

#2023-93 Derbyshire Townhomes 1201 Bard Road – Preliminary PUD and Plat of Subdivision for a Townhome Development Project Review for Planning and Zoning Commission

Meeting Date: October 18, 2023

Requests: Preliminary Planned Unit Development and Preliminary Plat of

Subdivision for a 48-unit townhome development.

Location: 1201 Bard Road

Acreage: Approximately 5 acres

Existing Zoning: R-3B PUD Multi-Family Residential

Surrounding Properties: North: R-2 Single Family Residential

South: R-1 PUD Single Family Residential

East: B-1 PUD Neighborhood Commercial and east of

Huntley Road R-1 PUD Single Family Residential

West: E Estate (City Fire Station and Water Tower) and R-3B

PUD Multi-Family Residential

Staff Contact: Elizabeth Maxwell (815.356.3615)

Background:

- The property is vacant and zoned R-3B Multi-Family Residential, which supports townhomes. It was originally part of the Bartley Square Development which was a mixed-use development with B-1 commercial on the corner and multi-family townhomes behind. Bartley Square had 38 townhomes and a 12,000 square foot retail building. The gross density was seven (7) units per acre. The properties were later sold separately and this petitioner is only developing the residential portion.
- The petitioner is proposing a 48-unit townhome development.
- Each unit would be available for ownership.

Development Analysis:

General

- Requests: A Preliminary Planned Unit Development and Preliminary Plat of Subdivision to construct 48 townhome units.
- <u>Zoning</u>: The site is zoned R-3B PUD Multi-Family Residential. This allows up to nine units per acre and is the appropriate zoning for townhomes.

• <u>Land Use</u>: The land use map shows the area as High Density Residential. This land use designation is appropriate for this use.

• Site Plan:

- The site is broken up into three pods of buildings each with an access to a public roadway. The northern pod is made up of two six-unit buildings off Bard Road. The western pod contains four six-unit buildings accessed from Crabapple Drive. The eastern pod is the remaining two six-unit buildings, which are accessed from Huntley Road.
- Per the petitioner, garbage will be picked up from roll cans located at the street and the garbage truck will not enter the site.
- Amenities are centralized to the neighborhood with a dog park, tot lot, playing courts and open space.
- o The proposed development complies with the setback requirements.
- o Gross density has been provided at nine (9) units to the acre. Net density excluding roads and detention is required to be provided and comply with the nine dwelling units per acre.

• Landscape Plan:

- The petitioner will be removing trees. The total inches removed is 59.6 inches. This would require 24 replacement trees.
- o Each building will have landscaping planted around the foundation for the homeowners.
- o Screening between the units and amenities, the roadways, and other uses will be critical. A condition has been added to enhance the landscape plan.
- Landscape buffers are required between different uses.
 - The commercial property would need to provide a 40-foot buffer between their use and this lot. In order to provide some additional protection to the residents, a small buffer should be provided on the residential side.
 - A 20-foot landscape buffer is required between the townhomes and single-family residential. The townhomes are setback 50 feet from the single-family residential and the buffer can be achieved.

• Elevations:

- The townhomes are a light grey color with medium grey trim and a medium shade red brick along the first floor. The petitioner stated they will provide a second color scheme of light grey. A condition has been added to provide elevations illustrating both color schemes.
- The siding is horizontal Hardiboard siding and smooth textured Hardiboard siding. The petitioner shall provide materials with the final PUD elevations.

- The rear elevation garages project out two feet on some of the units to break up that rear elevation. There are also projections on the side elevations.
- o The elevations **meet** the design standards.

• Engineering Plans:

- o Detention is provided on the south portion of the site.
- Utilities will need to be extended through the site to loop the water main, provide fire hydrants and sprinkler systems to each building.

• Plat of Subdivision:

- o A plat of subdivision showing the eight townhome lots and two outlots has been provided.
- Since each building is for sale a final plat of subdivision further delineating each unit as a separate lot is required.

Findings of Fact:

Preliminary Planned Unit Development

The petitioner is requesting approval of a Preliminary Planned Unit Development to allow the construction of a 48 townhome units. A Planned Unit Development is a Special Use and Special Uses require separate review because of their potential to impact surrounding properties and the orderly development of the City.

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

1.	will further the public convenience and general welfare.
	☐ Meets ☐ Does not meet
2.	The use will not be detrimental to area property values.
3.	The use will comply with the zoning districts regulations.
4.	The use will not negatively impact traffic circulation.
5.	The use will not negatively impact public utilities or municipal service delivery systems. If required, the use will contribute financially to the upgrading of public utilities and municipal service delivery systems.

6.	The use will not no Meets	egatively impact the environment or be unsightly. Does not meet
7.	architecture, which	ssible will preserve existing mature vegetation, and provide landscaping and h is aesthetically pleasing, compatible or complementary to surrounding eptable by community standards. Does not meet
8.	The use will meet Meets	requirements of all regulating governmental agencies. Does not meet
9.	The use will confo	orm to any conditions approved as part of the issued Special Use Permit. Does not meet
10.	The use will confo	orm to the regulations established for specific special uses, where applicable Does not meet
		st also meet the standards in Section 4-500 C. Development Standards and standards for Planned Unit Developments Residential PUDs.
1.	Implements the vis	sion and land use policies of the Comprehensive Plan. Does not meet
2.		in substantial adverse effect on adjacent property, natural resources, lic sites or other matter of public health, safety and welfare. Does not meet
3.	PUDs must provid Meets	e transitional uses to blend with adjacent development. Does not meet
4.	PUD phases must Meets	be logically sequenced. Does not meet
5.	The density and in Meets	tensity of a PUD shall be in accordance with the Comprehensive Plan. Does not meet
6.	All dimensional staminimum standard Meets	andards shall be listed within the PUD plan if they do not meet the Ordinance ls. Does not meet
7.		parties for all on-site and other required public improvements shall be attility plan indicating all proposed easements shall be provided. Does not meet
8.	Any private infrast Meets	tructure shall comply with the city standards. Does not meet

9.		olish the responsibility of the applicant/developer. es not meet
10.		shall be posted to cover required fees or public improvements. es not meet
The and	two outlots owned by the	SUBDIVISION reliminary Plat approval for nine lots. There are eight townhome lots to HOA. A Final Plat of Subdivision with the Condominium division Preliminary Plats are required to meet the following requirements:
a)		ty, morals, convenience, order, prosperity and welfare of the present the City by providing for the orderly growth and development of the
b)		d roads within proposed subdivisions with the City's planned street
c)	Providing right-of-way	easements for streets and utilities; Does not meet
d)	Avoiding congestion and relation to existing or pl	d overcrowding, and encouraging the proper arrangement of streets in anned streets; Does not meet
e)	Ensuring there is adequated Meets	te open space and recreation facilities to serve development; Does not meet
f)	Ensuring there is proper Meets	recordation of landownership records; Does not meet
g)	Installation of any publ parkway trees, and sides Meets	ic improvements including water, sewer, storm sewer or detention, valks; Does not meet
h)	Burial of overhead utilit Meets	y lines and all new lines and services in appropriate easements; and Does not meet
i)	0 1	of such other matters as the City Council may deem necessary in order alth, safety, and welfare of the City Does not meet

Comprehensive Land Use Plan 2030 Vision Summary Review:

The Comprehensive Plan designates the subject property as Industry, which allows for existing and future manufacturing and service uses. The following goal is applicable to this request:

<u>Land Use – Industry</u>

Goal: Supporting manufacturing uses within the community, which contribute to the regional and local economy and Crystal Lake's live, work, play philosophy.

Recommended Conditions:

If a motion to recommend approval of the petitioner's request is made, it should be with the following conditions:

- 1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application (Kerrick, received 11/02/22)
 - B. Site Plan (Swanson, undated, received 10/09/23 and dated 07/27/23, received 09/07/23)
 - C. Landscape Plan (Gary Weber dated 08/16/23, received 09/07/23)
 - D. Engineering Plans (Advantage Consulting, dated 08/21/23, received 06/14/23)
 - E. Final Plat of Subdivision (Vanderstappen, undated, received 09/07/23)
 - F. Elevations (Unnamed, undated, received 09/07/23)

2. Architecture

- A. Two different color schemes shall be provided. Each two pack of buildings should display two color schemes so the development does not look monotonous. Provide revised elevations for review.
- B. Wrap the balcony columns with brick.

3. Landscape

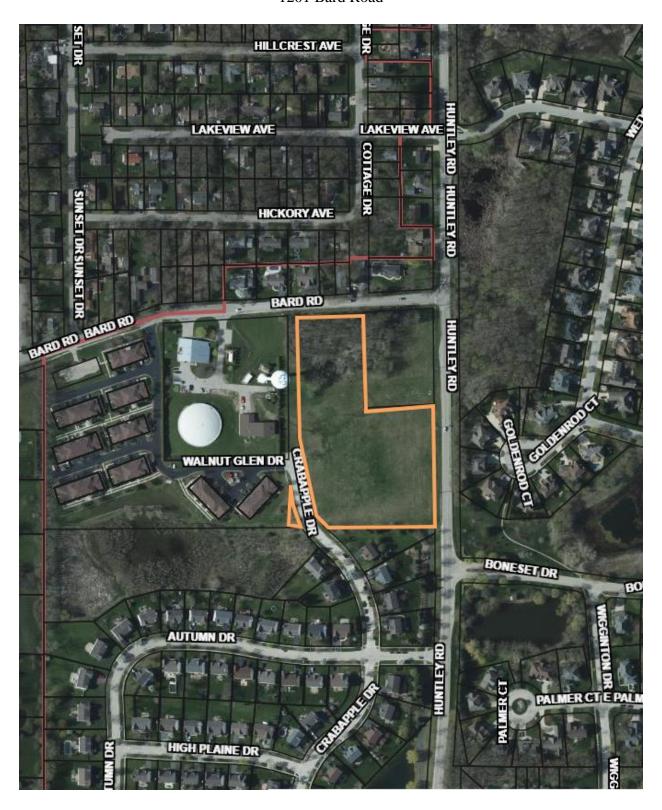
- A. Increase landscape screening between this property and the commercial property to the northwest. Work with staff to add more material to provide a better buffer for the residents.
- B. Landscape islands need to be 8 feet wide by 19 feet in depth and at the ends of all parking rows and every 10 spaces. Increase the size of the islands and add where needed.
- C. Add landscape to screen the auto-courts.
- D. Provide the required 20-foot landscape buffer between this property and the single-family property to the south with 2 overstory trees and 6 understory trees and 6 shrubs every 100 feet.

4. Plat of Subdivision

- A. Provide a Final Plat of Subdivision with Condominium Ownership designation for review and approval.
- B. Provide the Covenants, Conditions, and Restrictions for staff review.
- C. Illustrate the Municipal Utility Easements on the plat.
- D. Include provisions for the stormwater management easement.

- 5. Provide lighting standards at permit to ensure the exterior lighting standards of the UDO are met.
- 6. Provide a detailed site plan illustrating the 30-foot required setback to any building projection or covered structure.
- 7. Provide a calculation of net density for Final Planned Unit Development review. Net density is calculated by removing any public or private drives or unbuildable areas such as wetlands and floodplains.
- 8. Illustrate fire hydrants and dimensions of fire truck access around the buildings. Fire Truck access needs to be within 150 feet of all portions of a building. Fire Access roads may be necessary to provide access to all portions of the buildings.
- 9. Narrow the turning radii into the auto courts to a maximum of 10 feet. The design should slow vehicles down as this is a residential area with kids that could be playing in the courts and vehicles backing out of garages.
- 10. The petitioner shall address all of the review comments and requirements of the City Departments of Public Works, Fire Rescue, Engineering, and Community Development and the City's Stormwater Consultant.

PIQ MAP 1201 Bard Road





The following information is related to a development application. As the owner of the property in question, I (we) acknowledge that the information provided in the submittal was reviewed and approved.

Owner Information	
Name: Current title holder is Chicago Title Land Trust Co., Trus	st 79-191, Sandra Kerrick, an owner
Address: 710-3 St. Andrews Lane	
Crystal Lake, IL 60014	
Phone: 815-477-0830	
E-mail: skerrick@waggonerlawfirm.com	
Project Name & Description: CRYSTAL POINTE ROW HOM	1ES
48 two-story townhomes with 134-car parking, including 96	_
individual garages with a dog park, pickle board court, children	n's playground, gazebo
and recreation area	
Project Address/Location: Southwest of Bard and Huntley Road	s, on both roads
Signature	
i i i i i i i i i i i i i i i i i i i	
Sandra Kerrick Sandra Kennek	November 10, 2022
Owner: Print and Sign name	Date

NOTE: If the property is held in a 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.

Design Concept – Derbyshire Townhomes

Derbyshire is a Luxury 48 Unit Townhome Community that consists of 3 "Villages", one at each of 3 major street frontages. The "Villages" are positioned around a large amenity area with a "Dog Park" plus Basketball and Pickle Ball Courts, a Children's Play Area, and a Gazebo with a Bar-B-Que and Picnic Area.

The individual 2-story, 1,800 SF unit consists of a 2-car garage, a desirable First Floor Master Bedroom Suite, and a 2^{nd} Floor with 2 Bedrooms (or 1 Bedroom and 1 Office) and a "Great Room" with an Open Kitchen.

Amenities include a Washer/Dryer, a Private Patio & Balcony. Upscale finishes include Hardwood Floors in the Living Areas, with Top-of-the-Line Kitchen Appliances and Quartz countertops. Exterior finishes are low to "no maintenance" Hardie Board Siding and Face Brick. An HOA will ensure all exterior building maintenance as well as Common Area Maintenance.

At Selling Prices between \$350,000 to \$390,000, Derbyshire Townhomes will be one of Crystal Lakes' finest Residential Developments and an outstanding place to call home.

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

IN THE MATTER OF THE PETITION OF Chicago Title Land Trust 79-191

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 Paul Swanson, representing Sandra Derrick owner of Trust 79-191, for a Preliminary Planned Unit Development and Preliminary Plat of Subdivision for the property at 1201 Bard Road in Crystal Lake, Illinois 60014. PIN: 18-12-179-005.

This application is filed for the purpose of seeking a Preliminary Planned Unit Development Approval and Preliminary Plat to allow a nine-lot subdivision for 48 townhomes with variations from the subdivision requirements to bury the overhead utility lines and any other variations as necessary to approve the plans as presented, pursuant to Article 2, Article 4, Article 5 and Article 9. Plans for this project can be viewed at the City of Crystal Lake Planning and Economic Development Department at City Hall.

A public hearing before the Planning and Zoning Commission for this request will be held at 7:00 p.m. on Wednesday, October 18, 2023, at the Crystal Lake City Hall, 100 West Woodstock Street, at which time and place any person determining to be heard may be present.

Jeff Greenman, Chairperson

Planning and Zoning Commission

City of Crystal Lake

(Published in Northwest Herald September 28, 2023)2111912

SHAW MEDIA

EST. 1851

PO BOX 250

CRYSTAL LAKE IL 60039-0250 (815)459-4040

ORDER CONFIRMATION

Salesperson: BARBARA BEHRENS	Printed at 09/27/23 10:36 by bbehr-sm		
Acct #: 10213656	Ad #: 2111912 Status: New		
PAUL SWANSON ASSOCIATES INC 401 E PROSPECT AVE #201 MT PROSPECT IL 60056	Start: 09/28/2023 Stop: 09/28/2023 Times Ord: 1 Times Run: *** CLEG 1.00 X 73.00 Words: 247 Total CLEG 73.00 Class: C8100 PUBLIC NOTICES Rate: LEGAL Cost: 113.32 # Affidavits: 1 Ad Descrpt: VARIATIONS CHICAGO TITLE		
Contact: PAUL SWANSON Phone: (847)670-6710 Fax#:	Descr Cont: 2111912 Given by: DENISE		
Email: paul@psa-inc.biz Agency:	P.O. #: Created: bbehr 09/27/23 10:15 Last Changed: bbehr 09/27/23 10:36		
URL:			
Source:Camera Ready: N Misc:	Section: Page: Group: LEGALS AdType:		
Delivery Instr: Changes: None Copy Art Coupon: Color: Ad Copy Method: Special Instr:	Gaily Au #·		
COMMENTS: COPIED from AD 2105298			
PUB ZONE EDT TP RUN DATES NW CL 97 S 09/28 WEB CL 99 S 09/28 APNW CL 97 S 09/28			
PAYMENTS: 09/27/2023 113.32 MC *******	***3625 45719Z[548238730]		

(CONTINUED ON NEXT PAGE)

SHAW MEDIA EST. 1851 PO BOX 250 CRYSTAL LAKE IL 60039-0250 (815)459-4040

ORDER CONFIRMATION (CONTINUED)

Salesperson: BARBARA BEHRENS Printed at 09/27/23 10:36 by bbehr-sm

Acct #: 10213656 Ad #: 2111912 Status: New

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Jeff Greenman, Chairperson Planning and Zoning Commission City of Crystal

(Published in Northwest Herald September 28, 2023)2111912





STATE OF ILLINOIS

COUNTY OF MCHENRY

JAL THE MATTER OF THE APPLICATION OF

AFFIDAVIT

ໃນ Anson (Name), being first duly sworn on oath deposes and states as follows:

- A. That a copy of the legal notice, concerning the hearing date for the above mentioned Petitioner, was sent to each of the persons named on the attached list by regular mail notifying them of the hearing before the Planning and Zoning Commission on October 18, 2023, at 7:00 p.m., at the City of Crystal Lake City Hall, 100 West Woodstock Street in Crystal Lake, Illinois. Said notice was mailed to each of the below mentioned persons by regular mail on _____ September 27, 2023 (date)
- B. That the posting requirements of the Zoning Ordnance have been complied with by placing the customary public notice sign on the subject property on Scotember 28,2623(date)

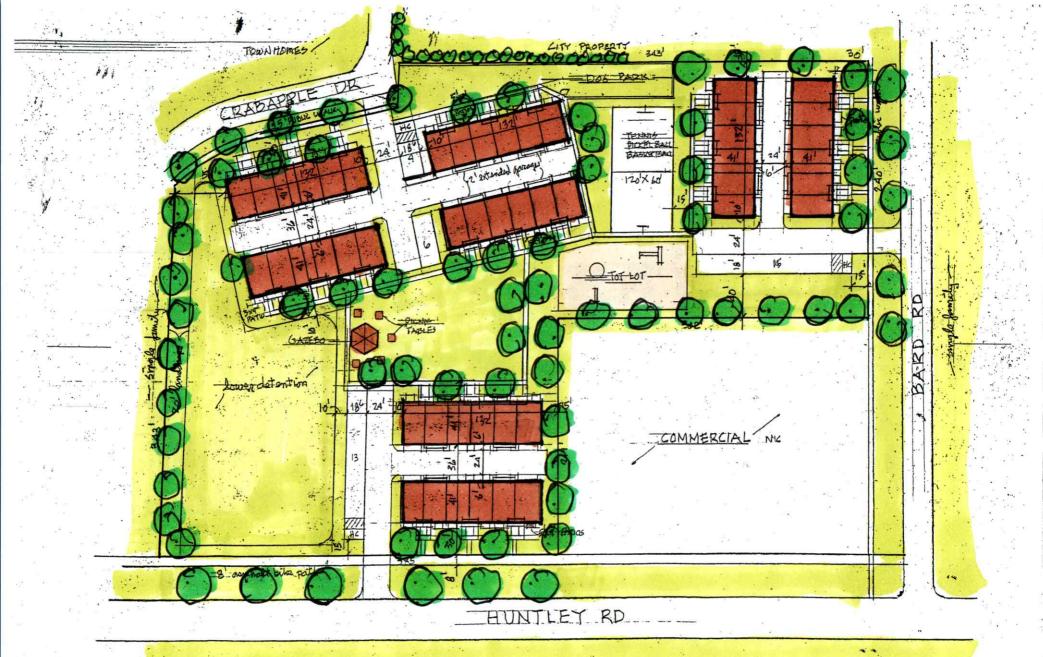
(name) (Signature)

Subscribed and Sworn to me before

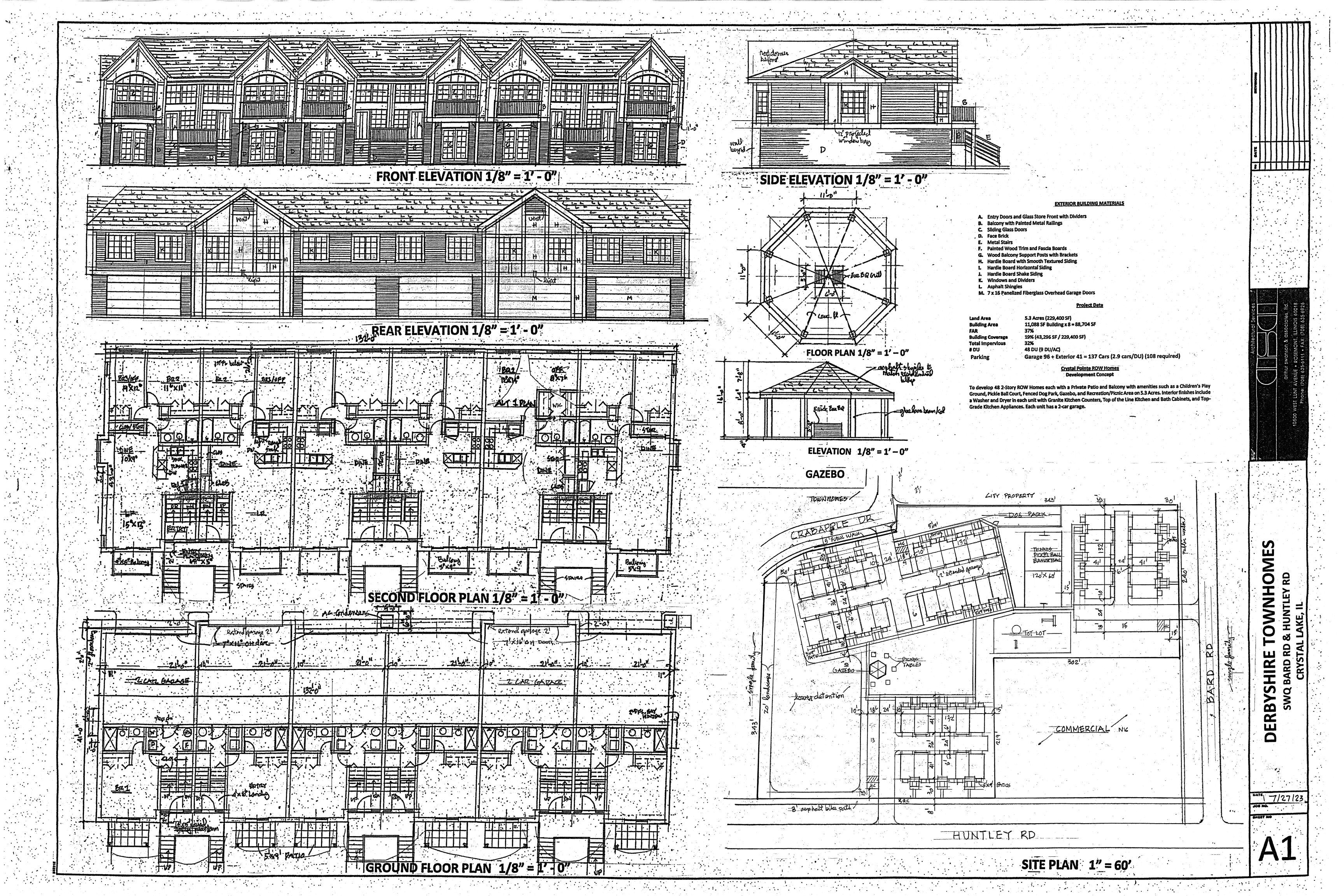
This 27 day of September 2023

DENISE V TIDWELL Official Seal Notary Public - State of Illinois

My Commission Expires Sep 16, 2025



DERBY SHIRE TOWNHOMES



Preliminary Landscape Plan DERBYSHIRE

Crystal Lake, IL

August 16, 2023

CONSULTANTS:



LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC 402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187



CONSULTANT:

ADVANTAGE CONSULTING ENGINEERS 80 MAIN STREET, SUITE 17 LEMONT, IL 60439



LOCATION MAP

SCALE: 1"=500'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	LANDSCAPE PLAN
2	FOUNDATION LANDSCAPE PLAN
3	TREE PRESERVATION PLAN
4	TREE INVENTORY

REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remark
	SHADE TREES		
	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	Acer x saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	2 1/2" Cal.	
	ORNAMENTAL TREES		
	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
white the same of	EVERGREEN TREES		
Zmas	Abies concolor	8' Ht.	
	WHITE FIR Picea abies	8' Ht.	
	NORWAY SPRUCE Picea glauca var. densata	8' Ht.	
	BLACK HILLS SPRUCE Picea omorika	8' Ht.	
	SERBIAN SPRUCE Pinus strobus	8' Ht.	
	EASTERN WHITE PINE		
	DECIDUOUS SHRUBS Cornus sericea 'Baileyi'	36" Tall	5' O.C.
	BAILEY'S REDTWIG DOGWOOD	24" Tall	3' O.C.
	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA		
	Itea virginica 'Little Henry' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	4' O.C.
	Syringa meyeri 'Palabin' DWARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
	EVERGREEN SHRUBS		
as) live	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
	PERENNIALS AND ORNAMENTAL GRAS	SSES	
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Nepeta racemosa 'Walker's Low'	#1	18" O.C.
	WALKER'S LOW CATMINT Panicum virgatum 'Heavy Metal'	#1	24" O.C.
	HEAVY METAL SWITCHGRASS Perovskia atriplicifolia	#1	24" O.C.
	RUSSIAN SAGE Schizachyrium scoparium 'Twilight Zone'	#1	24" O.C.
	TWILIGHT LITTLE BLUESTEM Sporobolus heterolepis	#1	24" O.C.
	PRAIRIE DROPSEED		
	GROUNDCOVERS Liriope spicata	#SP4	18" O.C.
	CREEPING LILYTURF		
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.

NATIVE AREA LEGEND

Key Description

EMERGENT PLANTINGS

WET MEADOW SEED MIX \$ EROSION CONTROL BLANKET



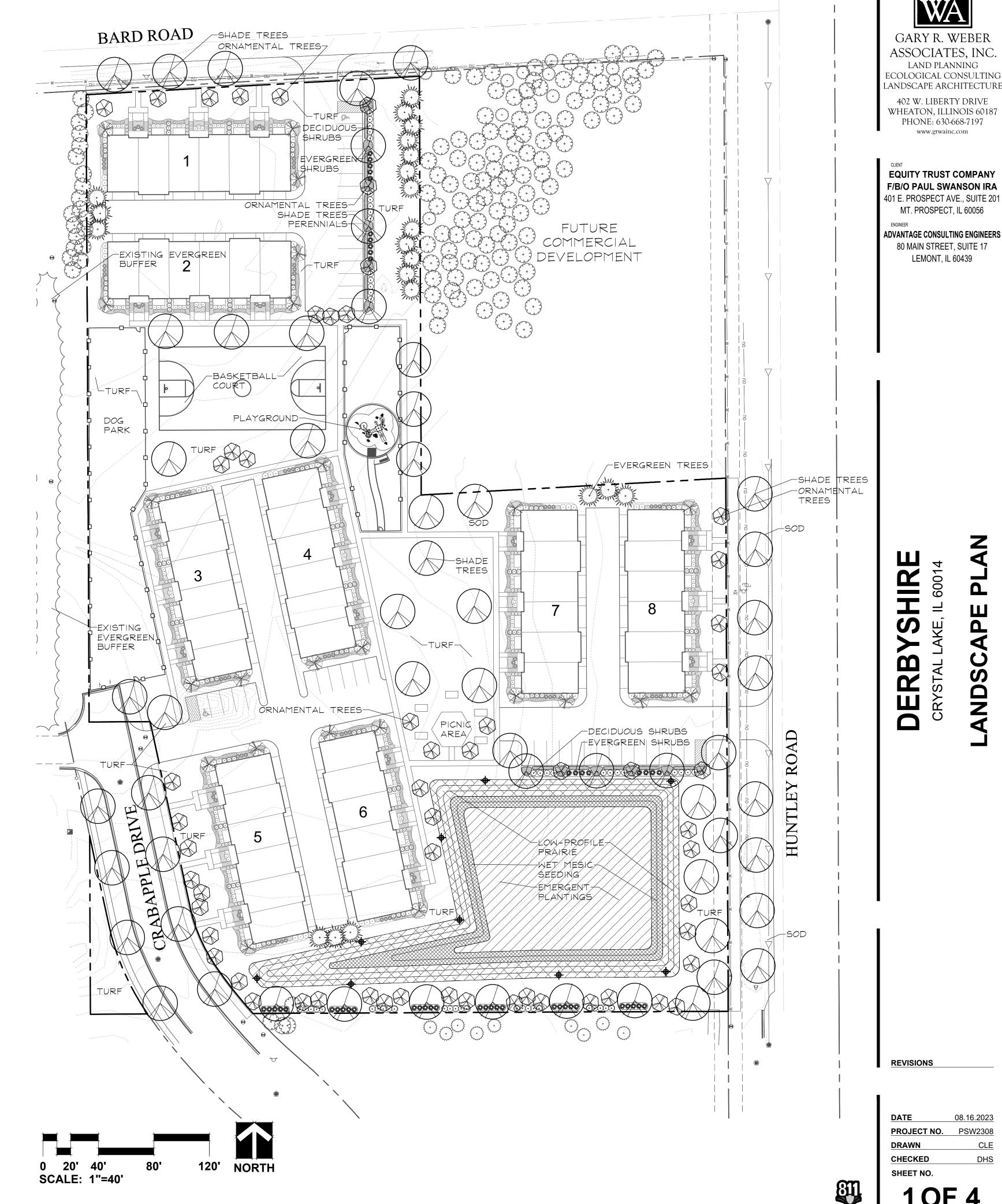
LOW PROFILE PRAIRIE SEED MIX \$ EROSION CONTROL BLANKET



NATIVE AREA SIGN

GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- 3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- 4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- 5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- 6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this
- 7. See General Conditions and Specifications for landscape work for additional requirements.



LAND PLANNING

LEMONT, IL 60439

S

AND

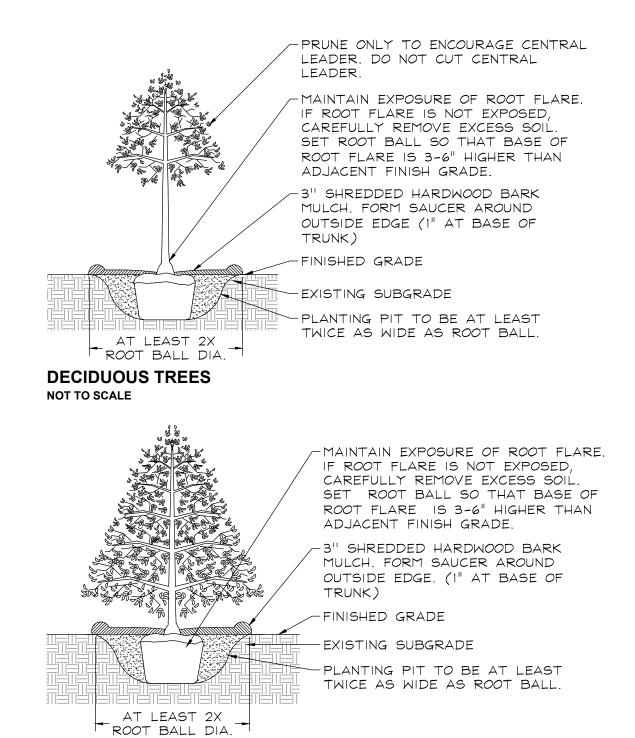
08.16.2023

DHS

PERENNIALS AND GROUNDCOVERS **NOT TO SCALE**

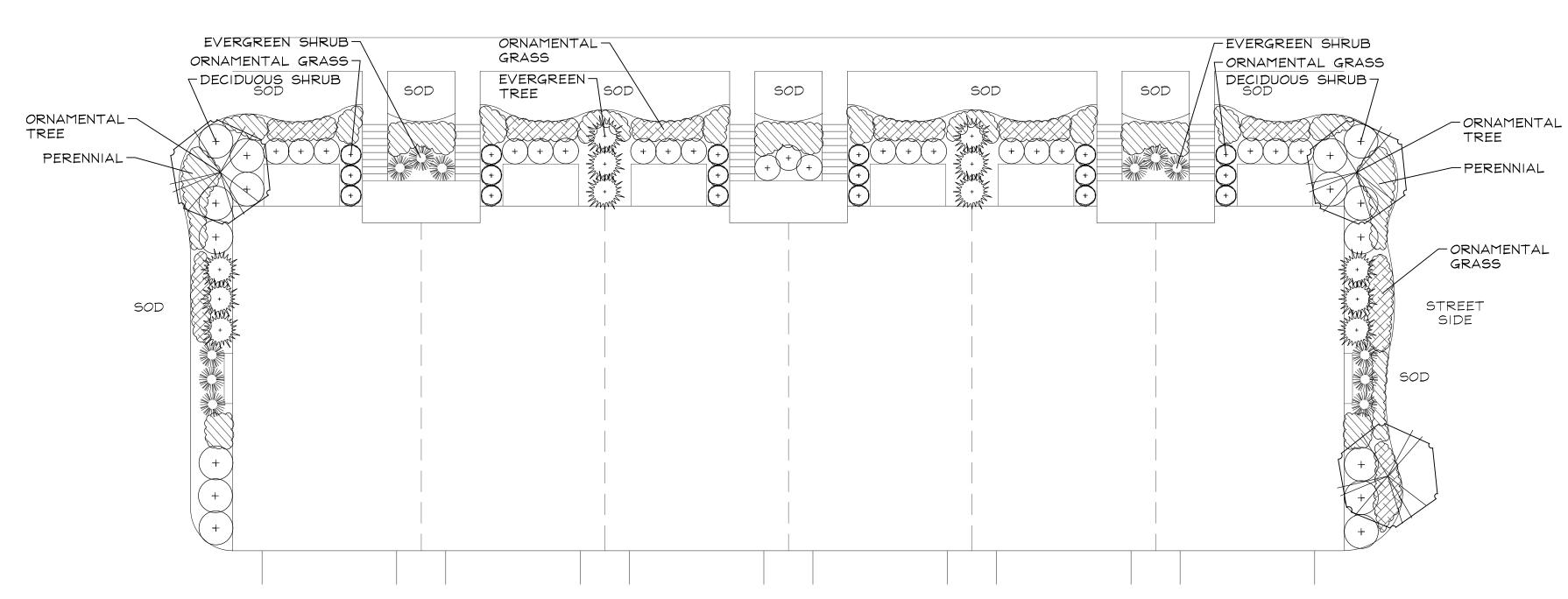
AVOID PLACING SOIL OVER ROOT CROWN. SET ROOT BALL 3-6" HIGHER THAN FINISHED GRADE. 2" SHREDDED HARDWOOD BARK MULCH. FORM SAUCER AROUND OUTSIDE. FINISHED GRADE EXISTING SUBGRADE

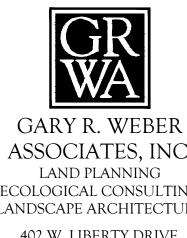
DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE



EVERGREEN TREES

NOT TO SCALE





ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTUR 402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187

PHONE: 630-668-7197

EQUITY TRUST COMPANY F/B/O PAUL SWANSON IRA 401 E. PROSPECT AVE., SUITE 20 MT. PROSPECT, IL 60056

ADVANTAGE CONSULTING ENGINEERS 80 MAIN STREET, SUITE 17

LEMONT, IL 60439

0

 $\mathbf{\Omega}$

Remarks

Clump form

Clump form

4' O.C.

3' O.C.

4' O.C.

18" O.C.

18" O.C.

18" O.C.

18" O.C.

24" O.C.

6′ Tall

6′ Tall

30" Tall

24" Wide

4' Tall

C.Y.

S.Y.

TYPICAL ROW HOME FOUNDATION

PLANT LIST B

Key Qty Botanical/Common Name

ORNAMENTAL TREES

RED JEWEL CRABAPPLE

ROYAL STAR MAGNOLIA

DECIDUOUS SHRUBS

MISS KIM LILAC

DENSE YEW

PERENNIALS

Hosta Patriot'

PATRIOT HOSTA

MAY NIGHT SALVIA

Sesleria autumnalis

MISC. MATERIALS

RIVER ROCK 2" DEPTH

AUTUMN MOOR GRASS

Syringa patula 'Miss Kim'

EVERGREEN TREES / SHRUBS

Taxus x media 'Densiformis'

Thuja occidentalis 'Smaragd'

Hemerocallis 'Little Wine Cup'

LITTLE WINE CUP DAYLILY

Salvia nemorosa 'May Night'

ORNAMENTAL GRASSES

Panicum virgatum 'Northwind'

NORTHWIND SWITCHGRASS

SHREDDED HARDWOOD MULCH

EMERALD GREEN ARBORVITAE

Magnolia stellata 'Royal Star'

Malus x 'Red Jewel'

REVISIONS

DATE	08.16.2023
PROJECT NO.	PSW2308
DRAWN	CLE
CHECKED	DHS
SHEET NO	

REPRESENTATIVE PLANT LISTS

TYPICAL ROW HOME FOUNDATION **PLANT LIST A**

NORTH

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
		Amelanchier grandiflora APPLE SERVICEBERRY	6' Tall	Clump forr
		Cercis canadensis EASTERN REDBUD	6' Tall	Clump forr
$\left(\begin{array}{c} + \end{array}\right)$		DECIDUOUS SHRUBS		
\		Hydrangea paniculata 'Bulk' QUICKFIRE HYDRANGEA	30" Tall	4' O.C.
WWW.		EVERGREEN TREES / SHRUBS		
>	<i>"/ </i> /	Taxus x media 'Densiformis' DENSE YEW	24" Wide	3' O.C.
	_	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	4' Tall	4' O.C.
		PERENNIALS		
		Hosta 'Sum and Substance' SUM AND SUBSTANCE HOSTA	#1	18" O.C.
		Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
		Huechera 'Cherry Truffles' CHERRY TRUFFLE CORALBELLS	#1	18" O.C.
+		ORNAMENTAL GRASSES		
		Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	18" O.C.
		Calamagrostis acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
		MISC. MATERIALS		
		SHREDDED HARDWOOD MULCH	C.Y.	
		RIVER ROCK 2" DEPTH	S.Y.	

FEATHER REED GRASS	
MISC. MATERIALS	
SHREDDED HARDWOOD MULCH	C.Y
RIVER ROCK 2" DEPTH	S.Y

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NATURALIZED AREA SIGNAGE **NOT TO SCALE**

SIGN NOTES:

1. SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=28

2. FONT STYLE: MYRIAD PRO FONT SIZE: 116 PT.

ATTACH W/--

.09" ALUMINUM-

4"x4" CEDAR POST —

TAMPER

PANEL

RESISTANT BOLTS

2" RADIUS

ROUNDED

CORNERS

SIGN FONT AND GRAPHIC COLOR: WHITE

3. SIGN ARTWORK SHALL BE PROVIDED BY

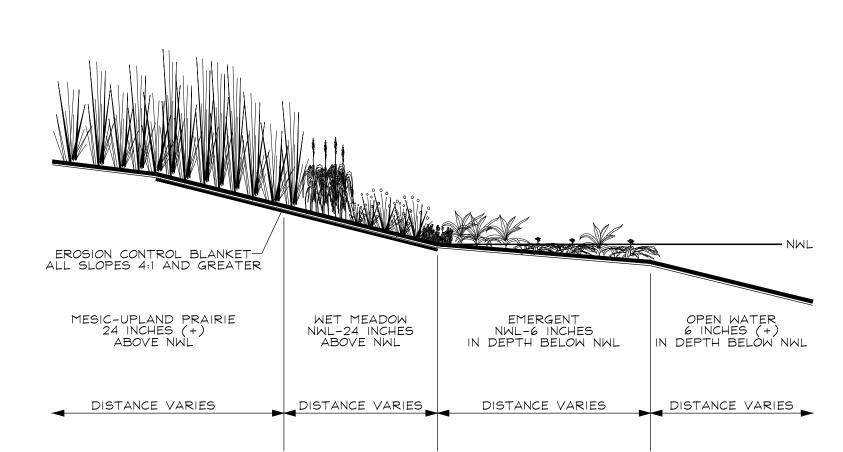
VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT

4. CONTRACTOR TO SUBMIT SHOP DRAWING AND

PRIOR TO FABRICATION AND INSTALLATION.

COLOR SAMPLE FOR THE PROTECTED NATIVE

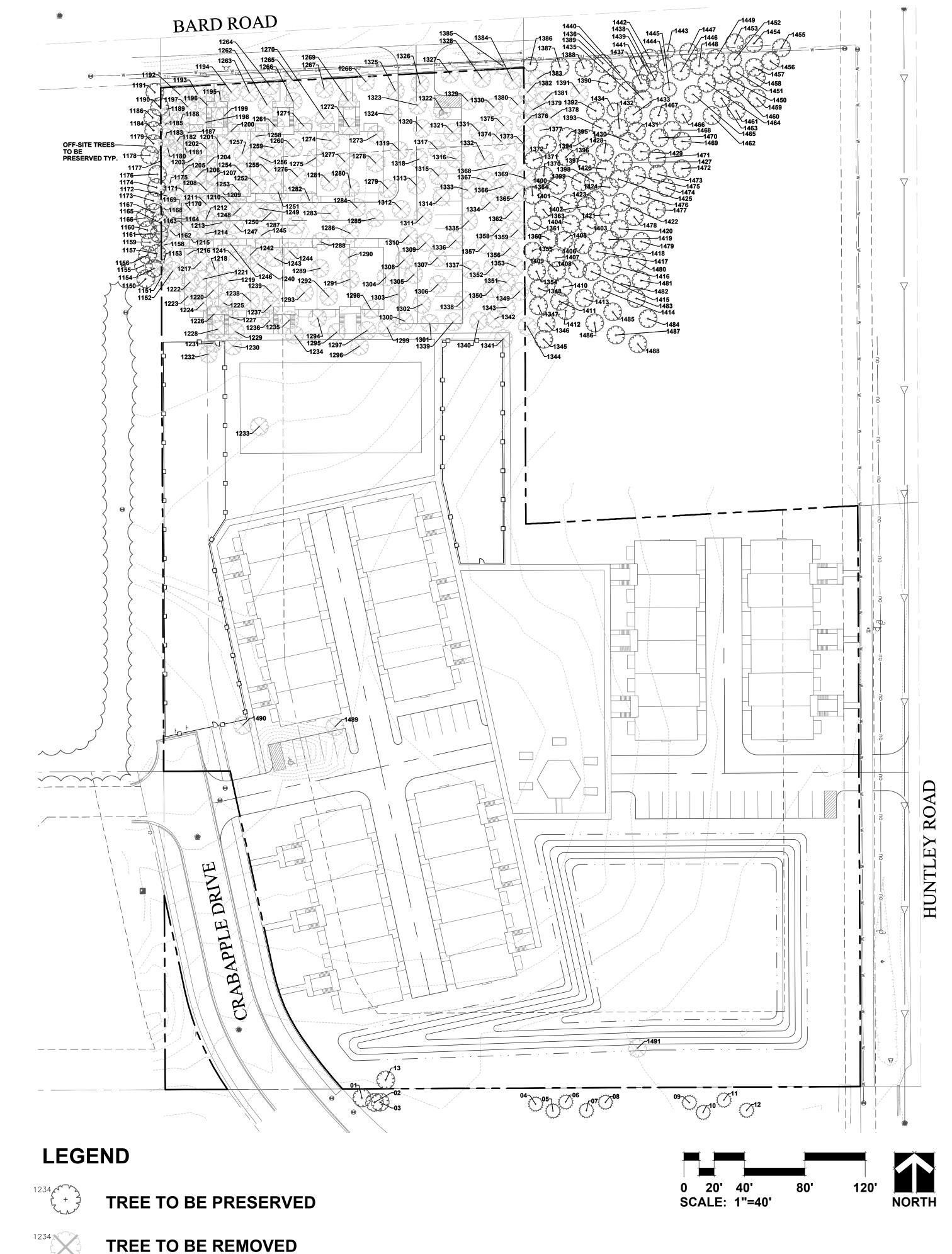
GARY R. WEBER ASSOCIATES, INC.

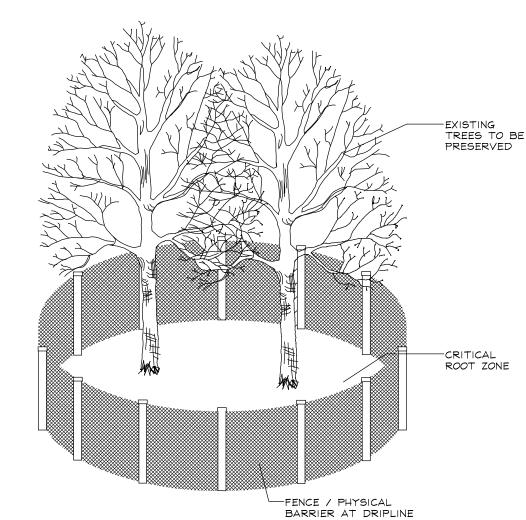


0 5' 10'

SCALE: 1"=10'

PLANT COMMUNITY SECTION NOT TO SCALE





TREE PRESERVATION DETAIL (NOT TO SCALE) SEE NOTES

REQUIRED TREE REPLACEMENTS

65.6 CALIPER INCHES OF REPLACEMENT LOCATION OF REQUIRED REPLACEMENT TREES TO BE SHOWN ON FINAL LANDSCAPE PLAN

TREE PRESERVATION NOTES

- 1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- 2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- 3. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- 4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damagé from engine exhaust.
- 5. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- 6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

GARY R. WEBER ASSOCIATES, INC LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTUR

WHEATON, ILLINOIS 60187 PHONE: 630-668-7197

EQUITY TRUST COMPANY F/B/O PAUL SWANSON IRA 401 E. PROSPECT AVE., SUITE 20 MT. PROSPECT, IL 60056

ADVANTAGE CONSULTING ENGINEERS 80 MAIN STREET, SUITE 17

LEMONT, IL 60439

RB DE

ATION SE PRE

REVISIONS

DATE 08.16.2023 PROJECT NO. PSW2308 DRAWN CHECKED DHS SHEET NO.

TREE INVENTORY DATE: 4/7/2023
PROJECT NAME: The Residences of Crystal Pointe CLIENT: ProJADES GRWA PROJECT NUMBER: PSW 2308

Trees measured at 4.5 above the ground - DBH (diameter Breast Height)
 All trees 2" DBH and above tagged. Shrubs were not tagged.

3) Health Rating:		
Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good to Fair	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TOTAL TREES REVIEWED: 355

TOTAL TREES REVIEWED: 355									
TACNO	SCIENTIFIC NAME	COMMON NAME	DDII (in a ba a)	HEALTH	DATING	NOTEC	PROPOSED ACTION	REPLAC	
1150 1151	Acer negundo Acer negundo	Box Elder Box Elder	7 5,2	Poor	RATING 4 4	Strong lean Strong lean, split risk, included bark	Preserve Remove	(0 0
1152 1153	Ulmus pumila Acer negundo	Siberian Elm Box Elder	10 4	Poor Poor	4	Splitrisk @ 10' Strong lean	Remove Remove	(0
1154 1155	Acer negundo Ulmus pumila	Box Elder Siberian Elm Box Elder	2 8	Poor Fair	3	Lean, crowded Unbalanced	Preserve Preserve	(0
1156 1157 1158	Acer negundo Acer negundo Acer negundo	Box Elder Box Elder	6 6 8	Poor Poor Poor	4 4	Strong lean, unbalanced Lean, unbalanced Strong lean, crowded	Preserve Preserve Remove	1 (0
1159 1160	Ulmus pumila Acer negundo	Siberian Elm Box Elder	8 5,1	Poor	4	30% dead branches, crown lean 1"leader dead, strong lean	Preserve Preserve		0
1161 1162	Acer negundo Malus sp.	Box Elder Crabapple	3 5	Poor	4	Unbalanced, 40% dead branches, crowded Crowded, included bark, slight crown lean	Preserve Remove	. (0
1163 1164 1165	Acer negundo Acer negundo Acer negundo	Box Elder Box Elder Box Elder	9 4 6	Poor Poor	4 4	Strong lean, dead leaning on, 20% dead branches, unbalanced, crown lean Strong lean, dead leaning on, 30% dead branches Strong lean, dead leaning on, 30% dead branches	Remove Remove Preserve		0
1166 1167	Acer negundo Acer negundo	Box Elder Box Elder	17,12 13,8,7	Poor	4	Strong lean, 30% dead branches, crown lean Splitrisk, strong lean, adventitious growth	Preserve Preserve	. (0
1168 1169	Acer negundo Acer negundo	Box Elder Box Elder	11 7	Poor Poor	4	Strong lean, 40% dead branches Lean, crown lean, dead leaning on, 20% dead branches	Remove Remove		0
1170 1171	Morus alba Acer negundo	White Mulberry Box Elder	10 11,11,11	Poor	5	50% dead branches, unbalanced Split, cavity, strong lean, 80% dead	Remove Remove	. (0
1172 1173 1174	Acer negundo Acer negundo Acer negundo	Box Elder Box Elder Box Elder	5 8 4,3	Poor Dead Poor	4 6 4	Crown lean, lean, 70% dead branches Strong lean, shear cracks	Remove Preserve Preserve		0 0 0
1175 1176	Acer negundo Acer negundo	Box Elder Box Elder	6 9	Poor	4	Strong lean, cavity Strong lean, crowded	Remove Preserve	(0
1177 1178	Morus alba Acer negundo	White Mulberry Box Elder	14,6,4 4,3	Poor Poor	5 4	Hollow trunk, strong lean, split risk, 60% dead branches Cavity at base, strong lean	Remove Preserve	(0
1179 1180	Fraxinus penn sylvanica Acer negundo	Green Ash Box Elder	4 12,6	Poor	5	EAB, lean, grown around fence Hollow, 80% dead, strong lean	Preserve Remove	1	0
1181 1182 1183	Acer saccharinum Acer negundo Acer negundo	Silver Maple Box Elder Box Elder	9 10 6	Fair Dead Poor	3 6 5	Unbalanced, 30% Dead branches 80% Dead. Crowded	Remove Remove	(0
1184 1185	Juglans nigra Acer negundo	Black Walnut Box Elder	5	Fair	3	Unbalanced Strong crown lean, Lean, 60% Dead	Preserve Remove	(0
1186 1187	Acer negundo Acer negundo	Box Elder Box Elder	9 13, 11	Dead Poor	6 4	40% Dead branches, Grown around fence, Crown lean	Preserve Remove	1	0
	Acer negundo Fraxinus pennsylvanica	Box Elder Green Ash	7 4 10	Poor	5	Strong lean, Crown lean, 30% Dead branches EAB, Shear crack, Strong lean, 80% Dead branches	Remove Remove	(0
1190 1191 1192	Ulmus pumila Acer negundo Acer negundo	Siberian Elm Box Elder Box Elder	14 11, 8	Poor Poor	4 4 4	Splitrisk at 10', Unbalanced Strong lean, Crown lean, 60% Dead branches Splitrisk, Cavity at base	Preserve Preserve Remove		0
1193 1194	Unknown Juglans nigra	Unknown Black Walnut	9	Dead Good	6 2	Common Carry at 5000	Remove Remove	0(0
1195 1196	Juglans nigra Acer negundo	Black Walnut Box Elder	6 8, 6	Fair Poor	3 5	Unbalanced 80% Dead	Remove Remove	(0 <mark>.6</mark> 0
1197 1198	Acer negundo Juglans nigra	Box Elder Black Walnut	16 11	Dead Fair	6 3	Crowded by 1199	Remove Remove	1	0
1199 1200 1201	Populus deltoides Populus deltoides Acer negundo	Eastern Cottonwood Eastern Cottonwood Box Elder	15 14 5	Fair Fair Poor	3 3 4	Slight lean Slight lean 60% Dead branches, Lean	Remove Remove	1	1.5 1.4 0
1202 1203	Acer negundo Acer negundo Acer negundo	Box Elder Box Elder	5 2 5, 2	Poor	5 4	70% Dead branches 60% Dead branches	Remove Remove	(0
1204 1205	Juglans nigra Populus deltoides	Black Walnut Eastern Cottonwood	6 10	Fair Poor	3	Lean Strong crown lean	Remove Remove	0	0.6
1206 1207	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	9	Fair Poor	3	Slight lean Crown lean (Twist)	Remove Remove	(0.9
1208 1209 1210	Populus deltoides Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood Eastern Cottonwood	9, 8 9 6	Poor Poor Poor	4 4 4	Lean, V-joint Lean, Crown lean 40% Dead branches, Crown lean	Remove Remove	. (0
1210 1211 1212	Populus deltoides Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood Eastern Cottonwood	7 8	Fair Fair	3	Lean Lean	Remove Remove	0).7).8
1213 1214	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	6 12	Dead Poor	6 4	60% Dead branches on lower part of trunk	Remove Remove	10	0
1215 1216 1217	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood Black Walnut	5 8 3	Poor Dead Good	4 6 2	Stronglean	Remove Remove	(0
1217 1218 1219	Juglans nigra Juglans nigra Acer negundo	Black Walnut Box Elder	11, 11 10	Fair	3	Slight crown lean V-joint, Straight, 20% Dead branches Lean, Peeling bark, Adventitious growth	Remove Remove	1	0
1220 1221	Juglans nigra Juglans nigra	Black Walnut Black Walnut	12 10	Poor	4	Strong crown lean, 20% Dead branches Unbalanced, Strong crown lean, Crowded by1220	Remove Remove	(0
1222 1223	Acer negundo Acer negundo	Box Elder Box Elder	4 8, 5	Poor Poor	4	Strong lean, 60% Dead branches 60% Dead branches, Strong lean	Remove Remove	(0 0
1224 1225	Acer negundo Acer negundo	Box Elder Box Elder	4,4,3 6 10	Poor	5 4	Horizontal growth, 40% Dead branches Unbalanced, Lean, 30% Dead branches	Remove Remove	1 (0
1226 1227 1228	Acer negundo Acer negundo Acer negundo	Box Elder Box Elder Box Elder	8	Poor Poor Dead	4 4 6	60% Dead branches, Lean Crown lean, 20% Dead branches Split/Fallen	Remove Remove	(0
1229 1230	Acer negundo Acer negundo	Box Elder Box Elder	24,11,9,8 17	Poor	5	Poor form, Split risk, Cavityat crotch, Strong lean Unbalanced, Strong lean, Split Risk at 6'	Remove Remove	. (0
1231 1232	Acer negundo Acer negundo	Box Elder Box Elder	8 10	Poor Poor	4	Strong lean, 20% Dead branches Unbalanced, Lean, 20% Dead branches	Remove Remove		0 0
1233 1234	Morus alba Acer negundo	White Mulberry Box Elder	15, 10, 5 10, 8, 6	Poor	4	Split Risk, Self crowding, 30% Dead branches Strong lean, Crown lean, 30% Dead branches	Remove Remove	(0 0 0
1235 1236 1237	Acer negundo Acer negundo Acer negundo	Box Elder Box Elder Box Elder	7, 6, 6, 5 9 22, 14	Poor Poor	4 4 4	Strong lean, 30% Dead branches 40% Dead branches Split risk, Strong lean, Cavity at crotch	Remove Remove	1	0
1238 1239	Acer negundo Acer negundo	Box Elder Box Elder	5	Poor	4	Strong lean, Crowded by 1237 Strong lean, Crowded by 1237 Strong lean, Crown lean, 20% Dead branches	Remove Remove	(0
1240 1241	Acer negundo Acer negundo	Box Elder Box Elder	11, 4 8	Poor Poor	4	Lean, Strong crown lean, Crowded Strong lean, 20% Dead branches	Remove Remove	11(0
1242 1243	Acer negundo Acer negundo	Box Elder Box Elder	8 11, 12	Poor	4	Strong lean, 40% Dead branches Adventitious growth, Crown lean, 60% Dead branches, Split risk	Remove Remove	(0
1244 1245 1246	Acer negundo Ulmus pumila Acer negundo	Box Elder Siberian Elm Box Elder	9 11 4	Poor Poor	4 5 4	Crowded, Crown lean, 30% Dead branches Broken crown Adventitious growth, Strong crown lean, Lean	Remove Remove	0 (0
1247 1248	Juglans nigra Juglans nigra	Black Walnut Black Walnut	11 5	Good	2 2	Slight lean Slightly crowded by 1249	Remove Remove	1	0
1249 1250	Juglans nigra Juglans nigra	Black Walnut Black Walnut	14 6, 5, 5, 4	Fair Poor	3 4	Slight lean, 20% Dead branches Split risk, Adventitious growth, 30% Dead branches	Remove Remove		0
1251 1252	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	10 10	Fair Fair	3	Slight lean Slight lean	Remove Remove		1
1253 1254 1255	Populus deltoides Populus deltoides Gleditsia triacanthos	Eastern Cottonwood Eastern Cottonwood Honey Locust	6 6 4	Poor Poor Fair	5 3	Lean, Crown lean 70% Dead branches Healing trunk scar	Remove Remove	(0
1256 1257	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	8 10, 9	Poor	4	40% Dead branches, Peeling bark V-joint, 60% Dead branches	Remove Remove	0 (0
1258 1259	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	6 11	Fair Poor	3 4	Lean Crown lean, 50% Dead branches	Remove Remove	(0. <mark>6</mark> 0
1260 1261	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood Box Elder	9	Poor Poor	4 5	Lean, 50% Dead branches Peeling bark, 80% Dead branches	Remove Remove	1 (0
1262 1263 1264	Acer negundo Unknown Unknown	Unknown Unknown	3 4 2	Poor Dead Dead	5 6	Lean, Crown lean, 80% Dead branches, Vines	Remove Remove	(0
1265 1266	Juglans nigra Acer negundo	Black Walnut Box Elder	11 10, 6	Fair Dead	3 6	Lean	Remove Remove	1	0
1267 1268	Acer negundo Acer negundo	Box Elder Box Elder	10 6	Dead Dead	6		Remove Remove	(0
1269 1270 1271	Acer negundo Juglans nigra Juglans nigra	Box Elder Black Walnut Black Walnut	8, 5 7 8	Poor Poor	6 5 5	Topped near powerlines Partiallytopped near powerlines . Unbalanced	Remove Remove	(0
1271 1272 1273	Acer saccharinum Acer negundo	Silver Maple Box Elder	35 4	Dead Poor	6	Crowded, 60% Dead branches, Lean	Remove Remove	1	0
1274 1275	Juglans nigra Juglans nigra	Black Walnut Black Walnut	10 9	Fair Fair	3	Slight crown lean Lean	Remove Remove	0	1
1276 1277 1278	Juglans nigra Juglans nigra	Black Walnut Black Walnut	6 6	Good Good	2 2 3	Slightly unbalanced	Remove Remove	0).6).6
1278 1279 1280	Juglans nigra Juglans nigra Acer negundo	Black Walnut Black Walnut Box Elder	12 13 6,7,6	Fair Fair Poor	3 3 4	10% Dead branches, Fungus Lean, 10% Dead branches Slight lean, 60% Dead branches	Remove Remove	1	1.2 1.3
1281 1282	Populus deltoides Juglans nigra	Eastern Cottonwood Black Walnut	17 10	Poor Fair	5	Hollow, 30% Dead branches Slight Crown lean	Remove Remove	(0
1283 1284	Acer negundo Acer negundo	Box Elder Box Elder	8, 7 2	Poor Dead	5 6	70% Dead branches, 7" Leader dead, Peeling bark	Remove Remove	(0
1285 1286	Juglans nigra Acer negundo	Black Walnut Box Elder	12 6,5,2	Good Poor	4	Prune 4" lower branch Splitrisk, Strong lean, 50% Dead branches Violet, Splitrisk	Remove Remove	(0
1287 1288 1289	Populus deltoides Acer negundo Acer negundo	Eastern Cottonwood Box Elder Box Elder	20, 17 3 7	Poor Poor Fair	4 4 3	V-joint, Split risk Lean, 20% Dead branches 30% Dead branches, Slight lean	Remove Remove	11	0 0 .35
1290 1291	Acer negundo Acer negundo	Box Elder Box Elder	2, 2 2	Poor Fair	4 3	40% Dead branches, Lean, Splitrisk Lean	Remove Remove	(0
1292 1293	Acer negundo Acer saccharinum	Box Elder Silver Maple	7 5	Poor Fair	3	Lean, 30% Dead branches Slight lean	Remove Remove		0
1294 1295 1296	Acer negundo Gleditsia triacanthos Acer negundo	Box Elder Honey Locust Box Elder	7,6,2 9 8,2	Poor Good Poor	4 2 4	Split risk, Strong lean, 30% Dead branches Slightly unbalanced Lean, Adventitious growth, 40% Dead branches	Remove Remove	0.	0 .45 0
1296 1297 1298	Acer negundo Acer negundo Acer negundo	Box Elder Box Elder	8, 2 6, 5 8	Poor Poor Fair	4 4 3	Lean, Adventitious growth, 40% Dead branches Cavity, Lean Cavity, Lean	Remove Remove	(0 0 0.4
1299 1300	Acer negundo Acer negundo	Box Elder Box Elder	3 8, 3	Poor Poor	4	Lean, Unbalanced Strong Lean, 30% Dead branches	Remove Remove	(0
1301 1302	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	4 18	Fair Poor	3 4	Lean Unbalanced, Lean, 30% Dead branches	Remove Remove	(0
1303 1304 1305	Populus deltoides Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood Eastern Cottonwood	14 8	Poor Poor	3 4 4	Lean, 20% Dead branches Lean, Slight crown lean, 40% Dead branches Crown lean, 60% Dead branches	Remove Remove	(0
1305 1306 1307	Populus deltoides Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood Eastern Cottonwood	9 2 4	Poor Fair Fair	3	Crown lean, 60% Dead branches Lean Lean	Remove Remove	(0
1308 1309	Populus deltoides Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood Eastern Cottonwood	12 11	Fair Fair	3	Lean 30% Dead branches	Remove Remove	1	l.2 l.1
1310 1311	Populus deltoides Juglans nigra	Eastern Cottonwood Black Walnut	9 11	Good Good	2	30% Dead branches in lower part, Straight Slightly unbalanced	Remove Remove	0).9 .1
1312 1313 1314	Juglans nigra Juglans nigra	Black Walnut Black Walnut Eastern Red Cedar	14 12 4 20'Tall	Fair Good	3 2 4	Unbalanced, Slight lean Crown lean, 70% Dead branches	Remove Remove	1	1.2
1314 1315 1316	Juniperus virginiana Ulmus pumila Populus deltoides	Eastern Red Cedar Siberian Elm Eastern Cottonwood	4,20'Tall 3 13	Poor Dead Fair	6 3	Crown lean, 70% Dead branches 30% Dead branches	Remove Remove	(0
1317	Populus deltoides Acer negundo	Eastern Cottonwood Box Elder	11 6	Fair Poor	3	Slight lean Strong lean, 70% Dead branches	Remove Remove	1	1.1 0
1319 1320	Populus deltoides Jualans niara	Eastern Cottonwood Black Walnut	5 12	Fair Good	3	Lean, 30% Dead branches	Remove Remove		0

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	HEALTH	RATING	MOTES	PROPOSED ACTION	REPLACEMEN VALUE (CAL. I
1321 1322	Juglans nigra Juglans nigra	Black Walnut Black Walnut	10 8	Good	2	Slight crown lean	Remove Remove	1 0.8
1323 1324	Juglans nigra Acer negundo	Black Walnut Box Elder	9 3, 3	Good Dead	2 6	Slightly unbalanced	Remove Remove	0.9 0
1325 1326	Juglans nigra Juglans nigra	Black Walnut Black Walnut	2 16	Fair Good	2	Crowded by 1326, Slight crown lean	Remove Remove	0 1.6
1327 1328 1329	Acer saccharinum Acer saccharinum Juglans nigra	Silver Maple Silver Maple Black Walnut	30 25 8	Dead Dead Good	6 6 2	Slightly unbalanced	Remove Remove	0 0 0.8
1330	Jugians nigra Jugians nigra Jugians nigra	Black Walnut Black Walnut	4 15	Good Good Fair	2 3	Slightly unbalanced Slight lean, Slightly unbalanced	Remove Remove	0.8
1332	Juglans nigra Populus deltoides	Black Walnut Eastern Cottonwood	9	Fair Fair	3	Signitican, Signity undalanced Lean Lean, Crown lean	Remove Remove	0.9
1334	Populus deltoides Ulmus pumila	Eastern Cottonwood Siberian Elm	16 13	Fair Poor	3	30% Dead branches in lower part 70% Dead branches	Remove Remove	1.6
1336 1337	Acer negundo Acer negundo	Box Elder Box Elder	7,7,2 6,4	Poor	4 5	Crowded by buckthorn, Split risk, Cavity at crotch 80% Dead branches	Remove Remove	0
1338 1339	Populus deltoides Acer negundo	Eastern Cottonwood Box Elder	15	Good	2	30% Dead branches in lower part Strong lean	Remove Remove	1.5 0
1340 1341	Acer negundo Acer negundo	Box Elder Box Elder	6 5	Poor Poor	4	Strong lean, Unbalanced, Crowded Strong lean	Remove Remove	0
1342 1343	Gleditsia triacanthos Acer negundo	Honey Locust Box Elder	10 7, 5	Good	2 4	Cavity, Strong lean, 40% Dead	Remove Remove	0.5
1344 1345	Acer negundo Acer negundo	Box Elder Box Elder	6	Poor	4	60% Dead branches, Lean Lean, 50% Dead branches	Remove Preserve	0
1346 1347	Acer negundo Acer negundo	Box Elder Box Elder	8 7, 6	Fair Poor	3 5	Lean, 30% Dead branches Adventitious growth only	Preserve Preserve	0
1348 1349	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	6 10	Fair Fair	3	Slight lean Slight lean	Preserve Remove	0
1350 1351	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	10 7	Fair Fair	3	Slight lean Slight lean	Remove Remove	1 0.7
1352 1353	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	6 7	Fair Dead	3 6	Slight lean	Remove Remove	0.6
1354 1355	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	7 5	Fair Dead	6	Slight lean	Preserve Preserve	0
1356 1357	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	6 3	Dead Dead	6	0.111	Remove Remove	0
1358 1359	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	7 8	Fair Fair	3	Slight lean, 30% Dead branches Slight lean, Slight crown lean	Remove Remove	0.7
1360 1361	Populus deltoides Juniperus virginiana	Eastern Cottonwood Eastern Red Cedar	12 3,15'Tall	Good Fair	3	Slight crown lean Crowded	Preserve Preserve	0
1362 1363	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	3	Poor	5	70% Dead branches 80% Dead branches	Remove Preserve	0
1364 1365	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	11	Dead Good	6 2	Slight lean	Preserve Remove	1.1
1366	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	12 2	Good Poor	5	10% Dead branches 60% Dead branches	Remove Remove	0
1368 1369 1370	Populus deltoides Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood Fastern Cottonwood	7 8 3	Fair Poor Dead	5 6	Slight lean 50% Dead branches	Remove Remove	0 0
1370 1371 1372	Populus deltoides Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood Fastern Cottonwood	3 10 6	Fair	3 3	Slightly unbalanced	Preserve Preserve Preserve	0 0
1372 1373 1374	Populus deltoides Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood Eastern Cottonwood	6 5 10, 8	Fair Dead Poor	6 4	Lean Splitrisk Lean	Remove Remove	0 0
1374 1375 1376	Populus deltoides Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood Eastern Cottonwood	7 3	Fair Poor	3 4	Spitrisk, Lean Slight lean Strong lean, 40% Dead branches	Remove Remove	0 0.7 0
1376 1377 1378	Juniperus virginiana Ulmus americana	Eastern Cottonwood Eastern Red Cedar American Elm	25' Tall 16	Fair Poor	3 4	Strong lean, 40% Dead branches 30% Dead branches U-joint, Unbalanced, 30% Dead branches	Remove Remove	4.2
1378 1379 1380	Juglans nigra Juglans nigra	Black Walnut Black Walnut	5 10	Poor Poor	4 4	U-joint, Unbalanced, 30% Dead branches Crowded by 1378, Crown lean Strong lean	Remove Remove	0
1380 1381 1382	Acer saccharinum Acer saccharinum	Silver Maple Silver Maple	26 27	Dead Dead	6		Remove Remove	0
1382 1383 1384	Juglans nigra Acer negundo	Black Walnut Box Elder	10	Good Poor	2 5	Slightly unbalanced 80% Dead branches	Remove Remove	1 0
1385 1386	Juniperus virginiana Juniperus virginiana	Eastern Red Cedar Eastern Red Cedar	15, 40' Tall 18, 40' Tall	Poor	4	au% Dead branches Adjacentto powerlines, 20% Dead branches, Trunk scar Trunk scar. Crowded	Remove Remove Preserve	0
1387 1388	Juglans nigra Juglans nigra	Black Walnut Black Walnut	2 10	Good Fair	2 3	Crown lean	Preserve Preserve	0
1389	Juglans nigra Juglans nigra Juglans nigra	Black Walnut Black Walnut	9	Good	2	Siight lean Lean, Strong crown lean	Preserve Preserve	0
1391 1392	Juglans nigra Juglans nigra	Black Walnut Black Walnut	10 12	Poor Fair	4	Strong crown lean, 30% Dead branches Lean	Remove Preserve	0
1393 1394	Juglans nigra Quercus macrocarpa	Black Walnut Bur Oak	7 33	Dead Dead	6	Coun	Preserve Preserve	0
1395 1396	Ulmus americana Populus deltoides	American Elm Eastern Cottonwood	12 6	Poor Dead	4 6	Crowded by 1394, Crown lean, 30% Dead branches	Preserve Preserve	0
1397 1398	Juglans nigra Populus deltoides	Black Walnut Eastern Cottonwood	12 7	Good	2	Lean Slight lean	Preserve Preserve	0
1399	Populus deltoides Acer negundo	Eastern Cottonwood Box Elder	10 5, 5	Fair	3	Lean, 20% Dead branches Strong lean, Split risk	Preserve Preserve	0
1401	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	5 10	Fair Poor	3	Burl at base 50% Dead branches, Unbalanced	Preserve Preserve	0
1403	Populus deltoides Acer negundo	Eastern Cottonwood Box Elder	13	Good	2 4	20% Dead branches in lower part Adventitious growth, Lean, Crown lean, 30% Dead branches, Crowded	Preserve Preserve	0
1405	Acer negundo Populus deltoides	Box Elder Eastern Cottonwood	6	Poor Fair	4 3	Strong lean 30% Dead branches in lower part	Preserve Preserve	0
1407 1408	Populus deltoides Acer negundo	Eastern Cottonwood Box Elder	8,7,4 7,2	Poor	4	Splitrisk, 70% Dead branches, 4" Leader dead 2" Leader dead, 40% Dead branches	Preserve Preserve	0
1409 1410	Juglans nigra Acer negundo	Black Walnut Box Elder	16 7	Fair Dead	3	Unbalanced	Preserve Preserve	0
1411	Acer negundo Acer negundo	Box Elder Box Elder	3	Poor	5	60% Dead Branches, Adventitious growth Split risk, Included bark	Preserve Preserve	0
1413 1414	Acer negundo Acer negundo	Box Elder Box Elder	6 5	Poor	4 5	Lean, Cavity, 20% Dead branches 80% Dead branches	Preserve Preserve	0
1415 1416	Acer negundo Acer negundo	Box Elder Box Elder	7 6	Dead Poor	6	U-joint, Lean, 40% Dead branches	Preserve Preserve	0
1417 1418	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	4 13	Dead Fair	6	Lean	Preserve Preserve	0
1419 1420	Populus deltoides Acer negundo	Eastern Cottonwood Box Elder	8 5	Fair Poor	3 5	Lean 70% Dead branches	Preserve Preserve	0
1421 1422	Acer negundo Populus deltoides	Box Elder Eastern Cottonwood	8 14	Poor Poor	4	30% Dead branches, Lean, Crowded Missing half of crown	Preserve Preserve	0
1423 1424	Acer negundo Acer negundo	Box Elder Box Elder	9 5	Poor Poor	4	60% Dead branches, Lean Cavity, 30% Dead branches	Preserve Preserve	0
1425 1426	Acer negundo Acer negundo	Box Elder Box Elder	3, 2 5	Poor Fair	3	Included bark, Vines, Crown lean, Strong lean Unbalanced, 20% Dead branches	Preserve Preserve	0
1427 1428	Acer negundo Populus deltoides	Box Elder Eastern Cottonwood	8, 5 10	Poor Fair	3	40% Dead branches, Lean Vines	Preserve Preserve	0
1429 1430	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	10 9	Fair Poor	3 4	20% Dead branches in lower part 50% Dead branches, Vines	Preserve Preserve	0
1431 1432	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	11 9	Poor Dead	6	60% Dead branches, Vines	Preserve Preserve	0
1433 1434	Ulmus americana Juniperus virginiana	American Elm Eastern Red Cedar	12 13, 40' Tall	Poor	4	Lean, Vines, 40% Dead branches 70% Dead branches, Trunk scar	Preserve Preserve	0
1435	Juglans nigra Populus deltoides	Black Walnut Eastern Cottonwood	3 5	Fair Poor	3	Crown lean 70% Dead branches, Crowded	Preserve Preserve	0
1437 1438	Populus deltoides Juglans nigra	Eastern Cottonwood Black Walnut	4 10	Good Good	6 2	Insectholes 20% Dead branches	Preserve Preserve	0
1439 1440	Juglans nigra Juniperus virginiana	Black Walnut Eastern Red Cedar	12 22,50'Tall	Good Fair	3	lean Adjacentto powerlines, 30% Dead branches	Preserve Preserve	0
1441	Juniperus virginiana Juglans nigra	Eastern Red Cedar Black Walnut	14, 25' Tall 12	Good Fair	2	Adjacentto powerlines, Cavity, Crown lean	Preserve Preserve	0
1443 1444	Juniperus virginiana Juniperus virginiana	Eastern Red Cedar Eastern Red Cedar	14, 25' Tall 15, 40' Tall	Fair Fair	3	Adjacentto powerlines, 30% Dead branches 20% Dead branches, Adjacentto powerlines	Preserve Preserve	0
1445 1446 1447	Juniperus virginiana Ulmus americana Ulmus americana	Eastern Red Cedar American Elm American Elm	16, 45' Tall 19, 7 9	Fair Fair Poor	3 3 5	40% Dead branches Crown lean Topper near powerlines	Preserve Preserve Preserve	0 0
1447 1448 1449	Acer negundo Acer saccharinum	Box Elder Silver Maple	10 10	Dead Poor	5 6 5	l opper near powerlines 80% Dead branches	Preserve Preserve	0
1450 1451	Acer saccharinum Juniperus virginiana	Silver Maple Eastern Red Cedar	8 22,50'Tall	Dead Poor	6 4	Lower 50% of branches dead	Preserve Preserve	0
452 453	Juniperus virginiana Acer saccharinum	Eastern Red Cedar Silver Maple	18, 50' Tall 16, 10	Poor Dead	4 6	Lower 50 % of branches dead	Preserve Preserve	0
1454 1455	Juglans nigra Ulmus americana	Black Walnut American Elm	15 15 8	Good Poor	2	Slightly unbalanced Topper near powerlines	Preserve Preserve	0
1456 1457	Juglans nigra Juglans nigra	Black Walnut Black Walnut	14 6	Fair Poor	3	Lean Lean, Crown lean, Crowded, 20% Dead branches	Preserve Preserve	0
1458 1459	Acer negundo Juglans nigra	Box Elder Black Walnut	12, 10, 10, 8, 8, 7 6	Poor Fair	5	Strong lean, Split risk, Cavity, Crown lean Lean, Unbalanced	Preserve Preserve	0
1460 1461	Ulmus americana Juglans nigra	American Elm Black Walnut	4 14	Poor Fair	4 3	Crowded, Unbalanced, Crown lean Lean, Unbalanced	Preserve Preserve	0
1462 1463	Unknown Ulmus americana	Unknown American Elm	22, 18 3	Dead Poor	6	Strong crown lean, Lean, 60% Dead	Preserve Preserve	0
1464 1465	Ulmus americana Acer negundo	American Elm Box Elder	5 4	Fair Poor	3	Unbalanced, Lean Strong lean, 40% Dead branches	Preserve Preserve	0
1466	Juglans nigra Juglans nigra	Black Walnut Black Walnut	8 8,7,4	Poor	4	Strong Lean, Crown lean Splitrisk, Included bark, 30% Dead branches	Preserve Preserve	0
468 469	Juglans nigra Acer negundo	Black Walnut Box Elder	15 6	Good Dead	6	Slight lean	Preserve Preserve	0
470 471	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	9 10	Dead Fair	3	Lean	Preserve Preserve	0
1472 1473	Populus deltoides Acer negundo Populus deltoides	Box Elder Eastern Cottonwood	15 3 7	Good Poor Fair	4	Slight lean, 20 % Dead branches in lower part Strong lean	Preserve Preserve	0
1474 1475	Populus deltoides Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	7 9, 6	Fair Poor Fair	3 4 3	Lean Splitrisk, Lean Slight lean 20% Dead branches	Preserve Preserve	0
1476 1477	Populus deltoides Populus deltoides	Eastern Cottonwood Eastern Cottonwood	18 6	Poor Poor	6	Slight lean, 20% Dead branches	Preserve Preserve	0
1478 1479	Acer negundo Acer negundo	Box Elder Box Elder	5 7	Poor	4	Strong lean, Crown lean Strong lean	Preserve Preserve	0
1480	Acer negundo Acer negundo	Box Elder Box Elder	8, 7	Poor Poor	4	Strong lean, 60% Dead branches	Preserve Preserve	0
1482 1483	Acer negundo Acer negundo	Box Elder Box Elder	5, 5 9, 6	Poor	4	Splitrisk, Strong lean Splitrisk, Lean, 60% Dead branches Splitrisk Strong Lean	Preserve Preserve	0
1484	Acer negundo Acer negundo	Box Elder Box Elder	14, 10 4	Poor	4	Splitrisk, Strong lean Strong lean, Crowded by 1484	Preserve Preserve	0
1486 1487	Acer saccharinum Acer saccharinum	Silver Maple Silver Maple	22, 16, 12 16, 10, 10	Poor	4	Crowded, Splitrisk Crowded, Splitrisk Crowded by 1487	Preserve Preserve	0 0
1488 1489 1490	Acer negundo Juglans nigra	Box Elder Black Walnut Black Walnut	9,5,4 8,4 9	Poor Fair Fair	3 3	Strong lean, Split risk, Crowded by 1487 Included bark, On remnant soil pile On remnant soil pile	Preserve Remove Remove	0 0.8 0.9
1491	Juglans nigra Morus alba Betula papyrifera	White Mulberry	12	Fair Poor Good	4	On remnant soil pile Splitrisk, Poor form	Remove	0
01	Betula papyrifera Betula papyrifera Botula papyrifera	Paper Birch Paper Birch	4, 4, 4, 5, 2 4, 4, 4, 3	Good Good	2 2		Preserve Preserve	0
03 04 05	Betula papyrifera Picea abies Picea abies	Paper Birch Norway Spruce	4, 4, 4, 3 8, 40' Tall 8, 40' Tall	Good Good Good	2 2 2		Preserve Preserve	0 0
06 07	Picea abies Picea abies Picea abies	Norway Spruce Norway Spruce Norway Spruce	8,40'Tall 8,40'Tall 8,40'Tall	Good Good Good	2 2		Preserve Preserve	0
08	Picea abies Picea abies Picea abies	Norway Spruce	8,40'Tall 8,40'Tall 10,40'Tall	Good	2 2		Preserve Preserve	0
10	Picea abies Picea abies	Norway Spruce Norway Spruce Norway Spruce	10, 40'Tall	Good Good	2		Preserve Preserve	0
11 12	Picea abies Picea abies	Norway Spruce Norway Spruce	10, 40' Tall 10, 40' Tall	Good	2		Preserve Preserve	0



ASSOCIATES, INC. LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE

402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187 PHONE: 630-668-7197 www.grwainc.com

EQUITY TRUST COMPANY F/B/O PAUL SWANSON IRA 401 E. PROSPECT AVE., SUITE 201 MT. PROSPECT, IL 60056

ADVANTAGE CONSULTING ENGINEERS 80 MAIN STREET, SUITE 17

LEMONT, IL 60439

NTORY

TREE INVE

HRE, IL 60014

DERBYS

REVISIONS

08.16.2023 CHECKED



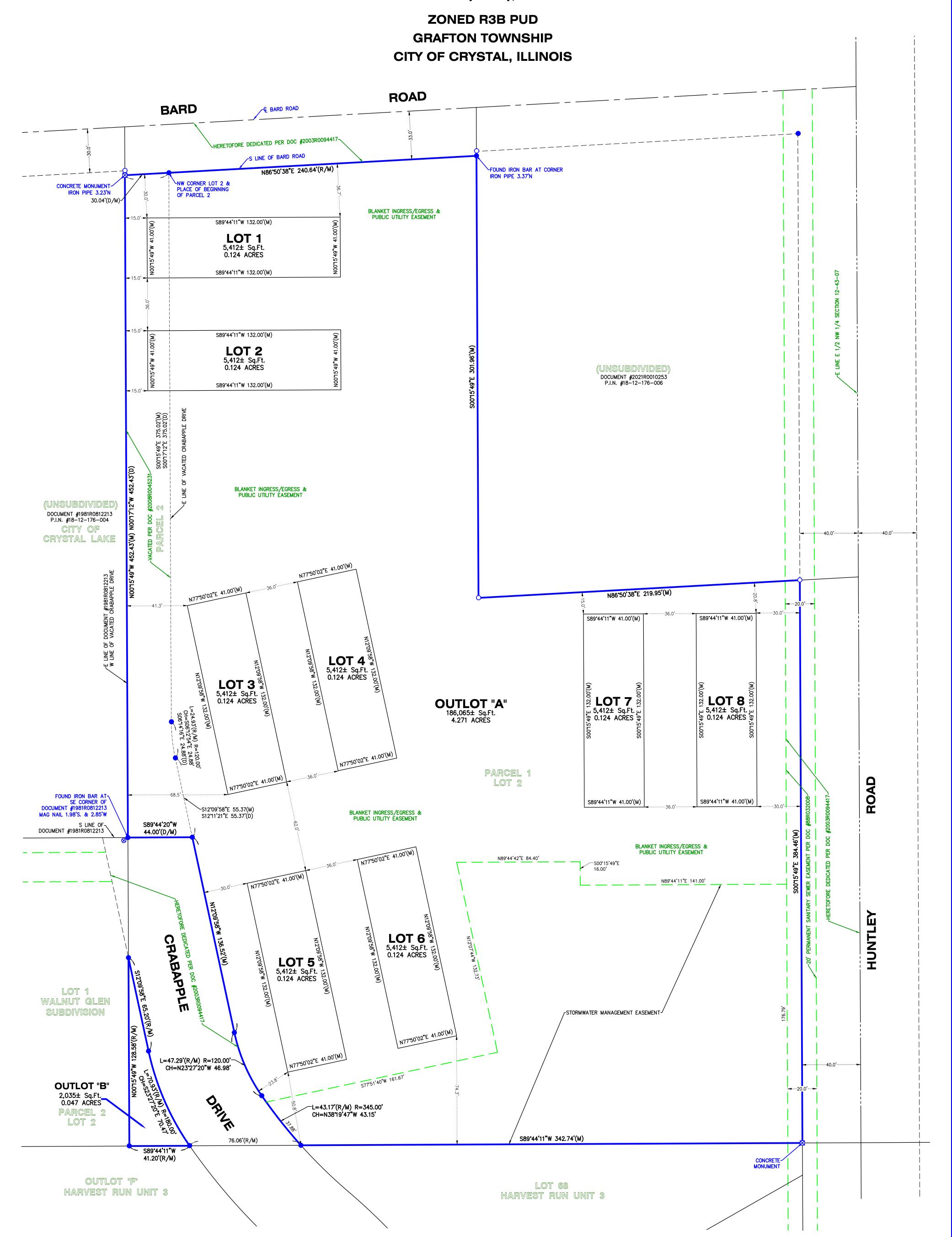


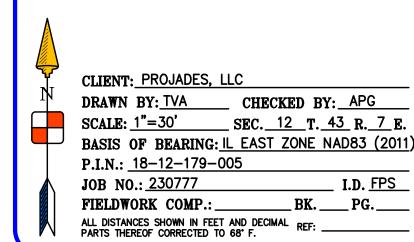


FINAL PLAT OF SUBDIVISION

DERBYSHIRE TOWNHOMES SUBDIVISION

A resubdivision of Lot 2 of Walnut Glen Subdivision and part of the East Half of the Northwest Quarter of Section 12, Township 43 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois





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REVISIONS

NO. DATE DESCRIPTION BY

DERBYSHIRE TOWNHOMES SUB'D SHEET NO. 1 OF 2



OWNER'S CERTIFICATE

) SS

This is to certify that Projades, LLC are the owner/owner's of the land described on this plat hereon drawn and shown as subdivided; that he (they) has (have) caused said land to be

allowed and provided by statute, the resubdivision to be known as "Derbyshire Townhomes

surveyed, resubdivided, staked and platted as shown hereon, for the purposes therein set forth as

Subdivision", City of Crystal Lake, McHenry County, Illinois and does hereby acknowledge and adopt

same, and to the best of my (our) knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or part thereof, or, that if such surface water

STATE OF ILLINOIS)

COUNTY OF McHENRY)

FINAL PLAT OF SUBDIVISION DERBYSHIRE TOWNHOMES SUBDIVISION

A resubdivision of Lot 2 of Walnut Glen Subdivision and part of the East Half of the Northwest Quarter of Section 12, Township 43 North, Range 7 East of the Third Principal Meridian, in McHenry County, Illinois

in McHenry County, Illinois ZONED R3B PUD

GRAFTON TOWNSHIP CITY OF CRYSTAL, ILLINOIS

PUBLIC UTILITY EASEMENT PROVISION

Commonwealth Edison Company,
Cable Television Company or Franchises
and
AT&T, Grantees

An easement for serving the subdivision and other property with electric and communications services

their respective successors and assigns, jointly and severally, to install, operate, maintain, and

manner so as to interfere with the proper operation and maintenance thereof.

as a pool or retention pond, or mechanical equipment.

remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the

surface of the property shown within the dotted or dashed lines on the plat and marked "Easement" or "PUE", the property designated in the Declaration of Condominium and/or on this plat as

"Common Elements", and the property designated on the plat as a "Common area or areas", and the property designated on the plat for streets and alleys, whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" or "PUE" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a

The term "Common Elements" shall have that meaning set forth for such term in Section 2(e) of "An act in relation to condominiums" (Illinois Revised Statutes, Ch. 30, par. 302(e)), as amended

excludes real property physically occupied by a building, Service Business District or structures such

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written

An easement is hereby reserved for and granted to NICOR, its successors and assigns to

transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown within the dotted or dashed lines on the plat and marked "Easement", "Common Area or Areas", and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", together with the right to install required service connections over or under the surface of each lot and "Common Area or Areas" to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over NICOR's facilities or in, upon or over the property identified on this plat for utility purposes without prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and

The term "Common Elements" shall have that meaning set forth for such term in Section 605/2(e) of the "Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended

The term "common area or areas" is defined as a lot, parcel, or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the

NICOR GAS EASEMENT PROVISION

An easement is hereby reserved for and granted to NORTHERN ILLINOIS GAS COMPANY, an Illinois

Corporation, doing business as NICOR GAS COMPANY, its successors and assigns (hereafter "Nicor") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of nature gas in, over, across, along and upon the surface of the property shown on this plat marked "Easements", "Utility Easement", "Public Utility Easement" "P.U.E.", Public Utility & Drainage Easement", "P.U. & D.E.", "Common Areas or Areas" (or similar designations), street and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this Plat as "Common Elements" together with the right to install required service connections over or under the surface of each lot and Common Area or Areas to serve improvements thereon, or on adjacent lots, and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the right herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Nicor facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of Nicor. After installation of any such facilities, the grade of the property shall

not be altered in a manner, so as to, interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have the meaning set forth for such term in Section 605/2(e) of the Condominium Property Act" (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which

is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the

MUNICIPAL UTILITY EASEMENT PROVISION

Municipal Utility Easement (MUE): An easement for serving the subdivision and other property

with domestic water, sanitary sewer and storm water drainage is hereby reserved for and granted to the City of Crystal Lake, Illinois, their successors and assigns, to install, operate, maintain,

relocate, renew and remove facilities used in connection with sewer and water mains, in, under,

across, along, and upon the surface of the property shown on the plat within the areas marked as "Municipal Utility Easement" (M.U.E.) and those parts designated on the plat as dedicated for

public street, together with the right to cut, trim, or remove trees, bushes, and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the

Each individual entity or other party accepting title to all or any part of the Municipal Utility Easement (MUE) shall conclusively be deemed to have covenanted and agreed, jointly and severally, to maintain the surface of that portion of the Municipal Utility Easement which is

located on such party's property so that it is in good condition for its intended purpose as a

Municipal Utility Easement (which maintenance shall include, but shall not be limited to, the

regular seeding, watering and mowing of all lawns). No titleholder of any part or portion of the

i. Install, construct, erect, place or plant any building, structures, improvements or vegetation

(other than grass or approved plantings) upon the Municipal Utility Easement, including, but

not limited to fences, walls, patios, sheds, posts, trees, plants or shrubbery, except as shown

ii. Alter, modify or change in any way the topography or elevations of the Municipal Utility

Said easements may be used for driveways and parking. However, the grade of the subdivided

property shall not be altered in any manner so as to interfere with the proper operation and

maintenance thereof, or with the surface drainage thereon. The property owner and or the

property owner association are completely responsible for landscape and/or paving restoration,

The City of Crystal Lake is responsible of repairing water services between the water main, to and including the buffalo box. The property owner and/or the property owner's association are

Only perpendicular crossings of the M.U.E. are permitted by public utilities. The M.U.E.'s are

Municipal Utility Easement (or any party acting on behalf of the titleholder) shall:

responsible for the restoration of the surface after any such water service repair.

property, even though such areas may be designated on this plat by other terms.

property for all such purposes.

on the approved landscape plan, or

should maintenance of the utility be required.

exclusive of the blanket easement.

Easement.

property, even though such areas may be designated on this plat by other terms.

install, operate, maintain, repair, replace and remove facilities used in connection with the

The term "common area or areas" is defined as a lot, parcel, or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such areas may be otherwise designated on the plat by terms such as "outlots", "common elements", "open space", "open area", "common ground", "parking and common area". The terms "common area or areas" and "Common Elements" includes real property surfaced with interior driveways and walkways, but

is hereby reserved for and granted to:

from time to time.

this day of	, 2023 A.D.
President	(print name of signer)
NOTARY'S CERTIFICATE	
STATE OF ILLINOIS)	
) SS COUNTY OF McHENRY)	
•	, the undersigned, a Notary Public in and for the
county and	, the undereigned, a rectary rabble in the life
LLC, is personally known to me to be are subscribed to the foregoing respectively appeared before me this delivered the said instrument as their uses and purposes therein set forth said corporate seal of said compar	nat, President of Projades, ethe same person or persons whose name or names instrument as,day in person and acknowledged that they signed and rown free and voluntary act of said company for the and said secretary did also then and there affix the my to the said instrument as his or her own free free voluntary act, and as the free and voluntary act proses set forth.
Given under my hand and notarial sec	al, this day of, 2023 A.D.
Notary Public	My Commission Expires
SCHOOL CERTIFICATE	
STATE OF ILLINOIS)	
) S.S.	
COUNTY OF McHENRY) To the best of our knowledge and belief.	Derbyshire TOWNHOMES Subdivision as hereby created and
shown on this Plat of Subdivision are with	hin the School District(s) and know as:
Crystal Lake Consolidated School District : Community High School District #155	#**/
OWNER: Projades, LLC a limited liability co	orporation
In witness where I, (we) have hereunder s	
Dated this day of	, 2023 A.D.
President	(print name of signer)
NOTARY CERTIFICATE	
STATE OF ILLINOIS)) SS	
COUNTY OF McHENRY)	
l,, the	undersigned, a Notary Public in and for the county and
personally known to me to be the same to the foregoing instrument as,this day in person and acknowledged the own free and voluntary act of said compsecretary did also then and there affix instrument as his or her own free volunt the free and voluntary act of said compa	•
Given under my hand and notarial seal, tl	his day of, 2023 A.D.
Notary Public	My Commission Expires
	LITY MAINTENANCE AGREEMENT day of, by and between the City n, referred to herein as "CITY" and,
referred herein as "RESPONSIBLE PARTY", for Crystal Lake, Illinois (said property hereinafte	r the property as described hereon, which is located within the City
including the service valve and	be defined as the following: ed in easements designated as Municipal Utility Easements, up to ments designated as Municipal Utility Easements, up to and includin
	esponsible for all Municipal Utilities located in those areas or ledicated street rights—of—way and within the Municipal Utility Easen
of both parties regarding the maintenance of maintenance by the CITY are those located	ARTY have held negotiations and reached agreement on the proper rolf certain Municipal Utilities. The Municipal Utilities considered for in the portion of the RESPONSIBLE PARTY's Premises described as abdivision (hereinafter referred to as the "Easement Document") and County of McHenry, State of Illinois as
Document Number	
1. The CITY will maintain those Municip Easement up to and including the shut off including the service connections and late necessary work up to and including the back 2. The surface of the Municipal Utility E (other minor landscaping as shown on a lan	E PARTY hereby agree to the following terms and conditions: pal Utilities described in the Easement Document as Municipal valves, the manholes, fire hydrants and the sanitary sewer main, burrals (referred to as the "System"). The CITY's duties will incluse kfill stage in the event of repair and replacement work on the System as shown on the Plat may be grass, sod, or pavement adscape plan approved by the CITY might be permitted). No fences, areas identified on the Plat for the Municipal Utility Easement.

in McHenry County, Illinois do npaid current general taxes, no ne land included in the Plat.	her unp
connection with the Plat.	
ock, Illinois, this day	of
e of McHenry County, Illinois, on	thi
o'clockM. and recorded as	
, Illinois, this day of	:
2023 A.D.	
City Clerk	
CATE	
(CATE

.....

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)

, SS

COUNTY OF McHENRY)

I, Arthur P. Gritmacker, an Illinois Registered Land Surveyor, do hereby certify that we have surveyed and subdivided the following described property, and that the Plat as drawn represents said survey and subdivision thereof;

Approved by the Planning and Zoning Commission of the City of Crystal Lake, Illinois,

this _____, 2023 A.D

Chairman

Parcel 1: Lot 2 in Walnut Glen Subdivision of part of the East Half of the Northwest Quarter of Section 12, Township 43 North, Range 7, East of the Third Principal Meridian, according to the Plat thereof recorded July 17, 2003 as Document No. 2003R0094417, in McHenry County, Illinois.

Parcel 2: Part of Crabapple Drive (Vacated per Ordinance Document No. 2008R045231) as originally dedicated per Document No. 2003R056448 and depicted in the Final Plat of Walnut Glen Subdivision, being a Subdivision of part of the East Half of the Northwest Quarter of Section 12, Township 43 North, Range 7 East of the Third Principal Meridian, according to the Plat thereof recorded July 17, 2003R0094417, described as follows: Beginning at the Northwest corner of Lot 2 in said Walnut Glen Subdivision; thence South 00 degrees 17 minutes 12 seconds East along the East line of said Crabapple Drive, 375.02 feet; thence Southeasterly 24.93 feet along said East line, being a curve to the left having a radius of 120.00 feet, the chord of bears South 06 degrees 14 minutes 16 seconds East, 24.88 feet; thence South 12 degrees 11 minutes 21 seconds East along said East line, 55.37 feet to the South line of property described in Document No. 812213, extended East; thence South 89 degrees 42 minutes 48 seconds West along said South line extended, 44.00 feet to the Southeast corner of said property lands; thence North 00 degrees 17 minutes 12 seconds West along the East line thereof and the West line of said Crabapple Drive 452.43 feet to the South line of Bard Road as dedicated in said Walnut Glen Subdivision; thence North 86 degrees 49 minutes 15 seconds East along said South line 30.04 feet to the Place of Beginning, in McHenry County, Illinois.

I, further certify, that Derbyshire TOWNHOMES Subdivision contains: 5.312 Acres, 231,396± Sq.Ft.

I, further certify, that the property, as described, lies within the corporate limits of the City of

Crystal Lake, Illinois, which has adopted a comprehensive plan.

I, further certify; that based upon examination of the Flood Insurance Rate Map of McHenry County, Illinois, Panel #17111C0326J with an effective date of November 16, 2006 indicates subject property residing within Zone "X" an area determined to be outside the 0.2% chance of annual flooding.

I, further certify; that upon completion of construction, concrete monuments, as shown, and 5/8" iron bars at all lot corners and points of change in alignment will be set, as required by the Plat Act (765 ILCS 205/1).

I, further certify; that these professional service conforms to the current Illinois Minimum Standards applicable to a Boundary Survey, as it applies to a Final Plat of Subdivision. All

distances are given in feet and decimal thereof.

Given under my hand and seal at, Woodstock, Illinois this the 6th., day of September, 2023.

Illinois Registered Professional Land Survey No. 035-3857 Vanderstappen Land Surveying, Inc. Design Firm No. 184-002792

Expires: April 30, 2025

Date:		Date:
Name:		Name:
	(Print)	
Title:		Representing:
	(Print)	

CHECKED BY: APG

SEC. 12 T. 43 R. 7 E.

Accepted By:

Responsible Party: Projades, LLC

(Signature)

(Print)

(Print)

Developer & Owner: Projades, LLC 33 West Higgins Road Barrington, Illinois 60010 Phone: 841-670-6710
Mail To: Ram Prashantha

33 West Higgins Road Barrington, Illinois 60010

REVISIONS								
NO.	DATE	DESCRIPTION		BY				
DERBYSHIRE TOWNHOMES SUB'D SHE								

BASIS OF BEARING: IL EAST ZONE NAD83 (2011)

Accepted By:

City of Crystal Lake

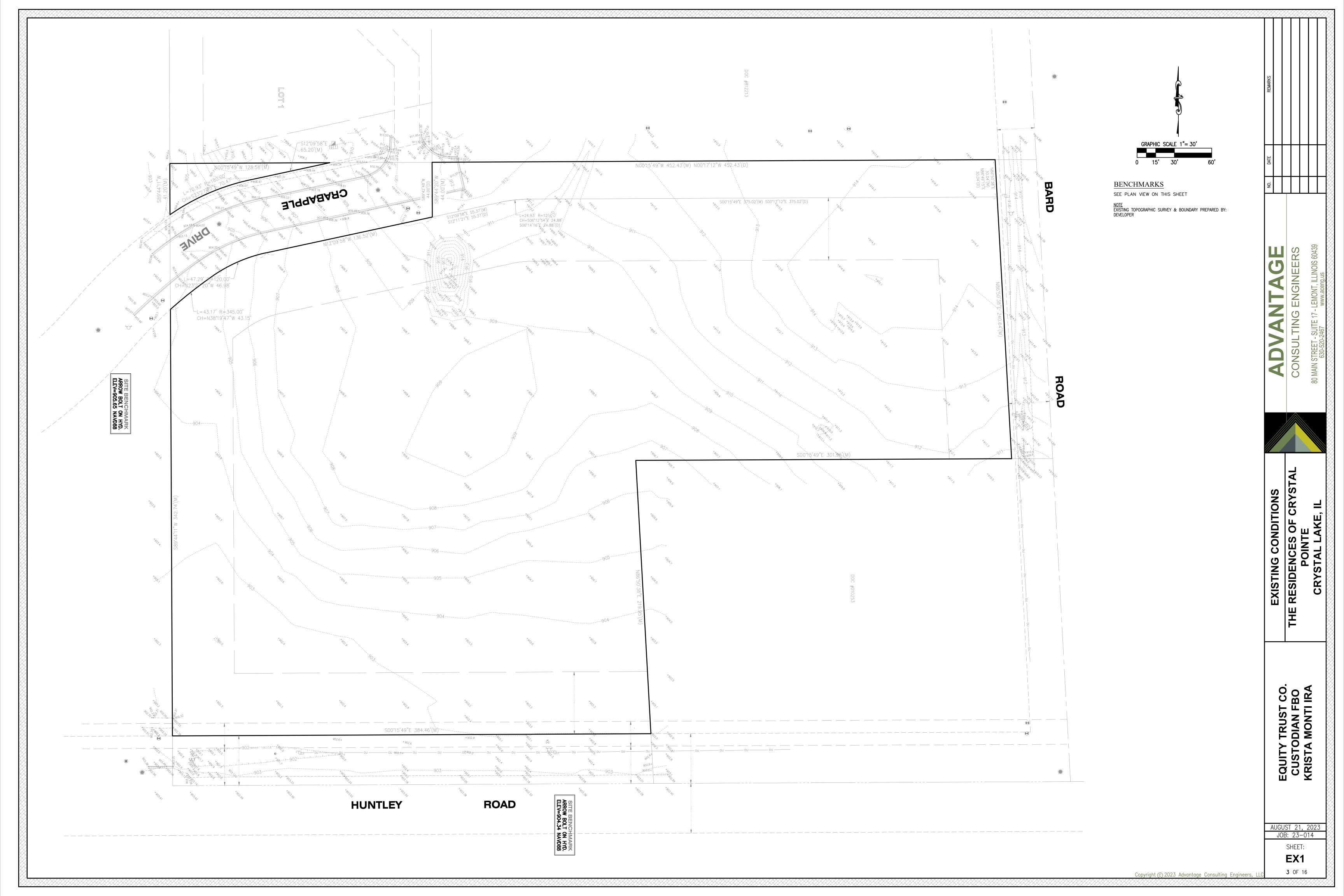
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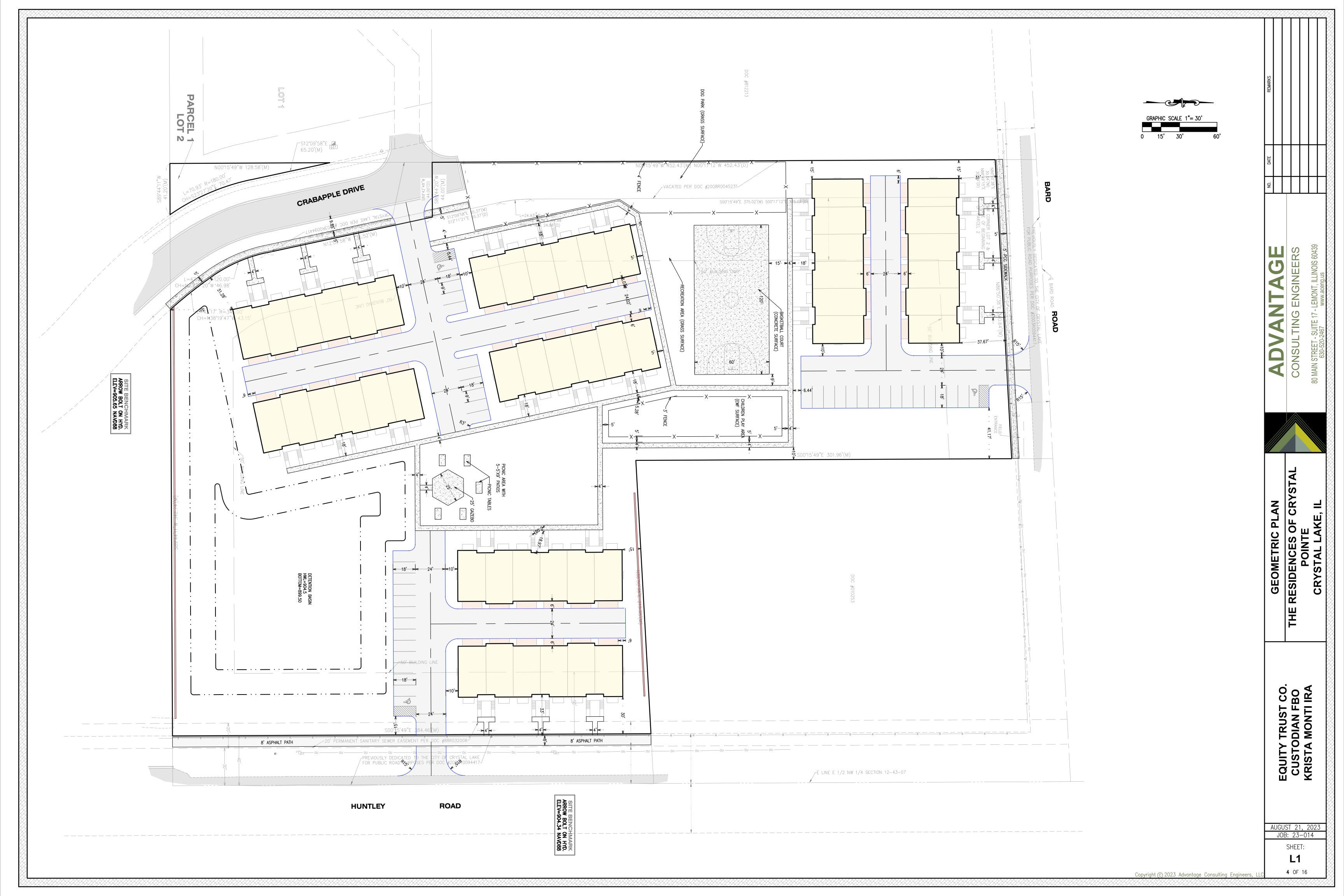
CLIENT: PROJADES, LLC

P.I.N.: <u>18-12-179-005</u>

DRAWN BY: TVA

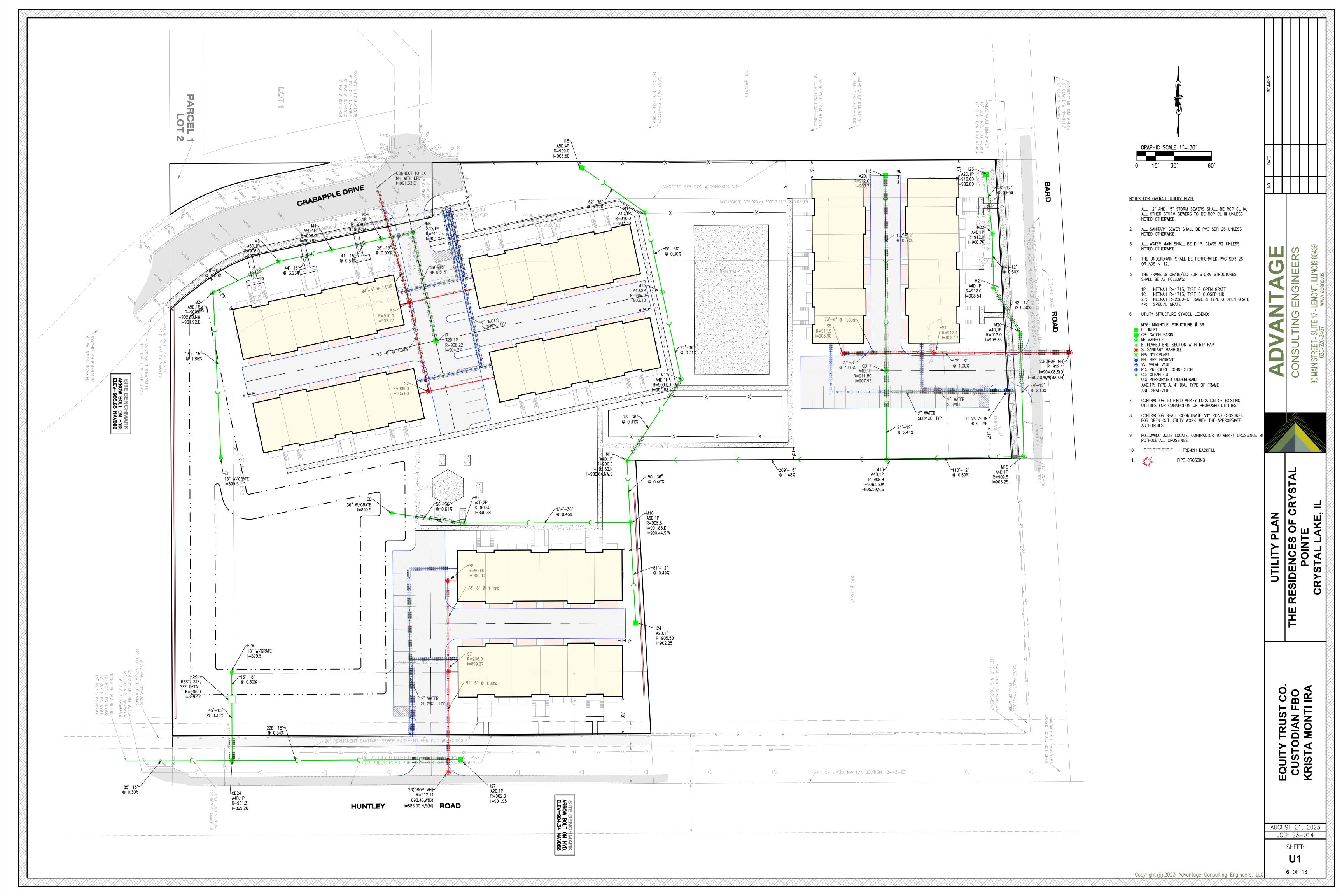
SCALE: 1"=30'







SHEET: G1



ADVANTAGE

CONSULTING ENGINEERS

Storm Water Management

For

The Residences of Crystal Pointe

Crystal Lake, Illinois

Ву

Equity Trust Co.

Date: May 01, 2023 Last Revised: August 21, 2023

WILLIAM J. ZALEWSKI O62-46121 OF ILLINOIS

William J Zalewski, P.E.
Illinois Registered Professional Engineer
No. 062-046121
Expires 11/30/2023

Crystal Pointe Row Homes

Introduction

Equity Trust Co is planning to develop 5.27-acre parcel of property located at south west corner of Bard Road and Huntley Road in Crystal Lake, IL

The plan is to construct 8 buildings of 6 unit row homes residential development. The improvements include a new residential buildings, access roads, alley ways to driveways, amenities and associated storm water management.

Existing Conditions

The area of the site to be developed consists of undeveloped ground.

The offsite area from the west currently drains to the middle of west property line. The offsite area will be routed through the detention basin. We will address the off-site drainage during final design.

The existing condition peak flow from off site area is determined and routed through detention basin.

Based on the FIRM Map 17111C0326J, effective date 11/16/2006, flood plain does not exist on this site.

Gary R Weber Associates did field survey for wetland existence. They did not encounter any wetland on the site.

Proposed Conditions

Advantage Consulting Engineers (ACE) has prepared the site improvement plans for the proposed development. The storm water detention provided for the proposed development.

The design volume required for the proposed development is summarized in attached drainage summary table.

The storm water detention analysis for the proposed development was calculated in accordance with McHenry County storm water management ordinance and is included in our Storm Water Report. The proposed detention facility is designed for the 2-year and 100-year using detention volume.

There is offsite area from west enters the site at middle of west property line.

The 100-year flow for this area is determined and weir is sized to include site and offsite peak inflow to detention basin.

The proposed storm water management system consists of storm sewers; overflow routes via storm sewers sized for 100-year storm event, weir design.

Detention basin facility with water quality requirements provided in native planted detention basin.

The detention basin's outfall is <u>connected to existing storm sewer extended north to pick</u> <u>up drainage north of proposed driveway.</u>

The storm water analysis for the proposed development was calculated in accordance with McHenry County storm water management ordinance and is included in our Storm Water Report. The proposed detention facility is designed for the 2-year and 100-year using detention volume versus percent impervious chart.

The downstream side of detention and east section of site is not be tributary to detention and is considered unrestricted area. The 100-year, 24-hour peak flow from this area was calculated as unrestricted flow and was deducted from allowable release rate.

The free board elevation is set 1-foot above the design HWL of detention and the weir elevation for 100-year peak flow per County ordinance. The weir was increased in length to accommodate this requirement.

The storm water calculations are included in the Storm Report. The storm sewer system was sized to accommodate the 100-year storm event.

Best Management Practices

The best management practices are provided can be found in the soil erosion and sediment control plan and storm water pollution prevention plans. They are included in the site improvement plans.

The soil erosion control and sediment control measures, schedules, maintenance requirements and responsible parties are listed in SWPPP.

The erosion control measures such as stabilized construction entrance, inlet protection, permanent seeding, erosion control blanket, rip rap outlet control, silt fence and other measures listed on plans will be installed, maintained for the duration of the project or until stabilization of the disturbed areas in accordance with Illinois urban manual.

The temporary measures such as stabilized construction entrance, silt fence etc. will be removed once the site is stabilized to satisfaction of McHenry County.

Runoff Volume Reduction Hierarchy

No natural features such as natural storage, infiltration areas, flood plains, wetland exist on this site. There are no stream(s), channel(s) that exist on this site. The drainageways along Huntley Road will be maintained in existing storm sewer extended north.

The impervious area of project area is being routed through the native plantings in the bottom of basin to provide quality control for stormwater.

General Statement

In our opinion, the proposed storm water management meets the minimum requirements of the McHenry County Storm Water Management Ordinance.