

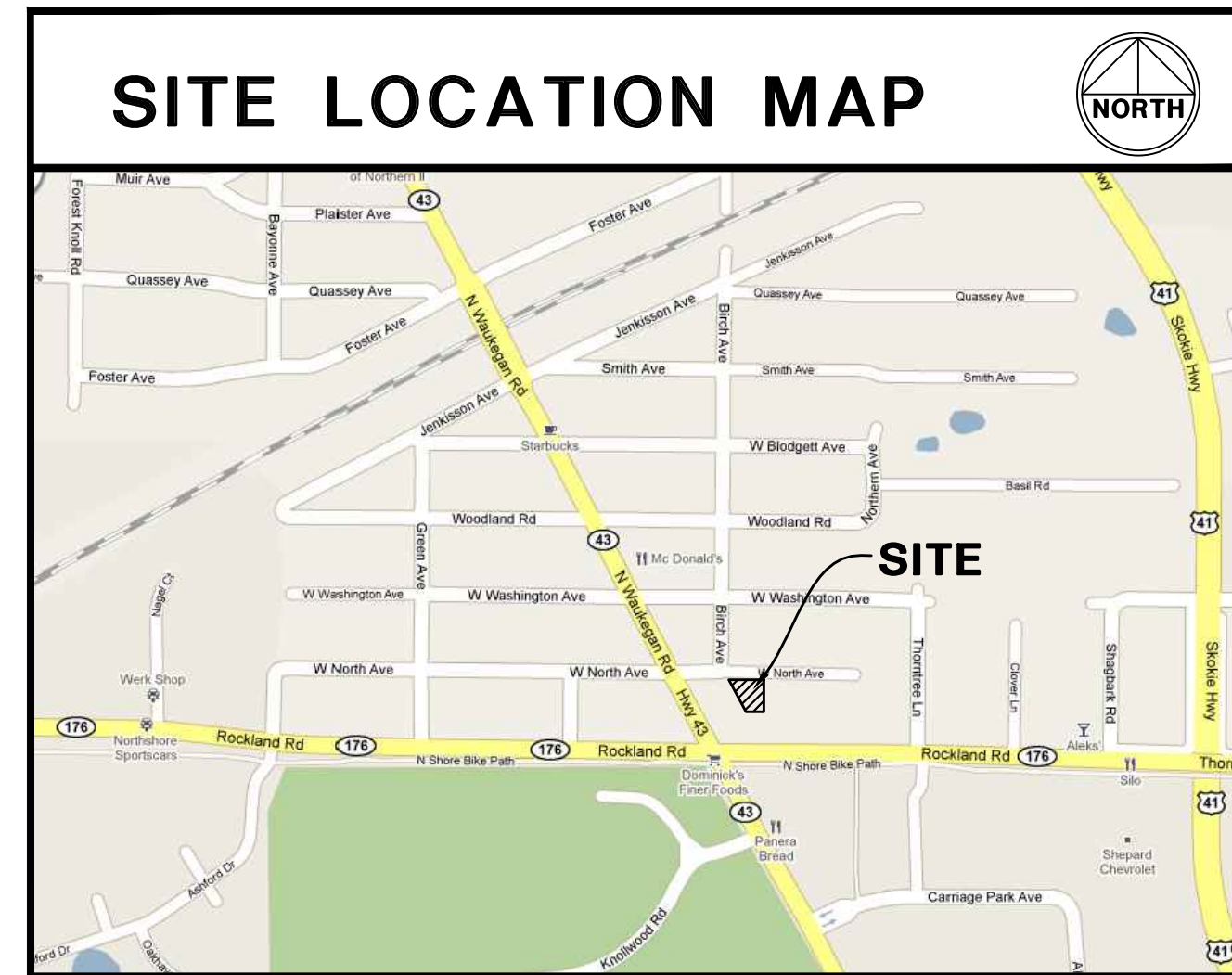
# FINAL DEVELOPMENT PLAN

## CHICAGO LAND TRUST COMPANY, LAND TRUST NO. LT-2643, JEFFERY GLOGOVSKI, TRUSTEE

### SCOOTERS RESTAURANT PARKING LOT AND ALLEY IMPROVEMENT PLAN

### ROUTE 176 AND ROUTE 43 LAKE COUNTY, ILLINOIS

DRAWING INDEX		
SHEET	DESCRIPTION	DATE
T-1.0	TITLE SHEET	2-7-2012
C-1.0	SITE GEOMETRIC PLAN	2-7-2012
L-1	LANDSCAPE PLAN	6-9-2011



**SECTION 13  
TOWNSHIP 44 NORTH,  
RANGE 11 EAST**

#### CIVIL ENGINEERING STATEMENT AND SEAL

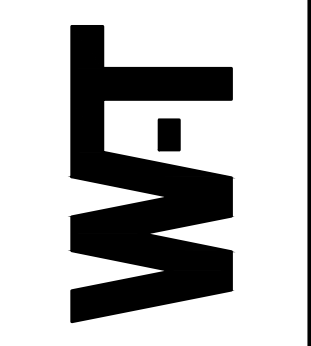
I, JASON E. GREEN, P.E., DULY LICENSED IN THE STATE OF ILLINOIS BY THE DEPARTMENT OF REGISTRATION AND EDUCATION, DO HEREBY STATE THAT THIS DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF DOES CONFORM TO THE APPLICABLE BUILDING CODES AND ORDINANCES, AND ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT [410 ILCS 25] AND THE ILLINOIS ACCESSIBILITY CODE (71 ILL. ADM. CODE 400).

DATE

JASON E. GREEN - P.E.  
062-054460    DATE OF EXPIRATION - NOVEMBER 30, 2013  
NOTE: SIGNED AND SEALED FOR SHEETS T-1.0 THROUGH C-1.0

REVISIONS	DATE	BY

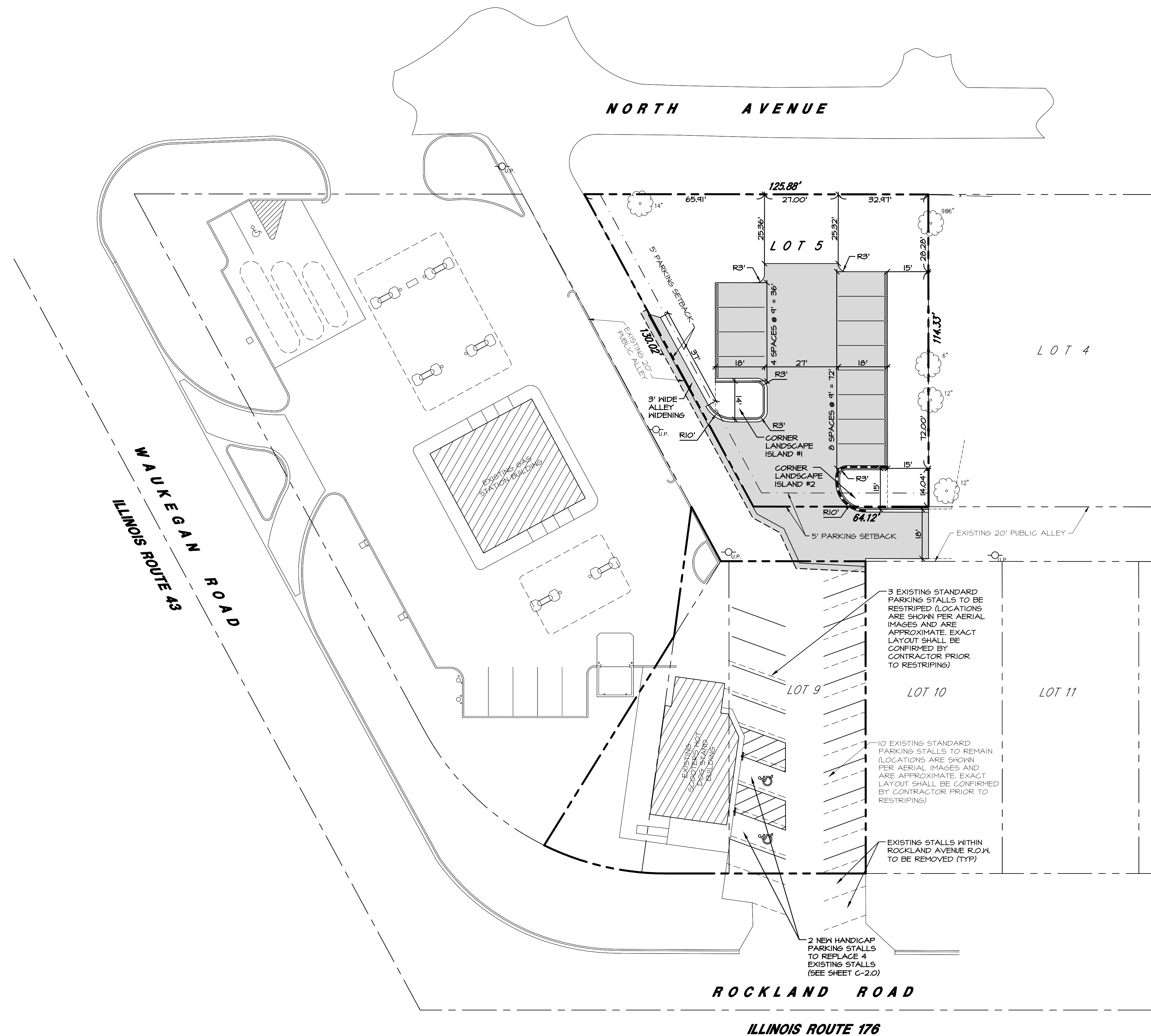
**W-T CIVIL ENGINEERING, LLC.**  
CIVIL AND STRUCTURAL ENGINEERS  
2675 Prairie Avenue  
Hoffman Estates, Illinois 60132  
PH: (224) 293-6333    FAX: (224) 293-6444  
www.wtengineering.com  
IL License No.: 184-003492    Exp: 04/30/13



**FINAL DEVELOPMENT PLAN**  
**CHICAGO LAND TRUST COMPANY,**  
**LAND TRUST NO. LT-2643, JEFFERY GLOGOVSKI, TRUSTEE**  
**SCOOTERS RESTAURANT PARKING LOT AND ALLEY**  
**IMPROVEMENTS**  
**LAKE COUNTY, ILLINOIS**

**TITLE SHEET**

DATE: 2-7-12
SCALE: N.T.S.
DRAWN: RJB
CHECK: JEG
JOB: CE10316
SHEET
<b>T-1.0</b>
1 OF 2



- SITE GEOMETRIC NOTES:**
- EXISTING CONDITIONS AND TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS PER THE TOPOGRAPHIC SURVEY LAST DATED 8-20-2010, PREPARED BY H-T LAND SURVEYING, INC. CONTRACTOR SHALL FIELD VERIFY EXISTING ELEVATIONS AND CONDITIONS (INCLUDING BUT NOT LIMITED TO VERIFICATION OF CONTROL AND ALL UTILITIES WHETHER DEPICTED OR NOT) PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
  - ALL DIMENSIONS ARE EDGE OF PAVEMENT TO EDGE OF PAVEMENT OR FACE OF CURB.
  - ALL RADII ARE MEASURED TO EDGE OF PAVEMENT OR FACE OF CURB.
  - CONSTRUCTION SURVEY AND STAKEOUT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.

**HATCH LEGEND**

■ NEW ASPHALT PAVEMENT

**OVERALL SITE AREA SUMMARY**

LOT 5 PARCEL AREA: 10,861 S.F. = 0.25 AC.  
 LOT 5 IMPERVIOUS AREA: 4,958 S.F. = 0.11 AC.  
 LOT 5 PERVIOUS AREA: 5,903 S.F. = 0.14 AC.

LOT 9 PARCEL AREA: 4,542 S.F. = 0.10 AC.  
 LOT 9 IMPERVIOUS AREA: 3,123 S.F. = 0.07 AC.  
 LOT 9 PERVIOUS AREA: 1,419 S.F. = 0.03 AC.

LOT 4 PARCEL AREA: 5,716 S.F. = 0.13 AC.  
 LOT 4 IMPERVIOUS AREA: 5,716 S.F. = 0.13 AC.  
 LOT 4 PERVIOUS AREA: 0 S.F. = 0.00 AC.

TOTAL PUD AREA: 21,119 S.F. = 0.485 AC.  
 TOTAL PUD IMPERVIOUS AREA: 13,797 S.F. = 0.317 AC.  
 TOTAL PUD PERVIOUS AREA: 7,322 S.F. = 0.168 AC.

TOTAL RESTAURANT FLOOR AREA: 1,318 S.F.  
 TOTAL RESTAURANT OUTDOOR SEATING AREA: 377 S.F.

**LOT 5 SITE AREA SUMMARY**

PROPERTY AREA (LOT 5): 10,861 S.F. = 0.25 AC.  
 IMPERVIOUS AREA: 4,958 S.F. = 0.11 AC.  
 PERVIOUS AREA: 5,903 S.F. = 0.14 AC.

INTERIOR LANDSCAPE AREA REQUIRED: 248 S.F.  
 (5% OF IMPERVIOUS AREA)

CORNER LANDSCAPE ISLAND #1 AREA: 225 S.F.  
 CORNER LANDSCAPE ISLAND #2 AREA: 225 S.F.  
 TOTAL INTERIOR LANDSCAPE AREA PROVIDED: 450 S.F.

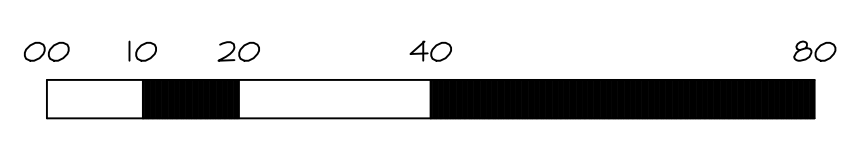
**SITE PARKING SUMMARY**

EXISTING PARKING STALLS ON LOT 4: 20  
 EXISTING PARKING STALLS ON LOT 9 TO BE CONVERTED TO HANDICAP ACCESSIBLE PARKING: 4  
 EXISTING PARKING STALLS WITHIN ROCKLAND AVENUE RIGHT-OF-WAY TO BE REMOVED: 3

NEW HANDICAP ACCESSIBLE PARKING STALLS PROVIDED ON LOT 4: 2

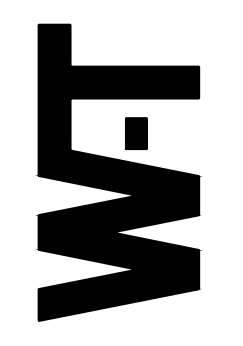
NET PARKING STALLS PROVIDED ON LOT 4: 15  
 (13 STANDARD + 2 HANDICAP)

NEW PARKING STALLS PROVIDED ON LOT 5: 12  
 TOTAL SITE PARKING STALLS PROVIDED: 27  
 (25 STANDARD + 2 HANDICAP)



REVISIONS	DATE	BY

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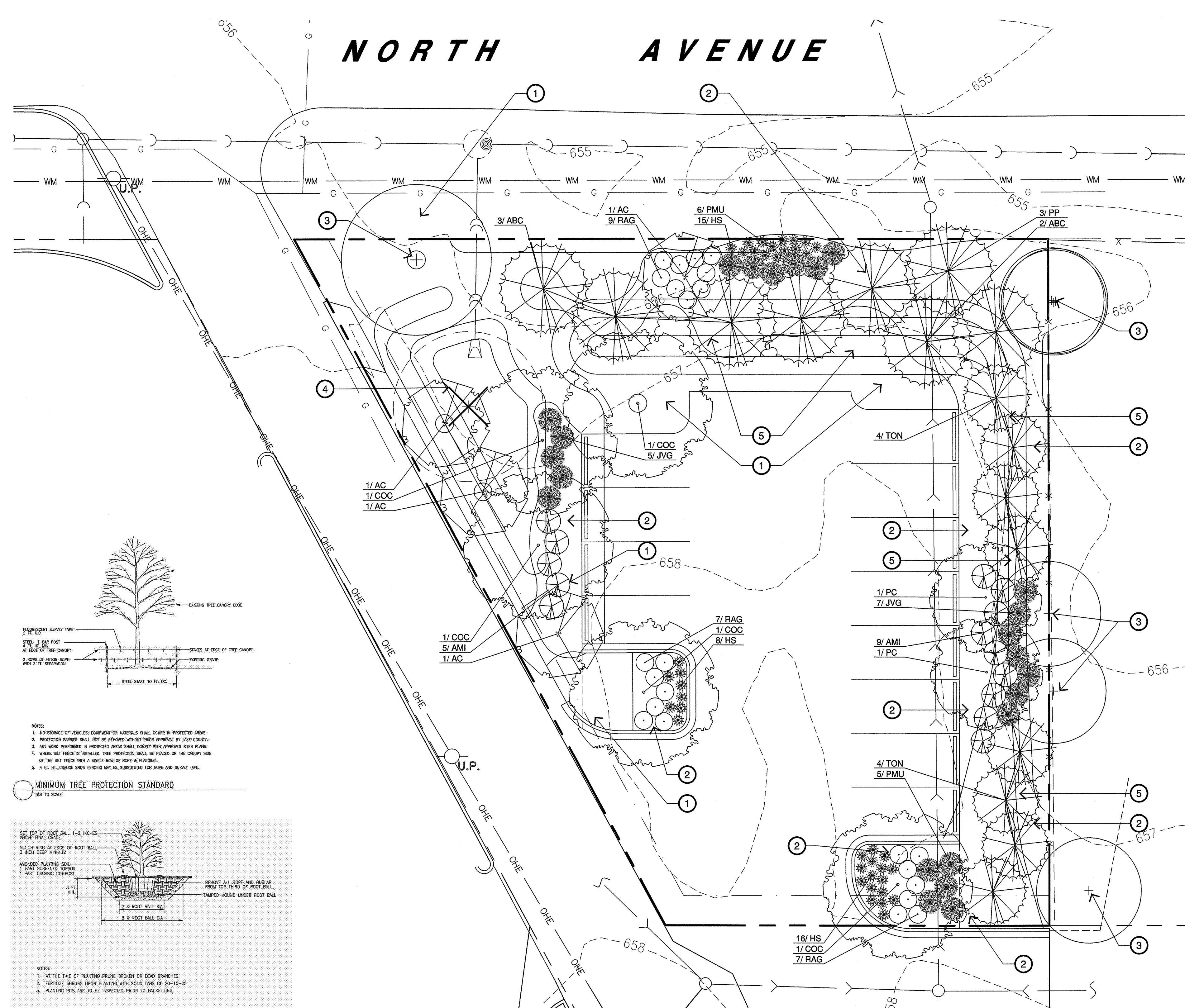


**FINAL DEVELOPMENT PLAN**  
 CHICAGO LAND TRUST COMPANY,  
 LAND TRUST NO. LT-2643, JEFFERY GLOGOVSKI, TRUSTEE  
 SCOOTERS RESTAURANT PARKING LOT AND ALLEY  
 IMPROVEMENTS  
 LAKE COUNTY, ILLINOIS

**SITE  
 GEOMETRIC  
 PLAN**

DATE: 2-7-12  
 SCALE: 1" = 20'  
 DRAWN: RJB  
 CHECK: JEG  
 JOB: CE10316  
 SHEET

**C-1.0**  
 2 OF 2



**Plant List & Key**

Key	Botanical Name (Common Name)	Size	Quantity
<b>Shade Trees</b>			
COC	Celtis occidentalis 'Chicagoland' (Chicagoland Hackberry)	3"	5
PC	Pyrus calleryana 'Chanticleer' (Chanticleer Callery Pear)	3"	2
<b>Understory Trees</b>			
AC	Amelanchier canadensis (Shadblow Serviceberry)	6"	4
<b>Evergreen Trees</b>			
ABC	Abies concolor (Concolor Fir)	8"	5
PP	Pinus pungens (Colorado Spruce)	8"	3
TON	Thuja occidentalis 'Nigra' (Dark Green Arborvitae)	6"	8
<b>Deciduous Shrubs</b>			
AMI	Aronia melanocarpa 'Troquois Beauty' (Morton Black Chokeberry)	36"	14
RAG	Rhus aromatica 'Grow-Low' (Grow-Low Fragrant Sumac)	24"	23
<b>Evergreen Shrubs</b>			
JVG	Juniperus virginiana 'Grey Owl' (Grey Owl Eastern Red Cedar)	24"	12
PMU	Pinus mugo pumilio (Dwarf Mugo Pine)	24"	11
<b>Perennials</b>			
HS	Hemerocallis 'Stella-de-Oro' (Stella-de-Oro Daylily)	1 GAL.	39

**Notes**

1. Fine grade, fertilize and sod all disturbed areas.
2. Remove all turf encountered within bed limits and haul from site. Furnish and install 2" minimum layer of double shredded hardwood bark mulch in all planting beds and tree rings.
3. Existing tree to remain. Protect during construction.
4. Remove existing tree, including root package and haul from the site.
5. Denotes location of proposed berm. (See Civil Engineering Plans)

**Landscape Requirements**

Category	Requirement	Proposed
<b>Parking Lot Landscape Area</b> (Parking Lot Area = 4,828 SF)	240 SF (5% of Parking Lot) 2 CT, 5 SH per 325 SF	450 SF, 2 CT, 7 SH
<b>Parking Lot Perimeter - West</b> (Length = 57 LF)	1 Plant Unit per 100 LF (.57 Plant Units)	2 CT, 3 OT & 10 SH
<b>Parking Lot Perimeter - North</b> (Length = 63 LF)	1 Plant Unit per 100 LF (.63 Plant Units)	1 OT, 8 ET & 15 SH
<b>Parking Lot Perimeter - South</b> (Length = 63 LF)	1 Plant Unit per 100 LF (.63 Plant Units)	1 CT & 12 SH
<b>Transition Yard - East</b> (Length = 114 LF)	3 Plant Unit per 100 LF (3.42 Plant Units)	2 CT, 8 ET & 16 SH

1 - Plant Unit = 1 CT, 2 OT, 2 ET, & 7 SH  
 CT = Canopy Tree OT = Ornamental Tree ET = Evergreen Tree SH = Evergreen or Deciduous Shrubs

**GENERAL LANDSCAPE NOTES**

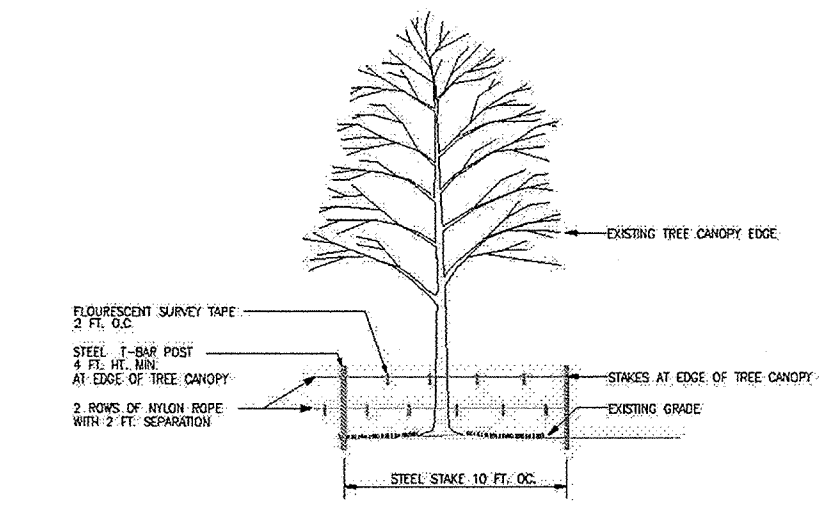
1. The Landscape Contractor shall be responsible for examining fully both the site and the bid documents. Discrepancies in the documents or site conditions shall be reported to the Lake County Planning Department at the time of bidding or discovery. No account shall be made after contract completion for failure to report such condition, or for errors on the part of the Landscape Contractor at the time of bidding.
2. The plant material legend is prepared for use by the Landscape Contractor. In the event of a discrepancy between the plan and the plant legend, the plan information shall prevail.
3. Plants shall meet size, container, and spacing specifications on the plan. Any material not meeting specifications shall be removed and replaced at the contractor's expense.
4. All tree and shrub pits shall adhere to the planting details and be inspected per the following schedule prior to adding backfill.
5. Any change in planting material or location shall first be approved by the Lake County Planning Department.
6. The Landscape Contractor shall grade planting beds, as required, to provide positive drainage and promote optimum plant growth.
7. All plants shall be fertilized with Agriform 20-10-6 tablets as per the manufacturer's specifications.
8. All planting soil shall be inspected and consist of 50% screened topsoil and 50% organic material.
9. All planting areas not seeded or sodded shall receive a 3" layer of shredded hardwood bark mulch.
10. The Landscape Contractor shall be responsible for scheduling all required site and planting inspections to perform the work set forth in this plan.
11. The Landscape Contractor shall guarantee, in writing, plant survivability for a period of twelve (12) months from final acceptance.
12. Any existing areas that are unnecessarily disturbed during the landscape installation shall be repaired to match prior existing conditions.
13. The Landscape Contractor will be responsible for the collection, removal, and proper disposal of any and all debris generated during the installation of this project.
14. Any and all questions concerning the plan set and/or specifications shall be directed to Lake County Planning Department at 847-377-2875.

**LANDSCAPE INSPECTION SCHEDULE**

Installation Inspections	Required
1. Rough Grading for BMP	_____
2. Base material or underdrains for BMP	_____
3. Soil amendment and mix prior to final grading or planting	_____
4. Depth of planting soil at final grade, prior to turf application	_____
5. Planting island depth and plant pit size prior to planting	_____
6. Final inspection	_____
7. 90 day maintenance	_____
8. 180 day maintenance	_____

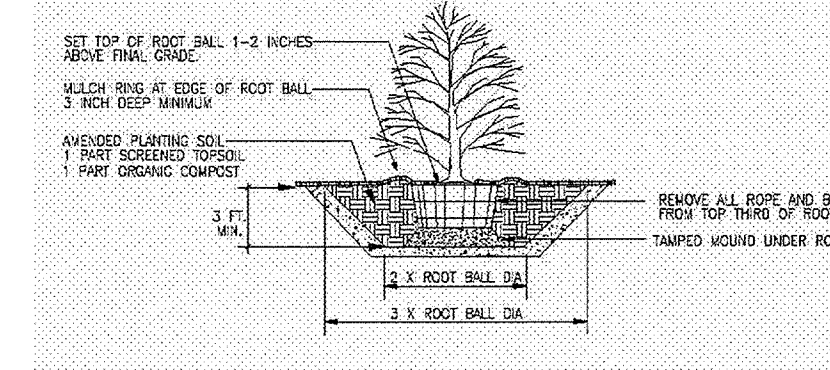
- Conditions:
1. Only those above inspections initiated as "required" shall be conducted by the Lake County landscape inspector.
  2. Final Landscape Installation approval is required prior to requesting a final CIO inspection for the Building Permit.
  3. A minimum notice of 24 hours is required prior to continuing work beyond the scope of the inspection.
  4. Failure to contact the office of the Planning, Building and Development Director for an inspection shall be grounds for the following:
    - A. Additional inspection fees to review corrected deficiencies shall be required.
    - B. Extend the maintenance bond by 1 year and require additional 90 day and 180 day inspections.

Contact the Planning, Building and Development Department, Development Services Division at 847-377-2875 to schedule all landscape inspections.



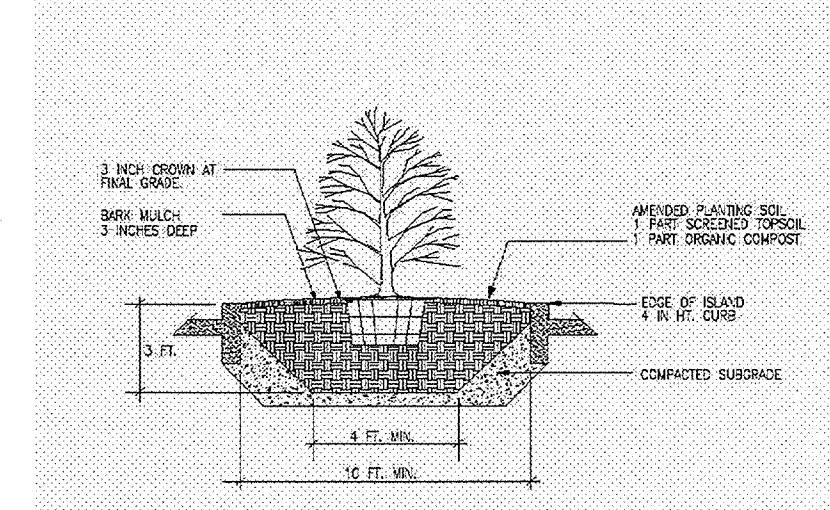
- NOTES:**
1. NO STORAGE OF VEHICLES, EQUIPMENT OR MATERIALS SHALL OCCUR IN PROTECTED AREAS.
  2. PROTECTION BARRIERS SHALL NOT BE RELOCATED WITHOUT APPROVAL BY LAKE COUNTY.
  3. ANY WORK PERFORMED IN PROTECTED AREAS SHALL COMPLY WITH APPROVED SITE PLANS.
  4. WARE SALT STACKS OR SKIDLOADS, TREE PROTECTION SHALL BE PLACED ON THE CANOPY SIDE OF THE SALT STACK WITH A SINGLE ROW OF PILES OR RAILINGS.
  5. 4 FT. HT. ORANGE CHAIN FENCING MAY BE SUBSTITUTED FOR PILES AND SURVEY TAPE.

**MINIMUM TREE PROTECTION STANDARD**  
NOT TO SCALE



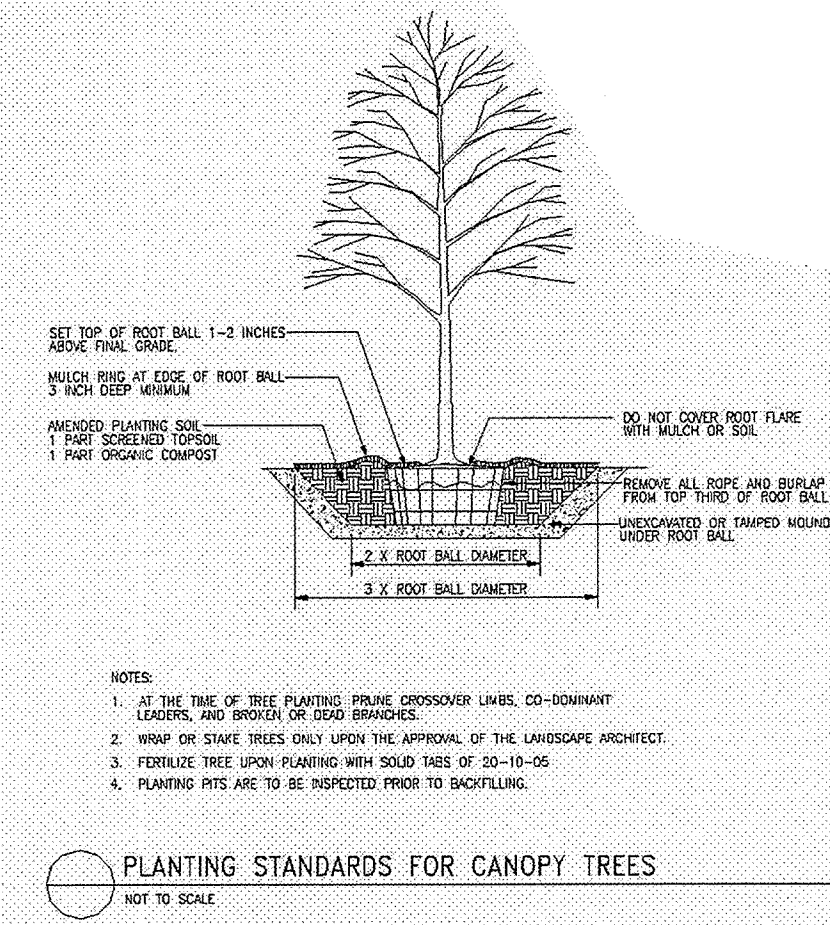
- NOTES:**
1. AT THE TIME OF PLANTING PRUNE BRANCHES OR DEAD BRANCHES.
  2. FERTILIZE SHRUBS UPON PLANTING WITH SOLUBLE FERT OF 20-10-20.
  3. PLANTING PITS ARE TO BE INSPECTED PRIOR TO BACKFILLING.

**PLANTING STANDARDS FOR SHRUBS**  
NOT TO SCALE



- NOTES:**
1. A 1" SLOPE MAY BE CONSTRUCTED AT THE CURB EDGE OF PLANTING ISLANDS.
  2. ALL PLANTING ISLANDS ARE TO BE INSPECTED PRIOR TO BACKFILLING.
  3. ISLANDS AND PLANTING BEDS ARE TO BE CONFORMED TO A BURN OF 3 FT AND AMENDED WITH SOIL, CONSISTING OF 1 PART SCREENED TOPSOIL AND 1 PART ORGANIC COMPOST.

**LANDSCAPE ISLAND STANDARDS**  
NOT TO SCALE



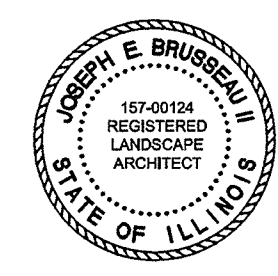
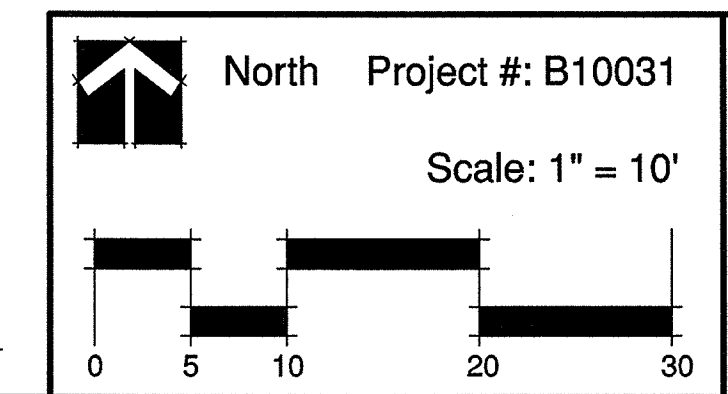
- NOTES:**
1. AT THE TIME OF TREE PLANTING PRUNE CROSSBRAIN LIMBS, CO-DOMINANT LIMBS, AND BRUSH OR DEAD BRANCHES.
  2. WEEP OR STAVE TREES ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
  3. FERTILIZE TREE UPON PLANTING WITH SOLUBLE FERT OF 20-10-20.
  4. PLANTING PITS ARE TO BE INSPECTED PRIOR TO BACKFILLING.

**PLANTING STANDARDS FOR CANOPY TREES**  
NOT TO SCALE

**LANDSCAPE MAINTENANCE SCHEDULE**

Task	JAN	FEB	MAR	APR	MAY	JUNE	JULY	AUG	SEPT	OCT	NOV	DEC
<b>CARE OF PLANTS</b>												
Monitoring												
Pruning (if needed)												
Deadhead plants												
Fertilization												
Cut back perennials & grasses												
Watering - as needed												
<b>PLANTING BEDS</b>												
Edging												
Weeding - as needed												
Mulching												
Soil testing												
Leaf Removal												
<b>PEST MANAGEMENT</b>												
Monitoring												
<b>LAWNS</b>												
Fertilize/Lime												
Seeding												
<b>WINTER CLEAN UP</b>												
<b>SNOW REMOVAL PLAN</b>												

Disclaimer: The schedule shown above is for guidance only. Scheduling of maintenance activities should be coordinated with seasonal weather conditions.



**BDG**  
**Brusseau Design Group, LLC**  
 Landscape Architecture • Land Planning • Recreational Planning & Design  
 2875 Pratum Avenue, Hoffman Estates, IL 60192  
 (224) 293-6470 (224) 293-6477 Fax

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**SCOOTERS LOT 5 PARKING LOT**  
**ROUTE 176 AND ROUTE 43**  
**LAKE COUNTY, ILLINOIS**

**LANDSCAPE PLAN**

DATE: 8-26-10  
 SCALE: 1" = 10'  
 DRAWN:  
 CHECK:  
 JOB: CE04059  
 SHEET  
**L-1**  
 1 OF 1

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