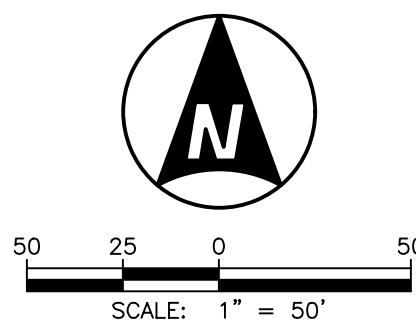


PRELIMINARY PLAT OF WOODLORE ESTATES SUBDIVISION

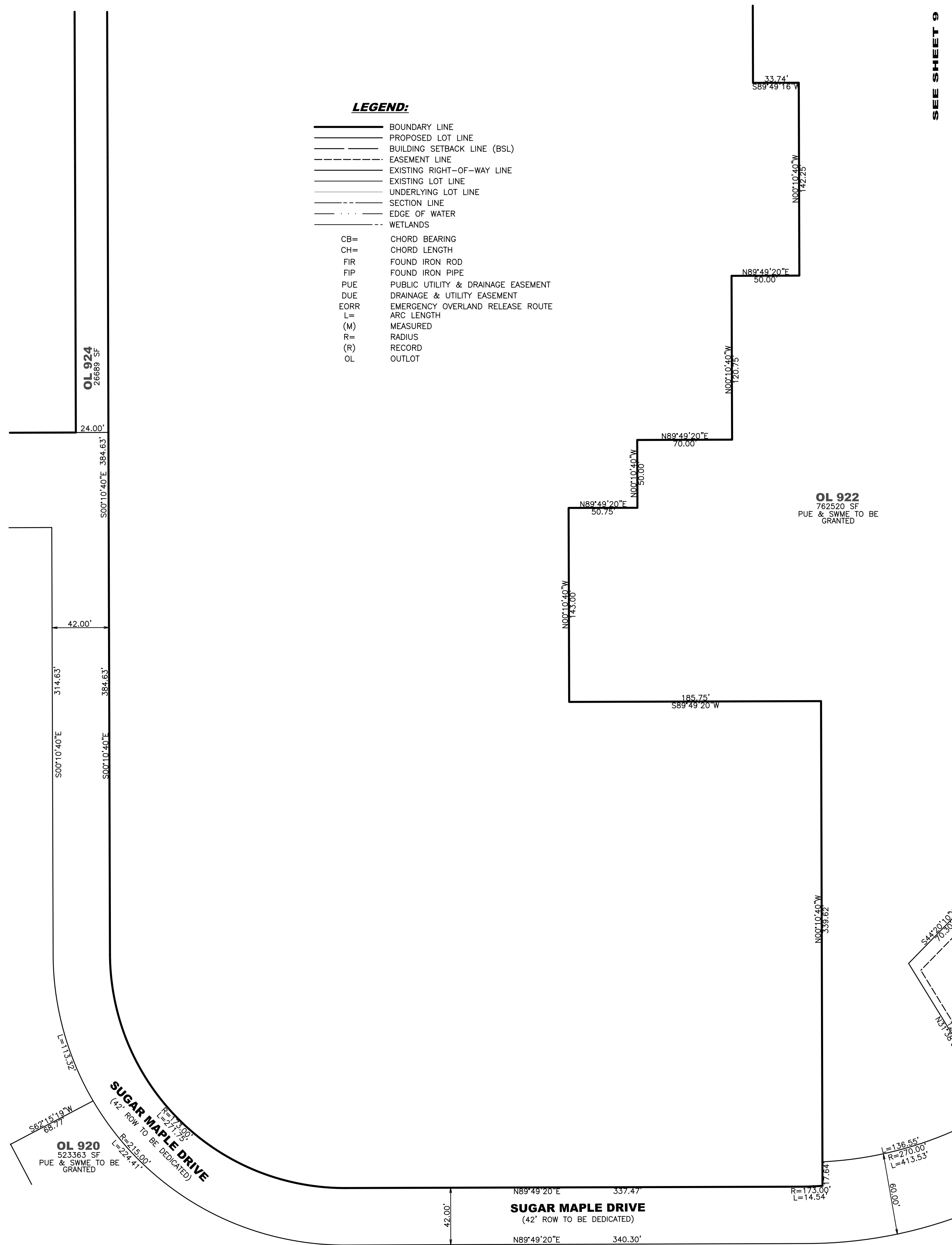


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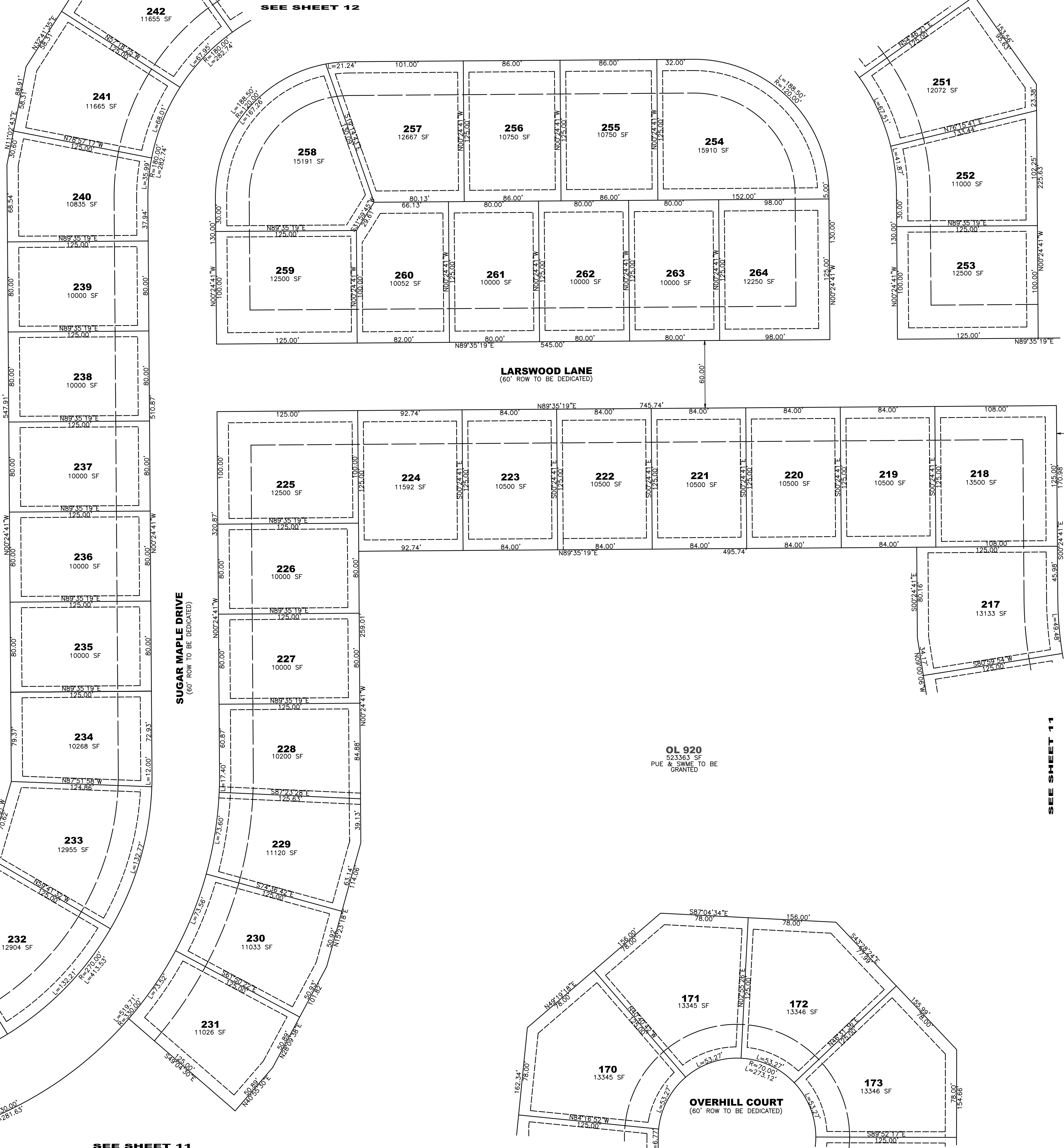
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- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- EDGE OF WATER
- WETLANDS
-
- CHORD BEARING
- CHORD LENGTH
- FOUND IRON ROD
- FOUND IRON PIPE
- PUBLIC UTILITY & DRAINAGE EASEMENT
- DRAINAGE & UTILITY EASEMENT
- EMERGENCY OVERLAND RELEASE ROUTE
- MEASURED
- RADIUS
- RECORD
- OUTLOT

SEE SHEET 9



SEE SHEET 11



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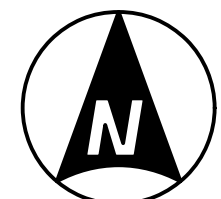
CALATLANTIC GROUP, INC.
 1141 EAST MAIN STREET
 SUITE 108
 EAST DUNDEE, ILLINOIS 60118
 PH: 224-293-3100
 F: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY

**PRELIMINARY PLAT OF
WOODLORE ESTATES SUBDIVISION
CRYSTAL LAKE, ILLINOIS**

SHEET
10 OF 13
 PROJECT NUMBER: 3144
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 ILLINOIS FIRM LICENSE 184-002694

DRAWN	KMF
APPROVED	RPO
DATE	1-26-18
SCALE	1"=50'



50 25 0 50
SCALE: 1" = 50'

PRELIMINARY PLAT OF WOODLORE ESTATES SUBDIVISION



LEGEND:

- BOUNDARY LINE
 - - - PROPOSED LOT LINE
 - - - BUILDING SETBACK LINE (BSL)
 - - - EASEMENT LINE
 - - - EXISTING RIGHT-OF-WAY LINE
 - - - EXISTING LOT LINE
 - - - UNDERLYING LOT LINE
 - - - SECTION LINE
 - - - EDGE OF WATER
 - - - WETLANDS
-
- CB= CHORD BEARING
 - CH= CHORD LENGTH
 - FIR= FOUND IRON ROD
 - FIP= FOUND IRON PIPE
 - PUE= PUBLIC UTILITY & DRAINAGE EASEMENT
 - DUE= DRAINAGE & UTILITY EASEMENT
 - EORR= EMERGENCY OVERLAND RELEASE ROUTE
 - L= ARC LENGTH
 - (M)= MEASURED
 - R= RADIUS
 - (R)= RECORD
 - OL= OUTLOT

SEE SHEET 10

SEE SHEET 7

SEE SHEET 6

SEE SHEET 12

SEE SHEET 6

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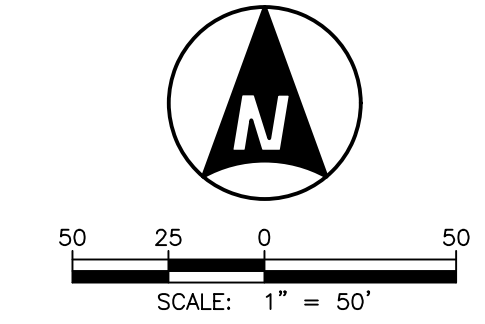
DATE	DESCRIPTION OF REVISION	BY

**PRELIMINARY PLAT OF
WOODLORE ESTATES SUBDIVISION
CRYSTAL LAKE, ILLINOIS**

DRAWN: KMF
 APPROVED: RPO
 DATE: 1-26-18
 SCALE: 1"=50'

SHEET
11 OF 13
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PRELIMINARY PLAT OF WOODLORE ESTATES SUBDIVISION



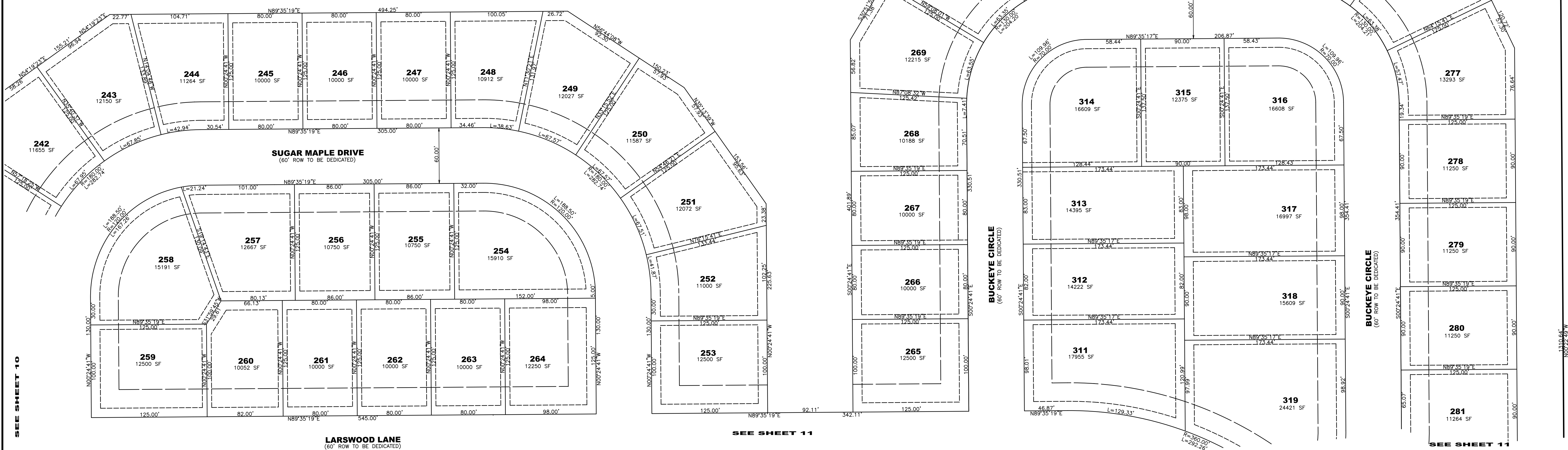
- LEGEND:**
- BOUNDARY LINE
 - - - - PROPOSED LOT LINE
 - BUILDING SETBACK LINE (BSL)
 - - - - EASEMENT LINE
 - - - - EXISTING RIGHT-OF-WAY LINE
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 - PUE PUBLIC UTILITY & DRAINAGE EASEMENT
 - DUE DRAINAGE & UTILITY EASEMENT
 - EORR EMERGENCY OVERLAND RELEASE ROUTE
 - L= ARC LENGTH
 - (M) MEASURED
 - R= RADIUS
 - (R) RECORD
 - OL OUTLOT

OL 923
260332 SF

OL 922
762520 SF
PUE & SWME TO BE GRANTED

SEE SHEET 9

SEE SHEET 10



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DATE	DESCRIPTION OF REVISION	BY

**PRELIMINARY PLAT OF
WOODLORE ESTATES SUBDIVISION
CRYSTAL LAKE, ILLINOIS**

SHEET
12 OF 13
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DRAWN	KMF
APPROVED	RPO
DATE	1-26-18
SCALE	1"=50'

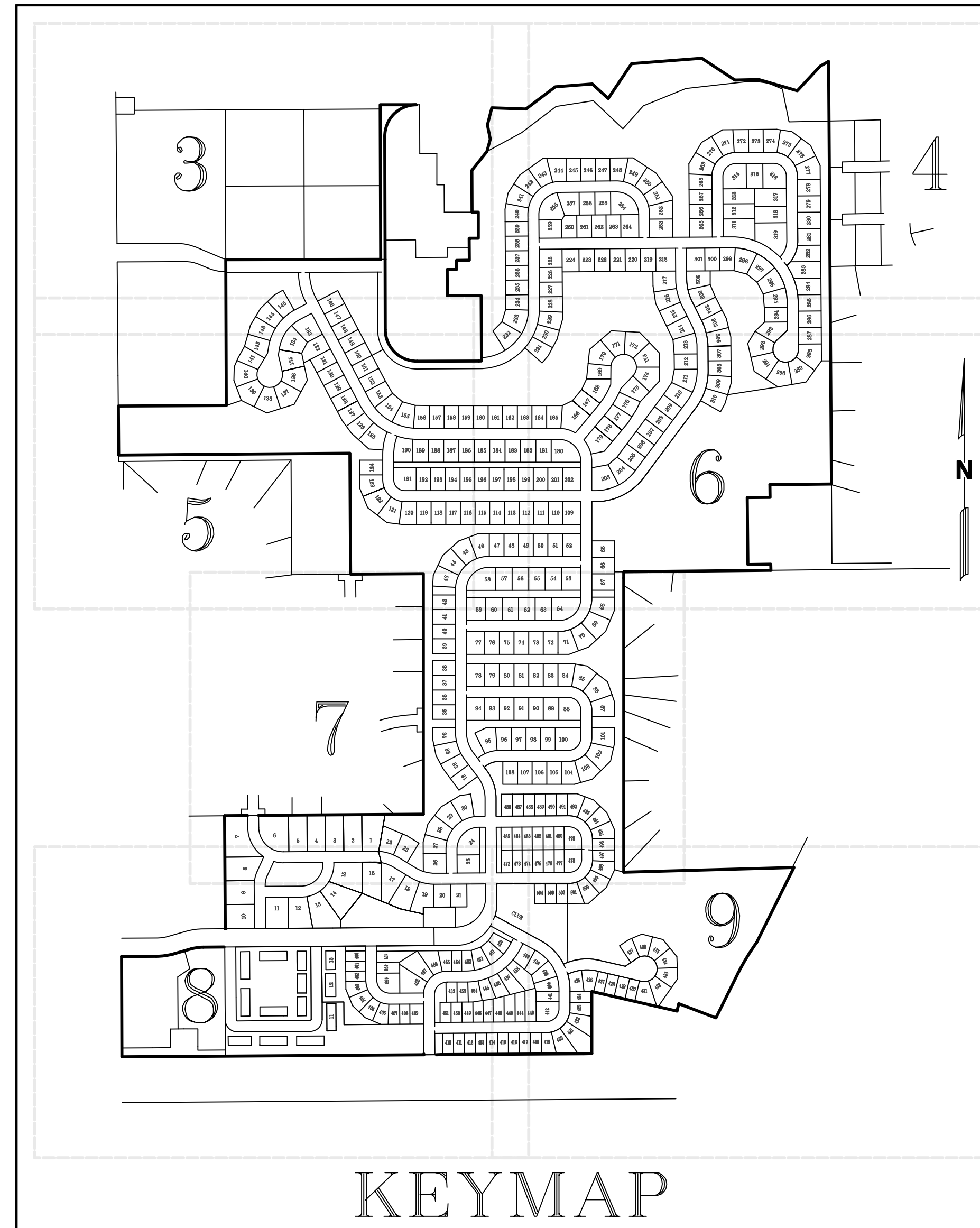
PRELIMINARY ENGINEERING PLANS FOR WOODLORE ESTATES CRYSTAL LAKE, ILLINOIS

LEGEND

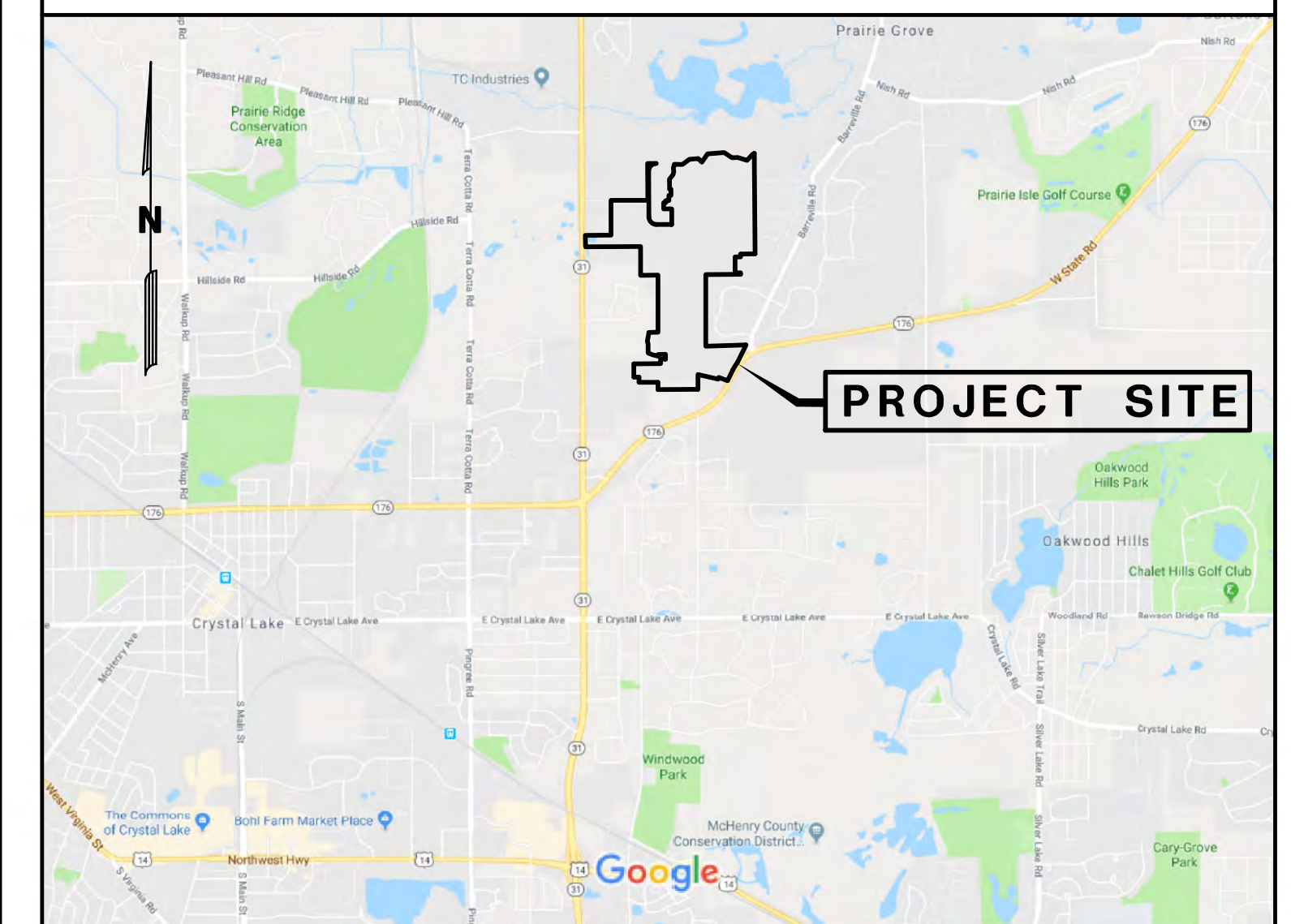
	EXISTING	PROPOSED
SANITARY SEWER	8" PVC	8" PVC
FORCE MAIN	12" RCP	12" RCP
STORM SEWER	12" RCP	12" RCP
UNDERDRAIN	UD	UD
MANHOLE	⊙	⊙
CATCH BASIN	⊙	⊙
INLET	⊙	⊙
CLEANOUT	⊙	⊙
WATER MAIN	WM	WM
VALVE VAULT	⊙	⊙
VALVE BOX	⊙	⊙
FIRE HYDRANT	⊙	⊙
FLARED END SECTION	△	△
COMBINED SEWER	→	→
STREET LIGHT/PARKING LOT LIGHT	⊙	⊙
POWER POLE	⊙	⊙
STREET SIGN	⊙	⊙
FENCE	—	—
GAS MAIN	—	—
OVERHEAD LINE	OH	OH
TELEPHONE LINE	—	—
ELECTRIC LINE	—	—
CABLE TV LINE	GTV	GTV
HIGH WATER LEVEL	HWL XXX	HWL XXX
NORMAL WATER LEVEL	NWL XXX	NWL XXX
CONTOUR LINE	XXX.XX	XXX.XX
TOP OF CURB ELEVATION	TC XXX.XX	TC XXX.XX
TOP OF DEPRESSED CURB	TDC XXX.XX	TDC XXX.XX
PAVEMENT ELEVATION	P XXX.XX	P XXX.XX
SPOT ELEVATION	XXX.XX	XXX.XX
FINISHED FLOOR ELEVATION	FF + XXX.XX	FF + XXX.XX
TOP OF FOUNDATION	TF + XXX.XX	TF + XXX.XX
GRADE AT FOUNDATION	GF + XXX.XX	GF + XXX.XX
HIGH OR LOW POINT	⊙	⊙
OVERLAND FLOOD ROUTE	—	—
REAR YARD DITCH SYSTEM	—	—
PAVEMENT FLOW DIRECTION	→	→
SWALE FLOW DIRECTION	→	→
DEPRESSED CURB AND GUTTER	—	—
REVERSE CURB AND GUTTER	—	—

INDEX

- 1 COVER SHEET
- 2 OVERALL SITE PLAN
- 3 PLAN - NORTHWEST
- 4 PLAN - NORTHEAST
- 5 PLAN - CENTER WEST
- 6 PLAN - CENTER EAST
- 7 PLAN - CENTER SOUTH
- 8 PLAN - SOUTHWEST
- 9 PLAN - SOUTHEAST
- 10 CONSTRUCTION DETAILS



LOCATION MAP



THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR JOB SITE SAFETY AS WELL AS SUPERVISION, DIRECTION AND MEANS & METHODS OF CONSTRUCTION.



THIS PLAN WAS PREPARED FROM TOPOGRAPHIC INFORMATION PROVIDED BY CEMCON LTD AND RECORD DRAWINGS OF PRESTON PINES UNIT 1 PREPARED BY CEMCON LTD, DATED OCTOBER 22, 2007, AND RECORD DRAWINGS OF PRESTON PINES UNIT 2 PREPARED BY CEMCON DATED NOVEMBER 30, 2007. THE CONTRACTOR SHALL FIELD VERIFY ALL UTILITIES SHOWN AND/OR UNCOVERED WHEN PERFORMING THE STANDARD JULIE LOCATES BEFORE COMMENCING WORK AND NOTIFY THE ENGINEER OR OWNER OF ANY DISCREPANCIES.

BENCHMARKS

SOURCE BENCHMARK:
NGS CONTROL MONUMENT DESIGNATED AS NUNDA RM2:
BRASS DISC IN CONCRETE 0.40 MILE SOUTH OF GRAY ROAD IN TREE GAP ALONG AN ABANDONED FENCE LINE. ELEVATION = 852.47 (NAVD 88)

ABBREVIATIONS

AC	ACRE	HWL	HIGH WATER ELEVATION	SAN	SANITARY SEWER
BC	BACK OF CURB	INL	INLET	SMH	SANITARY MANHOLE
BTM	BOTTOM	INV	INVERT	STA	STATION
CB	CATCH BASIN	LF	LINEAL FEET/FOOT	STM	STORM SEWER
CFS	CUBIC FEET PER SECOND	LP	LIGHT POLE	SY	SQUARE YARD
CY	CUBIC YARD	LT	LEFT	SWPP	STORMWATER POLLUTION PREVENTION PLAN
DIA	DIAMETER	L/W	LOWEST GRADE ADJACENT TO RETAINING WALL	TDC	TOP OF DEPRESSED CURB
DIWM	DUCTILE IRON WATER MAIN	MAX	MAXIMUM	TC	TOP OF CURB
EL	ELEVATION	MH	STORM MANHOLE	TF	TOP OF FOUNDATION
EP	EDGE OF PAVEMENT	MIN	MINIMUM	T/W	TOP OF RETAINING WALL
FF	FINISHED FLOOR	NWL	NORMAL WATER ELEVATION	TYP	TYPICAL
FS	FLARED END SECTION	OCS	OUTLET CONTROL STRUCTURE	VB	VALVE BOX
FT	FOOT/FEET	P	PAVEMENT ELEVATION	VC	VERTICAL CURVE
G	GUTTER ELEVATION	PVC	POLYVINYL CHLORIDE PIPE	VV	VALVE VAULT
GR	GRADE AT FOUNDATION	R	RADIUS	W	WALK ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE PIPE	RCP	REINFORCED CONCRETE PIPE	WM	WATER MAIN
HYD	FIRE HYDRANT	RIM	RIM ELEVATION	VPI	VERTICAL POINT OF INTERSECTION
HMA	HOT MIX ASPHALT	RT	RIGHT		
		ROW	RIGHT OF WAY		

DRAINAGE CERTIFICATION

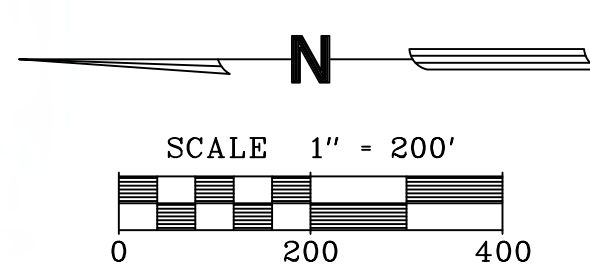
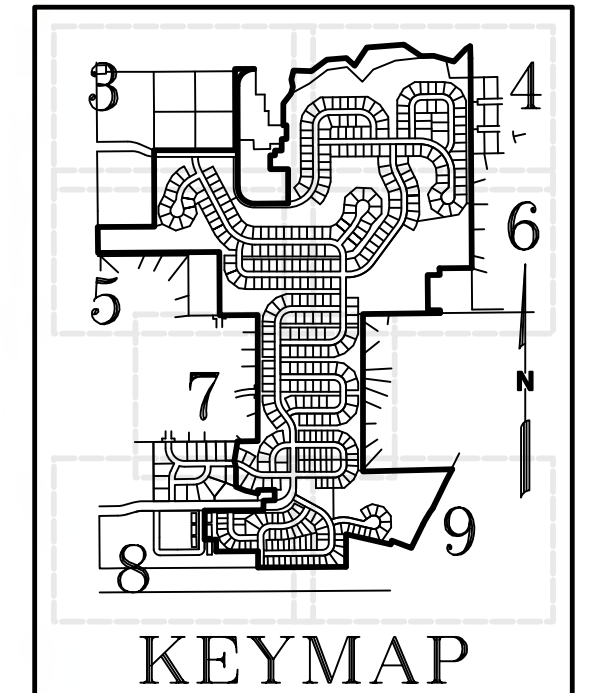
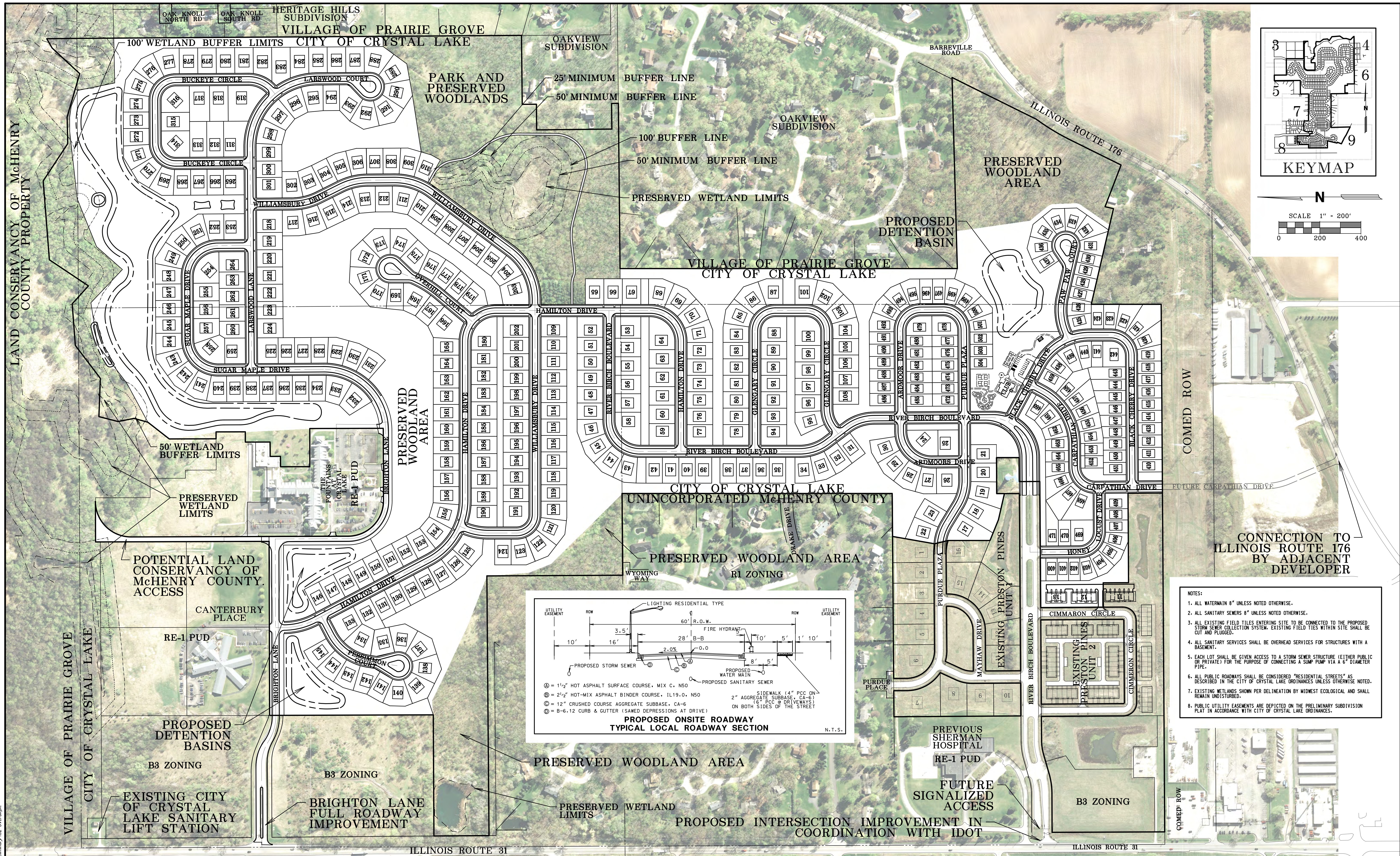
I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SAID IMPROVEMENTS OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREA, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE IMPROVEMENTS.

PRELIMINARY SUBMITTAL ONLY
NOT FOR CONSTRUCTION

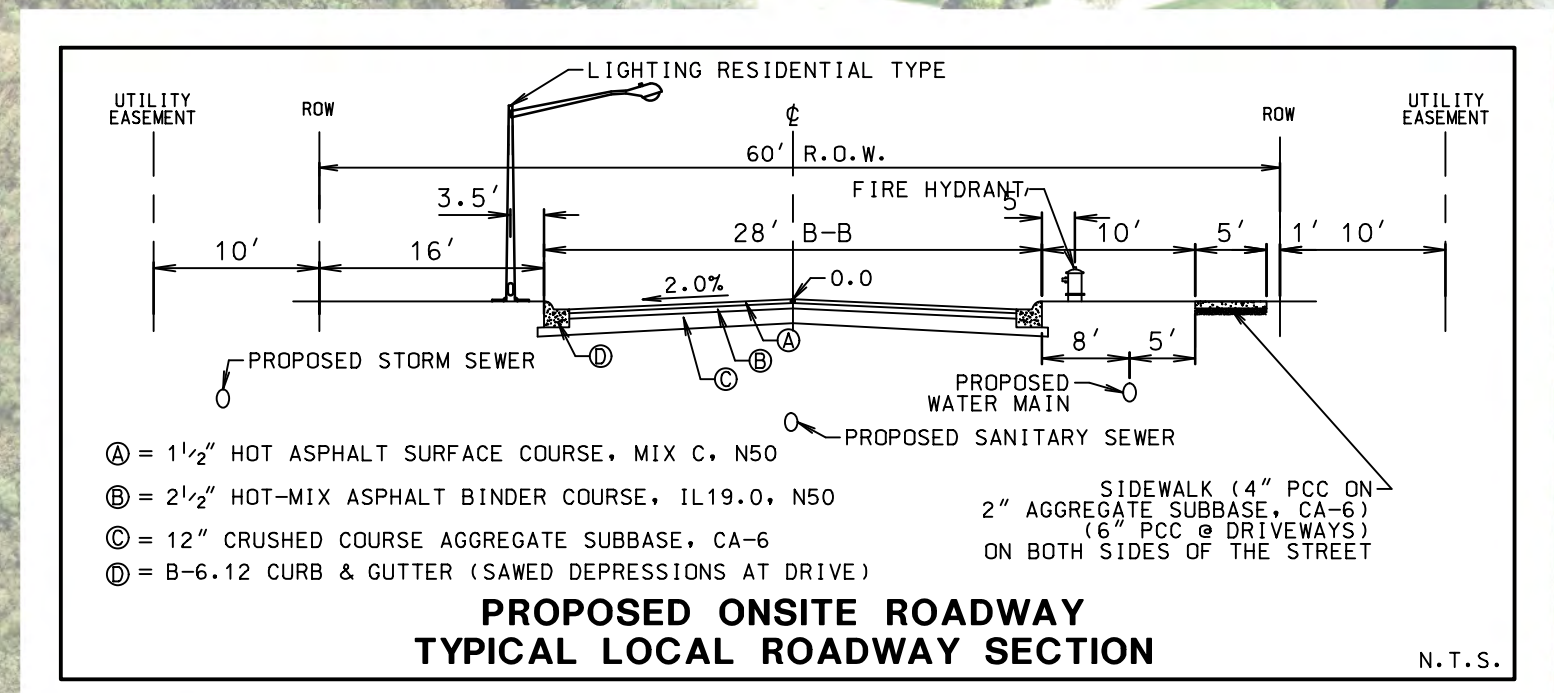
ENGINEER
ANTHONY MARTINI, PE, CFM
ILLINOIS REGISTRATION NO. 062-060870
EXPIRATION DATE: 11/30/2019

ENGINEER'S SEAL

Received 1-30-18
2018-08



- NOTES:
1. ALL WATERMAIN 8" UNLESS NOTED OTHERWISE.
 2. ALL SANITARY SEWERS 8" UNLESS NOTED OTHERWISE.
 3. ALL EXISTING FIELD TILES ENTERING SITE TO BE CONNECTED TO THE PROPOSED STORM SEWER COLLECTION SYSTEM. EXISTING FIELD TIES WITHIN SITE SHALL BE CUT AND PLUGGED.
 4. ALL SANITARY SERVICES SHALL BE OVERHEAD SERVICES FOR STRUCTURES WITH A BASEMENT.
 5. EACH LOT SHALL BE GIVEN ACCESS TO A STORM SEWER STRUCTURE (EITHER PUBLIC OR PRIVATE) FOR THE PURPOSE OF CONNECTING A SUMP PUMP VIA A 6" DIAMETER PIPE.
 6. ALL PUBLIC ROADWAYS SHALL BE CONSIDERED "RESIDENTIAL STREETS" AS DESCRIBED IN THE CITY OF CRYSTAL LAKE ORDINANCES UNLESS OTHERWISE NOTED.
 7. EXISTING WETLANDS SHOWN PER DELINEATION BY MIDWEST ECOLOGICAL AND SHALL REMAIN UNDISTURBED.
 8. PUBLIC UTILITY EASEMENTS ARE DEPICTED ON THE PRELIMINARY SUBDIVISION PLAN IN ACCORDANCE WITH CITY OF CRYSTAL LAKE ORDINANCES.



1/29/2018 11:54 AM 11/24/18 Engineering/Projects/Ordinary 102-Overall.dwg

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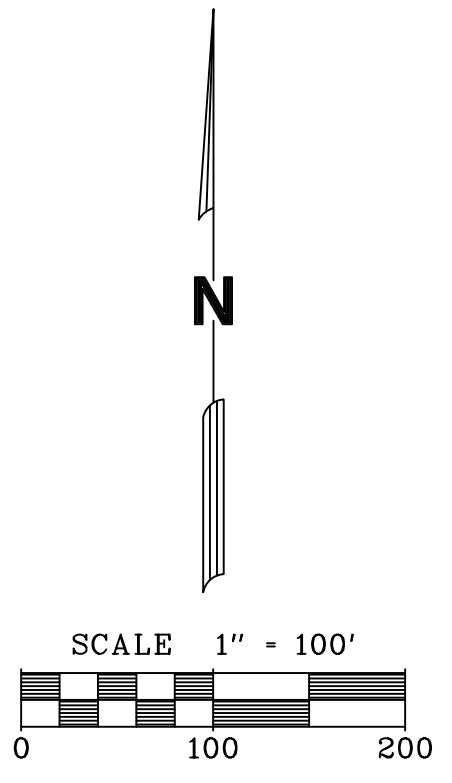
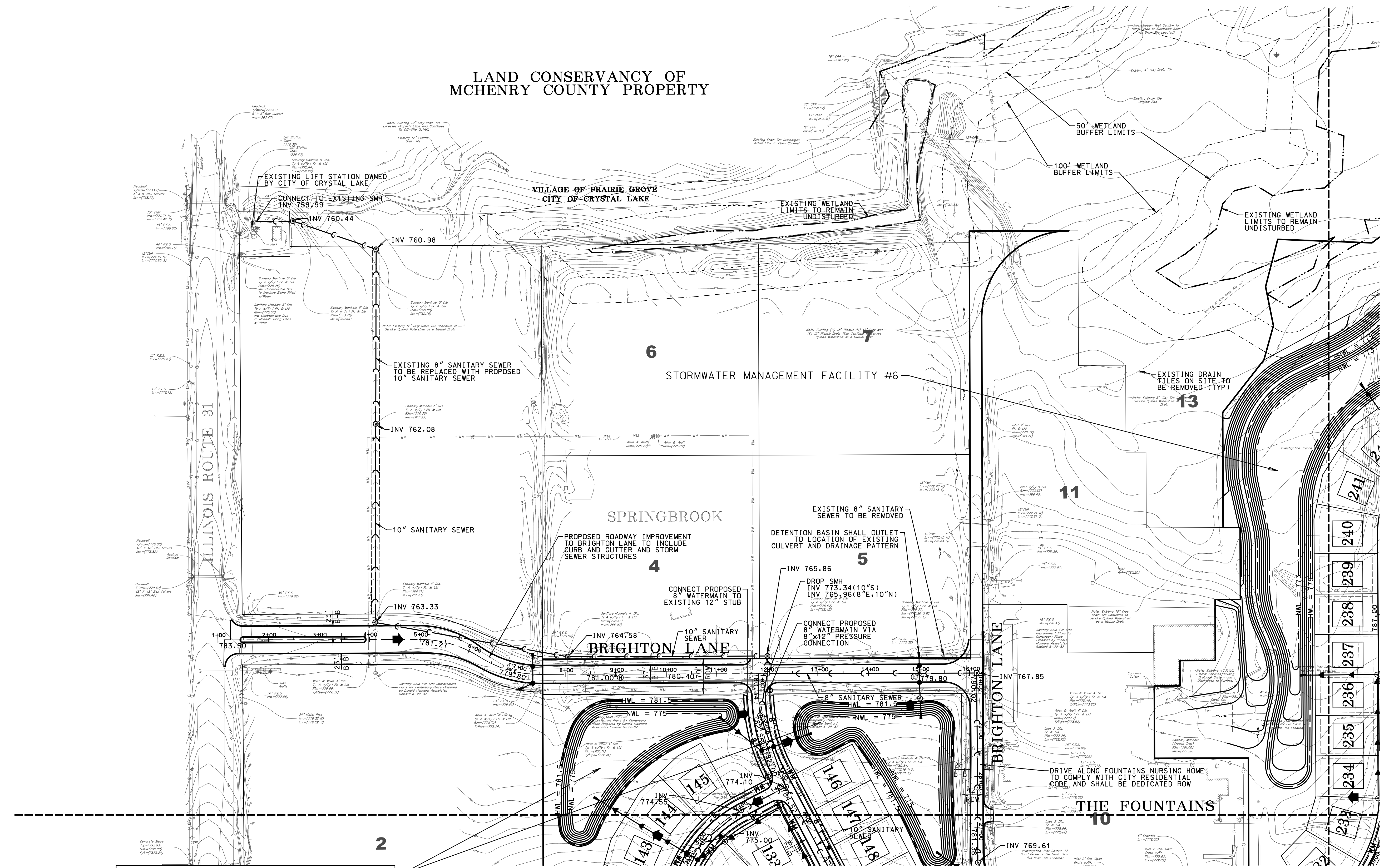
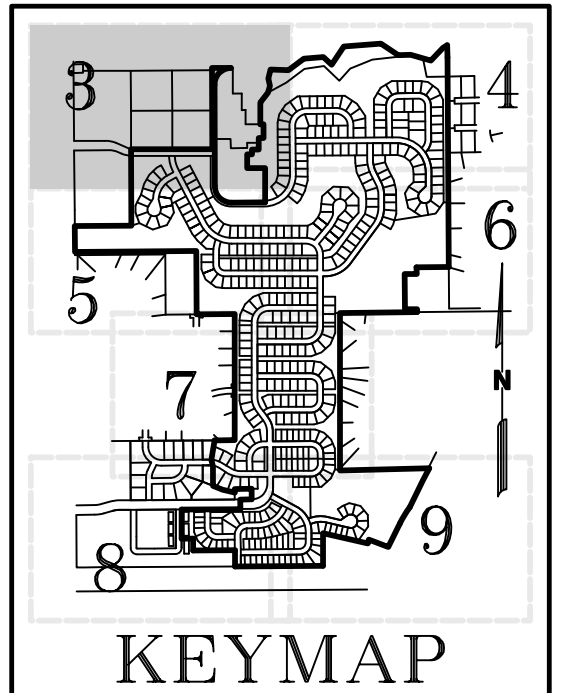
CLIENT: **CALATLANTIC HOMES**
 CalAtlantic Homes
 1141 East Main Street, Suite 108
 East Dundee, IL 60118
 Phone: 224-293-3100 Fax: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	MTL
DRAWN	DWP
APPROVED	AJM
DATE	01/26/2018
SCALE	1" = 200'

**OVERALL SITE PLAN
 WOODLORE ESTATES
 CRYSTAL LAKE, ILLINOIS**

LAND CONSERVANCY OF
MCHENRY COUNTY PROPERTY



STORMWATER MANAGEMENT FACILITY #4
INTERCONNECTED BASINS
DISTURBED TRIBUTARY AREA = 40.35 ACRES
DETENTION STORAGE REQUIRED: 11.02 AC-FT
COMP. STORAGE REQUIRED: 0.00 AC-FT
STORAGE PROVIDED: 12.07 AC-FT
NWL = 775.00
HWL = 781.50

REFER TO SHEET 5

REFER TO SHEET 4

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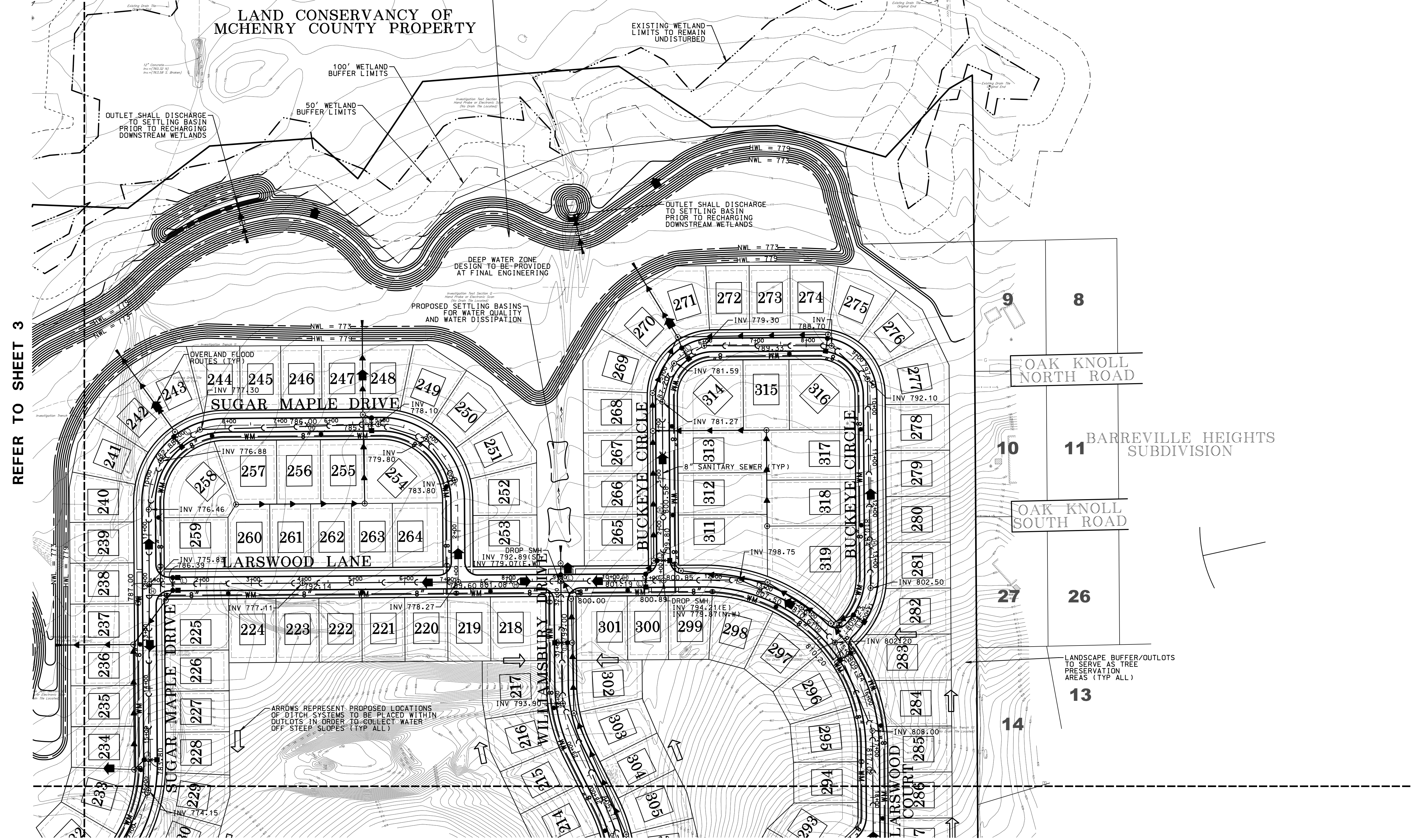
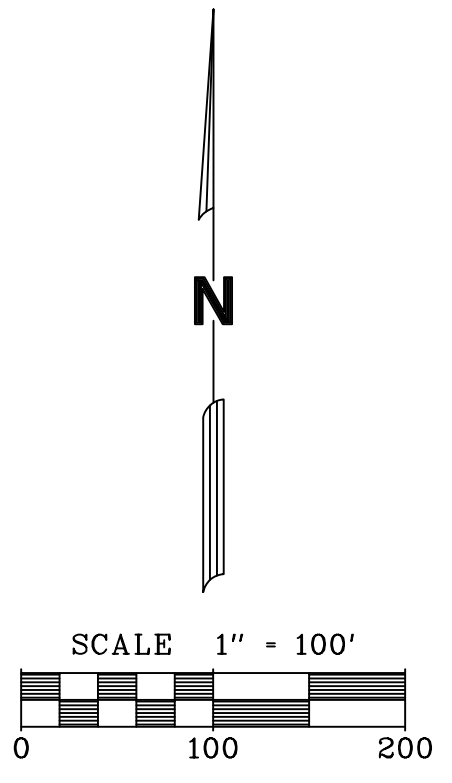
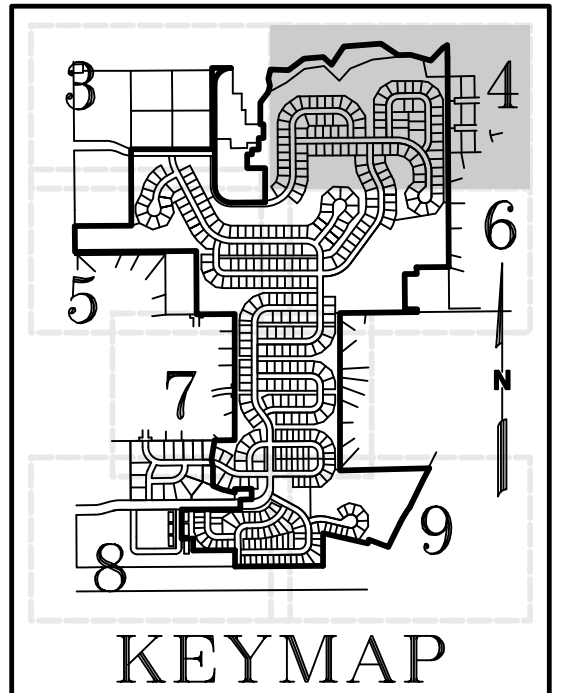
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DRAWN	DWP
APPROVED	AJM
DATE	01/26/2018
SCALE	1" = 100'

**PLAN - NORTHWEST
WOODLORE ESTATES
CRYSTAL LAKE, ILLINOIS**

SHEET
3 OF 10
PROJECT NUMBER: 3144
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STORMWATER MANAGEMENT FACILITY #6
 DISTURBED TRIBUTARY AREA = 122.52 ACRES
 DETENTION STORAGE REQUIRED: 37.57 AC-FT
 BFE COMP. STORAGE REQUIRED: 4.42 AC-FT
 TOTAL STORAGE REQUIRED: 41.99 AC-FT
 STORAGE PROVIDED: 43.53 AC-FT
 NWL = 773.00
 HWL = 778.30
 HWL W/COMP STORAGE: 779.00



REFER TO SHEET 3

REFER TO SHEET 6

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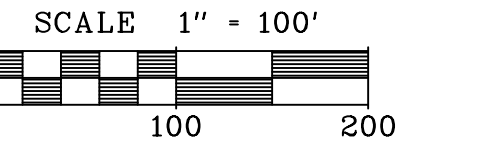
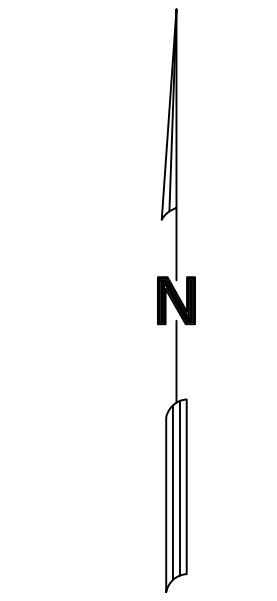
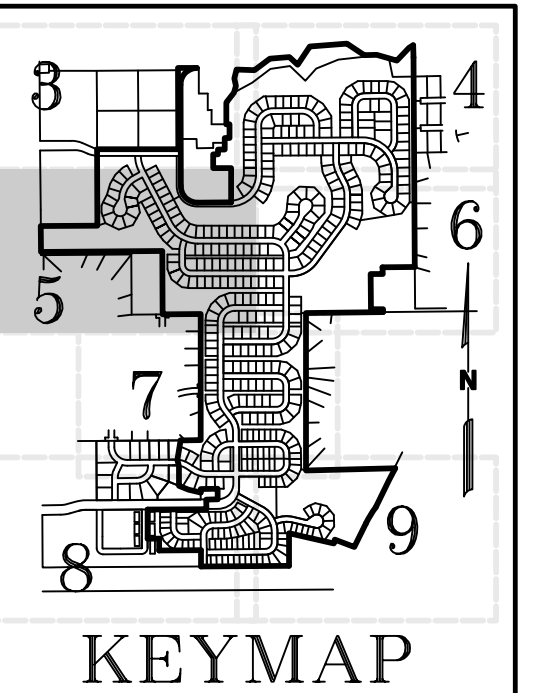
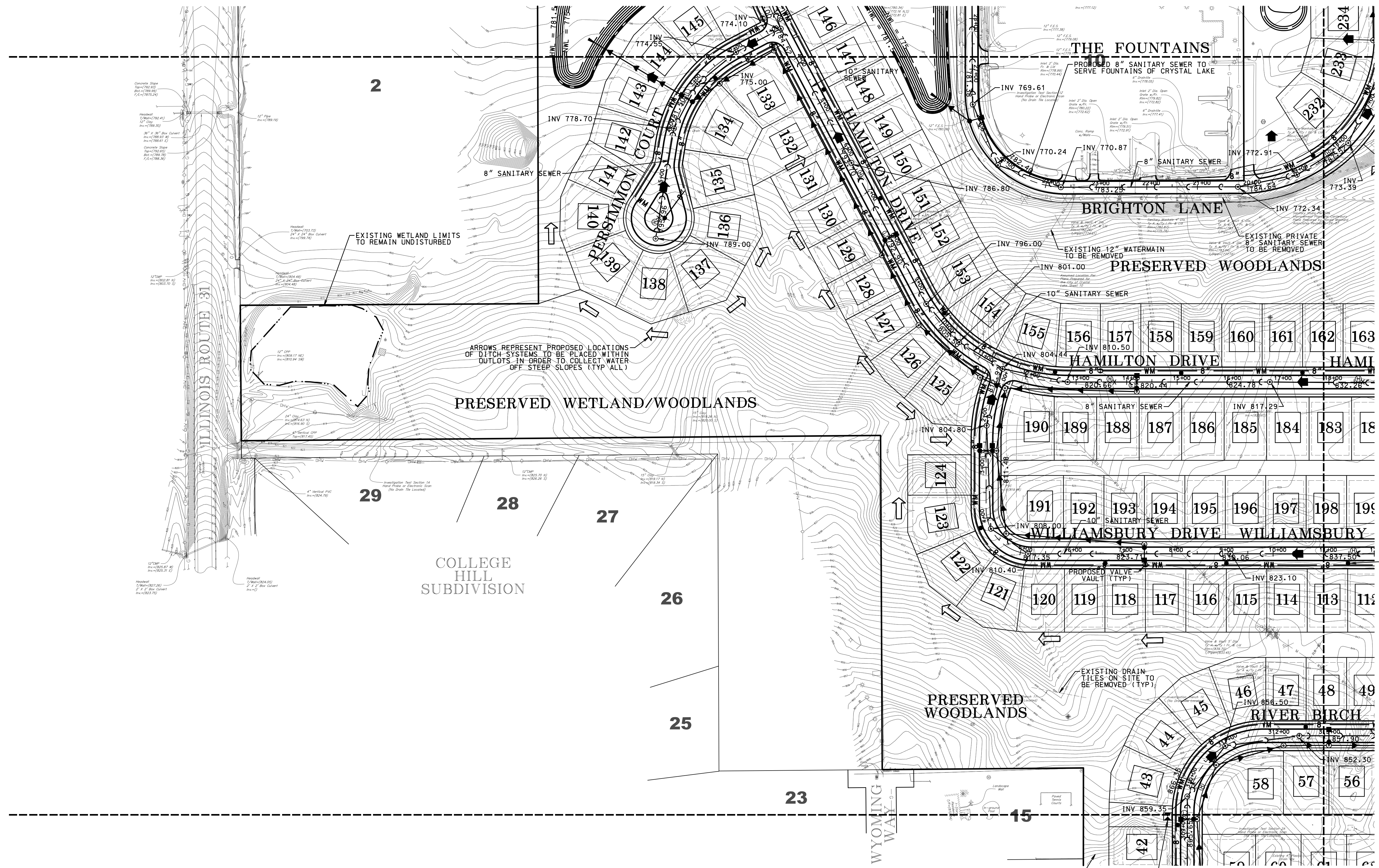
DATE	DESCRIPTION OF REVISION	BY

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APPROVED	AJM
DATE	01/26/2018
SCALE	1" = 100'

**PLAN - NORTHEAST
 WOODLORE ESTATES
 CRYSTAL LAKE, ILLINOIS**

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4 OF 10
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DATE	DESCRIPTION OF REVISION	BY

DESIGNED	MTL
DRAWN	DWP
APPROVED	AJM
DATE	01/26/2018
SCALE	1" = 100'

**PLAN - CENTER WEST
 WOODLORE ESTATES
 CRYSTAL LAKE, ILLINOIS**

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5 OF 10
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