASE 1
PER DOC. _____

EDWARD STREET
HEREBY DEDICATED FOR PUBLIC ROAD PURPOSES

BIRCHWOOD DRIVE
HERETOFORE DEDICATED PER DOC. _____

EMMETT CIRCLE
HEREBY DEDICATED FOR PUBLIC ROAD PURPOSES

GEORGIA WAY
HERETOFORE DEDICATED PER DOC. _____

PREPARED BY:
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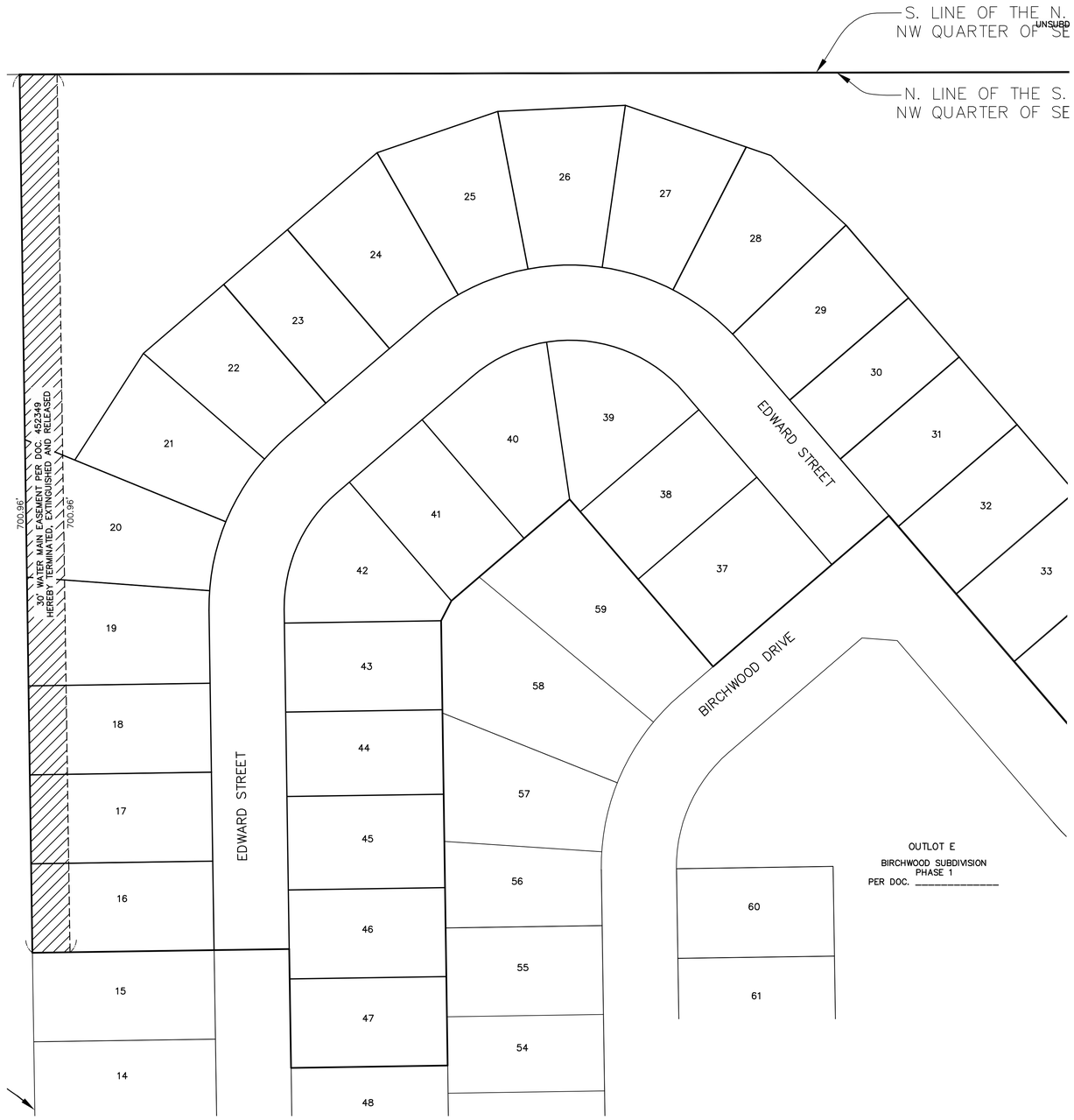
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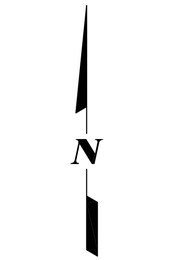
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FINAL PLAT OF SUBDIVISION FOR
BIRCHWOOD SUBDIVISION - PHASE 2

BEING A PART OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN MCHENRY COUNTY, ILLINOIS.





50 25 0 50

SCALE: 1 INCH = 50 FEET

PREPARED BY:
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DISC NO.: 402176 FILE NAME: SUBPLAT-2
DRAWN BY: AJB FLD. BK. / PG. NO.: C32\7-15
COMPLETION DATE: 03-XX-26 JOB NO.: 402.176
CHECKED BY: JRP 03-09-26

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OWNER'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF COOK)

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND AS SUCH OWNER, HAS CAUSED THE SAME TO BE PLATTED AS SHOWN HEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND AS ALLOWED AND PROVIDED BY STATUTES, AND SAID OWNER, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED THIS _____ DAY OF _____, A.D., 20____.

PULTE HOME COMPANY LLC, A MICHIGAN LIMITED LIABILITY COMPANY
1900 E. SCHAUMBURG ROAD
SUITE 300
SCHAUMBURG, IL 60173

OWNER: _____
ATTEST: _____
TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT,

_____, _____, AND
PRINT NAME TITLE

_____, _____
PRINT NAME TITLE

OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT, AS SUCH _____, AND _____ RESPECTFULLY,
TITLE TITLE
APPEARED BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGEDTHAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF_____, A.D., 20____.

_____
NOTARY PUBLIC SIGNATURE

_____
PRINT NAME

MY COMMISSION EXPIRES ON _____ _____, 20____
MONTH DATE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF LOT 1 IN CRYSTAL LAKE BUSINESS CENTER , UNIT 4 RECORDED AS DOCUMENT 95R053680, SAID POINT BEING ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 00 DEGREES 16 MINUTES 29 SECONDS WEST, 126.33 FEET, ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 43 MINUTES 31 SECONDS WEST, 179.59 FEET; THENCE SOUTHWESTERLY, 35.64 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 180.00 FEET AND A CHORD BEARING SOUTH 51 DEGREES 14 MINUTES 04 SECONDS WEST; THENCE SOUTH 56 DEGREES 54 MINUTES 23 SECONDS WEST, 93.84 FEET; THENCE NORTH 33 DEGREES 05 MINUTES 37 SECONDS WEST, 60.00 FEET; THENCE WESTERLY, 177.75 FEET ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 180.00 FEET AND A CHORD THAT BEARS NORTH 61 DEGREES 23 MINUTES 02 SECONDS WEST; THENCE NORTH 89 DEGREES 40 MINUTES 26 SECONDS WEST, 236.32 FEET; THENCE NORTHWESTERLY, 102.68 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET AND A CHORD BEARING NORTH 65 DEGREES 09 MINUTES 42 SECONDS WEST; THENCE NORTH 40 DEGREES 38 MINUTES 57 SECONDS WEST, 271.17 FEET; THENCE SOUTH 49 DEGREES 21 MINUTES 03 SECONDS WEST, 185.00 FEET; THENCE NORTH 40 DEGREES 38 MINUTES 57 SECONDS WEST, 175.93 FEET; THENCE SOUTH 49 DEGREES 21 MINUTES 03 SECONDS WEST, 124.35 FEET; THENCE SOUTH 27 DEGREES 38 MINUTES 24 SECONDS WEST, 17.83 FEET; THENCE SOUTH 00 DEGREES 50 MINUTES 47 SECONDS EAST, 355.00 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 13 SECONDS WEST, 125.00 FEET; THENCE NORTH 00 DEGREES 50 MINUTES 47 SECONDS WEST, 94.85 FEET; THENCE SOUTH 89 DEGREES 09 MINUTES 13 SECONDS WEST, 205.00 FEET TO A POINT ON THE EAST LINE OF A TRACT DESCRIBED IN A WARRANTY DEED RECORDED AS DOCUMENT 441559; THENCE NORTH 00 DEGREES 50 MINUTES 47 SECONDS WEST, 700.96 FEET TO THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 4; THENCE NORTH 89 DEGREES 52 MINUTES 03 SECONDS EAST, 1641.69 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 16 MINUTES 29 SECONDS EAST, 676.03 FEET TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT CONCRETE MONUMENTS AT OPPOSING SUBDIVISION CORNERS AND 3/4" IRON BARS AT ALL LOT CORNERS AND POINT OF CHANGE IN ALIGNMENT WILL BE SET AS REQUIRED BY THE PLAT ACT (ILLINOIS REVISED STATUTES 2005, 765ILCS 205/1)

I FURTHER CERTIFY THAT THE ABOVE DESCRIBED PROPERTY IS LOCATED IN ZONE "X" AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FLOOD INSURANCE RATE MAP COMMUNITY PANEL 17111C0338J DATED NOVEMBER 16, 2006.

I FURTHER CERTIFY THAT THIS SUBDIVISION LIES WITHIN THE CORPORATE LIMITS OF THE CITY OF CRYSTAL LAKE, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, A.D., 20_____.

_____
JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2026
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2027

CITY COUNCIL CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF MCHENRY)

APPROVED BY THE CITY COUNCIL OF THE CITY OF CRYSTAL LAKE, ILLINOIS

THIS _____ DAY OF _____, 20____.

_____
MAYOR

_____
ATTEST: CITY CLERK

CRYSTAL LAKE PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF MCHENRY)

I, _____, AS CHAIRMAN OF THE CRYSTAL LAKE PLANNING AND ZONING COMMISSION, DO HEREBY CERTIFY THAT

ON THIS _____ DAY OF _____, A.D., 20_____, THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF CRYSTAL LAKE.

_____
CHAIRMAN

_____
PLEASE TYPE/PRINT NAME

COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
SS
COUNTY OF MCHENRY)

THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORD IN THE RECORDER'S OFFICE OF MCHENRY COUNTY, ILLINOIS,

ON THE _____ 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, _____, AS COUNTY CLERK OF MCHENRY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID OR FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND DEPICTED HEREON.

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., 20____.

_____
COUNTY CLERK OF MCHENRY COUNTY, ILLINOIS

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
SS
COUNTY OF DUPAGE)

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, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD FOR DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

_____
OWNER OR ATTORNEY

_____
PLEASE TYPE/PRINT NAME

_____
ENGINEER

_____
PLEASE TYPE/PRINT NAME

STORMWATER MANAGEMENT EASEMENT (SME):

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE BLANKET STORMWATER MANAGEMENT EASEMENT (SME) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO:

i. CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE SME WHICH IS LOCATED ON SUCH PARTY'S PROPERTY AS A WELL LANDSCAPED, HIGH-QUALITY PARCEL (WHICH MAINTENANCE SHALL INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING, AND MOWING OF ALL LAWNS), AND

ii. KEEP ALL SURFACE OPENINGS OF THE DRAINAGE PIPES UNDERLYING THE SME FREE OF ALL GRASS CLIPPINGS, LEAVES, OR OTHER RELATED OR FOREIGN MATERIALS.

NO INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE SME SHALL:

i. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE SME INCLUDING, BUT NOT LIMITED TO, FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN, OR

ii. ALTER, MODIFY, OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE SME, OR

iii. OBSTRUCT, ALTER, OR MODIFY THE ESTABLISHED DRAINAGE PATTERN FROM OR OVER THE SME.

MAINTENANCE OF THE STORM SEWERS AND STORM STRUCTURES WITHIN THE SME SHALL BE THE SOLE RESPONSIBILITY OF EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE PURSUANT TO THE REQUIREMENTS CONTAINED HEREIN.

IF THE CITY DETERMINES THAT THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE IS IN DEFAULT OF SAID MAINTENANCE OBLIGATIONS AND UPON FIVE (5) DAYS NOTICE TO THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE SERVED BY CERTIFIED MAIL, THE CITY AND ITS SUCCESSORS AND ASSIGNS SHALL BE GRANTED AN EASEMENT OVER THE AREA DESCRIBED ON THIS DEED RESTRICTION FOR THE RIGHT, PRIVILEGE AND AUTHORITY, WITHOUT OBLIGATION, TO PERFORM SAID MAINTENANCE AND REPAIRS. THE CITY MAY ENTER UPON THE EASEMENT FOR THE PURPOSE OF EMERGENCY REPAIRS.

THE CHARGE OF THE EMERGENCY REPAIRS AND/OR MAINTENANCE IS THE RESPONSIBILITY OF THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE. THE CITY MAY, AT ITS SOLE ELECTION, RECORD NOTICE OF LIEN WITH THE RECORDER OF DEEDS FOR MCHENRY COUNTY AS DESCRIBED ABOVE AGAINST THE SUBJECT REAL PROPERTY. SAID LIEN SHALL INCLUDE THE APPLICABLE EXPENSE TO THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE PLUS ATTORNEY'S FEES AND COURT COSTS. UPON PAYMENT OF SAID LIEN, THE CITY SHALL ISSUE THE APPROPRIATE RELEASE OF LIEN TO THE INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE. IT SHALL NOT BE THE OBLIGATION OF THE CITY TO RECORD THE RELEASE OF THE LIEN BUT SHALL BE THE OBLIGATION OF THE PARTY PROCURING THE RELEASE.

MUNICIPAL UTILITY EASEMENT (M.U.E.)

NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH DOMESTIC WATER, SANITARY SEWER AND STORMWATER DRAINAGE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF CRYSTAL LAKE, ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN, RELOCATE, RENEW AND REMOVE FACILITIES USED IN CONNECTION WITH SEWER AND WATER MAINS, IN, UNDER, ACROSS, ALONG, AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITHIN THE AREAS MARKED AS "MUNICIPAL UTILITY EASEMENT" (MUE) AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREET, TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES, AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES,
EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUNICIPAL UTILITY EASEMENT (MUE) SHALL CONCLUSIVELY BE DEEMED TO HAVE COVENANTED AND AGREED, JOINTLY AND SEVERALLY, TO:

1. THE SURFACE OF THE MUE MAY BE GRASS, SOD, OR PAVEMENT TO ALLOW FOR DRIVEWAYS OR PARKING. MINOR LANDSCAPING AS SHOWN ON THE APPROVED LANDSCAPE PLAN MAY BE PERMITTED.

II. CARE FOR AND MAINTAIN THE SURFACE OF THAT PORTION OF THE MUE WHICH IS LOCATED ON SUCH PARTY'S PROPERTY SO THAT IT IS IN GOOD CONDITION FOR ITS INTENDED PURPOSE AS A MUE WHICH MAINTENANCE MAY INCLUDE, BUT SHALL NOT BE LIMITED TO, THE REGULAR SEEDING, WATERING AND MOWING OF ALL LAWNS OR PAVEMENT RESTORATION.

NO TITLEHOLDER OF ANY PART OR PORTION OF THE MUE (OR ANY PARTY ACTING ON BEHALF OF THE TITLEHOLDER) SHALL:

III. INSTALL, CONSTRUCT, ERECT, PLACE OR PLANT ANY BUILDING, STRUCTURES, IMPROVEMENTS OR VEGETATION (OTHER THAN GRASS OR CITY APPROVED PLANTINGS) UPON THE MUE, INCLUDING, BUT NOT LIMITED TO FENCES, WALLS, PATIOS, SHEDS, POSTS, TREES, PLANTS OR SHRUBBERY, EXCEPT AS SHOWN ON THE APPROVED LANDSCAPE PLAN OR APPROVED ENGINEERING PLANS FOR THE SITE, OR

IV. ALTER, MODIFY OR CHANGE IN ANY WAY THE TOPOGRAPHY OR ELEVATIONS OF THE MUE.

THE CITY SHALL MAINTAIN THE SEWER AND WATER MAINS LOCATED WITHIN THE MUE UP TO AND INCLUDING THE SHUT OFF VALVES, THE MANHOLES, FIRE HYDRANTS AND THE SANITARY SEWER MAIN, BUT NOT INCLUDING THE SERVICE CONNECTIONS AND LATERALS (REFERRED TO AS THE "SYSTEM"), THE CITY'S DUTIES WILL INCLUDE ALL NECESSARY WORK UP TO AND INCLUDING THE BACKFILL STAGE IN THE EVENT OF REPAIR AND REPLACEMENT WORK ON THE SYSTEM.

EACH INDIVIDUAL ENTITY OR OTHER PARTY ACCEPTING TITLE TO ALL OR ANY PART OF THE MUE WILL BE RESPONSIBLE FOR PROMPT, QUALITY RESTORATION OF ALL SURFACE AND ABOVE-GRADE IMPROVEMENTS MEETING OR EXCEEDING THE ORIGINAL CONSTRUCTION REQUIREMENTS OF ALL AREAS IN THE MUE THAT WERE DAMAGED BY THE CITY IN THE PROCESS OF REPAIRING, REPLACING OR CONSTRUCTING THE SYSTEM. THE CITY AGREES TO EXERCISE REASONABLE CARE IN REPAIRS MADE SO AS NOT TO CAUSE UNNECESSARY DAMAGES.

PUBLIC UTILITY EASEMENT (P.U.E.)

A BLANKET EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH UTILITY SERVICES IS HEREBY RESERVED FOR AND GRANTED TO: COMMONWEALTH EDISON, COMCAST CABLE, NICOR GAS AND AT&T TELEPHONE, THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, HEREIN AFTER REFERRED TO AS "UTILITY COMPANIES". UTILITY COMPANIES SHALL HAVE THE RIGHT TO INSTALL, OPERATE, MAINTAIN, AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UTILITY SERVICES, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AS A PUBLIC UTILITY EASEMENT (PUE) AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT. UTILITY COMPANIES SHALL HAVE THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS 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 IN A PUE WITHOUT THE PRIOR WRITTEN CONSENT OF THE RESPECTIVE UTILITY COMPANY. 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.

ONLY PERPENDICULAR CROSSINGS OF THE MUNICIPAL UTILITY EASEMENT ARE PERMITTED BY THE UTILITY COMPANIES.

PREPARED BY:
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