#2015-20
Oak Hollow Subdivision – Rezoning (upon annexation), Preliminary Plat and Variations
Project Review for Planning and Zoning Commission

Meeting Date: May 6, 2015

Requests:

1. Rezoning, upon annexation, to R-3A Two-Family Residential.
2. Preliminary Plat of Subdivision to create a 62- lot subdivision with outlots for detention.
4. Variations from
   a. Section 3-200 5 from the required lot width for Lots 17, 18; lot area for Lot 53; and the combined side yard setbacks to allow 14 feet for ranch home lots;
   b. Section 4-100 D 2 from the required horizontal curve radius of 200 feet to allow 85 feet and 100 feet;
   c. Section 5-200 G 2 b xxii from the growth management plan requirements.

Location: South of Kent Avenue and John Street, east to Oak Hollow Road

Acreage: Approximately 21 acres

Existing Zoning: A- 1, McHenry County

Surrounding Properties: North: A-1 McHenry County and R-2 Single-Family Residential (Crystal Heights subdivision)
South: R-3B Multi-Family (Ashton Pointe) and beyond the railroad tracks M Manufacturing (existing manufacturing building)
East: E Estate (Hannah Beardsley middle school and Evangelical Free Church)
West: R-2 Single-Family Residential (Crystal Heights subdivision) and beyond the railroad tracks M Manufacturing (existing manufacturing building) and E Estate (city owned vacant property)

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- This property is currently in McHenry County as primarily undeveloped land. There is also an existing residential structure on one of the parcels.
- The request requires Annexation, Rezoning, Preliminary Plat of Subdivision and Variations.

Development Analysis:

Land Use/Zoning

- The site is currently zoned A-1 in McHenry County. The petitioner is requesting to rezone the property to R-3A, upon annexation. This is an acceptable zoning district for single-family residential.
- The land use map shows the area as Urban Residential. This is an appropriate land use designation for single-family residences.

Subdivision

- The petitioner is proposing 62 single-family lots.
- Kent Avenue would be extended into this new subdivision. Also, Oak Hollow Road would be constructed to provide a through street between Pingree Road and Crystal Lake Avenue.
- Lots 17 (an existing home-site lot) and Lot 18 do not meet the minimum lot width Lot 53 (being a corner lot is required to be 15% larger than the standard lot) does not meet the minimum lot area. The petitioner has requested variations for these 3 lots.
- The petitioner has located the infiltration basins around the site to capture and retain the on-site storm water.

Landscape

- The petitioner has submitted a preliminary landscape plan, which illustrates the required street trees. A final landscape plan will be presented with the final plat of subdivision.
- The petitioner provided a tree survey, which required 157 trees to be replaced. 157 trees are being shown on the landscape plan.

Building Elevations

- DR Horton has provided elevations for 6 home models. Two of the models are ranch style homes and the other 4 are two-story homes.
- The ranch model home is wider and requires the variation to the combined side yard setbacks. The typical side yard setbacks are a minimum of 7 feet and a combined total of 18 feet. For the ranch style homes, which they anticipate to be 20% of the project, the combined side yards would be 14 feet. Conditions limit this to 12 lots total and no two ranch homes can be adjacent to each other.
- Elevation D homes use brick or stone around the base and columns. The brick or stone wraps around the corners 2 feet. Ashton Pointe was permitted a 1-foot wrap, so these homes are providing an additional foot.

- All elevations have a 1-foot roof overhang, windows on all sides, shutters or 4" wide trim around all windows and decorative attic vents.
- The two-story elevations have a "band board" between the first and second floors to break up the large expanse of the facades especially on the sides. Ashton Pointe's Ryland homes were approved without a "band board".
- New housing subdivisions are required to meet the two mandatory criteria and at least three of the optional criteria. The architectural plans submitted meet the criteria.

Findings of Fact:

ZONING ORDINANCE VARIATION

The petitioner is requesting variations from

- Section 3-200 5 from the required lot width for Lots 17, 18 and 53, and the combined side yard setbacks to allow 14 feet for ranch home lots;
- Section 4-100 D 2 from the required horizontal curve radius of 200 feet to allow 85 feet and 100 feet;
- Section 5-200 G 2 b xxii from the growth management plan requirements.

The Unified Development Ordinance lists specific standards for the review and approval of a variation. The granting of a variation rests upon the applicant proving practical difficulty or hardship caused by the Ordinance requirements as they relate to the property. To be considered a zoning hardship, the specific zoning requirements; setbacks, lot width and lot area must create a unique situation on this property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing.

Standards

When evidence in a specific case shows conclusively that literal enforcement of any provision of this Ordinance would result in a practical difficulty or particular hardship because:

a. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.

☐ *Meets* ☐ *Does not meet*

b. Also, that the variation, if granted, will not alter the essential character of the locality.

☐ *Meets* ☐ *Does not meet*

For the purposes of supplementing the above standards, the Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

a. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;

☐ *Meets* ☐ *Does not meet*

b. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;

☐ *Meets* ☐ *Does not meet*

c. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or

☐ *Meets* ☐ *Does not meet*

d. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.

☐ *Meets* ☐ *Does not meet*

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the variation be denied.

DESIGN CRITERIA

The UDO specifies specific design criteria for new development. There are 10 criteria groups and the site must meet a minimum of 6 of those. Staff has reviewed the proposed development against the standards listed and has made a determination if the project meets the overall criteria group. The results are as follows:

1. Orientation of Dwelling (mandatory)
   ☒ Meets ☐ Does not meet ☐ Not Applicable

   The dwelling units have front doors that face the street.

2. Entry feature porch or stoop (optional)
   ☒ Meets ☐ Does not meet ☐ Not Applicable

   Porches and stoops have been provided.

3. Garages (optional)
   ☐ Meets ☒ Does not meet ☐ Not Applicable

   The garages shall not be more than 45% of the house width, the garages are approximately 50% of the house width. The developer has added trim around the doors to help better define it as an architectural element of the elevation.

4. Building foundations (optional)
   ☒ Meets ☐ Does not meet ☐ Not Applicable

5. Roofs and rooflines (optional)
   ☒ Meets ☐ Does not meet ☐ Not Applicable

6. Windows and entryways (optional)
   ☒ Meets ☐ Does not meet ☐ Not Applicable

7. Exterior finish materials (mandatory)
   ☒ Meets ☐ Does not meet ☐ Not Applicable

The request meets the UDO Design Criteria.

Comprehensive Land Use Plan 2020 Vision Summary Review:
The Comprehensive Plan designates the subject property as Urban Residential, which allows for existing and future homes. The following goals are 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: Encourage a diversity of housing types throughout the city, which satisfy wide-range needs for all persons regardless of age, race, religion, national origin, physical ability and economic level for existing and future city residents.
Success Indicator: Approval of single-family residential developments.

Housing – Single-Family Housing
Goal: Promote strong neighborhoods by preserving their character and historical significance and ensuring that they are well served by a variety of community facilities and services.

This can be accomplished with the following supporting action:
Supporting Action: Encourage the development of single family neighborhoods.
Success Indicator: Number of new single family permits.

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 (DRH Cambridge Homes, Inc., received 03/16/15)
   B. ALTA / ASCM Land Title Survey (R.E. Allen and Associates, dated 01/29/15, received 03/16/15)
   C. Preliminary Plat / Site Plan (Pearson Brown, dated 03/09/15, received 04/02/15)
   D. Preliminary Engineering Plans (Pearson Brown, dated 03/09/15, received 03/16/15)
   E. Preliminary Landscape Plan (Dickson Design, dated 03/16/15, received 03/16/15)
   F. Tree Survey (R.E. Allen, dated 02/27/15, received 03/16/15)
   G. House Elevations (Premier Architecture, Inc. dated 04/28/15, received 04/29/15)

2. The petitioner shall prepare all final documents for review including, but not limited to; a Final Plat of Subdivision, Final Landscape Plan and Final Engineering Plans and Reports.

3. Building Elevations
   A. A maximum of 20% of the lots (12) shall contain ranch homes.
   B. Comply with the anti-monotony standards.

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

2015 20

City of Crystal Lake
Development Application

Office Use Only
File # _____

Project Title: Oak Hollow Subdivision

RECEIVED
MAR 16 2015
BY: _____

Action Requested

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

Petitioner Information

Name: DRH Cambridge Homes, Inc.
Address: 800 S. Milwaukee Ave. #250
Libertyville, IL 60048
Phone: 847-984-4418
Fax: 800-436-1077
E-mail: jetruesdell@drhorton.com

Owner Information (if different)

Name: Please see signature page
Address: _____
Phone: _____
Fax: _____
E-mail: _____

Property Information

Project Description: This is a 21 acre site contiguous to Crystal Lake and depicted on the Comprehensive Plan as 0-4 units per acre. The proposed plan contemplates 64 single family lots in the R-3A Zoning District

Project Address/Location: 64 Kent Ave, Crystal Lake, IL 60014

PIN Number(s): SEE ATTACHED

Development Team

Please include address, phone, fax and e-mail

Developer: ORH Cambridge Homes, Inc, 800 S. Milwaukee Ave, #250 Libertyville, IL 60048

Architect: _____

Attorney: Harold Francke, Meltzer, Purtill & Stelle, LLC

Engineer: Ronald Adams, Pearson, Brown & Assoc.

Landscape Architect: Sharon Dickson, Dickson Design Studio

Planner: Ronald Adams, Pearson, Brown & Assoc.

Surveyor: R.E. Allen & Assoc

Other: Urban Forest Management

See attached sheet for additional details

Signatures

_____ 3/16/15

PETITIONER: Print and Sign name (*If different from owner*) Date

As owner of the property in question, I hereby authorize the seeking of the above requested action.

SEE FOLLOWING PAGE

OWNER: Print and Sign name Date

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

Jeffrey Schroeder and Adrian Schroeder, as Co-Trustees of the Evelyn P. Schroeder Declaration of Trust Dated April 20, 1992

By: Jeffrey Schroeder Co-Trustee

Adrian J Schroeder CO TRUSTEE P.I.C. REAL ESTATE

Date: 3.6.15

Chicago Title and Trust as Successor Trustee to North Star Trust Company, as Trustee of Trust Number 02-5614

By: Laurel D Thorpe

Name: LAUREL D. THORPE

Its: ASSISTANT VICE PRESIDENT

Date: 3/9/15

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be asserted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

Schroeder Property PIN Numbers

19-04-202-021

19-04-202-022

19-04-202-023

19-04-203-001

19-04-203-002

19-04-203-003

19-04-203-004

19-04-203-005

DEVELOPMENT TEAM INFORMATION

Developer:

James Truesdell
DRH Cambridge Homes, Inc.
800 S. Milwaukee Ave., Suite 250
Libertyville, IL 60048
Phone: (847) 984-4418
Fax: (800) 436-1077
E-mail: jetruesdell@drhorton.com

Attorney:

Harold Francke, Esquire
Meltzer, Purtill & Stelle LLC
1515 E. Woodfield Rd. Second Floor
Schaumburg, IL 60606-6704
Phone: (847) 330-6068
Fax: (847) 330-1231
E-Mail: hfrancke@mpslaw.com

Engineer:

Ronald Adams
Pearson Brown & Associates
1850 W. Winchester Road, Suite 205
Libertyville, Illinois 60048
Phone: (847) 367-6707
Fax: (847) 367-2567
E-mail: radams@pearsonbrown.com

Landscape Architect:

Sharon Dickson
Dickson Design Studio
Phone: 847-878-4019
E-mail: www.dicksondesignstudio.com

Planner:

Ronald Adams
Pearson Brown & Associates
1850 W. Winchester Road, Suite 205
Libertyville, Illinois 60048
Phone: (847) 367-6707
Fax: (847) 367-2567
E-mail: radams@pearsonbrown.com

Surveyor:

R.E. Allen & Assoc.
1015 N. Corporate Circle, Suite C
Grayslake, IL 60030
Phone: (847) 223-0914
Fax: (847) 223-0980

Tree Survey:

Todd Sinn
Urban Forest Management, Inc.
960 Route 22, Suite 207
Fox River Grove, IL 60021
Phone: (847) 516-9708
E-mail: ufminc@sbcglobal.net

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION OF
DRH Cambridge Homes, Inc.

LEGAL NOTICE

Notice is hereby given in compliance with the Unified Development Ordinance of the City of Crystal Lake, Illinois that a public hearing will be held before the Planning and Zoning Commission upon the application by James Truesdell with DRH Cambridge Homes, Inc., for the Rezoning, Preliminary Plat of Subdivision and Variations, relating to the property at around 64 Kent, at the end of John Street and Kent Avenue and eastward to Oak Hollow Road in Crystal Lake, Illinois 60014. PINs: 19-04-202-021, -022, -023; 19-04-203-001, -002, -003, -004, -005.

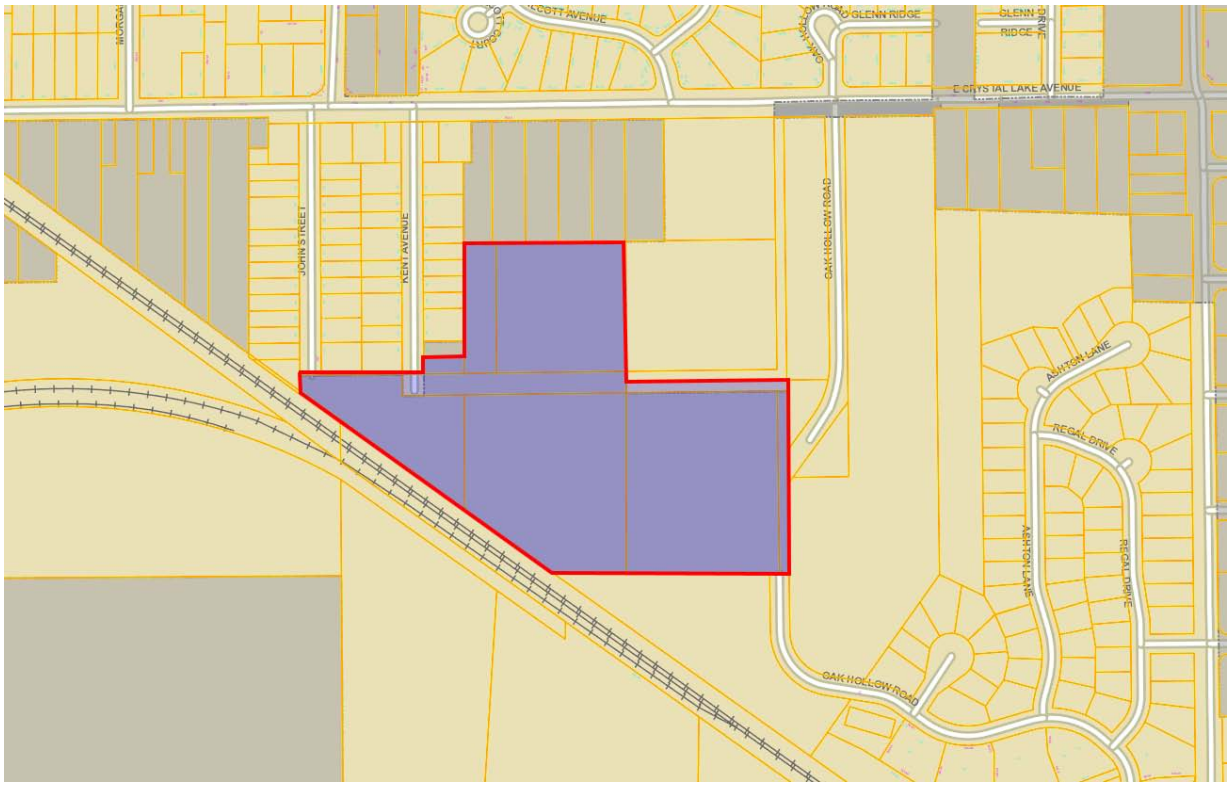
This application is filed for the purpose of seeking a Rezoning after annexation to R-3A Two-Family Residential; a Preliminary Plat of Subdivision for a 62-lot single-family home subdivision; variations from Article 4-100 D 2 from the required horizontal curve radius; Article 3-200 5. from the required lot width for Lot 53, from the combined side yard setbacks to allow 14 feet for the ranch model homes, and the minimum lot width for Lots 17 and 18; Article 5-200 G 2 b xxii from the growth management plan requirement, as well as any other variations as necessary to approve the plans as presented pursuant to Article 3-200 5., Article 5, and Article 9-200. Plans for this project can be viewed at the Crystal Lake Community Development Department at City Hall.

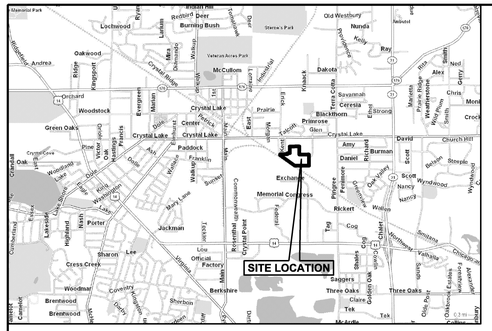
A public hearing before the Planning and Zoning Commission for this request will be held at 6:30 p.m. on Wednesday April 22, 2015, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Tom Hayden, Chairperson
Planning and Zoning Commission
City of Crystal Lake

(Published in the Northwest Herald April 6, 2015.) NW 6299

PIQ Map


E CRYSTAL LAKE AVENUE
JOHN STREET
KENT AVENUE
OAK HOLLOW ROAD
ASHTON LANE
REGAL DRIVE
OAK HOLLOW ROAD



LOCATION MAP NORTH

LEGEND

EXISTING	PROPOSED		EXISTING	PROPOSED	
		SANITARY SEWER			CENTER LINE
		FORCE MAIN			EASEMENT
		STORM SEWER			BUILDING SETBACK
		P.V.C. STORM SEWER			CURB & GUTTER
		COMBINED SEWER			CURB & REVERSE GUTTER PITCH
		DRAIN TILE			DEPRESSED CURB & GUTTER
		WATER MAIN			GUARD RAIL
		TRENCH BACKFILL			FENCE
		MANHOLE			RETAINING WALL
		CATCH BASIN			CURB RAMP
		INLET			DRIVEWAY HAND
		2' STORM MANHOLE			SIGN
		INLET MANHOLE	MB	MB	MAIL BOX
		FLARED END SECTION			SOIL BORING
		HEAD WALL			DECIDIOUS TREE, DIAMETER
	LS	LIFT STATION			EVERGREEN TREE, HEIGHT
		CLEAN-OUT	T/F 600.00	T/F 600.00	TOP OF FOUNDATION
		METER VAULT	F/G 600.00	F/G 600.00	FINISHED GRADE
		VALVE VAULT	+600.00	+600.00	SPOT ELEVATION
		VALVE BOX	T/C 600.00	T/C 600.00	TOP OF CURB ELEVATION
		BUFFALO BOX	F/L 600.00	F/L 600.00	FLOW LINE OF GUTTER
		FIRE HYDRANT	600	600	CONTOUR
		CONFLICT			DITCH
		CROSSING			DRAINAGE FLOW
		TRIPLE BASIN			OVERLAND FLOW
	GB	GREASE BASIN	R-600.00	R-600.00	RIM ELEVATION
C	C	GAS MAIN	I-600.00	I-600.00	INVERT ELEVATION
E	E	ELECTRIC CABLE			WETLAND LIMIT
T	T	TELEPHONE CABLE			WETLAND BUFFER LINE
F	F	FIBER OPTIC CABLE			RIDGE LINE
C	C	CABLE			BASE FLOOD ELEVATION LINE
		STREET LIGHT			F.E.M.A. FLOODPLAIN LINE
		UTILITY POLE			
		PEDESTAL			
		TRANSFORMER			
		GAS VALVE			
E	E	ELECTRIC BOX			
T	T	TELEPHONE MANHOLE			
F	F	FIBER OPTIC MANHOLE			
T	T	TRAFFIC SIGNAL BOX			
		TRAFFIC SIGNAL			

NORTH

SCALE: 1" = 60'

SITE DATA

	ACRES	PERCENT
TOTAL SITE AREA	20.69	100.00
AREA IN RIGHT OF WAY	4.43	21.41
AREA IN OPEN SPACE	4.77	23.06
AREA IN LOTS	11.49	55.53

TOTAL NUMBER OF LOTS = 62
GROSS SITE DENSITY = 3.00 D.U./AC. (62 D.U. / 20.69 AC.)

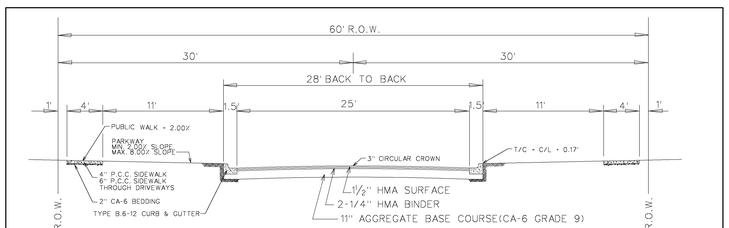
MINIMUM LOT SIZE = 7,200 SQ.FT.
MINIMUM LOT WIDTH = 65 FT. *
MINIMUM LOT DEPTH = 105 FT.

MINIMUM BUILDING SETBACKS:
FRONT YARD = 30 FT.
SIDE YARD CORNER = 30 FT.
SIDE YARD INTERIOR = 7 FT. / 18 FT. TOTAL **
REAR YARD = 20 FT.

PROPOSED ZONING = R-3A

NOTES:
* LOTS 17 AND 18 EXCEED MINIMUM LOT SIZE, WITH A NON CONFORMING WIDTH.

** RANCH HOMES SHALL BE 7 FT. MINIMUM AND 14 FT. TOTAL.



60' R.O.W. PAVEMENT DETAIL

OAK HOLLOW

CRYSTAL LAKE, ILLINOIS

PEARSON,BROWN & ASSOCIATES,INC.
CONSULTING ENGINEERS
1850 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pba@pbaeng.com

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DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 03/09/15

DESCRIPTION | DATE | BY

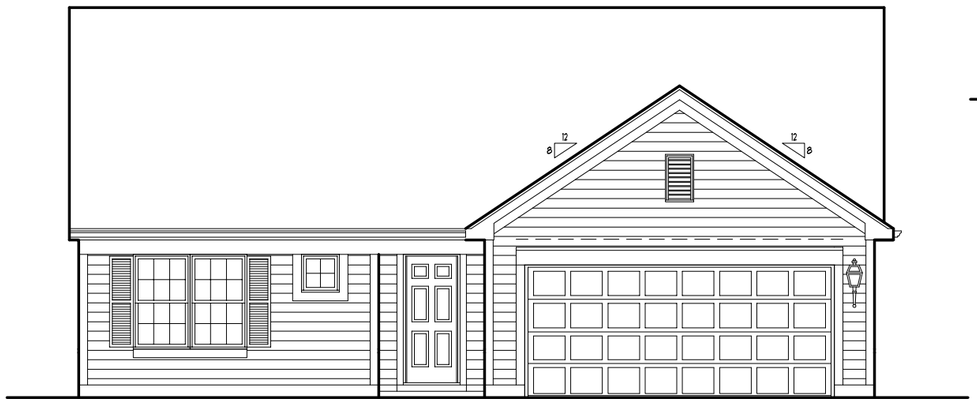
REVISIONS

PRELIMINARY SITE PLAN

DEVELOPER: D.R. HORTON
800 MILWAUKEE AVENUE
LIBERTYVILLE, IL. 60048
PHONE: (847) 362-9100

SHEET NUMBER 1 OF 3 SHEETS

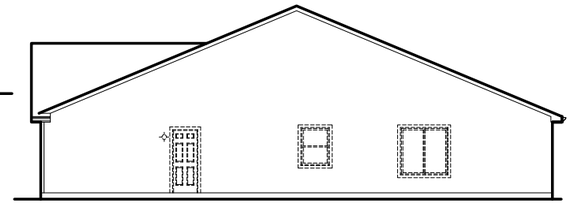
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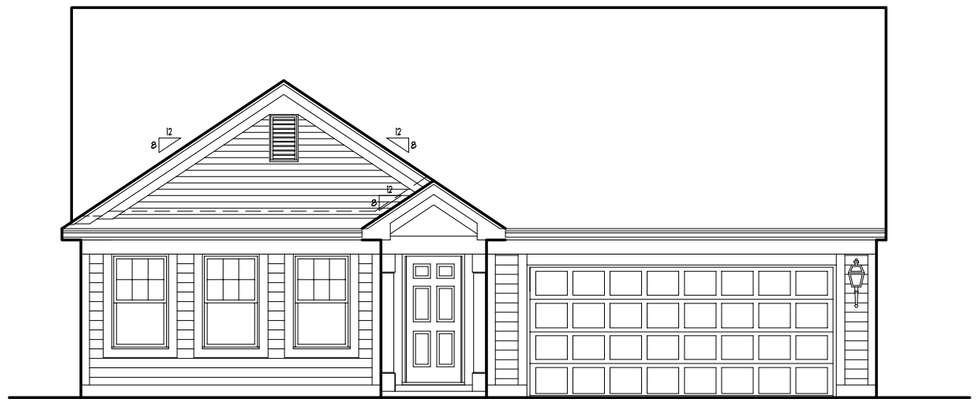
ELEVATION "A"



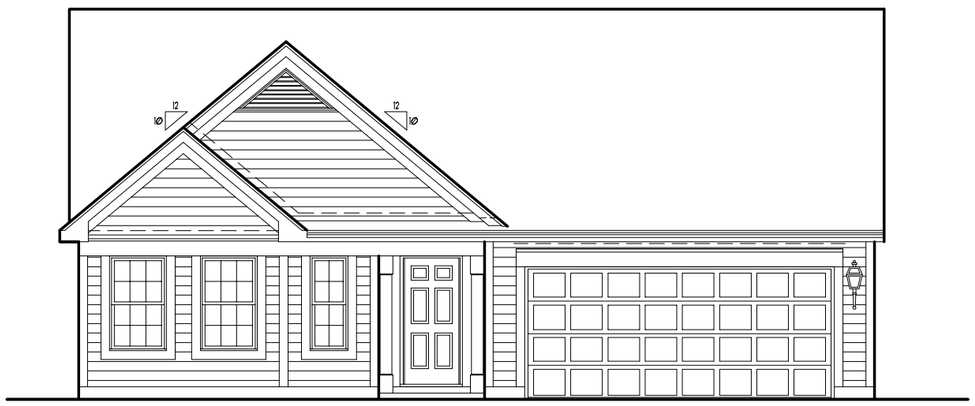
TYPICAL LEFT ELEVATION



TYPICAL RIGHT ELEVATION

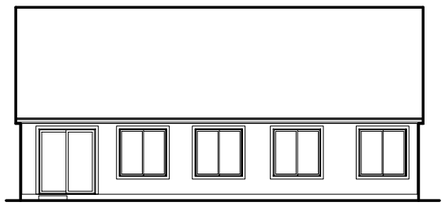


ELEVATION "B"

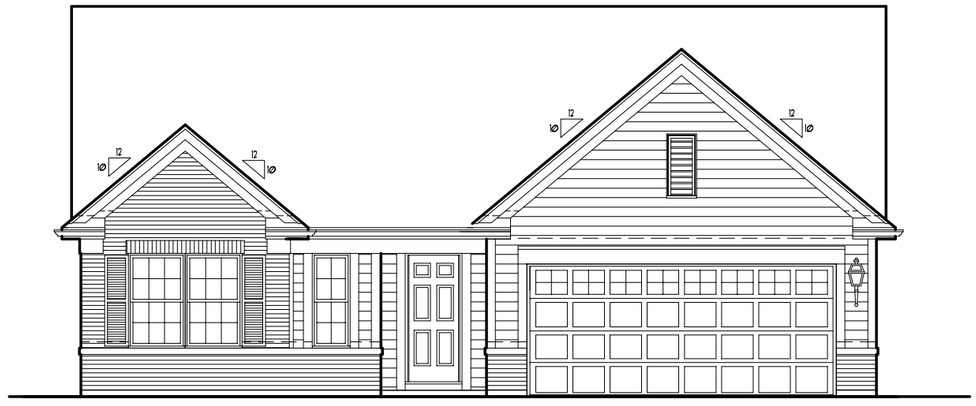


ELEVATION "C"

1805



TYPICAL REAR ELEVATION



ELEVATION "D"

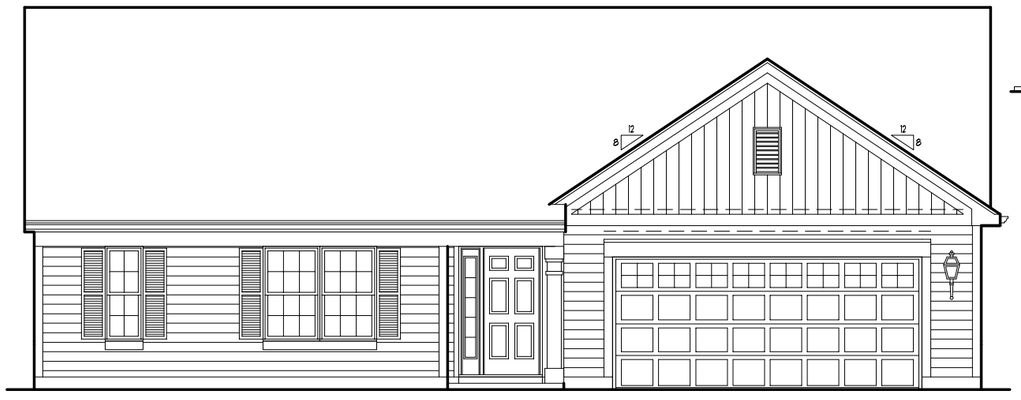
HORIZON SERIES

Crystal Lake, IL

D·R·HORTON® DHI Listed NYSE America's Builder

04-08-15

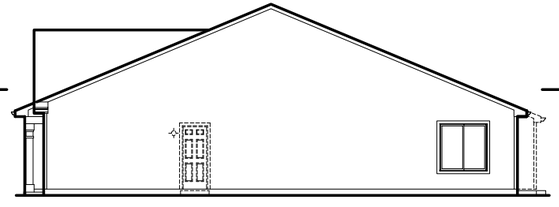
Premier Architecture, Inc.
P.O. BOX 578, HUNTLEY, IL 60142 (847) 877-6150



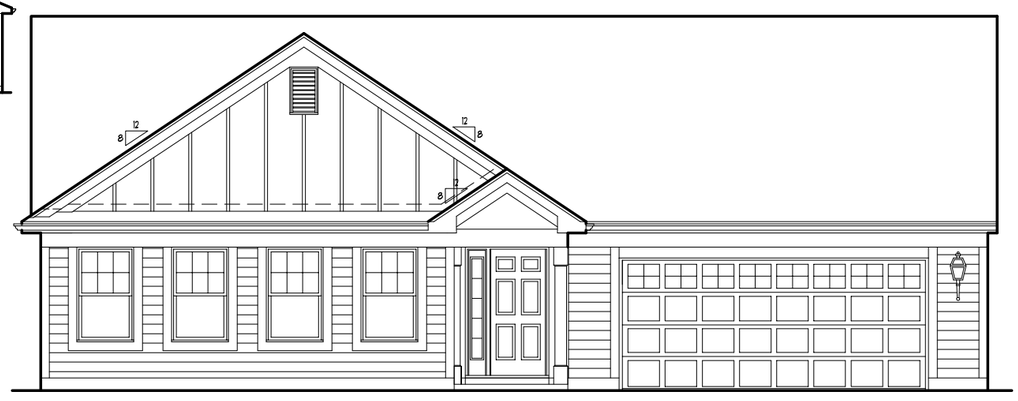
ELEVATION "A"



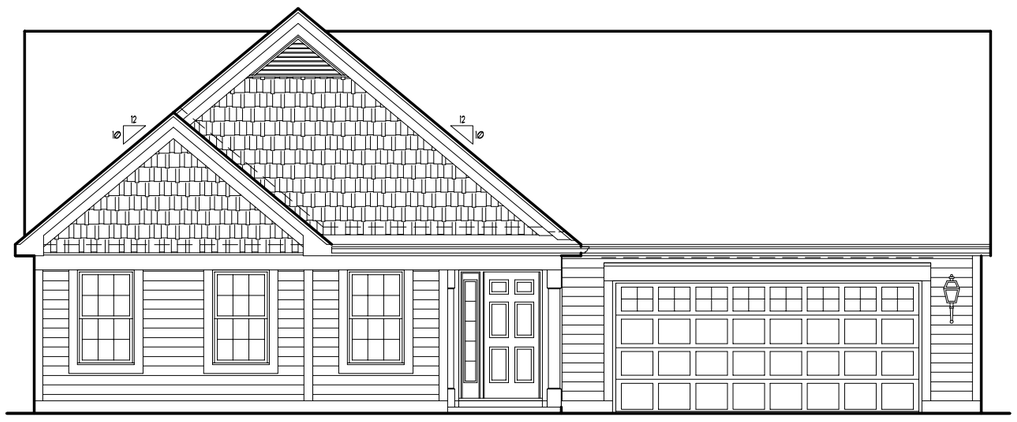
TYPICAL LEFT ELEVATION



TYPICAL RIGHT ELEVATION

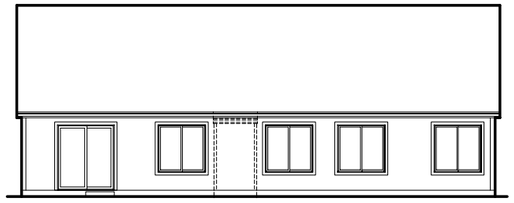


ELEVATION "B"

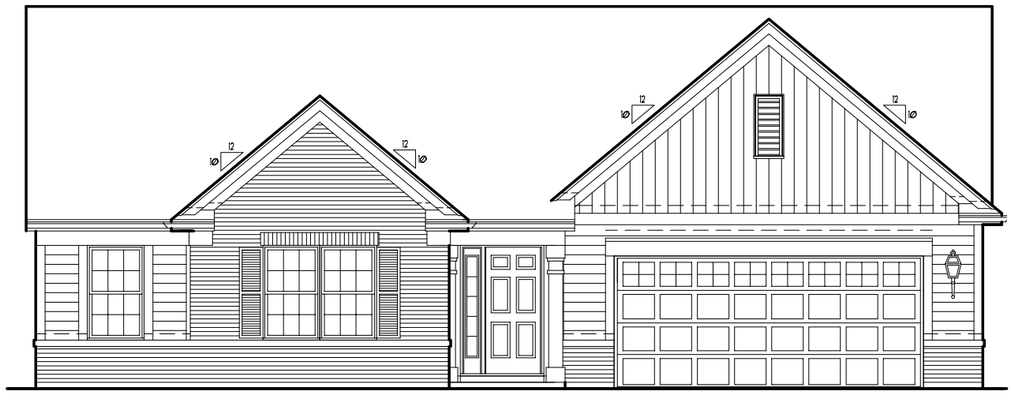


ELEVATION "C"

2045



TYPICAL REAR ELEVATION



ELEVATION "D"

HORIZON SERIES

Crystal Lake, IL

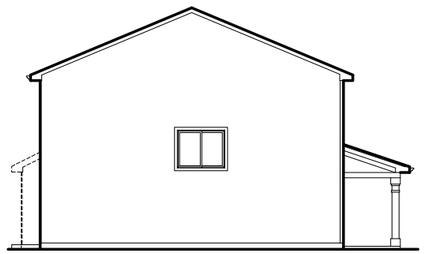
D·R·HORTON® DHI Listed NYSE America's Builder

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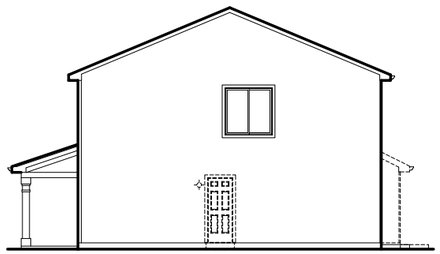
Premier Architecture, Inc.
P.O. BOX 578, HUNTLEY, IL 60142 (847) 877-6150



ELEVATION "A"



TYPICAL LEFT ELEVATION



TYPICAL RIGHT ELEVATION

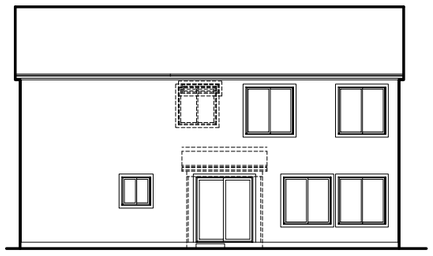


ELEVATION "B"



ELEVATION "C"

2117



TYPICAL REAR ELEVATION



ELEVATION "D"

HORIZON SERIES

Crystal Lake, IL

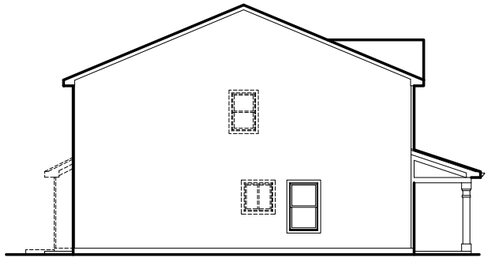
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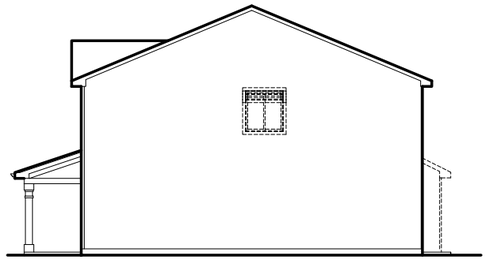
Premier Architecture, Inc.
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ELEVATION "A"



TYPICAL LEFT ELEVATION



TYPICAL RIGHT ELEVATION

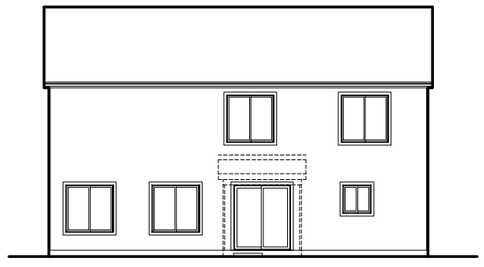


ELEVATION "B"



ELEVATION "C"

2428



TYPICAL REAR ELEVATION



ELEVATION "D"

HORIZON SERIES

Crystal Lake, IL

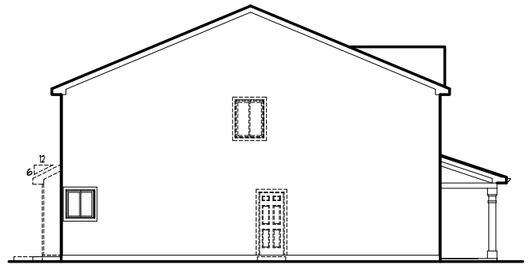
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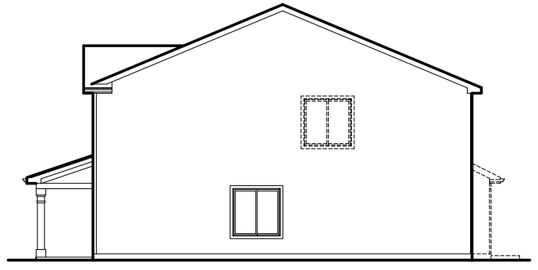
Premier Architecture, Inc.
P.O. BOX 578, HUNTLEY, IL 60142 (847) 877-6150



ELEVATION "A"



TYPICAL LEFT ELEVATION



TYPICAL RIGHT ELEVATION

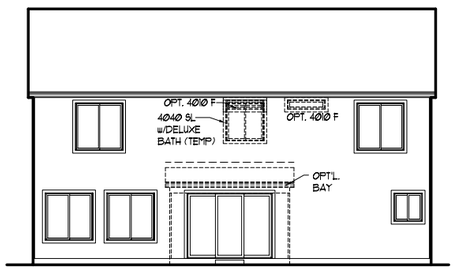


ELEVATION "B"



ELEVATION "C"

2799



TYPICAL REAR ELEVATION



ELEVATION "D"

HORIZON SERIES

Crystal Lake, IL

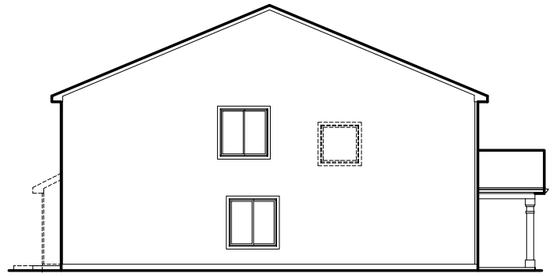
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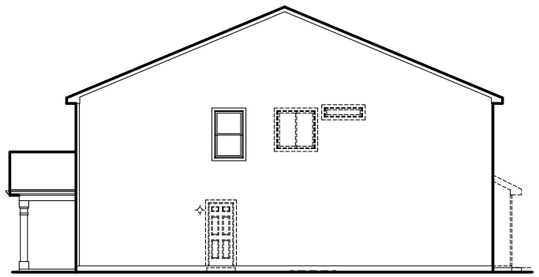
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ELEVATION "A"



TYPICAL LEFT ELEVATION



TYPICAL RIGHT ELEVATION

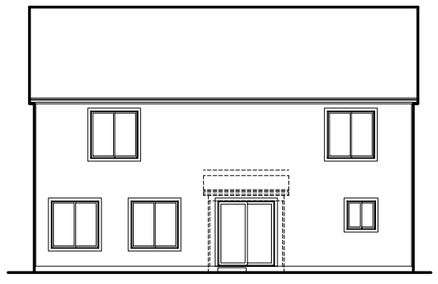


ELEVATION "B"



ELEVATION "C"

3018



TYPICAL REAR ELEVATION



ELEVATION "D"

HORIZON SERIES

Crystal Lake, IL

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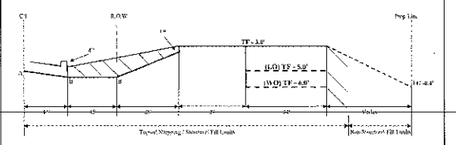
INFILTRATION BASIN REQUIREMENTS				
INFILTRATION BASIN	VOLUME REQUIRED AT 0.50 CFS RELEASE	EXISTING DEPRESSIONAL VOLUME	TOTAL REQUIRED VOLUME	TOTAL PROVIDED VOLUME
1A & 1B	2.47 AC-FT	0.77 AC-FT	3.24 AC-FT	3.29 AC-FT
2A & 2B	4.43 AC-FT	1.25 AC-FT	5.68 AC-FT	7.48 AC-FT
3	3.20 AC-FT	0.78 AC-FT	3.98 AC-FT	3.99 AC-FT

EXISTING INFILTRATION RATES BASED ON 1.07 IN/HR FROM KETTLE BOTTOM ZONES
EXAMPLE: 1.07 IN/HR RATE OVER 0.50 ACRE KETTLE BOTTOM AREA = 0.54 CFS
PEAK VOLUME FROM 1 THROUGH 24 HOUR EVENTS USED FOR EXISTING TOTALS

PROPOSED INFILTRATION VOLUME BASED ON 0.5 CFS RELEASE FROM EACH KETTLE ZONE
PROPOSED VOLUME TOTALS ARE BASED ON 150% OF THE PEAK VOLUME REACHED IN BASINS FROM THE 100YR, 24 HOUR EVENT

TYPICAL SECTION - MASS EARTHWORK

Crystal Lake
Northern
3/6/2015



LEGEND:

-- -- Non-Structural Fill
—— Mass Grading Line and Structural Fill / Topsoil Stripping Limits
—— Sewer Spoil / Utilities not installed
A Roadway Section - 13.5" / 11.5" Surface, 2" Binder, 12" agg base

NORTH
SCALE: 1" = 60'

OAK HOLLOW
CRYSTAL LAKE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1650 W. WINCHESTER ROAD - SUITE 205
LIBERTYVILLE, IL. 60048
PHONE: (847) 367-6707
FAX: (847) 367-2567
E-MAIL ADDRESS: pbinc@pearsonbrown.com

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DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 03/09/15

DESCRIPTION	DATE	BY
REVISIONS		

PRELIMINARY GRADING PLAN

DEVELOPER: D.R. HORTON
800 MILWAUKEE AVENUE
LIBERTYVILLE, IL. 60048
PHONE: (847) 362-9100

SHEET NUMBER
2
OF 3 SHEETS

JOB No. 1502

RECEIVED
MAR 16 2015
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2015 20

NORTH

SCALE: 1" = 60'

OAK HOLLOW

CRYSTAL LAKE, ILLINOIS

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS
1950 W. WINCHESTER ROAD - SUITE 205
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DESIGNED BY: R.A.A.
DRAWN BY: A.K.Z.
CHECKED BY: A.K.Z.
ORIGINAL ISSUE: 03/09/15

DESCRIPTION

DATE BY

REVISIONS

PRELIMINARY UTILITY PLAN

DEVELOPER: D.R. HORTON
800 MILWAUKEE AVENUE
LIBERTYVILLE, IL. 60048
PHONE: (847) 362-9100

SHEET NUMBER
3
OF 3 SHEETS

JOB No. 1502

GENERAL LANDSCAPE NOTES

CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.

CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.

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.

F. MAINTENANCE AND CARE OF PLANT MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING (IF NECESSARY), DEAD-HEADING, WEEDING, AND MULCHING.

LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.

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.

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.

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.

ALL PLANTING ISLANDS SHALL BE MOUNDED TO A CENTER HEIGHT OF TWELVE INCHES (12").

ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.

ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).

LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.

LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.

CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.

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.

IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.

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.

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.

CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.

CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.

ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), UNLESS OTHERWISE NOTED ON THE PLAN.

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.

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.

CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.

(IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:
D.R. HORTON / CAMBRIDGE HOMES
800 SOUTH MILWAUKEE AVENUE, SUITE 250
LIBERTYVILLE, IL

CONTACT: JIM TRUESDELL / KEITH BLAIS

SURVEYOR:
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1015 NORTH CORPORATE CIRCLE, SUITE C
GRAYSLAKE, IL 60030
(TEL) 847 223-0914

CONTACT: BRYAN J. LEE

ARBORIST:
URBAN FOREST MANAGEMENT

960 IL ROUTE 22, SUITE 207
FOX RIVER GROVE, IL 60021
TEL (847) 516-9708

CONTACT: TODD SINN

CIVIL ENGINEER:
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LIBERTYVILLE, IL 60048
TEL (847) 367-6707

CONTACT: RON ADAMS

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
526 SKYLINE DRIVE
ALGONQUIN, IL 60102
TEL (847) 878-4019

CONTACT: SHARON DICKSON

SHEET KEY

L0.1 GENERAL LANDSCAPE NOTES
DETENTION / NATURAL AREAS NOTES
PROJECT TEAM

L0.2 PLANT & MATERIALS LIST
PLANT SYMBOLS KEY
PLANT COUNT CALCULATIONS
PLANTING DETAILS

L1.0 OVERALL LAND DEVELOPMENT LANDSCAPE PLAN
CONTEXT MAP

L1.1 LAND DEVELOPMENT LANDSCAPE PLAN

L1.2 LAND DEVELOPMENT LANDSCAPE PLAN

L1.3 LAND DEVELOPMENT LANDSCAPE PLAN (A & B)

2015 20

RECEIVED
MAR 16 2015
BY:

dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

D.R. HORTON / CAMBRIDGE HOMES
LIBERTYVILLE, IL

PLAN DATE

MARCH 16, 2015

REVISIONS

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PROJECT NAME AND SHEET TITLE

OAK HOLLOW
CRYSTAL LAKE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L0.1

PLANT & MATERIALS LIST

NOTE!
ACTUAL PLANT QUANTITIES, SIZES, AND BOTANIC/COMMON NAMES SHALL BE PROVIDED AT TIME OF FINAL LANDSCAPE PLAN.

PLANT SYMBOLS KEY

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

EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS

SHADE / CANOPY TREES, 2.5"+ CALIPER

ORNAMENTAL TREES, 8'-10'+ TALL

EVERGREEN TREES, 6'-10'+ TALL

LARGE, DECIDUOUS SHRUBS, 36"-48" TALL

SMALL, DECIDUOUS SHRUBS, 18"-24" TALL

SMALL, EVERGREEN SHRUBS, 24" TALL/WIDE

LARGE, ORNAMENTAL GRASS, 3 GALLON

SMALL ORNAMENTAL GRASS, 1 GALLON

PERENNIAL FLOWERS & GROUNDCOVER, 1 GALLON

PLANT COUNT CALCULATIONS

NOTES!
ALL EXISTING TREES ONSITE SHALL BE REMOVED.

PER VILLAGE ORDINANCE, PER TREE REPLACEMENT CALCULATIONS (SEE CALCULATIONS CHART ALSO PREPARED BY DICKSON DESIGN STUDIO, INC.), TOTAL REPLACEMENTS REQUIRED:

157 TREES

PRELIMINARY PLAN PROPOSES THE FOLLOWING TREE QUANTITIES (NOT INCLUDING PARKWAY TREES), THESE ARE BEING REQUESTED, TO BE APPLIED TOWARDS FULFILLING THE REQUIRED TREE REPLACEMENTS:

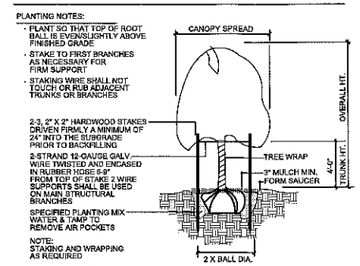
33 CANOPY TREES

82 UNDERSTORY / ORNAMENTAL TREES

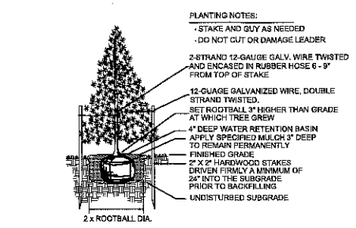
42 EVERGREEN TREES

157 TOTAL PROPOSED TREES

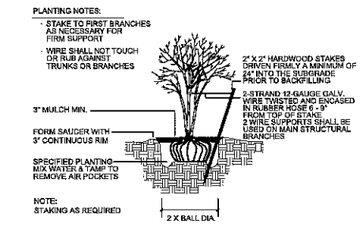
PLANTING DETAILS



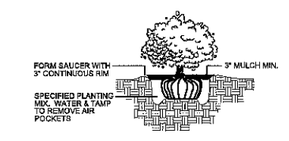
TREE PLANTING & STAKING
NOT TO SCALE



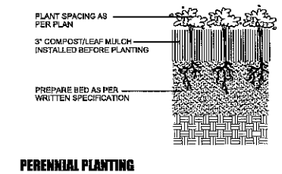
EVERGREEN TREE PLANTING
NOT TO SCALE



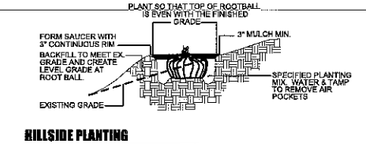
MULTI-TRUNK TREE STAKING
NOT TO SCALE



SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING
NOT TO SCALE



HILLSIDE PLANTING
NOT TO SCALE

dickson design STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

D.R. HORTON / CAMBRIDGE HOMES
LIBERTYVILLE, IL

PLAN DATE

MARCH 16, 2015

REVISIONS

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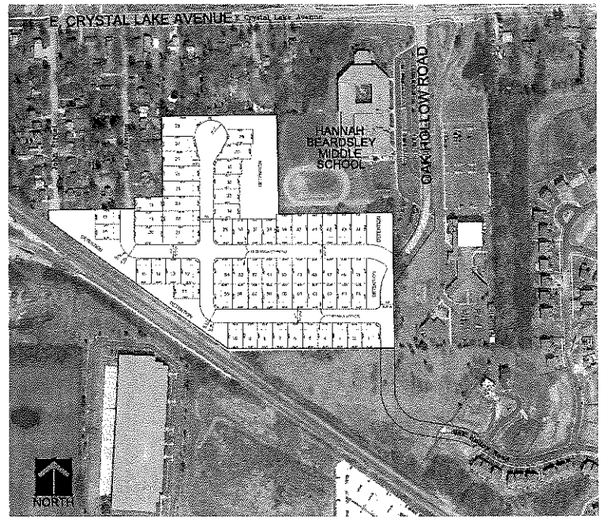
PROJECT NAME AND SHEET TITLE

OAK HOLLOW
CRYSTAL LAKE, IL

PRELIMINARY LANDSCAPE PLAN

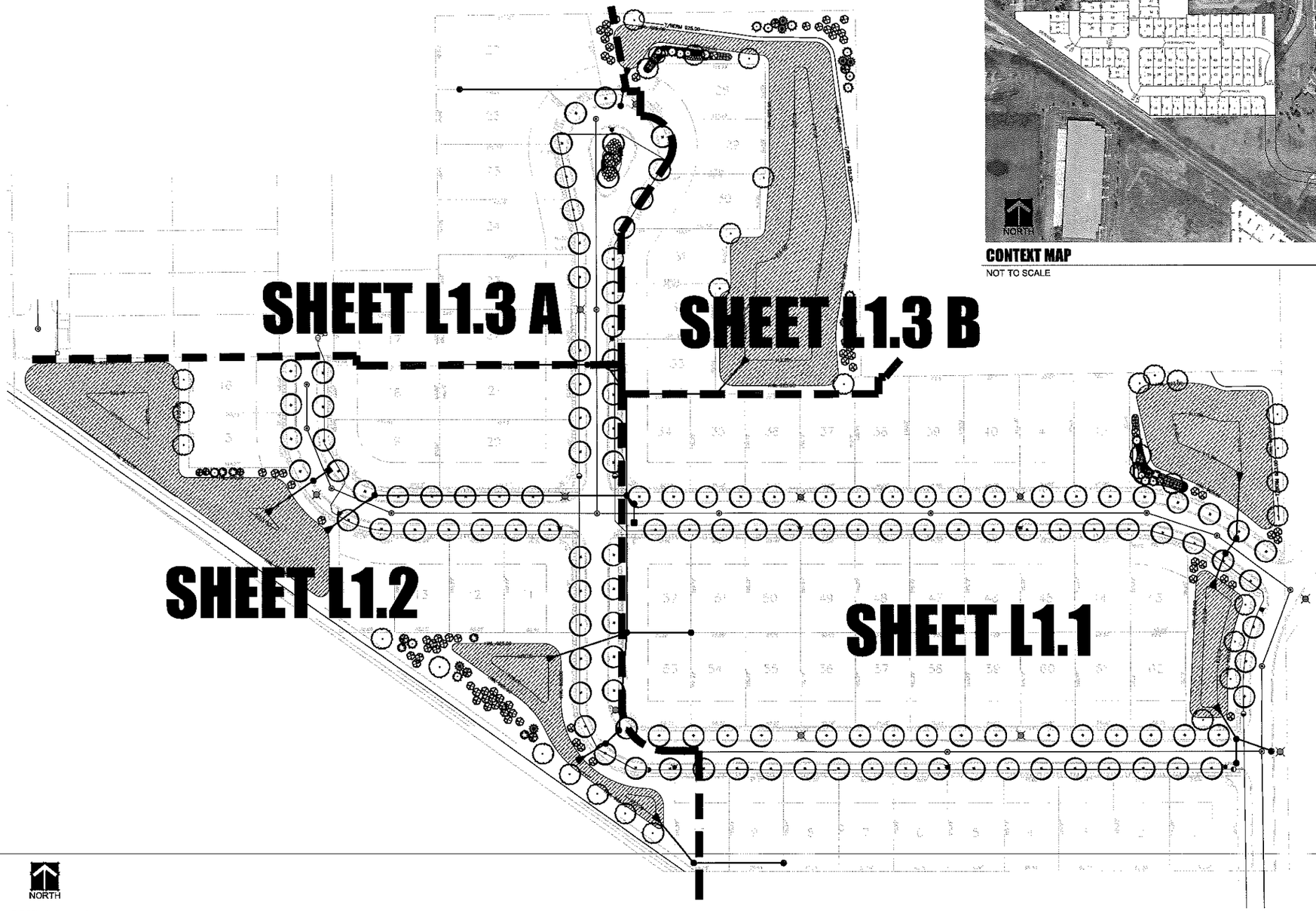
SHEET NUMBER

L0.2



CONTEXT MAP

NOT TO SCALE



LAND DEVELOPMENT LANDSCAPE PLAN - SHEET KEY

SCALE: 1" = 60'-0"

dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

D.R. HORTON / CAMBRIDGE HOMES

LIBERTYVILLE, IL

PLAN DATE

MARCH 16, 2015

REVISIONS

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PROJECT NAME AND SHEET TITLE

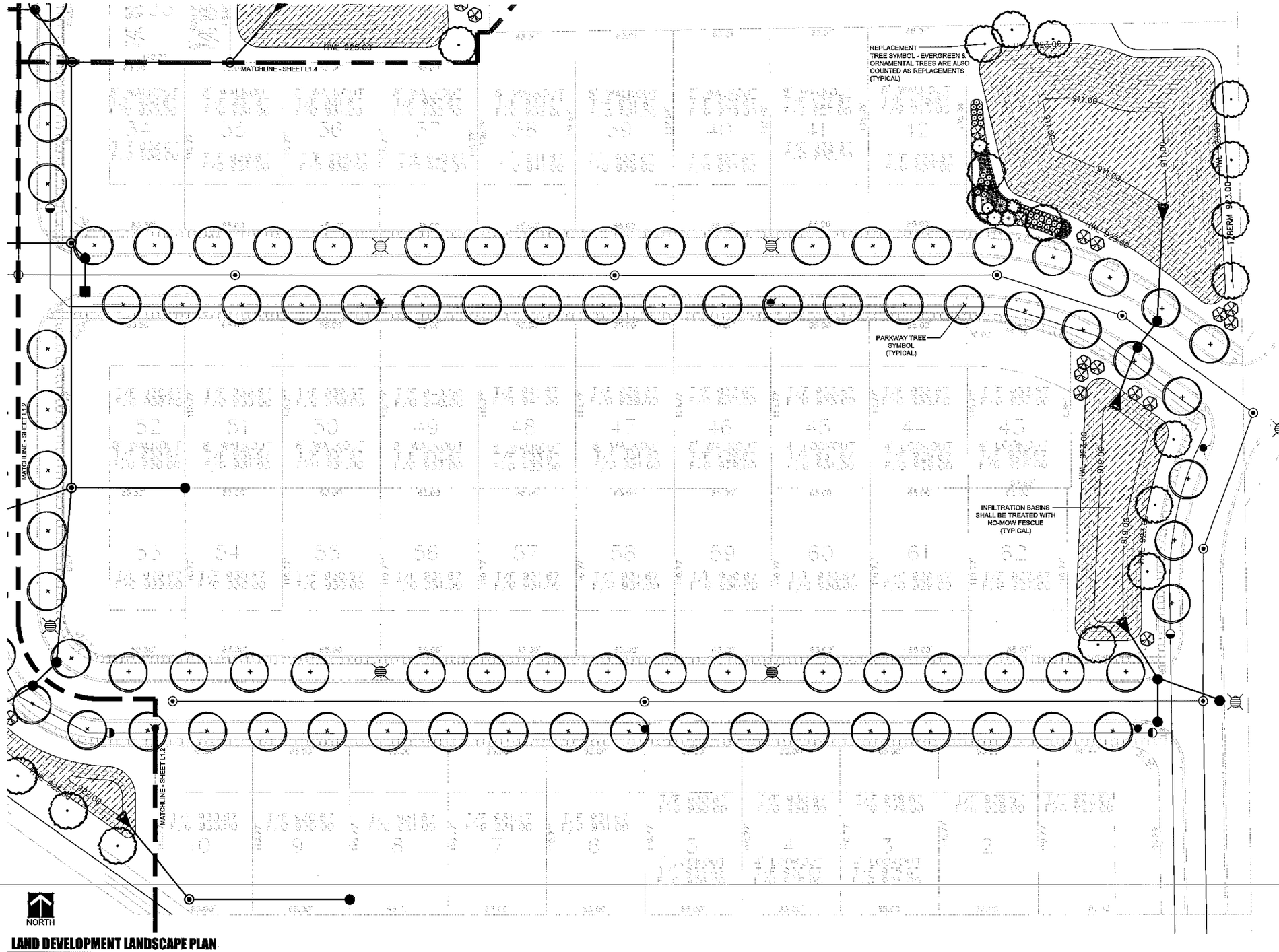
OAK HOLLOW

CRYSTAL LAKE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.0



LAND DEVELOPMENT LANDSCAPE PLAN

SCALE: 1" = 30'-0"

dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

D.R. HORTON / CAMBRIDGE HOMES
LIBERTYVILLE, IL

PLAN DATE

MARCH 16, 2015

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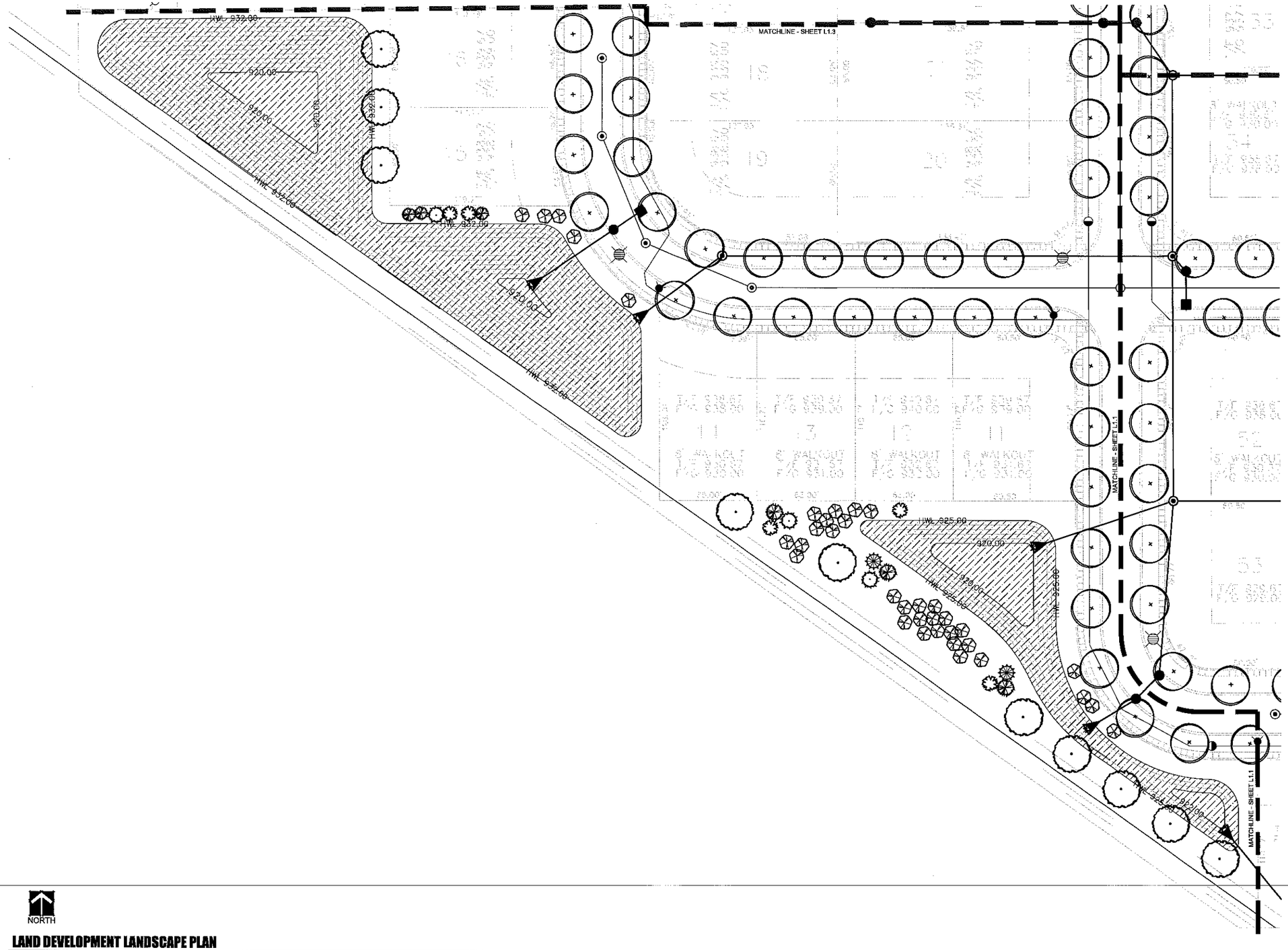
PROJECT NAME AND SHEET TITLE

OAK HOLLOW
CRYSTAL LAKE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.1



NORTH

LAND DEVELOPMENT LANDSCAPE PLAN

SCALE: 1" = 30'-0"

dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

D.R. HORTON / CAMBRIDGE HOMES

LIBERTYVILLE, IL

PLAN DATE

MARCH 16, 2015

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

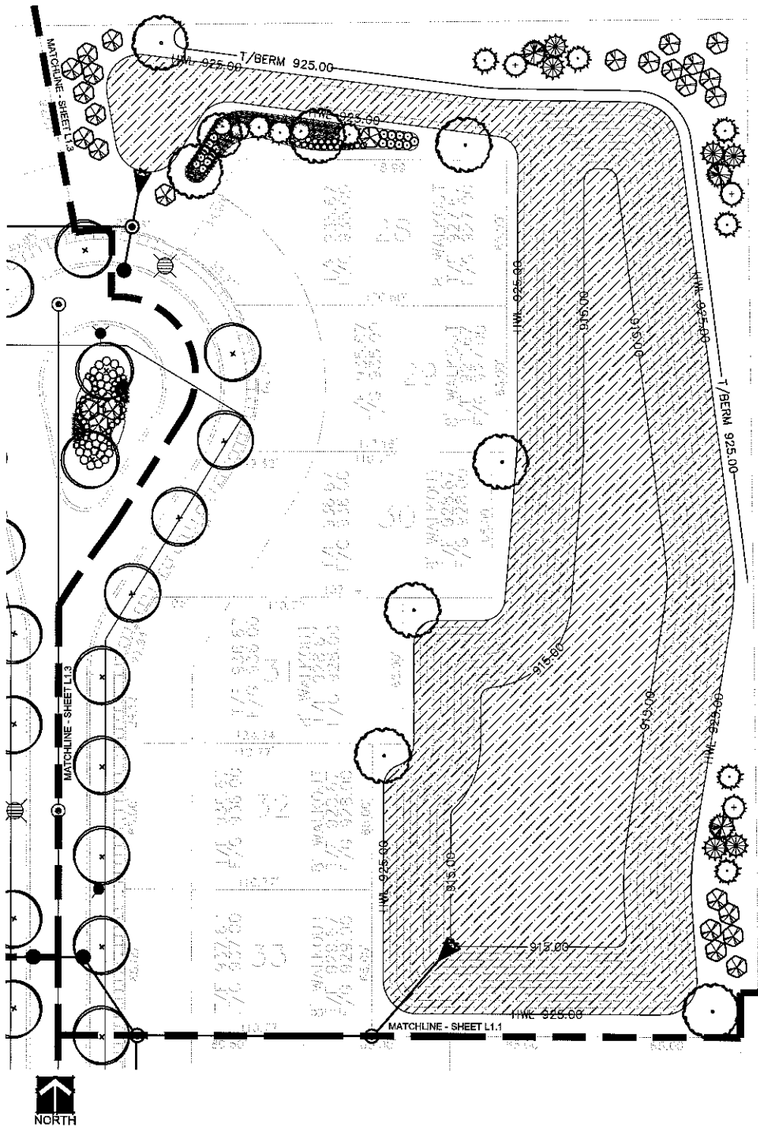
OAK HOLLOW

CRYSTAL LAKE, IL

PRELIMINARY LANDSCAPE PLAN

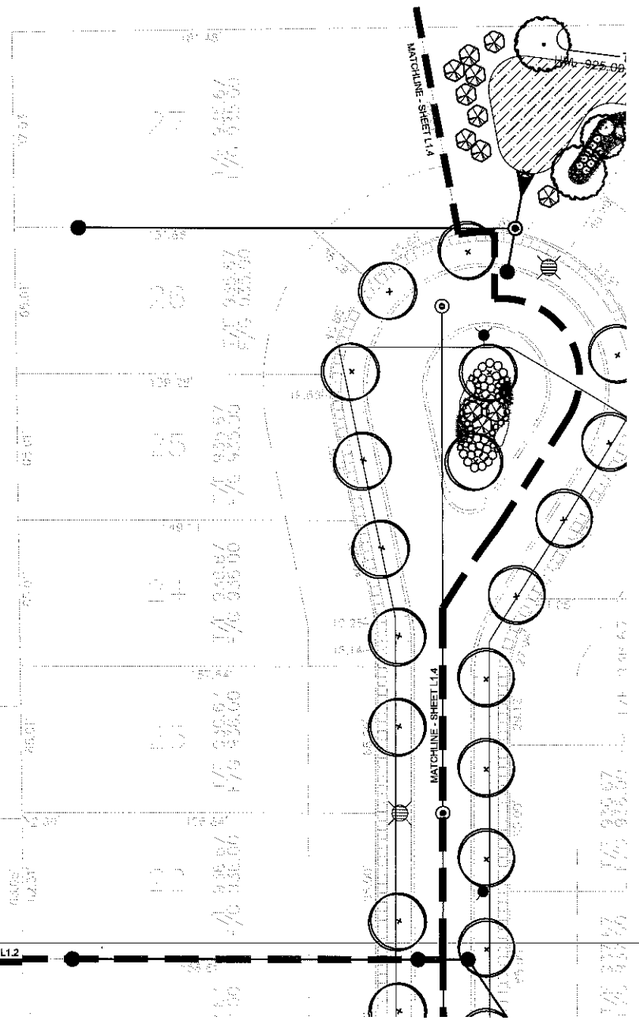
SHEET NUMBER

L1.2



LAND DEVELOPMENT LANDSCAPE PLAN (L1.3 B)

SCALE: 1" = 30'-0"



LAND DEVELOPMENT LANDSCAPE PLAN (L1.3 A)

SCALE: 1" = 30'-0"

dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

D.R. HORTON / CAMBRIDGE HOMES

LIBERTYVILLE, IL

PLAN DATE

MARCH 16, 2015

REVISIONS

1.	
2.	
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PROJECT NAME AND SHEET TITLE

OAK HOLLOW

CRYSTAL LAKE, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.3

ALTA / ACSM LAND TITLE SURVEY

OF

THE PREMISES COMMONLY KNOWN AS:
KENT AVENUE, CRYSTAL LAKE, IL 60014
PARCEL AREA = 901,391 S.F.
(20.693 ACRES)

PIN'S: 19-04-202-021
19-04-202-022
19-04-202-023
19-04-203-001
19-04-203-002
19-04-203-003

PARCEL 1: LOT 4, EXCEPT THE WESTERLY 100 FEET THEREOF, IN CRYSTAL HEIGHTS FARM SUBDIVISION, BEING A SUBDIVISION OF PART OF LOT NUMBER TWO OF THE NORTHWEST QUARTER IN SECTION 4, TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1929 IN BOOK 8 OF PLATS, PAGE 4, IN MCHENRY COUNTY, ILLINOIS.

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PARCEL 3: LOT 16 IN BLOCK 3 IN CRYSTAL HEIGHTS SUBDIVISION, A SUBDIVISION OF PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, AND PART OF LOT 2 OF THE NORTHWEST QUARTER OF SECTION 4, ALL IN TOWNSHIP 43 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1928 AS DOCUMENT 91577 IN BOOK 6 OF PLATS, PAGE 14, IN MCHENRY COUNTY, ILLINOIS.

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SURVEY EXCEPTIONS:

E 12. TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST UNDER WHICH TITLE TO THE LAND IS HELD. (NOT PLOTTABLE)
F 14. EASEMENT 10 FEET IN WIDTH OVER THE REAR OF ALL LOTS IN SAID SUBDIVISION FOR THE PURPOSE OF POLES, WIRES, CONDUITS, STORM AND SANITARY SEWERS, GAS WATER AND HEAT MAINS, WHERE NEEDED, AS SHOWN ON THE PLAT OF SUBDIVISION. (SHOWN ON SURVEY)
G 15. BUILDING LINE AS SHOWN ON THE PLAT OF THE SUBDIVISION. LOCATION IS 30 FEET BACK FROM THE WEST LOT LINE. (SHOWN ON SURVEY)
H 16. EASEMENT AS SHOWN ON THE PLAT OF THE SUBDIVISION. AFFECTS THE EAST 10 FEET. (SHOWN ON SURVEY)
I 17. COVENANTS, RESTRICTIONS AND PROVISIONS CONTAINED IN THE INSTRUMENT RECORDED BY DOCUMENT 731985 RELATING TO FORMATION AND MEMBERSHIP IN CRYSTAL HEIGHTS ASSOCIATION. TO DUES AND ASSESSMENTS AND THE CREATION OF LIEN RIGHTS IN EVENT OF DEFAULT IN PAYMENT, TO A WATER DISTRIBUTION SYSTEM AND RELATED TAP-IN FEES, TO USE, CONSTRUCTION, NUMBER AND MAINTENANCE OF BUILDINGS TO BE ERECTED ON THE LAND, PROHIBITING NOXIOS OR OFFENSIVE ACTIVITIES, TEMPORARY STRUCTURES, PARKING FACILITIES, PIPING MATERIALS, MAINTENANCE OF TREES, BORDERING ON AND REMOVAL OF VEHICLES AFTER SNOWFALL FROM KENT AVENUE OF JOHN STREET. (NOT PLOTTABLE)
J 18. EASEMENT FOR PUBLIC UTILITIES, AND THE EASEMENT PROVISIONS AND GRANTEES AS SET FORTH ON THE PLAT OF SUBDIVISION, OVER THE REAR 10 FEET OF THE LAND. (SHOWN ON PLAT)
K 19. PERMIT RECORDED OCTOBER 1, 1909 IN BOOK 111 OF MORTGATES, PAGE 132, MADE BY WILLIAM ROVER TO UNION LIGHT AND PHONE COMPANY, GRANTING THE RIGHT, PERMISSION AND AUTHORITY TO MAINTAIN AND RENEW POLES, WITH THE RIGHT TO ACCESS TO THE SAME, ALONG 10 FOOT STRIP OF LAND ALONG AND IMMEDIATELY NORTH OF LAND ADJOINING THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD AND TO ATTACH TO AND MAINTAIN ON SAID POLES CROSS ARMS 10 FEET IN LENGTH.
M 20. EASEMENT IN FAVOR OF AT&T, AND ITS/THEIR RESPECTIVE SUCCESSORS AND ASSIGNS FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT 2008R-57708. (LABELED ON SURVEY)
N 21. TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE AGREEMENTS RECORDED AS DOCUMENT 1998R-26246, 1998R-26247 AND 1998R-26248. (NOT PLOTTABLE)
O 22. TERMS, PROVISIONS AND CONDITIONS IN THE RESOLUTION RECORDED AS DOCUMENT 1998R-61863. (NOT PLOTTABLE)
P 23. TERMS, PROVISIONS AND CONDITIONS AS CONTAINED IN THE NOTICE BY THE CITY OF CRYSTAL LAKE RECORDED AS DOCUMENT 200R3-74874. (NOT PLOTTABLE)

2015 20

CERTIFIED TO:
** DRH CAMBRIDGE HOMES
** NORTH STAR TRUST COMPANY AS TRUSTEE UNDER TRUST NUMBER 02-5614 AND EVELYN P. SCHROEDER A.K.A. EVELYN M. SCHROEDER OF THE EVELYN P. SCHROEDER DECLARATION OF TRUST DATED APRIL 20, 1992.
** CHICAGO TITLE INSURANCE COMPANY
**

STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

THIS IS TO CERTIFY THAT THIS MAP OF PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1,2,3,4,7A,8,11A OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON JANUARY 29TH, 2015.

DATED: JANUARY 31ST, 2015

ILLINOIS PROFESSIONAL LAND SURVEYOR #35-3616
MY LICENSE EXPIRES 11-30-16
PROFESSIONAL DESIGN FIRM NO. 184-002732

BRYAN J. LEE 3616 GRAYSLAKE ILLINOIS — PROFESSIONAL LAND SURVEYOR — STATE OF ILLINOIS

** SURVEY BASED ON CHICAGO TITLE INSURANCE COMPANY ORDER NO. 1409 ST5155927 KNC, EFFECTIVE DATE: DECEMBER 11, 2014

** BASED UPON EXAMINATION OF THE F.E.M.A. MAP, IT HAS BEEN DETERMINED THAT NONE OF THE PROPERTY SHOWN HEREON IS SUBJECT TO FLOOD RISK. (THE PROPERTY FALLS WITHIN A ZONE "X" AREA) AS PORTRAYED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17111C0235J, EFFECTIVE DATE: NOVEMBER 16, 2006.

RECEIVED
MAR 16 2015
BY:

GRAPHIC SCALE
60 0 30 60 120 240
(IN FEET)
1 inch = 60 ft.
File No. 1-15
F115 ALTA.DWG

FIELDWORK COMPLETED: 01-29-2015
CLIENT NAME: Pearson, Brown and Associates, Inc.
ADDRESS: 1850 West, Winchester Road, Suite 205
Libertyville, IL 60048
NOTES:

PLAT IS VOID if the impressed Surveyors Seal does not appear.

Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

R.E. ALLEN AND ASSOCIATES, LTD.
PROFESSIONAL LAND SURVEYORS
1015 N. CORPORATE CIRCLE, SUITE C
GRAYSLAKE, ILLINOIS 60030
PHONE: 847-223-0914 FAX: 847-223-0980

TREE SURVEY
OF

THE PREMISES COMMONLY KNOWN AS:
KENT AVENUE, CRYSTAL LAKE, IL 60014
PARCEL AREA = 901,391 S.F.
(20.693 ACRES)

PIN'S: 19-04-202-021
19-04-202-022
19-04-202-023
19-04-203-001
19-04-203-002
19-04-203-003
19-04-203-004
19-04-203-005

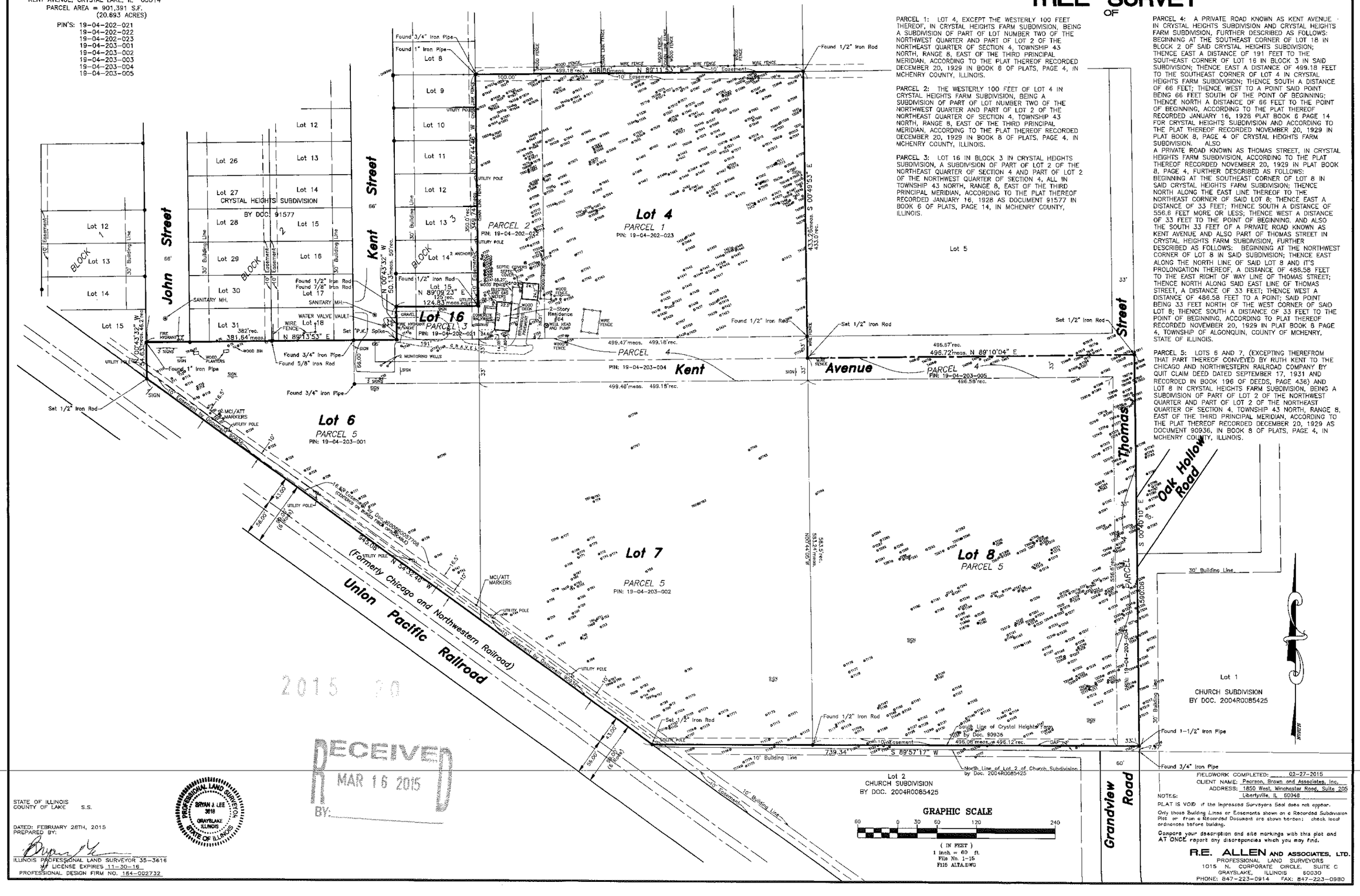
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Lot 4
PARCEL 1
PIN: 19-04-202-023
PARCEL 2
PIN: 19-04-202-023
Lot 16
PARCEL 3
PIN: 19-04-202-021
PARCEL 4
PIN: 19-04-203-004
PARCEL 4
PIN: 19-04-203-005
Lot 6
PARCEL 5
PIN: 19-04-203-001
Lot 7
PARCEL 5
PIN: 19-04-203-002
Lot 8
PARCEL 5
PIN: 19-04-203-003
Lot 5
Lot 1
CHURCH SUBDIVISION
BY DOC. 2004R0085425
Lot 2
CHURCH SUBDIVISION
BY DOC. 2004R0085425
CRYSTAL HEIGHTS SUBDIVISION
BY DOC. 91577
John Street
Kent Street
Kent Avenue
Thomas Street
Oak Hollow Road
Grandview Road
Union Pacific Railroad
(Formerly Chicago and Northwestern Railroad)
Found 3/4" Iron Pipe
Found 1" Iron Pipe
Found 1/2" Iron Rod
Set 1/2" Iron Rod
Found 1/2" Iron Rod
Found 7/8" Iron Rod
Found 1/2" Iron Rod
Found 5/8" Iron Rod
Found 3/4" Iron Pipe
Found 1-1/2" Iron Pipe
Found 3/4" Iron Pipe
Set "P.K." Spike
2-Story Residence
WELL HEAD AND PUMP
2 MONITORING WELLS
SANITARY MH.
WATER VALVE VAULT
FIRE HYDRANT
WOOD PLANTERS
MCI/ATT MARKERS
UTILITY POLE
SIGN
WOOD FENCE
WIRE FENCE
CHAIN LINK FENCE
GRAVEL
N 89°11'53" E 498.18rec. 498.18meas.
N 89°09'23" E 199.7rec. 124.83meas.
N 89°13'53" E 382'rec. 381.64meas.
N 00°43'32" W 350.0'rec. 349.74meas.
N 00°43'32" W 50.13meas. 50'rec.
N 00°44'26" W 433.26meas. 433.0'rec.
S 00°49'53" E 433.26meas. 433.0'rec.
N 00°44'26" W 556.5'rec. 553.24'meas.
S 00°40'10" E
S 89°57'17" W 739.34'
S 89°57'17" W 496.08'meas. 496.12'rec.
N 89°10'04" E 496.72'meas. 496.57'rec.
499.48'meas. 499.18'rec.
N 54°35'46" W 945.08'
Set 1/2" Iron Rod
Found 1/2" Iron Rod
Found 1/2" Iron Rod
Set 1/2" Iron Rod
Set 1/2" Iron Rod
South Line of Crystal Heights Farm by Doc. 90936
North Line of Lot 2 of Church Subdivision by Doc. 2004R0085425
30' Building Line
10' Easement
10' Building Line
10' Easement by Document 2004R0085425
16.5' Easement by Document 2004R0085425
(Centered on Original Track Centerline)
56.00'
43.00'
66.00'
(Record)
16.5'
33'
66'
191'
Lot 12
Lot 13
Lot 14
Lot 15
Lot 26
Lot 27
Lot 28
Lot 29
Lot 30
Lot 31
Lot 8
Lot 9
Lot 10
Lot 11
Lot 12
Lot 13
Lot 14
BLOCK 1
BLOCK 2
BLOCK 3
Lot 12
Lot 13
Lot 14
Lot 15
Lot 16
Lot 17
Lot 18
10' Easement
30' Building Line
10' Easement
10' Easement
10' Easement

Urban Forest Management, Inc.

March 2, 2015

Mr. Ron Adams
Pearson, Brown & Associates, Inc.
1850 W. Winchester Road, Suite 205
Libertyville, IL 60048

RECEIVED
MAR 16 2015
BY:
2015 20

RE: Tree Inventory and Report
Schroeder Property
Crystal Lake, IL

Dear Mr. Adams,

Enclosed please find the tree inventory listing and report for the Schroeder property in Crystal Lake, IL.

All Species Group A & B trees measuring 2" dbh (diameter at breast height) and larger and all Species Group C & D trees measuring 6" dbh and larger, were tagged and inventoried on the property and within 25' of the property line along the south and east property lines.

A total of 818 trees using tag #'s 1- 819 (tag #3 was not used) were inventoried.

The following inventory listing and report will describe the trees in detail and the site in general.

Please call me if you have any questions.

Sincerely,
URBAN FOREST MANAGEMENT, INC.

Todd R. Sinn
Senior Forester

Cc: Mr. Keith A. Blais, D.R. Horton/Cambridge Homes, Inc.

TREE INVENTORY

Schroeder Property
Crystal Lake, IL

March 2, 2015

Prepared by:

URBAN FOREST MANAGEMENT, INC.
960 Route 22, Suite 207
Fox River Grove, IL 60021
(847) 516-9708

Contents

Item		Page No.
I.	Background and Methodology	1
II.	General Comments	1
III.	Tree Inventory	

I. Background and Methodology

A tree inventory was conducted on the Schroeder property in Crystal Lake, IL. This property is located northeast of the Union Pacific Railroad tracks and west of Pingree Road. All Species Group A & B trees measuring 2" d.b.h. (diameter at breast height—4.5' above the existing soil line) and larger and all Species Group C & D trees measuring 6" d.b.h. and larger were tagged and inventoried. In addition, all trees of the same species groupings denoted within 25' of the south and east property lines were also tagged and inventoried.

All inventoried trees were measured for diameter at d.b.h. and evaluated for species, size, condition, form and any observed problems were recorded. Numbered aluminum tags were nailed on the north face of the trunk at eye level. In instances where a tree was located on the north property line, the tag was nailed on the south face to minimize visibility from adjacent properties. The tag number is used to identify each tree within the tree inventory listing:

Condition	General evaluation of tree vigor. Condition classes are: 1-excellent 4-fair/poor 2-good/fair 5-poor 3-fair 6-dead
Form	Subjective evaluation comparing tree with specimen tree of the same species. Form classes are the same as those listed above under condition, with the exception of number six, which translates to "very poor form".

II. General Comments

There were a total of 818 trees inventoried using tag #'s 1 – 819 (tag # 3 was not used). Tree species inventoried include boxelder maple, green ash, black walnut, eastern red cedar, mulberry, black cherry, bur oak, black locust, American elm, Siberian elm and other species in smaller quantities. The most common species inventoried on this site was black cherry with 34%, followed by boxelder maple with 29% and mulberry with 8%. Of the 818 trees inventoried, 54 of these were Species Group A & B trees and the remaining 764 are Species Group C & D. Approximately 4% of the trees were planted, the rest of them were naturally seeded.

The site is primarily an old agricultural field with trees located along the property lines and in groupings along the south, east and north property lines. There is an existing single family residence with a detached garage in Parcel 2 that includes most of the planted trees. The majority of trees found on this site are lower quality species that are typically first to inhabit neglected or disturbed sites. Understory species includes moderate to dense sumac, honeysuckle, buckthorn, dogwood and trees of the same species inventoried measuring less than 2" in diameter.

With the exception of some of the trees around the residence, most of the trees have not been maintained. Most of them contain varying degrees of deadwood, dieback and structural defects. Approximately 31% of the inventoried trees are in fair/poor condition or worse, including four (4) dead trees. Most of the ash trees are showing symptoms of emerald ash borer infestation, including woodpecker damage, sucker growth and dieback. Some of the trees along the railroad tracks have been significantly pruned for overhead utility wires and contain very poor forms.