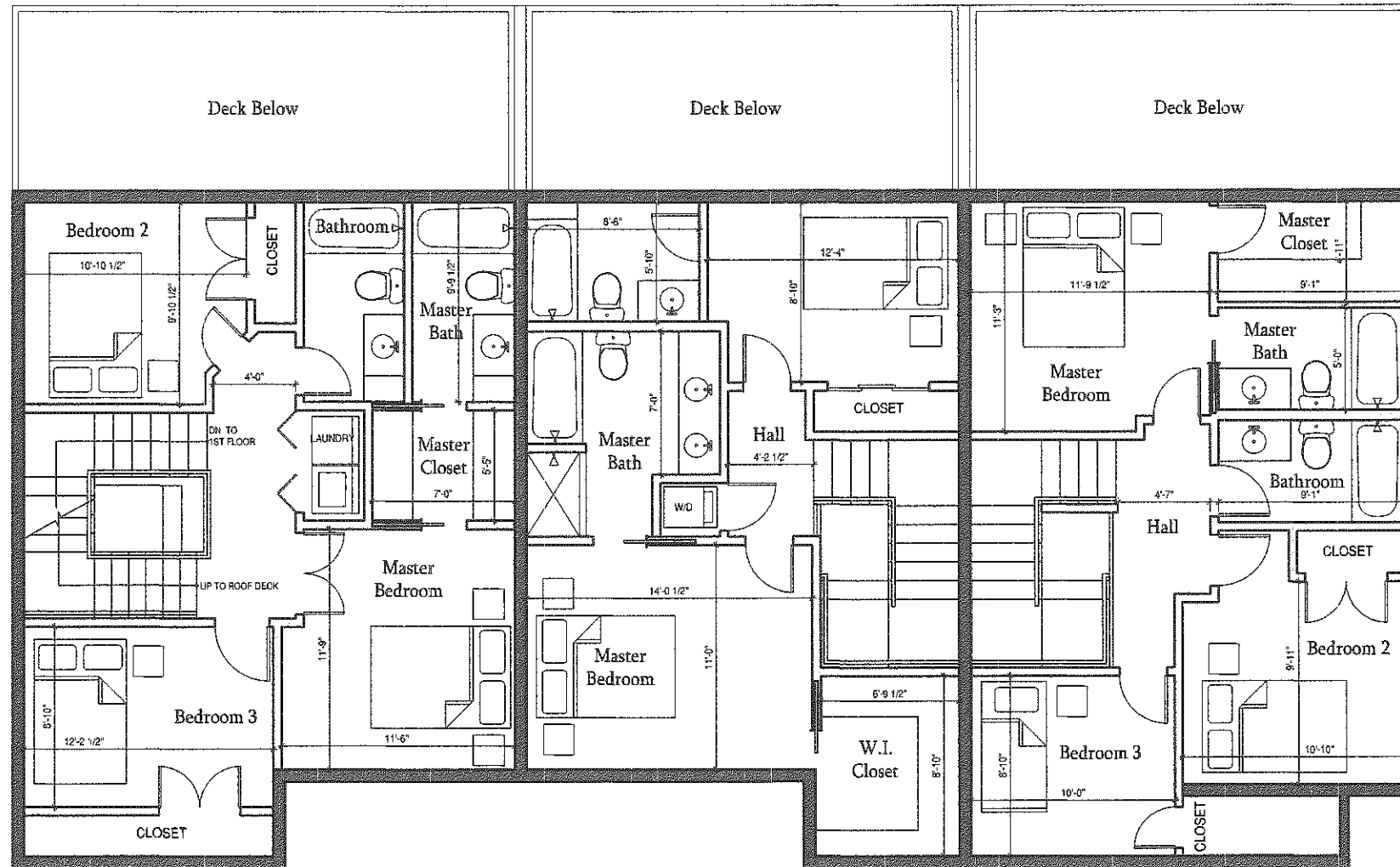
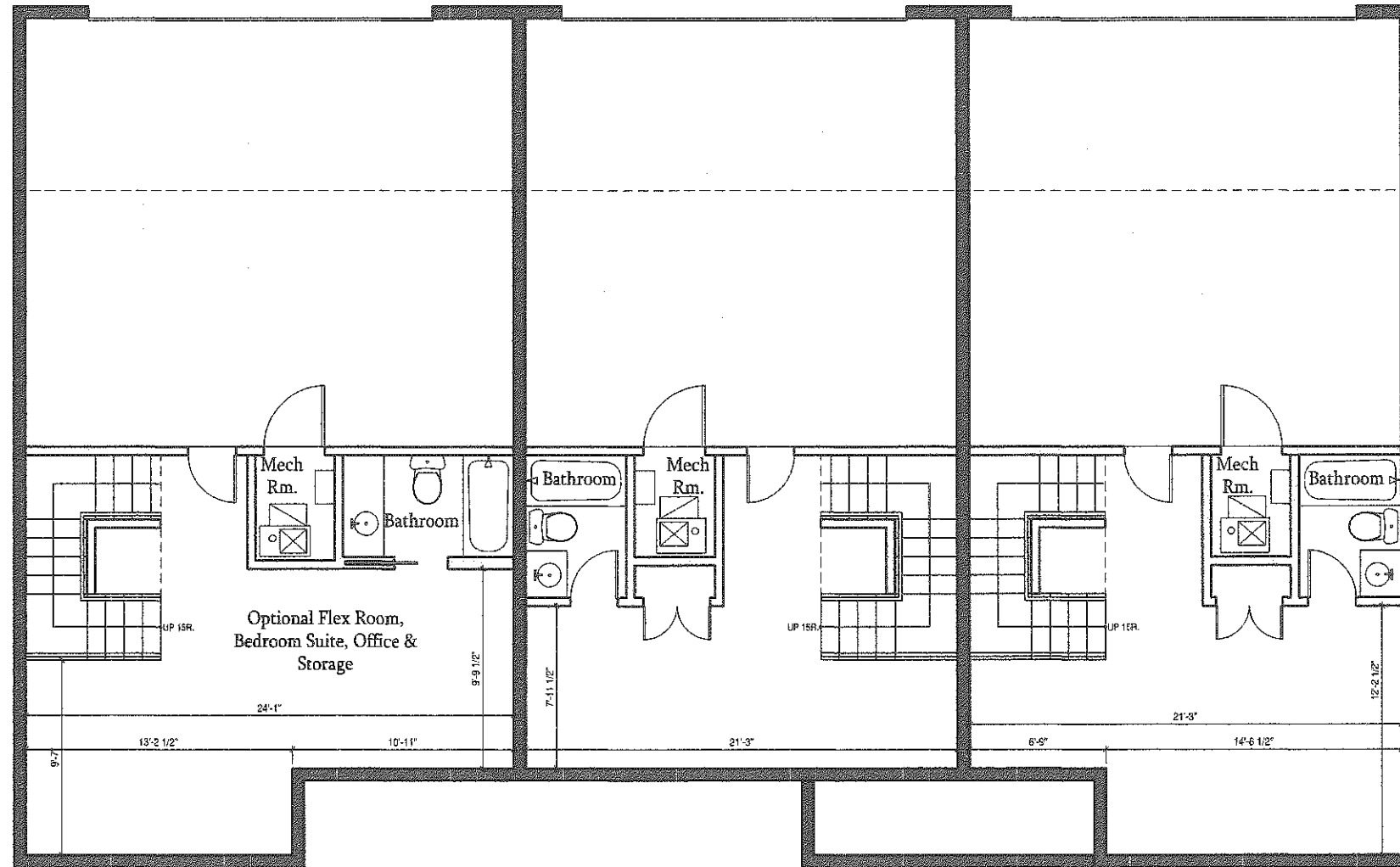


1 FIRST FLOOR PLAN
 A4 Scale: 1/8" = 1'-0"

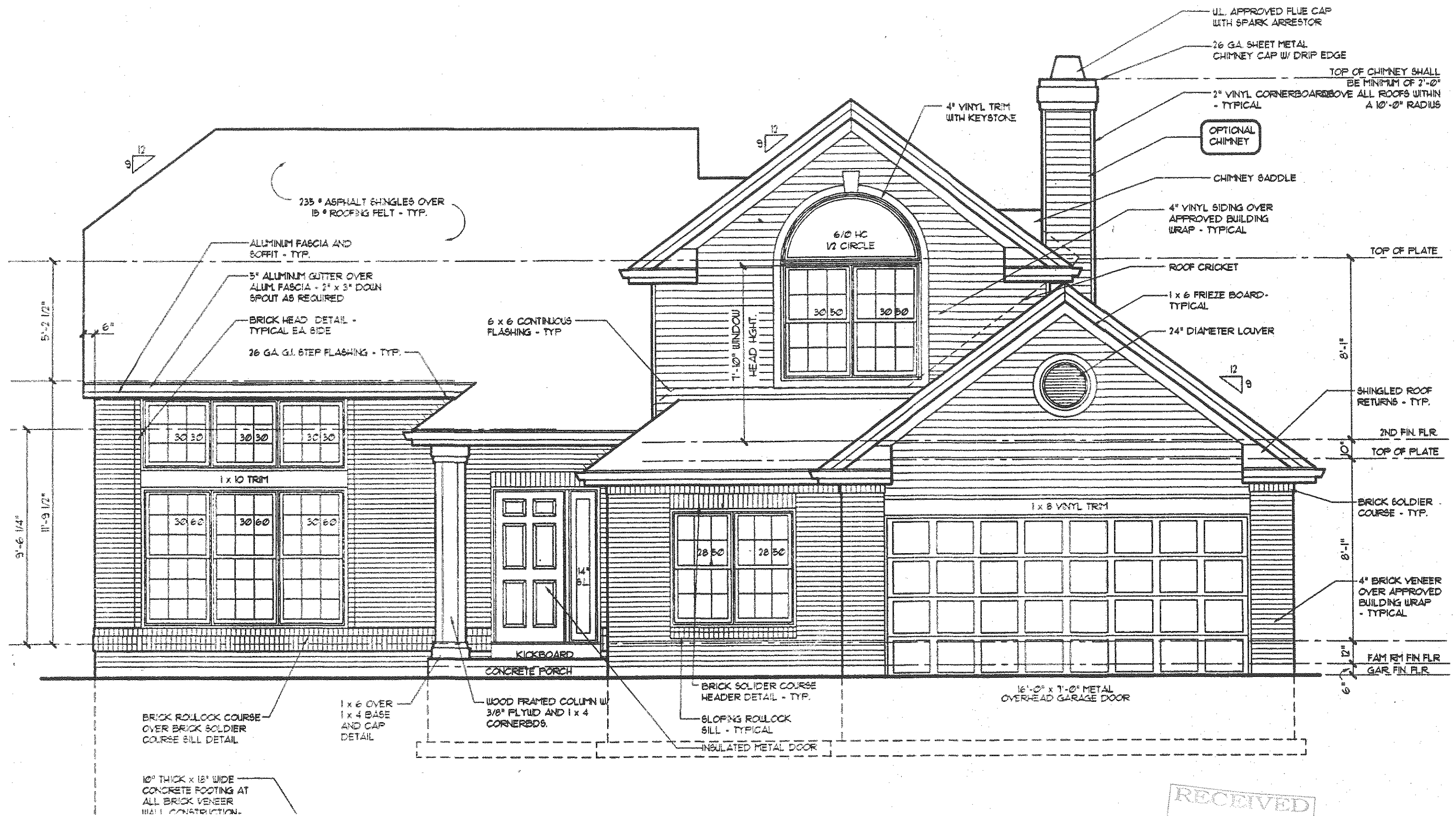
RIGHT END UNIT: 1,840 Square Feet
 MIDDLE UNIT: 1,675 Square Feet
 LEFT END UNIT: 2,000 Square Feet



1 SECOND FLOOR PLAN
 A5 Scale: 1/8" = 1'-0"

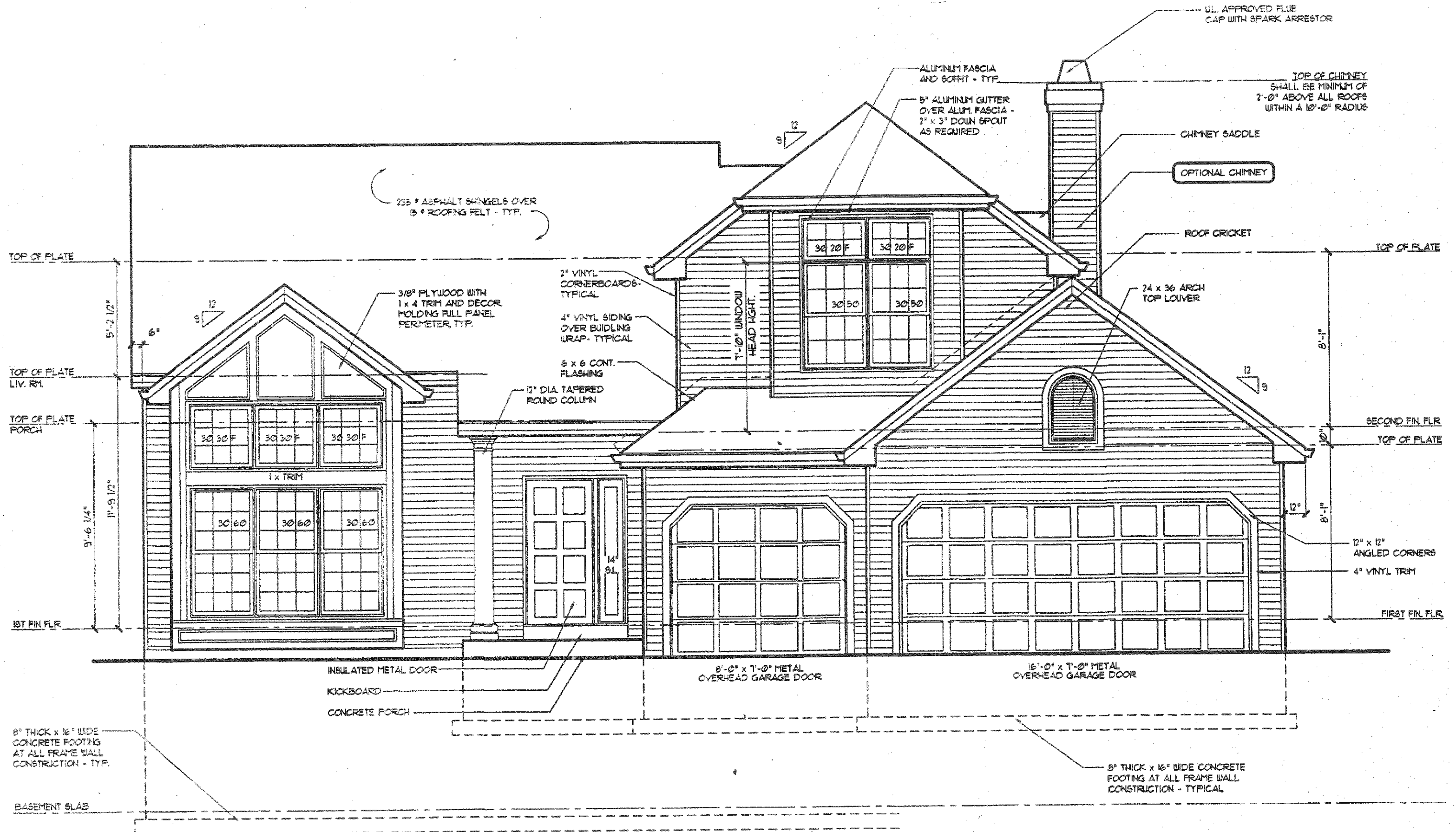


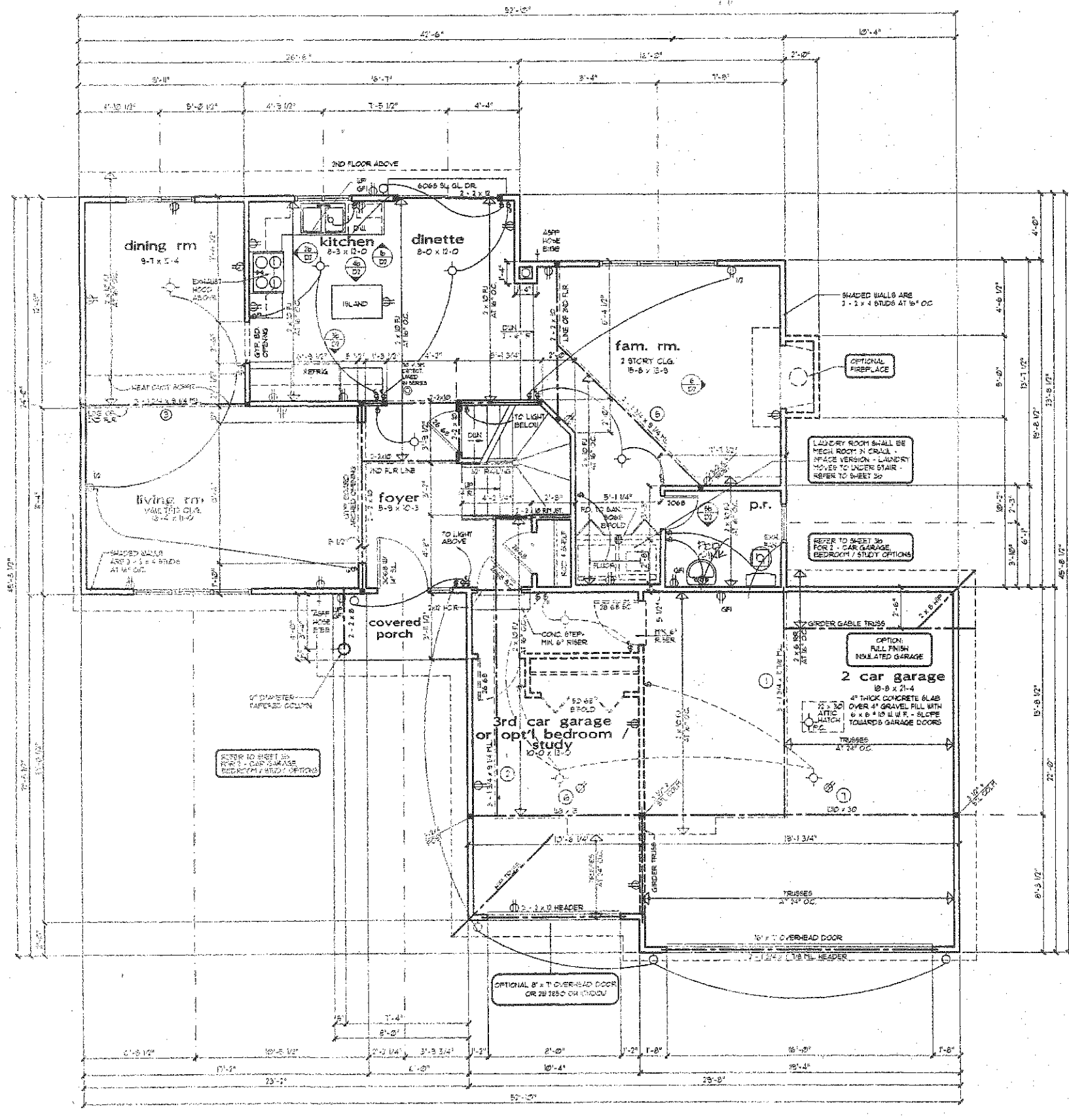
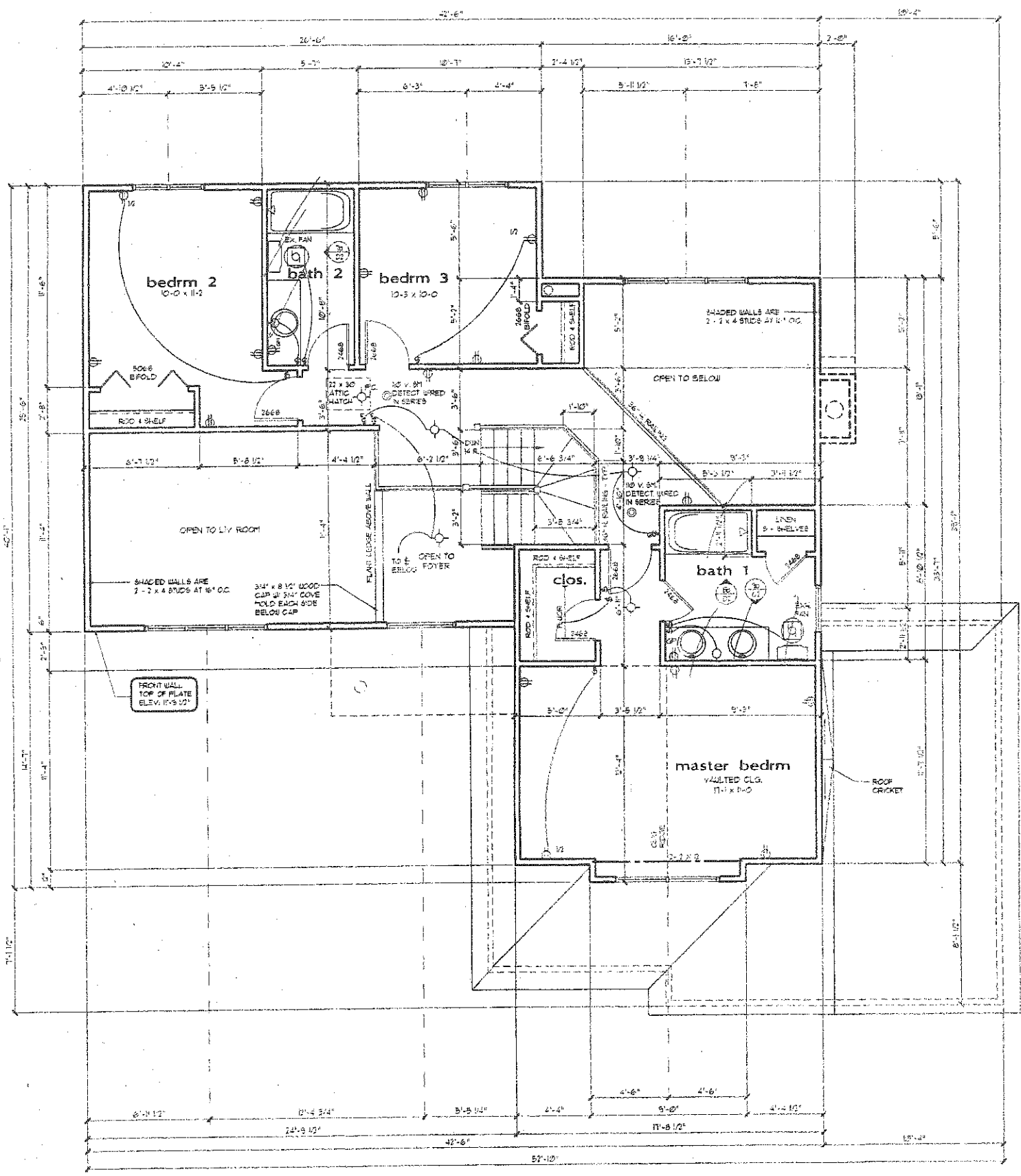
1 LOWER LEVEL FLOOR PLAN
 A3 Scale: 1/8" = 1'-0"



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 MAR 04 2016
 BY:

Rear Elevation



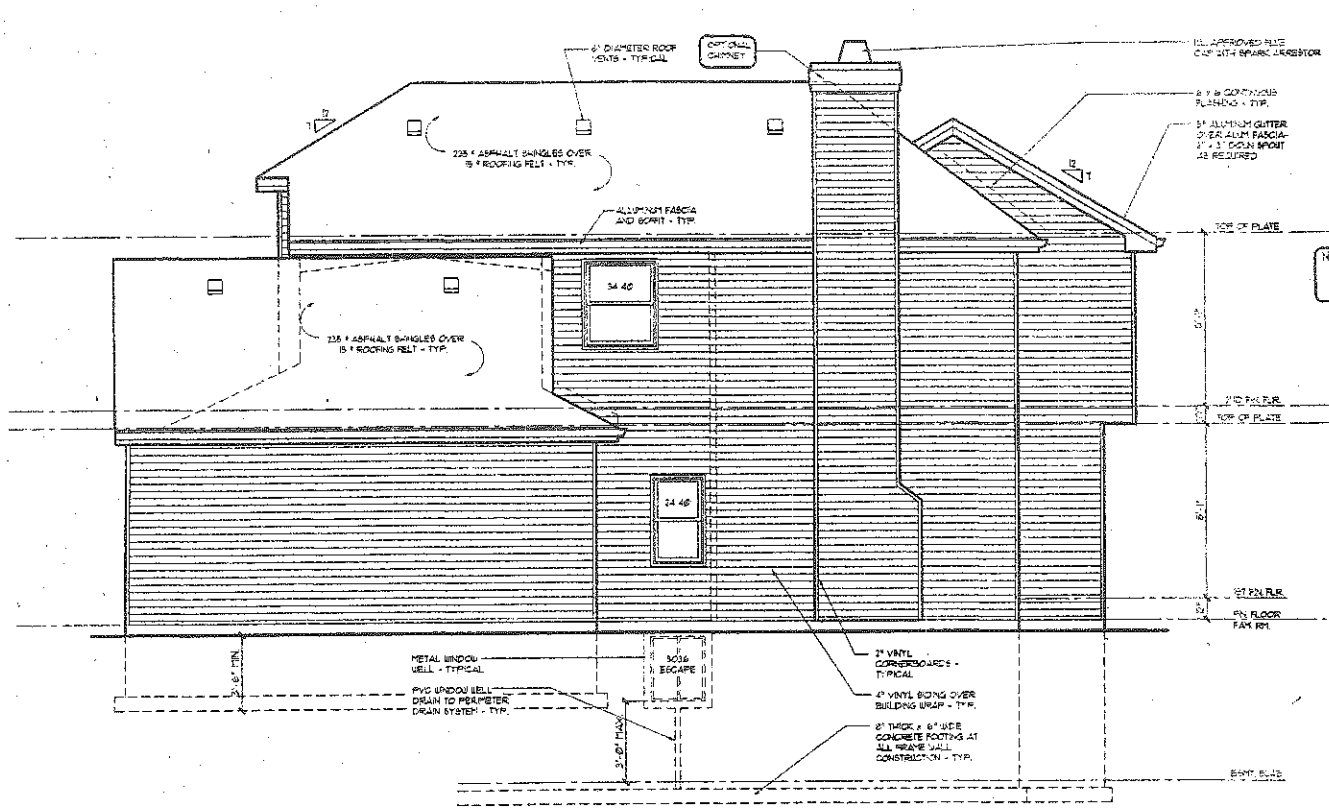


Second Floor Plan

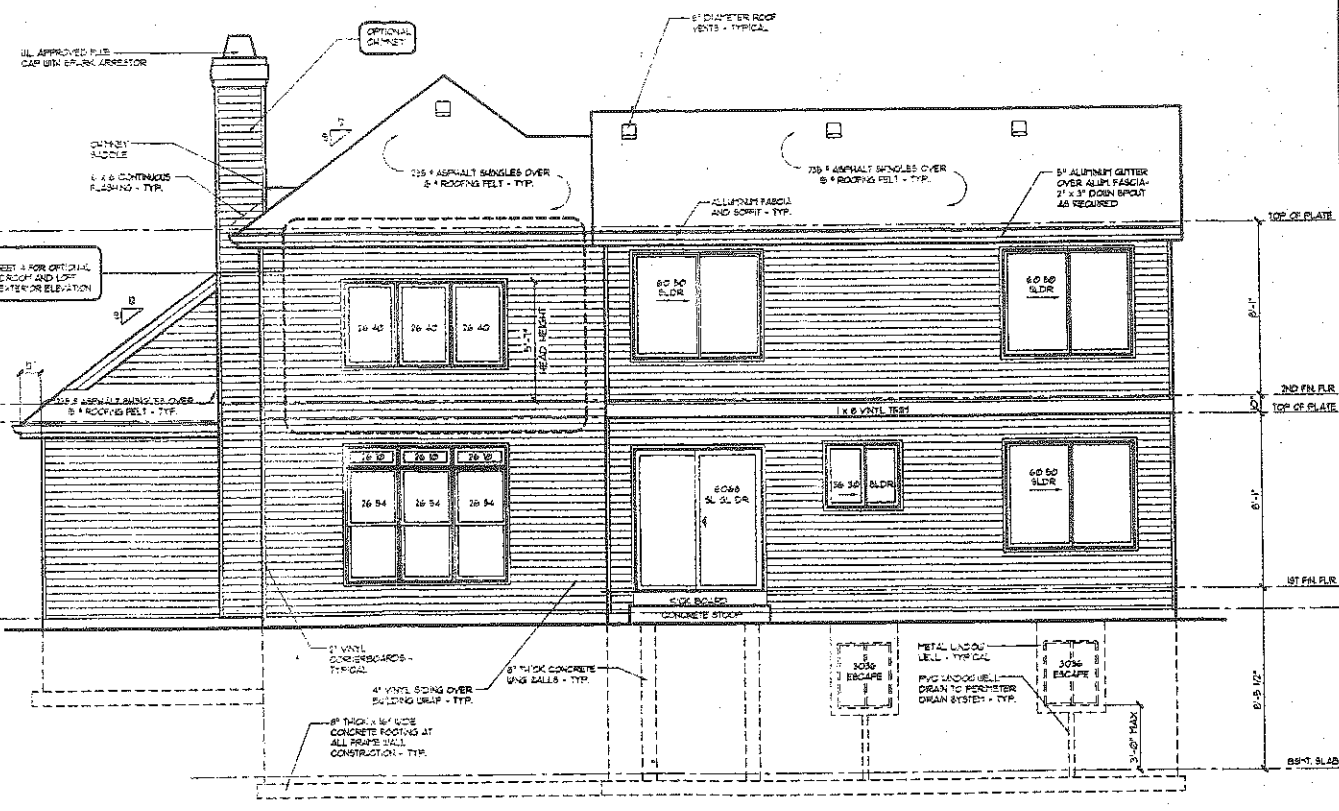
802 square feet

First Floor Plan

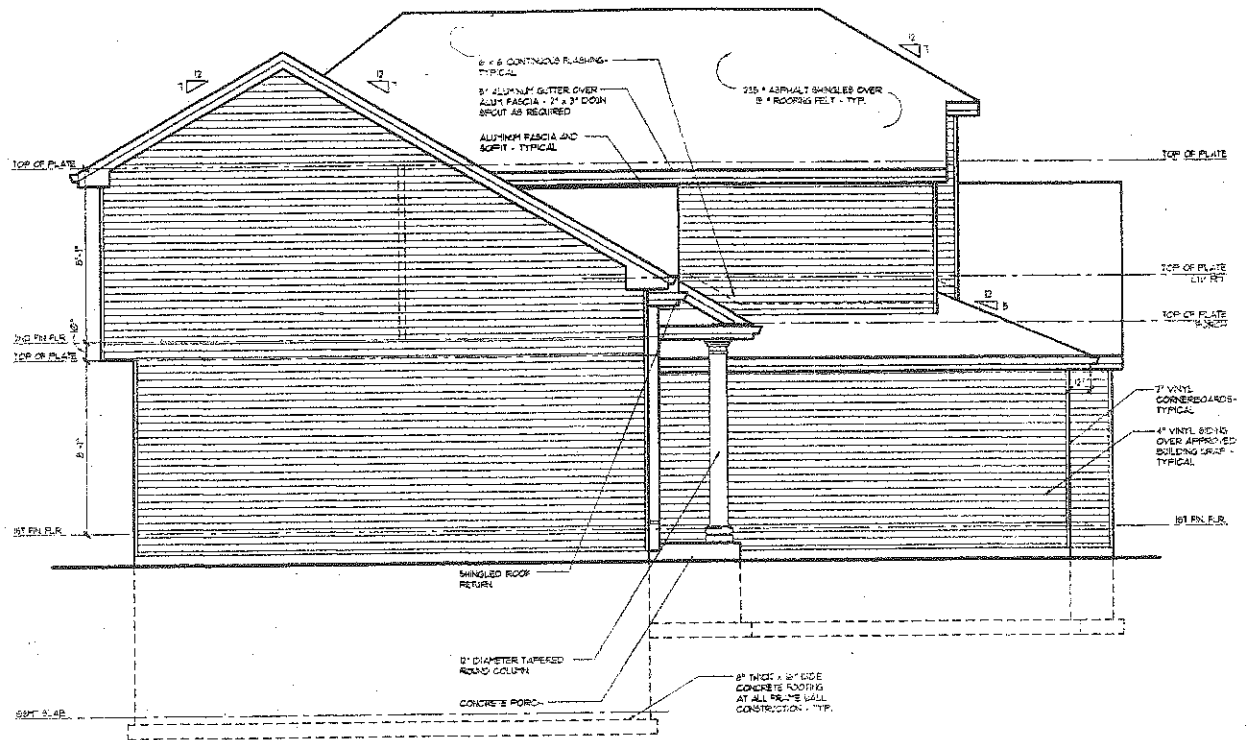
953 square feet



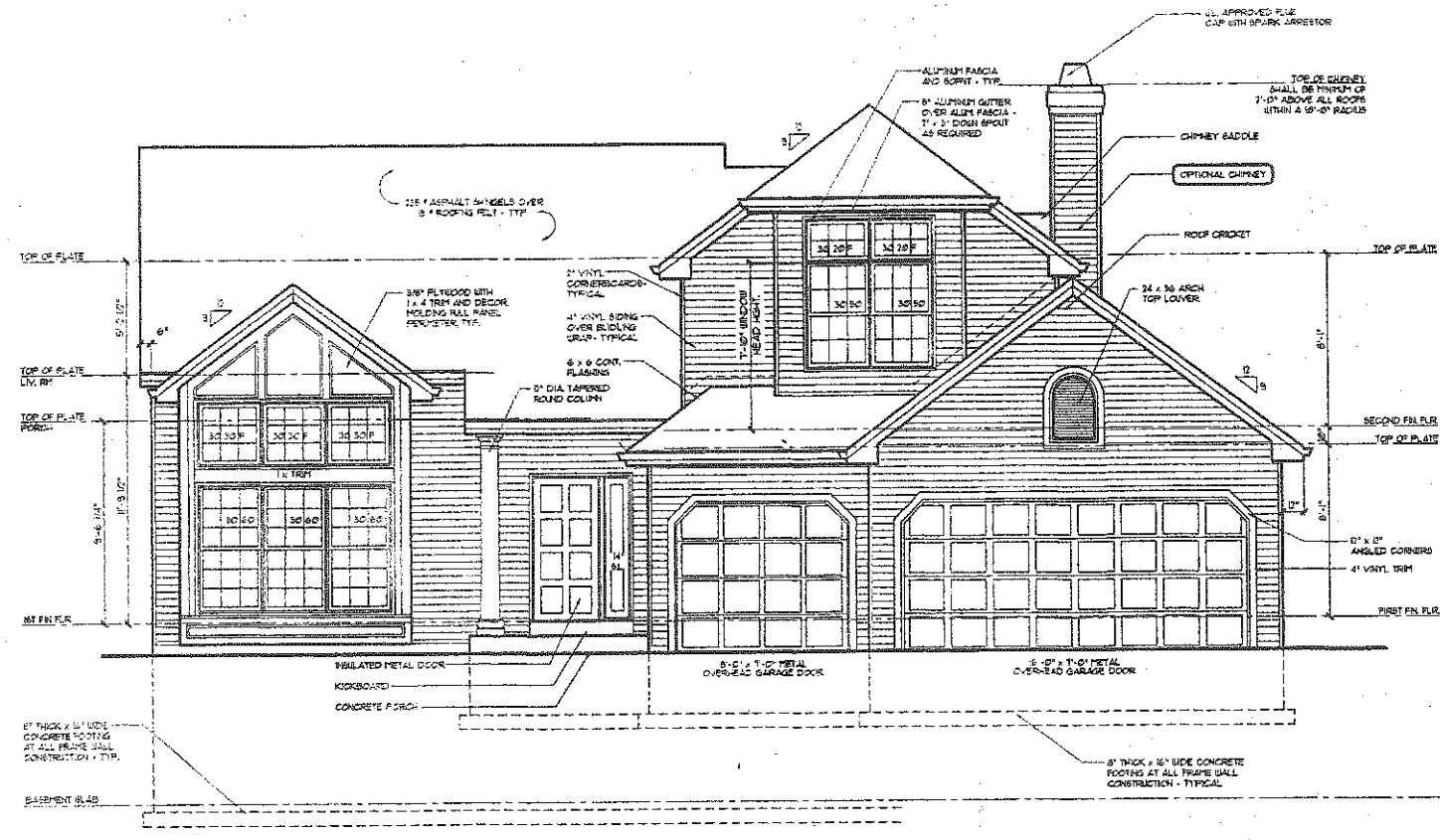
Right Elevation



Rear Elevation



Left Elevation



Front Elevation

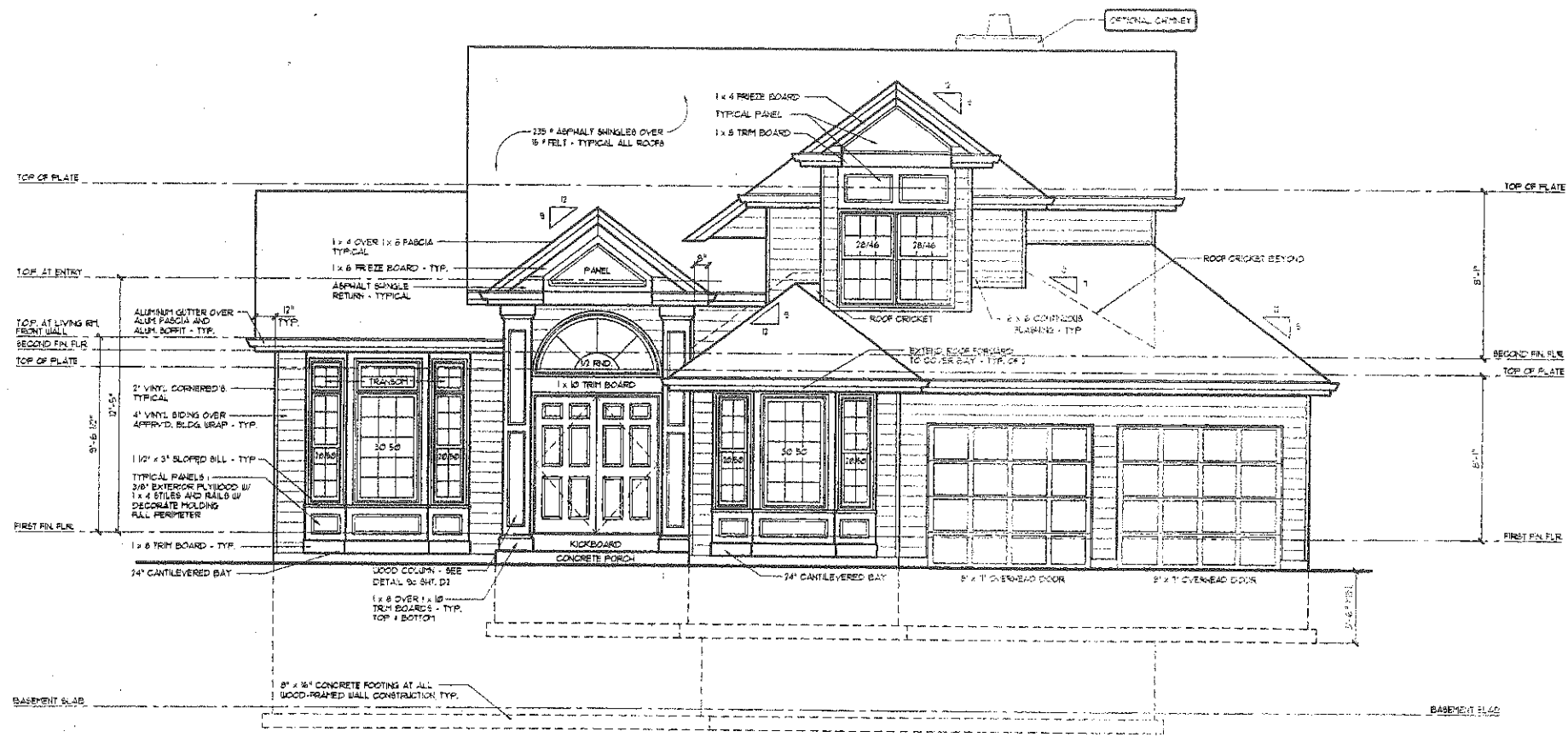
REVISIONS	BY

K R U P P I A S S O C I A T E S
 a r c h i t e c t s
 324 E. Roosevelt Rd. Suite 3 Wheaton, Illinois 60107 708.665.0001

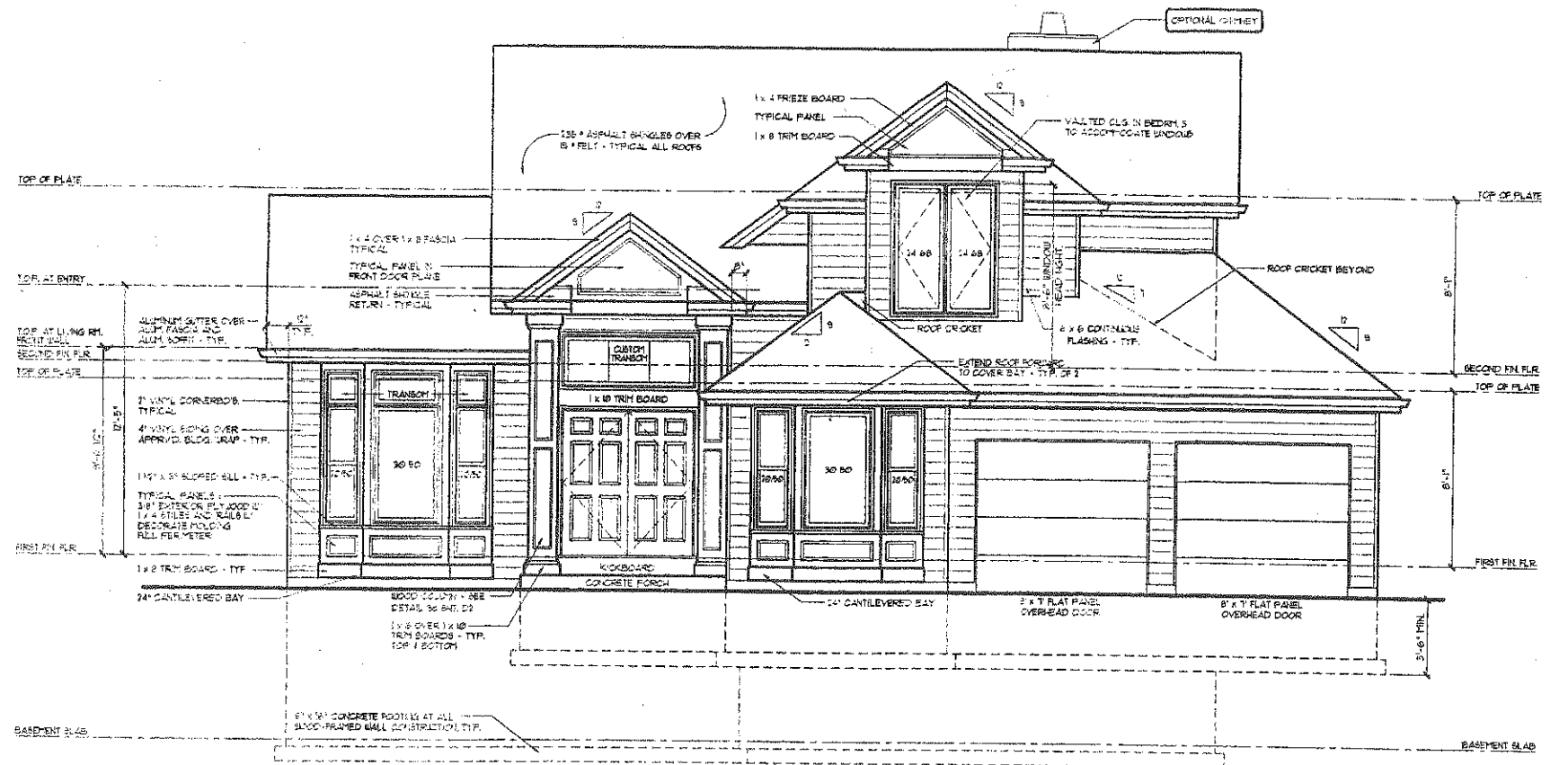
BUR OAK
 1767 Square Feet
 Bryn Mawr Construction
 Chicago, Illinois

exterior elevations
 elevation 2

DRWN	CAK/CD/VJL
FILE NAME	2-ELEV
DATE	10/14/96
SCALE	1/4" = 1' - 0"
PROJECT NO.	150-2
SHEET	

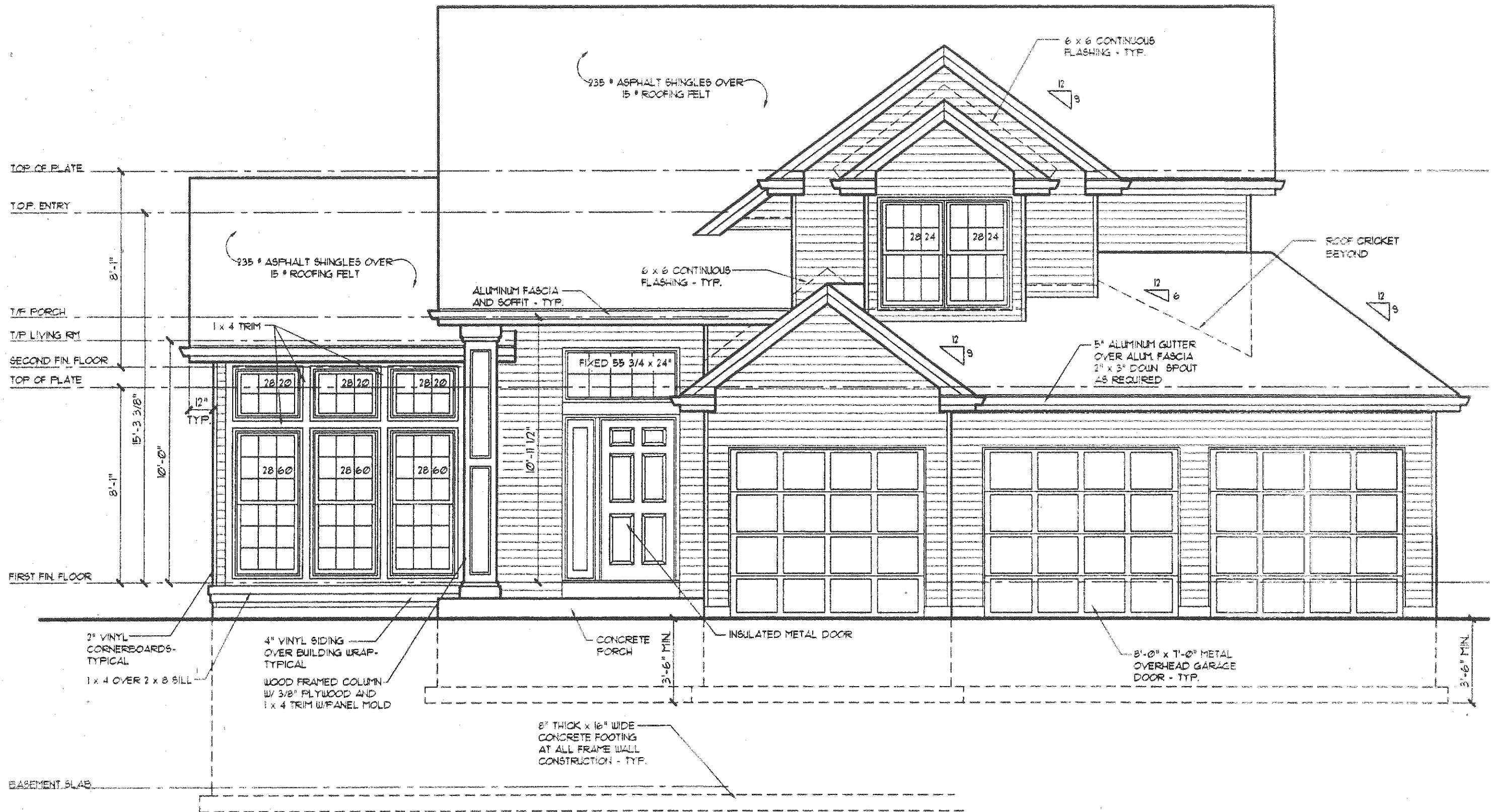


Front Elevation
(Elevation 'D')

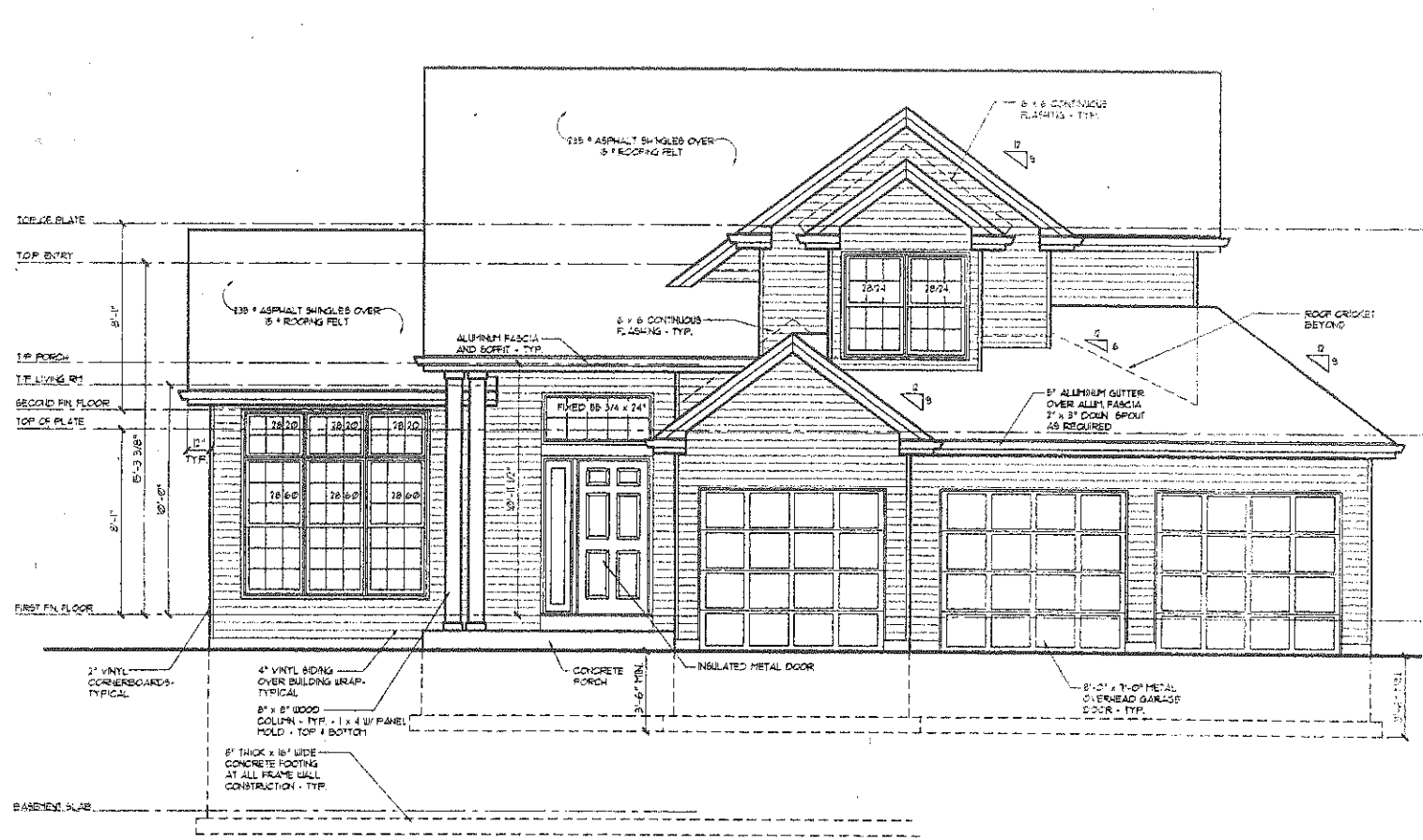


Front Elevation
(Elevation 'E')

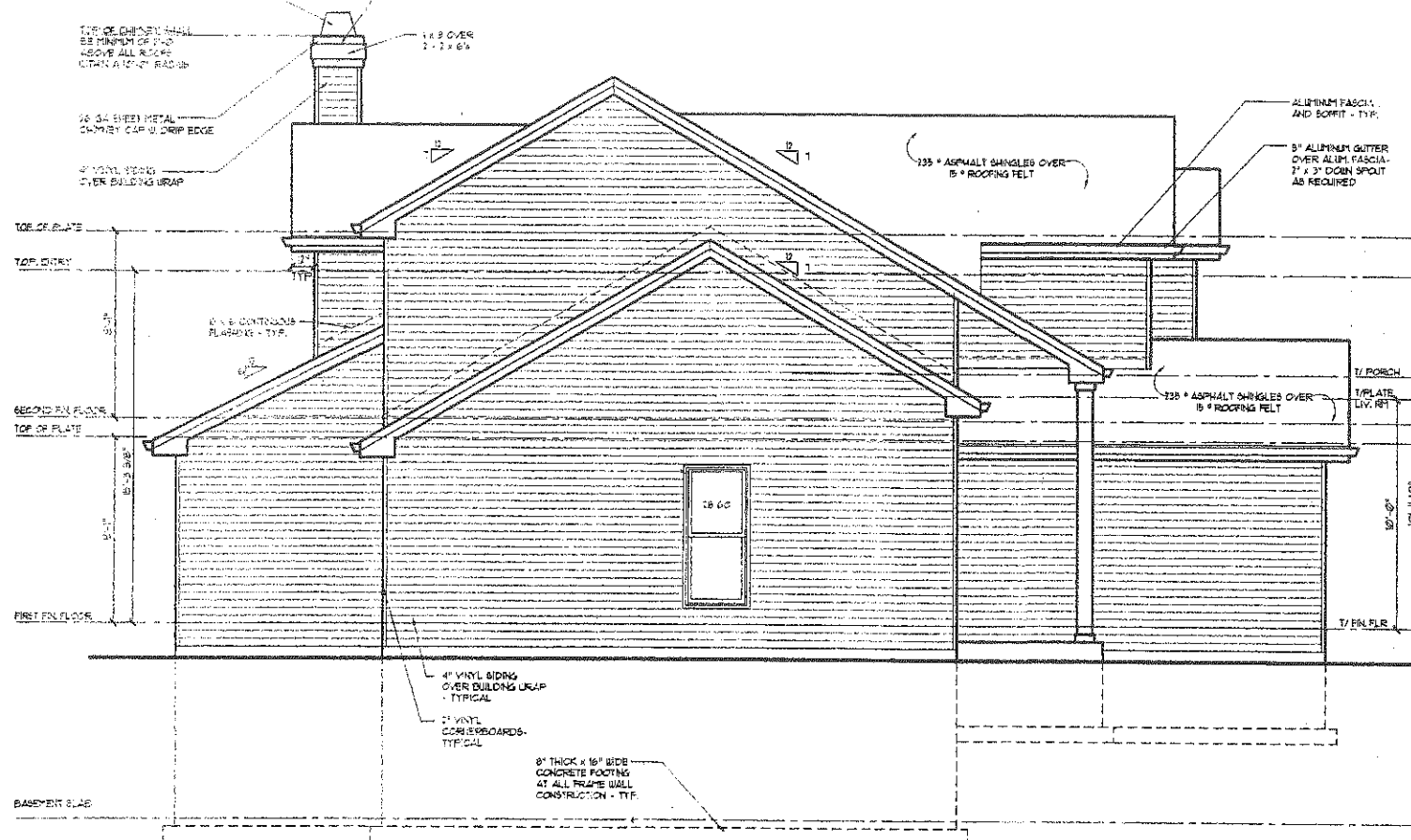
RECEIVED
MAR 04 2016
BY:



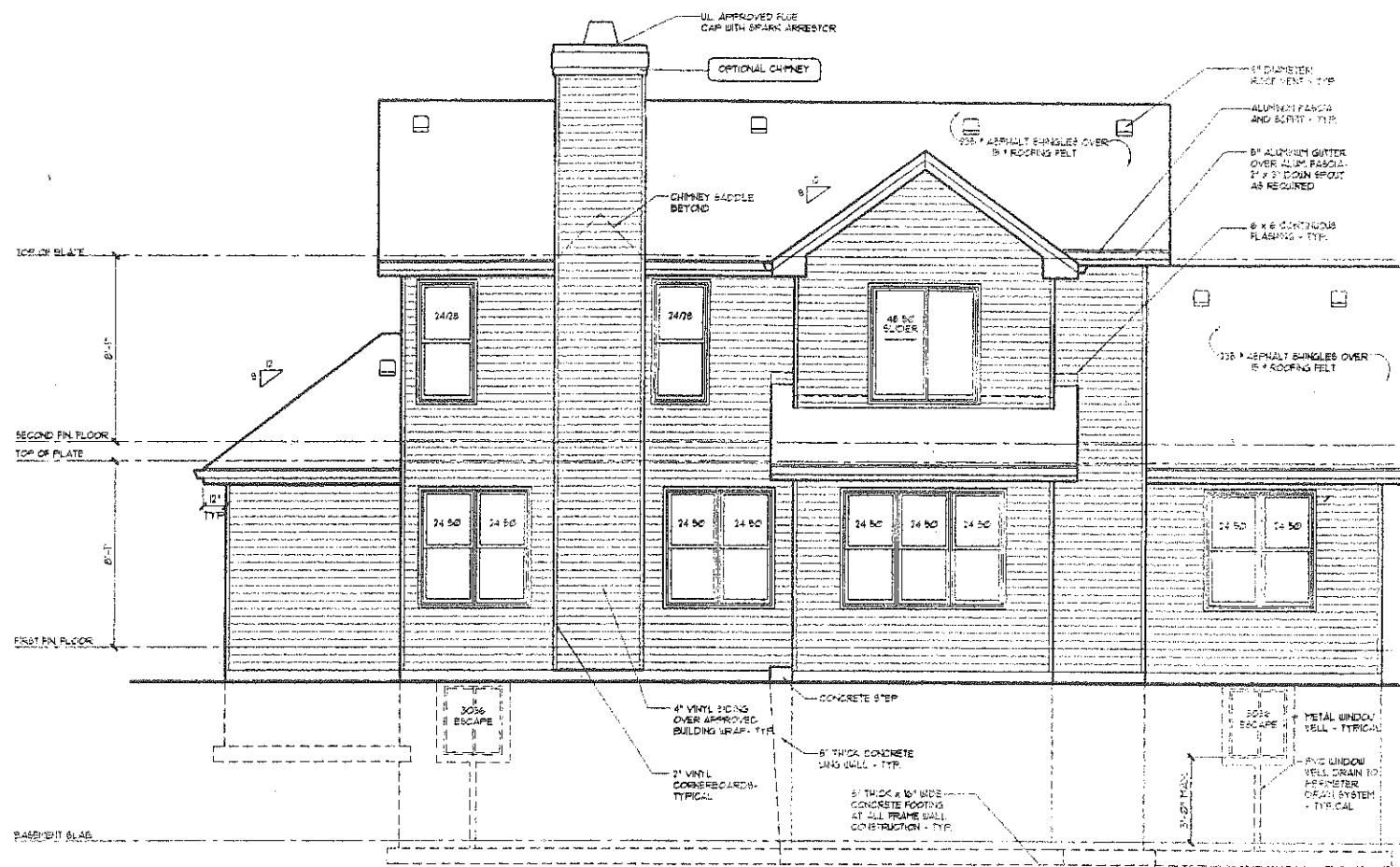
Front Elevation



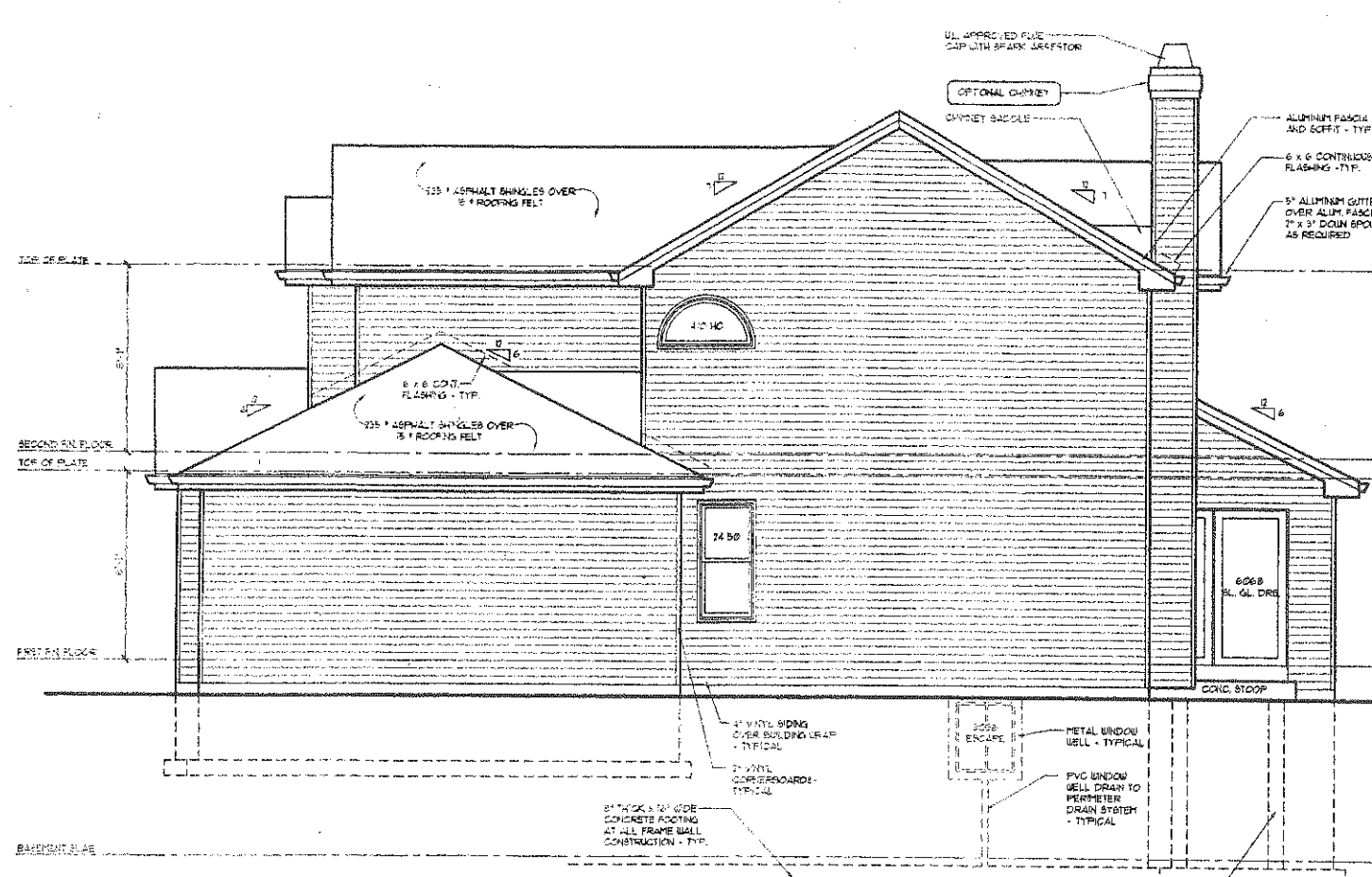
Front Elevation



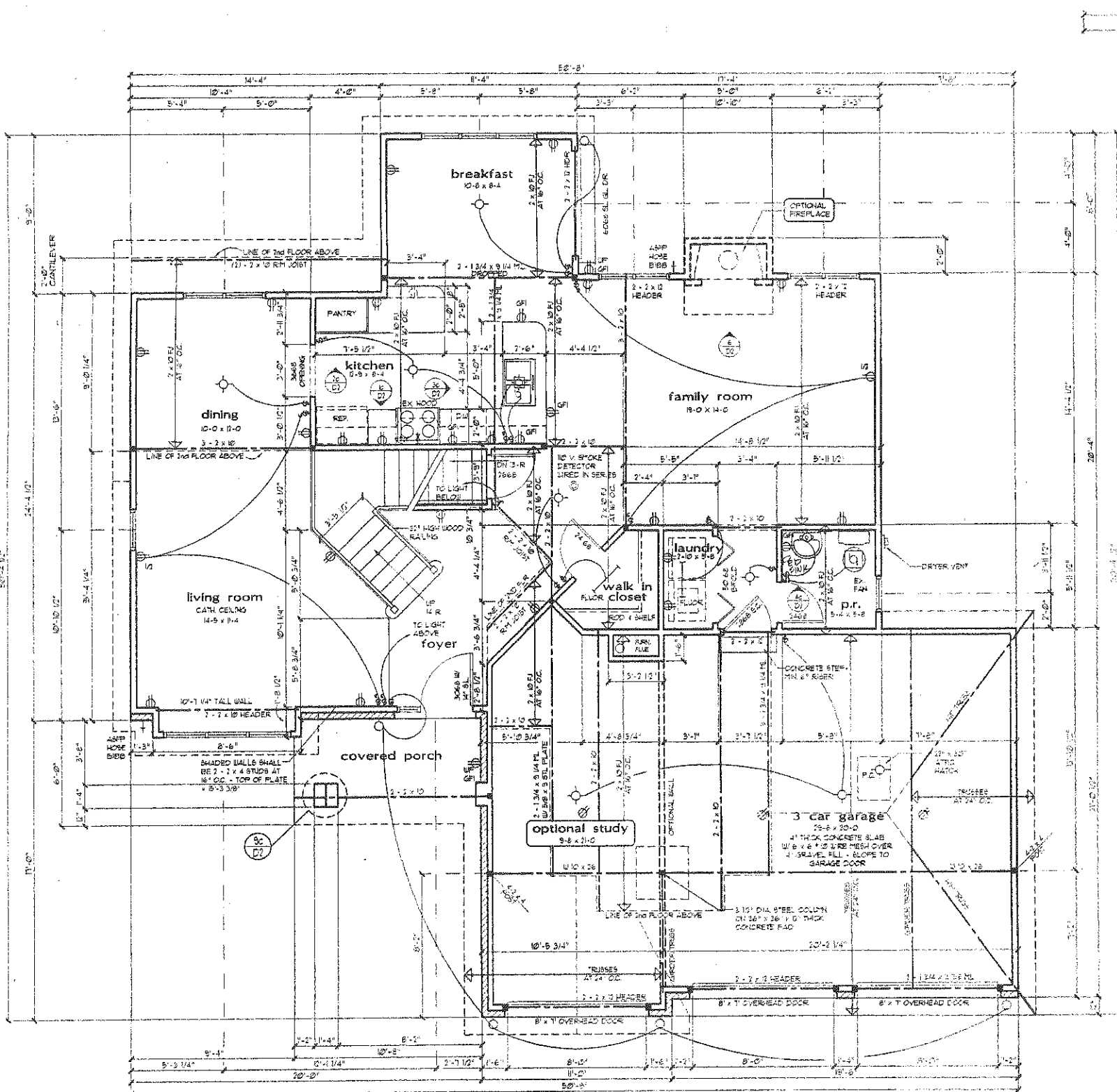
Left Elevation



Rear Elevation



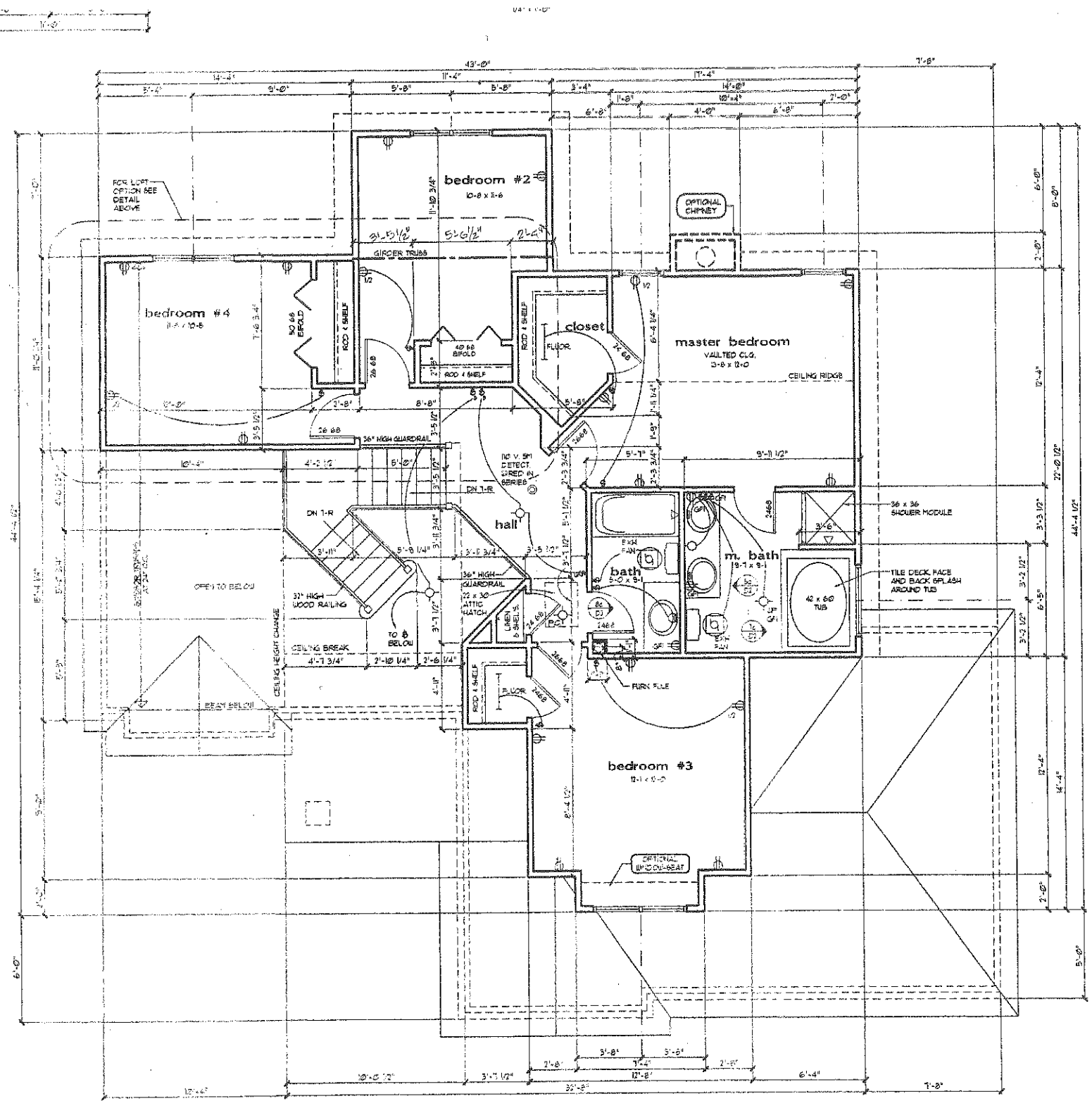
Right Side Elevation



First Floor Plan

4 bedroom option

1069 square feet



Second Floor Plan

4 bedroom option

983 square feet



Belmont Model w/ 3 car option



Belmont with brick and 3 car option



Chestnut standard with study and 2 car garage



Chestnut w/ 3 car in lieu of study



Chestnut with 3 car and study



Chestnut standard with study and 2 car garage

KENSINGTON (BRYN MAWR) SUBDIVISION
CRYSTAL LAKE, ILLINOIS

RECEIVED
MAR 04 2016
BY:

ASSESSMENT OF EXISING TREES



Aerial 1939

URBAN FOREST MANAGEMENT, INC.
960 Route 22
FOX RIVER GROVE, ILLINMOIS
February 23, 2016

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- B. Bryn Mawr Subdivision
- C. Bryn Mawr Subdivision Phase 2

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- B. Tree Survey 03-17-03
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- D. Bryn Mawr Phase 2 Site Plan 02-22-16
- E. Trees to be Saved
 - 1. 50 Acres (see Exhibit D)
 - 2. Bryn Mawr North of Wetlands
 - 3. Open Space at Achilles Lane and Helen Street
 - 4. Helen Street and Route 176
- F. Trees to be Removed or Reused
 - 1. Lundemo Residence
 - 2. Nursery Stock
 - a. Not Useable
 - b. Reused

I. Narrative

History

In pre-settlement time the oaks, particularly the bur oak, dominated the landscape in what is now called McHenry County. As settlement gained traction, the majority of the oaks began to disappear. The wood was used to build cabins and barns and the land was tilled up for the planting of crops. This process lasted for many decades.

The end effect of clearing the trees and tilling the land is evident in Exhibit A. In 1939, the roads were gravel and the remaining trees are few and far between. The land that now defines Bryn Mawr clearly shows the remnants of the pre-settlement oak trees and in one location, walnut trees.

Bryn Mawr Subdivision

The original Preliminary Plat for the Bryn Mawr Subdivision (Exhibit C) included the entire property. Work started on the east side of the property where there were no existing trees to be concerned about and proceeded to the west. Prior to the slowdown in the housing market, we proceeded to review and inventory the trees on the western one half of the site. The western half of the site included extensive nursery tree and shrub plantings and a heavily wooded area in the southwest corner.

When we started looking at the site for phase 2 we came to the conclusion that the 50 acres in the southwest corner of the property, which was tilled and planted in 1939 (Exhibit A) was now a very special woodland/wetland ecosystem as it most likely was in pre-settlement times. One look at Exhibit C was all it took to come to the conclusion that 40+ single family homes should not be built on this amazing community asset. It should remain a community asset for perpetuity. Efforts are now taking place to see that this happens.

Trees to be Saved

The Bryn Mawr Phase 2 site plan (Exhibit D) clearly delineates the 50 acres to be preserved. Saving this corner is the most significant tree and land preservation effort on the entire project, but it is not the only tree and land preservation effort in Phase 2. The remaining trees where the effort is being taken to save them are also shown on Exhibit D.

Exhibit E, 2 shows the area along Bryn Mawr north of the wetlands located on the 50 acres. Exhibit E, 3 shows the trees and open space area at Achilles Lane and Helen Street. This stand of trees has been inventoried and some of these trees are evident on Tree Survey (Exhibit B and on Exhibit A). So some of these trees were on site in 1939.

Exhibit E, 4 shows a small group of bur oak trees that were also on site in 1939. The dominant tree in this small group was most certainly on site well before settlement. Efforts are now taking place to save these trees.

Trees to be Removed

The Lundemo property is the flag lot in the northwest corner of the site. The majority of the trees on this property, as shown of Exhibit B, are low quality species that became established along fence lines and in low areas. These trees will be removed for the project.

Exhibit F,1 shows a group of 20 to 30 trees that are 10" – 15" diameter in the area of the Lundemo home and barn. These trees are all black walnuts that were not on site in 1939, yet Exhibit A clearly shows a group of trees in tree the area of the Lumdemo home that were well established in 1939. It is clear the existing walnut trees are the next generation of the trees that were on site in 1939. It is likely that the 1939 trees were much larger trees and that were harvested for their value. The 20 -30 existing walnut trees will be removed for the project.

includes photos of the remnant nursery. The vast majority of the trees in the remnant nursery have no useful value and they will be removed. Every remaining tree in remnant that has a useful value will be saved and reused on the project.





TREE SURVEY

Parts of Sections 26, 35 and 36, Township 44 North, Range 7, East of the Third Principal Meridian, lying North of the Centerline of U.S. Route 170, in Madison County, Illinois.



LEGEND	
● FOUND IRON NAIL	⊕ SET IRON NAIL
⊙ FOUND SPICE	⊕ SET SPICE
⊙ FOUND IRON PIPE	

CLIENT: BRYAN MAHR
 DRAWN BY: CPH
 SCALE: 1"=200'
 P.L.N.: [illegible]
 JOB NO.: 020355...
 DATE: 11/11/11

NOTES: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- No distance shown to be measured by setting.
- No underground improvements have been located unless shown and noted.
- This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.

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

STATE OF ILLINOIS)) S.S.
 COUNTY OF MCHENRY))
 I hereby certify that we have surveyed the premises shown described, and that the plat hereon is a true representation of the said survey.
 Dated at Woodstock, McHenry County, Illinois... 3/17... A.D., 2012.
 VANDERSTAPPEN SURVEYING, INC.

By: [Signature]
 Illinois Professional Land Surveyor No. 2700

PROPERTY DESCRIPTION

Legal Description for 2000 Area for Bryn Mawr Subdivision... Part of the Northwest Quarter of Section 25, T20N, R10W, S4E, ...

Legal Description for 2000 Area for Bryn Mawr Subdivision... Part of the Northwest Quarter of Section 25, T20N, R10W, S4E, ...



Crystal Lake, Illinois PRELIMINARY PLAT for BRYN MAWR SUBDIVISION Zoned RE-2



NOTICE: The plat is subject to the provisions of the Illinois Subdivision Map Act... The plat is subject to the provisions of the Illinois Subdivision Map Act...

CITY OF CRYSTAL LAKE Zoned E-3 (City) OFFICE 673 Acres



CITY OF CRYSTAL LAKE Zoned E-3 (City)

Handwritten letter 'C' in the bottom right corner.

August 18, 2016 - 10:31 Doc Name: 24-Manhard\35\Map\Arch_Drawing_Sheet\02-14-16_Dwg_14_Maintenance\02-14-16_Dwg_14_2_Substation_Reviewing_Updated_16.dwg

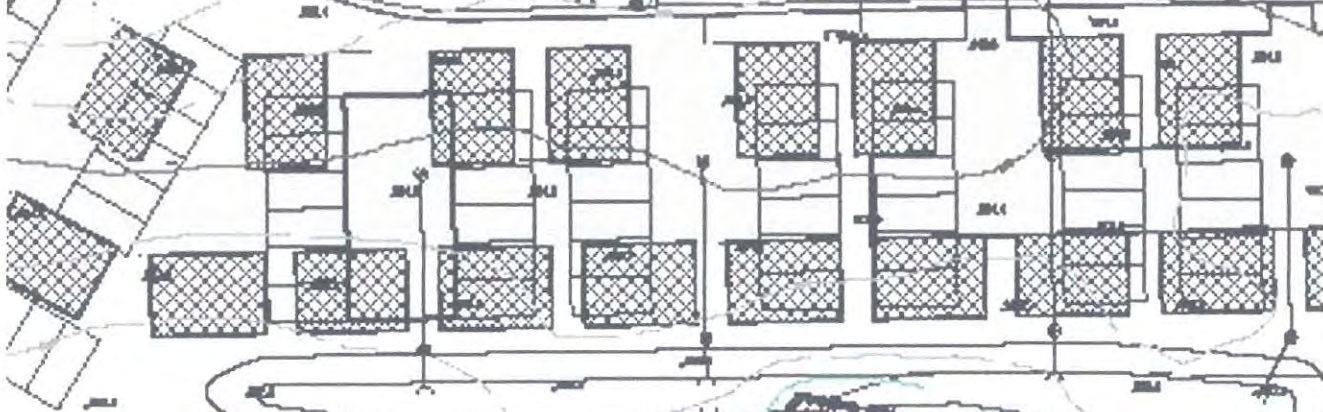


New Water Treatment

New Fire Station

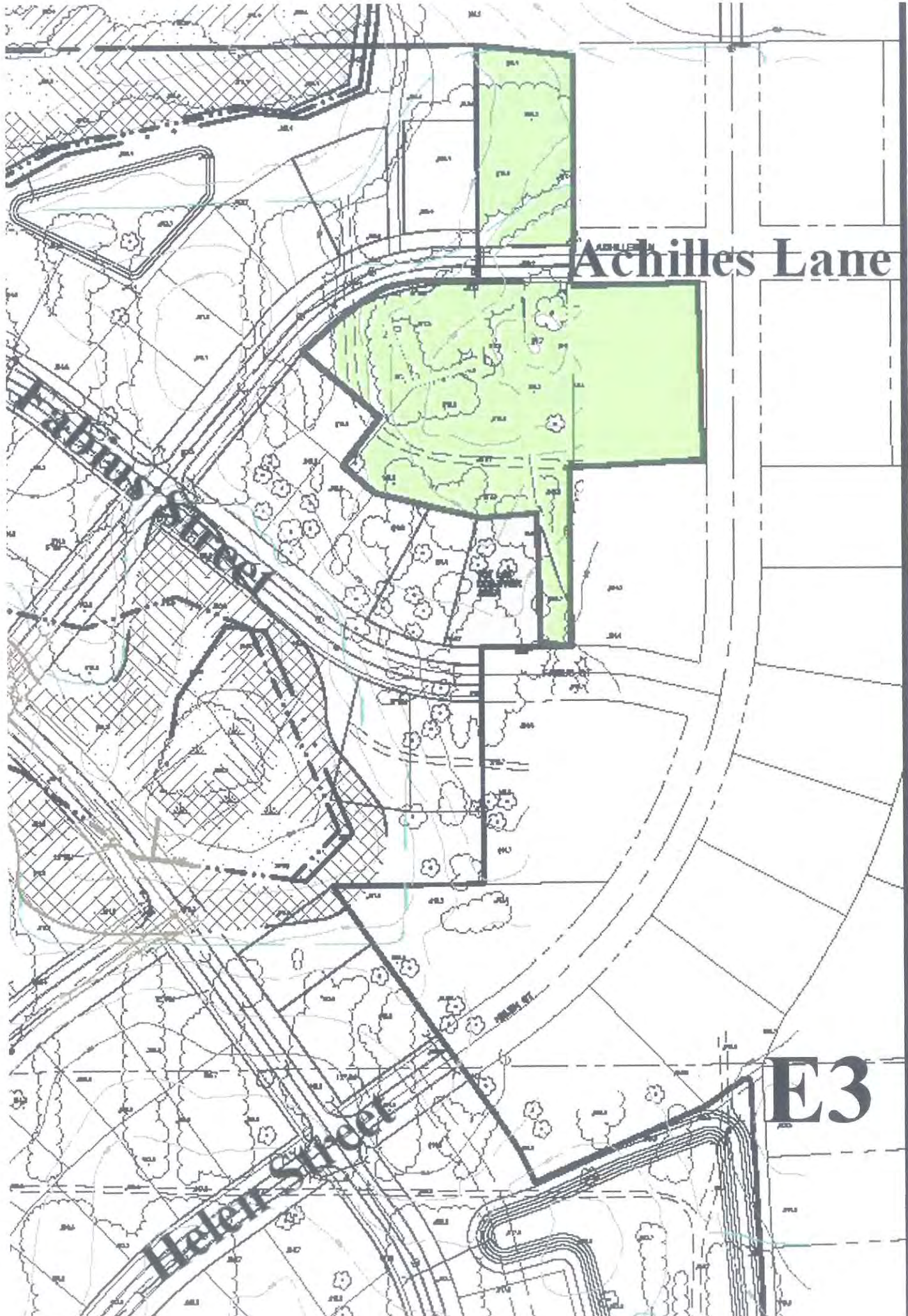


Bryn Mawr



Lake & Wet Lands

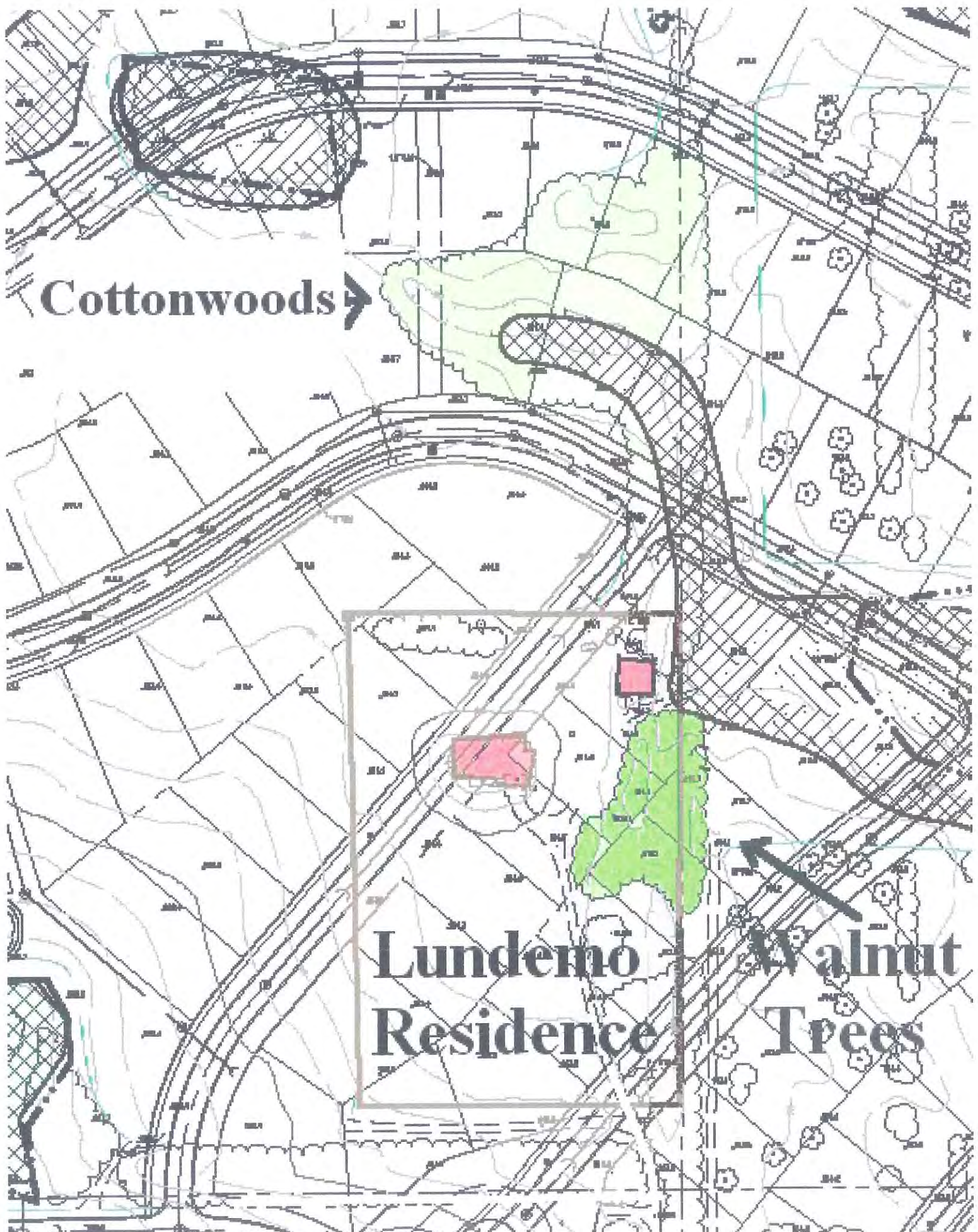
E2



Achilles Lane

Helen Street

E3



Cottonwoods →

**Lundemo
Residence**

**Walnut
Trees**

EH

A topographic map showing a residential area. A large area in the upper left is cross-hatched and labeled 'Cottonwoods'. A central area is shaded light green and labeled 'Lundemo Residence'. To the right, a smaller area is shaded light green and labeled 'Walnut Trees'. A rectangular box highlights the 'Lundemo Residence' area. The map includes contour lines, property boundaries, and a road network.

Cottonwoods →

**Lundemo
Residence**

← **Walnut
Trees**
F1







BRYN MAWR SUBDIVISION PHASE 2

CRYSTAL LAKE, ILLINOIS

INVENTORY OF A AND B SPECIES OF EXISTING TREES

URBAN FOREST MANAGEMENT, INC.

960 Route 22 Suite 207

FOX RIVER GROVE, ILLINOIS

March 29, 2016

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Narrative

The intent of this inventory was to identify the existing trees in Phase 2 that are classified as species group A and species group B (higher quality species) in the City ordinance. Recognizing that these trees could either be native to the site or in the remnant of the nursery, the inventory process was divided into two components. The trees that are native to the site are listed in the in the Tree Inventory Outside of the Nursery. This inventory was conducted by Urban Forest Management. The trees that are in the remnant nursery are listed in the Tree Inventory in the Nursery. This inventory was conducted by Todd Sullivan, previous owner of the nursery.

Tree Inventory Outside of Nursery

This inventory was based on a review of the existing trees as shown on the Tree Survey by Vanderstappen Surveying, Inc. dated 3/17/2003 (Exhibit C). All of the trees shown on this survey were reviewed in the field, except for the areas where the land is to be donated as noted in Exhibit D. In locations where trees from species group A and species group B are present an area that includes those trees is delineated and designated as shown on Exhibit C. Each tree that was observed in that area was tagged with a numbered metal tag and blue flagging and it listed in the inventory by tag number and designated area. All of the data that was collected for each tree is shown in the tree inventory listing in Exhibit A.

As the engineering plans are developed, final determinations will be made as to which trees will remain and which trees will be removed. It is anticipated that more trees will be removed than will remain.

Methodology

URBAN FOREST MANAGEMENT, INC. tagged and inventoried all Species Group A and B trees 2" DBH (Diameter at breast height--4.5' above the soil line) and larger, per the City of Crystal Lake ordinance requirements. Tag series used was #201 - 256. The data collected on each tree includes tree species, size, condition, form, and any observed problems.

The following is a key for interpreting the condition and form data found on the tree inventory listing:

Condition Rating - The condition of the trees shall be based on a six (6) point scale and one (1) being the best and six (6) being the worst.

<u>Rating</u>	<u>Description</u>	<u>General Criteria</u>
1	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and required no remedial action.

<u>Rating</u>	<u>Description</u>	<u>General Criteria</u>
2	Good to Fair	The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.
3	Fair	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.
4	Fair to Poor	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 if the tree is subjected to additional stress.
5	Poor	The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
6	Dead	Less than 10% of the tree shows signs of life.

Form Rating – 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 6, which translates to ‘very poor form’. Typical form defects might include multiple leaders, no leader, lean, one sided crown, trunk crook, etc.

Species Summary

Fifty-six (56) trees were inventoried outside of the nursery area. See the table below for a breakdown of species and condition data:

<u>Botanical Name</u>	<u>Common Name</u>							<u>Number of Trees</u>	<u>Percentage of Trees</u>
		<u>Cond. 1</u>	<u>Cond. 2</u>	<u>Cond. 3</u>	<u>Cond. 4</u>	<u>Cond. 5</u>	<u>Cond. 6</u>	<u>Inventoried</u>	<u>Inventoried</u>
Carya ovata	Shagbark Hickory		2	7				9	16.1%
Celtis occidentalis	Hackberry		3	2	1			6	10.7%
Juglans nigra	Black Walnut		1	1				2	3.6%
Pinus strobus	Eastern White Pine			7				7	12.5%
Quercus ellipsoidalis	Hill's Oak			1				1	1.8%
Quercus macrocarpa	Bur Oak		9	15	2			26	46.4%
Quercus rubra	Red Oak		2	3				5	8.9%
		0	17	36	3	0	0	56	100.0%

Tree Inventory in the Nursery

The inventory listing for trees in the nursery is in Exhibit B. The data collected is shown on a copy of the Tree List in the City ordinance. The vast majority of the trees in the remnant nursery have no useful value and they will be removed. Every remaining tree in remnant that has a useful value will be saved and reused on the project. To date, Todd Sullivan was able to identify the species group A and species group B trees that are present in the nursery, but he has not had the opportunity to go through the nursery to determine the nursery stock that can be saved and reused.

Land Donations and Trees to be Saved

The two parcels of land to be donated are shown in Exhibit D. This land includes the significant number of trees in species group A and species group B that will be saved. The donation of these two parcels of land is the most significant tree and land preservation effort on the entire project.

EXHIBIT A

INVENTORY LISTING OF A AND B SPECIES OF TREES OUTSIDE OF THE NURSERY

Tree Inventory Listing – Species A and B Trees Outside of Nursery								
Tag No.	Area	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments
201	Area B	Shagbark Hickory	Carya ovata	14	3	3		
202	Area B	Shagbark Hickory	Carya ovata	10	3	4		
203	Area B	Shagbark Hickory	Carya ovata	10	2	4	over-topped by black cherry over fence	
204	Area B	Shagbark Hickory	Carya ovata	8	3	4	one sided, over-topped	
205	Area B	Shagbark Hickory	Carya ovata	10	3	4	one sided, suckering	
206	Area B	Shagbark Hickory	Carya ovata	9	3	4	one sided, over-topped	
207	Area B	Hill's Oak	Quercus ellipsoidalis	16	3	4	metal in trunk, vine infested, slight sweep	Old tag #553.
208	Area B	Shagbark Hickory	Carya ovata	6	3	3	over-topped	Old tag #554.
209	Area B	Bur Oak	Quercus macrocarpa	4	2	4	one sided	Old tag #555.
210	Area B	Shagbark Hickory	Carya ovata	5	2	4	one sided, over-topped, double leader	Old tag #556.
211	Area B	Red Oak	Quercus rubra	30	3	4	slight sweep, heavy deadwood	
212	Area B	Bur Oak	Quercus macrocarpa	14	3	4	minor deadwood, basal swell	
213	Area B	Red Oak	Quercus rubra	18	2	4	one sided, sweep, double leader	
214	Area B	Red Oak	Quercus rubra	9	2	4	one sided, over-topped	
215	Area B	Red Oak	Quercus rubra	8	3	2		
216	Area C	Shagbark Hickory	Carya ovata	8	3	3	multiple leaders	
217	Area C	Black Walnut	Juglans nigra	9	2	3	weak crotch, multiple leaders	
218	Area C	Black Walnut	Juglans nigra	9	3	3	suckering, multiple leaders	
219	Area D	Bur Oak	Quercus macrocarpa	37	3	4	minor deadwood, one sided, over-topped, slight sweep	
220	Area D	Hackberry	Celtis occidentalis	9	3	4	over-topped, multiple leaders	
221	Area D	Bur Oak	Quercus macrocarpa	50	4	3	heavy deadwood, weak crotch (possibly lightning damage), trunk scar, metal in trunk	
222	Area D	Hackberry	Celtis occidentalis	8	2	4	suckering, over-topped, twist in trunk	
223	Area D	Bur Oak	Quercus macrocarpa	31	3	3	weak crotch, epicormics, multiple leaders	
224	Area D	Bur Oak	Quercus macrocarpa	42	3	2	minor deadwood, weak crotch, epicormics	
225	Area F	Bur Oak	Quercus macrocarpa	11	4	3	heavy deadwood, trunk scar, decay	
226	Area E	Bur Oak	Quercus macrocarpa	8	3	3	epicormics, multiple	

Tree Inventory Listing – Species A and B Trees Outside of Nursery								
Tag No.	Area	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments
							leaders	
227	Area E	Bur Oak	Quercus macrocarpa	7	3	4	one sided, over-topped, slight sweep	
228	Area E	Bur Oak	Quercus macrocarpa	6	3	4	one sided, sapsucker damage, twist in trunk	
229	Area F - E. of drive	Bur Oak	Quercus macrocarpa	9	3	3	minor deadwood, double leader	
230	Area F - E. of drive	Bur Oak	Quercus macrocarpa	7	2	3	one sided, thin crown	
231	Area F - E. of drive	Bur Oak	Quercus macrocarpa	5	2	3	one sided, multiple leaders	
232	Area F - E. of drive	Bur Oak	Quercus macrocarpa	35	2	2	weak crotch, multiple leaders	
233	Area F - W. of drive	Bur Oak	Quercus macrocarpa	6	2	3	twist in trunk, multiple leaders	
234	Area F - W. of drive	Red Oak	Quercus rubra	5	3	4	one sided	
235	Area F - W. of drive	Bur Oak	Quercus macrocarpa	8	3	3	weak crotch	Forked with 7", 3" co-leaders.
236	Area F - W. of drive	Bur Oak	Quercus macrocarpa	16	3	4	one sided, epicormics	Forked with a 5" co-leader.
237	Area F - W. of drive	Bur Oak	Quercus macrocarpa	6	3	3	one sided, double leader	
238	Area F - W. of drive	Bur Oak	Quercus macrocarpa	4	3	4	one sided, twist in trunk	
239	Area F - W. of drive	Bur Oak	Quercus macrocarpa	10	3	3	vine infested	
240	Area F - W. of drive	Bur Oak	Quercus macrocarpa	5	3	3	epicormics, vine infested	
241	Area F - W. of drive	Bur Oak	Quercus macrocarpa	7	2	3	one sided	
242	Area F	Bur Oak	Quercus macrocarpa	3	2	4	one sided, slight lean	
243	Area F	Bur Oak	Quercus macrocarpa	10	2	3	weak crotch, multiple leaders	
244	Area F	Bur Oak	Quercus macrocarpa	6	2	2	weak crotch at 12'	Forked with 5", 5" co-leaders.
245	Area G	Hackberry	Celtis occidentalis	23	4	3	basal decay, vine infested	
246	Area G	Hackberry	Celtis occidentalis	10	2	3	multiple leaders	
247	Area G	Eastern White Pine	Pinus strobus	20	3	3	minor deadwood, lower branches shaded out	
248	Area G	Eastern White Pine	Pinus strobus	15	3	3	one sided	
249	Area G	Eastern White Pine	Pinus strobus	19	3	4	minor deadwood, weak crotch, one sided, double leader	
250	Area G	Eastern White Pine	Pinus strobus	18	3	3	minor deadwood, lower branches shaded out	
251	Area G	Eastern White Pine	Pinus strobus	14	3	3	minor deadwood, lower branches shaded out	
252	Area G	Eastern White Pine	Pinus strobus	25	3	3	minor deadwood	

Tree Inventory Listing – Species A and B Trees Outside of Nursery								
Tag No.	Area	Common Name	Botanical Name	Size	Cond.	Form	Problems	Comments
253	Area G	Eastern White Pine	Pinus strobus	15	3	2		tag not attached.
254	Area G	Hackberry	Celtis occidentalis	17	3	3	broken limbs, vine infested, multiple leaders	
255	Area F	Bur Oak	Quercus macrocarpa	8	3	3		
256	Area F	Hackberry	Celtis occidentalis	10	2	3	double leader	
	Area A							Note: No UFM tagged trees. Mostly Hill's oak with some shagbark hickory. All trees are located east of the fence.

EXHIBIT B

INVENTORY LISTING OF A AND B SPECIES OF TREES IN THE NURSERY