

LAKE COUNTY ZONING NOTICE

#RZON-000804-2022 REZONING AND #CUP-000803-2022 – A CONDITIONAL USE PERMIT

LAKE VILLA TOWNSHIP

The Lake County Zoning Board of Appeals has scheduled a public hearing on April 19, 2023 at 1:00 p.m. at the Lake Villa Library, 140 N. Munn Road, Lindenhurst, Illinois on the petition of Chicago Title Land Trust Company, Trustee under Trust Agreement #8002382433, record owner, with Kyle Davis, of 617 Deerpath, Lindenhurst, Illinois, being the sole beneficiary of the trust, requesting to rezone 1.95 acres from the Residential-3 (R-3) zoning district to the General Commercial (GC) zoning district. The applicant is also requesting a Conditional Use Permit (CUP) for a Planned Unit Development (PUD) Preliminary Plan to construct a 5,000 square foot office/storage building, and the associated parking and grading for contractor's equipment storage building and future office space.

The subject property associated with this application is 39660 N. Illinois Route 59, Lake Villa, Illinois. PIN 02-30-100-082. Please note that quantitative values may be subject to minor alterations due to surveyed conditions.

This application is available for public examination at:

<https://www.lakecountyil.gov/calendar.aspx?EID=11019> or at the office of the Lake County Zoning Board of Appeals, 500 W. Winchester Rd, Libertyville, Illinois, attn.: Brad Denz, Project Manager (847) 377-2127.

**Gregory Koeppen
Chair**

LAKE COUNTY ZONING BOARD OF APPEALS

REZONING APPLICATION

Applicant(s): Chicago Title Land Trust Company Trust # 8002382433
(please print) Owner(s)

Subject Property: Present Zoning: Residential (R-3)
Present Use: Undeveloped grassy area and wetlands.
Proposed Use: Proposed office/warehouse building and parking *to General*
PIN(s): 0230100082 *Commercial (GC)*
Address: 39660 N IL Route 59 *ZONE*
Lake Villa, IL 60046

Legal description: See attached ALTA Survey
(☒ see deed)

Request: I/we request the property be rezoned to the General Commercial district.

I/we believe this rezoning is justified because:
The proposed development follows the description set for the
GC district as it is a commercial building that is adequately
served by existing infrastructure. Office buildings fall under per-
mitted use in a GC district.

Approval Criteria: The Lake County Zoning Board of Appeals is required to make findings of fact on your request.
You should "make your case" by explaining specifically how your proposed request relates to each of the
following criteria:

1. The proposed rezoning is consistent with the stated purpose and intent of the zoning regulations (UDO Section 151.005);

The proposed rezoning is consistent with section 151.005 as it follows county regula-
tions and restrictions for location and use of buildings, the development will not cause
adverse impacts to landowners or natural resources. Furthermore the integrity of water-
sheds will be protected the treeline surrounding the development will minimize adverse
effects to neighboring residences privacy and light, while no negative impacts take
place on air. Finally the tax base of the county will be further protected by growing its
commercial district.

2. The proposed rezoning corrects an error or inconsistency or meets the challenge of some changing condition in the area;

The proposed GC zoning and use would be consistent with the changing condition in the area. Further it is uncertain if the property would effectively be used for residential purposes, given the amount of natural resources and proximity to Route 59 (a high traffic area).

3. The proposed rezoning will allow development that is compatible with existing uses and zoning of nearby property;

Adjacent properties are classified as residential, however there are nearby compatible zoning properties, as there are GC properties approximately 0.15 miles south and .60 miles north.

4. The County and other service providers will be able to provide adequate public facilities and services to the property, while maintaining adequate levels of service to existing development;

Public roadway will be minimally affected as only an entrance apron is required. Access will solely be provided to IL RT 59, with not access to Bishop Court to the south.

Sanitary Sewer will be provided along the east and south property line for the benefit of adjacent property owners.

5. The proposed rezoning will not result in significant adverse impacts on other property in the vicinity of the subject tract or on the environment, including air, water, noise, stormwater management, wildlife and natural resources; and

The south and west property lines are protected by tree lines, so air, noise and light will be unaffected. An 8' fence is proposed on the north property line to minimize disturbances to the neighbor property to the north. The east side of the site is bound by IL Route 59, which will be screened by landscaping. Natural resources will not be negatively affected as they will be protected by BMP's during construction, and ultimate drainage patterns will not be impacted.

6. The subject property is suitable for the proposed zoning classification

The subject property is currently undeveloped and is suitable for a 5,000 SF office/storage building development, which would operate quietly under normal business hours and would not disturb adjacent properties with the scope of work performed.

Natural Resource Information Report Application

McHenry-Lake County Soil and Water Conservation District

1648 S. Eastwood Dr., Woodstock, IL 60098 Voice: (815) 338-0099 Fax: (815) 338-7731

For office use only

File Number: _____ Date Received: _____ 20____
Fee: _____ (Please make check payable to McHenry-Lake County SWCD.)

The McHenry-Lake County SWCD has thirty (30) days to complete this report after receipt of ALL the following items and after presentation to SWCD Board of Directors at their regularly scheduled meeting: Board meetings are scheduled for the first Tuesday of each month at the SWCD office.

Application Check List

Plat of Survey: ☒ Petition: ☒ Fee: ☒
Tentative plat: _____ Intensive Soil Survey: _____ Tile Investigation: _____
Certified Wetland and Determination/Delineation: _____

Processing of the NRI report will not begin until all of the required items have been received by the M LCSWCD (office unless otherwise indicated by SWCD Staff)

Fee: Full report: \$400.00 for 1-3 acres and \$25.00 for each additional acre or part thereof.
Letter: \$100.00 SWCD will determine when letter or full report format will be necessary

Petitioner's Name: Bruce Davis Phone: _____

Address: _____

Contact Person: John Morrison Phone: _____

Address: _____

Parcel Index Number(s): (1) 0 - 230 - 100 - 082 (2) _____

(3) _____

Aggregate parcel size 2.2 (acres)

Current Zoning: R-3 Requested Zoning: GC

Description of Zoning Request: Request to zone proposed development of office building and parking lot as GC

Proposed Improvements:

_____ Dwellings on Slabs	_____ Common Open Space	_____ Drainage Ditches/Swales
_____ Dwellings with Basements	<input checked="" type="checkbox"/> Sewers	_____ Wet Retention Basin
<input checked="" type="checkbox"/> Commercial Buildings	<input checked="" type="checkbox"/> Individual Wells	_____ Storm Sewers
_____ Park/Playground Areas	_____ Community Water	_____ Dry Detention Basin
_____ Conservation Easements	_____ Septic Systems	_____ Other _____

Unit of Government Responsible: _____ County of McHenry ☒ County of Lake

City/Town of _____

Is the parcel within 1 mile of a Village or City Boundary? Yes ☒ No (circle one)

If yes, which (City/Town/Village)? _____

It is understood that filing this application allows a district representative the right to conduct an onsite investigation of the parcel(s) described above. Furthermore, this report becomes subject to the Freedom of Information Act after presentation to the District Board of directors at their regularly scheduled meeting.

Contact person or Petitioner's signature: _____ Date: ____/____/20____

**TRUSTEE'S
DEED IN TRUST**

This indenture made this 30th day of December, 2019 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust Agreement dated the 10th day of July, 2018 and known as Trust Number 8002378503 party of the first part, and

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Recorded: 01/31/2020 at 11:19:27 AM
Receipt#: 2020-00006251
Page 1 of 4
Fees: \$60.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder

File **7630242**

THE CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 12, 2019 AND KNOWN AS TRUST NUMBER 8002382433

Reserved for Recorder's Office

party of the second part

whose address is:
**10 S. LaSalle Street, Ste. 2750
Chicago, IL 60603**

WITNESSETH, That said party of the first part in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00)** AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **LAKE County, Illinois**, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF:

Property Address: **39660 N IL ROUTE 59 HIGHWAY, LAKE VILLA, IL 60046**

Permanent Tax Number: **02-30-100-003 (includes other property)**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti or futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part

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thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to those presents by its Assistant Vice President, the 29th day of January, 2020.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: _____

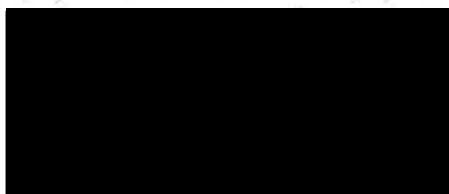
Robert Holsing - Assistant Vice President

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 29th day January, 2020.



NOTARY PUBLIC

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
10 SOUTH LASALLE STREET, SUITE 2750
CHICAGO, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

CTLTC #8002382433
10 S LaSalle St, Suite 2750
Chicago, IL 60603

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF STATE ROUTE 59 AND A LINE 135 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE S 16°00'11" W ALONG SAID CENTERLINE, A DISTANCE OF 213.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 16°00'11" W ALONG SAID CENTERLINE, A DISTANCE OF 274.96 FEET TO A POINT ON A LINE PARALLEL WITH SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER; THENCE S 89°02'19" W ALONG SAID PARALLEL LINE, A DISTANCE OF 363.5'; THENCE N 16°00'11" E, A DISTANCE OF 276.75'; THENCE S 89°18'31" W, A DISTANCE OF 363.0' TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PIN: 02-30-100-003 (includes other property)

Property Address: 39660 N. Illinois Route 59, Lake Villa, IL 60046

Exempt under provisions of paragraph E, Section 31-45,

Real Estate Transfer Tax Act.

Date

11/29/2020
Buyer, agent or representative



Plat Act Affidavit

18 N County St - 2nd Floor
Waukegan, IL 60085-4358
Phone: (847) 377-2575
FAX: (847) 984-5860

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, (name) Kyle Davis, being duly sworn on oath, state that I reside at [REDACTED] and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1-1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial Interest.)

SUBSCRIBED and SWORN to before me this 30th day of December

Notary: [REDACTED]



**Davis Storage Building
Conditional Use Permit Addendum**

Land Trust Disclosure Statement

Applicant: Chicago Title Land Trust Company
[REDACTED]

100% Beneficiary of Land Trust:

Name: Kyle Davis

Address: [REDACTED]

Capacity: Sole Interest

ACCEPTED

By [REDACTED]

Exoneration Rider

**EXCULPATORY CLAUSE FOR CHICAGO TITLE LAND TRUST COMPANY, AS
TRUSTEE UNDER TRUST DATED 6/15/17 AND KNOWN AS NO. 008002382433
ATTACHED TO AND MADE A PART OF: REZONING APPLICATION**

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST COMPANY, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Date: 8/10/22

CHICAGO TITLE LAND TRUST COMPANY
as Trustee as aforesaid and not personally

By: 

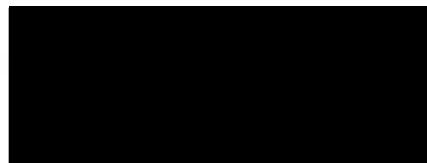


STATE OF ILLINOIS)
COUNTY OF COOK)Ss.

On the 10th day of August, 2022 before me, the undersigned, personally appeared, Ryan O'Reilly, Assistant Vice President for Chicago Title Land Trust Company, whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.





LAKE COUNTY ZONING BOARD OF APPEALS

**CONDITIONAL USE PERMIT for a
PLANNED UNIT DEVELOPMENT APPLICATION**

Applicant(s): Chicago Title Land Trust Company Trust #8002382433
(please print) Owner(s)

Subject Property:	Present Zoning:	<u>Residential (R-3)</u>
	Present Use:	<u>Undeveloped grassy area and wetlands.</u>
	Proposed Use:	<u>Proposed commercial development</u>
	PIN(s):	<u>0230100082</u>
	Address:	<u>39660 N IL Route 59</u> <u>Village of Antioch, IL 60046</u>

Legal description: See attached ALTA Survey.
(__ see deed)

Request: I/we request a conditional use permit for a planned unit development be approved to allow:

The construction of a 5,000 SF office/storage building, and the associated parking and grading for a contractor's equipment storage building and future office space on the 2.2-acre site.

Explain why this conditional use permit for a planned unit development is justified:

The existing parcel is undeveloped and unused. The proposed development will develop a small portion of the property and will provide a use for the area without negatively affecting the existing wetlands or drainage.

Approval Criteria

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should “make your case” by specifically explaining how your proposed request relates to each of the following criteria:

- A. The use in its proposed location will be consistent with the stated purpose and intent of the Lake County Code (“Purpose and Intent,” section 151.005);

SEE ATTACHED EXHIBIT A

- B. The proposed use in its proposed location complies with all applicable standards of the Lake County Code, including any applicable of section 151.111; and

SEE ATTACHED EXHIBIT A

- C. The proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of the application or as they may be developed in the future due to implementation of the Comprehensive Plan;

1. adjacent property,

SEE ATTACHED EXHIBIT A

2. the character of the neighborhood,

SEE ATTACHED EXHIBIT A

3. natural resources,

SEE ATTACHED EXHIBIT A

4. infrastructure,

SEE ATTACHED EXHIBIT A

5. public site, or

SEE ATTACHED EXHIBIT A

6. any other matters affecting the public health, safety, or general welfare.

SEE ATTACHED EXHIBIT A

- D. The proposed development in its proposed location is consistent with the Regional Framework Plan;

SEE ATTACHED EXHIBIT A

- E. The proposed development in its proposed location complies with the PUD standards of Section 151.132; and

SEE ATTACHED EXHIBIT A

- F. The proposed development in its proposed location will not result in a substantial adverse effect on any of the following, either as they exist at the time of application or as they may be developed in the future due to implementation of the Regional Framework Plan:

1. adjacent property,

SEE ATTACHED EXHIBIT A

2. natural resources,

SEE ATTACHED EXHIBIT A

3. infrastructure,

SEE ATTACHED EXHIBIT A

4. public sites, or

SEE ATTACHED EXHIBIT A

5. any other matters affecting the public health, safety, or general welfare.

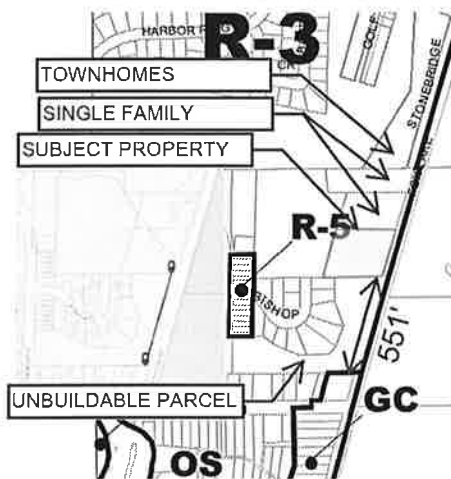
SEE ATTACHED EXHIBIT A

EXHIBIT A – ADDENDA TO PUD CONDITIONAL USE PERMIT APPROVAL CRITERIA

The Lake County Zoning Board of Appeals is required to make findings of fact on your request. You should “make your case” by specifically explaining how your proposed request relates to each of the following criteria:

- A. The use in its proposed location will be consistent with the stated purpose and intent of the Lake County Code (“Purpose and Intent,” section 151.005);

Response: The Lake County Code, Illinois Code of Ordinances (Lake County Code) Subsection 151.005(A) states that a purpose of the ordinance is to implement the regional framework plan. A rezoning of the subject property to Planned Unit Development (PUD) would be inconsistent with



the current land use plan which designates the subject parcel as single-family residential. The abutting properties to the north, west and south are zoned and likewise designated by the Future Land Use Map as single-family residential. However, to the North up two parcels there are Town Homes (multi-family). To the East is Forest Preserve District (also non single-family use). To the south, for a 551' stretch (per Lake County GIS) along Route 59 there is single family residential, that will never be able to be developed per agreement with the subdivision. Beyond this undevelopable area is GC zoning which is aligns with the usage proposed as part of this PUD.

Due to the variety/inconsistency of uses of the regional framework plan in the vicinity, it is our opinion that a request for a PUD at the subject property would not be considered spot zoning and should be considered.

- B. The proposed use in its proposed location complies with all applicable standards of the Lake County Code, including any applicable of section 151.111; and

Response: The proposed Office Warehouse building complies with all applicable standards of the Lake County Code and the Use Standards in section 151.112, the application section according to the Use Table in section 151.111. It is understood that CUP decision from the ZBA is required for the approval of the uses on site. The primary use of this building will be an office/indoor storage facility.

Should a secondary tenant wish to occupy the space, Applicant voluntarily offers the following conditions – Property Owner will agree to administrative review for any change of use and further agrees to comply with reasonable alterations or modifications to the site deemed necessary by the Director. The Director can review and approve any additional factors to mitigate or lessen potential negative impacts to the site. This condition applies to zone appropriate uses permitted by right, and Applicant acknowledges additional stipulations would apply for atypical zoning usages.

- C. The proposed use in its proposed location will not have a substantial adverse impact on any of the following, either as they exist at the time of the application or as they may be developed in the future due to implementation of the Comprehensive Plan;
1. adjacent property,

Response: Adjacent properties will be unaffected by the relatively small-scale construction development. Stormwater management design will ensure they are not adversely affected by the development in the future. This independent parcel will have sole access from RT 59 and will not utilize adjacent roadway to the south on Bishop Court. Activities of the building are quiet in nature consistent with a warehouse/office space. Photometrics study has been completed which indicates no light pollution emitted to the adjacent properties. The property is screened to the south by existing landscaping with signed approval from the subdivision. Property will be screened to the east with existing landscaping and extensive proposed landscaping per provided Landscaping plan. Property will be screened to the north with an 8' fence with signed landscaping waiver from neighbor. Applicant is in possession of property to the west.

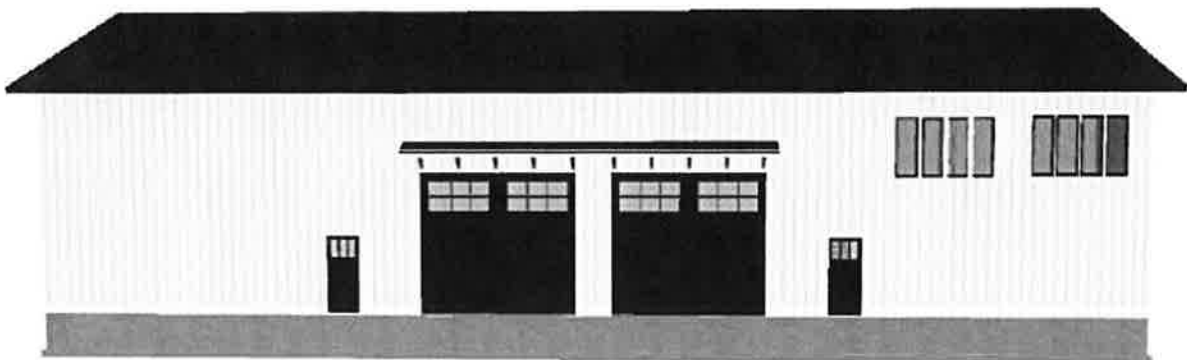
2. the character of the neighborhood,

Response: The character of the neighborhood will not be adversely impacted by this development based on items mentioned above. 550' to the south of the property which is General Commercial district where properties have chain linked fence with mesh fabric or no screening at all. This site will offer greenery with proposed landscaping meeting Lake County requirements. Additionally, the building elevation will be very similar to the garage on the property to the north as shown below:

Adjacent Single-Family Property to the North



Proposed Development Building Elevation



3. natural resources,

Response: Wetlands on the proposed parcel will be protected to negate any potential harm to natural resources. The project's limits of disturbance take place entirely outside of the wetland buffer zones, stormwater flow will be diverted around the proposed building and will not otherwise be affected, and BMP's are proposed as a final protection, including the use of double silt fence along the limits of disturbance. Extensive Base Flood Elevation (BFE) calculations have been provided to Lake County which indicate this property will no fall in the flood elevation or adversely impact stormwater conditions. An Illinois Historic Preservation Agency permit and IDNR EcoCat permit have been acquired indicating no adverse effect to endangered species or culture expected.

4. Infrastructure, or

Response: There will be no negative impact to infrastructure. The proposed parking lot will solely tie into Route 59 and have no access from Bishop Court to the South. Furthermore this development will tie into Lake County Public Works Sewer, who has previously indicated their acceptance of the improvements. A future service stubbed to the north is proposed as part of these developments which could serve future developments to properties to the north.

5. public site, or

Response: No public site will be at all affected by the proposed development. All development is on private property of an existing lightly wooded area. Tree preservation plan has been included to maintain as much of the original character of the site as possible

6. any other matters affecting the public health, safety, or general welfare.

Response: Public health, safety and general welfare will not be negatively affected by the proposed development. Site plan review process has been completed with staff and comments have been addressed.

D. The proposed development in its proposed location is consistent with the Regional Framework Plan;

Response: Perceived to be the case per reasons mentioned above.

- E. The proposed development in its proposed location complies with the PUD standards of Section 151.132; and

Response: The proposed development in its proposed location complies with the PUD standards of Section 151.132.

- F. The proposed development in its proposed location will not result in a substantial adverse effect on any of the following, either as they exist at the time of application or as they may be developed in the future due to implementation of the Regional Framework Plan:

1. adjacent property,

Response: The proposed development in its proposed location will not result in a substantial impact to adjacent property as noted above.

2. natural resources,

Response: The proposed development in its proposed location will not result in a substantial impact to natural resources as noted above.

3. infrastructure,

Response: The proposed development in its proposed location will not result in a substantial impact to infrastructure as noted above.

4. public sites, or

Response: The proposed development in its proposed location will not result in a substantial impact to public sites as noted above.

5. any other matters affecting the public health, safety, or general welfare.

Response: The proposed development in its proposed location will not result in a substantial impact to public health, safety, or general welfare as noted above.

Additional Building/Site Amenities

The building will be a post & frame pole building structure with aluminum siding on the exterior. The walls will be 6" to 8" frame construction with R-21 insulation. The roof construction will be engineered trusses with R-49 insulation. The windows and exterior doors will be provided by Classic Windows. They are currently rated as one of the most energy efficient windows and doors on the market. Their weather seal has one of the tightest air infiltrations in the industry. The building will be heated and air conditioned with some of the most energy efficient equipment available. The main floor of the building will be heated with hot water radiant heating in the concrete slab using a 95% efficient boiler. The office and upper storage will be heated and cooled using a 97% efficient furnace and 20SEER modulating air conditioner or possibly a 20 SEER heat pump system. The building will only have windows on the east wall making it more energy efficient as well as "bird friendly" due to the close proximity of the forest preserve. We are also looking into the possibility of solar electricity to further reduce our energy footprint and try to be as "green" as

possible. Site will provide "Dark sky" exterior lighting, consistent with "dark sky" industry standards, to staff's satisfaction. The emission of sound from any source on the property shall not exceed 50db(A) (SLOW meter response) at the boundary of the property in such a manner as to disturb the peace and comfort of occupants of neighboring residential properties. Additional ecological Wetland Improvements and BMPs would be considered by applicant as required by Lake County for PUD approval

Future Use Consideration:

The applicant is considering the possibility of dividing the building for other commercial uses. Any such use would require an independent staff review to verify the applicable Ordinance requirements are addressed, and independent permitting and other approvals would be required.

APPLICANT INFORMATION

APPLICANT(S): Chicago Title Land Trust Co Trust #8002382433 PHONE: _____

BENEFICIARY

EMAIL: _____

PHONE: _____

CONTRACT PURCHASER(S) IF ANY

EMAIL: _____

ADDRESS

I/WE HEREBY AUTHORIZE THE FOLLOWING PERSON TO REPRESENT ME/US IN ALL MATTERS RELATED TO THIS APPLICATION:

NAME PHONE: _____

EMAIL: _____

ADDRESS

I/we hereby attest that all information given above is true and complete to the best of my/our knowledge.

7-28-22

Signature(s) of contract purchasers

Megon L. Felcus a Notary Public aforesaid, do hereby certify that
Kyle Davis personally known to me is

(are) the person(s) who executed the foregoing instrument bearing the date of
7/28/22 and appeared before me this day in person and acknowledged that
he/she/they signed, sealed and delivered the same instrument for the uses and purposes therein set forth.
Given under my hand and Notarial Seal this 28th day of July, 2022

My Commission expires 4/13/26

COURT REPORTER AGREEMENT

CHECK ONE OF THE FOLLOWING:



I authorize the County to act on my behalf to retain a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I further agree to pay the Reporter reasonable fees for his/her services. If I do not pay the Reporter and the County is invoiced and pays the Reporter, I agree to reimburse the County. If the County sues to obtain reimbursement, I agree to pay the County its reasonable attorney's fees in bringing suit and obtaining a judgment.



I will furnish a Certified Shorthand Reporter to transcribe the public hearing and provide a transcript to the Zoning Board of Appeals. I realize that the failure to do so may result in the continuation of the public hearing in which case I agree to reimburse the County for all additional expenses caused by such continuation.

Signature

Please send the bill to:

Bruce Davis

Print Name

Street Address

Lake Villa, IL, 60046

City, State, Zip

Email

THIS SIGNED AGREEMENT MUST ACCOMPANY YOUR APPLICATION

Natural Resource Information Report Application

McHenry-Lake County Soil and Water Conservation District

1648 S. Eastwood Dr., Woodstock, IL 60098 Voice: (815) 338-0099 Fax: (815) 338-7731

For office use only

File Number: _____ Date Received: _____ 20
Fee: _____ (Please make check payable to McHenry-Lake County SWCD)

The McHenry-Lake County SWCD has thirty (30) days to complete this report after receipt of ALL the following items and after presentation to SWCD Board of Directors at their regularly scheduled meeting: Board meetings are scheduled for the first Tuesday of each month at the SWCD office.

Application Check List

Plat of Survey: ☒ Petition: ☒ Fee: ☒
Tentative plat: _____ Intensive Soil Survey: _____ Tile Investigation: _____
Certified Wetland and Determination/Delineation: _____

Processing of the NRI report will not begin until all the required items have been received by the MLCSWCD (office unless otherwise indicated by SWCD Staff)

Fee: Full report: \$400.00 for 1-3 acres and \$25.00 for each additional acre or part thereof.

Letter: \$100.00 SWCD *will determine when letter or full report format will be necessary*

Petitioner's Name: Bruce Davis Phone: _____ Address: _____
Contact Person: Evan Boulware Phone: _____
Address: _____

Parcel Index Number (s): (1) 0 - 230 - 100 - 082 (2) _____
(3) _____

Aggregate parcel size (acres): _____

Current Zoning: Residential (R-3) Requested Zoning: Planned Unit Development (PUD)

Description of Zoning Request: Request to zone proposed development of office building and parking lot as PUD

Proposed Improvements:

<input type="checkbox"/> Dwellings on Slabs	<input type="checkbox"/> Common Open Space	<input type="checkbox"/> Drainage Ditches/Swales
<input type="checkbox"/> Dwellings with Basements	<input checked="" type="checkbox"/> Sewers	<input type="checkbox"/> Wet Retention Basin
<input checked="" type="checkbox"/> Commercial Buildings	<input checked="" type="checkbox"/> Individual Wells	<input type="checkbox"/> Storm Sewers
<input type="checkbox"/> Park/Playground Areas	<input type="checkbox"/> Community Water	<input type="checkbox"/> Dry Detention Basin
<input type="checkbox"/> Conservation Easements	<input type="checkbox"/> Septic Systems	<input type="checkbox"/> Other _____

Unit of Government Responsible: _____ County of McHenry ☒ County of Lake
City/Town of Lake Villa

Is the parcel within 1 mile of a Village or City Boundary? Yes/ No (circle one)

If yes, which (City/Town/Village)? _____

It is understood that filing this application allows a district representative the right to conduct an onsite investigation of the parcel(s) described above. Furthermore, this report becomes subject to the Freedom of Information Act after presentation to the District Board of directors at their regularly scheduled meeting.

Contact person or Petitioner's signature: _____ Date: _____ / _____ /20 _____

**TRUSTEE'S
DEED IN TRUST**

This indenture made this 30th day of December, 2019 between **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a Trust Agreement dated the 10th day of July, 2018 and known as Trust Number 8002378503 party of the first part, and

Image# 059025160004 Type: DTT
Recorded: 01/31/2020 at 11:19:27 AM
Receipt#: 2020-00006251
Page 1 of 4
Fees: \$50.00
IL Rental Housing Fund: \$9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File **7630242**

THE CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER THE PROVISIONS OF A TRUST AGREEMENT DATED DECEMBER 12, 2019 AND KNOWN AS TRUST NUMBER 8002382433

Reserved for Recorder's Office

party of the second part

whose address is:
**10 S. LaSalle Street, Ste. 2750
Chicago, IL 60603**

WITNESSETH, That said party of the first part in consideration of the sum of **TEN and no/100 DOLLARS (\$10.00)** AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby **CONVEY AND QUITCLAIM** unto said party of the second part, the following described real estate, situated in **LAKE County, Illinois**, to wit:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Property Address: **39660 N IL ROUTE 59 HIGHWAY, LAKE VILLA, IL 60046**

Permanent Tax Number: **02-30-100-003 (Includes other property)**

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof of said party of the second part.

This Deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Trustee by the terms of said deed or deeds in trust delivered to said Trustee in pursuance of the trust agreement above mentioned. This deed is made subject to the lien of every trust deed or mortgage (if any there be) of record in said county to secure the payment of money, and remaining unreleased at the date of the delivery hereof.

FULL POWER AND AUTHORITY is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to convey said premises or any part thereof to a successor or successors in trust and to grant to each successor or successors in trust all of the title, estate, powers and authorities vested in said trustee, to donate, to dedicate, to mortgage, pledge or otherwise encumber said property, or any part thereof, to lease said property, or any part thereof, from time to time, in possession or reversion, by leases to commence *in praesenti or futuro*, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part

4

thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see to the application of any purchase money, rent or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement, and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of every person relying upon or claiming under any such conveyance, lease or other instrument, (a) that at the time of the delivery thereof the trust created by this indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder, (c) that said trustee was duly authorized to execute and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument and (d) if the conveyance is made to a successor or successors in trust, that such successor or successors in trust have been properly appointed and are fully vested with all the title, estate, rights, powers, duties and obligations of its, his, her or their predecessor in trust.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, avails and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, avails and proceeds thereof as aforesaid.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be affixed, and has caused its name to be signed to those presents by its Assistant Vice President, the 29th day of January, 2020.



CHICAGO TITLE LAND TRUST COMPANY,
as Trustee as Aforesaid

By: _____

State of Illinois
County of Cook

SS.

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that the above named Assistant Vice President of **CHICAGO TITLE LAND TRUST COMPANY**, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such Assistant Vice President appeared before me this day in person and acknowledged that he/she signed and delivered the said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company; and the said Assistant Vice President then and there caused the corporate seal of said Company to be affixed to said instrument as his/her own free and voluntary act and as the free and voluntary act of the Company.

Given under my hand and Notarial Seal this 29th day January, 2020.

This instrument was prepared by:
CHICAGO TITLE LAND TRUST COMPANY
10 S. LaSalle Street
Suite 2750
Chicago, IL 60603

AFTER RECORDING, PLEASE MAIL TO:

CHICAGO TITLE LAND TRUST COMPANY
10 SOUTH LASALLE STREET, SUITE 2750
CHICAGO, IL 60603

SEND SUBSEQUENT TAX BILLS TO:

CTLTC #8002382433
10 S LaSalle St, Suite 2750
Chicago, IL 60603

LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 46 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF STATE ROUTE 59 AND A LINE 135 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE S 16°00'11" W ALONG SAID CENTERLINE, A DISTANCE OF 213.95 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S 16°00'11" W ALONG SAID CENTERLINE, A DISTANCE OF 274.96 FEET TO A POINT ON A LINE PARALLEL WITH SAID NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER; THENCE S 89°02'19" W ALONG SAID PARALLEL LINE, A DISTANCE OF 363.5'; THENCE N 16°00'11" E, A DISTANCE OF 276.75'; THENCE S 89°18'31" W, A DISTANCE OF 363.0' TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PIN: 02-30-100-003 (includes other property)

Property Address: 39880 N. Illinois Route 59, Lake Villa, IL 60046

Exempt under provisions of paragraph E____, Section 31-45,

Real Estate Transfer Tax Act.

Date

By 



Plat Act Affidavit

18 N County St - 2nd Floor
Waukegan, IL 60085-4358
Phone: (847) 377-2575
FAX: (847) 984-5860

STATE OF ILLINOIS }
COUNTY OF LAKE } SS

I, (name) Kyle Davis, being duly sworn on oath, state that I reside at [REDACTED] and that the attached deed is not in violation of the Plat Act, Ch. 765 ILCS 205/1.1(b), as the provisions of this Act do not apply and no plat is required due to the following allowed exception (Circle the number applicable to the attached deed):

1. The division or subdivision of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
2. The division of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access;
3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
4. The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
7. Conveyances made to correct descriptions in prior conveyances;
8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access;
9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor, provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land;
10. The conveyance of land does not involve any land division and is described in the same manner as title was taken by grantor(s).

AFFIANT further states that this affidavit is made for the purpose of inducing the RECORDER OF LAKE COUNTY, ILLINOIS to accept the attached deed for recording. (This affidavit is not applicable to Facsimile Assignment of Beneficial Interest.)

SUBSCRIBED and SWORN to before me this 30th day
of December

Notary: [REDACTED]

**Davis Storage Building
Conditional Use Permit Addendum**

Land Trust Disclosure Statement

Applicant: Chicago Title Land Trust Company
Policy Number: [REDACTED]

100% Beneficiary of Land Trust:

Name: Kyle Davis

Address: [REDACTED]

Capacity: Sole Interest

ACCEPTED

By [REDACTED]

Exoneration Rider

**EXCULPATORY CLAUSE FOR CHICAGO TITLE LAND TRUST COMPANY, AS
TRUSTEE UNDER TRUST DATED 6/15/17 AND KNOWN AS NO. 008002382433
ATTACHED TO AND MADE A PART OF: CONDITIONAL USE PERMIT
APPLICATION**

It is expressly understood and agreed by and between the parties hereto, anything to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of binding only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in its own right, but solely in the exercise of the powers conferred upon it as such Trustee; and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against CHICAGO TITLE LAND TRUST COMPANY, on account of this instrument or on account of any warranty, indemnity, representation, covenant or agreement of the said Trustee in this instrument contained, either expressed or implied, all such personal liability, if any, being expressly waived and released.

Date: 8/10/22

CHICAGO TITLE LAND TRUST COMPANY
as Trustee as aforesaid and not personally

By: A

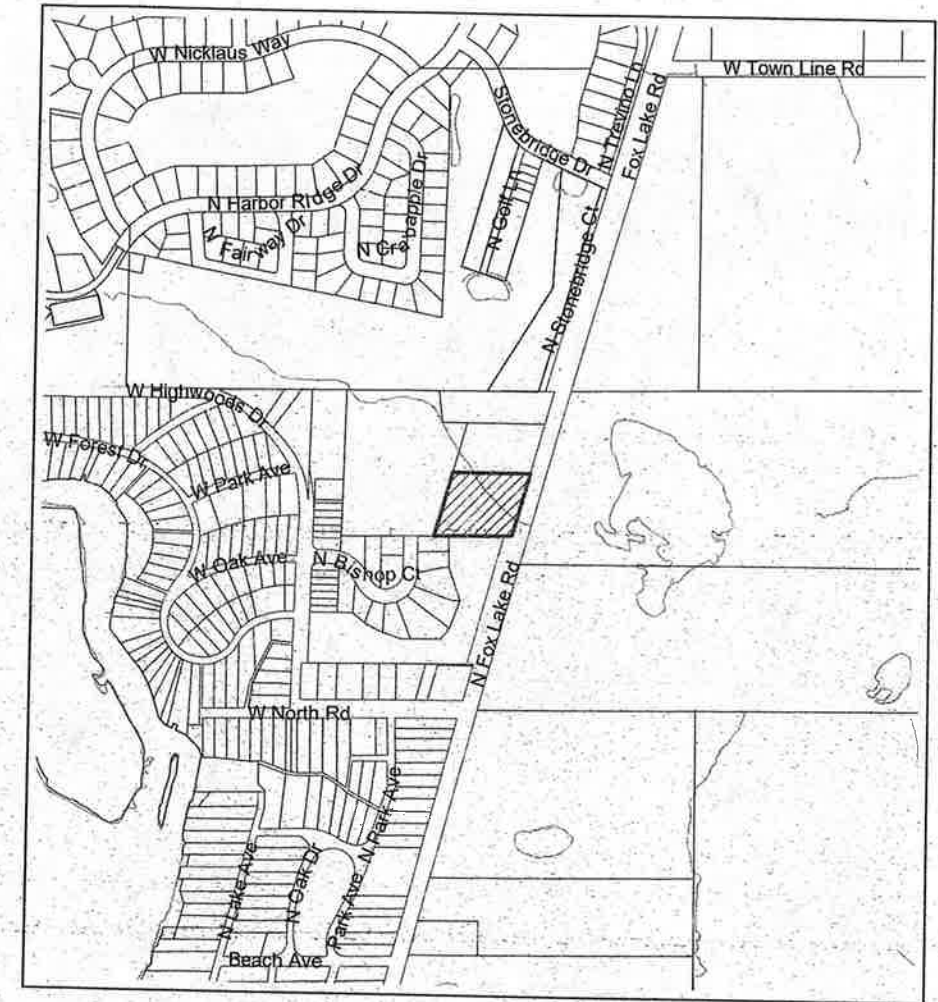
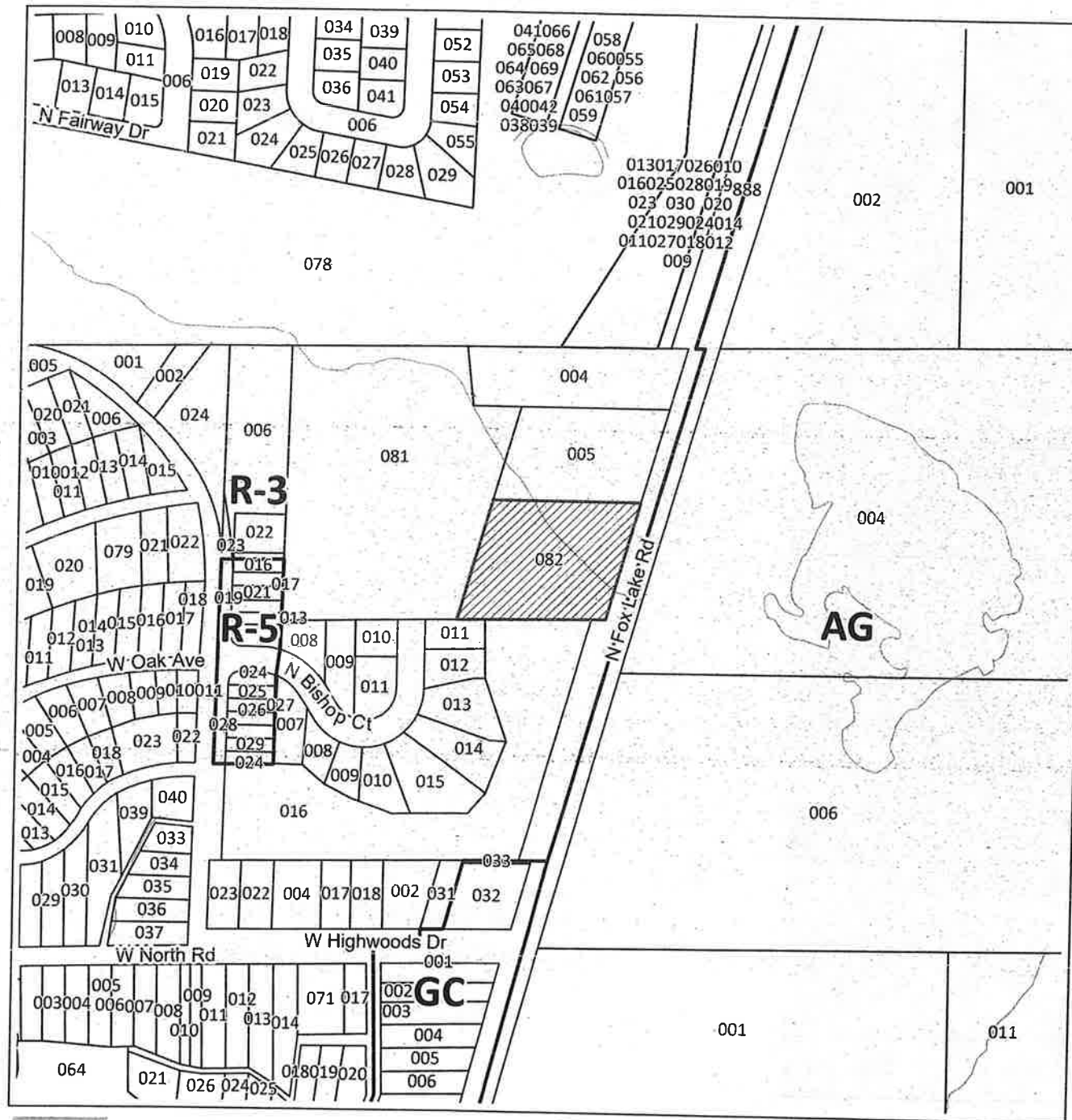


STATE OF ILLINOIS)
COUNTY OF COOK)Ss.

On the 16th day of August, 2022, before me, the undersigned, personally appeared, Ryan O'Reilly, Assistant Vice President for Chicago Title Land Trust Company, whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf of which the person acted, executed the instrument.

Witness my hand and official seal.

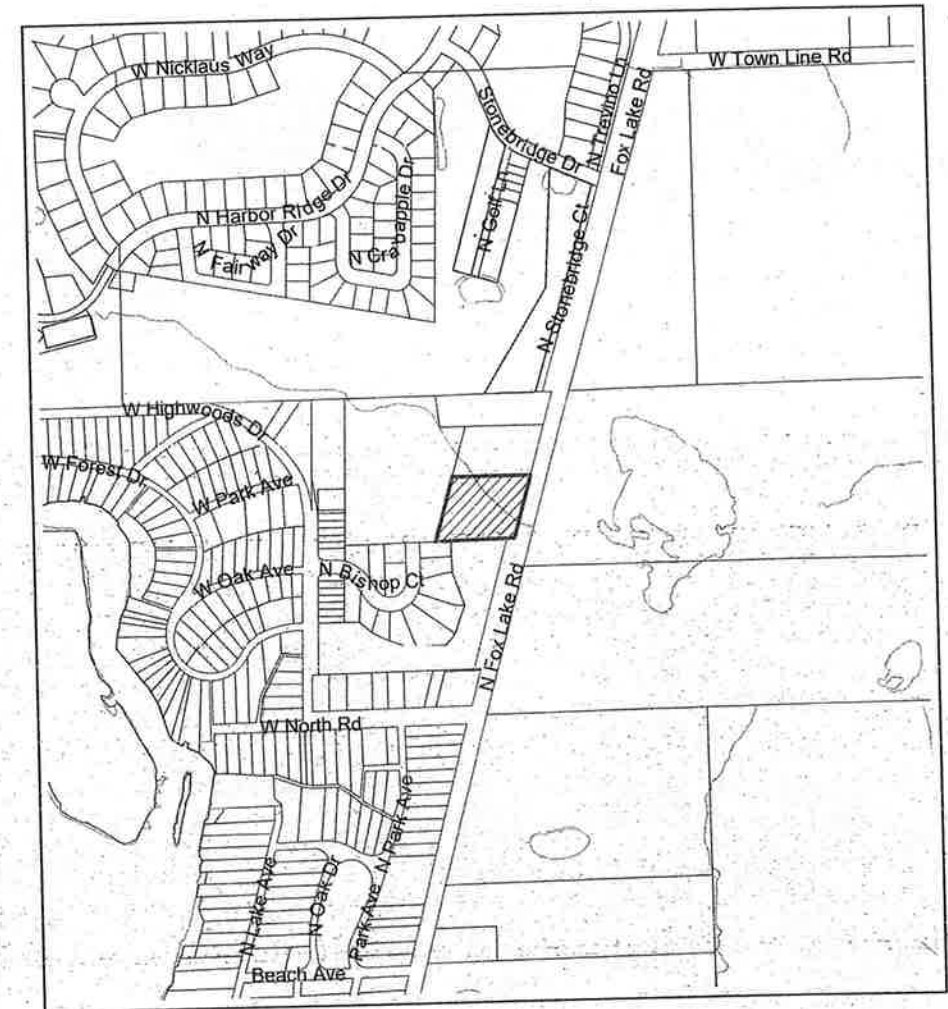
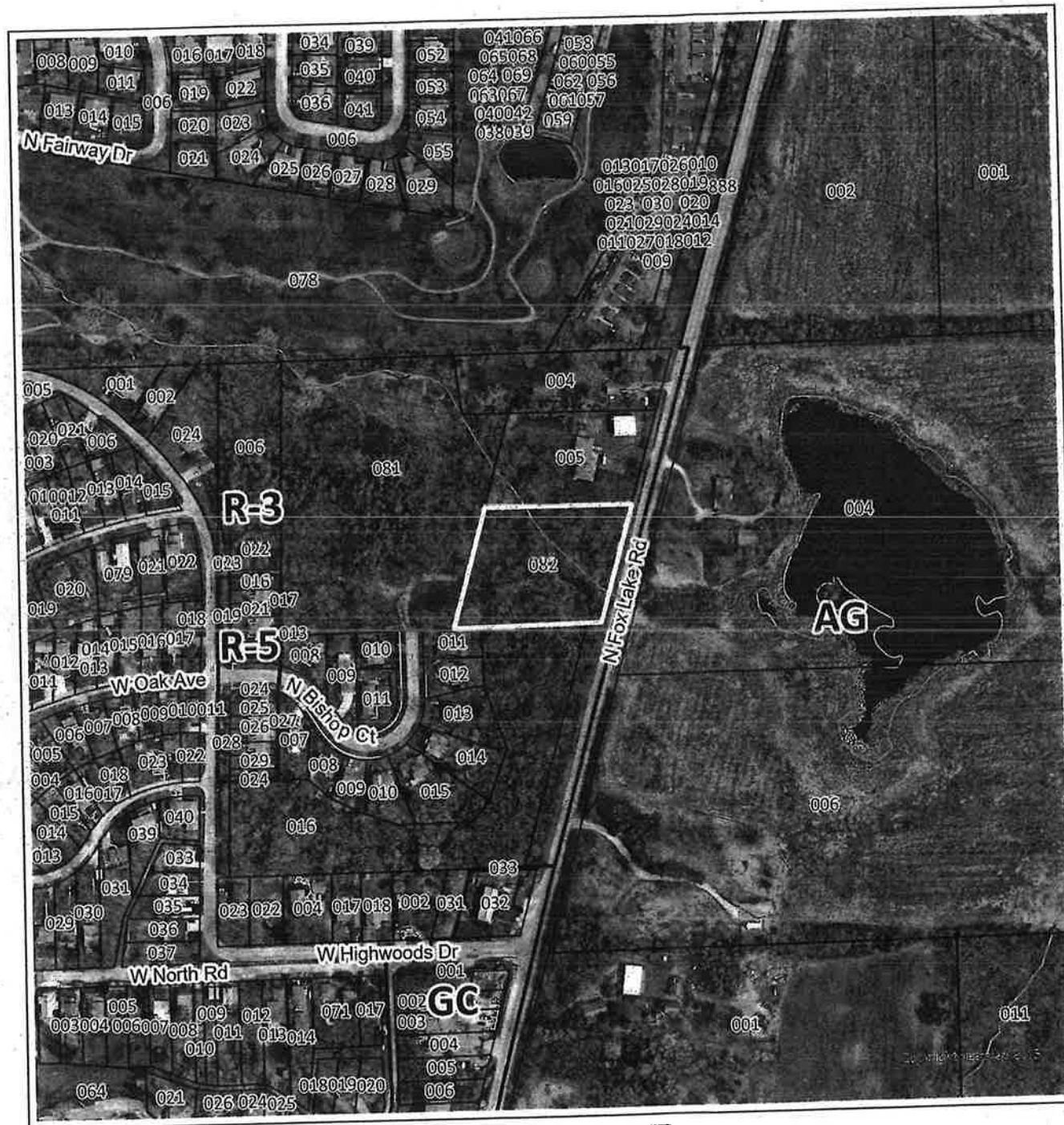
Notary Public in said County and State



Zoning Board of Appeals
 Case #RZON-000804-2022
 and CUP-000803-2022

 Incorporated Lake County  Subject Parcel

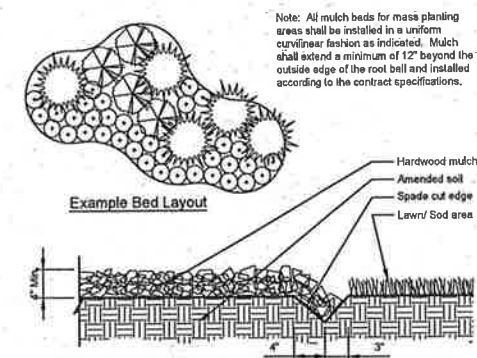
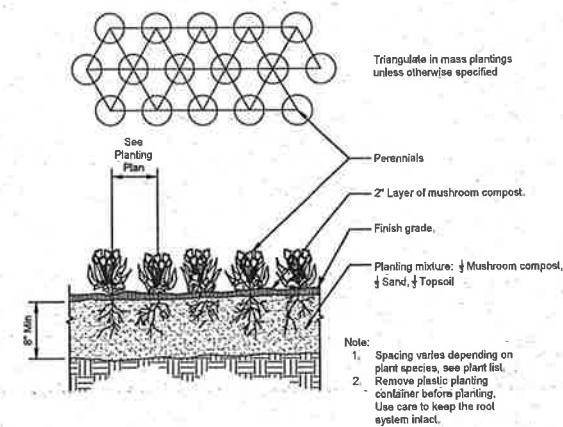
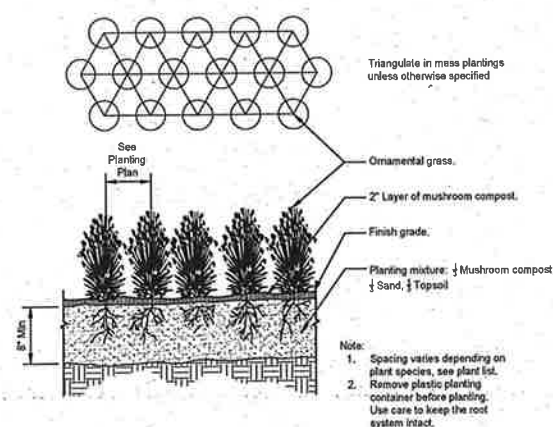
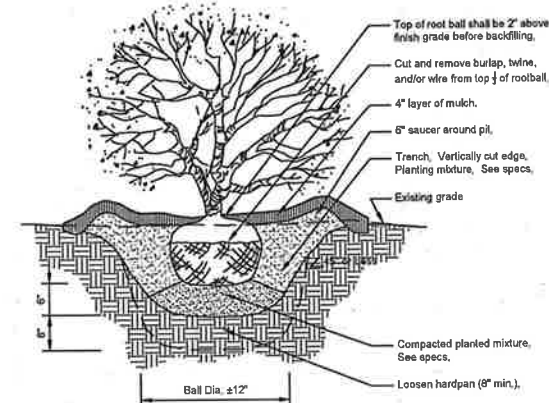
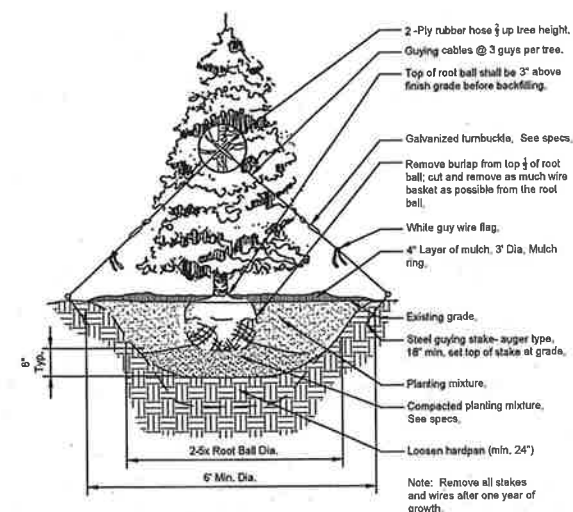
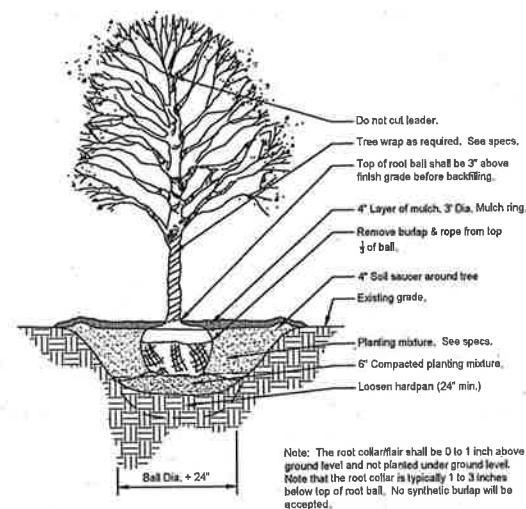
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Zoning Board of Appeals
Case #RZON-000804-2022
and CUP-000803-2022

 Incorporated Lake County  Subject Parcel

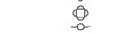
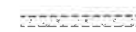
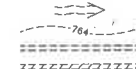
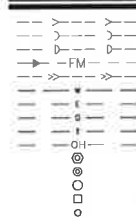
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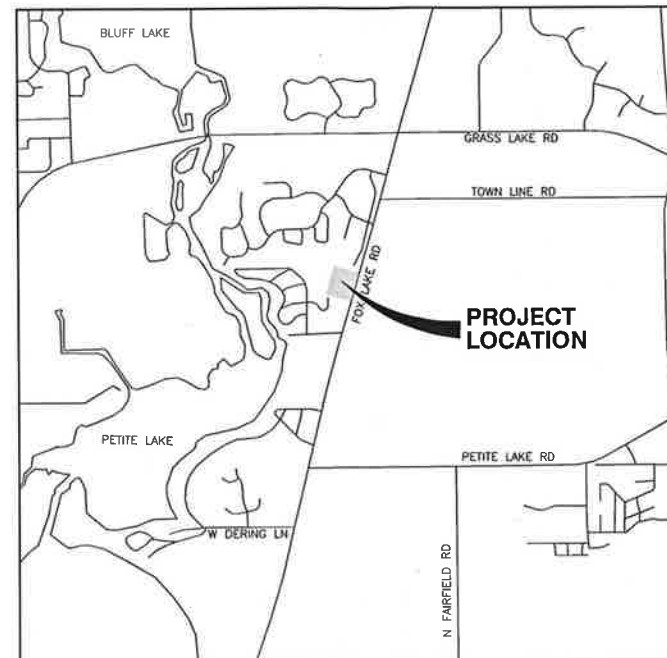
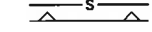
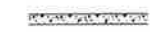
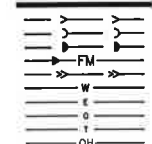
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**39660 N IL ROUTE 59
UNINCORPORATED LAKE COUNTY, ILLINOIS**

EXISTING



PROPOSED



LOCATION MAP
N.T.S.

OWNER: AIR TECHNICIANS, INC.
ADDRESS: 617 S. DEERPATH RD
CITY: LINDENHURST, IL 60046
PH.: (847) 265-1400

ADJ	ADJUST
AGG	AGGREGATE
ARCH	ARCHITECT
B	BITUMINOUS AGGREGATE MIXTURE
B-B	BACK TO BACK
B/C	BACK OF CURB
B/C	BOTTOM OF PIPE
B/W	BACK OF WALK
B-B BOX	BUFFALO BOX
BIT.	BITUMINOUS
BM	BENCHMARK
B.O.	BY OTHERS
C.E.	COMMERCIAL ENTRANCE
CS	CATCH BASIN
C	CENTERLINE
CMP	CORRUGATED METAL PIPE
CTRL	CONTROL
C.O.	CLEANOUT
CONC.	CONCRETE
CY	CUBIC YARD
D	DITCH
DIAL.	DIAMETER
DIP	DUCTILE IRON PIPE
DIWM	DUCTILE IRON WATER MAIN
DS	DOWNSPOUT
DT	DRAIN TILE
E	ELECTRIC
E-E	EDEGE TO EDGE
ELEV.	ELEVATION
E/P	EDGE OF PAVEMENT
EX	EXISTING
F.C.	FIELD ENTRANCE
F-F	FACE TO FACE
F.F.	FINISHED FLOOR
	FINISHED END SECTION

F/L	FLOW LINE
F/M	FORCE MAIN
G	GROUND
G/F	GRADE AT FOUNDATION
GW	GUT WIRE
HDWL	HEADWALL
HH	HANDHOLE
HWL	HIGH WATER LEVEL
HYD.	HYDRANT
INL	INLET
INV.	INVERT
IP	IRON PIPE
	LEFT
MAX.	MAXIMUM
MB	MAILBOX
M/E	MEET EXISTING
MH	MANHOLE
MIN.	MINIMUM
NWL	NORMAL WATER LEVEL
P/E	PRIVATE ENTRANCE
PC	POINT OF CURVATURE
PC/C	POINT OF COMPOUND CURVE
PCL	SPECIFIC GRADE LINE
P	POINT OF INTERSECTION
PI	PROPOSED LINE
PP	POWER POLE
PROP.	PROPOSED
PT	POINT OF TANGENCY
PVC	POLYETHYLENE CHLORIDE PIPE
PVC	POINT OF VERTICAL CURVATURE
PVT	POINT OF VERTICAL INTERSECTION
PVT	POINT OF VERTICAL TANGENCY
P	PAVEMENT
P.U.D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R	RADIUS

R.O.W.	RIGHT-OF-WAY
RCP	REINFORCED CONCRETE PIPE
REV	REMOVAL
RR	REVERSE
RT	RAILROAD
RN	RIGHT
SF	SANITARY
SQ	SQUARE FOOT
SHLD.	SHOULDER
SL	STREET LIGHT
SM	SANITARY MANHOLE
ST	STORM
STA.	STATION
STD	STANDARD
SW	SIDEWALK
SY	SQUARE YARDS
TBR	TO BE REMOVED
T	TELEPHONE
T-A	TYPE A
T/C	TOP OF CURB
T/F	TOP OF FOUNDATION
T/P	TOP OF PIPE
T/W	TOP OF WALK
T/WALL	TOP OF WALL
TEMP	TEMPORARY
TRANS	TRANSFORMER
V.B.	VALVE BOX
VIB.	VIBRATED CLAY PIPE
V.V.	VALVE VAULT
WC	WATER LEVEL
WMP	WATER MAIN



Manhard
CONSULTING

One Overlook Point, Suite 200, Lincolnshire, IL 60069 ph 847.834.5550 fx 847.834.0088 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners



INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN
3	SOIL EROSION AND SEDIMENT CONTROL PLAN
4	SOIL EROSION AND SEDIMENT CONTROL DETAILS
5	OPERATIONS AND MAINTENANCE PLAN
6	SITE DIMENSIONAL AND PAVING PLAN
7	GRADING PLAN
8	UTILITY PLAN
9	SANITARY PLAN AND PROFILE
10	CONSTRUCTION DETAILS
11	CONSTRUCTION DETAILS
12	CONSTRUCTION SPECIFICATIONS

NOTES:

1. THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A SURVEY PREPARED BY CHAMBERLIN / MASSE ENGINEERING, DATED MARCH 14, 2019. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS. MANHARD CONSULTING HAS NOT VERIFIED THIS SURVEY AND IS NOT RESPONSIBLE FOR THE ACCURACY OF THE SURVEY BOUNDARY AND/OR TOPOGRAPHY.

UTILITY CONTACTS

<p><u>ELECTRIC</u> COMED 1500 FRANKLIN BLVD LIBERTYVILLE, IL 60048 (847)816-5327 CONTACT: PAUL SHARRAT</p>	<p><u>WATER</u> X X X () CONTACT</p>
<p><u>GAS</u> NICOR GAS 300 W. TERRCOTTA CRYSTAL LAKE, IL 60014 (847)740-6458 CONTACT: TOM HUTCHINSON</p>	<p><u>TELEPHONE</u> COMCAST X X X () CONTACT:</p>
<p><u>SEWER</u> LAKE COUNTY PUBLIC WORKS 650 W. WINCHESTER ROAD LIBERTYVILLE, IL 60048 (847) 377-7145 CONTACT: DAVID HUMBERT</p>	

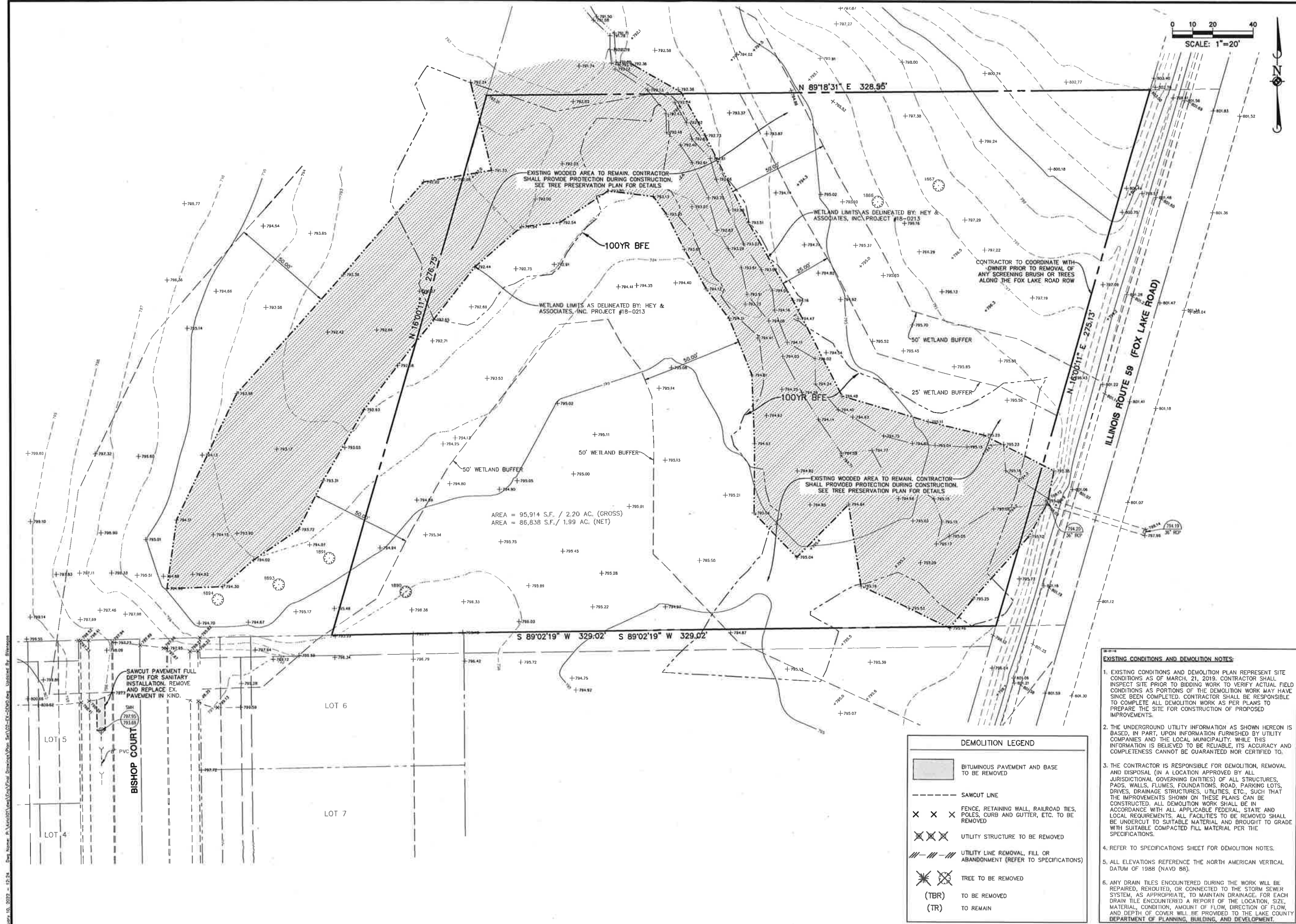
PROPOSED COMMERCIAL DEVELOPMENT UNINCORPORATED LAKE COUNTY, ILLINOIS TITLE SHEET		PROJECT NO.: <u>JCM</u> DRAWING NO.: <u>JCM</u> DATE: <u>03/31/22</u> SCALE: <u>N.T.S.</u>	
<div style="font-size: 2em; font-weight: bold;">1</div> <div style="font-size: 1.5em; font-weight: bold;">OF</div> <div style="font-size: 4em; font-weight: bold;">12</div>		SHEET	

**PROPOSED COMMERCIAL DEVELOPMENT
IN INCORPORATED LAKE COUNTY, ILLINOIS**

TITLE SHEET

PROJ. NO.:	JCM
PROJ. ASSOC.:	JCM
DRAWN BY:	JCM
DATE:	05/31/22
SCALE:	N.T.S.
SHEET	
1 OF 12	
AIR LCH 01	

MANHARD CONSULTING, LTD. IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.



February 10, 2022 - 12:24 Day Name: P:\Projects\2022\22-0000\22-0000.dwg User: JSP

SAWCUT PAVEMENT FULL DEPTH FOR SANITARY INSTALLATION. REMOVE AND REPLACE EX. PAVEMENT IN KIND.

BISHOP COURT

LOT 6

LOT 7

AREA = 95,914 S.F. / 2.20 AC. (GROSS)
AREA = 86,838 S.F. / 1.99 AC. (NET)

EXISTING WOODED AREA TO REMAIN. CONTRACTOR SHALL PROVIDE PROTECTION DURING CONSTRUCTION. SEE TREE PRESERVATION PLAN FOR DETAILS.

WETLAND LIMITS AS DELINEATED BY: HEY & ASSOCIATES, INC. PROJECT #18-0213

WETLAND LIMITS AS DELINEATED BY: HEY & ASSOCIATES, INC. PROJECT #18-0213

CONTRACTOR TO COORDINATE WITH OWNER PRIOR TO REMOVAL OF ANY SCREENING BRUSH OR TREES ALONG THE FOX LAKE ROAD ROW

EXISTING WOODED AREA TO REMAIN. CONTRACTOR SHALL PROVIDE PROTECTION DURING CONSTRUCTION. SEE TREE PRESERVATION PLAN FOR DETAILS.

DEMOLITION LEGEND

- [Hatched Box] BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
- [Dashed Line] SAWCUT LINE
- [X X X] FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
- [X X X] UTILITY STRUCTURE TO BE REMOVED
- [---] UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
- [Tree Symbol] TREE TO BE REMOVED
- (TBR) TO BE REMOVED
- (TR) TO REMAIN

EXISTING CONDITIONS AND DEMOLITION NOTES:

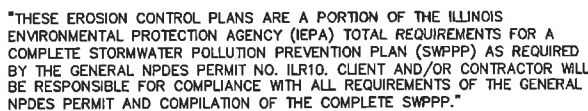
- EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF MARCH 21, 2019. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
- THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON 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 TO.
- THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
- REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.
- ALL ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).
- ANY DRAIN TILES ENCOUNTERED DURING THE WORK WILL BE REPAIRED, REROUTED, OR CONNECTED TO THE STORM SEWER SYSTEM, AS APPROPRIATE, TO MAINTAIN DRAINAGE. FOR EACH DRAIN TILE ENCOUNTERED A REPORT OF THE LOCATION, SIZE, MATERIAL, CONDITION, AMOUNT OF FLOW, DIRECTION OF FLOW, AND DEPTH OF COVER WILL BE PROVIDED TO THE LAKE COUNTY DEPARTMENT OF PLANNING, BUILDING, AND DEVELOPMENT.

Manhard CONSULTING LTD.

One Ontario Place, Suite 800, Lakeshore, IL 60054
Tel: 847.254.0200 Fax: 847.254.0205
www.manhardconsulting.com
Civil Engineering • Surveying • Wetland & Wetland Mitigation • Environmental Science • Landscaping • Planning

PROPOSED COMMERCIAL DEVELOPMENT
UNINCORPORATED LAKE COUNTY, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. NO.: JSP
PROJ. ASSOC.: JCM
DRAWN BY: JCM
DATE: 05/31/22
SCALE: 1"=20'
SHEET
2 OF 12
AIR.LCI01



1. ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
2. MAINTENANCE AND REPLACEMENT OF EROSION CONTROL ITEMS, WHEN DIRECTED BY THE ENGINEER, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
3. THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL MEASURES AT LEAST ONCE EVERY SEVEN (7) CALENDAR DAYS AND WITHIN 14 DAYS OF THE END OF A STORM THAT IS 0.5 INCHES OR GREATER OR EQUIVALENT SNOWFALL. ANY NECESSARY REPAIRS OR CLEANUP TO MAINTAIN THE EFFECTIVENESS OF SAID MEASURES SHALL BE MADE IMMEDIATELY.
4. INSTALL ALL PERIMETER SILT FENCING PRIOR TO ANY CLEARING OR GRADING. ON-SITE AND SEDIMENT CONTROL MEASURES AS SHOWN AND SPECIFIED BY THIS EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE CONSTRUCTED AND FUNCTIONAL PRIOR TO INITIATING CLEARING, GRADING, STRIPPING, EXCAVATION OR FILLING ACTIVITIES ON THE SITE.
5. STORM WATERS FALLING ON THE ENTIRE SITE SHALL BE DIVERTED INTO TEMPORARY DITCHES. PRIOR TO BEGINNING MASS EXCAVATION, THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENTATION TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTIES AND CONDUITS THEM TO THE MAIN DRAINAGE.
6. IF STORMWATER DETENTION IS NOT REQUIRED THE CONTRACTOR SHALL CONSTRUCT DITCHES, SWALES, SEDIMENT TRAPS AND SILTATION CONTROL MEASURES AS REQUIRED TO INTERCEPT SURFACE WATERS BEFORE THEY FLOW ONTO ADJACENT PROPERTY.
7. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE COMPLETED ANY CELL OR PORTION OF THE SITE, OR TEMPORARILY CEASED FOR ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS. STABILIZATION OF DISTURBED AREAS MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY CESSATION OF EARTH DISTURBING PRACTICES AND SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA.
8. TEMPORARY SEED MIXTURE SHALL BE APPLIED AT 45 LBS/ACRE.

9. INLET PROTECTION SHALL BE INSTALLED UNDER THE GRATING OF EACH DRAINAGE STRUCTURE.
10. STABILIZATION OF TOPSOIL STOCKPILES SHALL BE INITIATED IMMEDIATELY UPON COMPLETION UNLESS THEY WILL BE DISBURSED WITHIN FOURTEEN (14) CALENDAR DAYS. STABILIZATION OF STOCKPILES MUST BE INITIATED WITHIN 1 WORKING DAY OF PERMANENT OR TEMPORARY DISBURSAL OF ANY DISTURBING ACTIVITIES AND SHALL BE COMPLETED AS SOON AS POSSIBLE BUT NOT LATER THAN 14 DAYS FROM THE INITIATION OF STABILIZATION WORK IN AN AREA. ALL SOIL STORAGE PILES SHALL BE PROTECTED FROM EROSION WITH SILT FENCE ON THE DOWN SLOPE SIDE OF THE PILES.
11. DURING DEWATERING OPERATIONS, WATER WILL BE PUMPED INTO SEDIMENT BASINS OR SILT TRAPS; DEWATERING DIRECTLY INTO FIELD TILES OR STORMWATER STRUCTURES IS PROHIBITED.
12. WATER PUMPED DURING CONSTRUCTION OPERATION SHALL BE FILTERED.
13. DUST CONTROL SHALL BE PERFORMED ON A DAILY BASIS USING WATER DISPERSED FROM A TRUCK MOUNTED TANK WITH STANDARD DISCHARGE HEADER TO PROVIDE A UNIFORM RATE OF APPLICATION.
14. TEMPORARY GRAVEL CONSTRUCTION ENTRANCES SHALL BE MAINTAINED, ADJUSTED OR REPAIRED AS NECESSARY TO PREVENT SEDIMENT FROM BEING TRACKED ONTO PUBLIC ROADWAYS. ANY SEDIMENT REACHING A PUBLIC ROAD SHALL BE REMOVED BY SHOVELING OR STREET CLEANING BEFORE THE END OF EACH WORKING DAY.
15. ANY LOOSE MATERIAL THAT IS DEPOSITED IN THE FLOW LINE OF ANY GUTTER OR DRAINAGE STRUCTURE DURING CONSTRUCTION OPERATIONS SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY.
16. OVERLAND FLOW SHALL BE DIRECTED TO THE DETENTION BASIN PRIOR TO LEAVING THE SITE.
17. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE CLIENT OR OTHER JURISDICTIONAL GOVERNMENTAL ENTITIES.
18. ALL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH ALL JURISDICTIONAL GOVERNMENTAL AGENCY REQUIREMENTS.

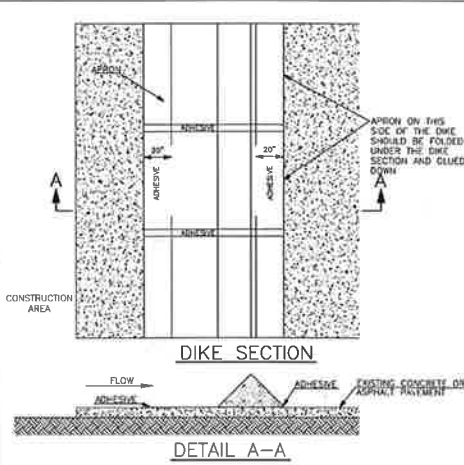
PROJ. MGR.: JSP
PROJ. ASSOC.: JCM
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DATE: 05/31/22
SCALE: 1"=20'

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3 OF 12
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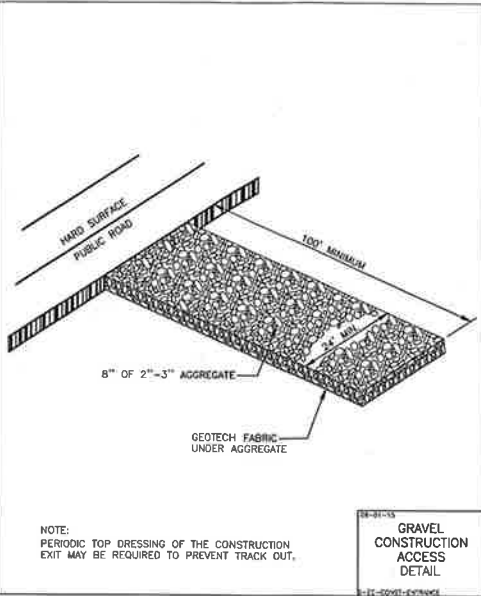
LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES

- A. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- B. FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (ECOI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
- UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- C. SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION. IF STOPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL PROTECTION AND SEDIMENT CONTROL MEASURES.
- D. A STABILIZED MAT OF CRUSHED STONE MEETING FOOT GRADATION (CA-1 UNDERLAY) WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT ON SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SKIPPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- E. TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- F. DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR RESTORATION.
- G. ALL STRUCTURES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- H. SLOPES STEEPER THAN 3:1 V:H SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.
- I. APPROPRIATE EROSION CONTROL BLANKETS SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- J. STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- K. IF DRAINAGE SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANCHOR POLYMER DRAINAGE SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DRAINAGE SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DRAINAGE ACTIVITIES.
- L. IF INSTALLED SOIL PROTECTION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANCHOR POLYMERS OR FERTIGATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- M. ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE INSTANTLY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- N. ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- O. THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

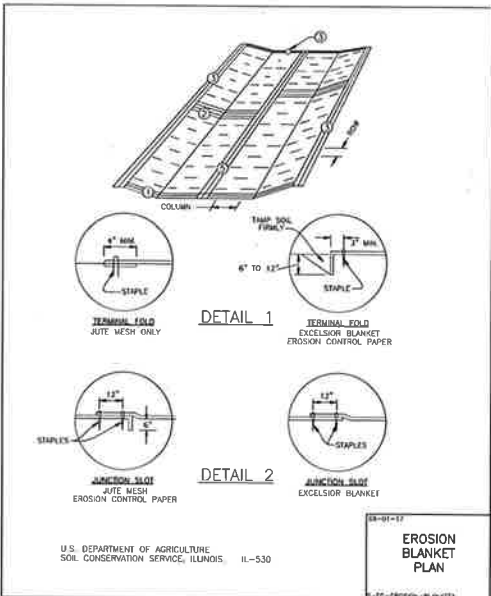


1. SILT DIKE SHALL BE CONSTRUCTED BY CASCADE DISTRIBUTION LTD., GEORGETOWN, BY NILEX CORPORATION, TRIANGULAR SILT DIKE BY TRIANGULAR SILT DIKE COMPANY, INC. OR APPROVED EQUAL.
2. SILT DIKE UNIT INSTALLED SHALL HAVE CONTINUOUS AND FIRM CONTACT WITH SURFACE.
3. ADHESIVES: CONCRETE PAVEMENT USE LIQUID NAIL OR APPROVED EQUAL. ASPHALT PAVEMENT USE EMULSIFIED ASPHALT.
4. ADHESIVE SHALL BE PLACED WHERE THE UNITS OVERLAP AND A 20" STRIP ALONG BOTH EDGES.

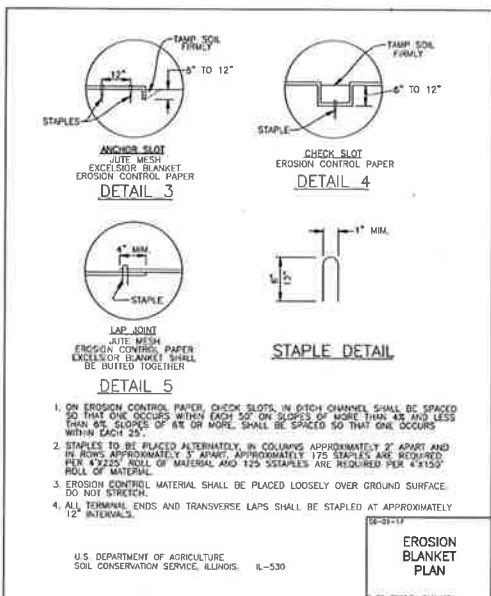
SILT DIKE
(ON EXISTING PAVEMENT)



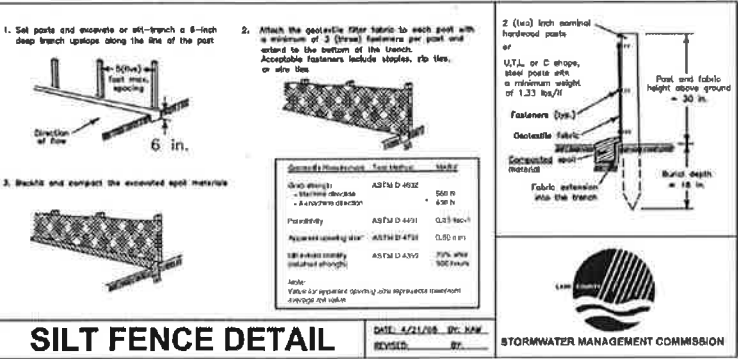
GRAVEL
CONSTRUCTION
ACCESS
DETAIL



EROSION
BLANKET
PLAN



EROSION
BLANKET
PLAN



SILT FENCE DETAIL

DATE: 4/21/08 BY: JH
REVISED: 8/

STORMWATER MANAGEMENT COMMISSION

PROPOSED COMMERCIAL DEVELOPMENT
UNINCORPORATED LAKE COUNTY, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL DETAILS

PROJ. NO.: JSP
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SCALE: N.T.S.
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Manhard CONSULTING LTD.
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Tel: 847.634.0000 Fax: 847.634.0001
www.manhardconsulting.com
Construction Management • Environmental Sciences • Landscape Architecture • Planning

MAINTENANCE COMPANY PERFORMING INSPECTIONS	AIR TECHNICIANS, INC. 617 S. DEERPATH DR. LINDENHURST, IL 60046 CONTACT: BRUCE DAVIS PHONE: (847) 812-8355
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Frequency	Inspection Items (Skill Level)	Maintenance Items (Related Profile Sheet)
One time - After First Year	<ul style="list-style-type: none"> ▪ Ensure that at least 50% of wetland plants survive (0) ▪ Check for invasive wetland plants (0) 	<ul style="list-style-type: none"> ▪ Replant wetland vegetation (See M-4 Vegetation Management)
Monthly to Quarterly or After Major Storms (>1")	<ul style="list-style-type: none"> ▪ Inspect low flow orifices and other pipes for clogging (0) ▪ Check the permanent pool or dry pond area for floating debris, undesirable vegetation (0) ▪ Investigate the shoreline for erosion (0) ▪ Monitor wetland plant composition and health (0-1) ▪ Look for broken signs, locks, and other dangerous items (0) 	<ul style="list-style-type: none"> ▪ Mowing – minimum Spring and Fall (See M-4 Vegetation Management) ▪ Remove debris (M-2 Clogging) ▪ Repair undercut, eroded, and bare soil areas (See M-4 Vegetation Management)
Several Times per Hot/Warm Season	<ul style="list-style-type: none"> ▪ Inspect stormwater ponds and stormwater wetlands for possible mosquito production (0-1) 	<ul style="list-style-type: none"> ▪ Inspect for mosquitoes (See M-8 Nuisance Issues)
Semi-annual to annual	<ul style="list-style-type: none"> ▪ Monitor wetland plant composition and health (0-1) ▪ Identify invasive plants (0-1) ▪ Ensure mechanical components are functional (0-1) 	<ul style="list-style-type: none"> ▪ Setup a trash and debris clean-up day ▪ Remove invasive plants (See M-4 Vegetation Management) ▪ Harvest wetland plants (See M-4 Vegetation Management) ▪ Replant wetland vegetation (See M-4 Vegetation Management) ▪ Repair broken mechanical components if needed (See M-7 Mechanical Components)
Every 1 to 3 years	<ul style="list-style-type: none"> ▪ Complete all routine inspection items above (0) ▪ Inspect riser, barrel, and embankment for damage (1-2) ▪ Inspect all pipes (2) ▪ Monitor sediment deposition in facility and forebay (2) 	<ul style="list-style-type: none"> ▪ Pipe and Riser Repair (See M-3 Pipe Repair) ▪ Complete forebay maintenance and sediment removal when needed (See M-5 Dredging and Muck Removal)
2-7 years	<ul style="list-style-type: none"> ▪ Monitor sediment deposition in facility and forebay (2) 	<ul style="list-style-type: none"> ▪ Complete forebay maintenance and sediment removal when needed (See M-5 Dredging and Muck Removal)
5-25 years	<ul style="list-style-type: none"> ▪ Remote television inspection of reverse slope pipes, underdrains, and other hard to access piping (2-3) 	<ul style="list-style-type: none"> ▪ Sediment removal from main pond/wetland (See M-5 Dredging and Muck Removal) ▪ Pipe replacement if needed (See M-3 Pipe Repair)

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

SCALE: 1"=20'

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

WETLAND LIMITS AS DELINEATED BY: HEY & ASSOCIATES, INC. PROJECT #18-0213

N 89°18'31" E 328.55'

100YR BFE

WETLAND LIMITS AS DELINEATED BY: HEY & ASSOCIATES, INC. PROJECT #18-0213

50' WETLAND BUFFER

N 16°00'11" E 276.75'

PROPOSED OFFICE WAREHOUSE
5,000 S.F.
F.E.=798.00

PROPOSED SIDEWALK

10'X10' BORING PIT FOR HDD SANITARY INSTALLATION

25' WETLAND BUFFER

N 16°00'11" E 275.13'

ILLINOIS ROUTE 59 (FOX LAKE ROAD)

100YR BFE

50' WETLAND BUFFER

WETLAND LIMITS AS DELINEATED BY: HEY & ASSOCIATES, INC. PROJECT #18-0213

P.I.N. 02-30-100-082

S 89°02'19" W 329.02'

P.I.N. 02-30-100-081

BORING PIT/BEGINNING OF OPEN TRENCH AREA FOR SANITARY INSTALLATION

SAWCUT PAVEMENT FULL DEPTH FOR SANITARY INSTALLATION. REMOVE AND REPLACE EX. PAVEMENT IN KIND.

P.I.N. 02-30-108-011

P.I.N. 02-30-108-016

LOT 6

LOT 7

LOT 5

LOT 4

BISHOP COURT

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.
- Ⓕ 4" YELLOW BORDER

SIGN LEGEND

- ① R1-1 STOP SIGN
- ② R7-8 HANDICAP PARKING SIGN

SITE DATA

PARCEL AREA	1.99 AC (86,838 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 LEGEND

STANDARD DUTY PAVEMENT	
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, NSO	
2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, NSO	
8" AGGREGATE BASE COURSE, TYPE B	
HEAVY DUTY PAVEMENT	
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, NSO	
3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, NSO	
12" AGGREGATE BASE COURSE, TYPE B	
CONCRETE SIDEWALK	
5" PORTLAND CEMENT CONCRETE	
4" COMPACTED AGGREGATE BASE COURSE, TYPE B	

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

- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
- ALL CURB ELEVATIONS ARE TO EDGE OF PAVEMENT.
- ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
- ALL CURB RADI SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
- TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS X 18" LONG DOWELED INTO EXISTING CURB.
- 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.
- IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
- 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.
- ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
- SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
- PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
- THE CONTRACTOR SHALL CONTACT J.U.L.L.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.

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



SCALE: 1"=20'



Manhard CONSULTING LTD.
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Professional Engineer & Surveyor
Construction Managers • Environmental Scientists • Landscape Architects • Planners

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

- GRADING NOTES:**
1. PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
 2. ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
 3. MEET EXISTING GRADE AT LIMITS OF DISTURBANCE UNLESS NOTED OTHERWISE.
 4. CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
 5. THE CONTRACTOR SHALL CONTACT J.U.L.L.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 IMPROVEMENTS.
 6. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 7. IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
 8. ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 9. EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY CHAMBERLIN / MASSE ENGINEERING ON MARCH, 21, 2019. CONTRACTOR SHALL FIELD CHECK EXISTING ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO STARTING CONSTRUCTION. IF THE CONTRACTOR DOES NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL SUPPLY, AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.
 10. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.
 11. ALL ELEVATIONS REFERENCE THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88).

GRADING PLAN LEGEND	
	PROPOSED 1 FOOT CONTOURS
	PROPOSED FINISHED FLOOR ELEVATION
	PROPOSED GRADE AT FOUNDATION
	PROPOSED PAVEMENT ELEVATION
	PROPOSED TOP OF CURB
	PROPOSED TOP OF WALK
	PROPOSED TOP OF WALL
	MEET EXISTING
	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE
	PROPOSED DEPTH OF PONDING
	PROPOSED SWALE LOW POINT
	PROPOSED SWALE SUMMIT

SITE DATA	
PARCEL AREA	1.99 AC (86,838 S.F.)
TOTAL PERVIOUS AREA	1.72 AC (75,078 S.F.)
TOTAL IMPERVIOUS AREA	.27 AC (11,760 S.F.)

May 25, 2022 - 11:17 Doc Name: P:\Users\jcm\OneDrive\Projects\22\220522\220522.dwg Updated By: jcm



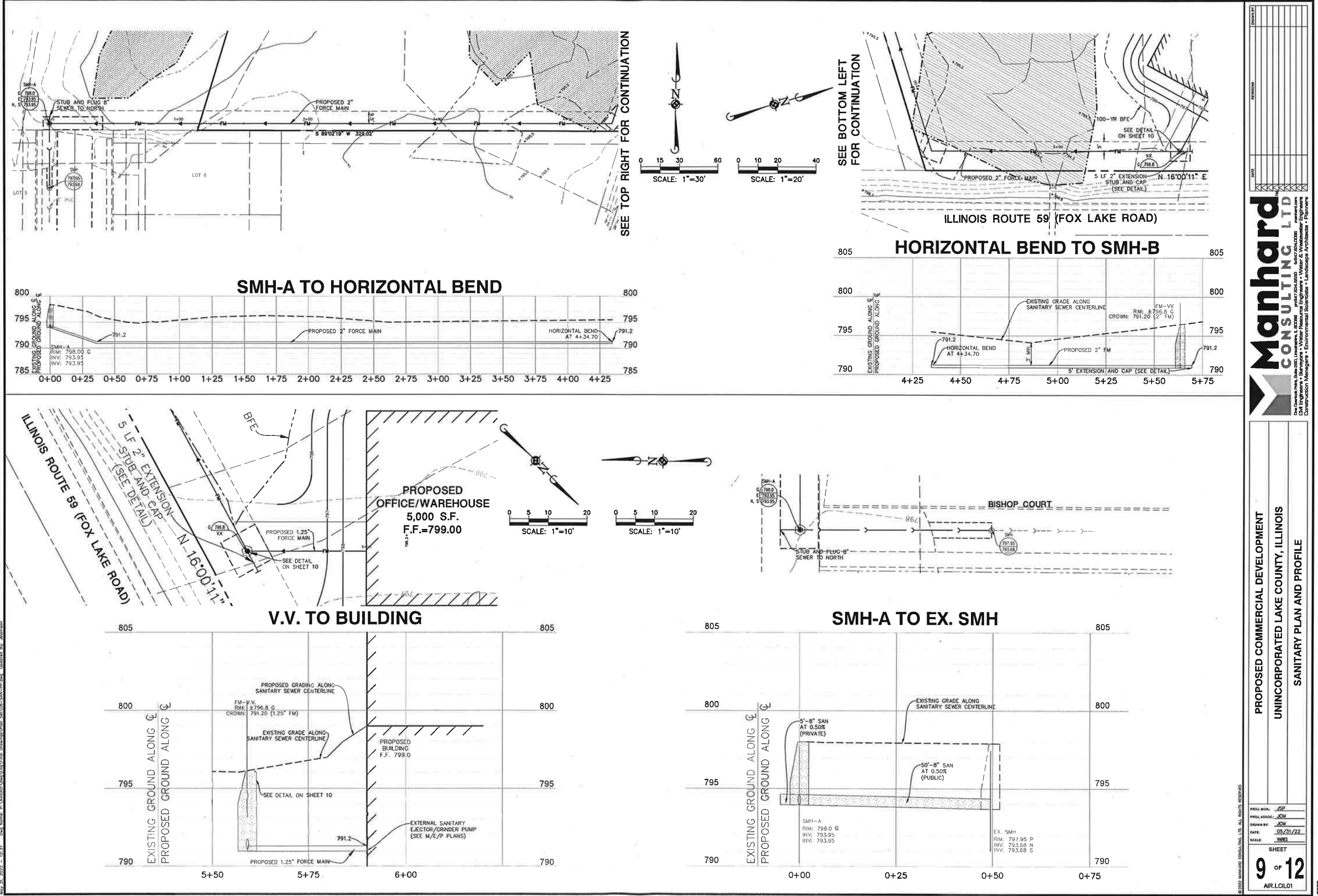
PROPOSED COMMERCIAL DEVELOPMENT

UNINCORPORATED LAKE COUNTY, ILLINOIS

UTILITY PLAN

PROJ. NO./F:	JCM
PROJ. ASSOC.:	JCM
DRAWN BY:	JCM
DATE:	05/31/22
SCALE:	1"=20'
SHEET	
8 OF 12	
AIR.LC101	

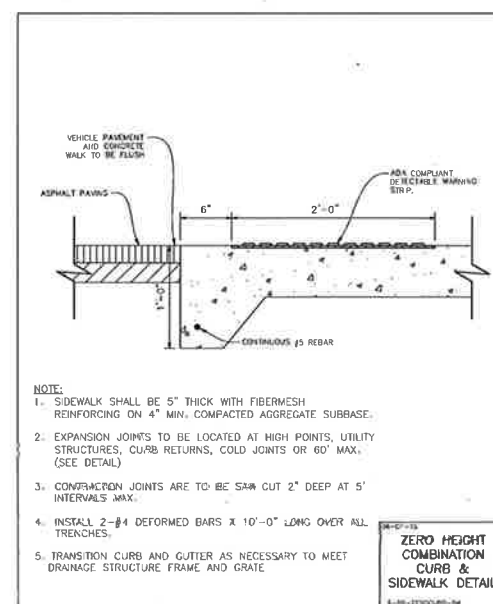
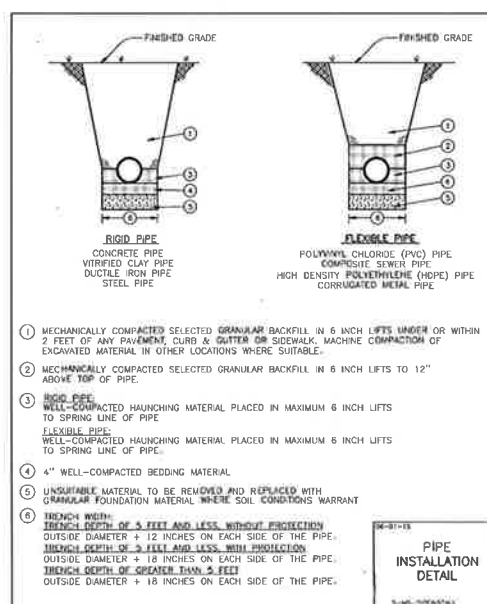
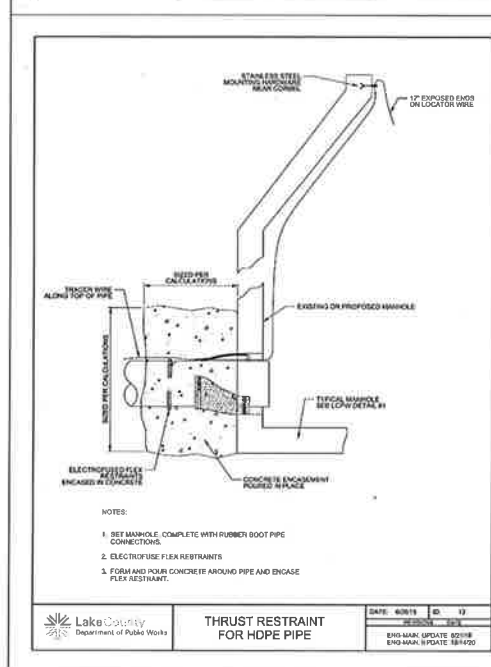
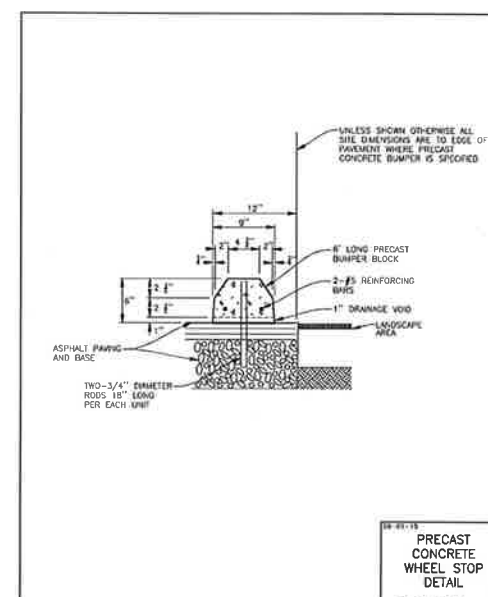
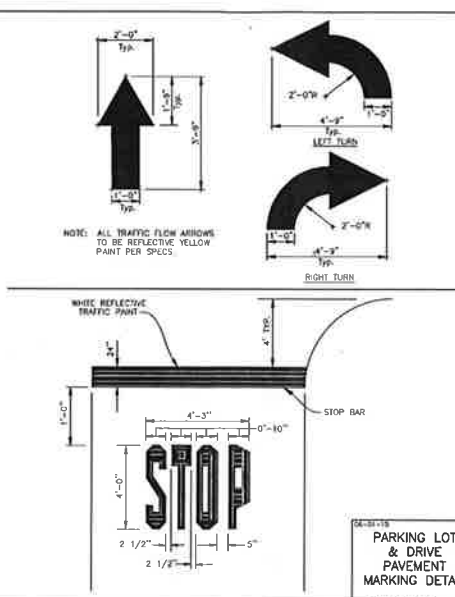
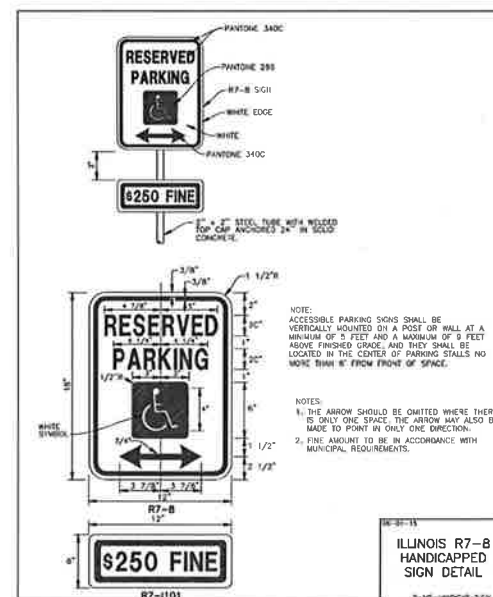
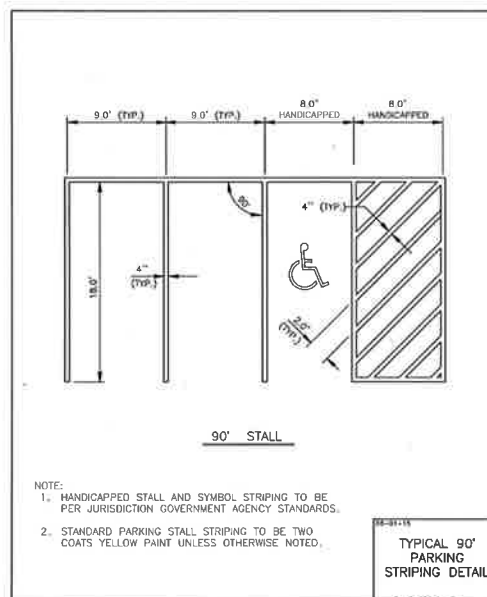
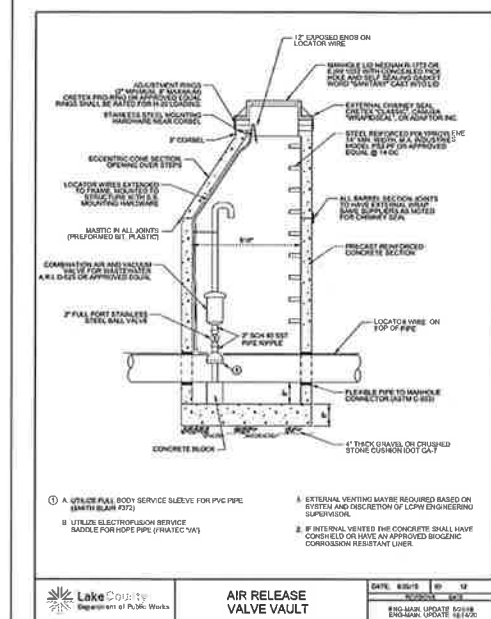
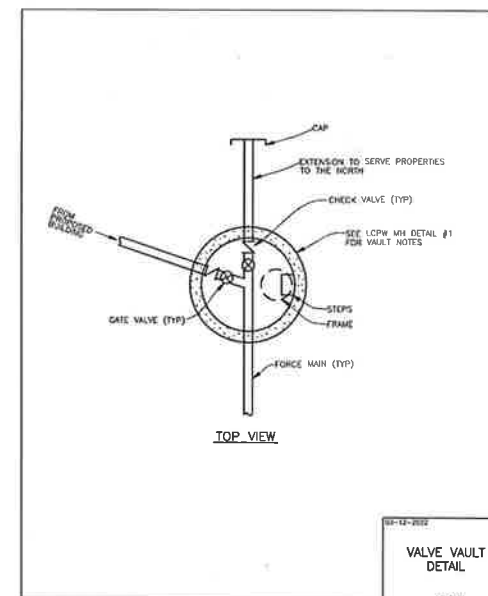
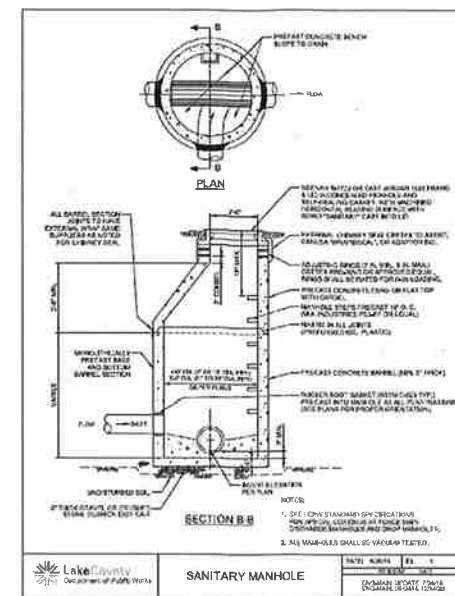
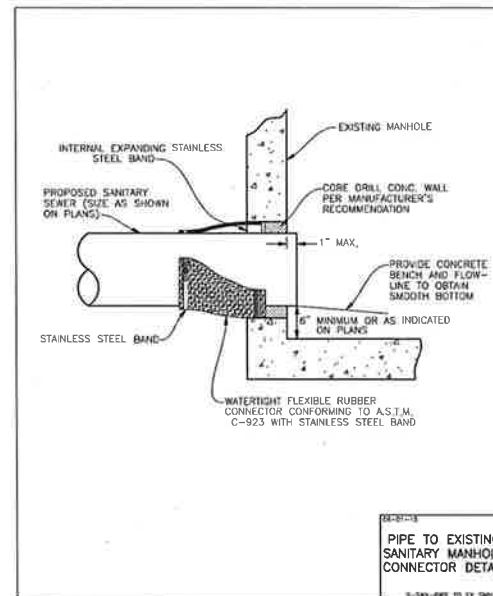
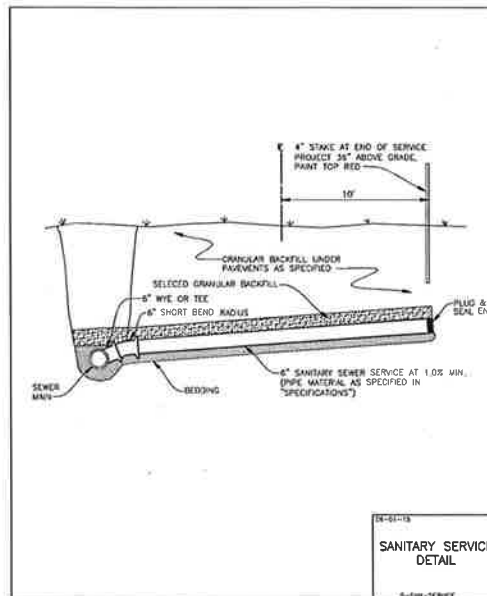
- UTILITY NOTES:**
1. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 3. 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.
 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 RM 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 FES.
 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.



Manhard CONSULTING LTD

PROPOSED COMMERCIAL DEVELOPMENT
UNINCORPORATED LAKE COUNTY, ILLINOIS
SANITARY PLAN AND PROFILE

PROJ. NO.: 2023-01
PROJ. ASSOC.: JCM
DRAWN BY: JCM
DATE: 05/31/23
SCALE: 1"=20'
SHEET
9 OF 12
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ITEM	BRAND	PRODUCT
<u>PIPE NOBANDS</u> (NATIVE MODEL)	MUELLER SUPER CENTURION WATERGUS PACER	A-423 WB-87
<u>GATE VALVES</u> SPECIFY SIZE NON- RISING STEM 2" NUT, M.J., OPEN LEFT	MUELLER (SIZE) AMERICAN FLW CONTROL	A-2360-20L SERIES 2500
<u>VALVE BOXES</u> 3 PIECE	EAST JORDON TYLER/UNION	SCREEN ADJUSTING EXTENSION TYPE
<u>CURB STOPS</u> (SPECIFY SIZE)	MUELLER FORD	300 BALL VALVE BALL VALVE
<u>CORPORATION VALVE</u> (SPECIFY SIZE)	MUELLER FORD	H-15000 FB600 (ANNE/C CC THREAD)
<u>MANHOLES/CATCHBASINS/PALETS</u> IN OPEN AREAS AND PAVEMENT (SELF-SEALING LID WITH PROMPT UTILITY MARKINGS)	NEENAH CLOSED LID	R-1772 R-1500C
	OPEN LID *1 SWALES AND DITCHES	R-4340 B
<u>MANHOLES/CATCH BASINS/PALETS</u> FL COMBINATION CURB & GUTTER (BICYCLE SA/L)	NEENAH ROLL/MOUNTABLE CURB BS-12 CURB	R-3501-D2A R-3281A #3281-A/L
<u>WATER SERVICE SADDLES</u> (ALL SERVICE SADDLES SHALL BE DOUBLE STRAP, BRONZE, WAGON COAT, OR STAINLESS STEEL)	MUELLER FORD SMITH-BELAR 3/4" & 1"	DRP5 FS 303 # 317
<u>B-BOX</u> (AT LEAST 1 1/4" TOP SECTION) ARCH PATTERN PLUG STYLE LID	FORD MUELLER	E42 CURB BOX

*1 WHEREVER STORMWATER
COULD POSSIBLY ENTER
STORM STRUCTURE

18-11-15

**MATERIAL
STANDARDS**

SHOULD A CONFLICT ARISE BETWEEN MANHARD
DETAILS AND THE VILLAGE DETAILS, THE
VILLAGE DETAILS SHALL TAKE PRECEDENCE.

