PUBLIC NOTICE

In accordance with the statutes of the State of Illinois and the ordinances of the City of Highland Park, the next regular meeting of the Plan & Design Commission of the City of Highland Park is scheduled to be held at the hour of 7:00 P.M. on Tuesday, January 20, 2026, at City Hall, 1707 St Johns Avenue, Highland Park, Illinois.

Individuals with questions or feedback about an agenda item may email Karl Burhop, Senior Planner, with the Community Development Department, at kburhop@cityhpil.com. All emails and comments submitted for the Commission will be made public.

The City, in compliance with the Americans with Disabilities Act, requests that persons with disabilities who require certain accommodations to allow them to observe or participate in this hearing, or who have questions about the accessibility of the meeting facilities, contact the City's ADA coordinator Emily Taub at etaub@cityhpil.com or 847.926.1005.

The City encourages individuals to sign-up for its eNews for important information from the City and its government partners. The City updates its web site daily and also posts on social media daily. To sign-up for the eNews, visit www.cityhpil.com.

At the meeting, it is anticipated that there will be a discussion of the following items:

City of Highland Park
Regular Meeting of the Plan and Design Commission
Highland Park City Hall, 1707 St Johns Avenue

January 20, 2026

7:00 P.M.
MEETING AGENDA

I. Call to Order

II. Roll Call

III. Approval of Minutes

   a. Consideration of Plan and Design Commission Minutes

      i. Regular Meeting on Jan. 6, 2026

IV. Scheduled Business

   a. #PUD-2025-00041 for the following: (1) a public hearing for a Special Use Permit for an Off-Street Parking Lot, Freestanding; (2) a public meeting for a Special Use Permit in the Nature of a Final Planned Development with modifications from City Code; (3) a public meeting for final plat of re-subdivision with variations and waivers; and (4) a public meeting for Design Review; for a 227 residential unit townhome development (1660 and 1700 Old Deerfield Rd.)

V. Other Business

   a. Information Item: Administrative Design Review Update

   b. Next Meeting – Feb. 3, 2026, A Regular Meeting at City Hall

   c. Case Briefing

VI. Business from the Public

VII. Adjournment

MINUTES OF A REGULAR MEETING
PLAN AND DESIGN COMMISSION
OF THE CITY OF HIGHLAND PARK, ILLINOIS

MEETING DATE: Tuesday, January 6, 2026

MEETING LOCATION: Council Chambers, City Hall, 1707 St. Johns Avenue, Highland Park, IL

CALL TO ORDER
At 7 p.m., Chairperson Kerch called the meeting to order. Staff was asked to call the roll.

ROLL CALL
Commissioners Present: Chairperson Kerch; Commissioners Henry, Ihnchak, Mantis, Moore (present at 7:06 pm), & Nanus

Commissioners Absent: Commissioner Fettner

Councilmember Present: Ross

Student Council Absent: Fallas

Staff declared that a quorum was present.

Guests Present: Cal Bernstein, Attorney/Samuels & Bernstein

Staff Present: Fontane, Burhop, & Hoffmann

Others Present: Marcus Martinez, Corporation Counsel/Elrod Friedman LLP
Gale Cerabona/Recorder

APPROVAL OF MINUTES
Regular Meeting of the Plan and Design Commission – December 16, 2025

Commissioner Ihnchak moved to approve the December 16, 2025, PDC regular meeting minutes. Commissioner Mantis seconded the motion.

On a voice vote
Voting Yea Chairperson Kerch; Commissioners Henry, Ihnchak, Mantis, & Nanus
Voting Nay: None

Chairperson Kerch declared that the motion passed unanimously.

SCHEDULED BUSINESS
Councilmember Ross disclosed that she lives across the street from this project and knows neighbors. She believes she will be impartial and fair.

DRAFT

1. Public Hearing #PUD-2025-00081 for a Special Use Permit in the Nature of a Planned Development with Modifications from City Code; and a Plat of Re-Subdivision with Variances from City Code (147 Central Ave.)

Planner Hoffmann reviewed the proposal:

- Recommendation
- Project Summary (local landmarked property)

Commissioner Moore arrived at 7:06 p.m.

- Aerial View
- Planned Development (triggered due to lot size)

  Senior Planner Burhop said a finding is that the property is locally landmarked; will go to Historic Preservation Commission/HPC on January 8, 2026. Director Fontane compared that this is similar to when comments come from the Housing Commission/HC for inclusionary housing.

- Public Benefits (none required)
  - a $2,500 donation is being made for historic-preservation purposes
- Proposal (proposing 2 lots)
- Design standards were reviewed
  - 3 variations requested; path is being removed
  - 2 variations remaining – lot shape and frontage
- Review (through-lots are prohibited)
- Tree Survey (existing driveway for Lot 2, new driveway for Lot 1)
- City Comments
  - Forestry – 1-3 trees could be removed
  - Engineering – if Lot 2 is developed, there is sensitivity for the Steep Slope Zone/SSZ
- Agency Comments (regarding wetlands)
- Public Comments
  - 2 were distributed to the PDC
- Recommendation

Director Fontane advised this stretch of Central Avenue's tree line isn't typical. He noted, to avoid the right-of-way, a common driveway could be considered.

Chairperson Kerch swore in Mr. Cal Bernstein, Attorney with Samuels & Bernstein, who noted the tree contemplated being removed is new and 2" tall. He shared a tree-preservation plan would ensue to ensure survival of other trees. Having 2 driveways makes it easier, more safe, preserves the character, etc. The property has been marketed for an extended amount of time with an $80,000 tax bill. To help increase interest in the property, they are seeking to divide it into 2 lots. Mr. Bernstein explained lakefront density and the overlay zone was created over 20 years ago (preserves ravines, lakes, etc.); is in concert with the City's Master Plan and the Lakefront's Strategic Plan. Each lot is over $90,000 square feet (above the minimum). One lot is 62', and the other is more than 180'. This zone was meant for oversized lots. Variations were described. The topography shows 1 lot having more than 6 sides. The lot is oversized; over 3 acres. There are no Heritage trees intended to be removed. The owner has the right to remove trees. The ravine protects the buffer. A Public Benefit is being provided and isn't required.

Some PDC comments are:

- Commissioner Nanus asked if, regarding L and regular-shaped lots, it was considered to be split down the middle. Mr. Bernstein said, due to the ravine, this is the best option. He noted, at one time, 3 lots were considered.
- Commissioner Mantis asked, and Mr. Bernstein said the lot is over the 40,000 required square footage.
- Commissioner Moore:
    - said nothing could be built on the SSZ.
    - said, regarding the concerned neighbor, others could do the same thing. She asked if there are other lots that are as large. Senior Planner Burhop said the largest is the Park District on the east. He illustrated the map, and stated properties on the west or across the street could not be subdivided. Those on the lake may be over 80 square feet.
    - mentioned the neighbor's letter. Senior Planner Burhop agreed there would be 2 lots. Director Fontane advised this property is substantially larger.
- Commissioner Ihnchak asked what zoning regulations allow if a lot is developed to go up. Senior Planner Burhop said this meets or exceeds City requirements. Planner Hoffmann concurred. It was noted this exhibit and the Plat have some differences.

  Senior Planner Burhop stated, if approved, Staff recommends the final building envelope be attached to the Ordinance regarding building on the envelope. Planner Hoffmann and Senior Planner Burhop said the floor-area-ratio/FAR is 15,000 square feet.

- Commissioner Moore asked if the new house could be constrained to have 125' in the front yard; cannot be built closer than the house that's already there. Senior Planner Burhop said the PDC can do that.

  Planner Hoffmann noted this exceeds the Established Building Setback/EBS.

- Chairperson Kerch said, regarding public comment, the whole site and landscaping would be landmarked. Mr. Bernstein said the original nomination in 1985 is all located on the western portion. Director Fontane reminded the HPC will provide comments. Mr. Bernstein noted the HPC is not a recommending body.

Councilmember Ross:

- stated this property was listed for $5 million but didn't sell. She asked what the offers were and why this would be more sellable if divided. The landmarking element could be removed later. Mr. Bernstein responded saying he doesn't have offer-price information. He noted the lot is more attainable with subdivision. The taxes would be less; increase is 8%; will be easier to market.
- said there is a 1-acre property with $70,000 in taxes. Mr. Bernstein informed he knows nothing about the structure across the street. He noted it's how the land is assessed. Regarding removing a landmark, it can only be removed if the landmarking doesn't exist. The reason they wish to remove landmarking from Lot 2 is due to the fact that all of the landmarking attributes are on Lot 1.

  Corporation Counsel Martinez said, to remove landmarking, this would be presented to the HPC then to City Council.

Chairperson Kerch asked if anyone in the audience wished to speak. The following came forward and was sworn in:

- Charles Gonzalez advised he filed a public complaint and lives across the street. Regarding Heritage tree lines and the natural/environmental setting, he understands now no Heritage trees would be removed. Senior Planner Burhop said the City Forester reviewed this in detail and made comments. Burhop read Chapter 94 of City Code definition for Heritage Tree.

More PDC comments are…..

- Commissioner Moore:
  - said, regarding Charles Gonzalez' note, the City Forester and Code dictate tree replacement, etc. Time is available for notice of the next February 17, 2026, PDC meeting. Planner Hoffmann confirmed the Applicant posted the public notice on time.
  - would like to hear from the HPC. She has no problem with the variations.
- Commissioner Mantis believes Findings of Fact could be drafted. Mr. Bernstein shared this has been a unique process and consideration by Staff; Applicant filed in October, 2025. He noted they would like Findings of Fact to be drafted to help speed up the process. Director Fontane said this is a complicated project due to the historic aspect. He noted Findings of Fact can be modified, and HPC information would be provided at the February 17, 2026, PDC meeting.

Commissioner Moore moved to direct Staff to draft Findings of Fact recommending approval. Commissioner Mantis seconded the motion.

Commissioner Moore amended that this motion also include continuing this matter to the February 17, 2026, PDC meeting. Commissioner Mantis accepted the amendment.

On a voice vote

Voting Yea Chairperson Kerch; Commissioners Henry, Ihnchak, Mantis, Moore, & Nanus
Voting Nay: None

Director Fontane declared that the motion passed unanimously, there would be no notice, and the next meeting would take place at City Hall in Highland Park, at 7 p.m.

OTHER BUSINESS

1. Information Item: Administrative Design Review Update

There were no updates.

2. Next Regular Meeting – January 20, 2026

The next regular meeting will be January 20, 2026, in City Hall at 7 p.m.

3. Case Briefing

There was no Case Briefing.

BUSINESS FROM THE PUBLIC

There was no Business from the Public.

Councilmember Ross said she tried to recruit a sub for the last PDC meeting. She thanked previous Chairperson Moore on her large efforts and welcomed new Chairperson Kerch.

Chairperson Kerch congratulated and thanked former Chairperson Moore.

DRAFT

Director Fontane thanked former Chairperson Moore and welcomed Vice Chair Nanus.

Councilmember Ross also welcomed Vice Chair Nanus.

ADJOURNMENT

Commissioner Henry moved to adjourn at 8:01 p.m. Commissioner Moore seconded the motion.

On a voice vote

Voting Yea Chairperson Kerch; Commissioners Henry, Ihnchak, Mantis, Moore, & Nanus

Voting Nay: None

Chairperson Kerch declared that the motion passed unanimously.

Respectfully Submitted,

Gale Cerabona
Recorder

MINUTES OF A REGULAR MEETING ON DECEMBER 16, 2025, WERE APPROVED WITHOUT CORRECTIONS.

DRAFT

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission ("***Commission***")

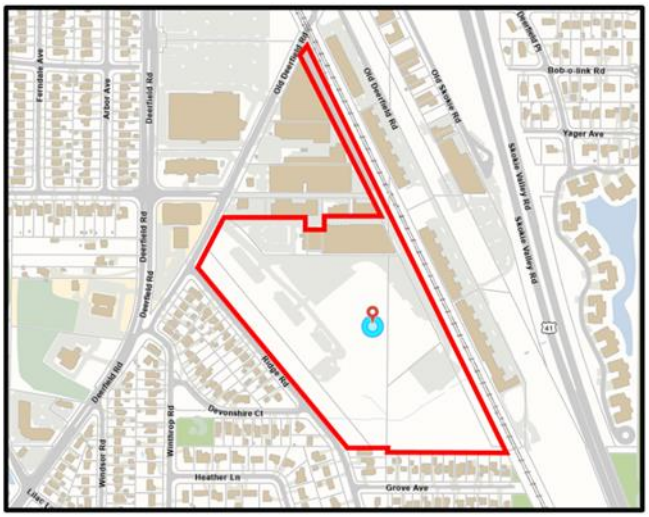
FROM: Community Development Department

DATE: for the Jan. 20, 2026 Commission meeting

RE: **#PUD-2025-00041 for the following: (1) a public hearing for a Special Use Permit for an Off-Street Parking Lot, Freestanding; (2) a public meeting for a Special Use Permit in the Nature of a Final Planned Development with modifications from City Code; (3) a public meeting for final plat of re-subdivision with variations and waivers; and (4) a public meeting for Design Review; for a 227 residential unit townhome development (1660 and 1700 Old Deerfield Rd.)**

Summary.

- The Applicant's exhibits for final consideration are included in this packet posting.
- Staff will update the packet next week (on or before Friday, Jan. 16) with the staff report, new written public comments, and new or revised Applicant exhibits.



Project Summary.
The Habitat Company LLC (the "***Applicant***") proposes a redevelopment at the 28.61 acre site at 1700 Old Deerfield Rd. (the "***Property***"), on-behalf-of the ownership Red Cup Land Company, LLC. The Applicant proposes the following project:

- 227 total residential townhome units, dispersed in 'blocks' of attached townhomes; each townhome will have an attached first floor garage.
- Club and pool amenity structures.
- Proposed changes to Old Deerfield Rd., including widening for a turn lane.
- Preserve landscaping and open space along the west and south periphery of the development.
- Additional off-street parking and landscaping.

Commission and City Council Preliminary Considerations.
The Commission considered the preliminary Planned Development, design review, plat, and the rezoning at its Special Meeting on April 1, 2025 (hyperlink to video, minutes, and packet for this meeting[1]). The Commission then considered on May 20, June 24, July 29, August 26, and Sept. 9, 2025. At its Sept. 9 meeting the Commission recommended approval (5-2).

The City Council considered the preliminary request on Sept. 29 and Oct. 30 and adopted a resolution (R129-2025) approving a preliminary development plan and a preliminary plat of subdivision for the property (7-0).

Public Comment.
See **Attachment 14** for updated public comments not previously posted.

[1] Throughout this report please refer to these hyperlinks to find the appropriate report or exhibit from the appropriate prior Commission meeting.

SITE IMPROVEMENT PLANS
for
THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK
LAKE COUNTY, ILLINOIS

PROJECT NO:11395.02

DEVELOPER
THE HABITAT COMPANY
350 W. HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654
PHONE: (312) 527-5400

ARCHITECT
BSB DESIGN, INC
220 N. SMITH STREET
PALATINE, IL 60067
PHONE: (847) 705-2200

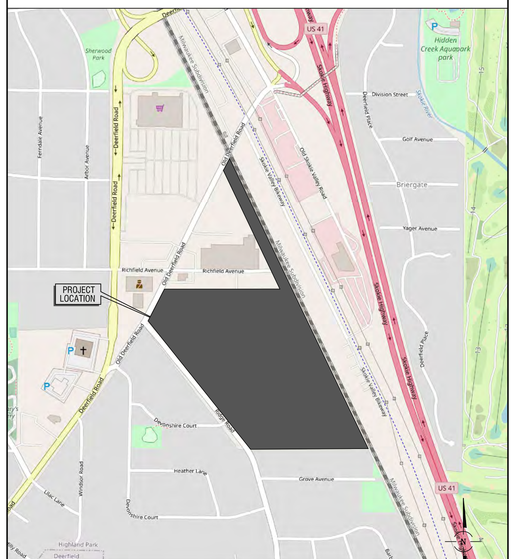
CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY LAKE
CITY, TOWNSHIP HIGHLAND PARK
SEC. & ¼ SEC. NO. S27 T43N R12E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET OVET FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN	TYPICAL SECTIONS & GENERAL NOTES
3	OVET	OVERALL EXISTING CONDITIONS PLAN
4-9	EC1-6	EXISTING CONDITIONS PLANS
10-15	DEMO1-6	DEMOLITION PLANS
16	OVSP	OVERALL SITE PLAN
17-22	GM1-6	GEOMETRIC PLANS
23-28	GR1-6	GRADING PLANS
29-34	UT1-6	UTILITY PLANS
35-40	SE1-6	SOIL EROSION AND SEDIMENT CONTROL PLANS
41-42	SE7-8	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
43	S1	SPECIFICATIONS
44-46	D1-D3	DETAILS



REVISIONS

ORIGINAL PLAN DATE: NOVEMBER 25, 2025

#	SHEET #	REMARKS	DATE
1	2,10,17-23,30,34	PER CITY	12/23/25

BRETT M. DUFFY, P.E.
ENGINEER
12/23/25
DATE
ILLINOIS REGISTRATION NO.: 062-053198
EXPIRATION DATE: 11/30/2027
PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

LICENSED PROFESSIONAL ENGINEER
BRETT M. DUFFY
NO. 062-053198
ILLINOIS

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK
LAKE COUNTY, ILLINOIS

Rosemont Office
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_TITLE
DATE: 11/25/25
JOB NO. 11395.02
SHEET C1
1 OF 46

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GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC) AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION, IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS, CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VALTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS; SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

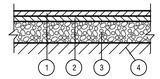
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

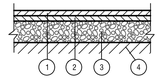
25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" - MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



TYPICAL ASPHALT PAVEMENT SECTION
(FRONT LOAD DRIVEWAYS)
N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "D", IL-9.5, N50
2. 2.5" LEVELING BINDER COURSE, MIX "D", IL-19.0, N50
3. 6" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

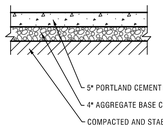
PAVEMENT SECTIONS PER REPORT OF GEOTECHNICAL ENGINEERING EXPLORATION BY ECS MIDWEST,LLC DATED DECEMBER 31, 2024. ECS PROJECT NO. 16:15599



TYPICAL ASPHALT PAVEMENT SECTION
(HMA PAVEMENT)
N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "D", IL-9.5, N50
2. 2.5" HMA BINDER COURSE, MIX "D", IL 19.0, N50
3. 8" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

PAVEMENT SECTIONS PER REPORT OF GEOTECHNICAL ENGINEERING EXPLORATION BY ECS MIDWEST,LLC DATED DECEMBER 31, 2024. ECS PROJECT NO. 16:15599



TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION
N.T.S.

PAVEMENT SECTIONS PER REPORT OF GEOTECHNICAL ENGINEERING EXPLORATION BY ECS MIDWEST,LLC DATED DECEMBER 31, 2024. ECS PROJECT NO. 16:15599

LEGEND

EXISTING	DESCRIPTION	PROPOSED
—C—	DRAIN TILE	
—) —	STORM SEWER	—) —
—) —	SANITARY SEWER	—) —
-»-	SANITARY TRUNK SEWER	-»-
-W— 8" —	WATER MAIN (WITH SIZE)	—W— 8" —
	PIPE TRENCH BACKFILL	
—G—	GAS MAIN	—G—
—T—	TELEPHONE LINES	—T—
—E—	ELECTRIC LINE	—E—
—x—	FENCE	—x—
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE
S = SANITARY MANHOLE
CB = CATCH BASIN
LP = LIGHT POLE
VV = VALVE VAULT
E = END SECTION
FH = FIRE HYDRANT
GR = GRADE RING (HYDRANT)
I = INVERT OR INLET
TF = TOP OF FOUNDATION
GF = GARAGE FLOOR
TC = TOP OF CURB
TD = TOP OF DEPRESSED CURB
TW = TOP OF RETAINING WALL
BW = BOTTOM OF RETAINING WALL
OP = OUTLET OF PIPE
T/P = TOP OF PIPE
B/P = BOTTOM OF PIPE
WM = WATERMAIN
SAN = SANITARY SEWER
STM = STORM SEWER
LO = LOOK OUT
PLO = PARTIAL LOOK OUT
PC = PRESSURE CONNECTION

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED

NO.	DATE	REMARKS
1	12/23/25	PER CITY

GENERAL NOTES AND TYPICAL SECTIONS

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11395.02_GN
DATE: 11/25/25
JOB NO. 11395.02
SHEET GN
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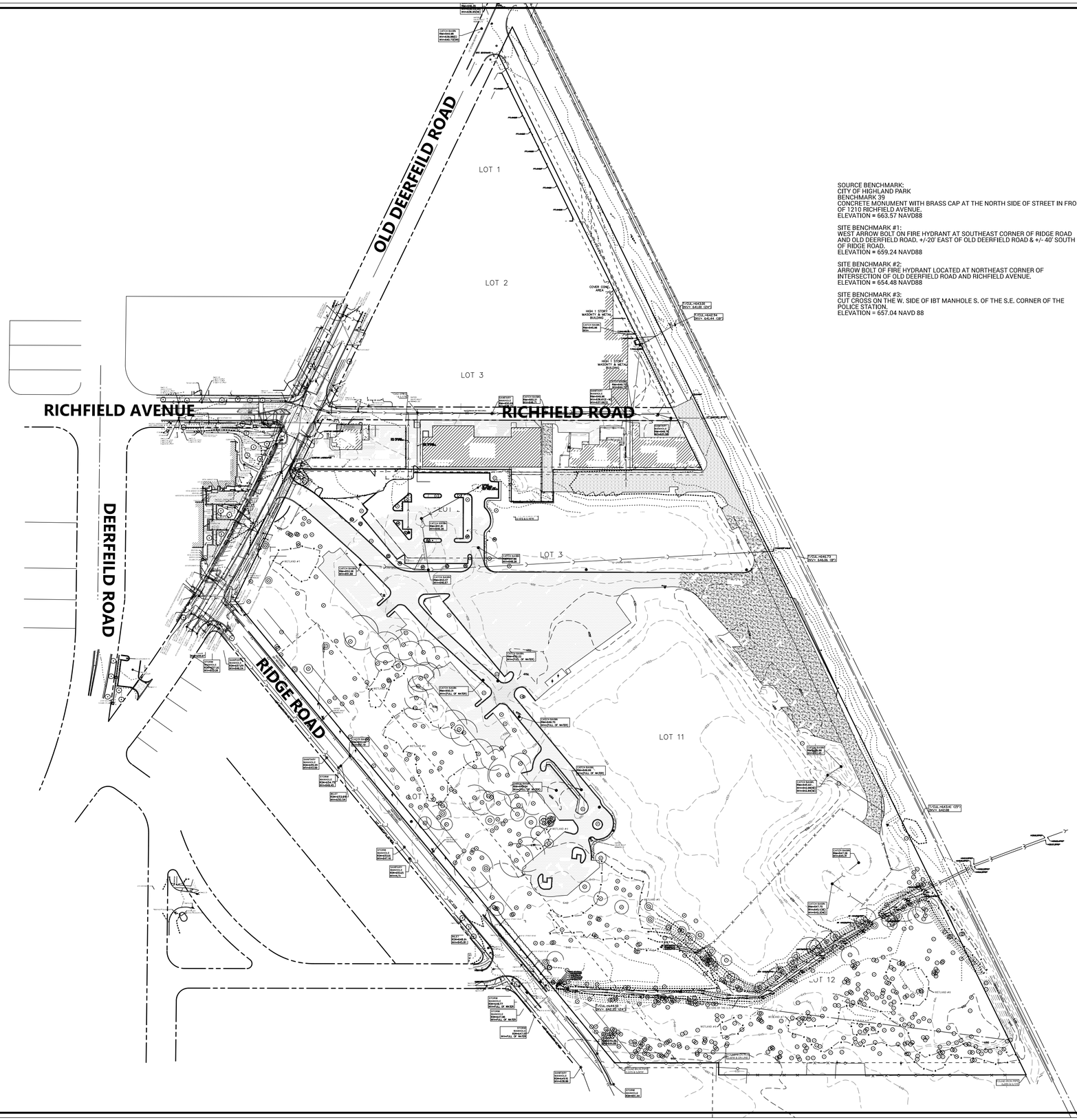

SOURCE BENCHMARK:
CITY OF HIGHLAND PARK
BENCHMARK 39
CONCRETE MONUMENT WITH BRASS CAP AT THE NORTH SIDE OF STREET IN FRONT OF 1210 RICHFIELD AVENUE.
ELEVATION = 663.57 NAVD88

SITE BENCHMARK #1:
WEST ARROW BOLT ON FIRE HYDRANT AT SOUTHEAST CORNER OF RIDGE ROAD AND OLD DEERFIELD ROAD. +/-20' EAST OF OLD DEERFIELD ROAD & +/- 40' SOUTH OF RIDGE ROAD.
ELEVATION = 659.24 NAVD88

SITE BENCHMARK #2:
ARROW BOLT OF FIRE HYDRANT LOCATED AT NORTHEAST CORNER OF INTERSECTION OF OLD DEERFIELD ROAD AND RICHFIELD AVENUE.
ELEVATION = 654.48 NAVD88

SITE BENCHMARK #3:
CUT CROSS ON THE W. SIDE OF IBT MANHOLE S. OF THE S.E. CORNER OF THE POLICE STATION.
ELEVATION = 657.04 NAVD 88

N

SCALE 1" = 100'

0 100 200

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S) ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- AIR CONDITIONING UNIT
- BOLLARD
- HAND HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- ELECTRIC METER
- LIGHT POLE
- GUY WIRE ANCHOR
- LANDSCAPE LIGHT/FLOOD LIGHT
- UTILITY POLE
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- CABLE MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- COMBINATION MANHOLE
- SANITARY MANHOLE
- GREASE TRAP
- CLEANOUT
- DOWNSPOUT
- STORM MANHOLE
- CULVERT
- CATCH BASIN
- FLARED END SECTION
- INLET
- AUXILIARY VALVE
- BUFFALO BOX
- SIAMESE CONNECTION/AUTO SPRINKLER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WELL
- VALVE AND VAULT
- MAILBOX
- SIGN
- FLAG POLE
- SATELLITE DISH
- UNIDENTIFIED PEDESTAL
- VENT PIPE
- UNIDENTIFIED MANHOLE
- STONE
- RIGHT OF WAY MONUMENT
- PK NAIL/MAG NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- CROSS
- CONCRETE MONUMENT
- DISC
- BORING
- TEST PIT
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- WINDOW WELL
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- 680 CONTOUR
- × 999.99 SPOT ELEVATION

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: OCTOBER 27, 2021

ON-SITE TOPOGRAPHIC SURVEY BY UNITED SURVEY SERVICE, LLC.

EFFECTIVE DATE: JANUARY 26, 2018

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OVERALL EXISTING CONDITIONS

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11395.02OVET

DATE: 11/25/25

JOB NO. 11395.02

SHEET OVET

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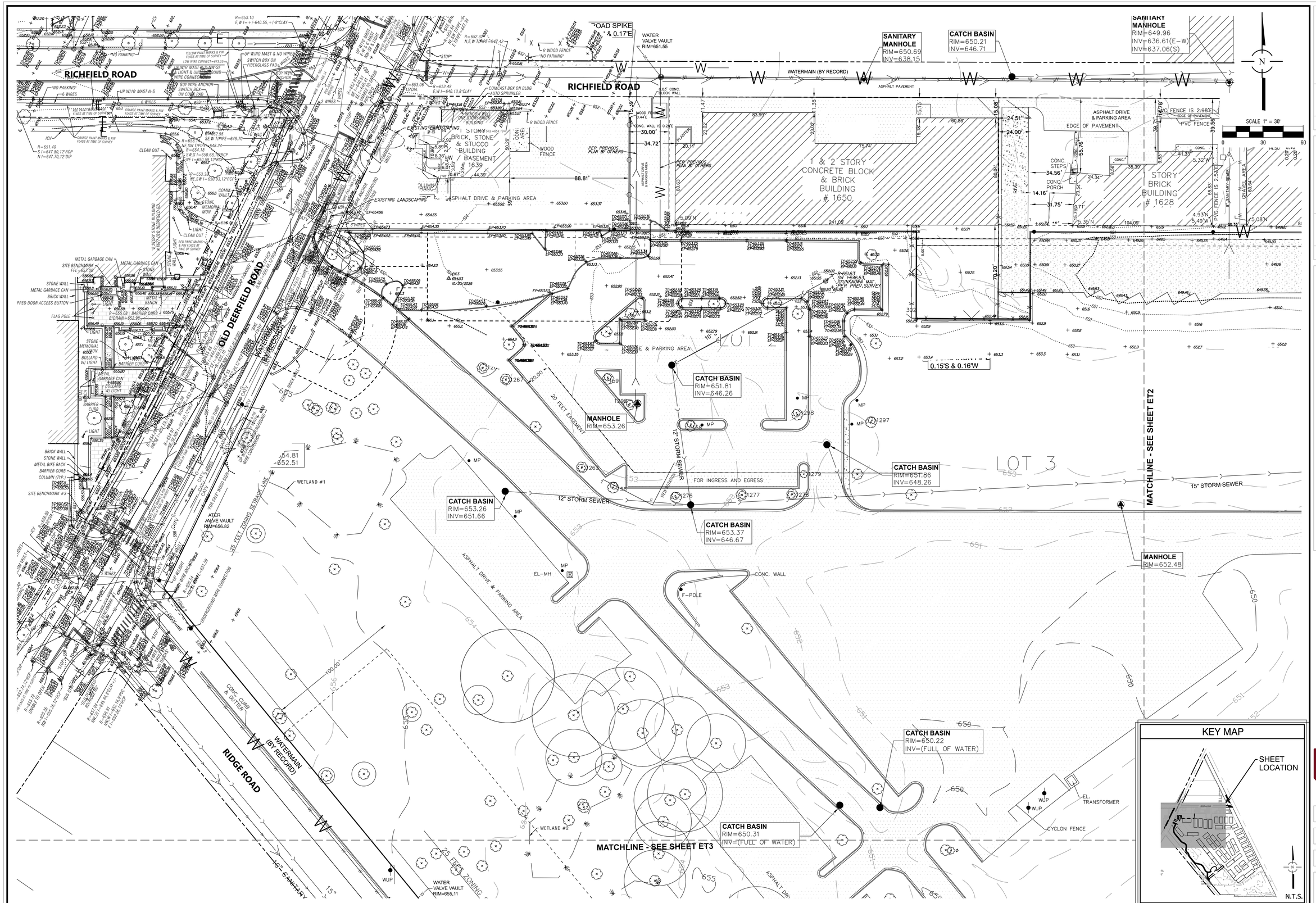

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS - 1

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FILENAME: 11392.02_EC1

DATE: 11/25/25

JOB NO. 11395.02

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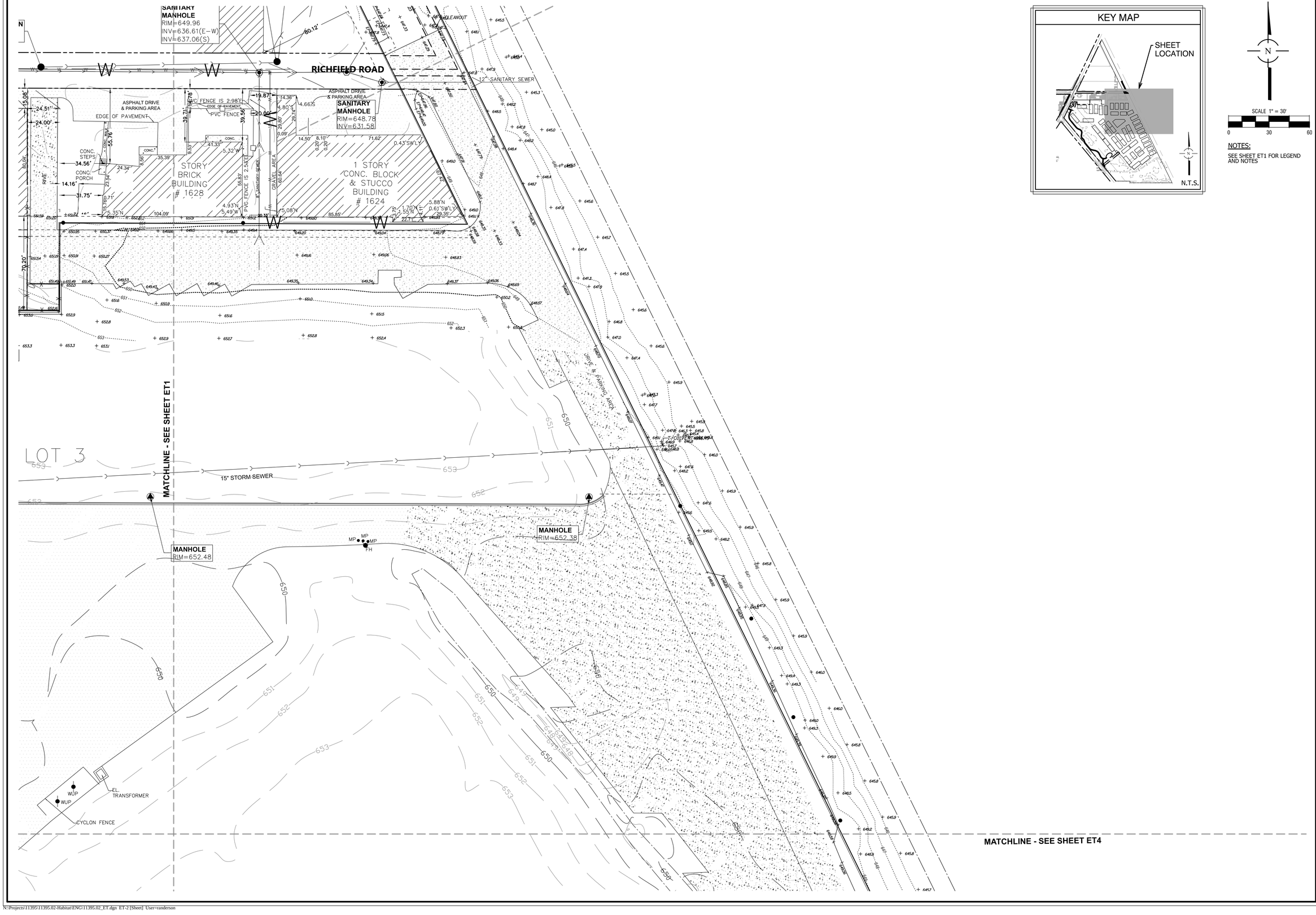

NOTES:

SEE SHEET ET1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS – 2

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DATE: 11/25/25

JOB NO. 11395.02

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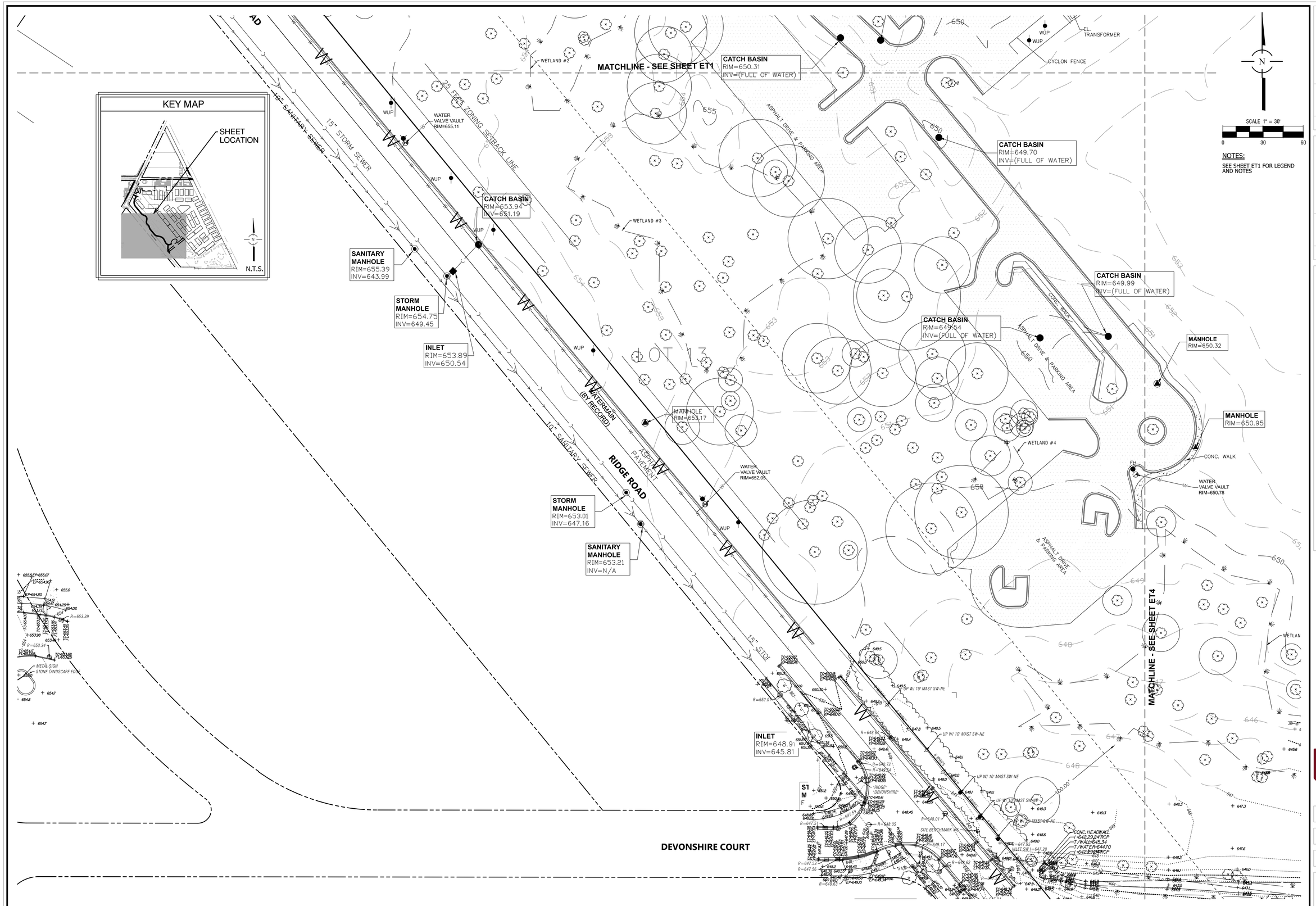

NOTES:
SEE SHEET ET1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS – 3

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DATE: 11/25/25

JOB NO. 11395.02

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6 OF 46

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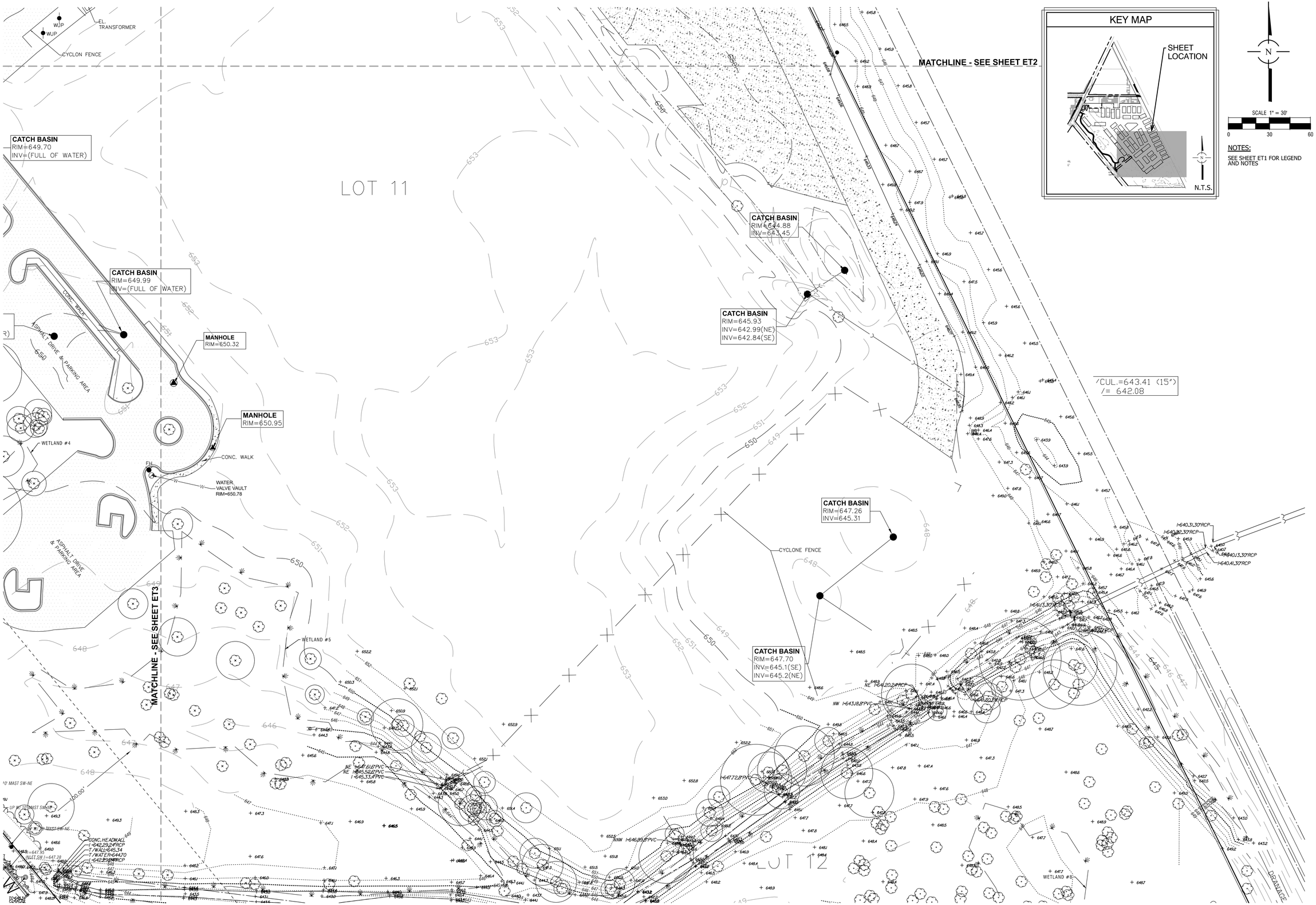

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS – 4

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DATE: 11/25/25

JOB NO. 11395.02

SHEET **EC4**

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KEY MAP

SHEET LOCATION

N.T.S.

MANHOLE
RIM=650.32

MANHOLE
RIM=650.95

WETLAND #4

CONC. WALK

WATER VALVE VAULT
RIM=650.78

ASPHALT DRIVE & PARKING AREA

MATCHLINE - SEE SHEET ET3

WETLAND #5

INV=642.84(SE)

T/CUL.=643.41 (15")
/= 642.08

SCALE 1" = 30'
0 30 60

NOTES:
SEE SHEET ET1 FOR LEGEND AND NOTES

CATCH BASIN
RIM=647.26
INV=645.31

CYCLONE FENCE

CATCH BASIN
RIM=647.70
INV=645.1(SE)
INV=645.2(NE)

I-640.31,30"RCP
I-640.32,30"RCP
I-640.03,30"RCP
I-640.41,30"RCP

NE I-643.20,24"RCP

NW I-643.18,8"PVC

I-647.72,8"PVC

NNW I-646.99,8"PVC

CONC. HEADWALL
I-642.29,24"RCP
T/WALL=645.14
T/WATER=644.70
I-642.29,24"RCP
INLET SW I=647.28

T/CUL.=644.50
INV= 642.35 (24")

WATERS OF THE U.S.

WETLAND #6

WETLAND #7

WETLAND #8

DRAINAGE DITCH

LOT 12

WATERMAIN (BY RECORD)

48" SANITARY SEWER

RIDGE ROAD

STORM MANHOLE
RIM=650.39
INV=644.89

STORM MANHOLE
RIM=651.44

SANITARY MANHOLE
RIM=649.91
INV=638.86

WOOD FENCE IS
0.92'S & 18.32'E

WOOD FENCE IS
0.47'S & 4.37'W

82.13

FOUND IRON ROD
2.49'W & ON LINE

UTILITY BOX

FOUND IRON PIPE
0.33'S & 0.58'W

WOOD FENCE IS
12.15'N

CYCLONE FENCE IS
0.40'S

WUP

WUP

23.49'

CYCLONE FENCE IS
2.34'S

WOOD FENCE IS
0.98'S

WOOD FENCE IS
0.95'S

FOUND I
0.20'

WOOD FENCE IS
8.92'S & 4.95'W

CYCLONE FENCE IS
ON LINE

WOOD FENCE IS
2.38'S

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS- 5

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EC5
8 OF 46

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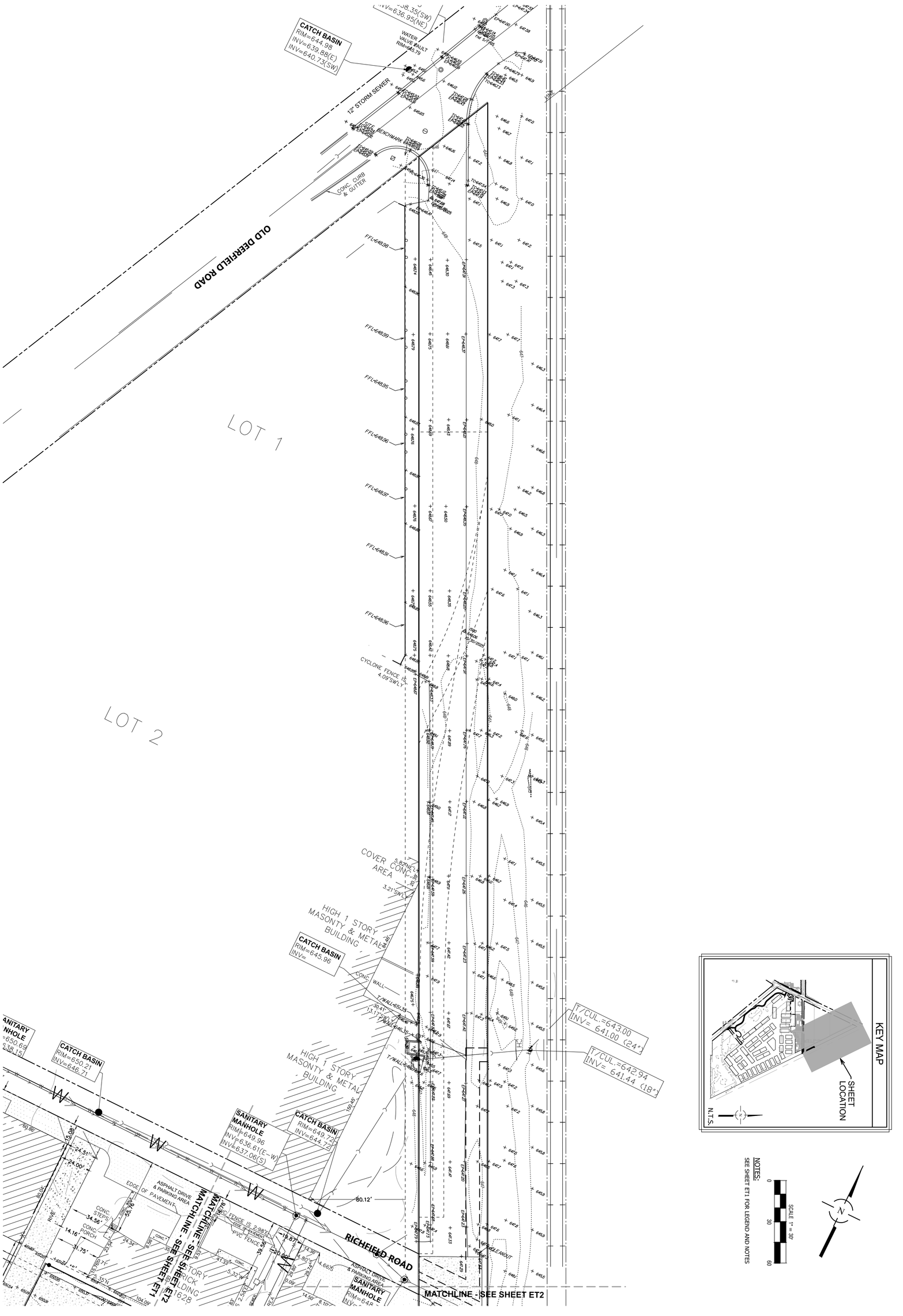

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EXISTING CONDITIONS – 6

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SHEET EC6
9 OF 46

JOB NO. 113502

DATE: 11/25/25

FILENAME: 113502_EC6

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RICHFIELD ROAD

RICHFIELD ROAD

OLD DEERFIELD ROAD

RIDGE ROAD

NOTES:

1. ON-SITE TREES AND PLANTINGS IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED.
2. ALL ABANDONED SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF 2' LONG NON-SHRINK CONCRETE/MORTAR PLUGS.
3. 2' LONG NON-SHRINK CONCRETE/MORTAR PLUGS ARE REQUIRED AT MANHOLES WHERE SEWERS ARE REMOVED OR ABANDONED.
4. CONTRACTOR TO COORDINATE EXISTING UTILITY REMOVALS AND DISCONNECTS WITH THE CITY OF HIGHLAND PARK AND THE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

LEGEND

- PAVEMENT SAWCUT (FULL DEPTH)
- BARRIER CURB / CURB & GUTTER REMOVAL
- UNDERGROUND UTILITY REMOVAL/ABANDONMENT, FENCE AND RETAINING WALL REMOVALS
- CONCRETE PAVEMENT/ASPHALT PAVEMENT /SIDEWALK REMOVAL/BRICK PAVERS
- SIGN/UTILITY STRUCTURE/ LIGHTPOLE REMOVAL

SCALE 1" = 30'
0 30 60

N

WATERMAIN TEE SHALL BE REMOVED AND REPLACED WITH STRAIGHT SECTION OF PIPE. CONTRACTOR TO COORDINATE WITH CITY'S RICHFIELD ROAD IMPROVEMENTS

ABANDON/PLUG SANITARY SEWER AND WATERMAIN AT PROPERTY LINE

EXISTING OH POLE TO REMAIN

FIRE HYDRANT TO BE REMOVED. CONTRACTOR TO FIELD DETERMINE HYDRANT LEAD AND IF A CONNECTION TO CITY WATERMAIN EXISTS: NOTIFY ENGINEER OF FINDINGS.

GAS VALVE IN VICINITY TO REMAIN

REMOVE EX. WALL

EXISTING CONCRETE WALL ALONG PROPERTY LINE TO BE REMOVED 18" BELOW GRADE. CONTRACTOR TO COORDINATE REMOVAL WITH PROPERTY OWNER TO THE NORTH.

ABANDON/PLUG SANITA SEWER AT PROPERTY LI

EX. GAS CAP TO REMAIN

EX. CATV HANDHOLE TO REMAIN

EX. OVERHEAD POLE AND GUY WIRES TO REMAIN

EX. OVERHEAD POLE TO REMAIN

EX. STORM STRUCTURE TO REMAIN

WETLAND #1

WETLAND #2

WATERMAIN (BY RECORD)

SANITARY MANHOLE
RIM=650.69
INV=638.15

CATCH BASIN
RIM=650.21
INV=646.71

SANITARY MANHOLE
RIM=649.96
INV=636.61(E-W)
INV=637.06(S)

MATCHLINE - SEE SHEET DEMO1

MATCHLINE - SEE SHEET DEMO3

CATCH BASIN
RIM=651.86
INV=648.26

15" STORM SEWER

LOT 3

STORM MANHOLE
RIM=657.16
INV=652.26

SANITARY MANHOLE
RIM=657.29
INV=646.04

CATCH BASIN
RIM=652.27
INV=649.27

CATCH BASIN
RIM=652.27
INV=649.27

CATCH BASIN
RIM=652.27
INV=649.27

CATCH BASIN
RIM=652.27
INV=649.27

WATER VALVE VAULT RIM=655.11

WATER VALVE VAULT RIM=651.55

ROAD SPIKE & 0.17'E

EXISTING LANDSCAPING

SITE BENCHMARK #3

SITE BENCHMARK #4

KEY MAP

SHEET LOCATION

SHEET LOCATION

N.T.S.

NO.	DATE	REMARKS
1	12/23/25	PER CITY

DEMOLITION PLAN – 1

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_DEMO

DATE: 11/25/25

JOB NO. 11395.02

SHEET DEMO1

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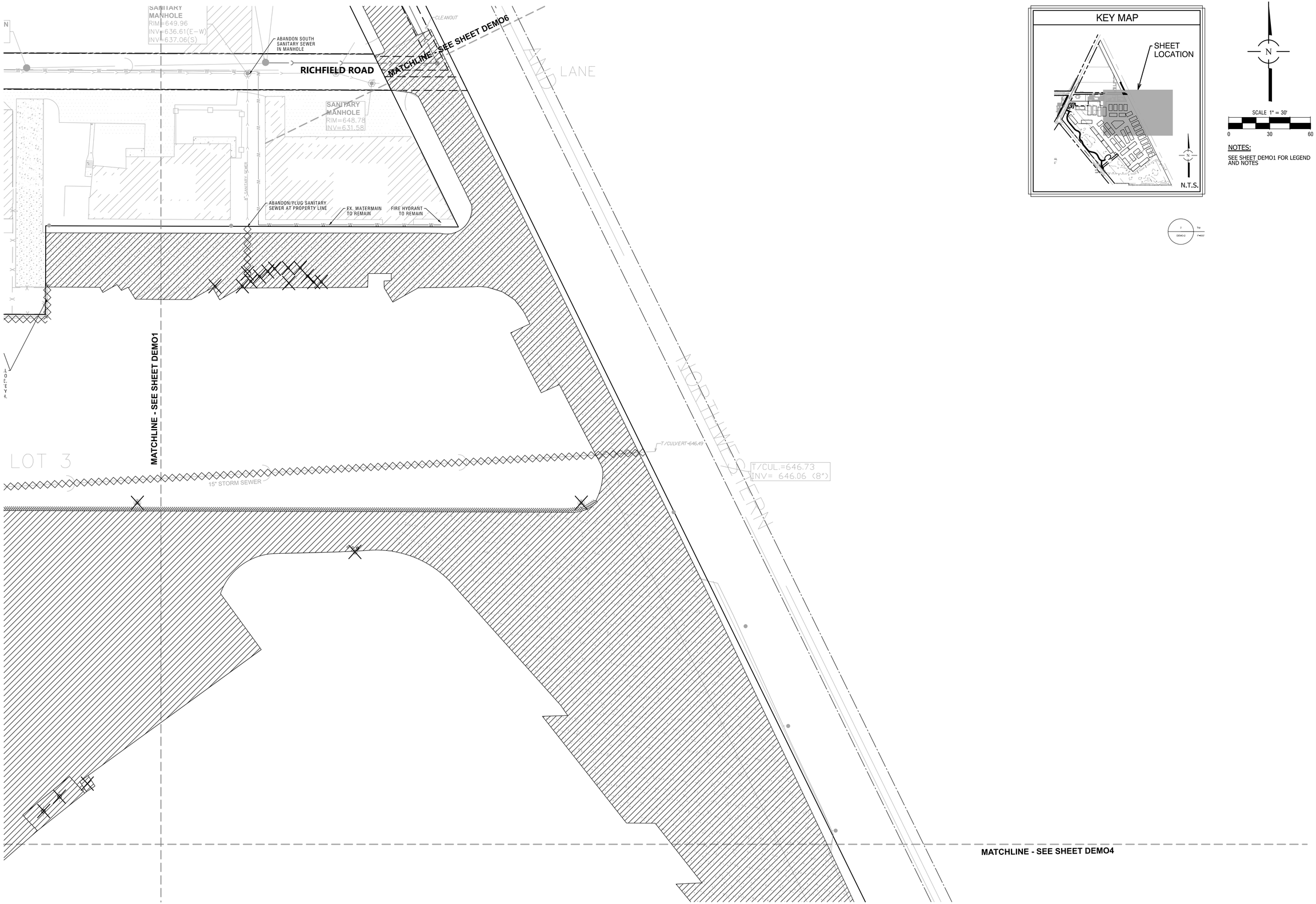

KEY MAP

NOTES:

SEE SHEET DEMO1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN – 2

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_DEMO

DATE: 11/25/25

JOB NO. 11395.02

SHEET DEMO2

11 OF 46

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KEY MAP

SHEET LOCATION

N.T.S.

MATCHLINE - SEE SHEET DEMO1

WETLAND #2

WETLAND #3

WETLAND #4

WATER VALVE VAULT RIM=655.11

WATER VALVE VAULT RIM=652.05

WATER VALVE VAULT RIM=650.78

15" STORM SEWER

CATCH BASIN RIM=653.94 INV=651.19

CATCH BASIN RIM=649.70 INV=(FULL OF WATER)

CATCH BASIN RIM=649.99 INV=(FULL OF WATER)

CATCH BASIN RIM=649.64 INV=(FULL OF WATER)

SANITARY MANHOLE RIM=655.39 INV=643.99

STORM MANHOLE RIM=654.75 INV=649.45

INLET RIM=653.89 INV=650.54

WATERMAN (BY RECORD)

12" SANITARY SEWER

RIDGE ROAD

STORM MANHOLE RIM=653.01 INV=647.16

SANITARY MANHOLE RIM=653.21 INV=N/A

INLET RIM=648.91 INV=645.81

DEVONSHIRE COURT

EXISTING STORM SEWER AND HEADWALL TO REMAIN

CONC. HEADWALL T=642.29,24"RCP T/WALL=645.34 T/WATER=644.70 I=642.29,24"RCP

INLET SW I=647.28

SITE BENCHMARK #

MATCHLINE - SEE SHEET DEMO4

N

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET DEMO1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN – 3

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_DEMO

DATE: 11/25/25

JOB NO. 11395.02

SHEET DEMO3

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NOTES:

SEE SHEET DEMO1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN - 4

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_DEMO

DATE: 11/25/25

JOB NO. 11395.02

SHEET DEMO4

13 OF 46

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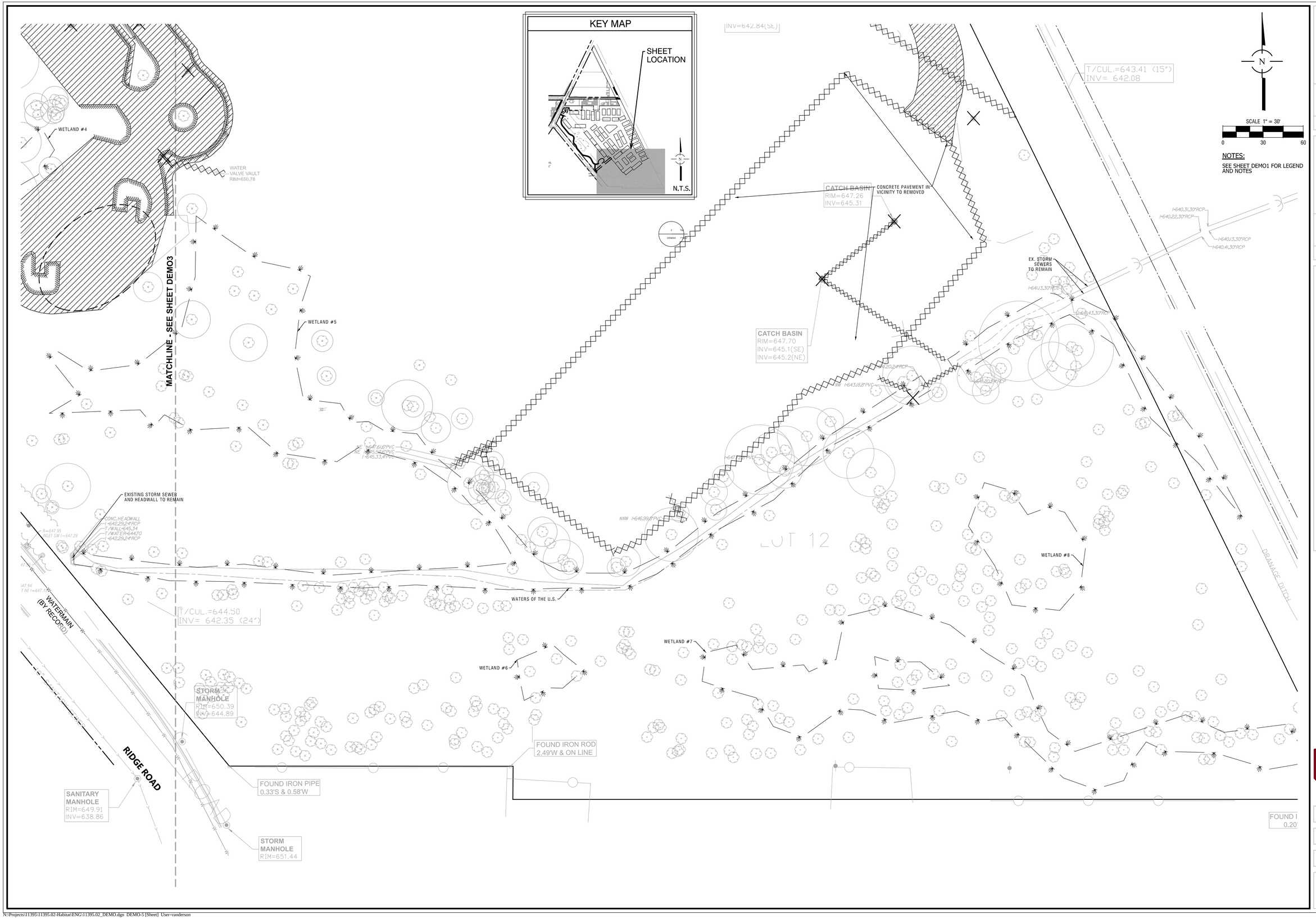

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN - 5

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_DEMO

DATE: 11/25/25

JOB NO. 11395.02

SHEET DEMO5
14 OF 46

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NOTES:

SEE SHEET DEMO1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN – 6

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_DEMO

DATE: 11/25/25

JOB NO. 11395.02

SHEET **DEMO6**

15 OF 46

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SCALE 1" = 100'

0 100 200

LEGEND

WETLAND BUFFER

NOTES:

1. SEE GR1, GM1, UT1, AND SE1 FOR NOTES AND LEGENDS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

THE RESIDENCES OF HIGHLAND PARK

OVERALL SITE PLAN

HIGHLAND PARK, ILLINOIS

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FILENAME: 11395.02OVSP

DATE: 11/25/25

JOB NO. 11395.02

SHEET OVSP 16 OF 46

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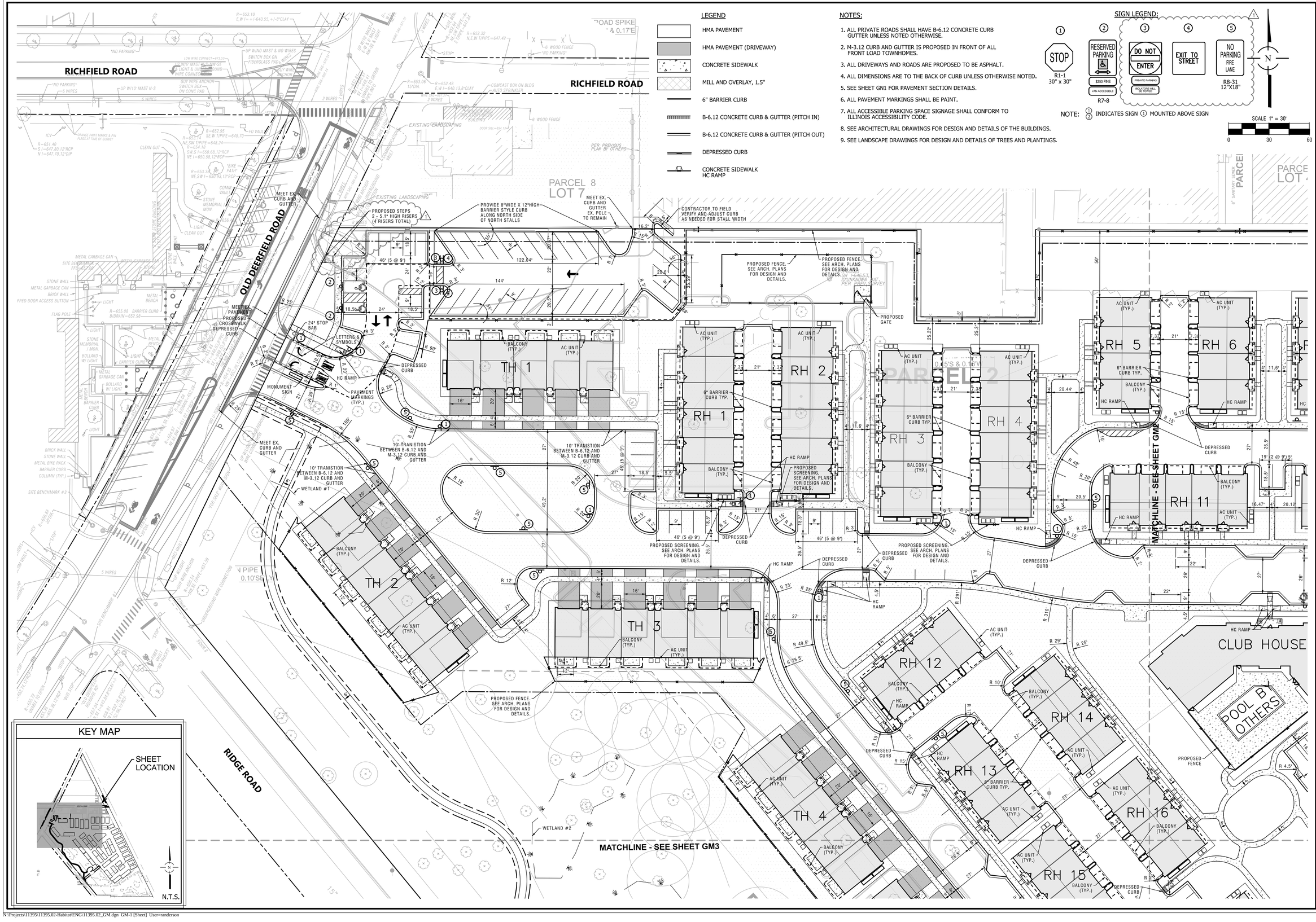

LEGEND

- HMA PAVEMENT
- HMA PAVEMENT (DRIVEWAY)
- CONCRETE SIDEWALK
- MILL AND OVERLAY, 1.5"
- 6" BARRIER CURB
- B-6.12 CONCRETE CURB & GUTTER (PITCH IN)
- B-6.12 CONCRETE CURB & GUTTER (PITCH OUT)
- DEPRESSED CURB
- CONCRETE SIDEWALK HC RAMP

NOTES:

1. ALL PRIVATE ROADS SHALL HAVE B-6.12 CONCRETE CURB GUTTER UNLESS NOTED OTHERWISE.
2. M-3.12 CURB AND GUTTER IS PROPOSED IN FRONT OF ALL FRONT LOAD TOWNHOMES.
3. ALL DRIVEWAYS AND ROADS ARE PROPOSED TO BE ASPHALT.
4. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
5. SEE SHEET GN1 FOR PAVEMENT SECTION DETAILS.
6. ALL PAVEMENT MARKINGS SHALL BE PAINT.
7. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
8. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS.
9. SEE LANDSCAPE DRAWINGS FOR DESIGN AND DETAILS OF TREES AND PLANTINGS.

SIGN LEGEND:

1. STOP — R1-1, 30" x 30"
2. RESERVED PARKING — $250 FINE, VAN ACCESSIBLE — R7-8
3. DO NOT ENTER — PRIVATE PARKING, VIOLATORS WILL BE TOWED
4. EXIT TO STREET
5. NO PARKING FIRE LANE — R8-31, 12"X18"

NOTE: ① ② INDICATES SIGN ① MOUNTED ABOVE SIGN

SCALE 1" = 30'
0 30 60

NO.	DATE	REMARKS
1	12/23/25	PER CITY

GEOMETRIC PLAN - 1

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_GM1
DATE: 11/25/25
JOB NO. 11395.02
SHEET GM1
17 OF 46

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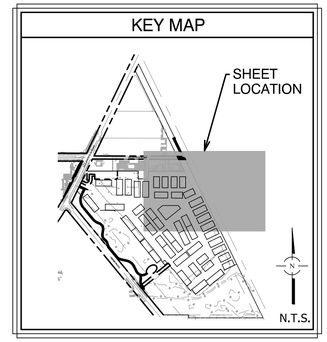

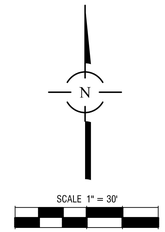

NOTES:

SEE SHEET GM1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	12/23/25	PER CITY

GEOMETRIC PLAN - 2

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_GM2

DATE: 11/25/25

JOB NO. 11395.02

SHEET GM2

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KEY MAP

SHEET LOCATION

N.T.S.

MATCHLINE - SEE SHEET GM1

MATCHLINE - SEE SHEET GM4

RIDGE ROAD

DEVONSHIRE COURT

PARCEL 1

PARCEL 1

LOT 13

WETLAND #2

WETLAND #3

WETLAND #4

15" STORM SEWER

PROPOSED FENCE. SEE ARCH. PLANS FOR DESIGN AND DETAILS.

TH 4

TH 5

TH 6

TH 7

RH 15

RH 16

RH 17

RH 18

RH 19

BALCONY (TYP.)

AC UNIT (TYP.)

DEPRESSED CURB

HC RAMP

BIKE RACK (TYP.)

10' TRANSITION BETWEEN B-6.12 AND A-2.12 CURB AND GUTTER

MAIN

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET GM1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS
1	12/23/25	PER CITY

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

GEOMETRIC PLAN - 3

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FILENAME: 11392.02_GM3

DATE: 11/25/25

JOB NO. 11395.02

SHEET GM3

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N:\Projects\11395\11395.02-Habitat\ENG\11395.02_GM.dgn GM-3 [Sheet] User=randerson



KEY MAP

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET GM1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS
1	12/23/25	PER CITY

NO.	DATE	REMARKS

GEOMETRIC PLAN – 4

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_GM4

DATE: 11/25/25

JOB NO. 11395.02

SHEET GM4

20 OF 46

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NOTES:

SEE SHEET GM1 FOR LEGEND AND NOTES

KEY MAP

NO.	DATE	REMARKS
1	12/23/25	PER CITY

GEOMETRIC PLAN - 5

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_GM5

DATE: 11/25/25

JOB NO. 11395.02

SHEET GM5

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N:\Projects\11395\11395.02-Habitat\ENG\11395.02_GM.dgn GM-5 [Sheet] User=randerson

NOTES:

SEE SHEET GM1 FOR LEGEND AND NOTES

MILL AND OVERLAY, 1.5"

MEET EX. PAVEMENT

MEET EX. PAVEMENT

DEPRESSED CURB

DEPRESSED CURB

MATCHLINE - SEE SHEET GM2

RICHFIELD ROAD

OLD DEERFIELD ROAD

SITE BENCHMARK

LOT 1

LOT 2

PARCEL 4

PARCEL 5

MATCHLINE - SEE SHEET GM2

MATCHLINE - SEE SHEET GM1

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	12/23/25	PER CITY

GEOMETRIC PLAN – 6

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_GM6

DATE: 11/25/25

JOB NO. 11395.02

SHEET GM6

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RICHFIELD ROAD

RICHFIELD ROAD

OLD DEERFIELD ROAD

RIDGE ROAD

WETLAND #1

WETLAND #2

WATERMAIN (BY RECORD)

SANITARY MANHOLE
RIM=650.69
INV=638.15

CATCH BASIN
RIM=650.21
INV=646.71

SANITARY MANHOLE
RIM=649.96
INV=636.61(E-W)
INV=637.06(S)

MATCHLINE - SEE SHEET GR2

MATCHLINE - SEE SHEET GR3

LEGEND

- FLOW DIRECTION
- OVERLAND FLOW ROUTE
- DRAINAGE DIVIDE/ RIDGE LINE
- T/W=XX.XX / B/W=XX.XX — FINSHED GRADE AT TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
- x XX.XX — SPOT GRADE (FINISHED GRADE)
- x XX.XX± — MEET EXISTING GRADE
- WETLAND BUFFER

NOTES:

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS PITCH OUT UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
4. H.C. STALLS SHALL HAVE A MAXIMUM SLOPE OF 2% AS MEASURED IN ANY DIRECTION.
5. FF=FINISHED FLOOR OF BUILDING GF=GARAGE FLOOR @ ENTRY DOOR GRADE @ GARAGE DOOR = FF - 9"

N

SCALE 1" = 30'

0 30 60

KEY MAP

SHEET LOCATION

N.T.S.

NO.	DATE	REMARKS
1	12/23/25	PER CITY

GRADING PLAN – 1

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_GR1

DATE: 11/25/25

JOB NO. 11395.02

SHEET GR1
23 OF 46

N:\Projects\11395\11395.02-Habitat\ENG\11395.02_GR.dgn GR-1 [Sheet] User=randerson

SANITARY MANHOLE
RIM=649.96
INV=636.61(E-W)
INV=637.06(S)

SANITARY MANHOLE
RIM=648.78
INV=631.58
FF=649.93

RICHFIELD ROAD

MATCHLINE - SEE SHEET GR6

DEPRESSED CURB FOR OVERLAND FLOW ROUTE

BUILDING
FF=654.50
GF=654.00

BUILDING
FF=654.00
GF=653.50

BUILDING
FF=655.00
GF=654.50

PROPOSED CLUBHOUSE
FF=654.00

POOL AREA DESIGNED BY OTHER

T/W=649.00
B/W=649.00

T/W=650.00
B/W=649.00

T/W=650.50
B/W=648.20±

T/W=650.50
B/W=649.00±

T/W=650.00
B/W=649.00±

T/W=649.00
B/W=649.00±

MATCHLINE - SEE SHEET GR1

MATCHLINE - SEE SHEET GR4

KEY MAP

N

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET GR1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GRADING PLAN - 2

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME:
11392.02_GR2

DATE:
11/25/25

JOB NO.
11395.02

SHEET
GR2
24 OF 46

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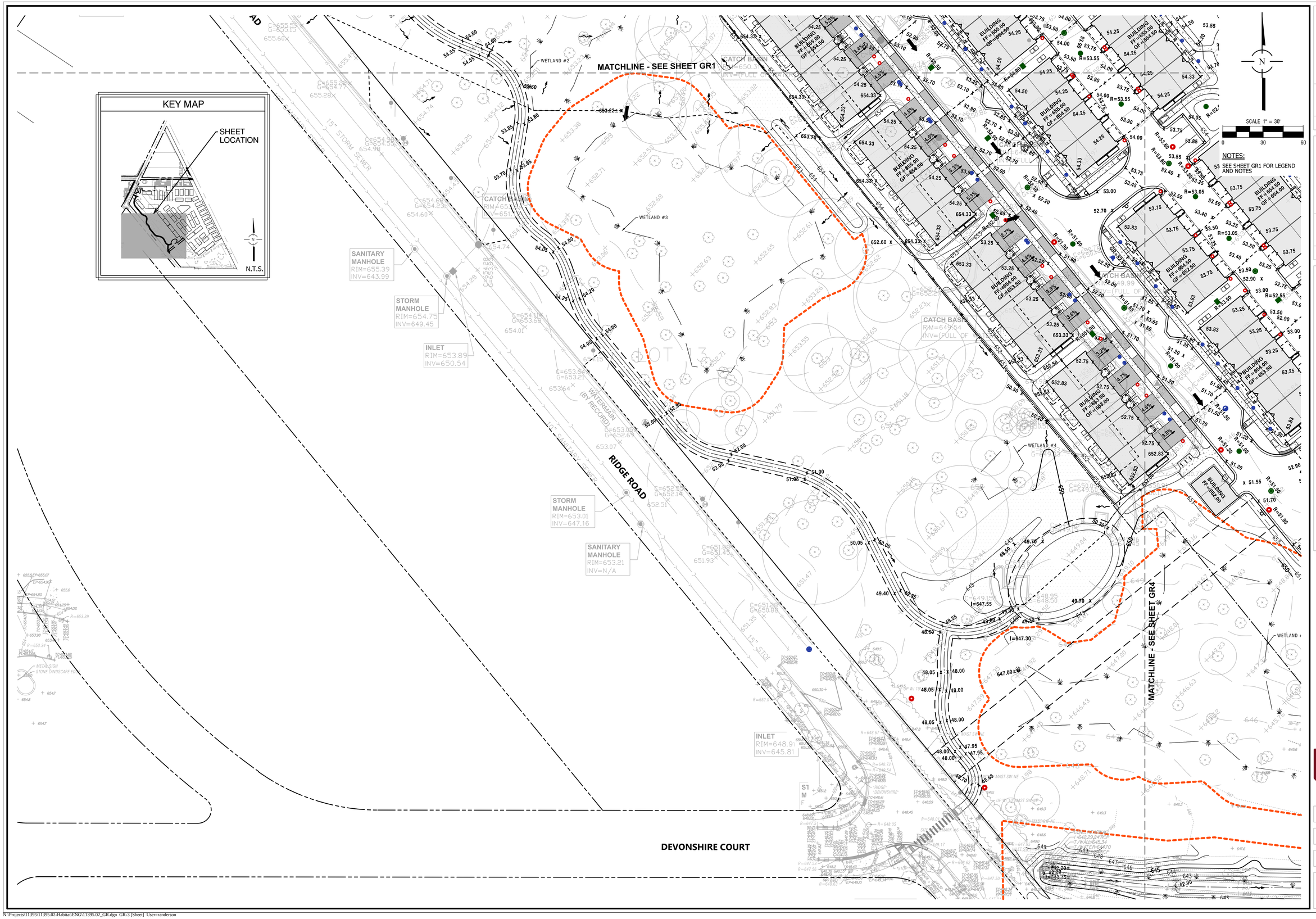

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GRADING PLAN – 3

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_GR3

DATE: 11/25/25

JOB NO. 11395.02

SHEET GR3
25 OF 46

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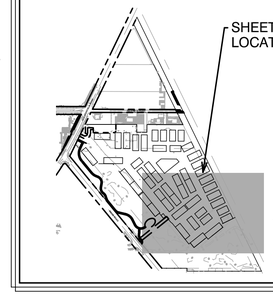
MATCHLINE - SEE SHEET GR2

MATCHLINE - SEE SHEET GR3

KEY MAP



N

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET GR1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

GRADING PLAN - 4

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FILENAME: 11392.02_GR4

DATE: 11/25/25

JOB NO. 11395.02

SHEET GR4

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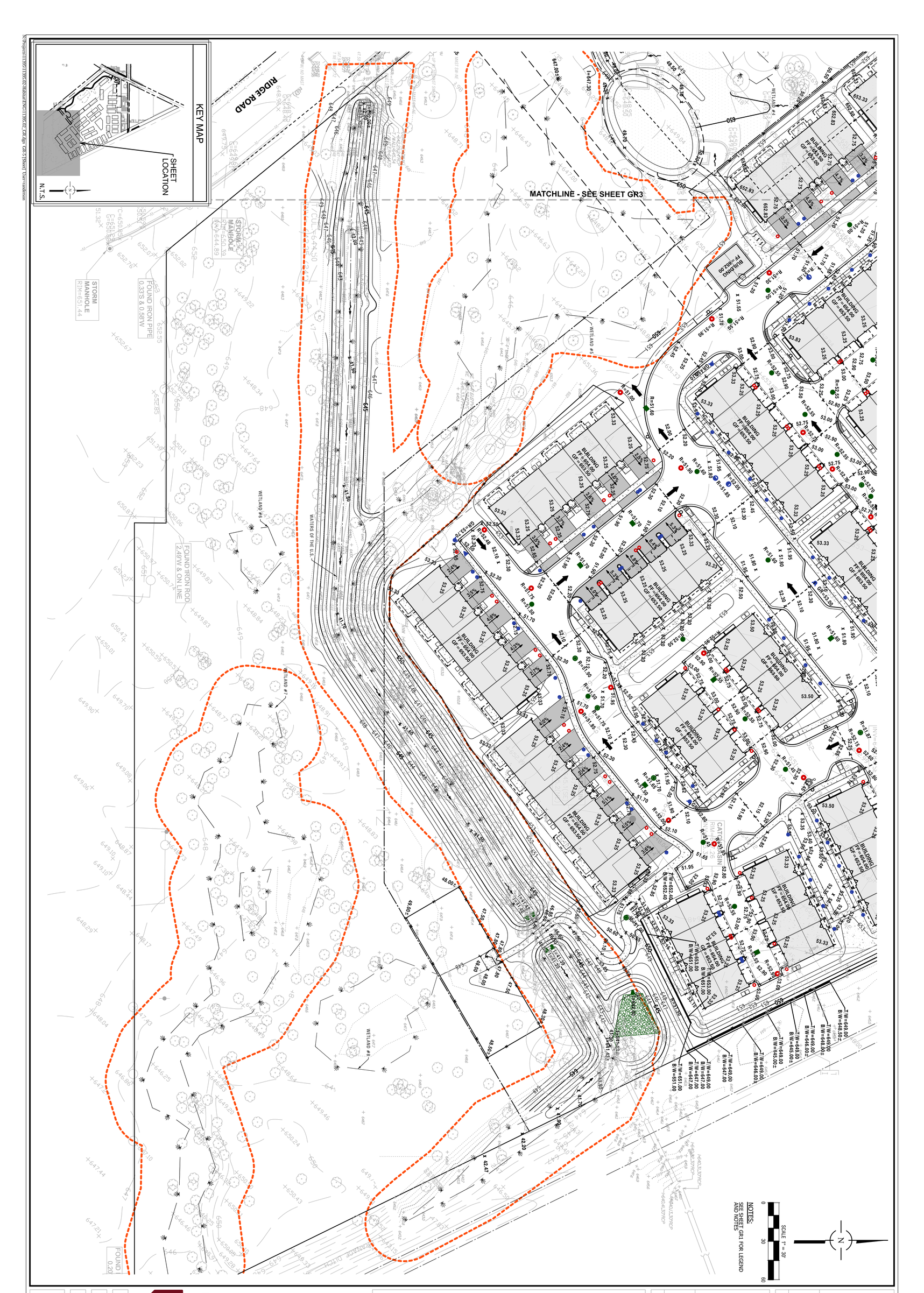

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GRADING PLAN – 5

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SHEET GR5
27 OF 46

JOB NO. 11395.02

DATE: 11/25/25

FILENAME: 11392.02_GR5

NOTES:

SEE SHEET GR1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

GRADING PLAN – 6

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FILENAME: 11392.02_GR6

DATE: 11/25/25

JOB NO. 11395.02

SHEET GR6

28 OF 46

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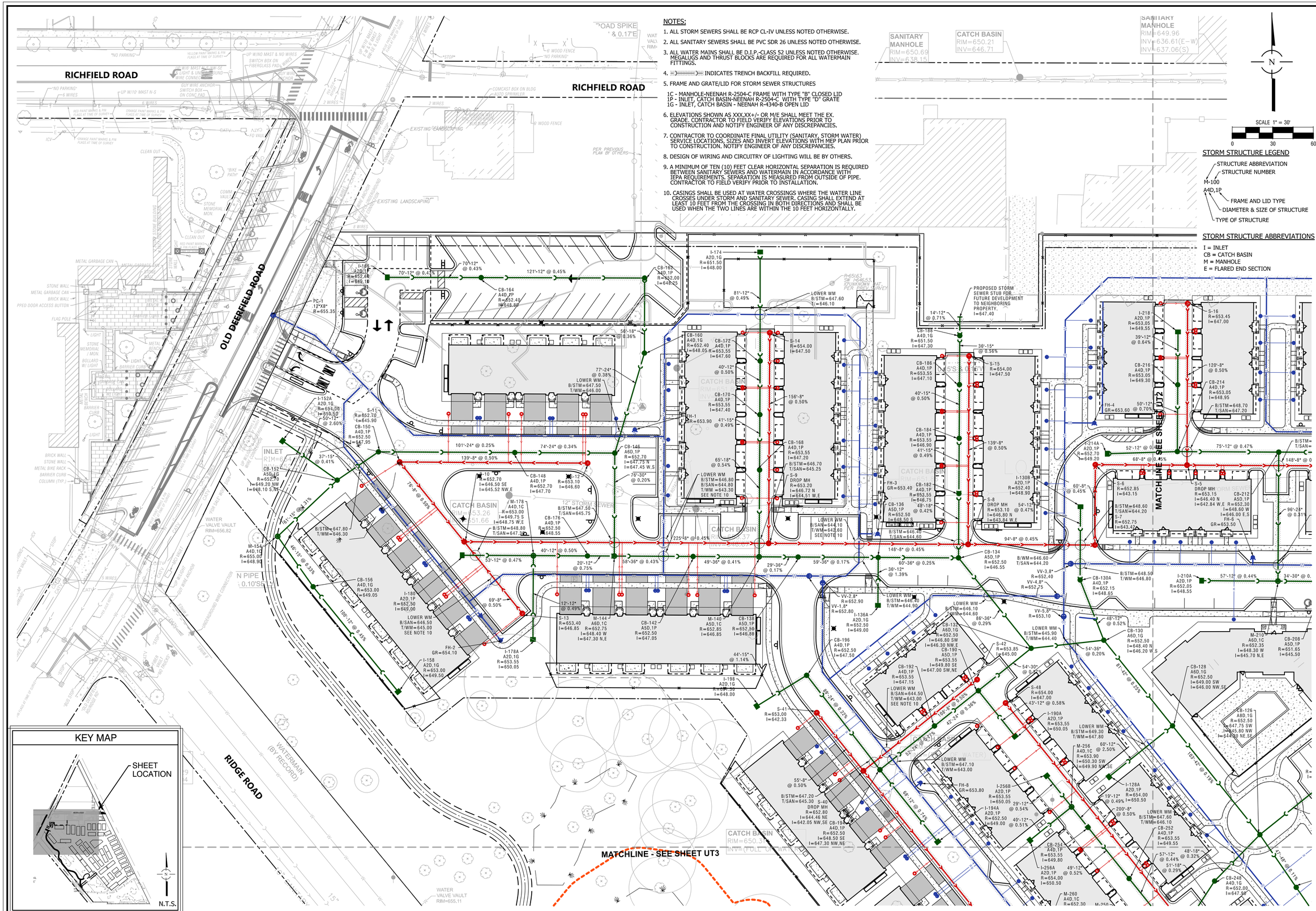

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES

   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "D" GRATE
   1G - INLET, CATCH BASIN - NEENAH R-4340-B OPEN LID
6. ELEVATIONS SHOWN AS XXX.XX+/- OR M/E SHALL MEET THE EX. GRADE. CONTRACTOR TO FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
7. CONTRACTOR TO COORDINATE FINAL UTILITY (SANITARY, STORM WATER) SERVICE LOCATIONS, SIZES AND INVERT ELEVATIONS WITH MEP PLAN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
8. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
9. A MINIMUM OF TEN (10) FEET CLEAR HORIZONTAL SEPARATION IS REQUIRED BETWEEN SANITARY SEWERS AND WATERMAIN IN ACCORDANCE WITH IEPA REQUIREMENTS. SEPARATION IS MEASURED FROM OUTSIDE OF PIPE. CONTRACTOR TO FIELD VERIFY PRIOR TO INSTALLATION.
10. CASINGS SHALL BE USED AT WATER CROSSINGS WHERE THE WATER LINE CROSSES UNDER STORM AND SANITARY SEWER. CASING SHALL EXTEND AT LEAST 10 FEET FROM THE CROSSING IN BOTH DIRECTIONS AND SHALL BE USED WHEN THE TWO LINES ARE WITHIN THE 10 FEET HORIZONTALLY.

SCALE 1" = 30'

0 30 60

STORM STRUCTURE LEGEND

STRUCTURE ABBREVIATION
STRUCTURE NUMBER
M-100
A4D,1P
FRAME AND LID TYPE
DIAMETER & SIZE OF STRUCTURE
TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
E = FLARED END SECTION

NO.	DATE	REMARKS

NO.	DATE	REMARKS

UTILITY PLAN - 1

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 11392.02_UT1
DATE: 11/25/25
JOB NO. 11395.02
SHEET UT1
29 OF 46

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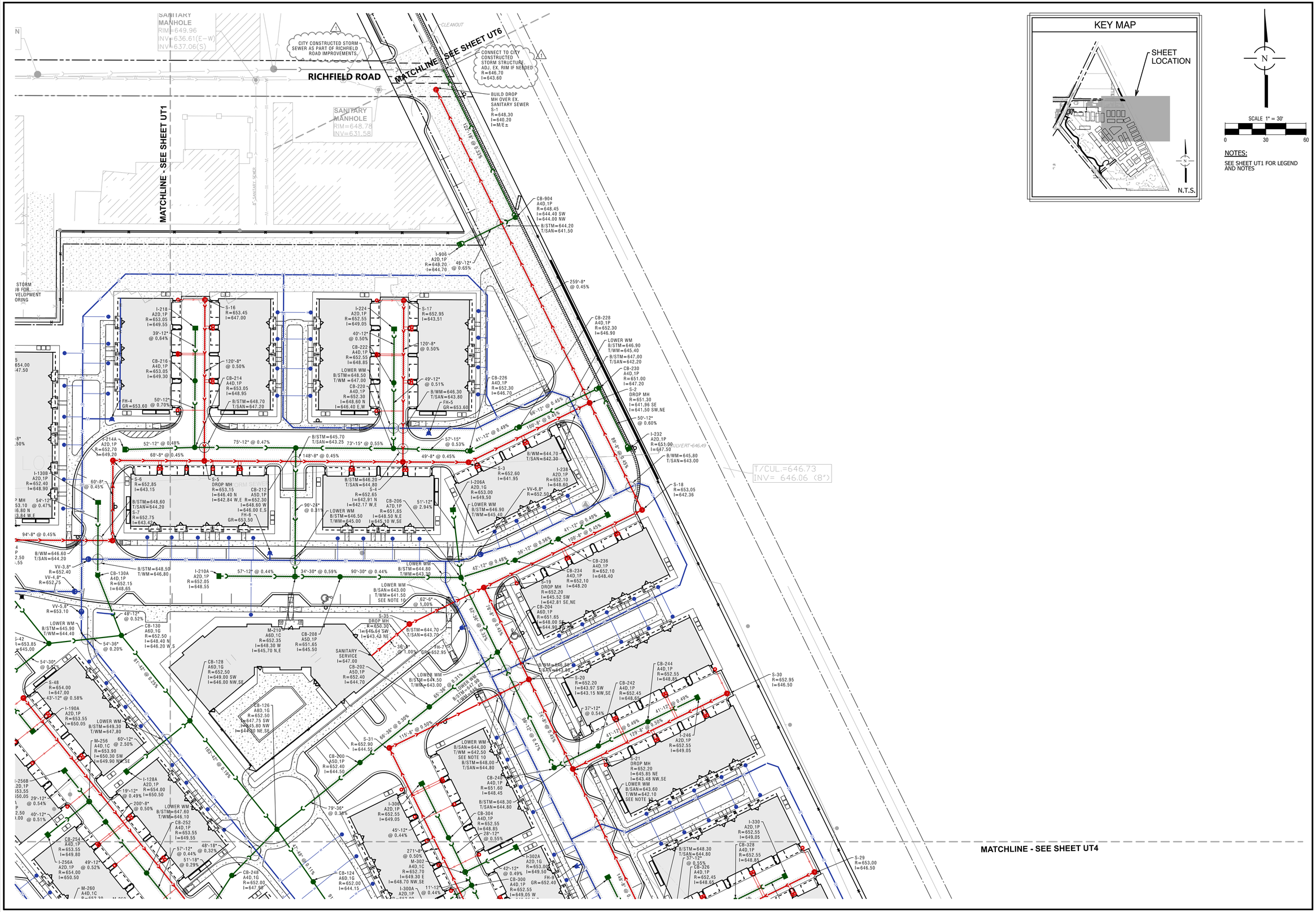

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SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET UT1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	12/23/25	PER CITY

UTILITY PLAN - 2

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 11392.02_UT2

DATE: 11/25/25

JOB NO. 11395.02

SHEET UT2

30 OF 46

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KEY MAP

SHEET LOCATION

N.T.S.

MATCHLINE - SEE SHEET UT1

MATCHLINE - SEE SHEET UT4

RIDGE ROAD

DEVONSHIRE COURT

SCALE 1" = 30'

0 30 60

NOTES:

1. SEE SHEET UT1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

UTILITY PLAN – 3

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

Spaceco

Civil Engineering & Surveying

Rosemont, IL – Morris, IL – Indianapolis, IN

spacecoinc.com

FILENAME: 11392.02_UT3

DATE: 11/25/25

JOB NO. 11395.02

SHEET UT3

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MATCHLINE - SEE SHEET UT2

MATCHLINE - SEE SHEET UT3

SANITARY SEWER CROSSING EXISTING WATERMAIN. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION, NOTIFY ENGINEER OF ANY CONFLICTS.

KEY MAP

SHEET LOCATION

N.T.S.

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET UT1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

UTILITY PLAN - 4

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

Spaceco

Civil Engineering & Surveying

Rosemont, IL - Morris, IL - Indianapolis, IN

spacecoinc.com

FILENAME: 11392.02_UT4

DATE: 11/25/25

JOB NO. 11395.02

SHEET UT4

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MATCHLINE - SEE SHEET UT3

SANITARY SEWER CROSSING EXISTING WATERMAIN. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.

T/CUL.=644.50
INV= 642.35 (24")

T/CUL.=643.41 (15")
INV= 642.08

STORM MANHOLE
RIM=650.39
INV=644.89

STORM MANHOLE
RIM=651.44

FOUND IRON ROD
2.49'W & ON LINE

FOUND IRON PIPE
0.33'S & 0.58'W

FOUND I
0.20'

KEY MAP

SHEET LOCATION

N.T.S.

N

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET UT1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

THE RESIDENCES OF HIGHLAND PARK

UTILITY PLAN - 5

HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 11392.02_UT5

DATE: 11/25/25

JOB NO. 11395.02

SHEET UT5

33 OF 46

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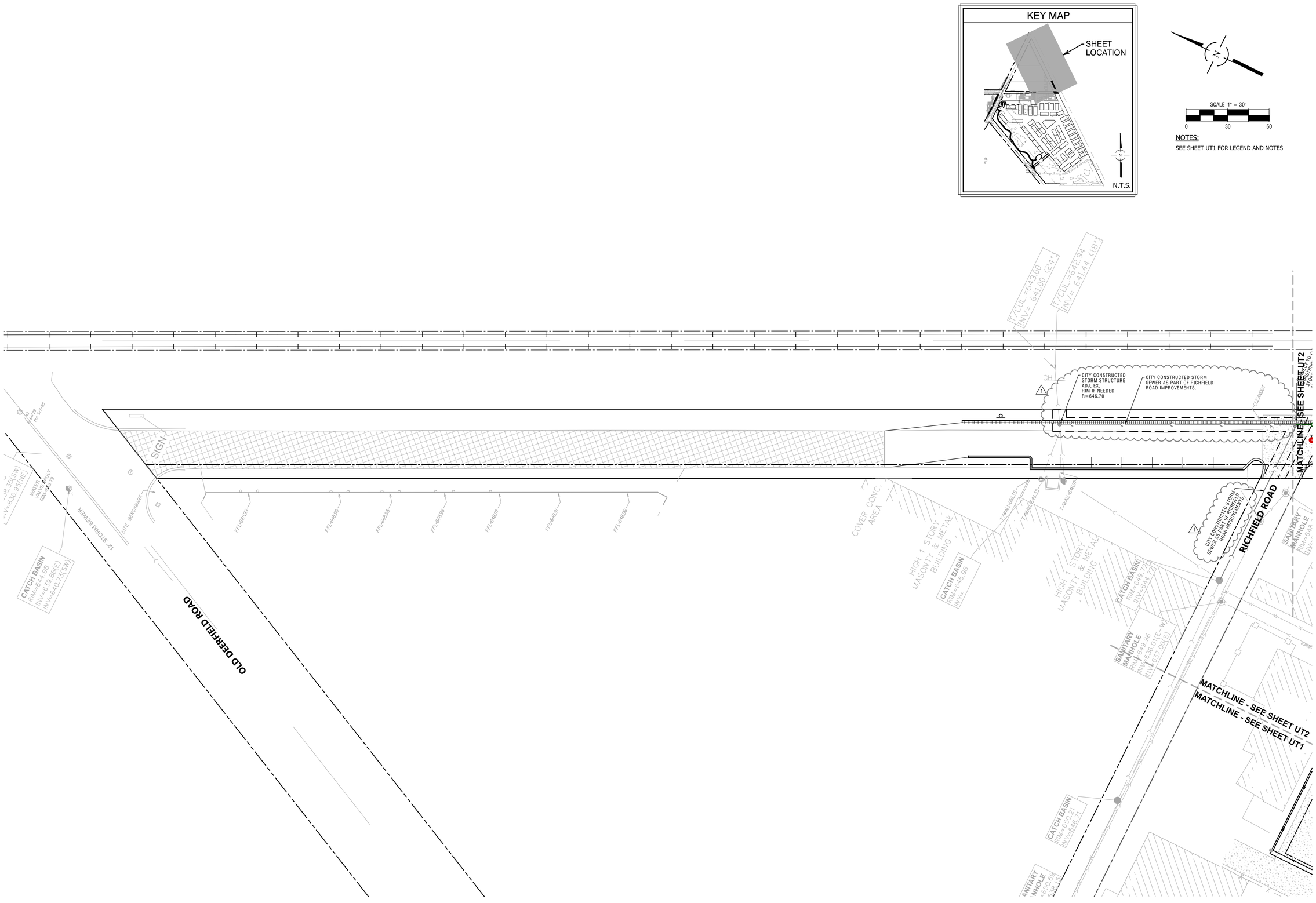

NO.	DATE	REMARKS
1	12/23/25	PER CITY

NO.	DATE	REMARKS

UTILITY PLAN – 6

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11392.02_UT6

DATE: 11/25/25

JOB NO. 11395.02

SHEET
UT6
34 OF 46

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This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10 . The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP, shall also be amanded if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

All storm water pollution prevention plans and all completed inspection forms/reports required under the General NPDES Permit No. ILR10 are considered reports that shall be available to the public within 30 days upon request. If a storm water pollution prevention plan or inspection form/report cannot be provided, the permittee shall respond to the request within 30 days with a statement that explains why the document cannot be provided. However, the permittee may claim any portion of a storm water pollution prevention plan as confidential in accordance with 40 CFR Part 2.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: Construction of multi-family housing with associated private streets and utilities.

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

1) Install perimeter sediment control measures
   a) Selective vegetation removal for silt fence installation
   b) Silt fence installation
   c) Construction fencing around areas not to be disturbed
   d) Stabilized construction entrance
2) Clear and grub (as necessary)
3) Construct sediment trapping devices (sediment traps, sediment basins, etc.)
4) Construct detention facilities and outlet control structure with restrictor & temporary perforated riser
5) Strip topsoil, stockpile topsoil and grade site
6) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
7) Install storm sewer, sanitary sewer, watermain and associated inlet & outlet protection
8) Permanently stabilize detention basins with seed and erosion control blanket
9) Temporarily stabilize all areas including lots that have reached mass grade
10) Install roadways
11) Permanently stabilize all outlot areas
12) Install buildings and grade individual lots
13) Permanently stabilize lots
14) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 28.46 acres. Construction activity will disturb approximately 16.0 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.76 .
   2) Existing data describing the soil or quality of any discharge from the site is included in ECS MIDWEST, LLC GEOTECHNICAL ENGINEERING REPORT PROPOSED TOWNHOME DEVELOPMENT - HIGHLAND PARK

E. Refer to Sheets GR1-6, SE1-6 for a site plan indicating:
   1) drainage patterns;
   2) approximate slopes anticipated before and after major grading activities;
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
   4) areas of soil disturbance;
   5) the location of major structural and nonstructural controls;
   6) the location of areas where stabilization practices are expected to occur;
   7) surface waters (including wetlands); and,
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are): WATERS OF US DITCH.
   2) The name of the ultimate receiving water is: MIDDLE FORK CHICAGO RIVER.
   3) The extent of wetland acreage at the site is 1.861 acres.

G. Potential sources of pollution associated with this construction activity may include:

- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- staging areas
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit), All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- CITY OF HIGHLAND PARK
- LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
- IEPA
- U.S. Army Corps of Engineers

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed;

- permanent seeding
- temporary seeding
- erosion control blanket
- other measures

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart.
A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

   a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

   b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence
- sediment traps (provide locations and dimensions in plan set)
- other measures

The following requirements apply to protecting storm drain inlets:

- Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or perfomance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found or by the end of the following business day if removal by the same business day is not feasible.

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- vegetated swales
- storm sewer

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

3) For any site which discharges directly to an impaired water listed for suspended solids, turbidity, or siltation, the SWPPP must be designed for a storm event equal to or greater than a 25-year 24-hour rainfall event, If required by federal regulations or the Illinois Urban Manual, the SWPPP must adhere to a more restrictive design criterion.

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, If necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, If the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area.

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

If equipment and vehicles are washed on-site, the wash water must be treated in a sediment basin or alternative control providing equivalent or better treatment prior to discharge. If there are chemicals and/or petroleum products stored on-site in containers with a storage of 55 gallons or more, the containers must be stored a minimum of 50 feet from the receiving waters, constructed or natural site drainage features, and storm drain inlets. If this is infeasible dueto site constraints, the containers must be stored as far away as allowed and the SWPPP must document the reason why the 50-foot setback is infeasible and how the containers will be stored.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.)into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.
- Any chemical container with a storage of 55 gallons or more must be stored a minimum of 50 feet from any receiving waters, constructed or natural site drainage features, and storm drain inlets.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable, Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

P. Wash Water Control

Wash water control should be implemented on site as necessary. Minimize the discharge of pollutants fromequipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, In good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed,

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5 inches or greater rain event, or a discharge due to snowmelt occurs.

Inspections must observe the structural control measures. In addition to the other locations mentioned in the SWPPP. Areas that are inaccessible during inspections due to flooding or other unsafe conditions must be inspected within 72 hours of becoming accessible.

Each Inspection should include the following components:
A. All areas where stormwater typically flows within the site must be inspected for evidence of, or the potential for, pollutants entering the drainage system. All locations where stabilization efforts have been implemented must be observed to ensure that they are still stabilized.

B. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible,they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

C. For sites discharging dewatering water, you must conduct an Inspection during the discharge, once per day on which the discharge occurs and record the following in a report within 24 hours of completing the Inspection:

- The Inspection date
- The names and titles of personnel performing the Inspection
- Approximate times that the dewatering discharge began and ended on the day of Inspection
- Estimates of the rate (in gallons per day) of discharge on the day of inspection
- Whether or not any of the following indications of pollutant discharge were observed at the point of discharge:
  a sediment plume, suspended solids, unusual color, presence of odor, decreased clarity, or presence of foam;
  and/or a visible sheen on the water surface or visible oily deposits on the bottom or shoreline of the receiving water.

D. Based on the results of the inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the Inspection. The modifications, if any, shall provide for timely implementationof any changes to the SWPPP within 7 calendar days following the inspection.

E. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B. above should be made and retained as part of the SWPPP for at least 3 years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit. Any flooding or other unsafe conditions that delay inspections must be documented in the inspection report.

F. The Permittee shall notify the appropriate agency field operations section office by e-mail at:epa.swnoncomp@illinois.gov , telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any inspection conducted or forviolation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an inspectionconducted, Including those not required by the SWPPP. Submission should be on forms provided by IEPAand include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance,

G. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements). of the ILR10 NPDES Permit,

H. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. CORRECTIVE ACTIONS

You must take corrective action to address any of the following conditions identified at your site:

- A storm water control needs repair or replacement
- A storm water control necessary to comply with the requirements of this permit was never installed, or was installed incorrectly
- Your discharges are causing an exceedance of applicable water quality standards
- A prohibited discharge has occurred.

Corrective Actions shall be completed as soon as possible and documented within 7 days in an Inspection Report or report ofnoncompliance. If it is infeasible to complete the Installation or repair within 7 calendar days, you must document in your records why it is infeasible to complete the Installation or repair within the 7-day timeframe and document your schedule for Installing the storm water control(s) and making it operational as soon as feasible after the 7-day timeframe.

In the event that maintenance is required for the same storm water control at the same location 3 or more times, the control shall berepaired in a manner that prevents continued failure to the extent feasible, and you must document the condition and how it was repaired in your records. Alternatively, you must document in your records why the specific recurrence of this same issue should continue to be addressed as a routine maintenance fix.

6. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Potable water sources including uncontaminated waterline flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

7. PROHIBITED NON-STORM WATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanout of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.

8. RETENTION OF RECORDS

A. The permittee shall retain copies of storm water pollution prevention plans and all reports and notices required by this permit, records of all data used to complete the Notice of Intent to be covered by this permit and the Agency Notice of Permit Coverage letter for a period of at least 3 years from the date that the permit coverage expires or is terminated. This period may be extended by request of the Agency at any time.

B. The permittee shall retain a copy of the storm water pollution prevention plan and any revisions to said plan required by this permit at the construction site from the date of project initiation to the date of final stabilization. Any manuals or other documents referenced in the SWPPP shall also be retained at the construction site.

C. The SWPPP must include a record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE.

E SOD

F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

Proposed Seed Mixes

Native Prairie Mix
Permanent Grasses / Sedges

Scientific Name	Common Name	Oz/Acre
Bouteloua curtipendula	Side-Oats Grama	10.00
Carex spp.	Prairie Sedge Mix	4.00
Elymus canadensis	Canada Wild Rye	32.00
Koeleria pyramidata	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	32.00
	Total Oz./Acre	**80.00**

Temporary Cover		**Oz/Acre**
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total Oz./Acre	**460.00**

Forbs		**Oz/Acre**
Anemone cylindrica	Thimbleweed	0.50
Asclepias tuberosa	Butterfly Weed	2.00
Aster ericoides	Heath Aster	0.25
Aster laevis	Smooth Blue Aster	0.75
Aster novae-angliae	New England Aster	0.25
Baptisia lactea	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	15.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Echinacea purpurea	Broad-Leaved Purple Coneflower	7.00
Eryngium yuccifolium	Rattlesnake Master	2.50
Lespedeza capitata	Round-Headed Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Monarda fistulosa	Wild Bergamot	0.75
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Pycnanthemum virginianum	Common Mountain Mint	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium integrifolium	Rosin Weed	3.00
Silphium terebinthinaceum	Prairie Dock	0.50
Solidago nemoralis	Old-Field Goldenrod	0.50
Solidago rigida	Stiff Goldenrod	1.00
Tradescantia ohiensis	Common Spiderwort	1.75
Vernonia spp.	Ironweed Mix	1.75
Veronicastrum virginicum	Culver's Root	0.25
	Total Oz./Acre	**63.75**

Wet- Mesic Prairie Seeding - Overlap Shoreline Seeding by 2 feet vertical feet

Scientific Name	Common Name	Oz/Acre
Andropogon gerardii	Big Blue Stem	64.0
Bouteloua curtipendula	Side Oats Gramma	16.0
Calamagrostis canadensis	Blue Joint Grass	6.0
Carex bicknellii or brevior	Sedge	1.0
Elymus canadensis	Canada Wild Rye	16.0
Glyceria striata	Fowl Manna Grass	6.0
Juncus effuses	Common Rush	3.0
Koeleria pyramidata	June Grass	2.0
Leersia oryzoides	Rice Cut Grass	6.0
Panicum virgatum	Switchgrass	6.0
Schizachyrium scoparium	Little Bluestem	64.0
Sorghastrum nutans	Indian Grass	16.0
Spartina pectinata	Prairie Cord Grass	4.0

Forbs		
Anemone cylindrical	Thimbleweed	0.5
Asclepias tuberosa	Butterfly Milkweed	2.5
Aster ericoides	Heath Aster	0.5
Aster laevis	Smooth Blue Aster	1.0
Aster novae-angliae	New England Aster	0.5
Aster oolentangiensis	Sky-Blue Aster	0.25
Baptisia bracteata	Cream Wild indigo	0.5
Coreopsis palmate	Prairie Coreopsis	3.0
Chamaecrista fasciculata	Partridge Pea	13.0
Dalia purpurea	Purple Prairie Clover	2.0
Desmanthus illinoensis	Illinois Sensitive Plant	1.0
Echinacea pallida	Pale Purple Coneflower	5.0
Echinacea purpurea	Purple Coneflower	5.5
Eryngium yuccifolium	Rattlesnake Master	3.0
Kuhnia eupatorioides	False Boneset	0.5
Lespedeza capitata	Rd-Headed Bush Clover	2.0
Liatris aspera	Rough Blazing Star	2.0
Liatris pycnostachya	Prairie Blazing star	0.5
Monarda fistulosa	Wild Bergamot	1.5
Parthenium integrifolium	Wild Quinine	1.0
Penstemon candidum	White Prairie Clover	1.5
Pycnanthemum vir.	Mountain Mint	2.0
Ratibida pinnata	Yellow Coneflower	5.5
Rudbeckia hirta	Black-eyed Susan	5.5
Rudbeckia subtomentosa	Sweet Black-eyed Susan	1.0
Silphium integrifolium	Rosin Weed	3.0
Silphium laciniatum	Compass Plant	2.0
Solidago nemoralis	Old-Field Goldenrod	0.25
Solidago rigida	Stiff Goldenrod	2.0
Solidago speciosa	Showy Goldenrod	0.5
Tradescantia ohiensis	Spiderwort	4.0
Verbena hastata	Blue Vervain	1.0
Vernonia spp.	Ironweed	1.0

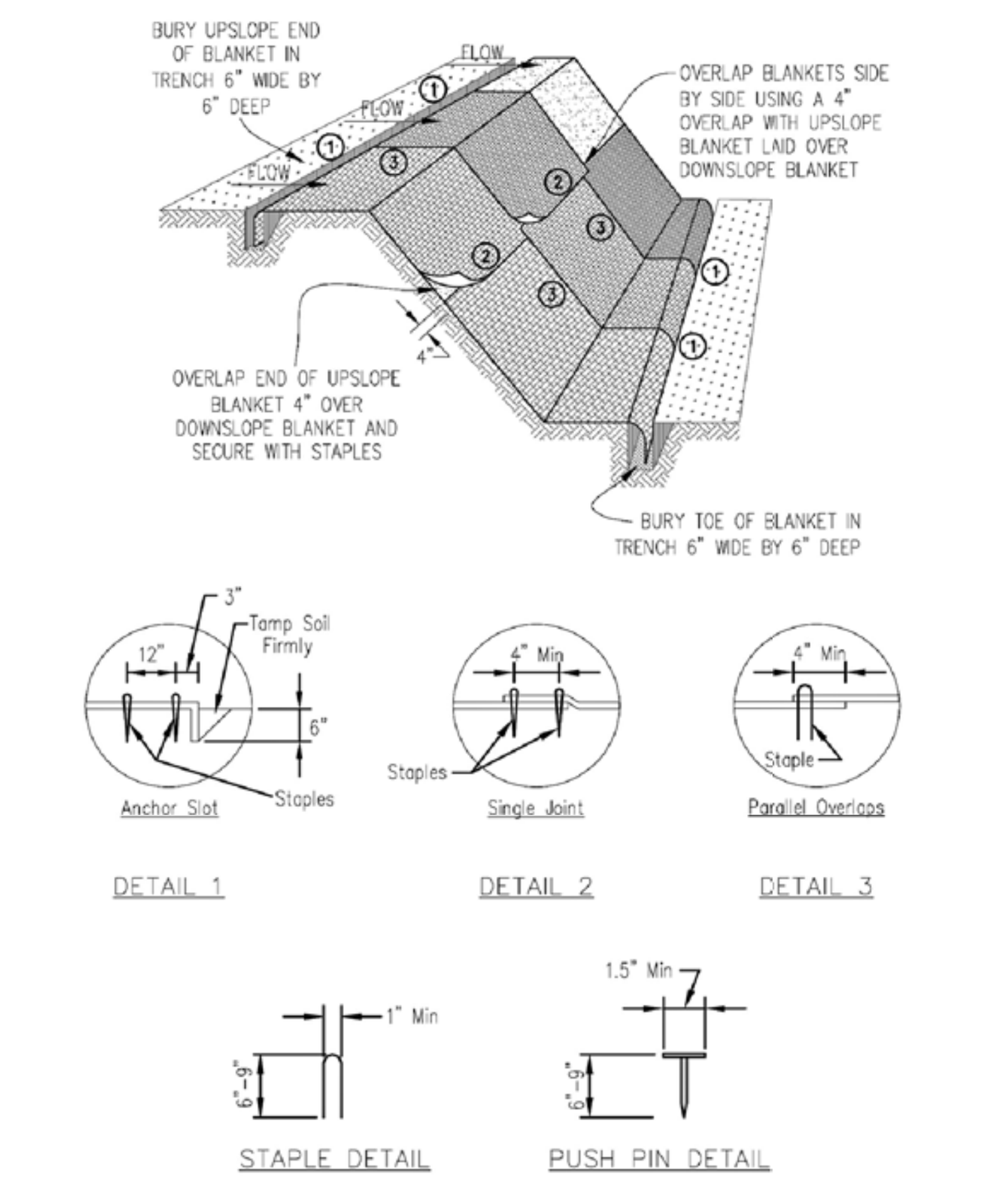
Temporary Cover Crop		
Avena sativa	Common Oat	480

Shoreline Seed Mix- Overlap Wet-Mesic Seeding by 2 feet vertical feet

Botanical Name	Common Name	Oz./Acre
Permanent grasses / Sedges / Rushes		
Carex comosa	Bristly Sedge	2.50
Carex lacustris	Common lake Sedge	0.25
Carex lurida	Bottlebrush Sedge	4.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Eleocharis ovata	Blunt Spike Rush	1.00
Leersia oryzoides	Rice Cut Grass	3.00
Juncus effusus	Common Rush	1.00
Scirpus acutus	Hard-Stemmed Bulrush	2.50
Scirpus pungens	Chairmaker's Rush	4.00
Scirpus validus	Great Bulrush	6.00
	Total Oz./Acre	**30.25**

Forbs / Shrubs		
Acorus calamus	Sweet Flag	0.50
Alisma spp.	Water Plantain Mix	2.00
Asclepias incarnata	Swamp Milkweed	1.50
Cephalanthus occidentalis	Buttonbush	0.50
Decodon verticillatus	Swamp loosestrife	0.50
Eupatorium maculatum	Spotted Joe-Pye Weed	0.50
Hibiscus spp.	Rose Mallow Mix	3.00
Iris virginica	Blue Flag	6.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue lobelia	1.50
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Peltandra virginica	arrow arum	16.00
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Smartweed Mix	0.50
Pontederia cordata	Pickerel Weed	10.00
Sagittaria latifolia	Common arrowhead	2.00
Sparganium americanum	american Bur Reed	1.00
Sparganium eurycarpum	Common Bur Reed	4.00

AUTOCAD2006



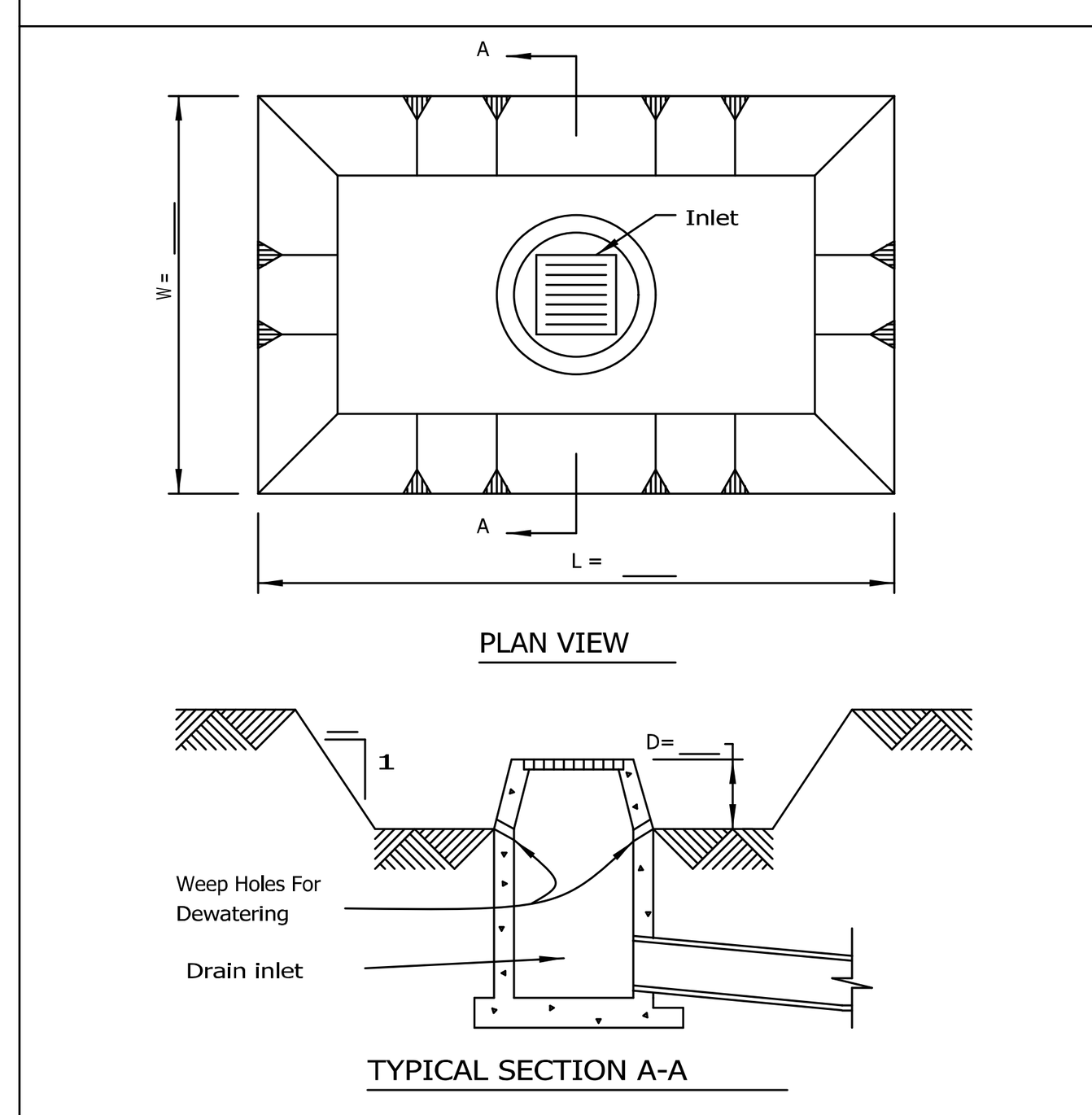
NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 stapels with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

PLAN CODE: EB

EROSION CONTROL BLANKET INSTALLATION DETAILS — IUM-530 — Drawn B. JOHNSON 11/08

INLET PROTECTION - EXCAVATED DRAIN PLAN

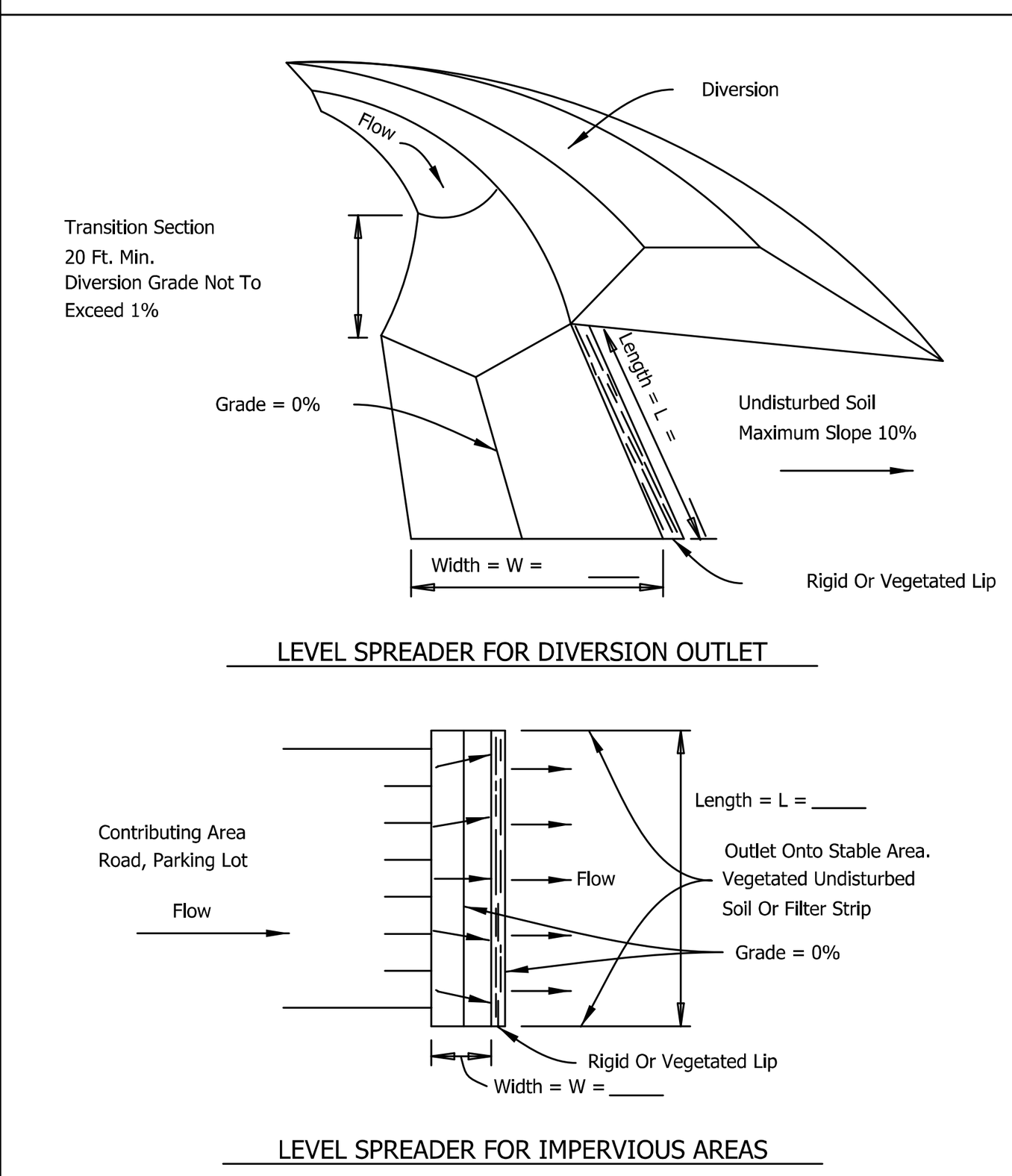


NOTES:
1. Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
2. The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
3. All cut slopes shall be 2:1 or flatter.

PLAN CODE: IP

NRCS — Natural Resources Conservation Service — STANDARD DWG. NO. IL-555 — SHEET 1 OF 1 — DATE 3-11-93

LEVEL SPREADER

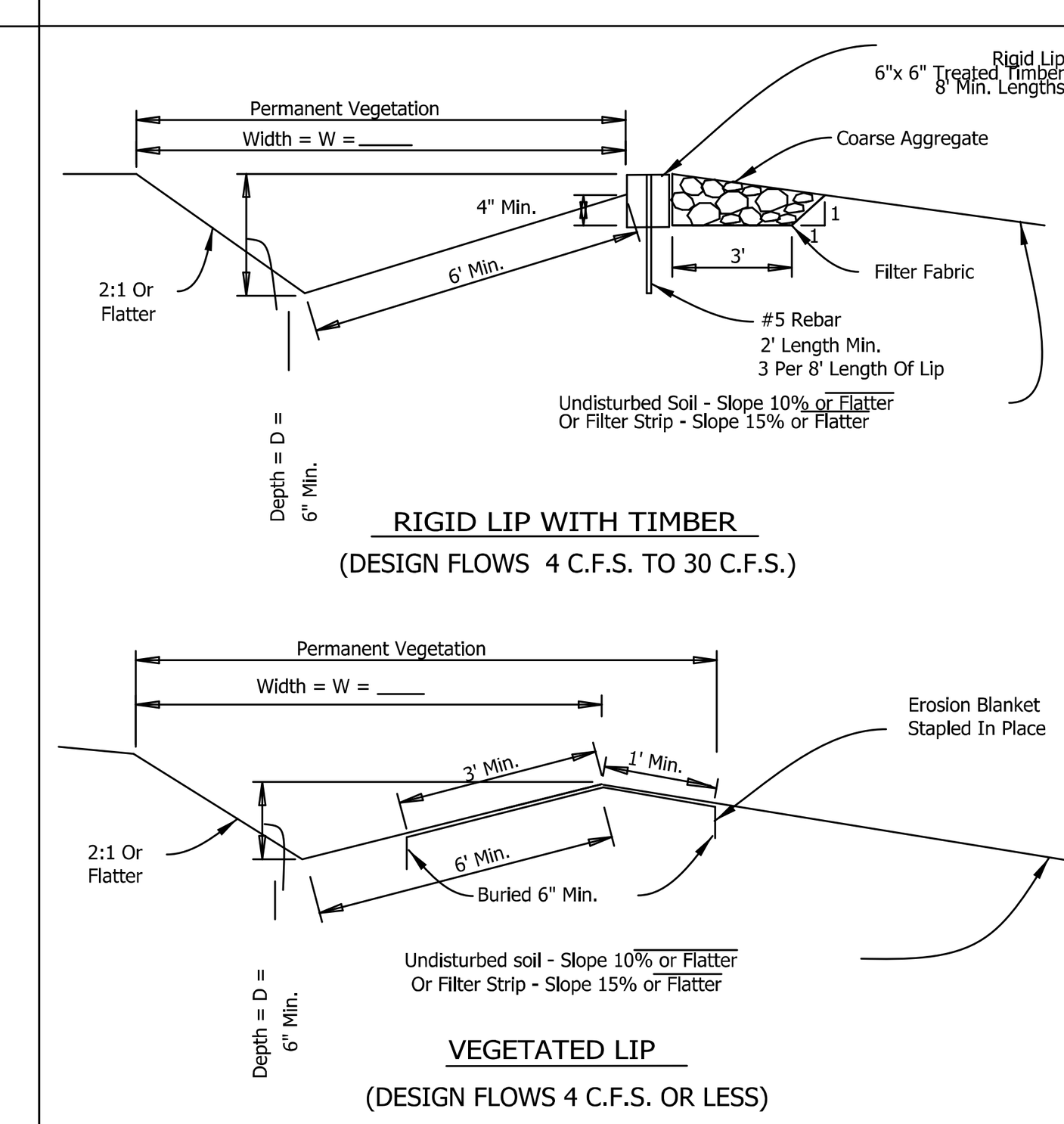


NOTES:
1. Ends of spreader shall be tied into higher ground to prevent flow around the level spreader.
2. See plans for L and W dimensions.

PLAN CODE: LS

NRCS — STANDARD DWG. NO. IL-570 — SHEET 1 OF 2 — DATE 1-29-99

LEVEL SPREADER

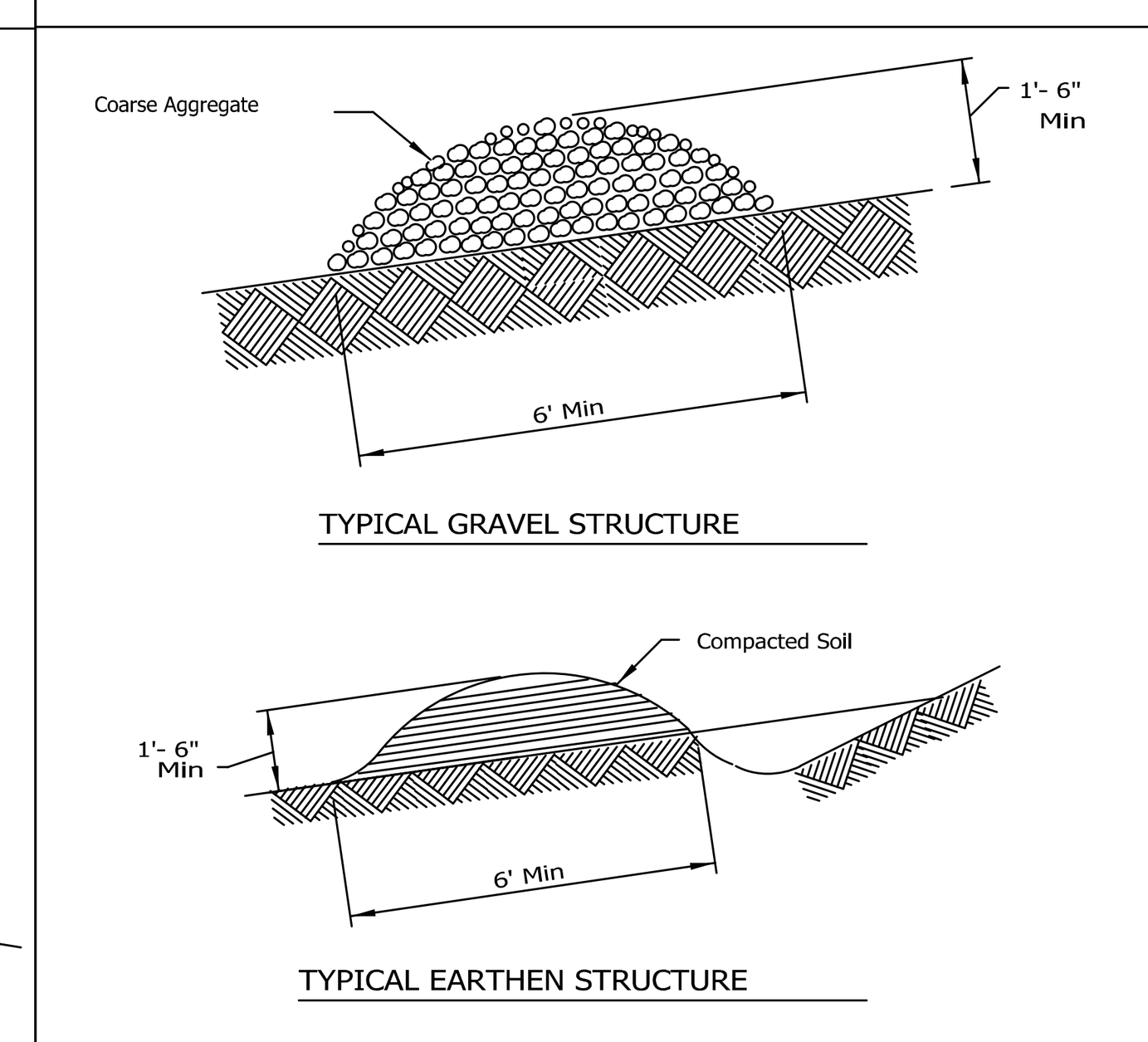


NOTES:
1. Coarse aggregate shall meet one of the following IDOT gradations: CA-1, or CA-3.
2. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV.
3. See sheet FILTER STRIP-GRASSED IL-535 for filter strip requirements.
4. See sheet EROSION BLANKET IL-530 for blanket material and installation requirements.
5. See plans for permanent seeding requirements.
6. See plans for D and W dimensions.

PLAN CODE: LS

NRCS — STANDARD DWG. NO. IL-570 — SHEET 2 OF 2 — DATE 1-29-99

RIGHT OF WAY DIVERSION PLAN

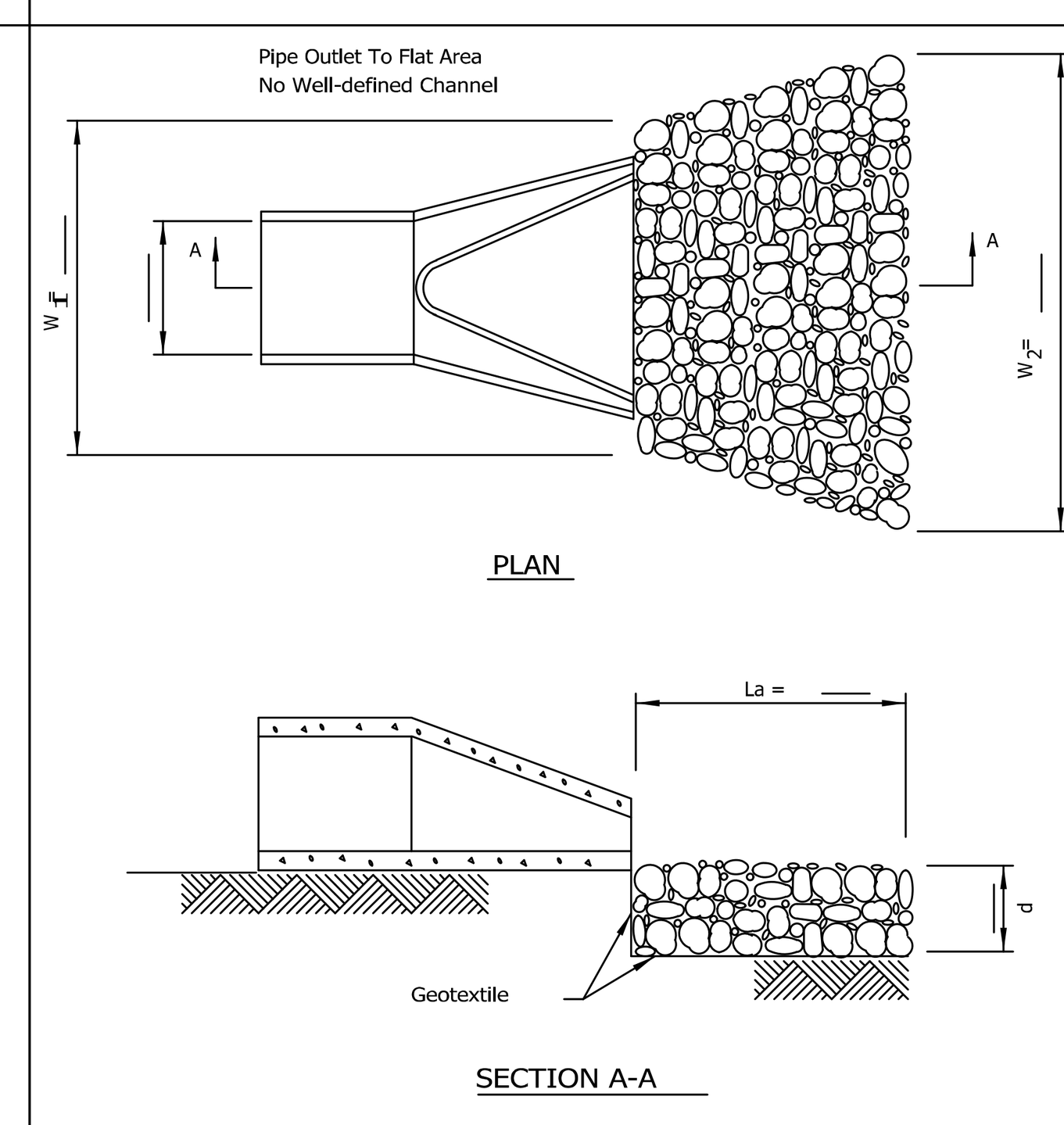


NOTES:
1. Install the diversion as soon as right-of-way has been cleared and graded.
2. Disc the base for the constructed ridge before placing fill.
3. Track the ridge to compact it to the design cross section.
4. Locate the outlet on an undisturbed area. Adjust field spacing of the diversion to use the most stable outlet areas. When natural areas are not deemed satisfactory, provide outlet protection.
5. Immediately seed and mulch the portions of the diversions not subject to construction traffic. Stablize with gravel areas to be crossed by vehicles.
6. Coarse aggregate, if used, shall meet one of the following IDOT gradations: CA-I,CA-2 CA-3, OR CA-4.

PLAN CODE: RD

NRCS — STANDARD DWG. NO. IL-600 — SHEET 1 OF 1 — DATE 3-3-95

PIPE OUTLET TO FLAT AREA

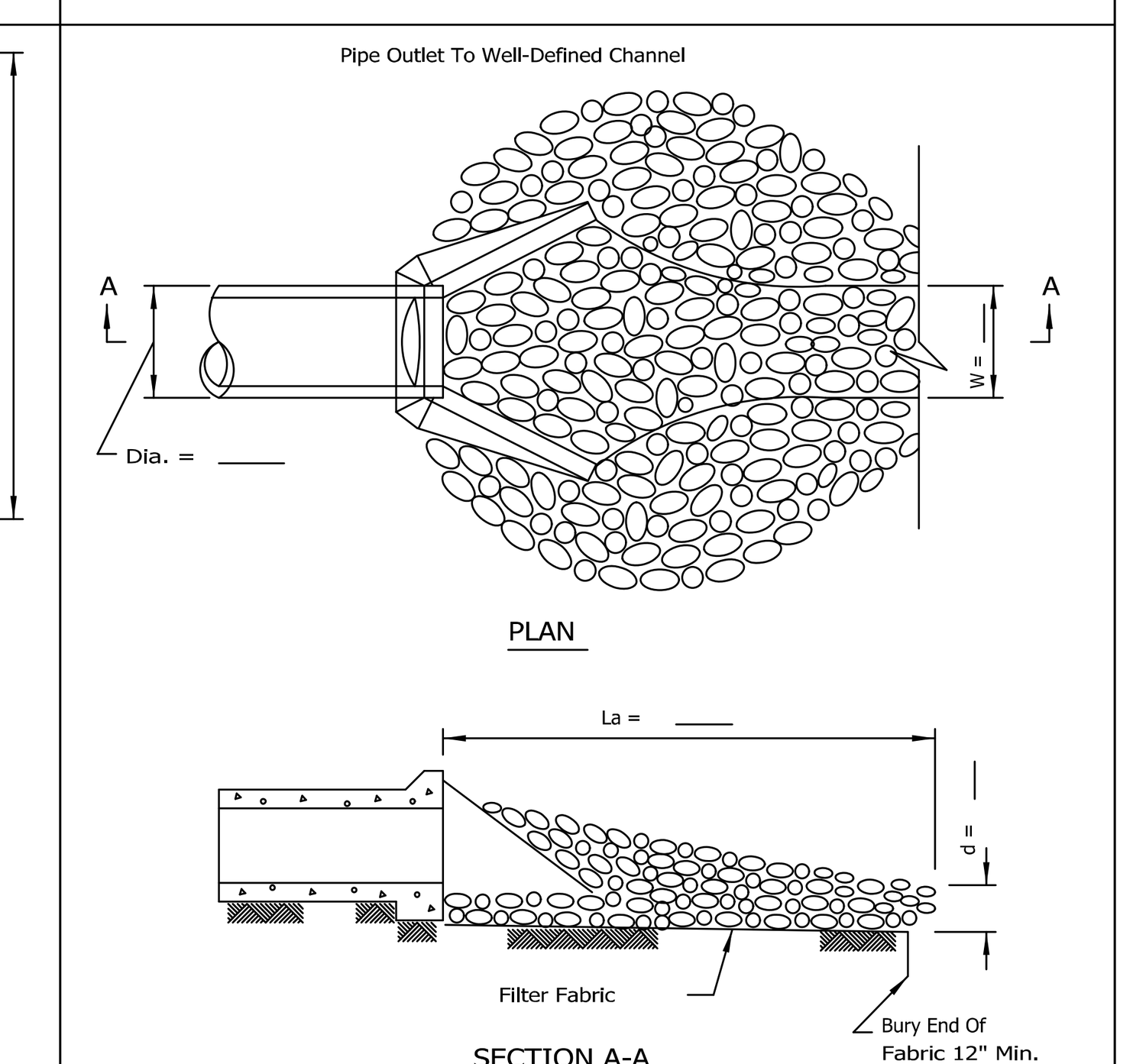


NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I, II or III.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR ______, Quality______.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

PLAN CODE: LA

NRCS — STANDARD DWG. NO. IL-610 — SHEET 1 OF 1 — DATE 9-15-93

PIPE OUTLET TO CHANNEL

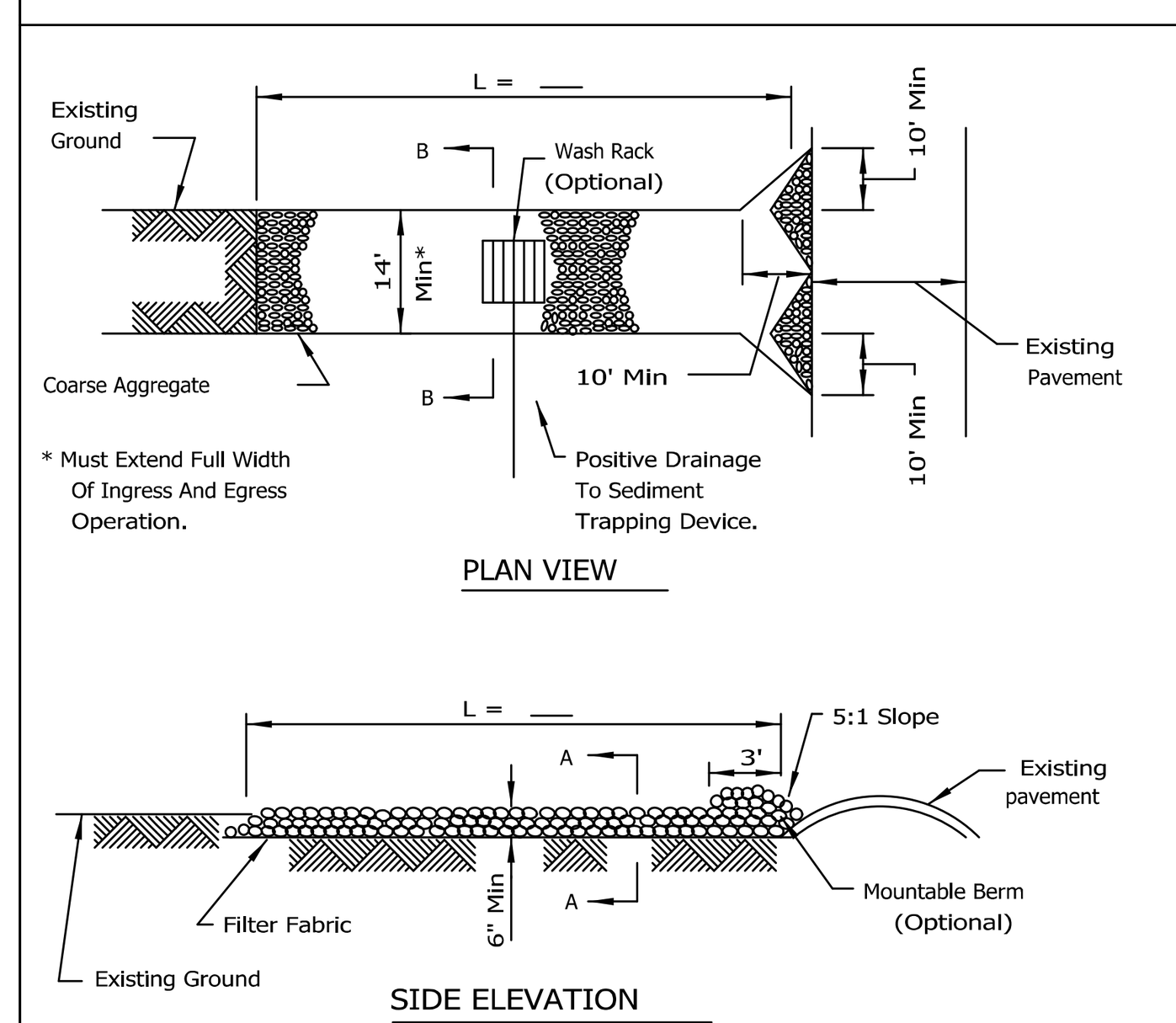


PLAN CODE: LA

NOTES:
1. The filter fabric shall meet the requirements in material specification 592 GEOTEXTILE Table 1 or 2, Class I, II or III.
2. The rock riprap shall meet the IDOT requirements for the following gradation______.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

NRCS — STANDARD DWG. NO. IL-611 — SHEET 1 OF 1 — DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN

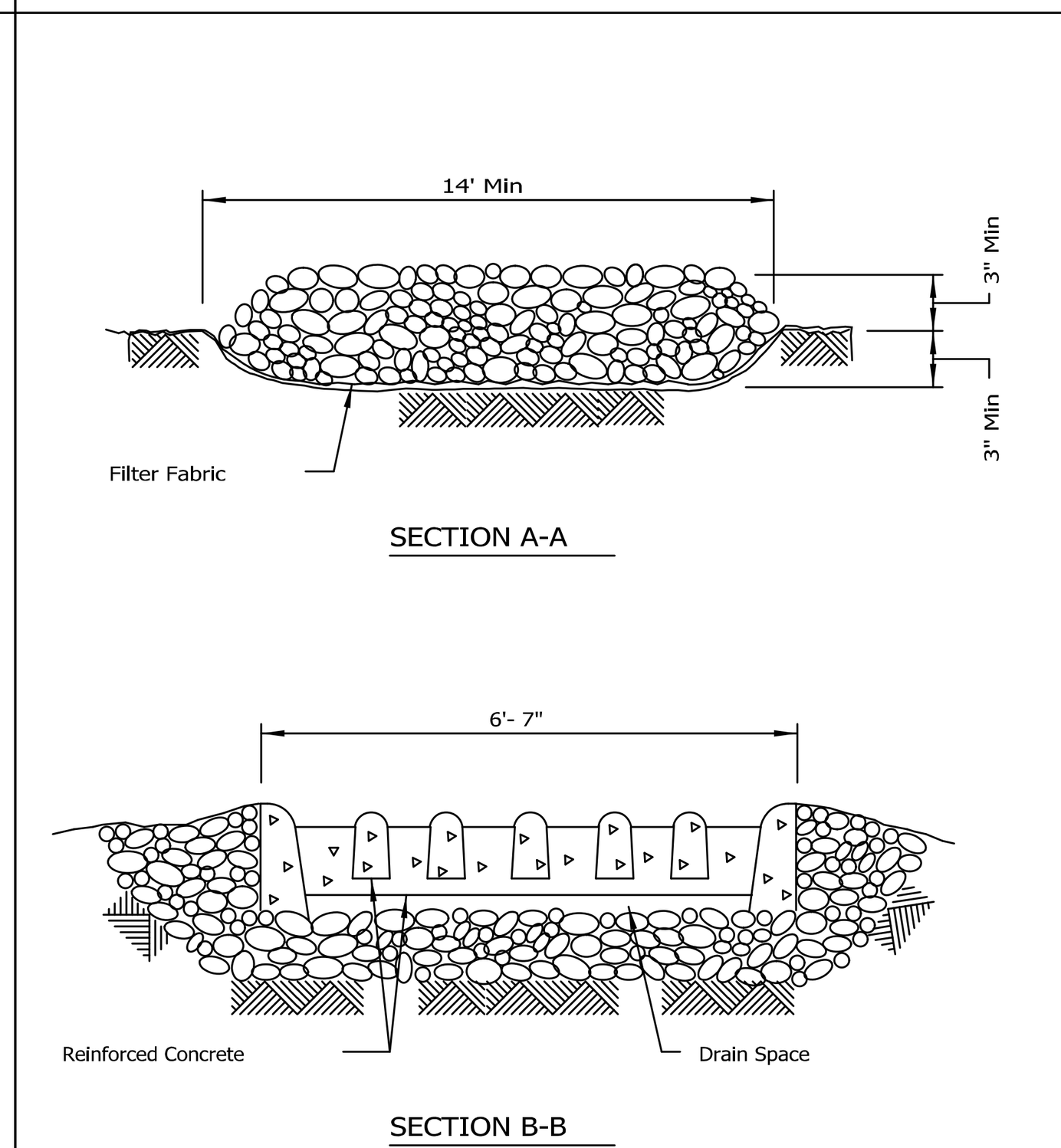


NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

PLAN CODE: SE

NRCS — STANDARD DWG. NO. IL-630 — SHEET 1 OF 2 — DATE 8-18-94

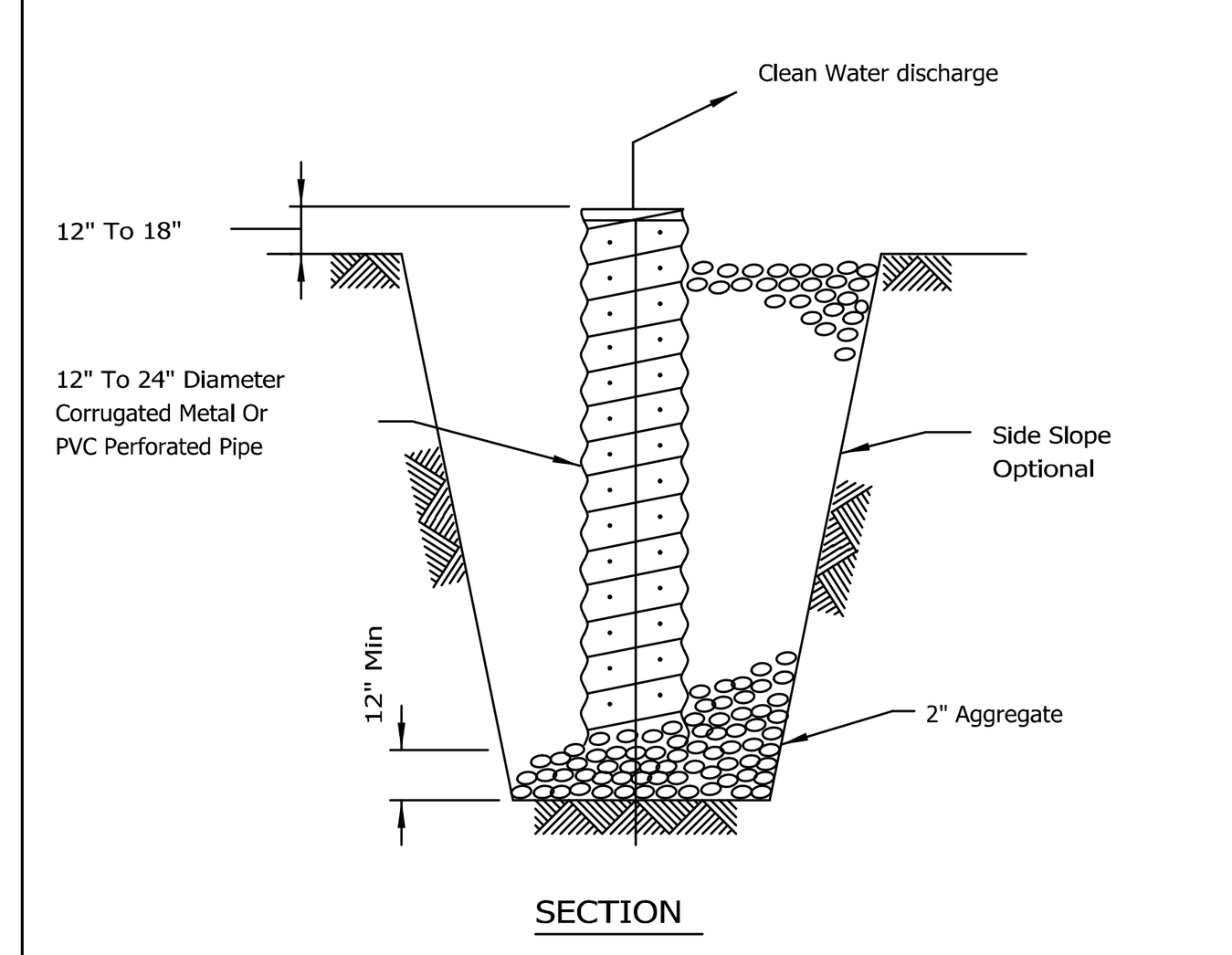
STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN CODE: SE

NRCS — STANDARD DWG. NO. IL-630 — SHEET 2 OF 2 — DATE 8-18-94

SUMP PIT PLAN

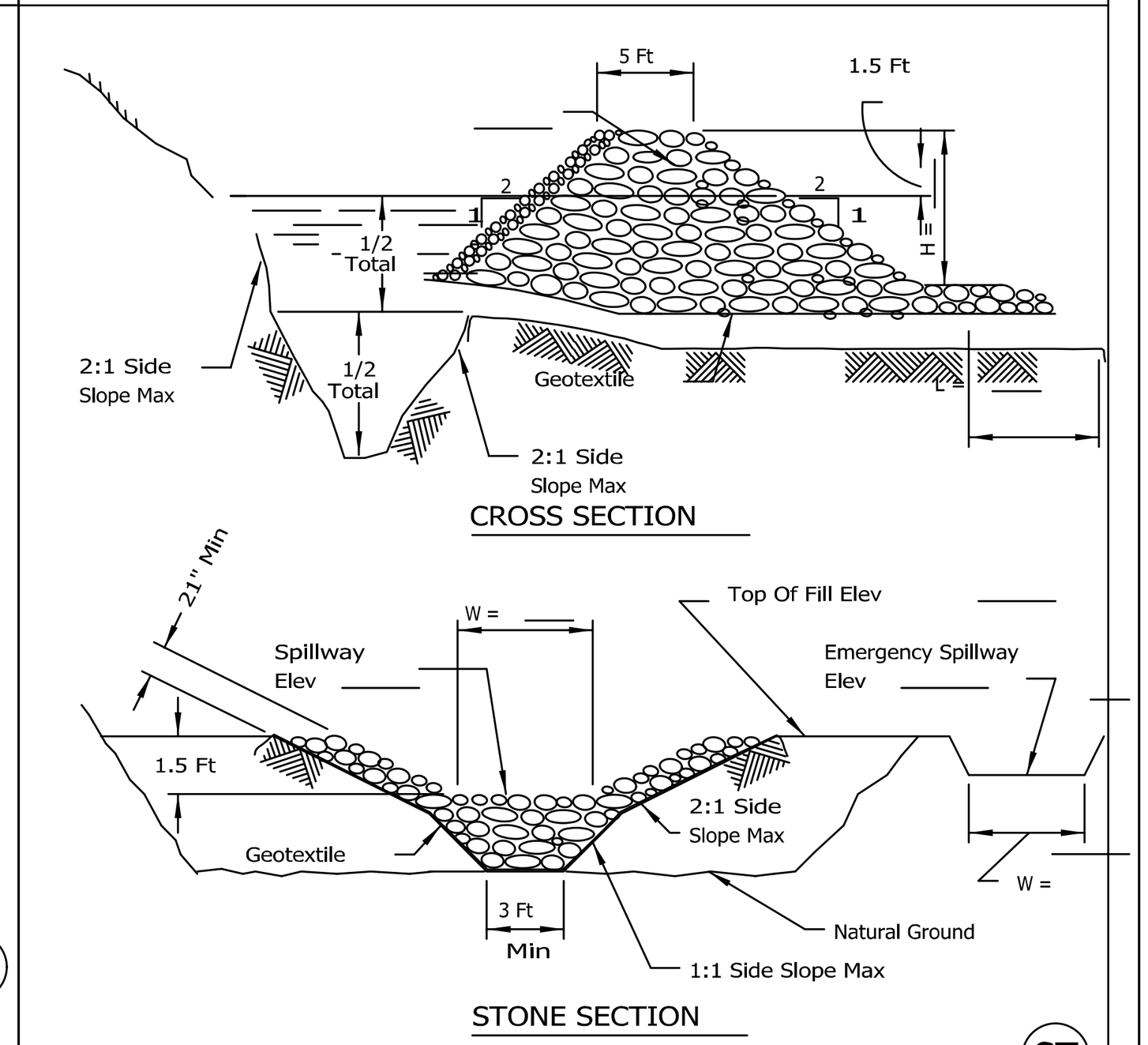


PLAN CODE: SP

NOTES:
1. Pit dimensions are optional.
2. The standpipe will be constructed by perforating a 12"-24" diameter corrugated metal or PVC pipe.
3. A base of 2" aggregate will be placed in the pit to a minimum depth of 12". After installing the standpipe, the pit surrounding the standpipe will then be backfilled with 2" aggregate.
4. The standpipe will extend 12" to 18" above the lip of the pit.
5. If discharge will be pumped directly to a storm drainage system, the standpipe will be wrapped with filter fabric before installation.
6. If desired, 1/4"-1/2" hardware cloth may be placed around the standpipe prior to attaching the filter fabric. This will increase the rate of water seepage into the pipe.

NRCS — STANDARD DWG. NO. IL-650 — SHEET 1 OF 1 — DATE 8-11-94

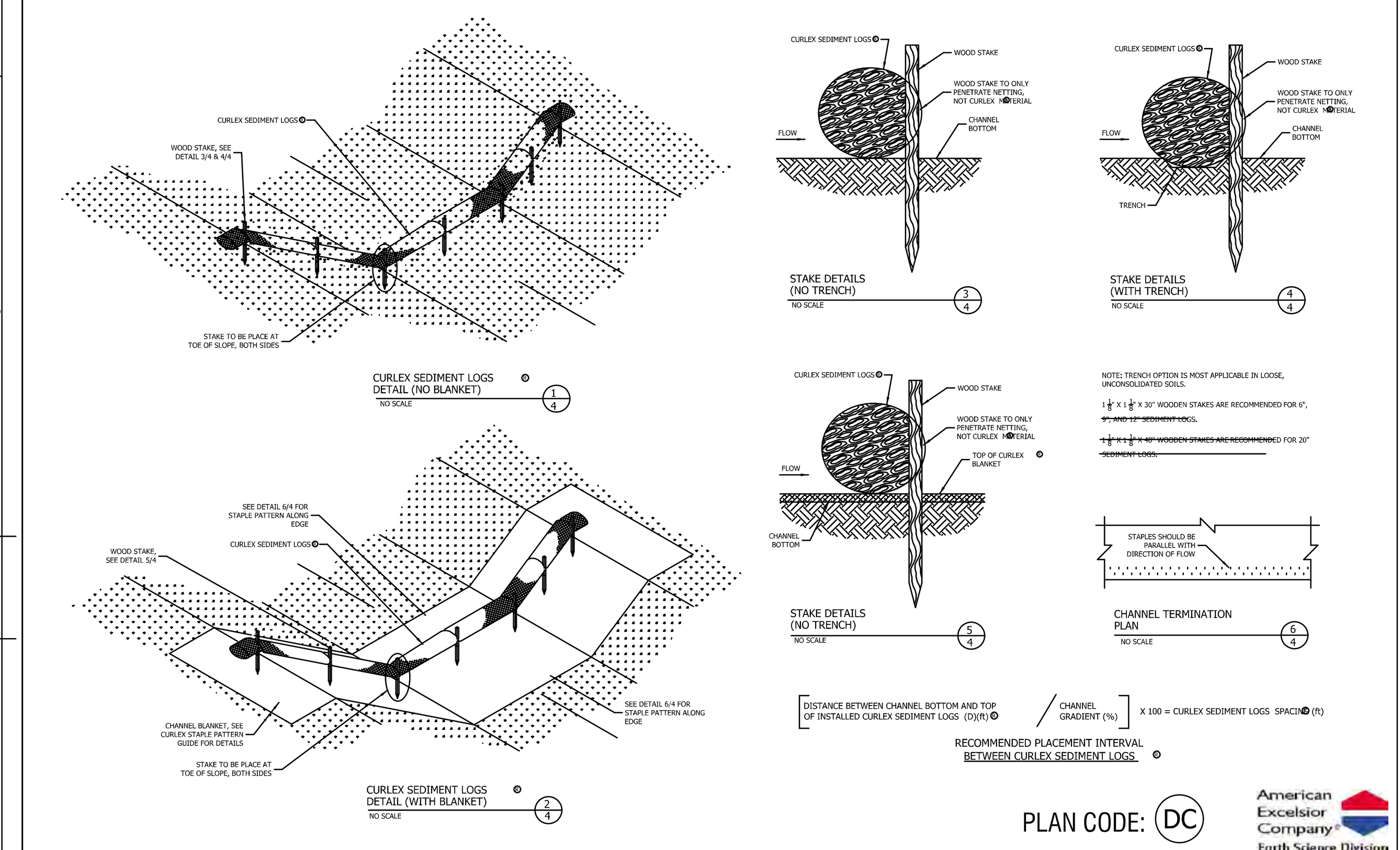
TEMPORARY SEDIMENT TRAP



PLAN CODE: ST

NOTES:
1. If the sediment pool is formed or enlarged the side slope will be 2:1 or flatter.
2. The fill shall be constructed using IDOT RR-4 stone size. A 1'layer of IDOT CA-2 should be placed on the inside face to reduce the flow rate.
3. The rock will be placed according to construction specification 25 ROCKFILL. Placement will be by Method 1 and compaction will be class III.
4. The geotextile shall meet the requirements in material specification 592 GEOTEXTILE table 1 or 2, class I, II or IV.

NRCS — Natural Resources Conservation Service — STANDARD DWG. NO. IL-660 — SHEET 1 OF 1 — DATE 11-20-01

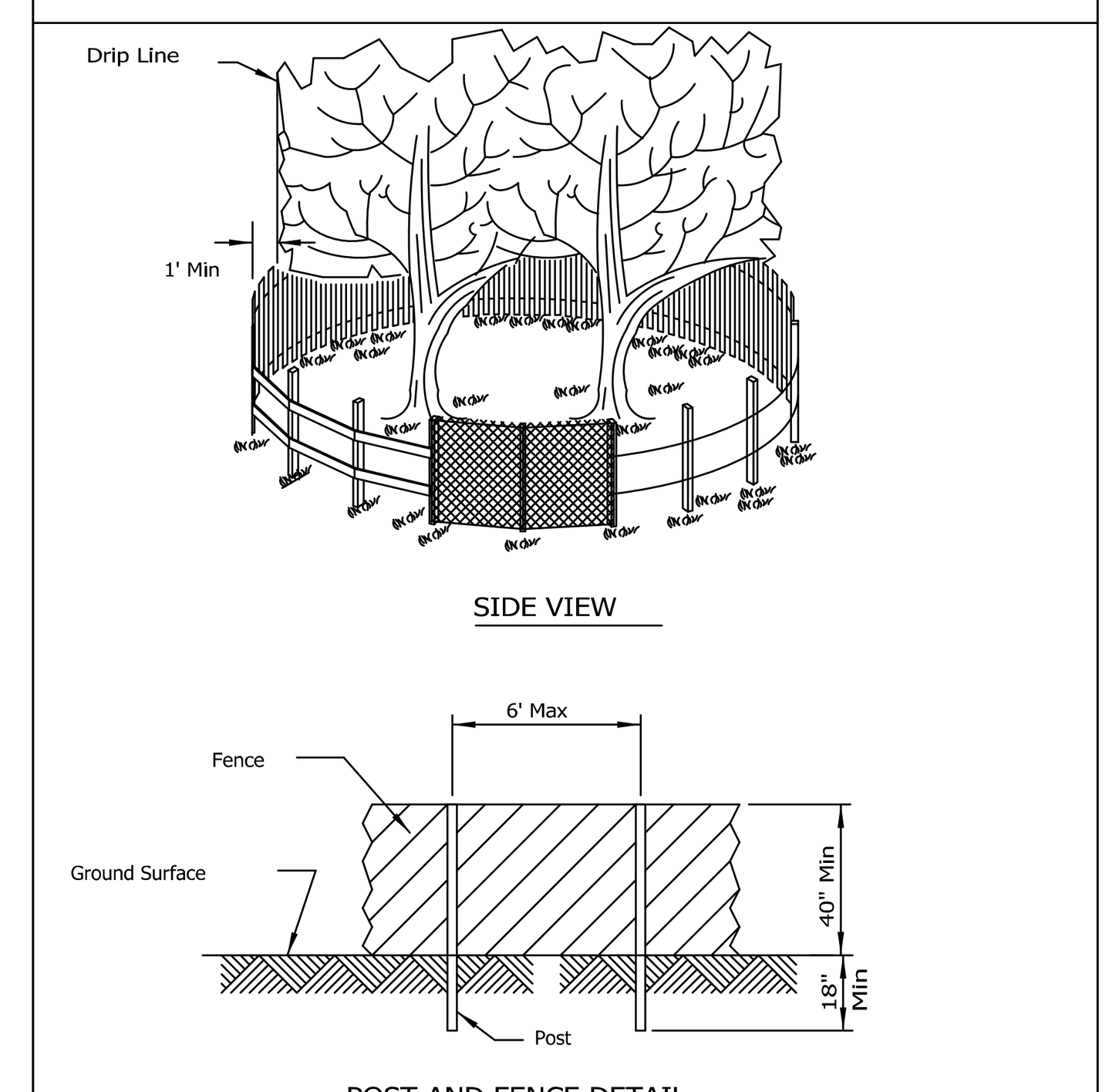


PLAN CODE: DC

American Excelsior Company — Earth Science Division

AMERICAN EXCELSIOR COMPANY, ARLINGTON, TEXAS — CURLEX SEDIMENT LOGS DITCH/CHANNEL APPLICATION DETAIL

TREE PROTECTION - FENCING

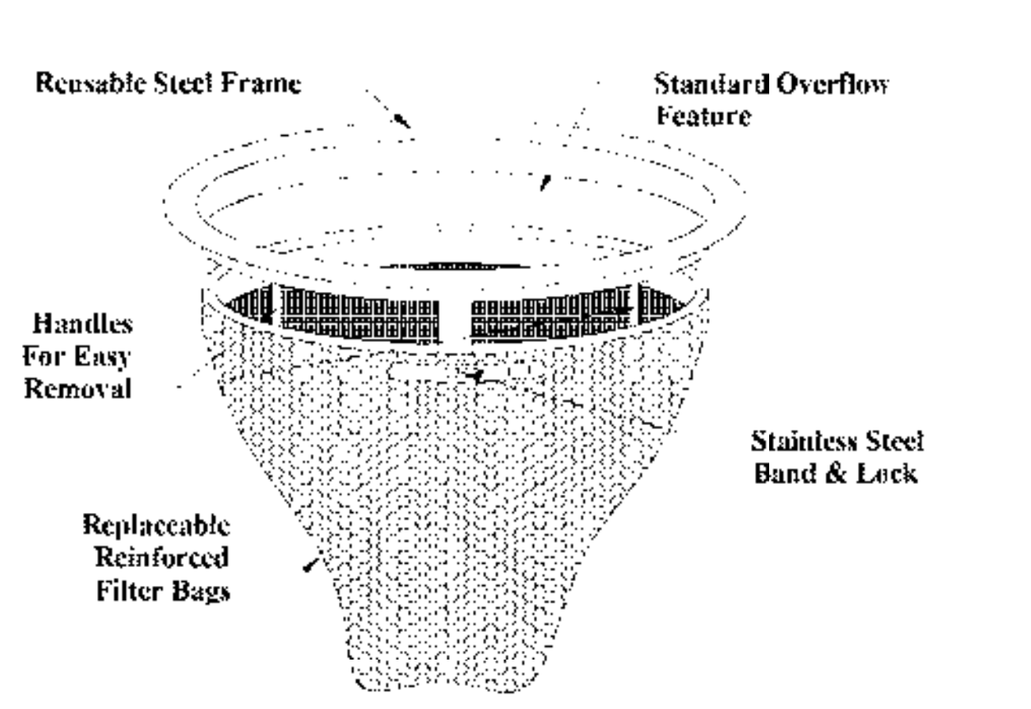


PLAN CODE: TP

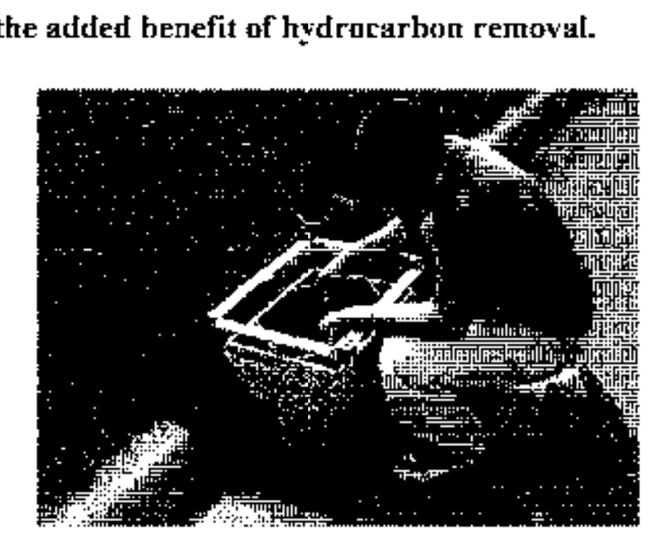
NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

NRCS — STANDARD DWG. NO. IL-690 — SHEET 1 OF 1 — DATE 4-7-94

Catch-All - is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.



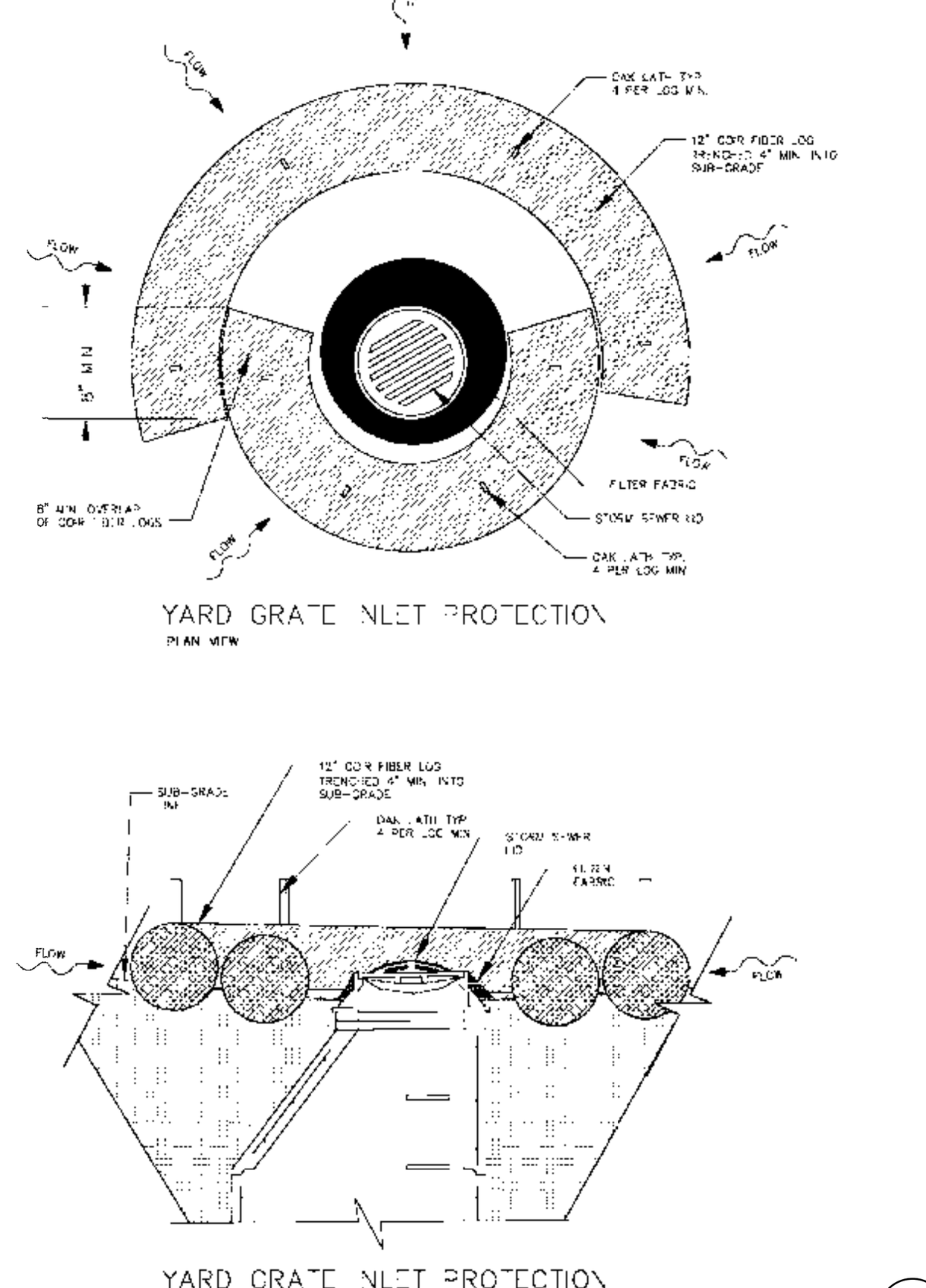
Catch-All HR is available to provide the added benefit of hydrocarbon removal.



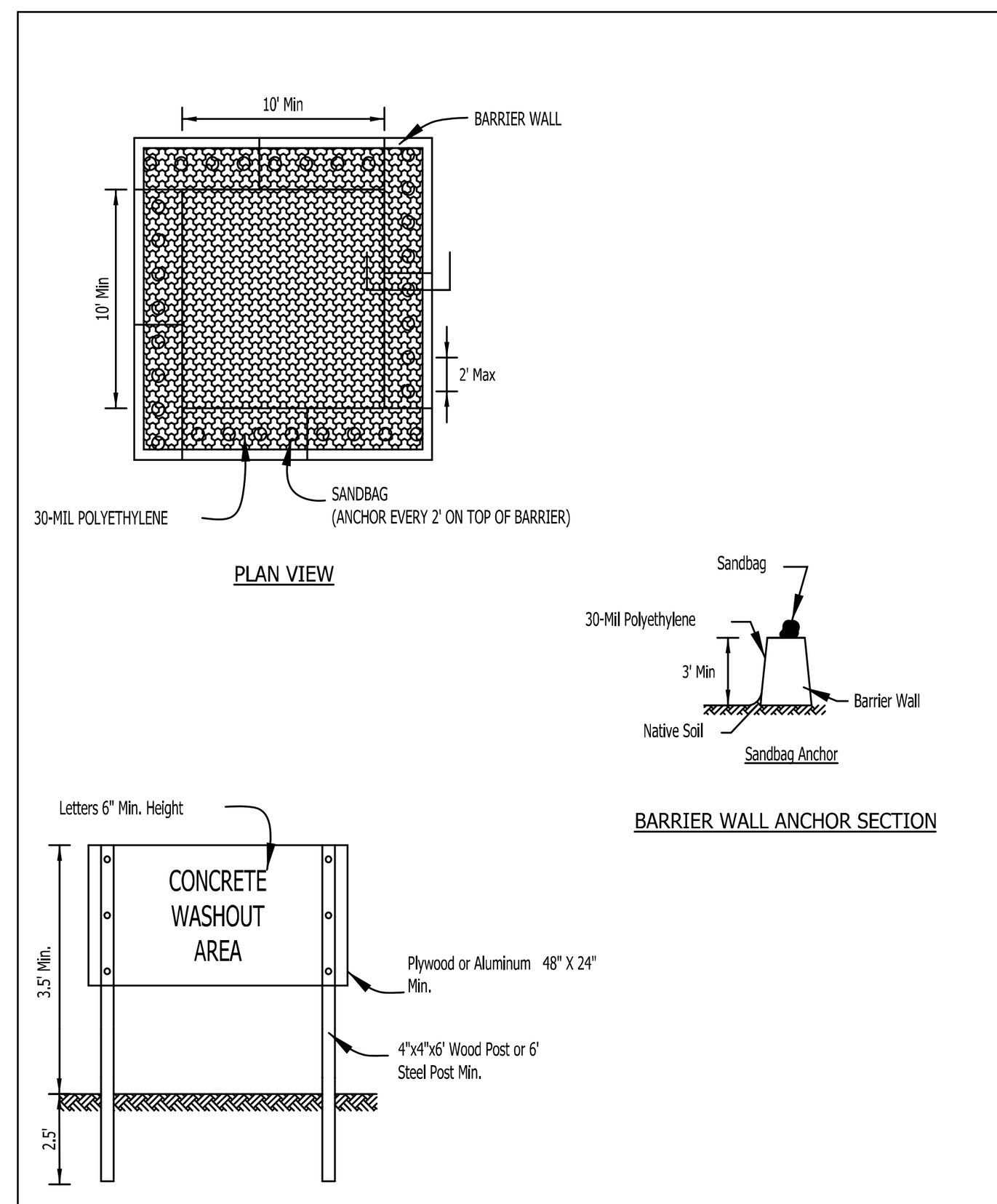
Design Benefits
1. Pollution Prevention
   - Sediment Control
2. Pollution Removal
   - Hydrocarbons (Catch-All HR)
   - Total Suspended Sediment
   - Phosphorus*
   - Nitrogen*
   - Heavy Metals*
   - *By virtue of sediment control*

Applications
1. Site Development & Highway Construction
   - Inlet Protection / Sediment Control
2. Permanent BMP
   - Maintenance Yards
   - Wash Bays
   - Parking Lots & Garages
   - Airports – Tarmac, Cab/Limo Stands, Rental Returns
   - Bank/Fast Food Drive-Ups
   - Reduce Maintenance of Underground Detention Systems
   - Reduce Maintenance of Underground Oil/Water Separators

PLAN CODE: IP



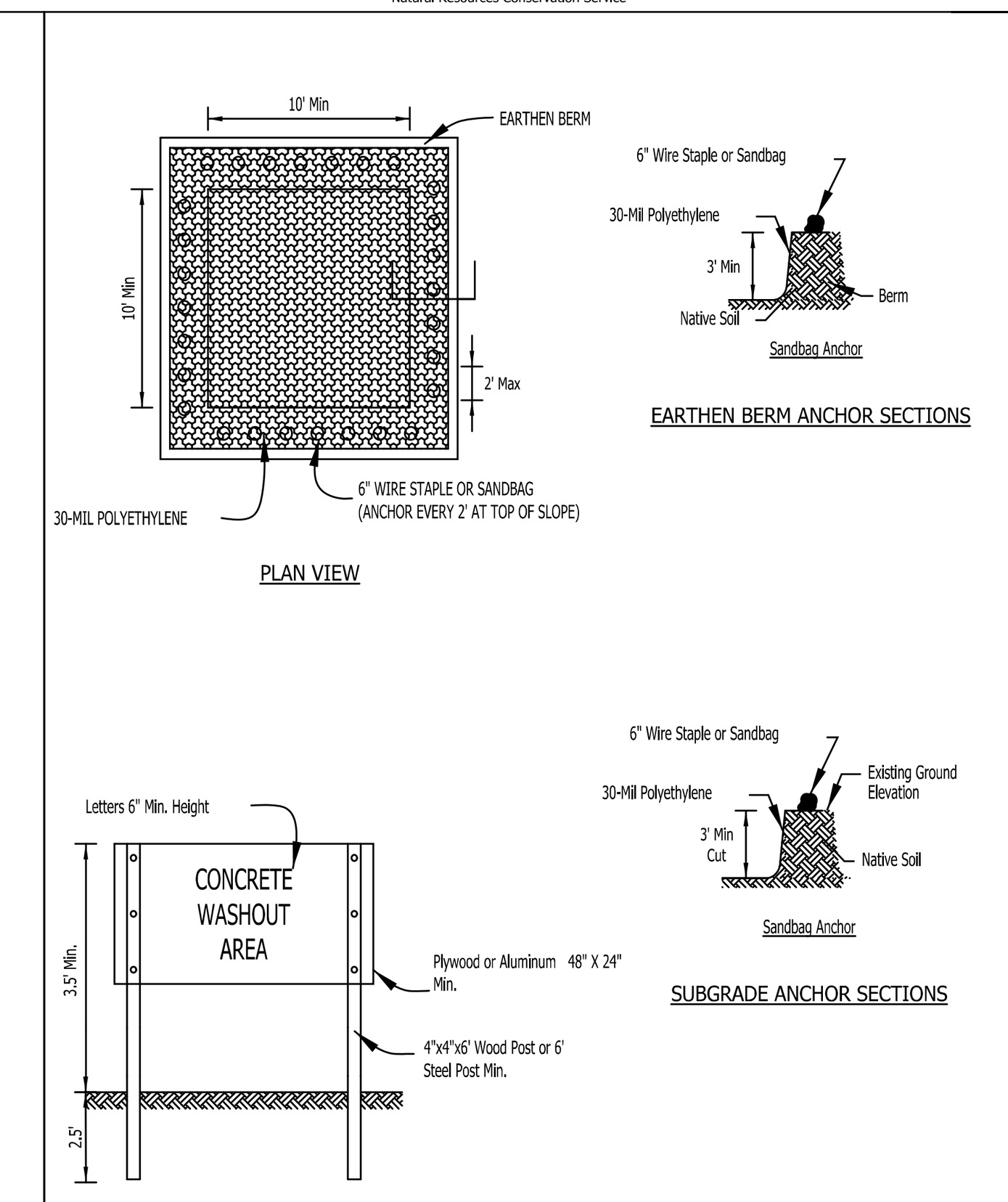
PLAN CODE: FF



PLAN CODE: CW

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

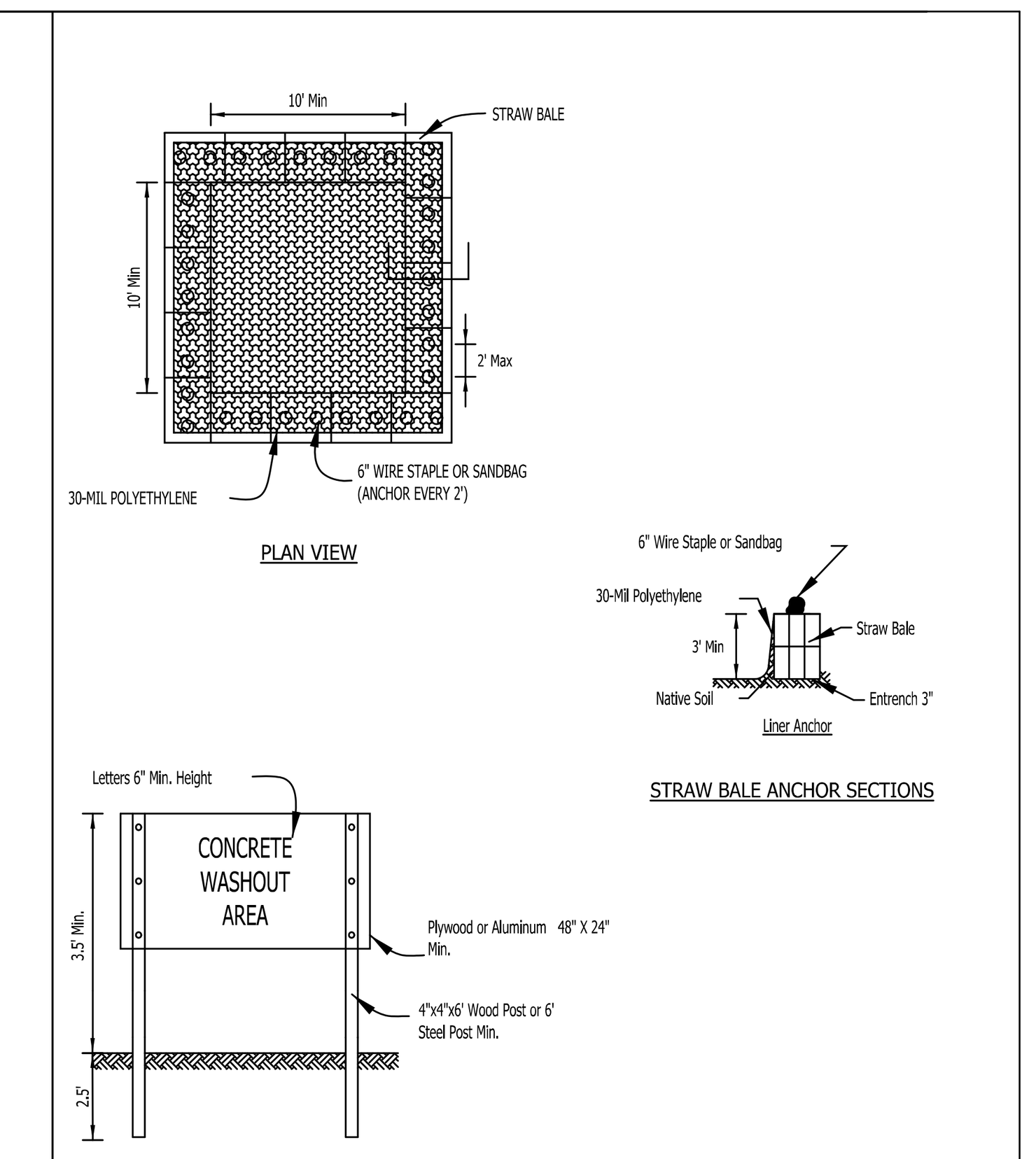
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL — Drawn B. JOHNSON 6/08



PLAN CODE: CW

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

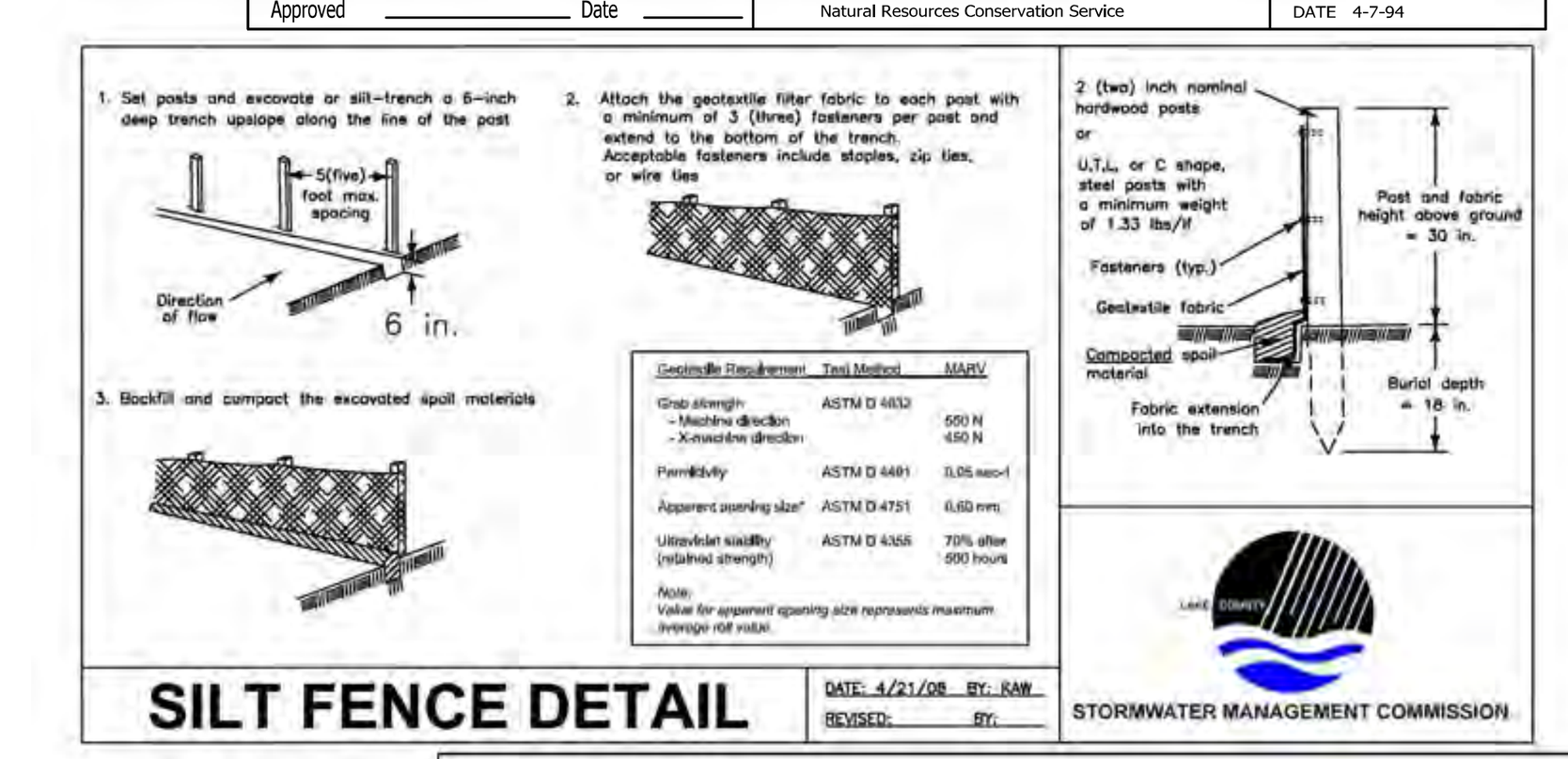
TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE — IUM-654ET



PLAN CODE: CW

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE — IUM-654SB — Drawn B. JOHNSON 6/08

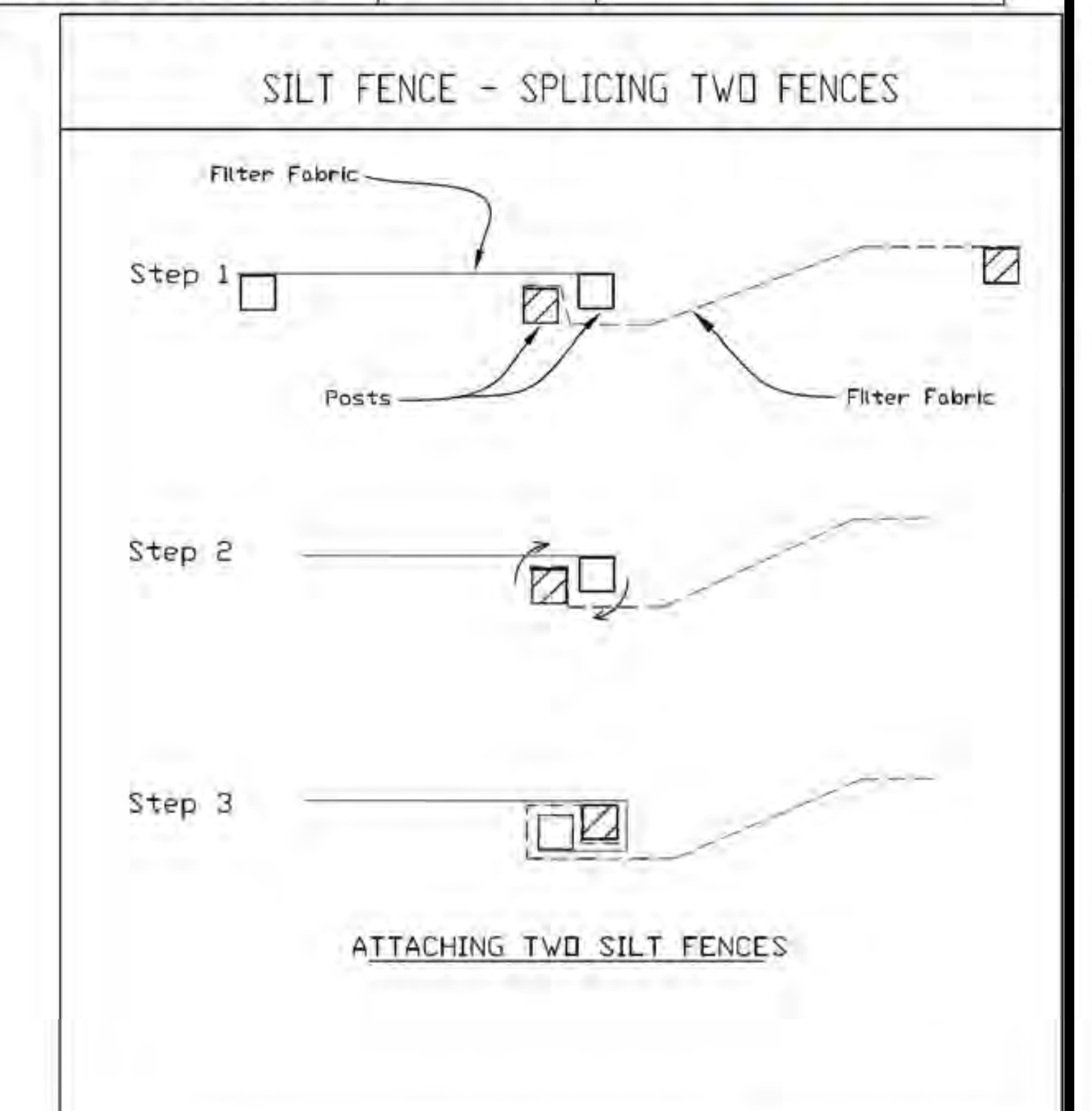


Geotextile Requirement	Test Method	MARV
Grab strength: - Machine direction - X-machine direction	ASTM D 4632	550 N 450 N
Permittivity	ASTM D 4491	0.05 sec-1
Apparent opening size*	ASTM D 4751	0.60 mm
Ultraviolet stability (retained strength)	ASTM D 4355	70% after 500 hours

Note: Value for apparent opening size represents maximum average roll value.

SILT FENCE DETAIL — DATE: 4/21/08 BY: RAW — REVISED: BY:

SILT FENCE - SPLICING TWO FENCES



1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

STANDARD DWG. NO. IUM-620B(W) — SHEET 1 OF 1 — DATE 3-16-2012

REMARKS | DATE | NO.

SOIL EROSION AND SEDIMENT CONTROL PLAN - 8

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco — Civil Engineering & Surveying — Rosemont, IL – Morris, IL – Indianapolis, IN — spacecoinc.com

FILENAME: 11395.02_SE8

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE8 — 36 OF 46

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SYMBOL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- NORTH AMERICAN GREEN S-75-BN EROSION CONTROL BLANKET
- SILT FENCE
- WETLAND BUFFER
- IP — INLET PROTECTION
- P — PAVING
- PS — PERMANENT SEEDING
- LA — LINED APRON
- CW — CONCRETE WASHOUT
- NP — NATIVE PLANTINGS

NOTES:

1. CONTRACTOR SHALL COORDINATE FINAL STABILIZATION WITH LANDSCAPE PLANS.
2. CONCRETE WASHOUT AND STABILIZED CONSTRUCTION ENTRANCE ARE AS SHOWN FOR PLANNING PURPOSES AND FINAL PLACEMENT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.
3. NORTH AMERICAN GREEN S-75 EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL FINISHED AREAS WHERE SLOPE IS GREATER THAN 6:1 AND AT ALL ADDITIONAL LOCATIONS INDICATED ON THE PLAN.
4. GREENSPACE SHALL BE FINISHED WITH TOPSOIL, SEED AND BLANKET. TOPSOIL DEPTH VARIES - SEE LANDSCAPE PLANS.

SCALE 1" = 30'

0 30 60

RICHFIELD ROAD

OLD DEERFIELD ROAD

RIDGE ROAD

PARCEL 8
LOT 7

PARCEL 2

MATCHLINE - SEE SHEET SE2

MATCHLINE - SEE SHEET SE3

KEY MAP

SHEET LOCATION

N.T.S.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN – 1

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11392.02_SE1

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE1
37 OF 46

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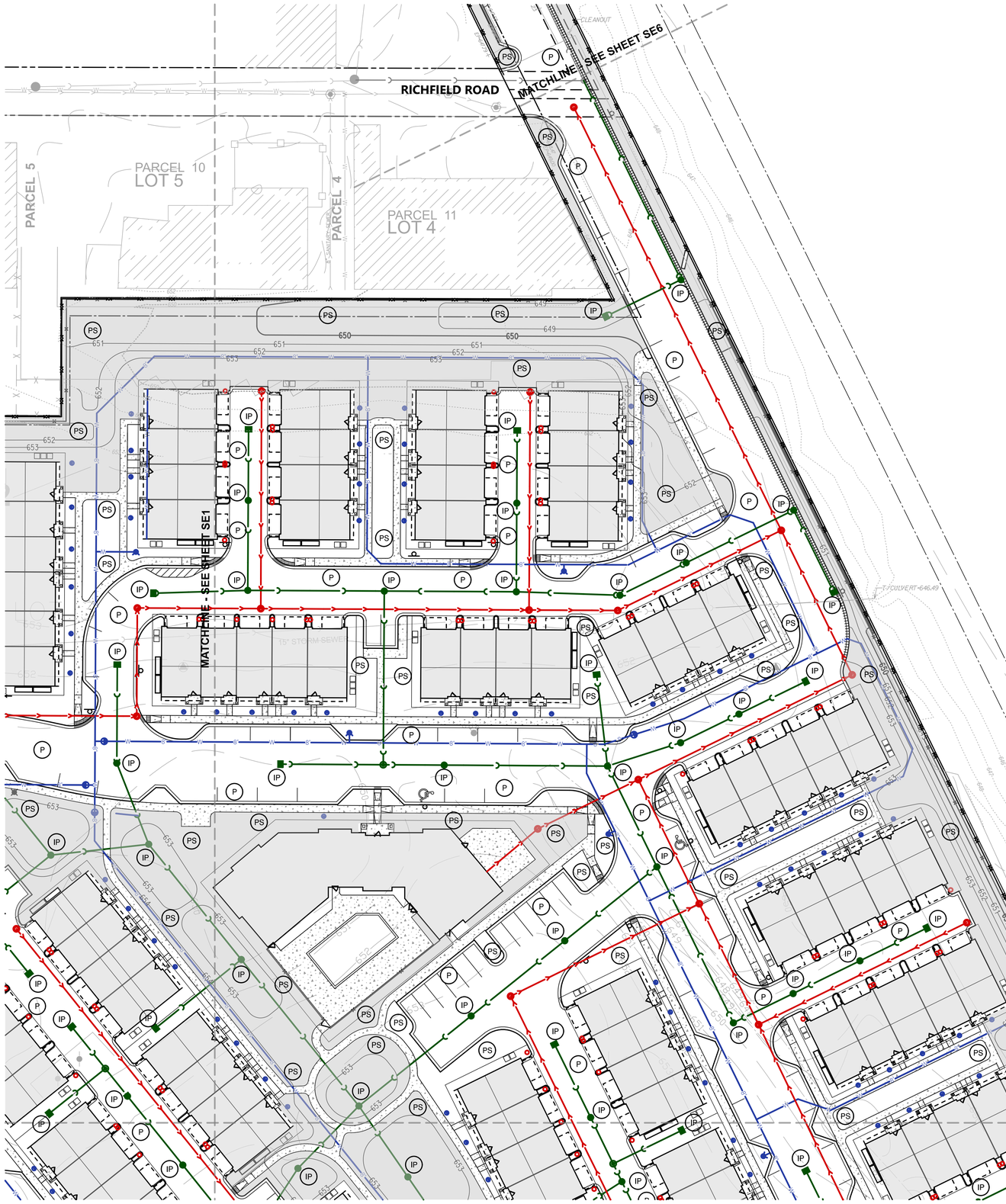

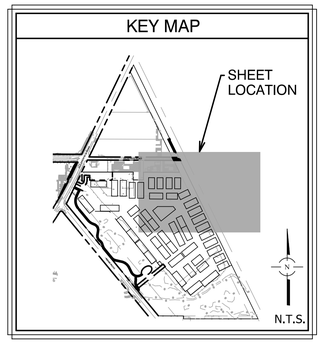

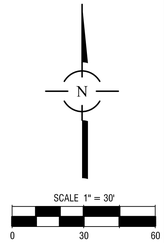

NOTES:

SEE SHEET SE1 FOR LEGEND AND NOTES

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 (DECI), 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 STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING 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 REDISTURBANCE.

G. ALL STOCKPILES 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 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURESAS APPROVED BY THE ENFORCEMENT OFFICER.

I. APPROPRIATE EROSION CONTROL BLANKET 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 DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION 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 ULTIMATELY 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.

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MATCHLINE - SEE SHEET SE4

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 2

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
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FILENAME: 11392.02_SE2

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE2

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KEY MAP

LEGEND

- NATIVE SHORELINE WETLAND MIX
- NATIVE WET-MESIC MIX
- NATIVE LOW PROFILE PRAIRIE MIX

MATCHLINE - SEE SHEET SE1

MATCHLINE - SEE SHEET SE4

PARCEL 1

WETLAND BUFFER

WATERMAN (BY RECORD)

RIDGE ROAD

DEVONSHIRE COURT

15" STORM SEWER

8" SANITARY SEWER

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET SE1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 3

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

Spaceco

Civil Engineering & Surveying

Rosemont, IL - Morris, IL - Indianapolis, IN

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FILENAME: 11392.02_SE3

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE3

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MATCHLINE - SEE SHEET SE2

MATCHLINE - SEE SHEET SE3

PARCEL 1

PARCEL 1

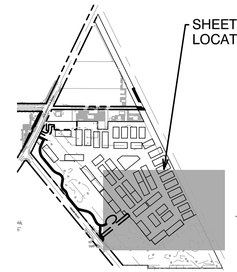
WETLAND BUFFER

WETLAND BUFFER

WETLAND BUFFER

WETLAND BUFFER

KEY MAP



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SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET SE1 FOR LEGEND AND NOTES

LEGEND

- NATIVE SHORELINE WETLAND MIX
- NATIVE WET-MESIC MIX
- NATIVE LOW PROFILE PRAIRIE MIX

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 4

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_SE4

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE4

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MATCHLINE - SEE SHEET SE3

WETLAND BUFFER

RIDGE ROAD

FOUND IRON ROD
2.49'W & ON LINE

FOUND IRON PIPE
0.33'S & 0.58'W

PARCEL 1

N

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET SE1 FOR LEGEND AND NOTES

LEGEND

- NATIVE SHORELINE WETLAND MIX
- NATIVE WET-MESIC MIX
- NATIVE LOW PROFILE PRAIRIE MIX

KEY MAP

SHEET LOCATION

N.T.S.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 5

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_SE5

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE5

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NOTES:

SEE SHEET SE1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 6

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_SE6

DATE: 11/25/25

JOB NO. 11395.02

SHEET **SE6**

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EARTHWORK NOTES

1. GENERAL

   A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

   B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

   C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

   D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

   E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

   G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

   I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

   A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

   E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

      STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

   D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

   UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

   A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

   E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

   B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

   C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.
2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.
4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].
5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.
6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]
7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.
8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.
9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING, PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

   A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

   C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

   A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
      1) SCARIFY DISC AND AERATE,
      2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL,
      3) REMOVE AND REPLACE WITH GRANULAR MATERIAL,
      4) USE OF GEOTEXTILE FABRIC.

      MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

   C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

   D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

   A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL, THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE OLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

   B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

   C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

   D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

   E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

   F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS, PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

   G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

   H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

   I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

   A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE: OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

   B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

   C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

   D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

   E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

   B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

   C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

   D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

   E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

SANITARY SEWER NOTES

1. GENERAL

   A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.

   B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

      PLAN CODE DESCRIPTION

      DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).

      PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26

   C. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.

   D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

   E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

   F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.

   G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

   H. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

      a) PERMISSION SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.
      b) THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

2. BEDDING:

   A. BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4 " -3/4 " IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-448 SIZE 67 FOR DIP PIPE. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.

   B. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.

   C. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED. REFER TO THE TRENCH BACKFILL LIMITS DETAIL.

3. MANHOLES:

   A. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH MUNICIPAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEENAH R-1980.

   B. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

4. FRAMES AND LIDS:

   A. ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1712 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

   B. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

5. DROP MANHOLE ASSEMBLIES:

   A. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

6. CLEANING:

   A. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

7. TESTING:

   A. DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". OR MUNICIPAL CODES. IN THE EVENT OF A DISCREPANCY BETWEEN THE STANDARD SPECIFICATIONS AND THE MUNICIPAL CODE. THE MUNICIPAL CODE SHALL GOVERN. THE FULL LENGTH OF THE SANITARY SEWER IS REQUIRED TO BE BOTH AIR TESTED AND DEFLECTION TESTED.

   B. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.

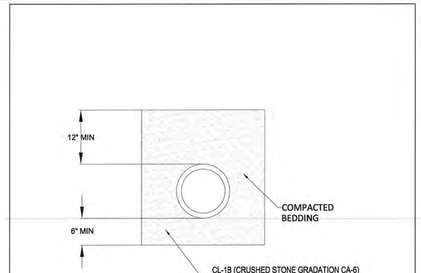
   C. TESTING OF MANHOLES TO BE IN ACCORDANCE WITH ASTM C-969.

8. TELEVISING:

   A. ALL SANITARY SEWERS SHALL BE TELEVISED AND A COPY OF THE TAPE /DVD AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEO TAPES/DVDS.

9. TEST RESULTS:

   A. IF THE SANITARY SEWER INSTALLATION FAILS TO M



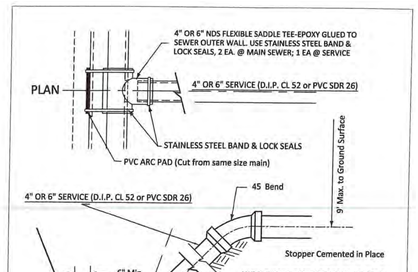
N.S.S.D. SANITARY SEWER
PIPE BEDDING DETAIL

STANDARD PIPE BEDDING
(FOR SANITARY SEWER)

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. Engg. No. SAN-1014
Drawn By: E.J.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By:J.M.W.



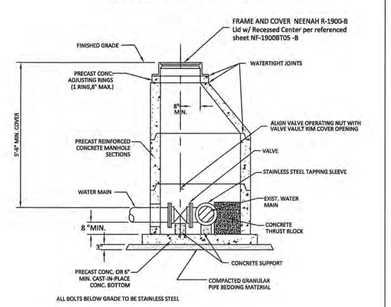
SANITARY SEWER SERVICE
RISER DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. SAN-1011
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By:J.M.W.

NOTES:
1. ECCENTRIC CONE REQUIRED
2. USE 4'-0" DIAMETER FOR WATER MAIN SIZES 4" THRU 10",
USE 5'-0" DIAMETER FOR WATER MAIN SIZES 12" THRU 20",
USE 6'-0" DIAMETER FOR WATER MAIN SIZES 20" OR GREATER.



ALL BOLTS BELOW GRADE TO BE STAINLESS STEEL

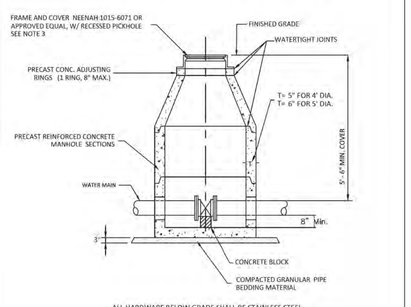
PRESSURE CONNECTION
VALVE VAULT DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. WD-1003
Drawn By: M.B.
Revised By: E.J.

DATE: 15th Jan 2016
Approved By: Emmanuel Gomez

NOTES:
1. CONCENTRIC CONE REQUIRED
2. USE: 4'-0" DIAMETER FOR WATER VALVE SIZES 8" AND SMALLER,
5'-0" DIAMETER OR LARGER FOR SIZES LARGER THAN 8"
3. FOR CLOSED LIDS USE ITEM: HIGHLAND PARK FRAME LID (SPECIAL)



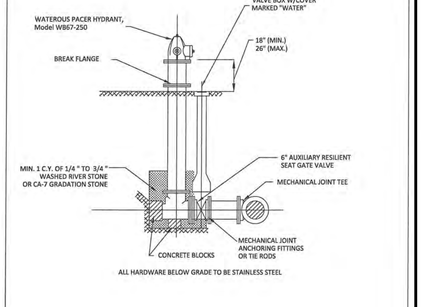
ALL HARDWARE BELOW GRADE SHALL BE STAINLESS STEEL

WATER VALVE VAULT
DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. WD-1002
Drawn By: M.B.
Revised By: JP3

DATE: 26th March 2019
Approved By:



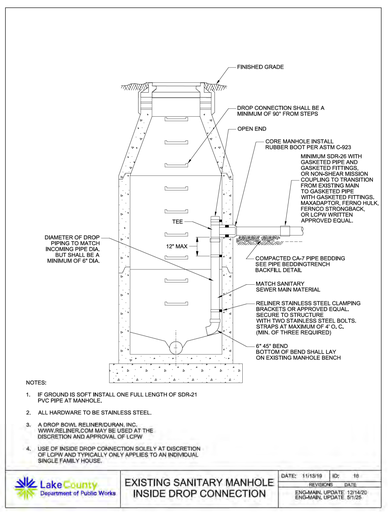
ALL HARDWARE BELOW GRADE TO BE STAINLESS STEEL

FIRE HYDRANT
INSTALLATION DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. WD-1006
Drawn By: M.B.
Revised By: E.J.

DATE: 28th Feb. 2014
Approved By: J.M.W.



NOTES:
1. IF GROUND IS SOFT INSTALL ONE FULL LENGTH OF SDR-21 PVC PIPE AT MANHOLE.
2. ALL HARDWARE TO BE STAINLESS STEEL.
3. A DROP BOWL RELINER/DURAN, INC., WWW.RELINER.COM MAY BE USED AT THE DISCRETION AND APPROVAL OF LCPW
4. USE OF INSIDE DROP CONNECTION SOLELY AT DISCRETION OF LCPW AND TYPICALLY ONLY APPLIES TO AN INDIVIDUAL SINGLE FAMILY HOUSE.

Lake County Department of Public Works

EXISTING SANITARY MANHOLE
INSIDE DROP CONNECTION

DATE: 11/15/19 ID: 10
REVISIONS DATE
ENG.MAN. UPDATE: 12/14/20
ENG.MAN. UPDATE: 5/1/25

Revised: March 7, 2024

ADA DETECTABLE WARNINGS

TufTile®

PHYSICAL CHARACTERISTICS
GALVANIZED STEEL

COLOR: COLONIAL RED
FED. COLOR CODE: 20109

Dome Geometry

ADA (R305.1.1) specifies truncated domes shall have a base diameter of 0.9" minimum, a top diameter of 50%-65% of the base diameter minimum, and height of 0.2".



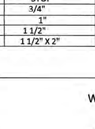
SECTION A-A

Dome Spacing

ADA (R305.1.2) specifies truncated domes shall have a center-center of 1.6" to 2.4".

Galvanized Steel Test Data		
Galvanization	G90 Guardrail Grade	G90
ASTM C 501	Abrasion Resistance	0.005
FDOT FM 3 - C 1028	Slip Resistance	Dry - 0.90, Wet - 0.81
ASTMA A 370	Tensile Strength	49,770 psi
ASTM D 695	Compressive Properties	55,170 psi
ASTM D 5420	Impact Resistance	No Cracking, No Delamination
ASTM E 84-18 ANSI/UL723	Test for Surface Burning Characteristics	CFS - 0.00, FSI - 0, CSD - 5.8, SDI - 5

24" X 60" X 10 GA (REPLACEABLE)
GALVANIZED STEEL DETECTABLE WARNING TILE
2.350 DOME SPACING



SECTION A-A

GV STEEL STIFFENER BAR END VIEW

TufTile®

DRW NO.	GV246010-XX-XXX	DRAWN	GM	DATE	12-26-20
TOLERANCE	+/- 0.050	SCALE		REV	2	DATE	4-2-21

NOTES:
"XX" WS DESIGNATES WET SET
"XX" SA DESIGNATES SURFACE APPLIED
"XXX"DESIGNATES COLOR

COLOR: COLONIAL RED
FED. COLOR CODE: 20109

WET SET ANCHOR DETAIL (FRESH CONCRETE)

EXPANSION ANCHOR DETAIL (HARDENED CONCRETE)

EXPANSION ANCHOR DETAIL (ASPHALT)

All new water main and fittings shall be ductile iron. The pipe shall be of the class specified by the Engineer

4" compacted granular material (CA-6) bedding beneath adjusted water main shall be extended to the springline of the pipe

All new water main shall be disinfected by carefully swabbing with a chlorine solution.

ALL HARDWARES BELOW GRADE SHALL BE STAINLESS STEEL

WATER MAIN ADJUSTMENT DETAIL
(WATER MAIN SET)

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. WD-1004
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By:J.M.W.

NORTH SHORE SANITARY DISTRICT NOTES:

1. The contractor shall notify the North Shore Sanitary District a minimum of 24 hrs prior to the start of construction either by phone at 847-623-6060 or by mail at engmail@northshoresanitary.org

2. All sanitary sewer pipe shall be bedded, with a minimum of 6" below the pipe and 12" above the pipe, in CA-6 crushed material. CA-7 may be allowed at the discretion of North Shore Sanitary District if extremely wet conditions are encountered.

3. The connection to downstream extensions shall be televised in the presence of North Shore Sanitary District personnel after having notified the District a minimum of 24 hrs prior to televising either by phone at 847-633-6060 0r by mail T engmail@northshoresanitary.org. A copy of the televised sewer extension, in VHS or DVD format, shall be submitted to the District for approval.

OUTSIDE DROP DETAIL

SANITARY SEWER MANHOLE DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. SAN-1012
Drawn By: M.B.
Revised By: JP3

DATE: 26th March 2019
Approved By:

SERVICE PIPE	CORP. STOP
3/4"	3/4"
1"	1"
1 1/2"	1 1/2"
2"	1 1/2" X 2"

NOTE:
1. NO WATER MAIN TAP FOR NEW DEVELOPMENT UNTIL PERMITS ARE ISSUED.
2. ALL MATERIALS SHALL BE LEAD FREE.

WATER SERVICE
DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. WD-1007
Drawn By: M.B.
Revised By: E.J.

DATE: 20th Mar. 2017
Approved By: E.Bomez

THRUST BLOCK SCHEDULE:

All Thrust Blocking Incidental to Water Main Construction.

Thrust Blocking for all fittings under 10 inches shall have a minimum dimension of 1'x1' at the point of contact with **undistrubed earth.**

Plugged Ends shall be thrust blocked the same as Tee.

Tabulated Thrust Blocking is figured on Allowable Bearing Pressure of Soil at 4,000 PSF. If Allowable Bearing Pressure of Soil is 2,000 PSF, the tabulated bearing area of contact to the undisturbed earth shall be doubled.

Notes:
1. All Thrust Blocking shall be constructed of poured concrete, supported with wood forms and undisturbed earth.
2. MEGA-LUG retainers shall be used.
3. All nuts, bolts and washers shall be **STAINLESS STEEL**

SHEET 1 OF 2

THRUST BLOCK
DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. WD-1008 SHEET 1 OF 2
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By:J.M.W.

THRUST BLOCK SCHEDULE:

FITTINGS	DIMENSIONS (FT.)			
	H	L	W	F
TEE: 16" X 16" X 16"	2.5'	3.0'	2.0'	2.5'
16" - 90°	3.0'	3.5'	2.0'	2.0'
16" - 45°	3.0'	2.0'	2.0'	2.0'
16" - 22 1/2°	2.0'	2.0'	1.5'	1.0'
TEE: 14" X 14" X 10"	2.0'	2.5'	1.5'	2.0'
14" - 90°	2.5'	3.0'	1.5'	2.0'
14" - 45°	2.0'	2.0'	1.5'	1.5'
TEE: 12" X 12" X 12"	2.0'	2.5'	1.5'	2.0'
TEE: 12" X 12" X 8"	1.5'	2.0'	1.5'	1.0'
TEE: 12" X 12" X 6"	1.0'	1.5'	1.5'	1.0'
12" - 90°	2.0'	3.0'	1.5'	2.0'
12" - 45°	1.5'	2.0'	1.5'	1.0'
12" - 22 1/2°	1.0'	1.5'	1.5'	1.0'
TEE: 10" X 10" X 10"	1.5'	2.0'	1.5'	1.5'
10" - 90°	2.0'	3.0'	1.5'	1.5'
10" - 45°	1.5'	1.5'	1.5'	1.0'

THRUST BLOCK LEGEND:

H THICKNESS
L LENGTH FROM UNEXCAVATED SOIL
W SPACE BETWEEN FITTINGS AND SOIL
F WIDTH AT FITTINGS

SHEET 2 OF 2

THRUST BLOCK
DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. WD-1008 SHEET 2 OF 2
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By:J.M.W.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS - 1

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

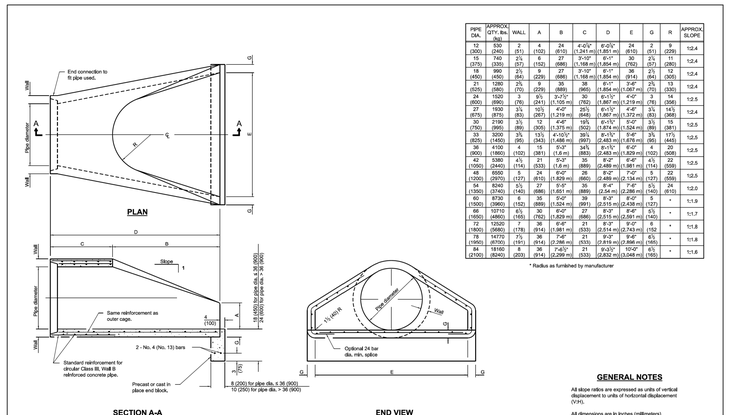
FILENAME: 11395.02_DET1

DATE: 11/25/25

JOB NO. 11395.02

SHEET D1
44 OF 46

N:\Projects\11395\11395.02-Habitat\ENG\11395.02_DET.dgn DET1 [Sheet] User=randerson



PIPE DIA.	APPROX. QTY. Bsy (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (300)	530 (240)	2 (51)	4 (102)	24 (610)	4'-0 3/4" (1,241 m/m)	6'-0 5/8" (1,851 m/m)	24 (610)	2 (51)	9 (229)	12:4
15 (375)	740 (335)	2½ (57)	6 (152)	27 (686)	4'-5" (1,356 m/m)	6'-1" (1,854 m/m)	30 (762)	2½ (57)	11 (280)	12:4
18 (450)	1000 (450)	2½ (64)	8 (203)	30 (762)	4'-9" (1,458 m/m)	6'-1" (1,854 m/m)	36 (914)	2½ (64)	13 (330)	12:4
21 (525)	1280 (580)	2½ (70)	9 (229)	35 (889)	5'-2" (1,588 m/m)	6'-1" (1,854 m/m)	3'-0" (914 m/m)	2½ (70)	13 (330)	12:4
24 (600)	1520 (690)	3 (76)	9½ (241)	3'-2½" (1,105 m)	30 (762)	6'-1½" (1,867 m/m)	3'-6" (1,219 m/m)	3 (76)	14 (356)	12:5
27 (675)	1930 (875)	3½ (83)	10½ (267)	4'-0" (1,219 m)	25½ (648)	6'-1½" (1,867 m/m)	4'-0" (1,372 m/m)	3½ (83)	14½ (368)	12:4
30 (750)	2190 (995)	3½ (89)	12 (305)	4'-0" (1,219 m)	19½ (502)	6'-1½" (1,874 m/m)	5'-0" (1,524 m/m)	3½ (89)	15 (381)	12:5
33 (825)	3200 (1,450)	3½ (89)	13½ (343)	4'-10½" (1,486 m)	39½ (1,003)	6'-1½" (1,874 m/m)	6'-0" (1,829 m/m)	3½ (89)	17½ (445)	12:5
36 (900)	4100 (1860)	4 (102)	14 (381)	5'-0" (1,6 m)	34½ (883)	6'-1½" (2,483 m/d)	6'-0" (1,829 m/d)	4 (102)	18 (508)	12:5
42 (1050)	5380 (2440)	4½ (114)	21 (533)	5'-0" (1,6 m)	35 (889)	8'-2" (2,488 m/d)	6'-4" (1,981 m/d)	4½ (114)	22 (559)	12:5
48 (1200)	6950 (2970)	5 (127)	24 (610)	6'-0" (1,829 m)	28 (660)	8'-2" (2,488 m/d)	7'-0" (2,134 m/d)	5 (127)	22 (559)	12:5
54 (1350)	8240 (3740)	5½ (140)	27 (686)	5'-9" (1,651 m)	35 (889)	8'-4" (2,54 m)	7'-6" (2,286 m)	5½ (140)	24 (610)	12:5
60 (1500)	8730 (3950)	5½ (152)	30 (762)	5'-0" (1,524 m)	39 (991)	8'-5" (2,515 m/d)	8'-0" (2,438 m/d)	5½ (127)	25 (635)	*	1:1.9
66 (1650)	9870 (4460)	6 (153)	33 (762)	5'-0" (1,829 m)	43 (1,092)	8'-5" (2,515 m/d)	8'-6" (2,591 m/d)	6 (140)	27 (686)	*	1:1.7
72 (1800)	12920 (5880)	7 (178)	36 (914)	6'-6" (1,981 m)	21 (533)	8'-3" (2,514 m/d)	9'-0" (2,743 m/d)	6 (152)	*	*	1:1.8
78 (1950)	14720 (6700)	7½ (191)	36 (914)	7'-6" (2,286 m)	21 (533)	8'-3" (3,619 m/d)	9'-6" (2,896 m/d)	6½ (165)	*	*	1:1.8
84 (2100)	18160 (8240)	8 (203)	36 (914)	7'-6½" (2,299 m)	21 (533)	8'-3½" (2,832 m/d)	10'-0" (3,048 m/d)	6½ (165)	*	*	1:1.8

* Radius as furnished by manufacturer

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

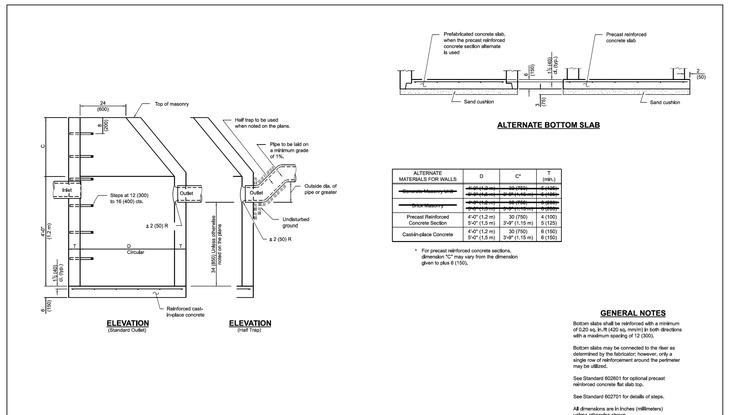
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED 01/01/11 — Engineer of Bridges and Structures
APPROVED 01/01/11 — Engineer of Bridges and Structures
BDE 5101

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on Section A-A, Changed 'Inner' to 'outer' cage, ref.
1-1-09	Switched units to English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03



ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
~~Concrete Masonry Units~~	~~8'-0" (2,44 m)~~	~~30 (762)~~	~~5 (125)~~
	~~8'-0" (2,44 m)~~	~~3'-0" (1,19 m)~~	~~5 (125)~~
~~Poured Concrete~~	~~8'-0" (2,44 m)~~	~~30 (762)~~	~~5 (125)~~
	~~8'-0" (2,44 m)~~	~~3'-0" (1,19 m)~~	~~5 (125)~~
Precast Reinforced Concrete Section	4'-0" (1,2 m)	30 (762)	4 (100)
	8'-0" (1,5 m)	3'-0" (1,19 m)	5 (125)
Cast-in-place Concrete	4'-0" (1,2 m)	30 (762)	6 (150)
	8'-0" (1,5 m)	3'-0" (1,19 m)	6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

All dimensions are in Inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED 01/01/11 — Engineer of Bridges and Structures
APPROVED 01/01/11 — Engineer of Bridges and Structures
BDE 5101

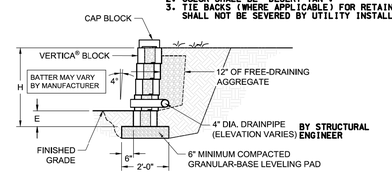
DATE	REVISIONS
1-1-11	Added 'Outside' to half trap note.
	Detail rein. in slabs. Revised general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE A

STANDARD 602001-02

OR APPROVED SIMILAR

SPACECO NOTES:
1. STRUCTURAL DESIGN IS REQUIRED FOR WALLS GREATER THAN 30" IN HEIGHT. DESIGN TO BE BY WALL MANUFACTURER AND/OR STRUCTURAL ENGINEER AND MUST BE SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN ORDER TO BE APPROVED BY THE MUNICIPALITY. CONTRACTOR TO COORDINATE STRUCTURAL DESIGN WITH WALL MANUFACTURER AND OBTAIN MUNICIPAL APPROVAL OF DESIGN PRIOR TO CONSTRUCTION. STRUCTURAL DESIGN SHALL INCLUDE DESIGN OF UNDERDRAIN SYSTEM.
2. COLOR SHALL BE "DESERT TAN".
3. TIE BACKS (WHERE APPLICABLE) FOR RETAINING WALLS SHALL NOT BE SEVERED BY UTILITY INSTALLATIONS.



ANCHOR® BUILD SOMETHING BEAUTIFUL
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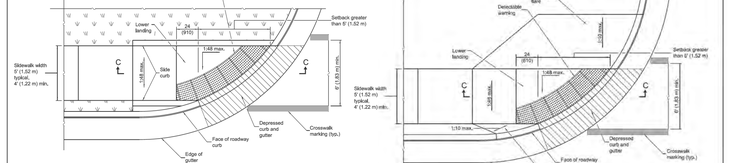
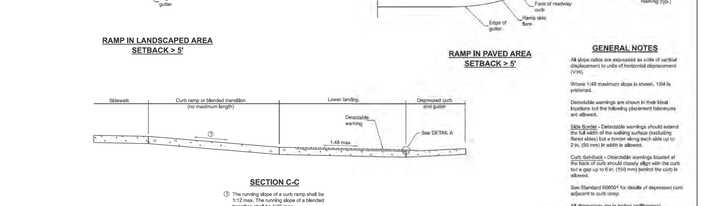
www.anchorwall.com

This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.

Vertica® Straight Face Retaining Wall System
Typical Gravity Cross Section

Scale: 3/8" = 1'-0" | Drawn by: JB
Date: 1/19/2016 | Drawing number: VTST07





① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

② Clear Area shall be located outside the travel lane inclusive of any bicycle lanes. The running slope shall be 1:20 max and the cross slope 1:48 max.
- Signalized/Uncontrolled Intersection - 1:20
- Yield/Stop Controlled Intersection - 1:48
- Midblock - grade of the road

See Sheet 2 for GENERAL NOTES...

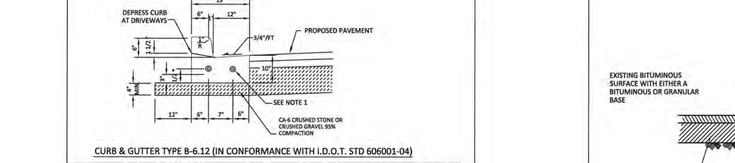
Illinois Department of Transportation
APPROVED 01/01/11 — Engineer of Bridges and Structures
APPROVED 01/01/11 — Engineer of Bridges and Structures
BDE 5101

DATE	REVISIONS
1-1-20	Indicated "Clear Area" Location and updated cross-slopes.
1-1-18	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 1 of 2)

STANDARD 424001-12



ALTERNATE MATERIALS FOR WALLS	T
~~ENGR MASONRY~~	~~5 (125)~~
CAST-IN-PLACE CONCRETE	6 (150)
~~PRECAST MASONRY UNIT~~	~~5 (125)~~
PRECAST REINFORCED CONCRETE SECTION	3 (75)

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

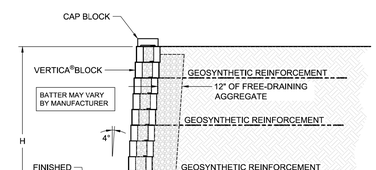
Illinois Department of Transportation
APPROVED 01/01/14 — Engineer of Bridges and Structures
APPROVED 01/01/14 — Engineer of Bridges and Structures
BDE 5101

DATE	REVISIONS
1-1-14	Increased height to 72 (1800) maximum.
1-1-11	Detailed min. in slabs. Added max. limit to slight. Added general notes.

INLET - TYPE A

STANDARD 602301-04

OR APPROVED SIMILAR



SPACECO NOTES:
1. STRUCTURAL DESIGN IS REQUIRED FOR WALLS GREATER THAN 30" IN HEIGHT. DESIGN TO BE BY WALL MANUFACTURER AND/OR STRUCTURAL ENGINEER AND MUST BE SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN ORDER TO BE APPROVED BY THE MUNICIPALITY. CONTRACTOR TO COORDINATE STRUCTURAL DESIGN WITH WALL MANUFACTURER AND OBTAIN MUNICIPAL APPROVAL OF DESIGN PRIOR TO CONSTRUCTION. STRUCTURAL DESIGN SHALL INCLUDE DESIGN OF UNDERDRAIN SYSTEM.
2. COLOR SHALL BE "DESERT TAN".
3. TIE BACKS (WHERE APPLICABLE) FOR RETAINING WALLS SHALL NOT BE SEVERED BY UTILITY INSTALLATIONS.

ANCHOR® BUILD SOMETHING BEAUTIFUL
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® and ™ Anchor Wall Systems, Inc.
www.anchorwall.com

This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.

Vertica® Straight Face Retaining Wall System
Typical Reinforced Cross Section

Scale: 3/8" = 1'-0" | Drawn by: JB
Date: 1/19/2016 | Drawing number: VTST06

① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where 1:48 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Curbs – Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Setback – Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED 01/01/14 — Engineer of Bridges and Structures
APPROVED 01/01/14 — Engineer of Bridges and Structures
BDE 5101

DATE	REVISIONS
1-1-20	Indicated "Clear Area" Location and updated cross-slopes.
1-1-18	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS

(Sheet 2 of 2)

STANDARD 424001-12

NOTES:
1. EXPANSION JOINTS W/ 3/4 " PREFORMED EXPANSION JOINT MATERIAL & TWO (2) SMOOTH 1-1/4" EPOXY COATED DOWEL BARS WITH GREASE CAPS SHALL BE PLACED:
   a. AT ENDS OF INTERSECTION RADII, P.C.'S, RADIUS POINTS, & BACK OF CUL-DE-SACS
   b. 5 FT. ON EACH SIDE OF DRAINAGE STRUCTURES
   c. MAX. OF 60 FT. INTERVALS
   d. WHERE NEW CURB MEETS EXISTING CURB, THE EXISTING CURB SHALL BE DRILLED AND TWO (2) SMOOTH 1-1/4" DOWEL BARS GROUTED IN PLACE W/ THE GREASE CAP PLACED ON THE SIDE OF THE NEW CURB & GUTTER.
2. TOOL OR SAWCUT CONTRACTION JOINTS AT 15 FT. INTERVALS.
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HRS. AND SEALED W/ JOINT SEALANT, JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.

TYPE B-6.12 CURB & GUTTER DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1036
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By: J.M.W.

NOTES:
IF UTILITY CUT FALLS WITHIN 3' OF AN EXISTING JOINT EXTEND CUT TO THAT JOINT.

NO PAVEMENT UNDER- CUTTING OR TUNNELING PERMITTED.

** ADD ANOTHER 18" FOR TRENCH DEEPER THAN 5' &/OR FOR EXCAVATION W/ TRENCH PROTECTIONS AS REQ'D. IN IDOT STD Art . 550.04

BITUMINOUS PAVEMENT PATCH DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1035
Drawn By: M.B.
Revised By: E.J.

DATE: 8th Jan. 2015
Approved By:J.M.W.

If D=4', then T=4"
If D=5', then T=5"

NOTES:
1. USE ECCENTRIC CONES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. FLAT SLAB TOPS PERMITTED ONLY FOR MANHOLES TOO SHALLOW FOR CONES.
2. USE:
   4'-0" DIAMETER FOR SEWER SIZES 12" THRU 24".
   5'-0" DIAMETER FOR SEWER SIZES 27" AND LARGER UNLESS OTHERWISE NOTED.
3. FOR CLOSED LIDS USE ITEM: HIGHLAND PARK FRAME LID (SPECIAL)

STORM SEWER MANHOLE DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. ST-1013
Drawn By: M.B.
Revised By: JPZ

DATE: 26th March 2019
Approved By:

NO.	DATE	REMARKS

DETAILS - 2

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_DET2

DATE: 11/25/25

JOB NO. 11395.02

SHEET D2
45 OF 46

N:\Projects\11395\11395.02-Habitat\ENG\11395.02_DET.dgn DET2 [Sheet] User=randerson

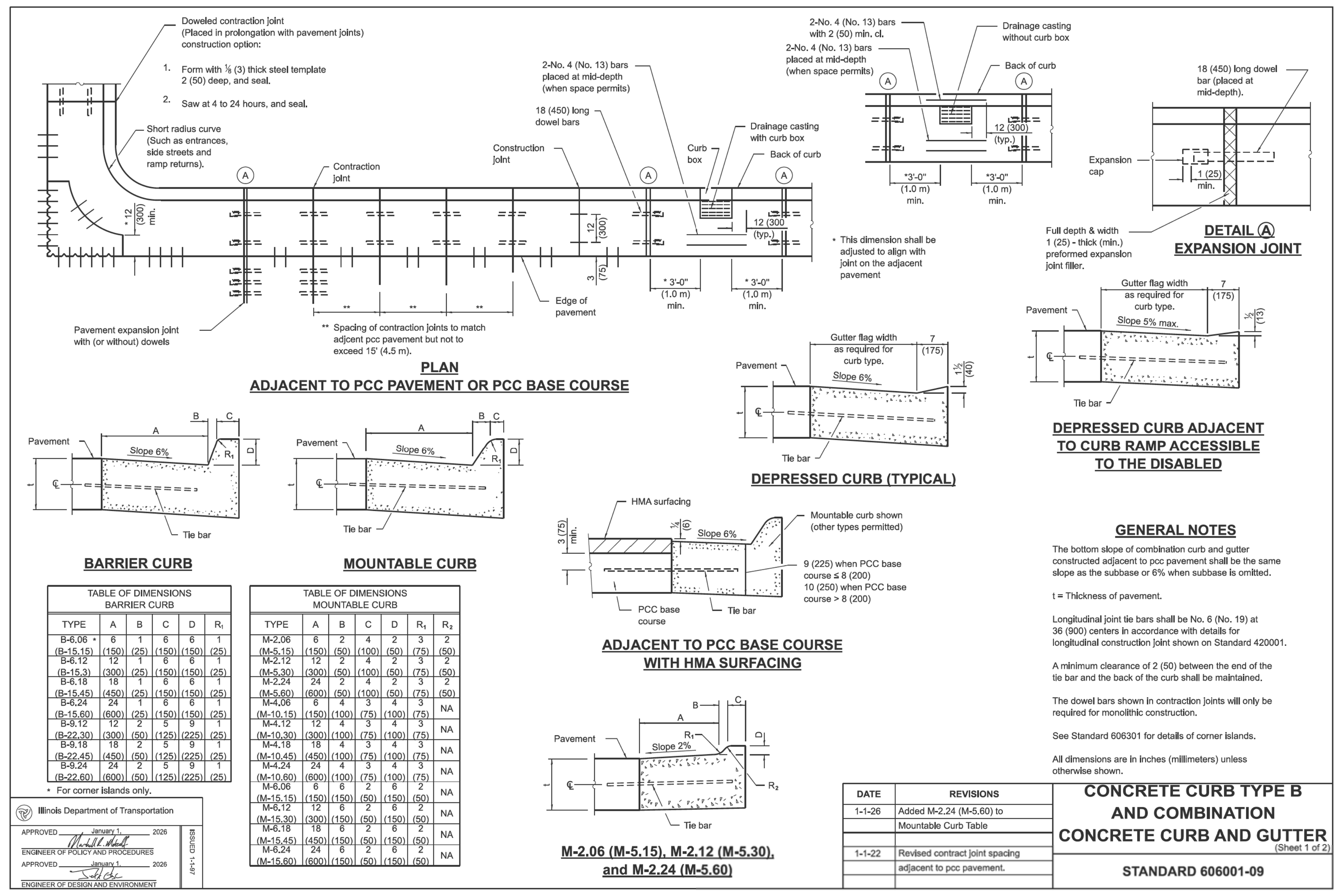


TABLE OF DIMENSIONS BARRIER CURB					
TYPE	A	B	C	D	R1
B-6.06 * (B-15.15)	6 (150)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.12 (B-15.3)	12 (300)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.18 (B-15.45)	18 (450)	1 (25)	6 (150)	6 (150)	1 (25)
B-6.24 (B-15.60)	24 (600)	1 (25)	6 (150)	6 (150)	1 (25)
B-9.12 (B-22.30)	12 (300)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.18 (B-22.45)	18 (450)	2 (50)	5 (125)	9 (225)	1 (25)
B-9.24 (B-22.60)	24 (600)	2 (50)	5 (125)	9 (225)	1 (25)

* For corner islands only.

TABLE OF DIMENSIONS MOUNTABLE CURB						
TYPE	A	B	C	D	R1	R2
M-2.06 (M-5.15)	6 (150)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.12 (M-5.30)	12 (300)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-2.24 (M-5.60)	24 (600)	2 (50)	4 (100)	2 (50)	3 (75)	2 (50)
M-4.06 (M-10.15)	6 (150)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.12 (M-10.30)	12 (300)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.18 (M-10.45)	18 (450)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-4.24 (M-10.60)	24 (600)	4 (100)	3 (75)	4 (100)	3 (75)	NA
M-6.06 (M-15.15)	6 (150)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.12 (M-15.30)	12 (300)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.18 (M-15.45)	18 (450)	6 (150)	2 (50)	6 (150)	2 (50)	NA
M-6.24 (M-15.60)	24 (600)	6 (150)	2 (50)	6 (150)	2 (50)	NA

GENERAL NOTES

The bottom slope of combination curb and gutter constructed adjacent to pcc pavement shall be the same slope as the subbase or 6% when subbase is omitted.

t = Thickness of pavement.

Longitudinal joint tie bars shall be No. 6 (No. 19) at 36 (900) centers in accordance with details for longitudinal construction joint shown on Standard 420001.

A minimum clearance of 2 (50) between the end of the tie bar and the back of the curb shall be maintained.

The dowel bars shown in contraction joints will only be required for monolithic construction.

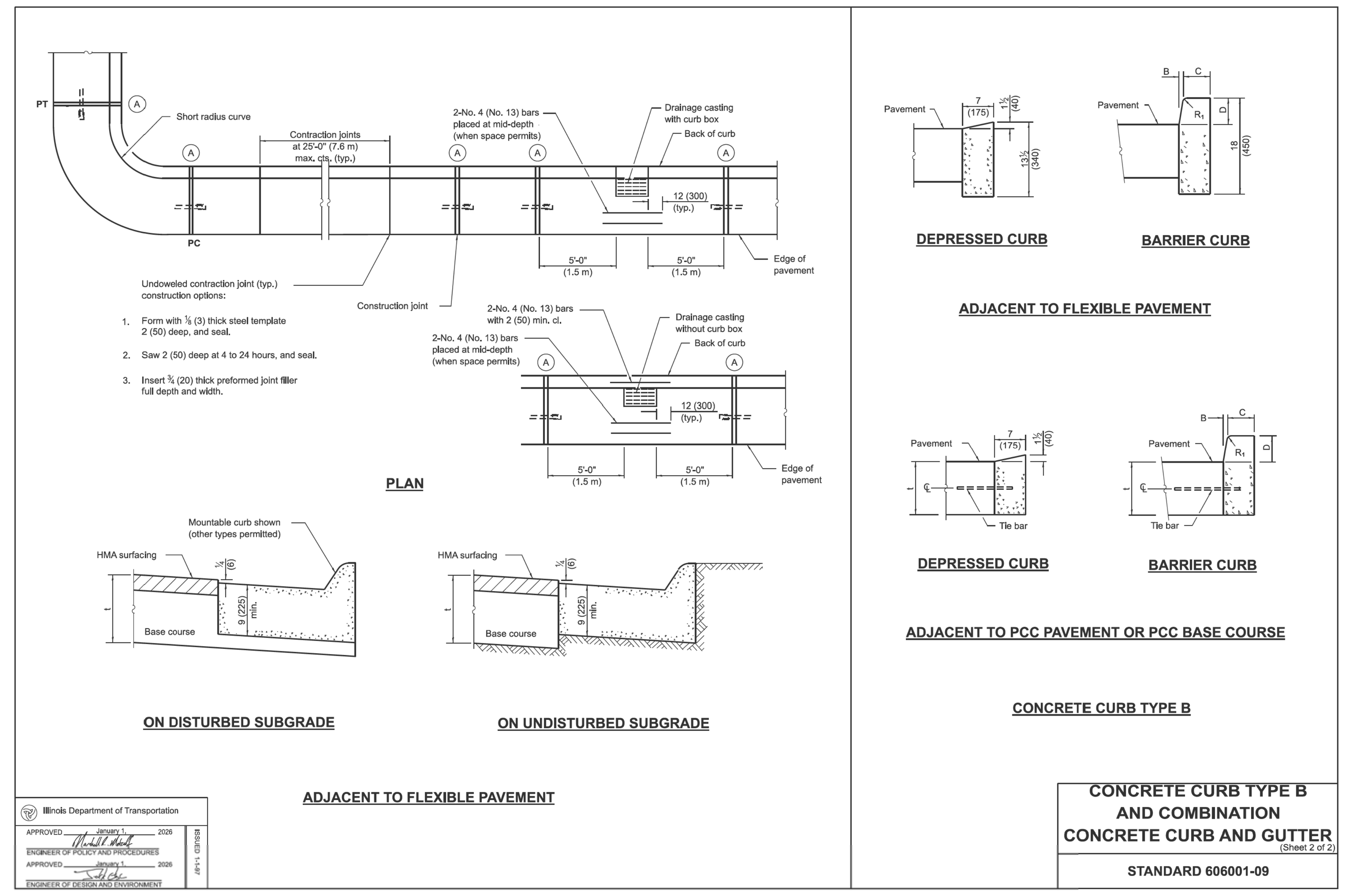
See Standard 606301 for details of corner islands.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation — APPROVED January 1, 2026, ENGINEER OF POLICY AND PROCEDURES; APPROVED January 1, 2026, ENGINEER OF DESIGN AND ENVIRONMENT; ISSUED 1-1-97

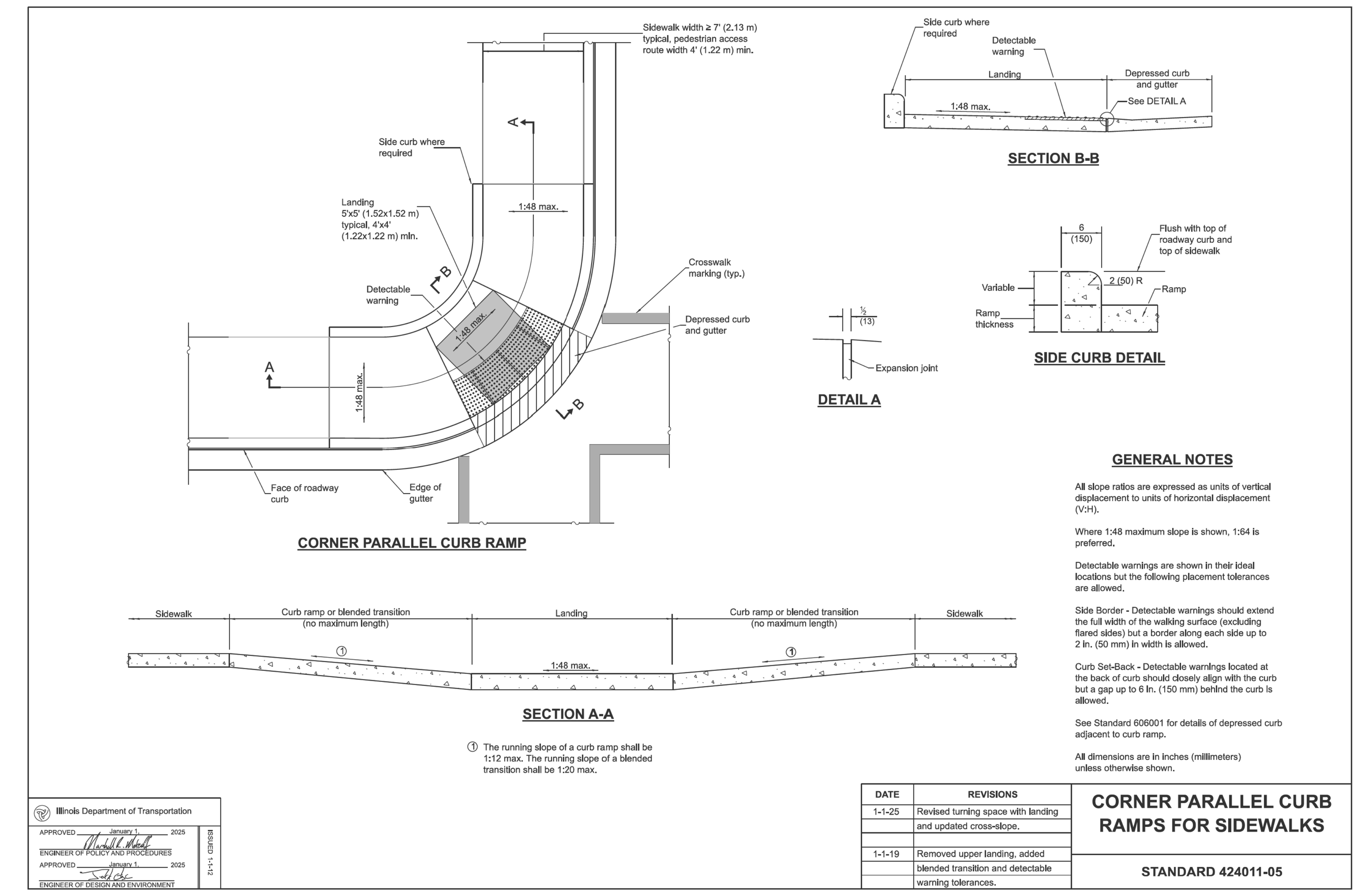
DATE	REVISIONS
1-1-26	Added M-2.24 (M-5.60) to Mountable Curb Table
1-1-22	Revised contract joint spacing adjacent to pcc pavement.

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER (Sheet 1 of 2)
STANDARD 606001-09



Illinois Department of Transportation — APPROVED January 1, 2026; ISSUED 1-1-97

CONCRETE CURB TYPE B AND COMBINATION CONCRETE CURB AND GUTTER (Sheet 2 of 2)
STANDARD 606001-09



GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where 1:48 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

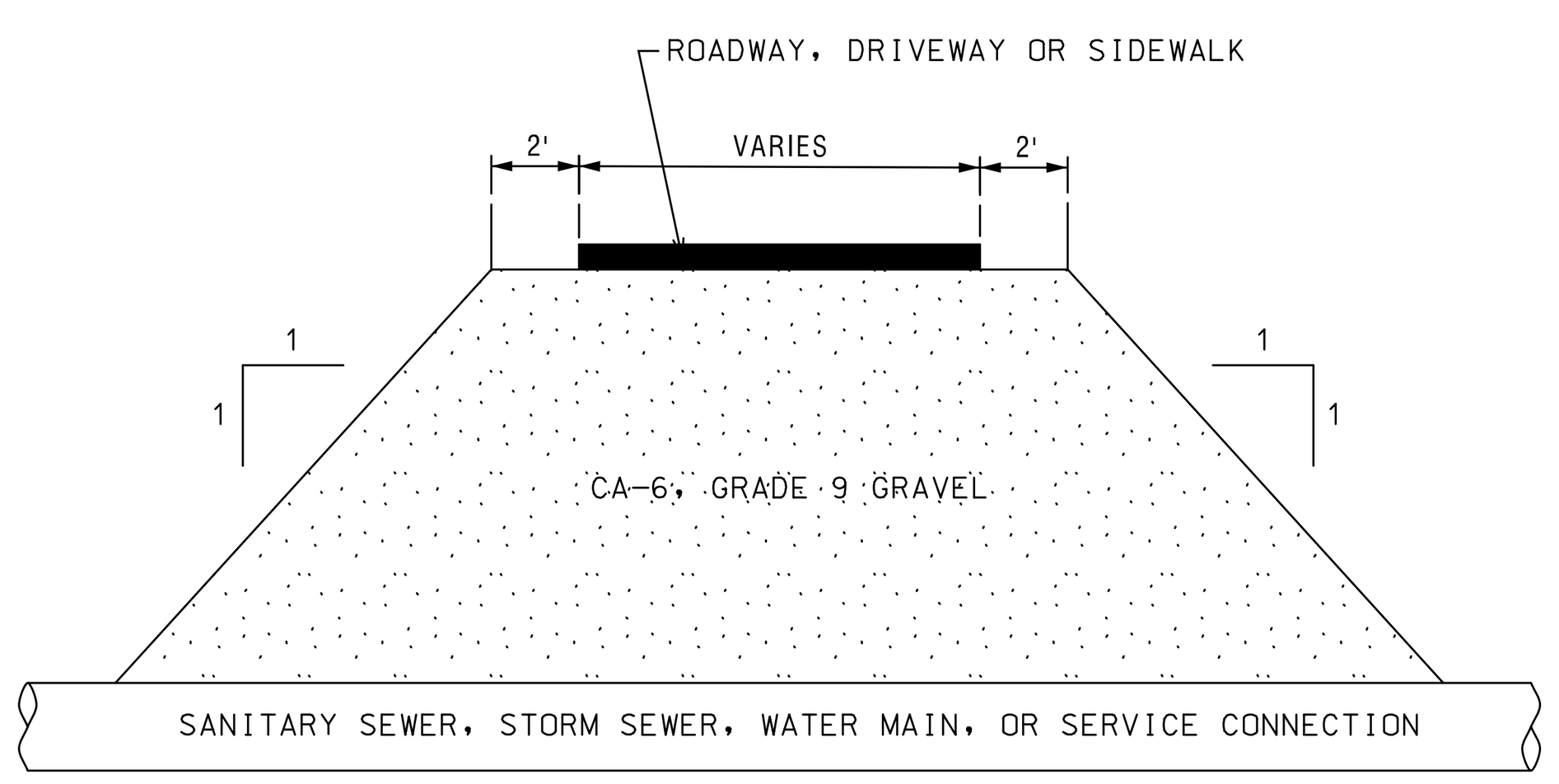
See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation — APPROVED January 1, 2025; ISSUED 1-1-12

DATE	REVISIONS
1-1-25	Revised turning space with landing and updated cross-slope.
1-1-19	Removed upper landing, added blended transition and detectable warning tolerances.

CORNER PARALLEL CURB RAMPS FOR SIDEWALKS
STANDARD 424011-05



TRENCH BACKFILL LIMITS
NOT TO SCALE

1 GRANULAR TRENCH BACKFILL SHALL BE PROVIDED WITHIN TWO (2) FEET OF EXISTING OR PROPOSED PAVEMENT, CURB & GUTTER, AND SIDEWALK. TRENCH BACKFILL SHALL BE CA-6. MACHINE BACKFILL OF EXCAVATED MATERIAL IN OTHER LOCATIONS.

2 GRANULAR BEDDING MATERIAL SHALL BE CA-11 OR CA-13 FOR SANITARY SEWER AND STORM SEWER AND IDOT CA-6, CRUSHED STONE 3/4" TO 1/4" IN SIZE (NO.67 ASTM D-448) FOR WATERMAIN TAMPED INTO PLACE AS SHOWN. FLEXIBLE PIPE: BEDDING, HAUNCHING, AND INITIAL BACKFILL TO BE CA-11 OR CA-13 RIGID PIPE: BEDDING AND HAUNCHING TO BE CA-11 OR CA-13 FOR SEWERS ANDCA-6 FOR WATERMAIN

3 UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED (WHERE DIRECTED) WITH GRANULAR MATERIAL AND PAID FOR SEPARATELY.

4 PIPE DIAMETER 8" AND LESS ----TRENCH WIDTH = 18" PIPE DIAMETER 8" AND LARGER---TRENCH WIDTH = (1.5 X PIPE DIA.) + 8"

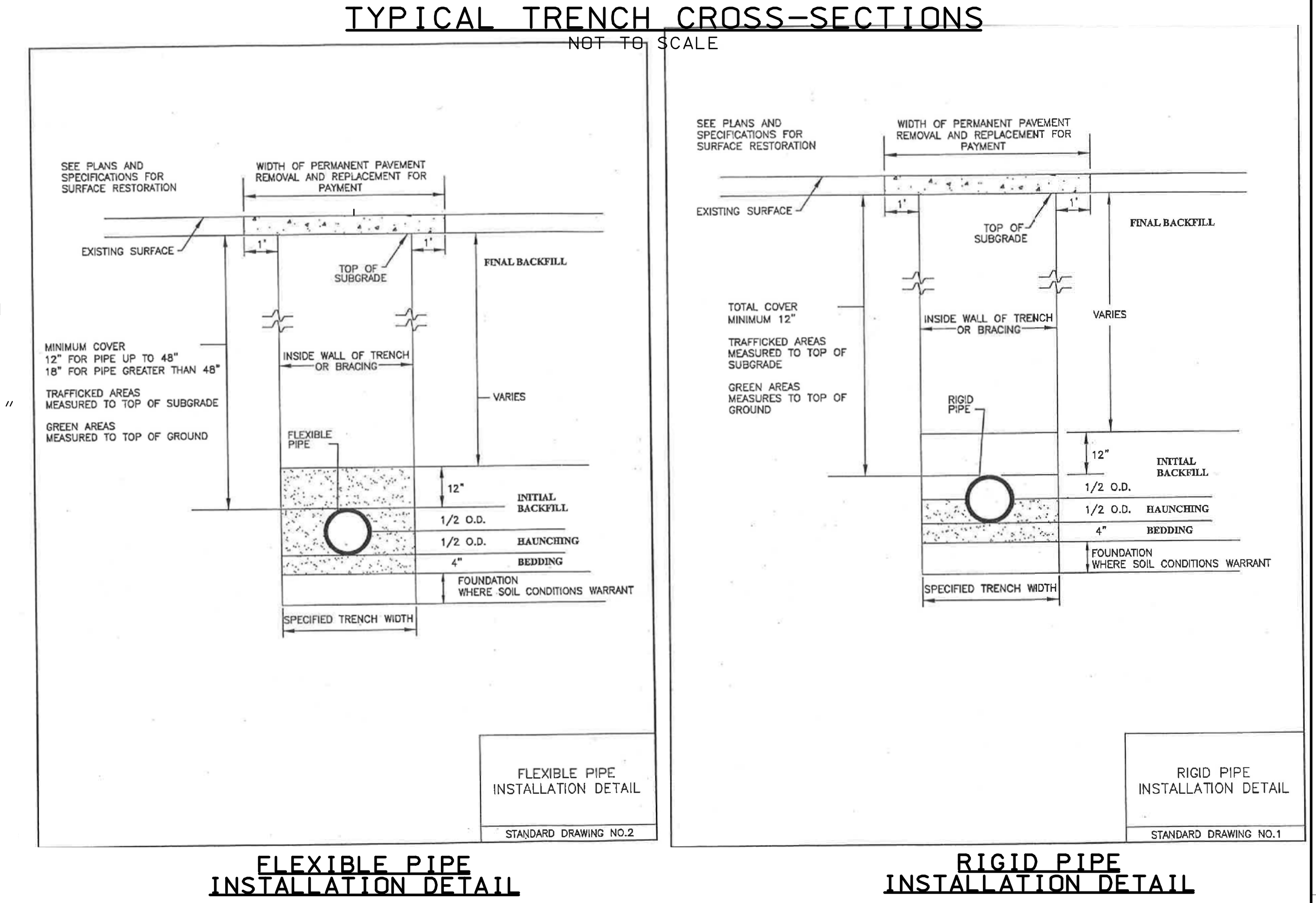
NOTES:

1. THE COST OF ALL GRANULAR BEDDING (ITEM 2) TO BE MERGED WITH THE PIPE.

2. THE COST OF ALL GRANULAR TRENCH BACKFILL (ITEM 1) TO BE PAID PER LINEAR FOOT UNLESS OTHERWISE NOTED IN SPECIAL PROVISIONS.

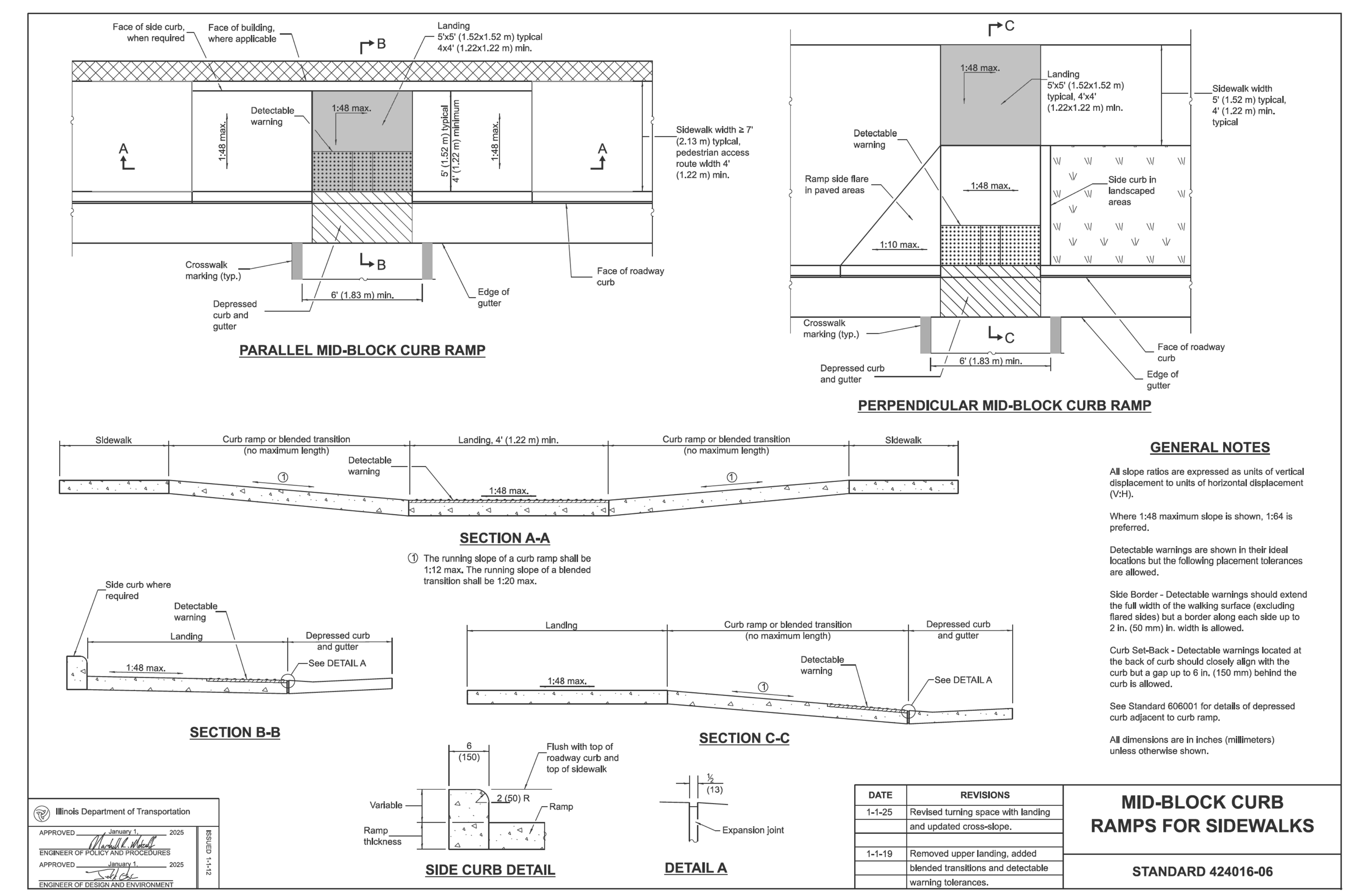
3. TRENCH DETAILS SHOWN ARE PER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS

TYPICAL TRENCH CROSS-SECTIONS
NOT TO SCALE



FLEXIBLE PIPE INSTALLATION DETAIL

RIGID PIPE INSTALLATION DETAIL



GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where 1:48 maximum slope is shown, 1:64 is preferred.

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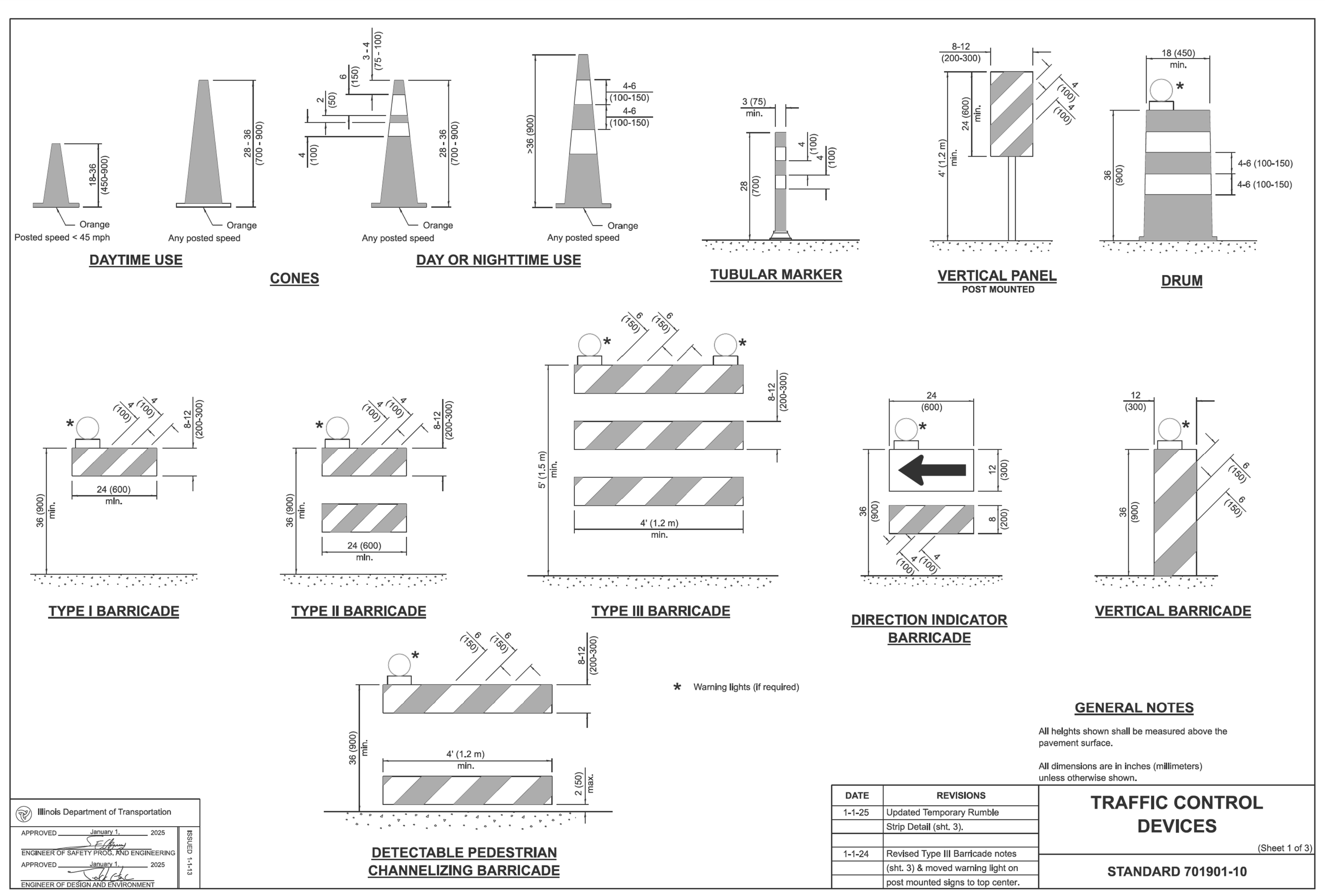
See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation — APPROVED January 1, 2025; ISSUED 1-1-12

DATE	REVISIONS
1-1-25	Revised turning space with landing and updated cross-slope.
1-1-19	Removed upper landing, added blended transitions and detectable warning tolerances.

MID-BLOCK CURB RAMPS FOR SIDEWALKS
STANDARD 424016-06



GENERAL NOTES

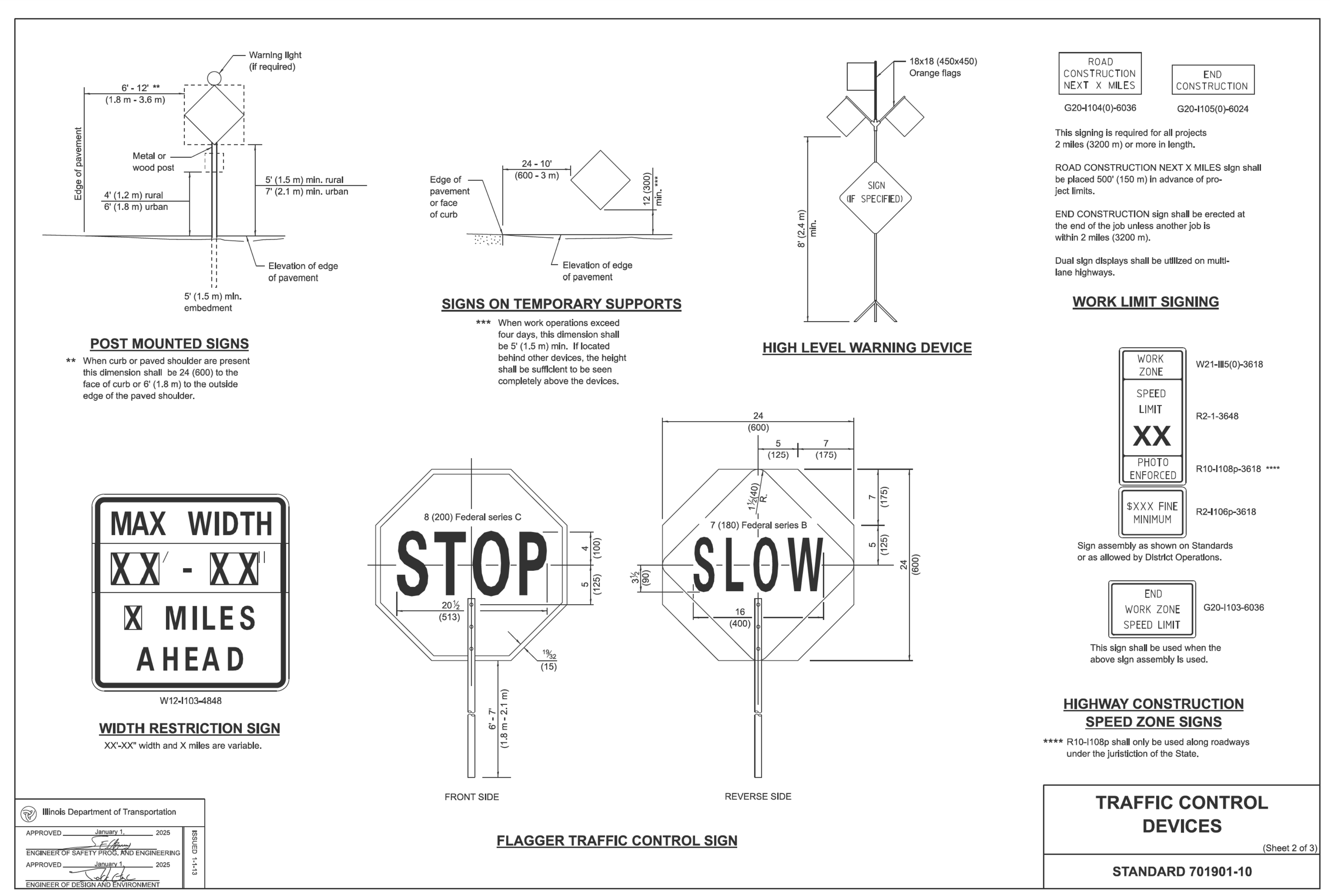
All heights shown shall be measured above the pavement surface.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation — APPROVED January 1, 2025, ENGINEER OF SAFETY PROG. AND ENGINEERING; APPROVED January 1, 2025, ENGINEER OF DESIGN AND ENVIRONMENT; ISSUED 1-1-13

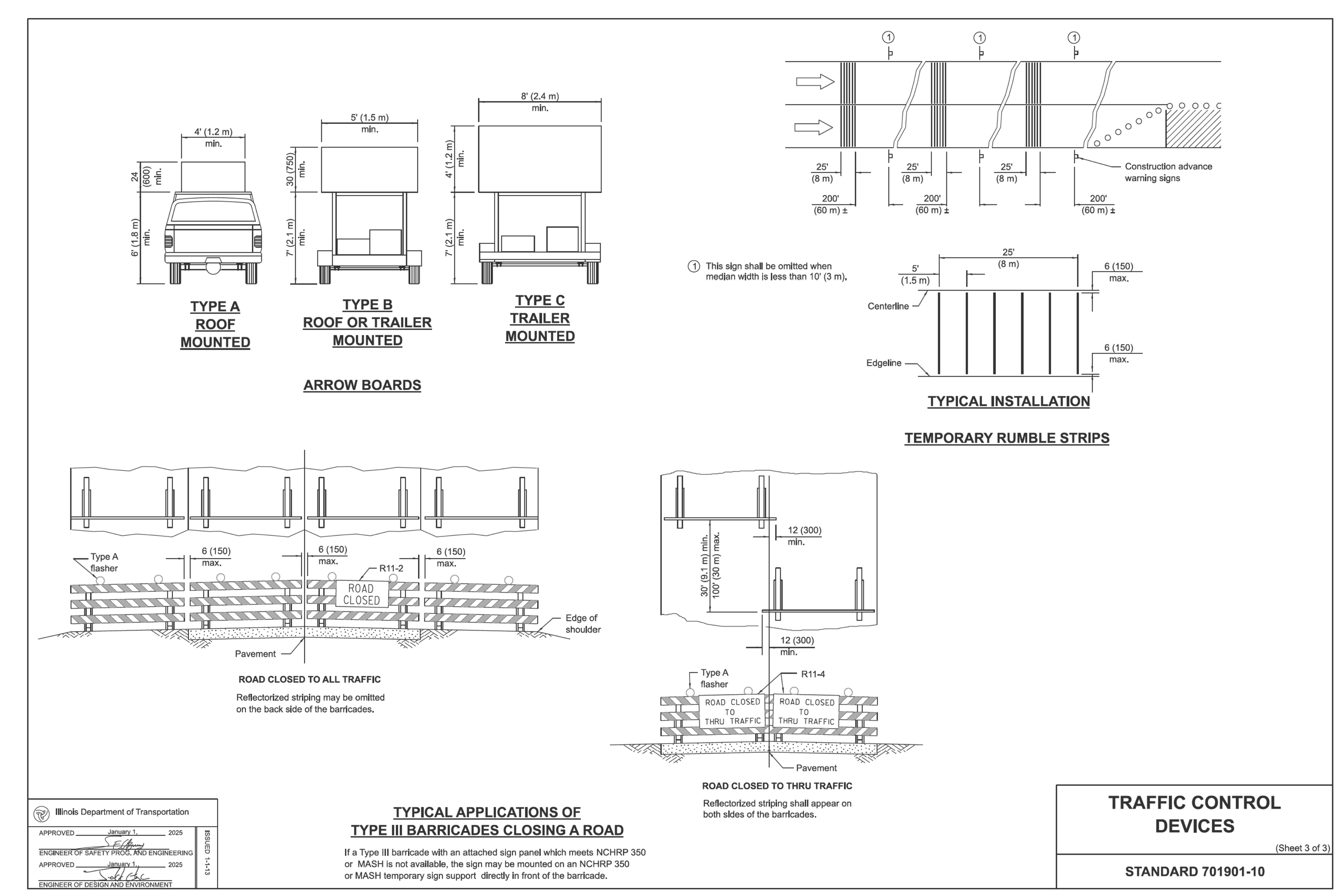
DATE	REVISIONS
1-1-25	Updated Temporary Rumble Strip Detail (sht. 3).
1-1-24	Revised Type III Barricade notes (sht. 3) & moved warning light on post mounted signs to top center.

TRAFFIC CONTROL DEVICES (Sheet 1 of 3)
STANDARD 701901-10



Illinois Department of Transportation — APPROVED January 1, 2025; ISSUED 1-1-13

TRAFFIC CONTROL DEVICES (Sheet 2 of 3)
STANDARD 701901-10



Illinois Department of Transportation — APPROVED January 1, 2025; ISSUED 1-1-13

TRAFFIC CONTROL DEVICES (Sheet 3 of 3)
STANDARD 701901-10

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS - 3

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_DET3
DATE: 11/25/25
JOB NO. 11395.02
SHEET DET3
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LAKE COUNTY PUBLIC WORKS
650 W. WINCHESTER ROAD
LIBERTYVILLE, ILLINOIS 60048
PHONE: (847) 377-7500

DEVELOPER
RED CUP LAND COMPANY, LLC
2401 N. HALSTED STREET, SUITE 200
CHICAGO, ILLINOIS 60614
PHONE: (773) 975-5724

ARCHITECT
CORNERSTONE ARCHITECTS, LTD.
1152 SPRING LAKE DRIVE
ITASCA, ILLINOIS 60143
PHONE: (630) 773-8363

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY LAKE
CITY, TOWNSHIP HIGHLAND PARK
SEC. & ¼ SEC. NO. S27 T43N R12E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

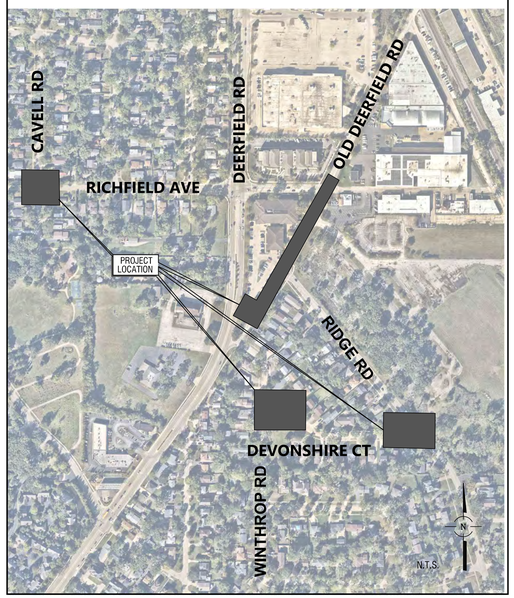
BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET GN FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

SITE IMPROVEMENT PLANS
for
THE RESIDENCES OF HIGHLAND PARK OFF-SITE
HIGHLAND PARK
LAKE COUNTY, ILLINOIS
PROJECT NO:11395.02

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN	TYPICAL SECTIONS & GENERAL NOTES
3	ET1	OLD DEERFIELD ROAD EXISTING CONDITIONS PLAN
4-6	REM1-REM3	REMOVAL PLANS
7	GM1	OLD DEERFIELD ROAD GEOMETRIC PLAN
8	GR1	OLD DEERFIELD ROAD GRADING PLAN
9	UT1	OLD DEERFIELD ROAD UTILITY PLAN
10	ENG2	DEERFIELD ROAD ENGINEERING PLAN
11	ENG3	CROSSWALKS ENGINEERING PLANS
12	S1	SPECIFICATIONS
13	DET1	DETAILS



REVISIONS

ORIGINAL PLAN DATE: NOVEMBER 25, 2025

#	SHEET #	REMARKS	DATE
1	2,7,10	PER CITY	12/23/25

ENGINEER
BRETT M. DUFFY, P.E.
ILLINOIS REGISTRATION NO.: 062-053198
EXPIRATION DATE: 11/30/2027

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

12/23/25
DATE

LICENSED PROFESSIONAL ENGINEER
BRETT M. DUFFY
NO. 062-053198
ILLINOIS

THE RESIDENCES OF HIGHLAND PARK - OFF-SITE
HIGHLAND PARK, ILLINOIS

Rosemont Office
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_OFS-TITLE
DATE: 11/25/25
JOB NO. 11395.02
SHEET C1
1 OF 18

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GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC) AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION, IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS, CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS; SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

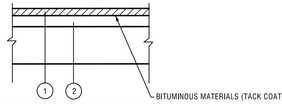
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

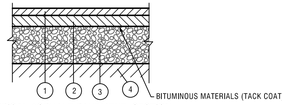
25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" - MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



TYPICAL ASPHALT PAVEMENT SECTION
(HMA RESURFACING)

N.T.S.

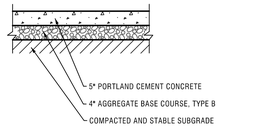
1. 2.0" HMA SURFACE COURSE, MIX "D", N50
2. EXISTING PAVEMENT



TYPICAL ASPHALT PAVEMENT SECTION
(FULL DEPTH HMA PAVEMENT)

N.T.S.

1. 2.0" HMA SURFACE COURSE, MIX "D", N50
2. 4.0" HMA BINDER COURSE, IL 19.0, N50
3. 8" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE



TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
8" W	WATER MAIN (WITH SIZE)	8" W
	PIPE TRENCH BACKFILL	
G	GAS MAIN	G
T	TELEPHONE LINES	T
E	ELECTRIC LINE	E
X	FENCE	X
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE	I = INVERT OR INLET	T/P = TOP OF PIPE
S = SANITARY MANHOLE	TF = TOP OF FOUNDATION	B/P = BOTTOM OF PIPE
CB = CATCH BASIN	GF = GARAGE FLOOR	WM = WATERMAIN
LP = LIGHT POLE	TC = TOP OF CURB	SAN = SANITARY SEWER
VV = VALVE VAULT	TD = TOP OF DEPRESSED CURB	STM = STORM SEWER
E = END SECTION	TW = TOP OF RETAINING WALL	LO = LOOK OUT
FH = FIRE HYDRANT	BW = BOTTOM OF RETAINING WALL	PLO = PARTIAL LOOK OUT
GR = GRADE RING (HYDRANT)	OP = OUTLET OF PIPE	

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED

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GENERAL NOTES AND TYPICAL SECTIONS

THE RESIDENCES OF HIGHLAND PARK
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LEGEND

STORM SEWER	AIR CONDITIONING UNIT	GAS MANHOLE	MAILBOX	TREE WITH SIZE
SANITARY SEWER	BOLLARD	COMBINATION MANHOLE	SIGN	
COMBINED SEWER	HAND HOLE	SANITARY MANHOLE	FLAG POLE	
WATER MAIN	TRAFFIC SIGNAL BOX	GREASE TRAP	SATELLITE DISH	FIR TREE WITH SIZE
GAS MAIN	TRAFFIC SIGNAL	CLEANOUT	UNIDENTIFIED PEDESTAL	
UNDERGROUND TELEPHONE LINE	ELECTRIC METER	DOWNSPOUT	VENT PIPE	
GUY WIRE ANCHOR	LIGHT POLE	STORM MANHOLE	UNIDENTIFIED MANHOLE	BUSH
UNDERGROUND ELECTRIC LINE	LANDSCAPE LIGHT/FLOOD LIGHT	CULVERT	STONE	
UNDERGROUND CATV LINE	UTILITY POLE	CATCH BASIN	RIGHT OF WAY MONUMENT	WINDOW WELL
OVERHEAD WIRE(S) ON UTILITY POLES	ELECTRIC PEDESTAL	FLARED END SECTION	PK NAIL/MAG NAIL	
FIBER OPTIC LINE	ELECTRIC MANHOLE	INLET	RAILROAD SPIKE	ASPHALT
RAILROAD	TELEPHONE PEDESTAL	AUXILIARY VALVE	IRON ROD	
FENCE	TELEPHONE MANHOLE	BUFFALO BOX	IRON PIPE	CONCRETE
GUARDRAIL	CABLE PEDESTAL	SIAMESE CONNECTION/AUTO SPRINKLER	CROSS	
EDGE OF WATER	CABLE MANHOLE	WATER VALVE	CONCRETE MONUMENT	GRAVEL
WETLAND LIMITS	GAS METER	FIRE HYDRANT	DISC	
	GAS VALVE	WATER METER	BORING	BRICK
		WELL		CONTOUR
		VALVE AND VAULT	TEST PIT	× 999.99 SPOT ELEVATION

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE, FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

SCALE 1" = 20'

0 20 40

OLD DEERFIELD RD

RIDGE RD

RICHFIELD AVE

EXISTING R.O.W

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NO.	DATE	REMARKS

OLD DEERFIELD ROAD EXISTING CONDITIONS

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SCALE 1" = 20'

0 20 40

LEGEND

- PAVEMENT SAWCUT (FULL DEPTH)
- CURB AND GUTTER TO BE REMOVED
- UNDERGROUND UTILITY REMOVAL
- PAVEMENT/SIDEWALK REMOVAL
- PAVEMENT MILLING, 2"
- UTILITY STRUCTURE / TREE REMOVAL
- UTILITY ITEM TO BE ADJUSTED OR RELOCATED (BY UTILITY OWNER)

OLD DEERFIELD RD

RIDGE RD

RICHFIELD AVE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OLD DEERFIELD ROAD REMOVAL PLAN

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DEERFIELD ROAD REMOVAL PLAN

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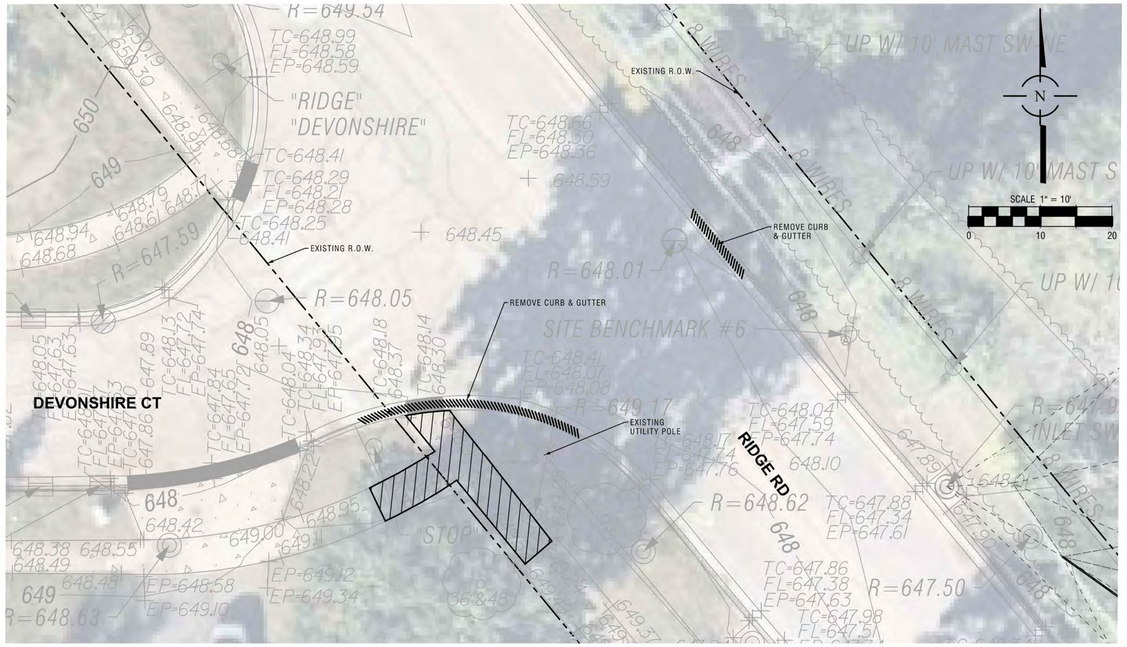
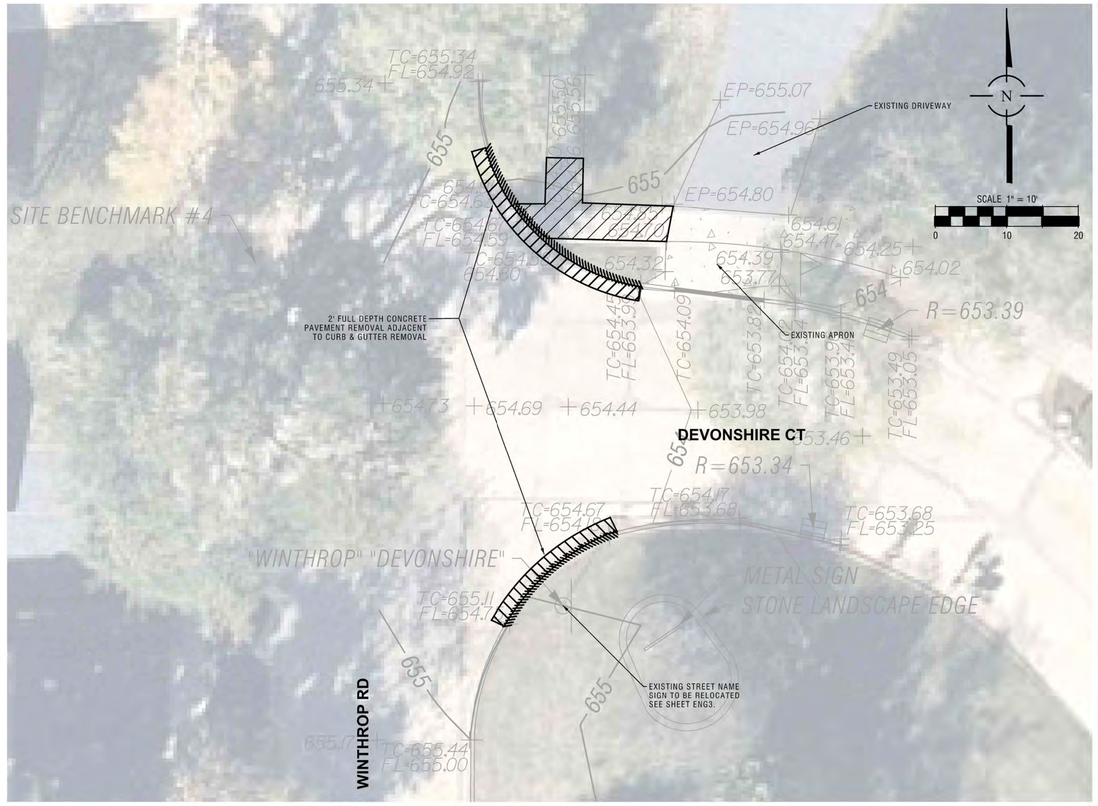
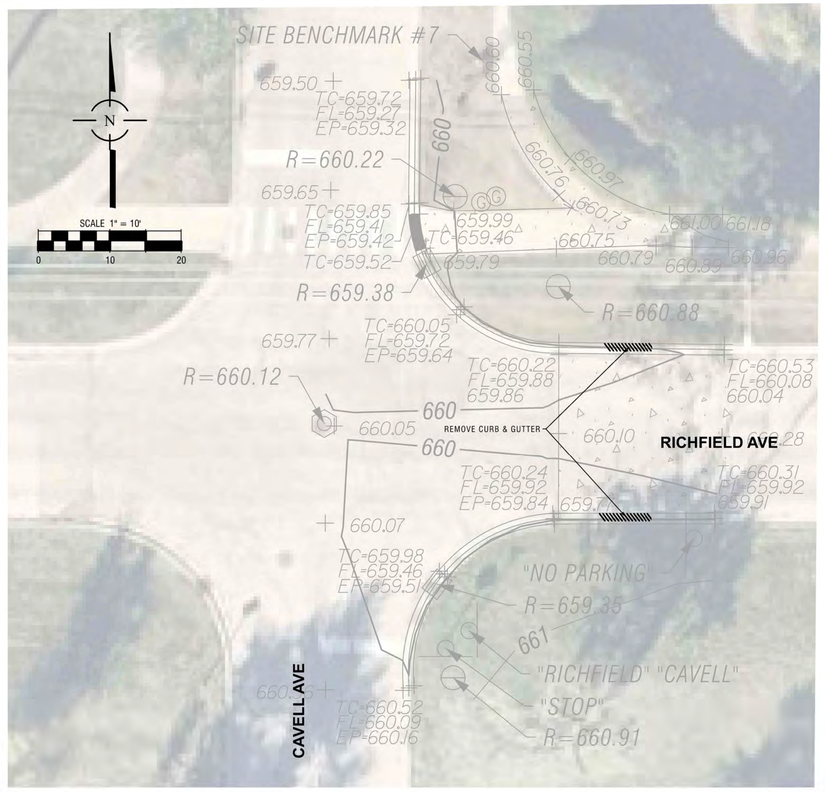


DEVONSHIRE COURT / RIDGE AVENUE CROSSWALK



DEVONSHIRE COURT / WINTHROP ROAD CROSSWALK



RICHFIELD AVENUE / CAVELL AVENUE CROSSWALK

LEGEND

REMOVE EXISTING CURB AND GUTTER

EXISTING SIDEWALK REMOVAL

NO.	DATE	REMARKS

NO.	DATE	REMARKS

CROSSWALKS REMOVAL PLAN

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SIGN LEGEND:

1 — STOP — R1-1 36" x 36"

2 — RESERVED PARKING — R7-8 12" x 24" — R7-1101 12" x 6" — $250 FINE

3 — W11-1 30" X 30"

LEGEND

- FULL DEPTH HMA PAVEMENT
- HMA PAVEMENT RESURFACING
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- TYPE B-6.12 CURB AND GUTTER
- REVERSE PITCH CURB
- DEPRESSED CURB & GUTTER

SCALE 1" = 20'
0 20 40

NOTES:

1. DIMENSIONS ON CURB LINE ARE TO THE BACK OF CURB. OTHER DIMENSIONS ARE TO EDGE OF PAVEMENT OR CENTER OF STRIPING.
2. ALL CURBS AND GUTTERS ARE B-6.12 STANDARD PITCH UNLESS OTHERWISE NOTED.
3. SEE SHEET GN1 FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE LANDSCAPE DRAWINGS FOR DESIGN AND DETAILS OF PATIO AREAS

NO.	DATE	REMARKS
	12/23/25	PER CITY
1		

OLD DEERFIELD ROAD GEOMETRIC PLAN
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SHEET GM1
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SCALE 1" = 20'

0 20 40

NOTES:

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

LEGEND

F/F	FINISHED FLOOR
~	LOCAL DRAINAGE
➡	100-YEAR OVERLAND FLOW ROUTE
- - -	SAWCUT LINE / MEET EXISTING GRADE
54.35 TC / 54.35 EP	TOP OF CURB / EDGE OF PAVEMENT

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OLD DEERFIELD ROAD GRADING PLAN

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NOTES:

1. ALL STORM SEWERS SHALL BE RCP CLASS IV (ASTM C-76) WITH O-RING GASKETED JOINTS (ASTM C-443) UNLESS NOTED OTHERWISE.
2. ANY SEWER CONSTRUCTED BELOW OR WITHIN 2' OF PROPOSED PAVEMENT SHALL HAVE TRENCH BACKFILL.
3. =)=========)= INDICATES TRENCH BACKFILL REQUIRED.
4. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
   1C - MANHOLE-NEENAH R-2504-C FRAME W/ TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "D" GRATE
5. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY ANY CONFLICTS WITH THE EXISTING AND PROPOSED SANITARY SEWER, STORM SEWER SEWERS AND WATERMAIN. PIPE LOCATIONS WERE ESTIMATED FROM ORIGINAL DESIGN DRAWINGS AND THE FIELD SURVEY OBSERVATIONS AND IS MEANT AS A GUIDE ONLY.
6. EXISITNG & PROPOSED DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING DRY UTILITIES AND TO COORDINATE THE REMOVAL OR ABANDONMENT OF ALL DRY UTILITIES WITH THEIR CORRESPONDING OWNERS.

LEGEND

- STORM SEWER
- WATER MAIN
- SANITARY SEWER
- STORM STRUCTURE
- PRESSURE CONNECTION
- FIRE HYDRANT
- SANITARY MANHOLE
- LIGHTPOLE

UTILITY STRUCTURE LEGEND

M-100 / A4D,1P
- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

UTILTY STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
E = FLARED END SECTION
MES = METAL END SECTION
VV = VALVE VAULT
PC = PRESSURE CONNECTION
S = SANITARY MANHOLE

SCALE 1" = 20'
0 20 40

OLD DEERFIELD RD
RIDGE RD
RICHFIELD AVE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OLD DEERFIELD ROAD UTILITY PLAN

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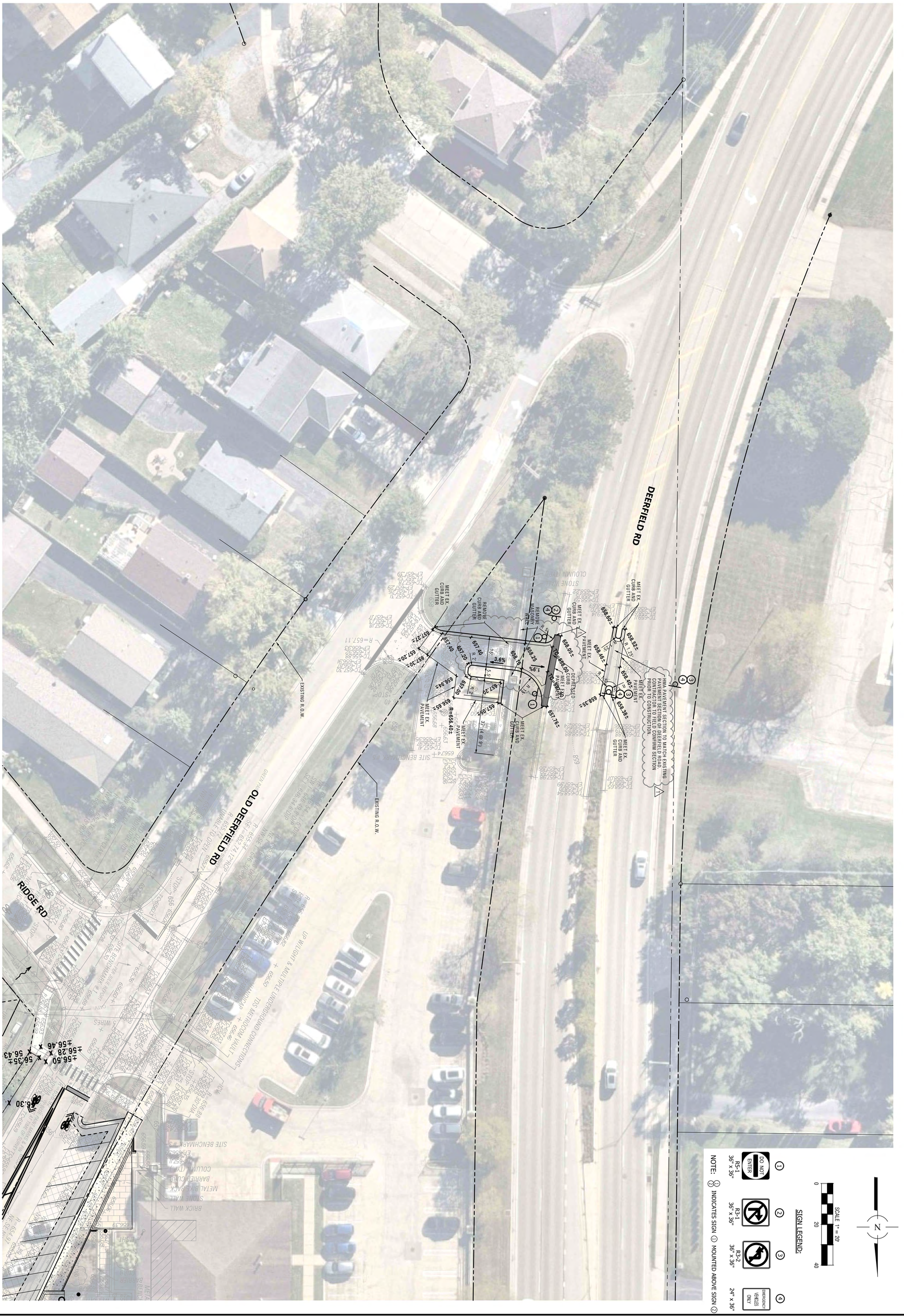


DEERFIELD ROAD ENGINEERING PLAN

OFF-SITE
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS
1	12/23/25	PER CITY

NO.	DATE	REMARKS

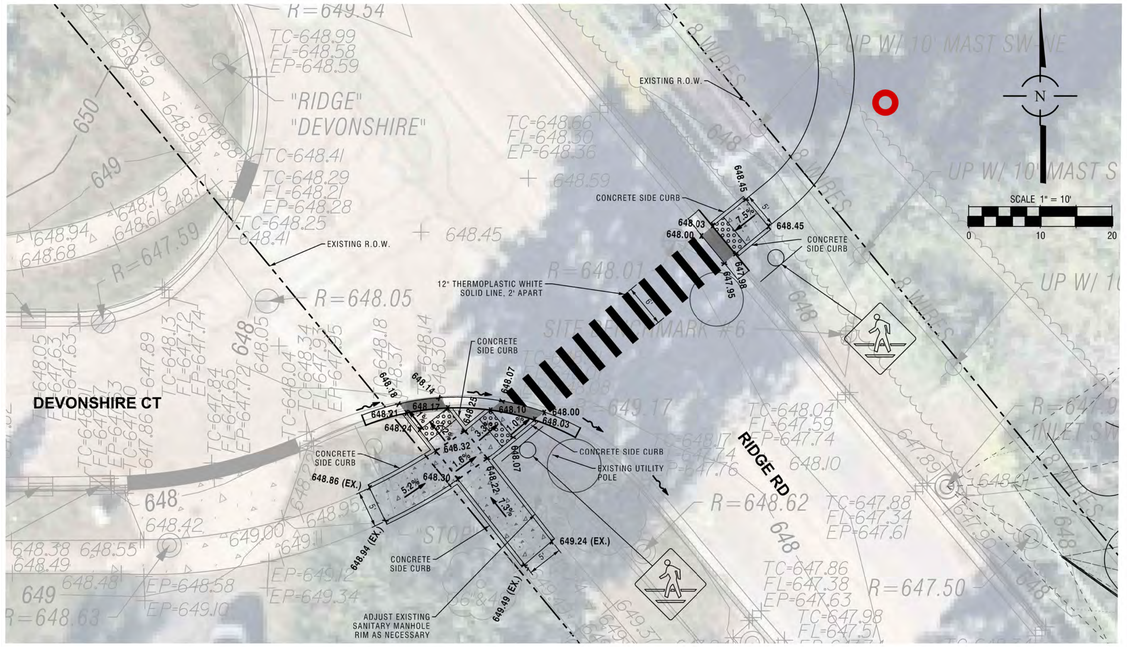
Spaceco
Civil Engineering & Surveying
spacecoinc.com
Rosemont, IL – Morris, IL – Indianapolis, IN

SHEET ENG2
10 OF 18

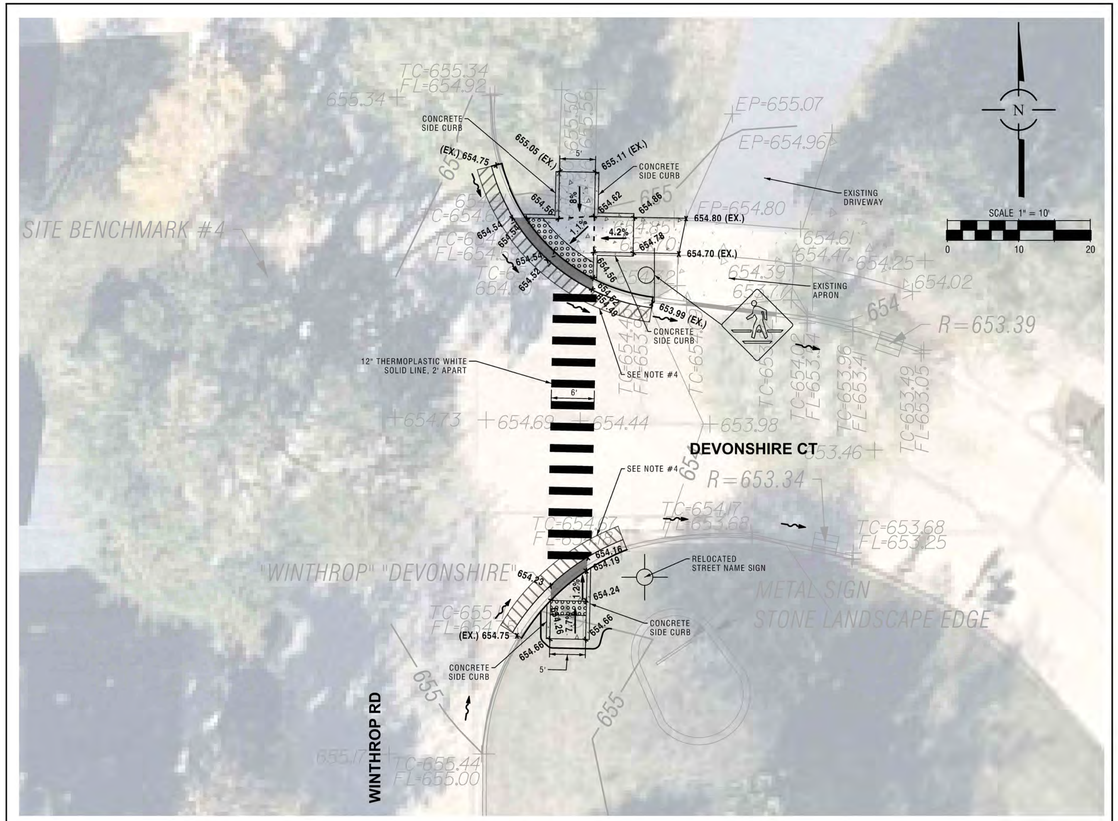
JOB NO. 11395.02

DATE: 11/25/25

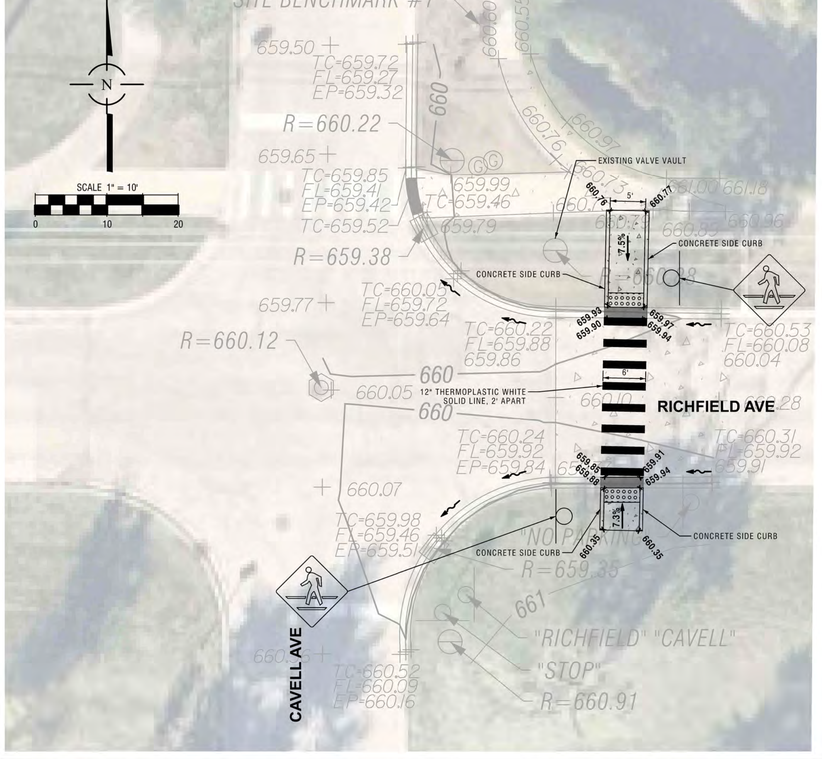
FILENAME: 11395.02_OFS-ENG2



DEVONSHIRE COURT / RIDGE AVENUE CROSSWALK



DEVONSHIRE COURT / WINTHROP ROAD CROSSWALK



RICHFIELD AVENUE / CAVELL AVENUE CROSSWALK

LEGEND

- DETECTABLE WARNING TILES
- DEPRESSED CURB AND GUTTER
- CURB AND GUTTER
- P.C.C. SIDEWALK
  - 5" P.C.C.
  - 4" CA-6
- TRAFFIC SIGN
- STREET NAME SIGN
- DRAINAGE ARROW

NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
2. ALL PARKWAY WITHIN THE R.O.W. DISTURBED BY SIDEWALK CONSTRUCTION AND GRADING OPERATIONS SHALL BE RESTORED TO EXISTING CONDITIONS WITH 4" OF TOPSOIL AND SOD (MIN.)
3. SEE PERPENDICULAR CURB RAMPS FOR SIDEWALKS DETAILS ON SHEET DET1.
4. 2' WIDE STRIP OF FULL DEPTH CONCRETE PAVEMENT TO BE REPLACED ADJACENT TO REPLACED CURB & GUTTER. PAVEMENT THICKNESS SHALL MEET OR EXCEED EXISTING.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

CROSSWALKS ENGINEERING PLAN

OFF-SITE
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11395.02_OFS-ENG3

DATE: 11/25/25

JOB NO. 11395.02

SHEET ENG3

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This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10 .The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP. shall also be amended if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

All storm water pollution prevention plans and all completed inspection forms/reports required under the General NPDES Permit No. ILR10 are considered reports that shall be available to the public within 30 days upon request. If a storm water pollution prevention plan or Inspection form/report cannot be provided, the permittee shall respond to the request within 30 days with a statement that explains why the document cannot be provided. However, the permittee may claim any portion of a storm water pollution prevention plan as confidential in accordance with 40 CFR Part 2.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity:

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

1) Install perimeter sediment control measures
   a) Selective vegetation removal for silt fence installation
   b) Silt fence installation
   c) Construction fencing around areas not to be disturbed
   d) Stabilized construction entrance
2) Clear and grub (as necessary)
3) Construct sediment trapping devices (sediment traps, sediment basins, etc.)
4) Construct detention facilities and outlet control structure with restrictor & temporary perforated riser
5) Strip topsoil, stockpile topsoil and grade site
6) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
7) Install storm sewer, sanitary sewer, watermain and associated Inlet & outlet protection
8) Permanently stabilize detention basins with seed and erosion control blanket
9) Temporarily stabilize all areas including lots that have reached mass grade
10) Install roadways
11) Permanently stabilize all outlot areas
12) Install buildings and grade individual lots
13) Permanently stabilize lots
14) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately acres. Construction activity will disturb approximately acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is .
   2) Existing data describing the soil or quality of any discharge from the site is included in

E. Refer to Sheets for a site plan indicating:
   1) drainage patterns;
   2) approximate slopes anticipated before and after major grading activities;
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
   4) areas of soil disturbance;
   5) the location of major structural and nonstructural controls;
   6) the location of areas where stabilization practices are expected to occur;
   7) surface waters (including wetlands); and,
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are): .
   2) The name of the ultimate receiving water is: .
   3) The extent of wetland acreage at the site is: acres.

G. Potential sources of pollution associated with this construction activity may include:

- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- staging areas
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- Municipality (be specific)
- County Agency and/or SWCD (be specific)
- IEPA
- U.S. Army Corps of Engineers

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls). Including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:

- permanent seeding
- temporary seeding
- erosion control blanket
- other measures

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

   a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

   b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence
- sediment traps (provide locations and dimensions in plan set)
- other measures

The following requirements apply to protecting storm drain inlets:

- Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found or by the end of the following business day if removal by the same business day is not feasible.

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- detention basins (wet basins, dry basins, etc.)
- retention basins
- vegetated swales
- infiltration trenches
- other measures

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

3) For any site which discharges directly to an impaired water listed for suspended solids, turbidity, or siltation, the SWPPP must be designed for a storm event equal to or greater than a 25-year 24-hour rainfall event. If required by federal regulations or the Illinois Urban Manual, the SWPPP must adhere to a more restrictive design criterion.

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area,

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used agalh on site (as approved by the Engineer) or hauled off sfte to an appropriate landfill.

If equipment and vehicles are washed on-site, the wash water must be treated in a sediment basin or alternative control providing equivalent or better treatment prior to discharge. If there are chemicals and/or petroleum products stored on-site in containers with a storage of 55 gallons or more, the containers must be stored a minimum of 50 feet from the receiving waters, constructed or natural site drainage features, and storm drain inlets. If this is infeasible dueto site constraints, the containers must be stored as far away as allowed and the SWPPP must document the reason why the 50-foot setback is infeasible and how the containers will be stored.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.)into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.
- Any chemical container with a storage of 55 gallons or more must be stored a minimum of 50 feet from any receiving waters, constructed or natural site drainage features, and storm drain inlets.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

P. Wash Water Control

Wash water control should be implemented on site as necessary. Minimize the discharge of pollutants fromequilpment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5 inches or greater rain event, or a discharge due to snowmelt occurs.

Inspections must observe the structural control measures. In addition to the other locations mentioned in the SWPPP. Areas that are inaccessible during inspections due to flooding or other unsafe conditions must be inspected within 72 hours of becoming accessible.

Each Inspection should include the following components:
A. All areas where stormwater typically flows within the site must be inspected for evidence of, or the potential for, pollutants entering the drainage system. All locations where stabilization efforts have been implemented must be observed to ensure that they are still stabilized.

B. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible,they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

C. For sites discharging dewatering water, you must conduct an inspection during the discharge, once per day on which the discharge occurs and record the following in a report within 24 hours of completing the Inspection:

- The Inspection date
- The names and titles of personnel performing the inspection
- Approximate times that the dewatering discharge began and ended on the day of Inspection
- Estimates of the rate (in gallons per day) of discharge on the day of inspection
- Whether or not any of the following indications of pollutant discharge were observed at the point of discharge: a sediment plume, suspended solids, unusual color, presence of odor, decreased clarity, or presence of foam; and/or a visible sheen on the water surface or visible oily deposits on the bottom or shoreline of the receiving water.

D. Based on the results of the Inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the Inspection. The modifications, if any, shall provide for timely implementationof any changes to the SWPPP within 7 calendar days following the inspection.

E. A report summarizing the scope of the Inspection, name(s) and qualifications of personnel making the Inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B, above should be made and retained as part of the SWPPP for at least 3 years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit. Any flooding or other unsafe conditions that delay Inspections must be documented in the Inspection report.

F. The Permittee shall notify the appropriate agency field operations section office by e-mail at:spa.swnoncomp@illinois.gov , telephone or fax within 24 hours of any Incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any Inspection conducted or forviolation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an Inspectionconducted, including those not required by the SWPPP. Submission should be on forms provided by IEPAand include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

G. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements). of the ILR10 NPDES Permit.

H. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. CORRECTIVE ACTIONS

You must take corrective action to address any of the following conditions identified at your site:

- A storm water control needs repair or replacement
- A storm water control necessary to comply with the requirements of this permit was never installed, or was installed incorrectly
- Your discharges are causing an exceedance of applicable water quality standards
- A prohibited discharge has occurred.

Corrective Actions shall be completed as soon as possible and documented within 7 days in an Inspection Report or report ofnoncompliance. If it is infeasible to complete the Installation or repair within 7 calendar days, you must document in your records why it is infeasible to complete the Installation or repair within the 7-day timeframe and document your schedule for Installing the storm water control(s) and making it operational as soon as feasible after the 7-day timeframe.

In the event that maintenance is required for the same storm water control at the same location 3 or more times, the control shall berepaired in a manner that prevents continued failure to the extent feasible, and you must document the condition and how it was repaired in your records. Alternatively, you must document in your records why the specific recurrence of this same issue should continue to be addressed as a routine maintenance fix.

6. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Potable water sources including uncontaminated waterline flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

7. PROHIBITED NON-STORM WATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanout of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.

8. RETENTION OF RECORDS

A. The permittee shall retain copies of storm water pollution prevention plans and all reports and notices required by this permit, records of all data used to complete the Notice of Intent to be covered by this permit and the Agency Notice of Permit Coverage letter for a period of at least 3 years from the date that the permit coverage expires or is terminated. This period may be extended by request of the Agency at any time.

B. The permittee shall retain a copy of the storm water pollution prevention plan and any revisions to sald plan required by this permit at the construction site from the date of project Initiation to the date of final stabilization. Any manuals or other documents referenced in the SWPPP shall also be retained at the construction site.

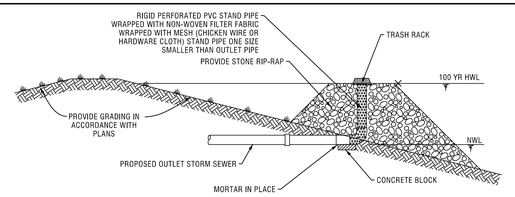
C. The SWPPP must include a record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A									
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE.
E SOD
F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART



PLAN CODE: (PR)

PERFORATED RISER DETAIL
NOT TO SCALE

1. THE PERFORATED RISER SHALL BE PROVIDED AS PART OF THE SEDIMENT AND EROSION CONTROL MEASURES DURING CONSTRUCTION AND IN CONJUCTION WITH THE CONSTRUCTION OF THE DETENTION BASIN.
2. WHEN THE DETENTION BASIN AND UPSTREAM TRIBUTARY DRAINAGE AREAS ARE REVEGETATED, AND WHEN DIRECTED BY THE ENGINEER, THE PERFORATED RISER SHALL BE REMOVED AND THE BASIN OUTFALL STRUCTURES SHALL BE CONSTRUCTED AND THE GRADING RESTORED IN ACCORDANCE WITH THE PLANS.

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PROJECT:

PERMIT #: ILR10

DATE

CONTRACTOR SIGNATURE

TELEPHONE NUMBER

PRINTED NAME & TITLE

NAME OF CONTRACTING FIRM

STREET ADDRESS

CITY, STATE, ZIP CODE

TRADE/ RESPONSIBILITIES:

NOTE:
ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OWNER SWPPP CERTIFICATION

PROJECT:

PERMIT #: ILR10

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE OF OWNER

DATE

PRINTED NAME OF OWNER

NOTE:
THE CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF INTENT IN ACCORDANCE WITH PART VI.G. OF THE ILR10 NPDES PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OUTFALL NAME OR NUMBER	INLET PIPE SIZE d (IN)	VELOCITY (F/S)	LENGTH OF APRON L (FT)	RIPRAP GRADATION	WIDTH OF APRON U/S FACE 3d (FT)	WIDTH OF APRON D/S FACE 3d+L (FT)	DEPTH OF RIPRAP Y (IN)

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - SPECIFICATIONS

OFF-SITE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_OFS-SE_SPECS

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE SPECS 12 OF 18

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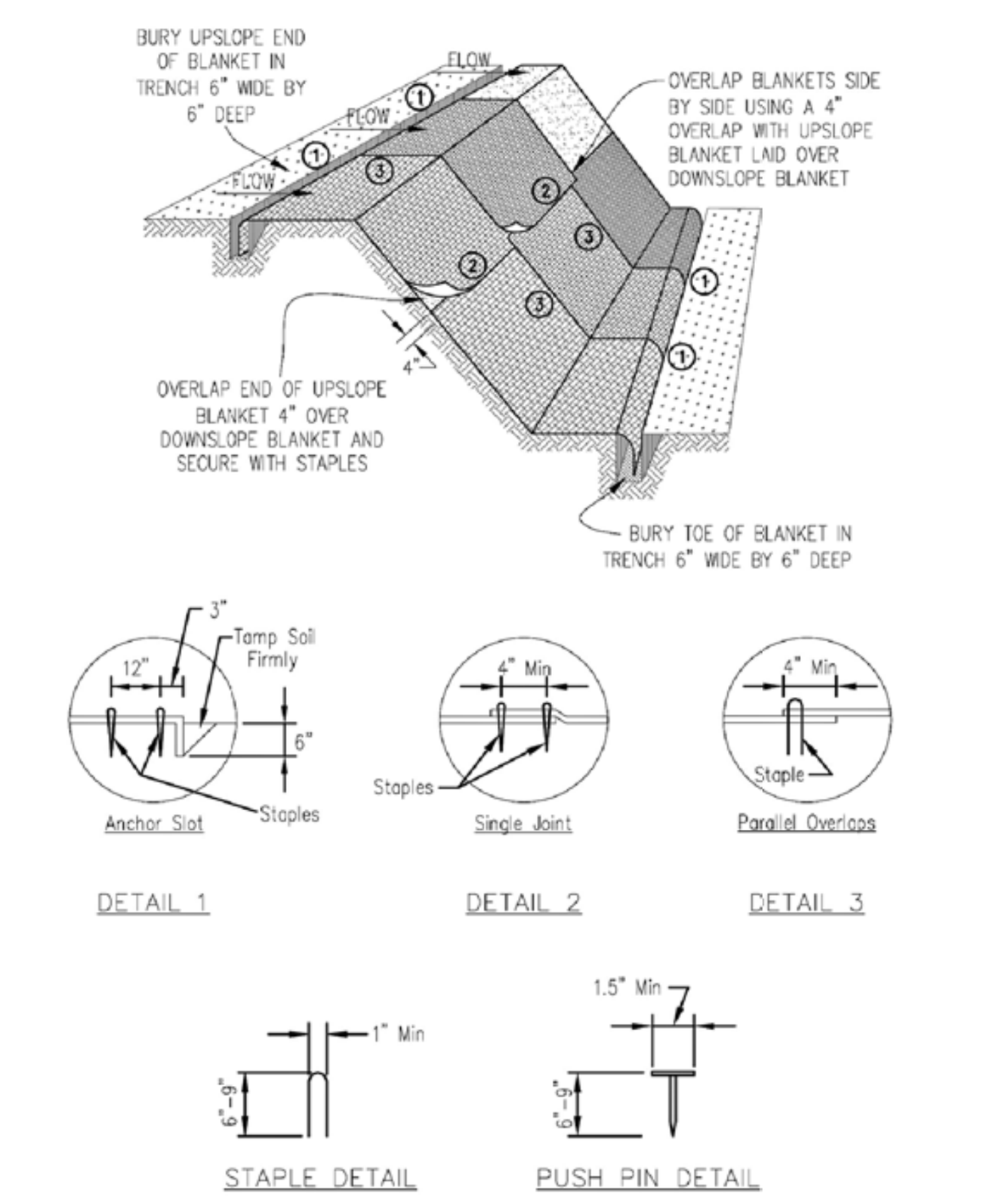


NOTES:

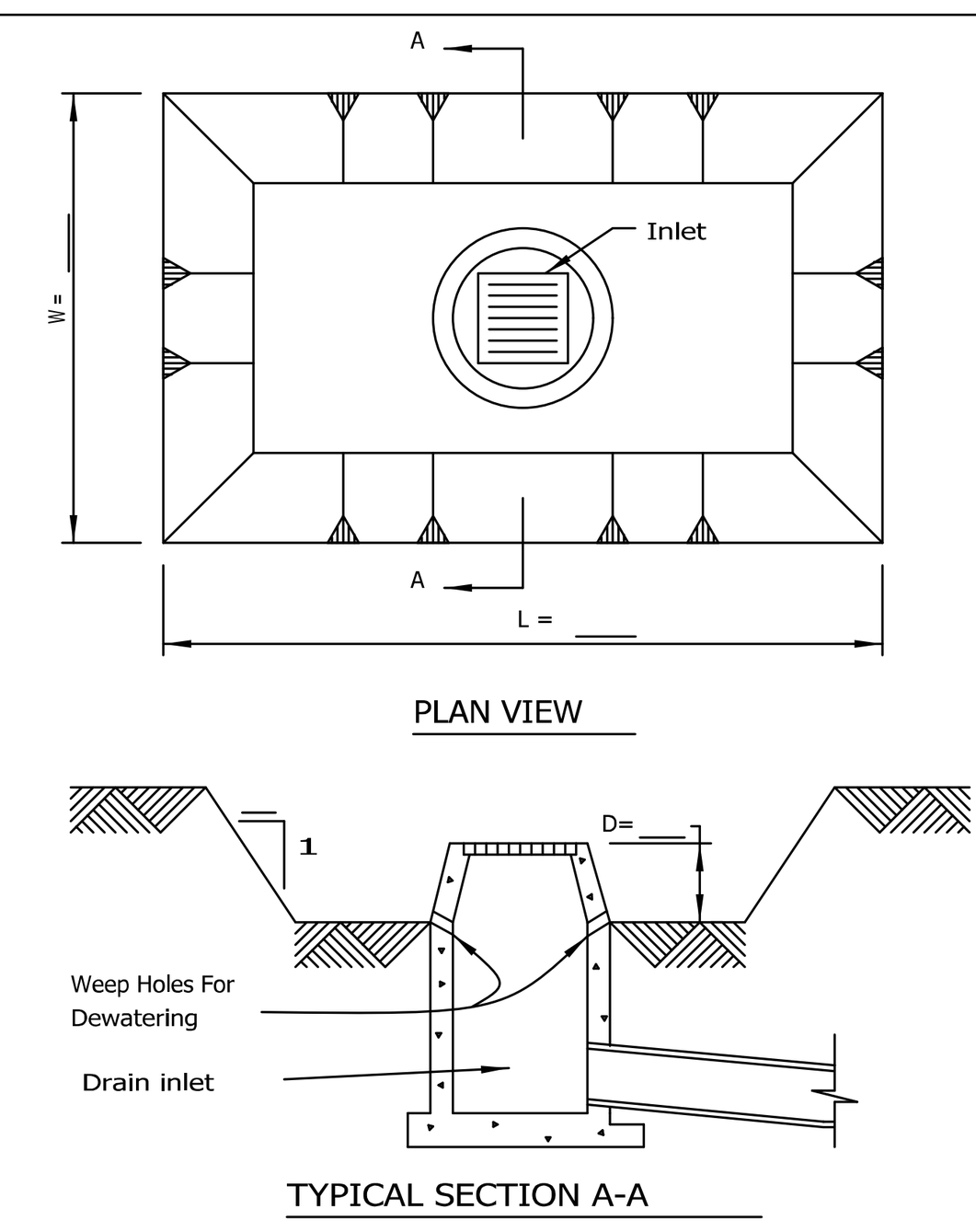
1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 stapels with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

PLAN CODE: EB

EROSION CONTROL BLANKET INSTALLATION DETAILS

IUM-530 | Designed | Drawn B. JOHNSON 11/08 | Checked | Approved

INLET PROTECTION - EXCAVATED DRAIN PLAN

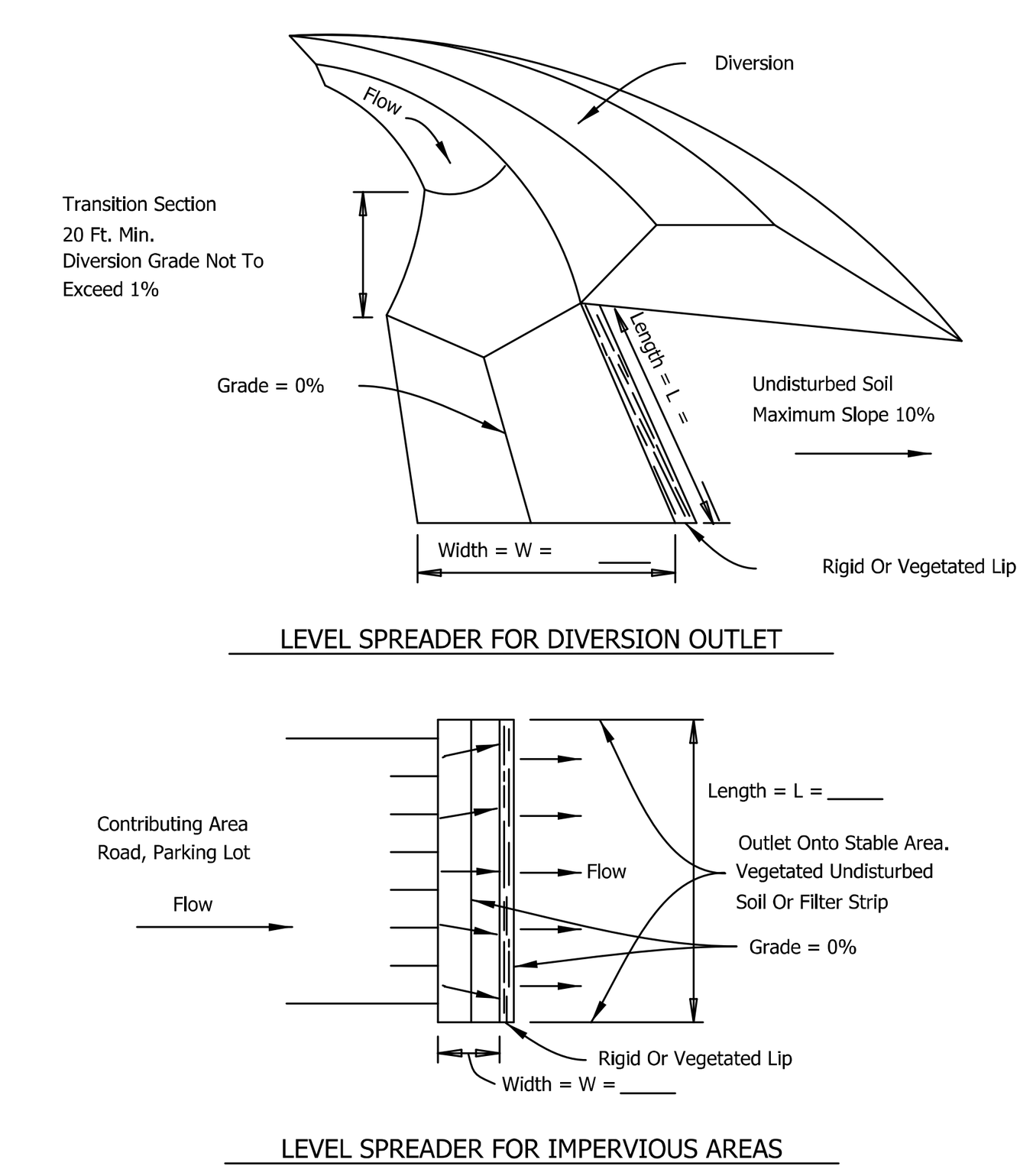


NOTES:
1. Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
2. The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
3. All cut slopes shall be 2:1 or flatter.

PLAN CODE: IP

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-555 SHEET 1 OF 1 DATE 3-11-93

LEVEL SPREADER

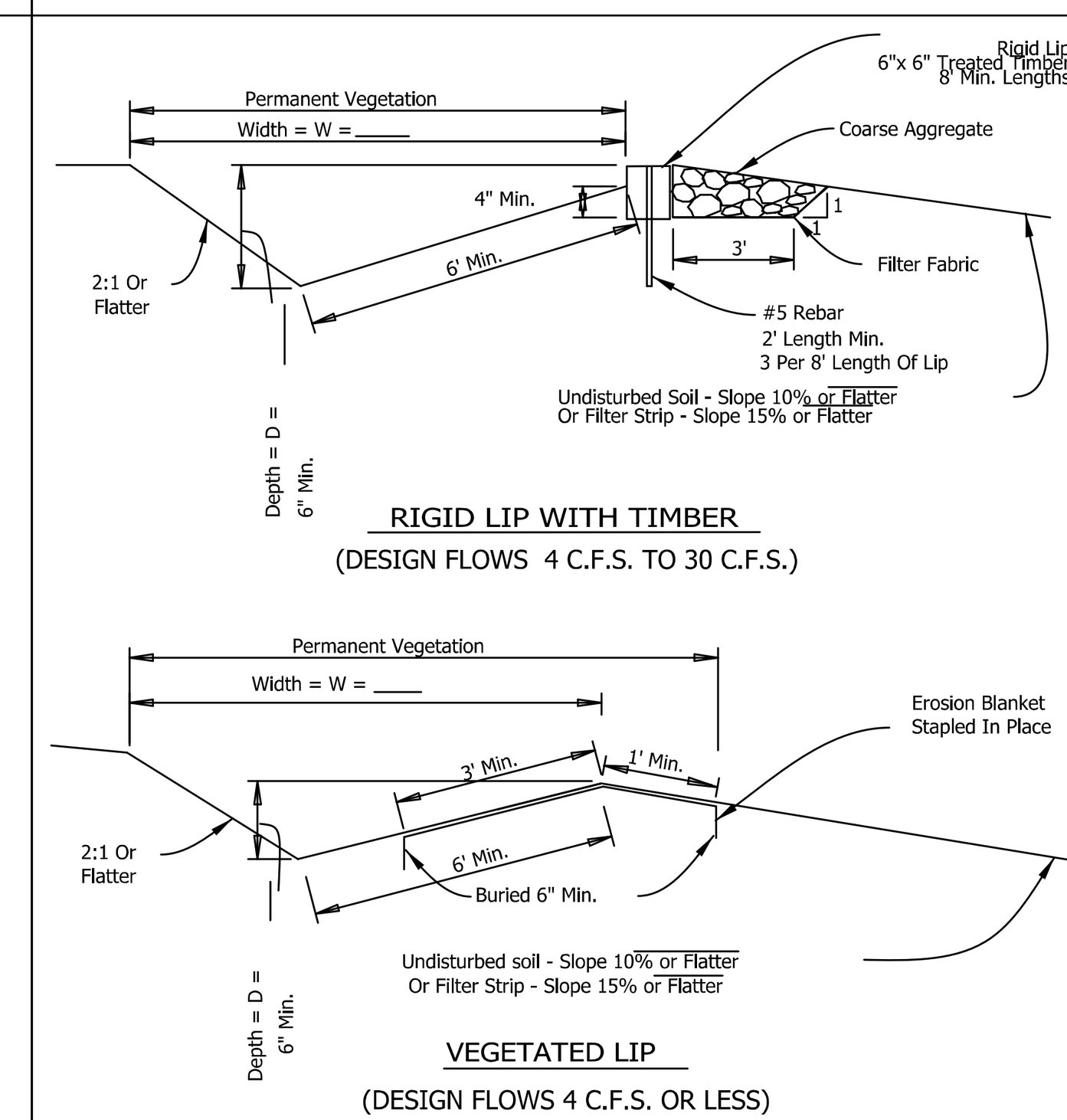


NOTES:
1. Ends of spreader shall be tied into higher ground to prevent flow around the level spreader.
2. See plans for L and W dimensions.

PLAN CODE: LS

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-570 SHEET 1 OF 2 DATE 1-29-99

LEVEL SPREADER

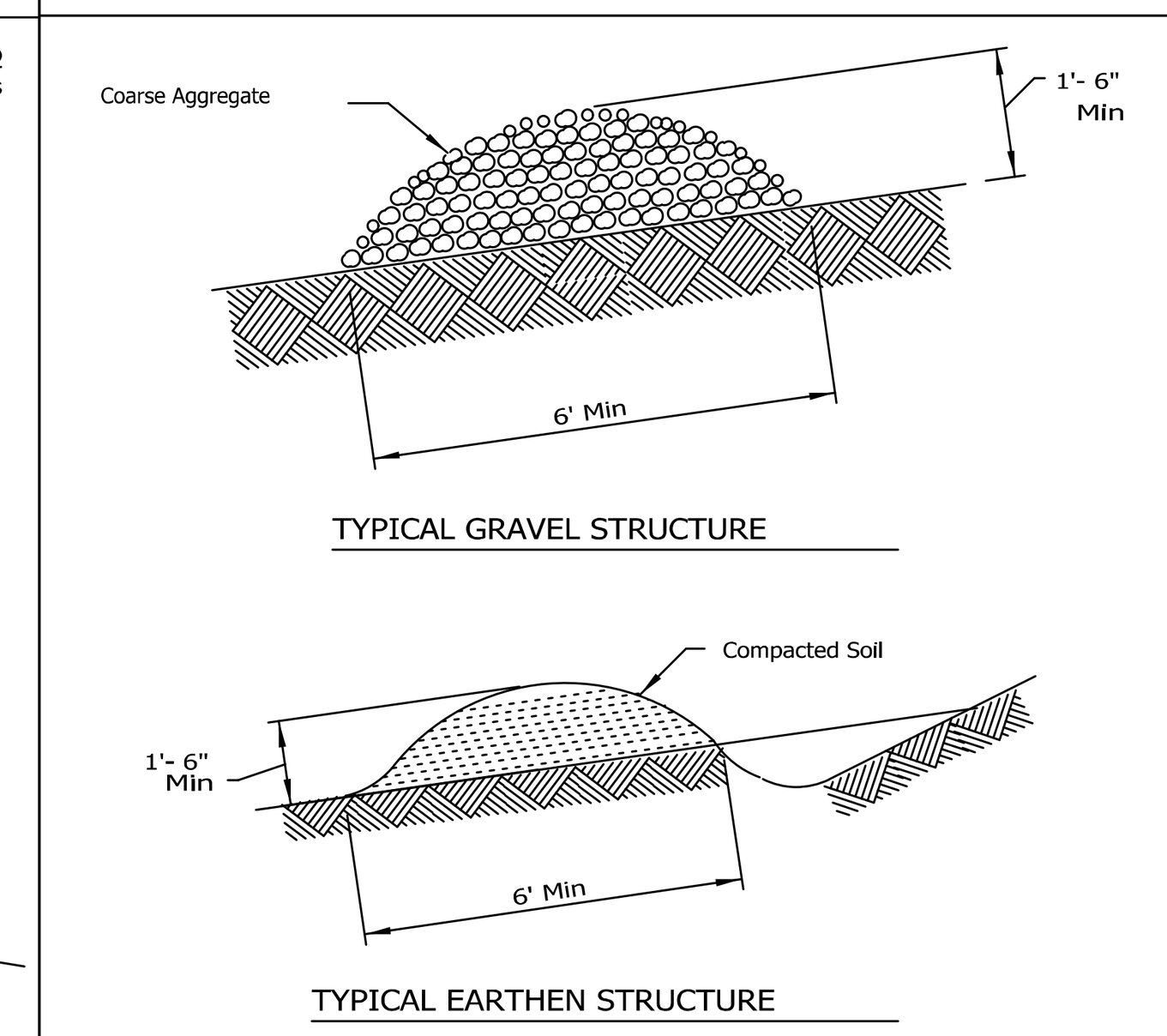


NOTES:
1. Coarse aggregate shall meet one of the following IDOT gradations: CA-1, or CA-3.
2. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV.
3. See sheet FILTER STRIP-GRASSED IL-535 for filter strip requirements.
4. See sheet EROSION BLANKET IL-530 for blanket material and installation requirements.
5. See plans for permanent seeding requirements.
6. See plans for D and W dimensions.

PLAN CODE: LS

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-570 SHEET 2 OF 2 DATE 1-29-99

RIGHT OF WAY DIVERSION PLAN

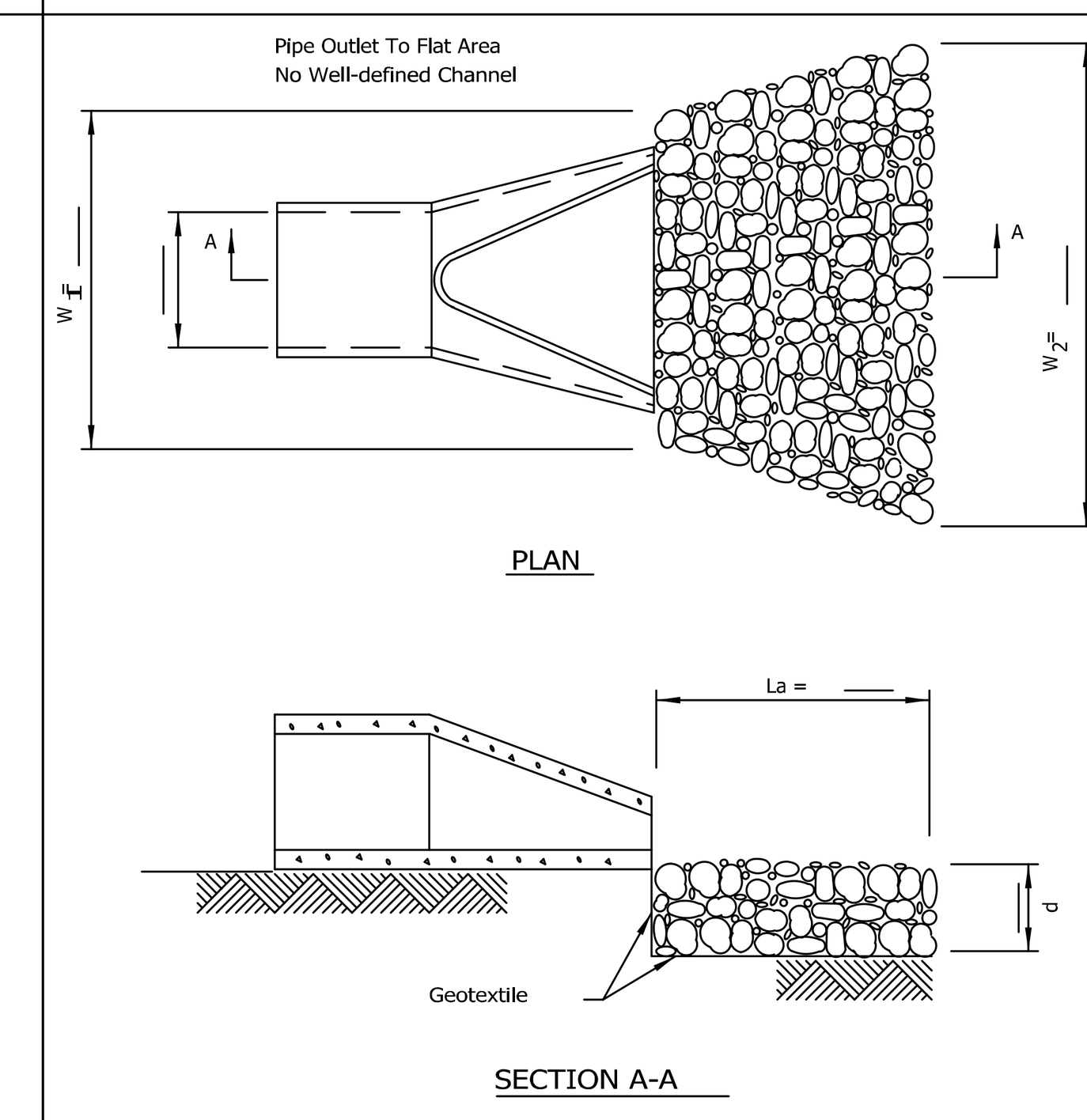


NOTES:
1. Install the diversion as soon as right-of-way has been cleared and graded.
2. Disc the base for the constructed ridge before placing fill.
3. Track the ridge to compact it to the design cross section.
4. Locate the outlet on an undisturbed area. Adjust field spacing of the diversion to use the most stable outlet areas. When natural areas are not deemed satisfactory, provide outlet protection.
5. Immediately seed and mulch the portions of the diversions not subject to construction traffic. Stablize with gravel areas to be crossed by vehicles.
6. Coarse aggregate, if used, shall meet one of the following IDOT gradations: CA-I,CA-2 CA-3, OR CA-4.

PLAN CODE: RD

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-600 SHEET 1 OF 1 DATE 3-3-95

PIPE OUTLET TO FLAT AREA

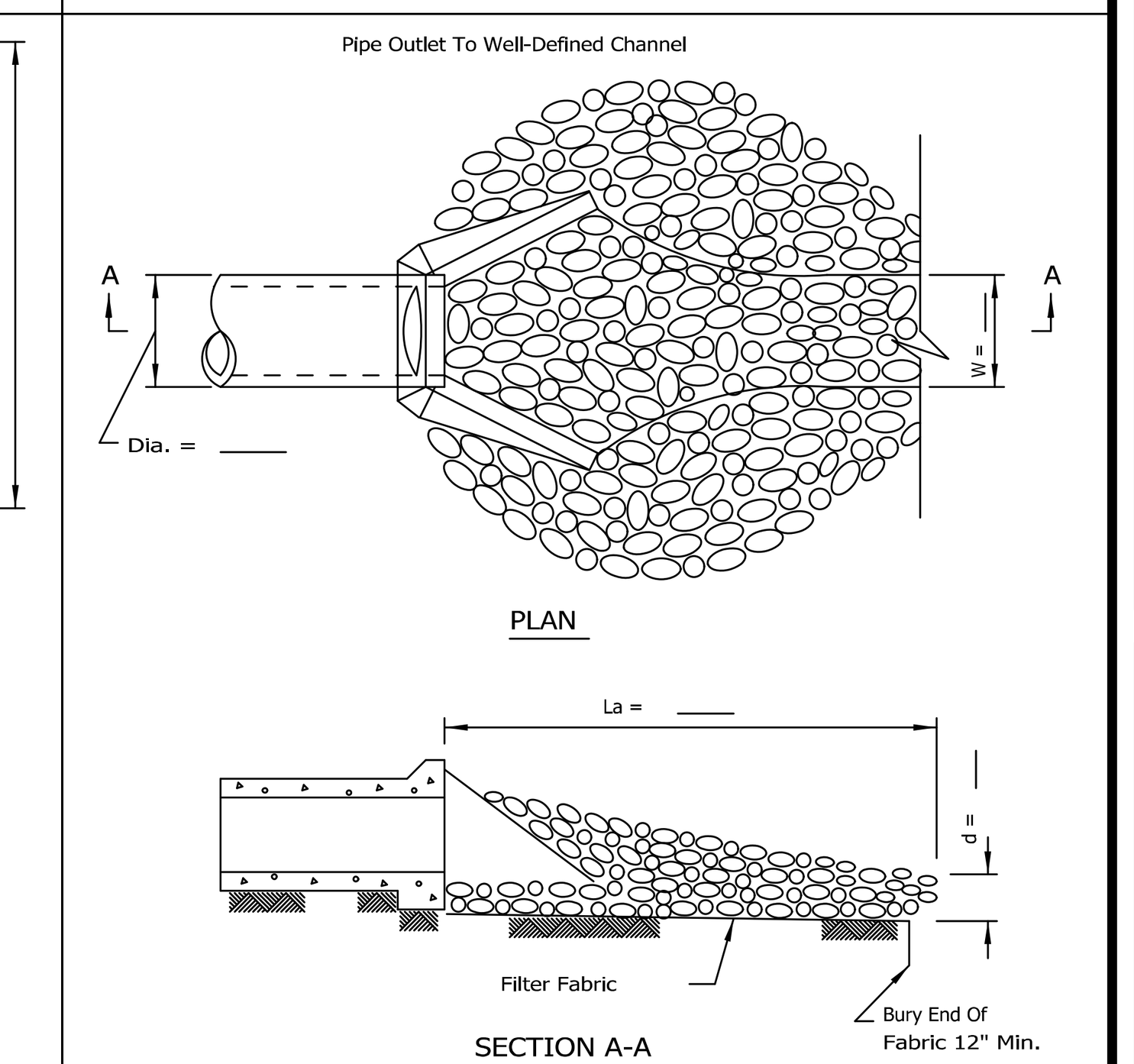


NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class , or . I II III
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR ____, Quality ____.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

PLAN CODE: LA

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-610 SHEET 1 OF 1 DATE 9-15-93

PIPE OUTLET TO CHANNEL

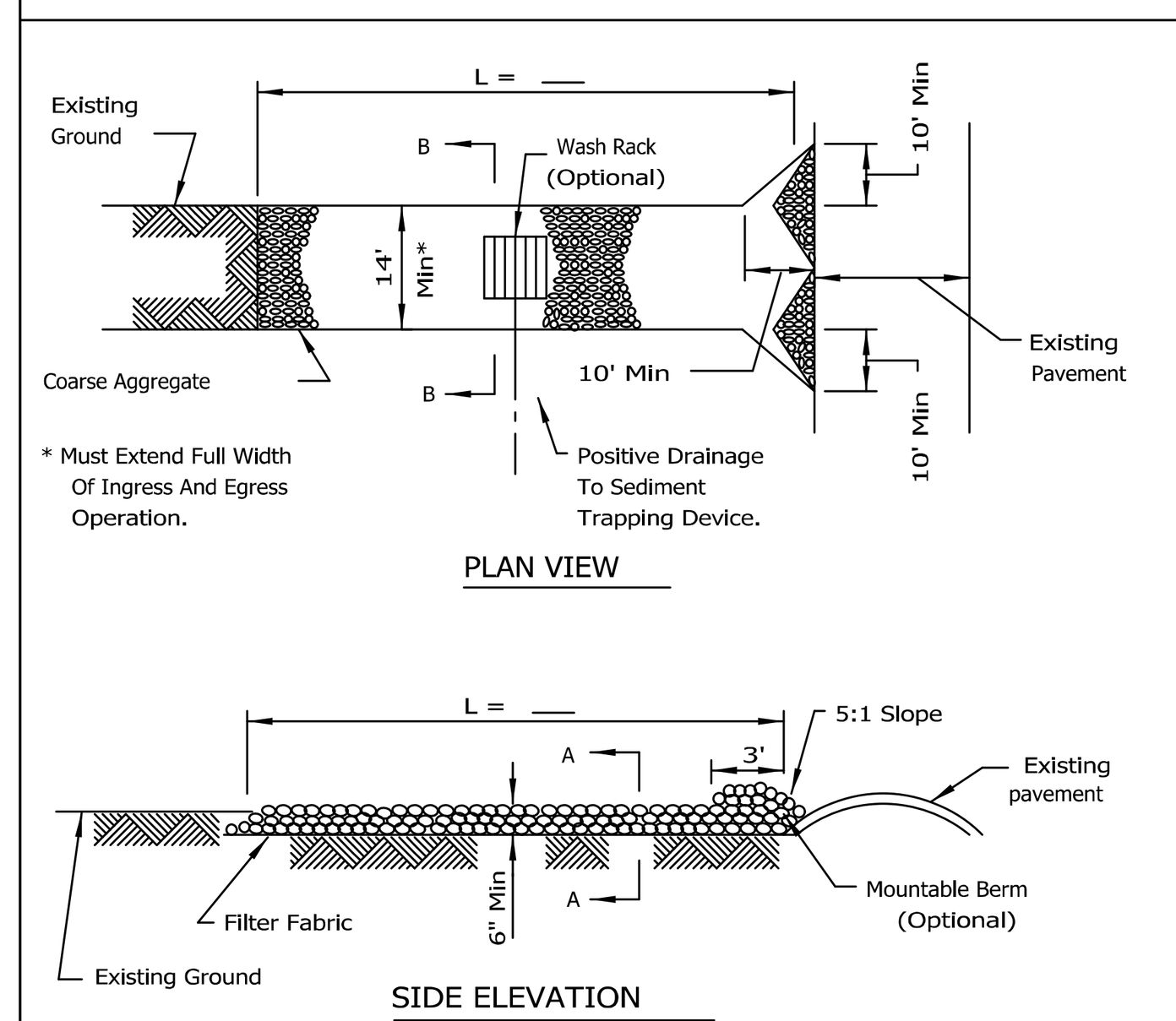


PLAN CODE: LA

NOTES:
1. The filter fabric shall meet the requirements in material specification 592 GEOTEXTILE Table 1 or 2, Class , or . I II III
2. The rock riprap shall meet the IDOT requirements for the following gradation____.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-611 SHEET 1 OF 1 DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN

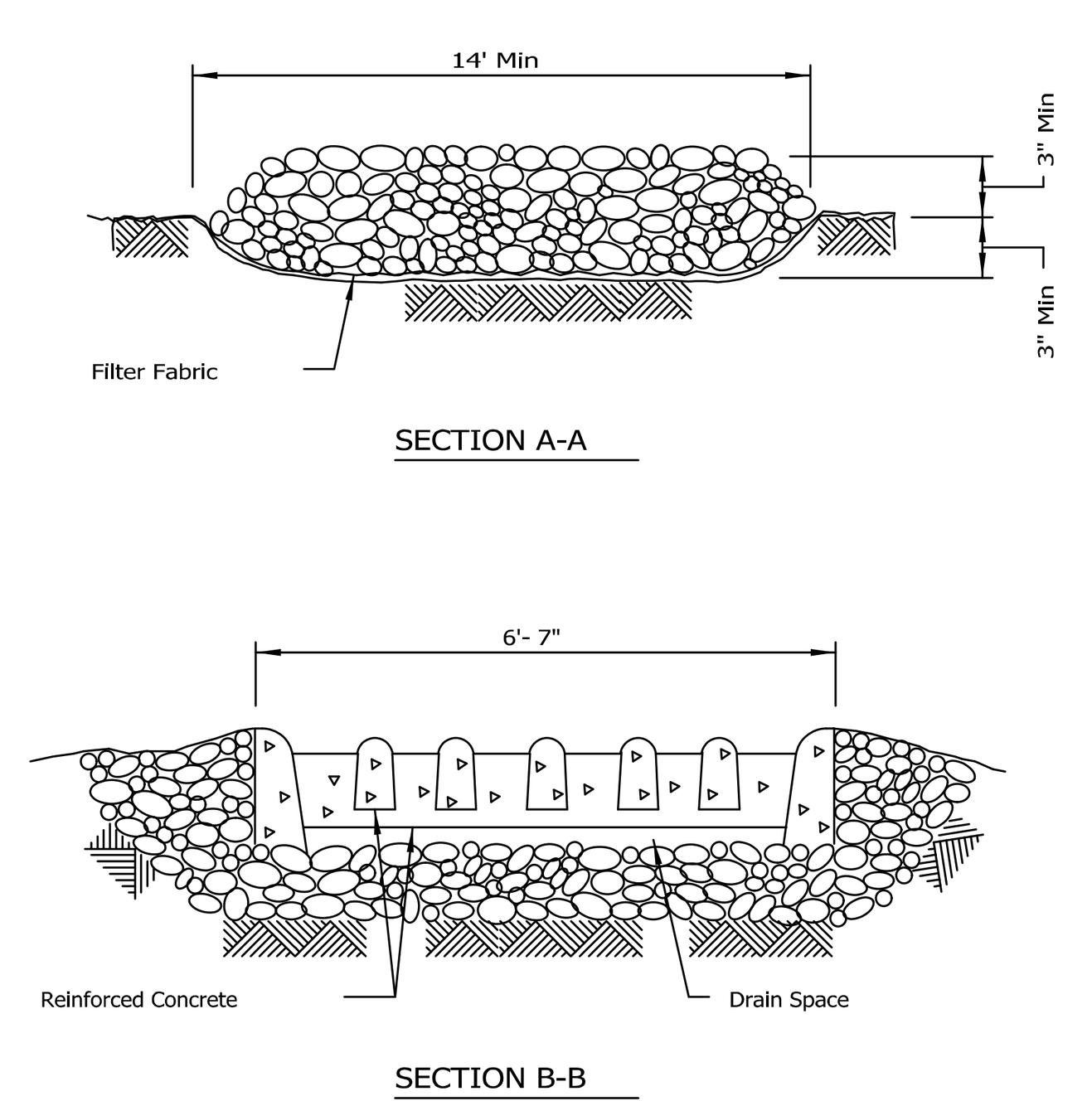


NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class , or and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

PLAN CODE: SE

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-630 SHEET 1 OF 2 DATE 8-18-94

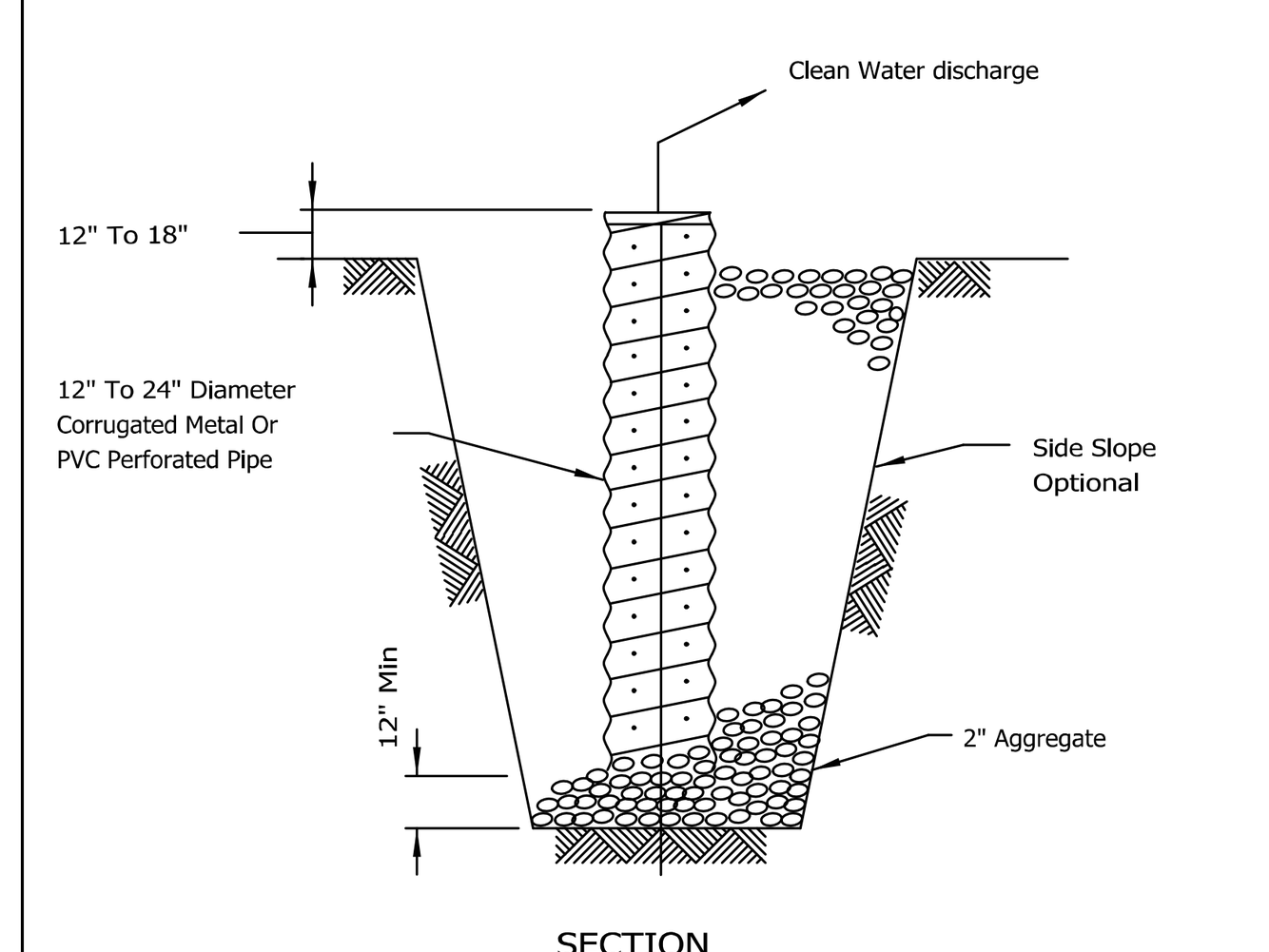
STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN CODE: SE

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-630 SHEET 2 OF 2 DATE 8-18-94

SUMP PIT PLAN

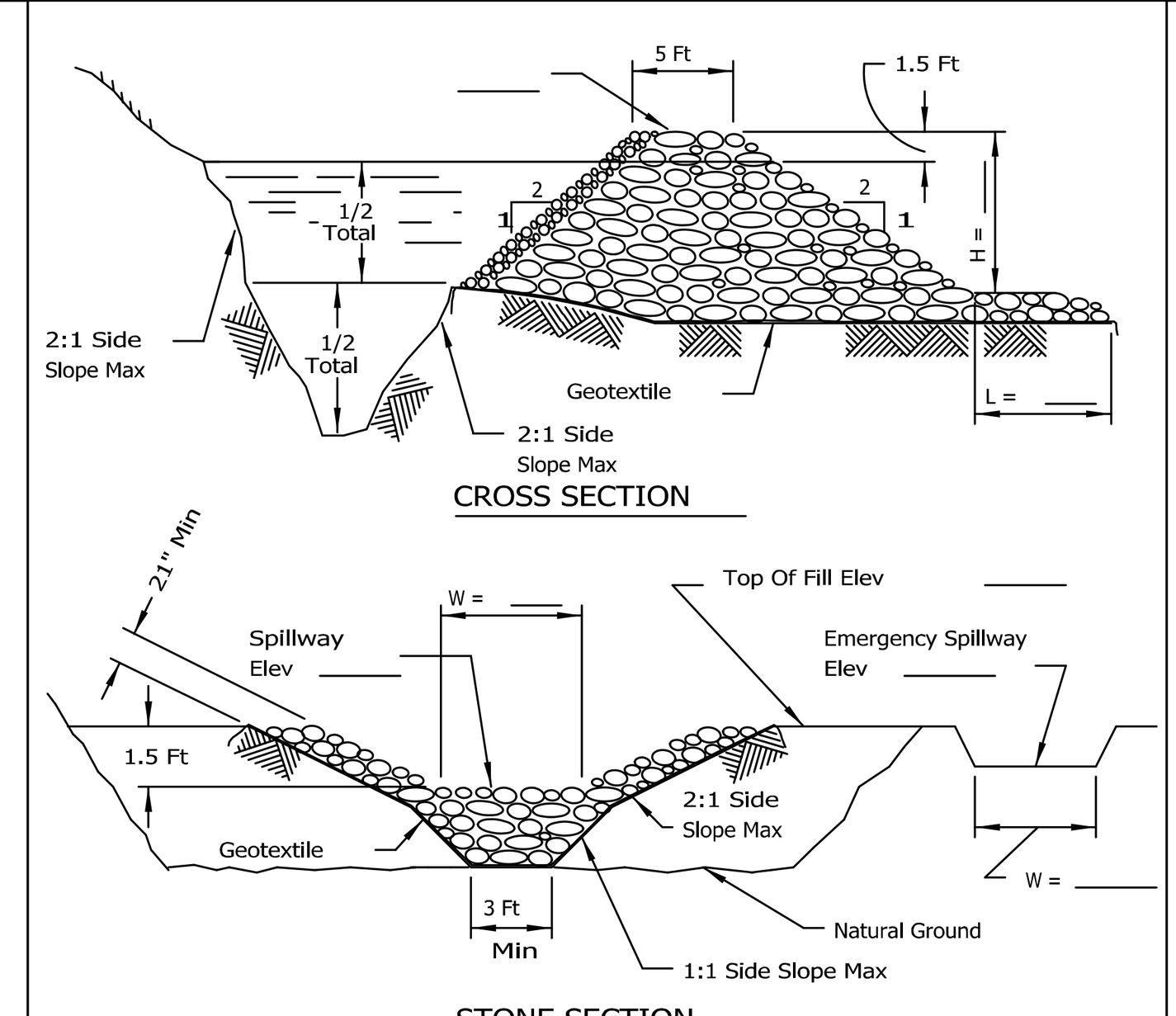


PLAN CODE: SP

NOTES:
1. Pit dimensions are optional.
2. The standpipe will be constructed by perforating a 12"-24" diameter corrugated metal or PVC pipe.
3. A base of 2" aggregate will be placed in the pit to a minimum depth of 12". After installing the standpipe, the pit surrounding the standpipe will then be backfilled with 2" aggregate.
4. The standpipe will extend 12" to 18" above the lip of the pit.
5. If discharge will be pumped directly to a storm drainage system, the standpipe will be wrapped with filter fabric before installation.
6. If desired, 1/4"-1/2" hardware cloth may be placed around the standpipe prior to attaching the filter fabric. This will increase the rate of water seepage into the pipe.

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-650 SHEET 1 OF 1 DATE 8-11-94

TEMPORARY SEDIMENT TRAP

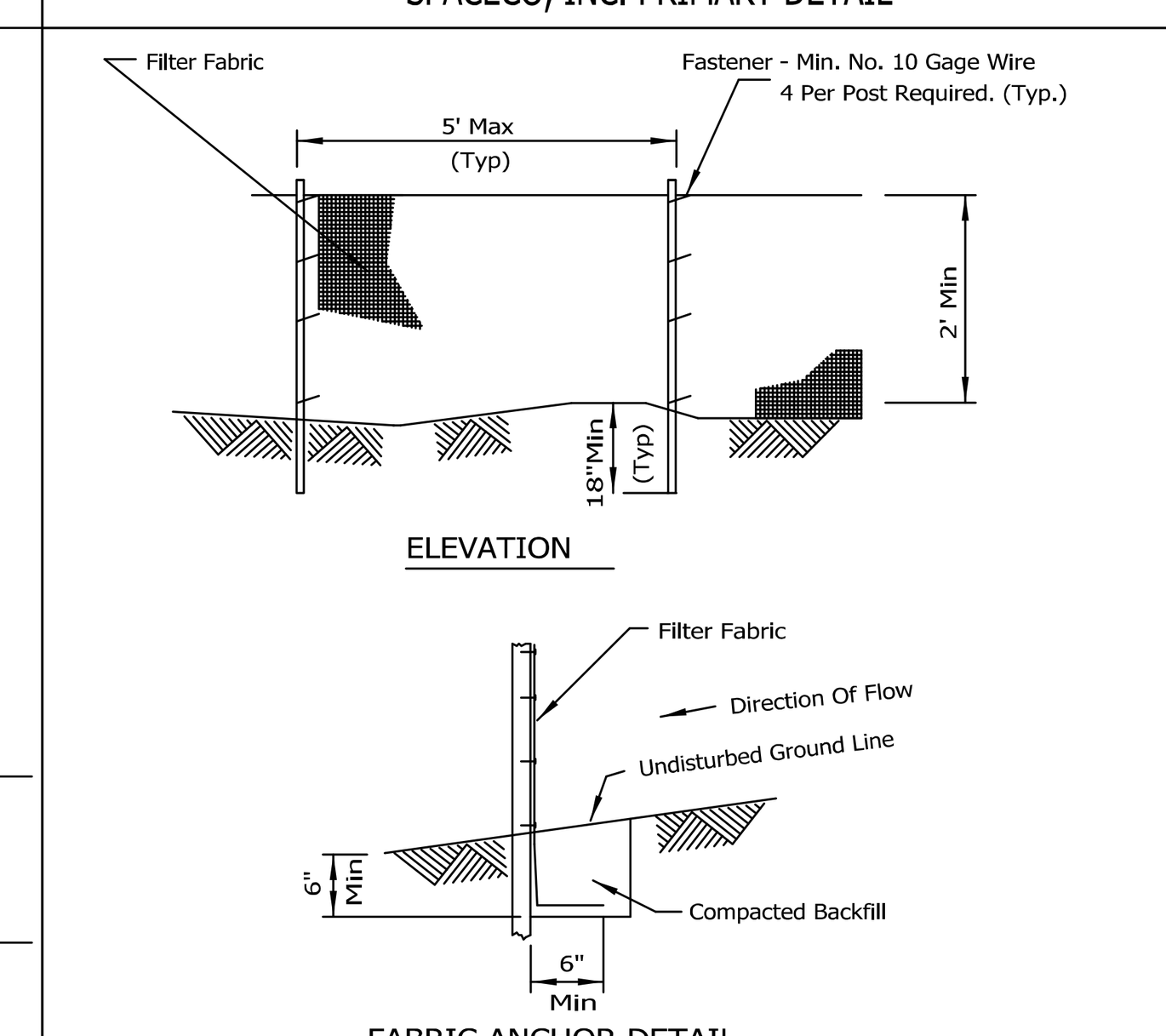


PLAN CODE: ST

NOTES:
1. If the sediment pool is formed or enlarged the side slope will be 2:1 or flatter.
2. The fill shall be constructed using IDOT RR-4 stone size. A 1'layer of IDOT CA-2 should be placed on the inside face to reduce the flow rate.
3. The rock will be placed according to construction specification 25 ROCKFILL. Placement will be by Method 1 and compaction will be class . III
4. The geotextile shall meet the requirements in material specification 592 GEOTEXTILE table 1 or 2, class , or . I II IV

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-660 SHEET 1 OF 1 DATE 11-20-01

SILT FENCE PLAN
SPACECO, INC. PRIMARY DETAIL

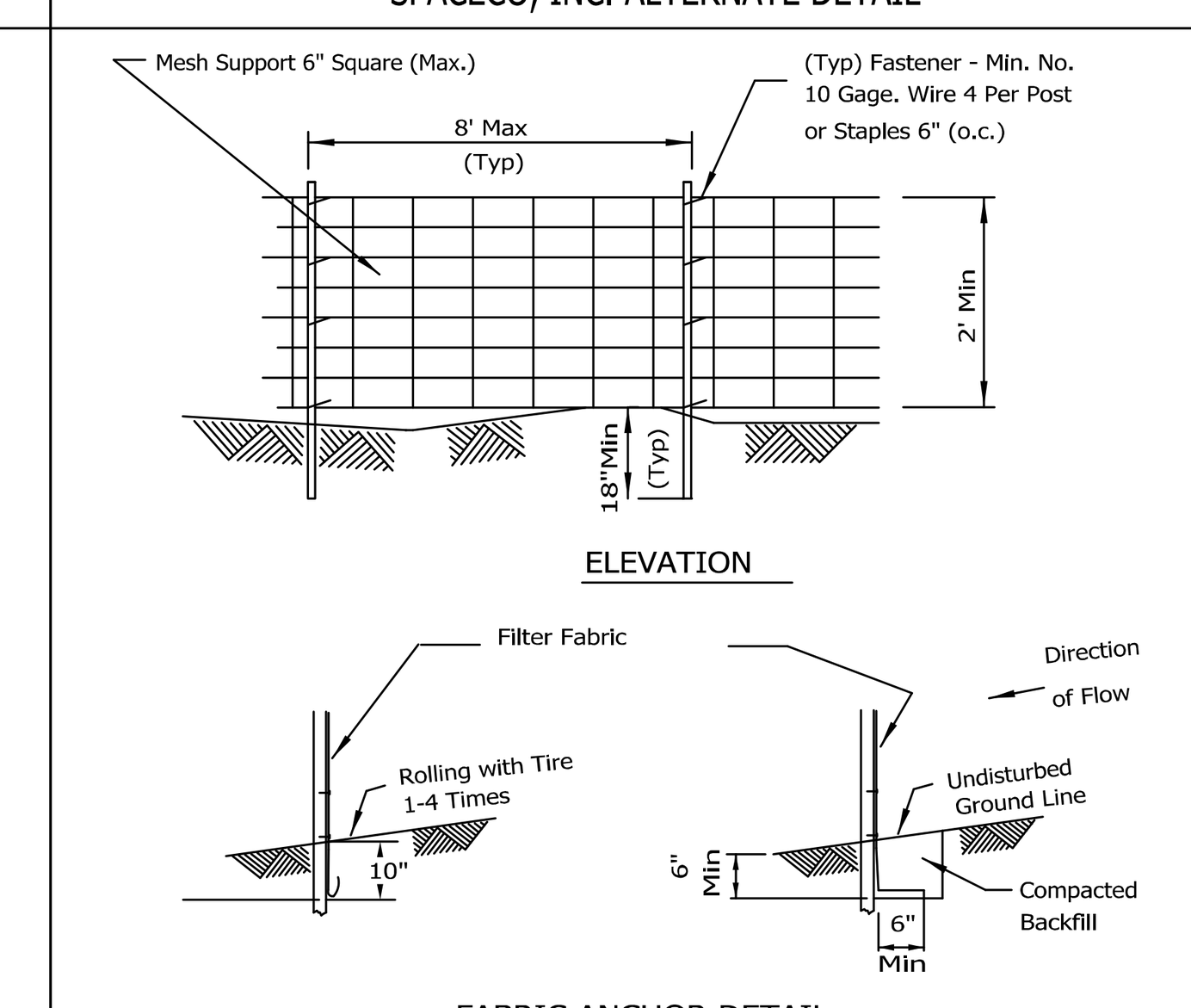


NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

PLAN CODE: —XX—

REFERENCE Project / Designed Date / Checked Date / Approved Date — STANDARD DWG. NO. IUM-620A SHEET 1 OF 2 DATE 3-16-12

SILT FENCE WITH WIRE SUPPORT PLAN
SPACECO, INC. ALTERNATE DETAIL

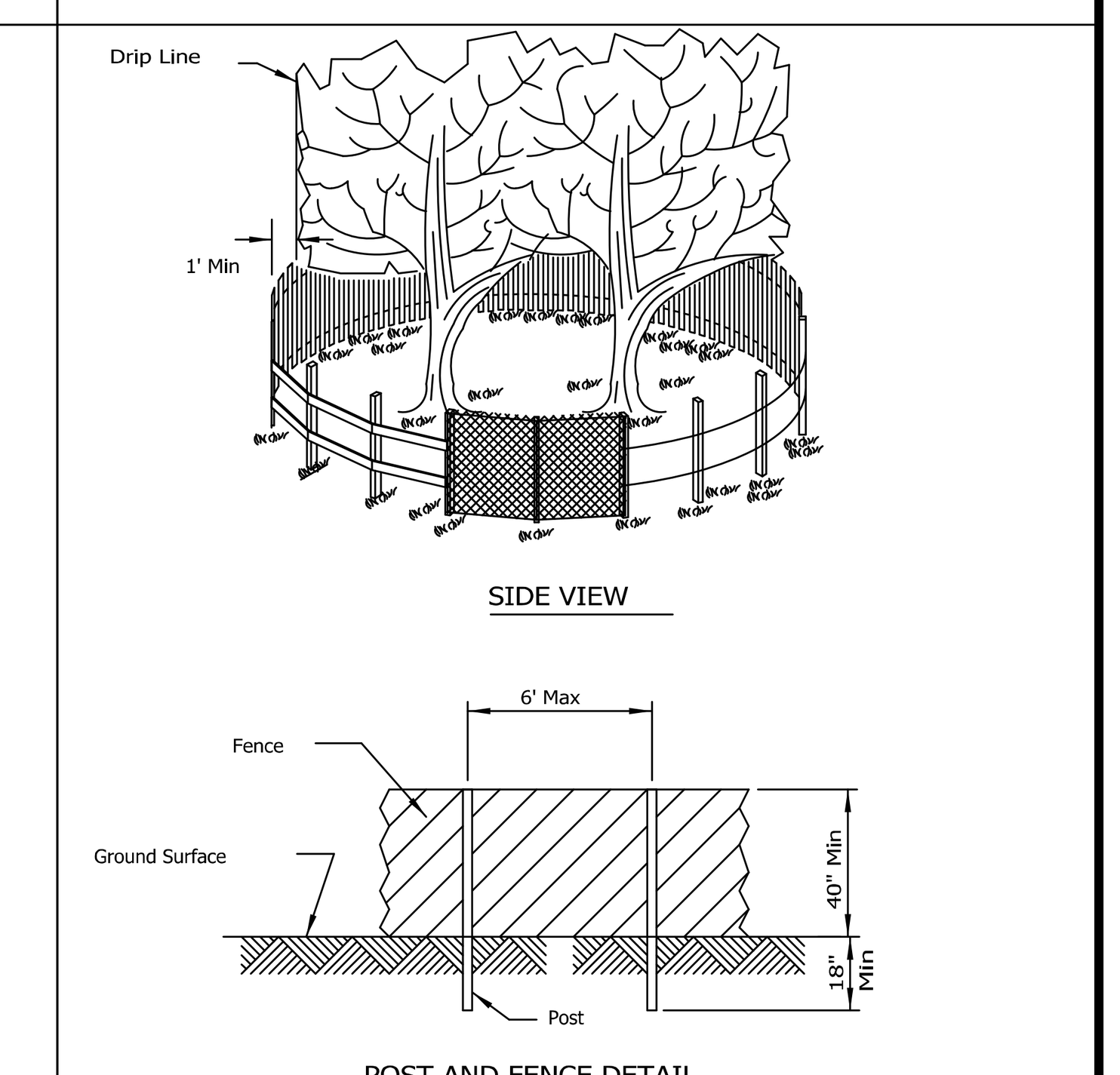


NOTES:
1. Silt Fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization. Silt fence shall be placed on the flattest area available.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

PLAN CODE: —XX—

REFERENCE Project / Designed Date / Checked Date / Approved Date — STANDARD DWG. NO. IUM-620A(W) SHEET 1 OF 2 DATE 3-16-2012

TREE PROTECTION - FENCING

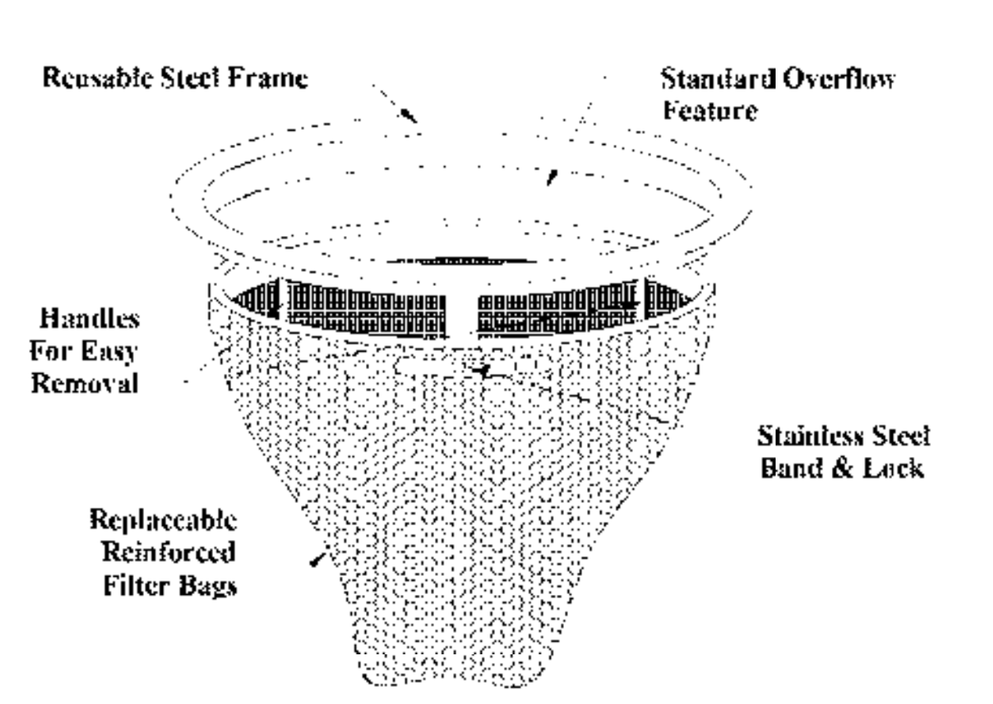


PLAN CODE: —TP—

NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

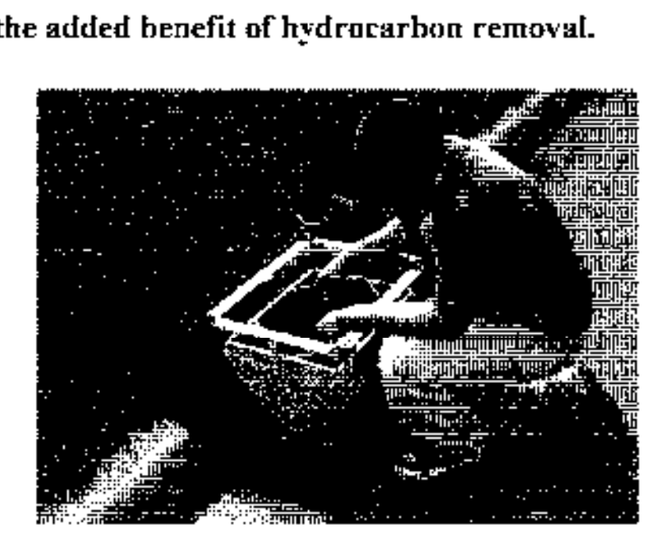
REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-690 SHEET 1 OF 1 DATE 4-7-94

Catch-All - is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.



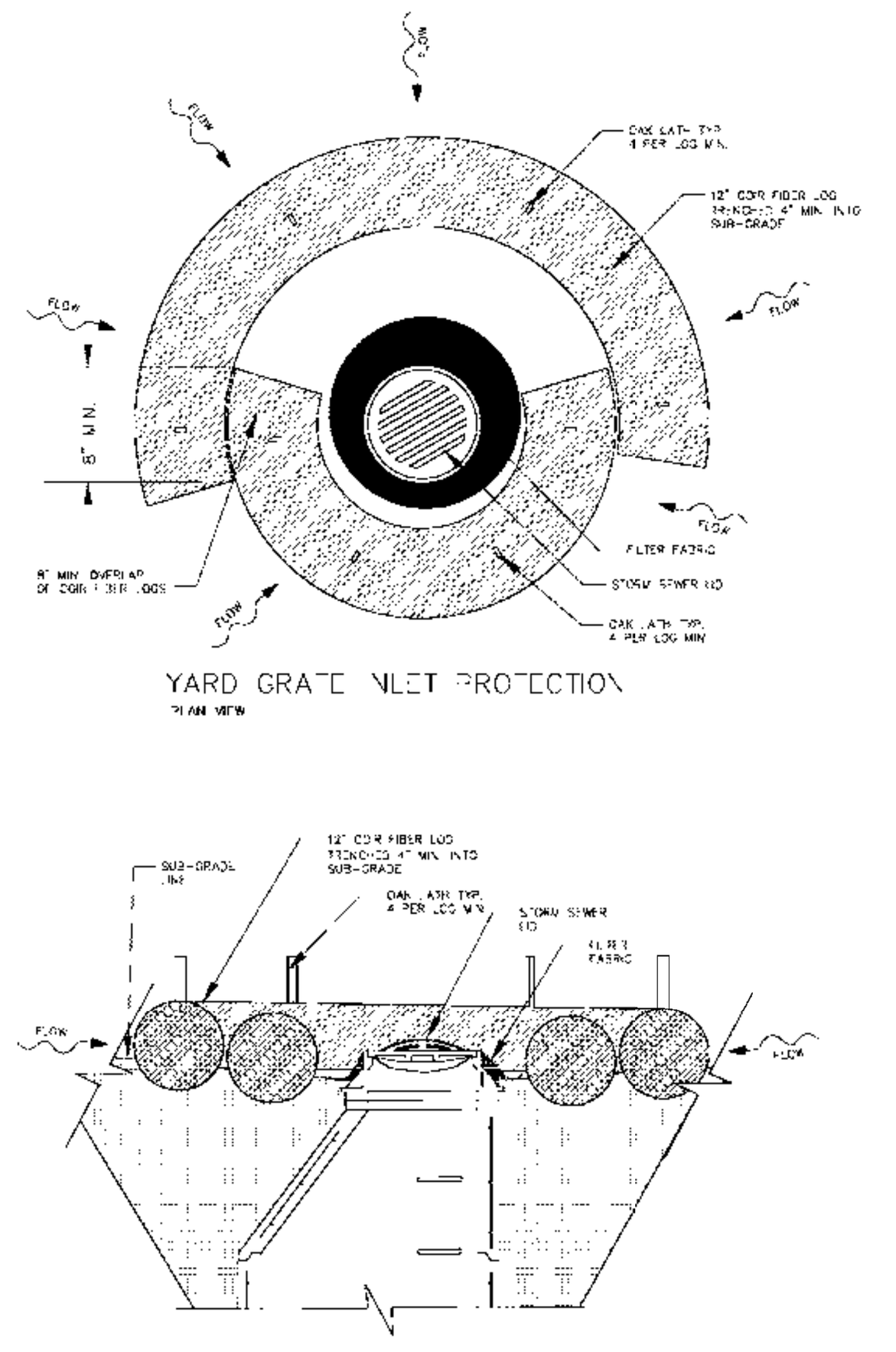
Catch-All HR is available to provide the added benefit of hydrocarbon removal.

Design Benefits
1. Pollution Prevention
   - Sediment Control
2. Pollution Removal
   - Hydrocarbons (Catch-All HR)
   - Total Suspended Sediment
   - Phosphorus*
   - Nitrogen*
   - Heavy Metals*
   - *By virtue of sediment control*

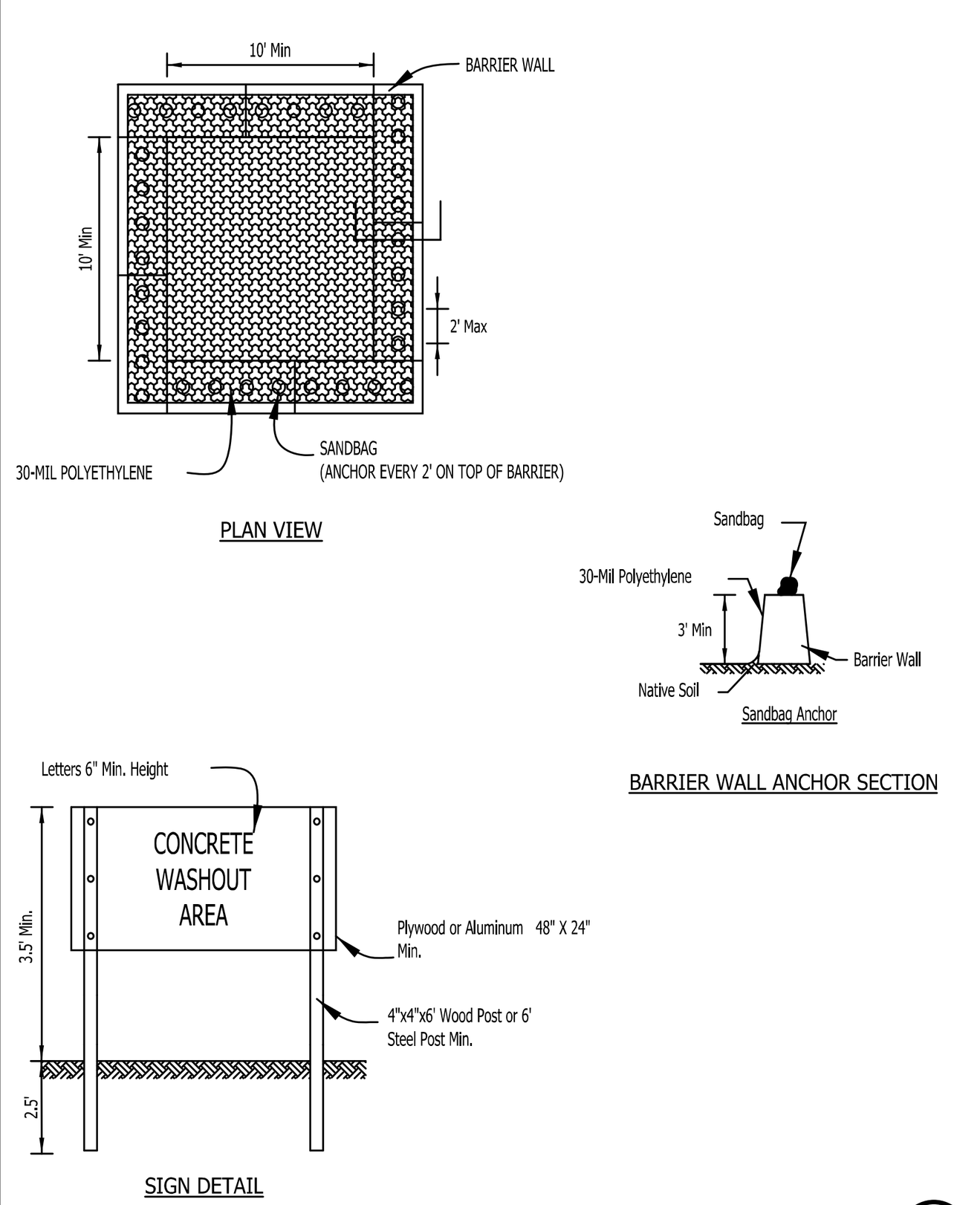


Applications
1. Site Development & Highway Construction
   - Inlet Protection / Sediment Control
2. Permanent BMP
   - Maintenance Yards
   - Wash Bays
   - Parking Lots & Garages
   - Airports – Tarmac, Cab/Limo Stands, Rental Returns
   - Bank/Fast Food Drive-Ups
   - Reduce Maintenance of Underground Detention Systems
   - Reduce Maintenance of Underground Oil/Water Separators

PLAN CODE: FF



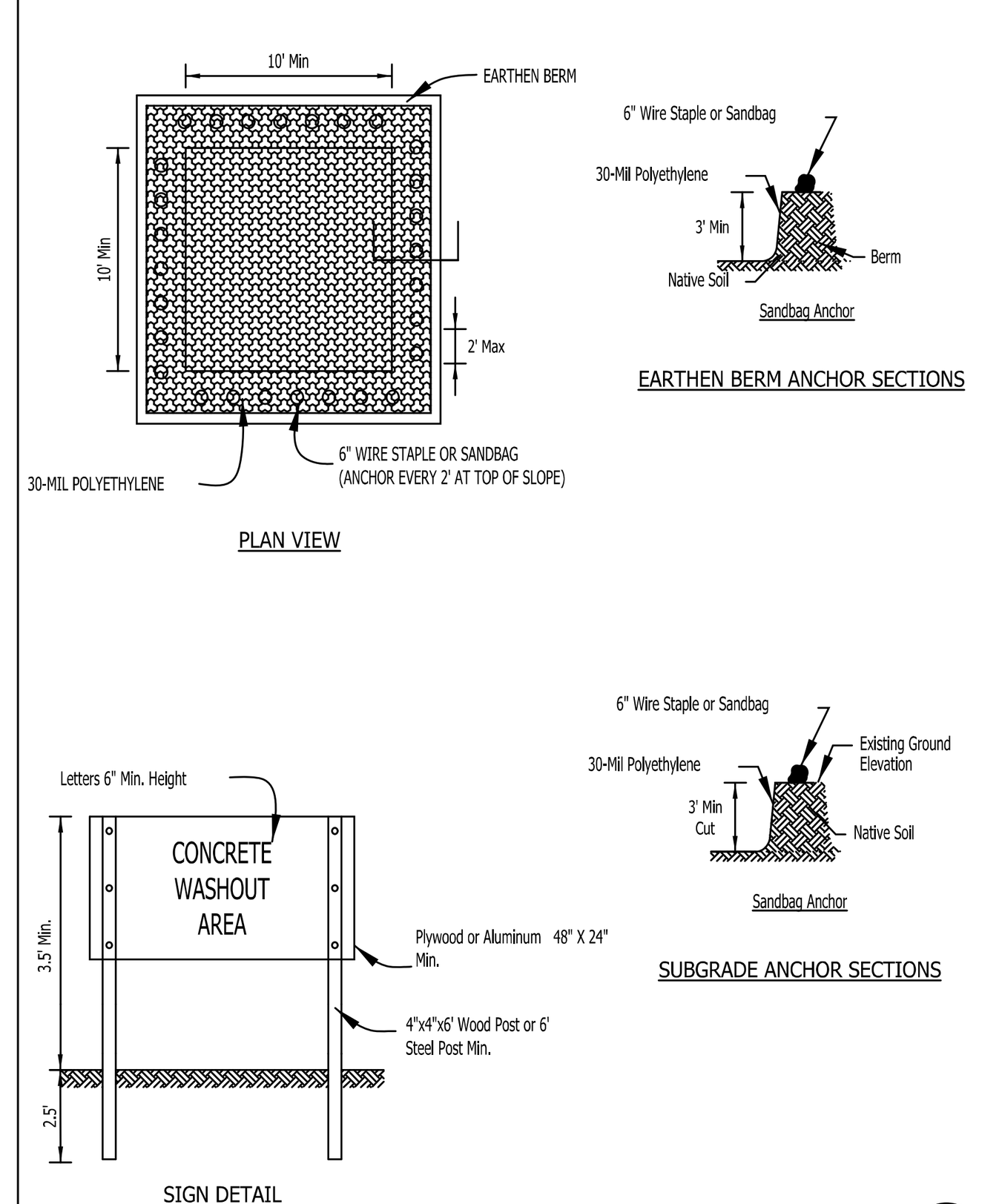
PLAN CODE: FF



PLAN CODE: CW

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

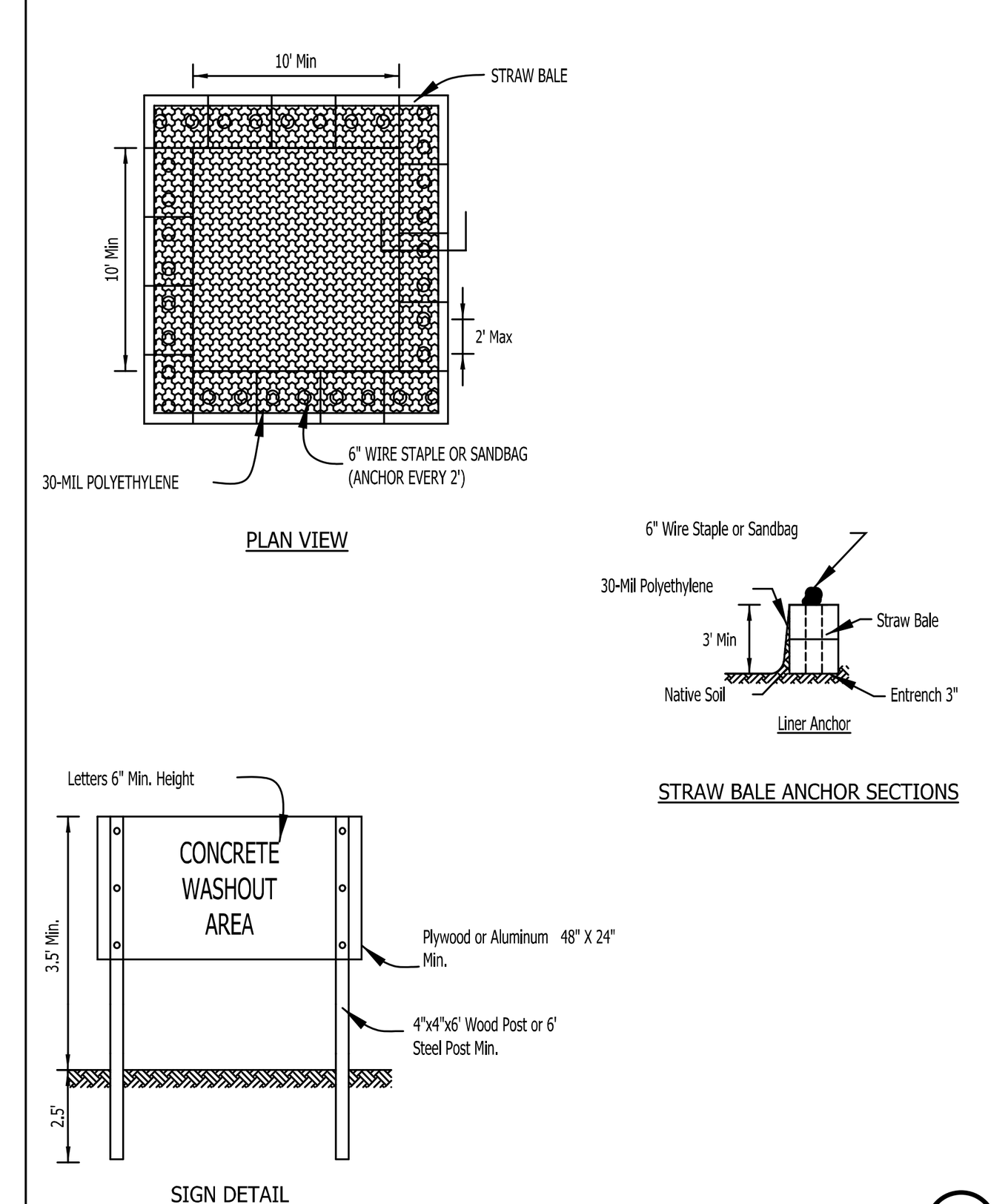
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL — IUM-654BW — Drawn B. JOHNSON 6/08



PLAN CODE: CW

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

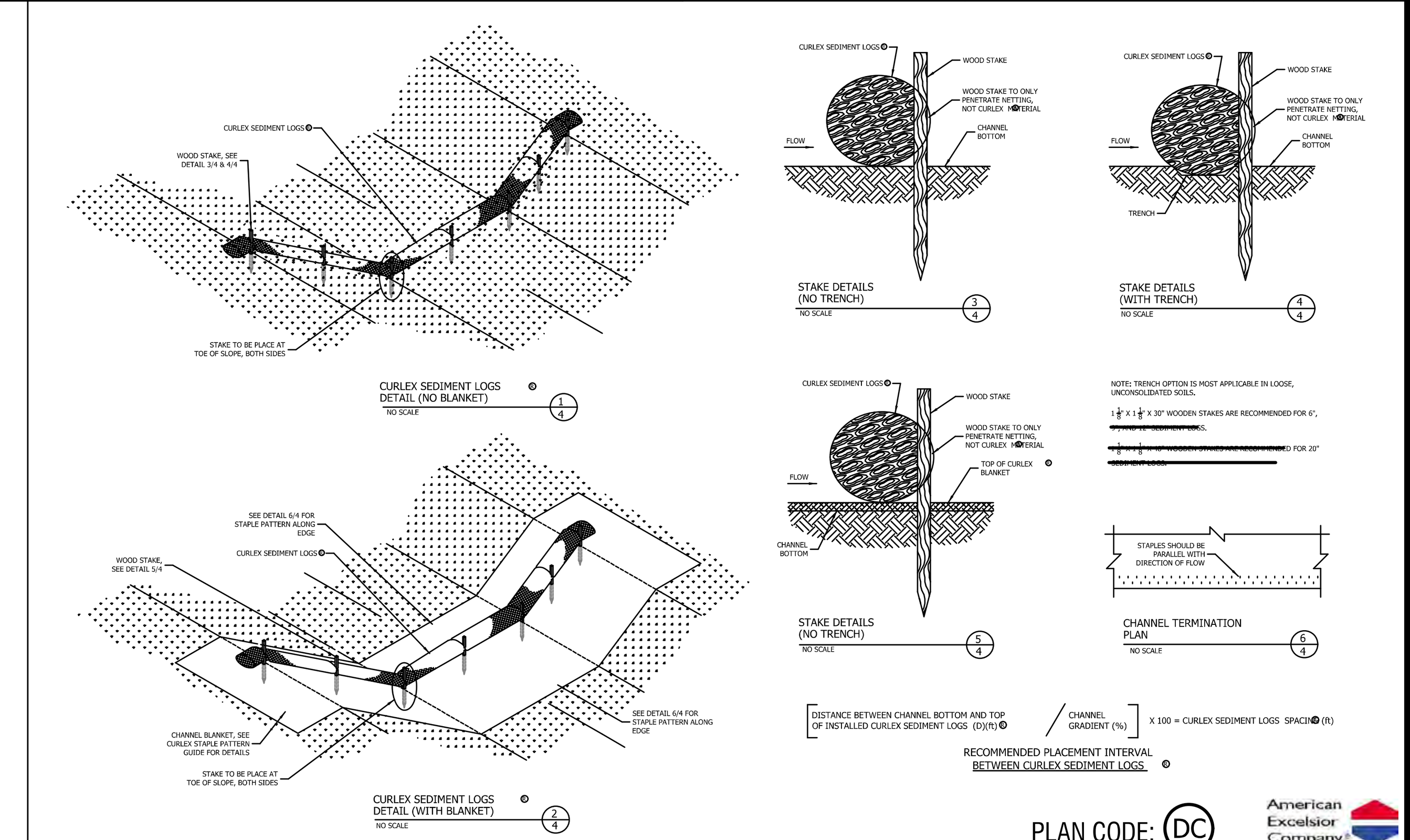
TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE — IUM-654ET — Drawn B. JOHNSON 6/08



PLAN CODE: CW

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE — IUM-654SB — Drawn B. JOHNSON 6/08



PLAN CODE: DC

American Excelsior Company — Earth Science Division

AMERICAN EXCELSIOR COMPANY, ARLINGTON, TEXAS — CURLEX SEDIMENT LOGS DITCH/CHANNEL APPLICATION DETAIL

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL DETAILS

OFF-SITE
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco — Civil Engineering & Surveying — Rosemont, IL – Morris, IL – Indianapolis, IN — spacecoinc.com

FILENAME: 11395.02_OFS-SE_DETAILS

DATE: 11/25/25

JOB NO. 11395.02

SHEET: SE DETAILS 13 OF 18

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SCALE 1" = 20'

0 20 40

SYMBOL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- (FF) FABRIC FILTER
- (P) PAVING
- (PS) PERMANENT SEEDING
- (LA) LINED APRON
- (CP) CONCRETE PAVEMENT

OLD DEERFIELD RD

RIDGE RD

RICHFIELD AVE

CAUTION
PROTECT EXISTING LANDSCAPING ALONG RESTAURANT PROPERTY DURING WALK CONSTRUCTION

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OLD DEERFIELD ROAD GRADING PLAN

OFF-SITE
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_OFS-SE1

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE1
14 OF 18

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NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEERFIELD ROAD SOIL EROSION AND SEDIMENT CONTROL PLAN

THE RESIDENCES OF HIGHLAND PARK

OFF-SITE

HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:	11395.02_OFS-SE2
DATE:	11/25/25
JOB NO.	11395.02
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	15 OF 18

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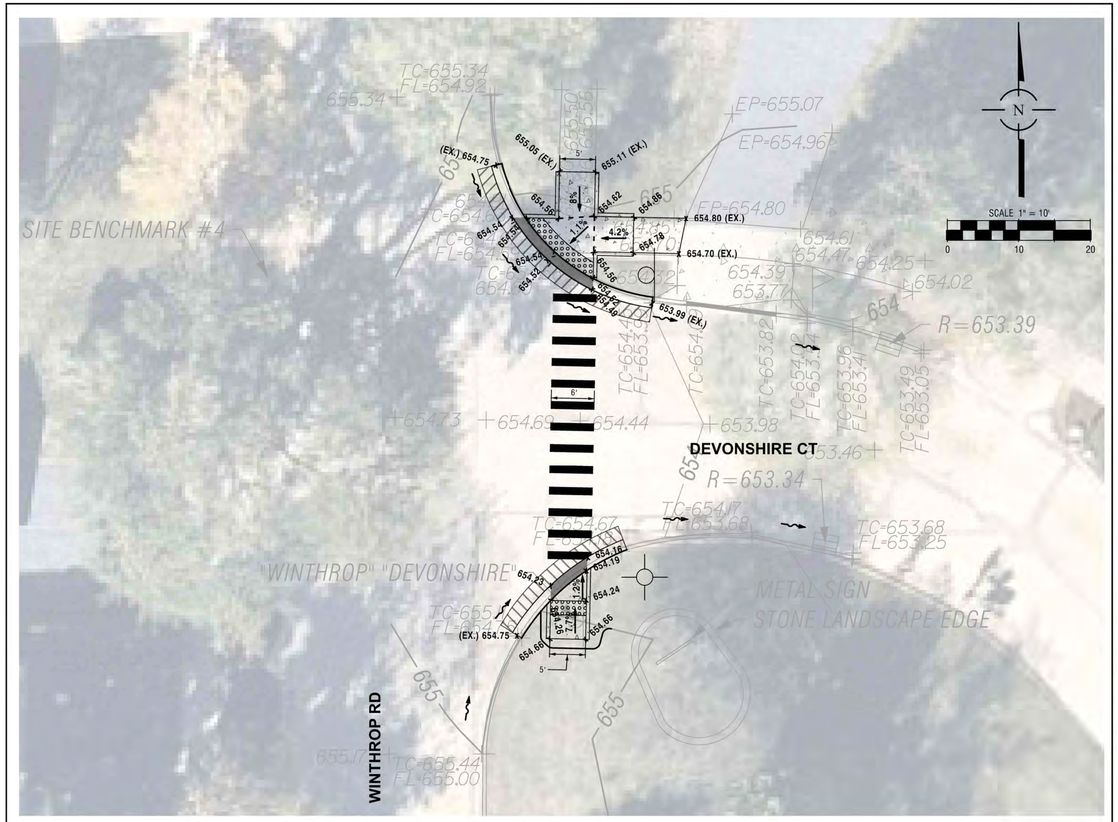
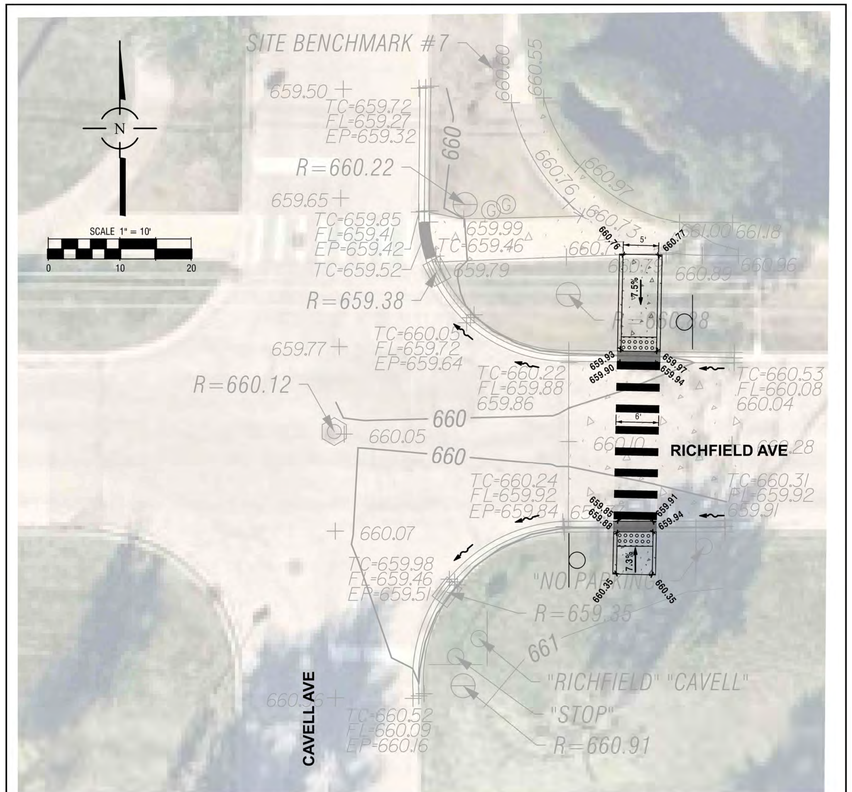
DEVONSHIRE COURT / RIDGE AVENUE CROSSWALK



DEVONSHIRE COURT / WINTHROP ROAD CROSSWALK



RICHFIELD AVENUE / CAVELL AVENUE CROSSWALK

SYMBOL LEGEND

	STABILIZED CONSTRUCTION ENTRANCE
xx	SILT FENCE
FF	FABRIC FILTER
P	PAVING
PS	PERMANENT SEEDING
LA	LINED APRON
CP	CONCRETE PAVEMENT

NO.	DATE	REMARKS

NO.	DATE	REMARKS

CROSSWALKS SOIL EROSION AND SEDIMENT CONTROL PLAN

OFF-SITE
THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11395.02_OFS-SE3

DATE: 11/25/25

JOB NO. 11395.02

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EARTHWORK NOTES

1. GENERAL

   A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

   B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

   C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

   D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

   E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

   G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

   I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

   A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

   E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

      STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

   D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

   UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

   A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

   E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

   B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

   C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.
2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.
4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].
5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.
6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]
7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.
8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.
9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING, PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

   A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

   C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

   A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
      1) SCARIFY DISC AND AERATE,
      2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL,
      3) REMOVE AND REPLACE WITH GRANULAR MATERIAL,
      4) USE OF GEOTEXTILE FABRIC.

      MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

   C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

   D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

   A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL, THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE OLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

   B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

   C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

   D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

   E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

   F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS, PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

   G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

   H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

   I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

   A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE: OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

   B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

   C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

   D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

   E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

   B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

   C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

   D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

   E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

SANITARY SEWER NOTES

1. GENERAL

   A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.

   B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

      PLAN CODE DESCRIPTION

      DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).

      PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26

   C. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.

   D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

   E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

   F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.

   G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

   H. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

      a) PERMISSION SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.
      b) THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

2. BEDDING:

   A. BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4 " -3/4 " IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-448 SIZE 67 FOR DIP PIPE. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.

   B. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.

   C. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED. REFER TO THE TRENCH BACKFILL LIMITS DETAIL.

3. MANHOLES:

   A. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH MUNICIPAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEENAH R-1980.

   B. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

4. FRAMES AND LIDS:

   A. ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1712 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

   B. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

5. DROP MANHOLE ASSEMBLIES:

   A. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

6. CLEANING:

   A. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

7. TESTING:

   A. DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". OR MUNICIPAL CODES. IN THE EVENT OF A DISCREPANCY BETWEEN THE STANDARD SPECIFICATIONS AND THE MUNICIPAL CODE. THE MUNICIPAL CODE SHALL GOVERN. THE FULL LENGTH OF THE SANITARY SEWER IS REQUIRED TO BE BOTH AIR TESTED AND DEFLECTION TESTED.

   B. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.

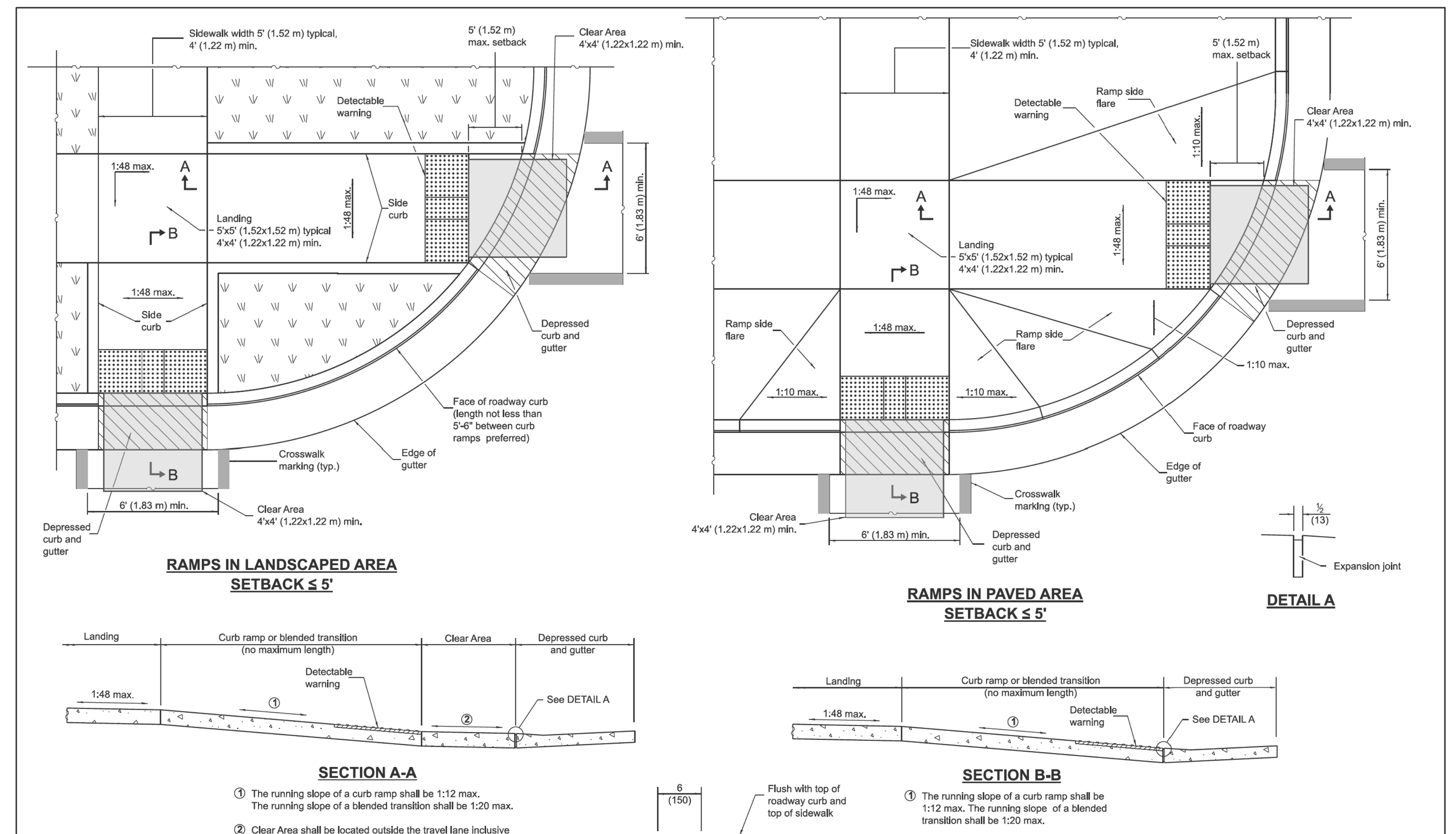
   C. TESTING OF MANHOLES TO BE IN ACCORDANCE WITH ASTM C-969.

8. TELEVISING:

   A. ALL SANITARY SEWERS SHALL BE TELEVISED AND A COPY OF THE TAPE /DVD AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEO TAPES/DVDS.

9. TEST RESULTS:

   A. IF THE SANITARY SEWER INSTALLATION FAILS TO M



① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

② Clear Area shall be located outside the travel lane inclusive of any bicycle lanes. The running slope shall be 1:20 max and the cross slope shall be:
- Signalized/Uncontrolled Intersection - 1:20
- Yield/Stop Controlled Intersection - 1:48
- Midblock - grade of the road

① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

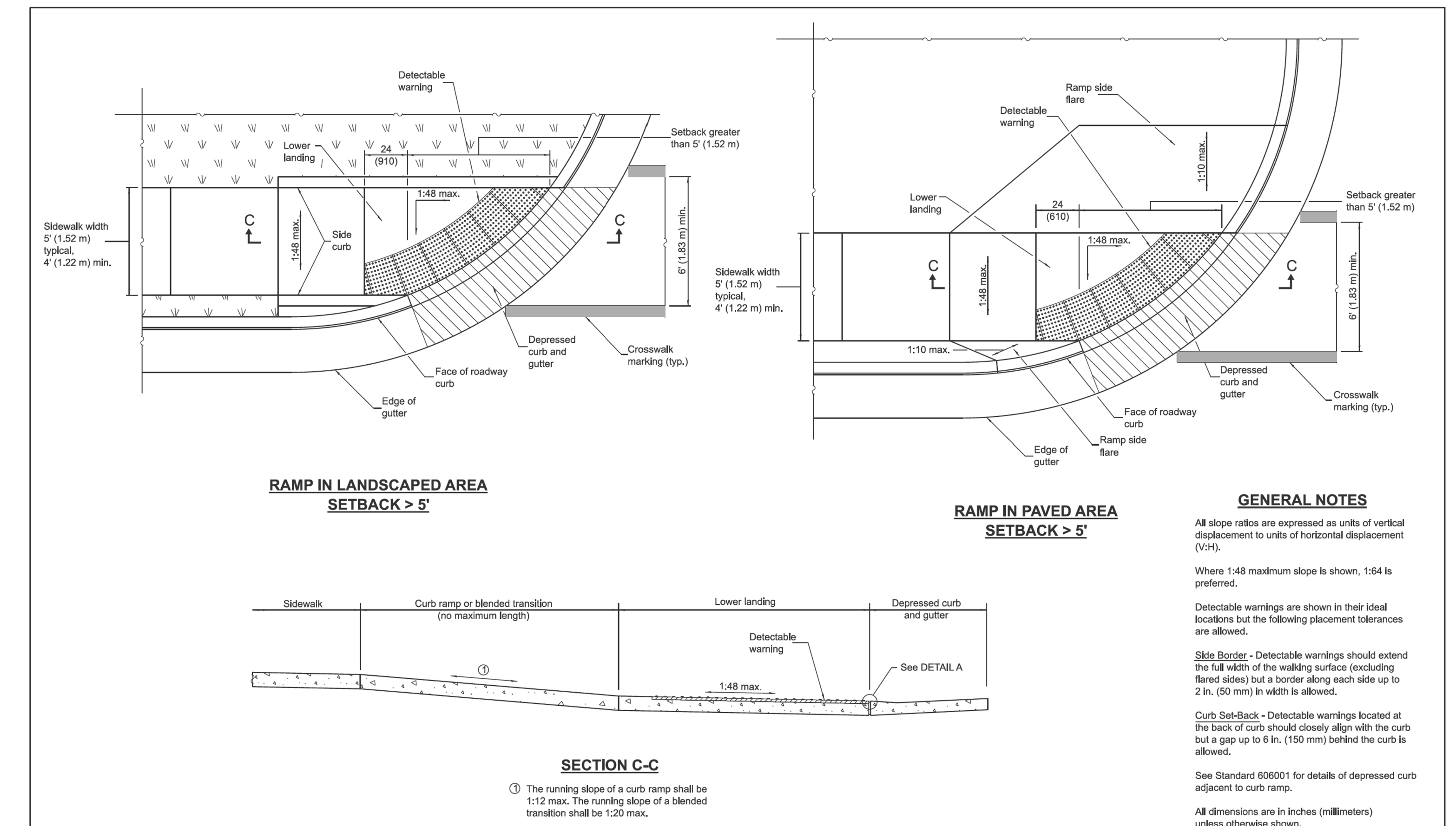
See Sheet 2 for GENERAL NOTES.

Illinois Department of Transportation
APPROVED January 1, 2025 ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2025 ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

DATE	REVISIONS
1-1-25	Indicated "Clear Area" Location and updated cross-slopes.
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS (Sheet 1 of 2)

STANDARD 424001-12



① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where 1:48 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

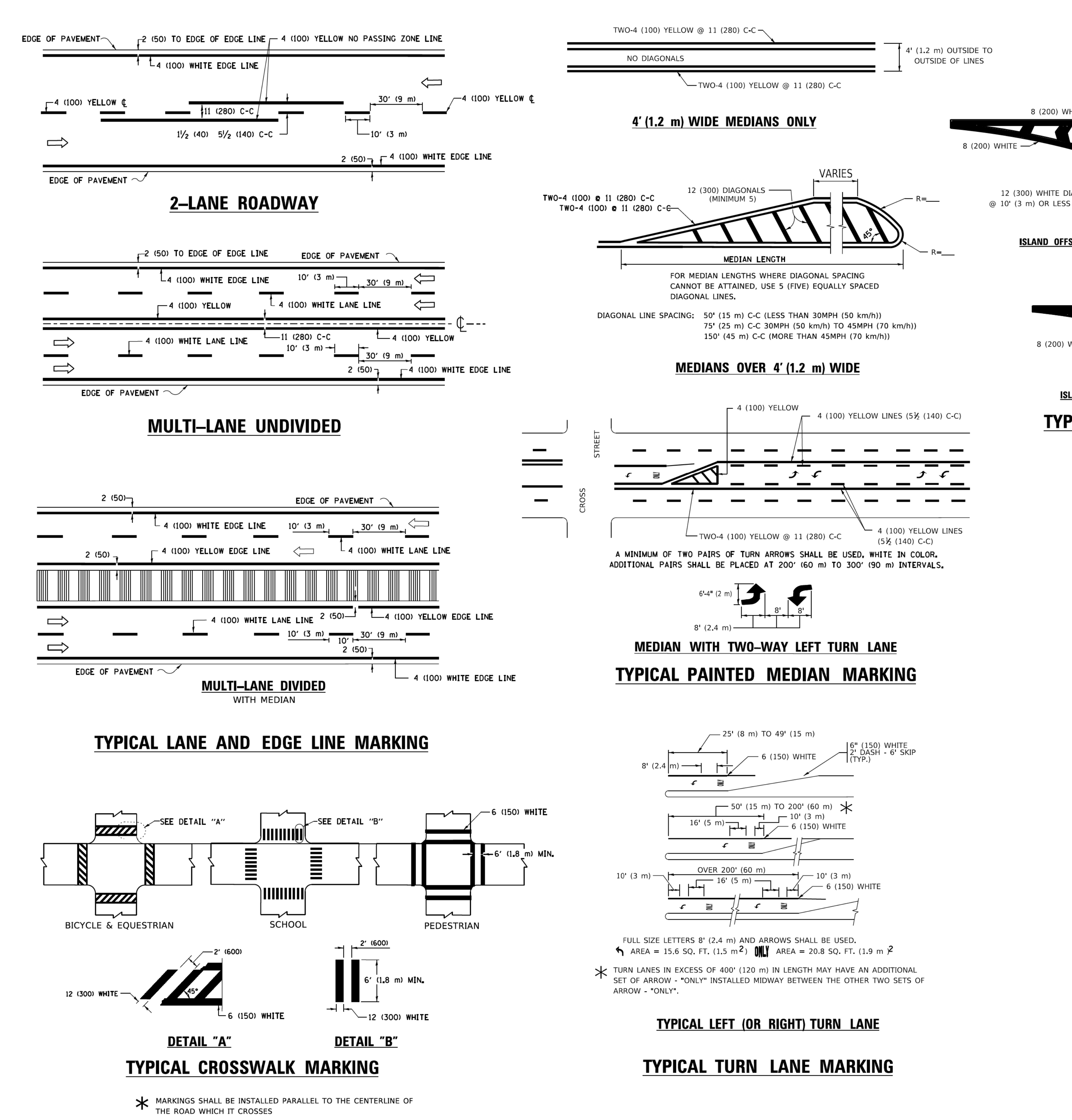
See Standard 606001 for details of depressed curb adjacent to curb ramp.

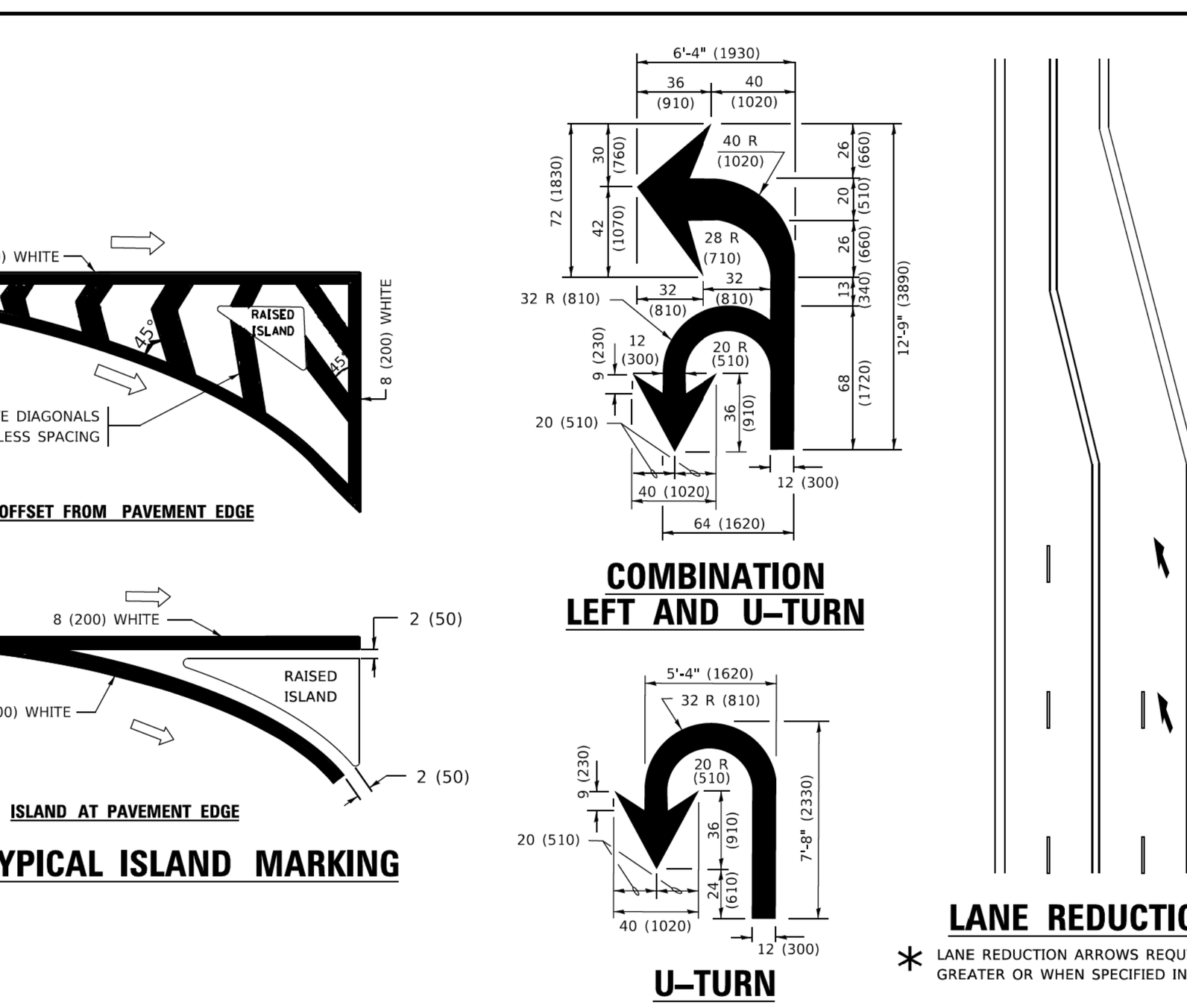
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED January 1, 2025 ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2025 ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

PERPENDICULAR CURB RAMPS FOR SIDEWALKS (Sheet 2 of 2)

STANDARD 424001-12





D(FT)	SPEED LIMIT
345	30
425	35
500	40
580	45
665	50
750	55

TYPE OF MARKING	WIDTH OF LINE	PATTERN	COLOR	SPACING / REMARKS
CENTERLINE ON 2 LANE PAVEMENT	4 (100)	SKIP-DASH	YELLOW	10' (3 m) LINE WITH 30' (9 m) SPACE
CENTERLINE ON MULTI-LANE UNDIVIDED PAVEMENT	2 @ 4 (100)	SOLID	YELLOW	11 (280) C-C
NO PASSING ZONE LINES: FOR ONE DIRECTION FOR BOTH DIRECTIONS	4 (100) 2 @ 4 (100)	SOLID SOLID	YELLOW YELLOW	5½ (140) C-C FROM SKIP-DASH CENTERLINE 11 (280) C-C OMIT SKIP-DASH CENTERLINE BETWEEN
LANE LINES	4 (100) 5 (125) ON FREEWAYS	SKIP-DASH SKIP-DASH	WHITE WHITE	10' (3 m) LINE WITH 30' (9 m) SPACE
DOTTED LINES (EXTENSIONS OF CENTER, LANE OR TURN LANE MARKINGS)	SAME AS LINE BEING EXTENDED	SKIP-DASH	SAME AS LINE BEING EXTENDED	2' (600) LINE WITH 6' (1.8 m) SPACE
EDGE LINES	4 (100)	SOLID	YELLOW-LEFT WHITE-RIGHT	OUTLINE MEDIANS IN YELLOW
TURN LANE MARKINGS	6 (150) LINE; FULL SIZE LETTERS & SYMBOLS (8' (2.4m))	SOLID	WHITE	SEE TYPICAL TURN LANE MARKING DETAIL
TWO WAY LEFT TURN MARKING	2 @ 4 (100) EACH DIRECTION 8' (2.4m) LEFT ARROW	SKIP-DASH AND SOLID IN PAIRS	YELLOW WHITE	10' (3 m) LINE WITH 30' (9 m) SPACE FOR SKIP-DASH; 5½ (140) C-C BETWEEN SOLID LINE AND SKIP-DASH LINE SEE TYPICAL TWO-WAY LEFT TURN MARKING DETAIL
CROSSWALK LINES (PEDESTRIAN) A. DIAGONALS (BIKE & EQUESTRIAN) B. LONGITUDINAL BARS (SCHOOL)	2 @ 6 (150) 12 (300) @ 45° 12 (300) @ 90°	SOLID SOLID SOLID	WHITE WHITE WHITE	NOT LESS THAN 6' (1.8 m) APART 2' (600) APART 2' (600) APART SEE TYPICAL CROSSWALK MARKING DETAILS.
STOP LINES	24 (600)	SOLID	WHITE	PLACE 4' (1.2 m) IN ADVANCE OF AND PARALLEL TO CROSSWALK, IF PRESENT. OTHERWISE, PLACE AT DESIRED STOPPING POINT. PARALLEL TO CROSSROAD CENTERLINE, WHERE POSSIBLE
PAINTED MEDIANS	2 @ 4 (100) WITH 12 (300) DIAGONALS @ 45° NO DIAGONALS USED FOR 4' (1.2 m) WIDE MEDIANS	SOLID	YELLOW: TWO WAY TRAFFIC WHITE: ONE WAY TRAFFIC	11 (280) C-C FOR THE DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING.
GORE MARKING AND CHANNELIZING LINES	8 (200) WITH 12 (300) DIAGONALS @ 45°	SOLID	WHITE	DIAGONALS: 15' (4.5 m) C-C (LESS THAN 30MPH (50 km/h)) 20' (6 m) C-C 30MPH (50 km/h) TO 45MPH (70 km/h)) 30' (9 m) C-C (OVER 45MPH (70 km/h))
RAILROAD CROSSING	24 (600) TRANSVERSE LINES; "RR" IS 6' (1.8 m) LETTERS; 16 (400) LINE FOR "X"	SOLID	WHITE	SEE STATE STANDARD 780001 AREA OF: "R"=3.6 SQ. FT. (0.33 m²) EACH "X"=54.0 SQ. FT. (5.0 m²)
SHOULDER DIAGONALS (REQUIRED FOR SHOULDERS ≥ 8')	12 (300) @ 45°	SOLID	WHITE - RIGHT YELLOW - LEFT	50' (15 m) C-C (LESS THAN 30MPH (50 km/h)) 75' (25 m) C-C (30 MPH (50 km/h) TO 45MPH (70 km/h)) 150' (45 m) C-C (OVER 45MPH (70 km/h))
U TURN ARROW	SEE DETAIL	SOLID	WHITE	16.3 SF
2 ARROW COMBINATION LEFT AND U TURN	SEE DETAIL	SOLID	WHITE	30.4 SF

FOR FURTHER DETAILS ON PAVEMENT MARKING REFER TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STATE STANDARD 780001.

All dimensions are in inches (millimeters) unless otherwise shown.

USER NAME = footemj	DESIGNED - EVERS	REVISED - C. JUCIUS 09-09-09
	DRAWN -	REVISED - C. JUCIUS 07-01-13
PLOT SCALE = 50.0000 ' / in.	CHECKED -	REVISED - C. JUCIUS 12-21-15
PLOT DATE = 3/4/2019	DATE - 03-19-90	REVISED - C. JUCIUS 04-12-16

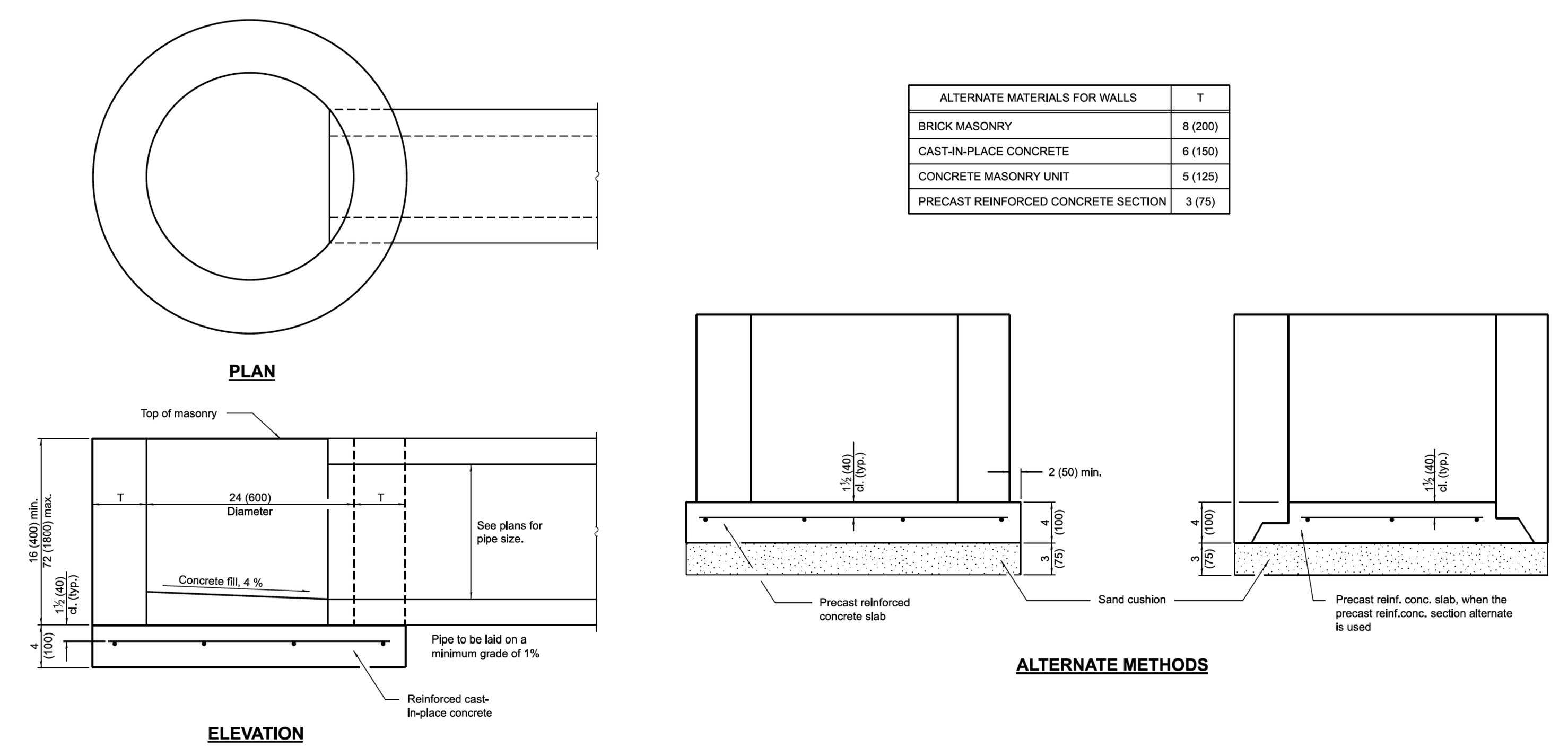
STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION

DISTRICT ONE TYPICAL PAVEMENT MARKINGS

SCALE: NONE | SHEET 1 OF 2 SHEETS | STA. | TO STA.

F.A. RTE. | SECTION | COUNTY | TOTAL SHEETS | SHEET NO. | TC-13 | CONTRACT NO. | ILLINOIS | FED. AID PROJECT

MODEL: Default FILE NAME: pw:\\IL084EBIDINTEG.illinois.gov:PWIDOT\Documents\IDOT Offices\District 1\Projects\DistStd22x34\CADData\CADsheets\tc13.dgn



ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

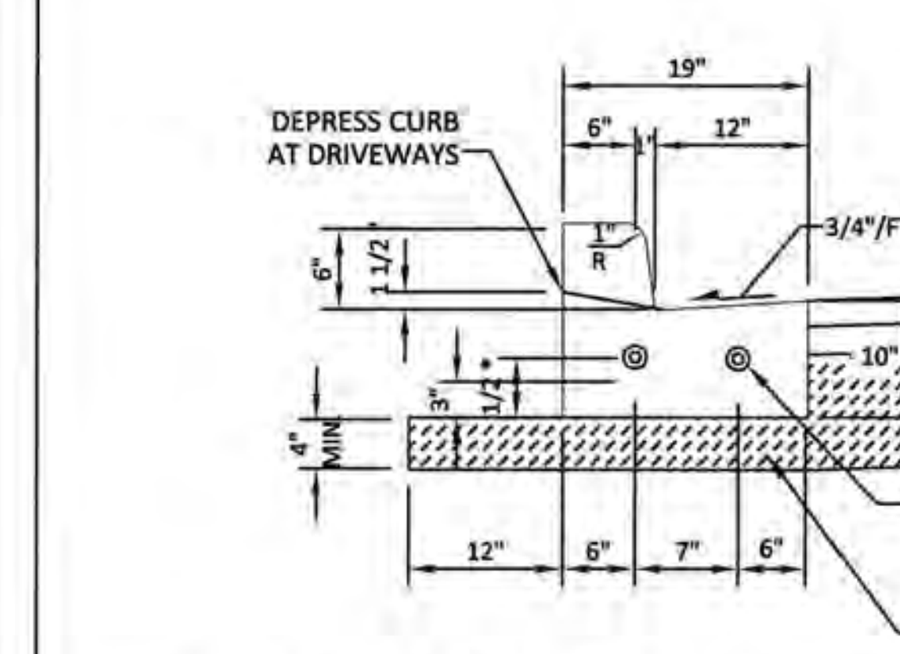
All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED January 1, 2014 ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2014 ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

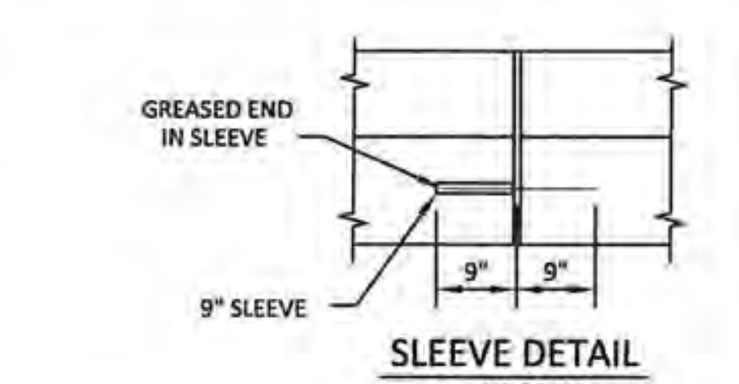
DATE	REVISIONS
1-1-14	Increased height to 72 (1800) maximum.
1-1-11	Detailed rein. in slabs. Added max. limit to hight. Added general notes.

INLET - TYPE A

STANDARD 602301-04



CURB & GUTTER TYPE B-6.12 (IN CONFORMANCE WITH I.D.O.T. STD 606001-04)



SLEEVE DETAIL
NO SCALE

NOTES:
1. EXPANSION JOINTS W/ 3/4 " PREFORMED EXPANSION JOINT MATERIAL & TWO (2) SMOOTH 1-1/4" EPOXY COATED DOWEL BARS WITH GREASE CAPS SHALL BE PLACED:
   a. AT ENDS OF INTERSECTION RADII, P.C.'S, RADIUS POINTS, & BACK OF CUL-DE-SACS
   b. 5 FT. ON EACH SIDE OF DRAINAGE STRUCTURES
   c. MAX. OF 60 FT. INTERVALS
   d. WHERE NEW CURB MEETS EXISTING CURB, THE EXISTING CURB SHALL BE DRILLED AND TWO (2) SMOOTH 1-1/4" DOWEL BARS GROUTED IN PLACE W/ THE GREASE CAP PLACED ON THE SIDE OF THE NEW CURB & GUTTER.
2. TOOL OR SAWCUT CONTRACTION JOINTS AT 15 FT. INTERVALS.
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HRS. AND SEALED W/ JOINT SEALANT, JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.

TYPE B-6.12 CURB & GUTTER DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1036
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By: J.M.W.

Revised: March 7, 2024

TufTile

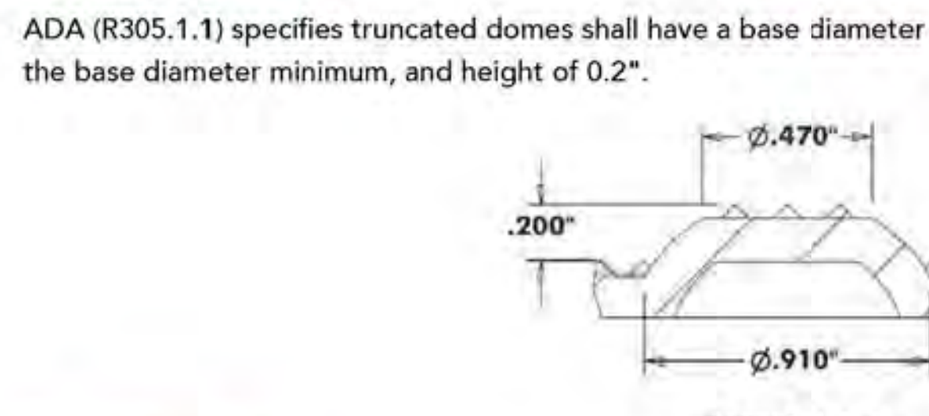
ADA DETECTABLE WARNINGS

PHYSICAL CHARACTERISTICS GALVANIZED STEEL

COLOR: COLONIAL RED
FED. COLOR CODE: 20109

Dome Geometry

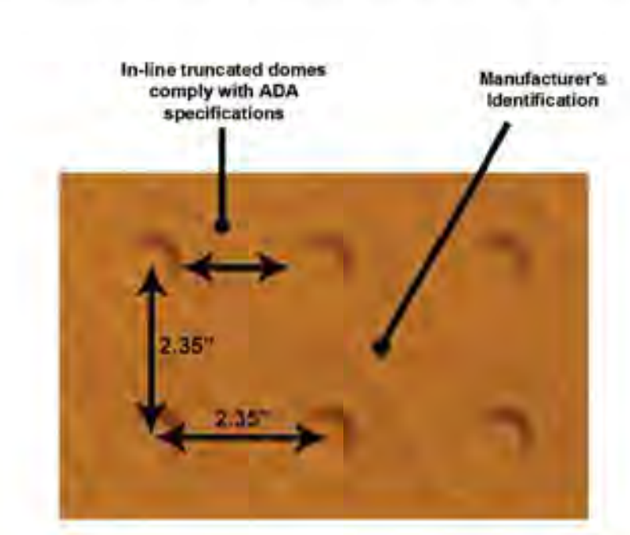
ADA (R305.1.1) specifies truncated domes shall have a base diameter of 0.9" minimum, a top diameter of 50%-65% of the base diameter minimum, and height of 0.2".



SECTION A-A

Dome Spacing

ADA (R305.1.2) specifies truncated domes shall have a center-center of 1.6" to 2.4".



Galvanized Steel Test Data		
Galvanization	G90 Guardrail Grade	G90
ASTM C 501	Abrasion Resistance	0.005
FDOT FM 3 - C 1028	Slip Resistance	Dry - 0.90, Wet - 0.81
ASTMA A 370	Tensile Strength	49,770 psi
ASTM D 695	Compressive Properties	55,170 psi
ASTM D 5420	Impact Resistance	No Cracking, No Delamination
ASTM E 84-18 ANSI/UL723	Test for Surface Burning Characteristics	CFS - 0.00, FSI - 0, CSD - 5.8, SDI - 5

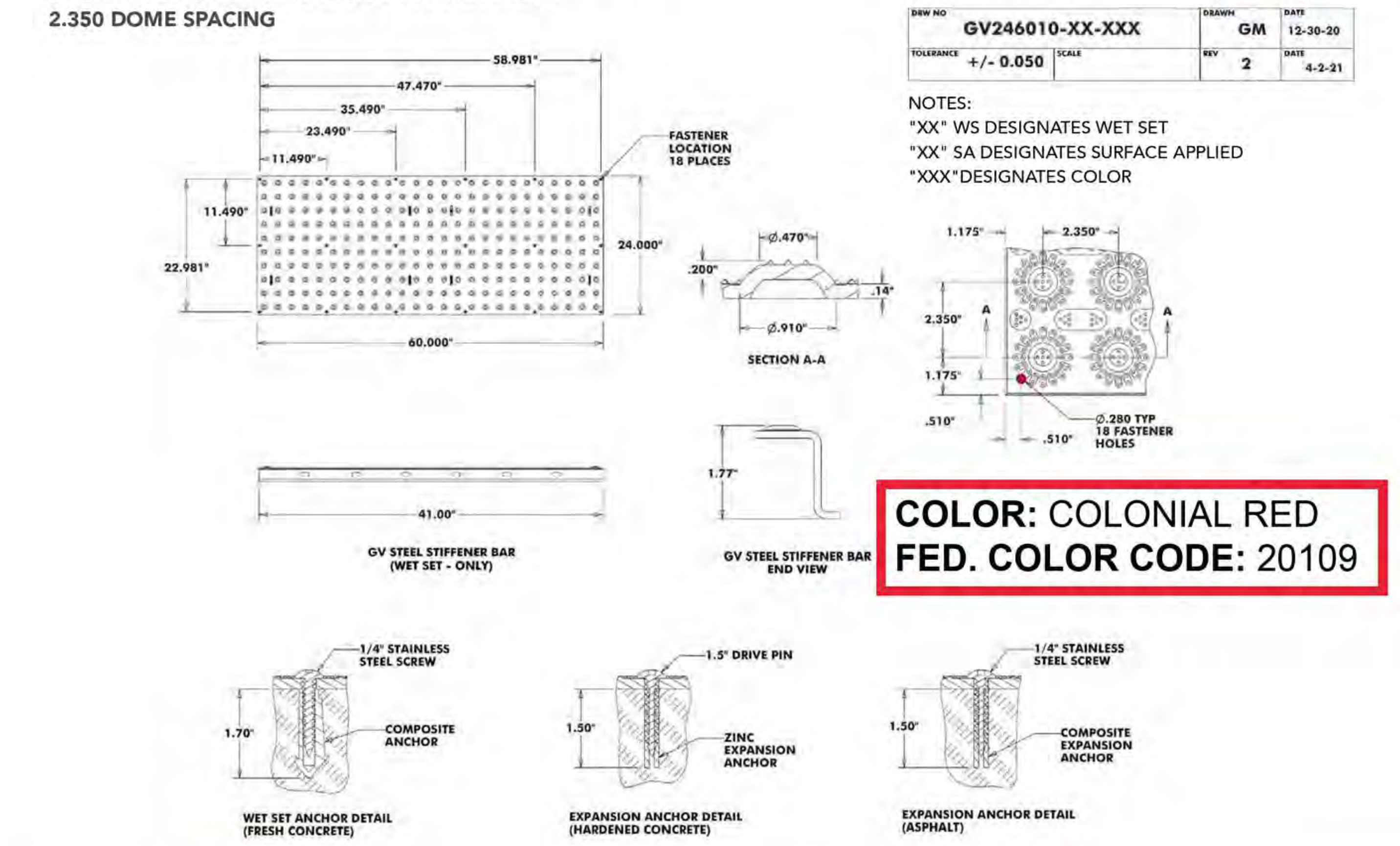
TufTile.com 1-888-960-8897 905 Telser Road, Lake Zurich, IL 60047
Pg. 34

24" X 60" X 10 GA (REPLACEABLE)
GALVANIZED STEEL DETECTABLE WARNING TILE
2.350 DOME SPACING

TufTile

DRW NO	DRAWN	DATE
GV246010-XX-XXX	GM	12-30-20
TOLERANCE +/- 0.050	REV 2	DATE 4-2-21

NOTES:
"XX" WS DESIGNATES WET SET
"XX" SA DESIGNATES SURFACE APPLIED
"XXX"DESIGNATES COLOR



COLOR: COLONIAL RED
FED. COLOR CODE: 20109

TufTile.com Pg. 35 1-888-960-8897 905 Telser Road, Lake Zurich, IL 60047

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS - 1

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_OFS-DET1

DATE: 11/25/25

JOB NO. 11395.02

SHEET **DET1** 18 OF 18

N:\Projects\11395\11395.02-Habitat\ENG-OFFSITE\11395.02_OFS-DET.dgn DET [Sheet] User=randerson

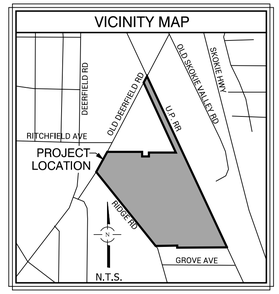
FINAL PLAT OF
THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

EXISTING BOUNDARY INFORMATION

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

VICINITY MAP



SCALE 1" = 80'
0 80 160

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

EASEMENT "A" = SEWER, WATER AND INGRESS AND EGRESS EASEMENT (BENEFITS LOT 3) PER DOCUMENT 1489161

** = DENOTES EASEMENT TO BE AMENDED UNDER A SEPARATE COVER

RIDGE ROAD
HERETOFORE DEDICATED PER DOCUMENT 1402659
(66' RIGHT OF WAY)

RICHFIELD LANE

OLD DEERFIELD ROAD
HERETOFORE DEDICATED
(66' RIGHT OF WAY)

UNION PACIFIC RAILROAD

PART OF PARCEL 1
LOT 13
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

PART OF PARCEL 1
LOT 12
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

PART OF PARCEL 1
LOT 11
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

PART OF PARCEL 1
LOT 10
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

PART OF PARCEL 2
LOT 2
CHERRY'S RESUBDIVISION
RECORDED JANUARY 29, 1971
AS DOCUMENT 1489161

PART OF PARCEL 2
LOT 3
CHERRY'S RESUBDIVISION
RECORDED JANUARY 29, 1971
AS DOCUMENT 1489161

LOT 1
1620 OLD DEERFIELD ROAD CONSOLIDATION RESUBDIVISION

LOT 1
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 2
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 5
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 7
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT A
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

CHERRY'S RESUBDIVISION
RECORDED JANUARY 29, 1971
AS DOCUMENT 1489161

LOT 1
LOT 2
LOT 3
LOT 4
LOT 5
LOT 6
LOT 7
LOT 8
LOT 9
LOT 10
LOT 11

VEHICULAR ACCESS RESTRICTION PER DOCUMENT 1402659 (APPROX 200' FEET FROM RIDGE ROAD)

BUILDING AND PARKING SETBACK PER DOCUMENT 1252519

DRAINAGE AGREEMENT PER DOCUMENT 1684727

** EASEMENT FOR PARKING, AREA LIGHTING PER DOCUMENT 1489161

** INGRESS AND EGRESS EASEMENT (EASEMENT BENEFITS LOT 1) PER DOCUMENT 1489161

INGRESS AND EGRESS EASEMENT (BENEFITS LOT 3) PER DOCUMENT 1489161

UTILITY EASEMENT PER DOCUMENT 1489161; TELEPHONE AND ELECTRIC EASEMENT PER DOCUMENT 887880

UNDERGROUND PIPELINE EASEMENT PER DOCUMENT 1489681

HERETOFORE DEDICATED PER DOCUMENT 1402659 (NO VACATION RECORD FOUND)

SANITARY SEWER EASEMENT PER DOCUMENT 1402659

INGRESS AND EGRESS EASEMENT PER DOCUMENT 3347567

SPUR TRACK EASEMENT PER DOCUMENT 1333917

VEHICULAR ACCESS PER DOCUMENT 6922723 & 6393198

DRIVEY AND TEAMING EASEMENT PER DOCUMENT 1401371

EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 27-43-12
WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 27-43-12

NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27-43-12

SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27-43-12

PROPERTY DESCRIPTION:

PARCEL 1:
LOTS 10 THROUGH 13, BOTH INCLUSIVE, IN DEER-RIDGE INDUSTRIAL SUBDIVISION, BEING PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1968 AS DOCUMENT NO. 1402659, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 2 AND 3 IN CHERRY'S RESUBDIVISION, BEING PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1971 AS DOCUMENT NO. 1489161, IN LAKE COUNTY, ILLINOIS.

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

NO.	DATE	REMARKS
1	12/23/25	EASEMENTS

FINAL PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
11395.02SUB-01

DATE:
11/25/2025

JOB NO.
11395.02

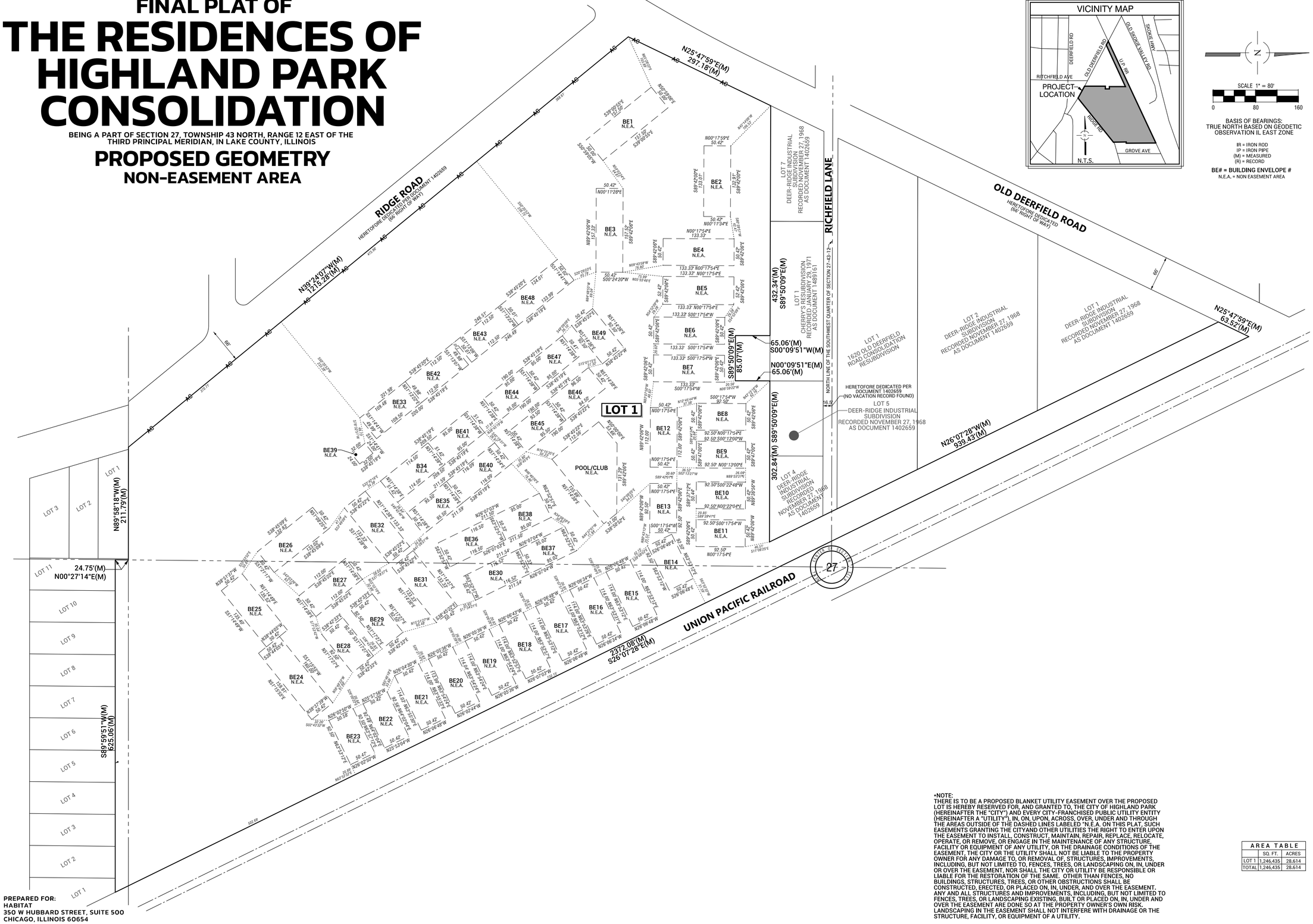
SHEET
1 OF 4

N:\Projects\11395\11395.02-Habitat\SURVEY\11395.02SUB-01.dgn Default User=jleskovisek

FINAL PLAT OF
THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

PROPOSED GEOMETRY
NON-EASEMENT AREA



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

BE# = BUILDING ENVELOPE #
N.E.A. = NON EASEMENT AREA

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

NO.	DATE	REMARKS

NO.	DATE	EASEMENTS
1	12/23/25	REMARKS

FINAL PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:
11395.02SUB-01

DATE:
11/25/2025

JOB NO.
11395.02

SHEET
2 OF 4

•NOTE:
THERE IS TO BE A PROPOSED BLANKET UTILITY EASEMENT OVER THE PROPOSED LOT IS HEREBY RESERVED FOR, AND GRANTED TO, THE CITY OF HIGHLAND PARK (HEREINAFTER THE "CITY") AND EVERY CITY-FRANCHISED PUBLIC UTILITY ENTITY (HEREINAFTER A "UTILITY"), IN, ON, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS OUTSIDE OF THE DASHED LINES LABELED "N.E.A. ON THIS PLAT, SUCH EASEMENTS GRANTING THE CITYAND OTHER UTILITIES THE RIGHT TO ENTER UPON THE EASEMENT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR, REPLACE, RELOCATE, OPERATE, OR REMOVE, OR ENGAGE IN THE MAINTENANCE OF ANY STRUCTURE, FACILITY OR EQUIPMENT OF ANY UTILITY, OR THE DRAINAGE CONDITIONS OF THE EASEMENT, THE CITY OR THE UTILITY SHALL NOT BE LIABLE TO THE PROPERTY OWNER FOR ANY DAMAGE TO, OR REMOVAL OF, STRUCTURES, IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, FENCES, TREES, OR LANDSCAPING ON, IN, UNDER OR OVER THE EASEMENT, NOR SHALL THE CITY OR UTILITY BE RESPONSIBLE OR LIABLE FOR THE RESTORATION OF THE SAME. OTHER THAN FENCES, NO BUILDINGS, STRUCTURES, TREES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED, ERECTED, OR PLACED ON, IN, UNDER, AND OVER THE EASEMENT. ANY AND ALL STRUCTURES AND IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO FENCES, TREES, OR LANDSCAPING EXISTING, BUILT OR PLACED ON, IN, UNDER AND OVER THE EASEMENT ARE DONE SO AT THE PROPERTY OWNER'S OWN RISK. LANDSCAPING IN THE EASEMENT SHALL NOT INTERFERE WITH DRAINAGE OR THE STRUCTURE, FACILITY, OR EQUIPMENT OF A UTILITY.

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	1,246,435	28.614
TOTAL	1,246,435	28.614

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

N:\Projects\11395\11395.02-Habitat\SURVEY\11395.02SUB-01.dgn SHEET 2 User=jleskovisek

FINAL PLAT OF
THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

PROPOSED GEOMETRY
PROPOSED EASEMENTS

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

VICINITY MAP
PROJECT LOCATION
RITCHFIELD AVE
DEERFIELD RD
OLD DEERFIELD RD
U.P. RR
OLD SKOKIE VALLEY RD
SKOKIE HWY
RIDGE RD
GROVE AVE
N.T.S.

SCALE 1" = 80'
0 80 160

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

BE# = BUILDING ENVELOPE #
N.E.A. = NON EASEMENT AREA

RIDGE ROAD
HERETOFORE DEDICATED PER DOCUMENT 1402659
(66' RIGHT OF WAY)

OLD DEERFIELD ROAD
HERETOFORE DEDICATED
(66' RIGHT OF WAY)

RICHFIELD LANE

UNION PACIFIC RAILROAD

LOT 1

LOT 2
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 3
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 4
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 5
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 7
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 1
1620 OLD DEERFIELD ROAD CONSOLIDATION RESUBDIVISION

LOT 1
CHERRY'S RESUBDIVISION
RECORDED JANUARY 29, 1971
AS DOCUMENT 1489161

LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
LOT 11

WETLAND CONSERVATION EASEMENT
HEREBY GRANTED

WOODLAND PATH EASEMENT
HEREBY GRANTED
(CL EASEMENT DIMENSIONED)

TOT LOT EASEMENT AREA
HEREBY GRANTED
(SEE DETAIL)

EMERGENCY ACCESS EASEMENT
HEREBY GRANTED

PARKING AND ACCESS EASEMENT
HEREBY GRANTED
(SHADED AREA - SEE DETAIL)

EGRESS EASEMENT
(TO BE GRANTED BY SEPARATE DOCUMENT)

PARKING AND INGRESS/EGRESS EASEMENT
(TO BE GRANTED BY SEPARATE DOCUMENT)

PUBLIC ACCESS EASEMENT
HEREBY GRANTED

SANITARY SEWER EASEMENT
HEREBY GRANTED
(SEE DETAIL)

STORM SEWER EASEMENT
HEREBY GRANTED
(SEE DETAIL)

HERETOFORE DEDICATED PER DOCUMENT 1402659
(NO VACATION RECORD FOUND)

SOUTH LINE OF PUBLIC ACCESS AND SANITARY SEWER EASEMENT

NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27-43-12

N39°24'07"W(M)
1215.28'(M)

N25°47'59"E(M)
297.18'(M)

N26°07'28"W(M)
939.43'(M)

N25°47'59"E(M)
63.52'(M)

S89°59'51"W(M)
625.06'(M)

N89°58'18"W(M)
211.79'(M)

24.75'(M)
N00°27'14"E(M)

2372.08'(M)
S26°07'28"E(M)

432.34'(M)
S89°50'09"E(M)

S00°09'51"W(M)
65.06'(M)

S89°50'09"E(M)
85.07'(M)

65.06'(M)
N00°09'51"E(M)

302.84'(M) S89°50'09"E(M)

27

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

PARKING AND ACCESS EASEMENT DETAIL
NOT TO SCALE

TOT LOT EASEMENT DETAIL
NOT TO SCALE

STORM AND SANITARY SEWER EASEMENT DETAIL
NOT TO SCALE

NO.	DATE	REMARKS
1	12/23/25	EASEMENTS

FINAL PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
11395.02SUB-01

DATE:
11/25/2025

JOB NO.
11395.02

SHEET
3 OF 4

N:\Projects\11395\11395.02-Habitat\SURVEY\11395.02SUB-01.dgn SHEET 3 User=jleskovisek

FINAL PLAT OF
THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF__________)

THIS IS TO CERTIFY THAT________________ AND ________________
IS/ARE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

DATED THIS______ DAY OF__________ , A.D. 20______.

____
SIGNED:

____
PRINTED NAME AND TITLE

____
SIGNED:

____
PRINTED NAME AND TITLE

ADDRESS:
____
____
____
____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF __________)

I, ________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

________________, TITLE ________________

________________, TITLE ________________

OF ________________ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS ______ DAY OF __________ , A.D. 20 ______ .

____
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF __________)

THE UNDERSIGNED,________________, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE

OF__________COUNTY, ILLINOIS ON THE ______DAY OF__________, A.D. 20______.

AS DOCUMENT NUMBER________________, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS______ DAY OF __________ , 20______.

____
BY

____
PRINTED NAME AND TITLE

____
ATTEST

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF ______)

I,________________, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

____

OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS______ DAY OF __________ , 20______.

____
NOTARY PUBLIC

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

MAIL TAX BILL TO:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

CITY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, ________________ , MAYOR OF THE CITY OF HIGHLAND PARK, ILLINOIS , DO HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO, AND BY RESOLUTION, DULY APPROVED BY THE CITY COUNCIL AT ITS MEETING HELD ON THIS DAY IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF HIGHLAND PARK, ILLINOIS

THIS ______ DAY OF__________ , A.D. 20 ______

____
MAYOR, HIGHLAND PARK, IL

____
PRINTED NAME

ATTEST: ________________
CITY CLERK, HIGHLAND PARK, IL

____
PRINTED NAME

CITY ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, ________________ , CITY ENGINEER OF THE CITY OF HIGHLAND PARK, DO HEREBY APPROVE THIS PLAT WHICH MEETS THE MINIMUM STANDARDS OF THE CITY.

APPROVED BY THE CITY ENGINEER OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS

THIS ______ DAY OF__________ , A.D. 20 ______

____
CITY ENGINEER, HIGHLAND PARK, IL

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, ________________ , COLLECTOR OF THE CITY OF HIGHLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT HIGHLAND PARK, THIS______ DAY OF__________ , A.D. 20 ______

____
CITY COLLECTOR, HIGHLAND PARK, IL

PLAN & DESIGN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

APPROVED BY THE PLAN & DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK,

DATED THIS______ DAY OF__________ , A.D. 20 ______

____
CHAIRMAN

____
NAME

ATTEST: ________________
SECRETARY

____
NAME

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS______ DAY OF__________, 20___.

____
REGISTERED PROFESSIONAL ENGINEER

LICENSE NO.:________________

EXPIRES: ________________

WETLAND CONSERVATION RESTRICTIONS AND EASEMENT PROVISIONS:

FOR THE PURPOSE OF CONSERVING WETLANDS FOR THE BENEFIT OF THE PROPERTY AND THE PUBLIC GENERALLY, THE FOLLOWING EASEMENTS AND RESTRICTIONS ARE HEREBY DECLARED TO RUN WITH THE LAND AND BE BINDING UPON THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND ITS SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS:

1. A PERPETUAL EASEMENT FOR WETLAND CONSERVATION IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF HIGHLAND PARKAND ITS SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS BOUNDED BY THE LOT LINES AND DOTTED LINES ON THIS PLAT AND INDICATED AS "WETLAND CONSERVATION EASEMENT". FOR THE PURPOSES OF THIS PLAT, WETLAND CONSERVATION SHALL INCLUDE THE RIGHT, BUT NOT THE OBLIGATION, FROM TIME TO TIME, TO INSPECT, MAINTAIN, PLANT, TEND, INSTALL, CONSTRUCT, RECONSTRUCT, IMPROVE, KEEP, OPERATE, REPAIR, REPLACE, ENLARGE, RENEW, RELOCATE, REMOVE AND/OR INCREASE THE SIZE, NUMBER AND/OR TYPE OF WETLAND FACILITIES AND APPURTENANCES THERETO, INCLUDING PLANTINGS, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON SUCH EASEMENT AREAS, AND TO ENTER UPON SAID EASEMENT AREAS FOR ALL SUCH PURPOSES.
2. NOTWITHSTANDING THE FOREGOING, THE OWNER(S) OF EACH LOT UPON WHICH SAID EASEMENT AREAS ARE LOCATED, AND/OR THEIR SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, SHALL MAINTAIN SAID EASEMENT AREAS, AND ANY AND ALL ASSOCIATED FACILITIES AND APPURTENANCES THERETO, LOCATED IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND/OR UPON SUCH LOT. WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF HIGHLAND PARK SAID OWNER(S) SHALL NOT:

A. PLACE DREDGED OR FILL MATERIAL; PLOW; MINE; OR REMOVE TOPSOIL OR OTHER MATERIALS.

B. CONSTRUCT BUILDINGS OR OTHER STRUCTURES.

C. EXCEPT AS REQUIRED TO MAINTAIN THE EASEMENT AREAS AS A WETLAND, REMOVE OR DESTROY WILDLIFE, TREES OR PLANTS; MOW; APPLY PESTICIDES OR HERBICIDES; OR REMOVE FLORA OR FAUNA.

D. OPERATE WATERCRAFT, CARS, SNOWMOBILES, MOTORCYCLES OR ANY OTHER TYPE OF MOTORIZED VEHICLE.

E. HUNT; TRAP; GRAZE OR KEEP LIVESTOCK.

F. PLACE NEW OR ADDITIONAL UTILITY FACILITIES OVERHEAD OR UNDERGROUND.

G. EXCEPT AS REQUIRED TO MAINTAIN THE EASEMENT AREAS AS A WETLAND, MODIFY THE HYDROLOGY OF THE EASEMENT AREAS, DIRECTLY OR INDIRECTLY, TO ALLOW MORE WATER THEREON OR DRAIN WATER AWAY THEREFROM. AS A MATTER OF RIGHT, BUT NOT OBLIGATION, THE CITY OF HIGHLAND PARK IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID EASEMENT AREAS, PERFORM ANY SUCH MAINTENANCE, AND/OR ABATE, CORRECT OR REMEDY ANY SUCH CONDITIONS OR ACTIONS IN OR ON SAID EASEMENT AREAS, AND ANY EXPENSES INCURRED BY THE CITY IN THE EXERCISE OF SAID RIGHT SHALL BE A LIEN UPON THE LOT WHEREON SUCH MAINTENANCE IS PERFORMED AND/OR SUCH CONDITIONS OR ACTIONS ARE ABATED, CORRECTED OR REMEDIED.

CROSS ACCESS AND PARKING EASEMENT PROVISIONS:

THE OWNERS HEREBY GRANT TO THE CITY OF HIGHLAND PARK POLICE DEPARTMENT A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS, EGRESS, CROSS-ACCESS AND PARKING TO THE SHARED MEANS OF INGRESS, EGRESS AND PARKING, THEIR SUCCESSORS, ASSIGNS, INVITEES, AGENTS AND EMPLOYEES, BUT NOT, IN ANY WAY, FOR CONSTRUCTION TRAFFIC OR OTHER MAINTENANCE VEHICLES.

THE EASEMENTS SET FORTH IN THIS PARAGRAPH SHALL BE OVER THAT PORTION OF PROPERTY DENOTED "PARKING AND ACCESS EASEMENT", SAID DRIVE AISLES AND PARKING SPACES SHALL BE REASONABLY ACCESSIBLE TO POINTS OF INGRESS AND EGRESS. THE LOT OWNER SHALL BE ENTITLED TO USE THE EASEMENTS PREMISES IN ANY MANNER SO LONG AS SUCH USE DOES NOT, IN ANY WAY, INTERFERE WITH THE CROSS-ACCESS OR INGRESS OR EGRESS EASEMENT AREAS.

PUBLIC ACCESS EASEMENT PROVISIONS:

(TO BE PROVIDED BY THE CITY OF HIGHLAND PARK)

STORM SEWER EASEMENT PROVISIONS:

(TO BE PROVIDED BY THE CITY OF HIGHLAND PARK)

SANITARY SEWER EASEMENT PROVISIONS:

(TO BE PROVIDED BY THE CITY OF HIGHLAND PARK)

TOT LOT EASEMENT PROVISIONS:

(TO BE PROVIDED BY CLIENT)

WOODLAND PATH EASEMENT PROVISIONS:

(TO BE PROVIDED BY CLIENT)

EMERGENCY ACCESS EASEMENT PROVISIONS:

(TO BE PROVIDED BY CLIENT)

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, ________________, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS

DATED THIS______DAY OF__________,20______.

____
LAKE COUNTY CLERK

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)
I, JORDAN A. LESKOVISEK, A REGISTERED LAND SURVEYOR, IN THE STATE OF ILLINOIS, HEREBY DESIGNATE ANY REPRESENTATIVE OF THE CITY OF HIGHLAND PARK TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOWN AS HIGHLAND PARK TOWNHOMES CONSOLIDATION WITH THE LAKE COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

____
JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056
LICENSE EXPIRES: 11-30-2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 1,246,435 SQUARE FEET OR 28.614 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF HIGHLAND PARK WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 17097C0287K WITH MAP REVISED SEPTEMBER 18, 2013, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" AREA AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS___ DAY OF_____, 20___ IN ROSEMONT, ILLINOIS.

____
JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056
LICENSE EXPIRES: 11-30-2026
jleskovisek@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

JORDAN A. LESKOVISEK 4056 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSEMONT, ILLINOIS

FOR REVIEW PURPOSES ONLY

NO.	DATE	REMARKS

NO.	DATE	REMARKS
1	12/23/25	EASEMENTS

FINAL PLAT OF SUBDIVISION
1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

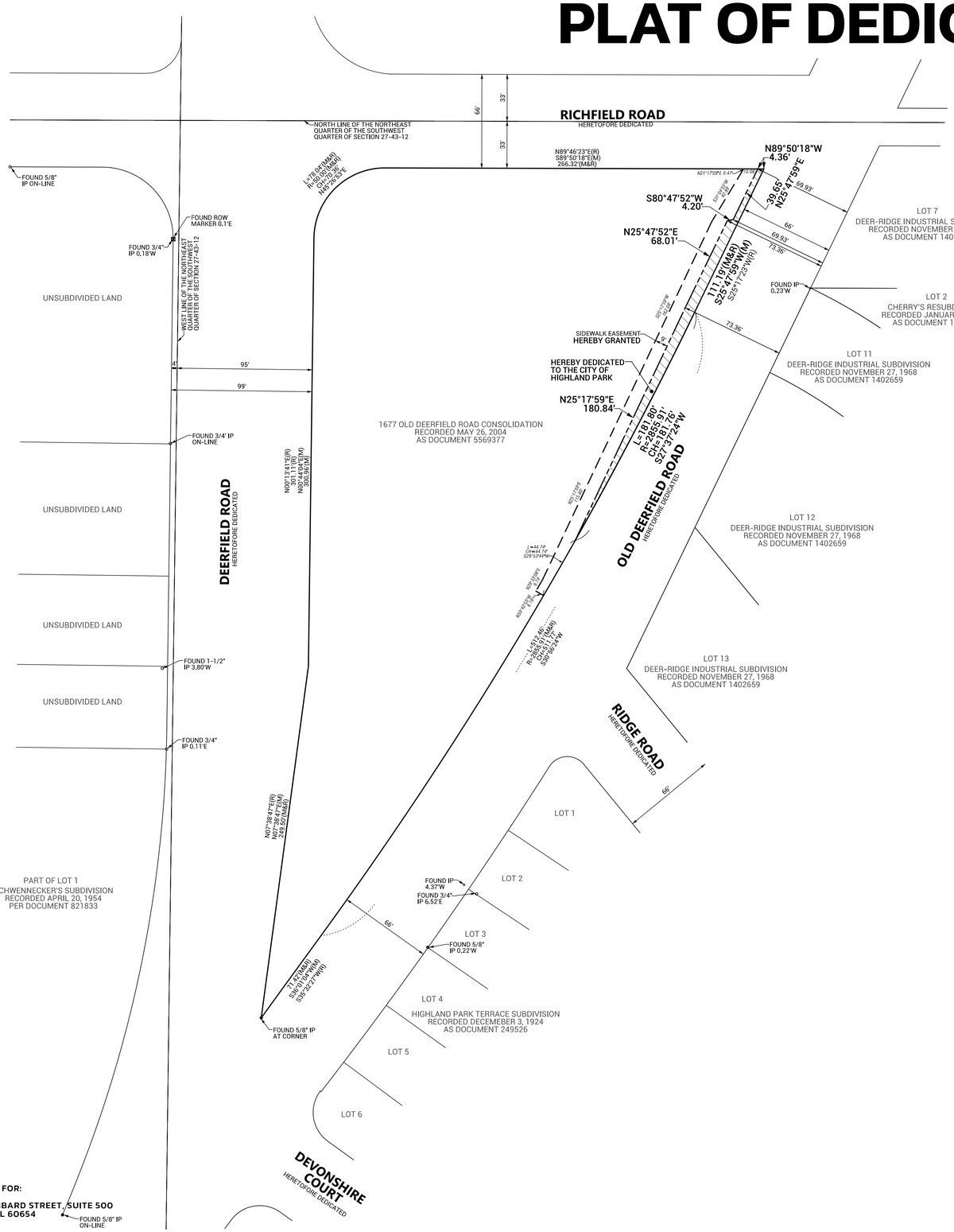
Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02SUB-01
DATE: 11/25/2025
JOB NO. 11395.02
SHEET 4 OF 4

N:\Projects\11395\11395.02-Habitat\SURVEY\11395.02SUB-01.dgn SHEET 4 User=jleskovisek

P.I.N.:
16-27-303-002

PLAT OF DEDICATION



SCALE 1" = 40'

0 40 80

N

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

THIS IS TO CERTIFY THAT_____ AND _____
IS/ARE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

DATED THIS _____ DAY OF _____, A.D. 20 _____.

_____
SIGNED:

_____
PRINTED NAME AND TITLE

_____
SIGNED:

_____
PRINTED NAME AND TITLE

ADDRESS:

_____
_____
_____
_____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY
AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE _____

_____, TITLE _____

OF _____ WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.
GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS _____ DAY OF _____, A.D. 20 _____.

_____
NOTARY PUBLIC

CITY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____, MAYOR OF THE CITY OF HIGHLAND PARK, ILLINOIS , DO HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO, AND BY RESOLUTION, DULY APPROVED BY THE CITY COUNCIL AT ITS MEETING HELD ON THIS DAY IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF HIGHLAND PARK, ILLINOIS

THIS _____ DAY OF_____, A.D. 20 _____

_____
MAYOR, HIGHLAND PARK, IL

_____
PRINTED NAME

ATTEST: _____
CITY CLERK, HIGHLAND PARK, IL

_____
PRINTED NAME

CITY ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____, CITY ENGINEER OF THE CITY OF HIGHLAND PARK, DO HEREBY APPROVE THIS PLAT WHICH MEETS THE MINIMUM STANDARDS OF THE CITY.

APPROVED BY THE CITY ENGINEER OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS

THIS _____ DAY OF_____, A.D. 20 _____

_____
CITY ENGINEER, HIGHLAND PARK, IL

SIDEWALK EASEMENT PROVISIONS:
(TO BE PROVIDED BY THE CITY OF HIGHLAND PARK)

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____ COLLECTOR OF THE CITY OF HIGHLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT HIGHLAND PARK, THIS _____ DAY OF_____, A.D. 20 _____

_____
CITY COLLECTOR, HIGHLAND PARK, IL

PLAN & DESIGN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

APPROVED BY THE PLAN & DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK,

DATED THIS_____ DAY OF_____, A.D. 20 _____

_____
CHAIRMAN

_____
NAME

ATTEST: _____
SECRETARY

_____
NAME

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS

DATED THIS _____DAY OF_____,20_____.

_____
LAKE COUNTY CLERK

PROPERTY DESCRIPTION OF AFFECTED PROPERTY:

PLAT OF RESUBDIVISION 1677 OLD DEERFIELD ROAD CONSOLIDATION BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 26, 2004 AS DOCUMENT NUMBER 5569377, IN LAKE COUNTY, ILLINOIS.

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)
I JORDAN A. LESKOVISEK, A REGISTERED LAND SURVEYOR, IN THE STATE OF ILLINOIS, HEREBY DESIGNATE ANY REPRESENTATIVE OF THE CITY OF HIGHLAND PARK TO RECORD A CERTAIN PLAT OF DEDICATION WITH THE LAKE COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES, THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

_____
JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056
LICENSE EXPIRES: 11-30-2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS PLAT IS PREPARED IN ACCORDANCE WITH OFFICIAL RECORDS FOR THE PURPOSE OF DEDICATING THE ABOVE DESCRIBED PROPERTY FOR ROADWAY PURPOSES.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

GIVEN UNDER OUR HAND AND SEAL THIS ____ DAY OF_____, 20____ IN ROSEMONT, ILLINOIS.

_____
JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056
LICENSE EXPIRES: 11-30-2026
jleskovisek@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

COMPARE ALL DIMENSIONS BEFORE BUILDING AND REPORT ANY DISCREPANCIES AT ONCE. REFER TO DEED OR TITLE POLICY FOR BUILDING LINES AND EASEMENTS.

FOR REVIEW PURPOSES ONLY

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PLAT OF DEDICATION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:
11395.02DED-01

DATE:
11/25/2025

JOB NO.
11395.02

SHEET
1 OF 1

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STORMWATER

MANAGEMENT REPORT

FOR

THE RESIDENCES AT HIGHLAND PARK

HIGHLAND PARK, IL



Prepared For:

HABITAT

CHICAGO, IL

Prepared By:
SPACECO, Inc.
9575 W. Higgins Road, Suite 700
Rosemont, IL 60018
PH: 847-696-4060
Contact: Brett Duffy, P.E.

LICENSED PROFESSIONAL ENGINEER
BRETT M. DUFFY
NO. 062-053198
ILLINOIS

EXP: 11/30/2025

SPACECO PROJ #: 11395.02
ORIGINAL DATE: November 2025
LAST REVISED:

TABLE OF CONTENTS

TAB DESCRIPTION

1 **General Stormwater Information**
Project Narrative
City of Highland Park Impervious Coverage Letter

2 **Exhibits**
1 USGS LOCATION MAP
2 NRCS SOIL MAP
3 FEMA-FIRM MAP
4 NATIONAL WETLAND INVENTORY MAP
5 LAKE COUNTY WATERSHED EXHIBIT
6 AERIAL PHOTO EXHIBIT
7 PROPOSED DRAINAGE PLAN
8 INLET AREA MAP
9 SITE IMPROVEMENT PLANS COVER SHEET *Full Planset to be Provided Under Separate Cover

3 **Site Runoff Requirements**
* Proposed Storm Sewer Design
* Proposed Culvert Design

4 **Site Detention Requirements**
* Not Applicable

5 **Soil Erosion and Sediment Control Requirements**
* Narrative Description

6 **Floodplain Requirements**
* (Not applicable - no floodplain/floodway area)

7 **Wetland/Buffer Requirements**
* Wetland Delineation

8 **Riparian Requirements**
* (Not applicable - no riparian area)

9 **Maintenance & Monitoring Submittals**
* M & M Requirements

TAB 1
GENERAL STORMWATER INFORMATION

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
THE RESIDENCES AT HIGHLAND PARK
CITY OF HIGHLAND PARK, LAKE COUNTY, IL

PREPARED FOR
HABITAT

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 11395.02

NOVEMBER 2025



PROJECT NARRATIVE

INTRODUCTION

This report summarizes the stormwater management design for the proposed development at 1700 Old Deerfield Road in the City of Highland Park, Lake County, IL. The total property ownership is 28.6 acres.

The stormwater analysis was performed based on the land plan prepared by the project architect, the topographic survey prepared by others, and Site Improvement Plans in accordance with the requirements of the Lake County Watershed Development Ordinance, Effective July 11, 2023, as adopted by the City of Highland Park. This ordinance was consulted as the basis of the design requirements.

EXISTING CONDITIONS

Under existing conditions, the project area was previously a Solo Cup manufacturing facility with parking and pavement areas, underground storm sewer systems, and a drainage ditch bisecting the south portion of the property. The building was previously demolished, but the surrounding parking lots remain. The existing impervious area associated with the previous development is 548,000 square feet per the City of Highland Park. See City of Highland Park letter dated October 18, 2013 in **Tab 1**.

There is no depressional storage identified on-site.

The site currently outfalls to an existing drainage swale on the south side of the site that is tributary to two 30” storm sewers that conveys stormwater to the east through the adjacent railroad property.

The site lies within the Middle Fork Chicago River Watershed. A watershed exhibit for the site is provided as **Exhibit 5** in **Tab 2**.

There is no regulatory floodplain or floodway located on the site per the Flood Insurance Rate Map (FIRM) 17097C0287K with an effective date of September 18, 2013. A partial copy of the FIRM panel is included as **Exhibit 3** under **Tab 2**.

There are existing wetlands on-site per the Wetland Delineation prepared by CBBEL. The delineation is provided under **Tab 7** of this report. See **Tab 7** for further discussion.

There is an off-site flow tributary to the site via a culvert under Ridge Road as indicated by the existing topographic survey. The culvert will remain in place and remain tributary to the same channel it is in existing condition.

PROPOSED CONDITIONS

General Stormwater Information

The proposed development will include the construction of 227 townhomes on a portion of the site. The west and south sides of the site will not be developed to preserve existing trees and wetlands.

The total disturbance of the site will be 18.19 acres as part of the proposed development. The proposed total impervious area is 537,786 square feet (12.346 acres). This is also less than 548,000 square feet, therefore no additional impervious area is proposed as compared to the previous development.

Per the WDO, the site is classified as a 'Major Development'.

Downstream Capacity Analysis

Per the Ordinance, an analysis of the capacity of the downstream adjacent property receiving the proposed stormwater discharges is required.

Under the previous and proposed development conditions, the entire property is tributary to the adjacent railroad right of way to the east.

Since the proposed development condition will reduce the total impervious coverage within the property, the proposed discharge to the adjacent railroad right of way is less than the existing discharge.

See **Exhibit 7, Tab 2** for the Proposed Drainage Exhibit.

Site Detention Requirements

Per the City of Highland Park, the existing impervious area is 548,000 square feet for the previous development site. The City's code requires that if the 16,000 square foot threshold is exceeded then detention will be required. This threshold equates to a total impervious area of 564,000 square feet. Detention is not required since the proposed impervious area is not greater than 564,000 square feet.

Runoff Volume Reduction

No new impervious area is proposed as part of the development; therefore Runoff Volume Reduction (RVR) is not required.

Although it is not required, RVR is provided by preserving the wetland hydrology to the existing wetlands to remain.

The City of Highland Park recommends that projects be designed to effectively capture 85 percent of the average annual rainfall events. This corresponds to a value of 2,940 cubic feet per acre of new impervious.

Water Quality Treatment

The water quality treatment is not required since no new impervious area is proposed.

Storm Sewer Design Criteria

Stormwater Studio Version 3.0.0.17 was used to size the storm sewer and determine the Hydraulic Grade Line and water surface elevations. Calculations can be found in Tab 3.

- Rainfall Return Period: 10-Year – Conveyance in Pipe
  100-Year – HGL contained
- Peak Discharge Method: Rational Formula, Q=CIA
- Computer Software: Stormwater Studio For Windows By Hydrology Studio
- Rainfall Intensity: Use ISWS Bulletin 75, Table 7 for Northeast Zone
  $I_{10} = 37.89/(T_c + 6)^{0.67}$
  $I_{100} = 432.28/(T_c + 24.75)^{1.08}$
- Runoff Coefficient: Impervious area: C = 0.90
  Pervious area: C = 0.45
  Weighted: See Tab 3
- Inlet Time: 10 Minutes (minimum)
- Pipe Capacity: Use Manning's equation for full pipe flow capacity.
  Use n = 0.013 for RCP.

All storm sewer systems have been designed to convey the 10-year storm event to the proposed stormwater basin.

All storm sewer systems have been designed to contain the 100-year storm event to the to the site.

CITY OF HIGHLAND PARK
1150 HALF DAY ROAD
HIGHLAND PARK, ILLINOIS 60035
(847) 432-0807

October 18, 2013

Robert Dominguez
Red Cup, LLC
Newsweb Corporation
1645 West Fullerton Avenue
Chicago, Illinois 60614

VIA EMAIL: rdominguez@newswebcorporation.com

Subject: 1700 Old Deerfield Road

Mr. Dominguez:

The Engineering Division within the Department of Public Works understands that a permit for the demolition of the manufacturing building at the above-referenced site is forthcoming. Please allow this correspondence to serve as acknowledgement of the existing amount of impervious area within the 1700 Old Deerfield property and that storm water detention is not required by Article XVIII of the City's Zoning Code for any future proposed development on the site unless the new development exceeds 16,000 square feet of impervious area. The existing amount of impervious area is approximately 548,000 square feet. If the 16,000 square foot threshold is exceeded, detention is required for all of the impervious area greater than the impervious area that existed prior to the Lake County Watershed Development Ordinance being adopted in 1990, as outlined in the current version (effective June 11, 2013).

If you have any questions or need additional information, please contact me or Joe Pasquesi, Civil Engineer at 847-432-0807 or jpasquesi@cityhpil.com.

Sincerely,

John M. Welch, PE, CFM
City Engineer

TAB 2
EXHIBITS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
THE RESIDENCES AT HIGHLAND PARK
CITY OF HIGHLAND PARK, LAKE COUNTY, IL

PREPARED FOR
HABITAT

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 11395.02

NOVEMBER 2025



Spaceco
Civil Engineering & Surveying

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
(847) 696-4060

PROJECT:	**THE RESIDENCES AT HIGHLAND PARK**	**PROJECT #:**	11395.02
LOCATION:	**HIGHLAND PARK, IL**	**DATE:**	November 2025
		LAST REVISED:	

EXHIBIT TITLE: USGS MAP
DESCRIPTION: HIGHLAND PARK QUADRANGLE

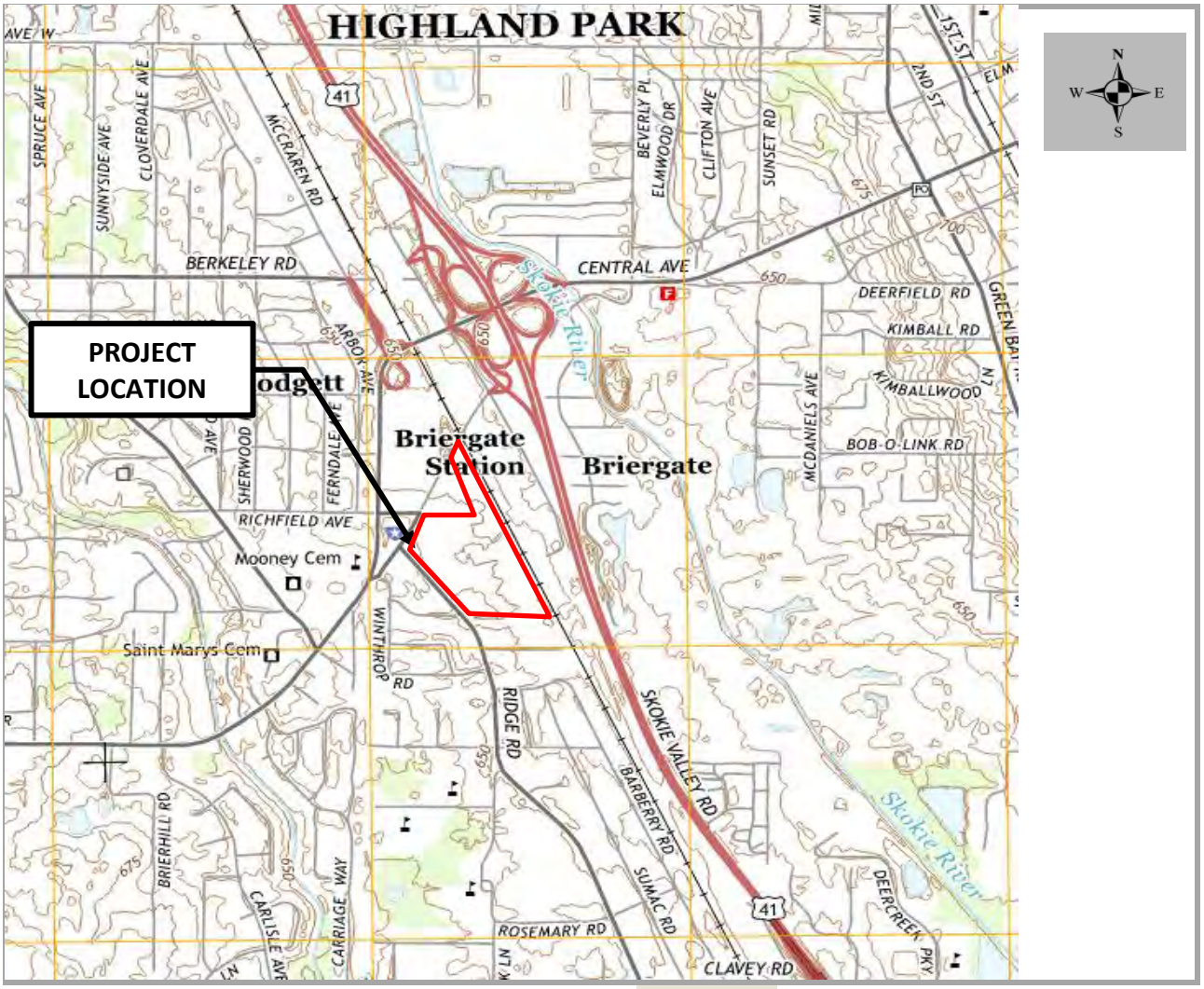

EXHIBIT # 1

Spaceco
Civil Engineering & Surveying

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
(847) 696-4060

PROJECT:	**THE RESIDENCES AT HIGHLAND PARK**	**PROJECT #:**	11395.02
LOCATION:	**HIGHLAND PARK, IL**	**DATE:**	November 2025
		LAST REVISED:	

EXHIBIT TITLE: NRCS SOIL MAP

DESCRIPTION: EXISTING URBAN SOIL TYPE

Map Unit Legend

Lake County, Illinois (IL097)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
23A	Blount silt loam, Lake Michigan Lobe, 0 to 2 percent slopes	20.5	69.5%
530B	Ozaukee silt loam, 2 to 4 percent slopes	9.0	30.5%
Totals for Area of Interest		**29.5**	**100.0%**

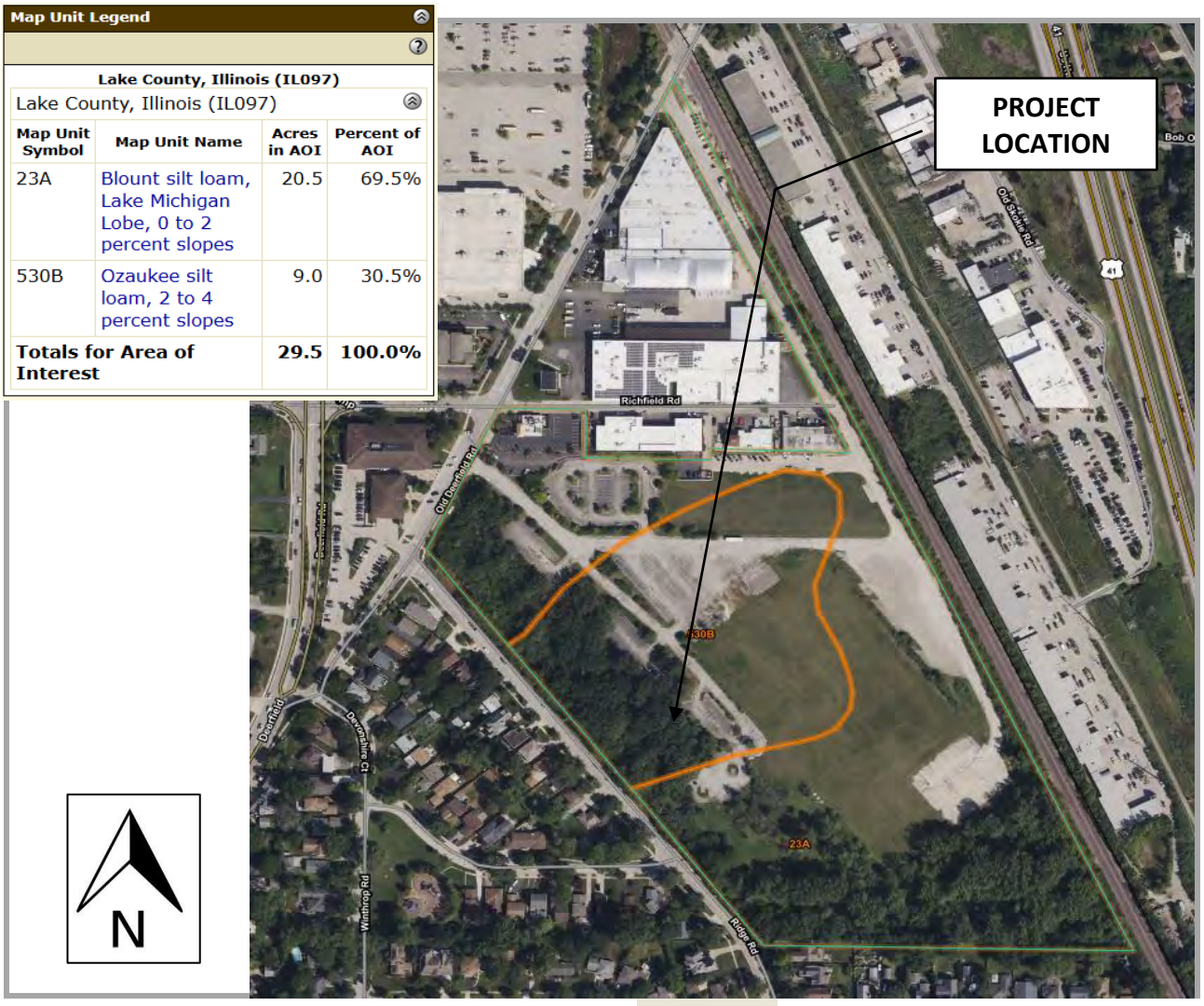

EXHIBIT # 2

Spaceco
Civil Engineering & Surveying

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
(847) 696-4060

PROJECT:	**THE RESIDENCES AT HIGHLAND PARK**	**PROJECT #:**	11395.02
LOCATION:	**HIGHLAND PARK, IL**	**DATE:**	November 2025
		LAST REVISED:	

EXHIBIT TITLE: FEMA MAP
DESCRIPTION: MAP NUMBERS 17097C0133M & 17097C0134L

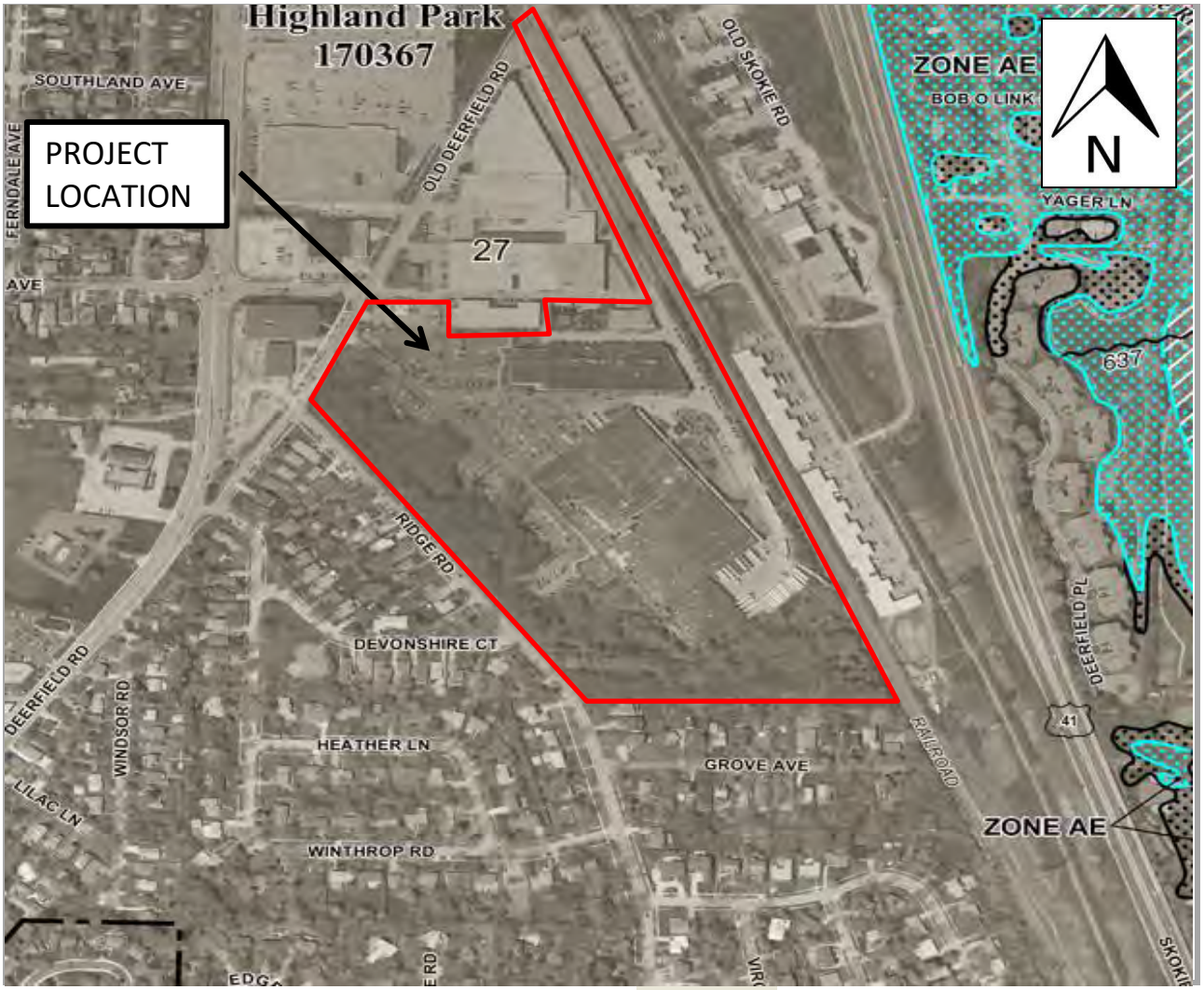

EXHIBIT # 3

Spaceco
Civil Engineering & Surveying

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
(847) 696-4060

PROJECT:	**THE RESIDENCES AT HIGHLAND PARK**	**PROJECT #:**	11395.02
LOCATION:	**HIGHLAND PARK, IL**	**DATE:**	November 2025
		LAST REVISED:	

EXHIBIT TITLE: NATIONAL WETLAND INVENTORY MAP
DESCRIPTION: URBAN LAND ONLY

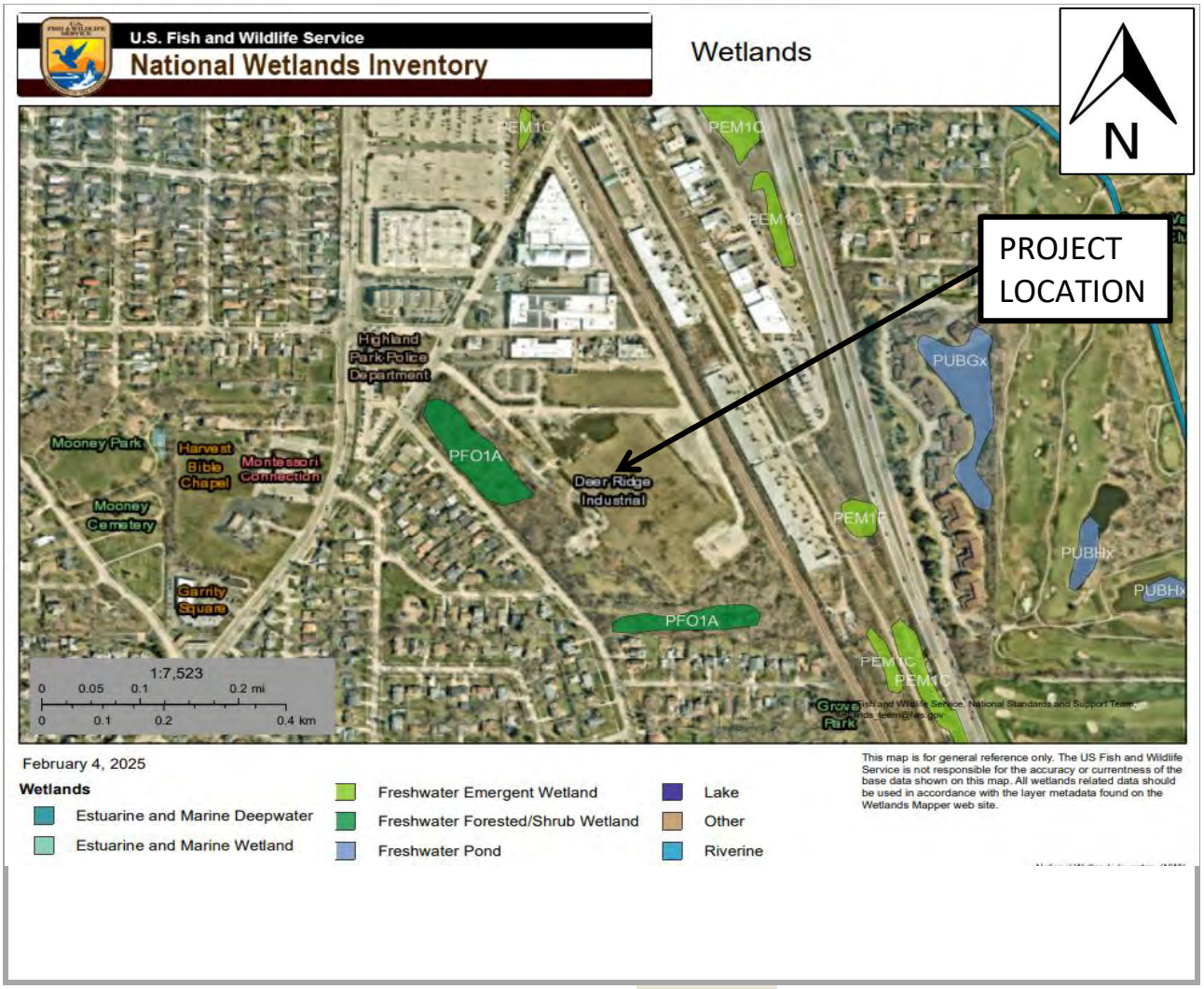

EXHIBIT # 4

Spaceco
Civil Engineering & Surveying

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
(847) 696-4060

PROJECT:	**THE RESIDENCES AT HIGHLAND PARK**	**PROJECT #:**	11395.02
LOCATION:	**HIGHLAND PARK, IL**	**DATE:**	November 2025
		LAST REVISED:	

EXHIBIT TITLE: LAKE COUNTY WATERSHED MAP

DESCRIPTION: NORTH BRANCH CHICAGO RIVER WATERSHED - MIDDLE FORK CHICAGO RIVER

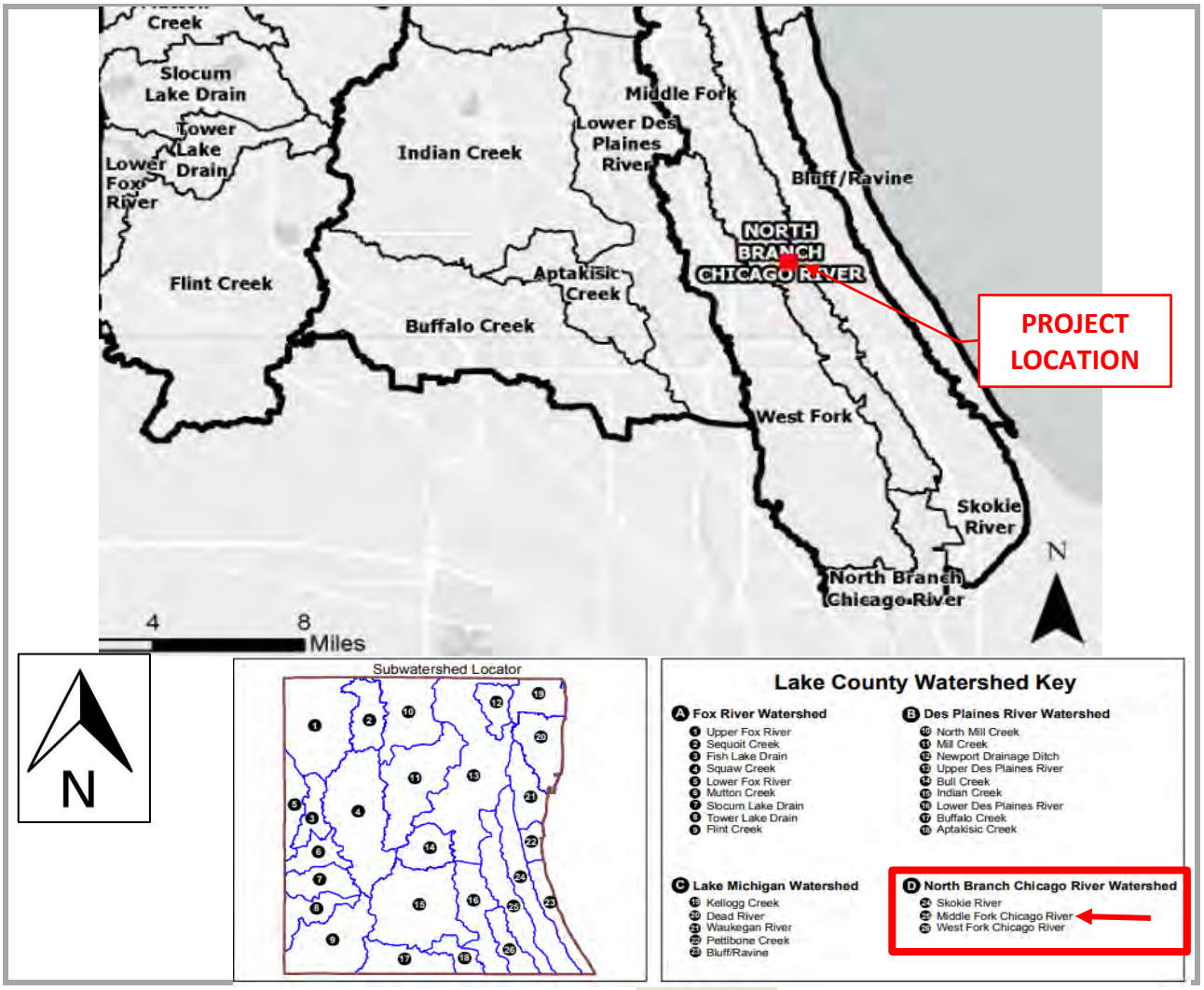

EXHIBIT # 5

Spaceco
Civil Engineering & Surveying

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
(847) 696-4060

PROJECT:	**THE RESIDENCES AT HIGHLAND PARK**	**PROJECT #:**	11395.02
LOCATION:	**HIGHLAND PARK, IL**	**DATE:**	November 2025
		LAST REVISED:	

EXHIBIT TITLE: AERIAL MAP
DESCRIPTION: GOOGLE IMAGE

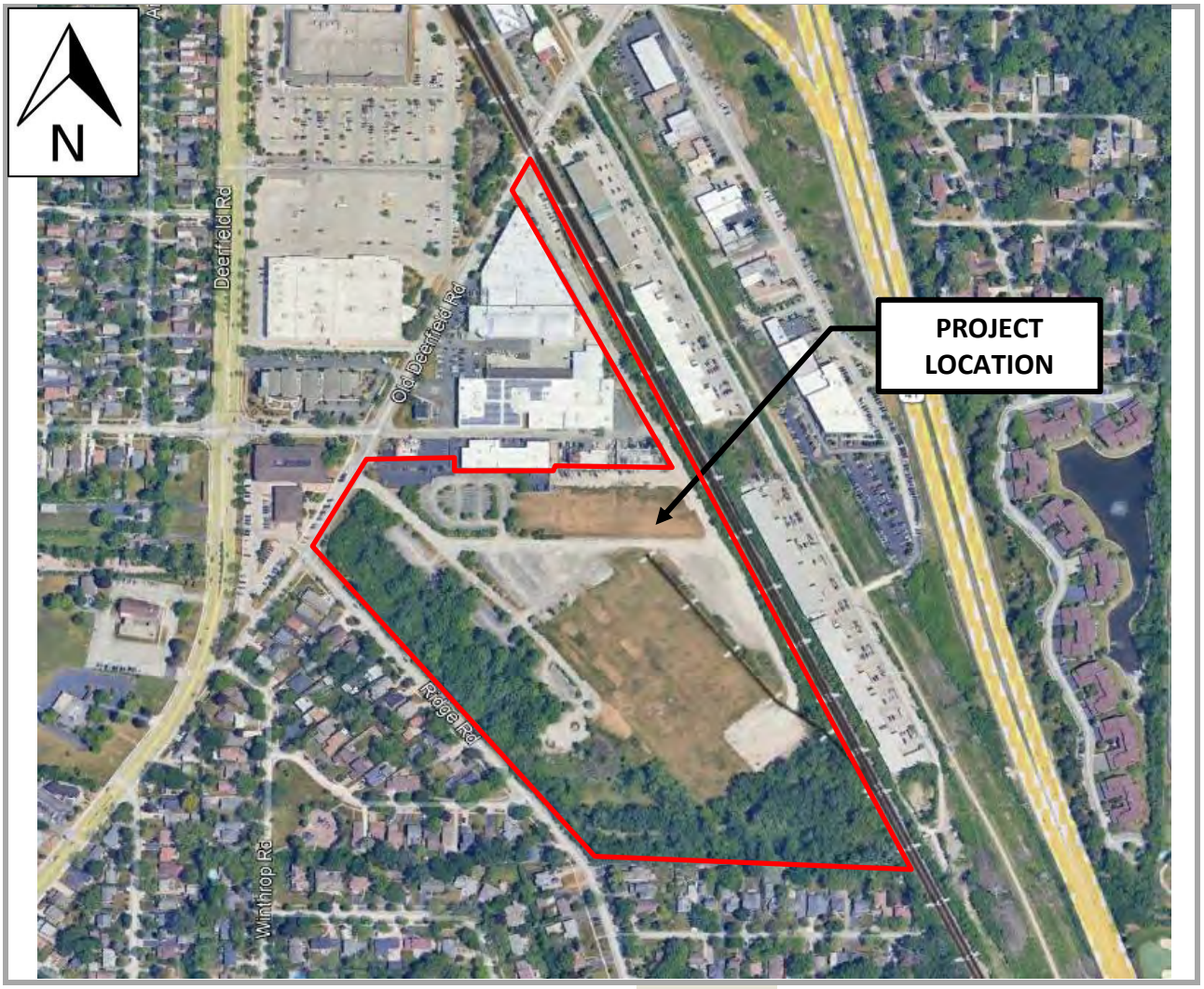

EXHIBIT # 6

SCALE 1" = 100'

0 100 200

LEGEND

IMPERVIOUS AREA

PERVIOUS AREA

SUMMARY OF PROPERTY AREA:

	AREA (ACRES)
IMPERVIOUS	12.346
PERVIOUS	16.268
TOTAL	28.614

NO.	DATE	REMARKS

NO.	DATE	REMARKS

PROPOSED DRAINAGE EXHIBIT

THE RESIDENCES AT HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02-PDE

DATE: 11/25/25

JOB NO. 11395.02

SHEET PDE

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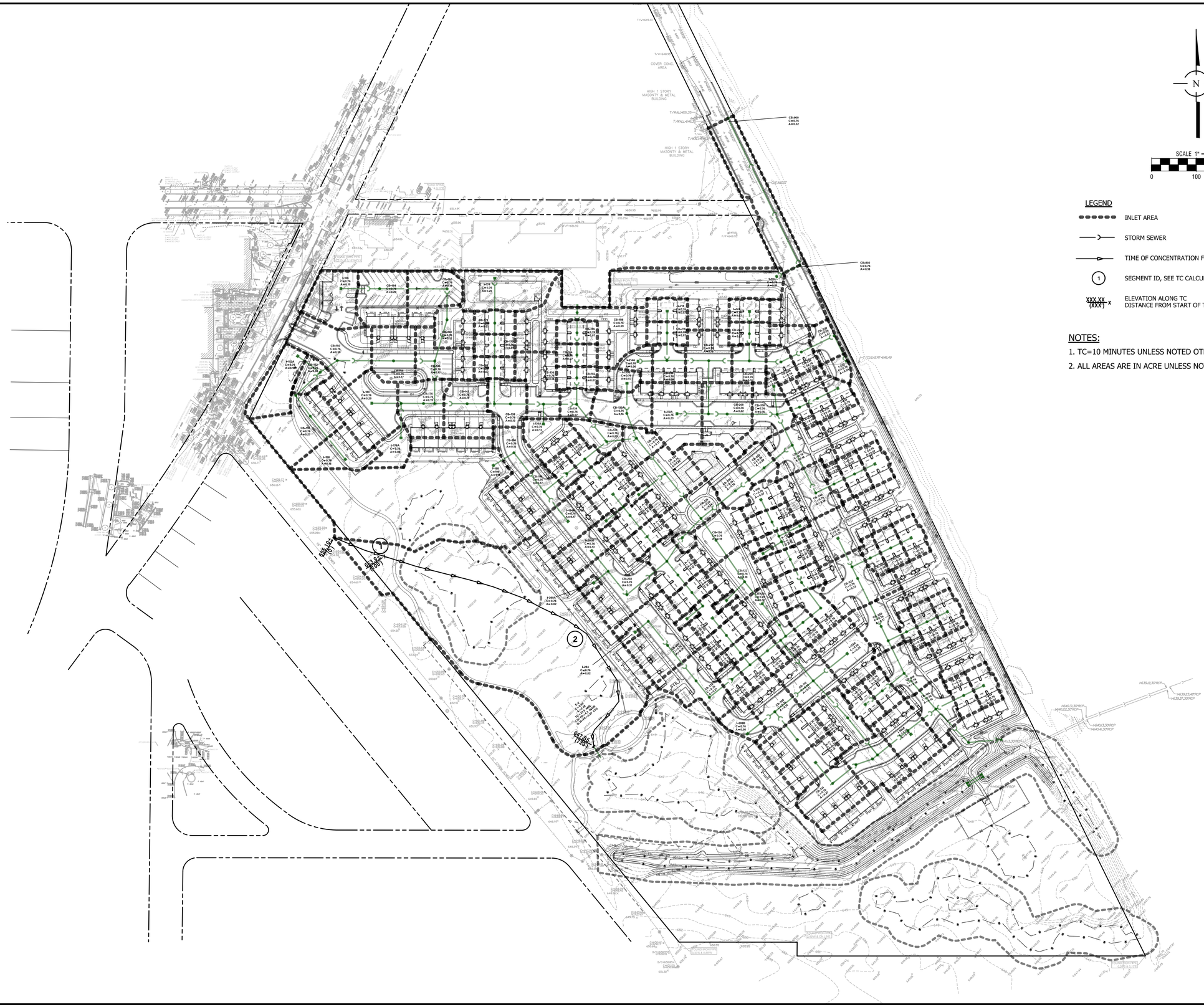

NOTES:

1. TC=10 MINUTES UNLESS NOTED OTHERWISE
2. ALL AREAS ARE IN ACRE UNLESS NOTED OTHERWISE.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

INLET AREA MAP

THE RESIDENCES AT HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:	11395.02_IAM
DATE:	11/25/25
JOB NO.	11395.02
SHEET	IAM
	1 OF 1

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SITE IMPROVEMENT PLANS
for

THE RESIDENCES AT HIGHLAND PARK

HIGHLAND PARK
LAKE COUNTY, ILLINOIS

PROJECT NO:11395.02

DEVELOPER
THE HABITAT COMPANY
350 W. HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654
PHONE: (312) 527-5400

ARCHITECT
BSB DESIGN, INC
220 N. SMITH STREET
PALATINE, IL 60067
PHONE: (847) 705-2200

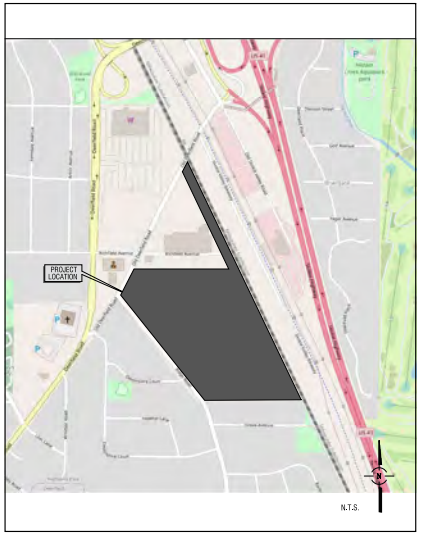
CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY LAKE
CITY, TOWNSHIP HIGHLAND PARK
SEC. & ¼ SEC. NO. S27 T43N R12E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET OVET FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN	TYPICAL SECTIONS & GENERAL NOTES
3	OVET	OVERALL EXISTING CONDITIONS PLAN
4-9	EC1-6	EXISTING CONDITIONS PLANS
10-15	DEM01-6	DEMOLITION PLANS
16	OVSP	OVERALL SITE PLAN
17-22	GM1-6	GEOMETRIC PLANS
23-28	GR1-6	GRADING PLANS
29-34	UT1-6	UTILITY PLANS
35-40	SE1-6	SOIL EROSION AND SEDIMENT CONTROL PLANS
41-42	SE7-8	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
43	S1	SPECIFICATIONS
44-46	D1-D3	DETAILS



REVISIONS

ORIGINAL PLAN DATE: NOVEMBER 25, 2025

#	SHEET #	REMARKS	DATE

ENGINEER
BRETT M. DUFFY, P.E.
ILLINOIS REGISTRATION NO.: 062-053198
EXPIRATION DATE: 11/30/2025
PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE, SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER.
11/25/25
DATE

LICENSED PROFESSIONAL ENGINEER
BRETT M. DUFFY
NO. 062-053198
ILLINOIS

THE RESIDENCES AT HIGHLAND PARK
HIGHLAND PARK
LAKE COUNTY, ILLINOIS

Rosemont Office
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoInc.com

FILENAME: 11395.02_TITLE
DATE: 11/25/25
JOB NO. 11395.02
SHEET C1
1 OF 1

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TAB 3
SITE RUNOFF REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
THE RESIDENCES AT HIGHLAND PARK
CITY OF HIGHLAND PARK, LAKE COUNTY, IL

PREPARED FOR
HABITAT

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 11395.02

NOVEMBER 2025



Proposed Storm Sewer Design

Spaceco
Civil Engineering & Surveying

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
(847) 696-4060

PROJECT:	**THE RESIDENCES AT HIGHLAND PARK**	**PROJECT #:**	11395.02
LOCATION:	**HIGHLAND PARK, IL**	**DATE:**	November 2025
		LAST REVISED:	

CALCULATION TITLE: **RUNOFF COEFFICIENT CALCULATION**
DESCRIPTION: TOTAL AREA TRBUTARY TO PROPOSED STORM SEWER SYSTEMS
SITE CONDITION: PROPOSED

OVERALL

	AREA (ACRE)	C-FACTOR
IMPERVIOUS AREA	12.285	0.90
PERVIOUS AREA	5.367	0.45
TOTAL	**17.652**	**0.76**

NOTES:

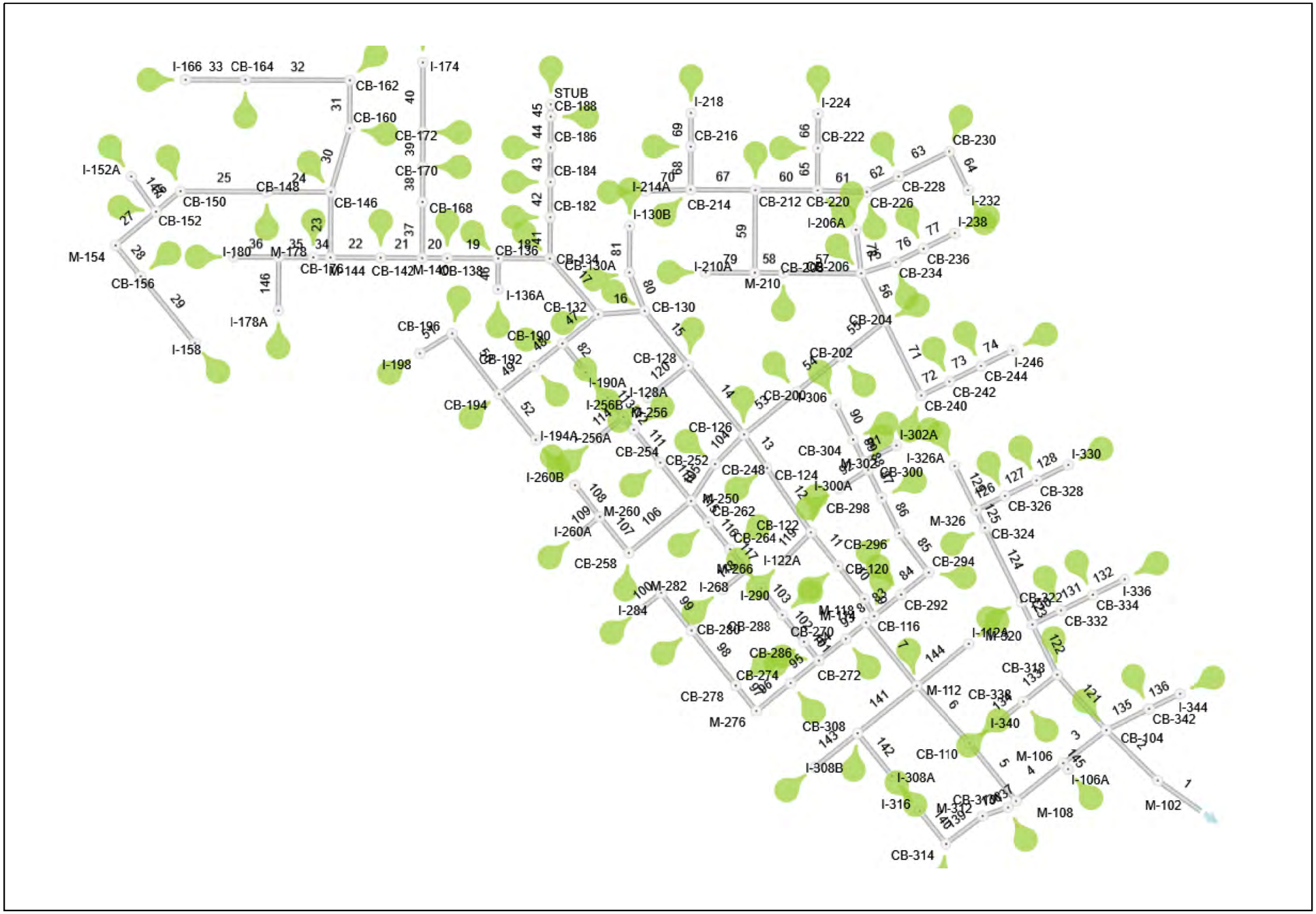
1) SEE EXHIBIT IAM FOR AREA TRIBUTARY TO ON-SITE STORM SEWER SYSTEMS.

Plan View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025



Storm Sewer Tabulation

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 1	60.00	0.000	15.990	0.00	0.00	12.15	0.0	16.74	5.32	64.71	113.55	7.37	54	0.33	642.20	642.00	644.63	644.43	652.98	653.00	1
Line 2	84.00	0.140	15.990	0.76	0.11	12.15	10.0	16.52	5.36	65.15	96.15	6.19	54	0.24	642.40	642.20	645.21	645.05	651.45	652.98	2
Line 3	63.00	0.000	14.410	0.00	0.00	10.95	0.0	16.35	5.39	59.03	97.58	5.39	54	0.25	642.55	642.40	645.44	645.37	651.65	651.45	3
Line 4	70.00	0.000	14.220	0.00	0.00	10.81	0.0	16.12	5.43	58.67	74.28	5.16	54	0.14	642.65	642.55	645.67	645.57	651.75	651.65	4
Line 5	86.00	0.150	13.700	0.76	0.11	10.41	10.0	15.89	5.47	56.95	69.56	5.87	48	0.23	642.85	642.65	645.71	645.55	652.50	651.75	5
Line 6	91.00	0.170	13.550	0.76	0.13	10.30	10.0	15.59	5.52	56.86	57.93	5.26	48	0.16	643.00	642.85	646.21	646.06	651.60	652.50	6
Line 7	94.00	0.000	12.800	0.00	0.00	9.73	0.0	15.35	5.57	54.15	73.73	6.28	48	0.26	643.85	643.60	646.42	646.21	652.70	651.60	7
Line 8	12.00	0.060	11.880	0.76	0.05	9.03	10.0	15.32	5.57	50.30	92.37	5.60	48	0.41	643.90	643.85	646.56	646.56	652.55	652.70	8
Line 9	23.00	0.000	11.280	0.00	0.00	8.57	0.0	15.26	5.58	47.86	70.94	5.26	48	0.24	643.95	643.90	646.66	646.63	653.15	652.55	9
Line 10	49.00	0.120	11.280	0.76	0.09	8.57	10.0	15.06	5.62	48.18	45.00	4.01	48	0.10	644.00	643.95	647.65	647.60	652.60	653.15	10
Line 11	50.00	0.180	11.160	0.76	0.14	8.48	10.0	14.85	5.66	47.99	45.61	3.99	48	0.10	644.05	644.00	647.70	647.65	652.00	652.60	11
Line 12	91.00	0.180	10.960	0.76	0.14	8.33	10.0	14.50	5.73	47.69	47.64	3.97	48	0.11	644.15	644.05	647.78	647.70	652.00	652.00	12
Line 13	47.00	0.140	10.780	0.76	0.11	8.19	10.0	14.32	5.76	47.20	46.88	3.93	48	0.11	644.20	644.15	647.83	647.79	652.50	652.00	13
Line 14	103.00	0.220	7.000	0.76	0.17	5.32	10.0	13.97	5.83	31.02	44.33	4.98	42	0.19	646.00	645.80	648.16	647.96	652.50	652.50	14
Line 15	81.00	0.110	6.760	0.76	0.08	5.14	10.0	13.72	5.88	30.22	49.99	4.91	42	0.25	646.20	646.00	648.30	648.18	652.50	652.50	15
Line 16	54.00	0.090	6.420	0.76	0.07	4.88	10.0	13.52	5.92	28.90	28.09	4.52	36	0.18	646.30	646.20	648.84	648.75	652.50	652.50	16
Line 17	86.00	0.070	4.480	0.76	0.05	3.40	10.0	13.25	5.98	20.37	35.96	3.12	36	0.29	646.55	646.30	649.07	649.02	652.50	652.50	17
Line 18	60.00	0.180	3.670	0.76	0.14	2.79	10.0	13.03	6.03	16.81	33.36	2.66	36	0.25	646.70	646.55	649.15	649.13	652.50	652.50	18
Line 19	59.00	0.130	3.360	0.76	0.10	2.55	10.0	12.79	6.08	15.53	27.45	2.53	36	0.17	646.80	646.70	649.20	649.17	652.50	652.50	19
Line 20	29.00	0.000	3.230	0.00	0.00	2.45	0.0	12.66	6.11	15.00	27.69	2.49	36	0.17	646.85	646.80	649.22	649.20	653.20	652.50	20
Line 21	49.00	0.190	2.830	0.76	0.14	2.15	10.0	12.51	6.15	13.22	42.61	2.28	36	0.41	647.05	646.85	649.25	649.24	652.50	653.20	21
Line 22	58.00	0.000	2.640	0.00	0.00	2.01	0.0	12.33	6.19	12.41	43.79	2.38	36	0.43	647.30	647.05	649.27	649.26	652.75	652.50	22

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 10-yrs.

Project File: 11395.02-SYS100.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2026 v 3.0.0.40

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 23	76.00	0.170	2.070	0.76	0.13	1.57	10.0	11.99	6.27	9.86	18.22	2.44	30	0.20	647.45	647.30	649.31	649.28	652.70	652.75	23
Line 24	74.00	0.170	1.210	0.76	0.13	0.92	10.0	11.69	6.34	5.83	13.15	1.97	24	0.34	647.70	647.45	649.39	649.36	652.70	652.70	24
Line 25	101.00	0.360	1.040	0.76	0.27	0.79	10.0	11.21	6.46	5.11	11.36	1.91	24	0.25	647.95	647.70	649.45	649.41	652.50	652.70	25
Line 26	37.00	0.070	0.680	0.76	0.05	0.52	10.0	11.04	6.50	3.36	6.73	1.93	18	0.41	648.10	647.95	649.49	649.46	652.70	652.50	26
Line 27	61.00	0.000	0.430	0.00	0.00	0.33	10.0	10.85	6.55	2.14	7.40	2.61	15	1.31	648.90	648.10	649.53	649.50	655.30	652.70	27
Line 28	46.00	0.270	0.430	0.76	0.21	0.33	10.0	10.60	6.62	2.16	3.69	3.03	15	0.33	649.05	648.90	649.74	649.62	653.00	655.30	28
Line 29	100.00	0.160	0.160	0.76	0.12	0.12	10.0	10.00	6.78	0.82	2.38	1.73	12	0.45	649.50	649.05	649.97	649.87	653.00	653.00	29
Line 30	77.00	0.120	0.690	0.76	0.09	0.52	10.0	11.27	6.44	3.38	25.41	1.12	30	0.38	648.05	647.75	649.40	649.40	652.40	652.70	30
Line 31	56.00	0.180	0.570	0.76	0.14	0.43	10.0	11.00	6.51	2.82	6.28	1.82	18	0.36	648.25	648.05	649.41	649.38	652.00	652.40	31
Line 32	121.00	0.200	0.390	0.76	0.15	0.30	10.0	10.41	6.67	1.98	2.40	2.58	12	0.45	648.80	648.25	649.71	649.37	652.40	652.00	32
Line 33	70.00	0.190	0.190	0.76	0.14	0.14	10.0	10.00	6.78	0.98	2.34	1.42	12	0.43	649.10	648.80	649.83	649.79	652.60	652.40	33
Line 34	20.00	0.190	0.570	0.76	0.14	0.43	10.0	10.61	6.61	2.87	3.08	4.46	12	0.75	648.55	648.40	649.31	649.16	652.50	652.75	34
New	40.00	0.000	0.380	0.00	0.00	0.29	0.0	10.43	6.66	1.92	2.53	2.57	12	0.51	648.75	648.55	649.62	649.53	653.00	652.50	35
Line 36	53.00	0.290	0.290	0.76	0.22	0.22	10.0	10.00	6.78	1.50	2.44	2.20	12	0.47	649.00	648.75	649.73	649.66	652.50	653.00	36
Line 37	65.00	0.000	0.400	0.00	0.00	0.30	0.0	10.80	6.56	2.00	7.71	1.13	18	0.54	647.20	646.85	649.32	649.30	653.55	653.20	37
Line 38	41.00	0.070	0.400	0.76	0.05	0.30	10.0	10.61	6.61	2.01	4.51	1.64	15	0.49	647.40	647.20	649.34	649.30	653.55	653.55	38
Line 39	40.00	0.070	0.330	0.76	0.05	0.25	10.0	10.42	6.67	1.67	2.52	2.13	12	0.50	647.60	647.40	649.40	649.31	653.55	653.55	39
Line 40	81.00	0.260	0.260	0.76	0.20	0.20	10.0	10.00	6.78	1.34	2.50	1.71	12	0.49	648.00	647.60	649.54	649.42	651.50	653.55	40
Line 41	48.00	0.070	0.740	0.76	0.05	0.56	10.0	10.56	6.63	3.73	6.78	2.13	18	0.42	647.80	647.60	649.22	649.16	653.55	652.50	41
Line 42	41.00	0.070	0.670	0.76	0.05	0.51	10.0	10.39	6.68	3.40	4.51	2.77	15	0.49	648.00	647.80	649.25	649.17	653.55	653.55	42
Line 43	40.00	0.070	0.600	0.76	0.05	0.46	10.0	10.22	6.72	3.06	4.57	2.55	15	0.50	648.20	648.00	649.35	649.27	653.55	653.55	43
Line 44	36.00	0.390	0.530	0.76	0.30	0.40	10.0	10.07	6.76	2.72	4.81	2.42	15	0.56	648.40	648.20	649.41	649.37	651.50	653.55	44

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 10-yrs.

Project File: 11395.02-SYS100.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2026 v 3.0.0.40

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 45	14.00	0.140	0.140	0.76	0.11	0.11	10.0	10.00	6.78	0.72	3.01	0.92	12	0.71	648.50	648.40	649.50	649.50	652.00	651.50	45
Line 46	36.00	0.130	0.130	0.76	0.10	0.10	10.0	10.00	6.78	0.67	4.20	1.91	12	1.39	649.00	648.50	649.35	649.25	652.50	652.50	46
Line 47	54.00	0.060	1.850	0.76	0.05	1.41	10.0	10.89	6.54	9.20	24.96	2.01	30	0.37	647.00	646.80	649.12	649.10	653.55	652.50	47
Line 48	42.00	0.060	1.710	0.76	0.05	1.30	10.0	10.74	6.58	8.55	13.52	2.73	24	0.36	647.15	647.00	649.13	649.07	653.55	653.55	48
Line 49	52.00	0.170	1.650	0.76	0.13	1.25	10.0	10.53	6.64	8.32	12.15	2.68	24	0.29	647.30	647.15	649.19	649.13	652.50	653.55	49
Line 50	89.00	0.130	1.310	0.76	0.10	1.00	10.0	10.12	6.75	6.72	10.72	2.21	24	0.22	647.50	647.30	649.30	649.23	652.50	652.50	50
Line 51	44.00	1.180	1.180	0.76	0.90	0.90	10.0	10.00	6.78	6.08	6.88	4.96	15	1.14	648.00	647.50	649.39	648.99	651.50	652.50	51
Line 52	68.00	0.170	0.170	0.76	0.13	0.13	10.0	10.00	6.78	0.88	3.05	2.16	12	0.74	649.00	648.50	649.40	649.28	652.50	652.50	52
Line 53	79.00	0.180	2.660	0.76	0.14	2.02	10.0	13.24	5.98	12.09	41.10	1.71	36	0.38	644.50	644.20	648.06	648.03	652.40	652.50	53
Line 54	66.00	0.090	2.480	0.76	0.07	1.88	10.0	13.00	6.04	11.38	36.71	1.61	36	0.30	644.70	644.50	648.08	648.06	652.40	652.40	54
Line 55	65.00	0.190	2.390	0.76	0.14	1.82	10.0	12.76	6.09	11.06	37.00	1.56	36	0.31	644.90	644.70	648.10	648.08	651.65	652.40	55
Line 56	62.00	0.160	1.840	0.76	0.12	1.40	10.0	12.52	6.14	8.59	37.87	1.22	36	0.32	645.10	644.90	648.13	648.12	651.65	651.65	56
Line 57	90.00	0.220	1.450	0.76	0.17	1.10	10.0	12.20	6.22	6.85	27.34	1.40	30	0.44	645.50	645.10	648.14	648.12	651.65	651.65	57
Line 58	34.00	0.000	1.230	0.00	0.00	0.93	0.0	12.08	6.24	5.84	31.46	1.19	30	0.59	645.70	645.50	648.16	648.15	652.35	651.65	58
Line 59	96.00	0.180	1.000	0.76	0.14	0.76	10.0	11.66	6.35	4.82	12.64	1.54	24	0.31	646.00	645.70	648.19	648.14	652.30	652.35	59
Line 60	73.00	0.100	0.530	0.76	0.08	0.40	10.0	11.35	6.42	2.59	4.78	2.11	15	0.55	646.40	646.00	648.27	648.15	652.30	652.30	60
Line 61	57.00	0.070	0.290	0.76	0.05	0.22	10.0	11.07	6.49	1.43	4.68	1.17	15	0.53	646.70	646.40	648.35	648.32	652.30	652.30	61
Line 62	41.00	0.110	0.220	0.76	0.08	0.17	10.0	10.85	6.55	1.10	2.49	1.40	12	0.49	646.90	646.70	648.38	648.34	652.30	652.30	62
Line 63	66.00	0.070	0.110	0.76	0.05	0.08	10.0	10.40	6.67	0.56	2.40	0.71	12	0.45	647.20	646.90	648.42	648.40	651.00	652.30	63
Line 64	50.00	0.040	0.040	0.76	0.03	0.03	10.0	10.00	6.78	0.21	2.76	0.27	12	0.60	647.50	647.20	648.42	648.42	651.00	651.00	64
Line 65	49.00	0.070	0.140	0.76	0.05	0.11	10.0	10.29	6.70	0.71	2.54	2.77	12	0.51	648.85	648.60	649.21	648.96	652.55	652.30	65
Line 66	40.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	6.78	0.36	2.52	1.44	12	0.50	649.05	648.85	649.35	649.31	652.55	652.55	66

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 10-yrs.

Project File: 11395.02-SYS100.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2026 v 3.0.0.40

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 67	75.00	0.090	0.290	0.76	0.07	0.22	10.0	10.53	6.64	1.46	2.43	3.24	12	0.47	648.95	648.60	649.51	649.16	653.05	652.30	67
Line 68	50.00	0.070	0.140	0.76	0.05	0.11	10.0	10.26	6.71	0.71	2.98	1.89	12	0.70	649.30	648.95	649.68	649.65	653.05	653.05	68
Line 69	39.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	6.78	0.36	2.85	1.61	12	0.64	649.55	649.30	649.81	649.77	653.05	653.05	69
Line 70	52.00	0.060	0.060	0.76	0.05	0.05	10.0	10.00	6.78	0.31	2.47	0.68	12	0.48	649.20	648.95	649.67	649.67	652.70	653.05	70
Line 71	96.00	0.180	0.360	0.76	0.14	0.27	10.0	10.76	6.58	1.80	2.44	3.39	12	0.47	648.45	648.00	649.09	648.64	651.60	651.65	71
Line 72	37.00	0.040	0.180	0.76	0.03	0.14	10.0	10.55	6.63	0.91	2.62	1.60	12	0.54	648.65	648.45	649.26	649.24	652.45	651.60	72
Line 73	41.00	0.070	0.140	0.76	0.05	0.11	10.0	10.30	6.70	0.71	2.49	1.73	12	0.49	648.85	648.65	649.30	649.28	652.55	652.45	73
Line 74	41.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	6.78	0.36	2.49	1.27	12	0.49	649.05	648.85	649.38	649.35	652.55	652.55	74
Line 75	42.00	0.060	0.210	0.76	0.05	0.16	10.0	10.52	6.64	1.06	2.46	3.01	12	0.48	648.20	648.00	648.66	648.46	652.10	651.65	75
Line 76	36.00	0.090	0.150	0.76	0.07	0.11	10.0	10.32	6.70	0.76	2.65	2.22	12	0.56	648.40	648.20	648.79	648.75	652.10	652.10	76
Line 77	41.00	0.060	0.060	0.76	0.05	0.05	10.0	10.00	6.78	0.31	2.49	1.15	12	0.49	648.60	648.40	648.91	648.89	652.10	652.10	77
Line 78	51.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	6.78	0.10	4.99	1.61	12	1.96	649.50	648.50	649.64	648.64	653.00	651.65	78
Line 79	57.00	0.230	0.230	0.76	0.17	0.17	10.0	10.00	6.78	1.19	2.36	3.00	12	0.44	648.55	648.30	649.05	648.80	652.05	652.35	79
Line 80	48.00	0.160	0.230	0.76	0.12	0.17	10.0	10.40	6.67	1.17	2.57	3.19	12	0.52	648.65	648.40	649.12	648.87	652.15	652.50	80
Line 81	54.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	6.78	0.36	2.45	1.00	12	0.47	648.90	648.65	649.29	649.27	652.40	652.15	81
Line 82	43.00	0.080	0.080	0.76	0.06	0.06	10.0	10.00	6.78	0.41	2.72	2.37	12	0.58	650.05	649.80	650.32	650.07	653.55	653.55	82
Line 83	40.00	0.060	0.540	0.76	0.05	0.41	10.0	11.43	6.40	2.63	3.11	4.44	12	0.76	647.70	647.40	648.41	648.10	652.55	652.55	83
Line 84	41.00	0.090	0.480	0.76	0.07	0.36	10.0	11.24	6.45	2.35	2.48	3.45	12	0.49	647.90	647.70	648.70	648.53	652.55	652.55	84
Line 85	57.00	0.070	0.390	0.76	0.05	0.30	10.0	10.96	6.52	1.93	2.36	2.82	12	0.44	648.15	647.90	648.92	648.78	652.55	652.55	85
Line 86	46.00	0.080	0.320	0.76	0.06	0.24	10.0	10.74	6.58	1.60	2.63	2.66	12	0.55	648.40	648.15	649.05	648.97	652.55	652.55	86
Line 87	36.00	0.050	0.240	0.76	0.04	0.18	10.0	10.57	6.63	1.21	2.95	2.57	12	0.69	648.65	648.40	649.15	649.12	652.55	652.55	87
Line 88	11.00	0.000	0.170	0.00	0.00	0.13	0.0	10.51	6.64	0.86	2.36	1.84	12	0.44	648.70	648.65	649.25	649.25	652.70	652.55	88

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 10-yrs.

Project File: 11395.02-SYS100.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2026 v 3.0.0.40

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 89	28.00	0.080	0.150	0.76	0.06	0.11	10.0	10.34	6.69	0.76	2.63	2.01	12	0.54	648.85	648.70	649.28	649.26	652.55	652.70	89
Line 90	45.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	6.78	0.36	2.37	1.26	12	0.44	649.05	648.85	649.38	649.35	652.55	652.55	90
Line 91	42.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	6.78	0.10	2.48	1.55	12	0.49	649.50	649.30	649.64	649.44	653.00	652.70	91
Line 92	40.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	6.78	0.10	3.80	1.16	12	1.14	649.50	649.05	649.64	649.29	653.00	652.55	92
Line 93	30.00	0.060	0.920	0.76	0.05	0.70	10.0	12.00	6.26	4.38	7.37	4.35	18	0.49	646.50	646.35	647.33	647.19	652.55	652.70	93
Line 94	40.00	0.050	0.860	0.76	0.04	0.65	10.0	11.84	6.30	4.12	7.49	4.02	18	0.51	646.70	646.50	647.49	647.41	652.55	652.55	94
Line 95	42.00	0.060	0.600	0.76	0.05	0.46	10.0	11.69	6.34	2.89	8.79	2.95	18	0.70	647.00	646.70	647.70	647.70	652.55	652.55	95
Line 96	52.00	0.000	0.540	0.00	0.00	0.41	0.0	11.47	6.39	2.62	2.74	3.97	12	0.59	647.30	647.00	648.09	647.78	651.50	652.55	96
Line 97	38.00	0.210	0.540	0.76	0.16	0.41	10.0	11.32	6.43	2.64	2.87	4.11	12	0.65	647.55	647.30	648.30	648.07	651.00	651.50	97
Line 98	82.00	0.310	0.330	0.76	0.24	0.25	10.0	10.89	6.54	1.64	2.32	2.37	12	0.43	647.90	647.55	648.65	648.50	651.00	651.00	98
Line 99	56.00	0.000	0.020	0.00	0.00	0.02	0.0	10.28	6.71	0.10	2.40	0.18	12	0.46	648.15	647.90	648.75	648.75	651.65	651.00	99
Line 100	31.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	6.78	0.10	3.22	0.32	12	0.82	648.40	648.15	648.75	648.75	651.90	651.65	100
Line 101	27.61	0.050	0.210	0.76	0.04	0.16	10.0	10.51	6.64	1.06	2.63	3.17	12	0.55	648.65	648.50	649.10	648.95	652.55	652.55	101
Line 102	40.16	0.070	0.160	0.76	0.05	0.12	10.0	10.27	6.71	0.82	2.49	2.32	12	0.49	648.85	648.65	649.25	649.19	652.55	652.55	102
Line 103	39.89	0.090	0.090	0.76	0.07	0.07	10.0	10.00	6.78	0.46	2.55	1.64	12	0.51	649.05	648.85	649.38	649.35	652.55	652.55	103
Line 104	48.00	0.030	0.980	0.76	0.02	0.74	10.0	11.37	6.42	4.78	5.92	3.72	18	0.32	647.90	647.75	648.92	648.77	652.00	652.50	104
Line 105	51.00	0.000	0.950	0.00	0.00	0.72	0.0	11.13	6.48	4.68	5.69	3.58	18	0.29	648.05	647.90	649.09	648.94	653.60	652.00	105
Line 106	94.00	0.310	0.460	0.76	0.24	0.35	10.0	10.69	6.59	2.31	2.47	2.94	12	0.48	648.50	648.05	649.49	649.16	651.60	653.60	106
Line 107	54.00	0.000	0.150	0.00	0.00	0.11	0.0	10.36	6.68	0.76	2.41	1.00	12	0.46	648.75	648.50	649.64	649.61	652.30	651.60	107
Line 108	47.00	0.130	0.130	0.76	0.10	0.10	10.0	10.00	6.78	0.67	2.61	1.08	12	0.54	649.00	648.75	649.65	649.64	652.50	652.30	108
Line 109	33.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	6.78	0.10	2.44	0.15	12	0.47	648.90	648.75	649.65	649.65	652.40	652.30	109
Line 110	57.00	0.070	0.250	0.76	0.05	0.19	10.0	10.82	6.56	1.25	2.36	3.05	12	0.44	649.55	649.30	650.07	649.82	653.55	653.60	110

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 10-yrs.

Project File: 11395.02-SYS100.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2026 v 3.0.0.40

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 111	49.00	0.080	0.180	0.76	0.06	0.14	10.0	10.55	6.63	0.91	2.57	2.34	12	0.52	649.80	649.55	650.23	650.16	653.55	653.55	111
Line 112	19.00	0.000	0.100	0.00	0.00	0.08	0.0	10.42	6.67	0.51	2.49	1.36	12	0.49	649.90	649.80	650.34	650.33	653.90	653.55	112
Line 113	29.00	0.080	0.080	0.76	0.06	0.06	10.0	10.00	6.78	0.41	2.62	1.59	12	0.54	650.05	649.90	650.37	650.35	653.55	653.90	113
Line 114	40.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	6.78	0.10	2.55	1.58	12	0.51	650.50	650.30	650.64	650.43	654.00	653.90	114
Line 115	32.00	0.150	0.240	0.76	0.11	0.18	10.0	10.84	6.55	1.20	2.44	3.09	12	0.47	648.90	648.75	649.39	649.24	653.05	653.60	115
Line 116	40.00	0.070	0.090	0.76	0.05	0.07	10.0	10.57	6.63	0.45	2.55	1.12	12	0.51	649.10	648.90	649.54	649.53	653.05	653.05	116
Line 117	31.00	0.000	0.020	0.00	0.00	0.02	0.0	10.23	6.72	0.10	2.44	0.38	12	0.47	649.25	649.10	649.57	649.57	652.75	653.05	117
Line 118	36.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	6.78	0.10	5.13	1.04	12	2.08	650.00	649.25	650.13	649.57	653.50	652.75	118
Line 119	47.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	6.78	0.10	5.18	1.61	12	2.12	650.00	649.00	650.13	649.14	653.50	652.00	119
Line 120	60.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	6.78	0.10	5.64	1.61	12	2.50	650.50	649.00	650.63	649.13	654.00	652.50	120
Line 121	86.00	0.180	1.300	0.76	0.14	0.99	10.0	11.73	6.33	6.25	10.88	3.59	24	0.23	646.90	646.70	647.98	647.79	651.45	651.45	121
Line 122	65.00	0.000	0.980	0.00	0.00	0.74	0.0	11.43	6.40	4.77	5.87	3.53	18	0.31	647.10	646.90	648.16	647.99	651.87	651.45	122
Line 123	29.00	0.170	0.800	0.76	0.13	0.61	10.0	11.32	6.43	3.91	4.56	3.63	15	0.50	647.25	647.10	648.24	648.16	651.50	651.87	123
Line 124	96.00	0.230	0.630	0.76	0.17	0.48	10.0	10.87	6.55	3.13	3.91	2.96	15	0.37	647.60	647.25	648.54	648.34	651.50	651.50	124
Line 125	23.00	0.000	0.400	0.00	0.00	0.30	0.0	10.75	6.58	2.00	2.36	2.57	12	0.44	647.70	647.60	648.66	648.59	651.80	651.50	125
Line 126	37.00	0.050	0.190	0.76	0.04	0.14	10.0	10.55	6.63	0.96	2.63	3.08	12	0.55	648.65	648.45	649.07	648.87	652.45	651.80	126
Line 127	41.00	0.070	0.140	0.76	0.05	0.11	10.0	10.30	6.70	0.71	2.48	2.20	12	0.49	648.85	648.65	649.22	649.16	652.55	652.45	127
Line 128	41.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	6.78	0.36	2.48	1.42	12	0.49	649.05	648.85	649.35	649.32	652.55	652.55	128
Line 129	57.00	0.210	0.210	0.76	0.16	0.16	10.0	10.00	6.78	1.08	2.58	1.52	12	0.53	648.00	647.70	648.77	648.73	651.50	651.80	129
Line 130	37.00	0.040	0.180	0.76	0.03	0.14	10.0	10.55	6.63	0.91	2.63	3.03	12	0.55	648.65	648.45	649.06	648.86	652.45	651.87	130
Line 131	41.00	0.070	0.140	0.76	0.05	0.11	10.0	10.30	6.70	0.71	2.48	2.30	12	0.49	648.85	648.65	649.22	649.15	652.55	652.45	131
Line 132	41.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	6.78	0.36	2.48	1.43	12	0.49	649.05	648.85	649.35	649.32	652.55	652.55	132

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 10-yrs.

Project File: 11395.02-SYS100.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2026 v 3.0.0.40

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 133	50.00	0.070	0.140	0.76	0.05	0.11	10.0	10.28	6.70	0.71	2.97	2.82	12	0.70	648.30	647.95	648.65	648.31	652.55	651.45	133
Line 134	39.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	6.78	0.36	2.55	2.27	12	0.51	649.05	648.85	649.31	649.10	652.55	652.55	134
Line 135	56.00	0.070	0.140	0.76	0.05	0.11	10.0	10.30	6.70	0.71	2.63	2.81	12	0.55	648.20	647.90	648.56	648.26	652.55	651.45	135
Line 136	40.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	6.78	0.36	2.49	2.26	12	0.49	649.05	648.85	649.30	649.11	652.55	652.55	136
Line 137	12.00	0.180	0.520	0.76	0.14	0.40	10.0	10.72	6.59	2.60	3.29	4.54	12	0.86	647.55	647.45	648.23	648.13	651.50	651.75	137
Line 138	31.00	0.000	0.340	0.00	0.00	0.26	0.0	10.57	6.63	1.71	2.52	2.37	12	0.50	647.70	647.55	648.52	648.47	651.90	651.50	138
Line 139	54.00	0.210	0.340	0.76	0.16	0.26	10.0	10.30	6.70	1.73	2.41	2.77	12	0.46	647.95	647.70	648.63	648.52	651.50	651.90	139
Line 140	49.00	0.130	0.130	0.76	0.10	0.10	10.0	10.00	6.78	0.67	2.57	1.22	12	0.52	648.20	647.95	648.77	648.76	651.70	651.50	140
Line 141	88.00	0.150	0.380	0.76	0.11	0.29	10.0	10.45	6.66	1.92	2.42	3.41	12	0.46	647.80	647.40	648.48	648.07	651.60	651.60	141
Line 142	64.00	0.150	0.150	0.76	0.11	0.11	10.0	10.00	6.78	0.77	2.82	1.59	12	0.63	648.20	647.80	648.67	648.64	651.70	651.60	142
Line 143	63.00	0.080	0.080	0.76	0.06	0.06	10.0	10.00	6.78	0.41	2.48	0.74	12	0.49	648.10	647.80	648.66	648.65	651.60	651.60	143
Line 144	78.00	0.200	0.200	0.76	0.15	0.15	10.0	10.00	6.78	1.03	3.38	3.19	12	0.90	648.10	647.40	648.53	647.83	651.60	651.60	144
Line 145	9.00	0.190	0.190	0.76	0.14	0.14	10.0	10.00	6.78	0.98	3.75	3.13	12	1.11	648.00	647.90	648.42	648.32	651.50	651.65	145
Line 146	62.00	0.090	0.090	0.76	0.07	0.07	10.0	10.00	6.78	0.46	2.48	2.42	12	0.49	650.05	649.75	650.35	650.05	653.55	653.00	146
Line 147	50.00	0.180	0.180	0.76	0.14	0.14	10.0	10.00	6.78	0.93	5.74	3.08	12	2.60	650.50	649.20	650.91	649.61	654.00	652.70	147

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 10-yrs.

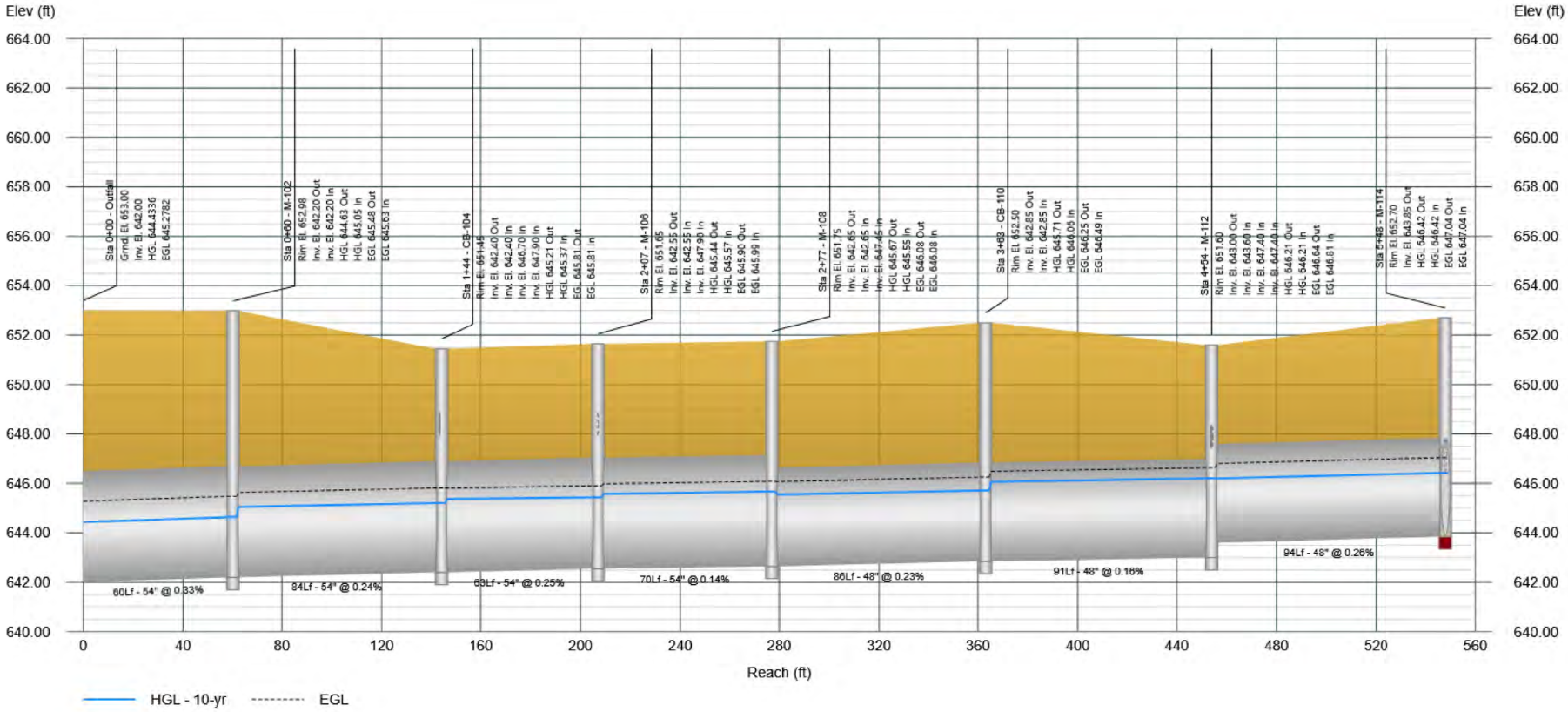
Project File: 11395.02-SYS100.sws

Profile View

Stormwater Studio 2026 v 3.0.0.40

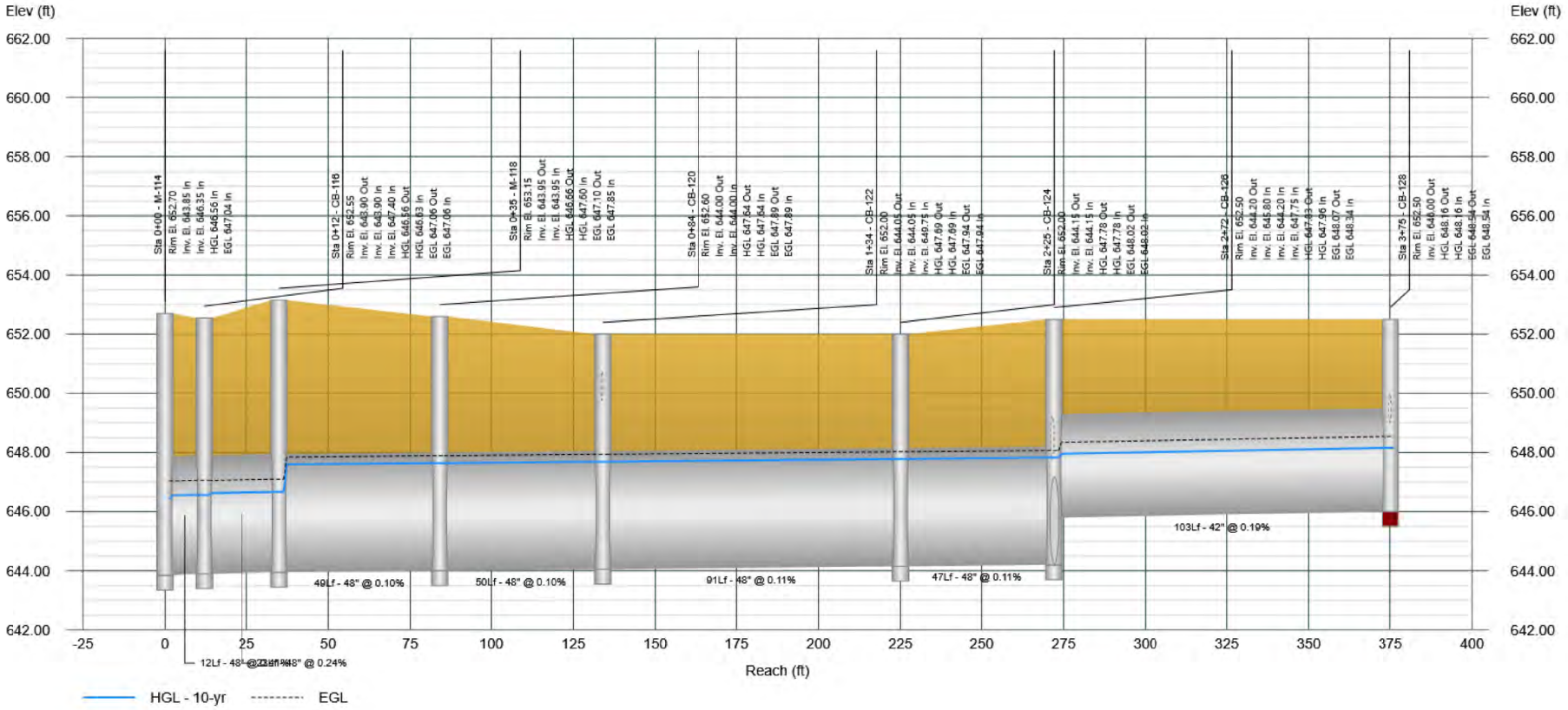
Project Name: Enter Project Name...

11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

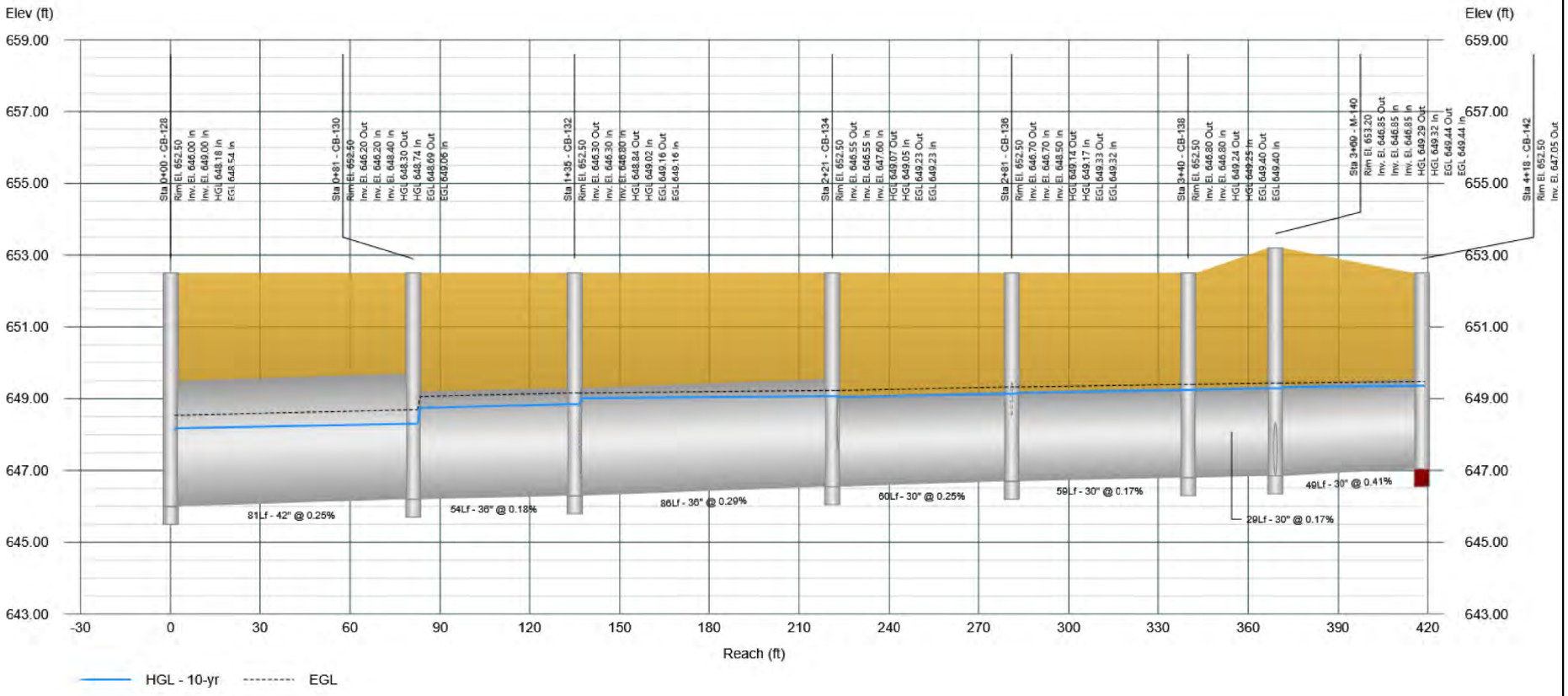


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

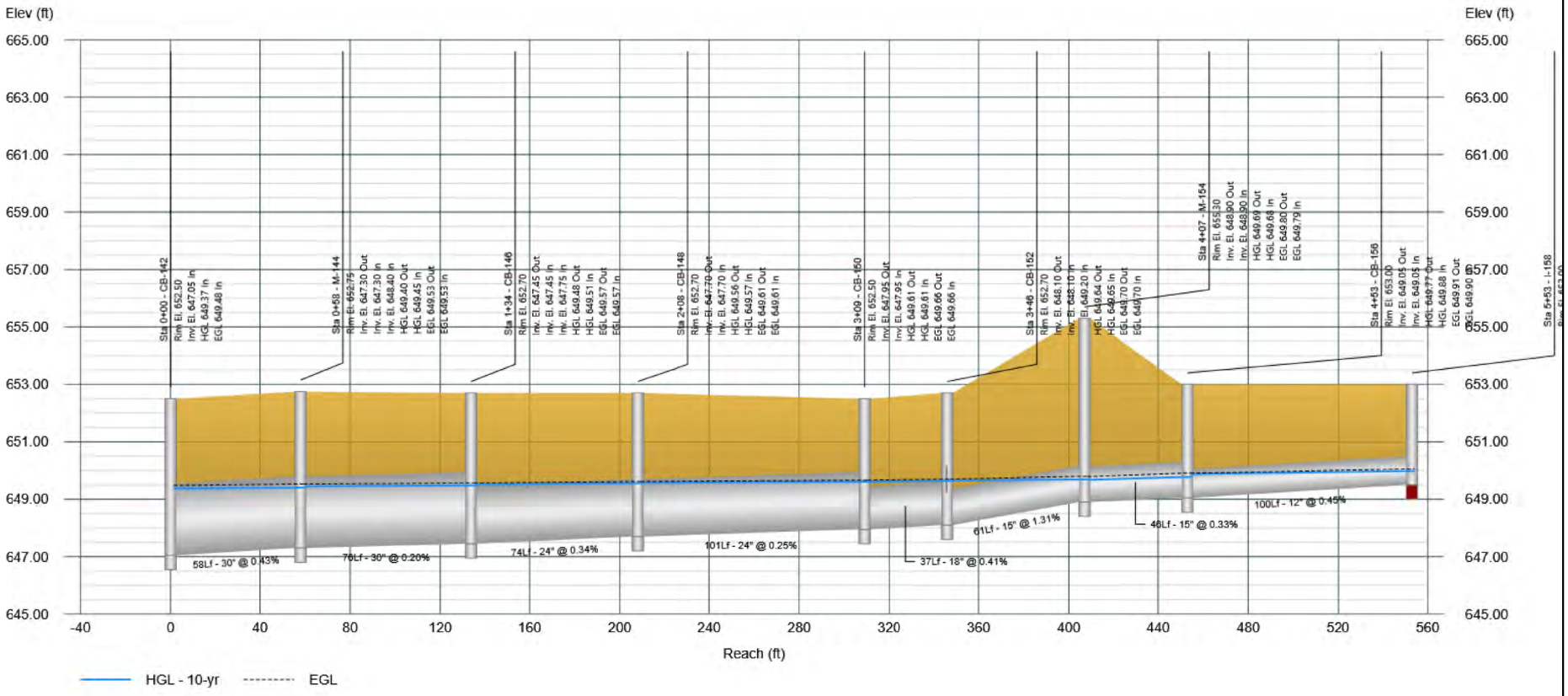


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

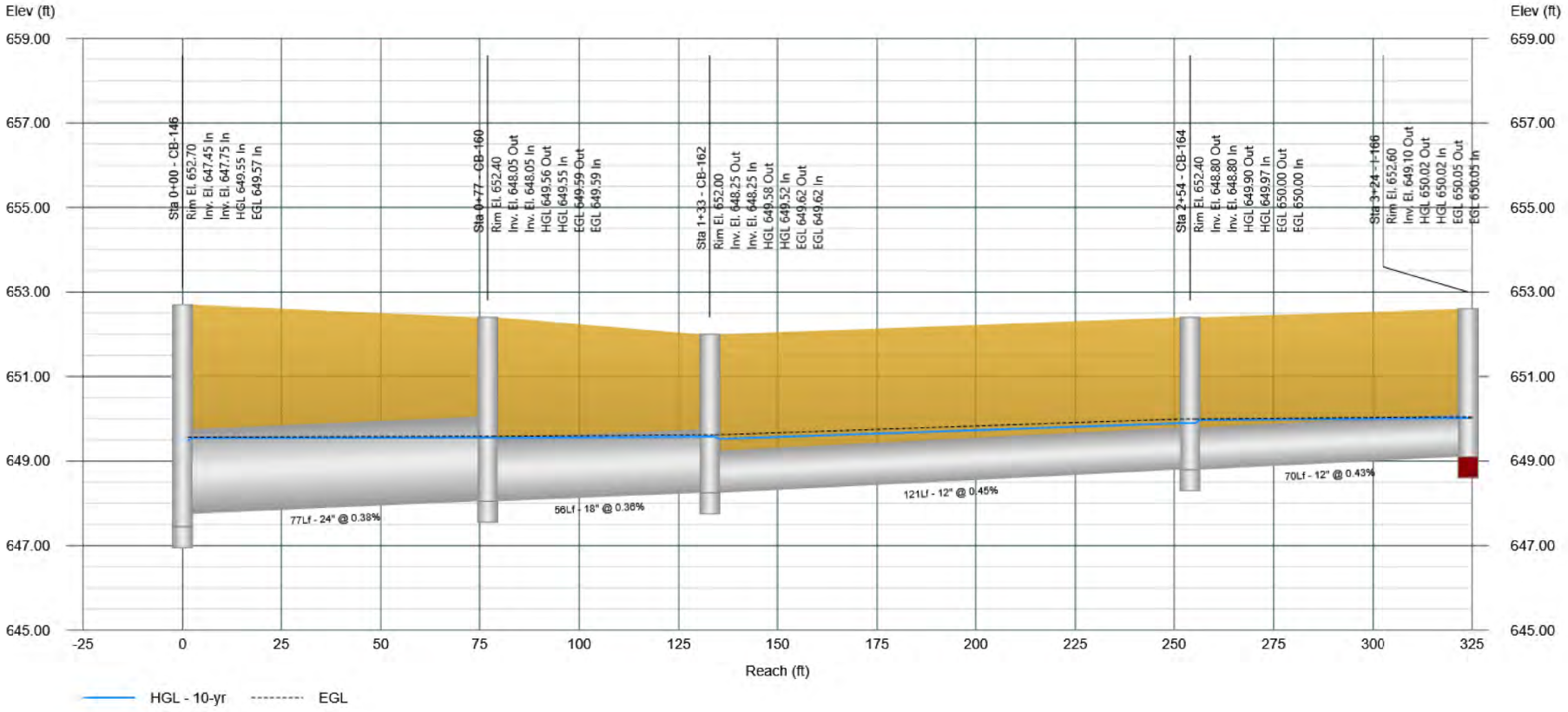


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

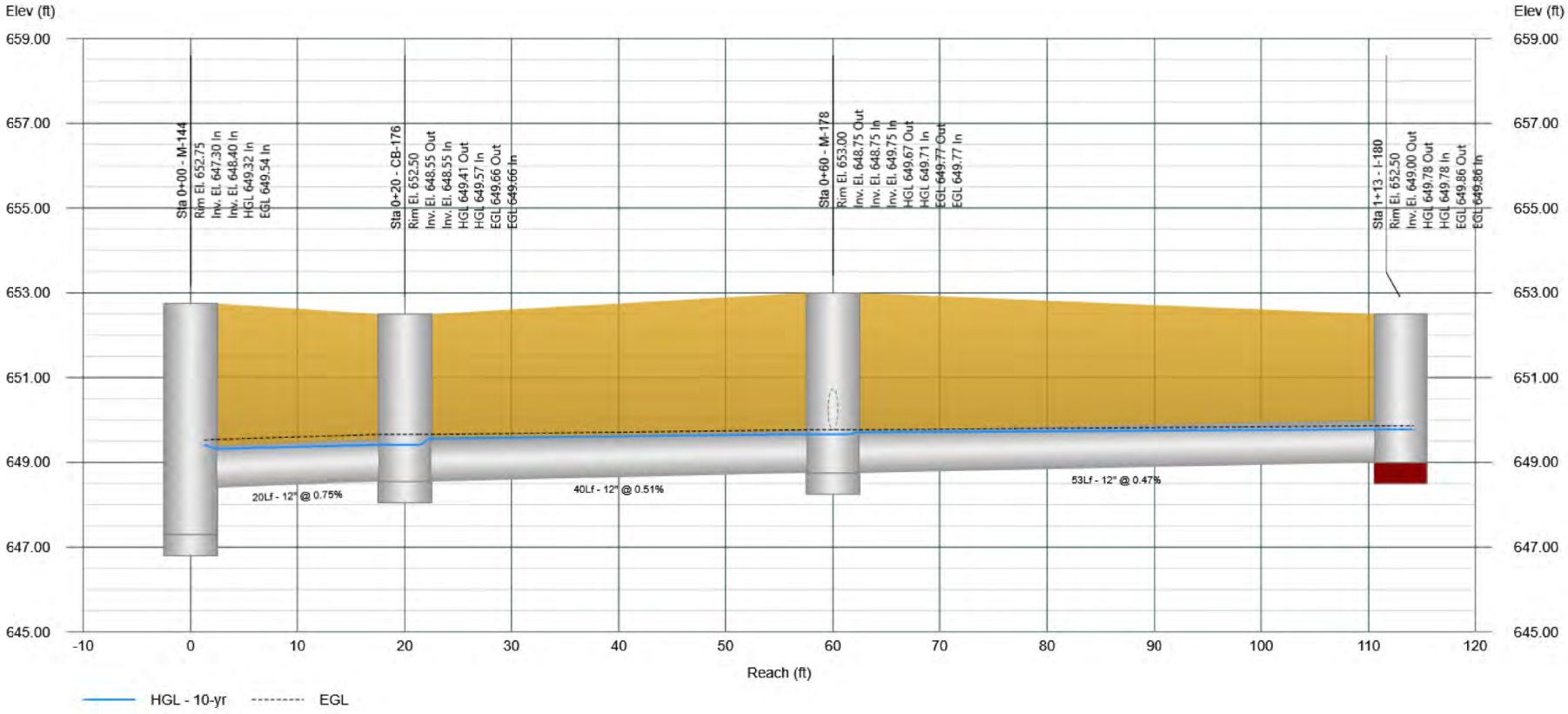


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

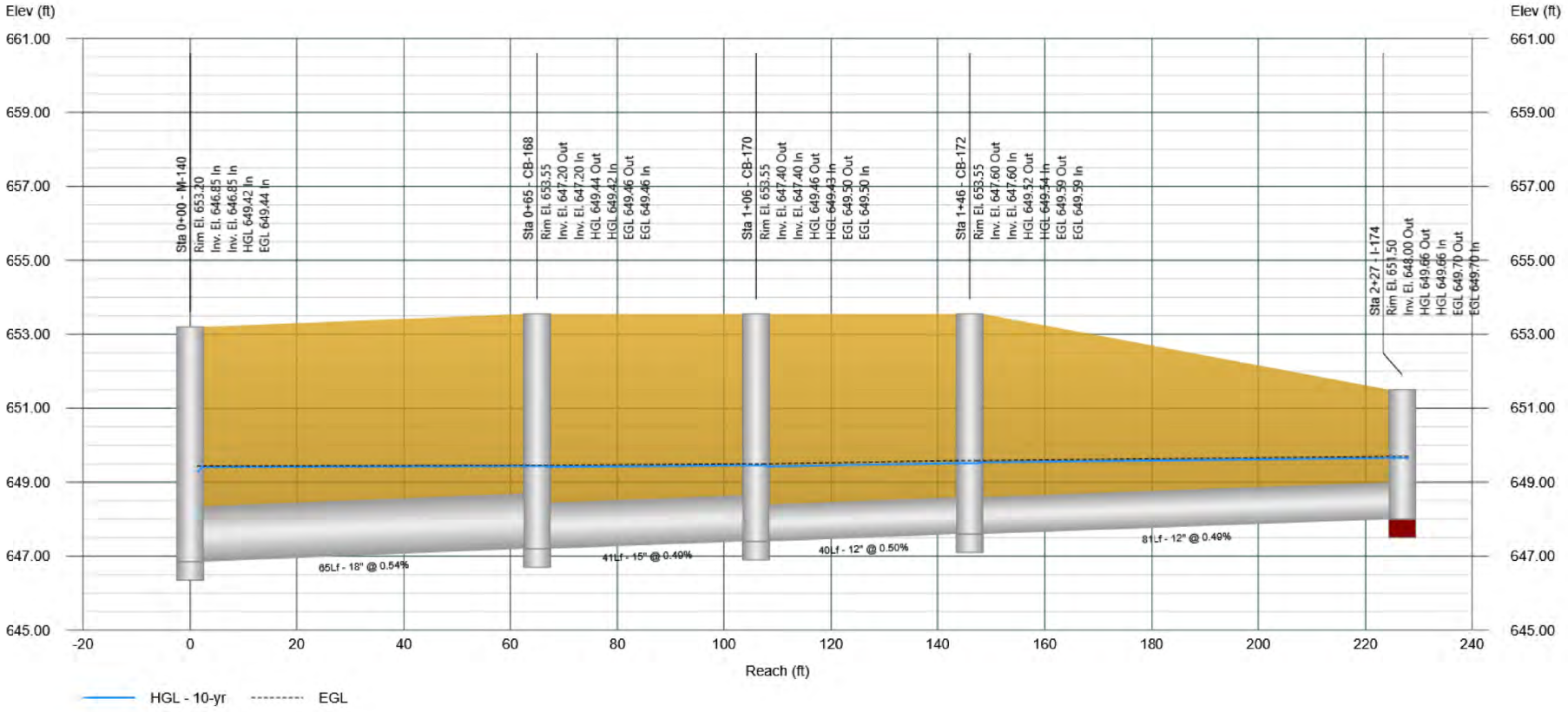


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

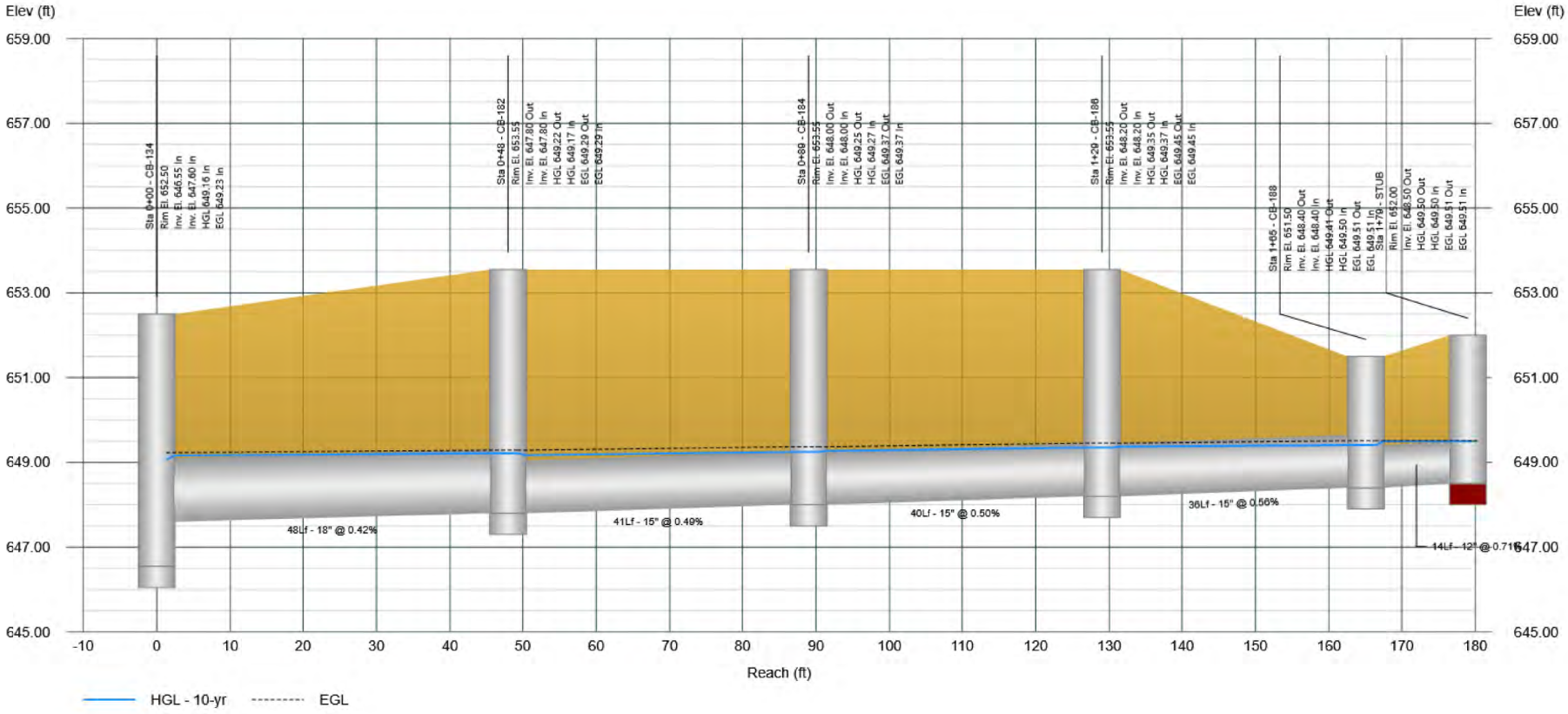


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025



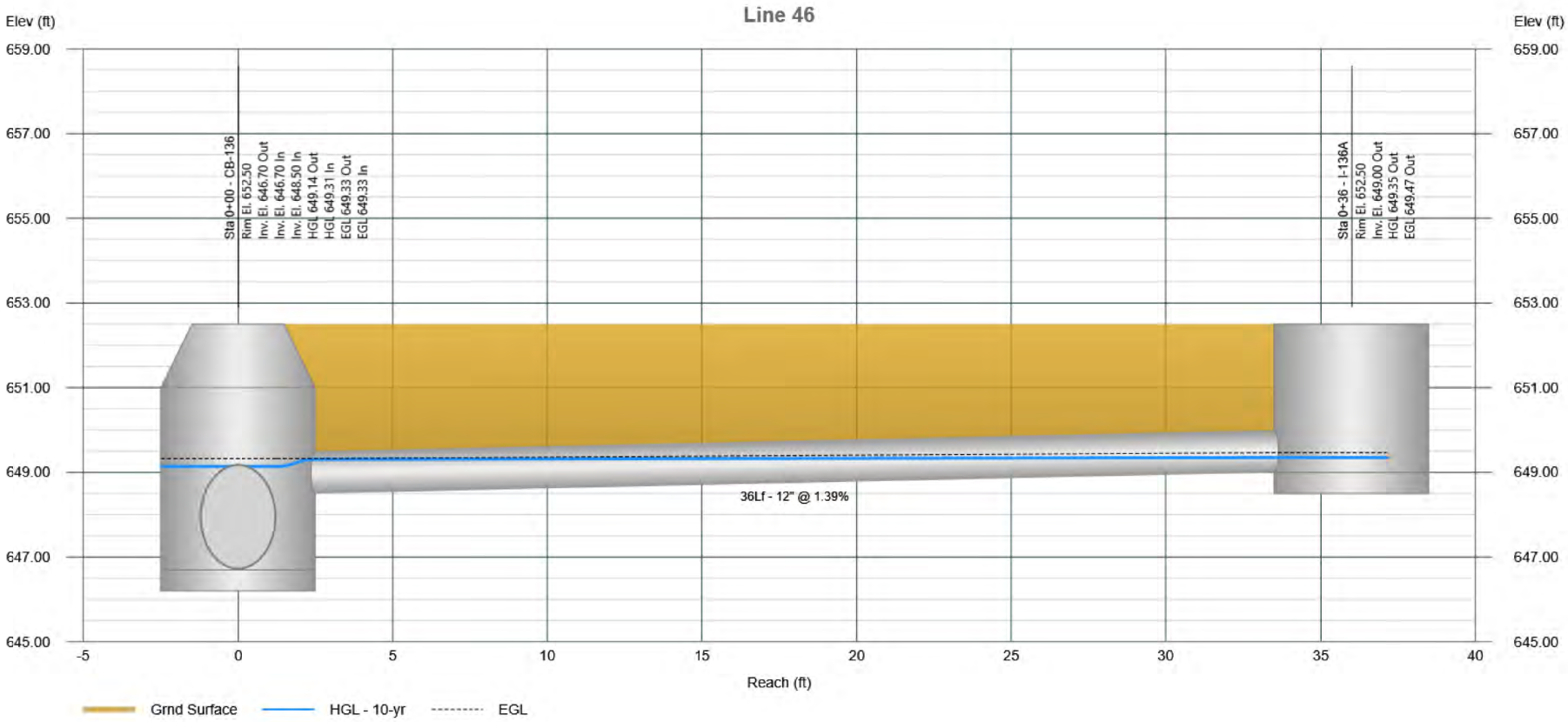
Project File: 11395.02-SYS100.sws

Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

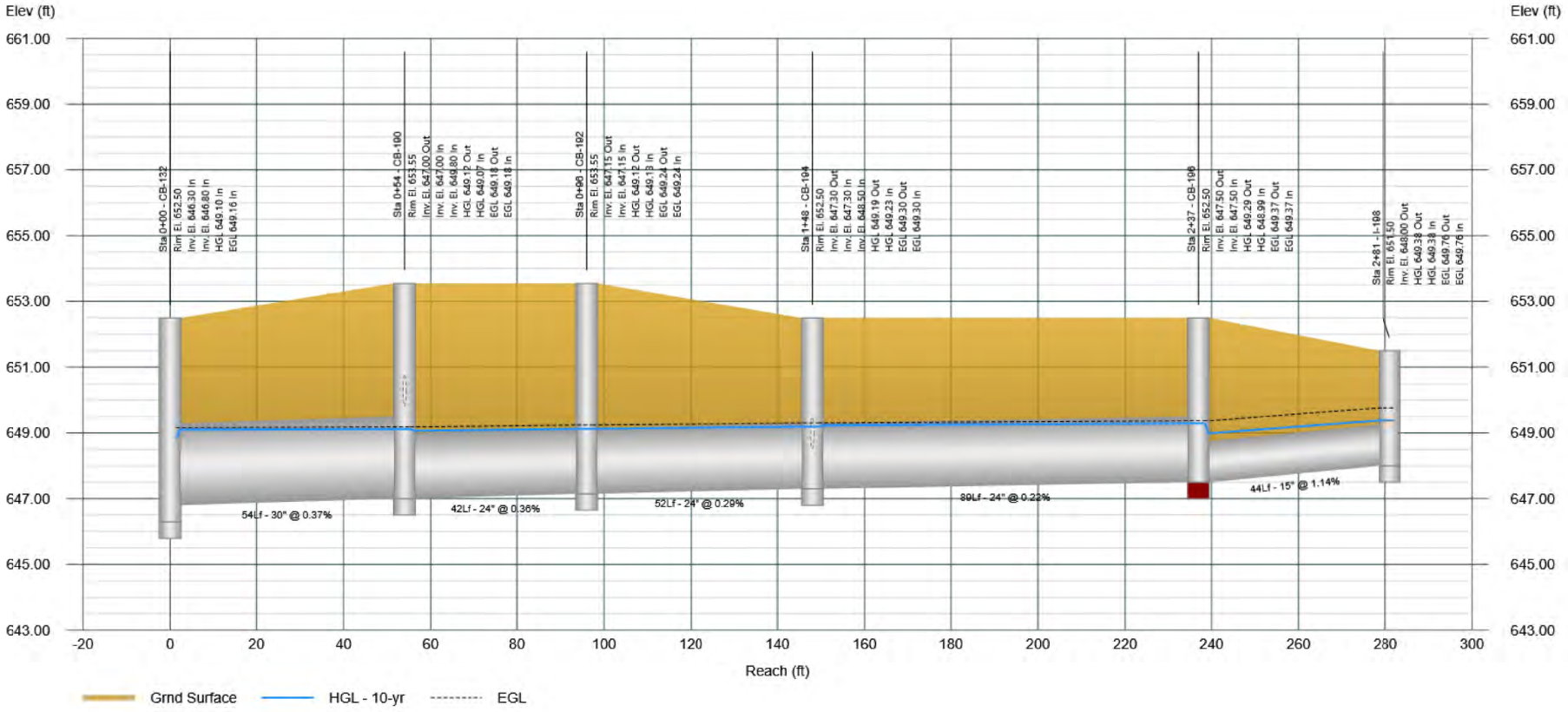


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

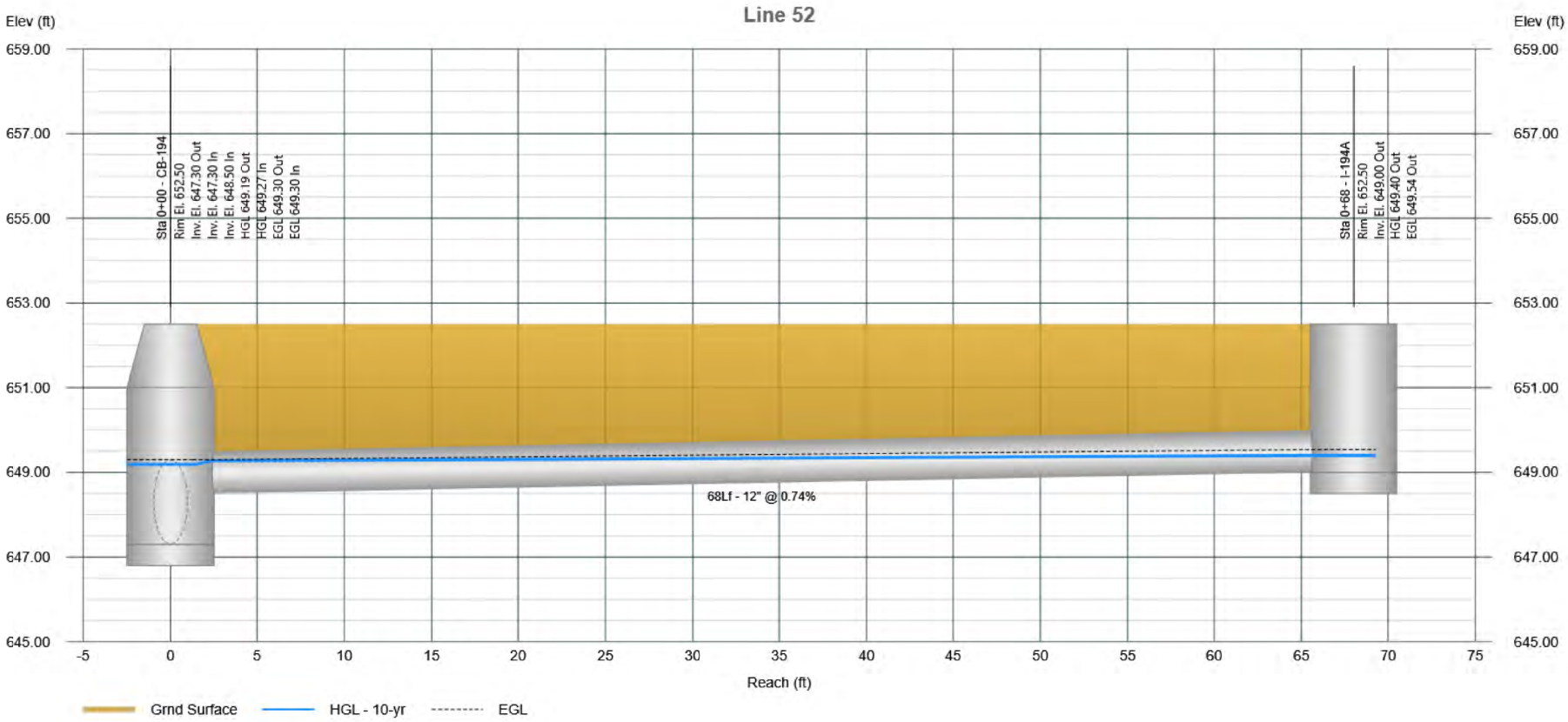


Profile View

Stormwater Studio 2026 v 3.0.0.40

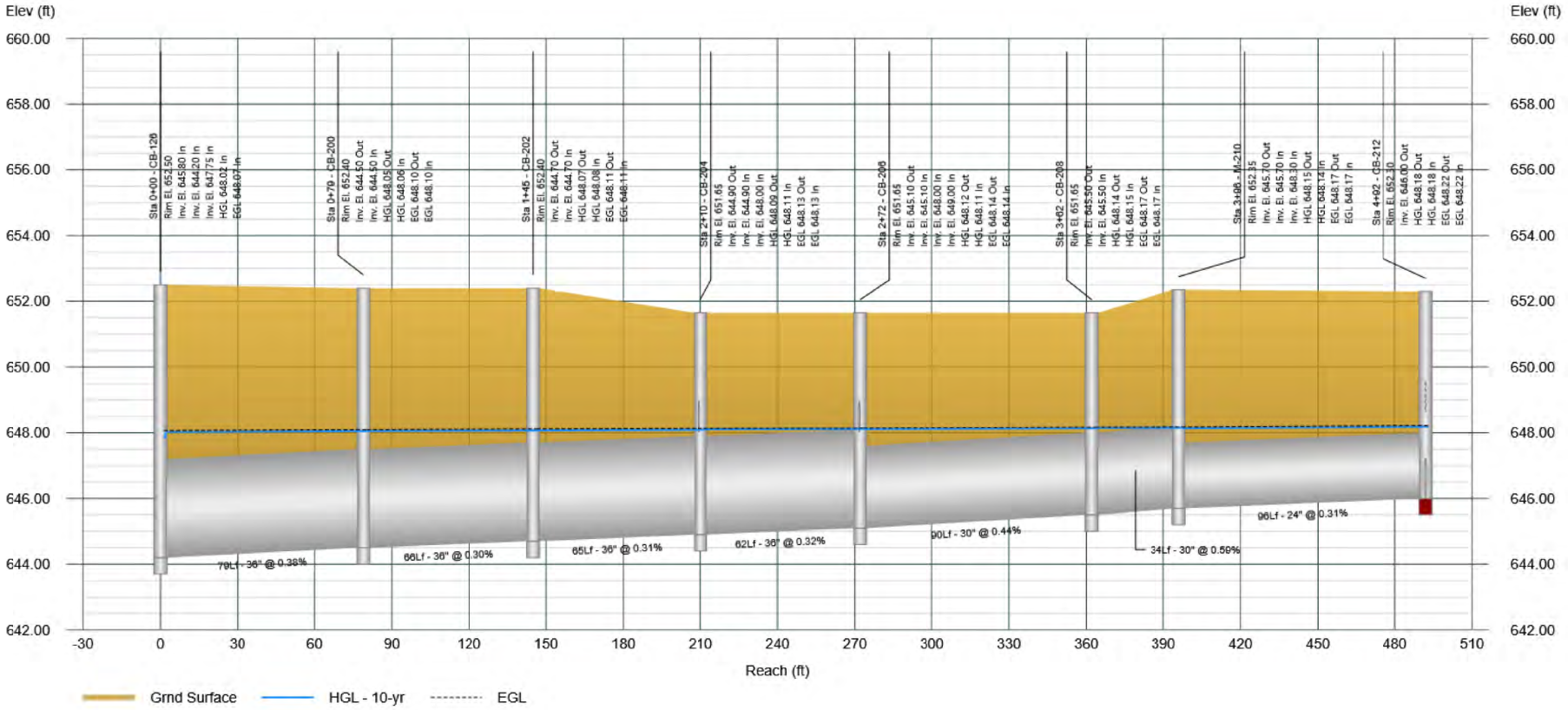
Project Name: Enter Project Name...

11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

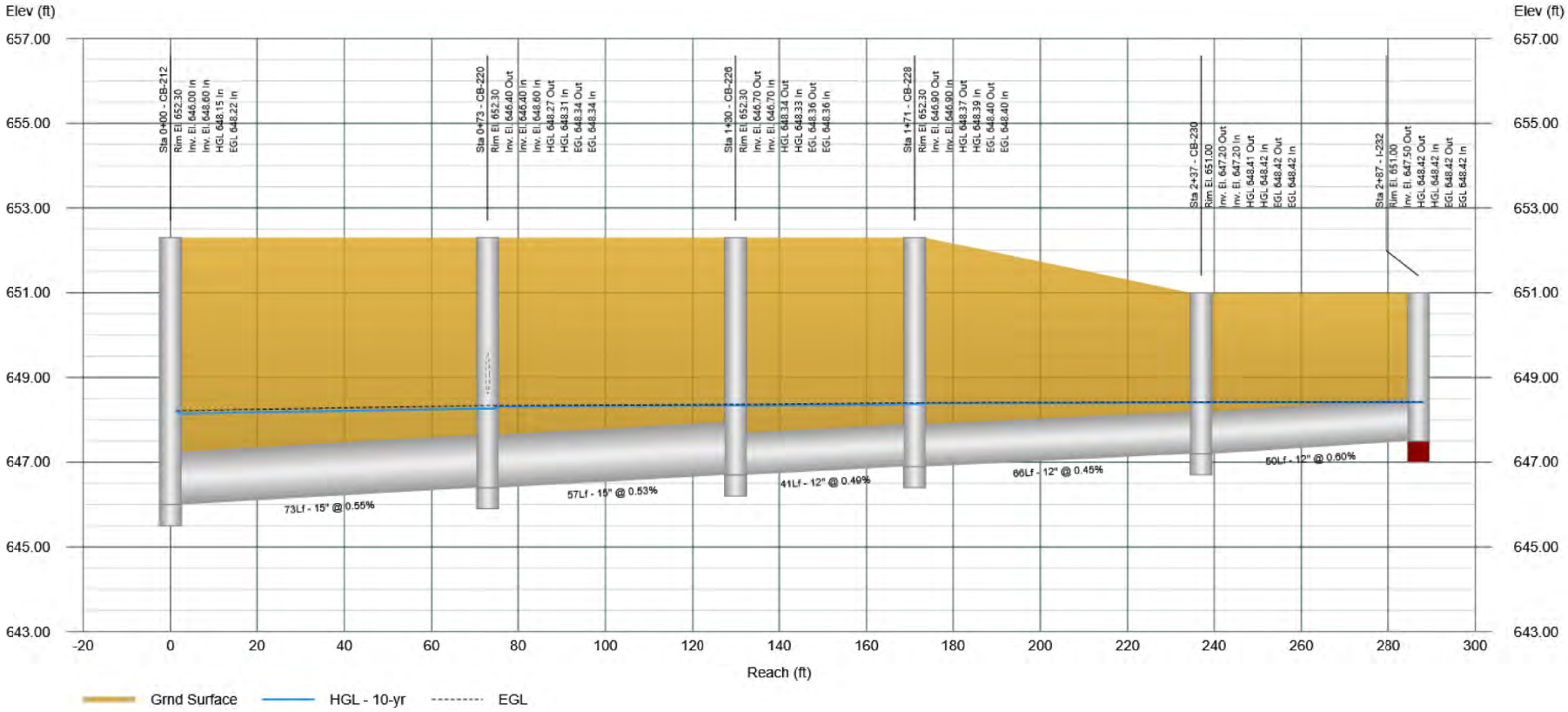


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

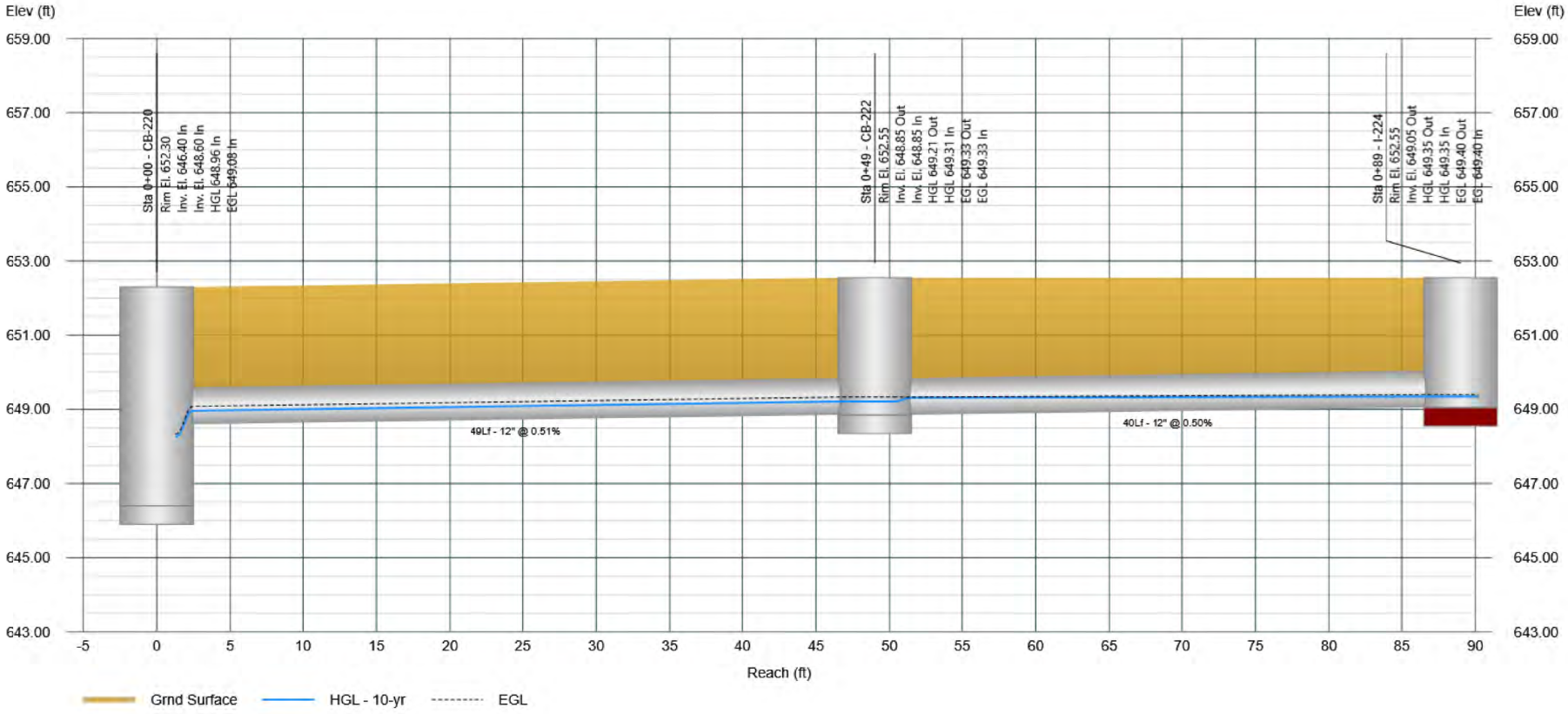


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025



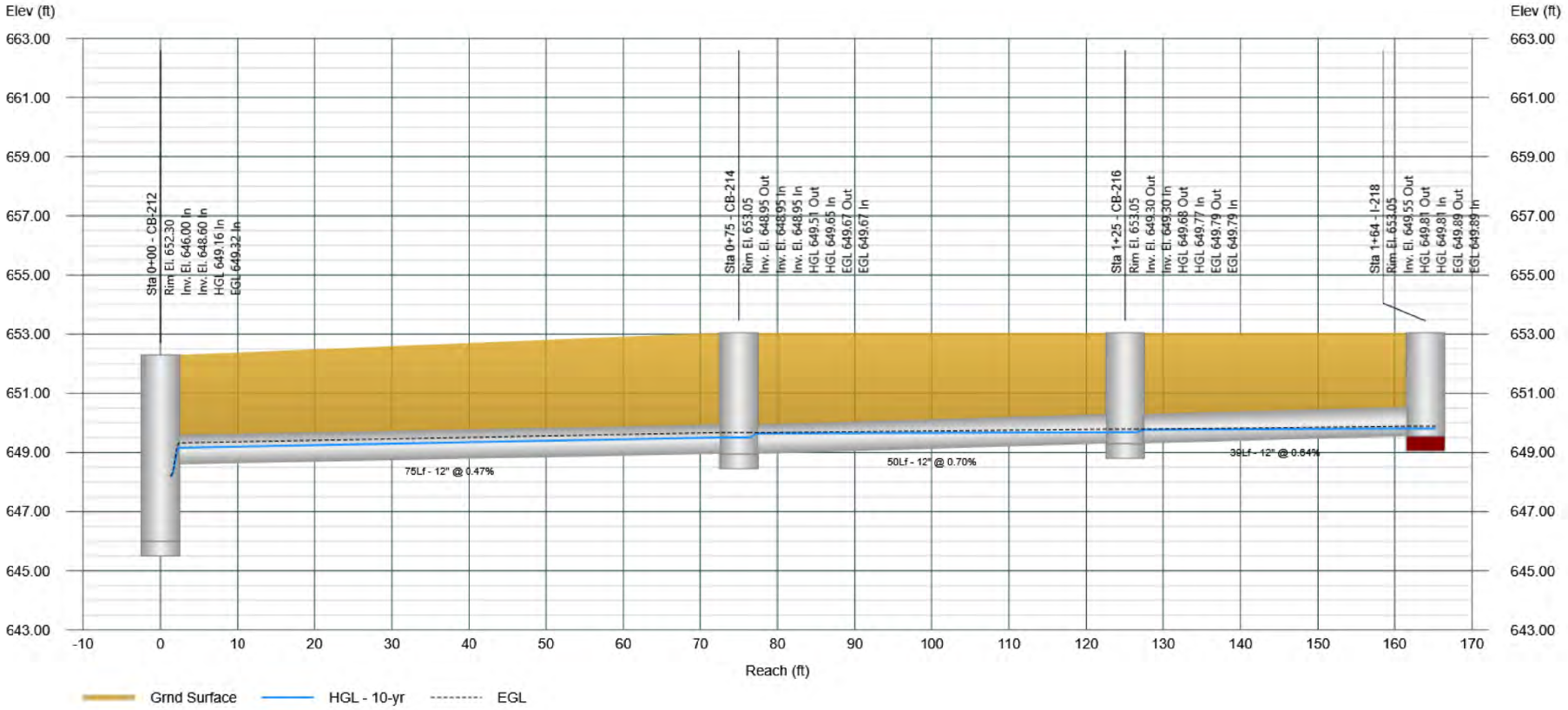
Project File: 11395.02-SYS100.sws

Profile View

Stormwater Studio 2026 v 3.0.0.40

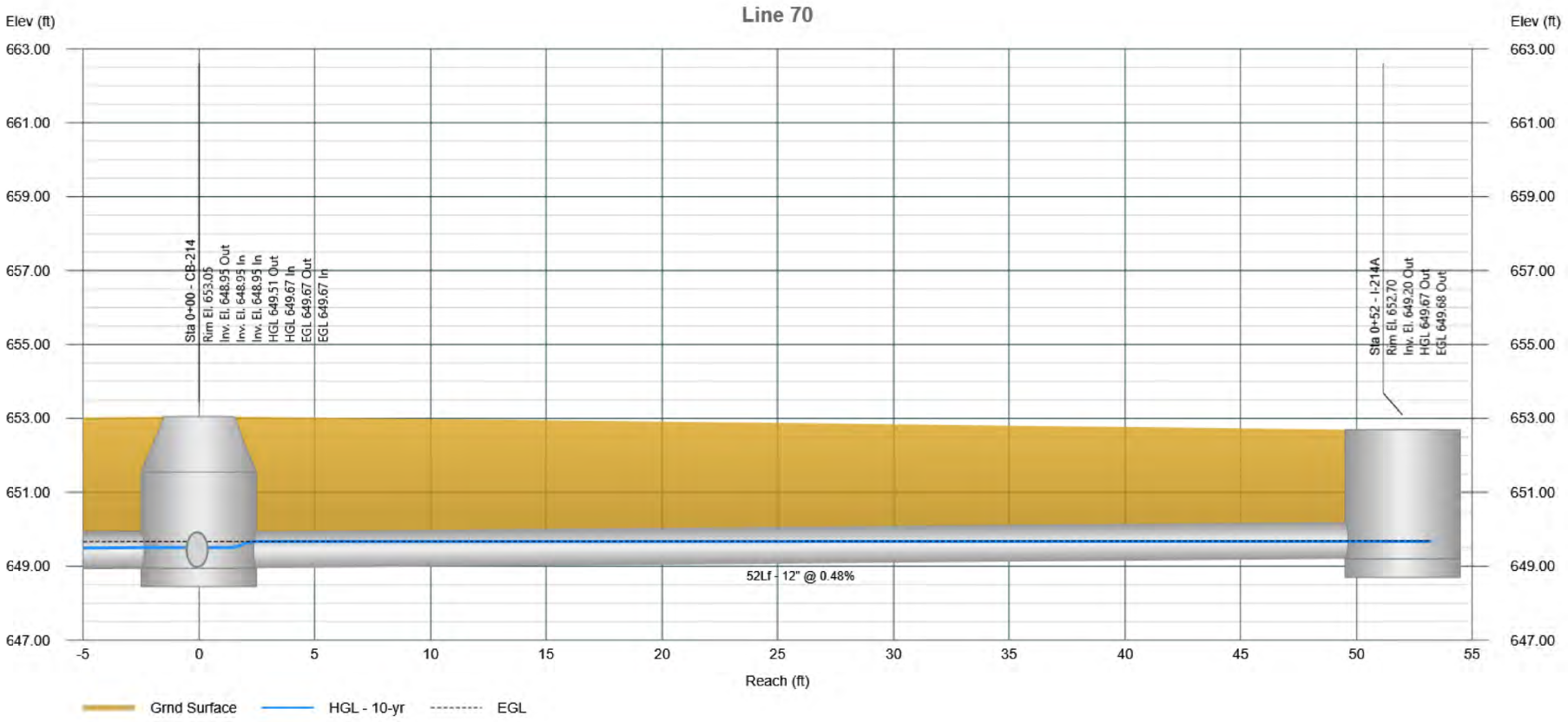
Project Name: Enter Project Name...

11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

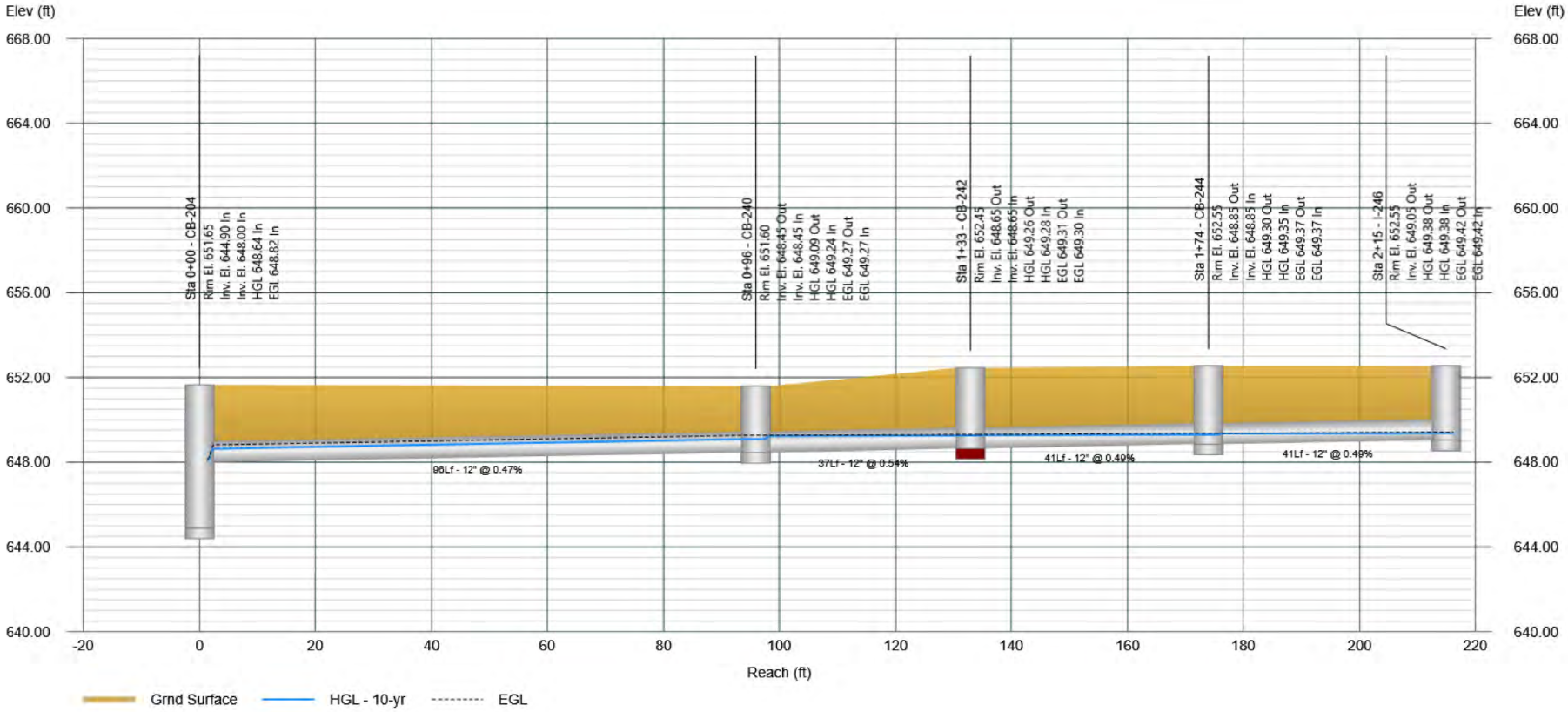


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

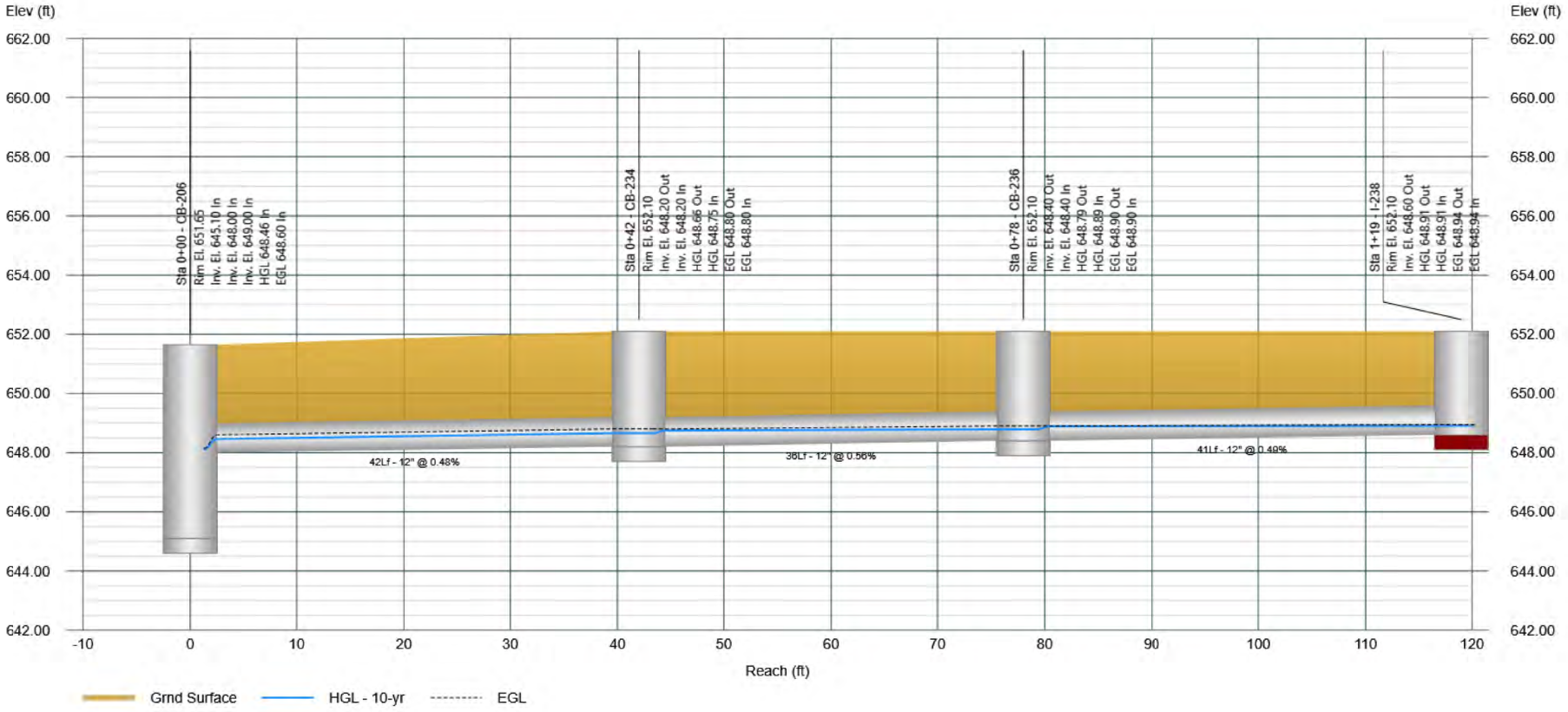


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

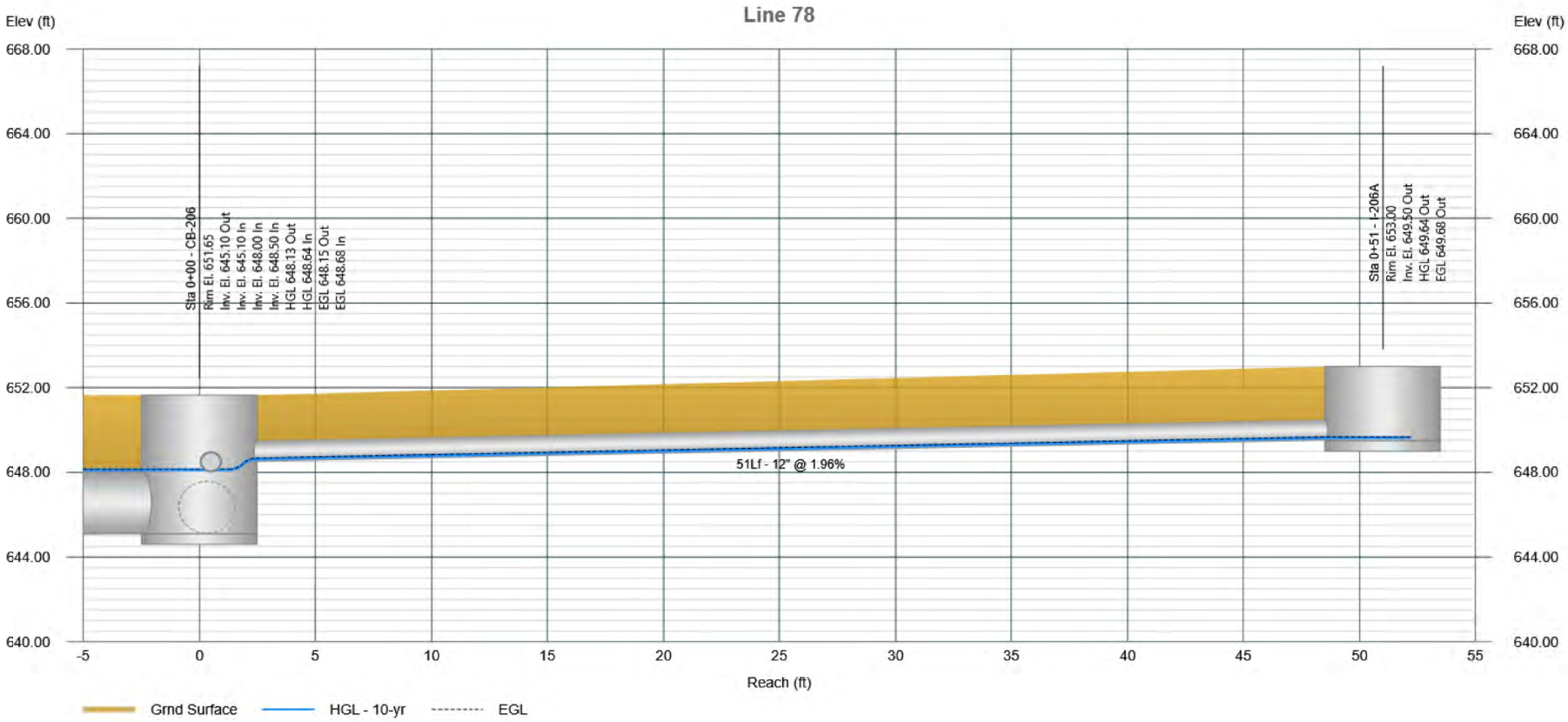


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

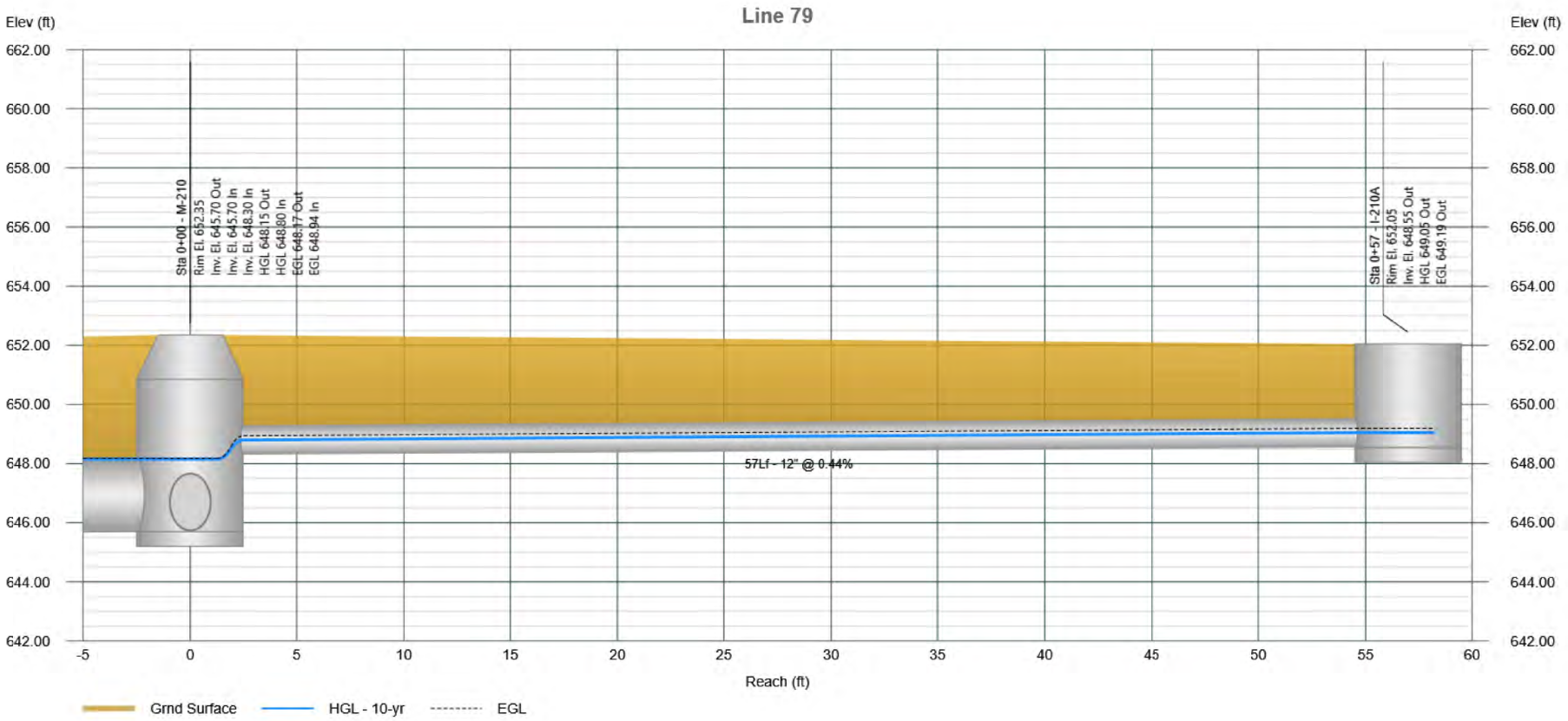
11-24-2025



Project File: 11395.02-SYS100.sws

Profile View

Stormwater Studio 2026 v 3.0.0.40

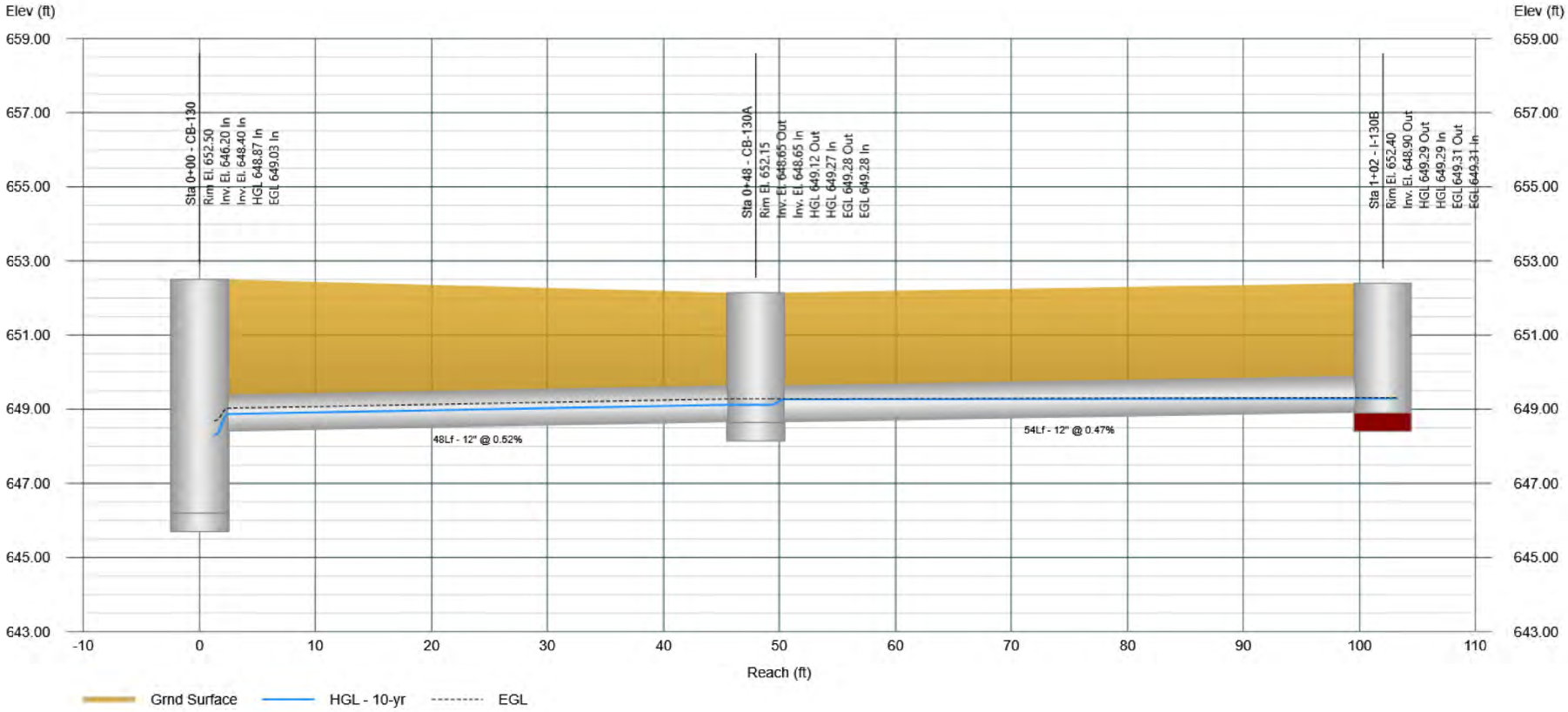


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

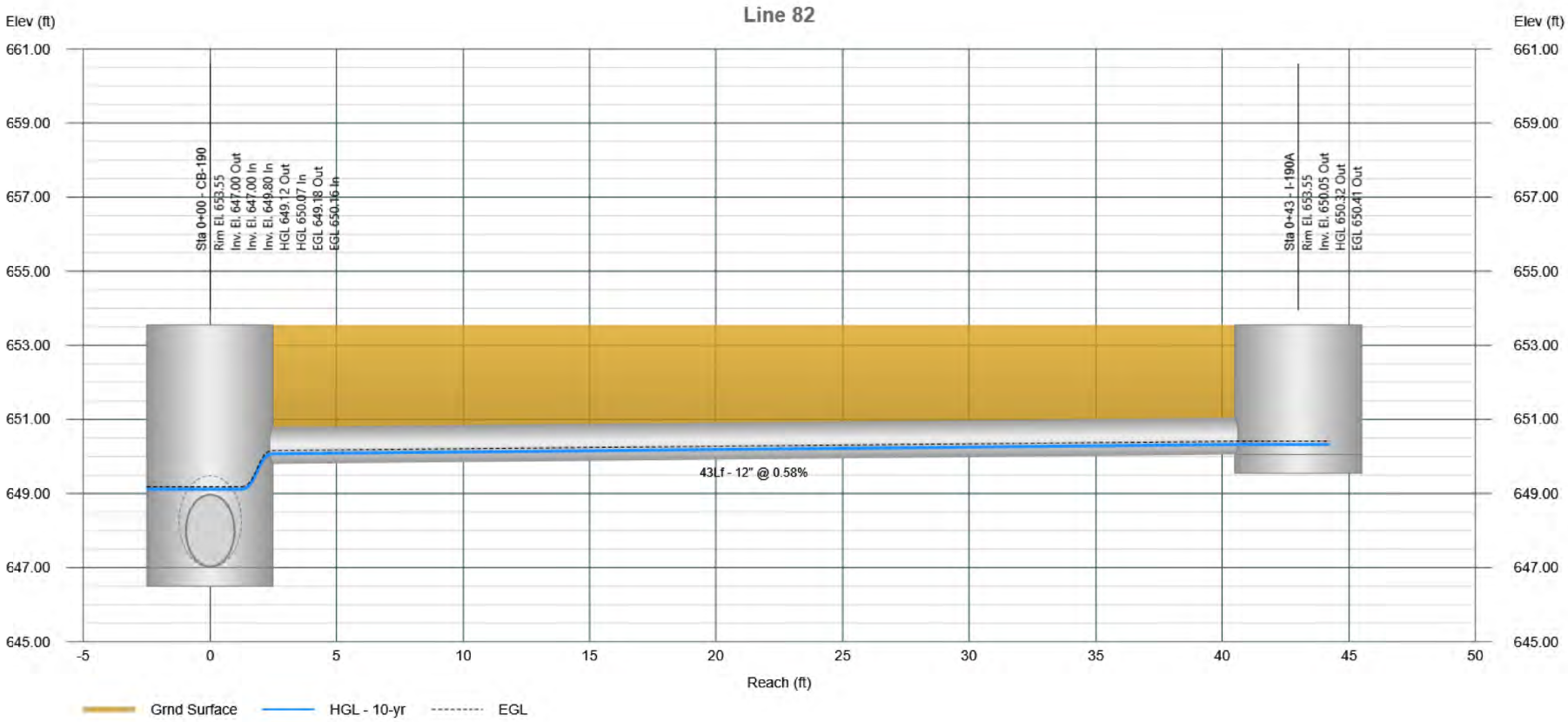


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

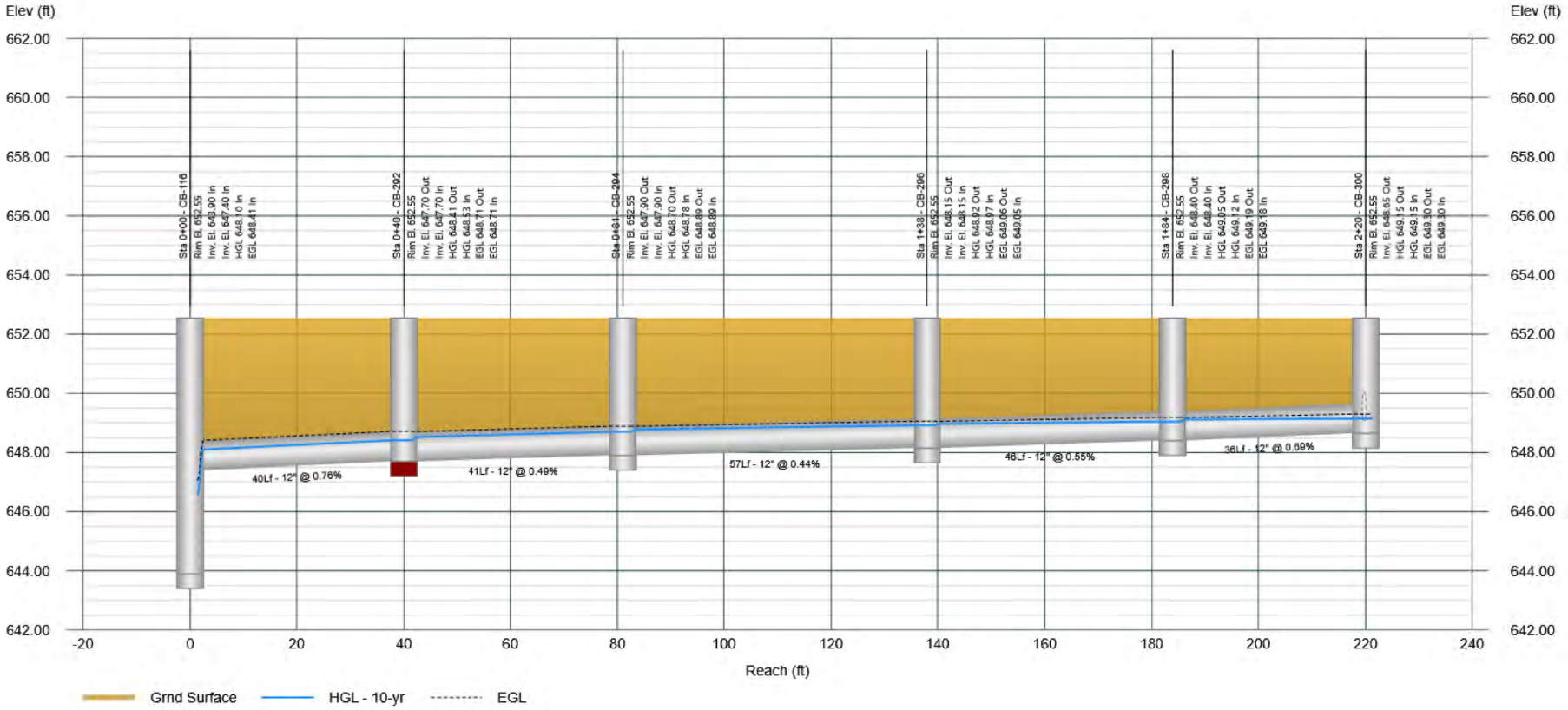


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

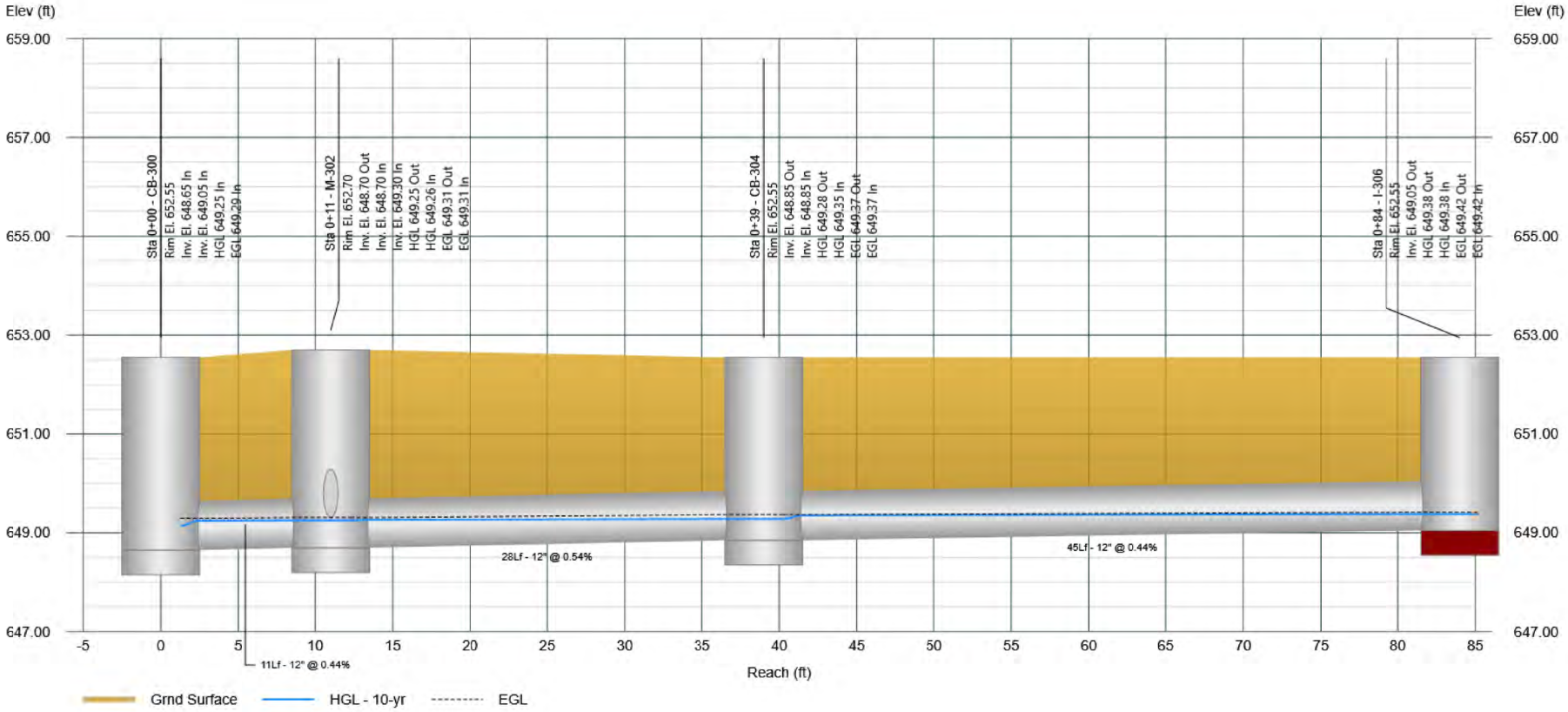


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

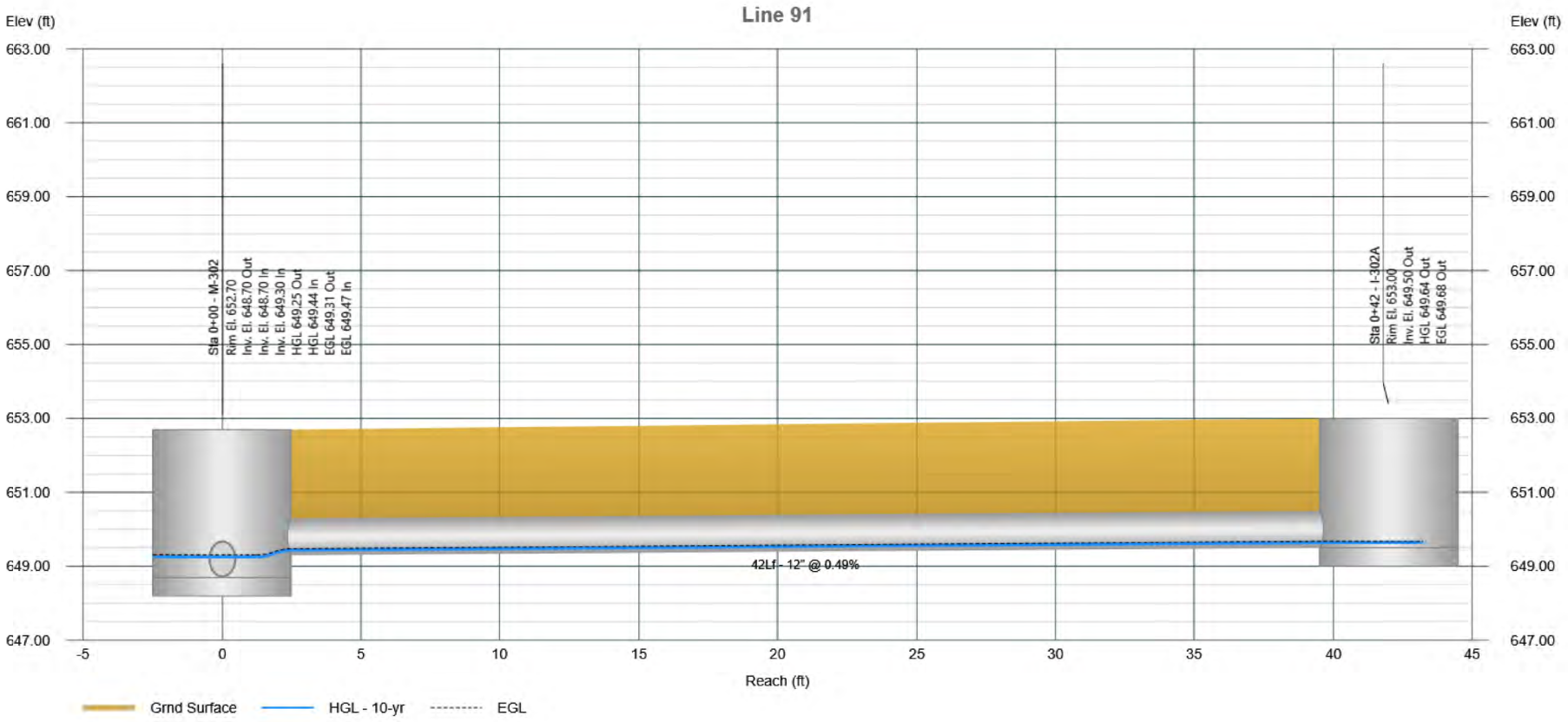


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

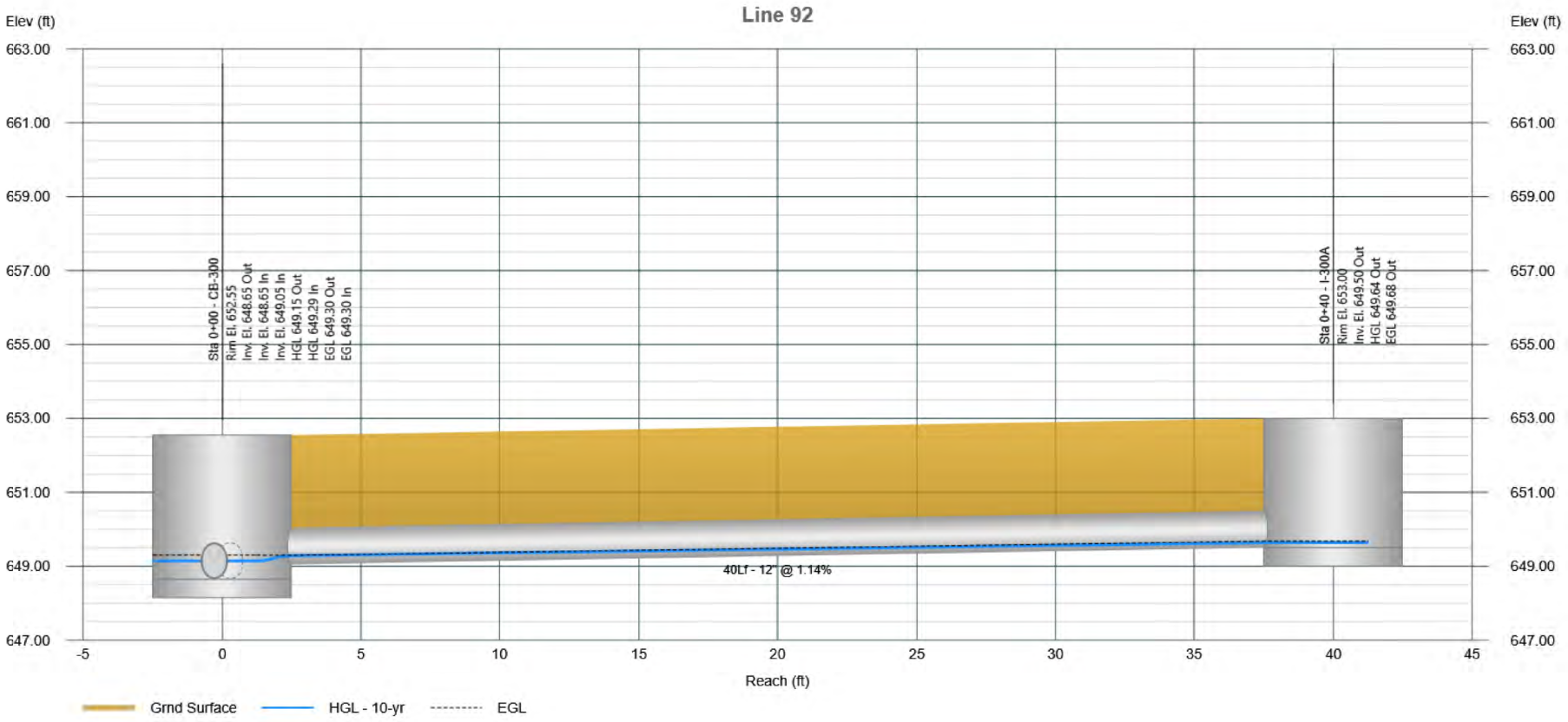


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

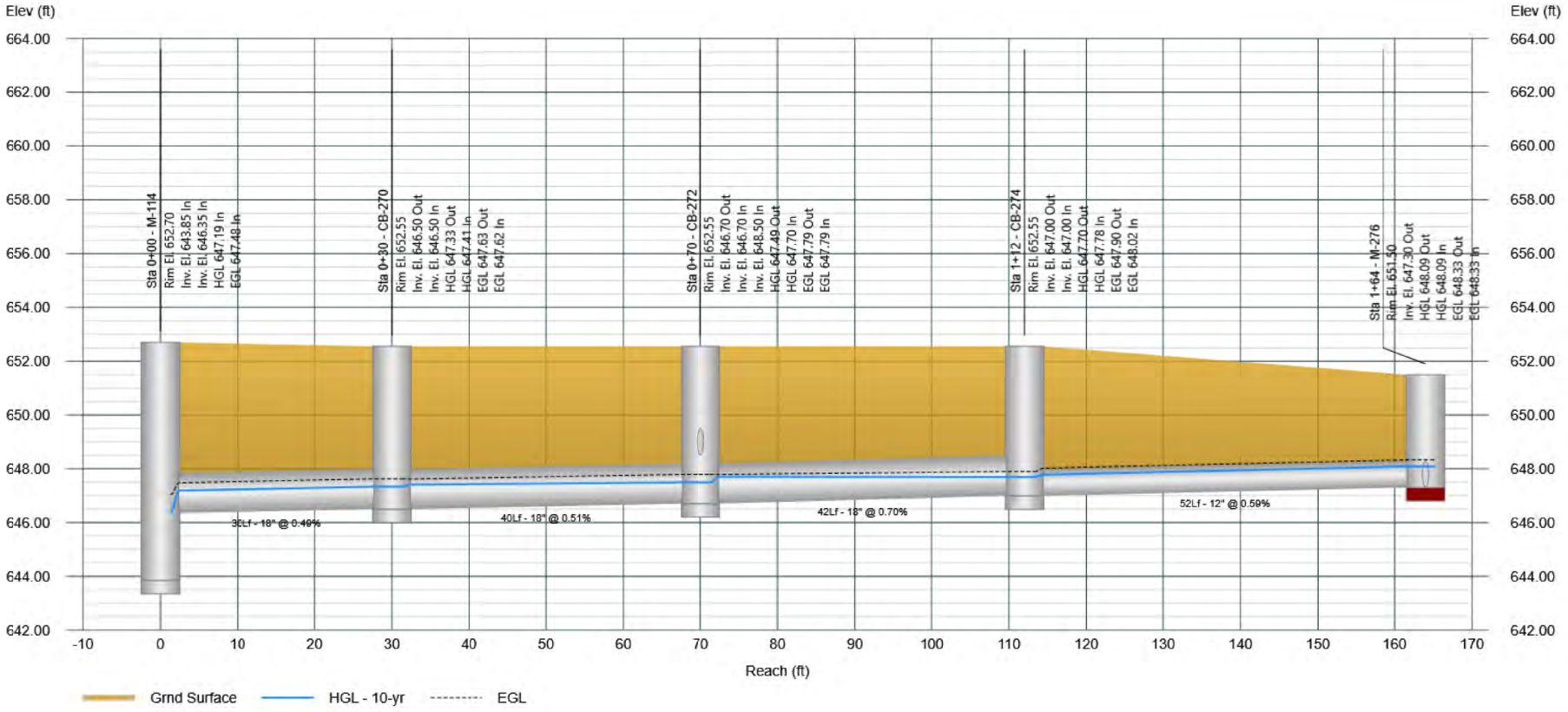


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

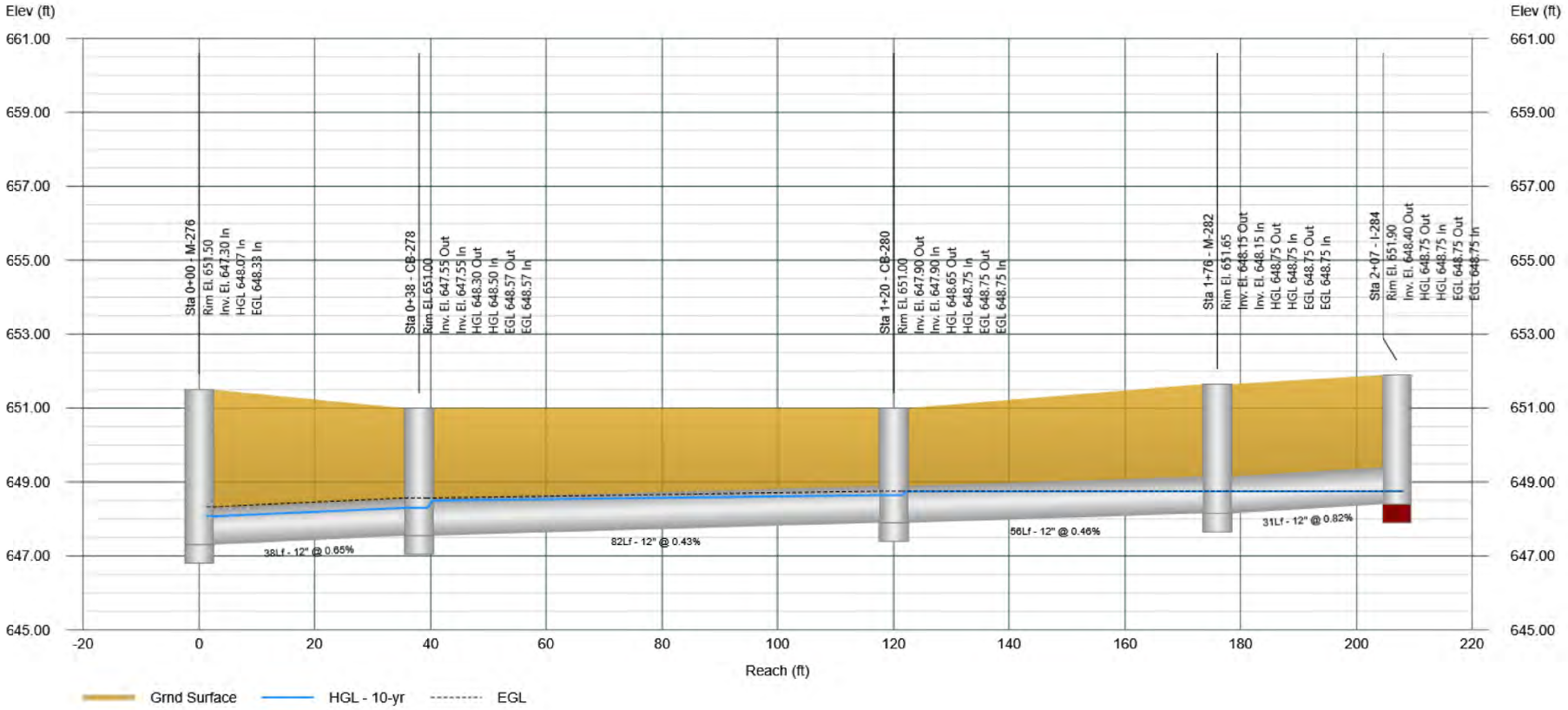


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

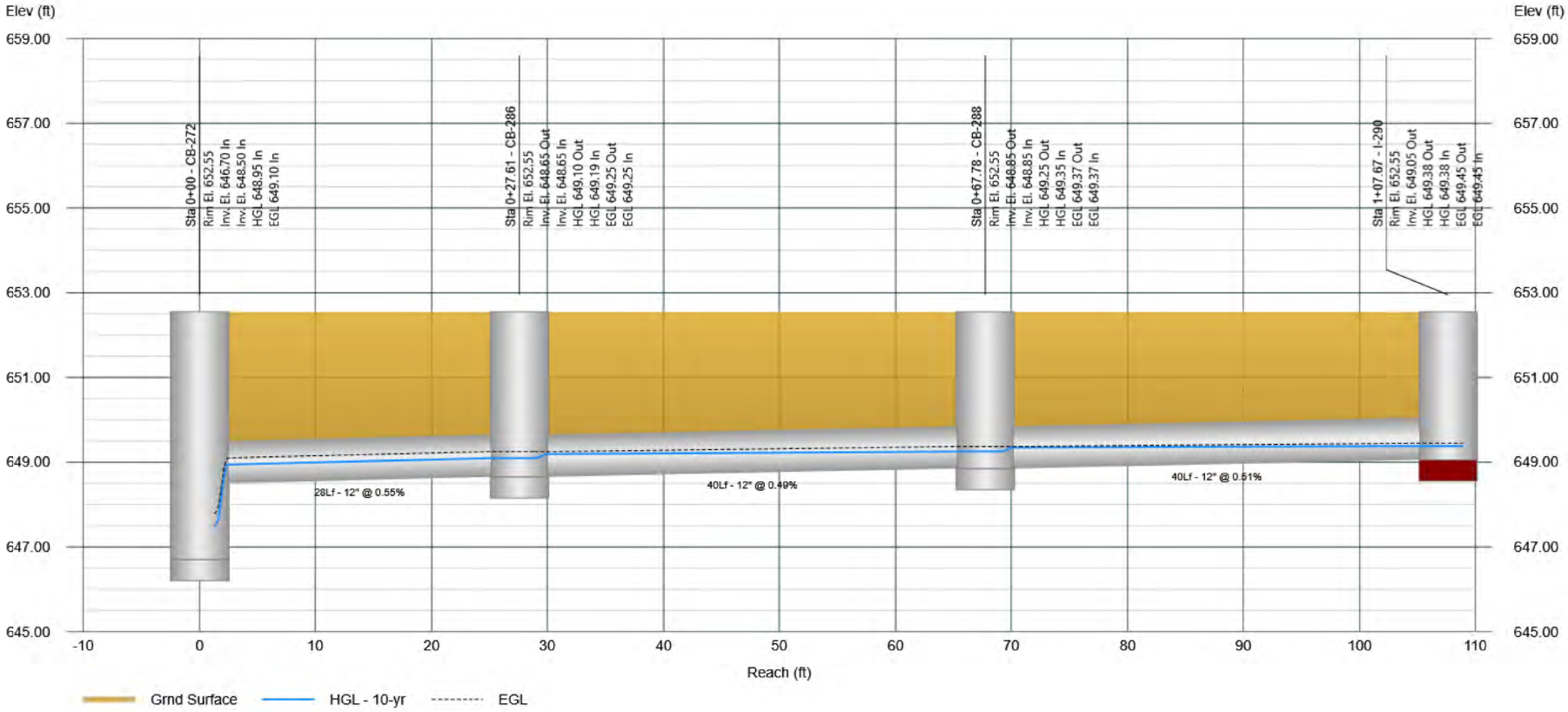


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

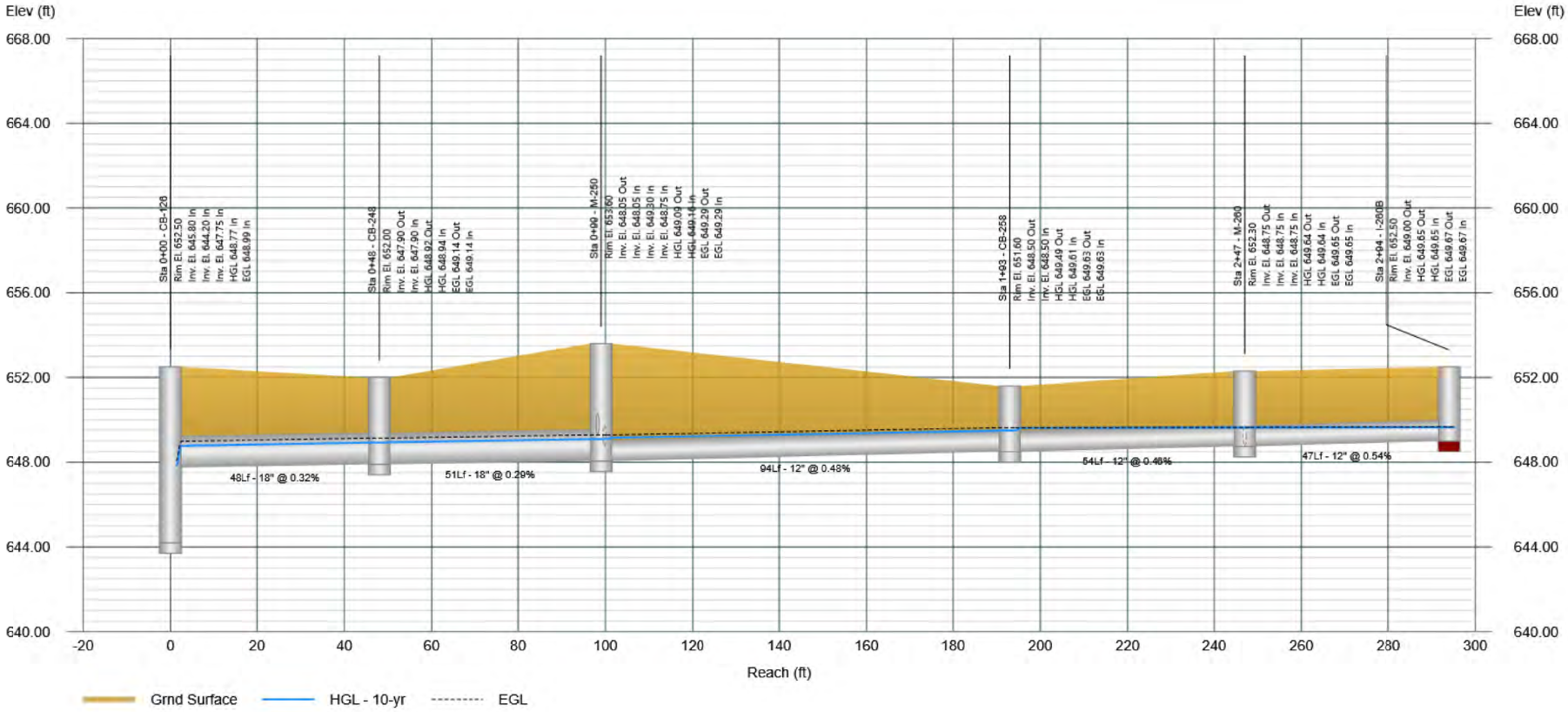


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

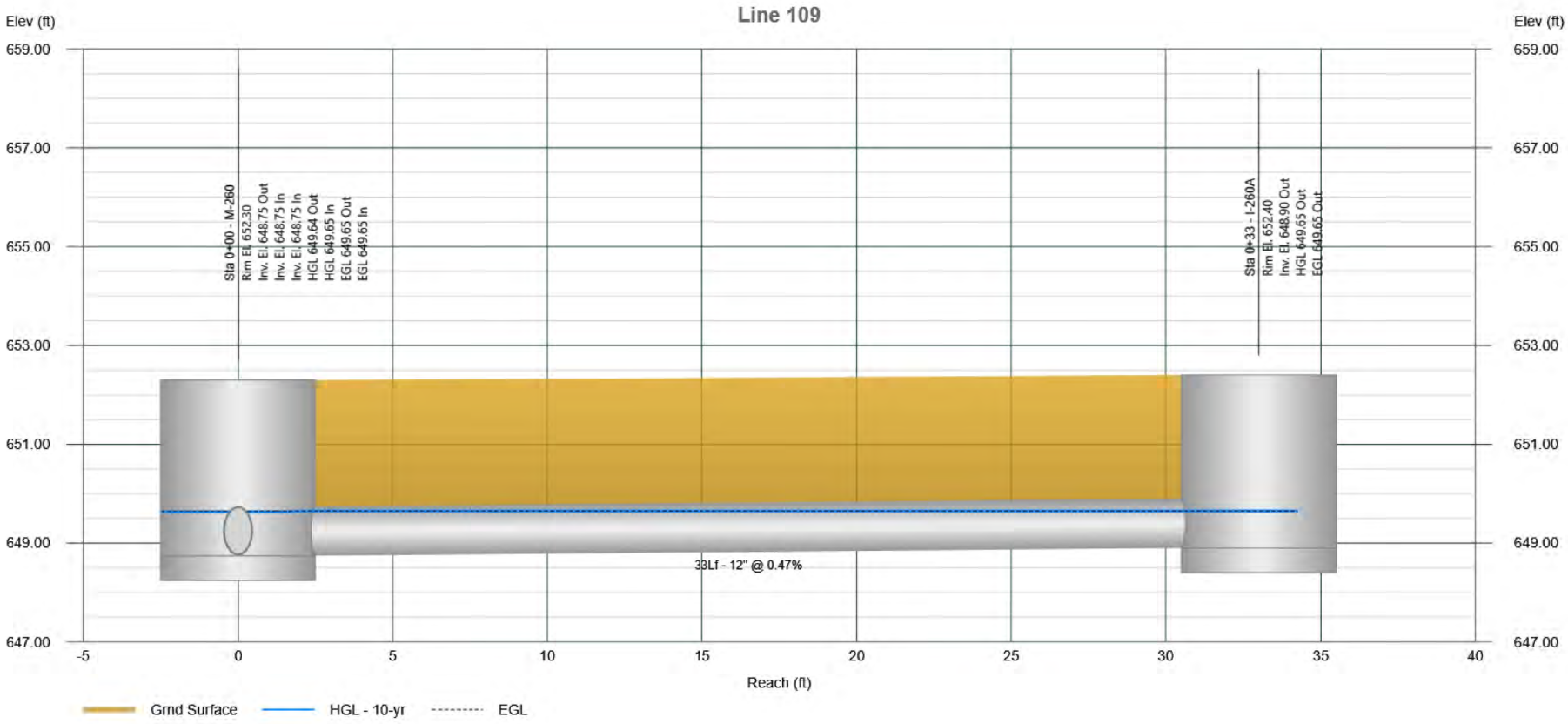


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

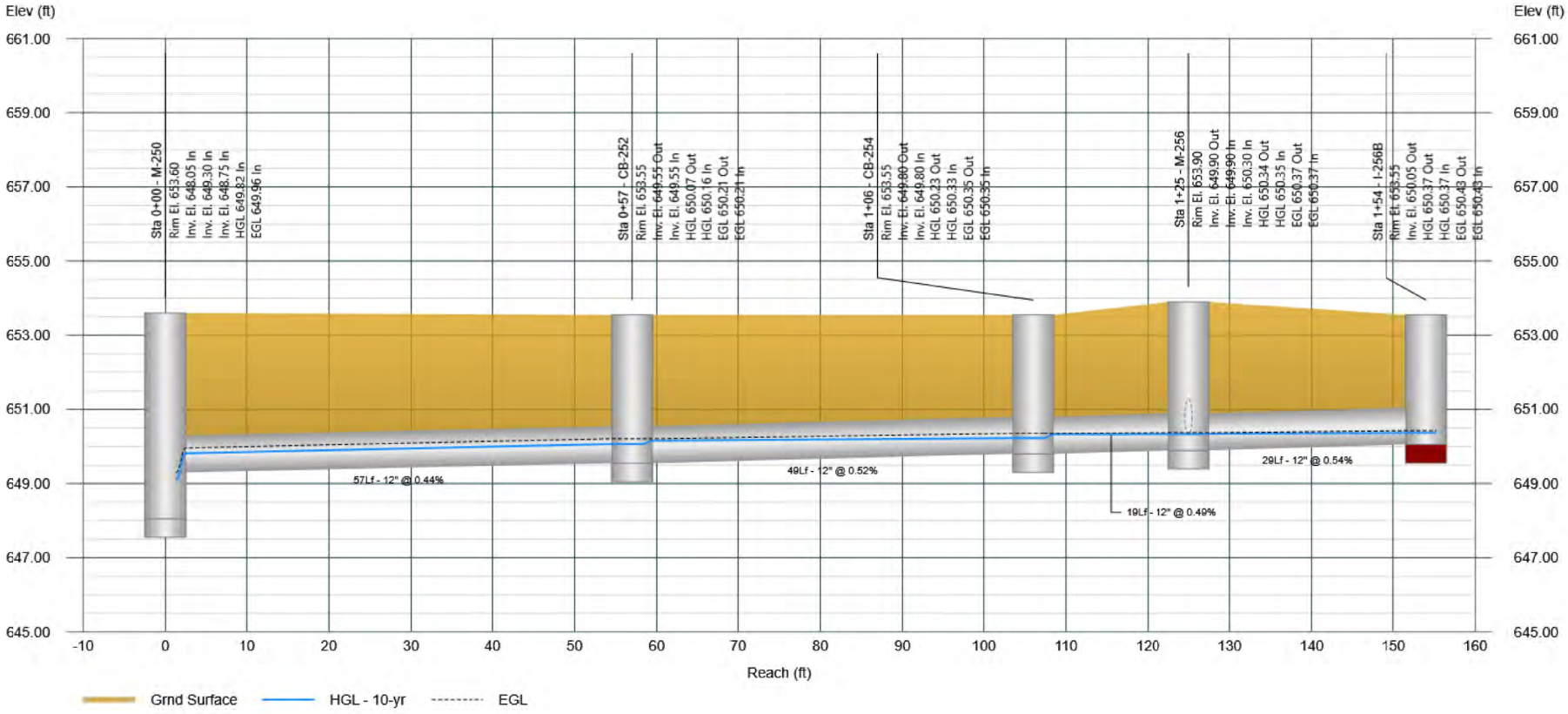


Profile View

Stormwater Studio 2026 v 3.0.0.40

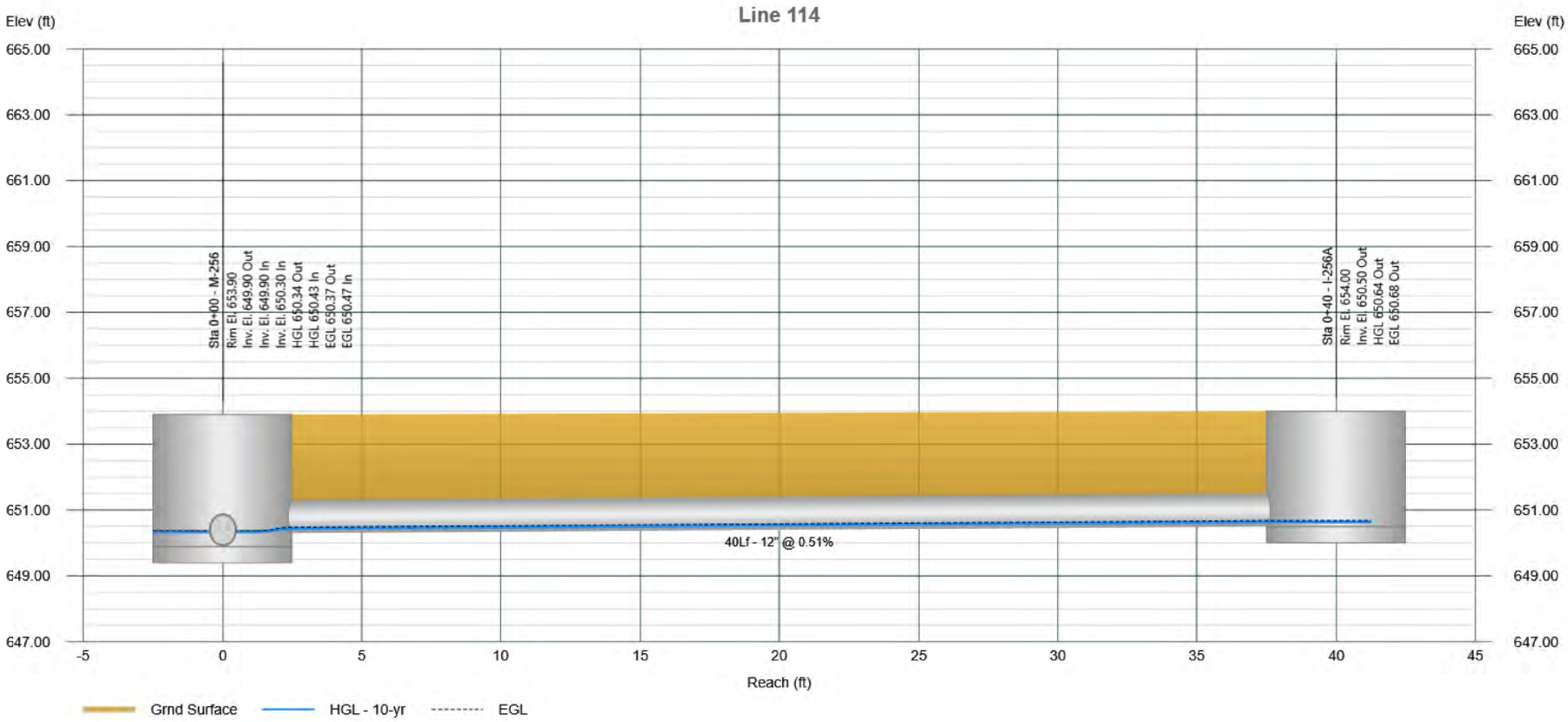
Project Name: Enter Project Name...

11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

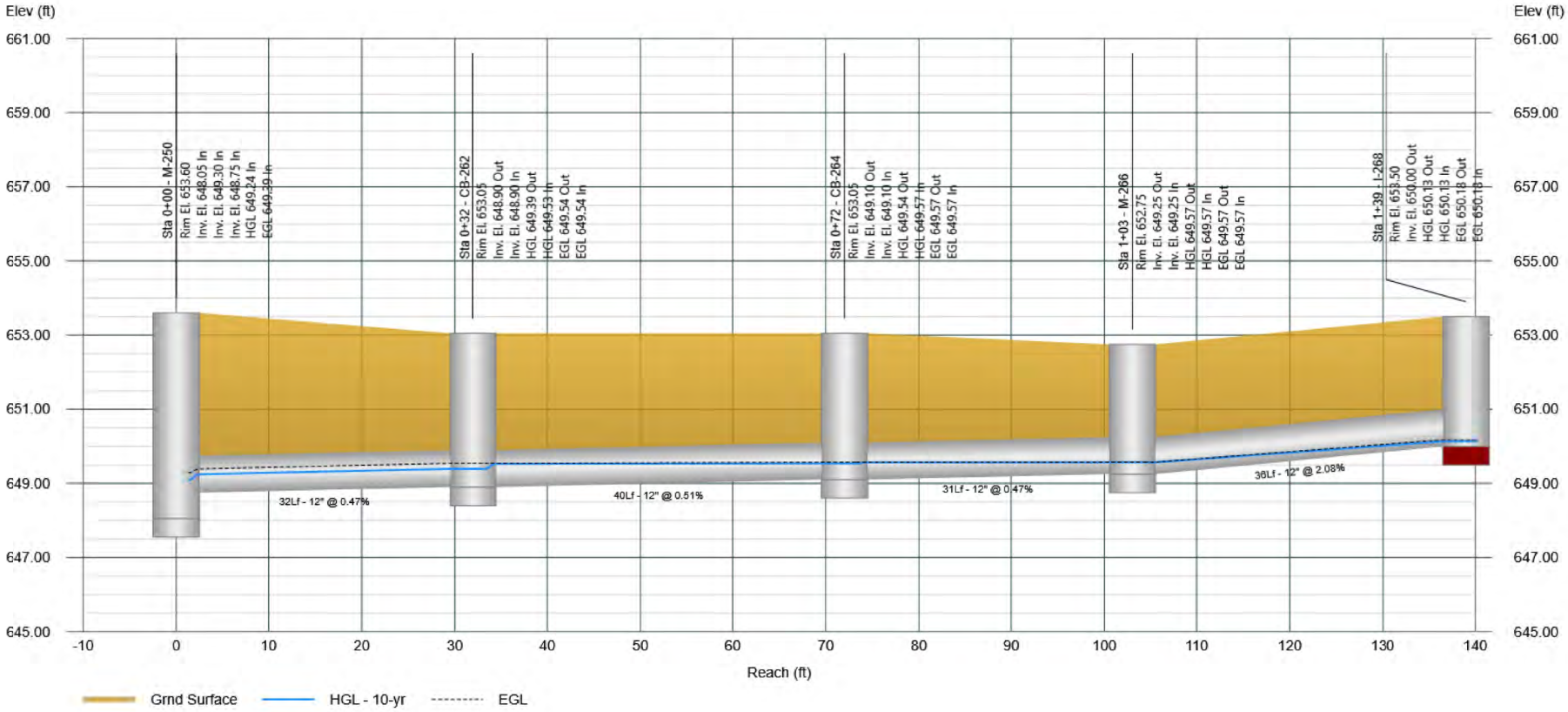


Profile View

Stormwater Studio 2026 v 3.0.0.40

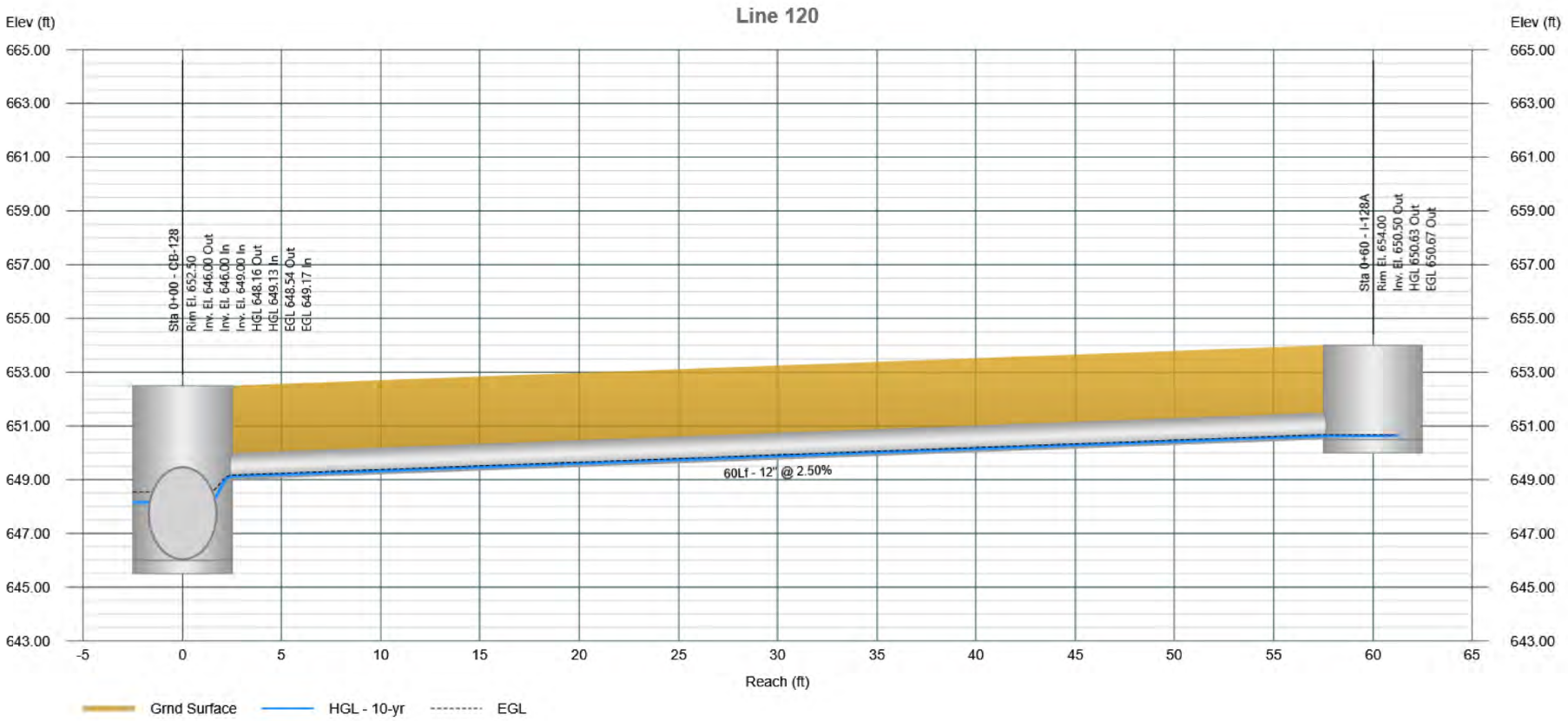
Project Name: Enter Project Name...

11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

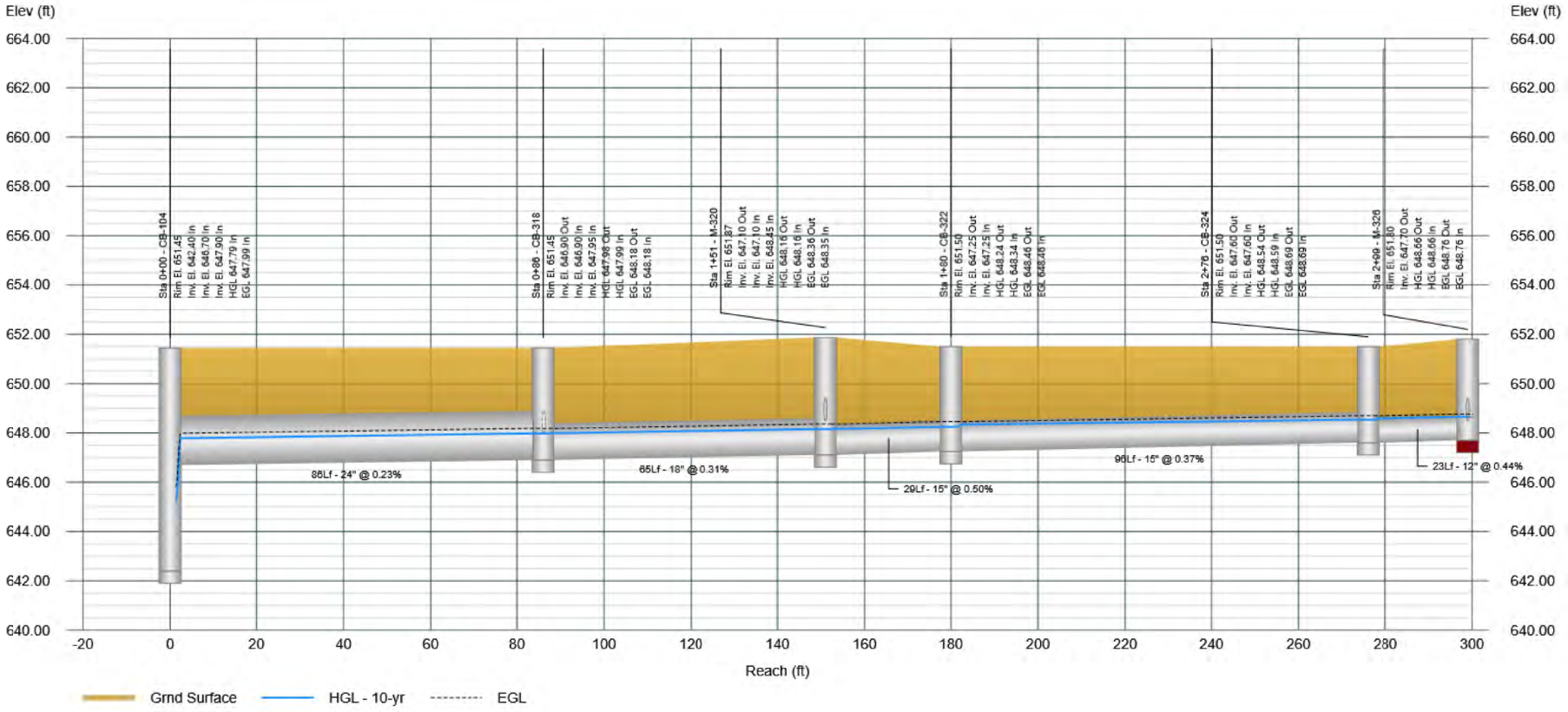


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

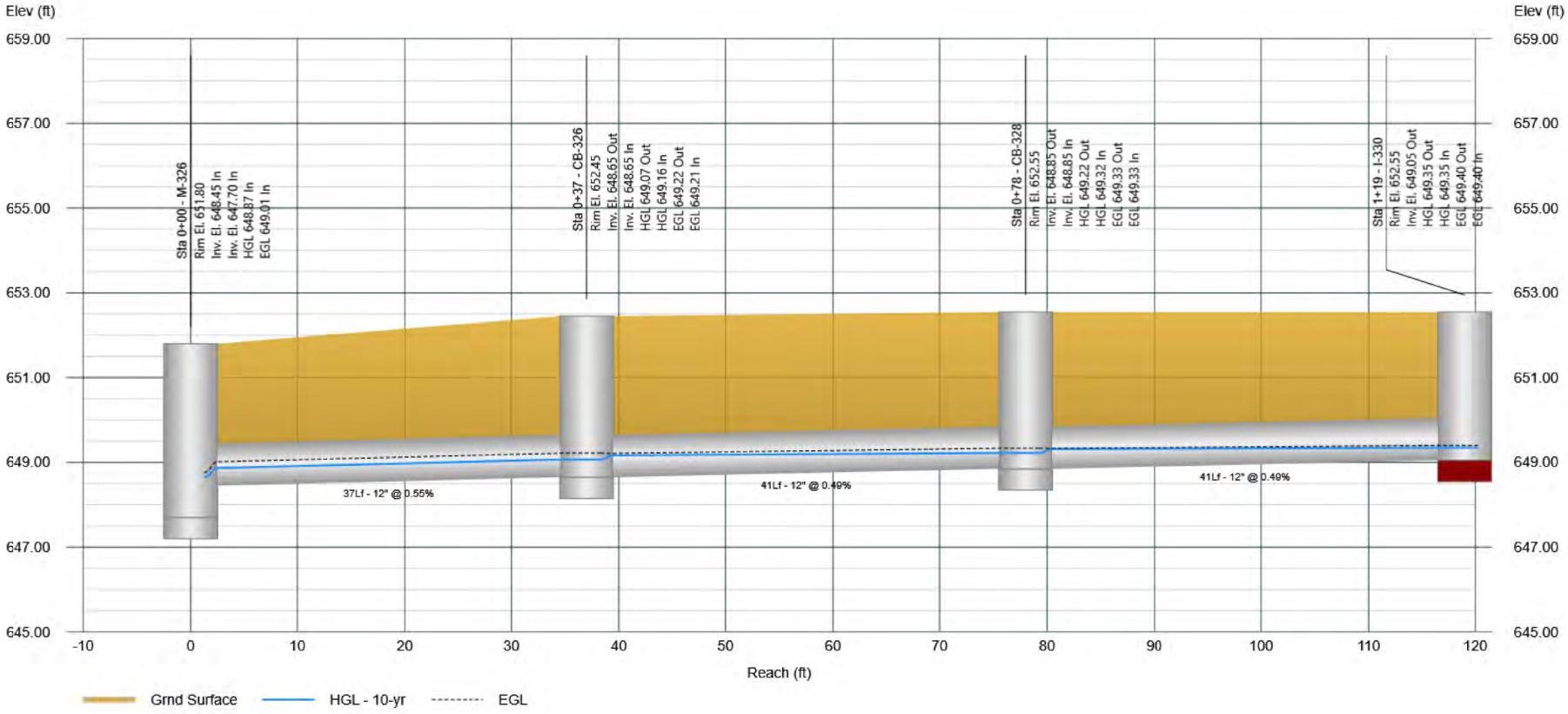


Profile View

Stormwater Studio 2026 v 3.0.0.40

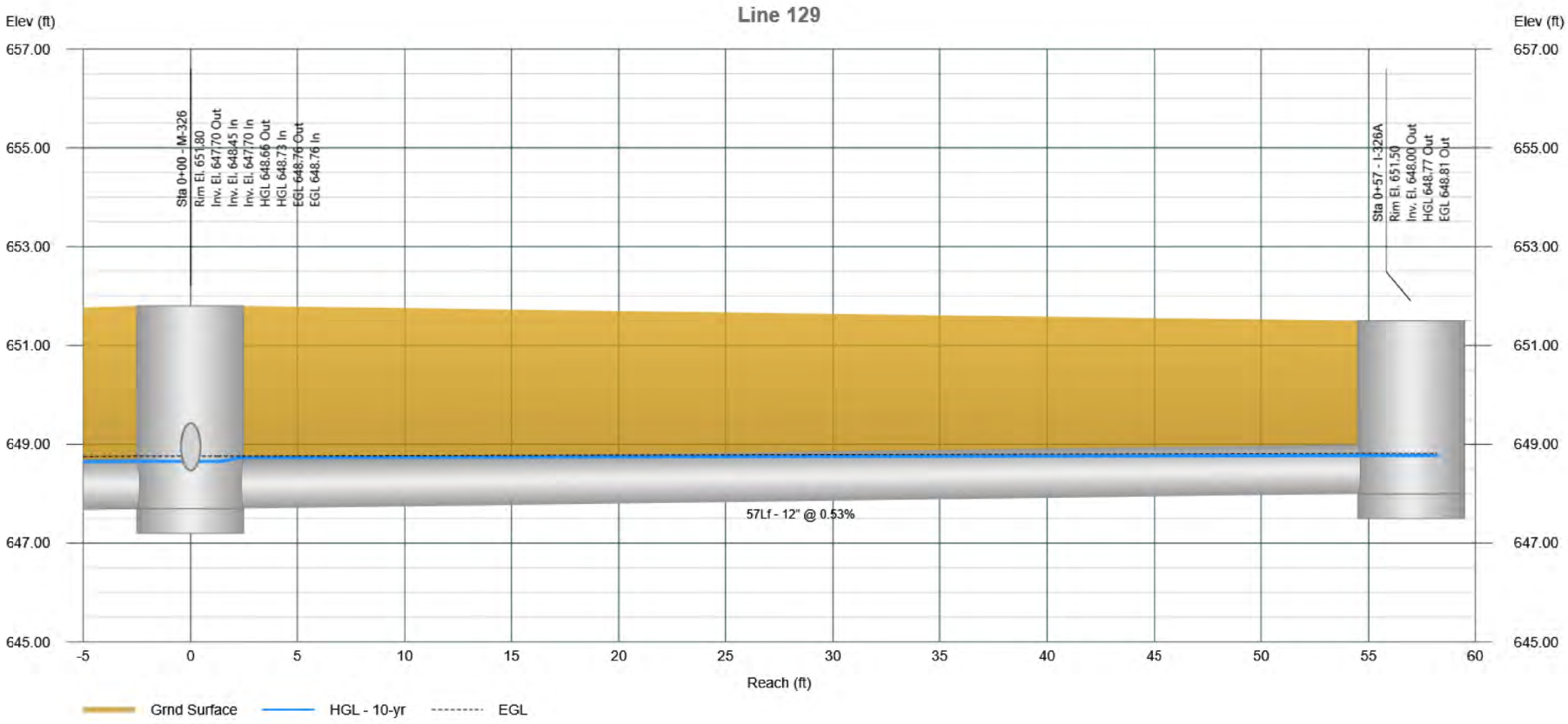
Project Name: Enter Project Name...

11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

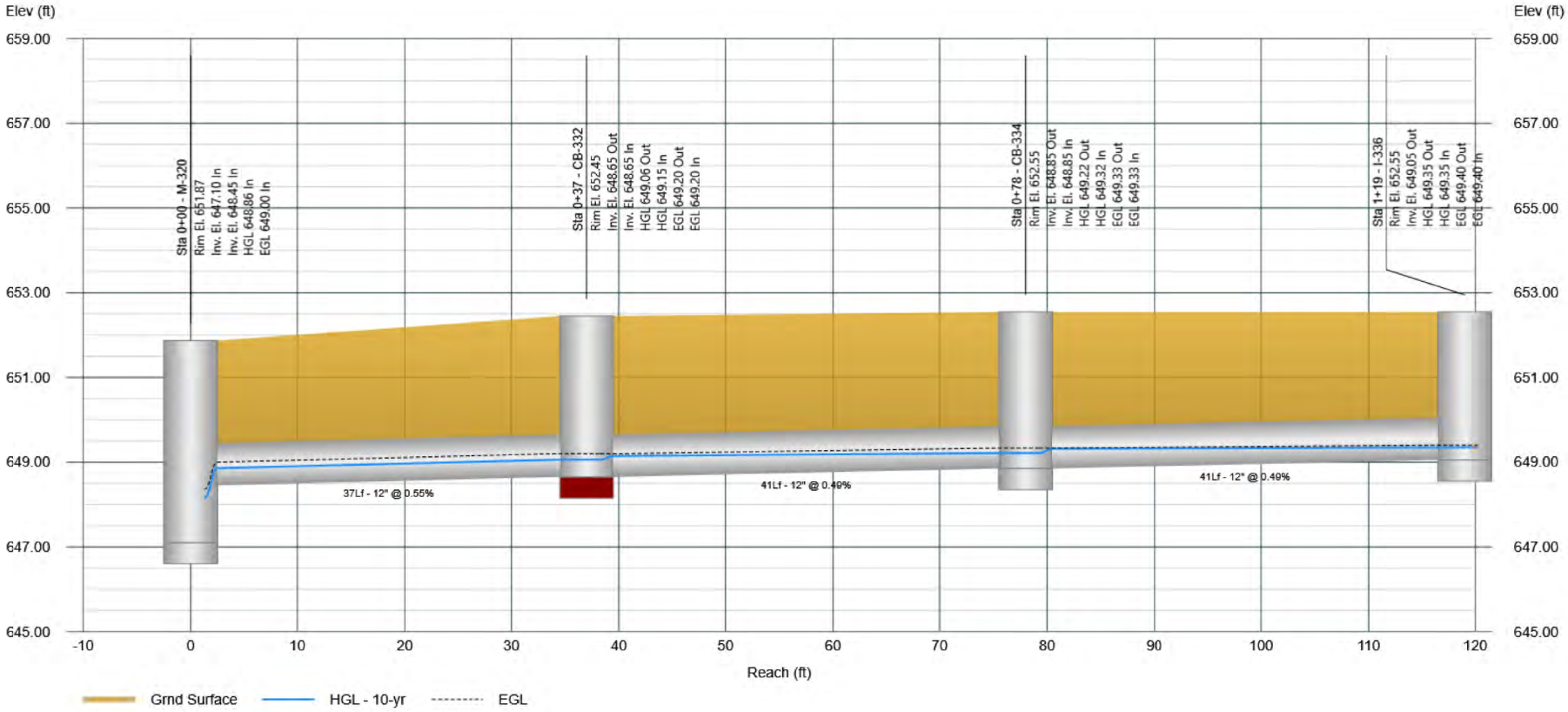


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

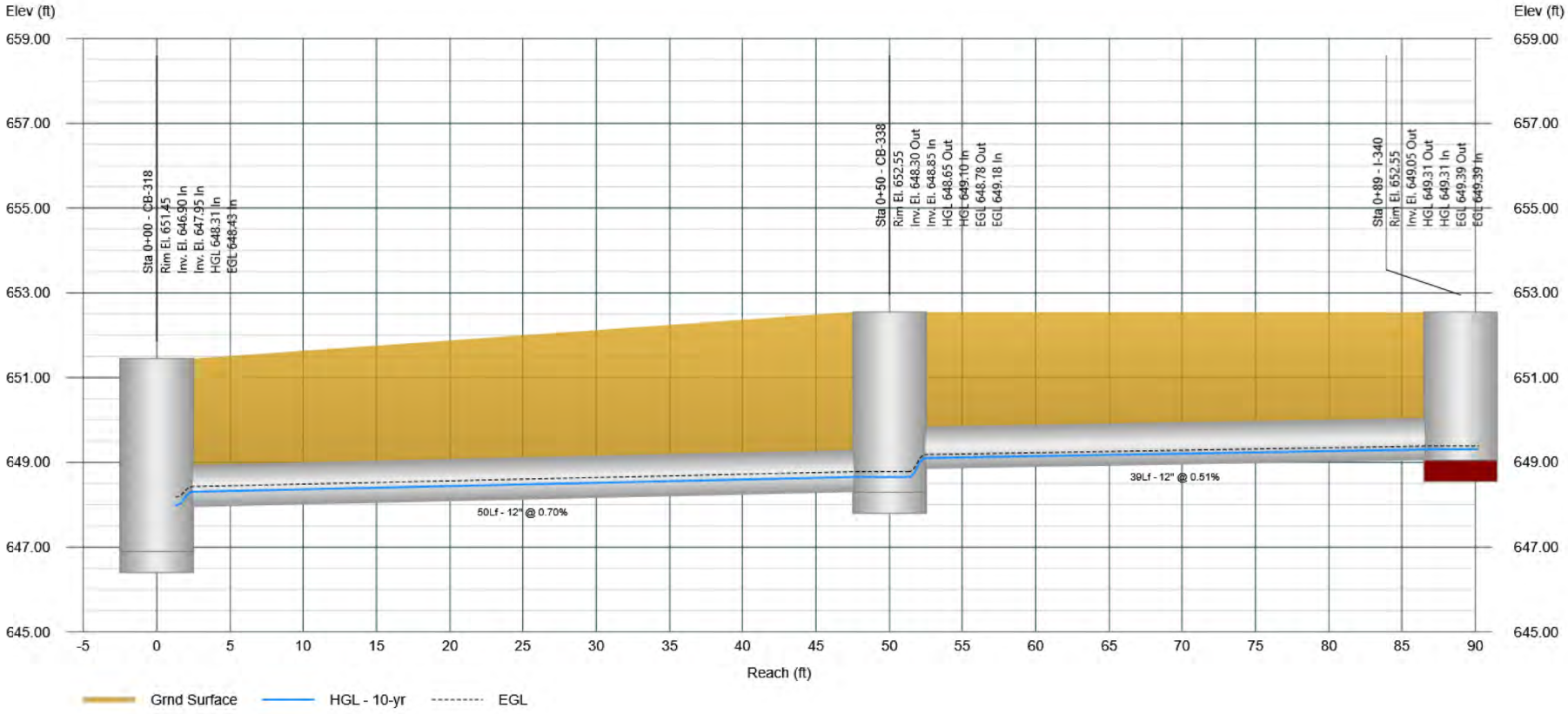


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

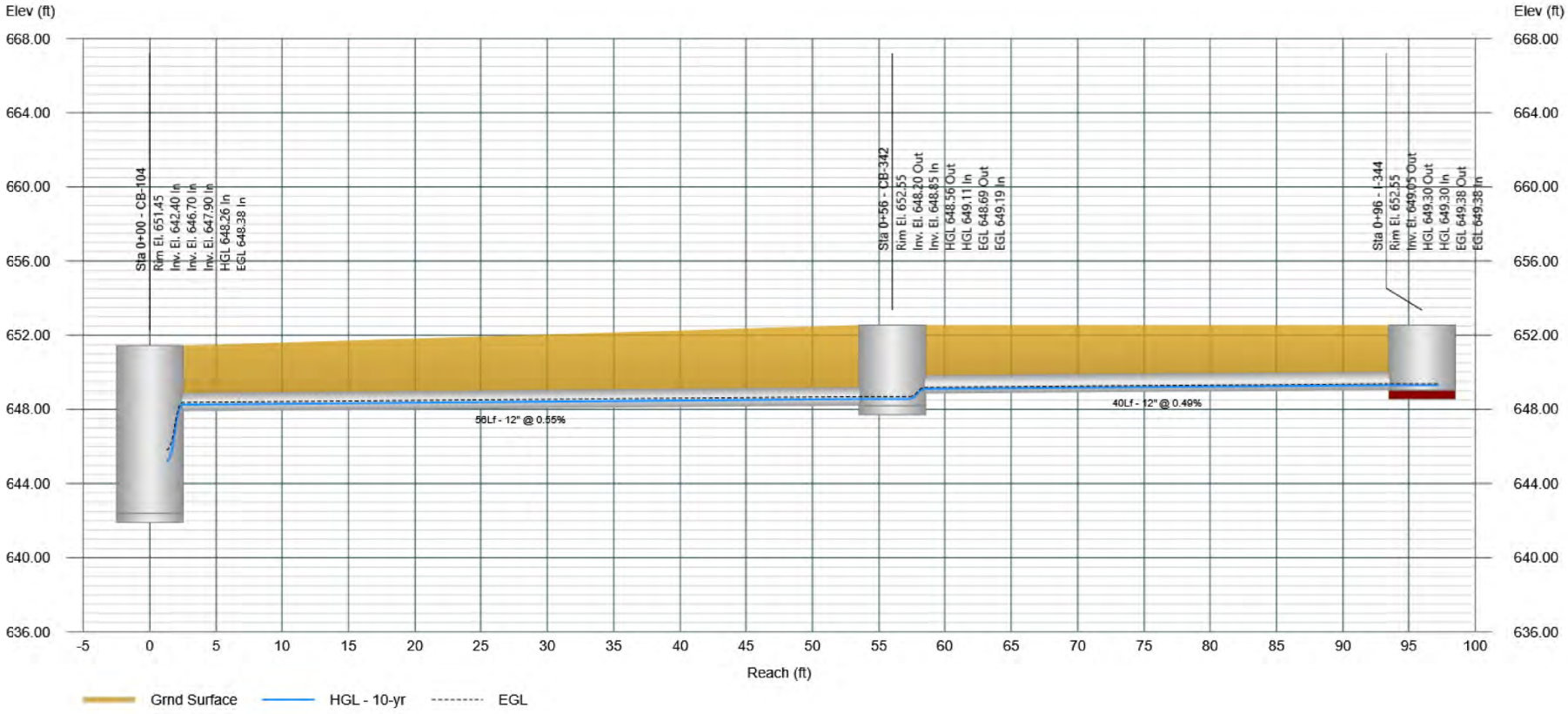


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025



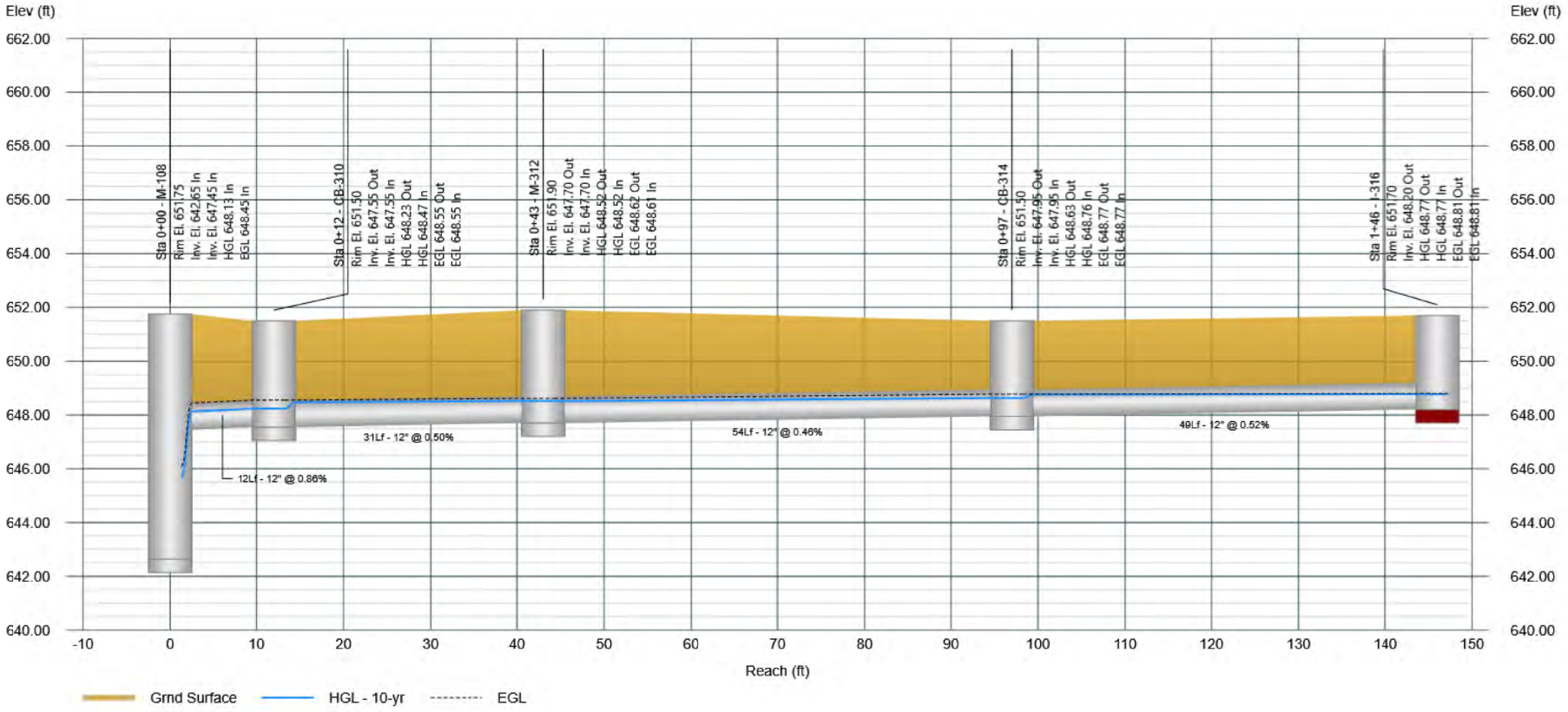
Project File: 11395.02-SYS100.sws

Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

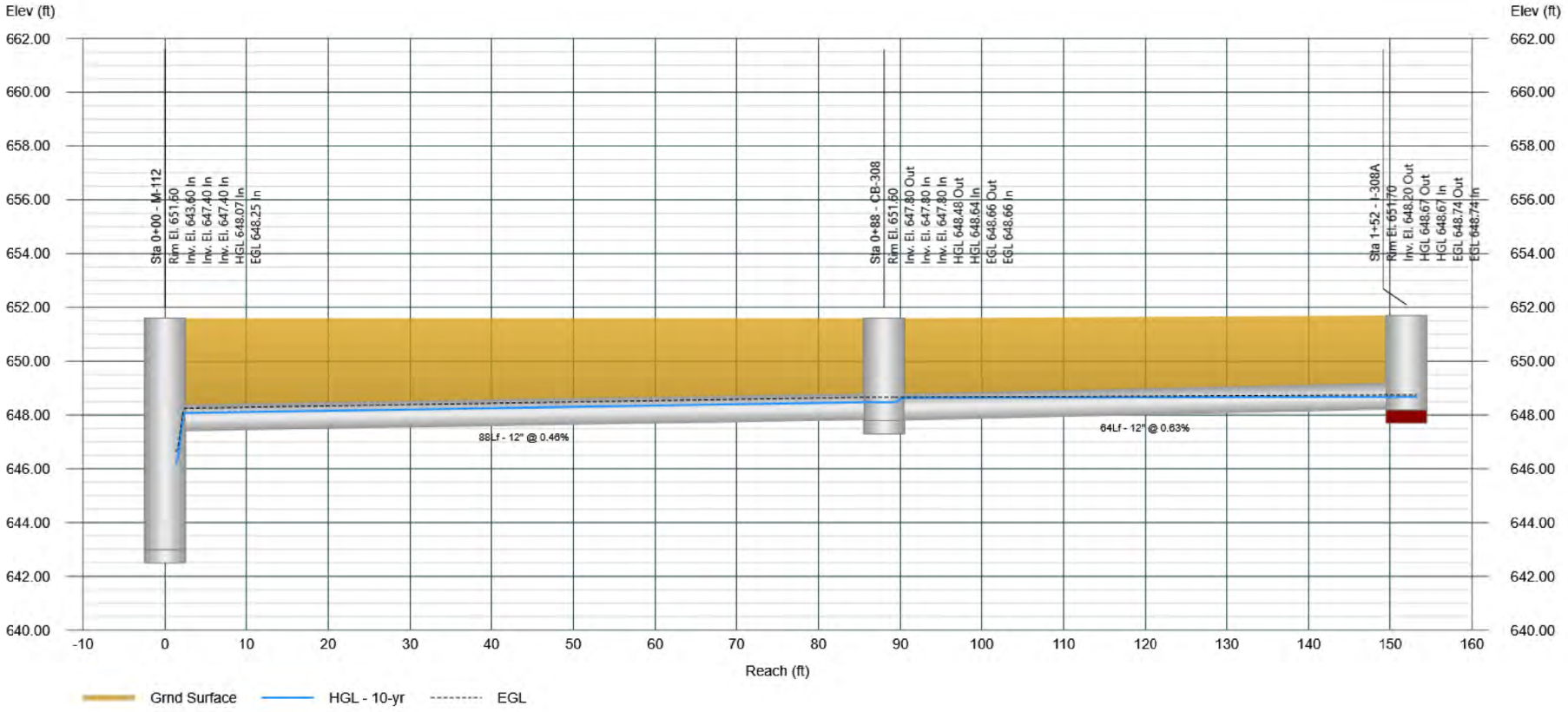


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

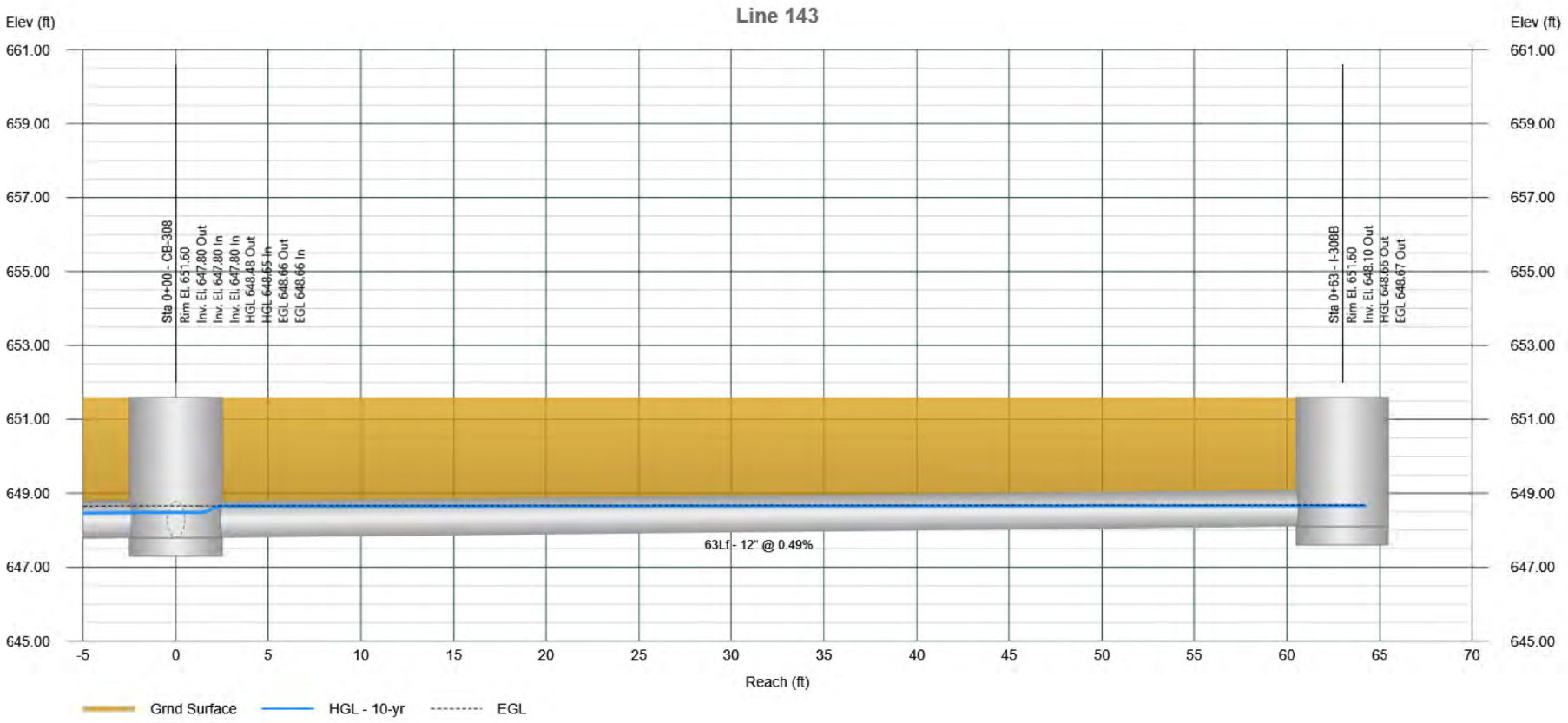


Profile View

Stormwater Studio 2026 v 3.0.0.40

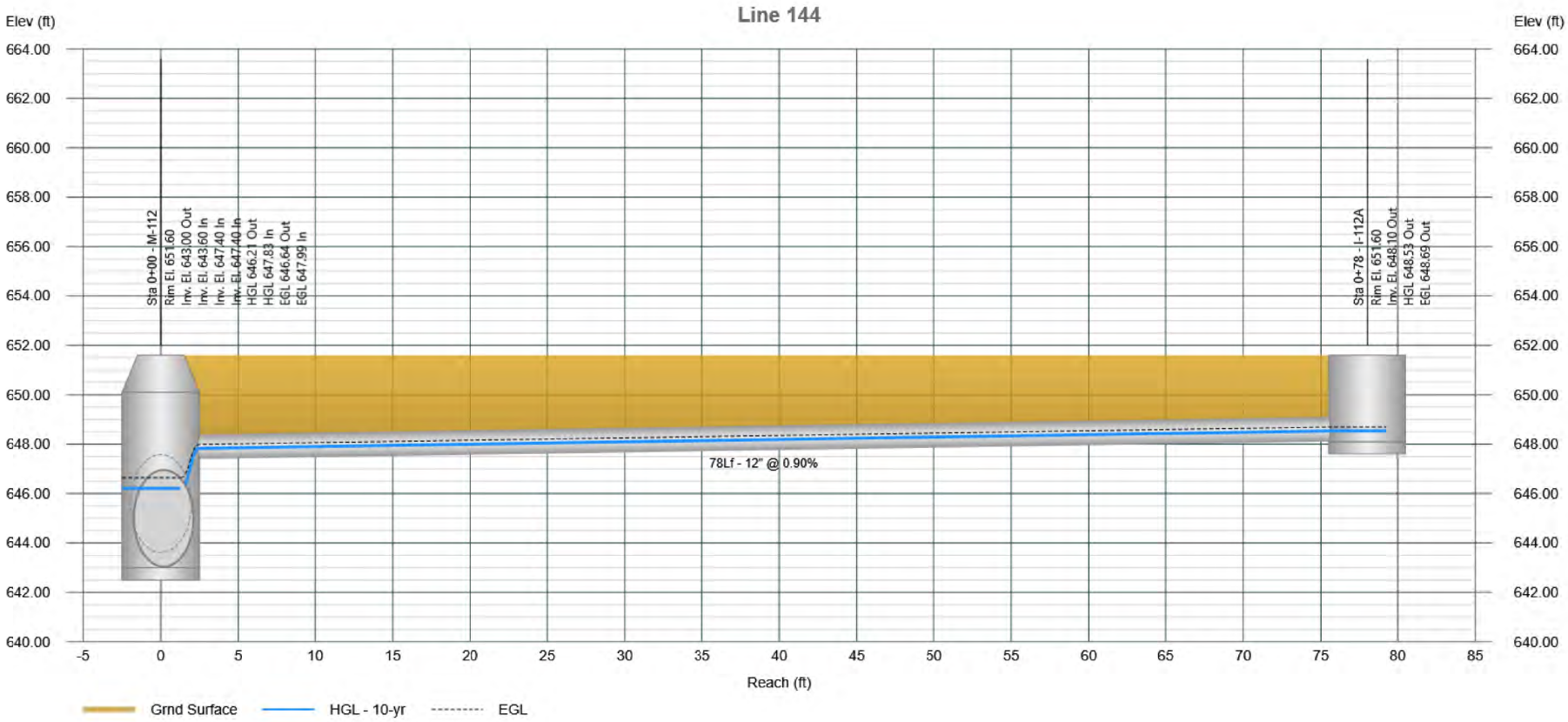
Project Name: Enter Project Name...

11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

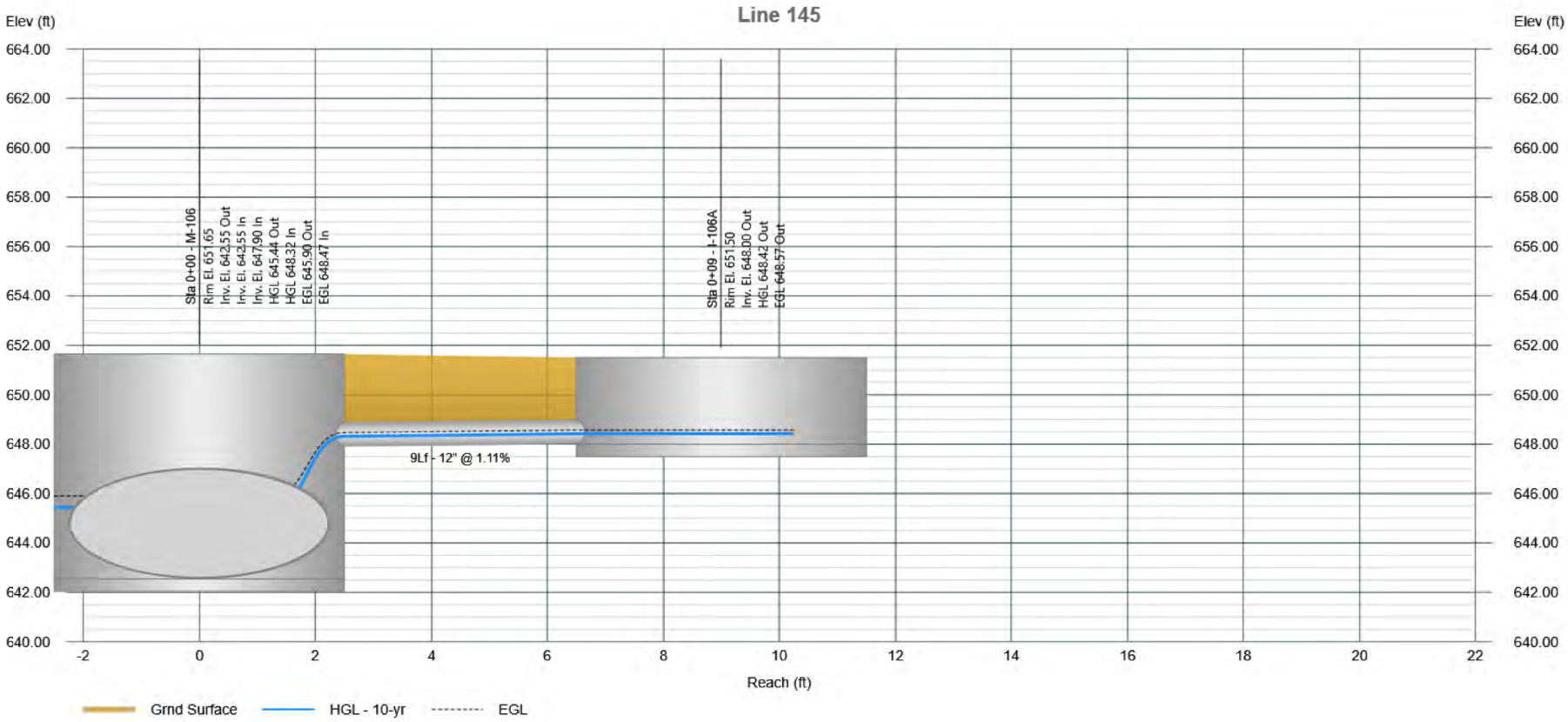


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

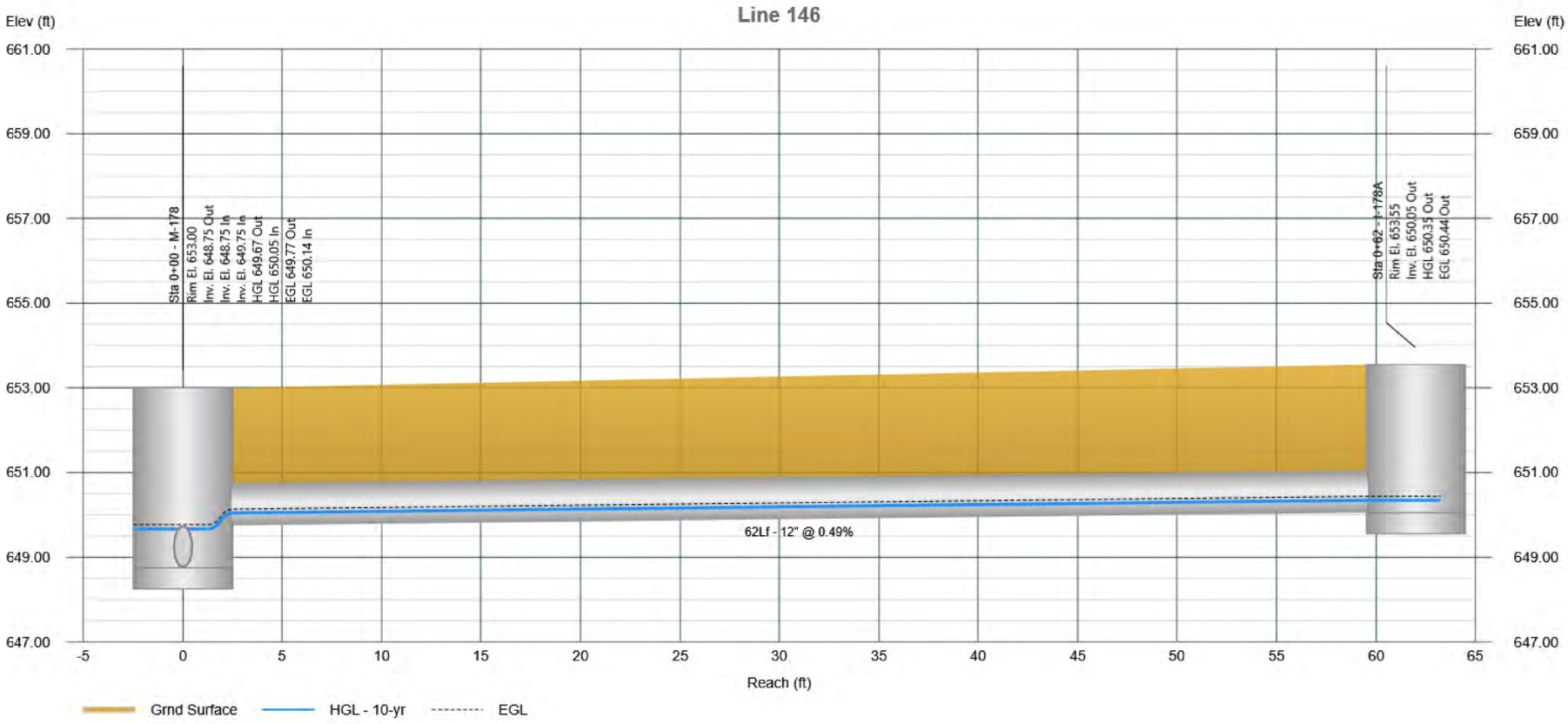


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

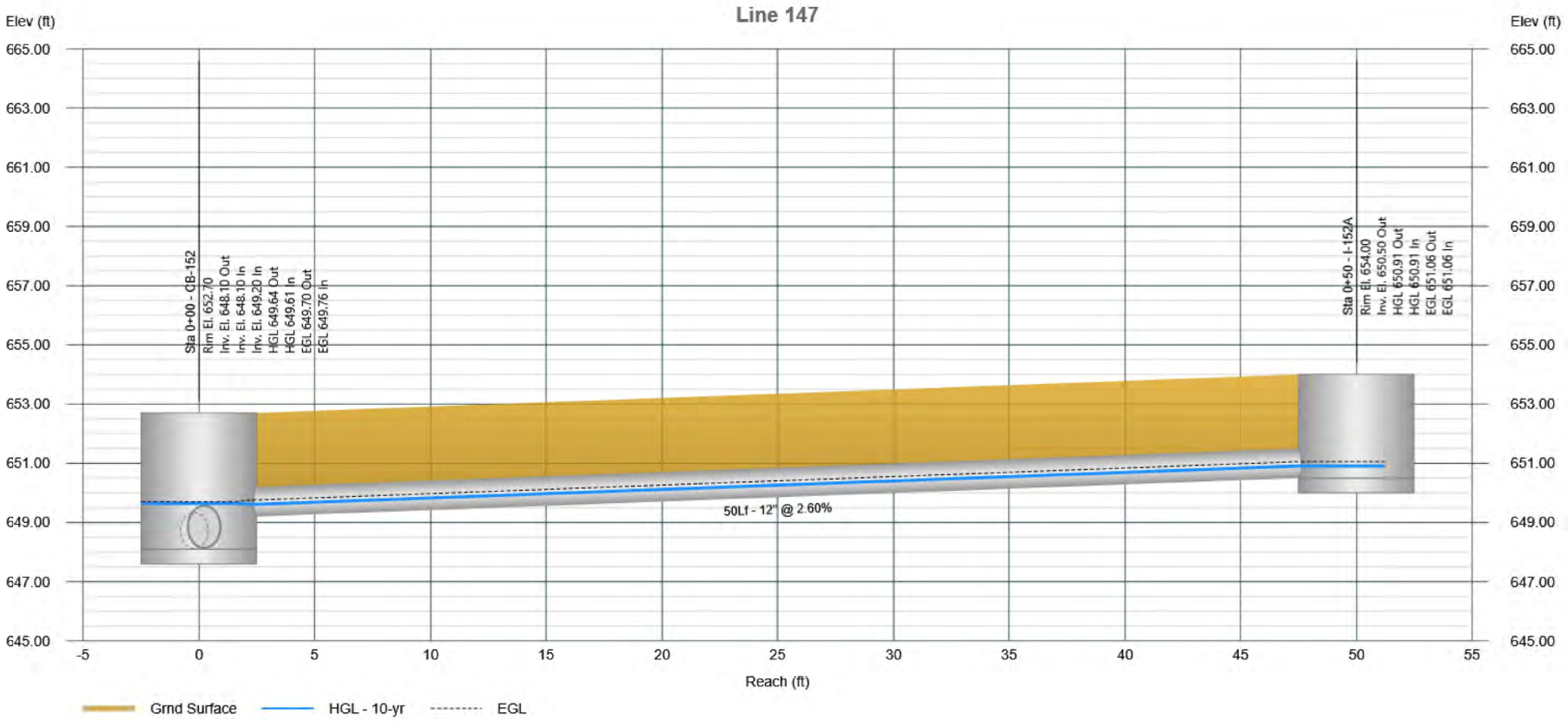


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025



Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2026 v 3.0.0.40

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 1	60.00	0.000	15.990	0.00	0.00	12.15	0.0	15.80	9.13	110.92	113.55	8.13	54	0.33	642.20	642.00	645.80	645.60	652.98	653.00	1
Line 2	84.00	0.140	15.990	0.76	0.11	12.15	10.0	15.59	9.19	111.67	96.15	7.02	54	0.24	642.40	642.20	646.97	646.70	651.45	652.98	2
Line 3	63.00	0.000	14.410	0.00	0.00	10.95	0.0	15.44	9.23	101.14	97.58	6.36	54	0.25	642.55	642.40	647.28	647.11	651.65	651.45	3
Line 4	70.00	0.000	14.220	0.00	0.00	10.81	0.0	15.24	9.30	100.50	74.28	6.32	54	0.14	642.65	642.55	647.47	647.28	651.75	651.65	4
Line 5	86.00	0.150	13.700	0.76	0.11	10.41	10.0	15.03	9.36	97.50	69.56	7.76	48	0.23	642.85	642.65	647.55	647.15	652.50	651.75	5
Line 6	91.00	0.170	13.550	0.76	0.13	10.30	10.0	14.81	9.43	97.14	57.93	7.73	48	0.16	643.00	642.85	647.97	647.56	651.60	652.50	6
Line 7	94.00	0.000	12.800	0.00	0.00	9.73	0.0	14.58	9.51	92.50	73.73	7.36	48	0.26	643.85	643.60	648.45	648.06	652.70	651.60	7
Line 8	12.00	0.060	11.880	0.76	0.05	9.03	10.0	14.55	9.52	85.93	92.37	6.84	48	0.41	643.90	643.85	648.61	648.56	652.55	652.70	8
Line 9	23.00	0.000	11.280	0.00	0.00	8.57	0.0	14.49	9.54	81.76	70.94	6.51	48	0.24	643.95	643.90	648.75	648.68	653.15	652.55	9
Line 10	49.00	0.120	11.280	0.76	0.09	8.57	10.0	14.36	9.58	82.15	45.00	6.54	48	0.10	644.00	643.95	648.91	648.74	652.60	653.15	10
Line 11	50.00	0.180	11.160	0.76	0.14	8.48	10.0	14.22	9.63	81.67	45.61	6.50	48	0.10	644.05	644.00	649.07	648.91	652.00	652.60	11
Line 12	91.00	0.180	10.960	0.76	0.14	8.33	10.0	13.96	9.72	80.93	47.64	6.44	48	0.11	644.15	644.05	649.38	649.09	652.00	652.00	12
Line 13	47.00	0.140	10.780	0.76	0.11	8.19	10.0	13.83	9.76	79.97	46.88	6.36	48	0.11	644.20	644.15	649.54	649.39	652.50	652.00	13
Line 14	103.00	0.220	7.000	0.76	0.17	5.32	10.0	13.50	9.88	52.56	44.33	5.46	42	0.19	646.00	645.80	649.98	649.70	652.50	652.50	14
Line 15	81.00	0.110	6.760	0.76	0.08	5.14	10.0	13.27	9.96	51.18	49.99	5.32	42	0.25	646.20	646.00	650.22	650.01	652.50	652.50	15
Line 16	54.00	0.090	6.420	0.76	0.07	4.88	10.0	13.13	10.01	48.85	28.09	6.91	36	0.18	646.30	646.20	650.21	649.92	652.50	652.50	16
Line 17	86.00	0.070	4.480	0.76	0.05	3.40	10.0	12.88	10.11	34.41	35.96	4.87	36	0.29	646.55	646.30	650.81	650.58	652.50	652.50	17
Line 18	60.00	0.180	3.670	0.76	0.14	2.79	10.0	12.69	10.18	28.39	33.36	4.02	36	0.25	646.70	646.55	651.04	650.93	652.50	652.50	18
Line 19	59.00	0.130	3.360	0.76	0.10	2.55	10.0	12.47	10.26	26.21	27.45	3.71	36	0.17	646.80	646.70	651.16	651.07	652.50	652.50	19
Line 20	29.00	0.000	3.230	0.00	0.00	2.45	0.0	12.36	10.31	25.30	27.69	3.58	36	0.17	646.85	646.80	651.22	651.18	653.20	652.50	20
Line 21	49.00	0.190	2.830	0.76	0.14	2.15	10.0	12.22	10.36	22.28	42.61	3.15	36	0.41	647.05	646.85	651.32	651.26	652.50	653.20	21
Line 22	58.00	0.000	2.640	0.00	0.00	2.01	0.0	12.07	10.42	20.92	43.79	2.96	36	0.43	647.30	647.05	651.39	651.34	652.75	652.50	22

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 100-yrs.

Project File: 11395.02-SYS100.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2026 v 3.0.0.40

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 23	76.00	0.170	2.070	0.76	0.13	1.57	10.0	11.76	10.55	16.59	18.22	3.38	30	0.20	647.45	647.30	651.48	651.35	652.70	652.75	23
Line 24	74.00	0.170	1.210	0.76	0.13	0.92	10.0	11.49	10.66	9.80	13.15	3.12	24	0.34	647.70	647.45	651.64	651.50	652.70	652.70	24
Line 25	101.00	0.360	1.040	0.76	0.27	0.79	10.0	11.07	10.85	8.57	11.36	2.73	24	0.25	647.95	647.70	651.82	651.68	652.50	652.70	25
Line 26	37.00	0.070	0.680	0.76	0.05	0.52	10.0	10.92	10.91	5.64	6.73	3.19	18	0.41	648.10	647.95	651.89	651.78	652.70	652.50	26
Line 27	61.00	0.000	0.430	0.00	0.00	0.33	10.0	10.75	10.99	3.59	7.40	2.93	15	1.31	648.90	648.10	652.10	651.91	655.30	652.70	27
Line 28	46.00	0.270	0.430	0.76	0.21	0.33	10.0	10.53	11.09	3.62	3.69	2.95	15	0.33	649.05	648.90	652.24	652.10	653.00	655.30	28
Line 29	100.00	0.160	0.160	0.76	0.12	0.12	10.0	10.00	11.34	1.38	2.38	1.76	12	0.45	649.50	649.05	652.48	652.33	653.00	653.00	29
Line 30	77.00	0.120	0.690	0.76	0.09	0.52	10.0	11.08	10.84	5.68	25.41	1.16	30	0.38	648.05	647.75	651.65	651.63	652.40	652.70	30
Line 31	56.00	0.180	0.570	0.76	0.14	0.43	10.0	10.84	10.95	4.74	6.28	2.68	18	0.36	648.25	648.05	651.67	651.56	652.00	652.40	31
Line 32	121.00	0.200	0.390	0.76	0.15	0.30	10.0	10.36	11.17	3.31	2.40	4.22	12	0.45	648.80	648.25	652.55	651.51	652.40	652.00	32
Line 33	70.00	0.190	0.190	0.76	0.14	0.14	10.0	10.00	11.34	1.64	2.34	2.09	12	0.43	649.10	648.80	652.91	652.76	652.60	652.40	33
Line 34	20.00	0.190	0.570	0.76	0.14	0.43	10.0	10.53	11.09	4.80	3.08	6.12	12	0.75	648.55	648.40	651.31	650.95	652.50	652.75	34
New	40.00	0.000	0.380	0.00	0.00	0.29	0.0	10.37	11.17	3.22	2.53	4.11	12	0.51	648.75	648.55	651.96	651.63	653.00	652.50	35
Line 36	53.00	0.290	0.290	0.76	0.22	0.22	10.0	10.00	11.34	2.50	2.44	3.18	12	0.47	649.00	648.75	652.33	652.07	652.50	653.00	36
Line 37	65.00	0.000	0.400	0.00	0.00	0.30	0.0	10.73	11.00	3.34	7.71	1.89	18	0.54	647.20	646.85	651.43	651.36	653.55	653.20	37
Line 38	41.00	0.070	0.400	0.76	0.05	0.30	10.0	10.56	11.08	3.37	4.51	2.74	15	0.49	647.40	647.20	651.48	651.37	653.55	653.55	38
Line 39	40.00	0.070	0.330	0.76	0.05	0.25	10.0	10.37	11.16	2.80	2.52	3.57	12	0.50	647.60	647.40	651.65	651.40	653.55	653.55	39
Line 40	81.00	0.260	0.260	0.76	0.20	0.20	10.0	10.00	11.34	2.24	2.50	2.85	12	0.49	648.00	647.60	652.04	651.72	651.50	653.55	40
Line 41	48.00	0.070	0.740	0.76	0.05	0.56	10.0	10.51	11.10	6.24	6.78	3.53	18	0.42	647.80	647.60	651.15	650.98	653.55	652.50	41
Line 42	41.00	0.070	0.670	0.76	0.05	0.51	10.0	10.36	11.17	5.69	4.51	4.64	15	0.49	648.00	647.80	651.33	651.01	653.55	653.55	42
Line 43	40.00	0.070	0.600	0.76	0.05	0.46	10.0	10.20	11.25	5.13	4.57	4.18	15	0.50	648.20	648.00	651.65	651.39	653.55	653.55	43
Line 44	36.00	0.390	0.530	0.76	0.30	0.40	10.0	10.06	11.31	4.56	4.81	3.71	15	0.56	648.40	648.20	651.88	651.70	651.50	653.55	44

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 100-yrs.

Project File: 11395.02-SYS100.sws

Storm Sewer Tabulation

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 45	14.00	0.140	0.140	0.76	0.11	0.11	10.0	10.00	11.34	1.21	3.01	1.54	12	0.71	648.50	648.40	652.08	652.06	652.00	651.50	45
Line 46	36.00	0.130	0.130	0.76	0.10	0.10	10.0	10.00	11.34	1.12	4.20	1.43	12	1.39	649.00	648.50	651.29	651.25	652.50	652.50	46
Line 47	54.00	0.060	1.850	0.76	0.05	1.41	10.0	10.81	10.96	15.41	24.96	3.14	30	0.37	647.00	646.80	650.87	650.79	653.55	652.50	47
Line 48	42.00	0.060	1.710	0.76	0.05	1.30	10.0	10.67	11.03	14.33	13.52	4.56	24	0.36	647.15	647.00	650.87	650.70	653.55	653.55	48
Line 49	52.00	0.170	1.650	0.76	0.13	1.25	10.0	10.47	11.12	13.94	12.15	4.44	24	0.29	647.30	647.15	651.08	650.89	652.50	653.55	49
Line 50	89.00	0.130	1.310	0.76	0.10	1.00	10.0	10.09	11.30	11.25	10.72	3.58	24	0.22	647.50	647.30	651.41	651.19	652.50	652.50	50
Line 51	44.00	1.180	1.180	0.76	0.90	0.90	10.0	10.00	11.34	10.17	6.88	8.29	15	1.14	648.00	647.50	651.64	650.54	651.50	652.50	51
Line 52	68.00	0.170	0.170	0.76	0.13	0.13	10.0	10.00	11.34	1.47	3.05	1.87	12	0.74	649.00	648.50	651.45	651.34	652.50	652.50	52
Line 53	79.00	0.180	2.660	0.76	0.14	2.02	10.0	12.84	10.12	20.46	41.10	2.90	36	0.38	644.50	644.20	650.11	650.04	652.40	652.50	53
Line 54	66.00	0.090	2.480	0.76	0.07	1.88	10.0	12.63	10.20	19.23	36.71	2.72	36	0.30	644.70	644.50	650.18	650.13	652.40	652.40	54
Line 55	65.00	0.190	2.390	0.76	0.14	1.82	10.0	12.42	10.28	18.68	37.00	2.64	36	0.31	644.90	644.70	650.24	650.19	651.65	652.40	55
Line 56	62.00	0.160	1.840	0.76	0.12	1.40	10.0	12.21	10.37	14.50	37.87	2.05	36	0.32	645.10	644.90	650.31	650.28	651.65	651.65	56
Line 57	90.00	0.220	1.450	0.76	0.17	1.10	10.0	11.93	10.48	11.55	27.34	2.35	30	0.44	645.50	645.10	650.36	650.29	651.65	651.65	57
Line 58	34.00	0.000	1.230	0.00	0.00	0.93	0.0	11.83	10.52	9.84	31.46	2.00	30	0.59	645.70	645.50	650.40	650.39	652.35	651.65	58
Line 59	96.00	0.180	1.000	0.76	0.14	0.76	10.0	11.45	10.68	8.12	12.64	2.58	24	0.31	646.00	645.70	650.49	650.36	652.30	652.35	59
Line 60	73.00	0.100	0.530	0.76	0.08	0.40	10.0	11.18	10.80	4.35	4.78	3.54	15	0.55	646.40	646.00	650.73	650.40	652.30	652.30	60
Line 61	57.00	0.070	0.290	0.76	0.05	0.22	10.0	10.93	10.91	2.40	4.68	1.96	15	0.53	646.70	646.40	650.94	650.86	652.30	652.30	61
Line 62	41.00	0.110	0.220	0.76	0.08	0.17	10.0	10.73	11.00	1.84	2.49	2.34	12	0.49	646.90	646.70	651.03	650.92	652.30	652.30	62
Line 63	66.00	0.070	0.110	0.76	0.05	0.08	10.0	10.35	11.18	0.93	2.40	1.19	12	0.45	647.20	646.90	651.13	651.09	651.00	652.30	63
Line 64	50.00	0.040	0.040	0.76	0.03	0.03	10.0	10.00	11.34	0.34	2.76	0.44	12	0.60	647.50	647.20	651.16	651.15	651.00	651.00	64
Line 65	49.00	0.070	0.140	0.76	0.05	0.11	10.0	10.25	11.22	1.19	2.54	1.52	12	0.51	648.85	648.60	650.94	650.89	652.55	652.30	65
Line 66	40.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	11.34	0.60	2.52	0.77	12	0.50	649.05	648.85	650.98	650.97	652.55	652.55	66

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 100-yrs.

Project File: 11395.02-SYS100.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2026 v 3.0.0.40

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 67	75.00	0.090	0.290	0.76	0.07	0.22	10.0	10.46	11.12	2.45	2.43	3.12	12	0.47	648.95	648.60	650.80	650.44	653.05	652.30	67
Line 68	50.00	0.070	0.140	0.76	0.05	0.11	10.0	10.23	11.23	1.20	2.98	1.52	12	0.70	649.30	648.95	650.97	650.91	653.05	653.05	68
Line 69	39.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	11.34	0.60	2.85	0.77	12	0.64	649.55	649.30	651.00	650.99	653.05	653.05	69
Line 70	52.00	0.060	0.060	0.76	0.05	0.05	10.0	10.00	11.34	0.52	2.47	0.66	12	0.48	649.20	648.95	650.95	650.94	652.70	653.05	70
Line 71	96.00	0.180	0.360	0.76	0.14	0.27	10.0	10.66	11.03	3.02	2.44	3.84	12	0.47	648.45	648.00	650.81	650.12	651.60	651.65	71
Line 72	37.00	0.040	0.180	0.76	0.03	0.14	10.0	10.48	11.11	1.52	2.62	1.94	12	0.54	648.65	648.45	651.05	650.98	652.45	651.60	72
Line 73	41.00	0.070	0.140	0.76	0.05	0.11	10.0	10.26	11.22	1.19	2.49	1.52	12	0.49	648.85	648.65	651.11	651.07	652.55	652.45	73
Line 74	41.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	11.34	0.60	2.49	0.77	12	0.49	649.05	648.85	651.15	651.14	652.55	652.55	74
Line 75	42.00	0.060	0.210	0.76	0.05	0.16	10.0	10.45	11.13	1.78	2.46	2.26	12	0.48	648.20	648.00	650.40	650.30	652.10	651.65	75
Line 76	36.00	0.090	0.150	0.76	0.07	0.11	10.0	10.27	11.21	1.28	2.65	1.63	12	0.56	648.40	648.20	650.49	650.44	652.10	652.10	76
Line 77	41.00	0.060	0.060	0.76	0.05	0.05	10.0	10.00	11.34	0.52	2.49	0.66	12	0.49	648.60	648.40	650.53	650.52	652.10	652.10	77
Line 78	51.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	11.34	0.17	4.99	0.23	12	1.96	649.50	648.50	650.38	650.38	653.00	651.65	78
Line 79	57.00	0.230	0.230	0.76	0.17	0.17	10.0	10.00	11.34	1.98	2.36	2.53	12	0.44	648.55	648.30	650.54	650.37	652.05	652.35	79
Line 80	48.00	0.160	0.230	0.76	0.12	0.17	10.0	10.35	11.18	1.95	2.57	2.49	12	0.52	648.65	648.40	650.71	650.56	652.15	652.50	80
Line 81	54.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	11.34	0.60	2.45	0.77	12	0.47	648.90	648.65	650.81	650.79	652.40	652.15	81
Line 82	43.00	0.080	0.080	0.76	0.06	0.06	10.0	10.00	11.34	0.69	2.72	0.88	12	0.58	650.05	649.80	651.03	651.01	653.55	653.55	82
Line 83	40.00	0.060	0.540	0.76	0.05	0.41	10.0	11.21	10.78	4.43	3.11	5.63	12	0.76	647.70	647.40	649.46	648.84	652.55	652.55	83
Line 84	41.00	0.090	0.480	0.76	0.07	0.36	10.0	11.08	10.84	3.96	2.48	5.04	12	0.49	647.90	647.70	650.06	649.56	652.55	652.55	84
Line 85	57.00	0.070	0.390	0.76	0.05	0.30	10.0	10.85	10.95	3.24	2.36	4.13	12	0.44	648.15	647.90	650.67	650.19	652.55	652.55	85
Line 86	46.00	0.080	0.320	0.76	0.06	0.24	10.0	10.64	11.04	2.68	2.63	3.42	12	0.55	648.40	648.15	651.01	650.75	652.55	652.55	86
Line 87	36.00	0.050	0.240	0.76	0.04	0.18	10.0	10.50	11.11	2.03	2.95	2.58	12	0.69	648.65	648.40	651.21	651.09	652.55	652.55	87
Line 88	11.00	0.000	0.170	0.00	0.00	0.13	0.0	10.44	11.13	1.44	2.36	1.83	12	0.44	648.70	648.65	651.28	651.26	652.70	652.55	88

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 100-yrs.

Project File: 11395.02-SYS100.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2026 v 3.0.0.40

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 89	28.00	0.080	0.150	0.76	0.06	0.11	10.0	10.30	11.20	1.28	2.63	1.63	12	0.54	648.85	648.70	651.32	651.29	652.55	652.70	89
Line 90	45.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	11.34	0.60	2.37	0.77	12	0.44	649.05	648.85	651.37	651.35	652.55	652.55	90
Line 91	42.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	11.34	0.17	2.48	0.22	12	0.49	649.50	649.30	651.33	651.33	653.00	652.70	91
Line 92	40.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	11.34	0.17	3.80	0.22	12	1.14	649.50	649.05	651.31	651.31	653.00	652.55	92
Line 93	30.00	0.060	0.920	0.76	0.05	0.70	10.0	11.69	10.58	7.40	7.37	4.19	18	0.49	646.50	646.35	649.17	649.02	652.55	652.70	93
Line 94	40.00	0.050	0.860	0.76	0.04	0.65	10.0	11.55	10.64	6.95	7.49	3.93	18	0.51	646.70	646.50	649.37	649.20	652.55	652.55	94
Line 95	42.00	0.060	0.600	0.76	0.05	0.46	10.0	11.41	10.70	4.88	8.79	2.76	18	0.70	647.00	646.70	649.59	649.50	652.55	652.55	95
Line 96	52.00	0.000	0.540	0.00	0.00	0.41	0.0	11.26	10.76	4.42	2.74	5.62	12	0.59	647.30	647.00	650.01	649.21	651.50	652.55	96
Line 97	38.00	0.210	0.540	0.76	0.16	0.41	10.0	11.15	10.81	4.44	2.87	5.65	12	0.65	647.55	647.30	650.60	650.01	651.00	651.50	97
Line 98	82.00	0.310	0.330	0.76	0.24	0.25	10.0	10.76	10.98	2.75	2.32	3.51	12	0.43	647.90	647.55	651.40	650.91	651.00	651.00	98
Line 99	56.00	0.000	0.020	0.00	0.00	0.02	0.0	10.24	11.23	0.17	2.40	0.22	12	0.46	648.15	647.90	651.59	651.59	651.65	651.00	99
Line 100	31.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	11.34	0.17	3.22	0.22	12	0.82	648.40	648.15	651.59	651.59	651.90	651.65	100
Line 101	27.61	0.050	0.210	0.76	0.04	0.16	10.0	10.44	11.13	1.78	2.63	2.29	12	0.55	648.65	648.50	649.60	649.54	652.55	652.55	101
Line 102	40.16	0.070	0.160	0.76	0.05	0.12	10.0	10.23	11.23	1.37	2.49	1.86	12	0.49	648.85	648.65	649.67	649.63	652.55	652.55	102
Line 103	39.89	0.090	0.090	0.76	0.07	0.07	10.0	10.00	11.34	0.78	2.55	1.23	12	0.51	649.05	648.85	649.73	649.72	652.55	652.55	103
Line 104	48.00	0.030	0.980	0.76	0.02	0.74	10.0	11.18	10.80	8.04	5.92	4.55	18	0.32	647.90	647.75	650.13	649.84	652.00	652.50	104
Line 105	51.00	0.000	0.950	0.00	0.00	0.72	0.0	10.99	10.88	7.86	5.69	4.45	18	0.29	648.05	647.90	650.43	650.14	653.60	652.00	105
Line 106	94.00	0.310	0.460	0.76	0.24	0.35	10.0	10.60	11.06	3.87	2.47	4.92	12	0.48	648.50	648.05	651.47	650.36	651.60	653.60	106
Line 107	54.00	0.000	0.150	0.00	0.00	0.11	0.0	10.31	11.20	1.28	2.41	1.63	12	0.46	648.75	648.50	651.87	651.80	652.30	651.60	107
Line 108	47.00	0.130	0.130	0.76	0.10	0.10	10.0	10.00	11.34	1.12	2.61	1.43	12	0.54	649.00	648.75	651.93	651.88	652.50	652.30	108
Line 109	33.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	11.34	0.17	2.44	0.22	12	0.47	648.90	648.75	651.91	651.91	652.40	652.30	109
Line 110	57.00	0.070	0.250	0.76	0.05	0.19	10.0	10.71	11.01	2.09	2.36	2.66	12	0.44	649.55	649.30	650.82	650.62	653.55	653.60	110

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 100-yrs.

Project File: 11395.02-SYS100.sws

Storm Sewer Tabulation

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 111	49.00	0.080	0.180	0.76	0.06	0.14	10.0	10.47	11.12	1.52	2.57	1.94	12	0.52	649.80	649.55	650.96	650.87	653.55	653.55	111
Line 112	19.00	0.000	0.100	0.00	0.00	0.08	0.0	10.36	11.17	0.85	2.49	1.08	12	0.49	649.90	649.80	651.01	651.00	653.90	653.55	112
Line 113	29.00	0.080	0.080	0.76	0.06	0.06	10.0	10.00	11.34	0.69	2.62	0.88	12	0.54	650.05	649.90	651.03	651.02	653.55	653.90	113
Line 114	40.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	11.34	0.17	2.55	0.34	12	0.51	650.50	650.30	651.03	651.03	654.00	653.90	114
Line 115	32.00	0.150	0.240	0.76	0.11	0.18	10.0	10.72	11.00	2.01	2.44	2.56	12	0.47	648.90	648.75	650.73	650.63	653.05	653.60	115
Line 116	40.00	0.070	0.090	0.76	0.05	0.07	10.0	10.49	11.11	0.76	2.55	0.97	12	0.51	649.10	648.90	650.84	650.82	653.05	653.05	116
Line 117	31.00	0.000	0.020	0.00	0.00	0.02	0.0	10.20	11.25	0.17	2.44	0.22	12	0.47	649.25	649.10	650.85	650.85	652.75	653.05	117
Line 118	36.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	11.34	0.17	5.13	0.23	12	2.08	650.00	649.25	650.85	650.85	653.50	652.75	118
Line 119	47.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	11.34	0.17	5.18	1.07	12	2.12	650.00	649.00	650.17	649.73	653.50	652.00	119
Line 120	60.00	0.020	0.020	0.76	0.02	0.02	10.0	10.00	11.34	0.17	5.64	1.04	12	2.50	650.50	649.00	650.67	650.45	654.00	652.50	120
Line 121	86.00	0.180	1.300	0.76	0.14	0.99	10.0	11.45	10.68	10.55	10.88	3.95	24	0.23	646.90	646.70	648.48	648.29	651.45	651.45	121
Line 122	65.00	0.000	0.980	0.00	0.00	0.74	0.0	11.21	10.78	8.03	5.87	4.55	18	0.31	647.10	646.90	648.79	648.41	651.87	651.45	122
Line 123	29.00	0.170	0.800	0.76	0.13	0.61	10.0	11.12	10.82	6.58	4.56	5.36	15	0.50	647.25	647.10	648.96	648.66	651.50	651.87	123
Line 124	96.00	0.230	0.630	0.76	0.17	0.48	10.0	10.75	10.99	5.26	3.91	4.29	15	0.37	647.60	647.25	649.76	649.12	651.50	651.50	124
Line 125	23.00	0.000	0.400	0.00	0.00	0.30	0.0	10.66	11.03	3.35	2.36	4.27	12	0.44	647.70	647.60	649.97	649.76	651.80	651.50	125
Line 126	37.00	0.050	0.190	0.76	0.04	0.14	10.0	10.48	11.11	1.60	2.63	2.04	12	0.55	648.65	648.45	650.26	650.19	652.45	651.80	126
Line 127	41.00	0.070	0.140	0.76	0.05	0.11	10.0	10.26	11.22	1.19	2.48	1.52	12	0.49	648.85	648.65	650.34	650.29	652.55	652.45	127
Line 128	41.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	11.34	0.60	2.48	0.77	12	0.49	649.05	648.85	650.37	650.36	652.55	652.55	128
Line 129	57.00	0.210	0.210	0.76	0.16	0.16	10.0	10.00	11.34	1.81	2.58	2.31	12	0.53	648.00	647.70	650.31	650.17	651.50	651.80	129
Line 130	37.00	0.040	0.180	0.76	0.03	0.14	10.0	10.48	11.11	1.52	2.63	3.47	12	0.55	648.65	648.45	649.20	649.00	652.45	651.87	130
Line 131	41.00	0.070	0.140	0.76	0.05	0.11	10.0	10.26	11.22	1.19	2.48	2.54	12	0.49	648.85	648.65	649.37	649.31	652.55	652.45	131
Line 132	41.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	11.34	0.60	2.48	1.47	12	0.49	649.05	648.85	649.50	649.48	652.55	652.55	132

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 100-yrs.

Project File: 11395.02-SYS100.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2026 v 3.0.0.40

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 133	50.00	0.070	0.140	0.76	0.05	0.11	10.0	10.24	11.23	1.19	2.97	2.66	12	0.70	648.30	647.95	648.76	648.66	652.55	651.45	133
Line 134	39.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	11.34	0.60	2.55	2.65	12	0.51	649.05	648.85	649.38	649.18	652.55	652.55	134
Line 135	56.00	0.070	0.140	0.76	0.05	0.11	10.0	10.26	11.22	1.19	2.63	3.26	12	0.55	648.20	647.90	648.68	648.37	652.55	651.45	135
Line 136	40.00	0.070	0.070	0.76	0.05	0.05	10.0	10.00	11.34	0.60	2.49	2.60	12	0.49	649.05	648.85	649.38	649.19	652.55	652.55	136
Line 137	12.00	0.180	0.520	0.76	0.14	0.40	10.0	10.64	11.04	4.36	3.29	5.55	12	0.86	647.55	647.45	648.63	648.45	651.50	651.75	137
Line 138	31.00	0.000	0.340	0.00	0.00	0.26	0.0	10.50	11.10	2.87	2.52	3.65	12	0.50	647.70	647.55	649.10	648.90	651.90	651.50	138
Line 139	54.00	0.210	0.340	0.76	0.16	0.26	10.0	10.26	11.22	2.90	2.41	3.69	12	0.46	647.95	647.70	649.45	649.09	651.50	651.90	139
Line 140	49.00	0.130	0.130	0.76	0.10	0.10	10.0	10.00	11.34	1.12	2.57	1.43	12	0.52	648.20	647.95	649.68	649.63	651.70	651.50	140
Line 141	88.00	0.150	0.380	0.76	0.11	0.29	10.0	10.39	11.16	3.22	2.42	4.10	12	0.46	647.80	647.40	649.36	648.64	651.60	651.60	141
Line 142	64.00	0.150	0.150	0.76	0.11	0.11	10.0	10.00	11.34	1.29	2.82	1.65	12	0.63	648.20	647.80	649.66	649.58	651.70	651.60	142
Line 143	63.00	0.080	0.080	0.76	0.06	0.06	10.0	10.00	11.34	0.69	2.48	0.88	12	0.49	648.10	647.80	649.63	649.61	651.60	651.60	143
Line 144	78.00	0.200	0.200	0.76	0.15	0.15	10.0	10.00	11.34	1.72	3.38	2.27	12	0.90	648.10	647.40	648.99	648.83	651.60	651.60	144
Line 145	9.00	0.190	0.190	0.76	0.14	0.14	10.0	10.00	11.34	1.64	3.75	3.75	12	1.11	648.00	647.90	648.55	648.44	651.50	651.65	145
Line 146	62.00	0.090	0.090	0.76	0.07	0.07	10.0	10.00	11.34	0.78	2.48	0.99	12	0.49	650.05	649.75	652.24	652.21	653.55	653.00	146
Line 147	50.00	0.180	0.180	0.76	0.14	0.14	10.0	10.00	11.34	1.55	5.74	1.98	12	2.60	650.50	649.20	652.08	651.99	654.00	652.70	147

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 100-yrs.

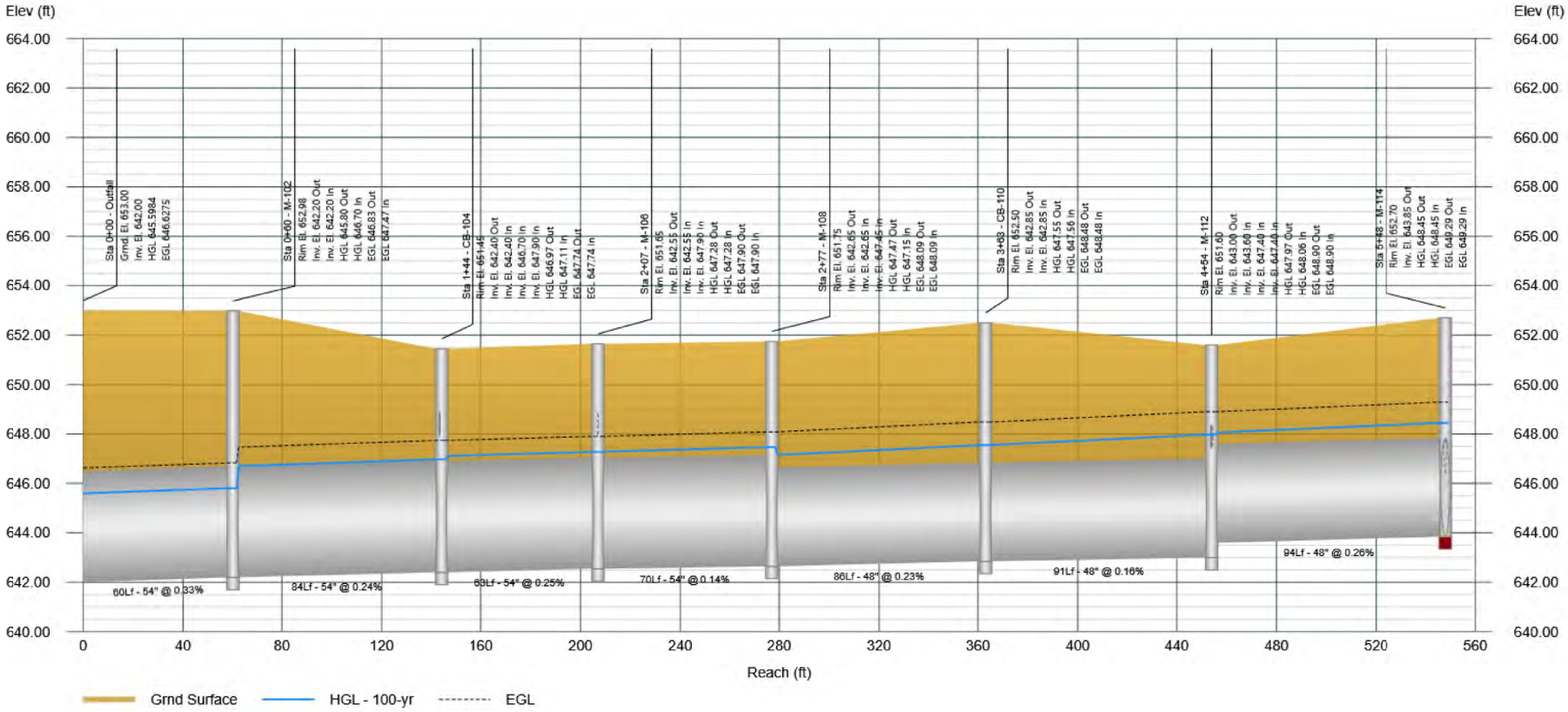
Project File: 11395.02-SYS100.sws

Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

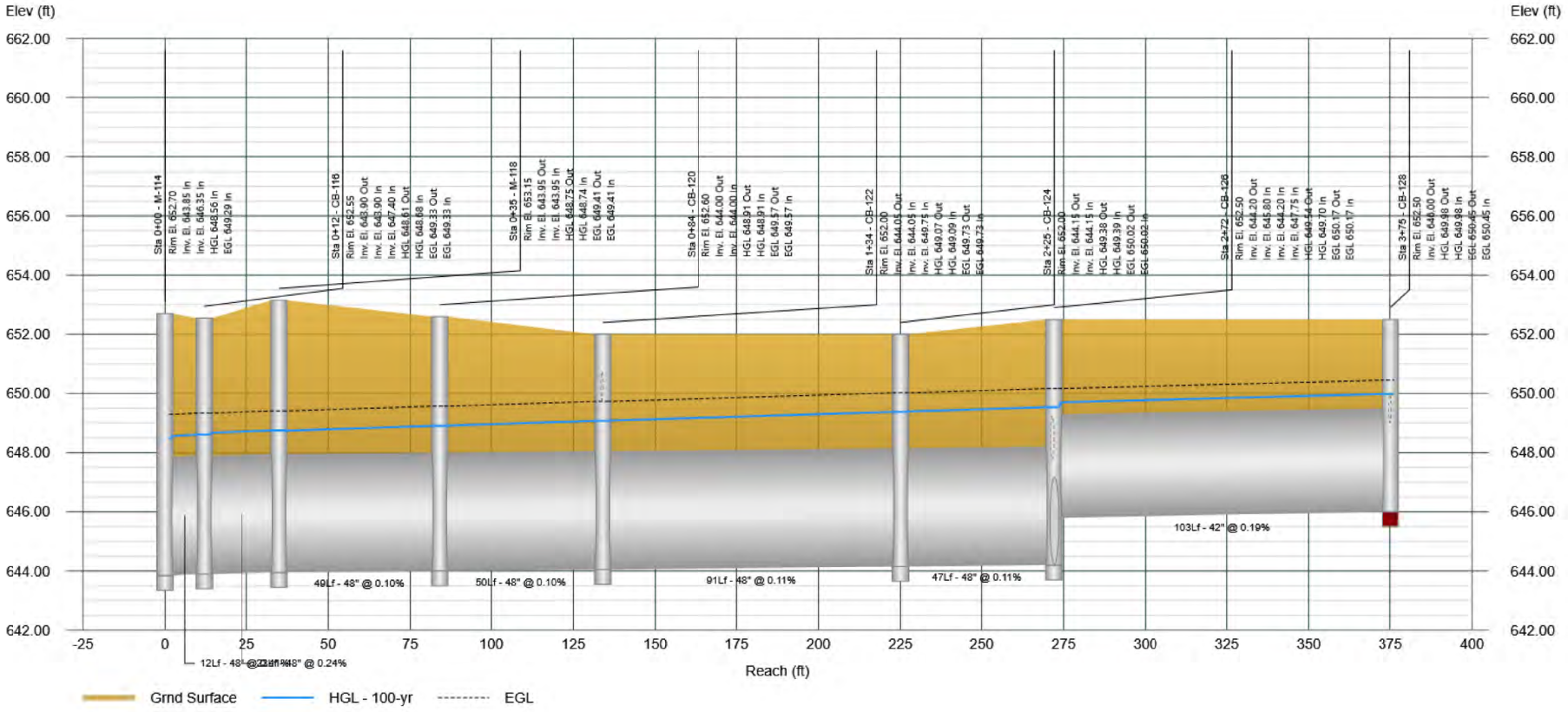


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

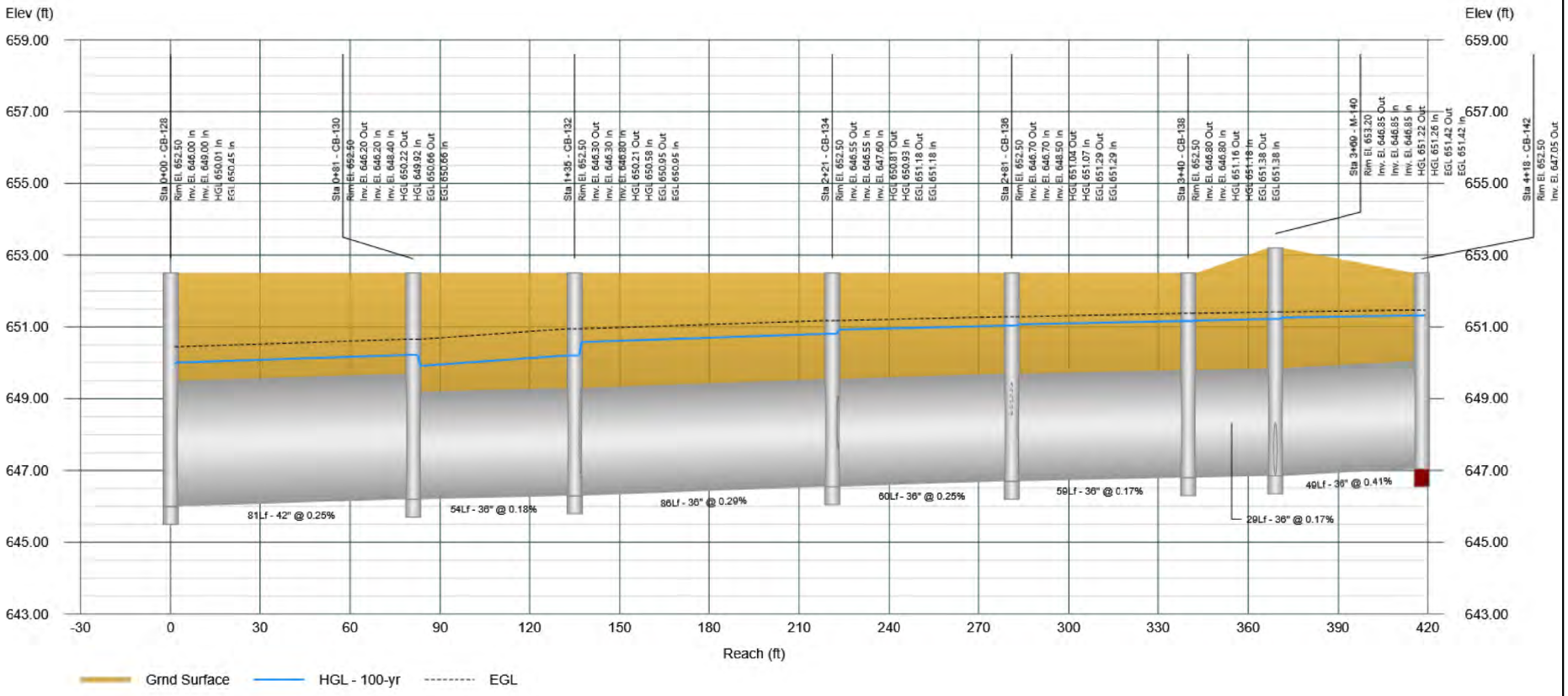


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

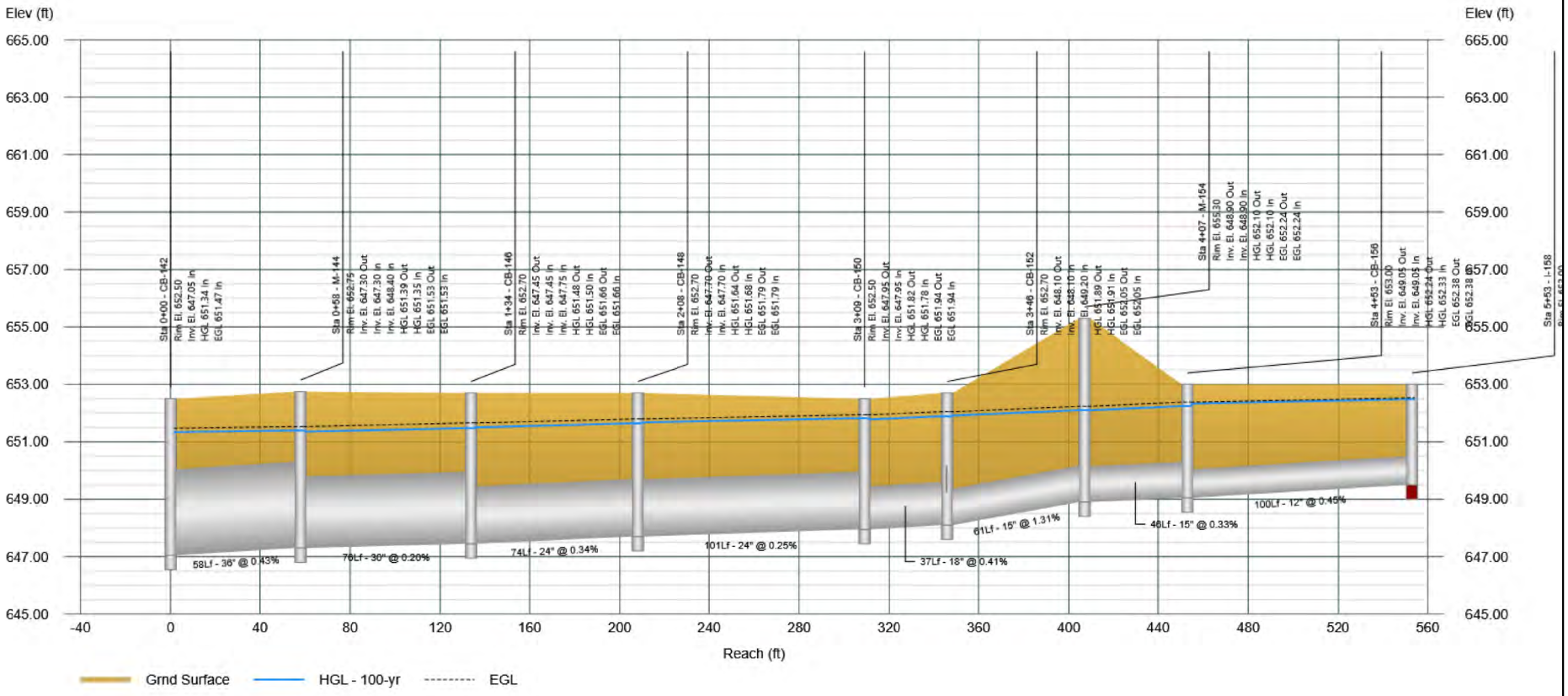


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

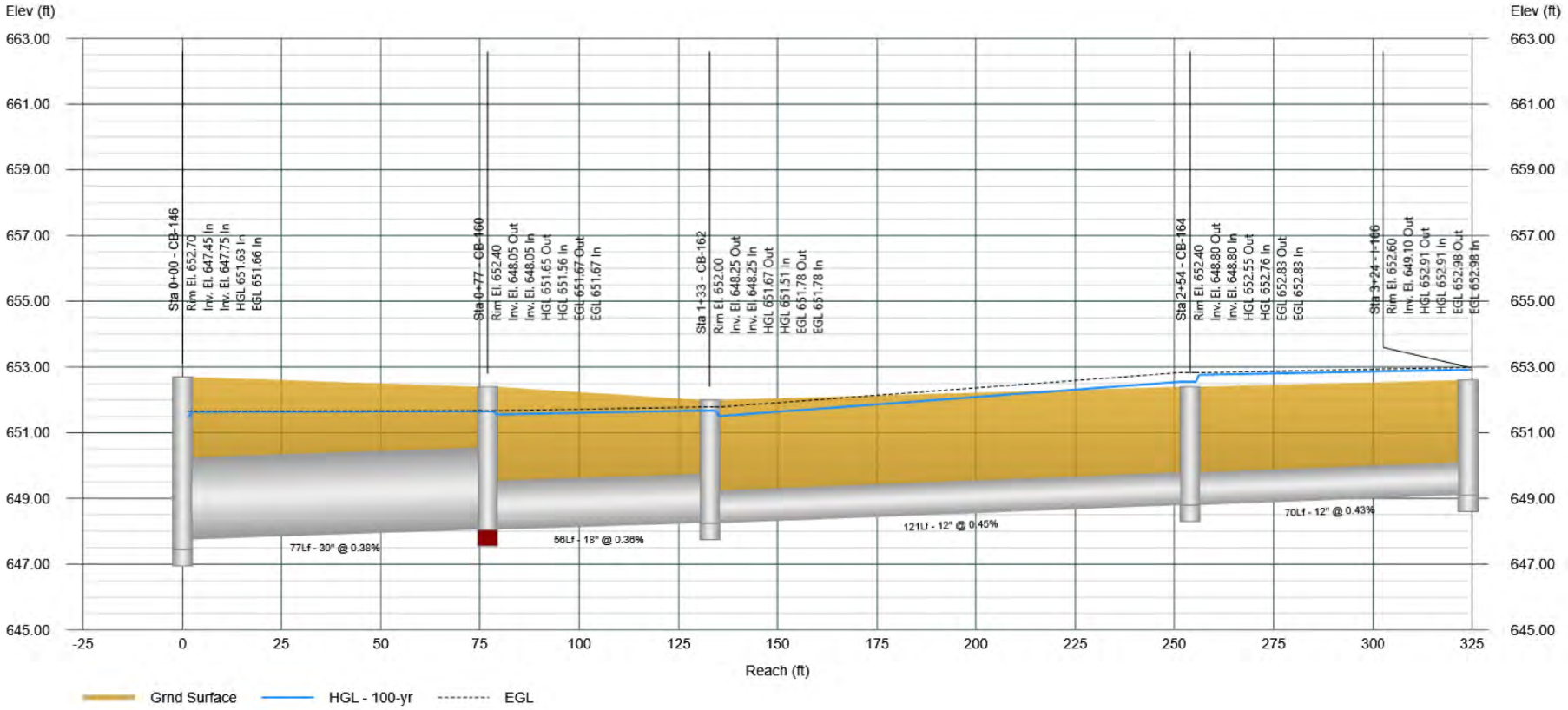


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

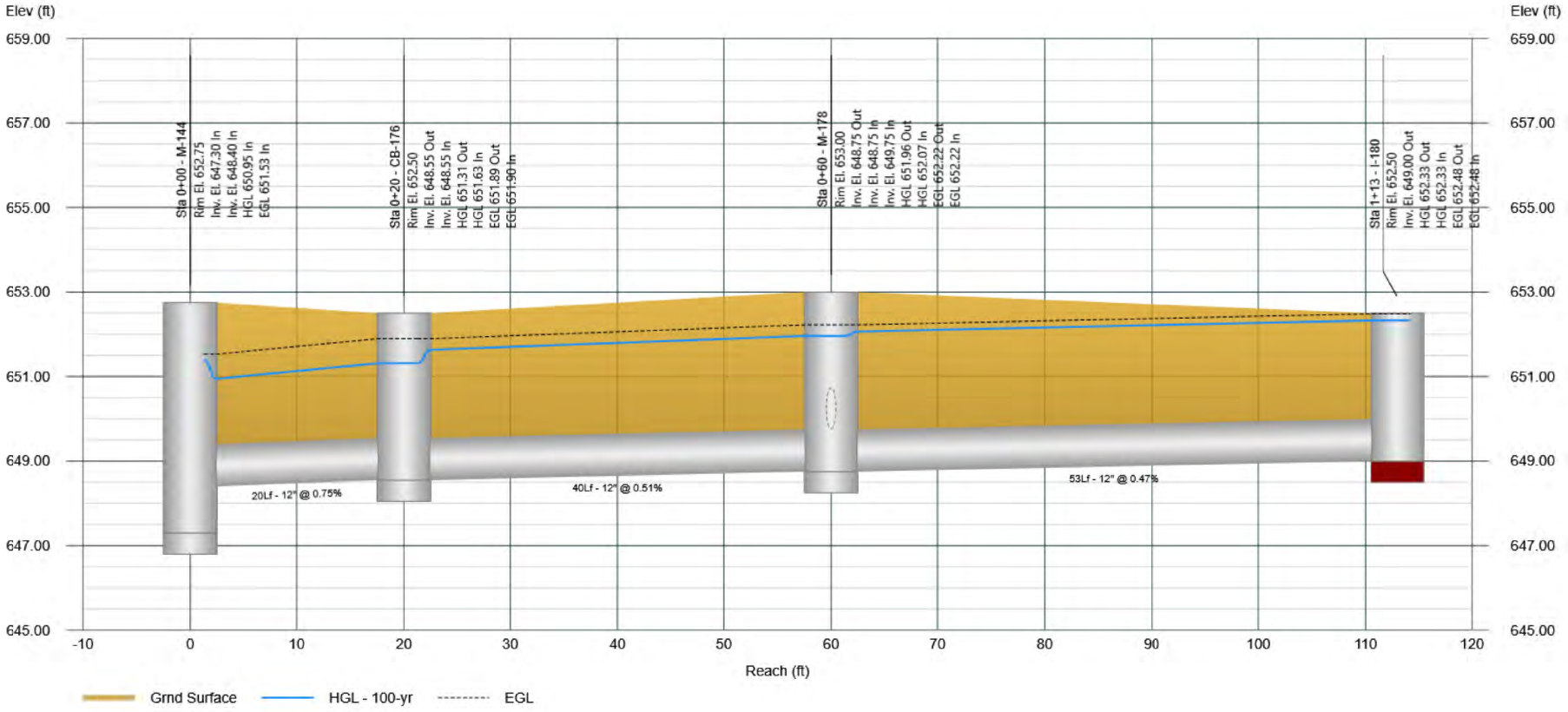


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

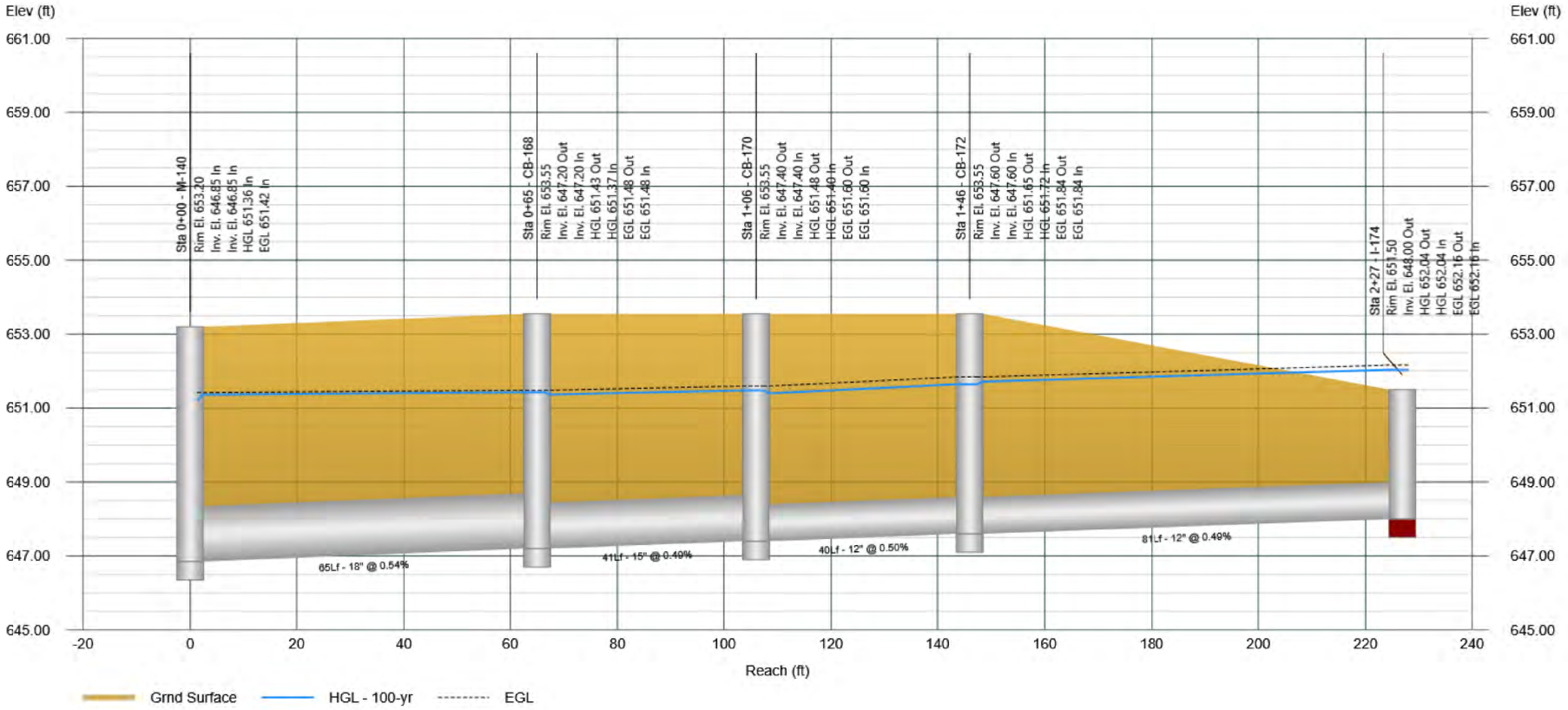


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

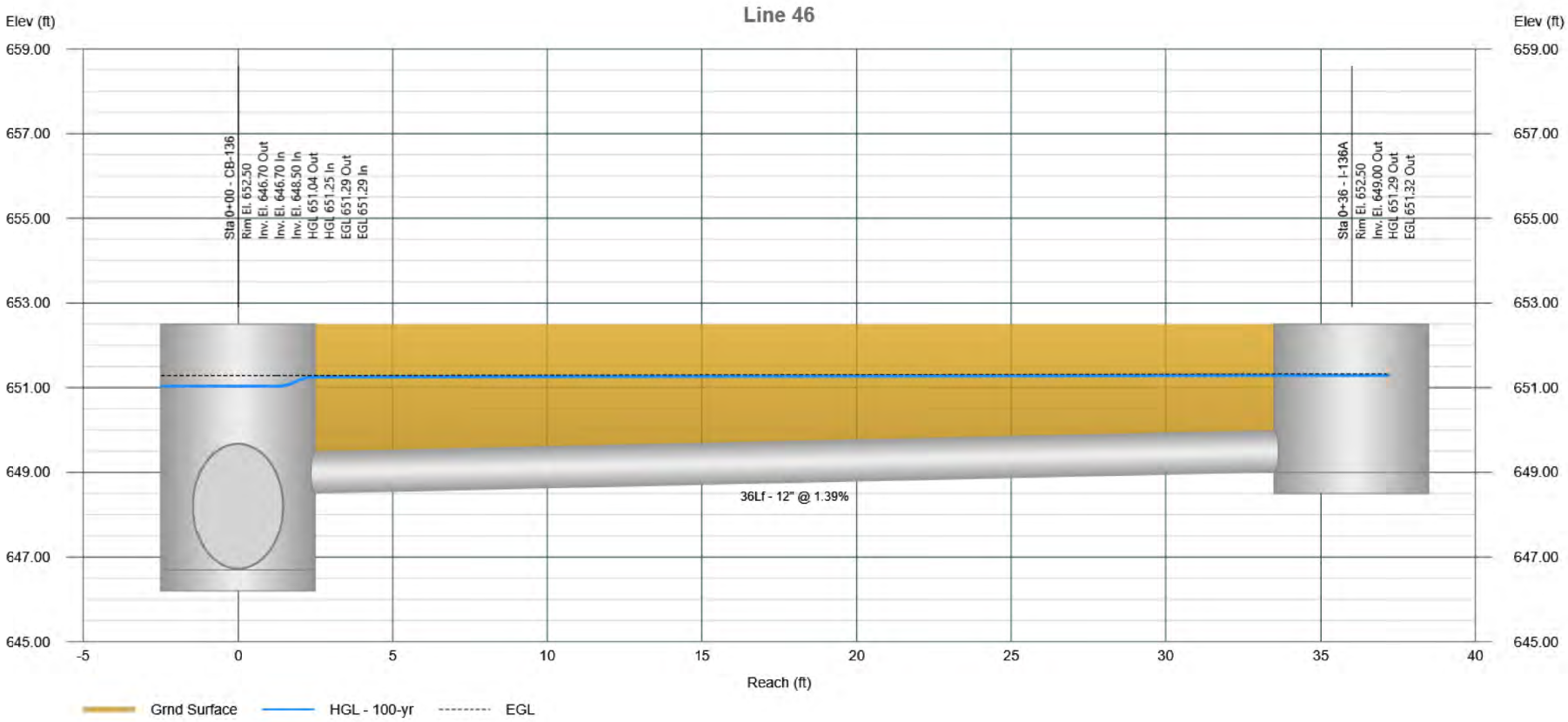


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

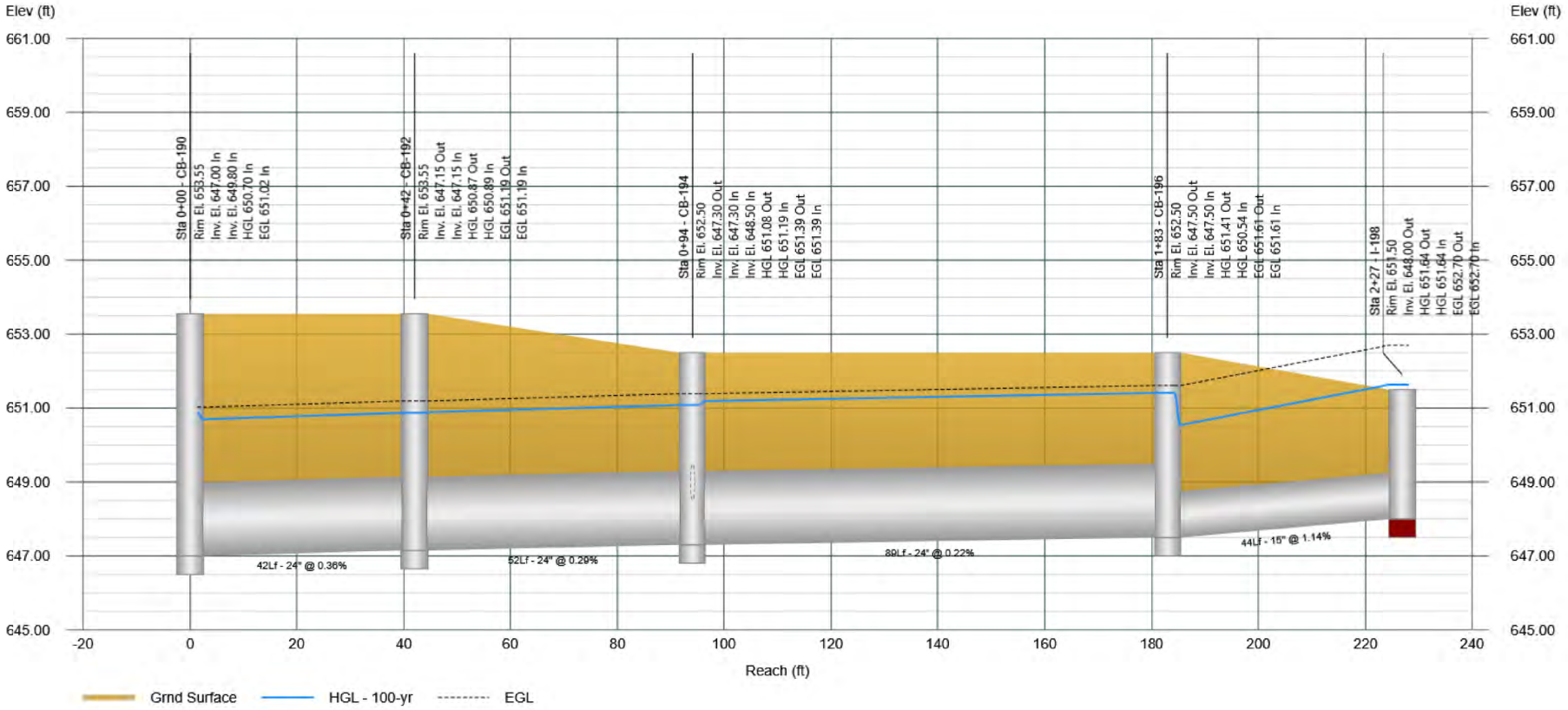


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

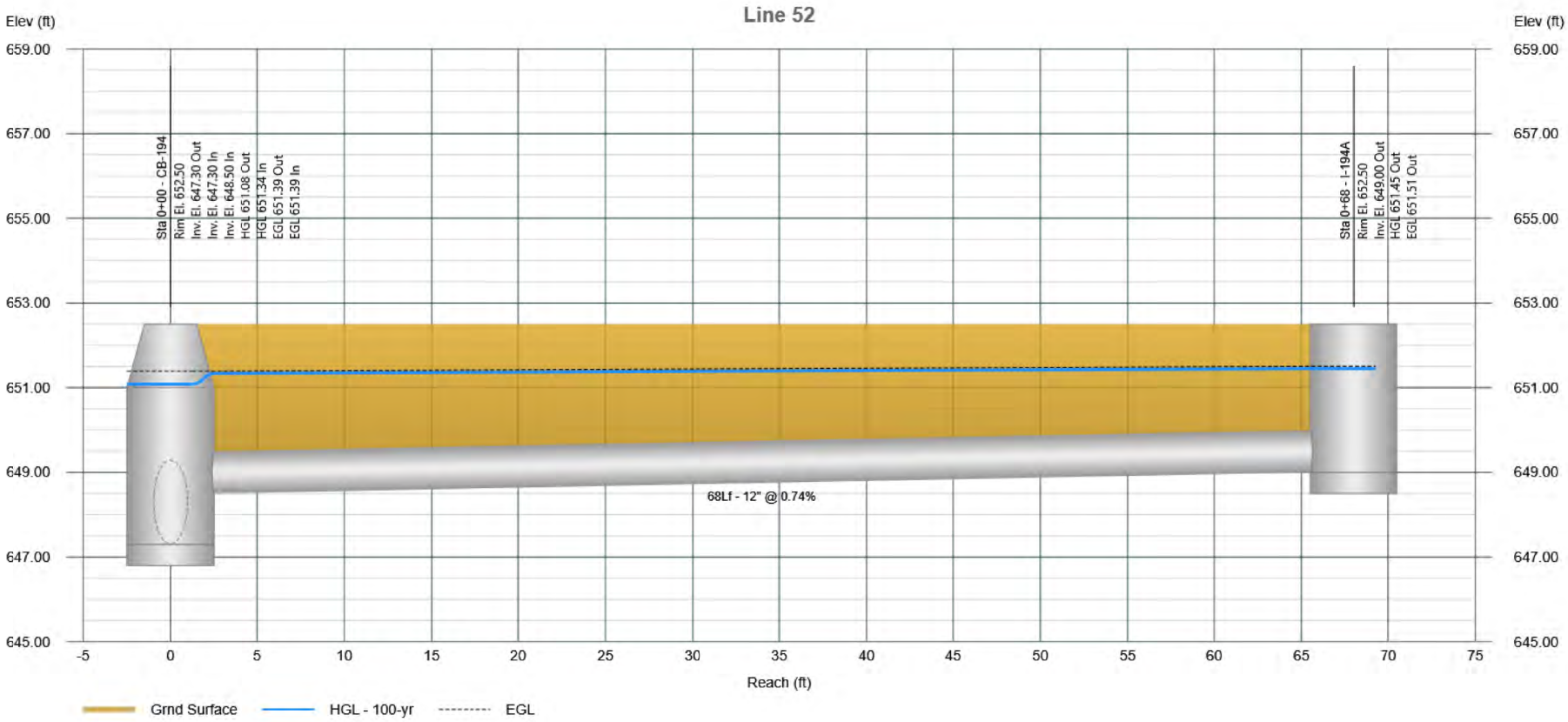


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

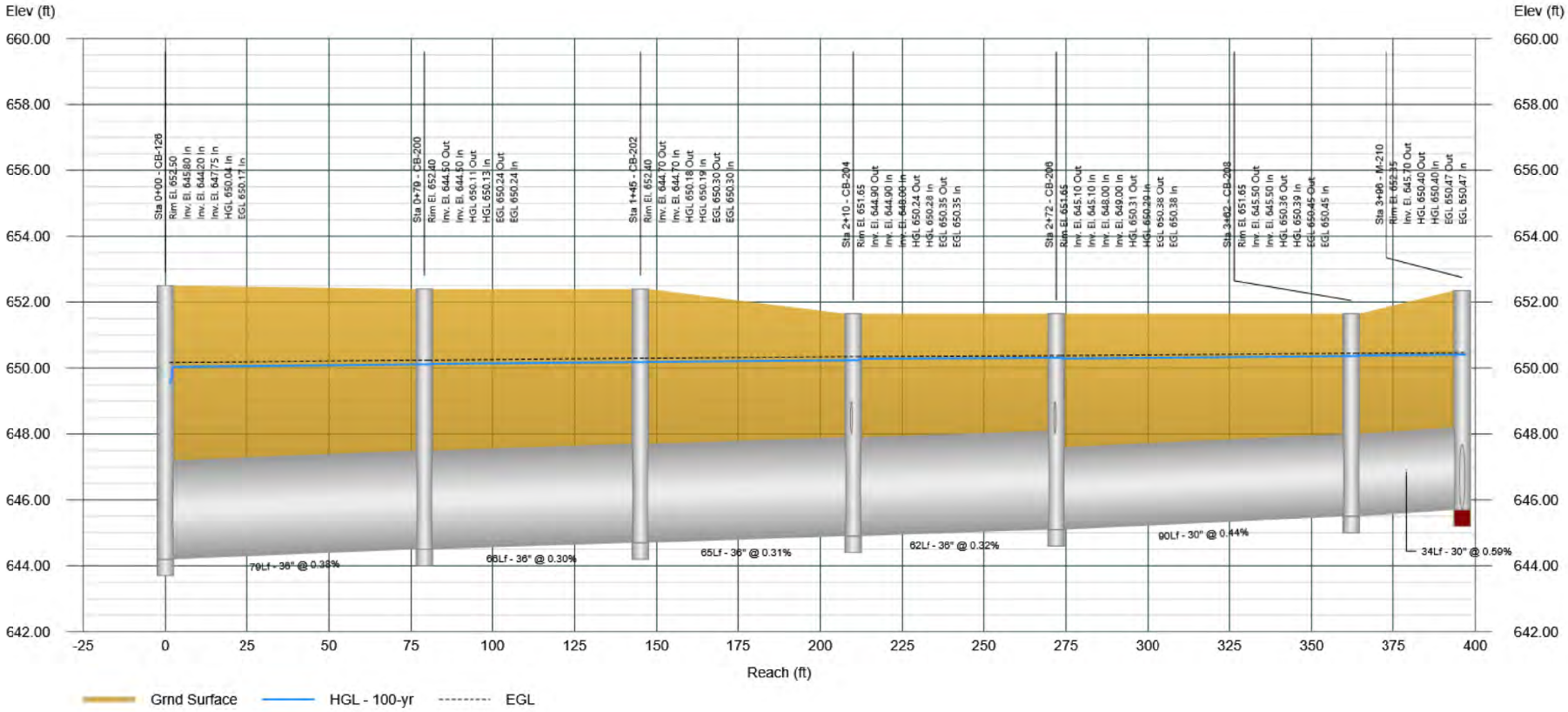


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

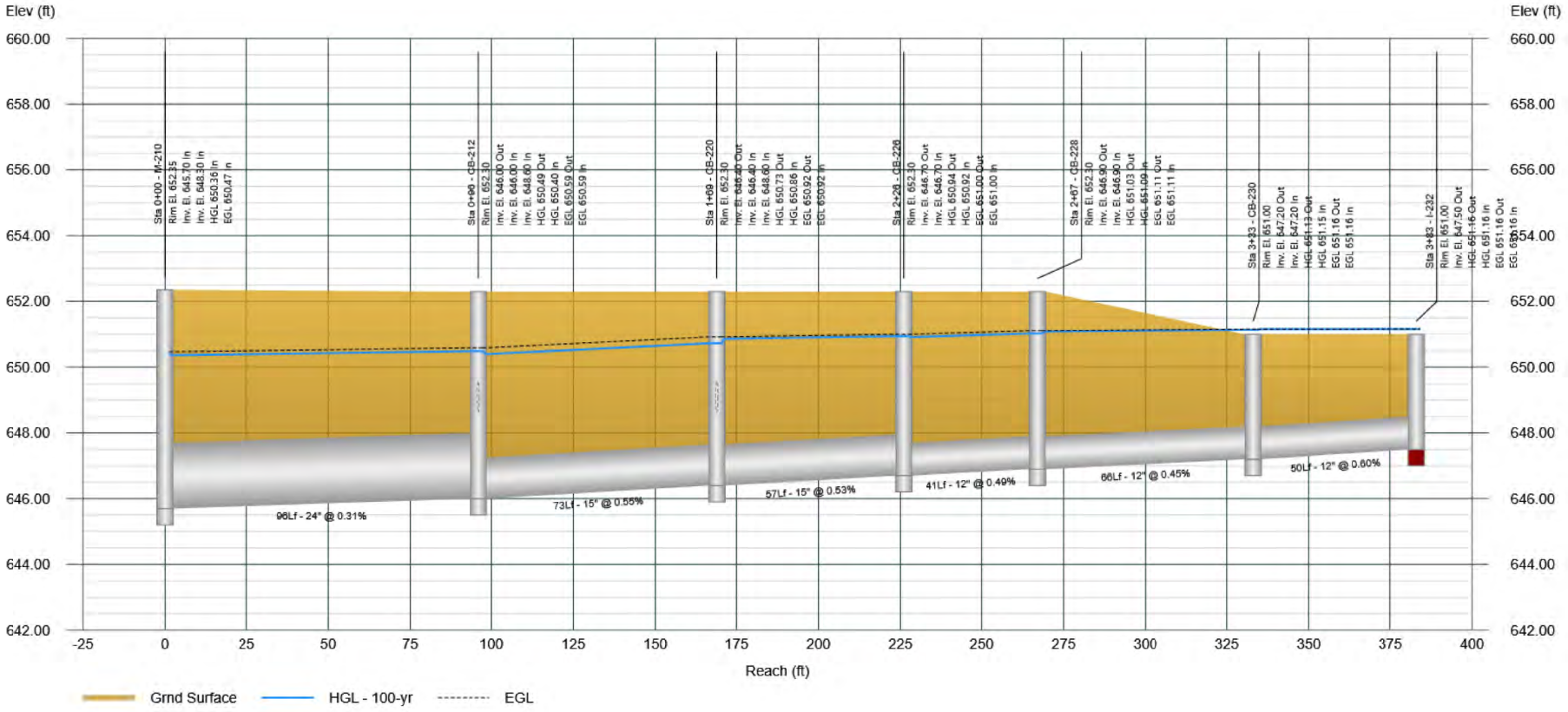


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

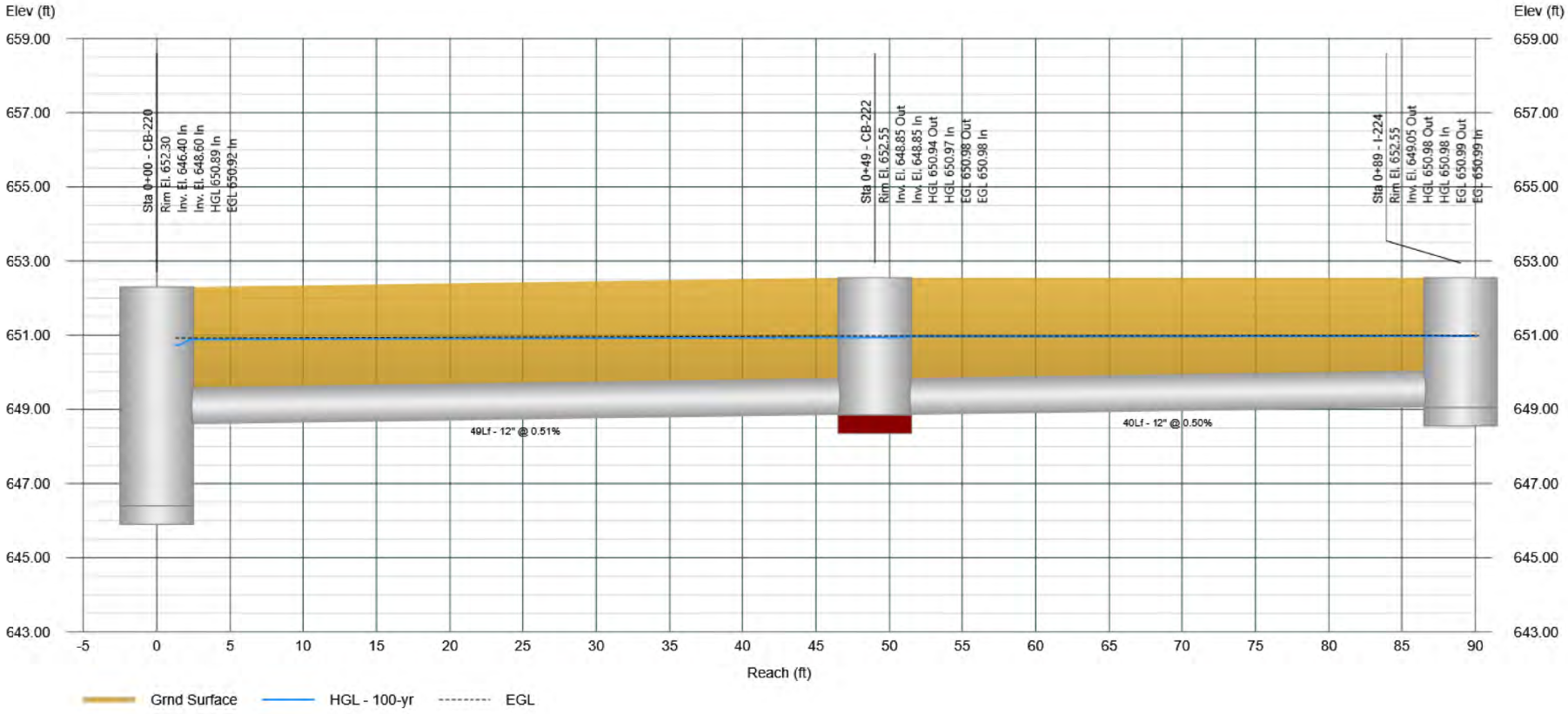


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

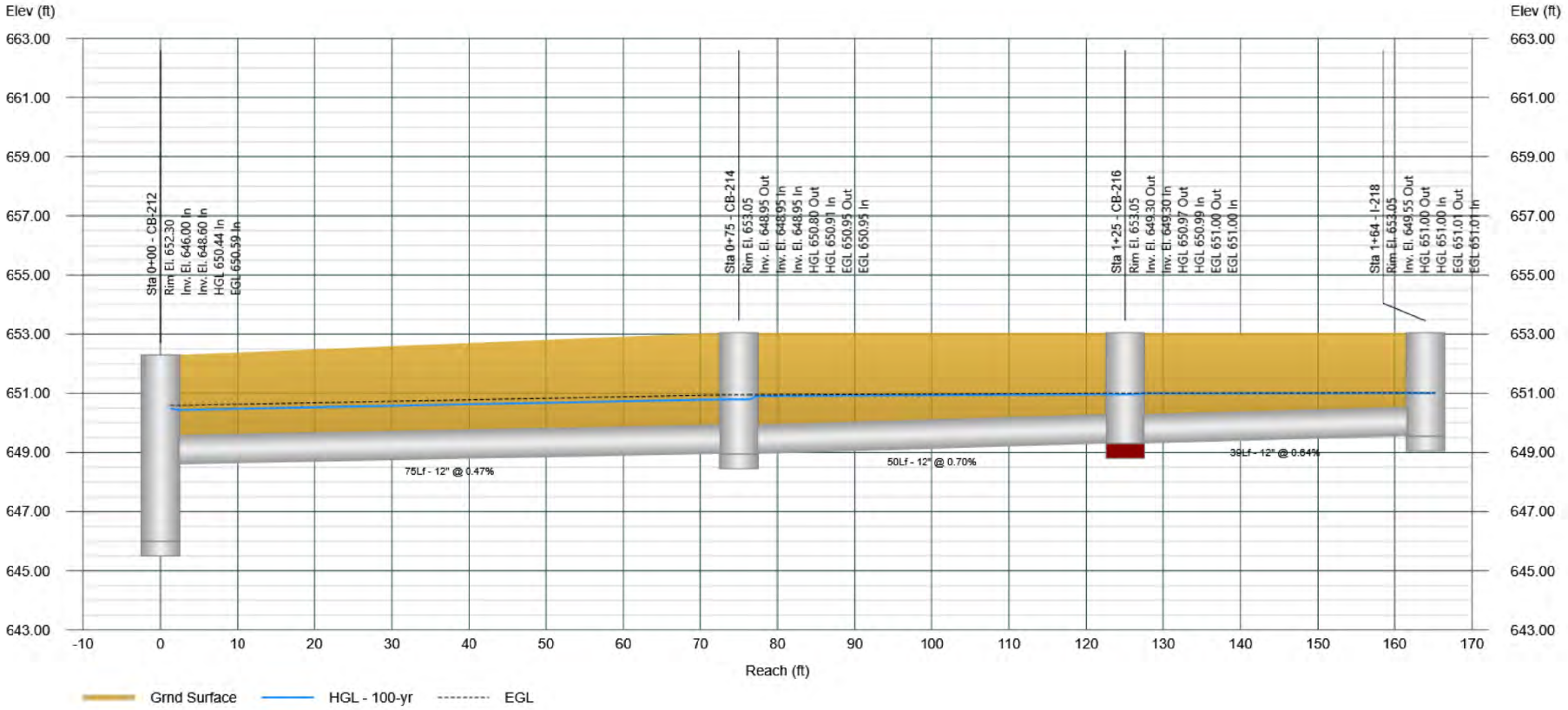


Profile View

Stormwater Studio 2026 v 3.0.0.40

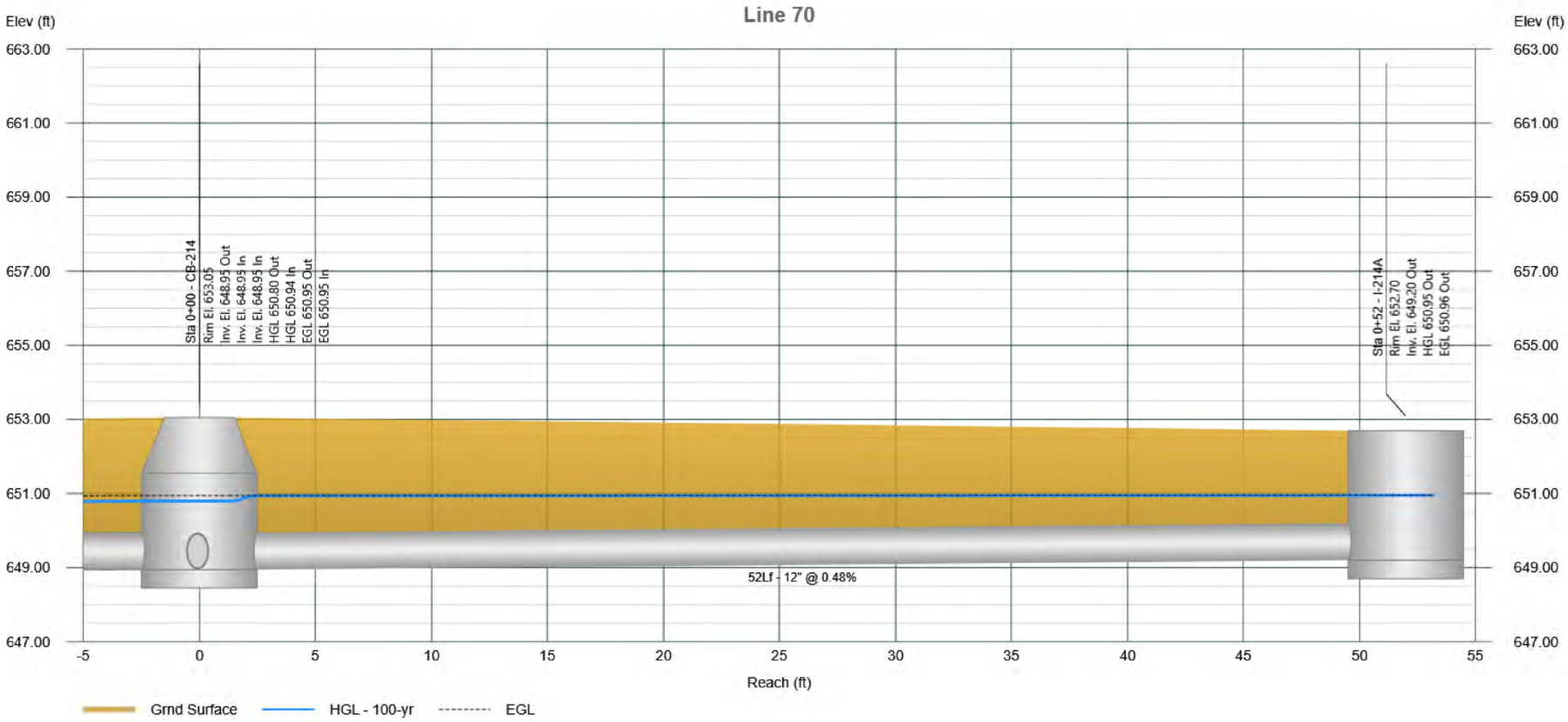
Project Name: Enter Project Name...

11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

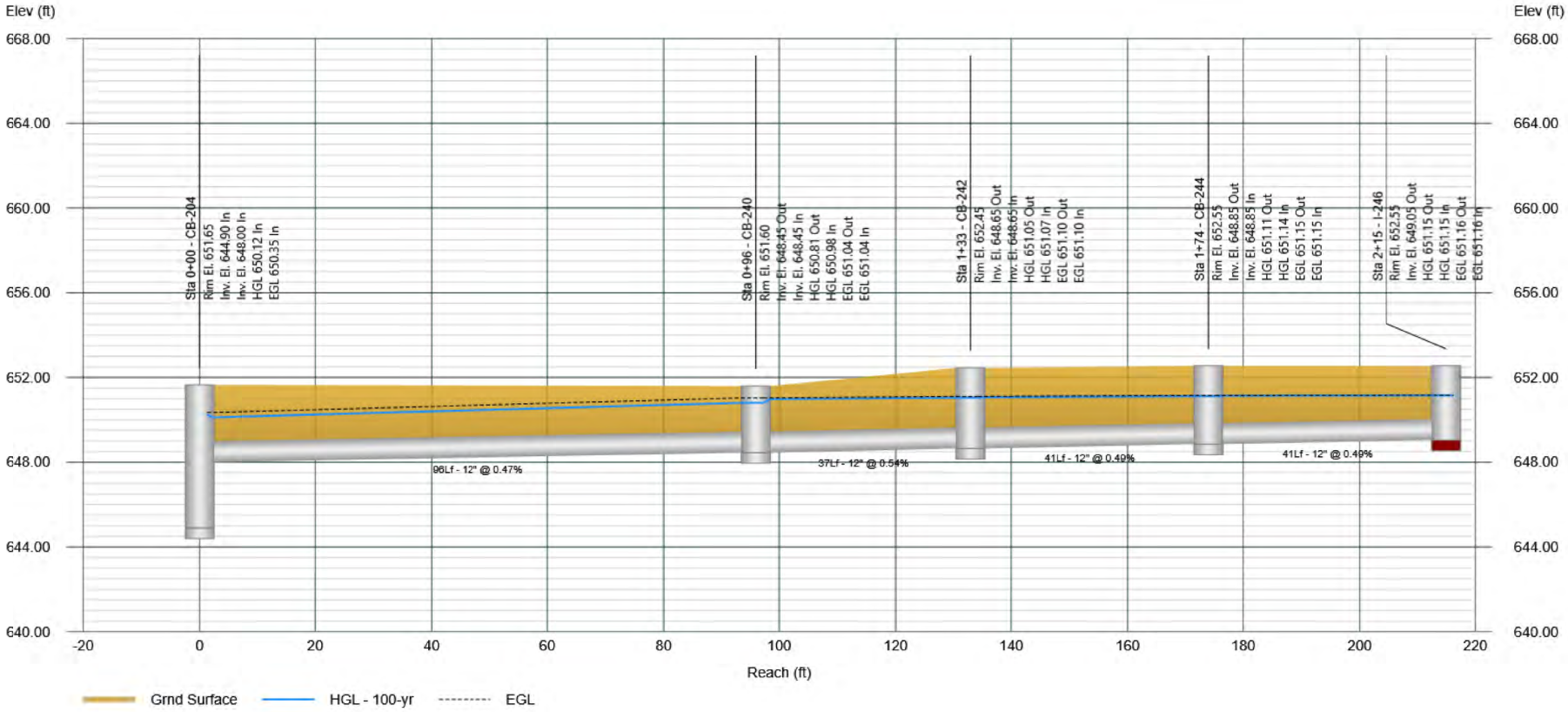


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

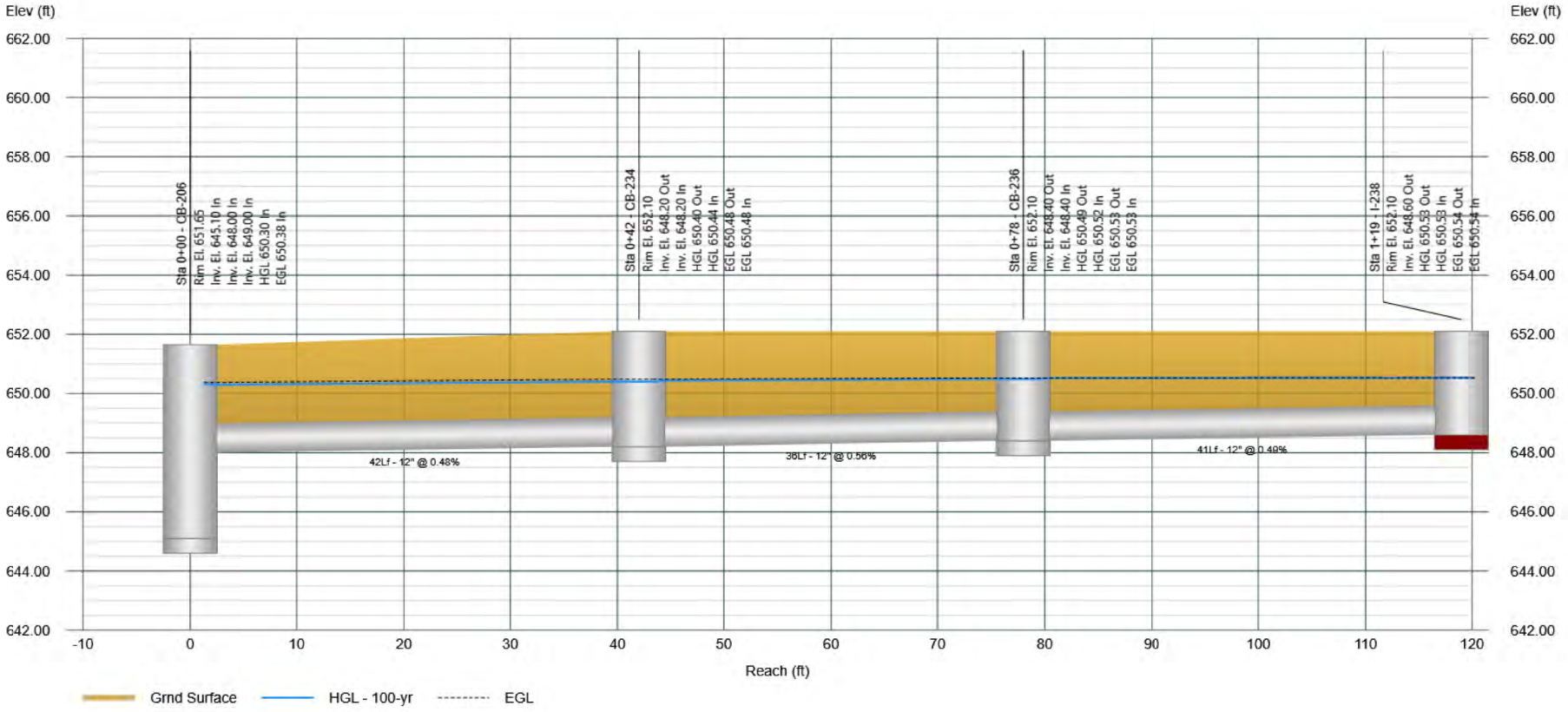


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

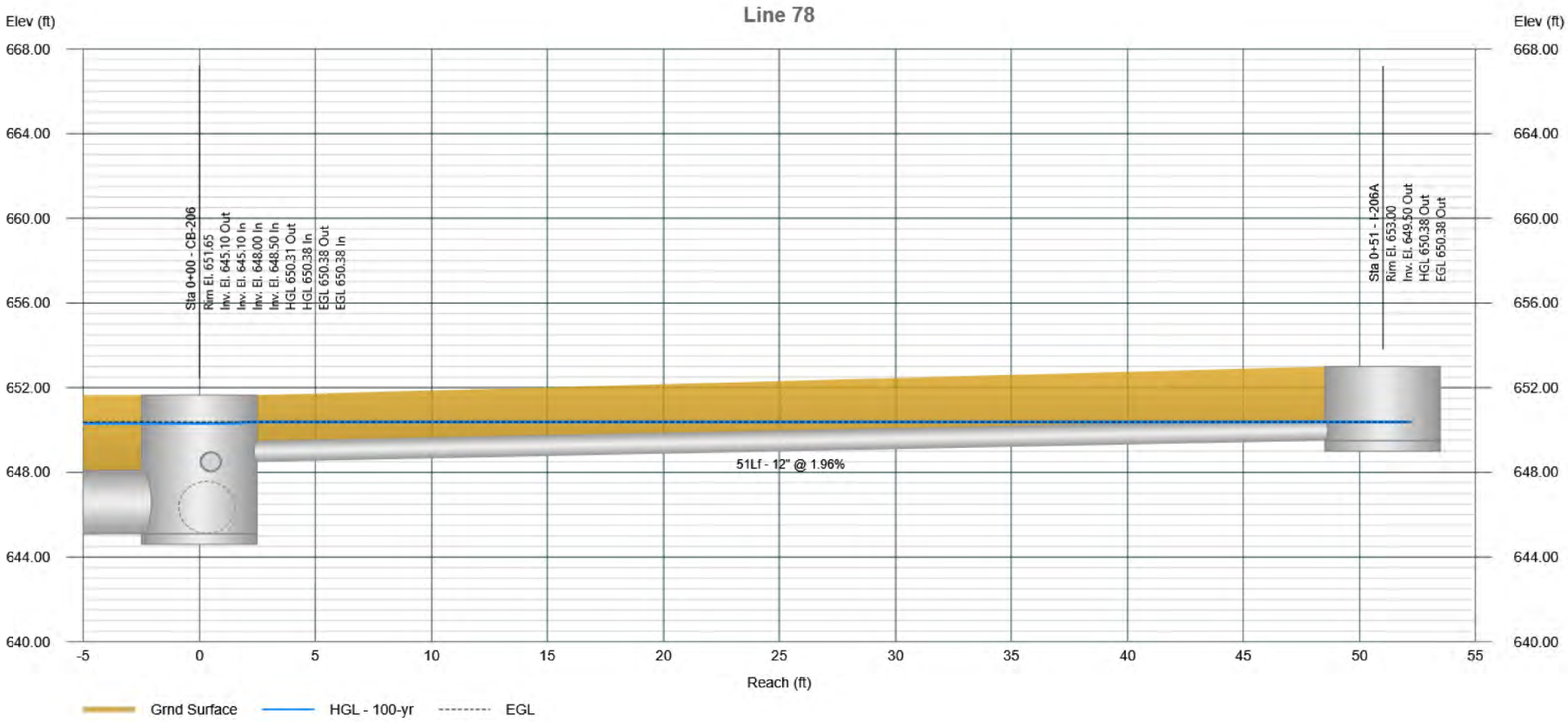


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

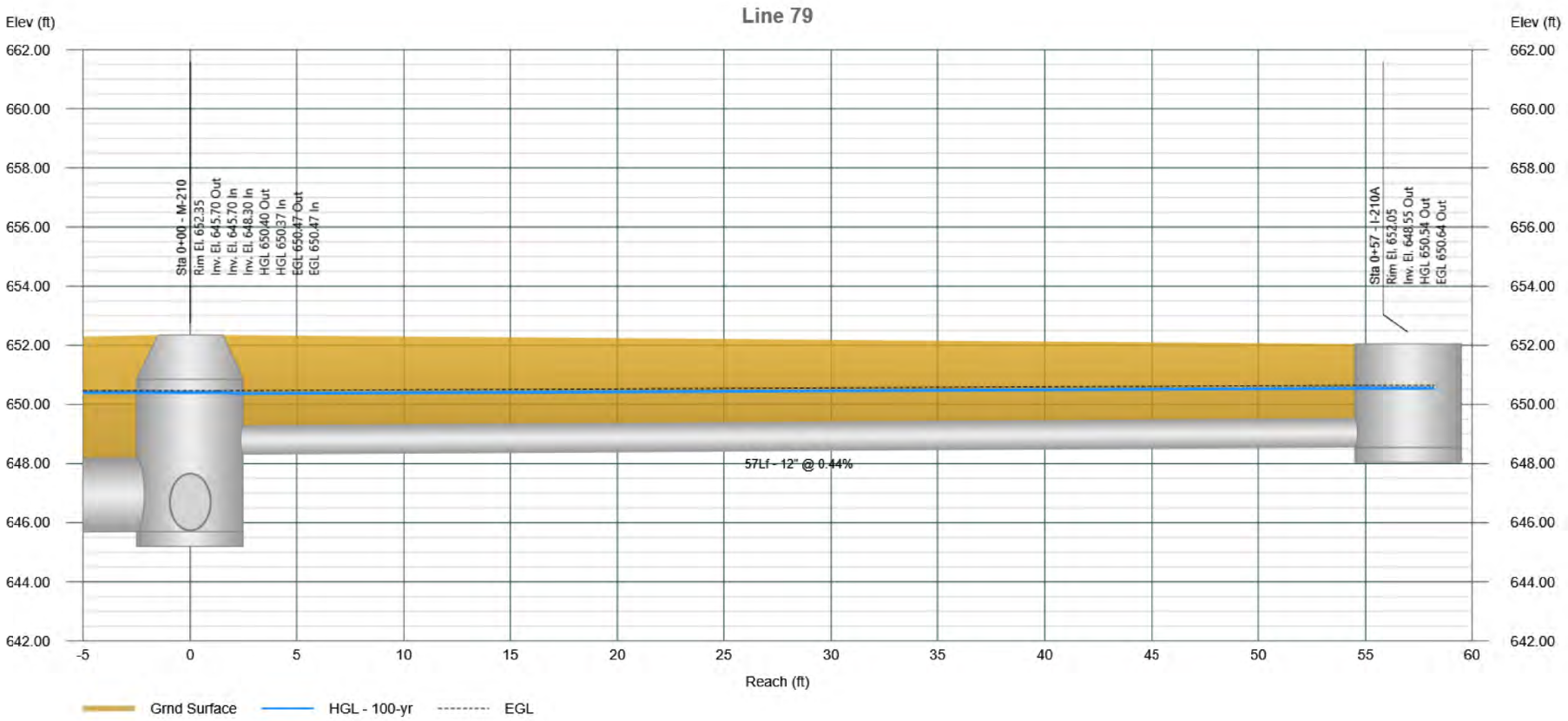
11-24-2025



Project File: 11395.02-SYS100.sws

Profile View

Stormwater Studio 2026 v 3.0.0.40

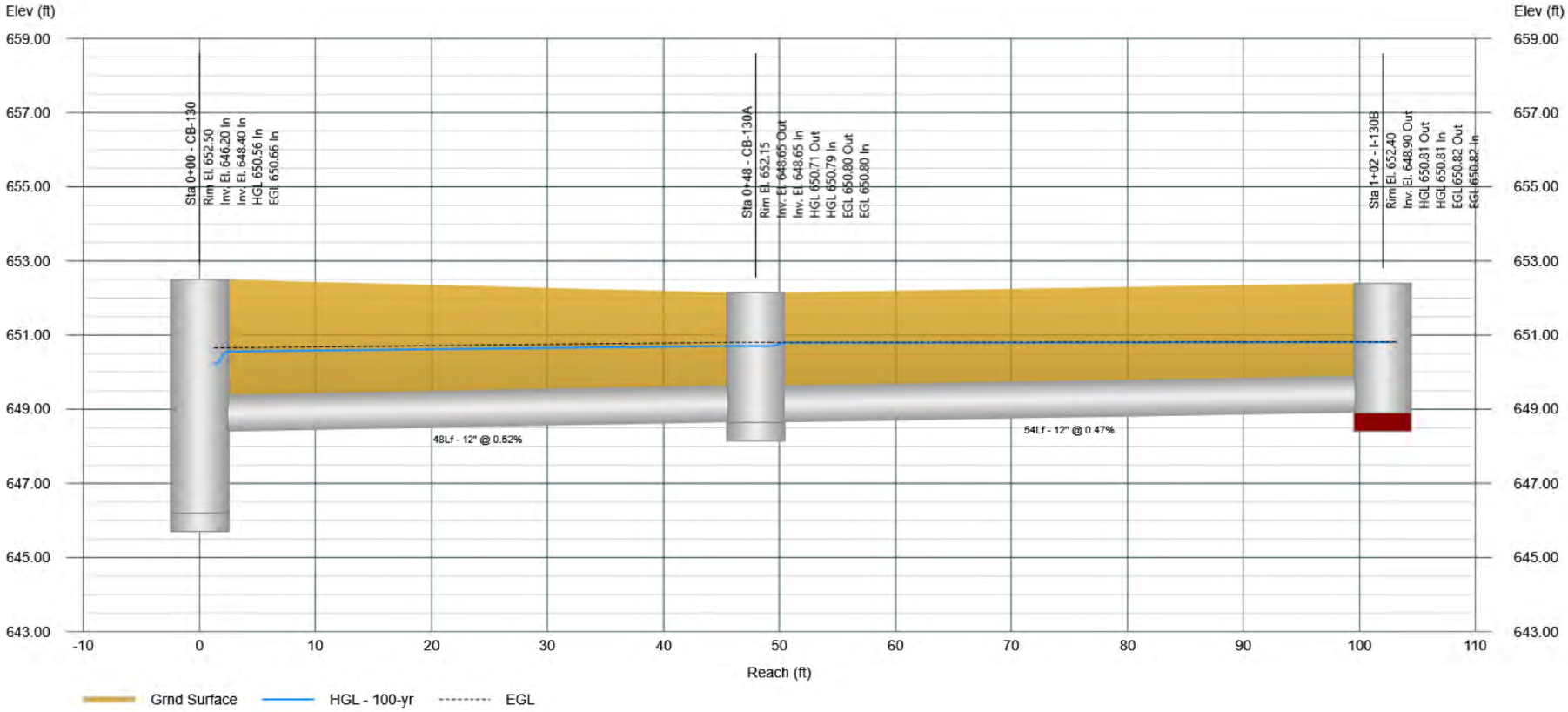


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

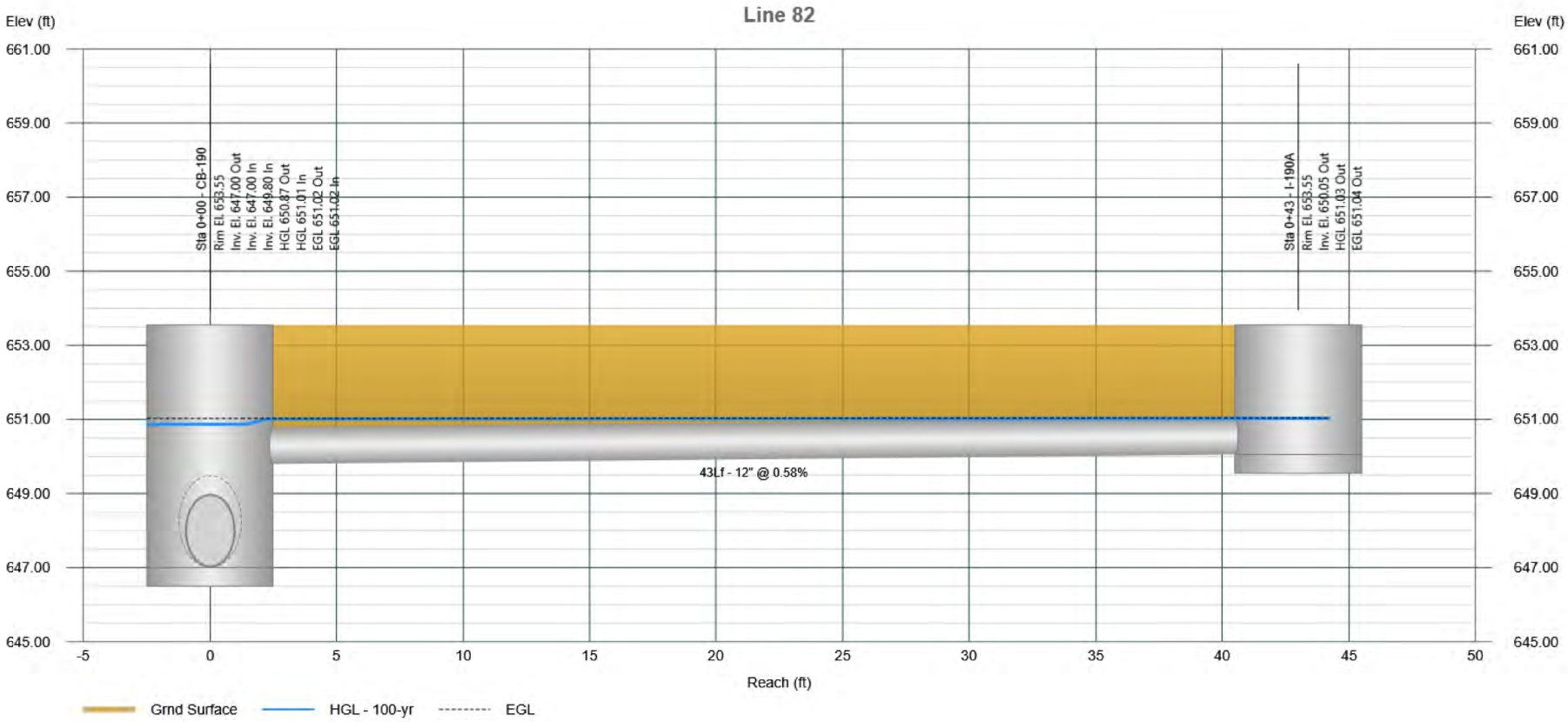


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

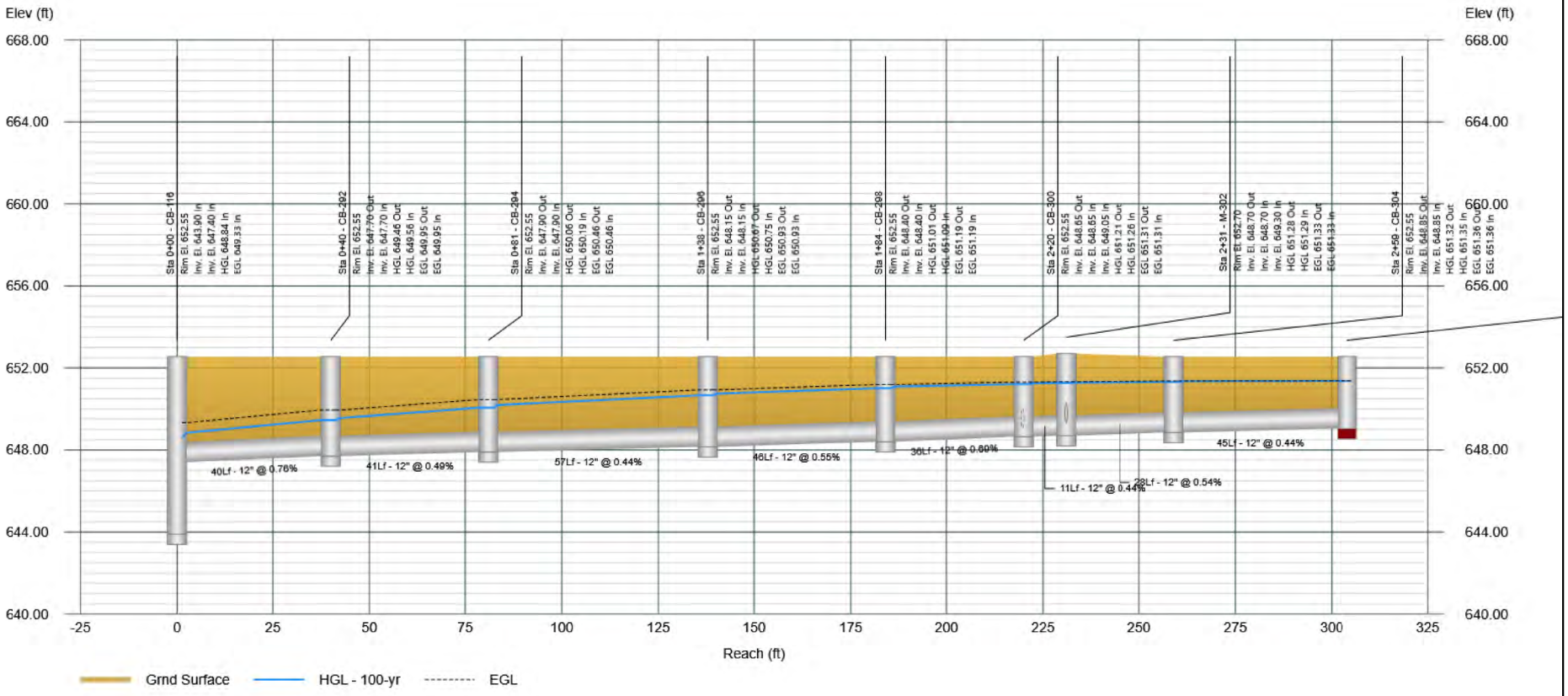


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025



Profile View

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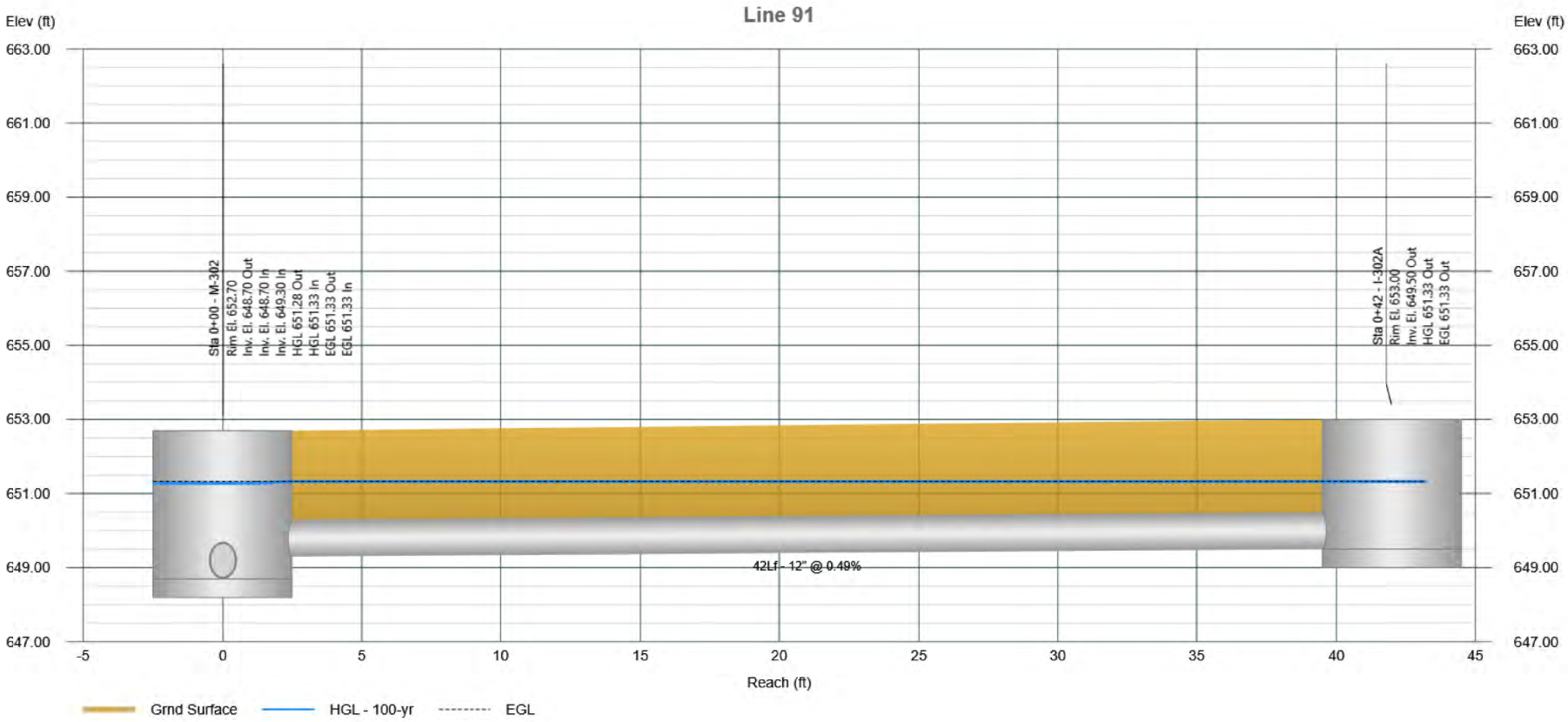
11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

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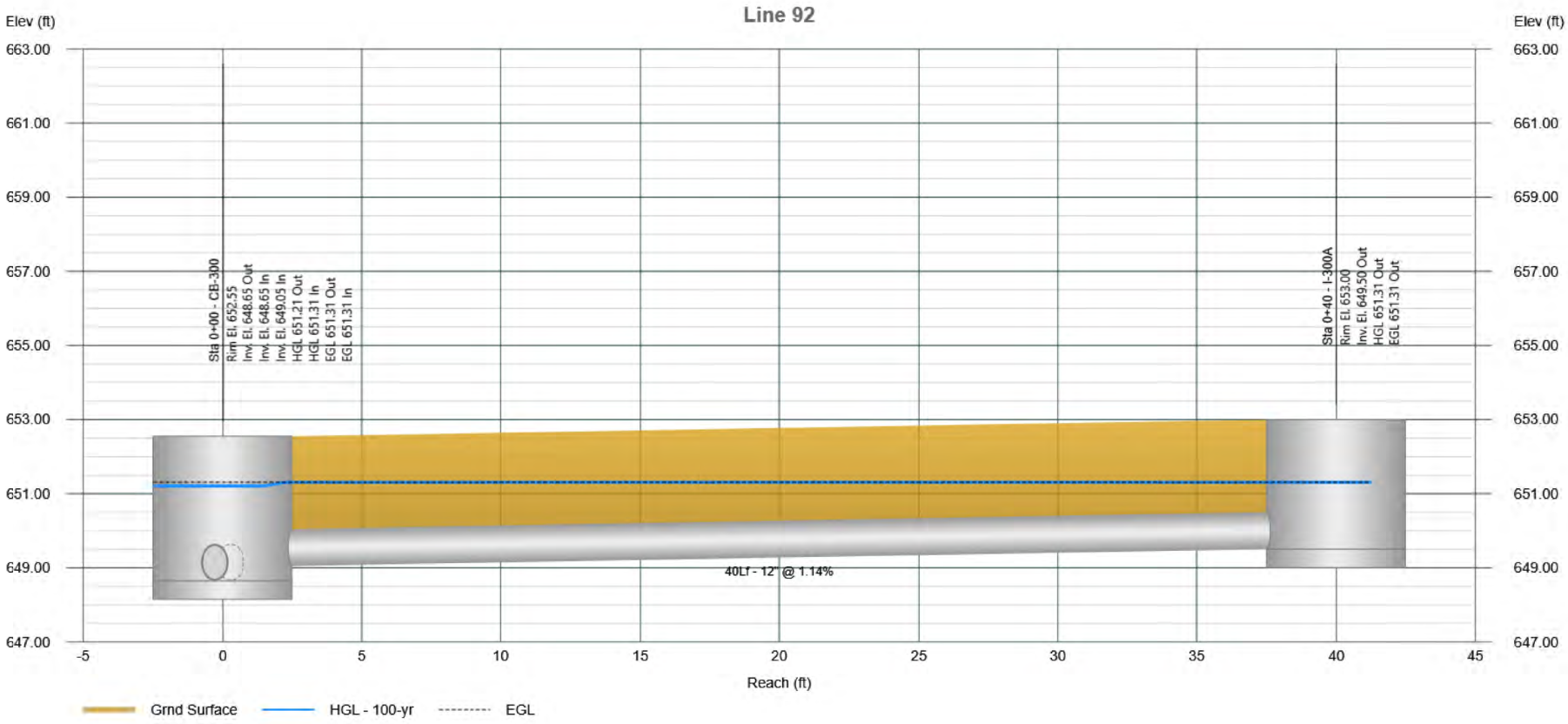
11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

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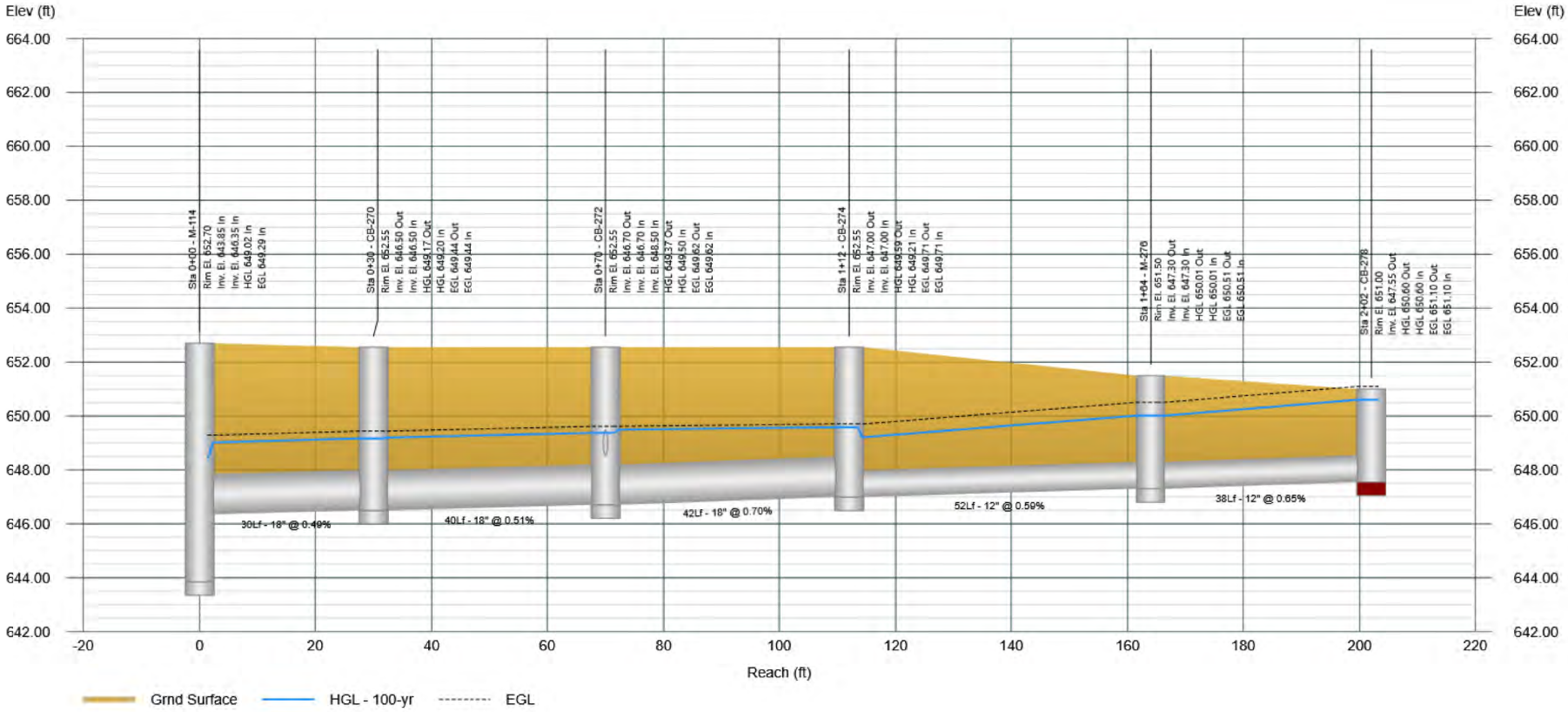
11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

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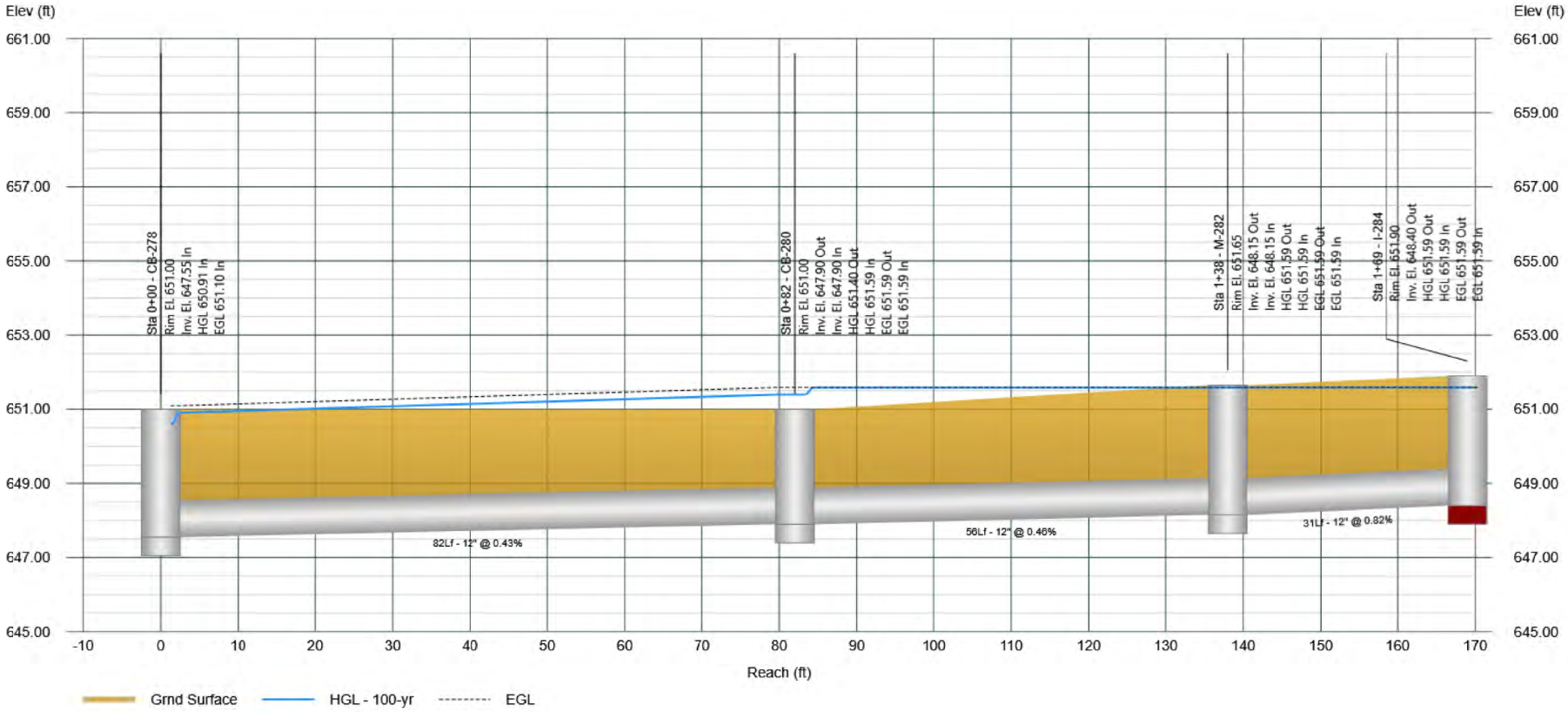
11-24-2025



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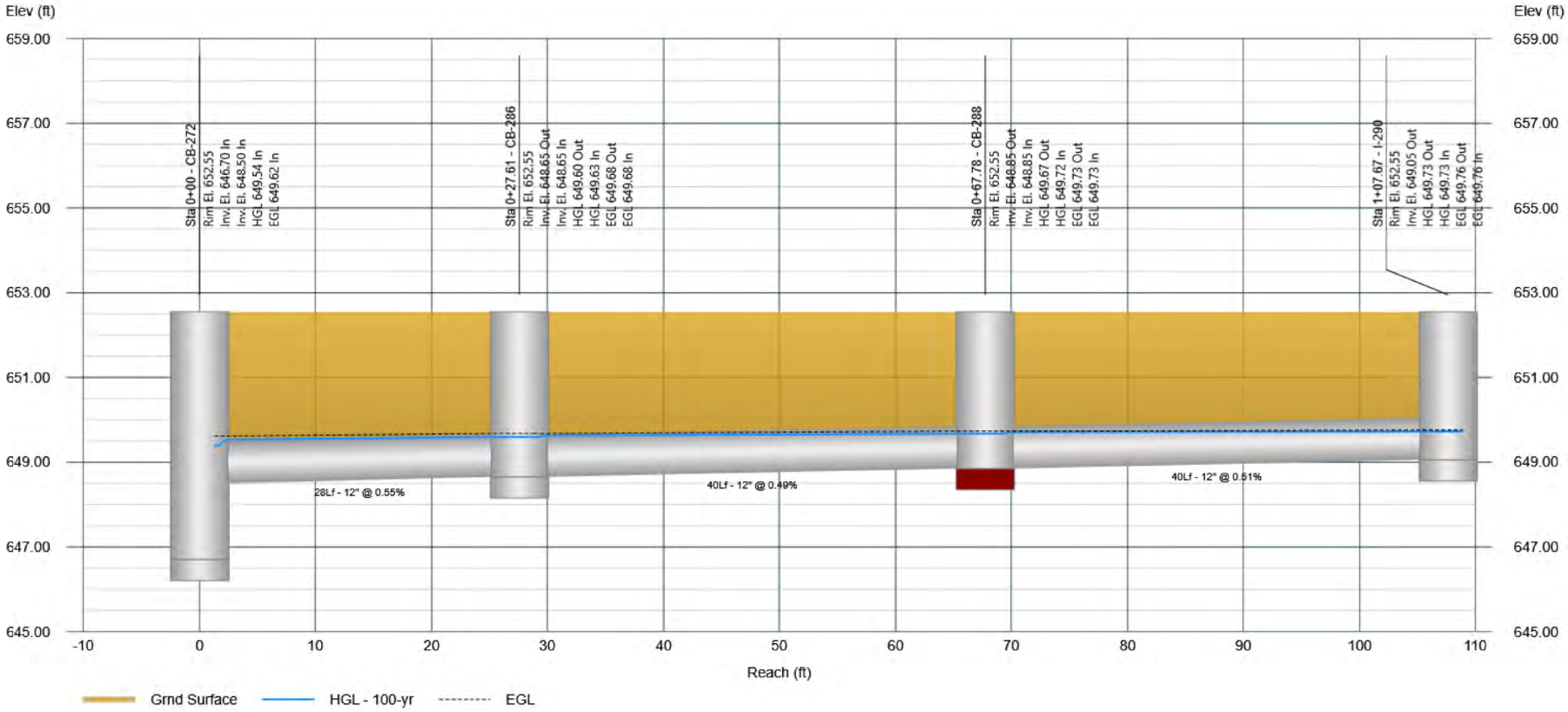

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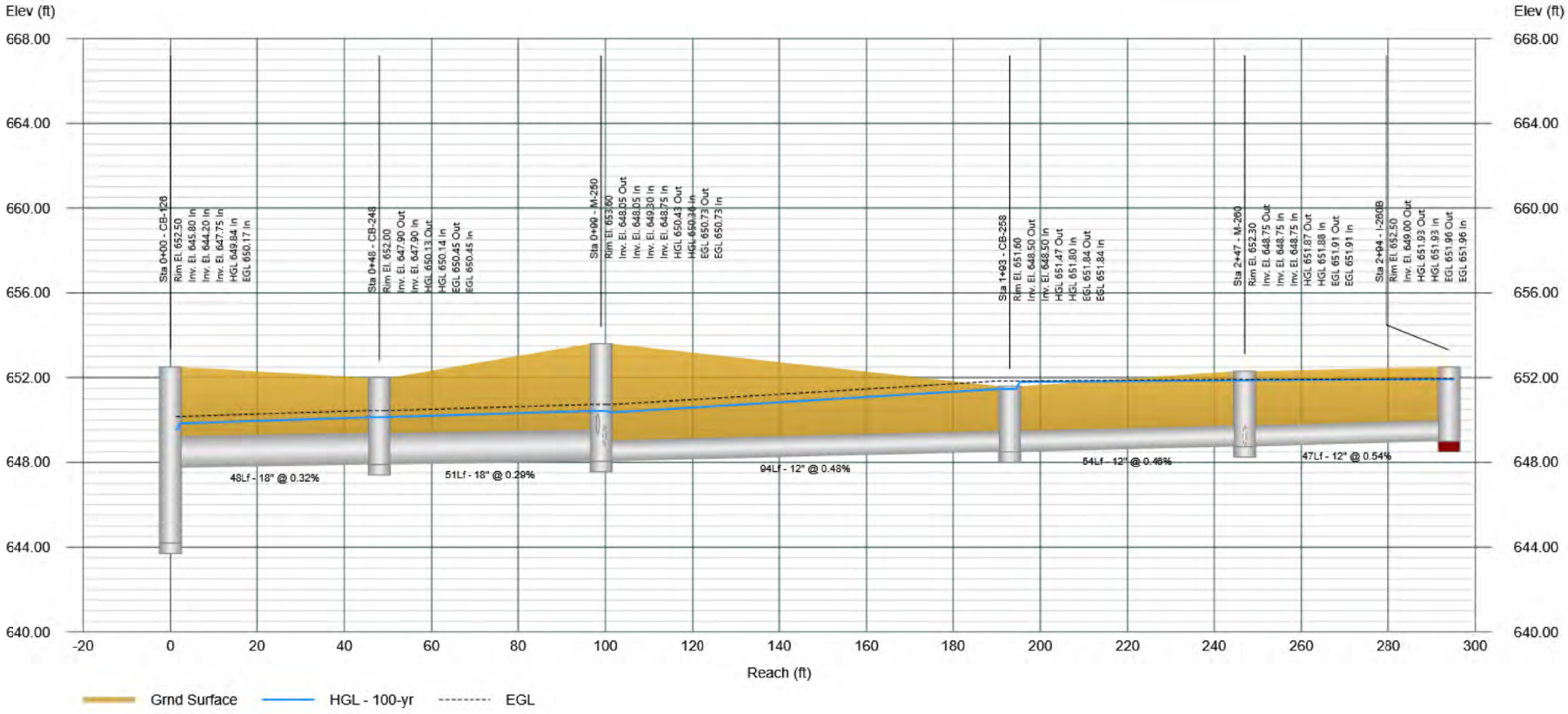
11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

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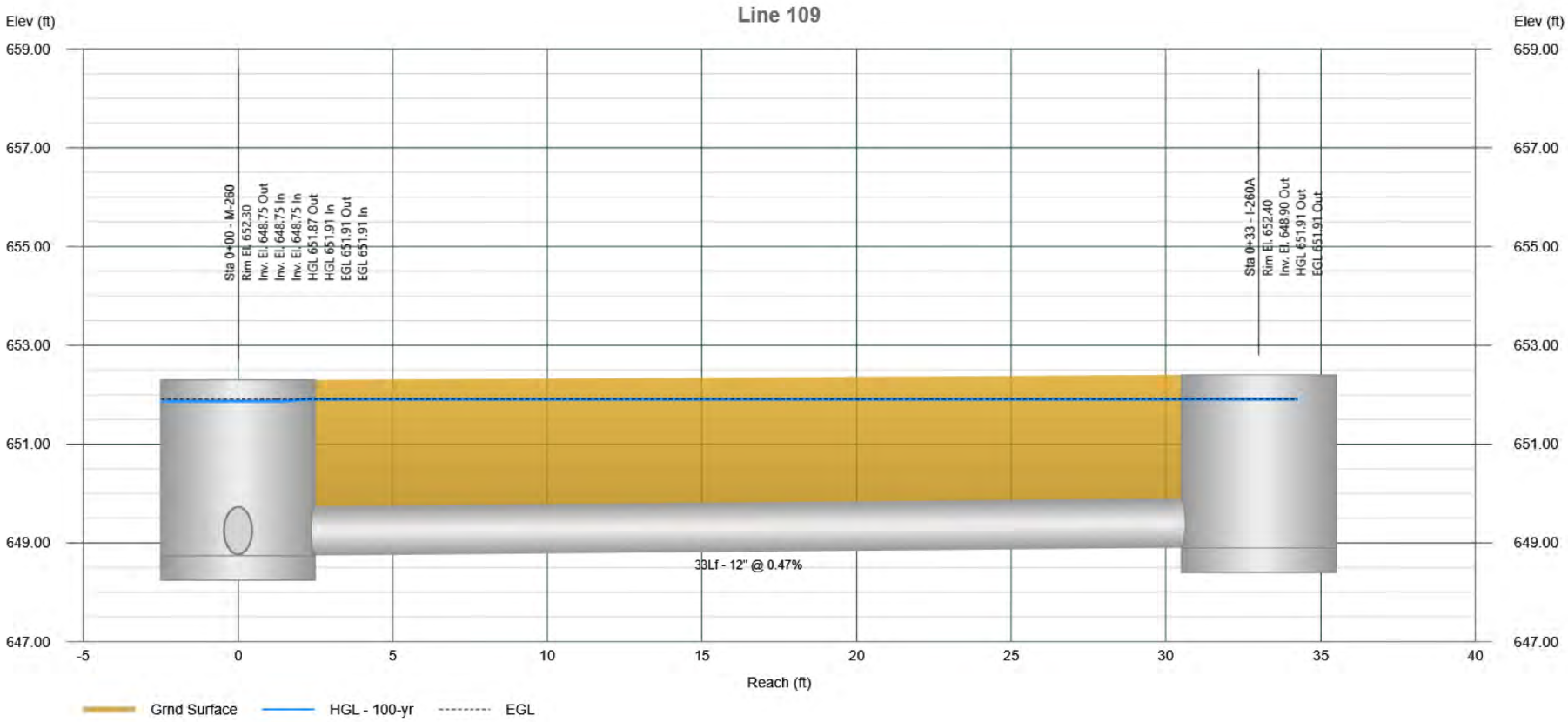
11-24-2025



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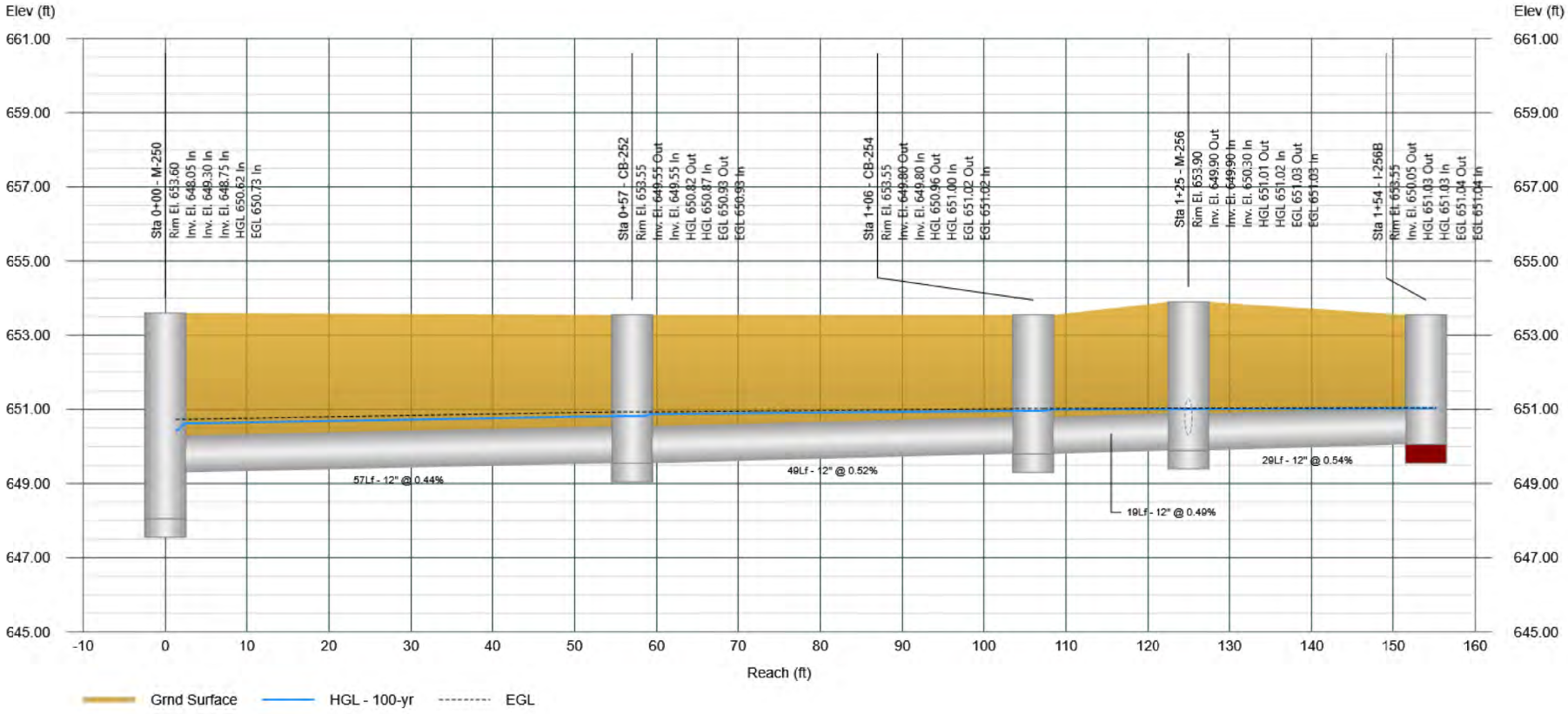

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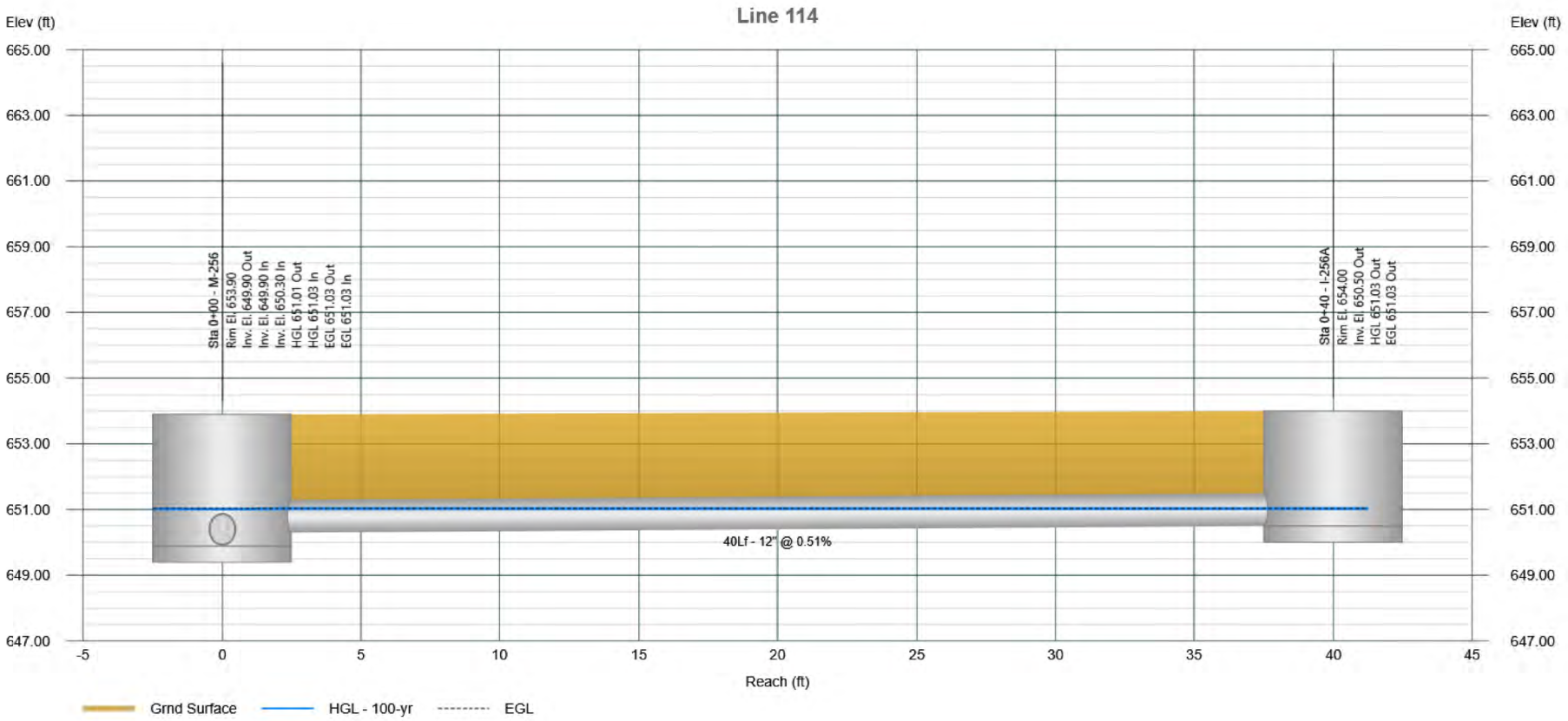
11-24-2025

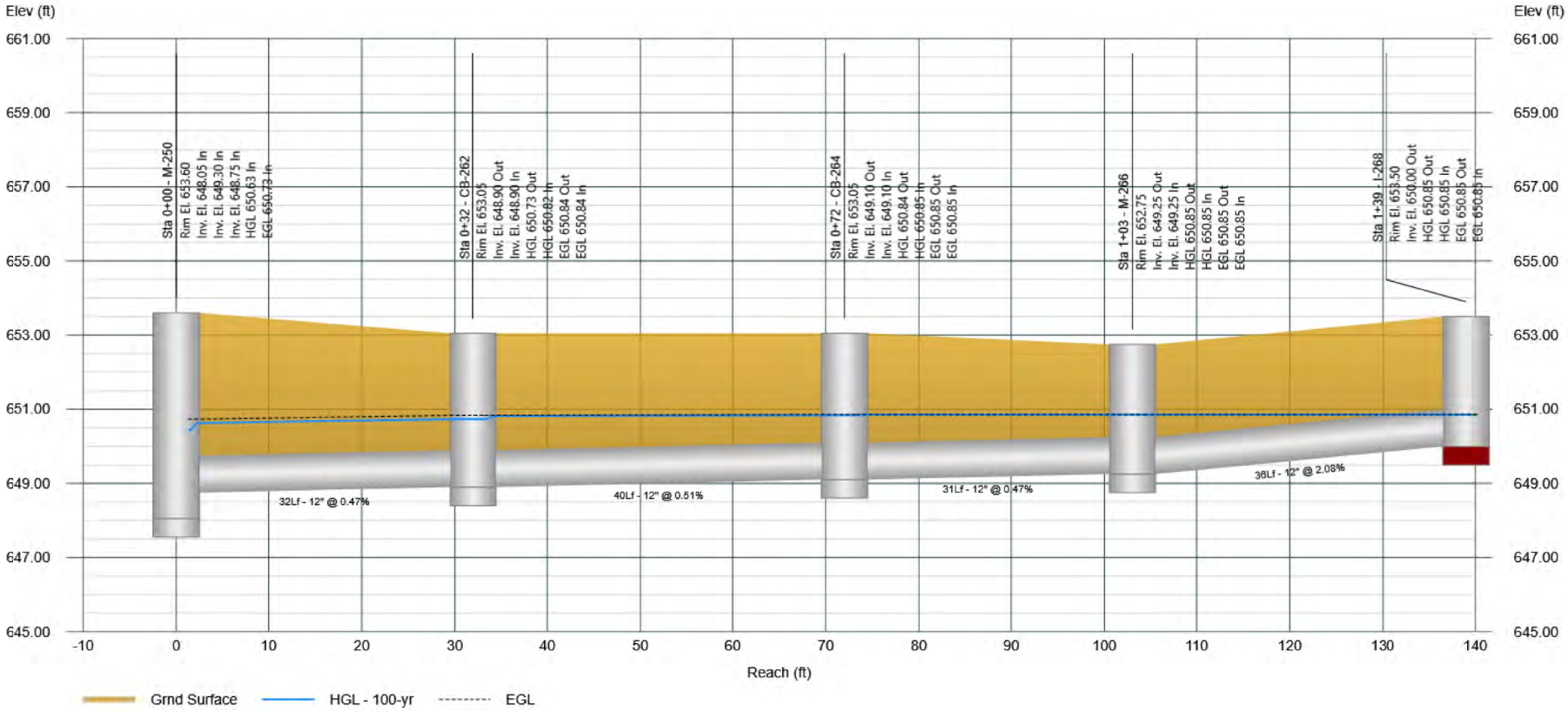


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

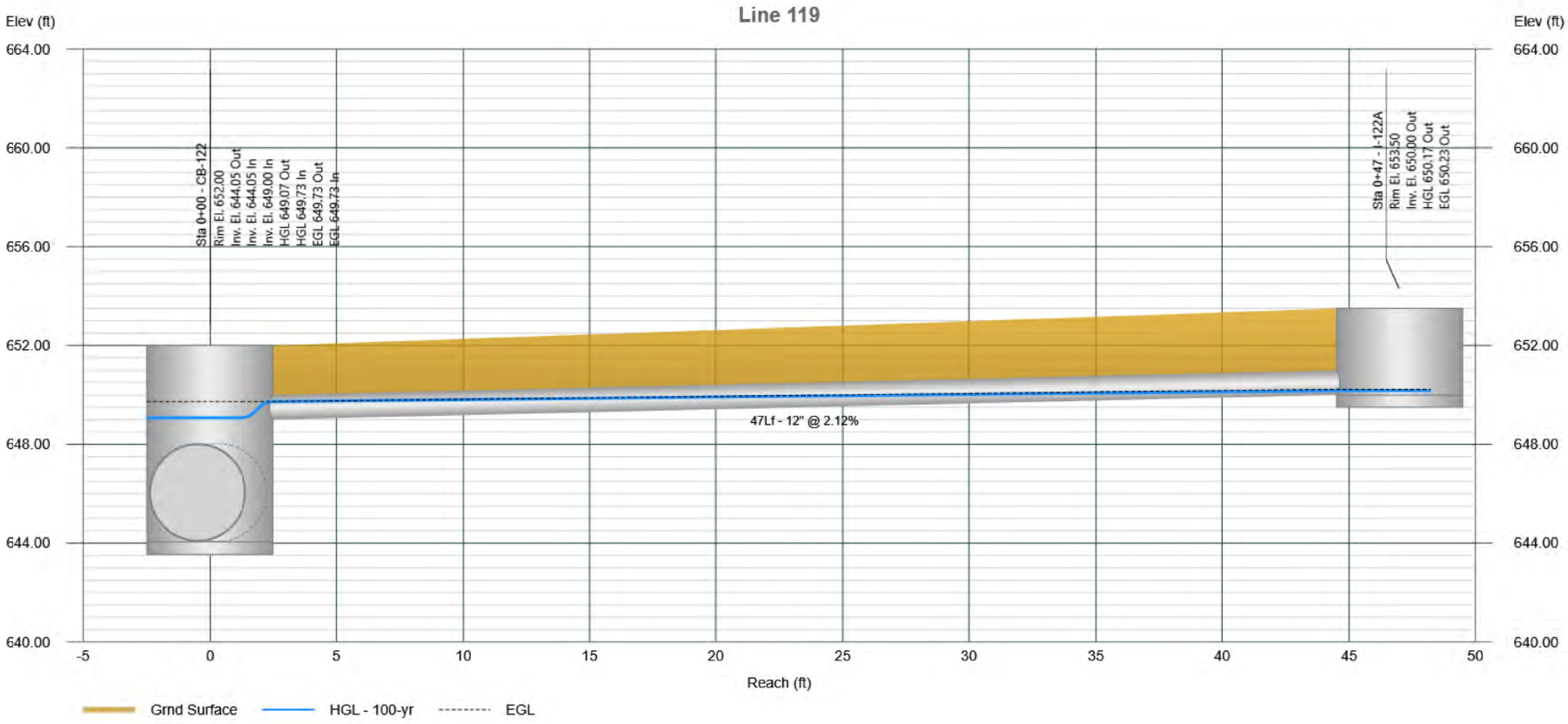


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

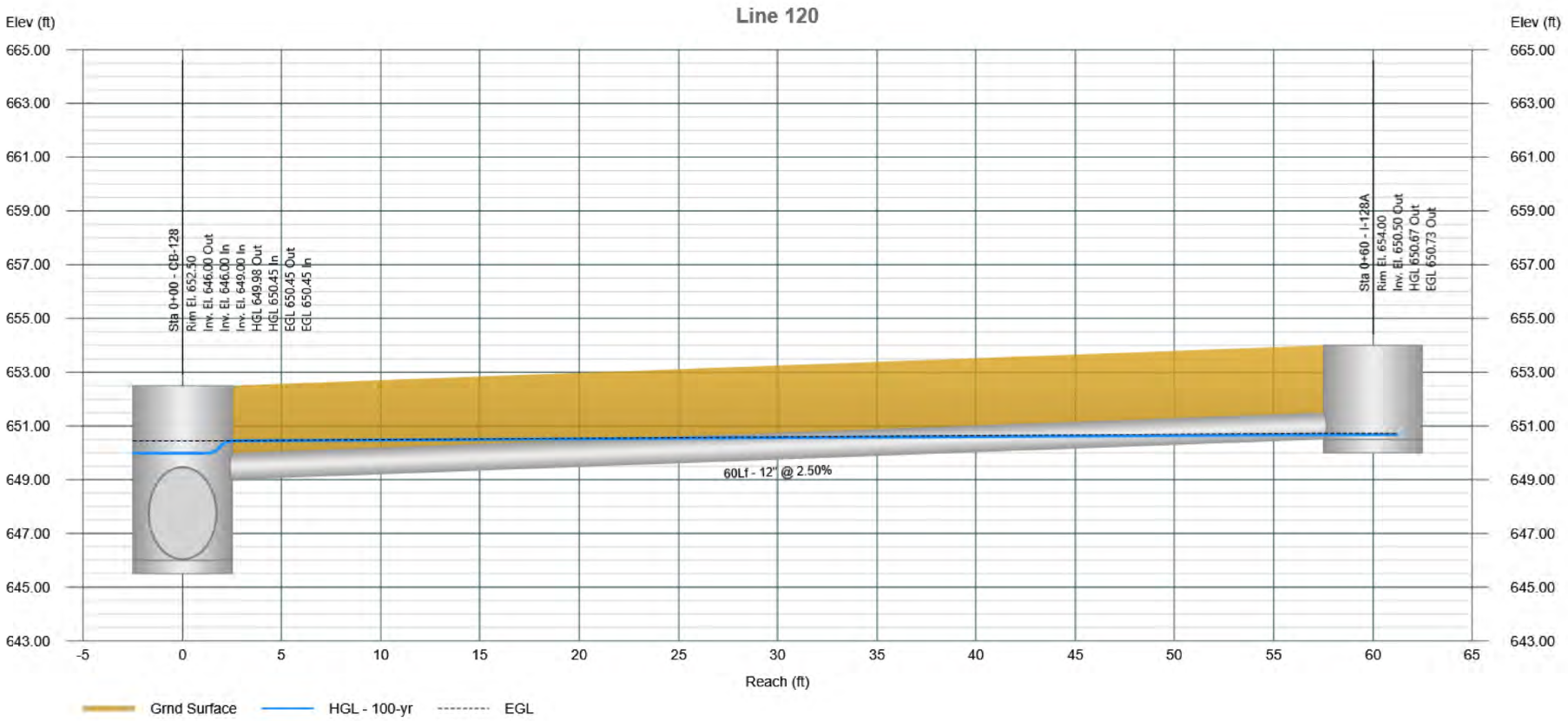
11-24-2025



Project File: 11395.02-SYS100.sws

Profile View

Stormwater Studio 2026 v 3.0.0.40

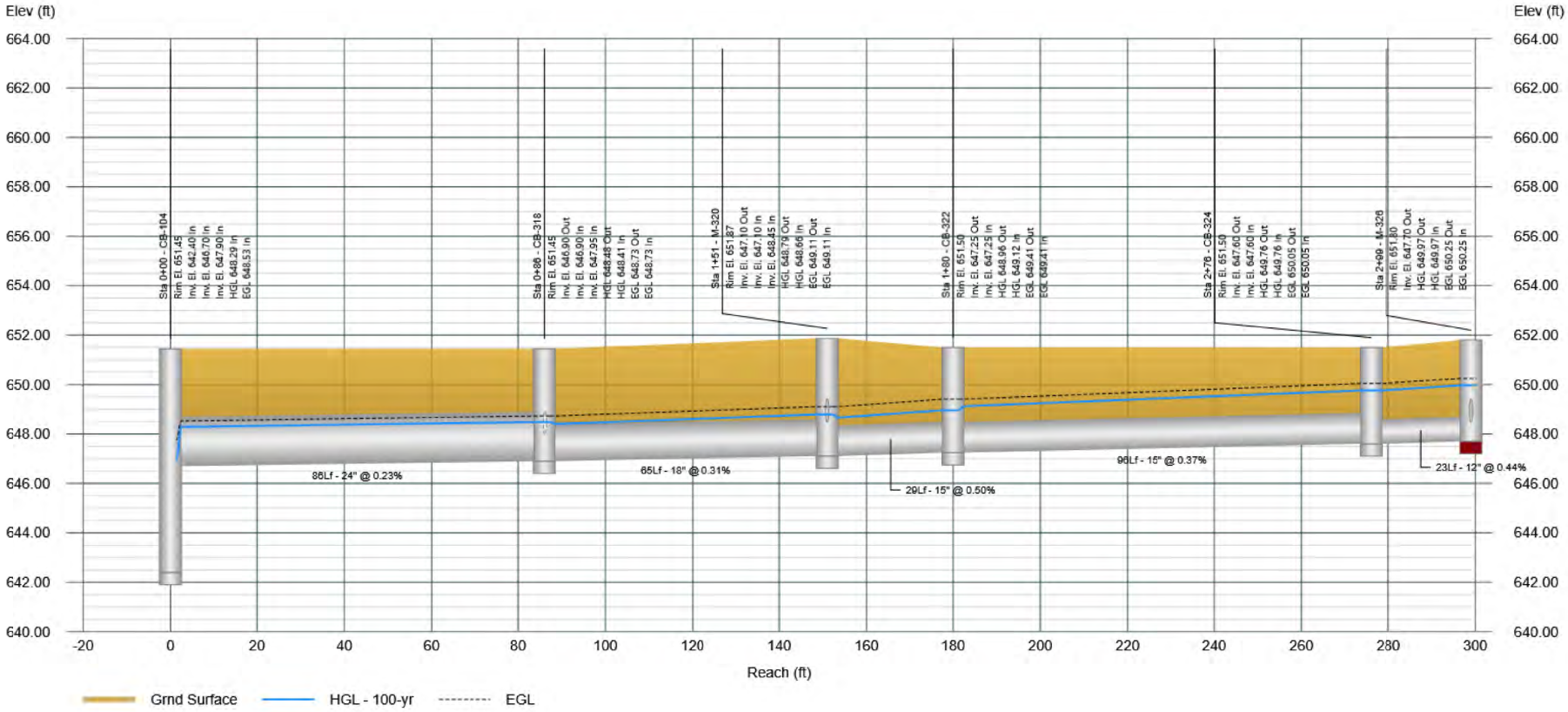


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

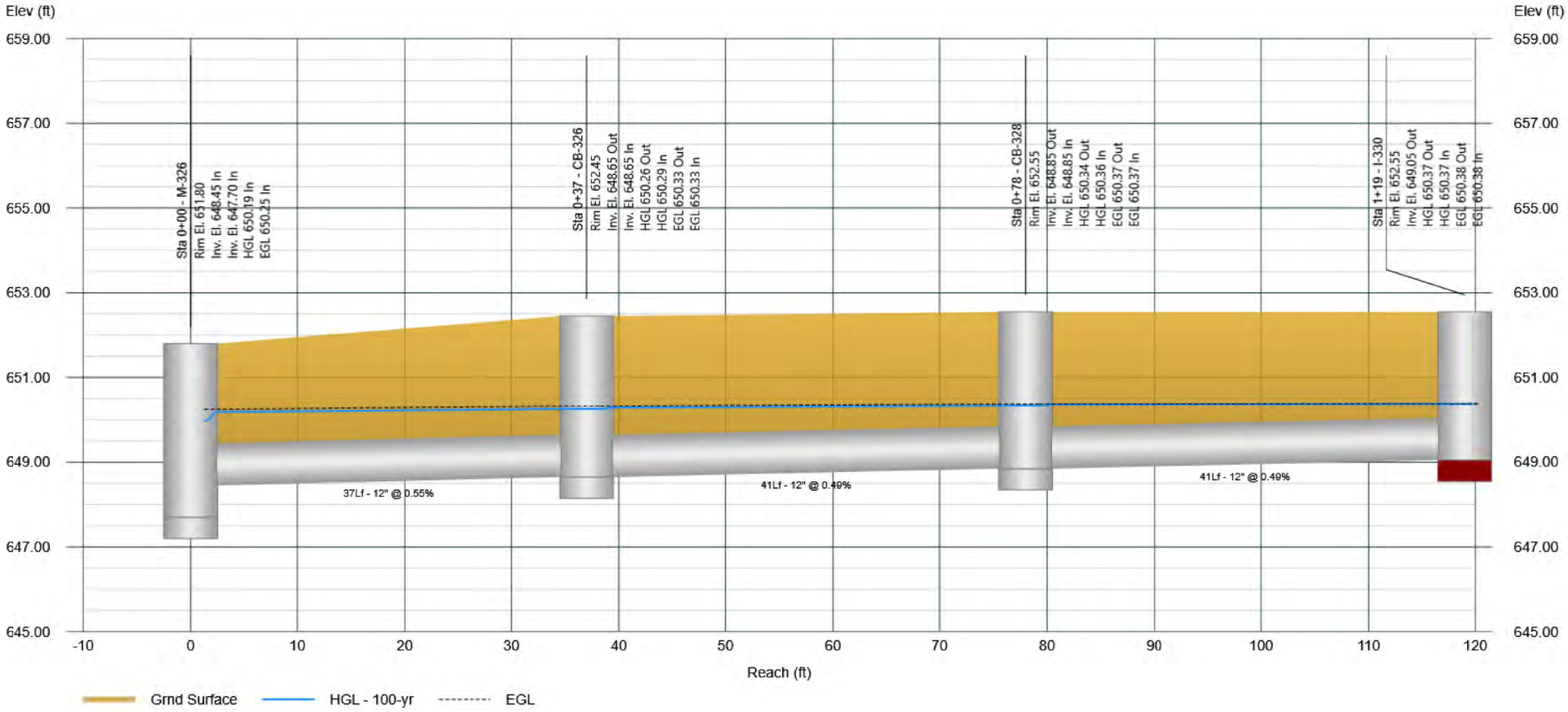


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

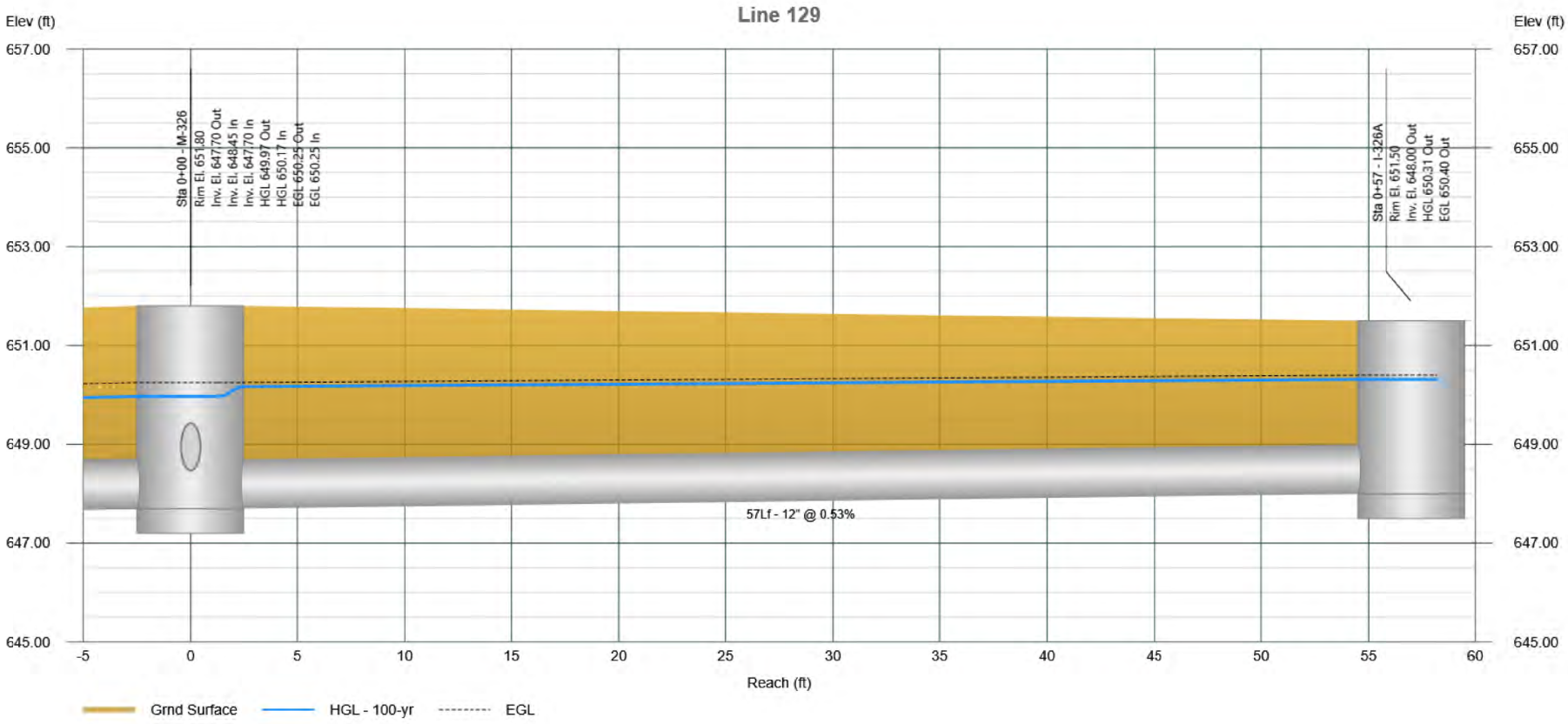


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

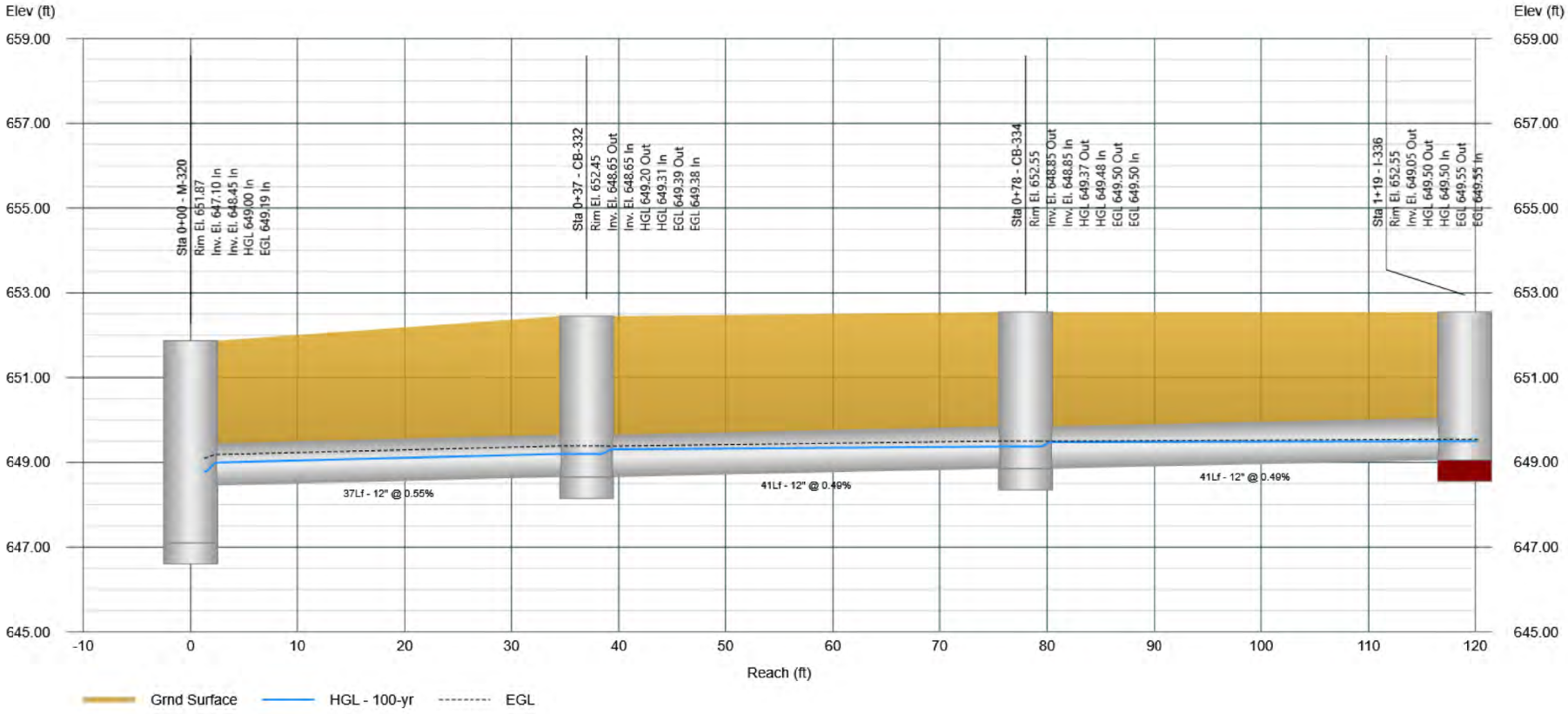


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

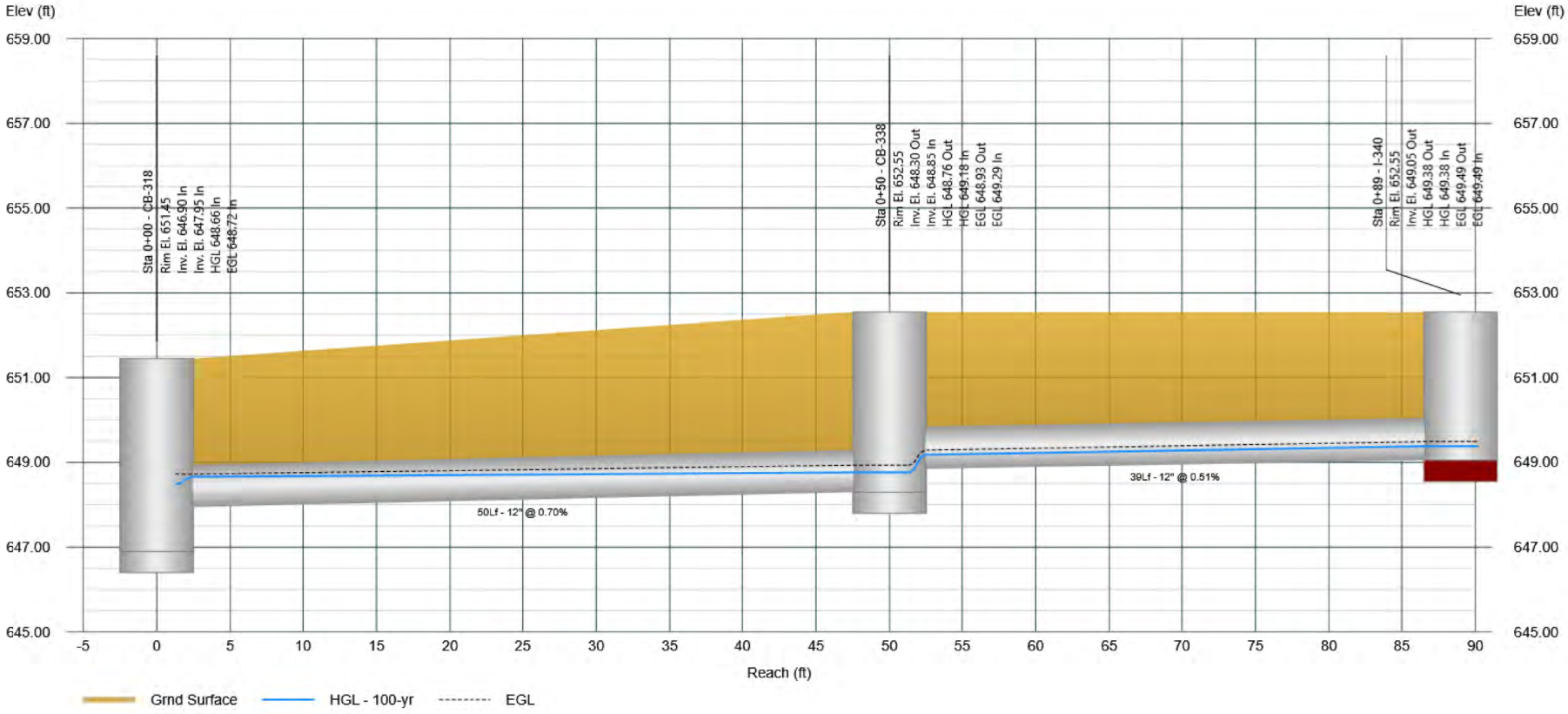


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025



Project File: 11395.02-SYS100.sws

Profile View

Stormwater Studio 2026 v 3.0.0.40

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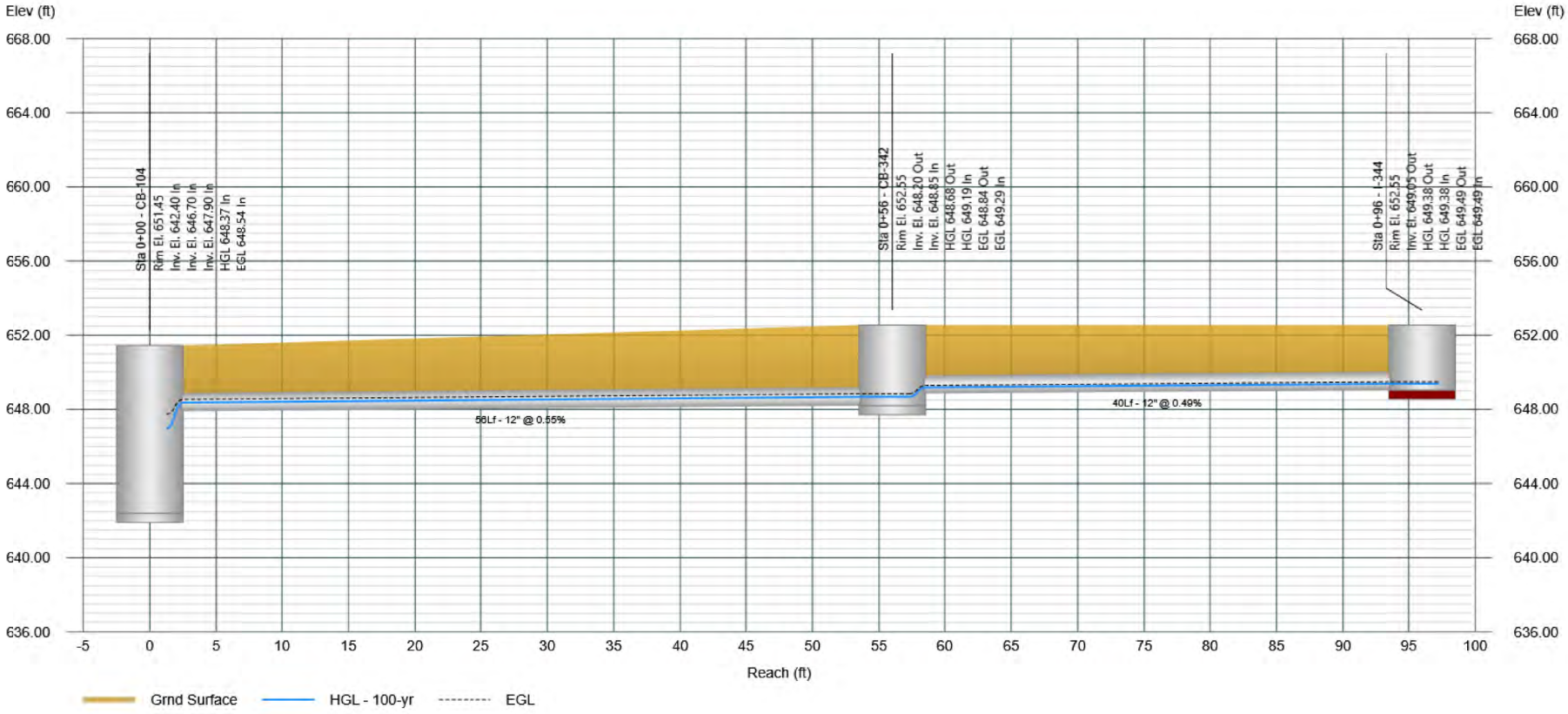


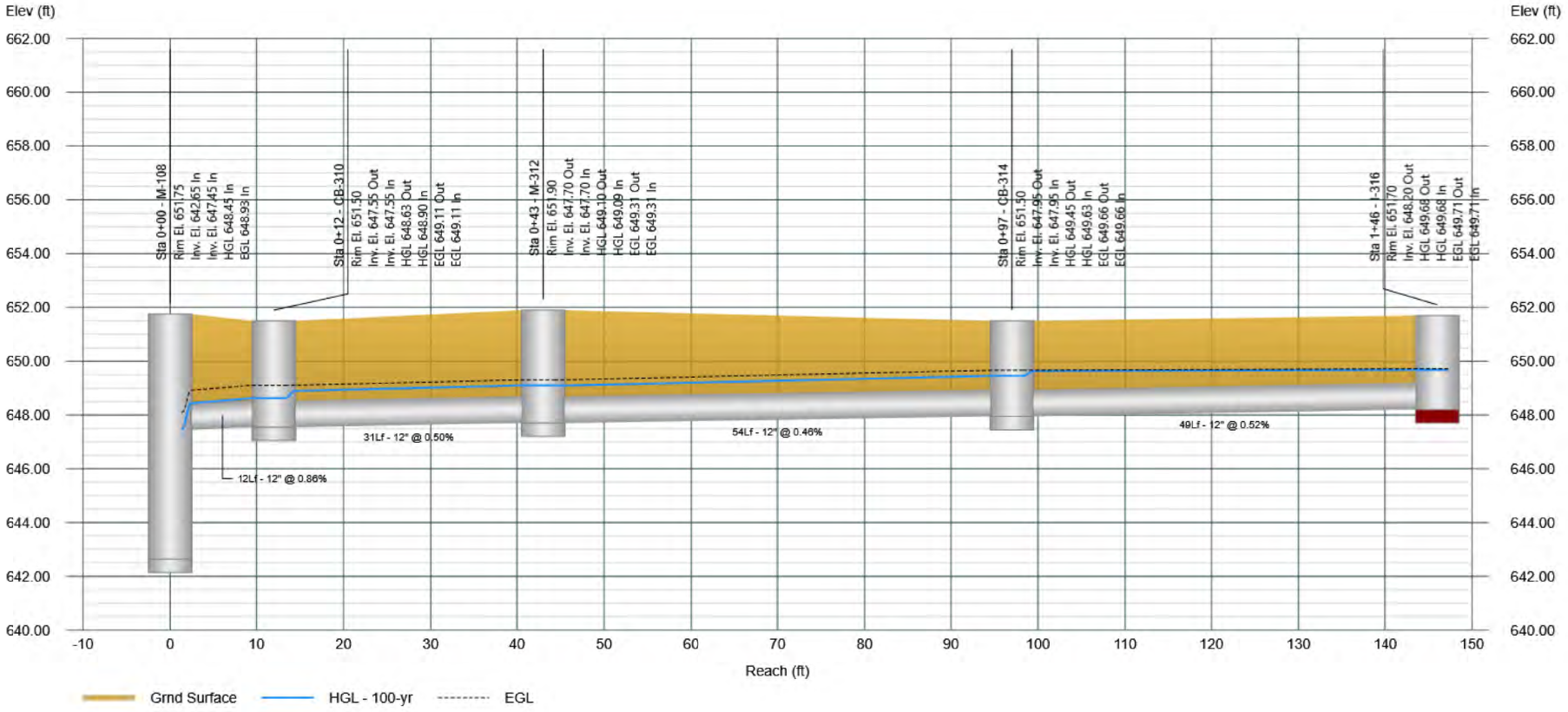
Project File: 11395.02-SYS100.sws

Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

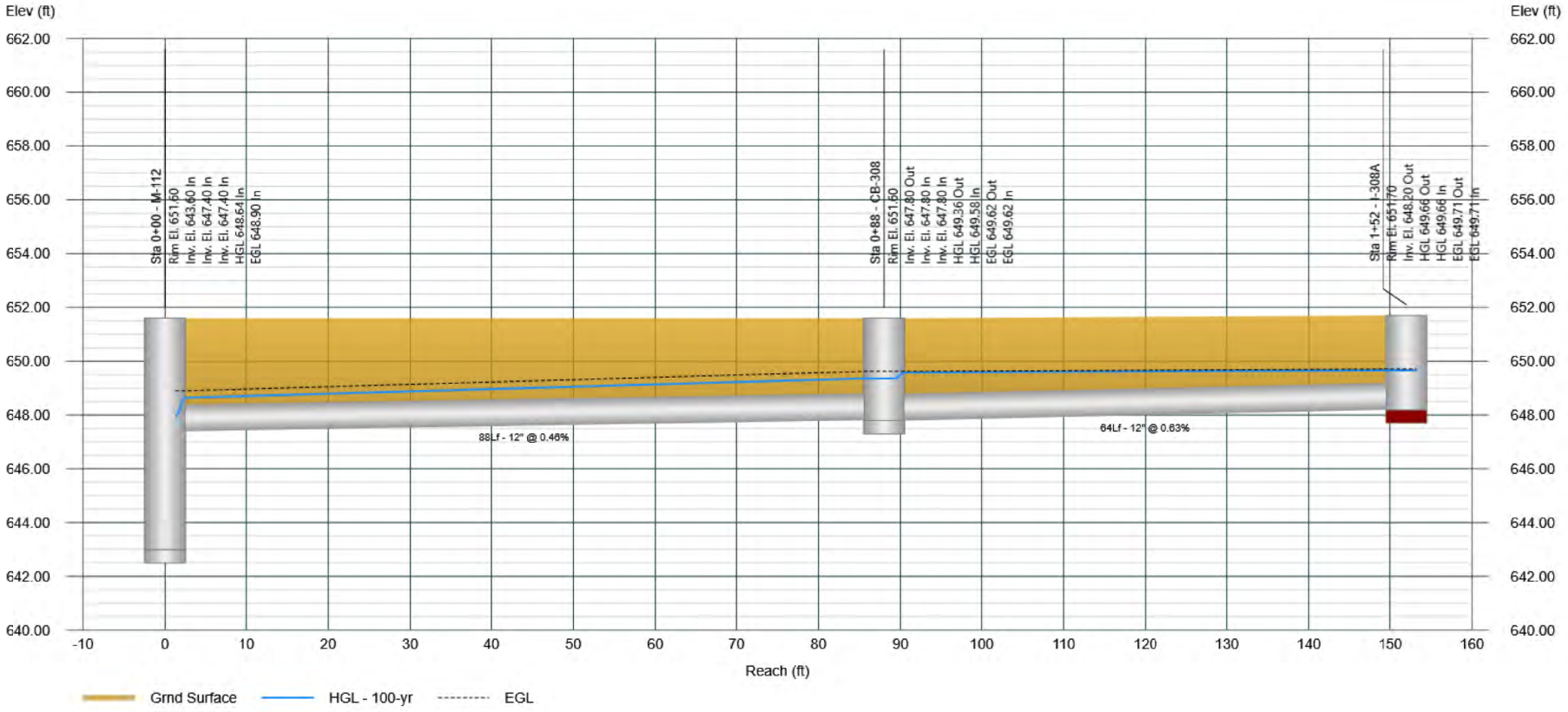


Profile View

Stormwater Studio 2026 v 3.0.0.40

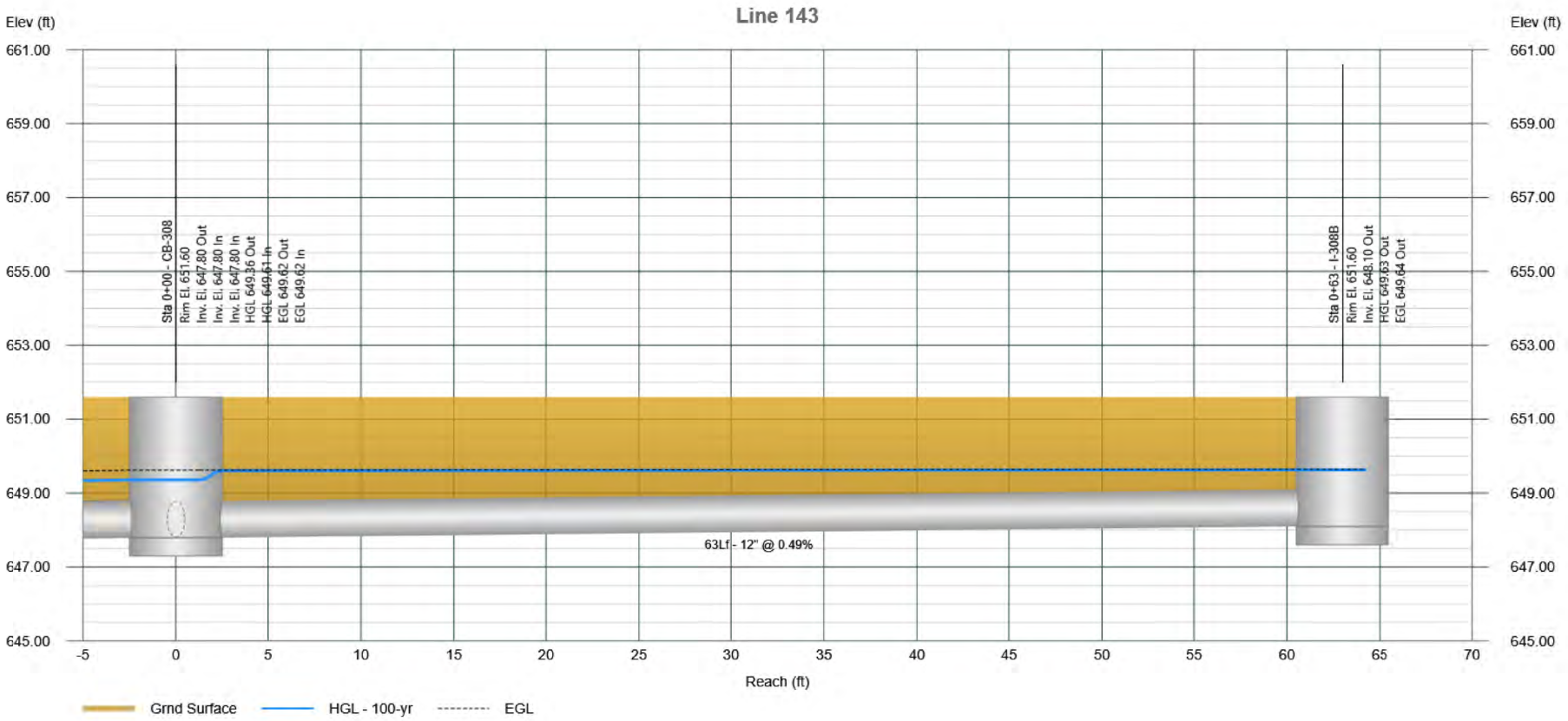
Project Name: Enter Project Name...

11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

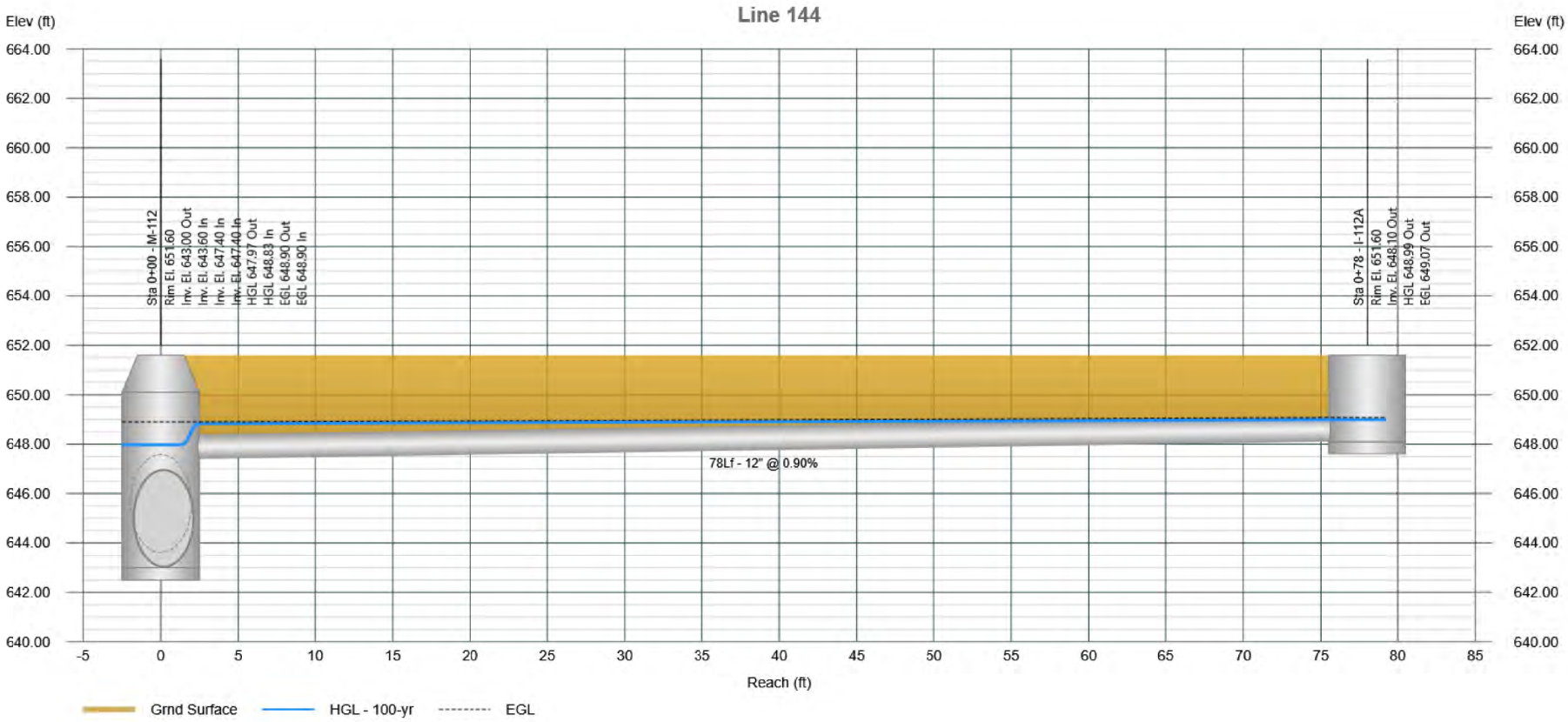


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025

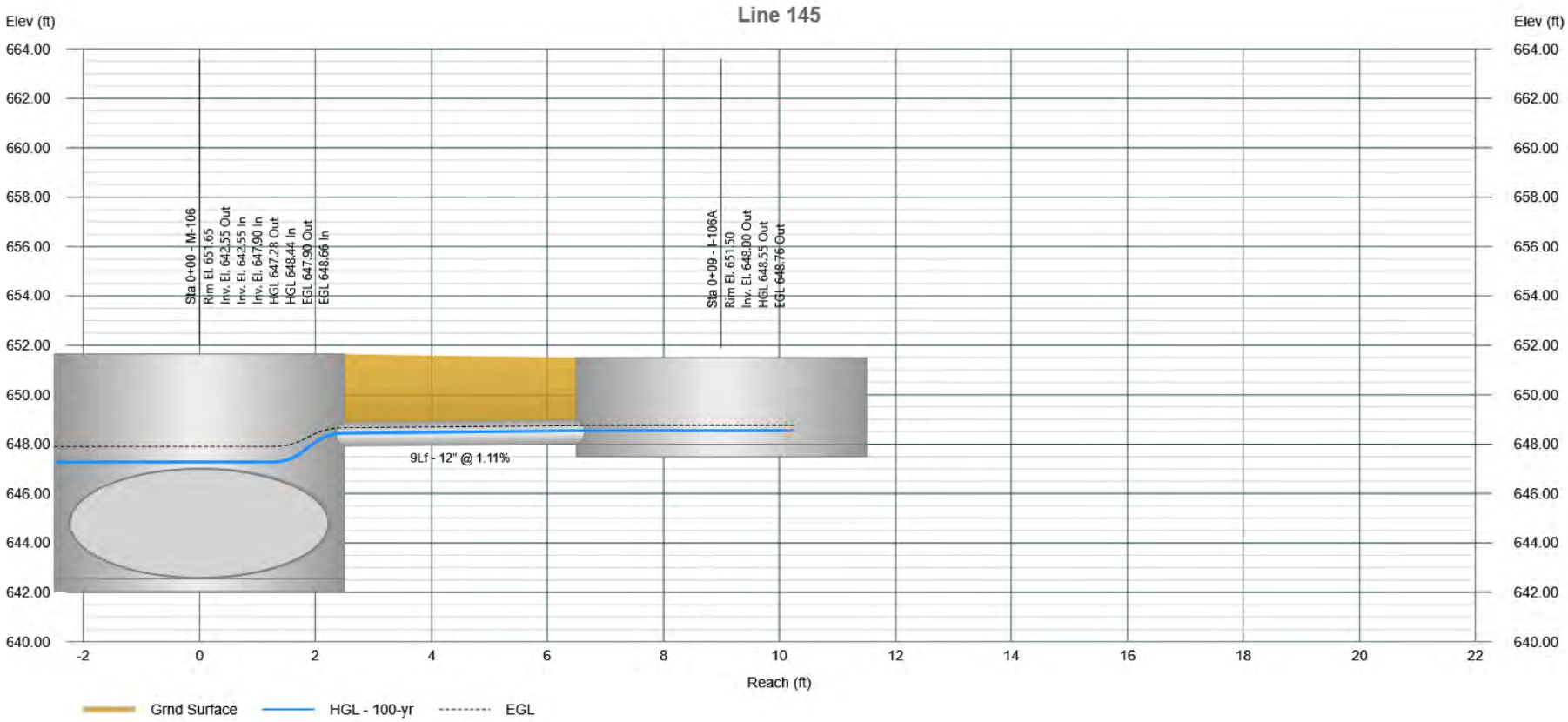


Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025



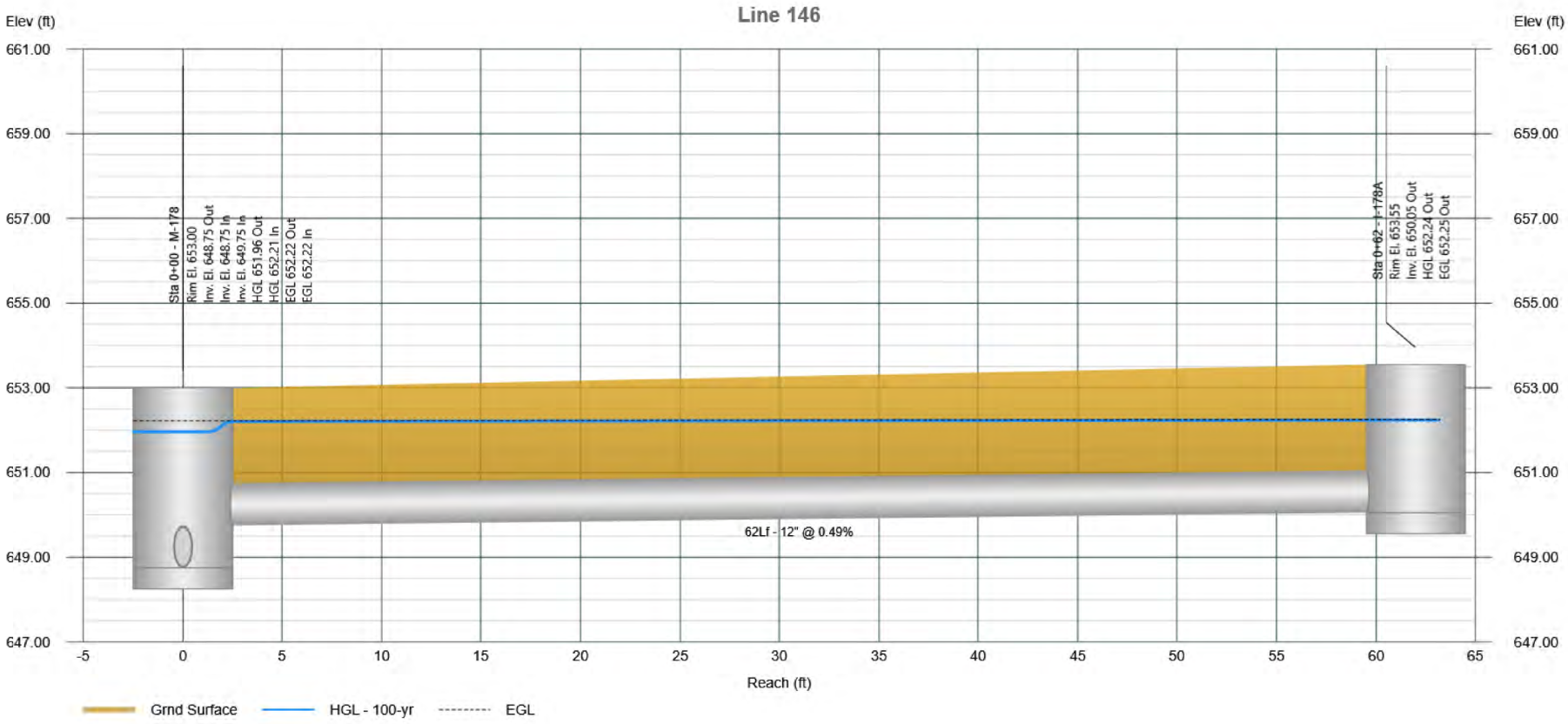
Project File: 11395.02-SYS100.sws

Profile View

Stormwater Studio 2026 v 3.0.0.40

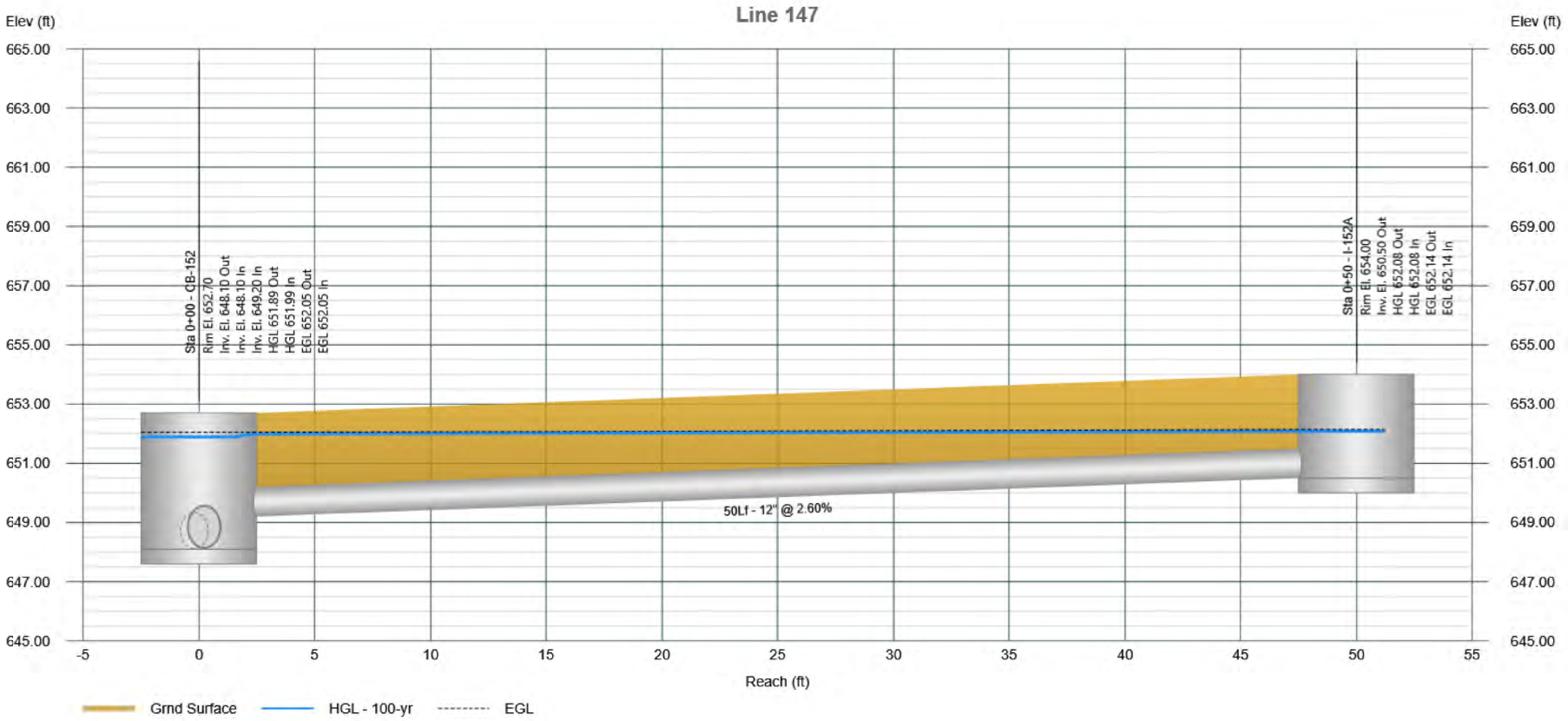
Project Name: Enter Project Name...

11-24-2025



Profile View

Stormwater Studio 2026 v 3.0.0.40

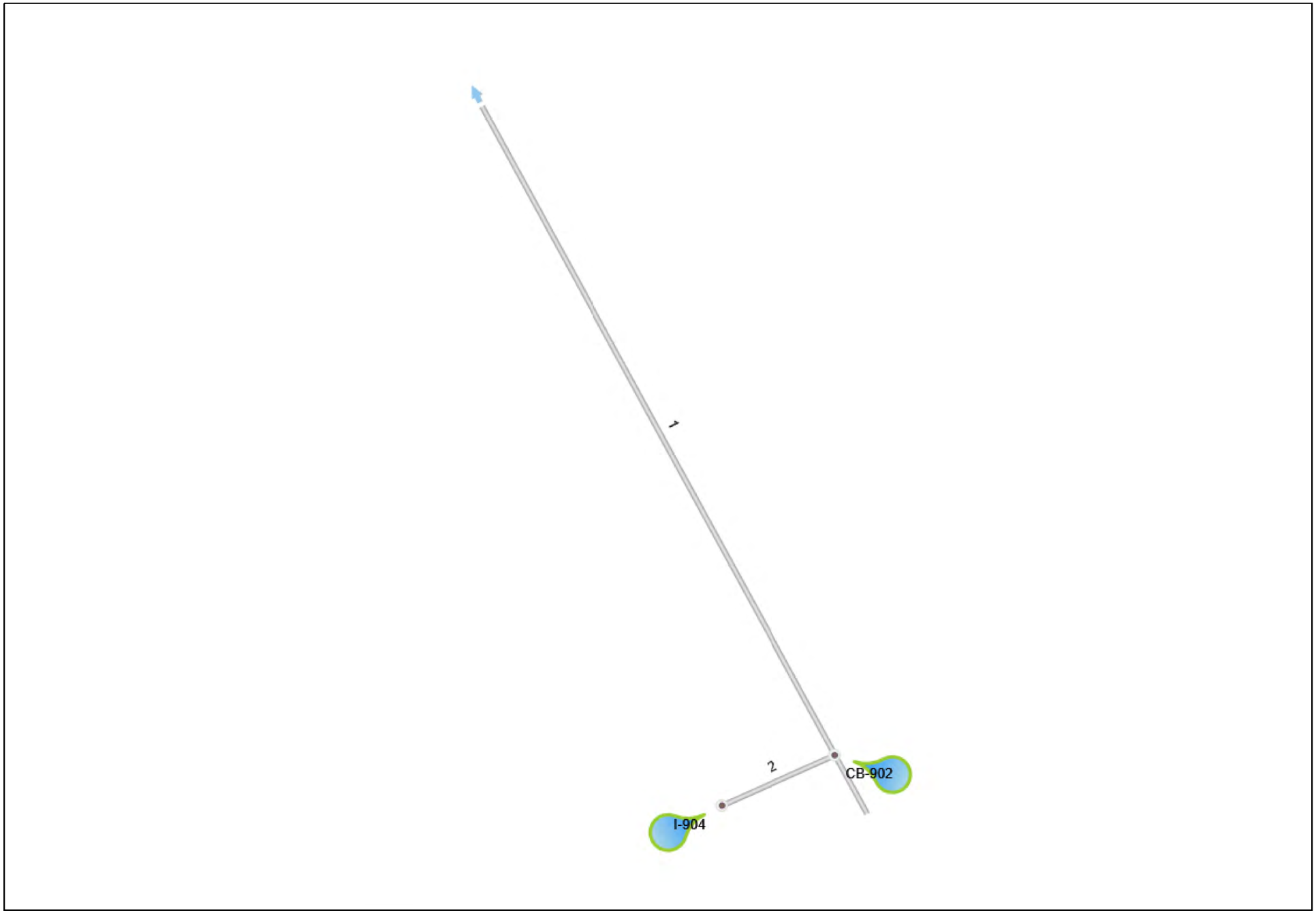


Plan View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025



Project File: 11395.02-SYS900.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2026 v 3.0.0.40

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 1	293.00	0.180	0.690	0.76	0.14	0.52	10.0	10.18	6.73	3.53	6.13	2.55	18	0.34	644.00	643.00	644.92	644.50	648.45	646.70	1
Line 2	46.00	0.510	0.510	0.76	0.39	0.39	10.0	10.00	6.78	2.63	2.88	4.15	12	0.65	644.70	644.40	645.45	645.15	648.20	648.45	2

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 10-yrs.

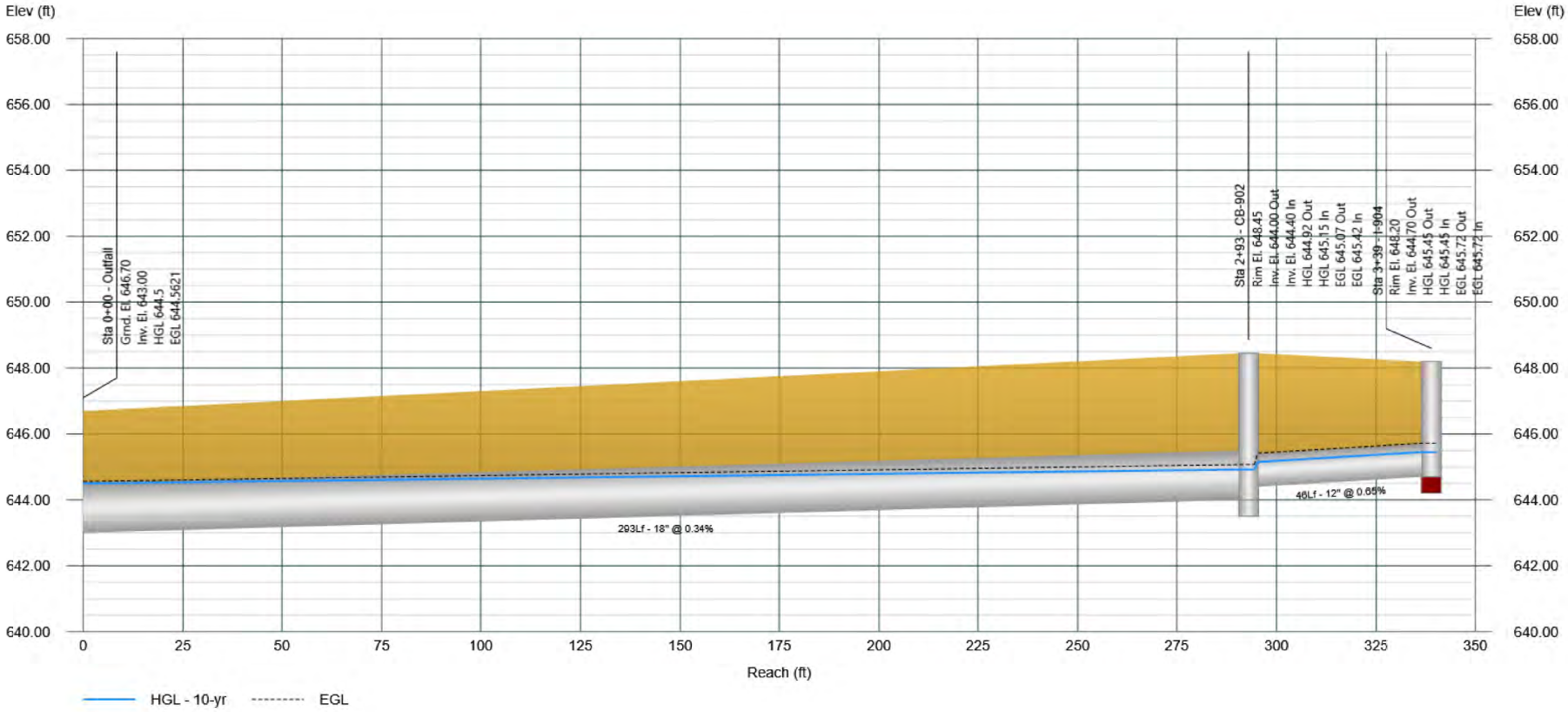
Project File: 11395.02-SYS900.sws

Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025



Project File: 11395.02-SYS900.sws

Storm Sewer Tabulation

Project Name: Enter Project Name...

Stormwater Studio 2026 v 3.0.0.40

11-24-2025

Line ID	Length	Drng Area		Rational	C x A		Tc		Intensity	Total Q	Capacity	Velocity	Line		Invert Elev		HGL Elev		Surface Elev		Line No
		Incr	Total		Incr	Total	Inlet	Syst					Size	Slope	Up	Dn	Up	Dn	Up	Dn	
	(ft)	(ac)	(ac)	(C)			(min)	(min)	(in/hr)	(cfs)	(cfs)	(ft/s)	(in)	(%)	(ft)	(ft)	(ft)	(ft)	(ft)	(ft)	
Line 1	293.00	0.180	0.690	0.76	0.14	0.52	10.0	10.14	11.28	5.91	6.13	3.44	18	0.34	644.00	643.00	645.35	644.50	648.45	646.70	1
Line 2	46.00	0.510	0.510	0.76	0.39	0.39	10.0	10.00	11.34	4.40	2.88	5.60	12	0.65	644.70	644.40	646.10	645.40	648.20	648.45	2

Notes: IDF File = BULL 75Modified-2020.idf, Return Period = 100-yrs.

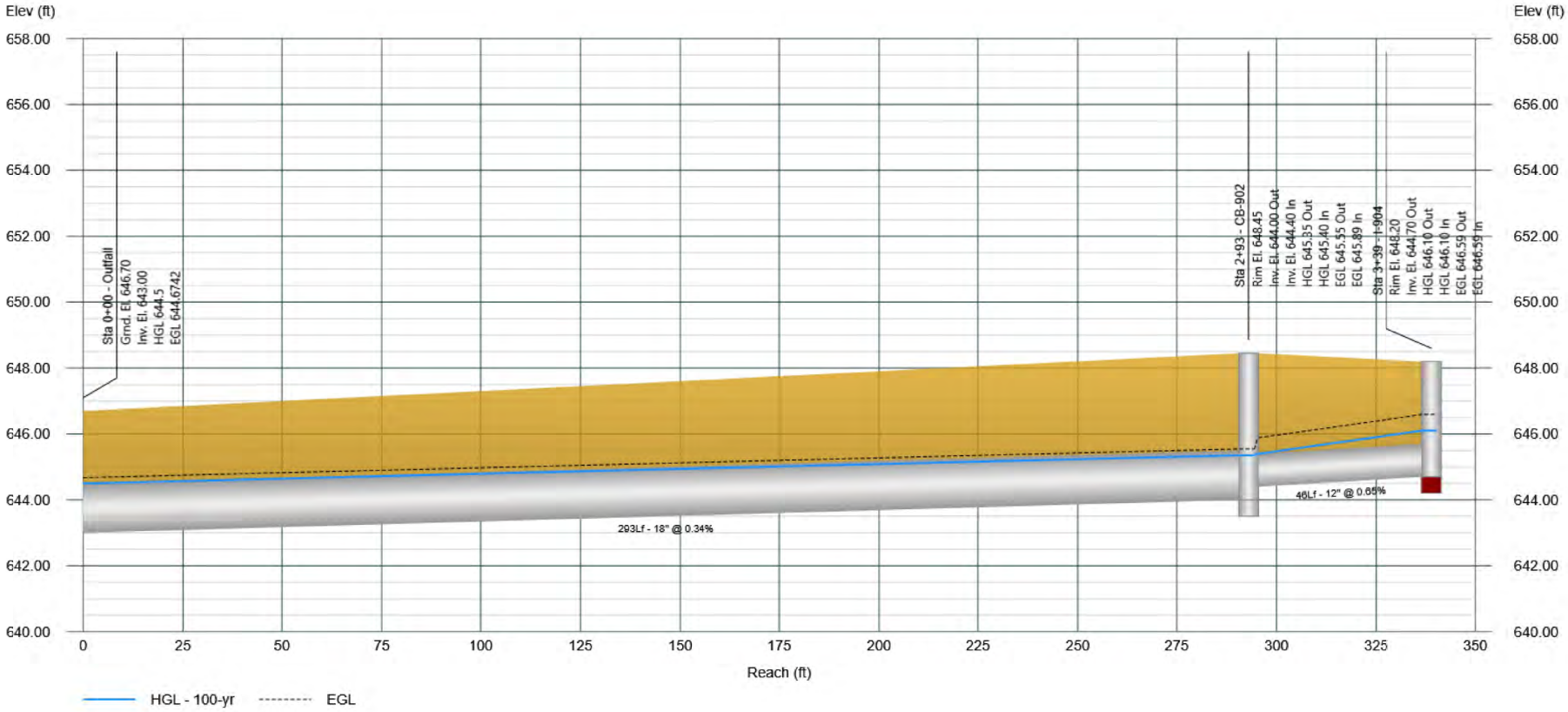
Project File: 11395.02-SYS900.sws

Profile View

Stormwater Studio 2026 v 3.0.0.40

Project Name: Enter Project Name...

11-24-2025



Project File: 11395.02-SYS900.sws

Proposed Culvert Design

Spaceco
Civil Engineering & Surveying

9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
(847) 696-4060

PROJECT:	**THE RESIDENCES AT HIGHLAND PARK**	**PROJECT #:**	11395.02
LOCATION:	**HIGHLAND PARK, IL**	**DATE:**	November 2025
		LAST REVISED:	

CALCULATION TITLE: **TIME OF CONCENTRATION CALCULATION**
DESCRIPTION: AREA TRIBUTARY TO CULVERT E-2
SITE CONDITION: PROPOSED

SHEET FLOW	SEGMENT ID	***1***	
1.	SUFACE DESCRIPTION (TABLE 3-1)	GRASS	
2.	MANNING'S ROUGHNESS COEFF., n (TABLE 3-1)	0.24	
3.	FLOW LENGTH, L (TOTAL <= 100 FT)	100	FEET
4.	TWO-YR 24-HR RAINFALL, P2	3.34	
5.	LAND SLOPE, S	0.012	
6.	$T_t = \frac{0.007\,(nL)^{0.8}}{P_2^{0.5}\,S^{0.4}}$	0.29	HR
		17.13	MIN
SHALLOW CONCENTRATED FLOW	SEGMENT ID	***2***	
7.	SUFACE DESCRIPTION (TABLE 3-1)	UNPAVED	
8.	FLOW LENGTH, L	623	FEET
9.	LAND SLOPE, S	0.010	
10.	AVERAGE VELOCITY (FIGURE 3-1)	1.63	
11.	$T_t = \frac{L}{3600\,V}$	0.11	HR
		6.4	MIN
12.	WATERSHED OR SUBAREA TC OR Tt TOTAL	**0.39**	**HR**
		23.5	**MIN**

Culvert Report

Project filename: E1.cst

Culvert Studio v 2.0.0.32

11-25-2025

Culvert 1

Culvert 1

CULVERT

Shape	= Circular
Inlet Edge	= Projecting
Material	= Concrete
Manning's n	= 0.012
Rise	= 15 in
Span	= 15 in
Invert Elev. Down	= 647.30 ft
Length	= 23.00 ft
Slope	= 0.011 ft/ft
Invert Elev. Up	= 647.55 ft
No. Barrels	= 1
Plan Skew Angle	= 0 degrees

EMBANKMENT

Top Width	= 9.00 ft
Top Elevation	= 649.80 ft
Crest Length	= 5.00 ft

DISCHARGE

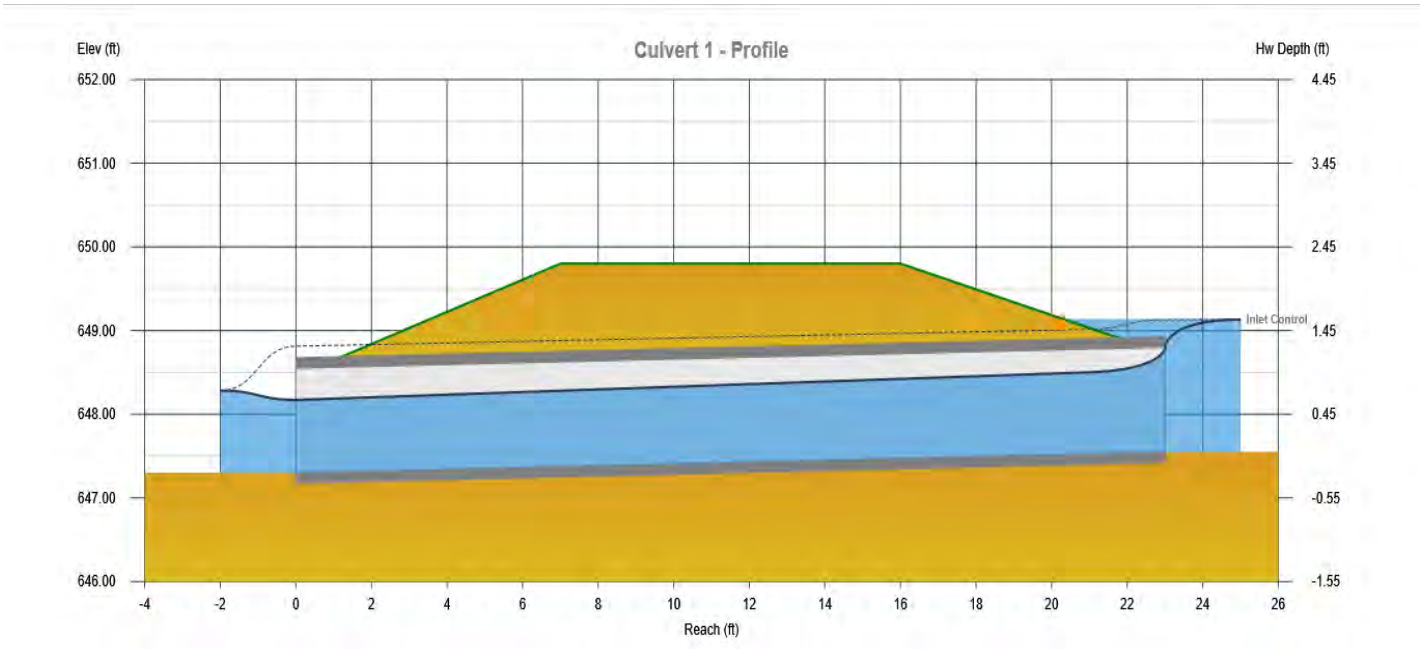
Method	= Qmin to Qmax
Q Min	= 5.80 cfs
Q Max	= 5.90 cfs
Q Increment	= 0.01 cfs

TAILWATER

Tailwater Elevation	= Critical Depth

CALCULATION SAMPLE

Discharge			Velocity		Depth		HGL @ Hw/D = 1.26		
Total	Culvert	Over Top	Down	Up	Down	Up	Down	Up	Hw
(cfs)	(cfs)	(cfs)	(ft/s)	(ft/s)	(in)	(in)	(ft)	(ft)	(ft)
5.87	5.87	0.00	6.43	5.67	10.4	11.8	648.17	648.53	649.13



TAB 4
SITE DETENTION REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
THE RESIDENCES AT HIGHLAND PARK
CITY OF HIGHLAND PARK, LAKE COUNTY, IL

PREPARED FOR
HABITAT

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 11395.02

NOVEMBER 2025



The impervious coverage of the site is not being increased from the previous development condition, therefore detention, runoff volume reduction, and water quality is not required.

TAB 5
SOIL EROSION AND SEDIMENTS CONTROL REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
THE RESIDENCES AT HIGHLAND PARK
CITY OF HIGHLAND PARK, LAKE COUNTY, IL

PREPARED FOR
HABITAT

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 11395.02

NOVEMBER 2025

Spaceco
Civil Engineering & Surveying

Schedule and Description of Maintenance for the Sediment and Erosion Control Plan

Construction will commence with the installation of silt fence that will act as a filter between the site construction and the adjacent properties, followed by installation of additional erosion control measures to be designed as part of the construction documents. Erosion control measures will remain in place and will be maintained until the site has been stabilized at which time they will be removed.

The erosion control measures shall be installed prior to initial land disturbance activities or as soon as practical. Specific measures will be included in the construction documents.

Except when prevented by inclement weather conditions, all disturbed areas to remain inactive for more than 14 days will be stabilized by seeding, sodding, mulching, covering, or equivalent erosion control measures, within seven days.

Permanent soil stabilization shall be provided for all disturbed areas within seven days after final grade is established.

All temporary erosion and sediment control practices shall be removed and disposed of within thirty days after final site stabilization is achieved or after the temporary practices are no longer necessary. Trapped sediment shall be permanently stabilized to prevent further erosion.

TAB 6
FLOODPLAIN REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
THE RESIDENCES AT HIGHLAND PARK
CITY OF HIGHLAND PARK, LAKE COUNTY, IL

PREPARED FOR
HABITAT

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 11395.02

NOVEMBER 2025



There is no regulatory floodplain shown on the project site, per the FIRM map on Exhibit 3.

TAB 7
WETLAND/BUFFER REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
THE RESIDENCES AT HIGHLAND PARK
CITY OF HIGHLAND PARK, LAKE COUNTY, IL

PREPARED FOR
HABITAT

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 11395.02

NOVEMBER 2025

Habitat Company
Highland Park Townhomes
Highland Park, IL

February 6, 2025

Christopher B. Burke Engineering, Ltd.
Project No. 220255.00001

Wetland and Buffer Submittal

Introduction

The proposed project consists of the development of a residential community. The site contains wetlands and waters of the United States. The project proposes to impact a Isolated Wetland of Lake County covering 0.096 acre of area. Additionally, the applicant is proposing two minor buffer impacts. The following table lists the wetlands, their jurisdictional status and area.

Wetland ID#	SF	AC	Jurisdiction
1	4186	0.096	IWLC
2	3077	0.071	IWLC
3	16678	0.383	IWLC
4	758	0.017	IWLC
5	31899	0.732	USACE - JD
6	1132	0.026	IWLC
7	18108	0.416	IWLC
8	5207	0.120	IWLC
Totals	**81045**	**1.861**	
Total Non JD	**49146.00**	**1.13**	
Total JD	**31899.00**	**0.73**	

Buffer Article 5, §505

§505.01.A Not applicable.

§505.01.B Based on the acreages of the wetlands, wetlands 3, 5, and 7 have 30 foot buffers. The remaining wetlands are below the threshold for having a buffer.

§505.02 Wetlands 1, 3, 7 and 8 were identified to be HQAR at the time of CBBEL's June 1, 2022, wetland delineation. The delineation and PJD were completed prior to the tree and brush removal completed onsite as part of the Forest Management Plan authorized by IDNR. Wetland 1 was nearly completely denuded and does not currently meet the floristic quality to be considered HQAR at this time. Similarly, wetlands 3, 7 and 8 were also significantly cleared of vegetation. However, these areas retain oak trees, but the current overall floristic quality of these areas is low due to the extensive site clearing.

	Since these areas are fall under an active restoration program which will be restoring the area to native dominated communities, we ask that buffer widths be set at 30 feet.
§505.03	Based on a review of the site and the forestry tree program executed onsite by the previous landowner, in our opinion no impacts to threatened or endangered species will occur. Copies of the IDNR EcoCAT and USFWS IPaC consultation are attached, including a memorandum evaluating the federal listed species.
§505.04	Noted. Not applicable.
§505.05	The two project components are related to stormwater management and will be located within wetland buffer.
§505.06	Noted.
§505.07	Noted.
§505.08	Noted. The proposed project is intended to pass flow in a non-erosive manner and repair an area of significant erosion.
§505.09	Noted. A small dog park with walking path is proposed within wetland 5 buffer area.
§505.10	Noted.
§505.11	The preserved wetlands, buffers, and woodlands are undergoing extensive restoration authorized by the IDNR and City of Highland Park/LCSMC. The restoration activities will result in establishment of native dominated plant communities within these preserved areas.
§505.12	Noted.
§505.13	Noted.
§505.13	Noted.

Wetland Requirements - Article 10, §1000 through 1008

§1000.01 &. 02	A copy of the 2022 wetland delineation report is attached along with the PJD issued in June 2022.
§1001	A copy of the original Corps of Engineers/SMC Preliminary Jurisdictional determination is attached.
§1002	The site contains seven IWLC onsite. One USACE JD wetland is present.
§1003	Not applicable.
§1004	Not applicable. There will be no jurisdictional wetland area impacts.
§1005.01.A.1	This application qualifies to be reviewed as a Category 1 project given the minor area of temporary wetland impact. Only 0.096 acre of impact is proposed.
§1005.01.B	The completed form is attached and signed by a CWS.
§1005.01.C	The required delineation and supporting documents are attached.

§1005.01.D	Site development plans are attached.
§1005.01.E	The wetlands that were previously found to be high quality have been significantly cleared of vegetation by the previous landowner and are undergoing restoration to promote native dominated communities. These areas are questionable about an HQAR status.
§1005.01.F	A hydrology evaluation is included with the stormwater management report prepared by Spaceco, Inc.
§1005.01.G	A copy of the original EcoCAT/IDNR Consultation is attached.
§1005.01.H	Not applicable. No pass through funding is proposed for this project.
§1005.01.I	A copy of the USFWS Section 7 review correspondence and evaluation memorandum are attached. No impacts to threatened or endangered species are anticipated.
§1005.01.J	The wetland impact falls below the threshold. No mitigation is proposed.
§1005.01.K	A NRI will be provided if requested.
§1005.01.L, M, N	The project is only impacting a small wetland area covering 0.096 acre. All other onsite wetlands (1.765 acres) are being preserved in a restored woodland area.
§1006	The project will have a de minis impact to hydrology.
§1007	Not applicable. No mitigation is proposed as this project is below the threshold. The preserved wetland, woodland, and buffer areas are being preserved and restored to native dominated habitats.
§1008	Not applicable, no detention is proposed within wetland for this project.

STORMWATER MANAGEMENT COMMISSION

June 8, 2022

Mr. Howard Shayne
Red Cup Land Company, LLC
2401 N. Halsted St., Suite 200
Chicago, IL 60614

Subject: **SMC File #:** IWLC-22-564
USACE Ref. #LRC-2022-0338
Red Cup Land Company LLC, 1700 Old Deerfield Rd, Highland Park, Lake County, IL
PIN #: 16-27-302-008
PRELIMINARY WETLAND JURISDICTIONAL DETERMINATION and IWLC BOUNDARY VERIFICATION

Dear Mr. Shayne:

This letter responds to your request for a preliminary wetland jurisdictional determination (PJD) and isolated wetland boundary verification (BV) for the subject property, submitted on your behalf by Mr. Jedd Anderson with Christopher B. Burke Engineering, Ltd. (CBBEL) and received by the Lake County Stormwater Management Commission (SMC) on May 18, 2022, with supplemental information received May 31, 2022. SMC staff reviewed available reference materials and performed a site reconnaissance on May 26, 2022, in the company of Mr. Michael Machalek of the U.S. Army Corps of Engineers-Chicago District (USACE) and Mr. Adam Janicki of CBBEL. The wetlands/waters referenced in this letter are shown on the enclosed EXH 7: *Approximate Wetland/Waters Delineation*, by CBBEL, dated May 31, 2022.

Based on our findings, the project area appears to contain one (1) *waters of the United States* (WOTUS), which is subject to regulation by the USACE under Section 404 of the federal Clean Water Act; seven (7) *Isolated Waters of Lake County* (IWLC), which are subject to regulation by the SMC under the Lake County Watershed Development Ordinance (WDO, as amended 10-13-2020); and two (2) areas that may be eligible for IWLC exclusion, as follows:

- **Wetland 5 appears to be WOTUS.** This feature has a clearly discernible hydrologic connection to the traditionally navigable North Branch Chicago River (via the Skokie River subwatershed). The USACE concurred with the flagged boundaries as flagged by CBBEL, with minor field adjustments (see enclosed PJD Field Report).

- **Wetlands 1, 2, 3, 4, 6 ,7, and 8 appear to be IWLCs.** These areas lack a clearly discernible hydrologic connection to a navigable water. Based on our observations, SMC concurs with the flagged/staked boundaries as adjusted during the site visit and generally depicted on the enclosed EXH 7.

- **The areas designated as Drainage Ditch 1 and Drainage Ditch 2 may be IWLCs**. The USACE exempted these features WOTUS by virtue of their being drainage conveyances constructed in dry land. By default, they are IWLC; however, you may contact Highland Park's Enforcement Officer (EO; see contact information on page 2) for potential IWLC exclusion determinations. If the features are not excluded, you may request IWLC boundary verification from the SMC (see contact information on page 2).

This PJD has been approved by SMC's Chief Engineer and the findings are valid for a period of three (3) years from the date of this letter, unless new information warrants a revision before the expiration date. If you disagree with the findings of this PJD, you may request an approved JD (AJD) from the USACE.

For your information, SMC performed this PJD in accordance with the *Interagency Coordination Agreement (ICA) Between the U.S. Army Corps of Engineers, Chicago District, Lake County Stormwater Management Commission, and Lake County Department of Planning, Building and Development*, dated June 4, 2002. We determined the jurisdiction of WOTUS on the subject project area based on the current definition in 33 U.S.C. 1344. Section 328.3(a); guidance provided in the EPA/USACE Memorandum entitled "Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in Rapanos v. United States & Carabell v. United States" dated June 5, 2007 (revised 12-02-08); and the USACE's *Jurisdictional Determination Form Instructional Guidebook* dated May 30, 2007. For areas not considered WOTUS, we determined jurisdiction using the definition of IWLC in Appendix A of the Lake County Watershed Development Ordinance (WDO, 10-13-2020).

Permitting Considerations

1. This letter satisfies the requirement for a written jurisdictional determination under WDO §1001 for the indicated wetlands/waters.

2. The surveyed boundaries of all existing wetlands/waters on the development site, including features constructed in dry land (e.g., stormwater management basins), need to be included on the engineering plans for permitting purposes.

3. **If proposed development will impact WOTUS, a permit from the USACE will be required.** Please refer to the USACE-Chicago District's web site for the permit application submittal requirements: http://www.lrc.usace.army.mil/Missions/Regulatory/Illinois/AppChecklist.aspx. The USACE may require SMC's technical review/approval of the proposed soil erosion and sediment control plan (SE/SC) for the development as a condition of their permit. Site inspections for compliance with the approved SE/SC plans would also be required. We will advise you if our SE/SC review/approval is required.

4. **A Watershed Development Permit (WDP), including IWLC impact approval, is required for site development in accordance with the Lake County WDO.** Please contact Mr. Ramesh Kanapareddy, Enforcement Officer (EO) with the City of Highland Park at 847-432-0807 or rkanapareddy@cityhpil.com regarding local and WDP Standard Provision submittal requirements.

5. **If development will impact IWLCs, SMC's written approval will be required** prior to the Village's issuance of the WDP. This includes impacts to Drainage Ditch 1 or Drainage Ditch 2—unless the EO approves an IWLC exclusion, in which case wetland impact approval would not be required for the excluded feature(s). Please contact Ms. Juli Crane, SMC Principal Wetland Specialist, for the IWLC submittal requirements (see contact information below). Note that these will include amending the wetland delineation report to include a map of the hydrologic atlas (USGS Flood of Record) per WDO §1000.02.(C.)5.

We would like to be of assistance. If you have any questions, or would like to set up a meeting, please contact Juli Crane at jcrane@lakecountyil.gov. If you have any additional concerns that have not been addressed by the regulatory staff, you may contact Chief Engineer Brian Frank at bfrank@lakecountyil.gov.

Sincerely,
LAKE COUNTY STORMWATER MANAGEMENT COMMISSION

Brian Frank, P.E., CFM
Chief Engineer

Juli E. Crane, PWS, CWS, CFM
Principal Wetland Specialist

Enclosures: EXH 7: *Approximate Wetland/Waters Delineation* (CBBEL, 5-31-2022)
SMC PJD Field Report

xc: Kathy Chernich & Mike Machalek, USACE
Jedd Anderson, CWS, CBBEL
Adam Janicki, CBBEL
Ramesh Kanapareddy, EO for City of Highland Park

This document was digitally transmitted. Please print out a copy of the document and retain for your records. If you are unable to print the document, or desire a hard copy mailed be to you, please notify SMC at your earliest convenience.

NOTE: AERIAL PHOTOGRAPH TAKEN FROM NEARMAP, DATED: SEPTEMBER 30, 2021

0 200 400
Feet
1 inch = 200 feet

NORTH

Legend

- DRAINAGE DITCH
- INVESTIGATED AREA
- WATERS OF THE U.S.
- WETLAND

STUDY AREA

WETLAND 1
1A
1B
WETLAND 2
2A
2B
3B
WETLAND 3
3A
WETLAND 4
4A
4B
10B
10A
11B
DRAINAGE DITCH 1
DRAINAGE DITCH 2
INVESTIGATED AREA
WETLAND/
WATERS OF THE U.S. 5
5A
5B
9A
9B
8A
8B
WETLAND 8
6A
6B
WETLAND 6
7A
7B
WETLAND 7

Old Deerfield Rd
Skokie Valley Bike Path
Old Skokie Rd
Skokie Hwy
Deerfield Pl
Skokie Valley Rd
Union Pacific Railroad
Ridge Rd
Winthrop Rd
Devonshire Ct
Heather Ln
Grove Ave

Esri, HERE, Garmin, (c) OpenStreetMap contributors, Copyright nearmap 2015

P:\RED CUP LAND COMPANY, LLC\220255\220255_AWD.mxd

CLIENT:
RED CUP LAND COMPANY, LLC.

TITLE:
APPROXIMATE
WETLAND/WATERS DELINEATION

CBBEL # 22-0255
DATE: 5/31/2022

EXH 7

CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600,
Rosemont, Illinois 60018
(847)823-0500

DSGN.			SCALE:	1 "= 200 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	5/31/2022
FILE NAME:	220255_AWD			

STORMWATER MANAGEMENT COMMISSION

Preliminary Jurisdictional Determination
Field Report

LakeCounty

Site Name: *Red Cup Property Wetlands* **Date:** *May 26, 2022 12:00 PM*

SMC/PBD #: *IWLC-22-564* **USACOE #:** *LRC-2022-338*

Attendees:

USACOE Representative(s): *Mike Machalek*
List Other Corp Representative(s): *N/A*
SMC/PBD Representative(s): *Juli Crane*
Other SMC/PBD Representative(s): *N/A*
Other attendee(s): *Adam Janicki, CBBEL*

PJD Requestor:

Name/Contact Info: *Howard Shayne; 773-975-5724; hshayne@newsweb.com*

Site Info:

Address/PIN#: *16-27-302-008*
Lat/Long: *42.172581 / -87.819203*
Description: *Vacant lot with developed (infrastructure, mostly roads) and undeveloped areas. Mostly wooded where undeveloped, with areas of turf grass around interior road/parking areas. Previous PJD done (IWLC-18-184) but an additional wetland area is included in the current request.*
References: *e.g., Wetland Delineation Report [CBBEL/2002]; Wetland Delineation Map (Exhibit #7), FEMA Floodplain Map (2016), aerial photos [1939-2020], topographic map 1' contours (Lake County GIS 2007), Lake County Soil Survey (NRCS 2005).*

Disposition of Waters of the US:

Site appears to contain Waters of the U.S.: *Yes, site DOES appear to contain Waters of the U.S.*
List wetland/water IDs from delineation map and basis: *Wetland 5, Relatively Permanent Water*
WOTUS Exclusions: *Drainage Ditch 1 and Drainage Ditch 2, see also the areas in the IWLC list below*
Corps representative concurs with staked/flagged WOTUS boundaries*: Yes*
If Corp representative DOES NOT concur, please explain: *N/A*

Disposition of Isolated Waters of Lake County:

Site appears to contain Isolated Waters of Lake County: *Yes, site DOES appear to contain Isolated Waters of Lake County.*
List wetland/water IDs from delineation map: *Wetland 1; Wetland 2; Wetland 3; Wetland 4; Wetland 6, Wetland 7; and Wetland 8*
Potential IWLC Exclusions: *Drainage Ditch 1 and Drainage Ditch 2 may be eligible for IWLC exclusion*
SMC/PBD representative concurs with staked/flagged IWLC boundaries: *Yes, as modified during the PJD site visit*
If SMC/PBD representative DOES NOT concur, please explain: *N/A*

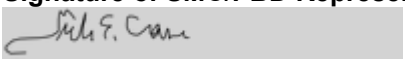
Comments: *Boundary flags adjusted in the field and CBBEL to resurvey and provide SMC with an updated exhibit for the PJD/BV letter.*

Attests:

USACE Representative Attestment: *Corp representative has reviewed the information herein and CONCURS with determination.*
Signature of USACE Representative:



SMC/PBD Representative Attestment: *SMC/PBD representative has reviewed the information herein and CONCURS with determination.*
Signature of SMC/PBD Representative:



JUNE 1, 2022

WETLAND/WATERS OF THE U.S. ASSESSMENT REPORT

RED CUP LAND COMPANY, LLC.

SOLO CUP FACTORY PROPERTY

HIGHLAND PARK, LAKE COUNTY, ILLINOIS

CBBEL PROJECT NO. 220255

CHRISTOPHER B. BURKE ENGINEERING, LTD
9575 WEST HIGGINS ROAD, SUITE 600
Rosemont, IL 60018

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EXECUTIVE SUMMARY

On May 5, 2022, Christopher B. Burke Engineering, Ltd. (CBBEL) completed a field investigation of the study area to determine on-site wetland and waters of the U.S. boundaries. This report was prepared to document our findings. Eight (8) wetlands, including one (1) waters of the U.S., and two (2) excavated upland drainage ditches were identified within the study area using the U.S. Army Corps of Engineers (USACE) Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (August 2010). The wetland/waters of the U.S. and drainage ditch boundaries were flagged, and field located with GPS. An aerial photograph depicting the boundaries is included as Exhibit 7 in Appendix A. Representative photographs are included in Appendix C. Information collected from the field investigation is listed in the USACE Data Forms found in Appendix D.

Wetland Summary Table:

Delineated Area	Data Points	Community Types	Native Mean C-Value	Native FQI	HQAR*
Wetland 1	1A	Emergent/Sedge Meadow/Wooded	1.80	5.69	Yes
Wetland 2	2A	Wooded	1.70	5.38	No
Wetland 3	3A	Forested	2.20	6.96	Yes
Wetland 4	4A	Wooded	1.25	2.50	No
Wetland/Waters of the U.S. 5	5A, 9A, & 10A	Emergent/Wooded/ Wet Meadow	2.04	10.58	No
Wetland 6	6A	Wooded	1.67	2.89	No
Wetland 7	7A	Forested	2.07	7.75	Yes
Wetland 8	8A	Forested	2.00	6.63	Yes

*The USACE Chicago District Regional Permit Program (effective April 1, 2017) defines High Quality Aquatic Resources (HQAR) as wetlands with a calculated Floristic Quality Inventory (FQI) greater than 20 or a Native Mean C-Value greater than 3.5. It also includes Advanced Identification (ADID) aquatic sites that have been previously identified by the District and U.S. Environmental Protection Agency as areas generally unsuitable for disposal of dredged or fill material.

METHODOLOGY

The Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (August 2010), identifies the mandatory technical criteria for wetland identification. The three essential characteristics of a jurisdictional wetland are hydrophytic vegetation, hydric soils and wetland hydrology as described below:

Hydrophytic Vegetation: The hydrophytic vegetation criterion is based on a separation of plants into five basic groups:

(1) Obligate wetland plants (OBL) almost always occur (estimated probability >99%) in wetlands under natural conditions;

(2) Facultative wetland plants (FACW) usually occur in wetlands (estimated probability 67-99%), but occasionally are found in non-wetlands;

(3) Facultative plants (FAC) are equally likely to occur in wetlands or non-wetlands (estimated probability 34-66%);

(4) Facultative upland plants (FACU) usually occur in non-wetlands (estimated probability 67-99%), but occasionally are found in wetlands; and

(5) Obligate upland plants (UPL) almost always occur (estimated probability >99%) in non-wetlands under natural conditions.

Four procedures completed in the following order are used to determine if hydrophytic vegetation is present:

1) Rapid Test: The Rapid Test for hydrophytic vegetation is met if all dominant species across all strata are OBL or FACW, or a combination of the two based on a visual assessment.

2) Dominance Test: Using the 50/20 Rule, if greater than 50% of the plants present are FAC, FACW, or OBL, the subject area meets the hydrophytic vegetation criterion.

3) Prevalence Index: Each plant species in a sampling plot is assigned a numeric value (OBL=1; FACW=2; FAC=3; FACU=4; UPL=5). Based on the sampling data, the absolute cover is calculated for each species in each stratum and using the specified formula, if the Prevalence Index is 3 or less, hydrophytic vegetation is present.

4) Morphological Adaptations: Various species may develop physical characteristics after growing in wetland areas such as multi-stemmed trunks, shallow roots, and buttressed stems. Hydrophytic vegetation is present if an adaptation is observed in more than 50% of FACU species growing in an area that contains hydric soil and wetland hydrology.

Hydric Soils: Hydric soils are defined in the manual as "soils that are saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions in the upper part." Field indicators of hydric soil are found in the NTCHS Field Indicators of Hydric Soils in the United States (USDA Natural Resources Conservation Service 2006b or current version).

Wetland Hydrology: The wetland hydrology criterion is often the most difficult to determine. Typically, the presence of water for a portion of the growing season creates anaerobic conditions. Anaerobic conditions lead to the prevalence of wetland plants. Morphological adaptations of plants, drift lines and watermarks are examples of wetland hydrology field indicators.

Waters of the United States: Waters of the United States (waters) are defined as the ordinary high-water mark (OHWM) in non-tidal waters, provided the jurisdiction is not extended by the presence of wetlands. The OHWM refers to the line established by the fluctuations of water. These fluctuations can be indicated by physical characteristics such as a clear, natural line

impressed on the bank, shelving, changes in the character of the soil, destruction of terrestrial vegetation, or the presence of litter and debris. Waters are typically not vegetated. They typically are located below the Ordinary High-Water Mark (OHWM) of a creek, stream, river, or lake. There are on occasions exceptions to this generalization.

RESULTS AND DISCUSSION

STUDY AREA

The study area is located west of Skokie Highway/Route 41, north of Grove Avenue, and generally southeast of Old Deerfield Road in Highland Park, Lake County, Illinois.

Existing Site Conditions

The study area consists of a large, vacant commercial lot with open space, roads, parking lots, and adjacent residential lots. During the site visit, CBBEL staff identified eight (8) wetlands, including one waters of the U.S., and two (2) man-made excavated upland drainage ditches within the study area. The drainage ditches and waters of the U.S./wetlands are characterized below.

Identified Wetlands/Waters of the U.S.

Wetland 1

Wetland 1, characterized by data point 1A, is located approximately 200' northeast of the Old Deerfield Road and Ridge Road intersection. This small depressional area contained shallow ponding water and appears to retain stormwater runoff from adjacent roadways.

Vegetation: At the time of the field investigation, the wetland contained primarily low quality, woody vegetation, with a sedge meadow and emergent understory. The plant community was dominated by European buckthorn (*Rhamnus cathartica*), common fox sedge (*Carex Vulpinoidea*), and hybrid cattail (*Typha X glauca*). The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by approximately 1-3" of ponding water, saturated soils, water marks, sediment deposits, sparsely vegetated concave surfaces, and the FAC-Neutral test. As mentioned above, hydrology is provided from repeated stormwater inundation and poor drainage.

Soils: Soils at Wetland 1 are mapped as Blount silt loam, a somewhat poorly drained, non-hydric soil, although field characteristics confirmed hydric soil conditions.

Wetland 2

Wetland 2 is located approximately 275' south-southeast from Wetland 1, consisted of a narrow depressional area with low quality, woody vegetation. The wetland contains a standing water range from 0-3" of depth.

Vegetation: At the time of the field investigation, the wetland was dominated by European buckthorn (*Rhamnus cathartica*), white avens (*Geum canadense*), and Eastern cottonwood (*Populus deltoides*). The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by saturated soils, 0-3" of standing water, water marks, water-stained leaves, the FAC-Neutral test, sparsely vegetated concave surfaces, drainage patterns, sediment, and drift deposits.

Soils: Soils at Wetland 2 are mapped as Ozaukee silt loam, a moderately well-drained, non-hydric soil. However, field characteristics confirmed hydric soil conditions.

Wetland 3

Wetland 3 consisted of a larger, ephemeral wetland area with low quality, woody vegetation, and shallow inundation, just south of Wetland 2.

Vegetation: At the time of the field investigation, the wetland was dominated by European buckthorn (*Rhamnus cathartica*), swamp white oak (*Quercus bicolor*), white avens (*Geum canadense*), eastern cottonwood (*Populus deltoides*). The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by saturated soils, 1-4" of standing water, water marks, water-stained leaves, sparsely vegetated concave surfaces, the FAC-Neutral test, drainage patterns, sediment and drift deposits.

Soils: Soils at Wetland 3 are mapped as Ozaukee silt loam, a moderately well-drained, non-hydric soil. However, during the site visit, field characteristics confirmed hydric soil conditions.

Wetland 4

Wetland 4, located southeast of Wetland 3 and adjacent to another parking lot, consisted of a small, depressional wetland with primarily inundated, bare soils with interspersed scrub-shrub vegetation.

Vegetation: At the time of the field investigation, the wetland was dominated by European buckthorn (*Rhamnus cathartica*) and bare soil. The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by saturated soils, water marks, 0-1" of standing water, water-stained leaves, drainage patterns, sparsely vegetated concave surfaces, the FAC-Neutral test, sediment, and drift deposits.

Soils: Soils within Wetland 4 were mapped as Ozaukee silt loam, a moderately well-drained, non-hydric soil. Field characteristics confirmed hydric soil conditions.

Wetland/Waters of the U.S. 5

Wetland/Waters of the U.S. 5 consisted of a large wetland complex and an excavated drainage channel connected by a series of culverts. There was approximately 0-4" of water flowing east

from Ridge Road to the Union Pacific Railroad in the southeast corner of the study area. This wetland/waters of the U.S. complex primarily consisted of a degraded wet meadow marsh and wooded drainage channel.

Vegetation: At the time of the field investigation, the wetland/waters of the U.S. complex contained both herbaceous and woody dominants. The northernmost region of this wetland/waters of the U.S. consisted of a degraded wet meadow marsh plant community that was dominated by common reed (*Phragmites australis*) and marsh meadow-foxtail (*Alopecurus geniculatus*). Along the embankments of the drainage channel, dominants included lesser celandine (*Ficaria verna*), wild chives (*Allium schoenoprasum*), European buckthorn (*Rhamnus cathartica*), silver maple (*Acer saccharinum*), eastern cottonwood (*Populus deltoides*), and riverbank grape (*Vitis riparia*). The complete wetland/waters of the U.S. floristic inventory is located in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by 1-4" of flowing surface water, saturated soils, water-stained leaves, water marks, drainage patterns, the FAC-Neutral test, sediment, and drift deposits.

Soils: Soils at Wetland/Waters of the U.S. 5 are mapped as Blount silt loam, a somewhat poorly drained, non-hydric soil. Field characteristics confirmed hydric soil conditions.

Wetland 6

Wetland 6, characterized by data point 6A, consisted of a small depression with shallow ponding located south of Wetland 5, adjacent to the residential backyards along Grove Avenue. The wetland was surrounded by fill and debris piles and numerous ash trees that have been cut down.

Vegetation: At the time of the field investigation, the wetland was dominated by European buckthorn (*Rhamnus cathartica*), lesser celandine (*Ficaria verna*), and eastern cottonwood (*Populus deltoides*). The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by saturated soils, 0-1" of standing water, drainage patterns, water marks, the FAC-Neutral test, water-stained leaves, sediment, and drift deposits.

Soils: Soils at Wetland 6 are mapped as Blount silt loam, a somewhat poorly drained, non-hydric soil. During the site visit, hydric soil conditions were confirmed.

Wetland 7

Wetland 7 consisted of a large, ephemeral wetland with primarily low quality, woody vegetation located east of Wetland 6 and in the southeast corner of the study area. This wetland is located within what appears to be an old dump site containing concrete, asphalt, fill, and debris and some waste. Numerous dead ash trees have been cut down and litter the wetland and surrounding woodlands. Neighbors are actively dumping landscape waste in the wetland and buffer area.

Vegetation: At the time of the field investigation, the wetland was dominated by European buckthorn (*Rhamnus cathartica*), fowl manna grass (*Glyceria striata*), eastern cottonwood (*Populus deltoides*), Green Ash (*Fraxinus Pennsylvanica*), silver maple (*Acer saccharinum*), and riverbank grape (*Vitis riparia*). The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by saturated soils, 0-3" of standing water, water-stained leaves, the FAC-Neutral test, water marks, stunted plants, sparsely vegetated concave surfaces, sediment, and drift deposits.

Soils: Soils at Wetland 7 are mapped as Blount silt loam, a somewhat poorly drained, non-hydric soil. Field characteristics confirmed hydric soil conditions.

Wetland 8

Wetland 8, as characterized by data point 8A, consisted of a small, ephemeral depression located between Wetlands 5 and 7.

Vegetation: At the time of the field investigation, the wetland was dominated by lesser celandine (*Ficaria verna*), European buckthorn (*Rhamnus cathartica*), Green Ash (*Fraxinus Pennsylvanica*), and eastern cottonwood (*Populus deltoides*). The complete wetland floristic inventory for the wetland area is in Appendix B.

Hydrology: At the time of the field visit, positive wetland hydrology was indicated by saturated soils, approximately 2" of standing water, water marks, water-stained leaves, the FAC-Neutral test, sediment, and drift deposits.

Soils: Soils at Wetland 8 are mapped as Blount silt loam, a somewhat poorly drained, non-hydric soil. Field characteristics confirmed hydric soil conditions.

Drainage Ditches/Investigated Area

During the site visit, two (2) man-made drainage ditches were identified and flagged onsite. These drainage ditches were constructed in soils mapped as non-hydric Blount silt loam and Ozaukee silt loam, both well-drained. The buffers of the two (2) identified drainage ditches were overgrown with predominately turf grass, and weedy herbaceous and woody vegetation.

As shown on Exhibit 7, CBBEL staff also completed an investigation of an area dominated by common reed (*Phragmites australis*), commonly found in moist and wet soil conditions, in the southeast region of the study area. Despite the presence of facultative wetland vegetation, the soils contained a disturbed profile and consisted of rubble debris, as characterized by data point 11B. In addition, no evidence of hydrology was observed. As a result, we concluded that this area with hydrophytic vegetation did not meet the criteria as USACE regulated wetlands according to the U.S. Army Corps of Engineers Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region (August 2010).

REFERENCE MATERIALS

The following reference materials were reviewed and used to assist in the wetland/waters of the U.S. field reconnaissance.

LOCATION MAP

The study area is located west of Skokie Highway/Route 41, north of Grove Avenue, and generally southeast of Old Deerfield Road in Highland Park, Lake County, Illinois. Geographically, the study area is in Section 27, Township 43 North, and Range 12, East of the 3rd Principal Meridian (Lat 42°10'20.19"N; Long 87°49'7.00"W).

NATIONAL WETLAND INVENTORY

The National Wetland Inventory (NWI), Highland Park Quadrangle (1983), indicates no wetland mapped within the study area. The NWI serves only as a large-scale guide and actual wetland locations and types often vary from that mapped.

LAKE COUNTY WETLAND INVENTORY

The Lake County Wetland Inventory (LCWI), Moraine Township (2002), indicates that Wetland is mapped within the study area. The MCWI serves only as a large-scale guide and actual wetland locations and types often vary from that mapped.

SOIL SURVEY

The Soil Survey of Lake County, Illinois (2013) was reviewed to determine the location of hydric soils within the study area. The following soil types are mapped within the study area:

23A	-	Blount silt loam
530B	-	Ozaukee silt loam

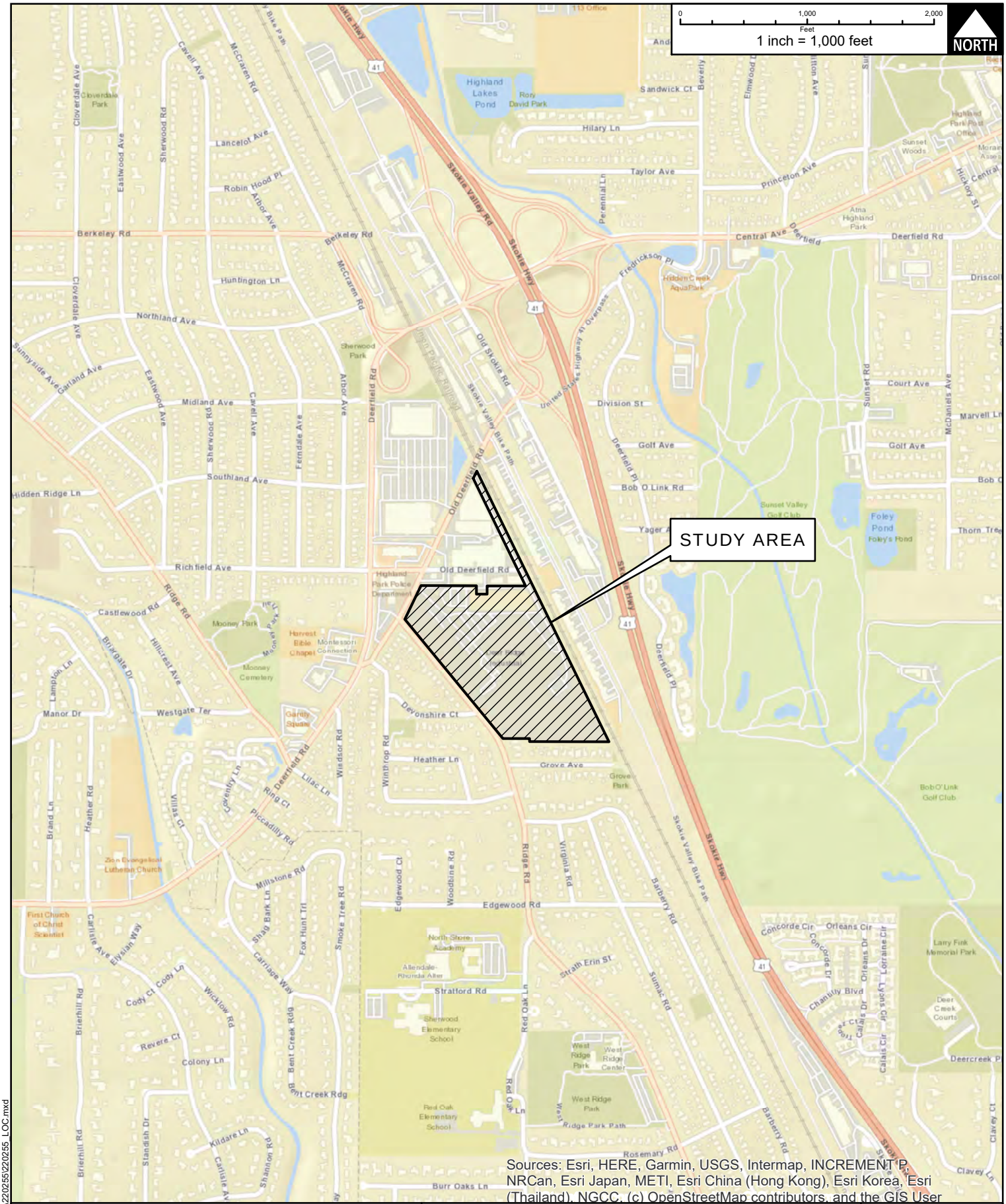
UNITED STATES GEOLOGICAL SURVEY

The United States Geological Survey (USGS), Highland Park Quadrangle (1993) were reviewed to determine historic local drainage patterns. The USGS indicates that surface runoff from the study area drains to the onsite wetlands/waters of the U.S. and generally southeast of the study area towards the Skokie River. Since the Skokie River is tributary to the North Branch of the Chicago River, the wetlands/waters of the U.S. are located within its watershed.

FLOOD INSURANCE RATE MAP

The Flood Insurance Rate Map (FIRM) of Lake County and Incorporated Areas, Illinois, was reviewed to determine the location of regulatory floodplain within the study area. The presence of floodplain can be indicative of wetland hydrology. The FIRM indicates no mapped 100-year regulatory floodplain and areas of floodway within the study area.

APPENDIX A – EXHIBITS



CLIENT:

RED CUP LAND COMPANY, LLC.

TITLE:

LOCATION MAP

CBBEL# 22-0255

DATE: 5/10/2022

EXH 1

CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600, Rosemont, Illinois 60018 (847)823-0500

DSGN.			SCALE:	1 "= 1,000 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	5/10/2022
FILE NAME:	220255_LOC			

P:\RED CUP LAND COMPANY, LLC\220255\220255_LOC.mxd

NOTE: TAKEN FROM THE NATIONAL WETLAND INVENTORY(NWI), HIGHLAND PARK QUADRANGLE(1983)

0 200 400
Feet
1 inch = 200 feet
NORTH



CLIENT:
RED CUP LAND COMPANY, LLC.

TITLE:
NATIONAL WETLAND INVENTORY

CBBEL # 22-0255
DATE: 5/10/2022

EXH 2

CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600,
Rosemont, Illinois 60018
(847)823-0500

DSGN.			SCALE:	1 "= 200 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	5/10/2022
FILE NAME:	220255_NWI			

P:\RED CUP LAND COMPANY, LLC\220255\220255 NWI.mxd

NOTE: TAKEN FROM THE LAKE COUNTY WETLAND INVENTORY(LCWI), MORAINE TOWNSHIP(2002)

0 200 400
Feet
1 inch = 200 feet

NORTH



P:\RED CUP LAND COMPANY, LLC\220255\220255_LCWI.mxd

CLIENT:

RED CUP LAND COMPANY, LLC.

TITLE:

LAKE COUNTY WETLAND INVENTORY

CBBEL # 22-0255

DATE: 5/10/2022

EXH 3

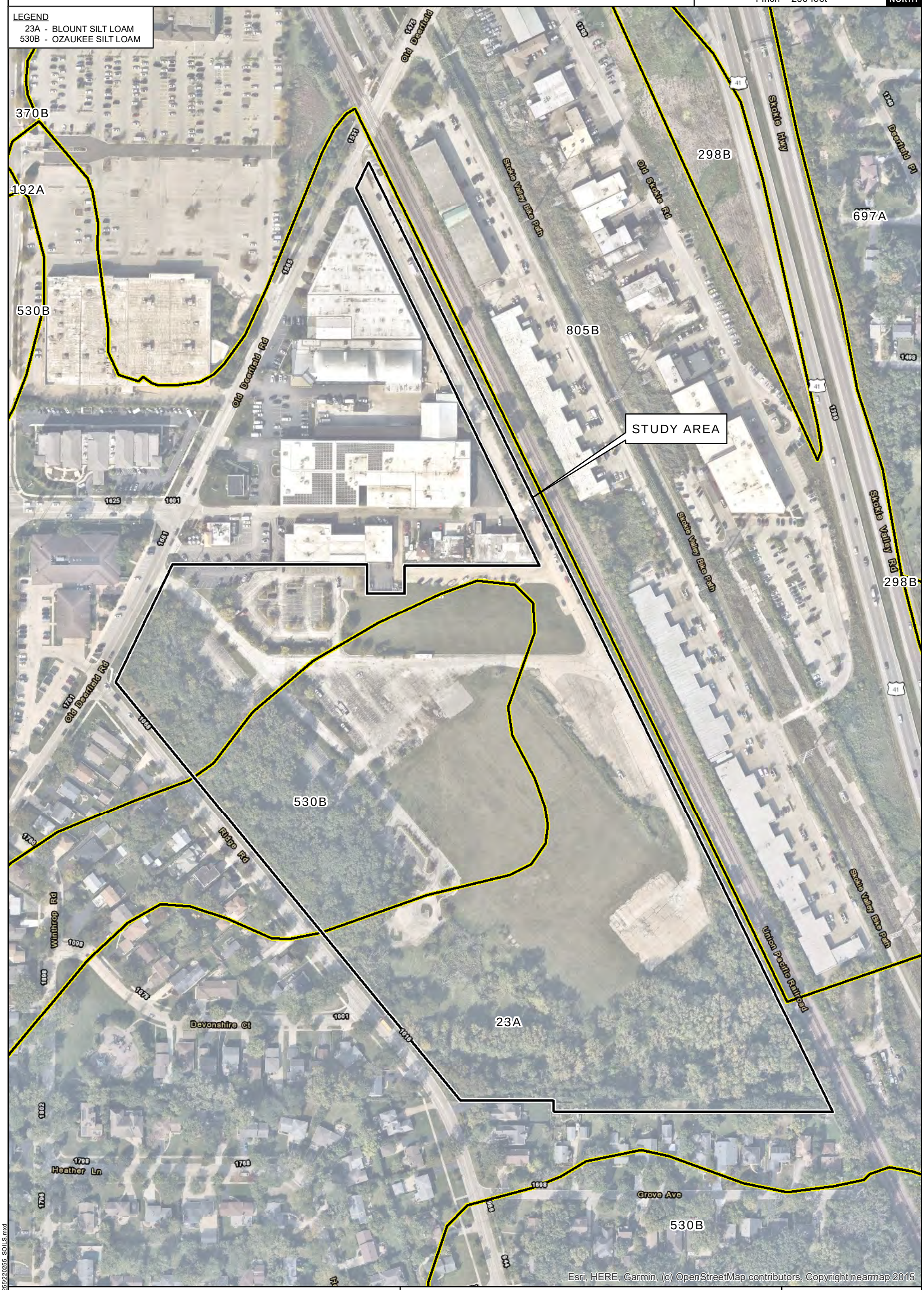
CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600,
Rosemont, Illinois 60018
(847)823-0500

DSGN.			SCALE:	1 "= 200 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	5/10/2022
FILE NAME:	220255_LCWI			

NOTE: TAKEN FROM THE SOIL SURVEY OF LAKE COUNTY, ILLINOIS(2013)

0 200 400 Feet
1 inch = 200 feet
NORTH

LEGEND
23A - BLOUNT SILT LOAM
530B - OZAUKEE SILT LOAM



CLIENT:
RED CUP LAND COMPANY, LLC.

TITLE:
SOIL SURVEY

CBBEL # 22-0255
DATE: 5/10/2022

EXH 5

CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600,
Rosemont, Illinois 60018
(847)823-0500

DSGN.			SCALE:	1 "= 200 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	5/10/2022
FILE NAME:	220255_SOILS			

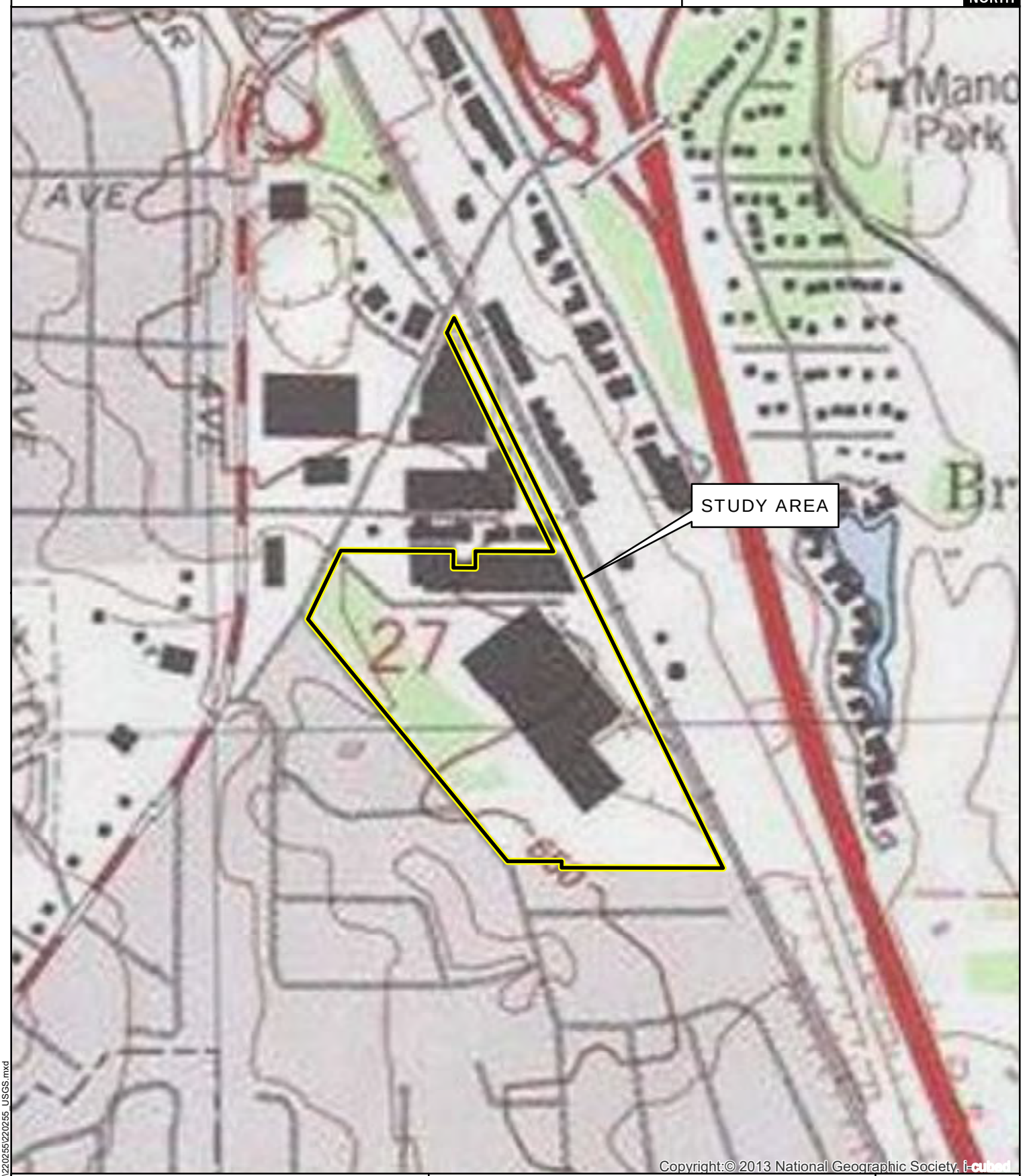
P:\RED CUP LAND COMPANY, LLC\220255\220255_SOILS.mxd

NOTE: TAKEN FROM THE UNITED STATES GEOLOGICAL SURVEY(USGS), HIGHLAND PARK QUADRANGLE(1993)

0 500 1,000 Feet

1 inch = 500 feet

NORTH



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CLIENT:

RED CUP LAND COMPANY, LLC.

TITLE:

UNITED STATES GEOLOGICAL SURVEY

CBBEL# 22-0255

DATE: 5/10/2022

CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600, Rosemont, Illinois 60018 (847)823-0500

DSGN.			SCALE:	1 "= 500 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	5/10/2022
FILE NAME:	220255_USGS			

EXH 5

P:\RED CUP LAND COMPANY, LLC\220255\220255_USGS.mxd

NOTE: TAKEN FROM THE FLOOD INSURANCE RATE MAP(FIRM), LAKE COUNTY AND INCORPORATED AREAS, ILLINOIS, MAP NUMBER 17097C0287K, EFFECTIVE DATE: SEPTEMBER 18, 2013

0 200 400 Feet

1 inch = 200 feet

NORTH

NO FLOODPLAIN MAPPED ON-SITE


STUDY AREA
Old Deerfield
Skokie Hwy
Deerfield Pl
Skokie Valley Bike Path
Old Skokie Rd
Old Deerfield Rd
Skokie Valley Rd
Union Pacific Railroad
Ridge Rd
Winthrop Rd
Devonshire Ct
Heather Ln
Grove Ave
41
1475
1338
1249
1498
1408
1331
1355
1625
1691
1701
1090
1798
1698
1768
1698
1698
1822
1798
1798
1698
1698
1698

NOTE: AERIAL PHOTOGRAPH TAKEN FROM NEARMAP, DATED: SEPTEMBER 30, 2021

0 200 400
Feet
1 inch = 200 feet

NORTH

Legend

- DRAINAGE DITCH
- INVESTIGATED AREA
- WETLAND

STUDY AREA

WETLAND 1
1A
1B
WETLAND 2
2A
2B
WETLAND 3
3A
3B
WETLAND 4
4A
4B
WETLAND 5
5A
5B
WETLAND 6
6A
6B
WETLAND 7
7A
7B
WETLAND 8
8A
8B
9A
9B
10A
10B
DRAINAGE DITCH 1
DRAINAGE DITCH 2
INVESTIGATED AREA

Old Deerfield Rd
Skokie Valley Bike Path
Skokie Hwy
Old Skokie Rd
Deerfield Pl
Skokie Valley Rd
Union Pacific Railroad
Ridge Rd
Winthrop Rd
Devonshire Ct
Heather Ln
Grove Ave

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CLIENT:
RED CUP LAND COMPANY, LLC.

TITLE:
APPROXIMATE WETLAND DELINEATION

CBBEL # 22-0255
DATE: 5/10/2022

EXH 7

CHRISTOPHER B. BURKE Engineering, Ltd.
9575 W. Higgins Road, Suite 600,
Rosemont, Illinois 60018
(847)823-0500

DSGN.			SCALE:	1 "= 200 '
DWN.	KEK		USER:	kkopija
CHKD.	JMA		PLOT DATE:	5/10/2022
FILE NAME:	220255_AWD			

APPENDIX B – FLORISTIC INVENTORIES

Wetland 1

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C (NATIVE SPECIES)	**1.14**	SPECIES RICHNESS(ALL)	16
MEAN C (ALL SPECIES)	0.50	SPECIES RICHNESS(NATIVE)	7
MEAN C (NATIVE TREES)	1.50	% NON-NATIVE	0.56
MEAN C (NATIVE SHRUBS)	0.00	WET INDICATOR(ALL)	-0.31
MEAN C (NATIVE HERBACEOUS)	1.00	WET INDICATOR(NATIVE)	-0.57
FQAI (NATIVE SPECIES)	**3.02**	% HYDROPHYTE(MIDWEST)	0.81
FQAI (ALL SPECIES)	2.00	% NATIVE PERENNIAL	0.44
ADJUSTED FQAI	7.56	% NATIVE ANNUAL	0.00
% C VALUE 0	0.69	% ANNUAL	0.00
% C VALUE 1-3	0.31	% PERENNIAL	0.94
% C VALUE 4-6	0.00		
% C VALUE 7-10	0.00		

SPECIES NAME (NWPL/ MOHLENBROCK)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
Agrostis gigantea	Black Bent	0	FACW	-1	Grass	Perennial	Adventive
Agrostis stolonifera	Spreading Bent	2	FACW	-1	Grass	Perennial	Native
Carex blanda	Eastern Woodland Sedge	1	FAC	0	Sedge	Perennial	Native
Cyperus esculentus	Chufa	0	FACW	-1	Sedge	Perennial	Native
Daucus carota	Queen Anne’s Lace	0	UPL	2	Forb	Biennial	Adventive
Geum canadense	White Avens	1	FAC	0	Forb	Perennial	Native
Glechoma hederacea	Groundivy	0	FACU	1	Forb	Perennial	Adventive
Lysimachia nummularia	Creeping-Jenny	0	FACW	-1	Forb	Perennial	Adventive
Phalaris arundinacea	Reed Canary Grass	0	FACW	-1	Grass	Perennial	Adventive
Poa pratensis	Kentucky Blue Grass	0	FAC	0	Grass	Perennial	Adventive
Populus deltoides	Eastern Cottonwood	0	FAC	0	Tree	Perennial	Native
Rhamnus cathartica	European Buckthorn	0	FAC	0	Shrub	Perennial	Adventive
Taraxacum officinale	Common Dandelion	0	FACU	1	Forb	Perennial	Adventive
Typha X glauca	Hybrid Cat-Tail	0	OBL	-2	Forb	Perennial	Adventive
Ulmus americana	American Elm	3	FACW	-1	Tree	Perennial	Native

Vitis riparia	River-Bank Grape	1	FACW	-1	Vine	Perennial	Native	

Wetland 2

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C(NATIVE SPECIES)	**1.71**	SPECIES RICHNESS (ALL)	8
MEAN C(ALL SPECIES)	1.50	SPECIES RICHNESS(NATIVE)	7
MEAN C(NATIVE TREES)	2.00	% NON-NATIVE	0.13
MEAN C(NATIVE SHRUBS)	0.00	WET INDICATOR(ALL)	-0.38
MEAN C(NATIVE HERBACEOUS)	1.00	WET INDICATOR(NATIVE)	-0.43
FQAI(NATIVE SPECIES)	**4.54**	% HYDROPHYTE(MIDWEST)	1.00
FQAI(ALL SPECIES)	4.24	% NATIVE PERENNIAL	0.88
ADJUSTED FQAI	16.04	% NATIVE ANNUAL	0.00
% C VALUE 0	0.38	% ANNUAL	0.00
% C VALUE 1-3	0.38	% PERENNIAL	1.00
% C VALUE 4-6	0.25		
% C VALUE 7-10	0.00		

SPECIES NAME (NWPL/ MOHLENBROCK)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
Acer negundo	Ash-Leaf Maple	0	FAC	0	Tree	Perennial	Native
Acer saccharinum	Silver Maple	1	FACW	-1	Tree	Perennial	Native
Carex blanda	Eastern Woodland Sedge	1	FAC	0	Sedge	Perennial	Native
Fraxinus pennsylvanica	Green Ash	4	FACW	-1	Tree	Perennial	Native
Geum canadense	White Avens	1	FAC	0	Forb	Perennial	Native
Populus deltoides	Eastern Cottonwood	0	FAC	0	Tree	Perennial	Native
Quercus bicolor	Swamp White Oak	5	FACW	-1	Tree	Perennial	Native
Rhamnus cathartica	European Buckthorn	0	FAC	0	Shrub	Perennial	Adventive

Wetland 3

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C(NATIVE SPECIES)	**2.38**	SPECIES RICHNESS(ALL)	10
MEAN C(ALL SPECIES)	1.90	SPECIES RICHNESS(NATIVE)	8
MEAN C(NATIVE TREES)	2.50	% NON-NATIVE	0.20
MEAN C(NATIVE SHRUBS)	0.00	WET INDICATOR(ALL)	-0.50
MEAN C(NATIVE HERBACEOUS)	2.67	WET INDICATOR(NATIVE)	-0.50
FQAI(NATIVE SPECIES)	**6.72**	% HYDROPHYTE(MIDWEST)	0.90
FQAI(ALL SPECIES)	6.01	% NATIVE PERENNIAL	0.80
ADJUSTED FQAI	21.24	% NATIVE ANNUAL	0.00
% C VALUE 0	0.30	% ANNUAL	0.00
% C VALUE 1-3	0.40	% PERENNIAL	1.00
% C VALUE 4-6	0.30		
% C VALUE 7-10	0.00		

SPECIES NAME (NWPL/ MOHLENBROCK)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
Acer saccharinum	Silver Maple	1	FACW	-1	Tree	Perennial	Native
Agrostis gigantea	Black Bent	0	FACW	-1	Grass	Perennial	Adventive
Carex vulpinoidea	Common Fox Sedge	2	FACW	-1	Sedge	Perennial	Native
Fraxinus pennsylvanica	Green Ash	4	FACW	-1	Tree	Perennial	Native
Geum canadense	White Avens	1	FAC	0	Forb	Perennial	Native
Populus deltoides	Eastern Cottonwood	0	FAC	0	Tree	Perennial	Native
Quercus bicolor	Swamp White Oak	5	FACW	-1	Tree	Perennial	Native
Rhamnus cathartica	European Buckthorn	0	FAC	0	Shrub	Perennial	Adventive
Trillium recurvatum	Bloody-Butcher	5	FACU	1	Forb	Perennial	Native
Vitis riparia	River-Bank Grape	1	FACW	-1	Vine	Perennial	Native

Wetland 4

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C(NATIVE SPECIES)	**1.25**	SPECIES RICHNESS(ALL)	6
MEAN C(ALL SPECIES)	0.83	SPECIES RICHNESS(NATIVE)	4
MEAN C(NATIVE TREES)	1.50	% NON-NATIVE	0.33
MEAN C(NATIVE SHRUBS)	0.00	WET INDICATOR(ALL)	-0.50
MEAN C(NATIVE HERBACEOUS)	1.00	WET INDICATOR(NATIVE)	-0.50
FQAI(NATIVE SPECIES)	**2.50**	% HYDROPHYTE(MIDWEST)	1.00
FQAI(ALL SPECIES)	2.04	% NATIVE PERENNIAL	0.67
ADJUSTED FQAI	10.21	% NATIVE ANNUAL	0.00
% C VALUE 0	0.50	% ANNUAL	0.00
% C VALUE 1-3	0.50	% PERENNIAL	1.00
% C VALUE 4-6	0.00		
% C VALUE 7-10	0.00		

SPECIES NAME (NWPL/ MOHLENBROCK)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
Geum canadense	White Avens	1	FAC	0	Forb	Perennial	Native
Lysimachia nummularia	Creeping-Jenny	0	FACW	-1	Forb	Perennial	Adventive
Populus deltoides	Eastern Cottonwood	0	FAC	0	Tree	Perennial	Native
Rhamnus cathartica	European Buckthorn	0	FAC	0	Shrub	Perennial	Adventive
Ulmus americana	American Elm	3	FACW	-1	Tree	Perennial	Native
Vitis riparia	River-Bank Grape	1	FACW	-1	Vine	Perennial	Native

Wetland 5

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C(NATIVE SPECIES)	**2.20**	SPECIES RICHNESS(ALL)	42
MEAN C(ALL SPECIES)	1.31	SPECIES RICHNESS(NATIVE)	25
MEAN C(NATIVE TREES)	2.17	% NON-NATIVE	0.40
MEAN C(NATIVE SHRUBS)	0.00	WET INDICATOR(ALL)	-0.33
MEAN C(NATIVE HERBACEOUS)	**2.28**	WET INDICATOR(NATIVE)	-0.44
FQAI(NATIVE SPECIES)	11.00	% HYDROPHYTE(MIDWEST)	0.74
FQAI(ALL SPECIES)	8.49	% NATIVE PERENNIAL	0.55
ADJUSTED FQAI	16.97	% NATIVE ANNUAL	0.05
% C VALUE 0	0.52	% ANNUAL	0.05
% C VALUE 1-3	0.29	% PERENNIAL	0.95
% C VALUE 4-6	0.19		
% C VALUE 7-10	0.00		

SPECIES NAME (NWPL/ MOHLENBROCK)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
Acer negundo	Ash-Leaf Maple	0	FAC	0	Tree	Perennial	Native
Acer saccharinum	Silver Maple	1	FACW	-1	Tree	Perennial	Native
Aegopodium podagraria	Bishop's Goutweed	0	FAC	0	Forb	Perennial	Adventive
Agrostis gigantea	Black Bent	0	FACW	-1	Grass	Perennial	Adventive
Agrostis stolonifera	Spreading Bent	2	FACW	-1	Grass	Perennial	Native
Allium schoenoprasum	Wild Chives	0	FAC	0	Forb	Perennial	Adventive
Bromus inermis	Smooth Brome	0	FACU	1	Grass	Perennial	Adventive
Carex blanda	Eastern Woodland Sedge	1	FAC	0	Sedge	Perennial	Native
Carex vulpinoidea	Common Fox Sedge	2	FACW	-1	Sedge	Perennial	Native
Cyperus esculentus	Chufa	0	FACW	-1	Sedge	Perennial	Native
Eleocharis palustris	Common Spike-Rush	1	OBL	-2	Sedge	Perennial	Native
Euthamia graminifolia	Flat-Top Goldentop	4	FACW	-1	Forb	Perennial	Native
Ficaria verna	Lesser Celandine	0	FAC	0	Forb	Perennial	Adventive
Fraxinus pennsylvanica	Green Ash	4	FACW	-1	Tree	Perennial	Native
Galium aparine	Sticky-Willy	0	FACU	1	Forb	Annual	Native

Geum canadense	White Avens	1	FAC	0	Forb	Perennial	Native
Glechoma hederacea	Groundivy	0	FACU	1	Forb	Perennial	Adventive
Impatiens capensis	Spotted Touch-Me-Not	3	FACW	-1	Forb	Annual	Native
Lysimachia nummularia	Creeping-Jenny	0	FACW	-1	Forb	Perennial	Adventive
Lythrum salicaria	Purple Loosestrife	0	OBL	-2	Forb	Perennial	Adventive
Phalaris arundinacea	Reed Canary Grass	0	FACW	-1	Grass	Perennial	Adventive
Phlox divaricata	Wild Blue Phlox	5	FACU	1	Forb	Perennial	Native
Phragmites australis ssp. australis	Common Reed	0	FACW	-1	Grass	Perennial	Adventive
Plantago major	Great Plantain	0	FAC	0	Forb	Perennial	Adventive
Poa pratensis	Kentucky Blue Grass	0	FAC	0	Grass	Perennial	Adventive
Populus deltoides	Eastern Cottonwood	0	FAC	0	Tree	Perennial	Native
Quercus bicolor	Swamp White Oak	5	FACW	-1	Tree	Perennial	Native
Reynoutria japonica	Japanese-Knotweed	0	FACU	1	Shrub	Perennial	Adventive
Rhamnus cathartica	European Buckthorn	0	FAC	0	Shrub	Perennial	Adventive
Schoenoplectus fluviatilis	River Club-Rush	4	OBL	-2	Sedge	Perennial	Native
Scirpus atrovirens	Dark-Green Bulrush	4	OBL	-2	Sedge	Perennial	Native
Solidago altissima	Tall Goldenrod	1	FACU	1	Forb	Perennial	Native
Solidago canadensis	Canadian Goldenrod	1	FACU	1	Forb	Perennial	Native
Spartina pectinata	Freshwater Cord Grass	4	FACW	-1	Grass	Perennial	Native
Symphyotrichum lanceolatum	White Panicled American-Aster	3	FAC	0	Forb	Perennial	Native
Symphyotrichum pilosum	White Oldfield American-Aster	0	FACU	1	Forb	Perennial	Native
Taraxacum officinale	Common Dandelion	0	FACU	1	Forb	Perennial	Adventive
Trifolium hybridum	Alsike Clover	0	FACU	1	Forb	Perennial	Adventive

Trillium recurvatum	Bloody-Butcher	5	FACU	1	Forb	Perennial	Native	
Typha angustifolia	Narrow-Leaf Cat-Tail	0	OBL	-2	Forb	Perennial	Adventive	
Ulmus americana	American Elm	3	FACW	-1	Tree	Perennial	Native	
Vitis riparia	River-Bank Grape	1	FACW	-1	Vine	Perennial	Native	

Wetland 6

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C(NATIVE SPECIES)	**0.75**	SPECIES RICHNESS(ALL)	9
MEAN C(ALL SPECIES)	0.33	SPECIES RICHNESS(NATIVE)	4
MEAN C(NATIVE TREES)	0.00	% NON-NATIVE	0.56
MEAN C(NATIVE SHRUBS)	0.00	WET INDICATOR(ALL)	-0.22
MEAN C(NATIVE HERBACEOUS)	2.00	WET INDICATOR(NATIVE)	-0.50
FQAI(NATIVE SPECIES)	**1.50**	% HYDROPHYTE(MIDWEST)	0.89
FQAI(ALL SPECIES)	1.00	% NATIVE PERENNIAL	0.44
ADJUSTED FQAI	5.00	% NATIVE ANNUAL	0.00
% C VALUE 0	0.78	% ANNUAL	0.00
% C VALUE 1-3	0.22	% PERENNIAL	1.00
% C VALUE 4-6	0.00		
% C VALUE 7-10	0.00		

SPECIES NAME (NWPL/ MOHLENBROCK)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
Acer negundo	Ash-Leaf Maple	0	FAC	0	Tree	Perennial	Native
Agrostis stolonifera	Spreading Bent	2	FACW	-1	Grass	Perennial	Native
Allium schoenoprasum	Wild Chives	0	FAC	0	Forb	Perennial	Adventive
Ficaria verna	Lesser Celandine	0	FAC	0	Forb	Perennial	Adventive
Glechoma hederacea	Groundivy	0	FACU	1	Forb	Perennial	Adventive
Lysimachia nummularia	Creeping-Jenny	0	FACW	-1	Forb	Perennial	Adventive
Populus deltoides	Eastern Cottonwood	0	FAC	0	Tree	Perennial	Native
Rhamnus cathartica	European Buckthorn	0	FAC	0	Shrub	Perennial	Adventive
Vitis riparia	River-Bank Grape	1	FACW	-1	Vine	Perennial	Native

Wetland 7

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C(NATIVE SPECIES)	**1.64**	SPECIES RICHNESS(ALL)	21
MEAN C(ALL SPECIES)	0.86	SPECIES RICHNESS(NATIVE)	11
MEAN C(NATIVE TREES)	1.60	% NON-NATIVE	0.48
MEAN C(NATIVE SHRUBS)	0.00	WET INDICATOR(ALL)	-0.48
MEAN C(NATIVE HERBACEOUS)	1.80	WET INDICATOR(NATIVE)	-0.55
FQAI(NATIVE SPECIES)	**5.43**	% HYDROPHYTE(MIDWEST)	0.95
FQAI(ALL SPECIES)	3.93	% NATIVE PERENNIAL	0.52
ADJUSTED FQAI	11.84	% NATIVE ANNUAL	0.00
% C VALUE 0	0.57	% ANNUAL	0.00
% C VALUE 1-3	0.38	% PERENNIAL	1.00
% C VALUE 4-6	0.05		
% C VALUE 7-10	0.00		

SPECIES NAME (NWPL/ MOHLENBROCK)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
Acer negundo	Ash-Leaf Maple	0	FAC	0	Tree	Perennial	Native
Acer saccharinum	Silver Maple	1	FACW	-1	Tree	Perennial	Native
Aegopodium podagraria	Bishop's Goutweed	0	FAC	0	Forb	Perennial	Adventive
Agrostis gigantea	Black Bent	0	FACW	-1	Grass	Perennial	Adventive
Agrostis stolonifera	Spreading Bent	2	FACW	-1	Grass	Perennial	Native
Allium schoenoprasum	Wild Chives	0	FAC	0	Forb	Perennial	Adventive
Carex blanda	Eastern Woodland Sedge	1	FAC	0	Sedge	Perennial	Native
Carex vulpinoidea	Common Fox Sedge	2	FACW	-1	Sedge	Perennial	Native
Ficaria verna	Lesser Celandine	0	FAC	0	Forb	Perennial	Adventive
Fraxinus pennsylvanica	Green Ash	4	FACW	-1	Tree	Perennial	Native
Geum canadense	White Avens	1	FAC	0	Forb	Perennial	Native
Glechoma hederacea	Groundivy	0	FACU	1	Forb	Perennial	Adventive
Lysimachia nummularia	Creeping-Jenny	0	FACW	-1	Forb	Perennial	Adventive
Phalaris arundinacea	Reed Canary Grass	0	FACW	-1	Grass	Perennial	Adventive
Poa pratensis	Kentucky Blue Grass	0	FAC	0	Grass	Perennial	Adventive

Populus deltoides	Eastern Cottonwood	0	FAC	0	Tree	Perennial	Native
Rhamnus cathartica	European Buckthorn	0	FAC	0	Shrub	Perennial	Adventive
Typha angustifolia	Narrow-Leaf Cat-Tail	0	OBL	-2	Forb	Perennial	Adventive
Ulmus americana	American Elm	3	FACW	-1	Tree	Perennial	Native
Viola sororia	Hooded Blue Violet	3	FAC	0	Forb	Perennial	Native
Vitis riparia	River-Bank Grape	1	FACW	-1	Vine	Perennial	Native

Wetland 8

CONSERVATISM-BASED METRICS		ADDITIONAL METRICS	
MEAN C(NATIVE SPECIES)	**1.38**	SPECIES RICHNESS(ALL)	15
MEAN C(ALL SPECIES)	0.73	SPECIES RICHNESS(NATIVE)	8
MEAN C(NATIVE TREES)	1.60	% NON-NATIVE	0.47
MEAN C(NATIVE SHRUBS)	0.00	WET INDICATOR(ALL)	-0.33
MEAN C(NATIVE HERBACEOUS)	1.00	WET INDICATOR(NATIVE)	-0.50
FQAI(NATIVE SPECIES)	**3.89**	% HYDROPHYTE(MIDWEST)	0.93
FQAI(ALL SPECIES)	2.84	% NATIVE PERENNIAL	0.53
ADJUSTED FQAI	10.04	% NATIVE ANNUAL	0.00
% C VALUE 0	0.60	% ANNUAL	0.00
% C VALUE 1-3	0.33	% PERENNIAL	1.00
% C VALUE 4-6	0.07		
% C VALUE 7-10	0.00		

SPECIES NAME (NWPL/ MOHLENBROCK)	COMMON NAME	C VALUE	MIDWEST WET INDICATOR	WET INDICATOR (NUMERIC)	HABIT	DURATION	NATIVITY
Acer negundo	Ash-Leaf Maple	0	FAC	0	Tree	Perennial	Native
Acer saccharinum	Silver Maple	1	FACW	-1	Tree	Perennial	Native
Aegopodium podagraria	Bishop's Goutweed	0	FAC	0	Forb	Perennial	Adventive
Allium schoenoprasum	Wild Chives	0	FAC	0	Forb	Perennial	Adventive
Carex blanda	Eastern Woodland Sedge	1	FAC	0	Sedge	Perennial	Native
Ficaria verna	Lesser Celandine	0	FAC	0	Forb	Perennial	Adventive
Fraxinus pennsylvanica	Green Ash	4	FACW	-1	Tree	Perennial	Native
Geum canadense	White Avens	1	FAC	0	Forb	Perennial	Native
Glechoma hederacea	Groundivy	0	FACU	1	Forb	Perennial	Adventive
Lysimachia nummularia	Creeping-Jenny	0	FACW	-1	Forb	Perennial	Adventive
Phalaris arundinacea	Reed Canary Grass	0	FACW	-1	Grass	Perennial	Adventive
Populus deltoides	Eastern Cottonwood	0	FAC	0	Tree	Perennial	Native
Rhamnus cathartica	European Buckthorn	0	FAC	0	Shrub	Perennial	Adventive
Ulmus americana	American Elm	3	FACW	-1	Tree	Perennial	Native
Vitis riparia	River-Bank Grape	1	FACW	-1	Vine	Perennial	Native

APPENDIX C – SITE PHOTOGRAPHS



Photo 1: Drainage Ditch 1, facing northwest



Photo 2: Drainage Ditch 2, facing north



Photo 3: Wetland 1, facing north



Photo 4: Wetland 2, facing southwest



Photo 5: Wetland 3, facing southwest



Photo 6: Wetland 4, facing northwest

Christopher B. Burke Engineering, Ltd.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
847-823-0500

CLIENT: Red Cup Land Company, LLC.	PROJECT NO: 220255	05/05/2022
REPRESENTATIVE PHOTOGRAPHS		EXHIBIT: RP



Photo 7: Wetland 5, near data point 5A, facing northeast



Photo 8: Wetland 5, facing north



Photo 9: Wetland 5, near data point 9A, facing east



Photo 10: Wetland 6, facing east



Photo 11: Wetland 7, near data point 7A, facing south



Photo 12: Wetland 8, facing south

Christopher B. Burke Engineering, Ltd.
9575 W. Higgins Road, Suite 600
Rosemont, Illinois 60018
847-823-0500

CLIENT: Red Cup Land Company, LLC.	PROJECT NO: 220255	05/05/2022
REPRESENTATIVE PHOTOGRAPHS		EXHIBIT: RP

APPENDIX D – DATA FORMS

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 1A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 0% Lat: 42°10'25.04"N Long: 87°49'17.10"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes X No

Hydric Soil Present? Yes X No

Wetland Hydrology Present? Yes X No

Is the Sampled Area within a Wetland? **Yes** X **No**

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	55	Yes	FAC
2.			
3.			
4.			
5.			
	55 =Total Cover		
Herb Stratum (Plot size:)			
1. *Phalaris arundinacea*	35	Yes	FACW
2. *Typha X glauca*	20	Yes	OBL
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	55 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	20	x 1 =	20
FACW species	35	x 2 =	70
FAC species	55	x 3 =	165
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	110 (A)		255 (B)
Prevalence Index = B/A =			2.32

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

Many sparsely vegetated surfaces due to repeated inundation; periphery of wetland is rhamnus cathartica, center is emergents

SOIL

Sampling Point: 1A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-21	10YR 2/1						Loamy/Clayey	Saturated and blocky silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ___	Depth (inches): 1		
Water Table Present?	Yes ___	No ___	Depth (inches): ___		
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___	**Wetland Hydrology Present?**	**Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Shallow ponding with some sparsely vegetated areas; 1-3" ponding

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 1B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none): Convex

Slope (%): 0% Lat: 42°10'24.64"N Long: 87°49'17.62"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	70	Yes	FAC
2.			
3.			
4.			
5.			
	70 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	70	x 3 =	210
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	70 (A)		210 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)
Primarily scrub-shrub with bare earth

SOIL

Sampling Point: 1B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 4/2						Loamy/Clayey	Friable silt loam
7-12	10YR 5/3						Loamy/Clayey	Dry, blocky, silty clay
12-21	10YR 4/4						Loamy/Clayey	Firm, blocky clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ 2 cm Muck (A10)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ 5 cm Mucky Peat or Peat (S3)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ Coast Prairie Redox (A16)
___ Iron-Manganese Masses (F12)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (F22)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9)
___ Aquatic Fauna (B13)
___ True Aquatic Plants (B14)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres on Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

___ Surface Soil Cracks (B6)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Stunted or Stressed Plants (D1)
___ Geomorphic Position (D2)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___
Water Table Present? Yes ___ No X Depth (inches): ___
Saturation Present? Yes ___ No X Depth (inches): ___
(includes capillary fringe)

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Little to no herbaceous ground cover, rather dense stands of rhamnus cathartica, no saturation present.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 2A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 0% Lat: 42°10'22.33"N Long: 87°49'15.34"W Datum:

Soil Map Unit Name: Ozaukee silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	30	Yes	FAC
2.			
3.			
4.			
5.			
	30	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	50	Yes	FAC
2.			
3.			
4.			
5.			
	50	=Total Cover	
Herb Stratum (Plot size:)			
1. *Geum canadense*	30	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	30	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	110	x 3 =	330
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	110 (A)		330 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 2A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-21	10YR 2/1	100					Loamy/Clayey	Saturated, silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	X	No	___	Depth (inches): 1
Water Table Present?	Yes	___	No	___	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes	X	No	___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Shallow ponding throughout and 0-3" water

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 2B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none):

Slope (%): 2% Lat: 42°10'22.61"N Long: 87°49'14.83"W Datum:

Soil Map Unit Name: Ozaukee silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	80	Yes	FAC
2.			
3.			
4.			
5.			
	80 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	80	x 3 =	240
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	80 (A)		240 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)
Dense buckthorn stands

SOIL

Sampling Point: 2B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 4/3	100					Loamy/Clayey	Dry silt loam
6-11	10YR 5/3	100					Loamy/Clayey	Friable silt loam
11-22	10YR 4/4	100					Loamy/Clayey	Blocky, silty clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dense stands of buckthorn with little herbaceous cover

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 3A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 2% Lat: 42°10'21.11"N Long: 87°49'13.49"W Datum:

Soil Map Unit Name: Ozaukee silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	15	Yes	FAC
2. *Quercus bicolor*	15	Yes	FACW
3.			
4.			
5.			
	30	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	60	Yes	FAC
2.			
3.			
4.			
5.			
	60	=Total Cover	
Herb Stratum (Plot size:)			
1. *Geum canadense*	40	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	40	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	15	x 2 =	30
FAC species	115	x 3 =	345
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	130 (A)		375 (B)

Prevalence Index = B/A = 2.88

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 3A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 2/1	80	10YR 4/1	20	D	M	Loamy/Clayey	Silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ___	Depth (inches): 2		
Water Table Present?	Yes ___	No ___	Depth (inches): ___		
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___	**Wetland Hydrology Present?**	**Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

1-4" shallow ponding

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 3B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none): Convex

Slope (%): 4% Lat: 42°10'21.82"N Long: 87°49'14.05"W Datum:

Soil Map Unit Name: Ozaukee silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	75	Yes	FAC
2.			
3.			
4.			
5.			
	75 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	75	x 3 =	225
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	75 (A)		225 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 3B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-4	10YR 4/2	100					Loamy/Clayey	Silt loam
4-10	10YR 5/3	100					Loamy/Clayey	Dry silt loam
10-18	10YR 4/4	100					Loamy/Clayey	Silty clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 4A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 0% Lat: 42°10'19.33"N Long: 87°49'10.74"W Datum:

Soil Map Unit Name: Ozaukee silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	40	Yes	FAC
2.			
3.			
4.			
5.			
	40 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	40	x 3 =	120
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	40 (A)		120 (B)
Prevalence Index = B/A =			3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)
Sparsely vegetated

SOIL

Sampling Point: 4A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-20	10YR 2/1	100					Loamy/Clayey	Saturated silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	X	No	___	Depth (inches): 1
Water Table Present?	Yes	___	No	___	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes	X	No	___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 4B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none): Convex

Slope (%): 5% Lat: 42°10'19.44"N Long: 87°49'10.38"W Datum:

Soil Map Unit Name: Ozaukee silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	45	Yes	FAC
2.			
3.			
4.			
5.			
	45 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	45	x 3 =	135
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	45 (A)		135 (B)
Prevalence Index = B/A =			3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 4B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 6/3	100					Loamy/Clayey	Friable, fine silt loam
5-12	10YR 5/3	100					Loamy/Clayey	Silt loam
12-18	10YR 4/4	100					Loamy/Clayey	Silty clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 5A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none):

Slope (%): 0% Lat: 42°10'17.48"N Long: 87°49'10.54"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size:)			
1. *Agrostis stolonifera*	70	Yes	FACW
2. *Agrostis alba*	25	Yes	FACW
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	95 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	95	x 2 =	190
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	95 (A)		190 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 5A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 2/1	95	5YR 3/2	5	C	M	Loamy/Clayey	Faint redox features

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- ___ Water Marks (B1)
- X Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ___	Depth (inches): 2
Water Table Present?	Yes ___	No ___	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 5B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none):

Slope (%): 4% Lat: 42°10'17.28"N Long: 87°49'10.77"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes	No X	**Is the Sampled Area within a Wetland?** **Yes** **No X**
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size:)			
1. *Poa pratensis*	60	Yes	FAC
2. *Taraxacum officinale*	20	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	80	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 50.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	60	x 3 =	180
FACU species	20	x 4 =	80
UPL species	0	x 5 =	0
Column Totals:	80 (A)		260 (B)

Prevalence Index = B/A = 3.25

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** **No X**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 5B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 5/2	100					Loamy/Clayey	Dry silt loam with some rock
8-17	10YR 4/4	100					Loamy/Clayey	Blocky, silty clay with rocks

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Little to no herbaceous ground cover, rather dense stands of rhamnus cathartica, no saturation present.

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 6A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none):

Slope (%): 0% Lat: 42°10'15.29"N Long: 87°49'5.71"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	20	Yes	FAC
2.			
3.			
4.			
5.			
	20	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	55	Yes	FAC
2.			
3.			
4.			
5.			
	55	=Total Cover	
Herb Stratum (Plot size:)			
1. *Ficaria verna*	60	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	60	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	135	x 3 =	405
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	135 (A)		405 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 6A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-17	10YR 2/1	100					Loamy/Clayey	Saturated, blocky, silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.

[2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes	X	No	___	Depth (inches): 1
Water Table Present?	Yes	___	No	___	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes	X	No	___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Buttressed roots

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 6B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none):

Slope (%): 2% Lat: 42°10'15.24"N Long: 87°49'6.11"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	65	Yes	FAC
2.			
3.			
4.			
5.			
	65 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	65	x 3 =	195
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	65 (A)		195 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)
Rhamnus cathartica and dry, bare earth

SOIL

Sampling Point: 6B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 4/2	100					Loamy/Clayey	Silt loam
5-13	10YR 5/2	100					Loamy/Clayey	Blocky, dry, silty clay
13-18	10YR 5/3	100					Loamy/Clayey	Blocky, silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Dense stands of rhamnus cathartica and many dry, bare earth spots

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 7A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 0% Lat: 42°10'15.42"N Long: 87°49'2.51"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	25	Yes	FAC
2. *Acer saccharinum*	20	Yes	FACW
3.			
4.			
5.			
	45	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	40	Yes	FAC
2.			
3.			
4.			
5.			
	40	=Total Cover	
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
		=Total Cover	
Woody Vine Stratum (Plot size:)			
1. *Vitis riparia*	15	Yes	FACW
2.			
	15	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 4 (A)

Total Number of Dominant Species Across All Strata: 4 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	35	x 2 =	70
FAC species	65	x 3 =	195
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		265 (B)

Prevalence Index = B/A = 2.65

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 7A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-18	10YR 2/1	90	5yr 3/2	10	C	M	Loamy/Clayey	Redox features scattered

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- X Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ___	Depth (inches): 3
Water Table Present?	Yes ___	No ___	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Buttressed roots

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 7B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none): Convex

Slope (%): 3% Lat: 42°10'15.18"N Long: 87°49'2.37"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	25	Yes	FAC
2.			
3.			
4.			
5.			
	25 =Total Cover		
Herb Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	=Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	25	x 3 =	75
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	25 (A)		75 (B)
Prevalence Index = B/A =			3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)
Rhamnus cathartic and bare earth

SOIL

Sampling Point: 7B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-6	10YR 4/2	100					Loamy/Clayey	Dry silt loam with mixed gravel
6-10	10YR 5/2	100					Loamy/Clayey	Silty clay
10-18	10YR 4/4	100					Loamy/Clayey	Firm clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Primarily bare earth with sparse vegetation and dead ash trees, soil is dry on convex surface

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 8A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 2% Lat: 42°10'16.24"N Long: 87°49'0.89"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Populus deltoides*	25	Yes	FAC
2.			
3.			
4.			
5.			
	25	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	60	Yes	FAC
2.			
3.			
4.			
5.			
	60	=Total Cover	
Herb Stratum (Plot size:)			
1. *Ficaria verna*	70	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	70	=Total Cover	
Woody Vine Stratum (Plot size:)			
1.			
2.			
		=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 3 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	155	x 3 =	465
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	155 (A)		465 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 8A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-21	10YR 2/1	100					Loamy/Clayey	Subangular blocky, firm silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ___	Depth (inches): 2
Water Table Present?	Yes ___	No ___	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Buttressed roots and shallow ponding

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 8B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none): Convex

Slope (%): 8% Lat: 42°10'16.13"N Long: 87°49'1.50"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** Yes No X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	45	Yes	FAC
2.			
3.			
4.			
5.			
	45 =Total Cover		
Herb Stratum (Plot size:)			
1. *Aegopodium podagraria*	90	Yes	FAC
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	90 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 2 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	135	x 3 =	405
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	135 (A)		405 (B)

Prevalence Index = B/A = 3.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes X No

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 8B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-7	10YR 6/2	100					Loamy/Clayey	Dry, friable silt loam with many rocks
7-14	10YR 5/2	100					Loamy/Clayey	Silty clay with friable structure and rocks
14-22	10YR 4/4	100					Loamy/Clayey	Subangular blocky clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Very rocky soil

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 9A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): embankment of inundated channel Local relief (concave, convex, none): Concave

Slope (%): 0% Lat: 42°10'15.76"N Long: 87°49'7.27"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1. *Acer saccharinum*	20	Yes	FACW
2. *Populus deltoides*	20	Yes	FAC
3.			
4.			
5.			
	40	=Total Cover	
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	35	Yes	FAC
2.			
3.			
4.			
5.			
	35	=Total Cover	
Herb Stratum (Plot size:)			
1. *Ficaria verna*	40	Yes	FAC
2. *Allium schoenoprasum*	35	Yes	FAC
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	75	=Total Cover	
Woody Vine Stratum (Plot size:)			
1. *Vitis riparia*	20	Yes	FACW
2.			
	20	=Total Cover	

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 6 (A)

Total Number of Dominant Species Across All Strata: 6 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	40	x 2 =	80
FAC species	130	x 3 =	390
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	170 (A)		470 (B)

Prevalence Index = B/A = 2.76

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 9A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 2/1	80	10yr 4/1	20			Loamy/Clayey	Subangular blocky mix of silty clay loam
10-19	10YR 3/1	100					Loamy/Clayey	Firm, blocky, silty clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- X Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- X Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- X Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- X Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes X	No ___	Depth (inches): 2		
Water Table Present?	Yes ___	No ___	Depth (inches): ___		
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___	**Wetland Hydrology Present?**	**Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Buttressed roots, water marks, and shallow flowing water

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 9B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none): Convex

Slope (%): 10% Lat: 42°10'15.95"N Long: 87°49'7.40"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1. *Rhamnus cathartica*	30	Yes	FAC
2.			
3.			
4.			
5.			
	30 =Total Cover		
Herb Stratum (Plot size:)			
1. *Poa pratensis*	70	Yes	FAC
2. *Taraxacum officinale*	30	Yes	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 2 (A)

Total Number of Dominant Species Across All Strata: 3 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 66.7% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	100	x 3 =	300
FACU species	30	x 4 =	120
UPL species	0	x 5 =	0
Column Totals:	130 (A)		420 (B)
Prevalence Index = B/A =			3.23

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 9B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-5	10YR 4/2	100					Loamy/Clayey	Granular structure, silt loam
5-13	10YR 5/3	100					Loamy/Clayey	Dry silt loam, weak structure
13-19	10YR 4/4	100					Loamy/Clayey	Blocky, firm, silty clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___

Water Table Present? Yes ___ No X Depth (inches): ___

Saturation Present? (includes capillary fringe) Yes ___ No X Depth (inches): ___

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 10A

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Depressional area Local relief (concave, convex, none): Concave

Slope (%): 0% Lat: 42°10'18.31"N Long: 87°49'8.77"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** X **No**
Hydric Soil Present?	Yes X	No	
Wetland Hydrology Present?	Yes X	No	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size:)			
1. *Phragmites australis*	100	Yes	FACW
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	100	x 2 =	200
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	0	x 5 =	0
Column Totals:	100 (A)		200 (B)

Prevalence Index = B/A = 2.00

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- X 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 10A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-13	10YR 2/1	100					Loamy/Clayey	Saturated silty clay loam
13-20	10YR 2/1	85	2.5Y 5/1	15	D	M	Loamy/Clayey	Redox features, silty clay loam

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- X Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:

This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- X Saturation (A3)
- X Water Marks (B1)
- X Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- X Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes X	No ___	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Midwest Region

Project/Site: Solo Cup Factory/1700 Old Deerfield Road City/County: Highland Park/Lake Sampling Date: 05/05/2022

Applicant/Owner: Red Cup Land Company, LLC. State: IL Sampling Point: 10B

Investigator(s): Jedd Anderson and Adam Janicki Section, Township, Range: S27, T43N, R12E

Landform (hillside, terrace, etc.): Upland buffer Local relief (concave, convex, none):

Slope (%): 2% Lat: 42°10'18.52"N Long: 87°49'8.67"W Datum:

Soil Map Unit Name: Blount silt loam NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)

Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No

Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes X	No	**Is the Sampled Area within a Wetland?** **Yes** **No** X
Hydric Soil Present?	Yes	No X	
Wetland Hydrology Present?	Yes	No X	

Remarks:

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size:)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size:)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size:)			
1. *Poa pratensis*	85	Yes	FAC
2. *Taraxacum officinale*	15	No	FACU
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 =Total Cover		
Woody Vine Stratum (Plot size:)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 1 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	85	x 3 =	255
FACU species	15	x 4 =	60
UPL species	0	x 5 =	0
Column Totals:	100 (A)		315 (B)

Prevalence Index = B/A = 3.15

Hydrophytic Vegetation Indicators:

- 1 - Rapid Test for Hydrophytic Vegetation
- X 2 - Dominance Test is >50%
- 3 - Prevalence Index is ≤3.0[1]
- 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
- Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? **Yes** X **No**

Remarks: (Include photo numbers here or on a separate sheet.)

SOIL

Sampling Point: 10B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-14	10YR 5/2	100					Loamy/Clayey	Dry silt loam
14-20	10YR 4/3	100					Loamy/Clayey	Friable, blocky silty clay

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

___ Histosol (A1)
___ Histic Epipedon (A2)
___ Black Histic (A3)
___ Hydrogen Sulfide (A4)
___ Stratified Layers (A5)
___ 2 cm Muck (A10)
___ Depleted Below Dark Surface (A11)
___ Thick Dark Surface (A12)
___ Sandy Mucky Mineral (S1)
___ 5 cm Mucky Peat or Peat (S3)
___ Sandy Gleyed Matrix (S4)
___ Sandy Redox (S5)
___ Stripped Matrix (S6)
___ Dark Surface (S7)
___ Loamy Mucky Mineral (F1)
___ Loamy Gleyed Matrix (F2)
___ Depleted Matrix (F3)
___ Redox Dark Surface (F6)
___ Depleted Dark Surface (F7)
___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

___ Coast Prairie Redox (A16)
___ Iron-Manganese Masses (F12)
___ Red Parent Material (F21)
___ Very Shallow Dark Surface (F22)
___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____
Depth (inches): _____

Hydric Soil Present? **Yes** ___ **No** X

Remarks:
This data form is revised from Midwest Regional Supplement Version 2.0 to include the NRCS Field Indicators of Hydric Soils, Version 7.0, 2015 Errata. (http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/nrcs142p2_051293.docx)

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

___ Surface Water (A1)
___ High Water Table (A2)
___ Saturation (A3)
___ Water Marks (B1)
___ Sediment Deposits (B2)
___ Drift Deposits (B3)
___ Algal Mat or Crust (B4)
___ Iron Deposits (B5)
___ Inundation Visible on Aerial Imagery (B7)
___ Sparsely Vegetated Concave Surface (B8)
___ Water-Stained Leaves (B9)
___ Aquatic Fauna (B13)
___ True Aquatic Plants (B14)
___ Hydrogen Sulfide Odor (C1)
___ Oxidized Rhizospheres on Living Roots (C3)
___ Presence of Reduced Iron (C4)
___ Recent Iron Reduction in Tilled Soils (C6)
___ Thin Muck Surface (C7)
___ Gauge or Well Data (D9)
___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

___ Surface Soil Cracks (B6)
___ Drainage Patterns (B10)
___ Dry-Season Water Table (C2)
___ Crayfish Burrows (C8)
___ Saturation Visible on Aerial Imagery (C9)
___ Stunted or Stressed Plants (D1)
___ Geomorphic Position (D2)
___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present? Yes ___ No X Depth (inches): ___
Water Table Present? Yes ___ No X Depth (inches): ___
Saturation Present? Yes ___ No X Depth (inches): ___
(includes capillary fringe)

Wetland Hydrology Present? **Yes** ___ **No** X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Chicago Ecological Service Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800

In Reply Refer To: 02/06/2025 16:36:37 UTC
Project Code: 2025-0052823
Project Name: Habitat - Highland Park Townhomes

Subject: List of threatened and endangered species that may occur in your proposed project location or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed, and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

Additionally, please note that on March 23, 2022, the Service published a proposal to reclassify the northern long-eared bat (NLEB) as endangered under the Endangered Species Act. The U.S. District Court for the District of Columbia has ordered the Service to complete a new final listing

determination for the NLEB by November 2022 (Case 1:15-cv-00477, March 1, 2021). The bat, currently listed as threatened, faces extinction due to the range-wide impacts of white-nose syndrome (WNS), a deadly fungal disease affecting cave-dwelling bats across the continent. The proposed reclassification, if finalized, would remove the current 4(d) rule for the NLEB, as these rules may be applied only to threatened species. Depending on the type of effects a project has on NLEB, the change in the species' status may trigger the need to re-initiate consultation for any actions that are not completed and for which the Federal action agency retains discretion once the new listing determination becomes effective (anticipated to occur by December 30, 2022). If your project may result in incidental take of NLEB after the new listing goes into effect this will first need to addressed in an updated consultation that includes an Incidental Take Statement. If your project may require re-initiation of consultation, please contact our office for additional guidance.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

https://www.fws.gov/sites/default/files/documents/endangered-species-consultation-handbook.pdf

Migratory Birds: In addition to responsibilities to protect threatened and endangered species under the Endangered Species Act (ESA), there are additional responsibilities under the Migratory Bird Treaty Act (MBTA) and the Bald and Golden Eagle Protection Act (BGEPA) to protect native birds from project-related impacts. Any activity, intentional or unintentional, resulting in take of migratory birds, including eagles, is prohibited unless otherwise permitted by the U.S. Fish and Wildlife Service (50 C.F.R. Sec. 10.12 and 16 U.S.C. Sec. 668(a)). For more information regarding these Acts, see https://www.fws.gov/program/migratory-bird-permit/what-we-do.

The MBTA has no provision for allowing take of migratory birds that may be unintentionally killed or injured by otherwise lawful activities. It is the responsibility of the project proponent to comply with these Acts by identifying potential impacts to migratory birds and eagles within applicable NEPA documents (when there is a federal nexus) or a Bird/Eagle Conservation Plan (when there is no federal nexus). Proponents should implement conservation measures to avoid or minimize the production of project-related stressors or minimize the exposure of birds and

their resources to the project-related stressors. For more information on avian stressors and recommended conservation measures, see https://www.fws.gov/library/collections/threats-birds.

In addition to MBTA and BGEPA, Executive Order 13186: *Responsibilities of Federal Agencies to Protect Migratory Birds*, obligates all Federal agencies that engage in or authorize activities that might affect migratory birds, to minimize those effects and encourage conservation measures that will improve bird populations. Executive Order 13186 provides for the protection of both migratory birds and migratory bird habitat. For information regarding the implementation of Executive Order 13186, please visit https://www.fws.gov/partner/council-conservation-migratory-birds.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Code in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

OFFICIAL SPECIES LIST

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

Chicago Ecological Service Field Office
1511 47th Ave
Moline, IL 61265-7022
(309) 757-5800

PROJECT SUMMARY

Project Code: 2025-0052823
Project Name: Habitat - Highland Park Townhomes
Project Type: Residential Construction
Project Description: Residential Development
Project Location:

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@42.17242495,-87.81908519968297,14z



Counties: Lake County, Illinois

ENDANGERED SPECIES ACT SPECIES

There is a total of 10 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries[1], as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

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1. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

MAMMALS

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

BIRDS

NAME	STATUS
Piping Plover *Charadrius melodus* Population: [Great Lakes watershed DPS] - Great Lakes, watershed in States of IL, IN, MI, MN, NY, OH, PA, and WI and Canada (Ont.) There is **final** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/6039	Endangered
Rufa Red Knot *Calidris canutus rufa* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/1864	Threatened
Whooping Crane *Grus americana* Population: U.S.A. (AL, AR, CO, FL, GA, ID, IL, IN, IA, KY, LA, MI, MN, MS, MO, NC, NM, OH, SC, TN, UT, VA, WI, WV, western half of WY) No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/758	Experimental Population, Non-Essential

INSECTS

NAME	STATUS
Monarch Butterfly *Danaus plexippus* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9743	Proposed Threatened
Rusty Patched Bumble Bee *Bombus affinis* There is **proposed** critical habitat for this species. Your location does not overlap the critical habitat. Species profile: https://ecos.fws.gov/ecp/species/9383	Endangered
Western Regal Fritillary *Argynnis idalia occidentalis* No critical habitat has been designated for this species. Species profile: https://ecos.fws.gov/ecp/species/12017	Proposed Threatened

FLOWERING PLANTS

NAME	STATUS
Eastern Prairie Fringed Orchid *Platanthera leucophaea*	Threatened

No critical habitat has been designated for this species.

This species only needs to be considered under the following conditions:

- Follow the guidance provided at https://www.fws.gov/midwest/endangered/section7/s7process/plants/epfos7guide.html

Species profile: https://ecos.fws.gov/ecp/species/601

Pitcher's Thistle *Cirsium pitcheri*	Threatened

No critical habitat has been designated for this species.

Species profile: https://ecos.fws.gov/ecp/species/8153

CRITICAL HABITATS

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

YOU ARE STILL REQUIRED TO DETERMINE IF YOUR PROJECT(S) MAY HAVE EFFECTS ON ALL ABOVE LISTED SPECIES.

IPAC USER CONTACT INFORMATION

Agency:	Christopher B. Burke Engineering, Ltd.
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United States Department of the Interior

FISH AND WILDLIFE SERVICE
Chicago Ecological Service Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800

In Reply Refer To: 02/06/2025 16:49:29 UTC
Project code: 2025-0052823
Project Name: Habitat - Highland Park Townhomes

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for 'Habitat - Highland Park Townhomes'

Dear Jedd Anderson:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on February 06, 2025, for 'Habitat - Highland Park Townhomes' (here forward, Project). This project has been assigned Project Code 2025-0052823 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project. **Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter.**

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based on your IPaC submission and a standing analysis completed by the Service, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	NLAA
Tricolored Bat (*Perimyotis subflavus*)	Proposed Endangered	May affect

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Eastern Prairie Fringed Orchid *Platanthera leucophaea* Threatened
- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Piping Plover *Charadrius melodus* Endangered
- Pitcher's Thistle *Cirsium pitcheri* Threatened
- Rufa Red Knot *Calidris canutus rufa* Threatened
- Rusty Patched Bumble Bee *Bombus affinis* Endangered
- Western Regal Fritillary *Argynnis idalia occidentalis* Proposed Threatened
- Whooping Crane *Grus americana* Experimental Population, Non-Essential

You may coordinate with our Office to determine whether the Action may cause prohibited take of the species listed above.

Conclusion

Further coordination with the Service is voluntary for those species with a determination of "May Affect." A "May Affect" determination in this key indicates that the project, as entered, is not consistent with the questions in the key. Not all projects that reach a "May Affect" determination are anticipated to result in adverse impacts to listed species. Through the technical assistance process, the Service might be able to provide information that either indicates incidental take is not reasonably certain to occur, or the Service might be able to provide recommendations that enable the project to be conducted in a way that avoids the likelihood of incidentally taking listed bats. Please contact our Chicago Ecological Service Field Office for more information. The Service has developed interim voluntary guidance for non-federal actions involving forest habitat modification that may affect the northern long-eared bat. Review the guidance posted here for more information for NLEB: https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis and TCB: https://www.fws.gov/species/tricolored-bat-perimyotis-subflavus

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate. Projects that receive a may affect determination for tricolored bat

through the key, should contact the appropriate Ecological Services Field Office if they want to conference on this species.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Habitat - Highland Park Townhomes

2. Description

The following description was provided for the project 'Habitat - Highland Park Townhomes':

Residential Development

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@42.17242495,-87.81908519968297,14z



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

   Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum?

   Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

   Automatically answered
   No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

   No

8. Will the action cause effects to a bridge?

   Note: Covered bridges should be considered as bridges in this question.

   No

9. Will the action result in effects to a culvert or tunnel at any time of year?

   No

10. Are trees present within 1000 feet of the action area?

    Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

11. Does the action include the intentional exclusion of bats from a building or structure?

    Note: Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

    No

12. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    No

13. Will the action cause construction of one or more new roads open to the public?

    For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

14. Will the action include or cause any construction or other activity that is reasonably certain to increase average daily traffic permanently or temporarily on one or more existing roads?

    Note: For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

    Yes

15. Will the increased vehicle traffic occur on any road that lies between any two areas of contiguous forest that are each greater than or equal to 10 acres in extent and are separated by less than 1,000 feet? Bats may cross a road by flying between forest patches that are up to 1,000 feet apart.

    Note: "Contiguous forest" of 10 acres or more may includes areas where multiple forest patches are separated by less than 1,000 feet of non-forested area if the forested patches, added together, comprise at least 10 acres.

    No

16. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

    Note: For information regarding NSF/ANSI 60 please visit https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects

    No

17. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

    No

18. Will the action include drilling or blasting?

    No

19. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

    No

20. Will the proposed action involve the use of herbicides or other pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

    No

21. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

    Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

22. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

23. Will the action cause an increase in the extent of suitable forested habitat exposed to artificial lighting?

    No

24. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

    Yes

25. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

    No

26. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

    Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

    No

27. Does the project intersect with the 0- 9.9% forest density category?

    Automatically answered
    Yes

28. Does the project intersect with the 10.0- 19.9% forest density category map?

    Automatically answered
    No

29. Does the project intersect with the 20.0- 29.9% forest density category map?

    Automatically answered
    No

30. Does the project intersect with the 30.0- 100% forest density category map?

    Automatically answered
    No

31. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 0.5 acre in total extent?

    No

32. Will the proposed action result in the use of prescribed fire?

    Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

    No

33. Does the action area intersect the northern long-eared bat species list area?

    Automatically answered
    Yes

34. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats?

    Automatically answered
    No

35. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

36. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?
    If unsure, answer "Yes."

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

37. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines been conducted within the project area?

    No

38. Are any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming suitable for northern long-eared bat roosting (i.e., live trees and/or snags ≥3 inches dbh that have exfoliating bark, cracks, crevices, and/or cavities)?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

39. Does the action area intersect the tricolored bat species list area?

    Automatically answered
    Yes

40. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

41. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?
    (If unsure, answer ""Yes."")

    Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (Tillandsia usneoides), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines.

    Yes

42. Do you have any documents that you want to include with this submission?

    No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

.1

IPAC USER CONTACT INFORMATION

Agency:	Christopher B. Burke Engineering, Ltd.
Name:	Jedd Anderson
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Email	jedd@cbbel.com
Phone:	8478230500

MEMORANDUM

February 6, 2025

TO: Habitat- Highland Park Townhomes – Project File

FROM: Jedd Anderson

SUBJECT: **USFWS Threatened and Endangered Species Evaluation** – Internal Review
Highland Park, Lake County, Illinois (CBBEL Project No. 150552)

We have completed an evaluation of the proposed project in regard to federal listed threatened and endangered species based on the current USFWS process. The USFWS has implemented an Online Process for the completion of threatened and endangered species reviews for projects. The USFWS IPaC made a finding of "may effect". However, that review did not take into consideration the current site condition.

There are no critical habitats within the project area.

Species Listing and Evaluation

Northern Long Eared Bat (Endangered) – The development portion of the site is nearly tree free. The wooded areas of the will be preserved and restored. The site contains open woodland areas that until recently had been densely covered with buckthorn and other non-native and invasive species. Only large heathy trees were preserved. Areas of likely use for the bats will be preserved.

Tricolored Bat (Proposed Endangered) – See North Long Eared Bat discussion. Suitable habitat is being preserved on site.

Piping Plover (Endangered) - This project is not located on or near any beach habitat. No suitable habitat exists on site.

Rufa Red Knot (Threatened) – This is a coastal species. No suitable habitat is located on site.

Whooping Crane (Experimental Population Non-Essential -

Monarch Butterfly (Proposed Threatened) – The site was recently cleared of much of its vegetation for a forest restoration plan. There currently is limited habitat onsite for the Butterfly, however, the open space areas are being restored to native dominated communities that will support greater biodiversity including the butterfly.

Rusty Patched Bumble Bee (Endangered) – See Monarch Butterfly Discussion. These same issues are applicable.

Western Regal Fritillary (Proposed Threatened) - See Monarch Butterfly Discussion. These same issues are applicable.

Eastern Prairie Fringed Orchid (Threatened) – There is currently no suitable habitat on site. Suitable habitat may exist as the natural area restoration project progresses.

Conclusion
We have determined that the project will have **"may effect but not likely to adversely effect"** listed or candidate species, their habitats, or critical habitat.

United States Department of the Interior

FISH AND WILDLIFE SERVICE
Chicago Ecological Service Field Office
1511 47th Ave
Moline, IL 61265-7022
Phone: (309) 757-5800

In Reply Refer To: 02/06/2025 16:49:29 UTC
Project code: 2025-0052823
Project Name: Habitat - Highland Park Townhomes

Federal Nexus: no
Federal Action Agency (if applicable):

Subject: Technical assistance for 'Habitat - Highland Park Townhomes'

Dear Jedd Anderson:

This letter records your determination using the Information for Planning and Consultation (IPaC) system provided to the U.S. Fish and Wildlife Service (Service) on February 06, 2025, for 'Habitat - Highland Park Townhomes' (here forward, Project). This project has been assigned Project Code 2025-0052823 and all future correspondence should clearly reference this number. **Please carefully review this letter. Your Endangered Species Act (Act) requirements are not complete.**

Ensuring Accurate Determinations When Using IPaC

The Service developed the IPaC system and associated species' determination keys in accordance with the Endangered Species Act of 1973 (ESA; 87 Stat. 884, as amended; 16 U.S.C. 1531 et seq.) and based on a standing analysis. All information submitted by the Project proponent into IPaC must accurately represent the full scope and details of the Project. **Failure to accurately represent or implement the Project as detailed in IPaC or the Northern Long-eared Bat and Tricolored Bat Range-wide Determination Key (Dkey), invalidates this letter.**

Determination for the Northern Long-Eared Bat and Tricolored Bat

Based on your IPaC submission and a standing analysis completed by the Service, you determined the proposed Project will have the following effect determinations:

Species	Listing Status	Determination
Northern Long-eared Bat (*Myotis septentrionalis*)	Endangered	NLAA
Tricolored Bat (*Perimyotis subflavus*)	Proposed Endangered	May affect

Other Species and Critical Habitat that May be Present in the Action Area

The IPaC-assisted determination key for the northern long-eared bat and tricolored bat does not apply to the following ESA-protected species and/or critical habitat that also may occur in your Action area:

- Eastern Prairie Fringed Orchid *Platanthera leucophaea* Threatened
- Monarch Butterfly *Danaus plexippus* Proposed Threatened
- Piping Plover *Charadrius melodus* Endangered
- Pitcher's Thistle *Cirsium pitcheri* Threatened
- Rufa Red Knot *Calidris canutus rufa* Threatened
- Rusty Patched Bumble Bee *Bombus affinis* Endangered
- Western Regal Fritillary *Argynnis idalia occidentalis* Proposed Threatened
- Whooping Crane *Grus americana* Experimental Population, Non-Essential

You may coordinate with our Office to determine whether the Action may cause prohibited take of the species listed above.

Conclusion

Further coordination with the Service is voluntary for those species with a determination of "May Affect." A "May Affect" determination in this key indicates that the project, as entered, is not consistent with the questions in the key. Not all projects that reach a "May Affect" determination are anticipated to result in adverse impacts to listed species. Through the technical assistance process, the Service might be able to provide information that either indicates incidental take is not reasonably certain to occur, or the Service might be able to provide recommendations that enable the project to be conducted in a way that avoids the likelihood of incidentally taking listed bats. Please contact our Chicago Ecological Service Field Office for more information. The Service has developed interim voluntary guidance for non-federal actions involving forest habitat modification that may affect the northern long-eared bat. Review the guidance posted here for more information for NLEB: https://www.fws.gov/species/northern-long-eared-bat-myotis-septentrionalis and TCB: https://www.fws.gov/species/tricolored-bat-perimyotis-subflavus

Federal agencies must consult with U.S. Fish and Wildlife Service under section 7(a)(2) of the Endangered Species Act (ESA) when an action *may affect* a listed species. Tricolored bat is proposed for listing as endangered under the ESA, but not yet listed. For actions that may affect a proposed species, agencies cannot consult, but they can *confer* under the authority of section 7(a)(4) of the ESA. Such conferences can follow the procedures for a consultation and be adopted as such if and when the proposed species is listed. Should the tricolored bat be listed, agencies must review projects that are not yet complete, or projects with ongoing effects within the tricolored bat range that previously received a NE or NLAA determination from the key to confirm that the determination is still accurate. Projects that receive a may affect determination for tricolored bat

through the key, should contact the appropriate Ecological Services Field Office if they want to conference on this species.

Action Description
You provided to IPaC the following name and description for the subject Action.

1. Name

Habitat - Highland Park Townhomes

2. Description

The following description was provided for the project 'Habitat - Highland Park Townhomes':

Residential Development

The approximate location of the project can be viewed in Google Maps: https://www.google.com/maps/@42.17242495,-87.81908519968297,14z



DETERMINATION KEY RESULT

Based on the answers provided, the proposed Action is consistent with a determination of “may affect” for a least one species covered by this determination key.

QUALIFICATION INTERVIEW

1. Does the proposed project include, or is it reasonably certain to cause, intentional take of listed bats or any other listed species?

   Note: Intentional take is defined as take that is the intended result of a project. Intentional take could refer to research, direct species management, surveys, and/or studies that include intentional handling/encountering, harassment, collection, or capturing of any individual of a federally listed threatened, endangered or proposed species?

   No

2. Is the action area wholly within Zone 2 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

3. Does the action area intersect Zone 1 of the year-round active area for northern long-eared bat and/or tricolored bat?

   Automatically answered
   No

4. Does any component of the action involve leasing, construction or operation of wind turbines? Answer 'yes' if the activities considered are conducted with the intention of gathering survey information to inform the leasing, construction, or operation of wind turbines.

   Note: For federal actions, answer ‘yes’ if the construction or operation of wind power facilities is either (1) part of the federal action or (2) would not occur but for a federal agency action (federal permit, funding, etc.).

   No

5. Is the proposed action authorized, permitted, licensed, funded, or being carried out by a Federal agency in whole or in part?

   No

6. [Semantic] Is the action area located within 0.5 miles of a known bat hibernaculum?

   Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

   Automatically answered
   No

7. Does the action area contain any winter roosts or caves (or associated sinkholes, fissures, or other karst features), mines, rocky outcroppings, or tunnels that could provide habitat for hibernating bats?

   No

8. Will the action cause effects to a bridge?

   Note: Covered bridges should be considered as bridges in this question.

   No

9. Will the action result in effects to a culvert or tunnel at any time of year?

   No

10. Are trees present within 1000 feet of the action area?

    Note: If there are trees within the action area that are of a sufficient size to be potential roosts for bats answer "Yes". If unsure, additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

11. Does the action include the intentional exclusion of bats from a building or structure?

    Note: Exclusion is conducted to deny bats' entry or reentry into a building. To be effective and to avoid harming bats, it should be done according to established standards. If your action includes bat exclusion and you are unsure whether northern long-eared bats or tricolored bats are present, answer "Yes." Answer "No" if there are no signs of bat use in the building/structure. If unsure, contact your local Ecological Services Field Office to help assess whether northern long-eared bats or tricolored bats may be present. Contact a Nuisance Wildlife Control Operator (NWCO) for help in how to exclude bats from a structure safely without causing harm to the bats (to find a NWCO certified in bat standards, search the Internet using the search term "National Wildlife Control Operators Association bats"). Also see the White-Nose Syndrome Response Team's guide for bat control in structures.

    No

12. Does the action involve removal, modification, or maintenance of a human-made structure (barn, house, or other building) **known or suspected to contain roosting bats?**

    No

13. Will the action cause construction of one or more new roads open to the public?

    For federal actions, answer 'yes' when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.).

    No

14. Will the action include or cause any construction or other activity that is reasonably certain to increase average daily traffic permanently or temporarily on one or more existing roads?

    Note: For federal actions, answer ‘yes’ when the construction or operation of these facilities is either (1) part of the federal action or (2) would not occur but for an action taken by a federal agency (federal permit, funding, etc.). .

    Yes

15. Will the increased vehicle traffic occur on any road that lies between any two areas of contiguous forest that are each greater than or equal to 10 acres in extent and are separated by less than 1,000 feet? Bats may cross a road by flying between forest patches that are up to 1,000 feet apart.

    Note: "Contiguous forest" of 10 acres or more may includes areas where multiple forest patches are separated by less than 1,000 feet of non-forested area if the forested patches, added together, comprise at least 10 acres.

    No

16. Will the proposed Action involve the creation of a new water-borne contaminant source (e.g., leachate pond, pits containing chemicals that are not NSF/ANSI 60 compliant)?

    Note: For information regarding NSF/ANSI 60 please visit https://www.nsf.org/knowledge-library/nsf-ansi-standard-60-drinking-water-treatment-chemicals-health-effects

    No

17. Will the proposed action involve the creation of a new point source discharge from a facility other than a water treatment plant or storm water system?

    No

18. Will the action include drilling or blasting?

    No

19. Will the action involve military training (e.g., smoke operations, obscurant operations, exploding munitions, artillery fire, range use, helicopter or fixed wing aircraft use)?

    No

20. Will the proposed action involve the use of herbicides or other pesticides other than herbicides (e.g., fungicides, insecticides, or rodenticides)?

    No

21. Will the action include or cause activities that are reasonably certain to cause chronic or intense nighttime noise (above current levels of ambient noise in the area) in suitable summer habitat for the northern long-eared bat or tricolored bat during the active season?

    Chronic noise is noise that is continuous or occurs repeatedly again and again for a long time. Sources of chronic or intense noise that could cause adverse effects to bats may include, but are not limited to: road traffic; trains; aircraft; industrial activities; gas compressor stations; loud music; crowds; oil and gas extraction; construction; and mining.

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

22. Does the action include, or is it reasonably certain to cause, the use of permanent or temporary artificial lighting within 1000 feet of suitable northern long-eared bat or tricolored bat roosting habitat?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

23. Will the action cause an increase in the extent of suitable forested habitat exposed to artificial lighting?

    No

24. Will the action include tree cutting or other means of knocking down or bringing down trees, tree topping, or tree trimming?

    Yes

25. Will the proposed action occur exclusively in an already established and currently maintained utility right-of-way?

    No

26. Does the action include emergency cutting or trimming of hazard trees in order to remove an imminent threat to human safety or property? See hazard tree note at the bottom of the key for text that will be added to response letters

    Note: A "hazard tree" is a tree that is an immediate threat to lives, public health and safety, or improved property.

    No

27. Does the project intersect with the 0- 9.9% forest density category?

    Automatically answered
    Yes

28. Does the project intersect with the 10.0- 19.9% forest density category map?

    Automatically answered
    No

29. Does the project intersect with the 20.0- 29.9% forest density category map?

    Automatically answered
    No

30. Does the project intersect with the 30.0- 100% forest density category map?

    Automatically answered
    No

31. Will the action cause trees to be cut, knocked down, or otherwise brought down across an area greater than 0.5 acre in total extent?

    No

32. Will the proposed action result in the use of prescribed fire?

    Note: If the prescribed fire action includes other activities than application of fire (e.g., tree cutting, fire line preparation) please consider impacts from those activities within the previous representative questions in the key. This set of questions only considers impacts from flame and smoke.

    No

33. Does the action area intersect the northern long-eared bat species list area?

    Automatically answered
    Yes

34. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats?

    Automatically answered
    No

35. [Semantic] Is the action area located within 150 feet of a documented northern long-eared bat roost site?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

36. Is suitable summer habitat for the northern long-eared bat present within 1000 feet of project activities?
    If unsure, answer "Yes."

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    Yes

37. Has a presence/probable absence summer bat survey targeting the northern long-eared bat following the Service's Range-wide Indiana Bat and Northern Long-Eared Bat Survey Guidelines been conducted within the project area?

    No

38. Are any of the trees proposed for cutting or other means of knocking down, bringing down, topping, or trimming suitable for northern long-eared bat roosting (i.e., live trees and/or snags ≥3 inches dbh that have exfoliating bark, cracks, crevices, and/or cavities)?

    Note: Additional information defining suitable summer habitat for the northern long-eared bat and tricolored bat can be found in Appendix A of the USFWS' Range-wide Indiana Bat and Northern long-eared bat Survey Guidelines at: https://www.fws.gov/media/range-wide-indiana-bat-and-northern-long-eared-bat-survey-guidelines.

    No

39. Does the action area intersect the tricolored bat species list area?

    Automatically answered
    Yes

40. [Semantic] Is the action area located within 0.25 miles of a culvert that is known to be occupied by northern long-eared or tricolored bats?

    Note: The map queried for this question contains proprietary information and cannot be displayed. If you need additional information, please contact your State wildlife agency.

    Automatically answered
    No

41. Is suitable summer habitat for the tricolored bat present within 1000 feet of project activities?
    (If unsure, answer ""Yes."")

    Note: If there are trees within the action area that may provide potential roosts for tricolored bats (e.g., clusters of leaves in live and dead deciduous trees, Spanish moss (Tillandsia usneoides), clusters of dead pine needles of large live pines) answer ""Yes."" For a complete definition of suitable summer habitat for the tricolored bat, please see Appendix A in the Service's Range-wide Indiana Bat and Northern long-eared Bat Survey Guidelines.

    Yes

42. Do you have any documents that you want to include with this submission?

    No

PROJECT QUESTIONNAIRE

Enter the extent of the action area (in acres) from which trees will be removed - round up to the nearest tenth of an acre. For this question, include the entire area where tree removal will take place, even if some live or dead trees will be left standing.

.1

IPAC USER CONTACT INFORMATION

Agency: Christopher B. Burke Engineering, Ltd.
Name: Jedd Anderson
Address: 9575 W. Higgins Rd
Address Line 2: Suite 600
City: Rosemont
State: IL
Zip: 60018
Email jedd@cbbel.com
Phone: 8478230500

TAB 8
RIPARIAN REQUIREMENTS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
THE RESIDENCES AT HIGHLAND PARK
CITY OF HIGHLAND PARK, LAKE COUNTY, IL

PREPARED FOR
HABITAT

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 11395.02

NOVEMBER 2025

There are no riparian environments located on the project site. Riparian requirements are not applicable.

TAB 9
MAINTENANCE & MONITORING SUBMITTALS

STORMWATER MANAGEMENT PERMIT APPLICATION
FOR
THE RESIDENCES AT HIGHLAND PARK
CITY OF HIGHLAND PARK, LAKE COUNTY, IL

PREPARED FOR
HABITAT

PREPARED BY
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018

SPACECO PROJECT # 11395.02

NOVEMBER 2025

Spaceco
Civil Engineering & Surveying

Maintenance & Monitoring Requirements

1) General

Regular inspections and routine maintenance of general areas shall be performed on a monthly or as-needed basis by the owner. Specific items of concern include:

- Litter and debris shall be controlled
- Landscaped areas shall be maintained with regular mowing and restored with appropriate seeding/vegetation as needed
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations

2) Stormwater Collection System

The Owner shall perform routine inspections of all components of the stormwater collection system on an as-needed basis. The inspections shall occur between March and November and include the following specific areas of concern:

As Needed:

- Storm Inlets/Manholes
  - Remove accumulated leaves and other debris from grates
  - Reset covers/lids on as-need basis
  - Remove accumulated sediment from bottom of catchbasins when 50% of sump is filled
- Storm Sewers/Culverts
  - Visually inspect pipes by removing manhole lids, make repairs as necessary
  - Storm sewers and culverts shall be check for siltation deposits at inlets, outlets, and within the conduit, clean out as necessary

3) Vegetated Areas

Routine inspections and maintenance of vegetated areas shall be performed on an as-needed basis by the owner. Specific items of concern include:

- Landscape Areas (not including Native BMP Vegetation or Isolated Wetland
  - Landscape areas shall be inspected and maintained in perpetuity by the owner.

CITY OF HIGHLAND PARK
POLICE HEADQUARTERS
1677 OLD DEERFIELD ROAD | HIGHLAND PARK, ILLINOIS

PROJECT TEAM

DEVELOPER:
THE HABITAT COMPANY, LLC
350 W. HUBBARD STREET, SUITE 500
CHICAGO, IL 60654
TEL (312) 527-7465
CONTACT: ZACK ZALAR

ARCHITECT OF RECORD:
SENTE, RUBEL, BOSMAN, LEE, ARCHITECTS, LTD.
1955 RAYMOND DRIVE
NORTHBROOK, IL 60062
TEL (847) 272-9500

SURVEYOR / CIVIL ENGINEER:
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018
TEL (847) 696-4061, x1021 / x1011
CONTACT: BRETT DUFFY / ROB ANDERSON

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / JEFF TORRENS

ARBORIST:
DICKSON DESIGN STUDIO, INC.
CONTACT: KARL KROGSTAD
(CERTIFIED ARBORIST: IL-5462A)

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	TREE PRESERVATION NOTES DETAIL: TREE PROTECTION FENCE DETAILS: PLANTING NOTES: GENERAL LANDSCAPE
L0.3	SHEET KEY
L1.0	HARDSCAPE PLANS
L2.0	LANDSCAPE PLANS SCHEDULE: PLANT & MATERIALS LIST
L3.1	DETAILS: SITE FEATURES - MONUMENT GROUND SIGN - GARDEN WALL & PIER
L3.2	DETAILS: SITE FEATURES - EXISTING BOLLARD - SECURITY BOLLARD - PLANTER

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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS
1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - TITLE

SHEET NUMBER

L0.1

NOTES: TREE PRESERVATION

1. TREE PRESERVATION:

   A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

   B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

   C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

   D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

   E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

   F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

   G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

   H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

   I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

   J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

   K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

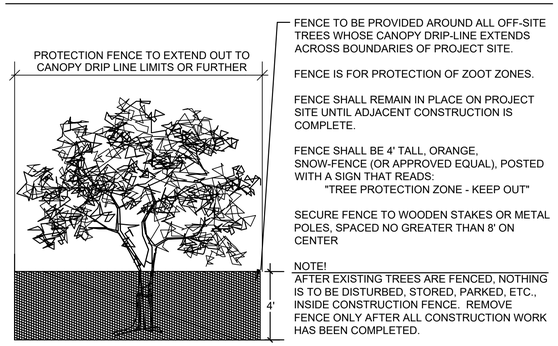
   L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

   M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

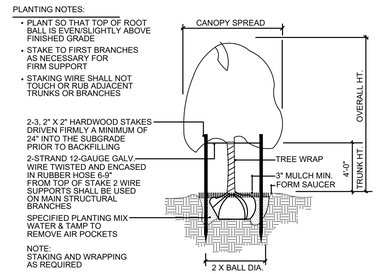
   N. ALL OFF-SITE TREES SHALL BE PRESERVED.

   O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

DETAIL: TREE PROTECTION FENCE

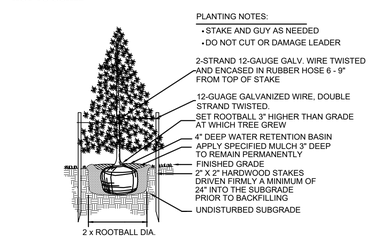


DETAILS: PLANTING



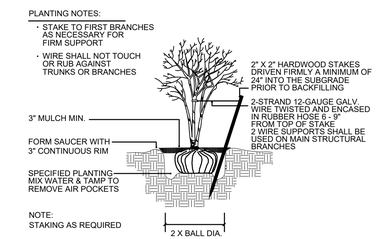
TREE PLANTING & STAKING

NOT TO SCALE



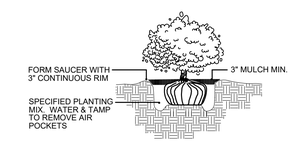
EVERGREEN TREE PLANTING

NOT TO SCALE



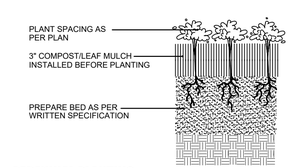
MULTI-TRUNK TREE STAKING

NOT TO SCALE



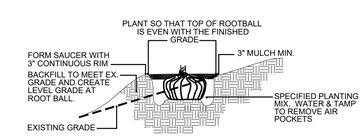
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER CITY, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

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(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

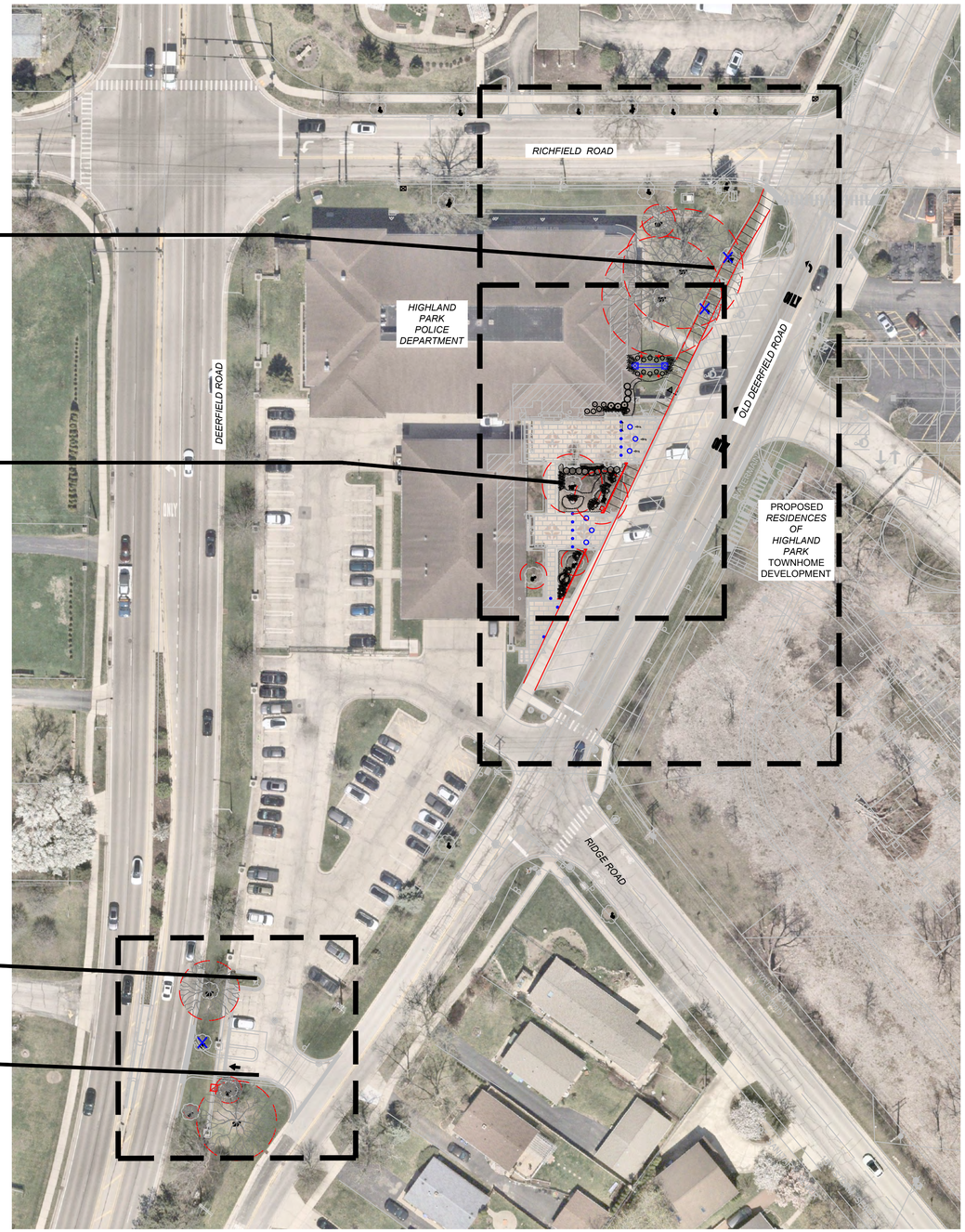
RENOVATION LANDSCAPE PLAN - NOTES & PLANTING DETAILS

SHEET NUMBER

L0.2

HARDSCAPE & DEMO PLAN
SHEET L1.0

LANDSCAPE PLAN - NORTH
SHEET L2.0



HARDSCAPE & DEMO PLAN
SHEET L1.0

LANDSCAPE PLAN - SOUTH
SHEET L2.0

NORTH

SHEET KEY

SCALE: 1" = 40'-0"

0 5' 10' 20'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

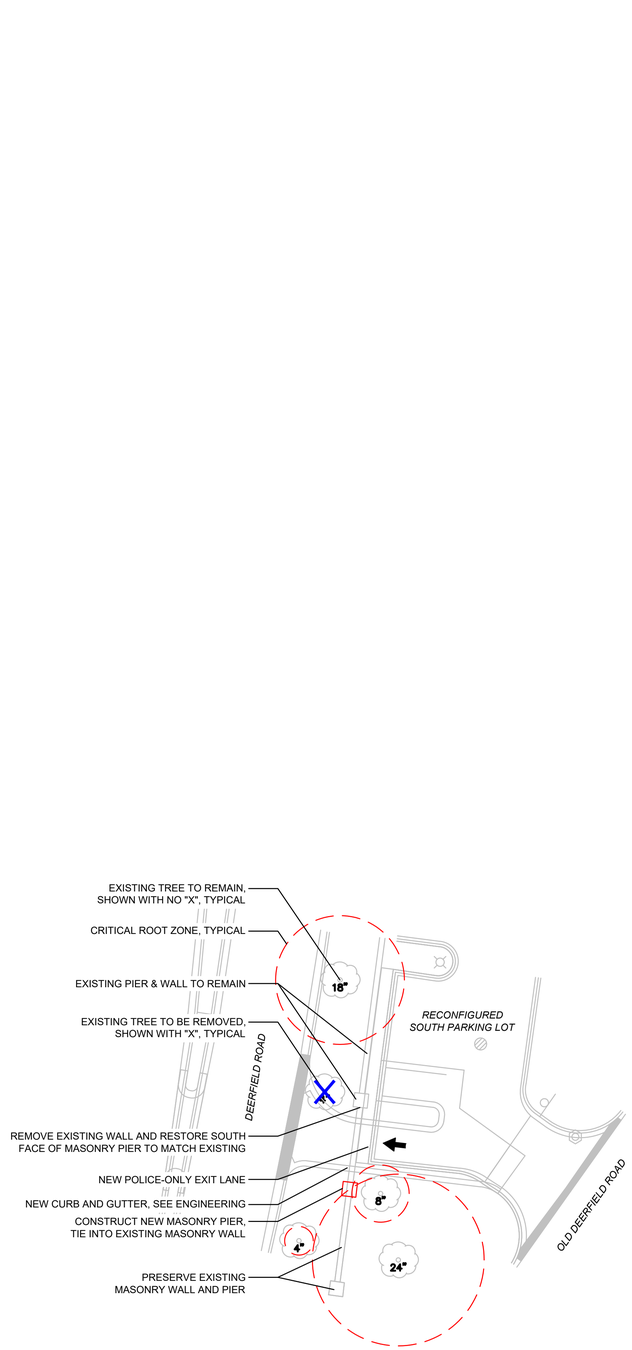
POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - SHEET KEY

SHEET NUMBER

L0.3

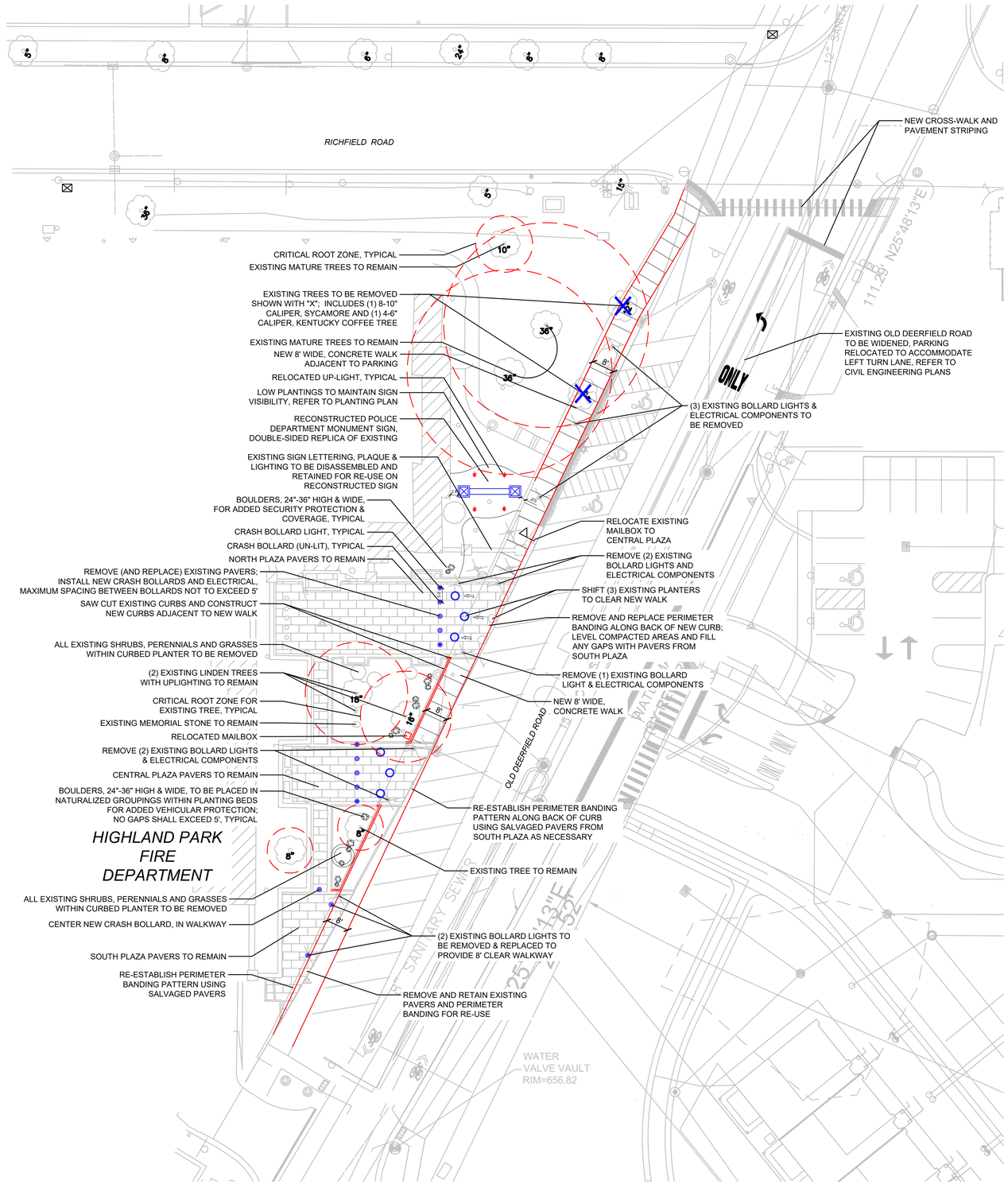


HARDSCAPE REMOVAL PLAN - DEERFIELD ROAD EGRESS

NORTH

SCALE: 1" = 20'-0"

0 10' 20' 40'



HARDSCAPE PROPOSED PLAN - OLD DEERFIELD ROAD FRONTAGE

NORTH

SCALE: 1" = 20'-0"

0 10' 20' 40'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

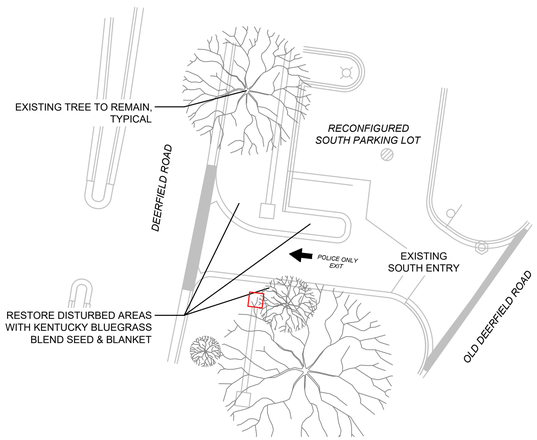
RENOVATION LANDSCAPE PLAN - HARDSCAPE PLAN

SHEET NUMBER

L1.0

SCHEDULE: PLANT & MATERIALS LIST

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Shrubs				
BXGG	10	30" wide	Buxus x 'Green Gem'	Green Gem Boxwood
BXGV	5	36" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
Large Deciduous Shrubs				
FGBS	6	36" high	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HLL	1	48" high	Hydrangea paniculata 'Limelight'	Limelight Hydrangea *(8' high x 6' wde)*
HPLL	6	7 Gal./36"	Hydrangea paniculata 'Jane'	Little Lime Hydrangea *(3-5' high x 3-5' wde)*
VCC	3	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
Ornamental Grasses				
CAO	5	3 Gal.	Calamagrostis arundinacea 'Overdam'	Korean Reed Grass
HES	41	1 Gal.	Helictotrichon sempervirens	Blue Oat Grass
HMA	94	1 Gal.	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass
PAH3	5	3 Gal.	Pennisetum alopecuroide 'Hameln'	Dwarf Fountain Grass
SA	20	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
SH	24	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials				
AXM	31	1 Gal.	Allium x 'Millenium'	Millenium Ornamental Onion
HSS	40	1 Gal.	Hosta 'Sum & Substance'	Sum & Substance Hosta
NKK	36	1 Gal.	Nepeta faassenii 'Kit Kat'	Kit Kat Catmint
Groundcover				
ACG	89	1 Gal.	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed *(Ajuga)*
VDB	140	3" Pot	Vinca minor 'Dart's Blue'	Dart's Blue Periwinkle
Materials				
-	3	EA.	-	Planters *(36" diameter)*
-	4	EA.	-	Security Bollard *(illuminated)*
-	7	EA.	-	Security Bollard *(non-illuminated)*
-	6	C.Y.	-	Soil Amendments
-	16	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanket
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod

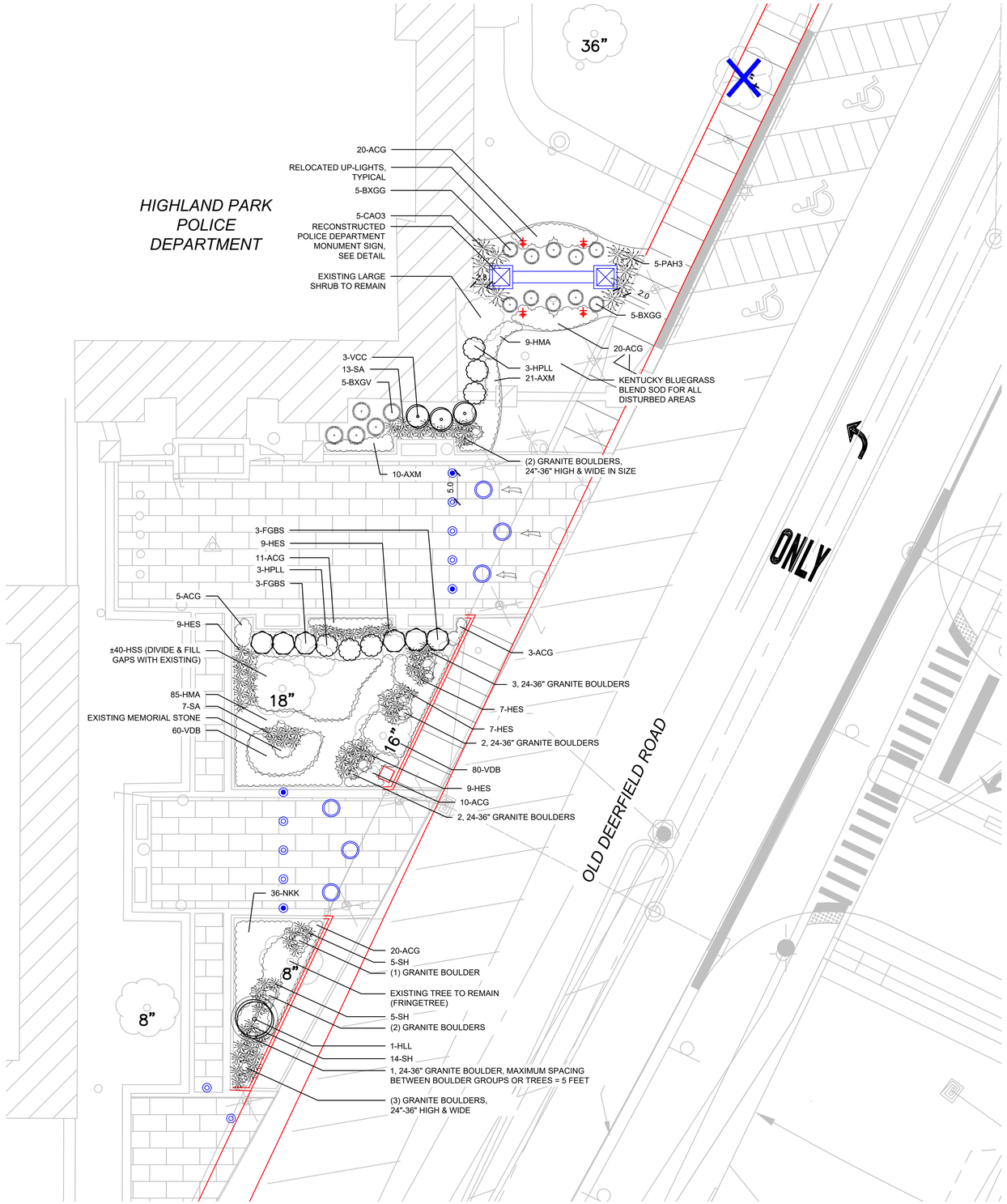


NORTH

LANDSCAPE PLAN - DEERFIELD ROAD EGRESS

SCALE: 1" = 20'-0"

0 10' 20' 40'



NORTH

LANDSCAPE PLAN - OLD DEERFIELD ROAD FRONTAGE

SCALE: 1" = 10'-0"

0 5' 10' 20'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

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PROJECT NAME AND SHEET TITLE

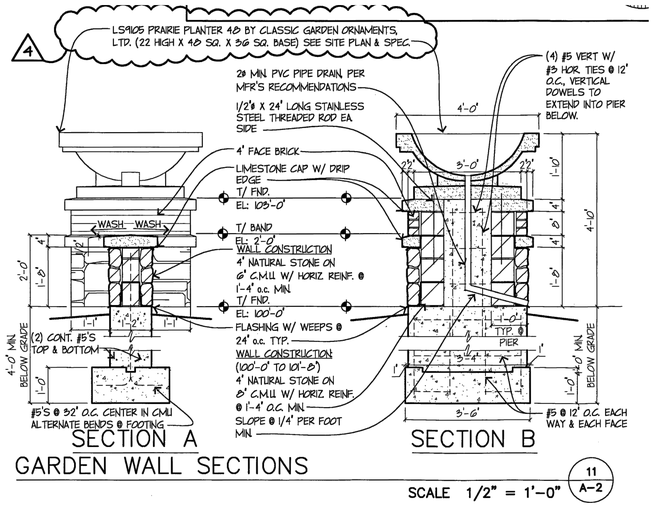
POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - LANDSCAPE PLAN

SHEET NUMBER

L2.0

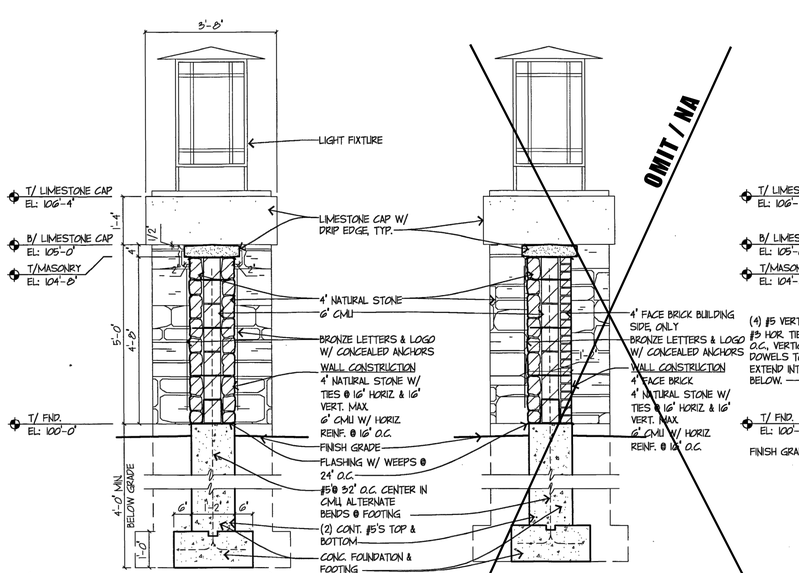


GARDEN WALL SECTIONS

SCALE 1/2" = 1'-0" (11 / A-2)

DETAIL: GARDEN WALL & PIER

(TO BE RECONSTRUCTED)

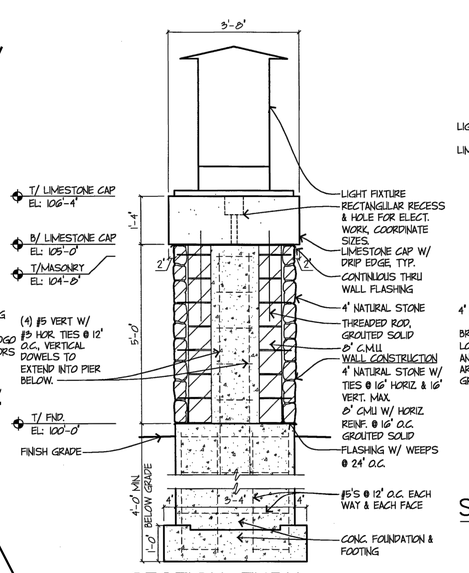


(OLD DEERFIELD RD.) SECTION @ SITE SIGN

SCALE 1/2" = 1'-0" (1 / A-2)

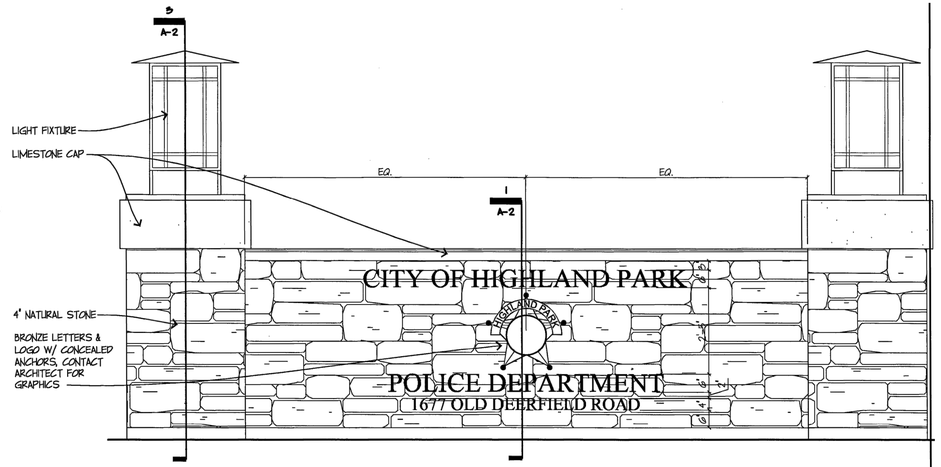
(DEERFIELD/RICHFIELD RD.) SECTION @ SITE SIGN

SCALE 1/2" = 1'-0" (2 / A-2)



SECTION THRU PIER @ SITE SIGN

SCALE 1/2" = 1'-0" (3 / A-2)



SITE SIGN ELEVATION

SCALE 1/2" = 1'-0" (4 / A-2)

NOTES:

1. EXISTING SIGN LIGHT FIXTURE, LETTERING, PLAQUE AND MATERIALS TO BE SALVAGED AND STORED IN A SAFE LOCATION UNTIL TIME OF REASSEMBLY.
2. SIGN DETAILS PROVIDED BY CITY OF HIGHLAND PARK.
3. SIGN DETAILS PER SITE PLAN & DETAILS BY ***SENTE, RUBEL, BOSMAN, LEE, ARCHITECTS, LTD.*** PROJECT NO. 03134, ADDENDUM #4, DATED 10/07/04.

DETAIL: MONUMENT GROUND SIGN

(TO BE RECONSTRUCTED)

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

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CHICAGO, ILLINOIS

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POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

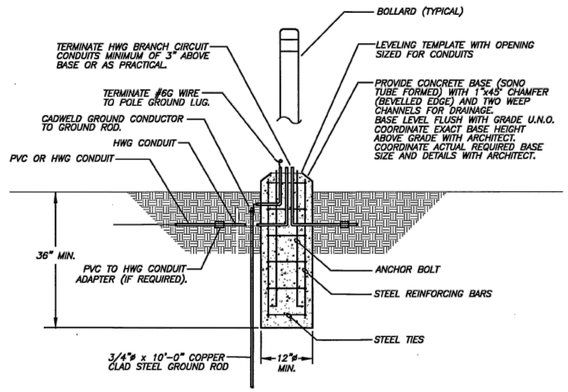
RENOVATION LANDSCAPE PLAN - DETAILS: SITE FEATURES

SHEET NUMBER

L3.1

DETAIL: EXISTING BOLLARD

NOT TO SCALE



TYPICAL BOLLARD DIAGRAM

NOTES:

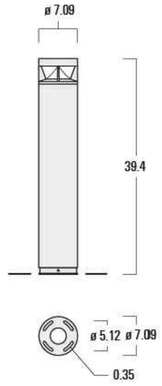
1. BOLLARD DETAILS PROVIDED BY CITY OF HIGHLAND PARK.
2. BOLLARD DETAILS PER ELECTRICAL SITE PLAN BY ***SENTE, RUBEL, BOSMAN, LEE, ARCHITECTS, LTD***. PROJECT NO. 03134, ISSUED FOR CONSTRUCTION 3/10/2005.

DETAIL: SECURITY BOLLARD

NOT TO SCALE



CRASH RATED TO 40 MPH



1 SPECIFICATION - SECURITY BOLLARD, ILLUMINATED

SHALL BE:

- QUANTITY: 4
- NAME: WE-EF KTY234 - RAL8019 LED II SECURITY BOLLARD
- MODEL: 114-6501 LED-6/18W/1050 mA - 3000 K (SYMMETRICAL DISTRIBUTION)
- MATERIAL: MARINE GRADE ALL ALUMINUM CONSTRUCTION WITH POLYCARBONATE LENS
- COLOR: DARK BRONZE
- GASKET: SILICONE CCG CONTROLLED COMPRESSION GASKET
- FASTENERS: PCS POLYMER COATED STAINLESS STEEL HARDWARE
- INGRESS PROTECTION: IP66
- IMPACT RESISTANCE: IK10
- CORROSION RESISTANCE: 5CE

- ELECTRICAL: INTEGRAL (ECG) ELECTRONIC DRIVER 120V-277v.
- INTEGRAL EC ELECTRONIC CONTROLLER
- INTEGRAL 10kV SURGE PROTECTOR

- INSTALL: IN REINFORCED CONCRETE FOUNDATION PER MANUFACTURER'S SPECIFICATIONS

2 SPECIFICATION - SECURITY BOLLARD, NON-ILLUMINATED

SHALL BE:

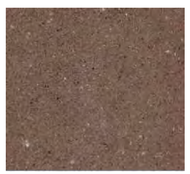
- QUANTITY: 4
- NAME: WE-EF KTY234 - RAL8019 LED II SECURITY BOLLARD
- MODEL: 114-6516
- MATERIAL: MARINE GRADE ALL ALUMINUM CONSTRUCTION
- COLOR: DARK BRONZE
- GASKET: SILICONE CCG CONTROLLED COMPRESSION GASKET
- FASTENERS: PCS POLYMER COATED STAINLESS STEEL HARDWARE
- INGRESS PROTECTION: IP66
- IMPACT RESISTANCE: IK10
- CORROSION RESISTANCE: 5CE

- AVAILABLE THRU (OR APPROVED EQUAL):
  CHICAGO LIGHTWORKS
  505 WARRENVILLE ROAD, SUITE 101
  LISLE, IL 60532
  CONTACT: JOEL LAUTH @ TEL (630) 936-4800

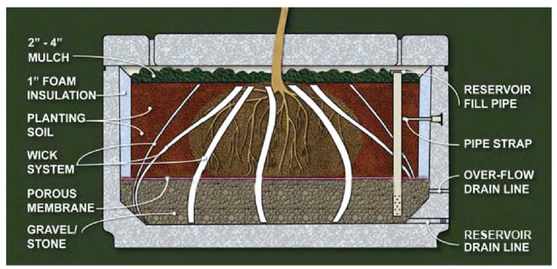
DETAIL: PLANTER



SHAPE: ROUND



COLOR: A25 BROWN



RESERVOIR SYSTEM

3 SPECIFICATION - 36" ROUND, CONCRETE PLANTER

SHALL BE:

- QUANTITY: 3
- NAME: WAUSAU TILE - ROUND CONCRETE PLANTER
- MODEL: TF4090 - A25
- MATERIAL: ACID WASHED, REINFORCED CONCRETE
- MEASURES: 36"DIA. X 24"H
- COLOR: ACID WASHED BROWN (A25)
- RESERVOIR SYSTEM

- INSTALL: PER MANUFACTURER'S SPECIFICATIONS, SOUTH PLAZA, PLACEMENT PER PLAN

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9 CRYSTAL LAKE ROAD
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(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - DETAILS: SITE FEATURES

SHEET NUMBER

L3.2

THE RESIDENCES OF HIGHLAND PARK

1700 OLD DEERFIELD ROAD | HIGHLAND PARK, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER:
THE HABITAT COMPANY, LLC
350 W. HUBBARD STREET, SUITE 500
CHICAGO, IL 60654
TEL (312) 527-7465
CONTACT: ZACK ZALAR

SURVEYOR:
UNITED SURVEY SERVICE, LLC
7710 CENTRAL AVENUE
RIVER FOREST, IL 60305
TEL (847) 299-1010

PLANNER:
BSB DESIGN
220 N. SMITH STREET, SUITE 210
PALATINE, IL 60067
TEL (847) 776-3294
CONTACT: TERRY SMITH

ARCHITECT:
BSB DESIGN
220 N. SMITH STREET, SUITE 210
PALATINE, IL 60067
TEL (847) 776-3612
CONTACT: NATALIE VISCUSO

CIVIL ENGINEER:
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018
TEL (847) 696-4061, x1021 / x1011
CONTACT: BRETT DUFFY / ROB ANDERSON

ARBORIST:
URBAN FOREST MANAGEMENT
960 ROUTE 22, SUITE 207
FOX RIVER GROVE, IL 60021
TEL (847) 516-9708
CONTACT: TODD SINN

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / JEFF TORRENS

ARBORIST:
DICKSON DESIGN STUDIO, INC.
CONTACT: KARL KROGSTAD
(CERTIFIED ARBORIST: IL-5462A)

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	SCHEDULE: PLANT & MATERIALS LIST (OVERALL DEVELOPMENT) DETAILS: PLANTING NOTES: GENERAL LANDSCAPE
L0.3	TREE INVENTORY NOTES: TREE REMOVAL & REPLACEMENT SUMMARY ARBORIST METHODS FOR ADDRESSING EXISTING TREES RATING SCALE: TREE CONDITION / FORM NOTES: TREE PRESERVATION DETAIL: TREE PROTECTION FENCE
L1.0	SHEET KEY: TREE PRESERVATION / REMOVAL PLAN
L1.1-L1.3	TREE PRESERVATION / REMOVAL PLAN - FAR NORTH - NORTH - SOUTH
L2.0	SHEET KEY: LANDSCAPE PLAN
L2.1-L2.11	LANDSCAPE PLAN - OVERALL
L3.1	DETAILS: - MONUMENT - FEATURE ISLAND - OUTCROPPING STONE
L3.2	DETAILS: TYPICAL FOUNDATIONS
L3.3	DETAILS: CLUBHOUSE & POOL
L3.4	DETAILS: DOG PARK
L3.5	DETAILS: PLAY LOTS - CLUBHOUSE - WEST
L4.1	FENCING LAYOUT PLAN
L4.2	DETAILS: FENCING
L4.3	DETAILS: FENCING
L5.0	DETAILS: SITE FURNISHINGS & SIGNS
L6.0	GROUND TREATMENT / TURF LAYOUT PLAN

HABITAT™

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SUITE 110
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(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - TITLE

SHEET NUMBER

L0.1

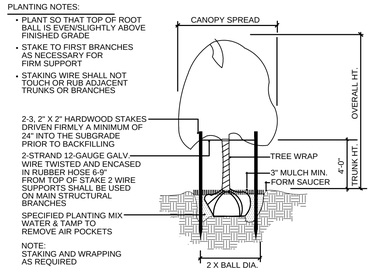
SCHEDULE: PLANT & MATERIALS LIST - OVERALL DEVELOPMENT

CODE	QTY	(R)QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees					
AFAB	3	-	2.5" caliper	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
APCK	3	-	2.5" caliper	Acer platanoides 'Crimson King'	Crimson King Norway Maple
ARF	2	-	2.5" caliper	Acer rubrum 'Franksred'	Red Sunset Red Maple
AS	5	-	2.5" caliper	Acer saccharum	Sugar Maple
CC	1	-	2.5" caliper	Carpinus caroliniana	American Hornbeam
CO	2	-	2.5" caliper	Celtis occidentalis	Hackberry
(R)CO	-	13	3" caliper	Celtis occidentalis	Hackberry
GB	3	-	2.5" caliper	Gingko biloba	Gingko (male species)
GD	3	-	2.5" caliper	Gymnocladus dioica	Kentucky Coffeetree
(R)GD	-	5	3" caliper	Gymnocladus dioica	Kentucky Coffeetree
GTI	3	-	3" caliper	Gleditsia triancanthos var. inermis	Thornless Common Honeylocust
(R)GTI	-	11	3" caliper	Gleditsia triancanthos var. inermis	Thornless Common Honeylocust
JN	2	-	2.5" caliper	Juglans nigra	Black Walnut
LS	1	-	2.5" caliper	Liquidambar styraciflua	Sweetgum
(R)LS	-	6	3" caliper	Liquidambar styraciflua	Sweetgum
LT	1	-	2.5" caliper	Liriodendron tulipifera	Tulip Tree
(R)LT	-	3	3" caliper	Liriodendron tulipifera	Tulip Tree
NS	3	-	2.5" caliper	Nyssa sylvatica	Black Tupelo
(R)NS	-	4	3" caliper	Nyssa sylvatica	Black Tupelo
(R)PMC	-	4	2.5" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
QA	2	-	2.5" caliper	Quercus alba	White Oak
(R)QA	-	3	3" caliper	Quercus alba	White Oak
QB	7	-	2.5" caliper	Quercus bicolor	Swamp White Oak
(R)QB	-	7	3" caliper	Quercus bicolor	Swamp White Oak
QI	3	-	2.5" caliper	Quercus imbricaria	Shingle Oak
(R)QI	-	1	3" caliper	Quercus imbricaria	Shingle Oak
QM	2	-	2.5" caliper	Quercus macrocarpa	Bur Oak
(R)QM	-	5	3" caliper	Quercus macrocarpa	Bur Oak
QR	-	1	2.5" caliper	Quercus rubra	Red Oak
TSS	4	-	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
(R)TSS	-	14	3" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
UA	3	-	2.5" caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
(R)UA	-	6	3" caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
UM	1	-	2.5" caliper	Ulmus x 'Morton'	Morton Accolade Elm
(R)UM	-	5	3" caliper	Ulmus x 'Morton'	Morton Accolade Elm
(R)UP	-	8	3" caliper	Ulmus x 'Patriot'	Patriot Elm
Columnar Shade Trees					
AFA	4	-	2.5" caliper	Acer freemanii 'Armstrong'	Armstrong Freeman Maple
AMM	2	-	2.5" caliper	Acer miyabei 'Morton'	State Street Miyabe Maple
APCS	4	-	2.5" caliper	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple
FSDP	5	-	2.5" caliper	Fagus sylvatica 'Dawyckii Purple'	Dawyck Purple Upright European Beech
GBF	7	-	2.5" caliper	Ginkgo biloba 'Fastigiata'	Upright Maidenhair Tree
GPS	8	-	2.5" caliper	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo *(male species)*
GPS	-	3	3" caliper	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo *(male species)*
QRP	9	-	2.5" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
		99	***Replacement Shade Trees***		
Evergreen Trees					
(R)ACF	-	3	8' high	Abies concolor	White Fir
(R)PA	-	19	8' high	Picea abies	Norway Spruce
PGD8	-	17	8' high	Picea glauca 'Densata'	Black Hills Spruce
PM	1	-	6' high	Pseudotsuga menziesii	Douglas Fir
(R)PM	-	11	8' high	Pseudotsuga menziesii	Douglas Fir
(R)PO	-	11	8' high	Picea omorika	Serbian Spruce
PP	5	-	6' high	Picea pungens	Colorado Spruce
(R)PP	-	8	8' high	Picea pungens	Colorado Spruce
PS	9	-	6' high	Pinus strobus	White Pine
(R)PS	-	12	8' high	Pinus strobus	White Pine
		81	***Replacement Evergreen Trees***		
Fastigiate Evergreen Trees					
TON10	16	-	10' high	Thuja occidentalis 'Nigra'	Dark Green Arborvtae
TOT8	4	-	8' high	Thuja occidentalis 'Techny'	Mission Arborvtae
Ornamental Trees					
AC	2	-	6' high	Amelanchier canadensis	Shadblow Serviceberry
(R)AC	-	12	8' high	Amelanchier canadensis	Shadblow Serviceberry
AGAB	4	-	6' high	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
BN	6	-	6' high	Betula nigra	River Birch
(R)BN	-	6	8' high	Betula nigra	River Birch
BFV	2	-	6' high	Betula nigra 'Fox Valley'	Fox Valley Dwarf River Birch
CCE	3	-	6' high	Cercis canadensis	Eastern Redbud
CK	1	-	6' high	Cornus kousa	Kousa Dogwood
(R)CK	-	1	8' high	Cornus kousa	Kousa Dogwood
CM	3	-	6' high	Cornus mas	Cornelian Cherry
(R)CM	-	4	8' high	Cornus mas	Cornelian Cherry
HV	3	-	6' high	Hamamelis vernalis	Vernal Witchhazel
(R)MAV	-	3	8' high	Magnolia vrginiana	Sweetbay Magnolia
MB	3	-	6' high	Malus x 'Beverly'	Beverly Flowering Crabapple
(R)MB	-	6	8' high	Malus x 'Beverly'	Beverly Flowering Crabapple
(R)MRJ	-	1	8' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
(R)MRR	-	6	8' high	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple
MS	1	-	6' high	Malus sargentii	Sargent Flowering Crabapple
(R)MS	-	1	8' high	Malus sargentii	Sargent Flowering Crabapple
SRI	2	-	6' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
(R)SRI	-	3	8' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
VP	6		6' high	Viburnum prunifolium	Blackhaw Viburnum
		43	***Total Replacement Ornamental Trees***		
		223	*Total Replacement Trees (Overall Plant List)*		
		4	*Total Replacement Trees (Clubhouse Plant List)*		
		227	***TOTAL REPLACEMENT TREES PROVIDED***		

CODE	QTY	(R)QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Shrubs					
CPGM	7	-	24" wide	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Japanese False Cypress
JCK	6	-	3 Gal./24"	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
TMH	8	-	24" wide	Taxus x media 'Hicksii'	Hicks Yew
Large Deciduous Shrubs					
AAB	41	-	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
AAM	21	-	36" high	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry
CIH	28	-	42" high	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
CR	5	-	36" high	Cornus racemosa	Gray Dogwood
CSF	12	-	36" high	Cornus sericea 'Flaviramea'	Yellowtwig Dogwood
CSI	8	-	36" high	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
FGBS	3	-	36" high	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
FOS	18	-	36" high	Forsythia ovata 'Sunrise'	Sunrise Early Forsythia
HPL	13	-	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
POC	11	-	36" high	Physocarpus opulifolius	Common Ninebark
SMP	3	-	36" high	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
SMK	18	-	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
SXP	23	-	36" high	Syringa x 'Penda'	Bloomerang Lilac
VC	12	-	36" high	Viburnum carlesii	Koreanspice Viburnum
VD	9	-	36" high	Viburnum dentatum	Arrowwood Viburnum
VJ	10	-	36" high	Viburnum x juddii	Judd Viburnum
WWR	5	-	5 Gal./24"	Weigela florida 'Wine & Roses'	Wine & Roses Weigela
Small Deciduous Shrubs					
ALSM	16	-	5 Gal./24"	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Black Chokeberry
RDKO	14	-	5 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
RGL	47	-	5 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
SGF	25	-	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Ornamental Grasses					
CAB3	46	-	3 Gal.	Calamagrostis arundinacea 'Brachytricha'	Korean Reed Grass
CKF	69	-	1 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH	48	-	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PHM3	8	-	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
PVN3	55	-	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
SA	43	-	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
SH	46	-	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials					
AM	75	-	1 Gal.	Allium x 'Millenium'	Millenium Ornamental Onion
GMF	16	-	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HHR	52	-	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
HVC	24	-	1 Gal.	Heuchera villosa x 'Caramel'	Caramel Coralbells
LSA	12	-	1 Gal.	Leucanthemum x superbum 'Alaska'	Shasta Daisy
NBW	100	-	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
Groundcover					
VDB	400	-	3" Pot	Vinca minor 'Dart's Blue'	Dart's Blue Periwinkle
Materials					
-	34	-	C.Y.	-	Soil Amendments
-	103	-	C.Y.	-	Shredded Hardwood Mulch
-	16,430	-	S.Y.	-	Kentucky Bluegrass Blend Sod
-	122	-	C.Y.	-	Wood Chip surface (dog parks)
-	176	-	C.Y.	-	Engineered Wood Fiber (play lot surface)
-	1,860	-	L.F.	-	8 Ft. Board on Board Fence
-	1,560	-	L.F.	-	6 Ft. Ornamental Fence (incl. 2 gates)
-	684	-	L.F.	-	4 Ft. Chain Link Fence (incl. 4 gates)
-	4,980	-	L.F.	-	Tree Protection Fence
Amenities					
-	2	-	EACH	-	Waste Station
-	5	-	EACH	-	Seating Bench
-	4	-	EACH	-	Litter Receptacle
-	6	-	EACH	-	Bike Racks

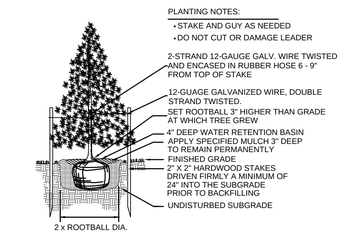
NOTE!
(R) Indicates Replacement Tree

DETAILS: PLANTING



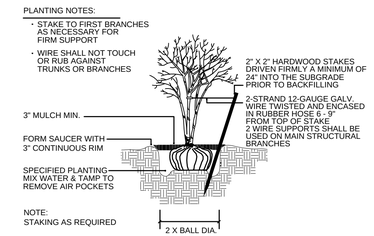
TREE PLANTING & STAKING

NOT TO SCALE



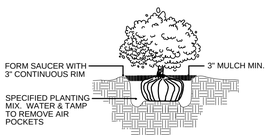
EVERGREEN TREE PLANTING

NOT TO SCALE



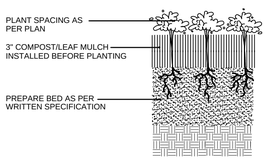
MULTI-TRUNK TREE STAKING

NOT TO SCALE



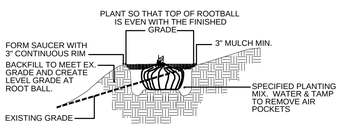
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.

2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.

3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.

4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.

5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.

6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.

7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.

9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.

10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).

11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.

12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.

14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.

15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.

16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.

17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.

18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.

19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.

20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.

21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.

22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.

23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.

24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
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9.	
10.	

PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SCHEDULE, NOTES & DETAILS

SHEET NUMBER

L0.2

TREE INVENTORY

NOTE!

REFER TO ADDENDUM FOR TREE INVENTORY - LISTING OF ALL EXISTING TREES, THEIR SPECIES, SIZE, CONDITION, VILLAGE CODE CLASSIFICATION, OUTCOME AND ANY TREE REPLACEMENTS REQUIRED PER CODE.

NOTES: TREE REMOVAL & REPLACEMENT SUMMARY

		Replacement Multiplier	Replacement Trees Req'd
Total Number of Existing Trees	= 628		
Trees to be Removed:			
Heritage	= 0	x 4	= 0
Key	= 21	x 3	= 63
Protected	= 82	x 2	= 164
Dead	= 68	0	= 0
Other	= 46	0	= 0
Total Trees Removed	= 217		**= 227**
Trees to be Preserved	= 411		

Proposed Plan

Vehicular Use Area* = 4,415 sq. ft.
* excludes entry and access roads

	Replacements (3" caliper/8' h)	VUA / Foundations (3"caliper/8' h)	Other (2.5" caliper/6' h)	Total
Shade Trees	31	68	94	193
Ornamental Trees	0	44	36	80
Evergreen Trees	10	74	15	99
Total Trees	41	186	145	372
Total Shrubs (24" min.)	0	883	2879	3762

Note!
1. Final Removals subject to field verification.
2. See Addendum for Existing Tree Inventory.

ARBORIST METHODS FOR ADDRESSING EXISTING TREES

The following techniques and strategies are recommended to be followed to ensure the best possible success in retaining existing trees:

Protective Fencing
All trees to be preserved on site shall be identified based on the tree preservation plan. Once identified, tree protection fencing shall be installed in accordance to the tree preservation plan, tree preservation detail, specifications, and all village codes. In addition to the tree protection fencing, a protective sedimentation fence shall be installed at the Critical Root Zone (CRZ) of all significant trees or protected trees which are located downgrade of all clearing, excavation and/or construction activity. Fencing shall be installed prior to any construction activities, including tree removal. For trees at or near the property lines, fencing shall only be installed up to the property line on the Residences of Highland Park side.

At no time shall any construction activity, equipment, parking/placement of vehicles, materials, spoils, or debris be stored within the Tree Protection Zone (TPZ). In addition, no crushed limestone, hydrocarbons or other materials detrimental to trees shall be stored on the uphill side adjacent to protected trees. All project contractors shall be educated regarding these above stipulations prior to commencement of on-site work.

Protective fencing must be in place around the TPZ and approved by the City Forester prior to beginning construction. Fencing must remain in place during the entire construction period to prevent impingement of construction vehicles, materials, spoils and equipment into or upon the Tree Preservation area. All fencing shall be of a ridged material and must be secured to metal posts driven into the ground, spaced no further than ten feet (10') apart.

Tree Removal
Once protective fencing has been installed, removal of existing trees as identified on the tree preservation can be undertaken by a qualified tree removal company . Trees and stumps shall be removed following accepted arboricultural practices, and can be chipped on site for use as mulch. For tree removals adjacent to protective fencing or vegetation, at no time shall vegetation be forcibly removed in such a manner that would damage the root system of surrounding preserved vegetation.

Root Pruning
Root pruning, using accepted arboricultural practice, shall occur along the outside edge of the protective fencing in circumstances where either the limit of construction encroaches on the CRZ, or where trees that are being removed are directly adjacent to trees being preserved. Root Pruning loactions have been indicated on the Tree Preservation Plan.

Fertilization
All trees that are being root pruned shall also receive fertilization to promote new root growth.

Two-Lined Chestnut Borer
Those Key and Heritage Oaks that are in close proximity to excavation and other construction activity shall receive preventative treatment for Two-Lined Chestnut Borer.

Limestone
Crushed Limestone has not been proposed and shall not be used within the TPZ or within the CRZ of any preserved tree.

Additional Landscaping
The landscape plan has been designed in a way that minimizes the potential damage to roots by limiting any planting within the critical root zones, including those trees identified to be further addressed. All landscape work to be conducted within the protective fencing zone shall be hand-dig only.

All work regarding the removal and protection of existing trees shall be conducted by or under the supervision of an ISA Certified Arborist.

(Prepared by Karl Krogstad, ISA Certified Arborist IL-5462A)

RATING SCALE: TREE CONDITION / FORM

Excellent / "1"
The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.

Good / "2"
The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.

Fair / "3"
The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.

Poor / "4"
The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

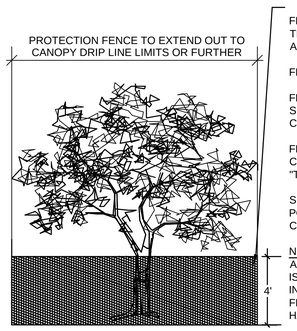
Critical / "5"
The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.

Dead / "6"
Less than 10% of the tree shows signs of life.

NOTES: TREE PRESERVATION

1. TREE PRESERVATION:
   - A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**
   - B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.
   - C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.
   - D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".
   - E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.
   - F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.
   - G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.
   - H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.
   - I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.
   - J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.
   - K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).
   - L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.
   - M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.
   - N. ALL OFF-SITE TREES SHALL BE PRESERVED.
   - O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

DETAIL: TREE PROTECTION FENCE



FENCE TO BE PROVIDED AROUND ALL OFF-SITE TREES WHOSE CANOPY DRIP-LINE EXTENDS ACROSS BOUNDARIES OF PROJECT SITE.

FENCE IS FOR PROTECTION OF ZOOT ZONES.

FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE SHALL BE 4' TALL, WOOD LATHE OR CHAIN LINK, POSTED WITH A SIGN THAT READS: "TREE PROTECTION ZONE - KEEP OUT"

SECURE FENCE TO WOODEN STAKES OR METAL POLES, SPACED NO GREATER THAN 8' ON CENTER

NOTE!
AFTER EXISTING TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, PARKED, ETC., INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

HABITAT™

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(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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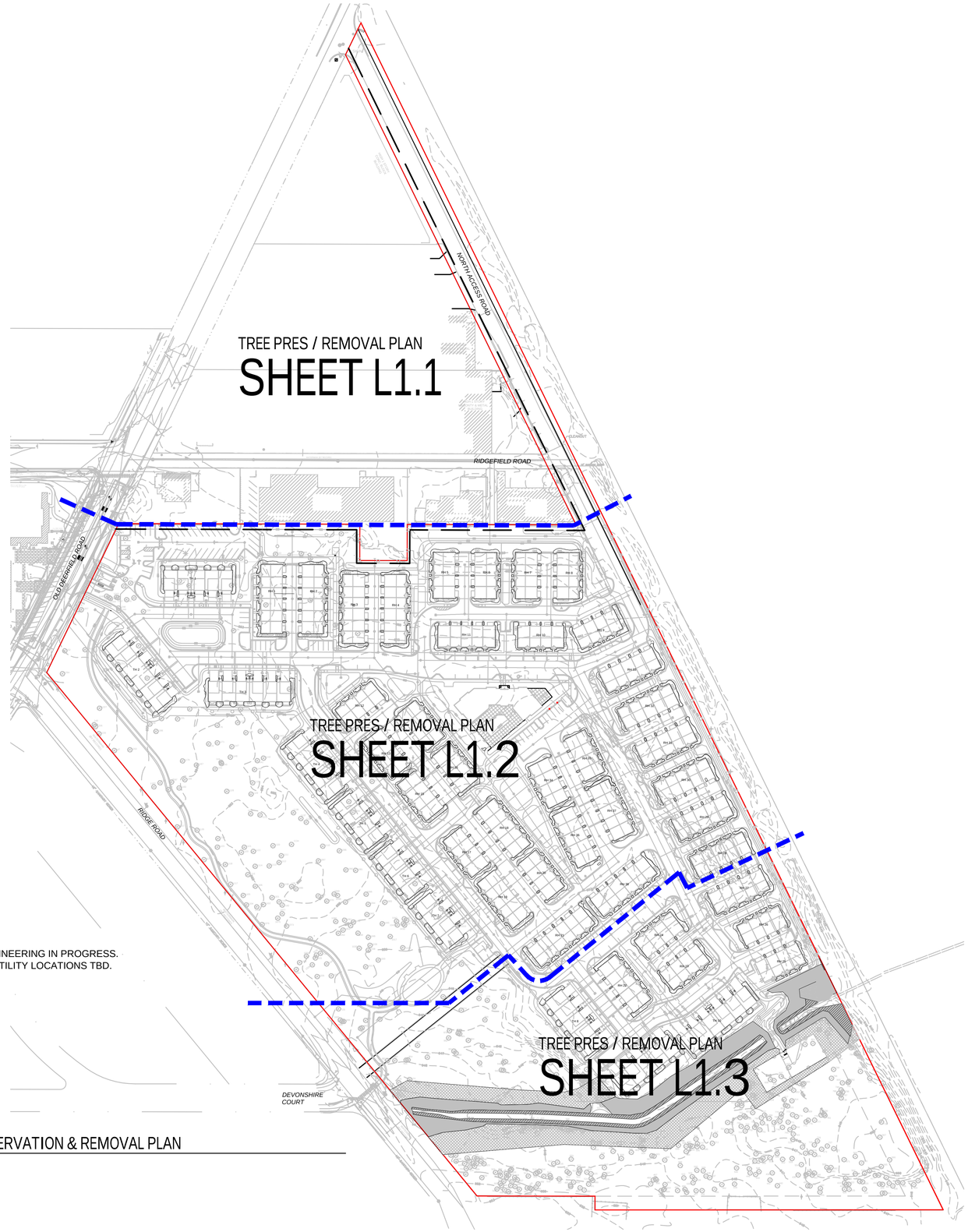
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN NOTES & DETAILS

SHEET NUMBER

L0.3



NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS.
FINAL GRADING & UTILITY LOCATIONS TBD.

NORTH

SHEET KEY: TREE PRESERVATION & REMOVAL PLAN

SCALE: 1" = 100'-0"

0 50' 100' 200'

HABITAT™

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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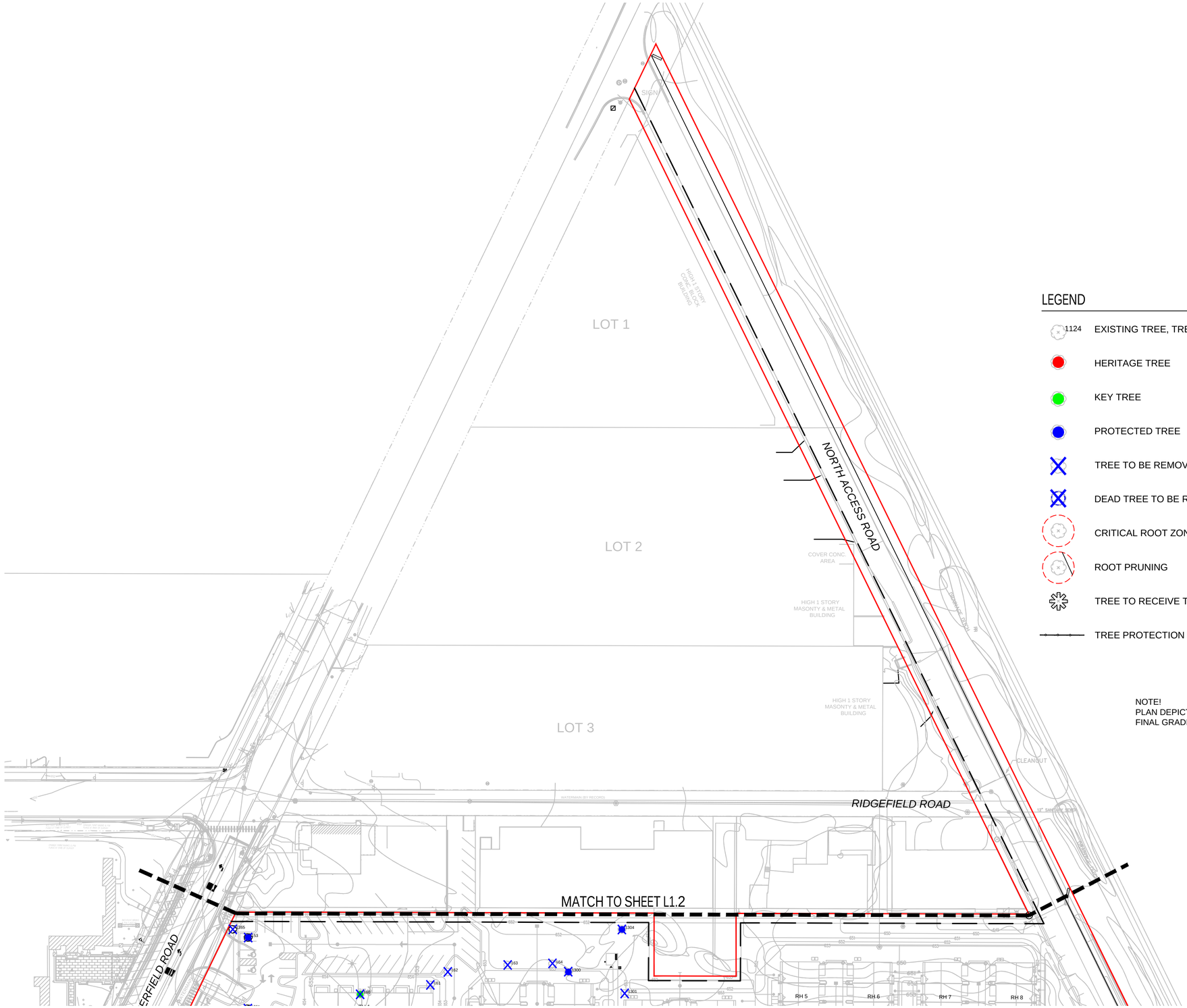
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN SHEET KEY

SHEET NUMBER

L1.0



LEGEND

- 1124 — EXISTING TREE, TREE TAG NUMBER
- HERITAGE TREE
- KEY TREE
- PROTECTED TREE
- TREE TO BE REMOVED
- DEAD TREE TO BE REMOVED
- CRITICAL ROOT ZONE (*SHOWN ONLY FOR TREES NEAR DISTURBANCE*)
- ROOT PRUNING
- TREE TO RECEIVE TREATMENT FOR 2-LINED CHESTNUT BORER
- TREE PROTECTION FENCING

NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS.
FINAL GRADING & UTILITY LOCATIONS TBD.

NORTH

TREE PRESERVATION & REMOVAL PLAN - FAR NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

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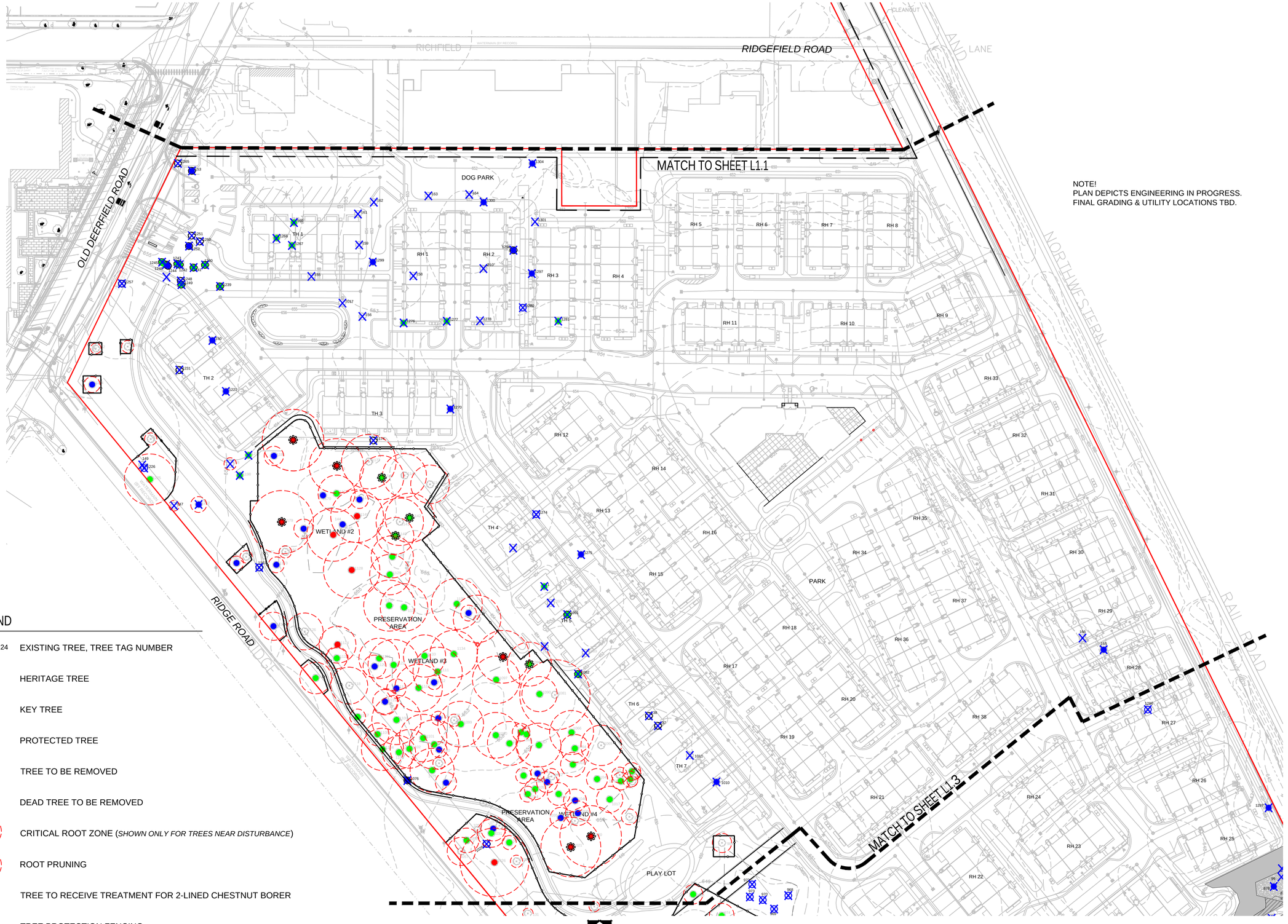
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN FAR NORTH

SHEET NUMBER

L1.1



NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS.
FINAL GRADING & UTILITY LOCATIONS TBD.

LEGEND

- 1124 EXISTING TREE, TREE TAG NUMBER
- HERITAGE TREE
- KEY TREE
- PROTECTED TREE
- TREE TO BE REMOVED
- DEAD TREE TO BE REMOVED
- CRITICAL ROOT ZONE (*SHOWN ONLY FOR TREES NEAR DISTURBANCE*)
- ROOT PRUNING
- TREE TO RECEIVE TREATMENT FOR 2-LINED CHESTNUT BORER
- TREE PROTECTION FENCING

NORTH

TREE PRESERVATION & REMOVAL PLAN - NORTH
SCALE: 1" = 50'-0"

0 25' 50' 100'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

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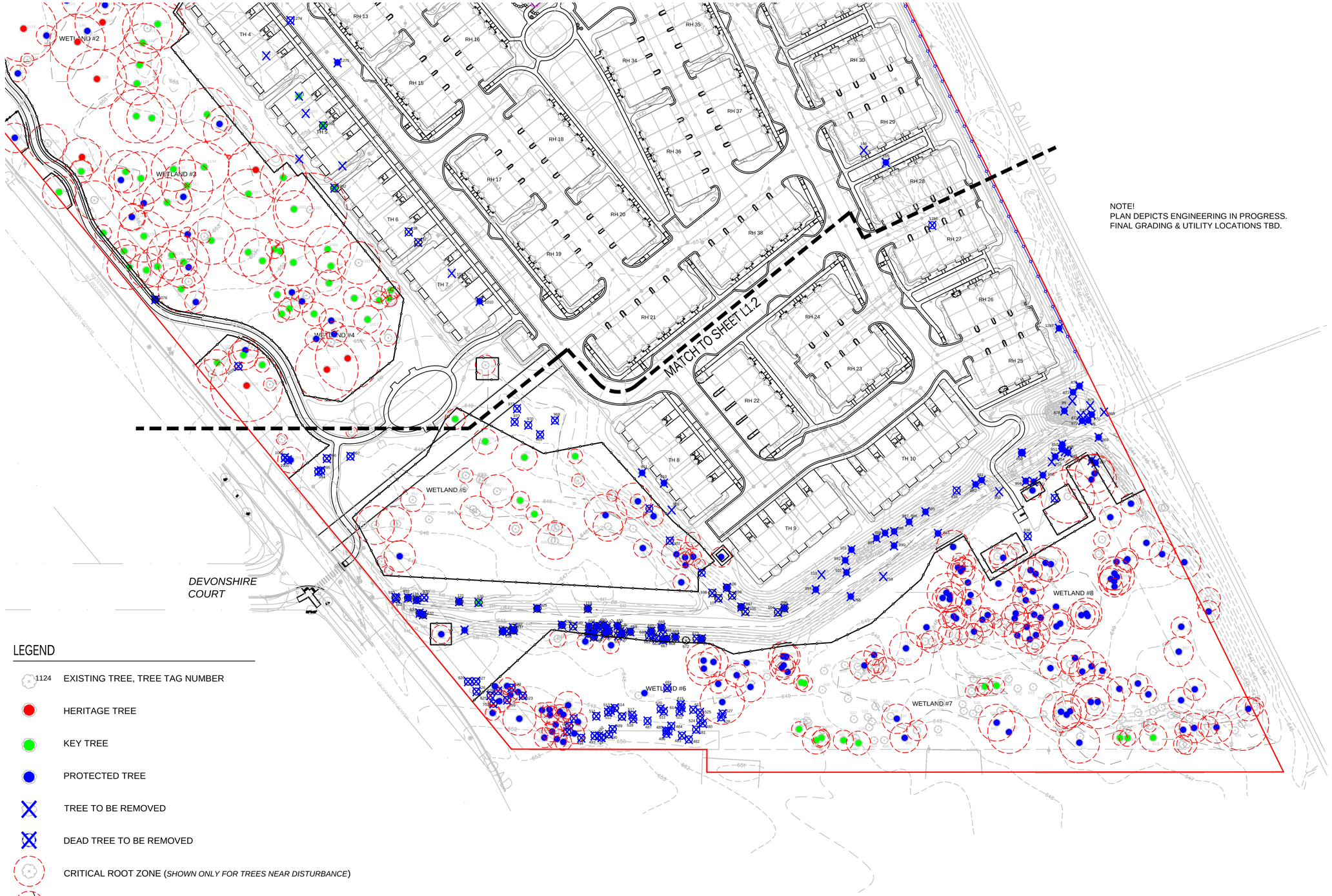
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN NORTH

SHEET NUMBER

L1.2



NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS.
FINAL GRADING & UTILITY LOCATIONS TBD.

LEGEND

- 1124 EXISTING TREE, TREE TAG NUMBER
- HERITAGE TREE
- KEY TREE
- PROTECTED TREE
- TREE TO BE REMOVED
- DEAD TREE TO BE REMOVED
- CRITICAL ROOT ZONE (*SHOWN ONLY FOR TREES NEAR DISTURBANCE*)
- ROOT PRUNING
- TREE TO RECEIVE TREATMENT FOR 2-LINED CHESTNUT BORER
- TREE PROTECTION FENCING

NORTH

TREE PRESERVATION & REMOVAL PLAN - SOUTH
SCALE: 1" = 50'-0"

0 25' 50' 100'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

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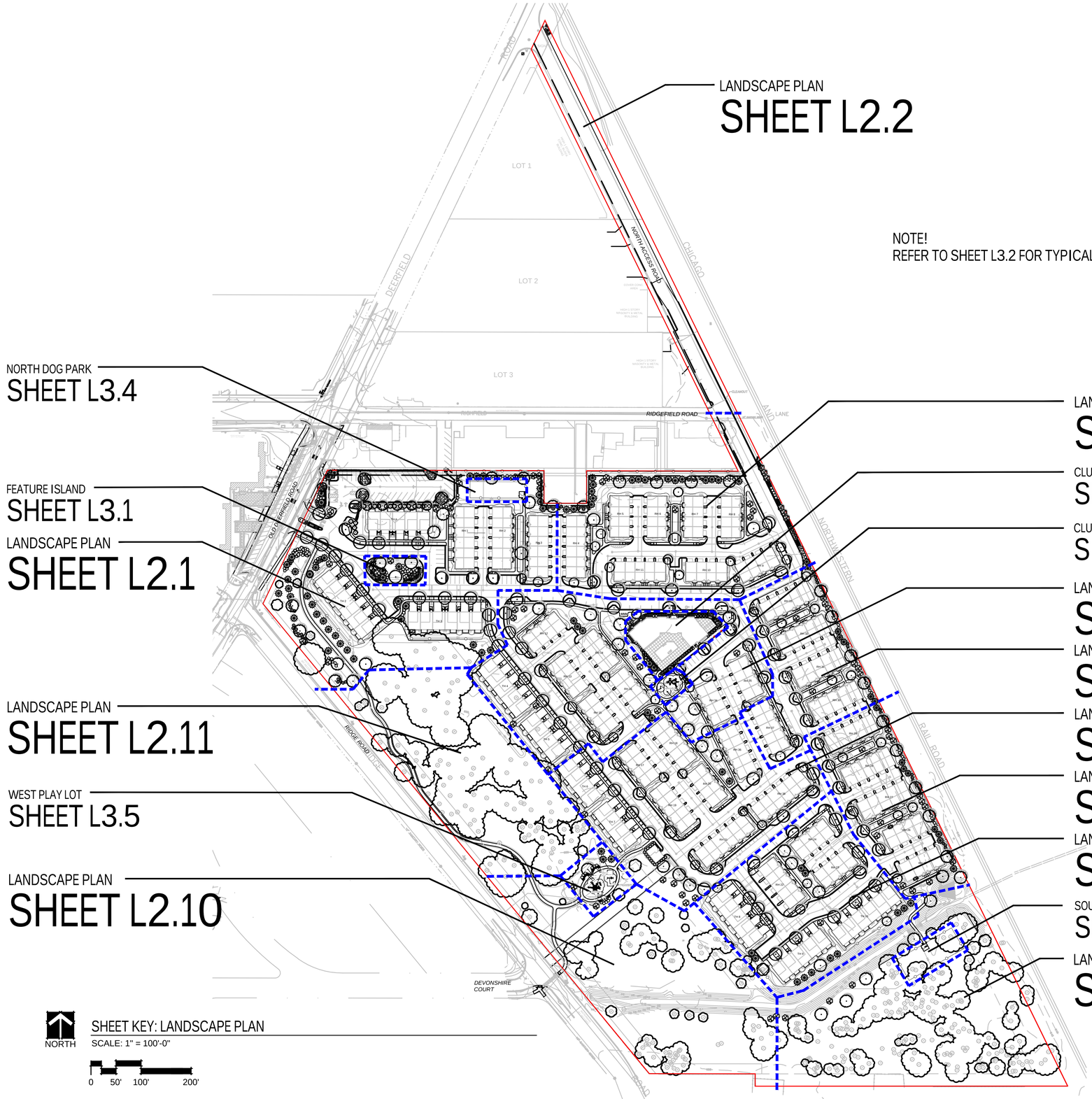
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN SOUTH

SHEET NUMBER

L1.3



NOTE!
REFER TO SHEET L3.2 FOR TYPICAL FOUNDATION LANDSCAPE

NORTH DOG PARK
SHEET L3.4

FEATURE ISLAND
SHEET L3.1

LANDSCAPE PLAN
SHEET L2.1

LANDSCAPE PLAN
SHEET L2.11

WEST PLAY LOT
SHEET L3.5

LANDSCAPE PLAN
SHEET L2.10

LANDSCAPE PLAN
SHEET L2.2

LANDSCAPE PLAN
SHEET L2.3

CLUBHOUSE / POOL
SHEET L3.3

CLUBHOUSE PLAY LOT
SHEET L3.5

LANDSCAPE PLAN
SHEET L2.4

LANDSCAPE PLAN
SHEET L2.5

LANDSCAPE PLAN
SHEET L2.6

LANDSCAPE PLAN
SHEET L2.7

LANDSCAPE PLAN
SHEET L2.8

SOUTH DOG PARK
SHEET L3.4

LANDSCAPE PLAN
SHEET L2.9

NORTH

SHEET KEY: LANDSCAPE PLAN
SCALE: 1" = 100'-0"

0 50' 100' 200'

HABITAT™

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

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THE HABITAT COMPANY, LLC

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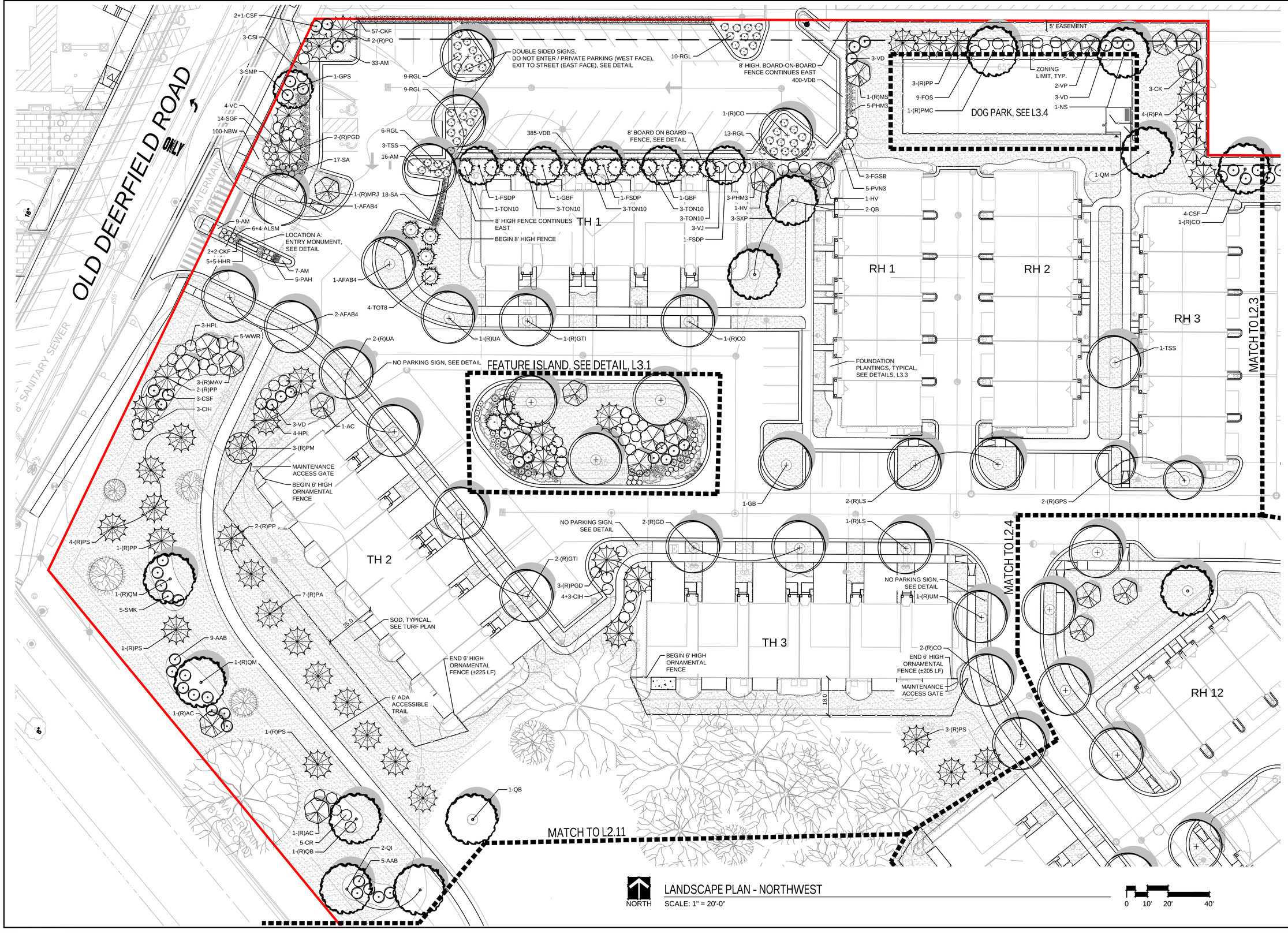
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- SHEET KEY

SHEET NUMBER

L2.0



HABITAT™

dickson design STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

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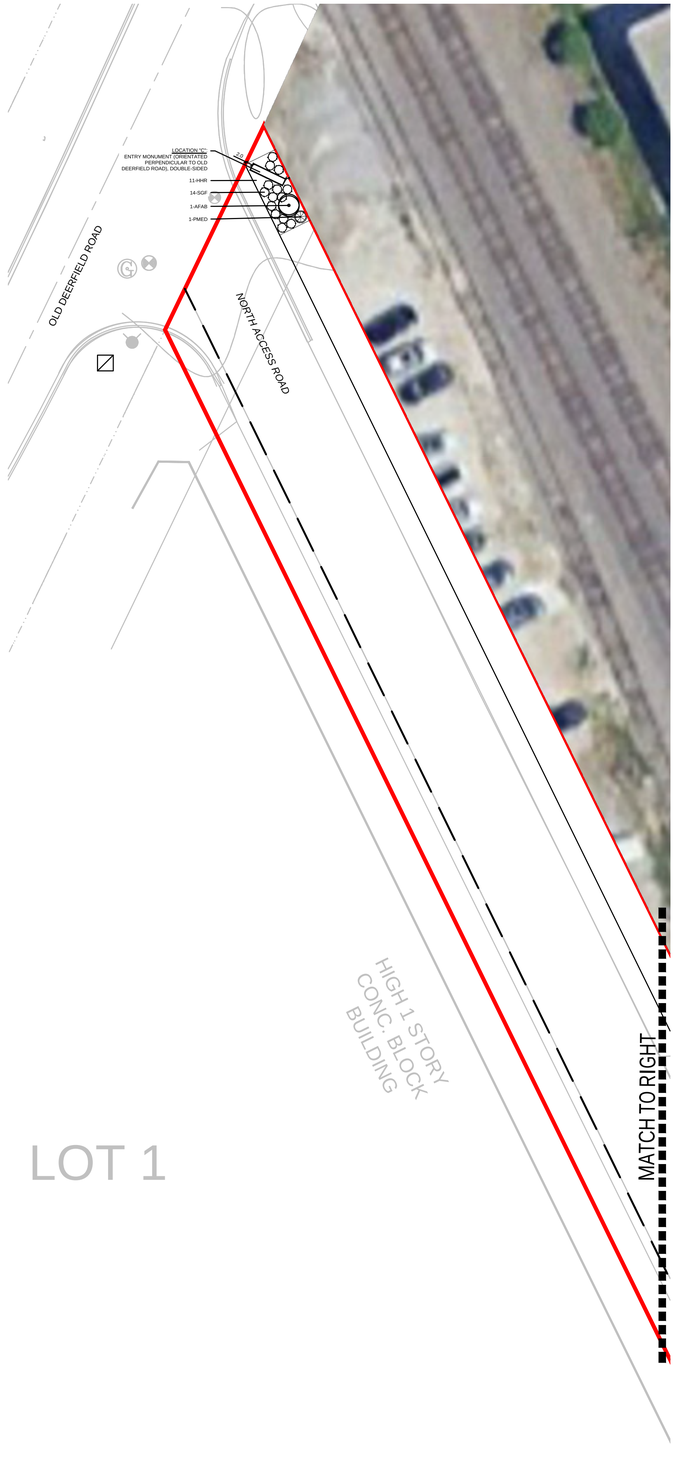
PROJECT NAME AND SHEET TITLE

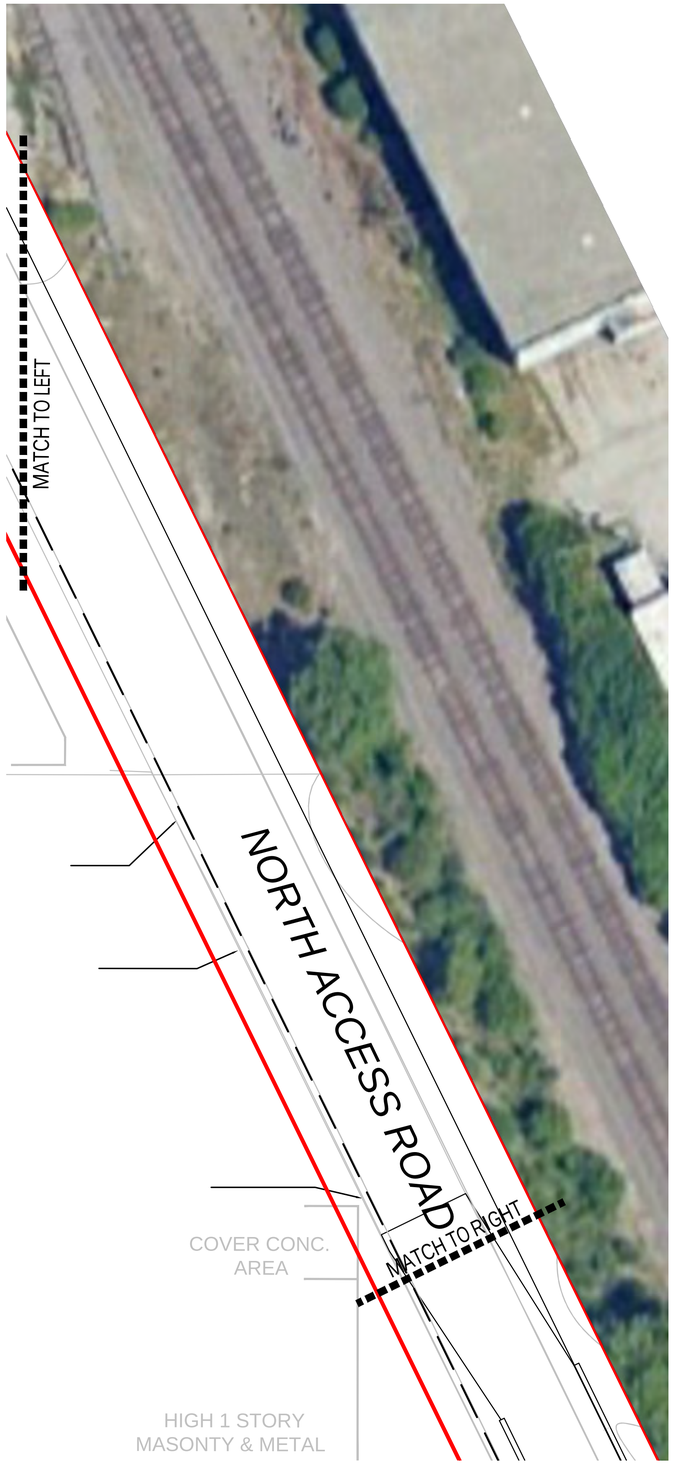
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

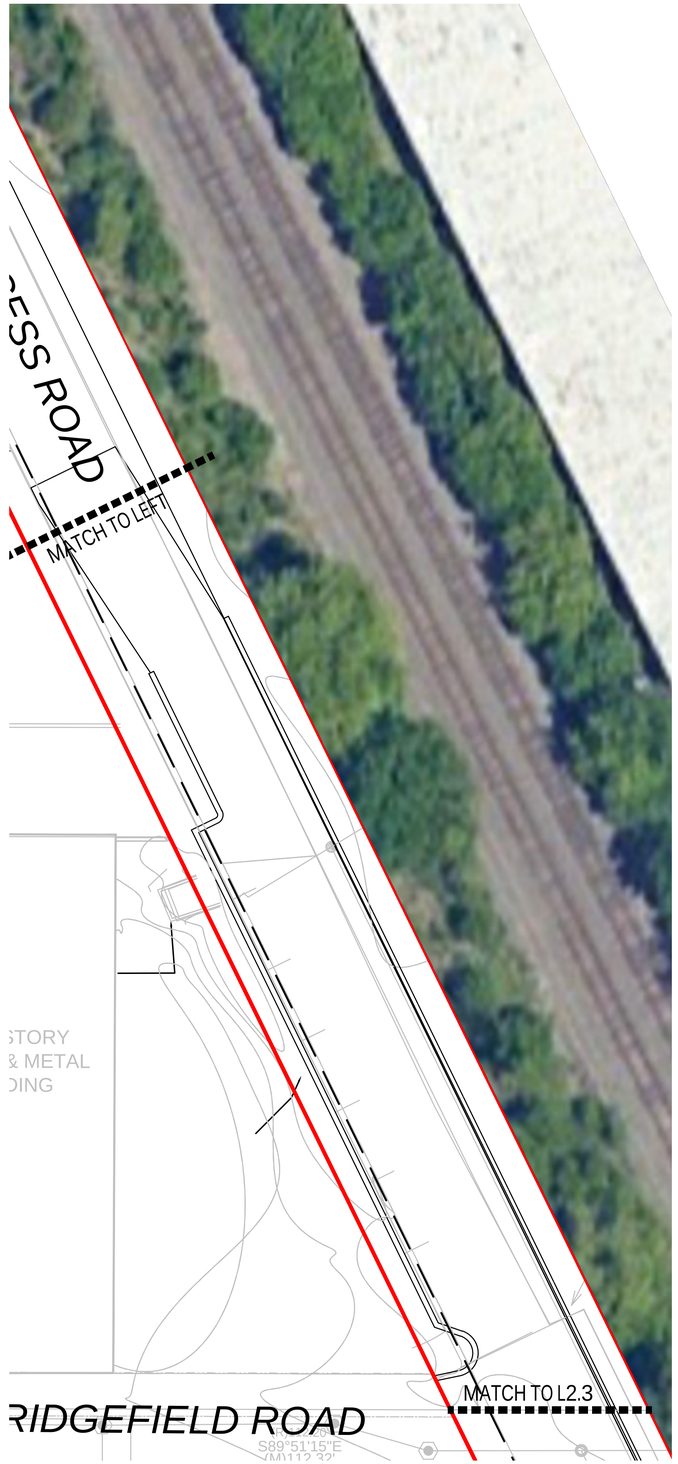
FINAL LANDSCAPE PLAN - NORTHWEST

SHEET NUMBER

L2.1







NORTH

LANDSCAPE PLAN - NORTH ACCESS ROAD

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

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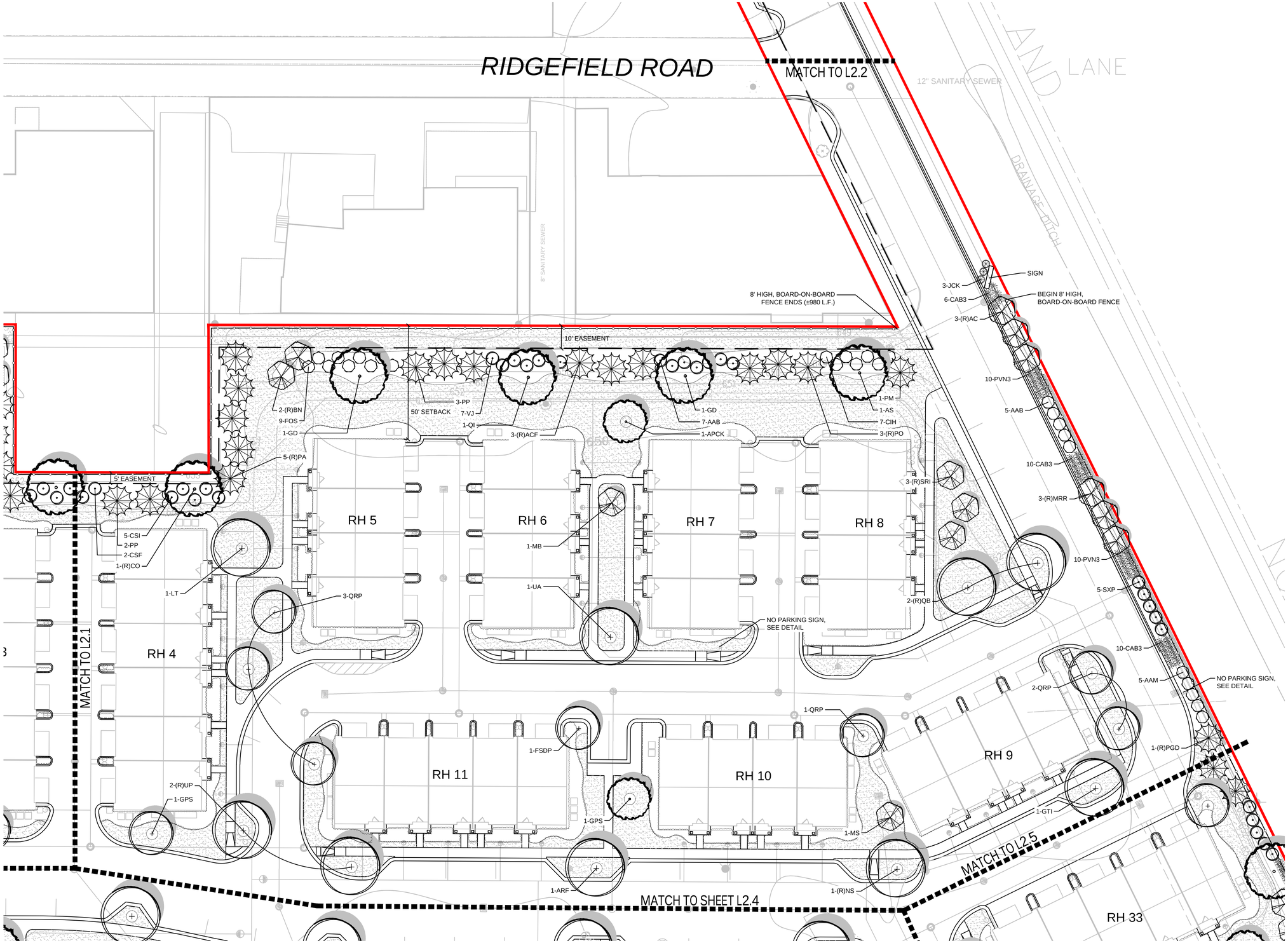
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - NORTH ACCESS ROAD

SHEET NUMBER

L2.2



NORTH

LANDSCAPE PLAN - NORTHEAST

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

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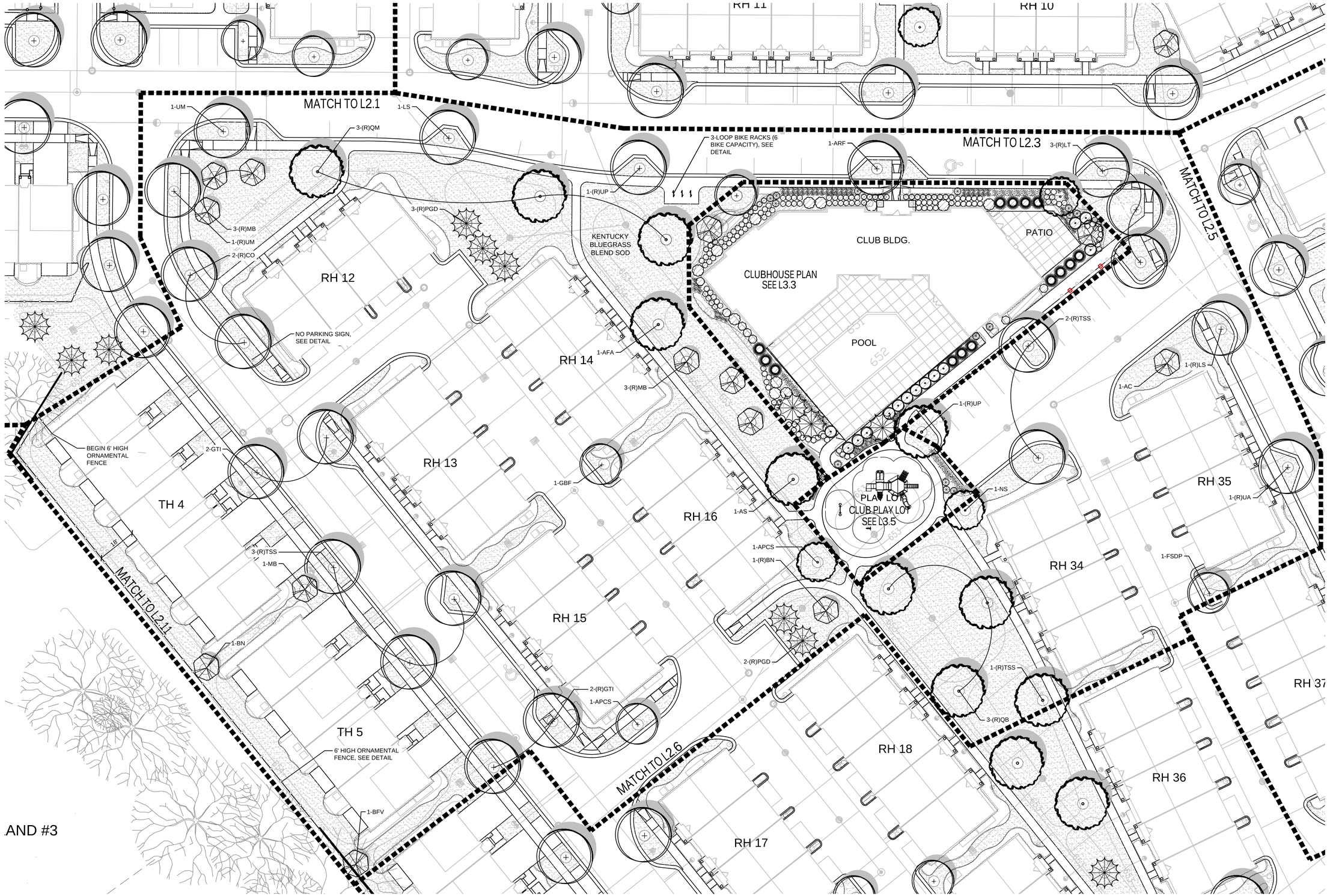
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - NORTHEAST

SHEET NUMBER

L2.3



NORTH

LANDSCAPE PLAN - NORTH CENTRAL

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - NORTH CENTRAL

SHEET NUMBER

L2.4



NORTH

LANDSCAPE PLAN - EAST CENTRAL

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

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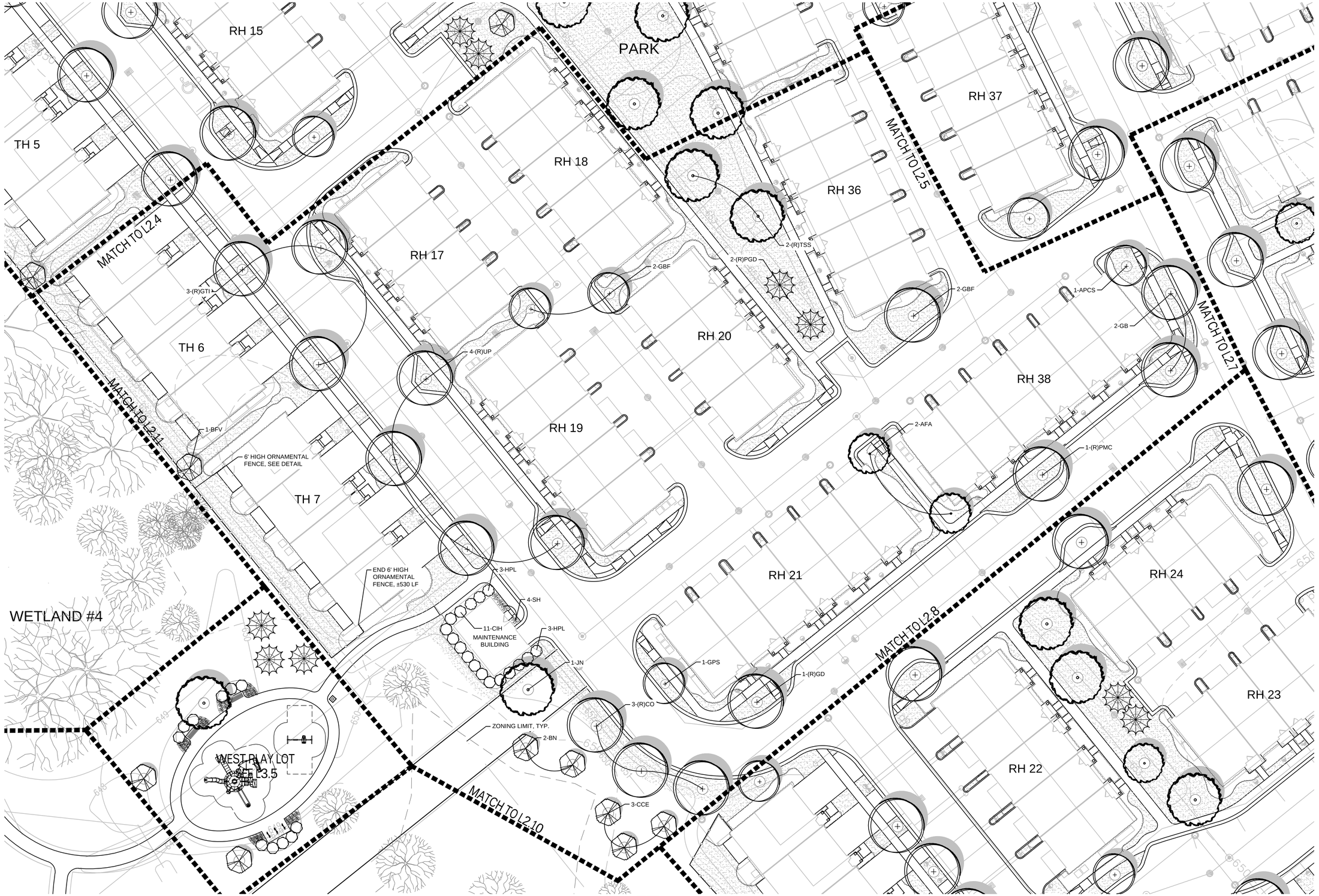
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - EAST CENTRAL

SHEET NUMBER

L2.5



NORTH

LANDSCAPE PLAN - SOUTH CENTRAL

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTH CENTRAL

SHEET NUMBER

L2.6



NORTH

LANDSCAPE PLAN - SOUTHEAST

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTHEAST

SHEET NUMBER

L2.7

RH 19
RH 38
RH 27
RH 21
RH 24
RH 26
RH 23
RH 25
RH 22
TH 8
TH 10
TH 9
MATCH TO L2.6
MATCH TO L2.7
MATCH TO L2.10
MATCH TO L2.9
1-(R)PMC
1-(R)NS
2-UA
1-(R)UM
2-(R)PM
1-(R)GD
1-AFA
1-(R)QR
3-(R)GTI
1-APCS
BEGIN 6' HIGH ORNAMENTAL FENCE
3-AS
END 6' HIGH ORNAMENTAL FENCE, ±600 LF
3-PS
1-(R)QA
1-GBF
1-(R)SRI
1-QRP
6' HIGH ORNAMENTAL FENCE
2-APCK
6' HIGH ORNAMENTAL FENCE
2-PS
2-(R)PGD
1-CO
WETLAND BUFFER LIMIT, TYPICAL
3-PS
6' HIGH ORNAMENTAL FENCE, SEE DETAIL
SOUTH DOG PARK
SEE L3.4
WETLAND #8

NORTH

LANDSCAPE PLAN - FAR SOUTH

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

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STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
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(224) 241-8181

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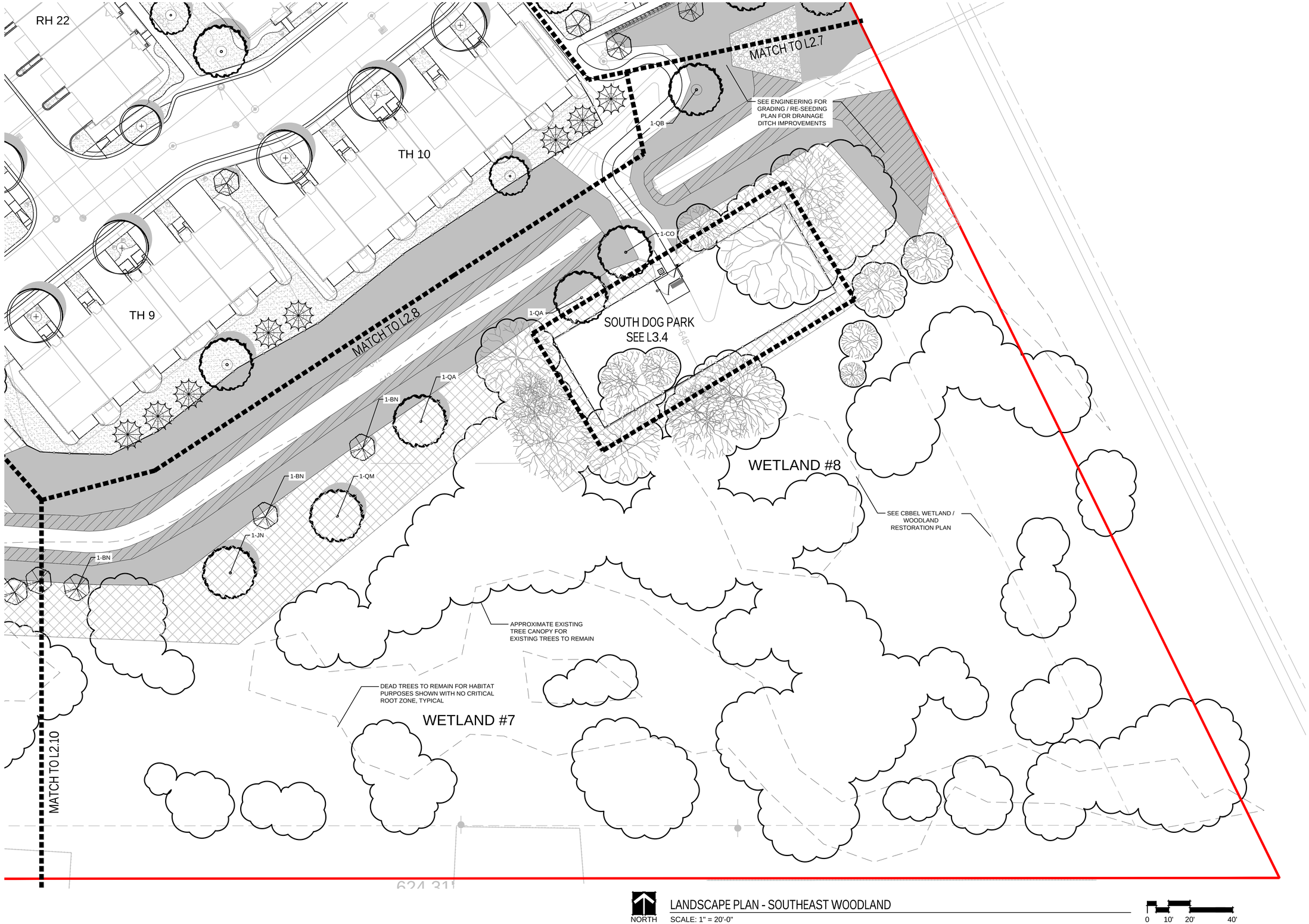
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - FAR SOUTH

SHEET NUMBER

L2.8



NORTH

LANDSCAPE PLAN - SOUTHEAST WOODLAND

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

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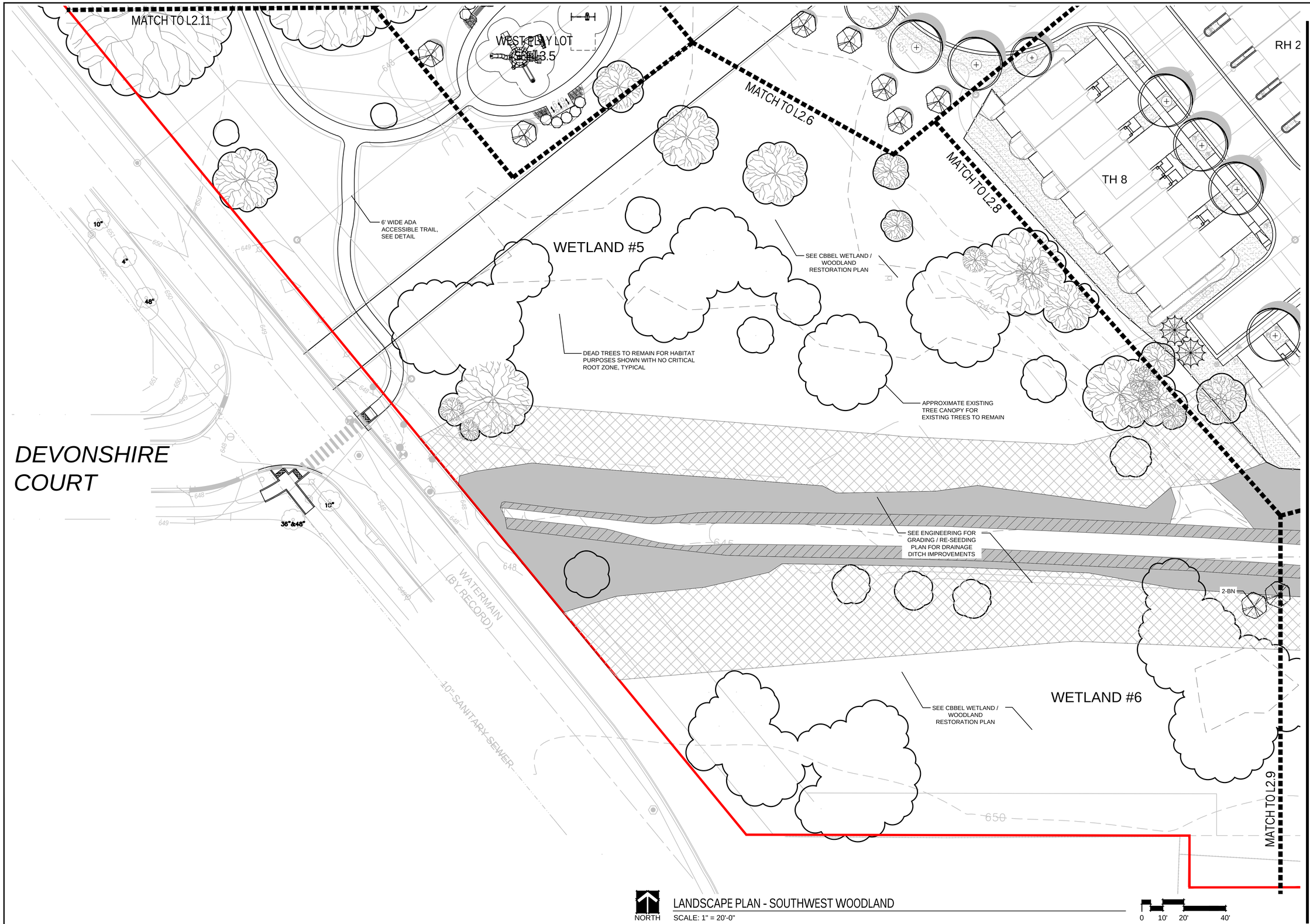
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTHEAST WOODLAND

SHEET NUMBER

L2.9



NORTH

LANDSCAPE PLAN - SOUTHWEST WOODLAND

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
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(224) 241-8181

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTHWEST WOODLAND

SHEET NUMBER

L2.10



NORTH

LANDSCAPE PLAN - WEST CENTRAL WOODLAND

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
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(224) 241-8181

CLIENT NAME AND ADDRESS

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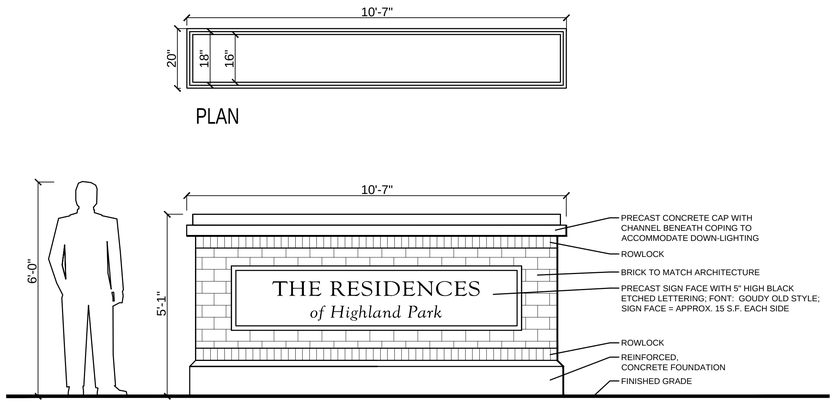
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - WEST CENTRAL WOODLAND

SHEET NUMBER

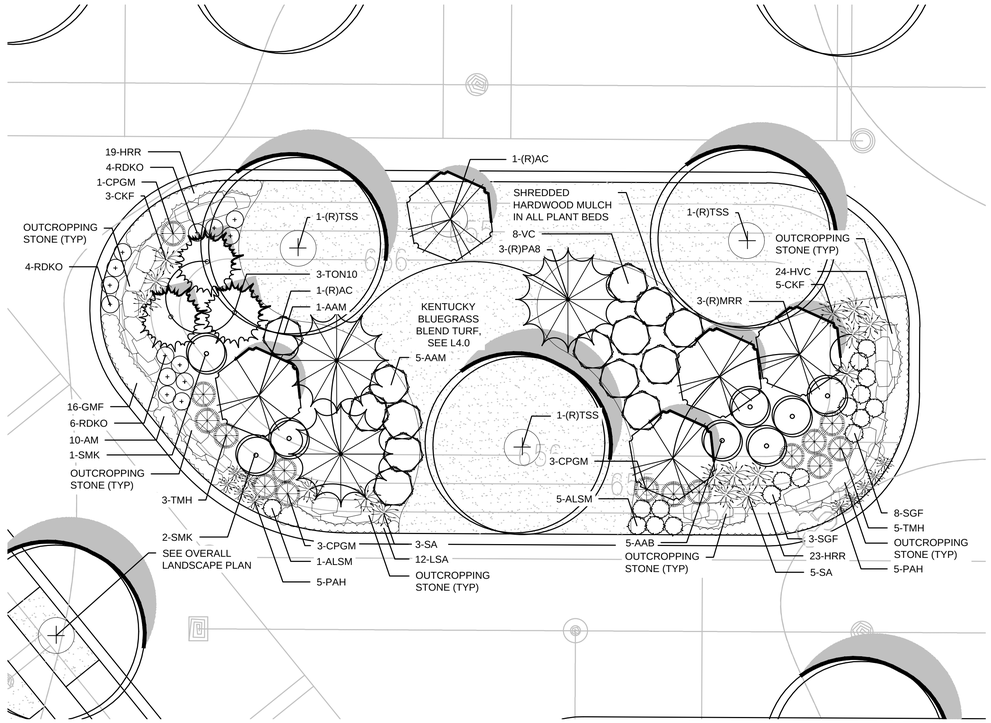
L2.11



NOTE!
DETAILS FOR STRUCTURAL FOUNDATION
TO BE PROVIDED AT TIME OF PERMIT SUBMITTAL.

ENTRANCE MONUMENT, TYPICAL

SCALE: 1/2" = 1'-0"

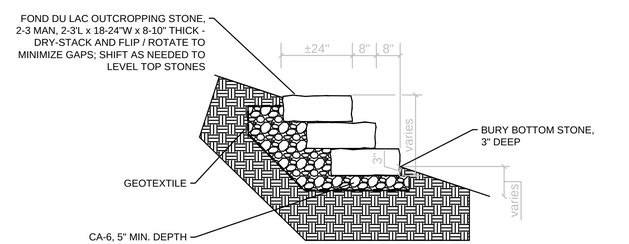


NORTH

LANDSCAPE PLAN DETAIL: FEATURE ISLAND

SCALE: 1" = 10'-0"

0 5' 10' 20'



DETAIL: OUTCROPPING STONE

SCALE: 1" = 10'-0"

0 5' 10' 20'

HABITAT™

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9 CRYSTAL LAKE ROAD
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(224) 241-8181

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS:
MONUMENT & FEATURE ISLAND

SHEET NUMBER

L3.1

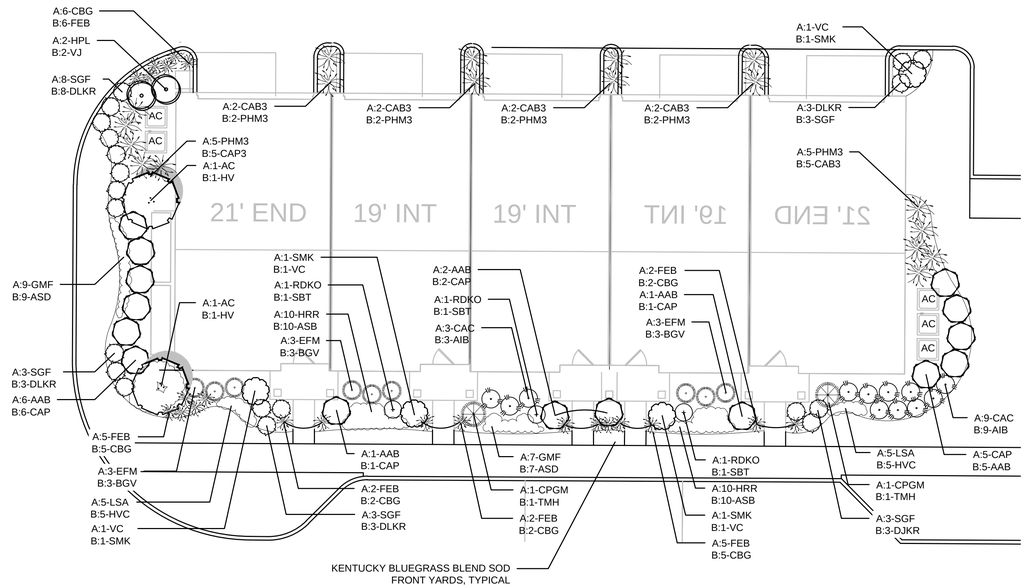
SCHEDULE: PLANT & MATERIALS LIST - TYPICAL FOUNDATION, REAR-LOADED HOMES

FOUNDATION A (PRIMARILY WEST AND SOUTH FACING)
REAR-LOAD GARAGE TOWNHOMES #RH1, 3, 5, 7, 9-11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 34, 36, 28

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Ornamental Trees				
AC	2	6' high	Amelanchier canadensis	Shadblow Serviceberry
Evergreen Shrubs				
CPGM	2	24" wide	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Japanese False Cypress
EFM	9	3 Gal./24"	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
Large Deciduous Shrubs				
AAB	10	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAP	5	36" high	Cotoneaster acutifolius	Peking Cotoneaster
HPL	2	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
SMK	2	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
VC	2	36" high	Viburnum carlesii	Koreanspice Viburnum
Small Deciduous Shrubs				
CAC	12	5 Gal./24"	Cotoneaster apiculatus	Cranberry Cotoneaster
DLKR	3	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
RDKO	3	5 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
SGF	17	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Ornamental Grasses				
CAB3	8	3 Gal.	Calamagrostis arundinacea 'Brachytricha'	Korean Reed Grass
FEB	16	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue
CBG	6	1 Gal.	Carex elata 'Bowles Golden'	Bowles Golden Sedge
PHM3	10	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
Perennials				
GMF	16	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HRR	20	1 Gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
LSA	10	1 Gal.	Leucanthemum x superbum 'Alaska'	Shasta Daisy
Materials				
-	3	C.Y.	-	Soil Amendments
-	10	C.Y.	-	Shredded Hardwood Mulch

FOUNDATION B (PRIMARILY EAST AND NORTH FACING)
REAR-LOAD GARAGE TOWNHOMES #RH2, 4, 6, 8, 12, 14, 15, 16, 18, 20, 22, 24, 26, 28, 30, 32, 35, 37

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Ornamental Trees				
HV	2	6' high	Hamamelis vernalis	Vernal Witchhazel
Evergreen Shrubs				
BGV	9	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
TMH	2	24" wide	Taxus x media 'Hicksii'	Hicks Yew
Large Deciduous Shrubs				
AAB	5	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAP	10	36" high	Cotoneaster acutifolius	Peking Cotoneaster
SMK	2	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
VC	2	36" high	Viburnum carlesii	Koreanspice Viburnum
VJ	2	36" high	Viburnum x juddii	Judd Viburnum
Small Deciduous Shrubs				
AIB	12	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
DLKR	17	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
SGF	3	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
SBT	3	5 Gal./24"	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea
Ornamental Grasses				
CAB3	10	3 Gal.	Calamagrostis arundinacea 'Brachytricha'	Korean Reed Grass
FEB	6	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue
CBG	16	1 Gal.	Carex elata 'Bowles Golden'	Bowles Golden Sedge
PHM3	8	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
Perennials				
ASB	20	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
ASD	16	1 Gal.	Astilbe 'Deutschland'	Deutschland Astilbe
HVC	10	1 Gal.	Heuchera villosa x 'Caramel'	Caramel Coralbells
Materials				
-	3	C.Y.	-	Soil Amendments
-	10	C.Y.	-	Shredded Hardwood Mulch



LANDSCAPE PLAN DETAIL: TYPICAL FOUNDATION, REAR-LOADED

SCALE: 1" = 10'-0"

0 5' 10' 20'

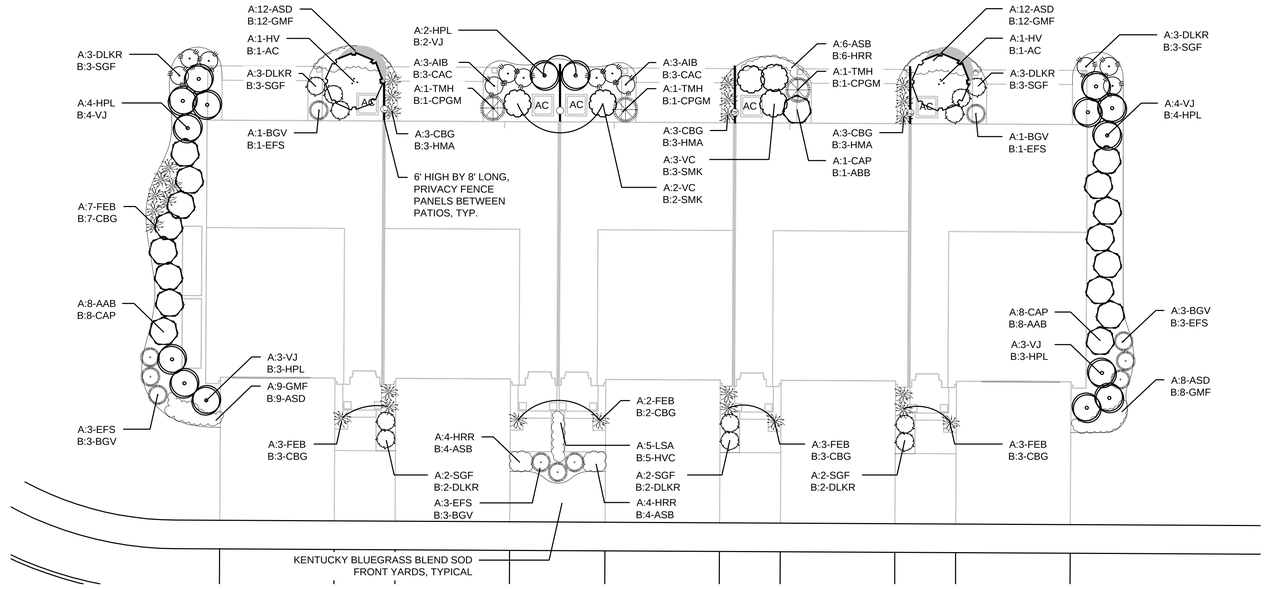
SCHEDULE: PLANT & MATERIALS LIST - TYPICAL FOUNDATION, FRONT-LOADED HOMES

FOUNDATION A - (PRIMARILY WEST AND SOUTH FACING)
FRONT-LOAD GARAGE TOWNHOMES #TH1, 2, 4-10

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Ornamental Trees				
HV	2	6' high	Hamamelis vernalis	Vernal Witchhazel
Evergreen Shrubs				
BGV	5	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
EFS	6	3 Gal./24"	Euonymus fortunei 'Sarcoxie'	Sarcoxie Euonymus
TMH	3	24" wide	Taxus x media 'Hicksii'	Hicks Yew
Large Deciduous Shrubs				
AAB	8	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAP	9	36" high	Cotoneaster acutifolius	Peking Cotoneaster
HPL	6	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
VC	5	36" high	Viburnum carlesii	Koreanspice Viburnum
VJ	10	36" high	Viburnum x juddii	Judd Viburnum
Small Deciduous Shrubs				
AIB	6	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
DLKR	12	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
SGF	6	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Ornamental Grasses				
CBG	9	1 Gal.	Carex elata 'Bowles Golden'	Bowles Golden Sedge
FEB	18	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue
Perennials				
ASB	6	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
ASD	32	1 Gal.	Astilbe 'Deutschland'	Deutschland Astilbe
GMF	9	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HRR	8	1 Gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
LSA	5	1 Gal.	Leucanthemum x superbum 'Alaska'	Shasta Daisy
Materials				
-	4	C.Y.	-	Soil Amendments
-	11	C.Y.	-	Shredded Hardwood Mulch
-	40	L.F.	-	6' Partition Fence (@8' Each)

FOUNDATION B - (PRIMARILY EAST AND NORTH FACING)
FRONT-LOAD GARAGE TOWNHOMES #TH3,

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Ornamental Trees				
AC	2	6' high	Amelanchier canadensis	Shadblow Serviceberry
Evergreen Shrubs				
CPGM	3	24" wide	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Japanese False Cypress
EFS	5	3 Gal./24"	Euonymus fortunei 'Sarcoxie'	Sarcoxie Euonymus
Large Deciduous Shrubs				
AAB	9	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAP	8	36" high	Cotoneaster acutifolius	Peking Cotoneaster
HPL	10	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
SMK	5	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
VJ	6	36" high	Viburnum x juddii	Judd Viburnum
Small Deciduous Shrubs				
CAC	6	5 Gal./24"	Cotoneaster apiculatus	Cranberry Cotoneaster
DLKR	6	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
SGF	9	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Ornamental Grasses				
CBG	18	1 Gal.	Carex elata 'Bowles Golden'	Bowles Golden Sedge
HMA	9	1 Gal.	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass
Perennials				
ASB	8	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
ASD	9	1 Gal.	Astilbe 'Deutschland'	Deutschland Astilbe
GMF	32	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HHR	6	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
HVC	5	1 Gal.	Heuchera villosa x 'Caramel'	Caramel Coralbells
Materials				
-	3	C.Y.	-	Soil Amendments
-	10	C.Y.	-	Shredded Hardwood Mulch
-	256	L.F.	-	6' Partition Fence (@8' Each)



LANDSCAPE PLAN DETAIL: TYPICAL FOUNDATION, FRONT-LOADED

SCALE: 1" = 10'-0"

0 5' 10' 20'

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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - DETAILS: FOUNDATIONS

SHEET NUMBER

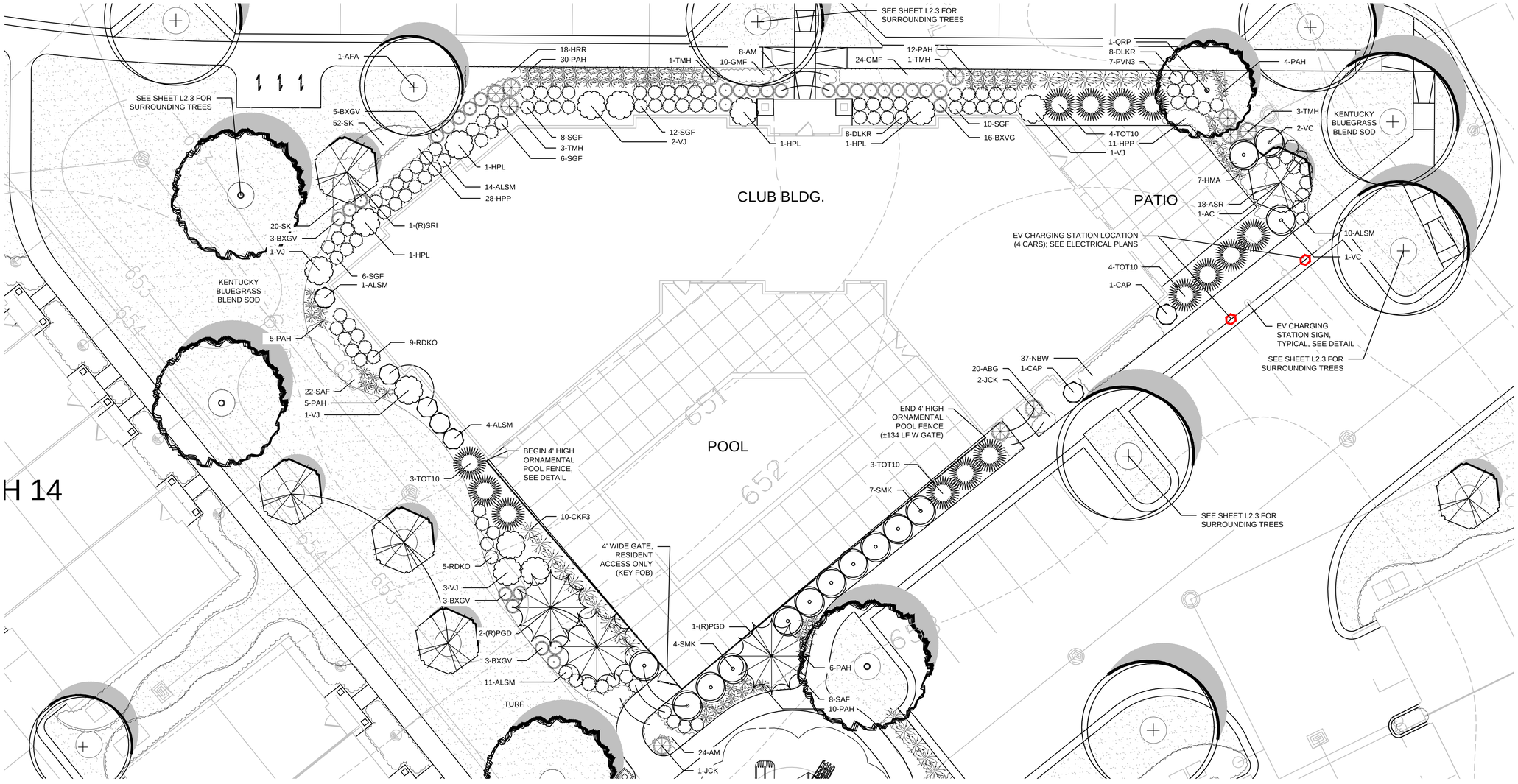
L3.2

SCHEDULE: PLANT & MATERIALS LIST - CLUBHOUSE FOUNDATION & POOL AREA

CODE	QTY	(R)QTY	SIZE	BOTANIC NAME	COMMON NAME
Columnar Shade Trees					
AFA	1	-	2.5" caliper	Acer freemanii 'Armstrong'	Armstrong Freeman Maple
QRP	1	-	2.5" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
		0	***Replacement Shade Trees***		
Evergreen Trees					
PGD	-	3	8' high	Picea glauca 'Densata'	Black Hills Spruce
		3	***Replacement Evergreen Trees***		
Fastigiate Evergreen Trees					
TOT10	14	-	10' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Ornamental Trees					
AC	1	-	6' high	Amelanchier canadensis	Shadblow Serviceberry
SRI	-	1	8' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
		1	***Replacement Ornamental Tree***		
		4	***Total Replacement Trees (Club Plant List)***		
Evergreen Shrubs					
BXGV	30	-	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
JCK	3	-	3 Gal./24"	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
TMH	8	-	24" wide	Taxus x media 'Hicksii'	Hicks Yew
Large Deciduous Shrubs					
CAP	2	-	36" high	Cotoneaster acutifolius	Peking Cotoneaster
HPL	4	-	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
SMK	11	-	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
VC	3	-	36" high	Viburnum carlesii	Koreanspice Viburnum
VJ	8	-	36" high	Viburnum x juddii	Judd Viburnum

CODE	QTY	(R)QTY	SIZE	BOTANIC NAME	COMMON NAME
Small Deciduous Shrubs					
ALSM	40	-	5 Gal./24"	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Black Chokeberry
DLKR	16	-	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
RDKO	14	-	5 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
SGF	42	-	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Ornamental Grasses					
CKF3	10	-	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
HMA	7	-	1 Gal.	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass
PAH	72	-	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PVN3	7	-	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Perennials					
AM	32	-	1 Gal.	Allium x 'Millenium'	Millenium Ornamental Onion
ASR	18	-	1 Gal.	Allium x 'Millenium'	Millenium Ornamental Onion
GMF	11	-	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HIR	18	-	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
HPP	39	-	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
NBW	37	-	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
SAF	30	-	1 Gal.	Sedum x 'Autumn Fire'	Autumn Fire Stonecrop (Sedum)
Groundcover					
ABG	20	-	1 Qt.	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Bugleweed (Ajuga)
SK	72	-	1 Qt.	Sedum kamtschaticum	Russian Stonecrop
Materials					
-	10	-	C.Y.	-	Soil Amendments
-	30	-	C.Y.	-	Shredded Hardwood Mulch
-	134	-	L.F.	-	4' Ornamental Fence with 1, 4' Gate

(R) **Indicates Replacement Tree**



NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS.
FINAL GRADING & UTILITY LOCATIONS TBD.

NORTH

LANDSCAPE PLAN DETAIL: CLUB BUILDING AND POOL AREA

SCALE: 1" = 10'-0"

0 5' 10' 20'

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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - DETAILS: CLUBHOUSE & POOL

SHEET NUMBER

L3.3

DETAIL: WASTE STATION

NOT TO SCALE

1 SPECIFICATIONS - DOG PARK

SHALL BE:

- QUANTITY: 2
- MODEL: SENTRY DOG WASTE STATION W/ SINGLE PULL BAGS
- COLOR: GREEN
- MEASURES 77"h X 12"W
- 10 GALLON RECEPTACLE
- GALVANIZED 7' SQUARE POST
- INCLUDES SIGN, BAG DISPENSER, & HARDWARE
- INCLUDES 400 DOG WASTE BAGS
- INCLUDES 50 WASTE CAN LINERS
- PRODUCT IS SHIPPED UNASSEMBLED

SHALL BE:

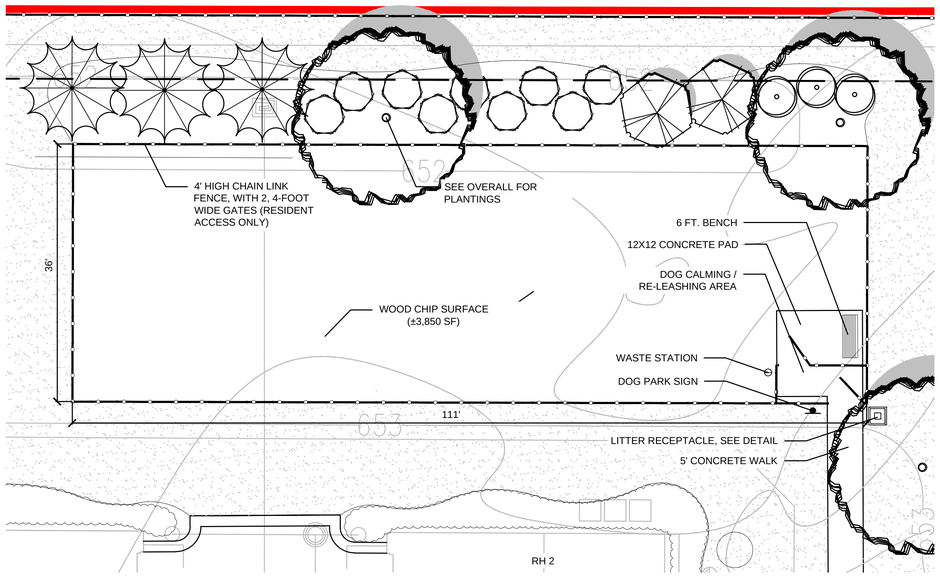
- QUANTITY: 1
- MODEL: DOG PARK EXERCISE AREA SIGN
- COLOR: GREEN
- MATERIAL: ALUMINUM

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  TERRA BOUND SOLUTIONS
  SPRING, TX - TEL (877) 857-2915)



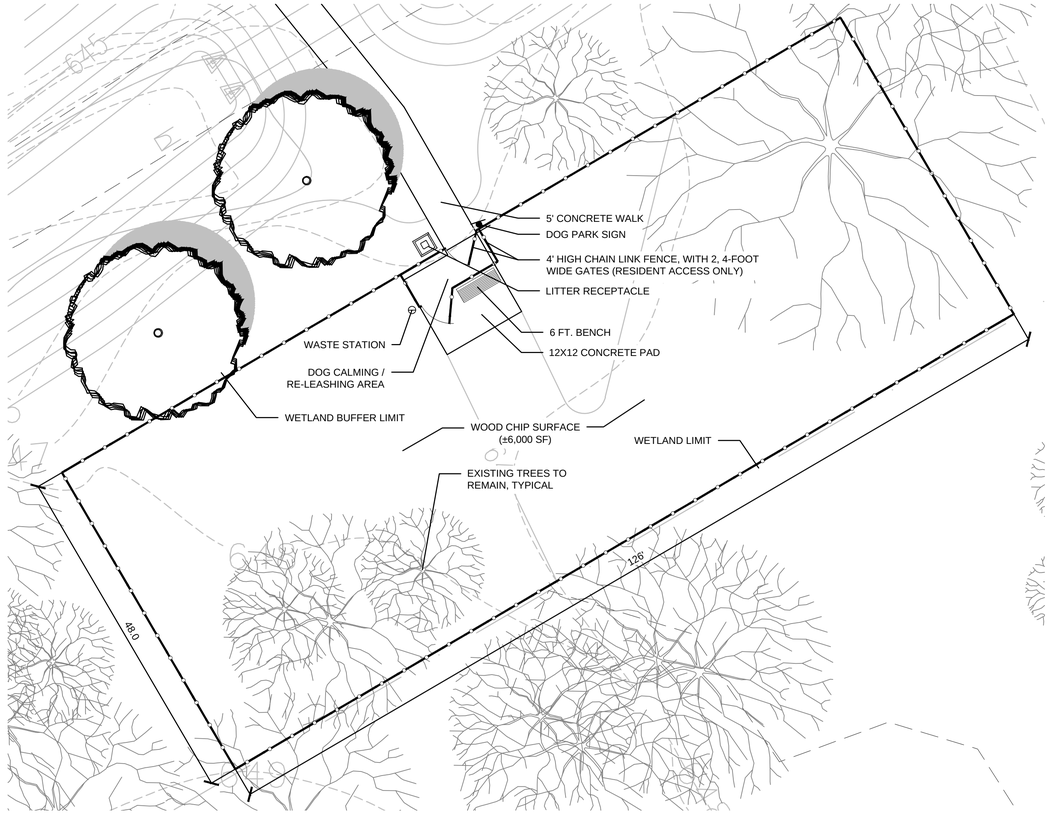




PLAN DETAIL: NORTH DOG PARK LAYOUT

SCALE: 1" = 20'-0"

0 10' 20' 40'



PLAN DETAIL: SOUTH DOG PARK LAYOUT

SCALE: 1" = 20'-0"

0 10' 20' 40'

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CHICAGO, ILLINOIS

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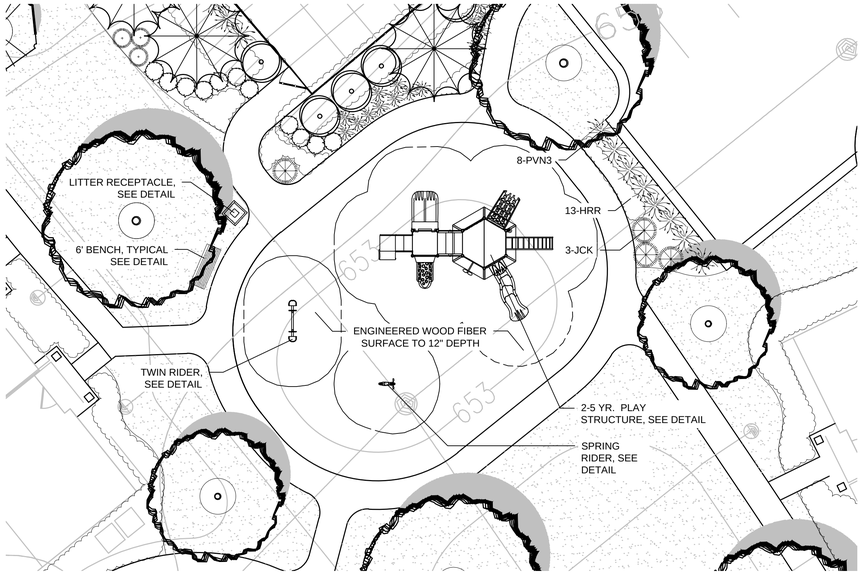
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS:
FENCING & DOG PARK

SHEET NUMBER

L3.4



PLAN DETAIL: CLUBHOUSE PLAY LOT LAYOUT

SCALE: 1" = 10'-0"

0 5' 10' 20'

1 SPECIFICATIONS - CLUBHOUSE PLAY LOT, STRUCTURE (2-5 YEARS OLD)

SHALL BE:

- QUANTITY: 1
- MODEL: MIRACLE 2-5 YEAR OLD PLAY STRUCTURE
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:
- FEATURING:
  - SIDE BY SIDE SLIDE (718700)
  - HONEYCOMB CLIMBER (7187555E)
  - CURVED CLIMBER (718942)
  - CHAMELEON SLIDE (7186701)
  - VINE CLIMBER (7186715)
  - TOT ROCK CLIMBER (718787)
  - MUSEUM WASHER PANEL (71871528)
  - TREEHOUSE ROOF (7187306)
  - SPACE MAZE PANEL (71871321B)
  - ACCESSIBLE TRANSFER POINT (71885139)

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL





2 SPECIFICATIONS - CLUBHOUSE PLAY LOT, TWIN RIDER

SHALL BE:

- QUANTITY: 1
- MODEL: TWIN RIDER (6081)
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL

3 SPECIFICATIONS - CLUBHOUSE PLAY LOT, SPRING RIDER

SHALL BE:

- QUANTITY: 1
- MODEL: RODEO ROCKY COIL SPRING RIDER (9014)
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL

4 SPECIFICATIONS - WEST PLAY LOT, PLAY STRUCTURE (5-12 YEARS OLD)

SHALL BE:

- QUANTITY: 1
- MODEL: MIRACLE 5-12 YEAR OLD PLAY STRUCTURE
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:
- FEATURING:
  - CHAMELEON SLIDE (714-670-U1)
  - KIDS PERCH (714-992-9
  - UPSTOP CLIMBER (714-692-25)
  - BELL, POST MOUNT (714-796-P1)
  - HEX QUEST GV300 (714-699-V6)
  - 6'-6" DECK W/ VERTICAL RINGS (714-525-6)
  - HEX WAVE ROOF (714-680-6C)
  - TREE-O CLIMBER (714-605-6)
  - GROOVE II SLIDE VORTEX (714-638-6U)
  - SQUARE TRANSFER POINT DECK (714-851-69)

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU:
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL



5 SPECIFICATIONS - WEST PLAY LOT, SWINGS

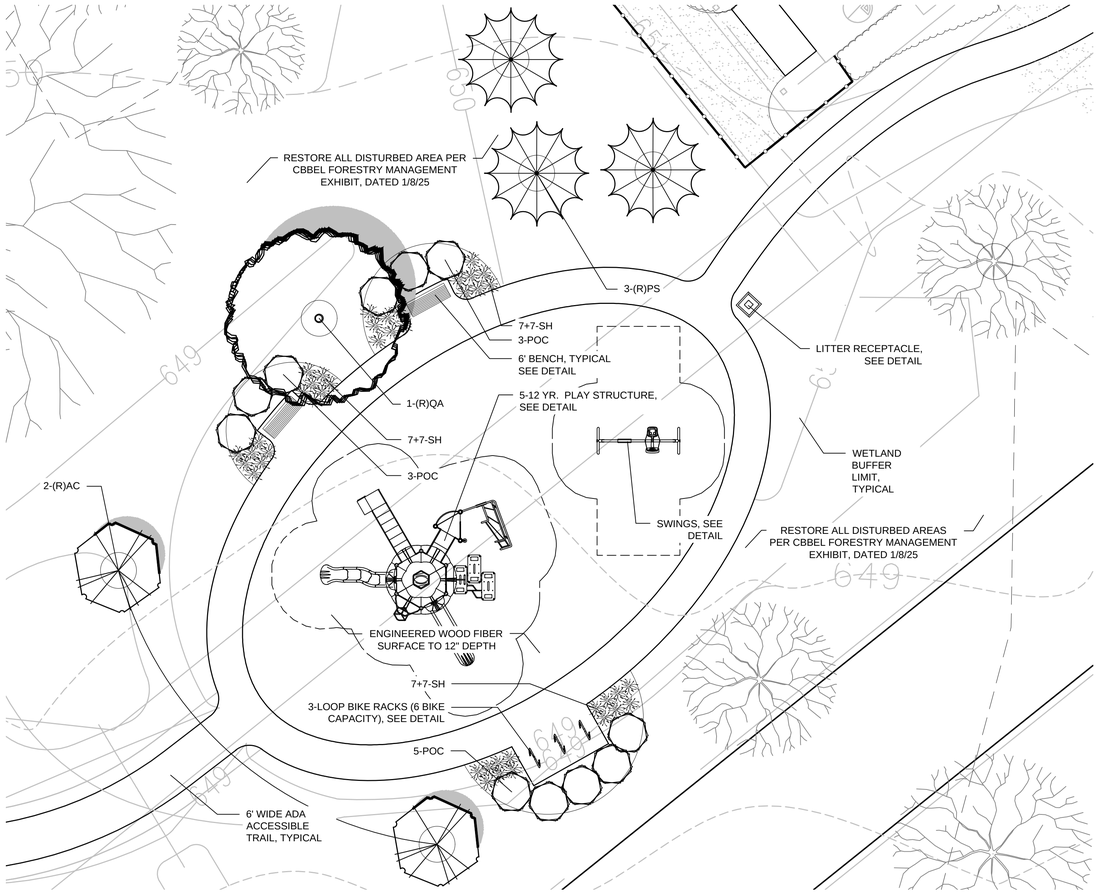
SHALL BE:

- QUANTITY: 1
- MODEL: MIRACLE SWING SET WITH 1 BELT AND 1 GENERATION SWING
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:
- FEATURING:
  - SLASH PROOF BELT W/ CHAIN, 8' (2840)
  - GENERATIONS SWING (2760)
  - 3.5" OD ARCH SWING FRAME (MR0930)

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU:
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL





PLAN DETAIL: WEST PLAY LOT LAYOUT

SCALE: 1" = 10'-0"

0 5' 10' 20'

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SUITE 110
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(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: PLAY LOTS

SHEET NUMBER

L3.5



FENCE LEGEND:

- 6 FT. ORNAMENTAL
- 8 FT. BOARD ON BOARD
- 4 FT. CHAIN LINK
- 4 FT. ORNAMENTAL
- 4 FT. UTILITY SCREEN
- 6 FT. PARTITION (SEE FOUNDATION PLAN)

NORTH

FENCING LAYOUT PLAN

SCALE: 1" = 60'-0"

0 30' 60' 120'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

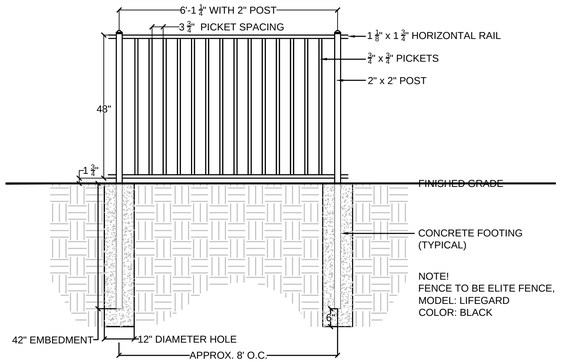
FINAL LANDSCAPE PLAN
- FENCING LAYOUT PLAN

SHEET NUMBER

L4.1

1A DETAIL: FENCE, ORNAMENTAL FENCE (CLUBHOUSE POOL)

SCALE: 1/2" = 1'-0" LOCATION: CLUBHOUSE POOL



SPECIFICATION - CLUBHOUSE / POOL FENCE

PRODUCT:
FENCE
- 134 L.F. TOTAL (INCL. 1, 4 WIDE GATE)
- HEIGHT: 48" / 4'
- MODEL: LIFEGUARD COMMERCIAL
- MATERIAL: ALUMINIM
- COLOR: BLACK (POWDER-COATED)
- LATCHES: SELF-CLOSING & SELF-LATCHING (WITH COLOR-MATCHED HINGES)

MANUFACTURER: ELITE

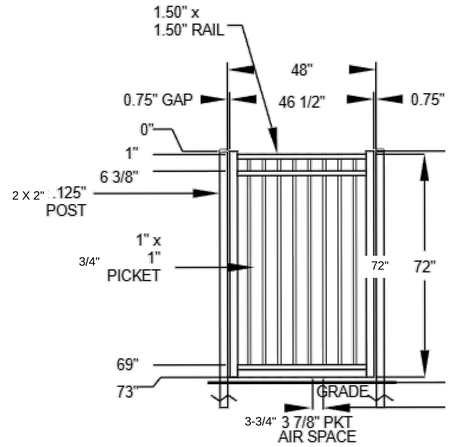
SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

1B DETAIL: FENCE, ORNAMENTAL FENCE GATE

NOT TO SCALE



1C SPECIFICATION: SECURITY SAFETY FOR POOL GATE - ELECTRIC STRIKE

PRODUCT:

SECURITY SAFETY FOR ALL ENTRY/EXIT GATES (W/ FOB ENTRY) - ELECTRIC STRIKE
- TOTAL QTY. 1
- MODEL: 9600 SERIES SURFACE MOUNTED ELECTRIC STRIKE
- ITEM: 9600
- MEASUREMENT: 9" HIGH x 1 3/4" WIDE x 3/4" DEEP
- MATERIAL: METAL
- COLOR: BSP BLACK SUEDE POWDER COAT

MANUFACTURER: HES ASSA ABLOY
www.hesinnovations.com

SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371



1D SPECIFICATION: SECURITY SAFETY FOR POOL GATE - PANIC BAR

PRODUCT:

SECURITY SAFETY FOR ALL ENTRY/EXIT GATES (W/ FOB ENTRY) - PANIC BAR
- TOTAL QTY. 1
- MODEL: 10045 PREMIUM EXIT BAR KIT - DETEX ADVANTEX STAINLESS STEEL BAR
- ITEM: PREMIUM KIT W/ ADVANTEX 48" BAR - BLACK PLATE, #10045-B48
- MATERIAL: METAL
- COLOR: BLACK (PLATE), BAR & HARDWARE (STAINLESS-STEEL)

MANUFACTURER: DAC INDUSTRIES, INC.
www.dacindustries.com

SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371



1E SPECIFICATION: SECURITY SAFETY FOR POOL GATE - ELECTRIC STRIKE MOUNTING KIT

PRODUCT:

SECURITY SAFETY FOR ALL ENTRY/EXIT GATES (W/ FOB ENTRY) - ELECTRIC STRIKE
- TOTAL QTY. 1
- MODEL: MOUNTING KIT FOR HES 9600 ELECTRIC STRIKE W/ DAC PANIC BAR KITS
- ITEM: #11190
- MATERIAL: METAL
- COLOR: BLACK W/ STAINLESS-STEEL HARDWARE

MANUFACTURER: DAC INDUSTRIES, INC.
www.dacindustries.com

SUPPLIER (OR APPROVED EQUAL):

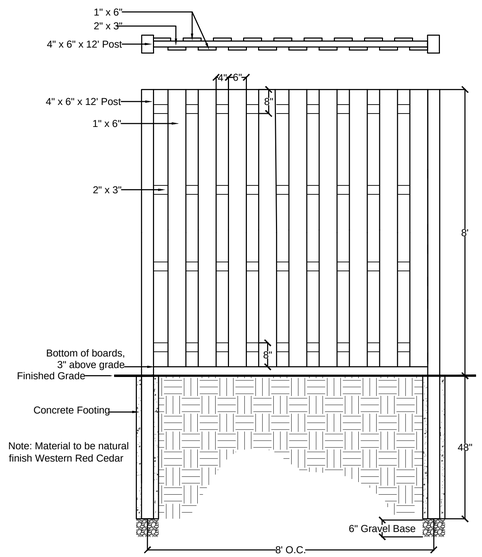
PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371



2 DETAIL: FENCE, BOARD-ON-BOARD

SCALE: 1/2" = 1'-0" LOCATION: NORTH AND EAST PROPERTY LINES



HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

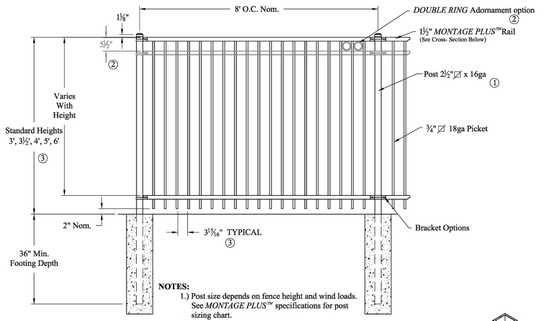
FINAL LANDSCAPE PLAN - DETAILS: FENCING

SHEET NUMBER

L4.2

1 DETAIL: FENCE, ORNAMENTAL

NOT TO SCALE — LOCATION: BEHIND FRONT-LOADED GARAGE TOWNHOMES



SPECIFICATION - 6 FT. HIGH ORNAMENTAL

PRODUCT:
FENCE
- 1,560 L.F. TOTAL (INCL. 2, 4 WIDE GATE)
- HEIGHT: 72" / 6'
- MODEL: MONTAGE PLUS (NO RINGS)
- MATERIAL: COMMERCIAL STRENGTH STEEL
- COLOR: BLACK (POWDER-COATED)
- LATCHES: SELF-CLOSING & SELF-LATCHING (WITH COLOR-MATCHED HINGES)

MANUFACTURER: ELITE

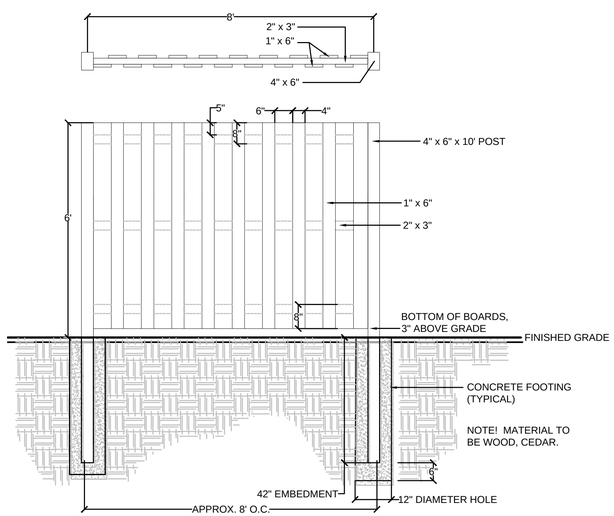
SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

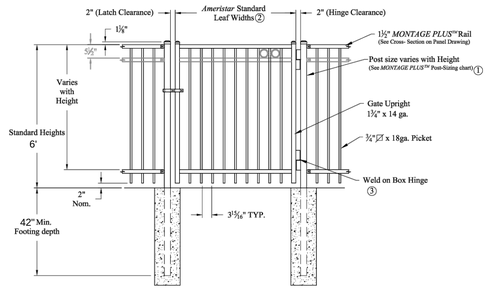
2 DETAIL: FENCE, PARTITION

NOT TO SCALE — LOCATION: PATIO PARTITIONS, FRONT-LOADED TOWNHOMES



3 DETAIL: FENCE, ORNAMENTAL (MAINTENANCE BUILDING)

NOT TO SCALE — LOCATION: BEHIND FRONT-LOADED GARAGE TOWNHOMES



SPECIFICATION - 6 FT. HIGH ORNAMENTAL

PRODUCT:
FENCE
- QUANTITY: 2, 4' WIDE GATES)
- HEIGHT: 72" / 6'
- MODEL: MONTAGE PLUS
- MATERIAL: COMMERCIAL STRENGTH STEEL
- COLOR: BLACK (POWDER-COATED)
- LATCHES: SELF-CLOSING & SELF-LATCHING (WITH COLOR-MATCHED HINGES)

MANUFACTURER: ELITE

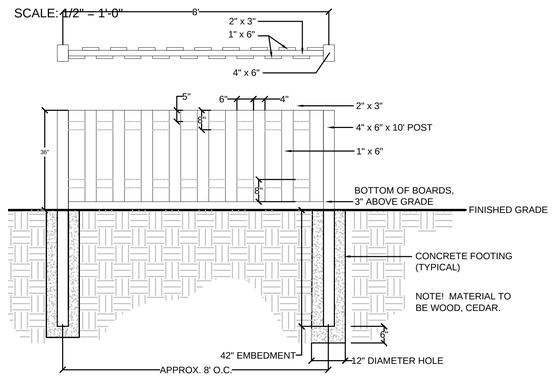
SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

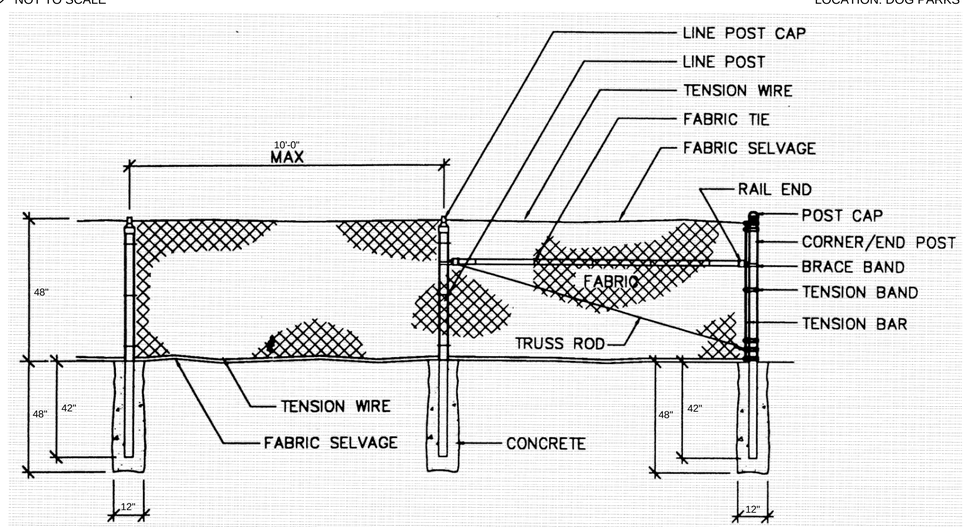
4 DETAIL: FENCE, A/C UNIT SCREENING

NOT TO SCALE — LOCATION: A/C UNITS, BUILDINGS



5 DETAIL: FENCE, CHAIN-LINK (GATES NOT SHOWN)

NOT TO SCALE — LOCATION: DOG PARKS



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LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: FENCING

SHEET NUMBER

L4.3

DETAILS: SITE FURNISHINGS

1 SPECIFICATIONS - ASHTON BENCH

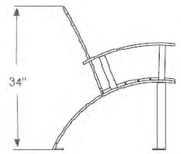
SHALL BE:

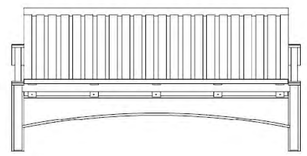
- QUANTITY: 5
- MODEL: ASB-6-RPB-P
- FRAME COLOR: BLACK POWDER COATED STEEL
- SEAT COLOR: BROWN RECYCLED PLASTIC
- MOUNT: SURFACE

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  THOMAS STEELE
  1080 UNIEK DRIVE
  WAUNAKEE, WI
  CONTACT: LARRY SEIPLE
  EMAIL: LSEIPLE@MADRAX.COM







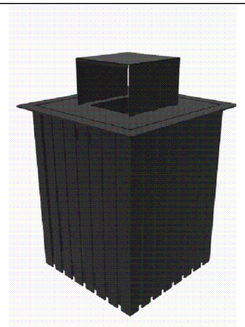
2 SPECIFICATIONS - ARCADIA 32 GAL. LITTER RECEPTACLE

SHALL BE:

- QUANTITY: 4
- MODEL: ACTR-32-P; COVERED SQUARE LID: CSQ
- COLOR: BLACK POWDER COATED STEEL
- INCLUDES EQUIPMENT AS PICTURED:

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  THOMAS STEELE
  1080 UNIEK DRIVE
  WAUNAKEE, WI
  CONTACT: LARRY SEIPLE
  EMAIL: LSEIPLE@MADRAX.COM



3 SPECIFICATIONS - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

- QUANTITY: 6
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM



DETAILS: SIGNS

4 SPECIFICATIONS - NO PARKING SIGN WITH U-CHANNEL POST

SHALL BE:

- QUANTITY: 5
- PART NO: K-3107
- SPN#: 1DSX
- MATERIAL: HI INTENSITY REFLECTIVE ALUMINUM WITH 3M LAMINATE
- SIZE: 12" X 18"
- MOUNT: AFIX TO 8 FT. U-CHANNEL POST WITH STAINLESS STEEL BOLTS

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  - BURY IN 12" DEEP HOLE AND BACKFILL WITH CONCRETE

- AVAILABLE THRU (OR APPROVED EQUAL):
  ROADTRAFFICSIGNS.COM
  203 JAY ST, SUITE 800
  BROOKLYN, NY
  TEL (888) 343-3771



POST



CUSTOM SIGN FACE

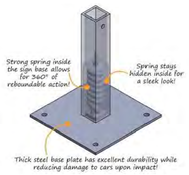
5 SPECIFICATIONS - EV CHARGING STATION SIGN WITH REBOUNDABLE POST

SHALL BE:

- QUANTITY: 4
- PART NO: K2-0764
- SPN#: 301J
- MATERIAL: HI INTENSITY REFLECTIVE ALUMINUM WITH 3M LAMINATE
- SIZE: 12" X 18"
- MOUNT: AFIX TO 6 FT. FLEXBOSS REBOUNDABLE SIGN POST SYSTEM

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  ROADTRAFFICSIGNS.COM
  203 JAY ST, SUITE 800
  BROOKLYN, NY
  TEL (888) 343-3771



FLEXIBLE POST





SIGN

6 SPECIFICATIONS - DOUBLE SIDED SIGN WITH U-CHANNEL POST

SHALL BE:

- QUANTITY: 2 EACH
- PART NO: K-3107
- SPN#: 322P
- MATERIAL: 80 MIL THICK 3M REFLECTIVE ALUMINUM (HIP)
- COLOR: GREEN, REVERSED
- SIZE: 18" X 24" SIGNATURE
- MOUNT: AFIX TO 8 FT. U-CHANNEL POST WITH STAINLESS STEEL BOLTS

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.
  - BURY IN 12" DEEP HOLE AND BACKFILL WITH CONCRETE

- AVAILABLE THRU (OR APPROVED EQUAL):
  ROADTRAFFICSIGNS.COM
  203 JAY ST, SUITE 800
  BROOKLYN, NY
  TEL (888) 343-3771



POST



WEST FACING SIGN
CUSTOM SIGN FACE



EAST FACING SIGN
CUSTOM SIGN FACE

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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS:
SITE FURNISHINGS & SIGNS

SHEET NUMBER

L5.0



TURF LEGEND:

- KENTUCKY BLUEGRASS BLEND SOD
- NATIVE SHORELINE WETLAND MIX*
- NATIVE WET-MESIC MIX*
- NATIVE LOW PROFILE PRAIRIE MIX*
- SEE WETLAND / WOODLAND RESTORATION PLAN**

* REFER TO SOIL AND EROSION CONTROL PLAN - 5 PREPARED BY SPACECO, DATED 11/25/25

** REFER TO WETLAND AND BUFFER RESTORATION AND FOREST MANAGEMENT AREA EXHIBIT PREPARED BY CHRISTOPHER B. BURKE ENGINEERING, LTD., DATED 1/8/25

NORTH

GROUND TREATMENT / TURF LAYOUT PLAN

SCALE: 1" = 60'-0"

0 30' 60' 120'

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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

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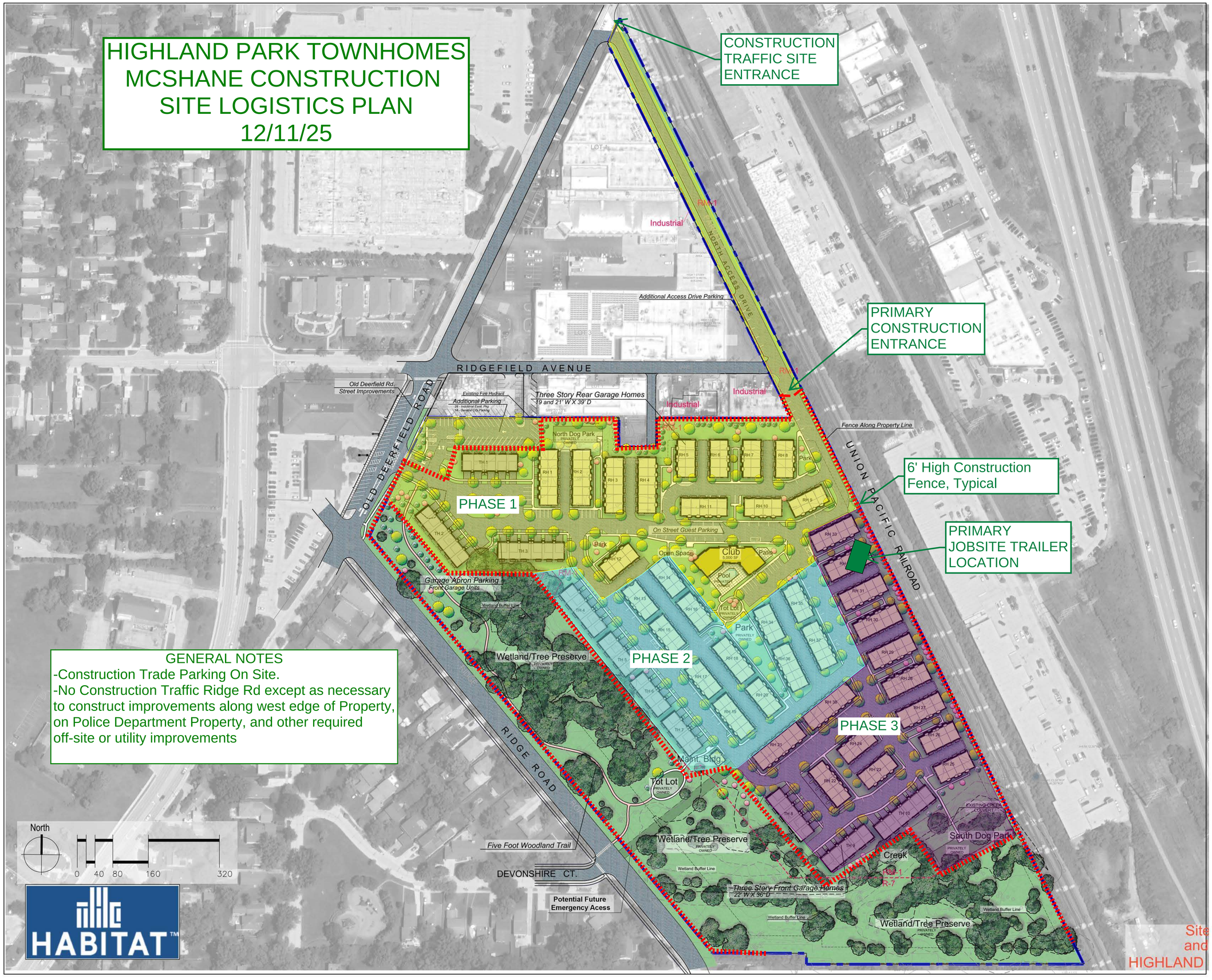
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - GROUND TREATMENT / TURF LAYOUT PLAN

SHEET NUMBER

L6.0



bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) *© 2025 BSB Design, Inc.*

December 12, 2025

Zack Zalar
Habitat
350 W Hubbard Street
Chicago, IL 60610

Re: Solo Cup Site Remediation Program Schedule – 1660 Old Deerfield Road, Highland Park, Illinois

As you know, the above referenced property is beginning the process of enrolling into the Illinois Environmental Agency's Site Remediation program in order to procure a No Further Remediation (NFR) Letter. As part of the enrollment process, subsurface investigations and a subsequent Site Investigation Report/Remedial Objectives Report/Remedial Action Plan (SIR/ROR/RAP) documenting the subsurface investigations will be compiled and submitted to the Illinois Environmental Protection Agency (Illinois EPA).

Below is a timeline which outlines the steps necessary to obtain a Final NFR Letter, and the general amount of time anticipated to accomplish each step:

- Perform a subsurface investigation to collect soil and groundwater samples in order characterize the site in accordance with Illinois EPA Site Remediation Program (SRP) regulations. The subsurface investigation is scheduled to begin the week of January 5th. Based on the current schedule, the results of the and groundwater analysis are currently anticipated to be received by January 30, 2025.

- Upon receipt of favorable soil and groundwater data, ECS will begin to compile the required Site Investigation Report/Remedial Objectives Report/Remedial Action Plan (SIR/ROR/RAP). ECS anticipates that the SIR/ROR/RAP Report will be provided to the Illinois EPA within approximately 4-5 weeks following receipt of laboratory data. ECS anticipates having the SIR/ROR/RAP completed by March 6, 2025.

- Once the SIR/ROR/RAP is submitted, Illinois EPA has 90 days to review and respond. The Illinois EPAs response will either request additional investigation, or approve the SIR/ROR/RAP. ECS anticipates having a response from the EPA by June 5, 2025.

- Upon approval of the SIR/ROR/RAP, any identified exceedances of specific Tier 1 exposure routes will need to be addressed with engineering and/or institutional controls as defined in the Remedial Action Plan. Implementation of the Remedial Action Plan directly coincides with site redevelopment as the concrete building pads and asphalt parking lots will serve as engineered barriers. Once the remedial actions have been completed, ECS will submit the Remedial Action Completion Report (RACR).

- Once the RACR is submitted, the Illinois EPA has 90 days to review RACR and respond. Upon RACR approval, a Draft NFR Letter will be issued to the subject property.

- ECS and Habitat will review the Draft NFR Letter for errors, and request that a Final NFR Letter be issued to the subject property. The Final NFR Letter is typically received within 30-60 days after the formal request for Final NFR is submitted to the IEPA.

ECS understands that site redevelopment will take approximately 6 months to 1 year to complete. During that time, townhouses will be occupied upon individual completion. Please note that the final NFR letter will not be granted until all remedial actions outlined within the Remedial Action Plan have been completed. Given this, ECS will verify that any required remedial actions (e.g., engineered barrier placement, excavation and off-site disposal, etc) have been completed within newly constructed townhomes prior to occupancy on an individual basis.

Please note, that this is a general time table, and ECS cannot guarantee that the IEPA will approve future submittals. If you have any questions, please call either of the undersigned at (847) 279-0366.

Sincerely,

ECS MIDWEST, LLC

Jason Warren
Senior Project Manager

David T. Kwasiborski, CIAQM
Principal Industrial Hygienist

https://ecslimited365.sharepoint.com/sites/53MidwestEnvironmental/53 Data/Office 53 Environmental/Phase II/State Closure/Illinois/5499-A Solo Cup SRP/Habitat Timeline.doc



N

1 SITE PHOTOMETRIC PLAN

SCALE: 1"=70'-0"

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	104	PT1	Single	UR20-24L-65-4K7-4W-PT		0.900	7344	65	6760	15
	2	PT2	Back-Back	UR20-24L-65-4K7-4W-PT		0.900	7344	65	260	15
	23	PT3	Single	UR20-24L-65-4K7-5W-PT		0.900	7460	65	1495	15
	18	PT4	Single	UR20-24L-25-4K7-2-PT		0.900	3099	25	450	7.5
	4	PT5	Single	UR20-24L-25-4K7-4-PT		0.900	3251	25	100	7.5
	3	WP1	Single	XWS-LED-05L-SIL-FT-40-70CRI		0.900	5067	35	105	10

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	Illuminance	Fc	0.72	10.6	0.0	N.A.	N.A.
POOL DECK + SURFACE	Illuminance	Fc	6.01	9.2	2.8	2.15	3.29

LPD Area Summary			
Label	Area	Total Watts	LPD
POOL AREA LPD	4389	395	0.090

Salas O'Brien

salasobrien.com

Irving
106 Decker Drive, Suite 200
Irving, TX 75062

Project Number: 2450-70446

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PROFESSIONAL SEAL

ISSUE DATE	DESCRIPTION
11/14/2025	FINAL ENGINEERING SUBMITTAL

2550-00652
BSB DESIGN
220 N SMITH STREET, STE 210
PALATINE, IL. 60067
847-705-2200

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

HABITAT PROPERTIES

REVISIONS

Δ	DESCRIPTION	DATE

CHECKED BY | DRAWN BY

SHEET NAME

SITE PHOTOMETRIC PLAN

SHEET NUMBER: E1.10 | REVISION

ELECTRICAL GENERAL NOTES

1. COORDINATE ALL EXTERIOR BUILDING MOUNTED LIGHT FIXTURE TYPES, SPECIFICATIONS, LOCATIONS, AND QUANTITIES WITH ARCHITECT AND POLE/POST TOP AND COURTYARD FIXTURES WITH LANDSCAPE/CIVIL. REFER TO LEVEL 1 BUILDING PLANS FOR EGRESS SCONCES AT EXIT LOCATIONS.
2. ALL BUILDING FACADE AND LANDSCAPE LIGHTING TO HAVE AUTOMATIC CONTROL VIA PHOTOCELL/TIMECLOCK AS A FUNCTION OF DAWN/DUSK AND SET BUSINESS OPEN/CLOSE.
3. ALL EXTERIOR LIGHTING NOT CATEGORIZED AS LANDSCAPE OR BUILDING FACADE SHALL HAVE THE CAPABILITY OF AUTOMATIC CONTROL VIA PHOTOCELL/TIMECLOCK. ALSO, FIXTURES SHALL BE CAPABLE OF 30% POWER REDUCTION OF LIGHTING FIXTURES FROM MIDNIGHT TO 6:00AM.
4. ALL EXTERIOR LIGHTING CONTROLS TO MEET THE REQUIREMENTS OF IECC 2021 WITH ILLINOIS AMENDMENTS. COORDINATE CONTROL/OVERRIDE LOCATION(S) WITH OWNER. LABEL ACCORDINGLY.
5. REFER TO TECHNOLOGY PLANS FOR CONDUIT REQUIREMENTS.



1 SITE LIGHTING PLAN
SCALE: 1"=70'-0"

Salas O'Brien
salasobrien.com
Irving
106 Decker Drive, Suite 200
Irving, TX 75062

Project Number: 2450-70446

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PROFESSIONAL SEAL

ISSUE DATE	DESCRIPTION
11/14/2025	FINAL ENGINEERING SUBMITTAL

2550-00652
BSB DESIGN
220 N SMITH STREET, STE 210
PALATINE, IL. 60067
847-705-2200

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

HABITAT PROPERTIES

REVISIONS

Δ	DESCRIPTION	DATE

CHECKED BY | DRAWN BY

SHEET NAME

SITE LIGHTING PLAN

SHEET NUMBER: E1.00 | REVISION:

Shiner Acoustics, LLC
Acoustical Engineers
225 W Washington St. - Suite 1625, Chicago, Illinois 60606
Phone 312 849-3340 Fax 312 849-3344 www.shineracoustics.com

The Habitat Company
350 W Hubbard Street, Suite 500
Chicago, IL 60614

December 23, 2025

Attn: Mr. Zack Zalar
Vice President of Investments

Re: Highland Park Townhomes
Building Envelope Sound Attenuation, r1

Dear Mr. Zalar:

Regarding the design of the Highland Park Townhomes, at 1700 Old Deerfield Road, we understand that the city of Highland Park has requested specifications for sound mitigation measures for the townhomes nearest to the northern and eastern property lines of the Property.

The building envelope of these townhomes, and specifically the acoustical performance of the windows and patio doors, will be specified so that interior noise levels will not exceed a day-night average sound level (Ldn or DNL) of 45 dBA. This is based upon HUD design standards regarding transportation noise affecting residential properties. The specific glazing assemblies to be used, including performance in terms of sound transmission class (STC) and outdoor-indoor transmission class (OITC), will be based on long term sound measurements (72 hours) taken at the project site. These measurements are anticipated to be completed in February of 2026.

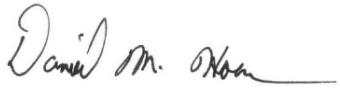
The current design plan is to include enhanced window and door assemblies for units facing the rail line to the east and for the units facing the existing industrial property to the north. These enhanced assemblies would wrap the corner of all affected units to include the entire affected residential unit, as indicated in the attached Figure 1.

Based on past experience, it is anticipated that the enhanced glazing assemblies will meet a minimum STC rating of 32, and a minimum OITC rating of 26. Although, depending upon the noise levels measured on site, these may be increased to STC 34 and OITC 29 by utilizing assemblies that include laminated glass.

Please do not hesitate to contact us should you have any questions or concerns regarding the control and mitigation of environmental noise sources affecting these residential units.

Sincerely,

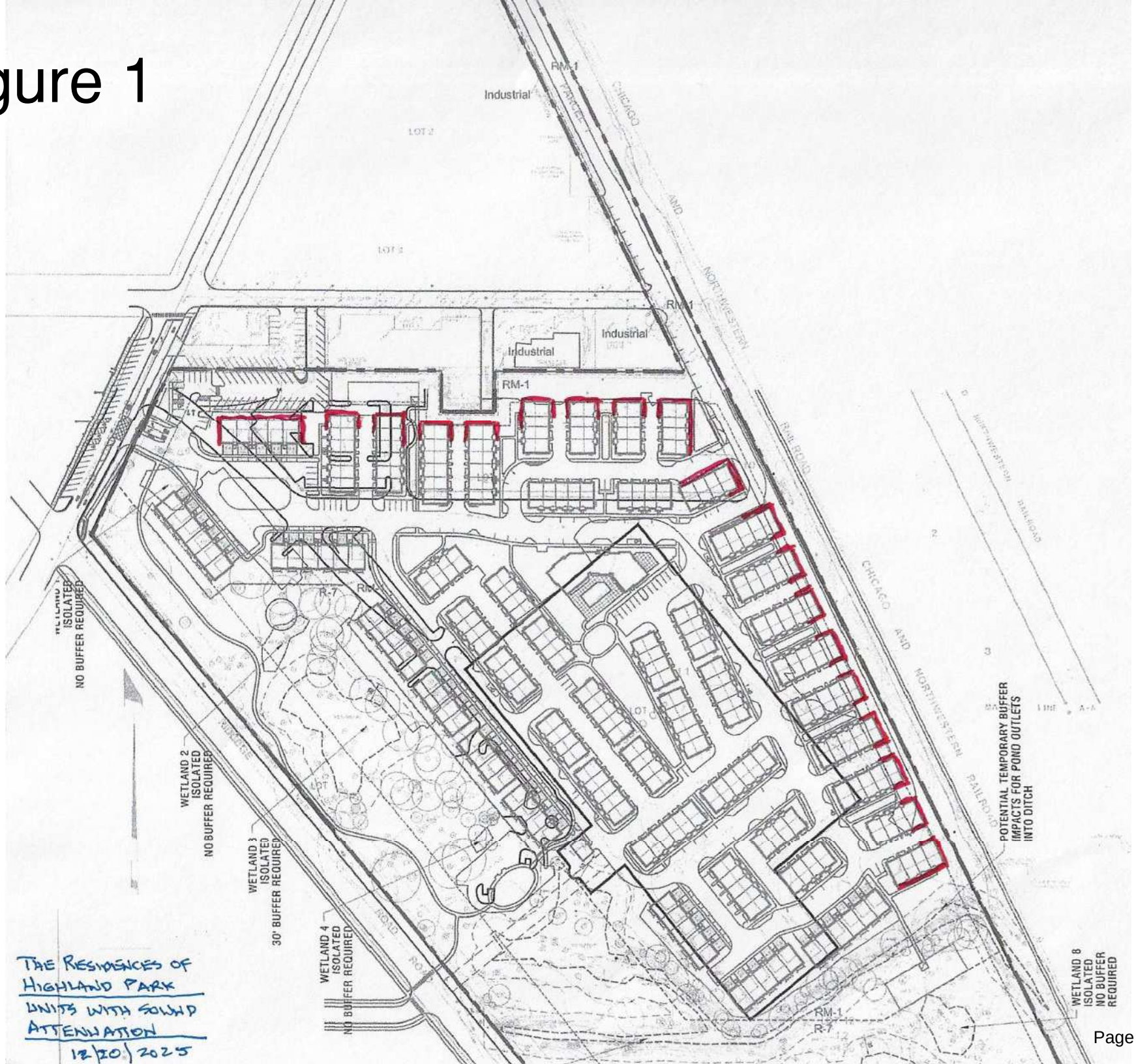
Shiner Acoustics, LLC



Daniel M. Horan, INCE
Partner

DMH/dh
Attachment: Figure 1 (marked up site plan)

Figure 1


Industrial
RM-1
Industrial
Industrial
RM-1
RM-1
R-7
WETLAND 1
ISOLATED
NO BUFFER REQUIRED
WETLAND 2
ISOLATED
NO BUFFER REQUIRED
WETLAND 3
ISOLATED
30' BUFFER REQUIRED
WETLAND 4
ISOLATED
NO BUFFER REQUIRED
POTENTIAL TEMPORARY BUFFER
IMPACTS FOR POND OUTLETS
INTO DITCH
WETLAND 8
ISOLATED
NO BUFFER
REQUIRED
RM-1
R-7
THE RESIDENCES OF
HIGHLAND PARK
UNITS WITH SOUND
ATTENUATION
12/20/2025

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Zack Zalar
The Habitat Company

FROM: Michael A. Werthmann, PE, PTOE
Principal

DATE: December 15, 2025

SUBJECT: Addendum to Traffic Study
Review of Ridge Road Pedestrian Crossing at Devonshire Court
Old Deerfield Road Residential Development
Highland Park, Illinois

This memorandum is an addendum to the March 21, 2025 traffic study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Highland Park townhome development in Highland Park, Illinois. The site, which was previously occupied by Solo Cup, is currently vacant and is located on the east side of Old Deerfield Road between Richfield Avenue and Ridge Road. As proposed, the development is to consist of 227 units with access provided via Old Deerfield Road and the existing road that runs parallel to the Union Pacific railroad tracks.

The purpose of this memorandum is to review the proposed pedestrian crossing to be located on the north leg of Ridge Road at Devonshire Court. Concerns have been raised regarding the proximity of the pedestrian crossing to the curve on Ridge Road.

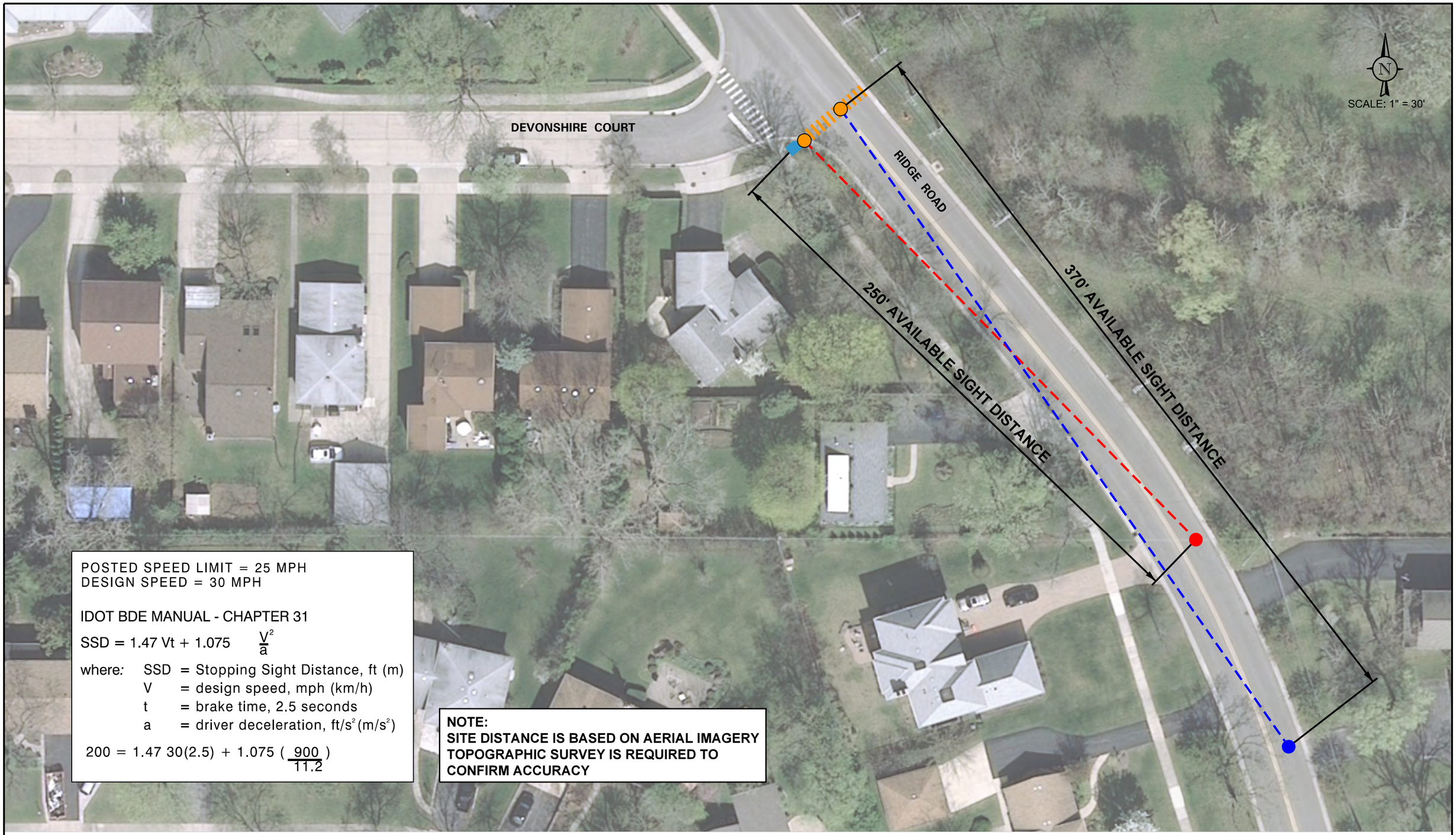
Preliminary Sight Distance Study

To determine if the pedestrian crossing is located sufficient distance from the curve on Ridge Road south of the pedestrian crossing, a preliminary sight distance study was performed along Ridge Road which is located in the Appendix. The results of the preliminary sight distance study show that approximately 250 feet of sight distance is available between a pedestrian located on the west side of Ridge Road at the pedestrian crossing and a vehicle traveling northbound along Ridge Road. It should be noted that several trees are located along the west side of the Ridge Road right-of-way which may limit the sight distance of pedestrians waiting on the west side of Ridge Road. However, it is important to note that as a pedestrian crosses Ridge Road (west to east), the sight distance only increases. Further, as shown on the exhibit, approximately 370 feet of sight distance is available between a vehicle traveling northbound on Ridge Road and a pedestrian in the Ridge Road northbound lane. The stopping sight distance requirement for a design speed of 30 mph (posted speed limit plus five mph) is 200 feet.

As such, the minimum approximately 260 feet of sight distance exceeds the stopping sight distance. Consideration should be given to trimming the trees along the west side of Ridge Road to minimize any sight obstructions.

In addition, the available sight distance for the proposed pedestrian crossing on Ridge Road at Devonshire Court is similar to, if not greater than, the available sight distance provided at the existing pedestrian crossings on Ridge Road at Edgewood Road. The curve in Ridge Road south of Edgewood Road is closer to Edgewood Road than the curve in Ridge Road is to Devonshire Court.

Appendix



POSTED SPEED LIMIT = 25 MPH
DESIGN SPEED = 30 MPH

IDOT BDE MANUAL - CHAPTER 31

$SSD = 1.47\,Vt + 1.075\,\frac{V^2}{a}$

where: SSD = Stopping Sight Distance, ft (m)
V = design speed, mph (km/h)
t = brake time, 2.5 seconds
a = driver deceleration, ft/s^2 (m/s^2)

$200 = 1.47\,30(2.5) + 1.075\,(\frac{900}{11.2})$

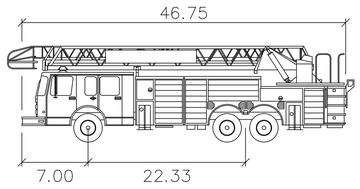
NOTE:
SITE DISTANCE IS BASED ON AERIAL IMAGERY TOPOGRAPHIC SURVEY IS REQUIRED TO CONFIRM ACCURACY

RIDGE ROAD
HIGHLAND PARK, ILLINOIS

AVAILABLE SIGHT DISTANCE

DRAWN: MD CHECKED: MW
DATE: 10-22-25 REV: 12-15-25
PROJECT #: 24-263
EXHIBIT: A

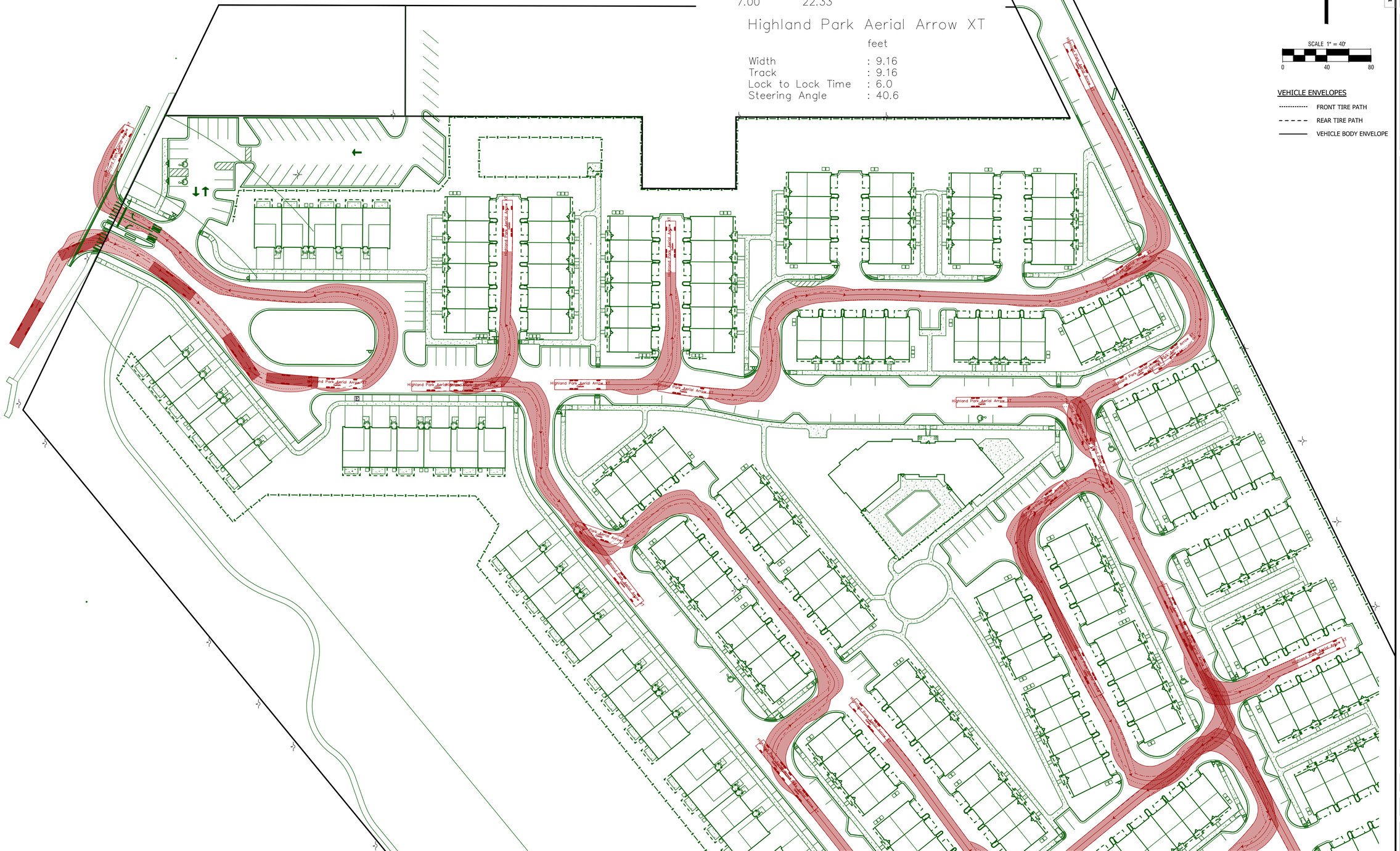
KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.



Highland Park Aerial Arrow XT

feet

Width	: 9.16
Track	: 9.16
Lock to Lock Time	: 6.0
Steering Angle	: 40.6



SCALE 1" = 40'

0 40 80

VEHICLE ENVELOPES

- FRONT TIRE PATH
- REAR TIRE PATH
- VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS
12	09/16/25	PER HABITAT
11	09/16/25	PER HABITAT
9	09/08/25	PER HABITAT
9	08/13/25	PER HABITAT
8	07/23/25	PER CITY & HABITAT
7	06/20/25	PER CITY & HABITAT

NO.	DATE	REMARKS
6	06/17/25	UPDATED TURNS PER NEW SITE PLAN
5	05/16/25	PER CITY & HABITAT
4	05/05/25	PER HABITAT
3	03/26/25	PER HABITAT
1	03/24/25	PER CITY COMMENTS

FIRE TRUCK EXHIBIT - 1

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 11395_FT-ATURN-EXH

DATE: 09/08/25

JOB NO. 11395.02

SHEET FT-EXH-1

1 OF 4

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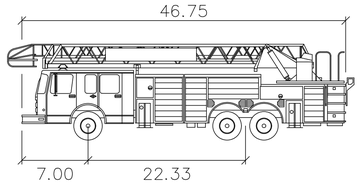
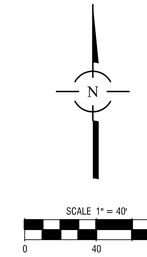


Highland Park Aerial Arrow XT

feet

Width	: 9.16
Track	: 9.16
Lock to Lock Time	: 6.0
Steering Angle	: 40.6



VEHICLE ENVELOPES

- FRONT TIRE PATH
- REAR TIRE PATH
- VEHICLE BODY ENVELOPE

NO.	DATE	REMARKS
11	09/16/25	PER HABITAT
10	09/08/25	PER HABITAT
9	08/13/25	PER HABITAT
8	07/23/25	PER CITY & HABITAT
7	06/20/25	PER CITY & HABITAT

NO.	DATE	REMARKS
6	06/17/25	UPDATED TURNS PER NEW SITE PLAN
5	05/16/25	PER CITY & HABITAT
4	05/05/25	PER HABITAT
1	03/24/25	PER CITY COMMENTS

FIRE TRUCK EXHIBIT - 2

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 11395_FT-ATURN-EXH

DATE: 09/08/25

JOB NO. 11395.02

SHEET FT-EXH-2

2 OF 4

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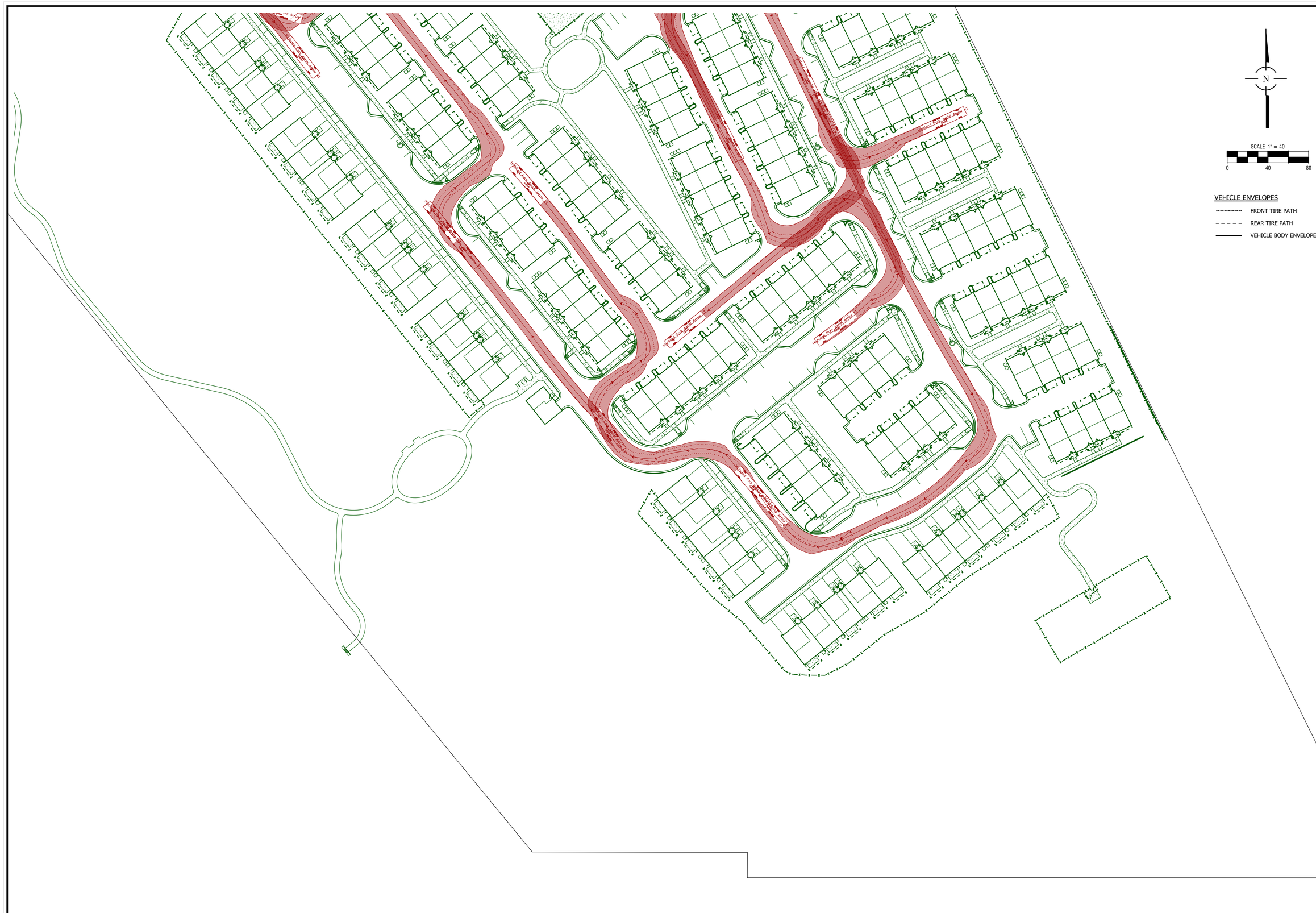

NO.	DATE	REMARKS
11	09/16/25	PER HABITAT
10	09/08/25	PER HABITAT
9	08/13/25	PER HABITAT
8	07/23/25	PER CITY & HABITAT
7	06/20/25	PER CITY & HABITAT

NO.	DATE	REMARKS
6	06/17/25	UPDATED TURNS PER NEW SITE PLAN
5	05/16/25	PER CITY & HABITAT
4	05/05/25	PER HABITAT
1	03/24/25	PER CITY COMMENTS

FIRE TRUCK EXHIBIT - 3

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, ILLINOIS

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Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
11395_FT-ATURN-EXH

DATE:
09/08/25

JOB NO.
11395.02

SHEET
FT-EXH-3
3 OF 4

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10	09/08/25	PER HABITAT
9	08/13/25	PER HABITAT
8	07/23/25	PER CITY & HABITAT
7	06/20/25	PER CITY & HABITAT

NO.	DATE	REMARKS
6	06/17/25	UPDATED TURNS PER NEW SITE PLAN
5	05/16/25	PER CITY & HABITAT
4	05/05/25	PER HABITAT
1	03/24/25	PER CITY COMMENTS

FIRE TRUCK EXHIBIT - 4

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, ILLINOIS

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Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
11395_FT-ATURN-EXH

DATE:
09/08/25

JOB NO.
11395.02

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FT-EXH-4
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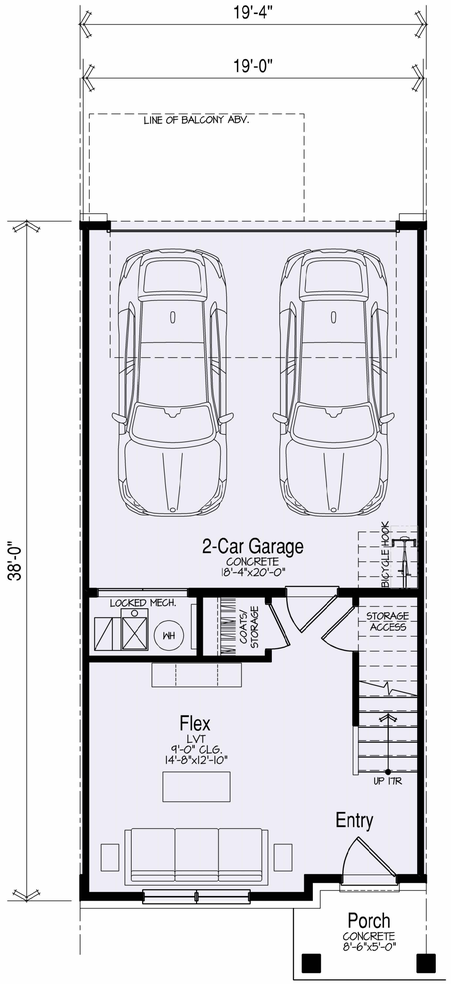
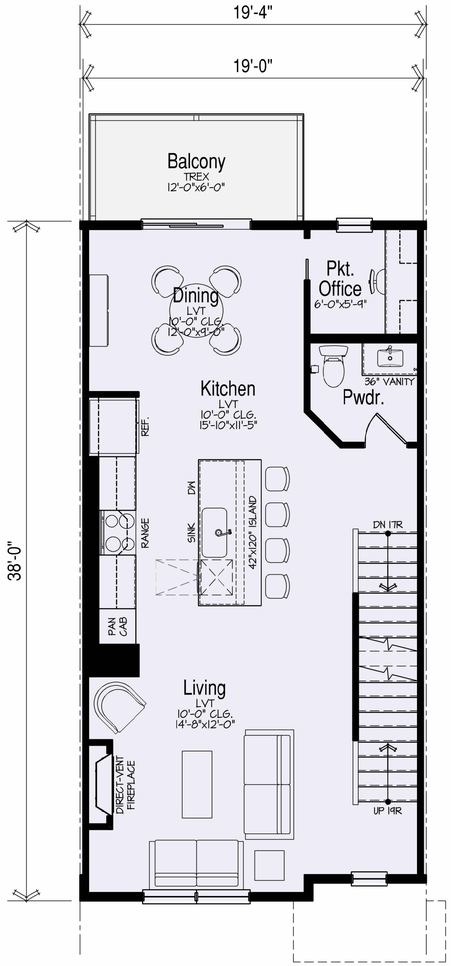


331 SF

Lower Floor Plan

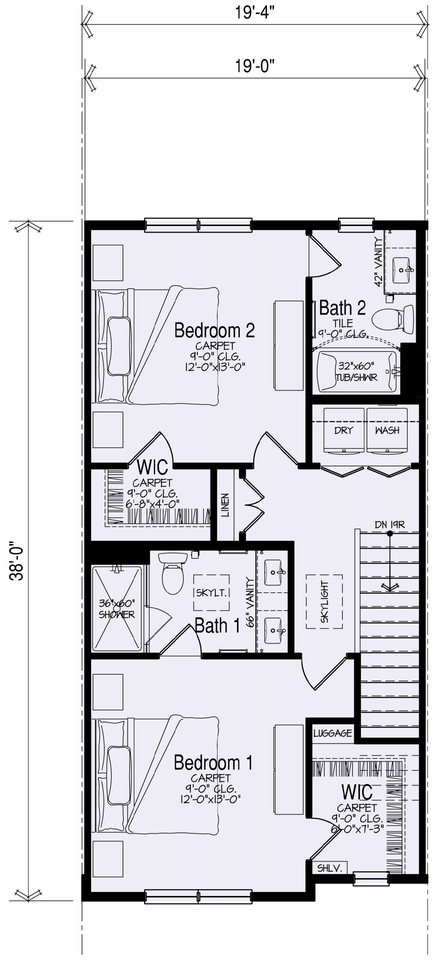
SCALE: 1/4"=1'-0"



728 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



728 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

Plan A2 - Affordable: 1787 SF (+397 SF Garage)
3-Story Rearload Townhome
2-BR / 2.5-BA / 2-Car Garage

HABITAT
Chicago, IL

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Highland Park Townhomes
Highland Park, IL

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BSBDESIGN.COM

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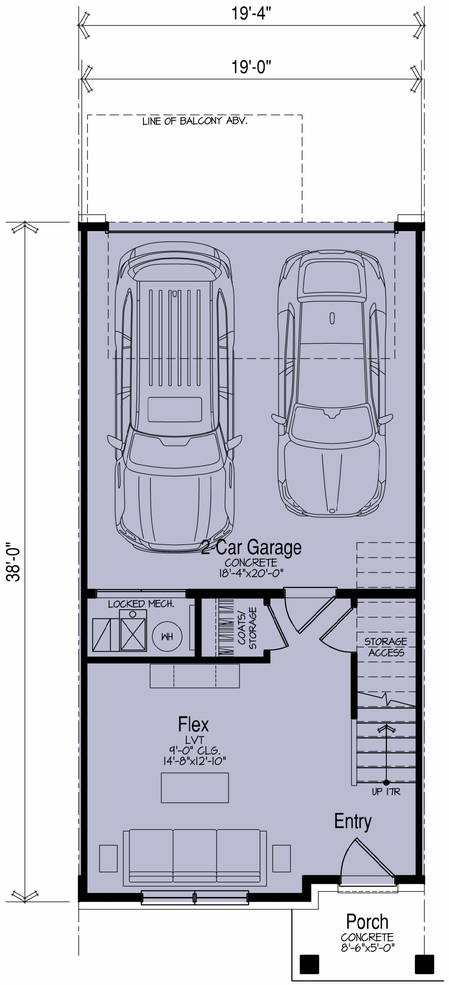
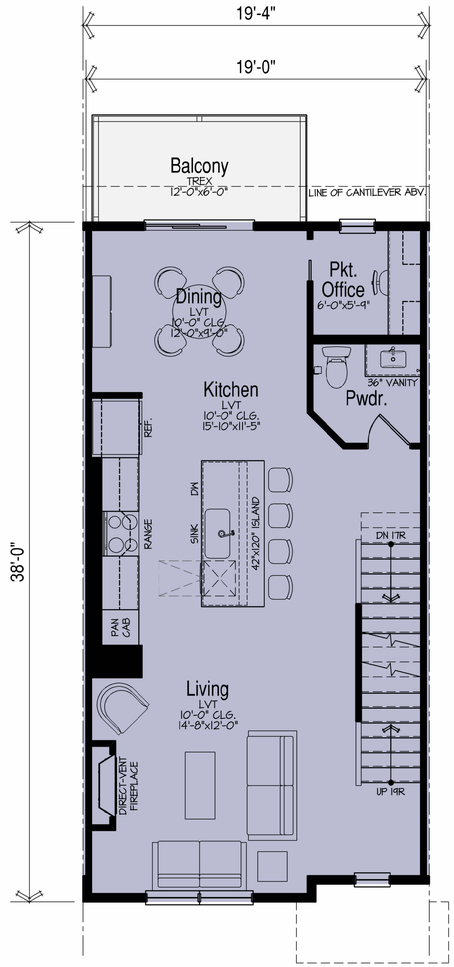
August 12, 2025 | 25-0030



331 SF

Lower Floor Plan

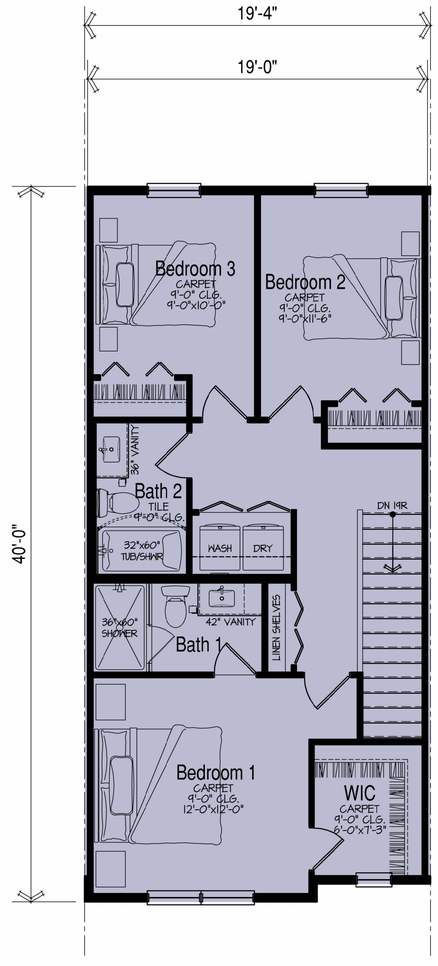
SCALE: 1/4"=1'-0"



728 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



767 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan A3 - Affordable: 1826 SF (+397 SF Garage)
3-Story Rearload Townhome
3-BR / 2.5-BA / 2-Car Garage

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Highland Park Townhomes
Highland Park, IL

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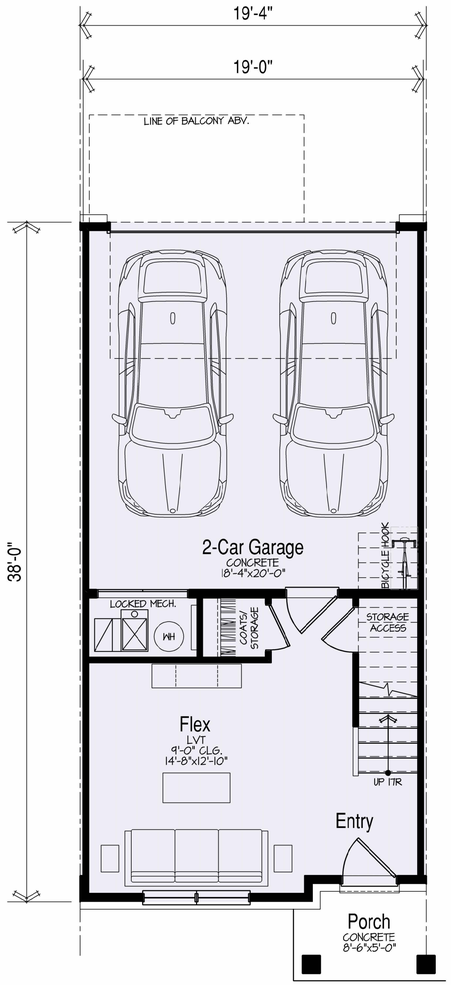
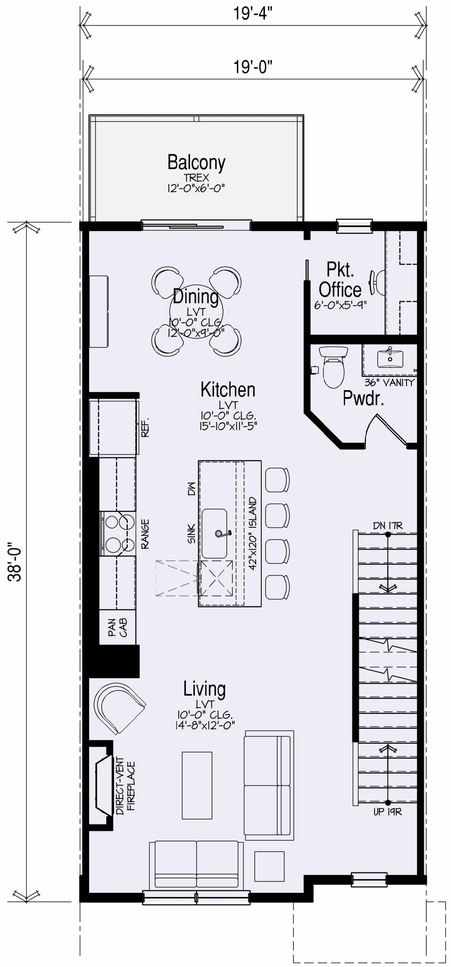


331 SF

Lower Floor Plan

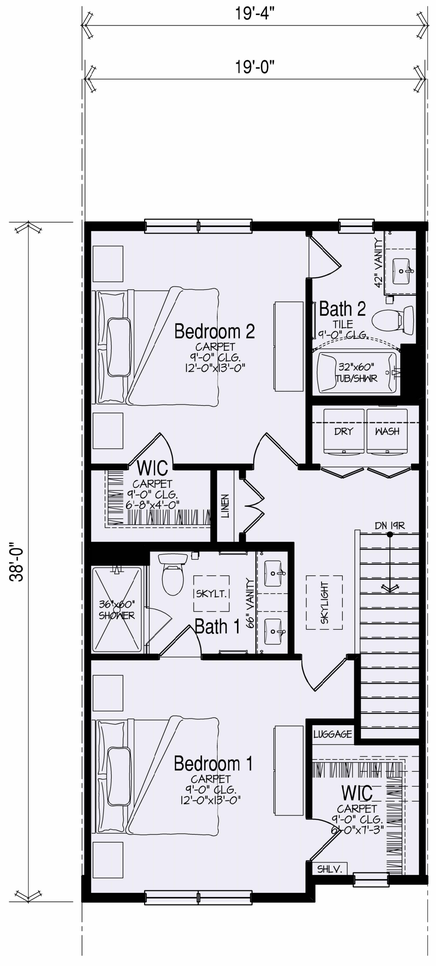
SCALE: 1/4"=1'-0"



728 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



728 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan A: 1787 SF (+397 SF Garage)
3-Story Rearload Townhome
2-BR / 2.5-BA / 2-Car Garage

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Highland Park Townhomes

Highland Park, IL

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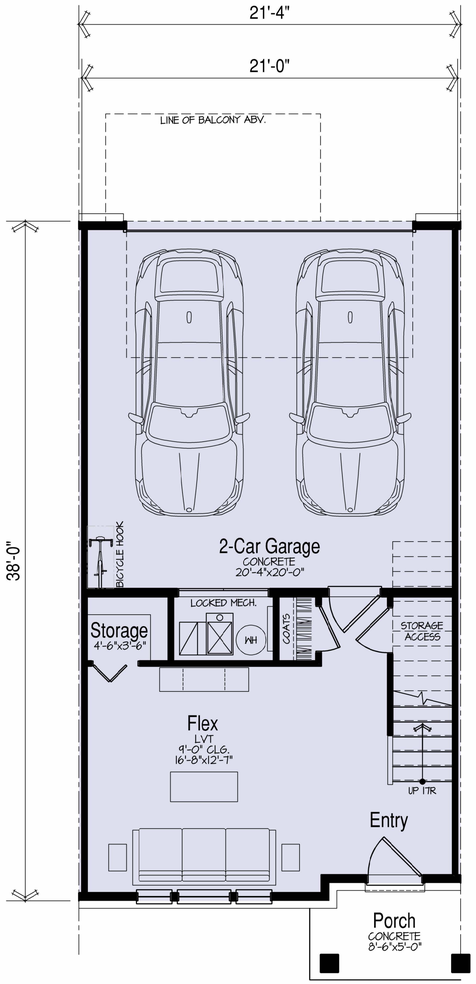
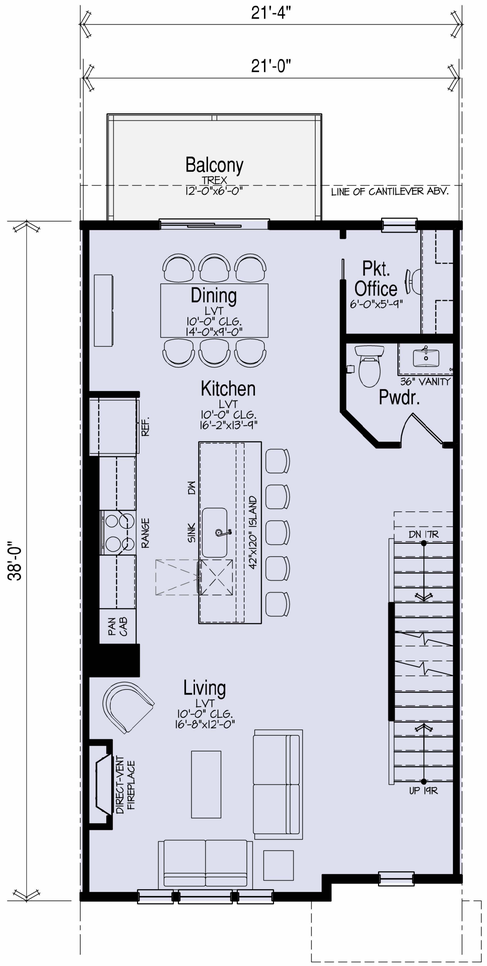


365 SF

Lower Floor Plan

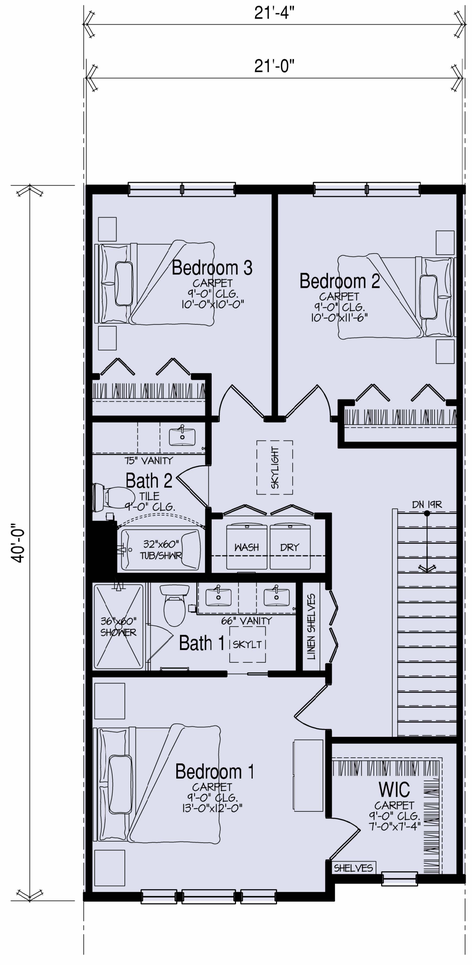
SCALE: 1/4"=1'-0"



803 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



846 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan B (Interior): 2014 SF (+438 SF Garage)
3-Story Rearload Townhome
3-BR / 2.5-BA / 2-Car Garage

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Highland Park Townhomes
Highland Park, IL

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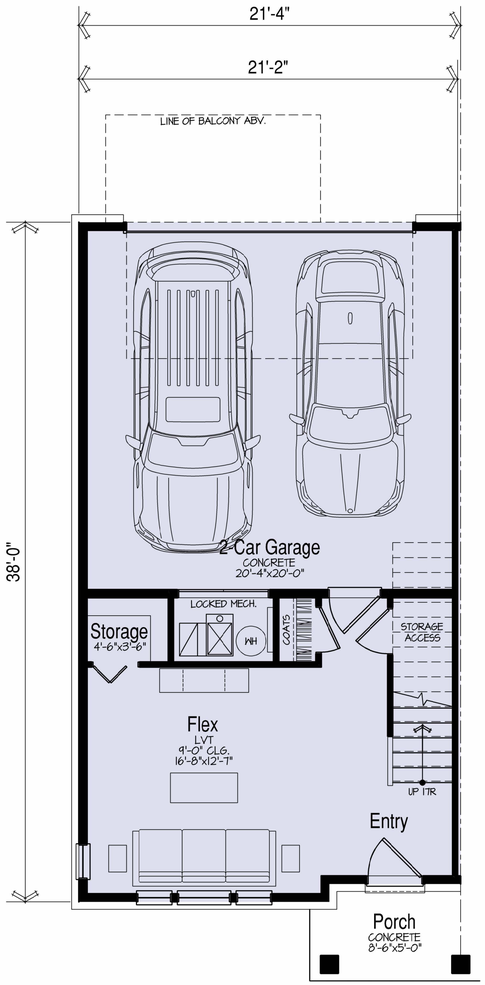
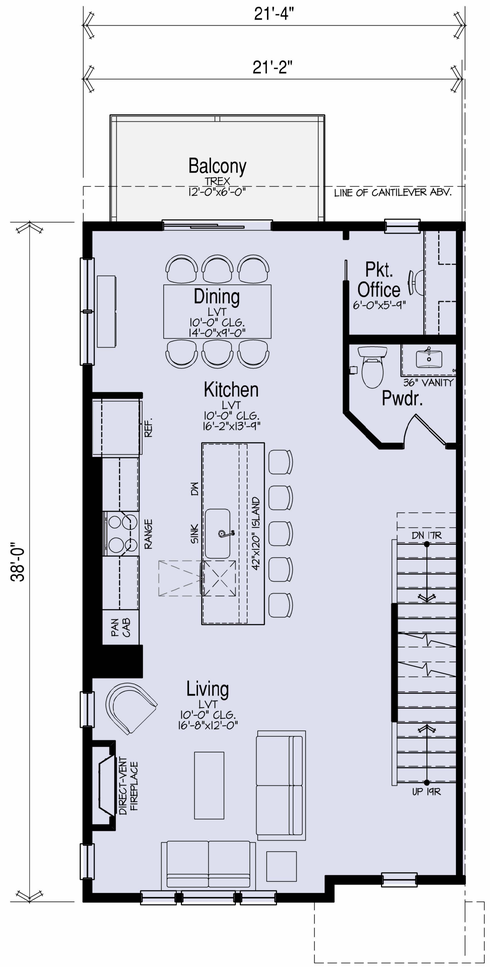
August 12, 2025 | 25-0030



365 SF

Lower Floor Plan

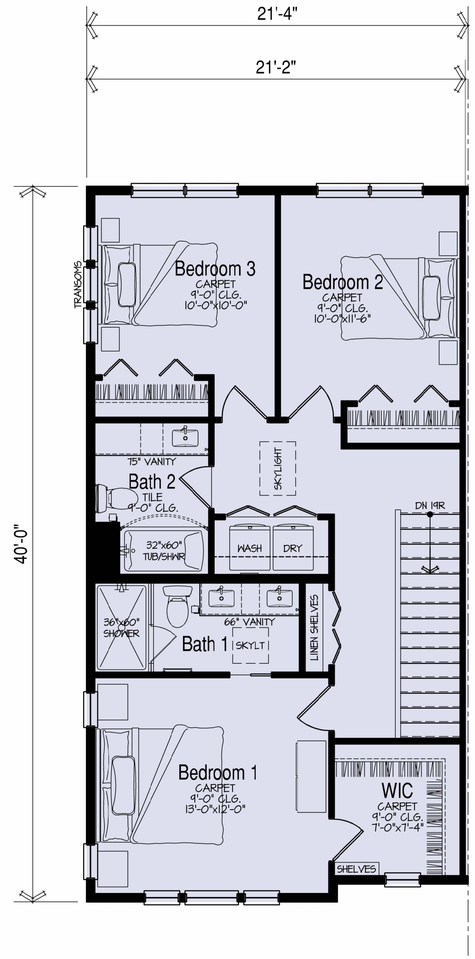
SCALE: 1/4"=1'-0"



803 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



846 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan B (End): 2014 SF (+438 SF Garage)
3-Story Rearload Townhome
3-BR / 2.5-BA / 2-Car Garage

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Highland Park Townhomes

Highland Park, IL

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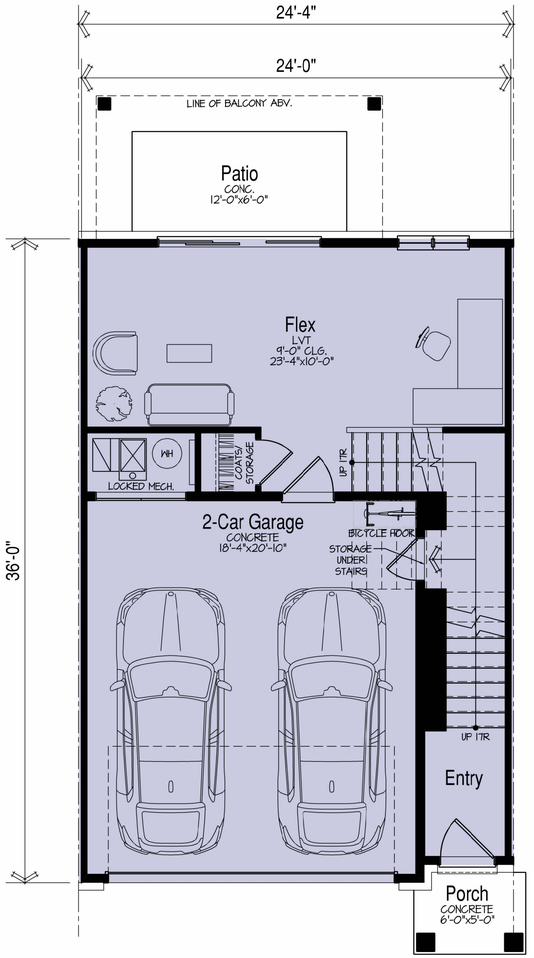
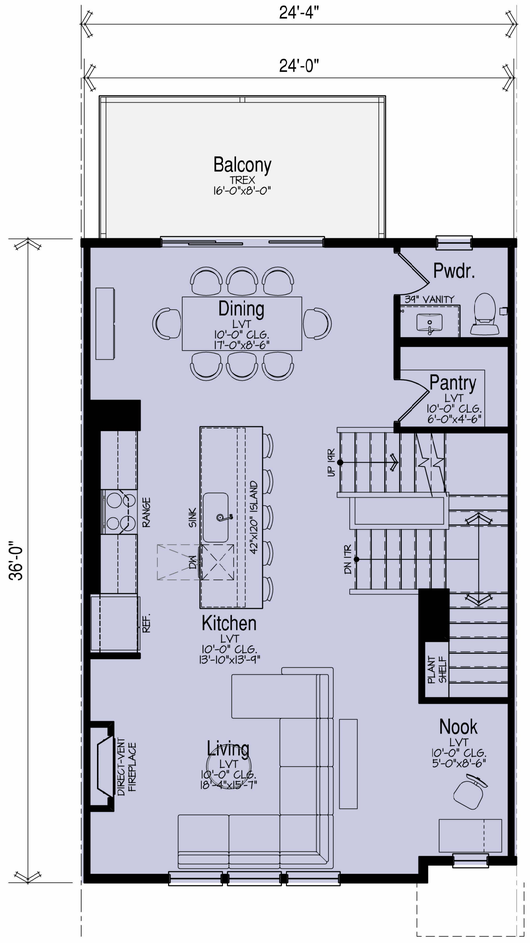
August 12, 2025 | 25-0030



467 SF

Lower Floor Plan

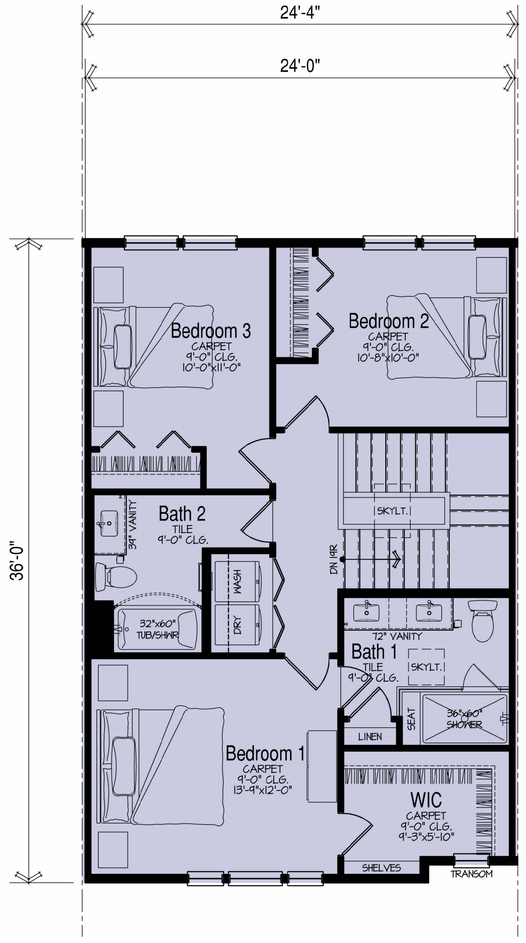
SCALE: 1/4"=1'-0"



871 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



871 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan C (Interior): 2209 (+404 SF Garage)
3-Story Frontload Townhome
3-BR / 2.5-BA / 2-Car Garage

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Highland Park Townhomes
Highland Park, IL

BSB DESIGN
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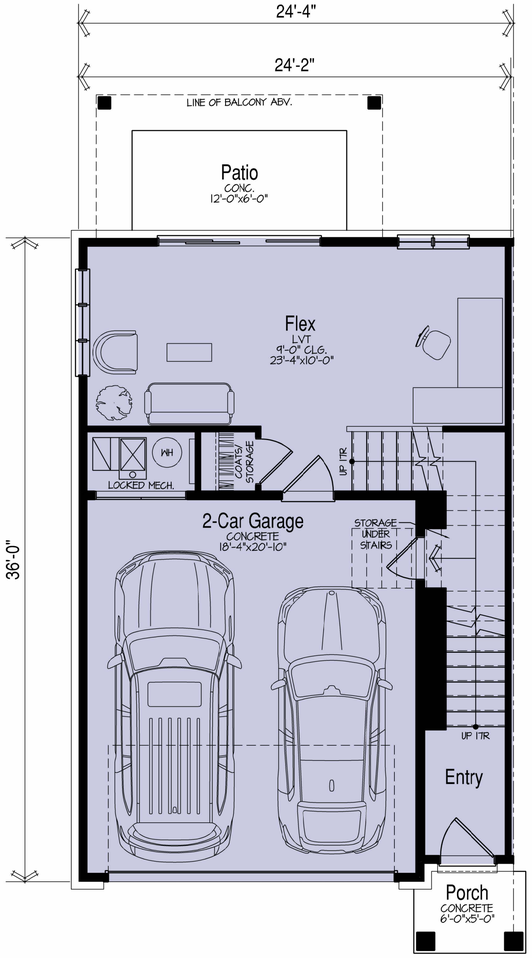
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

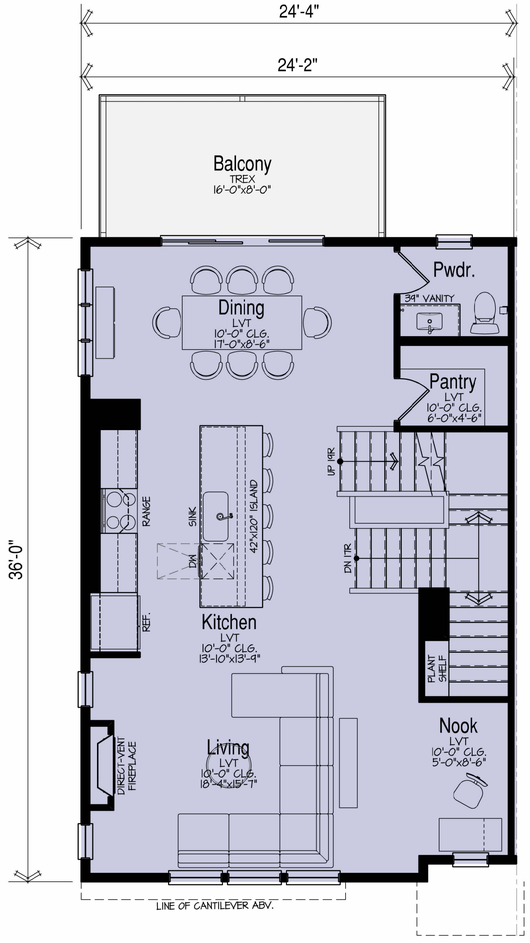
August 12, 2025 | 25-0030



467 SF

Lower Floor Plan

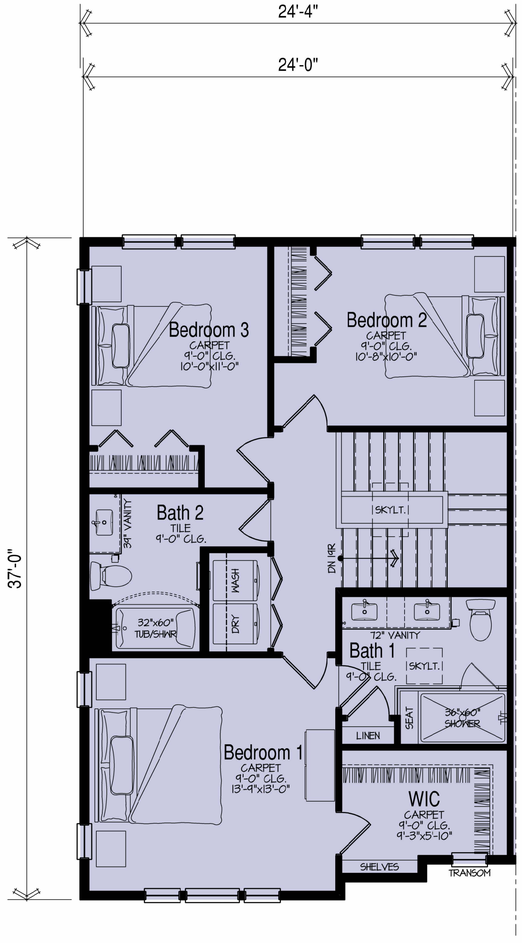
SCALE: 1/4"=1'-0"



871 SF

Main Floor Plan

SCALE: 1/4"=1'-0"



886 SF

Upper Floor Plan

SCALE: 1/4"=1'-0"

HABITAT
Chicago, IL

Plan C (End): 2224 (+404 SF Garage)
3-Story Frontload Townhome
3-BR / 2.5-BA / 2-Car Garage

PRELIMINARY DRAFT
SUBJECT TO CHANGE

Highland Park Townhomes
Highland Park, IL

BSB DESIGN
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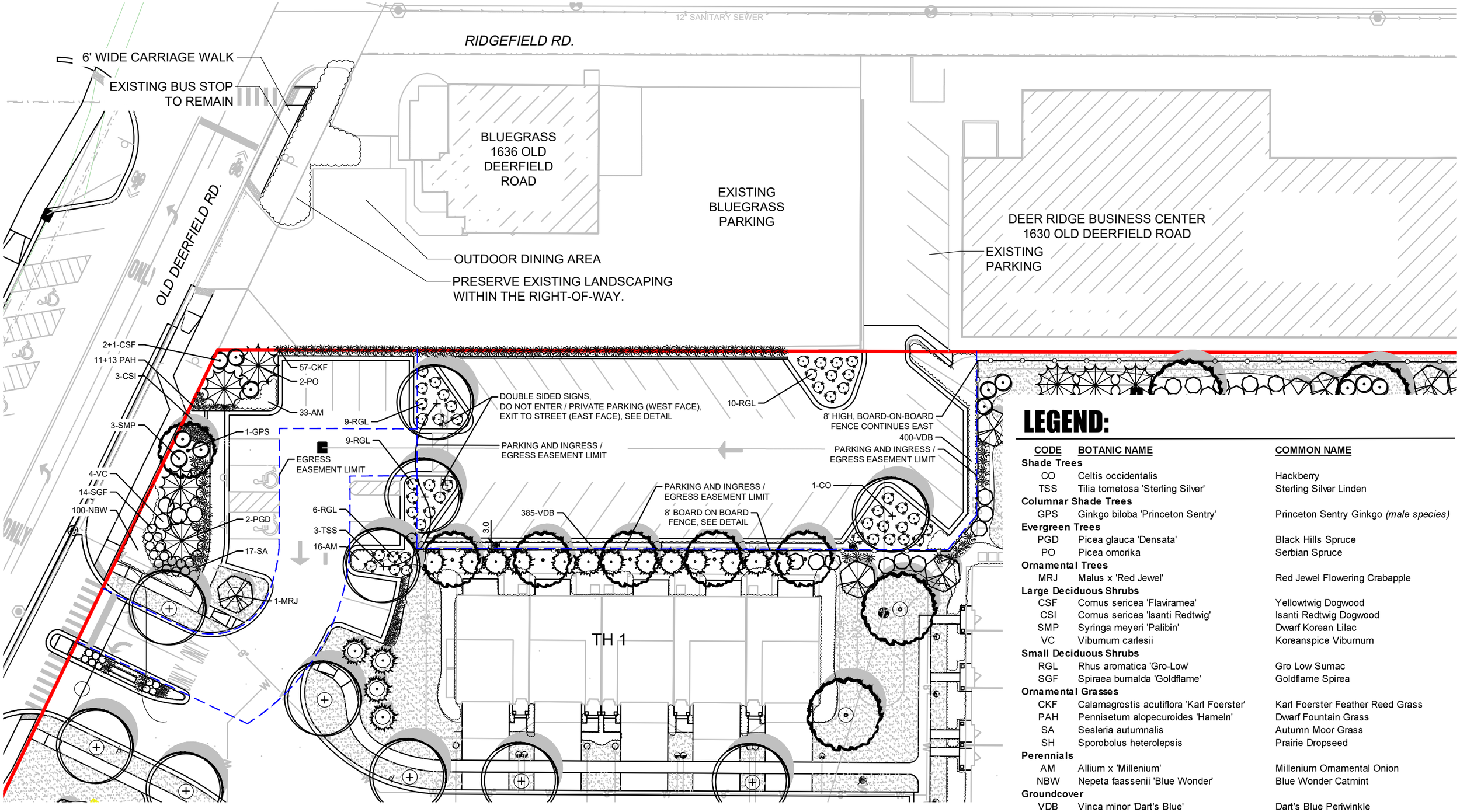
August 12, 2025 | 25-0030



LEGEND:

CODE	BOTANIC NAME	COMMON NAME
Shade Trees		
CO	Celtis occidentalis	Hackberry
TSS	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
Columnar Shade Trees		
GPS	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo *(male species)*
Evergreen Trees		
PGD	Picea glauca 'Densata'	Black Hills Spruce
PO	Picea omorika	Serbian Spruce
Ornamental Trees		
MRJ	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
Large Deciduous Shrubs		
CSF	Cornus sericea 'Flaviramea'	Yellowtwig Dogwood
CSI	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
SMP	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
VC	Viburnum carlesii	Koreanspice Viburnum
Small Deciduous Shrubs		
RGL	Rhus aromatica 'Gro-Low'	Gro Low Sumac
SGF	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Ornamental Grasses		
CKF	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
SA	Sesleria autumnalis	Autumn Moor Grass
SH	Sporobolus heterolepsis	Prairie Dropseed
Perennials		
AM	Allium x 'Millenium'	Millenium Ornamental Onion
NBW	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
Groundcover		
VDB	Vinca minor 'Dart's Blue'	Dart's Blue Periwinkle

0 15' 30' 60'

NORTH

dickson design STUDIO

LANDSCAPE PLAN - PARKING LOT EASEMENT EXHIBIT

THE RESIDENCES OF HIGHLAND PARK, IL **THE HABITAT COMPANY, LLC**

DECEMBER 23, 2025

The Habitat Company, LLC - Chicago, IL

Tree Inventory for Highland Park Townhomes - *Listing prepared by Dickson Design Studio, Inc.*

Revised 12/12/2025

Tree Types:

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
1	REMOVE	3		Key		Celtis occidentalis	Hackberry	8	3	3	trunk scar, slight sweep, double leader		
98	REMOVE	2	Protected			Populus deltoides	Cottonwood	11	4	4	one sided, slight sweep, minor deadwood, sparse foliage		Previous tag 871
99	REMOVE	0				Acer negundo	Boxelder Maple	7	3	4	excessive lean, suckering, double leader		
101	REMOVE	2	Protected			Gleditsia triacanthos	Honeylocust	8	2	3	vine infested, slight sweep		
102	REMOVE	2	Protected			Populus deltoides	Cottonwood	8	3	3	minor deadwood, twist in trunk		
103	REMOVE	-				Ulmus pumila	Siberian Elm	7	3	4	one sided, suckering, over-topped, double leader		
104	REMOVE	-				Ulmus americana	American Elm	7	3	4	minor deadwood, one sided, over-topped, slight sweep, double leader		
105	REMOVE	-				Ulmus americana	American Elm	6	3	4	over-topped, slight sweep, double leader		
106	REMOVE	2	Protected			Ulmus americana	American elm	11	3	4	slight sweep, double leader, weak crotch		
107	REMOVE	-				Populus deltoides	Cottonwood	7	2	3	minor deadwood, thin crown, twist in trunk		
108	REMOVE	-				Acer saccharinum	Silver Maple	6	2	4	one sided, twist in trunk		
109	PRESERVE	-				Ulmus americana	American Elm	6	3	4	sweep, suckering, over-topped		
110	PRESERVE	-				Acer saccharinum 'Laciniatum'	Cutleaf Silver Maple	8	3	4	one sided, double leader		
111	REMOVE	0				Ulmus americana	American elm	7	6	4			Dead
113	PRESERVE	-	Protected			Ulmus americana	American elm	8	3	4	overtopped, slight sweep, double leader, crossing branches		
114	PRESERVE	-				Ulmus pumila	Siberian elm	6	3	4	one sided, minor deadwood		
115	PRESERVE	-				Celtis occidentalis	Hackberry	7	3	4	one sided, twist in trunk, multiple leaders		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
119	REMOVE	2	Protected			Morus alba	Mulberry	8	3	4	over-topped, vine infested, slight sweep, double leader		
120	REMOVE	3		Key		Juglans nigra	Black Walnut	11	2	3	slight lean, twist in trunk		
121	REMOVE	2	Protected			Malus spp.	Crabapple	8	2	3	weak crotch, double leader		
122	REMOVE	-				Ulmus americana	American Elm	7	4	5	suckering, damaged leader, pruned for side wires		
124	PRESERVE	-	Protected			Gleditsia triacanthos	Honeylocust	17	2	3	one sided, double leader, minor deadwood, multiple leaders		Previous tag 934
125	PRESERVE	-				Crataegus crus-galli	Cockspur Hawthorn	6	3	3	minor deadwood, weak crotch, suckering		
126	REMOVE	2	Protected			Populus deltoides	Cottonwood	9	3	4	minor deadwood, thin crown, slight lean, twist in trunk		
127	PRESERVE	-				Crataegus crus-galli	Cockspur Hawthorn	5	3	4	weak crotch, suckering, over-topped		
129	PRESERVE	-		Key		Quercus bicolor	Swamp White Oak	9	2	3	twist in trunk, double leader		
130	PRESERVE	-		Key		Celtis occidentalis	Hackberry	8	3	3	multiple leaders, witches broom		
131	PRESERVE	-				Malus spp.	Crabapple	6	3	3	suckering, slight sweep		
132	PRESERVE	-				Crataegus crus-galli	Cockspur Hawthorn	6	3	4	over-topped, slight sweep		
134	PRESERVE	-				Ulmus americana	American Elm	6	3	4	minor deadwood, one sided, over-topped, double leader		
137	REMOVE	0				Crataegus spp.	Hawthorn	5	3	3	minor deadwood, weak crotch		
138	REMOVE	0				Crataegus spp.	Hawthorn	4	5	3	Minor deadwood, sparse foliage, dieback	Cedar Hawthorn Rust	
139	PRESERVE	-				Ulmus americana	American Elm	7	3	4	minor deadwood, suckering, over-topped, twist in trunk		
140	PRESERVE	-	Protected			Ulmus americana	American Elm	9	3	4	over-topped, slight sweep, double leader		
144	PRESERVE	-	Protected			Ulmus americana	American Elm	9	3	4	over-topped, slight sweep, double leader		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
145	PRESERVE	-				Ulmus americana	American Elm	6	3	4	over-topped, slight sweep, double leader		
147	REMOVE	-				Crataegus spp.	Hawthorn	6	4	4	minor deadwood, decay, damaged leader, pruned for overhead wires		
148	REMOVE	-				Quercus alba	White Oak	7	2	3	one sided, slight lean		
149	REMOVE	-				Ulmus americana	American Elm	6	4	5	sparse foliage, damaged leader, pruned for side wires		
150	REMOVE	2	Protected			Ulmus americana	American Elm	9	3	3	minor deadwood, slight lean, multiple leaders		
152	PRESERVE	-				Ulmus americana	American Elm	6	3	3	slight lean, pruned for side wires		
153	REMOVE	2	Protected			Gleditsia triacanthos	Honeylocust	9	3	3	multiple leaders		
155	REMOVE	0				Crataegus crus-galli	Cockspur Hawthorn	6	3	3	weak crotch, suckering		
156	REMOVE	0				Celtis occidentalis	Hackberry	7	3	3			
158	REMOVE	0				Gleditsia triacanthos	Honeylocust	6	3	3	witches-broom, slight sweep, multiple leaders		
159	REMOVE	0				Gleditsia triacanthos	Honeylocust	6	4	3	dieback, damaged leader, minor deadwood		
160	REMOVE	3		Key		Celtis occidentalis	Hackberry	8	3	3			
161	REMOVE	0				Gleditsia triacanthos	Honeylocust	6	3	3	witches-broom, damaged leader		
162	REMOVE	0				Gleditsia triacanthos	Honeylocust	7.75	3	3	multiple leaders, witches broom		
163	REMOVE	0				Gleditsia triacanthos	Honeylocust	6	4	3	trunk scar, decay, multiple leaders		
164	REMOVE	0				Gleditsia triacanthos	Honeylocust	6.75	4	3	trunk scar, decay, minor deadwood		
165	REMOVE	2	Protected			Ulmus pumila	Siberian Elm	21	4	3	minor deadwood, weak crotch, multiple leaders, dieback		Previous tag 1285
166	REMOVE	0				Acer negundo	Boxelder Maple	7	3	4	weak crotch, trunk scar, slight lean		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
401	PRESERVE	-				Acer negundo	Boxelder Maple	10	5	5	excessive lean, split trunk, damaged leader		
402	PRESERVE	-	Protected			Populus deltoides	Cottonwood	13	3	4	weak crotch, vine infested, slight sweep, twist in trunk		
403	PRESERVE	-				Salix nigra	Black Willow	29	3	3	heavy deadwood, weak crotch, multiple leaders, suckering		
404	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	9	6	3		Emerald Ash Borer	Dead
405	PRESERVE	-	Protected			Populus deltoides	Cottonwood	17	3	3	minor deadwood, weak crotch, double leader		
406	PRESERVE	-				Salix nigra	Black Willow	11	6	3			Dead
407	PRESERVE	-	Protected			Populus deltoides	Cottonwood	16	2	3	minor deadwood, thin crown		
408	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	6	6	4		Emerald Ash Borer	Dead
409	PRESERVE	-	Protected			Ulmus americana	American Elm	10	3	4	over-topped, slight sweep		
410	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	13	6	3		Emerald Ash Borer	Dead
411	PRESERVE	-				Quercus alba	White Oak	11	4	5	one sided, damaged leader, epicormics, pruned for overhead wires		
412	PRESERVE	-				Quercus alba	White Oak	10	4	5	damaged leader, epicormics, twist in trunk, pruned for overhead wires		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
413	PRESERVE	-		Key		Quercus bicolor	Swamp White Oak	15	3	3	minor deadwood, one sided, suckering, epicormics		
415	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	7	6	3		Emerald Ash Borer	Dead
416	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	7	6	3		Emerald Ash Borer	Dead
417	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	6	6	4		Emerald Ash Borer	Dead
418	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	12	6	4		Emerald Ash Borer	Dead
419	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
420	PRESERVE	-				Quercus bicolor	Swamp White Oak	7	2	4	over-topped, twist in trunk, epicormics		
421	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	17	6	3		Emerald Ash Borer	Dead
422	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
423	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	10	6	3		Emerald Ash Borer	Dead
424	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	9	6	4		Emerald Ash Borer	Dead
425	PRESERVE	-		Key		Quercus bicolor	Swamp White Oak	9	3	4	one sided, twist in trunk, pruned for overhead wires		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
426	PRESERVE	-		Key		Quercus bicolor	Swamp White Oak	8	3	4	overhead wires		Dead
430	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	6	6	4		Emerald Ash Borer	Dead
431	PRESERVE	-	Protected			Populus deltoides	Cottonwood	22	3	4	heavy deadwood, weak crotch, slight lean, twist in trunk, double leader, trunk scar		
432	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
433	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	6	6	4		Emerald Ash Borer	Dead
436	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	12	6	4		Emerald Ash Borer	Dead
438	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	14	6	3		Emerald Ash Borer	Dead
440	PRESERVE	-	Protected			Populus deltoides	Cottonwood	23	3	4	minor deadwood, weak crotch, one sided, twist in trunk		
442	PRESERVE	-	Protected			Populus deltoides	Cottonwood	20	3	4	minor deadwood, weak crotch, trunk scar, one sided		
444	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	12	6	3		Emerald Ash Borer	Dead
446	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	12	6	4		Emerald Ash Borer	Dead
449	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
452	PRESERVE	-				Ulmus americana	American Elm	11	4	4	one sided, suckering, over-topped, slight sweep, pruned for side wires, double leader		
455	PRESERVE	-	Protected			Fraxinus pennsylvanica	Green Ash	16	3	3	suckering, multiple leaders	Emerald Ash Borer	
456	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	14	6	4	side wires	Emerald Ash Borer	Dead
457	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	15	6	4	side wires	Emerald Ash Borer	Dead
458	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	13	3	4	one sided, epicormics, pruned for side wires, double leader, slight sweep		
459	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	9	6	3		Emerald Ash Borer	Dead
460	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	11	3	3	one sided, epicormics, slight sweep, pruned for side wires		
462	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	10	6	3	vine infested	Emerald Ash Borer	Dead
463	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	9	3	3	minor deadwood, thin crown, epicormics		
464	PRESERVE	-				Quercus macrocarpa	Bur Oak	9	4	4	epicormics, vine infested, pruned for side wires, minor deadwood, weak crotch, slight sweep, double leader		
465	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	15	3	4	minor deadwood, one sided, epicormics, slight sweep, pruned for side wires		
466	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	17	6	3		Emerald Ash Borer	Dead

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
467	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	10	6	4		Emerald Ash Borer	Dead
468	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	11	6	4		Emerald Ash Borer	Dead
469	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	8	2	4	over-topped, epicormics, slight sweep		
480	REMOVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
481	REMOVE	-				Fraxinus pennsylvanica	Green Ash	12	6	3		Emerald Ash Borer	Dead
482	REMOVE	-				Fraxinus pennsylvanica	Green Ash	11	6	3	side wires	Emerald Ash Borer	Dead
483	REMOVE	-				Fraxinus pennsylvanica	Green Ash	9	6	4	side wires	Emerald Ash Borer	Dead
484	REMOVE	-				Fraxinus pennsylvanica	Green Ash	9	6	4		Emerald Ash Borer	Dead
485	REMOVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
486	REMOVE	-				Fraxinus pennsylvanica	Green Ash	14	6	3	side wires	Emerald Ash Borer	Dead
487	REMOVE	-				Fraxinus pennsylvanica	Green Ash	11	6	3		Emerald Ash Borer	Dead
489	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	14	6	4		Emerald Ash Borer	Dead

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
490	REMOVE	-				Fraxinus pennsylvanica	Green Ash	12	6	3		Emerald Ash Borer	Dead
491	REMOVE	-				Fraxinus pennsylvanica	Green Ash	9	6	4		Emerald Ash Borer	Dead
492	REMOVE	-				Fraxinus pennsylvanica	Green Ash	10	6	4	side wires	Emerald Ash Borer	Dead
493	REMOVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
494	REMOVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4	side wires	Emerald Ash Borer	Dead
495	PRESERVE	-	Protected			Tilia americana	Basswood	11	3	4	one sided, suckering		
496	REMOVE	-				Fraxinus pennsylvanica	Green Ash	10	6	4		Emerald Ash Borer	Dead
497	PRESERVE	-	Protected			Tilia americana	Basswood	9	3	5	suckering, damaged leader, pruned for overhead wires		
498	PRESERVE	-	Protected			Tilia americana	Basswood	11	3	4	suckering, damaged leader, thin crown, pruned for overhead wires (5), one sided		
499	PRESERVE	-	Protected			Tilia americana	Basswood	11	2	3	thin crown, twist in trunk, one sided, trunk scar		
500	PRESERVE	-				Tilia americana	Basswood	6	2	4	one sided, slight sweep, multiple leaders, minor deadwood		
501	PRESERVE	-	Protected			Tilia americana	Basswood	11	2	3	one sided, pruned for side wires, weak crotch, slight sweep, double leader		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
502	PRESERVE	-	Protected			Tilia americana	Basswood	18	3	4	minor deadwood, slight sweep, multiple leaders		
503	PRESERVE	-	Protected			Tilia americana	Basswood	8	3	4	one sided, over-topped, slight sweep		
504	PRESERVE	-	Protected			Tilia americana	Basswood	10	3	4	trunk scar, one sided, twist in trunk	Canker	
505	PRESERVE	-	Protected			Tilia americana	Basswood	10	3	4	one sided, twist in trunk		
507	PRESERVE	-	Protected			Ulmus americana	American Elm	10	3	4	sweep, over-topped, minor deadwood		
508	REMOVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
511	REMOVE	-				Fraxinus pennsylvanica	Green Ash	13	6	3		Emerald Ash Borer	Dead
512	REMOVE	-				Fraxinus pennsylvanica	Green Ash	13	6	4		Emerald Ash Borer	Dead
513	REMOVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
514	REMOVE	-				Fraxinus pennsylvanica	Green Ash	7	6	5		Emerald Ash Borer	Dead
515	REMOVE	-				Fraxinus pennsylvanica	Green Ash	6	6	4		Emerald Ash Borer	Dead
517	REMOVE	-				Fraxinus pennsylvanica	Green Ash	10	6	3		Emerald Ash Borer	Dead

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
518	REMOVE	-				Fraxinus pennsylvanica	Green Ash	6	6	4		Emerald Ash Borer	Dead
520	REMOVE	-				Fraxinus pennsylvanica	Green Ash	9	6	4		Emerald Ash Borer	Dead
522	REMOVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
524	REMOVE	-				Fraxinus pennsylvanica	Green Ash	10	6	3		Emerald Ash Borer	Dead
525	REMOVE	-				Fraxinus pennsylvanica	Green Ash	9	6	4		Emerald Ash Borer	Dead
527	REMOVE	-				Fraxinus pennsylvanica	Green Ash	14	6	3		Emerald Ash Borer	Dead
528	REMOVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
532	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	10	6	3		Emerald Ash Borer	Dead
533	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	10	6	4		Emerald Ash Borer	Dead
534	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	10	6	4		Emerald Ash Borer	Dead
535	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
536	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	14	6	3		Emerald Ash Borer	Dead

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
537	PRESERVE	-	Protected			Ulmus americana	American Elm	16	3	4	over-topped, twist in trunk, double leader		
544	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	10	6	4		Emerald Ash Borer	Dead
546	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	13	6	3		Emerald Ash Borer	Dead
547	PRESERVE	-				Pinus strobus	Eastern White Pine	7	4	3	trunk scar, over-topped, twist in trunk, sparse foliage		
548	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	10	6	4		Emerald Ash Borer	Dead
549	PRESERVE	-				Pinus strobus	Eastern White Pine	7	3	4	one sided, over-topped, slight sweep		
550	PRESERVE	-		Key		Pinus strobus	Eastern White Pine	9	3	4	thin crown, slight lean, one sided		
551	PRESERVE	-		Key		Pinus strobus	Eastern White Pine	9	3	3	one sided, limbed up, minor deadwood		
552	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
553	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	9	6	3		Emerald Ash Borer	Dead
554	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
555	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
556	PRESERVE	-	Protected			Populus deltoides	Cottonwood	22	3	3	minor deadwood, twist in trunk, multiple leaders		
557	PRESERVE	-	Protected			Populus deltoides	Cottonwood	15	3	4	one sided, sweep, over-topped		
558	PRESERVE	-	Protected			Populus deltoides	Cottonwood	18	3	4	heavy deadwood, dieback, slight sweep, double leader		
559	PRESERVE	-	Protected			Populus deltoides	Cottonwood	20	3	4	weak crotch, slight lean, multiple leaders		
561	PRESERVE	-				Populus deltoides	Cottonwood	10	6	5			Dead
562	PRESERVE	-	Protected			Populus deltoides	Cottonwood	29	3	4	minor deadwood, one sided, slight lean, multiple leaders		
563	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
564	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	9	6	4		Emerald Ash Borer	Dead
565	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	14	3	4	weak crotch, slight lean, double leader, minor deadwood, suckering		
566	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	12	3	4	vine infested, slight lean, twist in trunk, weak crotch		
567	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	16	3	4	slight lean, multiple leaders, decay, minor deadwood, suckering		
569	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	11	3	4	minor deadwood, weak crotch, slight lean, suckering		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
570	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	9	3	4	minor deadwood, weak crotch, thin crown, slight sweep, suckering		
571	PRESERVE	-	Protected			Populus deltoides	Cottonwood	13	3	4	minor deadwood, slight lean, twist in trunk		
572	PRESERVE	-	Protected			Acer saccharinum	Silver Maple	9	3	4	over-topped, vine infested, slight lean, slight sweep, double leader		
573	PRESERVE	-	Protected			Populus deltoides	Cottonwood	14	3	3	minor deadwood, twist in trunk, multiple leaders		
575	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	6	6	3		Emerald Ash Borer	Dead
576	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	6	6	3		Emerald Ash Borer	Dead
577	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	6	6	3		Emerald Ash Borer	Dead
580	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
582	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	15	6	3		Emerald Ash Borer	Dead
589	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	8	6	3		Emerald Ash Borer	Dead
590	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
594	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	13	6	4		Emerald Ash Borer	Dead

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
595	PRESERVE	-				Populus deltoides	Cottonwood	12	4	4	minor deadwood, thin crown, twist in trunk, trunk scar, crossing branches		
596	PRESERVE	-				Acer negundo	Boxelder Maple	9	4	4	minor deadwood, sweep, suckering, over-topped, basal decay, decay		
597	PRESERVE	-	Protected			Populus deltoides	Cottonwood	16	3	4	minor deadwood, slight lean, slight sweep		
598	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	12	6	4		Emerald Ash Borer	Dead
599	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	11	6	3		Emerald Ash Borer	Dead
600	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	12	6	3		Emerald Ash Borer	Dead
601	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	9	3	3	one sided, epicormics, minor deadwood		
602	PRESERVE	-	Protected			Populus deltoides	Cottonwood	13	3	3	minor deadwood, thin crown		
603	PRESERVE	-	Protected			Populus deltoides	Cottonwood	13	3	4	one sided, slight lean, twist in trunk		
604	PRESERVE	-	Protected			Populus deltoides	Cottonwood	13	3	4	minor deadwood, one sided, slight lean, twist in trunk, trunk scar		
605	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	8	6	2		Emerald Ash Borer	Dead
606	PRESERVE	-	Protected			Populus deltoides	Cottonwood	16	3	3	minor deadwood, double leader		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
607	PRESERVE	-	Protected			Populus deltoides	Cottonwood	13	3	4	heavy deadwood, weak crotch, slight sweep, multiple leaders		
608	REMOVE	-				Populus deltoides	Cottonwood	9	6	6			Dead, fallen
609	PRESERVE	-	Protected			Populus deltoides	Cottonwood	10	3	3	minor deadwood, twist in trunk, vine infested		
610	PRESERVE	-	Protected			Populus deltoides	Cottonwood	24	3	4	broken limbs, slight sweep, minor deadwood		
611	PRESERVE	-	Protected			Populus deltoides	Cottonwood	19	3	3	minor deadwood, weak crotch, multiple leaders		
613	REMOVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
614	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
615	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	10	6	4		Emerald Ash Borer	Dead
616	PRESERVE	-	Protected			Ulmus pumila	Siberian Elm	13	3	3	minor deadwood, basal scar, double leader		
617	PRESERVE	-				Ulmus pumila	Siberian Elm	9	4	4	minor deadwood, vine infested, slight sweep, one sided		
619	PRESERVE	-	Protected			Tilia americana	Basswood	15	3	4	one sided, sweep, over-topped, damaged leader, basal scar		
620	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	11	6	3		Emerald Ash Borer	Dead

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
623	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	11	6	4		Emerald Ash Borer	Dead
624	PRESERVE	-	Protected			Tilia americana	Basswood	12	3	3	minor deadwood, suckering, double leader		
625	REMOVE	-				Ulmus americana	American Elm	12	6	3			Dead
626	PRESERVE	-				Ulmus americana	American Elm	8	4	4	overhead wires		
627	REMOVE	-				Ulmus americana	American Elm	13	6	4			Dead
628	REMOVE	-				Ulmus americana	American Elm	9	6	4	side wires		Dead
629	REMOVE	-				Ulmus americana	American Elm	8	6	3			Dead
630	REMOVE	-				Ulmus americana	American Elm	11	6	4			Dead
631	REMOVE	2	Protected			Populus deltoides	Cottonwood	15	3	4	minor deadwood, one sided, twist in trunk, double leader, pruned for side wires		
632	REMOVE	2	Protected			Populus deltoides	Cottonwood	14	3	3	minor deadwood, multiple leaders		
633	REMOVE	2	Protected			Ulmus americana	American Elm	12	3	4	weak crotch, over-topped, slight sweep, minor deadwood		
634	PRESERVE	-				Salix nigra	Black Willow	22	5	4	heavy deadwood, weak crotch, suckering, dieback, decay		
635	REMOVE	2	Protected			Populus deltoides	Cottonwood	14	3	4	slight sweep, double leader, one sided		
636	REMOVE	-				Ulmus americana	American Elm	8	6	4	sweep, over-topped		Dead

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
637	REMOVE	2	Protected			Populus deltoides	Cottonwood	21	3	4	broken limbs, slight sweep, minor deadwood		
639	REMOVE	2	Protected			Populus deltoides	Cottonwood	15	3	3	minor deadwood, double leader		
640	REMOVE	-				Acer negundo	Boxelder Maple	8	4	4	minor deadwood, sweep, over-topped, double leader		
641	PRESERVE	-	Protected			Robinia pseudoacacia	Black Locust	9	2	4	weak crotch, one sided, over-topped, slight sweep		
643	REMOVE	2	Protected			Morus alba	Mulberry	8	3	4	minor deadwood, slight lean, double leader, one sided		
644	REMOVE	2	Protected			Populus deltoides	Cottonwood	19	3	4	weak crotch, one sided, slight sweep, double leader, minor deadwood		
645	REMOVE	2	Protected			Populus deltoides	Cottonwood	16	3	4	minor deadwood, slight lean, twist in trunk		
646	PRESERVE	-				Populus deltoides	Cottonwood	6	5	4	suckering, thin crown, slight sweep, minor deadwood, sparse foliage		
647	REMOVE	2	Protected			Robinia pseudoacacia	Black Locust	11	3	4	minor deadwood, slight sweep		
648	REMOVE	2	Protected			Robinia pseudoacacia	Black Locust	10	3	4	weak crotch, over-topped, slight lean, slight sweep, heavy deadwood		
649	REMOVE	2	Protected			Robinia pseudoacacia	Black Locust	9	3	4	minor deadwood, one sided, over-topped, slight lean, twist in trunk		
650	REMOVE	2	Protected			Populus deltoides	Cottonwood	17	3	4	slight sweep, minor deadwood		
651	REMOVE	2	Protected			Populus deltoides	Cottonwood	11	3	4	one sided, slight lean, double leader, over-topped, sweep		
653	REMOVE	2	Protected			Populus deltoides	Cottonwood	21	3	3	slight lean, twist in trunk, multiple leaders		
654	REMOVE	2	Protected			Robinia pseudoacacia	Black Locust	9	2	4	slight lean, twist in trunk		
655	REMOVE	2	Protected			Populus deltoides	Cottonwood	20	3	4	minor deadwood, one sided, slight lean, twist in trunk, multiple leaders		
656	REMOVE	-				Robinia pseudoacacia	Black Locust	7	5	4	minor deadwood, over-topped, thin crown, slight sweep, sparse foliage, decay		

Tree Inventory for Highland Park Townhomes - *Listing prepared by Dickson Design Studio, Inc.*

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
657	REMOVE	-				Robinia pseudoacacia	Black Locust	7	5	4	minor deadwood, weak crotch, one sided, over-topped, sparse foliage, dieback		
658	REMOVE	2	Protected			Robinia pseudoacacia	Black Locust	9	3	4	trunk scar, sweep, excessive lean, growing hori ontally		
659	REMOVE	2	Protected			Morus alba	Mulberry	8	3	4	slight sweep, twist in trunk		
660	REMOVE	-				Robinia pseudoacacia	Black Locust	7	3	4	one sided, over-topped, slight lean, slight sweep, double leader, crossing branches		
661	REMOVE	2	Protected			Populus deltoides	Cottonwood	22	2	3	multiple leaders, minor deadwood		
662	REMOVE	-				Robinia pseudoacacia	Black Locust	7	3	4	over-topped, slight sweep, one sided, minor deadwood		
663	REMOVE	-				Robinia pseudoacacia	Black Locust	7	3	4	one sided, over-topped, slight lean, minor deadwood		
665	REMOVE	-				Robinia pseudoacacia	Black Locust	7	3	4	minor deadwood, over-topped, twist in trunk		
666	REMOVE	2	Protected			Populus deltoides	Cottonwood	26	3	3	minor deadwood, weak crotch, multiple leaders		
667	REMOVE	2	Protected			Robinia pseudoacacia	Black Locust	9	3	4	minor deadwood, slight lean, twist in trunk, one sided		
668	REMOVE	2	Protected			Robinia pseudoacacia	Black Locust	8	3	4	one sided, slight lean, twist in trunk, minor deadwood		
669	REMOVE	2	Protected			Robinia pseudoacacia	Black Locust	9	3	4	minor deadwood, trunk scar, one sided, slight lean, twist in trunk		
673	REMOVE	-				Robinia pseudoacacia	Black Locust	10	4	3	weak crotch, vine infested, twist in trunk, minor deadwood, split trunk		
674	REMOVE	2	Protected			Robinia pseudoacacia	Black Locust	10	2	4	one sided, twist in trunk, vine infested, minor deadwood		
675	PRESERVE	-	Protected			Populus deltoides	Cottonwood	19	3	4	minor deadwood, suckering, multiple leaders, slight lean		Forked at 6
676	PRESERVE	-	Protected			Populus deltoides	Cottonwood	16	3	3	minor deadwood, weak crotch, double leader		
678	PRESERVE	-	Protected			Populus deltoides	Cottonwood	9	3	4	minor deadwood, thin crown, slight lean		
679	PRESERVE	-	Protected			Populus deltoides	Cottonwood	16	3	3	minor deadwood, one sided, slight lean		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
680	PRESERVE	-	Protected			Populus deltoides	Cottonwood	15	3	4	minor deadwood, slight lean, one sided		
685	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
686	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
687	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	8	2	3	twist in trunk, one sided		
689	PRESERVE	-				Populus deltoides	Cottonwood	8	4	4	minor deadwood, thin crown, slight sweep, sparse foliage		
691	REMOVE	-				Fraxinus pennsylvanica	Green Ash	6	6	4	one sided, vine infested, twist in trunk	Emerald Ash Borer	Dead
692	PRESERVE	-	Protected			Tilia americana	Basswood	8	3	4	basal scar, one sided, over-topped, twist in trunk		
693	PRESERVE	-	Protected			Tilia americana	Basswood	8	3	3	multiple leaders, slight sweep		
694	PRESERVE	-	Protected			Tilia americana	Basswood	8	3	4	one sided, suckering, slight sweep	Canker	
696	PRESERVE	-	Protected			Tilia americana	Basswood	8	3	3	basal scar, thin crown		
697	PRESERVE	-	Protected			Tilia americana	Basswood	8	3	3	suckering, thin crown		
698	PRESERVE	-	Protected			Tilia americana	Basswood	8	3	3	suckering, thin crown, double leader		
699	REMOVE	-				Fraxinus pennsylvanica	Green Ash	7	6	3		Emerald Ash Borer	Dead
700	PRESERVE	-				Tilia americana	Basswood	7	3	4	weak crotch, one sided, suckering, thin crown		
701	PRESERVE	-				Ulmus americana	American Elm	6	6	4			Dead
702	PRESERVE	-	Protected			Tilia americana	Basswood	8	3	5	suckering, damaged leader, pruned for overhead wires		
704	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	6	6	4		Emerald Ash Borer	Dead
705	PRESERVE	-	Protected			Tilia americana	Basswood	9	3	3	one sided, double leader, suckering		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
706	PRESERVE	-	Protected			Gleditsia triacanthos	Honeylocust	10	3	3	minor deadwood, one sided, double leader		
707	REMOVE	-				Populus deltoides	Cottonwood	8	4	4	minor deadwood, sweep, over-topped, sparse foliage		
709	PRESERVE	-	Protected			Morus alba	Mulberry	11	3	4	slight lean, twist in trunk, minor deadwood		
710	PRESERVE	-				Acer negundo	Boxelder Maple	11	4	4	minor deadwood, excessive lean, weak crotch, suckering		
711	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	8	6	3		Emerald Ash Borer	Dead
712	PRESERVE	-	Protected			Morus alba	Mulberry	18	3	3	minor deadwood, weak crotch, one sided, multiple leaders		
723	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	10	6	3		Emerald Ash Borer	Dead
724	PRESERVE	-	Protected			Populus deltoides	Cottonwood	12	3	4	one sided, twist in trunk, double leader		
725	PRESERVE	-				Populus deltoides	Cottonwood	10	4	4	thin crown, slight sweep, minor deadwood		
726	PRESERVE	-	Protected			Populus deltoides	Cottonwood	20	3	3	minor deadwood, slight lean, twist in trunk, multiple leaders		
727	PRESERVE	-	Protected			Populus deltoides	Cottonwood	16	3	4	slight sweep, multiple leaders, minor deadwood		
730	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	11	3	4	weak crotch, suckering, slight lean, double leader, one sided		
732	PRESERVE	-	Protected			Ulmus pumila	Siberian Elm	12	3	4	vine infested, slight lean, twist in trunk, multiple leaders, broken limbs		
733	PRESERVE	-				Fraxinus americana	White Ash	13	4	3	suckering, multiple leaders, minor deadwood, dieback	Emerald Ash Borer	
735	PRESERVE	-	Protected			Ulmus pumila	Siberian Elm	18	3	3	minor deadwood, weak crotch, multiple leaders		
736	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	14	3	3	weak crotch, vine infested, multiple leaders, minor deadwood		
738	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	9	3	5	minor deadwood, excessive lean, slight sweep		
743	PRESERVE	-				Populus deltoides	Cottonwood	9	5	4	minor deadwood, thin crown, twist in trunk, sparse foliage, heavy deadwood		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
744	PRESERVE	-	Protected			Populus deltoides	Cottonwood	15	3	4	minor deadwood, one sided, slight lean, twist in trunk		
745	PRESERVE	-	Protected			Populus deltoides	Cottonwood	15	3	3	minor deadwood, one sided, double leader		
746	PRESERVE	-	Protected			Populus deltoides	Cottonwood	14	3	3	minor deadwood, sparse foliage, multiple leaders		
747	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	6	6	3		Emerald Ash Borer	Dead
748	PRESERVE	-				Acer negundo	Boxelder Maple	10	4	4	minor deadwood, suckering, slight lean, twist in trunk, multiple leaders, vine infested, dead tree caught in crown		
750	PRESERVE	-				Acer negundo	Boxelder Maple	10	4	4	minor deadwood, suckering, dieback, slight sweep, double leader, dead tree caught in crown		
751	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	8	6	3			Dead
752	PRESERVE	-				Salix nigra	Black Willow	13	4	4	minor deadwood, excessive lean, double leader, suckering, one sided		
753	PRESERVE	-				Acer negundo	Boxelder Maple	10	4	4	minor deadwood, suckering, thin crown, slight lean, double leader, one sided, decay		
754	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	9	6	3		Emerald Ash Borer	Dead
755	PRESERVE	-				Ulmus americana	American Elm	12	6	4			Dead
756	PRESERVE	-				Acer negundo	Boxelder Maple	12	4	4	basal scar, weak crotch, trunk scar, double leader, slight sweep		
757	PRESERVE	-				Acer negundo	Boxelder Maple	9	4	4	weak crotch, suckering, slight sweep, double leader, dieback, multiple leaders		
758	REMOVE	2	Protected			Morus alba	Mulberry	16	3	3	weak crotch, multiple leaders, vine infested, decay, minor deadwood		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
759	REMOVE	-				Ulmus pumila	Siberian Elm	10	5	3	minor deadwood, weak crotch, multiple leaders, basal scar, dieback, sparse foliage		
760	PRESERVE	-	Protected			Populus deltoides	Cottonwood	22	3	3	minor deadwood, multiple leaders, vine infested		
761	PRESERVE	-				Populus deltoides	Cottonwood	9	4	4	minor deadwood, thin crown, slight lean, twist in trunk, sparse foliage		
762	PRESERVE	-	Protected			Populus deltoides	Cottonwood	12	3	4	one sided, thin crown, twist in trunk, double leader, minor deadwood		
763	PRESERVE	-	Protected			Populus deltoides	Cottonwood	12	3	4	thin crown, twist in trunk, double leader, one sided		
765	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	9	3	4	minor deadwood, suckering, slight sweep, twist in trunk		
766	PRESERVE	-	Protected			Populus deltoides	Cottonwood	13	3	3	minor deadwood, thin crown, slight sweep		
767	PRESERVE	-	Protected			Ailanthus altissima	Tree-of-Heaven	8	2	3	twist in trunk, slight lean		
768	PRESERVE	-				Acer negundo	Boxelder Maple	8	4	4	minor deadwood, suckering, over-topped, slight sweep		
769	PRESERVE	-	Protected			Populus deltoides	Cottonwood	15	3	4	vine infested, twist in trunk, double leader, one sided		
770	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	12	3	4	minor deadwood, over-topped, slight sweep		
771	PRESERVE	-	Protected			Populus deltoides	Cottonwood	15	3	3	minor deadwood, one sided, multiple leaders		
773	PRESERVE	-	Protected			Populus deltoides	Cottonwood	11	3	4	minor deadwood, thin crown, twist in trunk		
774	PRESERVE	-	Protected			Populus deltoides	Cottonwood	14	3	3	minor deadwood, twist in trunk, double leader		
775	PRESERVE	-	Protected			Populus deltoides	Cottonwood	19	3	3	minor deadwood, one sided, twist in trunk, double leader		
776	PRESERVE	-	Protected			Populus deltoides	Cottonwood	12	3	4	minor deadwood, one sided, slight sweep		
777	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	6	6	3		Emerald Ash Borer	Dead

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
779	PRESERVE	-	Protected			Populus deltoides	Cottonwood	15	3	3	minor deadwood, twist in trunk, double leader		
780	PRESERVE	-	Protected			Populus deltoides	Cottonwood	17	3	4	minor deadwood, one sided, slight sweep		
781	PRESERVE	-	Protected			Populus deltoides	Cottonwood	13	3	4	minor deadwood, one sided, slight sweep, over-topped		
786	PRESERVE	-	Protected			Populus deltoides	Cottonwood	12	3	4	thin crown, slight sweep		
787	PRESERVE	-	Protected			Populus deltoides	Cottonwood	17	3	4	minor deadwood, slight lean, double leader		
788	PRESERVE	-	Protected			Populus deltoides	Cottonwood	19	3	3	minor deadwood, slight lean		
789	PRESERVE	-	Protected			Populus deltoides	Cottonwood	18	3	4	minor deadwood, one sided, slight lean, slight sweep		
791	PRESERVE	-	Protected			Populus deltoides	Cottonwood	12	3	4	minor deadwood, excessive lean, twist in trunk, one sided		
792	PRESERVE	-	Protected			Populus deltoides	Cottonwood	12	3	4	minor deadwood, thin crown, slight sweep, one sided		
793	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	18	3	4	weak crotch, double leader, one sided, minor deadwood, over-topped		
794	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
795	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
796	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	11	3	4	weak crotch, suckering, vine infested, slight sweep		
797	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	12	3	4	minor deadwood, vine infested, slight lean, multiple leaders		
798	PRESERVE	-				Ulmus pumila	Siberian Elm	9	5	4	weak crotch, vine infested, multiple leaders, minor deadwood, sparse foliage, dieback		
799	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	6	6	3	vine infested, twist in trunk	Emerald Ash Borer	Dead
800	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	9	3	4	excessive lean, weak crotch, double leader, minor deadwood		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
801	PRESERVE	-				Populus deltoides	Cottonwood	29	4	4	one sided, decay, damaged leader, twist in trunk, multiple leaders, trunk scar		
805	PRESERVE	-	Protected			Populus deltoides	Cottonwood	19	3	4	minor deadwood, slight sweep, multiple leaders, one sided		
806	PRESERVE	-	Protected			Populus deltoides	Cottonwood	19	3	4	slight lean, twist in trunk		
809	PRESERVE	-	Protected			Populus deltoides	Cottonwood	16	3	4	minor deadwood, basal scar, weak crotch, one sided		
814	PRESERVE	-	Protected			Populus deltoides	Cottonwood	12	3	4	minor deadwood, one sided, twist in trunk		
815	PRESERVE	-	Protected			Populus deltoides	Cottonwood	14	3	4	minor deadwood, twist in trunk, double leader		
816	PRESERVE	-				Populus deltoides	Cottonwood	9	4	4	minor deadwood, one sided, slight sweep, twist in trunk, thin crown, sparse foliage		
817	PRESERVE	-	Protected			Morus alba	Mulberry	8	3	4	minor deadwood, slight sweep, multiple leaders		
821	PRESERVE	-	Protected			Populus deltoides	Cottonwood	14	3	4	heavy deadwood, slight lean, double leader		
822	PRESERVE	-				Populus deltoides	Cottonwood	7	4	4	thin crown, slight sweep, minor deadwood, sparse foliage		
823	PRESERVE	-	Protected			Populus deltoides	Cottonwood	11	3	4	over-topped, slight lean, twist in trunk, minor deadwood		
824	PRESERVE	-	Protected			Populus deltoides	Cottonwood	21	3	4	one sided, slight lean, multiple leaders, minor deadwood		
825	PRESERVE	-	Protected			Populus deltoides	Cottonwood	15	3	3	minor deadwood, slight lean, multiple leaders, twist in trunk		
826	PRESERVE	-	Protected			Populus deltoides	Cottonwood	14	3	4	minor deadwood, trunk scar, slight sweep, one sided, multiple leaders		
827	PRESERVE	-	Protected			Populus deltoides	Cottonwood	18	3	3	heavy deadwood, weak crotch, multiple leaders		
828	PRESERVE	-	Protected			Populus deltoides	Cottonwood	18	3	3	broken limbs, heavy deadwood, weak crotch		
830	PRESERVE	-	Protected			Ulmus pumila	Siberian Elm	15	3	3	minor deadwood, weak crotch, vine infested, double leader		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
831	PRESERVE	-	Protected			Populus deltoides	Cottonwood	13	3	4	minor deadwood, one sided, slight lean		
832	PRESERVE	-	Protected			Populus deltoides	Cottonwood	18	3	3	minor deadwood, weak crotch, slight lean, multiple leaders		
835	REMOVE	0				Fraxinus pennsylvanica	Green Ash	6	6	5		Emerald Ash Borer	Dead
836	REMOVE	-				Fraxinus pennsylvanica	Green Ash	6	6	4		Emerald Ash Borer	Dead
837	PRESERVE	-	Protected			Ulmus pumila	Siberian Elm	9	3	4	one sided, double leader, minor deadwood		
838	PRESERVE	-				Ulmus americana	American Elm	9	6	5	vine infested		Dead
839	PRESERVE	-				Populus deltoides	Cottonwood	9	4	4	minor deadwood, one sided, over-topped, slight sweep, sparse foliage		
840	PRESERVE	-				Populus deltoides	Cottonwood	7	3	4	one sided, slight sweep, thin crown		
841	PRESERVE	-	Protected			Populus deltoides	Cottonwood	11	3	4	suckering, slight lean, slight sweep, minor deadwood, thin crown		
842	PRESERVE	-	Protected			Populus deltoides	Cottonwood	15	3	4	minor deadwood, slight sweep, multiple leaders		
843	PRESERVE	-	Protected			Populus deltoides	Cottonwood	8	3	4	over-topped, slight sweep, one sided		
844	PRESERVE	-	Protected			Populus deltoides	Cottonwood	18	3	4	minor deadwood, twist in trunk, double leader, one sided		
845	REMOVE	-				Fraxinus pennsylvanica	Green Ash	7	6	3		Emerald Ash Borer	Dead
848	PRESERVE	-				Salix nigra	Black Willow	18	3	4	heavy deadwood, excessive lean, weak crotch, slight sweep		
849	REMOVE	2	Protected			Acer negundo	Boxelder Maple	9	3	4	twist in trunk, double leader, minor deadwood, one sided		
850	REMOVE	-				Acer negundo	Boxelder Maple	7	3	4	minor deadwood, over-topped, twist in trunk		
851	REMOVE	2	Protected			Acer negundo	Boxelder Maple	9	3	4	minor deadwood, suckering, slight sweep		
852	REMOVE	2	Protected			Acer negundo	Boxelder Maple	8	3	4	minor deadwood, over-topped, vine infested, slight lean, one sided		

Tree Inventory for Highland Park Townhomes - *Listing prepared by Dickson Design Studio, Inc.*

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
853	REMOVE	-				Acer negundo	Boxelder Maple	6	3	4	minor deadwood, slight lean, excessive lean, decay, dead tree caught in crown		
854	REMOVE	2	Protected			Populus deltoides	Cottonwood	30	3	3	weak crotch, multiple leaders, minor deadwood		
856	REMOVE	2	Protected			Acer negundo	Boxelder Maple	8	3	4	weak crotch, slight lean, double leader, minor deadwood		
857	REMOVE	2	Protected			Acer negundo	Boxelder Maple	10	3	4	minor deadwood, excessive lean, double leader, suckering		
858	PRESERVE	-	Protected			Acer negundo	Boxelder Maple	10	3	4	one sided, slight lean, double leader, suckering		
859	REMOVE	2	Protected			Gleditsia triacanthos	Honeylocust	14	3	3	minor deadwood, vine infested, suckering		
861	REMOVE	2	Protected			Populus deltoides	Cottonwood	19	3	4	minor deadwood, damaged leader, multiple leaders, weak crotch		
862	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
863	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	9	6	3		Emerald Ash Borer	Dead
865	PRESERVE	-	Protected			Populus deltoides	Cottonwood	27	3	3	heavy deadwood, damaged leader (11), double leader		
866	PRESERVE	-	Protected			Populus deltoides	Cottonwood	21	3	4	weak crotch, slight sweep, double leader, minor deadwood, one sided		
867	REMOVE	2	Protected			Populus deltoides	Cottonwood	27	3	4	minor deadwood, weak crotch, one sided, twist in trunk		
868	REMOVE	2	Protected			Populus deltoides	Cottonwood	17	3	4	over-topped, minor deadwood, sweep		
869	REMOVE	2	Protected			Acer negundo	Boxelder Maple	11	3	4	sweep, over-topped, double leader, minor deadwood, suckering		
870	REMOVE	2	Protected			Populus deltoides	Cottonwood	20	3	4	one sided, slight sweep, multiple leaders		
872	REMOVE	2	Protected			Populus deltoides	Cottonwood	16	3	4	one sided, twist in trunk, minor deadwood		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
873	REMOVE	0				Salix nigra	Black Willow	20	3	4	heavy deadwood, slight lean, sweep, broken limbs, damaged leader		
874	REMOVE	2	Protected			Populus deltoides	Cottonwood	18	3	4	trunk scar, slight lean, twist in trunk, minor deadwood, one sided		
875	REMOVE	0				Acer negundo	Boxelder Maple	7	3	4	over-topped, slight lean, twist in trunk, sweep		
876	REMOVE	2	Protected			Morus alba	Mulberry	10	3	4	weak crotch, trunk scar, slight sweep, multiple leaders, suckering		
877	REMOVE	2	Protected			Acer negundo	Boxelder Maple	10	3	4	excessive lean, sweep, minor deadwood		
878	REMOVE	2	Protected			Acer negundo	Boxelder Maple	13	3	4	weak crotch, slight sweep, multiple leaders, vine infested, minor deadwood		
880	REMOVE	0	Protected			Ulmus americana	American Elm	17	6	4	vine infested		Dead
881	REMOVE	2	Protected			Populus deltoides	Cottonwood	22	3	3	weak crotch, slight sweep, multiple leaders, minor deadwood		
882	REMOVE	2	Protected			Populus deltoides	Cottonwood	12	3	4	minor deadwood, slight sweep, multiple leaders		
885	REMOVE	2	Protected			Ulmus americana	American Elm	10	3	4	weak crotch, slight sweep, double leader, suckering		
886	REMOVE	2	Protected			Acer negundo	Boxelder Maple	10	3	5	excessive lean, growing hori ontally, one sided		
887	REMOVE	2	Protected			Populus deltoides	Cottonwood	22	3	3	minor deadwood, weak crotch, double leader		
888	REMOVE	2	Protected			Populus deltoides	Cottonwood	18	3	4	sweep, double leader, over-topped		
889	REMOVE	2	Protected			Populus deltoides	Cottonwood	15	3	3	minor deadwood, weak crotch, slight sweep, double leader, over-topped		
890	REMOVE	2	Protected			Populus deltoides	Cottonwood	13	3	4	minor deadwood, one sided, slight lean, twist in trunk		
891	REMOVE	2	Protected			Populus deltoides	Cottonwood	26	3	3	minor deadwood, weak crotch, multiple leaders		
892	REMOVE	2	Protected			Ulmus pumila	Siberian Elm	10	3	3	vine infested, twist in trunk, multiple leaders, minor deadwood		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
894	REMOVE	2	Protected			Ulmus pumila	Siberian Elm	20	3	3	weak crotch, suckering, multiple leaders, minor deadwood		
896	REMOVE	2	Protected			Gleditsia triacanthos	Honeylocust	11	2	3	weak crotch, vine infested, minor deadwood		
897	REMOVE	2	Protected			Ulmus pumila	Siberian Elm	15	3	3	minor deadwood, weak crotch, multiple leaders		
898	REMOVE	-				Ulmus pumila	Siberian Elm	15	4	3	weak crotch, trunk scar, decay, multiple leaders, minor deadwood		
900	PRESERVE	-	Protected			Acer saccharinum Laciniatum	Cutleaf Silver Maple	11	2	3	double leader		
901	REMOVE	0				Ulmus pumila	Siberian elm	13	6	5			Dead
902	PRESERVE	-	Protected			Ulmus pumila	Siberian elm	9	3	4	one sided, weak crotch, multiple leaders, fork at 2.5'		
903	PRESERVE	-	Protected			Populus deltoides	Cottonwood	11	3	4	one sided, thin crown, twist in trunk, minor deadwood		
904	PRESERVE	-	Protected			Ulmus pumila	Siberian elm	10	3	4	overtopped, twist in trunk, minor deadwood		
905	PRESERVE	-				Ulmus pumila	Siberian Elm	6	3	3	minor deadwood, weak crotch, double leader, slight sweep		
906	PRESERVE	-	Protected			Populus deltoides	Cottonwood	16	2	3	minor deadwood, twist in trunk		
907	REMOVE	0	Protected (DQ'D by condition)			Ulmus pumila	Siberian elm	9	6	4			Dead
908	REMOVE	0	Protected (DQ'D by condition)			Acer saccharinum 'Laciniatum'	Cutleaf Silver Maple	9	5	4	dieback, decay, sucker growth, trunk scar		
909	PRESERVE	-	Protected			Ulmus pumila	Siberian elm	11	3	3	multiple leaders, minor deadwood		
910	REMOVE	2	Protected			Acer saccharinum 'Laciniatum'	Cutleaf Silver Maple	11	3	3	weak crotch, basal swell, double leader, slight lean, basal scar		
911	REMOVE	2	Protected			Acer saccharinum Laciniatum	Cutleaf Silver Maple	10	3	3	trunk scar, suckering, basal swell, weak crotch		
912	PRESERVE	-	Protected			Populus deltoides	Cottonwood	19	2	3	slight lean, multiple leaders		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
915	PRESERVE	-	Protected			Populus deltoides	Cottonwood	23	2	2	twist in trunk, minor deadwood		
919	PRESERVE	-				Salix nigra	Black Willow	11	3	4	one sided, slight lean, twist in trunk, suckering		
921	PRESERVE	-	Protected			Ulmus pumila	Siberian Elm	10	3	4	weak crotch, double leader, minor deadwood		
922	PRESERVE	-	Protected			Ulmus pumila	Siberian Elm	9	3	3	broken limbs, double leader, minor deadwood		
925	REMOVE	2	Protected			Populus deltoides	Cottonwood	14	2	4	one sided, slight lean, twist in trunk, minor deadwood		
930	REMOVE	-				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
932	PRESERVE	-	Protected			Populus deltoides	Cottonwood	12	3	4	twist in trunk, multiple leaders, slight sweep		
933	REMOVE	-				Ulmus americana	American Elm	7	6	4	side wires		Dead
938	PRESERVE	-				Quercus rubra	Red Oak	7	6	3			Dead
944	PRESERVE	-				Ulmus americana	American Elm	20	6	4			Dead
945	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	18	6	4		Emerald Ash Borer	Dead
946	PRESERVE	-				Ulmus americana	American Elm	8	6	4			Dead
947	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	13	6	3		Emerald Ash Borer	Dead
948	PRESERVE	-		Key		Quercus bicolor	Swamp White Oak	10	2	3	twist in trunk		Dead
950	PRESERVE	-				Ulmus americana	American Elm	18	6	3			Dead
951	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	9	6	4		Emerald Ash Borer	Dead
952	PRESERVE	-				Ulmus americana	American Elm	13	6	3			Dead
953	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	15	6	3		Emerald Ash Borer	Dead
954	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
955	PRESERVE	-				Ulmus americana	American Elm	19	6	4			Dead
957	PRESERVE	-				Ulmus americana	American Elm	21	6	3			Dead
962	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	9	6	4		Emerald Ash Borer	Dead
964	PRESERVE	-				Populus deltoides	Cottonwood	18	4	4	heavy deadwood, dieback, slight lean		
966	PRESERVE	-		Key		Quercus bicolor	Swamp white oak	14	3	3	weak crotch, multiple leaders, epicormics, fork at 2.5'		
968	REMOVE	0				Fraxinus pennsylvanica	Green Ash	14	6	3		Emerald Ash Borer	Dead
969	REMOVE	0				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
970	REMOVE	0				Fraxinus pennsylvanica	Green Ash	15	6	3		Emerald Ash Borer	Dead
972	REMOVE	0				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
973	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	11	6	4		Emerald Ash Borer	Dead
974	PRESERVE	-		Key		Quercus macrocarpa	Bur oak	14	3	4	one sided, minor deadwood, double leader, tag missing		
978	PRESERVE	-				Ulmus americana	American Elm	8	6	4			Dead
980	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	6	6	4		Emerald Ash Borer	Dead
981	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	11	6	4		Emerald Ash Borer	Dead
984	PRESERVE	-				Quercus rubra	Red Oak	11	4	3	sparse foliage, trunk scar, damaged leader		
986	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	11	3	3	weak crotch, epicormics, double leader		
994	REMOVE	-				Ulmus americana	American Elm	16	6	4			Dead
995	REMOVE	-				Fraxinus pennsylvanica	Green Ash	16	6	3		Emerald Ash Borer	Dead
996	REMOVE	-				Ulmus americana	American Elm	20	6	3			Dead
997	REMOVE	-				Fraxinus pennsylvanica	Green Ash	18	6	3		Emerald Ash Borer	Dead

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
999	PRESERVE	-	Protected			Ulmus americana	American Elm	14	3	4	minor deadwood, damaged leader (5), slight sweep, pruned for side wires, one sided		
1000	REMOVE	-				Fraxinus pennsylvanica	Green Ash	6	6	5	side wires	Emerald Ash Borer	Dead
1001	REMOVE	-				Fraxinus pennsylvanica	Green Ash	7	6	5	side wires	Emerald Ash Borer	Dead
1010	REMOVE	2	Protected			Gleditsia triacanthos	Honeylocust	8	3	3	trunk scar, weak crotch, suckering		
1011	REMOVE	0				Fraxinus americana	White Ash	12	6	3		Emerald Ash Borer	Dead
1013	PRESERVE	-		Key		Quercus macrocarpa	Bur oak	10	3	4	one sided, double leader		
1014	PRESERVE	-		Key		Quercus macrocarpa	Bur oak	9	2	3	one sided, narrow crown		
1017	PRESERVE	-		Key		Quercus rubra	Red oak	15	3	4	one sided, minor deadwood		
1020	PRESERVE	-			Heritage	Quercus macrocarpa	Bur Oak	35	4	4	heavy deadwood, weak crotch, one sided, multiple leaders, broken limbs,		
1021	PRESERVE	-			Heritage	Quercus alba	White Oak	34	3	4	minor deadwood, one sided, epicormics, dieback		
1022	PRESERVE	-				Ulmus americana	American Elm	7	3	4	double leader, vine infested, dead tree caught in crown		
1026	PRESERVE	-			Heritage	Quercus macrocarpa	Bur Oak	39	3	2	heavy deadwood, epicormics, multiple leaders		
1028	REMOVE	-				Fraxinus pennsylvanica	Green Ash	6	6	4		Emerald Ash Borer	Dead
1030	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	8	3	4	one sided, twist in trunk, over-topped		
1031	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	16	3	3	minor deadwood, weak crotch, epicormics, multiple leaders		
1032	PRESERVE	-	Protected			Quercus ellipsoidalis	Hill s Oak	14	3	4	one sided, over-topped, vine infested, twist in trunk, minor deadwood		
1035	PRESERVE	-	Protected			Quercus ellipsoidalis	Hill s Oak	12	3	4	minor deadwood, one sided, slight lean, double leader, epicormics		
1039	PRESERVE	-	Protected			Quercus ellipsoidalis	Hill s Oak	14	3	4	minor deadwood, over-topped, double leader		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
1041	PRESERVE	-		Key		Quercus rubra	Red oak	10	3	4	twist in trunk, one sided, epicormics		
1042	PRESERVE	-				Quercus macrocarpa	Bur oak	9	3	4	one sided, slight sweep, multiple leaders		
1045	PRESERVE	-		Key		Quercus macrocarpa	Bur oak	12	2	3	overtopped, one sided		
1046	PRESERVE	-	Protected			Quercus ellipsoidalis	Hill s Oak	13	3	4	minor deadwood, slight lean, twist in trunk, slight sweep, epicormics		
1049	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	13	3	2	minor deadwood, epicormics		
1051	PRESERVE	-	Protected			Quercus ellipsoidalis	Hill s Oak	12	3	4	minor deadwood, one sided, twist in trunk		
1052	PRESERVE	-				Quercus macrocarpa	Bur Oak	9	4	4	minor deadwood, sparse foliage, slight sweep, one sided		
1053	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	12	3	4	minor deadwood, weak crotch, double leader, one sided		
1054	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	9	3	4	one sided, over-topped, minor deadwood		
1055	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
1056	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	14	3	3	weak crotch, epicormics, multiple leaders		
1057	PRESERVE	-				Quercus macrocarpa	Bur Oak	16	4	5	one sided, damaged leader, epicormics, pruned for overhead wires		
1058	PRESERVE	-				Fraxinus pennsylvanica	Green Ash	17	6	3		Emerald Ash Borer	Dead
1060	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	9	3	4	slight lean, twist in trunk, minor deadwood		
1061	PRESERVE	-	Protected			Quercus ellipsoidalis	Hills Oak	8	3	4	minor deadwood, epicormics, slight lean		
1063	PRESERVE	-		Key		Quercus macrocarpa	Bur oak	14	3	3	minor deadwood, one-sided, sparse foliage		
1064	PRESERVE	-		Key		Quercus macrocarpa	Bur oak	23	4	5	minor deadwood, epicormics, dieback		
1065	PRESERVE	-		Key (DQ'd by condition)		Quercus macrocarpa	Bur oak	25	3	3	heavy deadwood, weak crotch, epicormics, multiple leaders		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
1066	PRESERVE	-		Key		Quercus alba	White oak	25	3	4	heavy deadwood, one sided, slight lean, slight sweep		
1067	PRESERVE	-		Key		Quercus alba	White Oak	25	3	4	heavy deadwood, one sided, slight lean, slight sweep		
1068	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	22	3	4	one sided, epicormics, multiple leaders, minor deadwood		
1069	PRESERVE	-		Key		Carya ovata	Shagbark Hickory	10	3	4	one sided, over-topped, twist in trunk, double leader, minor deadwood		
1070	PRESERVE	-		Key		Quercus alba	White Oak	26	2	4	one sided		
1073	PRESERVE	-	Protected			Ulmus americana	American Elm	12	3	4	weak crotch, one sided, over-topped, slight sweep, multiple leaders		
1075	PRESERVE	-		Key		Quercus alba	White Oak	25	2	3	minor deadwood, twist in trunk, slight sweep		
1076	REMOVE	2	Protected			Ulmus americana	American Elm	13	3	4	one sided, slight sweep, pruned for side wires, suckering		
1077	PRESERVE	-				Ulmus americana	American Elm	7	3	4	over-topped, slight sweep, double leader		
1080	PRESERVE	-		Key		Quercus alba	White Oak	26	3	3	weak crotch, epicormics, slight sweep, minor deadwood		
1081	PRESERVE	-			Heritage (DQ'd by condition)	Quercus macrocarpa	Bur Oak	40	4	3	heavy deadwood, weak crotch, epicormics, metal in trunk, dieback		
1082	REMOVE	3		Key		Quercus macrocarpa	Bur oak	21	3	2	weak crotch, epicormics, metal in trunk, multiple leaders, minor deadwood		
1089	REMOVE	0		Key (DQ'd by condition)		Quercus alba	White oak	26	4	3	minor deadwood, epicormics, dieback, basal swell		
1090	PRESERVE	-		Key		Quercus alba	White oak	20	3	4	one sided, over-topped, slight sweep		
1091	REMOVE	3		Key		Quercus macrocarpa	Bur oak	23	3	4	One sided		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
1093	REMOVE	0		Key (DQ'd by condition)		Quercus bicolor	Swamp White Oak	27	4	4	one sided, epicormics, slight lean, top broken off		
1095	REMOVE	0		Key (DQ'd by condition)		Quercus macrocarpa	Bur Oak	23	4	3	sparse foliage, weak crotch, double leader, dieback		
1096	PRESERVE	-		Key		Quercus bicolor	Swamp White Oak	25	3	3	epicormics, twist in trunk, minor deadwood		
1097	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	27	3	3	minor deadwood, epicormics, slight lean, multiple leaders, weak crotch, basal swell		
1099	PRESERVE	-		Key		Quercus alba	White Oak	26	3	3	twist in trunk, multiple leaders, minor deadwood		
1100	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	28	3	4	minor deadwood, one sided, over-topped, epicormics, twist in trunk, multiple leaders		
1101	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	27	4	3	heavy deadwood, weak crotch, epicormics, dieback, multiple leaders		
1102	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	22	4	4	minor deadwood, basal decay, weak crotch, one sided, multiple leaders		
1103	PRESERVE	-		Key		Quercus alba	White Oak	19	3	4	epicormics, slight sweep, multiple leaders, minor deadwood, vine infested		
1104	PRESERVE	-		Key		Quercus alba	White Oak	24	3	3	heavy deadwood, slight sweep, pruned for side wires, epicormics		
1105	PRESERVE	-		Key		Carya ovata	Shagbark Hickory	13	3	4	weak crotch, over-topped, twist in trunk, double leader		
1106	PRESERVE	-		Key		Quercus alba	White Oak	28	3	3	heavy deadwood, epicormics, multiple leaders		
1108	PRESERVE	-	Protected			Quercus ellipsoidalis	Hill s Oak	8	3	4	minor deadwood, twist in trunk, decay, one sided		
1110	PRESERVE	-			Heritage	Quercus bicolor	Swamp white oak	30	2	3	weak crotch, minor deadwood, multiple leaders		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
1111	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	28	3	3	weak crotch, epicormics, multiple leaders, minor deadwood		
1112	PRESERVE	-	Protected			Ulmus americana	American Elm	8	3	4	over-topped, slight sweep		
1113	PRESERVE	-		Key		Quercus bicolor	Swamp White Oak	27	4	3	minor deadwood, epicormics, basal decay, basal scar		
1114	PRESERVE	-	Protected			Quercus ellipsoidalis	Hill s Oak	11	3	4	minor deadwood, slight lean, twist in trunk, double leader		
1115	PRESERVE	-	Protected			Quercus ellipsoidalis	Hill s Oak	14	3	4	minor deadwood, slight lean, slight sweep		
1117	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	9	3	5	one sided, damaged leader, pruned for overhead wires, twist in trunk		
1118	PRESERVE	-				Quercus alba	White Oak	21	4	4	heavy deadwood, one sided, damaged leader, dieback		
1120	PRESERVE	-	Protected			Ulmus americana	American Elm	13	3	4	minor deadwood, over-topped, damaged leader, double leader		
1121	PRESERVE	-		Key		Quercus alba	White Oak	23	3	4	minor deadwood, one sided, slight lean, twist in trunk		
1122	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	29	3	2	minor deadwood, weak crotch, double leader		
1123	PRESERVE	-		Key		Carya ovata	Shagbark Hickory	12	3	4	one sided, over-topped, damaged leader, twist in trunk		
1124	PRESERVE	-			Heritage	Carya ovata	Shagbark Hickory	21	2	3	weak crotch, multiple leaders		
1125	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	18	3	4	one sided, slight sweep, pruned for side wires, multiple leaders		
1126	PRESERVE	-				Quercus alba	White Oak	21	5	3	heavy deadwood, decay, dieback, damaged leader		
1128	PRESERVE	-			Heritage	Quercus bicolor	Swamp White Oak	32	3	1	epicormics, minor deadwood		
1129	PRESERVE	-		Key		Quercus bicolor	Swamp White Oak	23	3	3	minor deadwood, epicormics, double leader, one sided		
1130	PRESERVE	-		Key		Quercus bicolor	Swamp White Oak	29	2	3	epicormics, multiple leaders		
1131	PRESERVE	-		Key		Quercus bicolor	Swamp White Oak	27	2	3	weak crotch, epicormics, multiple leaders, minor deadwood		
1133	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	24	3	3	minor deadwood, one sided, epicormics, multiple leaders		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
1134	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	27	2	3	heavy deadwood, weak crotch, multiple leaders		
1136	PRESERVE	-				Quercus macrocarpa	Bur Oak	27	4	4	damaged leader, epicormics, twist in trunk, minor deadwood		
1137	PRESERVE	-	Protected			Quercus ellipsoidalis	Hill s Oak	9	2	4	minor deadwood, thin crown, slight lean		
1138	PRESERVE	-		Key		Quercus macrocarpa	Bur Oak	29	3	3	epicormics, multiple leaders		Heavily pruned
1139	PRESERVE	-		Key		Quercus bicolor	Swamp White Oak	24	3	3	minor deadwood, epicormics, multiple leaders		
1140	PRESERVE	-		Key		Quercus bicolor	Swamp white oak	21	3	4	one sided, slight sweep, double leader, minor deadwood		
1141	PRESERVE	-		Key (DQ'd by condition)		Quercus macrocarpa	Bur oak	27	4	3	minor deadwood, weak crotch, epicormics, multiple leaders, sparse foliage		
1142	PRESERVE	-		Key		Quercus bicolor	Swamp white oak	28	3	4	minor deadwood, one sided, overtopped, slight sweep		
1143	PRESERVE	-		Key (DQ'd by condition)		Quercus macrocarpa	Bur oak	22	4	4	minor deadwood, epicormics, slight sweep, slight lean, dieback		
1144	REMOVE	3		Key		Quercus alba	White oak	15	3	3	minor deadwood, fork at 1'		
1145	PRESERVE	-		Key (DQ'd by condition)		Quercus alba	White oak	25	5	3	one sided, epicormics, basal swell, minor deadwood		
1146	PRESERVE	-		Key		Quercus alba	White Oak	25	3	4	one sided, slight sweep, minor deadwood, epicormics		
1147	PRESERVE	-	Protected			Ulmus americana	American elm	10	3	4	overtopped, slight sweep, minor deadwood		
1148	PRESERVE	-			Heritage	Quercus macrocarpa	Bur Oak	30	2	3	heavy deadwood, weak crotch, slight sweep		
1151	PRESERVE	-			Heritage	Quercus macrocarpa	Bur Oak	30	3	4	minor deadwood, weak crotch, slight sweep, multiple leaders, one sided, epicormics		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
1157	PRESERVE	-	Protected			Populus deltoides	Cottonwood	16	3	5	twist in trunk, pruned for side wires, double leader, broken limbs, suckering, sweep		
1161	REMOVE	-				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
1163	PRESERVE	-	Protected			Ulmus americana	American Elm	9	5	4	minor deadwood, one sided, slight sweep, sparse foliage		
1166	PRESERVE	-				Ulmus americana	American Elm	7	3	4	one sided, suckering, slight sweep		
1167	PRESERVE	-	Protected			Ulmus americana	American Elm	11	3	4	weak crotch, twist in trunk, over-topped, slight sweep		
1170	PRESERVE	-	Protected			Ulmus americana	American Elm	9	3	4	suckering, over-topped, twist in trunk		
1171	PRESERVE	-		Key		Quercus alba	White oak	21	3	3	one sided, heavy deadwood, trunk scar		
1173	PRESERVE	-			Heritage (DQ'd by condition)	Quercus macrocarpa	Bur oak	31	4	3	heavy deadwood, weak crotch, epicormics, dieback		
1174	REMOVE	0		Key (DQ'd by condition)		Quercus alba	White oak	27	5	4	heavy deadwood, one sided, epicormics, dieback, decay, hypoxylon canker		
1176	PRESERVE	-			Heritage	Quercus alba	White Oak	31	3	3	heavy deadwood, slight lean, epicormics, one sided		
1179	PRESERVE	-			Heritage	Quercus alba	White Oak	36	3	2	heavy deadwood, weak crotch, multiple leaders		
1181	PRESERVE	-				Ulmus americana	American Elm	7	4	4	minor deadwood, one sided, witches-broom		
1182	PRESERVE	-	Protected			Ulmus americana	American Elm	8	3	4	weak crotch, suckering, pruned for side wires, double leader		
1191	PRESERVE	-	Protected			Ulmus americana	American Elm	11	3	4	suckering, over-topped, twist in trunk, one sided		
1193	PRESERVE	-			Heritage	Quercus macrocarpa	Bur oak	35	3	2	epicormics, minor deadwood		
1198	REMOVE	3		Key		Quercus alba	White Oak	22	4	3	basal swell, hollow, multiple leaders, minor deadwood		
1202	REMOVE	2	Protected			Ulmus americana	American Elm	9	3	3	one sided, suckering, multiple leaders, minor deadwood		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
1213	REMOVE	3		Key		Quercus alba	White Oak	9	3	3	one sided, thin crown, epicormics		
1221	REMOVE	2	Protected			Ulmus americana	American Elm	13	3	4	over-topped, slight sweep, double leader		
1225	PRESERVE	-		Key		Quercus alba	White Oak	29	3	4	one sided, slight sweep, pruned for side wires, multiple leaders		
1226	REMOVE	-				Fraxinus pennsylvanica	Green Ash	8	6	5	over-head wires	Emerald Ash Borer	Dead
1227	PRESERVE	-				Crataegus spp.	Hawthorn	7	2	3	minor deadwood		
1231	REMOVE	0	Protected (DQ'd by condition)			Ulmus americana	American elm	11	4	3	double leader, minor deadwood, sparse foliage		
1239	REMOVE	3		Key		Quercus macrocarpa	Bur oak	15	3	4	one sided, slight sweep, minor deadwood		
1240	REMOVE	3		Key		Quercus macrocarpa	Bur oak	14	3	4	one sided, epicormics, weak crotch, double leader		
1241	REMOVE	3		Key		Quercus macrocarpa	Bur oak	15	3	4	one sided, weak crotch, basal swell		
1242	REMOVE	3		Key		Quercus macrocarpa	Bur oak	16	3	4	overtopped, slight sweep, epicormics		
1243	REMOVE	3		Key		Quercus macrocarpa	Bur oak	14	3	3	weak crotch, multiple leaders, epicormics		
1244	REMOVE	2	Protected			Ulmus americana	American elm	12	4	4	sparse foliage, multiple leaders, dieback		
1245	REMOVE	3		Key		Quercus macrocarpa	Bur oak	16	3	4	one sided, epicormics, multiple leaders		
1246	REMOVE	3		Key		Quercus macrocarpa	Bur oak	16	3	4	one sided, multiple leaders, epicormics, fork at 1'		
1248	REMOVE	0		Key (DQ'd by condition)		Quercus macrocarpa	Bur Oak	8	3	4	over-topped, thin crown, slight sweep, minor deadwood		Dead
1249	REMOVE	3		Key		Quercus macrocarpa	Bur Oak	16	3	4	one sided, over-topped, slight sweep, double leader, crossing branches		

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
1250	REMOVE	0	Protected (DQ'd by condition)			Ulmus americana	American Elm	15	6	3	weak crotch, suckering, slight sweep		Dead
1251	REMOVE	0	Protected (DQ'd by condition)			Ulmus americana	American elm	17	6	5			
1252	REMOVE	2	Protected			Ulmus americana	American elm	13	3	4	one sided, sucker growth, minor deadwood		
1257	REMOVE	0				Fraxinus pennsylvanica	Green Ash	7	6	4		Emerald Ash Borer	Dead
1263	PRESERVE	-				Ulmus americana	American elm	7	3	3	narrow crown, weak crotch, fork at 1.5'		
1264	PRESERVE	-	Protected			Ulmus americana	American Elm	9	3	4	slight sweep, double leader, minor deadwood		
1265	REMOVE	0	Protected (DQ'd by condition)			Pinus nigra	Austrian pine	14	4	3	Diplodia tip blight, minor deadwood, sparse foliage		
1266	REMOVE	3		Key		Celtis occidentalis	Hackberry	8	3	3	witches broom, minor deadwood		
1267	REMOVE	3		Key		Celtis occidentalis	Hackberry	14	3	2	weak crotch, minor deadwood		
1270	REMOVE	2	Protected			Quercus ellipsoidalis	Hill s Oak	14	3	4	minor deadwood, slight lean, multiple leaders		
1274	REMOVE	0				Fraxinus americana	White Ash	10	6	3		Emerald Ash Borer	Dead
1275	REMOVE	0				Crataegus spp.	Hawthorn	7	3	3	weak crotch, trunk scar		
1276	REMOVE	3		Key		Celtis occidentalis	Hackberry	10	3	3	minor deadwood, suckering, multiple leaders		
1277	REMOVE	3		Key		Celtis occidentalis	Hackberry	8	3	2	minor deadwood, witches-broom		
1278	REMOVE	0				Celtis occidentalis	Hackberry	7	3	2	basal scar, witches-broom		
1280	REMOVE	0				Fraxinus americana	White Ash	10	6	3		Emerald Ash Borer	Dead
1281	REMOVE	3		Key		Celtis occidentalis	Hackberry	8	3	3	minor deadwood, dieback, multiple leaders, witches-broom		

Tree Inventory for Highland Park Townhomes - *Listing prepared by Dickson Design Studio, Inc.*

Tag No.	OUTCOME	Replacements Required	Protected	Key	Heritage	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect / Disease	Comments
1286	REMOVE	0				Fraxinus pennsylvanica	Green Ash	8	6	4		Emerald Ash Borer	Dead
1287	REMOVE	2	Protected			Populus deltoides	Cottonwood	18	3	3	weak crotch, twist in trunk, suckering, minor deadwood		
1297	REMOVE	2	Protected			Acer rubrum	Red Maple	12	4	3	trunk scar, decay, multiple leaders		
1298	REMOVE	2	Protected			Gleditsia triacanthos	Honeylocust	11	3	3	witches broom, slight sweep, tag missing		
1299	REMOVE	2	Protected			Gleditsia triacanthos	Honeylocust	8	3	3	weak crotch, multiple leaders		
1300	REMOVE	2	Protected			Gleditsia triacanthos	Honeylocust	9	3	3	minor deadwood, witches broom, trunk scar		
1301	REMOVE	0		Key (DQ'd by condition)		Quercus rubra	Red oak	9	4	4	damaged leader, minor deadwood		
1304	REMOVE	2	Protected			Gleditsia triacanthos	Honeylocust	9	3	3	weak crotch, trunk scar, suckering, double leader, broken limbs, witches-broom		
1432	PRESERVE	-				Quercus macrocarpa	Bur oak	6	3	4	one sided, slight sweep, minor deadwood		
1433	PRESERVE	-				Quercus macrocarpa	Bur oak	6	2	4	overtopped, twist in trunk, one sided		
1434	PRESERVE	-	Protected			Ulmus americana	American elm	9	3	3	fork at base & 1', minor deadwood, weak crotch		
1435	PRESERVE	-				Ulmus americana	American elm	7	3	4	sweep, sucker growth, double leader		
1436	PRESERVE	-				Ulmus americana	American elm	6	3	4	overtopped, minor deadwood, twist in trunk		

227 ***TOTAL Replacements Required***

Burhop, Karl

Subject: FW: Memo to HP City Council - Turnoff

From: Michael Tarnoff < >
Sent: Wednesday, November 5, 2025 6:50 PM
To: cityhp <cityhp@cityhpil.com>
Subject: Memo to HP City Council

[EXTERNAL EMAIL]

October 5, 2025

To: City Council at **cityhp@cityhpil.com**
From: Michael Tarnoff
email:
phone:

ARE THE OLD DEERFIELD RD. RAILROAD CROSSING ISSUES RAISED BY THE ICC REALLY A BIG DEAL? HINT: THE ANSWER IS "YES"

At the last City Council meeting (on Oct 30th) regarding the proposed development at the former Solo Cup cite, the issue of designating the railroad crossing a "quiet zone" was raised by the ICC (Illinois Commerce Commission) and discussed for the very first time, even though meetings regarding this development have been taking place for over a year. And it was noted by the ICC and acknowledged by both the City and the developer (Habitat) that **this issue would NOT have been raised, even now, if not for the intervention of a local, neighborhood resident.**

Is this really important? You bet it is! Please see the link below regarding what Hillside (a small suburb of Chicago) residents say about train whistles in their community.

In addition, this is not the only issue that was raised by the ICC and discussed for the very first time, even though meetings regarding this development have been taking place for over a year. There was a second important fact that was somehow "overlooked" or "missed" during the many meetings over the past year, which was brought out in a letter from the ICC. In its letter, the ICC warns, clearly and unambiguously, that this crossing "could pose a safety risk if trucks longer than approximately 50 feet [such as standard semi-trucks which are typically around 72 feet] approach from the north across the tracks". Specifically, the letter states "there is insufficient clear storage space downstream of the tracks for these larger vehicles to stop while waiting for a gap in oncoming traffic."

It makes me wonder -- **and I think it should make you wonder, too** – if this important fact has not been raised by either the City or the developer during over a year of meetings, what other important issues might have been overlooked or missed?

And during the city Council meeting on Oct 30th, what was the response from the developer? I am paraphrasing here, but it was "we will work with the City staff to resolve these issues". To me, this translates into: "we have no plan right now, but give us approval and we will work something out."

However, Habitat has promised, repeatedly, in meeting after meeting, that **ALL** construction vehicles would be routed precisely down this path that the ICC says is a "safety risk for trucks over 50 feet in length". So, exactly how will that be possible????

In my view, it is **reasonable and fair** that approval for this development be put on "pause", until and unless the City and the developer can explain to the community, in writing, **EXACTLY** how they will achieve **ALL** the following:

a.. a firm commitment in writing from the ICC that this crossing will be designated a "Quiet Zone";

b.. **EITHER** (i) a written commitment that no trucks over 50 feet long will be permitted to use this route to reach the development, and a plan as to how that will be enforced, **OR** (ii) modifications to the crossing which the ICC agrees will make it safe for trucks over 50 feet long to use this route;

c.. a commitment, in writing, that if the development is approved, Habitat will keep its promises that **ALL** construction vehicles will be routed down this path, and no construction related vehicles will be permitted to travel on Old Deerfield Rd. during the entire multiple-years-long construction period.

Link to: ABC7 news article: "Hillside residents upset over freight train horns blaring overnight: 'We cannot sleep'" **https://abc7chicago.com/place/hillside/**

Michael Tarnoff
email:
phone:

November 21, 2025

An Open Letter Regarding the Proposed Habitat Development at the Former Solo Cup Site <cityhp@cityhpil.com>

Submitted to the HP City Council by:

Michael Tarnoff
Eileen Tarnoff
Lisa Radin
Ken Tatz
Lynn Tatz
Hillel Singer
Jim Lederer
Joanie Lederer
Sandra Lurie
Art Lurie
Sonny Cohen
Barbara Siegel
Bruce Siegel
Larry Lederman
Billy Pam
Natalie Nasatir
Mimi Bass
Harvey Gerskowitz
Elyse Gerskowitz
Franny Kaplan
Ed Kaplan
Jill Small
Scott Small
Jacob Prizer
Irina Borisova
Morris Mordini
Raquel Mordini
Susana Miller
Daniel Doepke
Jennifer Doepke
Nyche Clark
Nyronia Clark
Willlie Williams
Taneha Fincher
Narvale Fincher
Guillermo Ramos
Manuela Ramos
Susanna Rallo
Mark Payne
Jane Prizer
Philip Nowak
Eric Daugherty
Patricia Daugherty
Justin Hernandez
David Axelrod
Penny Axelrod
Henry Joseph
Diala Joseph
Carl Rish
Barbara Rish
Candice Glicken
Eugene Novikov
Jenny Tristano
Thomas D Yatabe
Leslie Ann Yatabe
Katy Sullivan
Jessica Rosen
Scott Rosen
Thomas Jones
Anna Jones
Kevin Thompson
Allie Thompson
Alejandro Albanez
Iara Fuenmayor
Sharon Reichler
Risch Reichler
Jules Pomerantz
Tom Whitzman
William Struck
Brian Jacobson
Katia Binzari
Terri Ellman
Erin Nightingale
Oleg Goryunov

Introduction

We, the signers of this letter, are all long-time Highland Park residents – in some cases, over 50 years. Between us, we have talked with literally hundreds of our neighbors in southwest Highland Park, all of whom drive on Old Deerfield Road nearly every day. **The purpose of this letter is to outline reasonable accommodations and meaningful compromises that we believe should be considered, and can be agreed upon, by the developer (Habitat), the City, and neighborhood residents, regarding significant concerns about the proposed Habitat development at the former Solo Cup site.** It is important to acknowledge that a substantial majority of southwest Highland Park neighborhood residents — many of whom are

unable to attend public meetings due to work, childcare, and other obligations — are deeply invested in and closely monitoring this process. Through our numerous conversations with our neighbors, we feel confident that the viewpoints and comments expressed here reflect the consensus of the vast majority of local residents, though we do not claim to speak formally for all.

Zoning

We urge that the property be zoned R-7, which is specifically designed for townhome developments, rather than adopting a split RM1/R7 zoning. The request for split RM1/R7 zoning appears to be a strategy to permit a much higher development density than R-7 zoning would typically allow. While development agreements, easements, and covenants can be amended, rezoning to R-7 would require any future changes to undergo a new rezoning process and PDC public hearings. Notably, recent council meetings have included PUD amendments, one of which proceeded without public hearings. An assertion that alternative arrangements offer the same level of protection as R-7 zoning is misleading. We believe that making future changes more challenging is more protective of and, therefore, more beneficial for, the local community. **Approving R-7 zoning with variances, rather than a split RM1/R7 approach, is both a reasonable accommodation and a meaningful compromise.**

Density

Should the City Council approve R-7 zoning and wish to allow a total of 227 units—a 27.5% increase above the 178 units typically permitted under R-7 zoning—a variance for this higher density should be considered. Residents strongly feel that 178 units should suffice, and that increasing the total up to a maximum of 200 units (a 12.5% increase over R-7's normal allowance) would be a meaningful compromise. The developer has also requested a height variance -- which further increases density – and which is not currently being contested. We strongly urge that the City Council seriously reconsider the neighbors' concerns and approve a variance for the minimum number of units deemed appropriate. **Approving density as a variance from R7 zoning represents both a reasonable accommodation and a meaningful compromise.**

Traffic Management – Driveway Across from Police Station

We propose that the City Council require the driveway across from the police station be designated as right-turn-only, both for entry and exit, during peak morning and evening hours (7–9 AM and 4–6 PM), for the duration of the multi-year construction period. Once construction is completed, if the developer finds this restriction problematic, it can be revisited. A similar arrangement exists at the Chantilly townhome development in Highland Park, which has maintained a right-turn-only entrance and exit without issue for decades. There is **no reason whatsoever** to expect that this development would face challenges with a similar arrangement, especially during the multi-year construction phase. **Limiting the driveway to right-turn-only during morning and evening busy hours, with a chance to revisit after construction is completed, is both a reasonable accommodation and a meaningful compromise.**

Railroad Crossing - Safety

The letter from the ICC highlighted that trucks over 50 feet in length cannot safely cross the railroad tracks and turn left into the spur (*i.e.,* the access road along the tracks). Semi-trailer trucks with a cab typically exceed 70 feet in length, and the construction period will last for several years. Although Habitat has promised to avoid Old Deerfield Rd and route all construction traffic via the spur, this raises a dilemma: either safety concerns will be disregarded, or the promise to avoid Old Deerfield Road will not be kept. At the last meeting, the developer responded to this concern without a concrete plan --- simply asking for approval and promising "to work with the City staff to resolve the issue". This response is completely unacceptable. **We request that the entire approval process be paused until the developer and City provide clarity to the community regarding both (a) how this issue will be resolved, and (b) the impact of the resolution on previous traffic studies.**

Note: one neighbor suggested it may be possible to talk with the railroad about removing the third track at the crossing, which could allow additional room to cross the railroad tracks and turn left into the spur. **We urge Habitat and the City to contact the railroad to determine whether that is a possibility that is worth exploring.**

Railroad Crossing - Quiet Zone

The ICC also raised concerns about designating the railroad crossing as a "quiet zone." Train whistles at all hours would have a severe negative impact both existing residents and those in the new townhomes. **We request that the approval process be paused until the developer and City can guarantee that this crossing will be designated a "quiet zone."**

Resolving both of the issues raised by the ICC and providing an explanation to the community before proceeding with "final" approval is, without question, a reasonable accommodation.

Devonshire Crosswalk

Residents with extensive experience at the intersection of Devonshire and Ridge believe this location is unsafe for a crosswalk due to a large curve in the road that reduces visibility. Residents know that despite speed limits and a double yellow line, it is not uncommon for cars to be either speeding and/or passing as they come around this curve. There will certainly be an increase in the northbound traffic on Ridge Road for traffic going into the Habitat development because of the direct connection to Lake Cook Road. One of the neighborhood residents who lives on Ridge Road, Jill Small (who is one of the signers of this letter), was hit by a car at a pedestrian school crossing on Ridge Road. The driver was speeding, as many cars do on Ridge Road. **We therefore request that speed cameras that can issue tickets be installed in appropriate locations on Ridge Road to address the issue of speeding cars**. In addition, this crosswalk was requested by the Park District specifically to provide convenient access to Devonshire Park. However, Mooney Park — a larger park with more amenities — is also less than a quarter mile from the development and offers safe walking paths with appropriate street crossing controls, including both stop signs and stop lights. We strongly request that the proposed Devonshire crosswalk be removed from the plan. **As this crossing was not part of the developers plan but was included at the Park District's request, its removal certainly represents a reasonable accommodation.**

Drainage and Pest Control

Large-scale construction often leads to drainage and pest control issues for residents adjacent to or across the street from the site. We request that any final approval includes a firm guarantee from the developer to provide or pay for necessary drainage and/or pest control remediation for these neighbors. **Given the scope of the development, such assurances represent a reasonable accommodation.**

Cross Examination

Please see the following link to an article by Christian Spesia of the law firm Spesia & Taylor titled “Second District declares right to cross-examination in zoning hearings”. As you will see, the article states that “In reviewing the Illinois Municipal Code, the *Klaeren* court determined that public hearings before zoning authorities **must allow for the cross-examination of persons presenting evidence,** with the caveat that the testimony and cross-examination be “appropriate, relevant and reasonable.”

- https://na01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fspesia-taylor.com%2Fsecond-district-declares-right-to-cross-examination-in-zoning-hearings%2F&data=05%7C02%7C%7C45feda1202344ce8625308de26b78e73%7C84df9e7fe9f640afb435aaaaaaaaaaaa%7C1%7C0%7C638990766993380094%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsIkFOIjoiTWFpbCIsIldUIjoyfQ%3D%3D%7C0%7C%7C%7C&sdata=s8ogK0jlA6RrQMDfaCG8Znoe36lxRPivgxINYAYTiAI%3D&reserved=0

In keeping with this ruling, we respectfully request **the right to cross examine any/all persons presenting evidence at the next public hearing** regarding the proposed Habitat townhome development – with the understanding that such cross examination will be conducted in a way that is “appropriate, relevant and reasonable”.

Conclusion

We urge, as strongly as possible, our representatives on the City Council, to:

- recognize and acknowledge both the **reasonableness and the significance** of these proposed accommodations and compromises,
- **include these accommodations and compromises as conditions in any final approval** of the proposed development,
- **encourage Habitat to incorporate these accommodations and compromises now**, into the “final” plans that it is preparing to submit to the City for review and approval, and
- allow us **to cross-examine persons presenting evidence at the next public hearing** regarding the proposed Habitat townhome development.

On behalf of all the signers of this letter, we thank the members of our City Council for seriously considering our perspectives, our recommendations, and our requests.

THE CITY OF HIGHLAND PARK
PUBLIC HEARING APPEARANCE FORM

Any person who desires to appear at a City of Highland Park public hearing as an "interested party" with the right to cross-examine others must complete and file this appearance form with the City of Highland Park by the date specified in the public hearing notice. NOTE: IT IS NOT NECESSARY TO COMPLETE THIS FORM TO MAKE A GENERAL STATEMENT, OR OTHERWISE SPEAK AT THE PUBLIC HEARING WITHOUT CROSS EXAMINATION.

Please provide the following information:

NAME: Michael Tarnoff

ADDRESS: 861 Barberry Road Highland Park, IL 60035

TELEPHONE NUMBER: [redacted]

PLEASE PROVIDE A BRIEF EXPLANATION OF YOUR SPECIAL INTEREST IN THE PUBLIC HEARING (such as, without limitation, your property is within 250 feet of the subject property, or your property shares facilities with the subject property that may be impacted).

My home is near the subject property

PLEASE DESCRIBE THE NATURE OF THE TESTIMONY YOU INTEND TO PROVIDE AND THE QUESTIONS YOU DESIRE TO POSE AT THE PUBLIC HEARING:

(please see attached)

CHI1 #205498 v1

HP Public Appearance Form - Questions

(1). **Habitat has promised that all construction traffic will be routed via the "spur" (the access road alongside the railroad tracks) to access the site.**

I would like to clarify that, per the attached aerial view from Google Maps, Habitat's promise means that, during the entire multi-year construction period,

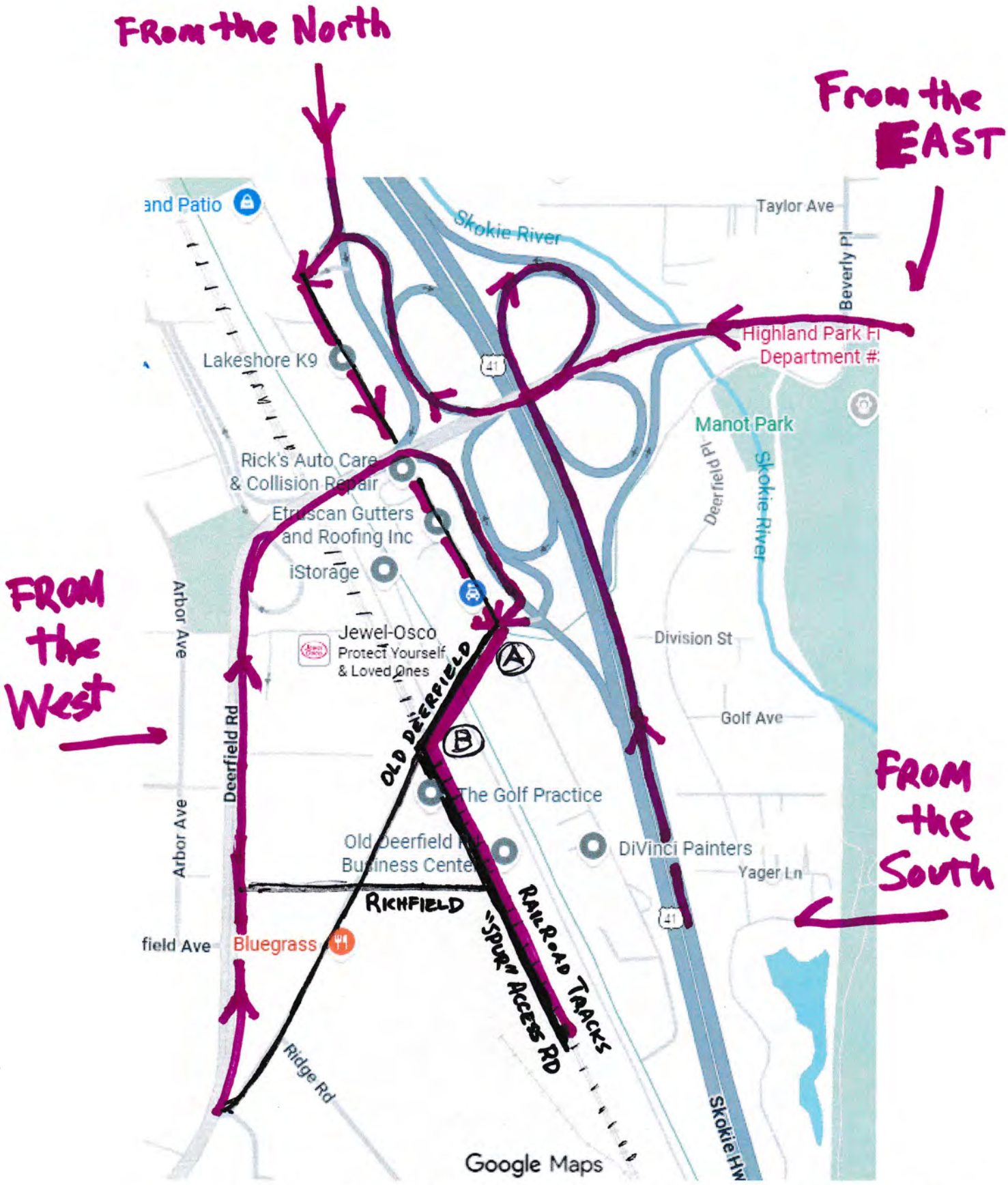
- **all** construction vehicles – whether coming from the north, south, east or west -- will be routed to point "A" on the attached, which is the portion of Old Deerfield Road that is east of the railroad tracks,
- **all** construction vehicles will then cross the railroad tracks and turn left at point B, onto the spur
- there will be no construction vehicles on Old Deerfield Road Road west of the railroad tracks, and no construction vehicles on Richfield.

Question: Is that description correct?

(2). The ICC letter noted that trucks over 50 feet in length cannot safely cross the railroad tracks and turn left into the spur. Semi-trailer trucks with a cab typically exceed 70 feet in length.

Questions:

a. **will some construction vehicles necessarily be over 50' feet in length?**
b. **how will those vehicles be routed to access the site?**
c. **what impact, if any, is this projected to have on the previous traffic study?**



A: OLD DEEFIELD RD EAST OF THE RAILROAD TRACKS

B: OLD DEEFIELD RD AT INTESECTION WITH "SPUR"/ ACCESS ROAD

From:
Sent: Friday, October 31, 2025 5:08 PM
To: Fontane, Joel <jfontane@cityhpil.com>
Cc: cityhp <cityhp@cityhpil.com>; Burhop, Karl <kburhop@cityhpil.com>; Jason, Erin <ejason@cityhpil.com>
Subject: Habitat Development Project

[EXTERNAL EMAIL]

Hi Joel,

I'm reaching out to ensure that the development code is properly followed on the north end of the new project. From what I understand, 29 Inc, EBS, and Carefree each received 50 feet of green space. The current proposal on our side appears to offer only 30 inches, which seems inconsistent — though I'm still confirming what the code actually requires. I hope you'll hold the developer to at least the minimum standards.

I plan to review the code with my council as well to make sure these requirements are met. As I recall, parking should include one landscaped island for every ten spaces. If this project is intended to be a signature development, then the 60,000 guests who visit Bluegrass each year should be able to see some beauty in it.

Please also forward this to the PDC commissioners. To suggest they can't provide even 36 inches of green space on a 26-acre parcel is frankly disappointing.

Lastly, can you confirm whether a sidewalk is required by code? I've attached two photos highlighting areas of concern. I realize it's late on a Friday, but I'd appreciate hearing from you next week so I can better understand the process moving forward. To say I am concerned is an understatement.

Thanks,

Jim Lederer
www.Bluegrasshp.com
1636 Old Deerfield Road
Highland Park, IL 60035

Bluegrass
EST. 2004




Bluegrass
STOP



From: Michael Tarnoff <>
Sent: Monday, November 3, 2025 3:52 PM
To: cityhp <cityhp@cityhpil.com>
Subject: Follow up to City Council Meeting of October 30th

[EXTERNAL EMAIL]

Please see attached Word document.

Thank you.

Michael & Eileen Tarnoff
861 Barberry Rd
Highland Park, IL 60035
email Michael:
phone Michael:
email Eileen:

phone Eileen:

November 3, 2025
TO: Highland Park City Council **cityhp@cityhpil.com**
FROM: Michael and Eileen Tarnoff
RE: Follow up to City Council Meeting of October 30th

The City's information packet for its meeting on October 30th included a letter from Stan Milewski of the Illinois Commerce Commission in Springfield, which presents critical safety concerns about the proposed Habitat project. In his correspondence, Mr. Milewski highlights that a representative from DLA Piper reached out to the Commission "in response to a neighbor raising concerns about an adjacent railroad crossing". This indicates that the safety issue now under discussion was not brought forward by Habitat, the City of Highland Park, or their respective traffic consultants. WITHOUT THE NEIGHBOR'S INTERVENTION, THIS SIGNIFICANT CONCERN MIGHT NOT HAVE GONE UNNOTICED.

Mr. Milewski noted the City's condition for project approval is that ALL construction traffic must use the access road along the railroad. However, he warns that this could pose a safety risk if trucks longer than approximately 50 feet -- such as standard semi-trucks which are typically around 72 feet -- approach from the north across the tracks. Specifically, he states there is insufficient clear storage space downstream of the tracks for these larger vehicles to stop while waiting for a gap in oncoming traffic.

DESPITE REPEATED ASSURANCES FROM HABITAT THAT ALL CONSTRUCTION TRAFFIC WOULD USE THE DESIGNATED ACCESS ROAD ALONG THE RAILROAD TRACKS, THE ICC HAS IDENTIFIED THIS ROUTE AS UNSAFE FOR LARGE CONSTRUCTION VEHICLES. It appears that neither the KLOA traffic study nor the City's review of that study accounted for the need for such large trucks to travel down Old Deerfield Road and make left turns into the property throughout the multi-year construction period.

THIS RAISES THE QUESTION: IF THIS CRITICAL CONCERN WAS CONCERN WAS MISSED, WHAT OTHER ISSUES MIGHT HAVE BEEN OVERLOOKED.

And safety is not the only issue raised regarding the railroad crossing. Mr. Milewski's letter also states that the crossing and rail corridor in question are not part of an existing **QUIET ZONE**. In his letter he states that the access road for the development will have major implications for establishing a quiet zone in the future, should the City wish to do so. **THIS MEANS THAT TRAINS MAY SOUND THEIR WHISTLES AT ALL HOURS OF THE DAY AND NIGHT AT THIS CROSSING**, which would create truly significant disturbances for both current neighborhood residents and future Habitat townhome residents. If this occurs, it will severely impact both the marketability and livability of the new townhomes, as well as the existing neighborhood.

Based on Mr. Milewski's observations, at the meeting I requested an explanation from both Habitat and the City regarding why **NEITHER THE MAJOR SAFETY ISSUE NOR THE QUIET ZONE ISSUE** were raised during an entire year of prior discussions. **I have not yet received any explanation**. If these two critical concerns were missed, what other issues might have been overlooked?

Our Personal Conclusions: This project should not be approved until a revised traffic plan addressing the ICC's safety concerns and evaluating the impact on overall traffic patterns is presented, reviewed by the City, and shared with neighborhood residents. Furthermore, approval of this project must include a commitment from both the ICC and the City of Highland Park to designate this crossing as a quiet zone.

Finally, in addition to these new concerns raised by the letter from the ICC, there are still unresolved issues regarding zoning, density, traffic flow, power lines, pest control, the Devonshire crossing, drainage, fencing, and access and exit points. Speaking for ourselves, if our elected representatives on this City Council do not demand **meaningful compromises** from Habitat on these issues, then we would prefer an industrial development that requires **NO VARIANCES** and **NO ZONING RELIEF** rather than this overly dense, inappropriate, and unsuitable townhome development, by a developer that has refused to hold open meetings with the surrounding community.

Burhop, Karl

From: KEN TATZ <>
Sent: Friday, October 31, 2025 1:35 PM
To: Art Lurie
Cc: Neukirch, Ghida; Sandra Lurie; Rotering, Nancy; Burhop, Karl; Blumberg, Tony; Meckler Bruckman, Barisa; Center, Jon; Lidawer, Annette; Ross, Yumi; Tapia, Andres
Subject: Re: Emergency entrance at Devonshire Court on Ridge

Follow Up Flag: Follow up
Flag Status: Completed

[EXTERNAL EMAIL]

To add insult to injury,
Habitat group has referred to this crosswalk as one of the Community Benefits!

Sent from my iPhone

On Oct 31, 2025, at 11:01 AM, Art Lurie <> wrote:

10/31/25
Hi Ghida,
Thank you for your response and looking into the matter with good resolve regarding the Emergence
entrance.
CROSSING AT DEVONSHIRE
There seems to still be some confusion as to where the SW Highland Park
residents feel about a potential crossing at Devonshire and Ridge.
Please be CLEAR, NO CROSSING !!!!!
It is my understand that when Habitat originally entered their plans, there was
NO CROSSING on those plans.
Only after the Park District, And we would like to know WHO there suggested the crossing,

did it appear on their plans ?
Living on that corner for 46 years WE have seen everything, Speeding going north and south
on Ridge, back ups , by cars and buses, bicyclists not obeying stop signs. Cars passing others in the opposite lanes.
Yesterday afternoon I noticed an engineer taking measurements along this corner and actually walking
through the trees and shrubs exactly where the crosswalk is proposed. I assume all of the 30 feet of those
shrubs would have to come down , otherwise how could the children wanting to cross in the proposed
crosswalk could see ANY cars coming from both directions , and how could ANY speeding cars see
the children trying to cross the street!!
I was at the meeting last night and witnessed a number of exemptions being added to the agreement.
WE from the SW Highland Park residents , demand that ANY crosswalk be removed from any location
on Ridge Road and Devonshire and also the South border connecting Grove Street.
I'm Sure Habitat would also welcome that ,because it would save them Money!

ANOTHER CONCERN
For the past 45 years I work directly across the tracks on Old Skokie Road.
From all the meetings , I have NOT heard anything about controlling construction dust,
mice and other animal control , EPA , etc. We all know that 90% of the time , the wind blows
from West to East, thus all of the construction mess will be blown directly on US.
What can be done?

Thank you,
Art Lurie

On Thu, Oct 30, 2025 at 8:26 PM Neukirch, Ghida <gneukirch@cityhpil.com> wrote:

From: Sandra Lurie <>
Sent: Thursday, October 30, 2025 1:04 PM
To: Rotering, Nancy <nrotering@cityhpil.com>; Neukirch, Ghida <gneukirch@cityhpil.com>; Burhop, Karl <kburhop@cityhpil.com>; Blumberg, Tony <ablumberg@cityhpil.com>; Meckler Bruckman, Barisa <bbruckman@cityhpil.com>; Center, Jon <jcenter@cityhpil.com>; Lidawer, Annette <alidawer@cityhpil.com>; Ross, Yumi <yross@cityhpil.com>; Tapia, Andres <atapia@cityhpil.com> **Cc:** Art Lurie <>
Subject: Emergency entrance at Devonshire Court on Ridge

[EXTERNAL EMAIL]

Mayor Rotering, Karl, Ghida, City Council members,

It's just come to our attention, after re-looking at the site plan, we see written on the plan " Potential future emergency access" on Ridge Rd at Devonshire ct.
We are totally opposed to this at this strange spot and we're mystified as to the need for it. There are two planned access points into this development; what would be the need for that? It makes no sense. Chantilly development has one way and out of that; Solo development already has two.

Why would you put an emergency access right on a busy street across from homes, when you already have two other access points that are easier to reach. The police station is directly across from the main access, and the fire department coming from the east would have to go all the way around to access that spot.

It's bad enough that you want to allow the entire planned development to march down Devonshire Court.

Please eliminate this additional intrusion into our neighborhood.

This is to say nothing of the trees and plantings that would have to be removed to accommodate this. Additionally, how would you prevent other people from accessing that point?

It seems that the city keeps introducing features that further intrude into the neighborhood and put pressure on small streets and areas, things that degrade our Neighborhood and property values.

Regards,

Sandy and Art Lurie

Sent from my iPhone

--

Art Lurie
Vice President
Total Promotions, Inc.
1340 Old Skokie Road
Highland Park, IL 60035

www.totalpromote.com





-----Original Message-----
From: Lisa Radin <>
Sent: Friday, October 31, 2025 11:55 AM
To: Neukirch, Ghida <gneukirch@cityhpil.com>
Cc: Mike Tarnoff <>; Sandy Lurie <>; Kenneth Tatz
<>
Subject: Access Road

[EXTERNAL EMAIL]

When I hear from Habitat “Solo used the access road, they never had an accident, it should be fine. I honestly become outraged as in marketing huge assumptions are never true.

Habitat is making a huge assumption based on a different time. I started using Twitter in 2008 and was viewed by friends as being a loner re social media. But I only did at my laptop.

Distracted driving is on the rise. Just looked up the following:

* CarPlay was introduced in 2014
* iPhone US distribution in 2009
* Looked at “Distracted Driving “ on Wikipedia
  - 50% of drivers are distracted in their cars while sending messages
  - older ages use phones in cars less but this development is targeting younger
- 60% use their phones while driving

No KLOA study measures Distracted Driving

When the trucking depot folks were pitching they said Solo had access to a special RR track to load and unload. Is it safe to assume Solo knew train schedules and worked w RR re trucks leaving access road? Idk

Were trucks driving distracted? No. Because no / low iPhones or CarPlay when Solo was in business.

Were Solo truck drivers employed by Solo? Idk but probably If yes they were trained drivers.

Given distracted driving the access road is an accident waiting to happen.

Waiting until 90% completion to determine access road viability is absurd.

I think we all need to be under the assumption that only 1 entrance/exit near the police station is it.

I left the Council meeting early. Big discussion on zoning. To be honest if city votes on 227 units and only 1 viable entrance:exit - is that smart thinking? Please think about that.

Lisa
Lisa Radin
Strategist

From: Sandra Lurie <>
Sent: Thursday, October 30, 2025 1:04 PM
To: Rotering, Nancy <nrotering@cityhpil.com>; Neukirch, Ghida <gneukirch@cityhpil.com>; Burhop, Karl <kburhop@cityhpil.com>; Blumberg, Tony <ablumberg@cityhpil.com>; Meckler Bruckman, Barisa <bbruckman@cityhpil.com>; Center, Jon <jcenter@cityhpil.com>; Lidawer, Annette <alidawer@cityhpil.com>; Ross, Yumi <yross@cityhpil.com>; Tapia, Andres <atapia@cityhpil.com>
Cc: Art Lurie <>
Subject: Emergency entrance at Devonshire Court on Ridge

[EXTERNAL EMAIL]

Mayor Rotering, Karl, Ghida, City Council members,

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We are totally opposed to this at this strange spot and we're mystified as to the need for it.
There are two planned access points into this development; what would be the need for that? It makes no sense. Chantilly development has one way and out of that; Solo development already has two.

Why would you put an emergency access right on a busy street across from homes, when you already have two other access points that are easier to reach. The police station is directly across from the main access, and the fire department coming from the east would have to go all the way around to access that spot.
It's bad enough that you want to allow the entire planned development to march down Devonshire Court. Please eliminate this additional intrusion into our neighborhood.

This is to say nothing of the trees and plantings that would have to be removed to accommodate this. Additionally, how would you prevent other people from accessing that point?

It seems that the city keeps introducing features that further intrude into the neighborhood and put pressure on small streets and areas, things that degrade our Neighborhood and property values.

Regards,

Sandy and Art Lurie

Sent from my iPhone

Sandy & Art Lurie
1016 devonshire ct., highland park, il 60035

11/5/2025

Mayor Nancy R. Rotering
Highland Park City Council
Highland Park City Manager
Park District of Highland Park
Engineering Dept. of Highland Park

Re: Solo Cup Development
Devonshire Court/Ridge proposed crosswalk

The City of Highland park is creating an **irresponsible danger** on Ridge Road at Devonshire Court that does not exist at this time. This was not created by the developer, Habitat, but by the City and the Park District of Highland Park.
The neighbors who live on Devonshire and on Ridge, **COMPLETELY** understand the behavior of the **Daily** traffic that drives South and North on Ridge; and East and West on Devonshire . We experience it on a daily basis. This is not a time of day issue, it is an all day and night issue. Again, we feel unheard and unlistened to, the people who actually live in the neighborhood.

All of the measuring and data modeling by the engineering department of Highland park will not change this. The roadway curves just south of the development and the site lines are not clear until you're almost upon Devonshire Court. We have forwarded photos to confirm this.

You cannot paint stripes on a street and declare it a public benefit. The developer Habitat did not seek this, and in conversation with them **Habitat would gladly eliminate this path extension.**

Referencing the letter of September 5, 2025, to Karl Burhop and Joel Fontane, from the Park District of Highland Park, Brian Romes, Executive Director , and staff, **significantly ignored** **Mooney Park**, also within their 1/4 mile parameter, a much larger 6 Acre park , with far better amenities.

- Walking Paths
- Restrooms
- Playground 2-12 year old
- Basketball
- Baseball

More importantly There is already an existing SAFE ROUTE to get to Mooney Park with stop signs and stoplights.

Additionally, that letter was sent with NO INPUT rom the community whatsoever as to the appropriateness of this path out of the development, and the dangerous path out of it.

The developer is providing two playgrounds within the development, further negating the necessity of this dangerous path across Ridge.

One could argue this is a benefit only to the development; and at the same time argue that this is a danger to the children in the development, to invite people to cross a street in the middle of a long road where traffic speeds up at that point and cars passing, with poor site lines traveling south.
Additionally your are adding pressure to one specific street, an added intrusion.

There is a **clear safe path to Ridge Road** at the **main entry / exit** of this development on Old Deerfield Road. To **create a dangerous path** to cross at Ridge at Devonshire is **negligent** on the part of the City of Highland park.
It also occurs to us that the danger of this crosswalk creates a liability for Habitat and the City, should anything happen to someone crossing there and getting hurt.

We **implore** the City to direct the developer to eliminate the trail out of the development at that **Random** point on Ridge.

Thank you,

Sandy and Art Lurie
Devonshire Court and Ridge neighbors
Petition to follow

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission ("***Commission***")

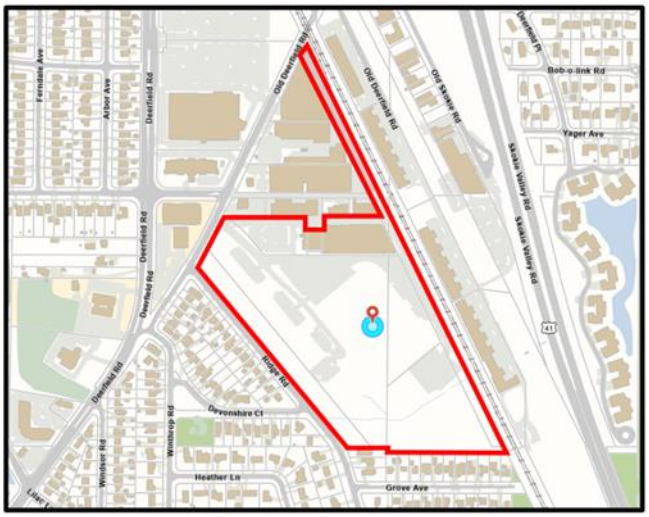
FROM: Community Development Department

DATE: for the Jan. 20, 2026 Commission meeting

RE: **#PUD-2025-00041 for the following: (1) a public hearing for a Special Use Permit for an Off-Street Parking Lot, Freestanding; (2) a public meeting for a Special Use Permit in the Nature of a Final Planned Development with modifications from City Code; (3) a public meeting for final plat of re-subdivision with variations and waivers; and (4) a public meeting for Design Review; for a 227 residential unit townhome development (1660 and 1700 Old Deerfield Rd.)**

Summary.

- Jan. 9 posting:
  - Staff Report and Attachments 1 thru 14.
- Jan. 16 updated posting:
  - After Attachment 14 is the Updated Staff report and Attachments 15-27. These include updated Applicant exhibits and public comment.
  - Then follows the Preliminary Resolution the City Council adopted R129-2025 (Oct. 30, 2025) and Exhibits A through O are then posted, for reference.



The Commission should consider the following requests and when ready make recommendation to the City Council:

(1) a public hearing for a Special Use Permit for an Off-Street Parking Lot, Freestanding;

(2) a public meeting for a Special Use Permit in the Nature of a Final Planned Development with modifications from City Code;

(3) a public meeting for final plat of re-subdivision with variations and waivers; and

(4) a public meeting for Design Review.

The Applicant has requested final Findings of Fact be provided, and those are included in **Attachment 16.**

Project Summary.

The Habitat Company LLC (the "***Applicant***") proposes a redevelopment at the 28.61 acre site at 1700 Old Deerfield Rd. (the "***Property***"), on-behalf-of the ownership Red Cup Land Company, LLC. The Applicant proposes the following project:

- 227 total residential townhome units, dispersed in 48 assemblies of attached townhomes; each townhome will have an attached first floor garage.
- Club and pool amenity structures.
- Proposed changes to Old Deerfield Rd., including widening for a turn lane and improvements on the Police Dept. property.
- Preserve landscaping and open space along the west and south periphery of the development.
  - 12.9 acres of open space of which 10.96 acres will be in a conservation easement.

- Additional off-street parking and landscaping.
    - Tot lot and pathway for public use along Ridge Rd.
    - 14-space parking lot at northwest part of property for Police Dept.'s and their visitor's use.

What's changed or new (these are further discussed later in the report):

- Technical documents have been submitted – final engineering plan sets and the final stormwater management report. These documents fine-tune what was submitted in the preliminary phase.
- Other exhibits already submitted have been further detailed, such as the landscaping plan, the improvements on the Police Dept. property, the final plat, and exterior lighting plans.
- New exhibits were submitted for construction traffic, sound mitigation, and updated traffic impact addendums for the Devonshire Ct.-Ridge Rd. crosswalk and the railroad-Old Deerfield Rd. intersection.
- There is a Special Use Permit consideration for an Off-street Parking Lot, Freestanding.

What's the same:

- No changes to the site plan and related exhibits, the architectural layout, unit matrix, materials for the townhomes, clubhouse and home elevations, renderings, the height exhibit, the rezoning exhibit, or the inclusionary housing plan, as all were adopted in the preliminary resolution by the City Council. There are no changes to those Oct. 30 City Council exhibits.

Commission and City Council Preliminary Considerations.
The City Council considered the preliminary request on Sept. 29 and Oct. 30 (hyperlink to video, minutes, and packet for this meeting[1]) and adopted a resolution (R129-2025) approving a preliminary development plan and a preliminary plat of subdivision for the property (7-0).

- The Resolution and Exhibits A thru O are included at the end of the posting. Note that certain exhibits are still included as part of the Final Development Plan and certain exhibits (marked see updated) have been superseded by the updated plans included in this packet posting.

The Commission considered the preliminary Planned Development, design review, plat, and the rezoning at its Special Meeting on April 1, 2025. The Commission then considered on May 20, June 24, July 29, August 26, and Sept. 9, 2025. At its Sept. 9 meeting the Commission recommended approval (5-2).

At the October 8, 2025 Housing Commission meeting, the Commission voted in favor (6-0) of approving the Second Amended Final Inclusionary Plan for 34 units being provided with departures from the Inclusionary Ordinance: location of units dispersed throughout the development – 150.2150(A) and bedroom unit proportional mix – 150.2150 (E)(1); and recommends:

- A $185,400 payment-in-lieu for 1.0 unit of the required 35.2 inclusionary units. and a by-right $37,080 payment-in-lieu request for the remaining 0.2 fractional unit required. Total payment in lieu of $222,480; and
- That the affordable unit distribution structure allow an ownership or rental; and
- To allow 67 percent of the inclusionary housing units in the Proposed Development to be leased at a price affordable to households with gross incomes of up to 60 percent of the Chicago area median income; provided, however, that no less than half of such inclusionary housing units may be leased to households with gross incomes between 51 and 60 percent of the Chicago area median income.

Public Comment.

[1] Throughout this report please refer to these hyperlinks to find the appropriate report or exhibit from the appropriate prior meeting.

See **Attachment 14** for updated public comments not previously posted. Also, new public comments not posted on Jan. 9 but posted today, Jan. 16, are included as **Attachment 15**.

Special Use Permit for "Off-Street Parking Lot, Freestanding".
An Off-Street Parking Lot, Freestanding, is a Conditional Use in the RM1 zoning district. It is a permitted use in the I zoning district. The proposed Off-street Parking Lot, Freestanding, is located in the northwest part of the Property and only a strip of it is within the residual I zoning district; the majority is located in the RM1. The Applicant proposed and the Commission discussed the parking lots that are located at the northwest part of the Property during the preliminary phase. The parking lot is not accessory to the development and is its own principal use.

- The Commission shall hold a public hearing specifically for this portion of the project, the Special Use Permit for the Off-street Parking Lot, Freestanding.
- Staff has additional comments in the next section regarding this component of the overall project.

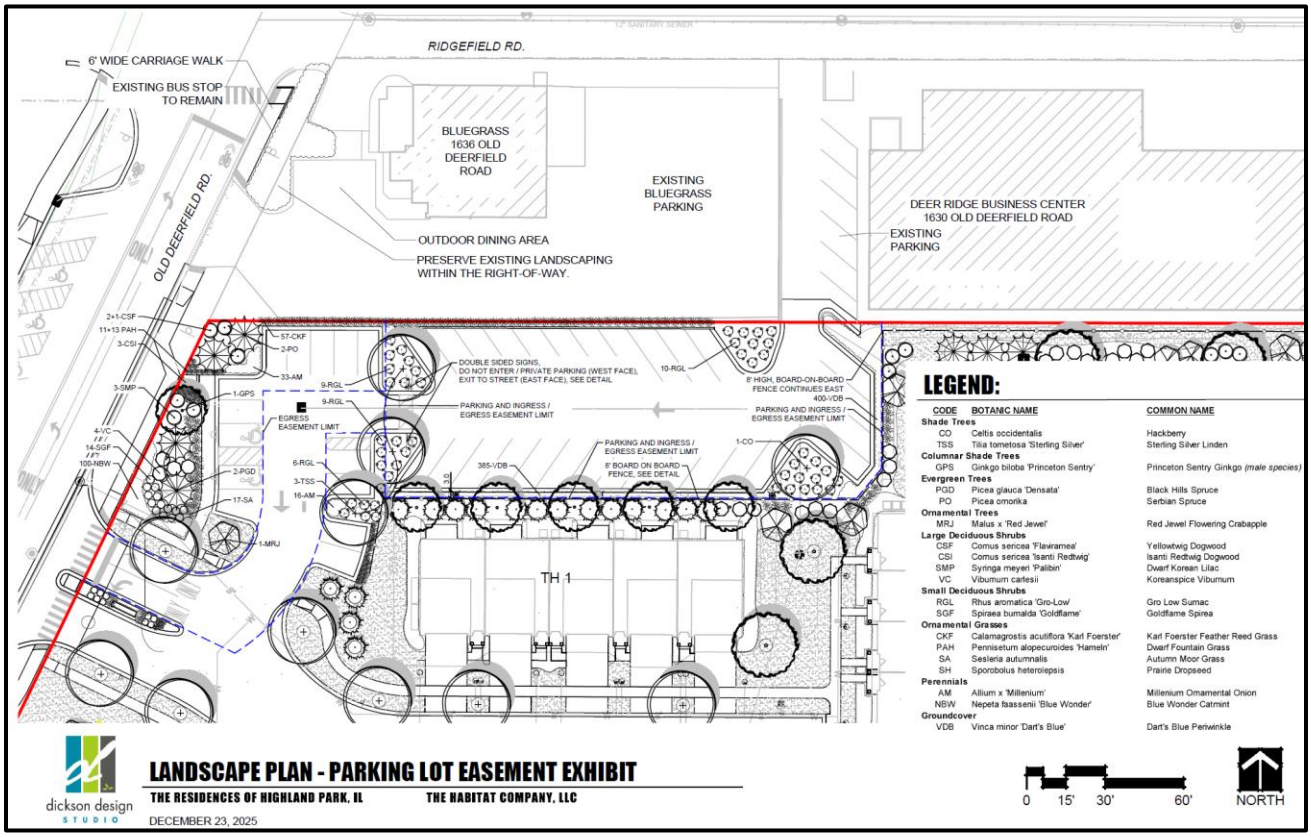
Review.
Per Section 150.535(B), "*Permitted Minor Changes from a Preliminary Development Plan.* The Final Development Plan shall be in substantial conformance with the approved Preliminary Development Plan. Minor changes in the location, siting, and height of structures, streets, driveways, and open spaces may be included in the Final Development Plan and approved by the Plan and Design Commission and City Council without additional public hearings, if such changes are required either (i) to satisfy the City's engineering standards, or (ii) by other circumstances not foreseen at the time of approval of the Preliminary Development Plan; except that the following changes shall not be authorized without an additional public hearing: […]"

- The public hearing is triggered for the Off-Street Parking Lot, freestanding, a conditional use in the RM1 zoning district, and also per Sec. 150.535(B)(1) as the Off-Street Parking Lot, Freestanding, is a principal use.
    - There are no other changes per Sec. 150.535(B)(2) thru (9).
- The Commission shall hold a public meeting for the other requests and shall review if the Final Development Plan is in substantial conformance to the approved Preliminary Plan.

Updates or Changes.

- SUP for Off-street Parking Lot, Freestanding (see prior section).
- Woodland Path.
    - The final materials and verification of ADA accessibility is to be determined. The Commission should consider amending the condition of approval already in the preliminary resolution such that the Applicant must provide prior to permit issuance (instead of Final Development Plan).
- Access Road (Spur Road along the Railroad).
    - The Applicant is proposing to mill and resurface the spur/access road along the railroad. In addition, there are portions where the road is being widened to approximately 35.5 feet near the proposed parallel parking spaces. To the north, the roadway will remain at its existing width.
- Northwest Parking Lot.
    - Applicant provided an inset exhibit (**Attachment 12**), identifying landscaping at this location, a sidewalk nearest the Old Deerfield Rd. right-of-way along the 1636 Old Deerfield Rd. property (Bluegrass), and to preserve existing landscaping within the right-of-way.
    - Per Sheet GM1 (page 17 of 26) in **Attachment 19** the width of the landscaping strip is 2.5' between the parking lot and the 1636 Old Deerfield Rd. property.

- The plan now includes drip irrigation in and around this parking lot; refer to Sheet L7.0 in **Attachment 23**.



- Final engineering plans:
    - Final engineering plans were provided and reviewed by the City. The most updated versions are **Attachments 18, 19, and 20**. The following are changes from what was posted on Jan. 9.
        - The on-site plans were revised to adjust the woodland path alignment to match the landscape set.
        - The off-site plans were revised to add the hardscape in front of the relocated monument sign at the Police Station.
        - Applicant has added the requested plaza space south of the monument, moved the mailbox to the south landscape island and refined the planting plan.
        - Public improvements are identified on **Attachment 21**. Three crosswalks, the Police Dept. Deerfield Rd. access, the City's 14-parking space lot, sharrows, and other public improvements are identified.
- Final Plat.
    - Final easement language has to be provided on the plat – see **Attachment 24**. Most final easement language should be incorporated as appropriate from the City's municipality blocks posted online here, on page 13, and easement language, as appropriate, will be provided by the City's Corporation Counsel as part of any final approval documents.
- Updated Landscaping.
    - See **Attachment 23**.

type	art. 22 zoning required	proposed	chapter 94 replacements	proposed	Extra*	Total
shade or ornamental trees	119	119	227	227	54	400
evergreen trees	55	55	na	na	19	74
total trees	174	174	227	227	73	474
shrubs	952	952	na	na	2,999	3,951
*The extra trees are proposed to be planted at 2.5" caliper or 6' height at install.						

  - This table is organized to reflect the Article 22 (Zoning Code) landscaping requirements, the Chapter 94 tree replacement requirements, and extra plantings that are proposed.
  - The Applicant is meeting required Article 22 and Chapter 94 requirements, and is planting an additional 'extra' amount found in the extra column.
  - Install heights for the required plantings are either 3" caliper or 8' high, as required.
  - The height for the 'extra' that are beyond code requirement are either 2.5" caliper or 6' high.
  - The plantings are more than in preliminary:
    - There are 96 ***more*** trees than approved in the preliminary resolution.
    - There are 517 ***more*** shrubs than approved in the preliminary resolution.

- Final exterior lighting.
  - The Applicant has provided updated exterior lighting specifications and plans, in **Attachment 17**. The exterior lighting plans are compliant except one comment:
    - The Applicant has agreed to revise as appropriate. Certain pole-mounted lighting, such as the dog park lighting, must be reduced by one foot from 15' in height to 14' and other non-parking or non-street related pole lighting in the RM1 area can only be up to 14' in height. The Applicant depicts 15' high light poles

- Devonshire Ct.-Ridge Rd. and Old Deerfield Rd.-Railroad Updated Traffic Impact Statements.
  - The Applicant's addendums on these are in **Attachments 9 and 25**. The City's review is in **Attachment 26**. The Applicant's proposals at both intersections are acceptable to the City.

- Acoustics Letter.
  - There is a proposal in **Attachment 8** and **Attachment 22** to mitigate noise for those units nearest the commercial properties to the north and the railroad to the east.

- Construction Site Logistics Plan and Staging.
  - The Applicant provided an exhibit in **Attachment 7**. This lays out the Applicant's proposed flow of construction traffic, fencing, and stipulation about no construction traffic along Ridge Rd. except as necessary construct improvements along the west edge of the Property, on the Police Dept., and other required off-site or utility improvements.

- Remediation Schedule.
  - The Applicant provided an exhibit in **Attachment 7** related to the remediation program schedule in order to procure a No Further Remediation ("***NFR***") Letter from the Illinois Environmental Protection Agency. There is a condition of approval related to providing a NFR included in the resolution, Condition J – see **Attachment 27** or the attached R129-2025.

Status of Conditions.
See Staff Exhibit in **Attachment 27** for the status of conditions adopted by the City Council. These same conditions are recommended in the Findings of Fact for adoption by the Plan and Design Commission, except as the Commission desires to amend or add any new conditions.

Standards of Approval.
The following provide the standards of review for this Council consideration.

- Chapter 151 Subdivision – specifically, see Sec. 151.009 for granting variations and exceptions.
- Sec.150.510.B – Construction in Environmentally Sensitive Areas; a PUD standard.
- Sec. 150.520. - Site Planning Constraints and Design Standards for PUDs.
- Sec. 150.1404. – Standards for SUPs.
- Chapter 176, Article II. – Design Review Standards

Public Benefit.

- Public Benefit, per Sec. 150.515(A) is defined as: […] "an amenity provided in the form of an improvement, donation or dedication that is not otherwise required as part of the development process and that serves the residents of the Planned Development and the community at large."

- Per Sec. 150.515(B), "*Public Benefit Required.* A public benefit shall be required for the following types of Planned Developments: (1) Planned Developments for which the applicant has requested, in accordance with and pursuant to Section 150.510 of this Article, a modification of the periphery yard, floor area ratio, open space, parking, **building height**, or lot coverage requirements otherwise applicable to the Planned Development; and […]". [**Emphasis** added to signify what proposed relief triggers a public benefit for this project]

- Per 150.515(C)(1) related to *Standards for Public Benefits: "General Standards.* All proposed public benefits shall be (a) commensurate with all zoning relief requested by the applicant, and (b) proportional to the anticipated impact of the proposed Planned Development on adjacent properties and land uses and on the community at large.)

The following is the public benefit proposed by the Applicant and captured in the preliminary resolution:

1. improvement and dedication of a public access easement for ingress and egress over the access road running along the Union Pacific Railroad right-of-way located on the northeast part of the Property, from Richfield Ave. to Old Deerfield Road ("***Access Road***");

2. construction of 14 off-street parking spaces in the parking lot located on the east side of Old Deerfield Road across the street from the Highland Police Department building located at 1677 Old Deerfield Road, Highland Park, IL (the "***Police Department Property***") for the use of the Highland Park Police Department and its visitors;

3. construction of 12 parking spaces for public use on the Access Road;

4. construction of sharrows to support bicycle traffic on (i) that portion of Old Deerfield Road adjacent to the Property and (ii) the Access Road;

5. construction of pedestrian crosswalks at each of the intersections of: (i) Cavell Avenue and Richfield Avenue; (ii) Winthrop Road and Devonshire Court; and (iii) Ridge Road and Devonshire Court;

6. construction and maintenance of the West Tot Lot on the Property, which West Tot Lot will, at all times, be accessible to the public through the recordation of an easement on the Property. The West Tot Lot must adhere to CPSC Guidelines ASTM F1487 and ASTM F2223 standards;

7. inclusion of at least four electric vehicle charging stations within the Property, accessible to the general public, in the locations depicted on the Site Plan; and

8. the allowance of reasonable use of the community room to be located within the Clubhouse by the general public for public community meetings or non-profit community organizations.

Modifications.
From the subdivision code, as adopted by the preliminary resolution – no changes:

A. A variation from Section 151.004(A)(1) of the City Code, to allow for the creation of a lot on the Property with: (i) more than four sides; and (ii) lot lines intersecting at angles other than right angles, due to the infeasibility of establishing intersections of lot lines at right angles.

B. A variation from Section 151.008(B)(1) of the City Code to waive the requirement for the installation of sidewalks: (i) along Ridge Road adjacent to the western property line of the Property; (ii) along Old Deerfield Road adjacent to the north property line of the Property; and (iii) on the Access Road.

C. A variation from Section 151.008(B)(7) of the City Code to waive the requirement that the Applicant bury underground all utility distribution lines located on public rights-of-way adjacent to the Property.

From the zoning code, as adopted by the preliminary resolution – no changes:

A. Height Modification. A modification from Section 150.704 of the Zoning Code to increase the maximum height limit: (i) for the townhomes in the Proposed Development, from 35 feet to 41 feet; and (ii) for the Proposed Clubhouse, from 15 feet to 25 feet.

B. Loading Space Modification. A modification from Section 150.851 of the Zoning Code to decrease the minimum required loading spaces for the Proposed Development, from two to zero.

C. Sign Modifications.

1. Ground Sign Modification. A modification from Section 150.2023(B) of the Zoning Code to increase the maximum permitted ground signs for the Proposed Development, from one to five; and

2. Sign Face Modification. A modification from Section 150.2023(B) of the Zoning Code to increase the maximum permitted sign faces for the Proposed Development, from two to nine.

D. Landscape Modifications.

1. Vehicular Use Area Landscaping Modification. A modification from Section 150.2220(C) of the Zoning Code to waive the requirement to improve vehicle use areas within the Proposed Development with landscaping.

2. Foundation Landscaping Modification. A modification from Section 150.2225 of the Zoning Code to decrease the minimum required planting area for the Proposed Development, from five feet to four feet.

E. Environmentally Sensitive Area Modification. A modification from Section 150.520(B) of the Zoning Code to permit development of the Proposed Development within an environmentally sensitive area along the southern property line of the Property.

F. Driveway Access Modification. A modification from Section 150.106 of the Zoning Code to permit a portion of the Proposed Development to be developed as driveway access between the Property and a parcel of land located in the I District.

G. Rental Unit Distribution Modification. A modification from Section 150.2155(B) of the Zoning Code to permit 67 percent of the inclusionary housing units in the Proposed Development to be leased at a price affordable to households with gross incomes of up to 60 percent of the Chicago area median income; provided,

however, that no less than half of such inclusionary housing units may be leased to households with gross incomes between 51 and 60 percent of the Chicago area median income.

City Staff & Other Agency Comments.

- *Public Works - Forestry Unit:*
  - Forestry comments are attached in **Attachment 26**. There are no outstanding Forestry comments, and the Applicant must comply with Chapter 94 tree replacement requirements.
- *Public Works - Engineering Division:*
  - There is a memo in **Attachment 26**, and those comments have been satisfied. The Engineering Division has no outstanding comments.
- *Community Development – Building Division & Fire Department:*
  - No outstanding comments.
- *Lake County Stormwater Management Commission:*
  - The proposed development requires a Watershed Development Permit (WDP) from the City of Highland Park in accordance with the Lake County Watershed Development Ordinance (WDO). The City of Highland Park holds certification for WDO Standard Provisions but not for Wetland Provisions. Therefore, SMC must issue written authorization for isolated wetland impacts before the City may issue the WDP.
  - SMC received a wetland submittal on December 9, 2025, consistent with Item 1 of our July 9, 2025, email correspondence. We are awaiting the applicant's response to initial review comments (SMC #IWLC-25-1114), dated December 17, 2025. Pursuant to WDO §308, SMC has 60 days to review amended permit applications following receipt.
  - A preliminary review indicates the plans currently posted on the City's web site depict work within wetlands that was not shown on the plans submitted to SMC for initial review. SMC anticipates that the applicant will address discrepancies and include revised plans with the wetland resubmittal.
  - SMC's preliminary observations numbered 2 through 6 in the July 2025 correspondence remain applicable at this time.
    - 1. The proposed project appears to impact Isolated Waters of Lake County (IWLC) and may potentially impact Waters of the U.S. (WOTUS). Please submit a Watershed Development Permit application that reflects all proposed wetland and waters impacts. The submittal should include all supporting documentation in accordance with the provisions of Article 10 of Lake County Watershed Development Ordinance (WDO, last revised 7-11-2023).
    - 2. In addition to the standard SMC silt fence construction detail, please include Illinois Urban Manual (IUM) construction detail IUM Detail 620B(W) for silt fence splicing on the erosion and sediment control plans.
    - 3. To minimize potential operational impacts to the preserved wetland, SMC recommends incorporating a physical barrier between the dog park and the adjacent preserved wetland as part of site design.
    - 4. To avoid potential impacts to protected bat species, tree removal should be avoided from April 1 through September 30, unless otherwise directed by the Illinois Department of Natural Resources (IDNR).
    - 5. SMC recommends using wildlife-friendly, plastic-free erosion control blanket in and around wetlands and adjacent natural habitats. If project-wide implementation is not

feasible, these materials should be prioritized in the most sensitive locations to minimize risk of wildlife entanglement.

- 6. For the conservation area and adjacent parking lot (if not site-wide), SMC recommends lighting comply with IDNR wildlife-friendly best practices, which include the following:
  - Fully shielded fixtures designed to direct light downward below the horizontal plane.
  - Use of warm-colored tones (≤ 2700K) to minimize attraction and disruption to birds and other wildlife.
  - Limiting illumination

- *Utilities:*
  - Referral was sent to AT&T, Comcast, ComEd, and North Shore Gas Delivery. No objections have been received.

Burhop, Karl

Subject: FW: questions about redevelopment of property 1700 Old Deerfield Road and 1600 Old Deerfield Road

From: Laurie BROUTMAN < >
Sent: Tuesday, January 13, 2026 12:33 AM
To: Burhop, Karl <kburhop@cityhpil.com>
Subject: questions about redevelopment of property 1700 Old Deerfield Road and 1600 Old Deerfield Road

[EXTERNAL EMAIL]

Hi Karl,

I hope that you are doing well. I live on Devonshire Court. Below are my questions in relation to the redevelopment of the property 1700 Old Deerfield Road (Former Solo Cup Site).

A Public Notice about a Special Meeting of the Plan and Design Commission on May 20, 2025 mentioned that the planned Urban Development included both 1660 Old Deerfield Road and 1700 Old Deerfield Road. Is the same redevelopment planned for 1660 Old Deerfield Road and 1700 Old Deerfield Road?

What were the conclusions and opinion of the Phase I Environmental Site Assessment (ESA) of the property?

Did the Phase I ESA show any contamination or hazardous waste?

Did the Phase I ESA identify any Recognized Environmental Condition(s) (REC) in connection with 1700 Old Deerfield Road or 1600 Old Deerfield Road?

If the Phase I ESA recommended any further investigation of RECs, what did it recommend?

Was the Phase I Environmental Site Assessment an All Appropriate Inquires-compliant?

Do you or any other city staff have any concerns about the results of the Phase I ESA?

What was the date of the Phase I ESA that Habitat Company LLC had conducted?

If any other Phase I ESAs were conducted in connection with 1700 Old Deerfield Road or 1600 Old Deerfield Road since the structures on that site have been demolished, please answer the above questions in relationship to the other Phase I ESAs also.

Have their been any environmental liens or activity and use limitations in connection with 1700 Old Deerfield Road or 1600 Old Deerfield Road?

After Habitat Company LLC had a Phase I ESA conducted, were there any continuing obligations identified for Habitat Company LLC?

If any Phase II ESAs were done in connection with 1700 Old Deerfield Road or 1600 Old Deerfield Road since the structures on that site have been demolished, what were their conclusions, opinions, and recommendations?

What remediation or cleanup work was done by Solo Cup or any other owners of the 1700 Old Deerfield Road property or 1600 Old Deerfield Road property after the Solo Cup facility (including the plastics manufacturing) was demolished?

What remediation or cleanup work sufficiently done?

Was clean up of plastics sufficiently done?

Are contents of underground storage tanks at 1700 Old Deerfield Road or 1600 Old Deerfield Road getting into the drinking water or any other water of nearby homes, such as on Devonshire Court?

Is Habitat Company LLC planning any remediation of the property?

Is the Highland Park City staff requesting or requiring any remediation of the property?

What will be the impact of the redevelopment planned by Habitat Company LLC on the health, safety, and quality of life risks associated with air, soil, water, noise, and light pollution of people living in nearby homes, (such as on Devonshire Court)?

Has the Plan and Design Commission or the City Council approved anything yet proposed by Habitat Company LLC regarding the redevelopment of the property 1700 Old Deerfield Road?

What will be the environmental impact of the development?

What will be the impact of the development on stormwater management?

If the redevelopment will have any impact on the water quality of nearby homes, such as on Devonshire Court, what will that impact be?

What will be the impact of the development be on environmentally sensitive areas?

Is the proposed land grading appropriate so that there will be proper drainage?

Is the proposed pitch of the land appropriate so that there will be proper drainage?

If permeable pavement is going to be used for parking lots or any parking spaces, who is going to be responsible for maintaining the permeable pavement like vacuuming to prevent clogging from sediment?

We do not have any problems with our basement flooding. Will the redevelopment of 1700 Old Deerfield Road result in any increased risk of basement flooding of nearby homes, such as on Devonshire Court?

What are the modifications from the Code being requested?

What is being requested in the Special Use Permit?

If any modifications to Chapter 151 Subdivision Code are being requested, what are those requests?

If there is the possibility of any of the property being rezoned as R7, can the Plan and Design Commission or the City Council put conditions on the project that Habitat Company LLC and any future owner(s) of the property will not develop the R7 area in the future?

Since the development proposal includes 10.96 acres of open space abutting Ridge Road, can the Plan and Design Commission or the City Council put conditions on the project that Habitat Company LLC and any future owner(s) of the property will not develop the 10.96 acres of open space abutting Ridge Road in the future?

If a wetland conservation easement is being proposed along Ridge Road or south of the property, what could be its impact on nearby homes, such as on Devonshire Court?

If a wetland conservation easement is being proposed along Ridge Road or south of the property, can the Plan and Design Commission or the City Council put conditions on the project that Habitat Company LLC and any future owner(s) of the property will not develop the land in the wetland conservation easement in the future?

What is the impact (including harm to wetland habitat) of all the trees that have been removed at 1700 Old Deerfield Road and 1600 Old Deerfield Road?

If any part of the redevelopment will harm wetland habitat, what harm will it cause and what will be the impact of that harm?

Best,

Laurie Broutman

Sandra & Arthur Lurie
1016 devonshire ct., highland park, il 60035

1/12/2026 **SOLO DEVELOPMENT PROCESS**

To Mayor Rotering and Highland Park City Council,
With respect,
I'm here tonight, not to debate the merits of the Solo property, but I'd like to comment on the process that brought us to this point, and the point that we're at is the city desperately wants the development to proceed, but to the total exclusion of what the neighborhood **reasonably** is asking for and what is good for the people who live in the Southwest corner of Highland park and the city as a whole.

What we didn't know back in April when this was first presented, but do know now, is you have a process that is adversarial, the opposite of collaborative.
We have a developer that wants Highland park to change our existing rules for their benefit and the government that wants to fill a long empty space and is willing to ignore those rules .

What we don't have is a process that involves the citizens of the city whose lives are most affected by this development, the last large parcel of land in Highland park. Your rule bending is to the detriment of the people in the community.

We are allowed to send you as many letters as we want and to speak for three minutes. But that is not a give-and-take and there is no framework place for direct dialogue with the city. Highland Park does not require the developer to meet with the neighborhood which should be a requirement for a development of this size and scope. You are allowing a **Generational** and substantive change in the nature of an entire community. By the time it gets to this point you just want to get it done, despite those pesky details and let's not get too picky.

This development does not meet any standards for Sustainability, Environmentally clean, Senior, friendly, ADA friendly, or Architecturally appropriate for fitting into the existing neighborhood; all items in the city's, master plan, But not one question has come from the PDC nor this body regarding any of the above

Mayor Rotering, and most on this council say all our input has made this a better development, but that's not true; this is pretty much the same oversized, crowded, two tall development that came before us back in April less 13 unit units. It's still not properly zoned and in a few years when it's sold to another investor, and it will be, they can pretty much do what they want because it's not zoned properly
And even worse, you have dismissed out of hand city council members questioning as to why it's not zoned properly.

We expected you to look out for us, for our real concerns and expected you to play by the rules, not bend them for someone else's benefit not let something that is "merely palatable or OK enough" be imposed. The fear that this developer will walk away, has taken precedence over what's good for the neighborhood, our lives and property values .
This huge development will be your legacy to the city. **Is this good enough for you?**

And importantly in these crazy fearful times we're all living in, this neighborhood is feeling soured and unheard from the city government we once cheered on and supported.

But we, all the many residents who came before you, gave testimony, and signed letters, do not feel supported in any way. We feel ignored.

Thank you for listening.

THE CITY OF HIGHLAND PARK
PUBLIC HEARING APPEARANCE FORM

Any person who desires to appear at a City of Highland Park public hearing as an "interested party" with the right to cross-examine others must complete and file this appearance form with the City of Highland Park by the date specified in the public hearing notice. NOTE: IT IS NOT NECESSARY TO COMPLETE THIS FORM TO MAKE A GENERAL STATEMENT, OR OTHERWISE SPEAK AT THE PUBLIC HEARING WITHOUT CROSS EXAMINATION.

Please provide the following information:

NAME: Sandra Lurie

[redacted]

PLEASE PROVIDE A BRIEF EXPLANATION OF YOUR SPECIAL INTEREST IN THE PUBLIC HEARING (such as, without limitation, your property is within 250 feet of the subject property, or your property shares facilities with the subject property that may be impacted).

Our property is across the street from proposed development.

PLEASE DESCRIBE THE NATURE OF THE TESTIMONY YOU INTEND TO PROVIDE AND THE QUESTIONS YOU DESIRE TO POSE AT THE PUBLIC HEARING:

1. Respectfully, it sseems the PDC, has not spoken to the issues the community has been asking since last April. See attached letter to the Mayor and City Council.
How the PDC totally flipped in two weeks without major changes to the plan.

2. Questions regarding the kloa report regarding Devonshire crosswalk; where is the civiltec report? I do not see the photos we provided to the city council demonstrating the danger. Will attach them.

3..RE:Att4. Spaceco stormwater managment, and Flooding. Their math on impervious surface seems wrong. 18.19 Acres would be 792,356 square feet. Where are their numbers from.? [43,560 sqft=1 acre]

4.We still do not see a plan for dust, critters remediation and service for the immediate surrounding community.

5. Please address Michael Tarnoff exhibit regarding density, and other issues.

Sandy & Art Lurie
1016 devonshire ct., highland park, il 60035

10/28/2025

Mayor Nancy Rotering
Highland Park City Council
Highland Park, Illinois 60035
847.926.1000

Re: Proposed Devonshire Court / Ridge Crosswalk
4 attachments.

Dear Mayor Rotering, Highland Park City Council, Karl Burhop, Ghida Neukirch,

We have written to you previously regarding the pathway winding out of the development at Devonshire Court and a subsequent crosswalk to be installed at Devonshire and Ridge. This is something we **Strenuously** oppose due to safety concerns and access down one street and into our neighborhood. Who in the City Administration thought this was a good idea? Why aren't you listening to us?

1. **Public Benefit**

This has been "billed" as a Public Benefit. There is **NO benefit** to the neighborhood to have a walkway exiting onto Ridge Road at that juncture. By doing that you are endangering lives of children and others that will cross there. In speaking to Zach Zalar from Habitat , they would be happy to **not** have to extend that trail to Ridge; it saves them on cost.

2. **Sight Lines and Stoping Time**

We have spoken to Sam Hertel, Engineering Department and totally **disagree** with their assessment that there is enough time and distance for somebody to stop. That is not a spot where anybody expects to see somebody crossing . We are attaching, for your benefit, photos taken as you're driving down the street towards Devonshire so you can view what we see driving North on Ridge road. If you don't live here, you don't understand the traffic behavior and speed at which cars drive north on Ridge.
We ran 25 separate tests to see how many seconds you have driving North until Devonshire and Ridge **fully come into view.** Depending on speed it takes between 5 to 8 seconds, at which point you are upon that site and have to stop at a place not designed for stopping.
See 4 attached photos:

3. Playgrounds

Habitat has planned for two playgrounds in the development, which negate the necessity of crossing to get to Devonshire Park, the second smallest park in the Highland Park system. Mooney Park, which is a much larger park is equally accessible and safer to access with lights and stop signs. People wanting to walk down to Devonshire Park can exit the development at the main entrance and **Safely** cross Old Deerfield and Ridge The path you are proposing is a dangerous one. You are creating a danger where there was none before.
There will be children running across the crosswalk not paying attention to cars that cannot see them.

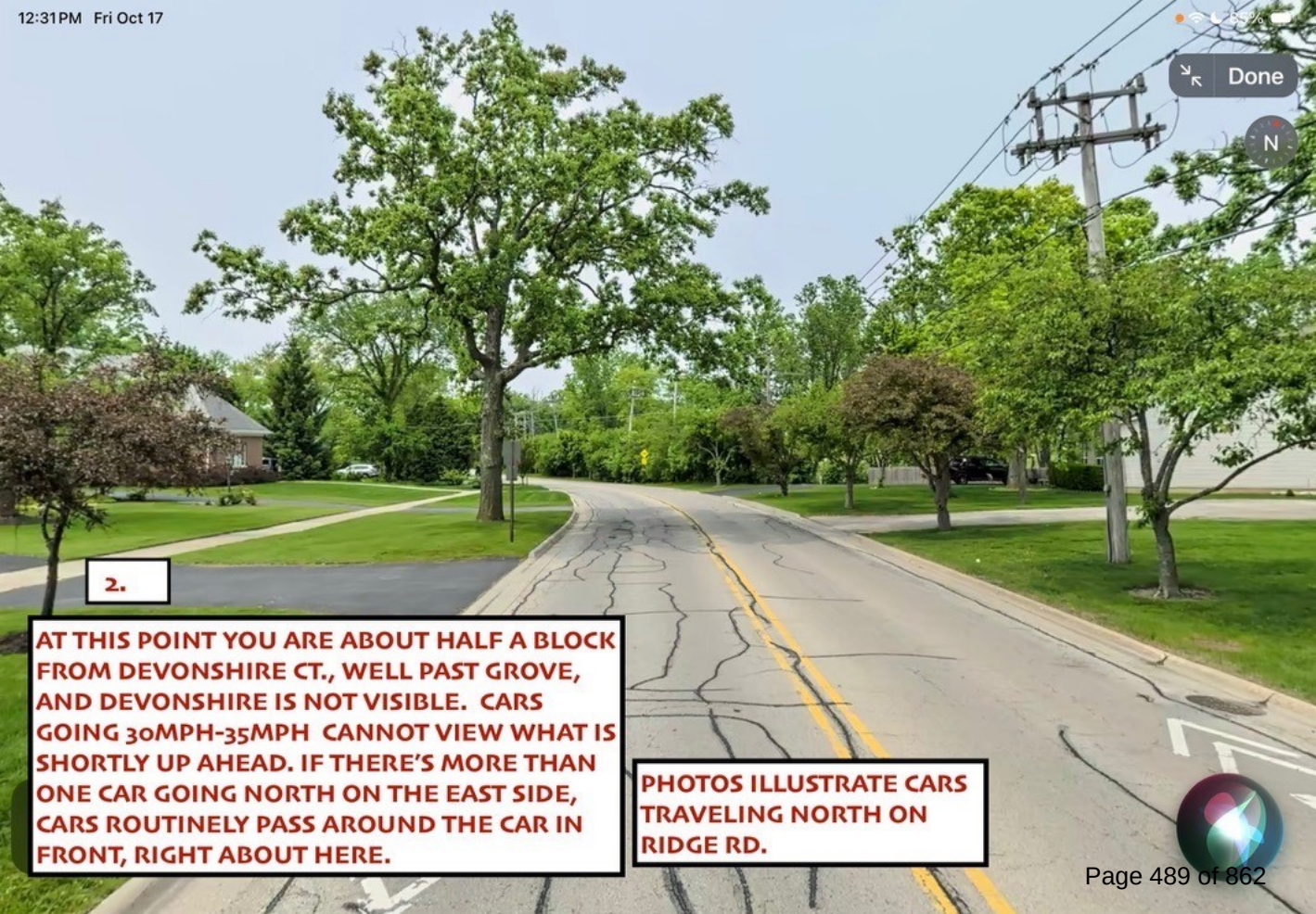
4. Neighborhood

You are changing the nature of one specific street, as the Park is the only destination and reason for somebody to cross Ridge at that site.
You are putting pressure at one specific spot to enter into and down Devonshire Court where you could conservatively figure 300 to 450 people accessing that crosswalk, at different times, heading down Devonshire. Please envision what that adds to traffic stops at a place **not built for accommodating crossing** . To put a three-way stop or a light of any type that you push to cross would create more havoc on Ridge Road and vastly change the nature of this neighborhood, to say nothing of the traffic problems created.

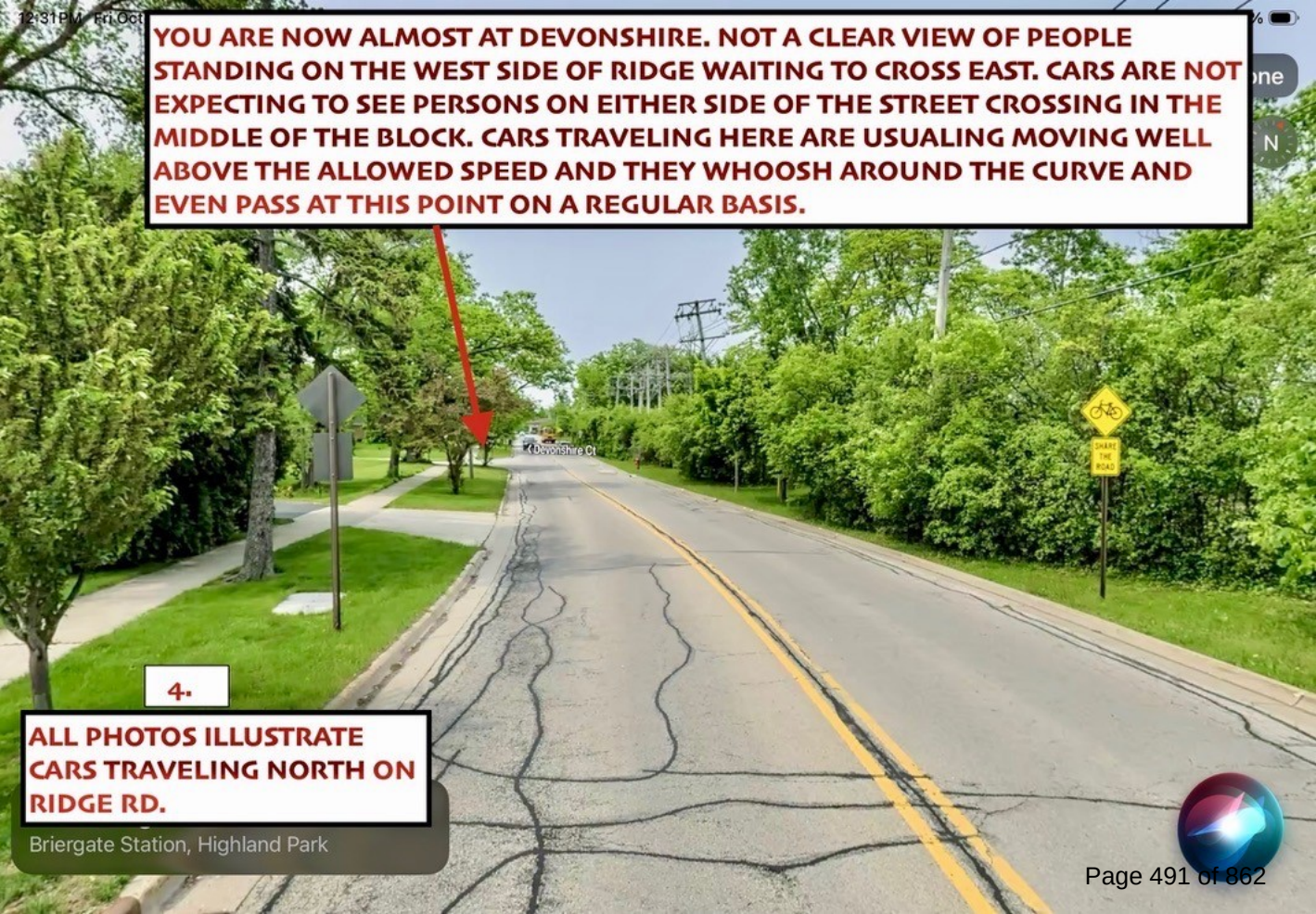
We Urge you to listen to the people who actually live here and abandon this **Dangerous** crosswalk at Devonshire Ct. and Ridge Road.

Kindest regards,
Sandy and Art Lurie
and our Neighbors on Devonshire Court


12:30 PM Fri Oct 17
85%
Done
N
Grove Ave ❯
1.
AT THIS POINT YOU ARE JUST SOUTH OF GROVE AND ONE CLEARLY CANNOT SEE DEVONSHIRE CT BECAUSE THE ROAD IS CURVING BUT YOU CANNOT SEE AROUND THE CURVE ON THE EAST OR WEST SIDE OF RIDGE. ONE DOES NOT EXPECT TO SEE A CROSSWALK IN THE MIDDLE OF A BLOCK SO DOES NOT PREPARE FOR IT.
AL PHOTOS ON RIDGE RD. HEADING NORTH.


12:31 PM Fri Oct 17
Done
N
2.
AT THIS POINT YOU ARE ABOUT HALF A BLOCK FROM DEVONSHIRE CT., WELL PAST GROVE, AND DEVONSHIRE IS NOT VISIBLE. CARS GOING 30MPH-35MPH CANNOT VIEW WHAT IS SHORTLY UP AHEAD. IF THERE'S MORE THAN ONE CAR GOING NORTH ON THE EAST SIDE, CARS ROUTINELY PASS AROUND THE CAR IN FRONT, RIGHT ABOUT HERE.
PHOTOS ILLUSTRATE CARS TRAVELING NORTH ON RIDGE RD.


12:31 PM Fri Oct 13
84%
Done
N
3.
AT THIS POINT YOU ARE JUST SOUTH OF DEVONSHIRE CT. AND YOU CANNOT CLEARLY SEE AROUND THE CURVE WHERE CHILDREN MAY BE CROSSING IN THE MIDDLE OF A BLOCK NOT MEANT FOR CROSSING. WE HAVE CARS PASSING ON THE LEFT ON A DAILY BASIS AND CARS IN EXCESS OF SPEED LIMIT WHICH IS 25MPH.
986 Ridge Rd
Briergate Station, Highland Park
ALL PHOTOS ON RIDGE RD.
HEADING NORTH


YOU ARE NOW ALMOST AT DEVONSHIRE. NOT A CLEAR VIEW OF PEOPLE STANDING ON THE WEST SIDE OF RIDGE WAITING TO CROSS EAST. CARS ARE NOT EXPECTING TO SEE PERSONS ON EITHER SIDE OF THE STREET CROSSING IN THE MIDDLE OF THE BLOCK. CARS TRAVELING HERE ARE USUALING MOVING WELL ABOVE THE ALLOWED SPEED AND THEY WHOOSH AROUND THE CURVE AND EVEN PASS AT THIS POINT ON A REGULAR BASIS.
Devonshire Ct
SHARE THE ROAD
4.
ALL PHOTOS ILLUSTRATE CARS TRAVELING NORTH ON RIDGE RD.
Briergate Station, Highland Park

DRAFT FINDINGS OF FACT

#PUD-2025-00041 for the following: (1) a public hearing for a Special Use Permit for an Off-Street Parking Lot, Freestanding; (2) a public meeting for a Special Use Permit in the Nature of a Final Planned Development with modifications from City Code; (3) a public meeting for final plat of re-subdivision with variations and waivers; and (4) a public meeting for Design Review; for a 227 residential unit townhome development (1660 and 1700 Old Deerfield Rd.)

Pursuant to Section 150.1404, the Plan & Design Commission or the City Council, as the case may be, shall not recommend or grant a special use permit be issued unless it shall make findings of fact based upon evidence presented at the hearing in any given case that:

(1) The special use will serve the public convenience at the location of the subject property; or the establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;

Finding**:** The Commission finds that the proposed townhome development and the off-street parking lot, freestanding will not be detrimental to or endanger the public health, safety, or general welfare.

(2) The location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with the special use, the size of the subject property in relation to such special use, and the location of the site with respect to streets giving access to it, shall be such that it will be in harmony with the appropriate, orderly development of the zoning district in which it is located;

Finding**:** The Commission finds that the planned development is within the density allowance of the RM1 and therefore the proposal is in harmony with the appropriate, orderly development of the zoning district in which it is located. The Commission finds the height modification is acceptable given the proximity to I zoning to the north and setbacks proposed along west and south. The Commission finds the off-street parking lot, freestanding, is located next to a street and commercial district and is in harmony with the appropriate, orderly development of the zoning district in which it is located.

(3) That the special use will not be injurious to the use and enjoyment of other property in the immediate vicinity of the subject property for the purposes already permitted in such zoning district, nor substantially diminish and impair the value of other property in the neighborhood;

Finding: The Design Commission finds that the planned development and off-street parking lot, freestanding will not be injurious to properties in the immediate vicinity of the subject property, nor substantially diminish and impair the value of other property in the neighborhood.

(4) The nature, location, and size of the buildings or structures involved with the establishment of the special use will not impede, substantially hinder, or discourage the development and use of adjacent land and buildings in accord with the regulations of the zoning district within which they are located;

Finding: The Commission finds that the nature and size of the development will not impede or discourage the development or use of adjacent land. The project proposes to retain an I zoning

buffer to not impede development for the northern commercially-zoned properties and provides a restrictive covenant for the subject property regarding setbacks between the subject property and northern commercially-zoned properties.

(5) Adequate utilities, access roads, drainage, and other necessary facilities have been or will be provided;

Finding: The Commission finds that adequate utilities, access roads, and drainage are provided within the final engineering plans. The Commission finds that Utility Agencies have not objected to the development, and the Commission finds that City staff and third party traffic consultant CivilTech concur with traffic impact findings and subsequent addendums by the Applicant's traffic consultant.

(6) Parking areas of adequate size for the special use shall be properly located and suitably screened from adjoining residential uses, and the entrance and exit driveways to and from these parking areas shall be designed to prevent traffic hazards, eliminate nuisance, and minimize traffic congestion in the public streets;

Finding: The Commission finds that the planned development is providing all off-street parking facilities required by Article 8 of the Zoning Code and finds that the City's third party traffic consultant has reviewed and concurs with the findings of the Applicant's traffic studies.

(7) The special use shall in all other respects conform to the applicable regulations of the zoning district in which it is located, except as such regulations may, in each instance, be modified as provided in this Chapter;

Finding: The Plan & Design Commission finds that the planned development conforms to the regulations of the zoning district and the applicable provisions in other Articles of Chapter 150 with the following modifications:

- Modifications:
    i. Height Modification. A modification from Section 150.704 of the Zoning Code to increase the maximum height limit: (i) for the townhomes in the Proposed Development, from 35 feet to 41 feet; and (ii) for the Proposed Clubhouse, from 15 feet to 25 feet.
    ii. Loading Space Modification. A modification from Section 150.851 of the Zoning Code to decrease the minimum required loading spaces for the Proposed Development, from two to zero.
    iii. Sign Modifications.
        1. Ground Sign Modification. A modification from Section 150.2023(B) of the Zoning Code to increase the maximum permitted ground signs for the Proposed Development, from one to five; and
        2. Sign Face Modification. A modification from Section 150.2023(B) of the Zoning Code to increase the maximum permitted sign faces for the Proposed Development, from two to nine.
    iv. Landscape Modifications.
        1. Vehicular Use Area Landscaping Modification. A modification from Section 150.2220(C) of the Zoning Code to waive the requirement to

improve vehicle use areas within the Proposed Development with landscaping.

2. Foundation Landscaping Modification. A modification from Section 150.2225 of the Zoning Code to decrease the minimum required planting area for the Proposed Development, from five feet to four feet.

v. Environmentally Sensitive Area Modification. A modification from Section 150.520(B) of the Zoning Code to permit development of the Proposed Development within an environmentally sensitive area along the southern property line of the Property.

vi. Driveway Access Modification. A modification from Section 150.106 of the Zoning Code to permit a portion of the Proposed Development to be developed as driveway access between the Property and a parcel of land located in the I District.

vii. Rental Unit Distribution Modification. A modification from Section 150.2155(B) of the Zoning Code to permit 67 percent of the inclusionary housing units in the Proposed Development to be leased at a price affordable to households with gross incomes of up to 60 percent of the Chicago area median income; provided, however, that no less than half of such inclusionary housing units may be leased to households with gross incomes between 51 and 60 percent of the Chicago area median income.

viii. The Plat of Re-subdivision will need subdivision variances.

1. To allow the woodland trail to serve as the sidewalk and not install sidewalks per Sec. 151.008(B)(1) of the subdivision code.

2. To not bury utility lines in the right-of-way adjacent to the development. Developer will bury all new utility lines within the subject site.

3. To allow a Sec. 151.004(A)(1) variation to allow a property with more than four sides and with intersecting lines not at right angles. (Note: the proposed boundaries follow the pre-existing boundaries.)

(8) There is reasonable assurance that the special use will be completed and maintained as and if authorized; and

Finding**:** The Commission finds reasonable assurance that the Planned Development and off-street parking lot, freestanding will be built and maintained as authorized.

(9) The special use shall comply with all applicable requirements set forth in this Chapter.

Finding: The Commission finds that the proposed planned development and off-street parking lot, freestanding meets the requirements of the Zoning Code with acceptable modifications.

Pursuant to Section 150.530(H)(3): The Plan and Design Commission shall not recommend approval of a proposed Planned Development and Preliminary Development Plan except upon making all findings of fact required pursuant to Section 150.1404 of this Chapter, and as follows:

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a) *That the Planned Development conforms to the goals and objectives of the Master Plan, and to the standards and requirements of this Article, including, without limitation, Section 150.520 of this Article;*

b) *That the proposed Planned Development contains no more residential dwelling units than permitted pursuant to the subdivision sketch plan submitted in accordance with Section 150.525(A)(8) of this Article, as may be adjusted pursuant to Section 150.510(D) of this Article; and*

c) *That the Planned Development provides a public benefit, if required pursuant to Section 150.515 of this Article.*

Findings of Fact consistent the requirements in Section 150.530(H)(3) are provided below:

150.530(H)(3)(a): That the Planned Development conforms to the goals and objectives of the Master Plan, and to the standards and requirements of this Article, including, without limitation, Section 150.520 of this Article

a) *Objectives of the Master Plan*
Finding: The Commission finds the proposed development conforms to the goals and objectives of the Master Plan.

b) *Density and Sketch Plan*
Finding: The Commission finds the density complies with the RM1 zoning district, and a subdivision sketch plan is not required for multiple family zoning districts.

c) *Public Benefit*
Finding: The Commission finds the Applicant proposes various public benefits, listed at the end of this document, meeting the standards of code.

Pursuant to Section 150.520 of the Code, the applicant for a Planned Development must demonstrate that the proposed Planned Development satisfies and incorporates, to the greatest extent practicable, the following site design standards:

(A) Protection of the Public Health, Safety, and Welfare. The uses and structures within the Planned Development shall be compatible with one another, in that they are designed, located, and proposed to be operated so that the public health, safety and welfare will be protected.

Finding**:** The Commission finds that the planned development is designed and located in a manner that will not impact the public health, safety, and welfare. Further, the proposed multifamily land use is permitted in the zoning district and developed at a density and built form consistent with the underlying RM1 zoning, with the modifications requested.

(B) Preservation of Environmentally Sensitive Areas.

(1) No development shall occur in any Environmentally Sensitive Area located on the subject property, except upon approval of a modification therefore, in accordance with Section 150.510(B) of this Article.

Finding**:** The Commission finds that the one portion of the development is located in an Environmentally Sensitive Area and the proposed development and modification of City Code is

acceptable; an impact near the proposed Old Deerfield Rd. access point (the Proposed Drainage Exhibit by Spaceco, identifying the Wetland #1 Impact of 0.096 acres – in Oct. 30, 2025 Council packet).

(2) Environmentally Sensitive Areas located on the subject property may be included as common open space within a Planned Development, upon either (a) identification of such areas on the plat of subdivision as a separate lot or lots, or (b) recordation by the applicant of a conservation easement or similar restriction that ensures the preservation of such areas, in perpetuity, from future development.

Finding**:** The Commission finds that there are Environmentally Sensitive Areas located on the subject property and other than the above encroachment the Applicant is preserving Environmentally Sensitive Areas as open space.

(C) Historic Resources. The Planned Development shall preserve all (1) locally designated landmarks, and (2) properties, structures, areas, objects, and landscapes determined to be historically significant by the Historic Preservation Commission in accordance with Chapters 24 or 170 of the Code.

Finding**:** The Commission finds that this standard is not applicable to the proposed development as the Historic Preservation Commission has made no finding of the presence of historically significant resources on the development site.

(D) Clustering New Development. The Planned Development shall preserve the structures, landscapes, scenic view sheds, and other natural and historic features of the subject property, through (i) clustering of lots or building pads, (ii) adaptive reuse of existing structures, and (iii) the protection of designated open space from development; provided, however, that clustering of development shall not be required upon a demonstration by the applicant, to the satisfaction of the Plan & Design Commission and the City Council, that there are no features on the subject property worthy of preservation, or that those features worthy of preservation will be more effectively preserved by not clustering development.

Finding**:** The Commission finds that the Applicant is clustering the development on a portion of the property so the Environmentally Sensitive Areas, except one aforementioned encroachment, are being preserved as open space.

(E) Location of Structures. All structures to be located within the Planned Development shall (1) be related harmoniously to the terrain and to existing structures in the vicinity of the subject property, and (2) have a visual relationship to existing nearby structures;

Finding: The Commission finds that the proposed development is (1) related harmoniously to the terrain and to existing structures in the vicinity of the subject property, and (2) has a visual relationship to existing nearby structures.

(F) Environmental Quality and Responsible Design. The Planned Development shall be consistent with the City of Highland Park Environmental Policy and with the City of Highland Park Checklist for Environmentally Responsible Design and Construction. The applicant may demonstrate consistency with standards established for site design and building construction practices by referencing known sustainable development and green architecture rating systems.

Finding**:** The Commission finds that the planned development satisfies this standard.

(G) **Preservation of Landscapes. The landscapes within the Planned Development shall be preserved in their natural states, insofar as practicable, by minimizing tree and soil removal. All proposed grade changes shall be consistent with the general appearance of neighboring developed areas.**

Finding: The Commission finds that the planned development satisfies this standard, as the site is a redevelopment of an existing building and parking lot. The Commission finds the Applicant is preserving over 40% of the site as open space.

(H) **Schools, Parks, and Public Facilities. The Planned Development shall not impose an undue burden on parks, recreational areas, schools, or other public facilities that serve or are proposed to serve the Planned Development.**

Finding: The Commission finds that the planned development was reviewed by the Park District and three School Districts and no objections were presented and that adequate public facilities exist to serve the development.

(I) **Relationship and Connection to Adjoining Land. The Planned Development shall not be designed as an enclave separate from adjacent properties, unless existing development patterns, natural features, and/or topographic conditions prevent vehicular or pedestrian access connections to adjacent properties. In order to achieve connectivity to adjoining land, all lots, streets, sidewalks and/or paths within a Planned Development shall be designed, to the extent practicable, to allow for the continuation of such existing or proposed features to adjoining areas. New streets, sidewalks, and/or paths located within a proposed Planned Development shall be constructed and installed to the boundaries of the proposed Planned Development if the City Council determines, in its sole discretion, that the proposed Planned Development adjoins land with the potential of being subdivided or re-subdivided.**

Finding: The Commission finds that the planned development incorporates connectivity to surrounding areas. Access to sidewalks is provided. The Commission finds that to the extent the development is concentrated away from western and southern boundaries is to preserve Environmentally Sensitive Areas, and, again, pedestrian connections are proposed.

(J) **Setbacks from the Periphery of the Planned Development. The required front, rear, and side yards along the periphery of the Planned Development shall be of a size not less than the greater of (1) the minimum front, rear, and side yard requirements of the underlying Zoning District in which the Planned Development is located, and (2) the minimum front, rear, and side yard requirements of the adjacent Zoning District.**

Finding: The Commission finds the planned development meets the setbacks and provides for a conservation easement that will preserve open space along abutting residential neighborhoods to the west and south. The Commission finds proposed setbacks ranging from 100.1', 241.75', and more along the west and 210.33' and more along the south.

(K) **Functional and Mechanical Features. Exposed storage areas, trash containers, recycling container space, exposed machinery installations, service areas, truck loading areas, utility buildings and structures, and similar accessory areas and structures shall be (1) identified on the site plan required pursuant to Section 150.525(A)(9) of this Chapter, (2) incorporated into common areas of the development, (3) made as unobtrusive as possible, and (4) designed,**

landscaped, and screened in accordance with the requirements set forth in Article XXII of this Chapter and of Chapter 176 of the Code.

Finding: The Commission finds that storage areas, trash containers, and related items will be located inside the proposed first floor. The Applicant must provide screening if rubbish containers are proposed outside of the building. Exterior mechanical equipment is being screened.

(L) Distance Between Buildings. The minimum horizontal distance between any two new buildings to be located on the subject property, or between any new building and an existing building (including building appurtenances), shall be not less than 15 feet; provided, however, that this Section 150.520(L) shall not apply to buildings that (1) share a common wall, and (2) have individual entrances and exits.

Finding: The Commission finds the development meets this standard.

(M) Surface Water Drainage. In accordance with the storm water management regulations set forth in Article XVIII of this Chapter, surface drainage systems serving the subject property shall be designed to prevent surface waters from adversely affecting neighboring properties or the public storm water drainage system. Surface water in all paved areas shall be collected at intervals so as to prevent obstruction of the flow of vehicular or pedestrian traffic. The design of the storm water management system shall enhance natural storm water storage areas such as high-quality aquatic resources and regulatory floodplains, and may incorporate natural storm water management techniques commonly referred to as low impact development techniques or best management practices.

Finding: The Commission found that the planned development will be constructed in accordance with the storm water management regulations established in the Highland Park City Code.

(N) Ingress to and egress from the Planned Development shall be designed to (1) promote safe vehicular movements, (2) minimize traffic congestion in the public streets outside the Planned Development, and (3) facilitate the free flow of vehicular and pedestrian traffic within the Planned Development.

Finding: The Commission finds the proposed accesses are adequate. A traffic impact analysis and subsequent addendums verified that the existing street network and nearby intersections have adequate capacity to accommodate traffic generated by this development. The Commission finds that City staff and third party traffic consultant concur with traffic impact findings by the Applicant's traffic consultant. The Commission finds the project includes improving the Richfield Ave. / Old Deerfield Rd. intersection with dedicated left-hand turn lanes.

(O) Streets, Alleys, and Public Ways. The streets, alleys, and other public and private traffic thoroughfares located within the Planned Development shall conform to the applicable requirements set forth in Section 151.004 of the Subdivision Ordinance, as may be modified upon the recommendation of the Director of Public Works and the approval by the City Council. The City Council may, in its sole discretion, require that streets located within the Planned Development be stubbed in order to provide for future connections to adjacent developments.

Finding: The Commission finds that the planned development is creating private streets, and comply with code for fire access. Off-street parking facilities further comply with code dimension and quantity requirements. The interior parking area is adequate to provide safe, effective vehicular and pedestrian access within the development.

(P) Common Ownership or Control.

(1) During Development. During the development process and until such time that the development is turned over to an owners' association or equivalent entity, all common areas within buildings, common open space, landscaping, exterior maintenance areas, and all other exterior aspects of the development located within the proposed Planned Development shall be on a tract or tracts of land under common ownership or control.

Finding: The Commission finds the Applicant will have to provide this to the City's satisfaction and per any Development Agreement.

(2) Upon Completion of Development. The owners' association or equivalent entity, upon its establishment, shall be responsible for all obligations set forth in (a) the ordinance approving the Planned Development, adopted pursuant to Section 150.540(C) of this Article, (b) any associated development agreement pertinent to the Planned Development, and (c) the declaration of covenants, or similar recorded document, establishing the owners' association or equivalent entity.

Finding**:** The Commission finds the Applicant will have to provide this to the City's satisfaction and per any Development Agreement.

150.530(H)(3)(b): That the proposed Planned Development contains no more residential dwelling units than permitted pursuant to the subdivision sketch plan submitted in accordance with Section 150.525(A)(8) of this Article, as may be adjusted pursuant to Section 150.520(D) of this Article;

Finding: The Commission finds that the proposed development does not contain more residential dwelling units than permitted by Code.

150.530(H)(3)(c): That the Planned Development provides a public benefit, if required pursuant to Section 150.515 of this Article.

Finding: The Plan & Design Commission finds that the planned development requires modifications to the regulations of Chapter 150. Pursuant to Section 150.515, the development must provide a public benefit. The project is proposing the following:

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The following public benefits proposed by the Applicant to satisfy Section 150.515 of the Zoning Code must be included the Final Development Plan and codified as development conditions in the Development Agreement, all of which shall be constructed or provided at no expense to the City:

1. improvement and dedication of a public access easement for ingress and egress over the access road running along the Union Pacific Railroad right-of-way located on the northeast part of the Property, from Richfield Ave. to Old Deerfield Road ("Access Road");

2. construction of 14 off-street parking spaces in the parking lot located on the east side of Old Deerfield Road across the street from the Highland Police Department building located at 1677 Old Deerfield Road, Highland Park, IL (the "Police Department Property") for the use of the Highland Park Police Department and its visitors;

3. construction of 12 parking spaces for public use on the Access Road;

4. construction of sharrows to support bicycle traffic on (i) that portion of Old Deerfield Road adjacent to the Property and (ii) the Access Road;

5. construction of pedestrian crosswalks at each of the intersections of: (i) Cavell Avenue and Richfield Avenue; (ii) Winthrop Road and Devonshire Court; and (iii) Ridge Road and Devonshire Court;

6. construction and maintenance of the West Tot Lot on the Property, which West Tot Lot will, at all times, be accessible to the public through the recordation of an easement on the Property. The West Tot Lot must adhere to CPSC Guidelines ASTM F1487 and ASTM F2223 standards;

7. inclusion of at least four electric vehicle charging stations within the Property, accessible to the general public, in the locations depicted on the Site Plan; and

8. the allowance of reasonable use of the community room to be located within the Clubhouse by the general public for public community meetings or non-profit community organizations.

Conditions of Approval for the SUP and PUD:

- Refer to those conditions listed in R129-2025.

Sec. 151.009. - Variations and Exceptions.

The Commission finds the Subdivision variations requested will not affect the general plan or the spirit of the Subdivision Code.

The Plat of consolidation will need subdivision variances.

DRAFT

- To allow the woodland trail to serve as the sidewalk and not install sidewalks per Sec. 151.008(B)(1) of the subdivision code.
- To not bury utility lines in the right-of-way adjacent to the development. Developer will bury all new utility lines within the subject site.
- To allow a Sec. 151.004(A)(1) variation to allow a property with more than four sides and with intersecting lines not at right angles. (Note: the proposed boundaries follow the pre-existing boundaries.)

DRAFT



1 SITE LIGHTING PLAN
SCALE: 1"=70'-0"

ELECTRICAL GENERAL NOTES

1. COORDINATE ALL EXTERIOR BUILDING MOUNTED LIGHT FIXTURE TYPES, SPECIFICATIONS, LOCATIONS, AND QUANTITIES WITH ARCHITECT AND POLE/POST TOP AND COURTYARD FIXTURES WITH LANDSCAPE/CIVIL. REFER TO LEVEL 1 BUILDING PLANS FOR EGRESS SCONCES AT EXIT LOCATIONS.
2. ALL BUILDING FACADE AND LANDSCAPE LIGHTING TO HAVE AUTOMATIC CONTROL VIA PHOTOCELL/TIMECLOCK AS A FUNCTION OF DAWN/DUSK AND SET BUSINESS OPEN/CLOSE.
3. ALL EXTERIOR LIGHTING NOT CATEGORIZED AS LANDSCAPE OR BUILDING FACADE SHALL HAVE THE CAPABILITY OF AUTOMATIC CONTROL VIA PHOTOCELL/TIMECLOCK. ALSO, FIXTURES SHALL BE CAPABLE OF 30% POWER REDUCTION OF LIGHTING FIXTURES FROM MIDNIGHT TO 6:00AM.
4. ALL EXTERIOR LIGHTING CONTROLS TO MEET THE REQUIREMENTS OF IECC 2021 WITH ILLINOIS AMENDMENTS. COORDINATE CONTROL/OVERRIDE LOCATION(S) WITH OWNER. LABEL ACCORDINGLY.
5. REFER TO TECHNOLOGY PLANS FOR CONDUIT REQUIREMENTS.

Salas O'Brien
salasobrien.com
Irving
106 Decker Drive, Suite 200
Irving, TX 75062

Project Number: 2450-70446

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PROFESSIONAL SEAL

STATE OF ILLINOIS
KEITH W. GASSMAN
896.36
REGISTERED
PROFESSIONAL ENGINEER
01/16/2026

ISSUE DATE	DESCRIPTION
01/16/2026	FINAL ENGINEERING

2550-00652

BSB DESIGN
220 N SMITH STREET, STE 210
PALATINE, IL. 60067
847-705-2200

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

HABITAT PROPERTIES

REVISIONS

Δ	DESCRIPTION	DATE

CHECKED BY | DRAWN BY

SHEET NAME

SITE LIGHTING PLAN

SHEET NUMBER: E1.00
REVISION:



N

1 SITE PHOTOMETRIC PLAN

SCALE: 1"=70'-0"

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	5	B1	Single	PA7R-CH3-12L-020-3K7		0.900	1643	21.63	108.15	0
	104	PT1	Single	UR20-56L-110-3K7-4W-BC-PT		0.900	8436	109	11336	15
	2	PT2	Back-Back	UR20-56L-110-3K7-4W-BC-PT		0.900	8436	109	436	15
	23	PT3	Single	UR20-24L-65-3K7-5W-PT		0.900	7010	65	1495	15
	18	PT4	Single	UR20-24L-25-3K7-2-BC-PT		0.900	1724	25	450	7.5
	4	PT5	Single	UR20-24L-25-3K7-4-BC-PT		0.900	2235	25	100	7.5
	3	WP1	Single	XWS-LED-05L-SIL-FT-30-70CRI		0.900	4750	35	105	10

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
RIDGE RD PROP LINE SW	Illuminance	Fc	0.01	0.1	0.0	N.A.	N.A.
SITE_Planar	Illuminance	Fc	0.80	22.3	0.0	N.A.	N.A.
POOL DECK + SURFACE	Illuminance	Fc	6.72	10.4	2.0	3.36	5.20

Salas O'Brien

salasobrien.com

Irving
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Irving, TX 75062

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01/16/2026	FINAL ENGINEERING

2550-00652

BSB DESIGN
220 N SMITH STREET, STE 210
PALATINE, IL. 60067
847-705-2200

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

HABITAT PROPERTIES

REVISIONS

Δ	DESCRIPTION	DATE

CHECKED BY | DRAWN BY

SHEET NAME

SITE PHOTOMETRIC PLAN

SHEET NUMBER | REVISION

E1.10

KIM LIGHTING®

DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

PA7R

BOLLARD

Pavilion™



FEATURES

- IDA Dark Sky Compliant, No Up-light configuration
- Elegant form factor blended with Performance Optics
- Integral NEMA 3R Enclosure
- Dual receptacle power panel
- PA System capability
- Bluetooth® enabled RGBW accent

c UL us LISTED

ida DARK SKY APPROVED 2016

NU configurations in 3000K and warmer CCTs only

IK10

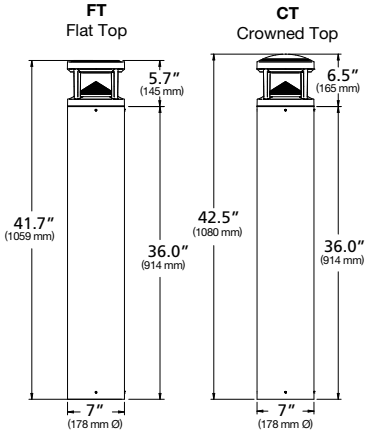
BAA BUY AMERICAN ACT

TAA COMPLIANCE WITH THE TRADE AGREEMENTS ACT

CONTROL TECHNOLOGY

Bluetooth® DMX

pharos



	Weight
PA7R	25.3 lbs / 11.5 kg

SPECIFICATIONS

CONSTRUCTION

HOUSING:

- Castings are low copper aluminum alloy die-cast
- Gaskets are molded silicone to prevent harmful ingress to the lamp and driver compartments
- IP65 rated

SHAFT:

- Aluminum shaft(s) is .125” thick extruded aluminum 6061 alloy
- Concrete shaft(s) conforms to current specifications for “Portland Cement.” ASTM C150, Type I or II. Aggregates shall meet current requirements of “Specifications for Concrete Aggregates,” ASTM C33. Water shall be clean and free from deleterious amounts of silt, oil, acids, alkalies or organic materials. Wire for reinforcement shall conform to ASTM A185. Steel for lugs and plates shall conform to ASTM A36, or A283 grade D
- Concrete shaft(s) is medium sand-blasted with anti-graffiti sealer and material color shall be integral to the concrete mix
- Concrete shaft(s) is cured to allow for completion of the hydration process, and result in a 28 day compressive strength of not less than 4,500 psi
- Concrete shaft(s) is cast from fiberglass molds used to insure uniform parts. Mold parting lines maybe slightly visible in finished parts

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB)
- Optical lenses are clear injection molded PMMA acrylic
- U0 configurations have an optically clear flat tempered glass lens, all other configurations have either an optically clear or high transmission diffused acrylic lens

INSTALLATION

- Aluminum shaft configurations will have four 3/8” x 10” x 2” zinc plated L-hook anchor bolts shall to be installed with an included template. Nuts and washers are provided to level and secure the mounting plate to the anchor bolts
- Aluminum shaft configurations will have a mounting plate and be able to be rotated 20° in either direction during installation for aiming adjustment
- Concrete shaft configurations will have four steel mounting tabs for installation on four 1/2" x 10" + 2" zinc electroplated L-hook anchor bolts. Each anchor bolt is supplied with two nuts, two washers, and a rigid pressed board template
- Concrete shaft configurations are palletized with adequate hold-downs to prevent load movement in transit
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed
- High voltage configurations, 208-277, 347/480. Driver is Underwriters Laboratories listed
- "Thermal Shield”, secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers are greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments
- Luminaire is capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C

(Specifications continued on page 3)

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PA7R
BOLLARD

ORDERING GUIDE

Example: PA7R-FT-NU-1-12L-010-5K7-24A-BLS-UNV-EM

CATALOG #

HOUSING

PA7R

Model		Top		Optics		Distribution		Light Engine [13]	
PA7R	Pavilion 7" Ø Round	**FT**	Flat Top	**NU**	No Up-light	**1**	Type I	**12L-010-AMB** [10]	14W, Monochromatic Amber
		CT [1]	Crowned Top	**CH**	Clear Horizontal Lens	**2**	Type II	**12L-010-3K7**	14W (1000 nominal lm), 3000K, 70 CRI
				CL [2]	Clear Vertical Lens	**3**	Type III	**12L-010-4K7**	14W (1000 nominal lm), 4000K, 70 CRI
				DL [2,3]	Diffuse Vertical Lens	**3HS**	Type III + House side shield	**12L-010-5K7**	14W (1000 nominal lm), 5000K, 70 CRI
				LV	Louvers	**4**	Type IV	**12L-020-AMB** [10]	22W, Monochromatic Amber
				GC	Grille with clear vertical lens	**5**	Type V	**12L-020-3K7**	22W (2000 nominal lm), 3000K, 70 CRI
				GD [3]	Grille with diffuse vertical lens			**12L-020-4K7**	22W (2000 nominal lm), 4000K, 70 CRI
								12L-020-5K7	22W (2000 nominal lm), 5000K, 70 CRI
								Consult factory for other CCTs (2700K - 6500K) and CRIs (80, 90 CRI)	

Body		Fixture Finish		Voltage		Options	
24A	24" OAH, Aluminum	**BLS**	Black Gloss Smooth	**UNV**	120-277V	**EM** [7]	Battery Backup
42A	42" OAH, Aluminum	**BLT**	Black Matte Textured	**120**[6]	120V	**LR** [8]	Luminous Accent
42BR-C	42" OAH, Brown Concrete	**DBS**	Dark Bronze Gloss Smooth	**277**[6]	208-277V	**SF** [9]	Single Fuse
42CH-C	42" OAH, Charcoal Concrete	**DBT**	Dark Bronze Matte Textured	**347**[6]	347V	**DF** [9]	Double Fuse
42NG-C	42" OAH, Natural Gray Concrete	**GTT**	Graphite Matte Textured	**480**[6]	480V		
42WH-C	42" OAH, White Concrete	**LGS**	Light Grey Gloss Smooth				
42A-ROP [4]	42" OAH, Aluminum + Dual Receptacle Outlet Panel and Cover	**LGT**	Light Grey Matte Textured				
42A-ROP-L [4]	42" OAH, Aluminum + Dual Receptacle Outlet Panel and Locking Cover	**PSS**	Platinum Silver Gloss Smooth				
42A-2GEB	42" OAH, Aluminum + Integral Recessed 2 Gang Electrical Box	**VGT**	Verde Green Matte Textured				
42A-SG3	42" OAH, Aluminum + Speaker Grille Enclosure for 3" Ø speaker	**WHS**	White Gloss Smooth				
44A	44" Non-Impact Resistant OAH, Aluminum	**WHT**	White Matte Textured				
44A-ROP	44" Non-Impact Resistant OAH, Aluminum + Dual Receptacle Outlet Panel and Cover	**Color Option**					
44A-ROP-L	44" Non-Impact Resistant OAH, Aluminum + Dual Receptacle Outlet Panel and Locking Cover	**CC** [11]	Custom Color				
44A-2GEB	44" Non-Impact Resistant OAH, Aluminum + Integral Recessed 2 Gang Electrical Box						
44A-SG3	44" Non-Impact Resistant OAH, Aluminum + Speaker Grille Enclosure for 3" Ø speaker						
For Impact Rated 44" OAH Round Pavilion							

1 Adds .6 / 15mm to OAH (over all height).
2 CL and DL configurations shall be IK04
3 Only Available with 1 Type I or 5 Type V distributions only.
4 For GFCI/USB limited voltage to 120VAC only.
6 Dedicated input voltage, required for MW Motions sensing.
7 0°C min starting temperature, 90+ minute run time, output equivalent to 12L-010-#K7
8 Adds +5 watts and 1" / 254mm to overall height.
9 SF for 120, 277 and 347 input voltage, DF for 208, 240 and 480 input voltage.
10 Turtle friendly
11 Consult factory for custom color, marine and corrosive finish options
12 5-step MacAdam Ellipse Binning standard. Consult factory for 3-step MacAdam Ellipse Binning.

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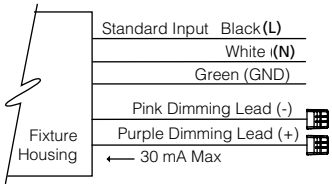
PA7R

BOLLARD

SPECIFICATIONS CONT'D

CONTROLS

- Standard fixtures dimming range shall be from 10% to 100% and be compatible with 0-10V, user-defined, control devices



WIRELESS CONTROLS

BLUETOOTH®:

- The Integral module shall enable the adjustment of the Luminous Accent to dim or change color to the desired setting when paired with RGBW Remote App via celluar/tablet device
- The integral module shall be compatible with Bluetood Low Energy (BLE) or Bluetooth® Smart mobile devices operating on iOS8 or Android Gingerbread operating systems or newer
- Mobile App. dimming range from 0% to 100% through the use of RGBW app (available on IOS and Android)
- Color selection and adjustment
- Camera function for color matching
- Intensity slider for dimming/ramping up
- Save and rename up to 10 presets
- Group and rename fixtures
- Fixture is password protected, refer to instructions to set unique password

DMX:

- 6 wires: Red (DMX+), Brown (DMX-), Yellow (DMX Ground), Black (Line Voltage), White (common), and Green (Ground)
- Single DMX universe with six slots/addresses of virtual control which are pre-programmed at the factory:
- DMX slot/address 1 = red
- DMX slot/address 2 = green
- DMX slot/address 3 = blue
- DMX slot/address 4 = white
- Fully DMX RDM compatible
- Mobile App specification in additional information section

OPTIONAL BACKUP BATTERY

- Integral battery backup provides emergency path of egress lighting for the required 90 minutes for 0°C ambient environments

CAUTION:

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury

CERTIFICATIONS AND LISTINGS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- IP65 rated
- IEC 66262 Mechanical Impact Code IK10
- IDA approved, 3000K and warmer CCTs only
- RoHS compliant
- Emergency battery pack options are California Energy Commission (CEC) Title 20 Compliant
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions)

WARRANTY

- 5 year warranty
- See HLI Standard Warranty for additional information

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DATE: LOCATION:

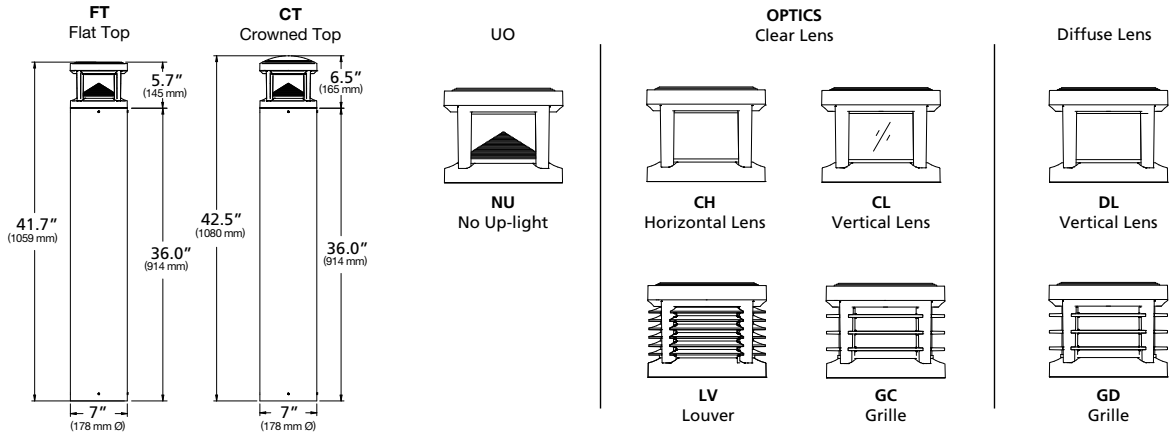
TYPE: PROJECT:

CATALOG #:

PA7R

BOLLARD

DIMENSIONS



DELIVERED LUMENS

Drive Current	LEDs #	Nominal Watts	Nominal Lumens	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
						Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
							B	U	G			B	U	G			B	U	G	
550mA	12L	22	2,000	NU U0 Optics	1	1044	0	0	0	48	1136	0	0	0	52	1164	0	0	0	54
					2	1199	0	0	0	55	1305	0	0	0	60	1336	0	0	0	62
					3	1128	0	0	1	52	1228	0	0	1	57	1257	0	0	1	58
					3HS	953	0	0	0	44	1037	0	0	0	48	1062	0	0	1	49
					4	1362	0	0	0	63	1482	0	0	1	68	1518	0	0	1	70
					5	1265	1	0	0	58	1377	1	0	0	63	1410	1	0	0	65
				CH Clear Horizontal Lens	1	1778	0	3	1	82	1935	0	3	1	89	1981	0	3	1	91
					2	1711	1	3	1	79	1862	1	3	1	86	1906	1	3	1	88
					3	1643	1	3	1	76	1788	1	3	1	82	1831	1	3	1	84
					3HS	1443	0	3	1	66	1570	0	3	1	72	1608	0	3	1	74
					4	1731	0	3	1	80	1884	0	3	1	87	1929	0	3	1	89
					5	1841	1	3	1	85	2003	1	3	1	92	2051	1	3	1	95
				CL Clear Vertical Lens	1	1852	0	4	1	85	2016	1	4	1	93	2064	1	4	1	95
					2	1984	1	3	1	91	2159	1	3	1	99	2211	1	3	1	102
					3	2062	1	3	1	95	2244	1	3	1	103	2298	1	3	1	106
					3HS	1665	0	3	1	77	1811	0	3	1	83	1855	0	3	1	85
					4	2055	0	3	1	95	2236	1	3	1	103	2290	1	3	1	106
					5	2109	1	3	1	97	2295	1	3	1	106	2350	1	3	1	108

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PA7R

BOLLARD

DELIVERED LUMENS (CONTINUED)

Drive Current	LEDs #	Nominal Watts	Nominal Lumens	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
						Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
							B	U	G			B	U	G			B	U	G	
550mA	12L	22	2,000	DL Diffused Vertical Lens	1	1639	1	3	2	76	1783	1	3	2	82	1826	1	3	2	84
					5	1721	1	3	2	79	1873	1	3	2	86	1918	1	3	2	88
				LV External Louvers	1	746	0	3	1	34	811	1	3	1	37	831	1	3	1	38
					2	814	1	3	1	37	885	1	3	1	41	907	1	3	1	42
					3	838	1	3	1	39	912	1	3	1	42	934	1	3	1	43
					3HS	605	0	3	1	28	658	0	3	1	30	674	0	3	1	31
					4	879	0	3	1	41	956	1	3	1	44	979	1	3	1	45
					5	888	1	3	1	41	966	1	3	1	45	989	1	3	1	46
				GC Grill with Clear Lens	1	1038	0	3	1	48	1130	0	3	1	52	1157	0	3	1	53
					2	1021	0	3	1	47	1111	1	3	1	51	1138	1	3	1	52
					3	1024	0	3	1	47	1114	1	3	1	51	1141	1	3	1	53
					3HS	854	0	3	1	39	930	0	3	1	43	952	0	3	1	44
					4	1109	0	3	1	51	1207	0	3	1	56	1236	0	3	1	57
					5	1037	1	3	1	48	1128	1	3	1	52	1155	1	3	1	53
				GD Grill with Diffused Lens	1	1036	0	3	1	48	1127	1	3	2	52	1154	1	3	2	53
					5	953	1	3	1	44	1037	1	3	1	48	1062	1	3	1	49

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BOLLARD

DELIVERED LUMENS (CONTINUED)

Drive Current	LEDs #	Nominal Watts	Nominal Lumens	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
						Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
							B	U	G			B	U	G			B	U	G	
350mA	12L	14	1,000	NU U0 Optics	1	749	0	0	0	54	815	0	0	0	59	835	0	0	0	60
					2	860	0	0	0	62	936	0	0	0	67	958	0	0	0	69
					3	809	0	0	0	58	881	0	0	0	63	902	0	0	0	65
					3HS	684	0	0	0	49	744	0	0	0	53	762	0	0	0	55
					4	977	0	0	0	70	1063	0	0	0	76	1089	0	0	0	78
					5	908	1	0	0	65	988	1	0	0	71	1011	1	0	0	73
				CH Clear Horizontal Lens	1	1184	0	3	1	85	1288	0	3	1	92	1319	0	3	1	95
					2	1139	0	3	1	82	1239	0	3	1	89	1269	0	3	1	91
					3	1094	0	3	1	79	1190	0	3	1	85	1219	0	3	1	87
					3HS	960	0	3	1	69	1045	0	3	1	75	1070	0	3	1	77
					4	1152	0	3	1	83	1254	0	3	1	90	1284	0	3	1	92
					5	1225	1	3	1	88	1333	1	3	1	96	1365	1	3	1	98
				CL Clear Vertical Lens	1	1146	0	3	1	82	1247	0	3	1	90	1277	0	3	1	92
					2	1228	0	3	1	88	1336	1	3	1	96	1368	1	3	1	98
					3	1276	0	3	1	92	1389	1	3	1	100	1422	1	3	1	102
					3HS	1030	0	3	1	74	1121	0	3	1	80	1148	0	3	1	82
					4	1272	0	3	1	91	1384	0	3	1	99	1417	0	3	1	102
					5	1305	1	3	1	94	1420	1	3	1	102	1454	1	3	1	104
				DL Diffused Vertical Lens	1	1086	0	3	1	78	1182	0	3	1	85	1210	0	3	1	87
					5	1141	1	3	1	82	1241	1	3	1	89	1271	1	3	1	91

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PA7R

BOLLARD

DELIVERED LUMENS (CONTINUED)

Drive Current	LEDs #	Nominal Watts	Nominal Lumens	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
						Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
							B	U	G			B	U	G			B	U	G	
350mA	12L	14	1,000	LV External Louvers	1	489	0	3	1	35	533	0	3	1	38	545	0	3	1	39
					2	534	0	3	1	38	581	0	3	1	42	595	0	3	1	43
					3	550	0	3	1	40	599	0	3	1	43	613	0	3	1	44
					3HS	397	0	3	1	29	432	0	3	1	31	442	0	3	1	32
					4	577	0	3	1	41	628	0	3	1	45	643	0	3	1	46
					5	583	1	3	1	42	634	1	3	1	46	649	1	3	1	47
				GC Grill with Clear Lens	1	843	0	3	1	61	917	0	3	1	66	939	0	3	1	67
					2	829	0	3	1	60	903	0	3	1	65	924	0	3	1	66
					3	831	0	3	1	60	905	0	3	1	65	926	0	3	1	67
					3HS	694	0	3	1	50	755	0	3	1	54	773	0	3	1	56
					4	901	0	3	1	65	980	0	3	1	70	1004	0	3	1	72
					5	842	1	3	1	60	916	1	3	1	66	938	1	3	1	67
				GD Grill with Diffused Lens	1	728	0	3	1	52	792	0	3	1	57	811	0	3	1	58
					5	782	1	3	1	56	851	1	3	1	61	872	1	3	1	63

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PA7R

BOLLARD

PHOTOMETRY

PA7R-CH1-12L-020-4K7

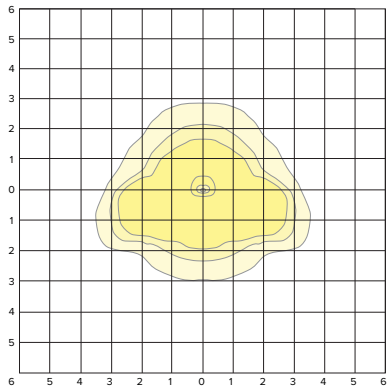
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1935**
Watts	**22**
Efficacy	**88.0**
IES Type	**II**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1132	81.8%
Downward House Side	251	18.1%
Downward Total	1384	71%
Upward Street Side	348	63%
Upward House Side	205	37%
Upward Total	553	29%
Total Flux	1937	100%

ISOFOOT CANDLE PLOT



PA7R-CH2-12L-020-4K7

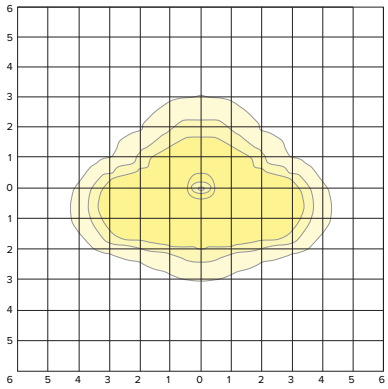
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1862**
Watts	**22**
Efficacy	**85.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1176	78.7%
Downward House Side	319	21.3%
Downward Total	1494	80%
Upward Street Side	220	60%
Upward House Side	149	40%
Upward Total	369	20%
Total Flux	1863	100%

ISOFOOT CANDLE PLOT



PA7R-CH3-12L-020-4K7

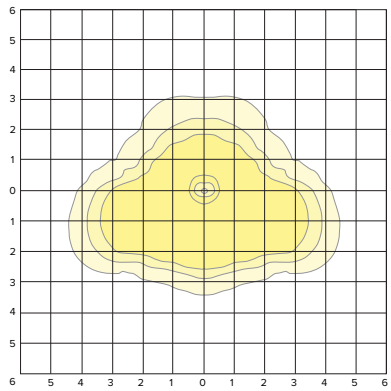
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1788**
Watts	**21.76**
Efficacy	**82.0**
IES Type	**III**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1184	80.3%
Downward House Side	290	19.7%
Downward Total	1474	82%
Upward Street Side	185	59%
Upward House Side	130	41%
Upward Total	315	18%
Total Flux	1789	100%

ISOFOOT CANDLE PLOT



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PA7R

BOLLARD

PHOTOMETRY

PA7R-CH3HS-12L-020-4K7

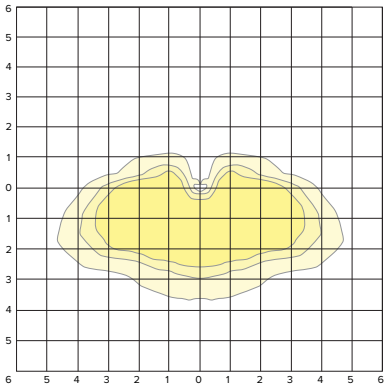
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1570**
Watts	**21.64**
Efficacy	**73.0**
IES Type	**III**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1187	92.0%
Downward House Side	103	8.0%
Downward Total	1290	82%
Upward Street Side	230	82%
Upward House Side	51	18%
Upward Total	282	18%
Total Flux	1571	100%

ISOFOOT CANDLE PLOT



PA7R-CH4-12L-020-4K7

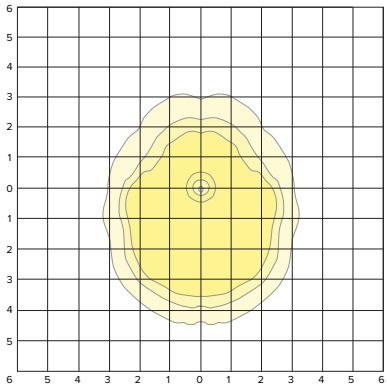
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1884**
Watts	**21.73**
Efficacy	**87.0**
IES Type	**IV**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1316	84.0%
Downward House Side	250	16.0%
Downward Total	1566	83%
Upward Street Side	184	58%
Upward House Side	136	42%
Upward Total	319	17%
Total Flux	1885	100%

ISOFOOT CANDLE PLOT



PA7R-CH5-12L-020-4K7

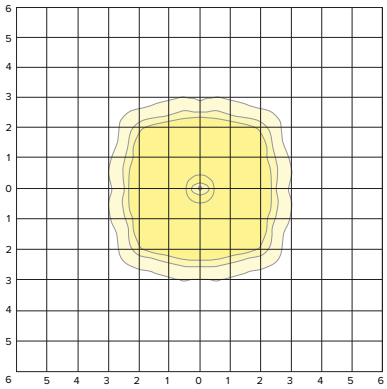
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**2003**
Watts	**21.73**
Efficacy	**92.0**
IES Type	**VS**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	825	50.0%
Downward House Side	825	50.0%
Downward Total	1650	82%
Upward Street Side	177	50%
Upward House Side	177	50%
Upward Total	354	18%
Total Flux	2004	100%

ISOFOOT CANDLE PLOT



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PA7R

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PHOTOMETRY

PA7R-CL1-12L-020-4K7

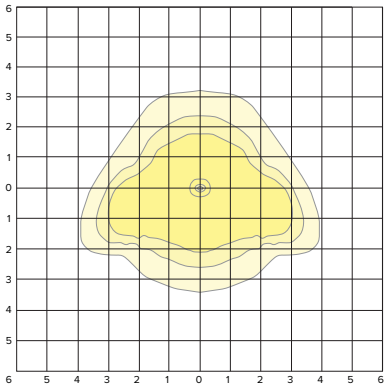
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**2016**
Watts	**21.7**
Efficacy	**93.0**
IES Type	**II**
BUG Rating	**B1-U4-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1078	77.5%
Downward House Side	312	22.5%
Downward Total	1390	69%
Upward Street Side	373	59%
Upward House Side	254	41%
Upward Total	627	31%
Total Flux	2017	100%

ISOFOOT CANDLE PLOT



PA7R-CL2-12L-020-4K7

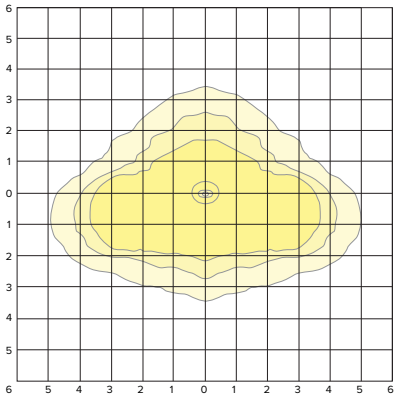
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**2159**
Watts	**21.69**
Efficacy	**100.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1325	77.5%
Downward House Side	384	22.5%
Downward Total	1709	79%
Upward Street Side	258	57%
Upward House Side	193	43%
Upward Total	451	21%
Total Flux	2160	100%

ISOFOOT CANDLE PLOT



PA7R-CL3-12L-020-4K7

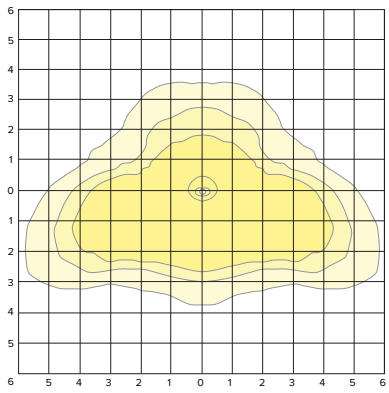
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**2244**
Watts	**21.72**
Efficacy	**103.0**
IES Type	**III**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1472	80.0%
Downward House Side	367	20.0%
Downward Total	1839	82%
Upward Street Side	231	57%
Upward House Side	175	43%
Upward Total	406	18%
Total Flux	2245	100%

ISOFOOT CANDLE PLOT



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PHOTOMETRY

PA7R-CL3HS-12L-020-4K7

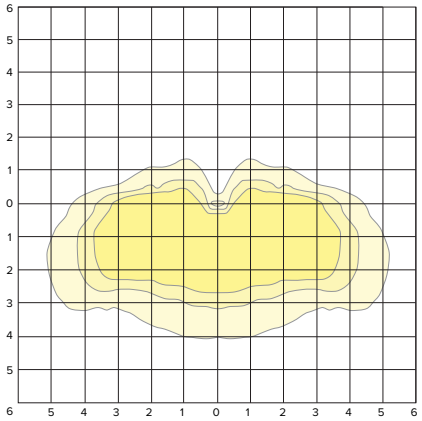
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1811**
Watts	**21.7**
Efficacy	**83.0**
IES Type	**III**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1361	92.0%
Downward House Side	118	8.0%
Downward Total	1479	82%
Upward Street Side	277	83%
Upward House Side	56	17%
Upward Total	334	18%
Total Flux	1812	100%

ISOFOOT CANDLE PLOT



PA7R-CL4-12L-020-4K7

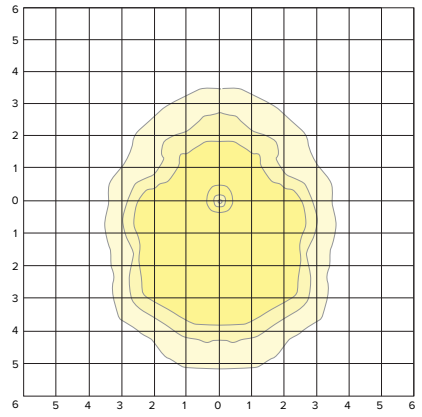
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**2236**
Watts	**21.71**
Efficacy	**103.0**
IES Type	**IV**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1552	84.9%
Downward House Side	275	15.0%
Downward Total	1827	82%
Upward Street Side	230	56%
Upward House Side	180	44%
Upward Total	410	18%
Total Flux	2237	100%

ISOFOOT CANDLE PLOT



PA7R-CL5-12L-020-4K7

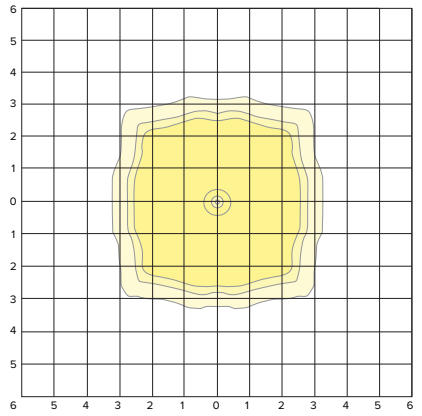
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**2296**
Watts	**21.75**
Efficacy	**106.0**
IES Type	**VS**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	937	50.0%
Downward House Side	937	50.0%
Downward Total	1874	82%
Upward Street Side	211	50%
Upward House Side	211	50%
Upward Total	422	18%
Total Flux	2296	100%

ISOFOOT CANDLE PLOT



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PHOTOMETRY

PA7R-DL1-12L-020-4K7

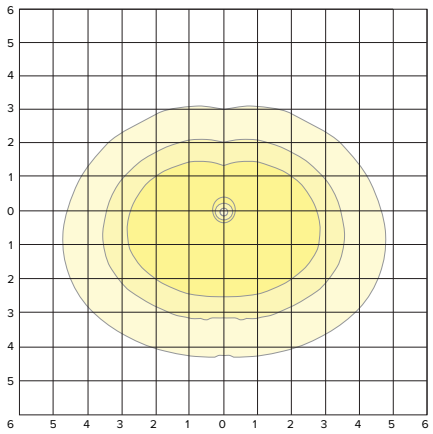
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1783**
Watts	**21.74**
Efficacy	**82.0**
IES Type	**IV**
BUG Rating	**B1-U3-G2**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	746	66.2%
Downward House Side	381	33.8%
Downward Total	1127	63%
Upward Street Side	408	62%
Upward House Side	248	38%
Upward Total	657	37%
Total Flux	1784	100%

ISOFOOT CANDLE PLOT



PA7R-DL5-12L-020-4K7

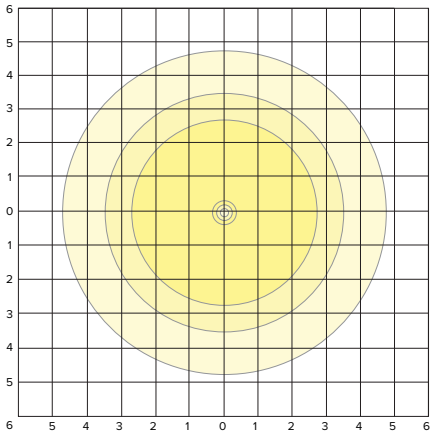
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1873**
Watts	**21.75**
Efficacy	**86.0**
IES Type	**VS**
BUG Rating	**B1-U3-G2**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	656	50.0%
Downward House Side	656	50.0%
Downward Total	1313	70%
Upward Street Side	281	50%
Upward House Side	281	50%
Upward Total	561	30%
Total Flux	1874	100%

ISOFOOT CANDLE PLOT



PA7R-GC1-12L-020-4K7

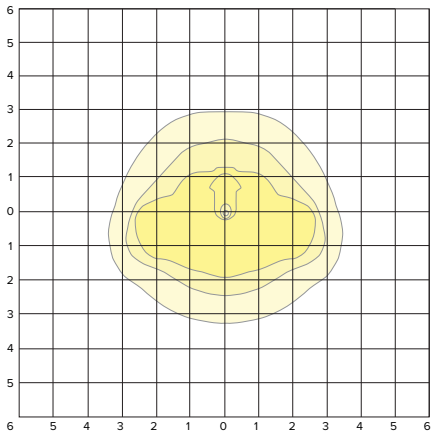
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1130**
Watts	**21.73**
Efficacy	**52.0**
IES Type	**II**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	434	67.6%
Downward House Side	208	32.4%
Downward Total	642	57%
Upward Street Side	298	61%
Upward House Side	191	39%
Upward Total	489	43%
Total Flux	1131	100%

ISOFOOT CANDLE PLOT



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PA7R-GC2-12L-020-4K7

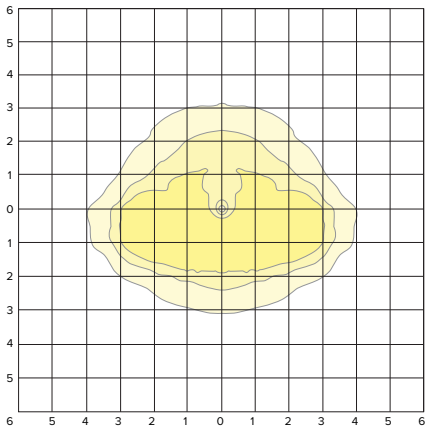
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1111**
Watts	**21.59**
Efficacy	**51.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	488	68.3%
Downward House Side	227	31.7%
Downward Total	715	64%
Upward Street Side	238	60%
Upward House Side	159	40%
Upward Total	397	36%
Total Flux	1112	100%

ISOFOOT CANDLE PLOT



PA7R-GC3-12L-020-4K7

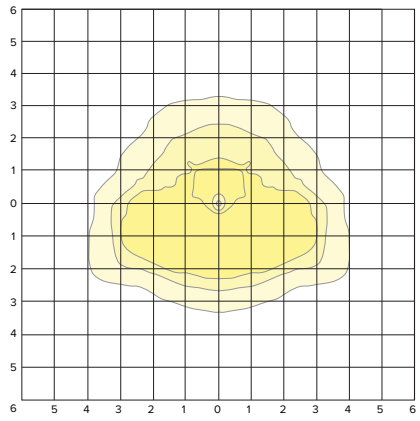
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1114**
Watts	**21.7**
Efficacy	**51.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	513	69.8%
Downward House Side	221	30.1%
Downward Total	735	66%
Upward Street Side	234	62%
Upward House Side	146	38%
Upward Total	380	34%
Total Flux	1114	100%

ISOFOOT CANDLE PLOT



PA7R-GC3HS-12L-020-4K7

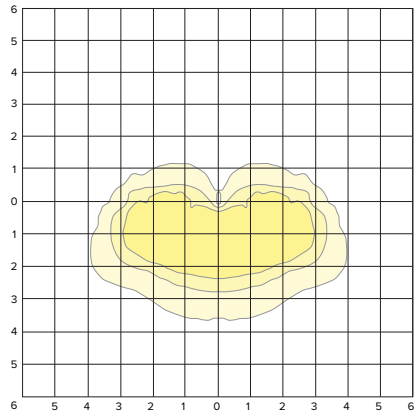
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**930**
Watts	**21.59**
Efficacy	**43.0**
IES Type	**III**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	533	87.1%
Downward House Side	79	12.8%
Downward Total	612	66%
Upward Street Side	265	83%
Upward House Side	54	17%
Upward Total	319	34%
Total Flux	931	100%

ISOFOOT CANDLE PLOT



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PHOTOMETRY

PA7R-GC4-12L-020-4K7

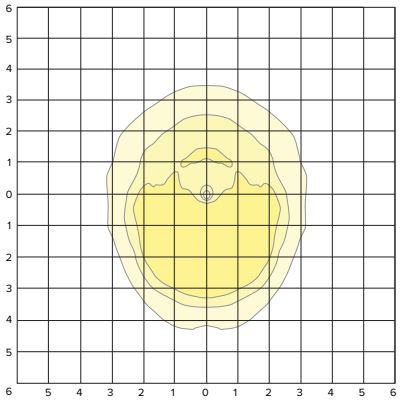
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1207**
Watts	**21.59**
Efficacy	**56.0**
IES Type	**IV**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	591	74.2%
Downward House Side	205	25.8%
Downward Total	796	66%
Upward Street Side	267	65%
Upward House Side	146	35%
Upward Total	412	34%
Total Flux	1208	100%

ISOFOOT CANDLE PLOT



PA7R-GC5-12L-020-4K7

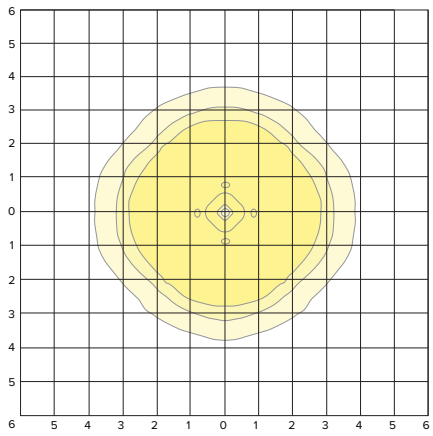
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1128**
Watts	**21.59**
Efficacy	**52.0**
IES Type	**VS**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	382	50.0%
Downward House Side	382	50.0%
Downward Total	764	68%
Upward Street Side	183	50%
Upward House Side	183	50%
Upward Total	365	32%
Total Flux	1129	100%

ISOFOOT CANDLE PLOT



PA7R-GD1-12L-020-4K7

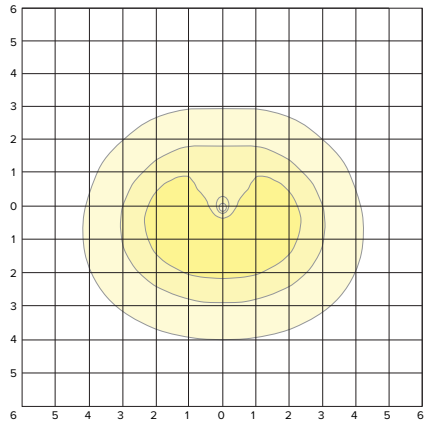
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1127**
Watts	**21.71**
Efficacy	**51.9**
IES Type	**IV**
BUG Rating	**B1-U3-G2**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	407	62.8%
Downward House Side	241	37.2%
Downward Total	648	57%
Upward Street Side	287	60%
Upward House Side	193	40%
Upward Total	479	43%
Total Flux	1127	100%

ISOFOOT CANDLE PLOT



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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

PA7R

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PHOTOMETRY

PA7R-GD5-12L-020-4K7

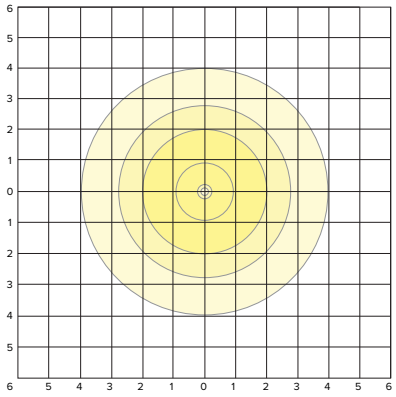
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1037**
Watts	**21.6**
Efficacy	**48.0**
IES Type	**VS**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	309	50.0%
Downward House Side	309	50.0%
Downward Total	618	60%
Upward Street Side	210	50%
Upward House Side	210	50%
Upward Total	420	40%
Total Flux	1038	100%

ISOFOOT CANDLE PLOT



PA7R-LV1-12L-020-4K7

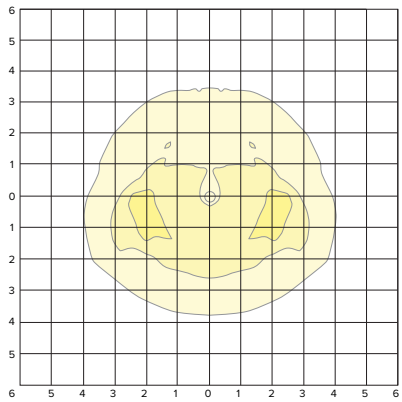
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**811**
Watts	**21.73**
Efficacy	**37.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	303	57.7%
Downward House Side	222	42.2%
Downward Total	526	65%
Upward Street Side	160	56%
Upward House Side	126	44%
Upward Total	286	35%
Total Flux	812	100%

ISOFOOT CANDLE PLOT



PA7R-LV2-12L-020-4K7

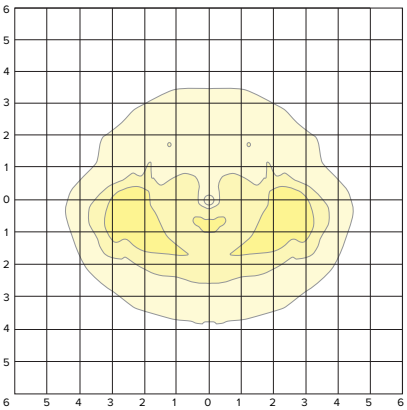
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**885**
Watts	**21.68**
Efficacy	**41.0**
IES Type	**II**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	378	61.9%
Downward House Side	233	38.1%
Downward Total	611	69%
Upward Street Side	158	58%
Upward House Side	116	42%
Upward Total	274	31%
Total Flux	885	100%

ISOFOOT CANDLE PLOT



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PA7R-LV3-12L-020-4K7

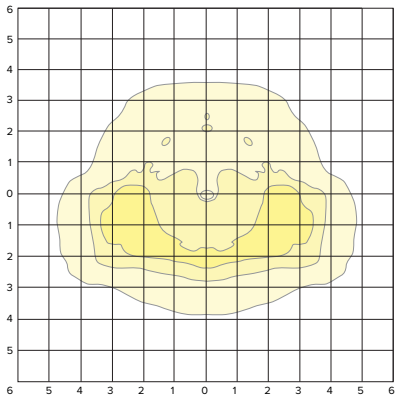
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**912**
Watts	**21.69**
Efficacy	**42.0**
IES Type	**III**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	414	63.7%
Downward House Side	233	35.8%
Downward Total	650	71%
Upward Street Side	154	59%
Upward House Side	109	41%
Upward Total	263	29%
Total Flux	913	100%

ISOFOOT CANDLE PLOT



PA7R-LV3HS-12L-020-4K7

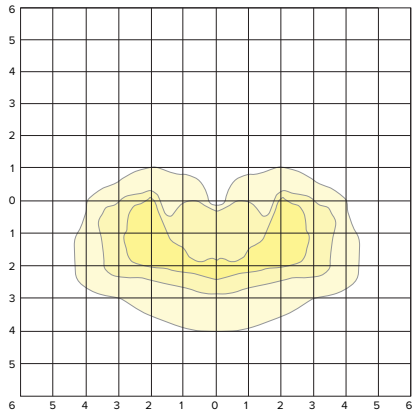
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**658**
Watts	**21.69**
Efficacy	**30.0**
IES Type	**III**
BUG Rating	**B0-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	383	82.5%
Downward House Side	81	17.5%
Downward Total	464	71%
Upward Street Side	155	80%
Upward House Side	39	20%
Upward Total	194	29%
Total Flux	658	100%

ISOFOOT CANDLE PLOT



PA7R-LV4-12L-020-4K7

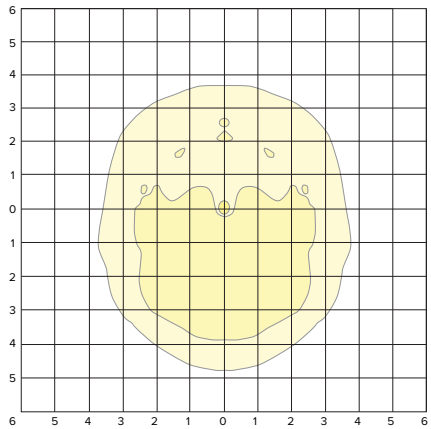
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**956**
Watts	**21.69**
Efficacy	**44.0**
IES Type	**IV**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	454	67.5%
Downward House Side	219	32.5%
Downward Total	673	70%
Upward Street Side	176	62%
Upward House Side	107	38%
Upward Total	283	30%
Total Flux	956	100%

ISOFOOT CANDLE PLOT



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PA7R

BOLLARD

PHOTOMETRY

PA7R-LV5-12L-020-4K7

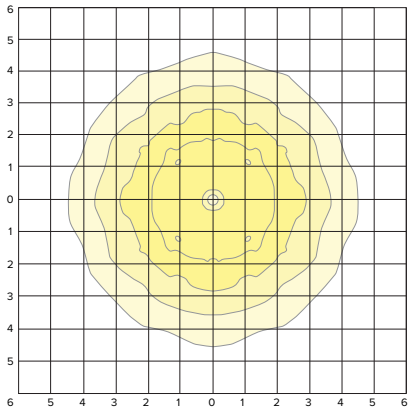
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**966**
Watts	**21.7**
Efficacy	**45.0**
IES Type	**VS**
BUG Rating	**B1-U3-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	354	50.0%
Downward House Side	354	50.0%
Downward Total	708	73%
Upward Street Side	129	50%
Upward House Side	129	50%
Upward Total	259	27%
Total Flux	967	100%

ISOFOOT CANDLE PLOT



PA7R-NU1-12L-020-4K7

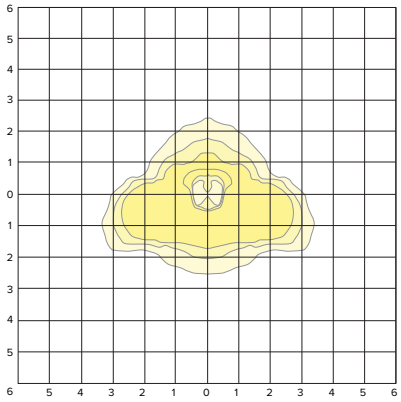
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1136**
Watts	**21.75**
Efficacy	**52.0**
IES Type	**I**
BUG Rating	**B0-U0-G0**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	986	86.7%
Downward House Side	151	13.3%
Downward Total	1137	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	1137	100%

ISOFOOT CANDLE PLOT



PA7R-NU2-12L-020-4K7

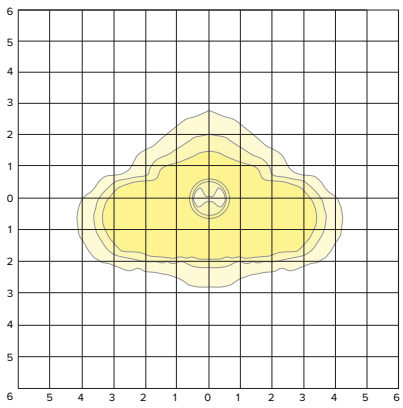
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1305**
Watts	**21.74**
Efficacy	**60.0**
IES Type	**II**
BUG Rating	**B0-U0-G0**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1073	82.2%
Downward House Side	233	17.8%
Downward Total	1306	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	1306	100%

ISOFOOT CANDLE PLOT



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PA7R

BOLLARD

PHOTOMETRY

PA7R-NU3-12L-020-4K7

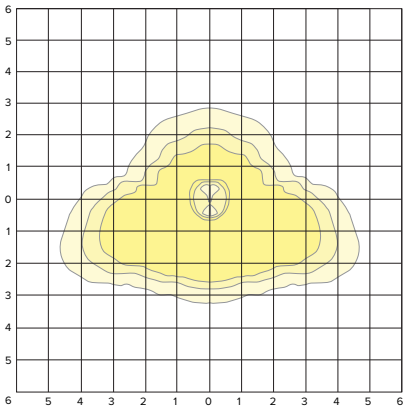
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1228**
Watts	**21.76**
Efficacy	**56.0**
IES Type	**III**
BUG Rating	**B0-U0-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1035	84.3%
Downward House Side	194	15.8%
Downward Total	1228	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	1228	100%

ISOFOOT CANDLE PLOT



PA7R-NU3HS-12L-020-4K7

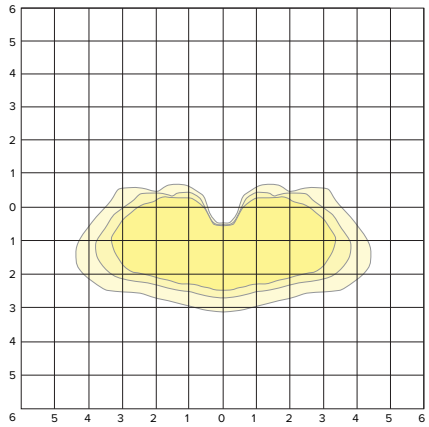
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1037**
Watts	**21.74**
Efficacy	**48.0**
IES Type	**III**
BUG Rating	**B0-U0-G0**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	987	95.1%
Downward House Side	51	4.9%
Downward Total	1038	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	1038	100%

ISOFOOT CANDLE PLOT



PA7R-NU4-12L-020-4K7

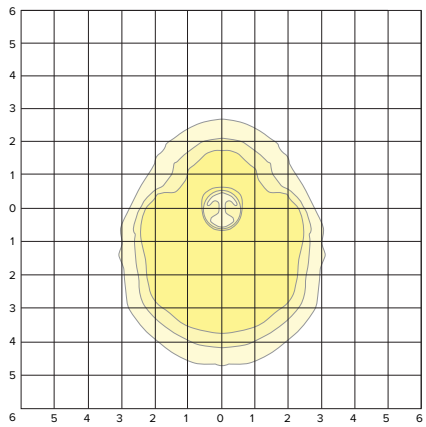
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1482**
Watts	**21.67**
Efficacy	**68.0**
IES Type	**IV**
BUG Rating	**B0-U0-G1**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	1318	88.9%
Downward House Side	164	11.1%
Downward Total	1483	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	1483	100%

ISOFOOT CANDLE PLOT



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PA7R

BOLLARD

PHOTOMETRY(CONTINUED)

PA7R-NU5-12L-020-4K7

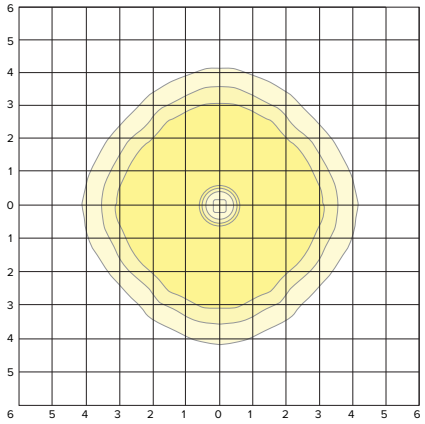
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**1377**
Watts	**21.68**
Efficacy	**63.0**
IES Type	**VS**
BUG Rating	**B1-U0-G0**
Mounting Height	**3.5 ft**
Grid Scale	**6 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	689	50.0%
Downward House Side	689	50.0%
Downward Total	1377	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	1377	100%

ISOFOOT CANDLE PLOT



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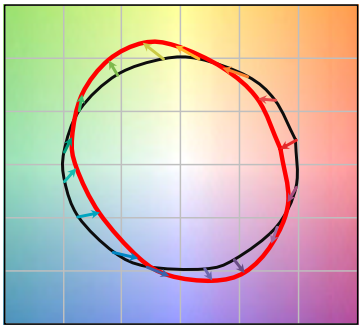
PA7R

BOLLARD

TM-30 DATA

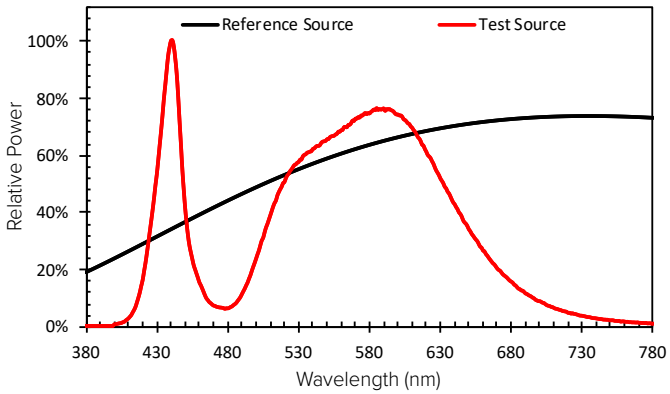
COLOR VECTOR GRAPHIC



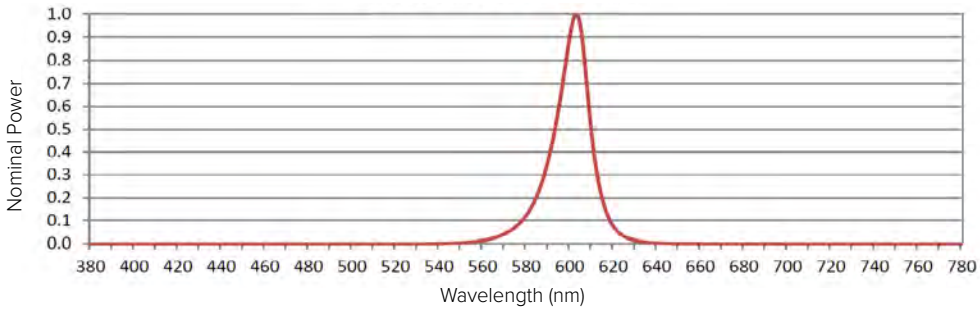
TEST SOURCE

R_f	68
R_g	99
CCT(K)	3947
D_{UV}	0.0004
x	0.3831
y	0.3793
CIE R_a	72

SPECTRAL POWER DISTRIBUTION COMPARISON



AMBER SPECTRAL POWER DISTRIBUTION



ELECTRICAL DATA

Electrical													Dimming				
# LED	System Watts	Drive Current	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming Range	Source current out of 0-10V		Absolute voltage range on 0-10V (+)	
			VAC	Hz	120	208	240	277	347	480				Min	Max	Min	Max
12	22	550mA	120-480	50/60	0.18	0.11	0.09	0.08	0.06	0.05	>0.9	20	10% to 100%	0mA	1mA	0V	10V
	14	350mA			0.12	0.07	0.06	0.05	0.04	0.03							

TM-21 Lifetime Calculation - Projected Lumen Maintenance (25°C / 77°C) & (40°C / 104°C)						
Hours	0	25,000	36,000	50,000	100,000	Reported L70
Projected Lumen Maintenance	100%	98%	97%	95%	90%	60khrs

CRI Lumen Multiplier 80 and 90 CRI		
CCT	80 CRI	90 CRI
2700K	0.859	0.655
3000K	0.9119	0.7033
3500K	0.906	0.732
4000K	0.8941	0.734
5000K	0.879	0.7712
Scailing factor of 5000K 70CRI lumen packages		

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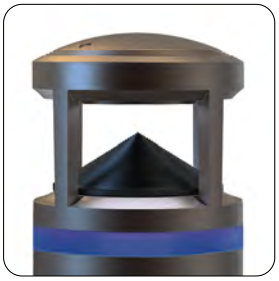
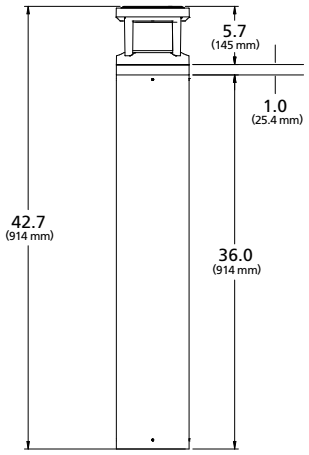
PA7R
BOLLARD

ADDITIONAL INFORMATION

LUMINOUS ACCENT:
- The Luminous Accent option adds an additional 1" / 25.4mm to the overall fixture height and may be controlled via wired DMX RDM or Bluetooth® wireless. The Luminous Accent shall be IK08.



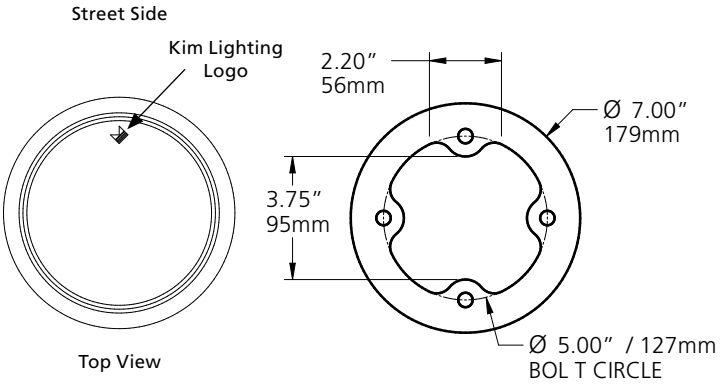


RGBW REMOTE APP
- The RGBW Remote application may be downloaded free of charge from the Apple App Store or Google Play.
- Color selection and adjustment.
- Camera function for color matching.
- Intensity slider for dimming/ramping up.
- Save and rename up to 10 presets.
- Group and rename fixtures.
- Fixture is password protected, refer to instructions to set unique password.

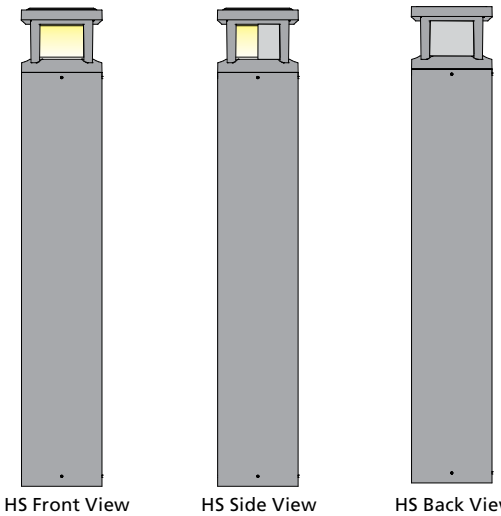




MOUNTING
ALUMINUM BODY
- Once attached to base mounting plate, fixture may be rotated 20° in either direction and secured with set screws at base of the bollard body. KIM Lighting logo indicates 'street side' output.



SHIELDING
- HS configurations feature factory installed 180° shield(s) that may also be installed in the field for any Optic configuration.



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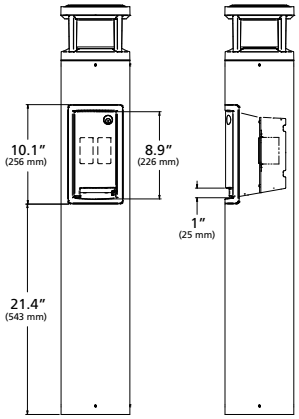
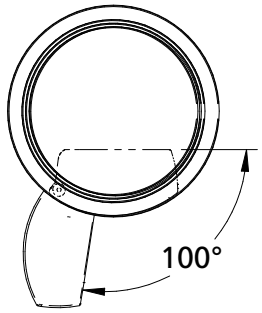
PA7R
BOLLARD

ADDITIONAL INFORMATION (CONTINUED)

RECEPTACLE OUTLET PANEL

- The Receptacle outlet panel shall be NEMA 3R rated for wet location(s) while in use and shall be compatible with any single receptacle outlet device with standard mounting holes. Door shall be self-closing. Tamper resistant lock must be specified at time of order. Devices and device wiring by others.

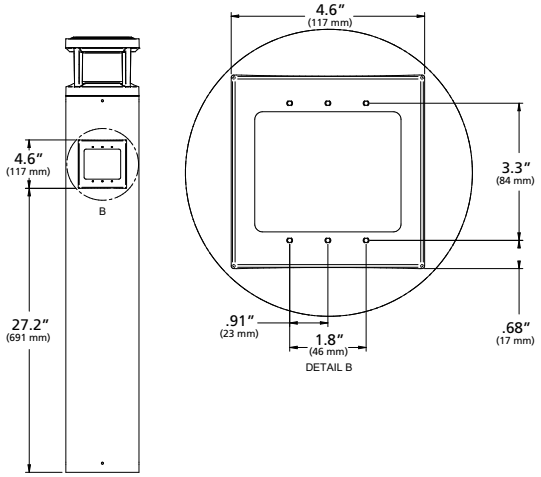




Range of Motion for access door

INTEGRAL ELECTRICAL BOX

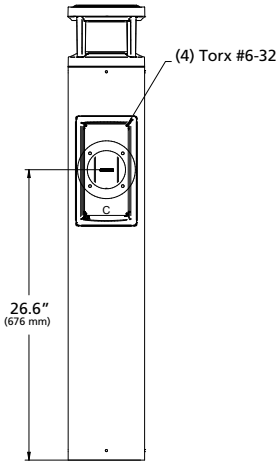
- The integral 2 Gang electrical box shall be 3" deep and have standard mounting holes for installing either a single receptacle outlet device or a pair of single receptacle outlet device. Devices, device wiring, device hardware and bezel by others.



SPEAKER GRILLE ENCLOSURE

- The speaker grille enclosure shall accommodate a 3"Ø marine grade speaker rated for outdoor use. Grille shall be secured with (4) Torx # screws for accessibility. Mounting provisions as shown. Speaker, mounting bracket/hardware and wiring by others.





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KIM LIGHTING

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

UR20 - Post Top

ARCHITECTURAL AREA/SITE

Ouro™

FEATURES

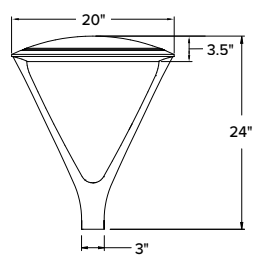
- 20” size in single/dual arm post top, pole and wall mount
- High performance optics up to 16,874 delivered lumens
- Elegant form factor
- Diffusion lens option
- UL/cUL listed for wet locations, IP66 and 4G/1.5G vibration rated

3000K and warmer CCTs only

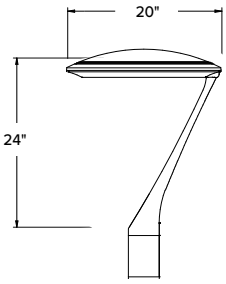


CONTROL TECHNOLOGY

LIGHTGRID+



FM33



FMSA33/PTSA23
FMSA34, PTSA24, PTSA34

	Weight	EPA
UR20	35 lbs / 15.8 kg	0.512 ft.^{2}

SPECIFICATIONS

CONSTRUCTION

- Low copper aluminum alloy die-casting is designed as one-piece.
- Molded silicone gasket throughout insures the sealing between the two compartments and provides ingress protection.
- All external fasteners are stainless steel.
- Cover is secured to Lens frame by the latch and hinge.

OPTICS

- LEDs mount to a metal printed circuit board assembly (MCPCB).
- Optical lenses are clear injection molded PMMA acrylic.
- Optional Backlight Control on each LED module to completely control unwanted backlight.
- Optional fixture finish optical surfaces will not exceed BUG ratings of the standard white finish.

LENS

- Standard lens (CLR) IK08
- Clear Polycarbonate Lens (CP) IK10

INSTALLATION

- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

ELECTRICAL

- Universal voltage, 120 through 277V with a ±10% tolerance. Driver is Underwriters Laboratories listed.
- High voltage configurations, 347/480. Driver has a 0-10V dimming interface for multi-level illumination options. Driver is Underwriters Laboratories listed.
- "Thermal Shield”, secondary side, thermistor provides protection for the sustainable life of LED module and electronic components
- Drivers shall have greater than a 0.9 power factor, less than 20% harmonic distortion, and be suitable for operation in -40°C to 40°C ambient environments.
- Luminaire shall be capable of operating at 100% brightness in a 40°C environment. Both driver and optical array have integral thermal protection that will dim the luminaire upon detection of temperatures in excess of 85°C.
- Surge protection: 10,000k in parallel, 20,000k in series
- Wiring: No. 18AWM rated 105°C, wet rating.

CONTROLS

7PR

- Fully gasketed and wired 7-pin receptacle option. Easy access location above the electrical compartment. 7-pin construction allows for a user-defined interface and provides a controlled definition of operational performance. ANSI twist-lock control module by-others.

Standard customer operation modes:

- Traditional on/off photoelectric control.
- 5-pin wireless photoelectric control for added dimming feature.
- 7-pin wireless photoelectric control for dimming and additional I/O connections for customer use.

(Specifications continued on page 5)

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KIM LIGHTING

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

UR20 - Post Top

ARCHITECTURAL AREA/SITE

ORDERING GUIDE

Example: UR20-24L-25-3K8-3-L-UNV-FMSA33-BLT-7PR-BC

CATALOG #

HOUSING

UR20

Model		LED Engine	CCT/CRI	Distribution	Rotation	Voltage
UR20	Ouro	**No Lens or Clear Lens**	**AM** [1,2] Amber, 595nm	**No Lens or Clear Lens**	**(Blank)** Blank for no rotation	**UNV** 120-277V
		24L-25 3,000 lm	**27K8** 2700K, 80 CRI	**FR** Type 1/Front Row		**347** 347V
		24L-65 7,000 lm	**3K7** 3000K, 70 CRI	**2** Type II	**L** [4] Optic rotation left	**480** 480V
		56L-75 10,000 lm	**3K8** 3000K, 80 CRI	**3** Type III	**R** [4] Optic rotation right	**Consult factory**
		56L-110 15,000 lm	**35K8** 3500K, 80 CRI	**4** Type IV		
		56L-140 17,000 lm	**3K9** 3000K, 90 CRI	**4W** Type IV Wide		
		HDL - High Diffusion Lens	**4K7** 4000K, 70 CRI	**5QM** [3] Type V Square Medium		
		28L-30 3,000 lm	**4K8** 4000K, 80 CRI	**5QN** [3] Type V Square Narrow		
		28L-70 7,000 lm	**5K7** 5000K, 70 CRI	**5R** [3] Type V Rectangular		
		68L-80 9,000 lm	Consult factory for other CCTs and CRIs	**5W** [3] Type V Wide (Round)		
		68L-115 13,000 lm		**HDL - High Diffusion Lens**		
		68L-150 15,000 lm		**3** Type III/Asymmetric		
				5W [3] Type V/Symmetric		

Mounting		Fixture Finish		Control Options		Options		Control Accessories	
FM33	Flush mt 3.0" OD pole, 3" fixture base	**BLS**	Black Gloss Smooth	**7PR-TL**	7 pin PCR with twist lock photocontrol	**BC** [9]	Back-light Control	**WIR-RME-L**	LightGRID+™ External Fixture Module
FM44	Flush mt 3.6" to 4.0" OD pole, 4" fixture base	**BLT**	Black Matte Textured	**7PR-SC**	7 pin PCR with shorting cap	**SF**	Single Fuse	**SCH-R**	Occ. Sensor for Round Pole (up to 30' MH)
PT23	3" Post Top mount for 2 3/8" OD x 4" Long Tenon Tenon	**DBS**	Dark Bronze Gloss Smooth	**7PR**	7 pin PCR, wireless control enabled	**DF**	Double Fuse	**SCH-S**	Occ. Sensor for Square Pole (up to 30' MH)
PT24	4" Post Top mount for 2 3/8" OD T x 4" Long Tenon	**DBT**	Dark Bronze Matte Textured	**AD-01** [6]	AstroDIM: 50% output at midnight	**CLR** [8,9,10]	Clear Lens	**NXOFM2-1R1D-UNV**	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming
PT34	4" Post Top mount for 2 7/8" OD x 4" Long Tenon Tenon	**GTT**	Graphite Matte Textured	**AD-02** [6]	AstroDIM: 50% output midnight to 4 AM	**TPL**	Tamper proof latch		
FMSA33	Solo Arm Post Top Flush Mount 3.0" OD Pole, 3" fixture base	**LGS**	Light Grey Gloss Smooth	**AD-03** [6]	AstroDIM: 50% output 10PM	**CP** [8,9,11]	Clear Polycarbonate Lens		
FMSA44	Solo Arm Post Top Flush Mount 3.6" to 4.0" OD Pole, 4" fixture base	**LGT**	Light Grey Matte Textured	**AD-04** [6]	AstroDIM: 50% output 10PM to 4AM	**WBFM3**	Wall Bracket Arm for FM33 or FMSA33		
PTSA23	3" Solo Arm Post Top Mount for 2-3/8" OD x 4" Long Tenon	**PSS**	Platinum Silver Gloss Smooth	**NXW** [7]	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	**WBFM4**	Wall Bracket Arm for FM44 or FMSA44		
PTSA24	4" Solo Arm Post Top Mount for 2-3/8" OD x 4" Long Tenon	**VGT**	Verde Green Matte Textured	**WSP-40F-1** [6,8]	Dimming Occ. Sensor for up to 40' MH, 120/277/347V	**TAFM3** [12,13]	Twin Arm mount for FM33 or FMSA33		
PTSA34	4" Solo Arm Post Top Mount for 2-7/8" OD x 4" Long Tenon	**WHS**	White Gloss Smooth	**WSP-40F-2** [6,8]	Dimming Occ. Sensor for up to 40' MH, 208/240V	**TAFM4** [12,13]	Twin Arm mount for FM44 or FMSA44		
		WHT	White Matte Textured	**WSP-40F-3** [6,8]	Dimming Occ. Sensor for up to 40' MH, 480V				
		Color Option		**NXWS16F** [6,7,8]	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming				
		CC [5]	Custom Color	**NXWS40F** [6,7,8]	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming				

1 Turtle Friendly.
2 Not available with 24L-65 and the 56L-140 configuration of the LED Engine
3 Not available with BC option
4 Not available with 5QM, 5QN, and 5W distributions.
5 Consult factory for custom color, marine and corrosive finish options.
6 Not available with other sensor or wireless control options.
7 Not available with Solo Arm Post Top (FMSA/PTSA)
8 24L and 56L only
9 Not available with HDL option.
10 IK08 rated. Consult factory for details
11 IK10 rated. Consult factory for details
12 Pole requires 2-3/8"x 4" Long tenon
13 Order one for each pair of fixtures per pole.

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KIM LIGHTING

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ARCHITECTURAL AREA/SITE

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
NX Wireless	NXOFM2-1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–	NXOFM2-1R1D-UNV
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–	NXRM2-H
NX Wireless	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft	NXSMP2-LMO
NX Wireless	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft	NXSMP2-HMO

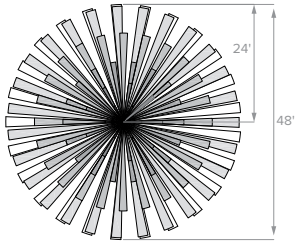
DEFAULT SETTINGS

NX Wireless	**Occupancy Sensor**	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	15 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	0%
	Daylight Sensor	Disabled
	Bluetooth	Enabled
	2.4GHz Wireless Mesh	On
	"Passcode Factory Passcode: HubbN3T!"	Enabled

Stand Alone	**Occupancy Sensor**	Enabled
	Occupancy Sensor Sensitivity	7
	Occupancy Sensor Timeout	8 Minutes
	Occupied Dim Level	100%
	Unoccupied Dim Level	50%
	Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS

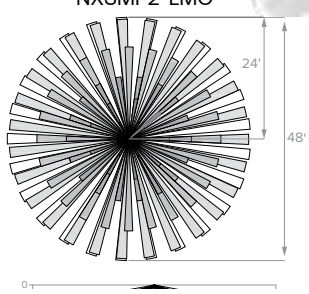
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-LMO



NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

Apple App

Google Play

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ARCHITECTURAL AREA/SITE

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	AD	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–	ADT
Independent	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR
Independent	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	7PR-SC
Independent	7PR-TL	7-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–	7PR-TL





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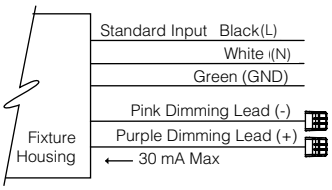
ARCHITECTURAL AREA/SITE

SPECIFICATIONS (CONTINUED)

CONTROLS (CONTINUED)

DIMMING:

- Dimming range from 100% to 10% through the use of the standard 0-10V interface on the programmable driver.
- Modular wiring harness in the service area provides user access to the dimming circuitry.
- Dimming circuitry compatible with 0-10V, user-defined control devices.
- Optional factory programmed dimming profile.



WIRELESS CONTROLS

LightGRID+™

- LightGRID+™ wireless control modules allow an individual fixture to managed, monitored and measured. The modules communicate securely over a robust certified meshed radio signal. The LightGRID+™ modules provide on/off/dim control, external device input, alerts and metering.

WIR-RME-L

- LightGRID+™ External Module,120-480V, 1000ft range (LOS), Internal Photocell, 1 Digital Input, Compatible with the A-25-7H option

NX LIGHTING CONTROLS

- NX lighting controls platform utilizes a Distributed Network Architecture (DNA) that connects intelligent devices including luminaires, controllers, panels, occupancy sensors, photocells, wall switches and dimmers, creating a system with an unmatched level of reliability, scalability and simplicity

POLE MOUNTED

ROUND POLE-MOUNTED OCCUPANCY

- Sensor up to 30'. Select voltage and finish color.

SCH-R

- Round Pole-Mounted Occupancy Sensor: up to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.
- Ordering Example: SCH-R4[4]/277[2]/BL[3]

SQUARE POLE-MOUNTED OCCUPANCY

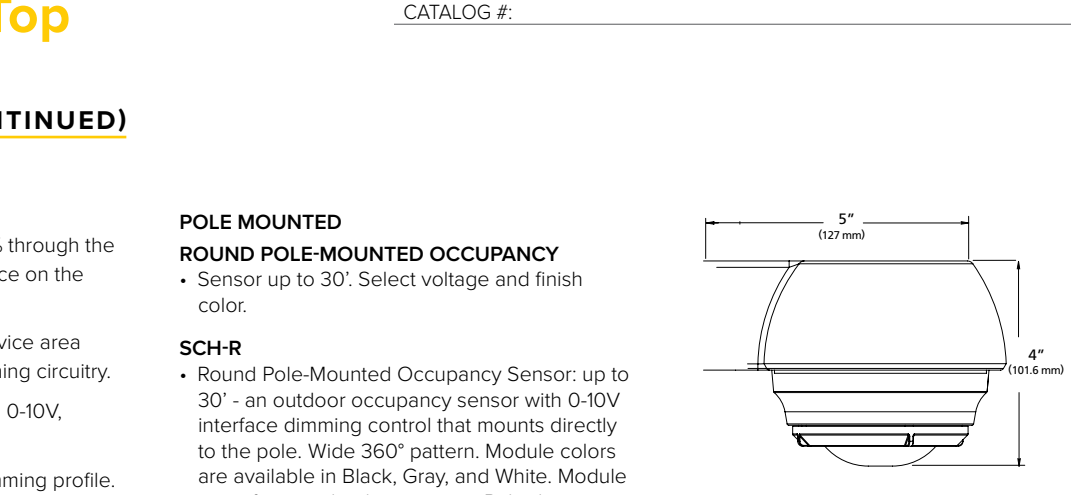
Sensor up to 30'. Select voltage and finish color.

SCH-S

- Square Pole-Mounted Occupancy Sensor: up to 30' - an outdoor occupancy sensor with 0-10V interface dimming control that mounts directly to the pole. Wide 360° pattern. Module colors are available in Black, Gray, and White. Module is cut for round pole mounting. Pole diameter is needed upon order. Poles to be drilled in the field will be provided with installation instructions.
- Ordering Example: SCH-S/277[2]/BL[3]

ASTRODIM

- AstroDIM provides multi-stage night-time power reduction based on an internal timer referenced to the power on/off time. There is no need for an external control infrastructure. The unit automatically performs a dimming profile based on the predefined scheduled reference to the midpoint, which is calculated based on the power on/off times.



OPTIONAL FUSING:

- SF for 120, 277, and 347 Line volts

CAUTION:

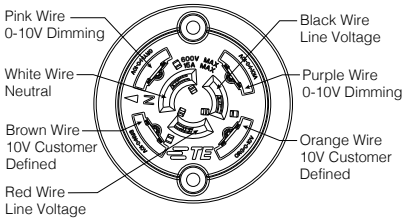
- Fixtures must be grounded in accordance with national, state and/or local electrical codes. Failure to do so may result in serious personal injury.

CERTIFICATIONS AND LISTINGS

- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40°C ambient temperatures
- ANSI C136.31-2010 Vibration tested and compliant 1.5G and 4G reference page 4
- IEC 66262 Mechanical Impact Code IK08, IK10
- IDA approved, 3000K and warmer CCTs only
- IP66 rated
- RoHS compliant

WARRANTY

- 5 year warranty





7-Pin receptacle placement

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KIM LIGHTING

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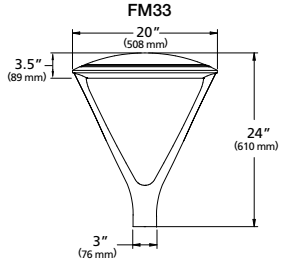
ARCHITECTURAL AREA/SITE

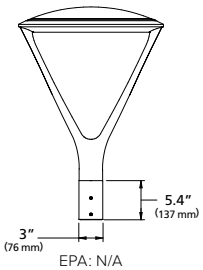
DIMENSIONS

FM33



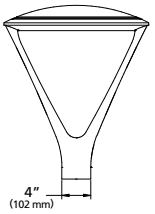
EPA: .512

PT23



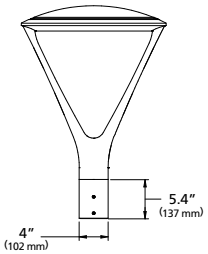
EPA: N/A

FM44



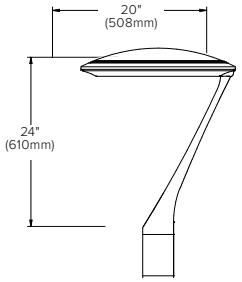
EPA: .534

PT24 / PT34



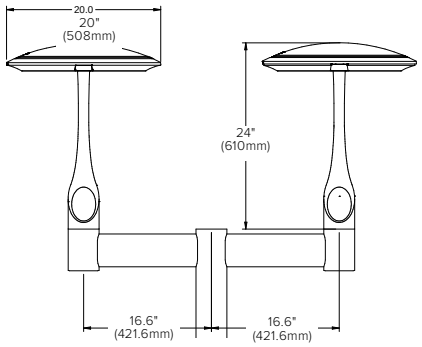
EPA: .424 / .608

FMSA33/PTSA23
FMSA34, PTSA24, PTSA34



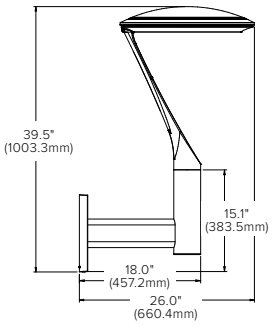
ARM	DIAMETER
FMSA33	3" diameter
FMSA44	4" diameter
PTSA23	3" diameter with Tenon mount
PTSA24	4" diameter with Tenon mount
PTSA34	4" diameter with tenon mount

TAFM3/TAFM4



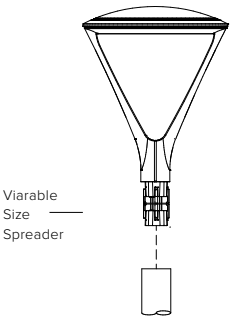
EPA: 1.7 WEIGHT TAFM3: 18.63 LBS TAFM: 23.42 LBS

WBFM3/WBFM4

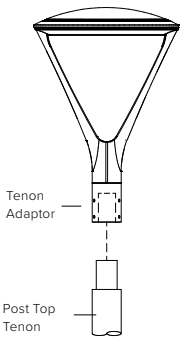


EPA: .97 WEIGHT WBFM3: 10.13 LBS WBFM4: 13.80 LBS

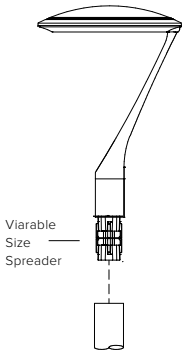
MOUNTING INSTALLATION



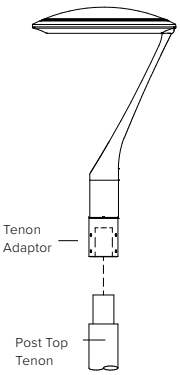
Flush Mount



Post Top
PT23/24/34

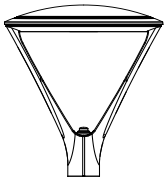


Flush Mount
FMSA33/34

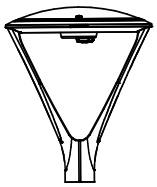


Post Top
PTSA23/24/34

SENSOR PLACEMENT



NXW



WSP-40F

MOUNTING VIBRATION RATINGS

UR 20 Arm		UR28 Arm		UR 20 Post Top		UR 28 Post Top		UR 20 Solo Arm	
Ordering Code	Rating	Ordering Code	Rating	Ordering Code	Rating	Ordering Code	Rating	Ordering Code	Rating
ASQ	4G	ASQ	4G	FM33	4G	FM44	1.5G	FMSA33	1.5G
A34	4G	A34	4G	FM44	1.5G	FM45	1.5G	FMSA44	1.5G
A46	4G	A46	4G	PT23	4G	PT24	1.5G	PTSA23	1.5G
MAF	4G	MAF	4G	PT24	4G	PT34	1.5G	PTSA24	1.5G
				PT34	1.5G	PT25	1.5G	PTSA34	1.5G

For the 4 G test, ANSI C136.31-2010 Vibration is tested to comply with Vibration Test Level 1 Normal Applications, Vibration Test Level 2 Bridge/Overpass Applications, and Vibration Test Level 3

For the 1.5G test, ANSI C136.31-2010 Vibration is tested to comply with Vibration Level 1 Bridge/Overpass Applications

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ARCHITECTURAL AREA/SITE

DELIVERED LUMENS

LEDs #	Lumens Package	Drive Current	Nominal Watts	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
						Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
							B	U	G			B	U	G			B	U	G	
24L	3,000	298mA	25	No lens	FR	2932	0	0	1	115	3119	0	0	1	123	3098	0	0	1	124
					FR-BC	1994	0	0	0	78	2121	0	0	0	83	2107	0	0	0	83
					2	2943	1	0	1	116	3099	1	0	1	122	3110	1	0	1	124
					2-BC	1724	0	0	1	68	1834	0	0	1	72	1822	0	0	1	72
					3	3007	1	0	1	118	3200	1	0	1	126	3178	1	0	1	127
					3-BC	1830	0	0	1	73	1947	0	0	1	78	1934	0	0	1	77
					4	3056	0	0	1	120	3251	0	0	1	128	3229	0	0	1	129
					4-BC	2235	0	0	1	88	2377	0	0	1	93	2362	0	0	1	93
					4W	3171	1	0	1	125	3374	1	0	1	133	3351	1	0	1	134
					4W-BC	1912	0	0	1	75	2034	0	0	1	80	2020	0	0	1	79
					5QM	2931	2	0	1	115	3119	2	0	1	123	3098	2	0	1	124
					5QN	2694	2	0	1	106	2866	2	0	1	113	2847	2	0	1	114
					5R	3054	2	0	2	120	3250	2	0	2	128	3228	2	0	2	129
					5W	3043	2	0	1	120	3237	2	0	1	127	3216	2	0	1	129
				Clear lens	FR	2773	0	0	1	109	2951	0	0	1	116	2930	0	0	1	117
					FR-BC	1886	0	0	1	74	2007	0	0	1	79	1993	0	0	1	78
					2	2784	1	0	1	109	2963	1	0	1	116	2942	1	0	1	118
					2-BC	1631	0	0	1	64	1736	0	0	1	68	1723	0	0	1	67
					3	2845	1	0	1	111	3028	1	0	1	119	3007	1	0	1	120
					3BC	1806	0	0	1	72	1922	0	0	1	77	1909	0	0	1	76
					4	2891	0	0	1	113	3076	0	0	1	120	3055	0	0	1	122
					4-BC	2114	0	0	1	83	2250	0	0	1	88	2234	0	0	1	88
					4W	2999	1	0	1	117	3192	1	0	1	125	3169	1	0	1	127
					4W-BC	1808	0	0	1	71	1924	0	0	1	75	1911	0	0	1	76
					5QM	2773	1	0	1	109	2950	2	0	1	116	2931	2	0	1	117
					5QN	2549	1	0	0	100	2712	2	0	1	106	2693	2	0	1	108
					5R	2890	2	0	2	113	3075	2	0	2	120	3054	2	0	2	122
					5W	2879	2	0	1	113	3064	2	0	1	120	3042	2	0	1	122
28L		298mA	30	HDL lens	3	2816	1	0	1	96	2997	1	0	1	102	3020	1	0	1	101
					5W	2917	1	0	1	100	3105	1	0	1	106	3084	1	0	1	103

Scaling factors 27K8 = 0.859, 35K8 = 0.906 of 5K7 lumen packages

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ARCHITECTURAL AREA/SITE

DELIVERED LUMENS (CONTINUED)

LEDs #	Lumens Package	Drive Current	Nominal Watts	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
						Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
							B	U	G			B	U	G			B	U	G	
24L	7,000	800mA	65	No lens	FR	6754	1	0	1	104	7187	1	0	1	111	7138	1	0	1	110
					FR-BC	4392	0	0	1	68	4673	0	0	1	72	4641	0	0	1	71
					2	6571	1	0	2	101	6992	1	0	2	108	6944	1	0	2	107
					2-BC	3799	0	0	1	58	4042	0	0	1	62	4014	0	0	1	62
					3	6625	1	0	2	102	7051	1	0	2	108	7002	1	0	2	108
					3BC	4032	0	0	1	62	4291	0	0	1	66	4261	0	0	1	66
					4	6788	1	0	2	104	7223	1	0	2	111	7174	1	0	2	110
					4-BC	4924	0	0	2	76	5239	0	0	2	81	5203	0	0	2	80
					4W	6900	1	0	2	106	7343	1	0	2	113	7291	1	0	2	112
					4W-BC	4212	0	0	2	65	4482	0	0	2	69	4451	0	0	2	68
					5QM	7025	3	0	1	108	7477	3	0	1	115	7425	3	0	1	114
					5QN	6964	3	0	1	107	7410	3	0	1	114	7323	3	0	1	113
					5R	7038	3	0	3	108	7489	3	0	3	115	7437	3	0	3	114
					5W	7011	3	0	2	108	7460	3	0	2	115	7409	3	0	2	114
				Clear lens	FR	6432	1	0	1	97	6844	1	0	1	104	6798	1	0	1	105
					FR-BC	4182	0	0	1	63	4450	0	0	1	67	4420	0	0	1	67
					2	6258	1	0	1	95	6659	1	0	2	101	6613	1	0	2	102
					2-BC	3617	0	0	1	55	3849	0	0	1	58	3823	0	0	1	58
					3	6310	1	0	2	96	6714	1	0	2	102	6668	1	0	2	103
					3-BC	3599	0	0	1	55	3829	0	0	1	59	3803	0	0	1	59
					4	6465	1	0	2	98	6879	1	0	2	104	6832	1	0	2	105
					4-BC	4688	0	0	2	71	4990	0	0	2	76	4955	0	0	2	75
					4W	6572	1	0	2	100	6993	1	0	2	106	6944	1	0	2	107
					4W-BC	4011	0	0	2	61	4268	0	0	2	65	4238	0	0	2	64
					5QM	6691	3	0	1	101	7119	3	0	1	108	7070	3	0	1	109
					5QN	6632	2	0	1	100	7058	3	0	1	107	7009	3	0	1	108
					5R	6702	3	0	3	102	7131	3	0	3	108	7082	3	0	3	109
					5W	6676	3	0	2	101	7104	3	0	2	108	7055	3	0	2	109
28L		700mA	70	HDL lens	3	6047	2	0	2	92	6047	2	0	2	92	6236	2	0	2	89
					5W	6221	2	0	1	94	6619	2	0	1	100	6525	2	0	1	93

Scaling factors 27K8 = 0.859, 35K8 = 0.906 of 5K7 lumen packages

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DELIVERED LUMENS (CONTINUED)

LEDs #	Lumens Package	Drive Current	Nominal Watts	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
						Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
							B	U	G			B	U	G			B	U	G	
56L	10,000	420mA	75	No lens	FR	9315	1	0	1	124	9913	1	0	1	132	9845	1	0	1	131
					FR-BC	6058	0	0	1	81	6445	0	0	1	86	6402	0	0	1	85
					2	9063	2	0	2	120	9644	2	0	2	128	9578	2	0	2	128
					2-BC	5239	0	0	1	70	5575	0	0	1	74	5536	0	0	1	74
					3	9139	2	0	2	125	9725	2	0	2	134	9657	2	0	2	129
					3-BC	5561	0	0	2	74	5877	0	0	2	78	5561	0	0	2	74
					4	9362	1	0	2	124	9362	1	0	2	124	9876	1	0	2	132
					4-BC	6791	0	0	2	90	7226	0	0	2	96	7168	0	0	2	96
					4W	9518	1	0	2	126	10129	1	0	2	135	10058	1	0	2	134
					4W-BC	5809	0	0	2	77	6181	0	0	2	82	6138	0	0	2	82
					5QM	9691	3	0	1	129	10312	3	0	1	137	10240	3	0	1	137
					5QN	9606	3	0	1	128	10222	3	0	1	136	10151	3	0	1	135
					5R	9706	3	0	3	129	10328	3	0	3	137	10258	3	0	3	137
					5W	9669	4	0	2	129	10289	4	0	2	137	10217	4	0	2	136
				Clear lens	FR	8871	1	0	1	117	9760	1	0	1	129	9374	1	0	1	125
					FR-BC	5769	0	0	1	76	6138	0	0	1	81	6096	0	0	1	81
					2	8631	2	0	2	114	9183	2	0	2	121	9121	2	0	2	122
					2-BC	4989	0	0	1	67	5309	0	0	1	71	5272	0	0	1	62
					3	8703	1	0	2	115	9260	2	0	2	122	9197	2	0	2	123
					3-BC	4964	1	0	1	66	5282	1	0	2	70	5245	1	0	2	69
					4	8916	1	0	2	118	9487	1	0	2	125	9423	1	0	2	126
					4-BC	6467	0	0	2	85	6881	0	0	2	91	6834	0	0	2	90
					4W	9065	1	0	2	120	9646	1	0	2	128	9579	1	0	2	128
					4W-BC	5532	0	0	2	74	5887	0	0	2	78	5845	0	0	2	78
					5QM	9228	3	0	1	122	9820	3	0	1	130	9752	3	0	1	130
					5QN	9147	3	0	1	121	9734	3	0	1	129	9668	3	0	1	129
					5R	9244	3	0	3	122	9836	3	0	3	130	9769	3	0	3	130
					5W	9208	4	0	2	122	9798	4	0	2	130	9732	4	0	2	130
68L		350mA	80	HDL lens	3	7853	2	0	2	99	8356	2	0	2	106	8299	2	0	2	104
					5W	8080	2	0	2	102	8684	3	0	2	110	8684	3	0	2	109

Scaling factors 27K8 = 0.859, 35K8 = 0.906 of 5K7 lumen packages

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DELIVERED LUMENS (CONTINUED)

LEDs #	Lumens Package	Drive Current	Nominal Watts	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
						Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
							B	U	G			B	U	G			B	U	G	
56L	15,000	600mA	110	No lens	FR	13533	1	0	1	125	14399	1	0	2	133	14301	1	0	2	130
					FR-BC	8799	1	0	1	81	9363	1	0	1	86	9300	1	0	1	85
					2	13165	2	0	2	121	14009	2	0	2	129	13913	2	0	2	126
					2-BC	7611	1	0	2	70	8098	1	0	2	75	8042	1	0	2	74
					3	13275	2	0	3	122	14126	2	0	3	130	14030	2	0	3	128
					3-BC	8079	1	0	2	73	8596	1	0	2	78	8538	1	0	2	78
					4	13601	1	0	3	125	14472	1	0	3	133	14373	1	0	3	131
					4-BC	9865	1	0	2	91	10497	1	0	3	97	10425	1	0	3	96
					4W	13827	2	0	3	127	14713	2	0	3	136	14611	2	0	3	133
					4W-BC	8437	0	0	2	78	8978	0	0	2	83	8916	0	0	2	82
					5QM	14077	4	0	2	130	14979	4	0	2	138	14876	4	0	2	135
					5QN	13953	4	0	1	129	14848	4	0	1	137	14747	4	0	1	134
					5R	14100	4	0	4	130	15004	4	0	4	138	14901	4	0	4	135
					5W	14046	4	0	2	129	14946	4	0	2	138	14844	4	0	3	135
				Clear lens	FR	12803	1	0	1	118	13624	1	0	1	126	13531	1	0	1	123
					FR-BC	9298	1	0	1	86	8325	1	0	1	77	8798	1	0	1	81
					2	12455	2	0	2	115	13254	2	0	2	123	13164	2	0	2	120
					2-BC	7200	1	0	1	67	7661	1	0	2	71	7610	1	0	2	70
					3	12560	2	0	3	116	13365	2	0	3	124	13273	2	0	3	121
					3-BC	7163	1	0	2	65	7622	1	0	2	69	7570	1	0	2	69
					4	12868	1	0	3	119	13692	1	0	3	127	13599	1	0	3	124
					4-BC	9333	1	0	2	86	9931	1	0	2	92	9864	1	0	2	90
					4W	13081	2	0	3	121	13920	2	0	3	129	13823	2	0	3	126
					4W-BC	7983	0	0	2	74	8495	0	0	2	79	8436	0	0	2	78
					5QM	13318	3	0	2	123	14172	4	0	2	131	14075	4	0	2	128
					5QN	13202	3	0	1	122	14048	4	0	1	130	13951	4	0	1	127
					5R	13341	4	0	4	123	14195	4	0	4	131	14099	4	0	4	128
					5W	13290	4	0	2	123	14141	4	0	2	131	14044	4	0	2	128
68L		500mA	115	HDL lens	3	11577	2	0	2	102	12320	2	0	2	109	12236	2	0	2	106
					5W	11912	3	0	2	105	12676	3	0	2	112	12588	3	0	2	109

Scaling factors 27K8 = 0.859, 35K8 = 0.906 of 5K7 lumen packages

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DELIVERED LUMENS (CONTINUED)

LEDs #	Lumens Package	Drive Current	Nominal Watts	Lens Options	Distribution	3000K 70CRI					4000K 70CRI					5000K 70CRI				
						Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w	Lumen	BUG Rating			lm/w
							B	U	G			B	U	G			B	U	G	
56L	17,000	750mA	140	No lens	FR	15323	2	0	2	111	16306	2	0	2	118	16194	2	0	2	116
					FR-BC	9964	1	0	1	72	10603	1	0	1	77	10530	1	0	1	76
					2	14897	2	0	2	108	15852	2	0	2	115	15743	2	0	2	112
					2-BC	8618	1	0	2	63	9169	1	0	2	67	9107	1	0	2	66
					3	15032	2	0	3	109	15996	2	0	3	116	15886	2	0	3	113
					3-BC	9147	1	0	2	65	9733	1	0	2	70	9667	1	0	2	69
					4	15400	1	0	3	112	16387	1	0	4	119	16275	1	0	4	116
					4-BC	11170	1	0	3	81	11886	1	0	3	86	11804	1	0	3	86
					4W	15656	2	0	3	114	16660	2	0	4	121	16544	2	0	4	118
					4W-BC	9554	0	0	2	69	10166	0	0	2	74	10095	0	0	2	73
					5QM	15939	4	0	2	116	16962	4	0	2	123	16845	4	0	2	120
					5QN	15801	4	0	1	115	16813	4	0	1	122	16698	4	0	1	119
					5R	15966	4	0	4	116	16990	4	0	4	123	16874	4	0	4	121
					5W	15906	4	0	3	115	16925	4	0	3	123	16808	4	0	3	120
				Clear lens	FR	14541	1	0	2	105	15473	2	0	2	111	15367	2	0	2	110
					FR-BC	9456	1	0	1	68	10061	1	0	1	72	9993	1	0	1	72
					2	14146	2	0	2	102	15053	2	0	2	108	14950	2	0	2	107
					2-BC	8178	1	0	2	59	8702	1	0	2	63	8642	1	0	2	62
					3	14265	2	0	3	103	15179	2	0	3	109	15076	2	0	3	108
					3BC	8136	1	0	2	58	8657	1	0	2	62	8598	1	0	2	61
					4	14614	1	0	3	105	15551	1	0	3	112	15445	1	0	3	110
					4-BC	10600	1	0	3	76	11279	1	0	3	81	11203	1	0	3	81
					4W	14858	2	0	3	107	15811	2	0	3	114	15700	2	0	3	112
					4W-BC	9067	0	0	2	65	9649	0	0	2	70	9581	0	0	2	69
					5QM	15126	4	0	2	109	16095	4	0	2	116	15985	4	0	2	114
					5QN	14994	4	0	1	108	15955	4	0	1	115	15846	4	0	1	113
					5R	15152	4	0	4	109	16122	4	0	4	116	16012	4	0	4	114
					5W	15094	4	0	3	109	16061	4	0	3	116	15951	4	0	3	114
68L		625mA	150	HDL lens	3	13240	2	0	2	89	13992	3	0	3	95	13897	3	0	3	93
					5W	13623	3	0	2	92	14396	3	0	2	97	14298	3	0	2	95

Scaling factors 27K8 = 0.859, 35K8 = 0.906 of 5K7 lumen packages

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PHOTOMETRY

UR20-56L-140-4K7-FR-PT

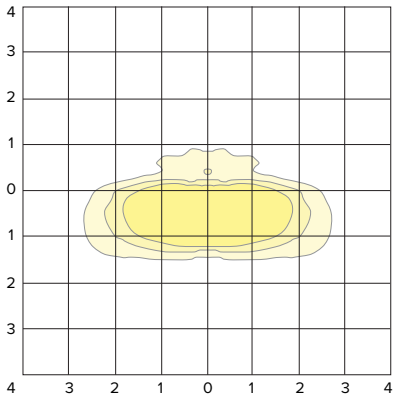
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**16306**
Watts	**140**
Efficacy	**116.5**
IES Type	**II**
BUG Rating	**B2-U0-G2**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	14198	87.1%
Downward House Side	2108	12.9%
Downward Total	16306	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	16306	100%

ISOFOOT CANDLE PLOT



UR20-56L-140-4K7-2-PT

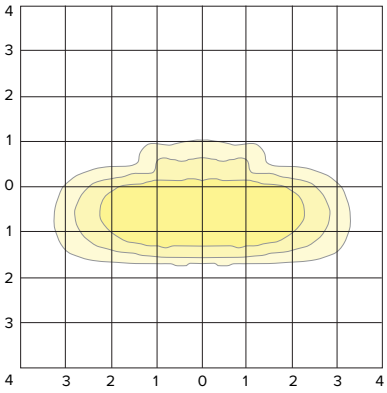
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**15852**
Watts	**140**
Efficacy	**113.2**
IES Type	**II**
BUG Rating	**B2-U0-G2**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	12851	81.1%
Downward House Side	3001	18.9%
Downward Total	15852	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	15852	100%

ISOFOOT CANDLE PLOT



UR20-56L-140-4K7-3-PT

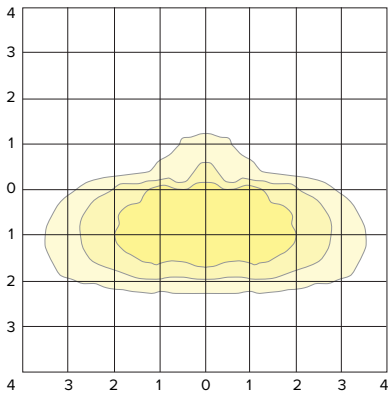
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**15996**
Watts	**140**
Efficacy	**114.3**
IES Type	**III**
BUG Rating	**B2-U0-G3**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	13422	83.9%
Downward House Side	2574	16.1%
Downward Total	15996	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	15996	100%

ISOFOOT CANDLE PLOT



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PHOTOMETRY

UR20-56L-140-4K7-4-PT

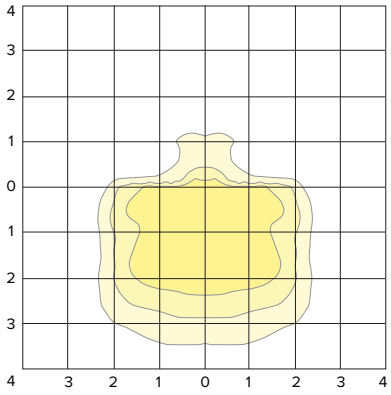
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**16387**
Watts	**140**
Efficacy	**117.1**
IES Type	**IV**
BUG Rating	**B1-U0-G4**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	14697	89.7%
Downward House Side	1690	10.3%
Downward Total	16387	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	16387	100%

ISOFOOT CANDLE PLOT



UR20-56L-140-4K7-4W-PT

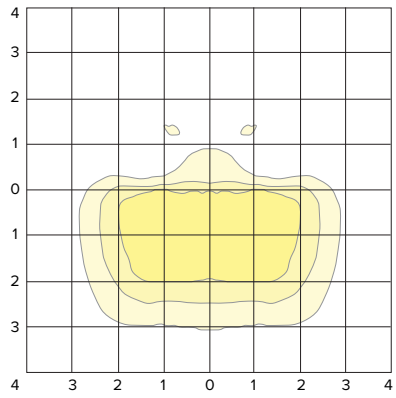
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**16660**
Watts	**138**
Efficacy	**120.7**
IES Type	**IV**
BUG Rating	**B2-U0-G4**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	14955	89.8%
Downward House Side	1705	10.2%
Downward Total	16660	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	16660	100%

ISOFOOT CANDLE PLOT



UR20-56L-140-4K7-5QM-PT

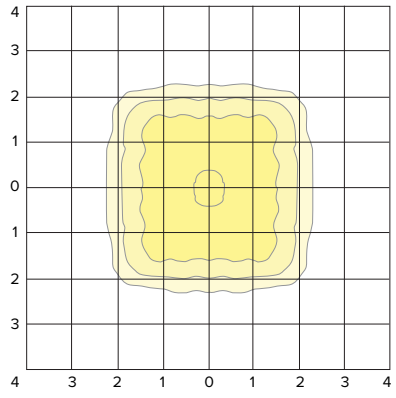
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**16962**
Watts	**140**
Efficacy	**121.2**
IES Type	**VS**
BUG Rating	**B4-U0-G2**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8481	50.0%
Downward House Side	8481	50.0%
Downward Total	16962	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	16962	100%

ISOFOOT CANDLE PLOT



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DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

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ARCHITECTURAL AREA/SITE

PHOTOMETRY

UR20-56L-140-4K7-5QN-PT

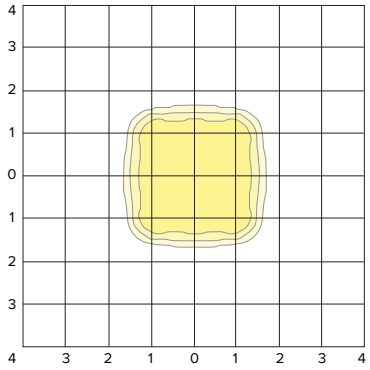
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**16813**
Watts	**140**
Efficacy	**120.1**
IES Type	**VS**
BUG Rating	**B4-U0-G1**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8407	50.0%
Downward House Side	8407	50.0%
Downward Total	16813	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	16813	100%

ISOFOOT CANDLE PLOT



UR20-56L-140-4K7-5R-PT

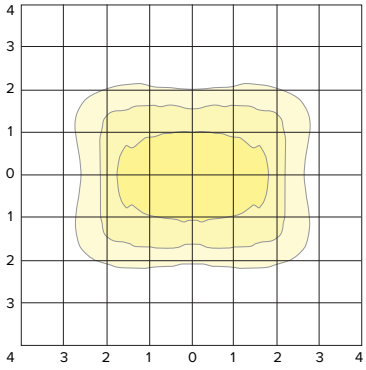
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**16990**
Watts	**140**
Efficacy	**121.4**
IES Type	**III**
BUG Rating	**B4-U0-G4**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8495	50.0%
Downward House Side	8495	50.0%
Downward Total	16990	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	16990	100%

ISOFOOT CANDLE PLOT



UR20-56L-140-4K7-5W-PT

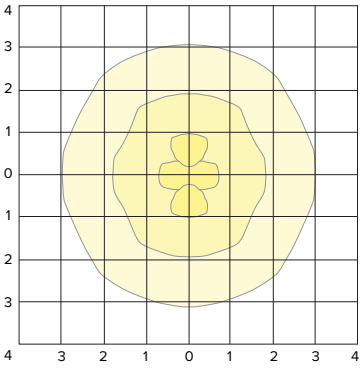
LUMINAIRE DATA

Description	**4000K, 70CRI**
Delivered Lumens	**16925**
Watts	**140**
Efficacy	**120.9**
IES Type	**VS**
BUG Rating	**B4-U0-G3**
Mounting Height	**30 ft**
Grid Scale	**30 ft**

ZONAL LUMEN SUMMARY

Zone	Lumens	% Luminaire
Downward Street Side	8463	50.0%
Downward House Side	8463	50.0%
Downward Total	16925	100%
Upward Street Side	0	0%
Upward House Side	0	0%
Upward Total	0	0%
Total Flux	16925	100%

ISOFOOT CANDLE PLOT



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KIM LIGHTING

DATE: LOCATION:

TYPE: PROJECT:

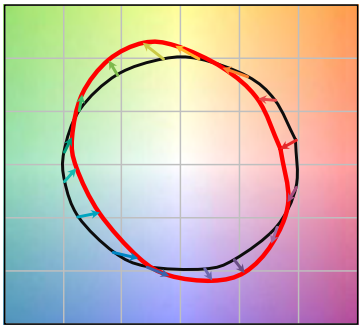
CATALOG #:

UR20 - Post Top

ARCHITECTURAL AREA/SITE

TM-30 DATA

COLOR VECTOR GRAPHIC

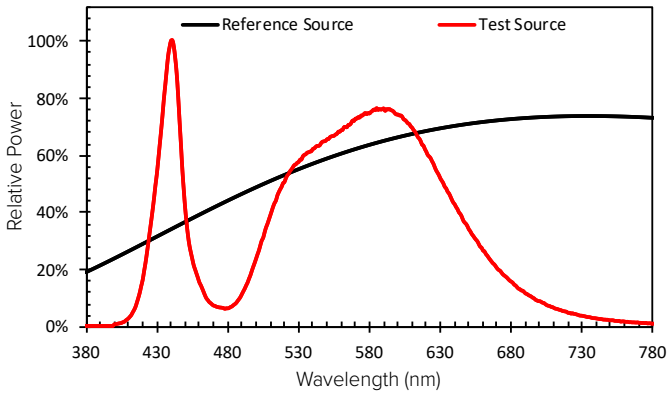


Reference Illuminant — Test Source

TEST SOURCE

R_f	68
R_g	99
CCT(K)	3947
D_{UV}	0.0004
x	0.3831
y	0.3793
CIE R_a	72

SPECTRAL POWER DISTRIBUTION COMPARISON



ELECTRICAL DATA

Drive Current	LED Count	System Watts	Line Voltage		Amps AC						Min. Power Factor	Max THD (%)	Dimming				
			VAC	Hz	120	208	240	277	347	480			Dimming Range	Source current out of 0-10V		Absolute voltage range on 0-10V (+)	
														Min	Max	Min	Max
298mA	24	25	120-480	50/60	0.21	0.12	0.10	0.09	0.07	0.05	>0.9	20	10% to 100%	0mA	1mA	0V	10V
298mA	28	30			0.25	0.14	0.13	0.11	0.09	0.06							
800mA	24	65			0.54	0.31	0.27	0.23	0.19	0.14							
700mA	28	70			0.58	0.34	0.29	0.25	0.20	0.15							
420mA	56	75			0.63	0.36	0.31	0.27	0.22	0.16							
350mA	68	80			0.67	0.38	0.33	0.29	0.23	0.17							
600mA	56	110			0.92	0.53	0.46	0.40	0.32	0.23							
500mA	68	115			0.96	0.55	0.48	0.42	0.33	0.24							
850mA	56	140			1.17	0.67	0.58	0.51	0.40	0.29							
675mA	68	150			1.25	0.72	0.63	0.54	0.43	0.31							

TM-21 Lifetime Calculation - Projected Lumen Maintenance (25°C / 77°C)						
Ambient Temp.	0	25,000	36,000	50,000	100,000	Reported L70
25°C / 77°F	100%	97%	95%	93%	87%	60khrs

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	0.255		

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Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Mirada Small Silicone (XWS SIL)

Outdoor Wall Sconce



OVERVIEW	
Lumen Package (lm)	1,000 - 8,000
Wattage Range (W)	10 - 61
Efficacy Range (LPW)	124 - 162
Weight lbs (kg)	10 (4.5)
Control Options	IMSBT, ALB, ALS, PCI

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Extended housing available with 1/2" threaded hubs for surface conduit and rated wire.
- Standard luminaire shipping weight: TBD lbs in carton.
- Max luminaire shipping weight: 12 lbs in carton (20 lbs w/EH option)

Optical System

- State-of-the-Art one piece silicone optic provides industry leading optical control while also acting as an integrated gasket reducing system complexity and improving fixture reliability.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in distribution types 2, 3, 4, and FT.
- Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93%.
- Zero uplight.
- 5000K, 4000K, 3500K, 3000K, and 2700K color temperatures per ANSI C78.377. Also available in Phosphor Converted Amber with peak intensity at 610nm.
- 70 or 80CRI Minimum.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, short circuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 VAC) Input 50/60 Hz or optional High Voltage (347-480 VAC).
- L80 Calculated Life: >100k Hours
- Total harmonic distortion (THD): <20%
- Operating temperature: -40°C to 40°C (-40°F to +104°F)
- Power factor (PF): >.90
- Input power stays constant over life.
- Optional 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed via hinged door.
- Optional integral emergency battery pack provides 90-minutes of constant power to the LED system, ensuring code compliance. A test switch/indicator button is installed on the housing for ease of maintenance. The fixture delivers 1500 lumens during emergency mode.

Controls

- Integral passive infrared Bluetooth™ motion sensor options. Fixtures operate independently and can be commissioned via an iOS or Android configuration app. Updates and modifications to the control strategy are easily implemented via an intuitive app.
- AirLink™ Blue wireless control system with technology partner Silvair incorporates Luminaire Level Lighting Controls (LLLC) and high-end trim

Installation

- Universal wall mounting plate easily mounts directly to 4" octagonal or square junction box.
- 2 fasteners secure the hinged door underneath the housing and provide quick & easy access to the electrical compartment for installing/servicing.
- Optional terminal block accepts up to 12 ga wire.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- DarkSky approved with 3000K or warmer color temperature selection and fixed mounting.
- Title 24 Compliant; see local ordinance for qualification information.
- Suitable for wet locations.
- IP65 rated luminaire per IEC 60598-1.
- 3G rated for ANSI C136.31 high vibration applications when pole mounted (using optional XPMA bracket) or wall mounted.
- IK10 rated luminiare per IEC 66262 mechanical impact code.
- DesignLights Consortium® (DLC) Premium qualified product. Not all versions of this product may be DLC Premium qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

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Mirada Small Silicone (XWS SIL)

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: XWS LED 6L SIL FT UNV DIM 40 70CRI ALBMR1LR BLK CWBB

Prefix	Light Source	Lumen Package	Lens	Distribution	Voltage	Driver
XWS - Mirada Small Wall Sconce	**LED**	**1L** - 1,000 (10w) UNV Only **2L** - 2,000 (13w) **3L** - 3,000 (19w) **5L** - 5,000 (35w) **6L** - 6,000 (43w) **8L** - 8,000 (61w) **Custom Lumen Packages**[1]	**SIL** - Silicone	**2** - Type 2 **3** - Type 3 **4** - Type 4 **FT** - Forward Throw	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**DIM** - 0-10v Dimming (0-10%)

Color Temperature	Color Rendering	Controls	Finish	Options
50 - 5,000 CCT **40** - 4,000 CCT **35** - 3,500 CCT (80 CRI only) DarkSky Approved CCT's **30** - 3,000 CCT **27**- 2,700 CCT (80 CRI only)	**70CRI** - 70 CRI **80CRI** - 80 CRI	**Blank** - None **Wireless Controls** **ALBMR1LR** - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (8-15' MH)[2,3] **ALBMR2LR** - AirLink Blue Long Range Wireless Multi-Range Sensor Controller (16 - 40' mounting height)[2,3] **Standalone Controls** **EXT** - 0-10v Dimming leads extended to housing exterior **IMSBT1L** - Integral Bluetooth™ Motion Sensor 8-24' MH[2,3] **Button Type Photocells** **PCI120** - 120V **PCI208-277** - 208 -277V **PCI347** - 347V	**BLK** - Black **BRZ** - Dark Bronze **GMG** - Gun Metal Gray **GPT** - Graphite **MSV** - Metallic Silver **PLP** - Platinum Plus **SVG** - Satin Verde Green **WHT** - White	**Blank** - None **BB** - 10w Battery Back-up (0°C)[4] **CWBB** - 10w Cold Weather Battery Backup (-20°C)[4] **BB20** - 20W Battery Back-up (0°C)[4] **EH** - Extended Housing[5] **SP1** - 10kV Surge Protection Device

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION*

Part Number	Description
758274CLR	XWS Extended Housing/Surface Conduit Wiring Box
760159CLR	XWS Spacer Plate/Wiring Box

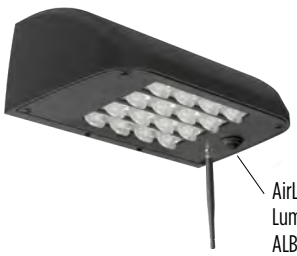
*Accessories are shipped separately and field installed.

Battery Backup

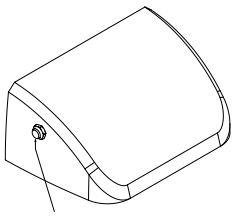
- Emergency battery system provides 90-minutes of constant power to the LED system, ensuring code compliance.
- A test switch/indicator button is installed on the housing for ease of maintenance.
- 10w battery delivers ~1,500 lumens during emergency mode.
- 20w battery delivers ~3,000 lumens during emergency mode.



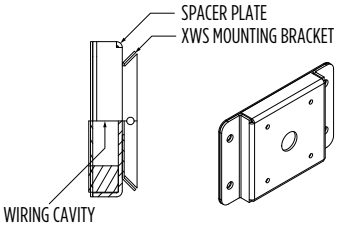
Luminaire shown with battery backup



AirLink Wireless Control Luminaire shown with ALBMR1LR



BUTTON PHOTOCELL
LUMINAIRE SHOWN WITH PCI



1 Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
2 When high voltage (HV) is specified, IMSBT and ALBMRxLR control options are limited to 6L and 8L lumen packages.
3 Sensors are field configurable via a phone app that can be downloaded from your smartphone's native app store.
4 Universal Voltage Only (120-277V). 20W Battery Backup only available 1L - 6L.
5 For applications with surface conduit.

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Mirada Small Silicone (XWS SIL)

Type : _____

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PERFORMANCE

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Delivered Lumens[1]

Lumen Package	Distribution	CRI	3000K CCT (70 CRI)			4000K CCT (70 CRI)			5000K CCT (70 CRI)			Wattage
			Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	Delivered Lumens	Efficacy	Bug Rating	
1L	2	70	1,429	143	B1-U0-G1	1,524	152	B1-U0-G1	1,526	153	B1-U0-G1	10
	3		1,491	149	B0-U0-G1	1,590	159	B0-U0-G1	1,592	159	B0-U0-G1	
	4		1,433	143	B0-U0-G1	1529	153	B0-U0-G1	1530	153	B0-U0-G1	
	FT		1,459	146	B0-U0-G1	1,556	156	B1-U0-G1	1,557	156	B1-U0-G1	
2L	2	70	1,851	142	B1-U0-G1	1,974	152	B1-U0-G1	1,976	152	B1-U0-G1	13
	3		1,930	148	B1-U0-G1	2,058	158	B1-U0-G1	2,060	158	B1-U0-G1	
	4		1884	145	B0-U0-G1	2010	152	B0-U0-G1	2012	155	B0-U0-G1	
	FT		1,889	145	B1-U0-G1	2,015	155	B1-U0-G1	2,017	155	B1-U0-G1	
3L	2	70	2,765	146	B1-U0-G1	2,950	155	B1-U0-G1	2,953	155	B1-U0-G1	19
	3		2,884	152	B1-U0-G1	3,077	162	B1-U0-G1	3,079	162	B1-U0-G1	
	4		2,772	146	B1-U0-G2	2957	156	B1-U0-G2	2959	156	B1-U0-G2	
	FT		2,822	149	B1-U0-G1	3,010	158	B1-U0-G1	3,012	159	B1-U0-G1	
5L	2	70	4,655	133	B2-U0-G1	4,965	142	B2-U0-G1	4,970	142	B2-U0-G1	35
	3		4,855	139	B1-U0-G1	5,179	148	B1-U0-G1	5,184	148	B1-U0-G1	
	4		4,666	133	B1-U0-G2	4978	142	B1-U0-G2	4983	142	B1-U0-G2	
	FT		4,750	136	B1-U0-G2	5,067	145	B1-U0-G2	5,072	145	B1-U0-G2	
6L	2	70	5,578	130	B2-U0-G1	5,950	138	B2-U0-G2	5,956	139	B2-U0-G2	43
	3		5,819	135	B1-U0-G2	6,207	144	B1-U0-G2	6,214	145	B1-U0-G2	
	4		5,298	123	B1-U0-G2	5966	139	B1-U0-G2	5972	139	B1-U0-G3	
	FT		5,693	132	B1-U0-G2	6,073	141	B1-U0-G2	6,079	141	B1-U0-G2	
8L	2	70	7,531	123	B2-U0-G2	8,034	132	B2-U0-G2	8,041	132	B2-U0-G2	61
	3		7,856	129	B2-U0-G2	8,380	137	B2-U0-G2	8,388	138	B2-U0-G2	
	4		7,552	124	B1-U0-G3	8055	132	B1-U0-G3	8063	132	B1-U0-G3	
	FT		7,687	126	B2-U0-G2	8,199	134	B2-U0-G2	8,207	135	B2-U0-G2	

LUMEN SCALING FACTOR

70CRI - 80CRI	3000K 70CRI - 3500K 80CRI	3000K 70CRI - 2700K 80CRI
0.93	1.00	0.86

Electrical Data - Current Draw AMPS[2]

Lumen Package	120V	208V	240V	277V	347V	480V
1L	0.08	0.05	0.04	0.04	0.03	0.02
2L	0.11	0.06	0.05	0.05	0.04	0.03
3L	0.16	0.09	0.08	0.07	0.05	0.04
5L	0.29	0.17	0.15	0.13	0.10	0.07
6L	0.36	0.21	0.18	0.16	0.12	0.09
8L	0.51	0.29	0.25	0.22	0.18	0.13

Recommended Lumen Maintenance - XWS[3]

Ambient Temperature C°	Initial[4]	25K hrs.[4]	50K hrs.[4]	75K hrs.[5]	100K hrs.[5]
25	100%	95%	90%	85%	80%
40	100%	91%	82%	73%	65%

1 1L not available in HV
2 1L not available with controls.
3 Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing.
4 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X)the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).
5 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times NA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip).

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PHOTOMETRICS

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Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

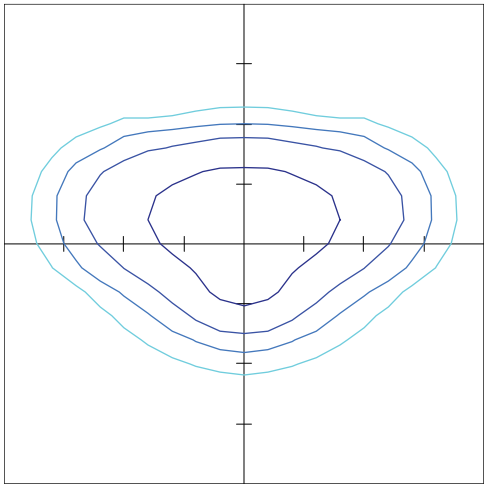
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

XWS-LED-6L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	5,951
Watts	42.5
Efficacy	138
IES Type	Type II - Short
BUG Rating	B1-U0-G1

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	834	20%
Medium (30-60°)	3,379	50%
High (60-80°)	1,647	28%
Very High (80-90°)	91	1%
Uplight (90-180°)	0	0%
Total Flux	5,951	100%

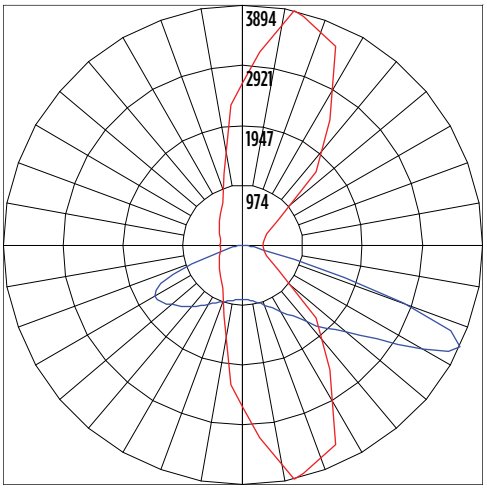
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



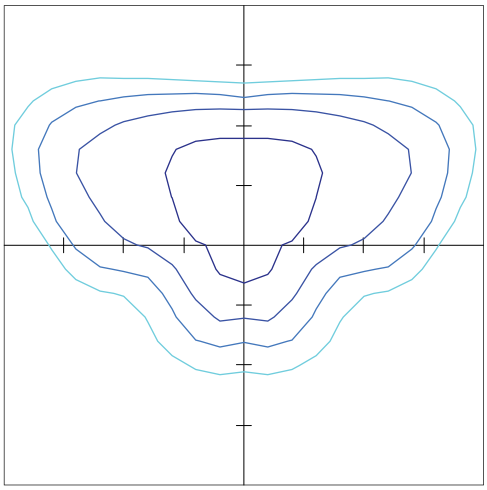
Vertical Plane Horizontal Cone

XWS-LED-6L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,208
Watts	42.5
Efficacy	146
IES Type	Type III - Medium
BUG Rating	B1-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	582	9%
Medium (30-60°)	2,997	48%
High (60-80°)	2,506	40%
Very High (80-90°)	124	2%
Uplight (90-180°)	0	0%
Total Flux	6,208	100%

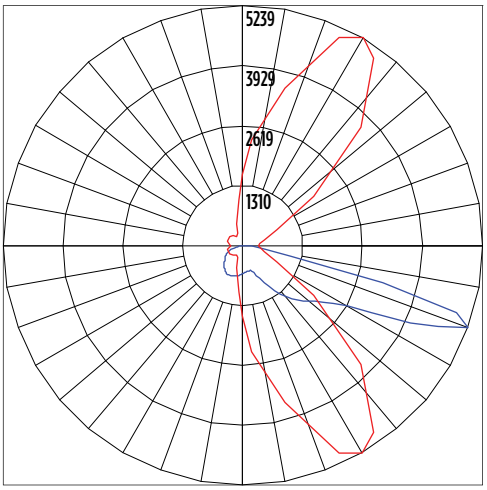
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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PHOTOMETRICS

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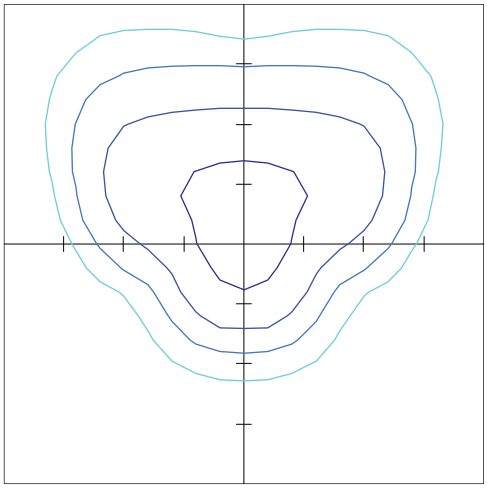
XWS-LED-6L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	6,073
Watts	42.5
Efficacy	143
IES Type	Type IV - Short
BUG Rating	B1-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	708.3	12%
Medium (30-60°)	2,715.5	45%
High (60-80°)	2,475.4	41%
Very High (80-90°)	173.6	3%
Uplight (90-180°)	0	0%
Total Flux	6,073	100%

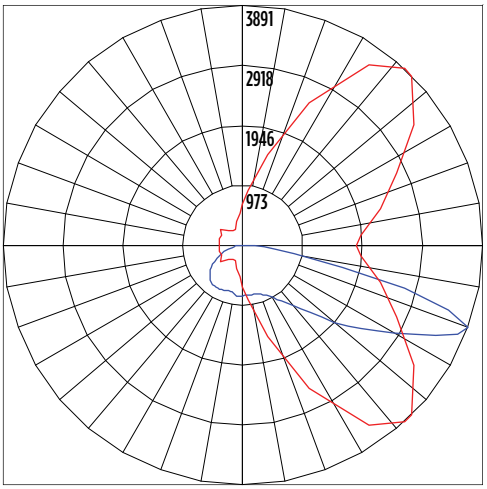
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



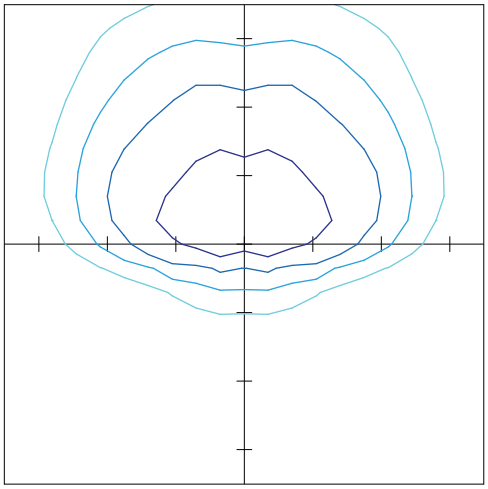
Vertical Plane Horizontal Cone

XWS-LED-6L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	5,966
Watts	42.5
Efficacy	139
IES Type	Type IV - Very Short
BUG Rating	B1-U0-G2

Zonal Lumen Summary		
Zone	**Lumens**	**% Luminaire**
Low (0-30°)	544.6	9%
Medium (30-60°)	2,524.2	42%
High (60-80°)	2,624.8	44%
Very High (80-90°)	272.8	5%
Uplight (90-180°)	0	0%
Total Flux	5,966	100%

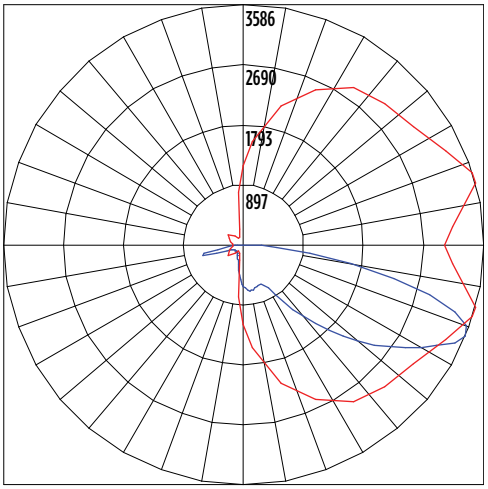
ISO Footcandle



10' Mounting Height / 10' Grid Spacing

5 FC 2 FC 1 FC 0.5 FC

Polar Curve



Vertical Plane Horizontal Cone

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PRODUCT DIMENSIONS

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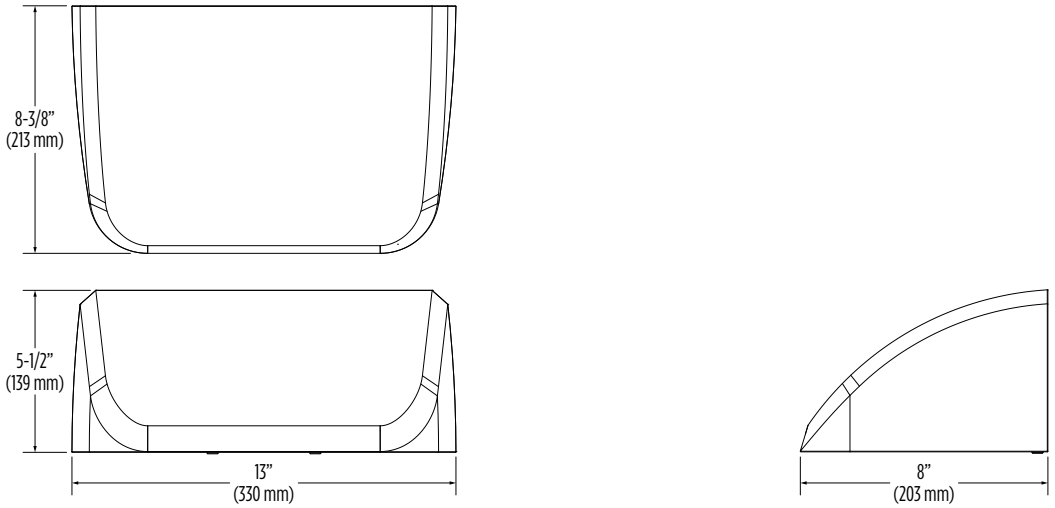
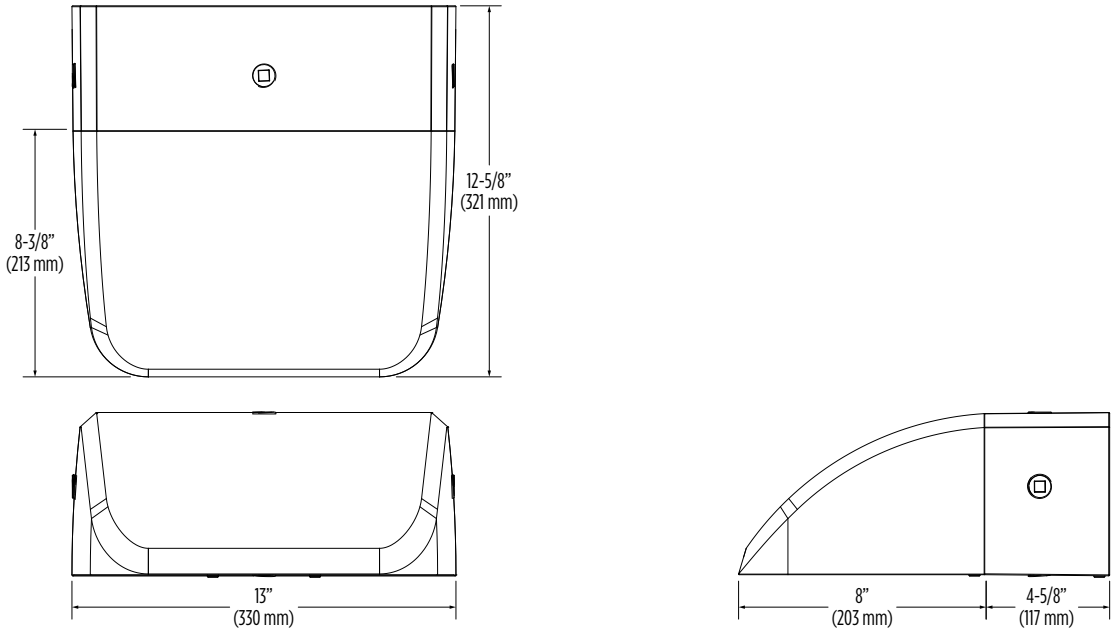
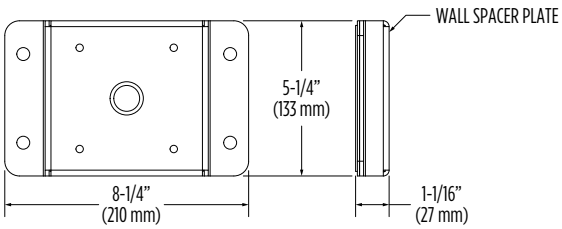
STANDARD HOUSING
(XWS)



SCWB EXTENDED HOUSING
(XWS 758274CLR)



XWS SPACER PLATE/WIRING BOX
(XWS 760159CLR)



NOTE: Wall spacer plate allows the luminaire to float off the wall and provides space for securing wires (8.25" X 5.25" X 1.07").

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CONTROLS

Back to Quick Links

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App Apple Android

AirLink Wireless Lighting Controller (ALSC, ALSCS)

The AirLink integrated controller is a California Title 24 compliant lighting controller that provides real-time light monitoring and control with utility-grade power monitoring. It includes a 24V sensor input and power supply to connect a sensor into the outdoor AirLink wireless lighting system. The wireless integrated controller is compatible with this fixture.

Click here to learn more details about AirLink

AirLink Blue (ALBMRxLR)

Wireless Bluetooth Mesh Lighting Control System that incorporates Luminaire Level Lighting Controls (LLLC) and high-end trim to provide energy savings code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App with technology partner Silvair. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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LAKE COUNTY PUBLIC WORKS
650 W. WINCHESTER ROAD
LIBERTYVILLE, ILLINOIS 60048
PHONE: (847) 377-7500

DEVELOPER
RED CUP LAND COMPANY, LLC
2401 N. HALSTED STREET, SUITE 200
CHICAGO, ILLINOIS 60614
PHONE: (773) 975-5724

ARCHITECT
CORNERSTONE ARCHITECTS, LTD.
1152 SPRING LAKE DRIVE
ITASCA, ILLINOIS 60143
PHONE: (630) 773-8363

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY LAKE
CITY, TOWNSHIP HIGHLAND PARK
SEC. & ¼ SEC. NO. S27 T43N R12E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET GN FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

SITE IMPROVEMENT PLANS
for
THE RESIDENCES OF HIGHLAND PARK OFF-SITE
HIGHLAND PARK
LAKE COUNTY, ILLINOIS
PROJECT NO:11395.02

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2	GN	TYPICAL SECTIONS & GENERAL NOTES
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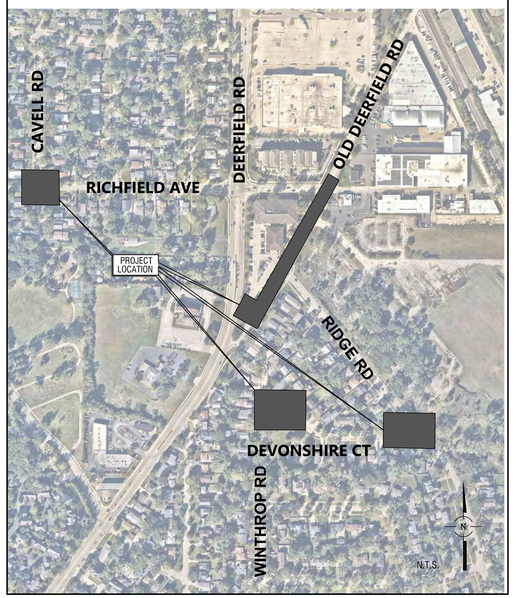
9	UT1	OLD DEERFIELD ROAD UTILITY PLAN
10	ENG2	DEERFIELD ROAD ENGINEERING PLAN
11	ENG3	CROSSWALKS ENGINEERING PLANS
12	S1	SPECIFICATIONS
13	DET1	DETAILS



REVISIONS

ORIGINAL PLAN DATE: NOVEMBER 25, 2025

#	SHEET #	REMARKS	DATE
1	2,7,10	PER CITY	12/23/25
2	4,7,8	PER CITY	01/15/26

ENGINEER
BRETT M. DUFFY, P.E.
ILLINOIS REGISTRATION NO.: 062-053198
EXPIRATION DATE: 11/30/2027

PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027

THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

01/15/26
DATE

LICENSED PROFESSIONAL ENGINEER
BRETT M. DUFFY
NO. 062-053198
ILLINOIS

THE RESIDENCES OF HIGHLAND PARK - OFF-SITE
HIGHLAND PARK, ILLINOIS

Rosemont Office
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_OFS-TITLE
DATE: 11/25/25
JOB NO. 11395.02
SHEET C1
1 OF 18

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GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC) AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION, IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS, CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VAULTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS; SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

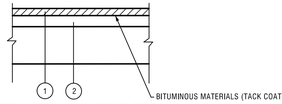
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

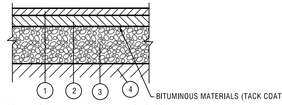
25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" - MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



TYPICAL ASPHALT PAVEMENT SECTION
(HMA RESURFACING)

N.T.S.

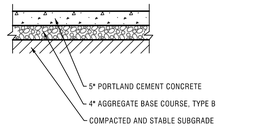
1. 2.0" HMA SURFACE COURSE, MIX "D", N50
2. EXISTING PAVEMENT



TYPICAL ASPHALT PAVEMENT SECTION
(FULL DEPTH HMA PAVEMENT)

N.T.S.

1. 2.0" HMA SURFACE COURSE, MIX "D", N50
2. 4.0" HMA BINDER COURSE, IL 19.0, N50
3. 8" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE



TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION

N.T.S.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
8" W	WATER MAIN (WITH SIZE)	8" W
	PIPE TRENCH BACKFILL	
G	GAS MAIN	G
T	TELEPHONE LINES	T
E	ELECTRIC LINE	E
X	FENCE	X
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE	I = INVERT OR INLET	T/P = TOP OF PIPE
S = SANITARY MANHOLE	TF = TOP OF FOUNDATION	B/P = BOTTOM OF PIPE
CB = CATCH BASIN	GF = GARAGE FLOOR	WM = WATERMAIN
LP = LIGHT POLE	TC = TOP OF CURB	SAN = SANITARY SEWER
VV = VALVE VAULT	TD = TOP OF DEPRESSED CURB	STM = STORM SEWER
E = END SECTION	TW = TOP OF RETAINING WALL	LO = LOOK OUT
FH = FIRE HYDRANT	BW = BOTTOM OF RETAINING WALL	PLO = PARTIAL LOOK OUT
GR = GRADE RING (HYDRANT)	OP = OUTLET OF PIPE	

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED

NO.	DATE	REMARKS
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THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

GENERAL NOTES AND TYPICAL SECTIONS

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SHEET GN

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LEGEND

STORM SEWER	AIR CONDITIONING UNIT	GAS MANHOLE	MAILBOX	TREE WITH SIZE
SANITARY SEWER	BOLLARD	COMBINATION MANHOLE	SIGN	
COMBINED SEWER	HAND HOLE	SANITARY MANHOLE	FLAG POLE	
WATER MAIN	TRAFFIC SIGNAL BOX	GREASE TRAP	SATELLITE DISH	FIR TREE WITH SIZE
GAS MAIN	TRAFFIC SIGNAL	CLEANOUT	UNIDENTIFIED PEDESTAL	
UNDERGROUND TELEPHONE LINE	ELECTRIC METER	DOWNSPOUT	VENT PIPE	
GUY WIRE ANCHOR	LIGHT POLE	STORM MANHOLE	UNIDENTIFIED MANHOLE	BUSH
UNDERGROUND ELECTRIC LINE	LANDSCAPE LIGHT/FLOOD LIGHT	CULVERT	STONE	
UNDERGROUND CATV LINE	UTILITY POLE	CATCH BASIN	RIGHT OF WAY MONUMENT	WINDOW WELL
OVERHEAD WIRE(S) ON UTILITY POLES	ELECTRIC PEDESTAL	FLARED END SECTION	PK NAIL/MAG NAIL	
FIBER OPTIC LINE	ELECTRIC MANHOLE	INLET	RAILROAD SPIKE	ASPHALT
RAILROAD	TELEPHONE PEDESTAL	AUXILIARY VALVE	IRON ROD	
FENCE	TELEPHONE MANHOLE	BUFFALO BOX	IRON PIPE	CONCRETE
GUARDRAIL	CABLE PEDESTAL	SIAMESE CONNECTION/AUTO SPRINKLER	CROSS	
EDGE OF WATER	CABLE MANHOLE	WATER VALVE	CONCRETE MONUMENT	GRAVEL
WETLAND LIMITS	GAS METER	FIRE HYDRANT	DISC	
	GAS VALVE	WATER METER	BORING	BRICK
		WELL		CONTOUR
		VALVE AND VAULT	TEST PIT	× 999.99 SPOT ELEVATION

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE, FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

SCALE 1" = 20'

0 20 40

OLD DEERFIELD RD

RIDGE RD

RICHFIELD AVE

EXISTING R.O.W

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OLD DEERFIELD ROAD EXISTING CONDITIONS

OFF-SITE
THE RESIDENCES OF HIGHLAND PARK
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SHEET ET1

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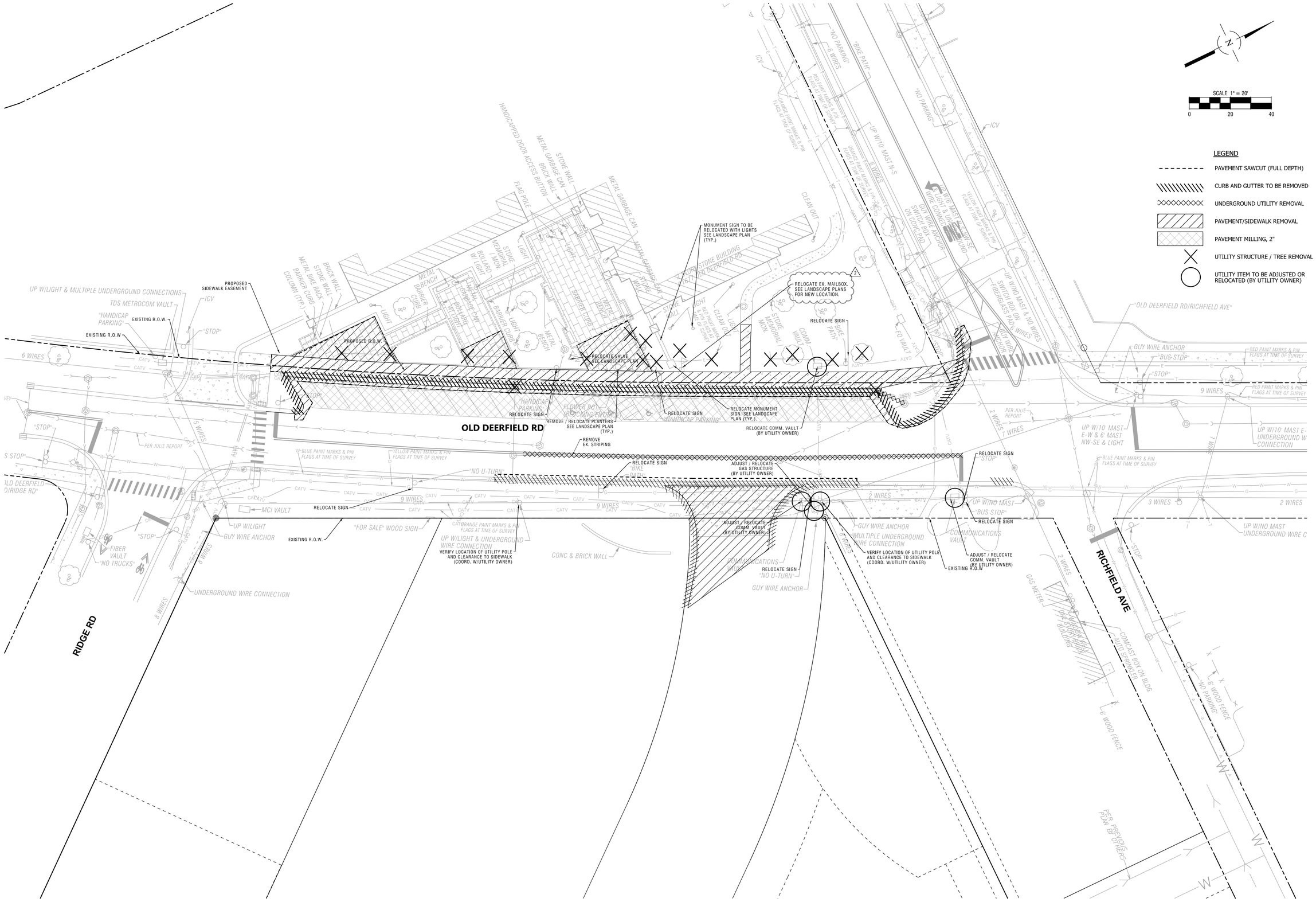

NO.	DATE	REMARKS
2	01/15/26	PER CITY

OLD DEERFIELD ROAD REMOVAL PLAN

THE RESIDENCES OF HIGHLAND PARK

OFF-SITE

HIGHLAND PARK, ILLINOIS

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NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEERFIELD ROAD REMOVAL PLAN

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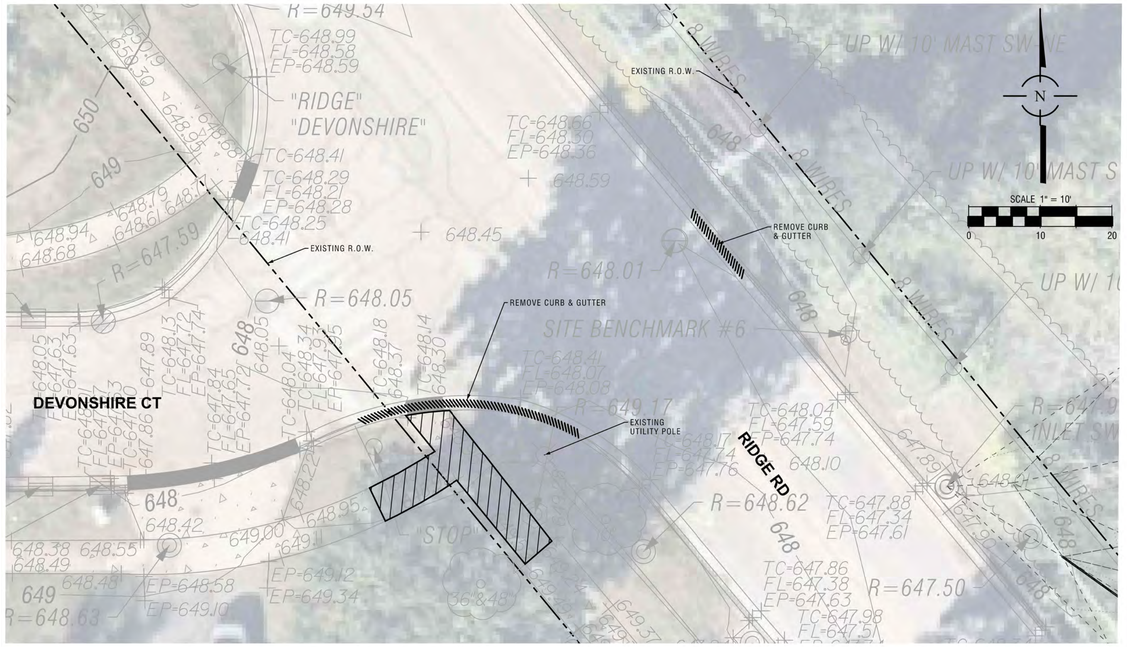
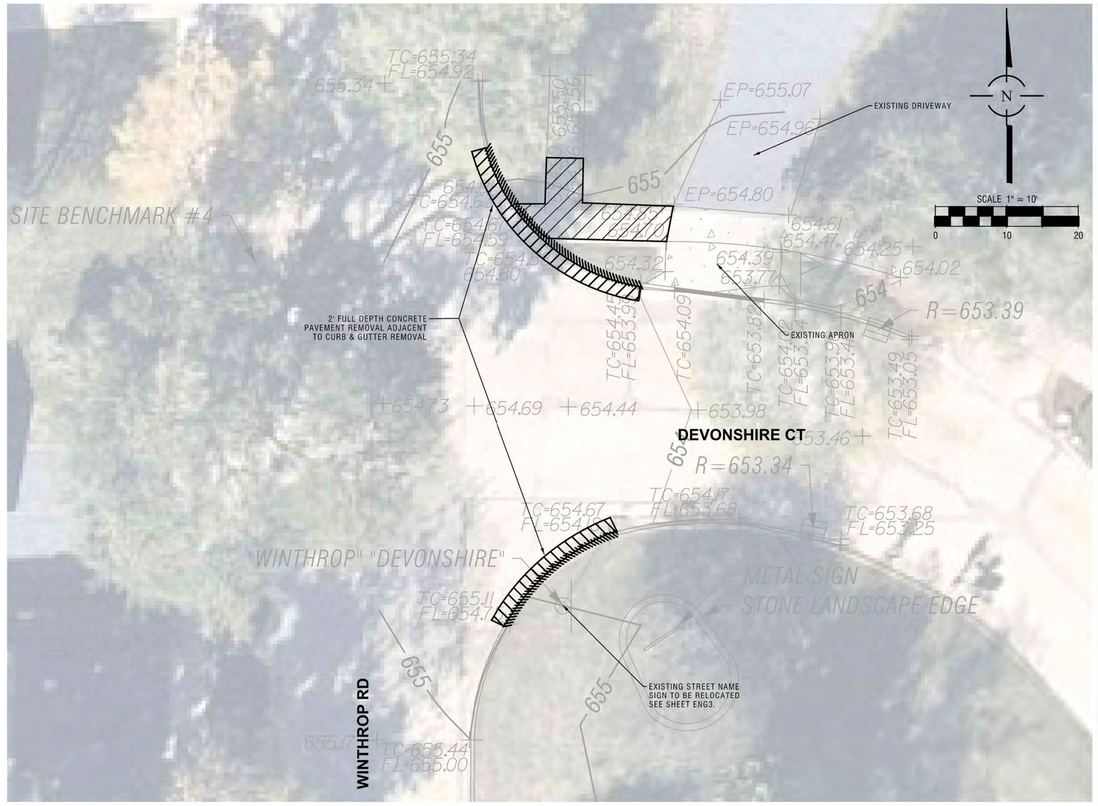


DEVONSHIRE COURT / RIDGE AVENUE CROSSWALK



DEVONSHIRE COURT / WINTHROP ROAD CROSSWALK

RICHFIELD AVENUE / CAVELL AVENUE CROSSWALK

LEGEND

REMOVE EXISTING CURB AND GUTTER

EXISTING SIDEWALK REMOVAL

NO.	DATE	REMARKS

NO.	DATE	REMARKS

CROSSWALKS REMOVAL PLAN

OFF-SITE
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SHEET REM3

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SIGN LEGEND:

1 — STOP — R1-1 — 36" x 36"

2 — RESERVED PARKING — R7-8 — 12" x 24" — R7-1101 — 12" x 6" — $250 FINE

3 — W11-1 — 30" X 30"

LEGEND

- FULL DEPTH HMA PAVEMENT
- HMA PAVEMENT RESURFACING
- CONCRETE SIDEWALK
- CONCRETE SIDEWALK HC RAMP (5' WIDE UNLESS NOTED)
- TYPE B-6.12 CURB AND GUTTER
- REVERSE PITCH CURB
- DEPRESSED CURB & GUTTER

SCALE 1" = 20'

0 20 40

NOTES:

1. DIMENSIONS ON CURB LINE ARE TO THE BACK OF CURB. OTHER DIMENSIONS ARE TO EDGE OF PAVEMENT OR CENTER OF STRIPING.
2. ALL CURBS AND GUTTERS ARE B-6.12 STANDARD PITCH UNLESS OTHERWISE NOTED.
3. SEE SHEET GN1 FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
6. SEE LANDSCAPE DRAWINGS FOR DESIGN AND DETAILS OF PATIO AREAS

OLD DEERFIELD ROAD GEOMETRIC PLAN

OFF-SITE IMPROVEMENTS FOR THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS
2	01/15/26	PER CITY
1	12/23/25	PER CITY

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SCALE 1" = 20'

0 20 40

NOTES:

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS STANDARD PITCH UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.

LEGEND

F/F	FINISHED FLOOR
~~	LOCAL DRAINAGE
➡	100-YEAR OVERLAND FLOW ROUTE
- - -	SAWCUT LINE / MEET EXISTING GRADE
54.35 TC / 54.35 EP	TOP OF CURB / EDGE OF PAVEMENT

NO.	DATE	REMARKS
2	01/15/26	PER CITY

OLD DEERFIELD ROAD GRADING PLAN

OFF-SITE
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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SHEET GR1

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NOTES:

1. ALL STORM SEWERS SHALL BE RCP CLASS IV (ASTM C-76) WITH O-RING GASKETED JOINTS (ASTM C-443) UNLESS NOTED OTHERWISE.
2. ANY SEWER CONSTRUCTED BELOW OR WITHIN 2' OF PROPOSED PAVEMENT SHALL HAVE TRENCH BACKFILL.
3. =)=========)= INDICATES TRENCH BACKFILL REQUIRED.
4. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
   1C - MANHOLE-NEENAH R-2504-C FRAME W/ TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "D" GRATE
5. CONTRACTOR TO VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION TO VERIFY ANY CONFLICTS WITH THE EXISTING AND PROPOSED SANITARY SEWER, STORM SEWER SEWERS AND WATERMAIN. PIPE LOCATIONS WERE ESTIMATED FROM ORIGINAL DESIGN DRAWINGS AND THE FIELD SURVEY OBSERVATIONS AND IS MEANT AS A GUIDE ONLY.
6. EXISITNG & PROPOSED DRY UTILITIES ARE SHOWN FOR REFERENCE ONLY. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO FIELD VERIFY THE LOCATION OF EXISTING DRY UTILITIES AND TO COORDINATE THE REMOVAL OR ABANDONMENT OF ALL DRY UTILITIES WITH THEIR CORRESPONDING OWNERS.

LEGEND

- STORM SEWER
- WATER MAIN
- SANITARY SEWER
- STORM STRUCTURE
- PRESSURE CONNECTION
- FIRE HYDRANT
- SANITARY MANHOLE
- LIGHTPOLE

UTILITY STRUCTURE LEGEND

M-100
A4D,1P

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

UTILTY STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
E = FLARED END SECTION
MES = METAL END SECTION
VV = VALVE VAULT
PC = PRESSURE CONNECTION
S = SANITARY MANHOLE

SCALE 1" = 20'
0 20 40

OLD DEERFIELD RD
RIDGE RD
RICHFIELD AVE

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OLD DEERFIELD ROAD UTILITY PLAN

OFF-SITE
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DEERFIELD ROAD ENGINEERING PLAN

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OFF-SITE
HIGHLAND PARK, ILLINOIS

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SHEET **ENG2**
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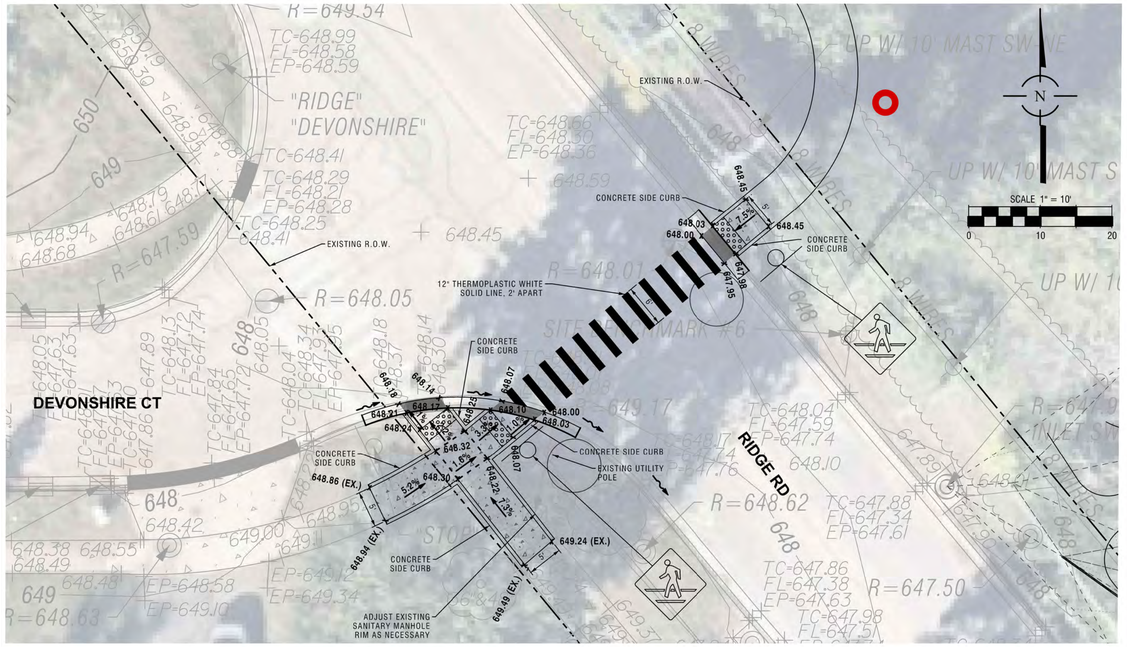
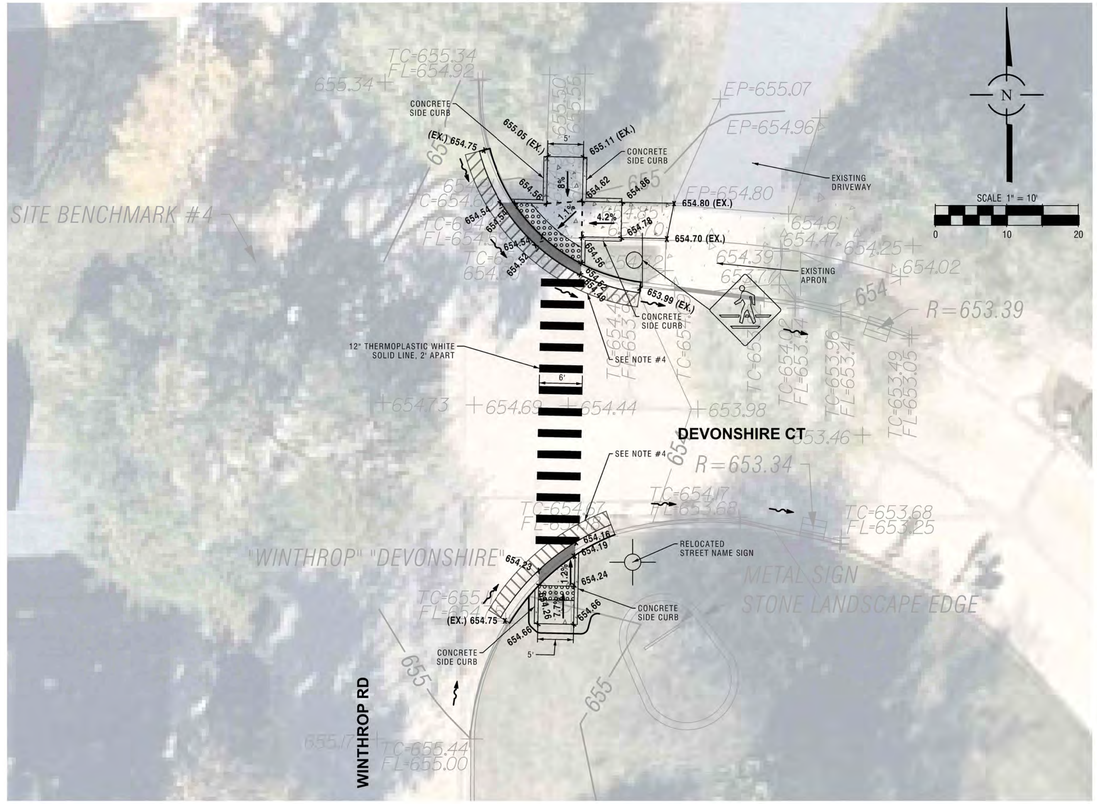
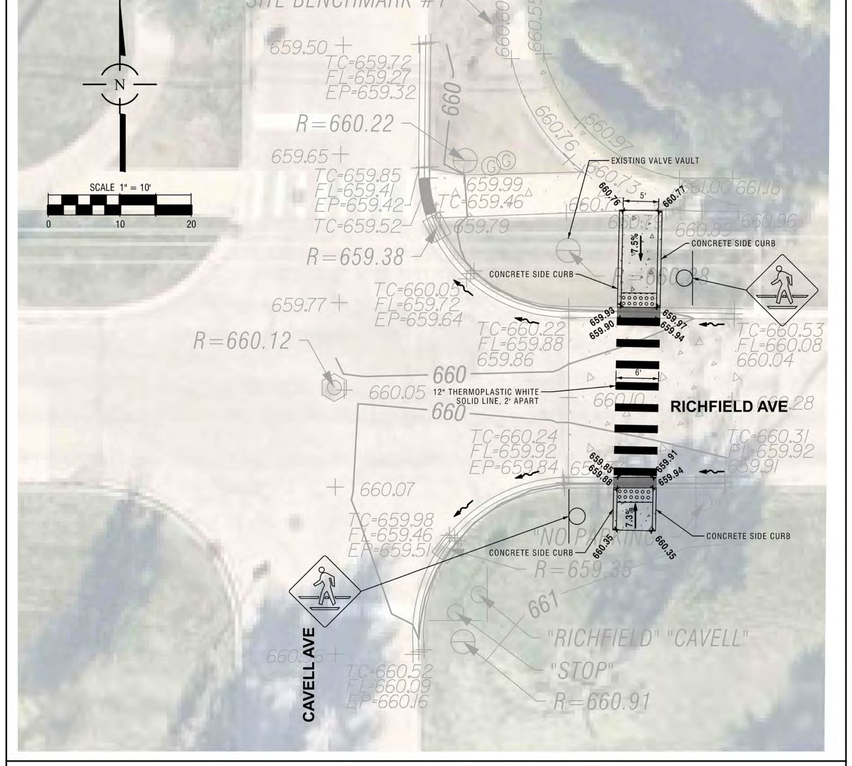


DEVONSHIRE COURT / RIDGE AVENUE CROSSWALK



DEVONSHIRE COURT / WINTHROP ROAD CROSSWALK



RICHFIELD AVENUE / CAVELL AVENUE CROSSWALK

LEGEND

- DETECTABLE WARNING TILES
- DEPRESSED CURB AND GUTTER
- CURB AND GUTTER
- P.C.C. SIDEWALK
  - 5" P.C.C.
  - 4" CA-6
- TRAFFIC SIGN
- STREET NAME SIGN
- DRAINAGE ARROW

NOTES:

1. ALL PAVEMENT MARKINGS SHALL BE THERMOPLASTIC.
2. ALL PARKWAY WITHIN THE R.O.W. DISTURBED BY SIDEWALK CONSTRUCTION AND GRADING OPERATIONS SHALL BE RESTORED TO EXISTING CONDITIONS WITH 4" OF TOPSOIL AND SOD (MIN.)
3. SEE PERPENDICULAR CURB RAMPS FOR SIDEWALKS DETAILS ON SHEET DET1.
4. 2' WIDE STRIP OF FULL DEPTH CONCRETE PAVEMENT TO BE REPLACED ADJACENT TO REPLACED CURB & GUTTER. PAVEMENT THICKNESS SHALL MEET OR EXCEED EXISTING.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

CROSSWALKS ENGINEERING PLAN

OFF-SITE
THE RESIDENCES OF HIGHLAND PARK
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SHEET ENG3

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This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10 .The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP. shall also be amended if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

All storm water pollution prevention plans and all completed inspection forms/reports required under the General NPDES Permit No. ILR10 are considered reports that shall be available to the public within 30 days upon request. If a storm water pollution prevention plan or Inspection form/report cannot be provided, the permittee shall respond to the request within 30 days with a statement that explains why the document cannot be provided. However, the permittee may claim any portion of a storm water pollution prevention plan as confidential in accordance with 40 CFR Part 2.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity:

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

1) Install perimeter sediment control measures
   a) Selective vegetation removal for silt fence installation
   b) Silt fence installation
   c) Construction fencing around areas not to be disturbed
   d) Stabilized construction entrance
2) Clear and grub (as necessary)
3) Construct sediment trapping devices (sediment traps, sediment basins, etc.)
4) Construct detention facilities and outlet control structure with restrictor & temporary perforated riser
5) Strip topsoil, stockpile topsoil and grade site
6) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
7) Install storm sewer, sanitary sewer, watermain and associated Inlet & outlet protection
8) Permanently stabilize detention basins with seed and erosion control blanket
9) Temporarily stabilize all areas including lots that have reached mass grade
10) Install roadways
11) Permanently stabilize all outlot areas
12) Install buildings and grade individual lots
13) Permanently stabilize lots
14) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately ____acres. Construction activity will disturb approximately ____acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is____.
   2) Existing data describing the soil or quality of any discharge from the site is included in

E. Refer to Sheets _____for a site plan indicating:
   1) drainage patterns;
   2) approximate slopes anticipated before and after major grading activities;
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
   4) areas of soil disturbance;
   5) the location of major structural and nonstructural controls;
   6) the location of areas where stabilization practices are expected to occur;
   7) surface waters (including wetlands); and,
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are):_____.
   2) The name of the ultimate receiving water is:_____.
   3) The extent of wetland acreage at the site is_____acres.

G. Potential sources of pollution associated with this construction activity may include:

- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- staging areas
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- Municipality (be specific)
- County Agency and/or SWCD (be specific)
- IEPA
- U.S. Army Corps of Engineers

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls). Including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:

- permanent seeding
- temporary seeding
- erosion control blanket
- other measures

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

   a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

   b. On areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence
- sediment traps (provide locations and dimensions in plan set)
- other measures

The following requirements apply to protecting storm drain inlets:

- Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or performance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found or by the end of the following business day if removal by the same business day is not feasible.

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- detention basins (wet basins, dry basins, etc.)
- retention basins
- vegetated swales
- infiltration trenches
- other measures

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

3) For any site which discharges directly to an impaired water listed for suspended solids, turbidity, or siltation, the SWPPP must be designed for a storm event equal to or greater than a 25-year 24-hour rainfall event. If required by federal regulations or the Illinois Urban Manual, the SWPPP must adhere to a more restrictive design criterion.

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area,

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used agaih on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

If equipment and vehicles are washed on-site, the wash water must be treated in a sediment basin or alternative control providing equivalent or better treatment prior to discharge. If there are chemicals and/or petroleum products stored on-site in containers with a storage of 55 gallons or more, the containers must be stored a minimum of 50 feet from the receiving waters, constructed or natural site drainage features, and storm drain inlets. If this is infeasible dueto site constraints, the containers must be stored as far away as allowed and the SWPPP must document the reason why the 50-foot setback is infeasible and how the containers will be stored.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.)into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.
- Any chemical container with a storage of 55 gallons or more must be stored a minimum of 50 feet from any receiving waters, constructed or natural site drainage features, and storm drain inlets.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable. Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

P. Wash Water Control

Wash water control should be implemented on site as necessary. Minimize the discharge of pollutants fromequilpment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5 inches or greater rain event, or a discharge due to snowmelt occurs.

Inspections must observe the structural control measures. In addition to the other locations mentioned in the SWPPP. Areas that are inaccessible during inspections due to flooding or other unsafe conditions must be inspected within 72 hours of becoming accessible.

Each Inspection should include the following components:
A. All areas where stormwater typically flows within the site must be inspected for evidence of, or the potential for, pollutants entering the drainage system. All locations where stabilization efforts have been implemented must be observed to ensure that they are still stabilized.

B. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible,they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

C. For sites discharging dewatering water, you must conduct an inspection during the discharge, once per day on which the discharge occurs and record the following in a report within 24 hours of completing the Inspection:

- The Inspection date
- The names and titles of personnel performing the inspection
- Approximate times that the dewatering discharge began and ended on the day of Inspection
- Estimates of the rate (in gallons per day) of discharge on the day of inspection
- Whether or not any of the following indications of pollutant discharge were observed at the point of discharge: a sediment plume, suspended solids, unusual color, presence of odor, decreased clarity, or presence of foam; and/or a visible sheen on the water surface or visible oily deposits on the bottom or shoreline of the receiving water.

D. Based on the results of the Inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the Inspection. The modifications, if any, shall provide for timely implementationof any changes to the SWPPP within 7 calendar days following the inspection.

E. A report summarizing the scope of the Inspection, name(s) and qualifications of personnel making the Inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B, above should be made and retained as part of the SWPPP for at least 3 years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit. Any flooding or other unsafe conditions that delay Inspections must be documented in the Inspection report.

F. The Permittee shall notify the appropriate agency field operations section office by e-mail at:spa.swnoncomp@illinois.gov , telephone or fax within 24 hours of any Incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any Inspection conducted or forviolation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an Inspectionconducted, including those not required by the SWPPP. Submission should be on forms provided by IEPAand include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

G. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements). of the ILR10 NPDES Permit.

H. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. CORRECTIVE ACTIONS

You must take corrective action to address any of the following conditions identified at your site:

- A storm water control needs repair or replacement
- A storm water control necessary to comply with the requirements of this permit was never installed, or was installed incorrectly
- Your discharges are causing an exceedance of applicable water quality standards
- A prohibited discharge has occurred.

Corrective Actions shall be completed as soon as possible and documented within 7 days in an Inspection Report or report ofnoncompliance. If it is infeasible to complete the Installation or repair within 7 calendar days, you must document in your records why it is infeasible to complete the Installation or repair within the 7-day timeframe and document your schedule for Installing the storm water control(s) and making it operational as soon as feasible after the 7-day timeframe.

In the event that maintenance is required for the same storm water control at the same location 3 or more times, the control shall berepaired in a manner that prevents continued failure to the extent feasible, and you must document the condition and how it was repaired in your records. Alternatively, you must document in your records why the specific recurrence of this same issue should continue to be addressed as a routine maintenance fix.

6. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Potable water sources including uncontaminated waterline flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

7. PROHIBITED NON-STORM WATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanout of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.

8. RETENTION OF RECORDS

A. The permittee shall retain copies of storm water pollution prevention plans and all reports and notices required by this permit, records of all data used to complete the Notice of Intent to be covered by this permit and the Agency Notice of Permit Coverage letter for a period of at least 3 years from the date that the permit coverage expires or is terminated. This period may be extended by request of the Agency at any time.

B. The permittee shall retain a copy of the storm water pollution prevention plan and any revisions to sald plan required by this permit at the construction site from the date of project Initiation to the date of final stabilization. Any manuals or other documents referenced in the SWPPP shall also be retained at the construction site.

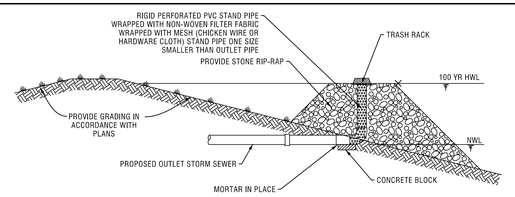
C. The SWPPP must include a record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A									
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.
B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.
C SPRING OATS 100 LBS/ACRE
D WHEAT OR CEREAL RYE 150 LBS/ACRE.
E SOD
F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART



PLAN CODE: (PR)

PERFORATED RISER DETAIL
NOT TO SCALE

1. THE PERFORATED RISER SHALL BE PROVIDED AS PART OF THE SEDIMENT AND EROSION CONTROL MEASURES DURING CONSTRUCTION AND IN CONJUCTION WITH THE CONSTRUCTION OF THE DETENTION BASIN.
2. WHEN THE DETENTION BASIN AND UPSTREAM TRIBUTARY DRAINAGE AREAS ARE REVEGETATED, AND WHEN DIRECTED BY THE ENGINEER, THE PERFORATED RISER SHALL BE REMOVED AND THE BASIN OUTFALL STRUCTURES SHALL BE CONSTRUCTED AND THE GRADING RESTORED IN ACCORDANCE WITH THE PLANS.

CONTRACTOR CERTIFICATION

I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (ILR10) THAT AUTHORIZES THE STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.

PROJECT:_____

PERMIT #: ILR10_____ DATE

CONTRACTOR SIGNATURE TELEPHONE NUMBER

PRINTED NAME & TITLE

NAME OF CONTRACTING FIRM

STREET ADDRESS

CITY, STATE, ZIP CODE

TRADE/ RESPONSIBILITIES:_____

NOTE:
ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OWNER SWPPP CERTIFICATION

PROJECT:_____

PERMIT #: ILR10_____

I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL PROPERLY GATHERED AND EVALUATED THE INFORMATION SUBMITTED. BASED ON MY INQUIRY OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR GATHERING THE INFORMATION, THE INFORMATION IS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.

SIGNATURE OF OWNER DATE

PRINTED NAME OF OWNER

NOTE:
THE CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF INTENT IN ACCORDANCE WITH PART VI.G. OF THE ILR10 NPDES PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OUTFALL NAME OR NUMBER	INLET PIPE SIZE d (IN)	VELOCITY (F/S)	LENGTH OF APRON L (FT)	RIPRAP GRADATION	WIDTH OF APRON U/S FACE 3d (FT)	WIDTH OF APRON D/S FACE 3d+L (FT)	DEPTH OF RIPRAP Y (IN)

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - SPECIFICATIONS

OFF-SITE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

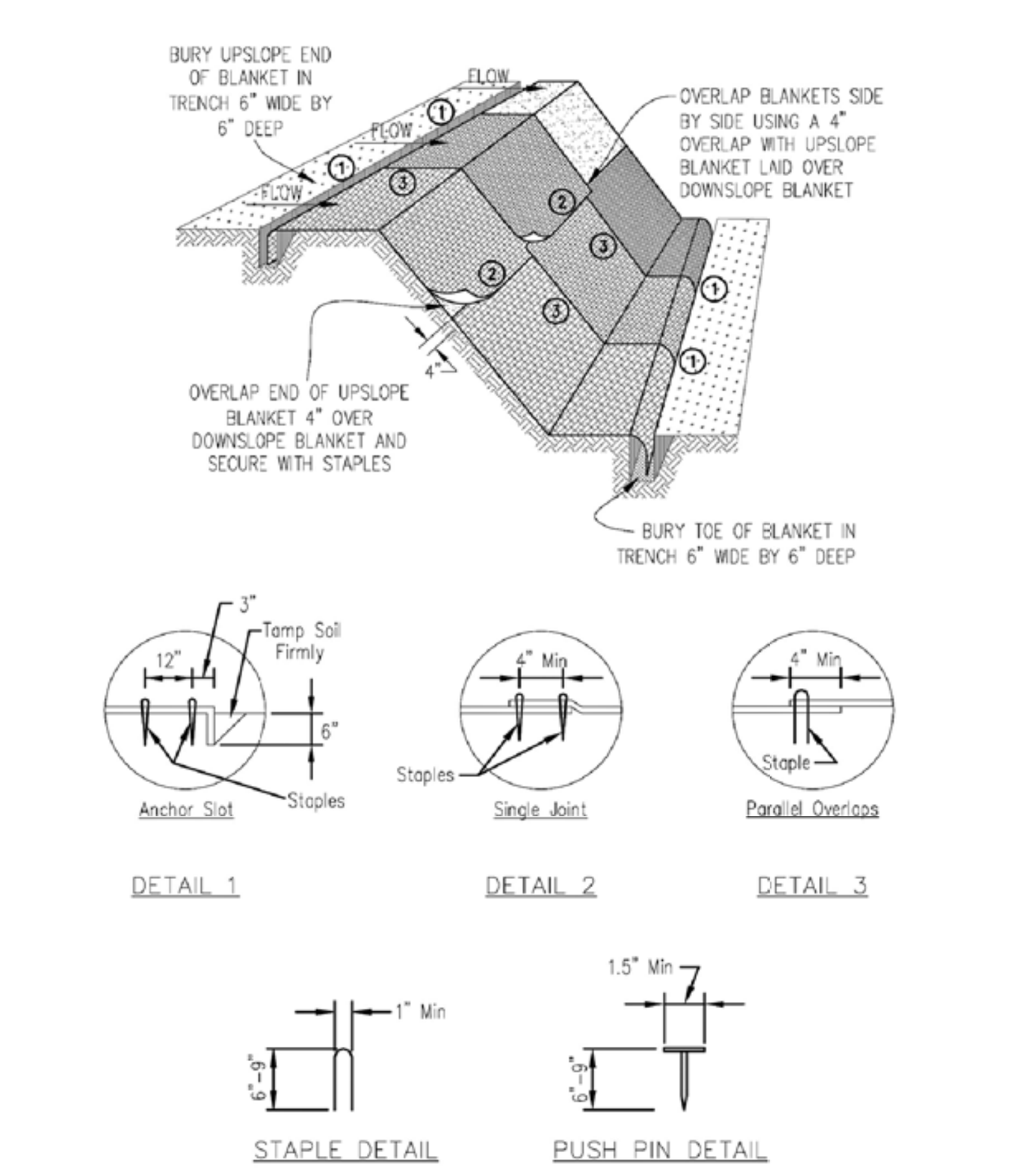
FILENAME: 11395.02_OFS-SE_SPECS
DATE: 11/25/25
JOB NO. 11395.02
SHEET SE SPECS 12 OF 18

N:\Projects\11395\11395.02-Habitat\ENG-OFFSITE\11395.02_OFS-SE_SPECS.dgn Default User=randerson

SOIL EROSION AND SEDIMENT CONTROL DETAILS

OFF-SITE
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

AUTOCAD2006



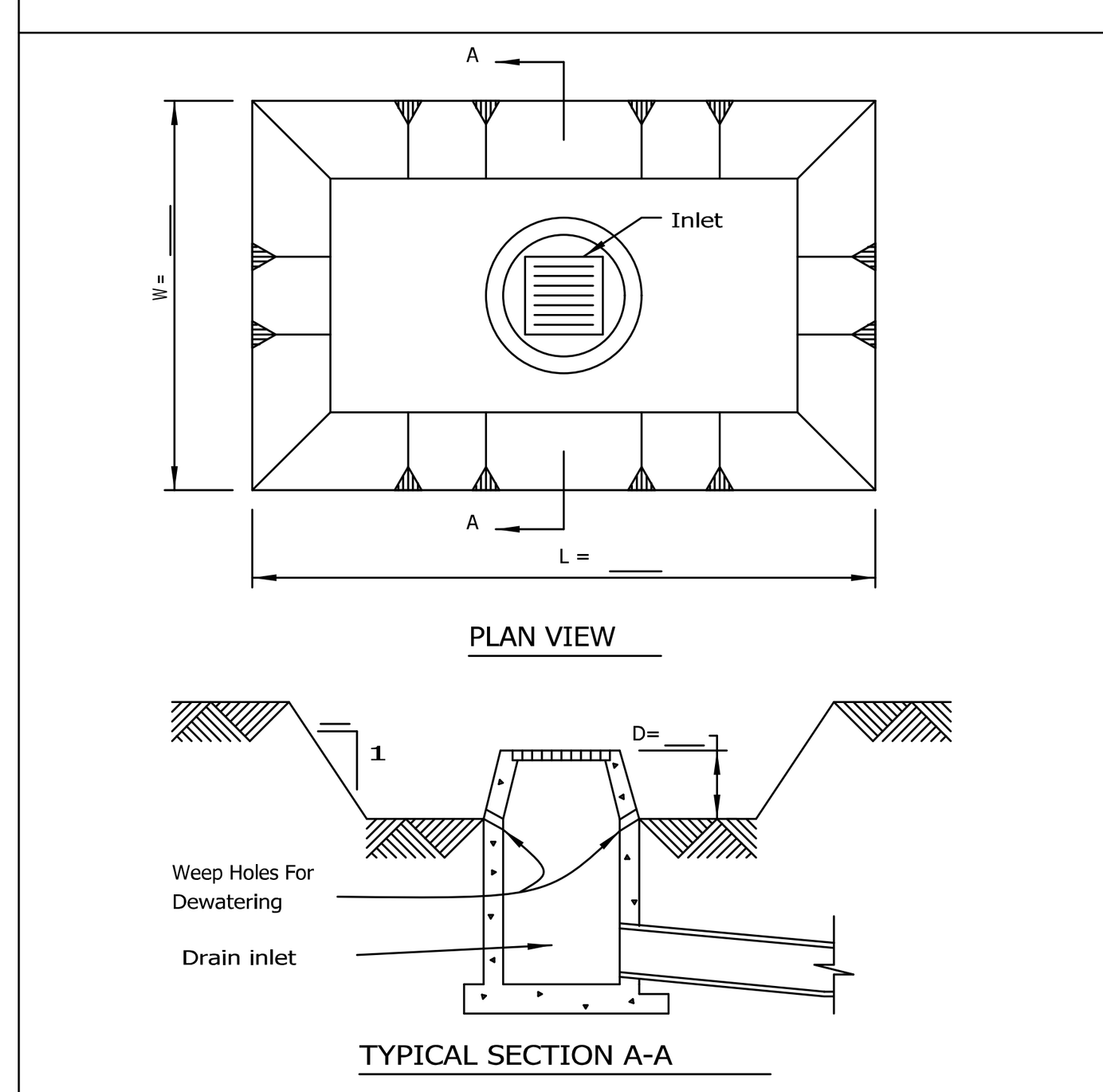
NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 stapels with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

PLAN CODE: (EB)

EROSION CONTROL BLANKET INSTALLATION DETAILS — IUM-530 — Drawn B. JOHNSON 11/08

INLET PROTECTION - EXCAVATED DRAIN PLAN

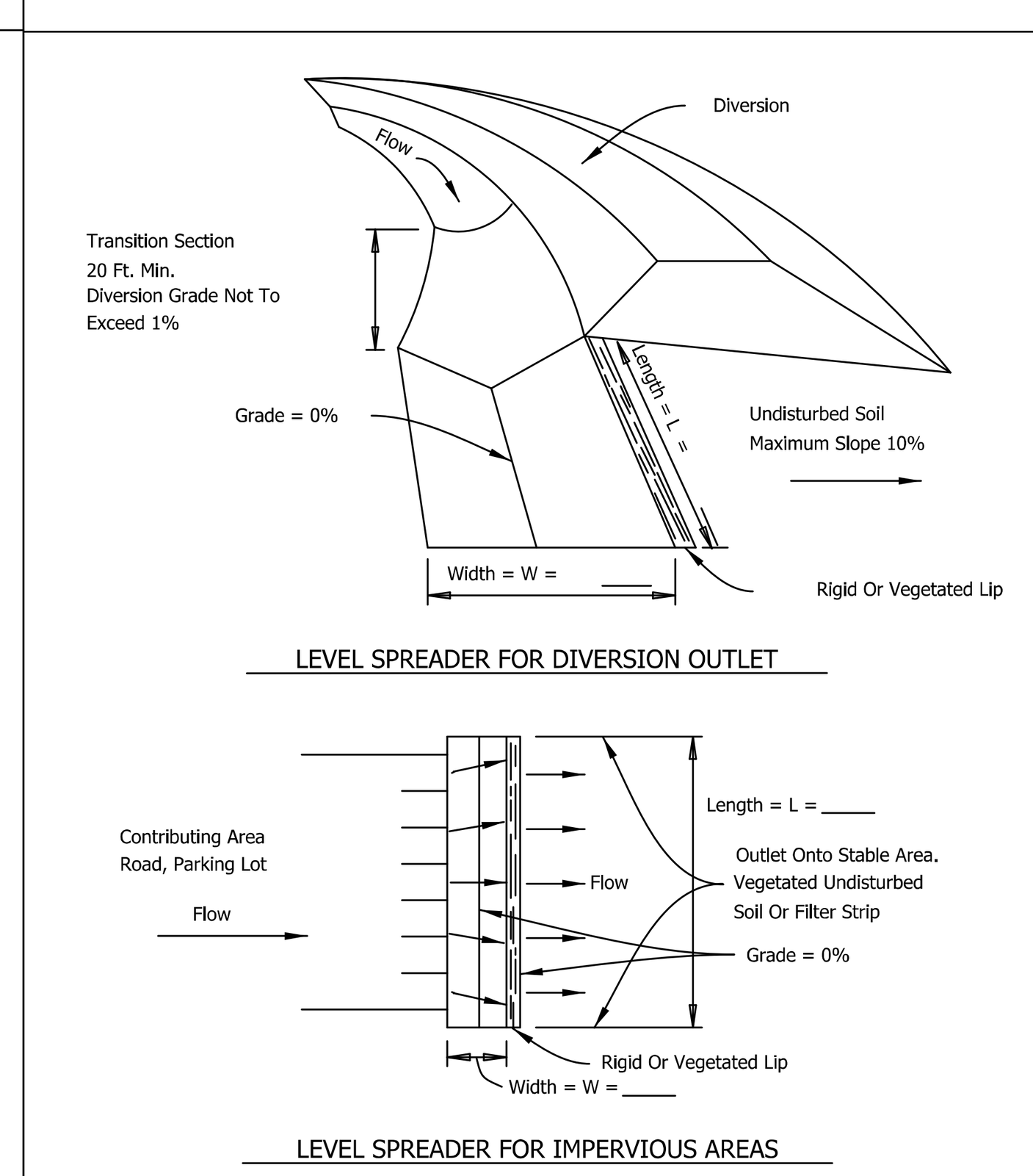


NOTES:
1. Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
2. The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
3. All cut slopes shall be 2:1 or flatter.

PLAN CODE: (IP)

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-555 SHEET 1 OF 1 DATE 3-11-93

LEVEL SPREADER

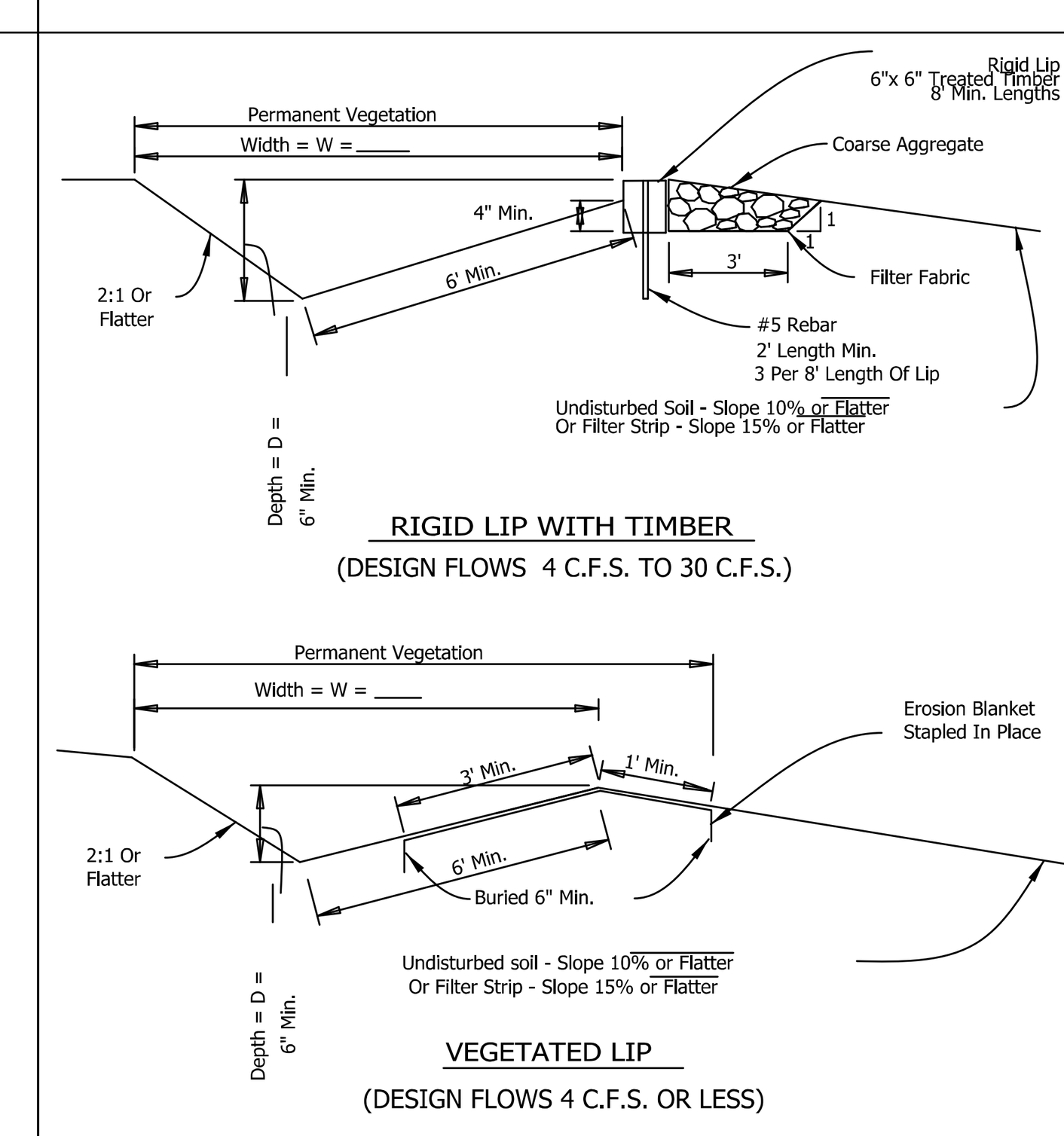


NOTES:
1. Ends of spreader shall be tied into higher ground to prevent flow around the level spreader.
2. See plans for L and W dimensions.

PLAN CODE: (LS)

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-570 SHEET 1 OF 2 DATE 1-29-99

LEVEL SPREADER

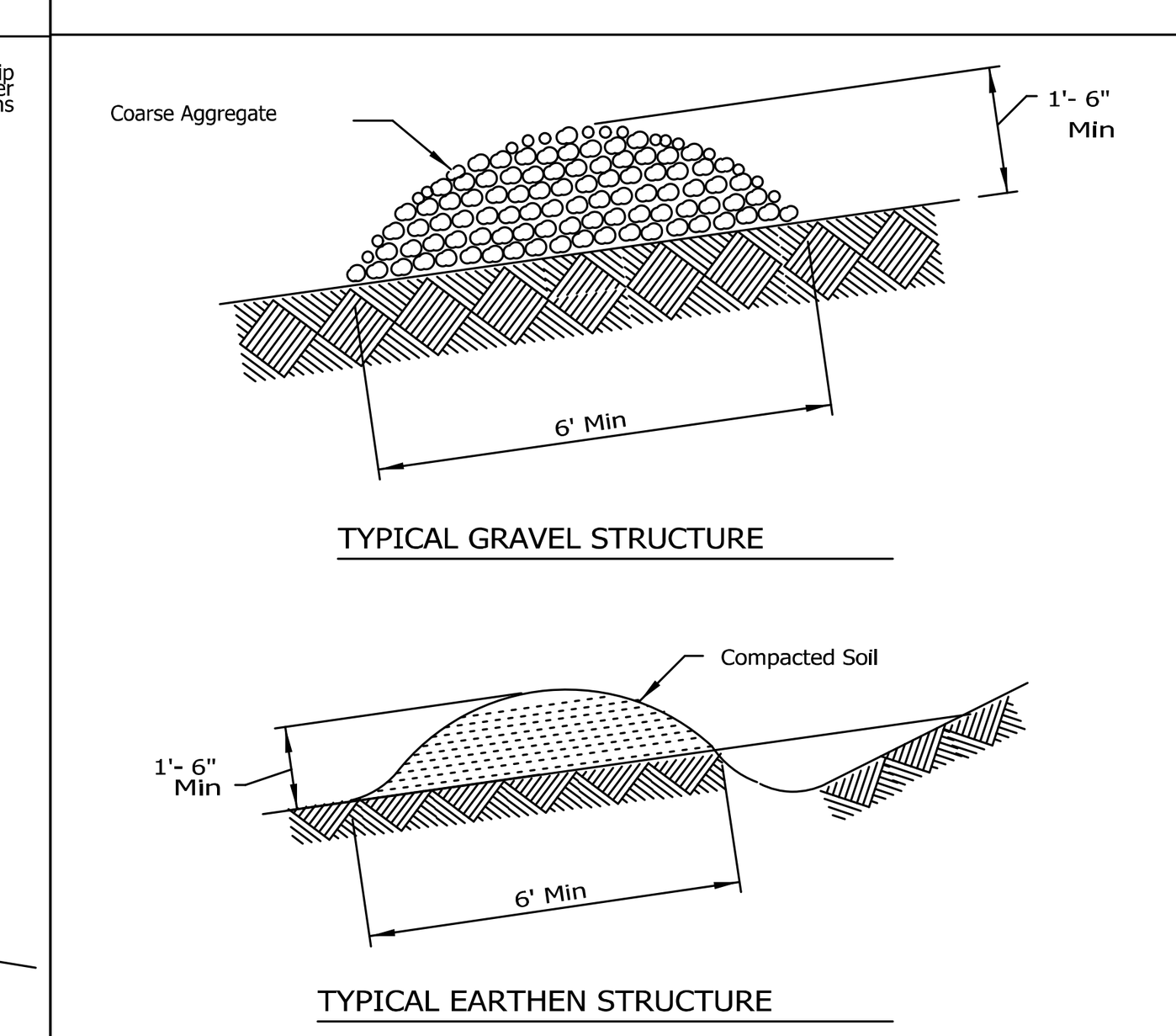


NOTES:
1. Coarse aggregate shall meet one of the following IDOT gradations: CA-1, or CA-3.
2. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV.
3. See sheet FILTER STRIP-GRASSED IL-535 for filter strip requirements.
4. See sheet EROSION BLANKET IL-530 for blanket material and installation requirements.
5. See plans for permanent seeding requirements.
6. See plans for D and W dimensions.

PLAN CODE: (LS)

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-570 SHEET 2 OF 2 DATE 1-29-99

RIGHT OF WAY DIVERSION PLAN

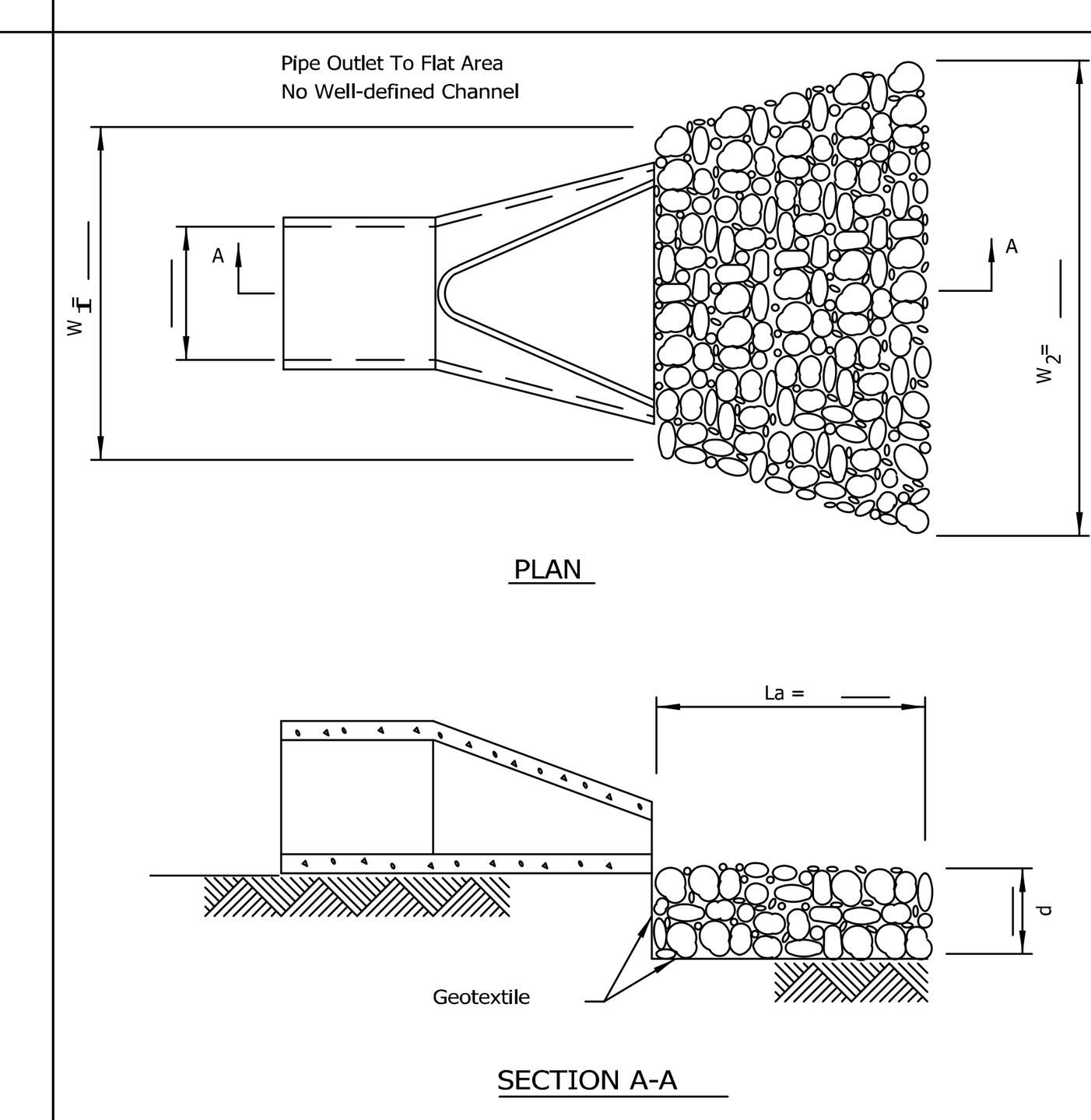


NOTES:
1. Install the diversion as soon as right-of-way has been cleared and graded.
2. Disc the base for the constructed ridge before placing fill.
3. Track the ridge to compact it to the design cross section.
4. Locate the outlet on an undisturbed area. Adjust field spacing of the diversion to use the most stable outlet areas. When natural areas are not deemed satisfactory, provide outlet protection.
5. Immediately seed and mulch the portions of the diversions not subject to construction traffic. Stablize with gravel areas to be crossed by vehicles.
6. Coarse aggregate, if used, shall meet one of the following IDOT gradations: CA-I,CA-2 CA-3, OR CA-4.

PLAN CODE: (RD)

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-600 SHEET 1 OF 1 DATE 3-3-95

PIPE OUTLET TO FLAT AREA

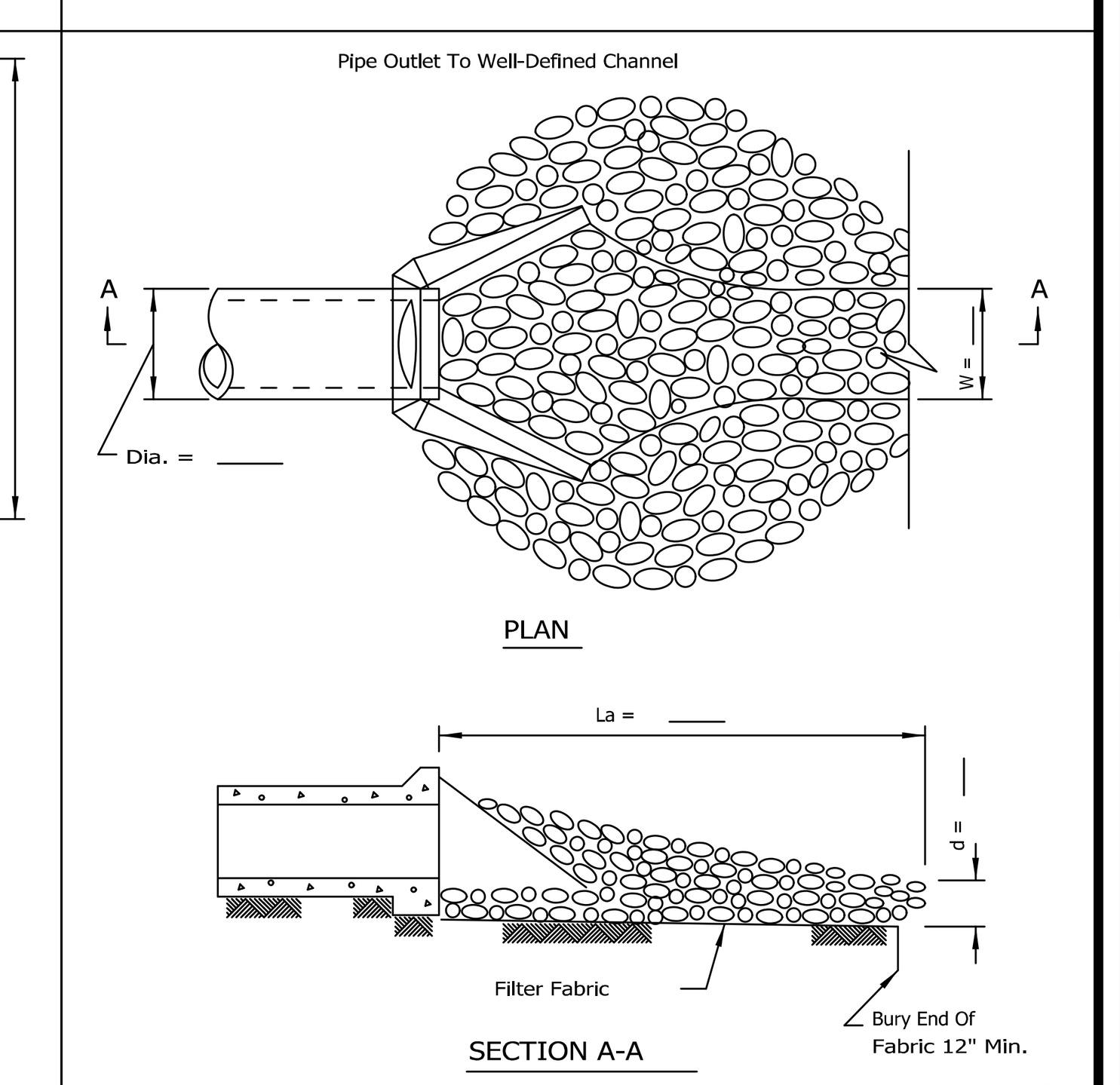


NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class , or . I II III
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR ______, Quality______.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

PLAN CODE: (LA)

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-610 SHEET 1 OF 1 DATE 9-15-93

PIPE OUTLET TO CHANNEL

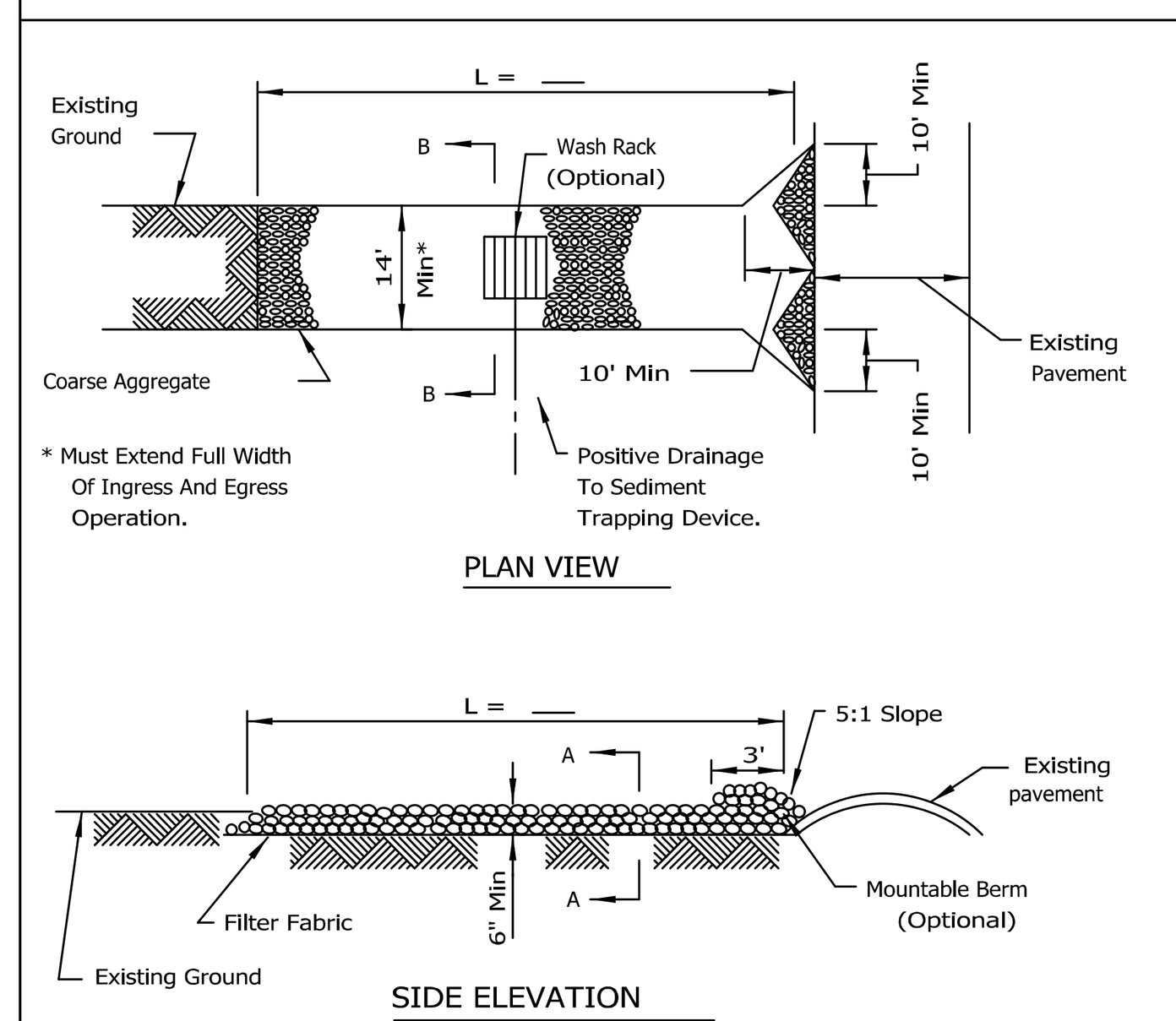


PLAN CODE: (LA)

NOTES:
1. The filter fabric shall meet the requirements in material specification 592 GEOTEXTILE Table 1 or 2, Class , or . I II III
2. The rock riprap shall meet the IDOT requirements for the following gradation_______.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-611 SHEET 1 OF 1 DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN

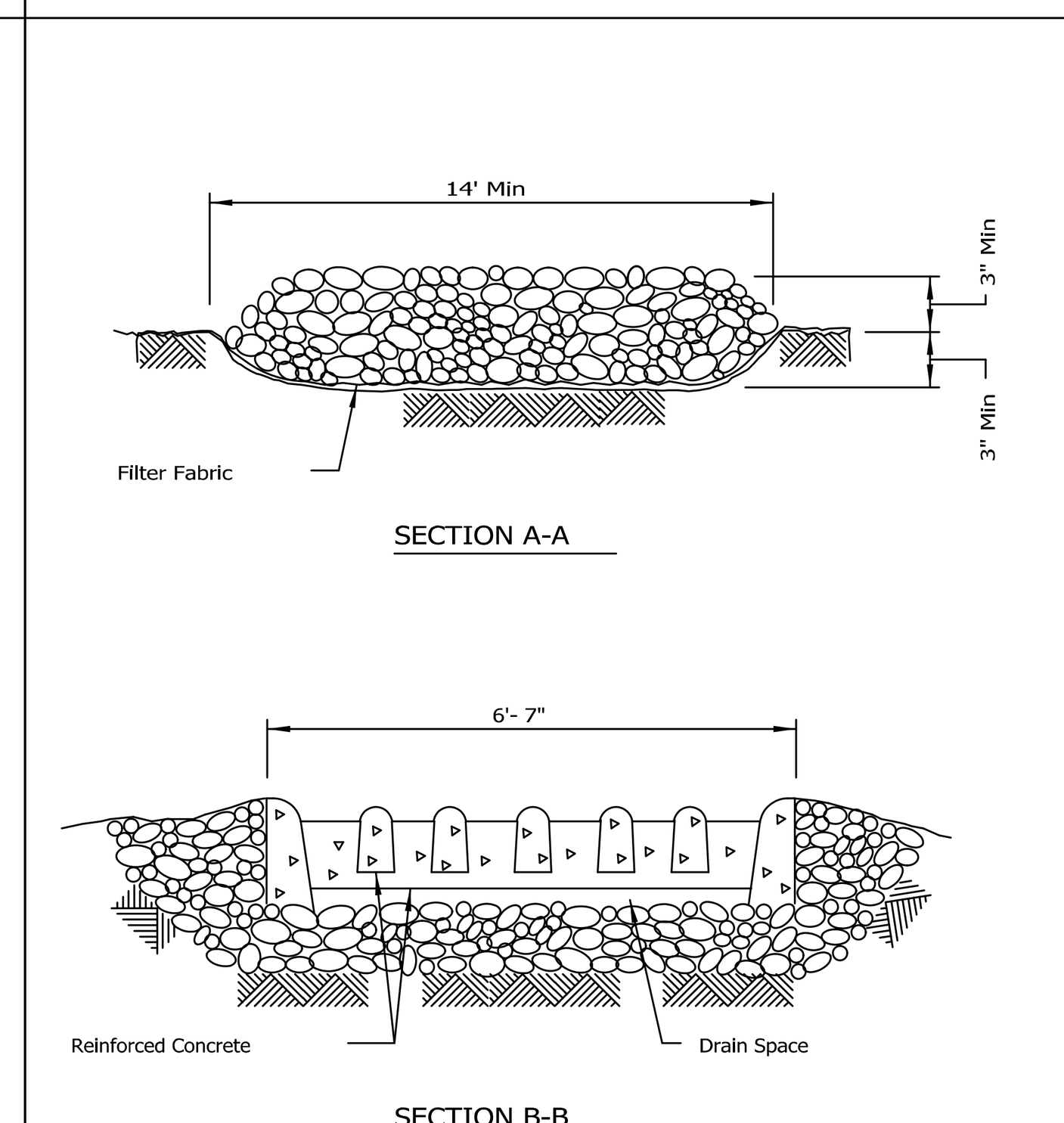


NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class , or and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

PLAN CODE: (SE)

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-630 SHEET 1 OF 2 DATE 8-18-94

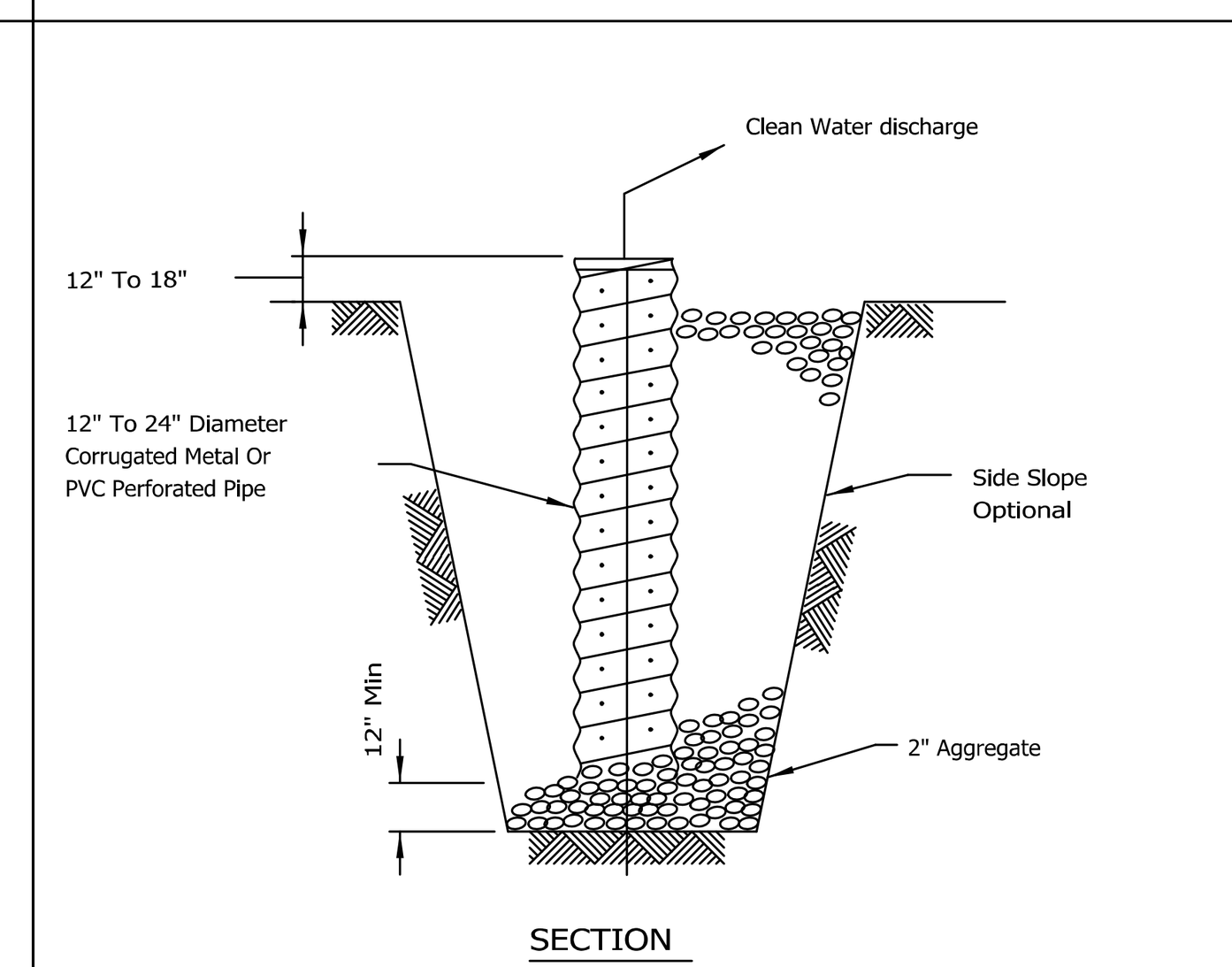
STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN CODE: (SE)

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-630 SHEET 2 OF 2 DATE 8-18-94

SUMP PIT PLAN

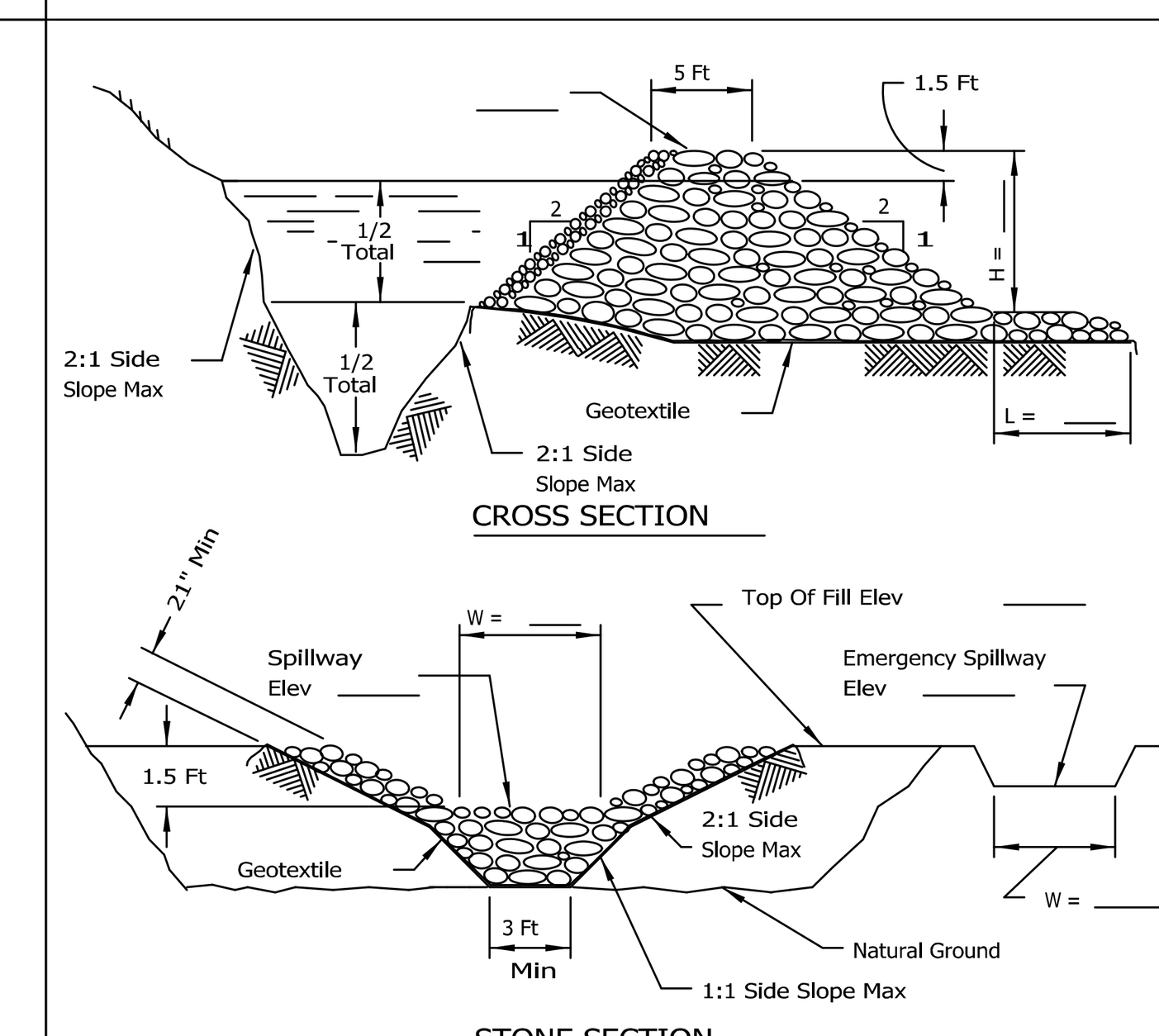


PLAN CODE: (SP)

NOTES:
1. Pit dimensions are optional.
2. The standpipe will be constructed by perforating a 12"-24" diameter corrugated metal or PVC pipe.
3. A base of 2" aggregate will be placed in the pit to a minimum depth of 12". After installing the standpipe, the pit surrounding the standpipe will then be backfilled with 2" aggregate.
4. The standpipe will extend 12" to 18" above the lip of the pit.
5. If discharge will be pumped directly to a storm drainage system, the standpipe will be wrapped with filter fabric before installation.
6. If desired, 1/4"-1/2" hardware cloth may be placed around the standpipe prior to attaching the filter fabric. This will increase the rate of water seepage into the pipe.

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-650 SHEET 1 OF 1 DATE 8-11-94

TEMPORARY SEDIMENT TRAP

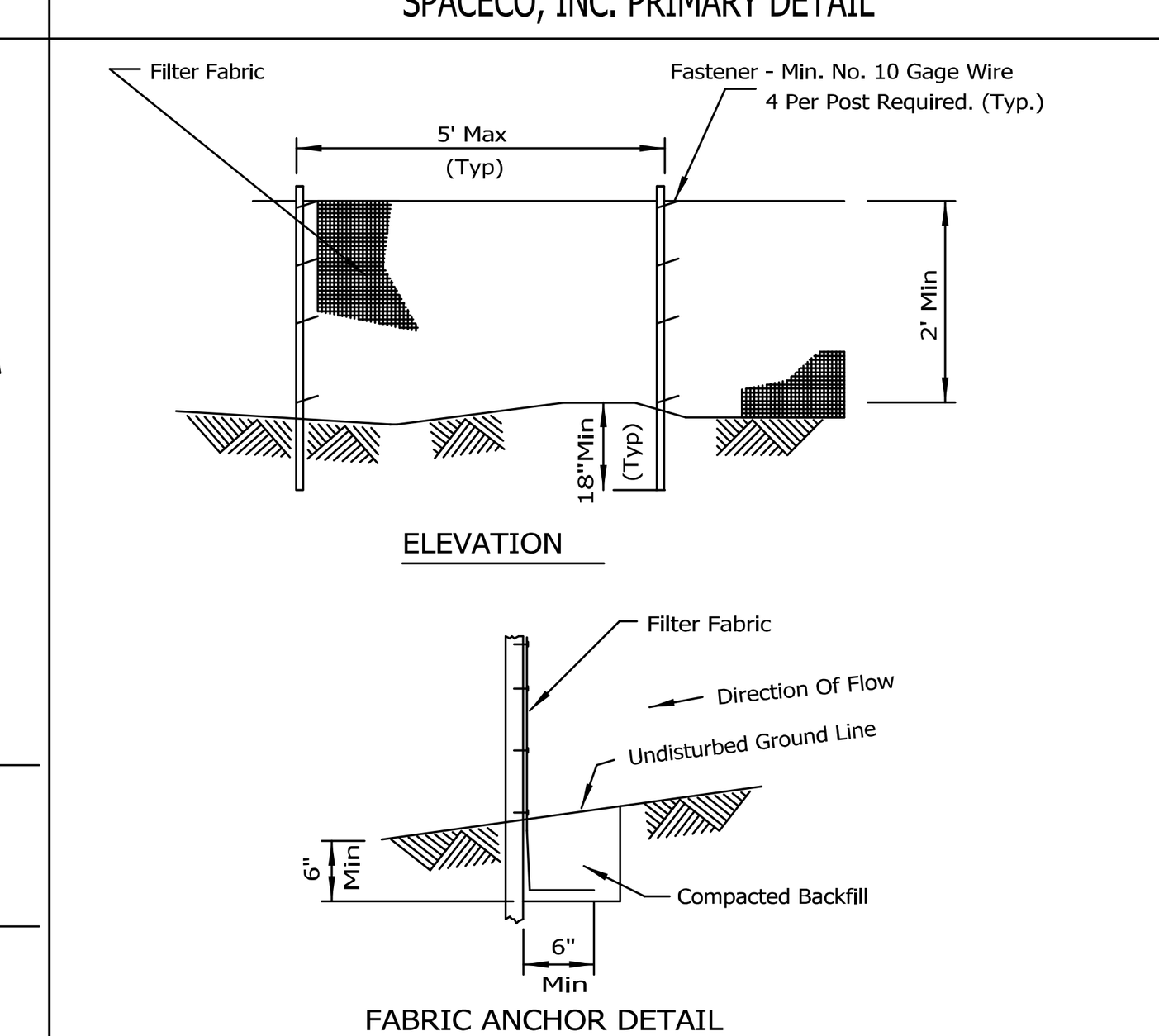


PLAN CODE: (ST)

NOTES:
1. If the sediment pool is formed or enlarged the side slope will be 2:1 or flatter.
2. The fill shall be constructed using IDOT RR-4 stone size. A 1'layer of IDOT CA-2 should be placed on the inside face to reduce the flow rate.
3. The rock will be placed according to construction specification 25 ROCKFILL. Placement will be by Method 1 and compaction will be class . III
4. The geotextile shall meet the requirements in material specification 592 GEOTEXTILE table 1 or 2, class , or . I II IV

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-660 SHEET 1 OF 1 DATE 11-20-01

SILT FENCE PLAN
SPACECO, INC. PRIMARY DETAIL

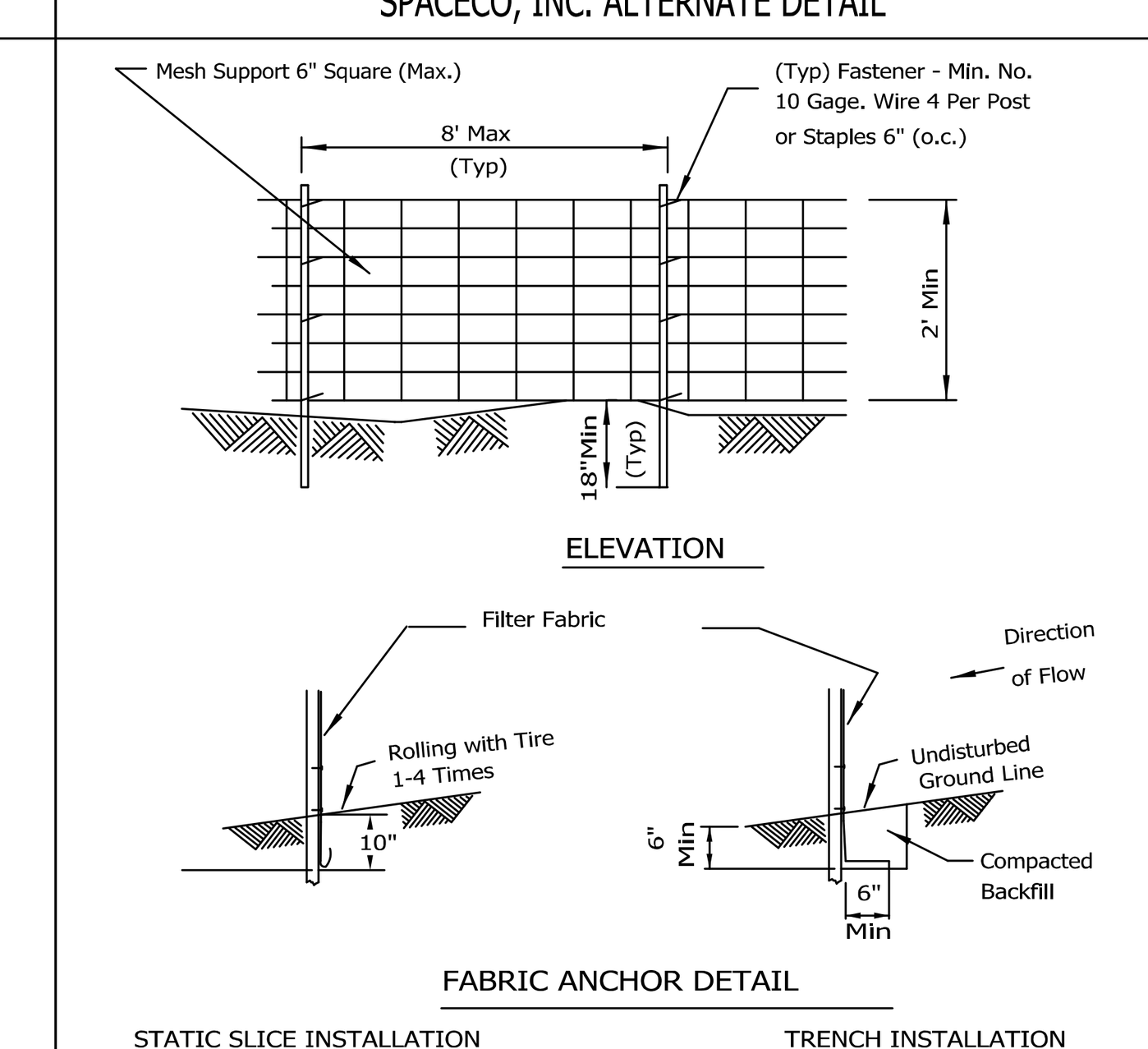


NOTES:
1. Temporary sediment fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

PLAN CODE: ——xx——

REFERENCE Project / Designed Date / Checked Date / Approved Date — STANDARD DWG. NO. IUM-620A SHEET 1 OF 2 DATE 3-16-12

SILT FENCE WITH WIRE SUPPORT PLAN
SPACECO, INC. ALTERNATE DETAIL

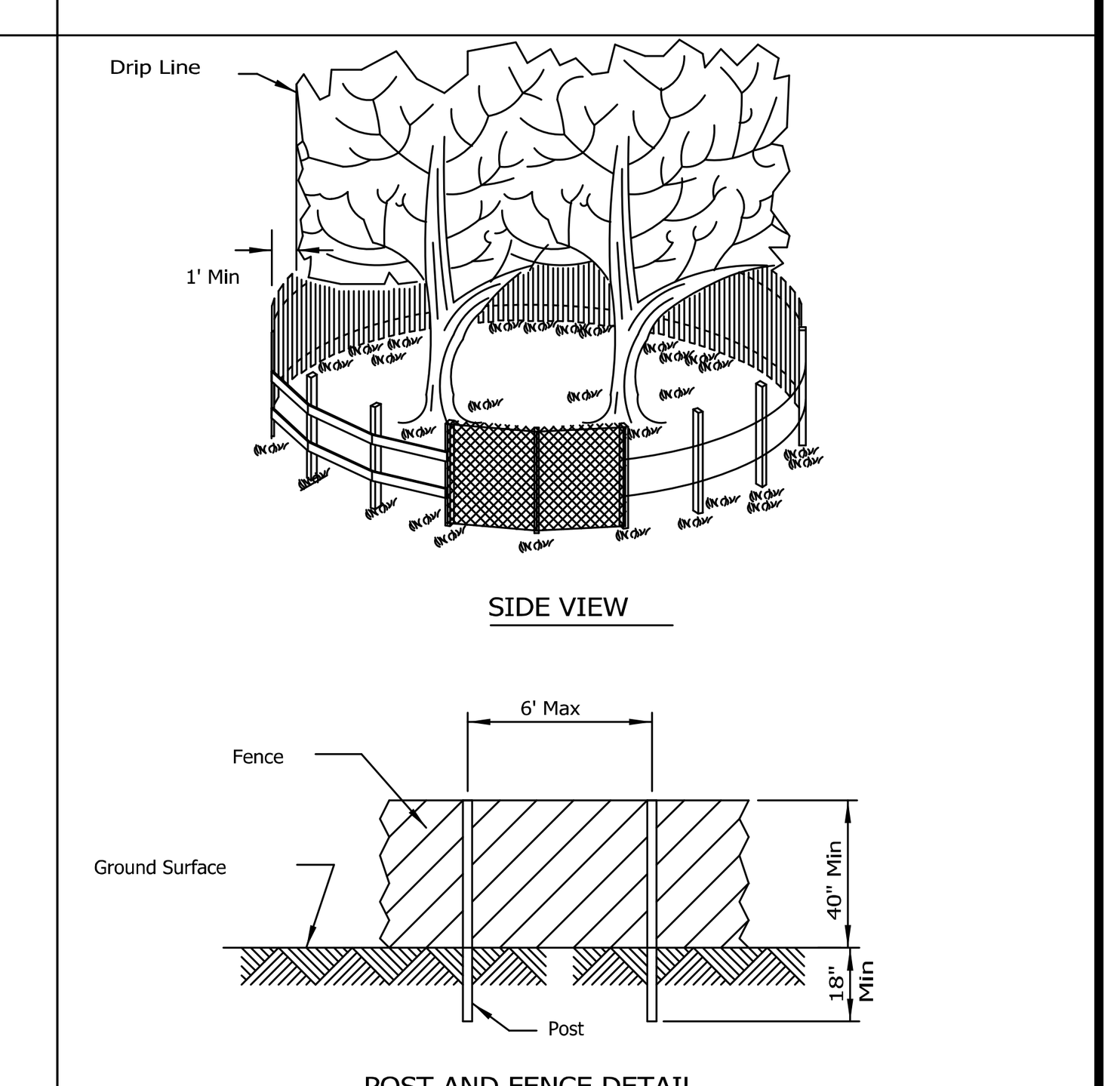


NOTES:
1. Silt Fence shall be installed prior to any grading work in the area to be protected. They shall be maintained throughout the construction period and removed in conjunction with the final grading and site stabilization. Silt fence shall be placed on the flattest area available.
2. Filter fabric shall meet the requirements of material specification 592 Geotextile Table 1 or 2, Class with equivalent opening size of at least 30 for nonwoven and 40 for woven.
3. Fence posts shall be either standard steel post or wood post with a minimum cross-sectional area of 3.0 sq. in.

PLAN CODE: ——xx——

REFERENCE Project / Designed Date / Checked Date / Approved Date — STANDARD DWG. NO. IUM-620A(W) SHEET 1 OF 2 DATE 3-16-2012

TREE PROTECTION - FENCING

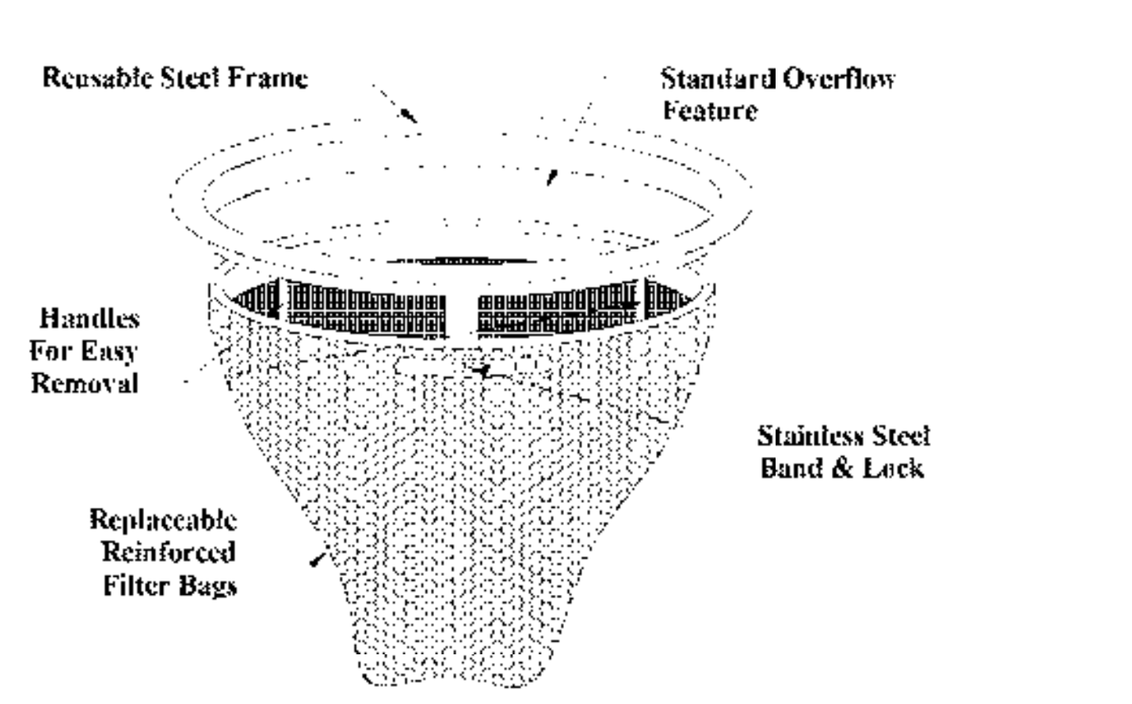


PLAN CODE: ——TP——

NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

REFERENCE Project / Designed Date / Checked Date / Approved Date — NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-690 SHEET 1 OF 1 DATE 4-7-94

Catch-All - is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.



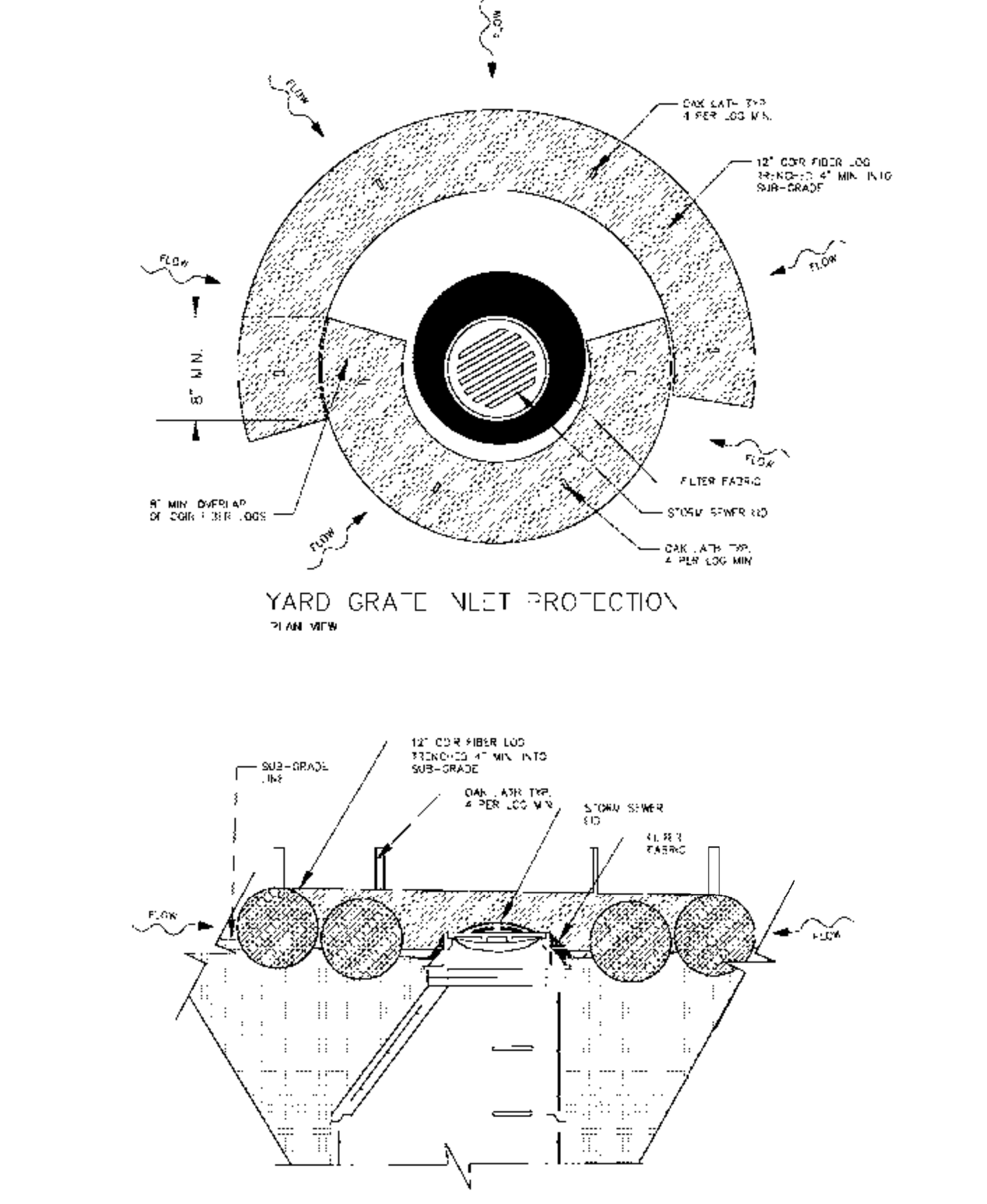
Catch-All HR is available to provide the added benefit of hydrocarbon removal.



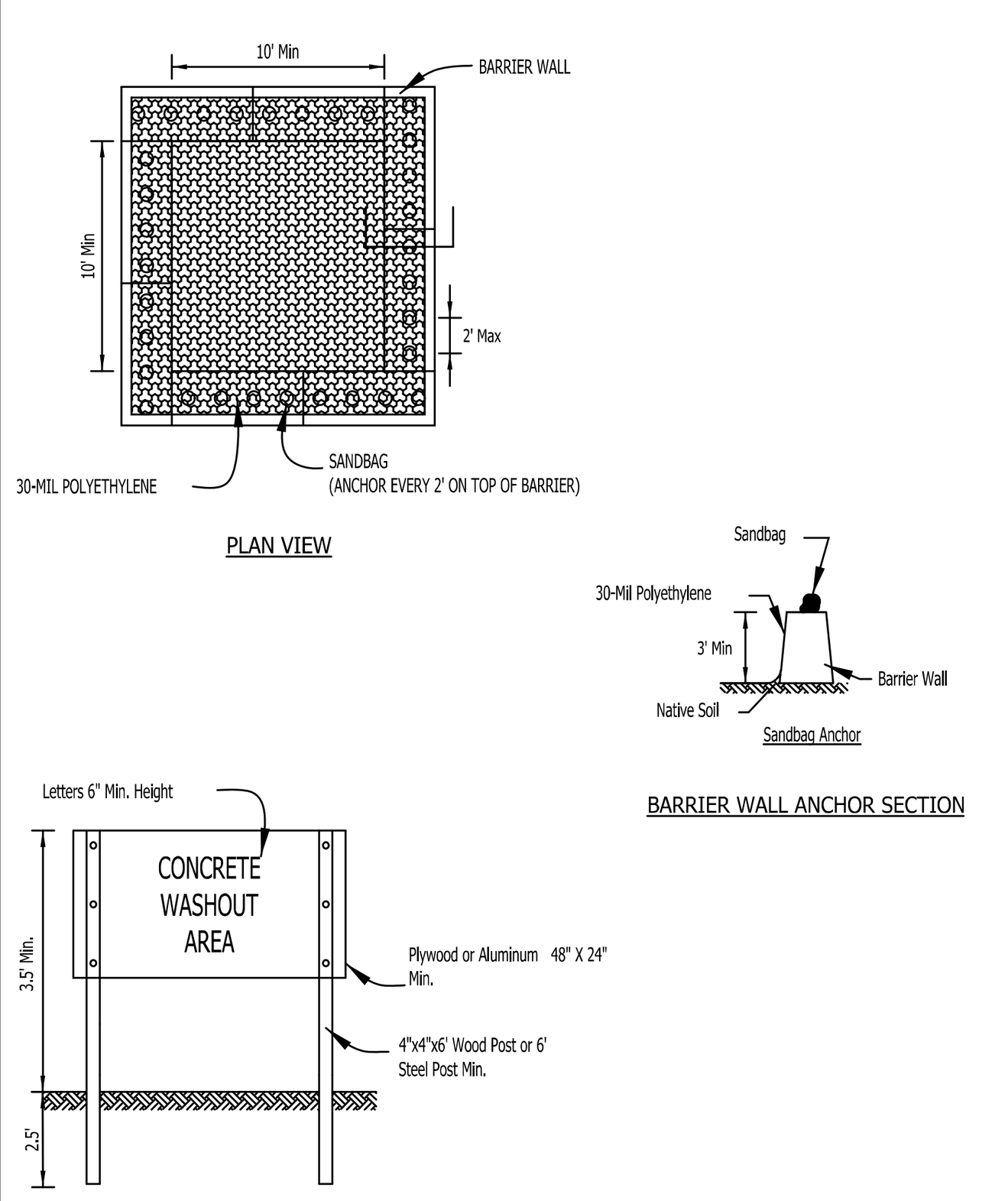
Design Benefits
1. Pollution Prevention
   - Sediment Control
2. Pollution Removal
   - Hydrocarbons (Catch-All HR)
   - Total Suspended Sediment
   - Phosphorus*
   - Nitrogen*
   - Heavy Metals*
   - *By virtue of sediment control*

Applications
1. Site Development & Highway Construction
   - Inlet Protection / Sediment Control
2. Permanent BMP
   - Maintenance Yards
   - Wash Bays
   - Parking Lots & Garages
   - Airports – Tarmac, Cab/Limo Stands, Rental Returns
   - Bank/Fast Food Drive-Ups
   - Reduce Maintenance of Underground Detention Systems
   - Reduce Maintenance of Underground Oil/Water Separators

PLAN CODE: (FF)



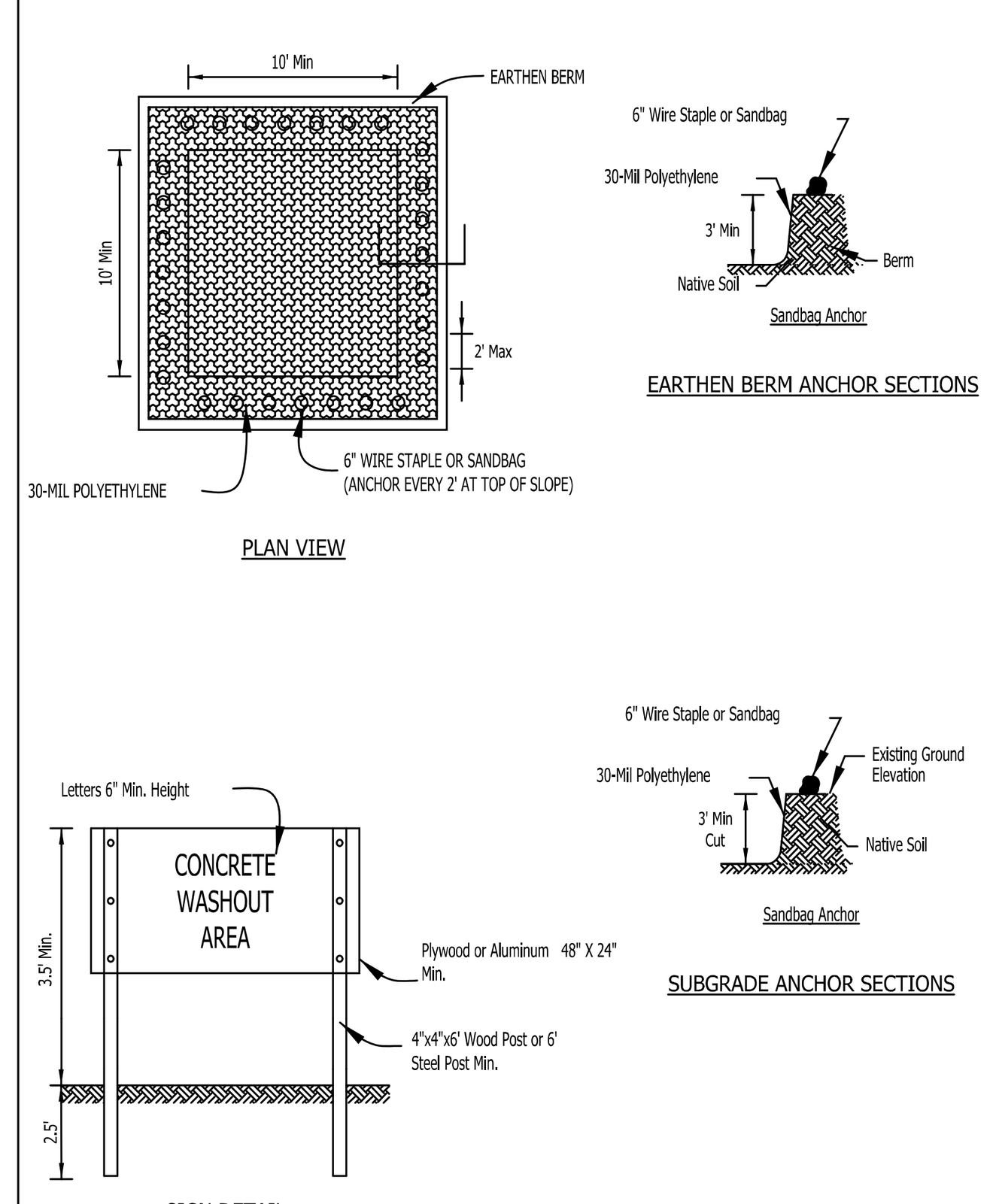
PLAN CODE: (FF)



PLAN CODE: (CW)

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

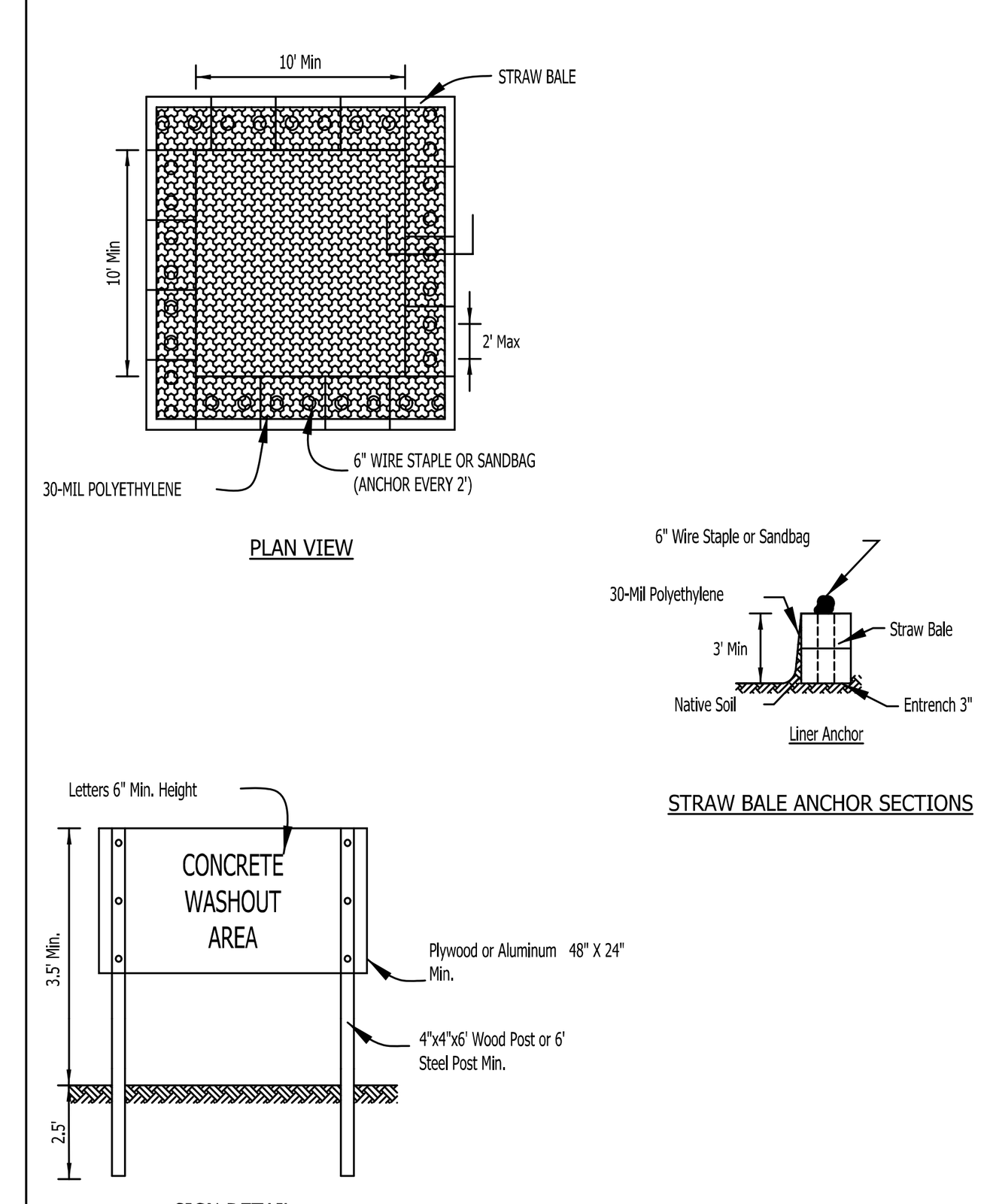
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL — IUM-654BW — Drawn B. JOHNSON 6/08



PLAN CODE: (CW)

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

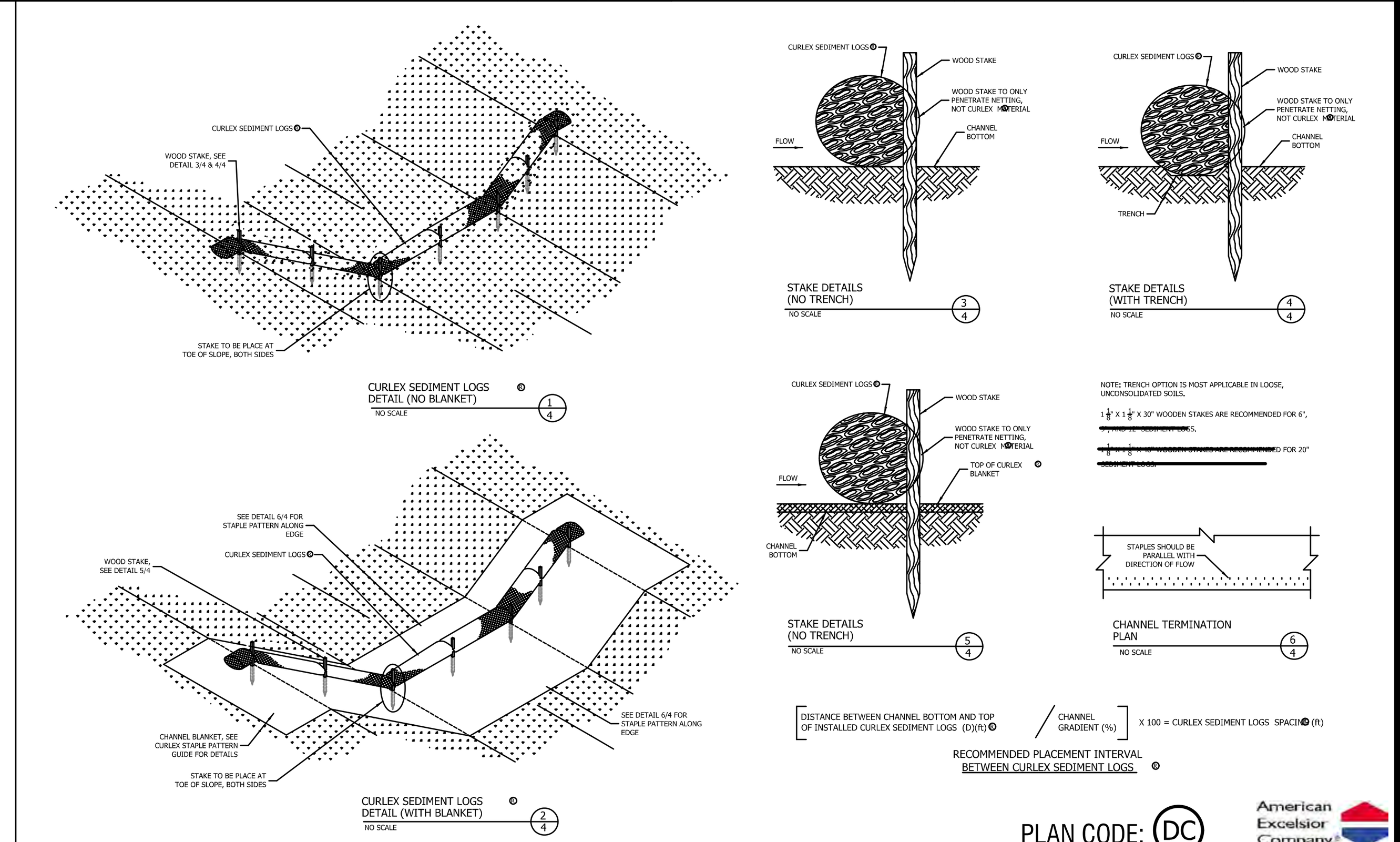
TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE — IUM-654ET — Drawn B. JOHNSON 6/08



PLAN CODE: (CW)

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE — IUM-654SB — Drawn B. JOHNSON 6/08



PLAN CODE: (DC)

American Excelsior Company — Earth Science Division

AMERICAN EXCELSIOR COMPANY, ARLINGTON, TEXAS — CURLEX SEDIMENT LOGS DITCH/CHANNEL APPLICATION DETAIL

REMARKS	
DATE	
NO.	

Spaceco Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_OFS-SE_DETAILS

DATE: 11/25/25

JOB NO. 11395.02

SHEET: SE DETAILS 13 OF 18

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SCALE 1" = 20'

0 20 40

SYMBOL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- XX — SILT FENCE
- FF — FABRIC FILTER
- P — PAVING
- PS — PERMANENT SEEDING
- LA — LINED APRON
- CP — CONCRETE PAVEMENT

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OLD DEERFIELD ROAD GRADING PLAN
OFF-SITE
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_OFS-SE1

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE1

14 OF 18

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NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEERFIELD ROAD SOIL EROSION AND SEDIMENT CONTROL PLAN

THE RESIDENCES OF HIGHLAND PARK

OFF-SITE

HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:	11395.02_OFS-SE2
DATE:	11/25/25
JOB NO.	11395.02
SHEET	SE2
	15 OF 18

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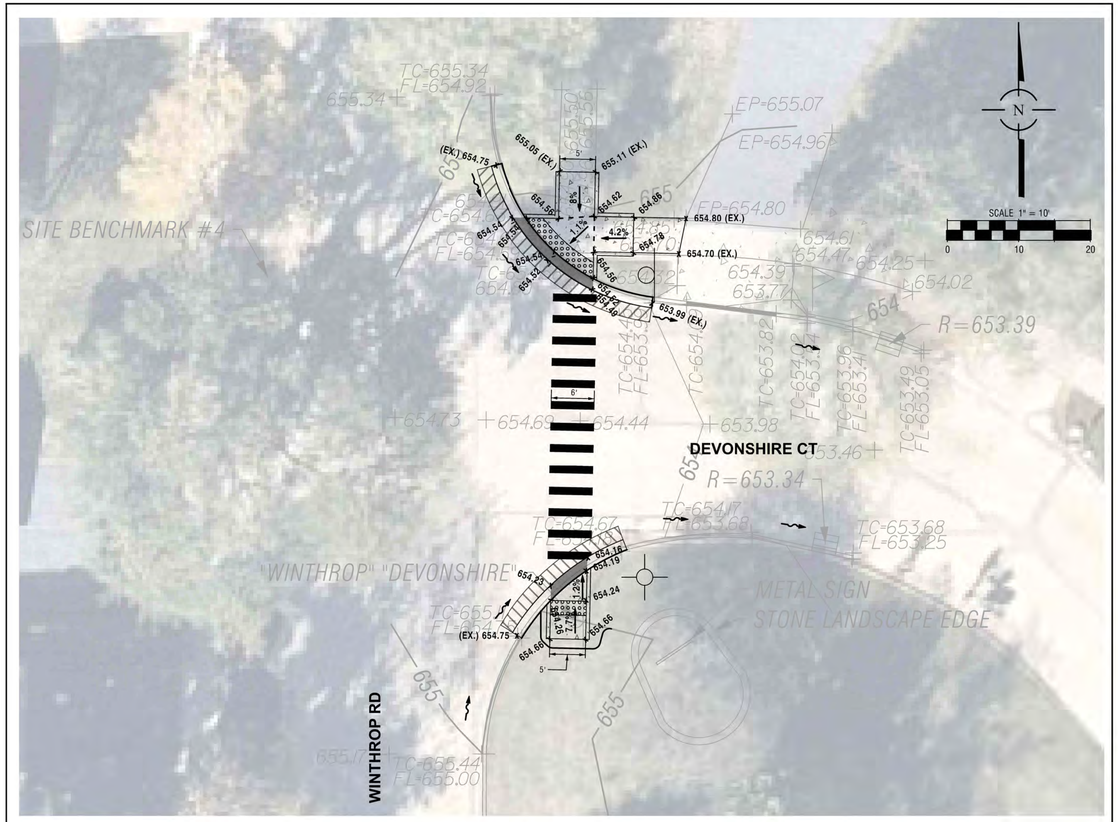
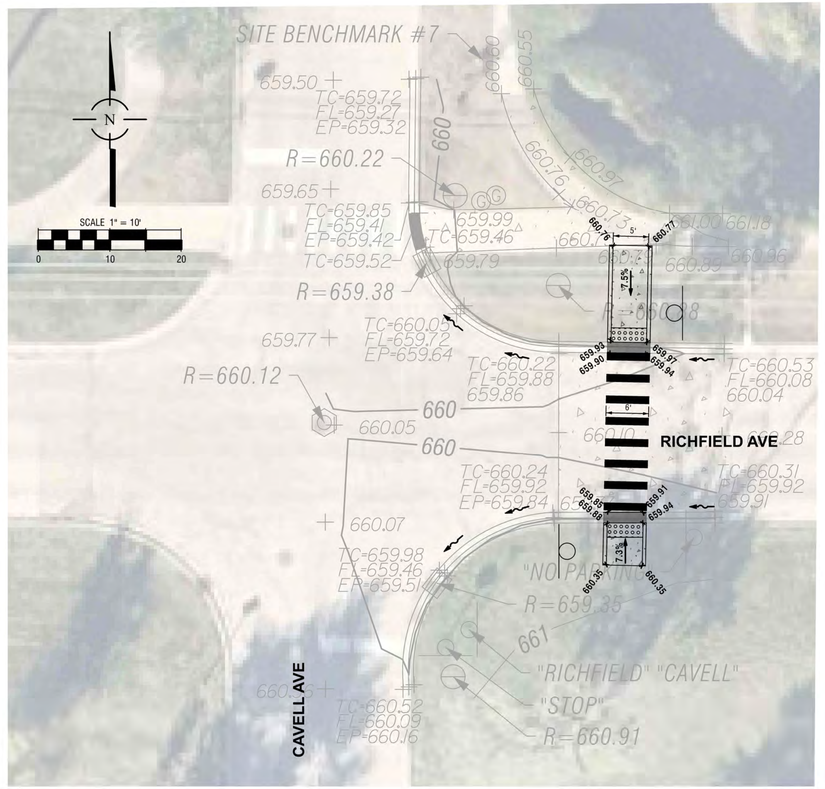
DEVONSHIRE COURT / RIDGE AVENUE CROSSWALK



DEVONSHIRE COURT / WINTHROP ROAD CROSSWALK



RICHFIELD AVENUE / CAVELL AVENUE CROSSWALK

SYMBOL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- SILT FENCE
- FF — FABRIC FILTER
- P — PAVING
- PS — PERMANENT SEEDING
- LA — LINED APRON
- CP — CONCRETE PAVEMENT

NO.	DATE	REMARKS

NO.	DATE	REMARKS

CROSSWALKS SOIL EROSION AND SEDIMENT CONTROL PLAN

OFF-SITE
THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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Rosemont, IL – Morris, IL – Indianapolis, IN
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FILENAME: 11395.02_OFS-SE3

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE3

16 OF 18

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EARTHWORK NOTES

1. GENERAL

   A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

   B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

   C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

   D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

   E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

   G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

   I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

   A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

   E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

      STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

   D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

   UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

   A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

   E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

   B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

   C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.
2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.
4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].
5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.
6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]
7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.
8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.
9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING, PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

   A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

   C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

   A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
      1) SCARIFY DISC AND AERATE,
      2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL,
      3) REMOVE AND REPLACE WITH GRANULAR MATERIAL,
      4) USE OF GEOTEXTILE FABRIC.

      MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

   C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

   D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

   A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL, THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE OLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

   B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

   C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

   D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

   E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

   F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS, PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

   G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

   H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

   I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

   A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE: OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

   B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

   C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

   D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

   E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

   B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

   C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

   D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

   E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

SANITARY SEWER NOTES

1. GENERAL

   A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.

   B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

      PLAN CODE DESCRIPTION

      DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).

      PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26

   C. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.

   D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

   E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

   F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.

   G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

   H. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

      a) PERMISSION SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.
      b) THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

2. BEDDING:

   A. BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4 " -3/4 " IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-448 SIZE 67 FOR DIP PIPE. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.

   B. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.

   C. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED. REFER TO THE TRENCH BACKFILL LIMITS DETAIL.

3. MANHOLES:

   A. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH MUNICIPAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEENAH R-1980.

   B. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

4. FRAMES AND LIDS:

   A. ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1712 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

   B. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

5. DROP MANHOLE ASSEMBLIES:

   A. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

6. CLEANING:

   A. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

7. TESTING:

   A. DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". OR MUNICIPAL CODES. IN THE EVENT OF A DISCREPANCY BETWEEN THE STANDARD SPECIFICATIONS AND THE MUNICIPAL CODE. THE MUNICIPAL CODE SHALL GOVERN. THE FULL LENGTH OF THE SANITARY SEWER IS REQUIRED TO BE BOTH AIR TESTED AND DEFLECTION TESTED.

   B. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.

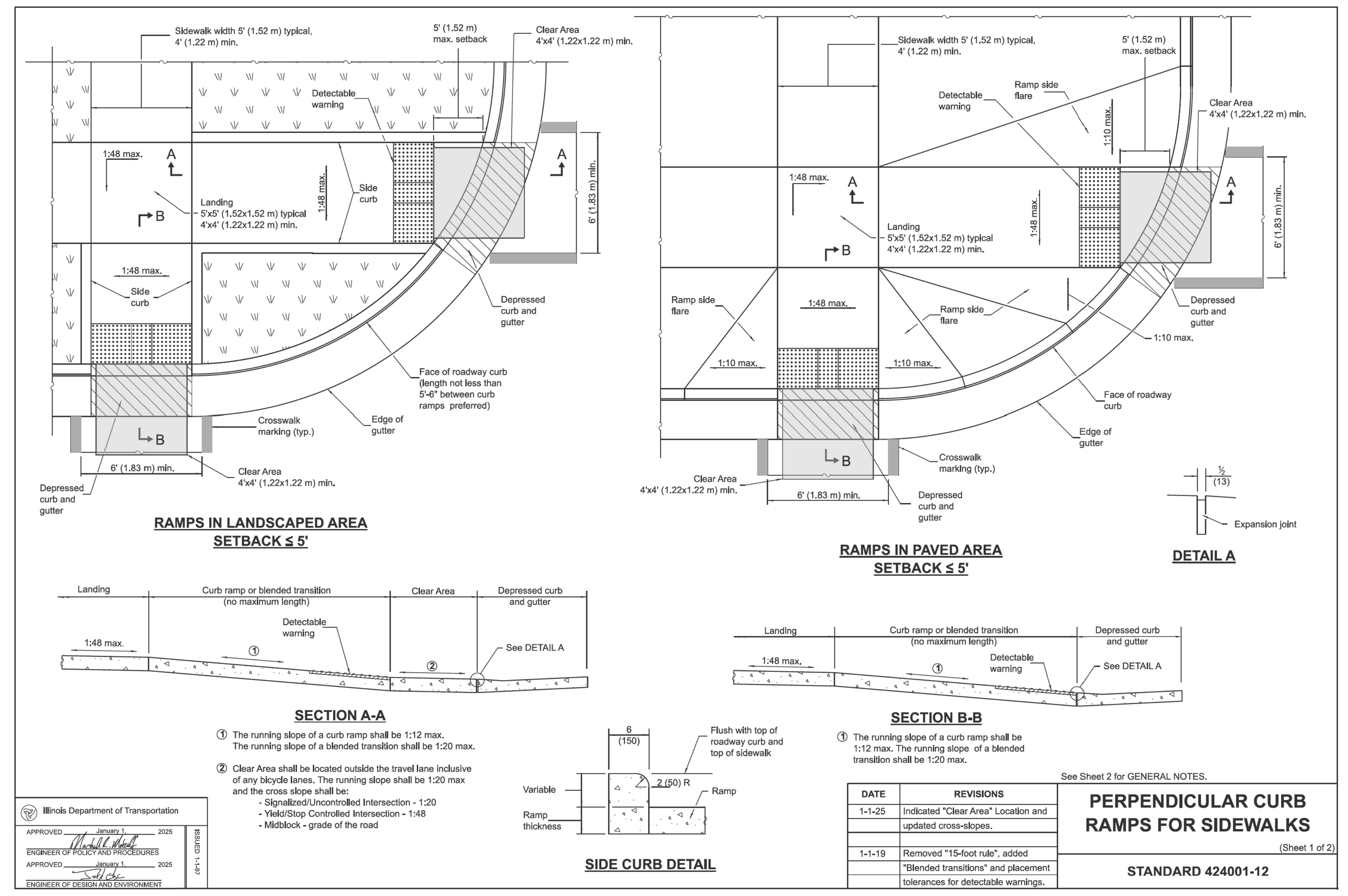
   C. TESTING OF MANHOLES TO BE IN ACCORDANCE WITH ASTM C-969.

8. TELEVISING:

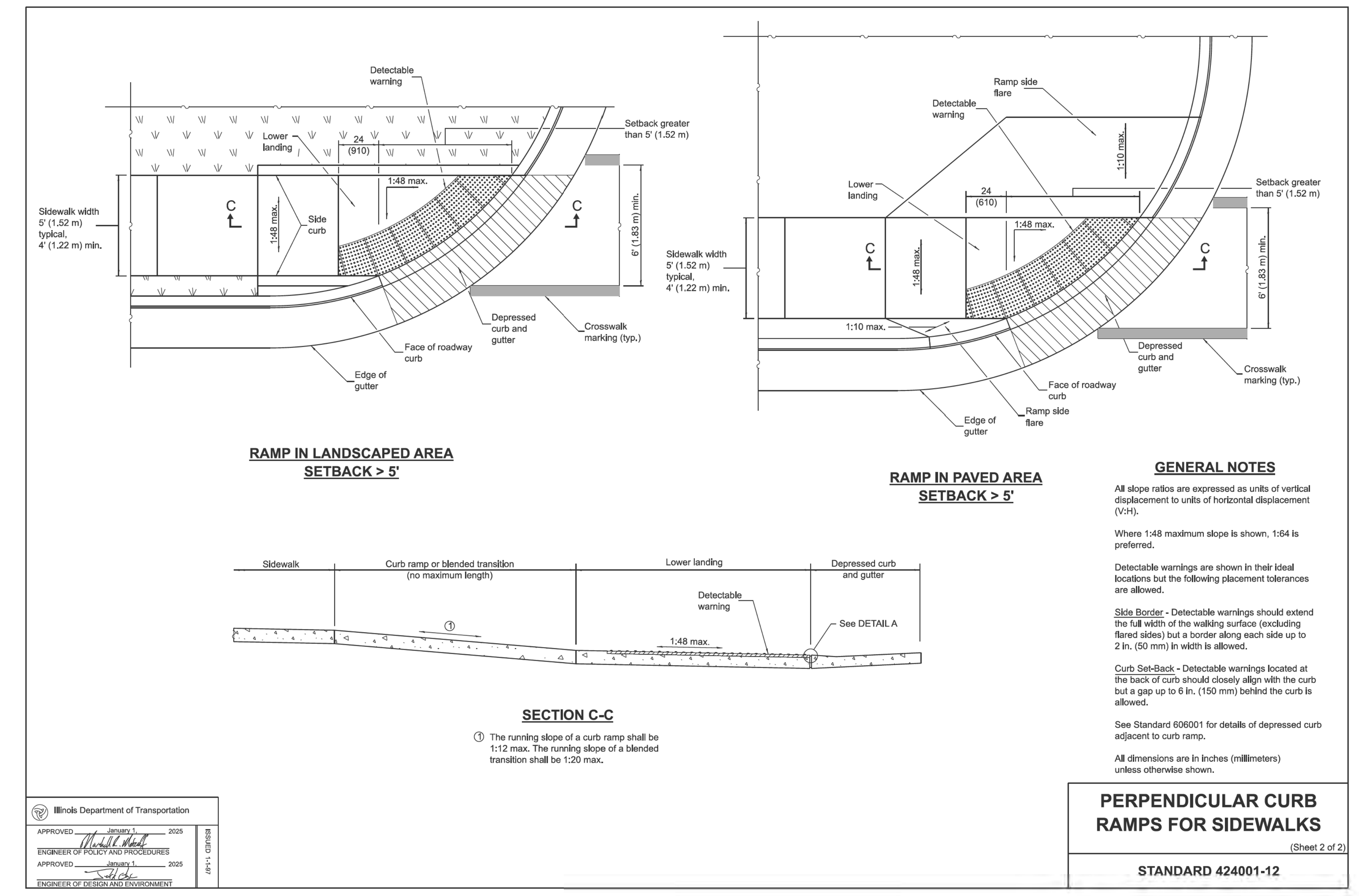
   A. ALL SANITARY SEWERS SHALL BE TELEVISED AND A COPY OF THE TAPE /DVD AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEO TAPES/DVDS.

9. TEST RESULTS:

   A. IF THE SANITARY SEWER INSTALLATION FAILS TO M



DATE	REVISIONS
1-1-25	Indicated "Clear Area" Location and updated cross-slopes.
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.



GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where 1:48 maximum slope is shown, 1:64 is preferred.

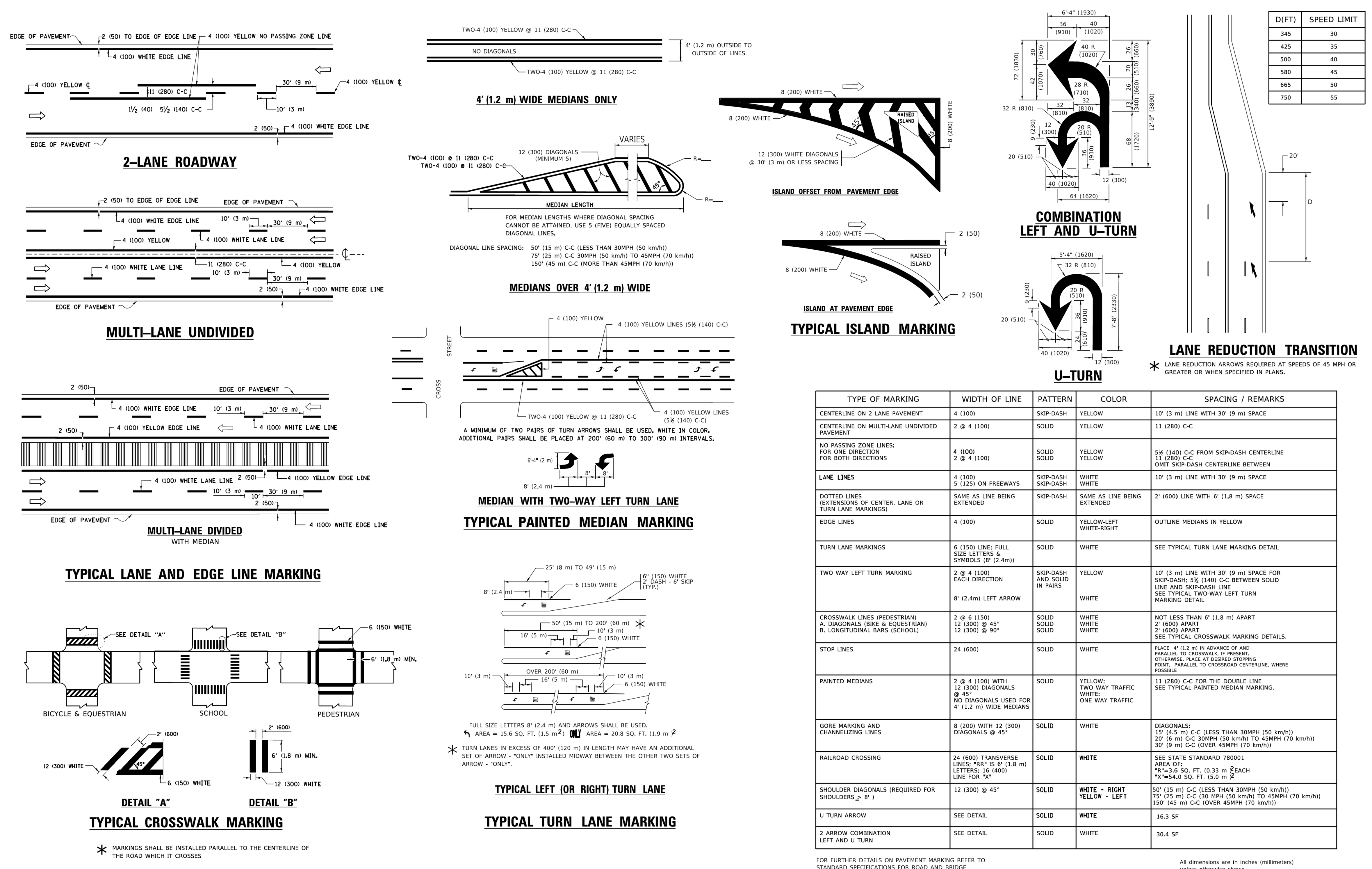
Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.



D(FT)	SPEED LIMIT
345	30
425	35
500	40
580	45
665	50
750	55

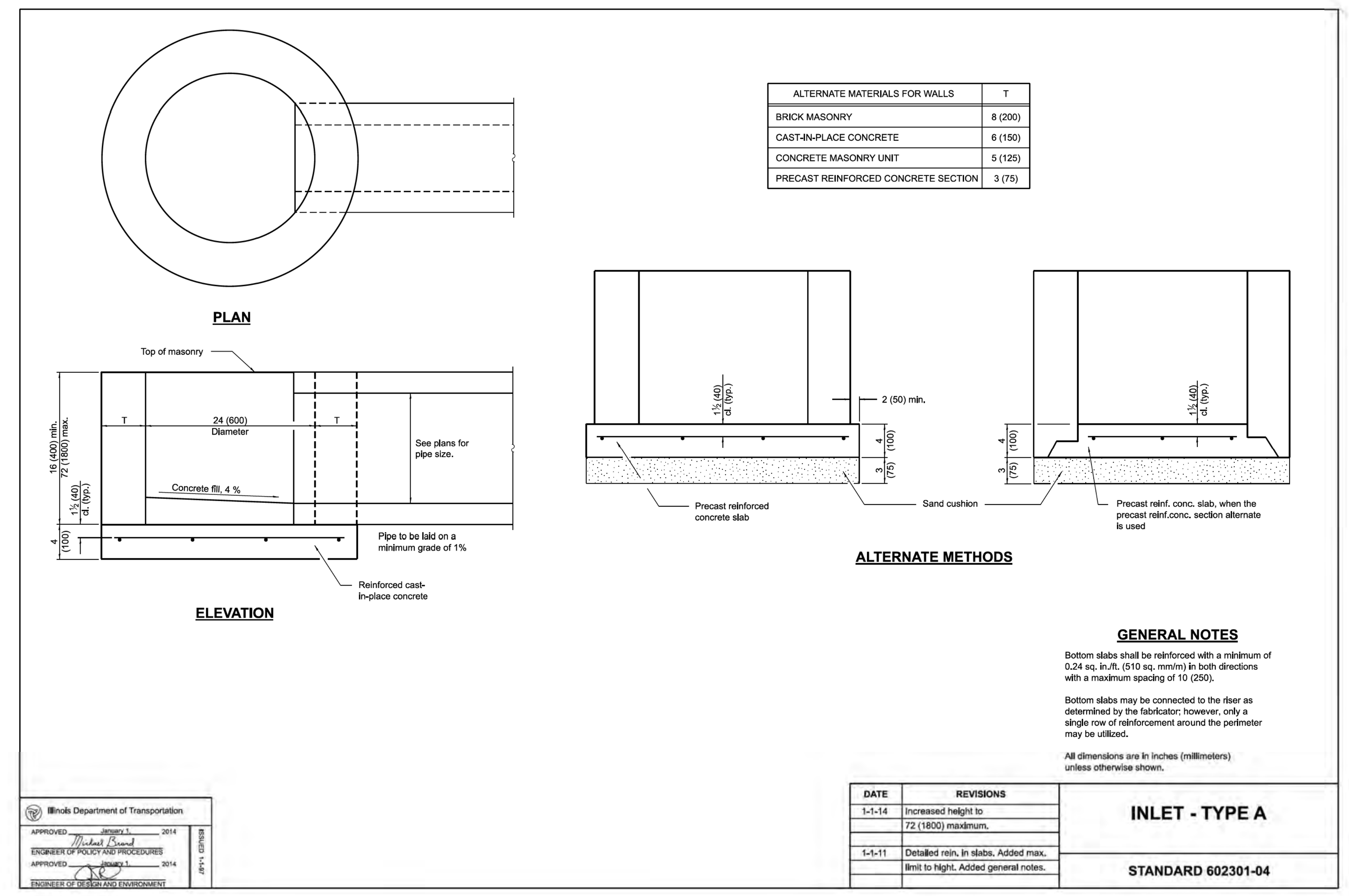
TYPE OF MARKING	WIDTH OF LINE	PATTERN	COLOR	SPACING / REMARKS
CENTERLINE ON 2 LANE PAVEMENT	4 (100)	SKIP-DASH	YELLOW	10' (3 m) LINE WITH 30' (9 m) SPACE
CENTERLINE ON MULTI-LANE UNDIVIDED PAVEMENT	2 @ 4 (100)	SOLID	YELLOW	11 (280) C-C
NO PASSING ZONE LINES: FOR ONE DIRECTION FOR BOTH DIRECTIONS	4 (100) 2 @ 4 (100)	SOLID SOLID	YELLOW YELLOW	5½ (140) C-C FROM SKIP-DASH CENTERLINE 11 (280) C-C OMIT SKIP-DASH CENTERLINE BETWEEN
LANE LINES	4 (100) 5 (125) ON FREEWAYS	SKIP-DASH SKIP-DASH	WHITE WHITE	10' (3 m) LINE WITH 30' (9 m) SPACE
DOTTED LINES (EXTENSIONS OF CENTER, LANE OR TURN LANE MARKINGS)	SAME AS LINE BEING EXTENDED	SKIP-DASH	SAME AS LINE BEING EXTENDED	2' (600) LINE WITH 6' (1.8 m) SPACE
EDGE LINES	4 (100)	SOLID	YELLOW-LEFT WHITE-RIGHT	OUTLINE MEDIANS IN YELLOW
TURN LANE MARKINGS	6 (150) LINE; FULL SIZE LETTERS & SYMBOLS (8' (2.4m))	SOLID	WHITE	SEE TYPICAL TURN LANE MARKING DETAIL
TWO WAY LEFT TURN MARKING	2 @ 4 (100) EACH DIRECTION 8' (2.4m) LEFT ARROW	SKIP-DASH AND SOLID IN PAIRS	YELLOW WHITE	10' (3 m) LINE WITH 30' (9 m) SPACE FOR SKIP-DASH; 5½ (140) C-C BETWEEN SOLID LINE AND SKIP-DASH LINE SEE TYPICAL TWO-WAY LEFT TURN MARKING DETAIL
CROSSWALK LINES (PEDESTRIAN) A. DIAGONALS (BIKE & EQUESTRIAN) B. LONGITUDINAL BARS (SCHOOL)	2 @ 6 (150) 12 (300) @ 45° 12 (300) @ 90°	SOLID SOLID SOLID	WHITE WHITE WHITE	NOT LESS THAN 6' (1.8 m) APART 2' (600) APART 2' (600) APART SEE TYPICAL CROSSWALK MARKING DETAILS.
STOP LINES	24 (600)	SOLID	WHITE	PLACE 4' (1.2 m) IN ADVANCE OF AND PARALLEL TO CROSSWALK, IF PRESENT. OTHERWISE, PLACE AT DESIRED STOPPING POINT. PARALLEL TO CROSSROAD CENTERLINE, WHERE POSSIBLE
PAINTED MEDIANS	2 @ 4 (100) WITH 12 (300) DIAGONALS @ 45° NO DIAGONALS USED FOR 4' (1.2 m) WIDE MEDIANS	SOLID	YELLOW: TWO WAY TRAFFIC WHITE: ONE WAY TRAFFIC	11 (280) C-C FOR THE DOUBLE LINE SEE TYPICAL PAINTED MEDIAN MARKING.
GORE MARKING AND CHANNELIZING LINES	8 (200) WITH 12 (300) DIAGONALS @ 45°	SOLID	WHITE	DIAGONALS: 15' (4.5 m) C-C (LESS THAN 30MPH (50 km/h)) 20' (6 m) C-C 30MPH (50 km/h) TO 45MPH (70 km/h)) 30' (9 m) C-C (OVER 45MPH (70 km/h))
RAILROAD CROSSING	24 (600) TRANSVERSE LINES; "RR" IS 6' (1.8 m) LETTERS; 16 (400) LINE FOR "X"	SOLID	WHITE	SEE STATE STANDARD 780001 AREA OF: "R"=3.6 SQ. FT. (0.33 m²) EACH "X"=54.0 SQ. FT. (5.0 m²)
SHOULDER DIAGONALS (REQUIRED FOR SHOULDERS ≥ 8')	12 (300) @ 45°	SOLID	WHITE - RIGHT YELLOW - LEFT	50' (15 m) C-C (LESS THAN 30MPH (50 km/h)) 75' (25 m) C-C (30 MPH (50 km/h) TO 45MPH (70 km/h)) 150' (45 m) C-C (OVER 45MPH (70 km/h))
U TURN ARROW	SEE DETAIL	SOLID	WHITE	16.3 SF
2 ARROW COMBINATION LEFT AND U TURN	SEE DETAIL	SOLID	WHITE	30.4 SF

FOR FURTHER DETAILS ON PAVEMENT MARKING REFER TO STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION AND STATE STANDARD 780001.

All dimensions are in inches (millimeters) unless otherwise shown.

USER NAME = footemj	DESIGNED - EVERS	REVISED - C. JUCIUS 09-09-09	STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION
	DRAWN -	REVISED - C. JUCIUS 07-01-13	
PLOT SCALE = 50.0000 ' / in.	CHECKED -	REVISED - C. JUCIUS 12-21-15	
PLOT DATE = 3/4/2019	DATE - 03-19-90	REVISED - C. JUCIUS 04-12-16	

DISTRICT ONE
TYPICAL PAVEMENT MARKINGS
SCALE: NONE | SHEET 1 OF 2 SHEETS | STA. | TO STA.
F.A. RTE. | SECTION | COUNTY | TOTAL SHEETS | SHEET NO.
TC-13 | CONTRACT NO.
ILLINOIS | FED. AID PROJECT



ALTERNATE MATERIALS FOR WALLS	T
BRICK MASONRY	8 (200)
CAST-IN-PLACE CONCRETE	6 (150)
CONCRETE MASONRY UNIT	5 (125)
PRECAST REINFORCED CONCRETE SECTION	3 (75)

GENERAL NOTES

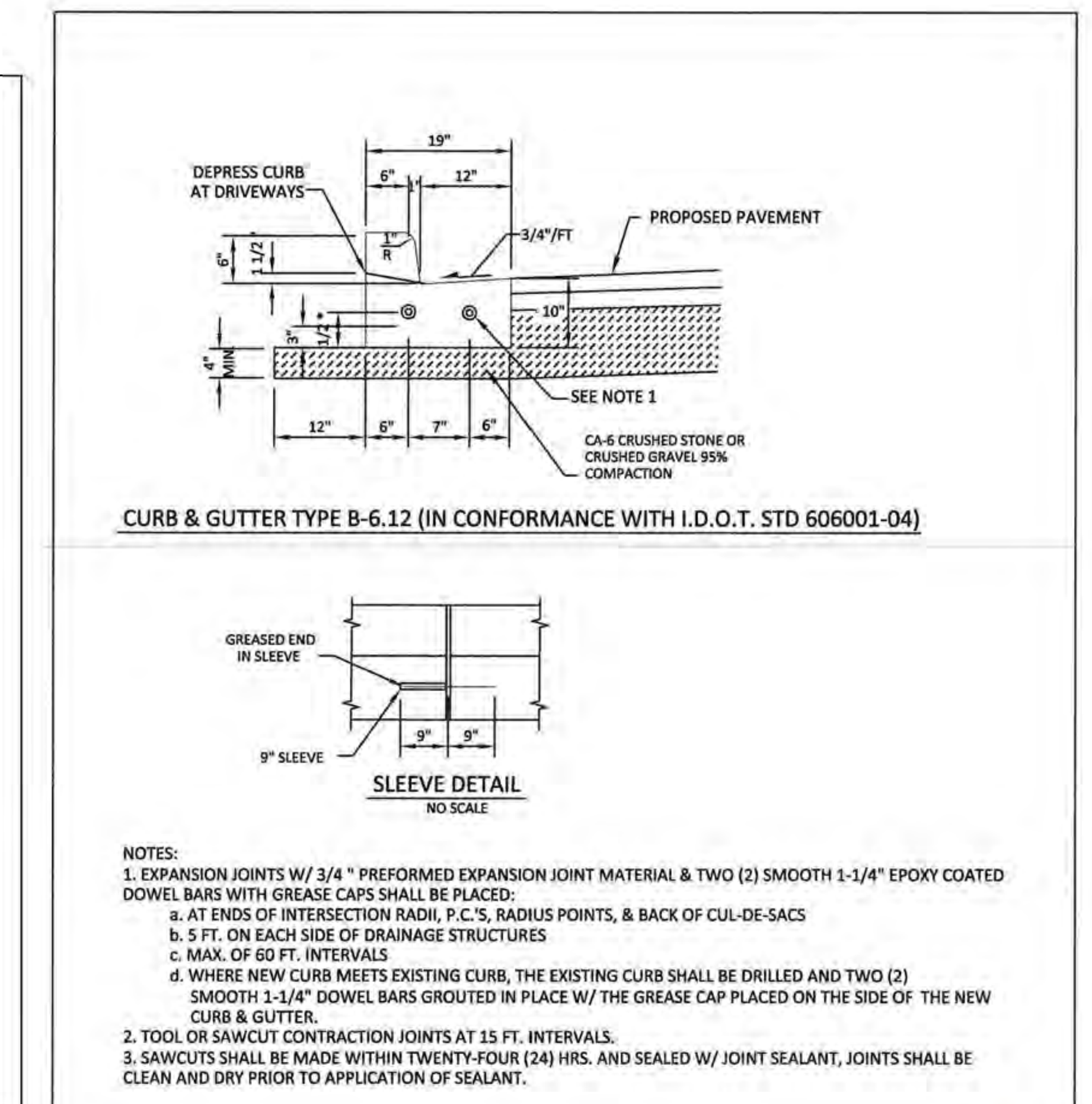
Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

DATE	REVISIONS
1-1-14	Increased height to 72 (1800) maximum.
1-1-11	Detailed rein. in slabs. Added max. limit to hight. Added general notes.

INLET - TYPE A
STANDARD 602301-04



NOTES:
1. EXPANSION JOINTS W/ 3/4 " PREFORMED EXPANSION JOINT MATERIAL & TWO (2) SMOOTH 1-1/4" EPOXY COATED DOWEL BARS WITH GREASE CAPS SHALL BE PLACED:
   a. AT ENDS OF INTERSECTION RADII, P.C.'S, RADIUS POINTS, & BACK OF CUL-DE-SACS
   b. 5 FT. ON EACH SIDE OF DRAINAGE STRUCTURES
   c. MAX. OF 60 FT. INTERVALS
   d. WHERE NEW CURB MEETS EXISTING CURB, THE EXISTING CURB SHALL BE DRILLED AND TWO (2) SMOOTH 1-1/4" DOWEL BARS GROUTED IN PLACE W/ THE GREASE CAP PLACED ON THE SIDE OF THE NEW CURB & GUTTER.
2. TOOL OR SAWCUT CONTRACTION JOINTS AT 15 FT. INTERVALS.
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HRS. AND SEALED W/ JOINT SEALANT, JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.

TYPE B-6.12 CURB & GUTTER DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1036
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By: J.M.W.

Revised: March 7, 2024

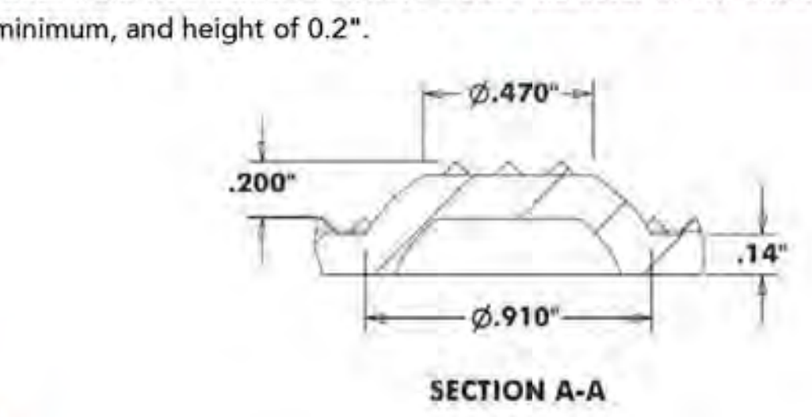
TufTile ADA DETECTABLE WARNINGS

PHYSICAL CHARACTERISTICS GALVANIZED STEEL

COLOR: COLONIAL RED
FED. COLOR CODE: 20109

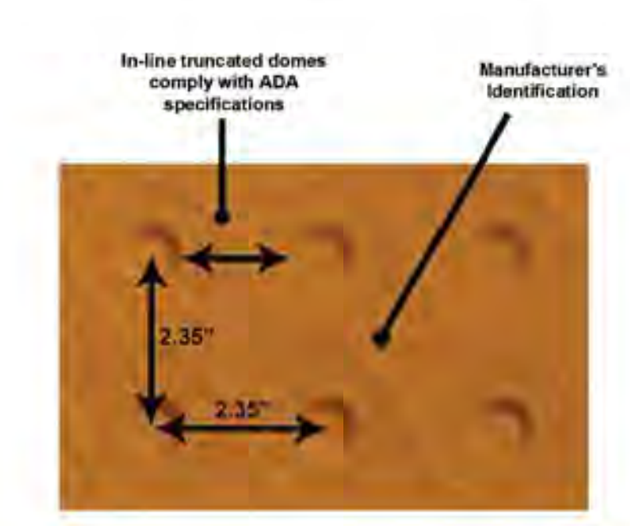
Dome Geometry

ADA (R305.1.1) specifies truncated domes shall have a base diameter of 0.9" minimum, a top diameter of 50%-65% of the base diameter minimum, and height of 0.2".



Dome Spacing

ADA (R305.1.2) specifies truncated domes shall have a center-center of 1.6" to 2.4".



Galvanized Steel Test Data		
Galvanization	G90 Guardrail Grade	G90
ASTM C 501	Abrasion Resistance	0.005
FDOT FM 3 - C 1028	Slip Resistance	Dry - 0.90, Wet - 0.81
ASTMA A 370	Tensile Strength	49,770 psi
ASTM D 695	Compressive Properties	55,170 psi
ASTM D 5420	Impact Resistance	No Cracking, No Delamination
ASTM E 84-18 ANSI/UL723	Test for Surface Burning Characteristics	CFS - 0.00, FSI - 0, CSD - 5.8, SDI - 5

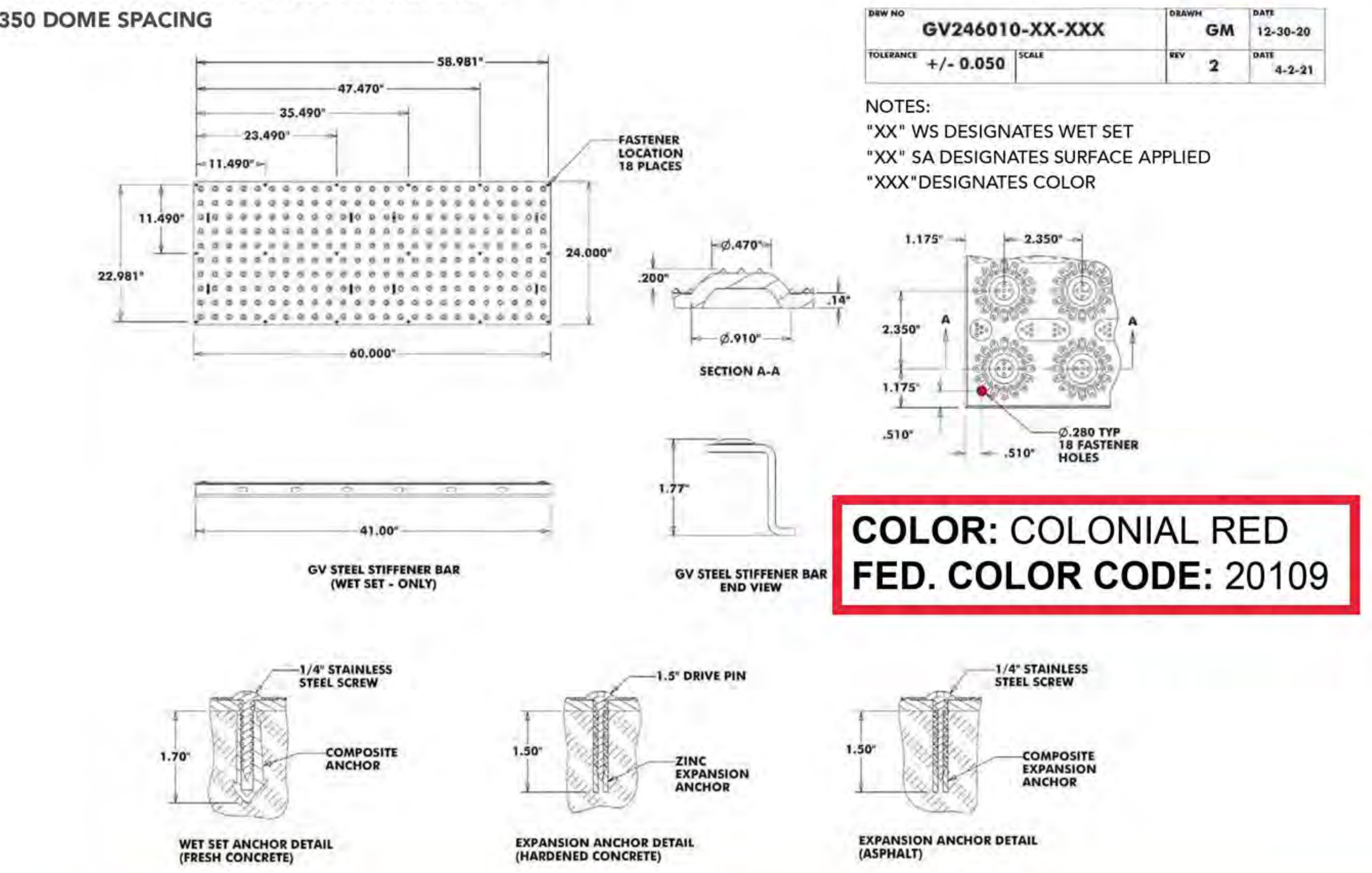
TufTile.com 1-888-960-8897 905 Telser Road, Lake Zurich, IL 60047
Pg. 34

24" X 60" X 10 GA (REPLACEABLE)
GALVANIZED STEEL DETECTABLE WARNING TILE
2.350 DOME SPACING

TufTile

DRW NO GV246010-XX-XXX	DRAWN GM	DATE 12-30-20
TOLERANCE +/- 0.050	REV 2	DATE 4-2-21

NOTES:
"XX" WS DESIGNATES WET SET
"XX" SA DESIGNATES SURFACE APPLIED
"XXX"DESIGNATES COLOR



COLOR: COLONIAL RED
FED. COLOR CODE: 20109

TufTile.com Pg. 35 1-888-960-8897 905 Telser Road, Lake Zurich, IL 60047

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS - 1

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_OFS-DET1
DATE: 11/25/25
JOB NO. 11395.02
SHEET DET1 18 OF 18

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SITE IMPROVEMENT PLANS
for
THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK
LAKE COUNTY, ILLINOIS

PROJECT NO:11395.02

DEVELOPER
THE HABITAT COMPANY
350 W. HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654
PHONE: (312) 527-5400

ARCHITECT
BSB DESIGN, INC
220 N. SMITH STREET
PALATINE, IL 60067
PHONE: (847) 705-2200

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:
COUNTY LAKE
CITY, TOWNSHIP HIGHLAND PARK
SEC. & ¼ SEC. NO. S27 T43N R12E
48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK
ELEVATION:
DESCRIPTION: SEE SHEET OVET FOR BENCHMARK INFORMATION

NOTE:
SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

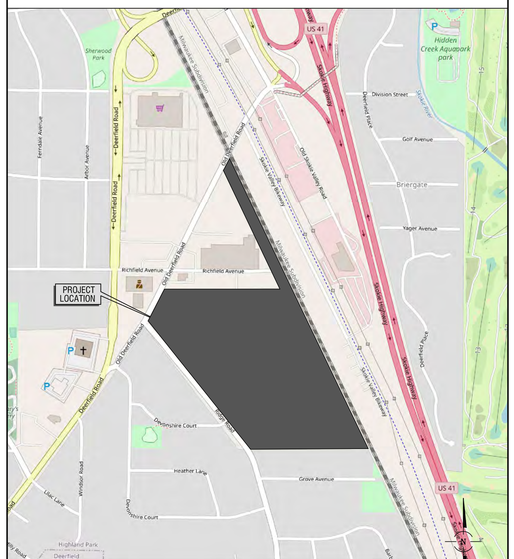
REVISIONS

ORIGINAL PLAN DATE: NOVEMBER 25, 2025

#	SHEET #	REMARKS	DATE
1	2,10,17-23,30,34	PER CITY	12/23/25
2	17-20,25	PER CITY	01/15/26

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	GN	TYPICAL SECTIONS & GENERAL NOTES
3	OVET	OVERALL EXISTING CONDITIONS PLAN
4-9	EC1-6	EXISTING CONDITIONS PLANS
10-15	DEMO1-6	DEMOLITION PLANS
16	OVSP	OVERALL SITE PLAN
17-22	GM1-6	GEOMETRIC PLANS
23-28	GR1-6	GRADING PLANS
29-34	UT1-6	UTILITY PLANS
35-40	SE1-6	SOIL EROSION AND SEDIMENT CONTROL PLANS
41-42	SE7-8	SOIL EROSION AND SEDIMENT CONTROL NOTES AND DETAILS
43	S1	SPECIFICATIONS
44-46	D1-D3	DETAILS



ENGINEER
BRETT M. DUFFY, P.E.
ILLINOIS REGISTRATION NO.: 062-053198
EXPIRATION DATE: 11/30/2027
PROFESSIONAL DESIGN FIRM NO.: 184-001157
EXPIRATION DATE: 04/30/2027
01/15/26
DATE
THESE PLANS OR ANY PART THEREOF SHALL BE CONSIDERED VOID WITHOUT THE SIGNATURE , SEAL, AND EXPIRATION DATE OF SEAL OF THE ENGINEER

LICENSED PROFESSIONAL ENGINEER
BRETT M. DUFFY
NO. 062-053198
ILLINOIS

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK
LAKE COUNTY, ILLINOIS

Rosemont Office
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_TITLE
DATE: 11/25/25
JOB NO. 11395.02
SHEET C1
1 OF 46

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GENERAL NOTES

1. REFERENCED CODES

A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC) AND SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS; ADOPTED APRIL 1, 2016 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THERETO; AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.

B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014, AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY; EXCEPT AS MODIFIED HEREIN OR BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.

C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HANDICAP ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES. WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE STRINGENT SHALL GOVERN.

D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. UTILITY LOCATIONS

A. THE UTILITY COMPANIES HAVE BEEN CONTACTED IN REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.

B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLAN. THE CONTRACTOR SHALL CALL J.U.L.I.E. AT 800-892-0123 AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.

C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.

3. UTILITY COORDINATION

A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.

B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO ENSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF ITS WORK FROM TIME TO TIME, TO COORDINATE SAME WITH UTILITY RELOCATION WORK, AND SHALL PREPARE REVISED SCHEDULE(S) IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.

C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. AT&T SHALL BE CONTACTED ONE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNLESS OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.

4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY THE ENGINEER'S LINE AND GRADE STAKES. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.

5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.

6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.

7. THE CONTRACTORS SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.

8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.

9. COMMENCING CONSTRUCTION

A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION, IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, EITHER MUNICIPALITY'S OR THE OWNER'S, SUFFICIENTLY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.

B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (PERTAINING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK TO BE BORNE BY CONTRACTOR.

10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC. AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.

11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED OR DISTURBED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.

12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.

13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC. SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.

14. ALL FIELD TILE ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.

15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.

16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.

17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PROMPTLY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.

18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (SSRBC) ARTICLE 201.05.

19. LIMB PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.

20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.

21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGE BRANCH. WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES

A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL EXCAVATED. MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.

B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE MINIMUM REQUIREMENTS FOR TRENCH SHORING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.

C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SOFTENING OF FOUNDATION BOTTOMS, UNDERCUTTING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DEWATERING SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS, CONVEY WATER REMOVED FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DIVERSIONS OUTSIDE EXCAVATION LIMITS FOR EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.

D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.

23. FINAL ACCEPTANCE

A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.

B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.

C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, BINDER, SURFACE, AND PRIOR TO PLACING ANY CONCRETE AFTER FORMS HAVE BEEN SET.

D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.

24. UNDERGROUND NOTES

A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS. FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.

B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.

C. ANY DEWATERING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIFIC LINE ITEM FOR DEWATERING. IN THE EVENT THAT SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TSF ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL (UPON APPROVAL OF THE OWNER AND/OR ENGINEER) OVER-EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.

D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, DRIVEWAYS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SUBGRADE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING IDOT CA-6 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SSRBC) SPECIFICATIONS. JETTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.

E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (NOMINAL) POST AT THE TERMINUS OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VALTS. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS; SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.

F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT REAR YARD INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.

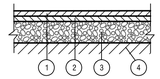
G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SUBGRADES. WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM (IF AVAILABLE). DAMAGE TO THE ROAD SUBGRADE OR LOT GRADING DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER DISTRIBUTION SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS COST.

H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISHED GRADE WILL NOT ALLEVIATE THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY UPON FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)

I. SLEEVES FOR UTILITY (COMED, TELEPHONE, ETC.) STREET CROSSING, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 6" PVC INSTALLED 36" BELOW THE TOP OF CURB AND EXTEND TWO FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.

J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.

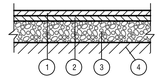
25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OF OR REPRESENTATIVES OF THE OWNER. NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR MUST AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. "SAFE" : MEANING CONDITIONS COMPLYING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTIONS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.



TYPICAL ASPHALT PAVEMENT SECTION
(FRONT LOAD DRIVEWAYS)
N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "D", IL-9.5, N50
2. 2.5" LEVELING BINDER COURSE, MIX "D", IL-19.0, N50
3. 6" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

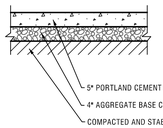
PAVEMENT SECTIONS PER REPORT OF GEOTECHNICAL ENGINEERING EXPLORATION BY ECS MIDWEST,LLC DATED DECEMBER 31, 2024. ECS PROJECT NO. 16:15599



TYPICAL ASPHALT PAVEMENT SECTION
(HMA PAVEMENT)
N.T.S.

1. 1.5" HMA SURFACE COURSE, MIX "D", IL-9.5, N50
2. 2.5" HMA BINDER COURSE, MIX "D", IL 19.0, N50
3. 8" AGGREGATE BASE COURSE, TYPE B
4. COMPACTED AND STABLE SUBGRADE

PAVEMENT SECTIONS PER REPORT OF GEOTECHNICAL ENGINEERING EXPLORATION BY ECS MIDWEST,LLC DATED DECEMBER 31, 2024. ECS PROJECT NO. 16:15599



TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION
N.T.S.

PAVEMENT SECTIONS PER REPORT OF GEOTECHNICAL ENGINEERING EXPLORATION BY ECS MIDWEST,LLC DATED DECEMBER 31, 2024. ECS PROJECT NO. 16:15599

LEGEND

EXISTING	DESCRIPTION	PROPOSED
—C—	DRAIN TILE	
—) —	STORM SEWER	—) —
—) —	SANITARY SEWER	—) —
-»-	SANITARY TRUNK SEWER	-»-
-W— 8" —	WATER MAIN (WITH SIZE)	—W— 8" —
	PIPE TRENCH BACKFILL	
—G—	GAS MAIN	—G—
—T—	TELEPHONE LINES	—T—
—E—	ELECTRIC LINE	—E—
—x—	FENCE	—x—
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE	I = INVERT OR INLET	T/P = TOP OF PIPE
S = SANITARY MANHOLE	TF = TOP OF FOUNDATION	B/P = BOTTOM OF PIPE
CB = CATCH BASIN	GF = GARAGE FLOOR	WM = WATERMAIN
LP = LIGHT POLE	TC = TOP OF CURB	SAN = SANITARY SEWER
VV = VALVE VAULT	TD = TOP OF DEPRESSED CURB	STM = STORM SEWER
E = END SECTION	TW = TOP OF RETAINING WALL	LO = LOOK OUT
FH = FIRE HYDRANT	BW = BOTTOM OF RETAINING WALL	PLO = PARTIAL LOOK OUT
GR = GRADE RING (HYDRANT)	OP = OUTLET OF PIPE	PC = PRESSURE CONNECTION

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED

NO.	DATE	REMARKS
1	12/23/25	PER CITY

GENERAL NOTES AND TYPICAL SECTIONS

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11395.02_GN
DATE: 11/25/25
JOB NO. 11395.02
SHEET GN
2 OF 46

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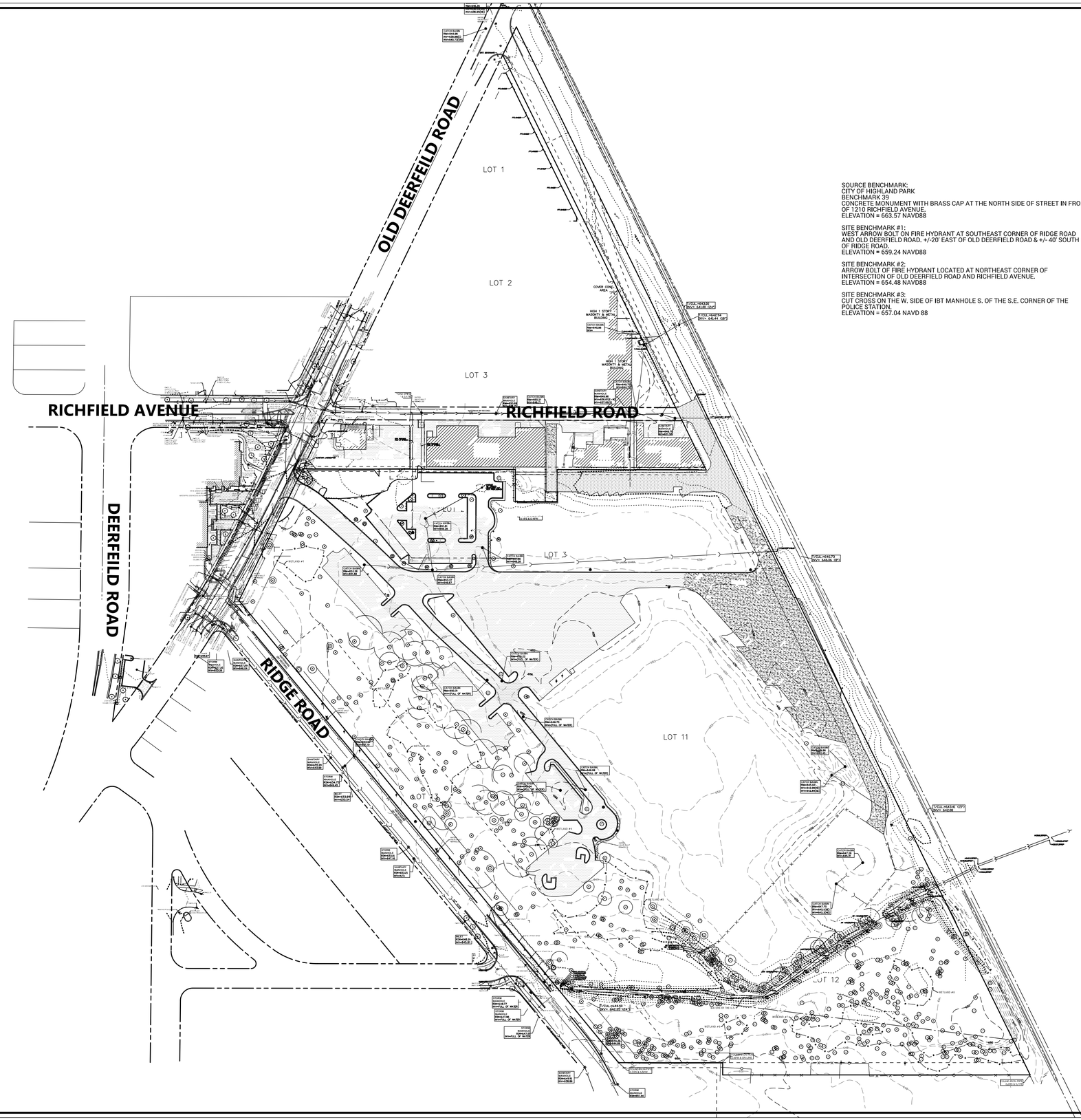

SOURCE BENCHMARK:
CITY OF HIGHLAND PARK
BENCHMARK 39
CONCRETE MONUMENT WITH BRASS CAP AT THE NORTH SIDE OF STREET IN FRONT OF 1210 RICHFIELD AVENUE.
ELEVATION = 663.57 NAVD88

SITE BENCHMARK #1:
WEST ARROW BOLT ON FIRE HYDRANT AT SOUTHEAST CORNER OF RIDGE ROAD AND OLD DEERFIELD ROAD. +/-20' EAST OF OLD DEERFIELD ROAD & +/- 40' SOUTH OF RIDGE ROAD.
ELEVATION = 659.24 NAVD88

SITE BENCHMARK #2:
ARROW BOLT OF FIRE HYDRANT LOCATED AT NORTHEAST CORNER OF INTERSECTION OF OLD DEERFIELD ROAD AND RICHFIELD AVENUE.
ELEVATION = 654.48 NAVD88

SITE BENCHMARK #3:
CUT CROSS ON THE W. SIDE OF IBT MANHOLE S. OF THE S.E. CORNER OF THE POLICE STATION.
ELEVATION = 657.04 NAVD 88

SCALE 1" = 100'
0 100 200

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S) ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- AIR CONDITIONING UNIT
- BOLLARD
- HAND HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- ELECTRIC METER
- LIGHT POLE
- GUY WIRE ANCHOR
- LANDSCAPE LIGHT/FLOOD LIGHT
- UTILITY POLE
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- CABLE MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- COMBINATION MANHOLE
- SANITARY MANHOLE
- GREASE TRAP
- CLEANOUT
- DOWNSPOUT
- STORM MANHOLE
- CULVERT
- CATCH BASIN
- FLARED END SECTION
- INLET
- AUXILIARY VALVE
- BUFFALO BOX
- SIAMESE CONNECTION/AUTO SPRINKLER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WELL
- VALVE AND VAULT
- MAILBOX
- SIGN
- FLAG POLE
- SATELLITE DISH
- UNIDENTIFIED PEDESTAL
- VENT PIPE
- UNIDENTIFIED MANHOLE
- STONE
- RIGHT OF WAY MONUMENT
- PK NAIL/MAG NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- CROSS
- CONCRETE MONUMENT
- DISC
- BORING
- TEST PIT
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- WINDOW WELL
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- 680 CONTOUR
- × 999.99 SPOT ELEVATION

NOTE:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

LAST DATE OF FIELD WORK: OCTOBER 27, 2021

ON-SITE TOPOGRAPHIC SURVEY BY UNITED SURVEY SERVICE, LLC.

EFFECTIVE DATE: JANUARY 26, 2018

NO.	DATE	REMARKS

NO.	DATE	REMARKS

OVERALL EXISTING CONDITIONS

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11395.02OVET

DATE: 11/25/25

JOB NO. 11395.02

SHEET OVET

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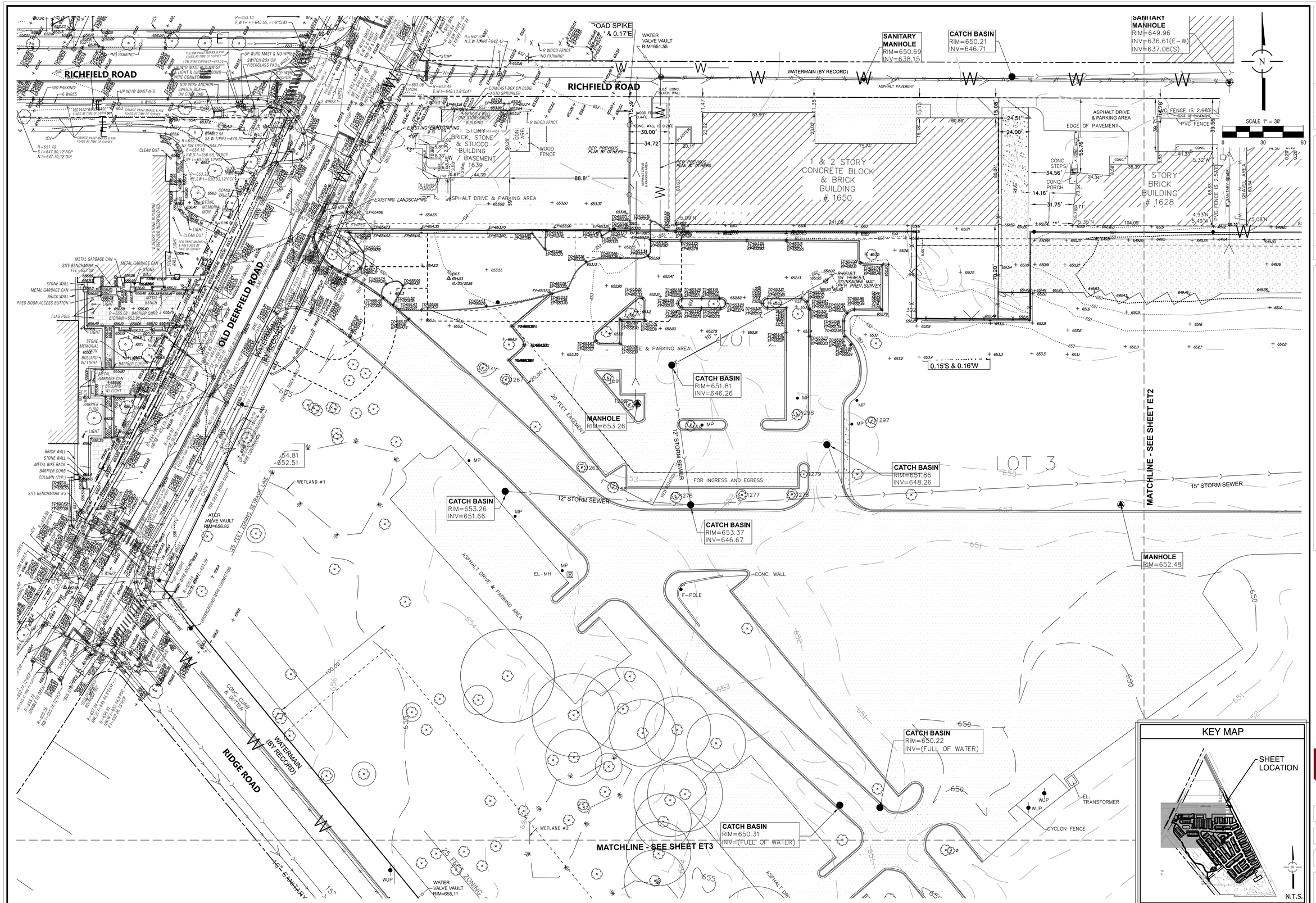

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS - 1

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_EC1
DATE: 11/25/25
JOB NO. 11395.02
SHEET EC1
4 OF 46

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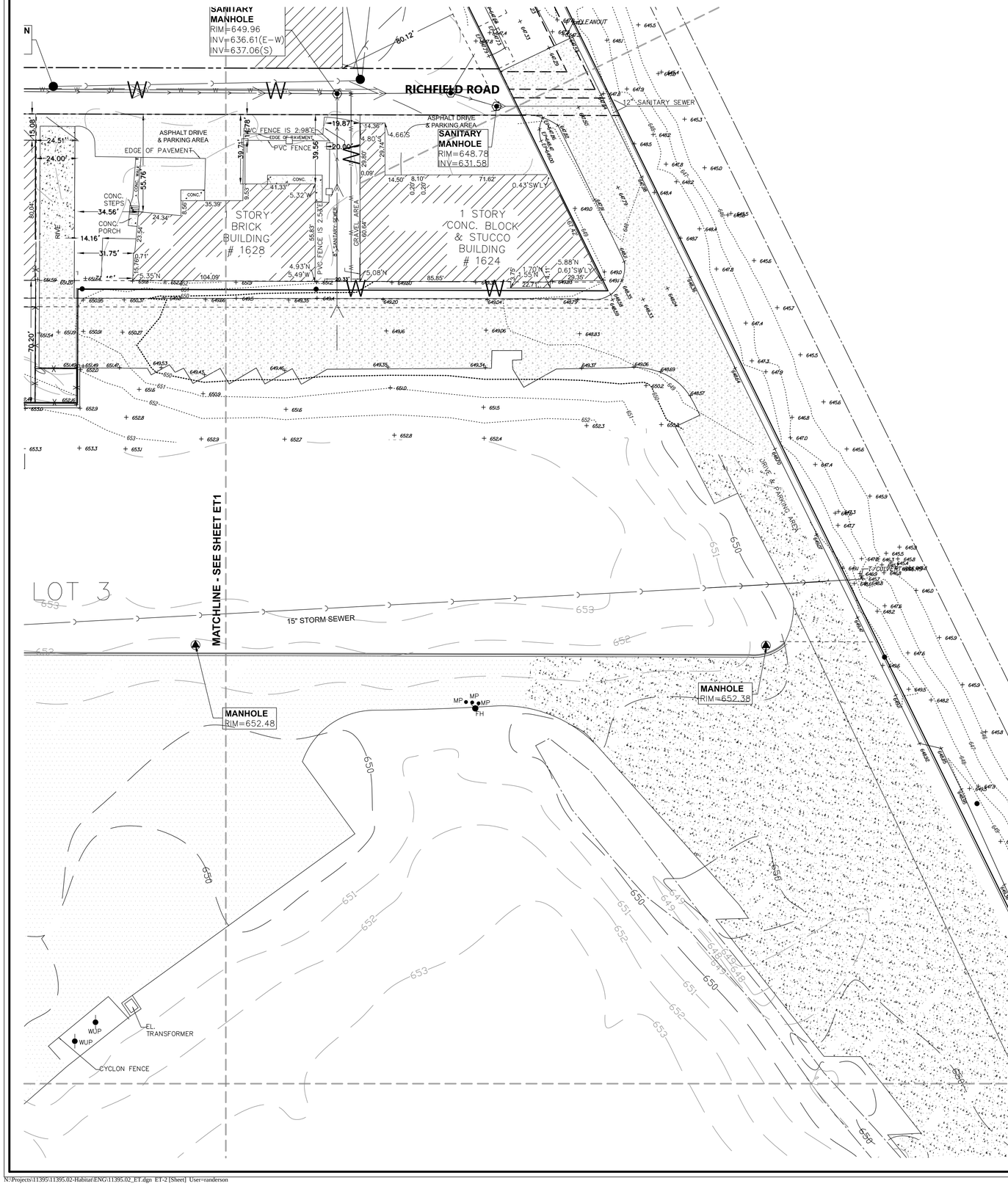

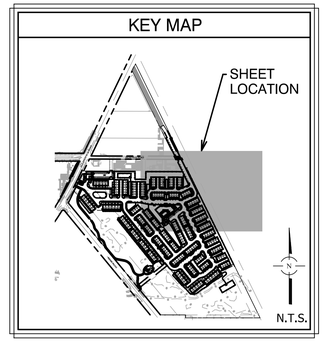

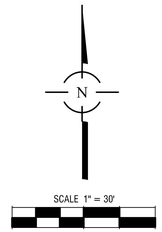

NOTES:

SEE SHEET ET1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS – 2

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_ET2

DATE: 11/25/25

JOB NO. 11395.02

SHEET EC2

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KEY MAP

SHEET LOCATION

N.T.S.

MATCHLINE - SEE SHEET ET1

MATCHLINE - SEE SHEET ET4

RIDGE ROAD

DEVONSHIRE COURT

CATCH BASIN
RIM=650.31
INV=(FULL OF WATER)

CATCH BASIN
RIM=649.70
INV=(FULL OF WATER)

CATCH BASIN
RIM=649.99
INV=(FULL OF WATER)

CATCH BASIN
RIM=649.54
INV=(FULL OF WATER)

CATCH BASIN
RIM=653.94
INV=651.19

SANITARY MANHOLE
RIM=655.39
INV=643.99

STORM MANHOLE
RIM=654.75
INV=649.45

INLET
RIM=653.89
INV=650.54

STORM MANHOLE
RIM=653.01
INV=647.16

SANITARY MANHOLE
RIM=653.21
INV=N/A

INLET
RIM=648.91
INV=645.81

MANHOLE
RIM=653.17

MANHOLE
RIM=650.32

MANHOLE
RIM=650.95

WATER VALVE VAULT RIM=655.11

WATER VALVE VAULT RIM=652.05

WATER VALVE VAULT RIM=650.78

WETLAND #2

WETLAND #3

WETLAND #4

WETLAN

WATERMAIN (BY RECORD)

8" SANITARY SEWER

15" STORM SEWER

10" SANITARY SEWER

25 FEET ZONING SETBACK LINE

ASPHALT PAVEMENT

ASPHALT DRIVE & PARKING AREA

CONC. WALK

CYCLON FENCE

EL. TRANSFORMER

WUP

SCALE 1" = 30'

0 30 60

N

NOTES:

SEE SHEET ET1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS – 3

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_EC3

DATE: 11/25/25

JOB NO. 11395.02

SHEET EC3

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WUP
WUP
EL. TRANSFORMER
CYCLON FENCE

CATCH BASIN
RIM=649.70
INV=(FULL OF WATER)

LOT 11

CATCH BASIN
RIM=649.99
INV=(FULL OF WATER)

CONC. WALK

ASPHALT DRIVE & PARKING AREA

MANHOLE
RIM=650.32

MANHOLE
RIM=650.95

WETLAND #4

FH

WATER VALVE VAULT
RIM=650.78

ASPHALT DRIVE & PARKING AREA

MATCHLINE - SEE SHEET ET3

WETLAND #5

CATCH BASIN
RIM=644.88
INV=643.45

CATCH BASIN
RIM=645.93
INV=642.99(NE)
INV=642.84(SE)

MATCHLINE - SEE SHEET ET2

/CUL.=643.41 (15")
/= 642.08

CATCH BASIN
RIM=647.26
INV=645.31

CYCLONE FENCE

CATCH BASIN
RIM=647.70
INV=645.1(SE)
INV=645.2(NE)

NE I=641.61,8"PVC
NE I=645.52,8"PVC
I=645.33,4"PVC

NW I=646.95,8"PVC

I=647.72,8"PVC

NE I=641.20,24"RCP

NW I=643.18,8"PVC

I=640.31,30"RCP
I=640.02,30"RCP
I=640.13,30"RCP
I=640.41,30"RCP

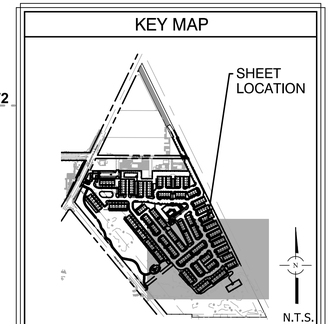
CONC. HEADWALL
I=642.29,24"RCP
T/WALL=645.34
T/WATER=644.70
I=642.29,24"RCP
INLET SW I=647.29

WETLAND #8

DRAINAGE

LOT 12

KEY MAP



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SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET ET1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS – 4

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_EC4

DATE: 11/25/25

JOB NO. 11395.02

SHEET **EC4**

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KEY MAP

SHEET LOCATION

N.T.S.

MANHOLE
RIM=650.32

MANHOLE
RIM=650.95

WETLAND #4

CONC. WALK

WATER VALVE VAULT
RIM=650.78

ASPHALT DRIVE & PARKING AREA

MATCHLINE - SEE SHEET ET3

WETLAND #5

INV=642.84(SE)

T/CUL.=643.41 (15")
/= 642.08

CATCH BASIN
RIM=647.26
INV=645.31

CYCLONE FENCE

CATCH BASIN
RIM=647.70
INV=645.1(SE)
INV=645.2(NE)

NE I=640.20,8"RCP

NW I=643.18,8"PVC

I=640.31,30"RCP

I=640.32,30"RCP

I=640.13,30"RCP

I=640.41,30"RCP

I=643.13,30"RCP

NE I=641.61,8"PVC
NE I=645.52,8"PVC
I=645.33,4"PVC

I=647.72,8"PVC

NNW I=646.99,8"PVC

CONC. HEADWALL
I=642.29,24"RCP
T/WALL=645.14
T/WATER=644.70
I=642.29,24"RCP

INLET SW I=647.28

T/CUL.=644.50
INV= 642.35 (24")

WATERS OF THE U.S.

WETLAND #6

WETLAND #7

WETLAND #8

DRAINAGE DITCH

WATERMAIN (BY RECORD)

8" SANITARY SEWER

RIDGE ROAD

STORM MANHOLE
RIM=650.39
INV=644.89

SANITARY MANHOLE
RIM=649.91
INV=638.86

STORM MANHOLE
RIM=651.44

UTILITY BOX

FOUND IRON PIPE
0.33'S & 0.58'W

WOOD FENCE IS
0.92'S & 18.32'E

WOOD FENCE IS
0.47'S & 4.37'W

82.13

FOUND IRON ROD
2.49'W & ON LINE

WOOD FENCE IS
12.15'N

WOOD FENCE IS
8.92'S & 4.95'W

CYCLONE FENCE IS
ON LINE

CYCLONE FENCE IS
0.40'S

WUP

WUP

23.49'

CYCLONE FENCE IS
2.34'S

WOOD FENCE IS
0.98'S

WOOD FENCE IS
2.38'S

WOOD FENCE IS
0.95'S

FOUND I
0.20'

LOT 12

N

SCALE 1" = 30'
0 30 60

NOTES:

SEE SHEET ET1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS- 5

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_EC5

DATE: 11/25/25

JOB NO. 11395.02

SHEET
EC5
8 OF 46

N:\Projects\11395\11395.02-Habitat\ENG\11395.02_ET.dgn ET-5 [Sheet] User=randerson

KEY MAP

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET ET1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS – 6

THE RESIDENCES OF HIGHLAND PARK

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FILENAME: 11392.02_EC6

DATE: 11/25/25

JOB NO. 11395.02

SHEET EC6

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RICHFIELD ROAD

RICHFIELD ROAD

OLD DEERFIELD ROAD

RIDGE ROAD

NOTES:

1. ON-SITE TREES AND PLANTINGS IN CONFLICT WITH PROPOSED IMPROVEMENTS SHALL BE REMOVED.
2. ALL ABANDONED SEWERS SHALL BE PLUGGED AT BOTH ENDS WITH A MINIMUM OF 2' LONG NON-SHRINK CONCRETE/MORTAR PLUGS.
3. 2' LONG NON-SHRINK CONCRETE/MORTAR PLUGS ARE REQUIRED AT MANHOLES WHERE SEWERS ARE REMOVED OR ABANDONED.
4. CONTRACTOR TO COORDINATE EXISTING UTILITY REMOVALS AND DISCONNECTS WITH THE CITY OF HIGHLAND PARK AND THE UTILITY COMPANIES PRIOR TO CONSTRUCTION.

LEGEND

- PAVEMENT SAWCUT (FULL DEPTH)
- BARRIER CURB / CURB & GUTTER REMOVAL
- UNDERGROUND UTILITY REMOVAL/ABANDONMENT, FENCE AND RETAINING WALL REMOVALS
- CONCRETE PAVEMENT/ASPHALT PAVEMENT /SIDEWALK REMOVAL/BRICK PAVERS
- SIGN/UTILITY STRUCTURE/ LIGHTPOLE REMOVAL

WATERMAIN TEE SHALL BE REMOVED AND REPLACED WITH STRAIGHT SECTION OF PIPE. CONTRACTOR TO COORDINATE WITH CITY'S RICHFIELD ROAD IMPROVEMENTS

ABANDON/PLUG SANITARY SEWER AND WATERMAIN AT PROPERTY LINE

EXISTING OH POLE TO REMAIN

FIRE HYDRANT TO BE REMOVED. CONTRACTOR TO FIELD DETERMINE HYDRANT LEAD AND IF A CONNECTION TO CITY WATERMAIN EXISTS. NOTIFY ENGINEER OF FINDINGS.

GAS VALVE IN VICINITY TO REMAIN

REMOVE EX. WALL

EX. GAS CAP TO REMAIN

EX. CATV HANDHOLE TO REMAIN

EX. OVERHEAD POLE AND GUY WIRES TO REMAIN

EX. OVERHEAD POLE TO REMAIN

EX. STORM STRUCTURE TO REMAIN

WETLAND #1

WETLAND #2

WATERMAIN (BY RECORD)

EXISTING CONCRETE WALL ALONG PROPERTY LINE TO BE REMOVED 18" BELOW GRADE. CONTRACTOR TO COORDINATE REMOVAL WITH PROPERTY OWNER TO THE NORTH.

ROAD SPIKE 1' & 0.17'E

WATER VALVE VAULT RIM=651.55

SANITARY MANHOLE RIM=650.69 INV=638.15

CATCH BASIN RIM=650.21 INV=646.71

SANITARY MANHOLE RIM=649.96 INV=636.61(E-W) INV=637.06(S)

MATCHLINE - SEE SHEET DEMO1

MATCHLINE - SEE SHEET DEMO3

CATCH BASIN RIM=651.86 INV=648.26

15" STORM SEWER

STORM MANHOLE RIM=657.16 INV=652.26

SANITARY MANHOLE RIM=657.29 INV=646.04

CATCH BASIN RIM=652.22 INV=649.22

CATCH BASIN RIM=652.22 INV=649.22

CATCH BASIN RIM=652.22 INV=649.22

WATER VALVE VAULT RIM=655.11

SCALE 1" = 30'

0 30 60

KEY MAP

SHEET LOCATION

SHEET LOCATION

N.T.S.

NO.	DATE	REMARKS
1	12/23/25	PER CITY

DEMOLITION PLAN - 1

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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DATE: 11/25/25

JOB NO. 11395.02

SHEET DEMO1

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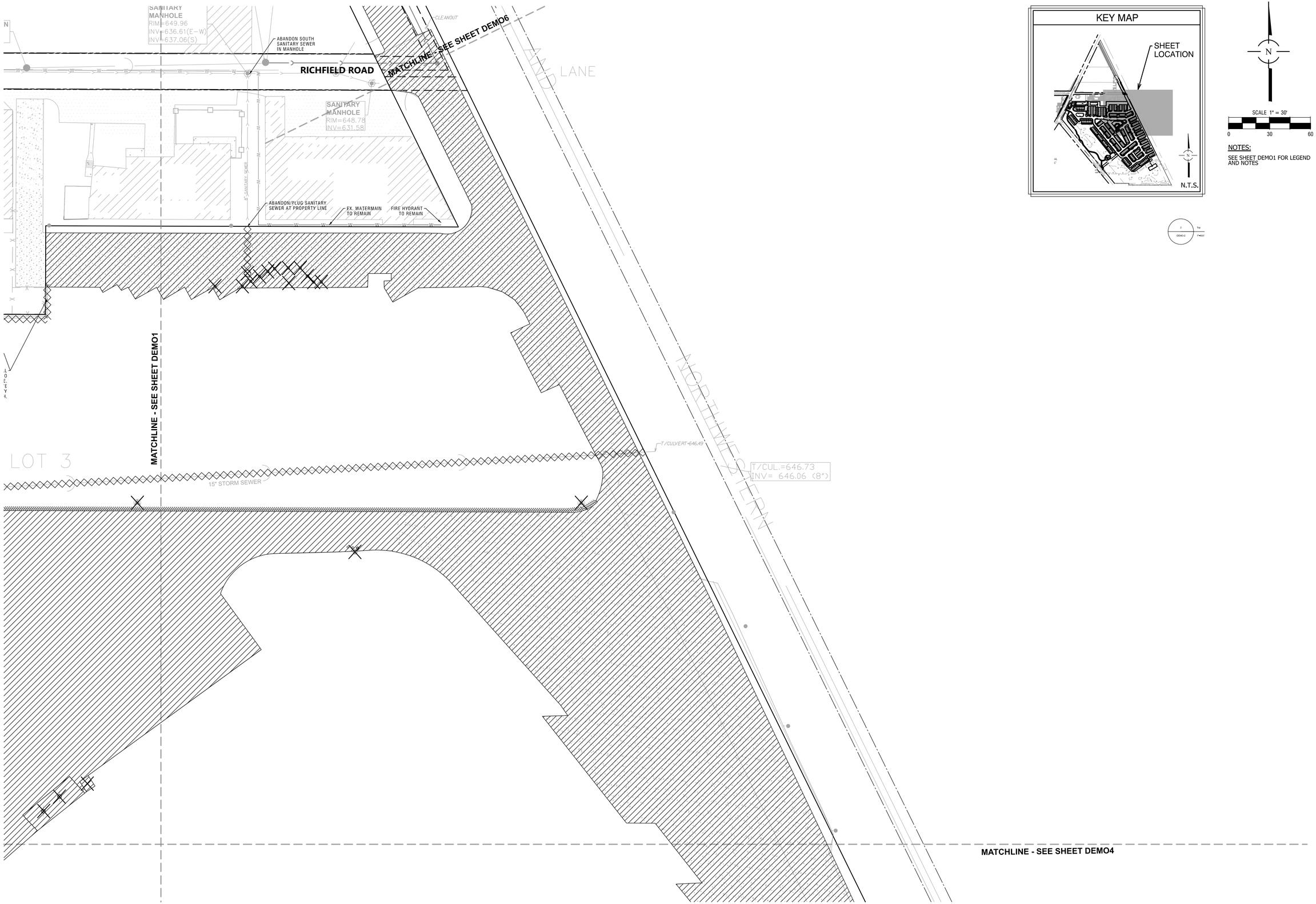

KEY MAP

NOTES:

SEE SHEET DEMO1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN – 2

THE RESIDENCES OF HIGHLAND PARK

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FILENAME: 11392.02_DEMO

DATE: 11/25/25

JOB NO. 11395.02

SHEET DEMO2

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N:\Projects\11395\11395.02-Habitat\ENG\11395.02_DEMO.dgn DEMO-2 [Sheet] User=randerson

KEY MAP

SHEET LOCATION

N.T.S.

MATCHLINE - SEE SHEET DEMO1

MATCHLINE - SEE SHEET DEMO4

RIDGE ROAD

DEVONSHIRE COURT

WETLAND #2

WETLAND #3

WETLAND #4

WETLAND #

WATER VALVE VAULT RIM=655.11

WATER VALVE VAULT RIM=652.05

WATER VALVE VAULT RIM=650.78

CATCH BASIN RIM=653.94 INV=651.19

CATCH BASIN RIM=649.70 INV=(FULL OF WATER)

CATCH BASIN RIM=649.99 INV=(FULL OF WATER)

CATCH BASIN RIM=649.64 INV=(FULL OF WATER)

SANITARY MANHOLE RIM=655.39 INV=643.99

STORM MANHOLE RIM=654.75 INV=649.45

INLET RIM=653.89 INV=650.54

STORM MANHOLE RIM=653.01 INV=647.16

SANITARY MANHOLE RIM=653.21 INV=N/A

INLET RIM=648.9 INV=645.81

15" STORM SEWER

WATERMAN (BY RECORD)

EXISTING STORM SEWER AND HEADWALL TO REMAIN

CONC. HEADWALL T=642.29,24"RCP T/WALL=645.34 T/WATER=644.70 I=642.29,24"RCP

SITE BENCHMARK #

INLET SW I=647.28

LOT 13

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET DEMO1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN – 3

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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SHEET DEMO3

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KEY MAP

N

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET DEMO1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN – 4

THE RESIDENCES OF HIGHLAND PARK
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SHEET DEMO4

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KEY MAP

NOTES:

SEE SHEET DEMO1 FOR LEGEND AND NOTES

WETLAND #4

WATER VALVE VAULT RIM=650.78

MATCHLINE - SEE SHEET DEMO3

WETLAND #5

EXISTING STORM SEWER AND HEADWALL TO REMAIN

CONC. HEADWALL
I-642.29,24"RCP
T./WALL=645.34
T./WATER=644.70
I-642.29,24"RCP

INV=642.84(SE)

T/CUL.=643.41 (15")
INV= 642.08

CATCH BASIN
RIM=647.26
INV=645.31

CONCRETE PAVEMENT IN VICINITY TO REMOVED

I-640.31,30"RCP
I-640.22,30"RCP
I-640.13,30"RCP
I-640.41,30"RCP

EX. STORM SEWERS TO REMAIN

I-641.3,30"RCP
I-643,30"RCP

CATCH BASIN
RIM=647.70
INV=645.1(SE)
INV=645.2(NE)

NE I-640.20,8"RCP
NW I-643.18,8"PVC
I-640.20,8"RCP

I-647.12,8"PVC

NNW I-646.99,8"PVC

LOT 12

WETLAND #8

DRAINAGE DITCH

WATERS OF THE U.S.

T/CUL.=644.50
INV= 642.35 (24")

WETLAND #7

WETLAND #6

WATERMAIN (BY RECORD)

STORM MANHOLE
RIM=650.39
INV=644.89

FOUND IRON ROD
2.49'W & ON LINE

RIDGE ROAD

SANITARY MANHOLE
RIM=649.91
INV=638.86

FOUND IRON PIPE
0.33'S & 0.58'W

STORM MANHOLE
RIM=651.44

FOUND I
0.20'

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN – 5

THE RESIDENCES OF HIGHLAND PARK

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DATE: 11/25/25

JOB NO. 11395.02

SHEET DEMO5

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KEY MAP

NOTES:

SEE SHEET DEMO1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DEMOLITION PLAN – 6

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME:
11392.02_DEMO

DATE:
11/25/25

JOB NO.
11395.02

SHEET
DEMO6
15 OF 46

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NO.	DATE	REMARKS

NO.	DATE	REMARKS

OVERALL SITE PLAN

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11395.02OVSP

DATE:
11/25/25

JOB NO.
11395.02

SHEET
OVSP
16 OF 46

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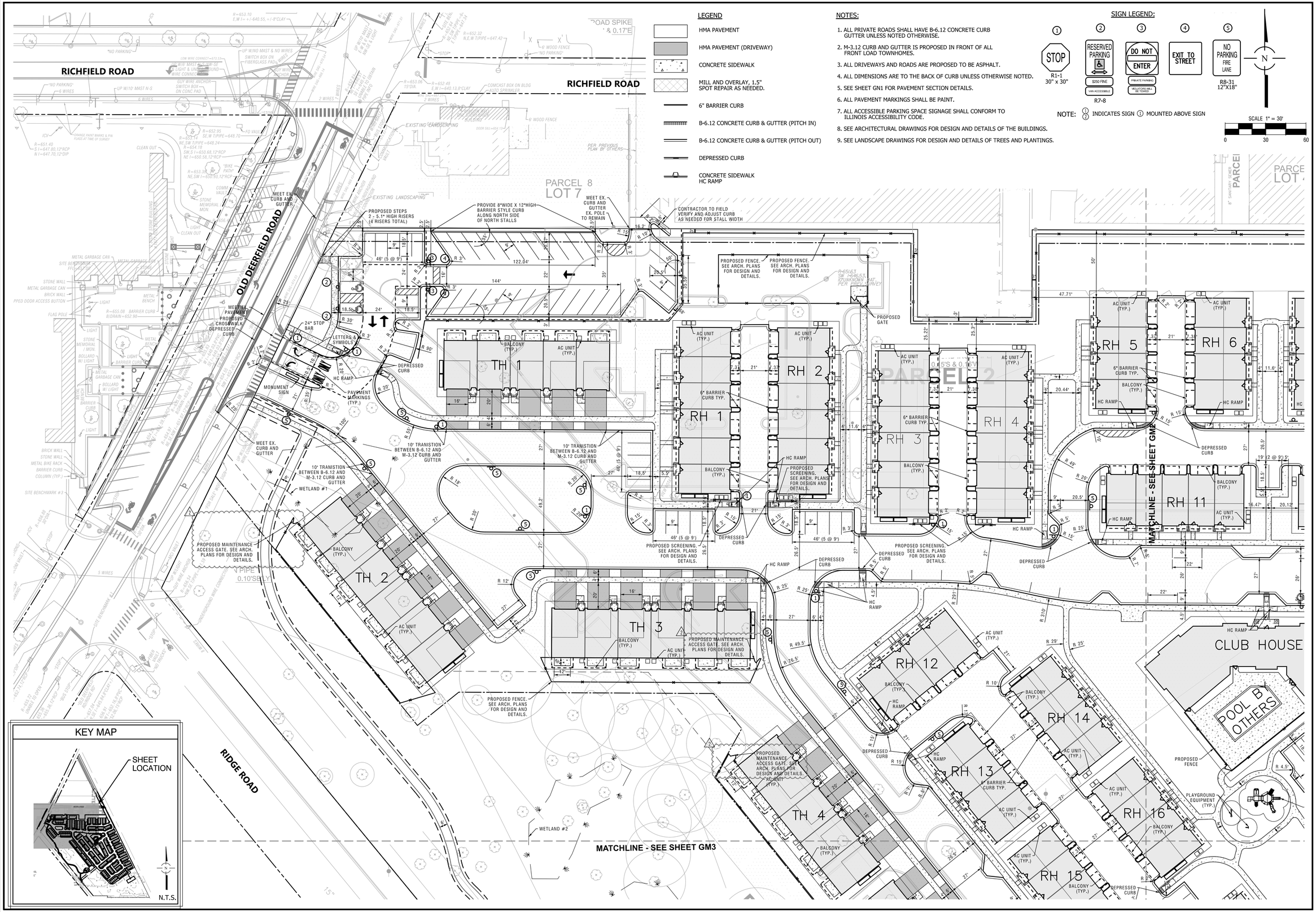

LEGEND

- HMA PAVEMENT
- HMA PAVEMENT (DRIVEWAY)
- CONCRETE SIDEWALK
- MILL AND OVERLAY, 1.5" SPOT REPAIR AS NEEDED.
- 6" BARRIER CURB
- B-6.12 CONCRETE CURB & GUTTER (PITCH IN)
- B-6.12 CONCRETE CURB & GUTTER (PITCH OUT)
- DEPRESSED CURB
- CONCRETE SIDEWALK HC RAMP

NOTES:

1. ALL PRIVATE ROADS SHALL HAVE B-6.12 CONCRETE CURB GUTTER UNLESS NOTED OTHERWISE.
2. M-3.12 CURB AND GUTTER IS PROPOSED IN FRONT OF ALL FRONT LOAD TOWNHOMES.
3. ALL DRIVEWAYS AND ROADS ARE PROPOSED TO BE ASPHALT.
4. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
5. SEE SHEET GN1 FOR PAVEMENT SECTION DETAILS.
6. ALL PAVEMENT MARKINGS SHALL BE PAINT.
7. ALL ACCESSIBLE PARKING SPACE SIGNAGE SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE.
8. SEE ARCHITECTURAL DRAWINGS FOR DESIGN AND DETAILS OF THE BUILDINGS.
9. SEE LANDSCAPE DRAWINGS FOR DESIGN AND DETAILS OF TREES AND PLANTINGS.

SIGN LEGEND:

1. STOP — R1-1, 30" x 30"
2. RESERVED PARKING — $250 FINE; VAN ACCESSIBLE — R7-8
3. DO NOT ENTER — PRIVATE PARKING; VIOLATORS WILL BE TOWED
4. EXIT TO STREET
5. NO PARKING FIRE LANE — R8-31, 12"X18"

NOTE: (1) (2) INDICATES SIGN (1) MOUNTED ABOVE SIGN

N

SCALE 1" = 30'
0 30 60

NO.	DATE	REMARKS
2	01/15/26	PER CITY
1	12/23/25	PER CITY

GEOMETRIC PLAN - 1

THE RESIDENCES OF HIGHLAND PARK
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FILENAME: 11392.02_GM1

DATE: 11/25/25

JOB NO. 11395.02

SHEET GM1
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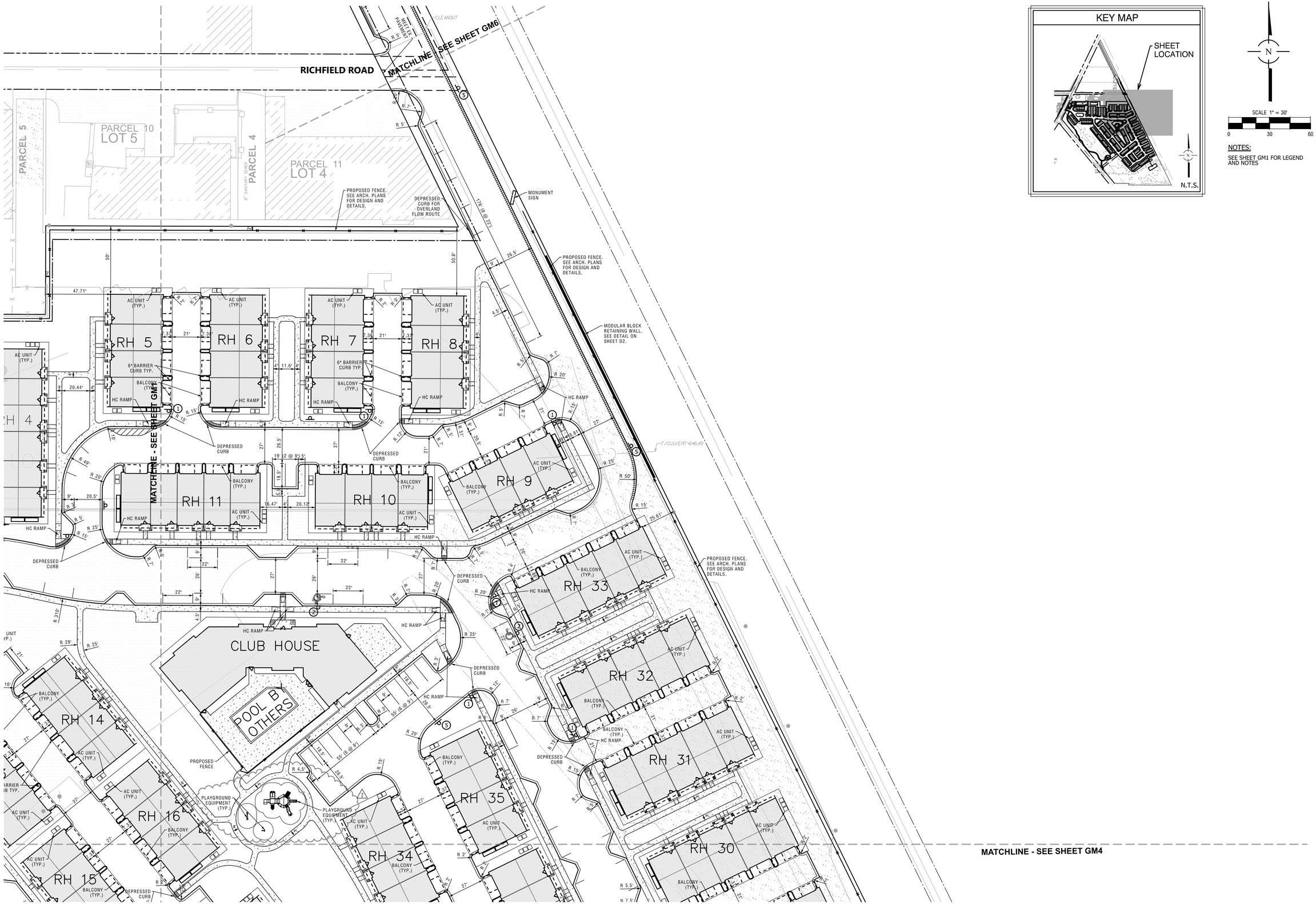

KEY MAP

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET GM1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS
2	01/15/26	PER CITY
1	12/23/25	PER CITY

GEOMETRIC PLAN - 2

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_GM2

DATE: 11/25/25

JOB NO. 11395.02

SHEET GM2

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KEY MAP

SHEET LOCATION

N.T.S.

MATCHLINE - SEE SHEET GM1

MATCHLINE - SEE SHEET GM4

PARCEL 1

PARCEL 1

LOT 13

WETLAND #2

WETLAND #3

WETLAND #4

15" STORM SEWER

RIDGE ROAD

DEVONSHIRE COURT

TH 4

TH 5

TH 6

TH 7

RH 15

RH 16

RH 17

RH 18

RH 19

BALCONY (TYP.)

AC UNIT (TYP.)

DEPRESSED CURB

HC RAMP

PROPOSED FENCE. SEE ARCH. PLANS FOR DESIGN AND DETAILS.

10' TRANSITION BETWEEN B-6.12 AND B-12 CURB AND GUTTER

PLAYGROUND EQUIPMENT (TYP.)

PARK BENCH (TYP.)

TRASH CAN (TYP.)

BIKE RACK (TYP.)

MAIN

N

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET GM1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS
2	01/15/26	PER CITY
1	12/23/25	PER CITY

GEOMETRIC PLAN - 3

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_GM3

DATE: 11/25/25

JOB NO. 11395.02

SHEET GM3

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N:\Projects\11395\11395.02-Habitat\ENG\11395.02_GM.dgn GM-3 [Sheet] User=randerson



SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET GM1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS
2	01/15/26	PER CITY
1	12/23/25	PER CITY

GEOMETRIC PLAN – 4

THE RESIDENCES OF HIGHLAND PARK

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FILENAME: 11392.02_GM4

DATE: 11/25/25

JOB NO. 11395.02

SHEET GM4

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NOTES:

SEE SHEET GM1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS
1	12/23/25	PER CITY

GEOMETRIC PLAN – 5

THE RESIDENCES OF HIGHLAND PARK

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FILENAME: 11392.02_GM5

DATE: 11/25/25

JOB NO. 11395.02

SHEET GM5

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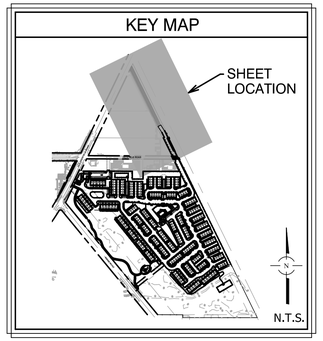
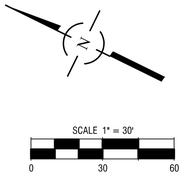
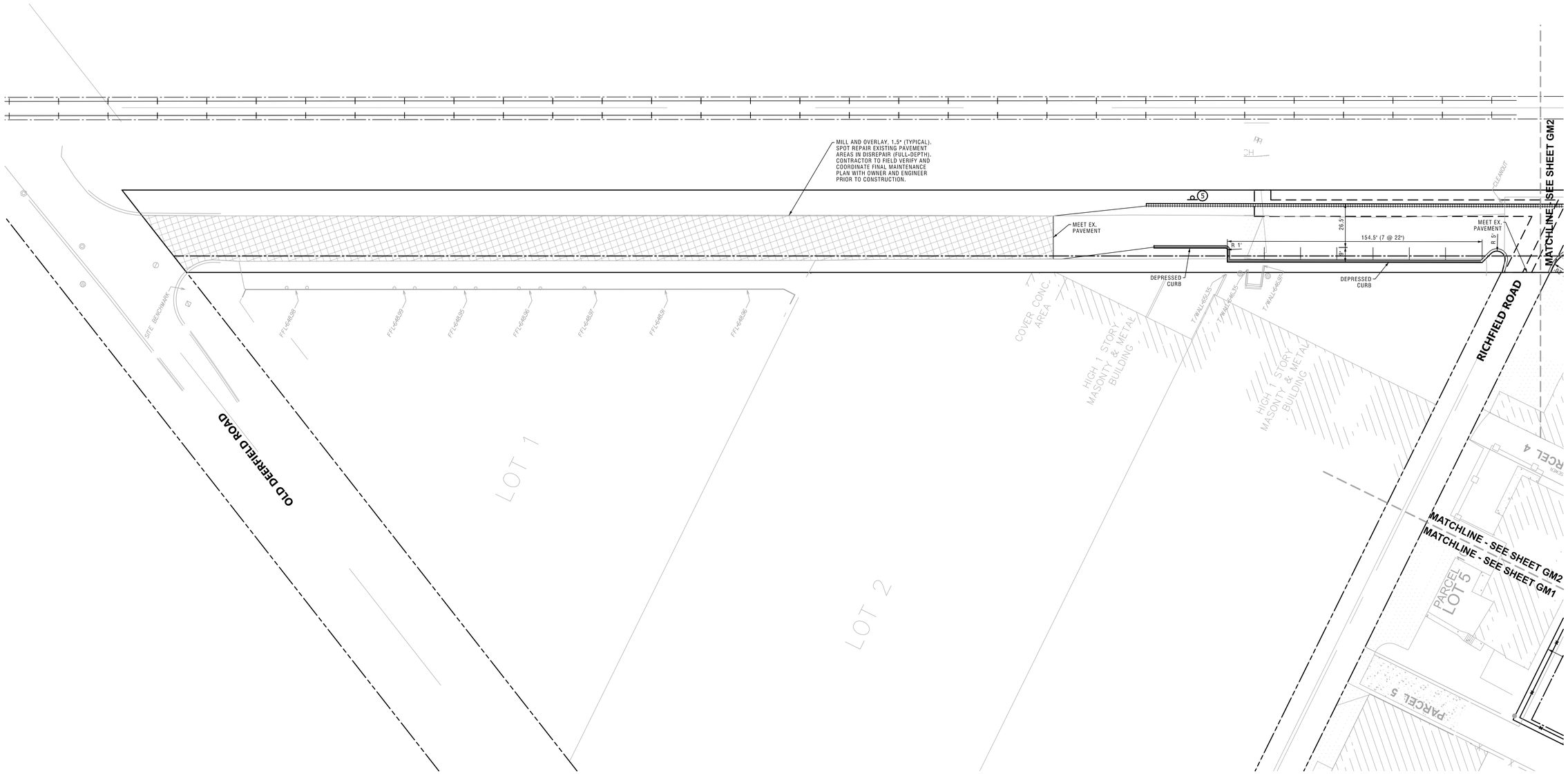




NOTES:
SEE SHEET GM1 FOR LEGEND AND NOTES



NO.	DATE	REMARKS
1	12/23/25	PER CITY

NO.	DATE	REMARKS

GEOMETRIC PLAN – 6

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_GM6
DATE: 11/25/25
JOB NO. 11395.02
SHEET GM6
22 OF 46

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RICHFIELD ROAD

RICHFIELD ROAD

OLD DEERFIELD ROAD

RIDGE ROAD

SANITARY MANHOLE
RIM=650.69
INV=638.15

CATCH BASIN
RIM=650.21
INV=646.71

SANITARY MANHOLE
RIM=649.96
INV=636.61(E-W)
INV=637.06(S)

LEGEND

- FLOW DIRECTION
- OVERLAND FLOW ROUTE
- DRAINAGE DIVIDE/ RIDGE LINE
- T/W=XX.XX / B/W=XX.XX — FINSHED GRADE AT TOP OF WALL / FINISHED GRADE AT BOTTOM OF WALL
- x XX.XX — SPOT GRADE (FINISHED GRADE)
- x XX.XX± — MEET EXISTING GRADE
- WETLAND BUFFER

NOTES:

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. ALL CURB AND GUTTER IS PITCH OUT UNLESS NOTED OTHERWISE.
3. ALL SPOT GRADES ALONG CURB LINE ARE EDGE OF PAVEMENT UNLESS NOTED OTHERWISE.
4. H.C. STALLS SHALL HAVE A MAXIMUM SLOPE OF 2% AS MEASURED IN ANY DIRECTION.
5. FF=FINISHED FLOOR OF BUILDING GF=GARAGE FLOOR @ ENTRY DOOR GRADE @ GARAGE DOOR = FF - 9"

N

SCALE 1" = 30'
0 30 60

BUILDING FF=655.00 GF=654.50

BUILDING FF=654.50 GF=654.00

BUILDING FF=655.00 GF=654.50

BUILDING FF=655.00 GF=654.50

BUILDING FF=654.50 GF=654.00

BUILDING FF=654.50 GF=654.00

BUILDING FF=655.00 GF=654.50

BUILDING FF=655.00 GF=654.50

BUILDING FF=655.00 GF=654.50

BUILDING FF=655.00 GF=654.50

BUILDING FF=655.00 GF=654.50

BUILDING FF=654.50 GF=654.00

PROPOSED CLUBHOUSE FF=654.00

POOL AREA DESIGNED BY OTHER

MATCHLINE - SEE SHEET GR2

MATCHLINE - SEE SHEET GR3

WETLAND #1

WETLAND #2

WATERMAIN (BY RECORD)

KEY MAP

SHEET LOCATION

N.T.S.

NO.	DATE	REMARKS
1	12/23/25	PER CITY

GRADING PLAN – 1

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_GR1

DATE: 11/25/25

JOB NO. 11395.02

SHEET GR1
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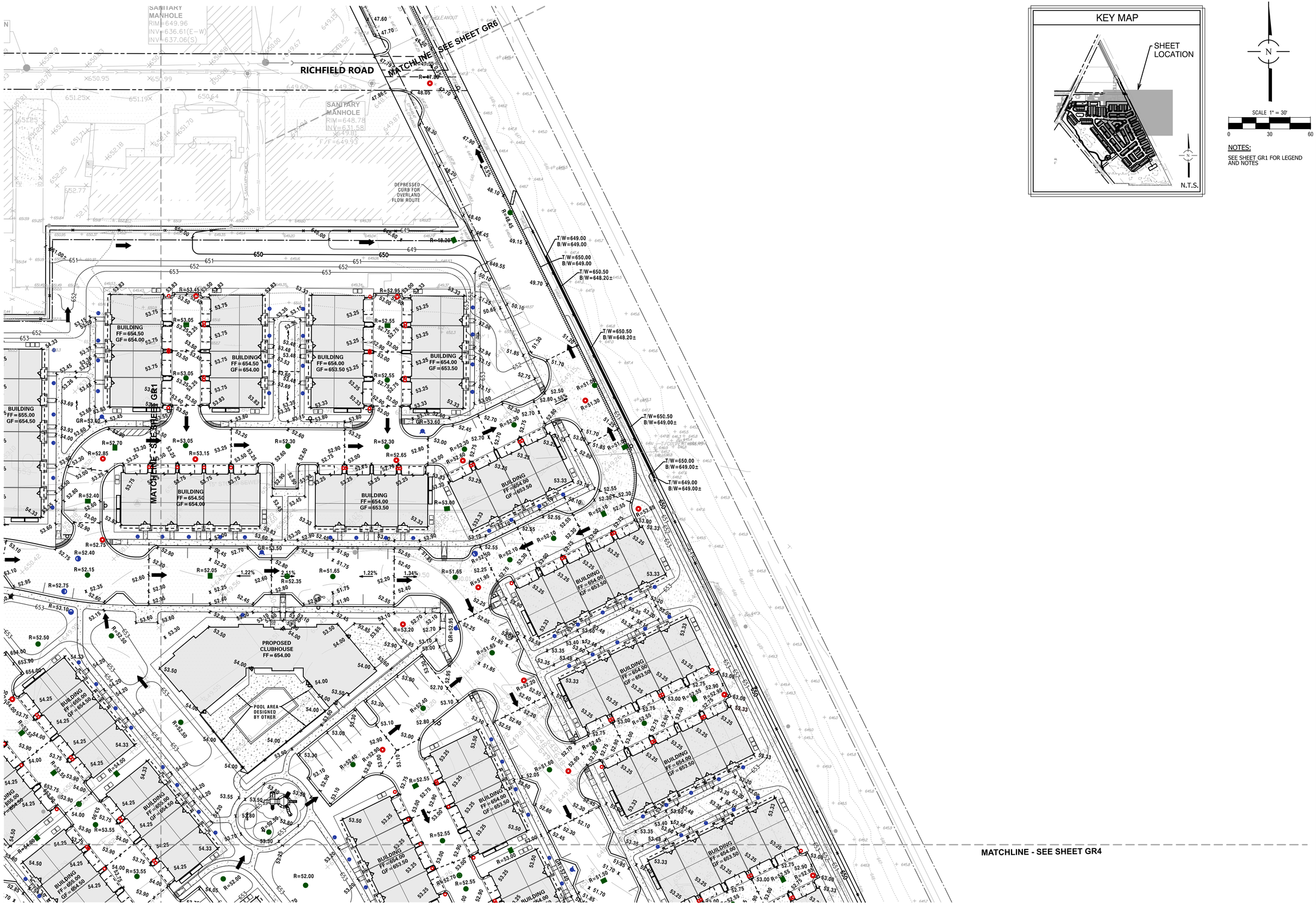

KEY MAP

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET GR1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

GRADING PLAN - 2

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_GR2

DATE: 11/25/25

JOB NO. 11395.02

SHEET GR2
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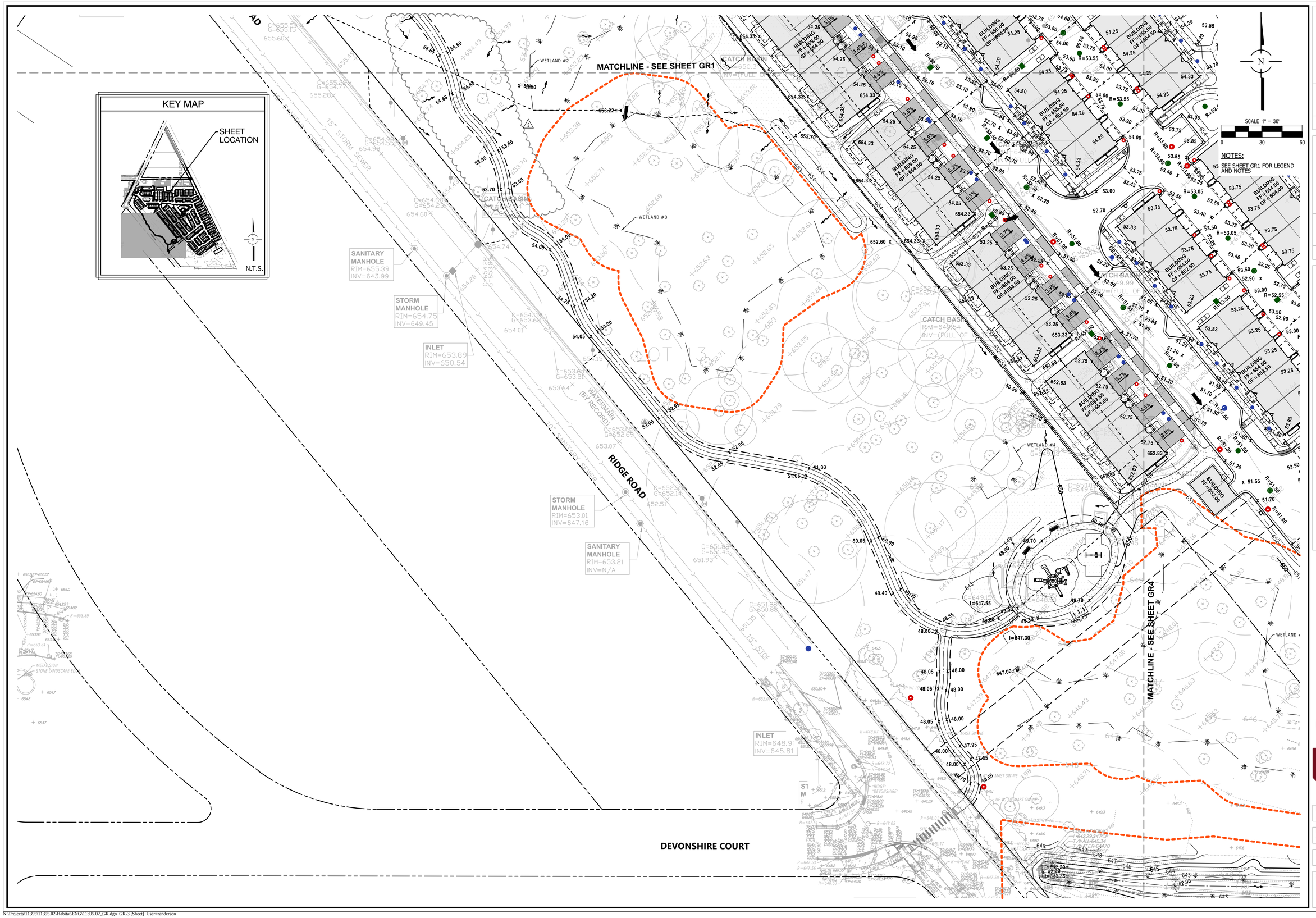

NO.	DATE	REMARKS
2	01/15/26	PER CITY

GRADING PLAN – 3

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_GR3

DATE: 11/25/25

JOB NO. 11395.02

SHEET GR3

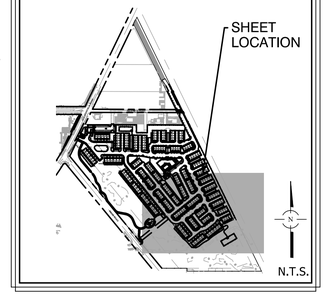
25 OF 46

N:\Projects\11395\11395.02-Habitat\ENG\11395.02_GR.dgn GR-3 [Sheet] User=randerson

MATCHLINE - SEE SHEET GR2

MATCHLINE - SEE SHEET GR3

KEY MAP



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SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET GR1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

GRADING PLAN - 4

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DATE: 11/25/25

JOB NO. 11395.02

SHEET GR4

26 OF 46

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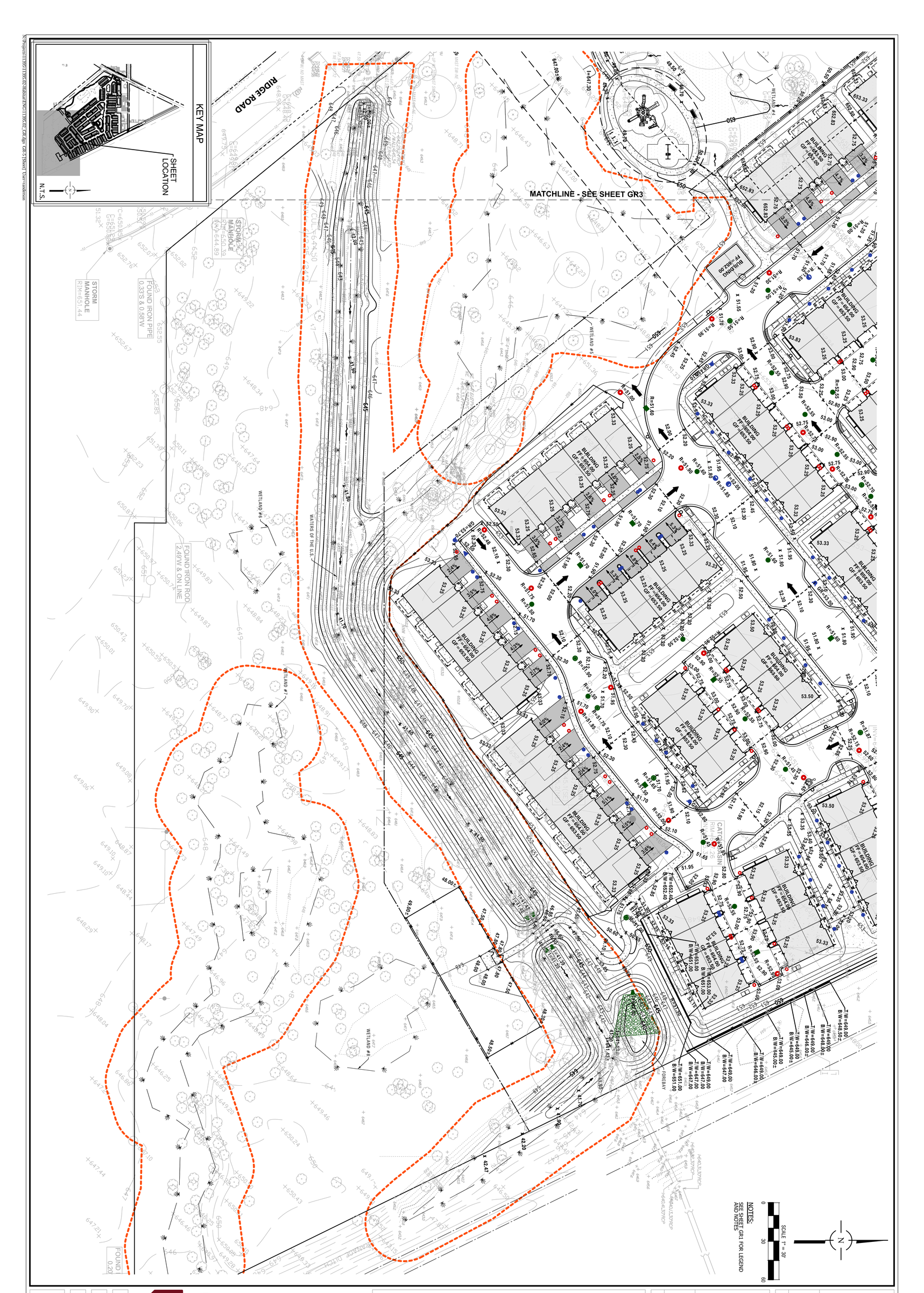

GRADING PLAN – 5

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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NO.	DATE	REMARKS

NO.	DATE	REMARKS

SHEET GR5
27 OF 46

JOB NO. 11395.02

DATE: 11/25/25

FILENAME: 11392.02_GR5

NOTES:

SEE SHEET GR1 FOR LEGEND AND NOTES

MATCHLINE - SEE SHEET GR2

MATCHLINE - SEE SHEET GR2

MATCHLINE - SEE SHEET GR1

OLD DEERFIELD ROAD

RICHFIELD ROAD

LOT 1

LOT 2

NO.	DATE	REMARKS

NO.	DATE	REMARKS

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

GRADING PLAN – 6

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FILENAME: 11392.02_GR6

DATE: 11/25/25

JOB NO. 11395.02

SHEET GR6

28 OF 46

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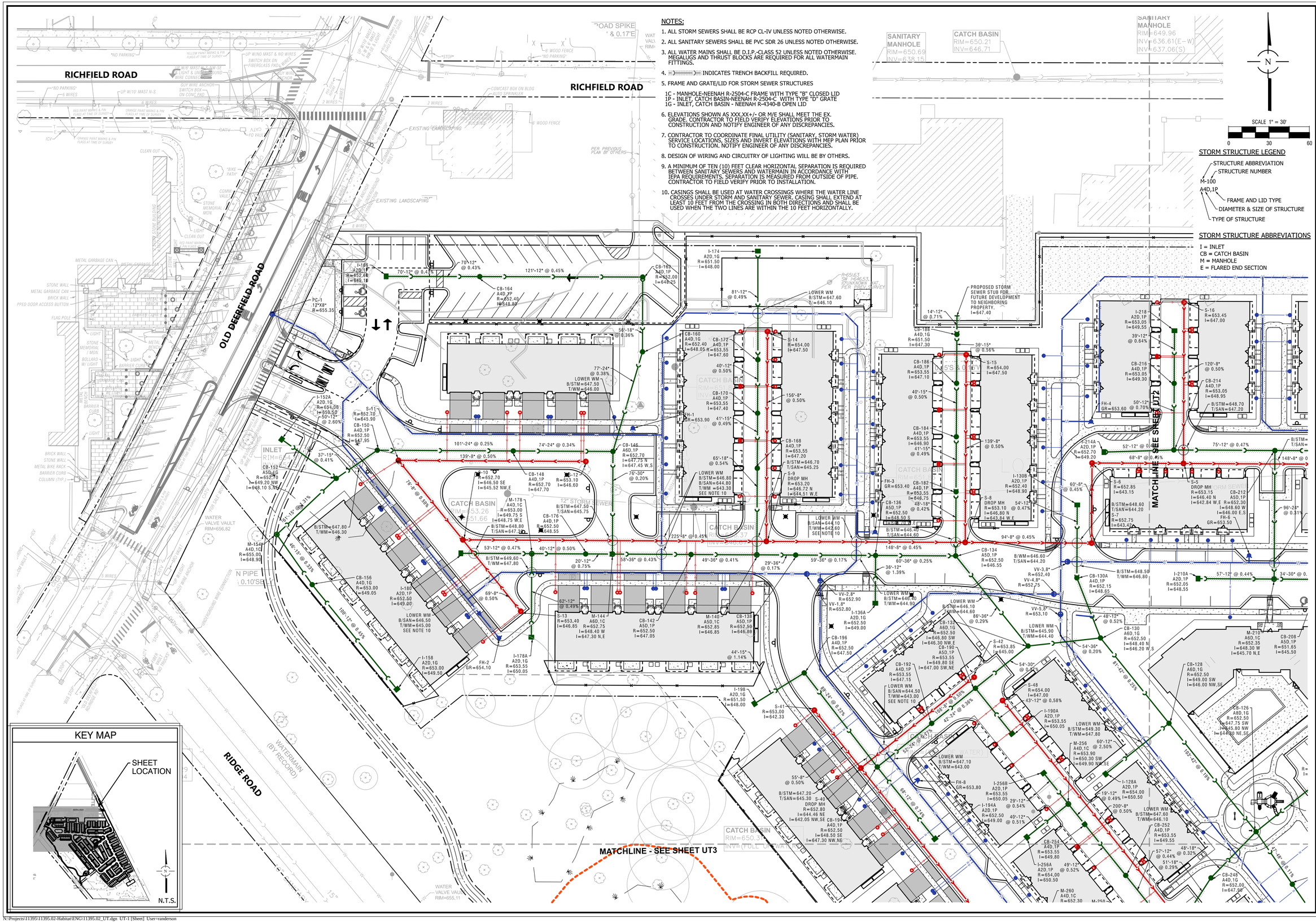

NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED OTHERWISE.
2. ALL SANITARY SEWERS SHALL BE PVC SDR 26 UNLESS NOTED OTHERWISE.
3. ALL WATER MAINS SHALL BE D.I.P.-CLASS 52 UNLESS NOTED OTHERWISE. MEGALUGS AND THRUST BLOCKS ARE REQUIRED FOR ALL WATERMAIN FITTINGS.
4. INDICATES TRENCH BACKFILL REQUIRED.
5. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES

   1C - MANHOLE-NEENAH R-2504-C FRAME WITH TYPE "B" CLOSED LID
   1P - INLET, CATCH BASIN-NEENAH R-2504-C WITH TYPE "D" GRATE
   1G - INLET, CATCH BASIN - NEENAH R-4340-B OPEN LID
6. ELEVATIONS SHOWN AS XXX.XX+/- OR M/E SHALL MEET THE EX. GRADE. CONTRACTOR TO FIELD VERIFY ELEVATIONS PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY DISCREPANCIES.
7. CONTRACTOR TO COORDINATE FINAL UTILITY (SANITARY, STORM WATER) SERVICE LOCATIONS, SIZES AND INVERT ELEVATIONS WITH MEP PLAN PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES.
8. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
9. A MINIMUM OF TEN (10) FEET CLEAR HORIZONTAL SEPARATION IS REQUIRED BETWEEN SANITARY SEWERS AND WATERMAIN IN ACCORDANCE WITH IEPA REQUIREMENTS. SEPARATION IS MEASURED FROM OUTSIDE OF PIPE. CONTRACTOR TO FIELD VERIFY PRIOR TO INSTALLATION.
10. CASINGS SHALL BE USED AT WATER CROSSINGS WHERE THE WATER LINE CROSSES UNDER STORM AND SANITARY SEWER. CASING SHALL EXTEND AT LEAST 10 FEET FROM THE CROSSING IN BOTH DIRECTIONS AND SHALL BE USED WHEN THE TWO LINES ARE WITHIN THE 10 FEET HORIZONTALLY.

STORM STRUCTURE LEGEND

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- M-100
- A4D,1P
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

I = INLET
CB = CATCH BASIN
M = MANHOLE
E = FLARED END SECTION

NO.	DATE	REMARKS

NO.	DATE	REMARKS

UTILITY PLAN - 1

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_UT1

DATE: 11/25/25

JOB NO. 11395.02

SHEET UT1

29 OF 46

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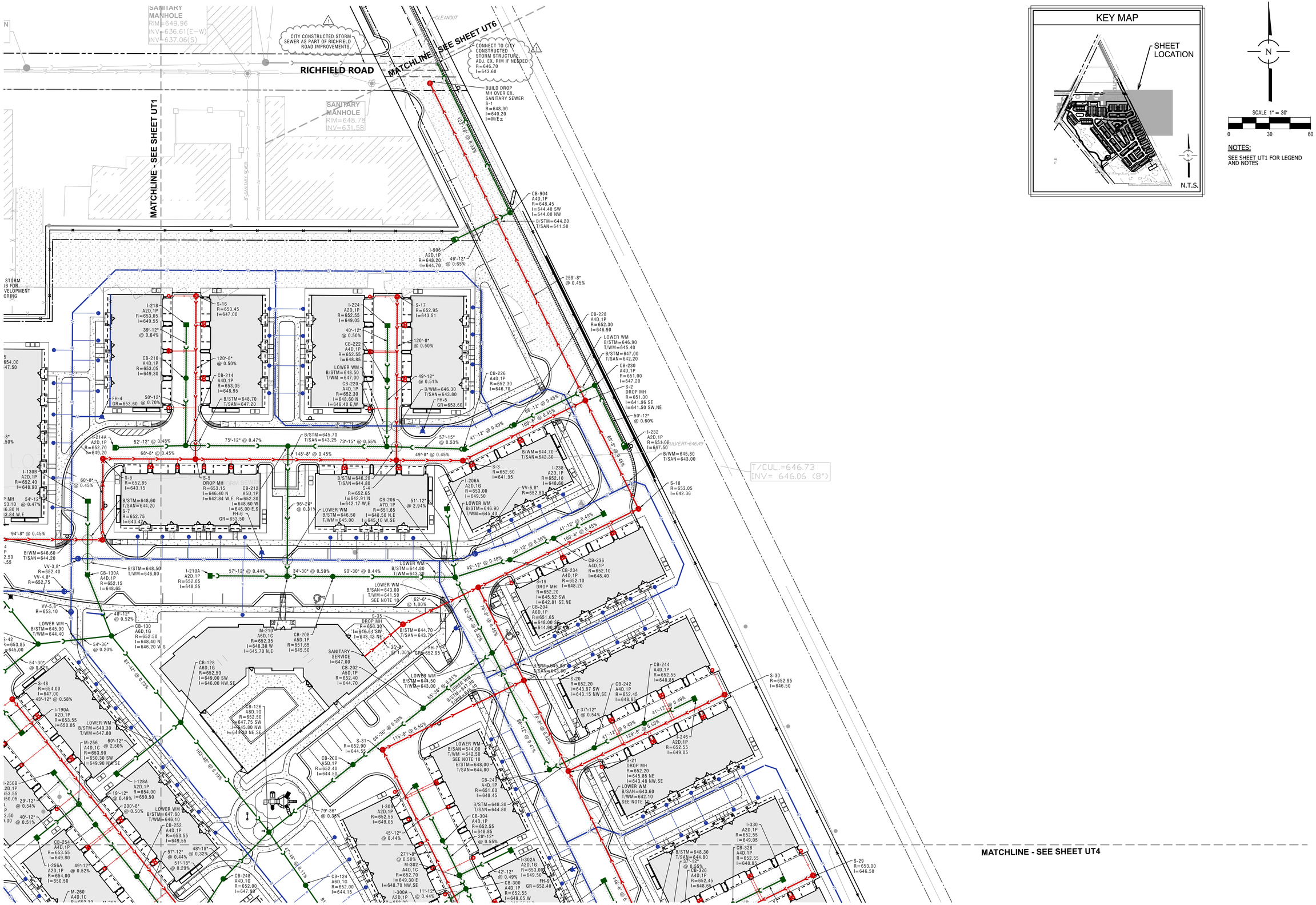

KEY MAP

N

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET UT1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS
1	12/23/25	PER CITY

UTILITY PLAN - 2

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_UT2

DATE: 11/25/25

JOB NO. 11395.02

SHEET UT2

30 OF 46

N:\Projects\11395\11395.02-Habitat\ENG\11395.02_UT.dgn UT-2 [Sheet] User=randerson

KEY MAP

SHEET LOCATION

N.T.S.

MATCHLINE - SEE SHEET UT1

MATCHLINE - SEE SHEET UT4

RIDGE ROAD

DEVONSHIRE COURT

SCALE 1" = 30'

0 30 60

NOTES:

1. SEE SHEET UT1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

UTILITY PLAN – 3

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_UT3

DATE: 11/25/25

JOB NO. 11395.02

SHEET UT3

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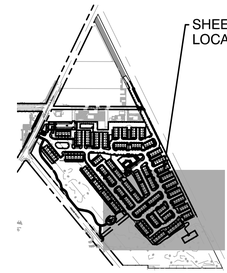
MATCHLINE - SEE SHEET UT2

MATCHLINE - SEE SHEET UT3

S-36
R=648.20±
I=638.54 SW
SANITARY SEWER CROSSING EXISTING WATERMAIN. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION, NOTIFY ENGINEER OF ANY CONFLICTS.

T/CUL.=643.41 (15")
INV= 642.08

KEY MAP



N

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET UT1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

UTILITY PLAN - 4

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_UT4

DATE: 11/25/25

JOB NO. 11395.02

SHEET UT4

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N:\Projects\11395\11395.02-Habitat\ENG\11395.02_UT.dgn UT-4 [Sheet] User=randerson

MATCHLINE - SEE SHEET UT3

T/CUL.=643.41 (15")
INV= 642.08

T/CUL.=644.50
INV= 642.35 (24")

STORM MANHOLE
RIM=650.39
INV=644.89

STORM MANHOLE
RIM=651.44

FOUND IRON ROD
2.49'W & ON LINE

FOUND IRON PIPE
0.33'S & 0.58'W

FOUND I
0.20'

S-36
R=648.20±
I=638.54 SW

SANITARY SEWER CROSSING EXISTING WATERMAIN. CONTRACTOR TO VERIFY DEPTH AND LOCATION PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF ANY CONFLICTS.

DRAINAGE DITCH

N

SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET UT1 FOR LEGEND AND NOTES

KEY MAP

SHEET LOCATION

N.T.S.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

UTILITY PLAN - 5

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FILENAME: 11392.02_UT5

DATE: 11/25/25

JOB NO. 11395.02

SHEET UT5

33 OF 46

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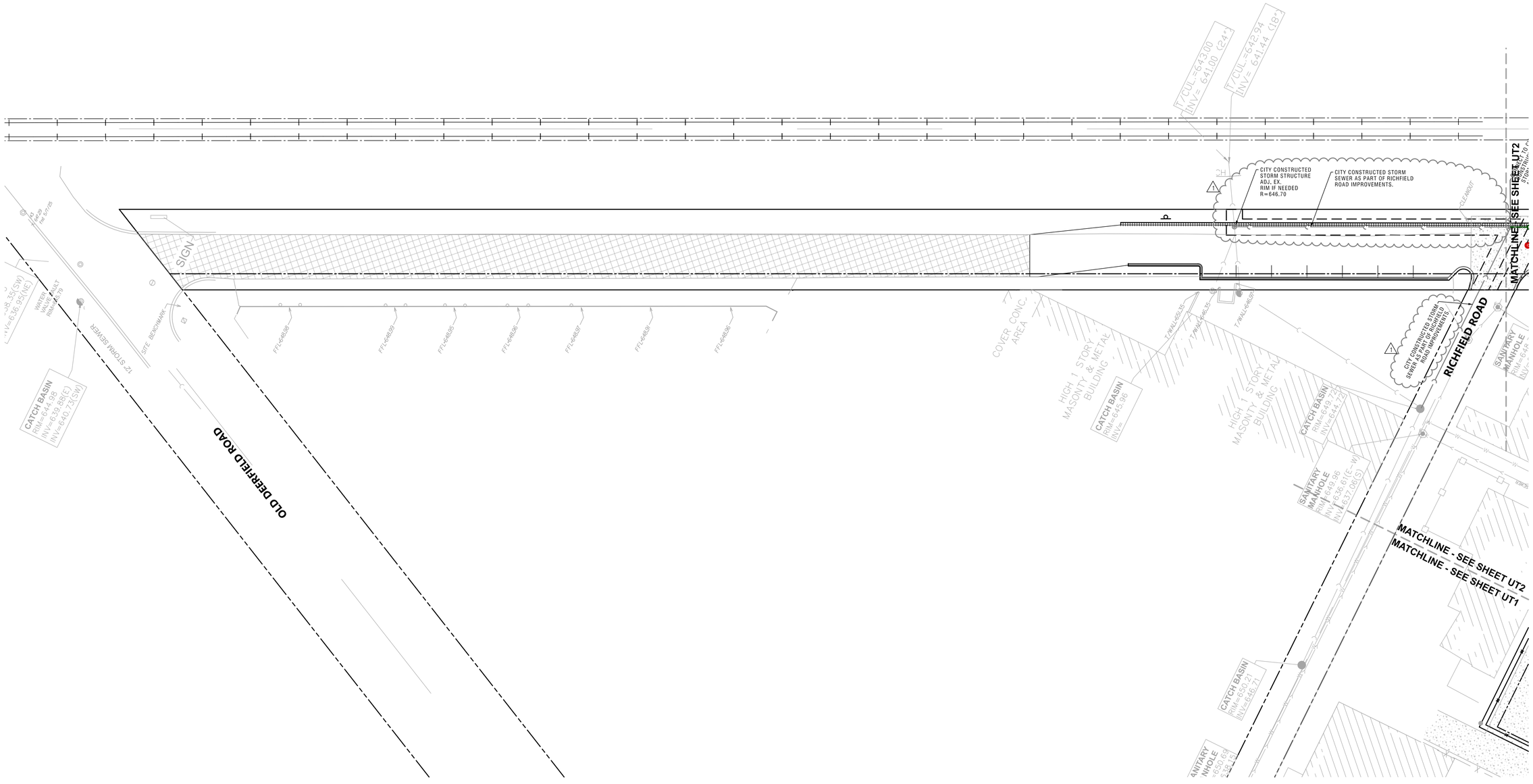

NO.	DATE	REMARKS
1	12/23/25	PER CITY

NO.	DATE	REMARKS

UTILITY PLAN - 6

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_UT6

DATE: 11/25/25

JOB NO. 11395.02

SHEET UT6

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SYMBOL LEGEND

- STABILIZED CONSTRUCTION ENTRANCE
- NORTH AMERICAN GREEN S-75-BN EROSION CONTROL BLANKET
- SILT FENCE
- WETLAND BUFFER
- IP — INLET PROTECTION
- P — PAVING
- PS — PERMANENT SEEDING
- LA — LINED APRON
- CW — CONCRETE WASHOUT
- NP — NATIVE PLANTINGS

NOTES:

1. CONTRACTOR SHALL COORDINATE FINAL STABILIZATION WITH LANDSCAPE PLANS.
2. CONCRETE WASHOUT AND STABILIZED CONSTRUCTION ENTRANCE ARE AS SHOWN FOR PLANNING PURPOSES AND FINAL PLACEMENT SHALL BE DETERMINED BY THE CONTRACTOR IN THE FIELD.
3. NORTH AMERICAN GREEN S-75 EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL FINISHED AREAS WHERE SLOPE IS GREATER THAN 6:1 AND AT ALL ADDITIONAL LOCATIONS INDICATED ON THE PLAN.
4. GREENSPACE SHALL BE FINISHED WITH TOPSOIL, SEED AND BLANKET. TOPSOIL DEPTH VARIES - SEE LANDSCAPE PLANS.

MATCHLINE - SEE SHEET SE2

SCALE 1" = 30'

0 30 60

RICHFIELD ROAD

OLD DEERFIELD ROAD

RIDGE ROAD

PARCEL 8
LOT 7

PARCEL 2

MATCHLINE - SEE SHEET SE3

KEY MAP

SHEET LOCATION

N.T.S.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN – 1

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_SE1

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE1
35 OF 46

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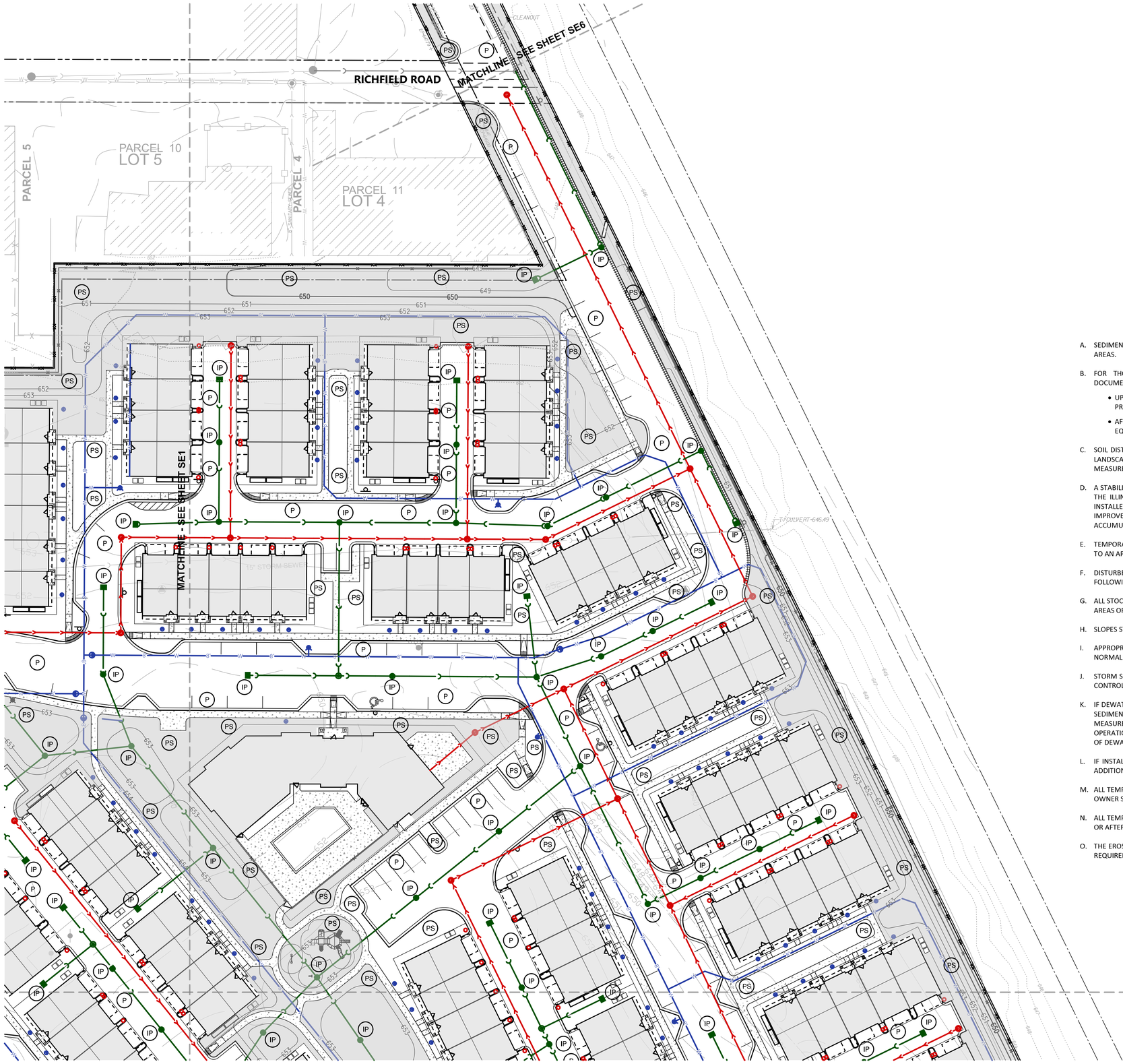

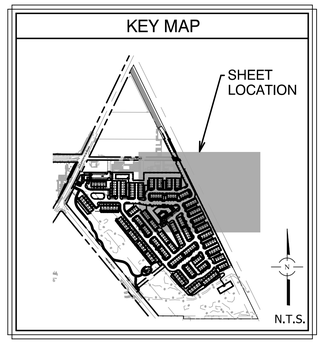

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SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET SE1 FOR LEGEND AND NOTES

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 (DECI), 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 STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.

D. A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE. SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING 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 REDISTURBANCE.

G. ALL STOCKPILES 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 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURESAS APPROVED BY THE ENFORCEMENT OFFICER.

I. APPROPRIATE EROSION CONTROL BLANKET 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 DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE ROUTED THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.

L. IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION 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 ULTIMATELY 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.

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MATCHLINE - SEE SHEET SE4

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 2

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_SE2

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE2

36 OF 46

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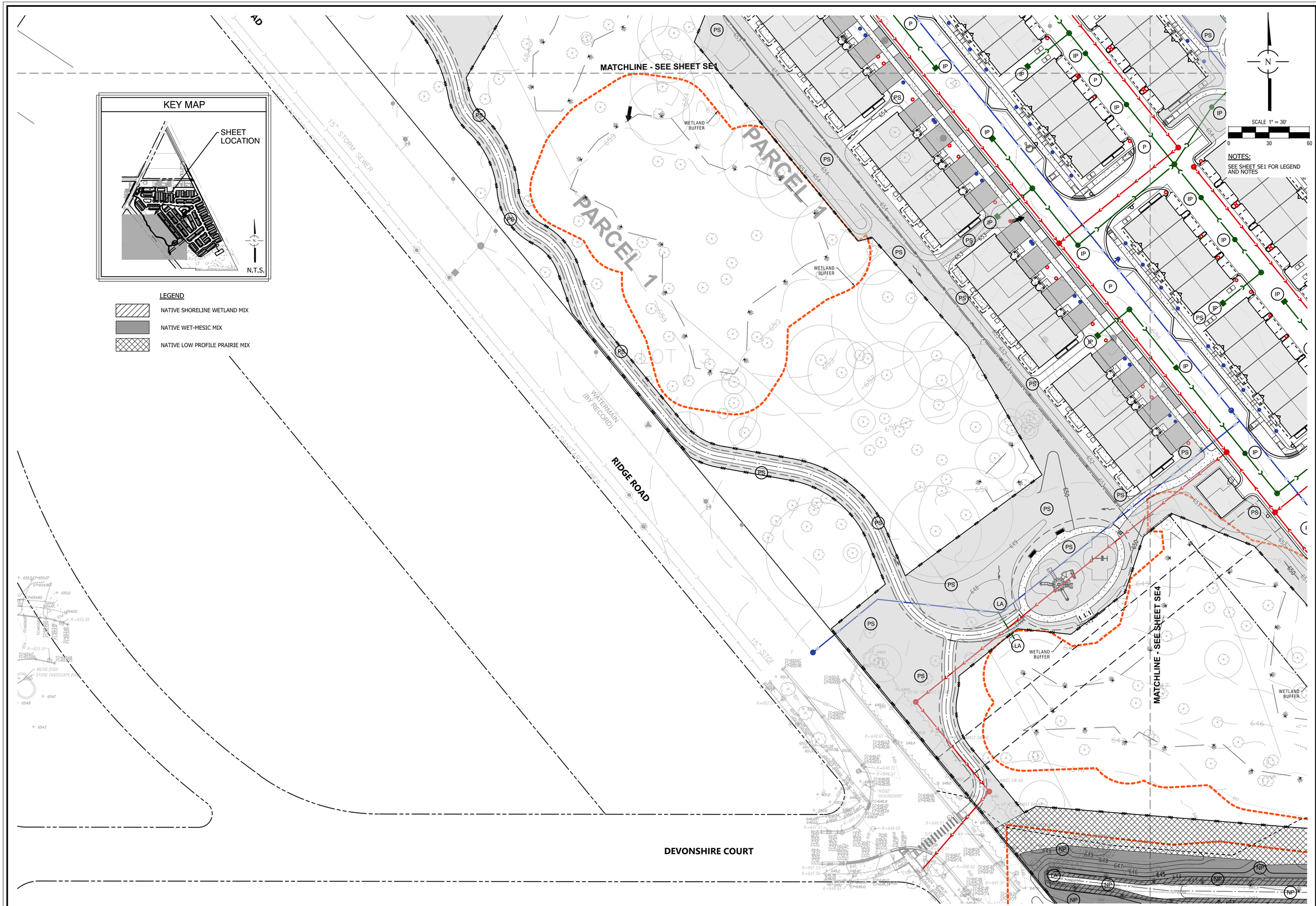

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 3

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME:	11392.02_SE3
DATE:	11/25/25
JOB NO.	11395.02
SHEET	SE3
	37 OF 46

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MATCHLINE - SEE SHEET SE2

MATCHLINE - SEE SHEET SE3

PARCEL 1

PARCEL 1

WETLAND BUFFER

WETLAND BUFFER

WETLAND BUFFER

WETLAND BUFFER

FOREBAY

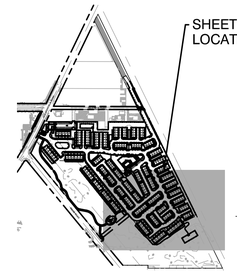
I-640,31,30"RCP

I-640,22,30"RCP

I-640,13,30"RCP

I-640,41,30"RCP

KEY MAP



SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET SE1 FOR LEGEND AND NOTES

LEGEND

- NATIVE SHORELINE WETLAND MIX
- NATIVE WET-MESIC MIX
- NATIVE LOW PROFILE PRAIRIE MIX

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 4

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_SE4

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE4

38 OF 46

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SCALE 1" = 30'

0 30 60

NOTES:

SEE SHEET SE1 FOR LEGEND AND NOTES

LEGEND

NATIVE SHORELINE WETLAND MIX

NATIVE WET-MESIC MIX

NATIVE LOW PROFILE PRAIRIE MIX

MATCHLINE - SEE SHEET SE3

WETLAND BUFFER

FOREBAY

RIDGE ROAD

FOUND IRON ROD 2.49'W & ON LINE

FOUND IRON PIPE 0.33'S & 0.58'W

PARCEL 1

KEY MAP

SHEET LOCATION

N.T.S.

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 5

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

Spaceco

Civil Engineering & Surveying

Rosemont, IL - Morris, IL - Indianapolis, IN

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FILENAME: 11392.02_SE5

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE5

39 OF 46

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NOTES:

SEE SHEET SE1 FOR LEGEND AND NOTES

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 6

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

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FILENAME: 11392.02_SE6

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE6

40 OF 46

This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. ILR10 . The SESC Plan should be maintained on site as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State and which has not otherwise been addressed in the SWPPP. The SWPPP, shall also be amanded if it proves to be ineffective in eliminating or significantly minimizing pollutants, or in otherwise achieving the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

All storm water pollution prevention plans and all completed inspection forms/reports required under the General NPDES Permit No. ILR10 are considered reports that shall be available to the public within 30 days upon request. If a storm water pollution prevention plan or inspection form/report cannot be provided, the permittee shall respond to the request within 30 days with a statement that explains why the document cannot be provided. However, the permittee may claim any portion of a storm water pollution prevention plan as confidential in accordance with 40 CFR Part 2.

1. SITE DESCRIPTION

A. The following is a description of the nature of the construction activity: Construction of multi-family housing with associated private streets and utilities.

B. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:

Describe proposed construction sequence, sample follows:

1) Install perimeter sediment control measures
   a) Selective vegetation removal for silt fence installation
   b) Silt fence installation
   c) Construction fencing around areas not to be disturbed
   d) Stabilized construction entrance
2) Clear and grub (as necessary)
3) Construct sediment trapping devices (sediment traps, sediment basins, etc.)
4) Strip topsoil, stockpile topsoil and grade site
5) Temporarily stabilize topsoil stockpiles (seed and silt fence around toe of slope)
6) Install storm sewer, sanitary sewer, watermain and associated inlet & outlet protection
7) Temporarily stabilize all areas including lots that have reached mass grade
8) Install roadways
9) Permanently stabilize all outlot areas
10) Install buildings and grade individual lots
11) Permanently stabilize lots
12) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 28.46 acres. Construction activity will disturb approximately 16.0 acres of the site.

D. 1) An estimated runoff coefficient of the site after construction activities are completed is 0.76 .
   2) Existing data describing the soil or quality of any discharge from the site is included in ECS MIDWEST, LLC GEOTECHNICAL ENGINEERING REPORT PROPOSED TOWNHOME DEVELOPMENT - HIGHLAND PARK

E. Refer to Sheets SR1-6, SE1-6 for a site plan indicating:
   1) drainage patterns;
   2) approximate slopes anticipated before and after major grading activities;
   3) locations where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
   4) areas of soil disturbance;
   5) the location of major structural and nonstructural controls;
   6) the location of areas where stabilization practices are expected to occur;
   7) surface waters (including wetlands); and,
   8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is(are): WATERS OF US DITCH.
   2) The name of the ultimate receiving water is: MIDDLE FORK CHICAGO RIVER.
   3) The extent of wetland acreage at the site is 1.861 acres.

G. Potential sources of pollution associated with this construction activity may include:

- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- staging areas
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- tar
- solvents
- detergents
- fertilizers
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- concrete and concrete trucks
- litter

2. CONTROLS

This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities described in the "Site Description" section. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement from Part IV.F. of the ILR10 Permit (in accordance with Part VI.G. - Signatory Requirements, of the ILR10 Permit). All signed certification statements should be maintained in the SWPPP.

A. Approved State or Local Plans

The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture's Natural Resource Conservation Service Illinois Urban Manual, 2012. Requirements specified in sediment and erosion control site plans or site permits or storm water management site plans or site permits approved by local officials that are applicable to protecting surface water resources are, upon submittal of a Notice of Intent (NOI) to be authorized to discharge under the ILR10 permit, incorporated by reference and are enforceable under the ILR10 permit even if they are not specifically included in a SWPPP required under the ILR10 permit. This provision does not apply to provisions of master plans, comprehensive plans, non-enforceable guidelines or technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:

- CITY OF HIGHLAND PARK
- LAKE COUNTY STORMWATER MANAGEMENT COMMISSION
- IEPA
- U.S. Army Corps of Engineers

B. Control Implementation Schedule

Best Management Practices will be implemented on an as-needed basis to protect water quality. Perimeter controls of the site should be installed prior to soil disturbance (excluding soil disturbance necessary to install the controls), including demolition activities. Perimeter controls, including the silt fence, should be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Stabilized construction entrance(s) and sediment traps should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing sewers and sewer structures during construction operations. As necessary, the appropriate sediment control measure should be installed prior to land disturbing activities.

Stabilization measures should be initiated where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary perimeter controls should be removed after final stabilization of those portions of the site upward of the perimeter control.

C. Erosion and Sediment Controls

The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permittee or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours, or one working day, of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all vegetative and structural erosion and sediment control practices should be installed to the Standard Practice. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to minimize erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erosive material should be stabilized using procedures in substantial conformance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed;

- permanent seeding
- temporary seeding
- erosion control blanket
- other measures

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease on a portion of the site, and when stabilization measures are initiated should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 1 working day of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 7 days from the initialization of stabilization work in an area. Exceptions to these time frames are specified below.

   a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

   b. On areas where construction activity has temporarily ceased and will resume after 7 days, a temporary stabilization method can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be placed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:

- stabilized construction entrance
- silt fence
- sediment traps (provide locations and dimensions in plan set)
- other measures

The following requirements apply to protecting storm drain inlets:

- Clean, or remove and replace, the protection measures as sediment accumulates, the filter becomes clogged, and/or perfomance is compromised. Where there is evidence of sediment accumulation adjacent to the inlet protection measure, remove the deposited sediment by the end of the same business day in which it is found or by the end of the following business day if removal by the same business day is not feasible.

D. Storm Water Management

Provided below is a description of measures that will be installed during the construction process to control the pollutants in storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include:

- vegetated swales
- storm sewer

2) Velocity dissipation devices, such as rip-rap aprons at flared end sections or level spreaders, shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected (e.g., maintenance of hydrologic conditions, such as the hydroperiod and hydrodynamics present prior to the initiation of construction activities).

3) For any site which discharges directly to an impaired water listed for suspended solids, turbidity, or siltation, the SWPPP must be designed for a storm event equal to or greater than a 25-year 24-hour rainfall event, If required by federal regulations or the Illinois Urban Manual, the SWPPP must adhere to a more restrictive design criterion.

E. Waste Management

Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to acquire the permit required for such disposal. Burning on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials should be collected and stored in approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for the materials being discarded. There should be no liquid wastes deposited into dumpsters or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up procedure should take place, if necessary. Construction waste material is not to be buried on site. Waste disposal should comply with all Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management

Concrete waste or washout should not be allowed in the street or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located a reasonable distance from a storm water drainage inlet or watercourse, and should be located at least 10 feet behind the curb, if the washout area is adjacent to a paved road. A stabilized entrance that meets Illinois Urban Manual standards should be installed at each washout area.

The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for anticipated levels of rainwater. The dried concrete waste material should be picked up and disposed of properly when 66% capacity is reached. Hardened concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

If equipment and vehicles are washed on-site, the wash water must be treated in a sediment basin or alternative control providing equivalent or better treatment prior to discharge. If there are chemicals and/or petroleum products stored on-site in containers with a storage of 55 gallons or more, the containers must be stored a minimum of 50 feet from the receiving waters, constructed or natural site drainage features, and storm drain inlets. If this is infeasible dueto site constraints, the containers must be stored as far away as allowed and the SWPPP must document the reason why the 50-foot setback is infeasible and how the containers will be stored.

G. Concrete Cutting

Concrete waste management should be implemented to contain and dispose of saw-cutting slurries. Concrete cutting should not take place during or immediately after a rainfall event. Waste generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance

When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Controls should be installed to minimize the potential of runoff from the storage area(s) from reaching storm drains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, antifreeze, etc.)into watercourses, wetlands or storm drains. Drip pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, solvents, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks; leaks should be repaired immediately or the vehicle should be removed from site. Dispose of all used oil, antifreeze, solvents and other vehicle-related chemicals in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and per Material Safety Data Sheet (MSDS) and/or manufacturer instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping

Materials and/or contaminants should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. An on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with legible labels, and if possible, under a roof or other enclosure. Labels should be replaced if damaged or difficult to read. Bermed-off storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for referencing clean-up procedures. Any release of chemicals/contaminants should be immediately cleaned up and disposed of properly. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.

To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-sealable. The original labels and MSDS should be retained on site at all times. Hazardous materials and all other material on site should be stored in accordance with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State recommended methods.

The following good housekeeping practices should be followed on site during the construction project:

- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the environment.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations

To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a control device (e.g., gravel-bag berm). The contractor should not create or allow unsanitary conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local regulations.

K. Spill Prevention and Clean-Up Procedures

Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to, brooms, dust pans, mops, rags, gloves, goggles, kitty litter, sand, sawdust and plastic and/or metal trash containers specifically for this purpose.

Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a separate storm sewer or Waters of the State) are not authorized by the ILR10 permit. If a spill occurs, notify the Primary Contact immediately. The construction site should have the capacity to control, contain, and remove spills, if they occur. Spills should be cleaned up immediately (after discovery) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage inlets, drainage-ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 40 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-8802. MSDS often include Information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or Local government agency, as required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.

In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:

- On-site vehicles should be monitored for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.
- Any chemical container with a storage of 55 gallons or more must be stored a minimum of 50 feet from any receiving waters, constructed or natural site drainage features, and storm drain inlets.

L. De-Watering Operations

During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Inlet hoses should be placed in a stabilized sump pit or floated at the surface of the water in order to limit the amount of sediment intake. Pumping operations may be discharged to a stabilized area that consists of an energy dissipating device (e.g., stone), sediment filter bag, or both. Adequate erosion controls should be used during de-watering operations as necessary. Stabilized conveyance channels should be installed to direct water to the desired location as applicable, Additional control measures may be installed at the outlet area at the discretion of the Primary Contact or Engineer.

M. Off-Site Vehicle Tracking

The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrance(s) should be installed to help reduce vehicle tracking of sediments. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and removing top layers of stone and sediment, as needed. Vehicles hauling erodible material to and from the construction site should be covered with a tarp.

N. Topsoil Stockpile Management

If topsoil is to be stockpiled at the site, select a location so that it will not erode, block drainage, or interfere with work on site. Topsoil stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Perimeter controls, such as silt fence, should be placed around the stockpile immediately. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than seven days.

O. Dust Control

Dust control should be implemented on site as necessary. Repetitive treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for sprinkling/irrigation to limit the amount of dust leaving the site. Watering should be applied daily (or more frequently) to be effective. Caution should be used not to overwater, as that may cause erosion.

If field observations indicate that additional protection from wind erosion (in addition to, or in place of watering) is necessary, alternative dust suppressant controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.

Street cleaning should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type endloader or scraper at the direction of the Engineer and/or Primary Contact.

P. Wash Water Control

Wash water control should be implemented on site as necessary. Minimize the discharge of pollutants fromequipment and vehicle washing, wheel wash water, and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge.

3. MAINTENANCE

Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and/or replacement of deficient control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.

Dust control: When temporary dust control measures are used, repetitive treatment should be applied as needed to accomplish control.

Sediment filter bags: Sediment filter bags should be installed on pump outlet hoses that discharge off site or to sensitive on-site areas, and should be placed in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and repaired or replaced as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Remove accumulated sediments from the fence base when the sediment reaches one-half the fence height. During final stabilization, properly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fence continually fails.

Stabilized construction entrance: The stabilized construction entrances should be maintained to prevent tracking of sediment onto public streets. Maintenance includes top dressing with additional stone and removing top layers of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.

Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment that is removed in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and all unstable sediment. Grade the area to blend with the adjoining areas and stabilize properly.

4. INSPECTIONS

The Permittee (or their authorized representative) will be responsible for conducting site inspections in compliance with the ILR10 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.

Inspections should be conducted at least once every seven calendar days and within 24 hours or by the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent snowfall.

Inspections may be reduced to once per month when construction activities have ceased due to frozen conditions. Weekly inspections will recommence when construction activities are conducted, or if there is 0.5 inches or greater rain event, or a discharge due to snowmelt occurs.

Inspections must observe the structural control measures. In addition to the other locations mentioned in the SWPPP. Areas that are inaccessible during inspections due to flooding or other unsafe conditions must be inspected within 72 hours of becoming accessible.

Each Inspection should include the following components:
A. All areas where stormwater typically flows within the site must be inspected for evidence of, or the potential for, pollutants entering the drainage system. All locations where stabilization efforts have been implemented must be observed to ensure that they are still stabilized.

B. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures identified in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible,they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waters. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

C. For sites discharging dewatering water, you must conduct an Inspection during the discharge, once per day on which the discharge occurs and record the following in a report within 24 hours of completing the Inspection:

- The Inspection date
- The names and titles of personnel performing the Inspection
- Approximate times that the dewatering discharge began and ended on the day of Inspection
- Estimates of the rate (in gallons per day) of discharge on the day of inspection
- Whether or not any of the following indications of pollutant discharge were observed at the point of discharge:
  a sediment plume, suspended solids, unusual color, presence of odor, decreased clarity, or presence of foam;
  and/or a visible sheen on the water surface or visible oily deposits on the bottom or shoreline of the receiving water.

D. Based on the results of the inspection, the description of potential pollutant sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the Inspection. The modifications, if any, shall provide for timely implementationof any changes to the SWPPP within 7 calendar days following the inspection.

E. A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph B. above should be made and retained as part of the SWPPP for at least 3 years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part VI.G. (Signatory Requirements) of the ILR10 NPDES Permit. Any flooding or other unsafe conditions that delay inspections must be documented in the inspection report.

F. The Permittee shall notify the appropriate agency field operations section office by e-mail at:epa.swnoncomp@illinois.gov , telephone or fax within 24 hours of any incidence of noncompliance for any violation of the storm water pollution prevention plan observed during any Inspection conducted or forviolation of any condition of this permit. The Permittee should complete and submit within 5 days an "Incidence of Non-Compliance" (ION) report for any violation of the SWPPP observed during an inspectionconducted, including those not required by the SWPPP. Submission should be on forms provided by IEPAand include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact, which may have resulted from the non-compliance.

G. All reports of non-compliance shall be signed by a responsible authority as defined in Part VI.G. (Signatory Requirements). of the ILR10 NPDES Permit,

H. After the initial contact has been made within the appropriate agency field operations section office, all reports of non-compliance shall be mailed to IEPA at the following address:

Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assurance Section
1021 North Grand Avenue East
Post Office Box 19276
Springfield, Illinois 62794-9276

5. CORRECTIVE ACTIONS

You must take corrective action to address any of the following conditions identified at your site:

- A storm water control needs repair or replacement
- A storm water control necessary to comply with the requirements of this permit was never installed, or was installed incorrectly
- Your discharges are causing an exceedance of applicable water quality standards
- A prohibited discharge has occurred.

Corrective Actions shall be completed as soon as possible and documented within 7 days in an Inspection Report or report ofnoncompliance. If it is infeasible to complete the Installation or repair within 7 calendar days, you must document in your records why it is infeasible to complete the Installation or repair within the 7-day timeframe and document your schedule for Installing the storm water control(s) and making it operational as soon as feasible after the 7-day timeframe.

In the event that maintenance is required for the same storm water control at the same location 3 or more times, the control shall berepaired in a manner that prevents continued failure to the extent feasible, and you must document the condition and how it was repaired in your records. Alternatively, you must document in your records why the specific recurrence of this same issue should continue to be addressed as a routine maintenance fix.

6. NON-STORM WATER DISCHARGES

Except for flows from fire fighting activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, are described below:

- Fire fighting activities
- Fire hydrant flushings
- Water used to wash vehicles where detergents are not used
- Water used to control dust
- Potable water sources including uncontaminated waterline flushings
- Landscape irrigation drainages
- Routine external building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred (unless spilled materials have been removed) and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Springs
- Irrigation ditches
- Uncontaminated ground water
- Foundation or footing drains where flows are not contaminated with process materials such as solvents

7. PROHIBITED NON-STORM WATER DISCHARGES

- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Drywall compound
- Wastewater from washout and cleanout of stucco, paint
- Form release oils
- Curing compounds and other construction materials
- Fuels, oils, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, solvents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution

Pollution prevention measures should be implemented for non-storm water components of the discharge.

8. RETENTION OF RECORDS

A. The permittee shall retain copies of storm water pollution prevention plans and all reports and notices required by this permit, records of all data used to complete the Notice of Intent to be covered by this permit and the Agency Notice of Permit Coverage letter for a period of at least 3 years from the date that the permit coverage expires or is terminated. This period may be extended by request of the Agency at any time.

B. The permittee shall retain a copy of the storm water pollution prevention plan and any revisions to said plan required by this permit at the construction site from the date of project initiation to the date of final stabilization. Any manuals or other documents referenced in the SWPPP shall also be retained at the construction site.

C. The SWPPP must include a record of the dates when major grading activities occur, when construction activities temporarily or permanently cease on a portion of the site, and when stabilization measures are initiated.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A			*	*					
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C				D					
SODDING			E**									
MULCHING	F											

A KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.

B KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.

C SPRING OATS 100 LBS/ACRE

D WHEAT OR CEREAL RYE 150 LBS/ACRE.

E SOD

F STRAW MULCH 2 TONS/ACRE.

* IRRIGATION NEEDED DURING JUNE AND JULY.

** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOD.

SOIL PROTECTION CHART

Proposed Seed Mixes

Native Prairie Mix
Permanent Grasses / Sedges

Scientific Name	*Common Name*	*Oz/Acre*
Bouteloua curtipendula	Side-Oats Grama	10.00
Carex spp.	Prairie Sedge Mix	4.00
Elymus canadensis	Canada Wild Rye	32.00
Koeleria pyramidata	June Grass	1.00
Panicum virgatum	Switch Grass	1.00
Schizachyrium scoparium	Little Bluestem	32.00
	Total Oz./Acre	**80.00**

Temporary Cover		**Oz/Acre**
Avena sativa	Common Oat	360.00
Lolium multiflorum	Annual Rye	100.00
	Total Oz./Acre	**460.00**

Forbs		**Oz/Acre**
Anemone cylindrica	Thimbleweed	0.50
Asclepias tuberosa	Butterfly Weed	2.00
Aster ericoides	Heath Aster	0.25
Aster laevis	Smooth Blue Aster	0.75
Aster novae-angliae	New England Aster	0.25
Baptisia lactea	White Wild Indigo	2.00
Chamaecrista fasciculata	Partridge Pea	15.00
Coreopsis lanceolata	Sand Coreopsis	5.00
Coreopsis palmata	Prairie Coreopsis	1.00
Dalea candida	White Prairie Clover	1.50
Dalea purpurea	Purple Prairie Clover	1.50
Echinacea purpurea	Broad-Leaved Purple Coneflower	7.00
Eryngium yuccifolium	Rattlesnake Master	2.50
Lespedeza capitata	Round-Headed Bush Clover	2.00
Liatris aspera	Rough Blazing Star	0.50
Monarda fistulosa	Wild Bergamot	0.75
Parthenium integrifolium	Wild Quinine	1.00
Penstemon digitalis	Foxglove Beard Tongue	0.50
Pycnanthemum virginianum	Common Mountain Mint	1.00
Ratibida pinnata	Yellow Coneflower	4.00
Rudbeckia hirta	Black-Eyed Susan	5.00
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	1.00
Silphium integrifolium	Rosin Weed	3.00
Silphium terebinthinaceum	Prairie Dock	0.50
Solidago nemoralis	Old-Field Goldenrod	0.50
Solidago rigida	Stiff Goldenrod	1.00
Tradescantia ohiensis	Common Spiderwort	1.75
Vernonia spp.	Ironweed Mix	1.75
Veronicastrum virginicum Culver's Root		0.25
	Total Oz./Acre	**63.75**

Wet- Mesic Prairie Seeding - Overlap Shoreline Seeding by 2 feet vertical feet

Scientific Name	**Common Name**	**Oz/Acre**
Andropogon gerardii	Big Blue Stem	64.0
Bouteloua curtipendula	Side Oats Gramma	16.0
Calamagrostis canadensis	Blue Joint Grass	6.0
Carex bicknellii or brevior	Sedge	1.0
Elymus canadensis	Canada Wild Rye	16.0
Glyceria striata	Fowl Manna Grass	6.0
Juncus effuses	Common Rush	3.0
Koeleria pyramidata	June Grass	2.0
Leersia oryzoides	Rice Cut Grass	6.0
Panicum virgatum	Switchgrass	6.0
Schizachyrium scoparium	Little Bluestem	64.0
Sorghastrum nutans	Indian Grass	16.0
Spartina pectinata	Prairie Cord Grass	4.0

Forbs		
Anemone cylindrical	Thimbleweed	0.5
Asclepias tuberosa	Butterfly Milkweed	2.5
Aster ericoides	Heath Aster	0.5
Aster laevis	Smooth Blue Aster	1.0
Aster novae-angliae	New England Aster	0.5
Aster oolentangiensis	Sky-Blue Aster	0.25
Baptisia bracteata	Cream Wild indigo	0.5
Coreopsis palmate	Prairie Coreopsis	3.0
Chamaecrista fasciculata	Partridge Pea	13.0
Dalia purpurea	Purple Prairie Clover	2.0
Desmanthus illinoensis	Illinois Sensitive Plant	1.0
Echinacea pallida	Pale Purple Coneflower	5.0
Echinacea purpurea	Purple Coneflower	5.5
Eryngium yuccifolium	Rattlesnake Master	3.0
Kuhnia eupatorioides	False Boneset	0.5
Lespedeza capitata	Rd-Headed Bush Clover	2.0
Liatris aspera	Rough Blazing Star	2.0
Liatris pycnostachya	Prairie Blazing star	0.5
Monarda fistulosa	Wild Bergamot	1.5
Parthenium integrifolium	Wild Quinine	1.0
Penstemon candidum	White Prairie Clover	1.5
Pycnanthemum vir.	Mountain Mint	2.0
Ratibida pinnata	Yellow Coneflower	5.5
Rudbeckia hirta	Black-eyed Susan	5.5
Rudbeckia subtomentosa	Sweet Black-eyed Susan	1.0
Silphium integrifolium	Rosin Weed	3.0
Silphium laciniatum	Compass Plant	2.0
Solidago nemoralis	Old-Field Goldenrod	0.25
Solidago rigida	Stiff Goldenrod	2.0
Solidago speciosa	Showy Goldenrod	0.5
Tradescantia ohiensis	Spiderwort	4.0
Verbena hastata	Blue Vervain	1.0
Vernonia spp.	Ironweed	1.0

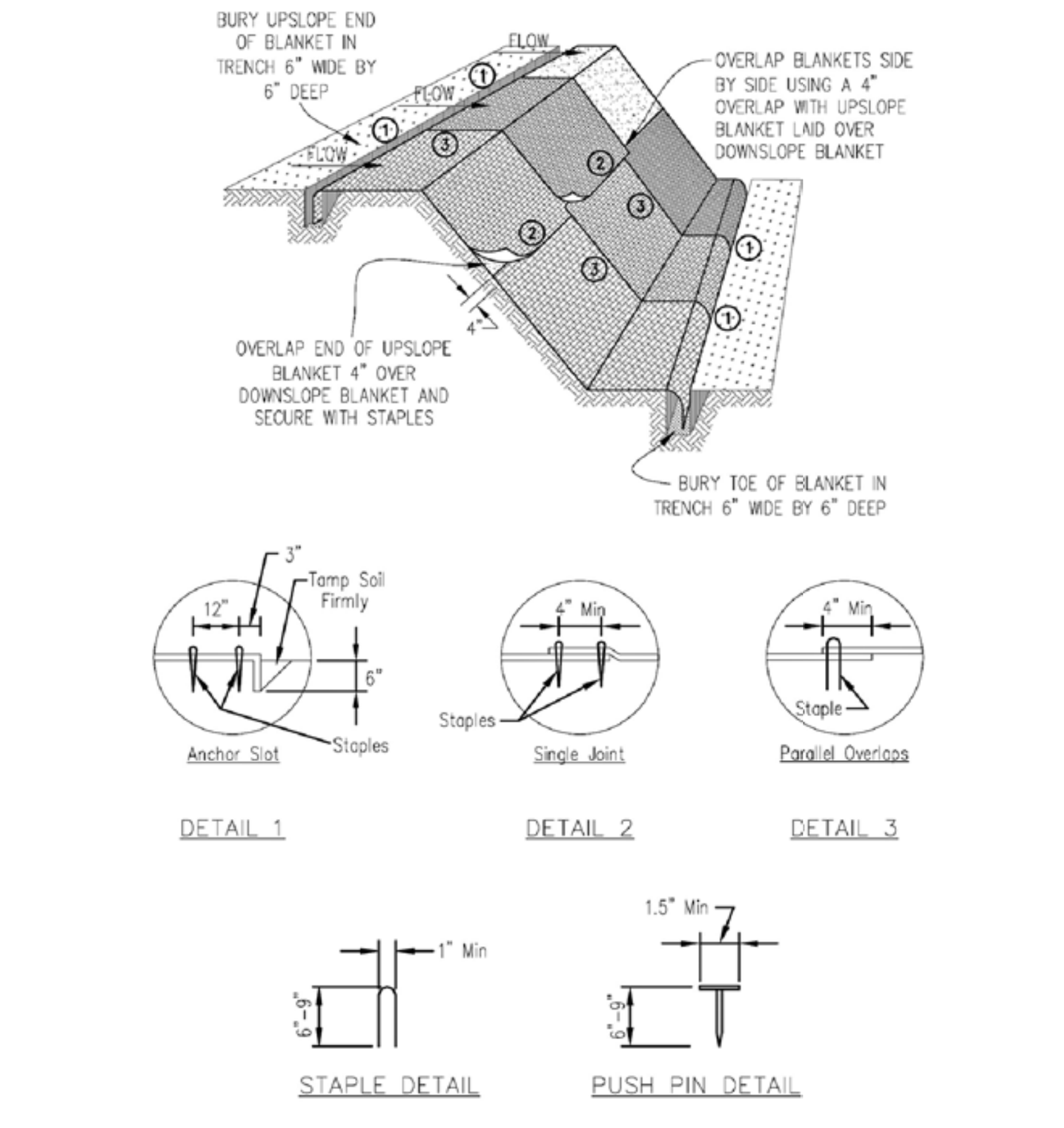
Temporary Cover Crop		
Avena sativa	Common Oat	480

Shoreline Seed Mix- Overlap Wet-Mesic Seeding by 2 feet vertical feet

Botanical Name	**Common Name**	**Oz./Acre**
Permanent grasses / Sedges / Rushes		
Carex comosa	Bristly Sedge	2.50
Carex lacustris	Common lake Sedge	0.25
Carex lurida	Bottlebrush Sedge	4.00
Carex vulpinoidea	Brown Fox Sedge	6.00
Eleocharis ovata	Blunt Spike Rush	1.00
Leersia oryzoides	Rice Cut Grass	3.00
Juncus effusus	Common Rush	1.00
Scirpus acutus	Hard-Stemmed Bulrush	2.50
Scirpus pungens	Chairmaker's Rush	4.00
Scirpus validus	Great Bulrush	6.00
	Total Oz./Acre	**30.25**

Forbs / Shrubs		
Acorus calamus	Sweet Flag	0.50
Alisma spp.	Water Plantain Mix	2.00
Asclepias incarnata	Swamp Milkweed	1.50
Cephalanthus occidentalis	Buttonbush	0.50
Decodon verticillatus	Swamp loosestrife	0.50
Eupatorium maculatum	Spotted Joe-Pye Weed	0.50
Hibiscus spp.	Rose Mallow Mix	3.00
Iris virginica	Blue Flag	6.00
Lobelia cardinalis	Cardinal Flower	0.25
Lobelia siphilitica	Great Blue lobelia	1.50
Lycopus americanus	Common Water Horehound	0.25
Mimulus ringens	Monkey Flower	1.00
Peltandra virginica	arrow arum	16.00
Penthorum sedoides	Ditch Stonecrop	0.50
Polygonum spp.	Smartweed Mix	0.50
Pontederia cordata	Pickerel Weed	10.00
Sagittaria latifolia	Common arrowhead	2.00
Sparganium americanum	american Bur Reed	1.00
Sparganium eurycarpum	Common Bur Reed	4.00
Verbena hastata	Blue Vervain	1.00
	Total Oz./Acre	**52

AUTOCAD2006



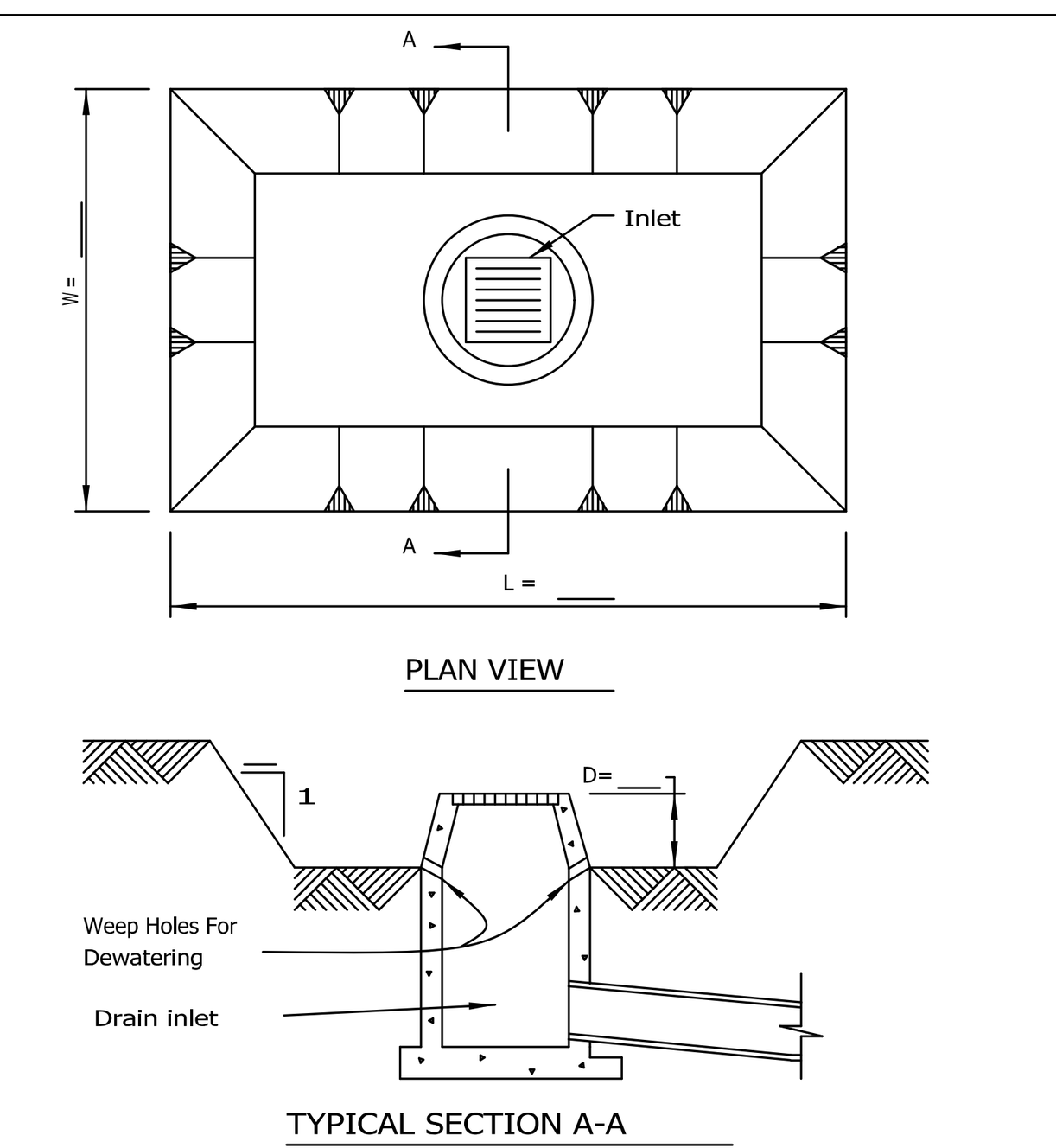
NOTES:

1. Staples shall be placed in a diamond pattern at 2 per s.y. for stiched blankets. Non-stiched shall use 4 staples per s.y. of material. This equates to 200 staples with stiched blanket and 400 stapels with non-stiched blanket per 100 s.y. of material.
2. Staple or push pin lengths shall be selected based on soil type and conditions. (minimum staple length is 6")
3. Erosion control material shall be placed in contact with the soil over a prepared seedbed.
4. All anchor slots shall be stapled at approximately 12" intervals.

PLAN CODE: (EB)

EROSION CONTROL BLANKET INSTALLATION DETAILS — Drawn B. JOHNSON 11/08 — IUM-530

INLET PROTECTION - EXCAVATED DRAIN PLAN



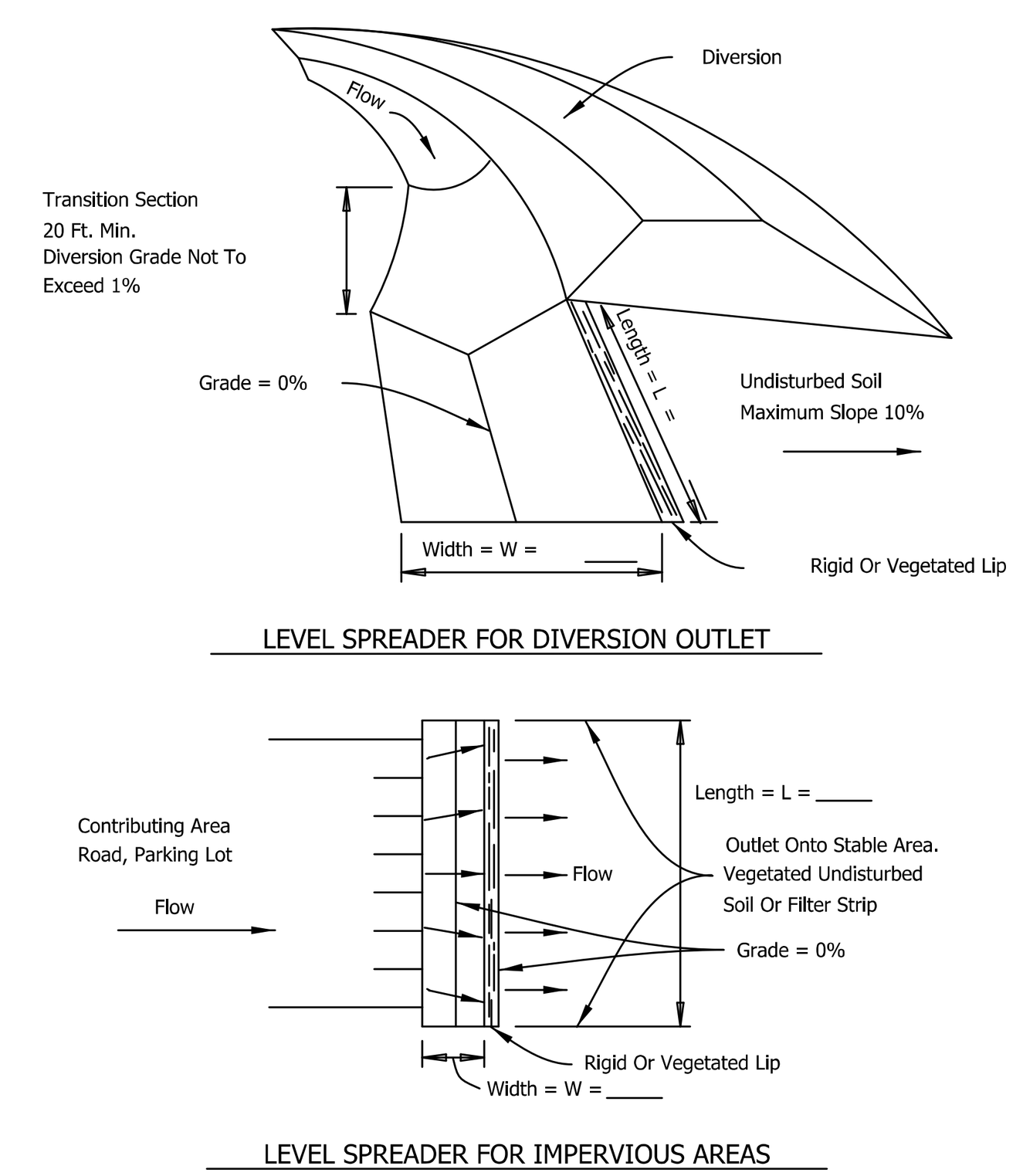
NOTES:

1. Sediment shall be removed and the trap restored to its original dimensions when the sediment has accumulated to 1/2 the design depth of the trap. Removed sediment shall be deposited in a suitable area and in such a manner that it will not erode.
2. The sediment trap shall be removed and the area stabilized when the constructed drainage area has been properly stabilized.
3. All cut slopes shall be 2:1 or flatter.

PLAN CODE: (IP)

NRCS Natural Resources Conservation Service — STANDARD DWG. NO. IL-555 — SHEET 1 OF 1 — DATE 3-11-93

LEVEL SPREADER

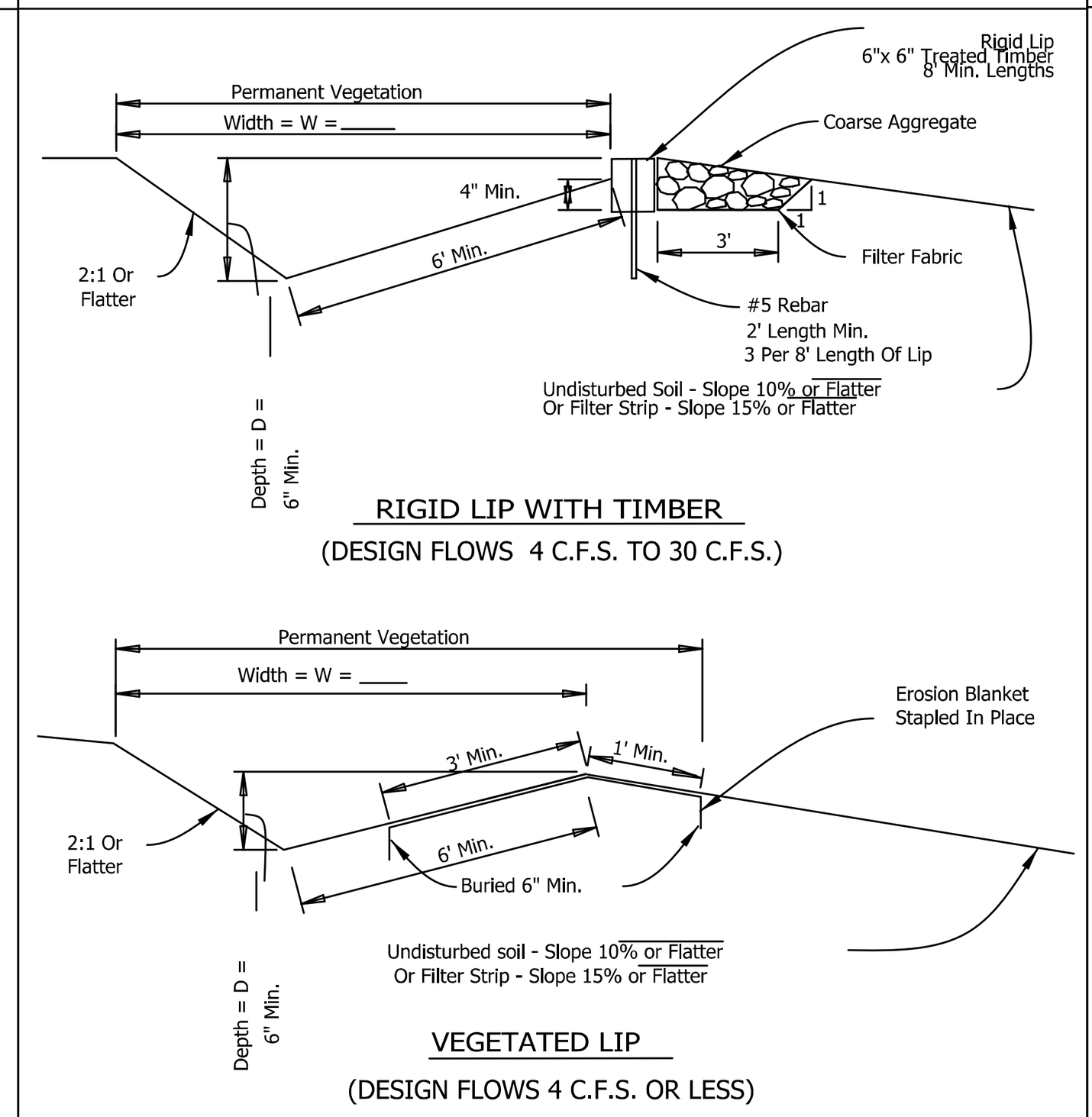


NOTES:
1. Ends of spreader shall be tied into higher ground to prevent flow around the level spreader.
2. See plans for L and W dimensions.

PLAN CODE: (LS)

NRCS — STANDARD DWG. NO. IL-570 — SHEET 1 OF 2 — DATE 1-29-99

LEVEL SPREADER

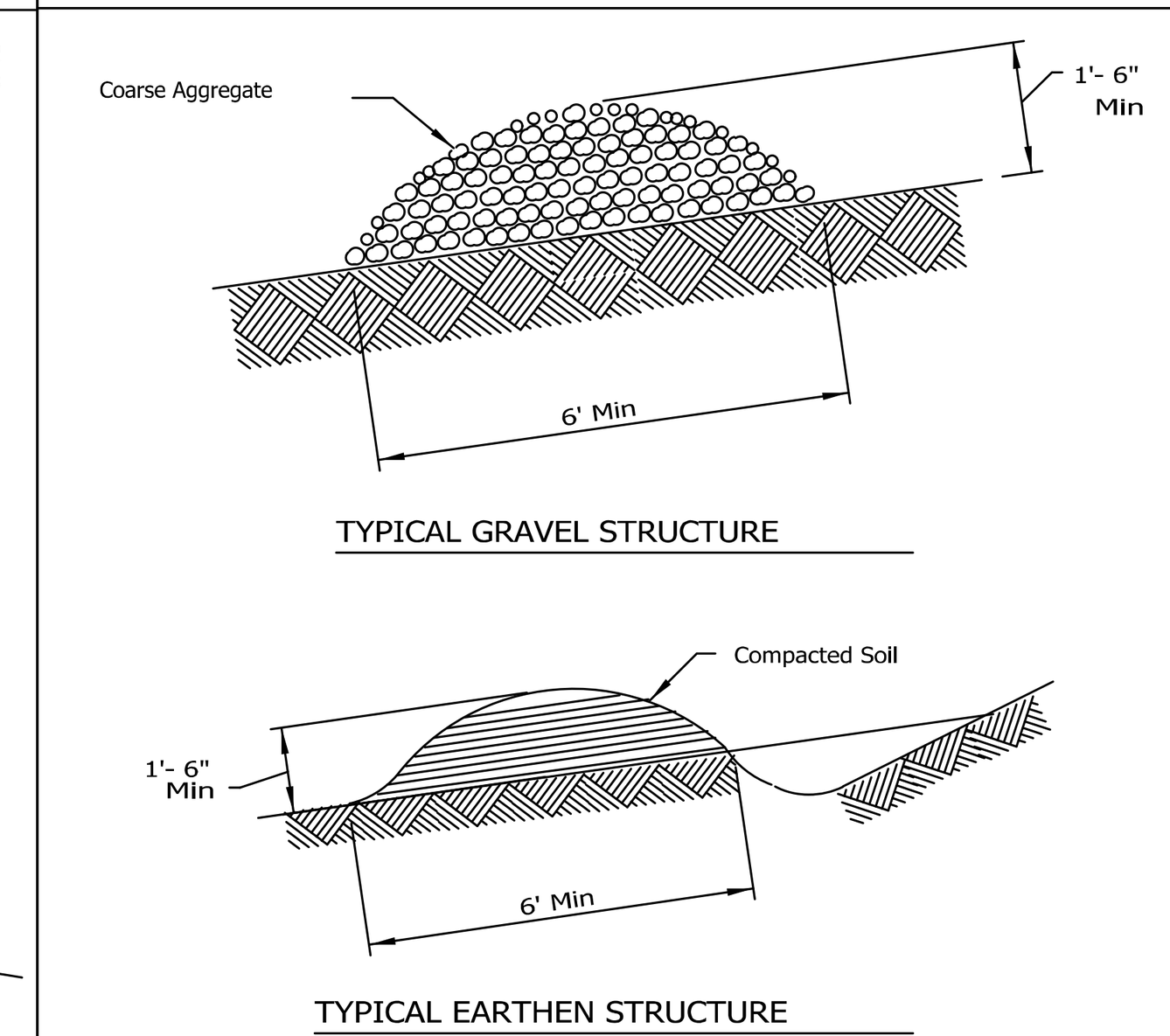


NOTES:
1. Coarse aggregate shall meet one of the following IDOT gradations; CA-1, or CA-3.
2. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table 1 or 2, Class I, II, or IV.
3. See sheet FILTER STRIP-GRASSED IL-535 for filter strip requirements.
4. See sheet EROSION BLANKET IL-530 for blanket material and installation requirements.
5. See plans for permanent seeding requirements.
6. See plans for D and W dimensions.

PLAN CODE: (LS)

NRCS — STANDARD DWG. NO. IL-570 — SHEET 2 OF 2 — DATE 1-29-99

RIGHT OF WAY DIVERSION PLAN

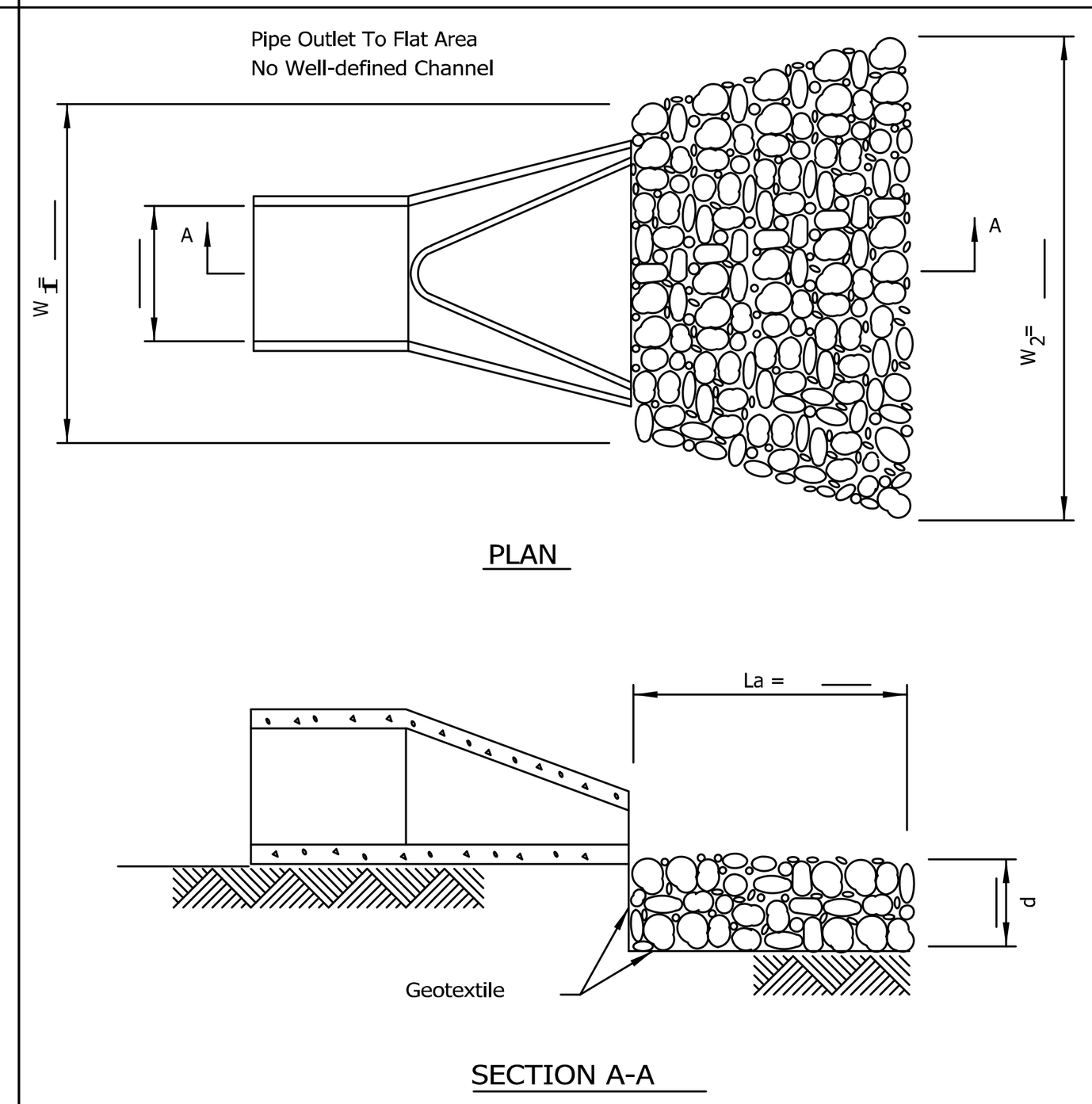


NOTES:
1. Install the diversion as soon as right-of-way has been cleared and graded.
2. Disc the base for the constructed ridge before placing fill.
3. Track the ridge to compact it to the design cross section.
4. Locate the outlet on an undisturbed area. Adjust field spacing of the diversion to use the most stable outlet areas. When natural areas are not deemed satisfactory, provide outlet protection.
5. Immediately seed and mulch the portions of the diversions not subject to construction traffic. Stablize with gravel areas to be crossed by vehicles.
6. Coarse aggregate, if used, shall meet one of the following IDOT gradations: CA-I,CA-2 CA-3, OR CA-4.

PLAN CODE: (RD)

NRCS — STANDARD DWG. NO. IL-600 — SHEET 1 OF 1 — DATE 3-3-95

PIPE OUTLET TO FLAT AREA

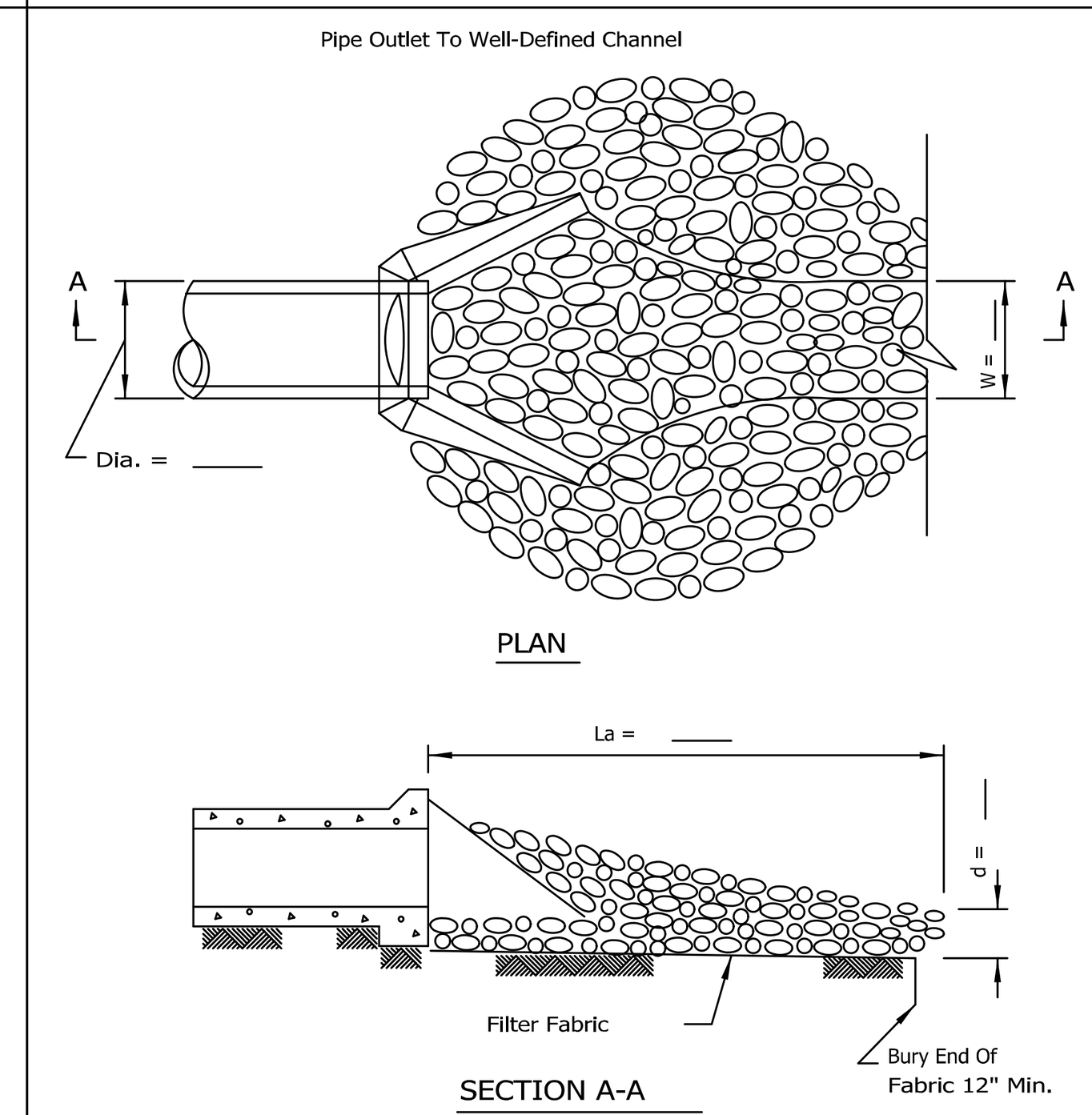


NOTES:
1. The filter fabric shall meet the requirements in material specifications 592 GEOTEXTILE Table 1 or 2, class I, II or III.
2. The rock riprap shall shall meet the IDOT requirements for the following gradation: RR______, Quality______.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

PLAN CODE: (LA)

NRCS — STANDARD DWG. NO. IL-610 — SHEET 1 OF 1 — DATE 9-15-93

PIPE OUTLET TO CHANNEL

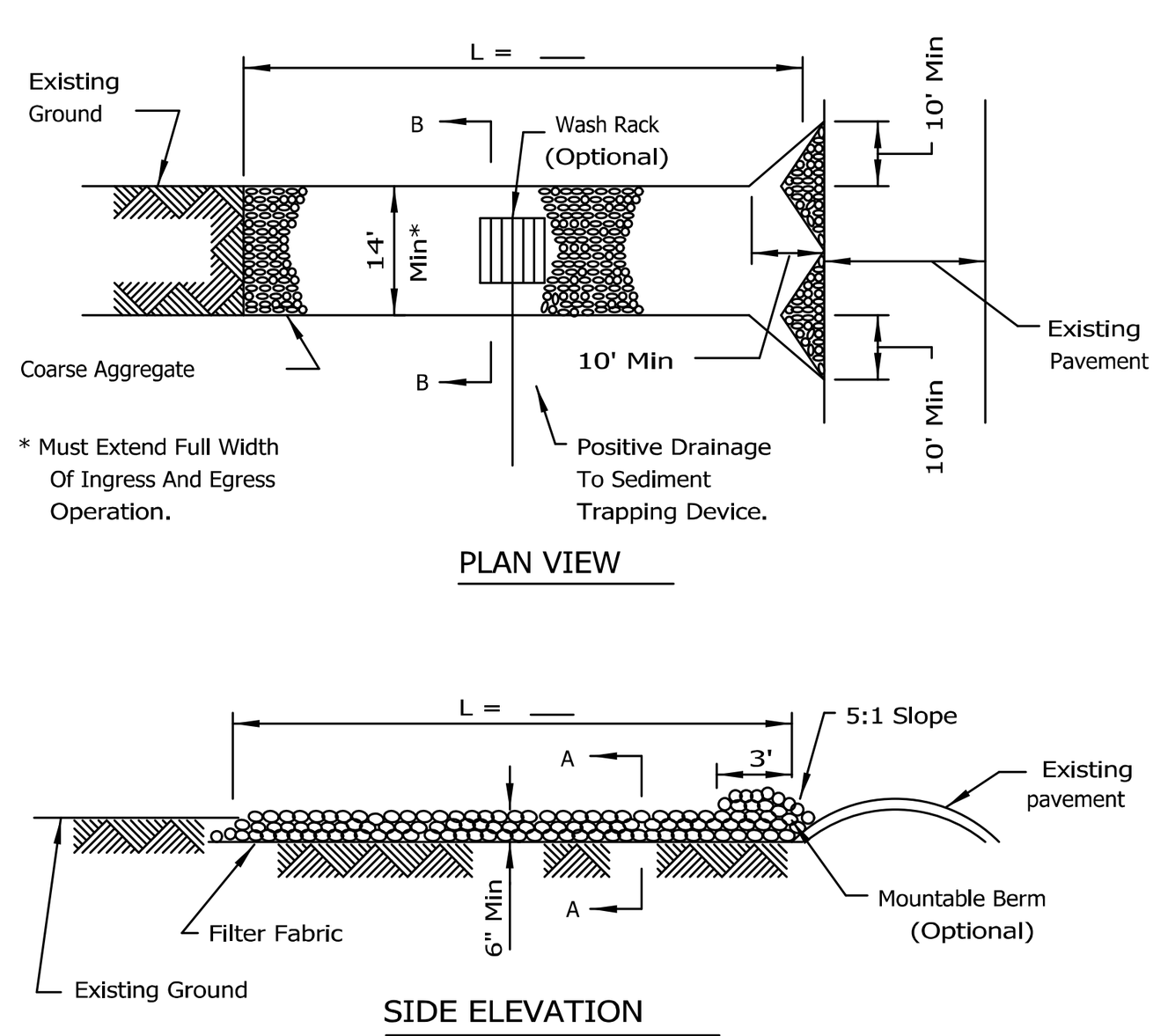


PLAN CODE: (LA)

NOTES:
1. The filter fabric shall meet the requirements in material specification 592 GEOTEXTILE Table 1 or 2, Class I, II or III.
2. The rock riprap shall meet the IDOT requirements for the following gradation_______.
3. The riprap shall be placed according to construction specification 61 LOOSE ROCK RIPRAP. The rock may be equipment placed.

NRCS — STANDARD DWG. NO. IL-611 — SHEET 1 OF 1 — DATE 8-18-94

STABILIZED CONSTRUCTION ENTRANCE PLAN

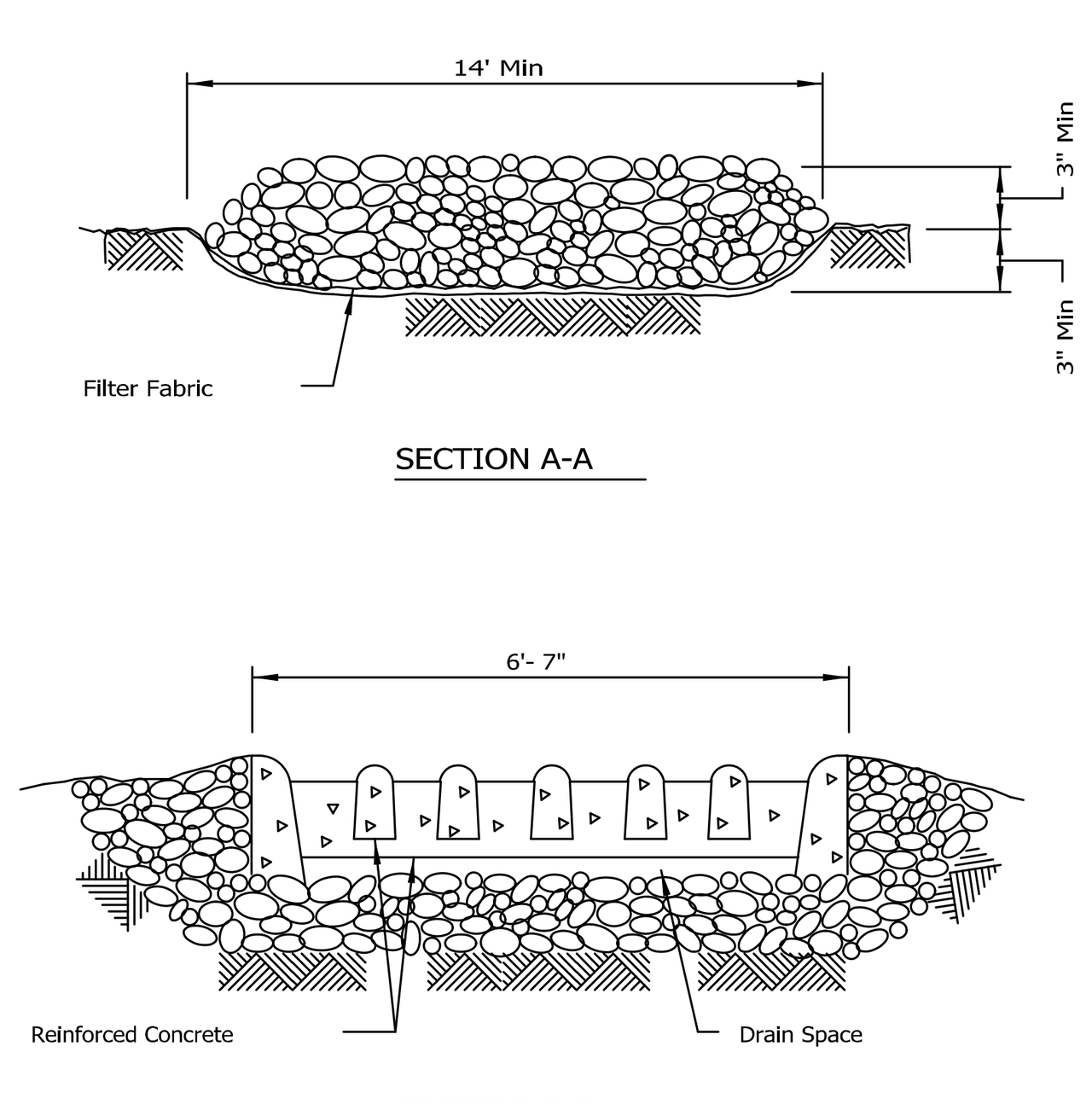


NOTES:
1. Filter fabric shall meet the requirements of material specification 592 GEOTEXTILE, Table I or 2, Class I, II or IV and shall be placed over the cleared area prior to the placing of rock.
2. Rock or reclaimed concrete shall meet one of the following IDOT coarse aggregate gradation, CA-1, CA-2, CA-3 or CA-4 and be placed according to construction specification 25 ROCKFILL using placement Method 1 and Class III compaction.
3. Any drainage facilities required because of washing shall be constructed according to manufacturers specifications.
4. If wash racks are used they shall be installed according to the manufacturer's specifications.

PLAN CODE: (SE)

NRCS — STANDARD DWG. NO. IL-630 — SHEET 1 OF 2 — DATE 8-18-94

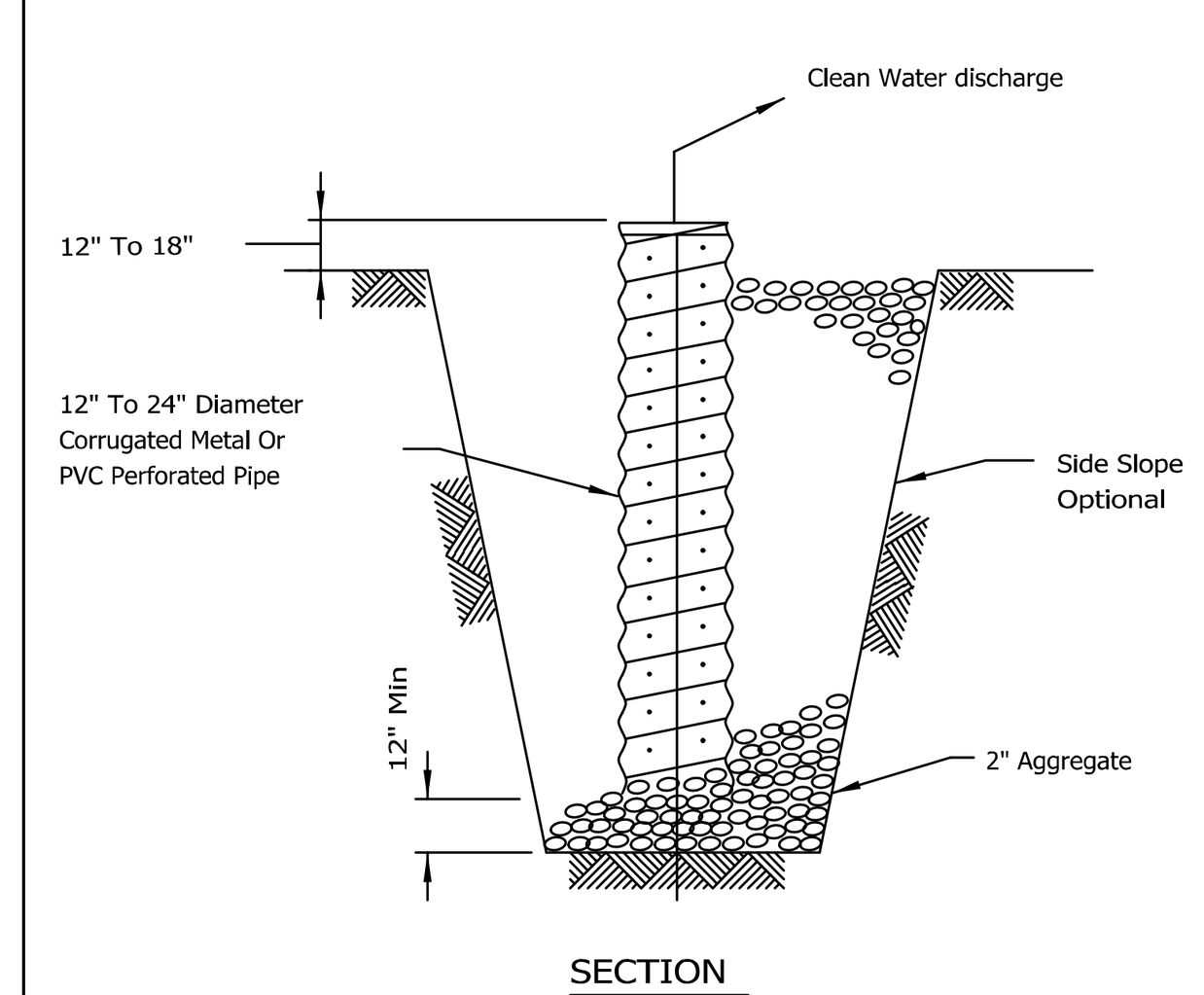
STABILIZED CONSTRUCTION ENTRANCE PLAN



PLAN CODE: (SE)

NRCS — STANDARD DWG. NO. IL-630 — SHEET 2 OF 2 — DATE 8-18-94

SUMP PIT PLAN

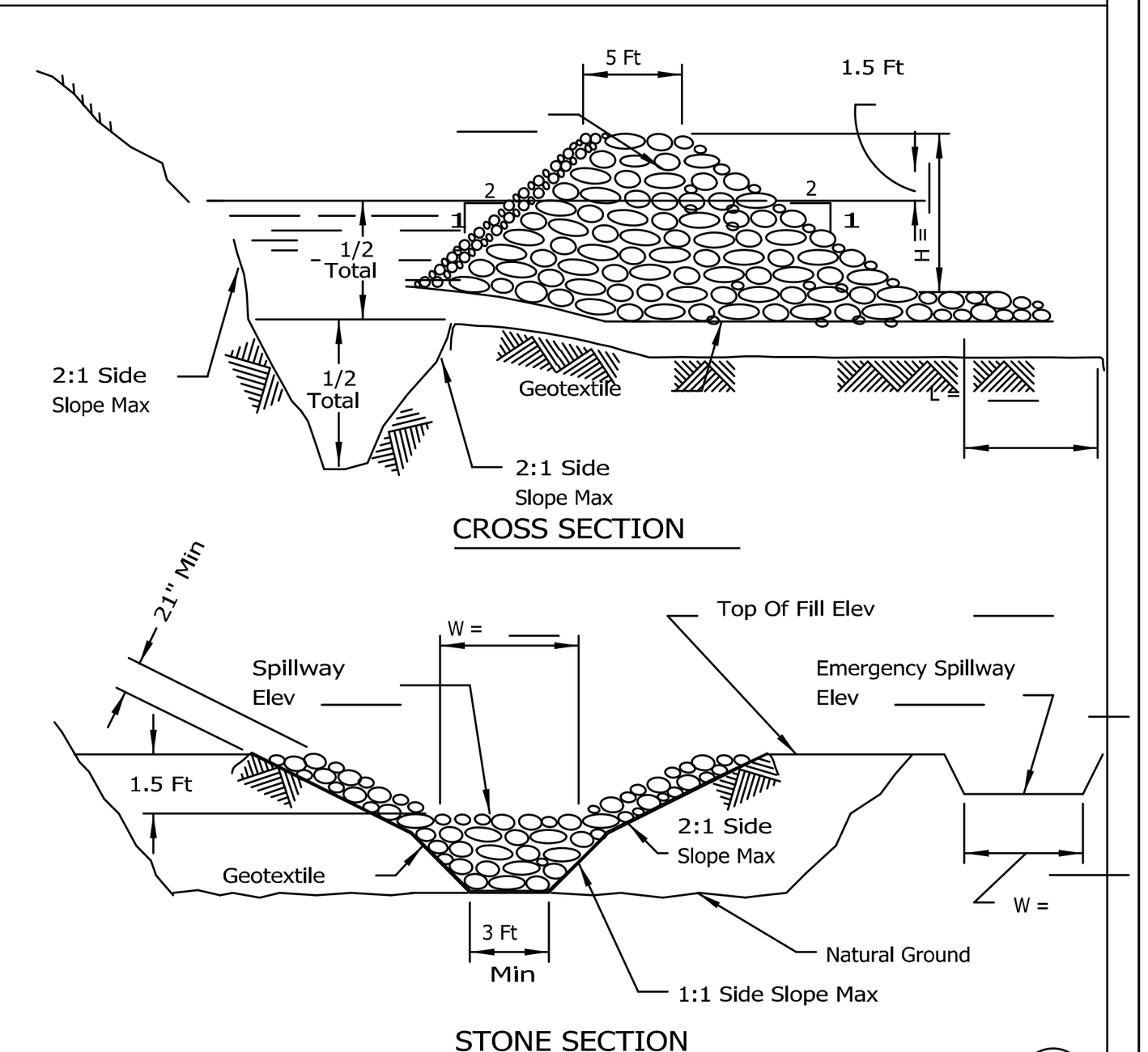


PLAN CODE: (SP)

NOTES:
1. Pit dimensions are optional.
2. The standpipe will be constructed by perforating a 12"-24" diameter corrugated metal or PVC pipe.
3. A base of 2" aggregate will be placed in the pit to a minimum depth of 12". After installing the standpipe, the pit surrounding the standpipe will then be backfilled with 2" aggregate.
4. The standpipe will extend 12" to 18" above the lip of the pit.
5. If discharge will be pumped directly to a storm drainage system, the standpipe will be wrapped with filter fabric before installation.
6. If desired, 1/4"-1/2" hardware cloth may be placed around the standpipe prior to attaching the filter fabric. This will increase the rate of water seepage into the pipe.

NRCS — STANDARD DWG. NO. IL-650 — SHEET 1 OF 1 — DATE 8-11-94

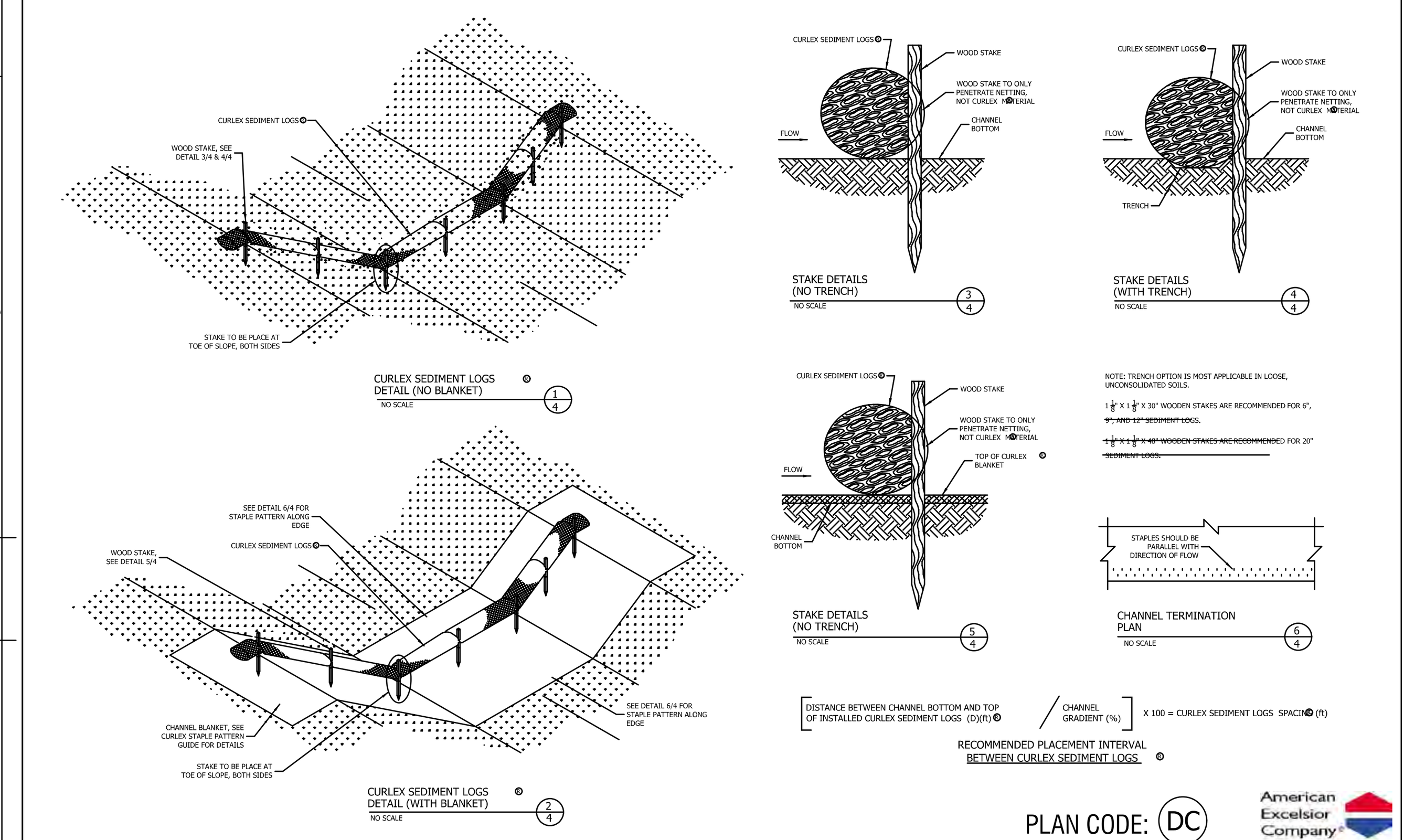
TEMPORARY SEDIMENT TRAP



PLAN CODE: (ST)

NOTES:
1. If the sediment pool is formed or enlarged the side slope will be 2:1 or flatter.
2. The fill shall be constructed using IDOT RR-4 stone size. A 1'layer of IDOT CA-2 should be placed on the inside face to reduce the flow rate.
3. The rock will be placed according to construction specification 25 ROCKFILL. Placement will be by Method 1 and compaction will be class III.
4. The geotextile shall meet the requirements in material specification 592 GEOTEXTILE table 1 or 2, class I, II or IV.

NRCS — STANDARD DWG. NO. IL-660 — SHEET 1 OF 1 — DATE 11-20-01

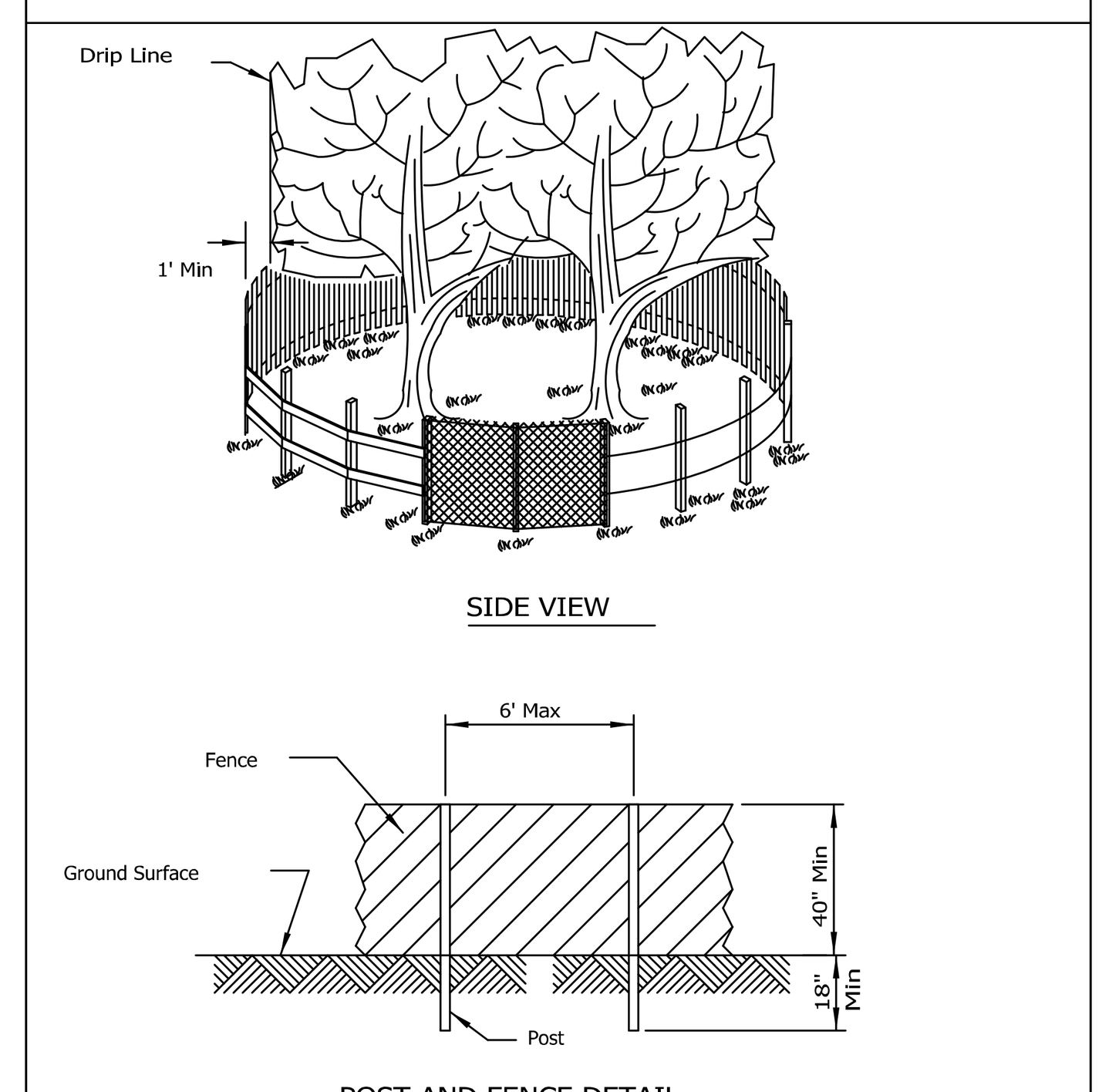


PLAN CODE: (DC)

American Excelsior Company — Earth Science Division

AMERICAN EXCELSIOR COMPANY, ARLINGTON, TEXAS — CURLEX SEDIMENT LOGS DITCH/CHANNEL APPLICATION DETAIL

TREE PROTECTION - FENCING

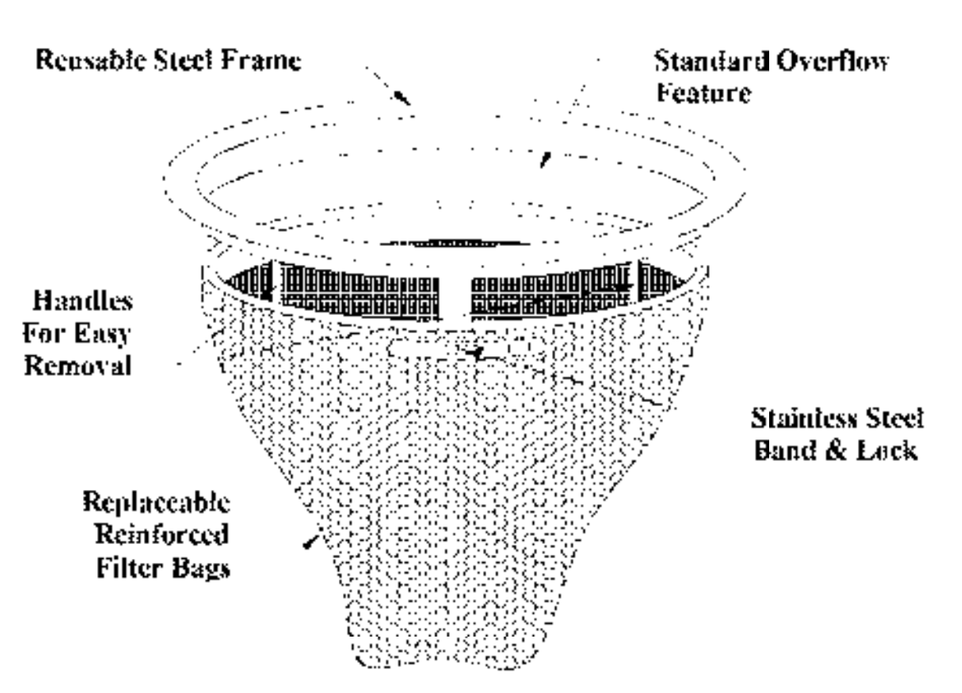


PLAN CODE: — TP —

NOTES:
1. The fence shall be located a minimum of 1 foot outside the drip line of the tree to be saved and in no case closer than 5 feet to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minumum cross sectional area of 3.0 sq. in.
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer/inspector.

NRCS — STANDARD DWG. NO. IL-690 — SHEET 1 OF 1 — DATE 4-7-94

Catch-All - is a manufactured inlet filtration device designed to significantly reduce the ingress of pollutants into stormwater systems, and therefore, improve water quality. Designs are available for a custom fit in virtually any drainage structure casting.



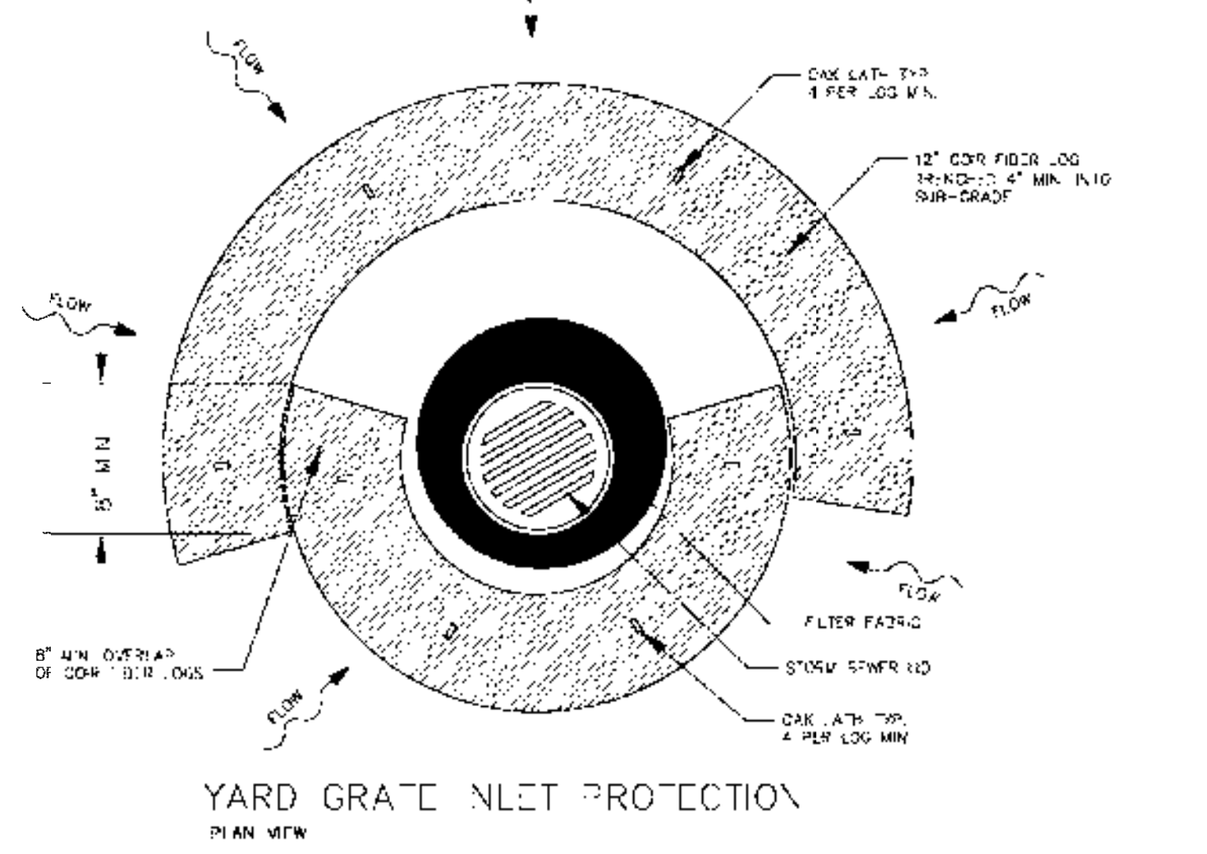
Catch-All HR is available to provide the added benefit of hydrocarbon removal.

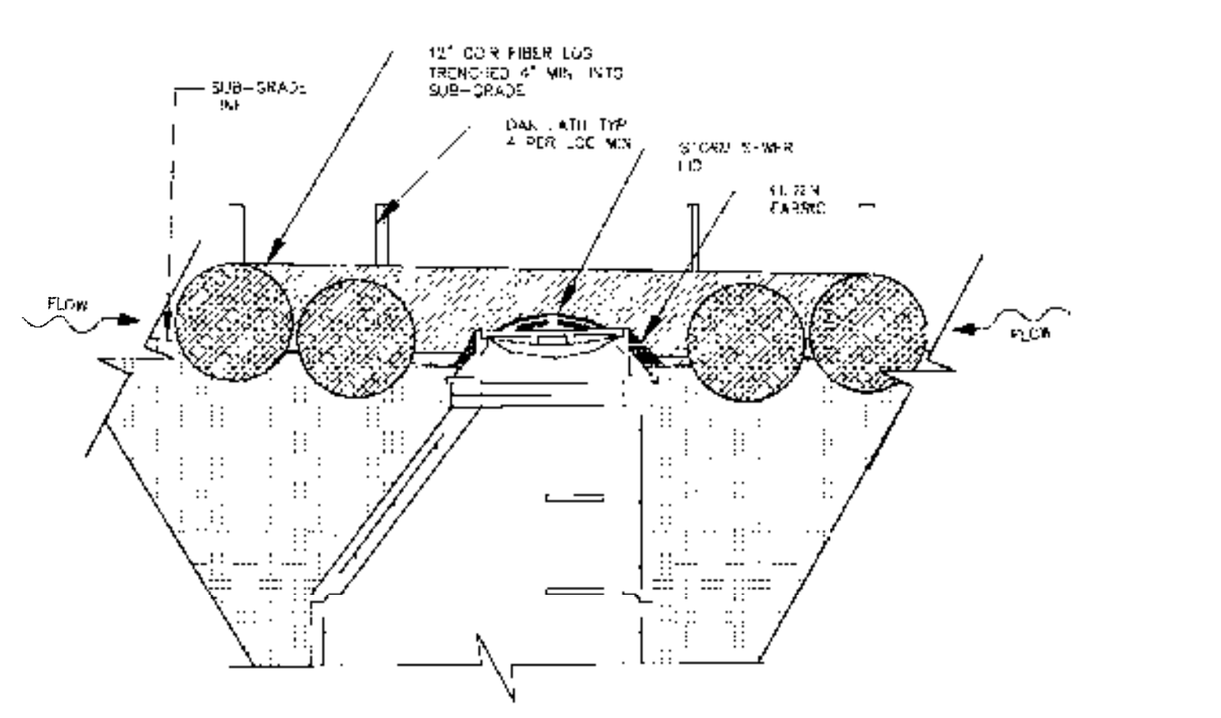


Design Benefits
1. Pollution Prevention
   - Sediment Control
2. Pollution Removal
   - Hydrocarbons (Catch-All HR)
   - Total Suspended Sediment
   - Phosphorus*
   - Nitrogen*
   - Heavy Metals*
   - *By virtue of sediment control*

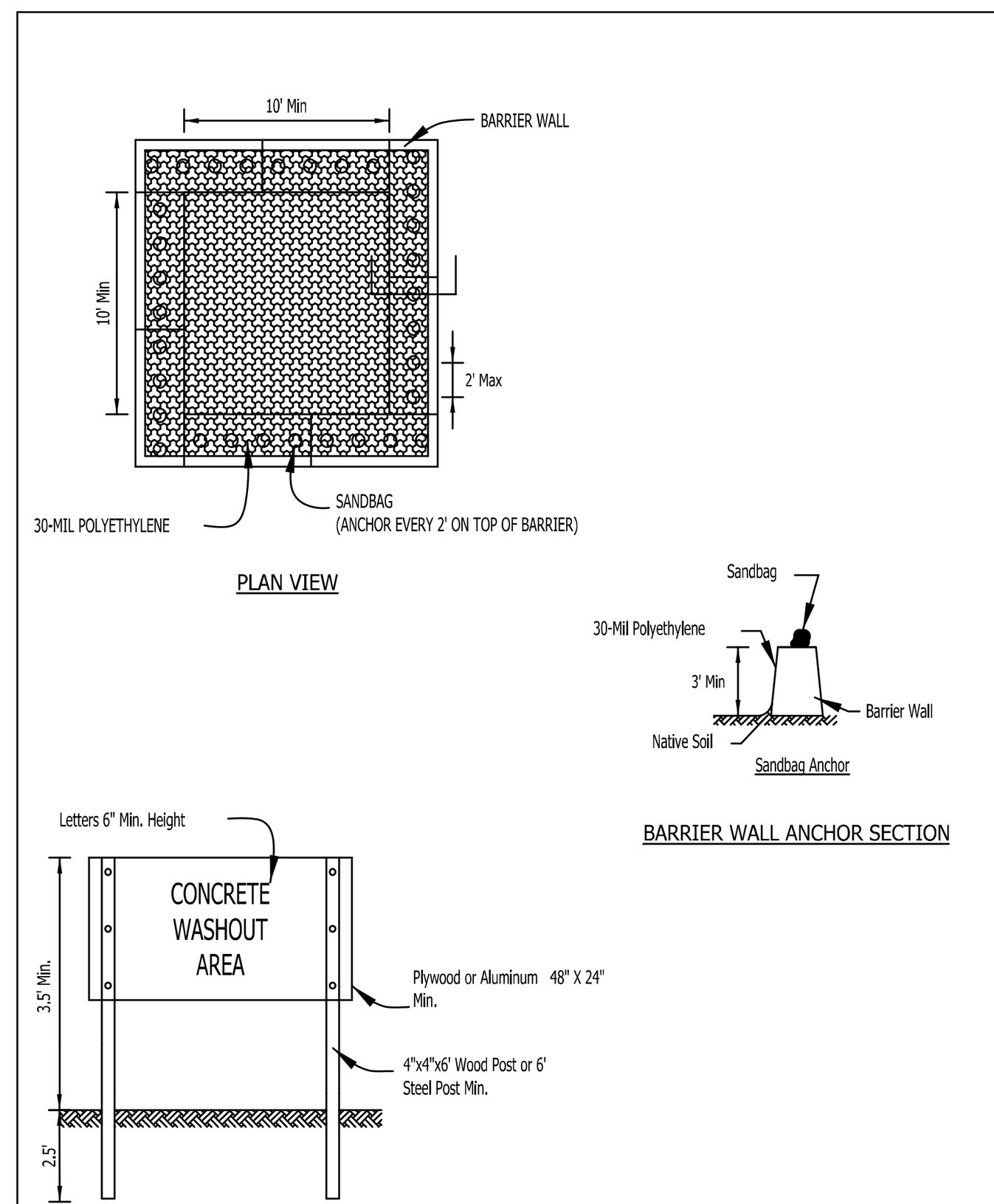
Applications
1. Site Development & Highway Construction
   - Inlet Protection / Sediment Control
2. Permanent BMP
   - Maintenance Yards
   - Wash Bays
   - Parking Lots & Garages
   - Airports – Tarmac, Cab/Limo Stands, Rental Returns
   - Bank/Fast Food Drive-Ups
   - Reduce Maintenance of Underground Detention Systems
   - Reduce Maintenance of Underground Oil/Water Separators

PLAN CODE: (IP)





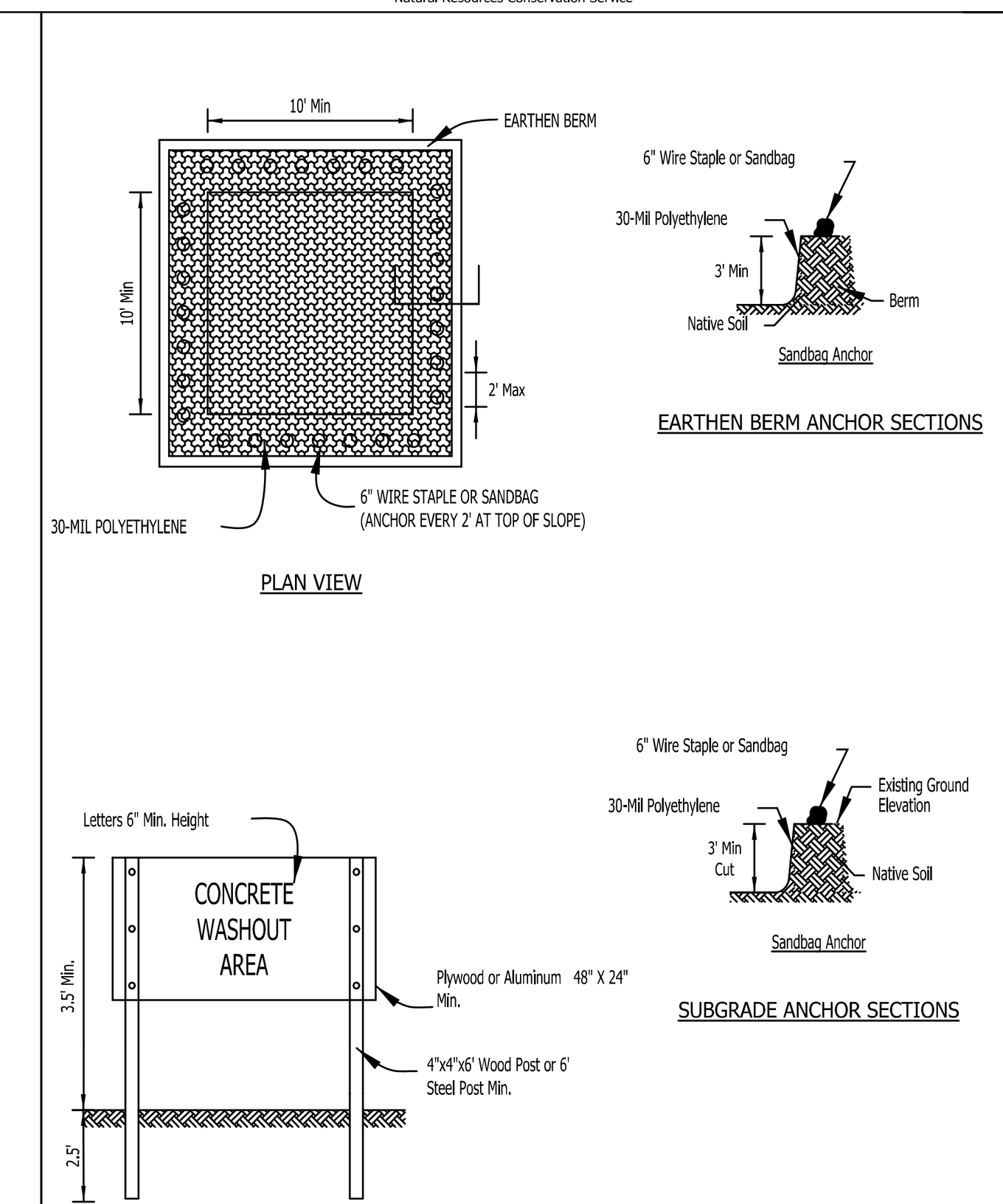
PLAN CODE: (FF)



PLAN CODE: (CW)

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

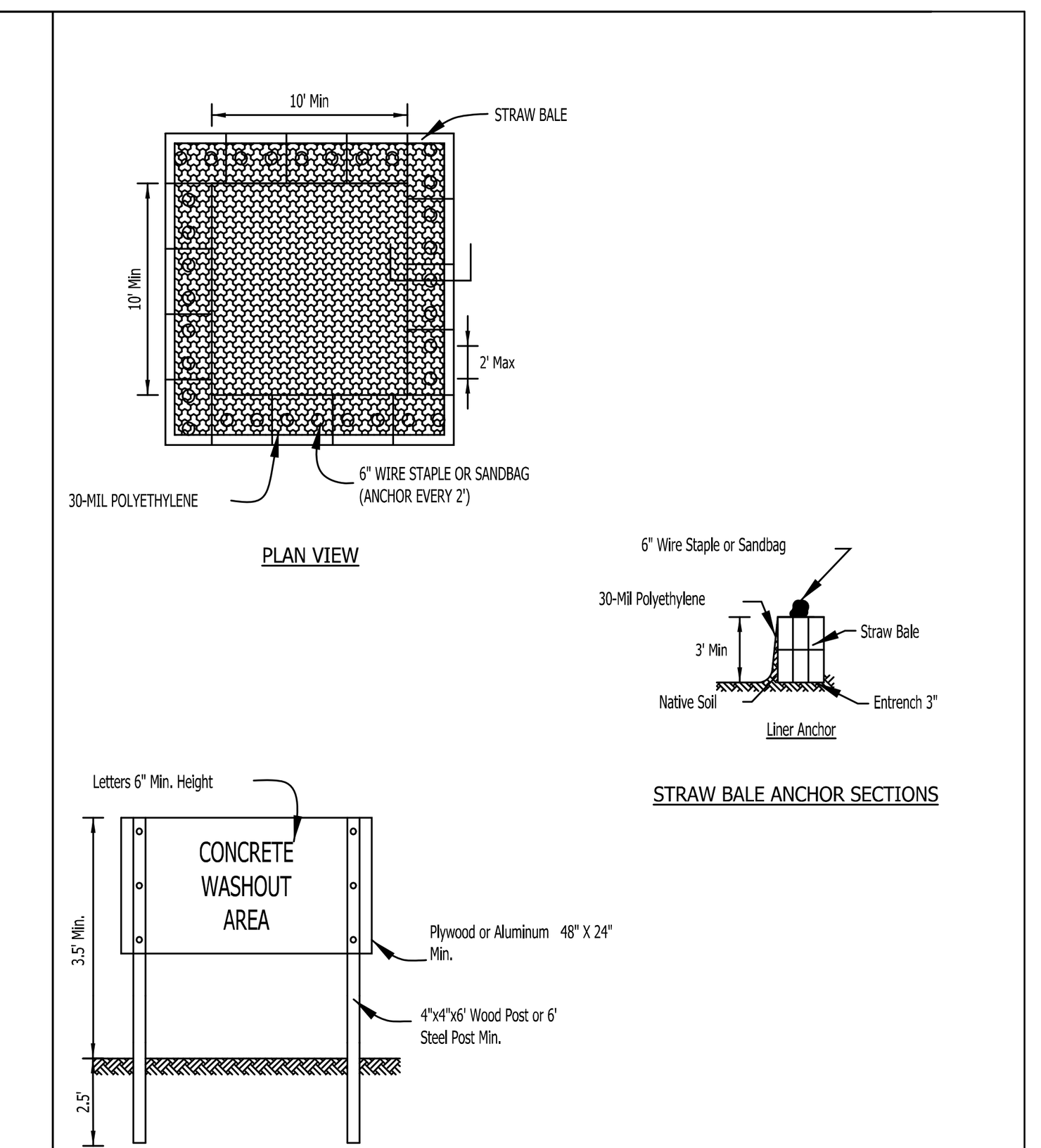
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL — Drawn B. JOHNSON 6/08



PLAN CODE: (CW)

NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.

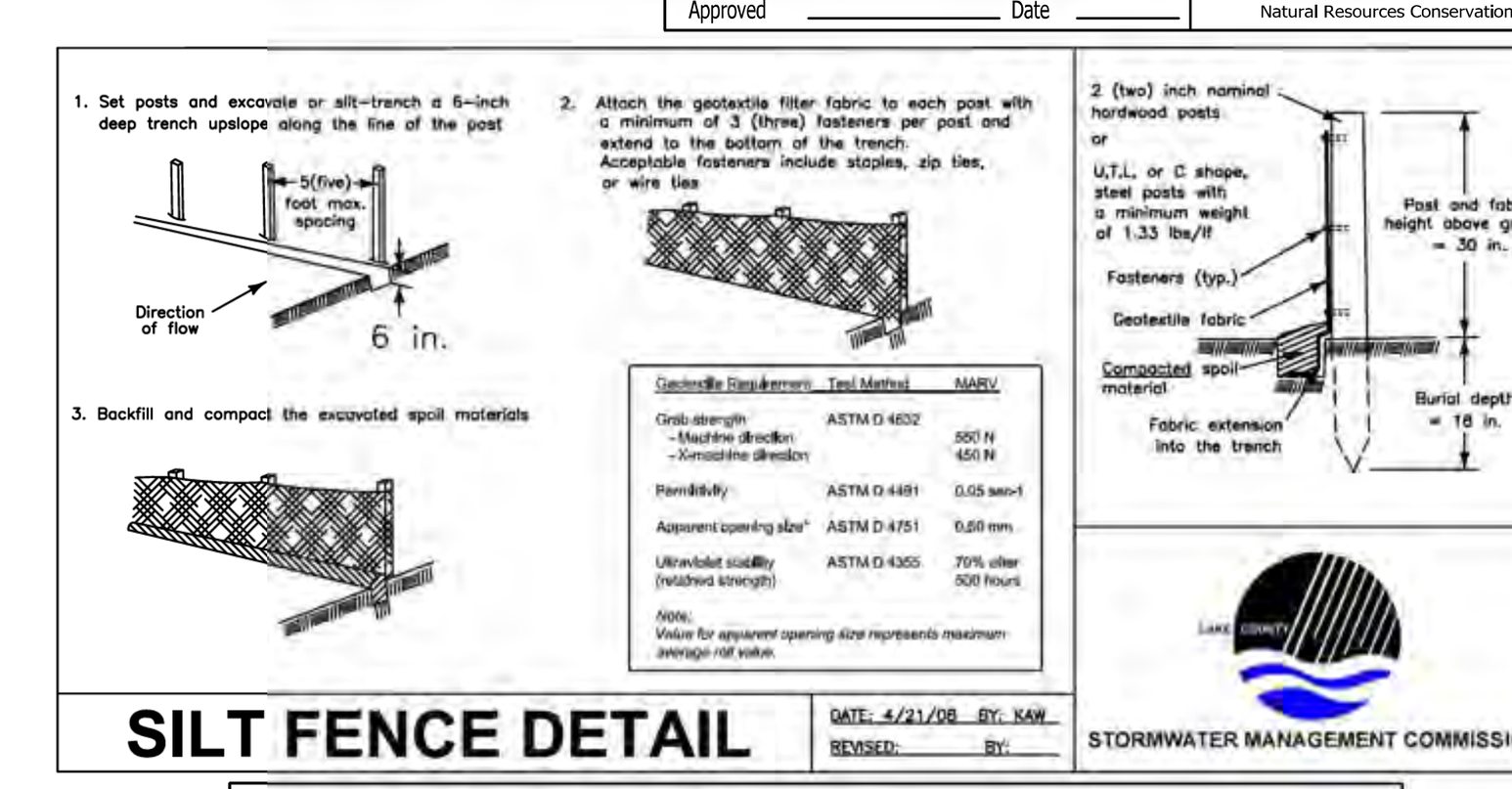
TEMPORARY CONCRETE WASHOUT FACILITY - EARTHEN TYPE — IUM-654ET



PLAN CODE: (CW)

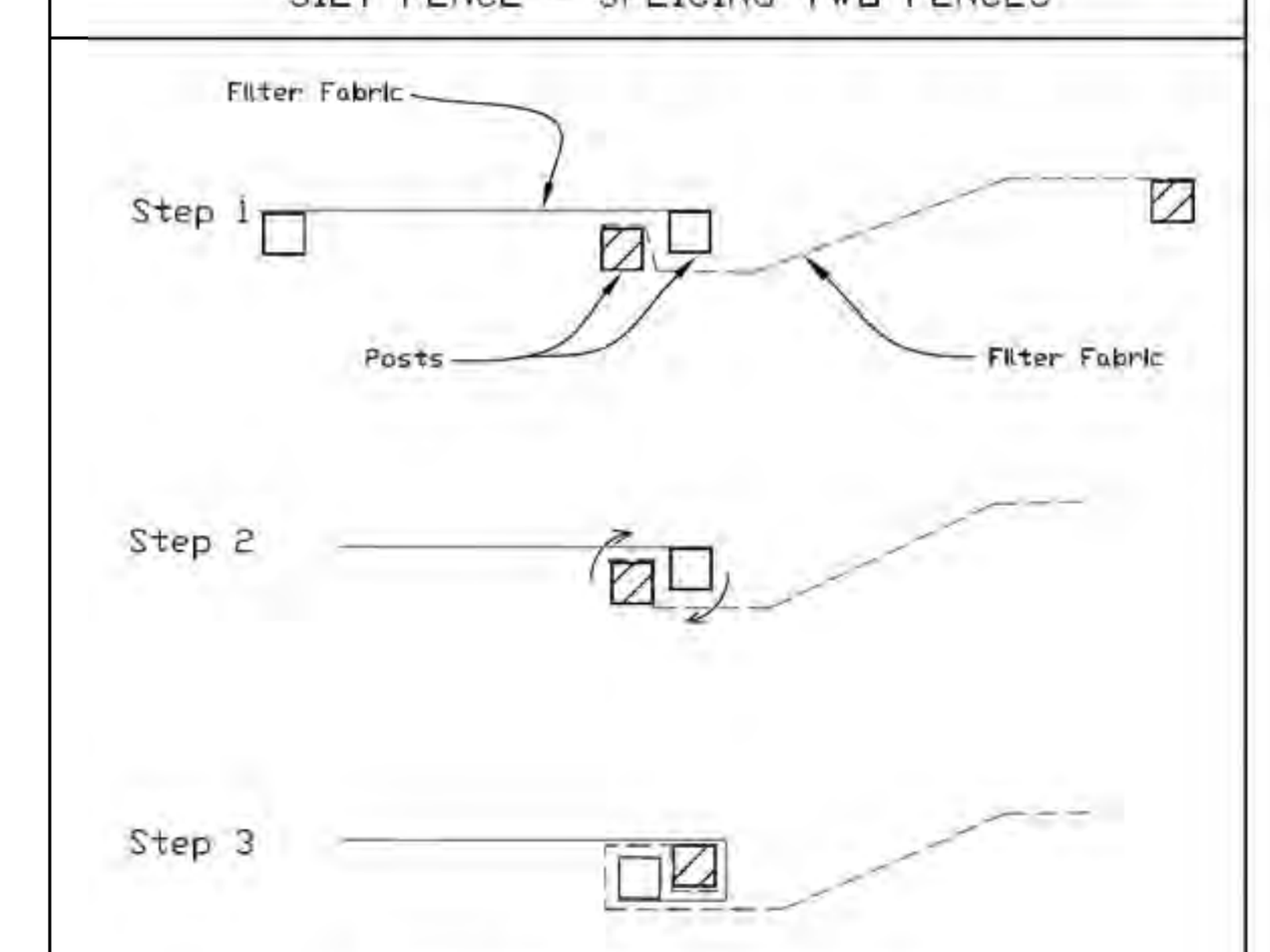
NOTES:
1. Maintaining temporary concrete washout facilities shall include removing and disposing of hardend concrete and/or slurry and returning the facilities to a functional condition.
2. Facility shall be cleaned or reconstructed in a new area once washout becomes two-thirds full.
3. Each straw bale is to be staked in place using (2) 2"x2"x4' wooden stakes.

TEMPORARY CONCRETE WASHOUT FACILITY - STRAW BALE — IUM-654SB — Drawn B. JOHNSON 6/08



SILT FENCE DETAIL — DATE: 4/21/08 BY: KAW — REVISED: BY:

SILT FENCE - SPLICING TWO FENCES



ATTACHING TWO SILT FENCES

1. Place the end post of the second fence inside the end post of the first fence.
2. Rotate both posts at least 180 degrees in a clockwise direction to create a tight seal with the fabric material.
3. Cut the fabric near the bottom of the stakes to accommodate the 6" flap.
4. Drive both posts a minimum of 18 inches into the ground and bury the flap.
5. Compact backfill (particularly at splices) completely to prevent stormwater piping.

STANDARD DWG. NO. IUM-620B(W) — SHEET 1 OF 1 — DATE 3-16-2012

NO. | DATE | REMARKS

SOIL EROSION AND SEDIMENT CONTROL PLAN - 8

THE RESIDENCES OF HIGHLAND PARK

HIGHLAND PARK, ILLINOIS

Spaceco — Civil Engineering & Surveying — Rosemont, IL – Morris, IL – Indianapolis, IN — spacecoinc.com

FILENAME: 11395.02_SE8

DATE: 11/25/25

JOB NO. 11395.02

SHEET SE8 — 42 OF 46

EARTHWORK NOTES

1. GENERAL

   A. IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE. THE CONTRACTOR SHALL OBTAIN AND READ THE GEOTECHNICAL REPORTS AVAILABLE FROM THE OWNER.

   B. ANY QUANTITIES IN THE BID PROPOSAL ARE INTENDED AS A GUIDE FOR THE CONTRACTOR'S USE IN DETERMINING THE SCOPE OF THE COMPLETED PROJECT. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE ALL MATERIAL QUANTITIES AND APPRAISE HIMSELF OF ALL SITE CONDITIONS. THE CONTRACT PRICE SUBMITTED BY THE CONTRACTOR SHALL BE CONSIDERED AS LUMP SUM FOR THE COMPLETE PROJECT. NO CLAIMS FOR EXTRA WORK WILL BE RECOGNIZED UNLESS ORDERED IN WRITING BY THE OWNER.

   C. THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE ELEVATIONS AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC. MUST BE SUBTRACTED TO DETERMINE SUBGRADE ELEVATIONS.

   D. THE CONTRACTOR SHALL MAINTAIN POSITIVE DRAINAGE DURING CONSTRUCTION, AND PREVENT STORMWATER FROM RUNNING INTO OR STANDING IN EXCAVATED AREAS. THE FAILURE TO PROVIDE PROPER DRAINAGE WILL NEGATE ANY POSSIBLE ADDED COMPENSATION REQUESTED DUE TO DELAYS OR UNSUITABLE MATERIALS CREATED AS A RESULT THEREOF. FINAL GRADES SHALL BE PROTECTED AGAINST DAMAGE FROM EROSION, SEDIMENTATION AND TRAFFIC.

   E. PLANS FOR THE SITE DEWATERING, IF EMPLOYED, SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER PRIOR TO IMPLEMENTATION. NO ADDITIONAL COMPENSATION SHALL BE MADE FOR DEWATERING DURING CONSTRUCTION.

   F. THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPLEMENTATION OF THE "SOIL EROSION AND SEDIMENTATION CONTROL MEASURES". THE INITIAL ESTABLISHMENT OF EROSION CONTROL PROCEDURES AND THE PLACEMENT OF SILT AND FILTER FENCING, ETC. TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC. SHALL OCCUR BEFORE GRADING BEGINS. A MUNICIPAL EROSION CONTROL INSPECTION MAY BE REQUIRED BEFORE ANY EARTHWORK IS PERFORMED.

   G. PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A "SNOW FENCE" AROUND ANY TREE DESIGNATED TO BE PRESERVED. SAID FENCE SHALL BE PLACED IN A CIRCLE CENTERED AROUND THE TREE, THE DIAMETER OF WHICH SHALL BE SUCH THAT THE ENTIRE DRIP ZONE (EXTENT OF FURTHEST EXTENDING BRANCHES) SHALL BE WITHIN THE FENCE LIMITS. THE EXISTING GRADE WITHIN THE FENCED AREA SHALL NOT BE DISTURBED.

   H. EXCESS MATERIALS, IF NOT UTILIZED AS FILL, SHALL BE COMPLETELY REMOVED FROM THE CONSTRUCTION SITE AND DISPOSED OF OFF-SITE BY THE CONTRACTOR.

   I. ALL EARTHWORK SHALL BE DONE UNDER THE SUPERVISION OF AN ILLINOIS LICENSED ENGINEER WHO SPECIALIZES IN THE GEOTECHNICAL FIELD (SOILS ENGINEER). THIS ENGINEER WILL BE RESPONSIBLE FOR ENSURING THAT ALL UNSUITABLE MATERIALS ARE REMOVED, ALL STRUCTURAL FILL MATERIALS ARE PROPERLY PLACED AND COMPACTED, ALL PAVEMENT SUBGRADES ARE PROPERLY PREPARED, PROOF ROLLING SUBGRADES AND BASE COURSES, AND ENSURING THAT ALL WATER RETAINING EMBANKMENTS ARE PROPERLY CONSTRUCTED. THE DEVELOPER PAYS FOR ALL GEOTECHNICAL SERVICES.

2. TOPSOIL EXCAVATION INCLUDES:

   A. EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EARTH EXCAVATION OR COMPACTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.

   B. PLACEMENT OF THE EXCAVATED MATERIAL IN OWNER DESIGNATED AREAS FOR FUTURE USE WITHIN AREAS TO BE LANDSCAPED, AND THOSE AREAS NOT REQUIRING STRUCTURAL FILL MATERIAL. PROVIDE NECESSARY EROSION CONTROL MEASURES FOR STOCKPILE.

   C. TOPSOIL STOCKPILED FOR RESPREAD SHALL BE FREE OF CLAY AND SHALL NOT CONTAIN ANY OF THE TRANSITIONAL MATERIAL BETWEEN THE TOPSOIL AND CLAY. THE TRANSITIONAL MATERIAL SHALL BE USED IN NON-STRUCTURAL FILL AREAS OR DISPOSED OF OFF-SITE.

   D. TOPSOIL RESPREAD SHALL INCLUDE HAULING AND SPEADING 6" OF TOPSOIL OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR DIRECTED BY THE OWNER.

   E. MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.

3. EARTH EXCAVATION INCLUDES:

   A. EXCAVATION OF CLAY AND OTHER MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET OF THE PLAN SUBGRADE ELEVATIONS WHILE MAINTAINING PROPER DRAINAGE. THE TOLERANCE WITHIN PAVEMENT AREAS SHALL BE SUCH THAT THE EARTH MATERIALS SHALL "BALANCE" DURING THE FINE GRADING OPERATION.

   B. PLACEMENT OF THE CLAY AND OTHER SUITABLE MATERIALS SHALL BE WITHIN THOSE AREAS REQUIRING STRUCTURAL FILL IN ORDER TO ACHIEVE THE PLAN SUBGRADE ELEVATIONS TO WITHIN A TOLERANCE OF 0.1 FEET. THE FILL MATERIAL SHALL BE PLACED IN LOOSE LIFTS THAT SHALL NOT EXCEED EIGHT (8) INCHES IN THICKNESS, AND THE WATER CONTENT SHALL BE ADJUSTED IN ORDER TO ACHIEVE REQUIRED COMPACTION.

      STRUCTURAL FILL MATERIAL MAY BE PLACED WITHIN THOSE PORTIONS OF THE SITE NOT REQUIRING STRUCTURAL FILL TO WITHIN SIX (6) INCHES OF THE PLAN FINISHED GRADE ELEVATION. IN AREAS REQUIRING STRUCTURAL FILL, HOWEVER, THIS MATERIAL SHALL NOT BE PLACED OVER TOPSOIL OR OTHER UNSUITABLE MATERIALS UNLESS SPECIFICALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

   C. COMPACTION OF THE CLAY AND OTHER SUITABLE MATERIALS, SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITHIN PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.

   D. EXCAVATION: QUANTITIES OF EARTH EXCAVATION INDICATED ELSEWHERE IN THIS CONTRACT HAVE BEEN COMPUTED BY THE END AREA METHOD AS PROVIDED FOR IN SECTION 202 OF THE STANDARD SPECIFICATIONS. EXCAVATED MATERIALS NOT NEEDED FOR THIS JOB SITE SHALL BE LEGALLY DISPOSED OF. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER CUBIC YARD OF EARTH EXCAVATION.

4. UNSUITABLE MATERIAL

   UNSUITABLE MATERIAL SHALL BE CONSIDERED AS MATERIAL WHICH IS NOT SUITABLE FOR THE SUPPORT OF PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW NORMAL TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL, AND TO WHAT EXTENT, SHALL BE MADE BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.

5. MISCELLANEOUS THE CONTRACTOR SHALL:

   A. SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.

   B. SCARIFY, DISC, AERATE, AND COMPACT, TO THE DEGREE SPECIFIED, THE UPPER TWELVE (12) INCHES OF THE SUITABLE SUBGRADE MATERIAL, IN ALL AREAS THAT MAY BE SOFT DUE TO EXCESS MOISTURE CONTENT. THIS APPLIES TO CUT AREAS AS WELL AS FILL AREAS.

   C. PROVIDE WATER TO ADD TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.

   D. BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL. THE CURBS SHALL NOT BE BACKFILLED UNTIL THE CONCRETE HAS CURED FOR AT LEAST 7 DAYS.

   E. TRENCH COMPACTION: ALL TRENCHES SHALL BE COMPACTED BY MECHANICAL TECHNIQUES APPROVED BY THE SOILS ENGINEER UNTIL PROPER COMPACTION IS ACHIEVED. THE REQUIREMENT FOR MECHANICAL COMPACTION MAY BE WAIVED IF, IN THE OPINION OF THE SOILS ENGINEER AND THE MUNICIPAL ENGINEER, THE BACKFILLED TRENCHES MEET THE DENSITY REQUIREMENTS. JETTING OF TRENCHES FOR COMPACTION WILL NOT BE ALLOWED.

6. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL PROVIDE AS A MINIMUM, A FULLY LOADED SIX-WHEEL TANDEM AXLE TRUCK FOR PROOF ROLLING THE PAVEMENT SUBGRADE PRIOR TO THE PLACEMENT OF THE CURB AND GUTTER AND THE BASE MATERIAL. THIS SHALL BE WITNESSED BY MUNICIPAL ENGINEER AND THE OWNER. SEE PAVING SPECIFICATION.

   B. ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL, OR OTHERWISE CORRECTED, APPROVED BY THE SOILS CONSULTANT.

   C. ANY TESTING THAT IS REQUIRED OF THIS CONSTRUCTION IS CONSIDERED INCIDENTAL TO THE COST OF CONSTRUCTION. NO SEPARATE PAYMENT WILL BE MADE.

SIGNING AND PAVEMENT MARKING

1. ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SSRBC), MUNICIPAL CODE AND THESE PLANS.
2. CONTRACTOR SHALL ESTABLISH LOCATION OF ALL SIGNS AND MARKINGS FOR APPROVAL BY THE OWNER PRIOR TO INSTALLATION.
3. SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.080 INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE IN ACCORDANCE WITH (SSRBC) SECTION 720. LEGEND SHALL BE IN ACCORDANCE WITH MUTCD AND AS SHOWN ON THE PLANS.
4. POSTS: SIGN POSTS SHALL BE A HEAVY DUTY STEEL "U" SHAPED CHANNEL WEIGHING 3.0 POUNDS/FOOT SUCH AS A TYPE B METAL POST PER (SSRBC) SECTION 729 [OR: 2" PERFORATED STEEL TUBE PER (SSRBC) SECTION 728].
5. SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH THE ABOVE (SSRBC) SECTIONS AND IDOT STANDARD 729001 EXCEPT AS MODIFIED BY THE PLANS.
6. PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE ROADWAY LIMITS, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS AND DIRECTIONAL ARROWS SHALL BE REFLECTORIZED THERMOPLASTIC PER (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. [NOTE TO ENGINEER: IDOT PREFERS REFLECTORIZED PAINT ON CONCRETE PAVEMENT - CHECK WITH AGENCY WHO WILL MAINTAIN ROAD.]
7. PAVEMENT MARKINGS ON BIKE PATHS, PARKING LOT STALLS, AND SIMILAR "LOW WEAR" APPLICATION, SHALL BE PAINT IN ACCORDANCE TO (SSRBC) SECTION 780, EXCEPT AS MODIFIED BY THE PLANS. REFLECTIVE BEADS ARE NOT REQUIRED.
8. COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH (MUTCD) EXCEPT AS MODIFIED BY THE PLANS.
9. THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55° F AND RISING, PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50° F AND RISING.

PAVING NOTES

1. GENERAL

   A. PAVING WORK INCLUDES FINAL SUBGRADE SHAPING, PREPARATION AND COMPACTION; PLACEMENT OF SUB-BASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING AND CURING CONCRETE PAVEMENT, CURBS AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.

   B. COMPACTION REQUIREMENTS: [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] SUB-GRADE = 93%; SUB-BASE = 93%; AGGREGATE BASE COURSE = 95%; BITUMINOUS COURSES = REFER TO SSRBC ARTICLE 406.07. THE SOILS ENGINEER IS RESPONSIBLE FOR ENSURING THAT MATERIALS ARE PROPERLY PLACED AND COMPACTED.

   C. IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING, WARNING DEVICES AND THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE ILLINOIS MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES, LATEST EDITION AND IN ACCORDANCE WITH THE MUNICIPAL CODE.

2. SUB-GRADE PREPARATION

   A. EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.1 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL SATISFY HIMSELF THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISH TOP SUBGRADE ELEVATION HAS BEEN GRADED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE OWNER AND ENGINEER IN WRITING PRIOR TO FINE GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT HE HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.

   B. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. THE SOILS ENGINEER SHALL CONDUCT AND THE VILLAGE SHALL WITNESS ALL PROOF ROLLS. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED IN A MANNER APPROVED BY THE OWNER OR HIS REPRESENTATIVE. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING METHODS:
      1) SCARIFY DISC AND AERATE,
      2) REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL,
      3) REMOVE AND REPLACE WITH GRANULAR MATERIAL,
      4) USE OF GEOTEXTILE FABRIC.

      MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE 1/4" TO 1/2" IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.

   C. PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL, THE PAVEMENT AREA SHALL BE FINE GRADED TO WITHIN 0.04 FEET (1/2") OF FINAL SUBGRADE ELEVATION, TO A POINT TWO (2) FEET BEYOND THE BACK OF CURB, SO AS TO INSURE THE PROPER THICKNESS OF PAVEMENT COURSES. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.

   D. PRIOR TO PLACEMENT OF THE BASE COURSE, ALL SUBGRADES MUST BE APPROVED BY THE MUNICIPAL ENGINEER, SOILS ENGINEER AND/OR OWNER.

3. CONCRETE WORK

   A. ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE CLASS SI OR PV PER (SSRBC) SECTION 1020.04 WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) BAG MIX AND SHALL DEVELOP A MINIMUM OF 3,500 PSI COMPRESSIVE STRENGTH AT FOURTEEN (14) DAYS. ALL CONCRETE SHALL BE BROOM FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL, THE ADDITION OF CALCIUM CHLORIDE AND THE SUBSTITUTION OF FLY ASH FOR PORTLAND CEMENT IS PROHIBITED. 1.50 lbs OF COLLATED, FILLIBRATED, POLYPROPYLENE OLEFIN FIBERS 0.50 TO 0.75 INCHES IN LENGTH SHALL BE ADDED TO EACH CUBIC YARD OF CONCRETE USED FOR SIDEWALKS. THE FIBERS SHALL BE AS MANUFACTURED UNDER THE NAME "FIBERMESH" OR EQUAL.

   B. CONCRETE CURB AND/OR COMBINATION CURB AND GUTTER SHALL BE OF THE TYPE SHOWN ON THE PLANS. THE CONTRACTOR IS CAUTIONED TO REFER TO THE CONSTRUCTION STANDARDS AND THE PAVEMENT CROSS-SECTION TO DETERMINE THE GUTTER FLAG THICKNESS AND THE AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PREMOLDED FIBER EXPANSION JOINTS, WITH TWO 3/4" X 18" EPOXY COATED STEEL DOWEL BARS, SHALL BE INSTALLED AT SIXTY (60) FOOT INTERVALS AND AT ALL PC'S, PT'S AND CURB RETURNS. ALTERNATE ENDS OF THE DOWEL BARS SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES. SAWED OR FORMED CONTRACTION JOINTS SHALL BE PROVIDED AT NO GREATER THAN FIFTEEN (15) FOOT INTERVALS BETWEEN EXPANSION JOINTS. NO HONEY-COMBING OF THE CURB AND GUTTER WILL BE ACCEPTED.

   C. CURBS SHALL BE DEPRESSED AT LOCATIONS WHERE PUBLIC WALKS/PEDESTRIAN PATHS INTERSECT CURB LINES, AND OTHER LOCATIONS AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY. (SEE CONSTRUCTION STANDARDS FOR DETAIL). BARRIER CURB SHALL ALSO BE DEPRESSED AT DRIVEWAY LOCATIONS.

   D. THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE. THE CONCRETE MUST CURE FOR AT LEAST SEVEN DAYS BEFORE THE CURBS ARE BACKFILLED.

   E. CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 5 FOOT INTERVALS AND 1/2 " PREMOLDED FIBER EXPANSION JOINTS AT 50 FOOT INTERVALS, AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, ETC.

   F. CONCRETE DRIVEWAY APRONS SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE 6" X 6" NO. 6 WELDED WIRE MESH IN DRIVEWAYS, PROVIDE 1/2 " PREMOLDED FIBER EXPANSION JOINT ADJACENT TO CURBS AND CONCRETE SIDEWALKS. PROVIDE SAWED OR FORMED CONTRACTION JOINT AT MID-POINT AND 15 FOOT MAXIMUM.

   G. STANDARD REINFORCED CONCRETE PAVEMENT SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. SAWED OR FORMED CONTRACTION EXPANSION JOINTS SHALL BE AS SHOWN ON THE PLANS.

   H. CONCRETE CURING AND PROTECTION SHALL BE IN ACCORDANCE WITH (SSRBC) - METHOD I, II, OR III.

   I. THE COST OF AGGREGATE BASE OR SUB-BASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.

4. FLEXIBLE PAVEMENT

   A. THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, DRIVEWAYS, SIDEWALKS AND PATHS SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B; BITUMINOUS CONCRETE BINDER COURSE; AND BITUMINOUS CONCRETE SURFACE COURSE: OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS. THE PAVING IS TO BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS.

   B. ALL TRAFFIC SHALL BE KEPT OFF THE COMPLETED AGGREGATE BASE UNTIL THE BINDER COURSE IS LAID. THE AGGREGATE BASE SHALL BE UNIFORMLY PRIME COATED AT A RATE OF 0.4 TO 0.5 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE BITUMINOUS M.C. - 30.

   C. PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE BINDER COURSE SHALL BE CLEANED, AND TACK COATED IF DUSTY OR DIRTY. ALL DAMAGED AREAS IN THE BINDER, BASE OR CURB SHALL BE REPAIRED TO THE SATISFACTION OF THE OWNER PRIOR TO LAYING THE SURFACE COURSE. THE CONTRACTOR SHALL PROVIDE WHATEVER EQUIPMENT AND MANPOWER NECESSARY, INCLUDING THE USE OF POWER BROOMS IF REQUIRED BY THE OWNER, TO PREPARE THE PAVEMENT FOR APPLICATION OF THE SURFACE COURSE. THE TACK COAT SHALL BE UNIFORMLY APPLIED TO THE BINDER COURSE AT A RATE OF 0.05 TO 0.10 GALLONS PER SQUARE YARD. TACK COAT SHALL BE AS SPECIFIED IN (SSRBC) SECTION 406.02.

   D. SEAMS IN BASE, BINDER AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6".

   E. FOR NEW STREETS, THE CONTRACTOR SHALL PERMIT THE BITUMINOUS CONCRETE BINDER COURSE TO WEATHER ONE (1) WINTER SEASON PRIOR TO THE INSTALLATION OF THE BITUMINOUS CONCRETE SURFACE COURSE UNLESS OTHERWISE SPECIFIED BY THE MUNICIPAL ENGINEER OR OWNER.

5. TESTING AND FINAL ACCEPTANCE

   A. THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE OWNER AND/OR MUNICIPALITY. TESTING SHALL BE DONE IN ACCORD WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND THE TESTING REQUIREMENTS OF THE MUNICIPALITY.

   B. WHEN REQUESTED BY THE OWNER, TEST RESULTS AND DOCUMENTATION FOR THE CONCRETE, BASE COURSE, BITUMINOUS CONCRETE BINDER, AND/OR SURFACE COURSE, SHALL BE SUBMITTED FOR VERIFICATION.

   C. PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.

   D. WHEN REQUIRED BY THE OWNER OR MUNICIPALITY, THE CONTRACTOR SHALL OBTAIN SPECIMENS OF THE FULL DEPTH BITUMINOUS CONCRETE PAVEMENT STRUCTURE WITH A CORE DRILL WHERE DIRECTED, IN ORDER TO CONFIRM THE PLAN THICKNESS. DEFICIENCIES IN THICKNESS SHALL BE ADJUSTED FOR BY THE METHOD DESCRIBED IN (SSRBC), ART. 407.10.

   E. FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.

SANITARY SEWER NOTES

1. GENERAL

   A. SANITARY SEWER PIPE SHALL BE PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 26 CONFORMING TO ASTM D-3034 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3212 AND PVC (POLYVINYL CHLORIDE) PLASTIC PIPE WITH A STANDARD DIMENSION RATIO (SDR) OF 21 CONFORMING TO ASTM D-2241 WITH PUSH-ON JOINTS CONFORMING TO ASTM D-3139 AS SHOWN ON THE PLANS. PAYMENT SHALL BE MADE AT THE CONTRACT UNIT PRICE PER LINEAL FOOT OF SANITARY SEWER COMPLETE IN PLACE.

   B. SANITARY SEWER PIPE 18" AND LARGER, WHERE NOTED ON THE PLANS, OR WHERE THE IEPA MINIMUM SEPARATION CANNOT BE MAINTAINED, SHALL BE ONE OF THE FOLLOWING:

      PLAN CODE DESCRIPTION

      DIP: DUCTILE IRON WATERMAIN QUALITY PIPE, CLASS 52, (ANSI A-21.51) WITH MECHANICAL OR O-RING GASKETED JOINTS (ANSI A-21.11).

      PVC: PRESSURE RATED PVC PIPE MEETING ASTM D-2241 WITH ASTM D-3139 GASKETED JOINT, SDR 26

   C. "BAND-SEAL" OR SIMILAR FLEXIBLE TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DISSIMILAR MATERIALS. "BAND-SEAL", "FERNCO", AND "MISSION" TYPE COUPLINGS SHALL NOT BE USED ON ANY SEWER MAIN.

   D. ALL SANITARY SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.

   E. ALL FLOOR DRAINS SHALL CONNECT TO THE SANITARY SEWER.

   F. CONNECTIONS TO EXISTING SANITARY SEWER SYSTEM SHALL NOT BE DONE UNTIL AUTHORIZED BY THE MUNICIPALITY.

   G. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER MAIN" SECTION.

   H. NO WATER LINE SHALL BE PLACED IN THE SAME TRENCH AS A SEWER LINE EXCEPT UNDER SPECIAL CIRCUMSTANCES AND THEN ONLY UNDER THE FOLLOWING RULES:

      a) PERMISSION SHALL BE OBTAINED FROM THE MUNICIPAL ENGINEERING DEPARTMENT IN WRITING PRIOR TO BEGINNING CONSTRUCTION.
      b) THE BOTTOM OF A WATER LINE SHALL BE INSTALLED ON A SHELF A MINIMUM OF 18" ABOVE THE TOP OF THE SEWER AND 18" HORIZONTALLY AWAY FROM THE EDGE OF THE SEWER.

2. BEDDING:

   A. BEDDING SHALL CONSIST OF A MINIMUM OF FOUR (4") INCHES OF COMPACTED CRUSHED GRAVEL OR STONE, 1/4 " -3/4 " IN SIZE. THE SEWER SHALL HAVE MECHANICALLY TAMPED CRUSHED GRAVEL OR STONE COVER ABOVE THE TOP OF THE PIPE TO A MINIMUM OF TWELVE (12") INCHES FOR PVC PIPE AND TO THE SPRING LINE FOR DIP. THE BEDDING AND COVER MATERIAL SHALL BE ASTM D-2321 CLASS II FOR PVC PIPE AND ASTM D-448 SIZE 67 FOR DIP PIPE. THE COST OF THE BEDDING AND COVER SHALL BE MERGED WITH THE UNIT PRICE BID FOR THE SEWER.

   B. ALL UNSUITABLE MATERIAL SHALL BE REMOVED BELOW THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CA-6 CRUSHED GRAVEL OR STONE.

   C. ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF FIVE (5') FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL (CA-6) AND THOROUGHLY MECHANICALLY COMPACTED IN 9" THICK (LOOSE MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED. REFER TO THE TRENCH BACKFILL LIMITS DETAIL.

3. MANHOLES:

   A. SANITARY SEWER MANHOLES SHALL BE 4'-0" I.D. PRECAST CONCRETE SECTIONS CONFORMING TO ASTM D-478 WITH PREFORMED BITUMINOUS OR "O" RING JOINTS, IN ACCORDANCE WITH MUNICIPAL REGULATIONS, AND HAVE AN ECCENTRIC CONE INSTALLED TO LINE UP WITH THE MANHOLE STEPS. ALL MANHOLE STEPS SHALL BE AT 16" O.C. SIMILAR TO NEENAH R-1980.

   B. ALL PIPE CONNECTION OPENINGS SHALL BE PRECAST WITH RESILIENT RUBBER WATER TIGHT SLEEVES. THE BOTTOM OF MANHOLE SHALL HAVE A CONCRETE BENCH POURED TO FACILITATE SMOOTH FLOWS.

4. FRAMES AND LIDS:

   A. ALL SANITARY SEWER MANHOLE FRAMES AND LIDS SHALL BE NEENAH R-1712 UNLESS OTHERWISE NOTED ON THE PLANS. THE LIDS SHALL HAVE RECESSED (CONCEALED) PICK HOLE AND BE SELF SEALING WITH AN "O" RING GASKET. THE LIDS SHALL HAVE THE WORDS "SANITARY" EMBOSSED ON THE SURFACE. THE JOINTS BETWEEN FRAME AND CONCRETE SECTION SHALL BE SEALED WITH A BUTYL ROPE.

   B. A MAXIMUM OF EIGHT (8) INCHES OF CONCRETE ADJUSTING RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS. RINGS SHALL BE SEALED TOGETHER WITH BUTYL ROPE.

5. DROP MANHOLE ASSEMBLIES:

   A. DROP MANHOLE ASSEMBLIES: DROP MANHOLE ASSEMBLIES SHALL BE PROVIDED AT THE JUNCTION OF SANITARY SEWERS WHERE THE DIFFERENCE IN INVERT GRADES EXCEEDS TWO FEET (2'), OR AS SHOWN ON THE PLANS. THE ENTIRE DROP ASSEMBLY SHALL BE CAST IN CONCRETE MONOLITHICALLY WITH THE MANHOLE BARREL SECTION.

6. CLEANING:

   A. ALL MANHOLES AND PIPES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS, AND ALL VISIBLE LEAKAGE ELIMINATED, BEFORE FINAL INSPECTION AND ACCEPTANCE.

7. TESTING:

   A. DEFLECTION AND LEAKAGE TESTING WILL BE REQUIRED. THE PROCEDURE AND ALLOWABLE TESTING LIMITS SHALL BE AS SPECIFIED IN THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". OR MUNICIPAL CODES. IN THE EVENT OF A DISCREPANCY BETWEEN THE STANDARD SPECIFICATIONS AND THE MUNICIPAL CODE. THE MUNICIPAL CODE SHALL GOVERN. THE FULL LENGTH OF THE SANITARY SEWER IS REQUIRED TO BE BOTH AIR TESTED AND DEFLECTION TESTED.

   B. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH MUNICIPAL CODE.

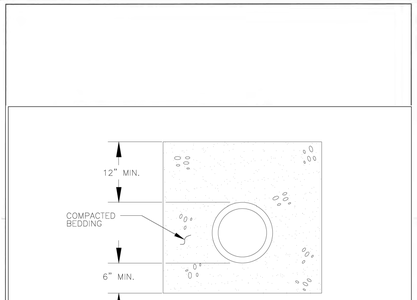
   C. TESTING OF MANHOLES TO BE IN ACCORDANCE WITH ASTM C-969.

8. TELEVISING:

   A. ALL SANITARY SEWERS SHALL BE TELEVISED AND A COPY OF THE TAPE /DVD AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE OWNER OR MUNICIPALITY BEFORE FINAL ACCEPTANCE. THE REPORT SHALL INCLUDE STUB LOCATION AS WELL AS A DESCRIPTION OF ALL DEFECTS, WATER LEVEL, LEAKS AND LENGTHS. IDENTIFY MANHOLE TO MANHOLE BOTH VERBALLY AND ON-SCREEN USING MANHOLE NUMBERS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE VIDEO TAPES/DVDS.

9. TEST RESULTS:

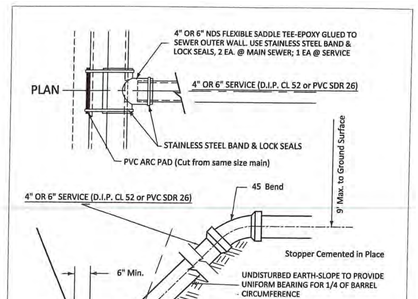
   A. IF THE SANITARY SEWER INSTALLATION FAILS TO M



N.S.W.R.D. SANITARY SEWER PIPE BEDDING DETAIL
NOT TO SCALE

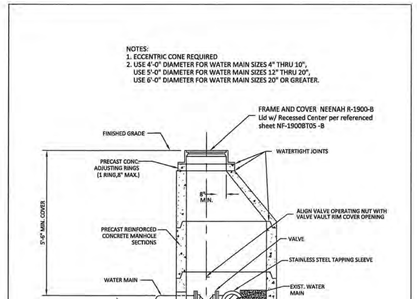
STANDARD PIPE BEDDING (FOR SANITARY SEWER)

City of Highland Park, Department of Public Works, 1150 Half Day Rd, Highland Park, IL 60035 | H.P. Engg. No. SAN-1014 | Revised By: E.J. | DATE: 27th Sept. 2013 | Approved By:J.M.W.



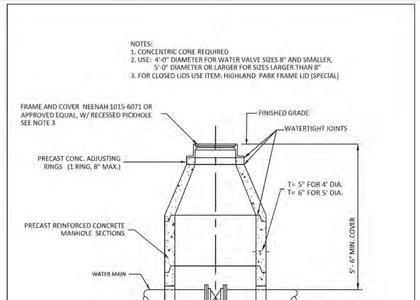
SANITARY SEWER SERVICE RISER DETAIL

City of Highland Park, Department of Public Works, 1150 Half Day Rd, Highland Park, IL 60035 | H.P. DWG. No. SAN-1011 | Drawn By: M.B. | Revised By: E.J. | DATE: 27th Sept. 2013 | Approved By:J.M.W.



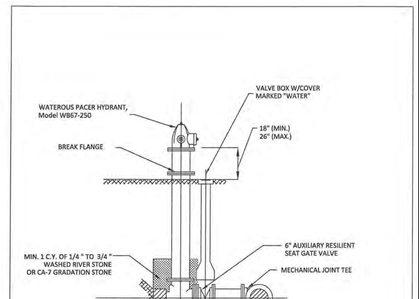
PRESSURE CONNECTION VALVE VAULT DETAIL

City of Highland Park, Department of Public Works, 1150 Half Day Rd, Highland Park, IL 60035 | H.P. DWG. No. WD-1003 | Drawn By: M.B. | Revised By: E.J. | DATE: 15th Jan 2016 | Approved By: Emmanuel Gomez



WATER VALVE VAULT DETAIL

City of Highland Park, Department of Public Works, 1150 Half Day Rd, Highland Park, IL 60035 | H.P. DWG. No. WD-1002 | Drawn By: M.B. | Revised By: JP3 | DATE: 26th March 2019 | Approved By:

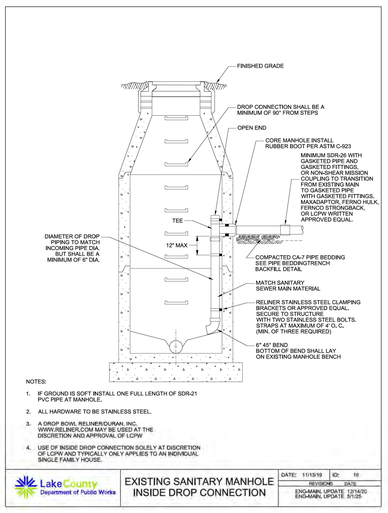


FIRE HYDRANT INSTALLATION DETAIL

City of Highland Park, Department of Public Works, 1150 Half Day Rd, Highland Park, IL 60035 | H.P. DWG. No. WD-1006 | Drawn By: M.B. | Revised By: E.J. | DATE: 28th Feb. 2014 | Approved By: J.M.W.

NO.	DATE	REMARKS

NO.	DATE	REMARKS



NOTES:
1. IF GROUND IS SOFT INSTALL ONE FULL LENGTH OF SDR-21 PVC PIPE AT MANHOLE.
2. ALL HARDWARE TO BE STAINLESS STEEL.
3. A DROP BOWL RELINER/DURAN, INC., WWW.RELINER.COM MAY BE USED AT THE DISCRETION AND APPROVAL OF LCPW
4. USE OF INSIDE DROP CONNECTION SOLELY AT DISCRETION OF LCPW AND TYPICALLY ONLY APPLIES TO AN INDIVIDUAL SINGLE FAMILY HOUSE.

Lake County Department of Public Works | EXISTING SANITARY MANHOLE INSIDE DROP CONNECTION | DATE: 11/15/19 | ID: 10 | REVISIONS: DATE | ENGLMAN, UPDATE: 12/14/20 | ENGLMAN, UPDATE: 5/1/25

Revised: March 7, 2024

ADA DETECTABLE WARNINGS

TufTile®

PHYSICAL CHARACTERISTICS GALVANIZED STEEL

COLOR: COLONIAL RED
FED. COLOR CODE: 20109

Dome Geometry

ADA (R305.1.1) specifies truncated domes shall have a base diameter of 0.9" minimum, a top diameter of 50%-65% of the base diameter minimum, and height of 0.2".



SECTION A-A

Dome Spacing

ADA (R305.1.2) specifies truncated domes shall have a center-center of 1.6" to 2.4".

Galvanized Steel Test Data		
Galvanization	G90 Guardrail Grade	G90
ASTM C 501	Abrasion Resistance	0.005
FDOT FM 3 - C 1028	Slip Resistance	Dry - 0.90, Wet - 0.81
ASTM A 370	Tensile Strength	49,770 psi
ASTM D 695	Compressive Properties	55,170 psi
ASTM D 5420	Impact Resistance	No Cracking, No Delamination
ASTM E 84-18 ANSI/UL723	Test for Surface Burning Characteristics	CFS - 0.00, FSI - 0, CSD - 5.8, SDI - 5

TufTile.com 1-888-960-8897 905 Telser Road, Lake Zurich, IL 60047

24" X 60" X 10 GA (REPLACEABLE)

GALVANIZED STEEL DETECTABLE WARNING TILE

2.350 DOME SPACING

TufTile®

DRW NO.	GV246010-XX-XXX	DRAWN	GM	DATE	12-26-20
TOLERANCE	+/- 0.050	SCALE		REV	2	DATE	4-2-21

NOTES:
XX WS DESIGNATES WET SET
XX SA DESIGNATES SURFACE APPLIED
*XXX*DESIGNATES COLOR

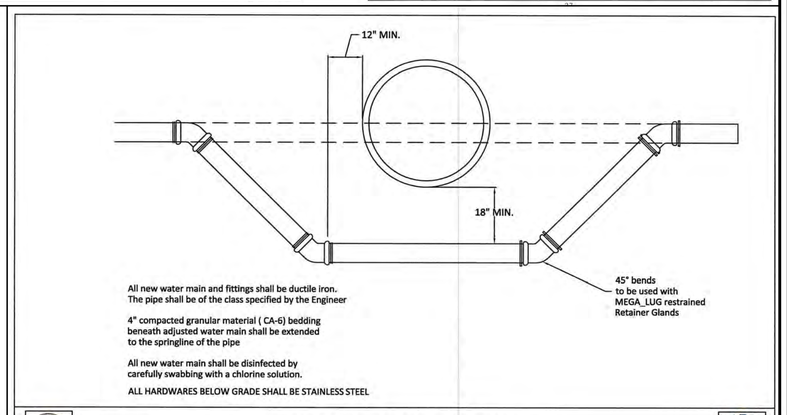
COLOR: COLONIAL RED
FED. COLOR CODE: 20109

WET SET ANCHOR DETAIL (FRESH CONCRETE)

EXPANSION ANCHOR DETAIL (HARDENED CONCRETE)

EXPANSION ANCHOR DETAIL (ASPHALT)

TufTile.com 1-888-960-8897 905 Telser Road, Lake Zurich, IL 60047



WATER MAIN ADJUSTMENT DETAIL (WATER MAIN SET)

City of Highland Park, Department of Public Works, 1150 Half Day Rd, Highland Park, IL 60035 | H.P. DWG. No. WD-1004 | Drawn By: M.B. | Revised By: E.J. | DATE: 27th Sept. 2013 | Approved By:J.M.W.

North Shore Water Reclamation District Notes:

1. The contractor shall notify both the North Shore Water Reclamation District and the municipality within whose boundaries the proposed sanitary sewer construction will take place a minimum of 24 hours prior to the start of construction. The North Shore Water Reclamation District can be notified by phone at 847-623-6060.

2. All sanitary sewer pipe shall be bedded, with a minimum of 6" below the pipe and 12" above the pipe, in CA-6 crushed material. CA-7 may be allowed at the discretion of the North Shore Water Reclamation District if extremely wet conditions are encountered.

3. The connection to downstream sewers shall be plugged with a water tight concrete plug and maintained in place until connection is approved by the North Shore Reclamation District.

4. All sanitary sewer extensions shall be televised in the presence of North Shore Reclamation District personnel after having notified the District a minimum of 24 hours prior to televising by phone at 847-623-6060. A copy of the televised sewer extension, in electronic format, shall be submitted to the District for approval.

5. All sanitary sewer extensions shall be subject to an infiltration test under the supervision of and witnessed by the District. Infiltration as determined by such test shall no\ exceed 200 gallons per inch diameter, per day, per mile, for all sewers up to and including 24 inches in diameter and 5,000 gallons per day, per mile, for any sewer or sewers over 24 inches in diameter or any portion thereof.

SANITARY SEWER MANHOLE DETAIL

City of Highland Park, Department of Public Works, 1150 Half Day Rd, Highland Park, IL 60035 | H.P. DWG. No. SAN-1012 | Drawn By: M.B. | Revised By: JP3 | DATE: 26th March 2019 | Approved By:

SERVICE PIPE	CORP. STOP
3/4"	3/4"
1"	1"
1 1/2"	1 1/2"
2"	1 1/2" X 2"

NOTE:
1. NO WATER MAIN TAP FOR NEW DEVELOPMENT UNTIL PERMITS ARE ISSUED.
2. ALL MATERIALS SHALL BE LEAD FREE.

WATER SERVICE DETAIL

City of Highland Park, Department of Public Works, 1150 Half Day Rd, Highland Park, IL 60035 | H.P. DWG. No. WD-1007 | Drawn By: M.B. | Revised By: E.J. | DATE: 20th Mar. 2017 | Approved By: E.Gomez

SHEET 1 OF 2

THRUST BLOCK DETAIL

City of Highland Park, Department of Public Works, 1150 Half Day Rd, Highland Park, IL 60035 | H.P. DWG. No. WD-1008 | Drawn By: M.B. | Revised By: E.J. | SHEET 1 OF 2 | DATE: 27th Sept. 2013 | Approved By:J.M.W.

SHEET 2 OF 2

THRUST BLOCK DETAIL

City of Highland Park, Department of Public Works, 1150 Half Day Rd, Highland Park, IL 60035 | H.P. DWG. No. WD-1008 | Drawn By: M.B. | Revised By: E.J. | SHEET 2 OF 2 | DATE: 27th Sept. 2013 | Approved By:J.M.W.

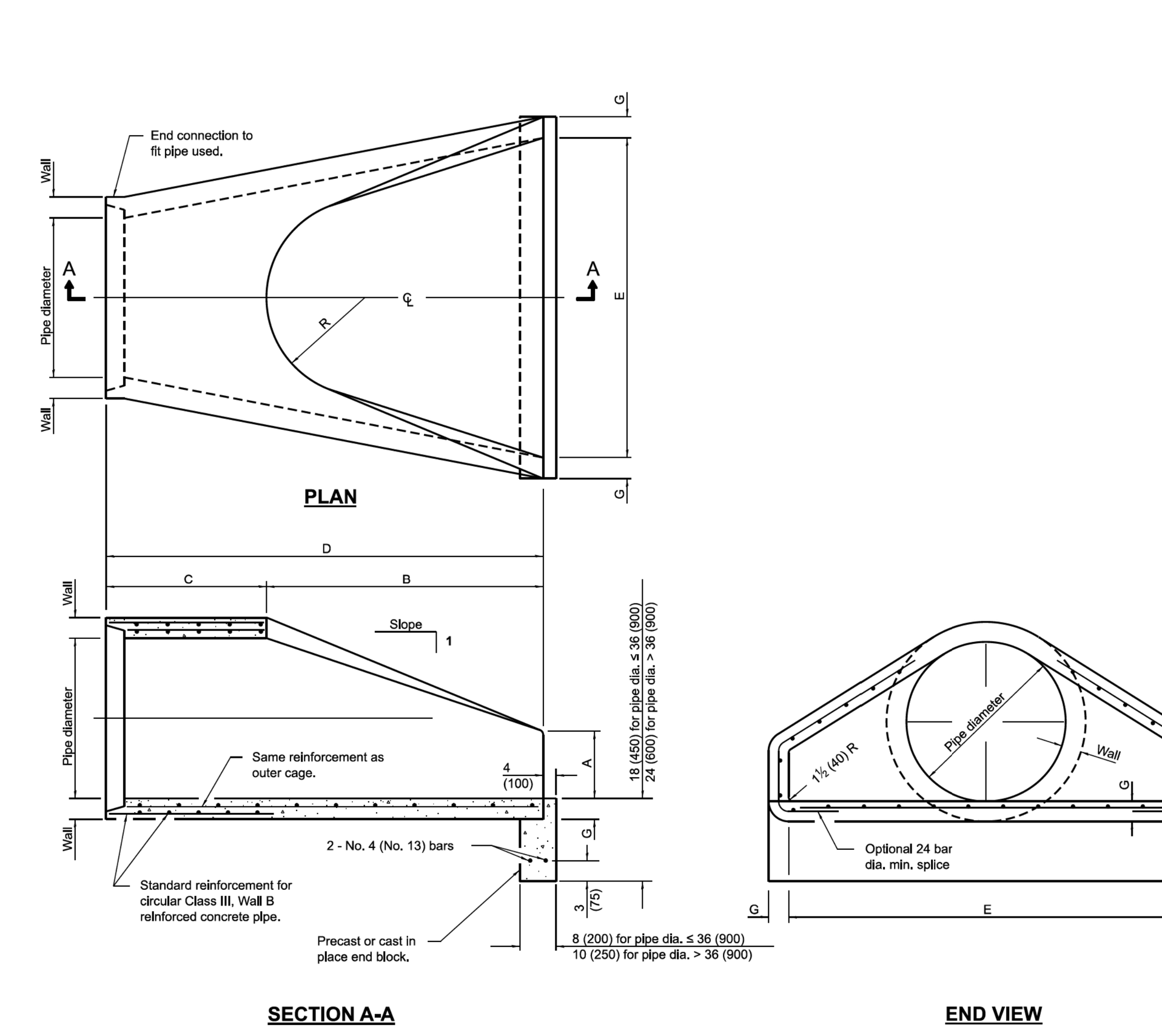
DETAILS - 1

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_DET1
DATE: 11/25/25
JOB NO. 11395.02
SHEET D1
44 OF 46

N:\Projects\11395\11395.02-Habitat\ENG\11395.02_DET.dgn DET1 [Sheet] User=randerson



PIPE DIA.	APPROX. QTY. lbs. (kg)	WALL	A	B	C	D	E	G	R	APPROX. SLOPE
12 (300)	530 (240)	2 (51)	4 (102)	24 (610)	4'-0⅞" (1.241 m)	6'-0⅞" (1.851 m)	24 (610)	2 (51)	9 (229)	1:2.4
15 (375)	740 (335)	2¼ (57)	6 (152)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	30 (762)	2¼ (57)	11 (280)	1:2.4
18 (450)	990 (450)	2½ (64)	9 (229)	27 (686)	3'-10" (1.168 m)	6'-1" (1.854 m)	36 (914)	2½ (64)	12 (305)	1:2.4
21 (525)	1280 (580)	2¾ (70)	9 (229)	35 (889)	38 (965)	6'-1" (1.854 m)	3'-6" (1.067 m)	2¾ (70)	13 (330)	1:2.4
24 (600)	1520 (690)	3 (76)	9½ (241)	3'-7½" (1.105 m)	30 (762)	6'-1½" (1.867 m)	4'-0" (1.219 m)	3 (76)	14 (356)	1:2.5
27 (675)	1930 (875)	3¼ (83)	10½ (267)	4'-0" (1.219 m)	25½ (648)	6'-1½" (1.867 m)	4'-6" (1.372 m)	3¼ (83)	14½ (368)	1:2.4
30 (750)	2190 (995)	3½ (89)	12 (305)	4'-6" (1.375 m)	19¾ (502)	6'-1¾" (1.874 m)	5'-0" (1.524 m)	3½ (89)	15 (381)	1:2.5
33 (825)	3200 (1450)	3¾ (95)	13½ (343)	4'-10½" (1.486 m)	39¼ (997)	8'-1¾" (2.483 m)	5'-6" (1.676 m)	3¾ (95)	17½ (445)	1:2.5
36 (900)	4100 (1860)	4 (102)	15 (381)	5'-3" (1.6 m)	34¾ (883)	8'-1¾" (2.483 m)	6'-0" (1.829 m)	4 (102)	20 (508)	1:2.5
42 (1050)	5380 (2440)	4½ (114)	21 (533)	5'-3" (1.6 m)	35 (889)	8'-2" (2.489 m)	6'-6" (1.981 m)	4½ (114)	22 (559)	1:2.5
48 (1200)	6550 (2970)	5 (127)	24 (610)	6'-0" (1.829 m)	26 (660)	8'-2" (2.489 m)	7'-0" (2.134 m)	5 (127)	22 (559)	1:2.5
54 (1350)	8240 (3740)	5½ (140)	27 (686)	5'-5" (1.651 m)	35 (889)	8'-4" (2.54 m)	7'-6" (2.286 m)	5½ (140)	24 (610)	1:2.0
60 (1500)	8730 (3960)	6 (152)	35 (889)	5'-0" (1.524 m)	39 (991)	8'-3" (2.515 m)	8'-0" (2.438 m)	5 (127)	*	1:1.9
66 (1650)	10710 (4860)	6½ (165)	30 (762)	6'-0" (1.829 m)	27 (686)	8'-3" (2.515 m)	8'-6" (2.591 m)	5½ (140)	*	1:1.7
72 (1800)	12520 (5680)	7 (178)	36 (914)	6'-6" (1.981 m)	21 (533)	8'-3" (2.514 m)	9'-0" (2.743 m)	6 (152	*	1:1.8
78 (1950)	14770 (6700)	7½ (191)	36 (914)	7'-6" (2.286 m)	21 (533)	9'-3" (2.819 m)	9'-6" (2.896 m)	6½ (165)	*	1:1.8
84 (2100)	18160 (8240)	8 (203)	36 (914)	7'-6½" (2.299 m)	21 (533)	9'-3½" (2.832 m)	10'-0" (3.048 m)	6½ (165)	*	1:1.6

* Radius as furnished by manufacturer

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

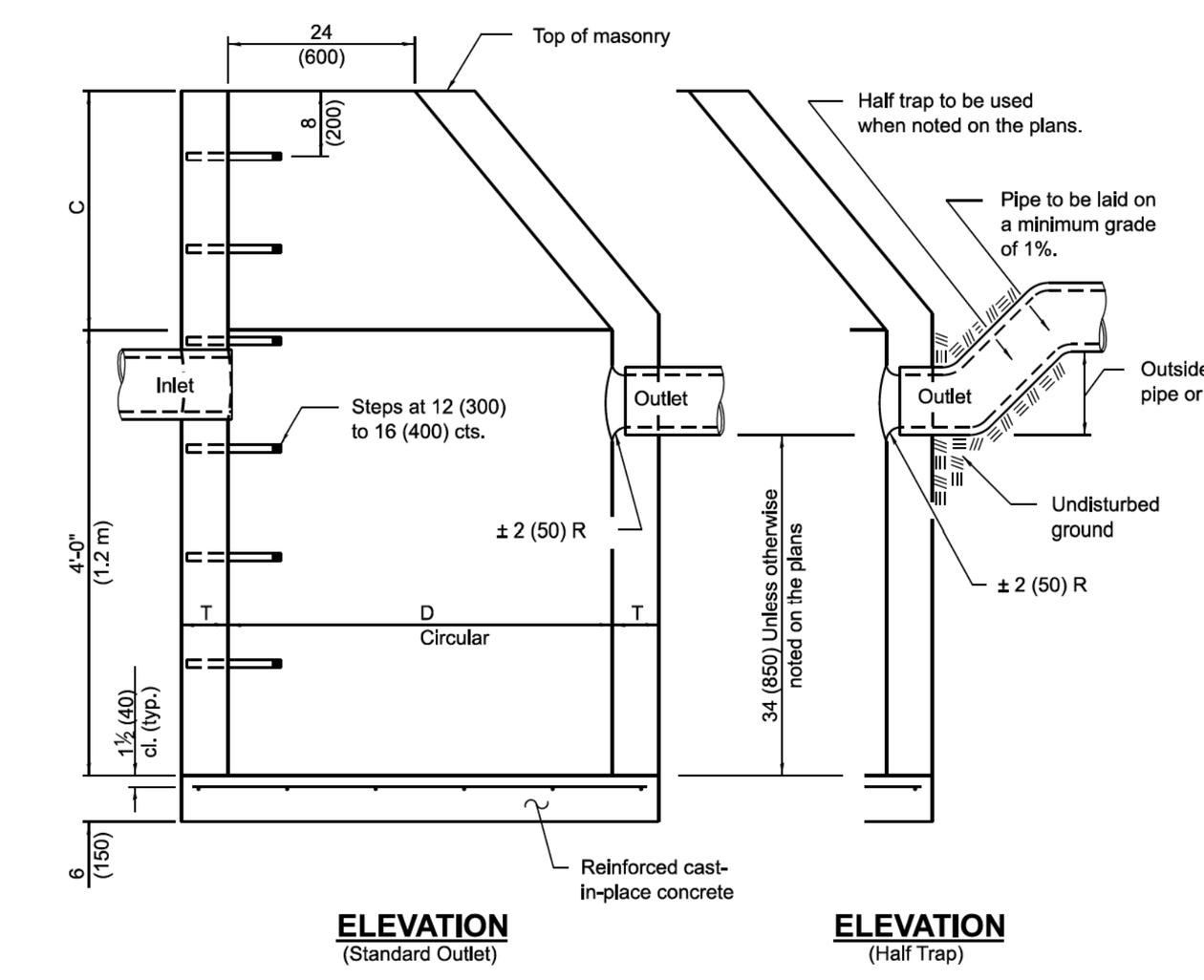
All dimensions are in inches (millimeters) unless otherwise shown.

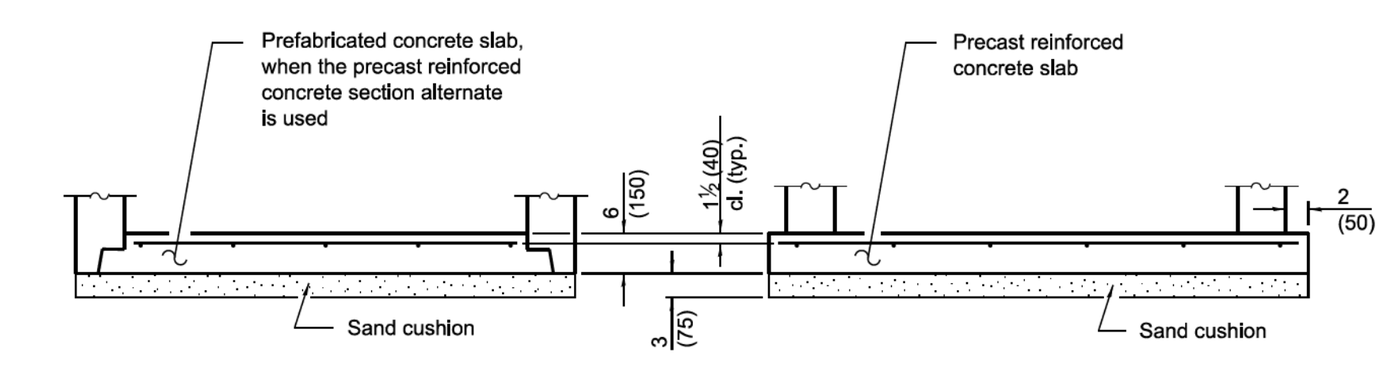
Illinois Department of Transportation
APPROVED January 1, 2011 — ENGINEER OF BRIDGES AND STRUCTURES
APPROVED January 1, 2011 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

DATE	REVISIONS
1-1-11	Clarified ref. to pipe dia. on Section A-A. Changed 'inner' to 'outer' cage. ref.
1-1-09	Switched units to English (metric).

PRECAST REINFORCED CONCRETE FLARED END SECTION

STANDARD 542301-03





ALTERNATE MATERIALS FOR WALLS	D	C*	T (min.)
~~Concrete Masonry Unit~~	~~4'-0" (1.2 m) 5'-0" (1.5 m)~~	~~30 (750) 3'-9" (1.15 m)~~	~~5 (125) 5 (125)~~
~~Brick Masonry~~	~~4'-0" (1.2 m) 5'-0" (1.5 m)~~	~~30 (750) 3'-9" (1.15 m)~~	~~8 (200) 8 (200)~~
Precast Reinforced Concrete Section	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	4 (100) 5 (125)
Cast-in-place Concrete	4'-0" (1.2 m) 5'-0" (1.5 m)	30 (750) 3'-9" (1.15 m)	6 (150) 6 (150)

* For precast reinforced concrete sections, dimension "C" may vary from the dimension given to plus 6 (150).

GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.20 sq. in./ft (420 sq. mm/m) in both directions with a maximum spacing of 12 (300).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

See Standard 602601 for optional precast reinforced concrete flat slab top.

See Standard 602701 for details of steps.

All dimensions are in inches (millimeters) unless otherwise shown.

Illinois Department of Transportation
APPROVED January 1, 2011 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2011 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

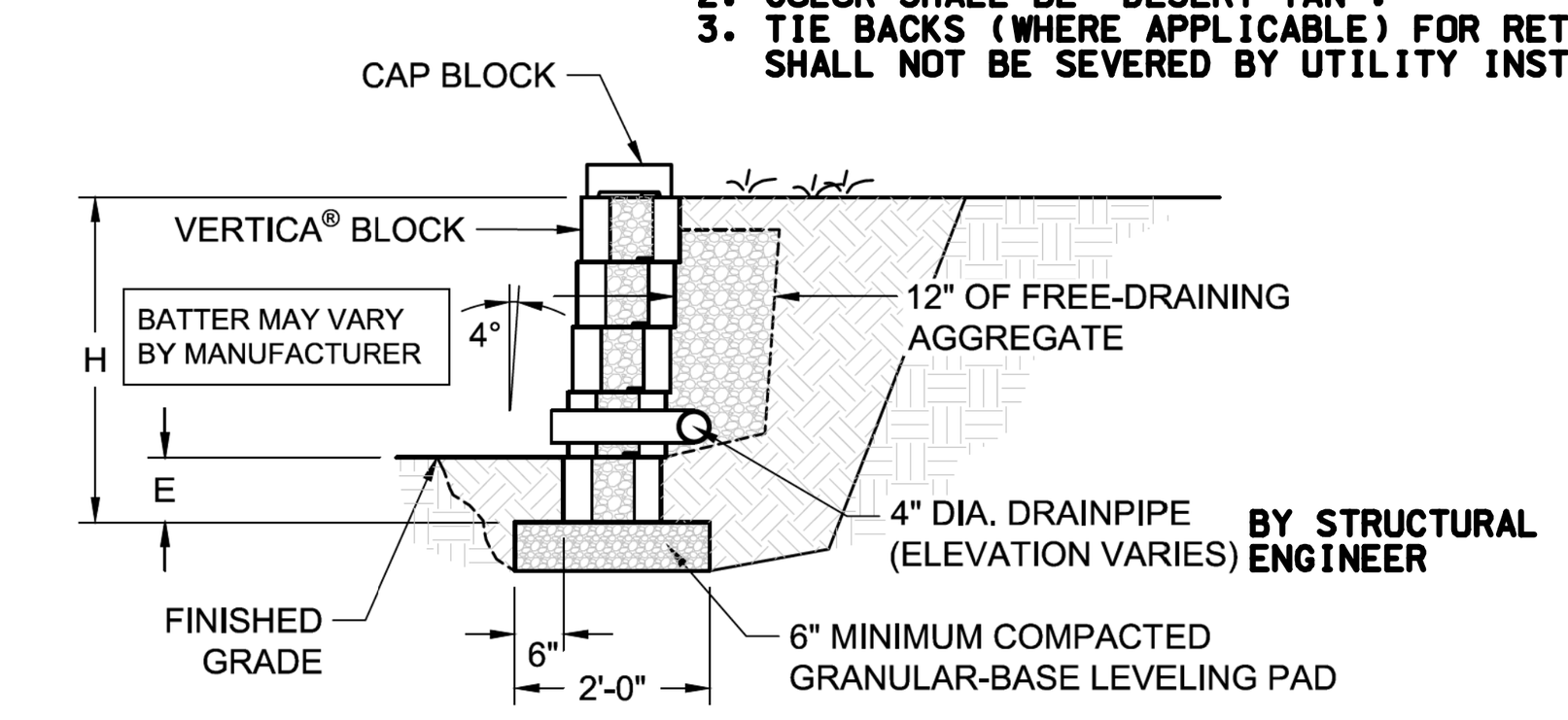
DATE	REVISIONS
1-1-11	Added 'Outside' to half trap note. Detail rein. in slabs. Revised general notes.
1-1-09	Switched units to English (metric).

CATCH BASIN TYPE A

STANDARD 602001-02

OR APPROVED SIMILAR

SPACECO NOTES:
1. STRUCTURAL DESIGN IS REQUIRED FOR WALLS GREATER THAN 30" IN HEIGHT. DESIGN TO BE BY WALL MANUFACTURER AND/OR STRUCTURAL ENGINEER AND MUST BE SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN ORDER TO BE APPROVED BY THE MUNICIPALITY. CONTRACTOR TO COORDINATE STRUCTURAL DESIGN WITH WALL MANUFACTURER AND OBTAIN MUNICIPAL APPROVAL OF DESIGN PRIOR TO CONSTRUCTION. STRUCTURAL DESIGN SHALL INCLUDE DESIGN OF UNDERDRAIN SYSTEM.
2. COLOR SHALL BE "DESERT TAN".
3. TIE BACKS (WHERE APPLICABLE) FOR RETAINING WALLS SHALL NOT BE SEVERED BY UTILITY INSTALLATIONS.

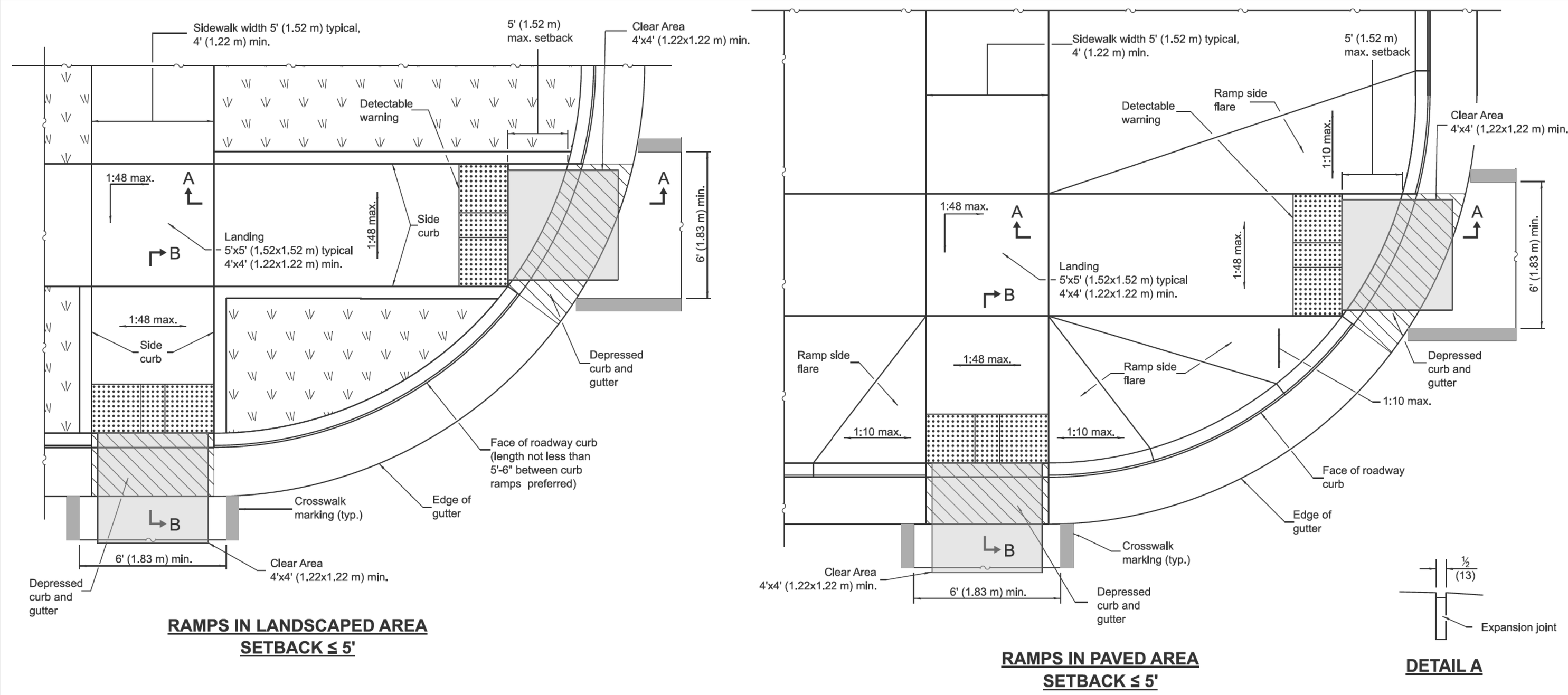


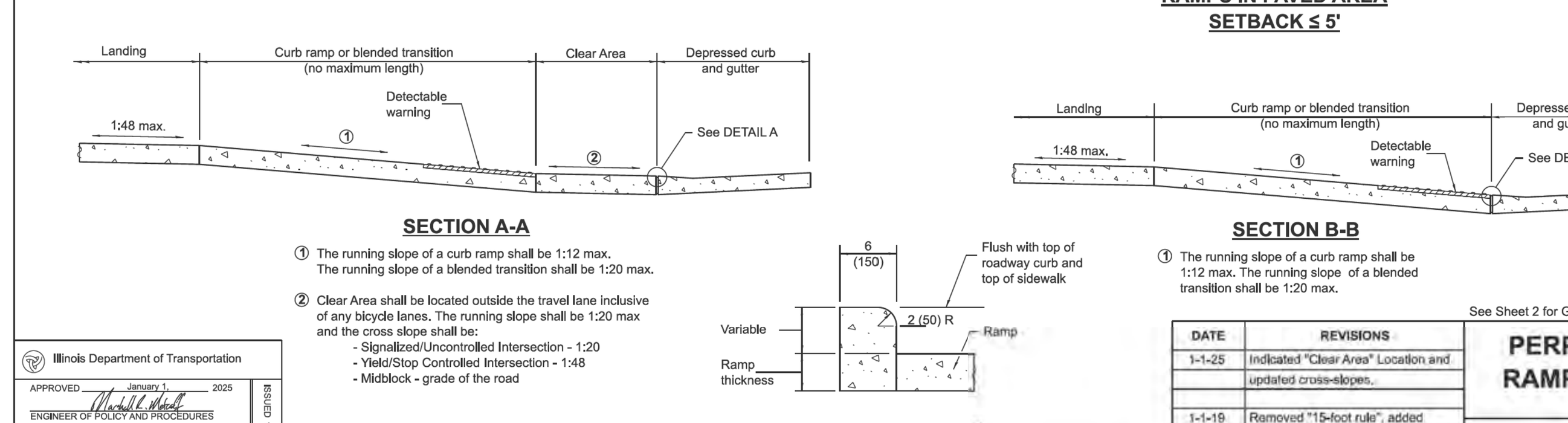
ANCHOR® BUILD SOMETHING BEAUTIFUL — © 2015 Anchor Wall Engineering, LLC ® and ™ Anchor Wall Systems, Inc. www.anchorwall.com

This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.

Vertica® Straight Face Retaining Wall System
Typical Gravity Cross Section

Scale: 3/8" = 1'-0" | Drawn by: JB | Date: 1/19/2016 | Drawing number: VTST07





① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

② Clear Area shall be located outside the travel lane inclusive of any bicycle lanes. The running slope shall be 1:20 max and the cross slope shall be:
- Signalized/Uncontrolled Intersection - 1:20
- Yield/Stop Controlled Intersection - 1:48
- Midblock - grade of the road

① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

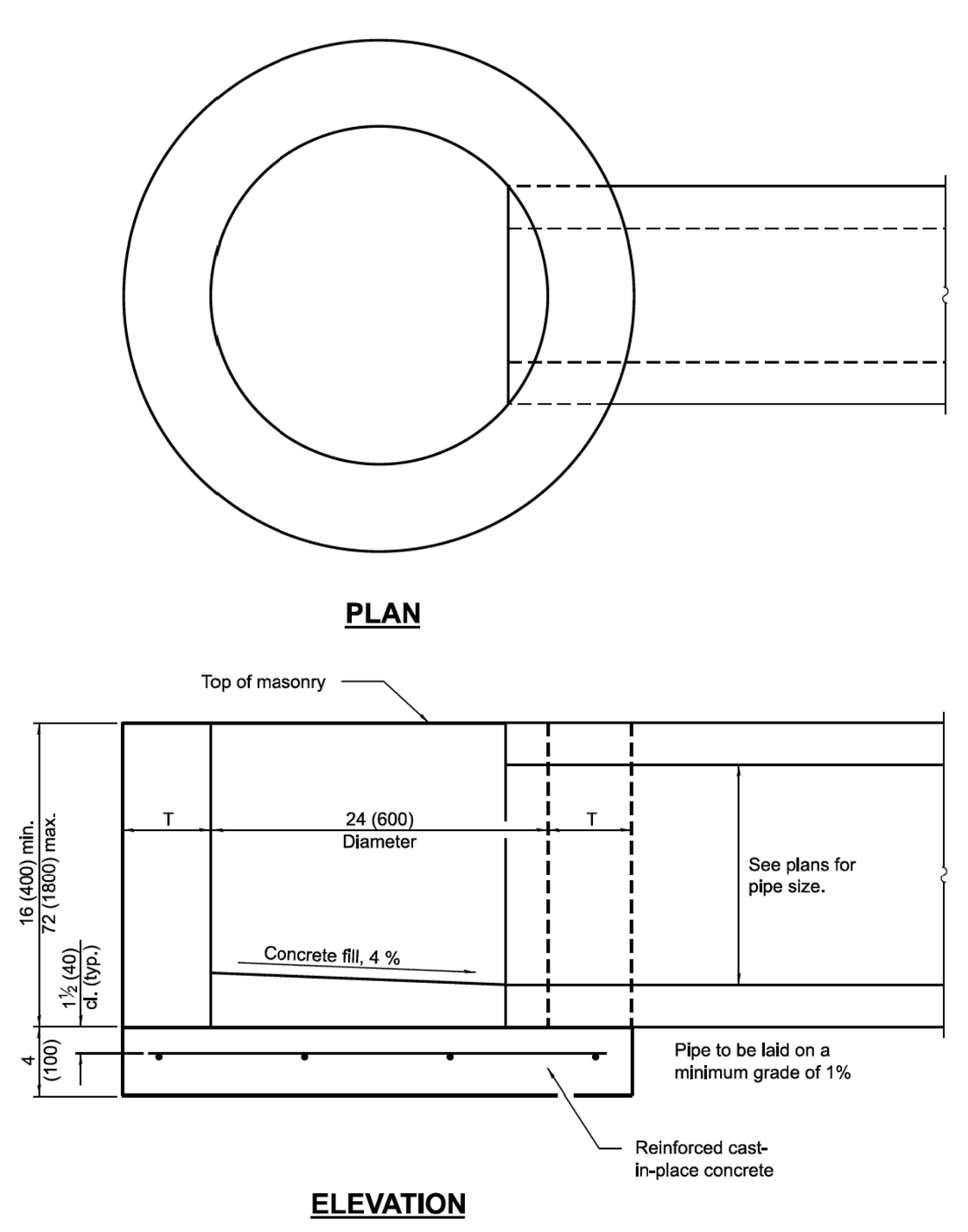
See Sheet 2 for GENERAL NOTES.

Illinois Department of Transportation
APPROVED January 1, 2025 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2025 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

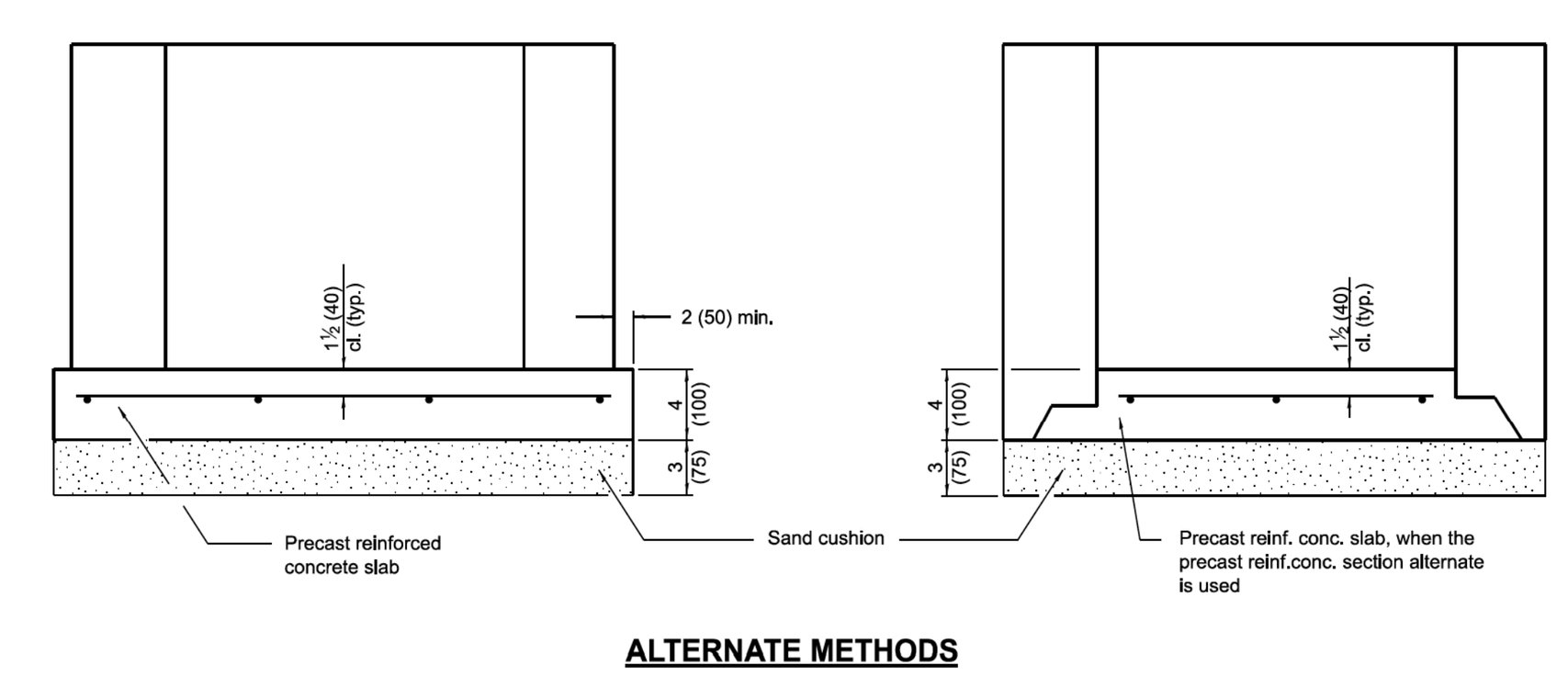
DATE	REVISIONS
1-1-25	Indicated "Clear Area" Location and updated cross-slopes.
1-1-19	Removed "15-foot rule", added "Blended transitions" and placement tolerances for detectable warnings.

PERPENDICULAR CURB RAMPS FOR SIDEWALKS (Sheet 1 of 2)

STANDARD 424001-12



ALTERNATE MATERIALS FOR WALLS	T
~~BRICK MASONRY~~	~~8 (200)~~
CAST-IN-PLACE CONCRETE	6 (150)
~~CONCRETE MASONRY UNIT~~	~~5 (125)~~
PRECAST REINFORCED CONCRETE SECTION	3 (75)



GENERAL NOTES

Bottom slabs shall be reinforced with a minimum of 0.24 sq. in./ft. (510 sq. mm/m) in both directions with a maximum spacing of 10 (250).

Bottom slabs may be connected to the riser as determined by the fabricator; however, only a single row of reinforcement around the perimeter may be utilized.

All dimensions are in inches (millimeters) unless otherwise shown.

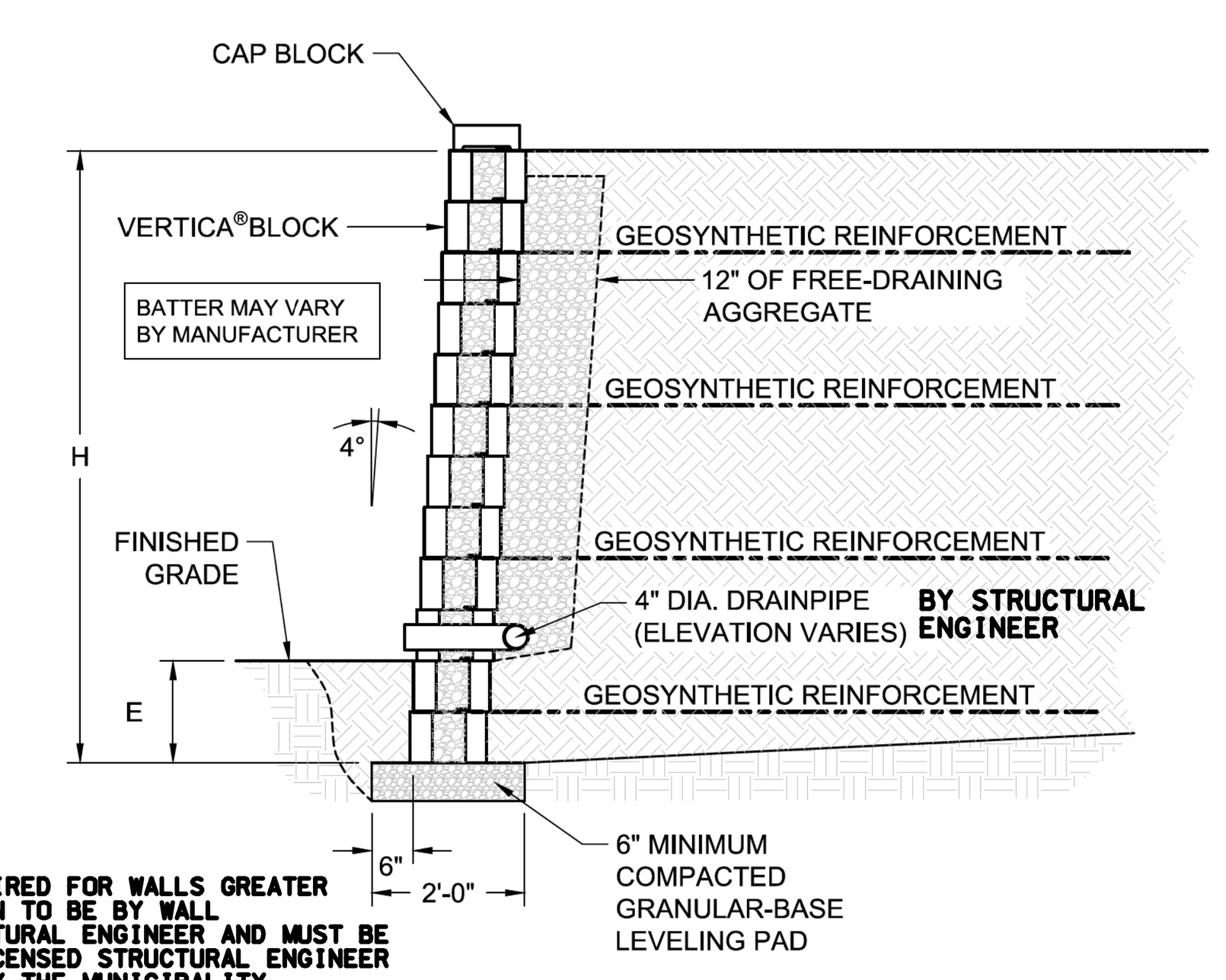
Illinois Department of Transportation
APPROVED January 1, 2014 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2014 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

DATE	REVISIONS
1-1-14	Increased height to 72 (1800) maximum.
1-1-11	Detailed rein. in slabs. Added max. limit to hight. Added general notes.

INLET - TYPE A

STANDARD 602301-04

OR APPROVED SIMILAR



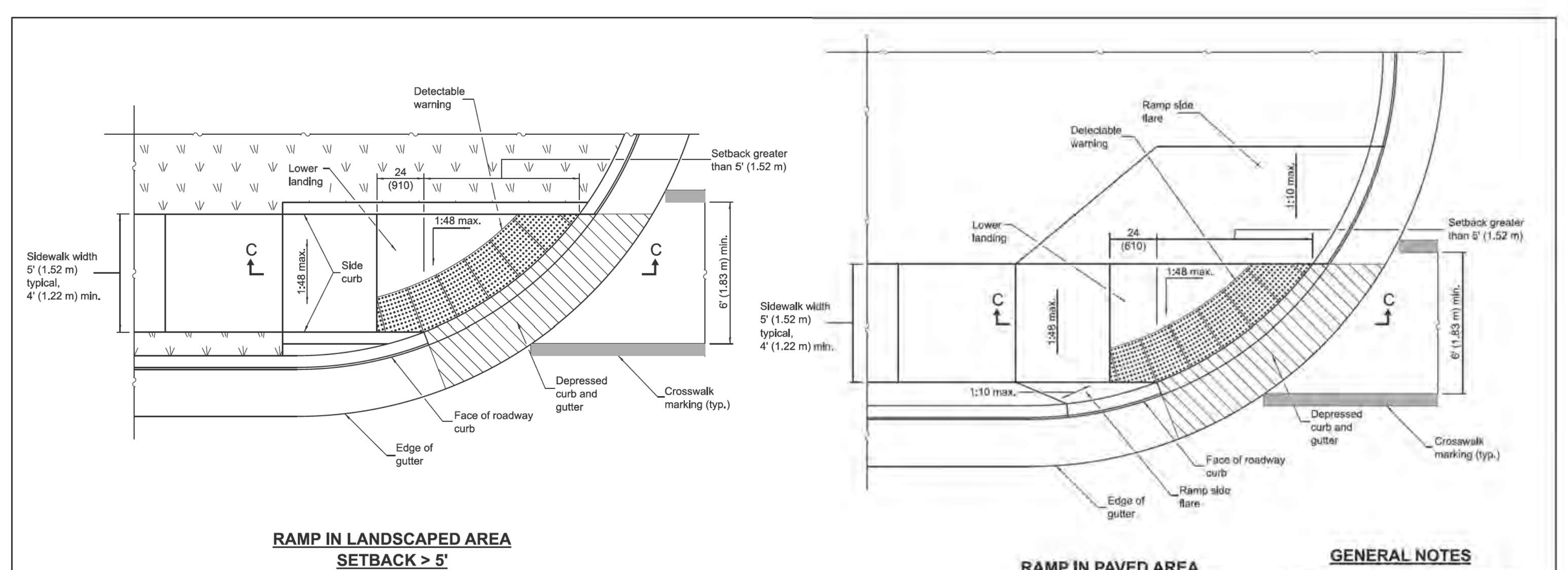
SPACECO NOTES:
1. STRUCTURAL DESIGN IS REQUIRED FOR WALLS GREATER THAN 30" IN HEIGHT. DESIGN TO BE BY WALL MANUFACTURER AND/OR STRUCTURAL ENGINEER AND MUST BE SIGNED AND SEALED BY A LICENSED STRUCTURAL ENGINEER IN ORDER TO BE APPROVED BY THE MUNICIPALITY. CONTRACTOR TO COORDINATE STRUCTURAL DESIGN WITH WALL MANUFACTURER AND OBTAIN MUNICIPAL APPROVAL OF DESIGN PRIOR TO CONSTRUCTION. STRUCTURAL DESIGN SHALL INCLUDE DESIGN OF UNDERDRAIN SYSTEM.
2. COLOR SHALL BE "DESERT TAN".
3. TIE BACKS (WHERE APPLICABLE) FOR RETAINING WALLS SHALL NOT BE SEVERED BY UTILITY INSTALLATIONS.

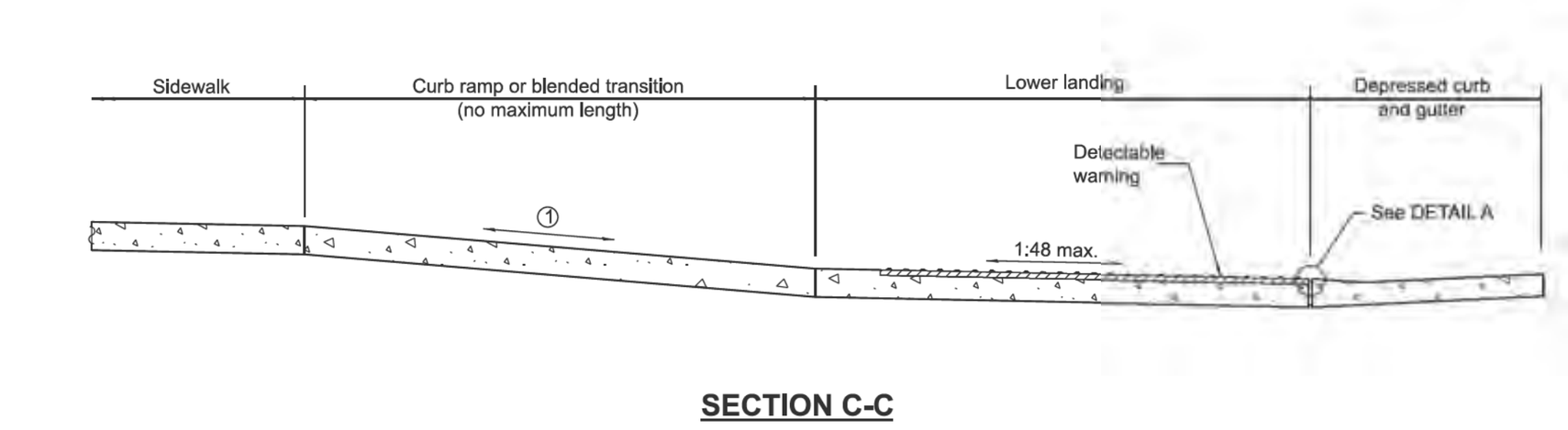
ANCHOR® BUILD SOMETHING BEAUTIFUL — © 2015 Anchor Wall Engineering, LLC ® and ™ Anchor Wall Systems, Inc. www.anchorwall.com

This drawing is for illustrative purposes only and should not be used for construction without the signature of a registered professional engineer.

Vertica® Straight Face Retaining Wall System
Typical Reinforced Cross Section

Scale: 3/8" = 1'-0" | Drawn by: JB | Date: 1/19/2016 | Drawing number: VTST06





① The running slope of a curb ramp shall be 1:12 max. The running slope of a blended transition shall be 1:20 max.

GENERAL NOTES

All slope ratios are expressed as units of vertical displacement to units of horizontal displacement (V:H).

Where 1:48 maximum slope is shown, 1:64 is preferred.

Detectable warnings are shown in their ideal locations but the following placement tolerances are allowed.

Side Border - Detectable warnings should extend the full width of the walking surface (excluding flared sides) but a border along each side up to 2 in. (50 mm) in width is allowed.

Curb Set-Back - Detectable warnings located at the back of curb should closely align with the curb but a gap up to 6 in. (150 mm) behind the curb is allowed.

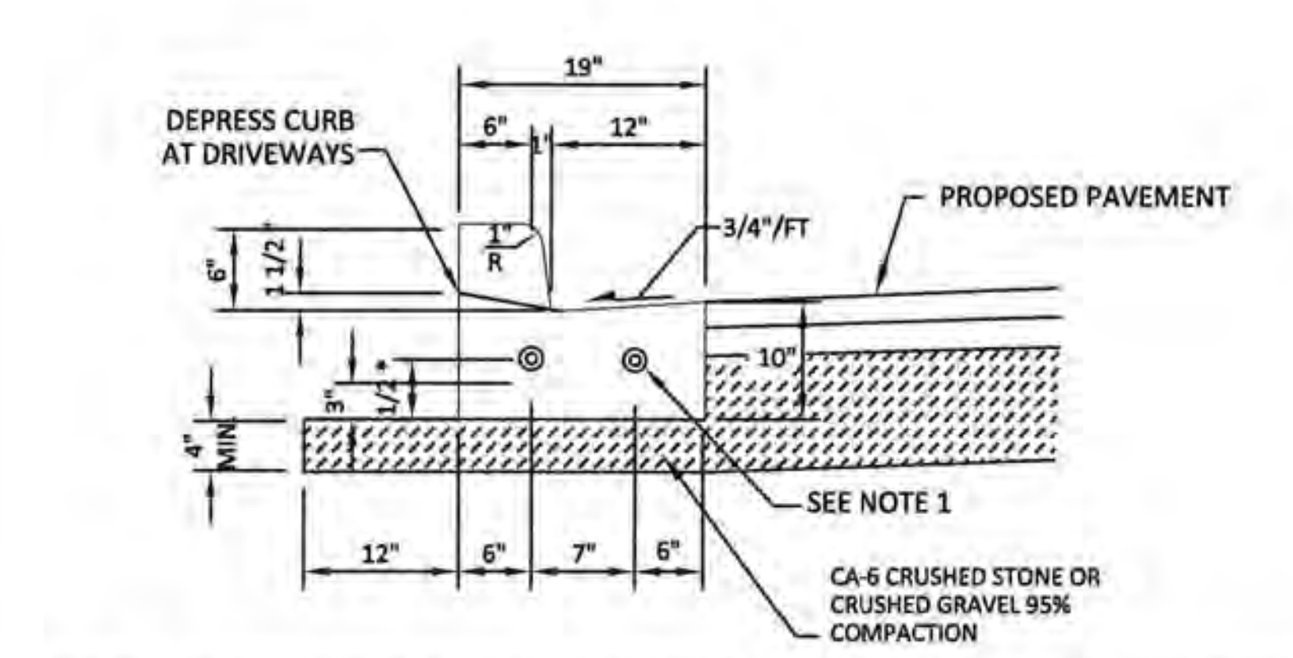
See Standard 606001 for details of depressed curb adjacent to curb ramp.

All dimensions are in inches (millimeters) unless otherwise shown.

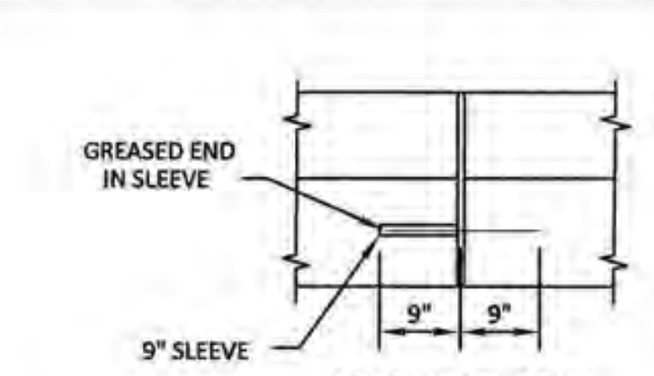
Illinois Department of Transportation
APPROVED January 1, 2025 — ENGINEER OF POLICY AND PROCEDURES
APPROVED January 1, 2025 — ENGINEER OF DESIGN AND ENVIRONMENT
ISSUED 1-1-97

PERPENDICULAR CURB RAMPS FOR SIDEWALKS (Sheet 2 of 2)

STANDARD 424001-12



CURB & GUTTER TYPE B-6.12 (IN CONFORMANCE WITH I.D.O.T. STD 606001-04)



SLEEVE DETAIL
NO SCALE

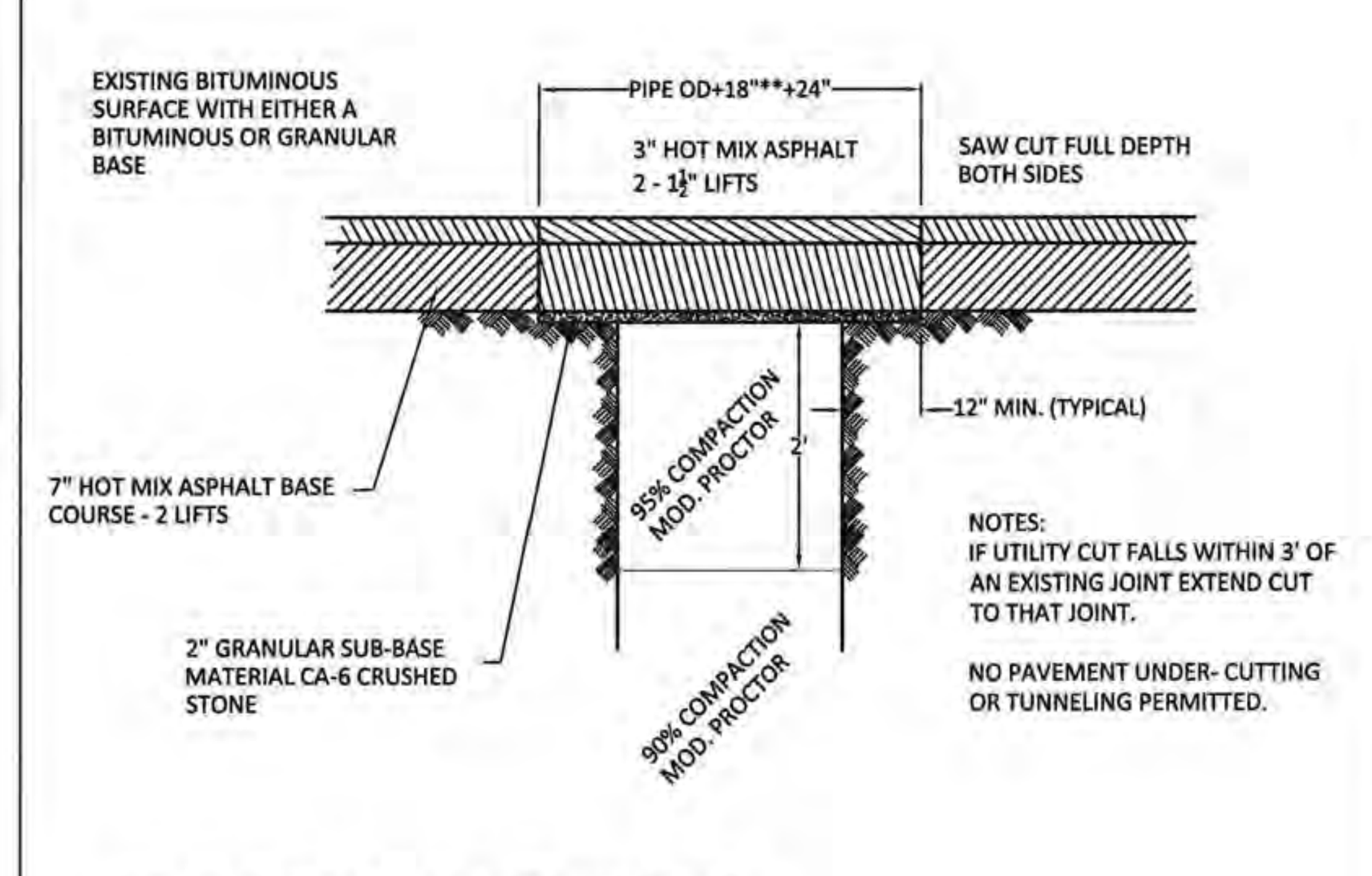
NOTES:
1. EXPANSION JOINTS W/ 3/4 " PREFORMED EXPANSION JOINT MATERIAL & TWO (2) SMOOTH 1-1/4" EPOXY COATED DOWEL BARS WITH GREASE CAPS SHALL BE PLACED:
   a. AT ENDS OF INTERSECTION RADII, P.C.'S, RADIUS POINTS, & BACK OF CUL-DE-SACS
   b. 5 FT. ON EACH SIDE OF DRAINAGE STRUCTURES
   c. MAX. OF 60 FT. INTERVALS
   d. WHERE NEW CURB MEETS EXISTING CURB, THE EXISTING CURB SHALL BE DRILLED AND TWO (2) SMOOTH 1-1/4" DOWEL BARS GROUTED IN PLACE W/ THE GREASE CAP PLACED ON THE SIDE OF THE NEW CURB & GUTTER.
2. TOOL OR SAWCUT CONTRACTION JOINTS AT 15 FT. INTERVALS.
3. SAWCUTS SHALL BE MADE WITHIN TWENTY-FOUR (24) HRS. AND SEALED W/ JOINT SEALANT, JOINTS SHALL BE CLEAN AND DRY PRIOR TO APPLICATION OF SEALANT.

TYPE B-6.12 CURB & GUTTER DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1036
Drawn By: M.B.
Revised By: E.J.

DATE: 27th Sept. 2013
Approved By: J.M.W.



NOTES:
IF UTILITY CUT FALLS WITHIN 3' OF AN EXISTING JOINT EXTEND CUT TO THAT JOINT.

NO PAVEMENT UNDER- CUTTING OR TUNNELING PERMITTED.

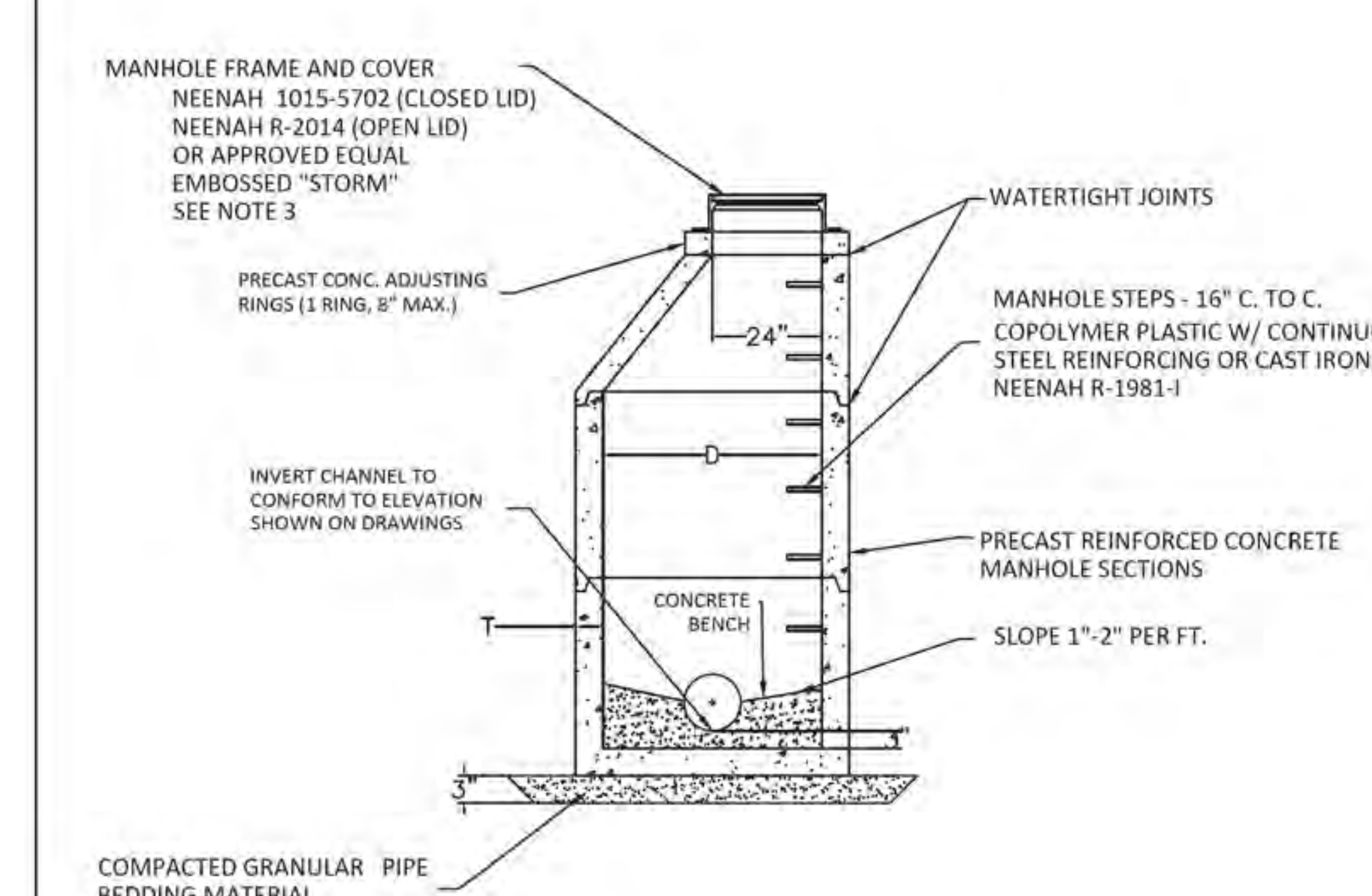
** ADD ANOTHER 18" FOR TRENCH DEEPER THAN 5' &/OR FOR EXCAVATION W/ TRENCH PROTECTIONS AS REQ'D. IN IDOT STD Art . 550.04

BITUMINOUS PAVEMENT PATCH DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. STR-1035
Drawn By: M.B.
Revised By: E.J.

DATE: 8th Jan. 2015
Approved By: J.M.W.



If D=4', then T=4"
If D=5', then T=5"

NOTES:
1. USE ECCENTRIC CONES UNLESS OTHERWISE INDICATED ON THE DRAWINGS. FLAT SLAB TOPS PERMITTED ONLY FOR MANHOLES TOO SHALLOW FOR CONES.
2. USE:
   4'-0" DIAMETER FOR SEWER SIZES 12" THRU 24",
   5'-0" DIAMETER FOR SEWER SIZES 27" AND LARGER UNLESS OTHERWISE NOTED.
3. FOR CLOSED LIDS USE ITEM: HIGHLAND PARK FRAME LID (SPECIAL).

STORM SEWER MANHOLE DETAIL

City of Highland Park
Department of Public Works
1150 Half Day Rd, Highland Park, IL 60035

H.P. DWG. No. ST-1013
Drawn By: M.B.
Revised By: JP3

DATE: 26th March 2019
Approved By:

NO.	DATE	REMARKS

NO.	DATE	REMARKS

DETAILS - 2

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_DET2
DATE: 11/25/25
JOB NO. 11395.02
SHEET D2
45 OF 46

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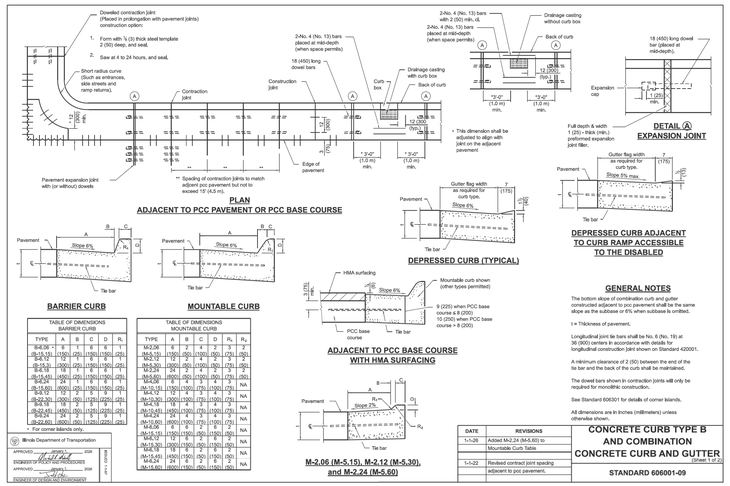
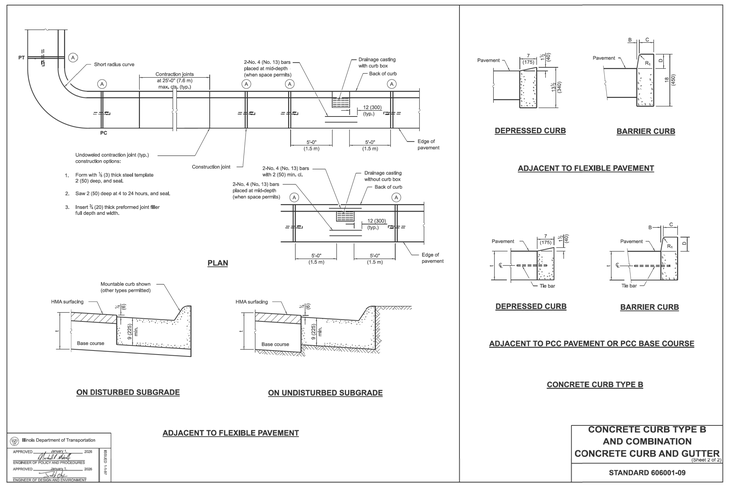
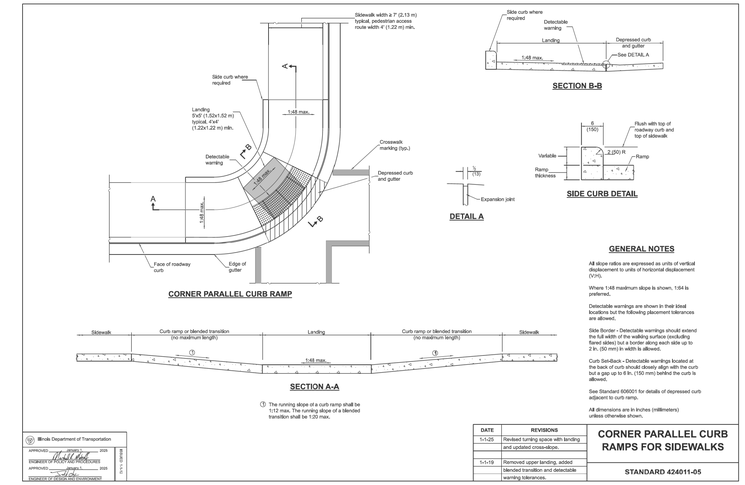
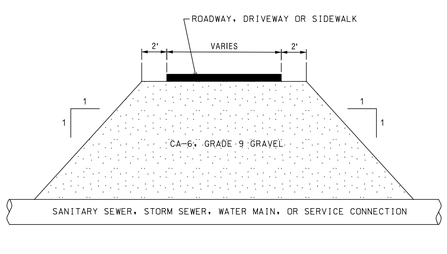








TRENCH BACKFILL LIMITS
NOT TO SCALE

1 GRANULAR TRENCH BACKFILL SHALL BE PROVIDED WITHIN TWO (2) FEET OF EXISTING OR PROPOSED PAVEMENT, CURB & GUTTER, AND SIDEWALK. TRENCH BACKFILL SHALL BE CA-6. MACHINE BACKFILL OF EXCAVATED MATERIAL IN OTHER LOCATIONS.

2 GRANULAR BEDDING MATERIAL SHALL BE CA-11 OR CA-13 FOR SANITARY SEWER AND STORM SEWER AND IDOT CA-6, CRUSHED STONE 3/4" TO 1/4" IN SIZE (NO.67 ASTM D-448) FOR WATERMAIN TAMPED INTO PLACE AS SHOWN. FLEXIBLE PIPE: BEDDING, HAUNCHING, AND INITIAL BACKFILL TO BE CA-11 OR CA-13 RIGID PIPE: BEDDING AND HAUNCHING TO BE CA-11 OR CA-13 FOR SEWERS ANDCA-6 FOR WATERMAIN

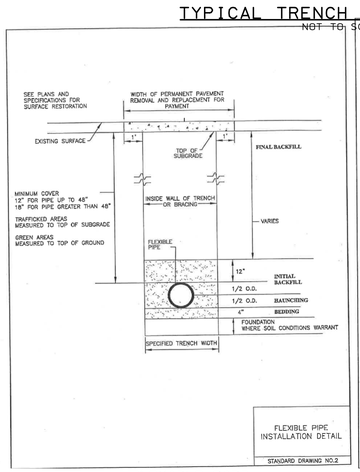
3 UNSUITABLE MATERIAL TO BE REMOVED AND REPLACED (WHERE DIRECTED) WITH GRANULAR MATERIAL AND PAID FOR SEPARATELY.

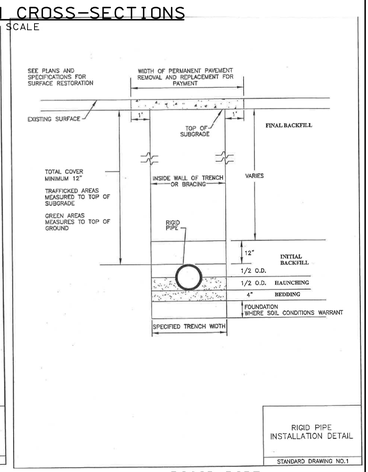
4 PIPE DIAMETER 8" AND LESS ---TRENCH WIDTH = 18" PIPE DIAMETER 8" AND LARGER---TRENCH WIDTH = (1.5 X PIPE DIA.) + 8"

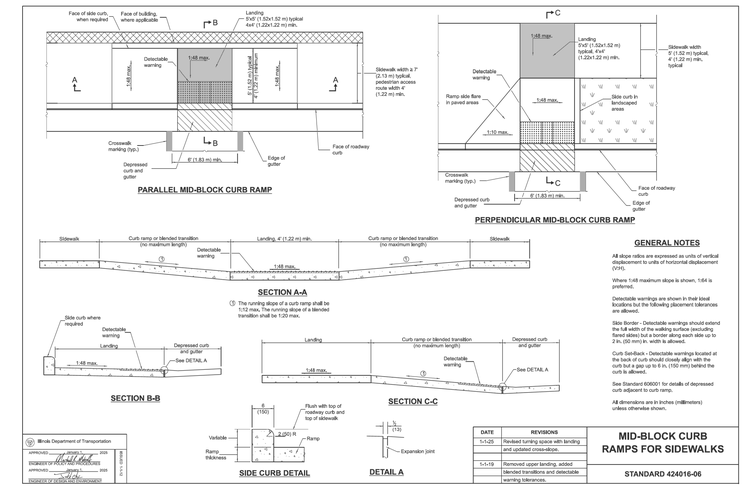
NOTES:

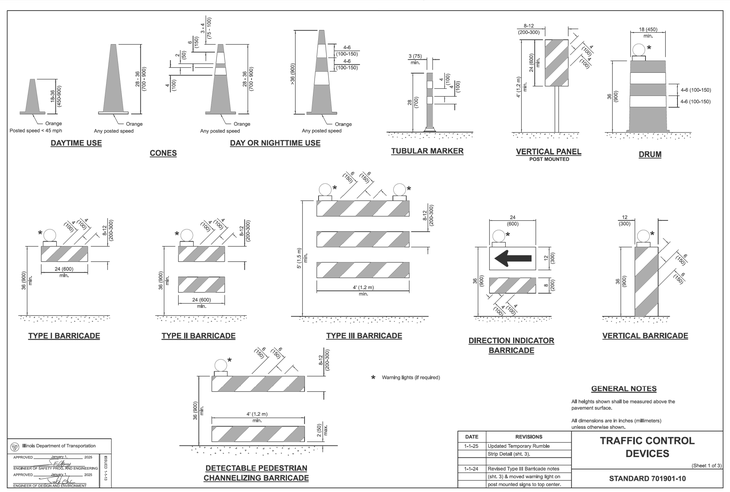
1. THE COST OF ALL GRANULAR BEDDING (ITEM 2) TO BE MERGED WITH THE PIPE.
2. THE COST OF ALL GRANULAR TRENCH BACKFILL (ITEM 1) TO BE PAID PER LINEAR FOOT UNLESS OTHERWISE NOTED IN SPECIAL PROVISIONS.
3. TRENCH DETAILS SHOWN ARE PER STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS

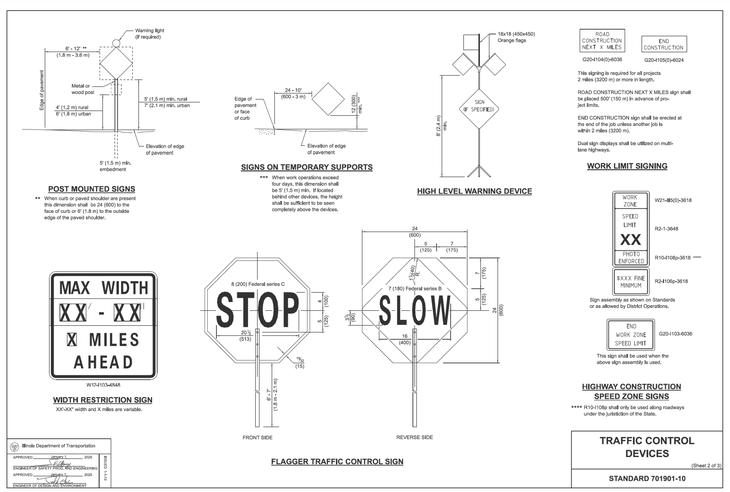
TYPICAL TRENCH CROSS-SECTIONS
NOT TO SCALE

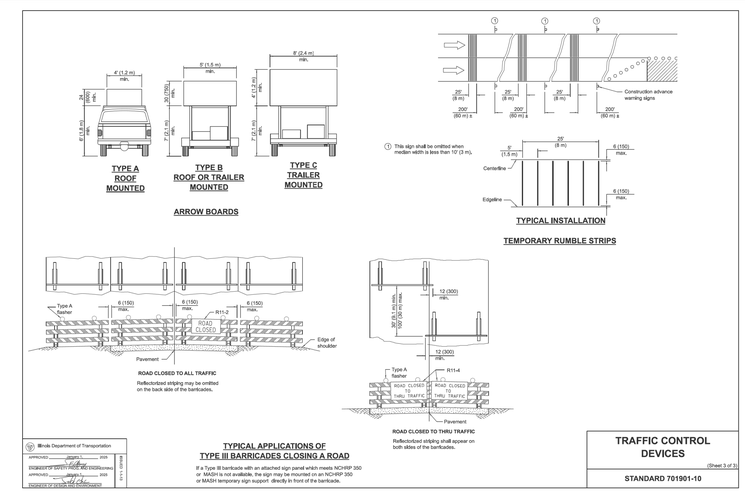












DETAILS - 3

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11395.02_DET3
DATE: 11/25/25
JOB NO. 11395.02
SHEET DET3
46 OF 46

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CITY OF HIGHLAND PARK
POLICE HEADQUARTERS
1677 OLD DEERFIELD ROAD | HIGHLAND PARK, ILLINOIS

PROJECT TEAM

DEVELOPER:
THE HABITAT COMPANY, LLC
350 W. HUBBARD STREET, SUITE 500
CHICAGO, IL 60654
TEL (312) 527-7465
CONTACT: ZACK ZALAR

ARCHITECT OF RECORD:
SENTE, RUBEL, BOSMAN, LEE, ARCHITECTS, LTD.
1955 RAYMOND DRIVE
NORTHBROOK, IL 60062
TEL (847) 272-9500

SURVEYOR / CIVIL ENGINEER:
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018
TEL (847) 696-4061, x1021 / x1011
CONTACT: BRETT DUFFY / ROB ANDERSON

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / JEFF TORRENS

ARBORIST:
DICKSON DESIGN STUDIO, INC.
CONTACT: KARL KROGSTAD
(CERTIFIED ARBORIST: IL-5462A)

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	TREE PRESERVATION NOTES DETAIL: TREE PROTECTION FENCE DETAILS: PLANTING NOTES: GENERAL LANDSCAPE
L0.3	SHEET KEY
L1.0	HARDSCAPE PLANS DETAILS: ROUND CONCRETE PLANTER
L2.0	LANDSCAPE PLAN PLANT & MATERIALS LIST
L3.0	HARDSCAPE DETAILS: - MONUMENT - EXISTING BOLLARD DETAIL - SECURITY BOLLARD DETAILS

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS
1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - COVER

SHEET NUMBER

L0.1

NOTES: TREE PRESERVATION

1. TREE PRESERVATION:

   A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

   B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

   C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

   D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

   E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

   F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

   G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

   H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

   I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

   J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

   K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

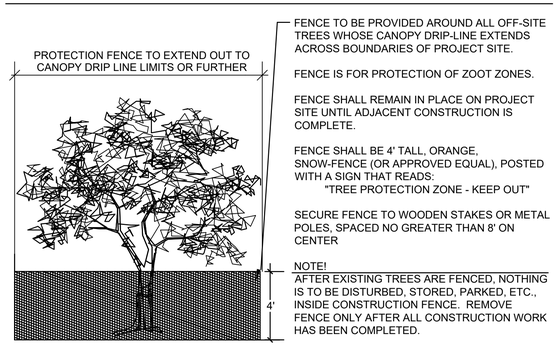
   L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

   M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

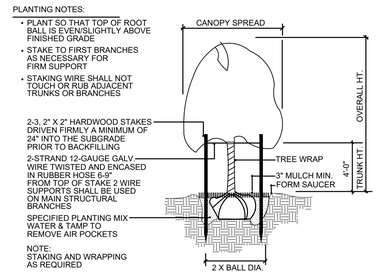
   N. ALL OFF-SITE TREES SHALL BE PRESERVED.

   O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

DETAIL: TREE PROTECTION FENCE

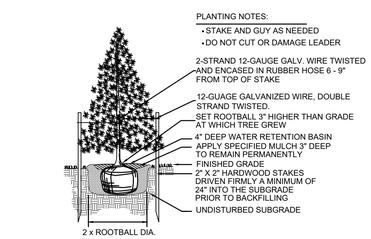


DETAILS: PLANTING



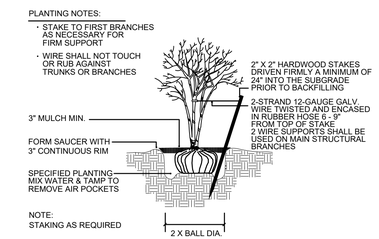
TREE PLANTING & STAKING

NOT TO SCALE



EVERGREEN TREE PLANTING

NOT TO SCALE



MULTI-TRUNK TREE STAKING

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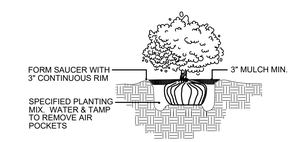
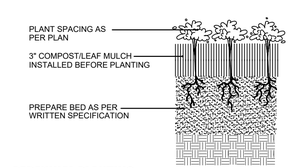


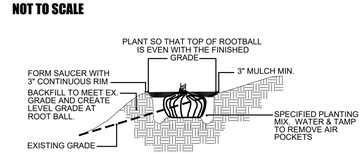
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.
9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER CITY, SEED IS NOT ALLOWED.
21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
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PROJECT NAME AND SHEET TITLE

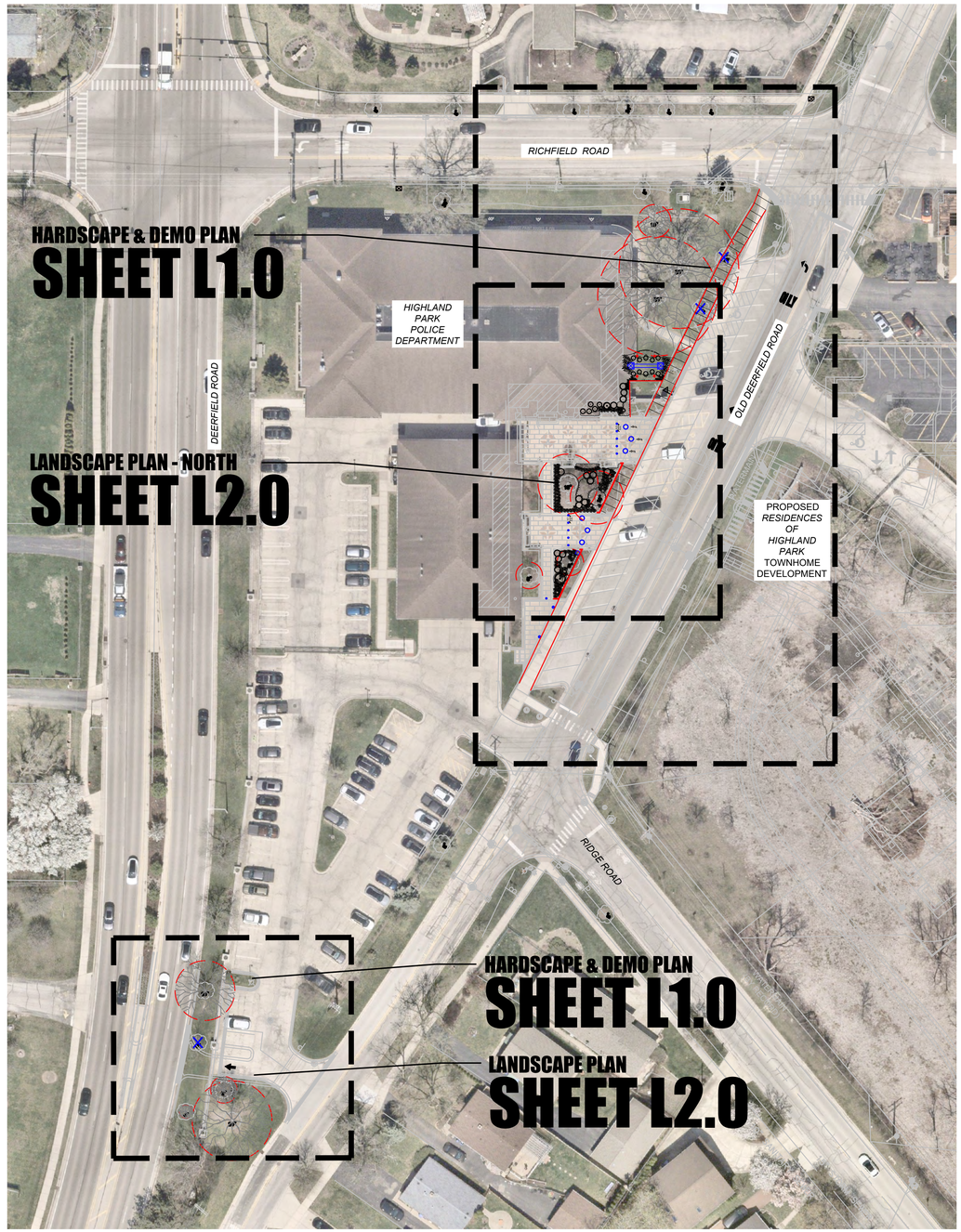
POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - NOTES & PLANTING DETAILS

SHEET NUMBER

L0.2



NORTH

SHEET KEY

SCALE: 1" = 40'-0"

0 5' 10' 20'

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STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - SHEET KEY

SHEET NUMBER

L0.3

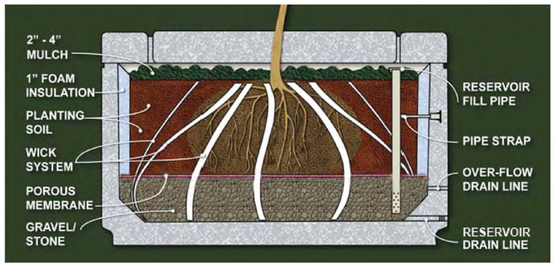
DETAIL: 36" ROUND PLANTER



SHAPE: ROUND



COLOR: A25 BROWN



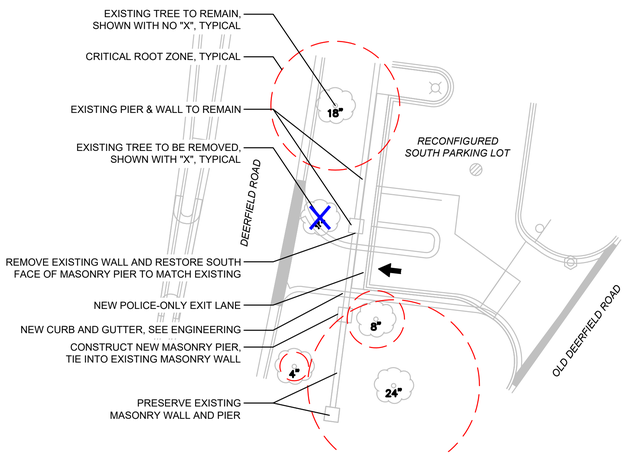
RESERVOIR SYSTEM

1 SPECIFICATION - 36" ROUND PLANTER

SHALL BE:

- QUANTITY: 3
- NAME: WAUSAU TILE - ROUND CONCRETE PLANTER
- MODEL: TF4090 - A25
- MATERIAL: ACID WASHED, REINFORCED CONCRETE
- MEASURES: 36"W X 24"H
- COLOR: ACID WASHED BROWN (A25)
- RESERVOIR SYSTEM

- INSTALL: PER MANUFACTURER'S SPECIFICATIONS, SOUTH PLAZA, PLACEMENT PER PLAN

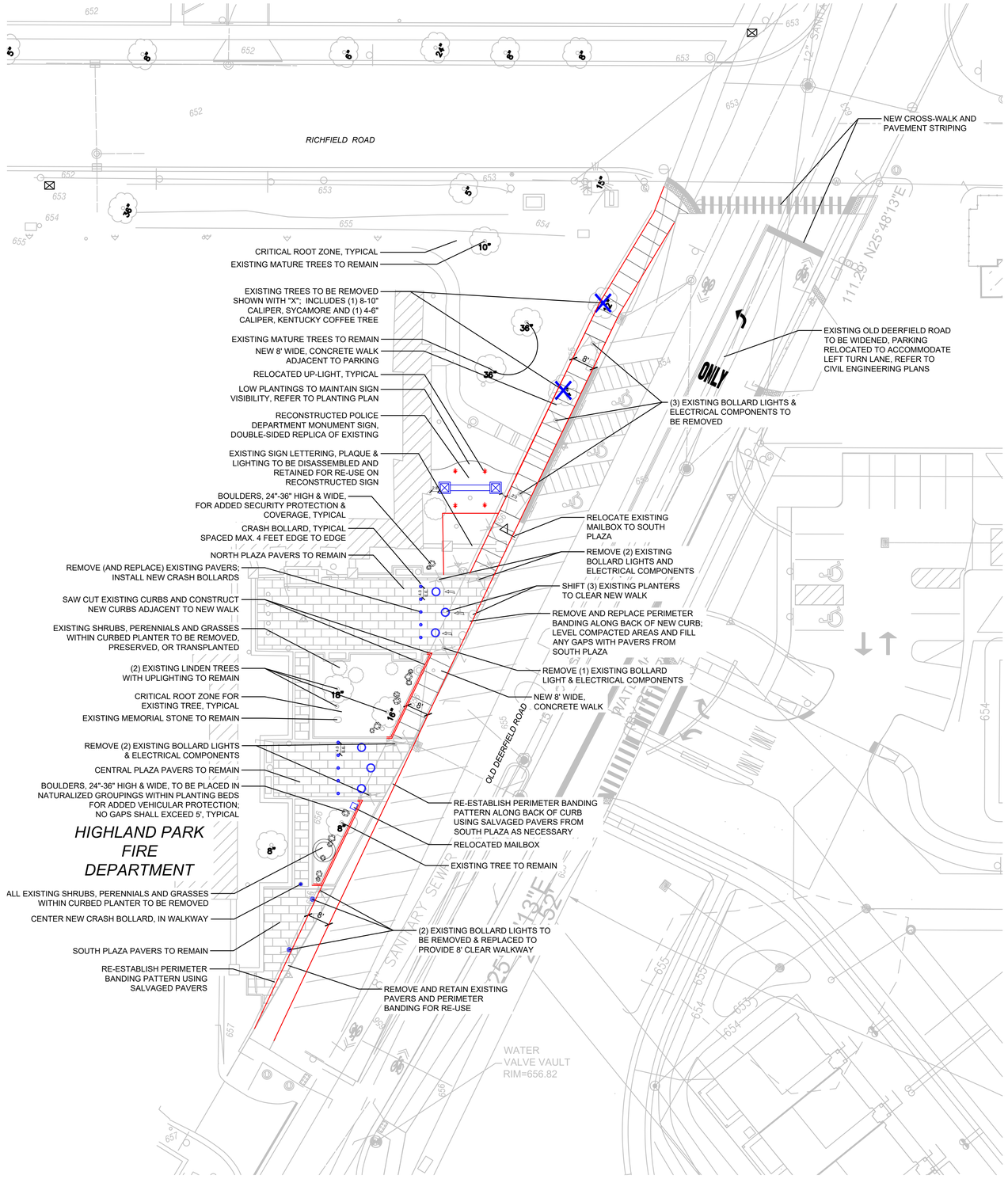


HARDSCAPE REMOVAL PLAN - DEERFIELD ROAD EGRESS

NORTH

SCALE: 1" = 20'-0"

0 10' 20' 40'



HARDSCAPE PLAN - OLD DEERFIELD ROAD FRONTAGE

NORTH

SCALE: 1" = 20'-0"

0 10' 20' 40'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

REVISIONS

1.	1/15/26 PER COMMENTS
2.	
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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

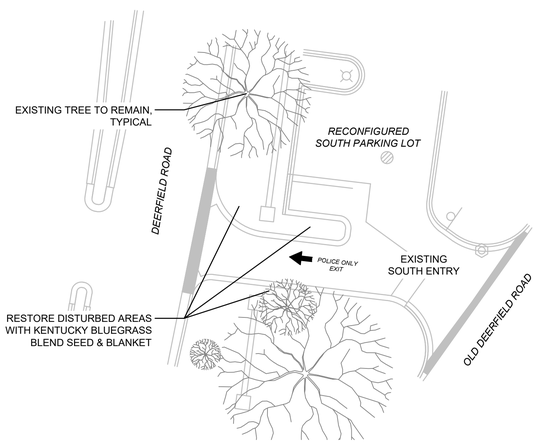
RENOVATION LANDSCAPE PLAN - HARDSCAPE PLAN

SHEET NUMBER

L1.0

PLANT & MATERIALS LIST

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Evergreen Shrubs				
BXGV	5	36" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
MD	10	24" wide	Microbiota decussata	Siberian Cypress *(6"-18" high x 3-12' wide)*
Large Deciduous Shrubs				
FGBS	3	36" high	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
HWD	3	7 Gal./36"	Hydrangea arborescens 'Dardom'	White Dome Smooth Hydrangea
HLL	1	48" high	Hydrangea paniculata 'Limelight'	Limelight Hydrangea *(8' high x 6' wide)*
HPLL	10	7 Gal./36"	Hydrangea paniculata 'Jane'	Little Lime Hydrangea *(3-5' high x 3-5' wide)*
VCC	1	7 Gal./36"	Viburnum carlesii 'Compactum'	Dwarf Koreanspice Viburnum
Ornamental Grasses				
CAO3	5	3 Gal.	Calamagrostis arundinacea 'Overdam'	Korean Reed Grass
HES	9	1 Gal.	Helictotrichon sempervirens	Blue Oat Grass
HMA	17	1 Gal.	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass
PAH3	5	3 Gal.	Pennisetum alopecuroide 'Hameln'	Dwarf Fountain Grass
SA	13	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
SH	104	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials				
AXM	43	1 Gal.	Allium x 'Millenium'	Millenium Ornamental Onion
Groundcover				
ACG	75	1 Gal.	Ajuga reptans 'Catlin's Giant'	Catlin's Giant Bugleweed *(Ajuga)*
VDB	352	3" Pot	Vinca minor 'Dart's Blue'	Dart's Blue Periwinkle *(11 flats)*
Materials				
-	3	EA.	-	Planters *(36" diameter)*
-	15	EA.	-	Boulders *(24"-36" high/wide)*
-	11	EA.	-	Security Bollard
-	5	C.Y.	-	Soil Amendments
-	14	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanket
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Sod

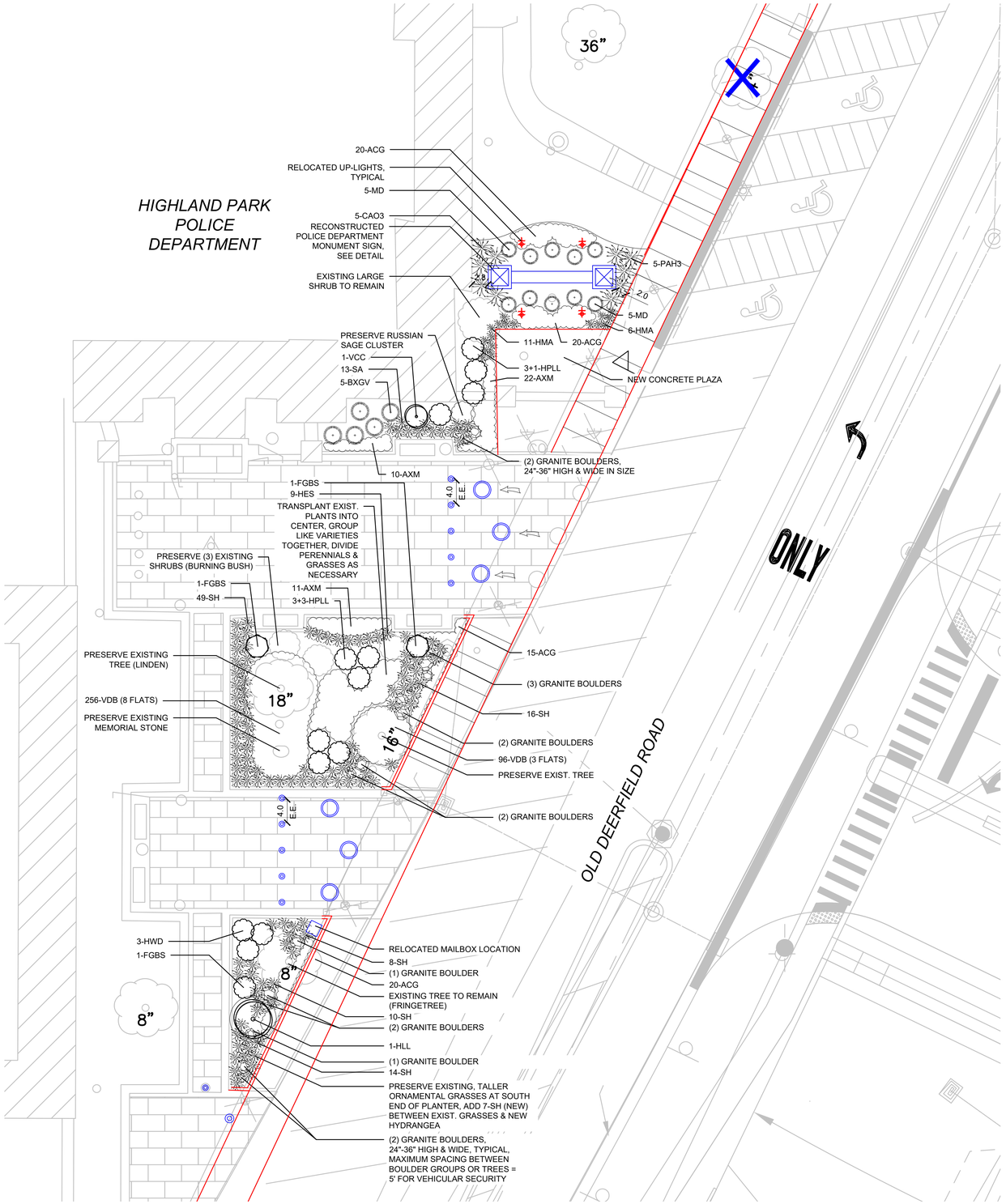


NORTH

HARDSCAPE REMOVAL PLAN - DEERFIELD ROAD EGRESS

SCALE: 1" = 20'-0"

0 10' 20' 40'



NORTH

LANDSCAPE PLAN - OLD DEERFIELD ROAD FRONTAGE

SCALE: 1" = 10'-0"

0 5' 10' 20'

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 19, 2025

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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

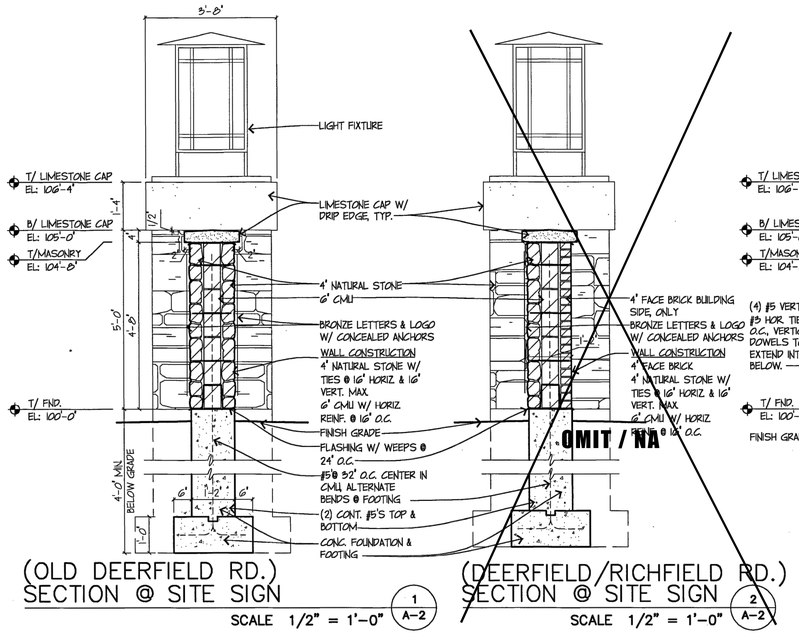
RENOVATION LANDSCAPE PLAN - LANDSCAPE PLAN

SHEET NUMBER

L2.0

SPECIFICATIONS & DETAILS

DETAILS: SITE FEATURES

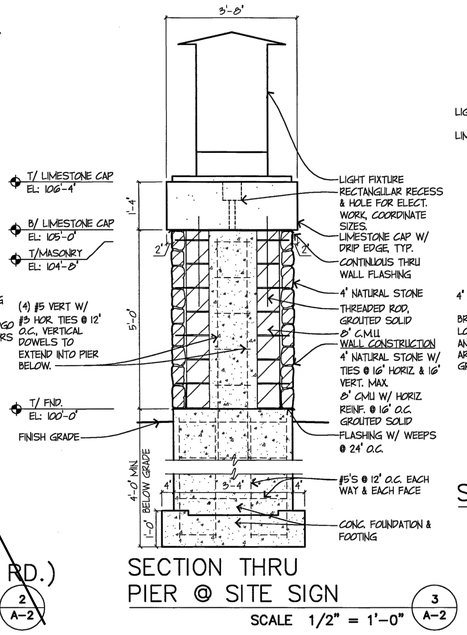


(OLD DEERFIELD RD.) SECTION @ SITE SIGN

SCALE 1/2" = 1'-0" (1 / A-2)

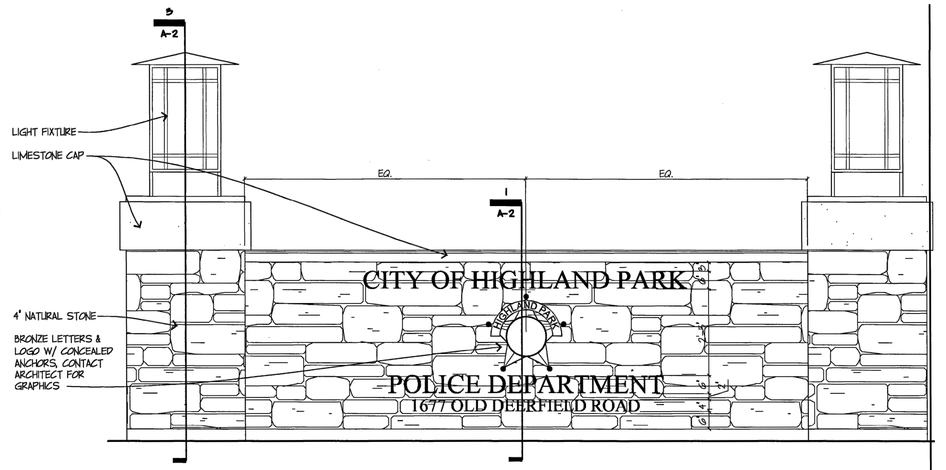
(DEERFIELD/RICHFIELD RD.) SECTION @ SITE SIGN

SCALE 1/2" = 1'-0" (2 / A-2)



SECTION THRU PIER @ SITE SIGN

SCALE 1/2" = 1'-0" (3 / A-2)



SITE SIGN ELEVATION

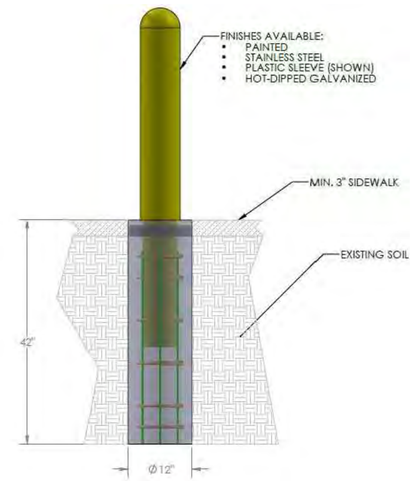
SCALE 1/2" = 1'-0" (4 / A-2)

NOTES:

1. EXISTING SIGN LIGHT FIXTURE, LETTERING, PLAQUE AND MATERIALS TO BE SALVAGED AND STORED IN A SAFE LOCATION UNTIL TIME OF REASSEMBLY.
2. SIGN DETAILS PROVIDED BY CITY OF HIGHLAND PARK.
3. SIGN DETAILS PER SITE PLAN & DETAILS BY ***SENTE, RUBEL, BOSMAN, LEE, ARCHITECTS, LTD.*** PROJECT NO. 03134, ADDENDUM #4, DATED 10/07/04.

DETAIL: MONUMENT SIGN (EXISTING AND PROPOSED)

SCALE: 1/2" = 1'-0"



1 SPECIFICATION - SECURITY BOLLARD

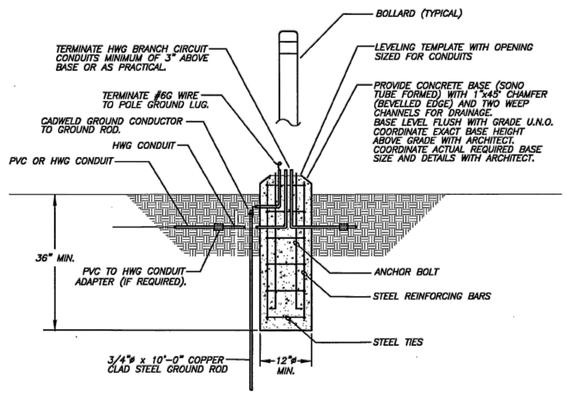
SHALL BE:

- QUANTITY: 11
- NAME: TRAFFIC GUARD CORE-IN PROTECTION SYSTEM SECURITY BOLLARD
- MODEL: ASTM F3016 S20 - 6 IN. BOLLARD
- MATERIAL: STEEL, POWDER COATED
- COLOR: SEPIA BROWN (RAL 8014)

- AVAILABLE THRU (OR APPROVED EQUAL):
  TRAFFIC GUARD, INC.
  P.O. BOX 201
  GENEVA, IL 60134
  CONTACT: JON SCHRAM @ TEL (877) 737-7347

DETAIL: SECURITY BOLLARD

NOT TO SCALE



TYPICAL BOLLARD DIAGRAM

NOTES:

1. BOLLARD DETAILS PROVIDED BY CITY OF HIGHLAND PARK.
2. BOLLARD DETAILS PER ELECTRICAL SITE PLAN BY ***SENTE, RUBEL, BOSMAN, LEE, ARCHITECTS, LTD.*** PROJECT NO. 03134, ISSUED FOR CONSTRUCTION 3/10/2005.

DETAIL: EXISTING BOLLARD

NOT TO SCALE

CONSTRUCTION / STRUCTURAL NOTE!
FINAL MATERIAL SELECTIONS SHALL BE THE RESPONSIBILITY OF THE OWNER, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY / RESPONSIBILITY FOR RECOMMENDED SELECTIONS.

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

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PROJECT NAME AND SHEET TITLE

POLICE HEADQUARTERS

1677 OLD DEERFIELD ROAD - HIGHLAND PARK, IL

RENOVATION LANDSCAPE PLAN - HARDSCAPE DETAILS & SPECIFICATIONS

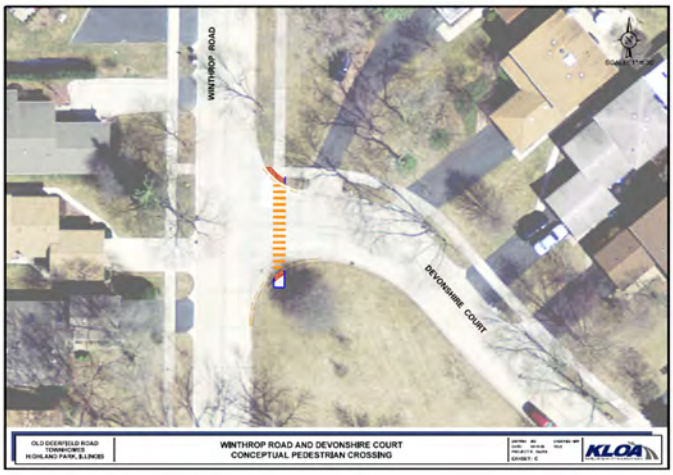
SHEET NUMBER

L3.0

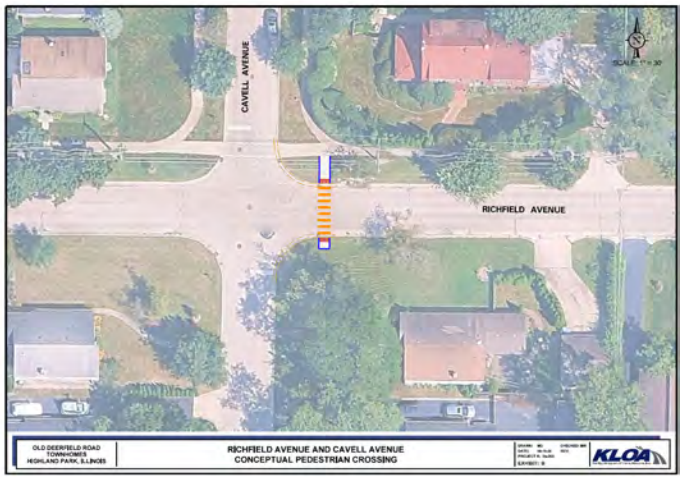
EXHIBIT
RESIDENCES OF HIGHLAND PARK
PUBLIC IMPROVEMENTS



A. Crosswalk at Devonshire Ct & Ridge Rd for access to Devonshire Park



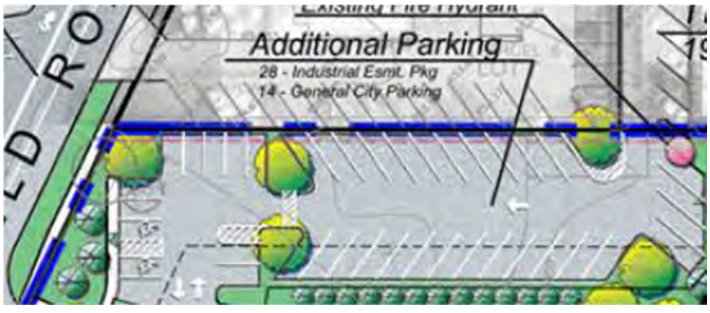
B. Improved Crosswalk at Devonshire Ct & Winthrop Rd



C. Improved Crosswalk at Richfield Ave & Cavell Ave

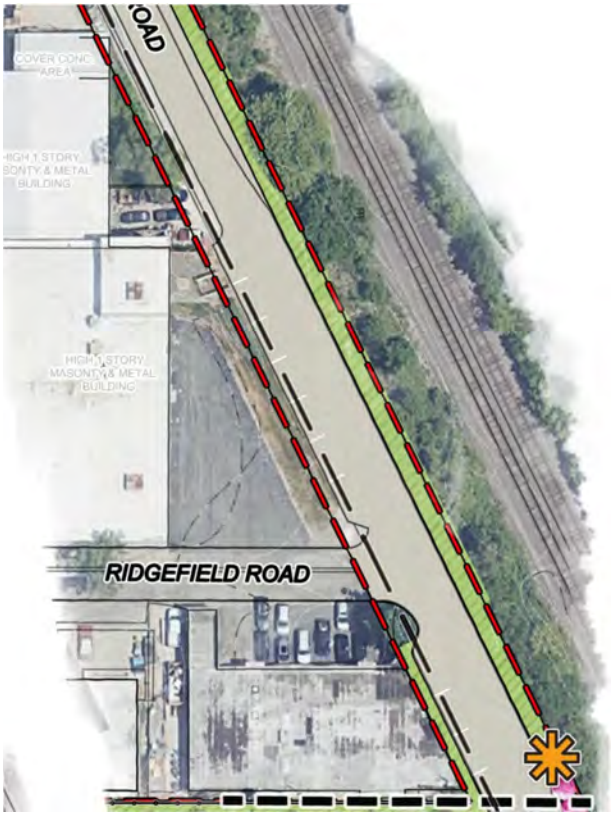


D. Creation of access to Deerfield Rd. for police station



E. 14 dedicated parking for City of Highland Park

EXHIBIT
RESIDENCES OF HIGHLAND PARK
PUBLIC IMPROVEMENTS



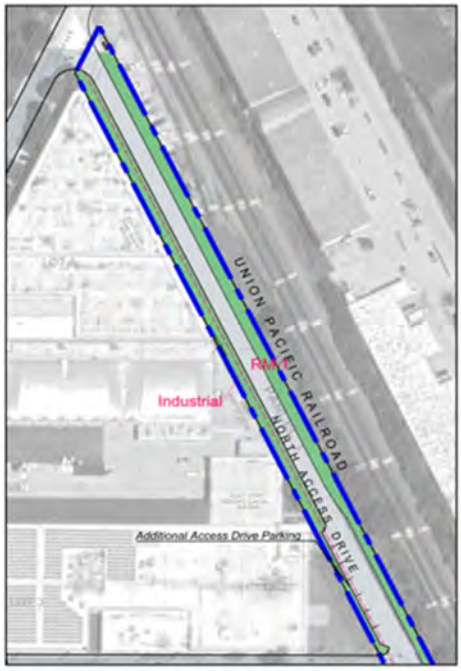
E. 12 public parking spaces added along access road (non-exclusive use)



G. Sharrows on Old Deerfield Rd and North Access Road for bicycle traffic



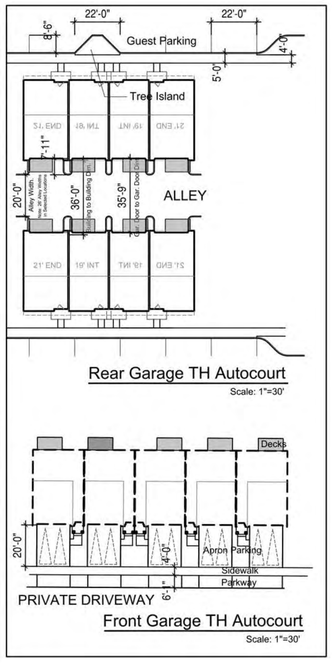
F. Public easement to the Woodland Trail and Tot Lot



H. Public access to North Access Road with repaving and on-street parking

QUANTATIVE SUMMARY	
Three St. Rear Garage TH	177 Homes
Three St. Front Garage TH	50 Homes
Total Homes	227 Homes
Site Area	
RM-1 (Gross Bldg. Area)	839,265 sf
RM-1 (Driveway Area)	118,068 sf
RM-1 (Net Area)	721,097 sf
RM-7 (Net Area)	397,066 sf
INDUSTRIAL	9,435 sf
Total Site Area	1,245,766 sf (28.6 Ac.)
Total Open Space	561,141 sf (45.0%)
Proposed Density	
Total Units	227
SF Lot Area/Unit Proposed (RM-1)	3,176 SF
SF Lot Area/Unit Req. (RM-1)	2,904 SF
Coverage Calculations	
IMPERVIOUS COVERAGE (Tot. Site-R-7/Ind. /RM-1)	
Total Impervious Coverage:	535,835 SF (12.3 acres) .43

PARKING	TOTAL
Garages (All Units Two Car)	454 (2:1 Ratio)
*Garage Apron	100
Internal Surface Parking	107
Parking Subtotal	661 (2.92:1 Ratio)
Public Parking Parking Lot	14
Private Easement Parking Lot	28
Access Drive Parking	12
Parking Total	715
*Front Garage Units	



Sound Mitigation

North

0 40 80 160 320

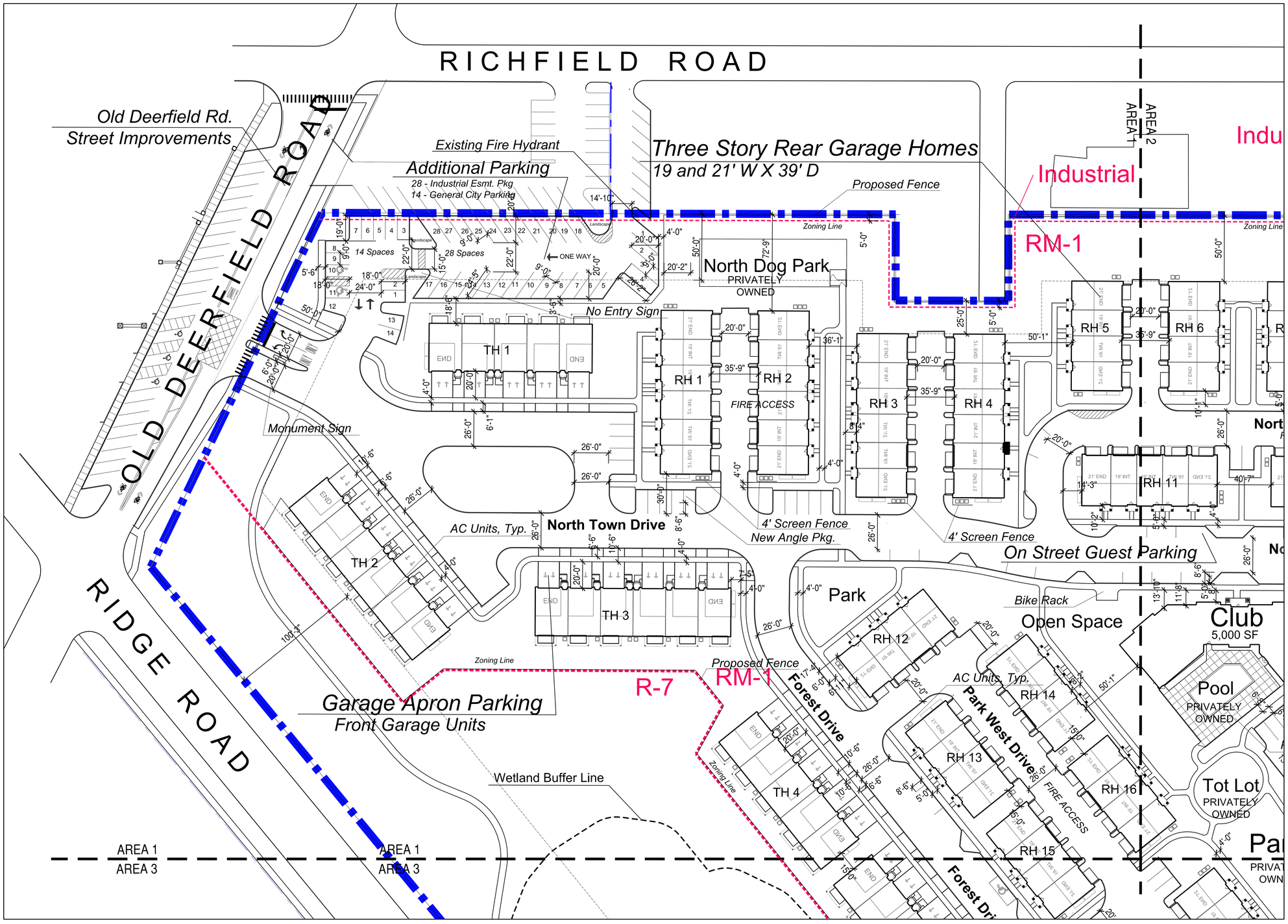
HABITAT™

Site Illustrative Plan and Quantative Summary
HIGHLAND PARK TOWNHOMES
Highland Park, IL

BSB DESIGN
BSBDESIGN.COM

Date: October 20, 2025

bsbdesign.com
The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.



HABITAT™

North

0 30 60 120 240

Site Dimension Plan- Area One
HIGHLAND PARK TOWNHOMES
Highland Park, IL

Date: October 20, 2025

BSB DESIGN
BSBDESIGN.COM

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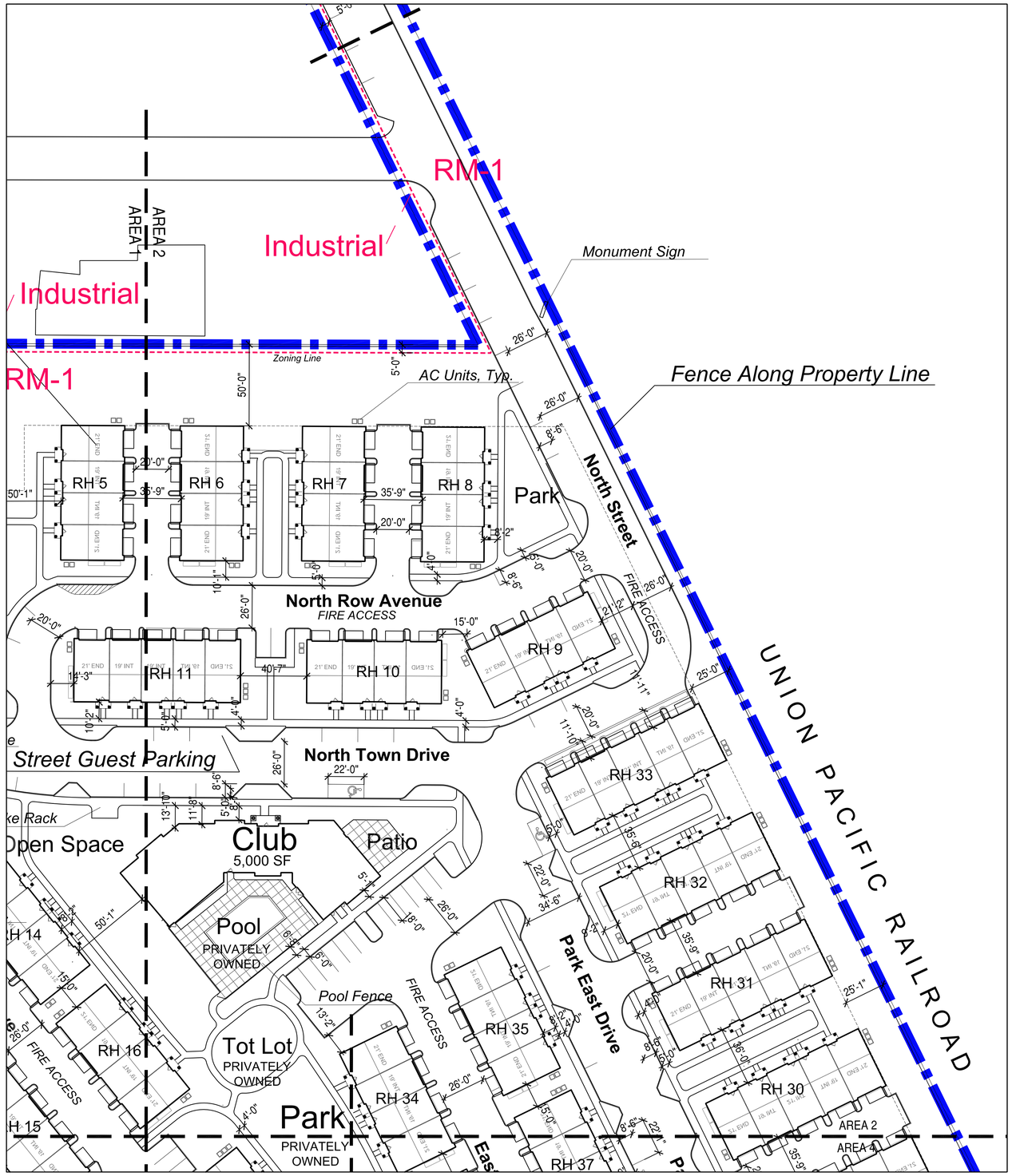

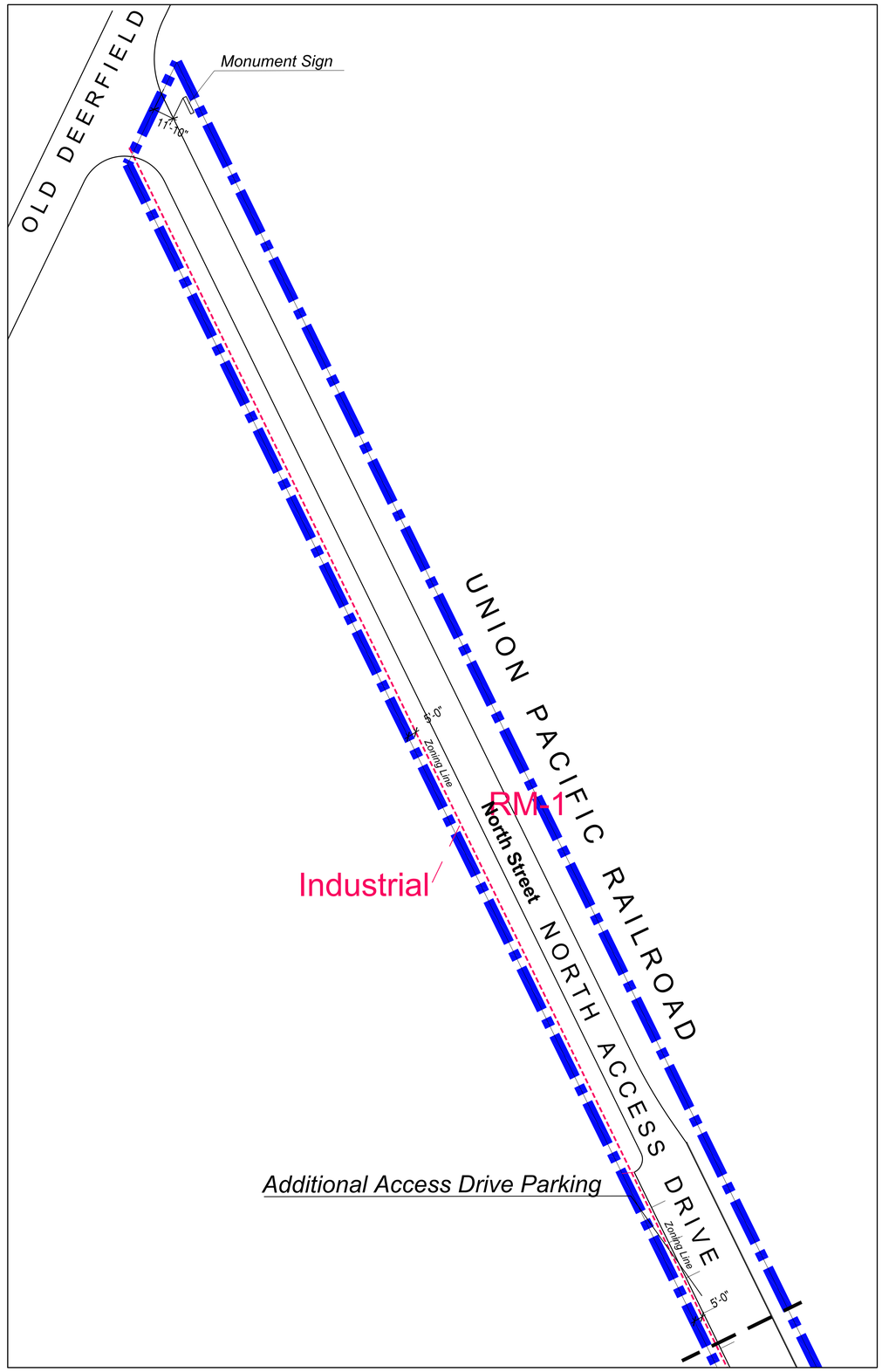

HABITAT™

Site Dimension Plan- Area Two
HIGHLAND PARK TOWNHOMES
Highland Park, IL

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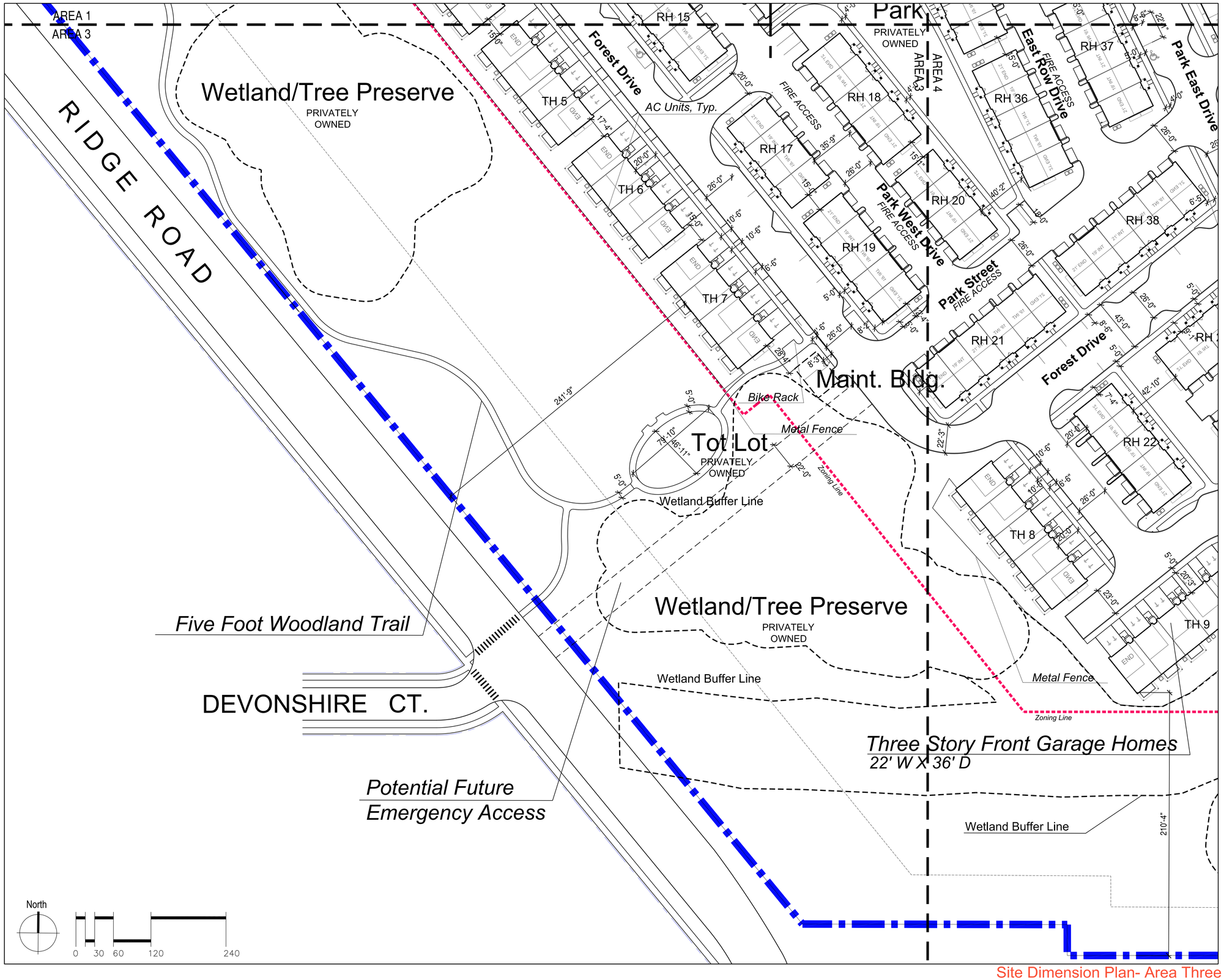
Date: **October 20**, 2025



HABITAT™

Site Dimension Plan- Area Three
HIGHLAND PARK TOWNHOMES
Highland Park, IL

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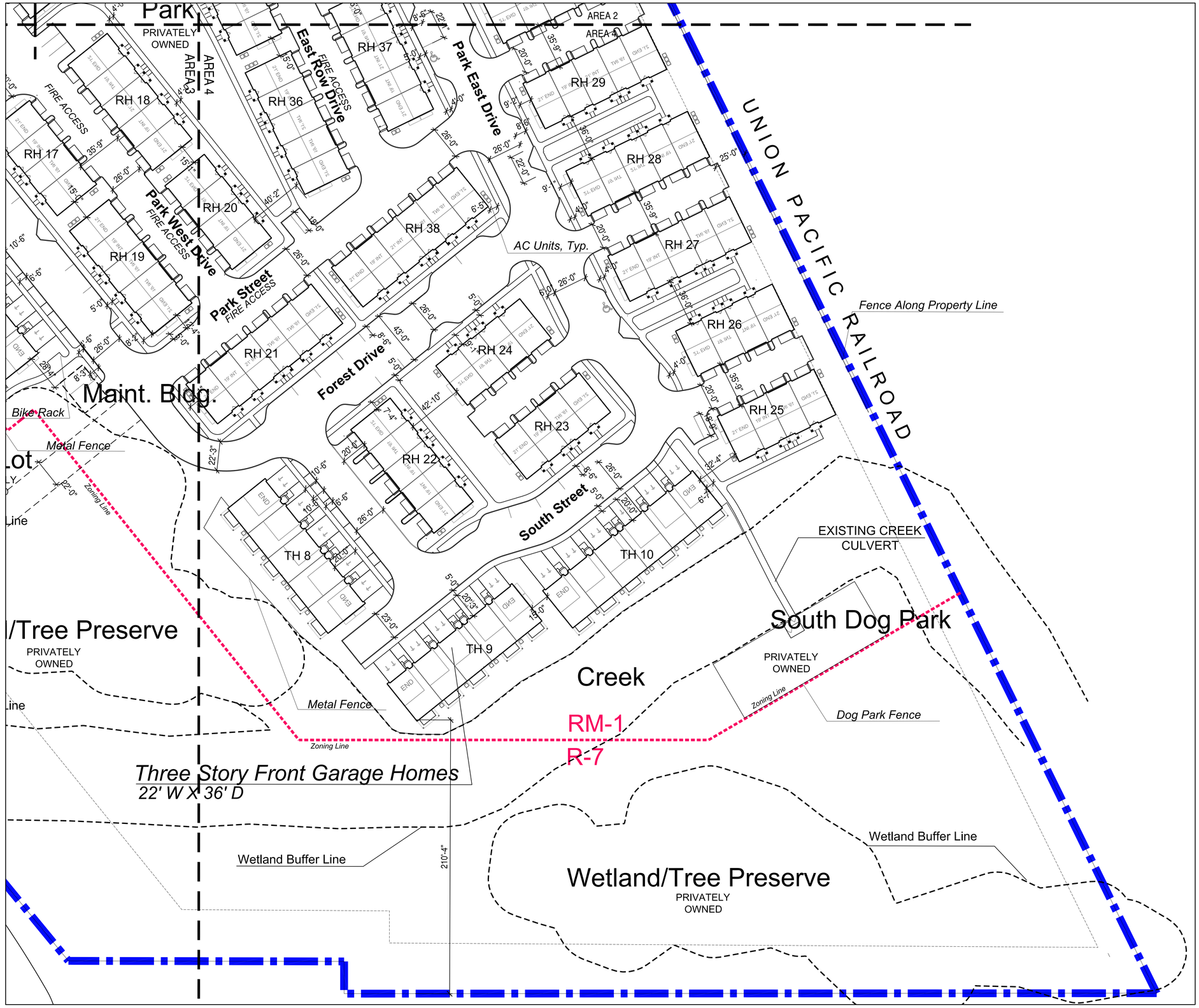
Date: **October 20**, 2025



HABITAT™

Site Dimension Plan- Area Four
HIGHLAND PARK TOWNHOMES
Highland Park, IL

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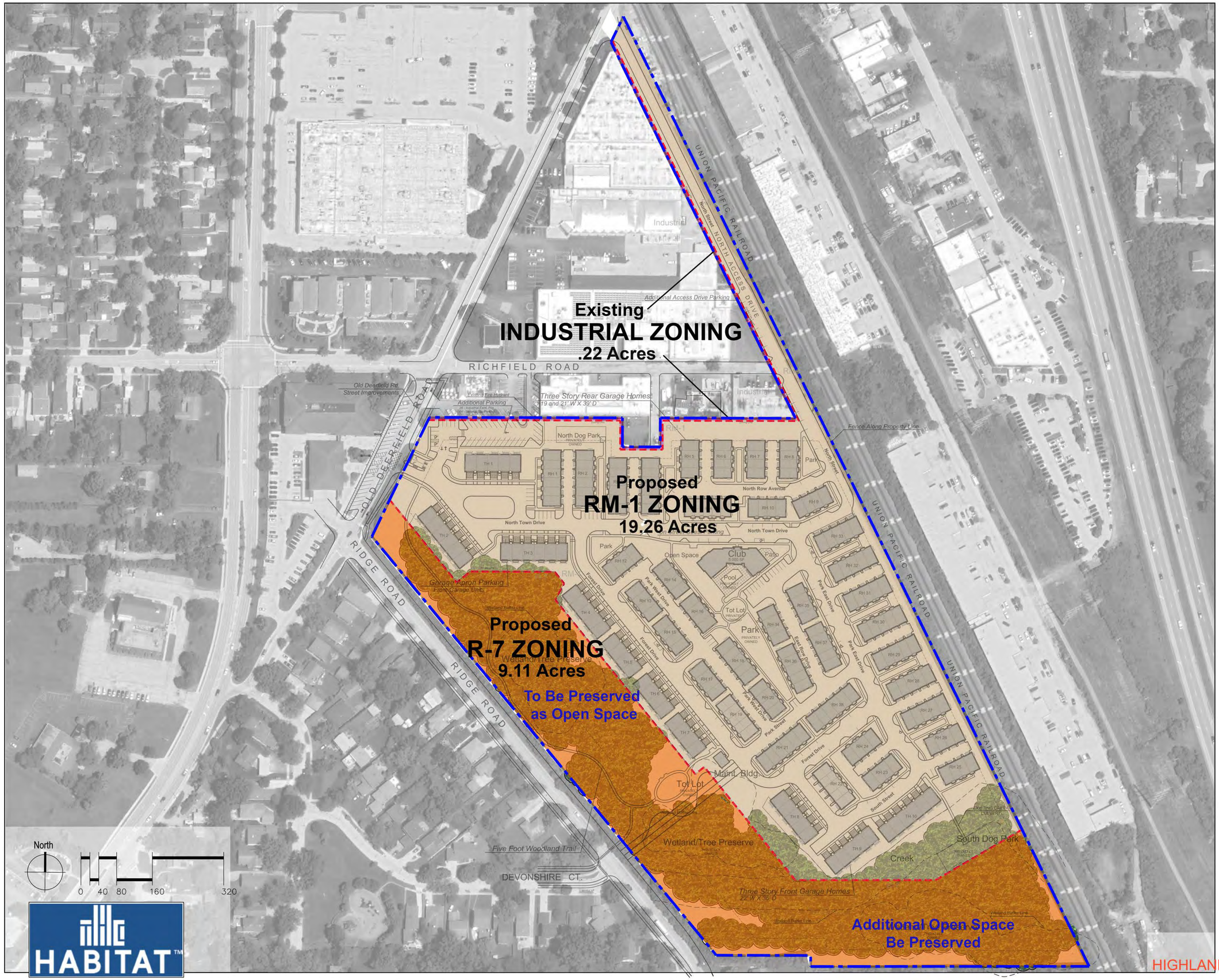
Date: **October 20**, 2025



Proposed Zoning
HIGHLAND PARK TOWNHOMES
Highland Park, IL

Date: October 20, 2025

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THE RESIDENCES OF HIGHLAND PARK

1700 OLD DEERFIELD ROAD | HIGHLAND PARK, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER:
THE HABITAT COMPANY, LLC
350 W. HUBBARD STREET, SUITE 500
CHICAGO, IL 60654
TEL (312) 527-7465
CONTACT: ZACK ZALAR

SURVEYOR:
UNITED SURVEY SERVICE, LLC
7710 CENTRAL AVENUE
RIVER FOREST, IL 60305
TEL (847) 299-1010

PLANNER:
BSB DESIGN
220 N. SMITH STREET, SUITE 210
PALATINE, IL 60067
TEL (847) 776-3294
CONTACT: TERRY SMITH

ARCHITECT:
BSB DESIGN
220 N. SMITH STREET, SUITE 210
PALATINE, IL 60067
TEL (847) 776-3612
CONTACT: NATALIE VISCUSO

CIVIL ENGINEER:
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018
TEL (847) 696-4061, x1021 / x1011
CONTACT: BRETT DUFFY / ROB ANDERSON

ARBORIST:
URBAN FOREST MANAGEMENT
960 ROUTE 22, SUITE 207
FOX RIVER GROVE, IL 60021
TEL (847) 516-9708
CONTACT: TODD SINN

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / JEFF TORRENS

ARBORIST:
DICKSON DESIGN STUDIO, INC.
CONTACT: KARL KROGSTAD
(CERTIFIED ARBORIST: IL-5462A)

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	SCHEDULE: PLANT & MATERIALS LIST (OVERALL DEVELOPMENT) DETAILS: PLANTING
L0.3	NOTES: GENERAL LANDSCAPE NOTES: TREE INVENTORY LANDSCAPE PLANTINGS SUMMARY ARBORIST METHODS FOR ADDRESSING EXISTING TREES RATING SCALE: TREE CONDITION / FORM
L1.0	NOTES: TREE PRESERVATION DETAIL: TREE PROTECTION FENCE SHEET KEY: TREE PRESERVATION / REMOVAL PLAN
L1.1-L1.3	TREE PRESERVATION / REMOVAL PLAN - FAR NORTH - NORTH - SOUTH
L2.0	SHEET KEY: LANDSCAPE PLAN
L2.1-L2.11	LANDSCAPE PLAN - OVERALL
L3.1	DETAILS: - MONUMENT - FEATURE ISLAND - OUTCROPPING STONE
L3.2	DETAILS: TYPICAL FOUNDATIONS
L3.3	DETAILS: CLUBHOUSE & POOL
L3.4	DETAILS: DOG PARK
L3.5	DETAILS: PLAY LOTS - CLUBHOUSE - WEST
L4.1	FENCING LAYOUT PLAN
L4.2	DETAILS: FENCING
L4.3	DETAILS: FENCING
L5.0	DETAILS: SITE FURNISHINGS
L6.0	GROUND TREATMENT / TURF LAYOUT PLAN
⚠ L7.0	IRRIGATION PLAN PARKING LOT EASEMENT AREA

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - COVER

SHEET NUMBER

L0.1

SCHEDULE: PLANT & MATERIALS LIST - OVERALL DEVELOPMENT

TREES

CODE	QTY(1)	REPL. QTY(2)	QTY(3)	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees						
AFAB	3	-	-	3" caliper	Acer freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple
APCK	3	-	-	3" caliper	Acer platanoides 'Crimson King'	Crimson King Norway Maple
ARF	2	-	-	3" caliper	Acer rubrum 'Franksred'	Red Sunset Red Maple
AS2.5	-	-	3	2.5" caliper	Acer saccharum	Sugar Maple
AS	2	-	-	3" caliper	Acer saccharum	Sugar Maple
CC	1	-	-	3" caliper	Carpinus caroliniana	American Hornbeam
CO2.5	-	-	7	2.5" caliper	Celtis occidentalis	Hackberry
CO	2	6	-	3" caliper	Celtis occidentalis	Hackberry
GB	3	-	-	3" caliper	Gingko biloba	Gingko (male species)
GD	3	5	-	3" caliper	Gymnocladus dioica	Kentucky Coffeetree
GTI2.5	-	-	5	3" caliper	Gleditsia triacanthos var. inermis	Thornless Common Honeylocust
GTI	-	9	-	3" caliper	Gleditsia triacanthos var. inermis	Thornless Common Honeylocust
JN2.5	-	-	2	2.5" caliper	Juglans nigra	Black Walnut
LS	1	6	-	3" caliper	Liquidambar styraciflua	Sweetgum
LT2.5	-	-	1	2.5" caliper	Liriodendron tulipifera	Tulip Tree
LT	-	3	-	3" caliper	Liriodendron tulipifera	Tulip Tree
NS	3	4	-	3" caliper	Nyssa sylvatica	Black Tupelo
PMC	-	4	-	3" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
QA2.5	-	-	2	2.5" caliper	Quercus alba	White Oak
QA	-	3	-	3" caliper	Quercus alba	White Oak
QB2.5	-	-	4	2.5" caliper	Quercus bicolor	Swamp White Oak
QB	3	7	-	3" caliper	Quercus bicolor	Swamp White Oak
QI	3	1	-	3" caliper	Quercus imbricaria	Shingle Oak
QM	2	5	-	3" caliper	Quercus macrocarpa	Bur Oak
QR	-	1	-	3" caliper	Quercus rubra	Red Oak
TSS2.5	-	-	11	2.5" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
TSS	4	3	-	3" caliper	Tilia tometosa 'Sterling Silver'	Sterling Silver Linden
UA	-	-	3	3" caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
UA	-	6	-	3" caliper	Ulmus carpinifolia 'Accolade'	Accolade Smoothleaf Elm
UM	1	5	-	3" caliper	Ulmus x 'Morton'	Morton Accolade Elm
UP	-	8	-	3" caliper	Ulmus x 'Patriot'	Patriot Elm
Columnar Shade Trees						
AFA	4	-	-	3" caliper	Acer freemanii 'Armstrong'	Armstrong Freeman Maple
AMM	2	-	-	3" caliper	Acer miyabei 'Morton'	State Street Miyabe Maple
APCS	4	-	-	3" caliper	Acer platanoides 'Crimson Sentry'	Crimson Sentry Norway Maple
FSDP	5	-	-	3" caliper	Fagus sylvatica 'Dawyckii Purple'	Dawyck Purple Upright European Beech
GBF2.5	-	-	3	2.5" caliper	Ginkgo biloba 'Fastigiata'	Upright Maidenhair Tree
GBF	4	-	-	3" caliper	Ginkgo biloba 'Fastigiata'	Upright Maidenhair Tree
GPS2.5	-	-	5	2.5" caliper	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo *(male species)*
GPS	3	3	-	3" caliper	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo *(male species)*
QRP2.5	-	-	6	2.5" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
QRP	3	-	-	3" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Shade Trees:	***61***	***79***	***52***			
Evergreen Trees						
ACF	3	-	-	8' high	Abies concolor	White Fir
PA6	-	-	9	6' high	Picea abies	Norway Spruce
PA	-	10	-	8' high	Picea abies	Norway Spruce
PGD6	-	-	5	6' high	Picea glauca 'Densata'	Black Hills Spruce
PGD	12	-	-	8' high	Picea glauca 'Densata'	Black Hills Spruce
PM	12	-	-	8' high	Pseudotsuga menziesii	Douglas Fir
PO	11	-	-	8' high	Picea omorika	Serbian Spruce
PP	5	8	-	8' high	Picea pungens	Colorado Spruce
PS6	-	-	5	6' high	Pinus strobus	White Pine
PS	9	7	-	8' high	Pinus strobus	White Pine
Evergreen Trees:	***52***	***25***	***19***			
Ornamental Trees						
AC	2	12	-	8' high	Amelanchier canadensis	Shadblow Serviceberry
AGAB	4	-	-	8' high	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry
BN	6	6	-	8' high	Betula nigra	River Birch
BFV	2	-	-	8' high	Betula nigra 'Fox Valley'	Fox Valley Dwarf River Birch
CCE	3	-	-	8' high	Cercis canadensis	Eastern Redbud
CK	1	1	-	8' high	Cornus kousa	Kousa Dogwood
CM	3	4	-	8' high	Cornus mas	Cornelian Cherry
HV	3	-	-	8' high	Hamamelis vernalis	Vernal Witchhazel
MAV	-	3	-	8' high	Magnolia virginiana	Sweetbay Magnolia
MB	3	6	-	8' high	Malus x 'Beverly'	Beverly Flowering Crabapple
MRJ	-	1	-	8' high	Malus x 'Red Jewel'	Red Jewel Flowering Crabapple
MRR	-	6	-	8' high	Malus x 'Royal Raindrops'	Royal Raindrops Crabapple
MS	1	1	-	8' high	Malus sargentii	Sargent Flowering Crabapple
SRI	2	3	-	8' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac
VP	6	-	-	8' high	Viburnum prunifolium	Blackhaw Viburnum
Ornamental Trees:	***36***	***43***	***0***			

SHRUBS

	QTY(1)	QTY				
Fastigiate Evergreen Shrubs						
TON	16	-	-	8' high	Thuja occidentalis 'Nigra'	Dark Green Arborvitae
TOT	4	-	-	8' high	Thuja occidentalis 'Techny'	Mission Arborvitae
Evergreen Shrubs						
CPGM	7	-	-	24" wide	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Japanese False Cypress
JCK	6	-	-	3 Gal./24"	Juniperus chinensis 'Kallay'	Kallay Compact Chinese Juniper
TMH	8	-	-	24" wide	Taxus x media 'Hicksii'	Hicks Yew
Large Deciduous Shrubs						
AAB	41	-	-	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
AAM	21	-	-	36" high	Aronia melanocarpa 'Autumn Magic'	Autumn Magic Black Chokeberry
CIH	28	-	-	42" high	Cornus alba 'Ivory Halo'	Ivory Halo Tatarian Dogwood
CR	20	-	-	36" high	Cornus racemosa	Gray Dogwood
CSF	12	-	-	36" high	Cornus sericea 'Flaviramea'	Yellowtwig Dogwood
CSI	5	-	-	36" high	Cornus sericea 'Isanti Redtwig'	Isanti Redtwig Dogwood
FGBS	3	-	-	36" high	Fothergilla gardenii 'Blue Shadow'	Blue Shadow Dwarf Fothergilla
FOS	18	-	-	36" high	Forsythia ovata 'Sunrise'	Sunrise Early Forsythia
HPL	13	-	-	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
POC	11	-	-	36" high	Physocarpus opulifolius	Common Ninebark
SMP	3	-	-	36" high	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
SMK	18	-	-	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
SXP	23	-	-	36" high	Syringa x 'Penda'	Bloomerang Lilac
VC	12	-	-	36" high	Viburnum carlesii	Koreanspice Viburnum
VD	9	-	-	36" high	Viburnum dentatum	Arrowwood Viburnum
VJ	10	-	-	36" high	Viburnum x juddii	Judd Viburnum
WWR	5	-	-	5 Gal./24"	Weigela florida 'Wine & Roses'	Wine & Roses Weigela
Small Deciduous Shrubs						
ALSM	16	-	-	5 Gal./24"	Aronia melanocarpa 'Low Scape Mound'	Low Scape Mound Black Chokeberry
RDKO	14	-	-	5 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
RGL	44	-	-	5 Gal./24"	Rhus aromatica 'Gro-Low'	Gro Low Sumac
SGF	25	-	-	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
Overall Shrubs:	***392***					

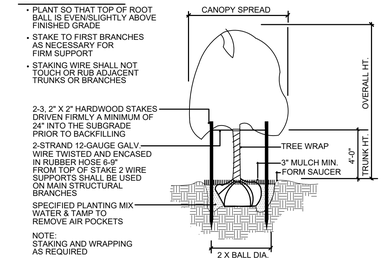
GRASSES, PERENNIALS & GROUNDCOVERS

	QTY(1)	QTY				
Ornamental Grasses						
CAB3	-	46	-	3 Gal.	Calamagrostis arundinacea 'Brachytricha'	Korean Reed Grass
CKF	-	69	-	1 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
PAH	-	72	-	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PHM3	-	8	-	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
PVN3	-	55	-	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
SA	-	43	-	1 Gal.	Sesleria autumnalis	Autumn Moor Grass
SH	-	46	-	1 Gal.	Sporobolus heterolepsis	Prairie Dropseed
Perennials						
AM	-	75	-	1 Gal.	Allium x 'Millenium'	Millenium Ornamental Onion
GMF	-	16	-	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HHR	-	52	-	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
HVC	-	24	-	1 Gal.	Heuchera villosa x 'Caramel'	Caramel Coralbells
LSA	-	12	-	1 Gal.	Leucanthemum x superbum 'Alaska'	Shasta Daisy
NBW	-	100	-	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
Groundcover						
VDB	-	785	-	3" Pot	Vinca minor 'Dart's Blue'	Dart's Blue Periwinkle
Materials						
-	-	37	-	C.Y.	-	Soil Amendments
-	-	111	-	C.Y.	-	Shredded Hardwood Mulch
-	-	16,430	-	S.Y.	-	Kentucky Bluegrass Blend Sod
-	-	122	-	C.Y.	-	Wood Chip surface (dog parks)
-	-	176	-	C.Y.	-	Engineered Wood Fiber (play lot surface)
-	-	1,860	-	L.F.	-	8 Ft. Board on Board Fence
-	-	860	-	L.F.	-	6 Ft. Board on Board Fence
-	-	1,560	-	L.F.	-	6 Ft. Ornamental Fence (incl. 2 gates)
-	-	684	-	L.F.	-	4 Ft. Chain Link Fence (incl. 4 gates)
-	-	4,980	-	L.F.	-	Tree Protection Fence
Amenities						
-	-	2	-	EACH	-	Waste Station
-	-	5	-	EACH	-	Seating Bench
-	-	4	-	EACH	-	Litter Receptacle
-	-	6	-	EACH	-	Bike Racks

NOTES:

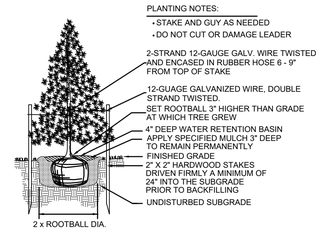
1. Quantities fulfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Quantities fulfill Chapter 94 tree replacement requirements

DETAILS: PLANTING



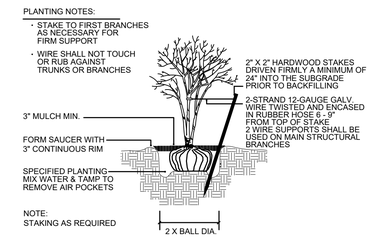
TREE PLANTING & STAKING

NOT TO SCALE



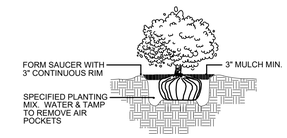
EVERGREEN TREE PLANTING

NOT TO SCALE



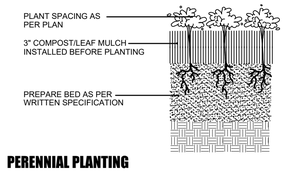
MULTI-TRUNK TREE STAKING

NOT TO SCALE



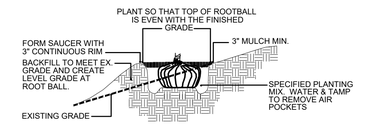
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SCHEDULE, NOTES & DETAILS

SHEET NUMBER

L0.2

NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.

2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.

3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.

4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.

5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.

6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.

7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.

9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.

10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).

11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.

12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.

14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.

15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.

16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.

17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.

18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.

19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.

20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.

21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.

22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.

23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.

24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

TREE INVENTORY

NOTE!

REFER TO ADDENDUM FOR TREE INVENTORY - LISTING OF ALL EXISTING TREES, THEIR SPECIES, SIZE, CONDITION, VILLAGE CODE CLASSIFICATION, OUTCOME AND ANY TREE REPLACEMENTS REQUIRED PER CODE.

LANDSCAPE PLANTINGS SUMMARY

Required Plantings

Vehicular Use Area (VUA)

Per Title XV, Chapter 150 - Zoning Code, Article XXII

	Required	Provided
VUA within 25' of a street	5 ft. min. depth	>5 ft. min. depth
VUA Interior Landscaping (lot w/ 12 or more spaces)	8% interior landscape	>8% interior landscape
Tree Planting Island Spacing	max. 10 spaces between	11 spaces between*
Tree Planting Island Size	Min. width 8.5 ft./ Min. 180 SF	met, except for island at north entry* met, except for island at north entry*
Trees Required per Island	1, 3" caliper tree/180 SF	met, except for island at north entry*

* Requirement not met due to existing conditions and/or at the request of the easement holder/owner of connecting lot

Required Landscape Planting Quantities

Per Title XV, Chapter 150 - Zoning Code, Article XXII

	Required Trees*	Provided Trees
Shade or Ornamental Trees (3" / 8' high, 1 per 40 LF)	119	-
Shade (3" Caliper, Overall Plant List)	-	61
Shade (3" caliper, Club)	-	2
Ornamental Trees (8' high, Overall Plant List)	-	55
Ornamental Trees (8' high, Club)	-	1
Total Shade or Ornamental Trees	**119**	**119**
Evergreen Trees (8' high, 1 per 60 LF)	55	-
Evergreen Trees (8' high, Overall Plant List)	-	52
Evergreen Trees (8' high, Club)	-	3
Total Evergreen Trees	**55**	**55**
Total	**174**	**174**

	Required Shrubs	Provided Shrubs
Shrubs (24" min., 1 per 5 LF))	952	-
Shrubs (Overall Plant List)	-	392
Shrubs (Club)	-	195
Shrubs (Front Load Townhome Foundations)	-	751
Shrubs (Rear Load Townhome Foundations)	-	2,613
Total	**952**	**3,951**

* Requirements calculated and provided by City of Highland Park

Per Title IX, Chapter 94, Article IV - Tree Preservation

	Replacements Req'd	Replacements Provided
Removals:		
Heritage Trees = removals (0), multiplier (x4)	0 (Category A only)	0
Key Trees = removals (21), multiplier (x3)	63 (Category A or B)	63
Protected Trees = removals (82), multiplier (x2)	164 (Category A, B or C)	164
Other Trees (46 removed)	0	0
Dead Trees (68 removed)	0	0
Total Trees	**227**	**227**
Replacements by Category:		
Shade Trees, 3" caliper, Category A (Overall)		63
Total Replacements, Key, Category A or B		**63**
Shade Trees, 3" caliper, Category A (Overall)		16
Evergreen Trees, 8' high, Category B (Overall)		25
Ornamentals, 8' high; Category C (Overall)		24
Ornamentals, 8' high; Category C (Club)		1
Ornamentals, 8' high; Category C (TH Foundations)		98
Total Replacements, Protected, Category A, B or C		**164**
Total Replacement Trees		**227**

Plantings Exceeding Code Requirements

Shade Trees, 2.5" caliper (Overall)	54
Evergreen Trees (6' high, Overall Plant List)	19

Notes!
1. Final Removals subject to field verification.
2. See Addendum for Existing Tree Inventory.

ARBORIST METHODS FOR ADDRESSING EXISTING TREES

The following techniques and strategies are recommended to be followed to ensure the best possible success in retaining existing trees:

Protective Fencing
All trees to be preserved on site shall be identified based on the tree preservation plan. Once identified, tree protection fencing shall be installed in accordance to the tree preservation plan, tree preservation detail, specifications, and all village codes. In addition to the tree protection fencing, a protective sedimentation fence shall be installed at the Critical Root Zone (CRZ) of all significant trees or protected trees which are located downgrade of all clearing, excavation and/or construction activity. Fencing shall be installed prior to any construction activities, including tree removal. For trees at or near the property lines, fencing shall only be installed up to the property line on the **Residences of Highland Park** side.

At no time shall any construction activity, equipment, parking/placement of vehicles, materials, spoils, or debris be stored within the Tree Protection Zone (TPZ). In addition, no crushed limestone, hydrocarbons or other materials detrimental to trees shall be stored on the uphill side adjacent to protected trees. All project contractors shall be educated regarding these above stipulations prior to commencement of on-site work.

Protective fencing must be in place around the TPZ and approved by the City Forester prior to beginning construction. Fencing must remain in place during the entire construction period to prevent impingement of construction vehicles, materials, spoils and equipment into or upon the Tree Preservation area. All fencing shall be of a ridged material and must be secured to metal posts driven into the ground, spaced no further than ten feet (10') apart.

Tree Removal
Once protective fencing has been installed, removal of existing trees as identified on the tree preservation can be undertaken by a qualified tree removal company . Trees and stumps shall be removed following accepted arboricultural practices, and can be chipped on site for use as mulch. For tree removals adjacent to protective fencing or vegetation, at no time shall vegetation be forcibly removed in such a manner that would damage the root system of surrounding preserved vegetation.

Root Pruning
Root pruning, using accepted arboricultural practice, shall occur along the outside edge of the protective fencing in circumstances where either the limit of construction encroaches on the CRZ, or where trees that are being removed are directly adjacent to trees being preserved. Root Pruning loactions have been indicated on the Tree Preservation Plan.

Fertilization
All trees that are being root pruned shall also receive fertilization to promote new root growth.

Two-Lined Chestnut Borer
Those Key and Heritage Oaks that are in close proximity to excavation and other construction activity shall receive preventative treatment for Two-Lined Chestnut Borer.

Limestone
Crushed Limestone has not been proposed and shall not be used within the TPZ or within the CRZ of any preserved tree.

Additional Landscaping
The landscape plan has been designed in a way that minimizes the potential damage to roots by limiting any planting within the critical root zones, including those trees identified to be further addressed. All landscape work to be conducted within the protective fencing zone shall be hand-dig only.

All work regarding the removal and protection of existing trees shall be conducted by or under the supervision of an ISA Certified Arborist.

(Prepared by Karl Krogstad, ISA Certified Arborist IL-5462A)

RATING SCALE: TREE CONDITION / FORM

Excellent / "1"
The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.

Good / "2"
The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.

Fair / "3"
The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.

Poor / "4"
The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

Critical / "5"
The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.

Dead / "6"
Less than 10% of the tree shows signs of life.

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SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN NOTES & DETAILS

SHEET NUMBER

L0.3

NOTES: TREE PRESERVATION

1. TREE PRESERVATION:

   A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**

   B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.

   C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.

   D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".

   E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.

   F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.

   G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.

   H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.

   I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.

   J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.

   K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).

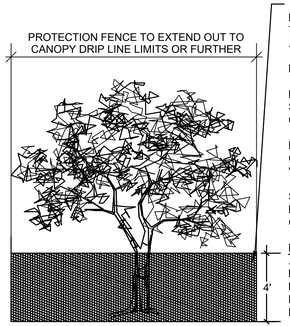
   L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.

   M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.

   N. ALL OFF-SITE TREES SHALL BE PRESERVED.

   O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

DETAIL: TREE PROTECTION FENCE



FENCE TO BE PROVIDED AROUND ALL OFF-SITE TREES WHOSE CANOPY DRIP-LINE EXTENDS ACROSS BOUNDARIES OF PROJECT SITE.

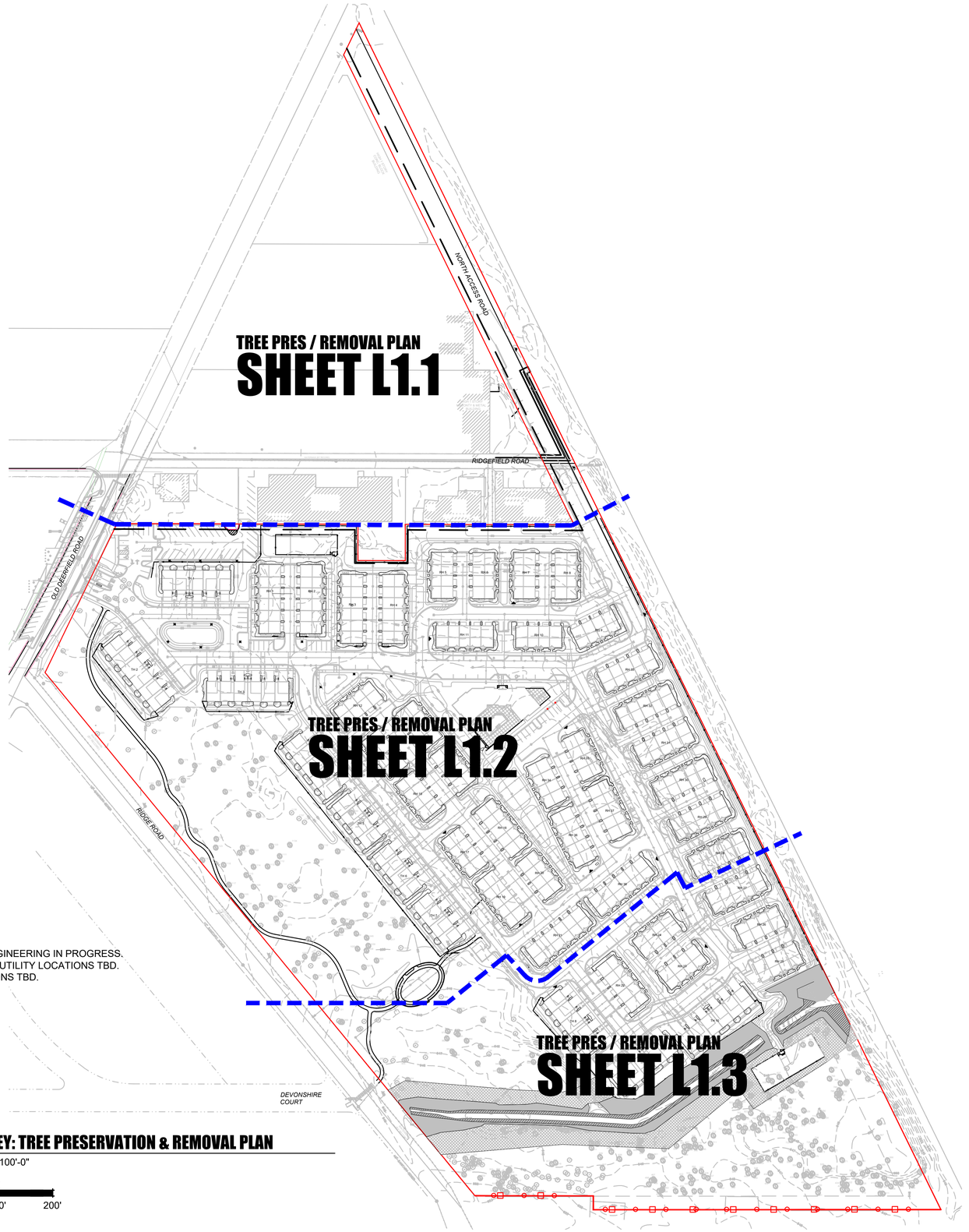
FENCE IS FOR PROTECTION OF ZOOT ZONES.

FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE SHALL BE 4' TALL, WOOD LATHE OR CHAIN LINK, POSTED WITH A SIGN THAT READS: "TREE PROTECTION ZONE - KEEP OUT"

SECURE FENCE TO WOODEN STAKES OR METAL POLES, SPACED NO GREATER THAN 8' ON CENTER

NOTE!
AFTER EXISTING TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, PARKED, ETC., INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.



NOTE!
- PLAN DEPICTS ENGINEERING IN PROGRESS. FINAL GRADING & UTILITY LOCATIONS TBD.
- LIGHTING LOCATIONS TBD.

NORTH

SHEET KEY: TREE PRESERVATION & REMOVAL PLAN

SCALE: 1" = 100'-0"

0 50' 100' 200'

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THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

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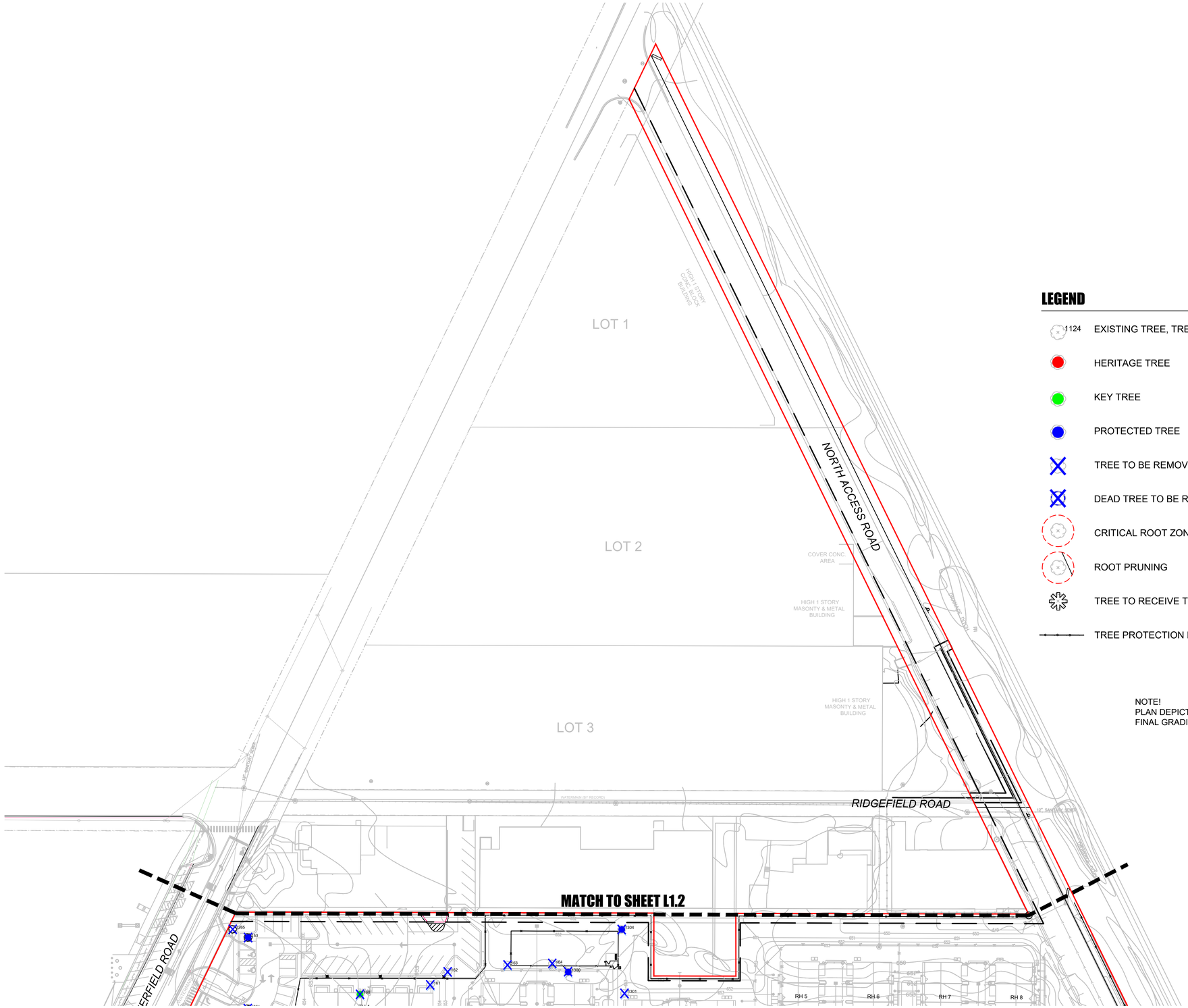
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN SHEET KEY

SHEET NUMBER

L1.0



LEGEND

- 1124 — EXISTING TREE, TREE TAG NUMBER
- HERITAGE TREE
- KEY TREE
- PROTECTED TREE
- TREE TO BE REMOVED
- DEAD TREE TO BE REMOVED
- CRITICAL ROOT ZONE (*SHOWN ONLY FOR TREES NEAR DISTURBANCE*)
- ROOT PRUNING
- TREE TO RECEIVE TREATMENT FOR 2-LINED CHESTNUT BORER
- TREE PROTECTION FENCING

NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS.
FINAL GRADING & UTILITY LOCATIONS TBD.

NORTH

TREE PRESERVATION & REMOVAL PLAN - FAR NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

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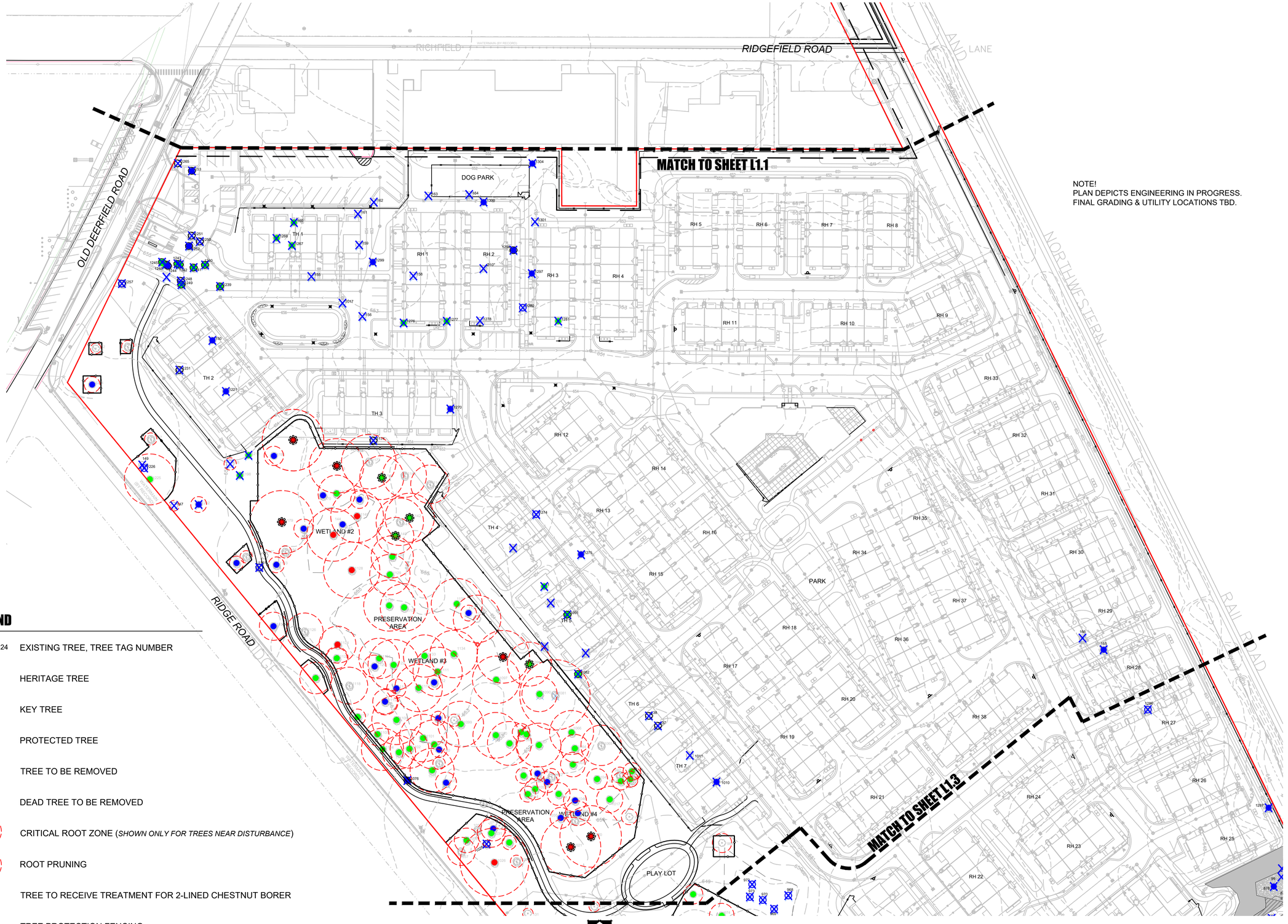
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN FAR NORTH

SHEET NUMBER

L1.1



NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS.
FINAL GRADING & UTILITY LOCATIONS TBD.

LEGEND

- 1124 EXISTING TREE, TREE TAG NUMBER
- HERITAGE TREE
- KEY TREE
- PROTECTED TREE
- TREE TO BE REMOVED
- DEAD TREE TO BE REMOVED
- CRITICAL ROOT ZONE (*SHOWN ONLY FOR TREES NEAR DISTURBANCE*)
- ROOT PRUNING
- TREE TO RECEIVE TREATMENT FOR 2-LINED CHESTNUT BORER
- TREE PROTECTION FENCING

NORTH

TREE PRESERVATION & REMOVAL PLAN - NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

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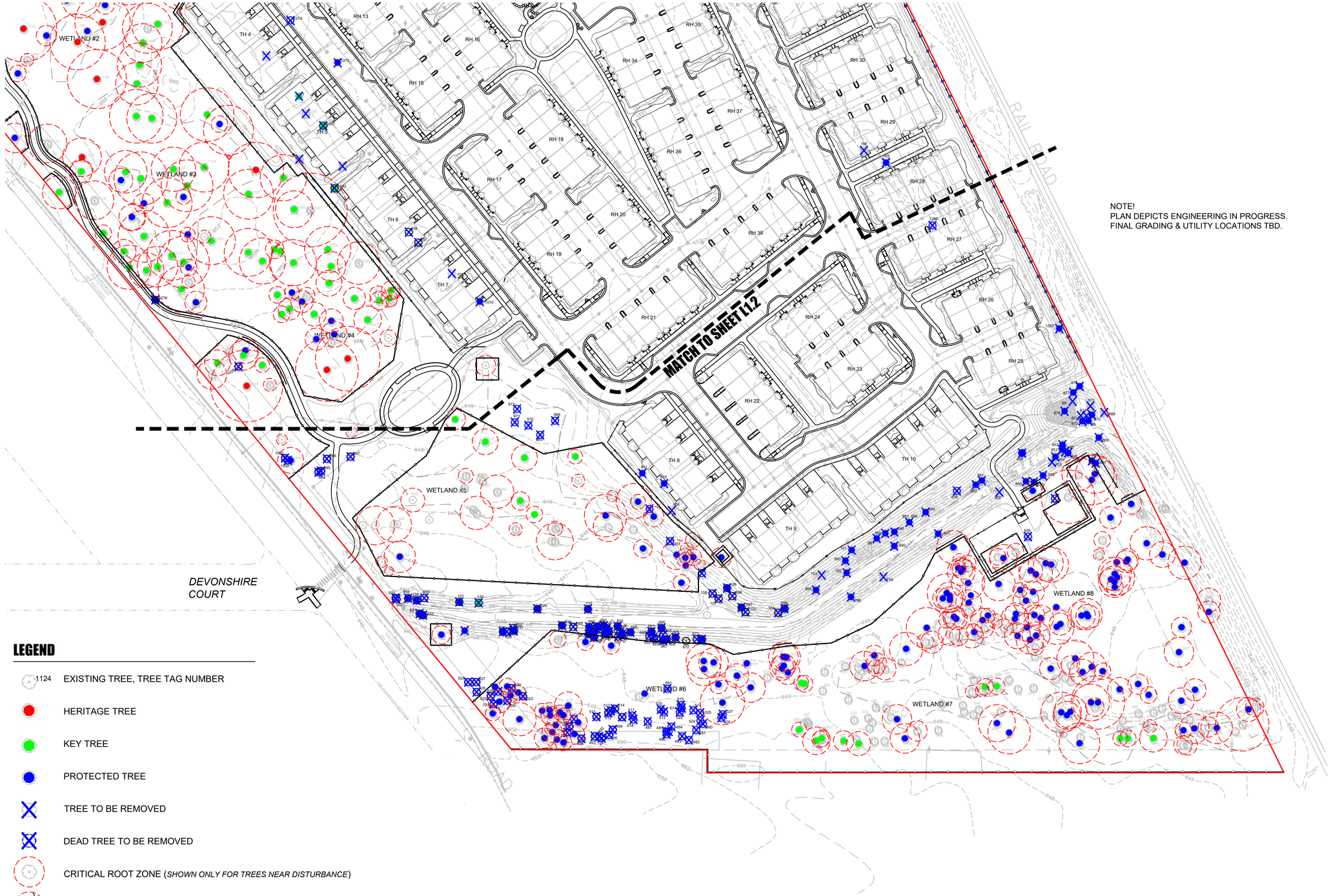
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN NORTH

SHEET NUMBER

L1.2



NOTE!
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FINAL GRADING & UTILITY LOCATIONS TBD.

LEGEND

- 1124 EXISTING TREE, TREE TAG NUMBER
- HERITAGE TREE
- KEY TREE
- PROTECTED TREE
- TREE TO BE REMOVED
- DEAD TREE TO BE REMOVED
- CRITICAL ROOT ZONE (*SHOWN ONLY FOR TREES NEAR DISTURBANCE*)
- ROOT PRUNING
- TREE TO RECEIVE TREATMENT FOR 2-LINED CHESTNUT BORER
- TREE PROTECTION FENCING

NORTH

TREE PRESERVATION & REMOVAL PLAN - SOUTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

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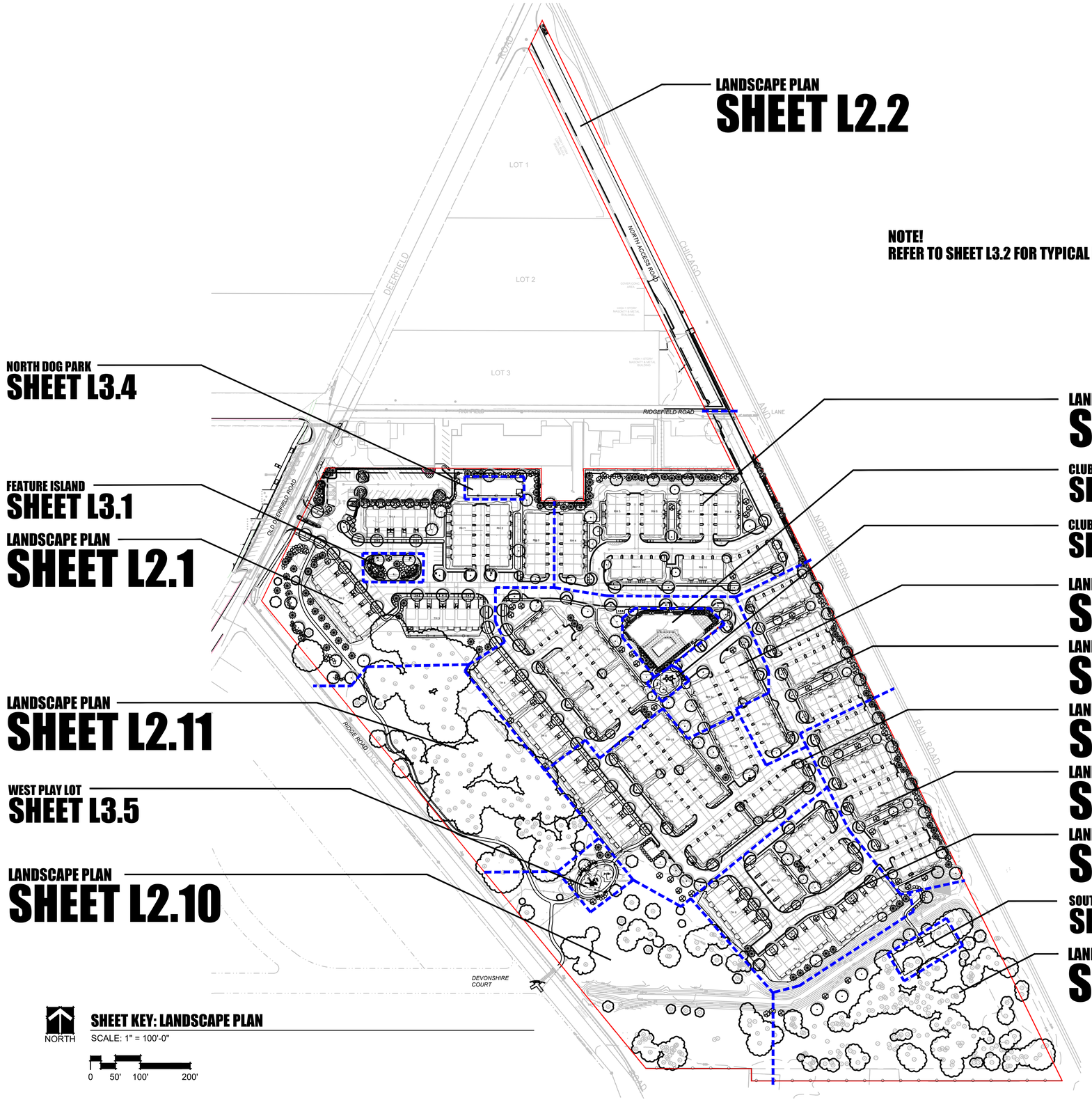
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- TREE PRES / REMOVAL PLAN SOUTH

SHEET NUMBER

L1.3



NOTE!
REFER TO SHEET L3.2 FOR TYPICAL FOUNDATION LANDSCAPE

LANDSCAPE PLAN
SHEET L2.2

NORTH DOG PARK
SHEET L3.4

FEATURE ISLAND
SHEET L3.1

LANDSCAPE PLAN
SHEET L2.1

LANDSCAPE PLAN
SHEET L2.11

WEST PLAY LOT
SHEET L3.5

LANDSCAPE PLAN
SHEET L2.10

LANDSCAPE PLAN
SHEET L2.3

CLUBHOUSE / POOL
SHEET L3.3

CLUBHOUSE PLAY LOT
SHEET L3.5

LANDSCAPE PLAN
SHEET L2.4

LANDSCAPE PLAN
SHEET L2.5

LANDSCAPE PLAN
SHEET L2.6

LANDSCAPE PLAN
SHEET L2.7

LANDSCAPE PLAN
SHEET L2.8

SOUTH DOG PARK
SHEET L3.4

LANDSCAPE PLAN
SHEET L2.9

NORTH

SHEET KEY: LANDSCAPE PLAN

SCALE: 1" = 100'-0"

0 50' 100' 200'

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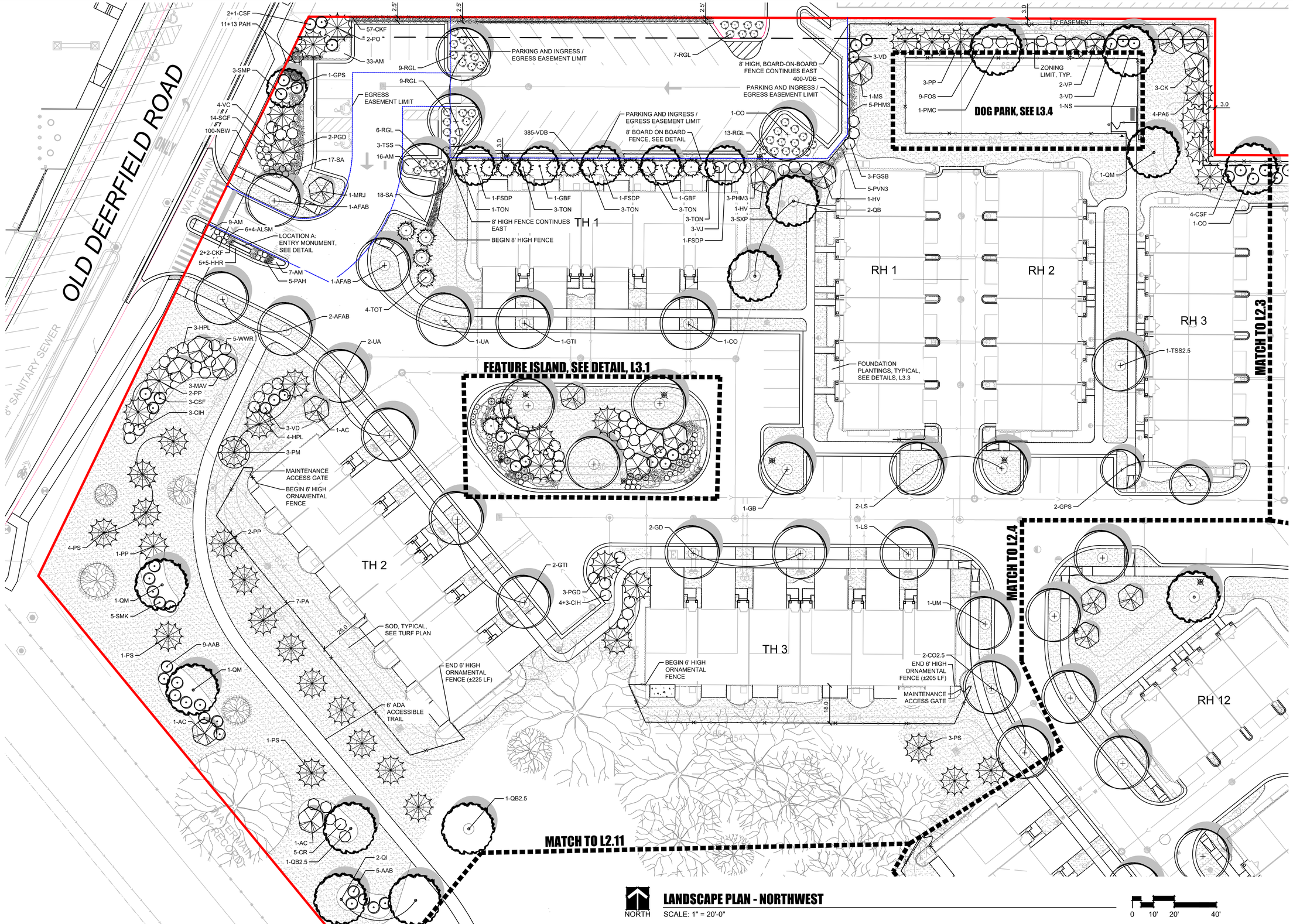
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- SHEET KEY

SHEET NUMBER

L2.0



NORTH

LANDSCAPE PLAN - NORTHWEST

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

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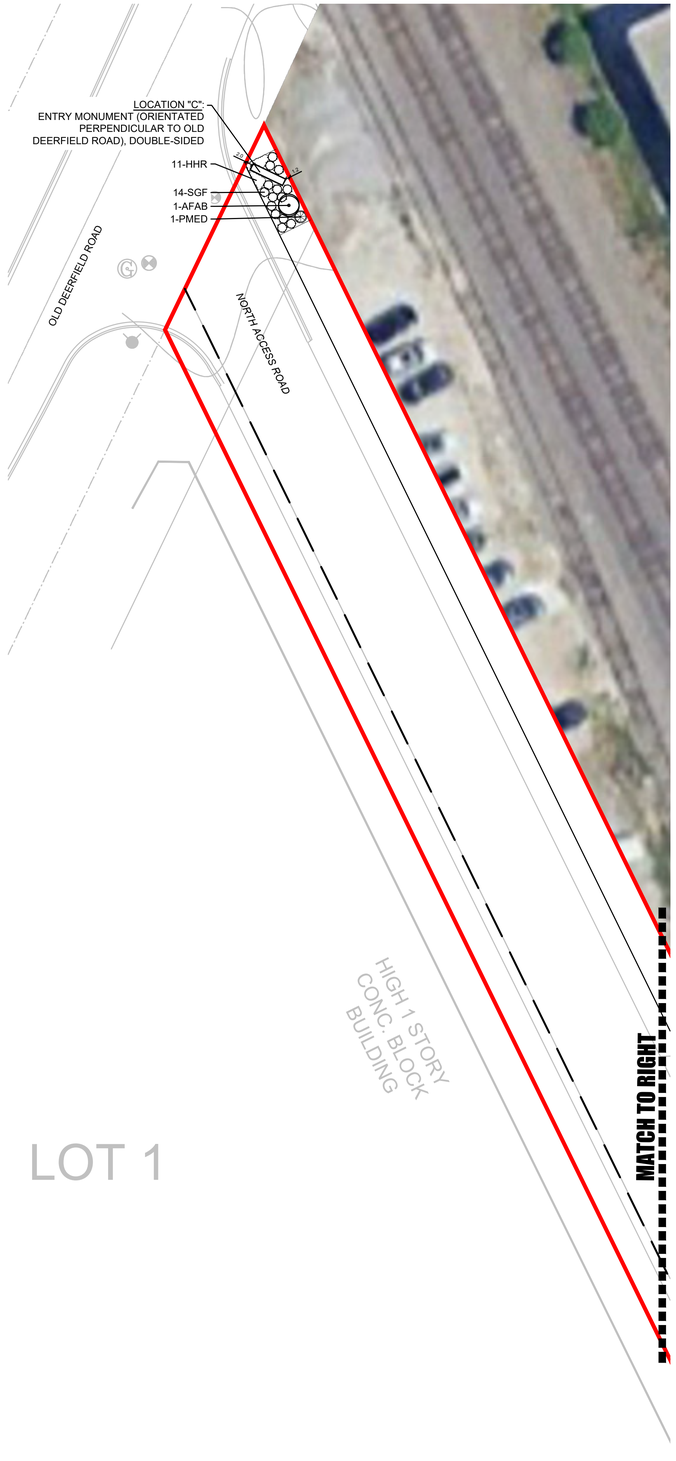
PROJECT NAME AND SHEET TITLE

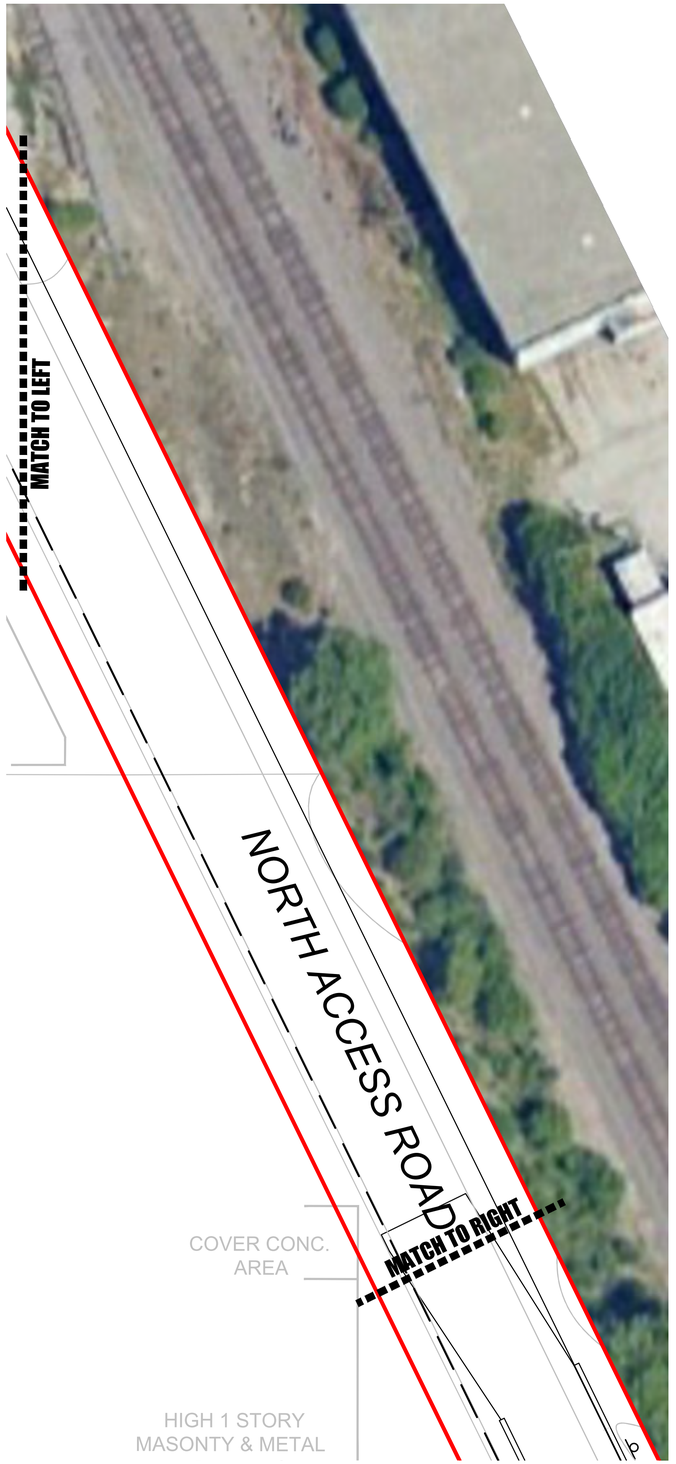
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - NORTHWEST

SHEET NUMBER

L2.1







NORTH

LANDSCAPE PLAN - NORTH ACCESS ROAD

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

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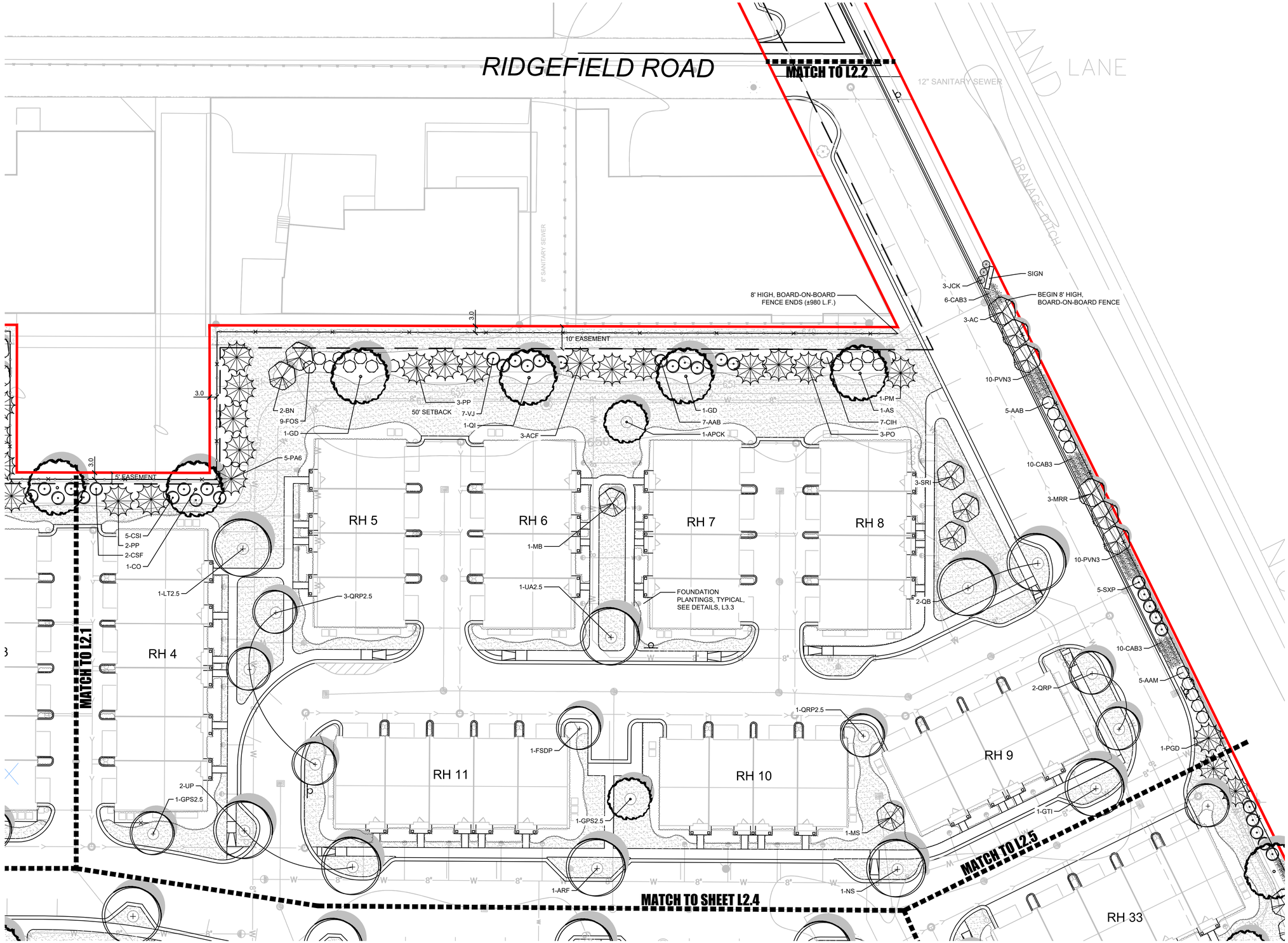
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - NORTH ACCESS ROAD

SHEET NUMBER

L2.2



NORTH

LANDSCAPE PLAN - NORTHEAST

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

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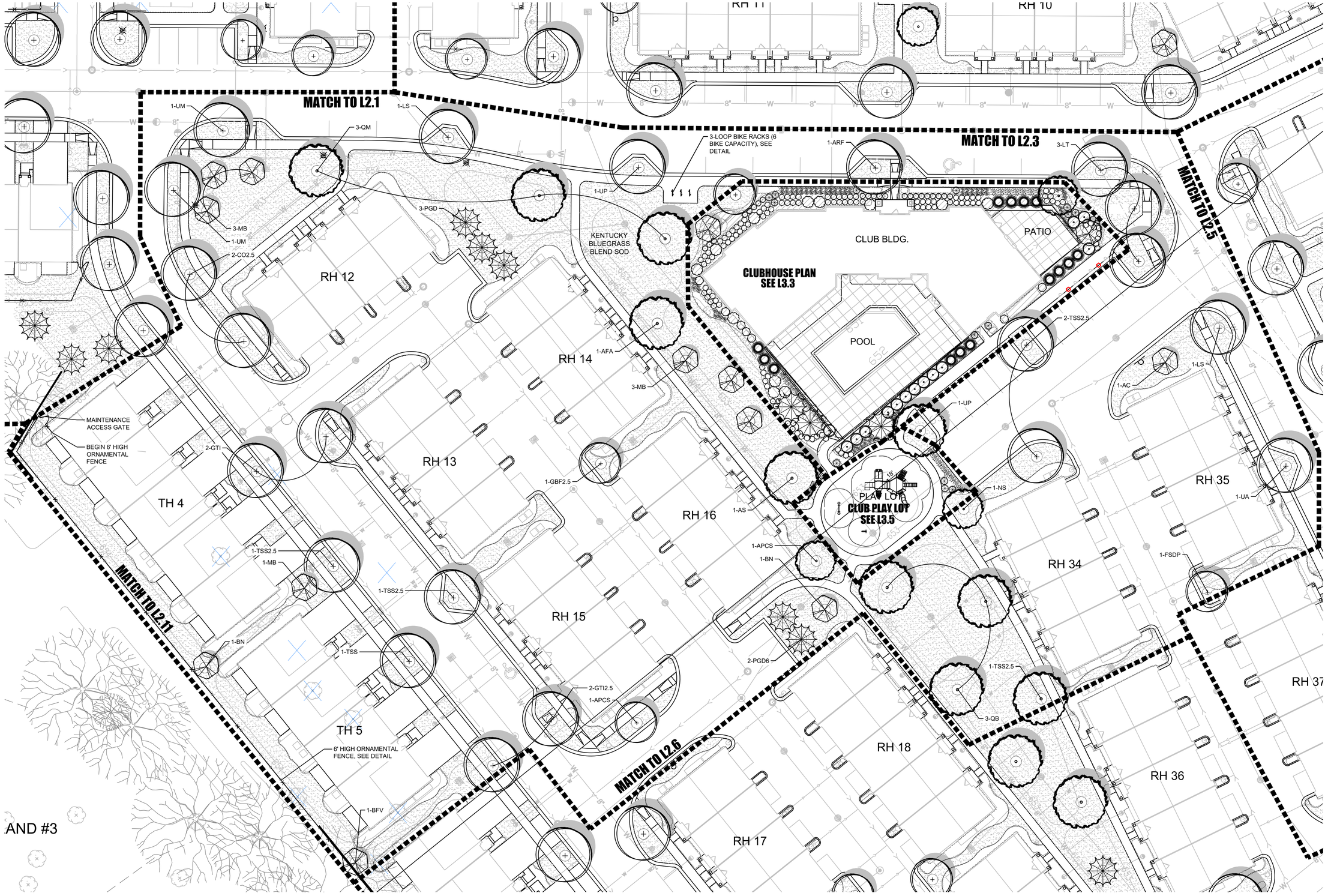
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - NORTHEAST

SHEET NUMBER

L2.3



NORTH

LANDSCAPE PLAN - NORTH CENTRAL

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - NORTH CENTRAL

SHEET NUMBER

L2.4



NORTH

LANDSCAPE PLAN - EAST CENTRAL

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

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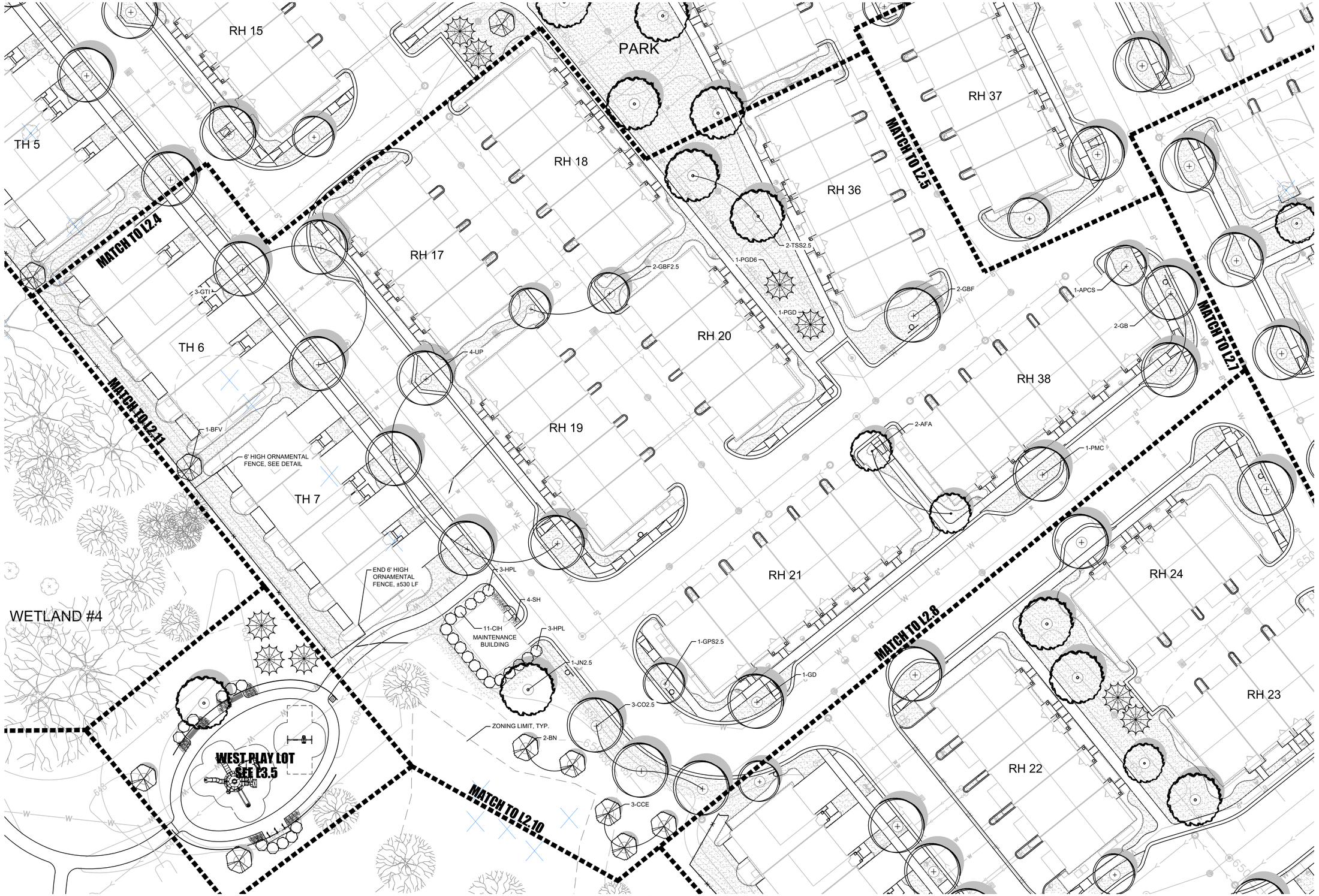
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - EAST CENTRAL

SHEET NUMBER

L2.5



NORTH

LANDSCAPE PLAN - SOUTH CENTRAL

SCALE: 1" = 20'-0"

0 10' 20' 40'

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTH CENTRAL

SHEET NUMBER

L2.6



NORTH

LANDSCAPE PLAN - SOUTHEAST

SCALE: 1" = 20'-0"

0 10' 20' 40'

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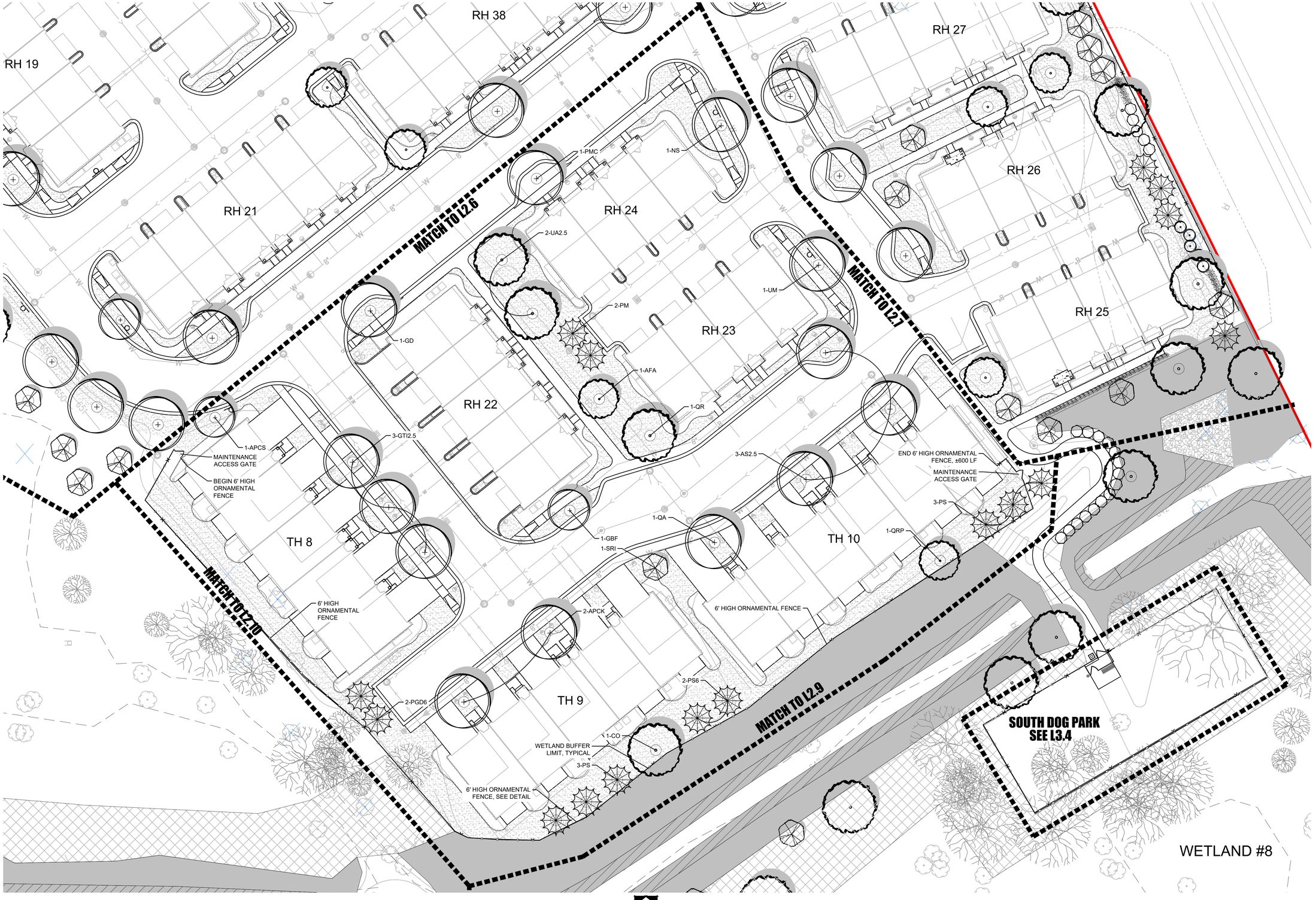
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTHEAST

SHEET NUMBER

L2.7



NORTH

LANDSCAPE PLAN - FAR SOUTH

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
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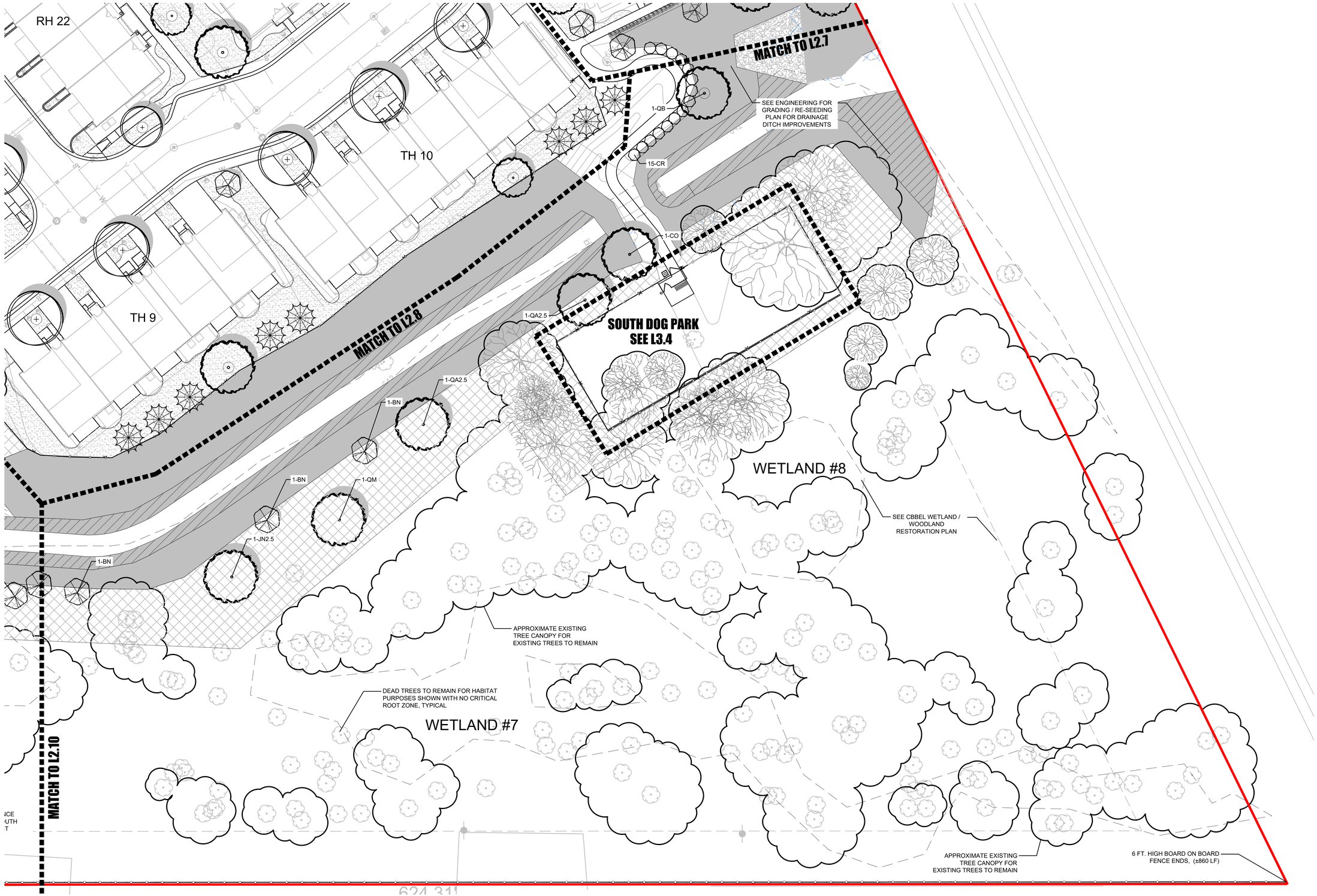
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - FAR SOUTH

SHEET NUMBER

L2.8



NORTH

LANDSCAPE PLAN - SOUTHEAST WOODLAND

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

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9 CRYSTAL LAKE ROAD
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - SOUTHEAST WOODLAND

SHEET NUMBER

L2.9

MATCH TO L2.11

WEST PLAY LOT
SEE L3.5

MATCH TO L2.6

MATCH TO L2.8

RH 2

TH 8

6' WIDE ADA
ACCESSIBLE TRAIL

WETLAND #5

SEE CBBEL WETLAND /
WOODLAND
RESTORATION PLAN

DEAD TREES TO REMAIN FOR HABITAT
PURPOSES SHOWN WITH NO CRITICAL
ROOT ZONE, TYPICAL

APPROXIMATE EXISTING
TREE CANOPY FOR
EXISTING TREES TO REMAIN

DEVONSHIRE COURT

SEE ENGINEERING FOR
GRADING / RE-SEEDING
PLAN FOR DRAINAGE
DITCH IMPROVEMENTS

2-BN

WATERMAIN
(BY RECORD)

40" SANITARY SEWER

SEE CBBEL WETLAND /
WOODLAND
RESTORATION PLAN

WETLAND #6

BEGIN 6 FT. HIGH
BOARD ON
BOARD FENCE

6 FT. FENCE
JOGS SOUTH
AND EAST

MATCH TO L2.9

NORTH

LANDSCAPE PLAN - SOUTHWEST WOODLAND

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

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STUDIO
9 CRYSTAL LAKE ROAD
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- SOUTHWEST WOODLAND

SHEET NUMBER

L2.10



NORTH

LANDSCAPE PLAN - WEST CENTRAL WOODLAND

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

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9 CRYSTAL LAKE ROAD
SUITE 110
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(224) 241-8181

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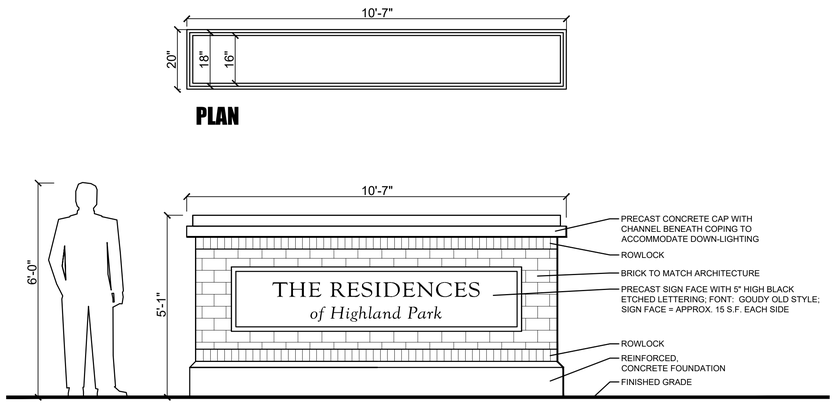
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - WEST CENTRAL WOODLAND

SHEET NUMBER

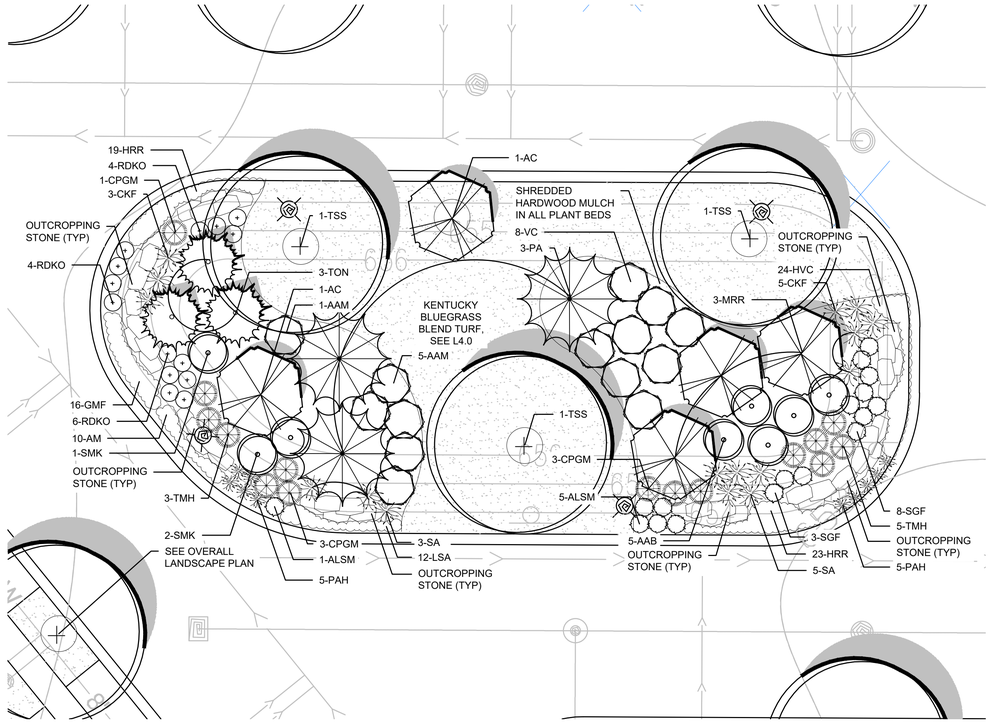
L2.11



NOTE!
DETAILS FOR STRUCTURAL FOUNDATION
TO BE PROVIDED AT TIME OF PERMIT SUBMITTAL.

ENTRANCE MONUMENT, TYPICAL

SCALE: 1/2" = 1'-0"

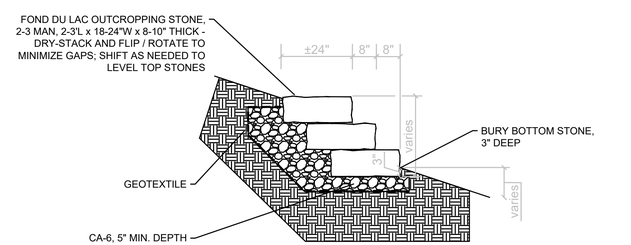


NORTH

LANDSCAPE PLAN DETAIL: FEATURE ISLAND

SCALE: 1" = 10'-0"

0 5' 10' 20'



DETAIL: OUTCROPPING STONE

SCALE: 1" = 10'-0"

0 5' 10' 20'

HABITAT™

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9 CRYSTAL LAKE ROAD
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(224) 241-8181

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES of HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS:
MONUMENT & FEATURE ISLAND

SHEET NUMBER

L3.1

SCHEDULE: PLANT & MATERIALS LIST - TYPICAL FOUNDATION, REAR-LOADED HOMES

FOUNDATION A - (PRIMARILY WEST AND SOUTH FACING)
FRONT-LOAD GARAGE TOWNHOMES #TH1, 2, 4-10

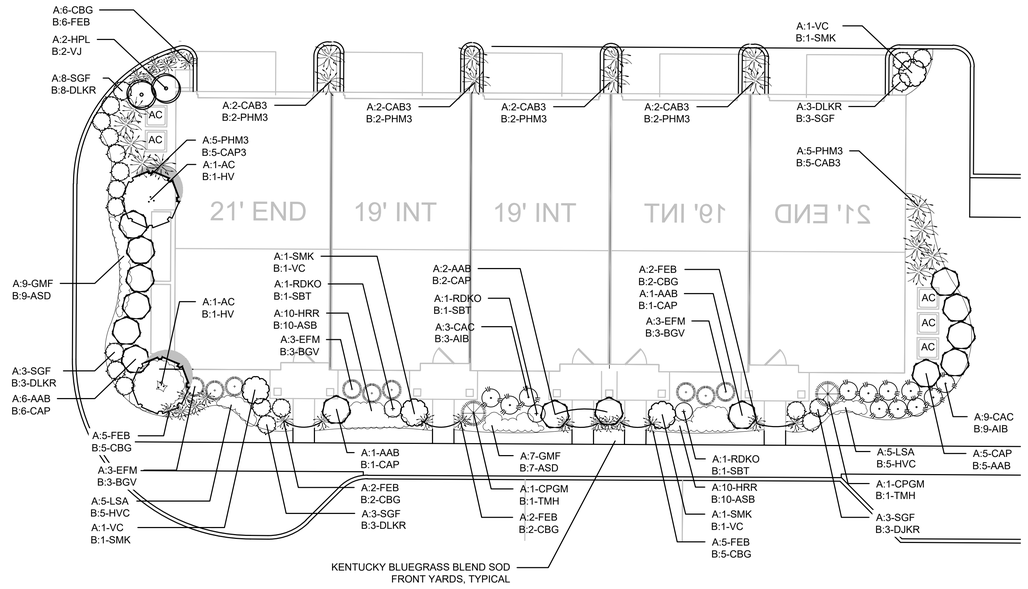
TREES CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
Ornamental Trees					
HV	-	2	8' high	Hamamelis vernalis	Vernal Witchhazel
SHRUBS	QTY(1)	QTY			
Evergreen Shrubs					
BGV	5	-	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
EFS	6	-	3 Gal./24"	Euonymus fortunei 'Sarcoxie'	Sarcoxie Euonymus
TMH	3	-	24" wide	Taxus x media 'Hicksii'	Hicks Yew
Large Deciduous Shrubs					
AAB	8	-	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAP	9	-	36" high	Cotoneaster acutifolius	Peking Cotoneaster
HPL	6	-	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
VC	5	-	36" high	Viburnum carlesii	Koreanspice Viburnum
VJ	10	-	36" high	Viburnum x juddii	Judd Viburnum
Small Deciduous Shrubs					
AIB	6	-	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
DLKR	12	-	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
SGF	6	-	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
GRASSES, PERENNIALS AND GROUNDCOVERS	QTY(1)	QTY			
Ornamental Grasses					
CBG	-	9	1 Gal.	Carex elata 'Bowles Golden'	Bowles Golden Sedge
FEB	-	18	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue
Perennials					
ASB	-	6	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
ASD	-	32	1 Gal.	Astilbe 'Deutschland'	Deutschland Astilbe
GMF	-	9	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HRR	-	8	1 Gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
LSA	-	5	1 Gal.	Leucanthemum x superbum 'Alaska'	Shasta Daisy
Materials					
-	-	4	C.Y.	-	Soil Amendments
-	-	11	C.Y.	-	Shredded Hardwood Mulch
-	-	40	L.F.	-	6' high Partition Fence (@8' Each)

NOTES:
1. Quantities fulfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Tree quantities fulfill Chapter 94 Existing tree replacement requirements

FOUNDATION B - (PRIMARILY EAST AND NORTH FACING)
FRONT-LOAD GARAGE TOWNHOMES #TH3,

TREES CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
Ornamental Trees					
AC	-	2	8' high	Amelanchier canadensis	Shadblow Serviceberry
SHRUBS	QTY(1)	QTY			
Evergreen Shrubs					
CPGM	3	-	24" wide	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Japanese False Cypress
EFS	5	-	3 Gal./24"	Euonymus fortunei 'Sarcoxie'	Sarcoxie Euonymus
Large Deciduous Shrubs					
AAB	9	-	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAP	8	-	36" high	Cotoneaster acutifolius	Peking Cotoneaster
HPL	10	-	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
SMK	5	-	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
VJ	6	-	36" high	Viburnum x juddii	Judd Viburnum
Small Deciduous Shrubs					
CAC	6	-	5 Gal./24"	Cotoneaster apiculatus	Cranberry Cotoneaster
DLKR	6	-	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
SGF	9	-	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
GRASSES, PERENNIALS AND GROUNDCOVERS	QTY(1)	QTY			
Ornamental Grasses					
CBG	18	-	1 Gal.	Carex elata 'Bowles Golden'	Bowles Golden Sedge
HMA	9	-	1 Gal.	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass
Perennials					
ASB	8	-	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
ASD	9	-	1 Gal.	Astilbe 'Deutschland'	Deutschland Astilbe
GMF	32	-	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HHR	6	-	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
HVC	5	-	1 Gal.	Heuchera villosa x 'Caramel'	Caramel Coralbells
Materials					
-	3	-	C.Y.	-	Soil Amendments
-	10	-	C.Y.	-	Shredded Hardwood Mulch
-	256	-	L.F.	-	6' high Partition Fence (@8' Each)

NOTES:
1. Quantities fulfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Tree quantities fulfill Chapter 94 Existing tree replacement requirements



LANDSCAPE PLAN DETAIL: TYPICAL FOUNDATION, REAR-LOADED

SCALE: 1" = 10'-0"

0 5' 10' 20'

SCHEDULE: PLANT & MATERIALS LIST - TYPICAL FOUNDATION, FRONT-LOADED HOMES

FOUNDATION A (PRIMARILY WEST AND SOUTH FACING)
REAR-LOAD GARAGE TOWNHOMES #RH1, 3, 5, 7, 9-11, 13, 15, 17, 19, 21, 23, 25, 27, 29, 31, 33, 34, 36, 28

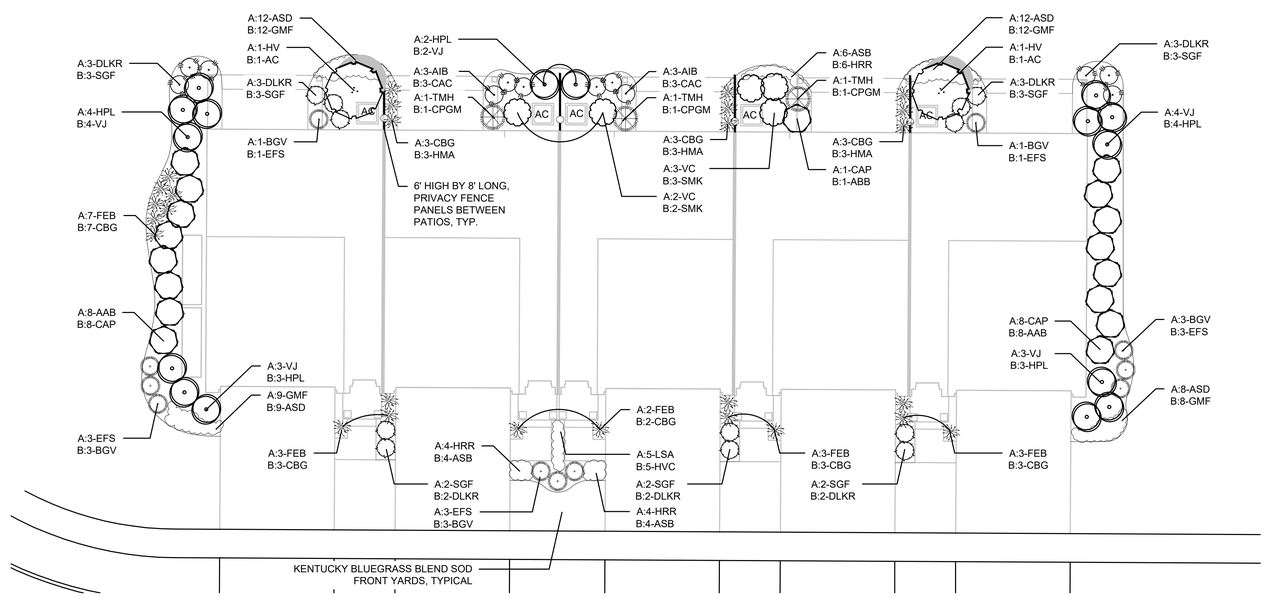
TREES CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
Ornamental Trees					
AC	-	2	8' high	Amelanchier canadensis	Shadblow Serviceberry
SHRUBS	QTY(1)	QTY			
Evergreen Shrubs					
CPGM	2	-	24" wide	Chamaecyparis pisifera 'Golden Mop'	Golden Mop Japanese False Cypress
EFM	9	-	3 Gal./24"	Euonymus fortunei 'Moonshadow'	Moonshadow Euonymus
Large Deciduous Shrubs					
AAB	10	-	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAP	5	-	36" high	Cotoneaster acutifolius	Peking Cotoneaster
HPL	2	-	7 Gal./36"	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
SMK	2	-	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
VC	2	-	36" high	Viburnum carlesii	Koreanspice Viburnum
Small Deciduous Shrubs					
CAC	12	-	5 Gal./24"	Cotoneaster apiculatus	Cranberry Cotoneaster
DLKR	3	-	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
RDKO	3	-	5 Gal./24"	Rosa 'Double Knock Out'	Double Knock Out Rose
SGF	17	-	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
GRASSES, PERENNIALS AND GROUNDCOVERS	QTY(1)	QTY			
Ornamental Grasses					
CAB3	-	8	3 Gal.	Calamagrostis arundinacea 'Brachytr	Korean Reed Grass
FEB	-	16	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue
CBG	-	6	1 Gal.	Carex elata 'Bowles Golden'	Bowles Golden Sedge
PHM3	-	10	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
Perennials					
GMF	-	16	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HRR	-	20	1 Gal.	Hemerocallis 'Rosy Returns'	Rosy Returns Daylily
LSA	-	10	1 Gal.	Leucanthemum x superbum 'Alaska'	Shasta Daisy
Materials					
-	-	3	C.Y.	-	Soil Amendments

NOTES:
1. Quantities fulfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Tree quantities fulfill Chapter 94 Existing tree replacement requirements

FOUNDATION B (PRIMARILY EAST AND NORTH FACING)
REAR-LOAD GARAGE TOWNHOMES #RH2, 4, 6, 8, 12, 14, 15, 16, 18, 20, 22, 24, 26, 28, 30, 32, 35, 37

TREES CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
Ornamental Trees					
HV	-	2	8' high	Hamamelis vernalis	Vernal Witchhazel
SHRUBS	QTY(1)				
Evergreen Shrubs					
BGV	9	-	24" wide	Buxus x 'Green Velvet'	Green Velvet Boxwood
TMH	2	-	24" wide	Taxus x media 'Hicksii'	Hicks Yew
Large Deciduous Shrubs					
AAB	5	-	36" high	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry
CAP	10	-	36" high	Cotoneaster acutifolius	Peking Cotoneaster
SMK	2	-	36" high	Syringa patula 'Miss Kim'	Miss Kim Lilac
VC	2	-	36" high	Viburnum carlesii	Koreanspice Viburnum
VJ	2	-	36" high	Viburnum x juddii	Judd Viburnum
Small Deciduous Shrubs					
AIB	12	-	5 Gal./24"	Aronia melanocarpa 'Iroquis Beauty'	Iroquois Beauty Black Chokeberry
DLKR	17	-	24" high	Diervilla x splendens 'Kodiak Red'	Kodiak Red Bush Honeysuckle
SGF	3	-	5 Gal./24"	Spiraea bumalda 'Goldflame'	Goldflame Spirea
SBT	3	-	5 Gal./24"	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea
GRASSES, PERENNIALS AND GROUNDCOVERS	QTY(1)	QTY			
Ornamental Grasses					
CAB3	10	-	3 Gal.	Calamagrostis arundinacea 'Brachytr	Korean Reed Grass
FEB	6	-	1 Gal.	Festuca ovina glauca 'Elijah Blue'	Elijah Blue Fescue
CBG	16	-	1 Gal.	Carex elata 'Bowles Golden'	Bowles Golden Sedge
PHM3	8	-	3 Gal.	Panicum virgatum 'Heavy Metal'	Heavy Metal Switch Grass
Perennials					
ASB	20	-	1 Gal.	Allium x 'Summer Beauty'	Summer Beauty Ornamental Onion
ASD	16	-	1 Gal.	Astilbe 'Deutschland'	Deutschland Astilbe
HVC	10	-	1 Gal.	Heuchera villosa x 'Caramel'	Caramel Coralbells
Materials					
-	3		C.Y.	-	Soil Amendments
-	10		C.Y.	-	Shredded Hardwood Mulch

NOTES:
1. Quantities fulfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Tree quantities fulfill Chapter 94 Existing tree replacement requirements



LANDSCAPE PLAN DETAIL: TYPICAL FOUNDATION, FRONT-LOADED

SCALE: 1" = 10'-0"

0 5' 10' 20'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
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CHICAGO, ILLINOIS

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - DETAILS: FOUNDATIONS

SHEET NUMBER

L3.2

SCHEDULE: PLANT & MATERIALS LIST - CLUBHOUSE FOUNDATION & POOL AREA

TREES

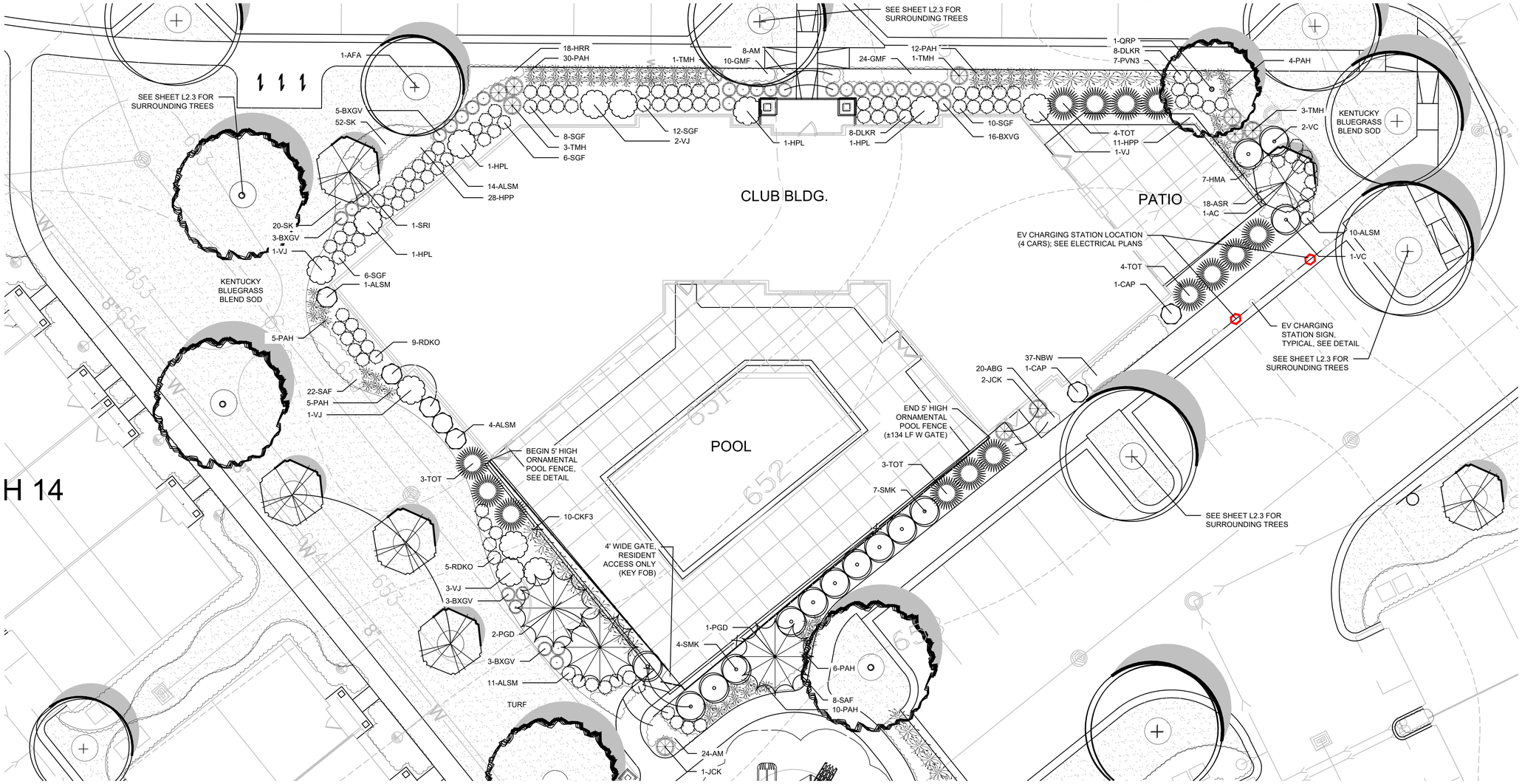
CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
Columnar Shade Trees					
AFA	1	-	3" caliper	Acer freemanii 'Armstrong'	Armstrong Freeman Maple
QRP	1	-	3" caliper	Quercus robur 'Regal Prince'	Regal Prince English Oak
Evergreen Trees					
PGD	-	3	8' high	Picea glauca 'Densata'	Black Hills Spruce
Ornamental Trees					
AC	1	-	8' high	Amelanchier canadensis	Shadblow Serviceberry
SRI	-	1	8' high	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac

SHRUBS

CODE	QTY(1)	QTY
Fastigiate Evergreen Shrubs		
TOT	14	-
Evergreen Shrubs		
BXGV	30	-
JCK	3	-
TMH	8	-
Large Deciduous Shrubs		
CAP	2	-
HPL	4	-
SMK	11	-
VC	3	-
VJ	8	-
Small Deciduous Shrubs		
ALSM	40	-
DLKR	16	-
RDKO	14	-
SGF	42	-

CODE	QTY(1)	REPL. QTY(2)	SIZE	BOTANIC NAME	COMMON NAME
GRASSES, PERENNIALS & GROUNDCOVERS					
	QTY(1)	QTY			
Ornamental Grasses					
CKF3	-	10	3 Gal.	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass
HMA	-	7	1 Gal.	Hakonechloa macra 'Aureola'	Golden Variegated Hakone Grass
PAH	-	72	1 Gal.	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass
PVN3	-	7	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Perennials					
AM	-	32	1 Gal.	Allium x 'Millenium'	Millenium Ornamental Onion
ASR	-	18	1 Gal.	Allium x 'Millenium'	Millenium Ornamental Onion
GMF	-	11	1 Gal.	Geranium sanguineum 'Max Frei'	Max Frei Cranesbill
HHR	-	18	1 Gal.	Hemerocallis 'Happy Returns'	Happy Returns Daylily
HPP	-	39	1 Gal.	Heuchera micrantha 'Palace Purple'	Palace Purple Coralbells
NBW	-	37	1 Gal.	Nepeta faassenii 'Blue Wonder'	Blue Wonder Catmint
SAF	-	30	1 Gal.	Sedum x 'Autumn Fire'	Autumn Fire Stonecrop (Sedum)
Groundcover					
ABG	-	20	1 Qt.	Ajuga reptans 'Burgundy Glow'	Burgundy Glow Bugleweed (Ajuga)
SK	-	72	1 Qt.	Sedum kamtschaticum	Russian Stonecrop
Materials					
-	-	10	C.Y.	-	Soil Amendments
-	-	30	C.Y.	-	Shredded Hardwood Mulch
-	-	134	L.F.	-	5' Ornamental Fence with 1, 4' Gate

NOTES:
1. Tree & Shrub quantities fullfill Chapter 150 VUA/Perimeter & Foundation requirements
2. Tree quantities fulfill Chapter 94 Existing tree replacement requirements



NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS.
FINAL GRADING & UTILITY LOCATIONS TBD.

NORTH

LANDSCAPE PLAN DETAIL: CLUB BUILDING AND POOL AREA

SCALE: 1" = 10'-0"

0 5' 10' 20'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - DETAILS: CLUBHOUSE & POOL

SHEET NUMBER

L3.3

DETAIL: WASTE STATION

NOT TO SCALE

1 SPECIFICATIONS - DOG PARK

SHALL BE:

- QUANTITY: 2
- MODEL: SENTRY DOG WASTE STATION W/ SINGLE PULL BAGS
- COLOR: GREEN
- MEASURES 77"h X 12"W
- 10 GALLON RECEPTACLE
- GALVANIZED 7' SQUARE POST
- INCLUDES SIGN, BAG DISPENSER, & HARDWARE
- INCLUDES 400 DOG WASTE BAGS
- INCLUDES 50 WASTE CAN LINERS
- PRODUCT IS SHIPPED UNASSEMBLED

SHALL BE:

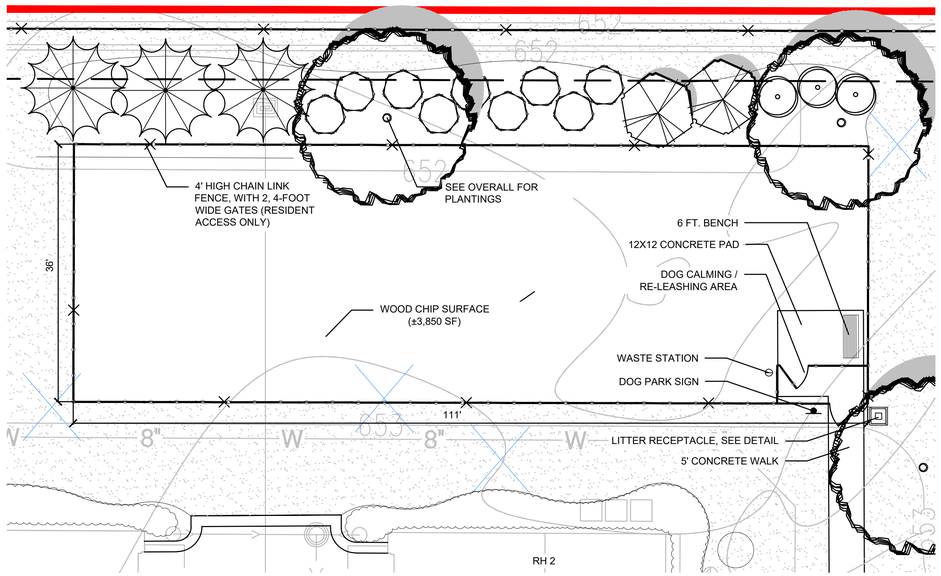
- QUANTITY: 1
- MODEL: DOG PARK EXERCISE AREA SIGN
- COLOR: GREEN
- MATERIAL: ALUMINUM

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  TERRA BOUND SOLUTIONS
  SPRING, TX - TEL (877) 857-2915)



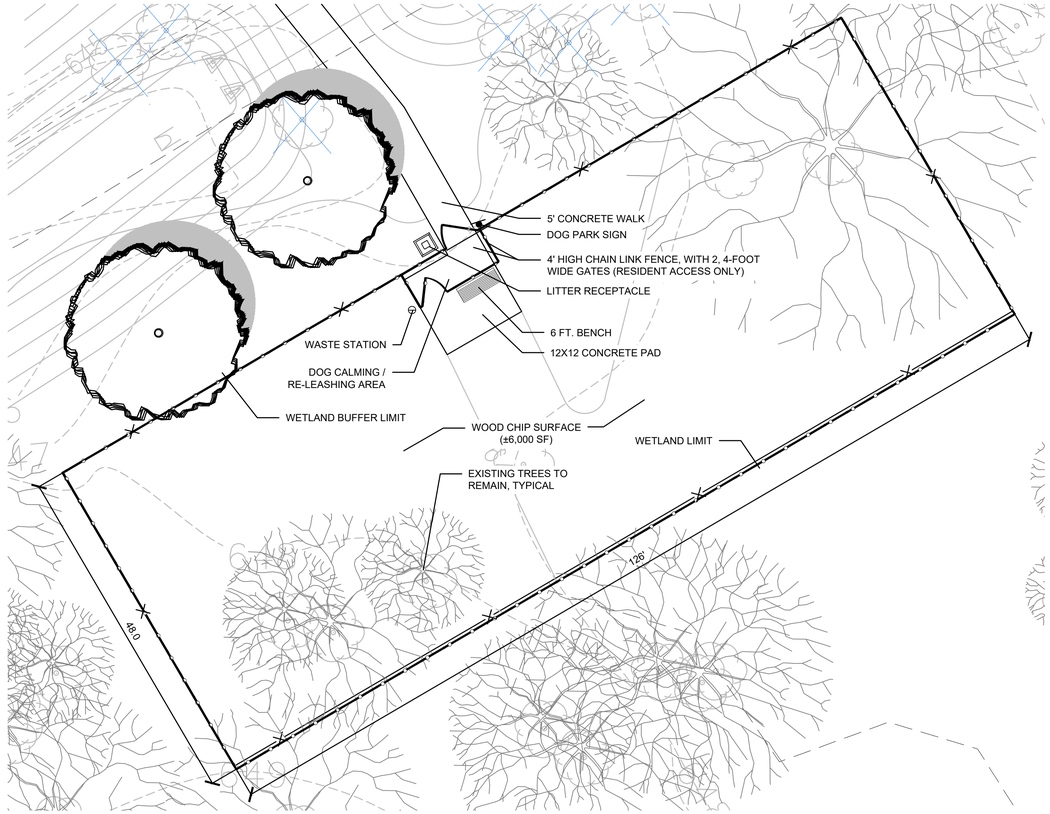




PLAN DETAIL: NORTH DOG PARK LAYOUT

SCALE: 1" = 20'-0"

0 10' 20' 40'



PLAN DETAIL: SOUTH DOG PARK LAYOUT

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
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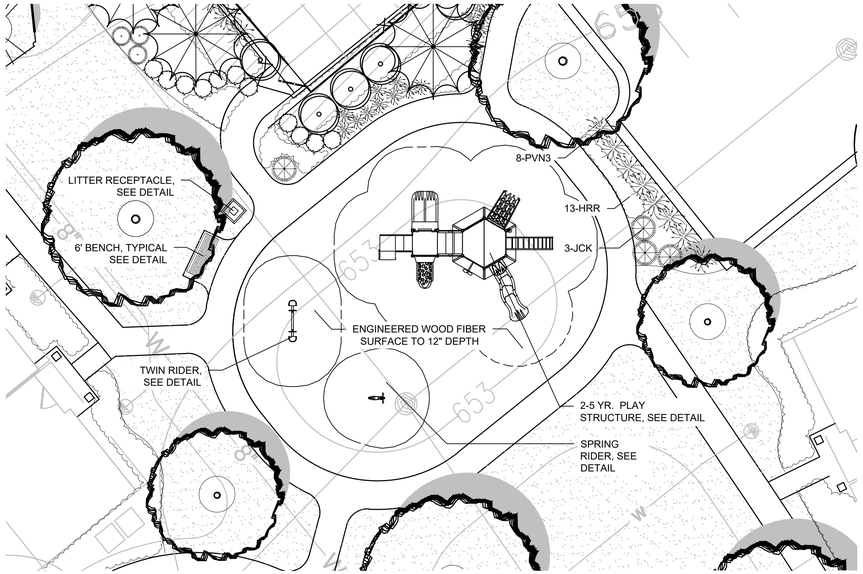
PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS:
FENCING & DOG PARK

SHEET NUMBER

L3.4



PLAN DETAIL: CLUBHOUSE PLAY LOT LAYOUT

SCALE: 1" = 10'-0"

0 5' 10' 20'

1 SPECIFICATIONS - CLUBHOUSE PLAY LOT, STRUCTURE (2-5 YEARS OLD)

SHALL BE:

- QUANTITY: 1
- MODEL: MIRACLE 2-5 YEAR OLD PLAY STRUCTURE
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:
- FEATURING:
  - SIDE BY SIDE SLIDE (718700)
  - HONEYCOMB CLIMBER (7187555E)
  - CURVED CLIMBER (718942)
  - CHAMELEON SLIDE (7186701)
  - VINE CLIMBER (7186715)
  - TOT ROCK CLIMBER (718787)
  - MUSEUM WASHER PANEL (71871528)
  - TREEHOUSE ROOF (7187306)
  - SPACE MAZE PANEL (7187321B)
  - ACCESSIBLE TRANSFER POINT (71885139)

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL





2 SPECIFICATIONS - CLUBHOUSE PLAY LOT, TWIN RIDER

SHALL BE:

- QUANTITY: 1
- MODEL: TWIN RIDER (6081)
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL

3 SPECIFICATIONS - CLUBHOUSE PLAY LOT, SPRING RIDER

SHALL BE:

- QUANTITY: 1
- MODEL: RODEO ROCKY COIL SPRING RIDER (9014)
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL

4 SPECIFICATIONS - WEST PLAY LOT, PLAY STRUCTURE (5-12 YEARS OLD)

SHALL BE:

- QUANTITY: 1
- MODEL: MIRACLE 5-12 YEAR OLD PLAY STRUCTURE
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:
- FEATURING:
  - CHAMELEON SLIDE (714-670-U1)
  - KIDS PERCH (714-992-9
  - UPSTOP CLIMBER (714-692-25)
  - BELL, POST MOUNT (714-796-P1)
  - HEX QUEST GV300 (714-699-V6)
  - 6'-6" DECK W/ VERTICAL RINGS (714-525-6)
  - HEX WAVE ROOF (714-680-6C)
  - TREE-O CLIMBER (714-605-6)
  - GROOVE II SLIDE VORTEX (714-638-6U)
  - SQUARE TRANSFER POINT DECK (714-851-69)

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU:
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL



5 SPECIFICATIONS - WEST PLAY LOT, SWINGS

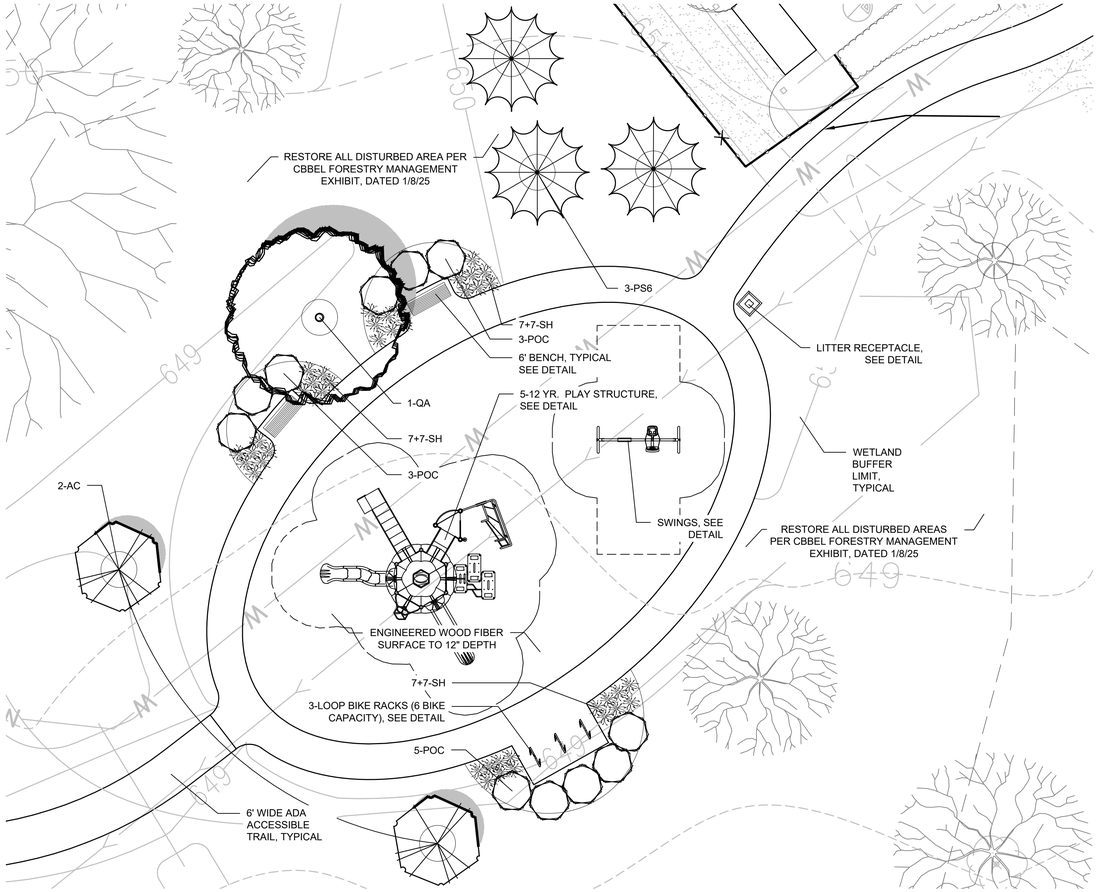
SHALL BE:

- QUANTITY: 1
- MODEL: MIRACLE SWING SET WITH 1 BELT AND 1 GENERATION SWING
- COLOR: LAGOON
- INCLUDES EQUIPMENT AS PICTURED:
- FEATURING:
  - SLASH PROOF BELT W/ CHAIN, 8' (2840)
  - GENERATIONS SWING (2760)
  - 3.5" OD ARCH SWING FRAME (MR0930)

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU:
  TEAM REIL, INC.
  17421 MARENGO ROAD
  UNION, IL
  CONTACT: BOB NEWPORT
  TEL (888) GET REIL





PLAN DETAIL: WEST PLAY LOT LAYOUT

SCALE: 1" = 10'-0"

0 5' 10' 20'

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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: PLAY LOTS

SHEET NUMBER

L3.5



FENCE LEGEND:

- 6 FT. ORNAMENTAL
- ⚠ 6 FT. BOARD ON BOARD
- 8 FT. BOARD ON BOARD
- 4 FT. CHAIN LINK
- 4 FT. ORNAMENTAL
- 4 FT. UTILITY SCREEN
- 6 FT. PARTITION (SEE FOUNDATION PLAN)

NORTH

FENCING LAYOUT PLAN

SCALE: 1" = 60'-0"

0 30' 60' 120'

HABITAT™

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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- FENCING LAYOUT PLAN

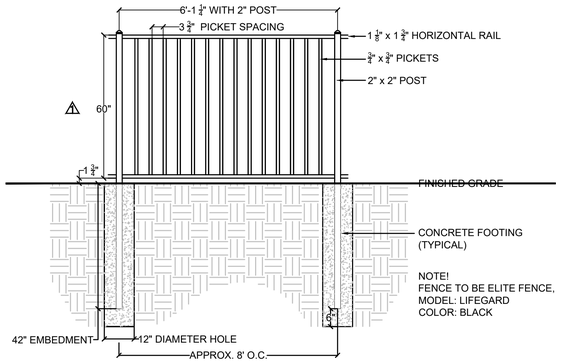
SHEET NUMBER

L4.1

1A DETAIL: FENCE, ORNAMENTAL FENCE (CLUBHOUSE POOL)

SCALE: 1/2" = 1'-0"

LOCATION: CLUBHOUSE POOL



SPECIFICATION - CLUBHOUSE / POOL FENCE

PRODUCT:
FENCE
- ~~134~~ L.F. TOTAL (INCL. 1, 4 WIDE GATE)
- HEIGHT: 60" / 5'
- MODEL: LIFEGUARD COMMERCIAL
- MATERIAL: ALUMINUM
- COLOR: BLACK (POWDER-COATED)
- LATCHES: SELF-CLOSING & SELF-LATCHING (WITH COLOR-MATCHED HINGES)

MANUFACTURER: ELITE

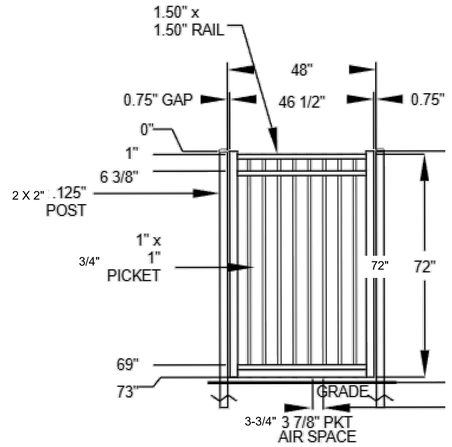
SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

1B DETAIL: FENCE, ORNAMENTAL FENCE GATE

NOT TO SCALE



1C SPECIFICATION: SECURITY SAFETY FOR POOL GATE - ELECTRIC STRIKE

PRODUCT:

SECURITY SAFETY FOR ALL ENTRY/EXIT GATES (W/ FOB ENTRY) - ELECTRIC STRIKE
- TOTAL QTY. 1
- MODEL: 9600 SERIES SURFACE MOUNTED ELECTRIC STRIKE
- ITEM: 9600
- MEASUREMENT: 9" HIGH x 1 3/4" WIDE x 3/4" DEEP
- MATERIAL: METAL
- COLOR: BSP BLACK SUEDE POWDER COAT

MANUFACTURER: HES ASSA ABLOY
www.hesinnovations.com

SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371



1D SPECIFICATION: SECURITY SAFETY FOR POOL GATE - PANIC BAR

PRODUCT:

SECURITY SAFETY FOR ALL ENTRY/EXIT GATES (W/ FOB ENTRY) - PANIC BAR
- TOTAL QTY. 1
- MODEL: 10045 PREMIUM EXIT BAR KIT - DETEX ADVANTEX STAINLESS STEEL BAR
- ITEM: PREMIUM KIT W/ ADVANTEX 48" BAR - BLACK PLATE, #10045-B48
- MATERIAL: METAL
- COLOR: BLACK (PLATE), BAR & HARDWARE (STAINLESS-STEEL)

MANUFACTURER: DAC INDUSTRIES, INC.
www.dacindustries.com

SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371



1E SPECIFICATION: SECURITY SAFETY FOR POOL GATE - ELECTRIC STRIKE MOUNTING KIT

PRODUCT:

SECURITY SAFETY FOR ALL ENTRY/EXIT GATES (W/ FOB ENTRY) - ELECTRIC STRIKE
- TOTAL QTY. 1
- MODEL: MOUNTING KIT FOR HES 9600 ELECTRIC STRIKE W/ DAC PANIC BAR KITS
- ITEM: #11190
- MATERIAL: METAL
- COLOR: BLACK W/ STAINLESS-STEEL HARDWARE

MANUFACTURER: DAC INDUSTRIES, INC.
www.dacindustries.com

SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

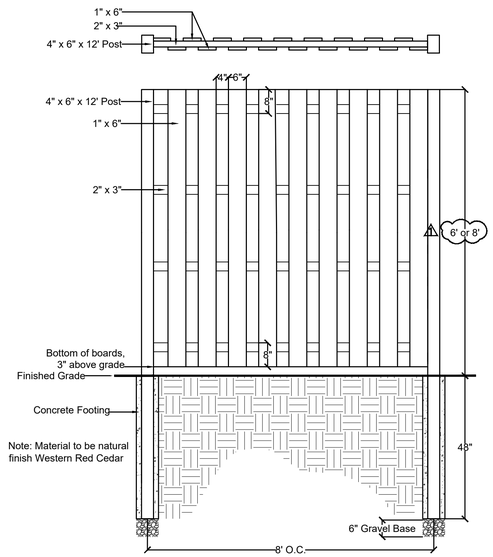
PEERLESSFENCE.COM
T (630) 474-8371



2 DETAIL: FENCE, BOARD-ON-BOARD

SCALE: 1/2" = 1'-0"

LOCATION: NORTH AND EAST PROPERTY LINES



HABITAT™

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9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

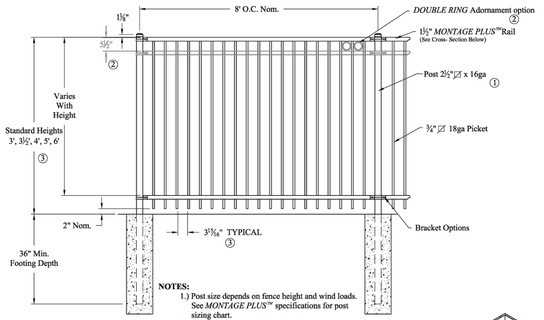
FINAL LANDSCAPE PLAN - DETAILS: FENCING

SHEET NUMBER

L4.2

1 DETAIL: FENCE, ORNAMENTAL

NOT TO SCALE — LOCATION: BEHIND FRONT-LOADED GARAGE TOWNHOMES



SPECIFICATION - 6 FT. HIGH ORNAMENTAL

PRODUCT:
FENCE
- 1,560 L.F. TOTAL (INCL. 2, 4 WIDE GATE)
- HEIGHT: 72" / 6'
- MODEL: MONTAGE PLUS (NO RINGS)
- MATERIAL: COMMERCIAL STRENGTH STEEL
- COLOR: BLACK (POWDER-COATED)
- LATCHES: SELF-CLOSING & SELF-LATCHING (WITH COLOR-MATCHED HINGES)

MANUFACTURER: ELITE

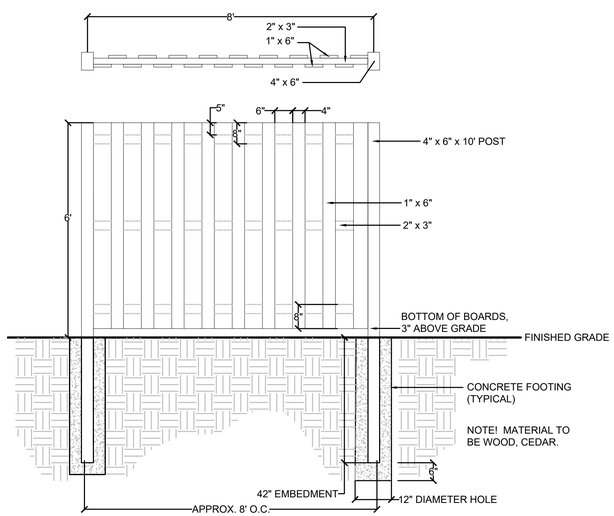
SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

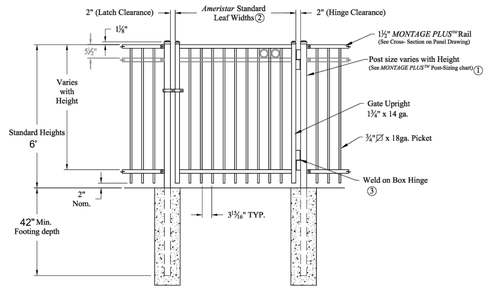
2 DETAIL: FENCE, PARTITION

NOT TO SCALE — LOCATION: PATIO PARTITIONS, FRONT-LOADED TOWNHOMES



3 DETAIL: FENCE, ORNAMENTAL (MAINTENANCE BUILDING)

NOT TO SCALE — LOCATION: BEHIND FRONT-LOADED GARAGE TOWNHOMES



Single gate Arrangement

NOTES:
1.) Post size depends on fence height, weight and wind loads. See MONTAGE PLUS™ specifications for post sizing chart.
2.) See Ameristar gate table for standard out to outs. Custom gate openings available for special out to out/leaf widths.
3.) Additional styles of gate hardware are available on request. This could change the Latch & Hinge Clearance.

SPECIFICATION - 6 FT. HIGH ORNAMENTAL

PRODUCT:
FENCE
- QUANTITY: 2, 4' WIDE GATES)
- HEIGHT: 72" / 6'
- MODEL: MONTAGE PLUS
- MATERIAL: COMMERCIAL STRENGTH STEEL
- COLOR: BLACK (POWDER-COATED)
- LATCHES: SELF-CLOSING & SELF-LATCHING (WITH COLOR-MATCHED HINGES)

MANUFACTURER: ELITE

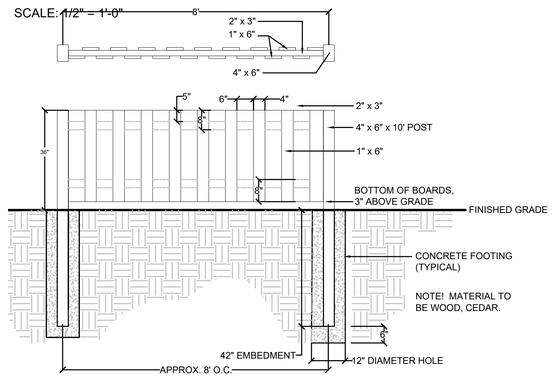
SUPPLIER (OR APPROVED EQUAL):

PEERLESS FENCE GROUP
200 W. RIVER ROAD - ST. CHARLES, IL 60174
CONTACT: MEGAN RUSSE

PEERLESSFENCE.COM
T (630) 474-8371

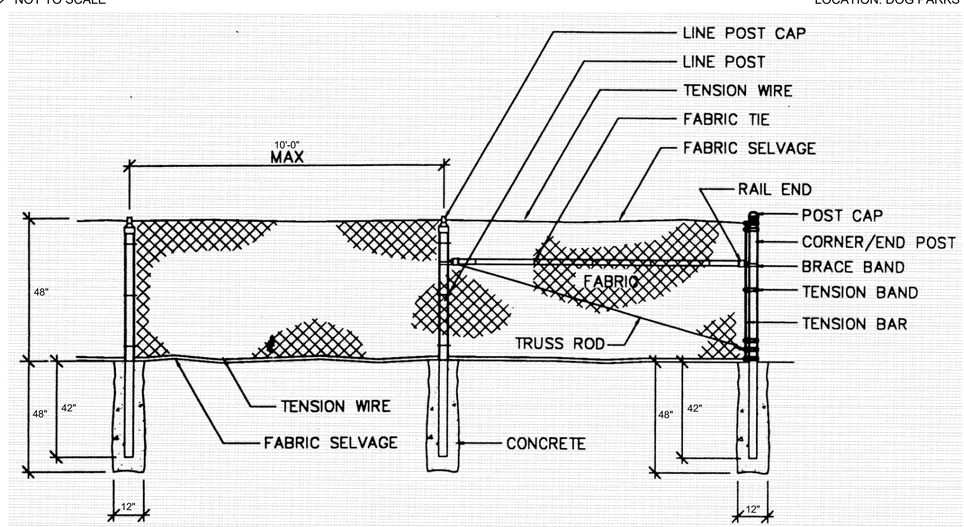
4 DETAIL: FENCE, A/C UNIT SCREENING

NOT TO SCALE — LOCATION: A/C UNITS, BUILDINGS



5 DETAIL: FENCE, CHAIN-LINK (GATES NOT SHOWN)

NOT TO SCALE — LOCATION: DOG PARKS



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PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS: FENCING

SHEET NUMBER

L4.3

DETAILS: SITE FURNISHINGS

1 SPECIFICATIONS - ASHTON BENCH

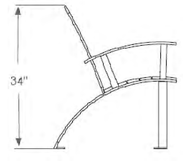
SHALL BE:

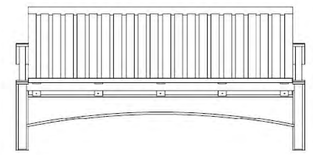
- QUANTITY: 5
- MODEL: ASB-6-RPB-P
- FRAME COLOR: BLACK POWDER COATED STEEL
- SEAT COLOR: BROWN RECYCLED PLASTIC
- MOUNT: SURFACE

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  THOMAS STEELE
  1080 UNIEK DRIVE
  WAUNAKEE, WI
  CONTACT: LARRY SEIPLE
  EMAIL: LSEIPLE@MADRAX.COM







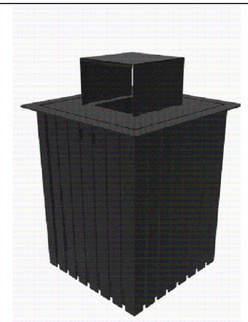
2 SPECIFICATIONS - ARCADIA 32 GAL. LITTER RECEPTACLE

SHALL BE:

- QUANTITY: 4
- MODEL: ACTR-32-P; COVERED SQUARE LID: CSQ
- COLOR: BLACK POWDER COATED STEEL
- INCLUDES EQUIPMENT AS PICTURED:

- SHALL BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL):
  THOMAS STEELE
  1080 UNIEK DRIVE
  WAUNAKEE, WI
  CONTACT: LARRY SEIPLE
  EMAIL: LSEIPLE@MADRAX.COM



3 SPECIFICATIONS - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

- QUANTITY: 6
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM



HABITAT™

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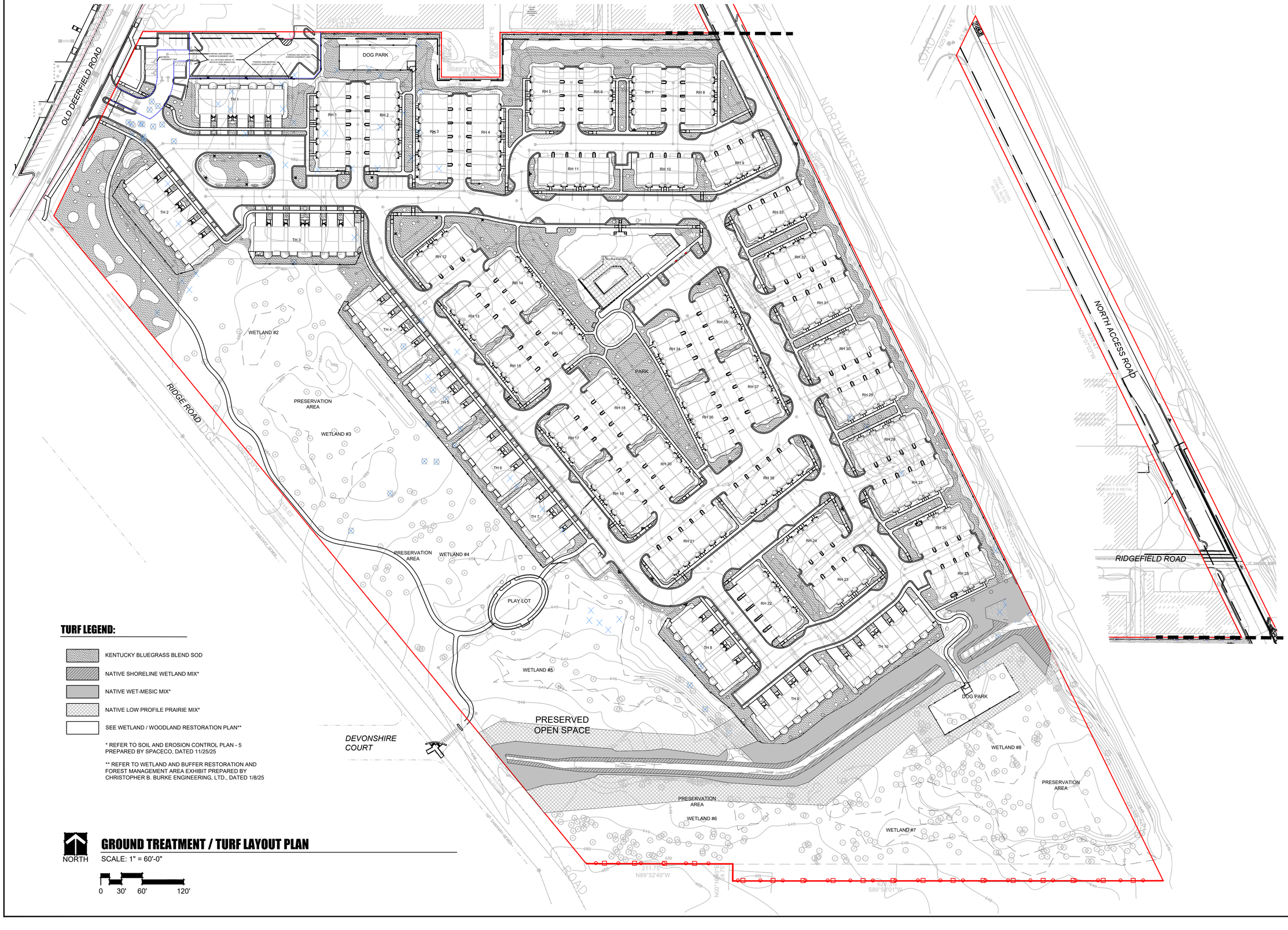
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- DETAILS:
SITE FURNISHINGS

SHEET NUMBER

L5.0



TURF LEGEND:

- KENTUCKY BLUEGRASS BLEND SOD
- NATIVE SHORELINE WETLAND MIX*
- NATIVE WET-MESIC MIX*
- NATIVE LOW PROFILE PRAIRIE MIX*
- SEE WETLAND / WOODLAND RESTORATION PLAN**

* REFER TO SOIL AND EROSION CONTROL PLAN - 5 PREPARED BY SPACECO, DATED 11/25/25

** REFER TO WETLAND AND BUFFER RESTORATION AND FOREST MANAGEMENT AREA EXHIBIT PREPARED BY CHRISTOPHER B. BURKE ENGINEERING, LTD., DATED 1/8/25

NORTH

GROUND TREATMENT / TURF LAYOUT PLAN

SCALE: 1" = 60'-0"

0 30' 60' 120'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
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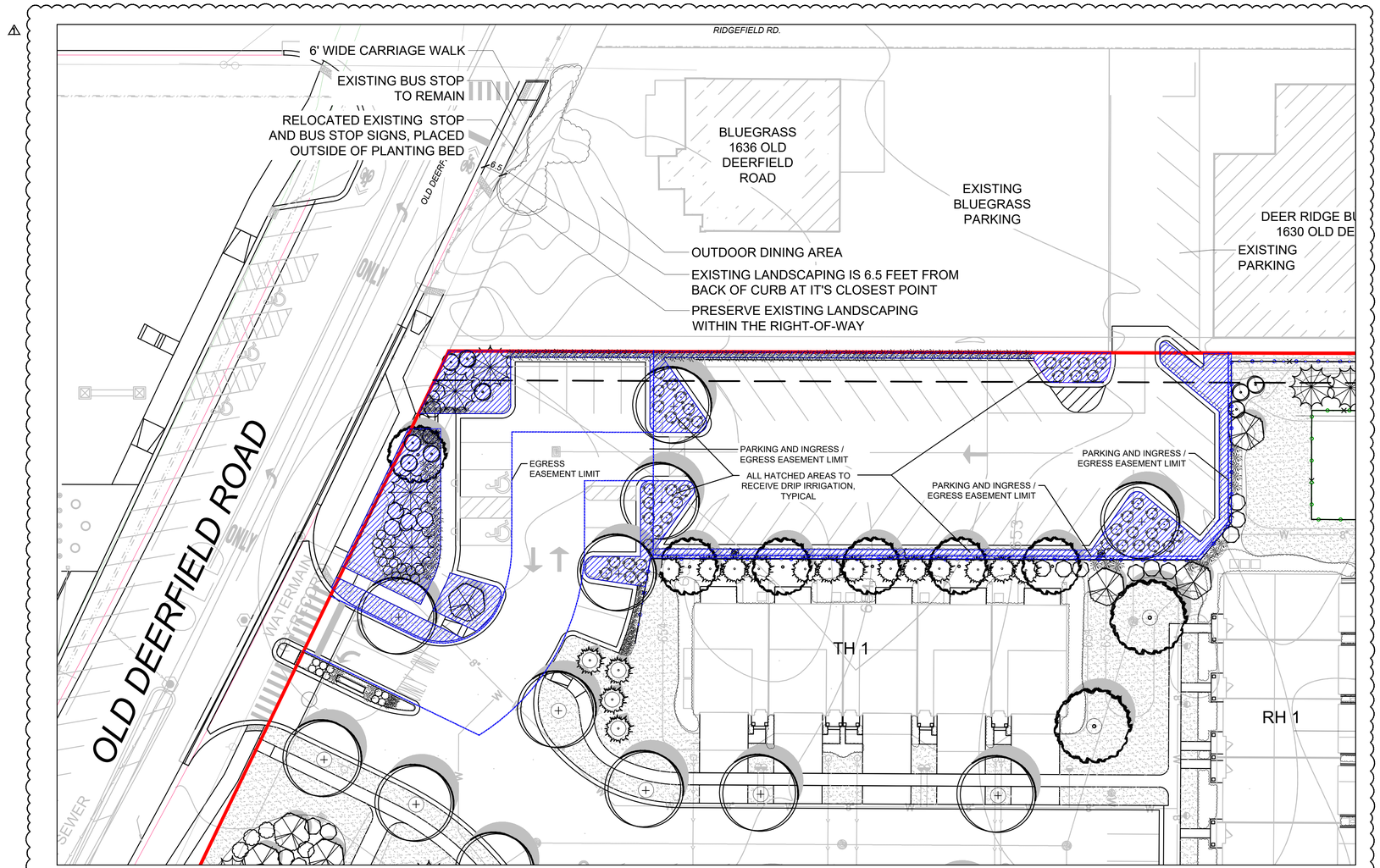
THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN - GROUND TREATMENT / TURF LAYOUT PLAN

SHEET NUMBER

L6.0



NORTH

IRRIGATION PLAN - PARKING LOT EASEMENT AREA

SCALE: 1" = 20'-0"

0 10' 20' 40'

NOTE!
WATER SUPPLY FOR IRRIGATION TO BE PROVIDED BY THE RESIDENCES OF HIGHLAND PARK.

HABITAT™

dickson design
STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

DECEMBER 12, 2025

REVISIONS

1.	1/15/26 PER STAFF COMMENTS
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

THE RESIDENCES OF HIGHLAND PARK
HIGHLAND PARK, IL

FINAL LANDSCAPE PLAN
- IRRIGATION PLAN
PARKING LOT EASEMENT AREA

SHEET NUMBER

L7.0

FINAL PLAT OF
THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

EXISTING BOUNDARY INFORMATION

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

VICINITY MAP
PROJECT LOCATION
DEERFIELD RD
OLD DEERFIELD RD
OLD SKOKIE VALLEY RD
SKOKIE HWY
U.P. RR
RITCHFIELD AVE
ROVER RD
GROVE AVE
N.T.S.

SCALE 1" = 80'
0 80 160

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

EASEMENT "A" = SEWER, WATER AND INGRESS AND EGRESS EASEMENT (BENEFITS LOT 3) PER DOCUMENT 1489161

** = DENOTES EASEMENT TO BE AMENDED UNDER A SEPARATE COVER

RIDGE ROAD
HERETOFORE DEDICATED PER DOCUMENT 1402659
(66' RIGHT OF WAY)

OLD DEERFIELD ROAD
HERETOFORE DEDICATED
(66' RIGHT OF WAY)

RICHFIELD LANE

UNION PACIFIC RAILROAD

PART OF PARCEL 1
LOT 13
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

PART OF PARCEL 1
LOT 12
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

PART OF PARCEL 1
LOT 11
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

PART OF PARCEL 2
LOT 2
CHERRY'S RESUBDIVISION
RECORDED JANUARY 29, 1971
AS DOCUMENT 1489161

PART OF PARCEL 2
LOT 3
CHERRY'S RESUBDIVISION
RECORDED JANUARY 29, 1971
AS DOCUMENT 1489161

PART OF PARCEL 1
LOT 10
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 1
1620 OLD DEERFIELD ROAD CONSOLIDATION RESUBDIVISION

LOT 1
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 2
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 5
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 7
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT A
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

HEREBY VACATED
INGRESS AND EGRESS EASEMENT (BENEFITS LOT 3) PER DOCUMENT 1489161

HERETOFORE DEDICATED PER DOCUMENT 1402659
(NO VACATION RECORD FOUND)

EASEMENT FOR PARKING AREA (BENEFITS LOT 11) PER DOCUMENT 1489161

INGRESS AND EGRESS EASEMENT (BENEFITS PARCEL 1) PER DOCUMENT 1489161

UTILITY EASEMENT PER DOCUMENT 1489161; TELEPHONE AND ELECTRIC EASEMENT PER DOCUMENT 887880

UNDERGROUND PIPELINE EASEMENT PER DOCUMENT 1489681

SANITARY SEWER EASEMENT PER DOCUMENT 1402659

INGRESS AND EGRESS EASEMENT PER DOCUMENT 3347567

SPUR TRACK EASEMENT PER DOCUMENT 1333917

VEHICULAR ACCESS RESTRICTION PER DOCUMENT 1402659 (APPROX 200' FEET FROM RIDGE ROAD)

VEHICULAR ACCESS RESTRICTION PER DOCUMENT 1402659

VEHICULAR ACCESS PER DOCUMENT 6922723 & 6393198

BUILDING AND PARKING SETBACK PER DOCUMENT 1252519

DRAINAGE AGREEMENT PER DOCUMENT 1684727

DRIVEWAY AND TEMPING EASEMENT PER DOCUMENT 1307317

EAST LINE OF THE SOUTHWEST QUARTER OF SECTION 27-43-12
WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 27-43-12

NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27-43-12

SOUTH LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 27-43-12

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

PROPERTY DESCRIPTION:

PARCEL 1:
LOTS 10 THROUGH 13, BOTH INCLUSIVE, IN DEER-RIDGE INDUSTRIAL SUBDIVISION, BEING PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1968 AS DOCUMENT NO. 1402659, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 2 AND 3 IN CHERRY'S RESUBDIVISION, BEING PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1971 AS DOCUMENT NO. 1489161, IN LAKE COUNTY, ILLINOIS.

NO.	DATE	REMARKS
2	Q1/16/26	EASEMENTS
1	12/23/25	EASEMENTS

FINAL PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
11395.02SUB-01

DATE:
11/25/2025

JOB NO.
11395.02

SHEET
1 OF 4

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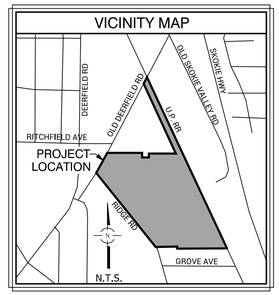
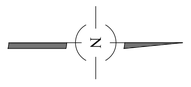
FINAL PLAT OF
THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

PROPOSED GEOMETRY
NON-EASEMENT AREA

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD
N.E.A. = NON EASEMENT AREA

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

•NOTE:
THERE IS TO BE A PROPOSED BLANKET UTILITY EASEMENT OVER THE PROPOSED LOT IS HEREBY RESERVED FOR, AND GRANTED TO, THE CITY OF HIGHLAND PARK (HEREINAFTER THE "CITY") AND EVERY CITY-FRANCHISED PUBLIC UTILITY ENTITY (HEREINAFTER A "UTILITY"), IN, ON, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS OUTSIDE OF THE DASHED LINES LABELED "N.E.A. ON THIS PLAT, SUCH EASEMENTS GRANTING THE CITY AND OTHER UTILITIES THE RIGHT TO ENTER UPON THE EASEMENT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR, REPLACE, RELOCATE, OPERATE, OR REMOVE, OR ENGAGE IN THE MAINTENANCE OF ANY STRUCTURE, FACILITY OR EQUIPMENT OF ANY UTILITY, OR THE DRAINAGE CONDITIONS OF THE EASEMENT, THE CITY OR THE UTILITY SHALL NOT BE LIABLE TO THE PROPERTY OWNER FOR ANY DAMAGE TO, OR REMOVAL OF, STRUCTURES, IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, FENCES, TREES, OR LANDSCAPING ON, IN, UNDER OR OVER THE EASEMENT, NOR SHALL THE CITY OR UTILITY BE RESPONSIBLE OR LIABLE FOR THE RESTORATION OF THE SAME. OTHER THAN FENCES, NO BUILDINGS, STRUCTURES, TREES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED, ERECTED, OR PLACED ON, IN, UNDER, AND OVER THE EASEMENT. ANY AND ALL STRUCTURES AND IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO FENCES, TREES, OR LANDSCAPING EXISTING, BUILT OR PLACED ON, IN, UNDER AND OVER THE EASEMENT ARE DONE SO AT THE PROPERTY OWNER'S OWN RISK. LANDSCAPING IN THE EASEMENT SHALL NOT INTERFERE WITH DRAINAGE OR THE STRUCTURE, FACILITY, OR EQUIPMENT OF A UTILITY.

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	1,246,435	28.614
TOTAL	1,246,435	28.614

NO.	DATE	REMARKS
2	01/16/26	EASEMENTS
1	12/23/25	EASEMENTS

FINAL PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:
11395.02SUB-01

DATE:
11/25/2025

JOB NO.
11395.02

SHEET
2 OF 4

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FINAL PLAT OF
THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

PROPOSED GEOMETRY
PROPOSED EASEMENTS

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

VICINITY MAP
PROJECT LOCATION
RITCHFIELD AVE
DEERFIELD RD
OLD DEERFIELD RD
U.P. RR
OLD SKOKIE VALLEY RD
SKOKIE HWY
HOVER RD
GROVE AVE
N.T.S.

SCALE 1" = 80'
0 80 160

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

RIDGE ROAD
HERETOFORE DEDICATED PER DOCUMENT 1402659
(66' RIGHT OF WAY)

N39°24'07"W(M)
1215.28'(M)

N25°47'59"E(M)
297.18'(M)

RICHFIELD LANE

OLD DEERFIELD ROAD
HERETOFORE DEDICATED
(66' RIGHT OF WAY)

N25°47'59"E(M)
63.52'(M)

N26°07'28"W(M)
939.43'(M)

UNION PACIFIC RAILROAD

2372.08'(M)
S26°07'28"E(M)

S89°59'51"W(M)
625.06'(M)

N89°58'18"W(M)
211.79'(M)

24.75'(M)
N00°27'14"E(M)

S00°09'51"W(M)
65.06'(M)

S89°50'09"E(M)
85.07'(M)

65.06'(M)
N00°09'51"E(M)

S89°50'09"E(M)
302.84'(M)

432.34'(M)
S89°50'09"E(M)

NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 27-43-12

SOUTH LINE OF PUBLIC ACCESS AND SANITARY SEWER EASEMENT

LOT 1

LOT 1
1620 OLD DEERFIELD ROAD CONSOLIDATION RESUBDIVISION

LOT 2
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 1
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 7
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 5
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 4
DEER-RIDGE INDUSTRIAL SUBDIVISION
RECORDED NOVEMBER 27, 1968
AS DOCUMENT 1402659

LOT 1
CHERRY'S RESUBDIVISION
RECORDED JANUARY 23, 1971
AS DOCUMENT 1489161

LOT 3
LOT 2
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1

27

WETLAND CONSERVATION EASEMENT
HEREBY GRANTED

WOODLAND PATH EASEMENT
HEREBY GRANTED
(CL EASEMENT DIMENSIONED)

TOT LOT EASEMENT AREA
HEREBY GRANTED
(SEE DETAIL)

EMERGENCY ACCESS EASEMENT
HEREBY GRANTED

PARKING AND ACCESS EASEMENT
HEREBY GRANTED
(SHADED AREA - SEE DETAIL)

EGRESS EASEMENT
(TO BE GRANTED BY SEPARATE DOCUMENT)

PARKING AND INGRESS/EGRESS EASEMENT
(TO BE GRANTED BY SEPARATE DOCUMENT)

HERETOFORE DEDICATED PER DOCUMENT 1402659
(NO VACATION RECORD FOUND)

PUBLIC ACCESS EASEMENT
HEREBY GRANTED

SANITARY SEWER EASEMENT
HEREBY GRANTED
(SEE DETAIL)

STORM SEWER EASEMENT
HEREBY GRANTED
(SEE DETAIL)

LOT 1

PARKING AND ACCESS EASEMENT DETAIL
NOT TO SCALE

TOT LOT EASEMENT DETAIL
NOT TO SCALE

STORM AND SANITARY SEWER EASEMENT DETAIL
NOT TO SCALE

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

NO.	DATE	REMARKS
2	01/16/26	EASEMENTS
1	12/23/25	EASEMENTS

FINAL PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
11395.02SUB-01

DATE:
11/25/2025

JOB NO.
11395.02

SHEET
3 OF 4

N:\Projects\11395\11395.02-Habitat\SURVEY\11395.02SUB-01.dgn SHEET 3 User=jleskovisek

FINAL PLAT OF
THE RESIDENCES OF HIGHLAND PARK CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

THIS IS TO CERTIFY THAT_____ AND _____
IS/ARE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

DATED THIS_____ DAY OF _____ , A.D, 20 _____.

_____
SIGNED:

_____
PRINTED NAME AND TITLE

_____
SIGNED:

_____
PRINTED NAME AND TITLE

ADDRESS:

_____
_____
_____
_____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I,_____, A NOTARY PUBLIC IN AND FOR THE COUNTY
AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE _____

_____, TITLE _____

OF _____WHO IS/ARE PERSONALLY KNOWN TO ME
TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID
SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND
PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS _____ DAY OF_____ , A.D, 20 _____ .

_____
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE UNDERSIGNED,_____, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN
MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE

OF_____COUNTY, ILLINOIS ON THE_____DAY OF_____, A.D. 20_____,

AS DOCUMENT NUMBER_____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS_____ DAY OF _____ , 20_____.

_____
BY

_____
PRINTED NAME AND TITLE

_____
ATTEST

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I,_____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO
HEREBY CERTIFY THAT

_____

OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS_____ DAY OF _____ , 20_____.

_____
NOTARY PUBLIC

CITY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____ MAYOR OF THE CITY OF HIGHLAND PARK, ILLINOIS , DO HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO, AND BY RESOLUTION, DULY APPROVED BY THE CITY COUNCIL AT ITS MEETING HELD ON THIS DAY IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF HIGHLAND PARK, ILLINOIS

THIS _____ DAY OF_____ , A.D. 20 _____

_____
MAYOR, HIGHLAND PARK, IL

_____
PRINTED NAME

ATTEST:_____
CITY CLERK, HIGHLAND PARK, IL

_____
PRINTED NAME

CITY ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____ CITY ENGINEER OF THE CITY OF HIGHLAND PARK, DO HEREBY APPROVE THIS PLAT WHICH MEETS THE MINIMUM STANDARDS OF THE CITY.

APPROVED BY THE CITY ENGINEER OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS

THIS _____ DAY OF_____ , A.D. 20 _____

_____
CITY ENGINEER, HIGHLAND PARK, IL

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____ , COLLECTOR OF THE CITY OF HIGHLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT HIGHLAND PARK, THIS_____ DAY OF_____ , A.D. 20 _____

_____
CITY COLLECTOR, HIGHLAND PARK, IL

PLAN & DESIGN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

RECOMMENDED TO APPROVE BY THE PLAN & DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK,

DATED THIS _____ DAY OF_____ , A.D. 20 _____

_____
CHAIRMAN

_____
NAME

ATTEST: _____
SECRETARY

_____
NAME

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS_____ DAY OF_____, 20___

_____
REGISTERED PROFESSIONAL ENGINEER

LICENSE NO.:_____

EXPIRES:_____

WETLAND CONSERVATION RESTRICTIONS AND EASEMENT PROVISIONS:
UNLESS INCLUDED AS PART OF THE APPROVED PERMITTED PLANS BY THE CITY OF HIGHLAND PARK AND LAKE COUNTY STORMWATER MANGEMENT COMMISION (SMC), THE UNDERSIGNED OWNER HEREBY MAKES THE FOLLOWING DECLARATIONS AS TO LIMITATIONS, RESTRICTIONS AND USES TO WHICH THOSE AREAS DESIGNATED AS "WETLAND" AND "WETLAND BUFFER" IN SAID PARCEL MAY BE PUT, AND SPECIFIES THAT SUCH DECLARATIONS SHALL CONSTITUTE PROTECTIONS TO RUN WITH ALL THE LAND, AS PROVIDED BY LAW, AND SHALL BE BINDING ON ALL PARTIES AND THEIR SUCCESSORS, AND ALL PERSONS CLAIMING UNDER THEM, AND FOR THE BENEFIT OF AND LIMITATIONS ON ALL FUTURE OWNERS IN SUCH PARCEL AND THE SURROUNDING AND DOWNSTREAM AND UPSTREAM AREAS, THIS DECLARATION BEING IN COMPLIANCE WITH APPLICABLE STORMWATER AND DRAINAGE RULES, REGULATIONS, AND ORDINANCES AS SPECIFIED HEREIN:

1. PURPOSE. THE PURPOSE OF THIS RESTRICTIVE EASEMENT IS TO PERPETUALLY PRESERVE THE WETLAND(S) AND ASSOCIATED BUFFER(S) IN THEIR NATURAL CONDITION. SPECIFICALLY, THIS RESTRICTIVE EASEMENT WILL SERVE TO PROTECT THE WETLAND AND BUFFER AREAS.

2. PROHIBITED ACTIONS. ANY ACTIVITY ON, OR USE OF, THE WETLAND AND BUFFER THAT IS INCONSISTENT WITH THE PURPOSE OF THIS RESTRICTIVE EASEMENT IS EXPRESSLY PROHIBITED, BY WAY OF EXAMPLE, BUT NOT BY WAY OF LIMITATION, THE FOLLOWING ACTIVITIES AND USES ARE EXPLICITLY PROHIBITED UNLESS AUTHORIZED BY APPLICABLE PERMITS:
I. DIVISION. ANY DIVISION OR SUBDIVISION OF THE WETLAND AND BUFFER AREAS IS PROHIBITED.
II. COMMERCIAL ACTIVITIES. ANY COMMERCIAL ACTIVITY ON THE WETLAND AND BUFFER AREAS, EXCEPT FOR PASSIVE RECREATIONAL ACTIVITY, IS PROHIBITED.
III. INDUSTRIAL. ACTIVITIES, ANY INDUSTRIAL ACTIVITY ON THE WETLAND AND BUFFER AREAS IS PROHIBITED.
IV. CONSTRUCTION. THE PLACEMENT OR CONSTRUCTION OF ANY HUMAN-MADE STRUCTURE OR FEATURE ON THE WETLAND AND BUFFER AREAS INCLUDING, BUT NOT LIMITED TO, BUILDINGS, FENCES, ROADS, AND PARKING LOTS IS PROHIBITED.
V. VEGETATION. ANY CUTTING, MOWING, PLOWING, OR REMOVAL OF TREES OR OTHER VEGETATION IN THE WETLAND AND BUFFER AREAS IS PROHIBITED, EXCEPT FOR THE CUTTING OR REMOVAL OF TREES THAT POSE A THREAT TO HUMAN LIFE OR PROPERTY. REMOVAL OF NON-NATIVE VEGETATION FROM THE WETLAND AND BUFFER AREAS IS PERMITTED WHEN CONDUCTED IN ACCORDANCE WITH A LAKE COUNTY STORMWATER MANAGEMENT COMMISSION (SMC)-APPROVED MAINTENANCE PLAN.
VI. LAND SURFACE ALTERATION. ANY ALTERATION OF THE LAND SURFACE IN THE WETLAND AND BUFFER AREAS IS PROHIBITED, INCLUDING, BUT NOT LIMITED TO, THE PLACEMENT OF DREDGED OR FILL MATERIAL, EXCAVATION, AND GRADING. IN ADDITION, MINING OF ANY SUBSTANCE THAT MUST BE QUARRIED OR REMOVED BY METHODS THAT WILL CONSUME OR DEPLETE THE SURFACE ESTATE, INCLUDING, BUT NOT LIMITED TO, THE REMOVAL OF TOPSOIL, SAND, GRAVEL, ROCK, AND PEAT, AND EXPLORING FOR, DEVELOPING, AND EXTRACTING OIL, GAS, HYDROCARBONS, OR PETROLEUM PRODUCTS ARE ALL PROHIBITED ACTIVITIES IN THE WETLAND AND BUFFER AREAS.
VII. UTILITIES. UNLESS INCLUDED AS PART OF THE PERMITTED PLANS, NO UNDERGROUND OR OVERHEAD UTILITY LINES SHALL BE ALLOWED IN THE WETLAND AND BUFFER AREAS, INCLUDING, BUT NOT LIMITED TO SEWER, WATER, ELECTRICAL, GAS, TELEPHONE, AND CABLE TELEVISION. EXISTING LINES MAY REMAIN, BUT ANY PROPOSED MAINTENANCE WORK REQUIRING INTRUSION INTO WETLAND AND BUFFER AREAS SHALL REQUIRE PRIOR WRITTEN AUTHORIZATION FROM THE SMC, EXCEPT FOR EMERGENCY REPAIR OF UTILITY LINES THAT POSE A THREAT TO HUMAN HEALTH AND SAFETY.
VIII. DUMPING. WASTE, DEBRIS, AND UNSIGHTLY OR OFFENSIVE MATERIAL IS NOT ALLOWED AND MAY NOT BE ACCUMULATED ON THE WETLAND AND BUFFER AREAS.
IX. WATER COURSES. NATURAL WATER COURSES, LAKES, WETLANDS, OR OTHER BODIES OF WATER MAY NOT BE ALTERED.
X. OFF-ROAD RECREATIONAL VEHICLES. MOTORIZED OFF-ROAD VEHICLES—INCLUDING, BUT NOT LIMITED TO, SNOWMOBILES, DUNE BUGGIES, ALL-TERRAIN VEHICLES, AND MOTORCYCLES—MAY NOT BE OPERATED ON THE WETLAND AND BUFFER AREAS, EXCEPT ON DESIGNATED TRAILS SHOWN ON THE PERMITTED PLANS.
XI. SIGNS AND BILLBOARDS. BILLBOARDS ARE PROHIBITED. SIGNS ARE PROHIBITED, EXCEPT THE FOLLOWING SIGNS MAY BE DISPLAYED TO SPECIFICALLY STATE: 1) THE NAME AND ADDRESS OF THE PROPERTY OR THE OWNER'S NAME; 2) THE AREA IS A PROTECTED WETLAND/CONSERVATION AREA; 3) PROHIBITION OF ANY UNAUTHORIZED ENTRY OR USE (E.G., NO DUMPING, NO MOWING, ETC.); OR 4) AN ADVERTISEMENT FOR THE SALE OR RENT OF THE PROPERTY.

3. TERM. THIS CONSERVATION EASEMENT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND THEIR SUCCESSORS AND ALL PERSONS CLAIMING UNDER THEM, AND ALL PUBLIC AGENCIES, FOR PERPETUITY FROM THE DATE THESE PROTECTIONS ARE RECORDED.

4. ENFORCEMENT. ENFORCEMENT SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON VIOLATING OR THREATENING TO VIOLATE ANY PROVISION EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES. ENFORCEMENT MAY BE UNDERTAKEN BY ANY GRANTOR OR GRANTEE IN THE CHAIN OF TITLE, ANY ADJOINING PROPERTY OWNER, ANY PROPERTY OWNER LYING DOWNSTREAM OR UPSTREAM ADVERSELY EFFECTED BY ANY VIOLATION OR THREAT TO VIOLATE THIS EASEMENT, THE HOST MUNICIPALITY, THE LAKE COUNTY SMC, OR THE U.S. ARMY CORPS OF ENGINEERS (USACE).

5. REFERENCE. THIS CONSERVATION EASEMENT SHALL BE REFERENCED ON THE DEED OR OTHER INSTRUMENTS OF CONVEYANCE FOR SAID PROPERTY.

CROSS ACCESS AND PARKING EASEMENT PROVISIONS:

THE OWNERS HEREBY GRANT TO THE CITY OF HIGHLAND PARK POLICE DEPARTMENT A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS, EGRESS, CROSS-ACCESS AND PARKING TO THE SHARED MEANS OF INGRESS, EGRESS AND PARKING, THEIR SUCCESSORS, ASSIGNS, INVITEES, AGENTS AND EMPLOYEES, BUT NOT, IN ANY WAY, FOR CONSTRUCTION TRAFFIC OR OTHER MAINTENANCE VEHICLES.

THE EASEMENTS SET FORTH IN THIS PARAGRAPH SHALL BE OVER THAT PORTION OF PROPERTY DENOTED "PARKING AND ACCESS EASEMENT", SAID DRIVE AISLES AND PARKING SPACES SHALL BE REASONABLY ACCESSIBLE TO POINTS OF INGRESS AND EGRESS. THE LOT OWNER SHALL BE ENTITLED TO USE THE EASEMENTS PREMISES IN ANY MANNER SO LONG AS SUCH USE DOES NOT, IN ANY WAY, INTERFERE WITH THE CROSS-ACCESS OR INGRESS OR EGRESS EASEMENT AREAS.

PUBLIC ACCESS EASEMENT PROVISIONS:

(TO BE PROVIDED BY THE CITY OF HIGHLAND PARK)

STORM SEWER EASEMENT PROVISIONS:

(TO BE PROVIDED BY THE CITY OF HIGHLAND PARK)

SANITARY SEWER EASEMENT PROVISIONS:

(TO BE PROVIDED BY THE CITY OF HIGHLAND PARK)

TOT LOT EASEMENT PROVISIONS:

(TO BE PROVIDED BY CLIENT)

WOODLAND PATH EASEMENT PROVISIONS:

(TO BE PROVIDED BY CLIENT)

EMERGENCY ACCESS EASEMENT PROVISIONS:

(TO BE PROVIDED BY CLIENT)

(TO BE PROVIDED)

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS

DATED THIS_____DAY OF_____20_____.

_____
LAKE COUNTY CLERK

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)
I, JORDAN A. LESKOVISEK, A REGISTERED LAND SURVEYOR, IN THE STATE OF ILLINOIS, HEREBY DESIGNATE ANY REPRESENTATIVE OF THE CITY OF HIGHLAND PARK TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOWN AS HIGHLAND PARK TOWNHOMES CONSOLIDATION WITH THE LAKE COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

_____
JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056
LICENSE EXPIRES: 11-30-2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS 1,246,435 SQUARE FEET OR 28.614 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF HIGHLAND PARK WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 17097C0287K WITH MAP REVISED SEPTEMBER 18, 2013, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" AREA AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS ___ DAY OF_____ 20___ IN ROSEMONT, ILLINOIS.

_____
JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056
LICENSE EXPIRES: 11-30-2026
jleskovisek@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

JORDAN A. LESKOVISEK
035-4056
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ROSEMONT, ILLINOIS

FOR REVIEW PURPOSES ONLY

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

MAIL TAX BILL TO:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

NO.	DATE	REMARKS

Kenig,Lindgren,O'Hara,Aboona,Inc.

9575 West Higgins Road, Suite 400 | Rosemont, Illinois 60018
p: 847-518-9990 | f: 847-518-9987

MEMORANDUM TO: Zack Zalar
The Habitat Company

FROM: Michael A. Werthmann, PE, PTOE

DATE: January 16, 2026

SUBJECT: Addendum to Traffic Study
Modifications to Old Deerfield Road and Access Road Intersection
Highland Park, Illinois

This memorandum is an addendum to the March 21, 2025 traffic study prepared by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) for the proposed Highland Park townhome development in Highland Park, Illinois. The site, which was previously occupied by Solo Cup, is currently vacant and is located on the east side of Old Deerfield Road between Richfield Avenue and Ridge Road. As proposed, the development is to consist of 227 units with access provided via Old Deerfield Road and the existing road that runs parallel to the Union Pacific railroad tracks (access road).

The purpose of this memorandum is to present proposed modifications to the Old Deerfield Road with access road intersection considering its proximity to the Old Deerfield Road at-grade railroad crossing with the Union Pacific railroad tracks. In an e-mail dated October 8, 2025, the Illinois Commerce Commission (ICC) expressed concerns with the additional traffic projected to use this intersection and the potential of Old Deerfield Road southwest-bound vehicles stacking on the railroad tracks due to the left-turn movements from Old Deerfield Road to the access road.

Preferred Intersection Modifications

Based on discussions with the City of Highland Park, which has jurisdiction over Old Deerfield Road, and the City's consultant Civiltech Engineering, Inc., the ICC concerns are proposed to be addressed by modifying the intersection traffic control so that the access road approach and the Old Deerfield Road northeast-bound approach both operate under stop sign control. Under this type of traffic control, the Old Deerfield Road southwest-bound approach will operate under free-flow conditions and the left-turn movement to the access road would not have to stop and wait for a gap in the northeast direction of traffic, eliminating the potential for queueing onto the railroad tracks. This type of traffic control is typical for intersections within proximity to at-grade railroad crossings and is similar to the traffic control at the intersection of 1st Street/Elm Place in downtown Highland Park.

Modifications to the Intersection

The following signage and striping modifications will need to be installed to accommodate the change in the intersection traffic control (see the conceptual exhibit in the Appendix):

- A stop sign and a stop bar will need to be installed on the northeast-bound approach of Old Deerfield Road at the access road intersection. An existing stop sign is currently located on the access road approach. Consideration should be given to adding a stop bar on the access road approach at the existing stop sign.

- Warning signs should be installed below the stop signs that read "Oncoming Traffic from the Right Does Not Stop" (access road approach) and "Oncoming Traffic Does Not Stop" (Old Deerfield Road northeast-bound approach) similar to the signage installed at the 1st Street/Elm Place intersection.

- With the addition of the stop sign and stop bar, the existing Grade Crossing Pavement Markings on the northeast-bound approach of Old Deerfield Road will need to be removed and relocated further southwest of the intersection.

- Consideration should be given to installing one or more of the following warning signs and devices to further alert motorists traveling northeast-bound to the new stop condition at the intersection:

    - Warning flags above the new stop sign installation on the northeast-bound approach of Old Deerfield Road.

    - A Stop Ahead sign (W3-1) on Old Deerfield Road in advance of the new stop sign installation on the northeast-bound approach of Old Deerfield Road. In addition, a supplemental "New" sign plaque (W16-15P) may be installed in conjunction with the Stop Ahead sign. It should be noted that the "New" sign must be removed within six months of the installation of the stop sign.

    - A portable changeable message sign placed in advance of the new stop sign installation on the northeast-bound approach of Old Deerfield Road warning motorists of the new stop sign installation.

- Per the recommendations of the ICC, "Do Not Stop on Tracks" signs should be installed along both directions of Old Deerfield Road at the railroad crossing.

It should be noted that the ICC recommended that pavement crosshatch markings be provided in the track area per the IDOT "Typical Supplemental Signage and Pavement Marking Treatment for Railroad Crossings". However, the IDOT guidelines indicate that the pavement crosshatch markings are only required for signalized intersections within proximity to railroad crossings. As such, since the access road is not under traffic signal control, the pavement crosshatch markings are not required according to the IDOT guidelines.

The City of Highland Park should coordinate with the ICC on the final design of the signage and pavement marking changes at the railroad crossing and the intersection of Old Deerfield Road with the access road.

Intersection Capacity Analyses

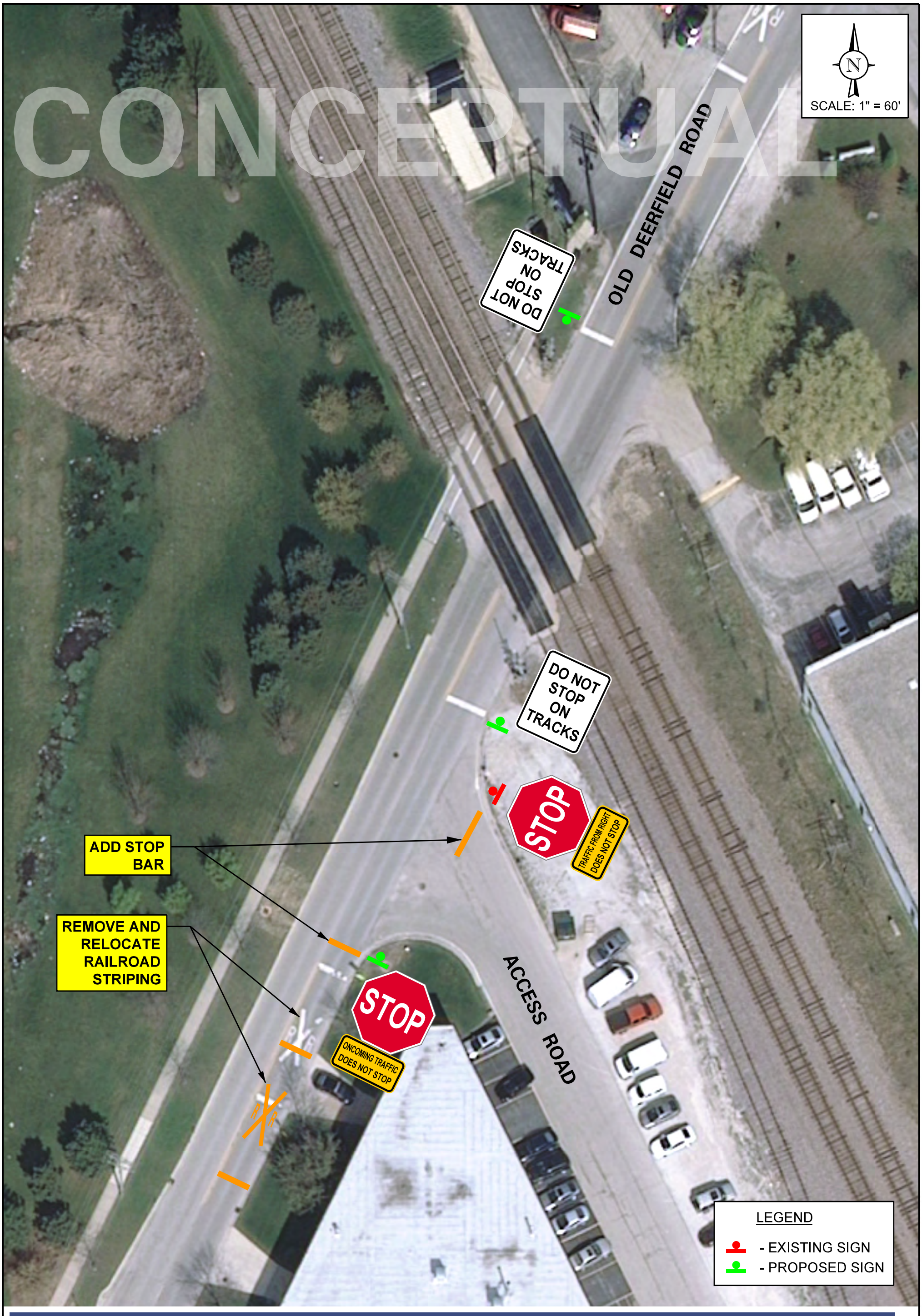
Revised intersection capacity analyses were performed to determine the impact that the traffic control modifications will have on the operation of the intersection. The capacity analyses were performed assuming the total traffic volumes. Given the unique traffic control where two of the three legs of the intersection are proposed to be under stop sign control, the intersection cannot be evaluated based on the typical capacity analysis methodology. Instead, the intersection was evaluated based on the Intersection Capacity Utilization (ICU) methodology which determines what percentage of the overall intersection capacity is anticipated to be used. **Table 1** shows the results of the ICU analysis assuming the modified traffic control.

Table 1
OLD DEERFIELD ROAD WITH ACCESS ROAD INTERSECTION
INTERSECTION CAPACITY UTILIZATION (ICU) ANALYSIS

	Intersection Capacity Utilization		
	Morning Peak Hour	**Afternoon Peak Hour**	**Evening Peak Hour**
Modified Traffic Control	26.8%	29.5%	32.3

Based on the ICU methodology, the intersection is only projected to operate at 26.8 to 32.3 percent of its overall capacity assuming the total projected traffic volumes, which indicates that the intersection is anticipated to operate well below the overall capacity of the intersection with the modified traffic control. In addition, the intersection was also evaluated based on simulation runs (SimTraffic) of the intersection and the overall study area. The result of the simulation runs indicated that the northeast-bound approach of Old Deerfield Road is projected to experience an average delay of approximately eight seconds and a 95th percentile queue of two to three vehicles during the peak hours. As such, the Old Deerfield Road northwest-bound traffic is anticipated to experience limited additional delay with the intersection traffic control modifications.

Appendix



HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, ILLINOIS

CONCEPTUAL INTERSECTION TRAFFIC CONTROL MODIFICATIONS
OLD DEERFIELD ROAD WITH ACCESS ROAD

DRAWN: MD CHECKED: LA
DATE: 12-29-25 REV:
PROJECT # 24-263
EXHIBIT: A

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.

Civiltech Engineering, Inc.
www.civiltechinc.com

Two Pierce Place, Suite 1400
Itasca, IL 60143
Phone: 630.773.3900
Fax: 630.773.3975

30 N LaSalle Street, Suite 3220
Chicago, IL 60602
Phone: 312.726.5910
Fax: 312.726.5911

Transportation Design
Traffic Engineering
Civil Engineering
Construction Engineering
Environmental Studies
Water Resources
Structural Design
Right of Way
Urban Design
Transportation Planning
Program Management

Memorandum

Date: January 13, 2026

To: Mr. Alec Turkowski
Civil Engineer

From: Steve Pautsch, P.E., PTOE
Civiltech Engineering, Inc.

Re: 1700 Old Deerfield Road Development in Highland Park, IL
Addendum to Traffic Study

Civiltech Engineering, Inc. has reviewed the addendum to the 1700 Old Deerfield Road Traffic Study dated January 7, 2026, prepared by KLOA, Inc. This memo describes proposed traffic control changes to the intersection of Old Deerfield Road and the access road south of the Union Pacific Railroad tracks. Comments on this memo follow.

1. Civiltech concurs with the proposed addition of a stop sign on the south leg of Old Deerfield Road at the access road.

2. Regarding the fourth bullet on page 2, a temporary flashing beacon is not a standard treatment to notify drivers of a new stop sign. Warning flags as noted in this bullet are acceptable.

3. Consideration should be given to installing a Stop Ahead sign (W3-1) on Old Deerfield Road in advance of the new stop sign. If desired, a supplemental "New" sign plaque (W16-15P) may be installed in conjunction with the Stop Ahead sign. If used, the "New" sign must be removed within 6 months of stop sign installation.

4. Another optional method to notify drivers of an upcoming change in traffic control is a portable changeable message sign placed in advance of the intersection.

Civiltech Engineering, Inc.
www.civiltechinc.com

Two Pierce Place, Suite 1400
Itasca, IL 60143
Phone: 630.773.3900
Fax: 630.773.3975

30 N LaSalle Street, Suite 3220
Chicago, IL 60602
Phone: 312.726.5910
Fax: 312.726.5911

Transportation Design

Traffic Engineering

Civil Engineering

Construction Engineering

Environmental Studies

Water Resources

Structural Design

Right of Way

Urban Design

Transportation Planning

Program Management

Memorandum

Date: January 15, 2026

To: Mr. Alec Turkowski, EIT
Civil Engineer

From: Steve Pautsch, P.E., PTOE
Civiltech Engineering, Inc.

Re: 1700 Old Deerfield Road Development in Highland Park, IL
Proposed Ridge Road Crosswalk

Civiltech Engineering, Inc. has reviewed the addendum to the 1700 Old Deerfield Road Traffic Study dated December 15, 2025, prepared by KLOA, Inc. This memo evaluates the feasibility of installing a new crosswalk across the south leg of Ridge Road at Devonshire Court.

We agree with the findings of this memo and do not have any comments for the development team to address. We concur that sight distance is satisfactory in order to provide a new crosswalk at the proposed location.

City of Highland Park
1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Public Works Department

MEMORANDUM

To: Karl Burhop – Senior Planner

From: Ben Miller – City Forester

Date: December 1, 2025

Re: 1700 Old Deerfield Rd - PUD

Forestry has been asked to review the PUD for 1700 Old Deerfield Rd. My response to this request is exclusive to tree preservation, and serves the sole purpose of providing information regarding the impact this development will have upon trees.

Development of the property at 1700 Old Deerfield Road has been reviewed by Forestry staff; for which comments were provided. Off-site improvements proposed as part of this PUD will require the removal of three trees. All three reside on grounds of the Highland Park Police Department. These trees are all owned and maintained by the City and include one 3" DBH Honey Locust along Deerfield Rd as well as one 4" DBH Kentucky Coffeetree & one 11" DBH London Planetree along Old Deerfield Rd.

Additional concerns pertaining to tree removal and preservation, for the development of 1700 Old Deerfield Rd as well as any off-site development, will be addressed should this application proceed to the permitting phase of development.

City of Highland Park: Code Plant Palette *Revised 2021*

Note: Due to overplanting and in the interest of increasing species diversity in Highland Park, Maples have been removed from the list of acceptable tree replacement species.

CATEGORY A:
DECIDUOUS SHADE TREES
Replacement for: *Heritage, Key, and Protected Trees*

Common Name	Variety	Genus	Species
Baldcypress		Taxodium	distichum
Beech		Fagus	spp.
Buckeye	Ohio*, Autumn Splendor*	Aesculus	spp.
Catalpa	Northern*, Purple*	Catalpa	spp.
Dawn Redwood		Metasequoia	glyptostroboides
Elm	*Accolade, Homestead, Lincoln, Patriot, Valley Forge*	Ulmus	spp.
Elm, Lacebark		Ulmus	parviflora
Filbert, Turkish		Corylus	americana
Ginkgo		Ginkgo	biloba
Hackberry		Celtis	occidentalis
Hardy Rubber-Tree		Eucommia	ulmoides
Hickory	Bitternut, Mockernut, Pecan, Pignut, Red, Shagbark, Shellbark	Carya	spp.
Honey Locust	*Imperial, Shademaster, Skyline*	Gleditsia	triacanthos
Horsechestnut	*Baumann, Fort McNair*	Aesculus	spp.
Katsura Tree		Cercidiphyllum	japonicum
Kentucky Coffeetree		Gymnocladus	dioicus
Larch		Larix	spp.
Linden, American	*Redmond*	Tilia	americana
Linden, Silver		Tilia	tomentosa
Linden, Big Leaf		Tilia	platyphyllos
Planetree, London		Platanus	x acerifolia
Oak, Black		Quercus	velutina
Oak, Bur		Quercus	macrocarpa
Oak, Chinkapin		Quercus	muehlenbergii
Oak, Hills		Quercus	ellipsoidalis
Oak, Red		Quercus	rubra
Oak, Shingle		Quercus	imbricaria
Oak, Swamp White		Quercus	bicolor
Oak, White		Quercus	alba
Scholar Tree, Japanese		Styphnolobium	japonica
Sweetgum		Liquiambar	styraciflua
Tuliptree		Liriodendron	tulipifera
Tupelo, Black		Nyssa	sylvatica
Walnut	Black, Butternut	Juglans	spp.
Yellowwood, American		Cladrastis	kentukea
Zelkova, Japanese		Zelkova	serrata

CATEGORY B:
EVERGREEN TREES

Replacement for: *Key & Protected Trees*

Common Name	Variety	Genus	Species
Douglas-fir		Pseudotsuga	menziesii
Fir, White		Abies	concolor
Fir, Balsam		Abies	balsamea
Fir, Fraser		Abies	fraseri
Hemlock, Eastern		Tsuga	canadensis
Pine, Limber		Pinus	flexilis
Pine, White		Pinus	strobus
Spruce, Norway		Picea	abies
Spruce, Serbian		Picea	omorika
Spruce, Black Hills	*densata*	Picea	glauca

CATEGORY C:
DECIDUOUS ORNAMENTAL TREES

Replacement for: *Protected Trees*

Common Name	Variety	Genus	Species
Amur Maackia		Maackia	amurensis
Aspen, Quaking		Populus	tremuloides
Birch, River		Betula	nigra
Birch, White	*Whitespire*	Betula	populifolia
Birch, Sweet		Betula	lenta
Birch, Paper		Betula	papynifera
Crabapple	**Suggested Varieties:** *Adirondack, Coral Burst, David, Don Wyman, Golden Raindrops, Harvest Gold, Indian Summer, Jack, Lancelot, Louisa, Madonna, Molten Lava, Prariefire, Professor Sprenger, Purple Prince, Royal Raindrops, Selkirk, Sugartyme, Tina*	Malus	spp.
Dogwood, Cornelian Cherry		Cornus	mas
Dogwood, Pagoda		Cornus	alternifolia
Dogwood, Flowering		Cornus	florida
Hawthorn, Cockspur		Cretaegus	crus-galli
Hawthorn, 'Winter King'	*Winter King*	Cretaegus	viridus
Hornbeam, American		Carpinus	caroliniana
Ironwood		Ostrya	virginiana
Lilac, Japanese Tree		Syringa	reticulata
Lilac, Peking		Syringa	pekinensis
Magnolia, Cucumber		Magnolia	acuminata
Magnolia, Saucer		Magnolia	x soulangiana
Magnolia, Star		Magnolia	stellata
Redbud		Cercis	canadensis
Sassafras		Sassafras	albidum
Serviceberry, Allegheny		Amelanchier	laevis
Serviceberry, Downy		Amelanchier	arborea
Smoketree, American		Cotinus	obovatus
Witchhazel, Common		Hamamelis	virginiana
Witchhazel, Vernal		Hamamelis	vernalis

City of Highland Park

1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Memorandum

DATE: December 15, 2025

TO: Karl Burhop

FROM: Emmanuel Gomez, PE, City Engineer

BY: Alec Turkowski, Civil Engineer

SUBJECT: 1700 Old Deerfield Rd

General Plan Comments

1. Please submit a written response (disposition of comments) to each comment provided in this review memo. If a disposition of comments is not submitted, future reviews may be delayed.

2. RESUBMITTALS: A plan transmitted for resubmittal review shall so state on the transmittal sheet or letter accompanying the drawing. Identification of changes on all documents from previous issue must be clearly shown on each document by "scoping/clouding" all revisions from the previous issue.

Plan Comments – Off Site Plans

1. For all work, affecting Deerfield Road Lake County will need to review the plans. Deerfield Road is under the jurisdiction of Lake County.

2. What is the slope at the new driveway from the Police Station to Deerfield Road? This information is not specified. Please include the slope on the plans.

3. What pavement is proposed on Deerfield Road where the median is removed to provide access to the Police Station?

4. The "Typical Asphalt Pavement Section" shows 1.5 inches of HMA surface course, while the plans indicate 2 inches of milling for parking along Old Deerfield Road. Please show 2 inches of milling and 2 inches of HMA surface course. Unless traffic data supports otherwise use IDOT's standard N50 surface mix.

City of Highland Park
1150 Half Day Rd.
Highland Park, Illinois 60035
847.432.0807
cityhpil.com

Memorandum

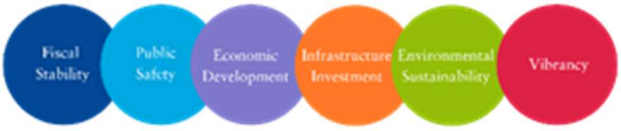
Plan Comments – Site Improvement Plans

1. Show an 8" valve for the proposed 8" water main connecting to the City's water main at Old Deerfield Road and Ridge Road. Place the valve approximately 5 feet from the City's main to help minimize water loss in the event of a leak.

2. Clarify the type of connection to the City's water main. The plans reference "PC-1" and "PC-2", but these are not defined or detailed in the plan set.

3. Ciorba Group has completed a technical review of the water distribution capacity. Based on their findings, this area has adequate pressures and available fire flow. Please refer to the attached technical report for additional details.

C: Ron Bannon, Director of Public Works
Joe O'Neill, Deputy Director of Public Works
Archana Mohanchandra, Community Development, Building Division Manager



To: Emmanuel Gomez, P.E.
Ron Bannon

From: Luke Mattson, P.E.

Date: 12/5/2025

Reference: 1700 Old Deerfield Road – Highland Park Townhomes – Water Supply Review

Project No.: 21964.03

We received the following reference information from the City:

- Preliminary Utility Plans, 9/26/2025, Spaceco
- Staff Report, 10/30/2025, City of Highland Park

Per the City's request, we have completed a hydraulic analysis of Pre-Development Conditions and Post-Development Impacts. We offer the following:

PRE-DEVELOPMENT CONDITIONS

Available Pressure

Pre-development conditions were assessed with the City's working WaterGEMS model. This assessment included a review of the available pressures and fire flow for the area, prior to adding additional demand from the development. Three different Scenarios were reviewed.

Scenario 1: Average Day Demand (ADD), Peak Hour (PH), 2 High Lift Pumps (HLP) Operating
Scenario 2: ADD, PH, 3 HLP Operating
Scenario 3: Maximum Day Demand (MDD), PH, 3 HLP Operating

The total capacity of the City's finished water pumping station with 3 HLP has 50% more capacity than with 2 HLP running. Looking at Scenarios under both conditions offers a realistic snapshot of operating conditions in the City.

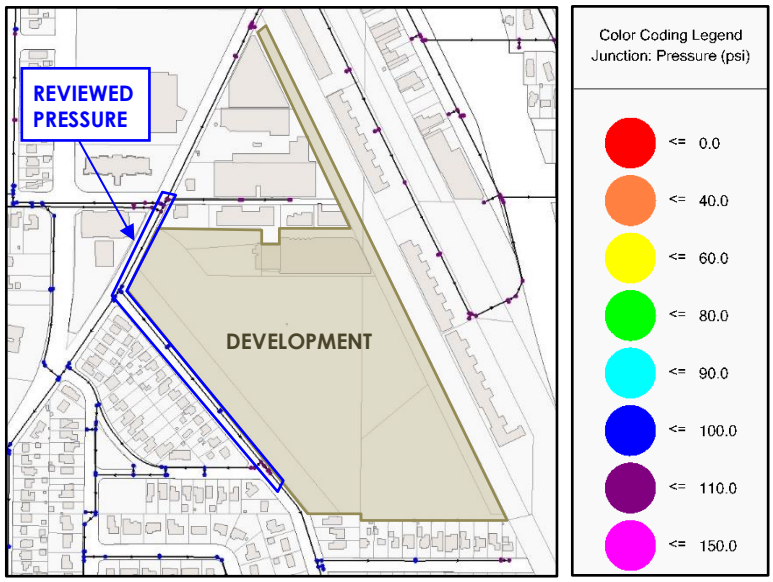


FIGURE 1: SCENARIO 1- AVAILABLE PRESSURE (ADD, PH, 2 HLP)

Figure 1 illustrates available pressures for Scenario 1 along the development limits. Average pressures were modeled as 99 psi.

Figure 2 illustrates available pressures for Scenario 2 along the development limits. Average pressures were modeled as 109 psi.

Figure 3 illustrates available pressures for Scenario 3 along the development limits. Average pressures were modeled as 61 psi.

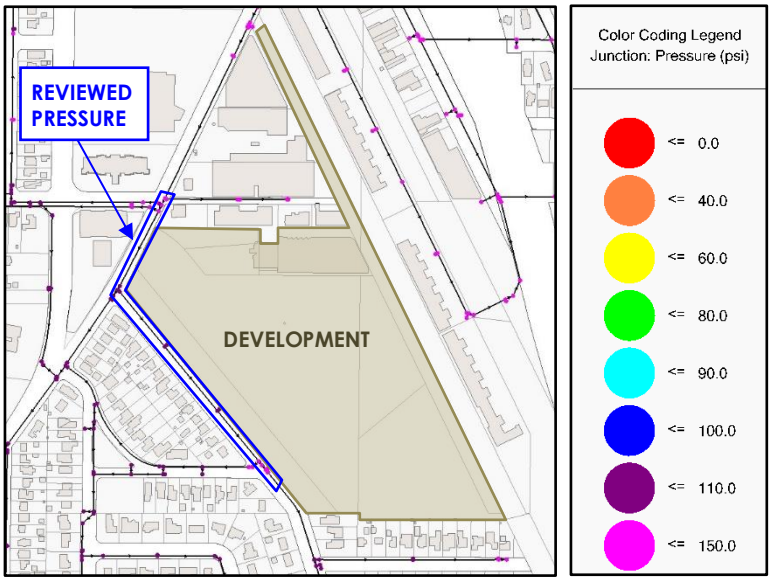


FIGURE 2: SCENARIO 2- AVAILABLE PRESSURE (ADD, PH, 3 HLP)

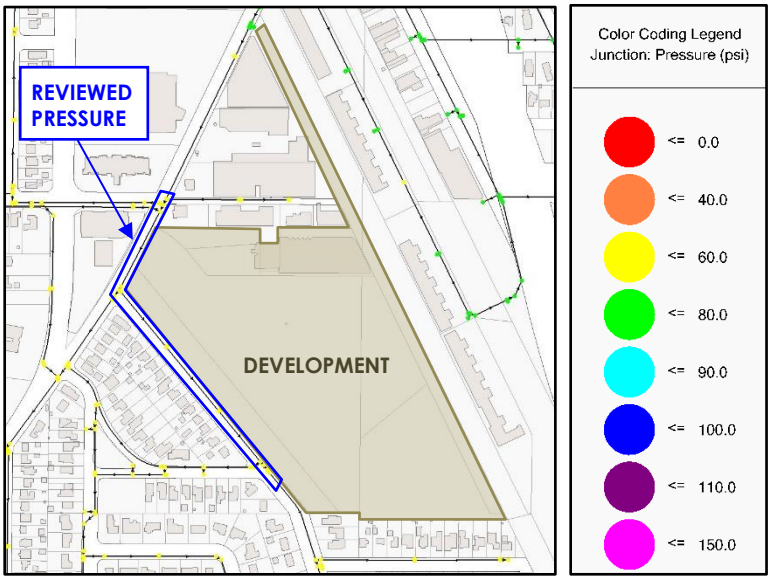


FIGURE 3: SCENARIO 3- AVAILABLE PRESSURE (MDD, PH, 3 HLP)

Available Fire Flow

The City's 2018 Master Plan set minimum fire flow criteria as 1,000 gpm for residential areas and 3,000 gpm for commercial /industrial area. **Figure 4** presents available fire flow along the water mains that will serve the new development.

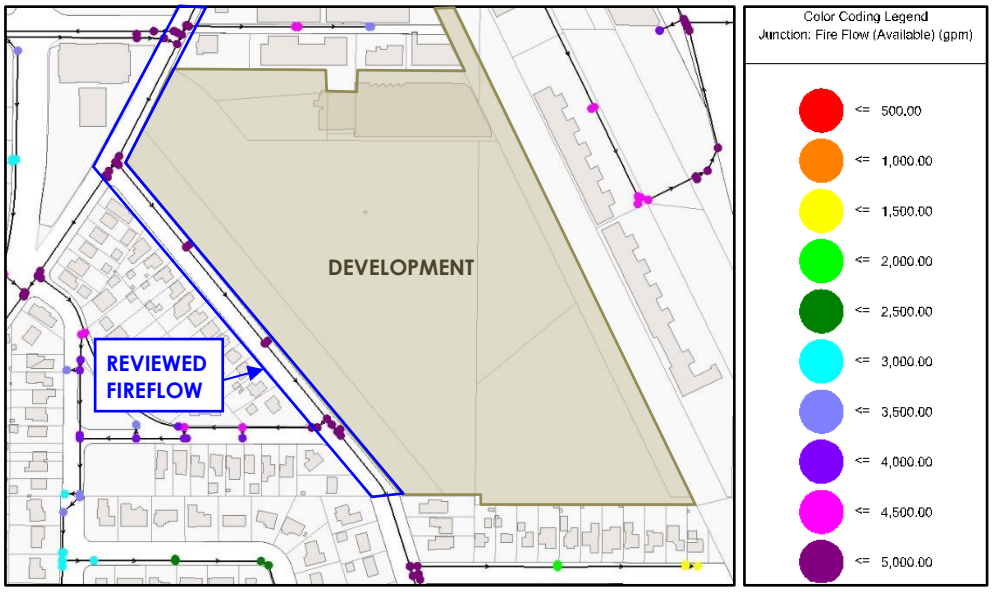


FIGURE 4: AVAILABLE FIREFLOW (ADD and MDD)

Available fireflow was calculated as 5,000 gpm or greater for all Scenarios. This is due to high flow rates offered by existing main sizes of 14" on Ridge Road and 18" on Old Deerfield Road.

POST-DEVELOPMENT CONDITIONS

Added Demand

The development is proposed on a 28.6-acre property and includes 227 townhouse residential dwelling units in 48 building and a clubhouse with pool amenity. Estimated water demand is summarized in **Table 1** below.

Table 1: Highland Park Townhomes – Estimated Water Demand

Area (AC)	Unit Type	Units	Unit Per Capita	Pop	Rate		Daily Flow (GAL)	Notes
					Value	Unit		
35	Multi-Family	227	3	681	100	gpd / person	68,100	1
	Pool	1	100	100	10	gpd / person	1,000	2
TOTAL							**69,100**	

Notes:
1. Units counted from Engineering Plans. Per Capita from IL Admin Code, Title 35, Part 370, Appendix A, Table 1.
2. Population assumed. Per Capita from IL Admin Code, Title 35, Part 370, Appendix B, Table 2.

The new demand has been modeled as a node with a demand of 47 gpm and a residential diurnal usage pattern.

Pressure Impacts

The pressure calculation process that was completed for the existing conditions, was repeated for the proposed conditions that included the new development. **Table 2** summarizes the Pre-Development and Post-Development results.

Table 2: Pre-Development vs. Post-Development Pressures

Alternative	Description	Average Pressure (PSI)	
		Pre-Development	Post-Development
1	ADD, PH, 2HLP	99	98
2	ADD, PH, 3 HLP	109	108
3	MDD, PH, 3 HLP	61	60

For each of the scenarios, the average pressure has a negligible 1 psi pressure drop.

Fire Flow Impacts

The fire flow calculation process that was completed for the existing conditions, was repeated for the proposed conditions that added in the new development. **Table 3** summarizes the Pre-Development and Post-Development results.

Table 3: Pre-Development vs. Post-Development Available Fire Flow

Alternative	Description	Available Fire Flow (GPM)	
		Pre-Development	Post-Development
1	ADD, PH, 2HLP	5,000	5,000
2	ADD, PH, 3 HLP	5,000	5,000
3	MDD, PH, 3 HLP	5,000	5,000

Adding the development has a negligible impact on fire-flow.

CONCLUSIONS AND RECOMMENDATIONS

The development's proximity to large diameter 18" and 14" water mains result in strong available pressures and fire flow. The proposed connections on Old Deerfield Road and Ridge Road offer looping from two large separate mains, which offers redundancy if one of these existing mains has a break. No extensions or replacements on the existing water infrastructure are recommended unless there are maintenance or operations related needs known by Public Works.

Hydrants in the proposed development should be placed at the appropriate locations and quantity to meet the City's minimum hydrant spacing requirements to ensure fire protection of the structures.

MEMORANDUM – PLAN & DESIGN COMMISSION

TO: Plan and Design Commission ("***Commission***")

FROM: Community Development Department

DATE: for the Jan. 20, 2026 Commission meeting

RE: **#PUD-2025-00041 for the following: (1) a public hearing for a Special Use Permit for an Off-Street Parking Lot, Freestanding; (2) a public meeting for a Special Use Permit in the Nature of a Final Planned Development with modifications from City Code; (3) a public meeting for final plat of re-subdivision with variations and waivers; and (4) a public meeting for Design Review; for a 227 residential unit townhome development (1660 and 1700 Old Deerfield Rd.)**

Status of Conditions[1].

A. The Applicant must execute a development agreement with the City, to be prepared by the City's Corporation Counsel and subject to the approval of the City Council (***"Development Agreement"***), which Development Agreement will govern and restrict the use and development of the Property and the construction and maintenance of the Proposed Development.

STATUS: If the Council directs so, then a Development Agreement ("DA") will be prepared.

B. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of either the RM1 District or the R7 District, the Property may only be developed and used as follows:

on the RM1 portion of the Property: 227 single-family attached units, each of which will be subject to the height limitations and will be in the building locations depicted on the Site Plan; and the Clubhouse, a tot lot, a dog run, a maintenance building, off-street parking facilities and additional accessory residential amenities and improvements;

on the R7 District portion of the Property: open space, a tot lot ("**West Tot Lot**"), a dog run, lighting and fencing,

all pursuant to, and in accordance with, the terms and provisions of the Development Agreement and its exhibits, including, without limitation, the development conditions set forth in this Section 11. Development of the Property in a manner deviating from these conditions will be strictly prohibited.

STATUS: This condition will also be part of any ordinance or DA, as appropriate.

C. The Applicant must prepare and submit final exterior lighting specifications for the Property that comply with the requirements of the City Code.

[1] This document makes reference to approval documents, including any ordinance or development agreement – this document is not a recommendation for approval or denial nor a presumption of such. The Commission will make its recommendations per its discretion and per the applicable standards of approval and law. The City Council will decide per its discretion and per the applicable standards of approval and law.

STATUS: See Attachment 8. Exterior lighting plan submitted and compiles with code with one note on height the Applicant stated they'd revise.

D. The Applicant must include in the Final Plan a depiction of the locations at which signage will be installed prohibiting parking along all driveway and garage approaches on the Property to allow for emergency access.

STATUS: See Attachment 6 – the landscaping plan. Notations made for "No Parking Sign See Detail".

E. The following public benefits proposed by the Applicant to satisfy Section 150.515 of the Zoning Code must be included the Final Development Plan and codified as development conditions in the Development Agreement, all of which shall be constructed or provided at no expense to the City:

1. improvement and dedication of a public access easement for ingress and egress over the access road running along the Union Pacific Railroad right-of-way located on the northeast part of the Property, from Richfield Ave. to Old Deerfield Road ("***Access Road***");

STATUS: The applicant is proposing to mill and resurface the spur/access road along the railroad. In addition, there are portions where the road is being widened to approximately 35.5 feet near the proposed parallel parking spaces. To the north, the roadway will remain at its existing width.

- Applicant provided an easement.

2. construction of 14 off-street parking spaces in the parking lot located on the east side of Old Deerfield Road across the street from the Highland Police Department building located at 1677 Old Deerfield Road, Highland Park, IL (the "***Police Department Property***") for the use of the Highland Park Police Department and its visitors;

STATUS: A 14-space parking lot depicted at the northwest part of the property in the final engineering plans, consistent with the preliminary plan review. Easement is depicted on the plat of re-subdivision.

3. construction of 12 parking spaces for public use on the Access Road;

STATUS: Appears to be up to 15 parallel parking spaces along the west side of the Access Road. The Applicant must verify easement for access and use.

3. construction of sharrows to support bicycle traffic on (i) that portion of Old Deerfield Road adjacent to the Property and (ii) the Access Road;

STATUS: Applicant indicates they will provide. In Attachment 2 on the off-site improvements plan two Sharrows are identified in the northbound lane and two Sharrows in the southbound lane, in the Old Deerfield Rd. right-of-way approximately between the Property and the Police Dept.

5. construction of pedestrian crosswalks at each of the intersections of: (i) Cavell Avenue and Richfield Avenue; (ii) Winthrop Road and Devonshire Court; and (iii) Ridge Road and Devonshire Court;

STATUS: The off-site engineering plans identify these improvements and provide final plans.

6. construction and maintenance of the West Tot Lot on the Property, which West Tot Lot will, at all times, be accessible to the public through the recordation of an easement on the Property. The West Tot Lot must adhere to CPSC Guidelines ASTM F1487 and ASTM F2223 standards;

STATUS: The West Tot Lot is identified in the landscaping plan in Attachment 6 and with playground equipment and details. The Plat identifies an access easement.

7. inclusion of at least four electric vehicle charging stations within the Property, accessible to the general public, in the locations depicted on the Site Plan; and

STATUS: The condition will be included in the final approvals and applicant must comply.

8. the allowance of reasonable use of the community room to be located within the Clubhouse by the general public for public community meetings or non-profit community organizations.

STATUS: This condition will be included in the final approval documents.

J. The Applicant must obtain and submit to the City a determination of No Further Remediation for the Property issued by the Illinois Environmental Protection Agency and issued in accordance with best practices, and submit proof of such No Further Remediation determination at the appropriate timing during construction of the Proposed Development in accordance with the phasing plan set forth in the Development Agreement.

STATUS: This is a condition that will be provided in the approval documents.

K. Prior to the commencement of any vertical construction on the Property, the Applicant will deliver to the City Manager evidence of financial wherewithal or final and construction loan documents sufficient to cover the cost of construction of the Proposed Development.

STATUS: This is a condition that will be provided in the approval documents.

L. No light fixture installed on the Property as part of the Proposed Development may exceed a correlated color temperature of 3,000 Kelvin.

STATUS: This condition will be in the approval documents, and also the Applicant's current exterior lighting exhibits comply.

M. The Applicant must pay an inclusionary housing fee-in-lieu for 1.2 affordable units in the amount of $222,480.00, pursuant to Section 150.2115(A)(2)(b) of the Zoning Code and calculated based on the City's current Annual Fee Resolution.

STATUS: This is a condition that will be provided in the approval documents.

N. The Development Agreement must contain, among other provisions, the following provisions governing construction in addition to the standard City construction requirements:

1. strict compliance with the Occupational Safety and Health Agency's requirements concerning construction dust and debris;

2. strict compliance with the City's hours of operation for construction activity;

3. an approved route for construction traffic and construction vehicle parking; which must include a prohibition of construction traffic on Ridge Road, except as necessary to construct improvements along the west edge of the Property, on the Police Department Property and other required off-site or utility improvements; and

4. a construction phasing plan that includes a provision the requires that all portions of the Property on which construction has not yet commenced be maintained in a park-like condition.

STATUS: This is a condition that will be provided in the approval documents.

O. The Applicant must provide and restrict, within the Property, 12.9-acres of open space in the areas designated on the Preliminary Development Plan as "***Open Space.***" That portion of the Open Space consisting of 10.96 acres and designated on the Preliminary Development Plan as "***Conservation Easement***" shall, in the sole determination of the City, be dedicated or donated by the Applicant to an entity designated by the City, in the City's sole discretion. The Conservation Easement will (i) be subject to, and incorporate, all comments made by the Lake County Stormwater Management Commission and (ii) allow for such encroachments as the City deems necessary to provide for a possible emergency driveway, the southern dog park, light poles, signage, the woodland path, and the West Tot Lot.

STATUS: This is a condition that will be provided in the approval documents.

P. At the request of the City Council, the Applicant will dedicate, at no expense to the City, land for a 26-foot wide emergency access within the Conservation Easement to the intersection of Devonshire Road and Ridge Road. The actual construction and permitting of the emergency access, if determined necessary by the City, will be at the Developer's expense.

STATUS: The easement is depicted on the Plat exhibit, and this condition will be provided for in the final approval documents.

Q. The proposed woodland path on the Property must comply with the accessibility requirements of the Americans with Disabilities Act, 42 U.S. Code §12101, with materials to be determined at time of Final Plan approval.

STATUS: This is a condition that will be provided in the approval documents.

R. The Development Agreement must contain a provision obligating the Applicant to conduct, at its expense, an updated professional traffic study consisting of the same scope as the existing traffic study, and obligating the Applicant to construct or perform any traffic improvements recommended by the updated traffic study. The updated traffic study must be conducted while schools are in session. The updated traffic study must be performed at the time that the Proposed Development achieves 90 percent occupancy, or at such earlier time during the construction of the Proposed Development that the City Manager, in its sole discretion, may determine is necessary and warranted.

STATUS: This is a condition that will be provided in the approval documents.

S. The Development Agreement must contain a provision obligating the Applicant to conduct, at its expense, a professional traffic engineer assessment of the safety of the proposed crosswalk at the intersection of Devonshire Court and Ridge Road, and obligating the Applicant to construct or perform any traffic improvements recommended by the professional traffic engineer.

STATUS: The Applicant has provided an exhibit, see Attachment 9. The City has reviewed – see CivilTech's comments, and CivilTech concurs that sight distance is satisfactory in order to provide a new crosswalk at the proposed location.

T. Vehicles related to landscape maintenance and garbage collection for the Property may only access and exit the Property via the Access Road.

STATUS: This is a condition that will be provided in the approval documents.

U. The height of the townhomes in the Proposed Development may not exceed: (i) 42.92 feet, as measured from the grade adjacent to the foundation of the townhome to the peak of the roof of the townhome, or (ii) 37.92 feet, as measured from the grade adjacent to the foundation of the townhome to a point that is the mean distance between the height of the peak of the roof to the height of the eaves of the townhome.

STATUS: This is a condition that will be provided in the approval documents. No changes have been made to the elevations and renderings provided in the preliminary review.

V. The Applicant must construct the proposed sidewalk located within the right-of-way abutting the property located at 1636 Old Deerfield Road, Highland Park, in a manner that minimizes impact to the existing landscaping located within the right-of-way.

STATUS: The Applicant provided an exhibit, Attachment 12, depicting the proposed sidewalk going immediately up to the street and notating that the existing landscaping in the right-of-way will be preserved.

W. The Applicant must provide a tree preservation plan that includes preventative treatment plan for the two-lined chestnut borer.

STATUS: Forestry has reviewed and has no comments. This will be a condition, as appropriate, in the final approval documents.

X. The Applicant must provide final engineering and other drawings and plans, as appropriate, for all changes and improvements on the Property as well as changes and improvements on the Police Department Property that are related to the Proposed Development.

STATUS: These documents have been provided and have been reviewed. There are no outstanding Public Works comments. Minor revisions were requested to the Police Dept. property drawings.

Y. The final landscaping plan must include: (i) a landscape buffer between the proposed parking lot located at the northwest part of the Property and the 1636 Old Deerfield Road property; and (ii) additional internal landscaping within said proposed parking lot.

STATUS: The Applicant provided an exhibit, Attachment 12, depicting the proposed landscaping between the two properties and within the parking lot.

Z. The Applicant must review and incorporate comments from the Illinois Commerce Commission in Final Development Plan, or other means as appropriate, and to the City's satisfaction.

STATUS: Applicant provided their proposed changes, and the City and CivilTech reviewed. The Applicant revised, as appropriate, and their review is in Attachment 25 and complies with CivlTech's review (Attachment 26).

AA. The Applicant must provide specifications for sound mitigation measures for the townhomes nearest to the northern and eastern property lines of the Property.

STATUS: The Applicant provided an exhibit, see Attachment 8 and updated Attachment 22.

BB. The Applicant must provide an access easement for the public's use of the parking spaces on the Access Road.

STATUS: An easement is depicted on the plat.

CC. The Final Engineering Plan must depict right-of-way improvements, including paving, vehicle parking, loading, and landscaping along the Access Road, to the City's satisfaction.

STATUS: They are proposing to mill and resurface the spur/access road along the railroad. In addition, there are portions where the road is being widened to approximately 35.5 feet near the proposed parallel parking spaces. To the north, the roadway will remain at its existing width.

DD. In addition to any other costs, payments, fees, charges, contributions, or dedications required by the City's codes, ordinances, resolutions, rules, regulations, or by the Development Agreement, the Applicant must pay to the City, immediately upon presentation a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with the review and processing of the plans for the Proposed Development and in connection with the negotiation, preparation, consideration, and review of the Development Agreement.

STATUS: This is a standard condition and will be in the final approval documents, as appropriate.

CITY OF HIGHLAND PARK

RESOLUTION NO. R129-2025

A RESOLUTION APPROVING A PRELIMINARY DEVELOPMENT PLAN AND A PRELIMINARY PLAT OF SUBDIVISION (1660 AND 1700 OLD DEERFIELD ROAD)

WHEREAS, the Habitat Company LLC ("***Applicant***") is the contract purchaser of that certain parcel of real property consisting of approximately 28.61 acres, located in the I Light Industrial District of the City (***"I District"***), commonly known as 1660 and 1700 Old Deerfield Road, Highland Park, Illinois, and legally described in **Exhibit A** attached to and, by this reference, made a part of this Resolution ("***Property***"); and

WHEREAS, the Property is currently owned by Red Cup Land Company, LLC ("***Owner***"); and

WHEREAS, the Applicant proposes, and has requested relief from the City, to develop 48 townhouse-style residential structures, containing a total of 227 residential units, along with a clubhouse with a resort style pool and outdoor garden ("***Clubhouse***"), two tot lots, two dog parks, a maintenance building, off-street parking facilities and additional accessory residential amenities and improvements on the Property, and certain specified public benefits (collectively, the "***Proposed Development***"); and

WHEREAS, pursuant to Articles V, XIV, XV, and XXI of the "City of Highland Park Zoning Ordinance of 1997," as amended ("***Zoning Code***") and Chapter 151 of "The Highland Park Code of 1968," as amended ("***City Code***"), the Applicant, with the consent of the Owner, has filed an application with the City, as amended, for approval of:

(i) rezoning of the Property, as follows:

1. 19.26 acres of the Property from the I District to the RM1 Medium-To-High Density Residential District ("***RM1 District***");

2. 9.11 acres of the Property from the I District to the R7 Single- and Two-Family Residential District ("***R7 District***")

with 0.24 acres of the Property remaining in the I District (which remainder portion has been reduced from 0.42 acres as was initially provided in the original application);

(ii) a special use permit for a planned development on the Property in two steps, consisting of a preliminary development plan and a final development plan;

(iii) a preliminary and a final plat of subdivision for the Property;

(iv) certain zoning modifications within the Proposed Development; and

(v) certain subdivision variances and waivers within the Proposed Development

(collectively, the "***Zoning Relief***");

WHEREAS, a public hearing of the Plan and Design Commission of the City of Highland Park ("***PDC***") to consider approval of the Zoning Relief was duly advertised on March 17, 2025 in the Lake County News-Sun, opened on April 1, 2025, continued on May 20, June 24, July 29, and August 26, 2025, and concluded on September 9, 2025; and

WHEREAS, on September 9, 2025, the PDC adopted Findings of Fact, Public Hearing No. PUD-2025-00041, recommending that the City Council approve the Zoning Relief; and

WHEREAS, Section 150.2135 of the Zoning Code requires the submission of an inclusionary housing plan for approval by the City, detailing the manner in which the Proposed Development will comply with the requirements set forth in the Zoning Code for the provision of affordable housing units in the City; and

WHEREAS, the Applicant, with the consent of the Owner, has filed an application with the City for approval of a proposed inclusionary housing plan for the Proposed Development; and

WHEREAS, on October 8, 2025, the City Housing Commission voted to recommend that the City Council approve the Applicant's proposed inclusionary housing plan; and

WHEREAS, at a special meeting of the City Council on September 29, 2025, the City Council entertained additional public comment concerning the Proposed Development and allowed the Applicant to address specific questions and issues raised by neighboring property owners and by members of the City Council; and

WHEREAS, the City Council has determined that it will serve and be in the best interest of the City and its residents to (a) approve the preliminary development plan and the preliminary plat of subdivision for the Proposed Development of the Property and (b) enable the Applicant to proceed to the final plan and final plat approval process as contemplated in the Zoning Code and the City Code;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated into, and made a party of, this Resolution as findings of the City Council.

SECTION TWO: APPROVAL OF PRELIMINARY DEVELOPMENT PLAN. The preliminary development plan for the Proposed Development on the Property, consisting of the following documents (collectively, the "***Preliminary Development Plan***"), is hereby approved:

A. The Site Plan, consisting of nine sheets and prepared by BSB Design, with a latest revision date of September 16, 2025, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit B**;

B. The Architectural Layout, Materials, Unit Matrix, and Garage Plans, consisting of six sheets and prepared by BSB Design, with a latest revision date of September

16, 2025 for the "Site Plan – Building Key" and of August 12, 2025 for the other five sheets, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit C**;

C. The Clubhouse Elevations and Renderings, consisting of four sheets and prepared by BSB Design, with a latest revision date of August 12, 2025, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit D**;

D. The Townhouse Elevations and Renderings, consisting of eight sheets by BSB Design, with latest revisions date of August 12, 2025, and thirty-eight sheets prepared by BSB Design, with a latest revision date of August 25, 2025, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit E**;

E. The Height Exhibit, consisting of four sheets and prepared by BSB Design, with a latest revision date of July 22, 2025 for the first sheet and August 25, 2025, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit F**;

F. The Landscaping Plan, consisting of 13 sheets and prepared by Dickson Design Studio, with a latest revision date of September 16, 2025, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit G**;

G. The Site Improvement Plan, consisting of 12 sheets and prepared by Spaceco, with a latest revision date of September 16, 2025, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit H**;

H. The Photometric Plan, consisting of one sheet and prepared by Salas O'Brier, with a latest revision date of August 12, 2025, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit I**;

I. The Site Lighting Plan, consisting of one sheet and prepared by Salas O'Brier, with a latest revision date of August 12, 2025, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit J**;

J. The Fire Turn Exhibit, consisting of four sheets and prepared by Spaceco, with a latest revision date of September 16, 2025, a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit K**; and

K. The Police Department Property Improvement Plan, consisting of two sheets and prepared by Dickson Design Studio and Spaceco, with a latest revision date of August 20, 2025 a copy of which is attached to and, by this reference, made a part of this Resolution as **Exhibit L**.

SECTION THREE: APPROVAL OF PRELIMINARY PLAT OF SUBDIVISION. The preliminary plat of subdivision for the Proposed Development on the Property ("***Preliminary Plat of Subdivision***") attached to and, by this reference, made a part of this Resolution as **Exhibit M** is hereby approved.

SECTION FOUR: SUBMISSION OF FINAL DEVELOPMENT PLAN. Pursuant to and in accordance with Section 150.535(A) of the Zoning Code, the adoption of this Resolution authorizes the Applicant to submit to the PDC a final development plan for the Proposed Development on the Property that is in substantial conformance with the Preliminary Development Plan (the "***Final Development Plan***"). Following review and recommendation by the PDC, and a determination by both the PDC and the City Council that (1) the Final Plan is in substantial conformance with the Preliminary Development Plan and (2) the conditions for Final Plan approval set forth in Section Eleven of this Resolution have been, or will be, satisfied, the City Council will consider the adoption of an ordinance granting a special use permit for a planned development on the Property and approval of the Final Development Plan (the "***Final Approval Ordinance***").

SECTION FIVE: EFFECT OF APPROVALS. Neither the approval of the Preliminary Development Plan as set forth in Section Two of this Resolution nor the approval of the Preliminary Plat of Subdivision as set forth in Section Three of this Resolution, is to be deemed or interpreted as authorizing or entitling the development or the improvement of the Property in any manner whatsoever unless and until the City Council approves the Final Approval Ordinance pursuant to Section 150.540(B) of the Zoning Code and subject to the provisions of Section Eleven of this Resolution.

SECTION SIX: ACKNOWLEDGEMENT OF REQUEST FOR PROPOSED ZONING MAP AMENDMENT. The City Council hereby acknowledges that the Applicant has requested, and that the Proposed Development contemplates, the rezoning of portions of the Property into the RM1 District and the R7 District as depicted on the Rezoning Map attached to this Resolution as **Exhibit N** ("***Proposed Rezoning***"). The City Council will consider an ordinance adopting the Proposed Rezoning concurrent with the adoption of the Final Approval Ordinance.

SECTION SEVEN: ACKNOWLEDGMENT OF REQUEST FOR ZONING MODIFICATIONS. The City Council hereby acknowledges that the Applicant has requested, and that the Proposed Development contemplates, the following modifications from the Zoning Code:

A. Height Modification. A modification from Section 150.704 of the Zoning Code to increase the maximum height limit: (i) for the townhomes in the Proposed Development, from 35 feet to 41 feet; and (ii) for the Proposed Clubhouse, from 15 feet to 25 feet.

B. Loading Space Modification. A modification from Section 150.851 of the Zoning Code to decrease the minimum required loading spaces for the Proposed Development, from two to zero.

C. Sign Modifications.

1. Ground Sign Modification. A modification from Section 150.2023(B) of the Zoning Code to increase the maximum permitted ground signs for the Proposed Development, from one to five; and

2. Sign Face Modification. A modification from Section 150.2023(B) of the Zoning Code to increase the maximum permitted sign faces for the Proposed Development, from two to nine.

D. Landscape Modifications.

1. Vehicular Use Area Landscaping Modification. A modification from Section 150.2220(C) of the Zoning Code to waive the requirement to improve vehicle use areas within the Proposed Development with landscaping.

2. Foundation Landscaping Modification. A modification from Section 150.2225 of the Zoning Code to decrease the minimum required planting area for the Proposed Development, from five feet to four feet.

E. Environmentally Sensitive Area Modification. A modification from Section 150.520(B) of the Zoning Code to permit development of the Proposed Development within an environmentally sensitive area along the southern property line of the Property.

F. Driveway Access Modification. A modification from Section 150.106 of the Zoning Code to permit a portion of the Proposed Development to be developed as driveway access between the Property and a parcel of land located in the I District.

G. Rental Unit Distribution Modification. A modification from Section 150.2155(B) of the Zoning Code to permit 67 percent of the inclusionary housing units in the Proposed Development to be leased at a price affordable to households with gross incomes of up to 60 percent of the Chicago area median income; provided, however, that no less than half of such inclusionary housing units may be leased to households with gross incomes between 51 and 60 percent of the Chicago area median income.

The City Council will consider an ordinance adopting the requested zoning modifications concurrent with the adoption of the Final Approval Ordinance.

SECTION EIGHT: ACKNOWLEDGEMENT OF REQUEST FOR SUBDIVISION VARIATIONS AND WAIVERS. The City Council hereby acknowledges that the Applicant has requested, and that the Proposed Development contemplates, the following variations from the City Code:

A. A variation from Section 151.004(A)(1) of the City Code, to allow for the creation of a lot on the Property with: (i) more than four sides; and (ii) lot lines intersecting at angles other than right angles, due to the infeasibility of establishing intersections of lot lines at right angles.

B. A variation from Section 151.008(B)(1) of the City Code to waive the requirement for the installation of sidewalks: (i) along Ridge Road adjacent to the western

property line of the Property; (ii) along Old Deerfield Road adjacent to the north property line of the Property; and (iii) on the Access Road.

C. A variation from Section 151.008(B)(7) of the City Code to waive the requirement that the Applicant bury underground all utility distribution lines located on public rights-of-way adjacent to the Property.

The City Council will consider an ordinance adopting the requested subdivision variations and waivers concurrent with the adoption of the Final Approval Ordinance.

SECTION NINE. ACKNOWLEDGEMENT OF REQUEST FOR APPROVAL OF INCLUSIONARY HOUSING PLAN. The City Council hereby acknowledges that the Applicant has requested approval of, and that the Proposed Development contemplates development in accordance with the inclusionary housing plan for the Proposed Development as recommended for approval by the City Housing Commission and set forth in **Exhibit O** attached to and, by this reference, made a part of this Resolution (the "***Inclusionary Housing Plan***"). The City Council will consider a resolution approving the Inclusionary Housing Plan concurrent with the adoption of the Final Approval Ordinance.

SECTION TEN: ACKNOWLEDGEMENT OF REQUEST TO AMEND RESTRICTIVE COVENANT. The City Council hereby acknowledges that the Applicant has requested, and that the Proposed Development contemplates, an amendment to that certain Declaration of Protective Covenant dated January 8, 1965 governing certain portions of the Property ("***Restrictive Covenant***"), as follows:

A. A modification of Section 2 of the Restrictive Covenant to allow for the construction and use of the West Tot Lot (defined below) and the proposed walking path along Ridge Road; and

B. A modification of Section 5 of the Restrictive Covenant to allow a driveway access on the Property to be constructed within 200 feet of Ridge Road.

The City Council will consider a resolution approving the requested amendments to the Restrictive Covenant concurrent with the adoption of the Final Approval Ordinance.

SECTION ELEVEN: CONDITIONS OF APPROVAL OF FINAL APPROVAL ORDINANCE. In addition to all other requirements of the Zoning Code governing approval of final development plans for planned developments, the Final Approval Ordinance not be approved by the City Council unless each of the following provisions or conditions has either been included in the Final Development Plan, or has otherwise been satisfied by the Applicant:

A. The Applicant must execute a development agreement with the City, to be prepared by the City's Corporation Counsel and subject to the approval of the City Council (***"Development Agreement"***), which Development Agreement will govern and restrict the use and development of the Property and the construction and maintenance of the Proposed Development.

B. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of either the RM1 District or the R7 District, the Property may only be developed and used as follows:

on the RM1 portion of the Property: 227 single-family attached units, each of which will be subject to the height limitations and will be in the building locations depicted on the Site Plan; and the Clubhouse, a tot lot, a dog run, a maintenance building, off-street parking facilities and additional accessory residential amenities and improvements;

on the R7 District portion of the Property: open space, a tot lot ("**West Tot Lot**"), a dog run, lighting and fencing,

all pursuant to, and in accordance with, the terms and provisions of the Development Agreement and its exhibits, including, without limitation, the development conditions set forth in this Section 11. Development of the Property in a manner deviating from these conditions will be strictly prohibited.

C. The Applicant must prepare and submit final exterior lighting specifications for the Property that comply with the requirements of the City Code.

D. The Applicant must include in the Final Plan a depiction of the locations at which signage will be installed prohibiting parking along all driveway and garage approaches on the Property to allow for emergency access.

E. The following public benefits proposed by the Applicant to satisfy Section 150.515 of the Zoning Code must be included the Final Development Plan and codified as development conditions in the Development Agreement, all of which shall be constructed or provided at no expense to the City:

1. improvement and dedication of a public access easement for ingress and egress over the access road running along the Union Pacific Railroad right-of-way located on the northeast part of the Property, from Richfield Ave. to Old Deerfield Road ("***Access Road***");

2. construction of 14 off-street parking spaces in the parking lot located on the east side of Old Deerfield Road across the street from the Highland Police Department building located at 1677 Old Deerfield Road, Highland Park, IL (the "***Police Department Property***") for the use of the Highland Park Police Department and its visitors;

3. construction of 12 parking spaces for public use on the Access Road;

4. construction of sharrows to support bicycle traffic on (i) that portion of Old Deerfield Road adjacent to the Property and (ii) the Access Road;

5. construction of pedestrian crosswalks at each of the intersections of: (i) Cavell Avenue and Richfield Avenue; (ii) Winthrop Road and Devonshire Court; and (iii) Ridge Road and Devonshire Court;

6. construction and maintenance of the West Tot Lot on the Property, which West Tot Lot will, at all times, be accessible to the public through the recordation of an easement on the Property. The West Tot Lot must adhere to CPSC Guidelines ASTM F1487 and ASTM F2223 standards;

7. inclusion of at least four electric vehicle charging stations within the Property, accessible to the general public, in the locations depicted on the Site Plan; and

8. the allowance of reasonable use of the community room to be located within the Clubhouse by the general public for public community meetings or non-profit community organizations.

J. The Applicant must obtain and submit to the City a determination of No Further Remediation for the Property issued by the Illinois Environmental Protection Agency and issued in accordance with best practices, and submit proof of such No Further Remediation determination at the appropriate timing during construction of the Proposed Development in accordance with the phasing plan set forth in the Development Agreement.

K. Prior to the commencement of any vertical construction on the Property, the Applicant will deliver to the City Manager evidence of financial wherewithal or final and construction loan documents sufficient to cover the cost of construction of the Proposed Development.

L. No light fixture installed on the Property as part of the Proposed Development may exceed a correlated color temperature of 3,000 Kelvin.

M. The Applicant must pay an inclusionary housing fee-in-lieu for 1.2 affordable units in the amount of $222,480.00, pursuant to Section 150.2115(A)(2)(b) of the Zoning Code and calculated based on the City's current Annual Fee Resolution.

N. The Development Agreement must contain, among other provisions, the following provisions governing construction in addition to the standard City construction requirements:

1. strict compliance with the Occupational Safety and Health Agency's requirements concerning construction dust and debris;

2. strict compliance with the City's hours of operation for construction activity;

3. an approved route for construction traffic and construction vehicle parking; which must include a prohibition of construction traffic on Ridge Road,

except as necessary to construct improvements along the west edge of the Property, on the Police Department Property and other required off-site or utility improvements; and

4. a construction phasing plan that includes a provision the requires that all portions of the Property on which construction has not yet commenced be maintained in a park-like condition.

O. The Applicant must provide and restrict, within the Property, 12.9-acres of open space in the areas designated on the Preliminary Development Plan as "***Open Space.***" That portion of the Open Space consisting of 10.96 acres and designated on the Preliminary Development Plan as "***Conservation Easement***" shall, in the sole determination of the City, be dedicated or donated by the Applicant to an entity designated by the City, in the City's sole discretion. The Conservation Easement will (i) be subject to, and incorporate, all comments made by the Lake County Stormwater Management Commission and (ii) allow for such encroachments as the City deems necessary to provide for a possible emergency driveway, the southern dog park, light poles, signage, the woodland path, and the West Tot Lot.

P. At the request of the City Council, the Applicant will dedicate, at no expense to the City, land for a 26-foot wide emergency access within the Conservation Easement to the intersection of Devonshire Road and Ridge Road. The actual construction and permitting of the emergency access, if determined necessary by the City, will be at the Developer's expense.

Q. The proposed woodland path on the Property must comply with the accessibility requirements of the Americans with Disabilities Act, 42 U.S. Code §12101, with materials to be determined at time of Final Plan approval.

R. The Development Agreement must contain a provision obligating the Applicant to conduct, at its expense, an updated professional traffic study consisting of the same scope as the existing traffic study, and obligating the Applicant to construct or perform any traffic improvements recommended by the updated traffic study. The updated traffic study must be conducted while schools are in session. The updated traffic study must be performed at the time that the Proposed Development achieves 90 percent occupancy, or at such earlier time during the construction of the Proposed Development that the City Manager, in its sole discretion, may determine is necessary and warranted.

S. The Development Agreement must contain a provision obligating the Applicant to conduct, at its expense, a professional traffic engineer assessment of the safety of the proposed crosswalk at the intersection of Devonshire Court and Ridge Road, and obligating the Applicant to construct or perform any traffic improvements recommended by the professional traffic engineer.

T. Vehicles related to landscape maintenance and garbage collection for the Property may only access and exit the Property via the Access Road.

U. The height of the townhomes in the Proposed Development may not exceed: (i) 42.92 feet, as measured from the grade adjacent to the foundation of the townhome to the peak of the roof of the townhome, or (ii) 37.92 feet, as measured from the grade adjacent to the foundation of the townhome to a point that is the mean distance between the height of the peak of the roof to the height of the eaves of the townhome.

V. The Applicant must construct the proposed sidewalk located within the right-of-way abutting the property located at 1636 Old Deerfield Road, Highland Park, in a manner that minimizes impact to the existing landscaping located within the right-of-way.

W. The Applicant must provide a tree preservation plan that includes preventative treatment plan for the two-lined chestnut borer.

X. The Applicant must provide final engineering and other drawings and plans, as appropriate, for all changes and improvements on the Property as well as changes and improvements on the Police Department Property that are related to the Proposed Development.

Y. The final landscaping plan must include: (i) a landscape buffer between the proposed parking lot located at the northwest part of the Property and the 1636 Old Deerfield Road property; and (ii) additional internal landscaping within said proposed parking lot.

Z. The Applicant must review and incorporate comments from the Illinois Commerce Commission in Final Development Plan, or other means as appropriate, and to the City's satisfaction.

AA. The Applicant must provide specifications for sound mitigation measures for the townhomes nearest to the northern and eastern property lines of the Property.

BB. The Applicant must provide an access easement for the public's use of the parking spaces on the Access Road.

CC. The Final Engineering Plan must depict right-of-way improvements, including paving, vehicle parking, loading, and landscaping along the Access Road, to the City's satisfaction.

DD. In addition to any other costs, payments, fees, charges, contributions, or dedications required by the City's codes, ordinances, resolutions, rules, regulations, or by the Development Agreement, the Applicant must pay to the City, immediately upon presentation a written demand or demands therefor, all legal, engineering, and other consulting or administrative fees, costs, and expenses incurred or accrued in connection with the review and processing of the plans for the Proposed Development and in connection with the negotiation, preparation, consideration, and review of the Development Agreement.

SECTION TWELVE: TIME PERIOD FOR SUBMISSION OF FINAL DEVELOPMENT PLAN. The Final Development Plan must be submitted by the Applicant for review and approval by the City no later than the date that is six months after the effective date of this Resolution, in accordance with and pursuant to Section 150.535(A) of the Zoning Code. Pursuant to Section 150.535(C) of the Zoning Code, upon the written request of the Applicant, the PDC, for good cause, may extend the period for filing the final development plan for a period not to exceed an additional six months.

SECTION THIRTEEN: EFFECTIVE DATE. This Resolution will be in full force and effect upon its passage and approval by the City Council.

AYES: Mayor Rotering, Councilmembers Center, Bruckman, Ross, Tapia, Lidawer, Blumberg

NAYS: None

PASSED: October 30, 2025

ADOPTED: October 30, 2025

RESOLUTION NO. R129-2025

Nancy R. Rotering, Mayor

ATTEST:

Ghida S. Neukirch, City Clerk

EXHIBIT A

Legal Description of the Property

EXHIBIT B

Site Plan

EXHIBIT C

Architectural Layout, Materials, Unit Matrix, and Garage Plans

EXHIBIT D

Clubhouse Elevations and Renderings

EXHIBIT E

Townhouse Renderings

EXHIBIT F

Height Exhibit

EXHIBIT G

Landscaping Plan

EXHIBIT H

Site Improvement Plan

EXHIBIT I

Photometric Plan

EXHIBIT J

Site Lighting Plan

EXHIBIT K

Fire Turn Exhibit

EXHIBIT L

Police Department Property Improvement

EXHIBIT M

Preliminary Plat of Subdivision

EXHIBIT N

Proposed Rezoning Map

EXHIBIT O

Inclusionary Housing Plan

EXHIBIT A

Legal Description of the Property

The subject property, commonly known as 1660 and 1700 Old Deerfield Road, Highland Park, IL, is legally described as:

Parcel 1:
Lots 10 Through 13, Both Inclusive, In Deer-Ridge Industrial Subdivision, Being Part Of Section 27, Township 43 North, Range 12 East Of The Third Principal Meridian, According To The Plat Thereof Recorded November 27, 1968 As Document No. 1402659, In Lake County, Illinois.

Parcel 2:
Lots 2 And 3 In Cherry's Resubdivision, Being Part Of Section 27, Township 43 North, Range 12 East Of The Third Principal Meridian, According To The Plat Thereof Recorded January 29, 1971 As Document No. 1489161, In Lake County, Illinois.

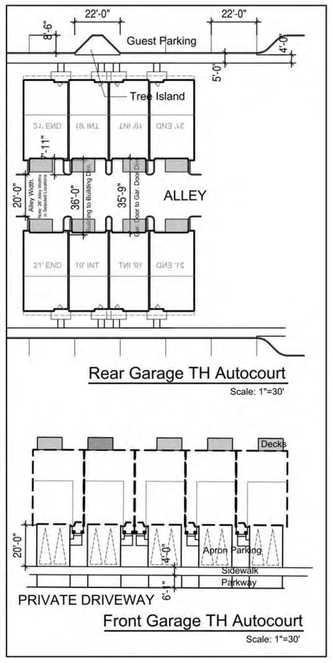
PINs: 1627302009; 1627302008; 1627401003; 1627401002; 1627401001; 1627122001; 1627302007; 1627302006; and 1627302005

EXHIBIT B

Site Plan

QUANTATIVE SUMMARY	
Three St. Rear Garage TH	177 Homes
Three St. Front Garage TH	50 Homes
Total Homes	227 Homes
Site Area	
RM-1 (Gross Bldg. Area)	839,265 sf
RM-1 (Driveway Area)	118,068 sf
RM-1 (Net Area)	721,097 sf
RM-7 (Net Area)	397,066 sf
INDUSTRIAL	9,435 sf
Total Site Area	1,245,766 sf (28.6 Ac.)
Total Open Space	561,141 sf (45.0%)
Proposed Density	
Total Units	227
SF Lot Area/Unit Proposed (RM-1)	3,176 SF
SF Lot Area/Unit Req. (RM-1)	2,904 SF
Coverage Calculations	
IMPERVIOUS COVERAGE (Tot. Site-R-7/Ind. /RM-1)	
Total Impervious Coverage:	535,835 SF (12.3 acres) .43

PARKING	TOTAL
Garages (All Units Two Car)	454 (2:1 Ratio)
*Garage Apron	100
Internal Surface Parking	107
Parking Subtotal	661 (2.92:1 Ratio)
Public Parking Parking Lot	14
Private Easement Parking Lot	28
Access Drive Parking	12
Parking Total	715
*Front Garage Units	



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Site Illustrative Plan and Quantative Summary
HIGHLAND PARK TOWNHOMES
Highland Park, IL

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Date: October 20, 2025

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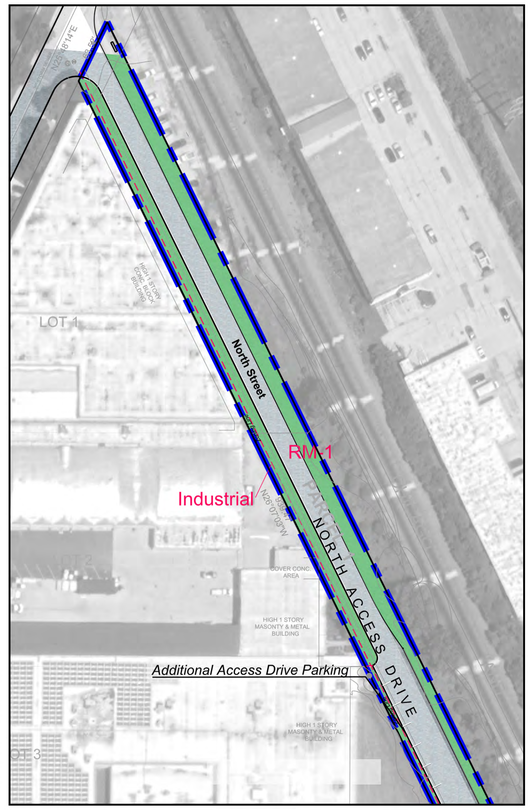

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Site Illustrative Plan
HIGHLAND PARK TOWNHOMES
Highland Park, IL

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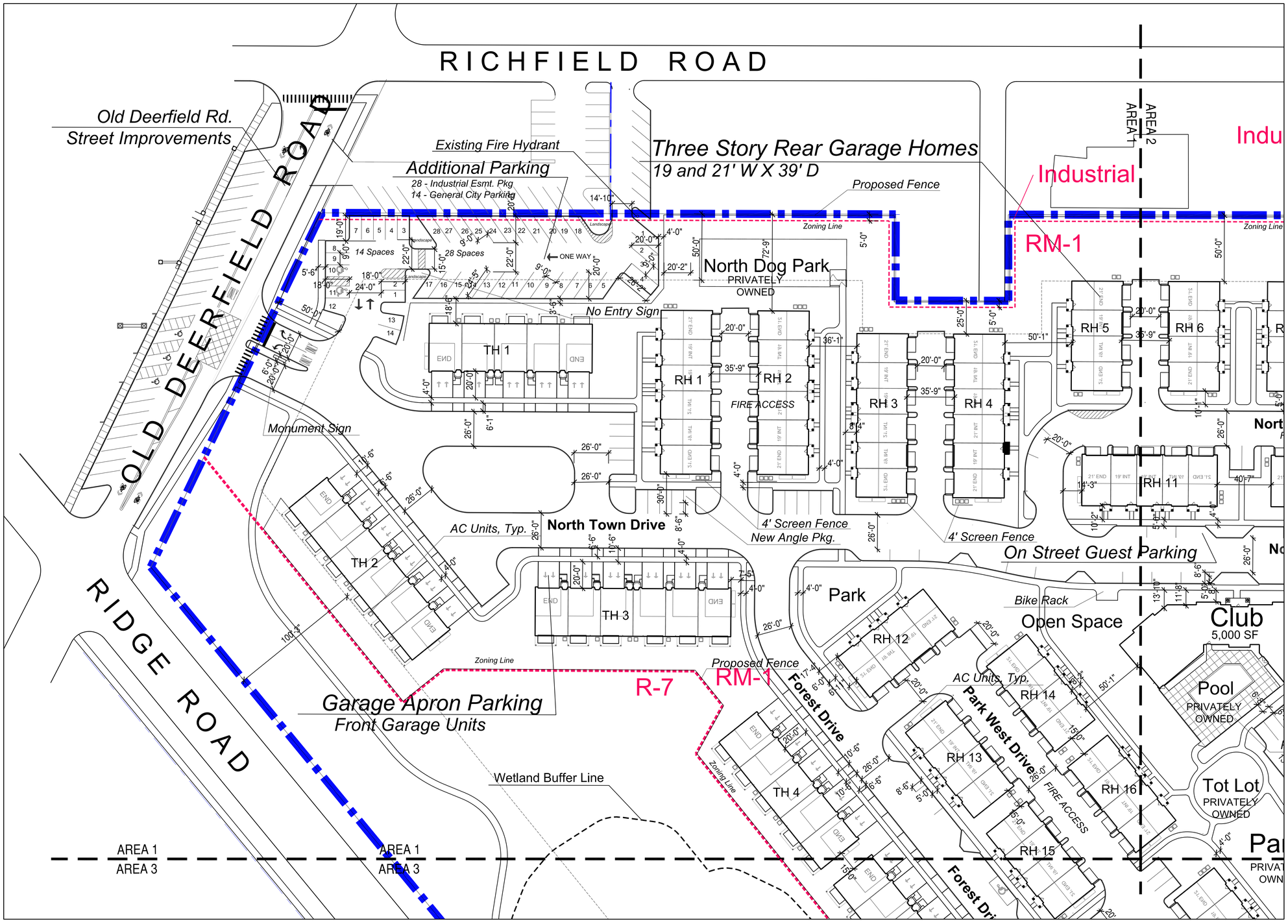

North

0 30 60 120 240

Site Dimension Plan- Area One
HIGHLAND PARK TOWNHOMES
Highland Park, IL

Date: October 20, 2025

bsbdesign.com
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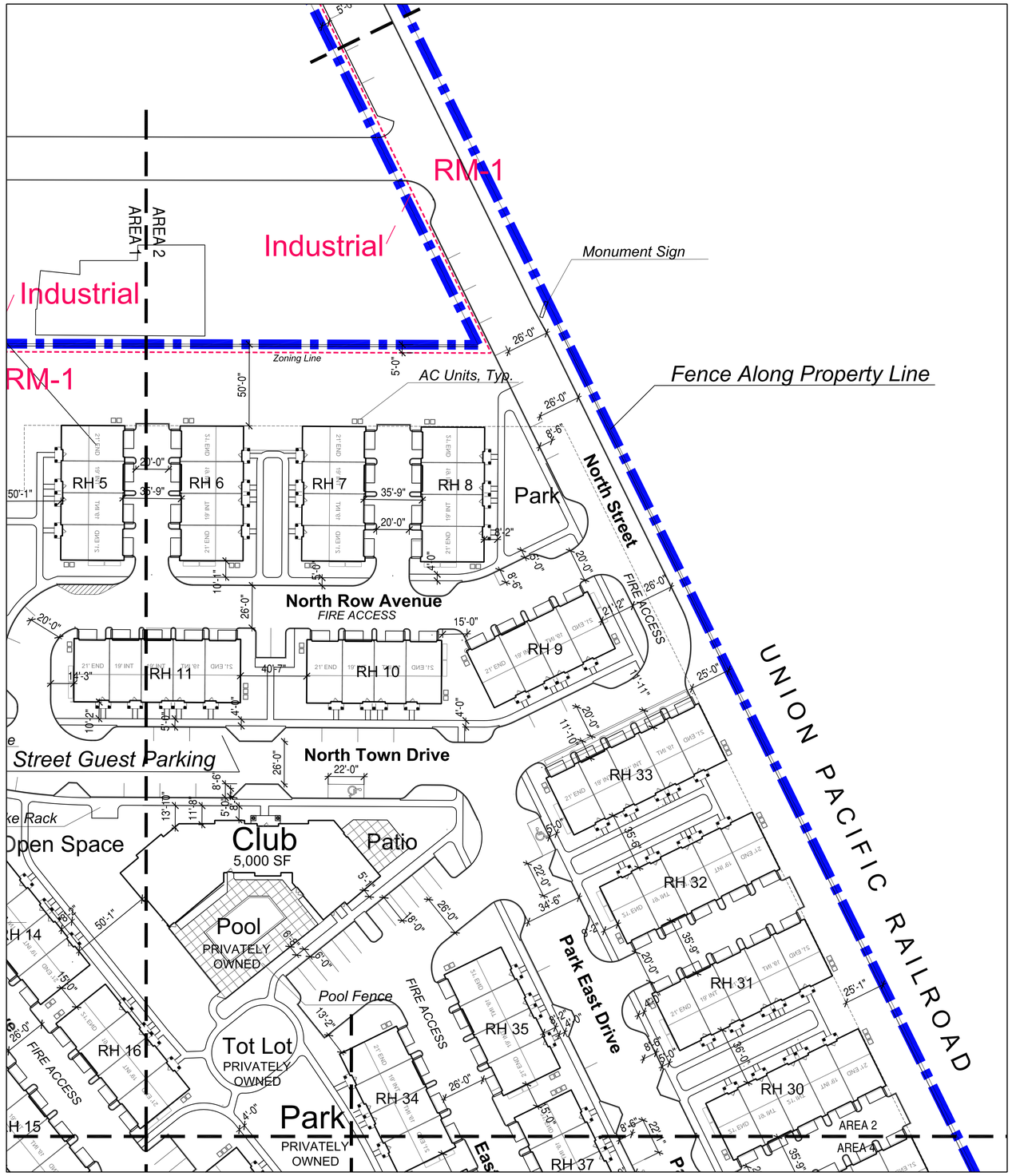

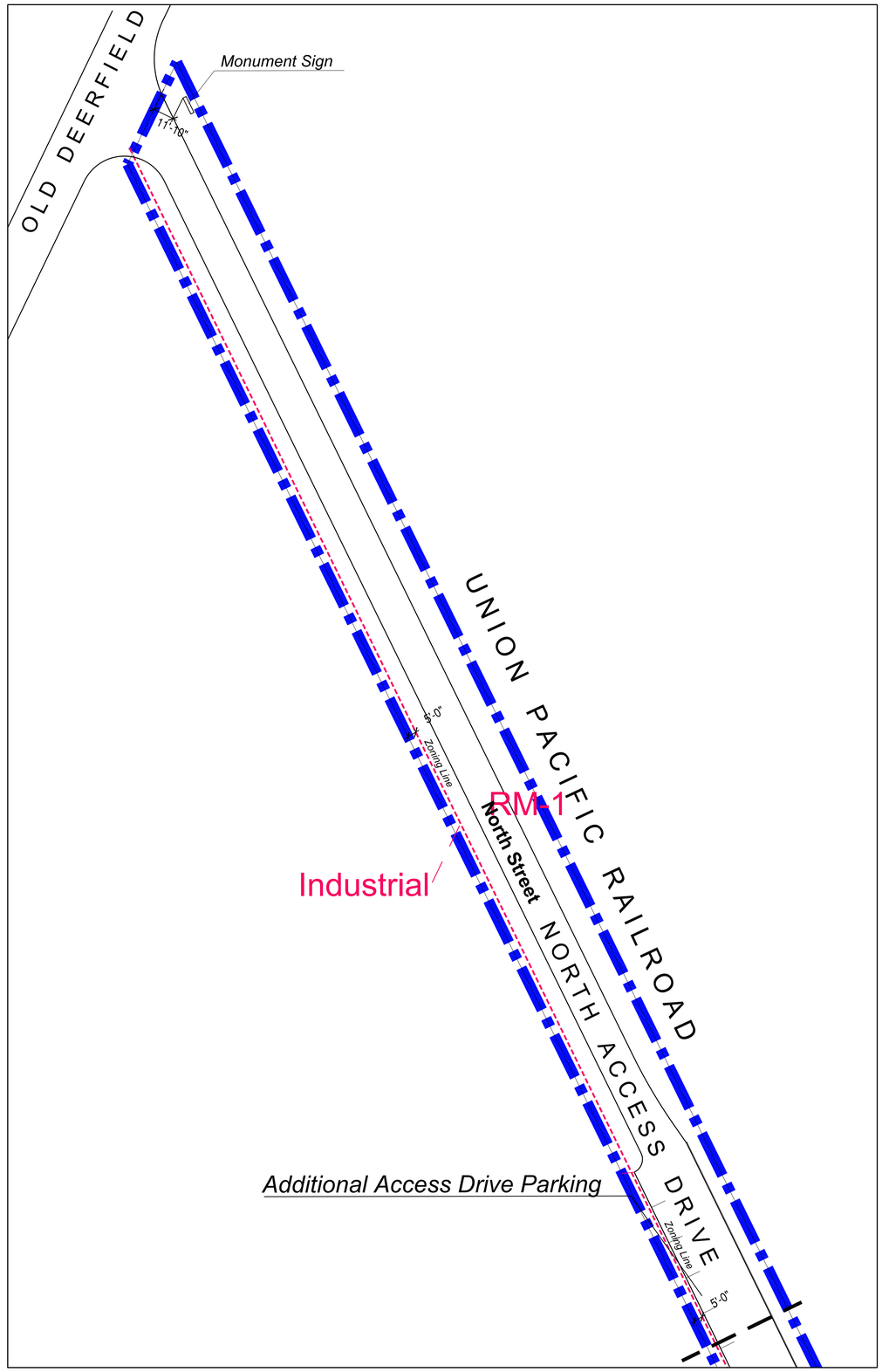

Site Dimension Plan- Area Two
HIGHLAND PARK TOWNHOMES
Highland Park, IL

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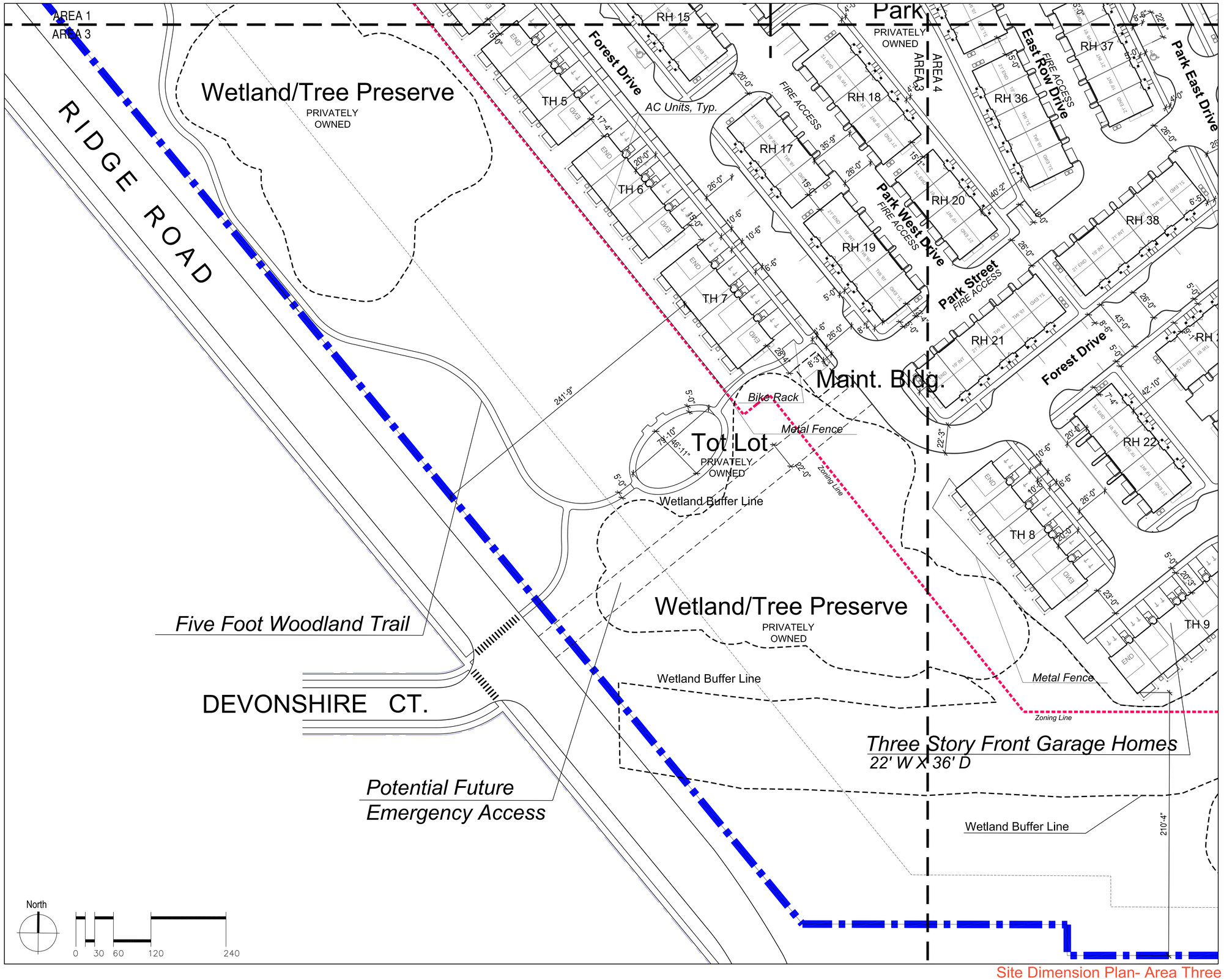
Date: **October 20**, 2025



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Site Dimension Plan- Area Three
HIGHLAND PARK TOWNHOMES
Highland Park, IL

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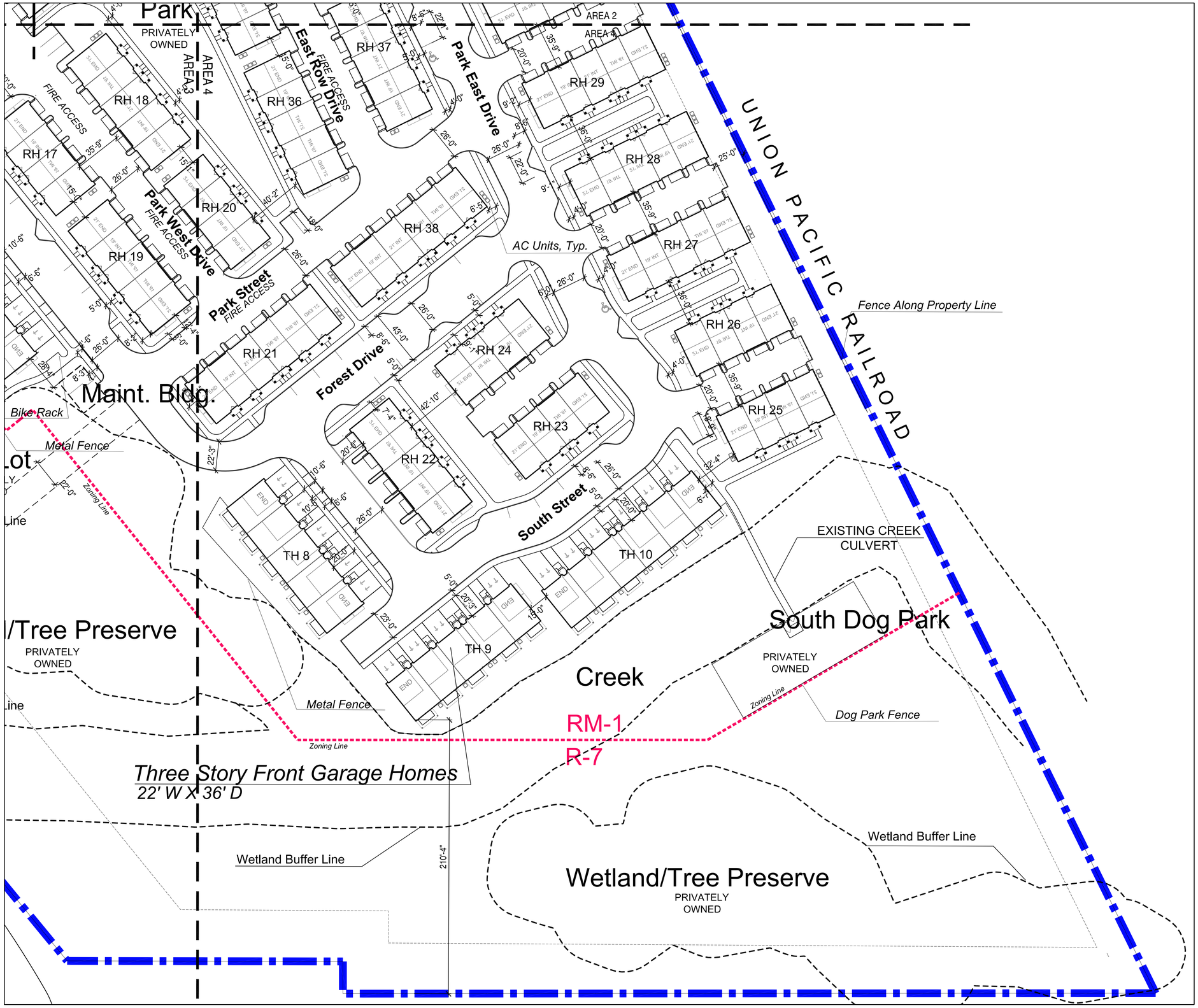
Date: **October 20**, 2025



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Site Dimension Plan- Area Four
HIGHLAND PARK TOWNHOMES
Highland Park, IL

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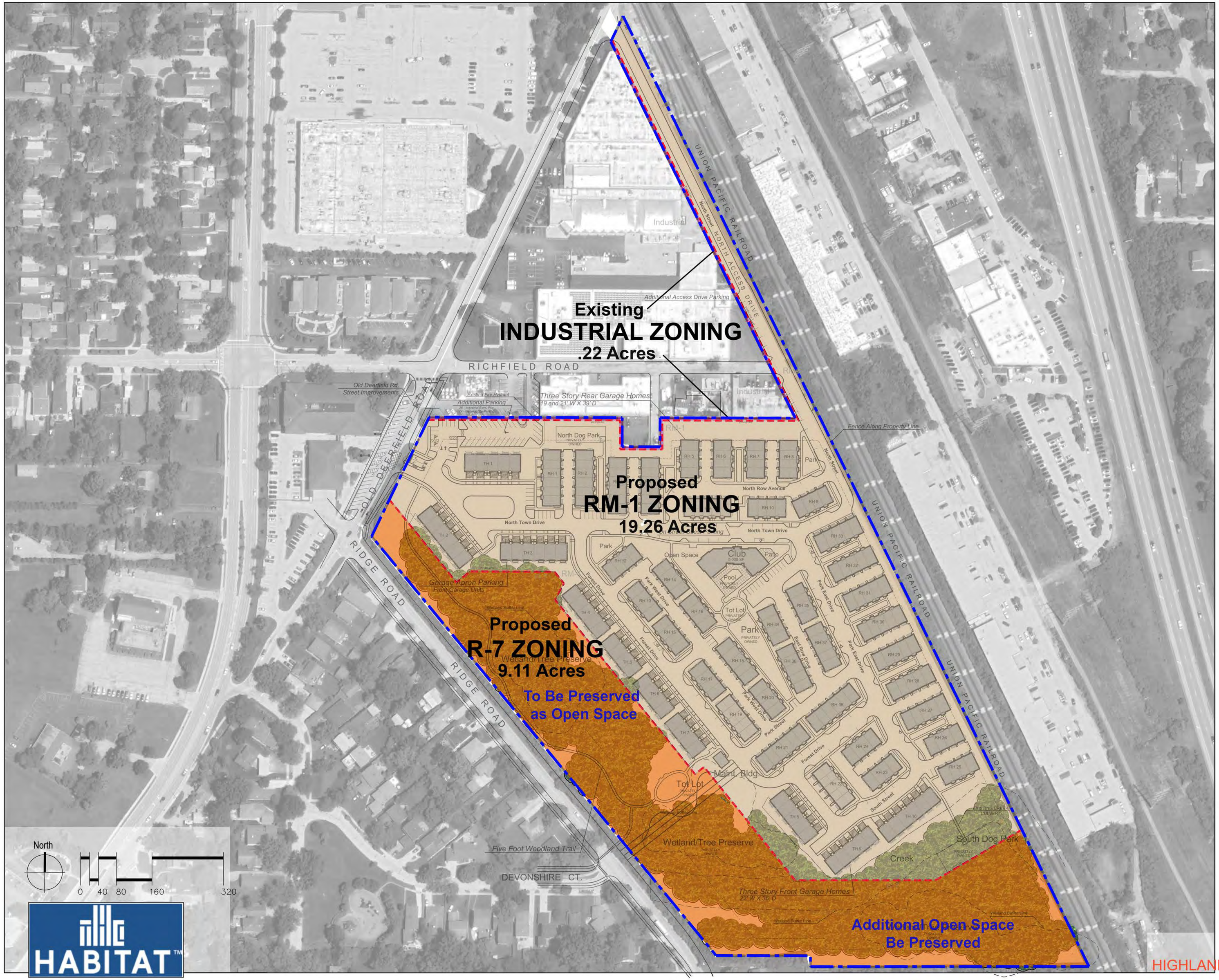
Date: **October 20**, 2025



Proposed Zoning
HIGHLAND PARK TOWNHOMES
Highland Park, IL

Date: October 20, 2025

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Proposed Open Space
HIGHLAND PARK TOWNHOMES
Highland Park, IL

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Date: September 16, 2025



North

0 40 80 160 320

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Proposed Construction Phasing
HIGHLAND PARK TOWNHOMES
Highland Park, IL

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Date: September 16, 2025

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EXHIBIT C

Architectural Layout, Materials, Unit Matrix, and Garage Plans



Color Palette A - Front Load Towns



Color Palette B - Rear Load Rows



Color Palette C - Front Load Towns



Color Palette A - Rear Load Rows



Color Palette B - Front Load Towns



Color Palette C - Rear Load Rows



	BUILDING LEGEND
1	Building Assembly Type
*2	2-BR Affordable Unit Entry
*3	3-BR Affordable Unit Entry

Site Plan - Building Key

HABITAT
Chicago, IL

Highland Park Townhomes
Highland Park, IL

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September 16, 2025 | 25-0030

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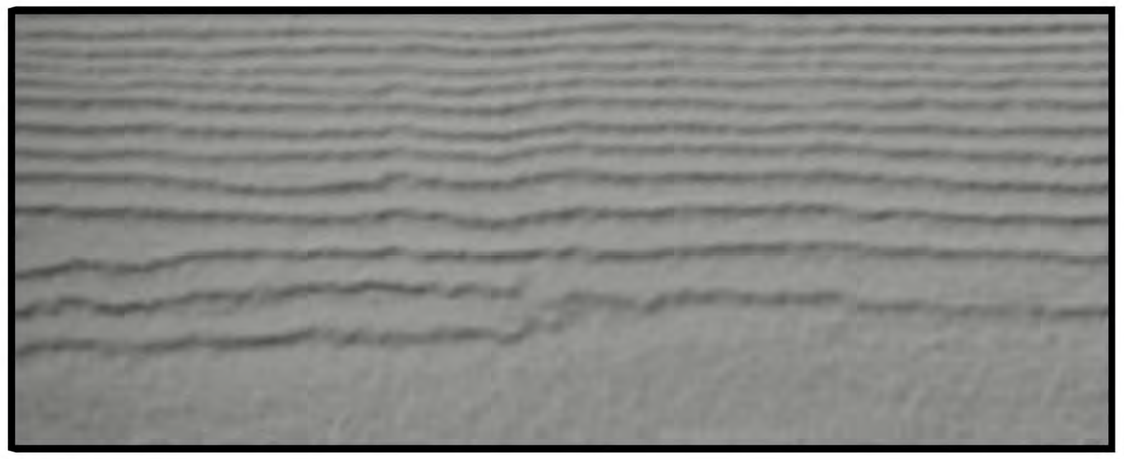


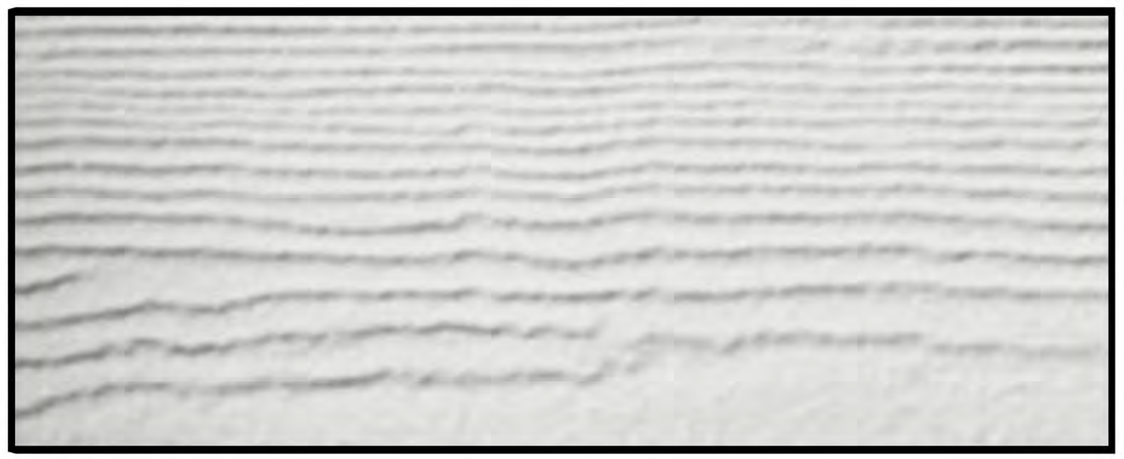
Siding A:
James Hardie *“Gray Slate” (or Approved Equal)*



Standing-Seam Metal
“Matte Black” (or Approved Equal)



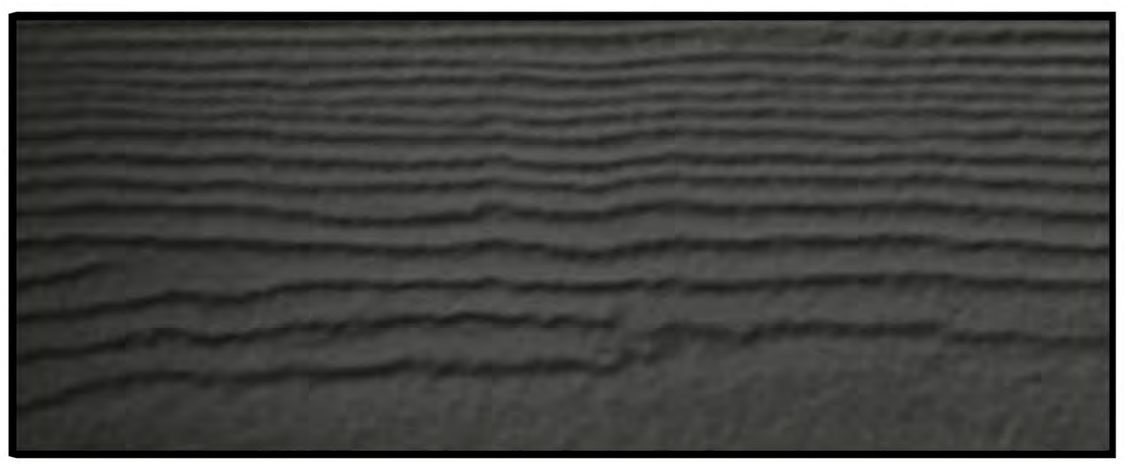
Architectural Asphalt Shingles
Owens Corning *“Onyx Black” (or Approved Equal)*



Siding B:
James Hardie *“Arctic White” (or Approved Equal)*



Engineered Wood Column



Trim A:
James Hardie *“Iron Gray” (or Approved Equal)*



Doors & Windows
“Black” (or Approved Equal)



Brick Veneer
Glen-Gery *“Titanium Metallix” (or Approved Equal)*

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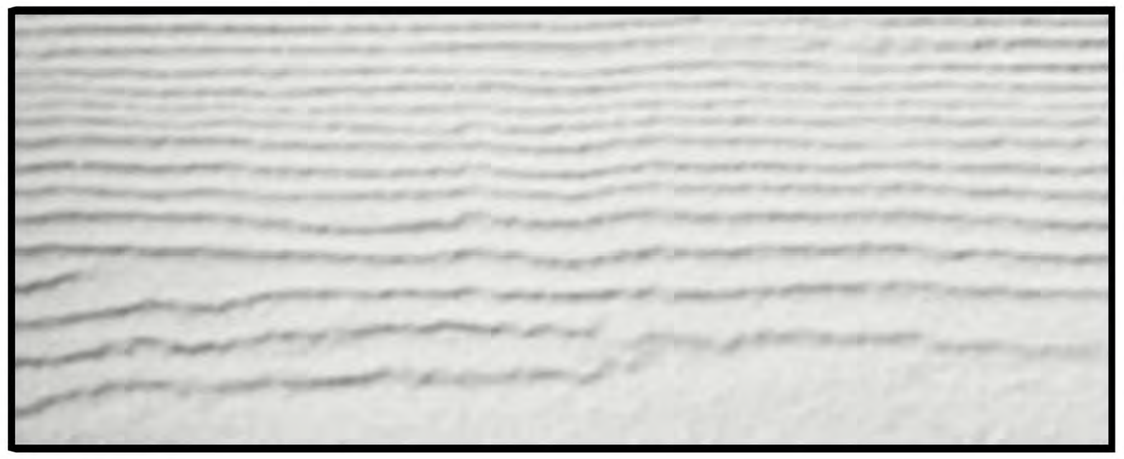


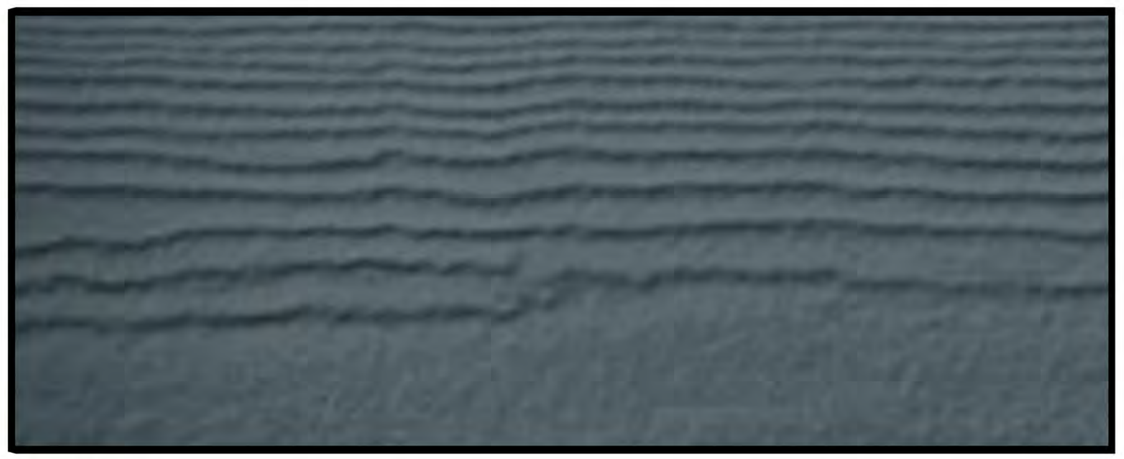
Siding A:
James Hardie *“Arctic White” (or Approved Equal)*



Standing-Seam Metal
“Matte Black” (or Approved Equal)



Architectural Asphalt Shingles
Owens Corning *“Onyx Black” (or Approved Equal)*



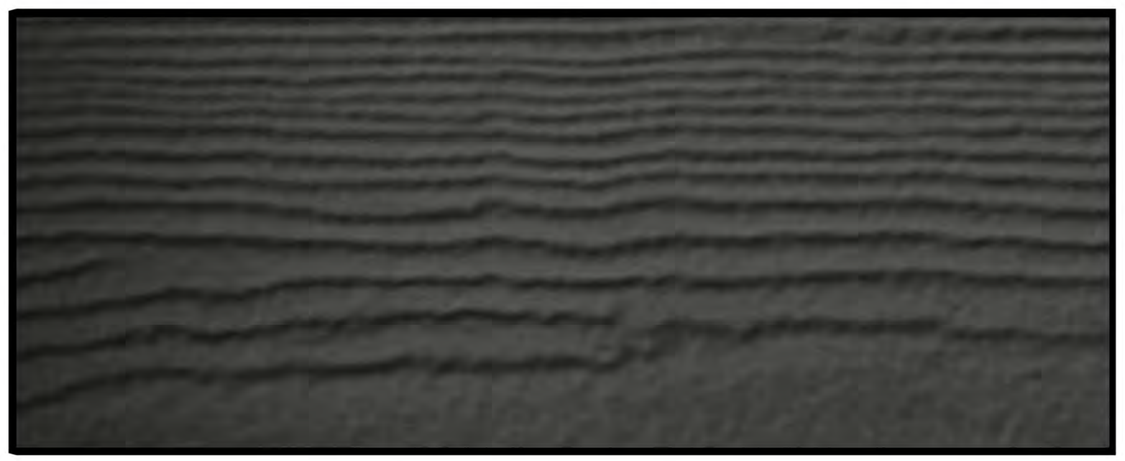
Siding B:
James Hardie *“Evening Blue” (or Approved Equal)*



Engineered Wood Column



Brick Veneer
Glen-Gery *“Titanium Metallix” (or Approved Equal)*



Trim A:
James Hardie *“Iron Gray” (or Approved Equal)*



Doors & Windows
“Black” (or Approved Equal)

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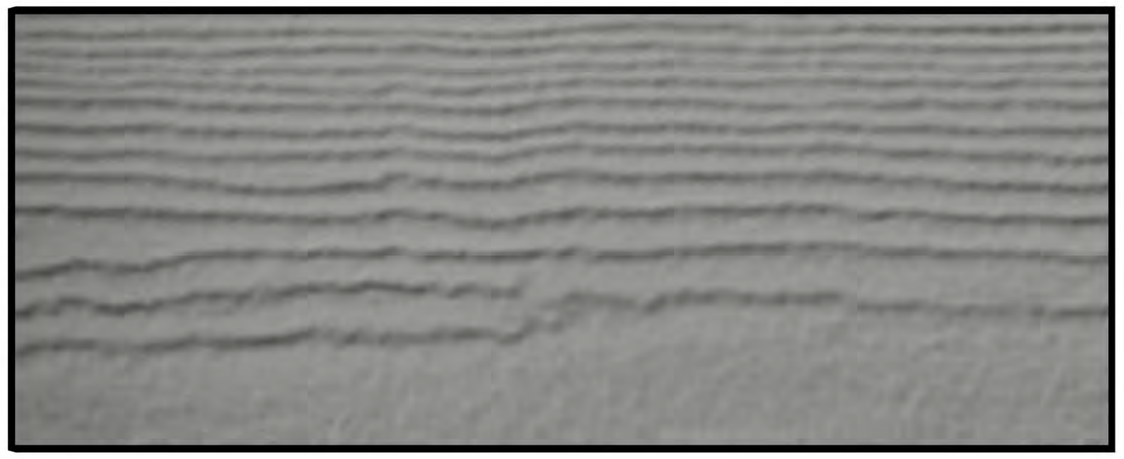


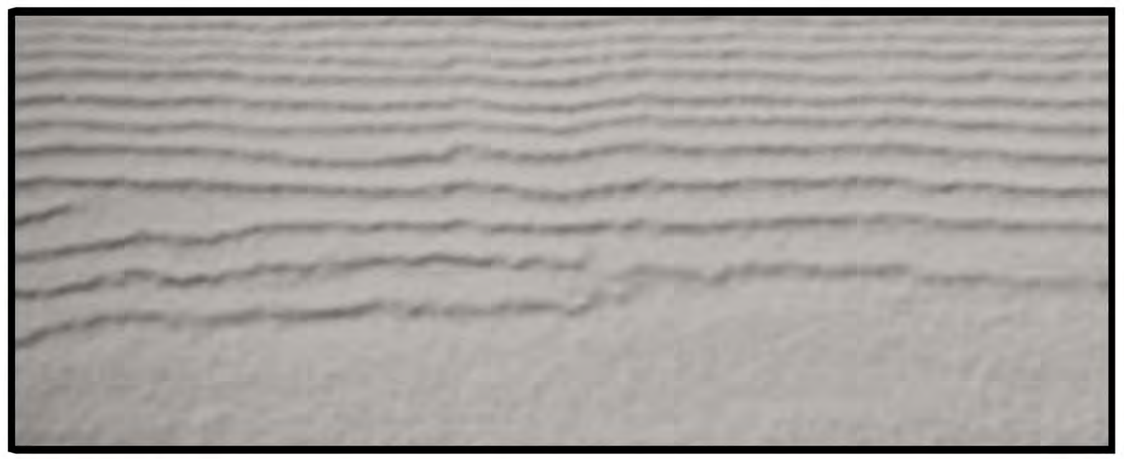
Siding A:
James Hardie *“Gray Slate” (or Approved Equal)*



Standing-Seam Metal
“Matte Black” (or Approved Equal)



Architectural Asphalt Shingles
Owens Corning *“Onyx Black” (or Approved Equal)*



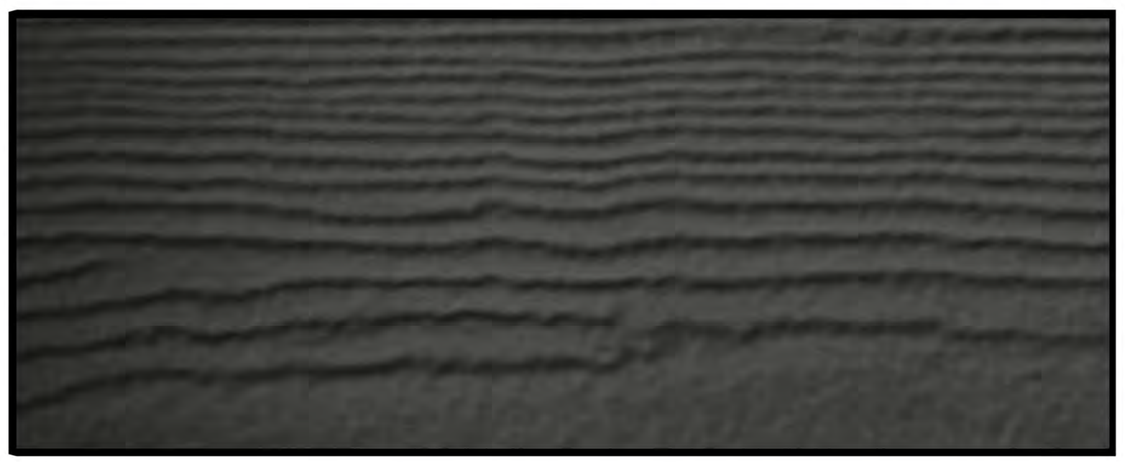
Siding B:
James Hardie *“Pearl Gray” (or Approved Equal)*



Engineered Wood Column



Brick Veneer
Glen-Gery *“Aspen White” (or Approved Equal)*



Trim A:
James Hardie *“Iron Gray” (or Approved Equal)*



Doors & Windows
“Black” (or Approved Equal)

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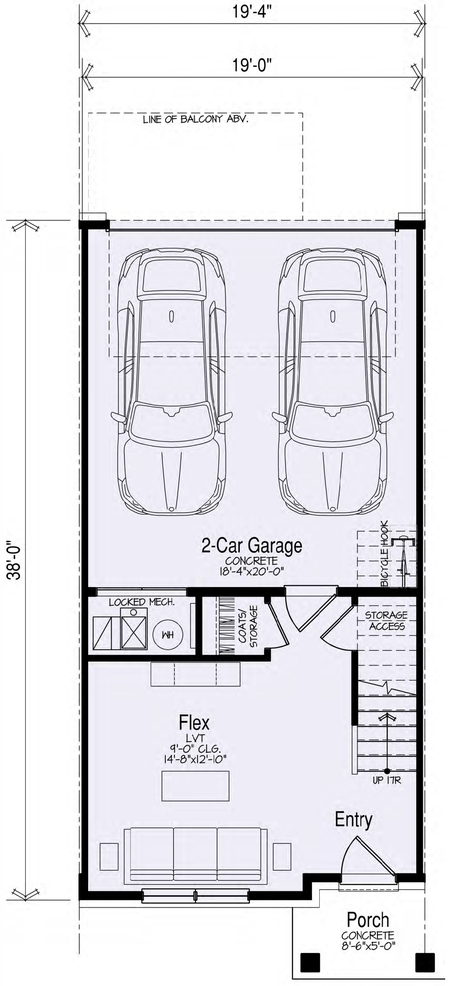
Highland Park Townhomes

Habitat Company

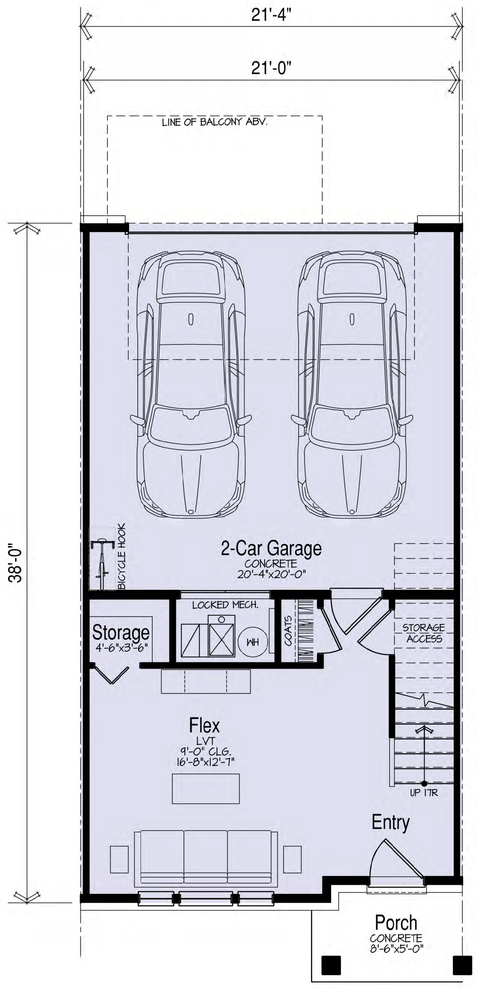
Date	5-Sep-25
Phase	Schematic Design

Unit	Description	NRSF (sf)	Garage (sf)	GSF (sf)	Unit Count		Total NRSF	Total GSF	Notes:
					Total	Percent			
Townhome Units									
Plan A	2 Bed / 2.5 Bath	1,787	397	2,184	51	22.47%	91,137	111,384	Rear-Load Garage
Plan A2 - Affordable	2 Bed / 2.5 Bath	1,787	397	2,184	12	5.29%	21,444	26,208	Rear-Load Garage. 35% 2-BR for Affordable Units
Plan A3 - Affordable	3 Bed / 2.5 Bath	1,826	397	2,223	22	9.69%	40,172	48,906	Rear-Load Garage. 65% 3-BR for Affordable Units
Plan B - Interior/End	3 Bed / 3.5 Bath	2,014	438	2,452	92	40.53%	185,288	225,584	Rear-Load Garage
Plan C - Interior	3 Bed / 3.5 Bath	2,209	404	2,613	30	13.22%	66,270	78,390	Front-Load Garage
Plan C - End	3 Bed / 3.5 Bath	2,224	404	2,628	20	8.81%	44,480	52,560	Front-Load Garage
Total Townhome Units					**227**	**100.00%**	**448,791**	**543,032**	
Totals					**227**	**100.00%**	**448,791**	**543,032**	
							1977	2392	
							Mean NRSF	**Mean GSF**	

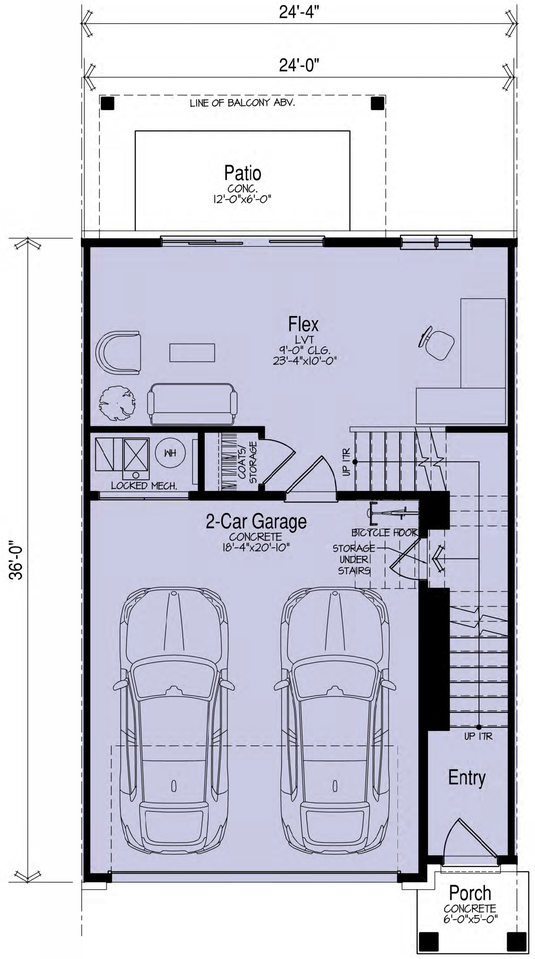
NRSF:	Measured to exterior face of stud at exterior and to centerline of demising wall; including all stair openings but **excluding garage.**
GSF:	Total buildable square footage including NRSF and garage.



Unit Plan A



Unit Plan B



Unit Plan C

HABITAT
Chicago, IL

Garage Floor Plans

Highland Park Townhomes
Highland Park, IL

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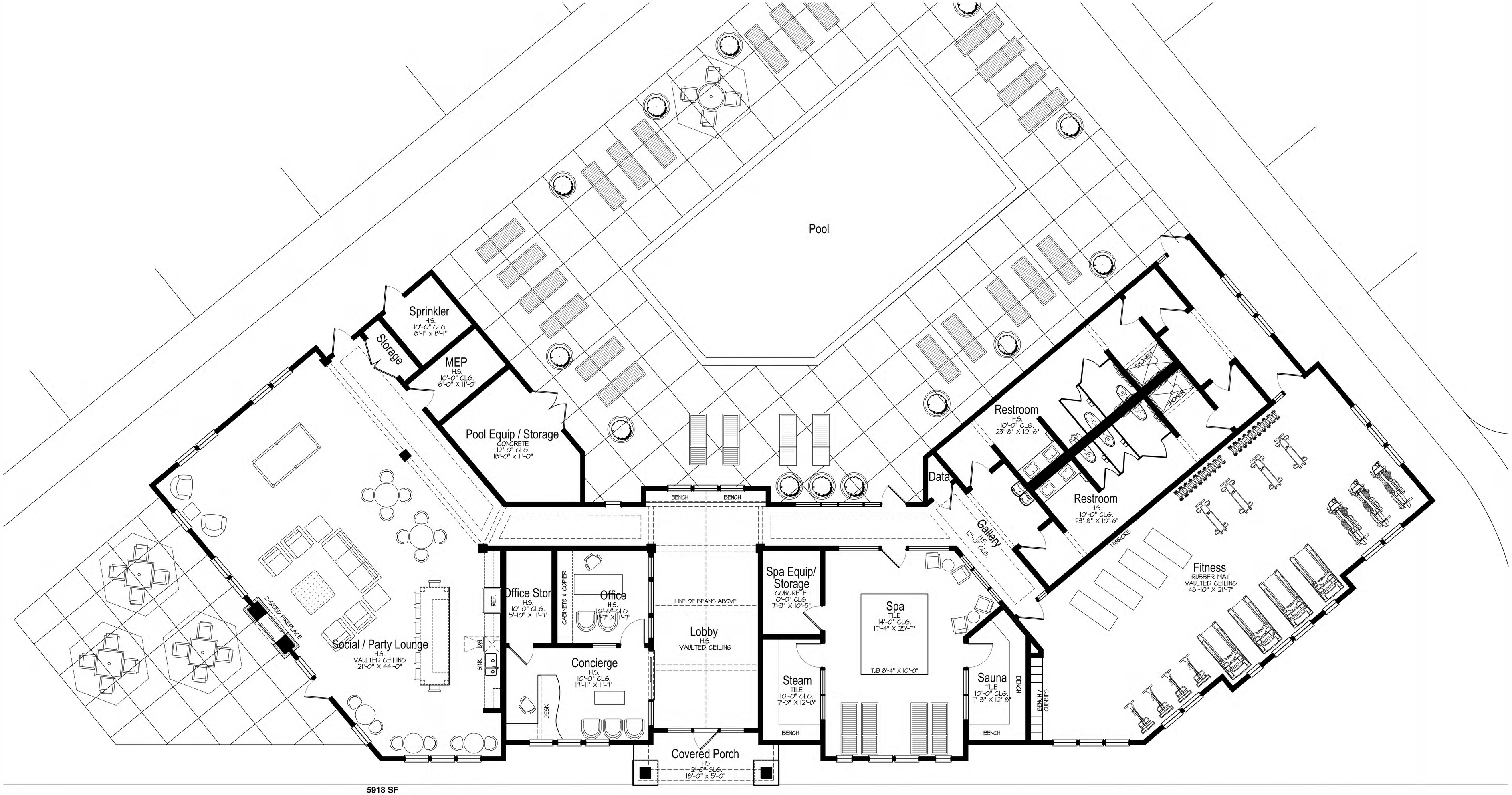
EXHIBIT D

Clubhouse Elevations and Renderings



5918 SF

Main Floor Plan

SCALE: 3/16"=1'-0"

HABITAT
Chicago, IL

Clubhouse Concept

Highland Park Townhomes

Highland Park, IL

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Front Elevation:
Scale: 3/16" = 1'-0"



Left Elevation:
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Clubhouse Concept

Highland Park Townhomes
Naperville, Illinois

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Rear Elevation:
Scale: 3/16" = 1'-0"



Right Elevation:
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Clubhouse Concept

Highland Park Townhomes
Naperville, Illinois

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HABITAT
Chicago, IL

Character Perspective
Clubhouse Building

Highland Park Townhomes
Highland Park, IL

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EXHIBIT E

Townhouse Renderings

HABITAT
Chicago, IL

Character Perspective - Palette A
3-Story Rearload Townhomes

Highland Park Townhomes
Highland Park, IL

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HABITAT
Chicago, IL

Character Perspective - Palette B
3-Story Rearload Townhomes

Highland Park Townhomes
Highland Park, IL

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HABITAT
Chicago, IL

Character Perspective - Palette C
3-Story Rearload Townhomes

Highland Park Townhomes
Highland Park, IL

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HABITAT
Chicago, IL

Character Perspective - Palette A
3-Story Frontload Townhomes

Highland Park Townhomes
Highland Park, IL

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HABITAT
Chicago, IL

Character Perspective - Palette B
3-Story Frontload Townhomes

Highland Park Townhomes
Highland Park, IL

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HABITAT
Chicago, IL

Character Perspective - Palette C
3-Story Frontload Townhomes

Highland Park Townhomes
Highland Park, IL

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HABITAT
Chicago, IL

Streetscape Perspective
Entry Drive

Highland Park Townhomes
Highland Park, IL

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HABITAT
Chicago, IL

Streetscape Perspective
Typical Private Drive

Highland Park Townhomes
Highland Park, IL

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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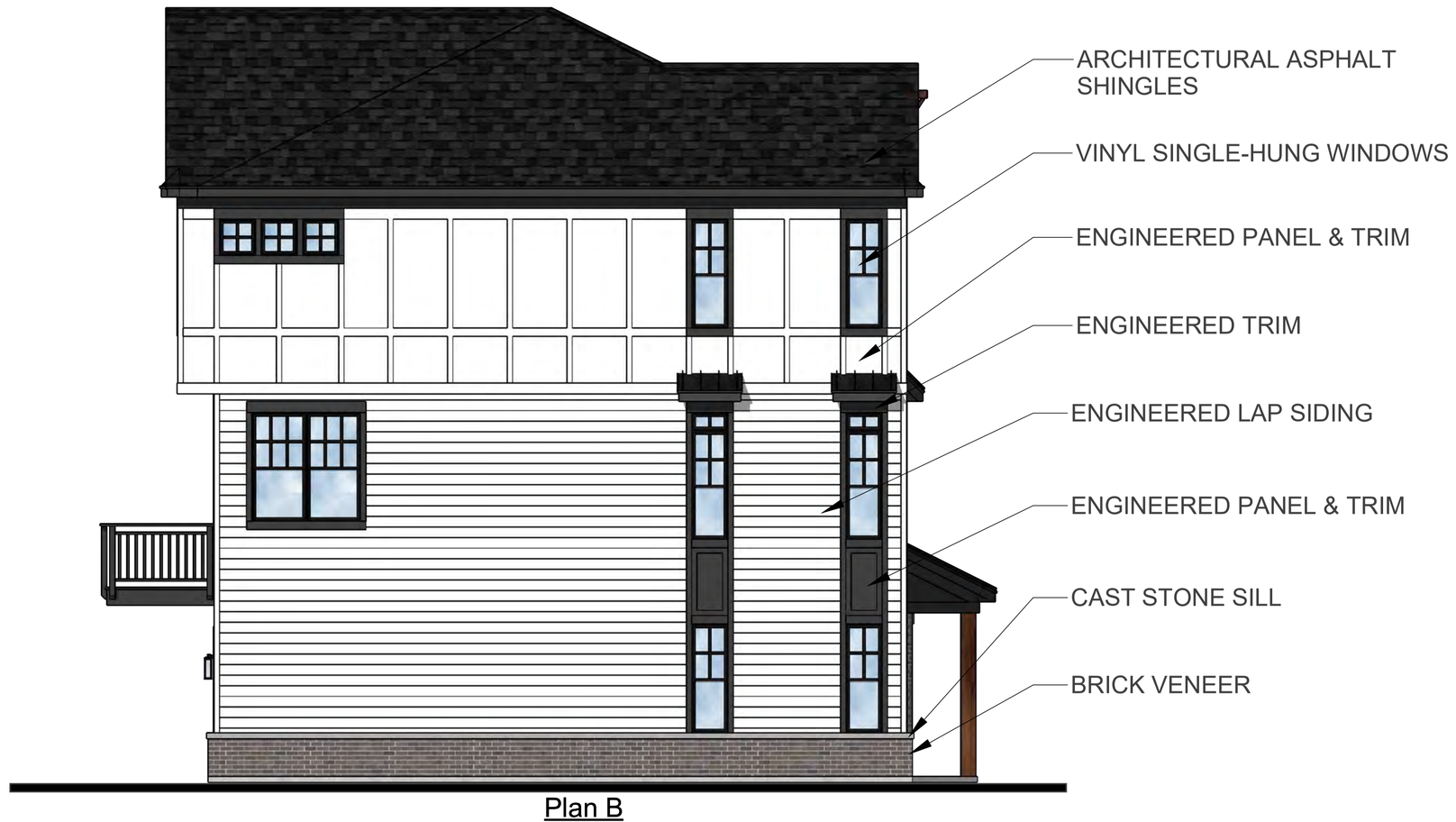
Plan B

Right Elevation

Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A3 *(Affordable)* | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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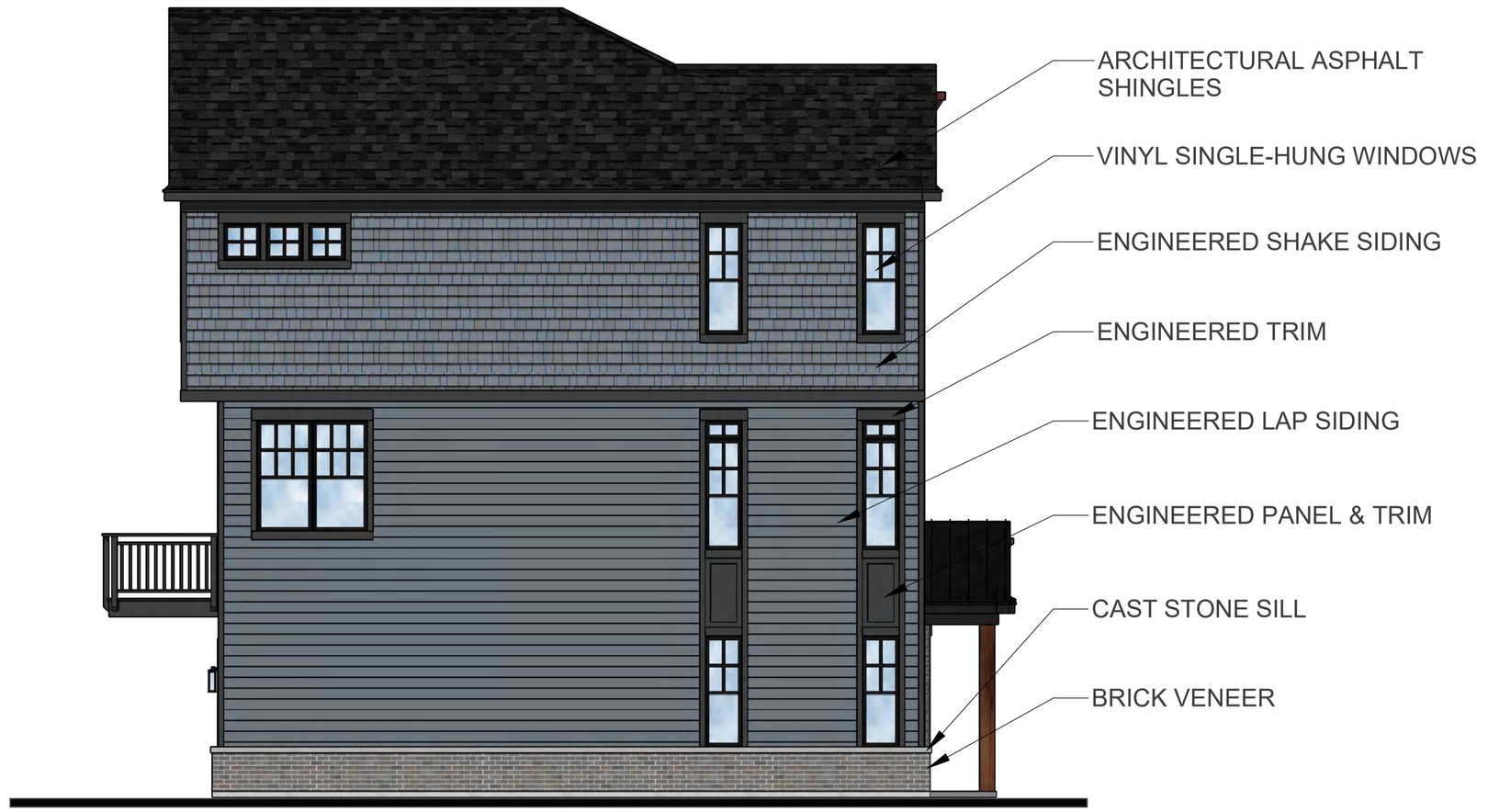
Plan B

Right Elevation

Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A3 *(Affordable)* | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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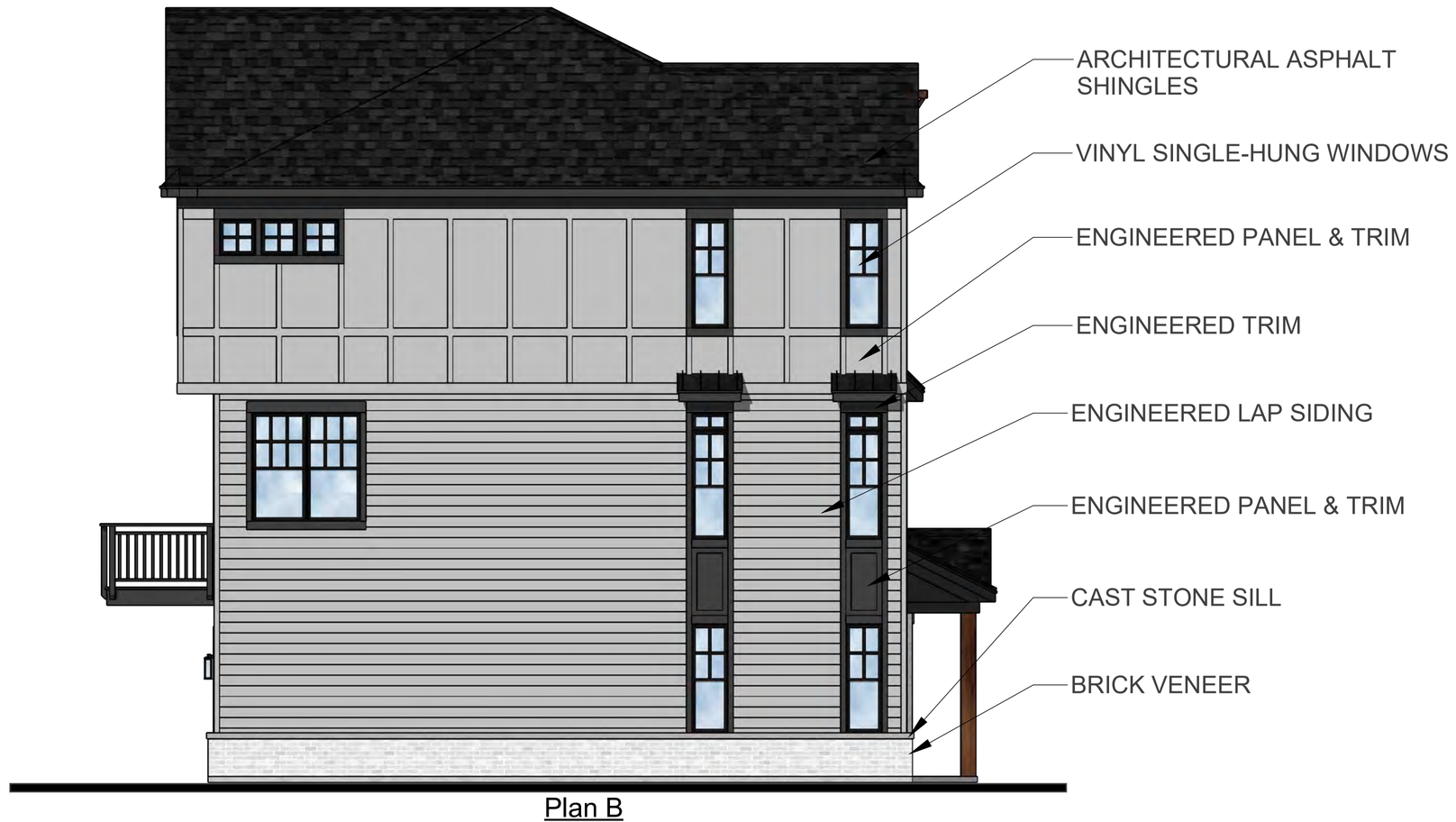
Plan B

Right Elevation

Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A3 *(Affordable)* | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Rowhome Building Elevations
Building Type 1: B-A3-A-B (Color Palette "C")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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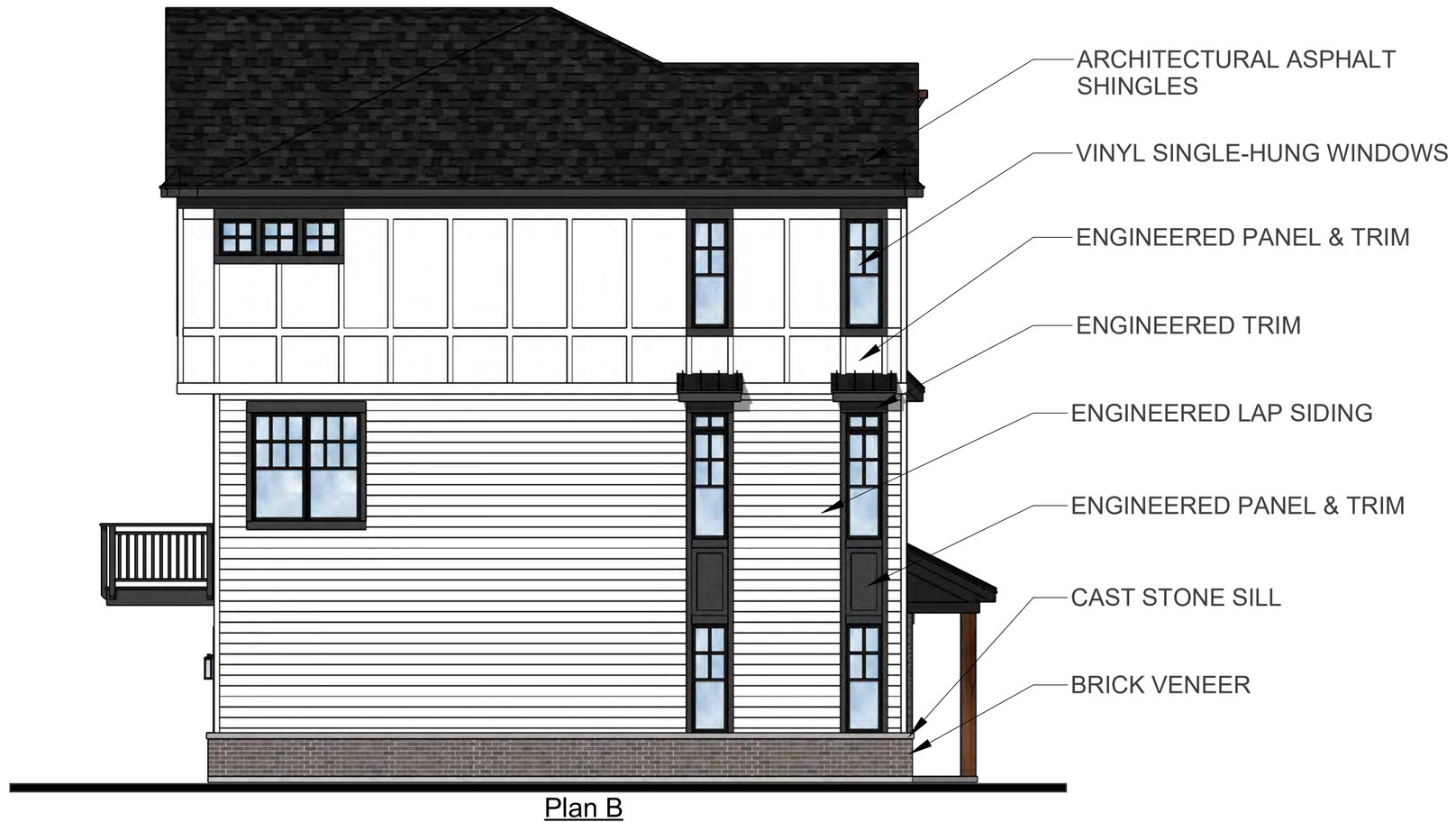
Plan B

Right Elevation

Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A3 *(Affordable)* | Plan A | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "A")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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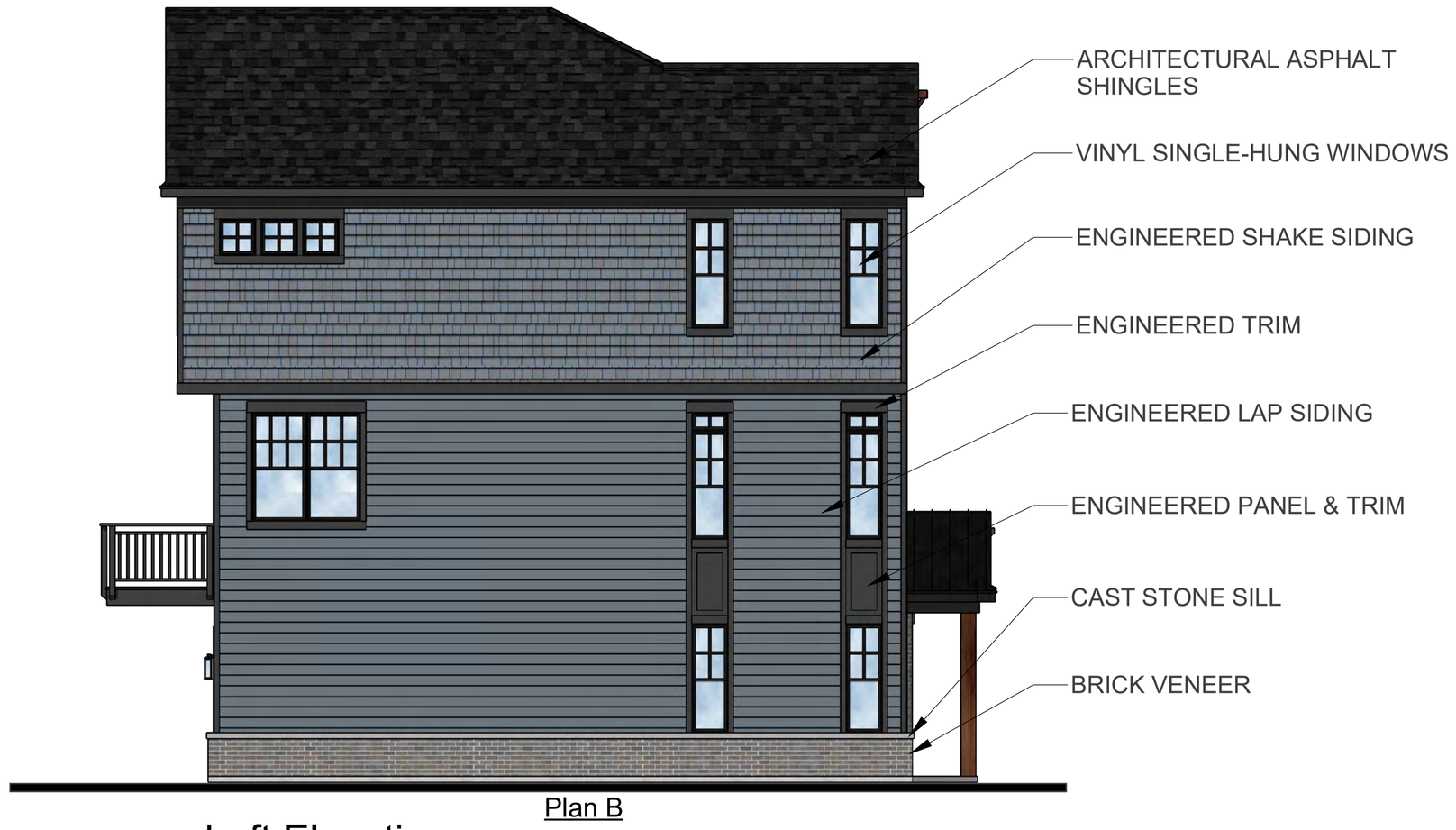
Right Elevation
Scale: 3/16" = 1'-0"



Left Elevation
Scale: 3/16" = 1'-0"



Rear Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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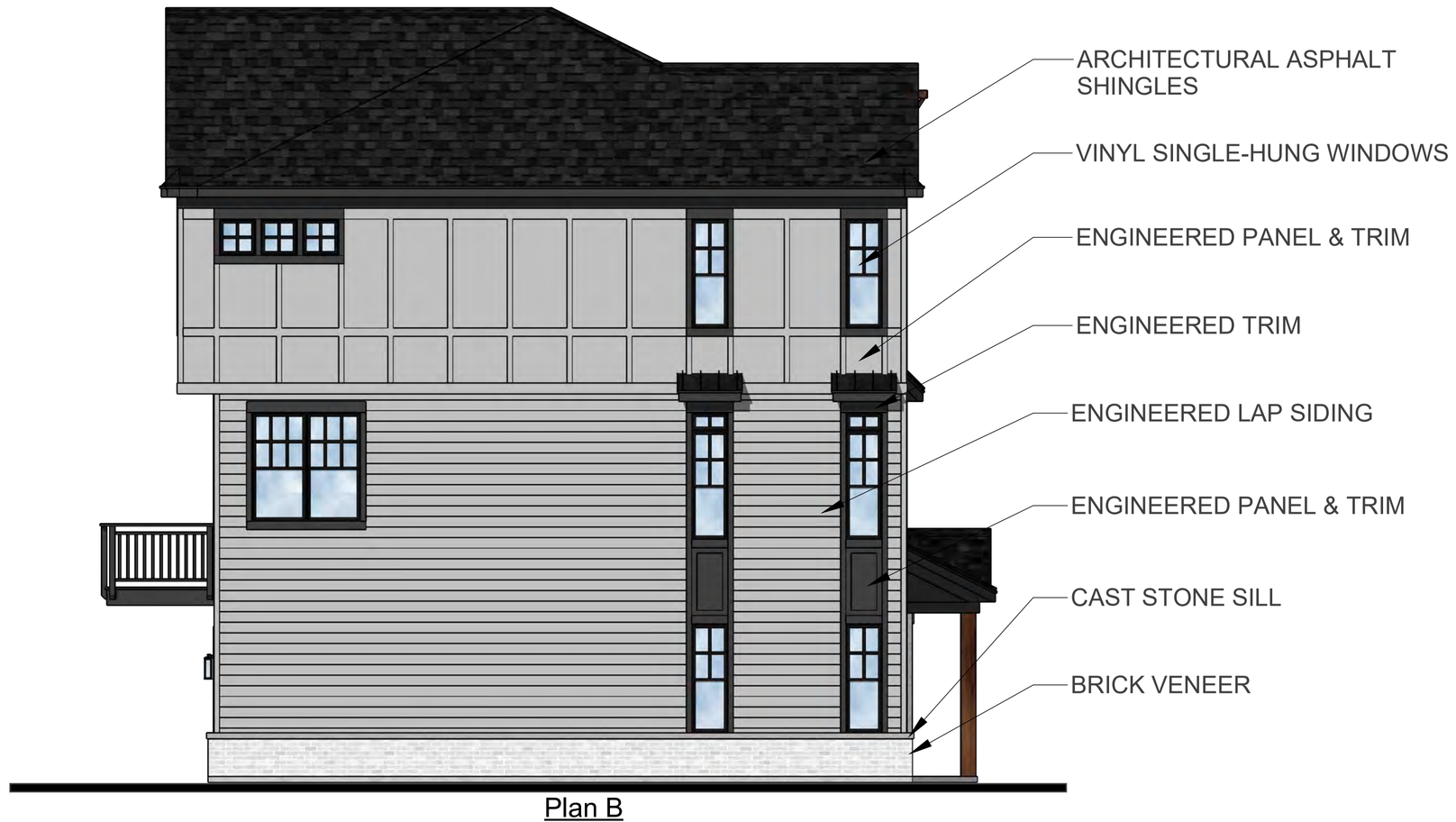
Plan B

Right Elevation

Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A3 *(Affordable)* | Plan A | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 2: B-A-A3-A-B (Color Palette "C")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation
Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 3: B-A-B-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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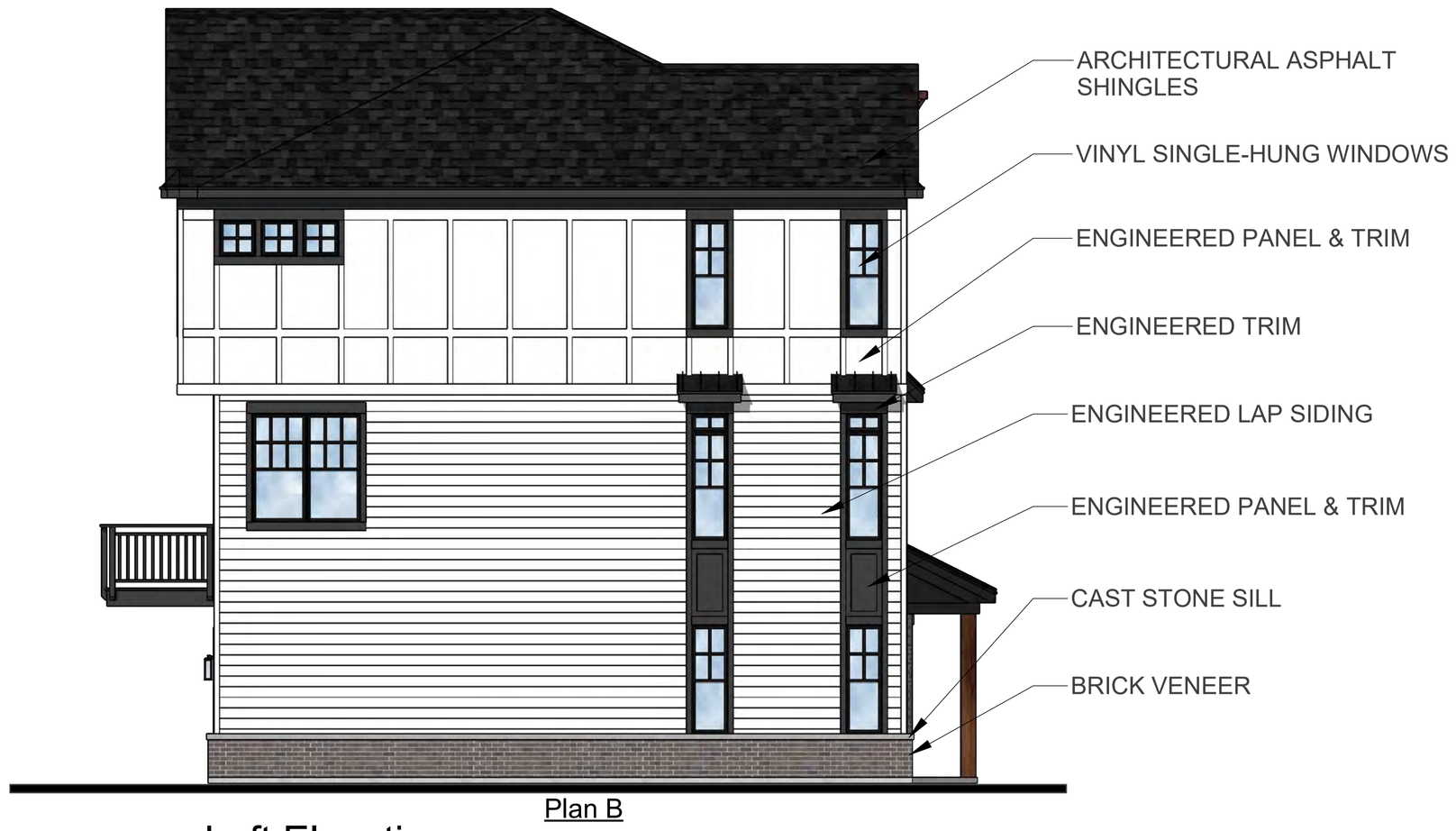
Right Elevation

Scale: 3/16" = 1'-0"



Left Elevation

Scale: 3/16" = 1'-0"



Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 3: B-A-B-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 3: B-A-B-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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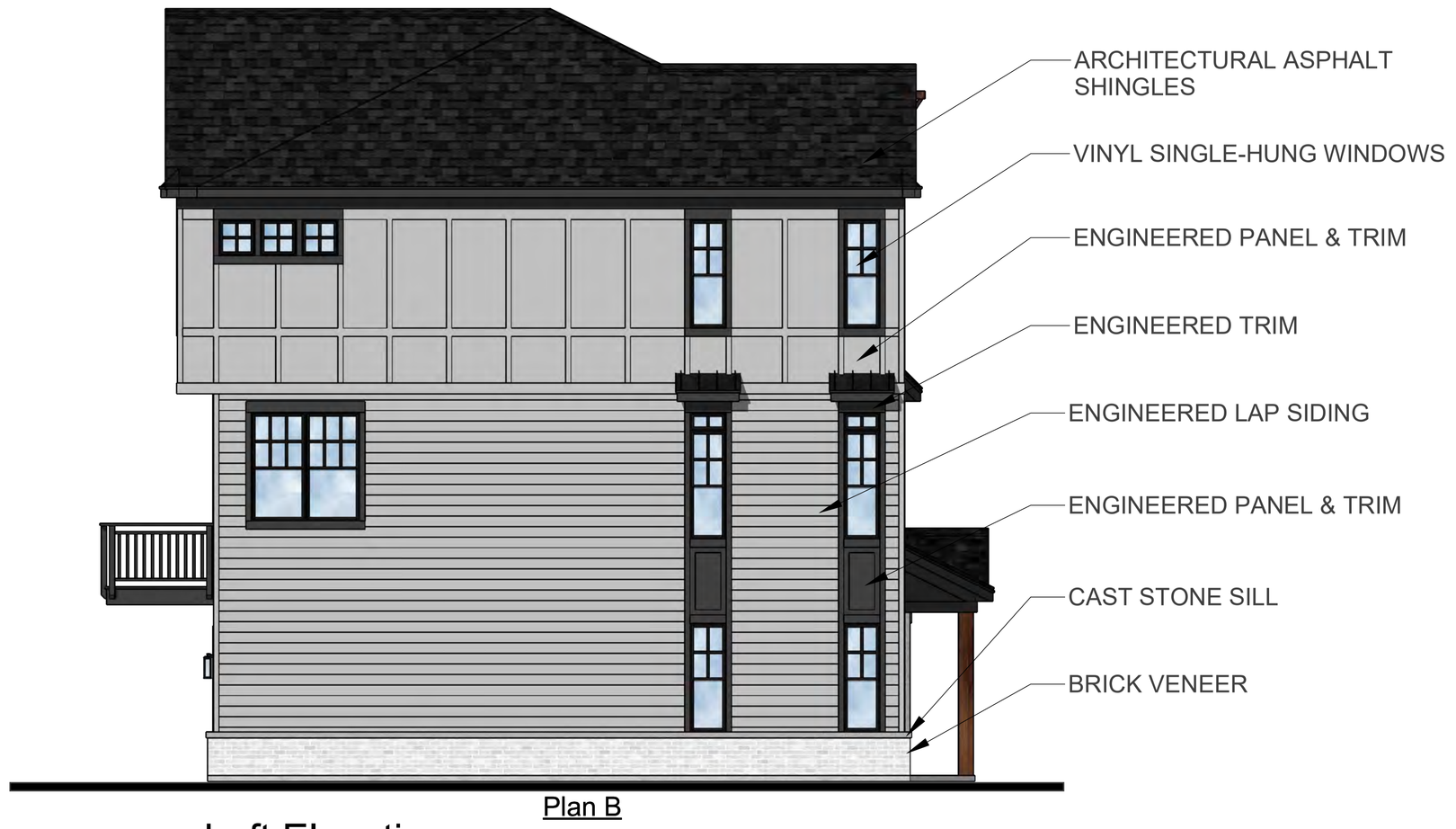
Right Elevation

Scale: 3/16" = 1'-0"



Left Elevation

Scale: 3/16" = 1'-0"



Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 3: B-A-B-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A2-B-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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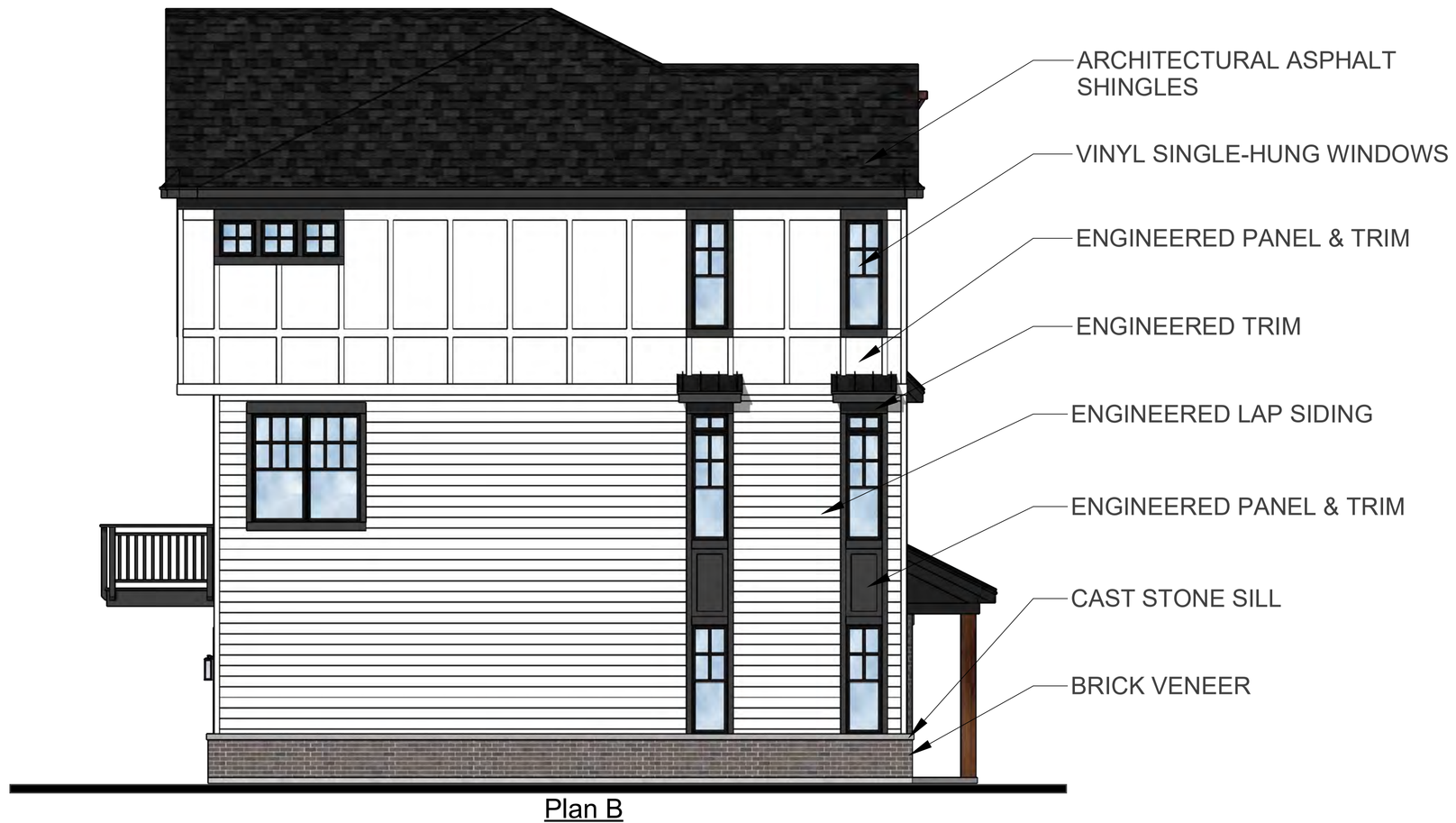
Plan B

Right Elevation

Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan B | Plan A2 *(Affordable)* | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A2-B-A-B (Color Palette "A")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A2-B-A-B (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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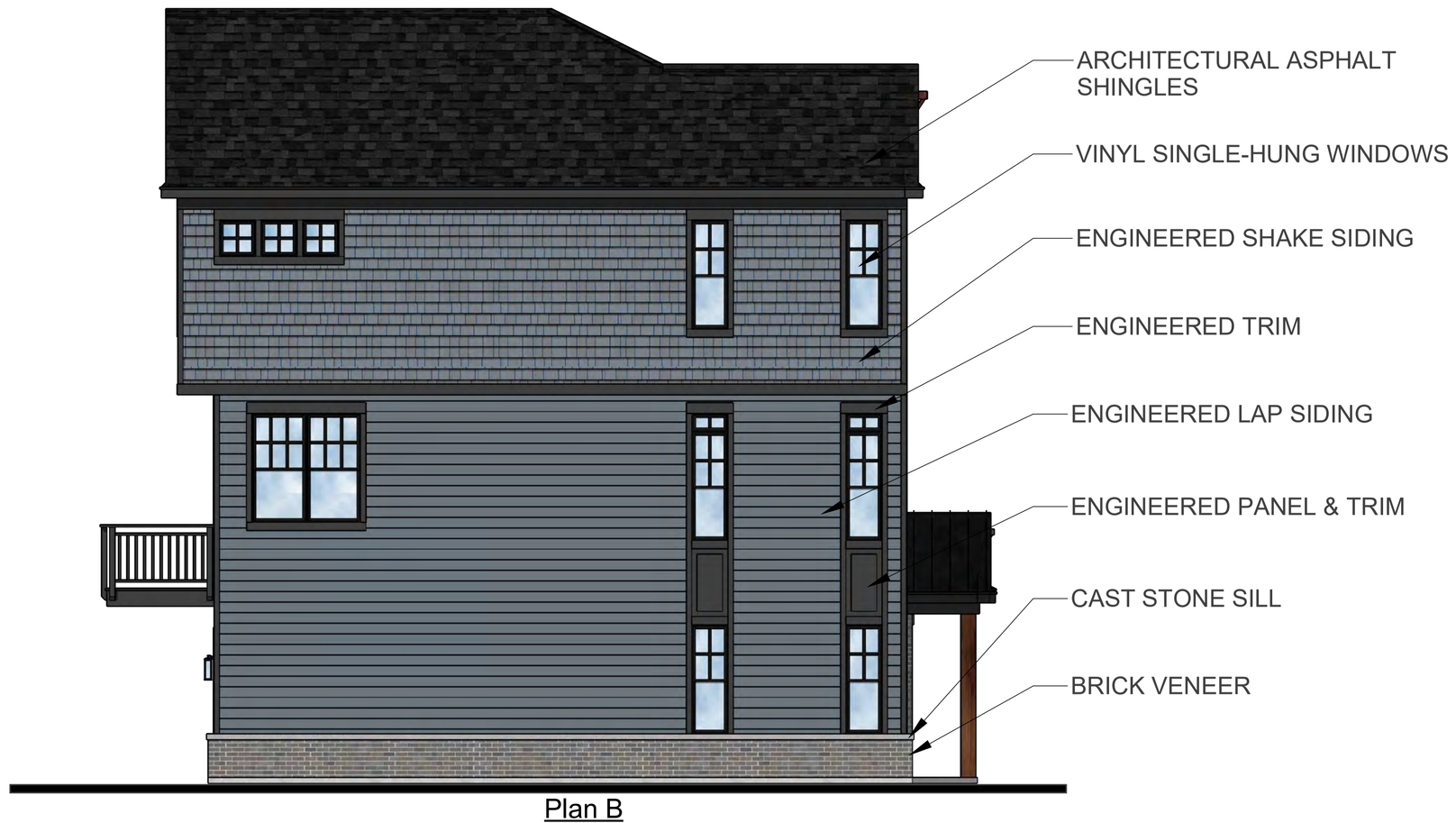
Plan B

Right Elevation

Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan B | Plan A2 *(Affordable)* | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A2-B-A-B (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A2-B-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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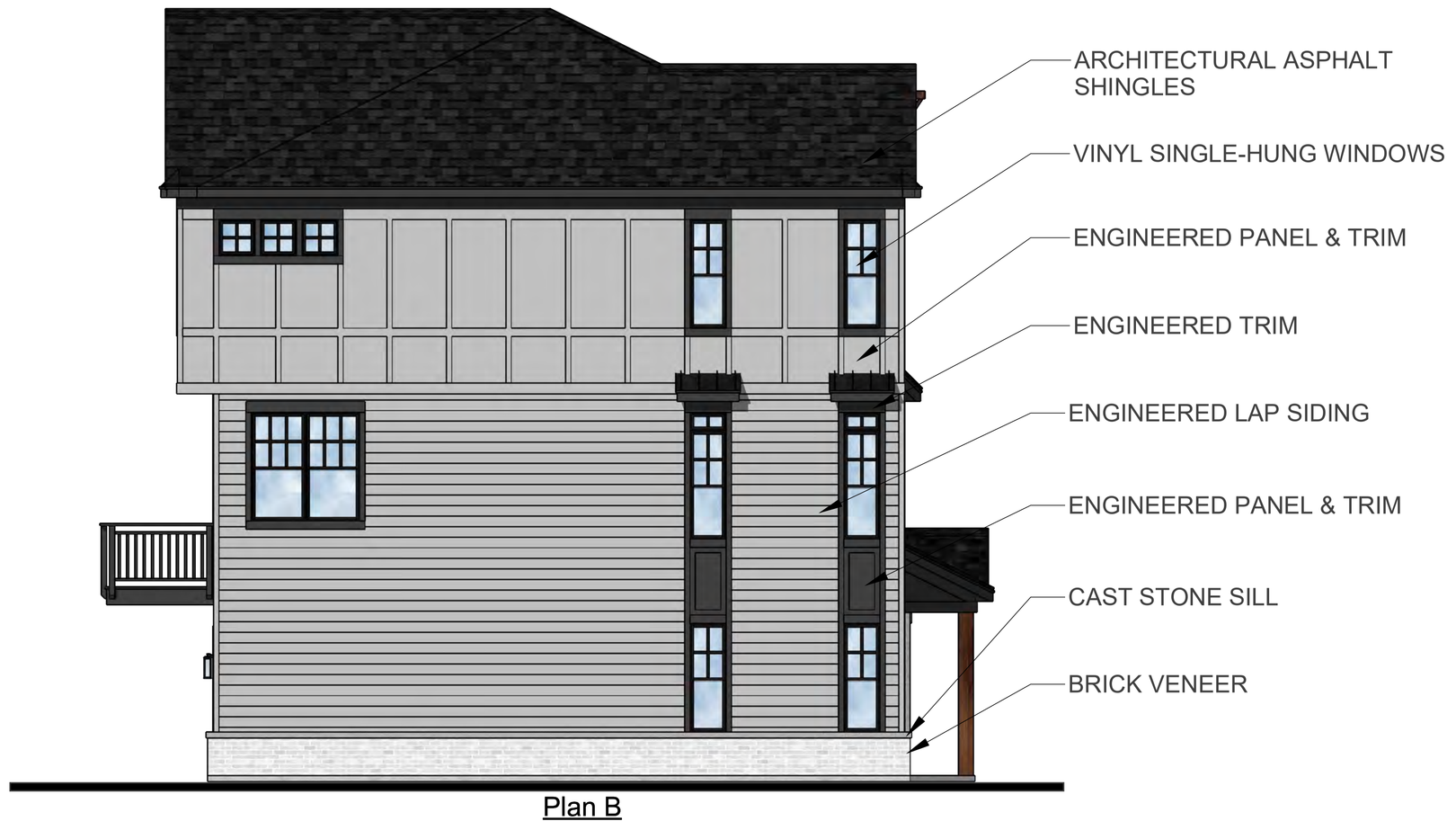
Plan B

Right Elevation

Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan B | Plan A2 *(Affordable)* | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 4: B-A2-B-A-B (Color Palette "C")

Highland Park Townhomes

Naperville, Illinois

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August 25, 2025 | 25-0030



Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A2-A-B (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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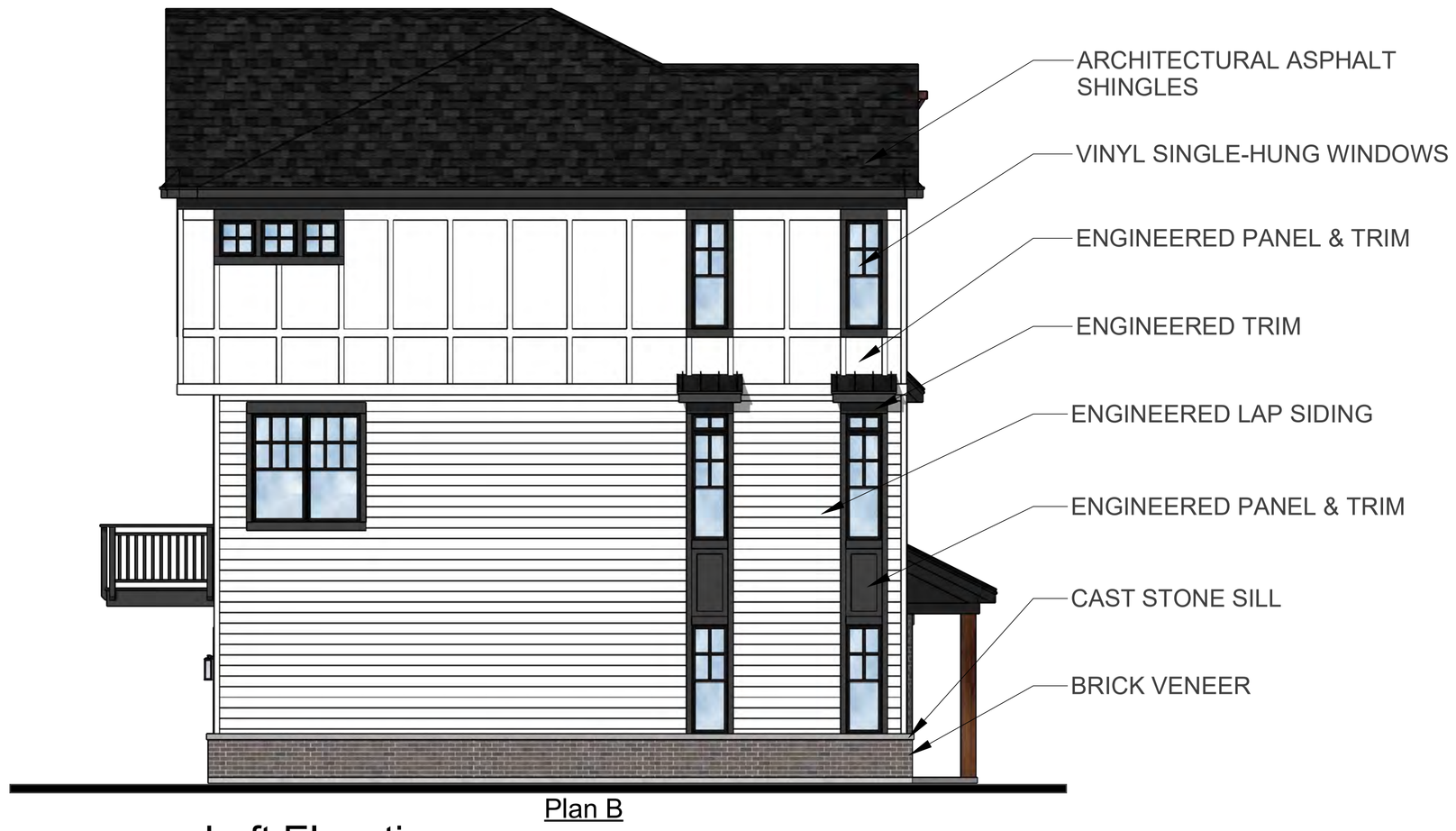
Right Elevation

Scale: 3/16" = 1'-0"



Left Elevation

Scale: 3/16" = 1'-0"



Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A2-A-B (Color Palette "A")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A2-A-B (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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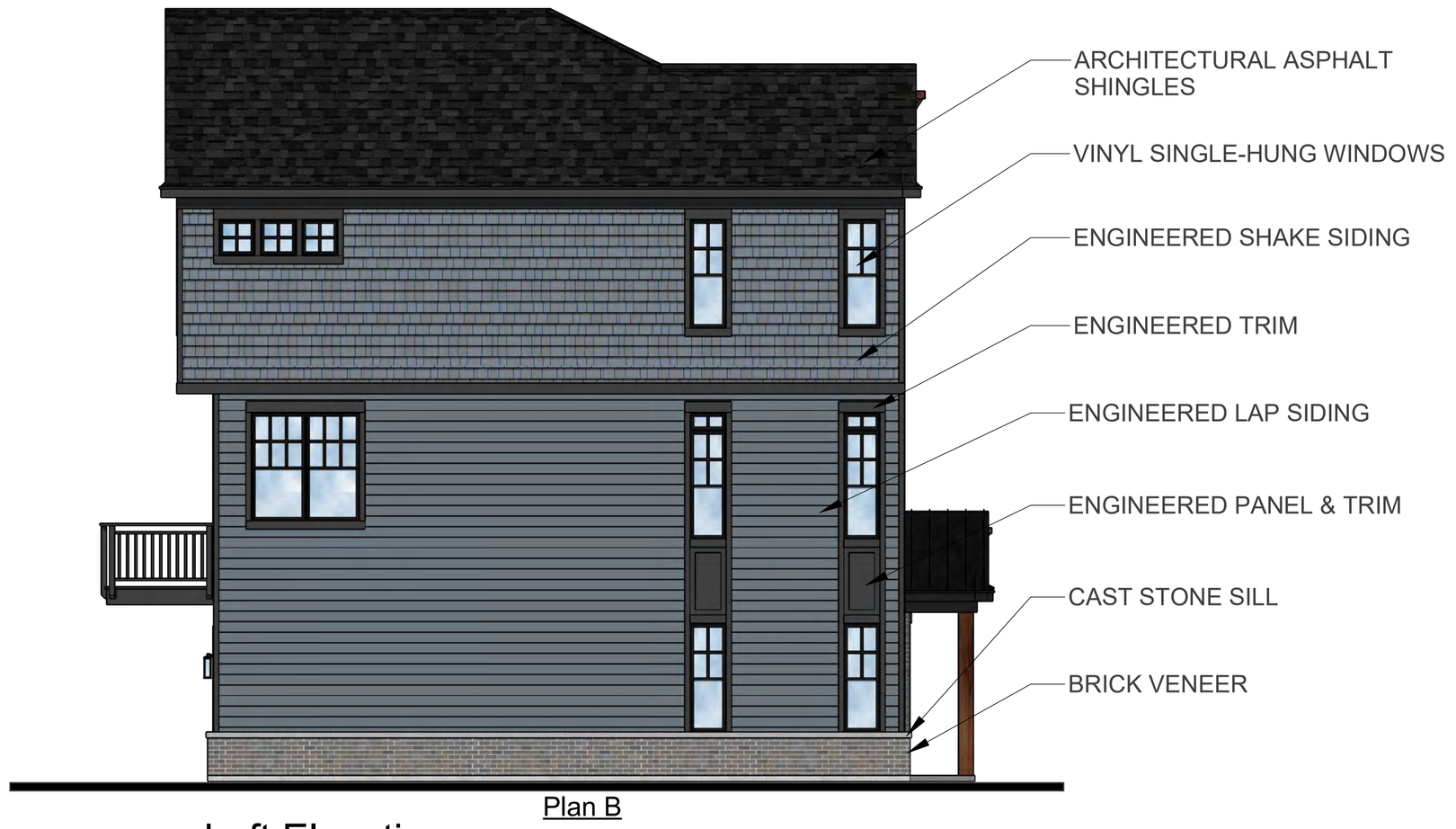
August 25, 2025 | 25-0030



Right Elevation

Scale: 3/16" = 1'-0"



Left Elevation

Scale: 3/16" = 1'-0"



Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A2-A-B (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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August 25, 2025 | 25-0030



Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A2-A-B (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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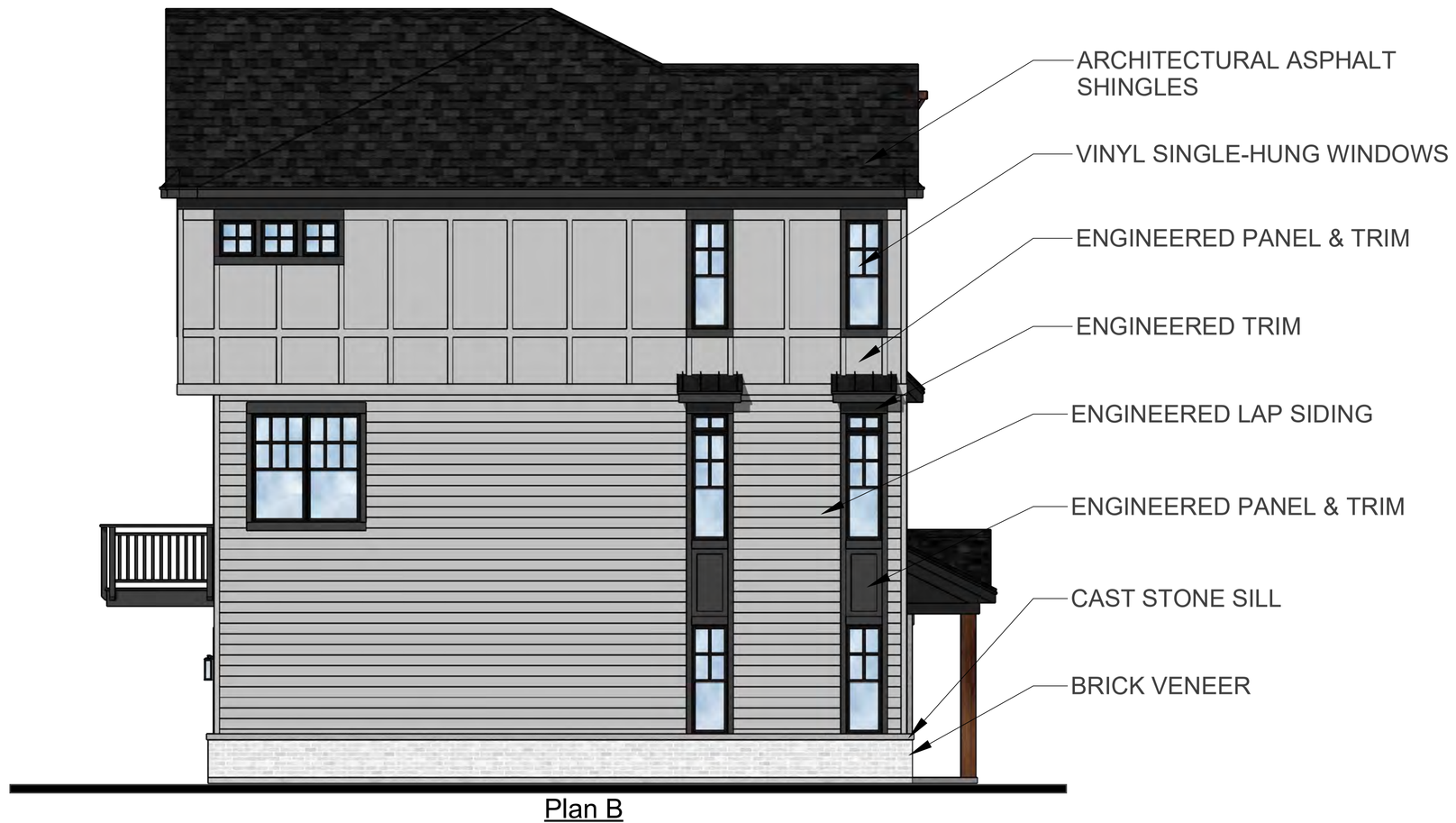
August 25, 2025 | 25-0030



Plan B

Right Elevation

Scale: 3/16" = 1'-0"



Plan B

Left Elevation

Scale: 3/16" = 1'-0"



Plan B | Plan A | Plan A2 *(Affordable)* | Plan B | Plan A | Plan B

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 5: B-A-B-A2-A-B (Color Palette "C")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 6: C-C-C-C (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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August 25, 2025 | 25-0030



Plan C

Right Elevation

Scale: 3/16" = 1'-0"



Plan C

Left Elevation

Scale: 3/16" = 1'-0"



Plan C | Plan C | Plan C | Plan C

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 6: C-C-C-C (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 6: C-C-C-C (Color Palette "C")

Highland Park Townhomes
Naperville, Illinois

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Plan C

Right Elevation

Scale: 3/16" = 1'-0"



Plan C

Left Elevation

Scale: 3/16" = 1'-0"



Plan C | Plan C | Plan C | Plan C

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 6: C-C-C-C (Color Palette "C")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 7: C-C-C-C-C (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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August 25, 2025 | 25-0030



Plan C

Right Elevation

Scale: 3/16" = 1'-0"



Plan C

Left Elevation

Scale: 3/16" = 1'-0"



Plan C | Plan C | Plan C | Plan C | Plan C

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 7: C-C-C-C-C (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 7: C-C-C-C-C (Color Palette "B")

Highland Park Townhomes
Naperville, Illinois

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Plan C

Right Elevation

Scale: 3/16" = 1'-0"



Plan C

Left Elevation

Scale: 3/16" = 1'-0"



Plan C | Plan C | Plan C | Plan C | Plan C

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 7: C-C-C-C-C (Color Palette "B")

Highland Park Townhomes

Naperville, Illinois

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Front Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 8: C-C-C-C-C-C (Color Palette "A")

Highland Park Townhomes
Naperville, Illinois

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Plan C

Right Elevation

Scale: 3/16" = 1'-0"



Plan C

Left Elevation

Scale: 3/16" = 1'-0"



Plan C | Plan C | Plan C | Plan C | Plan C | Plan C

Rear Elevation

Scale: 3/16" = 1'-0"

HABITAT
Chicago, IL

Townhome Building Elevations
Building Type 8: C-C-C-C-C-C (Color Palette "A")

Highland Park Townhomes

Naperville, Illinois

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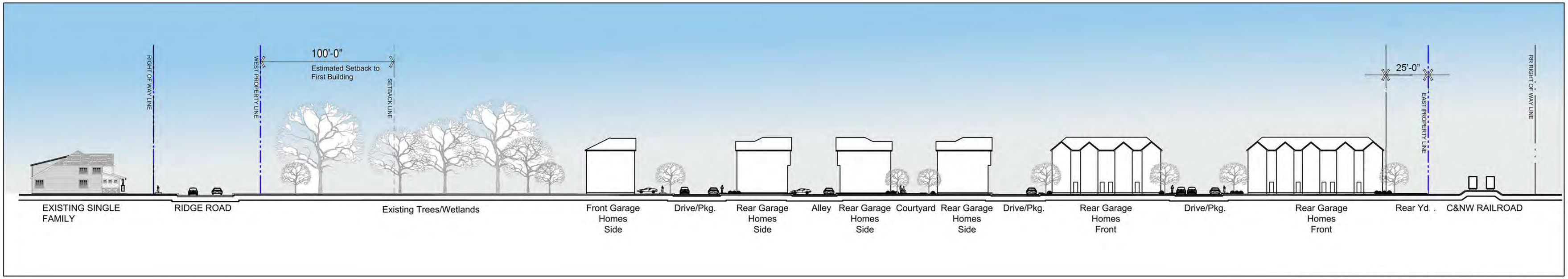
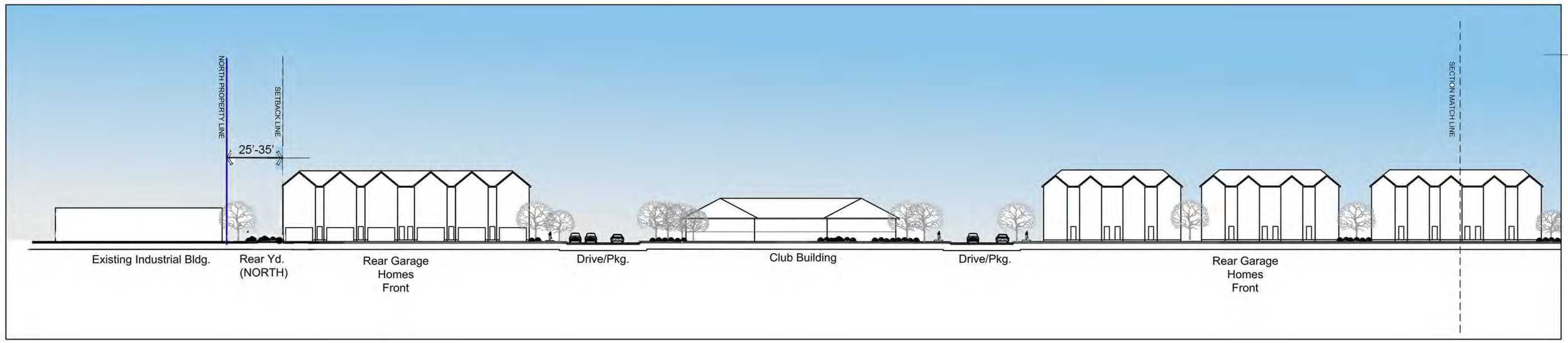
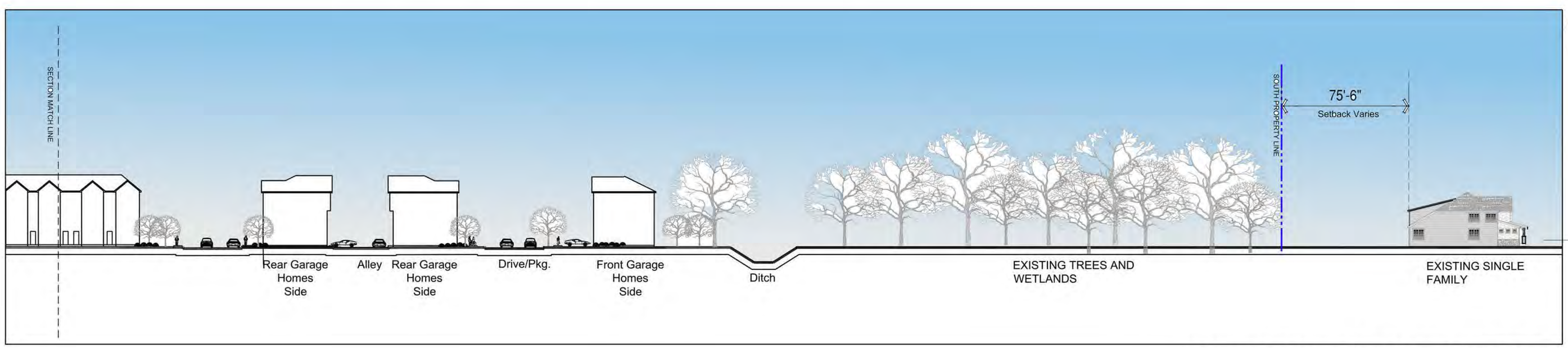
EXHIBIT F

Height Exhibit

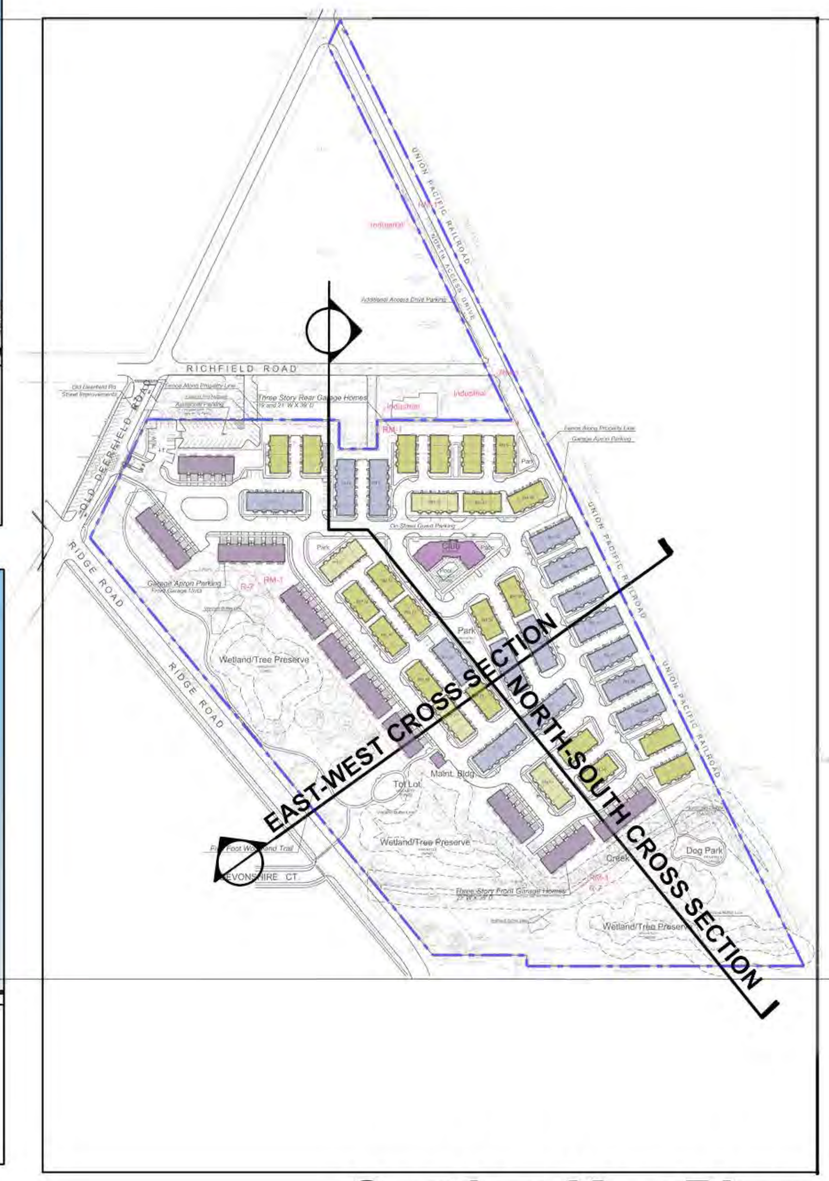


East West Site Section





North South Site Section



Section Key Plan

0 15 30 60 120

HABITAT™

Site Cross Sections
HIGHLAND PARK TOWNHOMES
Highland Park, IL

Date: July 22, 2025

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BSBDESIGN.COM

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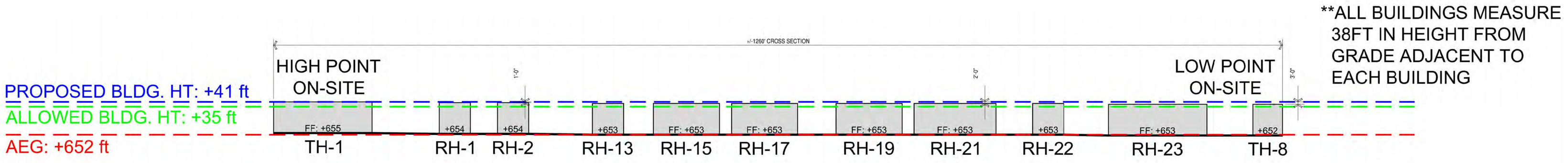
Plan View



Section View

HABITAT
Chicago, IL

Site Cross Section

Highland Park Townhomes
Highland Park, IL

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August 25, 2025 | 25-0030

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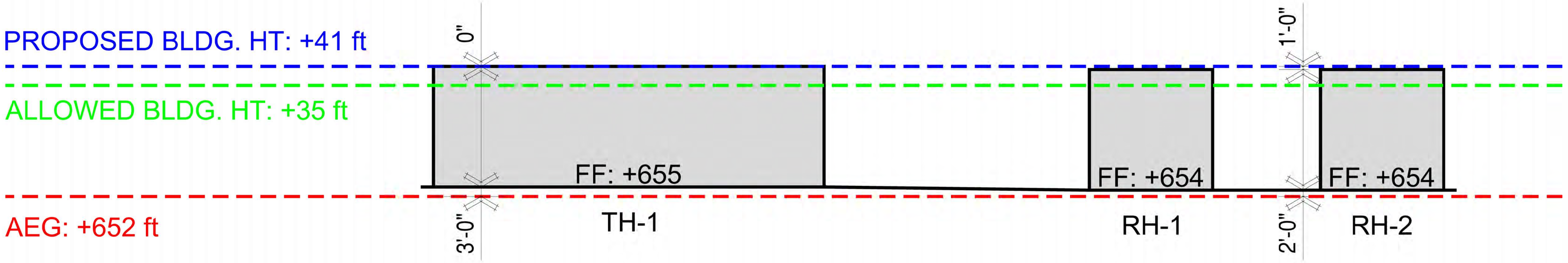
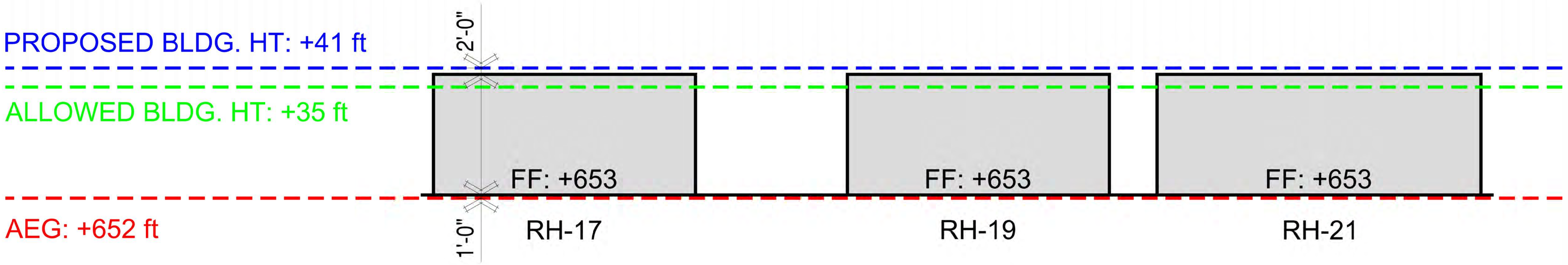
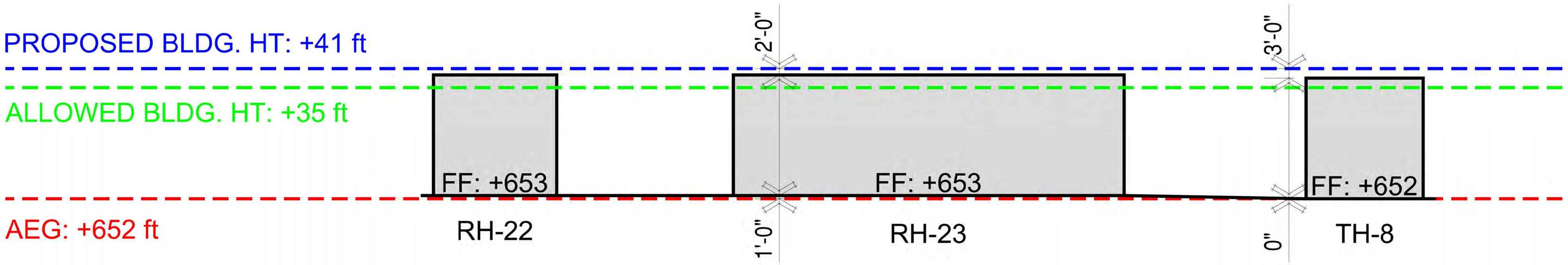
HIGH POINT
NW SIDE OF PARCEL



MID POINT
CENTER OF PARCEL



LOW POINT
SE SIDE OF PARCEL



HABITAT
Chicago, IL

Site Cross Section

Highland Park Townhomes
Highland Park, IL

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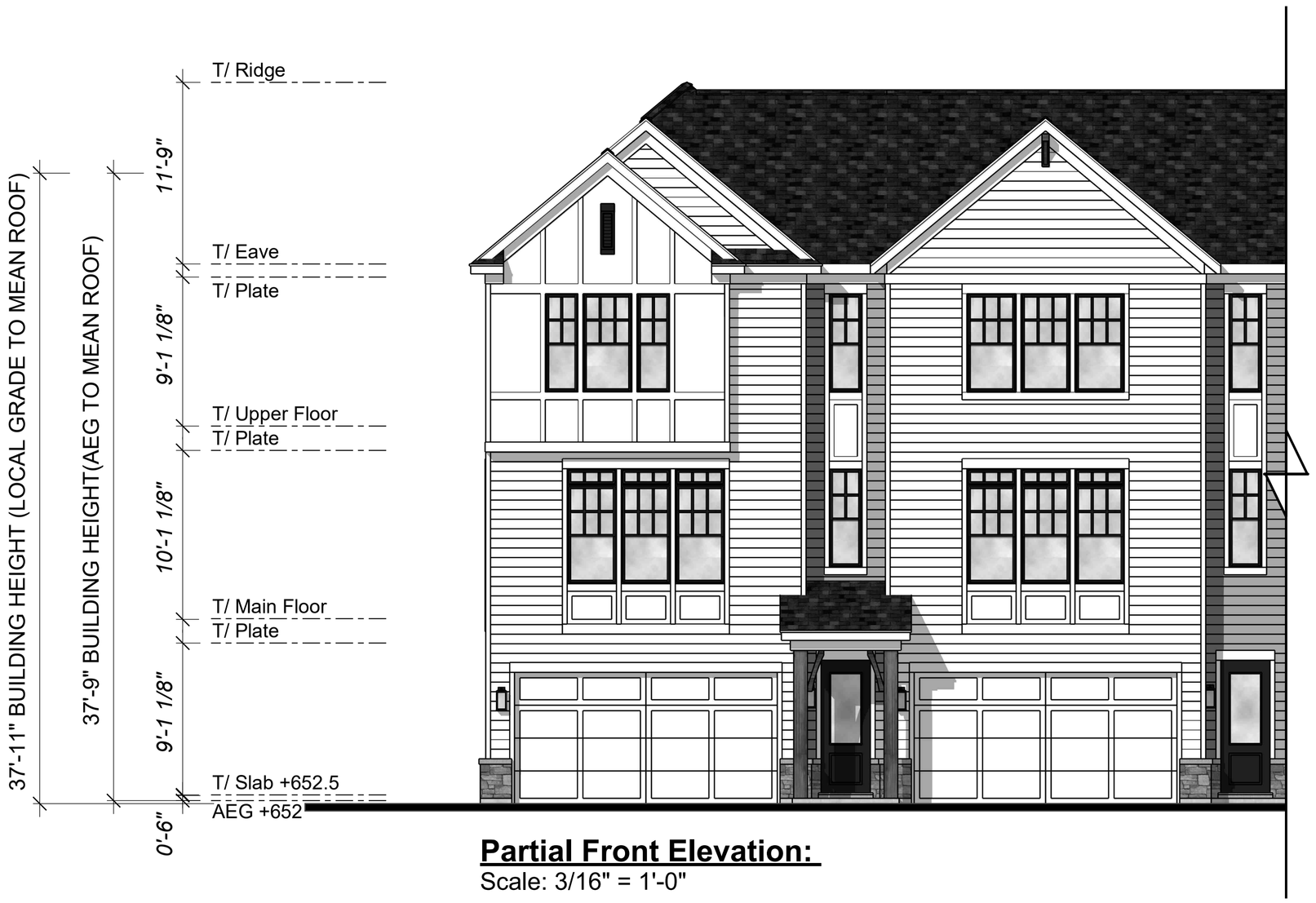
Building Height Exhibit 'A'

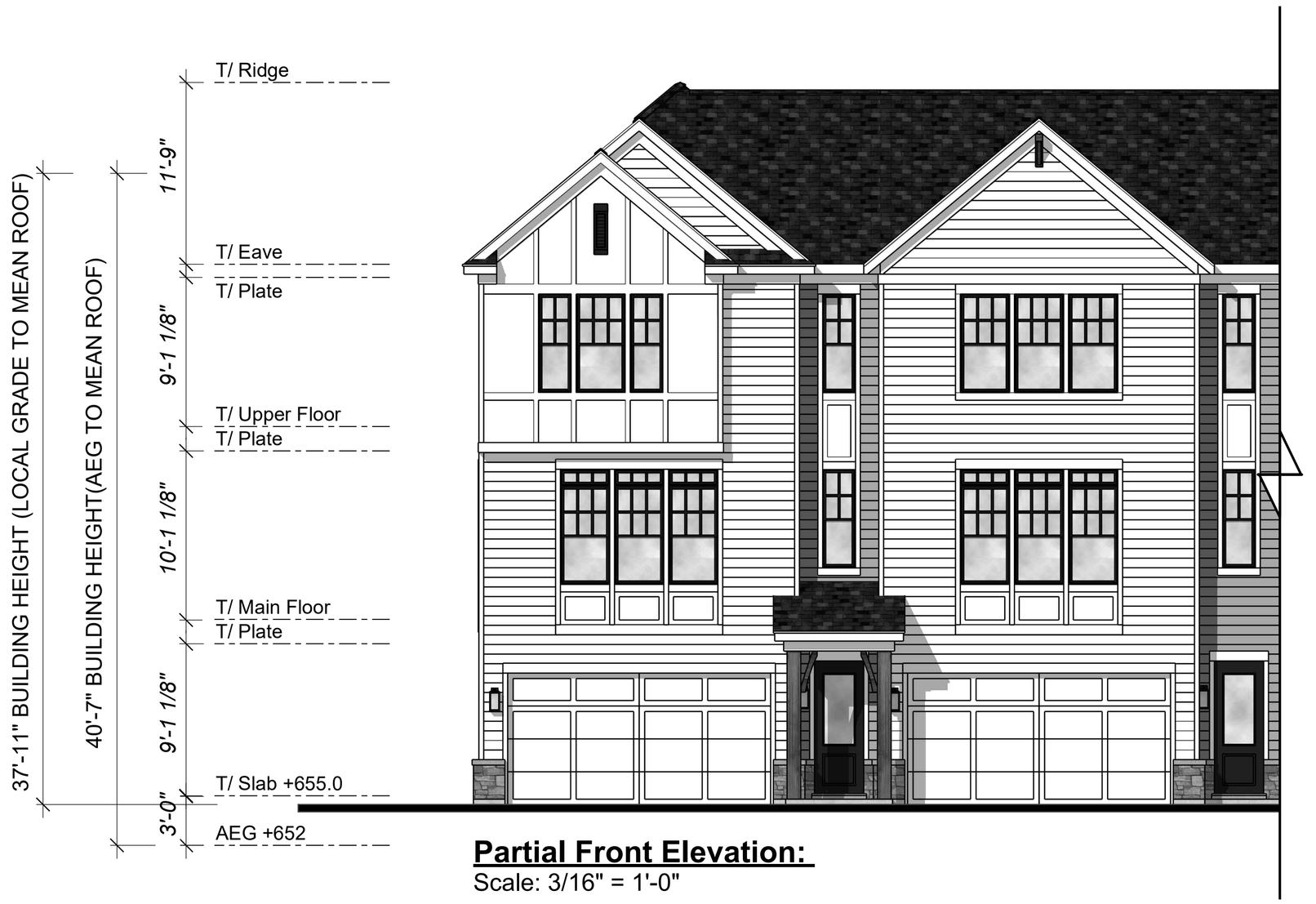
***Lowest Building Elevation On Site (T/Slab +652.5)**
***Average Existing Grade (AEG) On SIte (+652.0)**



Partial Front Elevation:
Scale: 3/16" = 1'-0"

Building Height Exhibit 'B'

***Highest Building Elevation On Site (T/Slab +655.0)**
***Average Existing Grade (AEG) On SIte (+652.0)**



Partial Front Elevation:
Scale: 3/16" = 1'-0"

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EXHIBIT G

Landscaping Plan

HIGHLAND PARK TOWNHOMES

1700 OLD DEERFIELD ROAD | HIGHLAND PARK, ILLINOIS

PROJECT TEAM

OWNER / DEVELOPER:
THE HABITAT COMPANY, LLC
350 W. HUBBARD STREET, SUITE 500
CHICAGO, IL 60654
TEL (312) 527-7465
CONTACT: ZACK ZALAR

SURVEYOR:
UNITED SURVEY SERVICE, LLC
7710 CENTRAL AVENUE
RIVER FOREST, IL 60305
TEL (847) 299-1010

PLANNER:
BSB DESIGN
220 N. SMITH STREET, SUITE 210
PALATINE, IL 60067
TEL (847) 776-3294
CONTACT: TERRY SMITH

ARCHITECT:
BSB DESIGN
220 N. SMITH STREET, SUITE 210
PALATINE, IL 60067
TEL (847) 776-3612
CONTACT: NATALIE VISCUSO

CIVIL ENGINEER:
SPACECO, INC.
9575 W. HIGGINS ROAD, SUITE 700
ROSEMONT, IL 60018
TEL (847) 696-4061, x1021 / x1011
CONTACT: BRETT DUFFY / ROB ANDERSON

ARBORIST:
URBAN FOREST MANAGEMENT
960 ROUTE 22, SUITE 207
FOX RIVER GROVE, IL 60021
TEL (847) 516-9708
CONTACT: TODD SINN

LANDSCAPE ARCHITECT:
DICKSON DESIGN STUDIO, INC.
9 CRYSTAL LAKE ROAD, SUITE 110
LAKE IN THE HILLS, IL 60156
TEL (224) 241-8181
CONTACT: SHARON DICKSON / JEFF TORRENS

ARBORIST:
DICKSON DESIGN STUDIO, INC.
CONTACT: KARL KROGSTAD
(CERTIFIED ARBORIST: IL-5462A)

SHEET INDEX

L0.1	SHEET INDEX PROJECT TEAM
L0.2	DETAIL: FENCING DETAIL: ORNAMENTAL FENCING DETAIL: BIKE RACK PLANT SYMBOLS KEY DETAILS: PLANTING NOTES: GENERAL LANDSCAPE
L0.3	TREE INVENTORY NOTES: TREE REMOVAL & REPLACEMENT SUMMARY ARBORIST METHODS FOR ADDRESSING EXITING TREES RATING SCALE: TREE CONDITION / FORM NOTES: TREE PRESERVATION DETAIL: TREE PROTECTION FENCE
L0.4	SHEET KEY PRELIMINARY LANDSCAPE PLAN / TREE PRESERVATION / REMOVAL PLAN
L1.1	TREE PRESERVATION / REMOVAL PLAN - FAR NORTH
L1.2	TREE PRESERVATION / REMOVAL PLAN - NORTH
L1.3	TREE PRESERVATION / REMOVAL PLAN - SOUTH
L2.1	LANDSCAPE PLAN - FAR NORTH
L2.2	LANDSCAPE PLAN - NORTH
L2.3	LANDSCAPE PLAN - SOUTH
L3.1	PLAN DETAILS: ENTRIES DETAIL: ENTRY MONUMENT
L3.2	PLAN DETAILS: FEATURES
L3.3	DETAIL: SOUTH DOG PARK DETAIL: NORTH DOG PARK

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

FEBRUARY 11, 2025

REVISIONS

1.	3/24/25 PER STAFF COMMENTS
2.	5/15/25 SITE PLAN (FD REVIEW)
3.	6/24/25 PER STAFF COMMENTS
4.	7/24/25 PER STAFF COMMENTS
5.	8/12/25 PER STAFF COMMENTS
6.	9/16/25 PER STAFF COMMENTS
7.	10/24/25 PER CLIENT COMMENTS (NEC MONUMENT ORIENTATION)
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

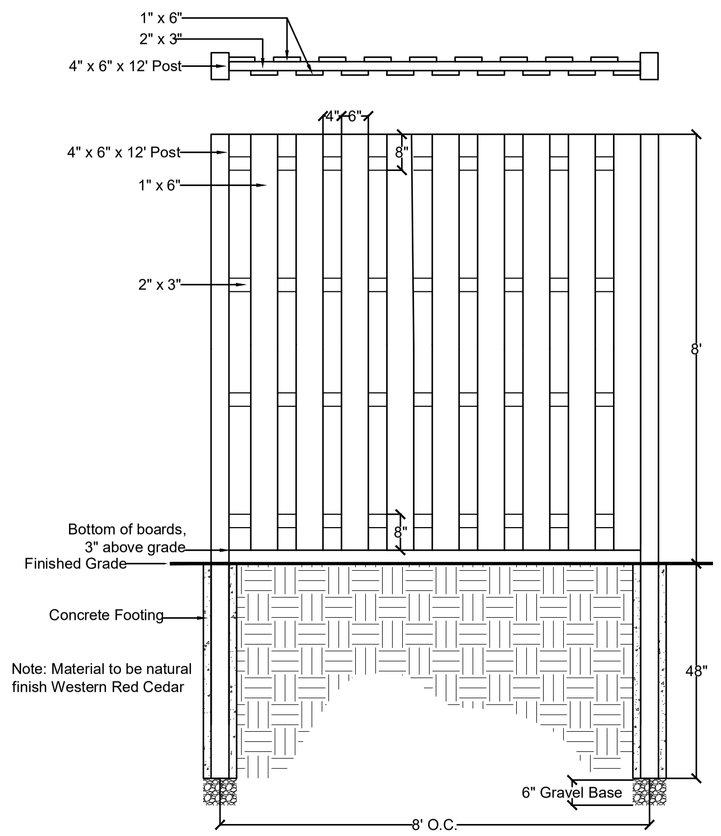
PRELIMINARY LANDSCAPE PLAN - COVER

SHEET NUMBER

L0.1

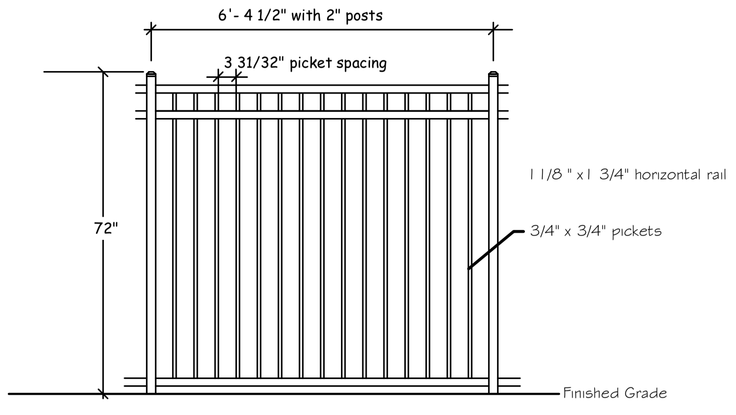
DETAIL: 8 FOOT HIGH BOARD-ON-BOARD FENCE

SCALE: 1/2" = 1'-0" LOCATION: NORTH AND EAST PROPERTY LINES



DETAIL: 6-FOOT HIGH ORNAMENTAL, BLACK, RESIDENTIAL GRADE ALUMINUM FENCE

NOT TO SCALE LOCATION: BEHIND FRONT LOADED GARAGE TOWNHOMES



DETAIL: BIKE RACK

NOT TO SCALE



SPECIFICATION - ORION SQUARE (LOOP) BIKE RACK

SHALL BE:

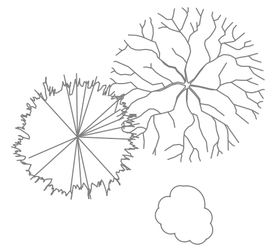
- QUANTITY: 6
- NAME: ORION SQUARE RACK
- MODEL #: ORNS-2-SF-P
- MATERIAL: POWDER COATED STEEL
- COLOR: BLACK
- DIMENSIONS: 26" L X 33" H

- SHALL BE SURFACE MOUNTED PER MANUFACTURER'S SPECIFICATIONS.

- AVAILABLE THRU (OR APPROVED EQUAL:
  GRABER MANUFACTURING, INC.
  THOMAS STEELE, MADRAX
  CONTACT: LARRY SEIPLE
  LSEIPLE@MADRAX.COM

PLANT SYMBOLS KEY & PLANT MIX MATRIX

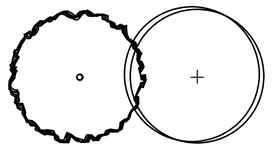
NOTE!
NOT ALL PLANT SYMBOLS & PLANT VARIETIES MAY BE DEPICTED ON PLANS.



EXISTING DECIDUOUS TREE

EXISTING EVERGREEN TREE

EXISTING SHRUBS & PERENNIALS



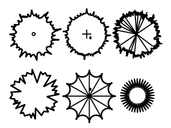
SHADE / CANOPY TREES, 2.5"+ CALIPER:

- *FAGUS VARIETIES* / BEECH VAR.
- *CELTIS OCCIDENTALIS* / COMMON HACKBERRY
- *GINGKO BILOBA* / GINKGO
- *GLEDITSIA TRIACANTHOS VAR. INERMIS* / THORNLESS HONEYLOCUST
- *GYMNOCLADUS DIOICA* / KENTUCKY COFFEETREE
- *LIQUIDAMBAR STYRACIFLUA* / AMERICAN SWEETGUM
- *LIRIODENDRON TULIPIFERA* / TULIP TREE
- *METASEQUOIA GLYPTOSTROBOIDES* / DAWN REDWOOD
- *PLATANUS ACERIFOLIA 'MORTON CIRCLE'* / LONDON PLANETREE
- *QUERCUS ALBA* / WHITE OAK
- *QUERCUS BICOLOR* / SWAMP WHITE OAK
- QUERCUS IMBRICARIA / SHINGLE OAK
- *QUERCUS MACROCARPA* / BUR OAK
- *QUERCUS RUBRA* / RED OAK
- *TILIA TOMENTOSA 'STERLING SILVER'* / STERLING SILVER LINDEN
- *ULMUS CARPINIFOLIA 'ACCOLADE'* / ACCOLADE ELM



ORNAMENTAL TREES, 6'-10'+ TALL:

- *AMELANCHIER VARIETIES* / SERVICEBERRY VAR.
- *BETULA VARIETIES* / BIRCH VAR.
- *CORNUS VARIETIES / DOGWOOD VAR.*
- *CRATAEGUS VARIETIES* / HAWTHORN VAR.
- *HAMAMELIS VARIETIES* / WITCHHAZEL VAR.
- *MAGNOLIA VARIETIES* / MAGNOLIA VAR.
- *MALUS VARIEITIES* / FLOWERING CRABAPPLE VAR.
- *SYRINGA RETICULATA* / JAPANESE TREE LILAC



EVERGREEN TREES, 6'-10'+ TALL:

- *ABIES CONCOLOR* / WHITE FIR
- *JUNIPERUS CHINENSIS 'FAIRVIEW'* / FAIRVIEW JUNIPER
- *JUNIPERUS SCOPULORUM 'WICHITA BLUE'* / WITCHITA BLUE JUNIPER
- *PICEA ABIES* / NORWAY SPRUCE
- *PICEA GLAUCA 'DENSATA'* / BLACK HILLS SPRUCE
- *PICEA PUNGENS* / COLORADO SPRUCE
- *PICEA PUNGENS 'GLAUCA'* / COLORADO BLUE SPRUCE
- *PINUS STROBUS* / EASTERN WHITE PINE
- *PSEUDOTSUGA MENZIESII* / DOUGLAS FIR
- *TAXUS CUSPIDATA 'CAPITATA'* / CAPITATA YEW
- *THUJA VARIETIES* / ARBORVITAE VAR.
- *TSUGA CANADENSIS* / CANADIAN HEMLOCK



LARGE, DECIDUOUS SHRUBS, 36"-48"+ TALL:

- *AESCULUS PARVIFLORA* / BOTTLEBRUSH BUCKEYE
- *ARONIA VARIETIES* / CHOKEBERRY VAR.
- *CORNUS VARIETIES* / DOGWOOD VAR.
- *FORSYTHIA 'MEADOWLARK'* / *IMEADOWLARK FORSYTHIA*
- *FOTHERGILLA GARDENII* / DWARF FOTHERGILLA
- *HYDRANGEA VARIETIES* / HYDRANGEA VAR.
- *SYRINGA VARIETIES* / LILAC VAR.
- *VIBURNUM VARIETIES* / VIBURNUM VAR.



SMALL, DECIDUOUS SHRUBS, 18"-24" TALL:

- *HYPERICUM KALMIANUM* / ST. JOHNSWORT
- *RHUS AROMATICA 'GRO-LOW'* / GRO LOW SUMAC
- *ROSA VARIETIES* / SHRUB ROSE VAR.
- *SPIRAEA VARIETIES* / SPIREA VAR.



SMALL, EVERGREEN SHRUBS, 24" TALL / WIDE:

- *BUXUS VARIETIES* / BOXWOOD VAR.
- *JUNIPERUS VARIETIES* / JUNIPER VAR.
- *TAXUS VARIETIES* / YEW VAR.



LARGE, ORNAMENTAL GRASS, 3 GALLON &
SMALL, ORNAMENTAL GRASS, 1 GALLON:

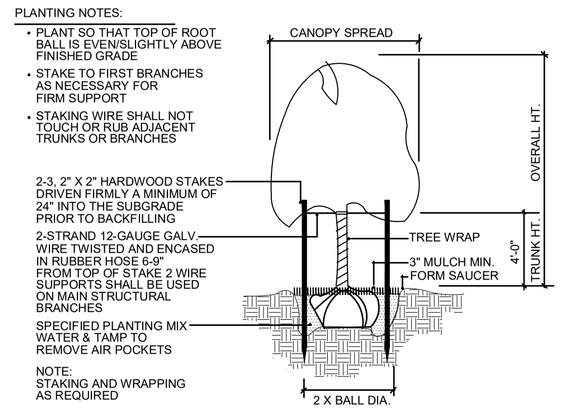
- *CALAMAGROSTIS VARIETIES* / REED GRASS VAR.
- *PANICUM VARIETIES* / SWITCH GRASS VAR.
- *PENNISETUM VARIETIES* / FOUNTAIN GRASS VAR.
- *SCHIZACHYRIUM SCOPARIUM* / LITTLE BLUESTEM
- *SESLERIA AUTUMNALIS* / MOOR GRASS
- *SPOROBOLUS HETEROLEPSIS* / PRARIE DROPSEED



PERENNIAL FLOWERS & GROUNDCOVER,
1 GALLON:

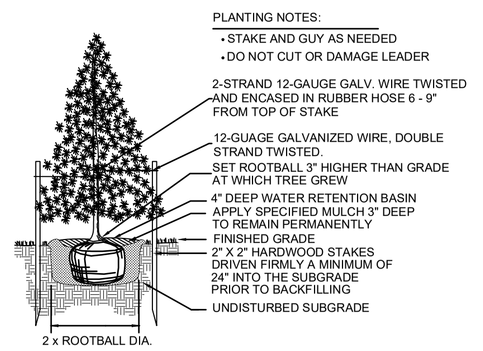
- MISC. VAR.

DETAILS: PLANTING



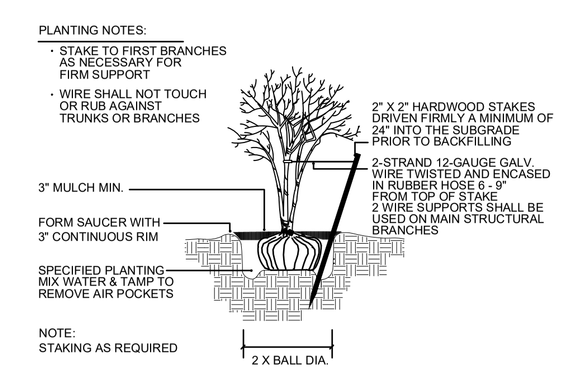
TREE PLANTING & STAKING

NOT TO SCALE



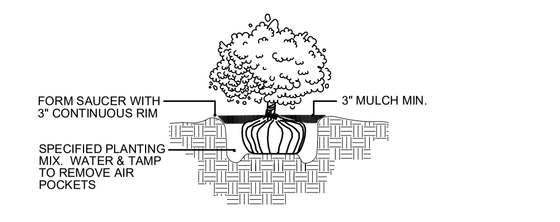
EVERGREEN TREE PLANTING

NOT TO SCALE



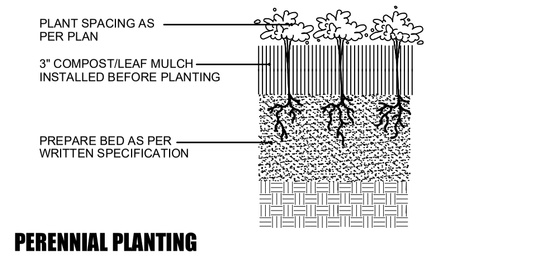
MULTI-TRUNK TREE STAKING

NOT TO SCALE



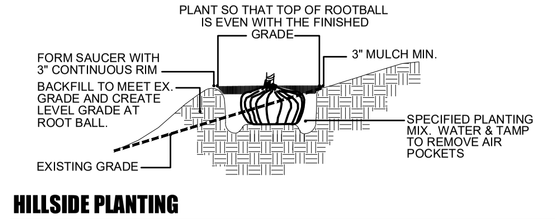
SHRUB PLANTING

NOT TO SCALE



PERENNIAL PLANTING

NOT TO SCALE



HILLSIDE PLANTING

NOT TO SCALE

NOTES: GENERAL LANDSCAPE

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.

2. CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.

3. GENERAL PLANT NOTES:
   A. ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
   B. ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
   C. ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
   D. PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
   E. ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.

4. LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.

5. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.

6. PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.

7. ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.

8. ALL PLANTING ISLANDS SHALL BE MOUNDED TO PROVIDE POSITIVE DRAINAGE.

9. ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.

10. ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).

11. LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.

12. LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.

14. EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.

15. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.

16. PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.

17. PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.

18. CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.

19. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.

20. ALL TURF SHALL SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), PER VILLAGE, SEED IS NOT ALLOWED.

21. CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.

22. LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY. LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.

23. CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.

24. (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

HABITAT™

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LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

FEBRUARY 11, 2025

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9.	
10.	

PROJECT NAME AND SHEET TITLE

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

PRELIMINARY LANDSCAPE PLAN - NOTES & DETAILS

SHEET NUMBER

L0.2

TREE INVENTORY

NOTE!

REFER TO ADDENDUM FOR TREE INVENTORY - LISTING OF ALL EXISTING TREES, THEIR SPECIES, SIZE, CONDITION, VILLAGE CODE CLASSIFICATION, OUTCOME AND ANY TREE REPLACEMENTS REQUIRED PER CODE.

NOTES: TREE REMOVAL & REPLACEMENT SUMMARY

		Replacement Multiplier	Replacement Trees Req'd
Total Number of Existing Trees	= 628		
Trees to be Removed:			
Heritage	= 0	x 4	= 0
Key	= 20	x 3	= 60
Protected	= 25	x 2	= 50
Dead	= 64	0	= 0
Other	= 27	0	= 0
Total Trees Removed	= 136		**= 110**
Trees to be Preserved	= 492		

Proposed Plan

Vehicular Use Area* = 4,415 sq. ft.
* excludes entry and access roads

	Replacements (3" caliper/8' h)	VUA / Foundations (3"caliper/8' h)	Other (2.5" caliper/6' h)	Total
Shade Trees	77	53	58	188
Ornamental Trees	18	58	113	186
Evergreen Trees	15	74	22	111
Total Trees	110	185	193	488
Total Shrubs (24" min.)	0	883	2538	3434

Note!
1. Final Removals subject to field verification prior to final plans.
2. See Addendum for Existing Tree Inventory.

ARBORIST METHODS FOR ADDRESSING EXISTING TREES

The following techniques and strategies are recommended to be followed to ensure the best possible success in retaining existing trees:

Protective Fencing
All trees to be preserved on site shall be identified based on the tree preservation plan. Once identified, tree protection fencing shall be installed in accordance to the tree preservation plan and all village codes at or near the critical root zone. Where trees are grouped in clusters, protective fencing shall be installed at or near the greatest point of the group critical root zone. In addition to the tree protection fencing, a protective sedimentation fence should be installed at the dripline of all significant trees or protected trees which are located downgrade of any clearing, excavation and/or construction activity. Fencing shall be installed prior to any construction activities, including tree removal. For trees at or near the property lines, fencing shall only be installed on the **Reserve at the Brook** property side.

For trees identified for preservation that will have construction activity occurring within the critical root zone, including those trees identified to be further addressed, protective fencing shall be installed at the limit of construction.

At no time shall any construction activity, equipment, parking/placement of vehicles, materials, spoils, or debris be stored withing the tree protection zone. In addition, no crushed limestone, hydrocarbons or other materials detrimental to trees shall be stored on the uphill side adjacent to protected trees.

Protective fencing shall remain in place throughout the construction process.

Tree Removal
Once protective fencing has been installed, removal of existing trees as identified on the tree preservation can commence. Trees and stumps shall be removed and can be chipped on site for use as mulch. For tree removals adjacent to protective fencing or vegetation, at no time shall vegetation be forcibly removed in such a manner that would damage the root system of surrounding preserved vegetation.

Mulching
Chipped tree much shall be spread at a depth of 12”-18” between preserved tree trunks and the protective fencing, to lessen soil/root compaction.

Root Pruning
Root pruning shall occur along the outside edge of the protective fencing in circumstances where either the limit of construction encroaches on the critical root zone, or where trees that are being removed are directly adjacent to trees being preserved.

Fertilization
All trees that are being root pruned shall also receive fertilization to promote new root growth.

Additional Landscaping
The landscape plan has been designed in a way that minimizes the potential damage to roots by limiting any planting within the critical root zones, including those trees identified to be further addressed. All landscape work to be conducted within the protective fencing zone shall be hand-dig only.

All work regarding the removal and protection of existing trees shall be conducted by or under the supervision of an ISA Certified Arborist.

RATING SCALE: TREE CONDITION / FORM

Excellent / "1"
The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal clauses, has no other observed problems, and required no remedial action.

Good / "2"
The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.

Fair / "3"
The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.

Poor / "4"
The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.

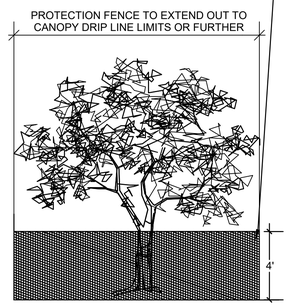
Critical / "5"
The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely infested with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.

Dead / "6"
Less than 10% of the tree shows signs of life.

NOTES: TREE PRESERVATION

1. TREE PRESERVATION:
   - A. **ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN. IT IS STRONGLY RECOMMENDED TO DOCUMENT GOOD STEWARDSHIP PRACTICES DURING CONSTRUCTION. IF REQUIRED, PRIOR TO COMMENCING ANY DEMOLITION / CONSTRUCTION ACTIVITY, NOTIFY MUNICIPAL FORESTRY DEPARTMENT (NOTIFY AT LEAST 48 HOURS IN ADVANCE OF WORK).**
   - B. AN APPROVED TREE PRESERVATION PLAN MUST BE AVAILABLE AT THE BUILDING SITE.
   - C. PRIOR TO ANY DEMOLITION / CONSTRUCTION ACTIVITY, INSTALL TREE PRESERVATION FENCE AND PERFORM ROOT PRUNING FOR ALL PROTECTED TREES.
   - D. FENCE THE CRITICAL ROOT ZONE (CRZ) / CANOPY DRIP-LINE, OF THE ENTIRE EXISTING TREE TO BE PRESERVED, WITH TREE PROTECTION FENCE. FENCE TO PREVENT WOUNDS TO THE TREE & SOIL COMPACTION. POST THE FENCE WITH A SIGN STATING, "TREE PROTECTION ZONE - KEEP OUT".
   - E. ALL REQUIRED TREE PROTECTION FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING.
   - F. NO TRENCHING SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES FOR ANY CONSTRUCTION ACTIVITY, UNLESS PRE-APPROVED BY PROJECT ARBORIST &/OR PROJECT LANDSCAPE ARCHITECT.
   - G. NO GRADE CHANGES SHOULD BE DONE WITHIN THE TREE PROTECTION ZONES OF TREES FOR ANY CONSTRUCTION ACTIVITY.
   - H. SHOULD IT BE NECESSARY TO TRENCH WITHIN THE CRZ FOR UTILITIES, INCLUDING DISCONNECTION OR CAPPING OF EXISTING UTILITIES, ALL TRENCHES SHALL BE HAND DUG. NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS NO OTHER ALTERNATIVE IS FEASIBLE. ALL SMALLER ROOTS THAT REQUIRE CUTTING, SHALL BE CUT WITH A SHARP PRUNING SAW. CUTS SHALL BE MADE FLUSH WITH THE SIDE OF THE TRENCH. IF AT ANY TIME, TWENTY-FIVE PERCENT (25%) OF THE AREA WITHIN THE CRZ IS BEING SEPARATED FROM THE TREE BY A TRENCH, THEN THE LINE SHALL BE EITHER RELOCATED OR INSTALLED USING TRENCH-LESS METHODS.
   - I. LOCATE THE PROPOSED WATER AND SEWER LINES OUTSIDE OF THE TREE PROTECTION ZONE OR INSTALL THE SEWER AND WATER UTILITIES USING TRENCH-LESS METHODS. AUGER THROUGH THE ENTIRE TREE PROTECTION ZONE, LOCATE PITS OUTSIDE OF THE TREE PROTECTION ZONE.
   - J. THE PROPOSED WATER SERVICE LINE VALVES (B-BOXES), ARE TO BE TEN FEET (10') FROM PRESERVED TREES. IF FUTURE UTILITY EXCAVATIONS NEED TO OCCUR, THIS REDUCES THE CHANCES OF EXTENSIVE STEM OR ROOT DAMAGE, WHICH COULD LEAD TO TREE DECLINE.
   - K. AT NO TIME SHALL ANY EQUIPMENT, MATERIALS, SUPPLIES OR FILL SOIL BE ALLOWED IN THE TREE PROTECTION ZONE(S). DO NOT STORE EXCAVATED SOIL OR THE DUMPSTER WITHIN THE DRIP-LINE (CRZ) OF THE PRESERVED TREE(S).
   - L. **REMOVAL OF ANY HARDSCAPE WITHIN THE TREE PROTECTION ZONES WILL BE DONE BY HAND.** NO ROOTS LARGER THAN TWO INCHES (2") SHALL BE CUT, UNLESS THERE IS NO ALTERNATIVE FEASIBLE. CUTS WILL BE MADE WITH A SHARP PRUNING SAW TO AVOID TEARING AND WILL BE FLUSH WITH THE TREE SIDE OF THE TRENCH.
   - M. THE TREE PROTECTION ZONE MAY BE MULCHED TO IMPROVE THE GROWING CONDITIONS FOR TREE ROOTS AND TO MINIMIZE MAINTENANCE OF THE LAWN.
   - N. ALL OFF-SITE TREES SHALL BE PRESERVED.
   - O. EXISTING TREES SHOWN TO REMAIN SHALL BE PRESERVED TO THE BEST EXTENT POSSIBLE, PENDING FINAL SITE PLAN, FINAL CIVIL ENGINEERING, AND/OR ANY UNFORESEEN ISSUES.

DETAIL: TREE PROTECTION FENCE



FENCE TO BE PROVIDED AROUND ALL OFF-SITE TREES WHOSE CANOPY DRIP-LINE EXTENDS ACROSS BOUNDARIES OF PROJECT SITE.

FENCE IS FOR PROTECTION OF ZOOT ZONES.

FENCE SHALL REMAIN IN PLACE ON PROJECT SITE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE SHALL BE 4' TALL, ORANGE, SNOW-FENCE (OR APPROVED EQUAL), POSTED WITH A SIGN THAT READS:
"TREE PROTECTION ZONE - KEEP OUT"

SECURE FENCE TO WOODEN STAKES OR METAL POLES, SPACED NO GREATER THAN 8' ON CENTER

NOTE!
AFTER EXISTING TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, PARKED, ETC., INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

HABITAT™

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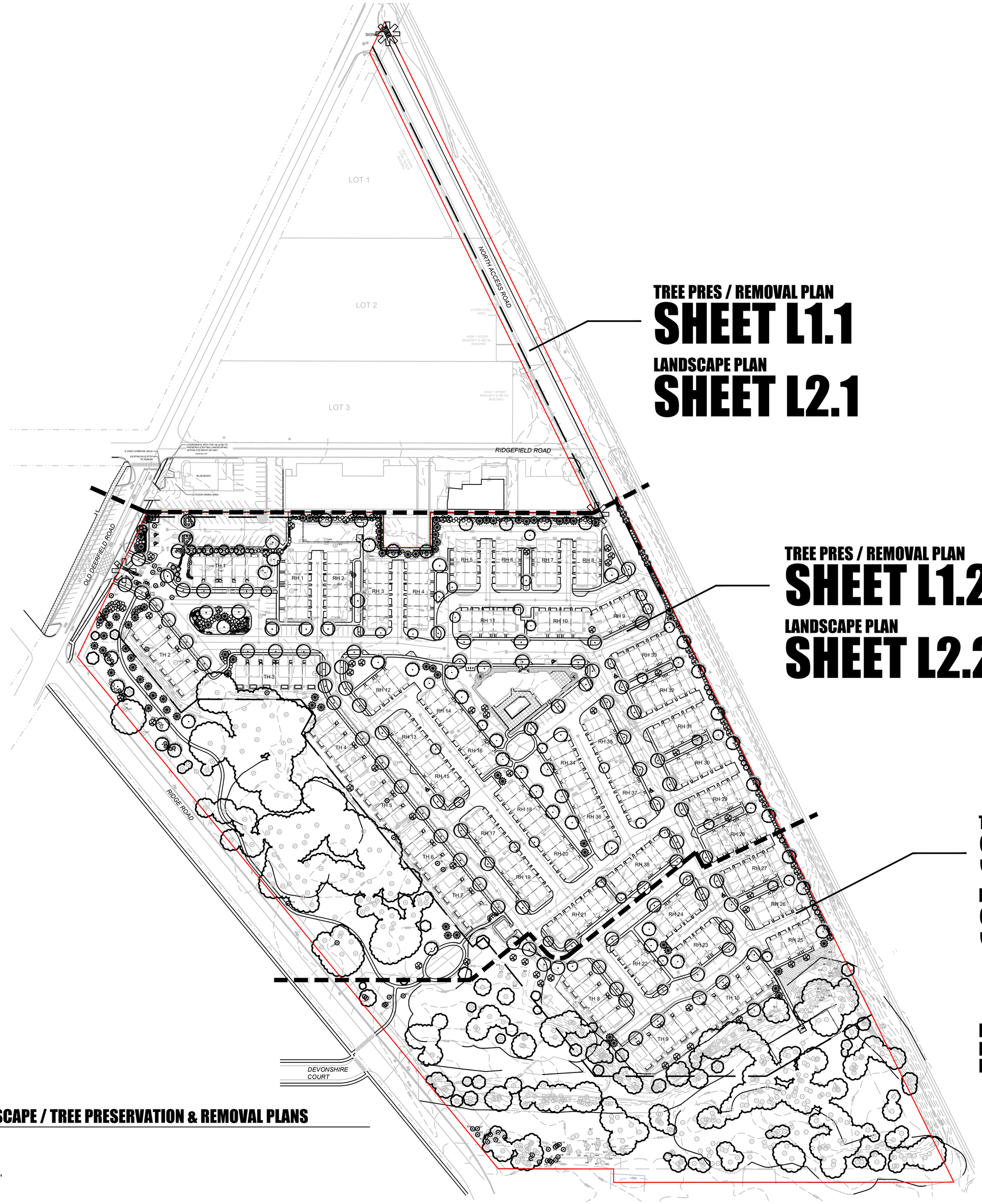
PROJECT NAME AND SHEET TITLE

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

PRELIMINARY LANDSCAPE PLAN - TREE PRES / REMOVAL PLAN NOTES & DETAILS

SHEET NUMBER

L0.3



TREE PRES / REMOVAL PLAN
SHEET L1.1

LANDSCAPE PLAN
SHEET L2.1

TREE PRES / REMOVAL PLAN
SHEET L1.2

LANDSCAPE PLAN
SHEET L2.2

TREE PRES / REMOVAL PLAN
SHEET L1.3

LANDSCAPE PLAN
SHEET L2.3

NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS. FINAL GRADING & UTILITY LOCATIONS TBD.

NOTE!
REFER TO SHEET L3.2 FOR TYPICAL FOUNDATION LANDSCAPE

NORTH

SHEET KEY: LANDSCAPE / TREE PRESERVATION & REMOVAL PLANS

SCALE: 1" = 100'-0"

0 50' 100' 200'

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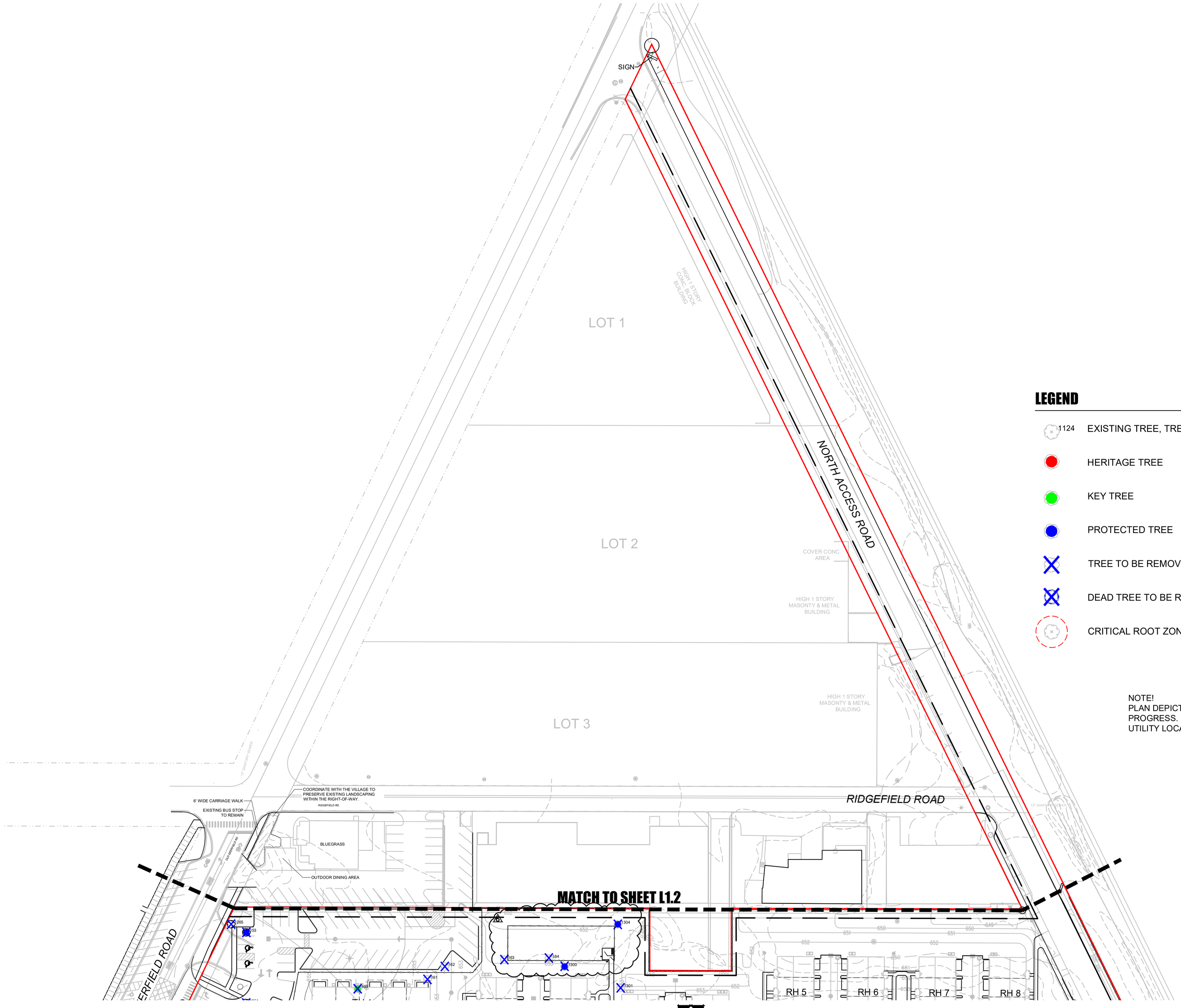
PROJECT NAME AND SHEET TITLE

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

PRELIMINARY LANDSCAPE PLAN - SHEET KEY

SHEET NUMBER

L0.4



LEGEND

- 1124 — EXISTING TREE, TREE TAG NUMBER
- HERITAGE TREE
- KEY TREE
- PROTECTED TREE
- TREE TO BE REMOVED
- DEAD TREE TO BE REMOVED
- CRITICAL ROOT ZONE (*SHOWN ONLY FOR TREES NEAR DISTURBANCE*)

NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS. FINAL GRADING & UTILITY LOCATIONS TBD.

NORTH

TREE PRESERVATION & REMOVAL PLAN - FAR NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

FEBRUARY 11, 2025

REVISIONS

1.	3/24/25 PER STAFF COMMENTS
2.	5/15/25 SITE PLAN (FD REVIEW)
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6.	9/16/25 PER STAFF COMMENTS
7.	10/24/25 PER CLIENT COMMENTS (NEC MONUMENT ORIENTATION)
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

PRELIMINARY LANDSCAPE PLAN - TREE PRES / REMOVAL PLAN PROPOSED FAR NORTH

SHEET NUMBER

L1.1



NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS. FINAL GRADING & UTILITY LOCATIONS TBD.

LEGEND

- 1124 — EXISTING TREE, TREE TAG NUMBER
- HERITAGE TREE
- KEY TREE
- PROTECTED TREE
- TREE TO BE REMOVED
- DEAD TREE TO BE REMOVED
- CRITICAL ROOT ZONE (*SHOWN ONLY FOR TREES NEAR DISTURBANCE*)

NORTH

TREE PRESERVATION & REMOVAL PLAN - NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

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8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

PRELIMINARY LANDSCAPE PLAN - TREE PRES / REMOVAL PLAN PROPOSED NORTH

SHEET NUMBER

L1.2



NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS. FINAL GRADING & UTILITY LOCATIONS TBD.

LEGEND

- 1124 EXISTING TREE, TREE TAG NUMBER
- HERITAGE TREE
- KEY TREE
- PROTECTED TREE
- TREE TO BE REMOVED
- DEAD TREE TO BE REMOVED
- CRITICAL ROOT ZONE (*SHOWN ONLY FOR TREES NEAR DISTURBANCE*)

NORTH

TREE PRESERVATION & REMOVAL PLAN - SOUTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

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10.	

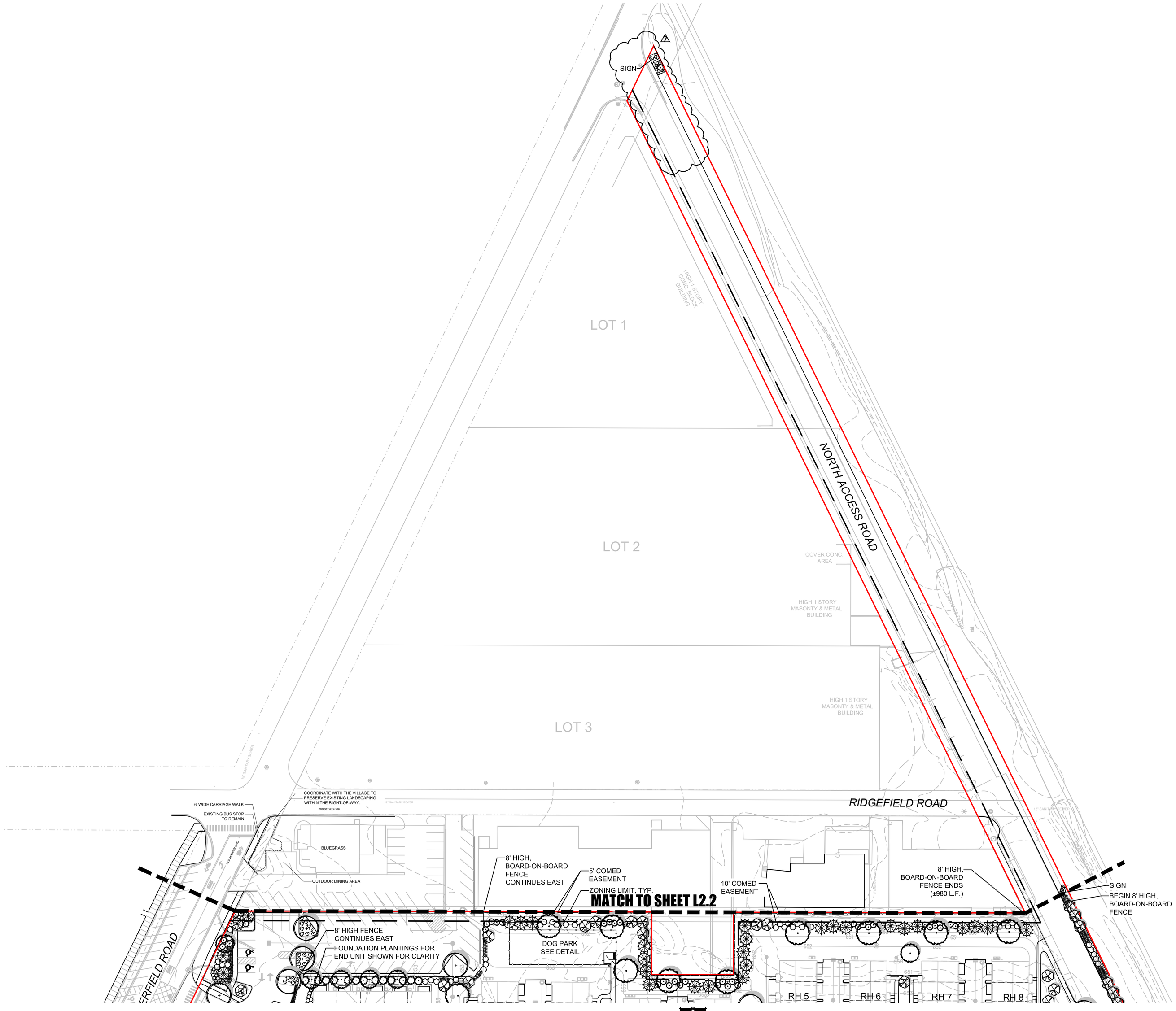
PROJECT NAME AND SHEET TITLE

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

PRELIMINARY LANDSCAPE PLAN - TREE PRES / REMOVAL PLAN PROPOSED SOUTH

SHEET NUMBER

L1.3



NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS. FINAL GRADING & UTILITY LOCATIONS TBD.

NORTH

PROPOSED LANDSCAPE PLAN - FAR NORTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

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9.	
10.	

PROJECT NAME AND SHEET TITLE

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

PRELIMINARY LANDSCAPE PLAN - PROPOSED FAR NORTH

SHEET NUMBER

L2.1



NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS. FINAL GRADING & UTILITY LOCATIONS TBD.

PROPOSED LANDSCAPE PLAN - NORTH

SCALE: 1" = 50'-0"

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

FEBRUARY 11, 2025

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10.	

PROJECT NAME AND SHEET TITLE

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

PRELIMINARY LANDSCAPE PLAN - PROPOSED NORTH

SHEET NUMBER

L2.2



NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS. FINAL GRADING & UTILITY LOCATIONS TBD.

NORTH

PROPOSED LANDSCAPE PLAN - SOUTH

SCALE: 1" = 50'-0"

0 25' 50' 100'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

FEBRUARY 11, 2025

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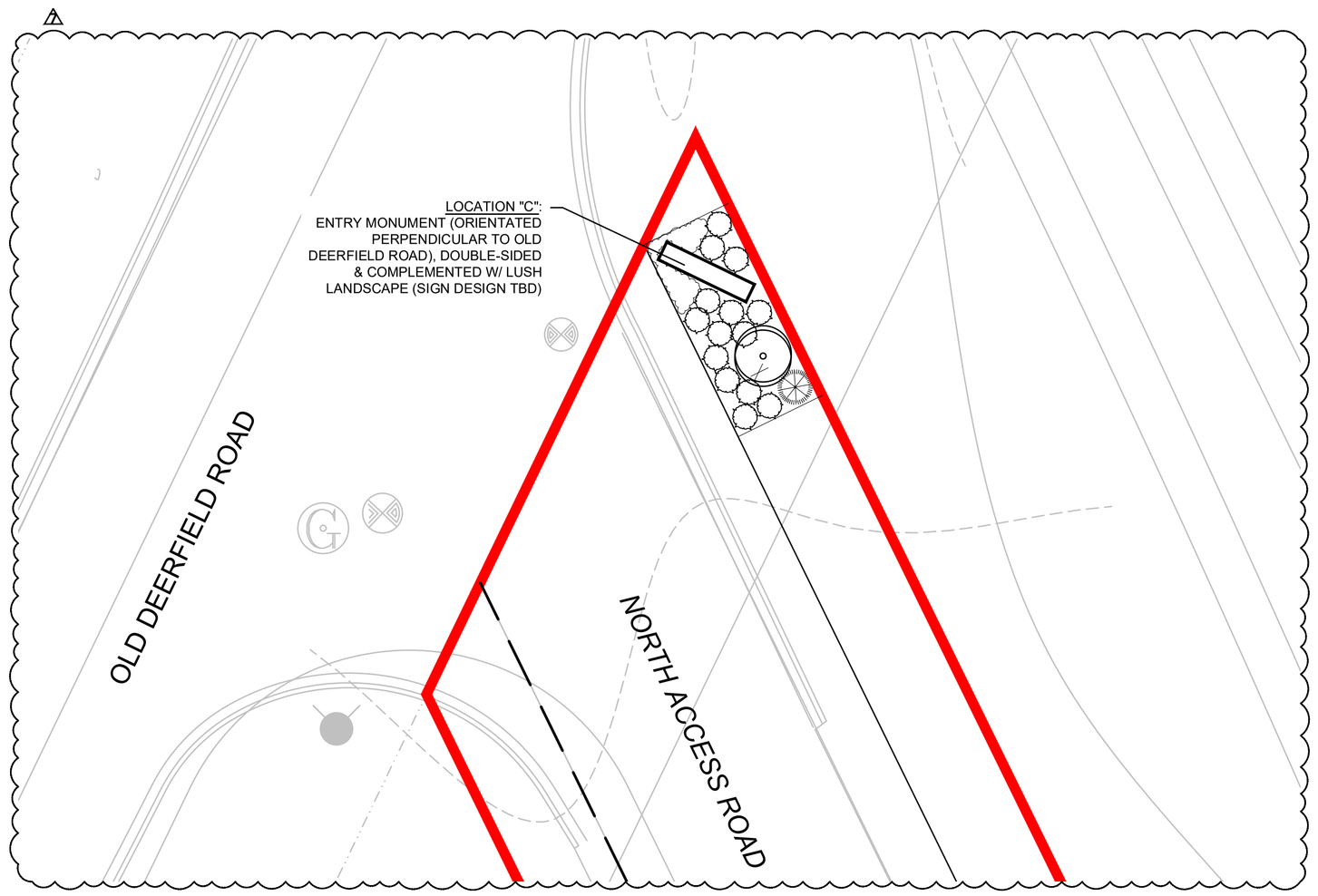
PROJECT NAME AND SHEET TITLE

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

PRELIMINARY LANDSCAPE PLAN - PROPOSED SOUTH

SHEET NUMBER

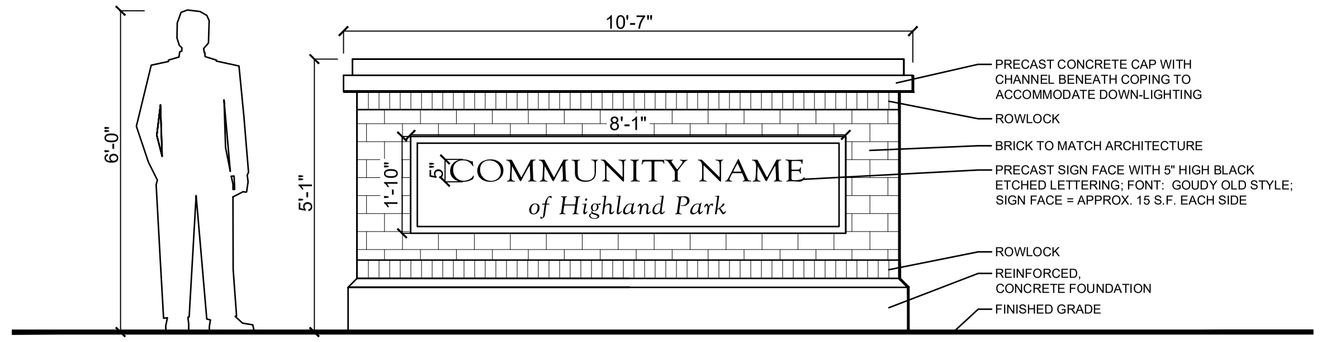
L2.3



LANDSCAPE PLAN DETAIL: ENTRY AREA, NORTH

SCALE: 1" = 10'-0"

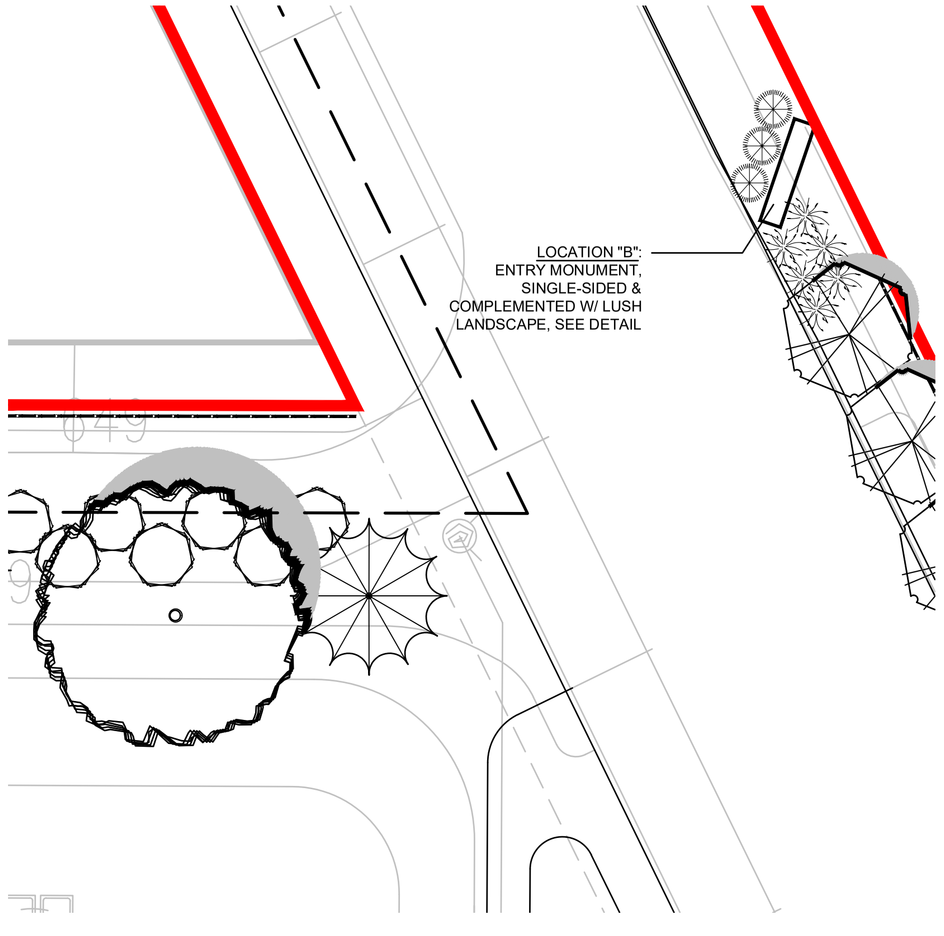
0 5' 10' 20'



ELEVATION

ENTRANCE MONUMENT, TYPICAL

SCALE: 1/2" = 1'-0"

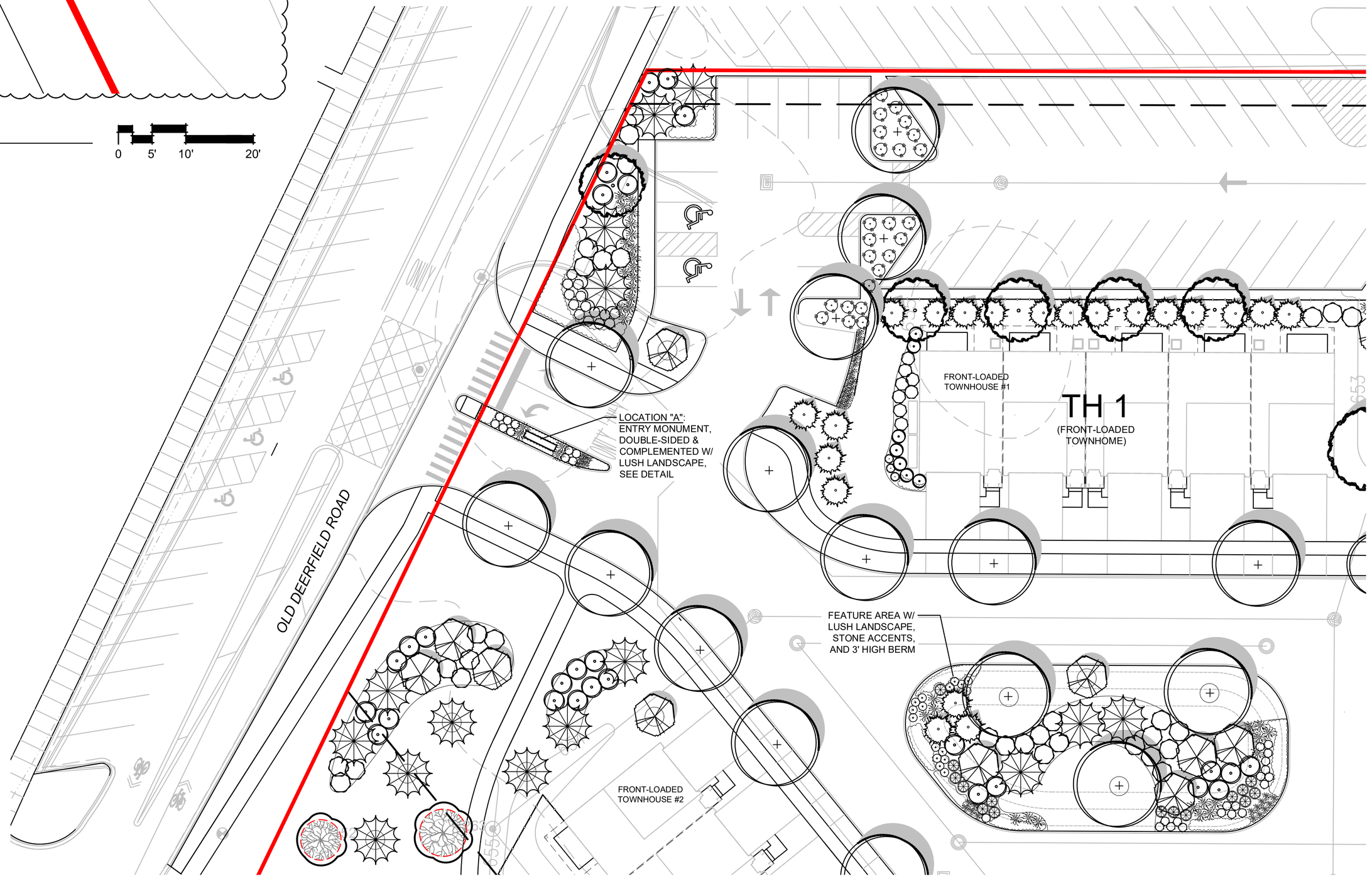


LANDSCAPE PLAN DETAIL: ENTRY AREA, EAST

SCALE: 1" = 10'-0"

0 5' 10' 20'

NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS. FINAL GRADING & UTILITY LOCATIONS TBD.



LANDSCAPE PLAN DETAIL: ENTRY AREA, WEST & FEATURE

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

FEBRUARY 11, 2025

REVISIONS

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PROJECT NAME AND SHEET TITLE

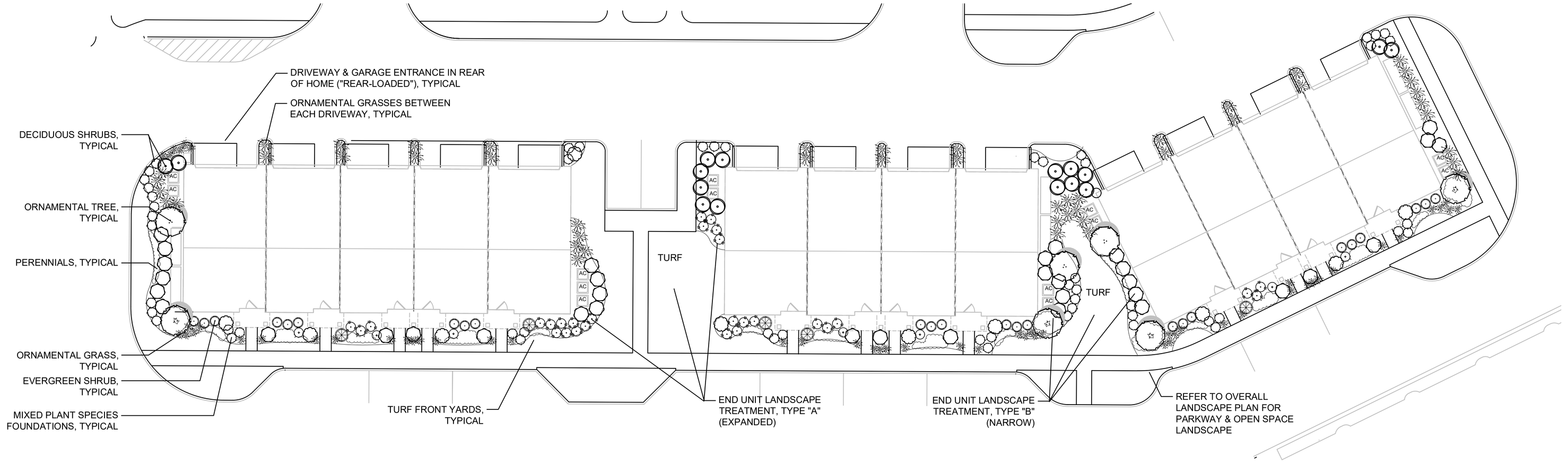
HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

PRELIMINARY LANDSCAPE PLAN - PLAN DETAILS: ENTRIES

SHEET NUMBER

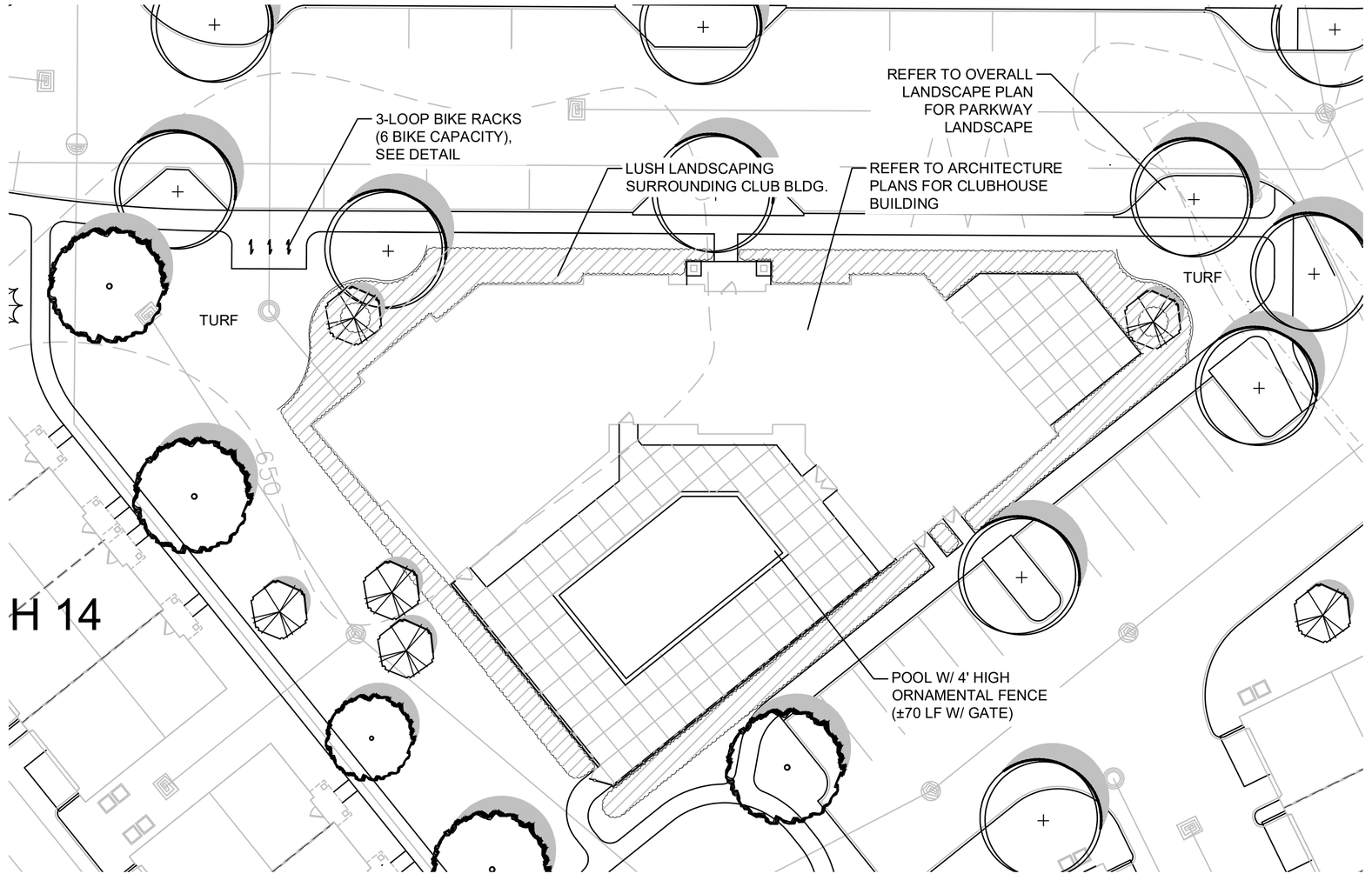
L3.1



LANDSCAPE PLAN DETAIL: TYPICAL FOUNDATION CONFIGURATION, REAR-LOADED

SCALE: 1" = 15'-0"

0 7.5' 15' 30'



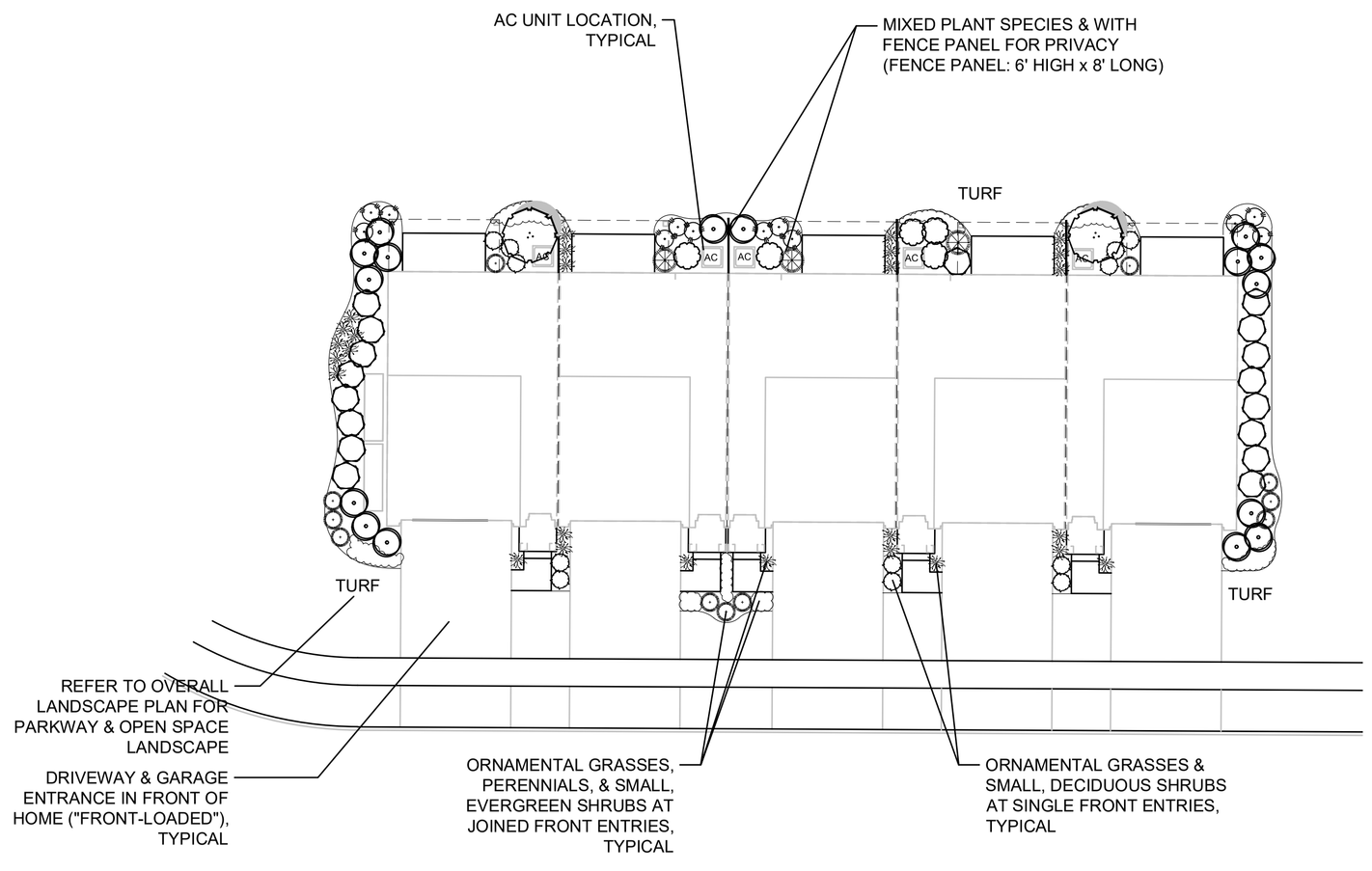
NORTH

LANDSCAPE PLAN DETAIL: CLUB & PARK AREA

SCALE: 1" = 20'-0"

0 10' 20' 40'

NOTE!
PLAN DEPICTS ENGINEERING IN PROGRESS. FINAL GRADING & UTILITY LOCATIONS TBD.



LANDSCAPE PLAN DETAIL: TYPICAL FOUNDATION, FRONT-LOADED

SCALE: 1" = 15'-0"

0 7.5' 15' 30'

HABITAT™

dickson design STUDIO
9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

FEBRUARY 11, 2025

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PROJECT NAME AND SHEET TITLE

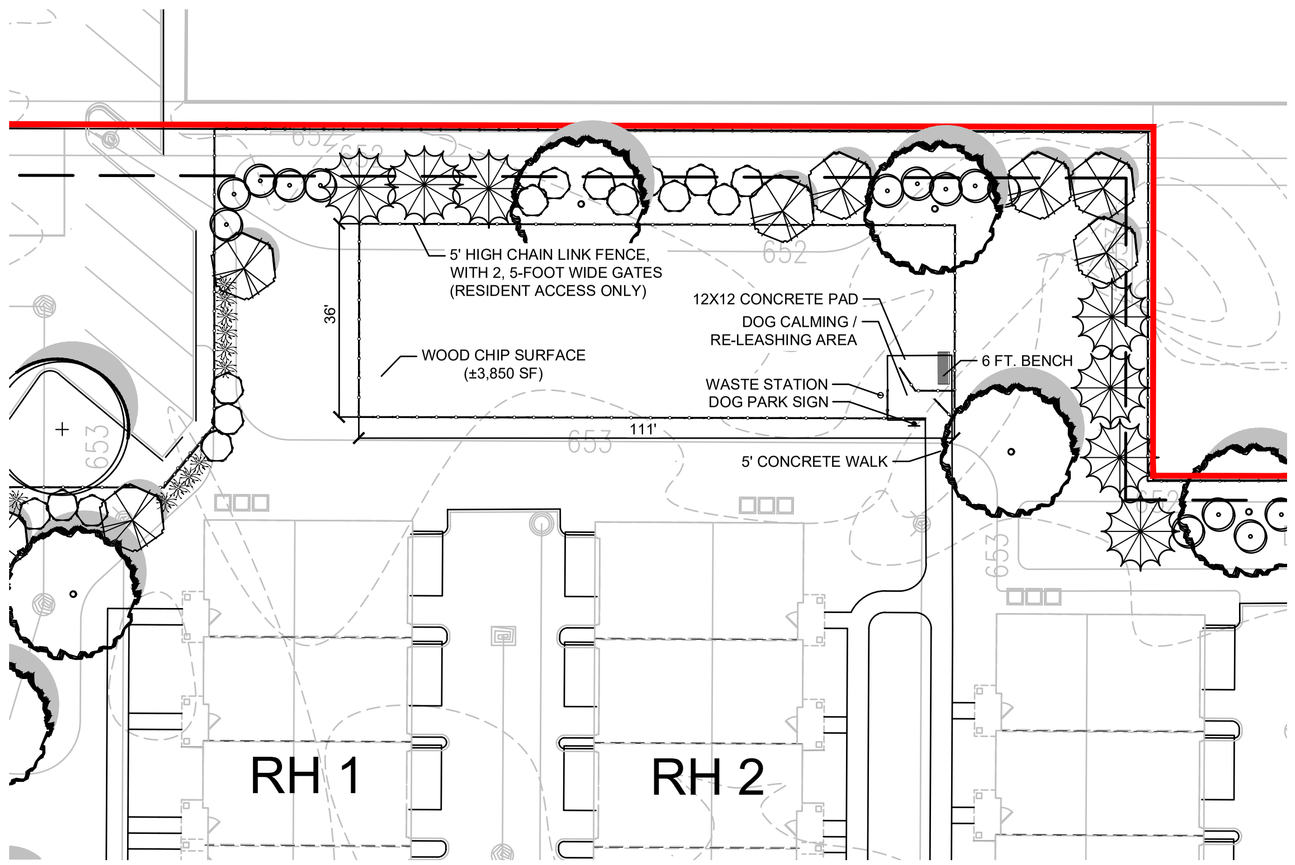
HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

PRELIMINARY LANDSCAPE PLAN - PLAN DETAILS: FEATURES

SHEET NUMBER

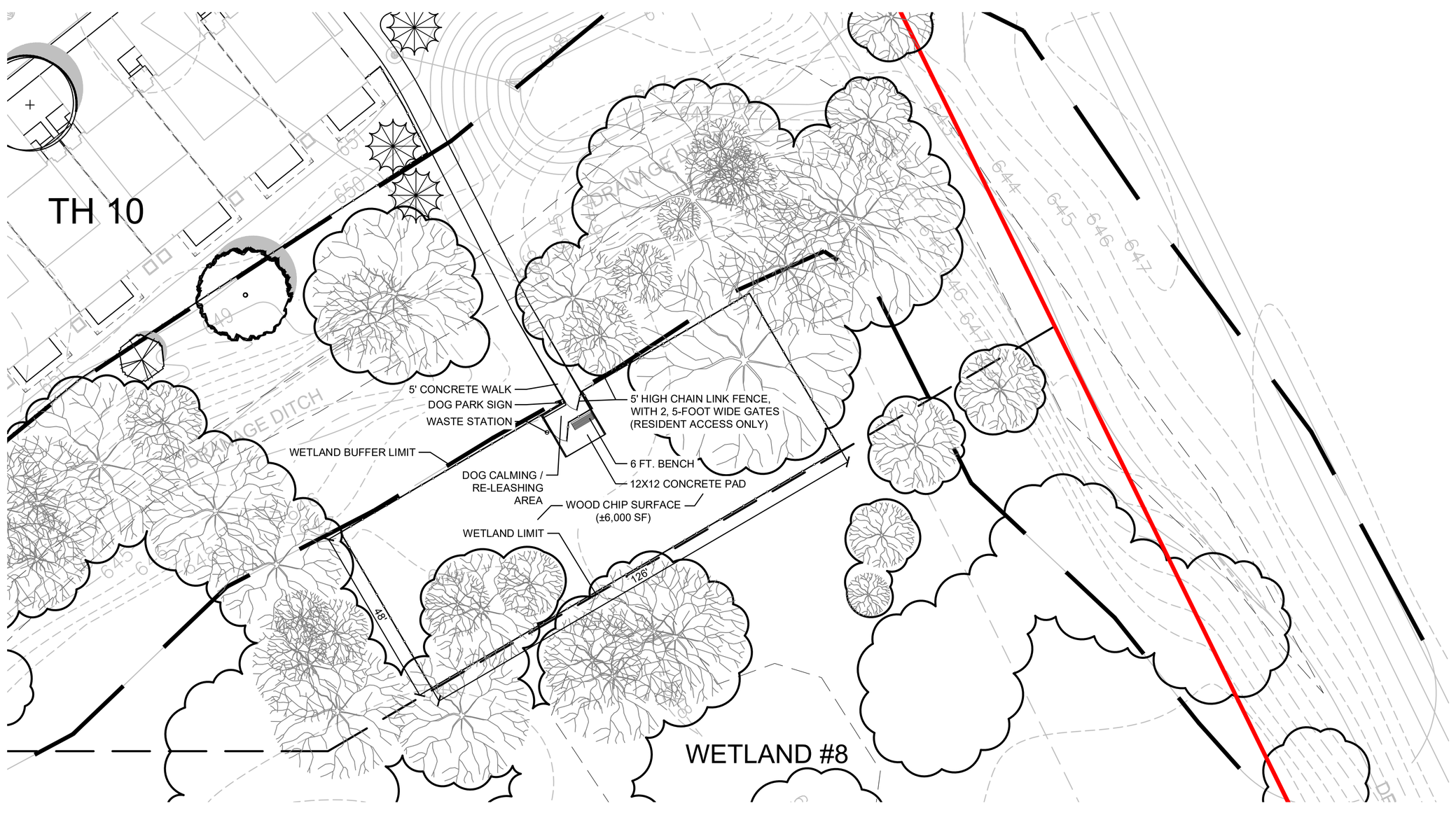
L3.2



PLAN DETAIL: NORTH DOG PARK LAYOUT

SCALE: 1" = 20'-0"

0 10' 20' 40'



PLAN DETAIL: SOUTH DOG PARK LAYOUT

SCALE: 1" = 20'-0"

0 10' 20' 40'

HABITAT™

dickson design STUDIO

9 CRYSTAL LAKE ROAD
SUITE 110
LAKE IN THE HILLS, IL 60156
(224) 241-8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC

CHICAGO, ILLINOIS

PLAN DATE

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PROJECT NAME AND SHEET TITLE

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

PRELIMINARY LANDSCAPE PLAN - PLAN DETAILS: FENCING & DOG PARK

SHEET NUMBER

L3.3

EXHIBIT H

Site Improvement Plan

PRELIMINARY SITE IMPROVEMENT PLANS
for
HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

PROJECT NO:11395.02

DEVELOPER

HABITAT
350 W. HUBBARD STREET, SUITE 500
CHICAGO, IL 60654

CALL J.U.L.I.E. 1-800-892-0123
WITH THE FOLLOWING:

COUNTY LAKE
CITY, TOWNSHIP HIGHLAND PARK
SEC. & ¼ SEC. NO. S27, T43N, R12E

48 HOURS BEFORE YOU DIG.
EXCLUDING SAT., SUN. & HOLIDAYS

BENCHMARK

ELEVATION:

DESCRIPTION: SEE SHEET OVEC FOR BENCHMARK INFORMATION

NOTE:

SPACECO, INC. IS TO BE NOTIFIED AT LEAST THREE (3) DAYS PRIOR TO STARTING CONSTRUCTION AND SHALL BE INCLUDED IN THE PRECONSTRUCTION MEETINGS

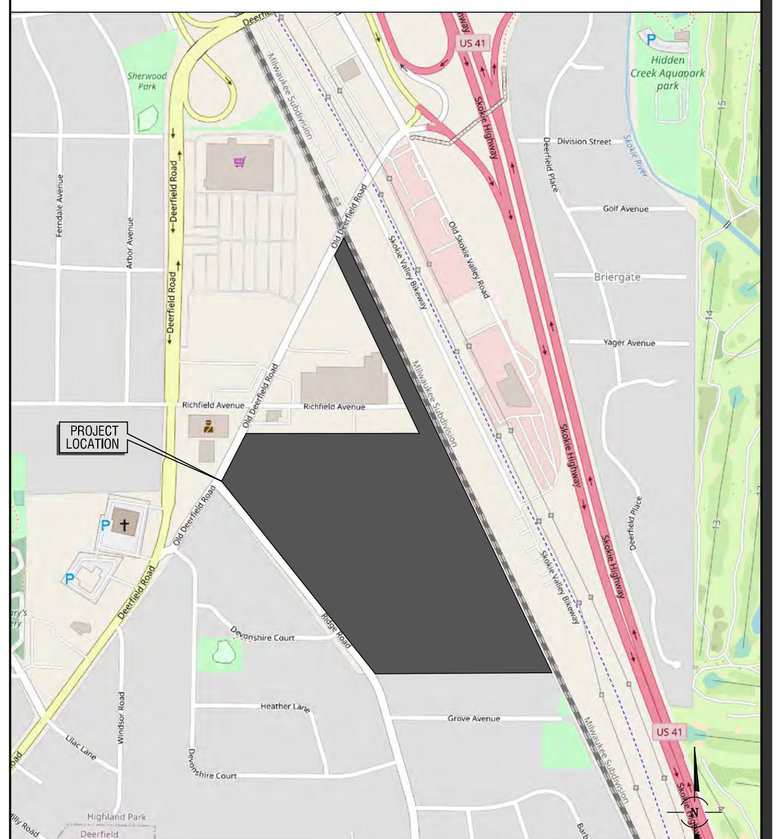
LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
-W 8" -	WATER MAIN (WITH SIZE)	-W 8"-
	PIPE TRENCH BACKFILL	
-G G-	GAS MAIN	-G G-
-T T-	TELEPHONE LINES	-T T-
-E E-	ELECTRIC LINE	-E E-
-X-	FENCE	-X-
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
680	CONTOUR	680
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
XXX.XX	SPOT ELEVATION	XXX.XX
	SOIL BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	OR
	GUARDRAIL	
	WATER'S EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FIR TREE, BUSH, & PROPOSED TREE TO REMOVE	

INDEX

SHEET #	SHEET I.D.	SHEET DESCRIPTION
1	C1	COVER SHEET
2	OVEC	OVERALL EXISTING CONDITIONS PLAN
3-5	EC1-EC3	EXISTING CONDITIONS PLANS
6	OVSP	OVERALL SITE PLAN
7-9	P-ENG1-P-ENG3	PRELIMINARY ENGINNERING PLANS
10-12	P-UT1-P-UT3	PRELIMINARY UTILITY PLANS

LOCATION MAP



REVISIONS

ORIGINAL PLAN DATE: FEBRUARY 10, 2025

#	SHEET #	REMARKS	DATE
1	1,6-12	PER CITY COMMENTS	03/24/25
2	8,11	PER HABITAT	03/25/25
3	8,11	PER HABITAT	03/26/25
4	6-12	PER CITY AND HABITAT	05/16/25
5	6-12	PER CITY AND HABITAT	06/17/25
6	6-12	PER CITY AND HABITAT	06/20/25
7	6-12	PER CITY AND HABITAT	07/23/25
8	6-12	PER HABITAT	08/13/25
9	6-12	PER HABITAT	09/16/25

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, ILLINOIS

Rosemont Office
9575 W. Higgins Road, Suite 700
Rosemont, Illinois 60018
Phone: (847) 696-4060

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME: 11611.02-P-TITLE

DATE: 02/10/25

JOB NO. 11395.02

SHEET C1
1 OF 12

N:\Projects\11395\11395.02-Habitat\PRELIM\11395.02-P-TITLE.dgn Default User=shermanas

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OVERALL EXISTING CONDITIONS PLAN

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

SHEET: OVEC 2 OF 12

JOB NO. 11395.02

DATE: 02/10/25

FILENAME: 11395.02-P-OVEC

Spaceco
Civil Engineering & Surveying
spacecoinc.com
Rosemont, IL - Morris, IL - Indianapolis, IN

NO.	DATE	REMARKS

NO.	DATE	REMARKS

SCALE 1" = 80'

N:\Projects\11395\11395.02-HabitatPREELIM\1395.02-P-EC1.dgn Default User=shermanas

ITEM 36.
PERPETUAL EASEMENT FOR SANITARY SEWER AND WATER FOR THE BENEFIT OF LOT 2 AND LOT 3 OF PARCEL 2, OVER, UNDER AND UPON THE WEST 30 FEET OF LOT 1 OF CHERRY'S RESUBDIVISION, AS SHOWN ON THE PLAT THEREOF AND AS PROVIDED IN A DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 1489680, AND AS SHOWN ON THE PLAT OF CHERRY'S RESUBDIVISION, IN LAKE COUNTY, ILLINOIS.

OR INGRESS AND EGRESS TO LOT 1 FROM PARKING AREA OVER
OF SAID LOT 2 DESCRIBED AS FOLLOWS: COMMENCING AT A
E NORTH LINE OF LOT 2 IN SAID CHERRY'S RESUBDIVISION,
T IS 40 FEET WEST OF THE SOUTHWEST CORNER OF LOT 1 IN
Y'S RESUBDIVISION; THENCE SOUTH AT RIGHT ANGLES TO SAID
OF LOT 2, 20 FEET TO A POINT; THENCE EAST ALONG A LINE
D AND 20 FEET SOUTH OF SAID NORTH LINE OF LOT 2, 52 FEET
THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID NORTH
2, 20 FEET TO SAID NORTH LINE; THENCE WEST ALONG SAID
OF LOT 2, 52 FEET TO THE POINT OF BEGINNING, AS SHOWN ON
ND PROVISIONS CONTAINED IN DECLARATION OF EASEMENT
ARY 29, 1971 AND RECORDED FEBRUARY 3, 1971 AS DOCUMENT
DIFICATION OF EASEMENT AGREEMENT RECORDED OCTOBER 21
CUMENT NUMBER 5880772. FOR FURTHER PARTICULARS SEE
FECTS LOT 2, PARCEL 2)

ITEM 30.
RIGHT OF NORTH SHORE GAS COMPANY, A CORPORATION OF ILLINOIS, TO CONSTRUCT, MAINTAIN, RELOCATE AND RENEW EQUIPMENT CONSISTING OF GAS MAINS, SERVICES, FIXTURES AND OTHER NECESSARY GAS FACILITIES UPON, ALONG AND UNDER THE SOUTH 5 FEET OF LOT 6 IN DEER RIDGE INDUSTRIAL SUBDIVISION, AS GRANTED BY INSTRUMENT DATED NOVEMBER 17, 1955 AND RECORDED FEBRUARY 20, 1956 AS DOCUMENT 898490. (AFFECTS EASEMENT PARCELS 4, 5, 6 AND 7)

ITEM 31.
RIGHT OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, CORPORATIONS OF ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT, PERMISSION AND AUTHORITY TO CONSTRUCT, LAY, MAINTAIN, ETC., UNDERGROUND CONDUITS, CABLES, ETC., WITH RIGHT OF ACCESS THERETO FOR THE MAINTENANCE THEREOF, IN, UPON, UNDER AND ALONG THE SOUTH 5 FEET OF LOT 6 IN DEER RIDGE INDUSTRIAL SUBDIVISION, AS GRANTED BY INSTRUMENT DATED SEPTEMBER 20, 1955 AND RECORDED NOVEMBER 8, 1955 AS DOCUMENT 887881. (AFFECTS EASEMENT PARCELS 4, 5, 6 AND 7)

ITEM 14.
EASEMENT FOR UTILITIES OVER THE NORTH 5 FEET OF SAID LOTS 2 AND 3, AS SHOWN ON PLAT OF RESUBDIVISION RECORDED JANUARY 29, 1971 AS DOCUMENT NUMBER 1489161. (AFFECTS LOTS 2 AND 3, PARCEL 2)

ITEM 34.
DECLARATION OF EASEMENTS DATED FEBRUARY 02, 1971 AND RECORDED FEBRUARY 10, 1971 AS DOCUMENT 1490523. TERMS AND CONDITIONS CONTAINED THEREIN. (FOR FURTHER PARTICULARS, SEE DOCUMENT)

ITEM 35.
DECLARATION OF EASEMENTS DATED JANUARY 29, 1971 AND RECORDED FEBRUARY 03, 1971 AS DOCUMENT 1489684, TERMS AND CONDITIONS CONTAINED THEREIN. (FOR FURTHER PARTICULARS, SEE DOCUMENT)

ITEM 23.
RIGHT OF WAY FOR ROAD OVER THE NORTH ONE ROD OF THE LAND HEREIN AS GRANTED IN DEED FROM CAIN HIGGINS AND WIFE TO CHARLES WEYER DATED OCTOBER 4, 1860 AND RECORDED OCTOBER 16, 1860 IN BOOK 31 OF DEEDS, PAGE 177. (AFFECTS PART OF PARCEL 1 IN THE SOUTH HALF OF THE SECTION)

ITEM 17.
RIGHT OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, CORPORATIONS OF ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT, PERMISSION AND AUTHORITY TO CONSTRUCT, LAY, MAINTAIN, ETC., UNDERGROUND CONDUITS, CABLES, ETC., WITH RIGHT OF ACCESS THERETO FOR THE MAINTENANCE THEREOF, IN, UPON, UNDER AND ALONG THE NORTH 5 FEET OF THE LAND, AS GRANTED BY INSTRUMENT DATED OCTOBER 20, 1955 AND RECORDED NOVEMBER 8, 1955 AS DOCUMENT 887880. (AFFECTS LOT 2, PARCEL 2)

ITEM 28.
5 FOOT SANITARY SEWER EASEMENT OVER THE WESTERLY PORTION OF SAID LOT 10 IN DEER-RIDGE INDUSTRIAL SUBDIVISION RECORDED NOVEMBER 27, 1968 AS DOCUMENT NUMBER 1402659.

ITEM 29.
VEHICULAR ACCESS EASEMENT AGREEMENT DATED DECEMBER 13, 2005 AND RECORDED DECEMBER 30, 2005 AS DOCUMENT 5927723 AND RECORDED SEPTEMBER 22, 2008 AS DOCUMENT NUMBER 6393198, BY AND BETWEEN SOLO CUP OPERATING CORPORATION (GRANTOR) AND WAYNE HUMMER TRUST COMPANY, N.A., UNDER TRUST #1444 (GRANTEE), AND THE TERMS AND PROVISIONS THEREIN.

DEERFIELD

LOT 1

LOT 2

LOT 3

PARCEL 1

PARCEL 4

PARCEL 5

PARCEL 7

PARCEL 8

PARCEL 9

PARCEL 10

PARCEL 11

CHICAGO

HIGHLAND

DRIVE

LANE

MATCH LINE - SEE SHEET EC2

SCALE 1" = 40'

NO.	DATE	REMARKS

NO.	DATE	REMARKS

EXISTING CONDITIONS PLAN - 1

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

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FILENAME: 11395.02-P-EC1
DATE: 02/10/25
JOB NO. 11395.02
SHEET EC1
3 OF 12

KING AREA FOR BENEFIT OF LOT 1 AND A PORTION OF
S FOLLOWS: THAT PORTION OF LOT 2 IN SAID CHERRY'S
NG NORTH OF THE NORTHERLY EDGE OF THE PRESENTLY
VE ON SAID LOT 2 AND LYING WEST OF A LINE DRAWN
THE NORTH LINE OF SAID LOT 2 AT AND EXTENDING
T IN SAID NORTH LINE OF LOT 2 WHICH IS 40 FEET WEST
T CORNER OF LOT 1 IN SAID CHERRY'S RESUBDIVISION
OF AND PROVISIONS CONTAINED IN DECLARATION OF
ANUARY 29, 1971 AND RECORDED FEBRUARY 3, 1971 AS
(AFFECTS LOT 2, PARCEL 2)
ASEMENT AGREEMENT RECORDED OCTOBER 21, 2005
BER 5880772. FOR FURTHER PARTICULARS SEE RECORD.

ITEM 14.
EASEMENT FOR UTILITIES OVER THE NORTH 5 FEET OF SAID LOTS 2 AND 3. AS SHOWN ON PLAT OF RESUBDIVISION RECORDED JANUARY 29, 1971 AS DOCUMENT NUMBER 1489161.
(AFFECTS LOTS 2 AND 3, PARCEL 2)

ITEM 18
EASEMENT TO LOT 2 FOR UNDERGROUND PIPELINE OVER THE SOUTH 5 FEET OF THE NORTH 10 FEET OF LOT 3 (AS MEASURED AT RIGHT ANGLES TO SAID NORTH LINE), AS SHOWN ON PLAT OF RESUBDIVISION AND PROVISIONS CONTAINED IN DECLARATION OF EASEMENT DATED JANUARY 29, 1971 AND RECORDED FEBRUARY 3, 1971 AS DOCUMENT 1489681.
(AFFECTS LOTS 2 AND 3 OF PARCEL 2)

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SHEET	EC2 4 OF 12
JOB NO.	11395.02
DATE:	02/10/25
FILENAME:	11395.02-P-EC2

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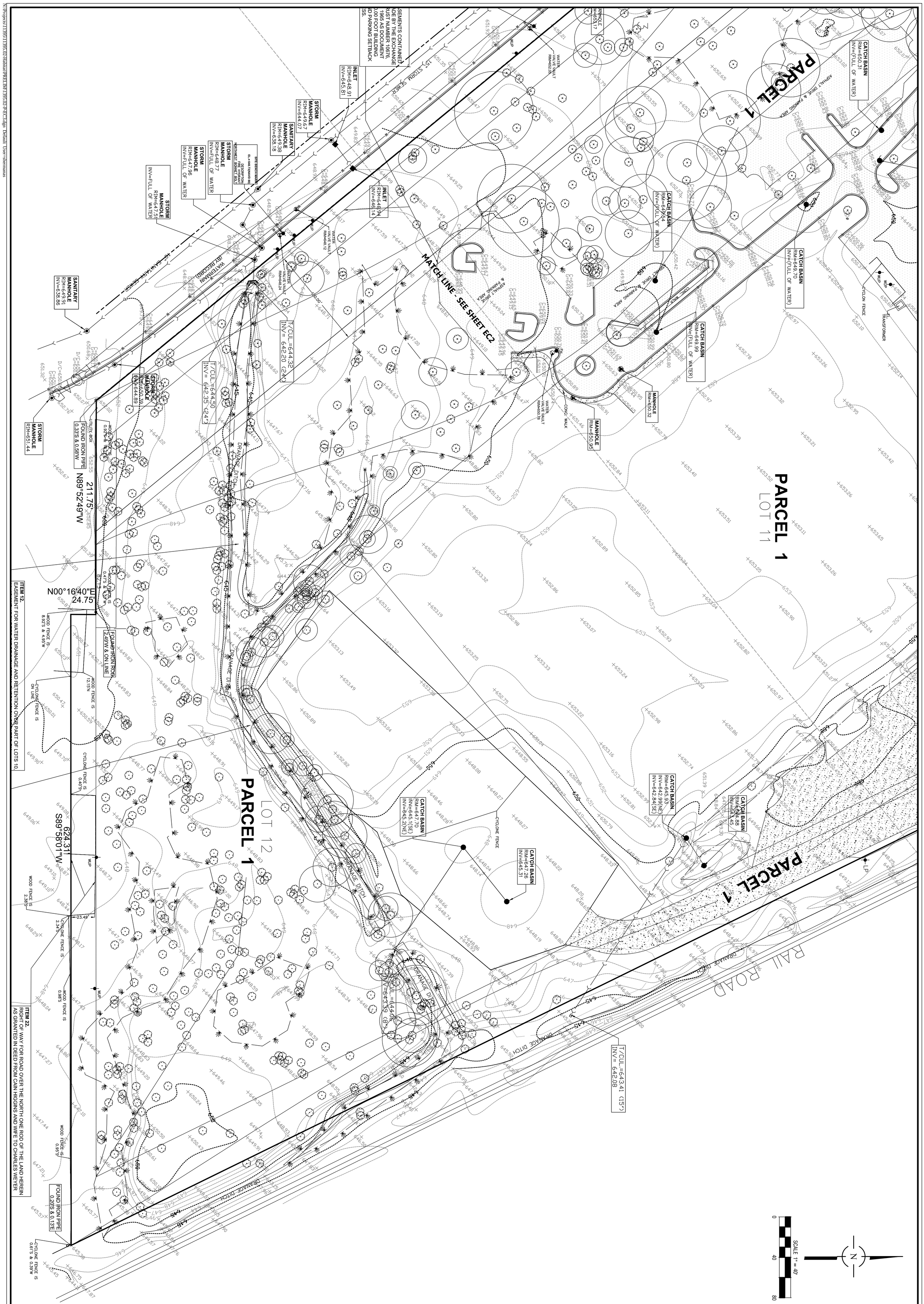
EXISTING CONDITIONS PLAN – 2

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

NO.	DATE	REMARKS

NO.	DATE	REMARKS



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SHEET	EC3 5 OF 12
JOB NO.	11395.02
DATE:	02/10/25
FILENAME:	11395.02-P-EC3

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EXISTING CONDITIONS PLAN – 3

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

NO.	DATE	REMARKS

NO.	DATE	REMARKS

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OVERALL SITE PLAN

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

NO.	DATE	REMARKS
7	07/23/25	PER CITY & HABITAT
6	06/20/25	PER CITY & HABITAT
5	06/17/25	PER CITY & HABITAT
4	05/16/25	PER CITY & HABITAT
1	03/24/25	PER CITY COMMENTS

NO.	DATE	REMARKS
9	09/16/25	PER HABITAT
8	08/13/25	PER HABITAT

SCALE 1" = 80'

SHEET P-OVSP 6 OF 12

JOB NO. 11395.02

DATE: 02/10/25

FILENAME: 11395.02-P-OVSP

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N:\Projects\11395\11395.02-Habitat\PREL\IM\1395.02-P-ENG1.dgn Default User=shermanas

ITEM 36.
PERPETUAL EASEMENT FOR SANITARY SEWER AND WATER FOR THE BENEFIT OF LOT 2 AND LOT 3 OF PARCEL 2, OVER, UNDER AND UPON THE WEST 30 FEET OF LOT 1 OF CHERRY'S RESUBDIVISION, AS SHOWN ON THE PLAT THEREOF AND AS PROVIDED IN A DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 1489680, AND AS SHOWN ON THE PLAT OF CHERRY'S RESUBDIVISION, IN LAKE COUNTY, ILLINOIS.

OR INGRESS AND EGRESS TO LOT 1 FROM PARKING AREA OVER
OF SAID LOT 2 DESCRIBED AS FOLLOWS: COMMENCING AT A
E NORTH LINE OF LOT 2 IN SAID CHERRY'S RESUBDIVISION
T IS 40 FEET WEST OF THE SOUTHWEST CORNER OF LOT 1 IN
Y'S RESUBDIVISION; THENCE SOUTH AT RIGHT ANGLES TO SAID
OF LOT 2, 20 FEET TO A POINT; THENCE EAST ALONG A LINE
D AND 20 FEET SOUTH OF SAID NORTH LINE OF LOT 2, 52 FEET
THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID NORTH
2, 20 FEET TO SAID NORTH LINE; THENCE WEST ALONG SAID
OF LOT 2, 52 FEET TO THE POINT OF BEGINNING, AS SHOWN ON
D PREPARED COUNTY STANDARD EASEMENT
ARY 29, 1971 AND RECORDED FEBRUARY 3, 1971 AS DOCUMENT
DIFICATION OF EASEMENT AGREEMENT RECORDED OCTOBER 21
CUMENT NUMBER 5880772. FOR FURTHER PARTICULARS SEE
FECTS LOT 2, PARCEL 2)

ITEM 30.
RIGHT OF NORTH SHORE GAS COMPANY, A CORPORATION OF ILLINOIS, TO CONSTRUCT, MAINTAIN, RELOCATE AND RENEW EQUIPMENT CONSISTING OF GAS MAINS, SERVICES, FIXTURES AND OTHER NECESSARY GAS FACILITIES UPON, ALONG AND UNDER THE SOUTH 5 FEET OF LOT 6 IN DEER RIDGE INDUSTRIAL SUBDIVISION, AS GRANTED BY INSTRUMENT DATED NOVEMBER 17, 1955 AND RECORDED FEBRUARY 20, 1956 AS DOCUMENT 889490. (AFFECTS EASEMENT PARCELS 4, 5, 6 AND 7)

ITEM 31.
RIGHT OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, CORPORATIONS OF ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT, PERMISSION AND AUTHORITY TO CONSTRUCT, LAY, MAINTAIN, ETC., UNDERGROUND CONDUITS, CABLES, ETC., WITH RIGHT OF ACCESS THERETO FOR THE MAINTENANCE THEREOF, IN, UPON, UNDER AND ALONG THE SOUTH 5 FEET OF LOT 6 IN DEER RIDGE INDUSTRIAL SUBDIVISION, AS GRANTED BY INSTRUMENT DATED SEPTEMBER 20, 1955 AND RECORDED NOVEMBER 8, 1955 AS DOCUMENT 887881. (AFFECTS EASEMENT PARCELS 4, 5, 6 AND 7)

ITEM 14.
EASEMENT FOR UTILITIES OVER THE NORTH 5 FEET OF SAID LOTS 2 AND 3, AS SHOWN ON PLAT OF RESUBDIVISION RECORDED JANUARY 29, 1971 AS DOCUMENT NUMBER 1489161.
(AFFECTS LOTS 2 AND 3, PARCEL 2)

ITEM 34.
DECLARATION OF EASEMENTS DATED FEBRUARY 02, 1971 AND RECORDED FEBRUARY 10, 1971 AS DOCUMENT 1490523. TERMS AND CONDITIONS CONTAINED THEREIN.
(FOR FURTHER PARTICULARS, SEE DOCUMENT)

ITEM 35.
DECLARATION OF EASEMENTS DATED JANUARY 29 1971 AND RECORDED FEBRUARY 03, 1971 AS DOCUMENT 1489684, TERMS AND CONDITIONS CONTAINED THEREIN.
(FOR FURTHER PARTICULARS, SEE DOCUMENT)

ITEM 28.
5 FOOT SANITARY SEWER EASEMENT OVER THE WESTERLY PORTION OF SAID LOT 10 IN DEER-RIDGE INDUSTRIAL SUBDIVISION RECORDED NOVEMBER 27, 1968 AS DOCUMENT NUMBER 1402659.

ITEM 29.
VEHICULAR ACCESS EASEMENT AGREEMENT DATED DECEMBER 13, 2005 AND RECORDED DECEMBER 30, 2005 AS DOCUMENT 5922723 AND RECORDED SEPTEMBER 22, 2008 AS DOCUMENT NUMBER 6398198, BY AND BETWEEN SOLO CUP OPERATING CORPORATION (GRANTOR) AND WAYNE HUMMER TRUST COMPANY, N.A., UNDER TRUST #1444 (GRANTEE) AND THE TERMS AND PROVISIONS THEREIN.

ITEM 17.
RIGHT OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, CORPORATIONS OF ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT, PERMISSION AND AUTHORITY TO CONSTRUCT, LAY, MAINTAIN, ETC., UNDERGROUND CONDUITS, CABLES, ETC., WITH RIGHT OF ACCESS THERETO FOR THE MAINTENANCE THEREOF, IN, UPON, UNDER AND ALONG THE NORTH 5 FEET OF THE LAND, AS GRANTED BY INSTRUMENT DATED OCTOBER 20, 1955 AND RECORDED NOVEMBER 8, 1955 AS DOCUMENT 887880. (AFFECTS LOT 2, PARCEL 2)

ITEM 23.
RIGHT OF WAY FOR ROAD OVER THE NORTH ONE ROD OF THE LAND HEREIN AS GRANTED IN DEED FROM CAIN HIGGINS AND WIFE TO CHARLES WEYER DATED OCTOBER 4, 1860 AND RECORDED OCTOBER 16, 1860 IN BOOK 31 OF DEEDS, PAGE 177.
(AFFECTS PART OF PARCEL 1 IN THE SOUTH HALF OF THE SECTION)

MATCH LINE - SEE SHEET P-ENG2

LEGEND

- ASPHALT PAVEMENT
- CONCRETE SIDEWALK
- LINED APRON
- OVERLAND FLOW ROUTE
- DRAINAGE DIVIDE/RIDGE LINE
- x 000.00 SPOT GRADE (FINISHED GRADE)
- x 000.00± MEET EXISTING GRADE
- WETLAND BUFFER
- 6" BARRIER CURB

NOTES:

1. ALL PRIVATE ROADS SHALL HAVE 6" BARRIER CURB.
2. DEPRESSED CURB IS PROPOSED IN FRONT OF ALL FRONT LOAD TOWNHOMES AND SIDEWALK CROSSINGS.
3. ALL DRIVEWAYS AND ROADS ARE PROPOSED TO BE ASPHALT.

SCALE 1" = 40'
0 40 80

7	07/23/25	PER CITY & HABITAT
6	06/20/25	PER CITY & HABITAT
5	06/17/25	PER CITY & HABITAT
4	05/16/25	PER CITY & HABITAT
1	03/24/25	PER CITY COMMENTS
NO.	DATE	REMARKS

9	09/16/25	PER HABITAT
8	08/13/25	PER HABITAT
NO.	DATE	REMARKS

PRELIMINARY ENGINEERING PLAN – 1

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

Spaceco
Civil Engineering & Surveying
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Rosemont, IL – Morris, IL – Indianapolis, IN

FILENAME: 11395.02-P-ENG1
DATE: 02/10/25
JOB NO. 11395.02
SHEET P-ENG1
7 OF 12

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PARKING AREA FOR BENEFIT OF LOT 1 AND A PORTION OF LOT 2 AS FOLLOWS: THAT PORTION OF LOT 2 IN SAID CHERRY'S SUBDIVISION LYING NORTH OF THE NORTHERLY EDGE OF THE PRESENTLY PAVED ROADWAY WHICH IS 40 FEET SOUTH OF AND PARALLEL WITH AND MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 2 AND LYING WEST OF A LINE DRAWN FROM A POINT IN SAID NORTH LINE OF LOT 2 WHICH IS 40 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 2 TO A POINT IN THE SOUTH LINE OF AND PROVISIONS CONTAINED IN DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS DATED JANUARY 28, 1971 AND RECORDED FEBRUARY 3, 1971 AS DOCUMENT 21421N (AFFECTS LOT 2, PARCEL 2)

EASEMENT AGREEMENT RECORDED OCTOBER 21, 2005 AS NUMBER 5880772. FOR FURTHER PARTICULARS SEE RECORD

MATCH LINE - SEE SHEET P-ENG1

MATCH LINE - SEE SHEET P-ENG3

PROPOSED CLUBHOUSE FF = 653.00

30' BUFFER

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SHEET P-ENG2 8 OF 12

JOB NO. 11395.02

DATE: 02/10/25

FILENAME: 11395.02-P-ENG2

PRELIMINARY ENGINEERING PLAN - 2

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

NO.	DATE	REMARKS
5	06/17/25	PER CITY & HABITAT
4	05/16/25	PER CITY & HABITAT
3	03/26/25	PER HABITAT
2	03/25/25	PER HABITAT
1	03/24/25	PER CITY COMMENTS

NO.	DATE	REMARKS
9	09/16/25	PER HABITAT
8	08/13/25	PER HABITAT
7	07/23/25	PER CITY & HABITAT
6	06/20/25	PER CITY & HABITAT

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MATCH LINE - SEE SHEET P-ENG2

MATCH LINE - SEE SHEET P-ENG4

ITEM 12.
EASEMENT FOR WATER DRAINAGE AND RETENTION OVER PART OF LOTS 10

ITEM 22.
RIGHT OF WAY FOR ROAD OVER THE NORTH ONE ROD OF THE LAND HEREIN AS GRANTED IN DEED FROM CAIN HIGGINS AND WIFE TO CHARLES WEYER

SCALE 1" = 40'

SHEET	JOB NO.	DATE:	FILENAME:
P-ENG3 9 OF 12	11395.02	02/10/25	11395.02-P-ENG3

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PRELIMINARY ENGINEERING PLAN - 3

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

NO.	DATE	REMARKS
7	07/23/25	PER CITY & HABITAT
6	06/20/25	PER CITY & HABITAT
5	06/17/25	PER CITY & HABITAT
4	05/16/25	PER CITY & HABITAT
1	03/24/25	PER CITY COMMENTS

NO.	DATE	REMARKS
9	09/16/25	PER HABITAT
8	08/13/25	PER HABITAT

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ITEM 36.
PERPETUAL EASEMENT FOR SANITARY SEWER AND WATER FOR THE BENEFIT OF LOT 2 AND LOT 3 OF PARCEL 2, OVER, UNDER AND UPON THE WEST 30 FEET OF LOT 1 OF CHERRY'S RESUBDIVISION, AS SHOWN ON THE PLAT THEREOF AND AS PROVIDED IN A DECLARATION OF EASEMENTS RECORDED AS DOCUMENT 1489680, AND AS SHOWN ON THE PLAT OF CHERRY'S RESUBDIVISION, IN LAKE COUNTY, ILLINOIS.

OR INGRESS AND EGRESS TO LOT 1 FROM PARKING AREA OVER
OF SAID LOT 2 DESCRIBED AS FOLLOWS: COMMENCING AT A
E NORTH LINE OF LOT 2 IN SAID CHERRY'S RESUBDIVISION
T IS 40 FEET WEST OF THE SOUTHWEST CORNER OF LOT 1 IN
Y'S RESUBDIVISION; THENCE SOUTH AT RIGHT ANGLES TO SAID
OF LOT 2, 20 FEET TO A POINT; THENCE EAST ALONG A LINE
D AND 20 FEET SOUTH OF SAID NORTH LINE OF LOT 2, 52 FEET
THENCE NORTH ALONG A LINE PERPENDICULAR TO SAID NORTH
2, 20 FEET TO SAID NORTH LINE; THENCE WEST ALONG SAID
OF LOT 2, 52 FEET TO THE POINT OF BEGINNING, AS SHOWN ON
D PROVISIONS CONTAINED IN DECLARATION OF EASEMENT
ARY 29, 1971 AND RECORDED FEBRUARY 3, 1971 AS DOCUMENT
DIFICATION OF EASEMENT AGREEMENT RECORDED OCTOBER 21
CUMENT NUMBER 5880772. FOR FURTHER PARTICULARS SEE
FECTS LOT 2, PARCEL 2)

ITEM 30.
RIGHT OF NORTH SHORE GAS COMPANY, A CORPORATION OF ILLINOIS, TO CONSTRUCT, MAINTAIN, RELOCATE AND RENEW EQUIPMENT CONSISTING OF GAS MAINS, SERVICES, FIXTURES AND OTHER NECESSARY GAS FACILITIES UPON, ALONG AND UNDER THE SOUTH 5 FEET OF LOT 6 IN DEER RIDGE INDUSTRIAL SUBDIVISION, AS GRANTED BY INSTRUMENT DATED NOVEMBER 17, 1955 AND RECORDED FEBRUARY 20, 1956 AS DOCUMENT 898490. (AFFECTS EASEMENT PARCELS 4, 5, 6 AND 7)

ITEM 31.
RIGHT OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, CORPORATIONS OF ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT, PERMISSION AND AUTHORITY TO CONSTRUCT, LAY, MAINTAIN, ETC., UNDERGROUND CONDUITS, CABLES, ETC., WITH RIGHT OF ACCESS THERETO FOR THE MAINTENANCE THEREOF, IN, UPON, UNDER AND ALONG THE SOUTH 5 FEET OF LOT 6 IN DEER RIDGE INDUSTRIAL SUBDIVISION, AS GRANTED BY INSTRUMENT DATED SEPTEMBER 20, 1955 AND RECORDED NOVEMBER 8, 1955 AS DOCUMENT 887881. (AFFECTS EASEMENT PARCELS 4, 5, 6 AND 7)

ITEM 14.
EASEMENT FOR UTILITIES OVER THE NORTH 5 FEET OF SAID LOTS 2 AND 3, AS SHOWN ON PLAT OF RESUBDIVISION RECORDED JANUARY 29, 1971 AS DOCUMENT NUMBER 1489161. (AFFECTS LOTS 2 AND 3, PARCEL 2)

ITEM 34.
DECLARATION OF EASEMENTS DATED FEBRUARY 02, 1971 AND RECORDED FEBRUARY 10, 1971 AS DOCUMENT 1490523. TERMS AND CONDITIONS CONTAINED THEREIN.
(FOR FURTHER PARTICULARS, SEE DOCUMENT)

ITEM 35.
DECLARATION OF EASEMENTS DATED JANUARY 29 1971 AND RECORDED FEBRUARY 03, 1971 AS DOCUMENT 1489684, TERMS AND CONDITIONS CONTAINED THEREIN.
(FOR FURTHER PARTICULARS, SEE DOCUMENT)

ITEM 28.
5 FOOT SANITARY SEWER EASEMENT OVER THE WESTERLY PORTION OF SAID LOT 10 IN DEER-RIDGE INDUSTRIAL SUBDIVISION RECORDED NOVEMBER 27, 1968 AS DOCUMENT NUMBER 1402659.

ITEM 29.
VEHICULAR ACCESS EASEMENT AGREEMENT DATED DECEMBER 13, 2005 AND RECORDED DECEMBER 30, 2005 AS DOCUMENT 5922723 AND RECORDED SEPTEMBER 22, 2008 AS DOCUMENT NUMBER 6398198, BY AND BETWEEN SOLO CUP OPERATING CORPORATION (GRANTOR) AND WAYNE HUMMER TRUST COMPANY, N.A., UNDER TRUST #1444 (GRANTEE) AND THE TERMS AND PROVISIONS THEREIN.

ITEM 23.
RIGHT OF WAY FOR ROAD OVER THE NORTH ONE ROD OF THE LAND HEREIN AS GRANTED IN DEED FROM CAIN HIGGINS AND WIFE TO CHARLES WEYER DATED OCTOBER 4, 1860 AND RECORDED OCTOBER 16, 1860 IN BOOK 31 OF DEEDS, PAGE 177.
(AFFECTS PART OF PARCEL 1 IN THE SOUTH HALF OF THE SECTION)

ITEM 17.
RIGHT OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, CORPORATIONS OF ILLINOIS, THEIR SUCCESSORS AND ASSIGNS, THE RIGHT, PERMISSION AND AUTHORITY TO CONSTRUCT, LAY, MAINTAIN, ETC., UNDERGROUND CONDUITS, CABLES, ETC., WITH RIGHT OF ACCESS THERETO FOR THE MAINTENANCE THEREOF, IN, UPON, UNDER AND ALONG THE NORTH 5 FEET OF THE LAND, AS GRANTED BY INSTRUMENT DATED OCTOBER 20, 1955 AND RECORDED NOVEMBER 8, 1955 AS DOCUMENT 887880. (AFFECTS LOT 2, PARCEL 2)

MATCH LINE - SEE SHEET P-UT2

DEERFIELD LANE

LOT 1

LOT 2

LOT 3

CHICAGO

CATCH BASIN RIM=644.98 INV=639.88(E) INV=640.73(SW)

STORM MANHOLE RIM=652.27 INV=647.02

SANITARY MANHOLE RIM=652.30 INV=640.45

SANITARY MANHOLE RIM=652.75 INV=640.35

SANITARY MANHOLE RIM=650.69 INV=636.16(S)

SANITARY MANHOLE RIM=649.96 INV=636.61(E-W) INV=637.06(S)

SANITARY MANHOLE RIM=645.78 INV=637.58

CATCH BASIN RIM=650.21 INV=646.71

CATCH BASIN RIM=649.72 INV=644.72

CATCH BASIN RIM=645.96 INV=643.36

CATCH BASIN RIM=645.96 INV=

FOUND IRON PIPE 0.21N & 0.16NWLY

FOUND RAILROAD SPIKE 0.10N & 0.17E

WATER VALVE VAULT RIM=652.83

WATER VALVE VAULT RIM=651.55

WATERMAIN (BY RECORD)

12" SANITARY SEWER

12" STORM SEWER

36" STORM SEWER

CONC. CURB & GUTTER

T/CUL.=643.00 INV= 641.00 (24")

T/CUL.=642.94 INV= 641.44 (18")

HIGH 1 STORY CONC. BLOCK BUILDING

HIGH 1 STORY MASONRY & METAL BUILDING

1 & 2 STORY CONCRETE BLOCK & BRICK BUILDING # 1650

1 STORY BRICK BUILDING # 1628

1 STORY CONC. BLOCK & STUCCO BUILDING # 1624

1 STORY BRICK, STONE & STUCCO BUILDING # 1639

COVER AREA

GRAVEL AREA

ASPHALT DRIVE & PARKING AREA

CONC. DRIVE

CONC. RAMP

CONC. PORCH

CONC. STEPS

CONC. WALK

CONC. WALL

CONC. APRON

WOOD DECK

WOOD FENCE

CYCLONE FENCE IS 4.09'SW'LY

CYCLONE FENCE IS 5.68'NE'LY

VG. FENCE IS 2.54'E

PVC FENCE IS 2.98'E

EDGE OF PAVEMENT

SANITARY SEWER

DRAINAGE DITCH

EASEMENT

BUILD DROP MH OVER EX. SANITARY SEWER R=648.33 I=636.30'S I=W/E±

SITE BENCHMARK: EL.= 648.18 (NAVD 88) DESCRIPTION: TOP NUT ON FIRE HYDRANT EAST BONNET BOLT

SITE BENCHMARK: EL.= 652.21 (NAVD 88)

SCALE 1" = 40'

0 40 80

N

7	07/23/25	PER CITY & HABITAT
6	06/20/25	PER CITY & HABITAT
5	06/17/25	PER CITY & HABITAT
4	05/16/25	PER CITY & HABITAT
1	03/24/25	PER CITY COMMENTS
NO.	DATE	REMARKS

9	09/16/25	PER HABITAT
8	08/13/25	PER HABITAT
NO.	DATE	REMARKS

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PRELIMINARY UTILITY PLAN - 1

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

FILENAME: 11395.02-P-UT1
DATE: 02/10/25
JOB NO. 11395.02
SHEET P-UT1
10 OF 12

MS_PUTDGNFILE_LONG; Default User=shermanas

PARKING AREA FOR BENEFIT OF LOT 1 AND A PORTION OF LOT 2 AS FOLLOWS: THAT PORTION OF LOT 2 IN SAID CHERRY'S SUBDIVISION LYING NORTH OF THE NORTHERLY EDGE OF THE PRESENTLY PAVED ROADWAY ON SAID LOT 2 AND LYING WEST OF A LINE DRAWN FROM A POINT ON THE NORTH LINE OF SAID LOT 2 AT AND EXTENDING SOUTHERLY TO A POINT IN SAID NORTH LINE OF LOT 2 WHICH IS 40 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 2, IN LAKE COUNTY, ILLINOIS. (AFFECTS LOT 1) AND OF AND PROVISIONS CONTAINED IN DECLARATION OF EASEMENTS AND OF AND PROVISIONS CONTAINED IN DECLARATION OF EASEMENTS AND RESTRICTIONS DATED JANUARY 28, 1971 AND RECORDED FEBRUARY 3, 1971 AS DOCUMENT 1439661. (AFFECTS LOT 2, PARCEL 2) AND GRANT OF EASEMENT AGREEMENT RECORDED OCTOBER 21, 2005 AS DOCUMENT NUMBER 5880772. FOR FURTHER PARTICULARS SEE RECORD.

MATCH LINE - SEE SHEET P-UT1

MATCH LINE - SEE SHEET P-UT3

PROPOSED CLUBHOUSE FF=653.00

SCALE 1" = 40'

5	06/17/25	PER CITY & HABITAT
4	05/16/25	PER CITY & HABITAT
3	03/26/25	PER HABITAT
2	03/25/25	PER HABITAT
1	03/24/25	PER CITY COMMENTS
NO.	DATE	REMARKS

9	09/16/25	PER HABITAT
8	08/13/25	PER HABITAT
7	07/23/25	PER CITY & HABITAT
6	06/20/25	PER CITY & HABITAT
NO.	DATE	REMARKS

SHEET P-UT2 11 OF 12

JOB NO. 11395.02

DATE: 02/10/25

FILENAME: 11395.02-P-UT2

Spaceco Civil Engineering & Surveying

spacecoinc.com Rosemont, IL - Morris, IL - Indianapolis, IN

PRELIMINARY UTILITY PLAN - 2

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

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PROPOSED SANITARY SEWER IN CLOSE PROXIMITY TO UTILITY POLES. CONTRACTOR TO COORDINATE INSTALLATION WITH UTILITY COMPANY PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER OF ANY CONFLICTS.

CONNECT TO EX. SANITARY MH R=649.38± I=638.41 NE (PR.) I=638.18± NW SW (EX.)

76'-10" @ 0.35%

PRESSURE CONNECTION R=650.43±

86'-10" @ 0.35%

R=648.50± I=638.98

320'-10" @ 0.35% INSTALL CLI IN AUGERED CASING PIPE ACROSS BUFFER AREAS

R=648.20± I=638.68 SW

MATCH LINE - SEE SHEET P-UT2

N89°52'49"W 211.75'

N00°16'40"E 24.75'

S89°58'01"W 624.31'

ITEM 12
EASEMENT FOR WATER DRAINAGE AND RETENTION OVER PART OF LOTS 10

ITEM 22
RIGHT OF WAY FOR ROAD OVER THE NORTH ONE ROD OF THE LAND HEREIN AS GRANTED IN DEED FROM CAIN HIGGINS AND WIFE TO CHARLES WEYER

SCALE 1" = 40'

0 40 80

N

PRELIMINARY UTILITY PLAN - 3

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, IL

NO.	DATE	REMARKS
7	07/23/25	PER CITY & HABITAT
6	06/20/25	PER CITY & HABITAT
5	06/17/25	PER CITY & HABITAT
4	05/16/25	PER CITY & HABITAT
1	03/24/25	PER CITY COMMENTS

NO.	DATE	REMARKS
9	09/16/25	PER HABITAT
8	08/13/25	PER HABITAT

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Rosemont, IL - Morris, IL - Indianapolis, IN

SHEET P-UT3 12 OF 12

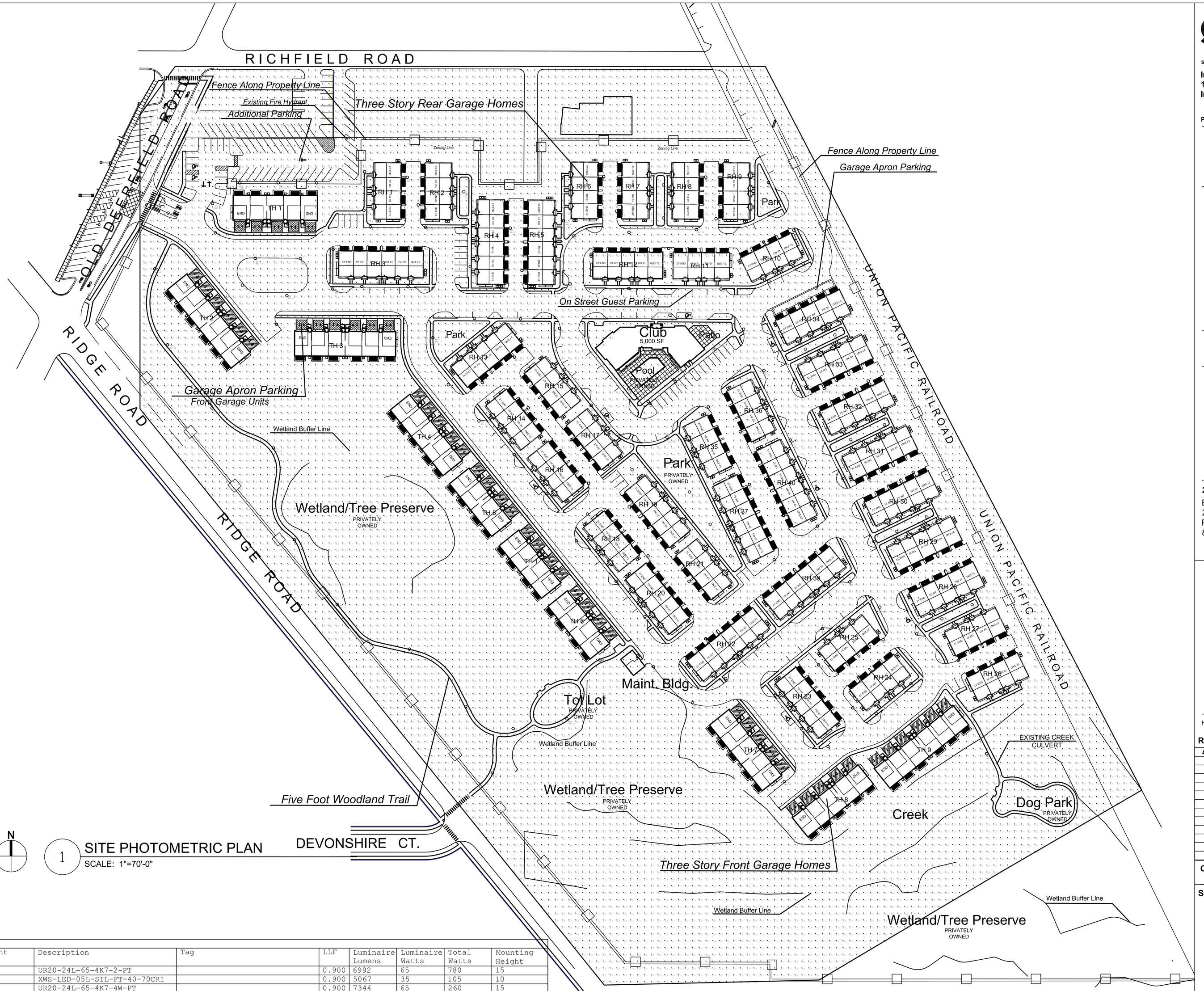
JOB NO. 11395.02

DATE: 02/10/25

FILENAME: 11395.02-P-UT3

EXHIBIT I

Photometric Plan



1 SITE PHOTOMETRIC PLAN
SCALE: 1"=70'-0"

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	12	PT4	Single	UR20-24L-65-4K7-2-PT		0.900	6992	65	780	15
	3	WP1	Single	XWS-LED-05L-SIL-FT-40-70CRI		0.900	5067	35	105	10
	2	PT2	Back-Back	UR20-24L-65-4K7-4W-PT		0.900	7344	65	260	15
	18	PT3	Single	UR20-24L-65-4K7-5W-PT		0.900	7460	65	1170	15
	110	PT1	Single	UR20-24L-65-4K7-4W-PT		0.900	7344	65	7150	15

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
SITE Planar	Illuminance	Fc	0.75	5.9	0.0	N.A.	N.A.
POOL DECK + SURFACE	Illuminance	Fc	3.95	5.9	2.0	1.98	2.95

LPD Area Summary			
Label	Area	Total Watts	LPD
POOL AREA LPD	4389	260	0.059

Salas O'Brien
salasobrien.com
Irving
106 Decker Drive, Suite 200
Irving, TX 75062

Project Number: 2450-70446

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PROFESSIONAL SEAL

ISSUE DATE	DESCRIPTION
08/12/2025	ZONING SUBMITTAL

BRADLEY D. KALMANS
062-049987
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
2025-08-12

2550-00652

BSB DESIGN
220 N SMITH STREET, STE 210
PALATINE, IL. 60067
847-705-2200

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

HABITAT PROPERTIES

REVISIONS

Δ	DESCRIPTION	DATE

CHECKED BY | DRAWN BY

SHEET NAME

SITE PHOTOMETRIC PLAN

SHEET NUMBER | REVISION

E1.10

EXHIBIT J

Site Lighting Plan



1 SITE LIGHTING PLAN
SCALE: 1"=70'-0"

N

ELECTRICAL GENERAL NOTES

1. COORDINATE ALL EXTERIOR BUILDING MOUNTED LIGHT FIXTURE TYPES, SPECIFICATIONS, LOCATIONS, AND QUANTITIES WITH ARCHITECT AND POLE/POST TOP AND COURTYARD FIXTURES WITH LANDSCAPE/CIVIL. REFER TO LEVEL 1 BUILDING PLANS FOR EGRESS SCONCES AT EXIT LOCATIONS.
2. ALL BUILDING FACADE AND LANDSCAPE LIGHTING TO HAVE AUTOMATIC CONTROL VIA PHOTOCELL/TIMECLOCK AS A FUNCTION OF DAWN/DUSK AND SET BUSINESS OPEN/CLOSE.
3. ALL EXTERIOR LIGHTING NOT CATEGORIZED AS LANDSCAPE OR BUILDING FACADE SHALL HAVE THE CAPABILITY OF AUTOMATIC CONTROL VIA PHOTOCELL/TIMECLOCK. ALSO, FIXTURES SHALL BE CAPABLE OF 30% POWER REDUCTION OF LIGHTING FIXTURES FROM MIDNIGHT TO 6:00AM.
4. ALL EXTERIOR LIGHTING CONTROLS TO MEET THE REQUIREMENTS OF IECC 2021 WITH ILLINOIS AMENDMENTS. COORDINATE CONTROL/OVERRIDE LOCATION(S) WITH OWNER. LABEL ACCORDINGLY.
5. REFER TO TECHNOLOGY PLANS FOR CONDUIT REQUIREMENTS.

Salas O'Brien
salasobrien.com
Irving
106 Decker Drive, Suite 200
Irving, TX 75062

Project Number: 2450-70446

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PROFESSIONAL SEAL

ISSUE DATE	DESCRIPTION
08/12/2025	ZONING SUBMITTAL

BRADLEY D. KALMANS
062-049957
LICENSED PROFESSIONAL ENGINEER
STATE OF ILLINOIS
2025-08-12

2550-00652
BSB DESIGN
220 N SMITH STREET, STE 210
PALATINE, IL. 60067
847-705-2200

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

HABITAT PROPERTIES

REVISIONS

Δ	DESCRIPTION	DATE

CHECKED BY | DRAWN BY

SHEET NAME

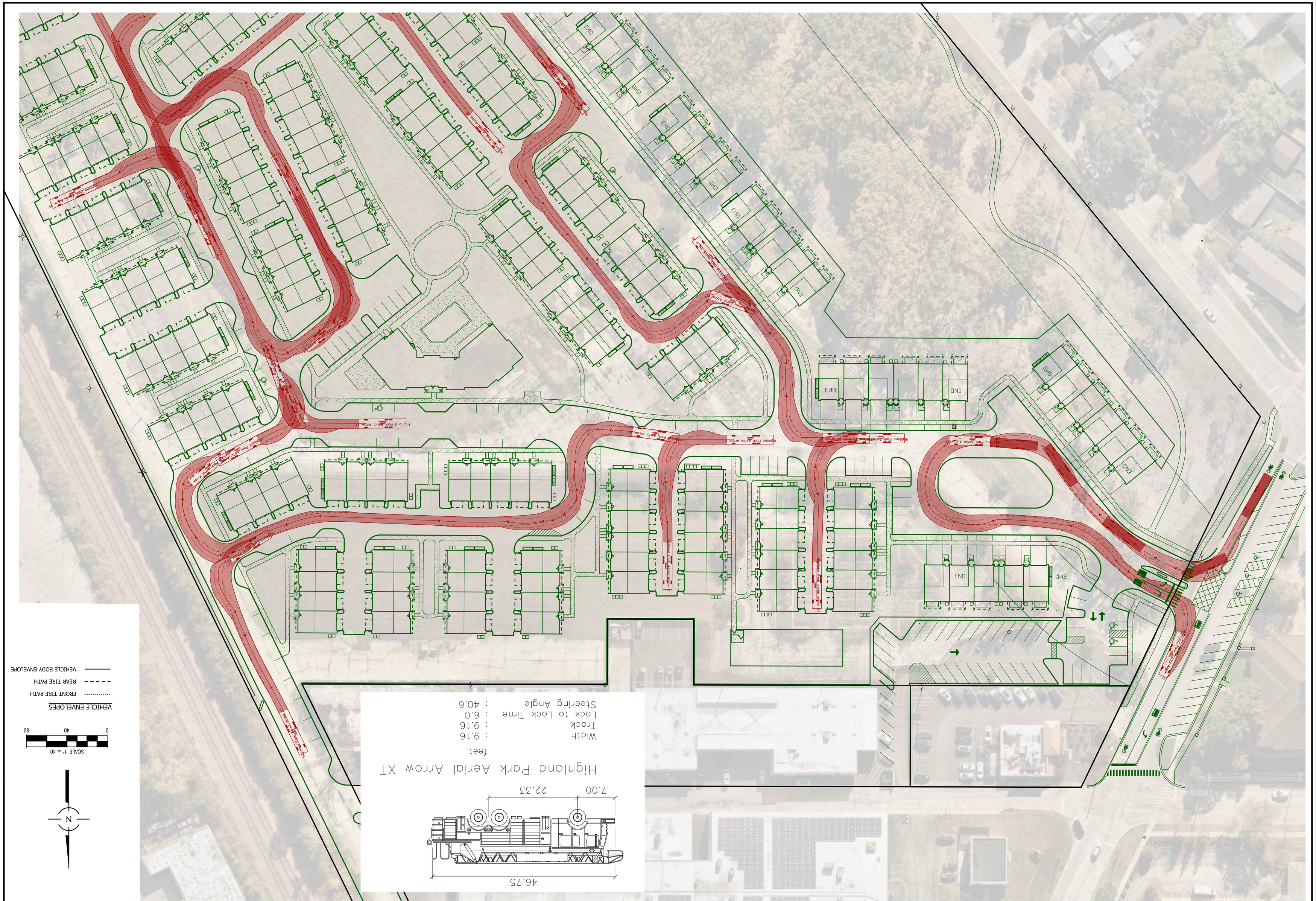
SITE LIGHTING PLAN

SHEET NUMBER | REVISION

E1.00

EXHIBIT K

Fire Turn Exhibit



FIRE TRUCK EXHIBIT – 1

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS
6	06/17/25	UPDATED TURNS PER NEW SITE PLAN
5	05/16/25	PER CITY & HABITAT
4	05/05/25	PER HABITAT
3	03/26/25	PER HABITAT
1	03/24/25	PER CITY COMMENTS

NO.	DATE	REMARKS
11	09/16/25	PER HABITAT
9	09/08/25	PER HABITAT
9	08/13/25	PER HABITAT
8	07/23/25	PER CITY & HABITAT
7	06/20/25	PER CITY & HABITAT

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spacecoinc.com

FILENAME: 11395_FT-ATURN-EXH

DATE: 09/08/25

JOB NO. 11395.02

SHEET FT-EXH-1

1 OF 4

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FIRE TRUCK EXHIBIT – 2

HIGHLAND PARK TOWNHOMES

HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS
1	03/24/25	PER CITY COMMENTS
4	05/05/25	PER HABITAT
5	05/16/25	PER CITY & HABITAT
6	06/17/25	UPDATED TURNS PER NEW SITE PLAN
7	06/20/25	PER CITY & HABITAT
8	07/23/25	PER CITY & HABITAT
9	08/13/25	PER HABITAT
10	09/08/25	PER HABITAT
11	09/16/25	PER HABITAT

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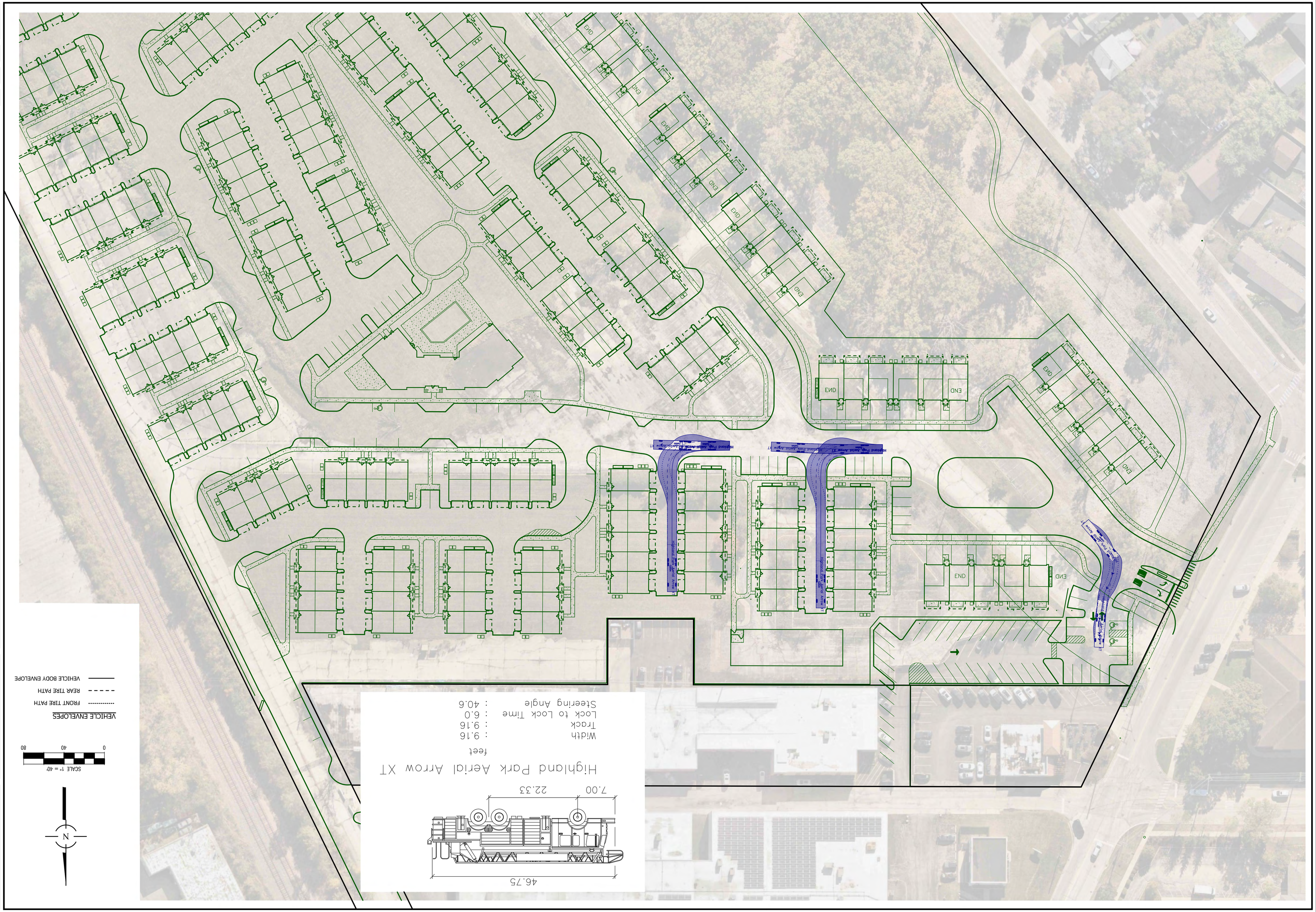
FILENAME: 11395_FT-ATURN-EXH

DATE: 09/08/25

JOB NO. 11395.02

SHEET FT-EXH-2

2 OF 4


END
Hubbard Trail Access XT
Hubbard Trail Access XT
Hubbard Trail Access XT

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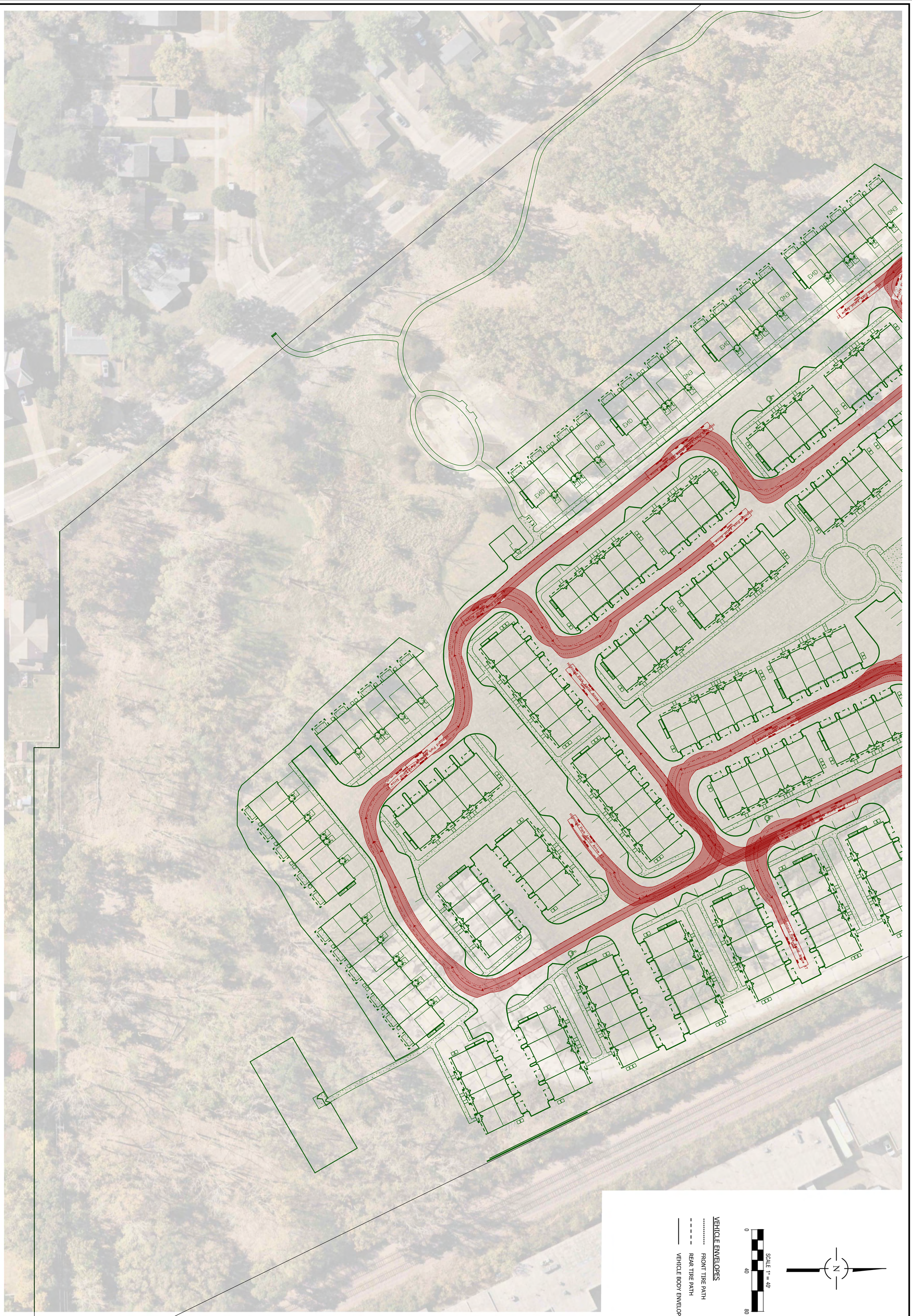

SHEET
FT-EXH-3
3 OF 4

JOB NO.
11395.02

DATE:
09/08/25

FILENAME:
11395_FT-ATURN-EXH

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FIRE TRUCK EXHIBIT - 3

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS
6	06/17/25	UPDATED TURNS PER NEW SITE PLAN
5	05/16/25	PER CITY & HABITAT
4	05/05/25	PER HABITAT
1	03/24/25	PER CITY COMMENTS

NO.	DATE	REMARKS
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10	09/08/25	PER HABITAT
9	08/13/25	PER HABITAT
8	07/23/25	PER CITY & HABITAT
7	06/20/25	PER CITY & HABITAT

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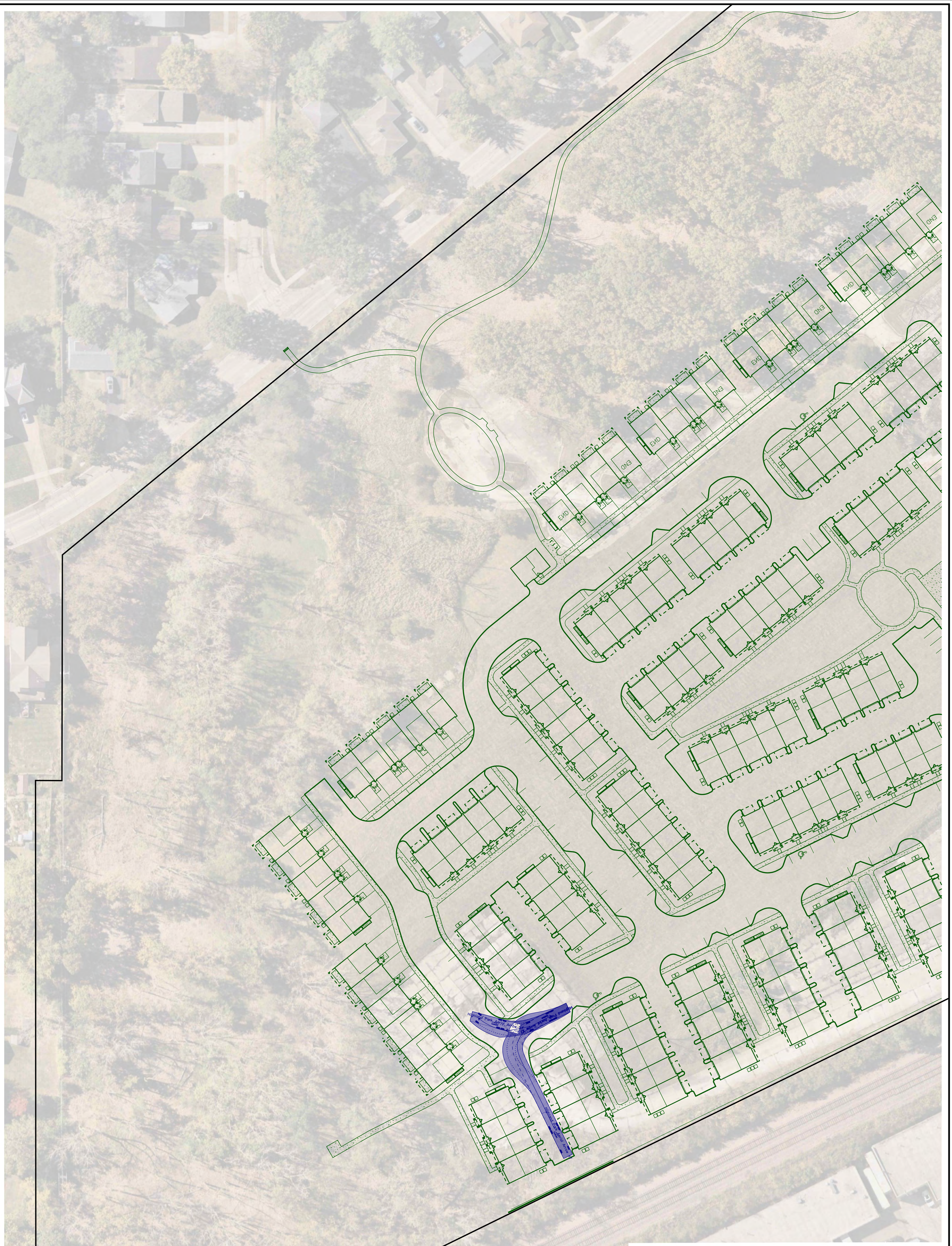

SHEET	JOB NO.	DATE:	FILENAME:
FT-EXH-4	11395.02	09/08/25	11395_FT-ATURN-EXH
4 OF 4			

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FIRE TRUCK EXHIBIT - 4

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, ILLINOIS

NO.	DATE	REMARKS
6	06/17/25	UPDATED TURNS PER NEW SITE PLAN
5	05/16/25	PER CITY & HABITAT
4	05/05/25	PER HABITAT
1	03/24/25	PER CITY COMMENTS

NO.	DATE	REMARKS
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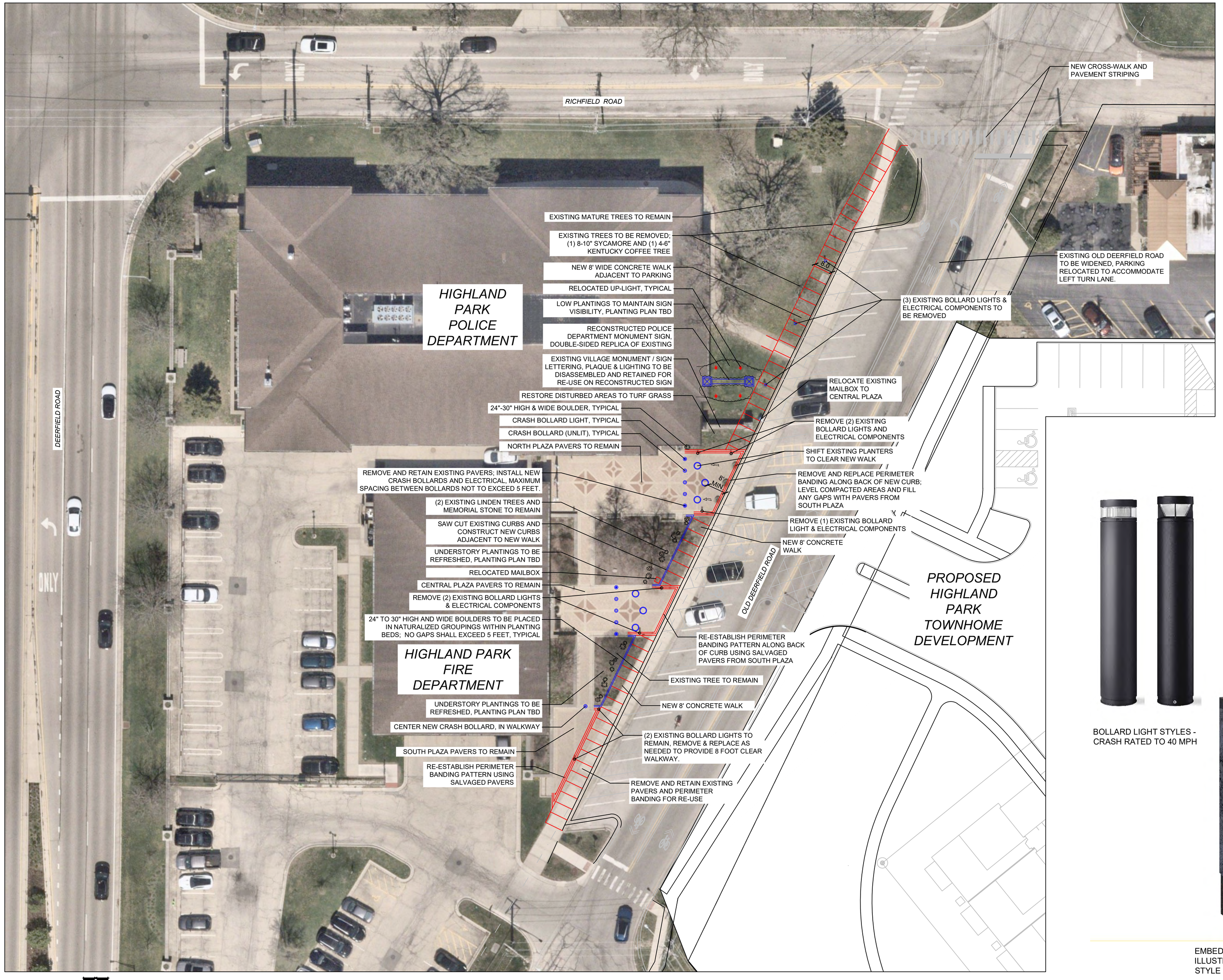
10	09/08/25	PER HABITAT
9	08/13/25	PER HABITAT
8	07/23/25	PER CITY & HABITAT
7	06/20/25	PER CITY & HABITAT

EXHIBIT L

Police Department Property Improvement



NORTH

CONCEPT PLAN: HIGHLAND PARK POLICE / FIRE STATION AND OLD DEERFIELD ROAD IMPROVEMENTS

SCALE: 1" = 20'-0"

0 10' 20' 40'



BOLLARD LIGHT STYLES - CRASH RATED TO 40 MPH

EMBEDMENT DETAIL SHOWN FOR ILLUSTRATIVE PURPOSES; BOLLARD LIGHT STYLE SHALL BE CRASH RATED TO 40 MPH

TYPICAL BOLLARD DETAIL (LIGHTED BOLLARD SHOWN)

NOT TO SCALE

dickson design STUDIO

9 CRYSTAL LAKE ROAD,
SUITE 110
LAKE IN THE HILLS, IL 60156
224 441 8181

CLIENT NAME AND ADDRESS

THE HABITAT COMPANY, LLC
CHICAGO, ILLINOIS

PLAN DATE

AUGUST 20, 2025

PROJECT NAME AND SHEET TITLE

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, IL

CONCEPT PLAN:
- HIGHLAND PARK POLICE / FIRE DEPARTMENT AND OLD DEERFIELD ROAD IMPROVEMENTS



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DATE: 08/20/25 | FILENAME: | JOB NO: 11395.02

DEERFIELD ROAD ACCESS PLAN

HIGHLAND PARK TOWNHOMES
HIGHLAND PARK, ILLINOIS

EXHIBIT L

Preliminary Plat of Subdivision

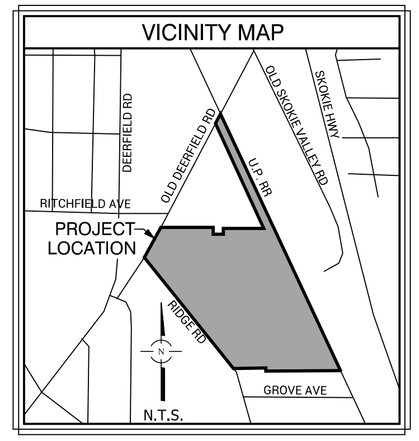
PRELIMINARY PLAT OF
HIGHLAND PARK TOWNHOMES CONSOLIDATION

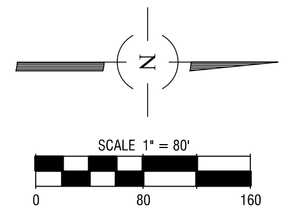
BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

EXISTING BOUNDARY INFORMATION

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

VICINITY MAP





BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

EASEMENT "A" = SEWER, WATER AND INGRESS AND EGRESS EASEMENT (BENEFITS LOT 3) PER DOCUMENT 1489161

** = DENOTES EASEMENT TO BE AMENDED UNDER A SEPARATE COVER

NO.	DATE	REMARKS
8	09/16/25	SITE PLAN
7	08/13/25	SITE PLAN
6	07/23/25	SITE PLAN
5	06/19/25	ZONING LINE
4	06/17/25	SITE PLAN
3	05/15/25	SITE PLAN
2	03/26/25	ZONING LINE
1	03/21/25	VILLAGE COMMENTS

PRELIMINARY PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

PROPERTY DESCRIPTION:

PARCEL 1:
LOTS 10 THROUGH 13, BOTH INCLUSIVE, IN DEER-RIDGE INDUSTRIAL SUBDIVISION, BEING PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1968 AS DOCUMENT NO. 1402659, IN LAKE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 2 AND 3 IN CHERRY'S RESUBDIVISION, BEING PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1971 AS DOCUMENT NO. 1489161, IN LAKE COUNTY, ILLINOIS.

THIS IS A PRELIMINARY PLAT, OF NO LEGAL EFFECT AND NOT TO BE RECORDED

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

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spacecoinc.com

FILENAME: 11395.02PREPLAT-01
DATE: 02/10/2025
JOB NO. 11395.02
SHEET 1 OF 4

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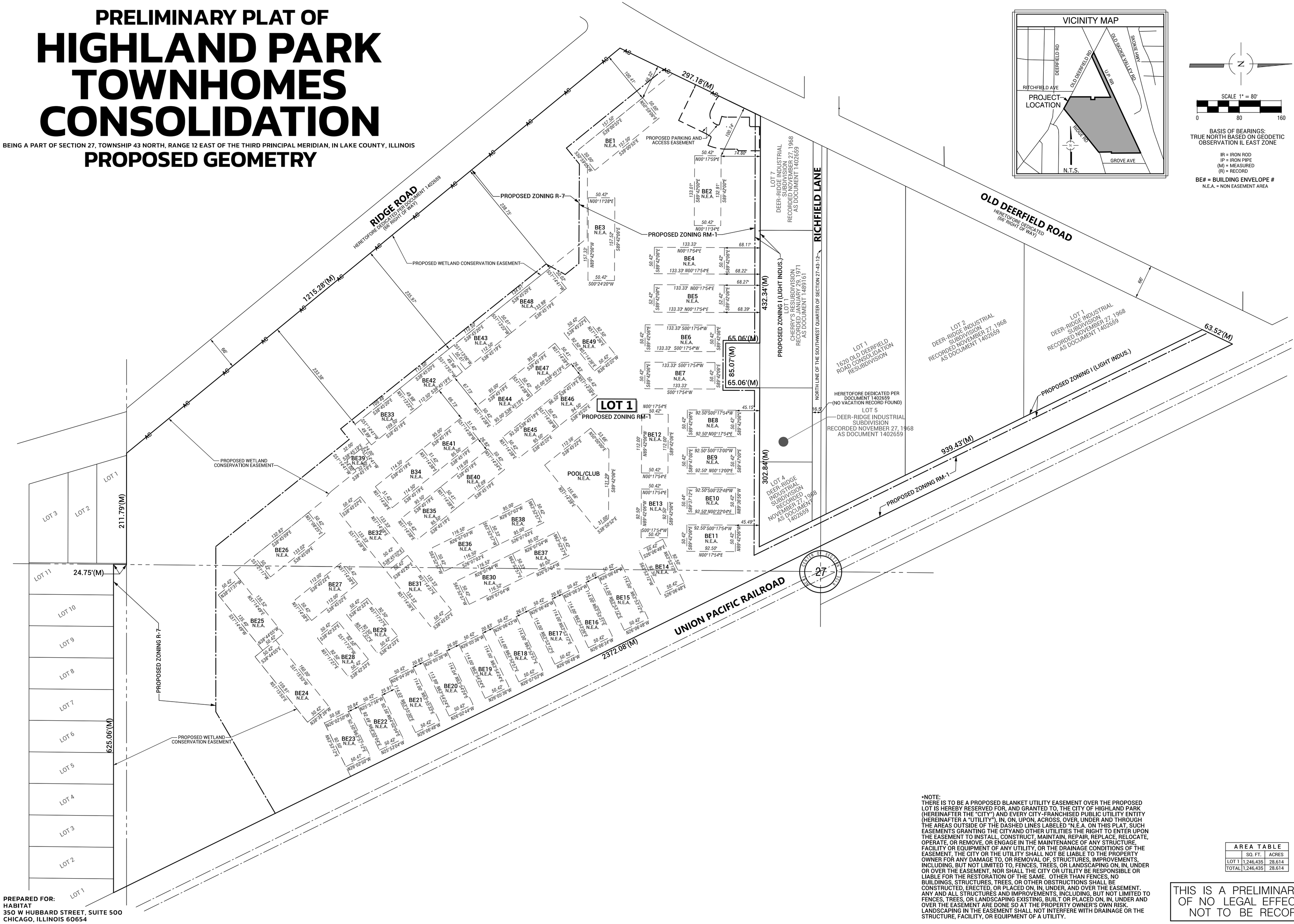
PRELIMINARY PLAT OF
HIGHLAND PARK TOWNHOMES CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

PROPOSED GEOMETRY

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003



BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

IR = IRON ROD
IP = IRON PIPE
(M) = MEASURED
(R) = RECORD

BE# = BUILDING ENVELOPE #
N.E.A. = NON EASEMENT AREA

NO.	DATE	REMARKS
8	09/16/25	SITE PLAN
7	08/13/25	SITE PLAN
6	07/23/25	SITE PLAN
5	06/19/25	ZONING LINE
4	06/17/25	SITE PLAN
3	05/15/25	SITE PLAN
2	03/26/25	ZONING LINE
1	03/20/25	VILLAGE COMMENTS

PRELIMINARY PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

•NOTE:
THERE IS TO BE A PROPOSED BLANKET UTILITY EASEMENT OVER THE PROPOSED LOT IS HEREBY RESERVED FOR, AND GRANTED TO, THE CITY OF HIGHLAND PARK (HEREINAFTER THE "CITY") AND EVERY CITY-FRANCHISED PUBLIC UTILITY ENTITY (HEREINAFTER A "UTILITY"), IN, ON, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS OUTSIDE OF THE DASHED LINES LABELED "N.E.A. ON THIS PLAT, SUCH EASEMENTS GRANTING THE CITYAND OTHER UTILITIES THE RIGHT TO ENTER UPON THE EASEMENT TO INSTALL, CONSTRUCT, MAINTAIN, REPAIR, REPLACE, RELOCATE, OPERATE, OR REMOVE, OR ENGAGE IN THE MAINTENANCE OF ANY STRUCTURE, FACILITY OR EQUIPMENT OF ANY UTILITY, OR THE DRAINAGE CONDITIONS OF THE EASEMENT, THE CITY OR THE UTILITY SHALL NOT BE LIABLE TO THE PROPERTY OWNER FOR ANY DAMAGE TO, OR REMOVAL OF, STRUCTURES, IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, FENCES, TREES, OR LANDSCAPING ON, IN, UNDER OR OVER THE EASEMENT, NOR SHALL THE CITY OR UTILITY BE RESPONSIBLE OR LIABLE FOR THE RESTORATION OF THE SAME. OTHER THAN FENCES, NO BUILDINGS, STRUCTURES, TREES, OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED, ERECTED, OR PLACED ON, IN, UNDER, AND OVER THE EASEMENT. ANY AND ALL STRUCTURES AND IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO FENCES, TREES, OR LANDSCAPING EXISTING, BUILT OR PLACED ON, IN, UNDER AND OVER THE EASEMENT ARE DONE SO AT THE PROPERTY OWNER'S OWN RISK. LANDSCAPING IN THE EASEMENT SHALL NOT INTERFERE WITH DRAINAGE OR THE STRUCTURE, FACILITY, OR EQUIPMENT OF A UTILITY.

AREA TABLE		
	SQ. FT.	ACRES
LOT 1	1,246,435	28.614
TOTAL	1,246,435	28.614

THIS IS A PRELIMINARY PLAT, OF NO LEGAL EFFECT AND NOT TO BE RECORDED

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Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:
11395.02PREPLAT-01

DATE:
02/10/2025

JOB NO.
11395.02

SHEET
2 OF 4

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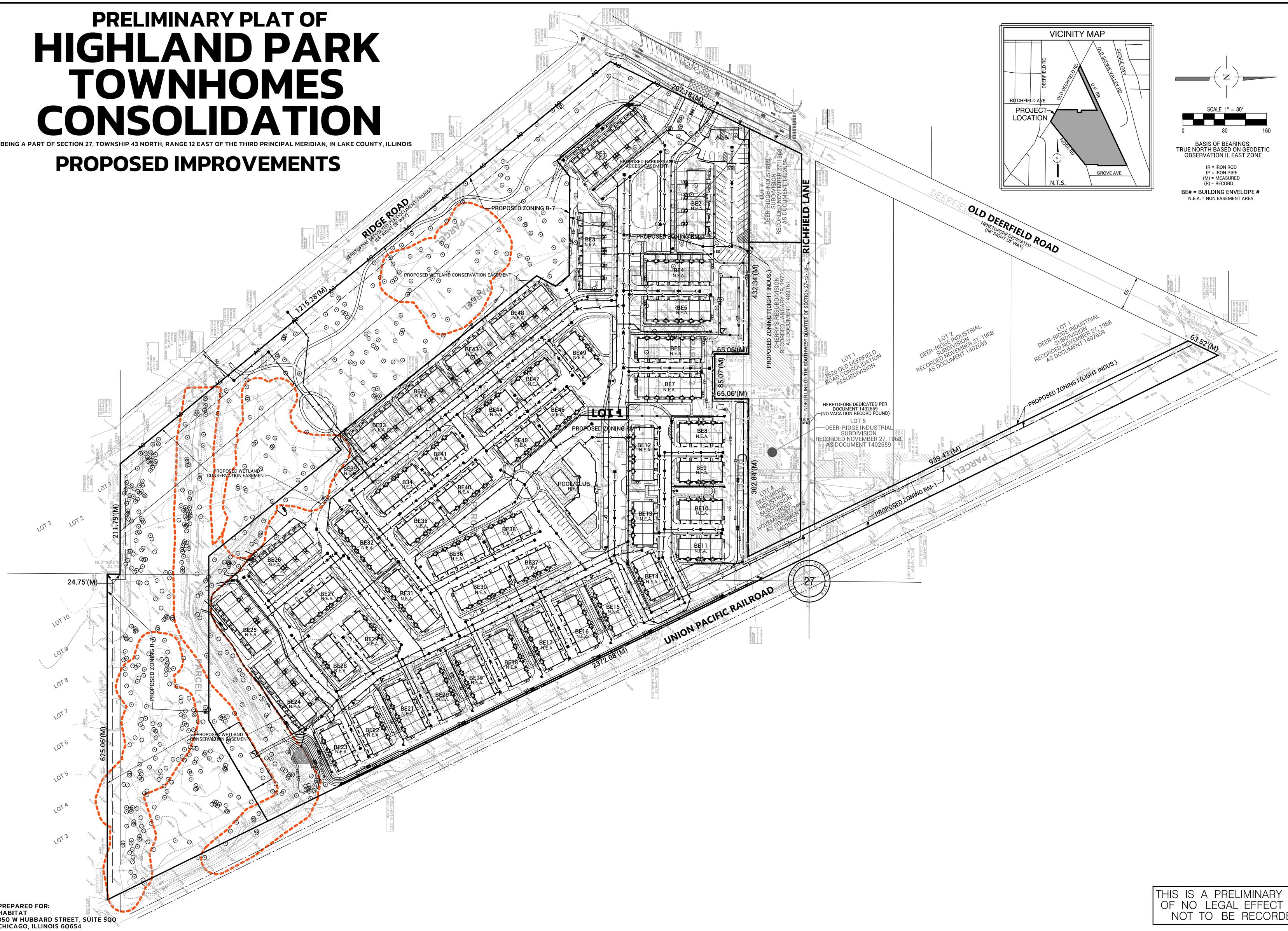
PRELIMINARY PLAT OF
HIGHLAND PARK TOWNHOMES CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

PROPOSED IMPROVEMENTS



BASIS OF BEARINGS:
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(M) = MEASURED
(R) = RECORD

BE# = BUILDING ENVELOPE #
N.E.A. = NON EASEMENT AREA

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

NO.	DATE	REMARKS
8	09/16/25	SITE PLAN
7	08/13/25	SITE PLAN
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NO.	DATE	REMARKS
5	06/19/25	ZONING LINE
4	06/17/25	SITE PLAN
3	05/15/25	SITE PLAN
2	03/26/25	ZONING LINE
1	03/20/25	VILLAGE COMMENTS

PRELIMINARY PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

THIS IS A PRELIMINARY PLAT, OF NO LEGAL EFFECT AND NOT TO BE RECORDED

Spaceco
Civil Engineering & Surveying
Rosemont, IL - Morris, IL - Indianapolis, IN
spacecoinc.com

FILENAME:
11395.02PREPLAT-01

DATE:
02/10/2025

JOB NO.
11395.02

SHEET
3 OF 4

N:\Projects\11395\11395.02-Habitat\SURVEY\11395.02PREPLAT-01.dgn SHEET 3 User=jleskovisek

PRELIMINARY PLAT OF
HIGHLAND PARK TOWNHOMES CONSOLIDATION

BEING A PART OF SECTION 27, TOWNSHIP 43 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS

P.I.N.:
16-27-302-005
16-27-302-006
16-27-302-007
16-27-302-008
16-27-302-009
16-27-122-001
16-27-401-001
16-27-401-002
16-27-401-003

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF_____)

THIS IS TO CERTIFY THAT_____ AND _____
IS/ARE OWNER OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED THE SAID PROPERTY TO BE PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE TITLE THEREON INDICATED.

DATED THIS_____ DAY OF _____ , A.D. 20 _____.

_____
SIGNED:

_____
PRINTED NAME AND TITLE

_____
SIGNED:

_____
PRINTED NAME AND TITLE

ADDRESS:
_____
_____
_____
_____

NOTARY PUBLIC CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I,_____, A NOTARY PUBLIC IN AND FOR THE COUNTY
AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, TITLE _____

_____, TITLE _____

OF _____WHO IS/ARE PERSONALLY KNOWN TO ME
TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID
SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND
PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL

THIS _____ DAY OF_____ , A.D. 20 _____ .

_____
NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

THE UNDERSIGNED,_____, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN
MORTGAGE DATED AND RECORDED IN THE RECORDER'S OFFICE

OF_____COUNTY, ILLINOIS ON THE_____DAY OF_____, A.D. 20_____

AS DOCUMENT NUMBER_____, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

DATED THIS_____ DAY OF_____, 20_____.

_____
BY

_____
PRINTED NAME AND TITLE

_____
ATTEST

MORTGAGEE'S NOTARY PUBLIC

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I,_____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO
HEREBY CERTIFY THAT

_____

OF SAID BANK WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS_____ DAY OF _____, 20_____.

_____
NOTARY PUBLIC

CITY CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____, MAYOR OF THE CITY OF HIGHLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT THE PLAT WAS PRESENTED TO, AND BY RESOLUTION, DULY APPROVED BY THE CITY COUNCIL AT ITS MEETING HELD ON THIS DAY IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND THE SEAL OF THE CITY OF HIGHLAND PARK, ILLINOIS

THIS _____ DAY OF_____, A.D. 20 _____

_____
MAYOR, HIGHLAND PARK, IL

_____
PRINTED NAME

ATTEST: _____
CITY CLERK, HIGHLAND PARK, IL

_____
PRINTED NAME

CITY ENGINEERING CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____, CITY ENGINEER OF THE CITY OF HIGHLAND PARK, DO HEREBY APPROVE THIS PLAT WHICH MEETS THE MINIMUM STANDARDS OF THE CITY.

APPROVED BY THE CITY ENGINEER OF THE CITY OF HIGHLAND PARK, LAKE COUNTY, ILLINOIS

THIS _____ DAY OF_____, A.D. 20 _____

_____
CITY ENGINEER, HIGHLAND PARK, IL

CITY COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

I, _____, COLLECTOR OF THE CITY OF HIGHLAND PARK, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF OUTSTANDING UNPAID SPECIAL ASSESSMENTS AGAINST ANY OF THE REAL ESTATE INCLUDED IN THE PLAT HEREON DRAWN.

DATED AT HIGHLAND PARK, THIS_____ DAY OF_____, A.D. 20 _____

_____
CITY COLLECTOR, HIGHLAND PARK, IL

PLAN & DESIGN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF LAKE)

APPROVED BY THE PLAN & DESIGN COMMISSION OF THE CITY OF HIGHLAND PARK,

DATED THIS_____ DAY OF_____, A.D, 20 _____

_____
CHAIRMAN

_____
NAME

ATTEST: _____
SECRETARY

_____
NAME

SURFACE WATER DRAINAGE CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS_____ DAY OF_____, 20___.

_____
REGISTERED PROFESSIONAL ENGINEER

LICENSE NO.:_____

EXPIRES: _____

WETLAND CONSERVATION RESTRICTIONS AND EASEMENT provisions:

FOR THE PURPOSE OF CONSERVING WETLANDS FOR THE BENEFIT OF THE PROPERTY AND THE PUBLIC GENERALLY, THE FOLLOWING EASEMENTS AND RESTRICTIONS ARE HEREBY DECLARED TO RUN WITH THE LAND AND BE BINDING UPON THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT AND ITS SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS:

1. A PERPETUAL EASEMENT FOR WETLAND CONSERVATION IS HEREBY RESERVED FOR AND GRANTED TO THE CITY OF HIGHLAND PARKAND ITS SUCCESSORS AND ASSIGNS JOINTLY AND SEVERALLY, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON THE AREAS BOUNDED BY THE LOT LINES AND DOTTED LINES ON THIS PLAT AND INDICATED AS "WETLAND CONSERVATION EASEMENT". FOR THE PURPOSES OF THIS PLAT, WETLAND CONSERVATION SHALL INCLUDE THE RIGHT, BUT NOT THE OBLIGATION, FROM TIME TO TIME, TO INSPECT, MAINTAIN, PLANT, TEND, INSTALL, CONSTRUCT, RECONSTRUCT, IMPROVE, KEEP, OPERATE, REPAIR, REPLACE, ENLARGE, RENEW, RELOCATE, REMOVE AND/OR INCREASE THE SIZE, NUMBER AND/OR TYPE OF WETLAND FACILITIES AND APPURTENANCES THERETO, INCLUDING PLANTINGS, IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND UPON SUCH EASEMENT AREAS, AND TO ENTER UPON SAID EASEMENT AREAS FOR ALL SUCH PURPOSES.
2. NOTWITHSTANDING THE FOREGOING, THE OWNER(S) OF EACH LOT UPON WHICH SAID EASEMENT AREAS ARE LOCATED, AND/OR THEIR SUCCESSORS, HEIRS, EXECUTORS, ADMINISTRATORS AND ASSIGNS, SHALL MAINTAIN SAID EASEMENT AREAS, AND ANY AND ALL ASSOCIATED FACILITIES AND APPURTENANCES THERETO, LOCATED IN, OVER, UNDER, ACROSS, ALONG, THROUGH AND/OR UPON SUCH LOT, WITHOUT THE PRIOR WRITTEN CONSENT OF THE CITY OF HIGHLAND PARK SAID OWNER(S) SHALL NOT:

A. PLACE DREDGED OR FILL MATERIAL; PLOW; MINE; OR REMOVE TOPSOIL OR OTHER MATERIALS.

B. CONSTRUCT BUILDINGS OR OTHER STRUCTURES.

C. EXCEPT AS REQUIRED TO MAINTAIN THE EASEMENT AREAS AS A WETLAND, REMOVE OR DESTROY WILDLIFE, TREES OR PLANTS; MOW; APPLY PESTICIDES OR HERBICIDES; OR REMOVE FLORA OR FAUNA.

D. OPERATE WATERCRAFT, CARS, SNOWMOBILES, MOTORCYCLES OR ANY OTHER TYPE OF MOTORIZED VEHICLE.

E. HUNT; TRAP; GRAZE OR KEEP LIVESTOCK.

F. PLACE NEW OR ADDITIONAL UTILITY FACILITIES OVERHEAD OR UNDERGROUND.

G. EXCEPT AS REQUIRED TO MAINTAIN THE EASEMENT AREAS AS A WETLAND, MODIFY THE HYDROLOGY OF THE EASEMENT AREAS, DIRECTLY OR INDIRECTLY, TO ALLOW MORE WATER THEREON OR DRAIN WATER AWAY THEREFROM, AS A MATTER OF RIGHT, BUT NOT OBLIGATION, THE CITY OF HIGHLAND PARK IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID EASEMENT AREAS, PERFORM ANY SUCH MAINTENANCE, AND/OR ABATE, CORRECT OR REMEDY ANY SUCH CONDITIONS OR ACTIONS IN OR ON SAID EASEMENT AREAS, AND ANY EXPENSES INCURRED BY THE CITY IN THE EXERCISE OF SAID RIGHT SHALL BE A LIEN UPON THE LOT WHEREON SUCH MAINTENANCE IS PERFORMED AND/OR SUCH CONDITIONS OR ACTIONS ARE ABATED, CORRECTED OR REMEDIED.

CROSS ACCESS AND PARKING EASEMENT PROVISIONS:

THE OWNERS HEREBY GRANT TO THE CITY OF HIGHLAND PARK POLICE DEPARTMENT A NON-EXCLUSIVE PERPETUAL EASEMENT FOR INGRESS, EGRESS, CROSS-ACCESS AND PARKING TO THE SHARED MEANS OF INGRESS, EGRESS AND PARKING, THEIR SUCCESSORS, ASSIGNS, INVITEES, AGENTS AND EMPLOYEES, BUT NOT, IN ANY WAY, FOR CONSTRUCTION TRAFFIC OR OTHER MAINTENANCE VEHICLES.

THE EASEMENTS SET FORTH IN THIS PARAGRAPH SHALL BE OVER THAT PORTION OF PROPERTY DENOTED "PARKING AND ACCESS EASEMENT", SAID DRIVE AISLES AND PARKING SPACES SHALL BE REASONABLY ACCESSIBLE TO POINTS OF INGRESS AND EGRESS. THE LOT OWNER SHALL BE ENTITLED TO USE THE EASEMENTS PREMISES IN ANY MANNER SO LONG AS SUCH USE DOES NOT, IN ANY WAY, INTERFERE WITH THE CROSS-ACCESS OR INGRESS OR EGRESS EASEMENT AREAS.

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

I, _____, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT.

GIVEN MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS

DATED THIS_____DAY OF_____20_____

_____
LAKE COUNTY CLERK

SURVEYOR'S DESIGNATION OF RECORDING

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)
I, JORDAN A. LESKOVISEK, A REGISTERED LAND SURVEYOR, IN THE STATE OF ILLINOIS, HEREBY DESIGNATE ANY REPRESENTATIVE OF THE CITY OF HIGHLAND PARK TO RECORD A CERTAIN PLAT OF SUBDIVISION KNOWN AS ALBION AT RENAISSANCE PLACE SUBDIVISION WITH THE LAKE COUNTY RECORDER OF DEEDS OR REGISTRAR OF TITLES. THIS DESIGNATION IS GRANTED UNDER THE RIGHT TO DESIGNATE SUCH RECORDING UNDER 765 ILCS 205/2.

_____
JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056
LICENSE EXPIRES: 11-30-2026

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

WE DECLARE THAT THE ABOVE DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

SAID PROPERTY CONTAINS1,246,435 SQUARE FEET OR28.614 ACRES, MORE OR LESS.

WE FURTHER DECLARE THAT THE LAND IS WITHIN THE CITY OF HIGHLAND PARK WHICH HAS ADOPTED A CITY COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

WE FURTHER DECLARE, BASED UPON A REVIEW OF THE FLOOD INSURANCE RATE MAP (F.I.R.M.) MAP NUMBER 17097C0287K WITH MAP REVISED SEPTEMBER 18, 2013, IT IS OUR CONSIDERED OPINION THAT THIS PROPERTY LIES WITHIN "ZONE X" AREA AS IDENTIFIED BY SAID F.I.R.M. MAP.

WE FURTHER DECLARE THAT STEEL REINFORCING RODS (UNLESS OTHERWISE NOTED) WILL BE SET AT ALL LOT CORNERS.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AS APPLICABLE TO PLATS OF SUBDIVISION.

GIVEN UNDER OUR HAND AND SEAL THIS ___ DAY OF_____, 20___ IN ROSEMONT, ILLINOIS.

_____
JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056
LICENSE EXPIRES: 11-30-2026
jleskovisek@spacecoinc.com

(VALID ONLY IF EMBOSSED SEAL AFFIXED)

THIS IS A PRELIMINARY PLAT, OF NO LEGAL EFFECT AND NOT TO BE RECORDED

PREPARED FOR:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

MAIL TAX BILL TO:
HABITAT
350 W HUBBARD STREET, SUITE 500
CHICAGO, ILLINOIS 60654

NO.	DATE	REMARKS
8	09/16/25	SITE PLAN
7	08/13/25	SITE PLAN
6	07/23/25	SITE PLAN

NO.	DATE	REMARKS
5	06/19/25	ZONING LINE
4	06/17/25	SITE PLAN
3	05/15/25	SITE PLAN
2	03/26/25	ZOINING LINE
1	03/21/25	VILLAGE COMMENTS

PRELIMINARY PLAT OF SUBDIVISION

1700 OLD DEERFIELD ROAD
HIGHLAND PARK, ILLINOIS

Spaceco
Civil Engineering & Surveying
Rosemont, IL – Morris, IL – Indianapolis, IN
spacecoinc.com

FILENAME:
11395.02PREPLAT-01

DATE:
02/10/2025

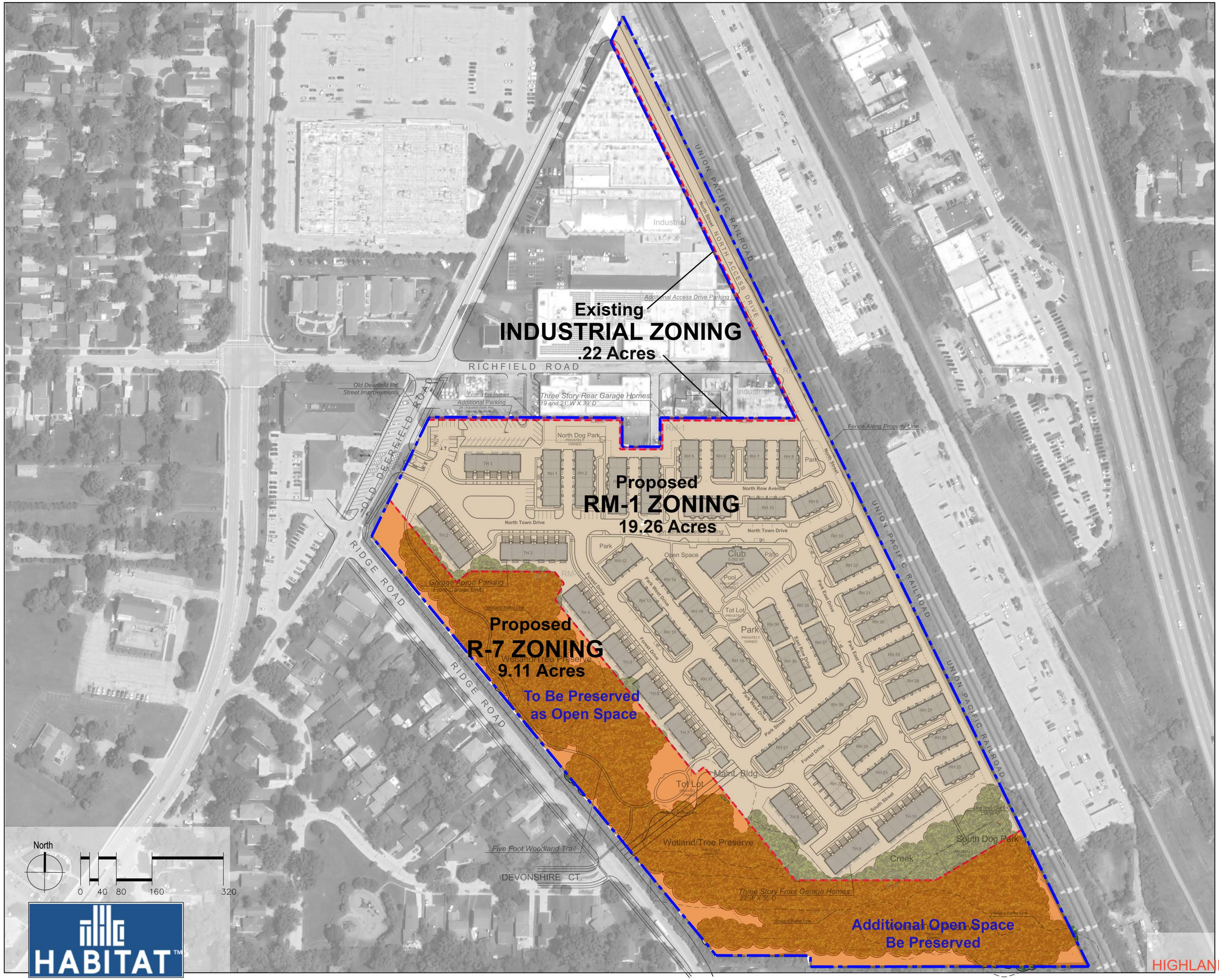
JOB NO.
11395.02

SHEET
4 OF 4

N:\Projects\11395\11395.02-Habitat\SURVEY\11395.02PREPLAT-01.dgn SHEET 4 User=jleskovisek

EXHIBIT O

Inclusionary Housing Plan



HABITAT™

Proposed Zoning
HIGHLAND PARK TOWNHOMES
Highland Park, IL

BSB DESIGN
BSBDESIGN.COM

Date: October 20, 2025

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

EXHIBIT N

Inclusionary Housing Plan

Application Review

SECOND AMENDED Final Housing Plan

Solo Cup Townhomes

1700 Old Deerfield Rd.

Consideration by the Housing Commission
August October 8, 2025

City of Highland Park

Department of Community Development

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Background

The following provides staff's review of the applicant's final affordable housing plan for the proposed development at 1700 Old Deerfield Rd (the "***Property***"). The development is comprised of townhome rental or for-sale development at the Property. The Property is approximately 28.6 acres and is currently zoned I Light Industry; though, the Applicant has requested rezoning to RM1 Medium to High Density Multiple-Family Zoning District where the townhome units are proposed. The affordable units are a mix of two and three bedroom attached townhome units.

The Preliminary review occurred at the April 2nd Housing Commission meeting, where the commission voted to approve the preliminary inclusionary plan and directed Staff to draft Findings for a Final Inclusionary Plan, which was approved at the July 2nd Housing Commission meeting. The Final Inclusionary Plan was then amended at the August 6th Housing Commission meeting when the applicant (Habitat Company, LLC) changed the development unit total from 240 to 232. In doing so, that reduced the inclusionary unit total from 36 to 35. The applicant is before the Commission again to request a second amendment, as the unit total has further decreased from 232 to 227 and the inclusionary unit total has decreased from 35 to 34. The reductions are a result from working with the Plan & Design Commission from multiple meetings.

For ease of reference and consideration, this document is organized by section of the City's Code related to inclusionary housing. It provides excerpts of that Code and staff's review comments to aid the Commission in its deliberations.[1] Throughout this document words in italics are excerpts from the City Code itself and those in **blue** represent staff's comments from the April, July & August Housing Commission meetings while the comments in **red** signify the changes from the recent amended submittal.

Sec. 150.2105 - Covered Development Projects.

4/2/25: Pursuant to Section 150.2105, the proposed 240 unit[2] multi-family residential development is a covered development subject to the provisions of Article 21.

8/6/25: At this development's last Plan & Design Commission meeting, they expressed a desire to reduce the on-site density. Thus, changes to the overall development unit total have been reduced from 240 to 232 units.

Current: Pursuant to Section 150.2105, the proposed 227 unit[3] multi-family residential development is a covered development subject to the provisions of Article 21.

> ***(A) General.*** *The provisions of this Code shall apply to all developments that result in or contain five or more residential dwelling units. […]*

Sec. 150.2135 - Application and Inclusionary Housing Plan.

[1] As most recently amended on October 28, 2019 by Ordinance O72-2019.
[2] Including market rate unit bonuses.
[3] Including market rate unit bonuses.

The Applicant has provided a preliminary affordable housing application in accordance with Sec. 150.2135 as required (see attached Inclusionary Housing Plan). The following provides an excerpt of this Section for reference.

(A) Application. *For all covered development projects, the Applicant shall file an application for approval thereof on a form provided and required by the City. The application shall require, and the Applicant shall provide, among other things, general information about the nature and scope of the covered development, as well as such other documents and information as the Director of the City's Department of Community Development, or his or her designee ("Director"), may require. The Director shall also have the authority to require, as part of the application submittal, such portions of the inclusionary housing plan required under Section 150.2135(B) of this Code as the Director shall deem necessary to properly evaluate the proposed covered development under the requirements and provisions of this Code.*

(B) Inclusionary Housing Plan*. As part of the approval of a covered development project, the Applicant shall present to the Housing Commission and the City Council an inclusionary housing plan that outlines and specifies the covered development's compliance with each of the applicable requirements of this Code, in accordance with the following:*

(1) Required Submittals for Inclusionary Housing Plan. *The plan shall specifically contain, at a minimum, the following information regarding the covered development project; (1) Required Submittals for Inclusionary Housing Plan. The plan shall specifically contain, at a minimum, the following information regarding the covered development project;*

(a) Preliminary Plan.

(i) A general description of the development, including whether the development will contain rental units or individually owned units, or both;

(ii) The total number of market rate units and affordable units in the development;

(iii) The total number of attached and detached residential units;

(iv) The number of bedrooms in each market rate unit and each affordable unit;

(v) The area of each market rate unit and each affordable unit;

(vi) The location within any multiple-family residential structure and any single-family residential development of each market rate unit and each affordable unit.

(vii) Floor plans for each affordable unit;

(viii) The amenities that will be provided to and within each market rate unit and affordable unit; and

(ix) The pricing for each market rate unit and each affordable housing unit.

The Applicant has provided a complete final affordable housing plan and application in accordance with Sec. 150.2135 as required. (See attached Inclusionary Housing Plan.) The following provides an excerpt of the Section for reference.

Sec. 150.2135 (B)(2)(a)(i) Inclusionary Housing Plan Review Procedure.

The following provides the review procedure for the Commission's consideration of a preliminary application and a final application as set forth by City Code. Amendments to final applications still follow the procedures set forth by City Code.

(a) Preliminary Plan

(i) Housing Commission Review. *Within 60 days after the filing of a complete preliminary Inclusionary Housing Plan, the Housing Commission shall review the Inclusionary Housing Plan, and shall recommend either the approval (with or without modifications) or the rejection of the Inclusionary Housing Plan. The Housing Commission shall transmit its findings of fact and recommendation to the City Council. The failure of the Housing Commission to provide a recommendation within such 60 day period, or such further time to which the applicant may, in writing, agree, shall be deemed a recommendation against the approval of the Inclusionary Housing Plan.*

(b) Final Plan.

(i) Housing Commission Review. *Within 60 days after the filing of a complete final Inclusionary Housing Plan, the Housing Commission shall review the Inclusionary Housing Plan, and shall recommend either the approval (with or without modifications) or the rejection of the Inclusionary Housing Plan. The Housing Commission shall transmit its findings of fact and recommendation to the City Council. The failure of the Housing Commission to provide a recommendation within such 60 day period, or such further time to which the applicant may, in writing, agree, shall be deemed a recommendation against the approval of the Inclusionary Housing Plan.*

The following provides the review procedure for the Commission's consideration of a final application as set forth by City Code. Should the Housing Commission recommend approval of the final application the

recommendation and plan will be forwarded to the City Council for their consideration.

The final plan is being amended to include changes to the project scope.

Summary of Consideration

4/2/25: The Applicant's proposed inclusionary housing plan proposes to provide 36 of the required affordable units on-site and 1.2 units are requested to be provide by cash payment in-lieu. This report provides an analysis of the Applicant's proposed inclusionary housing plan relative to the applicable Code standards and required findings that are needed for the Commission to develop its recommendation to the City Council.

7/2/25: The project scope has not changed since the preliminary meeting.

8/6/25: The total number of units were reduced from 240 to 232. As a result, the inclusionary unit requirement was reduced from 37.2 to 36.2. The number of provided inclusionary units was reduced from 36 to 35. The number of units requested to be provided by cash payment-in-lieu will remain the same at 1.2.

Current: The total number of units were further reduced from 232 to 227. As a result, the inclusionary unit requirement was reduced from 36.2 to 35.2. The number of provided inclusionary units was reduced from 35 to 34. The number of units requested to be provided by cash payment-in-lieu will remain the same at 1.2.

Recommendation

Current: Staff recommend that the Commission make a recommendation of approval of the second amended Final Inclusionary Housing Plan and amended findings of fact at the end of this report.

Analysis of Requirements & Standards

The following analyzes the proposal regarding the applicable aspects of the City Code. It begins with a review of the provision of affordable housing units

Sec. 150.2115 – Provision of Affordable Housing Units.

4/2/25: NOT Compliant. The Applicant proposes constructing 36 required affordable housing units on-site. There are 1.2 fractional units required the Applicant is requesting to pay-in-lieu, a modification.

Final Plan:

7/2/25: Non-Compliant. No changes have been made in the Final Plan from what was reviewed in the Preliminary Plan.

This is not a departure from the code, as only City Council can approve payment-in-lieu relief for inclusionary units, although the Commission must make a recommendation to City Council regarding the 1.2 inclusionary unit relief.

8/6/25: Non-Compliant. The amended final plan maintains the 1.2 inclusionary unit relief, which the Commission made a recommendation of approval to Council at the July 2nd HC meeting.

Current: Non-Compliant. The second amended final plan maintains the same 1.2 inclusionary unit relief, which the Commission made a recommendation of approval to Council at the August 6th HC meeting.

> ***(A) Calculation of Units Required.*** *Unless an exception is approved pursuant to Sections 150.2120, 150.2125, or 150.2130 of this Code, the applicant for a covered development project must satisfy the requirements of this Article XXI by providing affordable housing units within the development, calculated as follows:*
>
> > *(1) The applicant must identify the number of dwelling units proposed to be constructed as part of the covered development project, which quantity must comply with the applicable regulations set forth in Article VII of this Chapter 150 and the other applicable building and zoning regulations of this Code.*
> >
> > *(2) Of the quantity of dwelling units identified pursuant to Section 150.2115(A)(1) of this Code, 20 percent must be designated as affordable housing units. If the 20 percent calculation performed pursuant to this Section 150.2115(A)(2) yields a fractional number, the applicant must either: (a) provide a full affordable housing unit; or (b) pay a fee-in-lieu for that fractional unit, in the corresponding fractional amount of the per unit payment amount established pursuant to Section 150.2125(B) of this Code.*
> >
> > *(3) The applicant may then incorporate 1.5 additional dwelling units into the covered development project for each affordable unit provided pursuant to this Section 150.2115 (i.e. the applicant may incorporate the additional dwelling units, notwithstanding the number identified pursuant to Section 150.2115(A)(1) of this Code or any maximum density regulation set forth in another provision of this Code).*

FIRST AMENDED (8/6/25) 1700 Old Deerfield Rd. Calculation of Affordable Units Requirements		**Calc.**	**Row Name**
Proposed Units before Mrkt Rate Unit Bonus	181	Given	**A**
On-Site Affordable units (included in base Above)	35	A+D	**B**
Market Rate Unit Bonus	51	Given	**C**

Total Units (Mrkt & Affordable w Mrkt Rate Bonus)	232	C*1.5	**D**
Proportion of Units Required to be Affordable	20%	Code	**E**
Total Affordable Housing Units Required	36.2	A*E	**H**
Units by Cash Payment In-Lieu	1.2	F-C	**I**
Total Cash Payment In-Lieu	$222,480	G*$125K	**J**
Effective Rate of Affordable Units	15.6%	F/B	**F**
Proportion of Total Units that are Affordable	15.1%	C/B	**G**

SECOND AMENDED (current) 1700 Old Deerfield Rd. Calculation of Affordable Units Requirements		**Calc.**	**Row Name**
Proposed Units before Mrkt Rate Unit Bonus	176	Given	**A**
On-Site Affordable units (included in base Above)	34	A+D	**B**
Market Rate Unit Bonus	51	Given	**C**
Total Units (Mrkt & Affordable w Mrkt Rate Bonus)	227	C*1.5	**D**
Proportion of Units Required to be Affordable	20%	Code	**E**
Total Affordable Housing Units Required	35.2	A*E	**H**
Units by Cash Payment In-Lieu	1.2	F-C	**I**
Total Cash Payment In-Lieu	$222,480	G*$125K	**J**
Effective Rate of Affordable Units	15.5%	F/B	**F**
Proportion of Total Units that are Affordable	15.0%	C/B	**G**

Current: The amended changes are highlighted in the inclusionary calculator table immediately above. The numbers highlighted in green remain the same from the final approval and the numbers highlighted in yellow have changed from the final plan approval. Staff considers these changes as minimal.

Sec. 150.2125 - Cash Payment in-Lieu of Affordable Housing Units.

4/2/25: This Section is applicable to this particular project as the applicant is proposing 36 of the 37.2 required affordable units on site and to make a payment-in-lieu of $222,480 for the 1.2 units not provided. The applicant will need relief from this section to make the payment-in-lieu. The Housing Commission must determine

if the payment in lieu request is in keeping with the goal of advancing affordable housing opportunities in the City to a greater extent than the provision of the units on site. The Applicant is proposing comparable size townhome units in this development of 36 in total.

Final Plan:

7/2/25: Compliant. No changes have been made in the Final Plan from what was approved in the Preliminary Plan. As stated above, the Commission must make a recommendation to City Council regarding the payment-in-lieu option as relief for the remaining 1.2 inclusionary units not provided.

8/6/25: The amended final plan maintains the same cash payment-in-lieu request for 1.2 units included in the final inclusionary plan approval from the July 2nd HC meeting.

Current: The second amended final plan maintains the same cash payment-in-lieu request for 1.2 units included in the final inclusionary plan approval from the August 6th HC meeting.

> *(**A) General Applicability.** The applicant may make a cash payment in lieu of constructing some or all of the required affordable housing units otherwise required pursuant to Section 150.2115 of this Code, but only if either: [...] or **(2) the City Council approves such payment, after consideration of a recommendation from the Housing Commission, and after making a determination that such a payment will further affordable housing opportunities in the City to an equal or greater extent than through provision of affordable units pursuant to Section 150.2115 of this Code.***
>
> ***(B) Amount and Use of Cash in Lieu.** [...] For all other covered developments, the per unit payment amount shall be not less than the amount set forth in the City's Annual Fee Resolution. The minimum per unit amount shall be determined by the City Council, based upon an estimate of the cost of providing an affordable housing unit, and shall be reviewed and modified periodically by the City Council. All cash payments received pursuant to this Article shall be deposited directly into the Affordable Housing Trust Fund for purposes authorized under Section 33.1133 of this Code.*
>
> ***(C) Calculation.** The total in lieu payment amount shall be equal to the per unit amount established by the City pursuant to Section 150.2125(B) of this Code multiplied by 20 percent of the number of units proposed in the covered development, less the per unit amount multiplied by the number of affordable housing units actually provided by the applicant pursuant to Section 150.2115 of this Code.*

Sec. 150.2150 - Integration of Affordable Housing Units.

> *(A) **Location of Affordable Housing Units.** Affordable housing units shall be dispersed among the market rate units throughout the covered development.*

4/2/25: NOT Compliant. The Applicant's site plan identifying unit dispersion is attached. Section 150.2150 – Integration of Affordable Housing Units requires the affordable housing units shall be dispersed among the market rate units. Staff point out the following:

- **The site plan depicts 36 total affordable units.**
- **Affordable units are matched two side-by-side wherever they are located, though there are never more than two affordable units in a 'block' of attached townhomes. This does not meet the location requirement as the units are located next to each other.**
- **There are 50 total 'blocks' of attached townhomes; 18 of those blocks have the two side-by-side affordable units.**
- **The Applicant should update their site plan to depict the matrix mix of units by floor plans and bedroom count to match.**
- **There are no affordable units along the western-most 'blocks'.**

Staff Recommendation:

- **Staff recommends moving the units so the units are not located next to each and do not face each other.**

Final Plan:

7/2/25: Non-Compliant. The Applicant updated the site layout, relocating inclusionary units so that they are dispersed throughout the development rather than being located in pairs through the development. However, no inclusionary units are located in Buildings #3, 6, 7, 8, & 9 per the site plan. Further, Buildings #2 & 5 have neighboring inclusionary units whereas Buildings #1, 3 & 4 each have only one inclusionary unit per building.

8/6/25: The amended final plan still requires a Departure from the code for for this provision because there are multiple building types that don't have an inclusionary unit. In the revised layout, only building types #3, 6, 7, & 8 don't have inclusionary units. Further, no building has two inclusionary units. Since there are 49 residential buildings in this development and only 35 inclusionary units, there cannot be an equal distribution of one inclusionary unit per building.

Current: The second amended final plan still requires a Departure from the code for this provision because there are still multiple building type assemblies that don't have an inclusionary unit. The same building types (#3, 6, 7, & 8) do not have any inclusionary units. One building was removed due to the unit reduction and the number of residential buildings decreased from 49 to 48. Since there are now only 34 inclusionary units, there cannot be an equal distribution of one inclusionary unit per building, since no building has two or more inclusionary units located within the structure. The red bubbles on the site plan indicate a change in the building structure design.

(B) ***Phasing of Construction.*** *The inclusionary housing plan and the development agreement shall include a phasing plan that provides for the timely and integrated development of the affordable housing units as the covered development project is built out. The phasing plan shall provide for the development of the affordable housing units concurrently with the market rate units. […] The phasing plan shall also provide that the affordable housing units shall not be the last units to be built in any covered development.*

4/2/25: Compliant. The proposed construction phasing is not required for a Preliminary Inclusionary Housing Plan, but will be included in the Final Plan submission. The Applicant indicates no phases are anticipated and the construction will commence at one end of the site and continue across.

Final Plan:

7/2/25: Compliant. The Applicant submitted a Phasing plan.

8/6/25: The applicant submitted an updated Phasing plan that includes the revised site design layout.

Current: The second amended Phasing plan includes the updated site design layout. Each of the 3 phases include multiple inclusionary units. Compliant.

(C) ***Exterior Appearance.*** *The exterior appearance of the affordable housing units in any covered development shall be visually compatible with the market rate units in the development. External building materials and finishes shall be substantially the same in type and quality for affordable housing units as for market rate units.*

4/2/25: To Be Determined. The Applicant states that final elevations are forthcoming and will be provided for final approval; however, the Applicant states that affordable units will have the same exteriors as market rate. Renderings have been provide and are attached.

Final Plan:

7/2/25: Compliant. The Applicant submitted elevations that display inclusionary units having the same exterior finish as market-rate units.

8/6/25: The exterior appearance has been updated, per PDC direction, but the inclusionary units remain compatible with the market-rate units.

Current: Compliant. The design has not changed since the last amended final inclusionary plan.

(D) ***Unit Amenities.*** *Amenities that are provided with a market rate unit shall also be provided with the affordable units. For purposes of this Section 150.2150(D), "amenities" shall include, without limitation, basements, front porches, storage lockers, balconies, roof decks, outdoor patios, off-street parking, enclosed parking, appliances, and similar unit features and additions. Specially, and without limitation of the foregoing, the development must comply with the following:*

4/2/25: To Be Determined. The Applicant indicates they will need to provide final interior specification information and that there will be slight variations

to the interior finishes such as cabinets, counters, flooring, light fixtures, and other finishes. Staff will need to review, after the Applicant provides these materials.

Final Plan:

7/2/25: Compliant. The Applicant submitted a project narrative that states that the amenities will be similar to those of the market-rate units. The exterior amenities will be narrative indicates the slight variations of the interior finishes.

8/6/25: The amended plan maintains comparable unit amenities, thus meeting this requirement.

Current: Compliant. The second amended final plan has not changed the proposed unit amenities in the inclusionary units.

(1) Parking Amenities. *One parking space per affordable unit must be included in the rent and without any additional charge to the tenant. Additional parking spaces must be made available in the same manner and using the same method for allocation for the market rate units. Premium parking spaces, such as indoor parking, shall not be required to be allocated to the affordable units free of charge, provided that required parking is provided elsewhere on the site.*

4/2/25: Compliant. Each market rate and inclusionary unit includes two parking spaces in an attached garage and must be included in their rent.

Final Plan:

7/2/25: Compliant. No changes have been made in the Final Plan from what was approved in the Preliminary Plan.

8/6/25: The amended plan does not affect the parking amenities.

Current: The second amended plan does not affect the parking amenities.

(2) Storage Amenities. *To the extent that storage is allocated to all market rate units within a development, similar storage space must be allocated to all affordable units and included in the rent without additional charge to the tenant. If storage space is not allocated to all units due to insufficient ratio of storage space to residential units, then the affordable units should have access to storage in the same manner as do the market rate units, at a cost discounted by the ratio of the affordable unit's rent to the equivalent size unit's market rent.*

4/2/25: Not Applicable. This is not an apartment or condo building development. Market and affordable units have storage spaces within the units.

Final Plan:

7/2/25: Compliant. No changes have been made in the Final Plan from what was approved in the Preliminary Plan.

8/6/25: No changes to the storage amenities were made in the amended plan.

Current: No changes to storage amenities made in second amended plan.

(E) Interior Appearance and Finishes. *Affordable housing units may differ from market rate units with regard to interior finishes and gross floor area, provided that:*

4/2/25: Too Be Determined. Affordable units are shown to be similar in size to the market rate units. Therefore, the standards of this Sec. 150.2150(E) are met. As mentioned earlier, interior finish information will be provided and must be reviewed.
Final Plan:

7/2/25: Compliant. The submitted narrative outlines differences in the interior appearance and finishes.

8/6/25: No changes to the interior appearance and finishes were made in the amended plan.

Current: No changes to the interior appearance and finishes in second amended plan.

(1) The bedroom mix of affordable units shall be in equal proportion to the bedroom mix of the market rate units.

- **The applicant is providing 12 2-bedroom units and 22 3-bedroom units. The bedroom mix for the affordable units is equal in proportion to the bedroom mix of the market rate units as required by this Sec. 150.2150(E)(1) of the Code.**

Distribution of Affordable Units by Type Proposed vs. Required – First Amended							
	Proposed by Applicant				Required		
Unit Type	Total # of Units	Sub-Total Mkt Rate Units	Proportion of Mkt Rate Units by Type	Sub-Total Affordable Units	Proportion of Affordable Units Provided	# of Affordable Units Required	Proposed vs. Required
2 bed	65	54	27%	11	31%	9.59	1.41
3 bed	167	143	73%	24	69%	25.41	-1.41
TOTAL	232	197	100%	35	100%	35	0.00

Distribution of Affordable Units by Type Proposed vs. Required – Second Amended							
	Proposed by Applicant				Required		
Unit Type	Total # of Units	Sub-Total Mkt Rate Units	Proportion of Mkt Rate Units by Type	Sub-Total Affordable Units	Proportion of Affordable Units Provided	# of Affordable Units Required	Proposed vs. Required
2 bed	63	51	26%	12	35%	8.98	3.02
3 bed	164	142	74%	22	65%	25.02	-3.02
TOTAL	227	193	100%	34	100%	35	0.00

8/6/25: Amended plan causes higher distribution because 2 three-bedroom units are being removed and 2 two-bedroom unit is being added. Nonetheless, amended plan should still be accepted due to minor change.

Current: Non-Compliant: The second amended plan yields a higher distribution. This is due to the increase in affordable two-unit bedrooms (by 1 unit) and the decrease in 3-bedroom units (by 2). Although these differences are minor, they do not reflect an even distribution with the ratio of 2-bedrooms to 3-bedrooms for the market-rate units. However, due to the amount of inclusionary units this development will yield, Staff recommends that this departure be approved by the Commission.

(2) The differences between the affordable housing units and the market rate units shall not include improvements related to energy efficiency, including mechanical equipment and plumbing, insulation, windows, and heating and cooling systems.

- **4/6/25: To Be Determined. All interior fit and finishes for the affordable units must be the same as market rate units for the above mentioned improvements.**
  Final Plan:
  7/2/25: Compliant. The submitted narrative outlines differences in the interior appearance and finishes.

  8/6/25: No changes in the amended plan.

  Current: No changes in the second amended plan.

(3) The interior gross floor area for the affordable housing units shall be ***no less than the lesser of***

(a) 75 percent of the gross floor area of market rate units with a comparable number of bedrooms, or

(b) the minimum size requirements outlined in the table below; provided, however, that interior gross floor area shall not include areas devoted to vertical

circulation, basements, off-street parking, lockers and similar storage areas, and mechanical rooms." [...]

- **4/6/25: Compliant. The proposed size of the affordable units meets the requirements of this sub-section 150.2150(E) (3) as shown in the tables below. The table below provides a comparison of affordable unit area proposed vs. required. The table shows that the proposed size of units exceed what is required by the Code. Note that the last column of this table is derived using the average market rate unit area by unit type provided by the applicant.**

Final Plan:
8/6/25: Compliant. No changes have been made in the Final Plan from what was approved in the Preliminary Plan.

Current: Compliant. No changes to floor area for inclusionary or market rate units in second amended plan.

Proposed Affordable Unit Type	Total Number of Unit Type	AMI	Affordable Unit Area Proposed	Minimum Area Required per Sec. 2150(E)(3)(b)	75% of Average Market rate unit size per Sec. 2150(E)(3)(a)
2-bed	**11**	TBD	**2,184**	1,000	1,638
3-bed	**24**	TBD	**2,223**	1,350	1,923

Source: Application. Note last column calculated by staff. Measurements above in square feet.

Average Area (in SF) of Market Rate Units by Type, including Rent Range:

Unit Type (bedrooms)	Total # of Mkt Rate Units	Avg. Unit Area	Proposed Rent Range
2	**54**	2,184	See below
3	**143**	2,564	See below

Source: Application. Average Unit Area calculated by staff with data from application and incorporates attached garage.

SECOND AMENDED

Proposed Affordable Unit Type	Total Number of Unit Type	AMI	Affordable Unit Area Proposed	Minimum Area Required per Sec. 2150(E)(3)(b)	75% of Average Market rate unit size per Sec. 2150(E)(3)(a)
2-bed	**12**	TBD	**2,184**	1,000	1,638
3-bed	**22**	TBD	**2,223**	1,350	1,923

Source: Application. Note last column calculated by staff. Measurements above in square feet.

Average Area (in SF) of Market Rate Units by Type, including Rent Range:

SECOND AMENDED

Unit Type (bedrooms)	Total # of Mkt Rate Units	Avg. Unit Area	Proposed Rent Range
2	**51**	2,184	See below
3	**142**	2,564	See below

Source: Application. Average Unit Area calculated by staff with data from application and incorporates attached garage.

Sec. 150.2155 -Target Income Levels for Affordable Housing Units.

- **4/2/25: To Be Determined. The Applicant will need to provide this information.**

Final Plan:

8/6/25: Non-Compliant for Rental units and Compliant for For-Sale units.

The Applicant is proposing either all rental, all ownership, or a blend of inclusionary rental units and inclusionary for-sale units. There will still be 36 total inclusionary units provided, with 10 two-bedroom units and 26 three-bedroom units. However, the Applicant is requesting to not specify a number of rental vs. ownership at this time due to unknown market demands for either unit type. The Applicant is requesting flexibility to allow for the units to be sold or rented as the market allows. Staff met with the Applicant to agree on some sort of structure that would allow for this proposal to be approved with an unspecified number of rental vs. ownership units.

Thus, the Applicant agreed on the following proportion breakdown for of rental units:

- **At least one-third (33%) of all 2-bedroom and 3-bedroom rental units will be rented at 45% AMI.**
- **The remaining two-third (66%) of the rental 2-bedroom and 3-bedroom units will be rented at 60% AMI.**

Providing a majority of rental units at 60% AMI offers more affordability than what is required per code. The first unit to be rented will be rented at 45% AMI, and then the rest will follow the proposed proportion above.

The Applicant is requesting 60% AMI, which is not permitted by-right in the Inclusionary code. The Commission does not have the authority

to approve a different AMI request via a Departure from the code. This change is approved through a modification via the final Planned Development approval, which ultimately requires City Council approval and adoption. The submitted narrative identifies the 2025 rents to be charged for the rental units at 45% & 60% AMI (dependent on bedroom type). The rents will likely change when the units are ready to come online in 2026-27. The table below outlines the proposed breakdown.

8/6/25: Amended plan does not change plan for Rental AMI distributions.

Current: Second Amended plan does not change plan for Rental AMI distributions, as seen below:

Proposed Distribution of Units RENTAL by Income Tier w/Required Distribution by Unit Type				
	Income Tier (AMI)			
Unit Type (bed)	**45%**	**60%**	**100%**	**Distribution by Unit Type**
2	1/3 of 2BR Rental units	2/3 of 2BR Rental units	0	**TBD**
3	1/3 of 3BR Rental units	2/3 of 3BR Rental units	0	**TBD**
Distribution by Income	**TBD** (33%)	**TBD** (66%)	**0** (0%)	

7/2/25: With respect to the for-sale units, the Applicant is also proposing that the Commission consider and approve an unspecified number of for-sale units. However, the for-sale units will follow the Inclusionary Code requirement of for-sale units listed in Sec. 150.2155(A). No less than 50% of all for-sale units shall be sold to income-qualified households at 65% AMI and the remaining units shall be sold to households at 100% AMI.

This proposal does not require a modification from the code, since it meets the AMI target requirement.

The table below outlines the proposal that meets code, although the number of total for-sale 2-bedroom and 3-bedroom units remain unspecified at this time.

8/6/25: Amended plan does not change plan for For-Sale AMI distributions.

Current: Second Amended plan does not change plan for For-Sale AMI distributions, as seen below:

Proposed Distribution of Units FOR-SALE by Income Tier w/Required Distribution by Unit Type				
	Income Tier (AMI)			
Unit Type (bed)	**45%**	**65%**	**100%**	**Distribution by Unit Type**
2	None	1/2 of 2BR for-sale units	1/2 of 2BR for-sale units	**TBD**
3	None	1/2 of 3BR for-sale units	1/2 of 3BR for-sale units	**TBD**
Distribution by Income	**TBD** (0%)	**TBD** (50%)	**TBD** (50%)	

Sec. 150.2155(A) For-Sale Affordable Housing Units. *In covered development projects that contain for-sale units, at least one affordable housing unit and no less than 50 percent of the affordable housing units shall be sold to low-income households at a price, as determined pursuant to Section 150.2155(C) of this Code, that, on average, is affordable to a household with an annual income that is 65 percent of area median income. Any remaining affordable units shall be sold to moderate-income households at a price, as determined pursuant to Section 150.2155(C) of this Code, that, on average, is affordable to a household with an annual income that is 100 percent of area median income. The owner shall execute and record any documents required by Section 150.2140 of this Code to ensure compliance with this Section 150.2155(A).*

Sec. 150.2155(B) Rental of Affordable Housing Units. *In covered development projects that contain rental units: (i) no less than 33 percent of the affordable housing units shall be rented or leased to households with gross incomes from zero percent to 50 percent of the Chicago area median income at a price, as determined pursuant to Section 150.2155(O) of this Code, that, on average, is affordable to a household with an annual income that is 45 percent of area median income; (ii) no less than 33 percent of the affordable housing units shall be rented or leased to households with gross incomes between 51 percent and 80 percent of the Chicago area median income at a price, as determined pursuant to Section 150.2155(O) of this Code, that, on average, is affordable to a household with an annual income that is 65 percent of area median income; and (iii) no more than 33 percent of the affordable housing units shall be rented or leased to households with gross incomes between 81 percent and 120 percent of the Chicago area median income at a price, as determined pursuant to Section 150.2155(O) of this Code, that, on average, is affordable to a household with an annual income that is 100 percent of area median income.* ***If fewer than three affordable units will be provided, such units shall be rented or leased to low-income households at a price, as***

determined pursuant to Section 150.2155(O) of this Code that does not exceed what is affordable to a household with an annual income that is 65 percent of area median income.

Sec. 150.2165 - Marketing of the Affordable Housing Units.

4/2/25: To Be Determined. The Applicant must provide this information. This is required for final consideration.

Final Plan:

7/2/25: Compliant. The Applicant submitted a marketing plan that is compliant with the intent of this inclusionary code provision.

8/6/25: Amended plan does not change marketing plan.

Current: Second amended plan does not change marketing plan.

(A) Good Faith Marketing Required. *All sellers and lessors of affordable units are responsible for marketing the affordable units, and shall engage in good faith marketing efforts to inform members of the public who are qualified to purchase or rent affordable units of the availability of such units for sale or rent. Prior to the initiation of public marketing efforts to sell or lease an affordable housing unit, the seller or lessor thereof shall submit to the Director of Community Development a description of the marketing plan that the applicant proposes to utilize and implement to promote the sale or rental of the affordable units within the development to the appropriate income groups.*

(B) City Assistance with Marketing. *At the applicant's request, the City or its designee shall assist the applicant in marketing the affordable housing units to eligible households, for an additional charge to be determined by the City.*

Sec. 150.2170 - Period of Affordability.

4/2/25: Must Comply. The proposed units are required to be made affordable in perpetuity per Code.

Final Plan:

7/2/25: Compliant. The Applicant will keep the units affordable in perpetuity, per code.

8/6/25: Amended plan does not change units' status of affordability in perpetuity.

Current: Second amended plan does not change units' status of affordability in perpetuity.

(A) Sale of Affordable Housing Units. *In covered developments that contain for-sale units, affordable housing units shall be resold to low and moderate income households for so long as the units are used for residential purposes, in perpetuity or as long as permissible by law. The owner shall execute and record any documents required by Section 150.2140 of this Code to ensure compliance with this Section 150.2170(A).*

(B) Rental of Affordable Housing Units.

(1) In developments that contain rental units, affordable housing units shall be rented to low and moderate income households in accordance with Section 150.2160 of this Code for so long as the units are used for residential purposes, in perpetuity or as long as permissible by law. The owner shall execute and record any documents required by Section 150.2140 of this Code to ensure compliance with this Section 150.2170(B). In the event that the owner of a covered rental development sells the development, the new owner shall be required to continue to provide the affordable housing units in accordance with this Article XXI

Sec. 150.2175 - Affordability Controls.

The following section is provided for the Commission's reference regarding affordability controls. The applicant will comply with these requirements.

(A) For-Sale Affordable Housing Units.

(1) Housing Commission Purchases. The Housing Commission, or a not-for-profit agency designated by the Housing Commission, shall have the pre-emptive option and right, but not an obligation, to purchase each of the for-sale affordable housing units prior to any sale of any such unit. If the City, or the designated not-for-profit, exercises the option and purchases the affordable housing unit, the affordable housing unit shall be subject to such documents deemed necessary by the City, including, without limitation, restrictive covenants and other related instruments, to ensure the continued affordability of the affordable housing units in accordance with this Article. Such documentation shall include the provisions of this Code and shall provide, at a minimum, each of the following:

***(a)** The calculated maximum resale price is an upper limit, but shall not be construed as a guarantee that the unit will be resold at that price.*

***(b)** Market conditions, and characteristics of the affordable housing unit, may result in the sale of an affordable housing unit at a price lower than the calculated maximum resale price.*

(2) Private Party Purchases. In all other sales of for-sale affordable housing units, the parties to the transaction shall execute and record such documentation as required by Section 150.2140 of this Code to ensure the provision and continuous maintenance of the affordable housing units. Such documentation shall include the provisions of this Code and shall provide, at a minimum, each of the following:

***(a)** The affordable housing unit shall be sold to and occupied by an eligible household.*

***(b)** The affordable housing unit shall be conveyed subject to restrictions that shall permanently maintain the affordability of such affordable housing units for eligible households.*

(c) *Preference for the affordable housing units shall be given to eligible households pursuant to the priorities set forth in Section 150.2160 of this Code.*

(d) *The calculated maximum resale price is an upper limit, but shall not be constructed as a guarantee that the unit will be resold at that price.*

(e) *Market conditions, and characteristics of the affordable housing unit, may result in the sale of an affordable housing unit, may result in the sale of an affordable housing unit at a price lower than the calculated maximum resale price.*

(B) Subleasing Prohibited. *Subleasing of affordable units shall not be permitted without the express written consent of the Director.*

(B) Rental Affordable Housing Units. *For covered rental developments that contain affordable housing units, the owner of the development shall execute and record such documentation as required by Section 150.2104 of this Article to ensure the provision and continuous maintenance of the affordable housing units. Such documentation shall include the provisions of this Article and shall provide, at a minimum, each of the following:*

(1) The affordable housing units must be leased and occupied by eligible households.

(2) The affordable housing units must be leased at rent levels affordable to eligible households for so long as the units are used for residential purposes, in perpetuity or as long as permissible by law.

(3) Preference for the affordable housing units shall be given to eligible households pursuant to the priorities set forth in Section 150.2155 of this Code.

(4) The calculated maximum rental price is an upper limit, but shall not be construed as a guarantee that the unit will be rented at that price.

(5) Market conditions, and characteristics of the affordable housing unit, may result in the rental of an affordable housing unit at a price lower than the calculated maximum rental price.

(C) Subleasing Prohibited. *Subleasing of affordable units shall not be permitted without the express written consent of the Director.*

Required Findings of Fact

For ease of reference and consideration, all required findings are provided in this part of the report. The Commission must review and deliberate on these required findings as part of making its preliminary recommendation to the City Council. After deliberation, the Commission should direct staff to draft the Commission's recommendation in accordance with its findings as appropriate.

7/2/25: Final Plan:

The Commission must review and deliberate on these required findings as part of making its final recommendation to the City Council. After deliberation, the Commission should direct staff to draft the Commission's recommendation in accordance with its findings as appropriate. Staff has prepared draft Preliminary and Final Findings of Fact for the Housing Commission comment and edits, or approval.

8/6/25: Amended Plan: The Commission must review the findings based on the revised layout and unit reduction from the previously-approved Final Plan.

Current: The Commission must review the findings based on the revised layout and unit reduction from the previously-amended plan, plus the addition of a new departure for Sec. 150.2150(E)(1) – unit proportional distribution mix.

Provision of Affordable Housing Units per Sec. 150.2115.(A)(2)

This Section is applicable to this particular project as the applicant is proposing to provide 36 of the 37.2 required affordable units on site. The Applicant is providing $222,480 for the 1.2 fractional units.

Final Plan:

7/2/25: The applicant is proposing to make a payment in lieu of $185,400 for the one inclusionary unit not provided. They will also make a by-right payment of $37,080 for the 0.2 fractional unit. Total payment in lieu would be $222,480.

The Housing Commission finds this payment in-lieu amount acceptable for the one inclusionary unit not provided.

8/6/25: Amended Plan: The unit reduction and provided on-site inclusionary units yielded the exact same calculation of 1.2 inclusionary units not provided on-site' result as what was approved in the Final inclusionary plan; 36.2 units are required, 35 units are provided on-site. 0.2 units can be paid via a $37,080 payment-in-lieu by-right and the Commission must reconsider the Applicant's request of recommending approval of the $185,400 payment-in-lieu fee instead of providing the one remaining inclusionary unit on-site.

Current: Second Amended Plan: The unit reduction and provided on-site inclusionary units yielded the exact same calculation of 1.2 inclusionary units not provided on-site' result as what was approved in the Final inclusionary plan; 35.2 units are required, 34 units are provided on-site. 0.2 units can be paid via a $37,080 payment-in-lieu by-right and the Commission must reconsider the Applicant's request of recommending approval of the $185,400 payment-in-lieu fee instead of providing the one remaining inclusionary unit on-site.

(A)(2) Of the quantity of dwelling units identified pursuant to Section 150.2115(A)(1) of this Code, 20 percent must be designated as affordable housing units. ***If the 20 percent calculation performed pursuant to the Section 150.2115(A)(2) yields a fractional number, the applicant must either: (a) provide a full affordable housing unit; or (b) pay a fee-in-lieu for that fractional unit, in the corresponding fractional amount of the per unit payment amount established pursuant to Section 150.2125(B) of this Code.***

Regarding Overarching Inclusionary Housing Standards per Sec. 150.2135(B)(3). *The Housing Commission shall not recommend the approval of a preliminary or final Inclusionary Housing Plan, and the City Council shall not approve a preliminary or final Inclusionary Housing Plan, except upon making the following findings:*

(a) That the applicant has demonstrated that the proposed affordable housing units are designed to accommodate the needs of the target households;

7/2/25: The applicant proposes affordable units with similar finishes and amenities as the market rate units.

However, the applicant is requesting consideration from the Commission for an undefined distribution of rental vs. ownership units. There will still be 36 total Inclusionary units, but the approval structure for an undefined rental vs. ownership distribution will read as follows:

- **At least one-third (33%) of all 2-bedroom and 3-bedroom rental units will be rented at 45% AMI.**
- **The remaining two-third (66%) of the rental 2-bedroom and 3-bedroom units will be rented at 60% AMI.**
- **No less than 50% of all 2-bedroom and 3-bedroom for-sale units shall be sold to income-qualified households at 65% AMI and**
- **The remaining 2-bedroom and 3-bedroom for-sale units shall be sold to households at 100% AMI.**

Although this rental structure offers more affordability for the rental units, this proposed rental rate is not in accordance with the City's Pricing Schedule distributed among the required income tiers [4].

This different AMI request structure requires a modification approved as part of the Planned Development approval.

The Commission finds the proposed plan is acceptable and makes a recommendation of approval.

[4] 0% to 50% AMI, 51% - 80% AMI, and 81% to 120% AMI see Sec. 150.2155. - Target Income Levels for Affordable Housing Units.

8/6/25: Amended Plan: The undefined distribution of rental vs. ownership units will remain the same as what was presented and approved in the final inclusionary plan.

Current: Second Amended Plan: The undefined distribution of rental vs. ownership units will remain the same as what was presented and approved in the previously-amended final inclusionary plan.

(b) That the location, floor plan, fixtures and finishes, and amenities of each proposed affordable housing unit satisfy the applicable provisions of this Code and are suitable for the needs of the target households;

Sec. 150.2150(A) – Location of Inclusionary Units

7/2/25: The applicant's proposal exceeds minimum requirements for interior unit size and amenities and satisfies the applicable provisions of the Code. Market rate and affordable units will be built to the same specification and quality on the exterior and the interior will have similar appliances and finishes. The affordable units will have a two-car garage space, the same as the market rate units.

The layout was updated to disperse the units throughout the building. There are not inclusionary units in certain building types, meaning a departure from the code is still required. Yet, the Commission finds the proposed plan meets this standard.

8/6/25: Amended Plan: The site layout was altered and there are less buildings without inclusionary units and there are no buildings with two inclusionary units. This yields a better distribution of inclusionary units throughout the development. However, there are still some buildings without inclusionary units, meaning a departure from the code for the location of inclusionary units is still required. The Commission still finds the amended plan site layout acceptable.

Current: Second Amended Plan: The site layout was altered and the total building count was further reduced by 1. There is no single building with multiple inclusionary units, meaning the units are well dispersed throughout the development. However, there are still some buildings without inclusionary units, meaning a departure from the code for the location of inclusionary units is still required. The Commission still finds the amended plan site layout acceptable.

Sec. 150.2150(E)(1) – Bedroom Unit Proportional Mix

Current: Second Amended Plan: The amended bedroom proportional mix distribution yields a higher distribution between two- and three-bedroom units than what was previously approved in the final plan and first amended final plan. For that reason, the Commission must consider this departure

from the code. The increase in the number of affordable 2-bedroom units (11 to 12) and the decrease in the number of affordable 3-bedroom units (24 to 22) does not yield a distribution ratio that matches the market-rate unit ratio. However, a higher yield is subject to large swings such as this when the number of market-rate units is this large. Since no other development in Highland Park matches this scale and coupled with the large number of inclusionary units expected to come online from this proposal, the Commission finds the second amended bedroom unit proportional mix departure acceptable.

(c) That each affordable housing unit is designed to accommodate family living needs for common space and dining areas; and

7/2/25: The floor plans provided meet this standard as they depict adequate floor area, amenities and accommodations for expected household sizes. The plan proposes two-bedroom and three-bedroom units that are well over the minimum requirement size and has amenities that are suitable for a small and medium-sized families or households. This units will become extremely valuable commodities for the City's inclusionary housing portfolio.

The Commission finds the proposed plan meets this standard.

8/6/25: Amended Plan: The unit reduction in the amended plan is not altering the unit size, layout, or elements that would negatively impact the living needs to accommodate a family.

10/8/25: Current: No change in the second amended plan's unit layout that would negatively impact the living needs to accommodate a family.

(d) That the proposed affordable housing units, and the development as a whole, conform to the applicable standards and requirements of this Chapter.

7/2/25: The Commission recommends Final approval of the Inclusionary Housing Plan for 1700 Old Deerfield Road and that the Plan conforms to the standards, requirements and goals of Article 21.

A Departure from the code for the Location of units is required.

Recommendations from the Commission to City Council are required for the cash payment-in-lieu and the rental proportion breakdown offering 2/3 of all rental units at 60% AMI.

The Commission finds the proposed plan meets this standard.

8/6/25: Amended Plan: there are no additional departures from the code that are required by the unit total reduction. The 'Location' departure from the code is still required due to certain building types not having an inclusionary unit represented. The Commission must also still make a recommendation to

City Council regarding the cash payment-in-lieu request and the rental proportion breakdown offering 2/3 of all rental units at 60% AMI.

The Commission finds the amended plan acceptable.

Current: Second Amended Plan: There is one additional departures from the code that are required by the unit total reduction change in project scope.

The additional departure is the 'Unit Proportional Mix' (Sec. 150.2150(E)(1)) departure from the code is required due to the unit change yielding a higher distribution that doesn't reflect the proportional mix of market-rate two- and three-bedroom units.

The same departure from the previously-amended final plan is the 'Location' (Sec. 150.2150(A)) departure from the code is still required due to certain building types not having an inclusionary unit represented.

The Commission must also still make a recommendation to City Council regarding:

1. **The cash payment-in-lieu request of $185,400 to omit 1 of required 1.2 units, and**
2. **Allowing the rental proportion breakdown offering 1/3 of all rental units at 45% AMI and the remaining 2/3 of all rental units at 60% AMI when the code requires 1/3 at 45% AMI, 1/3 at 65% AMI, and remaining 1/3 at 100% AMI.**

The Commission finds the second amended plan acceptable and approves the above two departures for the location of units and unit proportional mix while making a recommendation of approval to City Council for the cash payment-in-lieu request and allowing a different rental AMI breakdown than what is permitted in code.

The Habitat Company LLC

1700 Old Deerfield Road, Highland Park, Illinois

Project Narrative

Introduction

The Habitat Company LLC (the "Developer") proposes the redevelopment of 1700 Old Deerfield Road in Highland Park, Illinois, the former Solo Cup property (the "Property"). The Property is currently vacant. The proposed development contemplates the construction of 227 rental and/or for-sale residential townhomes. In addition to redeveloping this vacant land, the proposed development would foster local economic development, reduce traffic congestion, improve roadway and pedestrian safety, conserve environmental resources, provide 34 affordable housing units and generate significant new tax revenue over the current taxes paid by the owner of the Property (less than ~$1,200 annually).

Project Overview

The proposed development consists of 227 units oriented around a driving court with 270 on-site parking spaces in addition to two-car garages attached to every unit, a clubhouse, fitness center, locker room, outdoor recreation areas and resort style pool. Additionally, the proposed development envisions significant improvements to Old Deerfield Road with a dedicated left turn lane from northbound Old Deerfield Road to Richfield Road, reducing traffic delays and improving roadway safety.

Ownership and Proposed Use

The Property is currently owned by Red Cup Land Company, LLC and will be purchased by Developer following the required zoning approval. The Developer will either sell or lease the units for residential use, depending on market conditions.

Objectives

The proposed development features 227 luxury residential units, which is substantially less than the proposed zoning would permit of 253 units in the RM-1 district which does not include any units from the R-7 district. In addition there will be a clubhouse with outdoor garden, a Tot Lot and Dog Run. There are 227 two-car garages attached to every unit (total 454 spaces), 207 additional driveway surface parking spaces at the west townhomes, street parking and parking lot spaces for a total of 715 total parking spaces. The 227 units will be constructed within 49 buildings spread around a series of driving lanes and courts primarily orienting units to within the community to give surrounding neighbors privacy. The design also incorporates generous setbacks and expansive landscape buffers, both new and existing. The proposed development will use best efforts to adhere to as many environmentally responsible design and construction guidelines as possible. The clustering, setbacks, and landscape buffers are intended to reduce the proposed development's visual impact on the neighborhood. The market will dictate whether the property is built in one phase or multiple phases.

There will be two vehicular access and exit points. One is proposed for the northeast corner of the Property along the Union Pacific Railroad at Old Deerfield Road (the "Access Road"). Currently this road is barricaded to public access off of Richfield Road but will be opened up for public ingress and egress

once the development is completed. A second access point is proposed near the current entrance on Old Deerfield Road.

Additionally, the Developer has retained a team of expert consultants who have performed preliminary studies related to the proposed use, including off-site traffic patterns and capacities, civil engineering, wet-lands, and existing tree conditions. Preliminary studies are enclosed in this application and final engineering will be submitted at a later date.

These consultants have identified deficiencies with local traffic ways and other public improvements and outlined certain public improvements that must be upgraded and modified, even without any development of the Property. The Developer is not seeking reimbursement for the cost of these improvements from the City of Highland Park nor through tax increment financing for the improvements on the Property.

Inclusionary Zoning Unit Amenities

Buildings are designed on the outside to look the same as the Market rate units using the same materials. Energy efficient windows with sound glass in units along the railroad.

Balconies will be provided on the backside of the units of the same size and materials as the Market Rate Units

Two Car Garages are provided of the same approximate size and height as the Market Rate units

Front Yards and entry sidewalks are the same size and landscape detail as the Market Rate units

The Affordable Units are much larger than the minimum required by the Highland Park code and are close in size to the market rate units

	Minimum	75% Market	Actual Affordable	Market Size
Two Bedroom Affordable	1,000 SF	1,638 SF	1,787 SF	1787 SF
Three Bedroom Affordable	1,350 SF	1,923 SF	1,826 SF	2,014-2,224 SF

Two Bedroom Units have 2.5 Bathrooms , Family Flex Room and entry closet on ground level, Living-Dining- Kitchen with private Workspace or Pantry on second level, Bedroom 1 and 2 with walk-in closet and in situ bath and Linen closet and side by side washer dryer on third level.

Three Bedroom Units have 2.5 Bathrooms, Family Flex Room and entry closet on ground level, Living-Dining-Kitchen with private workspace or walk-in pantry on second level, Bedroom 1 with walk-in closet and in-situ bath, Bedroom 2 and 3 have open front closets, shared Bathroom 3, and Linen Closet and side by side washer dryer on third level.

Kitchens have 21 cu ft refrigerators with ice maker in affordable units and 23 cu ft side by side refrigerators in market rate units. Electric or gas slide in ranges with over the stove microwaves with exhaust built in. Under counter dishwashers with multi function wash/dry cycles. Garbage Disposal and stainless steel sinks with pull down/out nozzles.

Kitchen countertops of Quartz, Bathroom/Powder Room Vanity countertops of Plastic Laminates, Compressed Resin or Quartz material.

Ground and Second and Third level room with wide plank vinyl composition flooring and painted wood base or 3/8" thick prefinished vinyl base.

Viny Composition or Wood Stairs with drywall sides or wood railing.

Bathrooms with ceramic tile or quartz tile on walls and floors and base.

Electric service, telephone service and cable service provided to each town home.

High Efficiency forced air furnace and air conditioning unit.

We worked closely with city staff to make sure the exteriors of the affordable units were unidentifiable to the market rate units and distributed throughout the site.

Market rate unit pricing is difficult to predict and will be determined by the market at delivery.

We are requesting the inclusionary units be either all for rent, all for sale or a blend of for sale and for rent provided that the proportions are shown below. The first inclusionary zoning unit will be 45% AMI and thereafter will be the following mix.

Inclusionary Unit Mix:

- For all rental units, 1/3 of units will be rented at 45% AMI and 2/3 of units rented at 60% AMI which requires modification.
    - Sec. 150.2155(B) of inclusionary code requires 1/3 at 45% AMI, 1/3 at 65% AMI, and 1/3 at 100% AMI
    - We are looking to provide more affordability in our rental inclusionary units by offering 2/3 units at an AMI lower than required by code
- For all for-sale units, ½ of units will be sold at 65% AMI and ½ units sold at 100% AMI (meets inclusionary code requirement in Sec. 150.2155(A))

The affordable unit rents are determined by the City's 2025 rental affordable unit pricing schedule seen here. Because the Inclusionary Ordinance requires 65% AMI instead of the proposed 60% AMI, Staff provided those calculations. All rental affordable unit pricing schedules are based on 2025 HUD Income Limits, seen here.

- Rental Units (assuming tenants pay own gas utility)
    - 2BR Units at 45% AMI – Average rent is $1,165
    - 2BR Units at 60% AMI – Average rent is $1,570
    - 3BR Units at 45% AMI – Average rent is $1,294.88
    - 3BR Units at 60% AMI – Average rent is $1,744.50
- For-Sale
    - 2BR Units at 65% AMI – Average sale price is $181,000
    - 2BR Units at 100% AMI is – Average sale price is $353,000

- 3BR Units at 65% AMI – Average sale price is $216,000
- 3BR Units at 100% AMI – Average sale price is $407,000



Color Palette A - Front Load Towns



Color Palette B - Rear Load Rows



Color Palette C - Front Load Towns



Color Palette A - Rear Load Rows



Color Palette B - Front Load Towns



Color Palette C - Rear Load Rows



	BUILDING LEGEND
1	Building Assembly Type
*2	2-BR Affordable Unit Entry
*3	3-BR Affordable Unit Entry

Site Plan - Building Key

HABITAT
Chicago, IL

Highland Park Townhomes
Highland Park, IL

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The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.) © 2025 BSB Design, Inc.

September 16, 2025 | 25-0030

Highland Park Townhomes — Habitat Company

Date	5-Sep-25
Phase	Schematic Design

Unit	Description	NRSF (sf)	Garage (sf)	GSF (sf)	Unit Count Total	Unit Count Percent	Total NRSF	Total GSF	Notes:
Townhome Units									
Plan A	2 Bed / 2.5 Bath	1,787	397	2,184	51	22.47%	91,137	111,384	Rear-Load Garage
Plan A2 - Affordable	2 Bed / 2.5 Bath	1,787	397	2,184	12	5.29%	21,444	26,208	Rear-Load Garage. 35% 2-BR for Affordable Units
Plan A3 - Affordable	3 Bed / 2.5 Bath	1,826	397	2,223	22	9.69%	40,172	48,906	Rear-Load Garage. 65% 3-BR for Affordable Units
Plan B - Interior/End	3 Bed / 3.5 Bath	2,014	438	2,452	92	40.53%	185,288	225,584	Rear-Load Garage
Plan C - Interior	3 Bed / 3.5 Bath	2,209	404	2,613	30	13.22%	66,270	78,390	Front-Load Garage
Plan C - End	3 Bed / 3.5 Bath	2,224	404	2,628	20	8.81%	44,480	52,560	Front-Load Garage
Total Townhome Units					**227**	**100.00%**	**448,791**	**543,032**	
Totals					**227**	**100.00%**	**448,791**	**543,032**	
							1977	2392	
							Mean NRSF	**Mean GSF**	

NRSF:	Measured to exterior face of stud at exterior and to centerline of demising wall; including all stair openings but **excluding garage.**
GSF:	Total buildable square footage including NRSF and garage.



North

0 40 80 160 320

HABITAT™

Proposed Construction Phasing
HIGHLAND PARK TOWNHOMES
Highland Park, IL

BSB DESIGN
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Date: September 16, 2025

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