



#2014-19 Three Oaks Road LLC - 4405 Three Oaks Road Project Review for Planning and Zoning Commission

Meeting Dates: May 7, 2014

Requests:

- 1) Final PUD Amendment to allow the expansion of the parking lot;
- 2) Variations from the requirement that:
 - a. A landscaping island must be provided at both ends of parking rows;
 - b. Perimeters of all parking lots and interior parking lot islands shall be curbed.

Location: 4405 Three Oaks Road

Acreage: Site » 2.19 acres

Existing Zoning: “O PUD” Office PUD

Surrounding Properties:

North:	“O” Office
South:	“E1” Estate (<i>County - Vacant</i>)
East:	“A1” Agriculture (<i>County - Vacant</i>)
West:	“E1” Estate (<i>County - Vacant</i>)

Staff Contact: Latika Bhide (815.356.3615)

Background:

- **Location:** South side of Three Oaks Road, west of IL Route 31
- **Zoning:** “O-PUD” Office PUD
- **History:** The property was annexed into the City in 1990.
- **Request:** Final Planned Unit Development Amendment to expand the existing parking lot and variations from the design and development standards of the UDO

Land Use Analysis:

- **Existing Conditions:** The property at 4405 Three Oaks Road is improved with an office building and parking. There are 27 parking spaces currently on site. There is abundant mature vegetation on the site.
- **Details:** The petitioner would like to add 17 parking spaces. This will be accomplished by restriping the existing parking area and adding two rows of parking, one to the north and one to the west of the existing parking. The property line extends to the center of Three Oaks Road, however with the (addition of the) new parking areas, the parking lot will be 20 feet from the right-of-way edge. The existing landscaping along the edges of the parking lot meets the requirements of the UDO for parking lot landscaping. The landscaping will be relocated and will continue to meet the parking lot landscaping requirements. Some of the parking lot lighting will be relocated to accommodate the new

parking areas. The lighting standards used at this location are 35-foot tall - the UDO permits 25-foot tall lighting standards for office uses. However, the petitioner will be relocating the existing standards, not adding new ones.

- Variations: Per Article 4-200, Off-Street Parking and Loading of the UDO, any expansion of a parking area that increases the number of spaces by more than 10, requires that the parking lot be brought into compliance with the provisions of the UDO for number of spaces, setbacks, curbing, landscaping, accessibility and wheel stops.
 - The existing parking lot is not curbed. The petitioner is seeking a variation from Section 4-200 C 8 of the UDO that requires that perimeters of all parking lots and interior parking lot islands be curbed.
 - Per Section 4-400 F 1 of the UDO, landscaped parking islands are required at both ends of parking rows. As proposed, islands are missing in several locations. However, the petitioner has designed the parking lot to prevent the removal of the mature oak trees.



Findings of Fact:

FINAL PLANNED UNIT DEVELOPMENT AMENDMENT

The applicant is requesting a Final Planned Unit Development Amendment to allow the proposed expansion. Planned Unit Developments are considered as Special Uses and require separate review because of their potential to impact surrounding properties and the orderly development of the City.

Section 2-400 of the Unified Development Ordinance establishes the general standard for all Special Uses in Crystal Lake. The criteria are as follows:

1. That the proposed use is necessary or desirable, at the location involved, to provide a service or facility which will further the public convenience and contribute to the general welfare of the neighborhood or community.

<input type="checkbox"/>	Meets	<input type="checkbox"/>	Does not meet
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2. That the proposed use will not be detrimental to the value of other properties or improvements in the vicinity.
 Meets Does not meet
3. That the proposed use will comply with the regulations of the zoning district in which it is located and this Ordinance generally, including, but not limited to, all applicable yard and bulk regulations, parking and loading regulations, sign control regulations, watershed, wetlands, and flood plain regulations, Building and Fire Codes and all other applicable City Ordinances.
 Meets Does not meet
4. That the proposed use will not negatively impact the existing off-site traffic circulation; will adequately address on-site traffic circulation; will provide adequate on-site parking facilities; and, if required, will contribute financially, in proportion to its impact, to upgrading roadway and parking systems.
 Meets Does not meet
5. That the proposed use will not negatively impact existing public utilities and municipal service delivery systems and, if required, will contribute financially, in proportion to its impact, to the upgrading of public utility systems and municipal service delivery systems.
 Meets Does not meet
6. That the proposed use will not impact negatively on the environment by creating air, noise, or water pollution; ground contamination; or unsightly views.
 Meets Does not meet
7. That the proposed use will maintain, where possible, existing mature vegetation; provide adequate screening to residential properties; provide landscaping in forms of ground covers, trees and shrubs; and provide architecture, which is aesthetically appealing, compatible or complementary to surrounding properties and acceptable by community standards, as further detailed in Article 4, Development and Design Standards.
 Meets Does not meet
8. That the proposed use will meet standards and requirements established by jurisdictions other than the City such as Federal, State or County statutes requiring licensing procedures or health/safety inspections, and submit written evidence thereof.
 Meets Does not meet
9. That the proposed use shall conform to any stipulations or conditions approved as part of a Special Use Permit issued for such use.
 Meets Does not meet
10. That the proposed use shall conform to the standards established for specific special uses as provided in this section.
 Meets Does not meet

UNIFIED DEVELOPMENT ORDINANCE VARIATION

The granting of a Variation rests upon the applicant proving practical difficulty or hardship caused by the Unified Development Ordinance requirements as they relate to the property. It is the responsibility of the petitioner to prove hardship at the Planning and Zoning Commission public hearing. Before recommending any Variation, the Planning and Zoning Commission and City Council shall first determine and record its findings that the evidence justifies the conclusions that:

- 1. The plight of the property owner is due to unique circumstances, such as, unusual surroundings or conditions of the property involved, or by reason of exceptional narrowness, shallowness or shape of a zoning lot, or because of unique topography, or underground conditions.
 True False
- 2. Also, that the variation, if granted, will not alter the essential character of the locality.
 True False

The Commission may take into consideration the extent to which the following facts favorable to the application have been established by the evidence presented at the public hearing:

- 1. That the conditions upon which the application for variation is based would not be applicable generally to other property within the same zoning classification;
 True False
- 2. That the alleged difficulty or hardship has not been created by any person presently having interest in the property;
 True False
- 3. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located; or
 True False
- 4. That the proposed variation will not impair an adequate supply of light or air to adjacent property, will not unreasonably diminish or impair the property values of adjacent property, will not unreasonably increase congestion in the public streets, substantially increase the danger of fire or otherwise endanger public safety.
 True False

Where the evidence is not found to justify such conditions, that fact shall be reported to the City Council with a recommendation that the Variation be denied.

Recommended Conditions:

If a motion is made to recommend approval of the petitioner’s request, the following conditions are suggested:

- 1. Approved plans, reflecting staff and advisory board recommendations, as approved by the City Council:
 - A. Application, submitted 4-17-2014
 - B. Plan Set, RST Engineering, dated 4-17-2014

2. The following variations are hereby granted:
 - A. From the requirement that landscaping islands must be provided at both ends of parking rows;
 - B. From the requirement that the perimeters of all parking lots and interior parking lot islands shall be curbed.
3. Trees shall be protected during construction by tree protection devices around the critical root zone of each tree to prevent compaction of soil and other damage to the tree by equipment or materials. Protective fencing or other physical barriers are required and must be in place prior to beginning construction. The fencing or other physical barrier must remain in place during the entire construction period.
4. Construction pruning and root pruning of trees in close proximity to the construction area and directly impacted by construction may be required for preservation of existing trees.
5. Other than the standard height, parking lot lighting must comply with the UDO. Furnish catalog cuts and photometric details.
6. Accessible parking spaces are required to be located on the shortest route of travel to an accessible entrance. The proposed accessible parking space (farthest West) does not appear to be closest to the front entrance and will need to be relocated to be compliant with the Illinois Accessibility Code.
7. The petitioner shall meet all the requirements of the Community Development Department, Fire Rescue, and Police Departments.

L:\PLANNING AND ECONOMIC DEVELOPMENT\USER FOLDERS\LATIKA_B\Reports\2014-19 Heritage Title.doc

**CITY OF CRYSTAL LAKE
DEVELOPMENT APPLICATION**

Please type or print legibly

2014 19

OFFICE USE ONLY
CASE #

PROJECT TITLE: Three Oaks Road LLC

RECEIVED
APR 17 2014
BY: _____

ACTION REQUESTED:

- Annexation
- Comprehensive Plan Amendment
- Conceptual PUD Review
- Final PUD
- Final PUD Amendment
- Final Plat of Subdivision

- Preliminary PUD
- Preliminary Plat of Subdivision
- Rezoning
- Special Use Permit
- Variation
- Other

Petitioner Information:

NAME: Three Oaks Road LLC
C/O Fred Roediger
 ADDRESS: 4405 Three Oaks Road
Crystal Lake Illinois, 60014
 PHONE: 815 479 8400
 FAX: _____
 E-MAIL: amilly5@aol.com

Owner Information:(if different)

NAME: _____
 ADDRESS: _____

 PHONE: _____
 FAX: _____
 E-MAIL: _____

Property Information:

Project Description: The Property is the Home OF Heritage title who would like to add to available parking without destroying the centuries old oaks on the property. The plan as proposed maximizes the parking area with the minimum amount of new pavement. By adding 4320 sq. ft. of pavement and restriping the lot the petitioner gains 17 spaces. To accomplish this petitioner needs to amend its final PUD and be granted variations to allow the elimination of interior landscaped islands and the requirement of a perimeter curb. These variations allow the preservation of the mature oaks and landscaping.

Project Address/Location: 4405 Three Oaks Road Crystal Lake Illinois

PIN Number(s): 19-10-400-003

Development Team:

Developer: _____

Architect: _____

Attorney: Joseph Gottemoller of Madsen, Sugden & Gottemoller, (815)459-5152, (FAX 815-459-0290)

Engineer: RST Engineering Dan Smola 815 529 4077 DanSmola@rsteinc.com

Landscape Architect: _____

Planner: _____

Surveyor: _____

Other: _____

Signatures:

X _____ X
PETITIONER: Print and Sign Name (if different from owner) Date

As owner of the property in question, I hereby authorize the seeking of the above requested actions.

OWNER: Print and Sign Name Date 4/16/14

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

PUBLIC NOTICE

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

IN THE MATTER OF THE PETITION
OF THREE OAKS ROAD, LLC PETI-
TIONER AND OWNER FOR AN
AMENDED FINAL PUD WITH INTER-
RIOR LANDSCAPE AND PARKING
VARIATIONS TO ALLOW THE EX-
PANSION OF THE EXISTING PARK-
ING LOT UNDER THE ORDINANCES
OF CRYSTAL LAKE

2014-19

LEGAL NOTICE

Notice is hereby given in compli-
ance 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 of the City
of Crystal Lake upon the applica-
tion of Three Oaks Road LLC Peti-
tioner and Owner, for the property
commonly known as 4405 Three
Oaks Road, Crystal Lake, Illinois.
The land contains an office build-
ing and parking for the Heritage Ti-
tle Company. The Petitioner is
seeking to add an additional 17
parking spaces to the current park-
ing lot while maintaining the ma-
ture oak trees which surround the
existing parking lot. The request re-
quires the amendment of the Final
PUD and the granting of variations
to allow the removal of interior
grass islands and to allow the
perimeter to use parking steps in-
stead of perimeter curbing and any
other variations to allow the project
to proceed as presented.

The Property Index number is
19-10-400-003

A public hearing before the Plan-
ning and Zoning Commission re-
garding this request will be held at
7:30 p.m. on May 7, 2014 at the
Crystal Lake City Hall, 100 West
Woodstock Street, Crystal Lake at
which time and place any person
determining to be heard may be
present.

Thomas Hayden, Chair
Planning and Zoning Commission,
City of Crystal Lake

Prepared By
Joseph Gottemoller
MADSEN, SUGDEN &
GOTTEMOLLER
1 N. Virginia Street
Crystal Lake, Illinois, 60014
815 459 5152

(Published in the Northwest Herald
April 18, 2014. #A3144)

PARKING LOT IMPROVEMENTS FOR HERITAGE TITLE COMPANY

RST
ENGINEERING, INC.
847 VICTORIA DRIVE
CRYSTAL LAKE, ILLINOIS 60014
PH: (815) 704-0251 or (815) 828-4077
www.rstinc.com

GENERAL NOTES:

- A. SURVEY PROVIDED BY CLIENT AND PREPARED BY VANDERSTAPPEN SURVEYING & ENGINEERING, INC.
- B. RST ENGINEERING, INC. HAS NOT MADE AN EVALUATION OF THE STRUCTURAL AND HYDROLOGIC CHARACTERISTICS OF THE EXISTING SOIL CONDITIONS.
- C. WHEN THE PLANS OR SPECIAL PROVISIONS INCLUDE INFORMATION PERTAINING TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES, SUCH INFORMATION REPRESENTS ONLY THE OPINION OF THE ENGINEER AS TO THE LOCATION OF SUCH UTILITIES AND IS ONLY INCLUDED FOR THE CONVENIENCE OF THE BIDDER. THE ENGINEER AND OWNER ASSUME NO RESPONSIBILITY IN RESPECT TO THE SUFFICIENCY OR ACCURACY OF THE INFORMATION SHOWN ON THE PLANS RELATIVE TO THE LOCATION OF UNDERGROUND UTILITY FACILITIES OR THE MANNER IN WHICH THEY ARE TO BE REMOVED OR ADJUSTED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN FROM THE RESPECTIVE UTILITY COMPANIES, DETAILED INFORMATION RELATIVE TO THE LOCATION OF THEIR FACILITIES AND THE WORKING SCHEDULES OF THE UTILITY COMPANIES FOR REMOVING OR ADJUSTING THEM.
- D. CONTRACTOR RESPONSIBLE FOR CONTACTING J.U.L.I.E. AT (800) 892-0123 AND MUST ACQUIRE A DIG NUMBER A MINIMUM OF 72 HOURS PRIOR TO ANY WORK BEING DONE.

STORMWATER MANAGEMENT PLAN NOTES:

- A. THE EXISTING DRAINAGE PATTERN IS TO BE MAINTAINED BY GRADING THE PROPERTY IN SUBSTANTIAL COMPLIANCE WITH THE PLAN INCLUDING THE INSTALLATION OF SWALES AS INDICATED. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. AREAS OF THE DEVELOPMENT SITE THAT ARE NOT TO BE GRADED SHALL BE PROTECTED FROM CONSTRUCTION TRAFFIC OR OTHER DISTURBANCE UNTIL FINAL SEEDING IS PERFORMED.
- B. PROPERTIES AND CHANNELS ADJOINING THE DEVELOPMENT SITE SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION.
- C. SOIL EROSION AND SEDIMENT CONTROL FEATURES SHALL BE CONSTRUCTED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS AND REMAIN UNTIL THE PROPERTY IS FINAL GRADED, SEEDED, AND GRASS THRIVING.
- D. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE.
- E. ALL STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- F. ALL TEMPORARY AND PERMANENT EROSION AND SEDIMENT CONTROL MEASURES SHALL BE MAINTAINED IN AN EFFECTIVE WORKING CONDITION. ANY AREAS WITH A SLOPE OF GREATER THAN 8% MUST HAVE SEEDING IN COMBINATION WITH EROSION CONTROL BLANKETS, SOD, OR AN EQUIVALENT CONTROL MEASURE SHALL BE APPLIED.
- G. IF DE-WATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION. DISCHARGES SHALL BE ROUTED THROUGH AN EFFECTIVE SEDIMENT CONTROL MEASURE (e.g. SEDIMENT TRAP, SEDIMENT BASIN, OR OTHER APPROPRIATE MEASURES).
- H. ALL EROSION AND SEDIMENT CONTROL MEASURES MUST BE MAINTAINED IN AN EFFECTIVE WORKING CONDITION. SEDIMENT CONTROL MEASURES SHALL BE REPAIRED, REPLACED, AND MAINTAINED AFTER A SINGULAR OR CUMULATIVE RAINFALL EVENT(S) OF 0.5 INCHES OR MORE OVER A 24 HOUR PERIOD. INSPECTION AND MAINTENANCE RECORDS FOR THE EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED TO BE KEPT ON-SITE. COPIES OF THE INSPECTION RECORDS ARE REQUIRED TO BE SUBMITTED TO THE COUNTY IN A MONTHLY INSPECTION REPORT. ADDITIONAL EROSION CONTROL PROVISIONS TO THOSE SHOWN ON THE PLANS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER AS WARRANTED BY SITE CONDITIONS.
- I. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES ARE REQUIRED TO BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS SHALL BE PERMANENTLY STABILIZED.
- J. SOIL STOCKPILES SHALL NOT BE LOCATED IN A FLOOD-PRONE AREA OR DESIGNATED BUFFER PROTECTING WATERS OF THE UNITED STATES OR ISOLATED WATERS OF McHENRY COUNTY.
- K. THE CONTRACTOR SHALL PROVIDE ADEQUATE RECEPTACLES FOR THE DEPOSITION OF ALL CONSTRUCTION MATERIAL DEBRIS GENERATED DURING THE DEVELOPMENT PROCESS. THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE DUMPING, DEPOSITING, DROPPING, THROWING, DISCARDING OR LEAVING OF CONSTRUCTION MATERIAL DEBRIS UPON OR INTO AND DEVELOPMENT SITE, CHANNEL, WATERS OF THE UNITED STATES OR ISOLATED WATER OF McHENRY COUNTY. THE CONTRACTOR SHALL MAINTAIN THE DEVELOPMENT SITE FREE OF CONSTRUCTION MATERIAL DEBRIS. THE SOIL AND EROSION CONTROL PROVISIONS ARE REQUIRED TO BE CONSTRUCTED IN ACCORDANCE WITH THE CONSTRUCTION SPECIFICATIONS OF THE ILLINOIS URBAN MANUAL.
- L. FIELD TILE SYSTEMS DISTURBED DURING DEVELOPMENT MUST BE RECONNECTED BY THOSE RESPONSIBLE FOR THEIR DISTURBANCE UNLESS THE APPROVED ENGINEERING PLANS INDICATE HOWE THE FIELD TILE SYSTEM IS TO BE CONNECTED TO THE PROPOSED STORMWATER MANAGEMENT SYSTEM. ALL ABANDONED FIELD TILES SHALL BE REMOVED IN THEIR ENTIRETY.
- M. THE AMOUNT OF MATERIAL USED FOR GRADING/EXCAVATING OF THE PROPOSED PROJECT IS >100 CUBIC YARDS. SPOIL MATERIAL TO BE USED FOR GRADING ASSOCIATED WITH THE PROJECT. GRADING SHALL BE DONE IN ACCORDANCE WITH THE PROPOSED GRADING PLAN AS SHOWN. EXCESS SPOIL MATERIAL NOT NECESSARY FOR THE PROPOSED GRADING TO BE REMOVED FROM SITE.
- N. NEW IMPERVIOUS AREA PROPOSED UNDER THIS PERMIT = 4,315± SQ.FT.
- O. TOTAL AREA OF HYDROLOGIC DISTURBANCE = 11,500± SQ.FT.



SITE LOCATION MAP
(NOT TO SCALE)



INDEX OF SHEETS

SHEET NUMBER	SHEET TITLE
1	COVER PAGE
2	EXISTING CONDITIONS & DEMOLITION PLAN
3	GEOMETRIC PLAN
4	GRADING & EROSION CONTROL PLAN
5	CONSTRUCTION NOTES & DETAILS

PROJECT BENCHMARK
DESIGNATION "CRYSTAL LAKE-1" (6631)
ELEVATION=882.37 (NAVD88 DATUM)

LEGAL DESCRIPTION:
PART OF THE EAST 224 FEET OF THE WEST 1058.14 FEET OF THE NORTH 462 FEET OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 43 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN McHENRY COUNTY, ILLINOIS. (PROVIDED BY PLAT OF SURVEY COMPLETED BY VANDERSTAPPEN SURVEYING AND ENGINEERING, INC.)

PIN: 19-10-400-003



2014 19
RECEIVED
APR 17 2014
BY:

LEGEND		
EXISTING		PROPOSED
—w—	WATER LINE	—w—
—)---	STORM PIPE	—)---
—>---	SANITARY PIPE	—>---
---	SILT FENCE	—SF---
---	CONTOUR	---
---	LANDSCAPE AREA	---
+800.00	SPOT GRADE	+800.00
⊗	FIRE HYDRANT	⊗
⊕	WATER SHUT OFF	⊕
⊙	STORM MH	⊙
⊙	STORM CB	⊙
⊙	STORM INL	⊙
⊙	SANITARY MH	⊙
⊙	LIGHT POLE	⊙
---	DRAINAGE PATH	---
---	PVMT DRNG	---
⊙	CLEANOUT	⊙
⊙	WELL	⊙

REVISIONS	DESCRIPTION

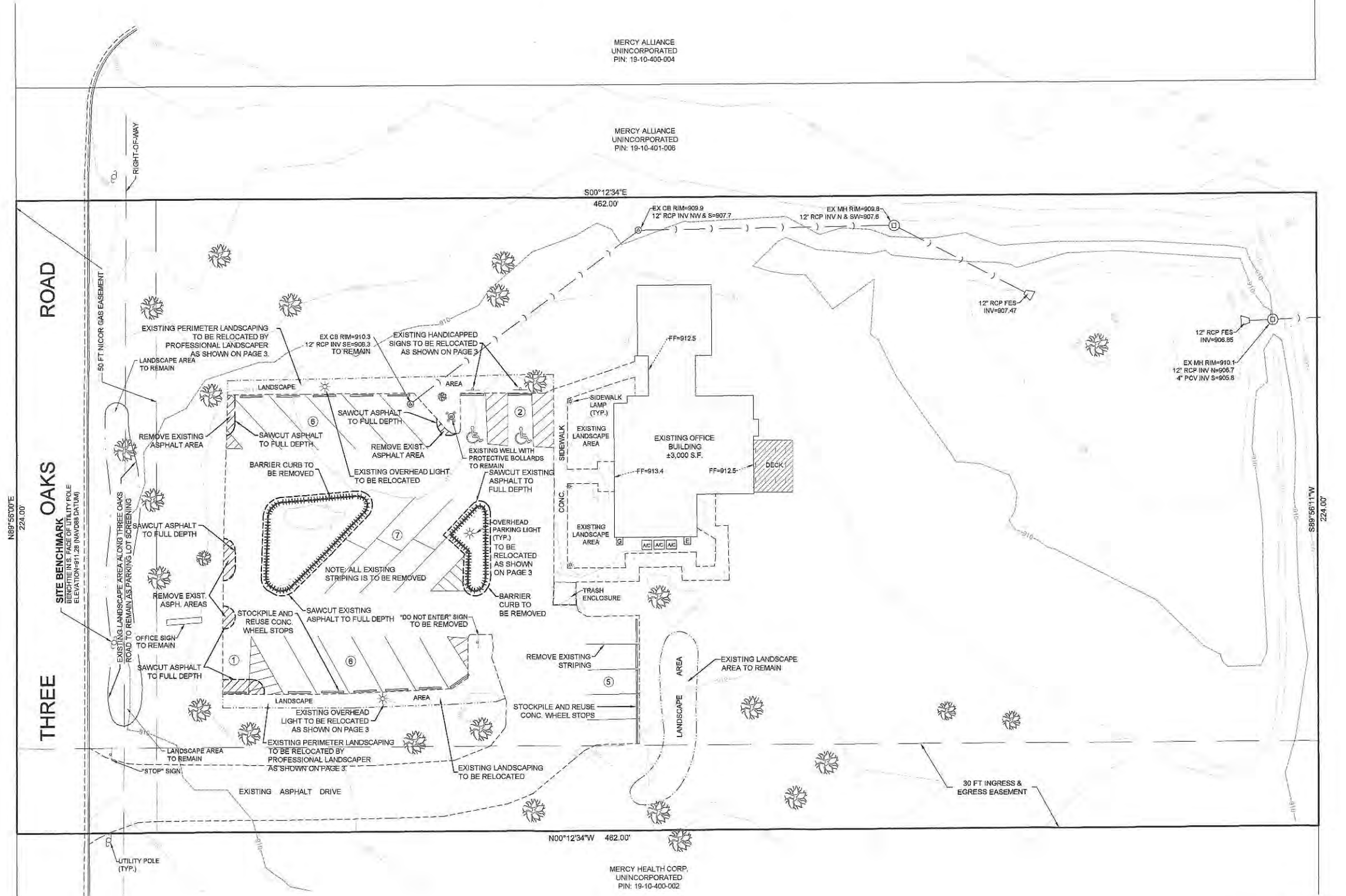
PARKING LOT IMPROVEMENTS
HERITAGE TITLE COMPANY
4405 THREE OAKS ROAD, CRYSTAL LAKE, IL 60014
COVER PAGE

CLIENT:
HERITAGE TITLE CO.
FRED ROEDIGER
4405 THREE OAKS RD
CRYSTAL LAKE, IL 60014
PH: (815) 479-8400

Drawn By: **DJS** Designed By: **DJS**
Date: **4/17/2014** Checked By: **JMT**

Page #: **1 of 5**
Job Number
14014

LUTTER DRIVE



THREE OAKS ROAD

SITE BENCHMARK
BENCHMARK IS FACE OF UTILITY POLE
ELEVATION 917.22 (VAN DUSEN DATA)

RIGHT-OF-WAY

50 FT NICKOR GAS EASEMENT

UTILITY POLE (TYP.)

MERCY ALLIANCE UNINCORPORATED
PIN: 19-10-400-004

MERCY ALLIANCE UNINCORPORATED
PIN: 19-10-401-006

MERCY ALLIANCE UNINCORPORATED
PIN: 19-10-401-008

MERCY HEALTH CORP. UNINCORPORATED
PIN: 19-10-400-002



SCALE: 1" = 40'

PARKING SPACE REQUIREMENTS

CURRENT ZONING	O-PUD
CURRENT USE	PROFESSIONAL OFFICES
PARKING REQUIREMENTS	1 SPACE PER 250 S.F.
TOTAL SQUARE FEET	3,000± S.F.
REQUIRED PARKING SPOTS	12
EXISTING PARKING PROVIDED	
NO. OF REGULAR SPACES	25
NO. OF ADA ACCESSIBLE SPACES	2
TOTAL NO. OF SPACES PROVIDED	27

RST
ENGINEERING, INC.
647 VICTORIA DRIVE
PO BOX 900 JULLIANDS 60093
PH: (815) 479-8400 or (815) 479-4077
www.rstinc.com

REVISIONS	DESCRIPTION

PARKING LOT IMPROVEMENTS
HERITAGE TITLE COMPANY
4405 THREE OAKS ROAD, CRYSTAL LAKE, IL 60014
EXISTING CONDITIONS & DEMOLITION PLAN

CLIENT:
HERITAGE TITLE CO.
FRED ROEDIGER
4405 THREE OAKS RD
CRYSTAL LAKE, IL 60014
PH: (815) 479-8400

Drawn By: DJS
Designed By: DJS
Date: 4/17/2014
Checked By: JMT

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Job Number
14014

GENERAL SITE-WORK:

- PRE-CONSTRUCTION MEETING SHALL BE CONDUCTED WITH CITY STAFF AND ALL CONTRACTORS PRIOR TO COMMENCING ANY GRADING OR UNDERGROUND UTILITY CONSTRUCTION ACTIVITIES (SCHEDULE MEETING WITH THE ENGINEERING DIVISION INSPECTION SERVICES COORDINATOR AT 815-358-3615).
- 24-HOUR EMERGENCY CONTACT NUMBERS SHALL BE PROVIDED TO CITY STAFF AT THE PRE-CONSTRUCTION MEETING.
- WORKING HOURS SHALL BE LIMITED TO THE HOURS OF 7:00 A.M. AND 7:00 P.M. ON WEEKDAYS ONLY (EXCEPT IN CASES OF EMERGENCY). NON-EMERGENCY WORK ON WEEKENDS OR HOLIDAYS IS NOT PERMITTED PER CITY CODE EXCEPT UNDER A SEPARATE PERMIT FROM THE CITY ENGINEER, LIMITED TO A PERIOD OF NOT MORE THAN THREE DAYS AND RENEWABLE ONLY ONCE.
- PUBLIC/PRIVATE STREETS SHALL BE KEPT FREE OF DIRT AND DEBRIS WITH REGULAR CLEANING, SWEEPING, AND SCRAPING CONDUCTED BY THE CONTRACTOR. JUNK AND DEBRIS SHALL NOT BE ALLOWED TO ACCUMULATE, BLOW, OR SCATTER ONTO STREETS OR ADJACENT PROPERTIES.
- J.U.L.I.E. SHALL BE CONTACTED FOR UTILITY LOCATIONS ON-SITE AND IN THE ADJACENT RIGHTS-OF-WAY.
- CONTRACTOR SHALL PROVIDE AND MAINTAIN FENCING, BARRICADES, TRAFFIC CONTROL SIGNS, AND OTHER SAFEGUARDING MEASURES DURING THE COURSE OF ALL WORK TO PROTECT THE PUBLIC FROM THE CONSTRUCTION OPERATIONS.
- MAINTAIN ACCESS TO ADJACENT STREETS DURING CONSTRUCTION. NO CLOSING OF STREETS UNLESS APPROVAL FIRST OBTAINED FROM THE AGENCY WITH JURISDICTION (CITY ENGINEERING DIVISION, McHENRY COUNTY DEPARTMENT OF TRANSPORTATION, ILLINOIS DEPARTMENT OF TRANSPORTATION, ETC).
- ANY DAMAGE TO PUBLIC RIGHT-OF-WAY, PUBLIC UTILITIES, STREETS, CURB, ETC. SHALL BE REPAIRED/REPLACED AS SOON AS POSSIBLE AND AS DIRECTED BY THE ENGINEERING DIVISION.
- THE CONTRACTOR SHALL GIVE THE CITY OF CRYSTAL LAKE, ILLINOIS DEPARTMENT OF TRANSPORTATION, AND ANY OTHER GOVERNMENTAL AGENCY HAVING JURISDICTION, AT LEAST TWO (2) WORKING DAYS NOTICE EXCLUDING SATURDAY AND SUNDAY PRIOR TO THE INITIATION OF ANY PHASE OF CONSTRUCTION. CONTRACTOR SHALL IMMEDIATELY NOTIFY IF CONSTRUCTION HAS CEASED AND RENEW TWO (2) WORKING NOTIFICATION THEREAFTER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR CONSTRUCTION ALONG OR ACROSS EXISTING STREETS OR HIGHWAYS. THE CONTRACTOR SHALL MAKE ARRANGEMENTS FOR THE PROPER BRACING, SHORING, AND OTHER PROTECTION OF ALL ROADWAYS BEFORE CONSTRUCTION BEGINS.
- THE OWNER IS RESPONSIBLE FOR THE COST OF OVERTIME INSPECTION BEYOND THE NORMAL (8) HOUR DAY, INCLUDING WEEKENDS AND HOLIDAYS.

GRADING:

- THE GRADING AND CONSTRUCTION OF THE SITE IMPROVEMENTS SHALL NOT CAUSE PONDING OF STORM SEWER WATER. ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.
- THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS ARE FINISHED GRADE. A MINIMUM OF SIX (6) INCHES OF TOPSOIL IS TO BE PLACED BEFORE FINISHED GRADE ELEVATIONS ARE ACHIEVED.
- EMBANKMENT MATERIAL WITHIN PARKWAY AND OPEN SPACE AREAS SHALL BE COMPACTED TO A MINIMUM OF NINETY PERCENT (90%) OF MAXIMUM DENSITY IN ACCORDANCE WITH ASTM SPECIFICATION D-1557 (MODIFIED PROCTOR METHOD), OR TO SUCH OTHER DENSITY AS MAY BE DETERMINED APPROPRIATE BY THE SOILS ENGINEER.
- ALL SUBGRADE MATERIAL SHALL HAVE A MINIMUM CBR (CALIFORNIA BEARING RATIO) OF 3.0 AS DETERMINED BY THE SOILS ENGINEER. OR BASE REPLACEMENT AND PAVEMENT DESIGN REVISIONS SHALL BE PROVIDED WHICH ARE ADEQUATE TO OBTAIN EQUIVALENT PAVEMENT STRENGTH.
- PROPOSED PAVEMENT AREAS, BUILDING PADS, DRIVEWAYS AND SIDEWALKS AND YARD/OPEN SPACE AREAS SHALL BE EXCAVATED OR FILLED TO PLUS OR MINUS 0.1 FOOT OF DESIGN SUBGRADE ELEVATIONS BY THE CONTRACTOR.
- ANY BORROW PIT LOCATIONS SHALL BE IDENTIFIED BY THE CONTRACTOR ON A COPY OF THE APPROVED SITE PLANS AND FORWARDED TO THE ENGINEERING DIVISION AT LEAST 24-HOURS PRIOR TO EXCAVATION. PROVIDE BACKFILL COMPACTION REPORTS FROM A GEOTECHNICAL ENGINEER AND AS-BUILT PLANS TO THE ENGINEERING DIVISION FOR ANY BORROW PIT AREA.
- BACKFILL SHALL BE MONITORED BY A GEOTECHNICAL ENGINEER ON-SITE WITH COMPACTION REPORTS FORWARDED TO THE ENGINEERING DIVISION FOR REVIEW.
- WATER TRUCK SHALL BE ON-SITE AT ALL TIMES DURING MASS-GRADING OPERATIONS AND BE AVAILABLE AS NEEDED FOR THE PURPOSES OF DUST CONTROL OR AT THE REQUEST OF THE CITY STAFF.
- USE OF CITY FIRE HYDRANTS IS NOT ALLOWED UNLESS APPROVED (SEPARATE FROM THIS PERMIT) BY THE PUBLIC WORKS DEPARTMENT AND HYDRANT METER AND RPZ IS OBTAINED FROM THE CITY OF CRYSTAL LAKE WATER DIVISION. ONLY THE CITY OF CRYSTAL LAKE WATER DIVISION MAY OPERATE VALVES AND HYDRANTS.

TOPSOIL STOCKPILING:

- LOCATION OF ANY ON-SITE TOPSOIL STOCKPILES SHALL BE IDENTIFIED ON THE APPROVED PLANS WITH SILT FENCE INSTALLED AROUND THE PERIMETER OF THE STOCKPILE.
- TOPSOIL STOCKPILED FOR FUTURE USE SHALL BE RELATIVELY FREE FROM LARGE ROOTS, STICKS, WEEKDS, BRUSH, STONES LARGER THAN ONE (1) INCH IN DIAMETER, OR OTHER LITTER AND WASTE PRODUCTS INCLUDING OTHER EXTRANEOUS MATERIALS NOT CONDUCTIVE TO PLANT GROWTH.
- TOPSOIL SHALL BE STOCKPILED IN SEQUENCE TO ELIMINATE AN RE-HNDLING OR DOUBLE MOVEMENTS BY THE CONTRACTOR. FAILURE TO PROPERLY SEQUENCE THE STOCKPILING OPERATIONS SHALL NOT CONSTITUTE A CLAIM FOR ADDITIONAL COMPENSATION. NO MATERIAL SHALL BE STOCKPILED IN FRONT YARDS, IN UTILITY EASEMENTS, OR IN THE RIGHT-OF-WAY LINES.
- TOPSOIL STOCKPILE SHALL BE LOCATED IN AREAS TO AVOID EROSION OF SAID STOCKPILE TO OFFSITE AREAS. TOPSOIL STOCKPILES ARE TO HAVE A MINIMUM OF THREE (3) FOOT HIGH BERM AROUND THE CIRCUMFERENCE OF THE PILE SO AS TO CONSTROL EROSION AND RUNOFF.
- IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN TWELVE (12) MONTHS, IT IS REQUIRED THAT THE STOCKPILE BE SEEDED SO AS TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.

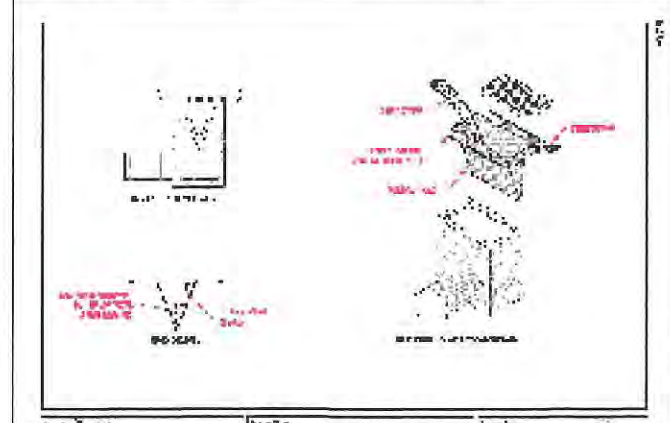
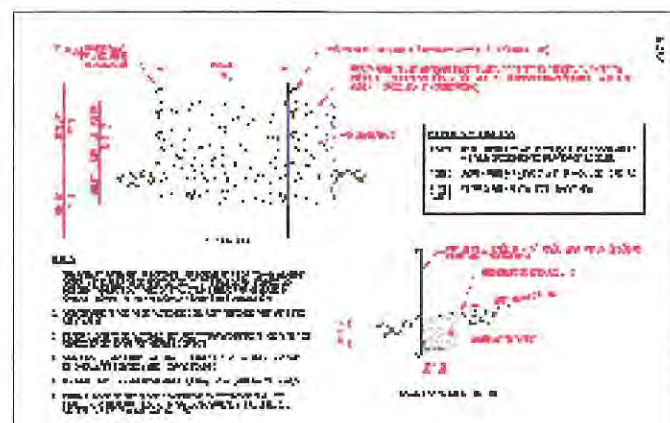
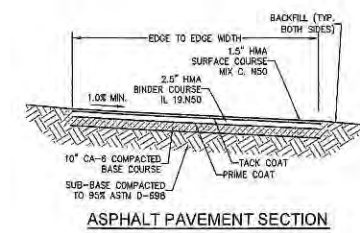
EROSION CONTROL:

- ALL SPECIFIED EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED PER THE REQUIREMENTS OF THE CRYSTAL LAKE STORMWATER ORDINANCE IN ACCORDANCE WITH THE ACTIVE NPDES PERMIT.

- ALL SLOPES 4:1 OR STEEPER SHALL BE SODDED OR BLANKETED IMMEDIATELY AFTER MASS EARTHWORK.
- ALL OVERLAND FLOW ROUTES TO BE STABILIZED BY SOD OR BLANKET.
- EROSION CONTROL MEASURES TO BE INSPECTED AND APPROVED BY CITY ENGINEERING DIVISION PRIOR TO ADDITIONAL WORK ON SITE.
- CONTINUOUS MONITORING OF EROSION CONTROL MEASURES IS REQUIRED. MAINTAIN RECORDS OF WEEKLY REPORTS PER THE CITY OF CRYSTAL LAKE STORMWATER ORDINANCE.
- THE CONTRACTOR SHALL IMPLEMENT AN ADDITIONAL EROSION CONTROL MEASURES DEEMED NECESSARY BY THE CITY PER THE STANDARDS OF THE CITY OF CRYSTAL LAKE STORMWATER ORDINANCE.
- ALL STORM SEWER CATCH BASINS, SUMPS AND/OR RETENTION BASINS PROVIDED WITH THIS PROJECT ARE TO BE CLEANED AT THE END OF CONSTRUCTION OF THE PROJECT PRIOR TO FINAL ACCEPTANCE. CLEANING MAY ALSO BE REQUIRED DURING THE COURSE OF THE CONSTRUCTION OF THE PROJECT IF IT IS DETERMINED THAT THE SILT AND DEBRIS TRAPS ARE NOT PROPERLY FUNCTIONING AND THEIR PERFORMANCE IS IMPAIRED.
- RIP-RAP MATERIAL SHALL BE IN ACCORDANCE WITH ARTICLE 705 AND GROUTED IN PLACE ACCORDING TO ARTICLE 601 OF THE IDOT STANDARD SPECIFICATIONS.

PAVING:

- ALL SUBGRADES AND BASES SHALL BE PROOF-ROLLED AND APPROVED BY THE ENGINEERING DIVISION PRIOR TO BASE OR BINDER INSTALLATION.
- SUBGRADE AND PROPOSED PAVEMENTS SHALL BE FINISHED BY THE EXCAVATION CONTRACTOR TO WITHIN 0.1 FOOT PLUS OR MINUS, OF PLAN ELEVATION.
- THE PAVING CONTRACTOR SHALL ENSURE THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP OF SUBGRADE ELEVATION HAS BEEN GRADED WITHIN THE TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE PAVING CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS RESPONSIBILITY FOR THE SUBGRADE.
- FOR THE PURPOSE OF PROVIDING HANDICAP ACCESSIBILITY AND COMPLYING WITH THE AMERICAN DISABILITY ACT AND CITY STANDARDS, CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS OR PEDESTRIAN PATHS INTERSECT CURB LINES AT STREET INTERSECTIONS AND OTHER LOCATIONS AS DIRECTED.
- 3/4 INCH PRE-MOLDED FIBRE EXPANSION JOINTS WITH TWO (2) NO. 4 PLAIN ROUND STEEL DOWEL BARS SHALL BE INSTALLED AT DESIGNATED INTERVALS AND AT ALL P.C., P.T., CURB RETURNS AND AT THE END OF EACH POUR. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES.
- 3/4 INCH THICK FIBRE EXPANSION JOINTS SHALL BE USED IN EVERY CASE WHERE THE SIDEWALK COINCIDES WITH THE CURB AND GUTTER. CONTRACTION JOINTS SHALL BE SAW CUT AT DESIGNATED INTERVALS IN THE CURB. THE COST OF THESE JOINTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE CONTRACT.
- ALL POURED IN PLACE CONCRETE CURB AND GUTTER SHALL INCORPORATE TWO (2) NO. 4 REINFORCING BARS INSTALLED WHEREVER THE CURB AND GUTTER CROSSES UTILITY SERVICE LINES, THE COST OF WHICH SHALL BE CONSIDERED INCIDENTAL TO THE COST OF CONCRETE CURB AND GUTTER.
- SIDEWALKS (WHERE REQUIRED) SHALL BE OF THE THICKNESS AND DIMENSIONS AS SHOWN IN THE CONSTRUCTION PLANS. ALL SIDEWALK CONCRETE SHALL BE A MINIMUM OF 6.1 BAG MIX (OR IDOT CLASS S1 CONCRETE) AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT TWENTY EIGHT (28) DAYS. CONTRACTION JOINTS SHALL BE SET AT FOUR (4) FOOT CENTERS, AND ONE-HALF INCH (1/2 INCH) PRE-MOLDED FIBRE EXPANSION JOINTS AT FORTY (40) FOOT CENTERS AND WHERE THE SIDEWALK MEETS THE CURB OR ANOTHER SIDEWALK, OR AT THE END OF EACH POUR. ALL SIDEWALKS CONSTRUCTED OVER UTILITY TRENCHES AND/OR ABUTTING DRIVEWAY APRONS SHALL BE REINFORCED WITH THREE (3) NO. 4 REINFORCING BARS (10 FOOT MINIMUM LENGTH).

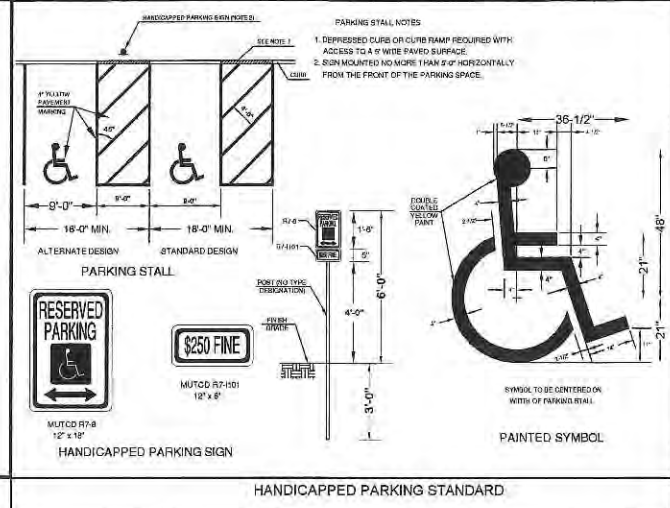
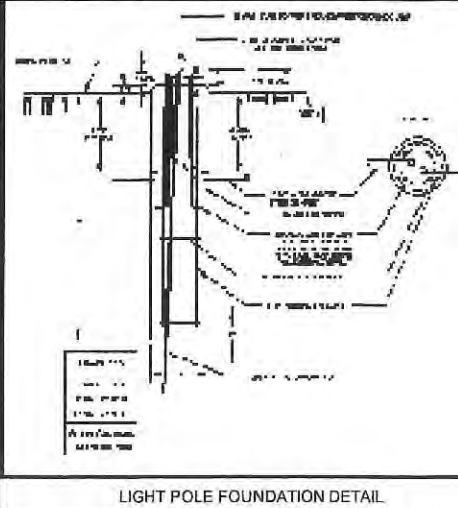
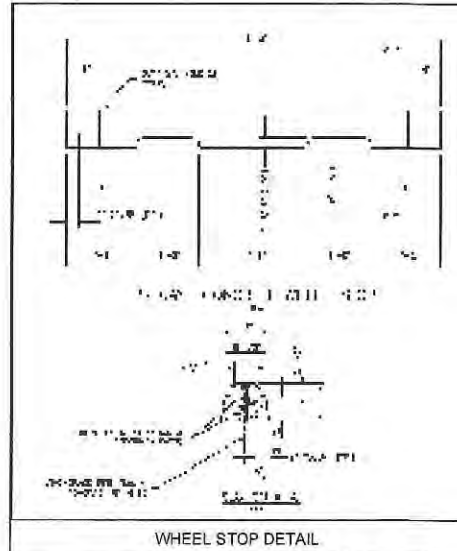


NOTE: A(1) SEED TO BE UTILIZED FOR THIS PROJECT

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING												
BODDING												
TEMPORARY SEEDING												
DORMANT												

- STANDARDS LAWN MIXTURE**
 40% PERENNIAL RYEGRASS 50 LB/BAG/AC MIXED WITH PERENNIAL RYEGRASS 30 LB/BAG/AC AND CRACKFEST RED FESCUE 20 LB/BAG/AC
SALT TOLERANT MIXTURE
 40% PERENNIAL RYEGRASS 40 LB/BAG/AC AND RED FESCUE 110 LB/BAG/AC OR RED FESCUE 55 LB/BAG/AC ALKALI GRASS 55 LB/BAG/AC AND SQUIRELLTAIL GRASS 55 LB/BAG/AC
WETLAND/FRANZESCA NATIVE GRASS MIXTURE
 IF ANY OF THE FOLLOWING SEED TYPES SHALL BE APPLIED FOR LOW MAINTENANCE NATIVE GRASS AREAS:
 -CRACKFEST GRASS (RED FESCUE) 55 LB/BAG/AC
 -SOUTHERN CURT (PENNSYLVANIA) (SIDE OATS GRAMA) 55 LB/BAG/AC
 -SPOROBOLUS HETEROLEPIS (SPRINKLE DROP SEED) 55 LB/BAG/AC
 -COLUM MULTIFLORUM (ANNUAL RYE GRASS) 30 LB/BAG/AC
 -LIGULUM PERENNIS (PERENNIAL RYE GRASS) 30 LB/BAG/AC
 (FOR MORE MIXTURES AND DETAILS SEE THE NICE MANUAL URBAN MANUAL)
- WETLAND GRASS AND SEDIMENT MIXTURE**
 20% ANNUAL RYE GRASS 20 LB/BAG/AC GAITHER SPRING 20 LB/BAG/AC WHICH IS IDOT STANDARD SPECIFICATION
 TYPE 4S
 D. SOODING
- TEMPORARY SEEDING**
 ANY OF THE FOLLOWING SEED TYPES MAY BE APPLIED FOR TEMPORARY SEEDING PURPOSES:
 -GENERAL RYE 30 LB/BAG/AC
 -WANDA 40 LB/BAG/AC
 -PERENNIAL BROMEGRASS 30 LB/BAG/AC
 -IRRIGATION NEEDED DURING JUNE, JULY, AND AUGUST
 -IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SEED.

SEEDING CHART



REVISIONS	DESCRIPTION

PARKING LOT IMPROVEMENTS
 HERITAGE TITLE COMPANY
 4405 THREE OAKS ROAD, CRYSTAL LAKE, IL 60014
 CONSTRUCTION NOTES & STANDARD DETAILS

CLIENT:
 HERITAGE TITLE CO.
 FRED ROEDIGER
 4405 THREE OAKS RD
 CRYSTAL LAKE, IL 60014
 PH: (815) 478-8400

Drawn By: **DJS** Designed By: **DJS**
 Date: 4/17/2014 Checked By: **JMT**
 Page #: 5 of 5
 Job Number: **14014**