



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

<u>Meeting Date:</u>	October 18, 2023
<u>Requests:</u>	Preliminary Planned Unit Development and Preliminary Plat of Subdivision for a 48-unit townhome development.
<u>Location:</u>	1201 Bard Road
<u>Acreage:</u>	Approximately 5 acres
<u>Existing Zoning:</u>	R-3B PUD Multi-Family Residential
<u>Surrounding Properties:</u>	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
<u>Staff Contact:</u>	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.
- **Zoning:** 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.

- Land Use: 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.
 - The proposed development complies with the setback requirements.
 - 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.
 - Each building will have landscaping planted around the foundation for the homeowners.
 - 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.
- The elevations **meet** the design standards.

- Engineering Plans:
 - 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:
 - 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. The use is necessary or desirable, at the proposed location, to provide a service or facility which will further the public convenience and general welfare.
 Meets *Does not meet*

2. The use will not be detrimental to area property values.
 Meets *Does not meet*

3. The use will comply with the zoning districts regulations.
 Meets *Does not meet*

4. The use will not negatively impact traffic circulation.
 Meets *Does not meet*

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.
 Meets *Does not meet*

6. The use will not negatively impact the environment or be unsightly.
 Meets *Does not meet*
7. The use, where possible will preserve existing mature vegetation, and provide landscaping and architecture, which is aesthetically pleasing, compatible or complementary to surrounding properties and acceptable by community standards.
 Meets *Does not meet*
8. The use will meet requirements of all regulating governmental agencies.
 Meets *Does not meet*
9. The use will conform to any conditions approved as part of the issued Special Use Permit.
 Meets *Does not meet*
10. The use will conform to the regulations established for specific special uses, where applicable.
 Meets *Does not meet*

In addition PUDs must also meet the standards in Section 4-500 C. Development Standards and 4-500 D. 1 Additional standards for Planned Unit Developments Residential PUDs.

1. Implements the vision and land use policies of the Comprehensive Plan.
 Meets *Does not meet*
2. Shall not result in substantial adverse effect on adjacent property, natural resources, infrastructure, public sites or other matter of public health, safety and welfare.
 Meets *Does not meet*
3. PUDs must provide transitional uses to blend with adjacent development.
 Meets *Does not meet*
4. PUD phases must be logically sequenced.
 Meets *Does not meet*
5. The density and intensity of a PUD shall be in accordance with the Comprehensive Plan.
 Meets *Does not meet*
6. All dimensional standards shall be listed within the PUD plan if they do not meet the Ordinance minimum standards.
 Meets *Does not meet*
7. The responsible parties for all on-site and other required public improvements shall be established and a utility plan indicating all proposed easements shall be provided.
 Meets *Does not meet*
8. Any private infrastructure shall comply with the city standards.
 Meets *Does not meet*

9. The PUD plan shall establish the responsibility of the applicant/developer.
 Meets Does not meet
10. A bond or letter of credit shall be posted to cover required fees or public improvements.
 Meets Does not meet

PRELIMINARY PLAT OF SUBDIVISION

The petitioner is requesting Preliminary Plat approval for nine lots. There are eight townhome lots and two outlots owned by the HOA. A Final Plat of Subdivision with the Condominium division of the units will be provided. Preliminary Plats are required to meet the following requirements:

- a) Promote the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of the City by providing for the orderly growth and development of the City;
 Meets *Does not meet*
- b) Coordinating streets and roads within proposed subdivisions with the City's planned street system, and with other public facilities;
 Meets *Does not meet*
- c) Providing right-of-way easements for streets and utilities;
 Meets *Does not meet*
- d) Avoiding congestion and overcrowding, and encouraging the proper arrangement of streets in relation to existing or planned streets;
 Meets *Does not meet*
- e) Ensuring there is adequate open space and recreation facilities to serve development;
 Meets *Does not meet*
- f) Ensuring there is proper recordation of landownership records;
 Meets *Does not meet*
- g) Installation of any public improvements including water, sewer, storm sewer or detention, parkway trees, and sidewalks;
 Meets *Does not meet*
- h) Burial of overhead utility lines and all new lines and services in appropriate easements; and
 Meets *Does not meet*
- i) Ensuring the provision of such other matters as the City Council may deem necessary in order to protect the general health, safety, and welfare of the City
 Meets *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:

Land Use – Industry

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

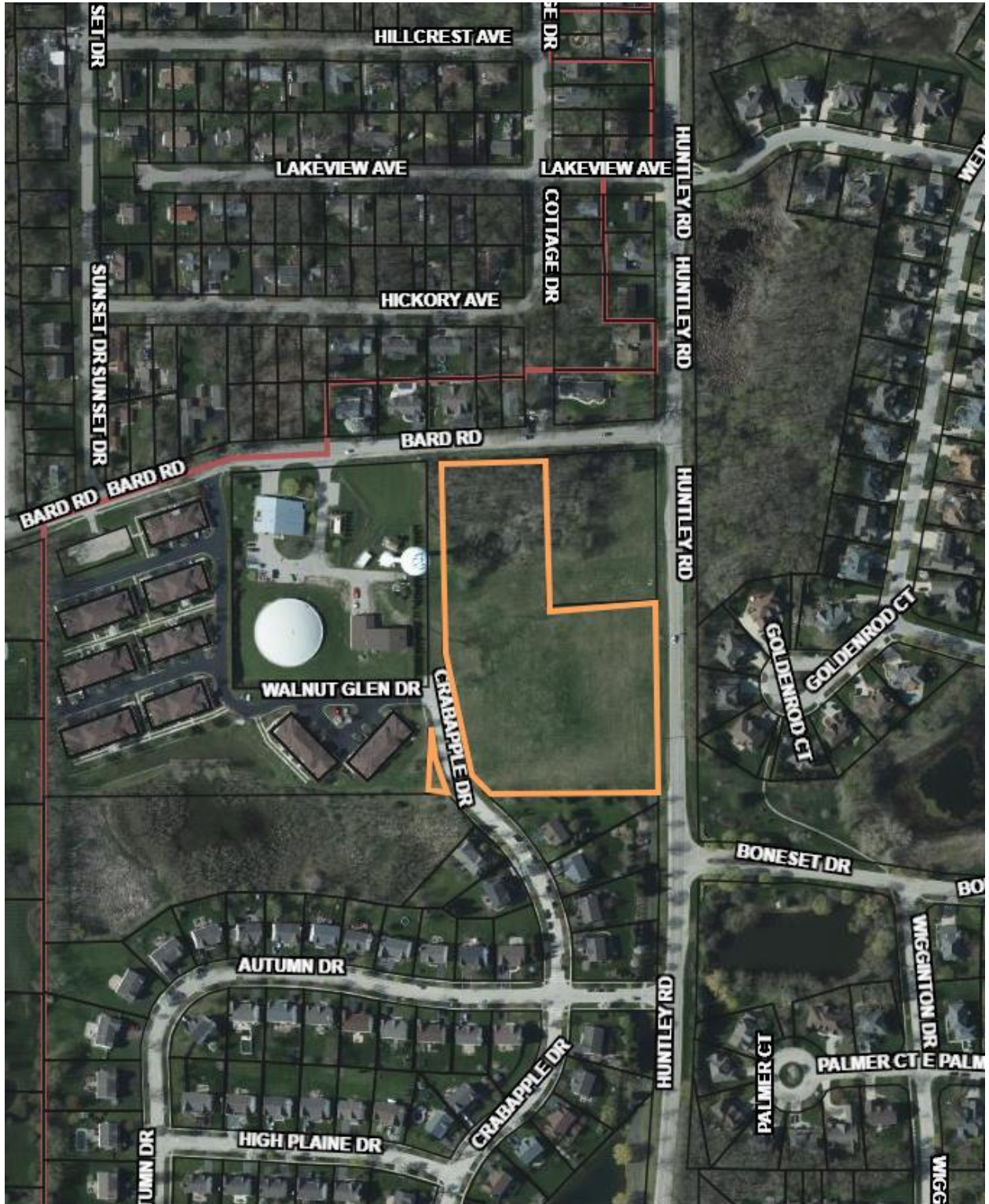
Recommended Conditions:

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





**City of Crystal Lake
Development Application
Ownership Sign-off Acknowledgement Form**

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., Trust 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 HOMES

48 two-story townhomes with 134-car parking, including 96

individual garages with a dog park, pickle board court, children's playground, gazebo

and recreation area

Project Address/Location: Southwest of Bard and Huntley Roads, on both roads

Signature

Sandra Kerrick

A handwritten signature in cursive script that reads "Sandra Kerrick".

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 2nd 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

Contact: PAUL SWANSON
Phone: (847)670-6710
Fax#:
Email: paul@psa-inc.biz
Agency:

Affidavits: 1
Ad Descrpt: VARIATIONS CHICAGO TITLE
Descr Cont: 2111912
Given by: DENISE
P.O. #:
Created: bbehr 09/27/23 10:15
Last Changed: bbehr 09/27/23 10:36

URL: _____

Source: _____ Section: _____ Page: ____
Camera Ready: N Group: LEGALS AdType: _____

Misc: _____
Proof: _____ Pickup Date: _____ Ad#: _____
Delivery Instr: _____ Pickup Src: _____
Changes: None ___ Copy ___ Art ___ Size ___ Copy Chg Every Run ___
Coupon: ___ Color: _____ Gang Ad #: _____
Ad Copy Method: _____
Special Instr: _____

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]

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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
Lake

(Published in Northwest
Herald September 28,
2023)2111912



STATE OF ILLINOIS

COUNTY OF MCHENRY

IN THE MATTER OF THE APPLICATION OF
Paul Swanson (NAME);

AFFIDAVIT

Paul Swanson (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 Ordinance have been complied with by placing the customary public notice sign on the subject property on September 28, 2023 (date)

P. Swanson

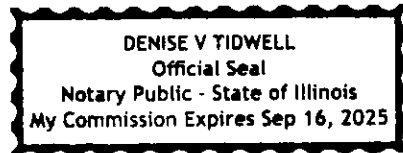
(name) (Signature)

Subscribed and Sworn to me before

This 27th day of September, 2023

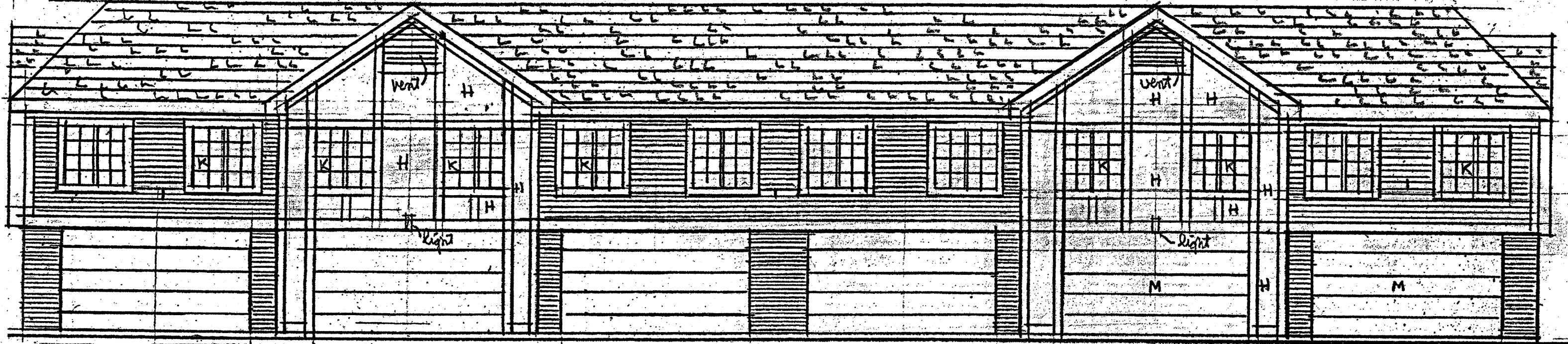
Denise V Tidwell

Notary Public

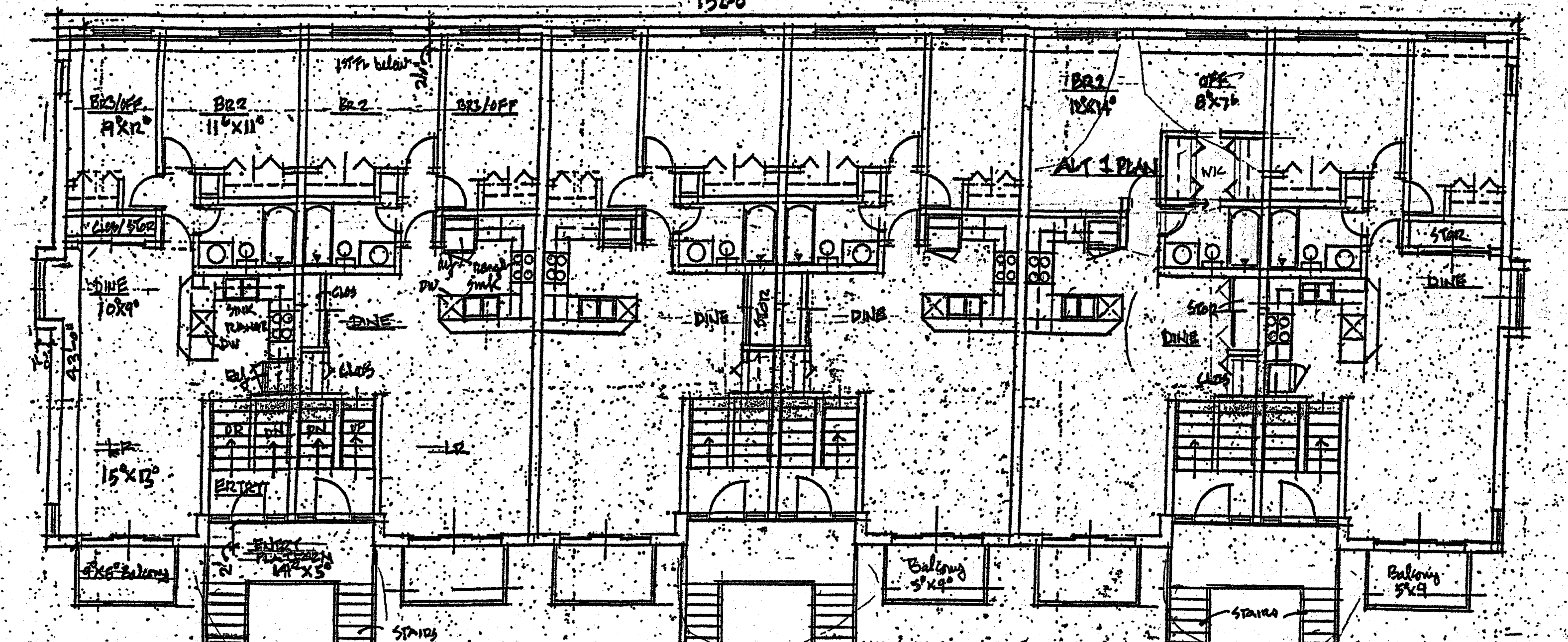




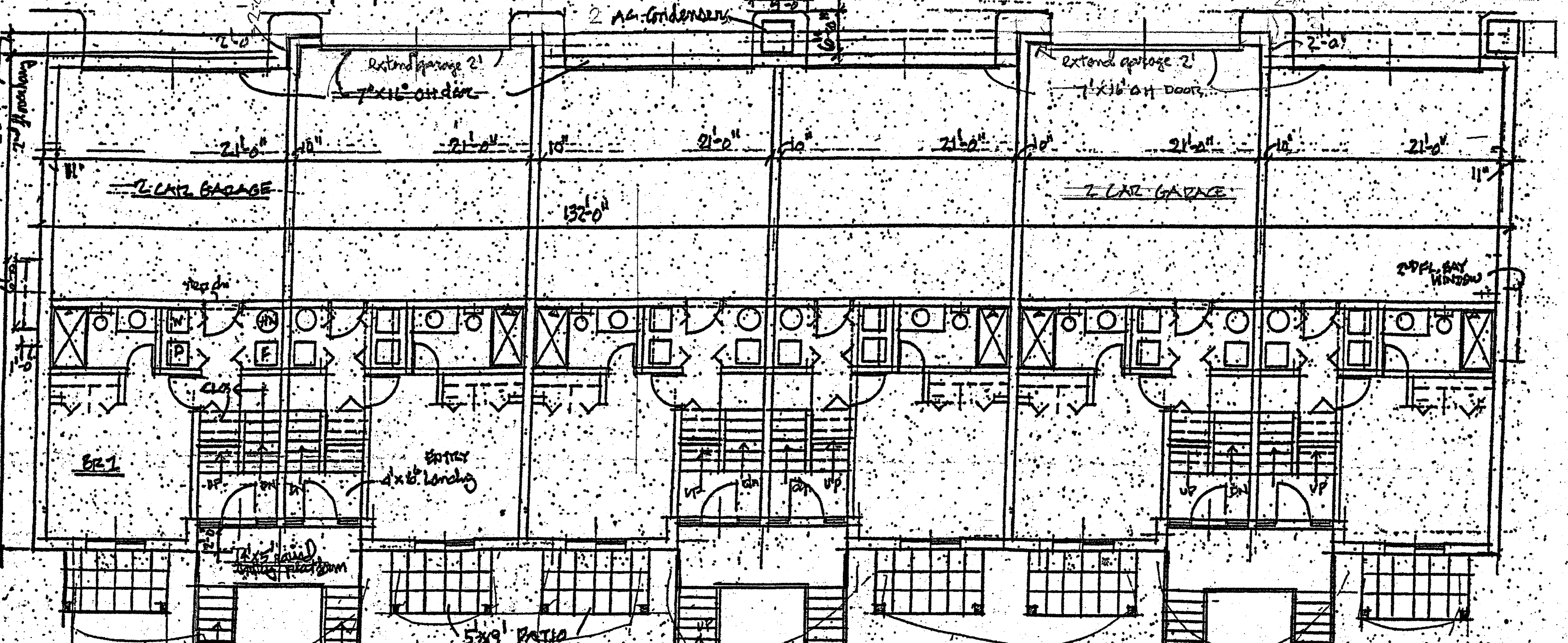
FRONT ELEVATION 1/8" = 1' - 0"



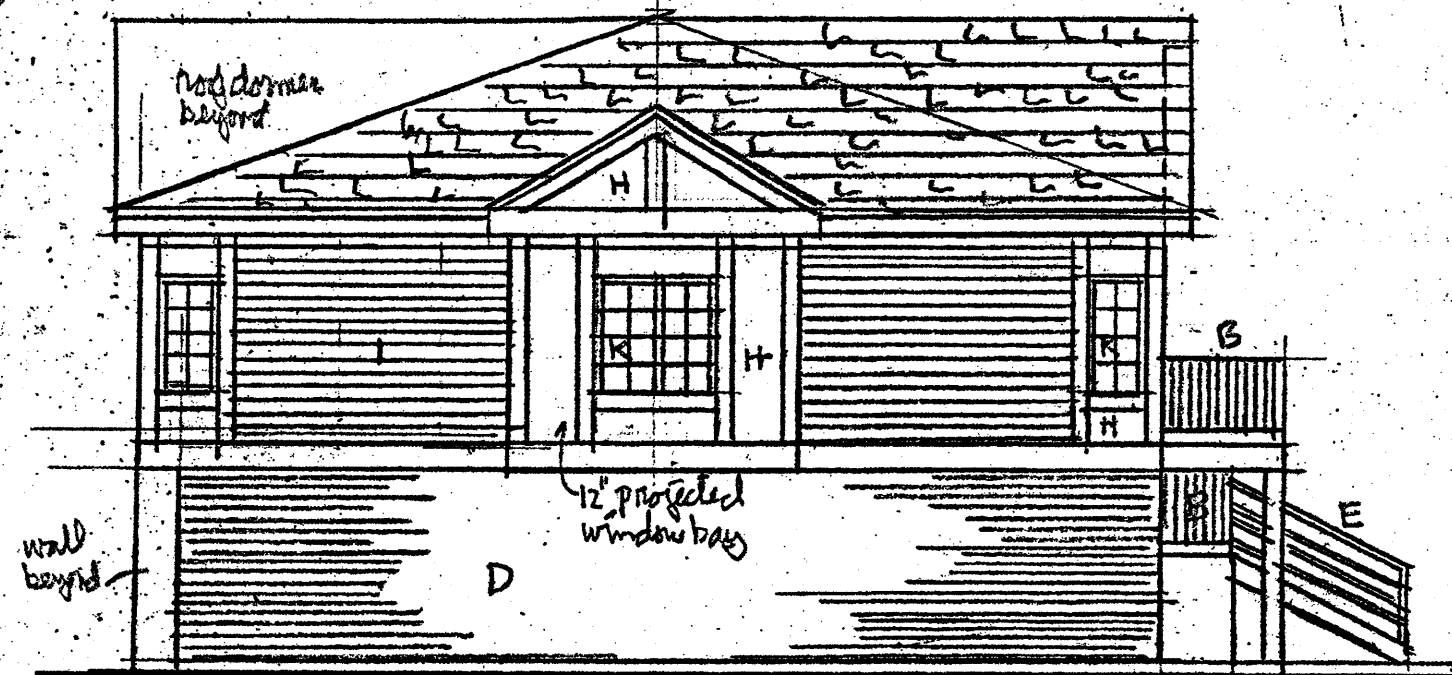
REAR ELEVATION 1/8" = 1' - 0"



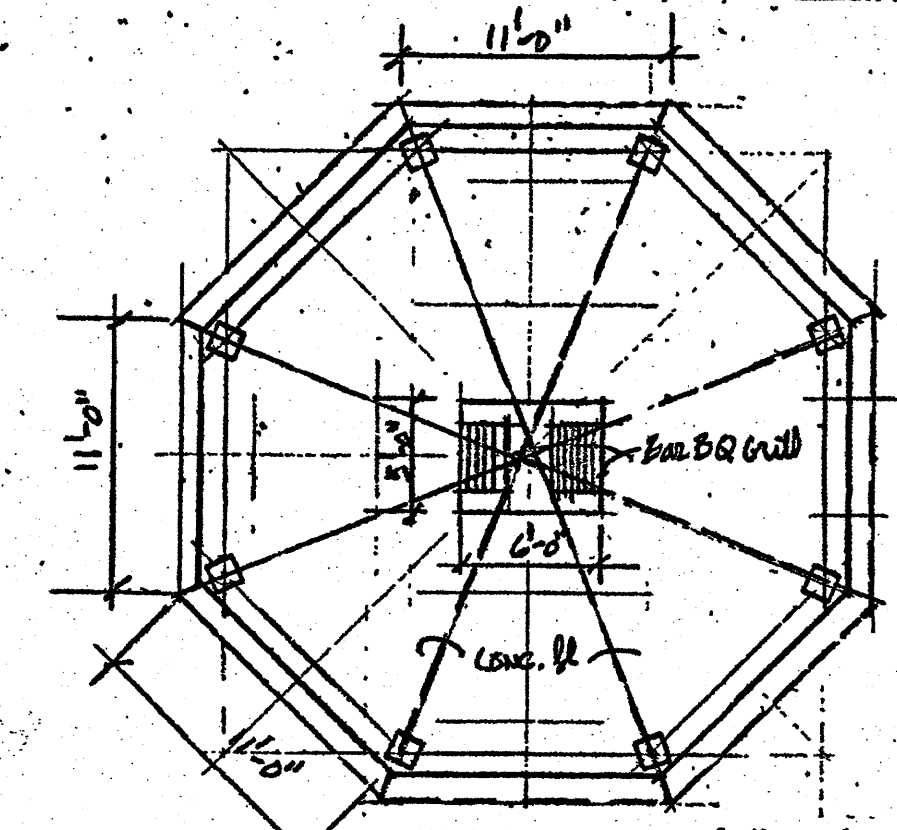
SECOND FLOOR PLAN 1/8" = 1' - 0"



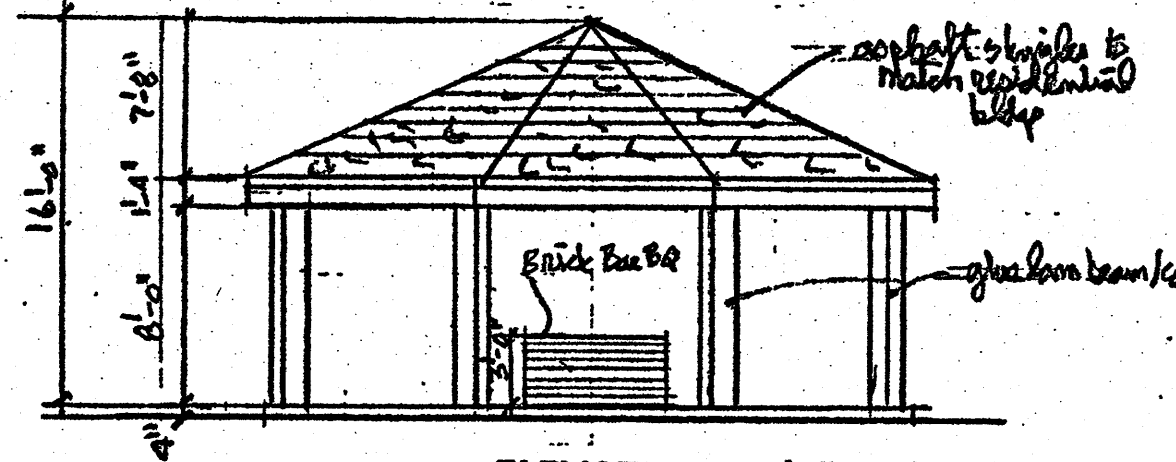
GROUND FLOOR PLAN 1/8" = 1' - 0"



SIDE ELEVATION 1/8" = 1' - 0"



FLOOR PLAN 1/8" = 1' - 0"



ELEVATION 1/8" = 1' - 0"

GAZEBO

EXTERIOR BUILDING MATERIALS

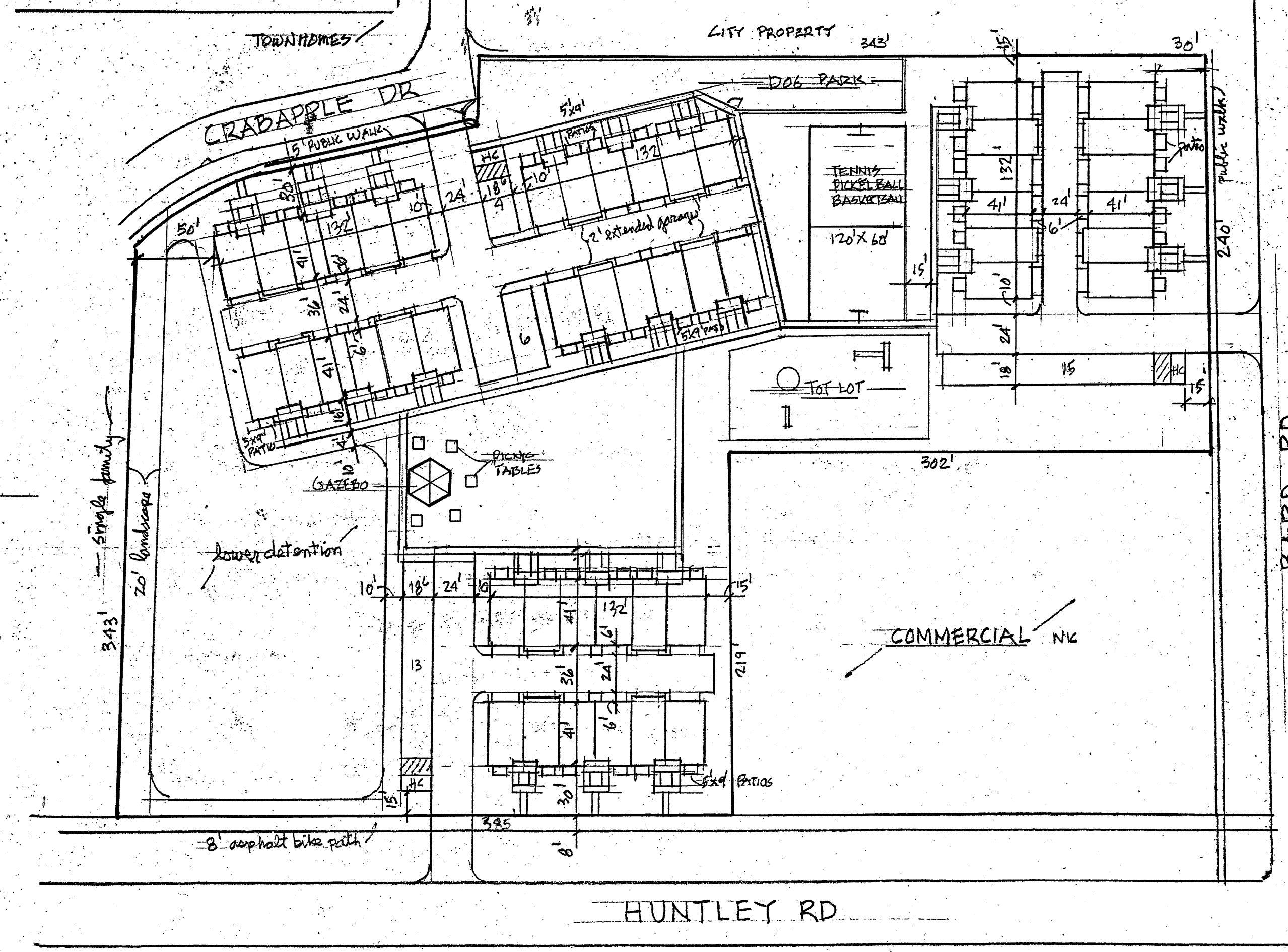
- A. Entry Doors and Glass Store Front with Dividers
- B. Balcony with Painted Metal Railings
- C. Sliding Glass Doors
- D. Face Brick
- E. Metal Stairs
- F. Painted Wood Trim and Fascia Boards
- G. Wood Balcony Support Posts with Brackets
- H. Hardie Board with Smooth Textured Siding
- I. Hardie Board Horizontal Siding
- J. Hardie Board Shake Siding
- K. Windows and Dividers
- L. Asphalt Shingles
- M. 7 x 16 Panelized Fiberglass Overhead Garage Doors

Project Data

Land Area	5.3 Acres (229,400 SF)
Building Area	11,088 SF Building x 8 = 88,704 SF
FAR	37%
Building Coverage	19% (43,296 SF / 229,400 SF)
Total Impervious	32%
# DU	48 DU (9 DU/AC)
Parking	Garage 96 + Exterior 41 = 137 Cars (2.9 cars/DU) (108 required)

Crystal Pointe ROW Homes Development Concept

To develop 48 2-Story ROW Homes each with a Private Patio and Balcony with amenities such as a Children's Play Ground, Pickle Ball Court, Fenced Dog Park, Gazebo, and Recreation/Picnic Area on 5.3 Acres. Interior finishes include a Washer and Dryer in each unit with Granite Kitchen Counters, Top of the Line Kitchen and Bath Cabinets, and Top-Grade Kitchen Appliances. Each unit has a 2-car garage.



SITE PLAN 1" = 60'

ARCHITECTURAL SERVICES
 OTHER: SWANSON & ASSOCIATES, LTD.
 10560 WEST LUNT AVENUE • ROCKFORD, ILLINOIS 60018
 PHONE: (708) 635-6111 • FAX: (708) 635-6926

DERBYSHIRE TOWNHOMES
 SWQ BARD RD & HUNTLEY RD
 CRYSTAL LAKE, IL

DATE: 7/27/23
 JOB NO.
 SHEET NO.

A1

Preliminary Landscape Plan

DERBYSHIRE

Crystal Lake, IL

August 16, 2023

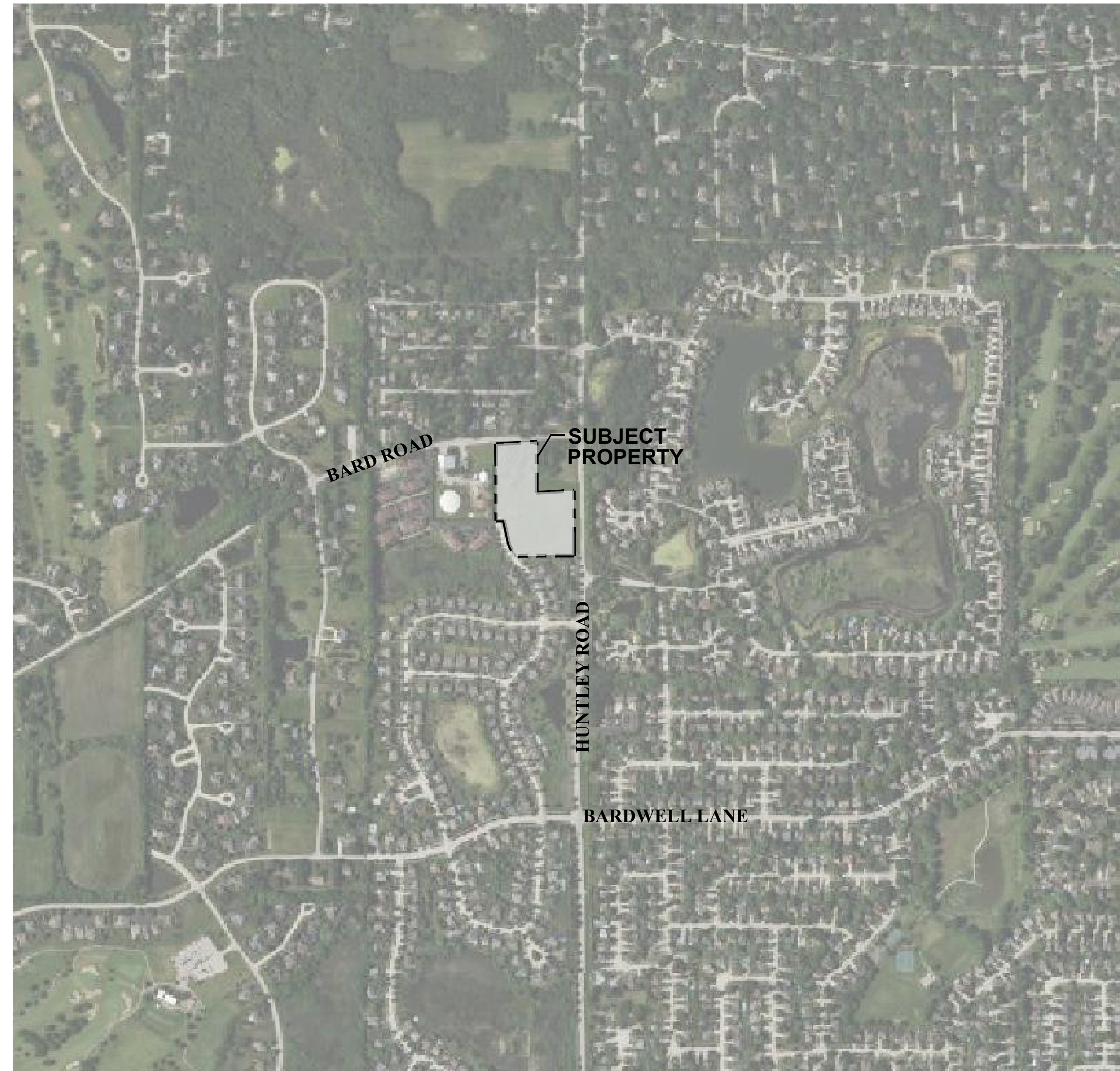
CONSULTANTS:



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

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

REPRESENTATIVE PLANT LIST

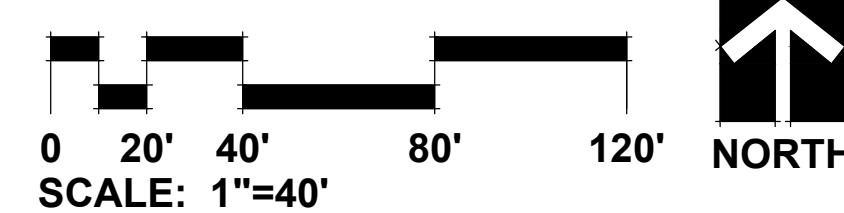
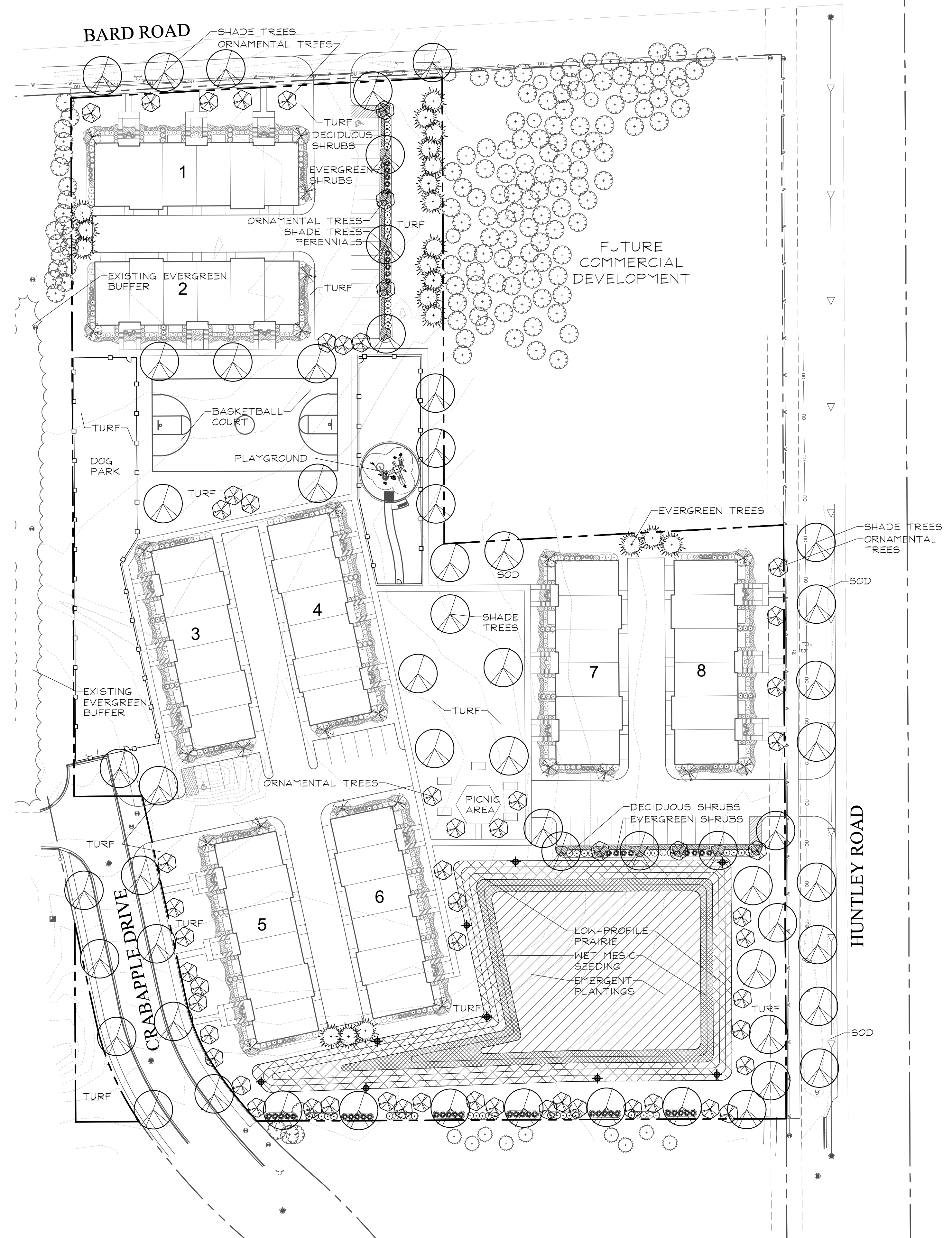
Key	Botanical/Common Name	Size	Remarks
SHADE TREES			
	Acer x freemanii 'Jeffers Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	Acer x saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	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 'PrairieFire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
EVERGREEN TREES			
	Abies concolor WHITE FIR	8' Ht.	
	Picea abies NORWAY SPRUCE	8' Ht.	
	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
	Picea omorika SERBIAN SPRUCE	8' Ht.	
	Pinus strobus EASTERN WHITE PINE	8' Ht.	
DECIDUOUS SHRUBS			
	Cornus sericea 'Bailey' BAILEY'S REDTIG WOOD	36" Tall	5' O.C.
	Hydrangea paniculata 'SMPLGF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
	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 'Paladin' DNARF KOREAN LILAC	24" Tall	4' O.C.
	Viburnum x Juddii JUDD VIBURNUM	36" Tall	4' O.C.
	Weigela florida 'Branwell' FINE WINE WEIGELA	24" Tall	3' O.C.
EVERGREEN SHRUBS			
	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 'Densiflora' DENSE YEW	24" Wide	4' O.C.
PERENNIALS AND ORNAMENTAL GRASSES			
	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' WALKER'S LOW CATMINT	#1	18" O.C.
	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.
	Schizachyrium scaparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
	Sporobolus heterolepis PRAIRIE DROPSSEED	#1	24" O.C.
GROUNDCOVERS			
	Liriope spicata CREEPING LILYTURF	#SP4	18" O.C.
	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.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- 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.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- 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 work.
- See General Conditions and Specifications for landscape work for additional requirements.



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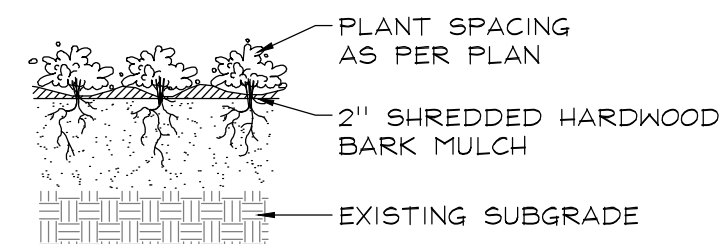
DERBYSHIRE CRYSTAL LAKE, IL 60014 LANDSCAPE PLAN

REVISIONS

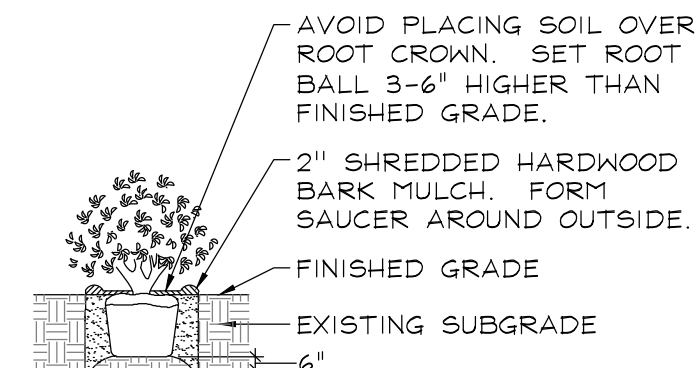
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PROJECT NO. PSW2308
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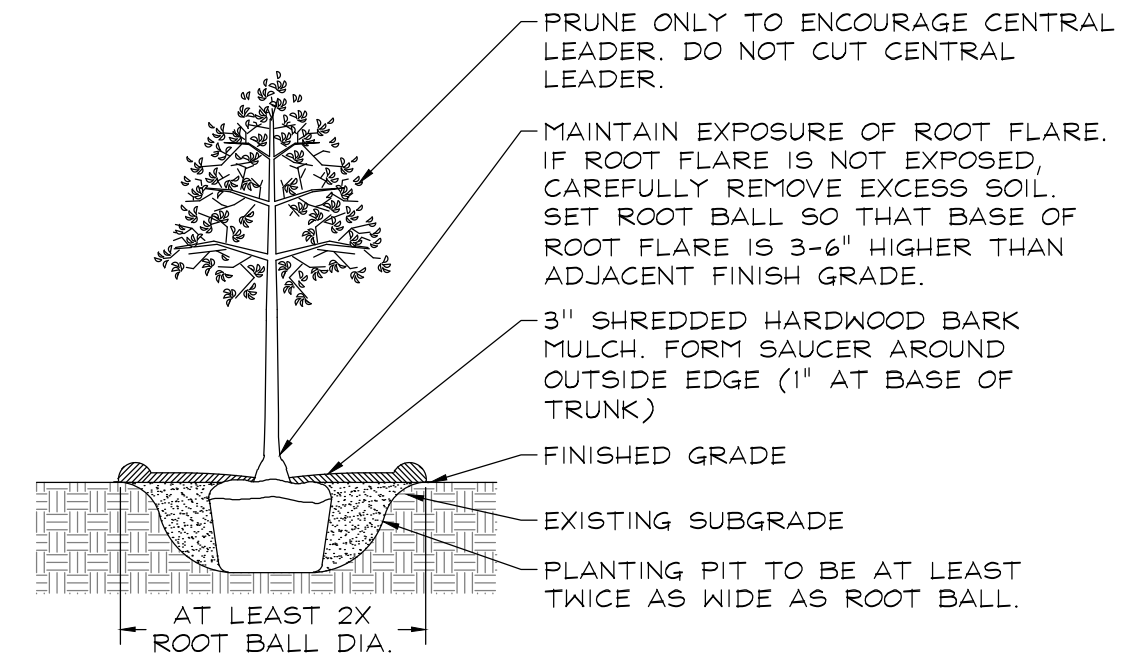
PLANTING DETAILS



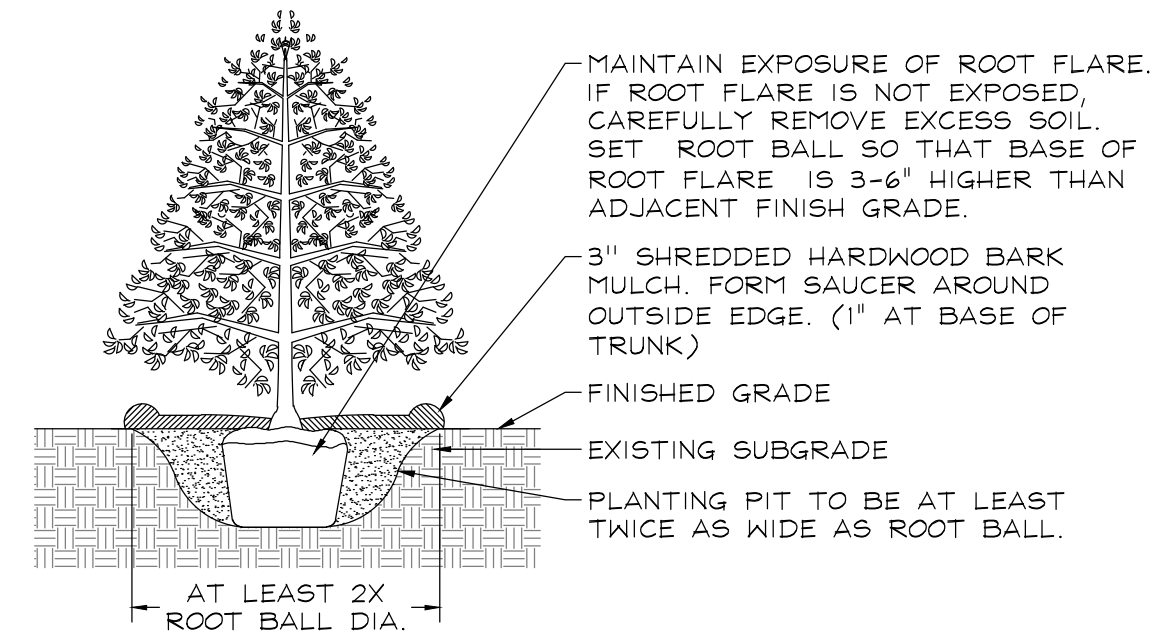
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



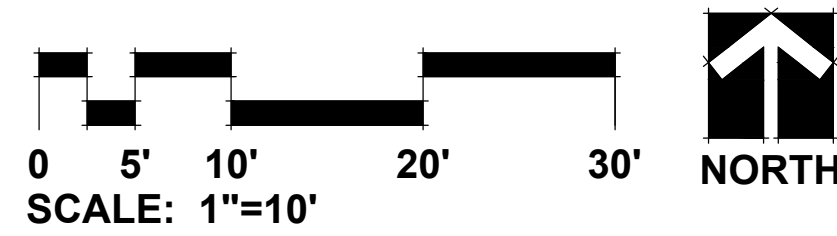
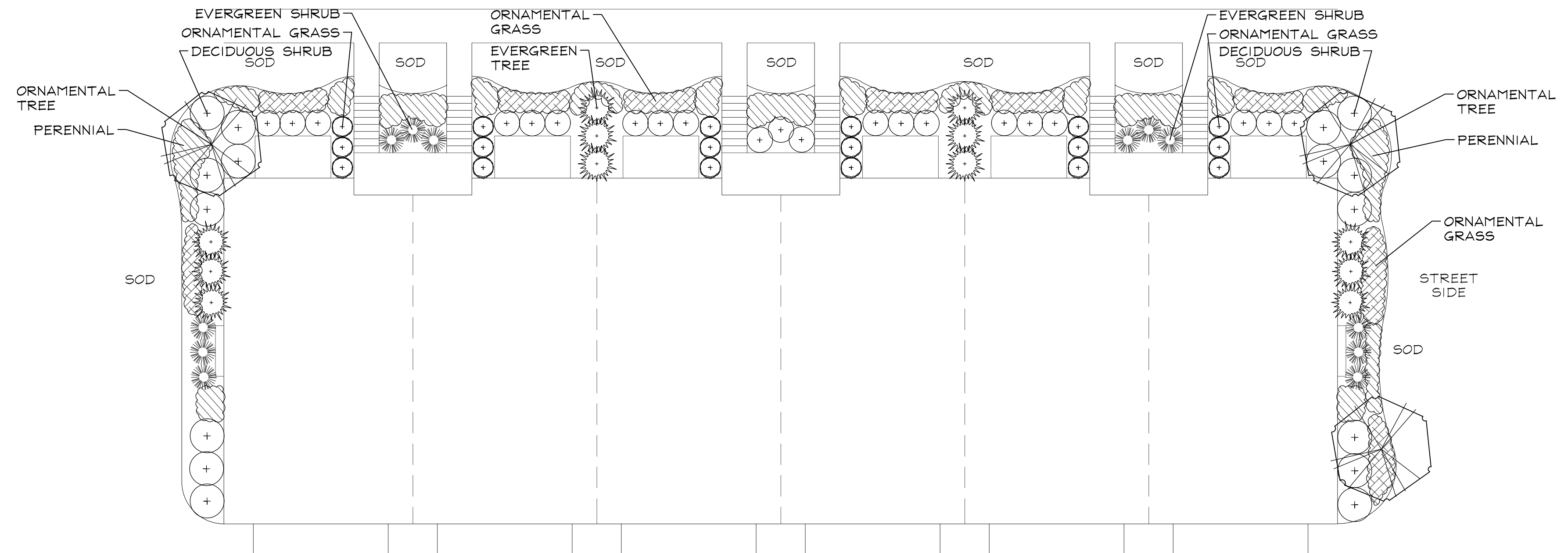
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE

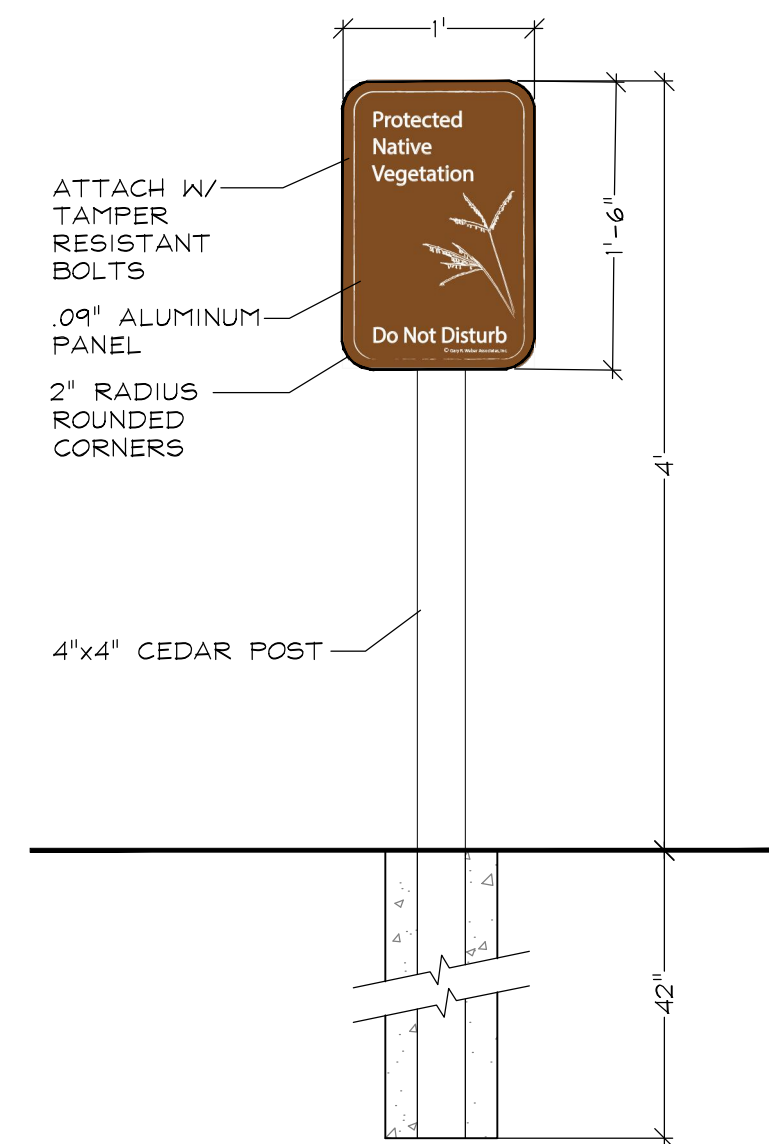


EVERGREEN TREES
NOT TO SCALE

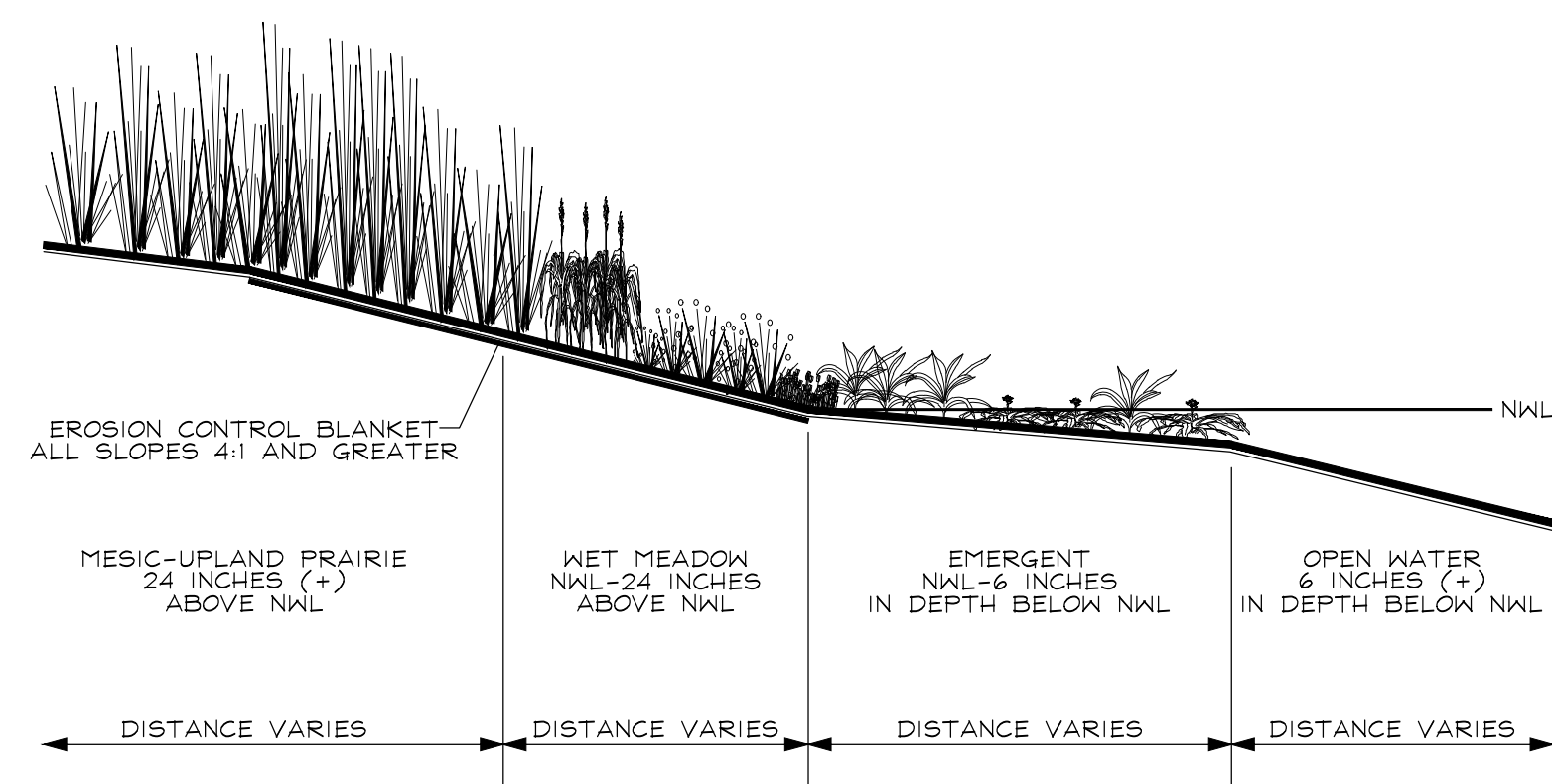


SIGN NOTES:

- SIGN BACKGROUND COLOR: C=40, M=70, Y=100, K=28
SIGN FONT AND GRAPHIC COLOR: WHITE
- FONT STYLE: MYRIAD PRO
FONT SIZE: 11/6 PT.
- SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
- CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE PROTECTED NATIVE VEGETATION SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.



NATURALIZED AREA SIGNAGE
NOT TO SCALE



PLANT COMMUNITY SECTION
NOT TO SCALE

REPRESENTATIVE PLANT LISTS

TYPICAL ROW HOME FOUNDATION PLANT LIST A

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
		Amelanchier grandiflora APPLE SERVICEBERRY	6' Tall	Clump form
		Cercis canadensis EASTERN REDBUD	6' Tall	Clump form
DECIDUOUS SHRUBS				
		Hydrangea paniculata 'Bulk' QUICKFIRE HYDRANGEA	30" Tall	4' O.C.
EVERGREEN TREES / SHRUBS				
		Taxus x media 'Densiflora' 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.	

TYPICAL ROW HOME FOUNDATION PLANT LIST B

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
		Malus x 'Red Jewel' RED JEWEL CRABAPPLE	6' Tall	Clump form
		Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Clump form
DECIDUOUS SHRUBS				
		Syringa patula 'Miss Kim' MISS KIM LILAC	30" Tall	4' O.C.
EVERGREEN TREES / SHRUBS				
		Taxus x media 'Densiflora' DENSE YEW	24" Wide	3' O.C.
		Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	4' Tall	4' O.C.
PERENNIALS				
		Hosta Patriot' PATRIOT HOSTA	#1	18" O.C.
		Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
		Salvia nemorosa 'May Night' MAY NIGHT SALVIA	#1	18" O.C.
ORNAMENTAL GRASSES				
		Sesleria autumnalis AUTUMN MOOR GRASS	#1	18" O.C.
		Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	24" O.C.
MISC. MATERIALS				
		SHREDDED HARDWOOD MULCH	C.Y.	
		RIVER ROCK 2" DEPTH	S.Y.	



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FOUNDATION LANDSCAPE PLAN

REVISIONS

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



2 OF 4



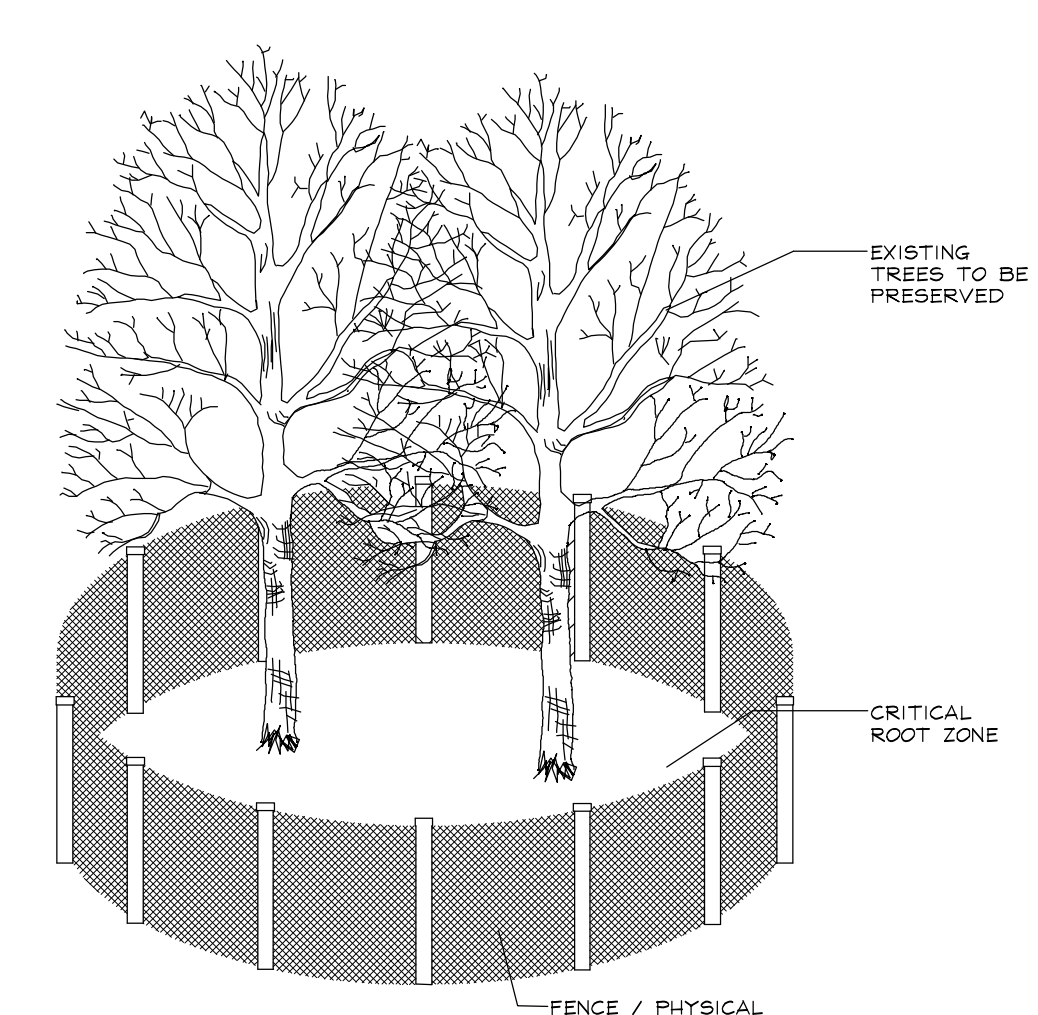
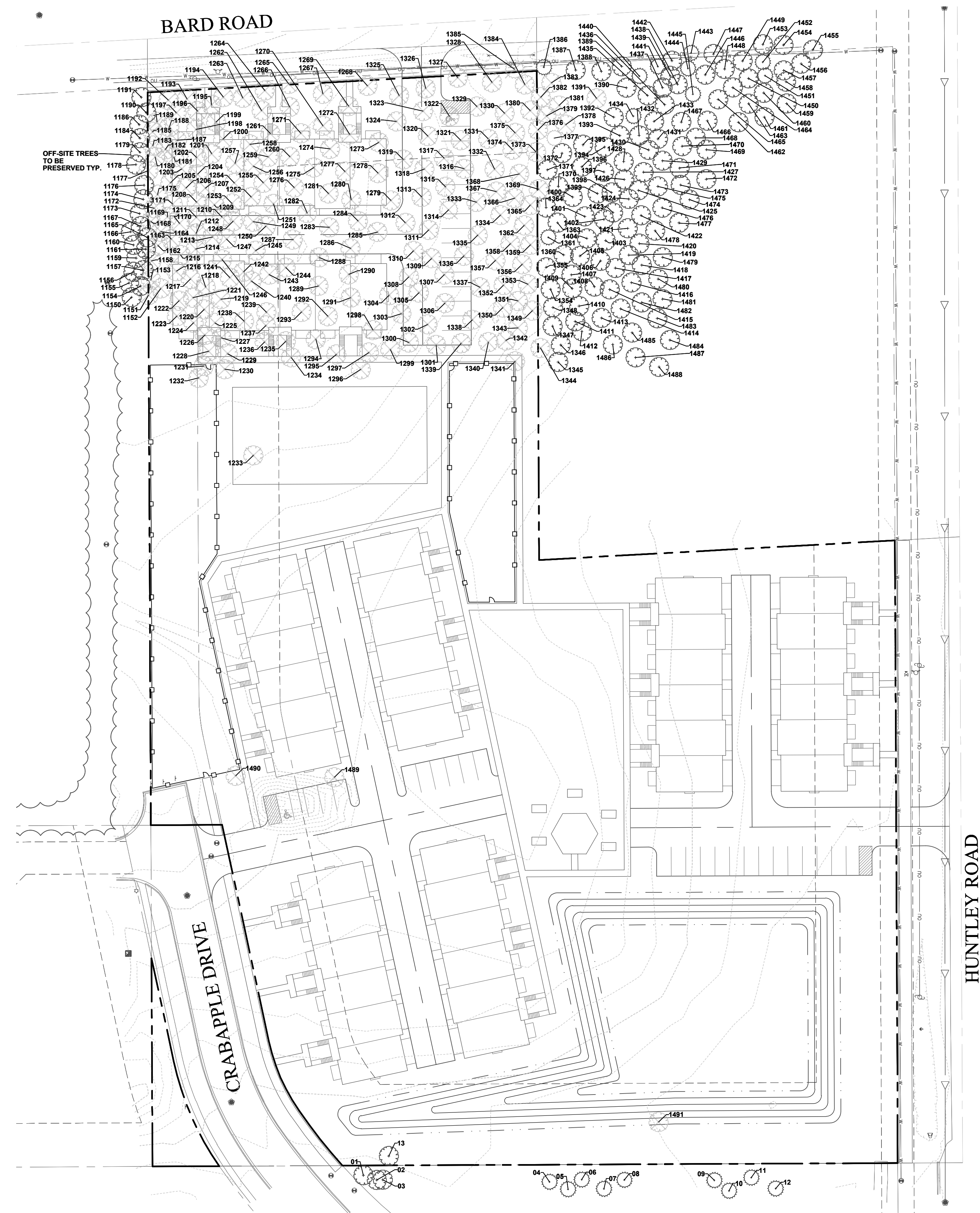
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TREE PRESERVATION PLAN

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3 OF 4



TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

REQUIRED TREE REPLACEMENTS

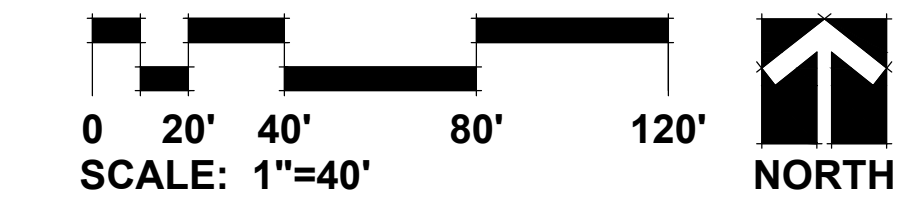
65.6 CALIPER INCHES OF REPLACEMENT
LOCATION OF REQUIRED REPLACEMENT TREES
TO BE SHOWN ON FINAL LANDSCAPE PLAN

TREE PRESERVATION NOTES

- 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.
- 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.
- Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- 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 damage from engine exhaust.
- 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.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

LEGEND

- TREE TO BE PRESERVED
- TREE TO BE REMOVED



AUTOCAD



Know what's below.
Call before you dig.

TREE INVENTORY
DATE: 4/7/2023
PROJECT NAME: The Residence of Crystal Pointe
CLIENT: FRODOES
GRWA PROJECT NUMBER: PSW206

- 1) Trees measured at 4.5 above the ground - DBH (diameter Breast Height)
2) 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, extensive or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 90% missing bark, adventitious growth only decay

TOTAL TREES REVIEWED: 355

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	HEALTH	RATING	NOTES	PROPOSED ACTION	REPLACEMENT VALUE (CAL. IN.)
1149	Acer negundo	Box Elder	8	Poor	4	Strong lean, split risk, included bark	Remove	0
1150	Ulmus pumila	Siberian Elm	10	Poor	4	Split risk @ 10'	Remove	0
1151	Acer negundo	Box Elder	4	Poor	4	Strong lean	Remove	0
1152	Acer negundo	Box Elder	2	Poor	4	Lean, crowded	Preserve	0
1153	Ulmus pumila	Siberian Elm	8	Fair	3	Presane	Preserve	0
1154	Acer negundo	Box Elder	6	Poor	4	Strong lean, unbalanced	Preserve	0
1155	Acer negundo	Box Elder	8	Poor	4	Lean, unbalanced	Preserve	0
1156	Acer negundo	Box Elder	8	Poor	4	Strong lean, crowded	Preserve	0
1157	Ulmus pumila	Siberian Elm	6	Poor	4	30% dead branches, crown lean	Preserve	0
1158	Acer negundo	Box Elder	5.1	Poor	4	1" leader dead, strong lean	Preserve	0
1159	Acer negundo	Box Elder	3	Poor	4	Unbalanced, 40% dead branches, crowded	Preserve	0
1160	Morus alba	Cashew	5	Poor	4	Crowded, included bark, slight crown lean	Remove	0
1161	Acer negundo	Box Elder	9	Poor	4	Strong lean, dead leaning on, 20% dead branches, unbalanced, crown lean	Remove	0
1162	Acer negundo	Box Elder	4	Poor	4	Strong lean, dead leaning on, 30% dead branches	Remove	0
1163	Acer negundo	Box Elder	6	Poor	4	Strong lean, 30% dead branches, crown lean	Remove	0
1164	Acer negundo	Box Elder	11.2	Poor	4	Split risk, strong lean, adventitious growth	Preserve	0
1165	Acer negundo	Box Elder	13.8.7	Poor	4	Split risk, strong lean, adventitious growth	Preserve	0
1166	Acer negundo	Box Elder	11	Poor	4	Strong lean, 40% dead branches	Remove	0
1167	Acer negundo	Box Elder	7	Poor	4	Lean, crown lean, dead leaning on, 30% dead branches	Remove	0
1168	Acer negundo	Box Elder	11	Poor	4	50% dead branches, unbalanced	Remove	0
1169	Acer negundo	Box Elder	11.11.11	Poor	4	Split canopy, strong lean, 80% dead	Remove	0
1170	Morus alba	White Mulberry	10	Poor	4	Crown lean, 70% dead branches	Remove	0
1171	Acer negundo	Box Elder	8	Dead	6	Presane	Remove	0
1172	Acer negundo	Box Elder	4.3	Poor	4	Strong lean, shear cracks	Remove	0
1173	Acer negundo	Box Elder	6	Poor	4	Strong lean, canopy	Remove	0
1174	Acer negundo	Box Elder	9	Poor	4	Strong lean, crowded	Preserve	0
1175	Morus alba	White Mulberry	14.6.4	Poor	4	Hollow bark, strong lean, split risk, 60% dead branches	Preserve	0
1176	Acer negundo	Box Elder	4.3	Poor	4	Canopy base, strong lean	Preserve	0
1177	Fraxinus pennsylvanica	Green Ash	12	Poor	4	LEAD, lean, green around fence	Preserve	0
1178	Acer negundo	Box Elder	12.6	Poor	5	Hollow, 80% dead, strong lean	Remove	0
1179	Acer negundo	Box Elder	9	Fair	3	Unbalanced, 30% dead branches	Remove	0.9
1180	Acer negundo	Box Elder	10	Dead	6	Presane	Remove	0
1181	Acer negundo	Box Elder	6	Poor	5	80% Dead, Crowded	Remove	0
1182	Juglans nigra	Black Walnut	6	Poor	3	Unbalanced	Preserve	0
1183	Juglans nigra	Black Walnut	6	Poor	3	Strong crown lean, Lean, 60% Dead	Remove	0
1184	Acer negundo	Box Elder	9	Dead	6	Presane	Remove	0
1185	Acer negundo	Box Elder	13.11	Poor	4	40% Dead branches, Crown around fence, Crown lean	Remove	0
1186	Acer negundo	Box Elder	7	Poor	4	Strong lean, Crown lean, 30% Dead branches	Remove	0
1187	Fraxinus pennsylvanica	Green Ash	4	Poor	4	LEAD, Shear crack, Strong lean, 80% Dead branches	Remove	0
1188	Acer negundo	Box Elder	14	Poor	4	Strong lean, Crown lean, 60% Dead branches	Remove	0
1189	Acer negundo	Box Elder	11.8	Poor	4	Split risk, Canopy at base	Remove	0
1190	Ulmus pumila	Siberian Elm	9	Dead	6	Presane	Remove	0
1191	Juglans nigra	Black Walnut	9	Good	2	Unbalanced	Remove	1.9
1192	Juglans nigra	Black Walnut	6	Fair	3	Lean	Remove	0.6
1193	Acer negundo	Box Elder	8.6	Poor	5	80% Dead	Remove	0
1194	Acer negundo	Box Elder	16	Dead	6	Presane	Remove	0
1195	Juglans nigra	Black Walnut	11	Fair	3	Crowded by 1999	Remove	1.1
1196	Populus deltoides	Eastern Cottonwood	15	Fair	3	Slight lean	Remove	1.5
1197	Populus deltoides	Eastern Cottonwood	5	Poor	4	Slight lean	Remove	1.4
1198	Acer negundo	Box Elder	5	Poor	4	60% Dead branches, Lean	Remove	0
1199	Acer negundo	Box Elder	2	Poor	5	70% Dead branches	Remove	0
1200	Acer negundo	Box Elder	6.2	Poor	4	80% Dead branches	Remove	0
1201	Juglans nigra	Black Walnut	5	Fair	3	Lean	Remove	0.6
1202	Populus deltoides	Eastern Cottonwood	10	Poor	4	Strong crown lean	Remove	0
1203	Populus deltoides	Eastern Cottonwood	9	Poor	4	Crown lean (twist)	Remove	0.9
1204	Populus deltoides	Eastern Cottonwood	9.8	Poor	4	Lean, Vignit	Remove	0
1205	Populus deltoides	Eastern Cottonwood	9	Poor	4	Lean, Crown lean	Remove	0
1206	Populus deltoides	Eastern Cottonwood	6	Poor	4	40% Dead branches, Crown lean	Remove	0
1207	Populus deltoides	Eastern Cottonwood	7	Lean	3	Lean	Remove	0.3
1208	Populus deltoides	Eastern Cottonwood	8	Fair	3	Lean	Remove	0.8
1209	Populus deltoides	Eastern Cottonwood	6	Dead	6	Presane	Remove	0
1210	Populus deltoides	Eastern Cottonwood	12	Poor	4	60% Dead branches on lower part/trunk	Remove	0
1211	Populus deltoides	Eastern Cottonwood	5	Poor	4	Strong lean	Remove	0
1212	Populus deltoides	Eastern Cottonwood	8	Poor	4	Strong lean	Remove	0
1213	Juglans nigra	Black Walnut	3	Good	2	Slight crown lean	Remove	0
1214	Juglans nigra	Black Walnut	11.11	Fair	3	Vignit, Straight, 20% Dead branches	Remove	1.1
1215	Acer negundo	Box Elder	10	Poor	4	Lean, Peeling bark, Adventitious growth	Remove	0
1216	Juglans nigra	Black Walnut	12	Poor	4	Strong crown lean, 20% Dead branches	Remove	0
1217	Juglans nigra	Black Walnut	10	Poor	4	Unbalanced, Strong crown lean, Crowded by 1220	Remove	0
1218	Acer negundo	Box Elder	8.5	Poor	4	80% Dead branches, Strong lean	Remove	0
1219	Acer negundo	Box Elder	4.4	Poor	4	Hollow, included bark, 40% Dead branches	Remove	0
1220	Acer negundo	Box Elder	6	Poor	4	Unbalanced, Lean, 30% Dead branches	Remove	0
1221	Acer negundo	Box Elder	9	Poor	4	80% Dead branches, Lean	Remove	0
1222	Acer negundo	Box Elder	8	Poor	4	Crown lean, 20% Dead branches	Remove	0
1223	Acer negundo	Box Elder	9	Dead	6	Split/Fallen	Remove	0
1224	Acer negundo	Box Elder	24.11.9.8	Poor	5	Poor form, Split risk, Canopy at crown, Strong lean	Remove	0
1225	Acer negundo	Box Elder	4	Poor	4	Unbalanced, Strong lean, Split Risk	Remove	0
1226	Acer negundo	Box Elder	8	Poor	4	Strong lean, 20% Dead branches	Remove	0
1227	Acer negundo	Box Elder	10	Poor	4	Unbalanced, Lean, 20% Dead branches	Remove	0
1228	Acer negundo	Box Elder	18	Poor	4	Unbalanced, Lean, 20% Dead branches	Remove	0
1229	Morus alba	White Mulberry	15.10.5	Poor	4	Split Risk, Self crowding, 30% Dead branches	Remove	0
1230	Acer negundo	Box Elder	10.8.6	Poor	4	Strong lean, Crown lean, 30% Dead branches	Remove	0
1231	Acer negundo	Box Elder	7.6.6.5	Poor	4	Strong lean, 30% Dead branches	Remove	0
1232	Acer negundo	Box Elder	9	Poor	4	40% Dead branches	Remove	0
1233	Acer negundo	Box Elder	22.14	Poor	4	Split risk, Strong lean, Canopy at crown	Remove	0
1234	Acer negundo	Box Elder	5	Poor	4	Strong lean, Crowded by 1237	Remove	0
1235	Acer negundo	Box Elder	12	Poor	4	Strong lean, Crown lean, 20% Dead branches	Remove	0
1236	Acer negundo	Box Elder	11.4	Poor	4	Lean, Strong crown lean, 1237	Remove	0
1237	Acer negundo	Box Elder	9	Poor	4	Strong lean, 20% Dead branches	Remove	0
1238	Acer negundo	Box Elder	11.12	Poor	4	Strong lean, 40% Dead branches	Remove	0
1239	Acer negundo	Box Elder	11.12	Poor	4	Adventitious growth, Crown lean, 80% Dead branches, Split risk	Remove	0
1240	Acer negundo	Box Elder	9	Poor	4	Crowded, Crown lean, 30% Dead branches	Remove	0
1241	Ulmus pumila	Siberian Elm	11	Poor	5	Shown crown	Remove	0
1242	Acer negundo	Box Elder	4	Poor	4	Adventitious growth, Strong crown lean, Lean	Remove	0
1243	Juglans nigra	Black Walnut	11	Good	2	Slight lean	Remove	1.1
1244	Juglans nigra	Black Walnut	6.5.5.4	Poor	4	Split risk, Adventitious growth, 30% Dead branches	Remove	0
1245	Populus deltoides	Eastern Cottonwood	10	Fair	3	Slight lean	Remove	1
1246	Populus deltoides	Eastern Cottonwood	10	Fair	3	Slight lean	Remove	1
1247	Populus deltoides	Eastern Cottonwood	6	Poor	4	Lean, Crown lean	Remove	0
1248	Populus deltoides	Eastern Cottonwood	6	Poor	4	Lean, Crown lean, 20% Dead branches	Remove	0
1249	Gleditsia triacanthos	Honey Locust	4	Fair	3	Healing trunk scar	Remove	0
1250	Populus deltoides	Eastern Cottonwood	8	Poor	4	80% Dead branches, Peeling bark	Remove	0
1251	Populus deltoides	Eastern Cottonwood	10.9	Poor	4	Vignit, 60% Dead branches	Remove	0
1252	Populus deltoides	Eastern Cottonwood	6	Fair	3	Lean	Remove	0.6
1253	Populus deltoides	Eastern Cottonwood	11	Poor	4	Crown lean, 50% Dead branches	Remove	0
1254	Populus deltoides	Eastern Cottonwood	11	Poor	4	Lean, 50% Dead branches	Remove	0
1255	Populus deltoides	Eastern Cottonwood	6	Poor	5	Peeling bark, 80% Dead branches	Remove	0
1256	Acer negundo	Box Elder	3	Poor	4	Lean, Crown lean, 80% Dead branches, Vines	Remove	0
1257	Ulmus pumila	Siberian Elm	4	Dead	6	Presane	Remove	0
1258	Ulmus pumila	Siberian Elm	2	Dead	6	Presane	Remove	0
1259	Juglans nigra	Black Walnut	11	Fair	3	Lean	Remove	1.1
1260	Acer negundo	Box Elder	10.6	Dead	6	Presane	Remove	0
1261	Acer negundo	Box Elder	10	Dead	6	Presane	Remove	0
1262	Acer negundo	Box Elder	6	Dead	6	Presane	Remove	0
1263	Acer negundo	Box Elder	6.5	Dead	6	Presane	Remove	0
1264	Juglans nigra	Black Walnut	8	Poor	4	Topped near powerlines	Remove	0
1265	Acer negundo	Box Elder	10	Poor	4	Partially topped near powerlines, Unbalanced	Remove	0
1266	Acer negundo	Box Elder	10	Remove	0	Remove	0	
1267	Acer negundo	Box Elder	4	Poor	4	Crowded, 60% Dead branches, Lean	Remove	0
1268	Juglans nigra	Black Walnut	10	Fair	3	Slight crown lean	Remove	1
1269	Juglans nigra	Black Walnut	9	Fair	3	Lean	Remove	0.9
1270	Juglans nigra	Black Walnut	6	Good	2	Slightly unbalanced	Remove	0.6
1271	Juglans nigra	Black Walnut	6	Good	2	Slightly unbalanced	Remove	0.6
1272	Juglans nigra	Black Walnut	12	Fair	3	10% Dead branches, Fungus	Remove	0.5
1273	Juglans nigra	Black Walnut	13	Fair	3	Lean, 10% Dead branches	Remove	1.3
1274	Acer negundo	Box Elder	6.1.5	Poor	4	Slight lean, 60% Dead branches	Remove	0
1275	Populus deltoides	Eastern Cottonwood	17	Poor	5	Hollow, 30% Dead branches	Remove	0
1276	Juglans nigra	Black Walnut	10	Fair	3	Slight crown lean	Remove	1
1277	Acer negundo	Box Elder	10	Good	2	Prune 4' lower branch	Remove	1.2
1278	Juglans nigra	Black Walnut	6.7	Poor	4	Split risk, Strong lean, 50% Dead branches	Remove	0
1279	Populus deltoides	Eastern Cottonwood	29.17	Poor	4	Vignit, Split risk	Remove	0
1280	Acer negundo	Box Elder	3	Poor	4	Lean, 20% Dead branches	Remove	0
1281	Acer negundo	Box Elder	7	Fair	3	30% Dead branches, Slight lean	Remove	0.35
1282	Acer negundo	Box Elder	2.2	Poor	4	40% Dead branches, Lean, Split risk	Remove	0
1283	Acer negundo	Box Elder	2	Poor	4	Lean	Remove	0
1284	Acer negundo	Box Elder	7	Poor	4	Lean, 30% Dead branches	Remove	0
1285	Acer negundo	Box Elder	2	Poor	4	Slight lean	Remove	0
1286	Acer negundo	Box Elder	2	Poor	4	Slight lean	Remove	0
1287	Acer negundo	Box Elder	7.6.2	Poor	4	Split risk, Strong lean, 30% Dead branches	Remove	0
1288	Gleditsia triacanthos	Honey Locust	9	Good	2	Slightly unbalanced	Remove	0.45
1289	Acer negundo	Box Elder	8.2	Poor	4	Lean, Adventitious growth, 45% Dead branches	Remove	0
1290	Acer negundo	Box Elder	6.5	Poor	4	Cavity, Lean	Remove	0
1291	Acer negundo	Box Elder	8	Fair	3	Canopy, Lean	Remove	0.4
1292	Acer negundo	Box Elder	3	Poor	4	Lean, Unbalanced	Remove	0
1293	Acer negundo	Box Elder	8.3	Poor	4	Strong lean, 30% Dead branches	Remove	0
1294	Populus deltoides	Eastern Cottonwood	4	Fair	3	Lean	Remove	0
1295	Populus deltoides	Eastern Cottonwood	18	Poor	4	Unbalanced, Lean, 30% Dead branches	Remove	0
1296	Populus deltoides	Eastern Cottonwood	14	Fair	3	Lean, 20% Dead branches	Remove	1.4
1297	Populus deltoides	Eastern Cottonwood	8	Poor	4	Lean, Slight crown lean, 40% Dead branches	Remove	0
1298	Populus deltoides	Eastern Cottonwood	9	Poor	4	Crown lean, 60% Dead branches	Remove	0
1299	Populus deltoides	Eastern Cottonwood	2	Fair	3	Lean	Remove	0
1300	Populus deltoides	Eastern Cottonwood	4	Fair	3	Lean	Remove	0
1301	Populus deltoides	Eastern Cottonwood	11	Fair	3	Lean	Remove	1.2
1302	Populus deltoides	Eastern Cottonwood	11	Fair	3	Lean	Remove	1.1
1303	Populus deltoides	Eastern Cottonwood	9	Good	2	30% Dead branches in lower part, Straight	Remove	0.9
1304	Juglans nigra	Black Walnut	11	Good	2	Slightly unbalanced	Remove	1.1
1305	Juglans nigra	Black Walnut	14	Fair	3	Unbalanced, Slight lean	Remove	1.4
1306	Juglans nigra	Black Walnut	12	Good	2	Lean	Remove	1.2
1307	Amelanchier canadensis	Eastern Red Cedar						

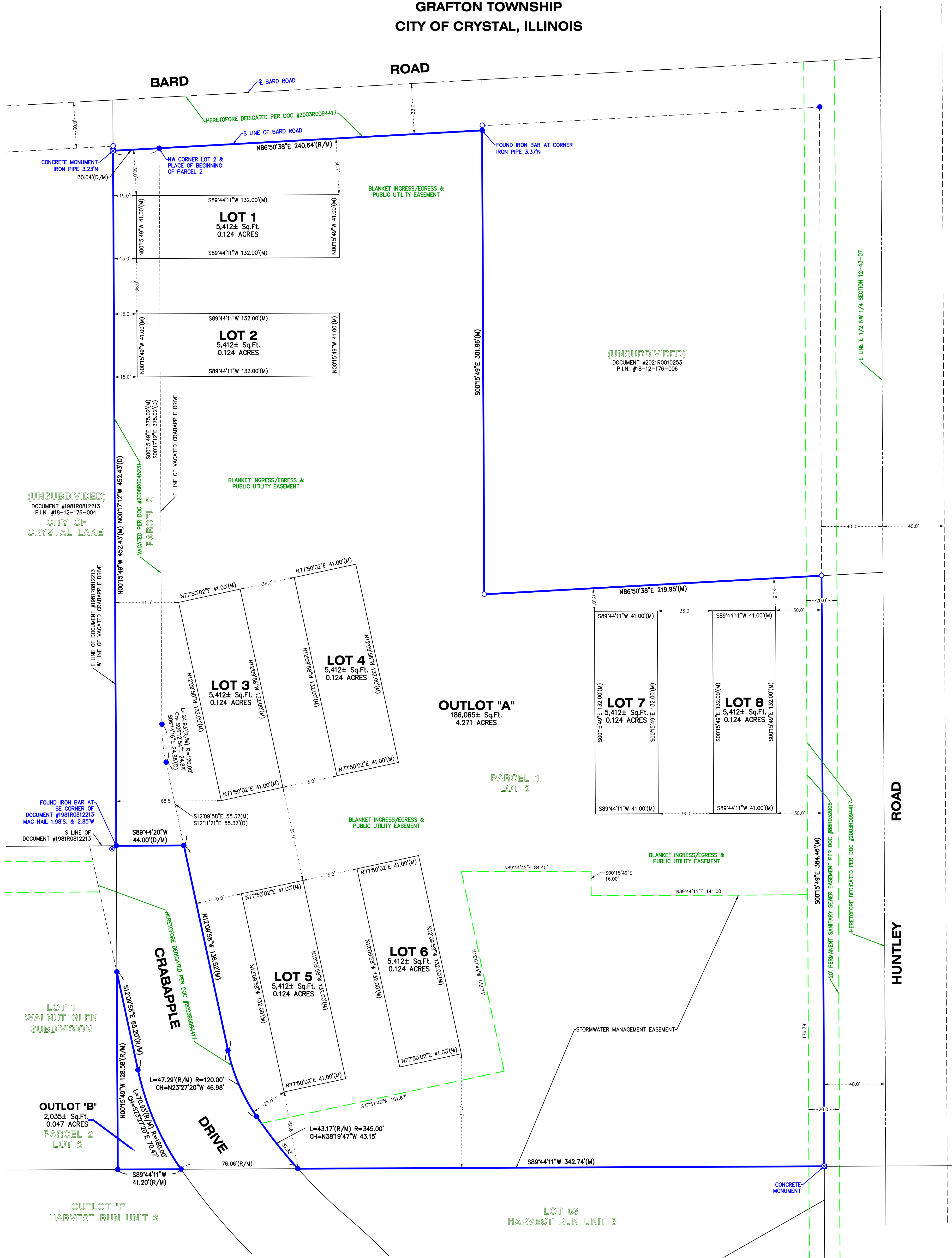




FINAL PLAT OF SUBDIVISION DERBYSHIRE TOWNHOMES SUBDIVISION

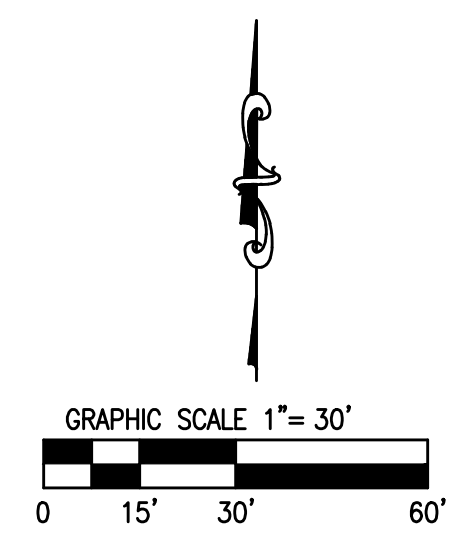
A resubdivision of Lot 2 of Walnut Glen Subdivision and
part of the East Half of the Northwest Quarter of Section 12,
Township 43 North, Range 7 East of the Third Principal Meridian,
in McHenry County, Illinois

**ZONED R3B PUD
GRAFTON TOWNSHIP
CITY OF CRYSTAL, ILLINOIS**



CLIENT: PROJADES, LLC
DRAWN BY: IVA CHECKED BY: APG
SCALE: 1"=30' SEC. 12 T. 43 R. 7 E.
BASIS OF BEARING: ILLINOIS EAST ZONE NAD83 (2011)
P.I.N.: 18-12-179-005
JOB NO.: 230777 I.D. FPS
FIELDWORK COMP.: BK. PG.
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68' F.

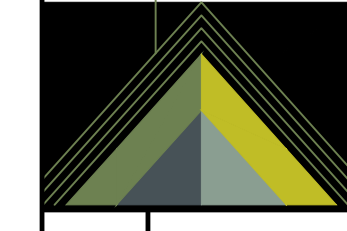
REVISIONS			
NO.	DATE	DESCRIPTION	BY



BENCHMARKS
 SEE PLAN VIEW ON THIS SHEET
 NOTE:
 EXISTING TOPOGRAPHIC SURVEY & BOUNDARY PREPARED BY:
 DEVELOPER

NO.	DATE	REMARKS

ADVANTAGE
 CONSULTING ENGINEERS
 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
 630-520-2467
 WWW.ADVANTAGE.IL.US

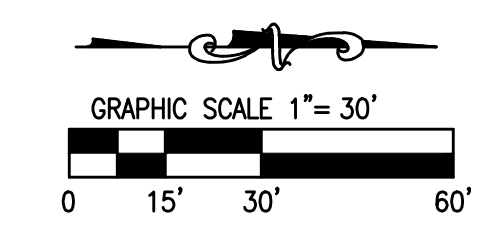


EXISTING CONDITIONS
 THE RESIDENCES OF CRYSTAL
 POINTE
 CRYSTAL LAKE, IL

EQUITY TRUST CO.
 CUSTODIAN FBO
 KRISTA MONTI IRA

AUGUST 21, 2023
 JOB: 23-014

SHEET:
EX1
 3 OF 16



GRADING NOTES

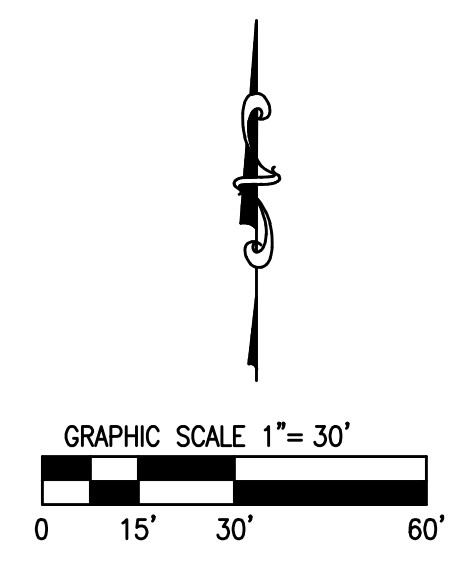
1. ALL SPOT ELEVATIONS SHOWN AT CURB ARE TOP OF CURB/SIDEWALK ELEVATIONS.
2. ALL ELEVATIONS SHOWN ON PLANS ARE FINISHED GRADE ELEVATIONS.
3. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE IN PLACE PRIOR TO START OF CONSTRUCTION.
4. CONTRACTOR SHALL MAINTAIN POSITIVE SITE DRAINAGE DURING CONSTRUCTION.
5. ALL PROPOSED GRADES SHALL MATCH EXISTING GRADES AT THE PROPERTY LINE.
6. SEE SPECIFICATIONS FOR SUBGRADE AND STRUCTURAL FILL COMPACTION REQUIREMENTS.
7. THE CROSS SLOPE ON ALL SIDEWALKS SHALL NOT EXCEED 1.5%.
8. ALL WORK SHALL CONFORM TO THE 2018 EDITION OF THE STATE OF ILLINOIS ACCESSIBILITY CODE AND/OR THE 2010 EDITION OF THE AMERICANS WITH DISABILITY ACT (ADA) WHICHEVER IS MORE RESTRICTIVE.



SITE BENCHMARK
ARROW POINT ON HD
ELEV=905.65 MANDS

SITE BENCHMARK
ARROW POINT ON HD
ELEV=904.34 MANDS

REMARKS	
DATE	
NO.	
<p>ADVANTAGE CONSULTING ENGINEERS</p> <p>80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439 630-520-2467 www.advantageil.com</p>	
<p>GRADING PLAN</p> <p>THE RESIDENCES OF CRYSTAL POINTE</p> <p>CRYSTAL LAKE, IL</p>	
<p>EQUITY TRUST CO. CUSTODIAN FBO KRISTA MONTI IRA</p>	
<p>AUGUST 21, 2023 JOB: 23-014</p>	
<p>SHEET: G1</p>	
<p>5 OF 16</p>	



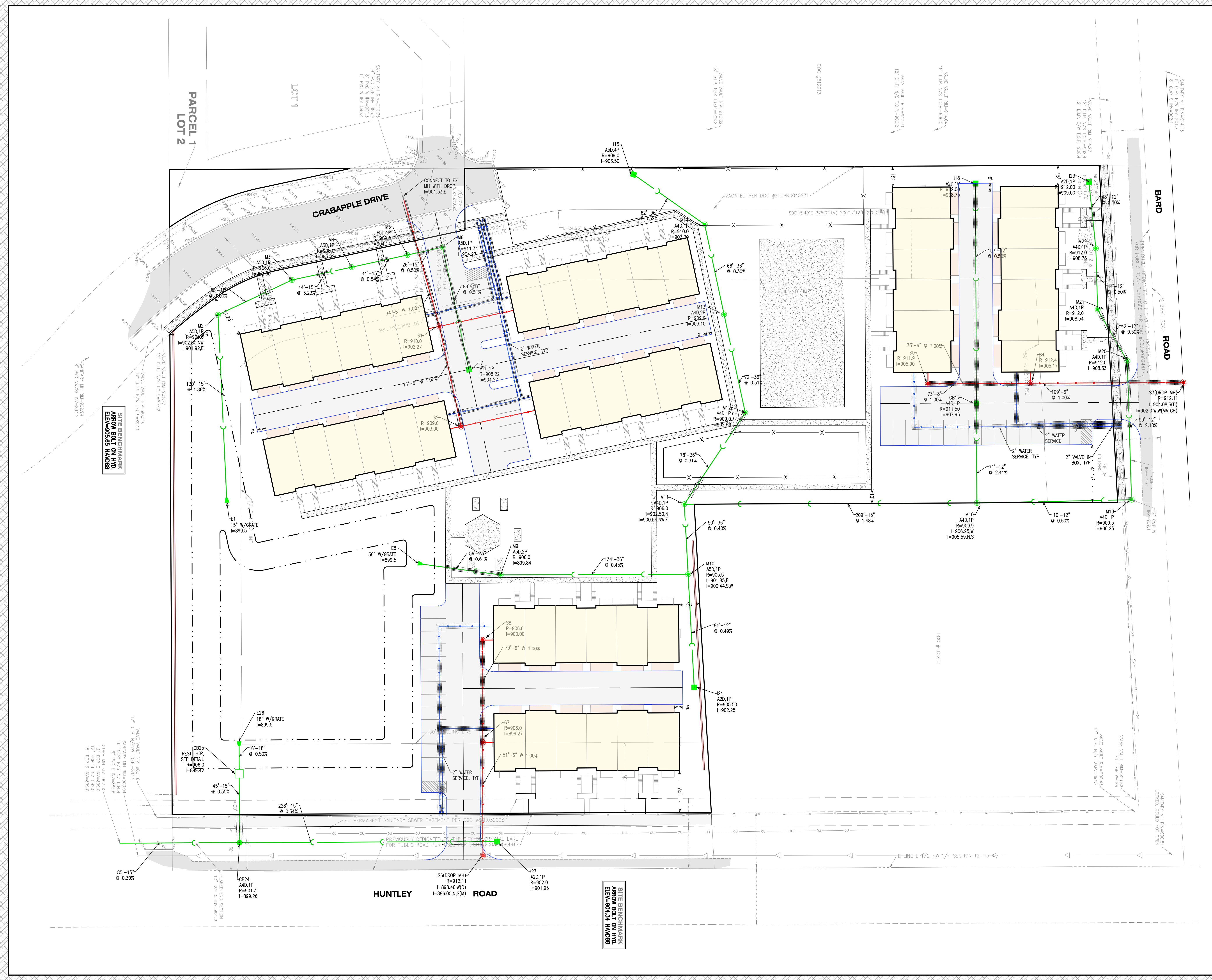
- NOTES FOR OVERALL UTILITY PLAN:**
- ALL 12" AND 15" STORM SEWERS SHALL BE RCP CL IV, ALL OTHER STORM SEWERS TO BE RCP CL III UNLESS NOTED OTHERWISE.
 - ALL SANITARY SEWER SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
 - ALL WATER MAIN SHALL BE D.I.P. CLASS 52 UNLESS NOTED OTHERWISE.
 - THE UNDERDRAIN SHALL BE PERFORATED PVC SDR 26 OR ADS N-12.
 - THE FRAME & GRATE/LID FOR STORM STRUCTURES SHALL BE AS FOLLOWS:
 1P: NEENAH R-1713, TYPE G OPEN GRATE
 1C: NEENAH R-1713, TYPE B CLOSED LID
 2P: NEENAH R-2580-C FRAME & TYPE G OPEN GRATE
 4P: SPECIAL GRATE
 - UTILITY STRUCTURE SYMBOL LEGEND:
 M36: MANHOLE, STRUCTURE # 36
 I: INLET
 CB: CATCH BASIN
 M: MANHOLE
 E: FLARED END SECTION WITH RIP RAP
 S: SANITARY MANHOLE
 NP: NYLOPLAST
 FH: FIRE HYDRANT
 VV: VALVE VAULT
 PC: PRESSURE CONNECTION
 CO: CLEAN OUT
 UD: PERFORATED UNDERDRAIN
 A4D, 1P: TYPE A, 4" DIA., TYPE OF FRAME AND GRATE/LID.
 - CONTRACTOR TO FIELD VERIFY LOCATION OF EXISTING UTILITIES FOR CONNECTION OF PROPOSED UTILITIES.
 - CONTRACTOR SHALL COORDINATE ANY ROAD CLOSURES FOR OPEN CUT UTILITY WORK WITH THE APPROPRIATE AUTHORITIES.
 - FOLLOWING JULIE LOCATE, CONTRACTOR TO VERIFY CROSSINGS BY POT-HOLE ALL CROSSINGS.
 - TRENCH BACKFILL
 - PIPE CROSSING

ADVANTAGE
 CONSULTING ENGINEERS
 80 MAIN STREET - SUITE 17 - LEMONT, ILLINOIS 60439
 WWW.ADVANTAGEILL.COM
 630-520-2467

UTILITY PLAN
 THE RESIDENCES OF CRYSTAL
 POINTE
 CRYSTAL LAKE, IL

EQUITY TRUST CO.
CUSTODIAN FBO
KRISTA MONTI IRA

AUGUST 21, 2023
 JOB: 23-014
 SHEET:
U1
 6 OF 16



SITE BENCHMARK
 ARROW POINT ON HD
 ELEV=905.65 MANHOLE

SITE BENCHMARK
 ARROW POINT ON HD
 ELEV=904.54 MANHOLE

ADVANTAGE

CONSULTING ENGINEERS

Storm Water Management

For

The Residences of Crystal Pointe

Crystal Lake, Illinois

By

Equity Trust Co.

Date: May 01, 2023

Last Revised: August 21, 2023



A handwritten signature in black ink that reads "William J. Zalewski". The signature is written in a cursive style and is positioned above a horizontal line.

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

80 MAIN STREET • SUITE 17 • LEMONT, ILLINOIS 60439

630-520-2467

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 connected to existing storm sewer extended north to pick up drainage north of proposed driveway.

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.