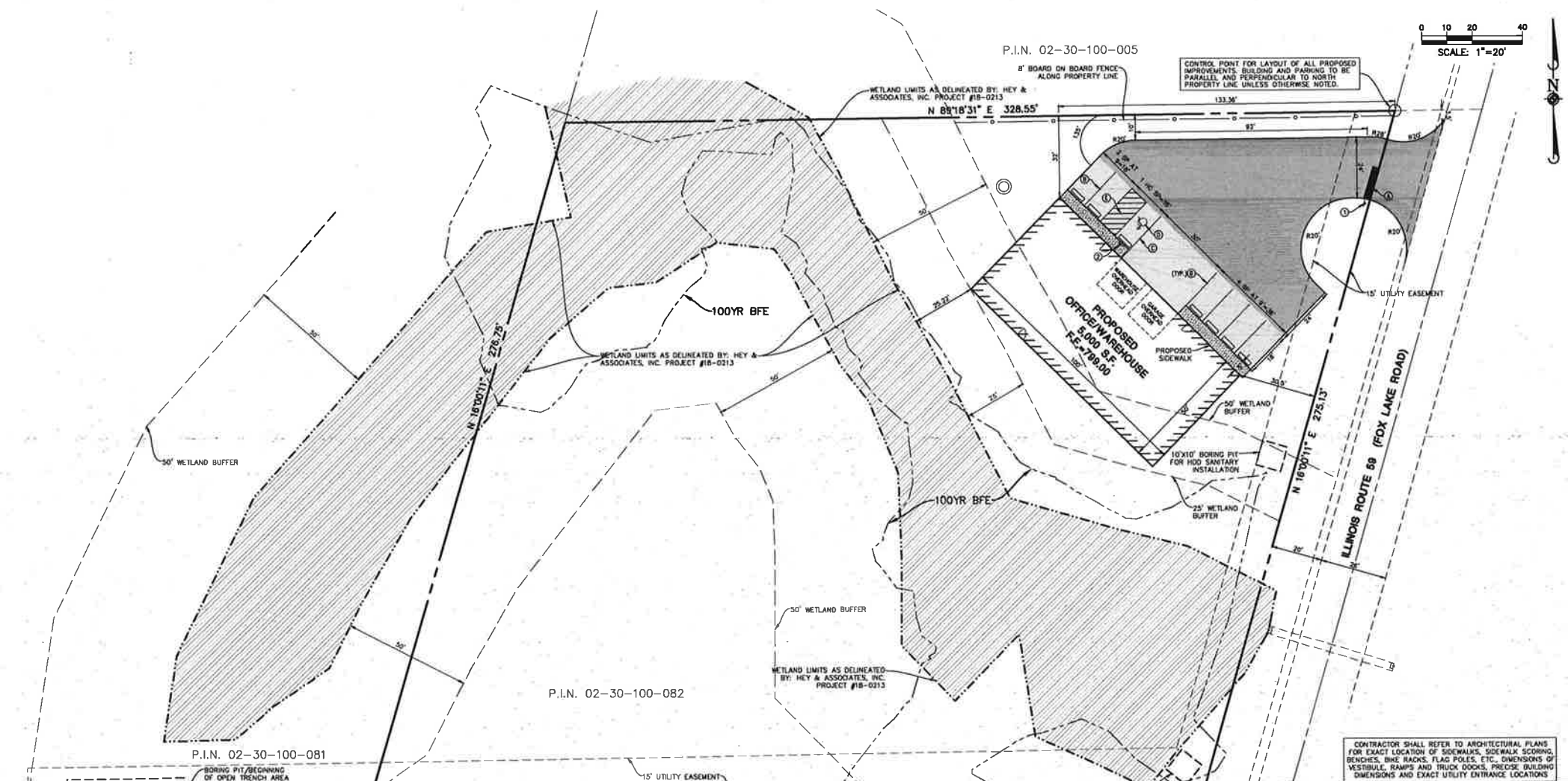


0 10 20 40
SCALE: 1"=20'

P.I.N. 02-30-100-005

CONTROL POINT FOR LAYOUT OF ALL PROPOSED IMPROVEMENTS, BUILDING AND PARKING TO BE PARALLEL AND PERPENDICULAR TO NORTH PROPERTY LINE UNLESS OTHERWISE NOTED.



CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION OF SIDEWALKS, SIDEWALK SCORING, BENCHES, BIKE RACKS, FLAG POLES, ETC. DIMENSIONS OF VESTIBULE, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.

SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL CURB ELEVATIONS ARE TO EDGE OF PAVEMENT.
3. ALL PROPOSED CURB AND GUTTER SHALL BE B8.12 UNLESS OTHERWISE NOTED.
4. ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
5. ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
6. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST; THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
7. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CAMPIERS, RAMPS, HANDICAP ACCESS, PLAYERS, GUMSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
8. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
9. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, STREETS ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
10. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
11. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
12. THE CONTRACTOR SHALL CONTACT JULLIE (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.

PAVEMENT MARKING LEGEND

- Ⓐ 24" WHITE STOP BAR
- Ⓢ 4" SOLID WHITE LINE
- Ⓞ 4" SOLID YELLOW LINE
- Ⓛ LETTERS AND SYMBOLS PAVEMENT MARKINGS
- Ⓟ 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT

- 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
- 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
- 6" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY PAVEMENT

- 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
- 3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
- 12" AGGREGATE BASE COURSE, TYPE B

CONCRETE SIDEWALK

- 5" PORTLAND CEMENT CONCRETE
- 4" COMPACTED AGGREGATE BASE COURSE, TYPE B

SIGN LEGEND

- Ⓚ R1-1 STOP SIGN
- Ⓢ R7-8 HANDICAP PARKING SIGN

SITE DATA

PARCEL AREA	1.99 AC (90,838 S.F.)
WETLAND AREA	0.50 AC (21,815 S.F.)
NET SITE AREA	1.49 AC (65,023 S.F.)
BUILDING AREA	5,000 S.F.
PARKING/DRIVE AREA	7,095 S.F.
SIDEWALK AREA	315 S.F.
TOTAL IMPERVIOUS AREA	11,760 S.F.
IMPERVIOUS %	13.5%
STANDARD PARKING PROVIDED	6 SPACES
ADA PARKING PROVIDED	1 SPACE

PAVEMENT MARKING LEGEND

Ⓐ 24" WHITE STOP BAR
 Ⓢ 4" SOLID WHITE LINE
 Ⓞ 4" SOLID YELLOW LINE
 Ⓛ LETTERS AND SYMBOLS PAVEMENT MARKINGS
 Ⓟ 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER

PAVEMENT LEGEND

STANDARD DUTY PAVEMENT
 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
 6" AGGREGATE BASE COURSE, TYPE B

HEAVY DUTY PAVEMENT
 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
 3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
 12" AGGREGATE BASE COURSE, TYPE B

CONCRETE SIDEWALK
 5" PORTLAND CEMENT CONCRETE
 4" COMPACTED AGGREGATE BASE COURSE, TYPE B

SIGN LEGEND

Ⓚ R1-1 STOP SIGN
 Ⓢ R7-8 HANDICAP PARKING SIGN

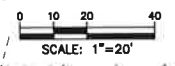
SITE DATA

PARCEL AREA	1.99 AC (90,838 S.F.)
WETLAND AREA	0.50 AC (21,815 S.F.)
NET SITE AREA	1.49 AC (65,023 S.F.)
BUILDING AREA	5,000 S.F.
PARKING/DRIVE AREA	7,095 S.F.
SIDEWALK AREA	315 S.F.
TOTAL IMPERVIOUS AREA	11,760 S.F.
IMPERVIOUS %	13.5%
STANDARD PARKING PROVIDED	6 SPACES
ADA PARKING PROVIDED	1 SPACE

Manhard CONSULTING LTD.
 CONSULTING ENGINEERS, ARCHITECTS, PLANNERS, ENVIRONMENTAL SCIENTISTS, AND SURVEYORS
 1100 W. WISCONSIN ST., SUITE 100, OLAH, ILLINOIS 62450
 TEL: 618-241-1000 FAX: 618-241-1001
 WWW.MANHARDCONSULTING.COM

PROPOSED COMMERCIAL DEVELOPMENT
 UNINCORPORATED LAKE COUNTY, ILLINOIS
 SITE DIMENSIONAL AND PAVING PLAN

DATE: 02/24/22
 SHEET
6 of 12
 APR16/2021

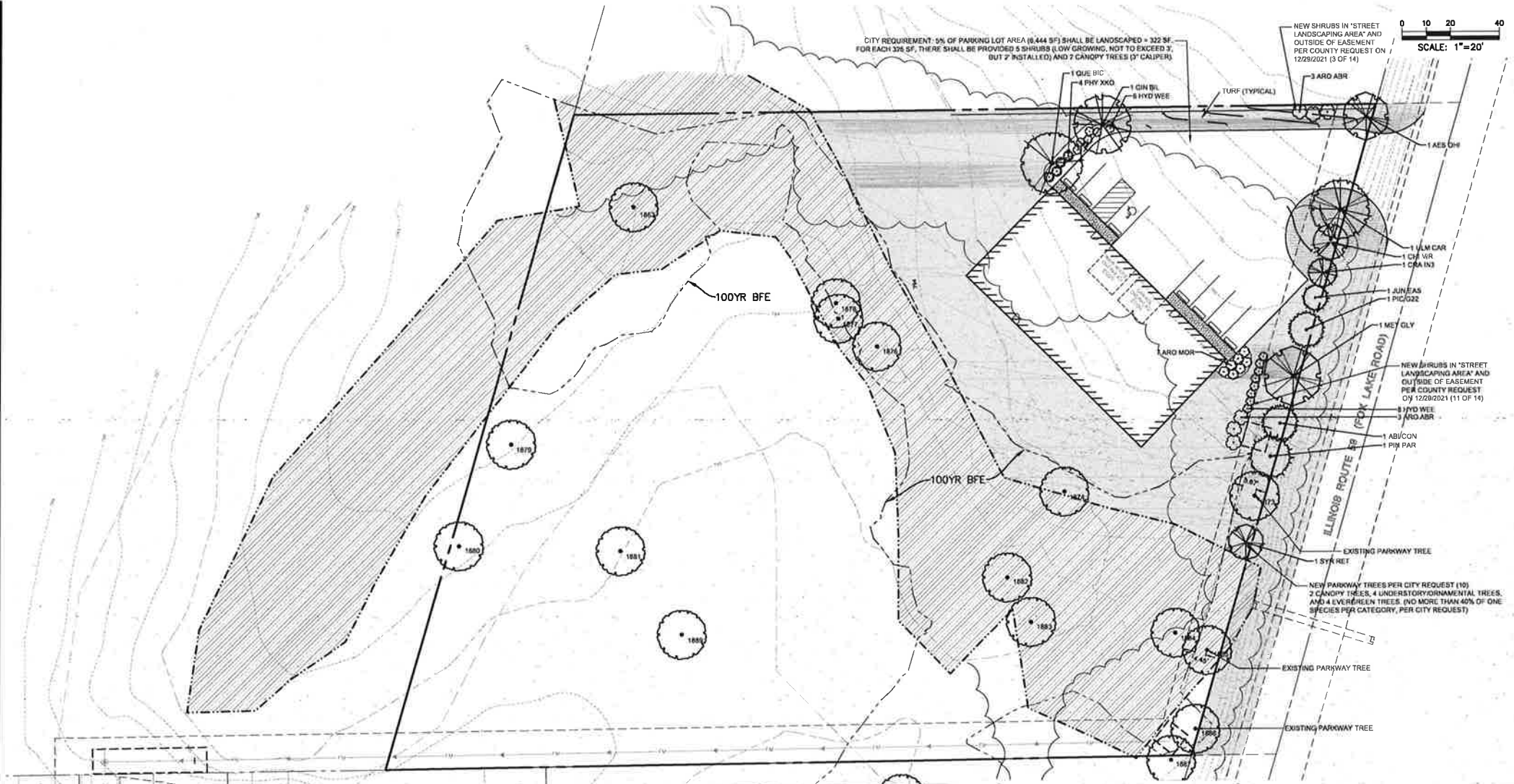


CITY REQUIREMENT: 5% OF PARKING LOT AREA (8,444 SF) SHALL BE LANDSCAPED = 322 SF. FOR EACH 326 SF, THERE SHALL BE PROVIDED 5 SHRUBS (LOW GROWING, NOT TO EXCEED 3', BUT 2' INSTALLED) AND 7 CANOPY TREES (3' CALIPER).

NEW SHRUBS IN 'STREET LANDSCAPING AREA' AND OUTSIDE OF EASEMENT PER COUNTY REQUEST ON 12/29/2021 (3 OF 14)

NEW SHRUBS IN 'STREET LANDSCAPING AREA' AND OUTSIDE OF EASEMENT PER COUNTY REQUEST ON 12/29/2021 (11 OF 14)

NEW PARKWAY TREES PER CITY REQUEST (10)
2 CANOPY TREES, 4 UNDERSTORY/ORNAMENTAL TREES, AND 4 EVERGREEN TREES. (NO MORE THAN 40% OF ONE SPECIES PER CATEGORY, PER CITY REQUEST)



PLANT SCHEDULE

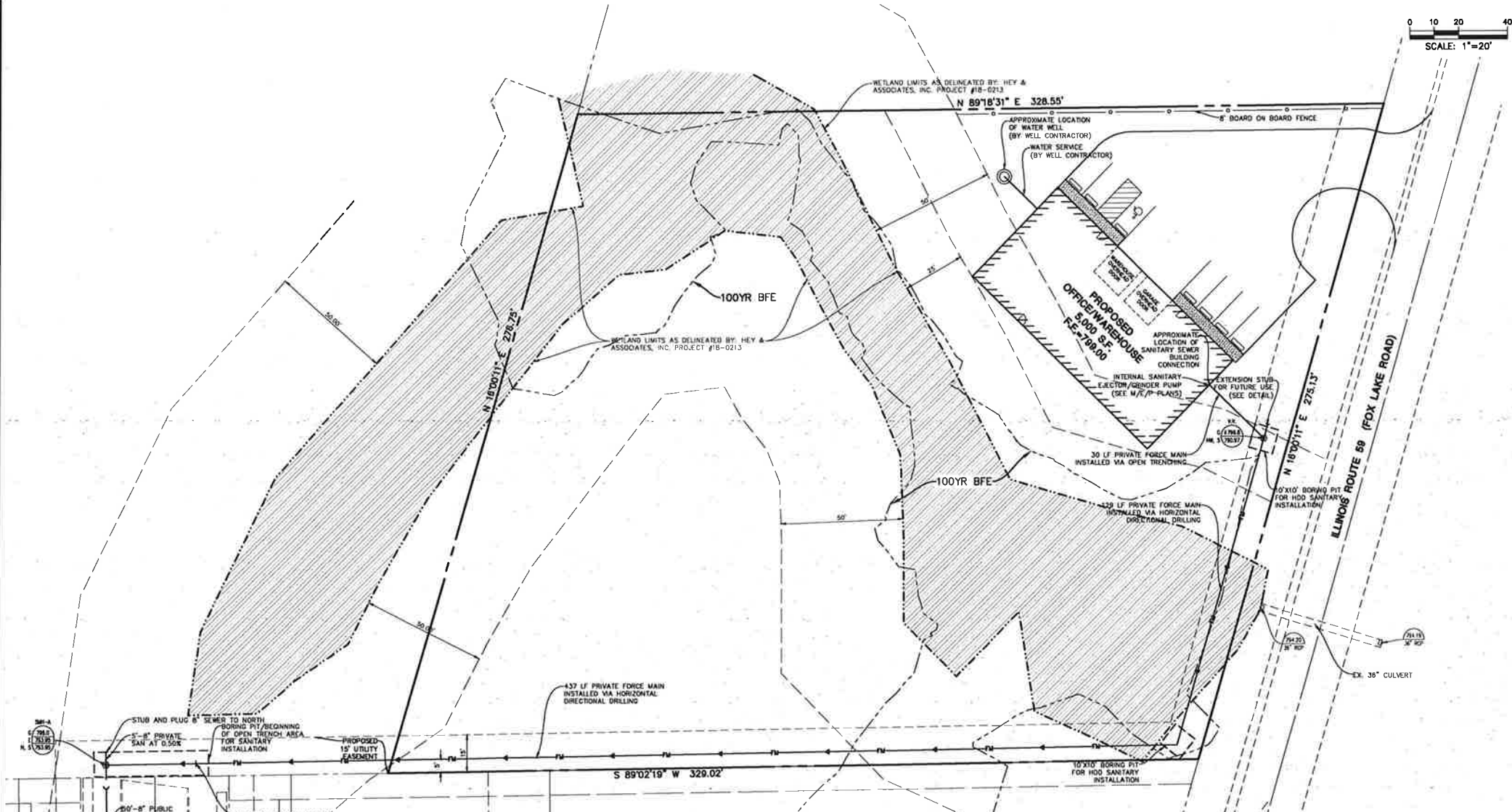
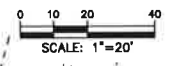
DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
GIN BIL	1	Ginkgo biloba	Maidenhair Tree	3" Cal.	B&B	
MET GLY	1	Melaleuca glyptostroboides	Dawn Redwood	3" Cal.	B&B	
QUE BIC	1	Quercus bicolor	Swamp White Oak	3" Cal.	B&B	
ULM CAR	1	Ulmus x 'Frontier'	Frontier Elm	3" Cal.	B&B	
EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
ABI CON	1	Abies concolor	White Fir	6' Ht.	B&B	
JUN EAS	1	Juniperus virginiana	Eastern Redcedar	8' Ht.	B&B	
PIC G22	1	Picea pungens 'Glauca'	Blue Colorado Spruce	6' Ht.	B&B	
PIN PAR	1	Pinus parviflora	Japanese White Pine	8' Ht.	B&B	
ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
AES OHI	1	Aesculus glabra	Ohio Buckeye	8' Ht.	B&B	
CHI VIR	1	Chionanthus virginicus	White Fringetree	8' Ht.	B&B	
CRA IN3	1	Crataegus crus-galli inermis	Thornless Cockspur Hawthorn	8' Ht.	B&B	
SYR RET	1	Syringa reticulata	Japanese Tree Lilac	8' Ht.	B&B	
DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
ARO ABR	6	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	2' Ht.	Pot	
ARO MOR	7	Aronia melanocarpa 'Morton' TM	Iroquois Beauty Black Chokeberry	2' Ht.	Pot	
PHY XKO	4	Diervilla x 'G2X885411' TM	Kodiak Red Diervilla	2' Ht.	Pot	
HYD WEE	14	Hydrangea quercifolia 'Pee Wee'	Pee Wee Oakleaf Hydrangea	2' Ht.	Pot	

Manhard CONSULTING LTD.
 11779292 THE COUNTY COMBUST
 11779291 THE CITY COMBUST
 CONSULTING LTD. 11779292 THE COUNTY COMBUST
 CONSULTING LTD. 11779291 THE CITY COMBUST
 CONSULTING LTD. 11779292 THE COUNTY COMBUST
 CONSULTING LTD. 11779291 THE CITY COMBUST

PROPOSED RETAIL DEVELOPMENT
 VILLAGE OF ANTIUCH, ILLINOIS
 L2-LANDSCAPE PLAN

DATE: 5-31-24
 SHEET
L2 of L4
 ARLGL01

24.05.2024 - 11:30 AM - City Name: Villages of Antioch, IL - Project Name: Villages of Antioch, IL - Subproject: L2 - Landscape Plan



- UTILITY NOTES:**
1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PROPOSE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 3. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
 4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
 5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
 7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
 8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
 9. AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
 10. ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
 11. ALL WATER MAIN SHALL BE 5"-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
 12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
 13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
 14. ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FEES.
 15. PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
 16. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
 17. EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
 18. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 13. ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

DATE	
REVISION	
NO.	
DESCRIPTION	

Manhard
CONSULTING LTD.

1000 N. WASHINGTON ST., SUITE 200
CHICAGO, ILLINOIS 60610
TEL: (773) 399-1000
FAX: (773) 399-1001
WWW.MANHARDCONSULTING.COM

**PROPOSED COMMERCIAL DEVELOPMENT
UNINCORPORATED LAKE COUNTY, ILLINOIS
UTILITY PLAN**

PROJECT NO.	202
PROJECT NAME	JCN
DRAWN BY	JCN
CHECKED BY	JCN
DATE	02/21/22
SCALE	1"=20'
SHEET	
8	OF 12
APR.LC101	

DATE: 02/21/22 - 11:14 AM
DRAWN BY: JCN
CHECKED BY: JCN
DATE: 02/21/22
SCALE: 1"=20'