



#2018-33 Plum Creek – Preliminary PUD Introduction Project Review for Planning and Zoning Commission

<u>Meeting Date:</u>	June 20, 2018 public introduction meeting for July 18, 2018 public hearing
<u>Request:</u>	1) Preliminary Plat of Subdivision for 53 lots and 3 outlots. 2) Preliminary Planned Unit Development for a multi-family senior development. 3) Comprehensive Land Use Plan Amendment from Office to Residential and Commerce.
<u>Location:</u>	Ridgefield Road, northwest of Route 14
<u>Acreage:</u>	Approximately 27 acres
<u>Existing Zoning:</u>	W Watershed
<u>Surrounding Properties:</u>	North: W Watershed South: B-1 and A-1 McHenry County East: B-2 and A-1 McHenry County West: W Watershed
<u>Staff Contact:</u>	Elizabeth Maxwell (815.356.3615)

Overview

The petitioner is proposing an age-restricted residential development called Plum Creek. Plum Creek would create 200 new units, with 50 duplex units and 100 apartment style units. The three-story apartment style building will feature amenities such as a theater, shared dining area, lounge, storage, activity area, kitchen, ice cream counter, and exercise rooms. The amenities would be available to the duplex owners, too. All buildings feature an exterior with stone, brick or fiber cement board, as well as, other unique architectural details.

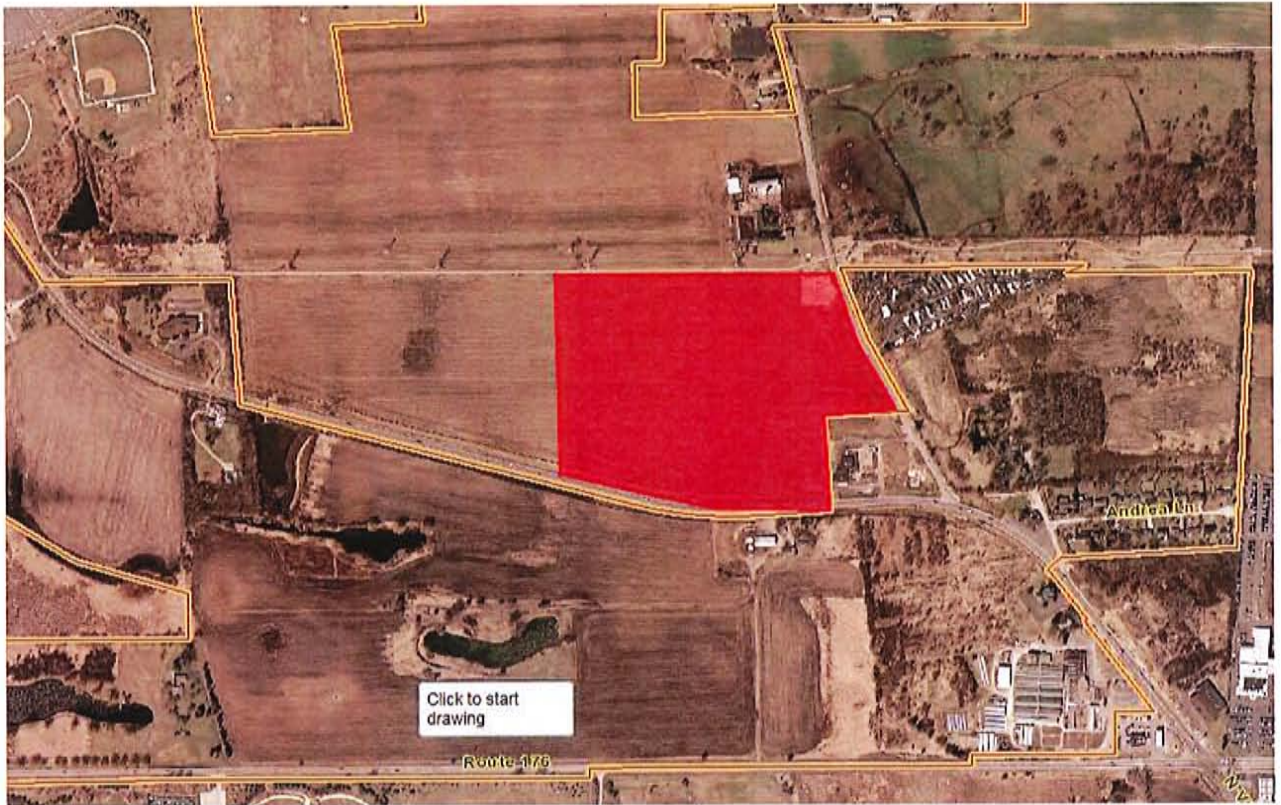
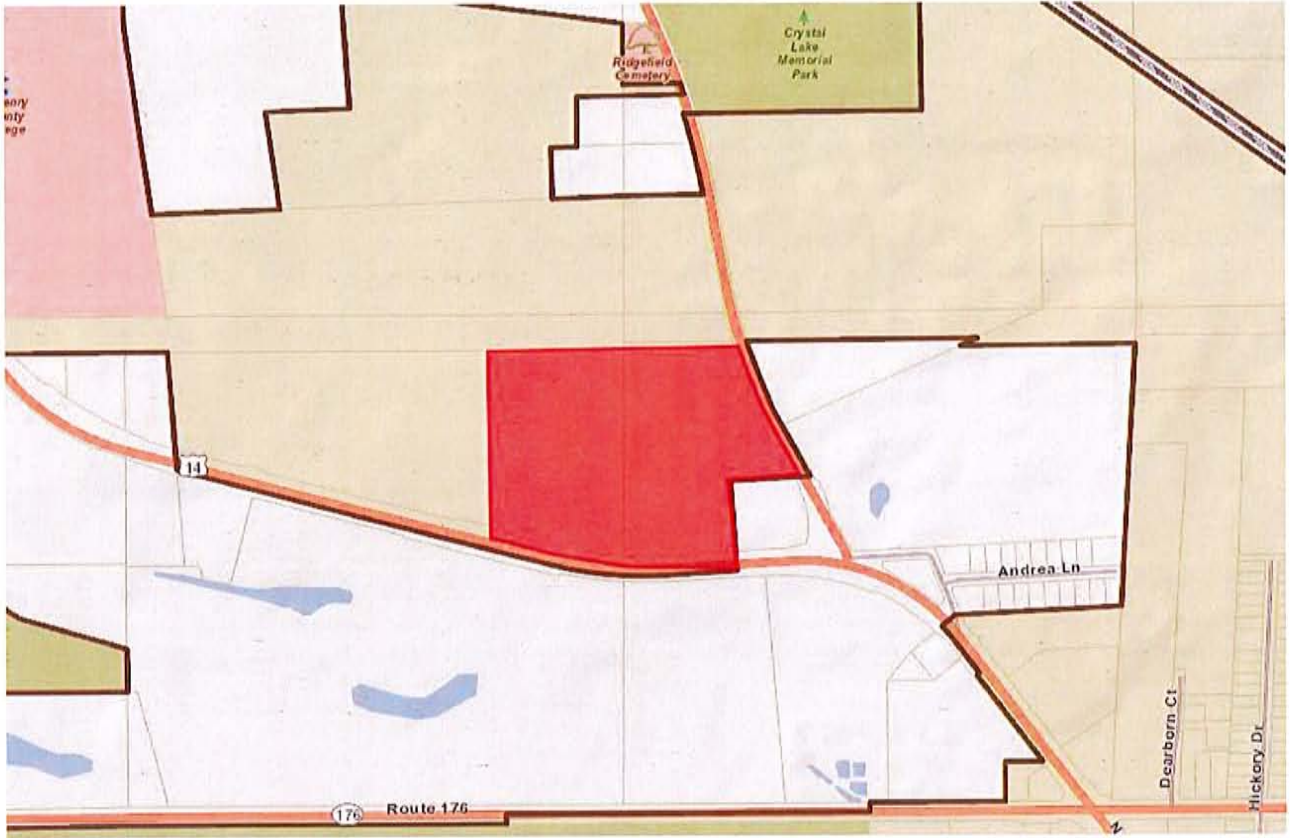
The site is zoned W Watershed. Through the Watershed Planned Unit Development the requirements are site specific. The developer is proposing a high-quality and unique development.

Route 14 is under the State's jurisdiction. Ridgefield Road is under McDOT's jurisdiction and the developer would work with County staff regarding any possible required roadway improvements.

Public Hearing

The Preliminary Plat of Subdivision, Comprehensive Land Use Amendment and Preliminary Planned Unit Development request will be before the Planning and Zoning Commission for a public hearing, review and recommendation at the July 18th meeting.

PLN-2018-00033 The Reserves - 8300 Route 14 - Preliminary PUD



City of Crystal Lake
Development Application

Office Use Only
File # **PLN-2018-00033**
Received 5-25-18

Project Title: Plum Creek of Crystal Lake

Action Requested

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

Petitioner Information

Name: Tom Leontios
Address: 700 Sheridan Rd.
Highwood, IL 60040
Phone: 847-909-0166
Fax:
E-mail: tgleontios@yahoo.com

Owner Information (if different)

Name:
Address:
Phone:
Fax:
E-mail:

Property Information

Project Description: 36 Acre development, 10 acres retail, 26 acres consisting of 120 Lifestyle residences 3 story building and 50 villas

Project Address/Location: RTE 14 & Ridgefield Rd.

PIN Number(s):

Development Team

Please include address, phone, fax and e-mail

Developer: Plum Creek Development _____

Architect: Gleason Architects _____

Attorney: _____

Engineer: _____

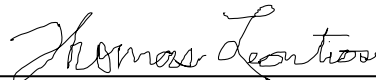
Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures

 _____ 5-25-2018

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.

OWNER: Print and Sign name **Date**

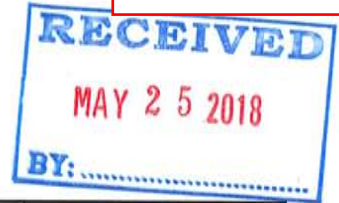
NOTE: If the property is held in trust, the trust officer must sign this petition as owner. In addition, the trust officer must provide a letter that names all beneficiaries of the trust.



GLEASON ARCHITECTS, P.C.

769 Heartland Drive, Unit A, Sugar Grove, IL 60554
 Phone: (630) 466-8740
 email: thadgleason@gleasonarchitectspc.com

PLN-2018-00033



Date:	5/25/2018
Project Name:	The Reserve at Crystal Lake
Project Location:	Route 14 at Ridgefield Road
Job Number:	16-052
Client:	I.D.E.A. Inc.

SITE DATA

GENERAL

Frontage:	557.95	ft	
Gross Site Area:	1170049.88	sq ft	26.86 acres

COVERAGE AND DENSITY

Building Coverage:	10%		
Floor Area Ratio (FAR):	0.16		
Density (Senior Living Uni	8.19	Units per acre	
Landscaped Area:		sq ft	Percent of Gross Site: 0%
Pavement / Building Area:		sq ft	Percent of Gross Site: 0%

PARKING

Required

	2 Bed Villas	Residential Care Facility: Independent Living	Total Stalls
Requirement (stalls/unit)	2	1	
Units	100	120	
Stalls Required:	200	120	320

Provided

	Standard Stalls (9'x18')	Accessible Stalls (16'x18')	Total Stalls	Guest Parking
Enclosed (Garages)	100	0	100	
Driveway Parking	100	0	100	street parking (villas)
Open Parking	131	6	131	11 (Lifestyle Res.)
Stalls Provided	331	6	331	

BUILDING DATA

GROSS FLOOR AREAS

	Villas		Lifestyle Residence
	2-bed Villa	1-bed Villa	
1st floor (total)	1668	1994	36373
2nd floor	0	0	35361
3rd floor	0	0	34688
Total of All Floors	1668	1994	106422
Units	2	2	120
Gross Bldg Area Per Unit	834	997	886.85



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	Villas		Lifestyle Residence	Total
	1&2 bed			
1st floor	83400	0	36373	119773
2nd floor	0	0	35361	35361
3rd floor	0	0	34688	34688
Total of All Floors	83400	0	106422	189822

UNITS

	Villas		Lifestyle Residence	Total
	1-2 bed Villas			
Buildings	50	0	1	
Units Per Building	2	0	120	
Total Units	100	0	120	220

UNIT TYPES BY FLOOR

	Studio	1-Bedroom	Total All Units
1st floor	10	22	32
2nd floor	14	28	42
3rd floor	20	26	46
Total of All Floors	44	76	120
% of Total Units	37%	63%	

UNIT COUNT

Unit Type	Number of Units	Floor Area per Unit	Total Floor Area
Studio	44	373	16412
1-Bedroom	76	527	40052
Total	120		56464

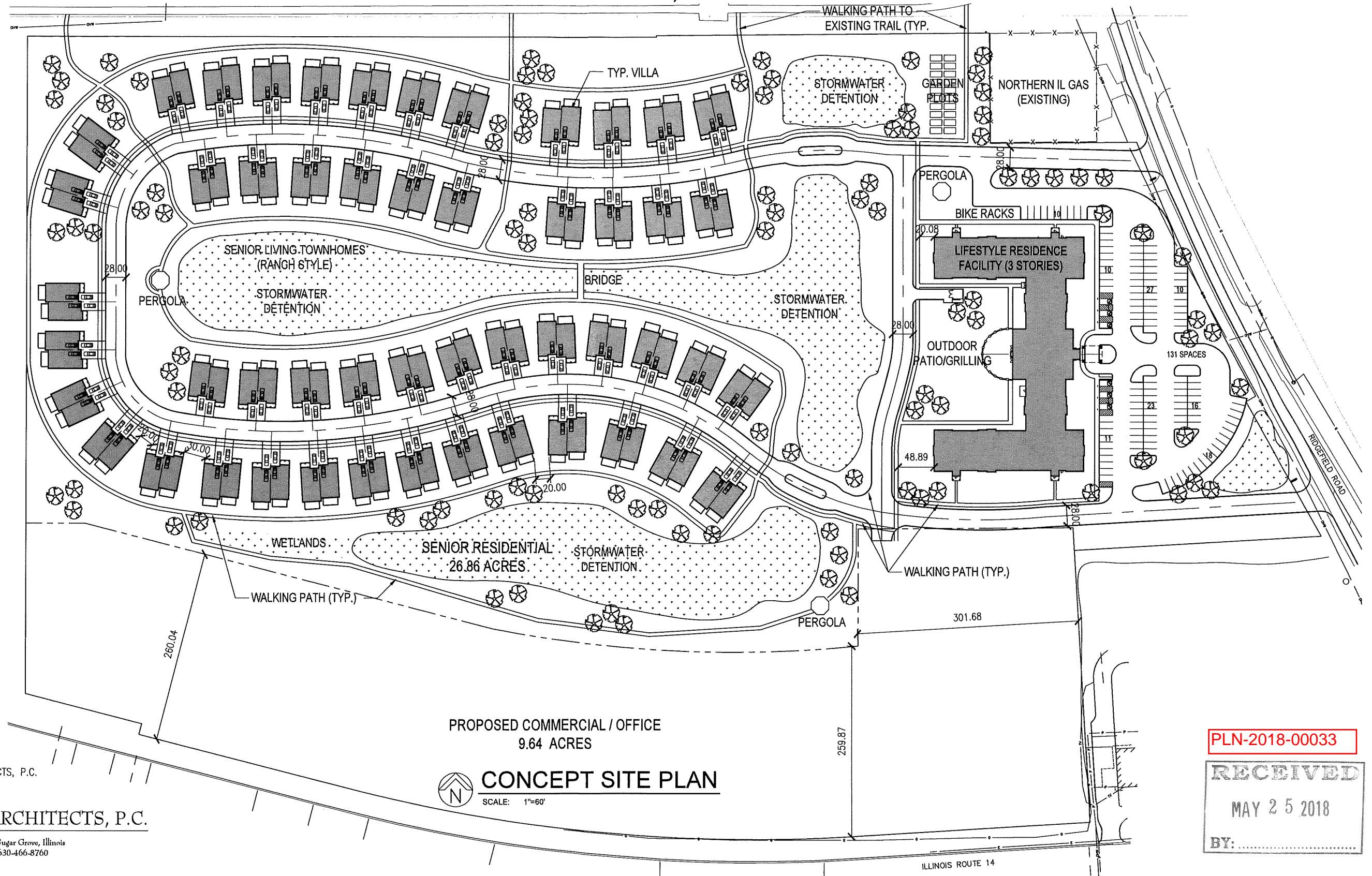
OCCUPANT COUNT

Unit Type	Number of Units	Number of Occupants per Unit	Total Number of Occupants
Single Occupancy	120	1	120
Double Occupancy			0
Total	120		120

THE RESERVE AT CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD

CRYSTAL LAKE, IL



PROPOSED COMMERCIAL / OFFICE
9.64 ACRES



CONCEPT SITE PLAN

SCALE: 1"=60'

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JOB NUMBER: 16-052



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PLN-2018-00033

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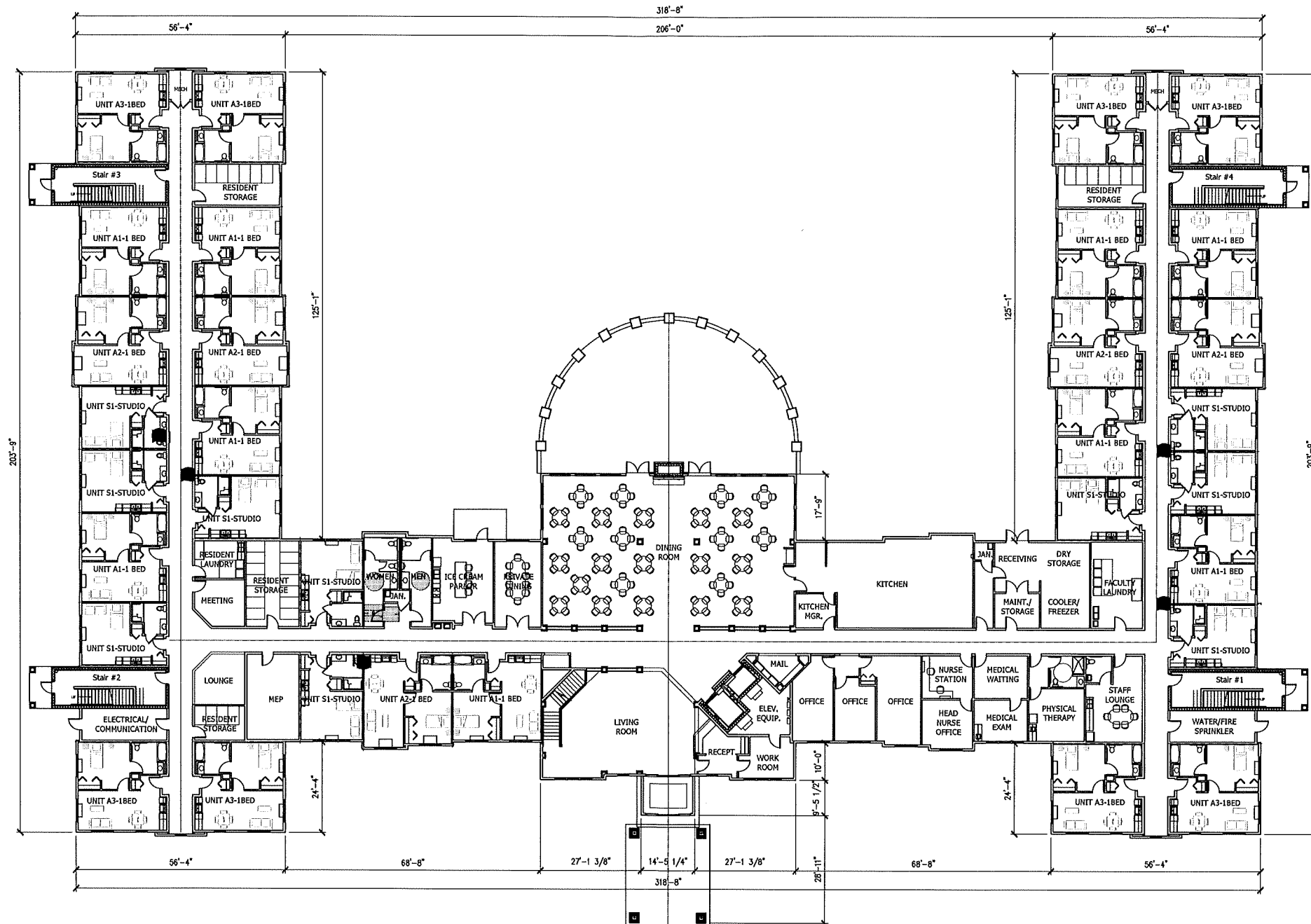
MAY 25 2018

BY:

THE RESERVE AT CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD

CRYSTAL LAKE, IL



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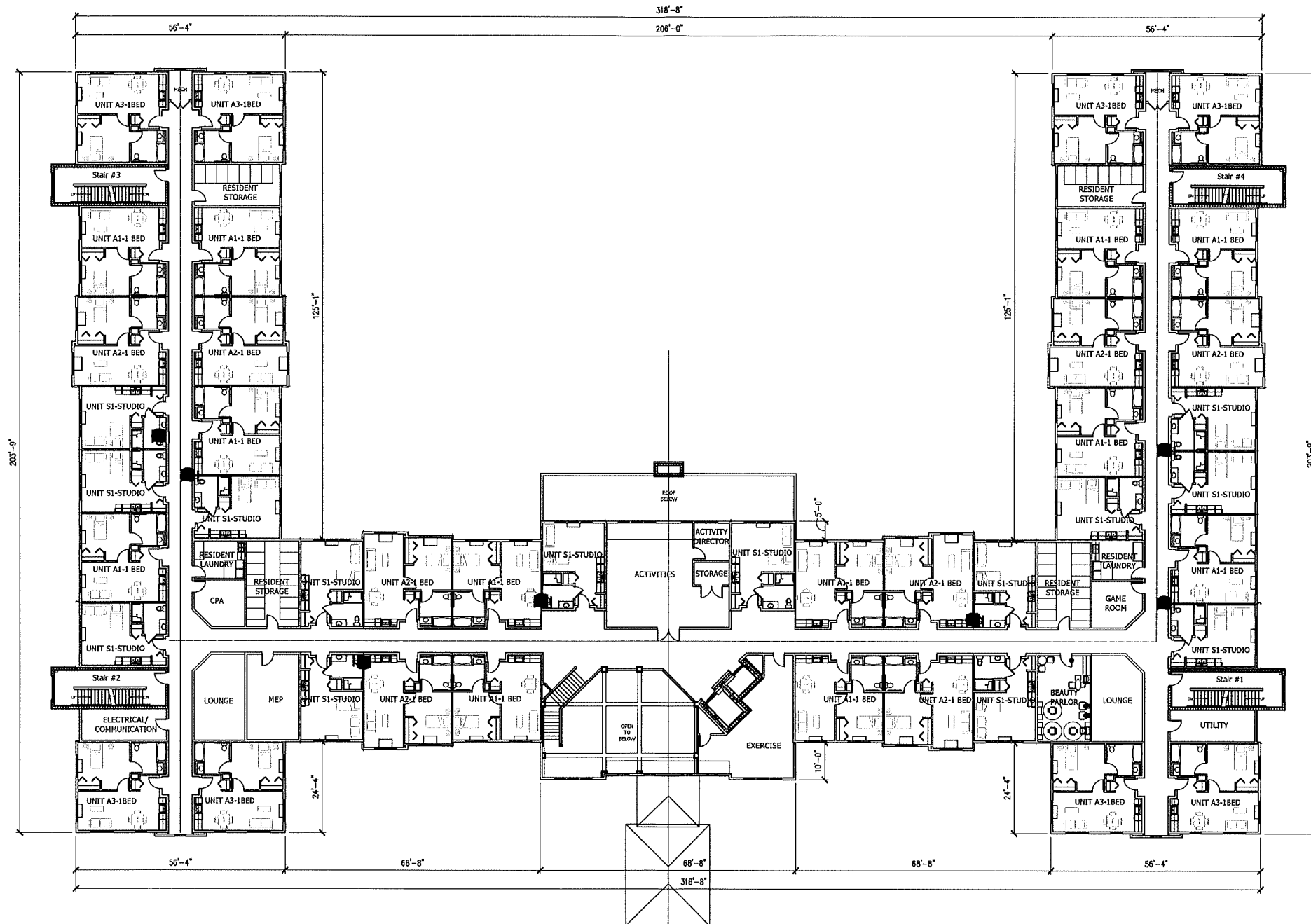
FIRST FLOOR PLAN

SCALE: 1/16" = 1'-0"

THE RESERVE AT CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD

CRYSTAL LAKE, IL



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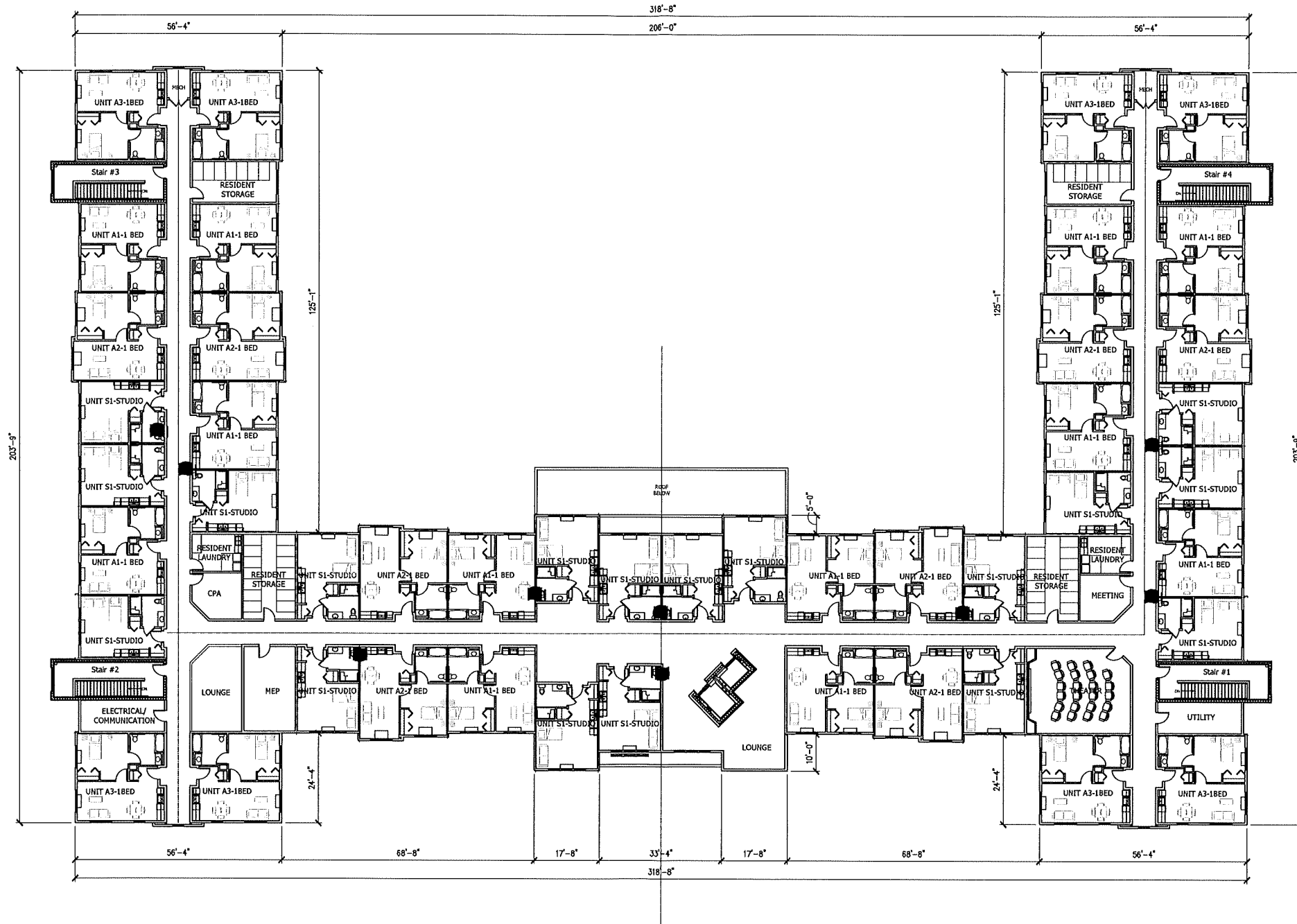
SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"

THE RESERVE AT CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD

CRYSTAL LAKE, IL



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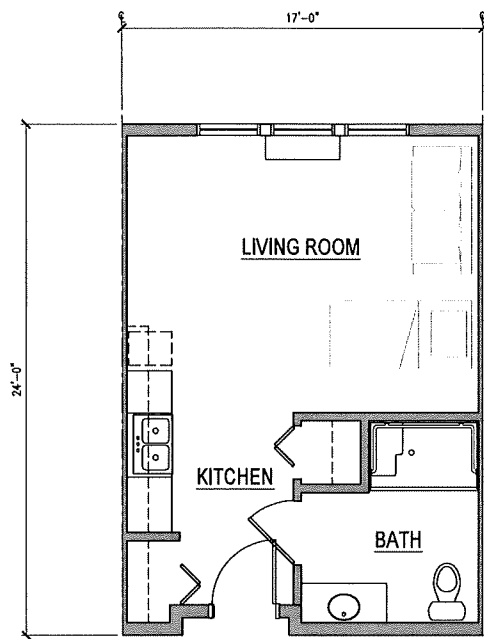
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THIRD FLOOR PLAN

SCALE: 1/16" = 1'-0"

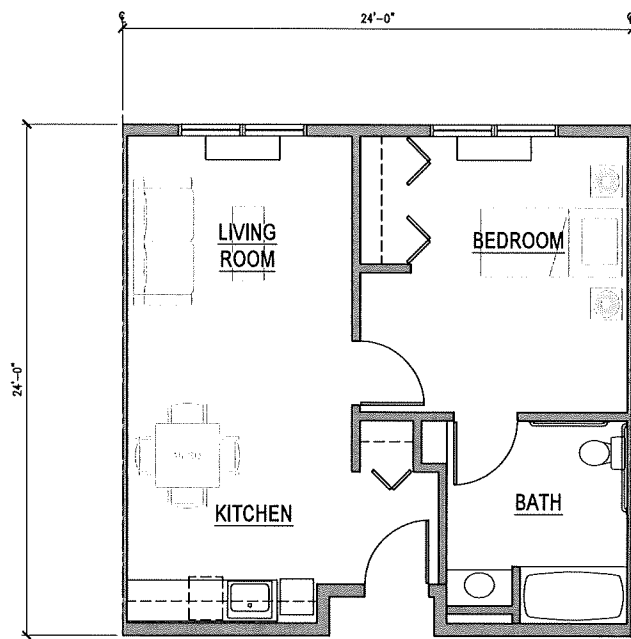
THE RESERVE AT CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD
CRYSTAL LAKE, IL



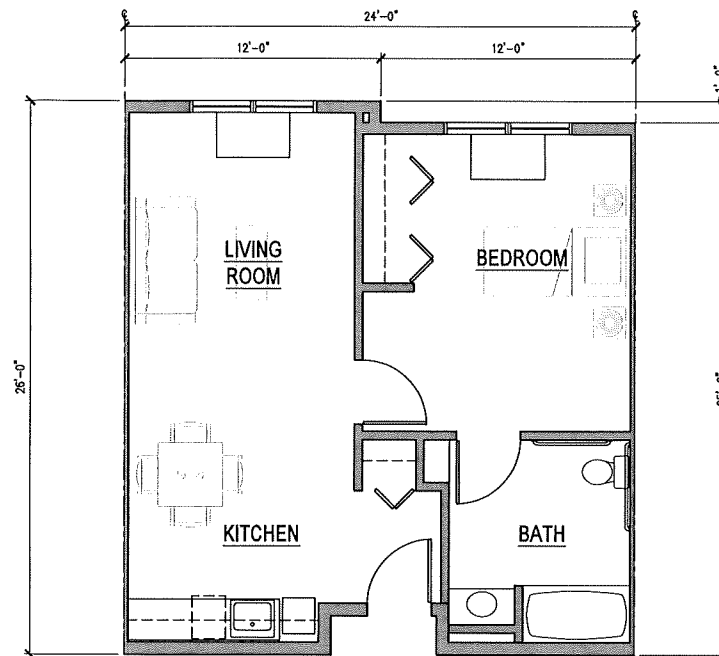
STUDIO FLOOR PLAN S1

SCALE: 1/4" = 1'-0" NET FLOOR AREA = 373square ft.



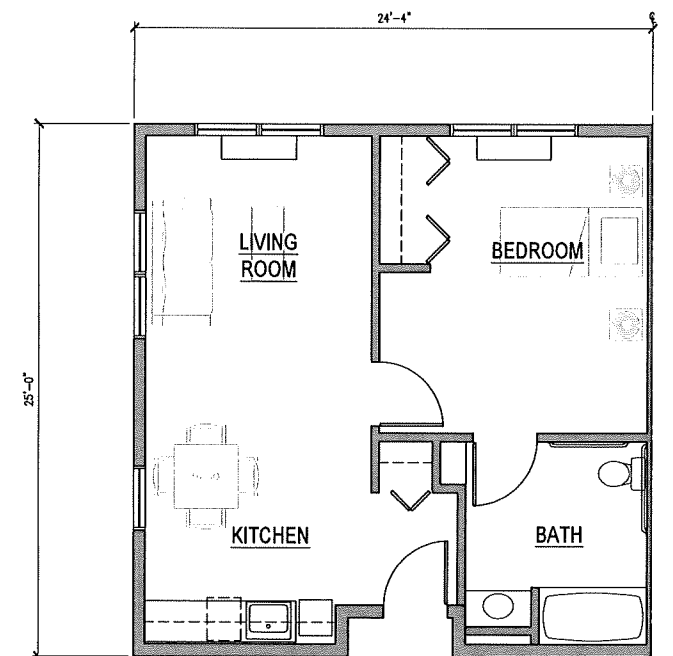
1 BED FLOOR PLAN A1-1

SCALE: 1/4" = 1'-0" NET FLOOR AREA = 527 square ft.



1 BED FLOOR PLAN A2-1

SCALE: 1/4" = 1'-0" NET FLOOR AREA = 561 square ft.



1 BED FLOOR PLAN A3-1

SCALE: 1/4" = 1'-0" NET FLOOR AREA = 550 square ft.

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THE RESERVE AT CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD
CRYSTAL LAKE, IL



EAST ELEVATION

SCALE: 3/32" = 1'-0"



SOUTH ELEVATION

SCALE: 3/32" = 1'-0"

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CONCEPT ELEVATIONS - LIFESTYLE RESIDENCE

THE RESERVE AT CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD

CRYSTAL LAKE, IL



WEST ELEVATION

SCALE: 3/32" = 1'-0"



NORTH ELEVATION

SCALE: 3/32" = 1'-0"

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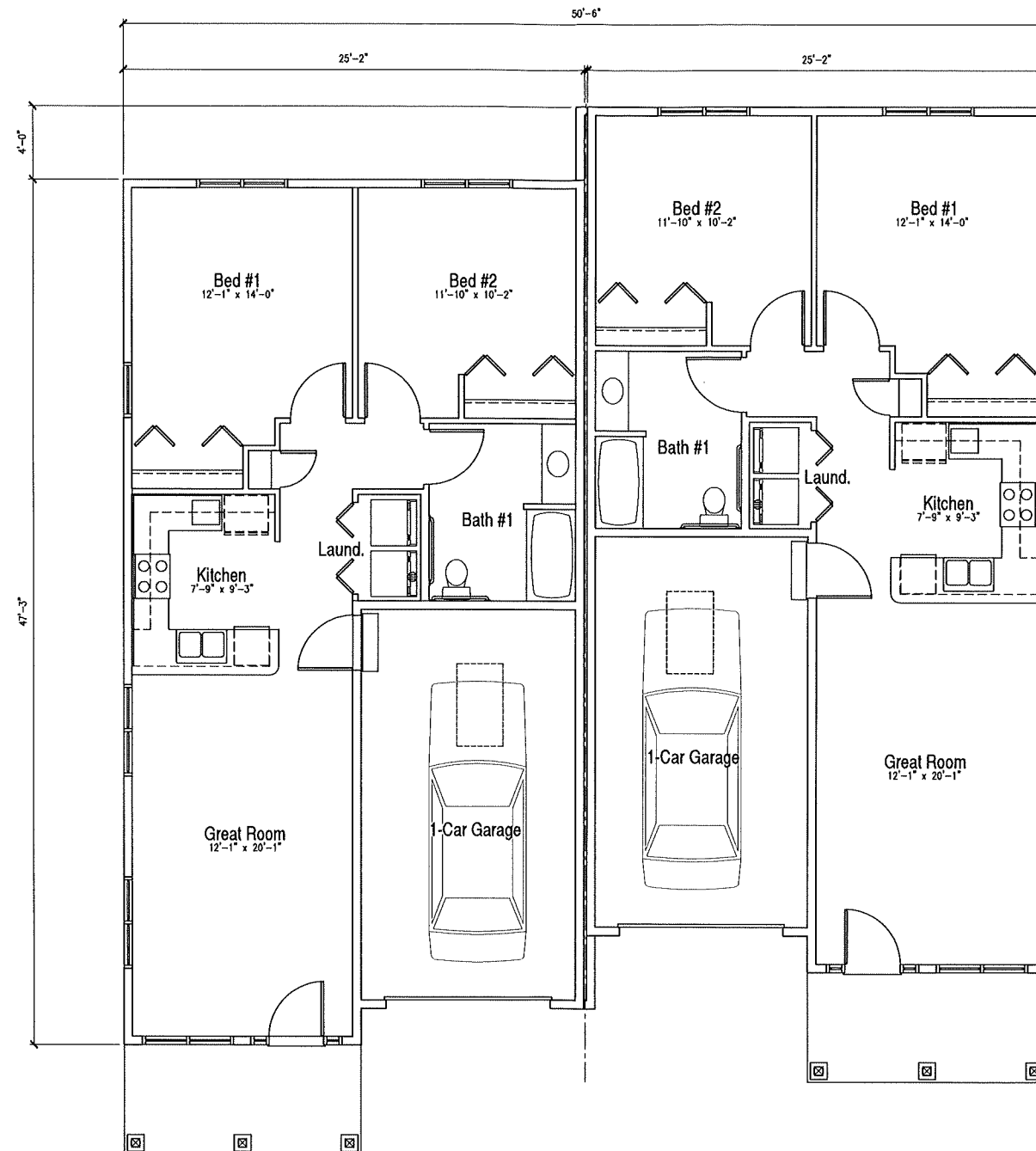
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CONCEPT ELEVATIONS - LIFESTYLE RESIDENCE

THE RESERVE AT CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD

CRYSTAL LAKE, IL



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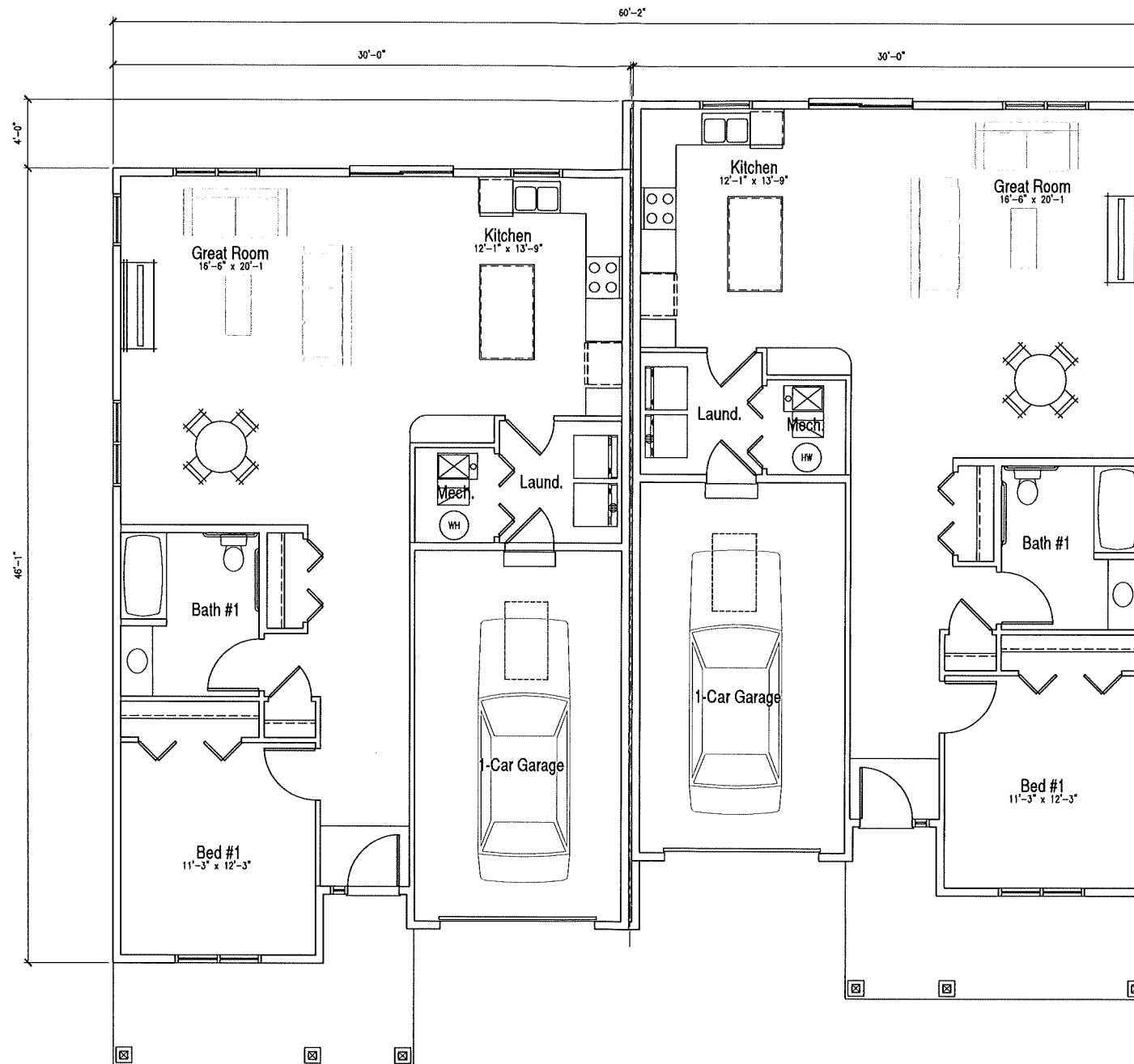
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2-BED TYPICAL VILLA

SCALE: 1/4" = 1'-0" NET UNIT FLOOR AREA = 834 square ft.

THE RESERVE AT CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD
CRYSTAL LAKE, IL



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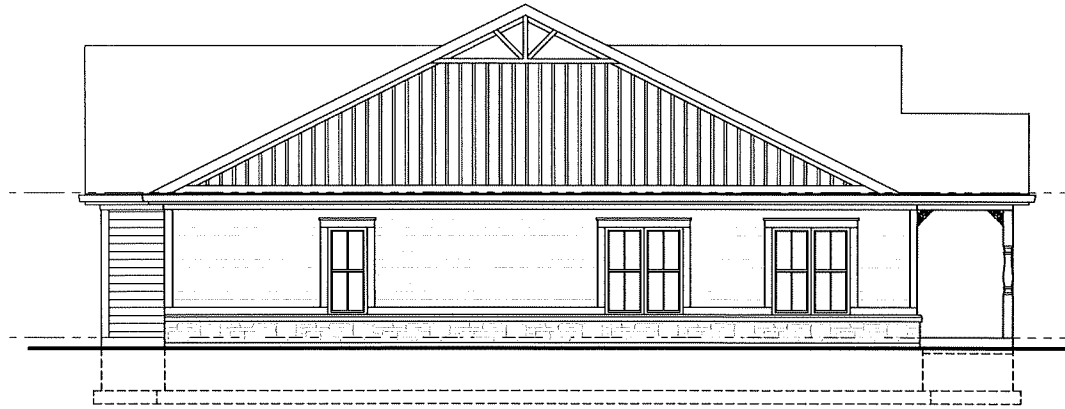
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1-BED TYPICAL VILLA

SCALE: 1/4" = 1'-0" NET UNIT FLOOR AREA = 997 square ft.

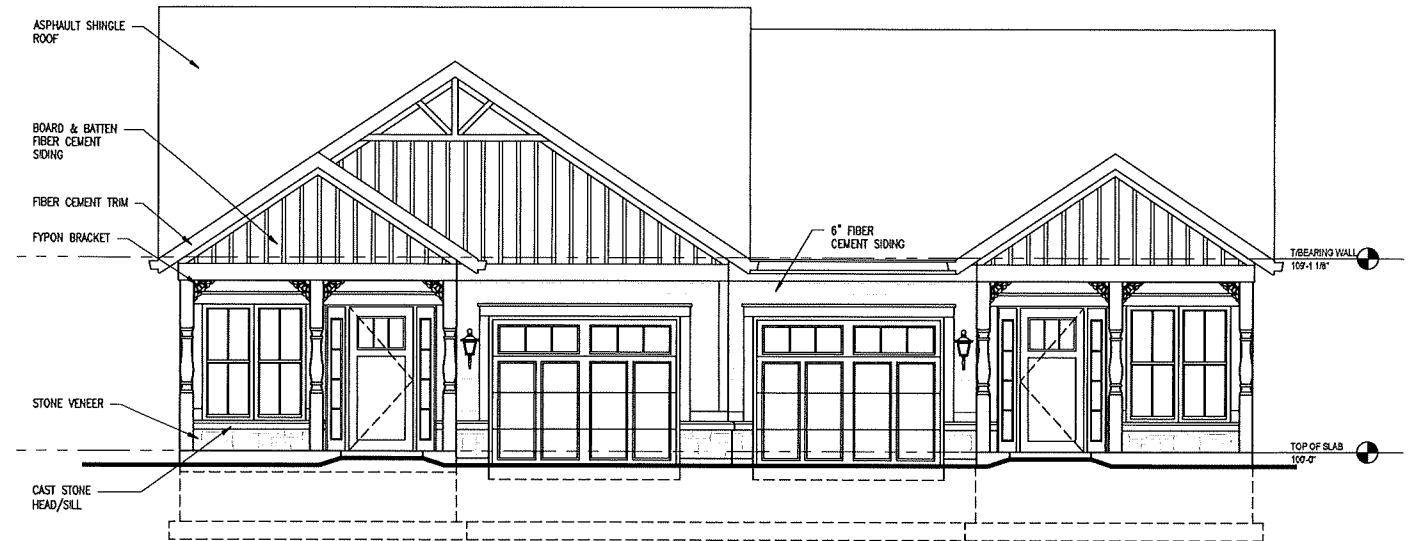
THE RESERVE AT CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD
CRYSTAL LAKE, IL



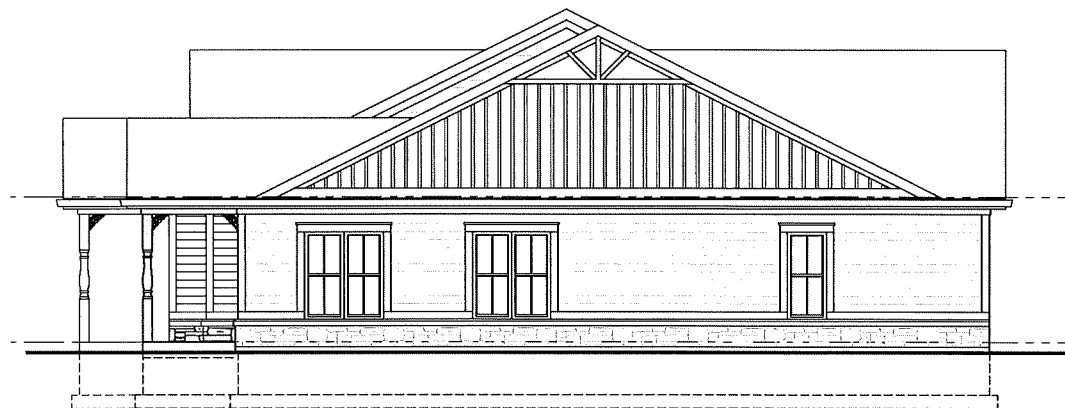
RIGHT ELEVATION

SCALE: 3/16"=1'-0"



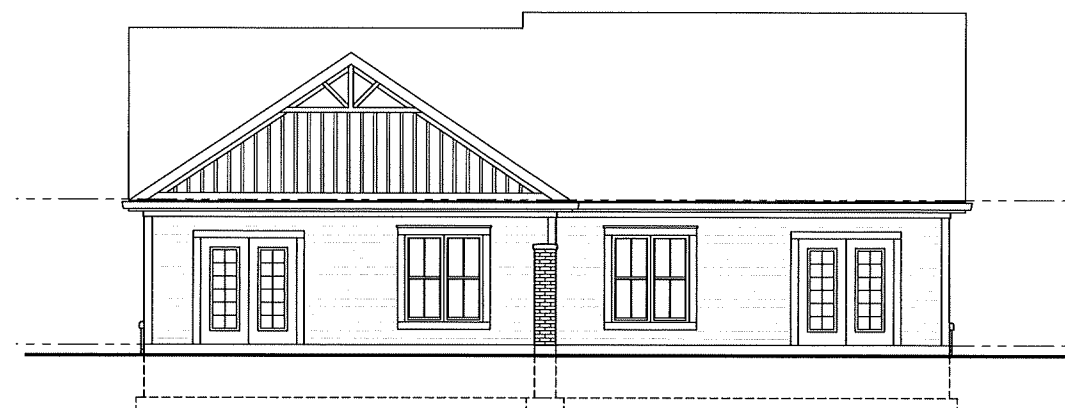
FRONT ELEVATION-ASHBURY

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"

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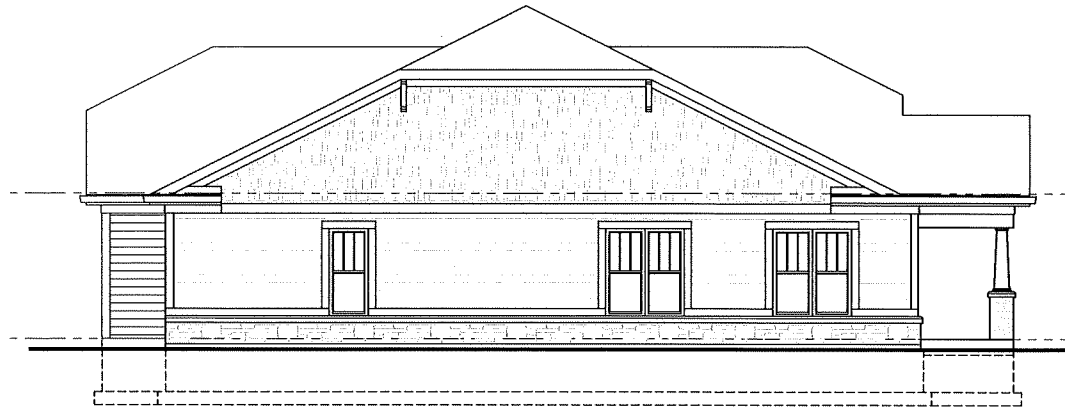
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CONCEPT ELEVATIONS - VILLA

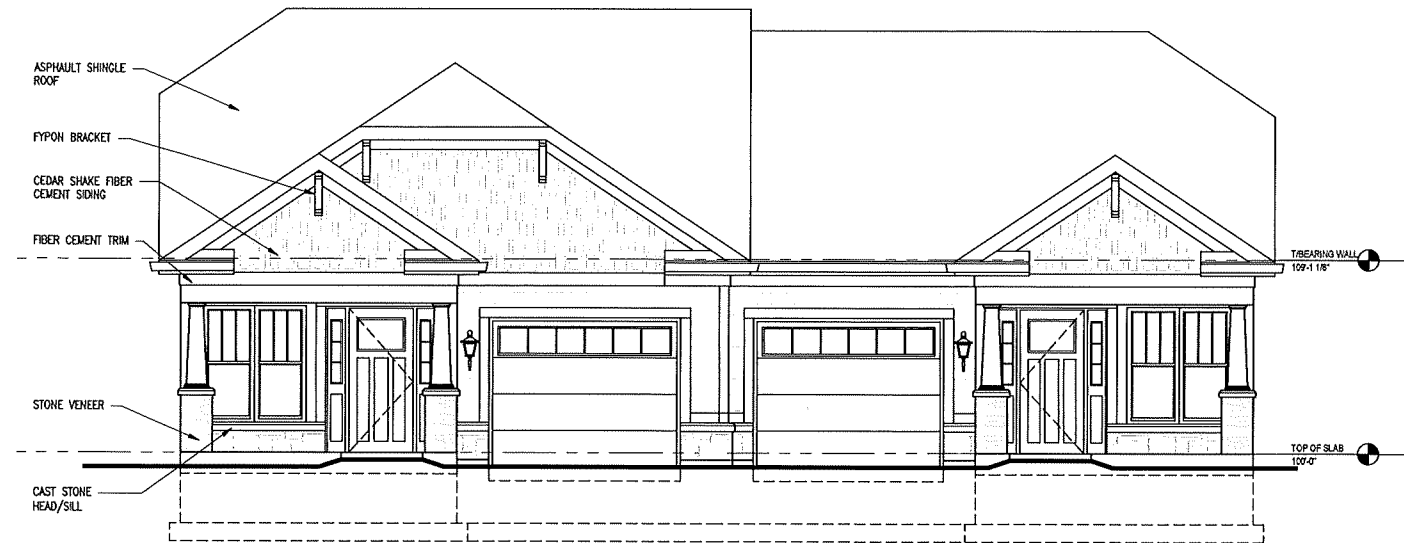
THE RESERVE AT CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD
CRYSTAL LAKE, IL



RIGHT ELEVATION

SCALE: 3/16"=1'-0"



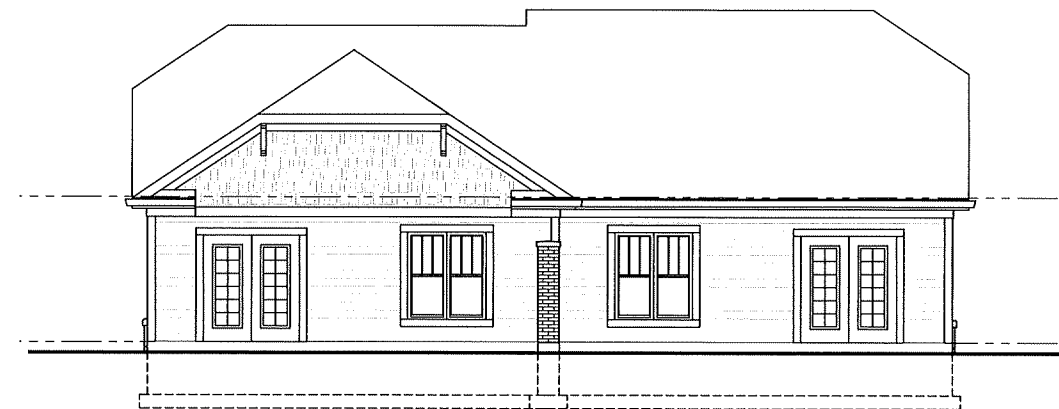
FRONT ELEVATION-BRICKTON

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"

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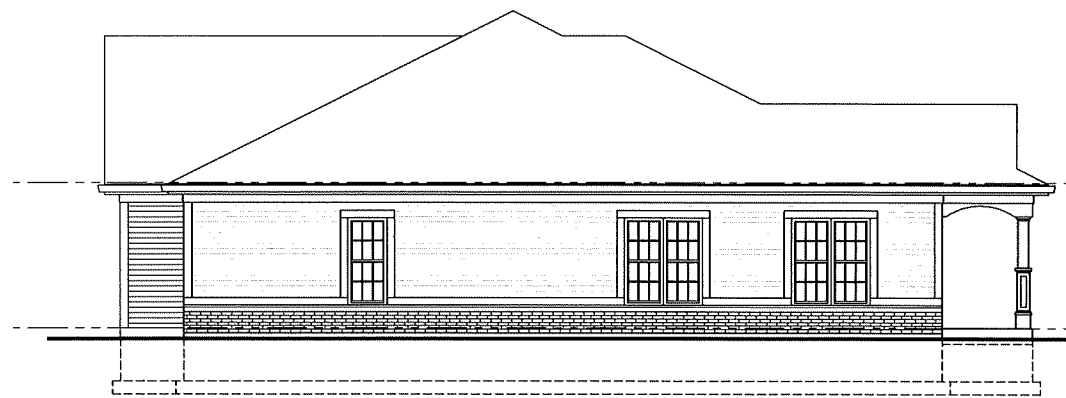
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CONCEPT ELEVATIONS - VILLA

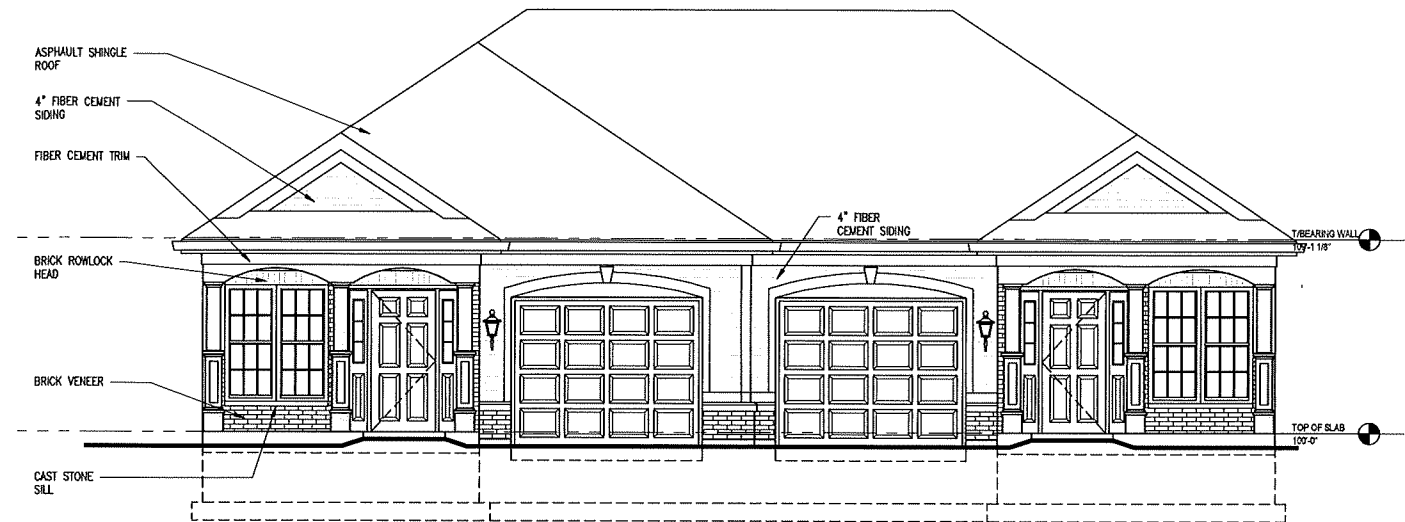
THE RESERVE AT CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD
CRYSTAL LAKE, IL



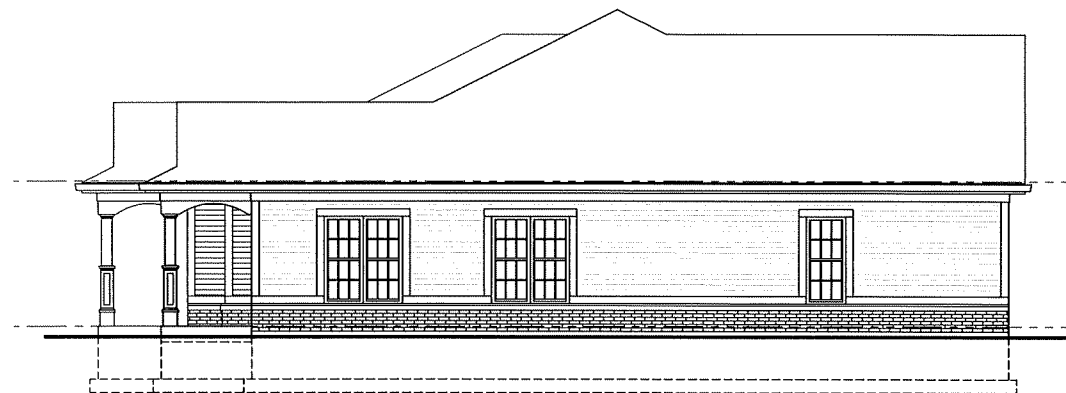
RIGHT ELEVATION

SCALE: 3/16"=1'-0"



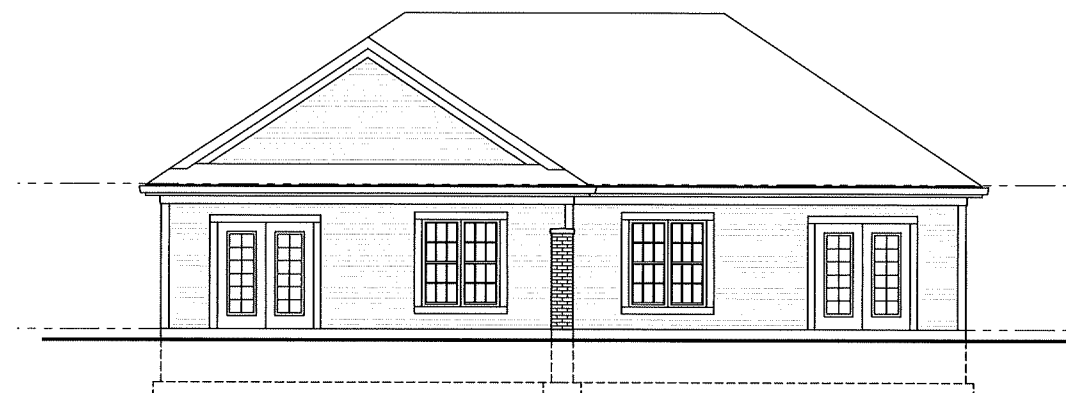
FRONT ELEVATION-STOCKTON

SCALE: 1/4"=1'-0"



LEFT ELEVATION

SCALE: 3/16"=1'-0"



REAR ELEVATION

SCALE: 3/16"=1'-0"

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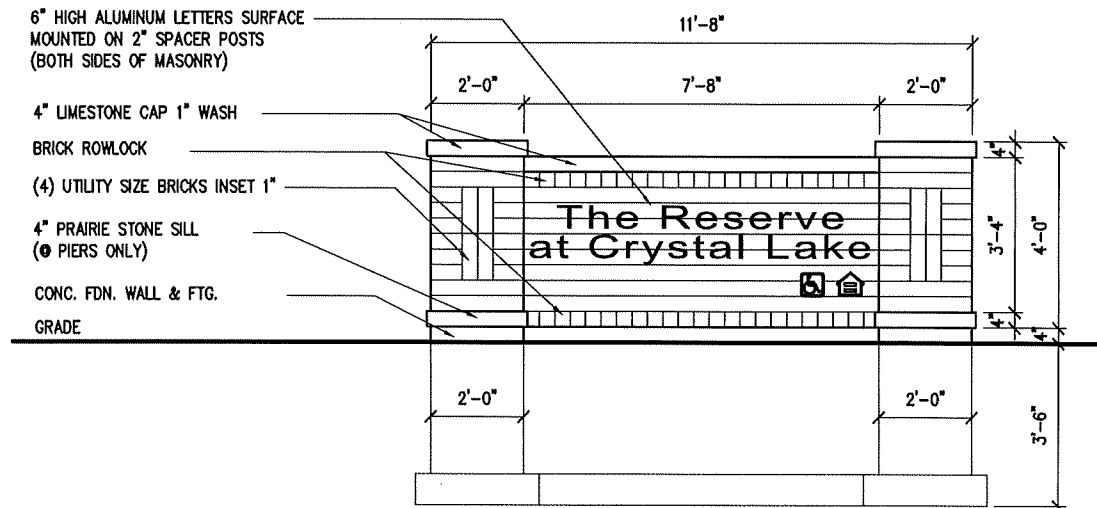
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CONCEPT ELEVATIONS - VILLA

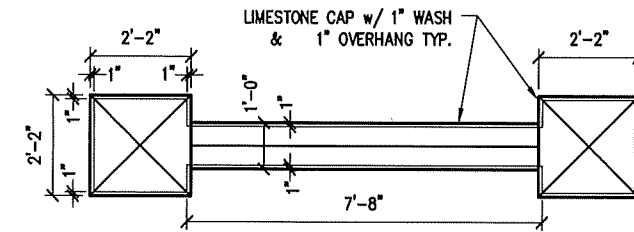
THE RESERVE OF CRYSTAL LAKE

ROUTE 14 AT RIDGEFIELD ROAD

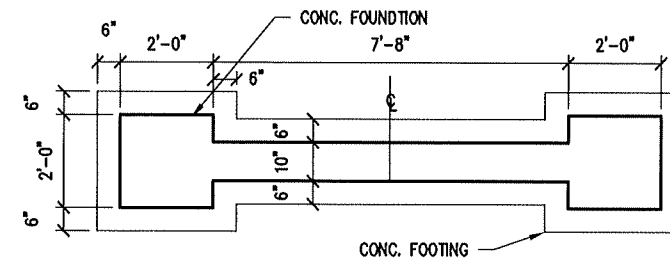
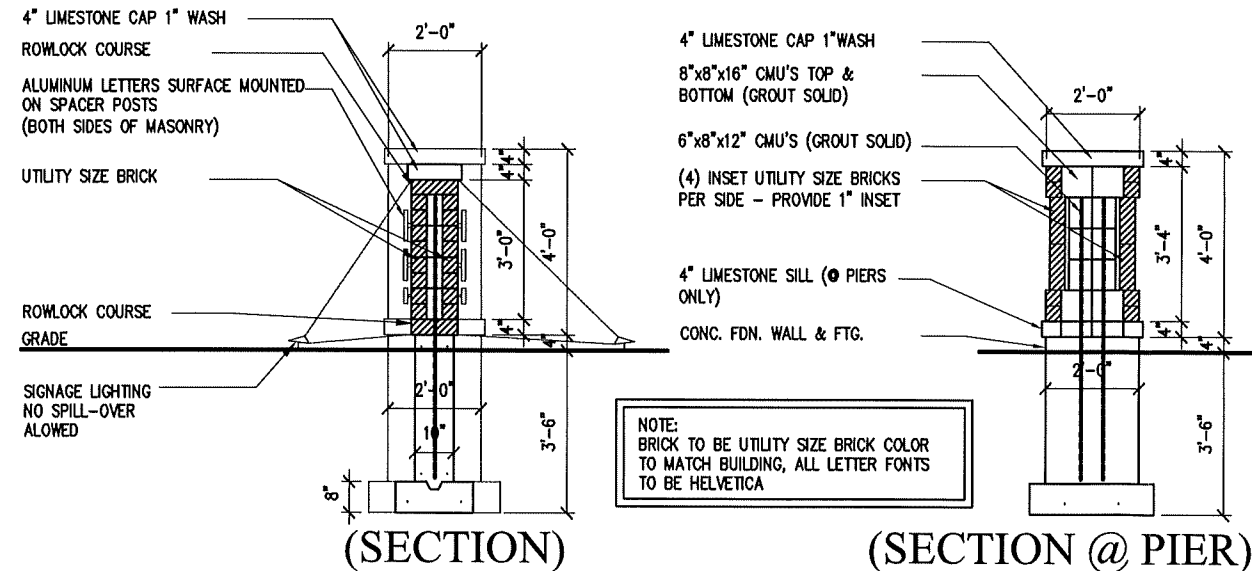
CRYSTAL LAKE, IL



(MONUMENT SIGN - FRONT & REAR ELEVATION)



(PLAN @ TOP OF SIGN)



(FOUNDATION PLAN)

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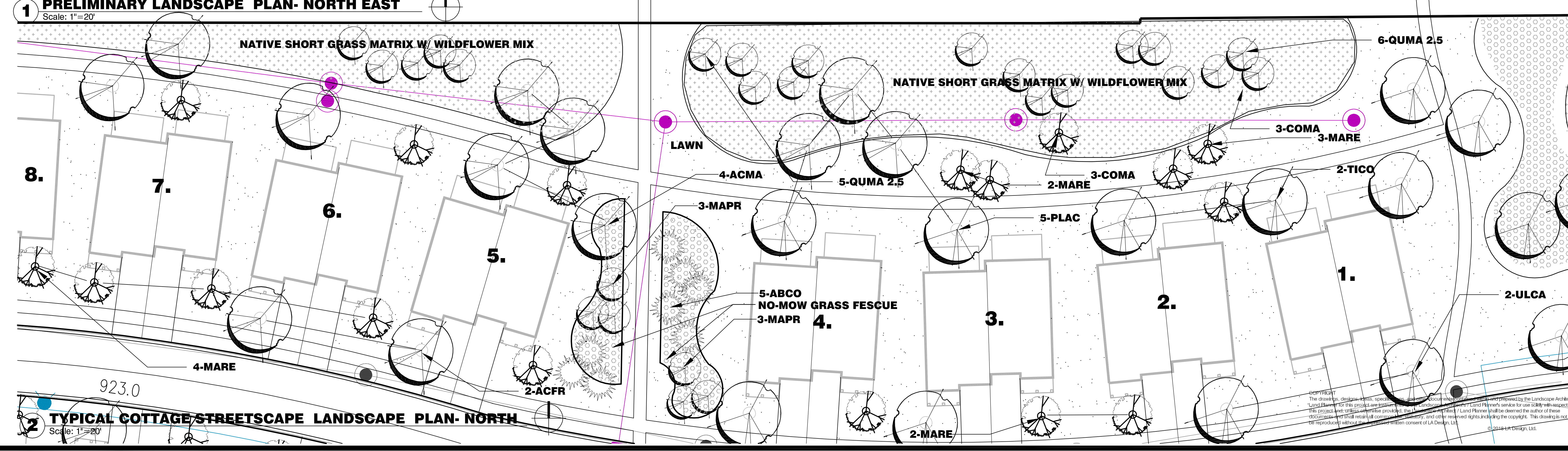
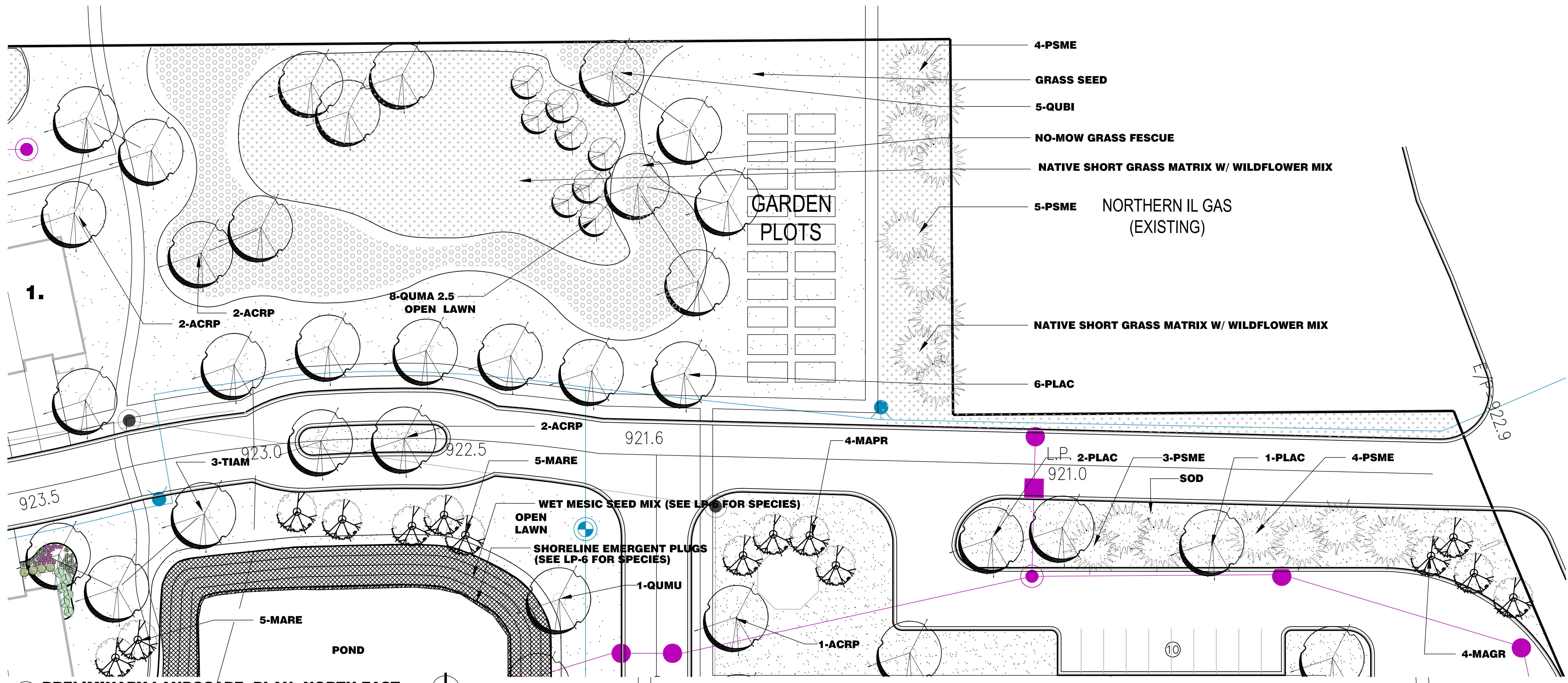


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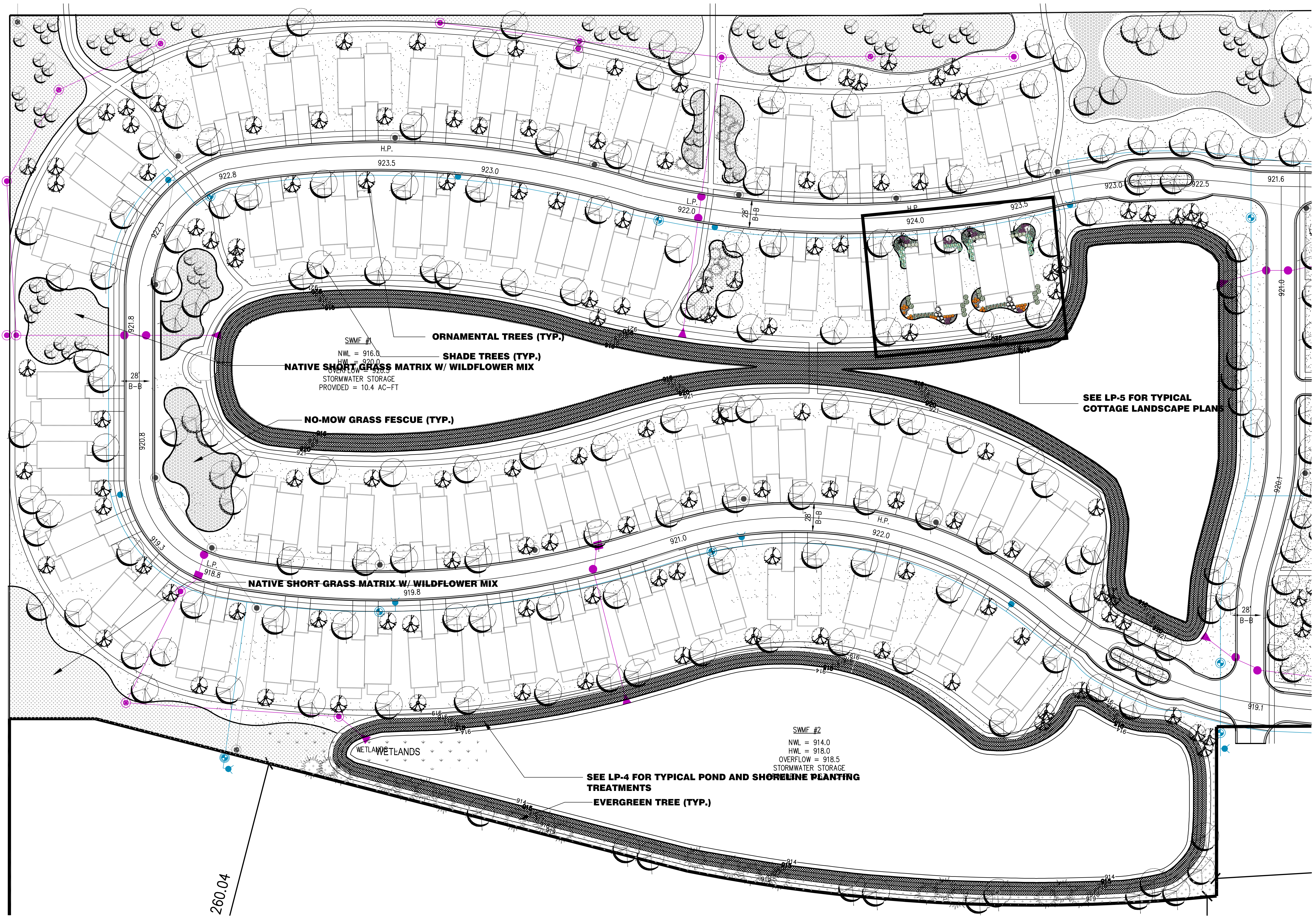
MONUMENT SIGN DETAILS

SCALE: 1/4" = 1'-0"



SHEET TITLE:		ISSUED FOR:		DATE:	
FOR VILLAGE SUBMITTAL		5-25-18			
PROJECT NUMBER:		DESIGNED BY:			
201802		LD			
SCALE:		REVIEWED BY:			
AS NOTED		LD			
DATE:		PROJECT MANAGER:			
5-22-18		LD			
SHEET NUMBER:					
		LP-2			

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1 PRELIMINARY LANDSCAPE PLAN- WEST OVERALL
 Scale: 1"=40'

PRELIMINARY LANDSCAPE PLAN- WEST OVERALL
THE RESERVE AT CRYSTAL LAKE
 ROUTE 14 AT RIDGEFIELD ROAD
 CRYSTAL LAKE, ILLINOIS

SHEET TITLE: PRELIMINARY LANDSCAPE PLAN- WEST OVERALL

ISSUED FOR: _____ DATE: _____

FOR VILLAGE SUBMITTAL: 5-25-18

PRINCIPAL: _____

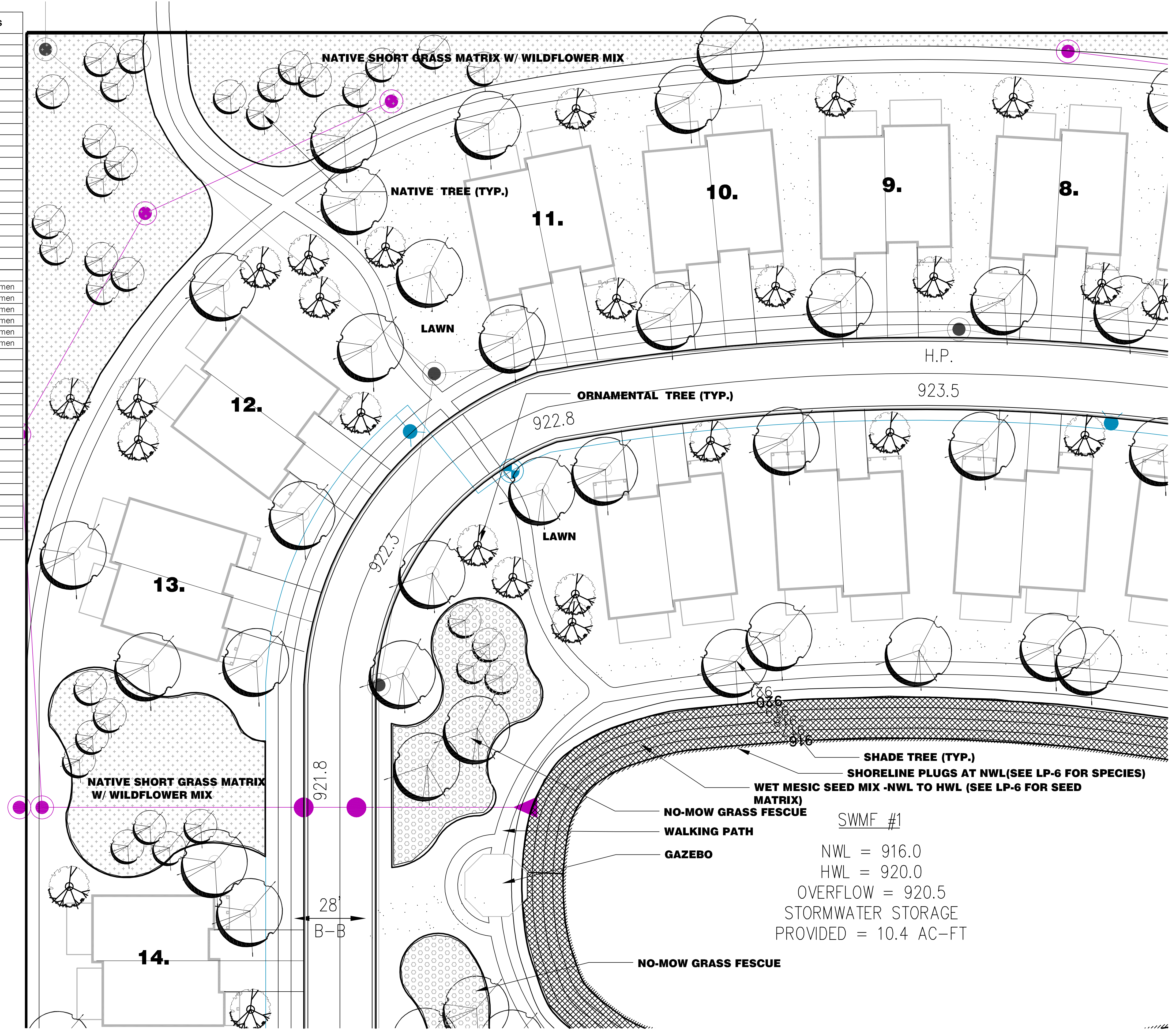
PROJECT NUMBER: 201802	DESIGNED BY: LD
SCALE: AS NOTED	REVIEWED BY: LD
DATE: 5-22-18	PROJECT MANAGER: LD

SHEET NUMBER: _____

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TYPICAL PLANT LIST- OPEN SPACE AND COTTAGES

PLOT	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACFR		Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	4" Cal. BB	Specimen
ACMA		Acer x freemanii 'Marmo'	Marmo Freeman Maple	3" Cal. BB	Specimen
ACSA		Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple	3" Cal. BB	Specimen
ACMI		Acer miyabei Morton	State Street Miyabe Maple	3" Cal. BB	Specimen
AEGL		Aesculus glabra	Ohio Buckeye	3" Cal. BB	Matched
CECO		Celtis occidentalis	Common Hackberry	3" Cal. BB	Specimen
PLAC 5"		Platanus x acerifolia 'Exclamation'	Exclamation Plane Tree	5" Cal. BB	Specimen
PLAC 4"		Platanus x acerifolia 'Exclamation'	Exclamation Plane Tree	4" Cal. BB	Specimen
PLAC		Platanus x acerifolia 'Exclamation'	Exclamation Plane Tree	3" Cal. BB	Specimen
QUMA		Quercus macrocarpa	Burr Oak	2.5"-3" BB	
QUBI		Quercus bicolor	Swamp White Oak	3" Cal. BB	Specimen
QUMU		Quercus muehlenbergii	Chinkapin Oak	2.5"-3" Cal. BB	Specimen
QUIRO		Quercus robur	English Oak	4" Cal. BB	Specimen
QUEL		Quercus ellipsoidalis	Hills Oak	3" Cal. BB	
TADI		Taxodium distichum	Bald Cypress	3" Cal. BB	Specimen
TIAM		Tilia americana 'Sentry'	American Sentry Linden	3" Cal. BB	Specimen
TICO		Tilia cordata	Shamrock Littleleaf Linden	3" Cal. BB	Specimen
ULCA		Ulmus carpinifolia 'Morton Glossy'	Triumph Smoothleaf Elm	3" Cal. BB	Specimen
EVERGREEN TREES					
ABCO		Abies concolor	White Fir	8" HT. BB	Heavy Specimen
PIOM		Picea omori	Serbian Spruce	8" HT. BB	Heavy Specimen
PIGL		Picea glauca densata	Black Hills Spruce	8" HT. BB	Heavy Specimen
PSME		Picea abies	Norway Spruce	8" HT. BB	Heavy Specimen
PIPU		Picea pungens	Blue Spruce	8" HT. BB	Heavy Specimen
THOC		Thuja occidentalis 'Nigra'	Dark American Arborvitae	8"-10" HT. BB	Heavy Specimen
ORNAMENTAL TREES					
AMGR		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8" HT. BB	Specimen
BENI		Betula nigra	River Birch	8" HT. BB	Multi-Stem
CECA		Cercis canadensis	Eastern Redbud	8" HT. BB	Specimen
COMA		Cornus mas 'Golden Glory'	Golden Glory Dogwood	8" HT. BB	Specimen
CRCR		Crataegus crus galli	Cockspur Hawthorn	8" HT. BB	Specimen
FASY		Fagus sylvatica 'Riversii'	Rivers European Beech	4" Cal. BB	Matched
HAVI		Hamamelis virginiana	Common Witch Hazel	8" HT. BB	Specimen
MALO		Magnolia lobneri 'Leonard Messei'	Leonard Messei Magnolia	8" HT. BB	Specimen
MAPR		Malus Prairiefire	Prairiefire Crabapple	8" HT. BB	Specimen
MARP		Malus 'Red Peacock'	Red Peacock Flowering Crabapple	8" HT. BB	Specimen
MARE		Malus 'Red Jewel'	Red Jewel Crabapple	8" HT. BB	Specimen
MAZU		Malus zumi calocarpa 'Redbud Zumi'	Redbud Zumi Crabapple	8" HT. BB	Specimen
MATR		Malus transitoria 'Golden Drops'	Golden Drops Crabapple	8" HT. BB	Specimen
MAST		Magnolia stellata 'Royal Star'	Royal Star Magnolia	8" HT. BB	Specimen
SYRE		Syringa pekinensis	China Snow Tree Lilac	8" HT. BB	Specimen



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ISSUED FOR:	DATE:
FOR VILLAGE SUBMITTAL	5-25-18
PROJECT NUMBER:	DESIGNED BY:
201802	LD
SCALE:	REVIEWED BY:
AS NOTED	LD
DATE:	PROJECT MANAGER:
5-22-18	LD
SHEET NUMBER:	
	LP-4

SENIOR LIFESTYLE RESIDENCE PLANT LIST

PLOT	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACFR		Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	4" Cal. BB	Specimen
ACMA		Acer x freemanii 'Marmo'	Marmo Freeman Maple	3" Cal. BB	Specimen
AEAR	12	Aesculus x arnoldiana 'Autumn Splendor'	Autumn Splendor	3" Cal. BB	Matched
ACRP	15	Acer rubrum Redpointe Frank Jr.	Redpointe Red Maple	3" Cal. BB	Specimen
CECO		Celtis occidentalis	Common Hackberry	3" Cal. BB	Specimen
GYDI		Gymnocladus dioicus	Kentucky Coffee Tree	3" Cal. BB	Specimen
PLAC 5"		Platanus x acerifolia 'Morton Circle'	Morton Circle Planetree	5" Cal BB	Specimen
PLAC	19	Platanus x acerifolia 'Morton Circle'	Morton Circle Planetree	3" Cal. BB	Specimen
PYCA	10	Pyrus calleryana Chanticleer 'Glens Form'	Glens Form Pear	3" Cal. BB	Matched
QUMA		Quercus macrocarpa	Burr Oak	2.5" -3" BB	
QUBI	2	Quercus bicolor	Swamp White Oak	3" Cal. BB	Specimen
QUBI2.5	5	Quercus bicolor	Swamp White Oak	2.5" Cal. BB	
QUMU	2	Quercus muehlenbergii	Chinkapin Oak	3" Cal. BB	Specimen
QUMU 2.5	2	Quercus muehlenbergii	Chinkapin Oak	2.5" Cal. BB	
QURO		Quercus robur	English Oak	4" Cal. BB	Specimen
TADI		Taxodium distichum	Bald Cypress	3" Cal. BB	Specimen
TIAM	4	Tilia americana 'Redmond'	Redmond American Linden	3" Cal. BB	Specimen
TICO	26	Tilia cordata	Shamrock Littleleaf Linden	3" Cal. BB	Specimen
ULCA	5	Ulmus carpinifolia 'Morton Glossy'	Triumph Smoothleaf Elm	3" Cal. BB	Specimen
EVERGREEN TREES					
ABCO		Abies concolor	White Fir	8' HT. BB	Heavy Specimen
PIOM	7	Picea omori	Serbian Spruce	8' HT. BB	Heavy Specimen
PSME	7	Picea abies	Norway Spruce	8' HT. BB	Heavy Specimen
THOC		Thuja occidentalis 'Nigra'	Dark American Arborvitae	8'-10' HT. BB	Heavy Specimen
ORNAMENTAL TREES					
AMAR		Amelanchier arborea	Downy Serviceberry	8' HT. BB	Specimen
AMGR		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' HT. BB	Specimen
BENI		Betula nigra	River Birch	8' Hr.	Multi-Stem
MALI	6	Magnolia liliiflora x stellata 'Ann'	Ann magnolia	8' HT. BB	Specimen
COMA		Comus mas 'Golden Glory'	Golden Glory Dogwood	8' HT. BB	Specimen
CRCR		Crataegus crus galli	Cockspur Hawthorn	8' HT. BB	Specimen
HAVI		Hamamelis virginiana	Common Witch Hazel	8' HT. BB	Specimen
MALO	3	Magnolia lobneri 'Leonard Messei'	Leonard Messei Magnolia	8' HT. BB	Specimen
MAPR	4	Malus 'Prairifire'	Prairifire Flowering Crabapple	8' HT. BB	Specimen
MARE	8	Malus 'Red Jewel'	Red Jewel Crabapple	8' HT. BB	Specimen
MAZU	3	Malus zumi calocarpa 'Redbud Zumi'	Redbud Zumi Crabapple	8' HT. BB	Specimen
MAGR	10	Malus Gloden Raindrops 'Schmidtcutleaf'	Golden Raindrops Crabapple	8' HT. BB	Specimen
SYRE		Syringa pekinensis	China Snow Tree Lilac	8' HT. BB	Specimen
SHRUBS					
AZKA		Azalea 'Karens'	Karens Azalea	24" BB	
COAC	50	Cotoneaster acutifolius	Peking Cotoneaster	24" BB	
COHE		Cotoneaster apiculatus 'Hessei'	Hessei Cotoneaster	5 Gal. Cont.	
COIS		Cornus sericea 'Isanti'	Isanti Dogwood	24" BB	
EUAL	43	Euonymus alatus 'Compactus'	Dwarf Burningbush	36" BB	
FOGA	11	Fothergilla gardenii 'Beaver Creek'	Bever Creek Fothergilla	24" BB	
HAVI		Hamamelis vernalis	Vernal Witchhazel	48" Ht. BB	
HYAR	21	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	30" BB	
HYLL	115	Hydrangea paniculata 'Little Lamb'	Little Lamb Hydrangea	24" BB	
HYP		Hydrangea paniculata 'Tardiva'	Tardiva Panicle Hydrangea	36" BB	
PATR		Parthenocissus tricuspidata	Boston Ivy	1 Gal.	
PHOP		Physocarpus opulifolius 'Seward'	Summer Wine Ninebark	24" BB	
RHAR		Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 Gal.	

TYPICAL LANDSCAPE PLAN- OPEN SPACE AND COTTAGES

PLOT	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACFR		Acer x freemanii 'Autumn Fantasy'	Autumn Fantasy Maple	4" Cal. BB	Specimen
ACMA		Acer x freemanii 'Marmo'	Marmo Freeman Maple	3" Cal. BB	Specimen
ACSA		Acer saccharum 'Fall Fiesta'	Fall Fiesta Sugar Maple	3" Cal. BB	Specimen
ACMI		Acer miyabei Morton	State Street Miyabe Maple	3" Cal. BB	Specimen
AEGL		Aesculus glabra	Ohio Buckeye	3" Cal. BB	Matched
CECO		Celtis occidentalis	Common Hackberry	3" Cal. BB	Specimen
PLAC 5"		Platanus x acerifolia 'Exclamation'	Exclamation Plane Tree	5" Cal BB	Specimen
PLAC 4"		Platanus x acerifolia 'Exclamation'	Exclamation Plane Tree	4" Cal. BB	Specimen
PLAC		Platanus x acerifolia 'Exclamation'	Exclamation Plane Tree	3" Cal. BB	Specimen
QUMA		Quercus macrocarpa	Burr Oak	2.5" -3" BB	
QUBI		Quercus bicolor	Swamp White Oak	3" Cal. BB	Specimen
QUMU		Quercus muehlenbergii	Chinkapin Oak	2.5"-3" Cal. BB	Specimen
QURO		Quercus robur	English Oak	4" Cal. BB	Specimen
QUEL		Quercus ellipsoidalis	Hill's Oak	3" Cal. BB	
TADI		Taxodium distichum	Bald Cypress	3" Cal. BB	Specimen
TIAM		Tilia americana 'Sentry'	American Sentry Linden	3" Cal. BB	Specimen
TICO		Tilia cordata	Shamrock Littleleaf Linden	3" Cal. BB	Specimen
ULCA		Ulmus carpinifolia 'Morton Glossy'	Triumph Smoothleaf Elm	3" Cal. BB	Specimen
EVERGREEN TREES					
ABCO		Abies concolor	White Fir	8' HT. BB	Heavy Specimen
PIOM		Picea omori	Serbian Spruce	8' HT. BB	Heavy Specimen
PIGL		Picea glauca densata	Black Hills Spruce	8' HT. BB	Heavy Specimen
PSME		Picea abies	Norway Spruce	8' HT. BB	Heavy Specimen
PIPU		Picea pungens	Blue Spruce	8' HT. BB	Heavy Specimen
THOC		Thuja occidentalis 'Nigra'	Dark American Arborvitae	8'-10' HT. BB	Heavy Specimen
ORNAMENTAL TREES					
AMGR		Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' HT. BB	Specimen
BENI		Betula nigra	River Birch	8' HT. BB	Multi-Stem
CECA		Cercis canadensis	Eastern Redbud	8' HT. BB	Specimen
COMA		Comus mas 'Golden Glory'	Golden Glory Dogwood	8' HT. BB	Specimen
CRCR		Crataegus crus galli	Cockspur Hawthorn	8' HT. BB	Specimen
FASY		Fagus sylvatica 'Riversii'	Rivers European Beech	4" Cal. BB	Matched
HAVI		Hamamelis virginiana	Common Witch Hazel	8' HT. BB	Specimen
MALO		Magnolia lobneri 'Leonard Messei'	Leonard Messei Magnolia	8' HT. BB	Specimen
MAPR		Malus 'Prairifire'	Prairifire Crabapple	8' HT. BB	Specimen
MARP		Malus 'Red Peacock'	Red Peacock Flowering Crabapple	8' HT. BB	Specimen
MARE		Malus 'Red Jewel'	Red Jewel Crabapple	8' HT. BB	Specimen
MAZU		Malus zumi calocarpa 'Redbud Zumi'	Redbud Zumi Crabapple	8' HT. BB	Specimen

NATIVE SHORT GRASS MATRIX

Scientific Name	Common Name	PLS Ounces/Acre
Grasses		
<i>Panicum virgatum</i>	Switch Grass	10.00
<i>Schizachyrium scoparium</i>	Little Bluestem	36.00
<i>Sporobolus heterolepis</i>	Prairie Dropseed	25.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
Forbs & Sedges		
<i>Amorpha canescens</i>	Lead Plant	0.50
<i>Asclepias tuberosa</i>	Butterfly Milkweed	2.00
<i>Asclepias incarnata</i>	Swamp Milkweed	2.00
<i>Aster laevis</i>	Smooth Blue Aster	1.00
<i>Aster novae-angliae</i>	New England Aster	0.50
<i>Baptisia lactea</i>	White Wild Indigo	2.00
<i>Carex pensylvanica</i>	Pennsylvania Sedge	5.00
<i>Ceanothus americanus</i>	New Jersey Tea	3.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	3.00
<i>Coreopsis palmata</i>	Prairie Coreopsis	1.00
<i>Dalea candida</i>	White Prairie Clover	1.50
<i>Dalea purpurea</i>	Purple Prairie Clover	1.50
<i>Dodecatheon meadia</i>	Shooting Star	3.00
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower	7.00
<i>Eryngium yuccifolium</i>	Rattlesnake Master	3.00
<i>Geranium maculatum</i>	Wild Geranium	1.00
<i>Lespedeza capitata</i>	Round-Head Bush Clover	2.00
<i>Liatris aspera</i>	Rough Blazing Star	0.50
<i>Monarda fistulosa</i>	Wild Bergamot	0.75
<i>Parthenium integrifolium</i>	Wild Quinine	1.00
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.50
<i>Penstemon hirsutus</i>	Hairy Beard Tongue	0.50
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	1.00
<i>Ratibida pinnata</i>	Yellow Coneflower	4.00
<i>Rudbeckia hirta</i>	Black-Eyed Susan	5.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Silphium terebinthinaceum</i>	Prairie Dock	0.50
<i>Solidago rigida</i>	Stiff Goldenrod	1.00
<i>Solidago speciosa</i>	Showy Goldenrod	0.50
<i>Tradescantia ohioensis</i>	Common Spiderwort	0.75
<i>Verbena stricta</i>	Hoary Vervain	1.00
<i>Vernonia spp.</i>	Ironweed (Various Mix)	1.75
<i>Veronicastrum virginianum</i>	Culvers Root	0.25
<i>Zizia aurea</i>	Golden Alexanders	2.00

SHORELINE EMERGENTS PLUGS

(NWL)

Scientific Name	Common Name	Plugs/AC	Unit
Acorus	calamus	sweet flag	200 plug
Asclepias	incarnata	swamp milkweed	200 plug
Carex	stricta	common tussock sedge	200 plug
Carex	typhina	common cattail sedge	200 plug
Carex	vulpinoidea	brown fox sedge	200 plug
Iris	virginica	blue flag iris	500 plug
Liatris	spicata	marsh blazing star	200 plug
Lobelia	cardinalis	cardinal flower	400 plug
Lobelia	siphilitica	great blue lobelia	200 plug
Mimulus	ringens	monkey flower	200 plug
Scirpus	pungens	chairmaker's rush	200 plug
	Total Plugs per Acre	2,700 Plugs	

LA Design
 900 North Shore Drive
 Suite 1
 Lake Bluff, Illinois 60
 (847) 615-0707
 -REAL ESTATE- ARCHITECTURE-
 -LANDSCAPE ARCHITECTURE-

THE RESERVE AT CRYSTAL LAKE
 ROUTE 14 AT RIDGEFIELD ROAD
 CRYSTAL LAKE, ILLINOIS

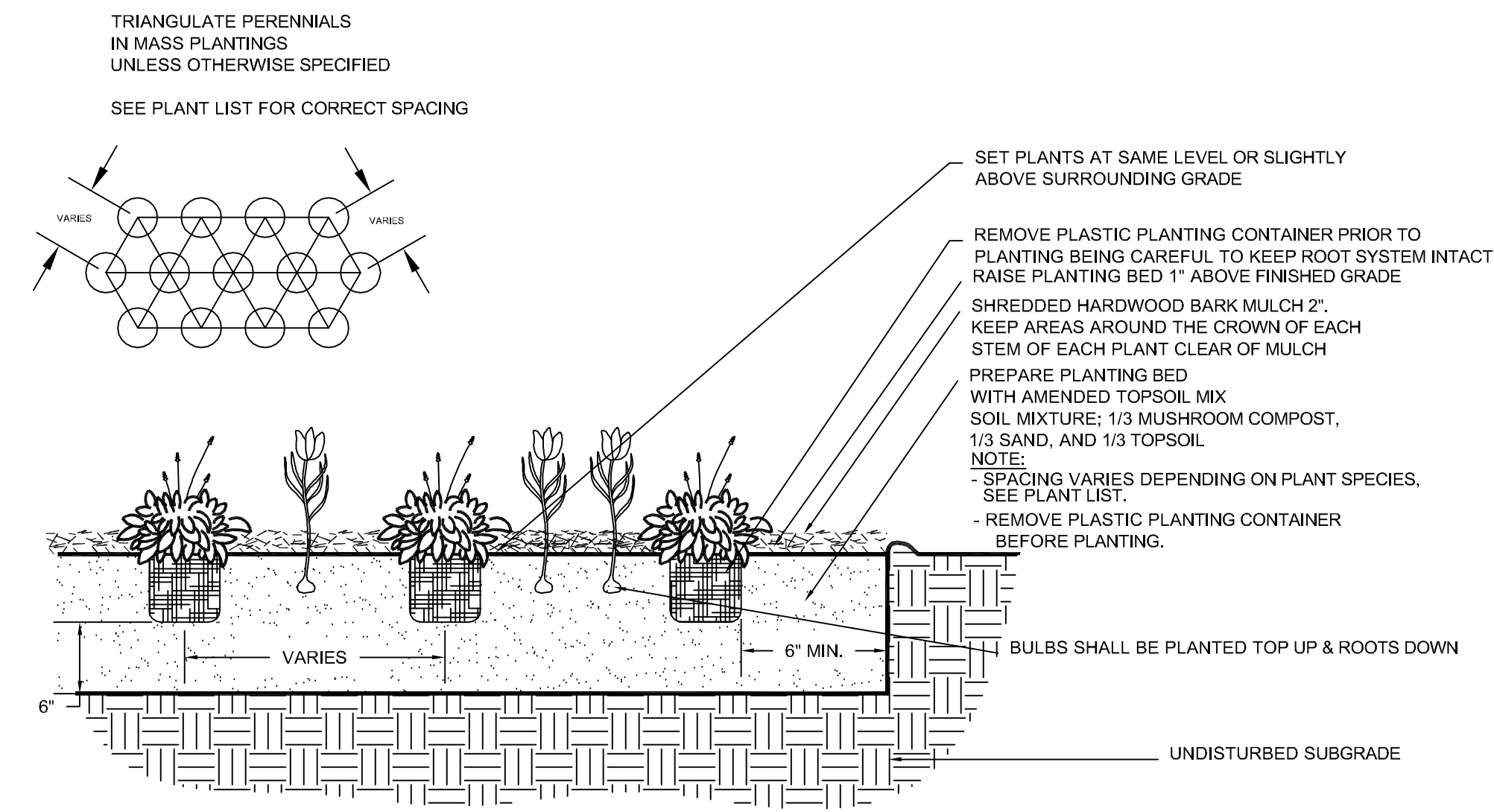
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ISSUED FOR: _____ DATE: _____

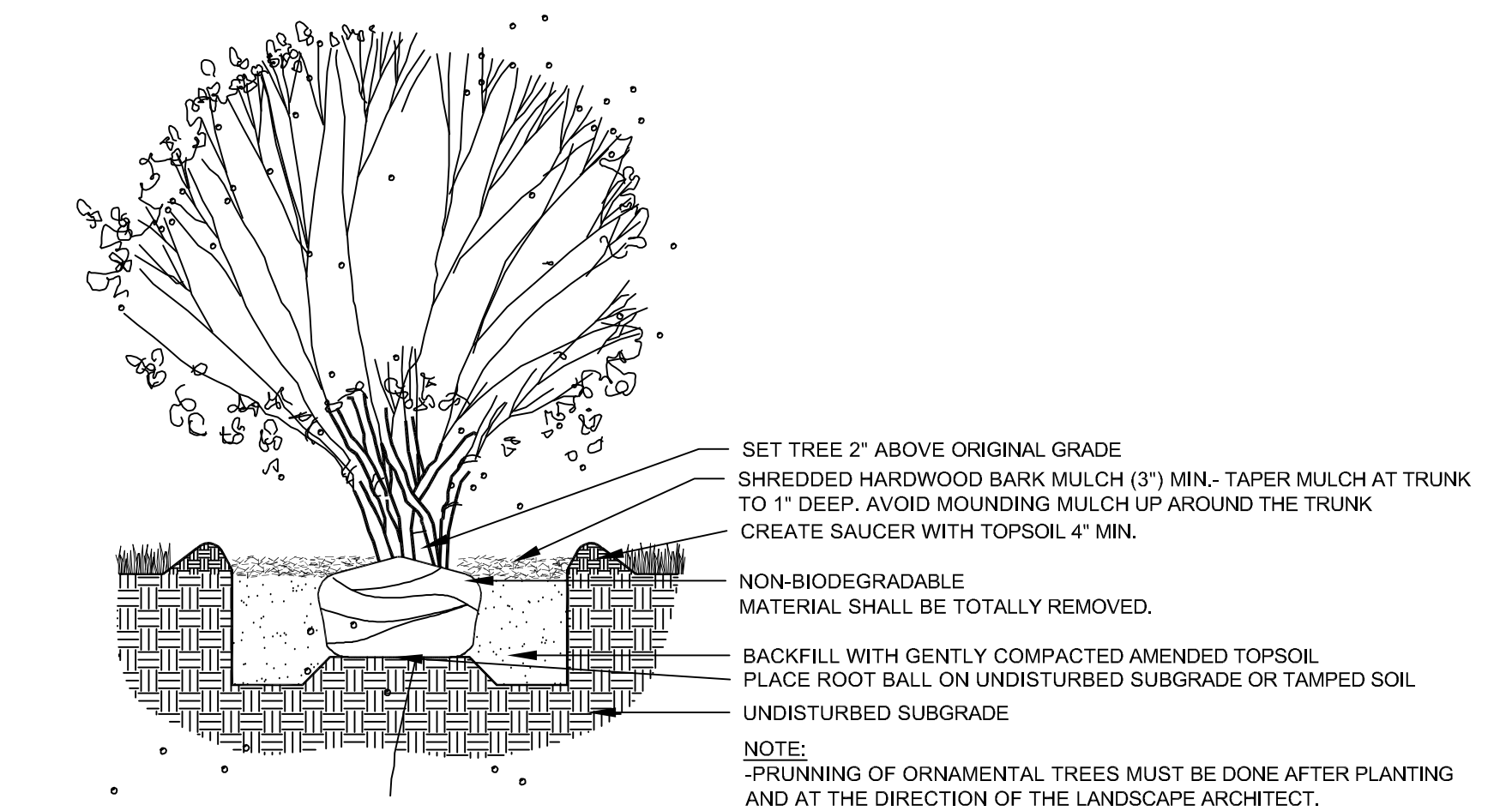
 FOR VILLAGE SUBMITTAL: 5-25-18

PROJECT NUMBER: 201802 DESIGNED BY: LD
 SCALE: AS NOTED REVIEWED BY: LD
 DATE: 5-22-18 PROJECT MANAGER: LD

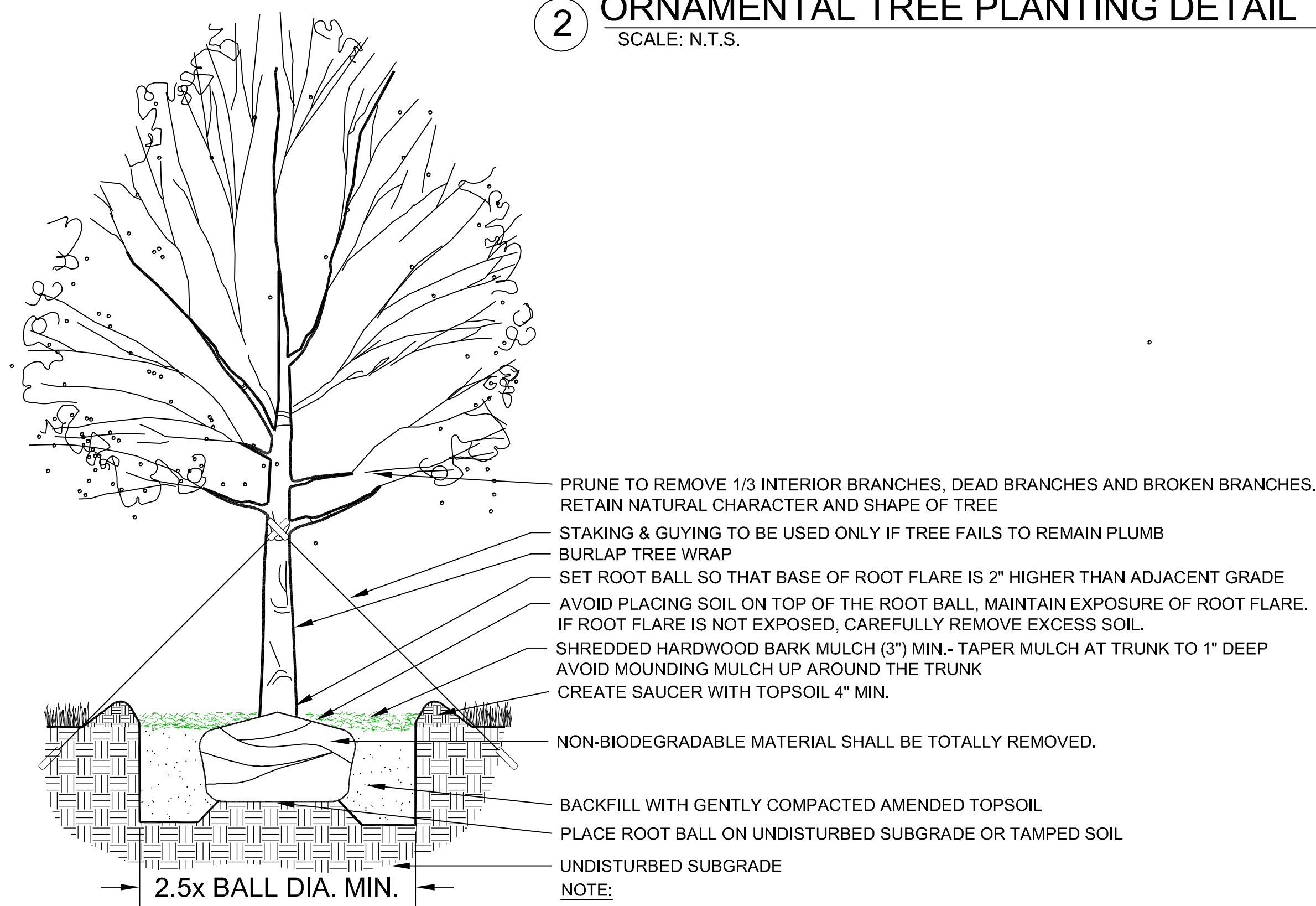
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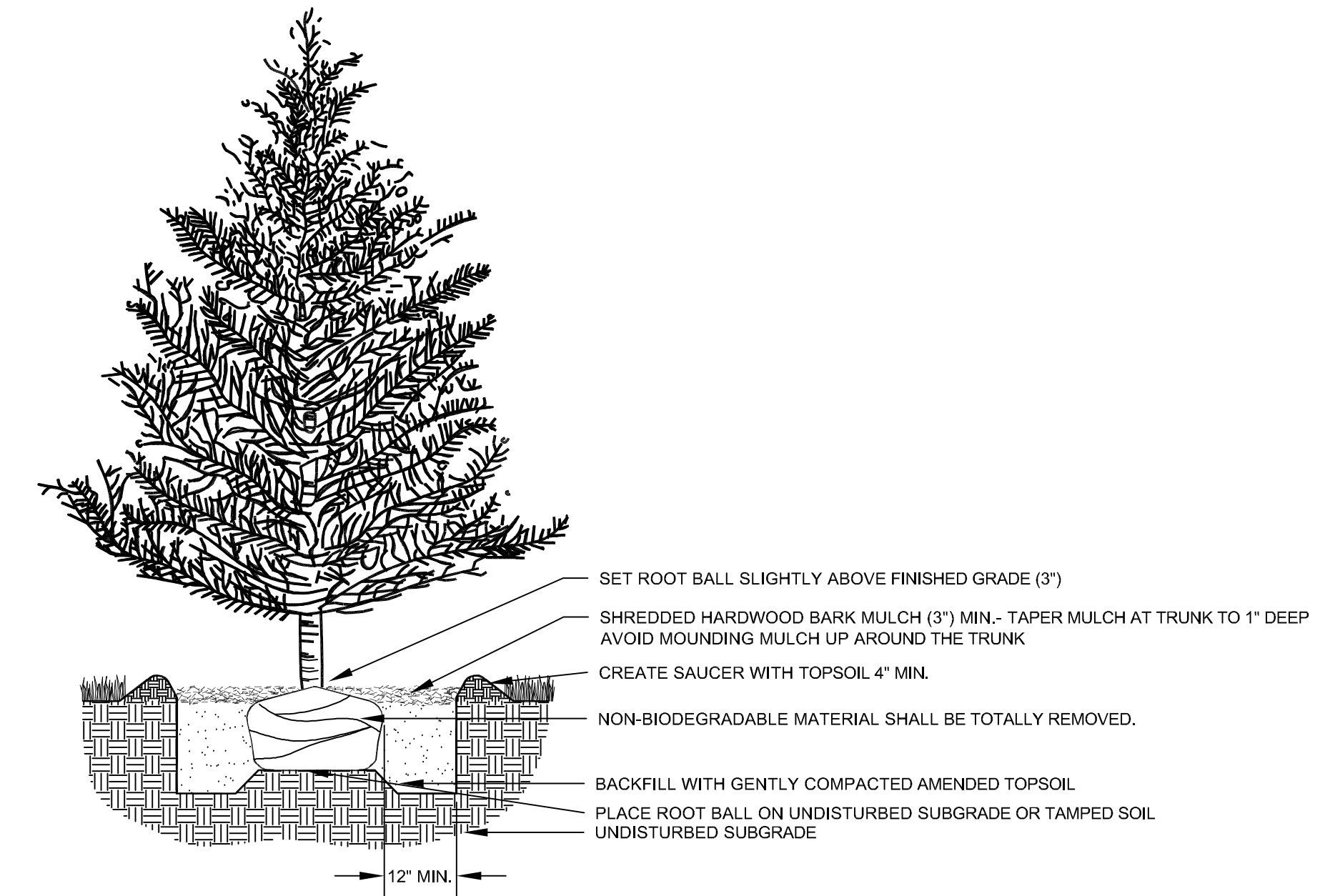
1 GROUNDCOVER & PERENNIAL PLANTING DETAIL
SCALE: N.T.S.



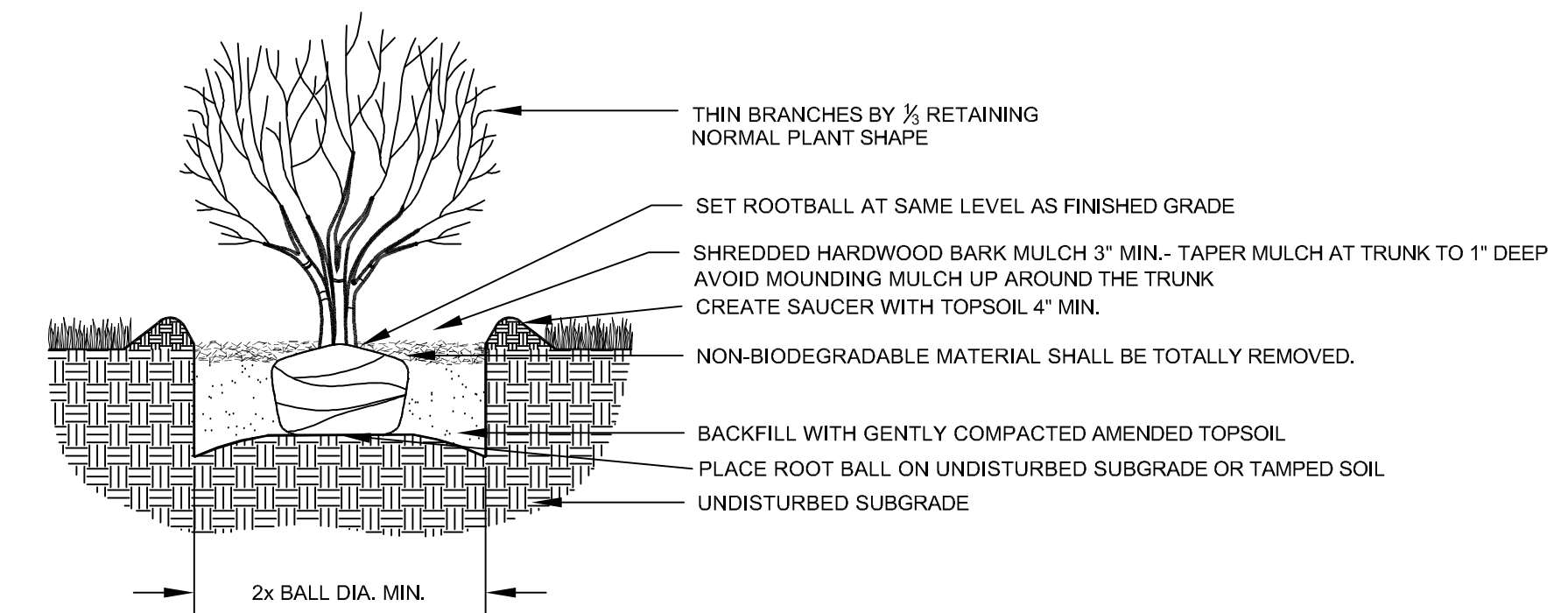
2 ORNAMENTAL TREE PLANTING DETAIL
SCALE: N.T.S.



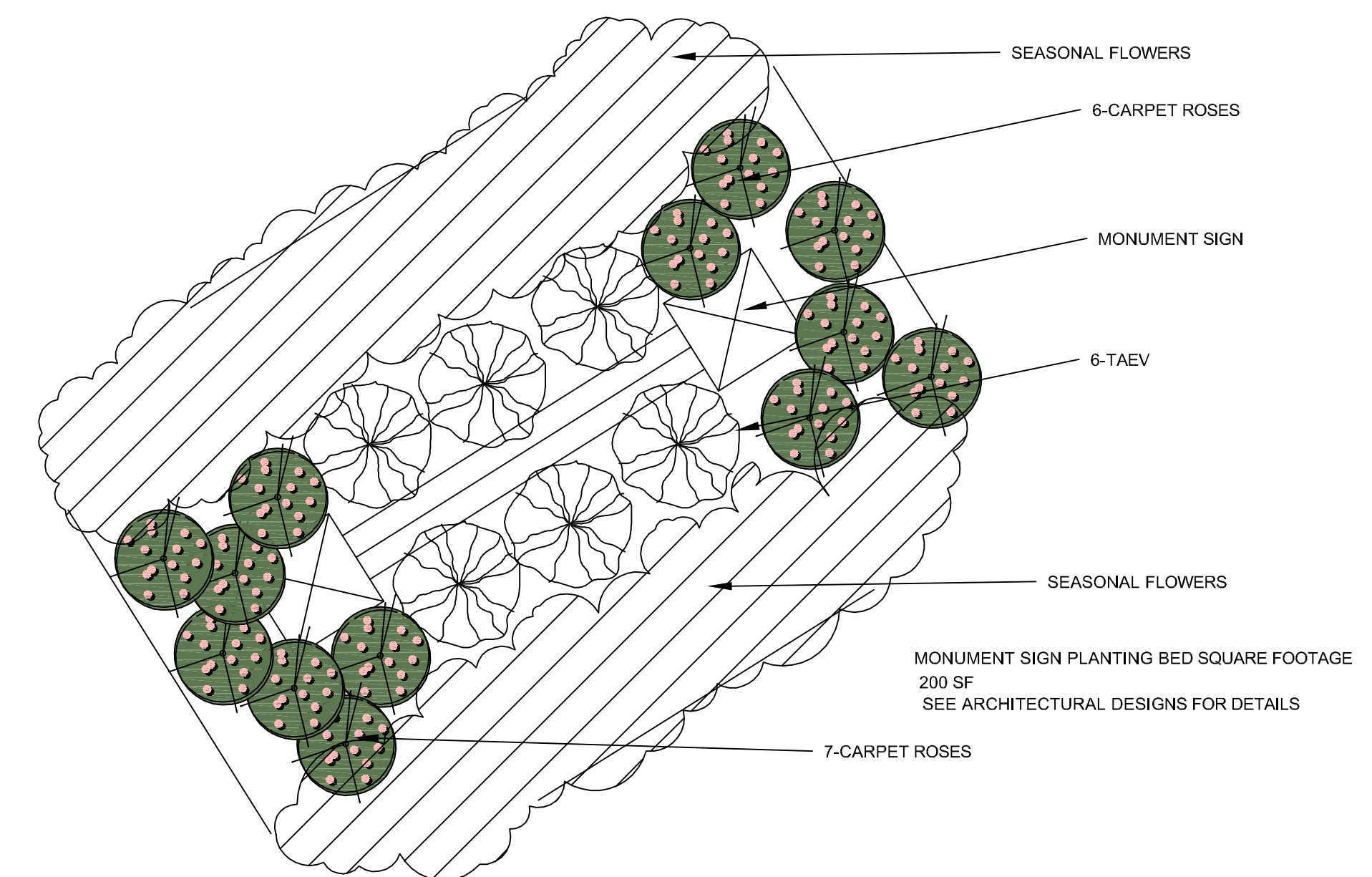
3 SHADE TREE PLANTING DETAIL
SCALE: N.T.S.



4 EVERGREEN TREE PLANTING DETAIL
SCALE: N.T.S.



5 SHRUB PLANTING DETAIL
SCALE: N.T.S.

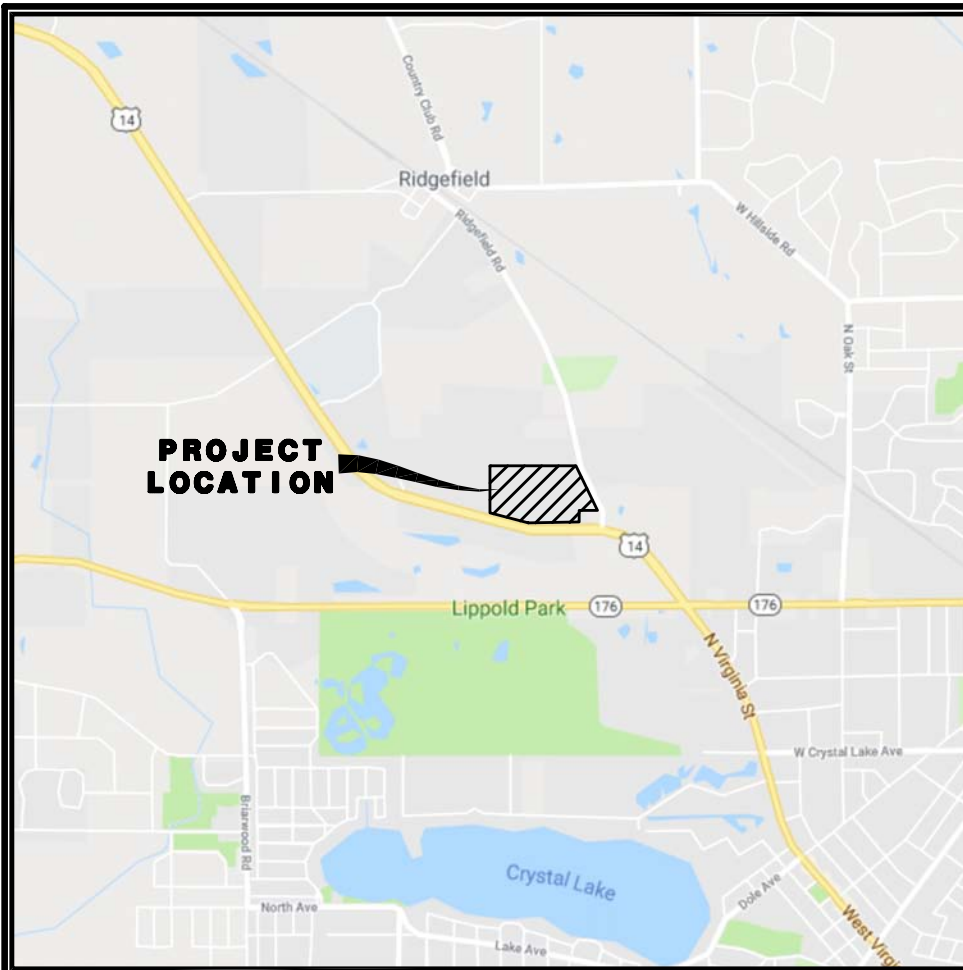


6 MONUMENT SIGN PLANTING DETAIL
SCALE: N.T.S.

ISSUED FOR:	DATE:
FOR VILLAGE SUBMITTAL	5-25-18

PROJECT NUMBER: 201802	DESIGNED BY: LD
SCALE: AS NOTED	REVIEWED BY: LD
DATE: 5-22-18	PROJECT MANAGER: LD

PRELIMINARY PLAT OF SUBDIVISION FOR PLUM CREEK OF CRYSTAL LAKE



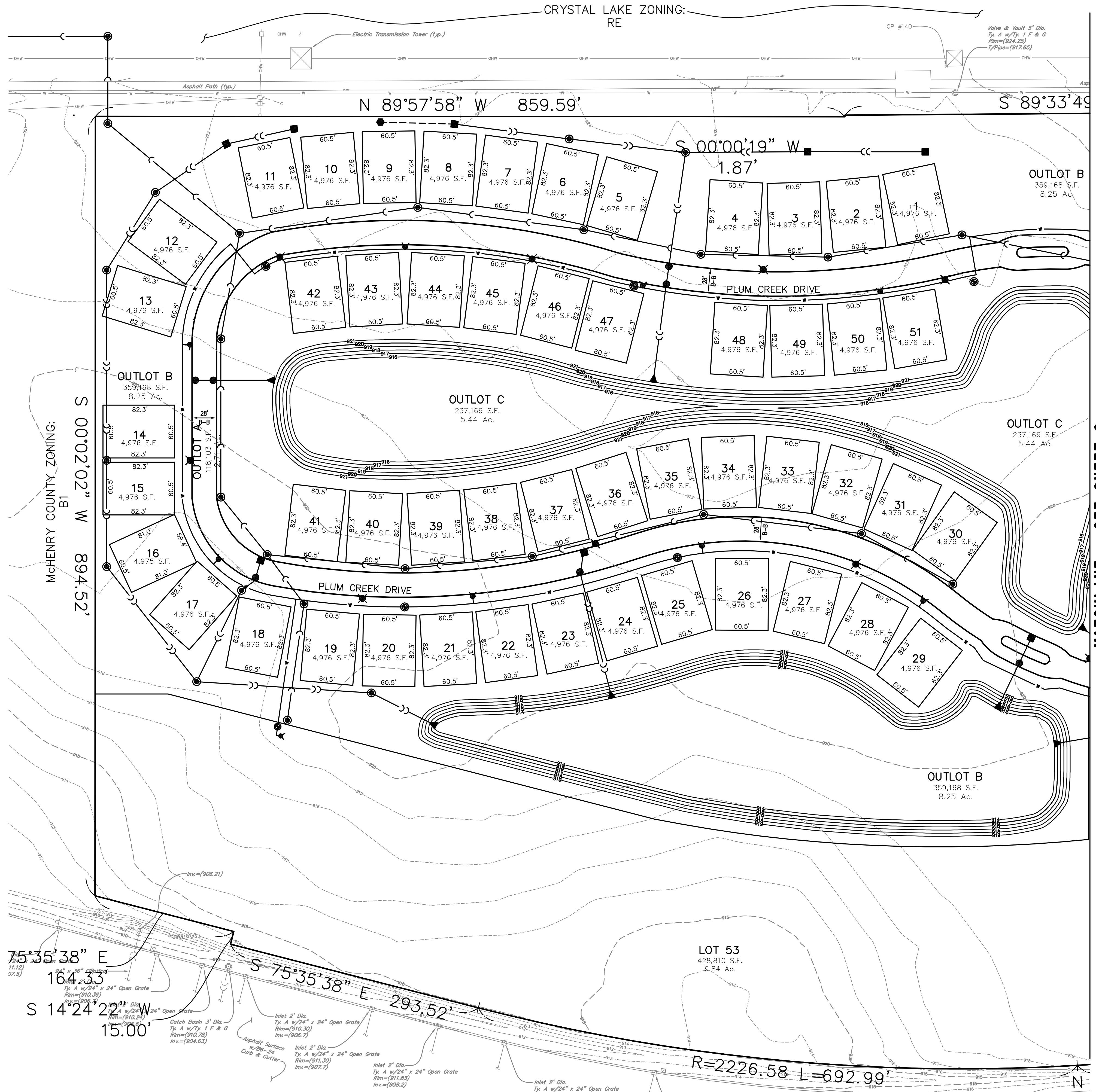
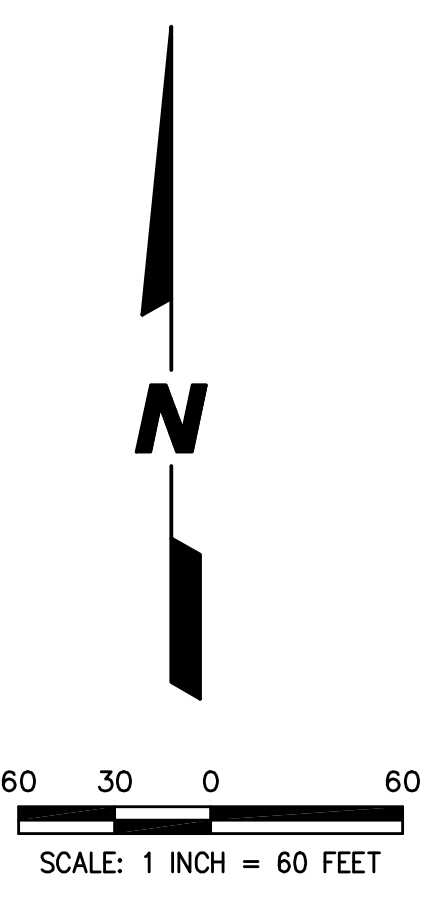
LOCATION MAP

LEGAL DESCRIPTION

THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER AS MEMORIALIZED PER MONUMENT RECORD 2011R0007348; THENCE NORTH 89 DEGREES 57 MINUTES 58 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES), 859.51 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, 190.00 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO A POINT OF BEGINNING ON THE SOUTH LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON PER DOCUMENT 480405, SAID SOUTH LINE BEING 190 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID PERPENDICULAR LINE, 894.52 FEET TO THE NORTH LINE OF PROPERTY CONVEYED PER DOCUMENT 2012R0008604 AS DESCRIBED ON EXHIBIT A THEREIN (THE FOLLOWING FIVE COURSES ARE ALONG THE NORTHERLY LINE OF PROPERTY DESCRIBED AND CONVEYED PER EXHIBIT A OF DOCUMENT 2012R0008604);

1) THENCE SOUTH 75 DEGREES 35 MINUTES 38 SECOND EAST, 164.33 FEET; 2) THENCE SOUTH 14 DEGREES 24 MINUTES 22 SECONDS WEST, 15.00 FEET; 3) THENCE SOUTH 75 DEGREES 35 MINUTES 38 SECOND EAST, 293.52 FEET; 4) THENCE EASTERLY, 692.99 FEET TANGENT TO THE LAST DESCRIBED COURSE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2226.58 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 84 DEGREES 30 MINUTES 36 SECOND EAST; 5) THENCE NORTH 86 DEGREES 34 MINUTES 25 SECONDS EAST, 326.36 FEET TANGENT TO THE LAST DESCRIBED COURSE TO THE WEST LINE OF PROPERTY CONVEYED PER DOCUMENT 554139; THENCE NORTH 03 DEGREES 21 MINUTES 25 SECONDS WEST, 371.13 FEET ALONG THE WEST LINE OF PROPERTY CONVEYED PER DOCUMENT 554139 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 86 DEGREES 38 MINUTES 35 SECONDS EAST, 336.96 FEET ALONG THE NORTH LINE OF SAID PROPERTY TO THE WEST LINE OF PROPERTY CONVEYED PER DOCUMENT 2012R0008604 AS DESCRIBED ON EXHIBIT B THEREIN (THE FOLLOWING TWO COURSES ARE ALONG THE WESTERLY AND NORTHERLY LINE OF PROPERTY DESCRIBED AND CONVEYED PER EXHIBIT B OF DOCUMENT 2012R0008604); THENCE NORTH 29 DEGREES 13 MINUTES 59 SECONDS WEST, 209.58 FEET; 2) THENCE NORTH 60 DEGREES 46 MINUTES 09 SECONDS EAST, 15.33 FEET TO THE WESTERLY LINE OF RIDGEFIELD ROAD AS DEDICATED PER DOCUMENT 127148; THENCE NORTHERLY, 381.92 FEET ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2802.53 FEET, A CHORD BEARING NORTH 25 DEGREES 13 MINUTES 30 SECONDS WEST, TO THE SOUTH LINE OF NORTH 340 FEET OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS WEST, 200.01 FEET PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS WEST, 150.00 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE SOUTH LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON PER DOCUMENT 480405, SAID SOUTH LINE BEING 190 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS WEST, 1.87 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON, PER DOCUMENT 480405; THENCE SOUTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, 859.59 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.



McHENRY COUNTY ZONING: A1

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		OVERFLOW ROUTE

NOTES

UNLESS OTHERWISE NOTED ALL WATERMAIN AND SANITARY SEWER TO BE 8" IN DIAMETER.

CURRENT CRYSTAL LAKE ZONING OF THIS PROPERTY IS: W (WATERSHED.)

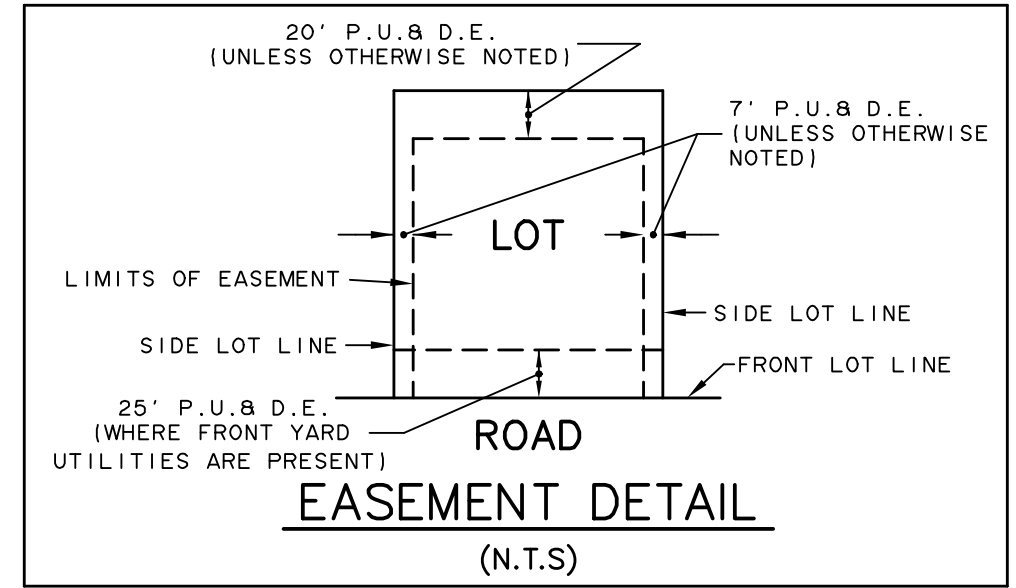
OUTLOT A TO BE DEDICATED AS A PUBLIC UTILITY, DRAINAGE, AND CROSS ACCESS EASEMENT.

ENTIRE SITE MINUS BUILDING ENVELOPES TO BE P.U. & D.E.

LOT DIMENSIONS & AREAS APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

FOR SITE DATA TABLE SEE SHEET 2.

FOR BENCHMARKS SEE SHEET 2.



PREPARED FOR:
PLUM CREEK COMMUNITIES, LLC
 2010 TOUHY AVENUE
 ELK GROVE VILLAGE, IL 60007
 (630) 466-8740

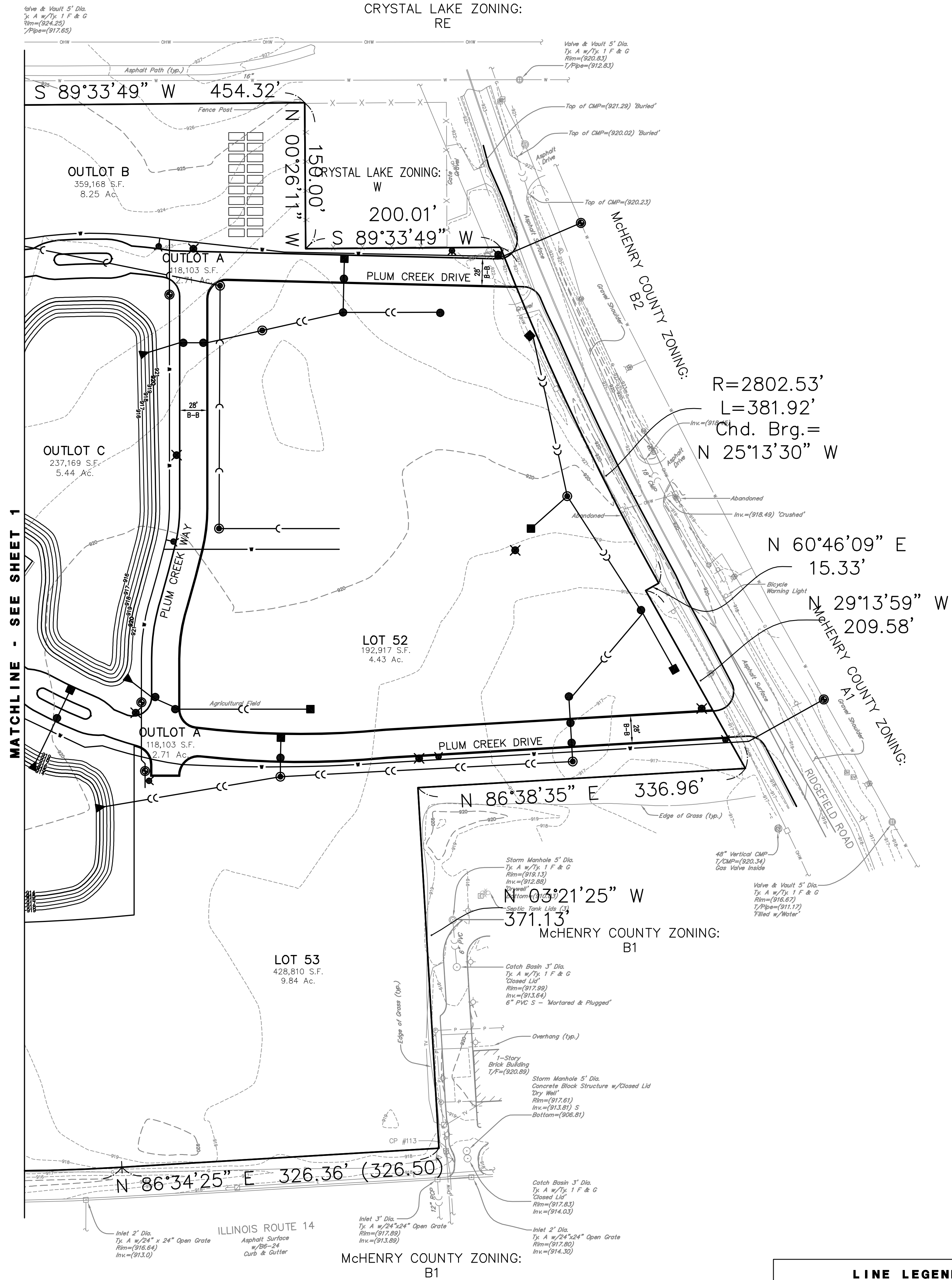
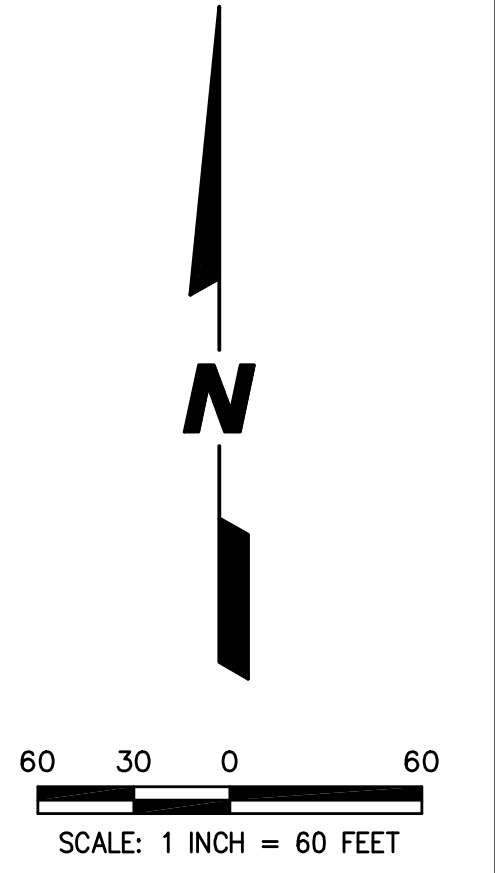
PLN-2018-00033
Received 5-25-18

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 E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 904256 FILE NAME: PREOVER
 DRAWN BY: BCD FLD. BK. / PG. NO.: BK./PG.
 COMPLETION DATE: 05-24-18 JOB NO.: 904.256
 XREF: TOPO PROJECT MANAGER: KTS

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DRAWING PATH: P:\WORK\2018\20180525\20180525\PRELIMINARY\PRELIMINARY.DWG
 PLOT FILE CREATED: 5/24/2018 BY: BRANDON DAVIS



R=2802.53'
L=381.92'
Chd. Brg.=
N 25°13'30" W

N 60°46'09" E
15.33'
N 29°13'59" W
209.58'

N 03°21'25" W
371.13'
McHENRY COUNTY ZONING:
B1

McHENRY COUNTY ZONING:
B1

LINE LEGEND	
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Solid Line)
	ADJACENT LOT LINE/PROPERTY LINE (Solid Line)
	BUILDING LINE (Long Dashed Lines)
	PROPOSED EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
	EXISTING EASEMENT LINE/LIMITS OF EASEMENT (Dashed Lines)
	CENTERLINE (Single Dashed Lines)

BENCHMARKS

ELEVATION REFERENCE MARK:

MCHENRY COUNTY GEODETIC CONTROL MONUMENT MCH176-2A: STATION LOCATED AT LIPPOLD PARK IN CRYSTAL LAKE, ILLINOIS ON THE SOUTH SIDE OF ILLINOIS ROUTE 176. STATION LOCATED APPROXIMATELY 204 FEET EAST OF THE CENTERLINE OF THE WEST DRIVEWAY ENTRANCE APPROXIMATELY 36 FEET SOUTH OF THE CENTERLINE OF ILLINOIS 176 AND 2 FEET NORTH OF AN ORANGE FIBERGLASS WITNESS POST. ELEVATION = 907.25 NAVD 88

CONTROL POINTS:

CONTROL POINT #113 - SET 'X' IN THE TOP OF CONCRETE CURB ON THE WEST SIDE OF THE SOUTHERN ENTRANCE TO GOLDEN EAGLE COMMUNITY BANK, APPROXIMATELY 16 FEET NORTH OF THE NORTHERLY EDGE OF PAVEMENT OF ILLINOIS ROUTE 176.
NORTHING: 2034323.94
EASTING: 978977.33
ELEVATION: 918.49 NAVD 88

CONTROL POINT #140 - FOUND 'X' IN THE SOUTHWEST CONCRETE BASE OF THE FIRST ELECTRICAL TRANSMISSION TOWER WEST OF RIDGEFIELD ROAD.
NORTHING: 2035466.77
EASTING: 978485.47
ELEVATION: 926.46 NAVD 88

SITE DATA

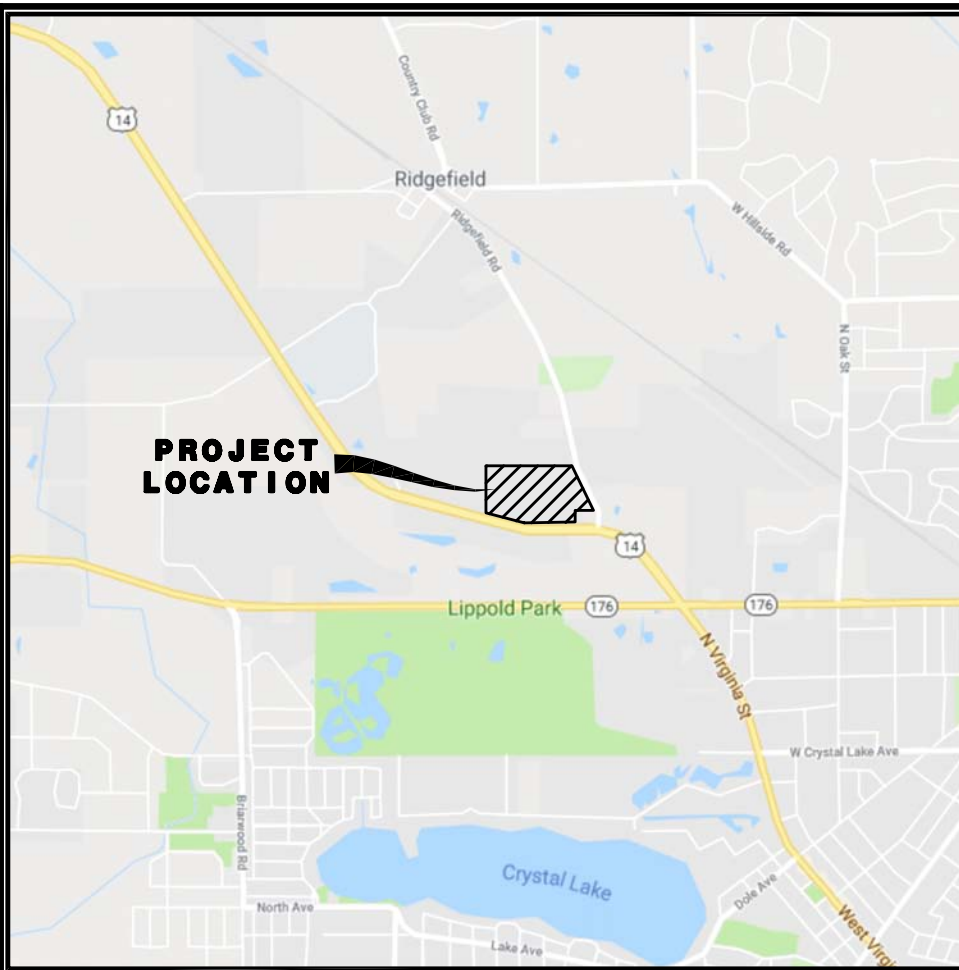
A. TOTAL AREA	36.5 AC. ±
PROPOSED ZONING	R-3A
B. LOTS 1+51	
PROPOSED USE	SINGLE FAMILY DUPLEXES
AREA	5.83 AC. ±
C. LOT 52	
PROPOSED USE	SENIOR LIVING FACILITY
AREA	4.43 AC. ±
D. LOT 53	
PROPOSED USE	COMMERCIAL
AREA	9.84 AC. ±
E. OUTLOT AREAS	
A - PUBLIC UTILITY, DRAINAGE AND ACCESS EASEMENT	2.71 AC. ±
B+C - COMMON OPEN SPACE/STWM	13.69 AC. ±

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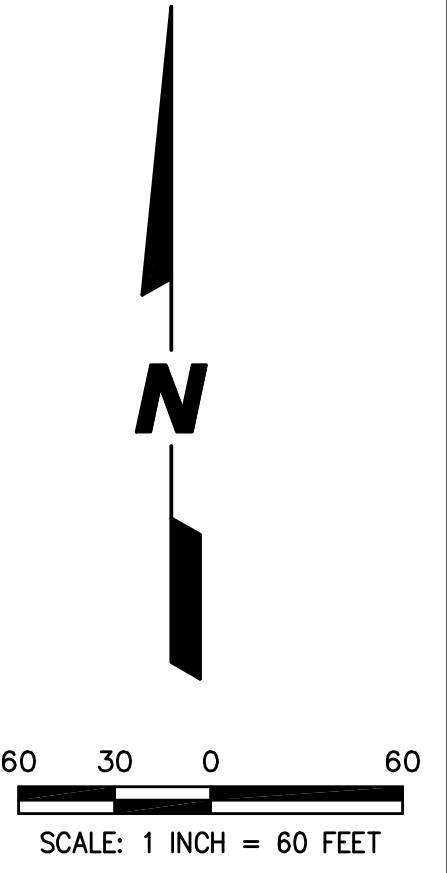
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FOR PLUM CREEK OF CRYSTAL LAKE

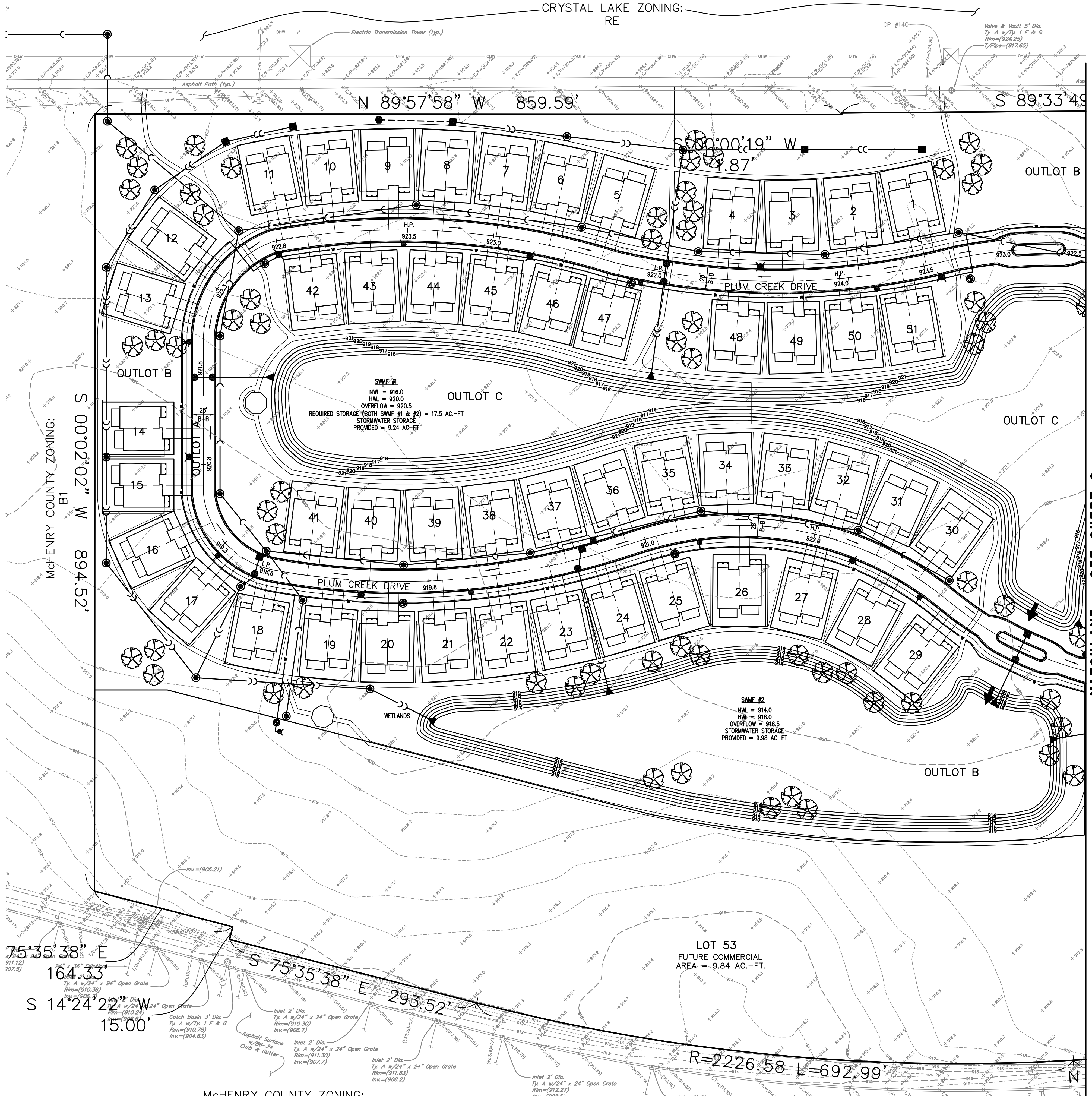
LEGAL DESCRIPTION
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 44 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 44 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER AS MEMORIALIZED PER MONUMENT RECORD 2011R0007348; THENCE NORTH 89 DEGREES 57 MINUTES 58 SECONDS WEST (BEARINGS ASSUMED FOR DESCRIPTION PURPOSES), 859.51 FEET ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH 00 DEGREES 02 MINUTES 02 SECONDS WEST, 190.00 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO A POINT OF BEGINNING ON THE SOUTH LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON PER DOCUMENT 480405, SAID SOUTH LINE BEING 190 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE CONTINUING SOUTHERLY ALONG SAID PERPENDICULAR LINE, 894.52 FEET TO THE NORTH LINE OF PROPERTY CONVEYED PER DOCUMENT 2012R0008604 AS DESCRIBED ON EXHIBIT A THEREIN (THE FOLLOWING FIVE COURSES ARE ALONG THE NORTHERLY LINE OF PROPERTY DESCRIBED AND CONVEYED PER EXHIBIT A OF DOCUMENT 2012R0008604); 1) THENCE SOUTH 75 DEGREES 35 MINUTES 38 SECOND EAST, 164.33 FEET; 2) THENCE SOUTH 14 DEGREES 24 MINUTES 22 SECONDS WEST, 15.00 FEET; 3) THENCE SOUTH 75 DEGREES 35 MINUTES 38 SECOND EAST, 293.52 FEET; 4) THENCE EASTERLY, 692.99 FEET TANGENT TO THE LAST DESCRIBED COURSE, BEING ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2226.58 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 84 DEGREES 30 MINUTES 36 SECOND EAST; 5) THENCE NORTH 86 DEGREES 34 MINUTES 25 SECONDS EAST, 326.36 FEET TANGENT TO THE LAST DESCRIBED COURSE TO THE WEST LINE OF PROPERTY CONVEYED PER DOCUMENT 554139; THENCE NORTH 03 DEGREES 21 MINUTES 25 SECONDS WEST, 371.13 FEET ALONG THE WEST LINE OF PROPERTY CONVEYED PER DOCUMENT 554139 TO THE NORTHWEST CORNER THEREOF; THENCE NORTH 86 DEGREES 38 MINUTES 35 SECONDS EAST, 336.96 FEET ALONG THE NORTH LINE OF SAID PROPERTY TO THE WEST LINE OF PROPERTY CONVEYED PER DOCUMENT 2012R0008604 AS DESCRIBED ON EXHIBIT B THEREIN (THE FOLLOWING TWO COURSES ARE ALONG THE WESTERLY AND NORTHERLY LINE OF PROPERTY DESCRIBED AND CONVEYED PER EXHIBIT B OF DOCUMENT 2012R0008604); THENCE NORTH 29 DEGREES 13 MINUTES 59 SECONDS WEST, 209.58 FEET; 2) THENCE NORTH 60 DEGREES 46 MINUTES 09 SECONDS EAST, 15.33 FEET TO THE WESTERLY LINE OF RIDGEFIELD ROAD AS DEDICATED PER DOCUMENT 127148; THENCE NORTHERLY, 381.92 FEET ALONG SAID WESTERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 2802.53 FEET, A CHORD BEARING NORTH 25 DEGREES 13 MINUTES 30 SECONDS WEST, TO THE SOUTH LINE OF NORTH 340 FEET OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP AND RANGE AFORESAID; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS WEST, 200.01 FEET PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 26 MINUTES 11 SECONDS WEST, 150.00 FEET PERPENDICULAR TO THE LAST DESCRIBED COURSE TO THE SOUTH LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON PER DOCUMENT 480405, SAID SOUTH LINE BEING 190 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 33 MINUTES 49 SECONDS WEST, 454.32 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 00 DEGREES 19 SECONDS WEST, 1.87 FEET ALONG SAID WEST LINE TO THE SOUTH LINE OF PROPERTY CONVEYED TO COMMONWEALTH EDISON, PER DOCUMENT 480405; THENCE NORTH 89 DEGREES 57 MINUTES 58 SECONDS WEST, 859.59 FEET ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING, IN MCHENRY COUNTY, ILLINOIS.



LOCATION MAP



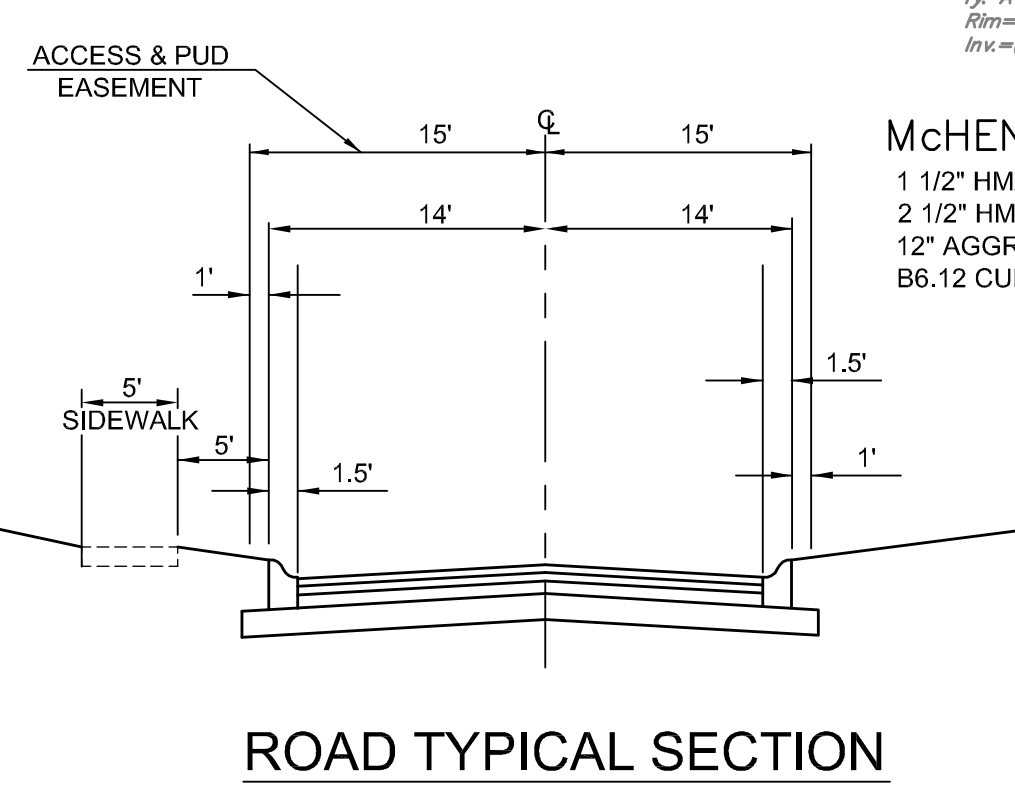
CRYSTAL LAKE ZONING:
RE



MATCHLINE - SEE SHEET 2

McHENRY COUNTY ZONING: A1

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATIONS
		STREET LIGHT
		WATERMAIN PROTECTION
		SILT FENCE INLET PROTECTOR
		TEMPORARY STRAW BALE DITCH CHECK
		SILT FENCE DITCH CHECK
		RIP-RAP
		OVERFLOW ROUTE



McHENRY COUNTY ZONING:
1 1/2" HMA SURFACE COURSE
2 1/2" HMA BINDER COURSE
12" AGGREGATE BASE COURSE
B6.12 CURB AND GUTTER

PLN-2018-00033
received 5-25-18

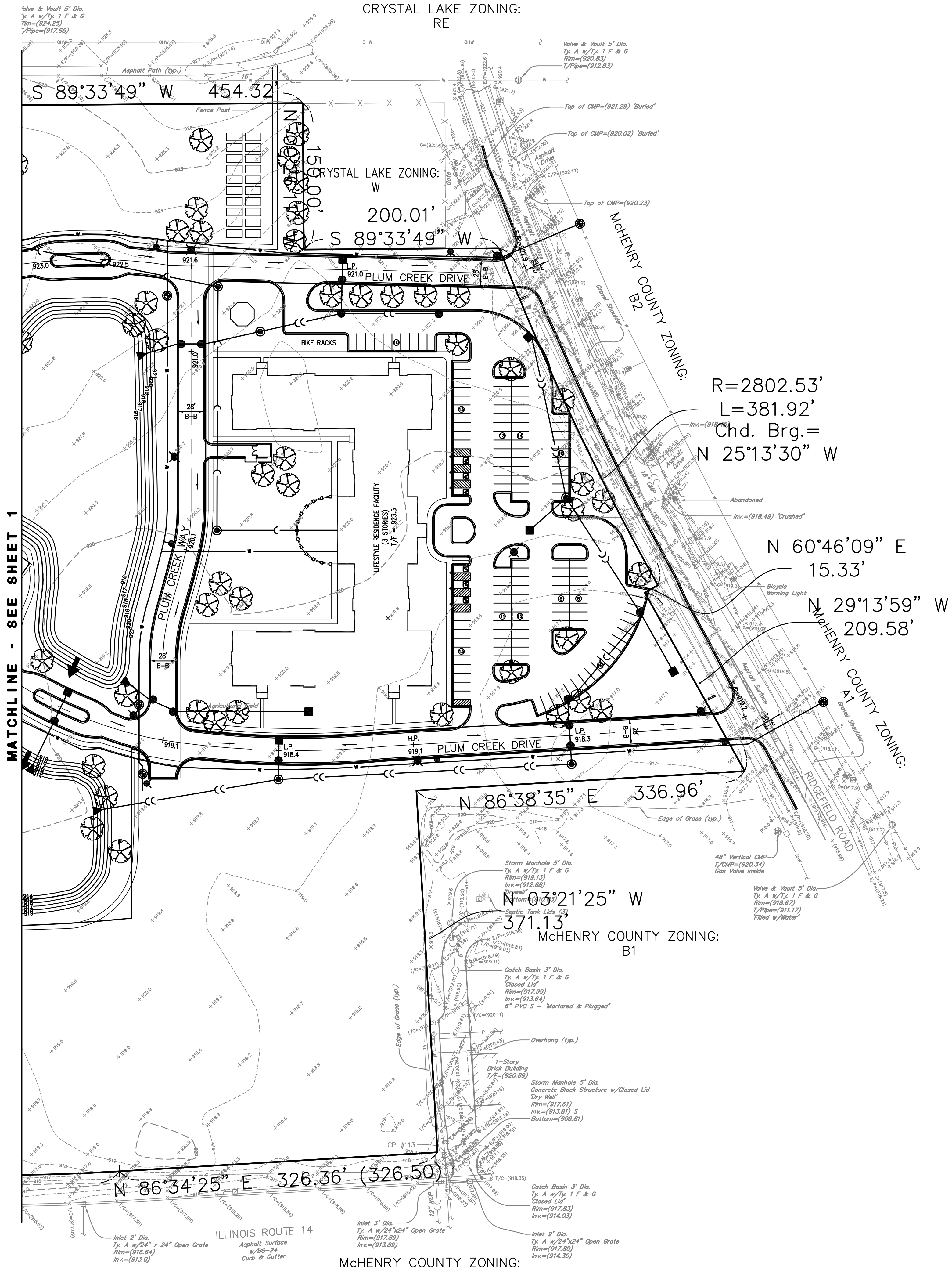
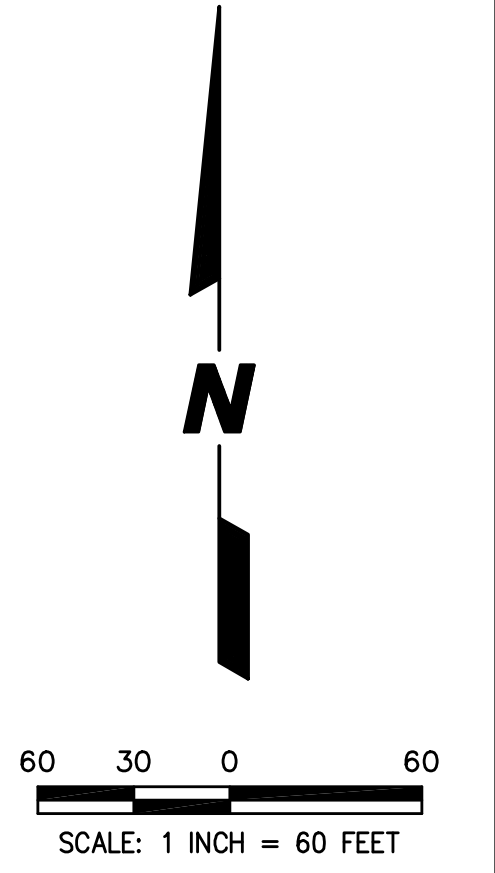
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PREPARED FOR:
PLUM CREEK COMMUNITIES, LLC
2010 TOUHY AVENUE
ELK GROVE VILLAGE, IL 60007
(630) 466-8740

DRAWING PATH: P:\WORK\5\DRG\5\DRG\5\PRELIMINARY\PRELIM.PREVIEW



DRAWING PATH: P:\904256\904256\DRAWINGS\PRELIMINARY\PRELIM\DWG

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