

STATE OF ILLINOIS)
)
COUNTY OF LAKE)
)
VILLAGE OF LIBERTYVILLE)

**PETITION TO THE VILLAGE OF LIBERTYVILLE FOR
DEVELOPMENT APPROVAL**

THE UNDERSIGNED Petitioner, Pulte Home Company, LLC, a Michigan limited liability company (“**Petitioner**” or “**Pulte**”), as the contract purchaser of the property legally described on **Exhibit A** (“**Subject Property**”), respectfully petitions the Village of Libertyville (“**Village**”) to:

- (i) Approve a Final Plan for a Planned Development (“**Final Plan**”);
- (ii) Approve a Final Plat of Subdivision (“**Final Plat**”), which is attached hereto as

Exhibit B;

- (iii) Approve such other relief from the Libertyville, Illinois Municipal Code (“**Village Code**”) as may be deemed necessary and appropriate to develop the Subject Property consistent with the plans submitted herewith.

In support of this Petition, the Petitioner states to the Village of Libertyville as follows:

1. The Subject Property consists of approximately 42.11 acres of real property located north of Peterson Road/IL Route 137 and west of Milwaukee Avenue/ IL Route 21, and has a common address of 610 Peterson Rd, Libertyville, IL 60048.

2. SB Reserve Properties, Inc., and Illinois corporation (owner of Parcels 1, 2, 3, and 6 as legally described on Exhibit A) and SB Holdings, Ltd., an Illinois corporation (owner of Parcels 4 and 5 as legally described on Exhibit A) are the owners of the Subject Property and shall be collectively referred to as “**Owner**”.

3. The Petitioner, Pulte Home Company, LLC, whose address is 1900 E. Golf Road,

Suite 300, Schaumburg, IL 60173, is the contract purchaser of the Subject Property.

4. Parcels 1, 4, 5, and 6 of the Subject Property (“**Incorporated Parcels**”) are located within the R-1 Single-Family Residential District of the Village, in part within the C-3 General Commercial District of the Village, and in part within the IB Institutional Buildings District of the Village.

5. Parcels 2 and 3 of the Subject Property (“**Unincorporated Parcels**”) are located in the R-1 Single-Family Residential District of Lake County.

6. The Subject Property is currently improved with the approximately 174-bed Libertyville Manor Extended Care facility (“**Libertyville Manor**”).

7. Petitioner seeks to acquire the Subject Property to demolish Libertyville Manor and redevelop the Subject Property with sixty-four (64) single-family homes and seventy (70) age-restricted duplex units.

8. Petitioner, with the consent of the Owner, previously petitioned the Village for (i) annexation of the Unincorporated Parcels; (ii) approval of a preliminary plat of subdivision (“**Preliminary Plat**”); (iii) approval of a development concept plan for a planned development (“**Preliminary Plan**”); (iv) approval of a special use permit for a planned development; (v) approval of a special use permit to allow the use of the duplex units for senior citizen housing; (vi) approval of a rezoning of the Subject Property to R-7 Single-Family Attached Residential District; (vii) approval of an amendment to the Village’s Comprehensive Plan Future Land Use Map to Single Family Attached Residential land use; and (viii) approval of certain deviations from the Village Code.

9. In anticipation of its development, the Village adopted Ordinance No. 25-O-53 “An Ordinance Approving a Preliminary Plat of Subdivision, Development Concept Plan, and Special

Use Permit for a Planned Development” on August 26, 2025 (“**Preliminary Approval Ordinance**”).

10. Petitioner now seeks approval of the Final Plan and Final Plat in accordance with the Preliminary Approval Ordinance and pursuant to Section 26-16-13 and Section 22-74 of Village Code.

11. The proposed entitlement requests meet all Village and State requirements for the development of property and will facilitate the beneficial use of the Subject Property as stated below.

SUMMARY OF DEVELOPMENT

The Petitioner and builder is Pulte Home Company, LLC. Pulte is a multi-brand homebuilding company capable of serving homeowners during all phases of life. Pulte has been building homes in the Chicago area since the 1960s, bringing decades of construction and development experience to each project. Petitioner has found success building communities that offer quality housing options designed to serve the diverse needs of the local community. Petitioner looks forward to providing new housing options for Libertyville’s existing residents as well as those that would like to live in a well-respected municipality with excellent schools and park facilities.

Petitioner seeks Village approval of a mixed-use residential development consisting of sixty-four (64) single-family homes and seventy (70) age-restricted duplex units to be known as Greenway Chase (“**Greenway Chase**” or “**Development**”). The proposed Development will provide the Village with additional housing options, will help support retail uses along Peterson Road, and will complement the surrounding residential subdivisions, including the Forest Creek townhomes to the east and age-restricted townhomes in the Victoria Park subdivision to the west.

Greenway Chase has been strategically designed to prioritize large contiguous common open spaces. These common open spaces serve multiple purposes. To the north, the common open space minimizes the impact of the Development on natural features such as wetlands and wooded areas. To the east and west, common open spaces will provide a landscape buffer or transitional yard to minimize impact on surrounding development. To the south, the common open space will feature a rolling berm with new manicured landscaping that will both improve the character of the roadway frontage and serve as a buffer yard for the benefit of future residents. Within the development, common open space includes a newly dedicated park, a private amenity lawn for the age-restricted portion of the community, and a tree preservation zone.

There are five (5) wetland located on the Subject Property. These wetlands are primarily located along the northern perimeter of the Subject Property. The Development entirely avoids impact to jurisdictional U.S. Army Corps of Engineers' wetlands and minimizes impact to lower quality wetlands regulated by the Lake County Stormwater Management Commission (SMC). Two (2) stormwater basins are proposed within the northern section of the Subject Property, proximate to the preserved wetlands. The naturalized detention basins will both serve the stormwater needs of the Development and support the continued function of the wetlands. While the basins will be manmade, they are designed with wetland signatures and will be improved with native plantings, making them complimentary to the existing wetlands and open space to the north. Post development, the combination of the wetlands and associated native detention basins will improve drainage and water quality while creating new habitat for the benefit of the broader community.

The common open space provided by the Development will help to satisfy the recreational needs of future residents of the Development. The preserved wetlands and new native detention

basins will provide passive open space for the benefit of residents. Two (2) separate amenity/park spaces are intended to provide more active recreational space within the Development. Within the age-restricted portion of the Development, a 1.41-acre private amenity space is planned. This space will feature a pedestrian pathway, yoga lawn, and outdoor seating/bench area. A separate 1.13-acre public park area has also been planned near the west entrance of the Development. This park space is anticipated to be improved with playground equipment and will be ultimately dedicated to the Village for use by the public. While the park spaces are compact, they are strategically located and appropriately sized to provide recreational opportunities for Greenway Chase residents.

The aforementioned natural features and proposed common open space guides the ultimate layout and design of the proposed Development. Of the 134 homes in the Development, ninety-three percent (93%) back up to open space! The adjacent common open space will make individual lots feel larger than their dimensions would otherwise suggest. As depicted on the Subdivision Plat, the single-family homes have been strategically placed at the west end of the Development adjacent to the Victoria Park Subdivision to the west. The duplexes have been placed in transitional locations between the proposed single-family homes and adjacent retail uses and Forest Creek townhomes. While Greenway Chase is bound by ComEd property to the north, the ComEd property consists primarily of sprawling open space that can be reasonably anticipated to remain in its current condition. Beyond the ComEd property are the Donnelley Prairies and Oaks Preserve, Casey Trail and Greenway, and Timber Creek Park areas, which total over 300 acres. A Village easement has been provided for a potential future pathway connection from Greenway Chase to the existing pathway network in the park and open space areas to the north and northwest.

Landscape treatments will be utilized to enhance the visual appeal of the community,

including a mix of parkway trees, shade trees, and shrubs. The landscape design enhancements will include decorative plantings around the perimeter of the Development. Existing landscape buffers will be preserved where feasible and enhanced throughout the perimeter of the community to create the feel of a residential enclave and separate the single-family homes from the age-restricted duplexes. Extra care has been taken to provide additional landscape buffering between the Development and Peterson Road to the south. Within the community, Pulte plans foundation landscape plantings for all of the homes. A typical foundation planting plan is included within submittal materials, but is not intended to be a controlling PUD document. Pulte intends to depict the nature of the foundation or on-lot plantings that are proposed, but wants homeowners to have ultimate flexibility to modify plantings as may be appropriate.

The Subject Property is located in close proximity to key transportation corridors like US Route 45, Milwaukee Avenue, and I-94, and will be easily accessible via two access points off Peterson Road. Both access points will align with the subdivision entrances to the south of Peterson Road to address and avoid conflicting traffic movements and provide safe and convenient access to and from the Development. The curvilinear roadway internal to the Development will provide a more interesting streetscape and ensure homes are not all identically situated along street frontage. The streets will be dedicated to the Village and have been designed to circulate traffic efficiently and safely.

As part of the Greenway Chase development, sidewalks throughout will provide interconnectivity within the Development. The future residents will benefit from the development's proximity to shopping districts, recreational amenities, and employment centers. Within a 3-mile radius, there are a large variety of retail establishments, groceries, restaurants, entertainment opportunities, and recreational amenities. Nearby employment corridors offer

future residents the additional feature of conveniently located employment opportunities.

Pulte proposes two distinct housing lines – the “**Springs Series**” (single-family homes) and the “**Landings Series**” (age-restricted duplexes). Pulte strategically identified these homes as being appropriate for the Subject Property based on both demographic trends in the Community and the direction set forth in the Village’s 2030 Comprehensive Plan. According to Chicago Metropolitan Agency for Planning (“**CMAP**”) data, the Village had a net loss of population between 2000 and 2022, with the Village’s total population shrinking by about one percent. In that same timeframe, the Village’s population of 50+ year olds grew by 10%, and as of 2022, 58.8% of Village households were 1-2 persons. Despite the aging population and small household size of the Village, only 2.7% of the homes in the Village are duplexes. Further, the percentage of attached single-family homes in the Village’s housing stock shrank over the past 15 years. At the same time, houses have been getting larger, with the share of 3-, 4-, and 5-bedroom homes all increasing, with the largest growth percentage being for homes with 5 or more bedrooms. Given the statistical data, there is a need for new housing in the Village, specifically for smaller single-family homes and duplexes as proposed for Greenway Chase.

The Springs Series homes will consist of sixty-four (64) single-family detached homes located on the west half of the Development. The Landings Series will consist of seventy (70) age-restricted duplex units (35 buildings) located along the east half of the Development.

The Springs Series single-family detached homes will consist of 30’-wide homes on a standard 41’-wide and 4,500 square foot lot. The Springs Series will offer five (5) model options ranging in size from 1,678 to 2,567 square feet, 3 to 5 bedrooms, 2.5 to 4 baths, and feature a two-car garage. The smaller footprint of the Springs Series homes will help address a gap in the Village’s housing market. The architecture of the Springs Series can be characterized as modern

American and will be based on traditional styling that includes farmhouse, low country, heritage, and craftsman designs. While not new to Pulte, the Springs Series was only recently introduced to the Chicago region (being first approved for Naperville’s “Polo Club” subdivision) to promote lower cost options targeted at the young professional demographic. The smaller 41’ lots of the Springs Series reduce development costs by requiring less road, less watermain, less sewer, and less overall infrastructure per lot. This reduction in infrastructure also translates to reduction in long-term maintenance expenses for public improvements.

As a national leader in new home construction, Pulte has first-hand knowledge of the changing dynamics in the residential real estate market. Trends toward a more “experiential” lifestyle have affected buying patterns, particularly for younger homebuyers. Younger homebuyers are likely to avoid the maintenance and repair associated with older homes. Younger homebuyers generally prioritize amenitized common open space over large private yards. Young families tend to lead much busier lives and prioritize spending time and money on “experiential” activities rather than possessions – like a large private yard. These trends have been reflected in Pulte’s residential subdivisions, particularly over the last decade, which emphasize common amenities over private yards. This shift from private space to community space lessens residents’ maintenance obligations without sacrificing amenities. With less time and money spent on yard maintenance, Pulte has seen an increase in purchaser demand for housing that features more options associated with the livability of the home, including sunrooms, smart home upgrades, upgraded flooring, gourmet kitchens, and upgraded bathroom options.

In addition to the single-family detached homes in the Springs Series, Pulte also proposes its age-restricted Landings Series duplex homes to satisfy demand in the community for age-restricted housing. In the age-restricted residential market, homebuyers are interested in smaller

lots, which in turn reduce homeowners' association fees for maintenance and upkeep. Age-restricted communities have gained in residential market share as our population ages. Given the trend of demographics in Libertyville, there is a need to add housing product that is specifically targeted to the aging population.

The Landings Series duplexes will vary in size from 1,577 square feet to 2,697 square feet, 2 to 4 bedrooms, and 2 to 4 baths, and will feature a two-car garage. The architecture of the duplex homes will be consistent with market trends for age-restricted communities, with low maintenance exteriors and quality materials that will withstand the test of time. These age-restricted homes will be developed in accordance with the Fair Housing Amendments Act of 1988, as amended from time-to-time (“**FHAA**”), including, but not limited to, the provisions of the “Housing for Older Persons Act of 1995” (“**HOPA**”).

As previously mentioned, the duplexes will include a separate, private outdoor amenity space consisting of approximately 1.41 acres that will feature a yoga lawn, pedestrian pathway, and seating area with benches; affording an outdoor recreational opportunity for the residents within the age-restricted community. A homeowners' association with two separate committees and budgets will be established for Greenway Chase, with each committee being responsible for either the single-family or age-restricted pod within the community. The HOA will perform maintenance on the amenity spaces, open areas, and green space areas of the Greenway Chase neighborhood. Snow removal, lawn mowing, landscape maintenance, and exterior maintenance will be provided for the age-restricted duplexes.

The proposed mixed-use residential community will be an appropriate transitional use along a principal arterial roadway corridor like Peterson Road. While the area further east along Peterson Road towards Milwaukee Avenue is generally retail/commercial, the area surrounding

Greenway Chase hosts a variety of residential housing developments. Greenway Chase will complement these subdivisions, which include the Forest Creek townhomes to the east and age-restricted townhomes in the Victoria Park subdivision to the west. In addition, the proposed homes will help support the existing retail and commercial uses to the east, which are easily accessible via Peterson Road. Given the proposed Development's location and accessibility to nearby commercial uses and local parks, the Subject Property presents an excellent housing opportunity that is suitable for a variety of homebuyers, including some of the fastest growing housing segments of our population – young professionals and the 55+ demographic.

APPROVAL OF A FINAL PLAN FOR A PLANNED DEVELOPMENT

Petitioner seeks approval of a Final Plan to permit construction of sixty-four (64) single-family homes and seventy (70) age-restricted duplex units on the Subject Property. As the proposed Final Plan substantially conforms with the approved Preliminary Plan pursuant to Section 26-16-13.4(e) of Village Code, Petitioner requests the Final Plan be approved.

APPROVAL OF A FINAL PLAT OF SUBDIVISION

Petitioner seeks approval of the Final Plat to subdivide the Property to allow the construction of sixty-four (64) single-family homes and seventy (70) age-restricted duplex units on the Subject Property. As the proposed Final Plat is compliant with Village Code and complies with the Preliminary Plat pursuant to Section 22-74 of Village Code, Petitioner requests the Final Plat be approved.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner, Pulte Home Company, LLC, respectfully petitions the Village of Libertyville to:

- (i) Approve a Final Plan;
- (ii) Approve a Final Plat;

(iii) Approve such other relief from Village Code as may be deemed necessary and appropriate to develop the Subject Property consistent with the plans submitted herewith.

RESPECTFULLY SUBMITTED this 7th day of October, 2025.

PETITIONER:
PULTE HOME COMPANY, LLC,
a Michigan limited liability company



Rosariova & Whitaker, Ltd.
Attorneys for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION – SUBJECT PROPERTY

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF AND 6.82 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, 2229.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1410.30 FEET; THENCE EAST 2230.38 FEET TO A POINT WHICH IS 6.82 CHAINS WEST FROM THE EAST LINE OF SAID NORTHEAST QUARTER AND 1405.2 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE FOLLOWING: (A) THE EAST 1920.68 FEET THEREOF; (B) THAT PART THEREOF, IF ANY, FALLING IN BROOKHILL PARK, A SUBDIVISION OF PARTS OF SECTIONS 8 AND 9, TOWNSHIP AND RANGE AFORESAID, RECORDED APRIL 24, 1925, AS DOCUMENT 256105, IN BOOK "M" OF PLATS, PAGE 100; AND ALSO (C) EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANTY DEED DATED SEPTEMBER 25, 1967, TO THE STATE OF ILLINOIS FOR THE USE OF DEPARTMENT OF PUBLIC WORKS AND BUILDINGS DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 309.00 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 74.81 FEET; THENCE WESTERLY TOWARD A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING 75.00 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, 217.17 FEET TO A POINT OF CURVE TOWARD THE SOUTH; THENCE ON SAID CURVE TO THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET, 91.83 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, THIS POINT BEING 74.76 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, 74.76 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS,

PARCEL 2:

THE EAST 462.0 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1079.60 FEET THEREOF), ALL IN, LAKE COUNTY, ILLINOIS. AND THE WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE

NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTH EAST CORNER OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID WEST 420:5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 898.19 FEET; THENCE WESTERLY ALONG A LINE TO THE WEST LINE OF THE SAID EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SECTION 8 TO A POINT WHICH IS 896.80 FEET NORTHERLY OF THE SOUTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 8 (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET); THENCE SOUTHERLY ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 896.80 FEET TO THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 420.5 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION), IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4 WHICH IS 1755 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1755 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 453.98 FEET TO THE WEST LINE OF THE EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 882.50 FEET, A DISTANCE OF 512.66 FEET TO THE NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4, 454.51 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, A DISTANCE OF 513.26 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 432 FEET OF THE EAST 462 FEET OF THE SOUTH 701 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 SAID POINT BEING 74.76 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID NORTHWEST 1/4, 74.76 FEET TO THE SOUTHEAST

CORNER THEREOF; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHWEST 1/4, 462.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 66.61 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH. THE RADIUS OF WHICH IS 17,263.74 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 420.5 FEET OF THE EAST 882.5 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 1755 FEET THEREOF, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL, 66.61 FEET NORTHERLY FROM THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE, 66.61 FEET TO THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH WEST 1/4, 420.50 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTH WEST 1/4, 47.99 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO THE POINT OF BEGINNING) IN LAKE COUNTY, ILLINOIS.

PARCEL 6:

THE EAST 462.0 FEET OF THE SOUTH 1079.6 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 432.0 FEET OF THE SOUTH 701.0 FEET THEREOF AND ALSO EXCEPTING ANY PART THEREOF FALLING WITHIN THE RIGHT OF WAY OF FEDERAL AID ROUTE 22 (ILLINOIS ROUTE 137)), IN LAKE COUNTY, ILLINOIS.

EXHIBIT B
FINAL PLAT

Tax PINs:
 11-08-100-012
 11-08-100-014
 11-08-100-035
 11-08-100-036
 11-08-200-001

Plat Prepared For:
 Pulte Group
 1900 East Golf Road, Suite 300
 Schaumburg, IL 60173

Site Address:
 540-610 Peterson Rd.
 Libertyville, IL 60048

**FINAL PLAT OF SUBDIVISION
 GREENWAY CHASE**
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
 THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	100.75'	29.63'	N08°18'22"W	29.52'
C2	100.75'	11.81'	N20°05'14"W	11.80'
C3	250.00'	103.21'	N11°39'41"W	102.48'
C4	199.91'	137.60'	N19°38'04"E	134.90'
C5	180.00'	123.90'	S70°21'54"E	121.47'
C6	150.00'	120.27'	S51°49'05"W	117.07'
C7	150.00'	75.75'	S14°22'57"W	74.94'
C8	175.00'	119.54'	S19°47'07"W	117.23'
C9	100.00'	88.39'	S64°40'38"W	85.54'
C10	270.00'	141.61'	S76°08'14"E	139.99'
C11	270.00'	123.00'	N76°38'24"E	121.94'
C12	270.00'	293.01'	N32°30'01"E	278.84'
C13	284.95'	36.95'	N03°51'43"W	36.93'
C14	303.29'	79.72'	N14°31'33"W	79.49'
C15	434.50'	151.62'	N32°08'08"W	150.85'
C16	100.00'	45.14'	N12°42'58"W	44.76'
C17	135.75'	8.84'	N01°43'55"W	8.84'
C18	180.00'	12.87'	N72°44'18"E	12.87'
C19	180.00'	41.85'	N64°01'46"E	41.75'
C20	180.00'	59.44'	N47°54'33"E	59.17'
C21	300.00'	32.53'	S64°13'06"E	32.51'
C22	300.00'	75.89'	S74°34'16"E	75.69'
C23	300.00'	48.93'	S86°29'24"E	48.87'
C24	299.98'	22.21'	N87°34'07"E	22.21'
C25	299.17'	84.01'	N77°24'30"E	83.73'
C26	70.00'	31.60'	N12°42'58"W	31.33'
C27	130.00'	16.46'	N03°24'43"W	16.45'
C28	130.00'	42.22'	N16°20'38"W	42.04'
C29	300.00'	85.06'	N49°47'58"E	84.78'
C30	300.00'	79.28'	N34°06'20"E	79.05'
C31	300.00'	78.46'	N19°02'31"E	78.24'
C32	298.89'	53.86'	N06°23'47"E	53.79'
C33	332.78'	49.20'	N04°29'27"W	49.16'
C34	345.88'	79.14'	N15°15'21"W	78.97'
C35	464.50'	80.93'	N27°07'37"W	80.83'

NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C36	464.51'	80.44'	N37°04'06"W	80.34'
C37	65.00'	65.28'	N71°45'16"W	62.57'
C38	65.00'	61.13'	S52°32'08"W	58.90'
C39	65.00'	13.22'	S19°46'10"W	13.20'
C40	65.00'	60.75'	S12°49'50"E	58.56'
C41	65.00'	75.44'	S72°51'15"E	71.28'
C42	65.00'	35.50'	N58°15'00"E	35.06'
C43	397.31'	12.53'	N41°09'54"W	12.53'
C44	404.50'	128.15'	N31°13'04"W	127.62'
C45	273.29'	37.55'	N18°06'53"W	37.52'
C46	131.29'	52.41'	S78°30'24"W	52.06'
C47	130.00'	62.53'	S53°08'06"W	61.93'
C48	210.00'	34.65'	N55°22'22"W	34.61'
C49	210.00'	38.48'	N66°43'26"W	38.43'
C50	210.00'	39.17'	N81°20'56"W	39.11'
C51	210.00'	12.43'	N88°23'17"W	12.43'
C52	60.00'	26.23'	S77°23'31"W	26.02'
C53	60.00'	30.07'	S50°30'47"W	29.75'
C54	60.00'	30.07'	S21°48'11"W	29.75'
C55	60.00'	30.07'	S06°54'25"E	29.75'
C56	60.00'	41.98'	S41°18'26"E	41.13'
C57	60.00'	124.34'	N59°16'54"E	103.25'
C58	150.00'	80.27'	N74°45'14"W	79.31'
C59	196.73'	30.14'	N53°59'27"W	30.11'
C60	229.91'	20.20'	S36°50'10"W	20.20'
C61	229.91'	37.70'	S29°37'14"W	37.66'
C62	229.91'	37.70'	S20°13'28"W	37.66'
C63	229.91'	37.70'	S10°49'41"W	37.66'
C64	229.91'	24.86'	S03°01'58"W	24.84'
C65	279.94'	33.42'	S03°15'06"E	33.40'
C66	279.94'	37.74'	S10°31'59"E	37.71'
C67	100.00'	31.30'	N08°47'53"W	31.17'
C68	180.00'	60.69'	N09°36'05"E	60.41'
C69	240.00'	84.06'	S71°08'47"E	83.63'
C70	240.00'	41.81'	S86°10'17"E	41.76'

NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C71	254.95'	6.83'	N00°56'06"W	6.83'
C72	70.00'	61.88'	S64°40'38"W	59.88'
C73	145.41'	96.75'	S20°14'56"W	94.98'
C74	210.00'	7.00'	S75°03'06"E	6.99'
C75	240.00'	30.36'	S76°00'00"W	30.34'
C76	240.00'	142.38'	N55°22'52"E	140.30'
C77	240.00'	154.58'	S19°56'06"W	151.92'
C78	240.00'	42.18'	N84°39'28"E	42.12'
C79	120.00'	104.24'	N49°54'02"E	101.00'
C80	120.00'	52.64'	N12°26'50"E	52.22'
C81	205.00'	21.43'	N03°12'41"E	21.42'
C82	205.00'	46.45'	N12°41'55"E	46.36'
C83	205.00'	72.15'	N29°16'21"E	71.77'
C84	169.91'	3.63'	S00°30'05"W	3.63'
C85	169.91'	113.40'	S20°14'00"W	111.31'
C87	220.06'	61.79'	S07°52'53"E	61.59'
C88	220.06'	15.02'	S17°52'50"E	15.02'
C89	220.06'	76.81'	S09°50'12"E	76.42'
C90	120.00'	156.88'	N37°20'01"E	145.95'
C91	205.00'	140.03'	S19°47'07"W	137.33'
C92	169.91'	117.03'	S19°37'18"W	114.73'

NO.	BEARING	LENGTH
L1	S61°06'44"E	63.97'
L2	N88°50'17"E	48.71'
L3	N89°40'35"E	52.78'
L4	N74°47'13"E	28.14'
L6	S61°06'44"E	36.47'
L7	S89°49'18"E	7.91'
L8	N88°50'17"E	37.24'
L9	N88°50'17"E	11.25'
L10	N89°40'35"E	52.56'
L11	S89°49'18"E	9.67'
L12	N40°28'24"W	27.61'
L13	N80°56'26"W	40.67'
L14	S71°16'59"W	55.42'
L15	S33°43'16"W	55.91'
L16	S06°55'23"W	44.79'
L17	S33°18'16"E	44.79'
L18	S44°58'21"E	33.09'
L19	S73°57'04"E	33.85'
L20	S42°59'38"E	39.49'
L21	S26°04'16"E	46.46'
L22	N50°38'08"W	6.45'
L23	N52°37'33"W	33.86'
L24	N57°58'42"W	27.29'
L25	N63°17'52"W	32.10'

NO.	BEARING	LENGTH
L26	N69°02'52"W	32.10'
L27	N78°29'15"W	27.80'
L28	N84°11'50"W	35.96'
L29	N85°06'47"W	41.09'
L30	N84°35'59"W	41.11'
L31	N84°35'59"W	41.11'
L32	N84°35'59"W	41.10'
L33	S85°03'05"W	43.51'
L34	S71°43'26"W	43.51'
L35	S57°27'00"W	48.36'
L36	S43°05'42"W	44.10'
L37	S29°04'21"W	46.23'
L38	S14°43'03"W	46.23'
L39	S02°03'26"W	36.16'
L40	S09°24'30"E	36.16'
L41	S21°40'27"E	44.07'
L42	N89°54'57"E	3.84'
L43	N89°54'57"E	28.42'
L44	N89°54'57"E	18.84'
L45	S89°47'29"E	18.72'
L46	S89°47'29"E	37.18'
L47	S70°37'01"E	13.14'
L48	N50°38'44"W	14.55'
L49	N14°52'55"W	40.79'
L51	S61°06'44"E	36.51'
L52	N88°50'17"E	44.39'
L53	N88°50'17"E	4.53'
L54	S89°40'35"W	53.00'
L56	S42°58'09"E	15.00'

LOT NO.	ACRES	SQ. FT.
1	0.163	7,087
2	0.104	4,510
3	0.104	4,513
4	0.107	4,656
5	0.289	12,569
6	0.248	10,793
7	0.249	10,866
8	0.304	13,262
9	0.303	13,186
10	0.270	11,773
11	0.274	11,947
12	0.266	11,592
13	0.247	10,765
14	0.247	10,750
15	0.262	11,429
16	0.269	11,716
17	0.263	11,466
18	0.265	11,534
19	0.247	10,750
20	0.247	10,749

LOT NO.	ACRES	SQ. FT.
21	0.245	10,666
22	0.372	16,211
23	0.350	15,250
24	0.342	14,883
25	0.295	12,849
26	0.385	16,768
27	0.255	11,112
28	0.378	16,465
29	0.135	5,895
30	0.104	4,510
31	0.104	4,510
32	0.104	4,510
33	0.104	4,510
34	0.104	4,510
35	0.104	4,510
36	0.104	4,510
37	0.104	4,510
38	0.104	4,510
39	0.104	4,510
40	0.124	5,409

LOT NO.	ACRES	SQ. FT.
41	0.129	5,600
42	0.136	5,909
43	0.137	5,976
44	0.105	4,571
45	0.108	4,723
46	0.112	4,885
47	0.116	5,044
48	0.167	7,257
49	0.174	7,583
50	0.174	7,583
51	0.146	6,365
52	0.158	6,901
53	0.120	5,247
54	0.187	8,130
55	0.120	5,246
56	0.104	4,509
57	0.104	4,510
58	0.104	4,510
59	0.104	4,510
60	0.129	5,607

LOT NO.	ACRES	SQ. FT.
61	0.118	5,156
62	0.124	5,382
63	0.137	5,976
64	0.126	5,500
65	0.114	4,949
66	0.104	4,510
67	0.104	4,510
68	0.104	4,510
69	0.104	4,510
70	0.104	4,510
71	0.104	4,510
72	0.112	4,899
73	0.123	5,371
74	0.112	4,859
75	0.113	4,912
76	0.107	4,658
77	0.321	14,003
78	0.281	12,223
79	0.262	11,401
80	0.314	13,661

LOT NO.	ACRES	SQ. FT.
81	0.335	14,585
82	0.249	10,864
83	0.274	11,925
84	0.247	10,747
85	0.246	10,732
86	0.248	10,823
87	0.310	13,515
88	0.129	5,630
89	0.104	4,515
90	0.104	4,524
91	0.104	4,540
92	0.138	6,033
93	0.121	5,267
94	0.104	4,521
95	0.104	4,530
96	0.104	4,539
97	0.104	4,547
98	0.105	4,556
99	0.147	6,384
100	0.147	6,384
OUTLOT A	14.336	624,031
OUTLOT B	1.008	43,910
OUTLOT C	1.141	49,687
OUTLOT D	1.401	61,022
OUTLOT E	0.144	6,280
OUTLOT F	0.011	500
ROADWAY	6.556	285,569

AREA SUMMARY

PARCEL 1: 413,510 SQ.FT. 9.493 AC.
 PARCEL 2: 368,588 SQ.FT. 8.461 AC.
 PARCEL 3: 233,588 SQ.FT. 5.362 AC.
 PARCEL 4: 271,940 SQ.FT. 6.243 AC.
 PARCEL 5: 352,772 SQ.FT. 8.099 AC.
 PARCEL 6: 193,703 SQ.FT. 4.447 AC.

TOTAL AREA: 1,834,101 SQ.FT. 42.105 AC.



BASIS OF BEARINGS
 North American Datum of 1983 (2011)
 Illinois State Plane East Zone (1201)

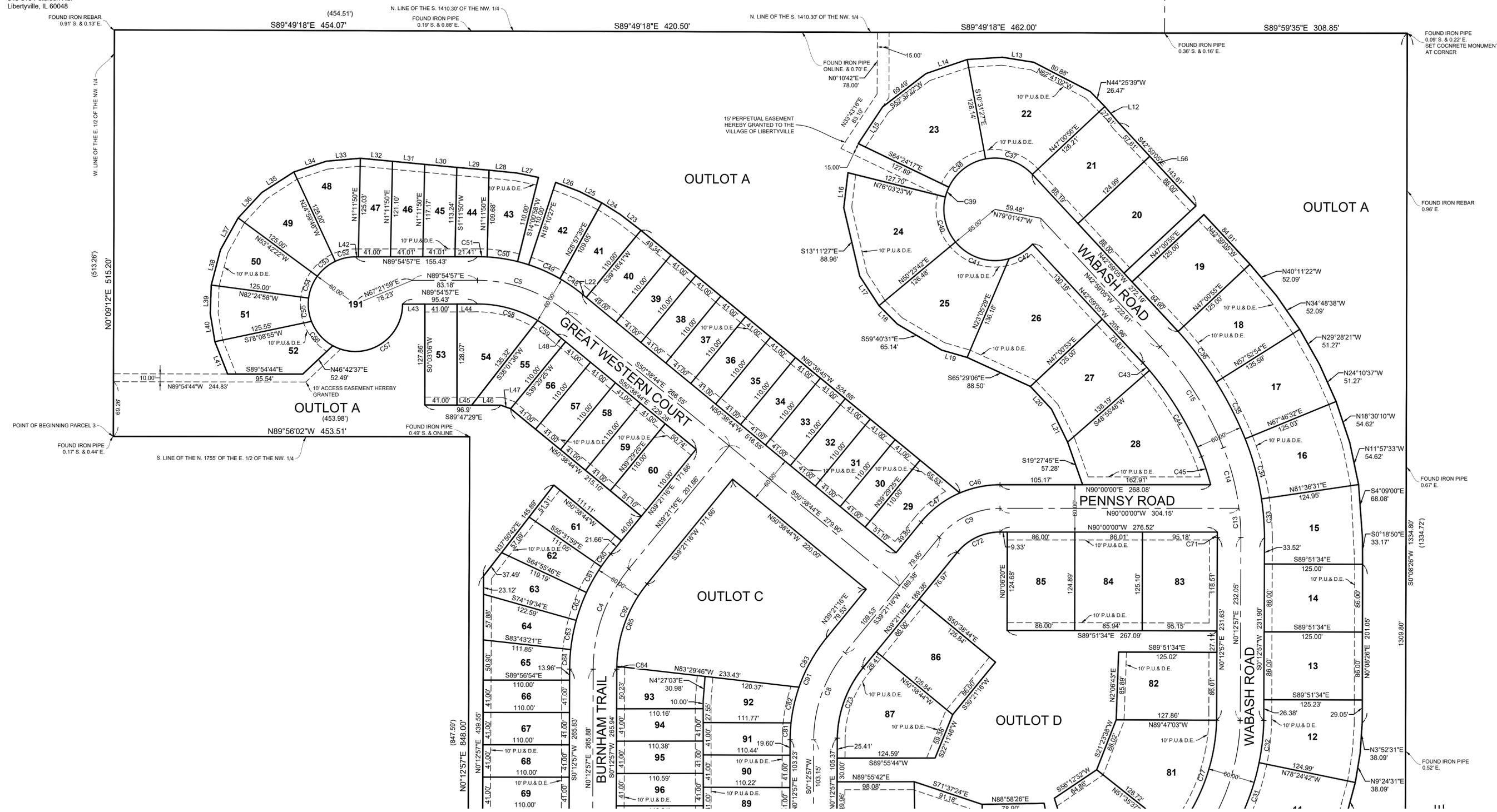


**FINAL PLAT OF SUBDIVISION
GREENWAY CHASE**
THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Group
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

4201 Winfield Road
Warrenville, Illinois 60555
DESIGN FIRM # 184002012-0006
Tel. No. (630) 487-5550
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	09/26/25	168247001	3 OF 5

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DWS:NAME:KCHS; DES:168247001; PUTE:LIBERTYVILLE_IL\DESIGN\CAD\SURVEY\DESIGN\FINAL\PLAT_168247001.DWG; PLOTTED BY: JESSAM, ANURBI; 10/20/2025 8:48 PM; LAST SAVED: 10/20/2025 1:08 PM

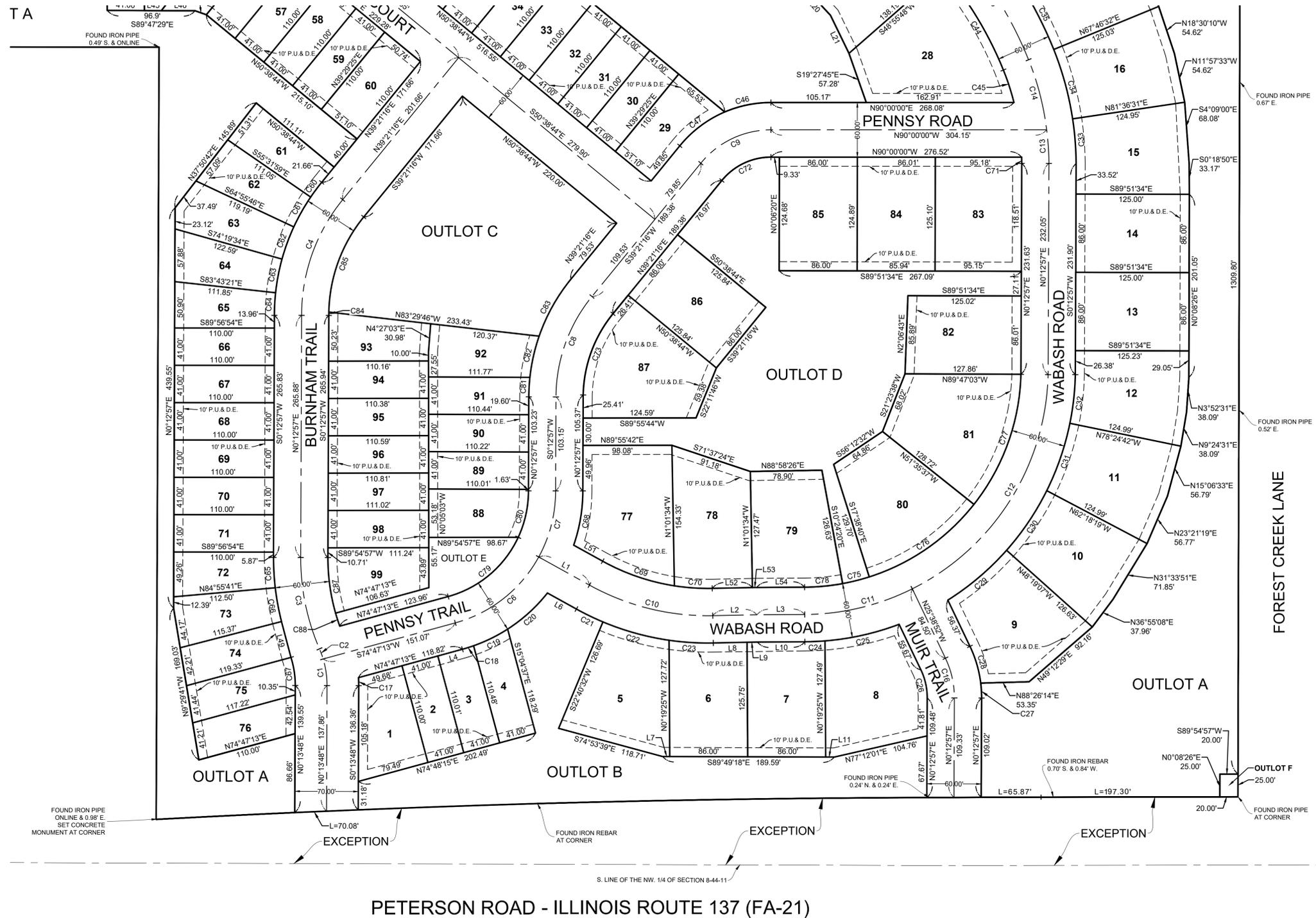
Tax PINs:
 11-08-100-012
 11-08-100-014
 11-08-100-035
 11-08-100-036
 11-08-200-001

Plat Prepared For:
 Pulte Group
 1900 East Golf Road, Suite 300
 Schaumburg, IL 60173

Site Address:
 540-610 Peterson Rd.
 Libertyville, IL 60048

FINAL PLAT OF SUBDIVISION GREENWAY CHASE

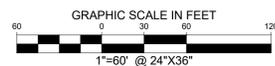
THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
 THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.



PETERSON ROAD - ILLINOIS ROUTE 137 (FA-21)



BASIS OF BEARINGS
 North American Datum of 1983 (2011)
 Illinois State Plane East Zone (1201)



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

4201 Winfield Road
 Warrenville, Illinois 60555
 Tel. No. (630) 487-5550
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	09/26/25	168247001	4 OF 5

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Group
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048

OWNER'S CONSENT
STATE OF _____
JSS
COUNTY OF _____

THE UNDERSIGNED, _____, HEREBY CERTIFIES THAT HE/SHE/THEY/IT IS THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN. THIS IS TO ALSO CERTIFY THAT _____

AS OWNER OF THE PROPERTY DESCRIBED AS _____ AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE:

Table with 3 columns: LOT NUMBER(S), SCHOOL DISTRICT, and details for 70 (LIBERTYVILLE), 128 (LIBERTYVILLE), and C03532 (LAKE CO. COMM. COLL.)

DATED THIS ____ DAY OF _____, A.D., 20__.

BY: _____

BY: _____

NOTARY PUBLIC

STATE OF _____
JSS
COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

FORESAID, DO HEREBY CERTIFY THAT _____ AND _____

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

COMMONWEALTH EDISON AND SBC EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY AND SBC ILLINOIS, A.K.A. AMERITECH ILLINOIS, A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKINGS" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

FINAL PLAT OF SUBDIVISION GREENWAY CHASE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

VILLAGE ENGINEER/PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS
JSS
COUNTY OF LAKE)

I, _____, VILLAGE PLAT OFFICER/ENGINEER OF THE VILLAGE OF LIBERTYVILLE, DO HEREBY CERTIFY THAT ALL PROVISIONS PERTAINING TO THE LIBERTYVILLE SUBDIVISION ORDINANCE, INSOFAR AS THEY PERTAIN TO THE ACCOMPANYING PLAT, HAVE BEEN SATISFACTORILY COMPLIED WITH.

ATTESTED TO THIS ____ DAY OF _____, AD 20__.

VILLAGE PLAT OFFICER/ENGINEER VILLAGE OF LIBERTYVILLE

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS
JSS
COUNTY OF LAKE)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS AT A MEETING, HELD THIS ____ DAY OF _____, AD 20__.

VILLAGE PRESIDENT

PRINTED NAME

VILLAGE CLERK

PRINTED NAME

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS
JSS
COUNTY OF LAKE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS AT A MEETING, HELD THIS ____ DAY OF _____, AD 20__.

CHAIRMAN

PRINTED NAME

SECRETARY

PRINTED NAME

PERPETUAL EASEMENT

A PERPETUAL EASEMENT APPURTENANT IS HEREBY GRANTED TO THE VILLAGE OF LIBERTYVILLE, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED AS PUBLIC UTILITY AND/OR DRAINAGE EASEMENT (P.U. & D.E.) ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING WATER MAINS, SANITARY SEWER LINES, FORCE MAIN LINES, STORM SEWER LINES, PIPES, STREET LIGHT POWER CABLES, DITCHES, SWALES, STORM WATER DETENTION FACILITIES, AND ANY OTHER VILLAGE UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTING EQUIPMENT AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER MANAGEMENT, STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS TO AND EGRESS FROM ALL OF THE LOTS IN THE SUBDIVISION FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES, WHATSOEVER, IN NO EVENT SHALL ANY PERMANENT BUILDING BE PLACED UPON THE SAID EASEMENT AREAS, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED.

NORTHERN ILLINOIS GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (NI-GAS) TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NI-GAS' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI-GAS, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS.

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF AND 6.82 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, 2229.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1410.30 FEET; THENCE EAST 2230.38 FEET TO A POINT WHICH IS 6.82 CHAINS WEST FROM THE EAST LINE OF SAID NORTHEAST QUARTER AND 1405.2 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE FOLLOWING: (A) THE EAST 1920.68 FEET THEREOF; (B) THAT PART THEREOF, IF ANY, FALLING IN BROOKHILL PARK, A SUBDIVISION OF PARTS OF SECTIONS 8 AND 9, TOWNSHIP AND RANGE AFORESAID, RECORDED APRIL 24, 1925, AS DOCUMENT 256105, IN BOOK "M" OF PLATS, PAGE 100; AND ALSO (C) EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANT DEED DATED SEPTEMBER 25, 1967, TO THE STATE OF ILLINOIS FOR THE USE OF DEPARTMENT OF PUBLIC WORKS AND BUILDINGS DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 309.00 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 74.81 FEET; THENCE WESTERLY TOWARD A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING 75.00 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, 217.17 FEET TO A POINT OF CURVE TOWARD THE SOUTH; THENCE ON SAID CURVE TO THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET, 91.83 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, THIS POINT BEING 74.76 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, 74.76 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 462.0 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1079.60 FEET THEREOF), ALL IN LAKE COUNTY, ILLINOIS, AND THE WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTH EAST CORNER OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 898.19 FEET; THENCE WESTERLY ALONG A LINE TO THE WEST LINE OF THE SAID EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SECTION 8 TO A POINT WHICH IS 896.80 FEET NORTHERLY OF THE SOUTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 8 (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET); THENCE SOUTHERLY ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 896.80 FEET TO THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 420.5 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION), IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4 WHICH IS 1755 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1755 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 453.98 FEET TO THE WEST LINE OF THE EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 882.50 FEET, A DISTANCE OF 512.66 FEET TO THE NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4, 454.51 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, A DISTANCE OF 513.26 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 432 FEET OF THE EAST 462 FEET OF THE SOUTH 701 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 SAID POINT BEING 74.76 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID NORTHWEST 1/4, 74.76 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHWEST 1/4, 462.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 66.61 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

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THE WEST 420.5 FEET OF THE EAST 882.5 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 1755 FEET THEREOF, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL, 66.61 FEET NORTHERLY FROM THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE, 66.61 FEET TO THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH WEST 1/4, 420.50 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTH WEST 1/4, 47.99 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO THE POINT OF BEGINNING) IN LAKE COUNTY, ILLINOIS.

PARCEL 6:

THE EAST 462.0 FEET OF THE SOUTH 1079.6 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 432.0 FEET OF THE SOUTH 701.0 FEET THEREOF AND ALSO EXCEPTING ANY PART THEREOF FALLING WITHIN THE RIGHT OF WAY OF FEDERAL AID ROUTE 22 (ILLINOIS ROUTE 137)), IN LAKE COUNTY, ILLINOIS.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS". AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

LAKE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS
JSS
COUNTY OF LAKE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D., 20__ AT ____ O'CLOCK __M.

RECORDER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS
JSS
COUNTY OF LAKE)

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ATTACHED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS ____ DAY OF _____, A.D., 20__.

BY: _____
COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS
JSS
COUNTY OF DUPAGE)

I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS, TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF SAID PLAT.

DATED THIS ____ DAY OF _____, A.D., 20__.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2025

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
JSS
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY KIMLEY-HORN, INC., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY:

LEGAL DESCRIPTION OF PROPERTY BEING SUBDIVIDED INCLUDED HEREON

SUBDIVIDED PROPERTY CONTAINS 42.105 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

1/2" DIAMETER BY 24" LONG IRON PIPES WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 20__.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2025



BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

Kimley & Horn logo and contact information: 4201 Winfield Road, Warrenville, Illinois 60555, Tel. No. (630) 487-5550, www.kimley-horn.com. Includes a table with columns: No., DATE, REVISION DESCRIPTION, Scale (1"=60'), Drawn by (MGJ), Checked by (BAS), Date (09/26/25), Project No. (168247001), Sheet No. (5 OF 5).

LEGAL DESCRIPTION:

PARCEL 1:

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BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 SAID POINT BEING 74.76 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID NORTHWEST 1/4, 74.76 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHWEST 1/4, 462.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 66.61 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH. THE RADIUS OF WHICH IS 17,263.74 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

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(EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL, 66.61 FEET NORTHERLY FROM THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE, 66.61 FEET TO THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH WEST 1/4, 420.50 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTH WEST 1/4, 47.99 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO THE POINT OF BEGINNING) IN LAKE COUNTY, ILLINOIS.

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October 7th, 2025

Village of Libertyville
200 East Cook Avenue
Libertyville, IL 60048

Re: Greenway Chase Residential Subdivision
610 Peterson Road, Libertyville, Illinois
RE: PC 25-05, PC25-06, PC25-07, PC25-08, PC25-09, PC25-10, PC25-11

This letter is prepared in response to the Development Committee Report prepared by Village staff dated April 23rd, 2025. The documents included in this resubmittal are provided for review pursuant to a June 9th, 2025 Plan Commission. See below responses to comments provided:

DEVELOPMENT REVIEW COMMITTEE REVIEW AND REPORT FORMAT:

1. A separate Supplemental Review Memorandum from the Development Review Committee lists review comments that Staff recommends the petitioner address satisfactorily at a later stage, prior to application for either final development considerations or any site development permits or building permits for construction (memo denotes stage required) and are not deemed to be required as conditions for the ordinances for the Preliminary Plat of Subdivision. See attached memorandum.
Response: Comment noted – these items have been reviewed and incorporated herein.
2. The remaining Development Review Committee review comments that are provided in this Development Review Committee staff report shall be addressed prior to resubmittal and prior to the Plan Commission making a recommendation to the Village Board of Trustees.
Response: Comment noted – refer to responses herein.

ECONOMIC DEVELOPMENT DIVISION COMMENTS:

1. The proposed development in Libertyville directly addresses housing shortages identified in the Lake County Housing Analysis (2023) conducted by Kretchmer Associates in partnership with Lake County Partners, a regional economic development organization—particularly the need for more senior-friendly housing in the South-Central region of Lake County, which includes Libertyville. By adding new age-restricted and single-family housing units, the project enables seniors to remain in the community while introducing a diverse mix of residents.
Response: Correct and noted. The purpose and the intent of the development was to fill an underserved niche in the Libertyville submarket. By providing greater diversity in housing stock (namely, more attainable single family and age-restricted ranch duplexes), we are providing opportunities that otherwise do not exist. This is outlined as a critical priority in the 2030 Comprehensive Plan.
2. With over (300) new residents anticipated, the development is expected to generate positive economic synergy, given its proximity to local retailers, restaurants, and service providers. Future homeowners in Greenway Chase are likely to shop and dine nearby, contributing to increased sales tax revenue and overall economic activity along the Peterson Road commercial corridor and downtown Libertyville. As evidenced by the fiscal analysis provided, the sales tax generation is expected to be over \$91,000 annually. (Gruen Gruen and Associates, p. 8).
Response: Comment noted.

3. Additionally, the removal of a functionally obsolete asset not only enhances the immediate neighborhood, but also stimulates broader economic growth by demonstrating the potential for future reinvestment opportunities throughout Libertyville. Considering the recent industrial and manufacturing growth in Libertyville, providing housing options supports attracting and retaining employers which depend on the skilled, stable, and diverse labor pool offered in Lake County.

Response: Comment noted.

ENGINEERING DIVISION COMMENTS:

1. **Site Plan Coordination** – The applicant has submitted a revised Preliminary Plat and Civil Engineering Plans with some subtle changes to lot layout and site plan. These changes include shifting lots to accommodate drainage out-lots and keep driveways away from intersections, along with the elimination of some crosswalks. Other site plan exhibits have not yet been updated with these modifications. All other site plans and exhibits included in the applicant’s submittal package should be coordinated with the civil plans to show the same lot layout and site geometry.
Response: Comment noted. A review of all submittal items has been performed and updated for consistency within the full submittal package provided.
2. **Storm Sewer** – The proposed layout of storm sewers should be revised to address the following comments for further review:
 - a. Public Storm Sewer shall be located within the public right of way whenever possible. Where necessary, public storm sewer should connect as directly as possible to a detention basin via an appropriately sized side yard easement (15’ minimum easement width over Village-owned utilities).
Response: Storm sewer has been located in conjunction with the grading and site design. Direct storm sewer connections to the detention basins are proposed where feasible. Outlots where storm sewer is required to cut through private property in order to enter a detention basin are provided and necessary public utility and drainage easements will be provided in the final engineering and final plat of subdivision following initial review by the Village of the updated proposed utility layout. We welcome further collaboration with the Village on utility layout and easement placement.
 - b. Roadway drainage and sump pump discharges should be connected to public storm sewer, typically within the right of way.
Response: Sump pump discharges have are designed to discharge to the rear yard storm sewer. Given the size of the proposed lots and side yard setbacks, it is our engineering judgement that routing sump pumps to the front yard public storm sewer is not feasible and may lead to constructability concerns. Additionally, extra infrastructure within the front yards or right-of-way for the Village to maintain in order to provide sump connections could prove costly in the long term. All rear yard storm sewer will be provided public easements necessary for the Village to access should problems arise in the future due to maintenance.
 - c. It’s anticipated that any storm sewer proposed for rear yard drainage would be privately owned and maintained by the association of property owners.
Response: Comment noted. A public easement will be granted however in case the Village needs to maintain anything in an emergency situation.

- d. The designer has indicated a preference to keep storm sewers in the proposed (primarily) rear yard locations; however, this would not be acceptable to the Village as proposed. Further comments should be anticipated upon review of future submittals.

Response: Final placement of proposed storm sewer has been reviewed in more detail and we believe the layout provided herein meets the requests of the Village.

3. Traffic & Roadway Geometry

- a. A Traffic Impact Study (TIS) was submitted by the applicant and reviewed by the Village's traffic consultant. Please be sure to address the comments within the Technical Memorandum dated April 17, 2025, prepared by Civiltech Engineering, Inc.

Response: Comment noted.

- b. A "Traffic Signal Warrant Analysis" was submitted and reviewed by the Village's traffic consultant. Please be sure to address the comments within the Technical Memorandum dated March 19, 2025, prepared by Civiltech Engineering, Inc.

Response: Comment noted.

- c. IDOT approval would be required for the final plat of subdivision, and an IDOT permit would be needed based on work required in the IL 137 (Peterson Rd) right-of-way. The designer has indicated that coordination with IDOT is ongoing. Please CC the Village Engineering Division on all correspondence with IDOT.

Response: Comment noted. IDOT correspondence is ongoing. Acknowledged that IDOT signature would be required for the final Plat of Subdivision. Access Control Notes and IDOT feedback on the Plat will be incorporated prior to signature.

- d. Please note that any significant change to the proposed access points (including location and/or movement restrictions) after Village Board Approval (including preliminary site plan or PUD approval) would likely be considered a 'major change' to the original site plan approval, thus requiring the applicants to go back through the Village approval process for said change.

Response: Comment noted. It is not the petitioner's intent to modify or move the access points following Village Board.

- 4. **Sanitary Sewer Main** – Staff notes the following regarding proposed public sanitary sewer, and additional comments should be anticipated upon review of future plan submittals:

- a. Based on review comments from the Village's sanitary sewer consultant and subsequent discussion between staff and the design engineer, it's understood that a new sanitary lift station will need to be constructed within the subdivision. Flows from upstream areas and a portion of the development would be directed to a sanitary sewer that crosses Peterson Road and connects to the existing public sewer within Elderberry Drive.

The proposed location and route of the sanitary sewer appear to be generally acceptable. However, per previous conversations with the design engineer, the provision of a gravity pipe underneath Peterson Road is preferred to a force main. It is anticipated that a gravity pipe will be proposed for the roadway crossing unless analysis is provided for our review and approval, demonstrating that a gravity pipe is not feasible. The details of the lift station and force main will be reviewed during final engineering.

Response: Comment noted. Confirmation that the capacity of the downstream sanitary sewer is understood based on the latest sanitary sewer layout and inclusion of a lift station/force main. We understand that additional coordination with Village will be required to include a finalized capacity memorandum and details on the lift station/force main design. Updated plans, design, and analysis are included in this resubmittal. Additional topography and potholing along the Peterson Road right-of-way and subdivision to the south is underway and therefore this iteration of the plans only shows schematic location of the proposed jack and bore. As detail and design is ongoing, the Village will be informed of the proposed plans and constraints.

- b. Typically, sanitary mains should be located underneath the roadway pavement to allow for separation from other utilities (gas, electric, etc.) that need to be located within the parkway. Also, extra sanitary manholes (and shorter lengths of sewer between them) should be avoided wherever possible. Staff is open to discussions about the ideal location(s) for Sanitary main.

The designer has indicated that dry utilities will be located in the rear and that there would be no conflict with the proposed sanitary sewer alignment. However, it's anticipated that gas mains will need to be located in public parkways, and that locating sewer mains in the roadway would help reduce excess bends and manholes. Further comments should be anticipated upon review of future submittals.

Response: Agreed that gas mains will be located within the parkways or within the front yard easements. Final layout of the sanitary sewer has been revised to be located within the roadway pavement where feasible.

- 5. **Driveway Locations** – To confirm the layout of proposed lots works with the proposed roadway configuration, the size and location of all driveways should be shown. It is acknowledged that lot layouts were modified since the previous submittal, and certain driveway locations were shown with the intent to address conflicts at street intersections. However, additional locations, e.g. Lot 75, may also need to be addressed. Regarding Lot 80, it is anticipated that the eastern leg of the intersection will be stop-controlled for westbound traffic. It is unclear if a required stop bar/stop sign would be in conflict with the driveway location.

Response: Final driveway/layouts has been provided. Lot 75 will provide a right-hand garage/driveway that will not conflict with any pedestrian crossings. Rotating Lot 80 to avoid conflicts with the proposed stop bar/stop sign has been updated. All driveways refer to the Village standard detail. Driveways are intended to be B6.12 with depressed curb as identified in the plans.

- 6. **Existing Utilities and Easements** – The preliminary engineering plans indicate that various existing utilities and easements within the property would be abandoned. Copies of existing easement documents have been provided, which are still under review by staff for verification of the rights granted. Any approval of the Preliminary Plat would be conditional on proper written authorization for the abandonment(s), from each utility owner or beneficiary of an easement. Should any existing easements or utilities need to remain within the property, the plans will need to demonstrate how these are accommodated by the proposed subdivision layout.

Response: Comment noted. Coordination with existing and proposed utility companies regarding easement rights is anticipated and will be ongoing through final engineering.

- 7. **Easement for potential future Watermain Extension** – The subdivision plat appears to identify a Watermain Easement which could accommodate a potential future extension of the Village water

system to the north property line of the development. The minimum width of the Village watermain easement shall be 15 feet. This easement shall be dimensioned and defined on the plat of subdivision.

Response: The 15' watermain easement is provided as noted. Provisions and additional details will be coordinated with the Village at Final Engineering/Platting.

8. **Sewer & Water Recapture Fees** – The proposed development limits include “Parcel 25” as identified within Village Ordinance 91-O-56 and therefore appears to be subject to water and sewer recapture fees. A preliminary estimate of the fee due per the ordinance is \$810,675.81 (which had been calculated based on a payment date of January 1, 2025). This amount was calculated for only the property within Parcel 25, totaling approximately 25.48 acres.

Response: Comment noted.

9. **Preliminary Plat / Plat of Annexation** – The preliminary plat should be revised as needed to address all comments, for further review. It should be noted that staff has not reviewed provisions or certificates on the Preliminary Plat or Plat of Annexation. In general, these items would not be considered finalized on the subdivision plat until they are reviewed and approved in conjunction with the Final Engineering Plans. Any comments on the Plat of Annexation would be provided prior to its execution. Further comments on these items should be anticipated during review of subsequent submittals.

Response: Comment noted.

10. **Development Agreement** –The applicant will enter into a development agreement with the Village, which development agreement must be finalized prior to approval of the Final Plat of Subdivision.

Response: Comment noted. Pulte has met with Village Staff and had preliminary discussions regarding formatting of the Development Agreement. This conversation is underway and ongoing.

SUPPLEMENTAL REVIEW MEMORANDUM – FOR REFERENCE ONLY (ADDITIONAL REVIEW/COORDINATION NECESSARY)

ENGINEERING DIVISION

1. **Stormwater Management** – In addition to the specific items noted within the DRC report referenced above, engineering review of the plans has been conducted by the Village’s consultant consultant and Lake County Stormwater Management Commission. Please be sure to address all comments including the following:
 - a. Comment within the attached review letter dated April 14, 2025, prepared by Kimley- Horn and Associates, Inc.
Response: Comment noted
 - b. Comments within the attached review letter dated April 23, 2025, issued by Lake County Stormwater Management Commission (SMC). Please Note: Response to these comments should be submitted by the Applicant to SMC directly, in addition to providing a copy of all responses and subsequent correspondence to the Village.
Response: Comment noted
2. **Curb and Gutter Type / Curb Cuts** – The Village standards are B6.12 Curb and Gutter, which should be depressed fully for each driveway location. Please revise the plans to show B6.12 C&G on the typical roadway section. Depressed curb locations (and driveway apron slopes) should be shown on final engineering plan submittals for coordination with locations of sidewalk curb ramps, parkway trees, light

poles, and any other fixtures within the ROW.

Response: Comment noted. B6.12 to be utilized in lieu of M3.12.

3. **Grading** – Proposed grading (1-foot contours and spot grades at each key location) will be required for all outlots, ROWs, and public spaces.
Response: Comment noted. Detailed grading and annotation has been provided.
4. **Overland Flow Routes** – It is noted that the plans have been revised to accommodate overland flow routes between homes within out-lots. Staff agrees with this approach, but notes that during final engineering, calculations will be required to confirm that the width of the out-lots is appropriate to convey overland flows.
Response: Comment noted. Overland flood route calculations will be provided using FlowMaster version 10.03. Cross sections of the major overland flood routes have been detailed and provided on the detailed grading and drainage plan sheets.
5. **Public Watermain** – The plan shows that a portion of the public watermain would be located within front yard easements. Village design standards state that public watermain within easements shall be Class 55 DIP.
Response: Comment noted. Watermain will be provided within the public right-of-way to the extent possible. Utility notes denote the public watermain to be DIP, Class 55.
6. **Sanitary Sewer Flows** – While it is generally acceptable for a portion of the proposed development to be tributary to the existing Cass Avenue lift station, sufficient exhibits and flow calculations still need to be provided, demonstrating that the total flow tributary to Cass Avenue lift station will decrease compared to the existing condition.
Response: Comment noted.
7. **Utility Services** – Please show all utility services (water, sanitary, and storm) on the plans, stubbed to each lot. B-boxes should be located in the grass parkway, at least 4 feet behind the curb.
Response: Sanitary and Water services have been shown in final engineering plans. Please refer to the “Typical Duplex Utility” and “Typical SF Utility” blowup details on sheet C5.0 as well. Watermain service previously provided per Village of Libertyville standard detail WM-06. The B-box is currently shown 15.5’ behind back of curb.
8. **Easements** – As stated within the DRC report referenced above, easement boundaries and provisions on the subdivision plat would not be considered finalized until they are reviewed and approved in conjunction with the Final Engineering Plans. Further comments should be anticipated during future submittals. At this time, please note the following items:
 - a. All stormwater management system elements (e.g. ponds, overland flow paths, storm sewers, etc.) should be located within an easement or stormwater restriction on the subdivision plat.
Response: Comment noted.
 - b. Utility easements should have a minimum width of 15 feet. Where easements are located along rear lot lines, the minimum width is typically 20 feet. Based on the proposed lot setbacks, it is understood that side yard easements would likely not be able to meet these standards. Side yard utility easements should still be provided where appropriate, and further comments may be issued upon review of future plan submittals.
Response: Comment noted. Side yard easements to be provided where applicable and feasible. Side yards are designed to adequately handle overland flood routes and installation of storm sewer where necessary for design.

- c. It is understood that dry utility locations may not be finalized prior to approval of the subdivision plat. Public utility easements should be located and sized as generously as possible to provide for new and future installations within the subdivision. (Per Village standards, wires, cables, pipes, conduit and similar improvements shall be shown as installed underground. Service equipment and improvements shall be shown as installed along rear lot lines to the fullest extent practicable.)
Response: Comment noted – a 10' wide easement is provided within the rear yards.
 - d. Document submittals should show all proposed easements, including those needed in accordance with the provisions of annexation and development agreements, DRC Report comments, and / or Supplemental Review comments.
Response: Comment noted.
 - e. Village Engineering staff can provide preferred easement provision language upon request, please contact the Engineering Division for more information.
Response: Comment noted.
9. **Landscaping in the Public Right of Way** – Landscaping installed in the ROW is subject to review and approval of the Public Works Department. Parkway trees shall be planted with at least (1) tree planted per lot or parcel and at least (1) tree every (60) feet. Trees shall be centered in the parkway between the curb and sidewalk. Canopy trees should be spaced so there is a minimum of 30' between trees. To the extent possible, parkway trees should also be located at least 10 feet from the edge of any driveway, 10 feet from manhole structures, and 15 feet from streetlights. Further comments may be issued upon review of future plan submittals.
Response: Comment noted.
10. **Construction Phasing** – During Final Engineering Plan submittals (and earlier if available), proposed construction phasing information should be included for review.
Response: Comment noted. At this time, phasing has not been fully contemplated. This item will be deferred to a subsequent submittal.
11. **Existing Conditions on the Property** – Staff noted the following items during review of the preliminary documents, and additional comments may be issued in response to future submittals:
- a. A clean "Existing Conditions" plan should be included in the Final Engineering Plans, in addition to the Demolition Plan showing all symbols and notes for proposed removals.
Response: Comment noted. Existing Conditions and Demolition Plan has been provided. Offsite "Existing Conditions" to be detailed out and submitted to IDOT at a later date.
 - b. Existing water supply wells or septic systems on the property should be identified on the existing conditions and demolition plans, including notes requiring them to be abandoned in accordance with applicable State and County standards.
Response: Comment noted.
 - c. Copies of existing easement documents have been provided, which are still under staff review for verification of the rights granted. Proper written authorization for the abandonment(s) would be needed from each utility owner or beneficiary of an easement.
Response: Comment noted.
 - d. The survey and demolition plan show (4) existing connections to the public watermain along

Peterson Rd. Based on a recent review of our records, it appears likely that there are only (3) connections to the public main; and that the watermain that loops around the east side of the existing building does not extend south to connect to the public main but westward in the front of the building to connect to the nearest water line inside the property. This information is noted for reference only, as staff is unable to verify the location of water lines or number of public watermain connections.

Response: Existing watermain connections to be coordinated with surveyor and field verified by contractor. Final Engineering Plans have been updated as needed.

- e. The boundary lines of parcels adjacent to the subdivision (particularly to the north) should be verified and coordinated on all drawings where they are shown.

Response: Comment noted.

- f. As noted within the Natural Resources Information Report dated January 29, 2025 prepared by McHenry-Lake County Soil & Water Conservation District, a field tile survey should be completed, and this information should be submitted for review.

Response: A field tile survey has been conducted by Huddleston McBride. The drain tile survey and notes are provided within the drainage report (Exhibit 2).

- 12. **Development Agreement** – As noted within the DRC report referenced above, it’s anticipated that a Development Agreement will need to be finalized prior to approval of the Final Plat of Subdivision.

Response: Comment noted.

- 13. **Public Improvements (Resident Engineer)** – This project will include the construction of public improvements. Therefore, the project will be subject to the requirements described in Section 9 of the Village’s “Engineering Design & Construction Standards” (available on the Engineering Division webpage).

Response: Comment noted. Resident Engineer to be contracted at time of construction.

- 14. **Declarations / Association** – It’s anticipated the development agreement will need to require the establishment of declarations (DCCRs) and a homeowner’s association (HOA) to address long-term maintenance of the common elements, e.g. stormwater management, landscaping, etc.

Response: Correct. Draft CCRs have been included with our Final Engineering submittal.

- 15. **Lake County Sanitary Sewer Connection Fee** – The development site is tributary to Lake County’s Interceptor Sewer; therefore, Lake County sanitary connection fees will need to be collected at the time of construction permit issuance, by agreement between the Village and County. The Applicant should contact Lake County Public Works (LCPW) at 847-377-7500 to request a determination of the amount of credit that would be applied based on the existing sanitary sewer connection(s) for the property.

Response: Comment noted.

- 16. Permits will be required from the following outside agencies:

- a. **IDOT Permit**

Permit authorization from IDOT would need to be issued before any work can proceed within the IL 137 (Peterson Rd) right of way.

Response: Comment noted.

- b. **United States Army Corps of Engineers (USACE)**

It’s anticipated the USACE would need to issue wetland permit authorization associated with impacts to Waters of the United States, based on their jurisdictional determination letter dated

8/10/2021.

Response: The applicant will coordinate with the wetland specialist who prepared the wetland delineation and report for any additional coordination/authorization required by the USACE. No impacts to the USACE wetlands are proposed.

c. Lake County Stormwater Management Commission (LCSMC)

For this development, issuance of a Watershed Development Permit (WDP) has been deferred from the Village to LCSMC, for verification of compliance with the Lake County Watershed Development Ordinance; and the WDP would include any necessary approval for impacts to isolated wetlands. (In conjunction with the WDP, a Village Site Development Permit will also be issued, for verification of conformance with all other municipal regulations and standards.)

Response: Comment noted. A draft WDP is provided within the drainage report for initial review and comment.

d. Lake County Health Department

For abandonment of existing water supply wells or septic systems on the property, documentation of compliance with Lake County Health Department permitting requirements should be submitted when available.

Response: Comment noted.

e. IEPA Sanitary Construction Permit

The Applicant would need to provide IEPA Sanitary Permit application documents for our review and execution. LCPW would also need to sign applicable areas of the IEPA Sanitary Permit application.

Response: Comment noted.

f. IEPA Water Construction and Operating Permit

The Applicant would need to provide IEPA Water Construction Permit application documents for our review and execution.

Response: Comment noted.

g. IEPA NPDES Permit (for construction disturbance greater than 1 acre)

Response: Comment noted. SWPPP to be provided as well.

17. Please note that these comments are based on the nature of the preliminary submittal documents, and additional comments should be anticipated in response to subsequent submittals.

Response: Comment noted.

PLANNING DIVISION

1. Identify the property lines on Sheet L1.1 and verify that the proposed Residential Development monument signs maintain a minimum setback of 15 feet or more.

Response: Comment noted. Sheet L1.1 has been updated to identify the property lines and more clearly show that the monument signs are setback a minimum of 15' from the property line.

2. All individual lot landscaping including trees, shrubs, ornamental grasses and perennials as depicted on Sheets L1.4 and L1.5 shall be regulated by the HOA Declarations, Covenant, Conditions and Restrictions (DCCR) to maintain a minimum amount of plantings. Any reduction to the minimum landscaping as reflected on the approved landscape plan by an individual homeowner shall be regulated by the HOA. Removal of

trees on an individual lot shall be subject to both the HOA's DCCRs and the Village of Libertyville Tree Preservation Ordinance as amended from time to time.

Response: Comment noted

3. It is understood that the applicant has agreed to provide a fee in lieu of providing attainable housing. The amount for which will be incorporated into the Development Agreement.

Response: Correct and comment noted.

4. Sheet L1.0, Landscape Plan of the preliminary landscape plan, dated March 7, 2025, designed by Kimley Horn, shows a landscape buffer between Victoria Park and the subject development. Staff notes that the final quantities of trees are to be field verified to provide additional screening. While final quantities for the proposed landscape buffer have not yet been determined, they should not be less than what is currently shown. Consideration should be given to additional trees where possible and low ground shrubbery to fill any gaps within the landscape buffer.

Additional landscape elements should be concentrated at the edge of the drive aisles to block any headlights from filtering onto the single-family properties. Confirm that headlights will not filter onto the proposed home from the drive aisles of Victoria Park.

Response: Additional landscape has been added to the plan provide additional screening and prevent headlights from impacting the proposed homes. Additionally, a fence is proposed along the property line.

5. Indicate the location of the seven Silver Maple trees that may be preserved, as referenced in the response letter to the February 17, 2025, ARC Staff Report.

Response: The seven trees saved following the Architectural Review Committee are all noted on the updated Tree Preservation Plan. Additionally, changes have been made to the grading to preserve additional trees in the northeast corner of the site. The plans have been updated to reflect those changes as well as other trees that had been missing on the Tree Preservation Plan. In total, there are 22 additional saved trees compared to the previous submittal. The specific identification numbers are the following: 158, 179, 301, 339, 340, 947, 956, 958, 961, 963, 964, 1112, 1477, 1485, 2016, 2017, 2018, 2019, 2020, 2021, 2022, and 2023.

6. The project shall include a minimum of 70 duplexes maintained as deed-restricted senior residences. Units shall be designed with ground-level primary bedrooms. Applicant shall submit appropriate deed restrictions on the seventy (70) duplex units to restrict sales to persons over 55 years of age prior to occupancy.

Response: Noted. We are happy to coordinate with staff the process by which we age-restrict the duplex lots.

7. Landscaped areas along property lines and tree preservation areas shall be in identified easements. Language regarding easement access and maintenance shall be incorporated in declarations for HOA.

Response: Comment noted.

8. An easement shall be provided with Village approved language designating future bikepath connectivity. HOA documents shall acknowledge and not refute ability to make future connection.

Response: Correct. We look forward to facilitating the connection. The easement will be protected and memorialized in the HOA documents. Additionally, the Plat of Subdivision includes the 10' wide easement as noted.

9. At time of application for Final Plat and Plan, the applicant shall provide a copy of the draft DCCRs for review. This is to verify that all common areas will be accounted within the responsibilities of the

associations or a separate master association. A sample multi-year maintenance budget shall be incorporated into the draft document for the HOA's planning purposes. The DCCRs shall be recorded prior to any occupancy. If the single-family homes and senior duplexes are to have separate associations, clarification should be provided how areas of shared responsibility will be handled (tree preservation zones detention, etc.).

Response: Comment noted and understood. All shall be outlined in the provided documents at time of final application and CCRs shall be recorded prior to any closings. Since the SF and Duplexes will have separate associations, a cost-sharing agreement will be outlined between the two with regards to the common maintenance and preservation zones.

FIRE DEPARTMENT

1. Fire Department previously received acceptable auto-turn diagrams, hydrant layout and acknowledgement of the residential fire sprinkler requirement.

Response: Comment noted.

2. Applicant shall notify the Fire Department if any changes impact these items.

Response: Updated plans to be routed to Fire Department as final engineering progresses. An updated AutoTurn exhibit is provided herein.

PRELIMINARY ENGINEERING WITH RESPECT TO LAKE COUNTY WDO

1. If applicable, approval from the following agencies should be provided to the Village:

- a. US Army Corps of Engineers

Response: Comment noted. No impacts are proposed within the USACE jurisdictional wetlands.

- b. Illinois Environmental Protection Agency

Response: Comment noted. An NOI will be submitted following this initial submittal.

- c. Illinois Department of Transportation

Response: Comment noted.

- d. Lake County Stormwater Management Commission (if applicable)

Response: Comment noted.

2. Should a portion of the site remain within the limits of Unincorporated Lake County, additional approvals from Lake County Planning, Building and Development will be required. Annexation documents were provided and appear to be in the process of being completed.

Response: The intent is for the site development to be entirely annexed into the Village of Libertyville.

3. Prior to its current condition, it appears that much of the land the development will occupy was used for agricultural purposes. It is recommended that a draintile survey be obtained to verify the location and conditions of any remaining tiles.

Response: A drain tile survey has been prepared and none were found. See drainage report (Exhibit 2) for more detail.

4. A portion of the site was previously developed prior to 1992. The original development included approximately 5.6 acres of impervious surface associated with a structure and parking areas. Since this impervious area pre-dates, the Lake County Watershed Development Ordinance (WDO), it is considered exempt from stormwater detention.

Response: Comment noted. The stormwater management design has accounted for 5.66 acres of existing impervious area.

5. The proposed development will impact existing depressional storage and possibly riverine floodplain storage associated with Bull Creek. As part of final engineering, compensatory storage calculations will be required to verify the WDO requirements are met with respect to any fill placed within the floodplain.

Response: As part of the proposed development, the existing constructed basin storage will be provided within the proposed basins. The proposed design does not contemplate fill within the 100-year floodplain. Limits of disturbance are proposed 5' off of the existing 100-year floodplain to provide a buffer for constructability. Additional compensatory storage due to 100-year floodplain fill is not anticipated for this development.

6. During final engineering the following items will be required prior to permit issuance:

- a. Stormwater conveyance calculations. This includes storm sewer sized for the flow rate associated with the 10-year rainfall event and overland flow route calculations adequately sized to pass the peak flow rate associated with the 100-year rainfall event while providing adequate freeboard protection to all proposed structures.

Response: Comment noted. Storm sewer sizing and overland flood routes have been further detailed as noted in the drainage report.

- b. Description of how Runoff Volume Reduction measures will be incorporated into the overall design of the site.

Response: The detention basin areas will provide RVR benefits by providing some volume below the basin outlet. Additionally, an isolated wetland will be partially preserved ("Wetland C"). The details and calculations are provided within the drainage report.

- c. A detailed soil erosion and sediment control plan will be required with all applicable details, construction sequencing and standard Lake County notes.

Response: Detailed soil erosion and sediment control plan has been prepared and is provided within the plans.

- d. A detailed stormwater management report that includes all applicable calculations.

Response: Comment noted and provided herein.

- e. Calculations verifying that the water quality treatment requirements of the WDO are provided within the development.

Response: Comment noted. The basins provide water quality treatment as well as act as an RVR measure.

7. Prior to permit closeout, the following items will be required:

- a. As-Built survey of all stormwater management features including but not limited to:
 - i. Stormwater Management Basins
 - ii. Storm Sewer
 - iii. Critical overland flow path locations

Response: Comment noted.

- b. Placement of all stormwater management features in a deed or plat restriction.

Response: Comment noted.

- c. Maintenance plan for all stormwater features that clearly identifies the maintenance task, the frequency the tasks are performed and funding source.

Response: The Operations and Maintenance (O&M) Plan will be provided with subsequent submittal. We understand this document will be recorded with the County once prepared and approved.

- 8. Additional comments may be provided upon receipt and review of the requested information.

Response: Comment noted. We welcome further coordination.

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION

Preliminary Engineering Plans

- 1. Clarification is needed on whether the proposed grading will allow for the 100-year flow containment and conveyance to the downstream detention basin.

Response: Overland flood routes and calculations related to 100-year flow are provided within the enclosed drainage report.

- 2. Per Section 506.03A of the WDO for Overland Flow Paths, if the upstream drainage area is less than twenty (20) acres, the storm sewer pipe and inlet systems sized for the base flood can be constructed in lieu of providing and overland flow path.

Response: Comment noted. Current intent is to provide overland flood routes for the full site as needed to convey the 100-year event. See drainage report calculations for more detail.

- 3. Based on the Typical Lot/Unit Grading detail provided, there is a 2% minimum slope proposed for rear yard swales. It appears that this slope may be difficult to achieve for overland flow from Detention Basin 3 to Detention Basin 1, as there is a total drop in elevation of 5 feet over a distance of 1,000 feet (0.5%).

Response: Comment noted. Instances of 1.5% slopes are provided given circumstances. Further coordination on specific areas is welcomed to review the intent of the requirements.

- 4. For Wetland C, the buffer will need to be determined, as it does not match Exhibit 8 of Bollinger Environmental Inc.'s Wetland Assessment Report. Please note that an 80/150 will be needed.

Response: Comment noted – Wetland C will be partially impacted but a buffer will be provided for the portion to remain. Additional coordination with the Wetland Specialist is underway. An 80/150 analysis has been performed within the drainage report.

- 5. Clarification is needed on where Detention Basin 3 spillway drains. It appears that it will drain west, north, and then to Detention Basin 1.

Response: Correct. The intent is for Basin 3 to drain west, north, and then to Detention Basin 1. Both an oversized (100-year conveyance) outlet pipe is provided as well as an emergency overland flood route in order to route drainage from Basin 3 into Basin 1.

6. On the east side of the development, will there be adequate space and grading for the overland flow route? The high-water level (HWL) in the overland flow route will need to be above elevation 691 based on the pond HWL.

- a. Behind Lot 12, can the overland flow route be contained in the low spot without a retaining wall or a storm sewer sized for the 100-year event?

Response: An overland flood route has been graded along the east side of the development. Adding a diversion berm along the tree line was necessary to contain the 100-year event.

7. For Lot 22:

- a. The rim of the inlet at the northern corner of the lot needs to be above elevation 702. The lowest adjacent grade (LAG) appears to be 693 based on the walkout basement and the drainage divide is between lots 22 and 23.

Response: Comment noted. Grading within this area has been reviewed and revised.

8. For Lots 14 – 15 and 54 – 55:

- a. Is there an overland flow route proposed between the lots? If so, will there be a drainage easement?

Response: All side yards that include an overland flood route will include a drainage easement. There is no overland flood route between lot 54 and lot 55 per the latest plans. There is an overland flood route between lot 14 and lot 15 that will be within a drainage easement.

- b. Please provide the LAG for these lots and the HWL for the overland flow route.

Response: Comment noted. Additional detail on overland flood route design is included in the plans.

9. Please note that proposed LAGs will need to meet the requirements of the Watershed Development Ordinance (WDO – Section 506.03 & 507.01).

- a. Please confirm that the overland flow routes will have adequate freeboard, per the WDO. Please provide cross-sections for the overland flow routes in the final engineering plans.

Response: Comment noted. Refer to the grading plans and drainage report.

10. Please clarify if there will be any fence or grading restrictions for the lots with drainage easements/overland flow paths.

Response: Fencing is provided as open aluminum per the CCRs, typically. Only single-family lots are allowed fences and considerations for restrictions within final OFR locations will be considered/implemented to not cause drainage issues.

Stormwater Report and Drainage Memorandum

1. In Table 1, there appears to be a typo in the existing impervious area for Subcatchment C and should be 1.93ac. (identified in Table 4) instead of 2.93ac.

Response: The existing impervious area for Sub catchment C has been updated to 1.93 acres.

2. In Table 3, there appears to be several typos in the impervious area values.
 - a. SMC believes the Pervious ROW area should be 2.3ac. instead of 230ac., Impervious ROW area should be 3.7ac. instead of 370ac.
Response: The Curve Number (CN) calculations have been simplified in the drainage report enclosed.
 - b. Please clarify if the total area should be 6.00ac. or 6.17ac.
Response: The total area is intended to be 600 SF, however, modifications to the drainage report simplify the calculations.
 - c. Please clarify if there truly is zero impervious within the outlots and parks.
Response: The impervious and pervious areas within the outlots and parks have been confirmed. A majority of the park area will be pervious greenspace, with select portions dedicated to impervious area such as concrete and pavement, gravel, and rubber. The basins have additional (excess) volume and can be revised as needed with final park design (currently underway).
3. Please clarify if the rear yards of lots 53 – 55 will drain to Basin 1 or Basin 3 given the overland flow routes and storm sewer configuration?
Response: Lots 53 – 55 are intended to drain to Basin 1 (to the north).
4. Please clarify if there will be a buffer for Wetland C and if there will be wetland area partially remaining on lots 21 and 22 or wetland buffer.
Response: The wetland will be removed from lots 21 and 22 and an appropriate buffer will be provided.
5. On page 37 of the report, the HydroCAD output table (Proposed Conditions – Theoretical Model, page 7), there appears to be an error in elevations for Pond 6: West Basin and the elevations look to be much higher than what they should be (706.13 instead of 733.13, 707.29 instead of 777.29 etc.)
Response: This portion of the report has been updated to only show the 2-year and 100-year rainfall events. The intent of the HydroCAD multi-event tables is to exhibit the theoretically required volumes. Similarly, for the Proposed Conditions – Actual Model, the intent of the multi-events table is to exhibit both the required volumes and also determine the peak event inflow rates. The peak event inflow rates are then considered for sizing the basin overflow weirs. The invert of the weirs are set at the high-water elevation associated with the 100-year 24-hour event.

CIVILTECH TECHNICAL MEMORANDUM REVIEW – SIGNAL WARRANT ANALYSIS

1. It should be noted that IDOT does not allow Warrant 2 (Four-Hour Volume) and Warrant 3 (Peak Hour Volume) to be used when warranting a traffic signal on a Strategic Regional Arterial (SRA)
Response: Noted. This was stated on page 6 of the signal warrant analysis but was included for the purpose of the evaluation.
2. For the purposes of this exercise, we concur with estimating the hourly volumes on for the intersection approaches that were not included in the traffic count data using the methodology provided. Normally, physical counts are required for the entire period analyzed in a warrant study.
Response: Noted.

3. Although it does not affect the outcome of this analysis, the number of right turning vehicles should be reduced per IDOT's methodology for warrant analyses.

Response: Noted.

4. We concur with the finding that a traffic signal is not currently warranted and will not be warranted in the future even with the added Greenway Chase development traffic at the intersection of Peterson Road and Elderberry Drive.

Response: Noted.

CIVILTECH TECHNICAL MEMORANDUM REVIEW – TRAFFIC IMPACT STUDY

1. IDOT concurrence with the conceptual site access geometrics is noted, although there are still IDOT comments to be addressed. An approved IDOT access permit must be acquired prior to final development approval.

Response: Noted.

2. While we understand there are no existing stop signs at the Libertyville Manor entrances, they should be shown on the TIS figures to reflect the actual type of traffic control on those approaches, especially the total traffic exhibit on Figure 9, which should reflect proposed traffic control.

Response: Noted. Figures 5 through 9 have been revised to show the proposed stop signs. See revised traffic impact study.

3. In Table 4, the northbound left turn delay should be 55.1 instead of 5.1 for the weekday morning peak hour under existing conditions. This was not addressed in the revised study.

Response: Noted. See revised traffic impact study.

4. We concur with the findings of the traffic signal warrant analysis, as reviewed by Civiltech on March 10, 2025 in a separate memo.

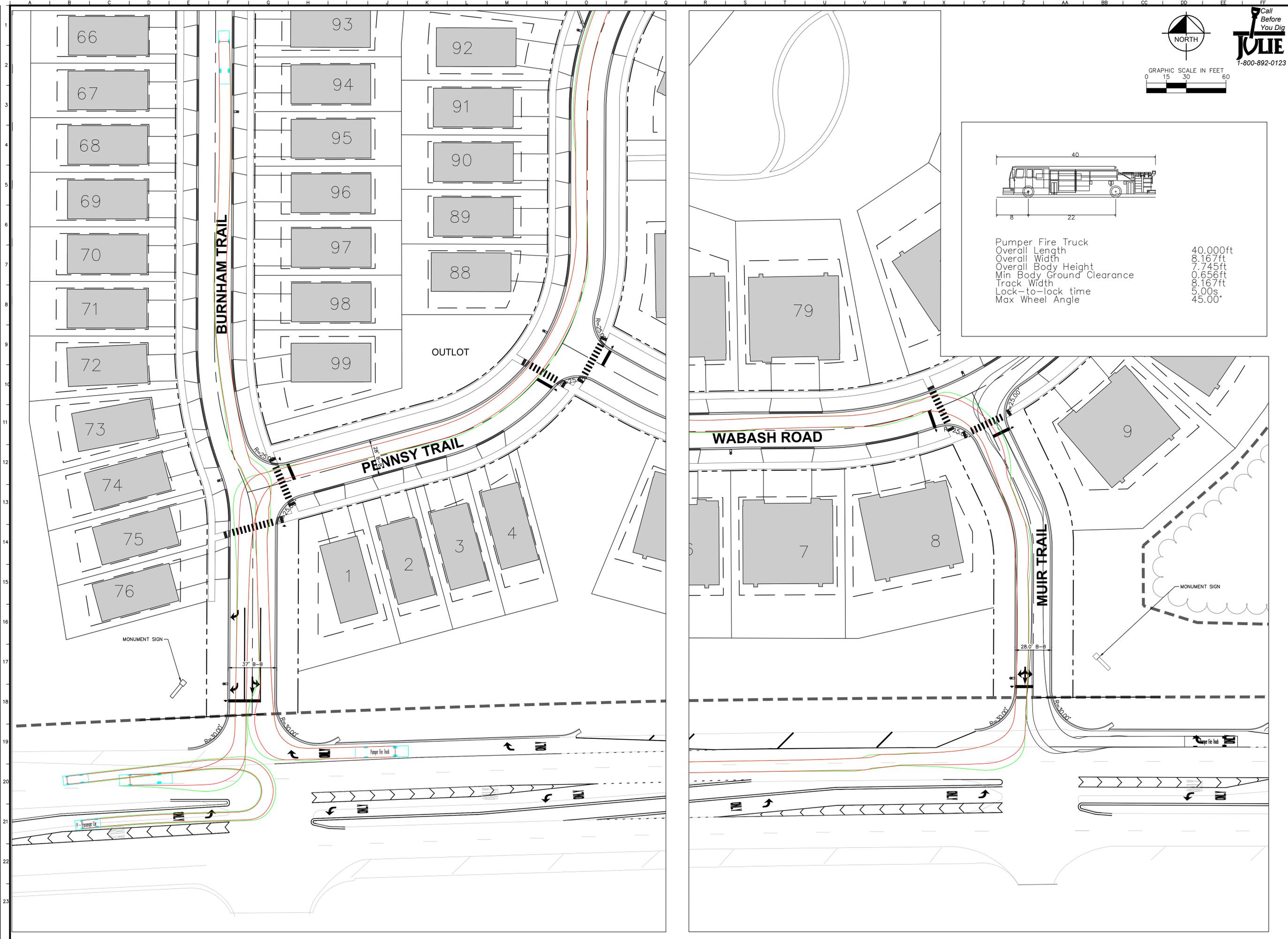
Response: Noted.

If you have any questions or require any additional information, please contact me.
Sincerely,



Ryan Martin, P.E.
Kimley-Horn and Associates, Inc.
Phone: 331-425-8039
Email: Ryan.Martin@kimley-horn.com

Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_IL_V2_Design\CAD\Exhibits\168247001-Autoturn.dwg EXHIBIT Sep 25, 2025 3:02pm by: KiroR.Moeller
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



Pumper Fire Truck
 Overall Length 40.000ft
 Overall Width 8.167ft
 Overall Body Height 7.745ft
 Min Body Ground Clearance 0.656ft
 Track Width 5.0167ft
 Lock-to-lock time 5.00s
 Max Wheel Angle 45.00°

NORTH

GRAPHIC SCALE IN FEET
0 15 30 60

Call Before You Dig
1-800-892-0123
JULIE

No.		DATE	BY
SCALE: AS NOTED	DESIGNED BY: INS	DRAWN BY: KTRM	CHECKED BY: RNM
PULTE HOME COMPANY, LLC			
FIRETRUCK AUTOTURN EXHIBIT			
GREENWAY CHASE 610 PETERSON ROAD LIBERTYVILLE, IL 60048			
ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001 SHEET NUMBER			
EXH.1			



DRAINAGE REPORT – GREENWAY CHASE

610 Peterson Road
Village of Libertyville, Lake County, Illinois

Prepared by:
Kimley-Horn and Associates, Inc.
570 E Lake Cook Road, Suite 200
Deerfield, IL 60015
Contact: Ryan Martin, P.E. & Ian Spence, P.E.

Drainage Certificate:

To the best of our knowledge and belief, the drainage of the surface waters will not be changed by the construction of this development or any part thereof, or that if such surface water drainage will be changed, reasonable provision has been made for the collection and diversion of such surface waters into public area or drains which the development has a right to use, and that such surface water 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 development.

Name of Engineer: Ryan N. Martin, PE



Prepared on: October 7th, 2025
Revised on: N/A

TABLE OF CONTENTS

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7. CONCLUSION.....7

EXHIBITS

- Exhibit 1 – Permits*
- Exhibit 2 – Site Maps*
- Exhibit 3 – Existing Conditions*
- Exhibit 4 – Proposed Conditions*
- Exhibit 5 – Overland Flood Routes*
- Exhibit 6 – Storm Sewer Sizing*
- Exhibit 7 – Wetland Review*
- Exhibit 8 – Geotechnical Report*

1. PROJECT DESCRIPTION

Kimley-Horn and Associates, Inc., serves as the engineering consultant for Pulte Home Company, LLC, who is proposing to develop ±42-acres into a residential community. Of the total site area only ±35-acres are proposed to be disturbed to maintain a perimeter forested screen around the subject site given the existing tree line and avoid impacts to wetlands and floodplain currently present on-site and downstream of the property.

The sitework includes demolition of the existing buildings/pavement, mass-grading, construction of stormwater management facilities, water, sanitary sewer, public roadway construction, landscaping, and construction of single-family homes and duplexes.

The site is bound by Peterson Road right-of-way to the south (IDOT jurisdiction), Victoria Park townhomes and ComEd right-of-way to the West, unincorporated Lake County land to the north, and Forest Creek condominium/attached housing and commercial lots to the east. A location map is provided in **Exhibit 2** for reference. Portions of the site are located within the Village of Libertyville corporate limits with the balance proposed to be annexed from unincorporated Lake County into the Village. As a result, permitting will be required by Lake County Stormwater Management Commission (“SMC”).

This report evaluates the runoff characteristics of the subject site and addresses the stormwater requirements of both the Lake County Watershed Development Ordinance (“WDO”) and Village of Libertyville.

1.1. Pre-Development Conditions

The existing site is currently about 10.5 acres of developed land that is used for an extended care facility with auxiliary buildings. The remaining site area is primarily undeveloped wooded area and has remained largely undisturbed since before 1990.

The site generally drains from south to north. Runoff captured from the developed area is captured via existing storm infrastructure within the parking lot and is conveyed to an existing constructed basin. Runoff from the IDOT right-of-way (Peterson Road) is directed east via a drainage ditch. A drainage ditch will be maintained in the proposed conditions. A separate drainage report for IDOT consideration and permitting will be prepared under separate cover.

A majority of the site is classified by FEMA as Zone X, an area of minimal flood hazard. However, the northeast and northwest corners are classified by FEMA as Zone AE, special flood hazard areas (see map within **Exhibit 2**). The proposed limits of disturbance will not extend into the floodplain limits, as further identified in **Section 4** of this report.

A wetland map provided by U.S. Fish and Wildlife Service (“FWS”) National Wetlands Inventory (see **Exhibit 2**) has been reviewed. This map is not comprehensive and was therefore supplemented with a delineated wetland map prepared by DK Environmental Services, Inc. (see **Exhibit 7**). There are multiple wetlands identified on site, and the boundary delineations have been reviewed by SMC (concurrence letter provided within **Exhibit 7**). The existing wetlands will be impacted, as further identified in **Section 5** of this report.

A soils survey was obtained from the Natural Resources Conservation Service (NRCS), which shows that the majority of the site is underlain with Varna silt loam (group C) and Pella silty clay loam (group B/D). See **Exhibit 2** for a detailed breakdown of the soil groups.

A drain tile survey was performed by Huddleston McBride in July 2025 and it was found that “no existing agricultural drain tiles were identified within the subject property limits” (**Exhibit 2**).

1.2. Existing Constructed Basin Storage

Review of the existing site topography determined that there is an existing, constructed depressional storage area that is drained to the northeast corner of the project site via a 15-inch diameter storm sewer.

While this basin does not constitute depressional storage, the basin will be filled with the proposed improvements. As part of our existing site analysis, it was determined that the storage basin provides 0.59 ac-ft of stormwater storage in the 100-year, 24-hour event. This existing on-site detention storage will be maintained and provided within the proposed stormwater management basins on-site. See **Exhibit 3** for model identifying existing detention volume within constructed basin.

1.3. Existing Impervious Area (Pre-1992)

Review of the existing site conditions identified that the site previously included site disturbance resulting in 5.66-acres of impervious surfaces that were in place prior to 1992. Per section 300.06 of the Lake County Watershed Development Ordinance, this area is exempt from current stormwater detention requirements.

Table 1 summarizes the Pre-1992 impervious surface associated with each proposed condition sub-watershed delineation. The existing impervious area is calculated as a combination of existing building, sheds, gravel, concrete, brick pavement, and asphalt pavement. See **Exhibit 3** for the Existing Conditions Exhibit identifying the noted existing impervious area. See **Exhibit 4** for details related to the sub catchment areas noted in the table.

Table 1: Pre-1992 Impervious Surface Summary			
	Sub catchment A	Sub catchment B	Sub catchment C
Existing Impervious Area	0.44 Ac	3.29 Ac	1.93 Ac
Actual Area	6.49 Ac	15.32 Ac	13.56 Ac
Theoretical Area*	6.05 Ac	12.03 Ac	11.63 Ac

*Refers to the area required for detention volume sizing less the existing impervious area on-site.

1.4. Post-Development Conditions

The proposed development will consist of three (3) drainage areas and three (3) stormwater detention basins that will capture runoff from the site. All drainage will be routed to the basins via storm sewer or designated overland flood routes. The basins will be native seeded and will be provided dual-orifice outlet control structures to control both the 2-year and 100-year runoff rates. Storage below the outlet pipe will be provided in order to satisfy Runoff Volume Reduction (“RVR”) requirements identified in the WDO. Additional detail is provided in **Section 6** of this report.

Once captured and detained, drainage will be released at or below the maximum allowable release rate to the existing wetlands and floodplain and ultimately continue flow east of the property. The discharge points will be above the floodplain elevations and therefore no tailwater effect is considered.

The site’s only current ultimate outfall is Bull Creek and the grading and drainage plans for the proposed development will be consistent. Therefore, the overall site runoff will treat the site as one whole in order to clearly identify the requirements per the WDO are being met. Ultimately

runoff will be reduced in the final condition by providing stormwater detention on-site and controlling the release of runoff from the site downstream.

2. DETENTION POND DESIGN SUMMARY

2.1. WDO Detention Requirements

the stormwater management basins were designed per the following:

- Maximum percent impervious for duplex & single-family lots to be 55% & 50% respectively
- Time of Concentration: 15 minutes
- 2-year and 100-year rainfall events per Illinois State Water Survey Bulletin 75
- Allowable release rate of 0.04 cfs/acre for the 2-year, 24-hour, rainfall event
- Allowable release rate of 0.15 cfs/acre for the 100-year, 24-hour, rainfall event
- Natively planted grass bottoms to provide water quality benefit and runoff volume reduction

2.2 Curve Number (CN) Calculation

Proposed conditions (note impervious CN = 98):

- Total Disturbed Area: 35.37 acres
- Open Space / Basins (CN = 80): 11.30 acres
- Duplex Lots (55% Maximum Impervious; CN = 90): 7.66 acres
- Single-Family Lots (50% Maximum Impervious; CN = 89): 9.85 acres
- Right-of-Way (75% Maximum Impervious; CN = 94): 6.56 acres
- **Weighted Curve Number = 87 for proposed conditions**

2.3. Rate Attenuation Summary

Detailed calculations have been provided in **Exhibits 3** and **4** (HydroCAD model outputs) and a summary of the maximum allowable and post development release rates is provided below.

Table 2a: Summary of Allowable vs. Post Development Runoff Rates (Theoretical Model)		
Subarea (Theoretical Per Table 1)	29.71	acres
	2-Year	100-Year
Maximum Allowable Release Rate (cfs)	1.18 cfs	4.45 cfs
Post Development Release Rate (cfs)	1.03 cfs	4.36 cfs

There is an excess volume in the theoretical model of 2.98 ac-ft. See Stage Storage calculation within **Exhibit 4** for more detail. Given the offset required for the existing constructed basin noted above, there remains an excess of 2.39 ac-ft of volume.

Table 2b: Summary of Allowable vs. Post Development Runoff Rates (Actual Model)		
Subarea (See Exhibit 4)	35.37	acres
	2-Year	100-Year
Maximum Allowable Release Rate (cfs)	1.41 cfs	5.30 cfs
Post Development Release Rate (cfs)	1.13 cfs	5.25 cfs

Per the above tables, the proposed stormwater basins and associated outlet control structures achieve the rate attenuation requirements set forth in the WDO. The analysis of the proposed stormwater detention basin was completed with the assistance of HydroCAD Version 10.20-5c.

2.4 Detention Basin Overflows

Detention basin overflow systems have been designed with the assumption that the ponds are full up to the overflow elevation. Therefore, the overflow weirs are sized for the peak event, considering inflow runoff. The basin overflows are designed per the following:

Table 3: Basin Overflow Peak Runoff		
	Peak Storm Event	Peak Runoff
Northern Basin (#1)	100 year, 1 hour	61.32 CFS
Eastern Basin (#2)	100 year, 1 hour	55.25 CFS
Western Basin (#3)	100 year, 1 hour	28.74 CFS

Cross-sections depicting the overflow weir widths and ponding depths are provided within the grading plan sheets of the final engineering plans. Additionally, FlowMaster outputs used to size the overflow weirs are provided within **Exhibit 6**. Note the Western basin outfall is discharged through a storm sewer pipe. The pipe is sized as a 30". A Manning's Equation calculation shows that a 30" at 0.63% slope will provide a flow of more than 42 cfs (which is greater than the peak runoff for the Western Basin).

3. STORM SEWER DESIGN SUMMARY

The proposed storm sewer conveyance system was designed to meet the capacity of a 10-yr storm event using Hydraflow Storm Sewer Extensions, Version 2024. A weighted runoff coefficient was utilized in sizing storm sewer. An exhibit identifying front yards compared to rear yards is provided in **Exhibit 6**, as the runoff coefficients differ for each of the separate area types.

Additionally, a Storm Sewer Drainage Area Map has been provided and the Hydraflow analysis is provided with storm sewer profiles depicting hydraulic grade lines (HGLs) in **Exhibit 6**.

4. FLOODPLAIN SUMMARY

The flood profile was obtained from the FEMA Flood Insurance Study (FIS); specifically, FIS Profile 036P of Bull Creek Tributary (see **Exhibit 2**). The portion of Bull Creek, immediately north of the development site has FEMA Zone AE regulatory floodplain that extends from Buckley Road crossing east towards North Milwaukee Avenue. The floodplain elevations identified in the plans and both the existing and proposed conditions exhibits were delineated using a combination of the site-specific topography and 2017 Lake County aerial topography.

There is no proposed fill within the floodplain areas and therefore no compensatory storage is provided. Adequate erosion control measures (i.e., rip rap at flared end sections) are proposed within the erosion control plans at the downstream end of the detention basins (upstream of the floodplain limits).

The flood profiles are provided within **Exhibit 3**. These have been reviewed and aligned with the proposed engineering plans which identifies floodplain elevations within the Zone AE areas on the plans. The proposed detention basin outfalls are located at a higher elevation than the floodplain elevation and therefore there is no proposed tailwater effect on the basins as they will discharge freely in the 100-year rainfall event.

5. WETLAND SUMMARY

As previously noted, both isolated wetlands (Lake County jurisdiction) and US Army Corps of Engineers (“USACE”) wetlands are present on-site. The USACE wetlands will not be impacted as they are outside the limits of disturbance. Lake County SMC has reviewed the isolated wetlands and concurred with the delineation prepared by DK Environmental per the letter provided within **Exhibit 7**.

An effective 100’ buffer for the wetlands is proposed (see **Exhibit 7**). Refer to the wetland impact exhibit for delineation of the effective wetland buffer (8.10 ac provided) which exceeds the required 100’ buffer (3.40 acres required).

There is a total proposed impact of 0.15 acres of isolated wetland impact. The entirety of Wetland A will be impacted, and a portion of Wetland C will be impacted with the proposed improvements. Given portions of Wetland C are proposed to remain (i.e., outside of the limits of disturbance), an 80% to 150% pre-development runoff review for the 2-year, 24-hour event has been conducted for Wetland C. This review is required per WDO Article IV.E.6.

Overall, there is a net reduction in runoff directed to Wetland C given the proposed adjacent detention basin. This is due to much of the runoff from the site being directed to the proposed detention basin instead of the unrestricted wetland.

HydroCAD models (see **Exhibit 7**) of the pre- and post-development condition are provided. The 2-year, 24-hour runoff directed towards Wetland C is 0.52 cfs and 0.42 cfs and therefore the runoff is 80% and within the range required per the WDO. The Curve Number (CN) calculations are provided within the existing and proposed conditions exhibits (see **Exhibit 3** and **Exhibit 4** respectively).

6. RUNOFF VOLUME REDUCTION (“RVR”)

Section 503 of the WDO refers to green infrastructure and best management practices to reduce runoff volume with new developments. The site will utilize detention facility credit by providing six-inches (6”) of ponding depth below the basin normal water levels. Additionally, isolated wetland hydrology credit will be applied for the preservation of portions of Wetland C.

Refer to the table below for the volume provided below the outlet within the three (3) detention basins proposed on-site:

Table 4: Detention Basin RVR Volume (6” Ponding Depth)		
	Area Below Outlet:	Volume Provided:
Northern Basin (#1)	55,757 SF	0.64 ac-ft
Eastern Basin (#2)	27,312 SF	0.31 ac-ft
Western Basin (#3)	1,655 SF	0.02 ac-ft
Total*		0.97 ac-ft

*Up to 50% of the total credit is allowable from the detention basin.

The runoff volume for the proposed conditions tributary to Wetland C is (see **Exhibit 7**) was found to be 0.24 ac-ft for the 2-year, 24-hour event. This volume is allowed to be credited at 100% per the WDO.

Table 5: Detention Basin RVR Volume (6" Ponding Depth)

Existing Impervious Area	5.66	Acres
Proposed Impervious Area	14.16	Acres
Increase in Impervious Area	8.50	Acres
RVR Measures:	20,908	Cubic Feet

According to Appendix O per the County WDO, the ratio of water quality volume to the new impervious area is 2,460, which equates to about 78% annual rainfall events as shown in **Exhibit 4**.

7. CONCLUSION

Stormwater management for the proposed improvements has been designed in accordance with the stormwater regulations of Lake County and the Village of Libertyville. There are no anticipated adverse impacts to the existing downstream drainage system as a result of the proposed improvements.



Exhibit 1 – Permits

- A. Lake County Watershed Development Permit (“WDP”)
- B. Illinois Department of Natural Resources (“IDNR”) Consultation Letter
- C. State Historic Preservation Office (“SHPO”) Consultation Letter
- D. NPDES – Notice of Intent – TO BE PROVIDED AT A LATER DATE

WATERSHED DEVELOPMENT PERMIT (WDP) APPLICATION

Revised 08/2021

<i>Office Use</i>	1. COMMUNITY AND STATUS <input type="checkbox"/> Standard <input type="checkbox"/> Conditional <input type="checkbox"/> Certified <input type="checkbox"/> Non-Certified <input type="checkbox"/> Isolated Wetlands <input type="checkbox"/> Conditional <input type="checkbox"/> Certified <input type="checkbox"/> Non-Certified	2. FEE-IN LIEU – FIL50 <input type="checkbox"/> Certified <input type="checkbox"/> Non-Certified <input type="checkbox"/> Not Applicable	3. WDP APP. # _____	4. COMMUNITY APP. NO. <i>(to be assigned by Community)</i> _____
5. NAME & ADDRESS OF PROPERTY OWNER Daytime Phone: _____ Fax: _____ Email: _____		6. NAME & ADDRESS OF ENGINEER/AGENT Daytime Phone: _____ Fax: _____ Email: _____		7. NAME & ADDRESS OF CERT. WETLAND SPECIALIST Daytime Phone: _____ Fax: _____ Email: _____

8A. CHECK THE ONE CONDITION THAT APPLIES*: <input type="checkbox"/> Exempt, Watershed Development Permit Not Required [§302] <input type="checkbox"/> Minor Development [§303.01] <input type="checkbox"/> Major Development Outside the Floodplain [§303.01] <input type="checkbox"/> Major Development Inside the Floodplain [§303.01, 700.01, 700.02] <input type="checkbox"/> Public Road Development [§303.02] <input type="checkbox"/> Public Development in the Floodplain [Appendix E.J.3.f] <input type="checkbox"/> Existing Conditions BFE Only [§700.02.D] <input type="checkbox"/> Soil Erosion and Sediment Control Review Only [§300.08] <input type="checkbox"/> Hydrologically Disturbs 5,000 sq. ft. or More [§300.08] *refer to Appendix A for Definitions	8B. CHECK ALL CONDITIONS THAT APPLY: <input type="checkbox"/> Isolated Wetland/Waters Impact [§1005] <input type="checkbox"/> Request Letter of No Impact (LONI) for wetlands or waters [§1003] <input type="checkbox"/> Development in a Floodway [§700.03] <input type="checkbox"/> Floodplain Map Revision or Amendment [§702.04, 703.04] <input type="checkbox"/> Watercourse w/ Drainage Area >20 Ac and <100 Ac [§700.02, 800] <input type="checkbox"/> Watercourse w/ Drainage Area >100 Ac and <640 Ac [§700.02, 801] <input type="checkbox"/> Earth Change Approval (ECA) [§305] <input type="checkbox"/> Variance Request [§1300] <input type="checkbox"/> BFE or Floodway Determination [§700.02, 700.03] <input type="checkbox"/> Designated Erosion Control Inspector (DECI) [§601] <input type="checkbox"/> Pre-application Meeting Held _____
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9A. STORMWATER DATA SUMMARY <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:70%;"></th> <th style="width:10%; text-align:center;">=</th> <th style="width:20%; text-align:center;">Unit</th> </tr> <tr><td>Total Property Ownership</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td>Hydrologic Disturbance</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td>Watershed Area Tributary to Development</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td>Proposed Impervious Area</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td>Existing Impervious Area Pre-1992</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td>Existing Impervious Area Post-1992</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td>Detention Volume Required</td><td style="text-align:center;">=</td><td style="text-align:center;">Acre-ft.</td></tr> <tr><td>Compensatory Storage Required</td><td style="text-align:center;">=</td><td style="text-align:center;">Acre-ft.</td></tr> <tr><td> Depressional</td><td style="text-align:center;">=</td><td style="text-align:center;">Acre-ft.</td></tr> <tr><td> Riverine 0- to 10-Year</td><td style="text-align:center;">=</td><td style="text-align:center;">Acre-ft.</td></tr> <tr><td> Riverine 10- to 100-Year</td><td style="text-align:center;">=</td><td style="text-align:center;">Acre-ft.</td></tr> </table>		=	Unit	Total Property Ownership	=	Acres	Hydrologic Disturbance	=	Acres	Watershed Area Tributary to Development	=	Acres	Proposed Impervious Area	=	Acres	Existing Impervious Area Pre-1992	=	Acres	Existing Impervious Area Post-1992	=	Acres	Detention Volume Required	=	Acre-ft.	Compensatory Storage Required	=	Acre-ft.	Depressional	=	Acre-ft.	Riverine 0- to 10-Year	=	Acre-ft.	Riverine 10- to 100-Year	=	Acre-ft.	9B. WETLAND/WATERS DATA SUMMARY <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <th style="width:70%;"></th> <th style="width:10%; text-align:center;">=</th> <th style="width:20%; text-align:center;">Unit</th> </tr> <tr><td>Existing Wetland/Waters Acreage</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td> Waters of the U.S.</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td> Isolated Waters of Lake County</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td>Impacted Wetland/Waters Acreage</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td> Waters of the U.S.</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td> Isolated Waters of Lake County</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td>Mitigation Replacement Ratio</td><td style="text-align:center;">=</td><td style="text-align:center;">Ratio</td></tr> <tr><td>Mitigation Acreage Required</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td> Waters of the U.S.</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td> Isolated Waters of Lake County</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td> On-Site</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td> Off-Site</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td> Mitigation Bank</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> <tr><td> SMC Wetland Restoration Fund</td><td style="text-align:center;">=</td><td style="text-align:center;">Acres</td></tr> </table>		=	Unit	Existing Wetland/Waters Acreage	=	Acres	Waters of the U.S.	=	Acres	Isolated Waters of Lake County	=	Acres	Impacted Wetland/Waters Acreage	=	Acres	Waters of the U.S.	=	Acres	Isolated Waters of Lake County	=	Acres	Mitigation Replacement Ratio	=	Ratio	Mitigation Acreage Required	=	Acres	Waters of the U.S.	=	Acres	Isolated Waters of Lake County	=	Acres	On-Site	=	Acres	Off-Site	=	Acres	Mitigation Bank	=	Acres	SMC Wetland Restoration Fund	=	Acres
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Mitigation Bank	=	Acres																																																																																
SMC Wetland Restoration Fund	=	Acres																																																																																

9C. Check box if State (IL) funds are being used for this development. 9D. Check box if this is a project being funded in part/in whole by an SMC grant?

10A. DESCRIPTION OF DEVELOPMENT	
10B. NAME OF DEVELOPMENT 10D. LOCATION OF DEVELOPMENT Street Address _____ Municipality _____ Watershed _____ Sub-Watershed _____ Map Link: https://www.lakecountyil.gov/DocumentCenter/View/3586/Lake-County-Watershed-Map-PDF?bidId=	10C. SINGLE FAMILY HOME ONLY Estimated future home value: _____ 11. LEGAL DESCRIPTION ¼ Section Section Township Range PIN _____ (If more than three PIN exists for the project, please include on a separate attachment) Latitude _____ Longitude _____ PIN: 11-08-100-012, 11-08-100-014, 11-08-100-035, 11-08-100-036, 11-08-200-001

12. LIST ALL LOCAL, STATE, AND FEDERAL PERMIT APPLICATION, OR APPROVAL LETTERS REQUIRED FOR DEVELOPMENT				
Permit Type	Issuing Agency	Permit Number	Application Filing Date	Permit Issue Date

13A. UNDER PENALTY OF INTENTIONAL MISREPRESENTATION AND/OR PERJURY, I declare that I have examined and/or made this application and it is true and correct to the best of my knowledge and belief. I agree to construct said development in compliance with the permitted documents. I realize that the information that I have affirmed hereon forms a basis for the issuance of the Watershed Development Permit(s) herein applied for and approval of plans in connection therewith shall not be construed to permit any construction upon said premises or use thereof in violation of any provision of any applicable ordinance or to excuse the owner or his successors in title from complying therewith.

Signature of Property Owner, or Authorized Agent _____ Date _____

13B. I CERTIFY that the plans/documents submitted for the above-referenced development have been prepared under the supervision of a professional engineer or certified wetland specialist as appropriate.

Signature of Professional Engineer _____ P.E.# _____ Date _____ Signature of Certified Wetland Specialist _____ CWS# _____ Date _____

Print Name of Professional Engineer _____ Print Name of Certified Wetland Specialist _____

This permit is subject to the following conditions:

- (a) This permit does not convey title to the permittee or recognize title of the permittee to any submerged or other lands, and furthermore, does not convey, lease or provide any right or rights of occupancy or use of the public or private property on which the project or any part thereof will be located, or otherwise grant to the permittee any right or interest in or to the property, whether the property is owned or possessed by the County of Lake or by any private or public party or parties.
- (b) This permit does not release the permittee from liability for damage to persons or property resulting from the work covered by this permit, and does not authorize any injury to private property or invasion of private rights.
- (c) This permit does not relieve the permittee of the responsibility to obtain other federal, state or local authorizations required for the construction of the permitted activity; and if the permittee is required by law to obtain approval from any federal or state agency to do the work, this permit is not effective until those approvals are obtained.
- (d) The permittee shall, at his own expense, remove all temporary piling, cofferdams, false work, and material incidental to the construction of the project, from the flood-prone area, river, stream or lake in which the work is done.
- (e) The execution and details of the work authorized shall be subject to the approval of the SMC or certified community (as applicable). SMC and community representatives shall have right to access to accomplish this purpose.
- (f) Application for permit will be considered full acceptance by the permittee of the terms and conditions of the permit.
- (g) The SMC or certified community (as applicable) in issuing this permit has relied, upon the statements and representations made by the permittee; if any statement or representation made by the permittee is found to be false, the permit may be revoked at the option of the SMC or certified community (as applicable); and when a permit is revoked all rights of the permittee under the permit are voided.
- (h) If the project authorized by this permit is in or along Lake Michigan or a meandered lake, the permittee and successors shall make no claim whatsoever to any interest in any accretions caused by the project.
- (i) In issuing this permit, the SMC does not approve the adequacy of the design or structural strength or the structure or improvement.
- (j) Noncompliance with the conditions of this permit will be considered grounds for revocation.
- (k) If the work permitted is not completed within three (3) years of the permit issuance date, this permit shall be void, unless an extension has been requested and granted by the SMC or certified community (as applicable) prior to the expiration date.

Upon permit issuance refer to the permit letter for further project-specific conditions.



Illinois Department of Natural Resources

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Natalie Phelps Finnie, Director

October 16, 2024

Ryan Martin
Ryan Martin
570 Lake Cook Road Suite 200
Deerfield, IL 60015

RE: Residential Community Libertyville
Project Number(s): 2504971
County: Lake

Dear Applicant:

This letter is in reference to the project you recently submitted for consultation. The natural resource review provided by EcoCAT identified protected resources that may be in the vicinity of the proposed action. The Department has evaluated this information and concluded that adverse effects are unlikely. Therefore, consultation under 17 Ill. Adm. Code Part 1075 is terminated.

However, the Department recommends

- All lighting should be fully shielded fixtures that emit no light upward.
- Only “warm-white” or filtered LEDs (CCT < 3,000 K; S/P ratio < 1.2) should be used to minimize blue emission.
- Only light the exact space with the amount (lumens) needed to meet highway safety requirement.
- If LEDs are to be used, avoid the temptation to over-light based on the higher luminous efficiency of LEDs.

This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary.

The natural resource review reflects the information existing in the Illinois Natural Heritage Database at the time of the project submittal, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project’s implementation, you must comply with the applicable statutes and regulations. Also, note that termination does not imply IDNR's authorization or endorsement of the proposed action.

Please contact me if you have questions regarding this review.

Adam Rawe



Illinois Department of **Natural Resources**

One Natural Resources Way Springfield, Illinois 62702-1271
<http://dnr.state.il.us>

JB Pritzker, Governor

Natalie Phelps Finnie, Director

Adam Rawe
Division of Ecosystems and Environment
217-785-5500



Lake County
Libertyville
Demolition and New Construction, Residential Development
610 Peterson Rd.

IEPA, SHPO Log #008102124

November 12, 2024

Ryan Martin
Kimley-Horn and Associates, Inc.
4201 Winfield Road #600
Warrenville, IL 60555

This letter is to inform you that we have reviewed the information provided concerning the referenced project.

Our review of the records indicates that no historic, architectural, or archaeological sites exist within the project area.

Please retain this letter in your files as evidence of compliance with Section 4 of the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420/1 et. seq.). This clearance remains in effect for two years from date of issuance. It does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440).

If you have any further questions, please contact Steve Dasovich, Cultural Resources Manager, at 217/782-7441 or at Steve.Dasovich@illinois.gov.

Sincerely,

Carey L. Mayer, AIA
Deputy State Historic Preservation Officer



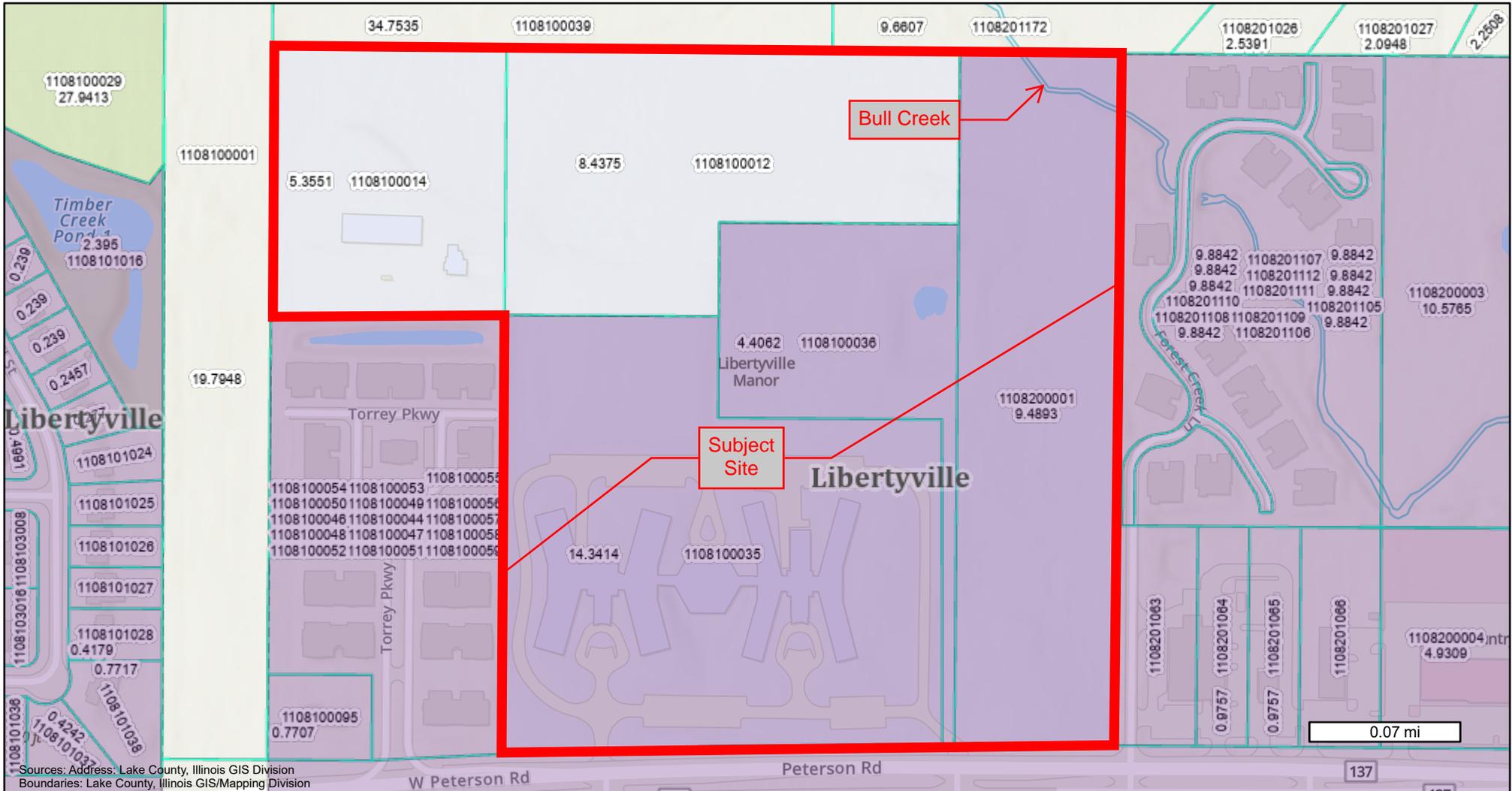
Exhibit 2 – Site Maps

- A. Lake County Location Map
- B. Lake County Drainage Map
- C. US Fish & Wildlife Wetland Map
- D. NRCS Soils Map
- E. FEMA Floodplain Map
- F. Drain Tile Map



Lake County, Illinois

Location Map



Sources: Address: Lake County, Illinois GIS Division
 Boundaries: Lake County, Illinois GIS/Mapping Division



Lake County, Illinois



Map Printed on 10/11/2024



Municipalities

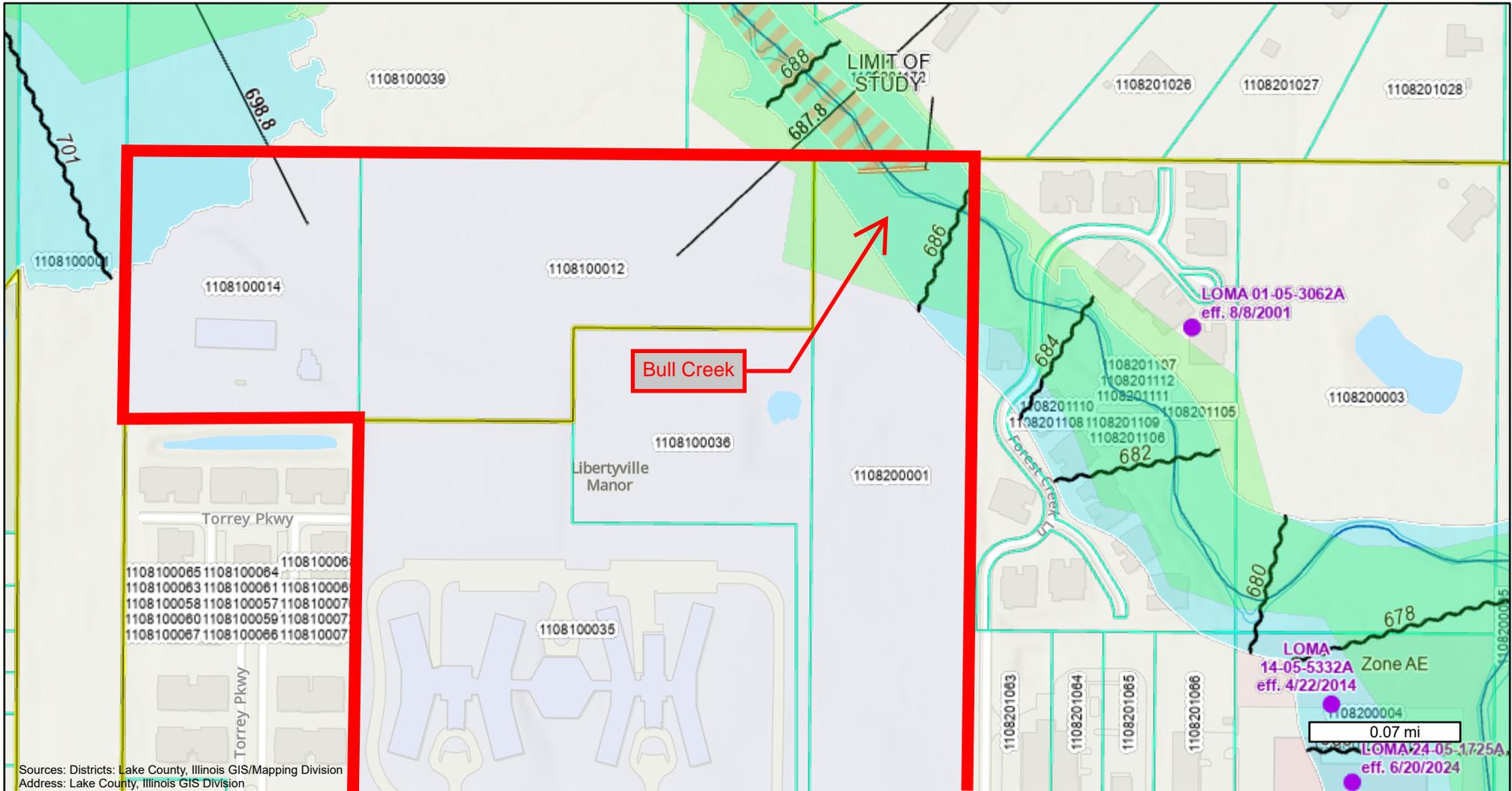
City of Park City	Village of Barrington	Village of Fox Lake	Village of Hawthorn Woods	Village of Lake Villa	Village of Long Grove	Village of Palatine	Village of Round Lake Park	Village of Wauconda
City of Waukegan	Village of Barrington Hills	Village of Fox River Grove	Village of Indian Creek	Village of Lake Zurich	Village of Mettawa	Village of Port Barrington	Village of Third Lake	Village of Wheeling
City of Highland	Village of Beach Park	Village of Grayslake	Village of Island Lake	Village of Lakemoor	Village of Mundelein	Village of Riverwoods	Village of Tower Lakes	Village of Winthrop Harbor
Village of Antioch	Village of Buffalo Grove	Village of Green Oaks	Village of Kildeer	Village of Libertyville	Village of North Barrington	Village of Round Lake	Village of Vernon Hills	Village of Winthrop Harbor
City of Highwood	Village of Deer Park	Village of Gurnee	Village of Lake Barrington	Village of Lincolnshire	Village of Northbrook	Village of Round Lake Beach	Village of Volo	Village of Winthrop Harbor
City of Lake Forest	Village of Deerfield	Village of Hainesville	Village of Lake Bluff	Village of Lindenhurst	Village of Old Mill Creek	Village of Round Lake Heights	Village of Wadsworth	Village of Winthrop Harbor
City of North Chicago	Village of Bannockburn							



 Tax Parcel Information

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.

Lake County, Illinois



Sources: Districts: Lake County, Illinois GIS/Mapping Division
Address: Lake County, Illinois GIS Division

Lake County, Illinois

Map Printed on 10/11/2024

Flood Hazard Zones

- USGS Flood of Record
- Water Lines
- Profile Baselines
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard

Flood Hazard Boundaries

- Regulatory Floodway
- Area Of Minimal Flood Hazard
- Open Water
- Limit Lines
- SFHA / Flood Zone Boundary

General Structures

- Flood Structure
- Flood Structure
- Flood Structure
- Dam, Weir, Jetty
- Bridge
- Flood Structure
- Dam, Weir, Jetty

Other Structures

- Other Structures
- Other Structures
- Other Structures
- Levees
- Cross-Sections

LOMAs

- LOMAs
- Effective
- Tax Parcel Lines
- | PIN Labels
- Tax Parcel Information

Other Features

- Political Jurisdictions
- Base Flood Elevations

Disclaimer: The selected feature may not occur anywhere in the current map extent. A Registered Land Surveyor should be consulted to determine the precise location of property boundaries on the ground. This map does not constitute a regulatory determination and is not a base for engineering design. This map is intended to be viewed and printed in color.



U.S. Fish and Wildlife Service, National Standards and Support Team,
wetlands_team@fws.gov

September 18, 2024

Wetlands

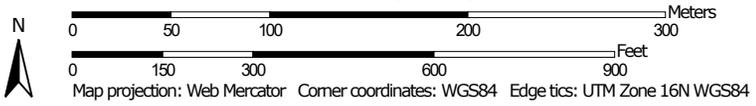
- | | | |
|--------------------------------|-----------------------------------|----------|
| Estuarine and Marine Deepwater | Freshwater Emergent Wetland | Lake |
| Estuarine and Marine Wetland | Freshwater Forested/Shrub Wetland | Other |
| | Freshwater Pond | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Hydrologic Soil Group—Lake County, Illinois



Map Scale: 1:3,800 if printed on A landscape (11" x 8.5") sheet.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

Soil Rating Polygons

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines

 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points

 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available

Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Lake County, Illinois
 Survey Area Data: Version 19, Aug 21, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Aug 19, 2022—Sep 30, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
146A	Elliott silt loam, 0 to 2 percent slopes	C/D	3.3	6.9%
153A	Pella silty clay loam, 0 to 2 percent slopes	B/D	11.7	24.8%
223B	Varna silt loam, 2 to 4 percent slopes	C	12.9	27.1%
223C2	Varna silt loam, 4 to 6 percent slopes, eroded	C	12.8	27.0%
442A	Mundelein silt loam, 0 to 2 percent slopes	B/D	0.2	0.5%
443B	Barrington silt loam, 2 to 4 percent slopes	C	2.6	5.5%
626A	Kish loam, 0 to 2 percent slopes	B/D	0.4	0.8%
1107A	Sawmill silty clay loam, undrained, cool, 0 to 2 percent slopes, frequently flooded	B/D	3.5	7.4%
Totals for Area of Interest			47.4	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

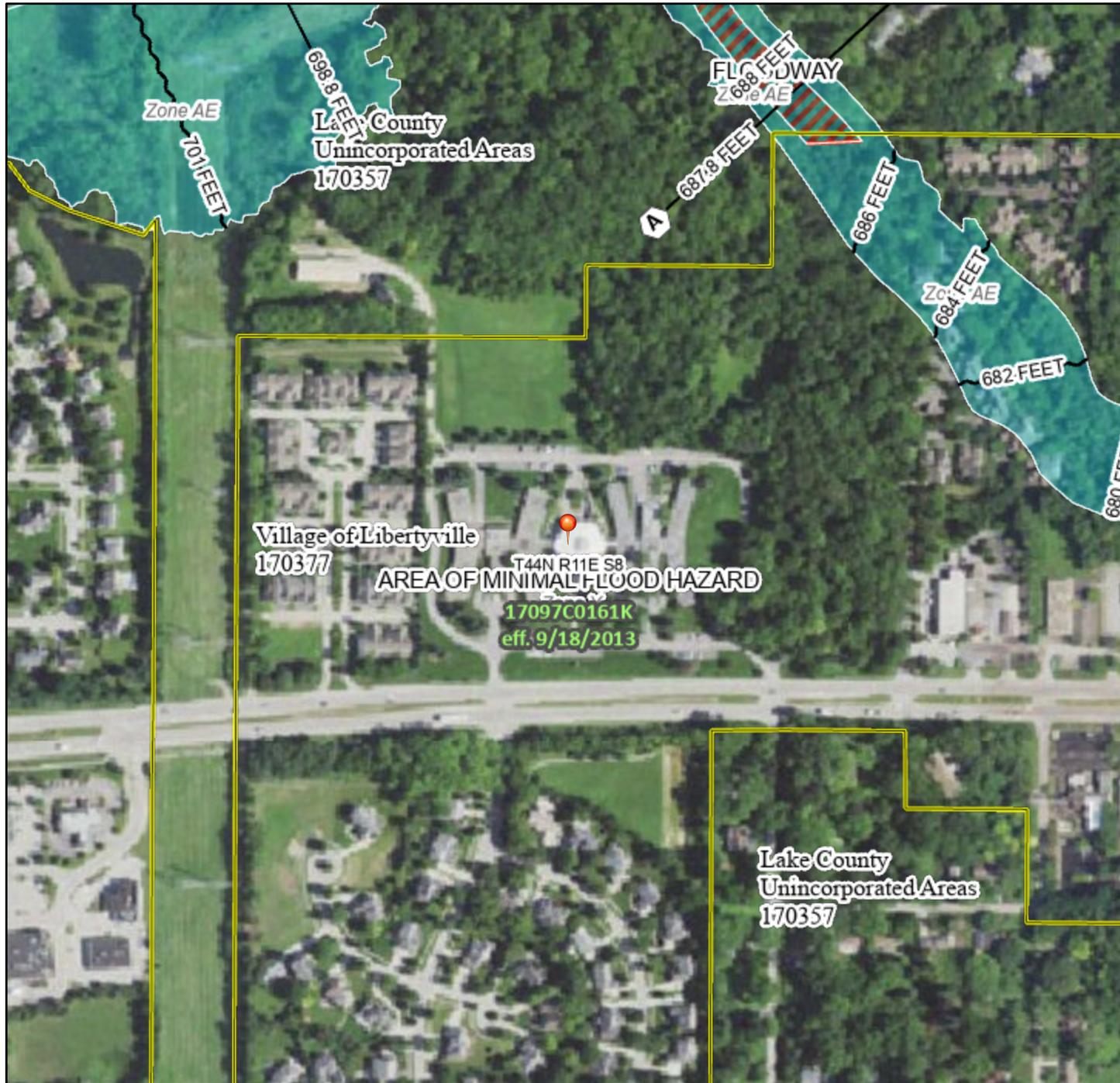
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMMette



87°58'51"W 42°18'39"N



87°58'13"W 42°18'12"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance
		17.5 Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 9/17/2024 at 9:59 AM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

EXISTING AGRICULTURAL DRAIN TILE INVESTIGATION PLAN

LIBERTYVILLE 42 ACRES

Prepared for: PULTE GROUP, INC.

Section no. 8, Libertyville Twp., Lake Co., IL

EXISTING SUBSURFACE AGRICULTURAL DRAIN TILE INVESTIGATION REPORT

LIBERTYVILLE 42 ACRES PULTE GROUP, INC.

LIBERTYVILLE 42 ACRES / PULTE GROUP, INC., FIELD FILE NO. 10-9-8, DATE: 7/15/25
IN ACCORDANCE WITH LAKE COUNTY STORM WATER COMMISSION DRAIN TILE INVESTIGATION STANDARDS
COPYRIGHT © 2025, BY HUDDLESTON MCBRIDE LAND DRAINAGE COMPANY

DESCRIPTION CHART NO. 1A:

ID NO.	SZ.	TYPE / QUALITY	FLOW %	SILT %	DEPTH (GRD./INV.)	FIELD NOTES:
A	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
B	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
C	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
D	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
E	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
F	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
G	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
H	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
I	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
J	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
K	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
L	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
M	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
N	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED
O	---	NO DRAIN TILE	---	---	---	NO DRAIN TILE LOCATED



SITE LOCATION Section no. 8, Libertyville Twp., Lake Co., IL

MAP LEGEND:

- EXISTING DRAIN TILE FLOW DIRECTION
- EX. POLYETHYLENE MAINLINE OR SYSTEM PART
- EX. CLAY DRAIN TILE MAINLINE OR SYSTEM PART
- EX. CONCRETE DRAIN TILE MAINLINE OR SYSTEM PART
- EXISTING DRAIN TILE CONTINUES TO UPLAND WATERSHED
- EXISTING DRAIN TILE OUTLETS TO SURFACE
- EXIST. DRAIN TILE (1) INSPECTION STRUCTURE / (2) CATCH BASIN
- EXIST. DRAIN TILE (1) LOCATED END / (2) ASSUMED END
- EXISTING DRAIN TILE CONTINUES TO OFF-SITE OUTLET SYSTEM
- EXISTING DRAIN TILE FAILURE / FLOW SURCHARGE TO SURFACE
- EXISTING DRAIN TILE MAPPED BY SPECULATION AND ASSUMPTION
- EXISTING DRAIN TILE ABANDONED (NOT FUNCTIONAL)
- EXISTING DRAIN TILE "BLOWOUT" OR FAILURE
- HAND PROBE OR ELECTRONIC SCAN FOR DRAIN TILE LOCATION
- INVESTIGATION SLIT TRENCH FOR INVESTIGATION
- SPECIFIC PIT EXCAVATION FOR INVESTIGATION
- SURVEY DATA POINTS
- REPORT IDENTIFICATION NUMBER

REPORT LEGEND:

- ID NO. POINT OF EXCAVATION FOR SPECIFIC DRAIN TILE INVESTIGATION.
- SZ. (SIZE) DRAIN TILE INTERNAL DIAMETER IN INCHES.
- MATERIAL / QUALITY TYPE OF TILE MATERIALS. PIPE QUALITY - GOOD, FAIR & POOR.
- FLOW % PERCENTAGE OF TILE DIAMETER OCCUPIED BY ACTIVE FLOW.
- RESTRICTED OR BACKED UP FLOW. SURCHARGED CONDITION
- SILT % PERCENTAGE OF TILE DIAMETER OCCUPIED BY RESTRICTIVE SILT.
- ABANDONED, FILLED WITH SILT BLOCKAGE, NO FLOW POTENTIAL
- MEASUREMENT FROM EXISTING GROUND LEVEL TO PIPE INVERT.

(GENERAL NOTES)

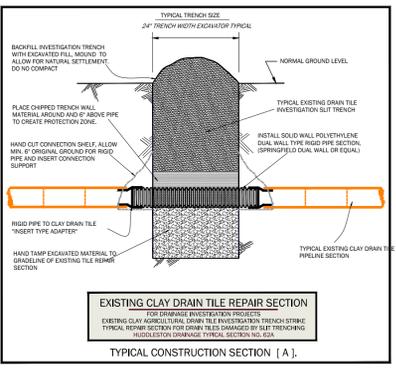
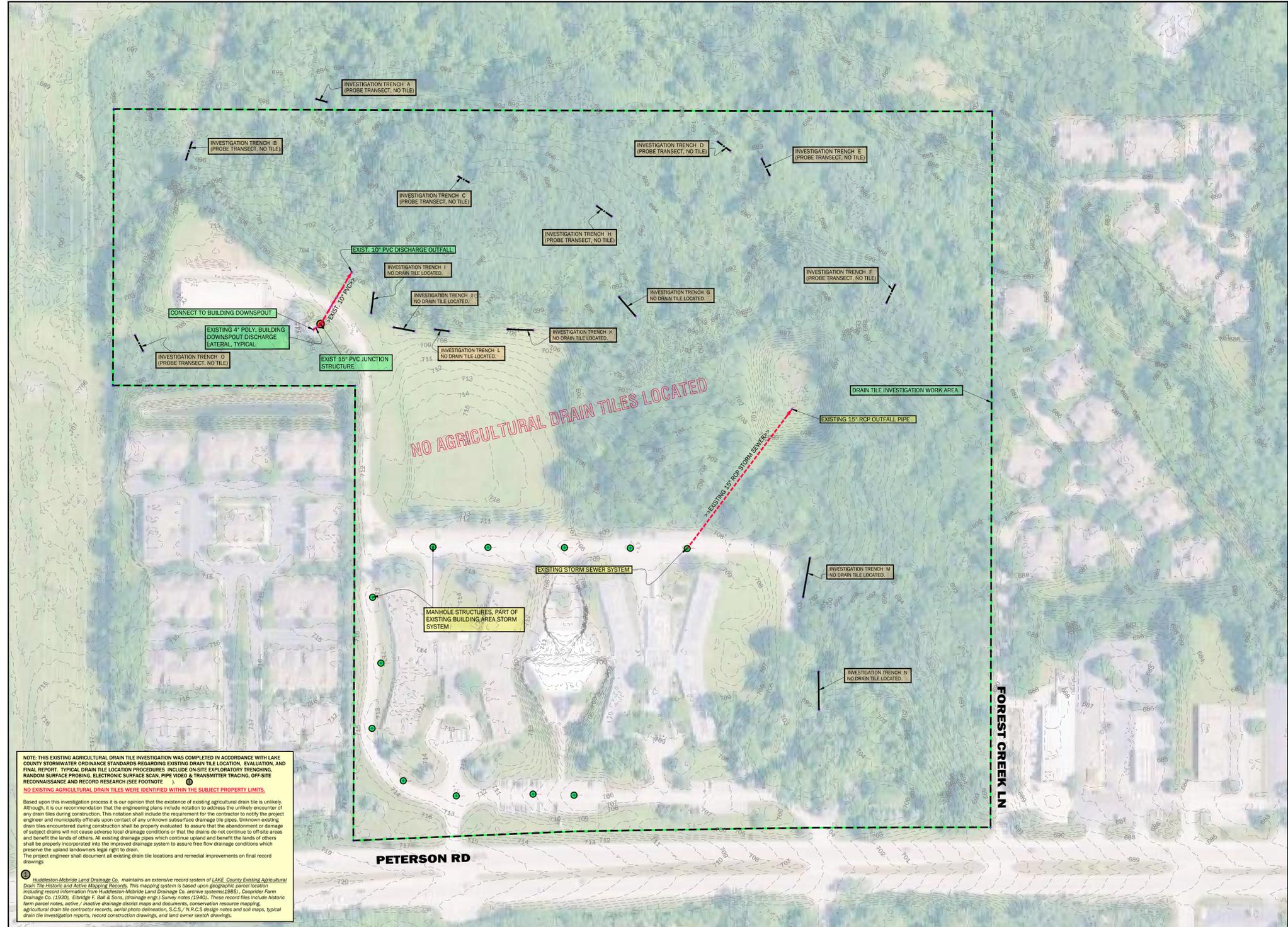
- MAINLINE TILE TRUNK LINE OR MUTUAL DRAIN, COLLECTOR OF SUB-SYSTEMS.
- SUB-MAIN TILE SECONDARY TRUNK LINE OR RANDOM SYSTEM COLLECTOR.
- LATERAL TILE FEEDER LINE, SERVICE TILE OR SYSTEM SPRIG.
- BLOWOUT EXISTING SYSTEM PIPE FAILURE OR RESTRICTION.
- DRAIN TILE ENDS MAINLINE, SUB-MAIN OR LATERAL PLANNED TERMINATION.
- SLIT TRENCH INVESTIGATION TRENCH, TYPICAL 2'-0" WIDE x 6'-0" DEPTH.

DESCRIPTION CHART NO. 1B:

DATA POINT	SZ.	TYPE / QUALITY	FLOW %	SILT %	DEPTH (GRD./INV.)	FIELD NOTES:
NOTE: NO EXISTING DRAIN TILES WERE LOCATED DURING THIS INVESTIGATION, THEREFORE NO DATA (INGRESS / EGRESS) POINTS WERE ESTABLISHED.						

SPECIAL NOTES:

- ALL EXISTING AGRICULTURAL DRAIN TILES LOCATED DURING THIS INVESTIGATION SURVEY HAVE BEEN IDENTIFIED ON THIS PLAN AND FIELD STAKED AT < 50' INTERVALS, IN SOME OCCASIONS CERTAIN EXISTING LOCAL DRAIN TILE SECTIONS MAY BE SPECULATED AND CONSIDERED AS AN ASSUMED ROUTE WHICH SHALL BE DELETED ON THIS PLAN.
- ANY EXISTING DRAIN TILE NOT ENCOUNTERED DURING SLIT TRENCHING OR PROBE TRENCH PROCEDURES WILL REMAIN UNKNOWN.
- ALL EXISTING DRAIN TILES DAMAGED DURING THE INVESTIGATION PROCESS SHALL BE REPAIRED TO THEIR ORIGINAL STATE IN ACCORDANCE WITH NATURAL RESOURCE CONSERVATION SERVICE STANDARDS FOR DRAIN TILE INSTALLATION AND REPAIR (HUDDLESTON DRAINAGE (62A) TYPICAL STANDARD "A").
- ALL EXISTING DRAIN TILE LOCATION STANDARDS HAVE BEEN SURVEYED BY AGRICULTURAL ENGINEERS AND INCLUDE SUB-METER ACCURACY, ALL LOCATIONS PERTINENT TO FINAL DESIGN SHALL BE VERIFIED BY THE PROJECT SURVEYOR.
- THIS DRAIN TILE INVESTIGATION REPORT IS INTENDED TO IDENTIFY EXISTING DRAIN TILE MAINLINE SYSTEMS ONLY INCLUDING ADDITIONAL PRIORITY ON DRAIN TILES WHICH MAY SERVICE THE UPLAND PROPERTY OF OTHERS OR WITH MUTUAL DRAINAGE STATUS.
- THIS DRAIN TILE INVESTIGATION REPORT SHALL BE FILED WITH HUDDLESTON DRAINAGE CO., AND WILL BE REPRODUCED AND DISBURSED ONLY BY PERMISSION OF THE CONTRACT PRINCIPALS.



NOTE: THIS EXISTING AGRICULTURAL DRAIN TILE INVESTIGATION WAS COMPLETED IN ACCORDANCE WITH LAKE COUNTY STORMWATER DRAINAGE STANDARDS REGARDING EXISTING DRAIN TILE LOCATION, EVALUATION, AND FINAL REPORT. TYPICAL DRAIN TILE LOCATION PROCEDURES INCLUDE ON-SITE EXPLORATORY TRENCHING, RANDOM SURFACE PROBING, ELECTRONIC SURFACE SCAN, PIPE VIDEO & TRANSMITTER TRACING, OFF-SITE RECONNAISSANCE AND RECORD RESEARCH (SEE FOOTNOTE).

NO EXISTING AGRICULTURAL DRAIN TILES WERE IDENTIFIED WITHIN THE SUBJECT PROPERTY LIMITS.

Based upon this investigation process it is our opinion that the existence of existing agricultural drain tile is unlikely. Although, it is our recommendation that the engineering plans include notation to address the unlikely encounter of any drain tiles during construction. This notation shall include the requirement for the contractor to notify the project engineer and municipality officials upon contact of any unknown subsurface drainage tile pipes. Unknown existing drain tiles encountered during construction shall be properly evaluated to assure that the abandonment or damage of subject drains will not cause adverse local drainage conditions or that the drains do not continue to off-site areas and benefit the lands of others. All existing drainage pipes which continue upland and benefit the lands of others shall be properly incorporated into the improved drainage system to assure free flow drainage conditions which preserve the upland landowners legal right to drain.

The project engineer shall document all existing drain tile locations and remedial improvements on final record drawings.

Huddleston McBride Land Drainage Co., maintains an extensive record system of LAKE County Existing Agricultural Drain Tile Historic and Active Mapping Records. This mapping system is based upon geographic parcel location including record information from Huddleston McBride Land Drainage Co. archive systems (1985), Cooper's Farm Drainage Co. (1930), Ellinger F. Ball & Sons, (drainage eng.) Survey notes (1940). These record files include historic farm parcel notes, active / inactive drainage district maps and documents, conservation resource mapping, agricultural drain tile contractor records, aerial photo delineation, S.C.S./ N.R.C.S design notes and soil maps, typical drain tile investigation reports, record construction drawings, and land owner sketch drawings.

PROJECT CLIENT:
PULTE GROUP, INC.
Ty Morris, Project Manager
1900 E. Golf Rd., Suite 300, Schaumburg, IL 60173

APPROVED BY AND DATE:
RUDY P. DIXON, P.E., 7/15/25

ACKNOWLEDGMENTS:
HUDDLESTON DRAINAGE MAP and ARCHIVE SYSTEMS

DRAWN BY AND DATE:
TOM HUDDLESTON 7/15/25

PROJECT DATE:
7/15/25

FIELD FILE NO.:

DRAWING NO.:

DATE: BY: DESCRIPTION:

REVISIONS:

WEATHER CONDITIONS: SUNNY/ COOL - 80s

DRAWING SCALE: 1" TO 100'

SHEET NO. ONE OF ONE

ILLINOIS PROFESSIONAL LAND DRAINAGE ENGINEER
RUDY P. DIXON, P.E. (062306333)

1976 49th Anniversary 2025

ILLINOIS FARM BUREAU MEMBER

811 Know what's below. Call before you dig. 822.6.1.2.44

NORTH

LIBERTYVILLE 42 ACRES
HUDDLESTON MCBRIDE
PROFESSIONAL LAND DRAINAGE SERVICES
Woman-Owned Small Business (WOSB)
9504 FOWLER RD., ROCHELLE, ILLINOIS PHONE 815-962-6007

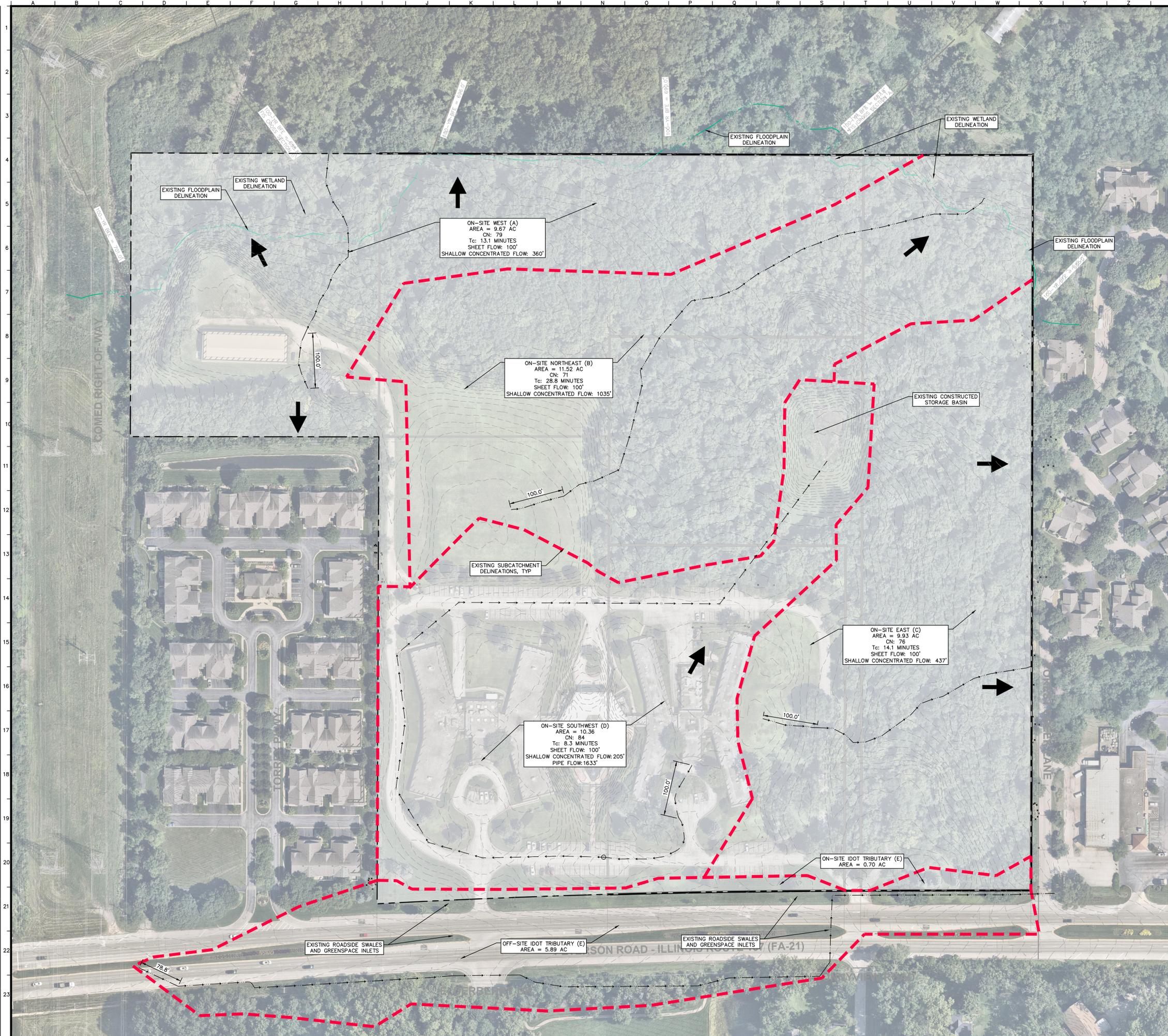


Exhibit 3 – Existing Conditions

- A. Existing Conditions Exhibit
- B. FEMA Flood Profiles – Bull Creek Tributary
- C. HydroCAD Existing Conditions Model



Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_A\2_Design\CAD\Exhibit\168247001-Existing_Drainage_Conditions.dwg EKH, Dec 12, 2024 10:35am by: IonSpence
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



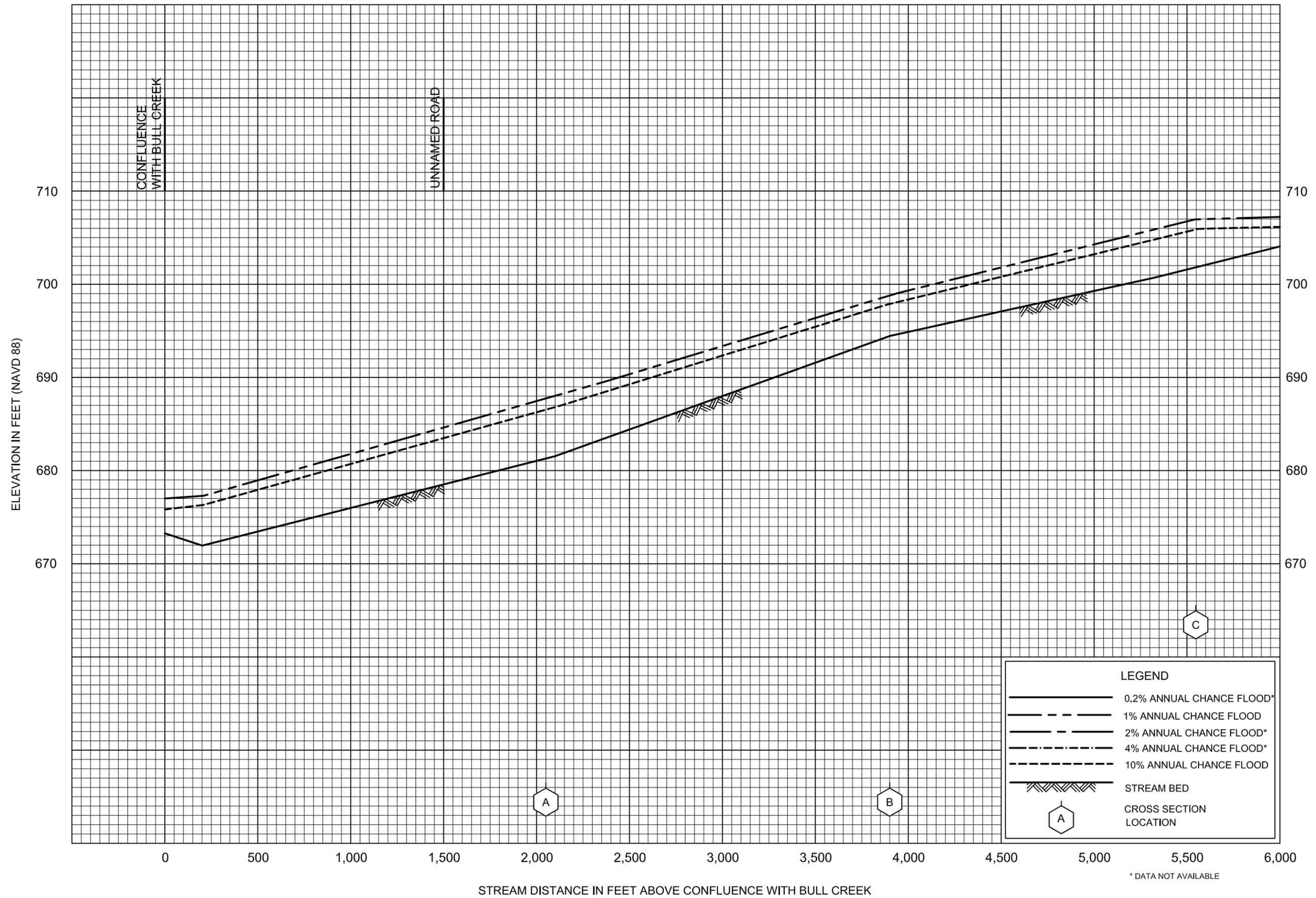
NORTH
 GRAPHIC SCALE IN FEET
 0 40 80 160

Call Before You Dig
1-800-892-0123
JULIE

POND: Existing Basin - Constructed Depressional Storage
 JOB NO: 168247001
 PROJECT: Greenway Chase - Pulte Libertyville
 FILE: Stage Storage

Elevation (ft)	Area (ft ²)	Area (acre)	Average Area (acre)	Incremental Storage (acre-ft)	Cumulative Storage (acre-ft)
687.70	368	0.008	0.047	0.01	0.00
688.00	3,696	0.085	0.112	0.11	0.01
689.00	6,062	0.139	0.157	0.16	0.13
690.00	7,603	0.175	0.194	0.19	0.28
691.00	9,314	0.214	0.240	0.24	0.48
692.00	11,632	0.267	0.296	0.30	0.72
693.00	14,138	0.325	0.351	0.35	1.01
694.00	16,406	0.377	0.405	0.40	1.26
695.00	18,860	0.433	0.463	0.46	1.77
696.00	21,500	0.494	0.463	0.46	2.23

Kimley»Horn <small>© 2024 KIMLEY-HORN AND ASSOCIATES, INC. 576 LAKE COOK ROAD, SUITE 200 LIBERTYVILLE, IL 60048 WWW.KIMLEY-HORN.COM</small>	PULTE GROUP
EXISTING DRAINAGE CONDITIONS EXHIBIT	GREENWAY CHASE 610 PETERSON ROAD LIBERTYVILLE, IL 60048
SCALE: AS NOTED DESIGNED BY: INS DRAWN BY: KTRM CHECKED BY: RNM	ORIGINAL ISSUE: 12/11/2024 KHA PROJECT NO. 168247001 SHEET NUMBER EXH.
REVISIONS NO. DATE BY	



FLOOD PROFILES

BULL CREEK TRIBUTARY

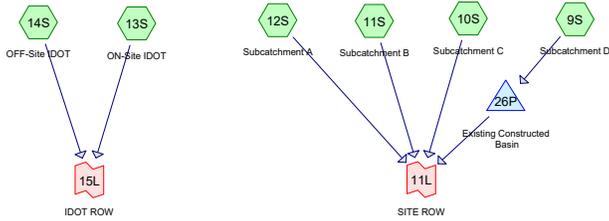
FEDERAL EMERGENCY MANAGEMENT AGENCY

LAKE COUNTY, IL
AND INCORPORATED AREAS

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	002YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	100YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

Existing Conditions



Routing Diagram for 168247001 HydroCAD
 Prepared by Kimley-Horn & Associates, Printed 12/12/2024
 HydroCAD® 10.20-5c s/n 02344 © 2023 HydroCAD Software Solutions LLC

Summary for Subcatchment 9S: Subcatchment D

[47] Hint: Peak is 103% of capacity of segment #3

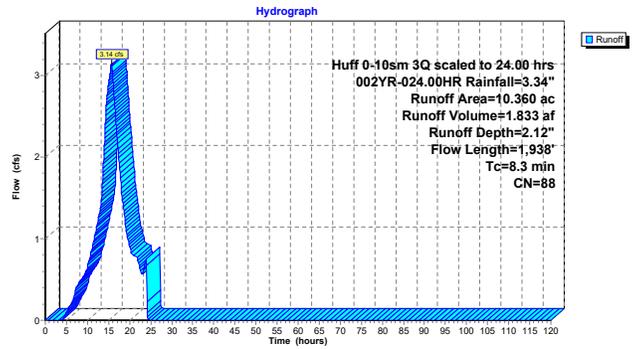
Runoff = 3.14 cfs @ 15.70 hrs, Volume= 1.833 af, Depth= 2.12"
 Routed to Pond 26P : Existing Constructed Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
4.340	98	
6.020	80	>75% Grass cover, Good, HSG D
10.360	88	Weighted Average
6.020		58.11% Pervious Area
4.340		41.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.4	100	0.0180	1.18		Sheet Flow, n= 0.013 P2= 3.34"
1.3	205	0.0170	2.65		Shallow Concentrated Flow, Shallow Conc Paved Kv= 20.3 fps
3.0	685	0.0052	3.87	3.04	Pipe Channel, RCP, Round 12" 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011 Concrete pipe, straight & clean
2.6	948	0.0097	6.13	7.52	Pipe Channel, RCP, Round 15" 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Concrete pipe, straight & clean
8.3	1,938	Total			

Subcatchment 9S: Subcatchment D



Summary for Subcatchment 10S: Subcatchment C

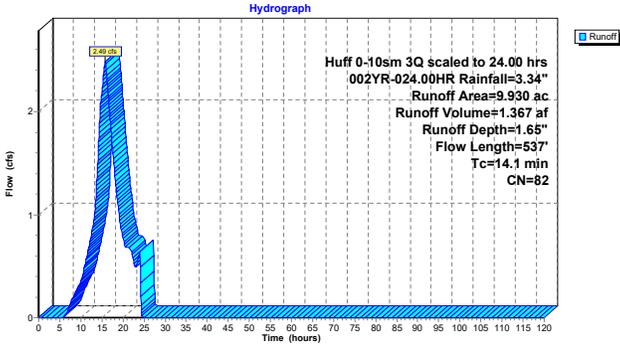
Runoff = 2.49 cfs @ 15.79 hrs, Volume= 1.367 af, Depth= 1.65"
 Routed to Link 11L : SITE ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
9.930	82	Woods/grass comb., Fair, HSG D
9.930		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9	100	0.0670	0.28		Sheet Flow, Sheet Flow Grass: Short n= 0.150 P2= 3.34"
8.2	437	0.0313	0.88		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
14.1	537				Total

Subcatchment 10S: Subcatchment C



Summary for Subcatchment 11S: Subcatchment B

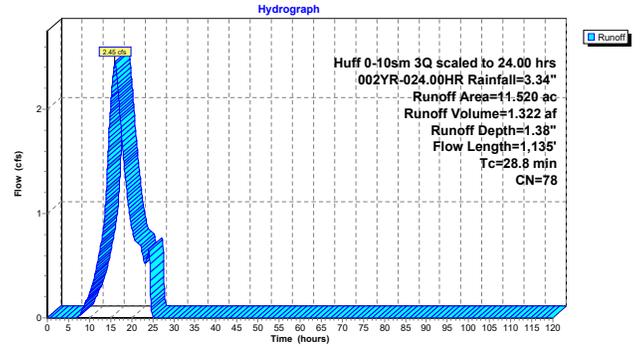
Runoff = 2.45 cfs @ 16.03 hrs, Volume= 1.322 af, Depth= 1.38"
 Routed to Link 11L : SITE ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
2.450	80	>75% Grass cover, Good, HSG D
9.070	77	Woods, Good, HSG D
11.520	78	Weighted Average
11.520		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.5	100	0.0273	0.20		Sheet Flow, Sheet Flow Grass: Short n= 0.150 P2= 3.34"
20.3	1,035	0.0290	0.85		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
28.8	1,135				Total

Subcatchment 11S: Subcatchment B



Summary for Subcatchment 12S: Subcatchment A

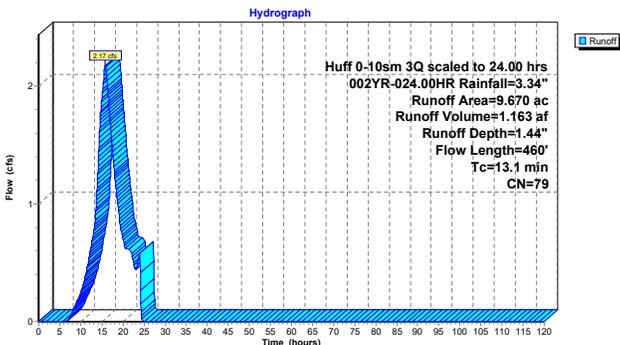
Runoff = 2.17 cfs @ 15.79 hrs, Volume= 1.163 af, Depth= 1.44"
 Routed to Link 11L : SITE ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
0.340	96	Gravel surface, HSG D
0.330	98	Roofs, HSG D
0.820	80	>75% Grass cover, Good, HSG D
8.180	77	Woods, Good, HSG D
9.670	79	Weighted Average
9.340		96.59% Pervious Area
0.330		3.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	100	0.0356	0.22		Sheet Flow, Sheet Flow Grass: Short n= 0.150 P2= 3.34"
5.5	360	0.0480	1.10		Shallow Concentrated Flow, Shallow Concentrated Flow Woodland Kv= 5.0 fps
13.1	460				Total

Subcatchment 12S: Subcatchment A



Summary for Subcatchment 13S: ON-Site IDOT

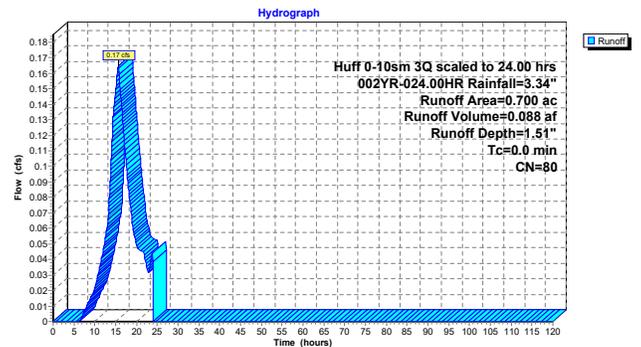
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 0.17 cfs @ 15.60 hrs, Volume= 0.088 af, Depth= 1.51"
 Routed to Link 15L : IDOT ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
0.700	80	>75% Grass cover, Good, HSG D
0.700		100.00% Pervious Area

Subcatchment 13S: ON-Site IDOT



Summary for Subcatchment 14S: OFF-Site IDOT

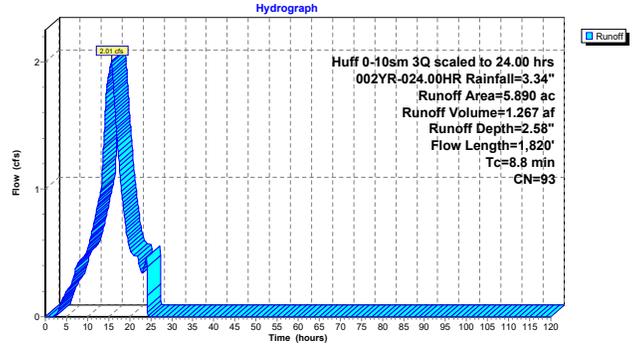
Runoff = 2.01 cfs @ 15.69 hrs, Volume= 1.267 af, Depth= 2.58"
 Routed to Link 15L : IDOT ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 1.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
5.890	93	Paved roads w/open ditches, 50% imp, HSG D
2.945	50.00%	Pervious Area
2.945	50.00%	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	79	0.0218	1.29		Sheet Flow, n= 0.012 P2= 3.34"
1.2	136	0.0090	1.93		Shallow Concentrated Flow, Paved Kv= 20.3 fps
1.3	370	0.0830	4.64		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
0.4	124	0.0060	5.44	9.62	Pipe Channel, RCP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38" n= 0.011 Concrete pipe, straight & clean
4.2	584	0.0211	2.34		Shallow Concentrated Flow, Unpaved Kv= 16.1 fps
0.7	527	0.0224	12.74	40.01	Pipe Channel, RCP_Round 24" 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50' n= 0.011 Concrete pipe, straight & clean
8.8	1,820	Total			

Subcatchment 14S: OFF-Site IDOT



Summary for Pond 26P: Existing Constructed Basin

[44] Hint: Outlet device #1 is below defined storage

Inflow Area = 10.360 ac, 41.89% Impervious, Inflow Depth = 2.12" for 002YR-024.00HR event
 Inflow = 3.14 cfs @ 15.70 hrs, Volume= 1.833 af
 Outflow = 3.08 cfs @ 15.85 hrs, Volume= 1.833 af, Atten= 2%, Lag= 9.1 min
 Primary = 3.08 cfs @ 15.85 hrs, Volume= 1.833 af
 Routed to Link 11L : SITE ROW

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 688.56' @ 15.85 hrs Surf.Area= 0.115 ac Storage= 0.070 af

Plug-Flow detention time= 17.9 min calculated for 1.833 af (100% of inflow)
 Center-of-Mass det. time= 17.8 min (953.8 - 936.0)

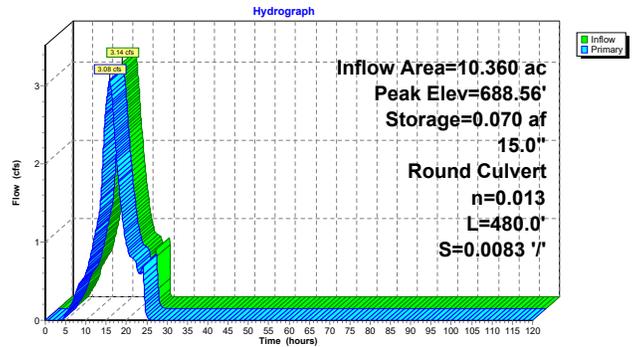
Volume	Invert	Avail. Storage	Storage Description
#1	687.70'	2.233 af	Custom Stage Data (Prismatic), Listed below (Recalc)

Elevation (feet)	Surf. Area (acres)	Inc. Store (acre-feet)	Cum. Store (acre-feet)
687.70	0.008	0.000	0.000
688.00	0.085	0.014	0.014
689.00	0.139	0.112	0.126
690.00	0.175	0.157	0.283
691.00	0.214	0.194	0.477
692.00	0.267	0.240	0.718
693.00	0.325	0.296	1.014
694.00	0.377	0.351	1.365
695.00	0.433	0.405	1.770
696.00	0.494	0.463	2.233

Device	Routing	Invert	Outlet Devices
#1	Primary	687.66'	15.0" Round RCP_Round 15" L= 480.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 687.66' / 683.66' S= 0.0083 /' Cc= 0.900 n= 0.013, Flow Area= 1.23 sf

Primary OutFlow Max=3.08 cfs @ 15.85 hrs HW=688.56' (Free Discharge)
 1=RCP_Round 15" (Inlet Controls 3.08 cfs @ 3.24 fps)

Pond 26P: Existing Constructed Basin

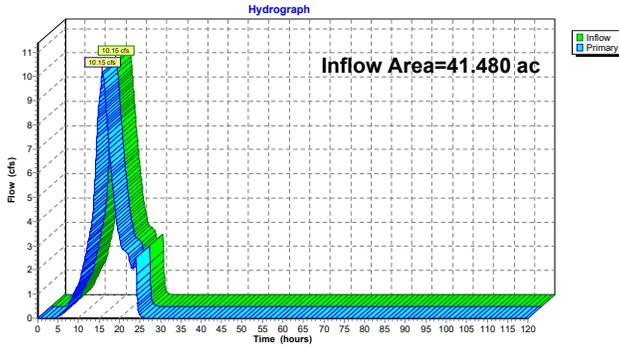


Summary for Link 11L: SITE ROW

Inflow Area = 41.480 ac, 11.26% Impervious, Inflow Depth = 1.64" for 002YR-024.00HR event
 Inflow = 10.15 cfs @ 15.85 hrs, Volume= 5.684 af
 Primary = 10.15 cfs @ 15.85 hrs, Volume= 5.684 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 11L: SITE ROW

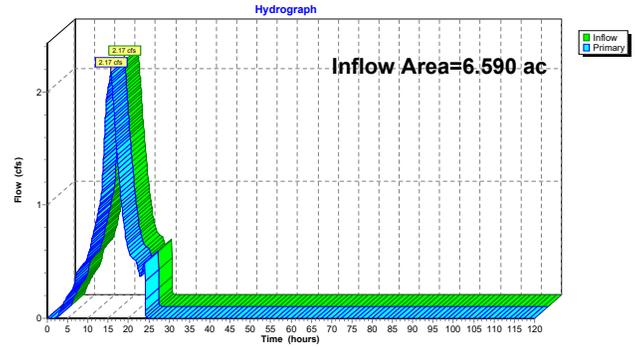


Summary for Link 15L: IDOT ROW

Inflow Area = 6.590 ac, 44.69% Impervious, Inflow Depth = 2.47" for 002YR-024.00HR event
 Inflow = 2.17 cfs @ 15.68 hrs, Volume= 1.355 af
 Primary = 2.17 cfs @ 15.68 hrs, Volume= 1.355 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 15L: IDOT ROW



Summary for Subcatchment 9S: Subcatchment D

[47] Hint: Peak is 309% of capacity of segment #3
 [47] Hint: Peak is 125% of capacity of segment #4

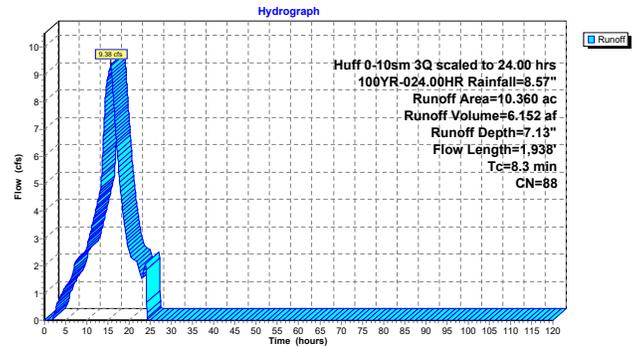
Runoff = 9.38 cfs @ 15.68 hrs, Volume= 6.152 af, Depth= 7.13"
 Routed to Pond 26P : Existing Constructed Basin

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
4.340	98	
6.020	80	>75% Grass cover, Good, HSG D
10.360	88	Weighted Average
6.020		58.11% Pervious Area
4.340		41.89% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.4	100	0.0180	1.18		Sheet Flow, n= 0.013 P2= 3.34"
1.3	205	0.0170	2.65		Shallow Concentrated Flow, Shallow Conc Paved Kv= 20.3 fps
3.0	685	0.0052	3.87	3.04	Pipe Channel, RCP_Round 12" 12.0" Round Area= 0.8 sf Perim= 3.1' r= 0.25' n= 0.011 Concrete pipe, straight & clean
2.6	948	0.0097	6.13	7.52	Pipe Channel, RCP_Round 15" 15.0" Round Area= 1.2 sf Perim= 3.9' r= 0.31' n= 0.011 Concrete pipe, straight & clean
8.3	1,938	Total			

Subcatchment 9S: Subcatchment D



Summary for Subcatchment 10S: Subcatchment C

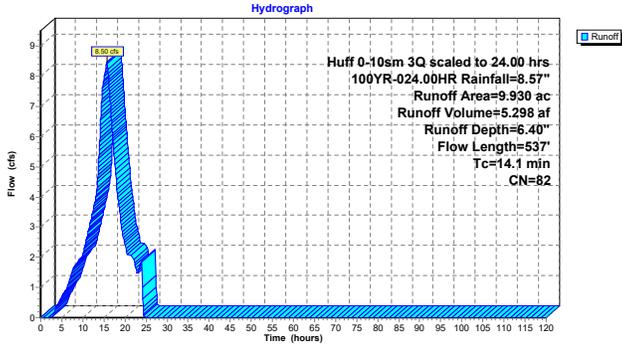
Runoff = 8.50 cfs @ 15.75 hrs, Volume= 5.298 af, Depth= 6.40"
 Routed to Link 11L : SITE ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
9.930	82	Woods/grass comb., Fair, HSG D
9.930		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.9	100	0.0670	0.28		Sheet Flow, Sheet Flow Grass: Short n= 0.150 P2= 3.34"
8.2	437	0.0313	0.88		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
14.1	537	Total			

Subcatchment 10S: Subcatchment C



Summary for Subcatchment 11S: Subcatchment B

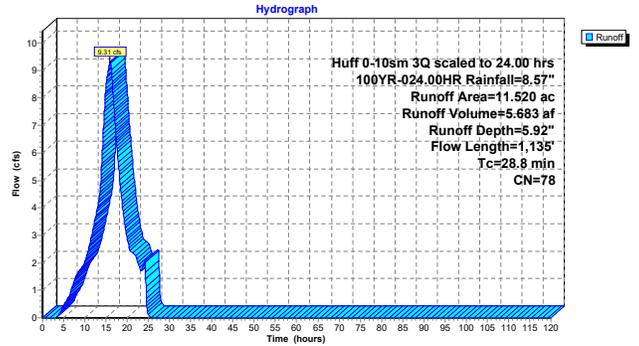
Runoff = 9.31 cfs @ 15.92 hrs, Volume= 5.683 af, Depth= 5.92"
 Routed to Link 11L : SITE ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
2.450	80	>75% Grass cover, Good, HSG D
9.070	77	Woods, Good, HSG D
11.520	78	Weighted Average
11.520		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
8.5	100	0.0273	0.20		Sheet Flow, Sheet Flow Grass: Short n= 0.150 P2= 3.34"
20.3	1,035	0.0290	0.85		Shallow Concentrated Flow, Woodland Kv= 5.0 fps
28.8	1,135	Total			

Subcatchment 11S: Subcatchment B



Summary for Subcatchment 12S: Subcatchment A

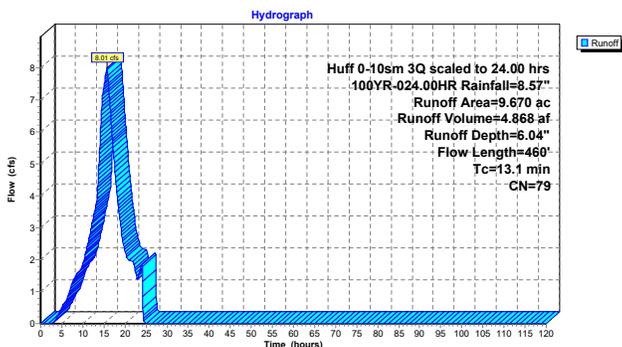
Runoff = 8.01 cfs @ 15.75 hrs, Volume= 4.868 af, Depth= 6.04"
 Routed to Link 11L : SITE ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
0.340	96	Gravel surface, HSG D
0.330	98	Roofs, HSG D
0.820	80	>75% Grass cover, Good, HSG D
8.180	77	Woods, Good, HSG D
9.670	79	Weighted Average
9.340		96.59% Pervious Area
0.330		3.41% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
7.6	100	0.0356	0.22		Sheet Flow, Sheet Flow Grass: Short n= 0.150 P2= 3.34"
5.5	360	0.0480	1.10		Shallow Concentrated Flow, Shallow Concentrated Flow Woodland Kv= 5.0 fps
13.1	460	Total			

Subcatchment 12S: Subcatchment A



Summary for Subcatchment 13S: ON-Site IDOT

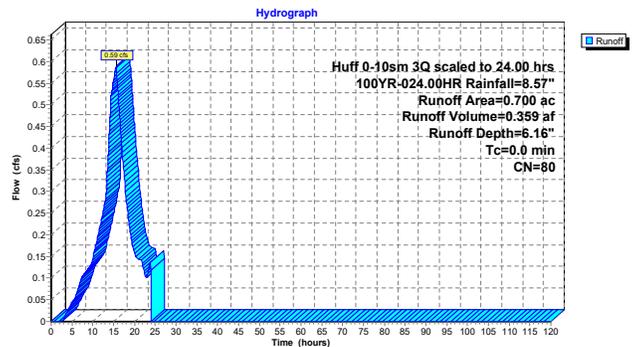
[46] Hint: Tc=0 (Instant runoff peak depends on dt)

Runoff = 0.59 cfs @ 15.59 hrs, Volume= 0.359 af, Depth= 6.16"
 Routed to Link 15L : IDOT ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
0.700	80	>75% Grass cover, Good, HSG D
0.700		100.00% Pervious Area

Subcatchment 13S: ON-Site IDOT



Summary for Subcatchment 14S: OFF-Site IDOT

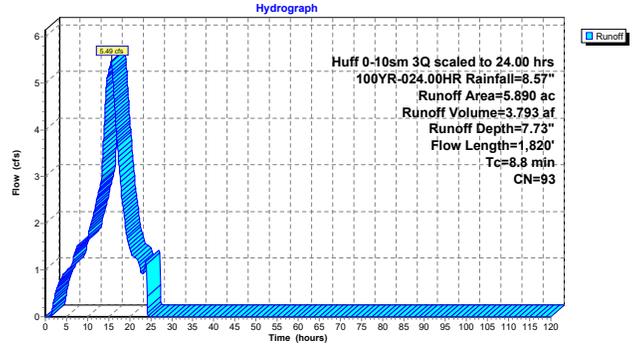
Runoff = 5.49 cfs @ 15.68 hrs, Volume= 3.793 af, Depth= 7.73"
 Routed to Link 15L : IDOT ROW

Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
5.890	93	Paved roads w/open ditches, 50% imp, HSG D
2.945		50.00% Pervious Area
2.945		50.00% Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
1.0	79	0.0218	1.29		Sheet Flow , n= 0.012 P2= 3.34"
1.2	136	0.0090	1.93		Shallow Concentrated Flow , Paved Kv= 20.3 fps
1.3	370	0.0830	4.64		Shallow Concentrated Flow , Unpaved Kv= 16.1 fps
0.4	124	0.0060	5.44	9.62	Pipe Channel, RCP_Round 18" 18.0" Round Area= 1.8 sf Perim= 4.7' r= 0.38" n= 0.011 Concrete pipe, straight & clean
4.2	584	0.0211	2.34		Shallow Concentrated Flow , Unpaved Kv= 16.1 fps
0.7	527	0.0224	12.74	40.01	Pipe Channel, RCP_Round 24" 24.0" Round Area= 3.1 sf Perim= 6.3' r= 0.50" n= 0.011 Concrete pipe, straight & clean
8.8	1,820	Total			

Subcatchment 14S: OFF-Site IDOT



Summary for Pond 26P: Existing Constructed Basin

[44] Hint: Outlet device #1 is below defined storage

Inflow Area = 10.360 ac, 41.89% Impervious, Inflow Depth = 7.13" for 100YR-024.00HR event
 Inflow = 9.38 cfs @ 15.68 hrs, Volume= 6.152 af
 Outflow = 7.09 cfs @ 16.72 hrs, Volume= 6.152 af, Atten= 24%, Lag= 62.6 min
 Primary = 7.09 cfs @ 16.72 hrs, Volume= 6.152 af
 Routed to Link 11L : SITE ROW

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 691.48' @ 16.72 hrs Surf.Area= 0.240 ac Storage= 0.587 af

Plug-Flow detention time= 30.8 min calculated for 6.152 af (100% of inflow)
 Center-of-Mass det. time= 30.7 min (905.6 - 874.9)

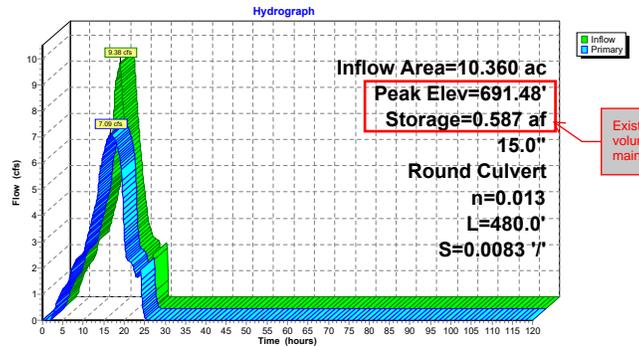
Volume	Invert	Avail. Storage	Storage Description
#1	687.70'	2.233 af	Custom Stage Data (Prismatic), Listed below (Recalc)

Elevation (feet)	Surf. Area (acres)	Inc. Store (acre-feet)	Cum. Store (acre-feet)
687.70	0.008	0.000	0.000
688.00	0.085	0.014	0.014
689.00	0.139	0.112	0.126
690.00	0.175	0.157	0.283
691.00	0.214	0.194	0.477
692.00	0.267	0.240	0.718
693.00	0.325	0.296	1.014
694.00	0.377	0.351	1.365
695.00	0.433	0.405	1.770
696.00	0.494	0.463	2.233

Device	Routing	Invert	Outlet Devices
#1	Primary	687.66'	15.0" Round RCP_Round 15" L= 480.0' RCP, end-section conforming to fill, Ke= 0.500 Inlet / Outlet Invert= 687.66' / 683.66' S= 0.0083 1/ S= 0.0083 1/ Cc= 0.900 n= 0.013, Flow Area= 1.23 sf

Primary OutFlow Max=7.09 cfs @ 16.72 hrs HW=691.48' (Free Discharge)
 1=RCP_Round 15" (Barrel Controls 7.09 cfs @ 5.77 fps)

Pond 26P: Existing Constructed Basin



Existing basin volume to be maintained

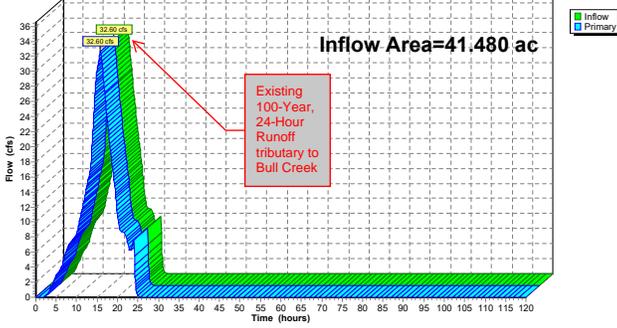
Summary for Link 11L: SITE ROW

Inflow Area = 41.480 ac, 11.26% Impervious, Inflow Depth = 6.36" for 100YR-024.00HR event
 Inflow = 32.60 cfs @ 15.80 hrs, Volume= 22.001 af
 Primary = 32.60 cfs @ 15.80 hrs, Volume= 22.001 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 11L: SITE ROW

Hydrograph



Summary for Link 15L: IDOT ROW

Inflow Area = 6.590 ac, 44.69% Impervious, Inflow Depth = 7.56" for 100YR-024.00HR event
 Inflow = 6.07 cfs @ 15.67 hrs, Volume= 4.153 af
 Primary = 6.07 cfs @ 15.67 hrs, Volume= 4.153 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 15L: IDOT ROW

Hydrograph

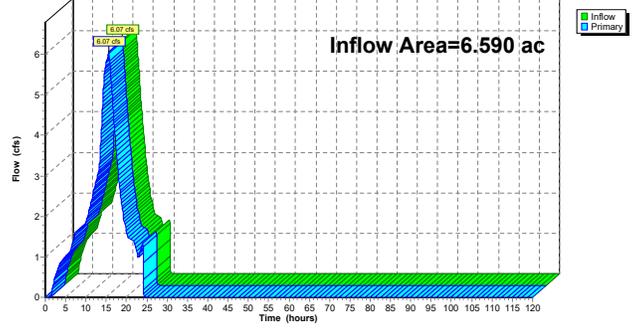




Exhibit 4 – Proposed Conditions

- A. Proposed Conditions Exhibit
- B. Basin Stage Storage Calculations
- C. HydroCAD Proposed Conditions Model – Theoretical (for Basin Sizing)
- D. HydroCAD Proposed Conditions Model – Actual Conditions
- E. RVR Calculation (Appendix O from WDO)



POND:	North Basin (#1)	
JOB NO.:	168247001	Side Slopes
PROJECT:	Pulte Libertyville - Greenway Chase	<u>1</u>
FILE:	N/A	3
DATE:	10/7/2025	

Detention Basin Stage Storage

Elevation			Average	Incremental	Cumulative
(ft)	(ft ²)	(acre)	Area	Storage	Storage
			(ac-ft)	(ac-ft)	(ac-ft)
691.5	55,757	1.280			0.00
			1.307	0.65	
692	58,109	1.334			0.65
			1.383	1.38	
693	62,421	1.433			2.04
			1.484	1.48	
694	66,865	1.535			3.52
			1.588	1.59	
695	71,438	1.640			5.11
			1.694	1.69	
696	76,143	1.748			6.80
			1.804	1.80	
697	81,022	1.860			8.61
			1.918	1.92	
698	86,031	1.975			10.52
			2.004	1.00	
698.5	88,514	2.032			11.53
Total Volume Provided up to Overflow Elevation					11.53

NWL / Outlet Elev

Overflow

HWL (100-year, 24-hour)	697.45 (Modelled - Theoretical)
Volume Required:	9.46 ac-ft
Excess Volume Provided:	2.07 ac-ft
 HWL (100-year, 24-hour)	 698.45 (Modelled - Actual)

POND:	East Basin (#2)	
JOB NO.:	168247001	Side Slopes
PROJECT:	Pulte Libertyville - Greenway Chase	1
FILE:	N/A	3
DATE:	10/7/2025	

Detention Basin Stage Storage

Elevation			Average	Incremental	Cumulative
(ft)	(ft ²)	(acre)	Area	Storage	Storage
			(ac-ft)	(ac-ft)	(ac-ft)
686	27,312	0.627			0.00
			0.661	0.66	
687	30,274	0.695			0.66
			0.730	0.73	
688	33,323	0.765			1.39
			0.801	0.80	
689	36,503	0.838			2.19
			0.876	0.88	
690	39,814	0.914			3.07
			0.954	0.95	
691	43,299	0.994			4.02
			1.036	1.04	
692	46,958	1.078			5.06
Total Volume Provided up to Overflow Elevation					5.06

NWL / Outlet Elev

Overflow

HWL (100-year, 24-hour)	691.24 (Modelled - Theoretical)
Volume Required (Detention):	4.26 ac-ft
Excess Volume Provided:	0.80 ac-ft

HWL (100-year, 24-hour)	691.81 (Modelled - Actual)
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POND:	West Basin (#3)	
JOB NO.:	168247001	Side Slopes
PROJECT:	Pulte Libertyville - Greenway Chase	1
FILE:	N/A	3
DATE:	10/7/2025	

Detention Basin Stage Storage

Elevation			Average	Incremental	Cummulative
(ft)	(ft ²)	(acre)	Area	Storage	Storage
			(ac-ft)	(ac-ft)	(ac-ft)
701	1,655	0.038			0.00
			0.047	0.05	
702	2,439	0.056			0.05
			0.066	0.07	
703	3,354	0.077			0.11
			0.090	0.09	
704	4,487	0.103			0.20
			0.119	0.12	
705	5,881	0.135			0.32
			0.156	0.16	
706	7,710	0.177			0.48
Total Volume Provided up to Overflow Elevation					0.48

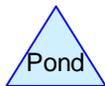
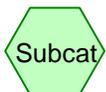
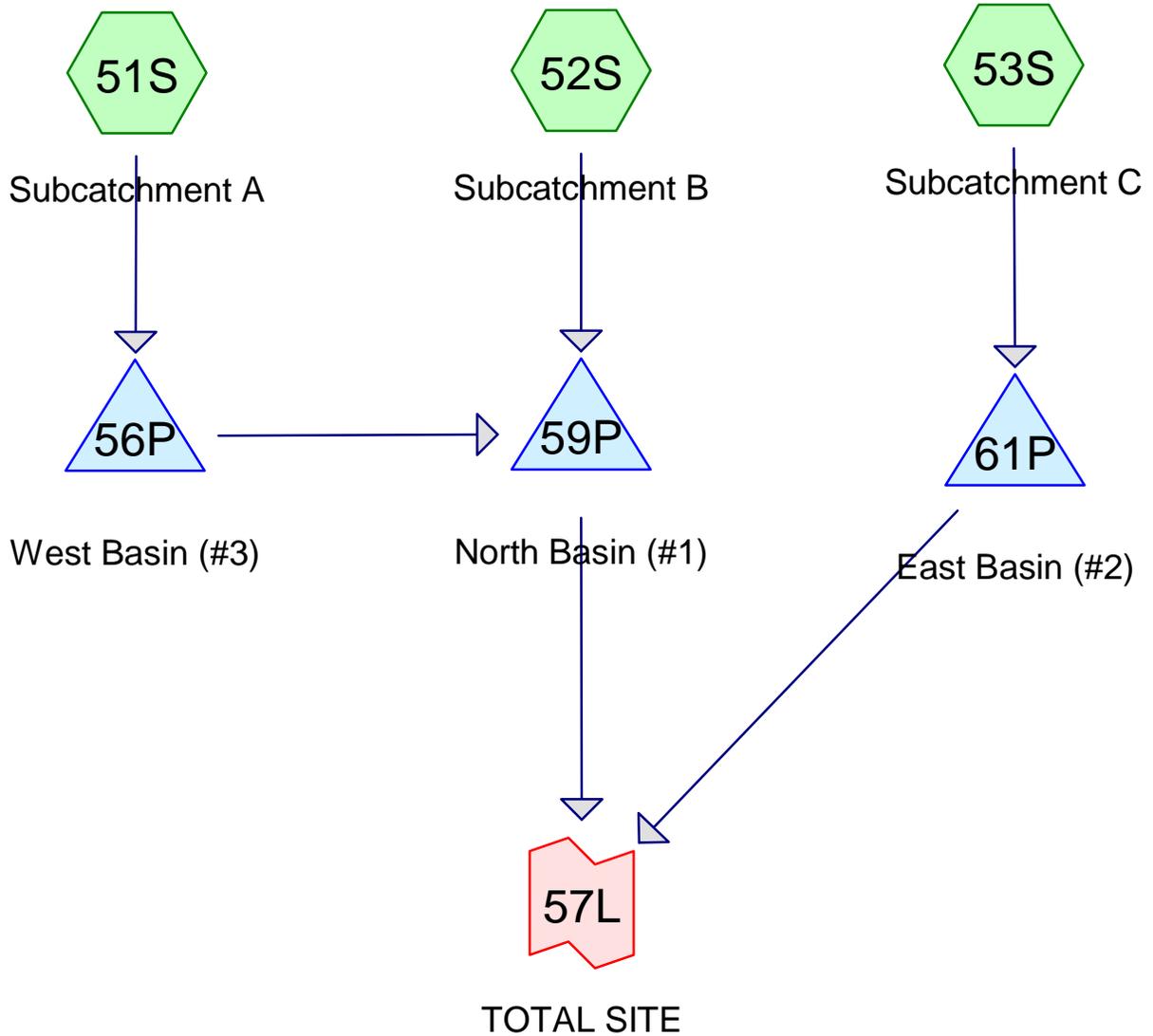
NWL / Outlet Elev

Overflow

<i>HWL (100-year, 24-hour)</i>	<i>705.34 (Modelled - Theoretical)</i>
<i>Volume Required:</i>	<i>0.37 ac-ft</i>
<i>Excess Volume Provided:</i>	<i>0.11 ac-ft</i>

<i>HWL (100-year, 24-hour)</i>	<i>704.85 (Modelled - Actual)</i>
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Proposed Conditions (Theoretical)



168247001 HydroCAD

Prepared by Kimley-Horn & Associates

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Page 3

Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	002YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	100YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

Time span=0.00-120.00 hrs, dt=0.05 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 51S: Subcatchment A	Runoff Area=6.050 ac 0.00% Impervious Runoff Depth=2.04" Tc=15.0 min CN=87 Runoff=1.77 cfs 1.028 af
Subcatchment 52S: Subcatchment B	Runoff Area=12.030 ac 0.00% Impervious Runoff Depth=2.04" Tc=15.0 min CN=87 Runoff=3.53 cfs 2.044 af
Subcatchment 53S: Subcatchment C	Runoff Area=11.630 ac 0.00% Impervious Runoff Depth=2.04" Tc=15.0 min CN=87 Runoff=3.41 cfs 1.976 af
Pond 56P: West Basin (#3)	Peak Elev=702.00' Storage=0.047 af Inflow=1.77 cfs 1.028 af Outflow=1.71 cfs 1.028 af
Pond 59P: North Basin (#1)	Peak Elev=693.44' Storage=2.684 af Inflow=5.21 cfs 3.072 af Outflow=0.44 cfs 2.666 af
Pond 61P: East Basin (#2)	Peak Elev=688.07' Storage=1.448 af Inflow=3.41 cfs 1.976 af Outflow=0.59 cfs 1.949 af
Link 57L: TOTAL SITE	Inflow=1.03 cfs 4.614 af Primary=1.03 cfs 4.614 af
Total Runoff Area = 29.710 ac Runoff Volume = 5.049 af Average Runoff Depth = 2.04"	
100.00% Pervious = 29.710 ac 0.00% Impervious = 0.000 ac	

Summary for Subcatchment 51S: Subcatchment A

Runoff = 1.77 cfs @ 15.78 hrs, Volume= 1.028 af, Depth= 2.04"
Routed to Pond 56P : West Basin (#3)

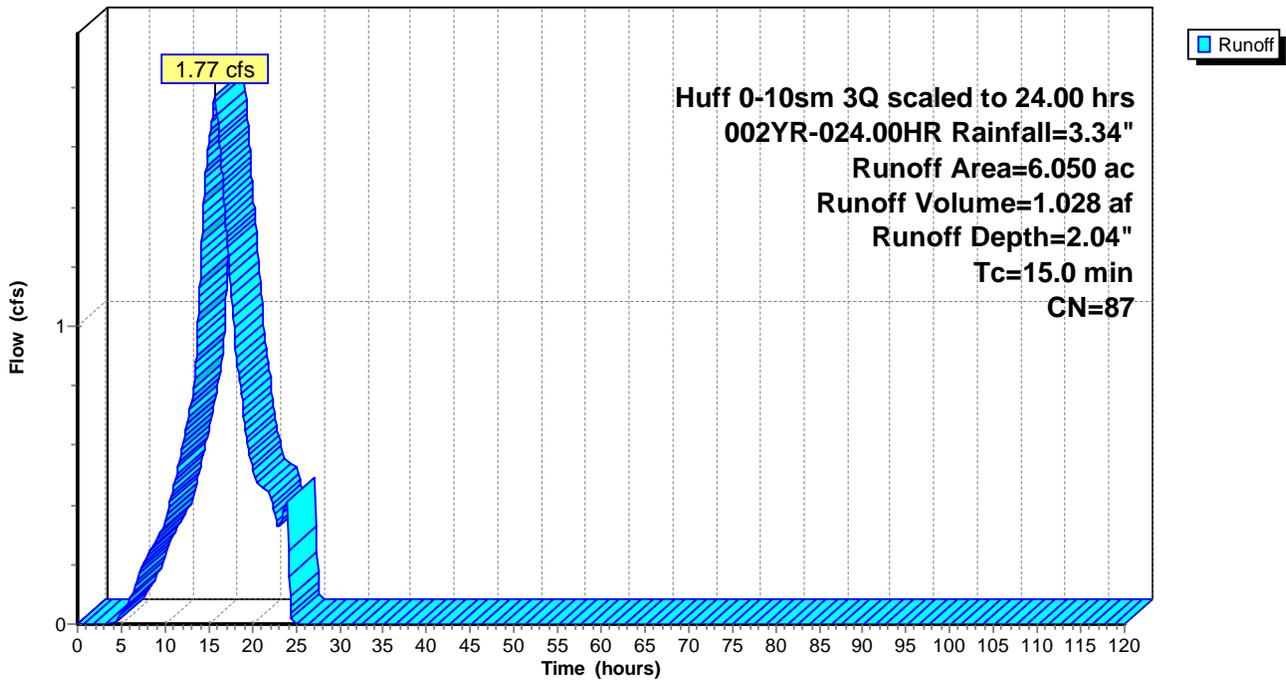
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
* 6.050	87	User Input
6.050		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 51S: Subcatchment A

Hydrograph



Summary for Subcatchment 52S: Subcatchment B

Runoff = 3.53 cfs @ 15.78 hrs, Volume= 2.044 af, Depth= 2.04"
 Routed to Pond 59P : North Basin (#1)

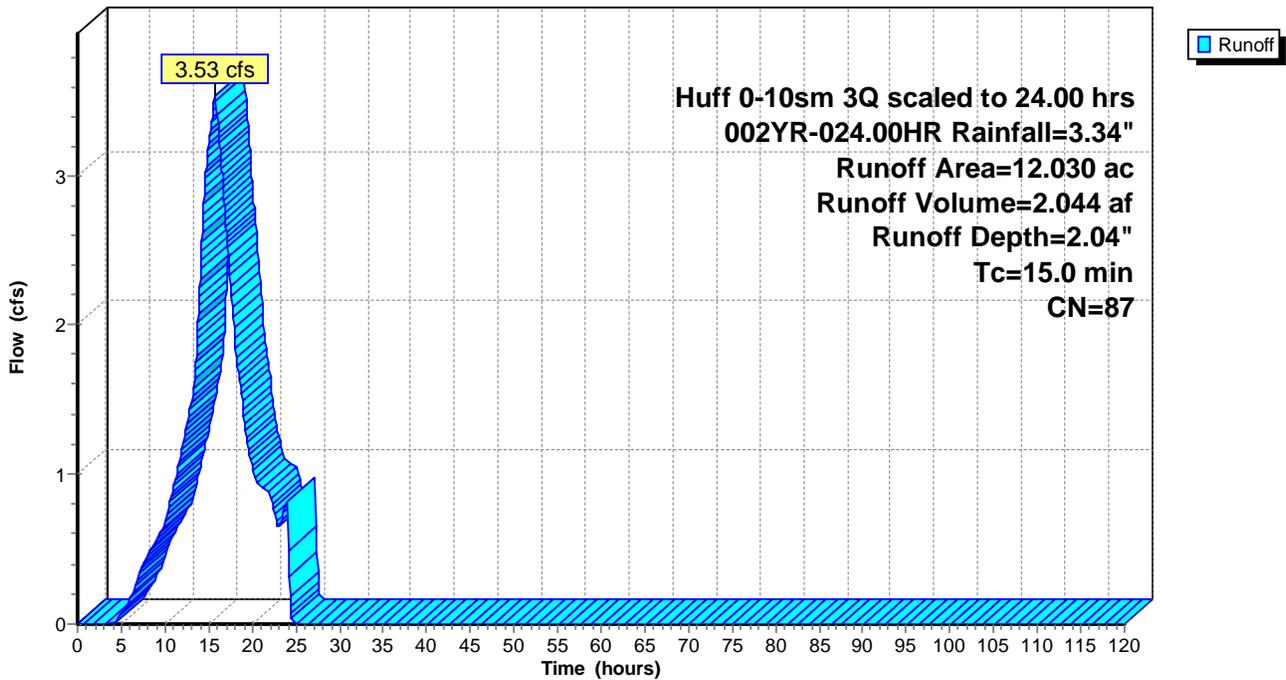
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
* 12.030	87	User Input
12.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 52S: Subcatchment B

Hydrograph



Summary for Subcatchment 53S: Subcatchment C

Runoff = 3.41 cfs @ 15.78 hrs, Volume= 1.976 af, Depth= 2.04"
 Routed to Pond 61P : East Basin (#2)

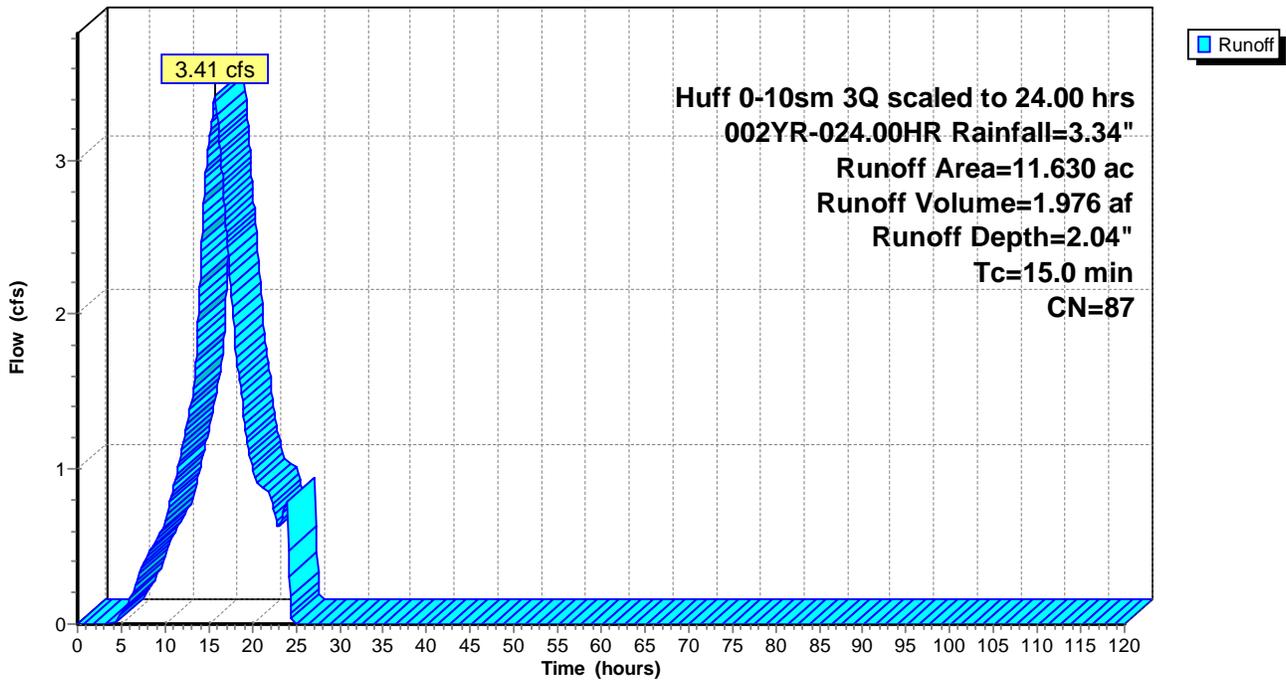
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
* 11.630	87	User Input
11.630		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 53S: Subcatchment C

Hydrograph



Summary for Pond 56P: West Basin (#3)

Inflow Area = 6.050 ac, 0.00% Impervious, Inflow Depth = 2.04" for 002YR-024.00HR event
 Inflow = 1.77 cfs @ 15.78 hrs, Volume= 1.028 af
 Outflow = 1.71 cfs @ 16.06 hrs, Volume= 1.028 af, Atten= 4%, Lag= 16.5 min
 Primary = 1.71 cfs @ 16.06 hrs, Volume= 1.028 af
 Routed to Pond 59P : North Basin (#1)

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 702.00' @ 16.06 hrs Surf.Area= 0.056 ac Storage= 0.047 af

Plug-Flow detention time= 22.0 min calculated for 1.028 af (100% of inflow)
 Center-of-Mass det. time= 22.2 min (971.4 - 949.3)

Volume	Invert	Avail.Storage	Storage Description
#1	701.00'	0.773 af	Custom Stage Data (Prismatic) Listed below (Recalc)

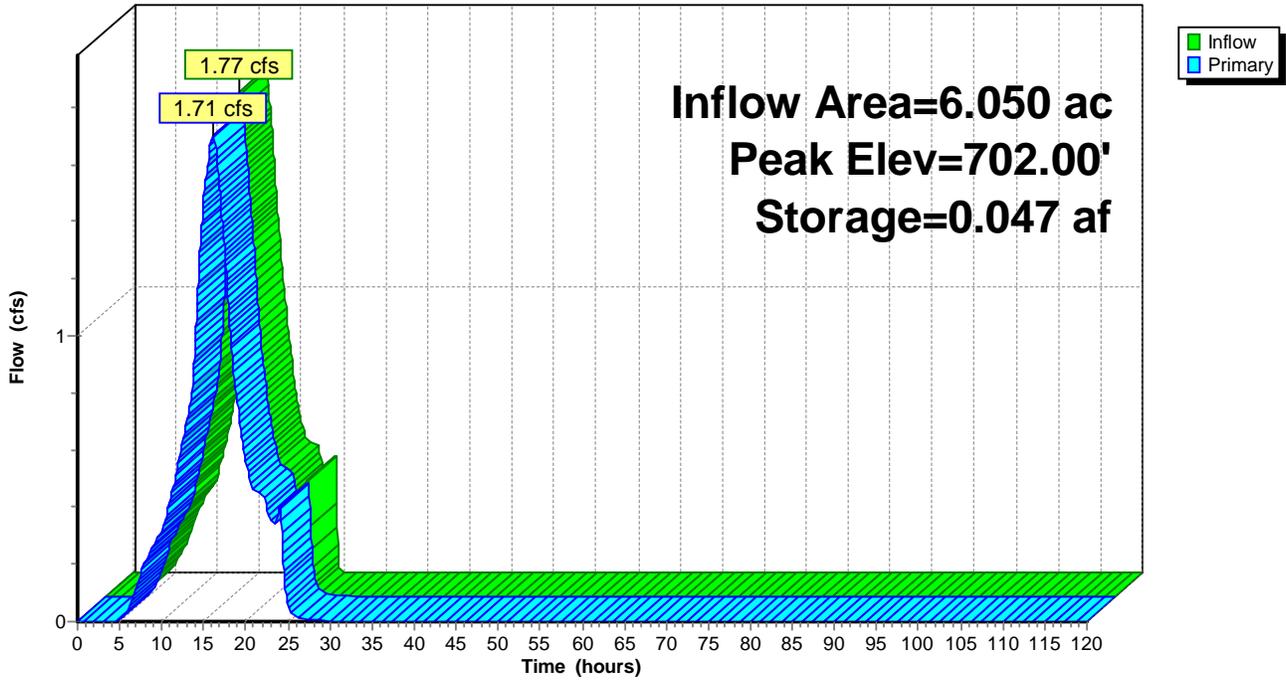
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
701.00	0.038	0.000	0.000
702.00	0.056	0.047	0.047
703.00	0.077	0.066	0.113
704.00	0.103	0.090	0.203
705.00	0.135	0.119	0.322
706.00	0.177	0.156	0.479
706.50	1.000	0.294	0.773

Device	Routing	Invert	Outlet Devices
#1	Primary	701.00'	9.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=1.71 cfs @ 16.06 hrs HW=702.00' (Free Discharge)
 ↑ **1=Orifice/Grate** (Orifice Controls 1.71 cfs @ 3.86 fps)

Pond 56P: West Basin (#3)

Hydrograph



Summary for Pond 59P: North Basin (#1)

Inflow Area = 18.080 ac, 0.00% Impervious, Inflow Depth = 2.04" for 002YR-024.00HR event
 Inflow = 5.21 cfs @ 15.82 hrs, Volume= 3.072 af
 Outflow = 0.44 cfs @ 24.33 hrs, Volume= 2.666 af, Atten= 92%, Lag= 510.8 min
 Primary = 0.44 cfs @ 24.33 hrs, Volume= 2.666 af
 Routed to Link 57L : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 693.44' @ 24.33 hrs Surf.Area= 1.478 ac Storage= 2.684 af

Plug-Flow detention time= 2,543.2 min calculated for 2.665 af (87% of inflow)
 Center-of-Mass det. time= 2,486.2 min (3,442.9 - 956.7)

Volume	Invert	Avail.Storage	Storage Description
#1	691.50'	16.587 af	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
691.50	1.280	0.000	0.000
692.00	1.334	0.653	0.653
693.00	1.433	1.383	2.037
694.00	1.535	1.484	3.521
695.00	1.640	1.587	5.109
696.00	1.748	1.694	6.803
697.00	1.860	1.804	8.606
698.00	1.975	1.917	10.524
698.50	2.032	1.002	11.526
699.50	2.060	2.046	13.572
700.00	10.000	3.015	16.587

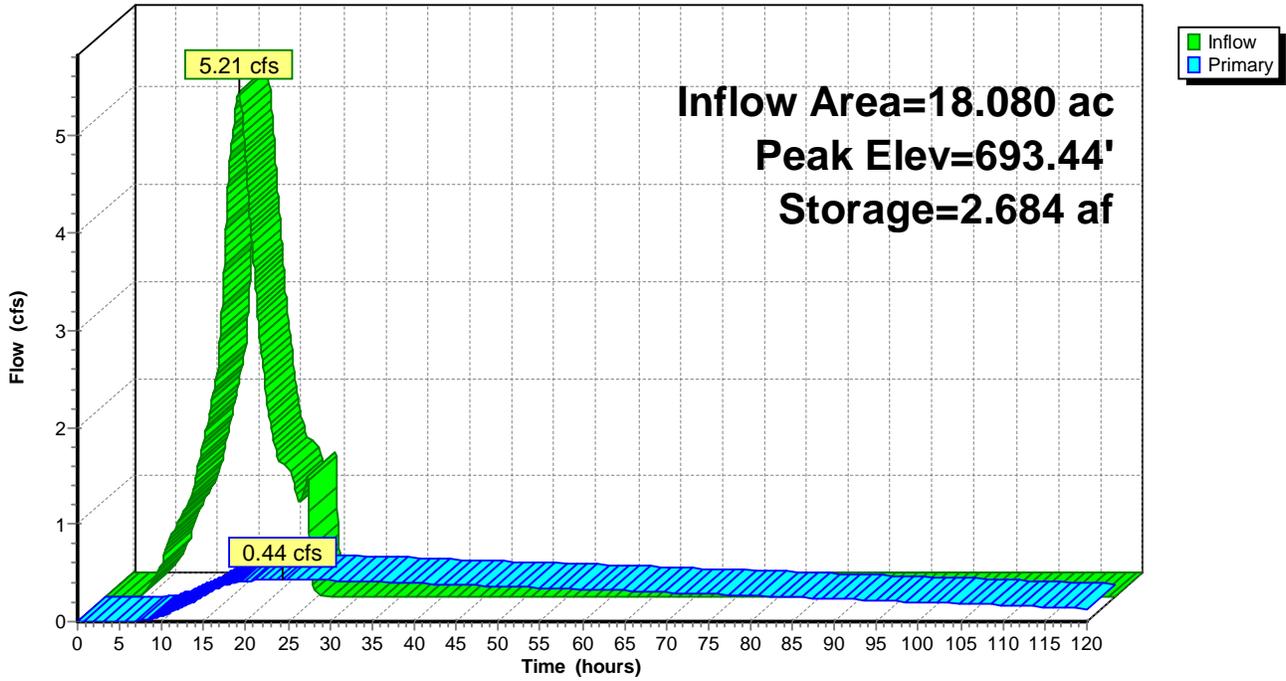
Device	Routing	Invert	Outlet Devices
#1	Primary	691.50'	3.5" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads
#2	Primary	693.50'	2.5" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.44 cfs @ 24.33 hrs HW=693.44' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.44 cfs @ 6.57 fps)
- 2=Orifice/Grate (Controls 0.00 cfs)

Pond 59P: North Basin (#1)

Hydrograph



Summary for Pond 61P: East Basin (#2)

Inflow Area = 11.630 ac, 0.00% Impervious, Inflow Depth = 2.04" for 002YR-024.00HR event
 Inflow = 3.41 cfs @ 15.78 hrs, Volume= 1.976 af
 Outflow = 0.59 cfs @ 24.17 hrs, Volume= 1.949 af, Atten= 83%, Lag= 503.0 min
 Primary = 0.59 cfs @ 24.17 hrs, Volume= 1.949 af
 Routed to Link 57L : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 688.07' @ 24.17 hrs Surf.Area= 0.770 ac Storage= 1.448 af

Plug-Flow detention time= 1,318.2 min calculated for 1.949 af (99% of inflow)
 Center-of-Mass det. time= 1,311.2 min (2,260.5 - 949.3)

Volume	Invert	Avail.Storage	Storage Description
#1	686.00'	8.402 af	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
686.00	0.627	0.000	0.000
687.00	0.695	0.661	0.661
688.00	0.765	0.730	1.391
689.00	0.838	0.801	2.192
690.00	0.914	0.876	3.068
691.00	0.994	0.954	4.022
692.00	1.078	1.036	5.058
692.50	1.148	0.556	5.615
693.00	10.000	2.787	8.402

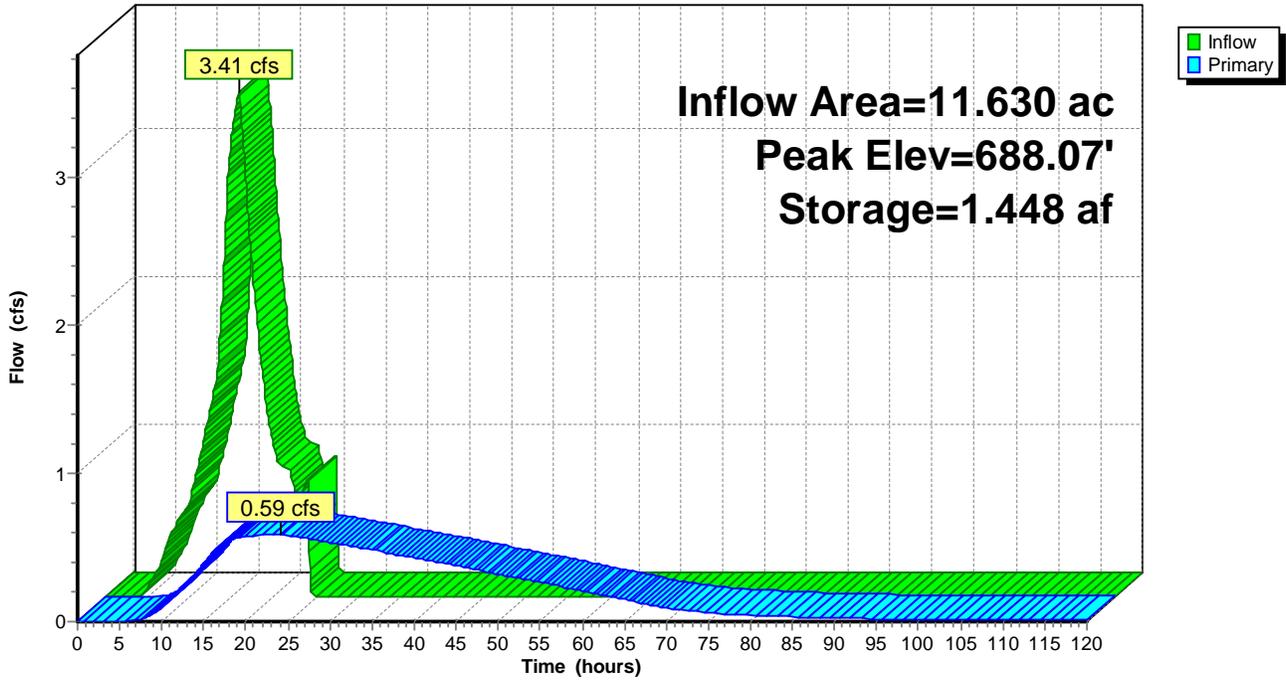
Device	Routing	Invert	Outlet Devices
#1	Primary	686.00'	4.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads
#2	Primary	688.50'	7.5" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.59 cfs @ 24.17 hrs HW=688.07' (Free Discharge)

↑ **1=Orifice/Grate** (Orifice Controls 0.59 cfs @ 6.76 fps)
 ↓ **2=Orifice/Grate** (Controls 0.00 cfs)

Pond 61P: East Basin (#2)

Hydrograph



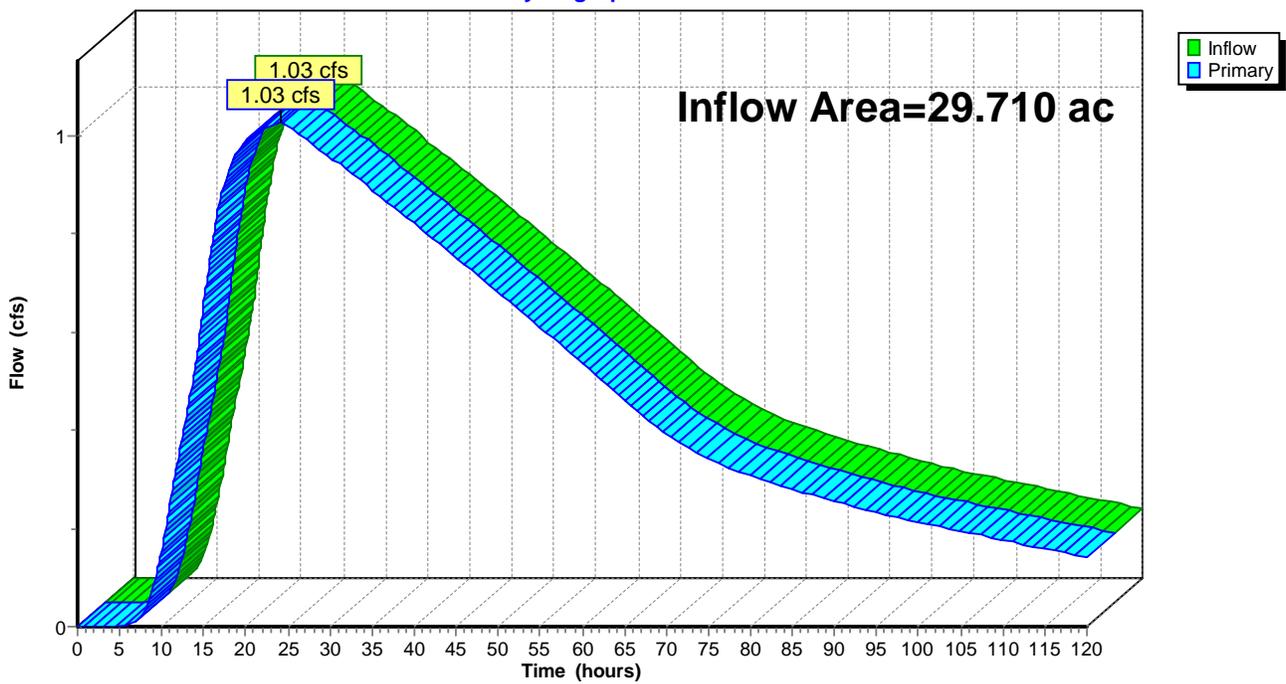
Summary for Link 57L: TOTAL SITE

Inflow Area = 29.710 ac, 0.00% Impervious, Inflow Depth > 1.86" for 002YR-024.00HR event
Inflow = 1.03 cfs @ 24.21 hrs, Volume= 4.614 af
Primary = 1.03 cfs @ 24.21 hrs, Volume= 4.614 af, Atten= 0%, Lag= 0.0 min

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 57L: TOTAL SITE

Hydrograph



Time span=0.00-120.00 hrs, dt=0.05 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 51S: Subcatchment A	Runoff Area=6.050 ac 0.00% Impervious Runoff Depth=7.01" Tc=15.0 min CN=87 Runoff=5.41 cfs 3.532 af
Subcatchment 52S: Subcatchment B	Runoff Area=12.030 ac 0.00% Impervious Runoff Depth=7.01" Tc=15.0 min CN=87 Runoff=10.76 cfs 7.023 af
Subcatchment 53S: Subcatchment C	Runoff Area=11.630 ac 0.00% Impervious Runoff Depth=7.01" Tc=15.0 min CN=87 Runoff=10.41 cfs 6.790 af
Pond 56P: West Basin (#3)	Peak Elev=705.34' Storage=0.370 af Inflow=5.41 cfs 3.532 af Outflow=4.30 cfs 3.532 af
Pond 59P: North Basin (#1)	Peak Elev=697.45' Storage=9.462 af Inflow=14.87 cfs 10.555 af Outflow=1.12 cfs 7.636 af
Pond 61P: East Basin (#2)	Peak Elev=691.24' Storage=4.259 af Inflow=10.41 cfs 6.790 af Outflow=3.30 cfs 6.744 af
Link 57L: TOTAL SITE	Inflow=4.36 cfs 14.381 af Primary=4.36 cfs 14.381 af
Total Runoff Area = 29.710 ac Runoff Volume = 17.345 af Average Runoff Depth = 7.01"	
100.00% Pervious = 29.710 ac 0.00% Impervious = 0.000 ac	

Summary for Subcatchment 51S: Subcatchment A

Runoff = 5.41 cfs @ 15.75 hrs, Volume= 3.532 af, Depth= 7.01"
 Routed to Pond 56P : West Basin (#3)

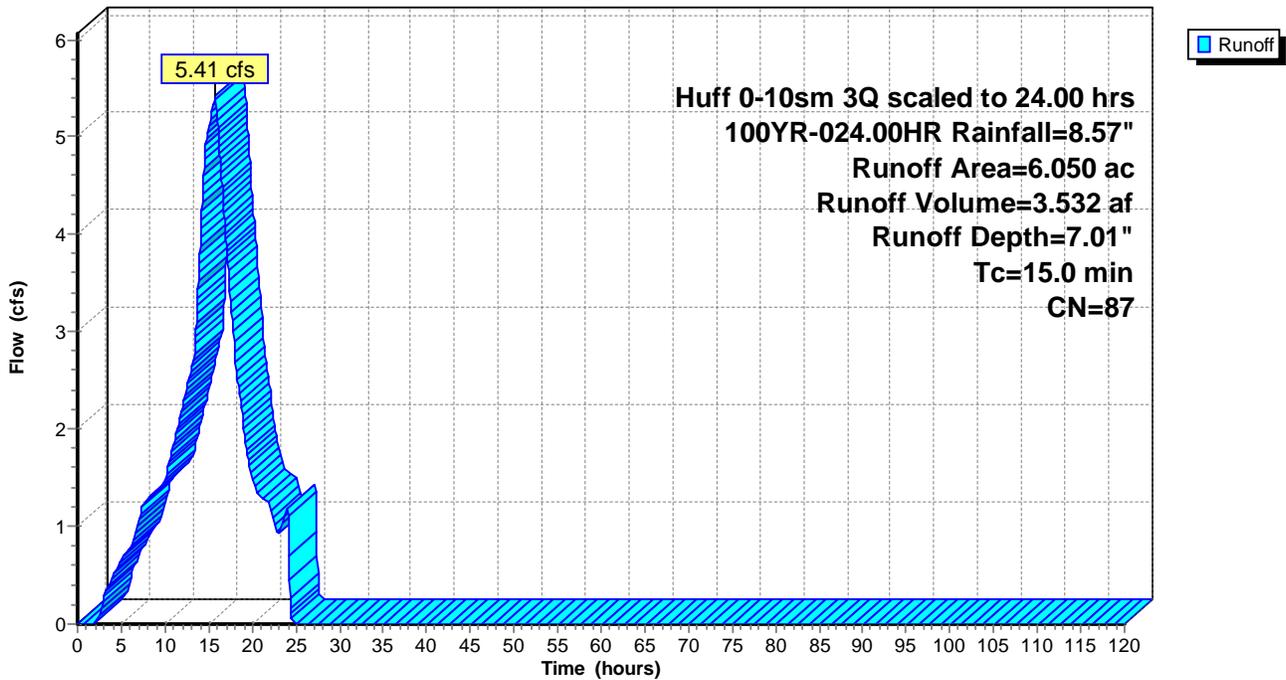
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
* 6.050	87	User Input
6.050		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 51S: Subcatchment A

Hydrograph



Summary for Subcatchment 52S: Subcatchment B

Runoff = 10.76 cfs @ 15.75 hrs, Volume= 7.023 af, Depth= 7.01"
 Routed to Pond 59P : North Basin (#1)

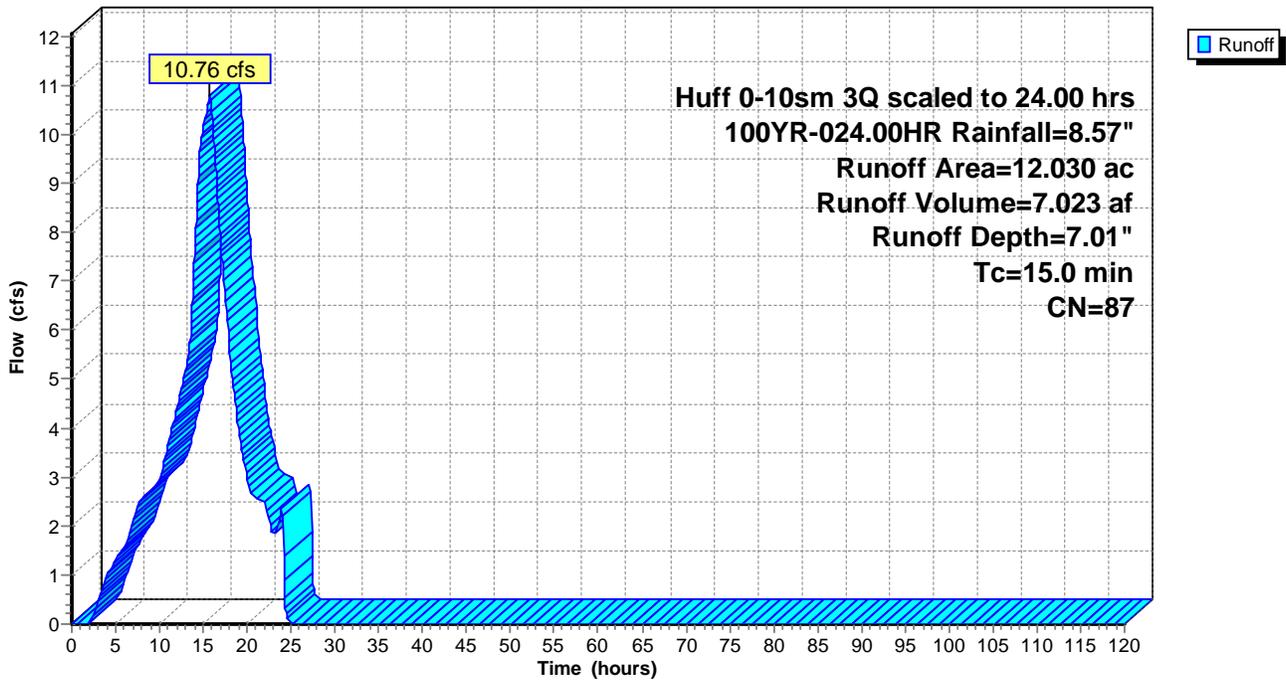
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
* 12.030	87	User Input
12.030		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 52S: Subcatchment B

Hydrograph



Summary for Subcatchment 53S: Subcatchment C

Runoff = 10.41 cfs @ 15.75 hrs, Volume= 6.790 af, Depth= 7.01"
 Routed to Pond 61P : East Basin (#2)

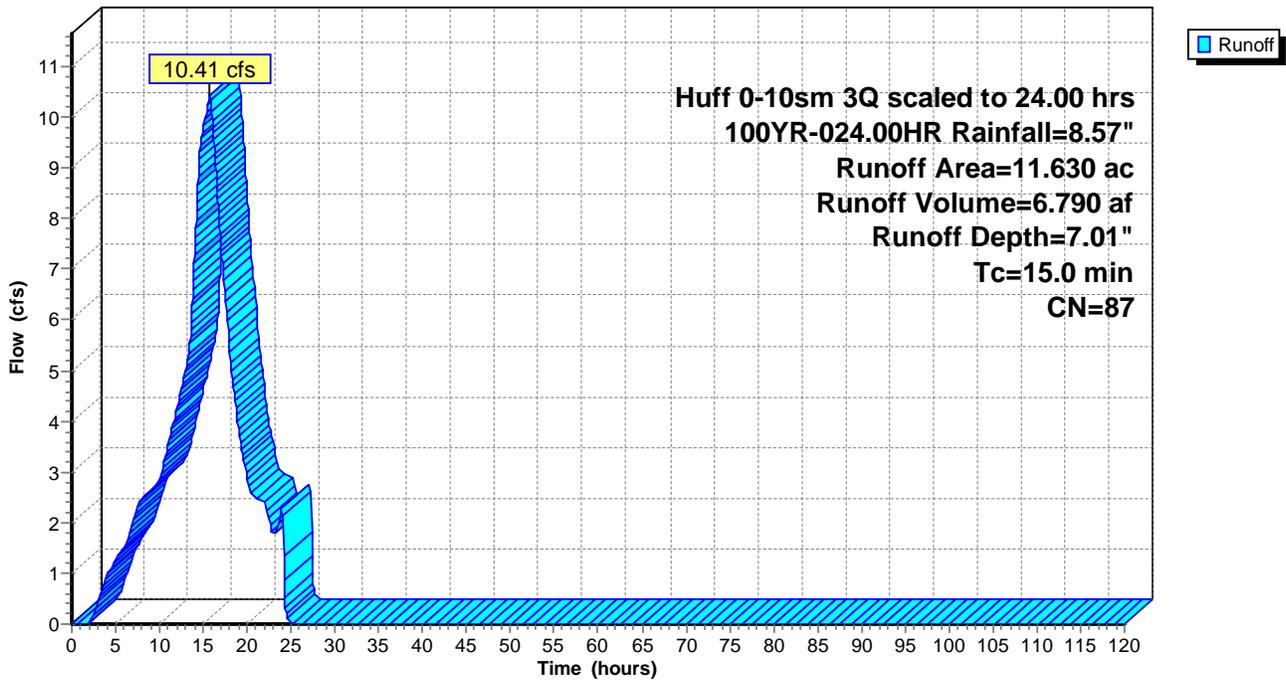
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
* 11.630	87	User Input
11.630		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 53S: Subcatchment C

Hydrograph



Summary for Pond 56P: West Basin (#3)

Inflow Area = 6.050 ac, 0.00% Impervious, Inflow Depth = 7.01" for 100YR-024.00HR event
 Inflow = 5.41 cfs @ 15.75 hrs, Volume= 3.532 af
 Outflow = 4.30 cfs @ 16.69 hrs, Volume= 3.532 af, Atten= 21%, Lag= 56.3 min
 Primary = 4.30 cfs @ 16.69 hrs, Volume= 3.532 af
 Routed to Pond 59P : North Basin (#1)

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 705.34' @ 16.69 hrs Surf.Area= 0.149 ac Storage= 0.370 af

Plug-Flow detention time= 37.0 min calculated for 3.532 af (100% of inflow)
 Center-of-Mass det. time= 36.4 min (922.5 - 886.1)

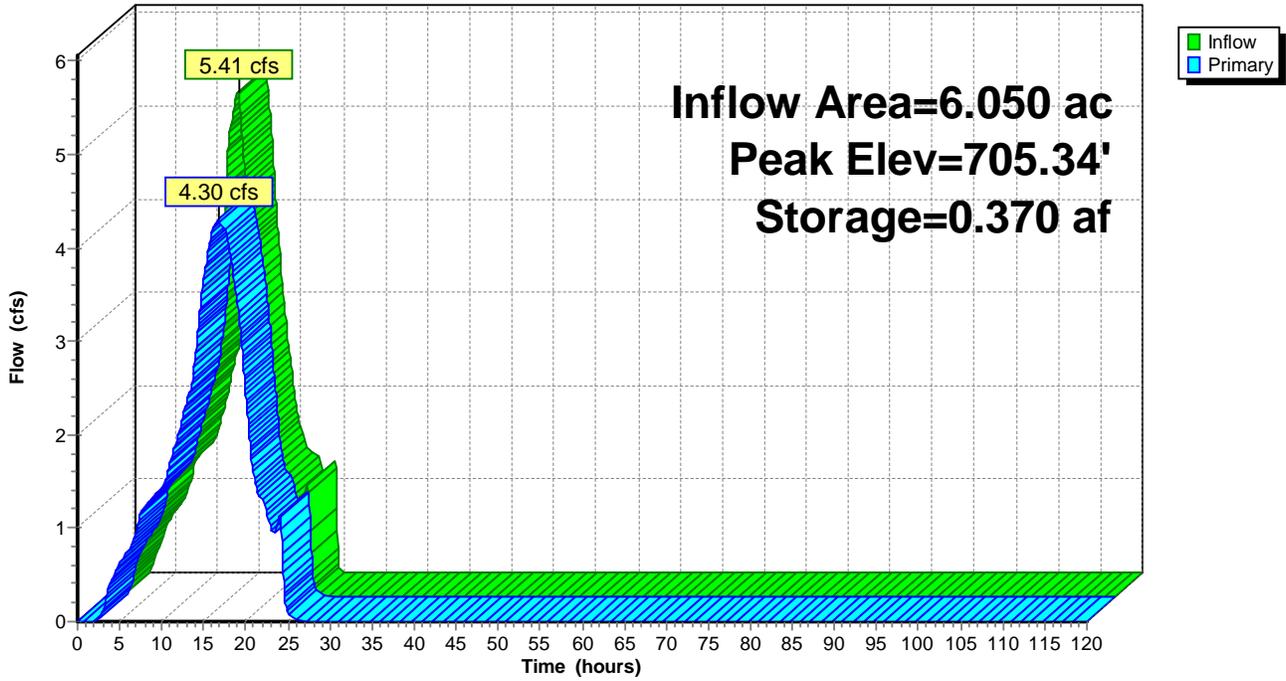
Volume	Invert	Avail.Storage	Storage Description
#1	701.00'	0.773 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
701.00	0.038	0.000	0.000
702.00	0.056	0.047	0.047
703.00	0.077	0.066	0.113
704.00	0.103	0.090	0.203
705.00	0.135	0.119	0.322
706.00	0.177	0.156	0.479
706.50	1.000	0.294	0.773

Device	Routing	Invert	Outlet Devices
#1	Primary	701.00'	9.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=4.30 cfs @ 16.69 hrs HW=705.34' (Free Discharge)
 ↑ **1=Orifice/Grate** (Orifice Controls 4.30 cfs @ 9.74 fps)

Pond 56P: West Basin (#3)

Hydrograph



Summary for Pond 59P: North Basin (#1)

Inflow Area = 18.080 ac, 0.00% Impervious, Inflow Depth = 7.01" for 100YR-024.00HR event
 Inflow = 14.87 cfs @ 15.79 hrs, Volume= 10.555 af
 Outflow = 1.12 cfs @ 24.34 hrs, Volume= 7.636 af, Atten= 92%, Lag= 513.5 min
 Primary = 1.12 cfs @ 24.34 hrs, Volume= 7.636 af
 Routed to Link 57L : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 697.45' @ 24.34 hrs Surf.Area= 1.912 ac Storage= 9.462 af

Plug-Flow detention time= 2,788.7 min calculated for 7.633 af (72% of inflow)
 Center-of-Mass det. time= 2,670.8 min (3,569.0 - 898.3)

Volume	Invert	Avail.Storage	Storage Description
#1	691.50'	16.587 af	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
691.50	1.280	0.000	0.000
692.00	1.334	0.653	0.653
693.00	1.433	1.383	2.037
694.00	1.535	1.484	3.521
695.00	1.640	1.587	5.109
696.00	1.748	1.694	6.803
697.00	1.860	1.804	8.606
698.00	1.975	1.917	10.524
698.50	2.032	1.002	11.526
699.50	2.060	2.046	13.572
700.00	10.000	3.015	16.587

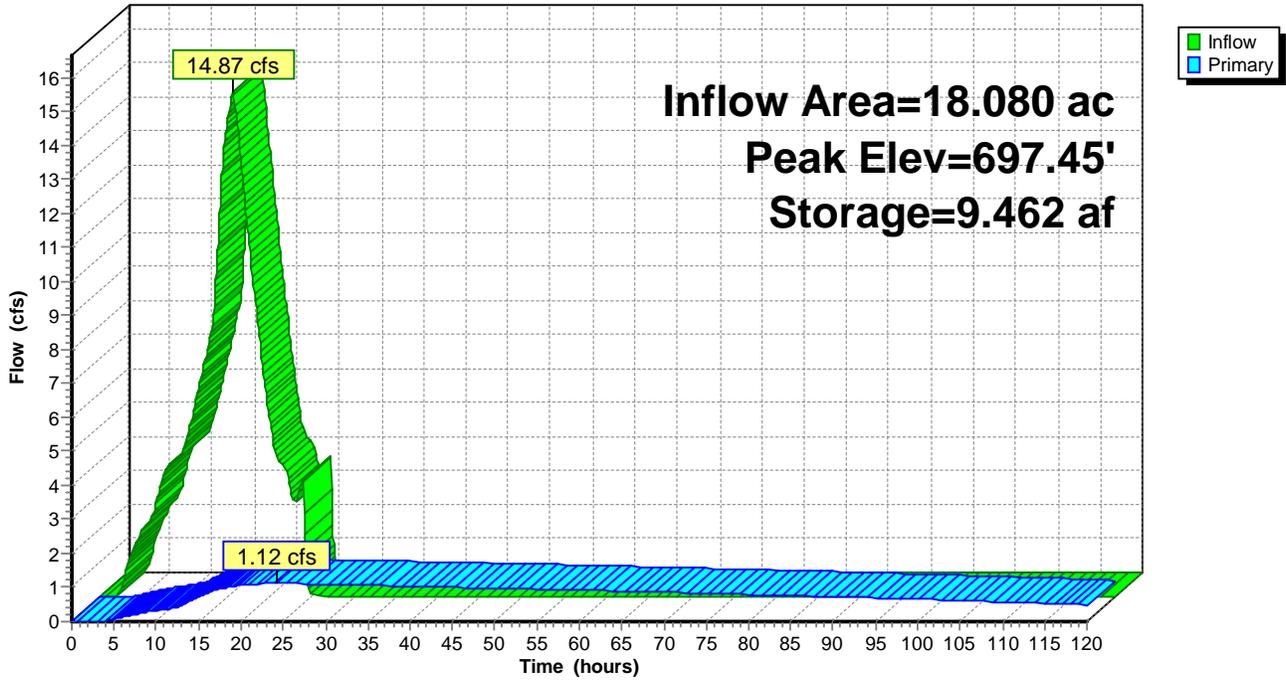
Device	Routing	Invert	Outlet Devices
#1	Primary	691.50'	3.5" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads
#2	Primary	693.50'	2.5" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=1.12 cfs @ 24.34 hrs HW=697.45' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.79 cfs @ 11.80 fps)
- 2=Orifice/Grate (Orifice Controls 0.33 cfs @ 9.60 fps)

Pond 59P: North Basin (#1)

Hydrograph



Summary for Pond 61P: East Basin (#2)

Inflow Area = 11.630 ac, 0.00% Impervious, Inflow Depth = 7.01" for 100YR-024.00HR event
 Inflow = 10.41 cfs @ 15.75 hrs, Volume= 6.790 af
 Outflow = 3.30 cfs @ 19.47 hrs, Volume= 6.744 af, Atten= 68%, Lag= 222.9 min
 Primary = 3.30 cfs @ 19.47 hrs, Volume= 6.744 af
 Routed to Link 57L : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 691.24' @ 19.47 hrs Surf.Area= 1.014 ac Storage= 4.259 af

Plug-Flow detention time= 1,092.7 min calculated for 6.744 af (99% of inflow)
 Center-of-Mass det. time= 1,088.9 min (1,975.0 - 886.1)

Volume	Invert	Avail.Storage	Storage Description
#1	686.00'	8.402 af	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
686.00	0.627	0.000	0.000
687.00	0.695	0.661	0.661
688.00	0.765	0.730	1.391
689.00	0.838	0.801	2.192
690.00	0.914	0.876	3.068
691.00	0.994	0.954	4.022
692.00	1.078	1.036	5.058
692.50	1.148	0.556	5.615
693.00	10.000	2.787	8.402

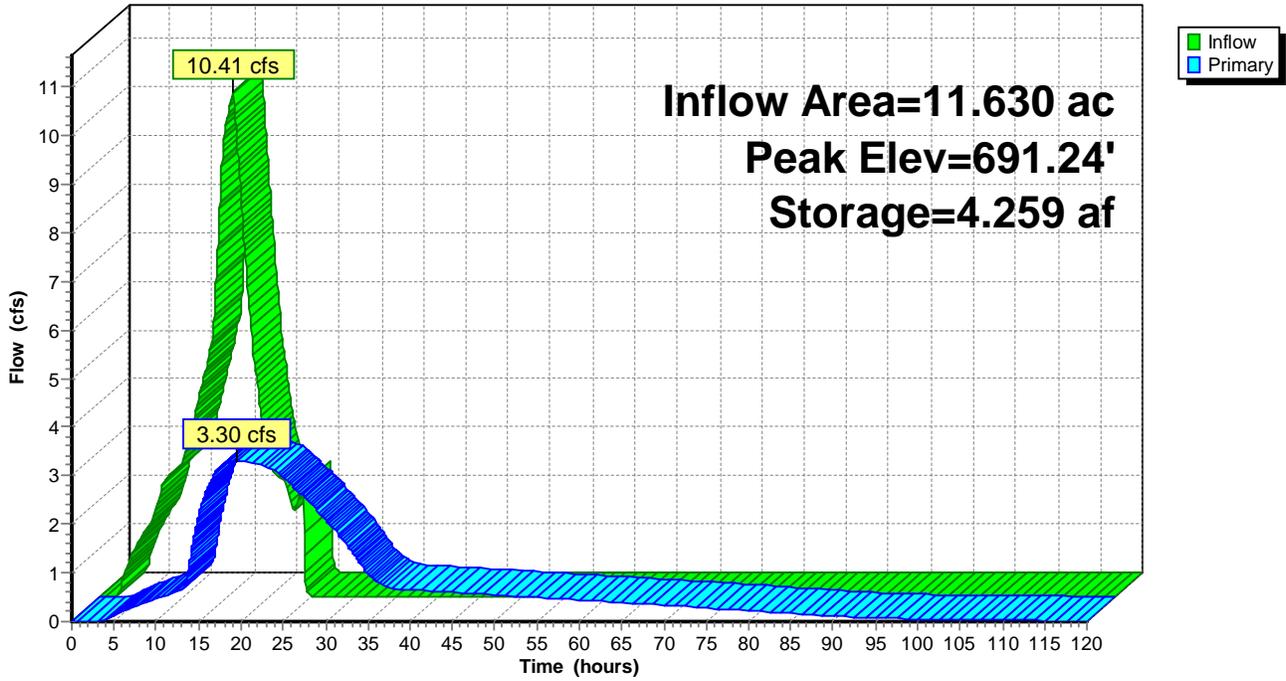
Device	Routing	Invert	Outlet Devices
#1	Primary	686.00'	4.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads
#2	Primary	688.50'	7.5" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=3.30 cfs @ 19.47 hrs HW=691.24' (Free Discharge)

↑ **1=Orifice/Grate** (Orifice Controls 0.96 cfs @ 11.02 fps)
 ↓ **2=Orifice/Grate** (Orifice Controls 2.34 cfs @ 7.62 fps)

Pond 61P: East Basin (#2)

Hydrograph



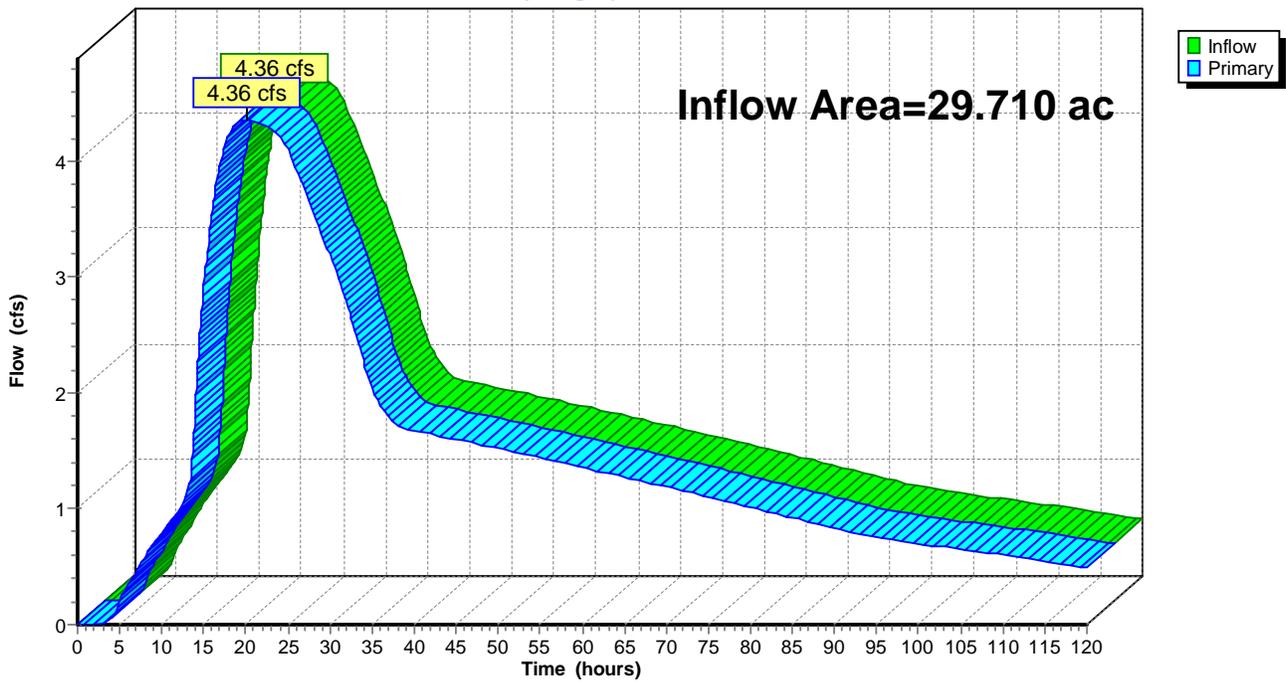
Summary for Link 57L: TOTAL SITE

Inflow Area = 29.710 ac, 0.00% Impervious, Inflow Depth > 5.81" for 100YR-024.00HR event
Inflow = 4.36 cfs @ 20.12 hrs, Volume= 14.381 af
Primary = 4.36 cfs @ 20.12 hrs, Volume= 14.381 af, Atten= 0%, Lag= 0.0 min

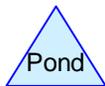
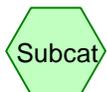
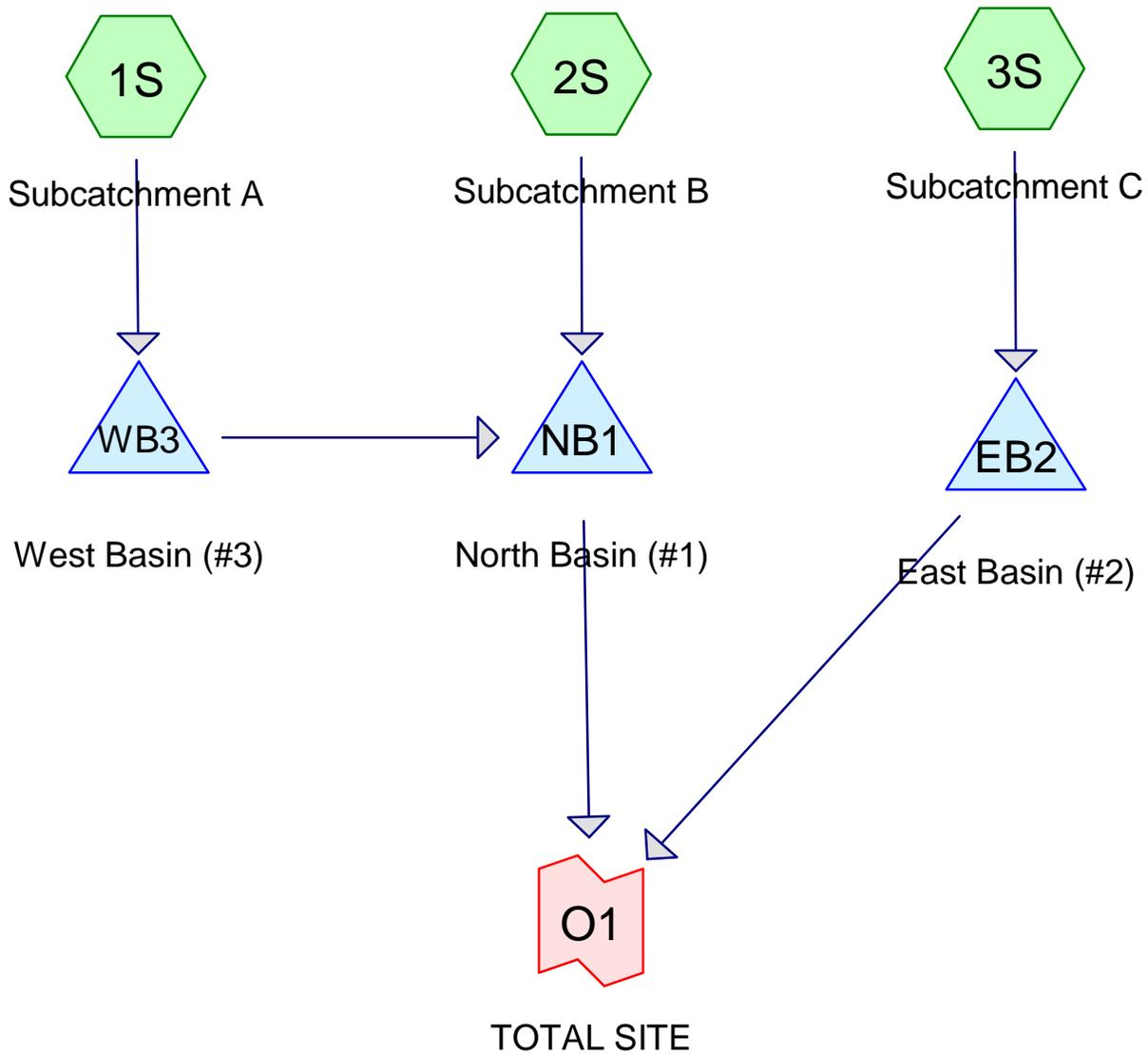
Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link 57L: TOTAL SITE

Hydrograph



Proposed Conditions (Actual)



168247001 HydroCAD

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Rainfall Events Listing (selected events)

Event#	Event Name	Storm Type	Curve	Mode	Duration (hours)	B/B	Depth (inches)	AMC
1	002YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	3.34	2
2	100YR-024.00HR	Huff 0-10sm	3Q	Scale	24.00	1	8.57	2

168247001 HydroCAD

Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

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Time span=0.00-120.00 hrs, dt=0.05 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Subcatchment A	Runoff Area=6.490 ac 0.00% Impervious Runoff Depth=2.04" Tc=15.0 min CN=87 Runoff=1.90 cfs 1.103 af
Subcatchment 2S: Subcatchment B	Runoff Area=15.320 ac 0.00% Impervious Runoff Depth=2.04" Tc=15.0 min CN=87 Runoff=4.49 cfs 2.603 af
Subcatchment 3S: Subcatchment C	Runoff Area=13.560 ac 0.00% Impervious Runoff Depth=2.04" Tc=15.0 min CN=87 Runoff=3.97 cfs 2.304 af
Pond EB2: East Basin (#2)	Peak Elev=688.43' Storage=1.724 af Inflow=3.97 cfs 2.304 af Outflow=0.64 cfs 2.273 af
Pond NB1: North Basin (#1)	Peak Elev=693.84' Storage=3.273 af Inflow=6.33 cfs 3.706 af Outflow=0.48 cfs 3.097 af
Pond WB3: West Basin (#3)	Peak Elev=701.90' Storage=0.041 af Inflow=1.90 cfs 1.103 af Outflow=1.86 cfs 1.103 af
Link O1: TOTAL SITE	Inflow=1.13 cfs 5.370 af Primary=1.13 cfs 5.370 af
Total Runoff Area = 35.370 ac Runoff Volume = 6.011 af Average Runoff Depth = 2.04"	
100.00% Pervious = 35.370 ac 0.00% Impervious = 0.000 ac	

Summary for Subcatchment 1S: Subcatchment A

Runoff = 1.90 cfs @ 15.78 hrs, Volume= 1.103 af, Depth= 2.04"
 Routed to Pond WB3 : West Basin (#3)

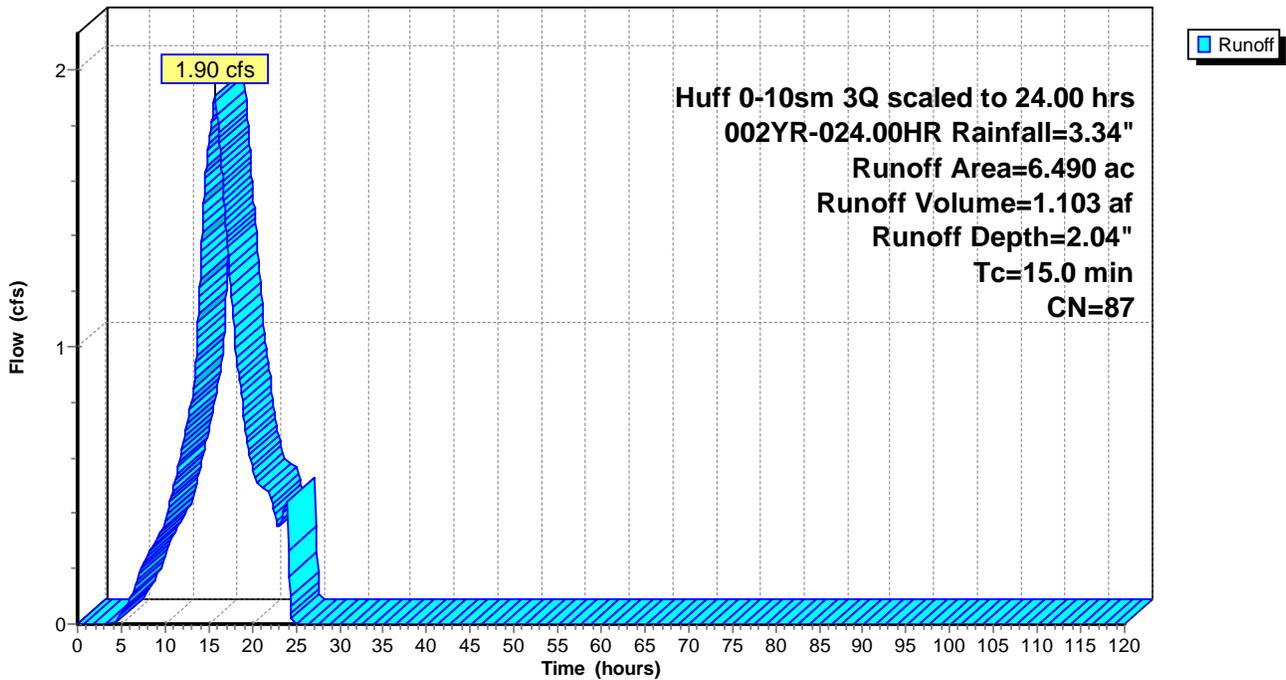
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
* 6.490	87	User Input
6.490		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 1S: Subcatchment A

Hydrograph



Summary for Subcatchment 2S: Subcatchment B

Runoff = 4.49 cfs @ 15.78 hrs, Volume= 2.603 af, Depth= 2.04"
 Routed to Pond NB1 : North Basin (#1)

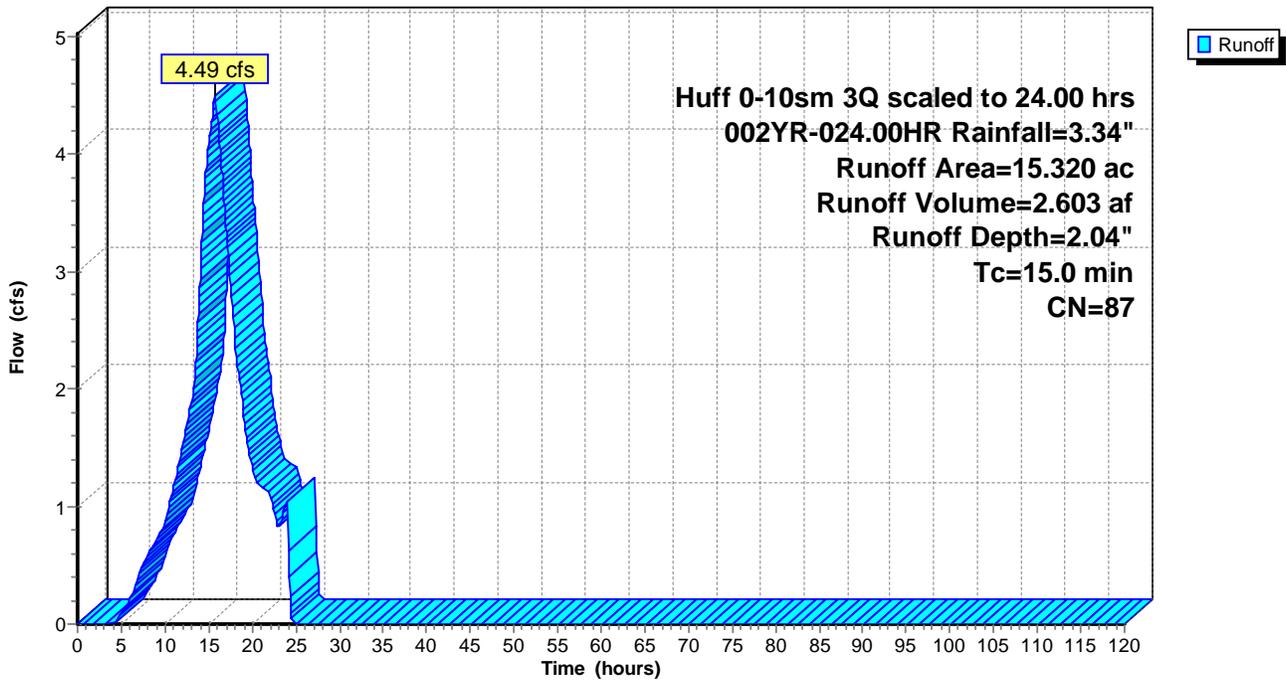
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
* 15.320	87	User Input
15.320		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 2S: Subcatchment B

Hydrograph



Summary for Subcatchment 3S: Subcatchment C

Runoff = 3.97 cfs @ 15.78 hrs, Volume= 2.304 af, Depth= 2.04"
 Routed to Pond EB2 : East Basin (#2)

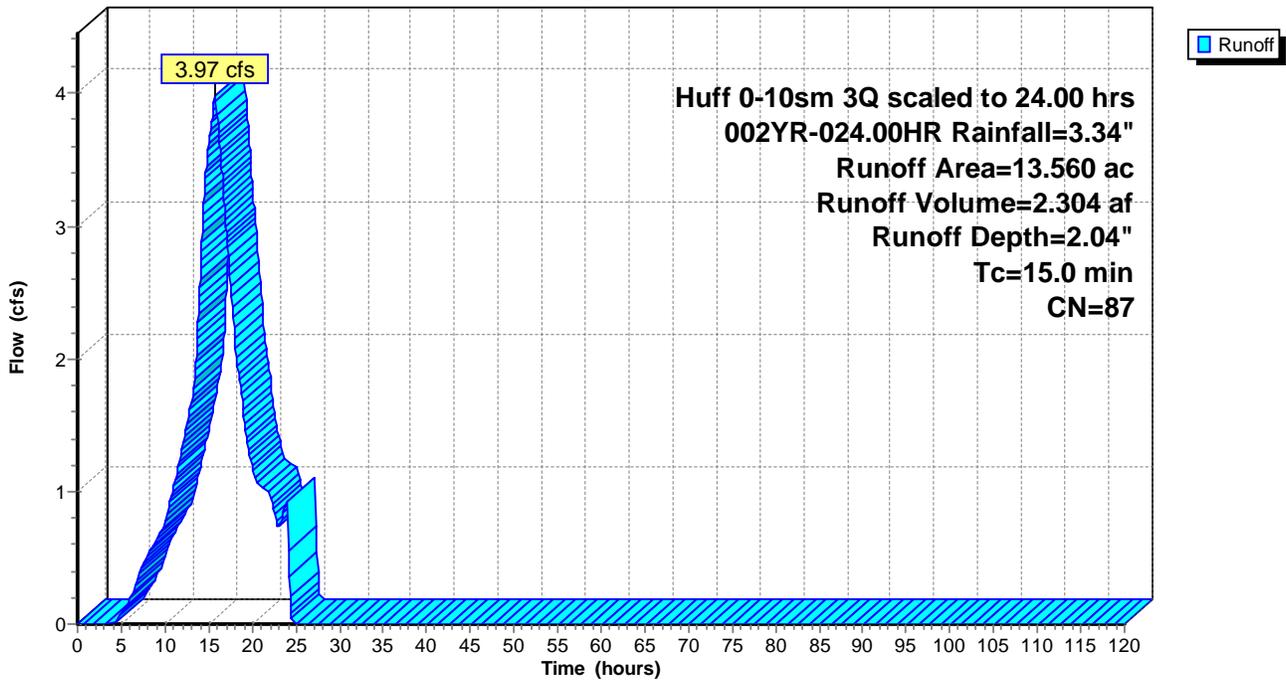
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Area (ac)	CN	Description
* 13.560	87	User Input
13.560		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 3S: Subcatchment C

Hydrograph



Summary for Pond EB2: East Basin (#2)

Inflow Area = 13.560 ac, 0.00% Impervious, Inflow Depth = 2.04" for 002YR-024.00HR event
 Inflow = 3.97 cfs @ 15.78 hrs, Volume= 2.304 af
 Outflow = 0.64 cfs @ 24.18 hrs, Volume= 2.273 af, Atten= 84%, Lag= 503.7 min
 Primary = 0.64 cfs @ 24.18 hrs, Volume= 2.273 af

Routed to Link O1 : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 688.43' @ 24.18 hrs Surf.Area= 0.796 ac Storage= 1.724 af

Plug-Flow detention time= 1,408.2 min calculated for 2.273 af (99% of inflow)
 Center-of-Mass det. time= 1,401.3 min (2,350.6 - 949.3)

Volume	Invert	Avail.Storage	Storage Description
#1	686.00'	8.402 af	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
686.00	0.627	0.000	0.000
687.00	0.695	0.661	0.661
688.00	0.765	0.730	1.391
689.00	0.838	0.801	2.192
690.00	0.914	0.876	3.068
691.00	0.994	0.954	4.022
692.00	1.078	1.036	5.058
692.50	1.148	0.557	5.615
693.00	10.000	2.787	8.402

Device	Routing	Invert	Outlet Devices
#1	Primary	686.00'	4.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads
#2	Primary	688.50'	8.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

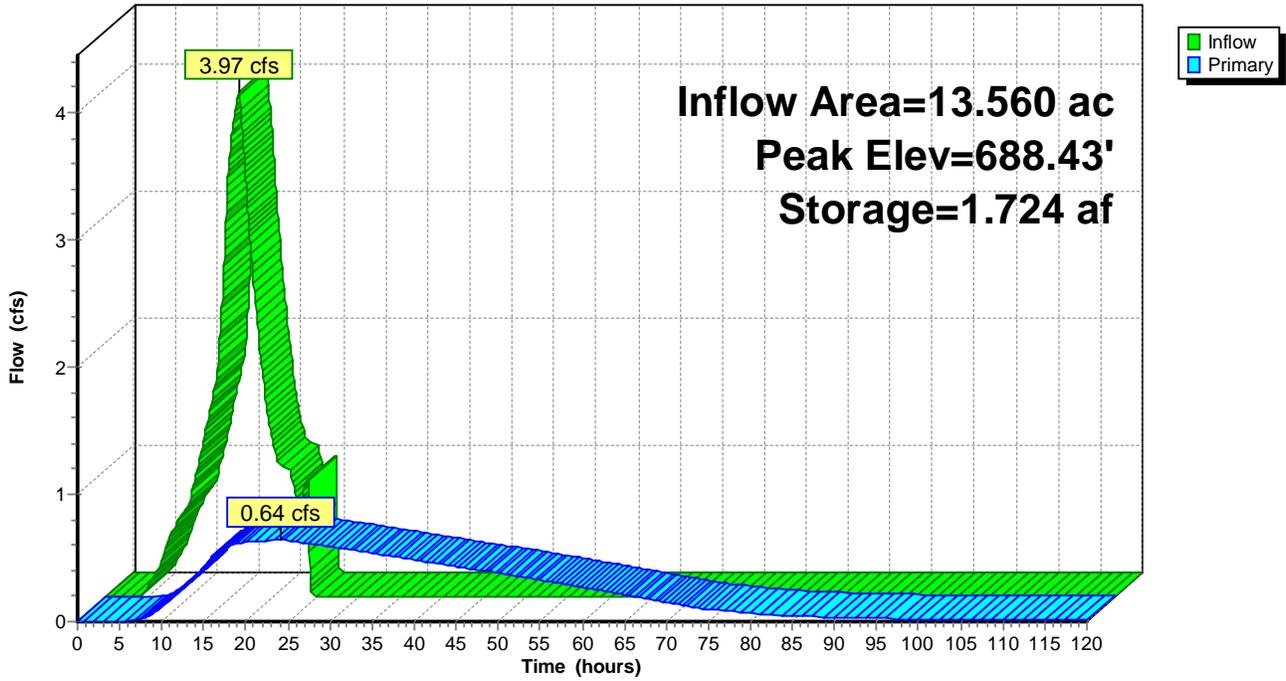
Primary OutFlow Max=0.64 cfs @ 24.18 hrs HW=688.43' (Free Discharge)

↑ **1=Orifice/Grate** (Orifice Controls 0.64 cfs @ 7.36 fps)

└ **2=Orifice/Grate** (Controls 0.00 cfs)

Pond EB2: East Basin (#2)

Hydrograph



Summary for Pond NB1: North Basin (#1)

Inflow Area = 21.810 ac, 0.00% Impervious, Inflow Depth = 2.04" for 002YR-024.00HR event
 Inflow = 6.33 cfs @ 15.81 hrs, Volume= 3.706 af
 Outflow = 0.48 cfs @ 24.33 hrs, Volume= 3.097 af, Atten= 92%, Lag= 511.5 min
 Primary = 0.48 cfs @ 24.33 hrs, Volume= 3.097 af
 Routed to Link O1 : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 693.84' @ 24.33 hrs Surf.Area= 1.518 ac Storage= 3.273 af

Plug-Flow detention time= 2,641.3 min calculated for 3.097 af (84% of inflow)
 Center-of-Mass det. time= 2,571.4 min (3,526.5 - 955.2)

Volume	Invert	Avail.Storage	Storage Description
#1	691.50'	16.587 af	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
691.50	1.280	0.000	0.000
692.00	1.334	0.654	0.654
693.00	1.433	1.384	2.037
694.00	1.535	1.484	3.521
695.00	1.640	1.587	5.109
696.00	1.748	1.694	6.803
697.00	1.860	1.804	8.606
698.00	1.975	1.918	10.524
698.50	2.032	1.002	11.526
699.50	2.060	2.046	13.572
700.00	10.000	3.015	16.587

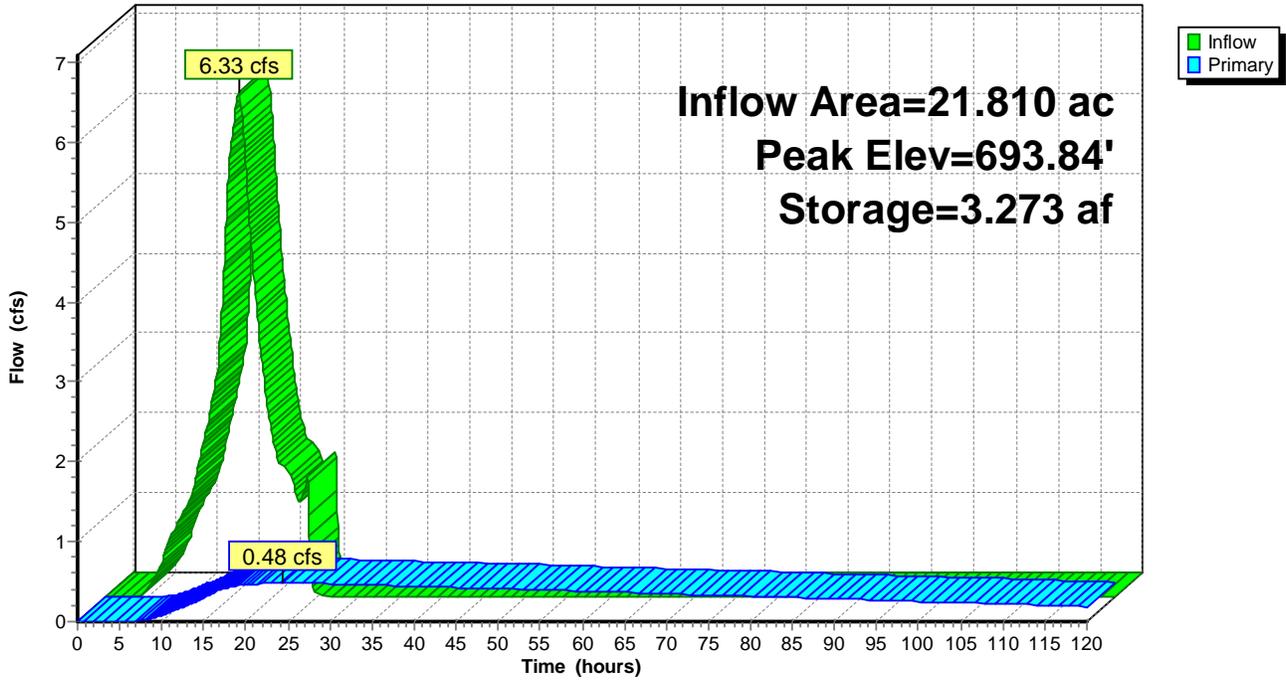
Device	Routing	Invert	Outlet Devices
#1	Primary	691.50'	3.5" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads
#2	Primary	693.85'	3.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=0.48 cfs @ 24.33 hrs HW=693.84' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.48 cfs @ 7.25 fps)
- 2=Orifice/Grate (Controls 0.00 cfs)

Pond NB1: North Basin (#1)

Hydrograph



Summary for Pond WB3: West Basin (#3)

Inflow Area = 6.490 ac, 0.00% Impervious, Inflow Depth = 2.04" for 002YR-024.00HR event
 Inflow = 1.90 cfs @ 15.78 hrs, Volume= 1.103 af
 Outflow = 1.86 cfs @ 15.99 hrs, Volume= 1.103 af, Atten= 2%, Lag= 12.5 min
 Primary = 1.86 cfs @ 15.99 hrs, Volume= 1.103 af
 Routed to Pond NB1 : North Basin (#1)

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 701.90' @ 15.99 hrs Surf.Area= 0.054 ac Storage= 0.041 af

Plug-Flow detention time= 20.4 min calculated for 1.103 af (100% of inflow)
 Center-of-Mass det. time= 19.8 min (969.1 - 949.3)

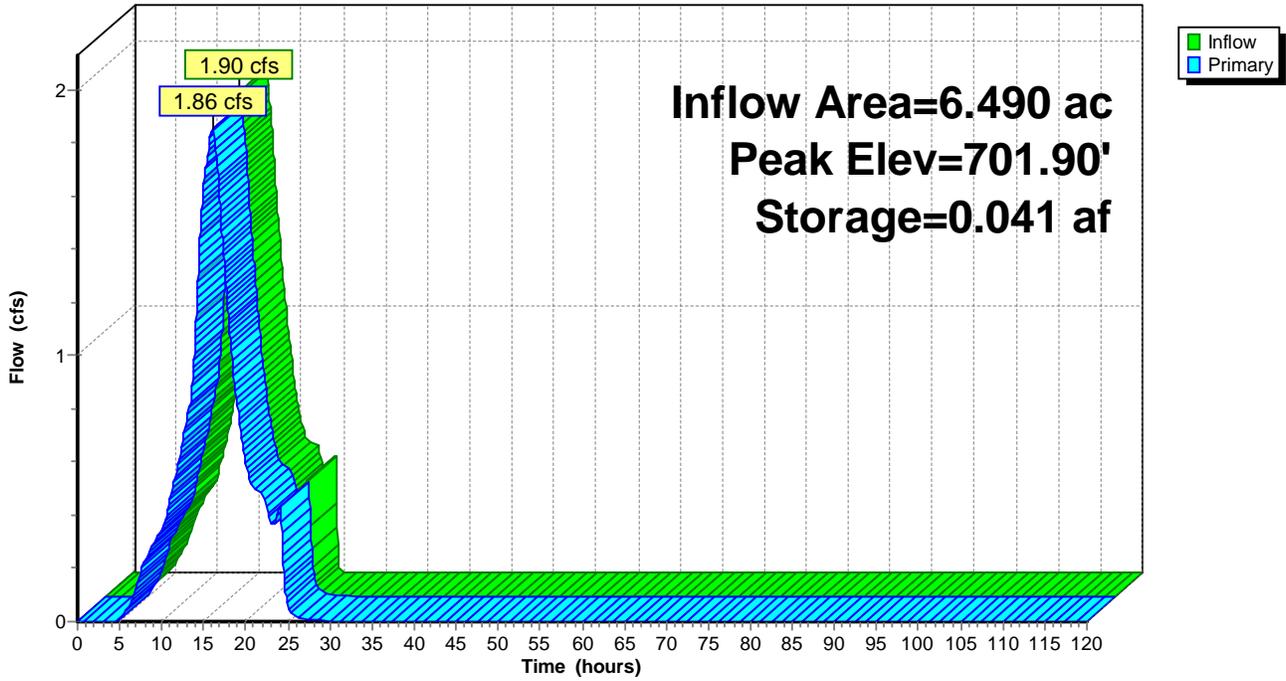
Volume	Invert	Avail.Storage	Storage Description
#1	701.00'	0.773 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
701.00	0.038	0.000	0.000
702.00	0.056	0.047	0.047
703.00	0.077	0.066	0.113
704.00	0.103	0.090	0.203
705.00	0.135	0.119	0.322
706.00	0.177	0.156	0.479
706.50	1.000	0.294	0.773

Device	Routing	Invert	Outlet Devices
#1	Primary	701.00'	10.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=1.86 cfs @ 15.99 hrs HW=701.90' (Free Discharge)
 ↑ **1=Orifice/Grate** (Orifice Controls 1.86 cfs @ 3.40 fps)

Pond WB3: West Basin (#3)

Hydrograph



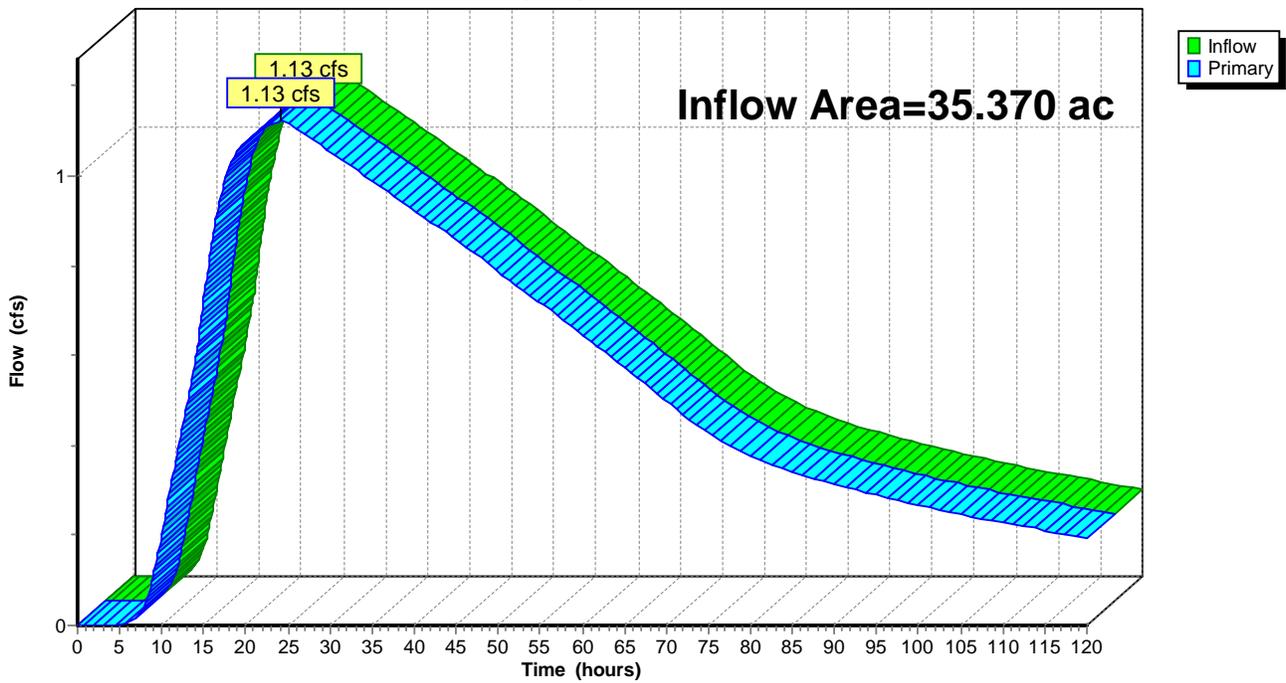
Summary for Link O1: TOTAL SITE

Inflow Area = 35.370 ac, 0.00% Impervious, Inflow Depth > 1.82" for 002YR-024.00HR event
Inflow = 1.13 cfs @ 24.22 hrs, Volume= 5.370 af
Primary = 1.13 cfs @ 24.22 hrs, Volume= 5.370 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 54P

Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link O1: TOTAL SITE

Hydrograph



168247001 HydroCAD

Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

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Time span=0.00-120.00 hrs, dt=0.05 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Subcatchment A	Runoff Area=6.490 ac 0.00% Impervious Runoff Depth=7.01" Tc=15.0 min CN=87 Runoff=5.81 cfs 3.789 af
Subcatchment 2S: Subcatchment B	Runoff Area=15.320 ac 0.00% Impervious Runoff Depth=7.01" Tc=15.0 min CN=87 Runoff=13.71 cfs 8.944 af
Subcatchment 3S: Subcatchment C	Runoff Area=13.560 ac 0.00% Impervious Runoff Depth=7.01" Tc=15.0 min CN=87 Runoff=12.13 cfs 7.916 af
Pond EB2: East Basin (#2)	Peak Elev=691.81' Storage=4.854 af Inflow=12.13 cfs 7.916 af Outflow=3.96 cfs 7.870 af
Pond NB1: North Basin (#1)	Peak Elev=698.45' Storage=11.420 af Inflow=18.48 cfs 12.733 af Outflow=1.36 cfs 9.202 af
Pond WB3: West Basin (#3)	Peak Elev=704.85' Storage=0.303 af Inflow=5.81 cfs 3.789 af Outflow=4.95 cfs 3.789 af
Link O1: TOTAL SITE	Inflow=5.25 cfs 17.072 af Primary=5.25 cfs 17.072 af
Total Runoff Area = 35.370 ac Runoff Volume = 20.649 af Average Runoff Depth = 7.01"	
100.00% Pervious = 35.370 ac 0.00% Impervious = 0.000 ac	

Summary for Subcatchment 1S: Subcatchment A

Runoff = 5.81 cfs @ 15.75 hrs, Volume= 3.789 af, Depth= 7.01"
 Routed to Pond WB3 : West Basin (#3)

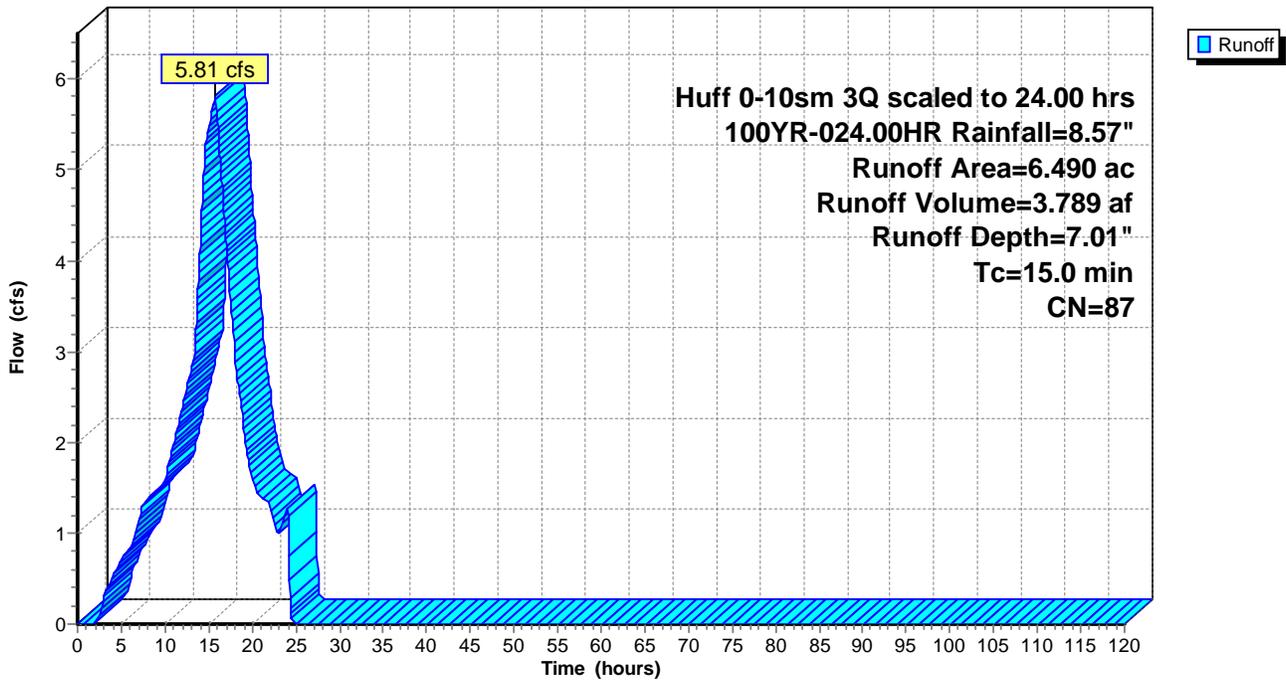
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
* 6.490	87	User Input
6.490		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 1S: Subcatchment A

Hydrograph



Summary for Subcatchment 2S: Subcatchment B

Runoff = 13.71 cfs @ 15.75 hrs, Volume= 8.944 af, Depth= 7.01"
 Routed to Pond NB1 : North Basin (#1)

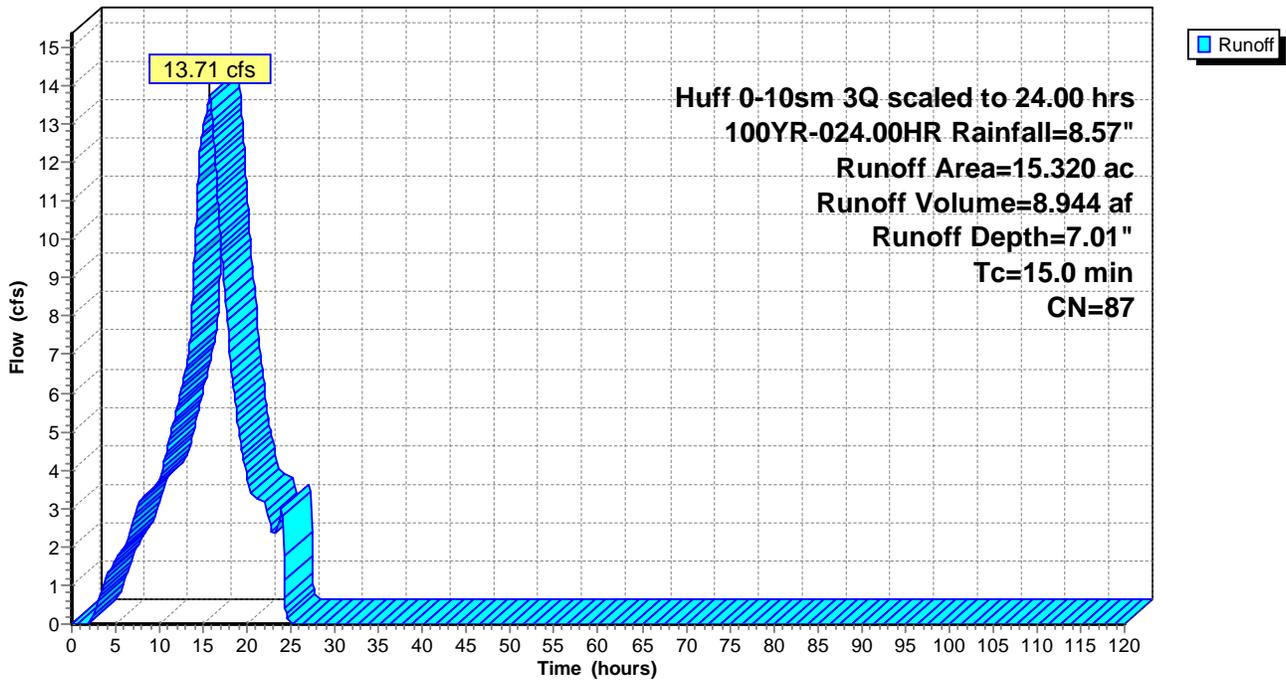
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
* 15.320	87	User Input
15.320		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 2S: Subcatchment B

Hydrograph



Summary for Subcatchment 3S: Subcatchment C

Runoff = 12.13 cfs @ 15.75 hrs, Volume= 7.916 af, Depth= 7.01"
 Routed to Pond EB2 : East Basin (#2)

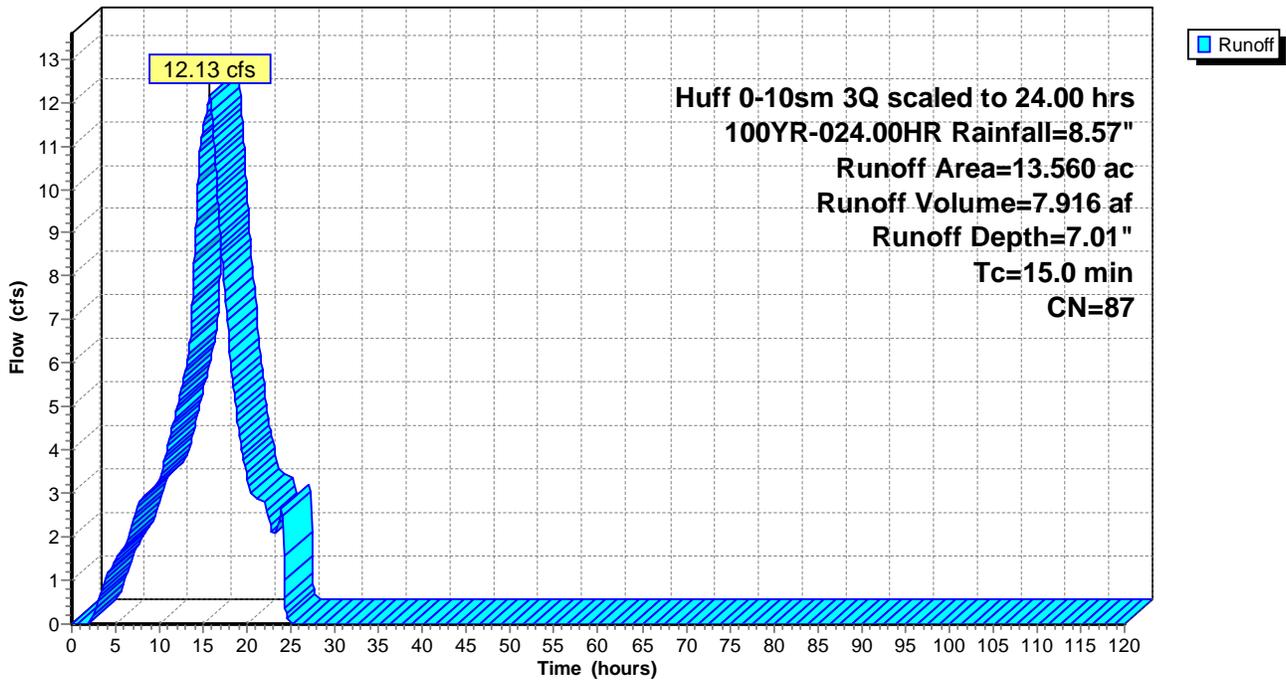
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Huff 0-10sm 3Q scaled to 24.00 hrs 100YR-024.00HR Rainfall=8.57"

Area (ac)	CN	Description
* 13.560	87	User Input
13.560		100.00% Pervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
15.0					Direct Entry,

Subcatchment 3S: Subcatchment C

Hydrograph



Summary for Pond EB2: East Basin (#2)

Inflow Area = 13.560 ac, 0.00% Impervious, Inflow Depth = 7.01" for 100YR-024.00HR event
 Inflow = 12.13 cfs @ 15.75 hrs, Volume= 7.916 af
 Outflow = 3.96 cfs @ 19.37 hrs, Volume= 7.870 af, Atten= 67%, Lag= 217.1 min
 Primary = 3.96 cfs @ 19.37 hrs, Volume= 7.870 af
 Routed to Link O1 : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 691.81' @ 19.37 hrs Surf.Area= 1.062 ac Storage= 4.854 af

Plug-Flow detention time= 1,025.3 min calculated for 7.870 af (99% of inflow)
 Center-of-Mass det. time= 1,022.0 min (1,908.1 - 886.1)

Volume	Invert	Avail.Storage	Storage Description
#1	686.00'	8.402 af	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
686.00	0.627	0.000	0.000
687.00	0.695	0.661	0.661
688.00	0.765	0.730	1.391
689.00	0.838	0.801	2.192
690.00	0.914	0.876	3.068
691.00	0.994	0.954	4.022
692.00	1.078	1.036	5.058
692.50	1.148	0.557	5.615
693.00	10.000	2.787	8.402

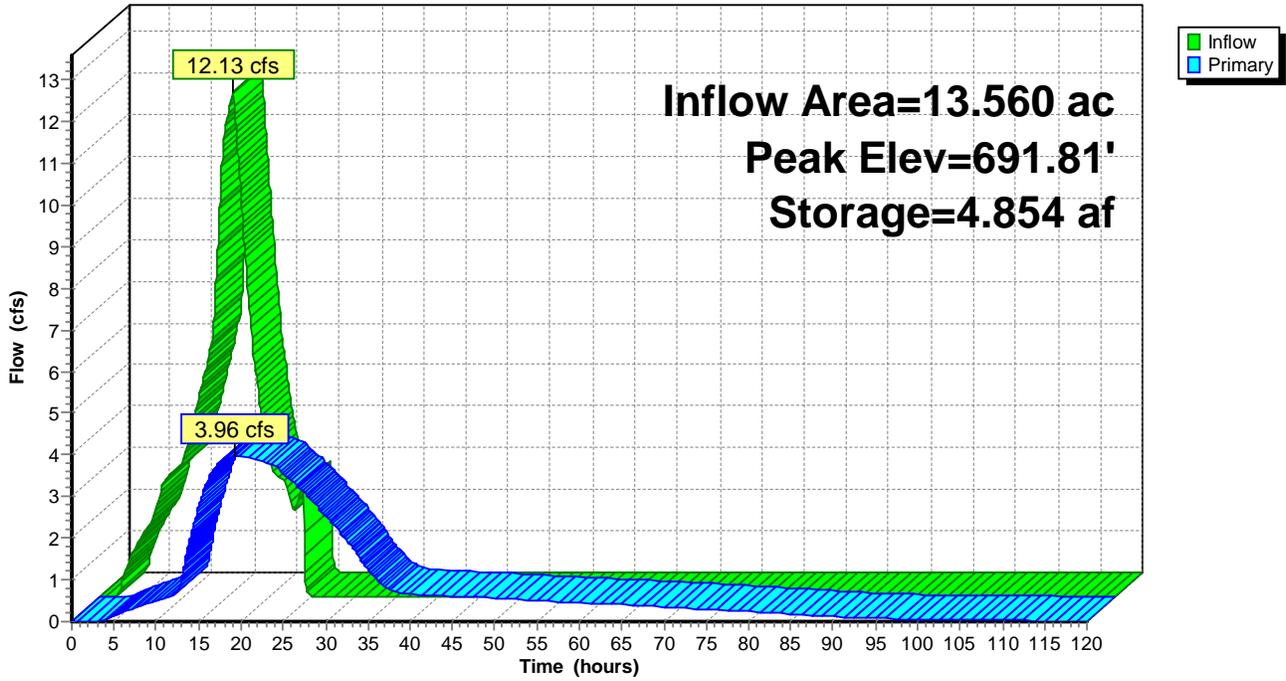
Device	Routing	Invert	Outlet Devices
#1	Primary	686.00'	4.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads
#2	Primary	688.50'	8.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=3.96 cfs @ 19.37 hrs HW=691.81' (Free Discharge)

↑ **1=Orifice/Grate** (Orifice Controls 1.01 cfs @ 11.63 fps)
 ↓ **2=Orifice/Grate** (Orifice Controls 2.95 cfs @ 8.44 fps)

Pond EB2: East Basin (#2)

Hydrograph



Summary for Pond NB1: North Basin (#1)

Inflow Area = 21.810 ac, 0.00% Impervious, Inflow Depth = 7.01" for 100YR-024.00HR event
 Inflow = 18.48 cfs @ 15.78 hrs, Volume= 12.733 af
 Outflow = 1.36 cfs @ 24.32 hrs, Volume= 9.202 af, Atten= 93%, Lag= 512.5 min
 Primary = 1.36 cfs @ 24.32 hrs, Volume= 9.202 af
 Routed to Link O1 : TOTAL SITE

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 698.45' @ 24.32 hrs Surf.Area= 2.026 ac Storage= 11.420 af

Plug-Flow detention time= 2,776.2 min calculated for 9.198 af (72% of inflow)
 Center-of-Mass det. time= 2,658.9 min (3,553.0 - 894.1)

Volume	Invert	Avail.Storage	Storage Description
#1	691.50'	16.587 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
691.50	1.280	0.000	0.000
692.00	1.334	0.654	0.654
693.00	1.433	1.384	2.037
694.00	1.535	1.484	3.521
695.00	1.640	1.587	5.109
696.00	1.748	1.694	6.803
697.00	1.860	1.804	8.606
698.00	1.975	1.918	10.524
698.50	2.032	1.002	11.526
699.50	2.060	2.046	13.572
700.00	10.000	3.015	16.587

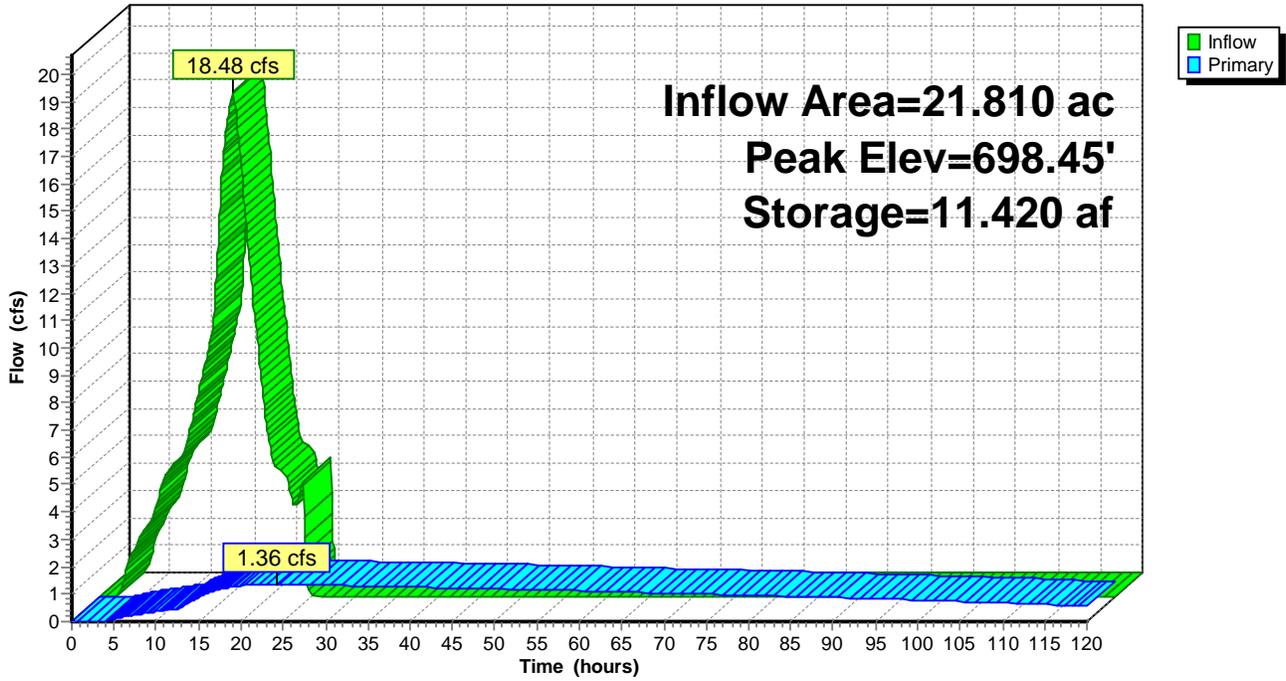
Device	Routing	Invert	Outlet Devices
#1	Primary	691.50'	3.5" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads
#2	Primary	693.85'	3.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=1.36 cfs @ 24.32 hrs HW=698.45' (Free Discharge)

- 1=Orifice/Grate (Orifice Controls 0.85 cfs @ 12.77 fps)
- 2=Orifice/Grate (Orifice Controls 0.51 cfs @ 10.35 fps)

Pond NB1: North Basin (#1)

Hydrograph



Summary for Pond WB3: West Basin (#3)

Inflow Area = 6.490 ac, 0.00% Impervious, Inflow Depth = 7.01" for 100YR-024.00HR event
 Inflow = 5.81 cfs @ 15.75 hrs, Volume= 3.789 af
 Outflow = 4.95 cfs @ 16.47 hrs, Volume= 3.789 af, Atten= 15%, Lag= 42.8 min
 Primary = 4.95 cfs @ 16.47 hrs, Volume= 3.789 af
 Routed to Pond NB1 : North Basin (#1)

Routing by Stor-Ind method, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs
 Peak Elev= 704.85' @ 16.47 hrs Surf.Area= 0.130 ac Storage= 0.303 af

Plug-Flow detention time= 26.7 min calculated for 3.787 af (100% of inflow)
 Center-of-Mass det. time= 26.8 min (912.9 - 886.1)

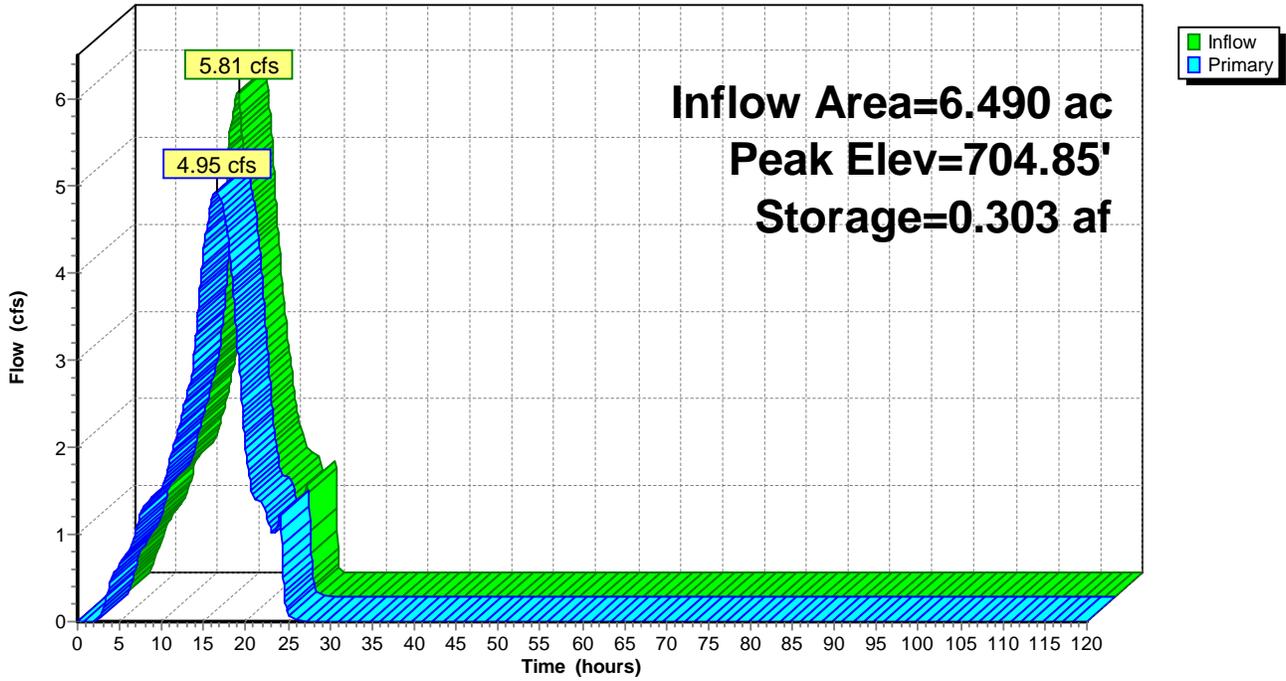
Volume	Invert	Avail.Storage	Storage Description
#1	701.00'	0.773 af	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (acres)	Inc.Store (acre-feet)	Cum.Store (acre-feet)
701.00	0.038	0.000	0.000
702.00	0.056	0.047	0.047
703.00	0.077	0.066	0.113
704.00	0.103	0.090	0.203
705.00	0.135	0.119	0.322
706.00	0.177	0.156	0.479
706.50	1.000	0.294	0.773

Device	Routing	Invert	Outlet Devices
#1	Primary	701.00'	10.0" Vert. Orifice/Grate C= 0.610 Limited to weir flow at low heads

Primary OutFlow Max=4.95 cfs @ 16.47 hrs HW=704.85' (Free Discharge)
 ↑ **1=Orifice/Grate** (Orifice Controls 4.95 cfs @ 9.07 fps)

Pond WB3: West Basin (#3)

Hydrograph



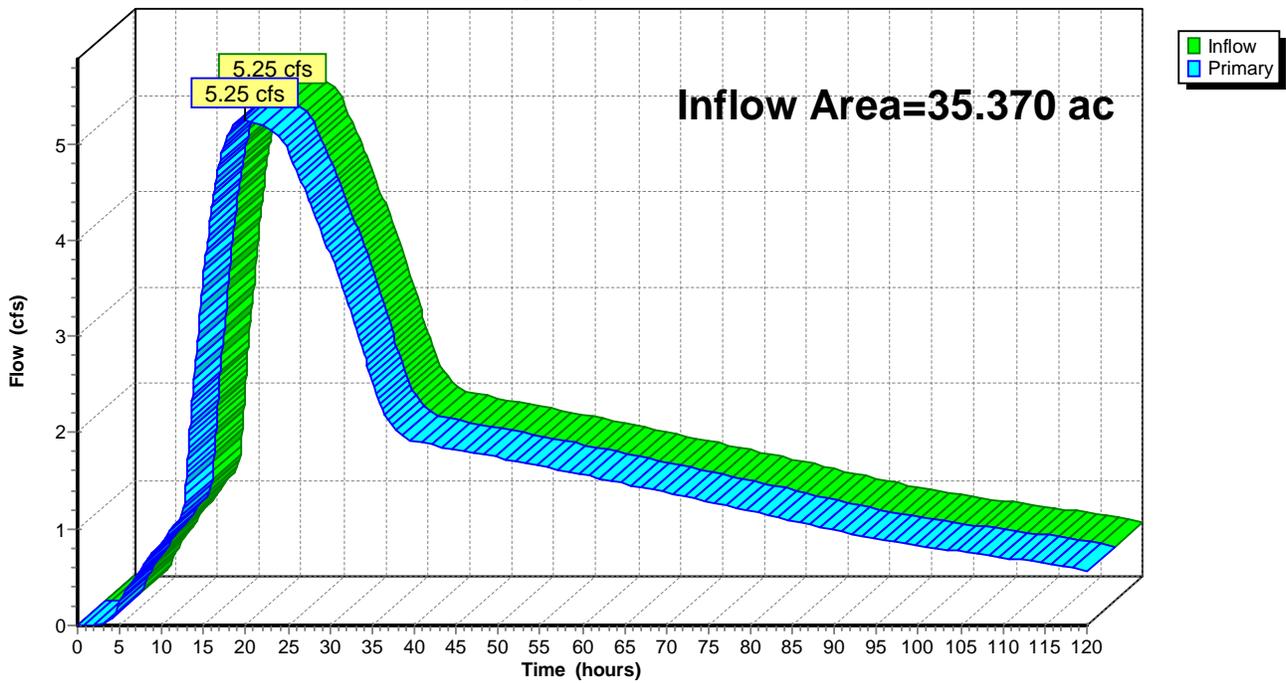
Summary for Link O1: TOTAL SITE

Inflow Area = 35.370 ac, 0.00% Impervious, Inflow Depth > 5.79" for 100YR-024.00HR event
Inflow = 5.25 cfs @ 19.96 hrs, Volume= 17.072 af
Primary = 5.25 cfs @ 19.96 hrs, Volume= 17.072 af, Atten= 0%, Lag= 0.0 min
Routed to nonexistent node 54P

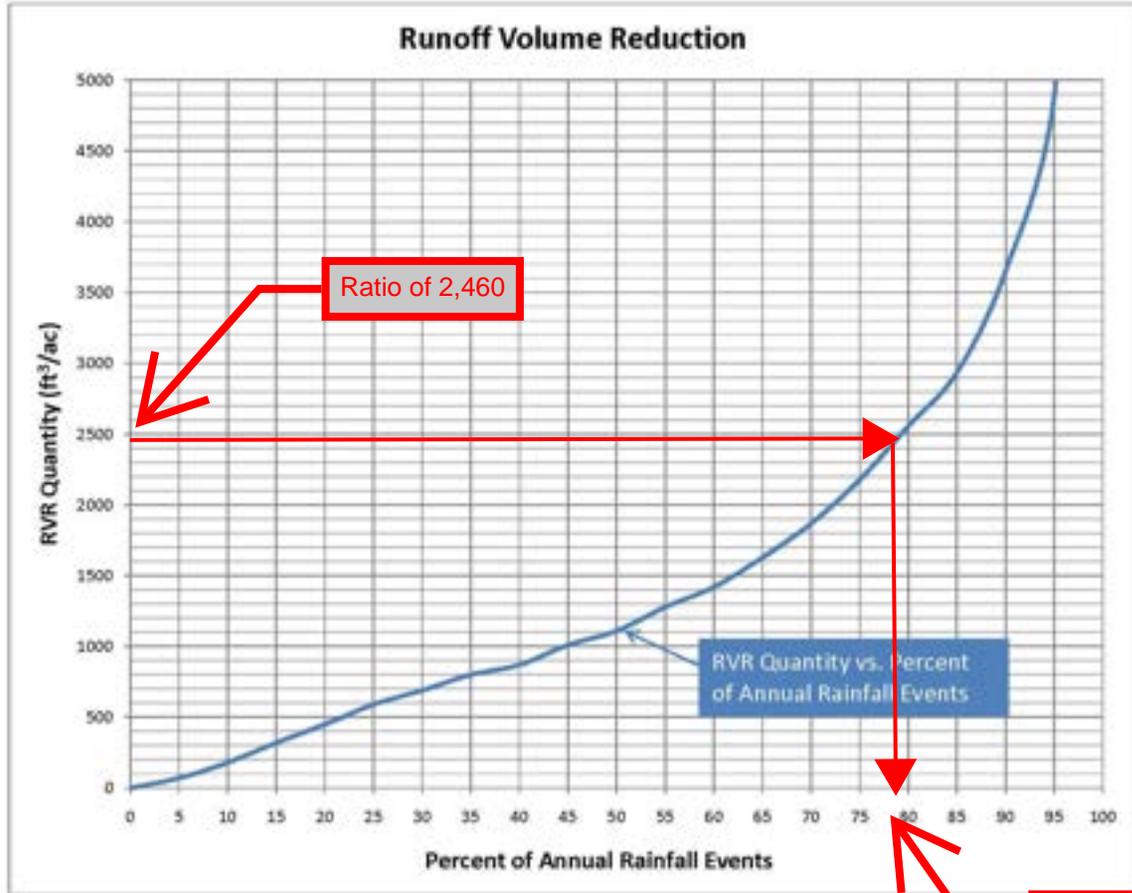
Primary outflow = Inflow, Time Span= 0.00-120.00 hrs, dt= 0.05 hrs

Link O1: TOTAL SITE

Hydrograph



Percent of Annual Rainfall Events	100% Impervious values	
	Runoff Depth (in)	RVR Quantity ft ³ /ac new impervious
0	0	0
5	0.02	70
10	0.05	180
15	0.09	320
20	0.12	450
25	0.16	590
30	0.19	690
35	0.22	800
40	0.24	870
45	0.28	1010
50	0.30	1110
55	0.35	1280
60	0.39	1420
65	0.45	1630
70	0.51	1870
75	0.60	2180
80	0.70	2560
85	0.81	2940
90	1.01	3660
95	1.35	4900
99	2.41	8760



Appendix O : Runoff Volume Reduction

Runoff Depth based on Figure 3 of the Center For Watershed Protection Report.

Runoff Depth = P*R where:

P = Rainfall Depth (inches)

R=Volumetric Runoff Coefficient = 0.95 for 100% impervious cover [0.05+0.009(I)], where I is 100% (impervious cover)]

RVR Quantity = Runoff Depth (In) / 12 (In/ft) * 43560 (ft²/ac)



Exhibit 5 – Overland Flood Routes

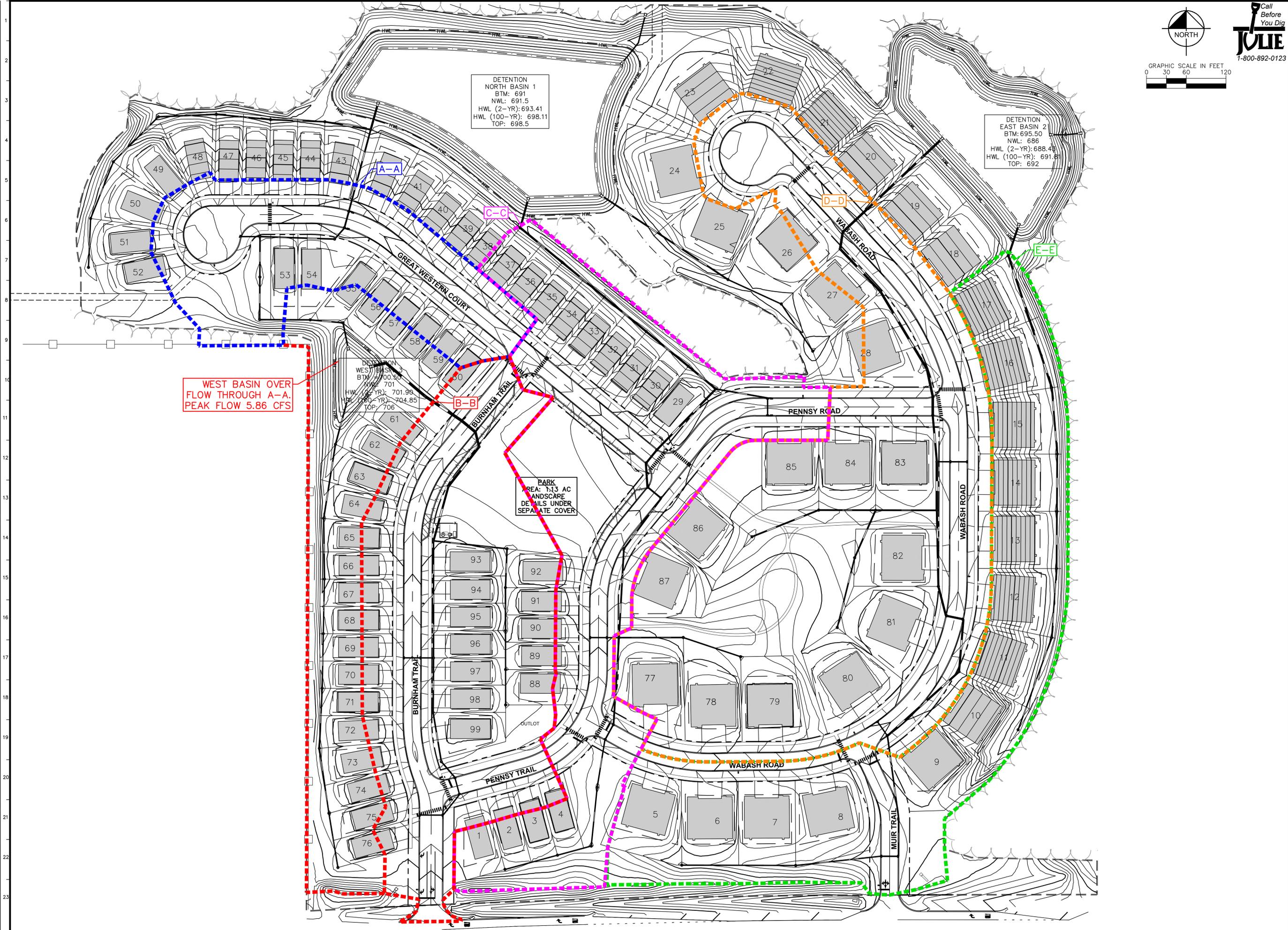
- A. Overland Flood Route Exhibit
- B. HydroCAD Output for 100-Year Overland Flood Route Sections
- C. FlowMaster Sizing for OFRs
- D. Detention Basin Overflow Information (HydroCAD Peak Events) for Three (3) Detention Basins
- E. Detention Basin Overflow Information (FlowMaster Sizing)



Drawing name: K:\GIS_DEVELOPMENT\168247001_Pulte_Libertyville_IL\2_Design\CAD\Exhibits\168247001-1A_Overland Road.dwg EKH, Oct 02, 2025, 8:32pm by Jake Antony
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 NORTH
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DETENTION
 NORTH BASIN 1
 BTM: 691
 NWL: 691.5
 HWL (2-YR): 693.41
 HWL (100-YR): 698.11
 TOP: 698.5

DETENTION
 EAST BASIN 2
 BTM: 695.50
 NWL: 686
 HWL (2-YR): 688.47
 HWL (100-YR): 691.87
 TOP: 692

DETENTION
 WEST BASIN
 BTM: 700.50
 NWL: 701
 HWL (2-YR): 701.98
 HWL (100-YR): 704.85
 TOP: 706

PARK
 AREA: 1.13 AC
 LANDSCAPE
 DETAILS UNDER
 SEPARATE COVER

WEST BASIN OVER
 FLOW THROUGH A-A.
 PEAK FLOW 5.86 CFS

Kimley»Horn <small>© 2025, KIMLEY-HORN AND ASSOCIATES, INC. 575 LAKE COOK ROAD, SUITE 200 PHOENIX, AZ 85027-7804 WWW.KIMLEY-HORN.COM</small>	SCALE: AS NOTED DESIGNED BY: INS DRAWN BY: KTRM CHECKED BY: RNM	PULTE HOME COMPANY, LLC	PROPOSED DRAINAGE AREA MAP EXHIBIT	GREENWAY CHASE <small>610 PETERSON ROAD LIBERTYVILLE, IL 60048</small>	ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001	SHEET NUMBER EXH.	REVISIONS No. DATE BY

Worksheet for A-A

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	0.040 ft/ft
Left Side Slope	4.000 H:V
Right Side Slope	9.000 H:V
Discharge	17.91 cfs
Results	
Normal Depth	8.9 in
Flow Area	3.5 ft ²
Wetted Perimeter	9.7 ft
Hydraulic Radius	4.4 in
Top Width	9.60 ft
Critical Depth	10.3 in
Critical Slope	0.018 ft/ft
Velocity	5.05 ft/s
Velocity Head	0.40 ft
Specific Energy	1.14 ft
Froude Number	1.466
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	8.9 in
Critical Depth	10.3 in
Channel Slope	0.040 ft/ft
Critical Slope	0.018 ft/ft

Worksheet for B-B

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	0.020 ft/ft
Left Side Slope	39.000 H:V
Right Side Slope	13.000 H:V
Discharge	22.56 cfs
Results	
Normal Depth	6.5 in
Flow Area	7.7 ft ²
Wetted Perimeter	28.3 ft
Hydraulic Radius	3.3 in
Top Width	28.27 ft
Critical Depth	6.5 in
Critical Slope	0.020 ft/ft
Velocity	2.94 ft/s
Velocity Head	0.13 ft
Specific Energy	0.68 ft
Froude Number	0.993
Flow Type	Subcritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	6.5 in
Critical Depth	6.5 in
Channel Slope	0.020 ft/ft
Critical Slope	0.020 ft/ft

Worksheet for C-C

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	0.022 ft/ft
Left Side Slope	5.000 H:V
Right Side Slope	8.000 H:V
Discharge	22.89 cfs
Results	
Normal Depth	10.9 in
Flow Area	5.3 ft ²
Wetted Perimeter	11.9 ft
Hydraulic Radius	5.4 in
Top Width	11.77 ft
Critical Depth	11.4 in
Critical Slope	0.017 ft/ft
Velocity	4.30 ft/s
Velocity Head	0.29 ft
Specific Energy	1.19 ft
Froude Number	1.126
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	10.9 in
Critical Depth	11.4 in
Channel Slope	0.022 ft/ft
Critical Slope	0.017 ft/ft

Worksheet for D-D

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	0.050 ft/ft
Left Side Slope	5.000 H:V
Right Side Slope	5.000 H:V
Discharge	39.94 cfs
Results	
Normal Depth	12.7 in
Flow Area	5.6 ft ²
Wetted Perimeter	10.8 ft
Hydraulic Radius	6.2 in
Top Width	10.57 ft
Critical Depth	15.8 in
Critical Slope	0.015 ft/ft
Velocity	7.15 ft/s
Velocity Head	0.79 ft
Specific Energy	1.85 ft
Froude Number	1.733
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	12.7 in
Critical Depth	15.8 in
Channel Slope	0.050 ft/ft
Critical Slope	0.015 ft/ft

Worksheet for E-E

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth
Input Data	
Roughness Coefficient	0.030
Channel Slope	0.020 ft/ft
Left Side Slope	7.000 H:V
Right Side Slope	9.000 H:V
Discharge	23.09 cfs
Results	
Normal Depth	10.3 in
Flow Area	5.8 ft ²
Wetted Perimeter	13.8 ft
Hydraulic Radius	5.1 in
Top Width	13.67 ft
Critical Depth	10.5 in
Critical Slope	0.017 ft/ft
Velocity	3.95 ft/s
Velocity Head	0.24 ft
Specific Energy	1.10 ft
Froude Number	1.067
Flow Type	Supercritical
GVF Input Data	
Downstream Depth	0.0 in
Length	0.0 ft
Number Of Steps	0
GVF Output Data	
Upstream Depth	0.0 in
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	10.3 in
Critical Depth	10.5 in
Channel Slope	0.020 ft/ft
Critical Slope	0.017 ft/ft

Events for Pond 56P: West Basin (#3)

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
002YR-024.00HR	1.77	1.71	702.00	0.047
10YR-024.00HR	3.04	2.78	703.03	0.116
100YR-001.00HR	28.74	4.76	706.21	0.948
100YR-002.00HR	23.21	4.77	706.24	1.067
100YR-003.00HR	19.79	4.77	706.23	1.043
100YR-006.00HR	14.43	4.75	706.20	0.911
100YR-012.00HR	8.11	4.72	706.13	0.674
100YR-018.00HR	6.73	4.67	706.03	0.495
100YR-024.00HR	5.41	4.30	705.34	0.370
100YR-048.00HR	3.05	2.91	703.18	0.128
100YR-072.00HR	2.17	2.13	702.35	0.068
100YR-120.00HR	1.42	1.41	701.80	0.036

Peak Flow 28.74 CFS
(Emergency Overflow)

Events for Pond 59P: North Basin (#1)

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
002YR-024.00HR	5.21	0.44	693.44	2.684
10YR-024.00HR	8.76	0.78	694.87	4.903
100YR-001.00HR	61.32	0.65	694.19	3.815
100YR-002.00HR	50.31	0.79	694.95	5.034
100YR-003.00HR	43.04	0.85	695.37	5.721
100YR-006.00HR	32.54	0.95	696.10	6.981
100YR-012.00HR	20.63	1.05	696.84	8.302
100YR-018.00HR	17.80	1.09	697.22	9.010
100YR-024.00HR	14.87	1.12	697.45	9.462
100YR-048.00HR	8.82	1.14	697.67	9.876
100YR-072.00HR	6.40	1.14	697.66	9.864
100YR-120.00HR	4.22	1.11	697.43	9.412

Peak flow 61.32 CFS
 (Emergency Overflow)

Events for Pond 61P: East Basin (#2)

Event	Inflow (cfs)	Primary (cfs)	Elevation (feet)	Storage (acre-feet)
002YR-024.00HR	3.41	0.59	688.07	1.448
10YR-024.00HR	5.85	1.73	689.24	2.396
100YR-001.00HR	55.25	1.84	689.33	2.474
100YR-002.00HR	44.62	2.54	690.09	3.150
100YR-003.00HR	38.03	2.77	690.40	3.443
100YR-006.00HR	27.73	2.97	690.70	3.726
100YR-012.00HR	15.59	3.19	691.05	4.069
100YR-018.00HR	12.94	3.32	691.27	4.299
100YR-024.00HR	10.41	3.30	691.24	4.259
100YR-048.00HR	5.86	3.15	690.98	4.000
100YR-072.00HR	4.17	2.73	690.35	3.390
100YR-120.00HR	2.73	2.19	689.67	2.772

Peak Flow 55.25 CFS
 (Emergency Overflow)





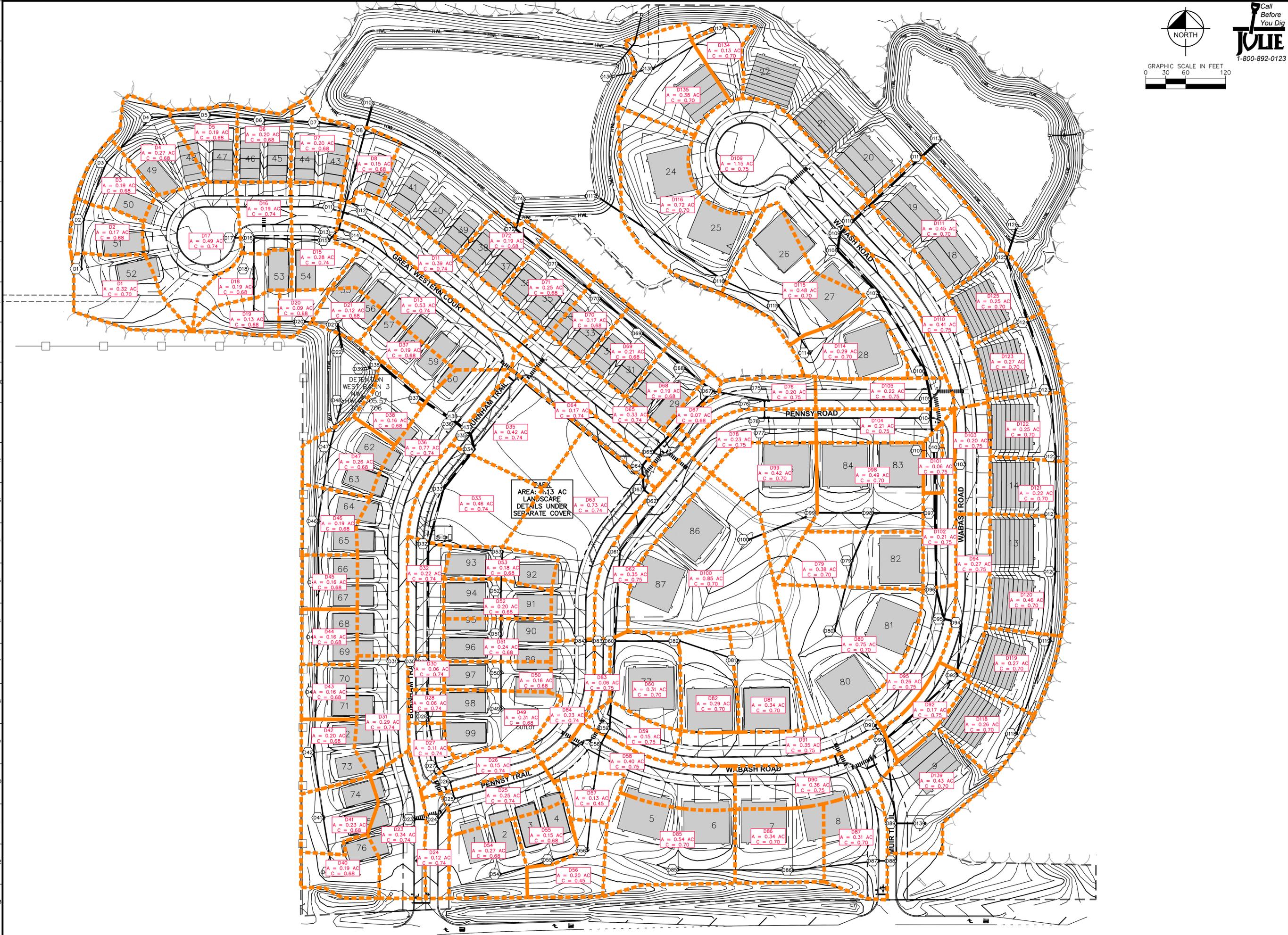
Exhibit 6 – Storm Sewer Sizing

- A. Drainage Area Map
- B. Runoff Coefficient (“C”) Calculations
- C. Hydraflow Output
- D. Storm Sewer Profiles



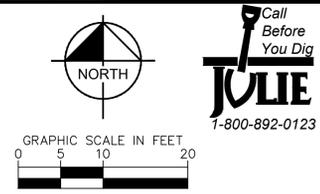
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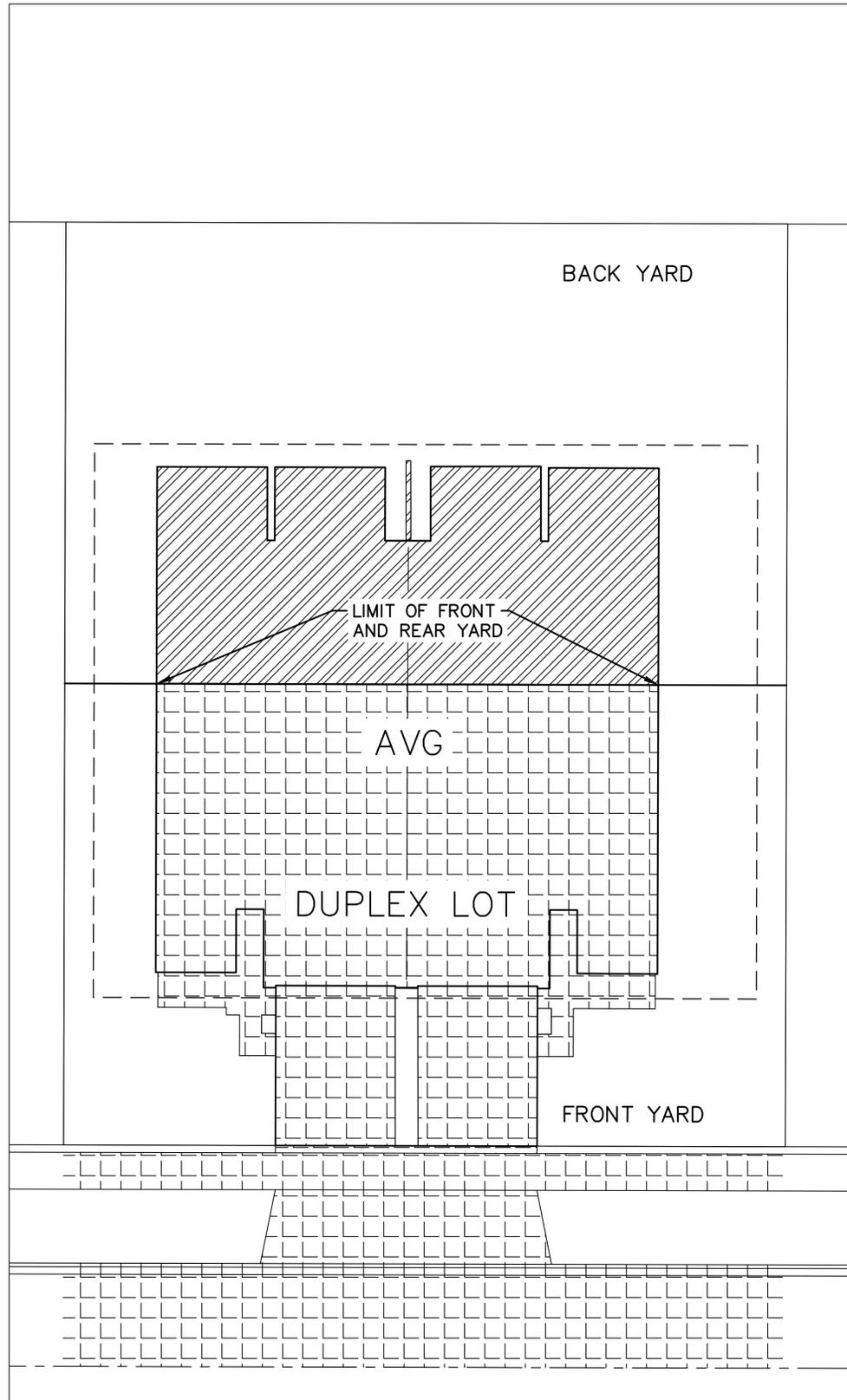
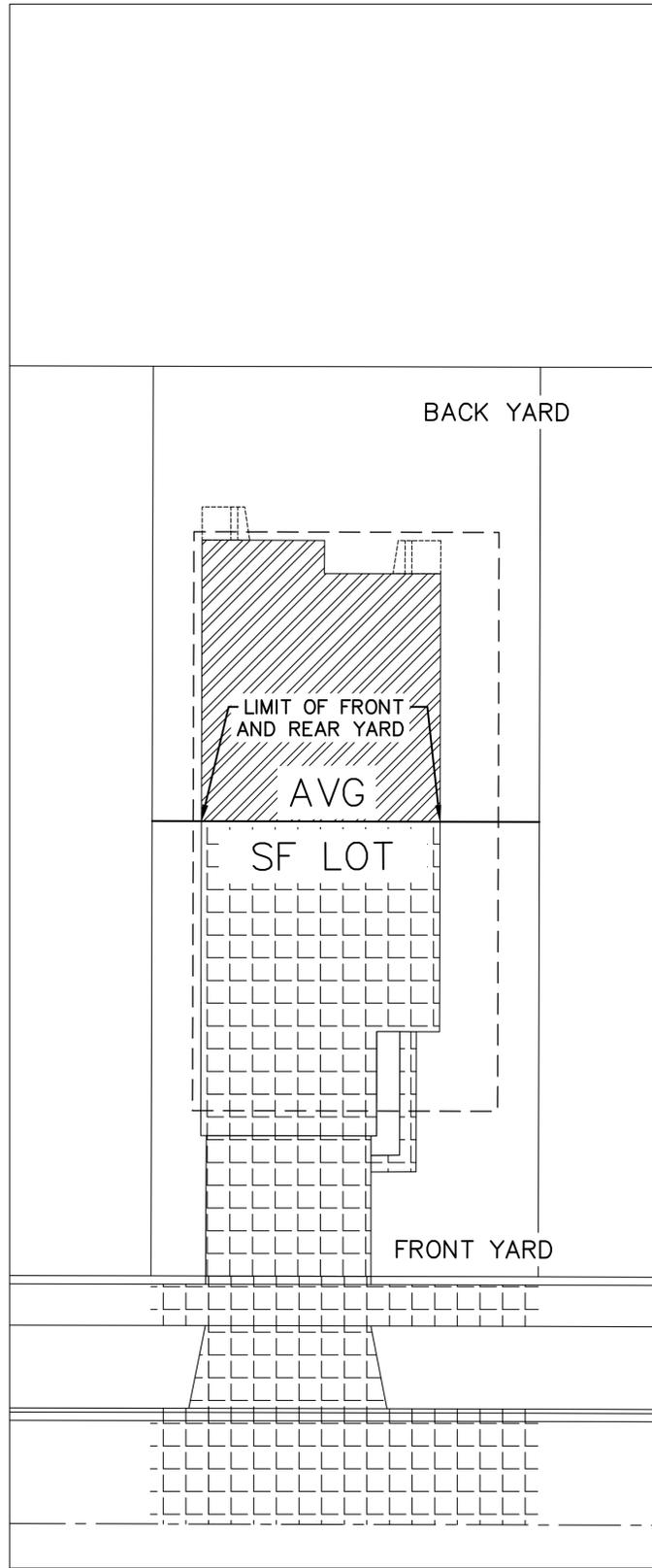


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PROPOSED DRAINAGE AREA MAP EXHIBIT	
PULTE HOME COMPANY, LLC	
GREENWAY CHASE 610 PETERSON ROAD LIBERTYVILLE, IL 62048	
ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001 SHEET NUMBER EXH.	

Drawing name: K:\GIS_DEV\168247001_Pulte_Libertyville_IL_V2_Design\CAD\Exhibits\168247001-Proposed Drainage Area Map Exhibit.dwg Sep 24, 2025 8:48am by Kiana R. Miller
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RUNOFF COEFFICIENTS

SINGLE FAMILY:		DUPLEX:	
REAR YARD	TOTAL = 2,590 SF IMPER = 1,295 SF (50%) PER = 1,295 (50%) $C = 0.68$	REAR YARD	TOTAL = 6,138 SF IMPER = 3,376 SF (55%) PER = 2,762 SF (45%) $C = 0.70$
FRONT YARD	TOTAL = 2,590 SF IMPER = 1,295 SF (50%) PER = 1,295 SF (50%) $C = 0.68$	FRONT YARD	TOTAL = 6,138 SF IMPER = 3,376 SF (55%) PER = 2,762 SF (45%) $C = 0.70$
RIGHT-OF-WAY	TOTAL = 1,413 SF IMPER = 1,136 SF PER = 277 SF $C = 0.81$	RIGHT-OF-WAY	TOTAL = 2,946 SF IMPER = 2,277 SF PER = 669 SF $C = 0.80$

NOTE: UTILIZED 0.90 FOR IMPERVIOUS AND 0.45 FOR PERVIOUS

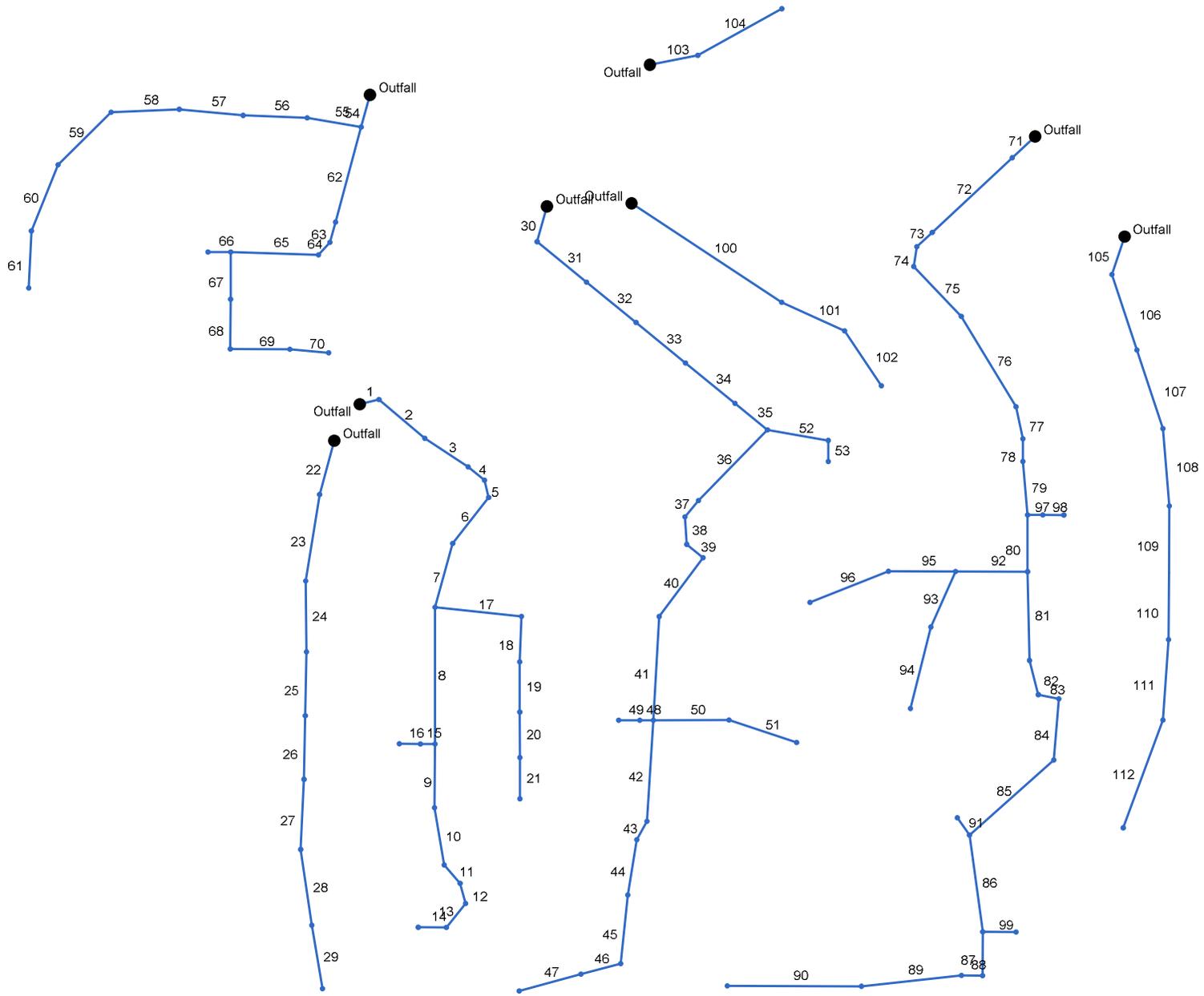
LEGEND

	IMPERVIOUS AREA (REAR YARD)
	IMPERVIOUS AREA (FRONT YARD)
	PERVIOUS AREA (REAR & FRONT YARD)

Greenway Chase		Lot Coverage		Building Coverage	
		Maximum Allowed	Requested	Maximum Allowed	Requested
Detached Single Family	Interior	45%	55%	40%	
	Corner	40%	45%	40%	
Attached (Duplexes)	Interior	50%	55%	35%	38%
	Corner	45%	50%	40%	

No.	DATE	BY	Kimley»Horn <small>© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 575 LAKE COOK ROAD, SUITE 200 PHOENIX, AZ 85027-7804 WWW.KIMLEY-HORN.COM</small>
SCALE:	DESIGNED BY: INS	DRAWN BY: KTRM	
CHECKED BY: RNM	PULTE HOME COMPANY, LLC		
RUNOFF COEFFICIENT EXHIBIT			
GREENWAY CHASE <small>610 PETERSON ROAD LIBERTYVILLE, IL 60048</small>			<small>ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001 SHEET NUMBER</small>
EXH.			

Hydraflow Storm Sewers Extension for Autodesk® Civil 3D® Plan



Project File: 2025-0924_Hydraflow-Storm.stm

Number of lines: 112

Date: 10/1/2025

Storm Sewer Tabulation

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
1	End	25.368	0.16	4.69	0.68	0.11	3.39	10.0	14.3	5.6	19.03	24.06	3.80	36	0.13	701.00	701.03	703.00	703.03	704.42	705.80	D38 TO D39
2	1	76.922	0.19	4.54	0.68	0.13	3.28	10.0	13.8	5.7	18.72	24.04	3.41	36	0.13	701.03	701.13	703.22	703.30	705.80	707.07	D37 TO D38
3	2	66.687	0.77	4.35	0.74	0.57	3.15	10.0	13.3	5.8	18.22	24.05	3.31	36	0.13	701.13	701.22	703.32	703.39	707.07	706.22	D36 TO D37
4	3	27.000	0.42	3.58	0.74	0.31	2.58	10.0	13.1	5.8	15.04	24.05	2.73	36	0.13	701.22	701.25	703.41	703.42	706.22	706.22	D35 TO D36
5	4	22.844	0.00	3.16	0.00	0.00	2.27	0.0	13.0	5.9	13.29	14.78	2.86	30	0.13	701.25	701.28	703.50	703.52	706.22	707.06	D34 TO D35
6	5	75.008	0.46	3.16	0.74	0.34	2.27	10.0	12.5	5.9	13.49	42.84	4.20	30	1.09	701.28	702.10	703.63	703.34	707.06	708.02	D33 TO D34
7	6	85.173	0.22	2.69	0.74	0.16	1.93	10.0	12.1	6.0	11.60	23.63	5.73	24	1.09	702.10	703.03	703.34	704.25	708.02	709.69	D32 TO D33
8	7	175.899	0.00	1.38	0.00	0.00	1.02	0.0	11.5	6.1	6.26	9.46	5.52	15	2.14	703.03	706.80	704.25	707.81	709.69	712.57	D29 TO D32
9	8	82.074	0.06	1.03	0.74	0.05	0.76	10.0	11.1	6.2	4.73	5.79	4.79	15	0.80	706.80	707.46	707.81	708.35	712.57	713.90	D28 TO D29
10	9	74.724	0.11	0.97	0.74	0.08	0.71	10.0	10.8	6.3	4.50	5.76	4.93	15	0.79	707.46	708.06	708.35	708.92	713.90	714.47	D27 TO D28
11	10	31.087	0.15	0.86	0.74	0.11	0.64	10.0	10.7	6.3	4.03	6.30	4.63	15	0.95	708.06	708.35	708.92	709.17	714.47	712.39	D26 TO D27
12	11	27.006	0.25	0.71	0.74	0.18	0.53	10.0	10.5	6.4	3.34	3.44	4.97	12	0.93	708.35	708.61	709.17	709.39	712.39	712.40	D25 TO D26
13	12	39.445	0.12	0.46	0.74	0.09	0.34	10.0	10.3	6.4	2.18	3.54	2.93	12	0.99	708.61	708.99	709.72	709.84	712.40	712.98	D24 TO D25
14	13	36.000	0.34	0.34	0.74	0.25	0.25	10.0	10.0	6.5	1.61	3.42	2.91	12	0.92	708.99	709.33	709.96	709.87	712.98	712.98	D23 TO D24
15	8	18.648	0.06	0.35	0.74	0.05	0.26	10.0	10.3	6.4	1.66	2.52	3.43	12	0.50	707.77	707.87	708.36	708.46	712.57	711.73	D30 TO D29
16	15	27.000	0.29	0.29	0.74	0.21	0.21	10.0	10.0	6.5	1.38	2.52	2.93	12	0.50	707.87	708.00	708.48	708.54	711.73	711.73	D31 TO D30
17	7	111.600	0.18	1.10	0.68	0.12	0.75	10.0	11.6	6.1	4.56	4.57	3.82	15	0.50	703.03	703.59	704.25	704.73	709.69	707.49	D53 TO D32
18	17	58.483	0.20	0.91	0.68	0.14	0.62	10.0	11.3	6.2	3.85	4.57	3.13	15	0.50	703.59	703.88	704.96	705.13	707.49	708.18	D52 TO D53
19	18	64.454	0.24	0.71	0.68	0.16	0.48	10.0	10.9	6.3	3.03	4.57	2.60	15	0.50	703.88	704.21	705.15	705.27	708.18	708.53	D51 TO D52
20	19	58.548	0.16	0.47	0.68	0.11	0.32	10.0	10.5	6.4	2.05	6.89	3.34	12	3.74	704.21	706.40	705.29	707.01	708.53	710.90	D50 TO D51
21	20	53.179	0.31	0.31	0.68	0.21	0.21	10.0	10.0	6.5	1.38	6.89	3.15	12	3.74	706.40	708.39	707.01	708.88	710.90	711.89	D49 TO D50
22	End	71.805	0.26	1.54	0.68	0.17	1.05	10.0	14.0	5.7	5.93	7.17	5.32	15	1.23	701.00	701.89	702.19	702.87	702.52	706.08	D47 TO D48

Project File: 2025-0924_Hydraflow-Storm.stm

Number of lines: 112

Run Date: 10/1/2025

NOTES: Intensity = 111.09 / (Inlet time + 14.60) ^ 0.89 Return period = Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
23	22	112.629	0.19	1.28	0.68	0.13	0.87	10.0	13.5	5.7	5.01	7.04	5.04	15	1.19	701.89	703.23	702.87	704.13	706.08	708.84	D46 TO D47
24	23	91.307	0.16	1.09	0.68	0.11	0.74	10.0	13.1	5.8	4.31	7.04	4.71	15	1.19	703.23	704.31	704.13	705.15	708.84	709.03	D45 TO D46
25	24	82.030	0.16	0.93	0.68	0.11	0.63	10.0	12.8	5.9	3.72	3.88	5.34	12	1.19	704.31	705.29	705.15	706.11	709.03	710.11	D44 TO D45
26	25	82.000	0.16	0.77	0.68	0.11	0.53	10.0	12.5	5.9	3.13	3.88	4.72	12	1.19	705.29	706.26	706.11	707.02	710.11	711.44	D43 TO D44
27	26	90.318	0.20	0.62	0.68	0.14	0.42	10.0	12.1	6.0	2.53	3.88	4.21	12	1.19	706.26	707.34	707.02	708.02	711.44	712.61	D42 TO D43
28	27	98.538	0.23	0.42	0.68	0.16	0.28	10.0	11.3	6.2	1.75	3.88	3.46	12	1.19	707.34	708.51	708.02	709.07	712.61	712.89	D41 TO D42
29	28	82.648	0.19	0.19	0.68	0.13	0.13	10.0	10.0	6.5	0.82	3.88	2.40	12	1.19	708.51	709.49	709.07	709.87	712.89	713.14	D40 TO D41
30	End	47.230	0.19	5.61	0.68	0.13	3.94	10.0	15.4	5.4	21.41	22.38	7.85	24	0.98	691.50	691.96	693.09	693.62	694.92	699.62	D72 TO D74
31	30	82.000	0.25	5.42	0.68	0.17	3.81	10.0	15.2	5.5	20.84	22.62	7.54	24	1.00	691.96	692.78	693.62	694.42	699.62	699.63	D71 TO D72
32	31	82.000	0.17	5.17	0.68	0.11	3.65	10.0	15.0	5.5	20.06	22.62	7.35	24	1.00	692.78	693.60	694.42	695.21	699.63	700.26	D70 TO D71
33	32	82.000	0.21	5.01	0.68	0.14	3.53	10.0	14.7	5.5	19.57	22.62	7.27	24	1.00	693.60	694.42	695.21	696.01	700.26	700.26	D69 TO D70
34	33	82.000	0.19	4.80	0.68	0.13	3.39	10.0	14.5	5.6	18.92	22.62	7.12	24	1.00	694.42	695.24	696.01	696.81	700.26	700.26	D68 TO D69
35	34	53.784	0.07	4.61	0.68	0.05	3.26	10.0	14.4	5.6	18.29	22.62	7.00	24	1.00	695.24	695.78	696.81	697.32	700.26	701.59	D67 TO D68
36	35	126.922	0.33	4.11	0.74	0.25	2.90	10.0	14.0	5.7	16.43	26.68	6.51	24	1.39	695.78	697.55	697.32	699.01	701.59	703.69	D65 TO D66
37	36	27.024	0.17	3.78	0.74	0.13	2.65	10.0	13.9	5.7	15.08	26.62	6.28	24	1.38	697.55	697.92	699.01	699.32	703.69	703.65	D64 TO D65
38	37	35.406	0.73	3.61	0.74	0.54	2.52	10.0	13.7	5.7	14.41	26.62	6.22	24	1.39	697.92	698.41	699.32	699.78	703.65	703.91	D63 TO D64
39	38	27.000	0.35	2.87	0.75	0.26	1.98	10.0	13.7	5.7	11.33	14.78	6.87	18	1.98	698.41	698.95	699.78	700.23	703.91	703.91	D62 TO D63
40	39	94.481	0.00	2.53	0.00	0.00	1.72	0.0	13.4	5.8	9.93	14.78	6.32	18	1.98	698.95	700.82	700.23	702.03	703.91	706.63	D61 TO D62
41	40	133.702	0.31	2.53	0.70	0.21	1.72	10.0	13.0	5.8	10.06	14.78	6.55	18	1.98	700.82	703.46	702.03	704.69	706.63	710.18	D60 TO D61
42	41	130.284	0.15	1.31	0.75	0.11	0.85	10.0	12.3	6.0	5.10	12.76	4.15	18	1.48	703.53	705.45	704.69	706.32	710.18	711.30	D59 TO D60
43	42	27.000	0.40	1.15	0.75	0.30	0.74	10.0	12.1	6.0	4.44	7.91	4.93	15	1.50	705.45	705.86	706.32	706.71	711.30	711.30	D58 TO D59
44	43	72.015	0.13	0.75	0.45	0.06	0.43	10.0	11.8	6.1	2.65	3.44	4.12	12	0.93	705.86	706.53	706.71	707.22	711.30	711.81	D57 TO D58

Project File: 2025-0924_Hydraflow-Storm.stm

Number of lines: 112

Run Date: 10/1/2025

NOTES: Intensity = 111.09 / (Inlet time + 14.60) ^ 0.89 Return period = Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
45	44	88.788	0.20	0.62	0.45	0.09	0.38	10.0	11.3	6.2	2.34	3.40	4.15	12	0.91	706.53	707.34	707.22	707.99	711.81	711.85	D56 TO D57
46	45	52.829	0.15	0.42	0.68	0.10	0.29	10.0	10.9	6.3	1.80	2.93	3.60	12	0.68	707.34	707.69	707.99	708.26	711.85	712.19	D55 TO D56
47	46	82.000	0.27	0.27	0.68	0.19	0.19	10.0	10.0	6.5	1.20	2.76	2.99	12	0.60	707.69	708.19	708.26	708.65	712.19	712.19	D54 TO D55
48	41	17.492	0.06	0.29	0.75	0.05	0.22	10.0	10.3	6.4	1.38	2.45	3.21	12	0.47	705.47	705.55	706.00	706.09	710.18	709.37	D83 TO D60
49	48	27.000	0.23	0.23	0.74	0.17	0.17	10.0	10.0	6.5	1.10	2.52	2.70	12	0.50	705.55	705.68	706.11	706.16	709.37	709.37	D84 TO D83
50	41	96.989	0.29	0.63	0.70	0.20	0.44	10.0	10.8	6.3	2.76	4.57	2.62	15	0.50	703.46	703.95	704.69	704.83	710.18	709.21	D82 TO D60
51	50	91.301	0.34	0.34	0.70	0.24	0.24	10.0	10.0	6.5	1.53	2.52	2.45	12	0.50	703.95	704.41	704.88	705.04	709.21	707.91	D81 TO D82
52	35	79.223	0.20	0.43	0.75	0.15	0.32	10.0	10.3	6.4	2.06	4.81	3.77	15	0.56	698.37	698.81	698.94	699.38	701.59	703.73	D76 TO D67
53	52	27.000	0.23	0.23	0.75	0.17	0.17	10.0	10.0	6.5	1.10	2.76	3.28	12	0.60	698.93	699.09	699.38	699.54	703.73	703.73	D78 TO D76
54	End	43.000	0.15	4.10	0.68	0.10	2.90	10.0	13.6	5.7	17.49	27.70	7.06	24	1.50	691.50	692.15	692.94	693.65	694.92	698.70	D8 TO D10
55	54	70.151	0.20	1.55	0.68	0.14	1.06	10.0	12.8	5.9	6.24	10.50	4.39	18	1.00	692.22	692.92	693.65	693.88	698.70	698.76	D7 TO D8
56	55	82.132	0.20	1.34	0.68	0.14	0.92	10.0	12.5	6.0	5.48	6.47	5.44	15	1.00	692.92	693.74	693.88	694.69	698.76	698.70	D6 TO D7
57	56	82.222	0.19	1.14	0.68	0.13	0.78	10.0	12.1	6.0	4.72	6.46	4.92	15	1.00	693.74	694.56	694.69	695.44	698.70	698.70	D5 TO D6
58	57	87.491	0.27	0.95	0.68	0.19	0.65	10.0	11.7	6.1	4.00	6.47	4.55	15	1.00	694.56	695.44	695.44	696.25	698.70	699.45	D4 TO D5
59	58	95.967	0.19	0.68	0.68	0.13	0.47	10.0	11.2	6.2	2.90	9.45	4.50	12	7.03	695.44	702.19	696.25	702.92	699.45	707.71	D3 TO D4
60	59	91.734	0.17	0.49	0.68	0.11	0.34	10.0	10.7	6.3	2.16	2.52	3.57	12	0.50	702.19	702.65	702.92	703.36	707.71	708.13	D2 TO D3
61	60	73.550	0.32	0.32	0.70	0.23	0.23	10.0	10.0	6.5	1.47	2.52	2.70	12	0.50	702.65	703.02	703.44	703.59	708.13	706.52	D1 TO D2
62	54	126.507	0.39	2.40	0.74	0.29	1.75	10.0	13.2	5.8	10.94	12.86	6.53	18	1.50	692.15	694.04	693.65	695.31	698.70	704.30	D11 TO D8
63	62	27.001	0.53	2.01	0.74	0.39	1.46	10.0	13.1	5.8	9.28	12.86	6.04	18	1.50	694.04	694.45	695.31	695.62	704.30	704.75	D13 TO D11
64	63	21.892	0.28	1.49	0.74	0.20	1.07	10.0	13.1	5.8	7.03	7.91	6.10	15	1.50	694.45	694.78	695.62	695.84	704.75	705.10	D15 TO D13
65	64	112.604	0.19	1.21	0.74	0.14	0.86	10.0	12.7	5.9	5.90	12.73	5.51	15	3.88	694.78	699.15	695.84	700.13	705.10	705.85	D16 TO D15
66	65	29.161	0.49	0.49	0.74	0.37	0.37	10.0	10.0	6.5	2.37	4.36	4.99	12	1.50	702.16	702.60	702.69	703.26	705.85	706.10	D16 TO D17

Project File: 2025-0924_Hydraflow-Storm.stm

Number of lines: 112

Run Date: 10/1/2025

NOTES: Intensity = 111.09 / (Inlet time + 14.60) ^ 0.89 Return period = Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
67	65	60.724	0.19	0.53	0.68	0.13	0.36	10.0	12.3	6.0	2.94	5.14	3.54	15	0.63	699.15	699.53	700.13	700.22	705.85	705.55	D18 TO D16
68	67	64.055	0.13	0.34	0.68	0.09	0.23	10.0	11.7	6.1	2.20	5.14	3.51	15	0.63	699.53	699.94	700.22	700.53	705.55	705.60	D19 TO D18
69	68	76.322	0.09	0.21	0.68	0.06	0.14	10.0	10.8	6.3	1.68	5.14	3.23	15	0.63	699.94	700.42	700.53	700.94	705.60	705.70	D20 TO D19
70	69	50.000	0.12	0.12	0.68	0.08	0.08	10.0	10.0	6.5	1.33	5.17	3.04	15	0.64	700.42	700.74	700.94	701.19	705.70	705.80	D21 TO D20
71	End	40.062	0.45	8.83	0.70	0.32	6.37	10.0	16.1	5.3	33.89	41.01	8.74	30	1.00	686.00	686.40	687.73	688.38	689.42	695.41	D111 TO D113
72	71	140.532	0.41	8.38	0.75	0.31	6.06	10.0	15.8	5.4	32.57	41.01	7.89	30	1.00	686.40	687.81	688.38	689.75	695.41	699.44	D110 TO D111
73	72	26.994	1.15	7.97	0.75	0.87	5.75	10.0	15.7	5.4	30.98	41.01	7.67	30	1.00	687.81	688.08	689.75	689.97	699.44	699.44	D109 TO D110
74	73	25.737	0.00	6.82	0.00	0.00	4.89	0.0	15.6	5.4	26.39	46.14	6.90	30	1.27	688.08	688.40	689.97	690.15	699.44	700.32	D108 TO D109
75	74	88.486	0.00	6.82	0.00	0.00	4.89	0.0	15.3	5.4	26.61	46.15	7.24	30	1.27	688.40	689.52	690.15	691.28	700.32	700.79	D107 TO D108
76	75	135.798	0.00	6.82	0.00	0.00	4.89	0.0	14.9	5.5	26.95	46.14	7.29	30	1.27	689.52	691.24	691.28	693.01	700.79	701.79	D106 TO D107
77	76	42.040	0.22	6.82	0.75	0.16	4.89	10.0	14.7	5.5	27.06	46.14	7.28	30	1.27	691.24	691.77	693.01	693.55	701.79	701.70	D105 TO D106
78	77	29.263	0.21	6.60	0.75	0.16	4.72	10.0	14.7	5.6	26.24	46.15	7.11	30	1.27	691.77	692.14	693.55	693.89	701.70	701.70	D104 TO D105
79	78	69.030	0.06	6.39	0.75	0.04	4.57	10.0	14.5	5.6	25.47	25.45	8.71	24	1.27	692.14	693.02	693.89	694.79	701.70	702.29	D101 TO D104
80	79	73.036	0.00	5.93	0.00	0.00	4.22	0.0	14.2	5.6	23.73	29.00	6.50	30	0.50	693.02	693.38	694.79	695.09	702.29	702.20	D97 TO D101
81	80	114.324	0.00	3.04	0.00	0.00	2.20	0.0	13.8	5.7	12.55	15.99	4.00	24	0.50	693.38	693.95	695.78	696.13	702.20	703.42	D97 TO D96
82	81	45.433	0.26	3.04	0.75	0.19	2.20	10.0	13.6	5.7	12.63	16.00	4.02	24	0.50	693.95	694.18	696.20	696.34	703.42	703.04	D95 TO D96
83	82	26.981	0.27	2.78	0.75	0.20	2.01	10.0	13.4	5.8	11.57	15.99	3.68	24	0.50	694.18	694.32	696.57	696.64	703.04	703.04	D95 TO D94
84	83	78.964	0.17	2.51	0.75	0.13	1.80	10.0	13.0	5.8	10.52	15.94	3.35	24	0.50	694.36	694.76	696.85	697.02	703.04	704.55	D92 TO D93
85	84	144.823	0.36	2.33	0.75	0.27	1.67	10.0	12.3	6.0	10.00	15.99	3.20	24	0.50	694.76	695.48	697.15	697.41	704.55	704.85	D90 TO D92
86	85	125.873	0.00	1.62	0.00	0.00	1.14	0.0	11.7	6.1	6.93	7.42	3.92	18	0.50	695.48	696.11	697.57	698.12	704.85	703.73	D89 TO D90
87	86	56.157	0.00	1.19	0.00	0.00	0.83	0.0	11.5	6.1	5.11	14.52	4.74	15	5.06	696.11	698.95	698.36	699.87	703.73	703.07	D88 TO D89
88	87	27.000	0.31	1.19	0.70	0.22	0.83	10.0	11.4	6.2	5.13	6.46	5.32	15	1.00	698.95	699.22	699.87	700.14	703.07	703.07	D87 TO D88

Project File: 2025-0924_Hydraflow-Storm.stm

Number of lines: 112

Run Date: 10/1/2025

NOTES: Intensity = 111.09 / (Inlet time + 14.60) ^ 0.89 Return period = Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
89	88	129.048	0.34	0.88	0.70	0.24	0.61	10.0	10.9	6.3	3.84	5.20	5.29	12	2.13	699.22	701.97	700.14	702.80	703.07	706.36	D86 TO D87
90	89	172.007	0.54	0.54	0.70	0.38	0.38	10.0	10.0	6.5	2.43	4.96	3.92	12	1.94	701.97	705.30	702.80	705.97	706.36	708.80	D85 TO D86
91	85	27.010	0.35	0.35	0.75	0.26	0.26	10.0	10.0	6.5	1.70	2.52	3.44	12	0.50	701.53	701.66	702.13	702.26	704.85	704.83	D91 TO D90
92	80	92.433	0.49	2.89	0.70	0.35	2.02	10.0	11.3	6.2	12.50	12.77	7.89	18	1.48	695.73	697.09	696.93	698.43	702.20	701.73	D98 TO D97
93	92	78.078	0.38	1.13	0.70	0.27	0.79	10.0	10.7	6.3	4.98	9.81	5.17	18	0.87	698.38	699.06	699.13	699.91	701.73	702.46	PIPE -137
94	93	108.066	0.75	0.75	0.70	0.52	0.52	10.0	10.0	6.5	3.38	6.03	4.11	15	0.87	699.06	700.00	699.91	700.74	702.46	703.66	D79 TO D80
95	92	85.936	0.42	1.27	0.70	0.29	0.89	10.0	10.8	6.3	5.57	9.24	4.16	18	0.77	697.09	697.75	698.43	698.66	701.73	702.37	D99 TO D98
96	95	108.394	0.85	0.85	0.70	0.59	0.59	10.0	10.0	6.5	3.85	9.18	3.90	18	0.76	697.75	698.58	698.66	699.33	702.37	702.58	D100 TO D99
97	79	19.493	0.21	0.40	0.75	0.16	0.30	10.0	10.4	6.4	1.93	2.39	3.39	12	0.45	697.29	697.38	697.97	698.06	702.29	701.15	D102 TO D101
98	97	27.000	0.20	0.20	0.75	0.15	0.15	10.0	10.0	6.5	0.95	2.39	1.76	12	0.45	697.38	697.50	698.09	698.10	701.15	701.15	D103 TO D102
99	86	42.827	0.43	0.43	0.70	0.30	0.30	10.0	10.0	6.5	1.97	7.43	1.11	18	0.50	696.28	696.49	698.36	698.37	703.73	700.34	D139 TO D89
100	End	230.798	0.72	1.49	0.70	0.50	1.04	10.0	11.2	6.2	6.47	9.81	5.60	18	0.87	691.50	693.51	692.39	694.50	692.75	699.16	D116 TO D117
101	100	88.505	0.48	0.77	0.70	0.33	0.54	10.0	10.9	6.3	3.40	3.56	4.73	12	1.00	693.51	694.40	694.50	695.19	699.16	698.93	D115 TO D116
102	101	85.025	0.29	0.29	0.70	0.21	0.21	10.0	10.0	6.5	1.33	3.56	2.76	12	1.00	694.40	695.25	695.19	695.74	698.93	698.79	D114 TO D115
103	End	62.687	0.38	0.52	0.70	0.27	0.36	10.0	12.7	5.9	2.14	3.56	4.44	12	1.00	691.50	692.13	692.06	692.75	692.75	698.50	D135 TO D136
104	103	123.265	0.13	0.13	0.70	0.09	0.09	10.0	10.0	6.5	0.60	3.56	2.39	12	1.00	692.35	693.58	692.75	693.90	698.50	698.98	D134 TO D135
105	End	51.564	0.25	1.98	0.70	0.17	1.39	10.0	15.4	5.4	7.53	13.54	4.41	24	0.36	686.00	686.18	687.07	687.25	687.79	691.65	D125 TO D126
106	105	102.324	0.00	1.73	0.00	0.00	1.21	0.0	14.6	5.6	6.73	13.54	3.64	24	0.36	686.18	686.55	687.45	687.60	691.65	691.65	D124 TO D125
107	106	106.232	0.27	1.73	0.70	0.19	1.21	10.0	13.8	5.7	6.90	13.54	4.19	24	0.36	686.55	686.93	687.63	687.93	691.65	691.65	D123 TO D124
108	107	99.990	0.25	1.46	0.70	0.17	1.02	10.0	13.4	5.8	5.91	6.29	4.04	18	0.36	686.93	687.29	688.09	688.45	691.65	691.65	D122 TO D123
109	108	86.001	0.22	1.21	0.70	0.16	0.85	10.0	12.9	5.9	4.98	6.29	3.48	18	0.36	687.29	687.60	688.49	688.68	691.65	689.12	D121 TO D122
110	109	86.001	0.46	0.99	0.70	0.32	0.69	10.0	12.3	6.0	4.14	6.29	3.22	18	0.36	687.60	687.91	688.71	688.86	689.12	691.65	D120 TO D121

Project File: 2025-0924_Hydraflow-Storm.stm

Number of lines: 112

Run Date: 10/1/2025

NOTES: Intensity = 111.09 / (Inlet time + 14.60) ^ 0.89 Return period = Yrs. 10 ; c = cir e = ellip b = box

Storm Sewer Tabulation

Station		Len (ft)	Drng Area		Rnoff coeff (C)	Area x C		Tc		Rain (l) (in/hr)	Total flow (cfs)	Cap full (cfs)	Vel (ft/s)	Pipe		Invert Elev		HGL Elev		Grnd / Rim Elev		Line ID
Line	To Line		Incr (ac)	Total (ac)		Incr	Total	Inlet (min)	Syst (min)					Size (in)	Slope (%)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	Dn (ft)	Up (ft)	
111	110	103.788	0.27	0.53	0.70	0.19	0.37	10.0	11.7	6.1	2.26	3.57	3.56	12	1.01	687.91	688.95	688.89	689.59	691.65	691.65	D119 TO D120
112	111	147.630	0.26	0.26	0.70	0.18	0.18	10.0	10.0	6.5	1.16	2.50	2.77	12	0.49	688.95	689.68	689.59	690.13	691.65	693.18	D118 TO D119

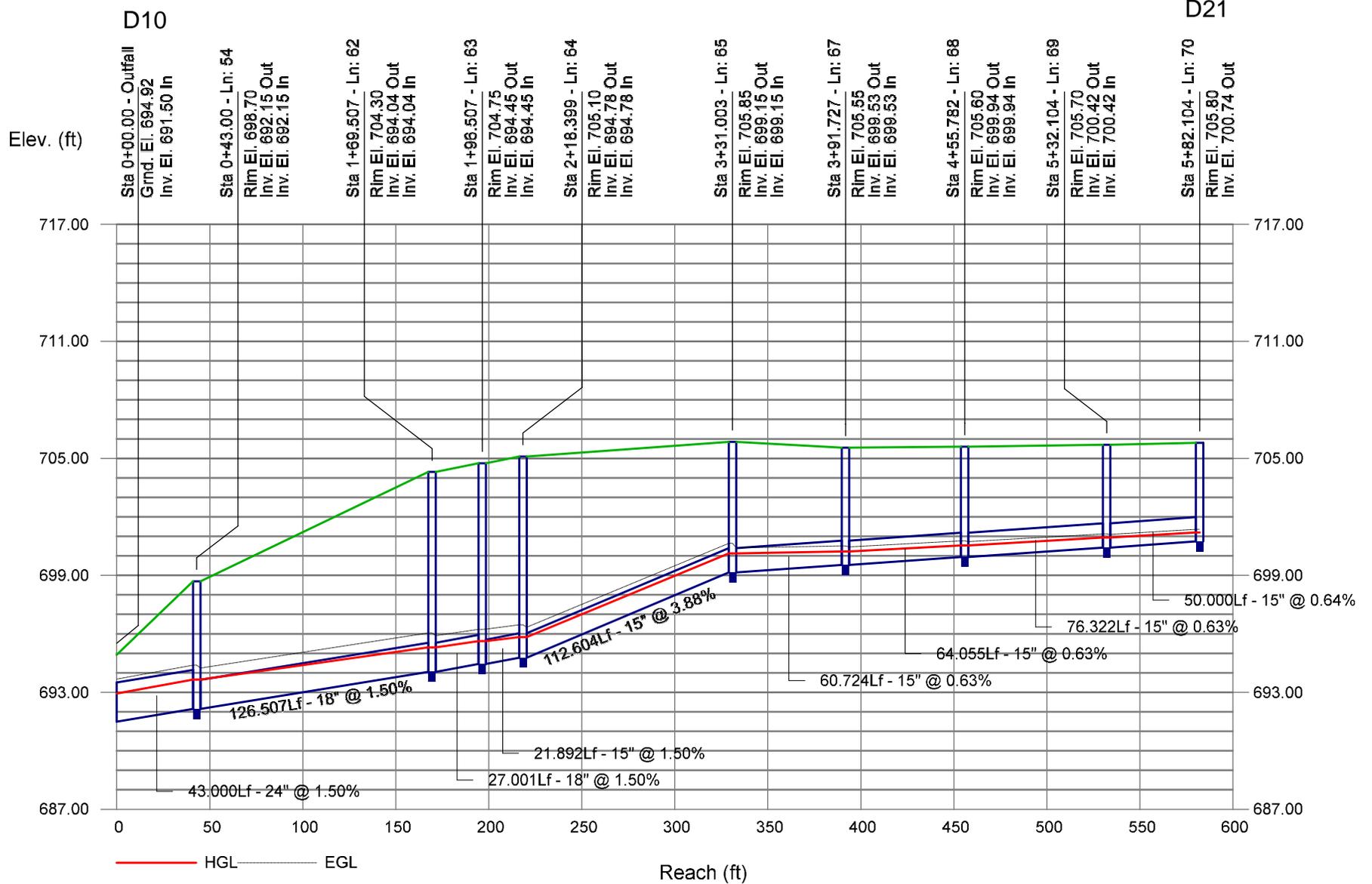
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Number of lines: 112

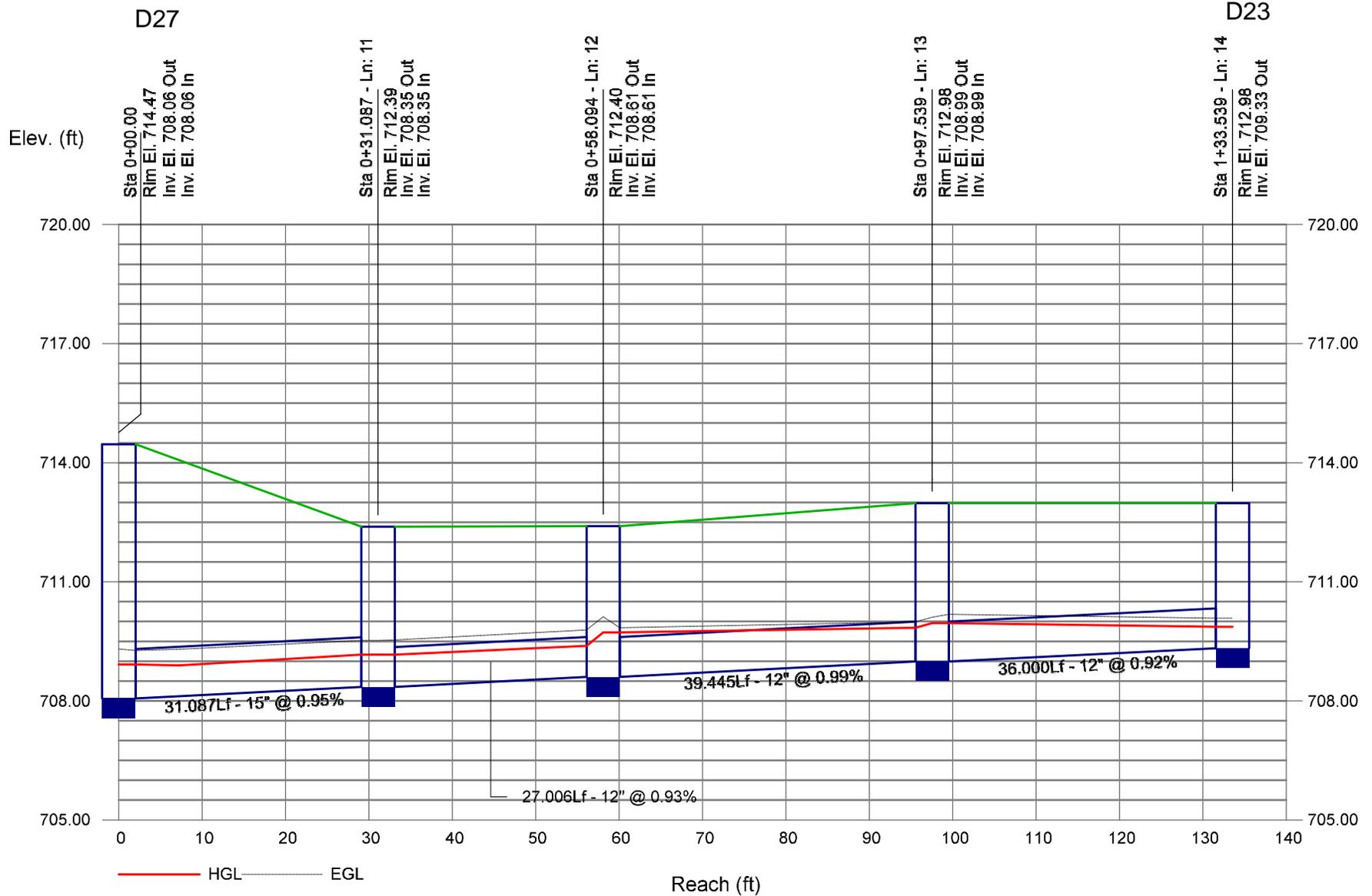
Run Date: 10/1/2025

NOTES: Intensity = $111.09 / (\text{Inlet time} + 14.60)^{0.89}$ Return period = Yrs. 10 ; c = cir e = ellip b = box

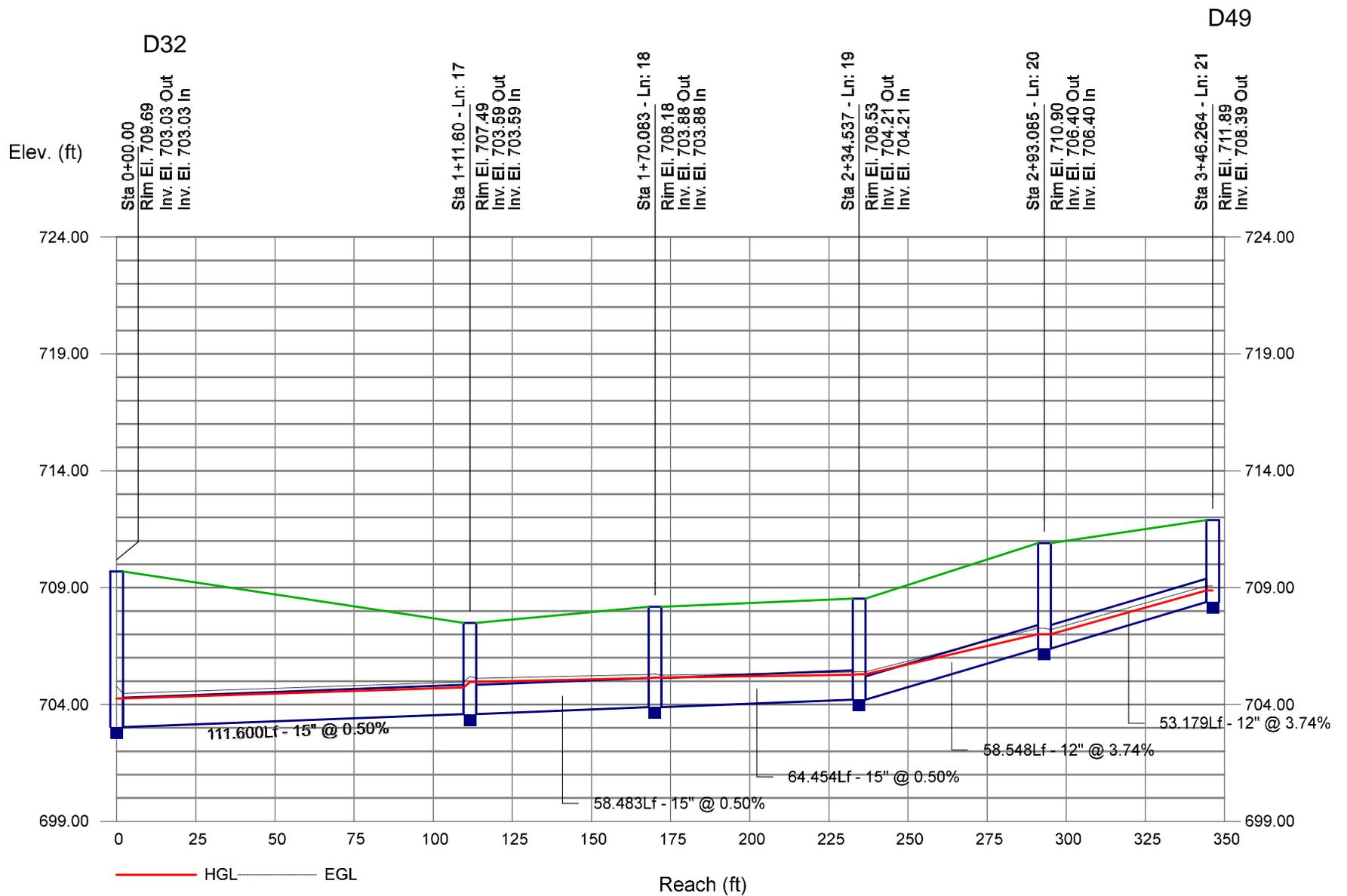
Storm Sewer Profile



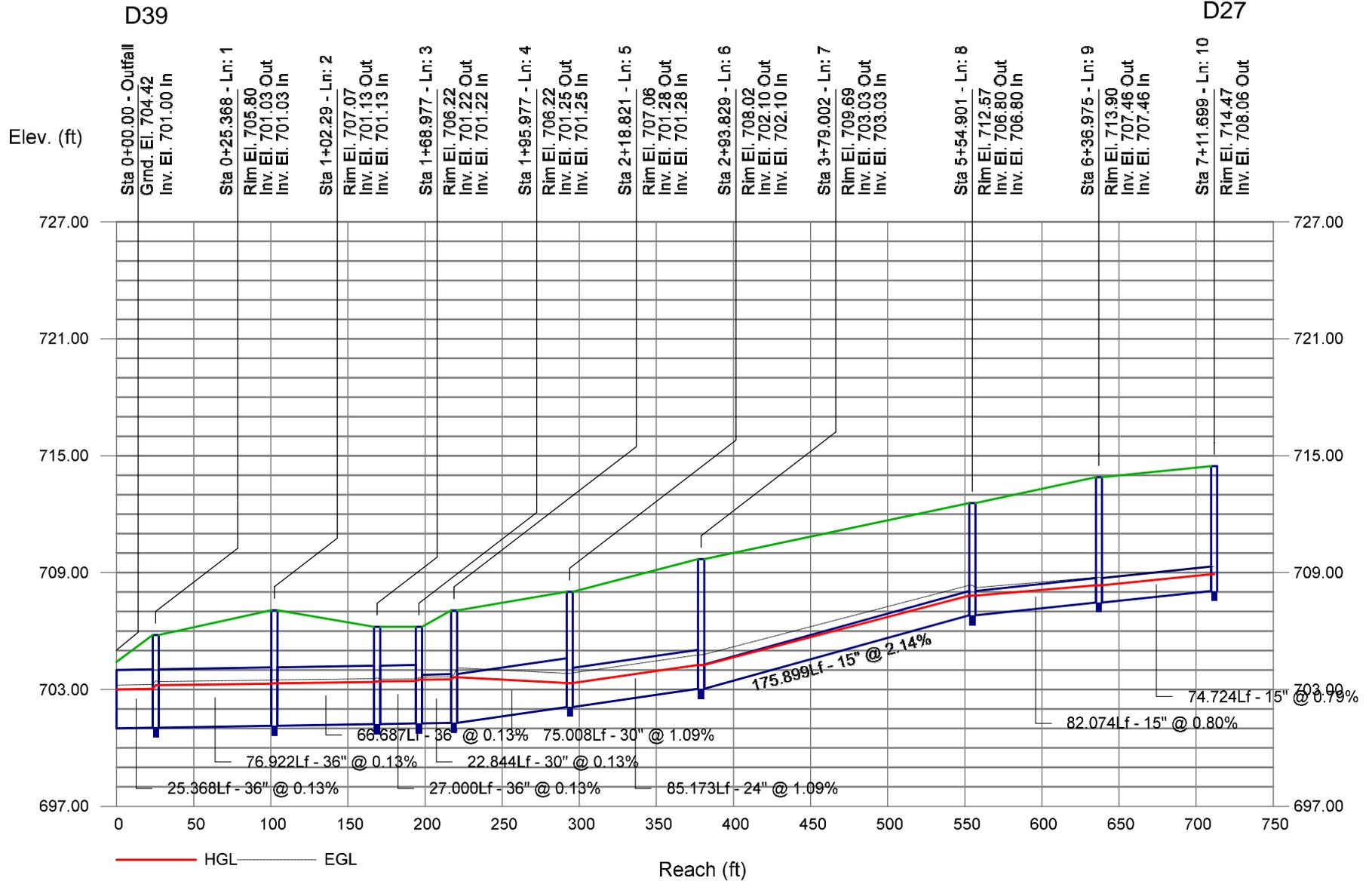
Storm Sewer Profile



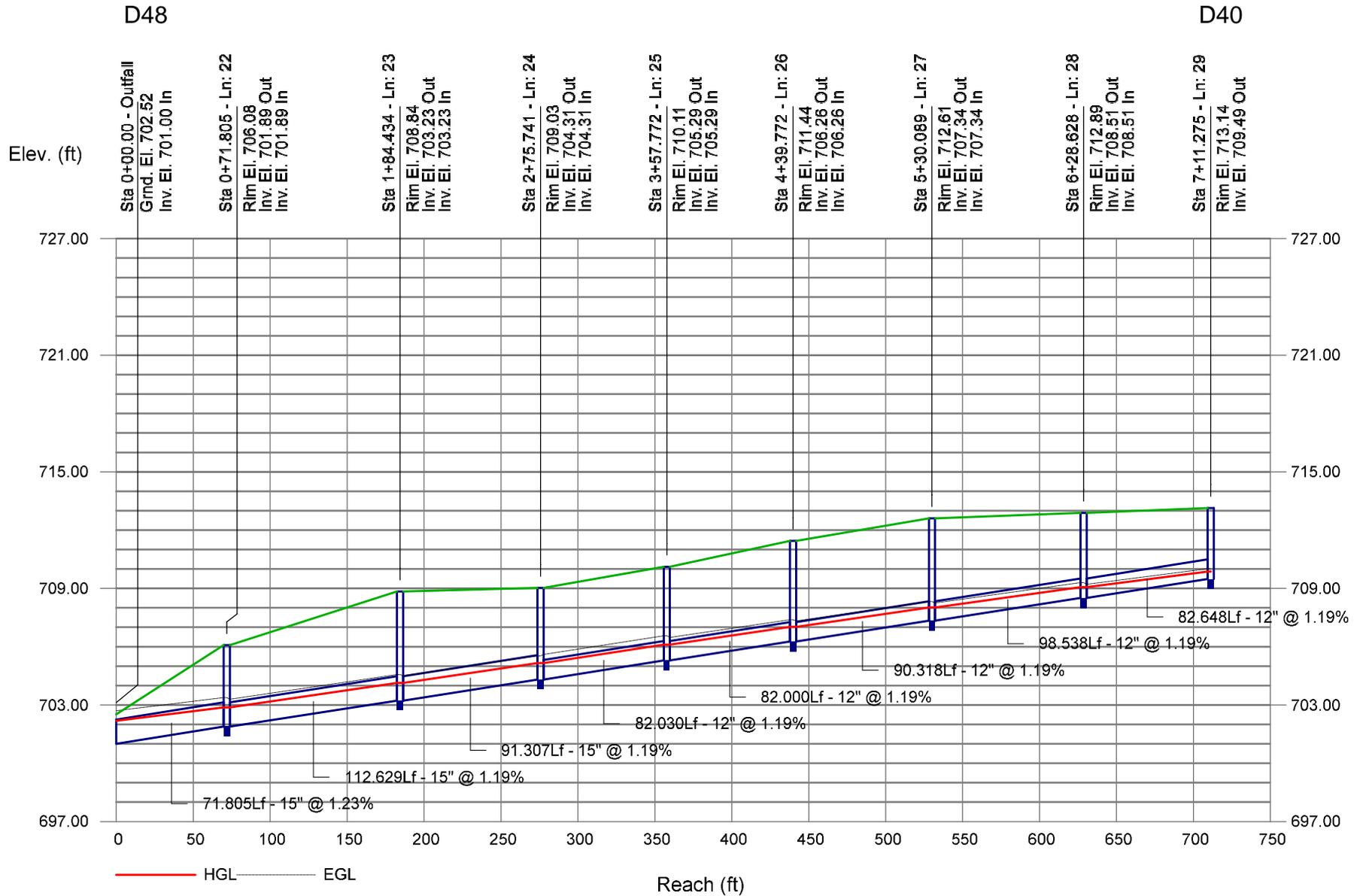
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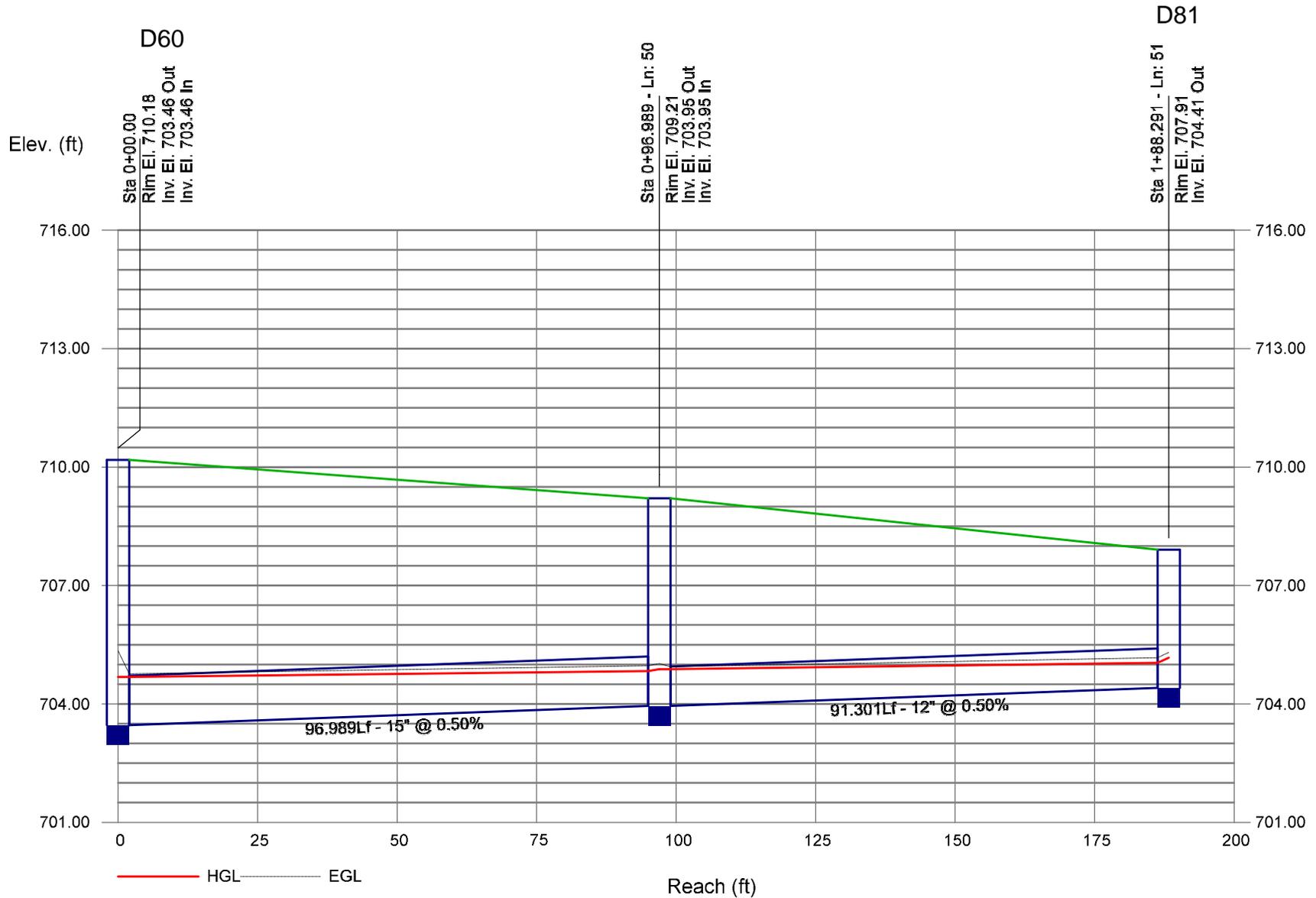
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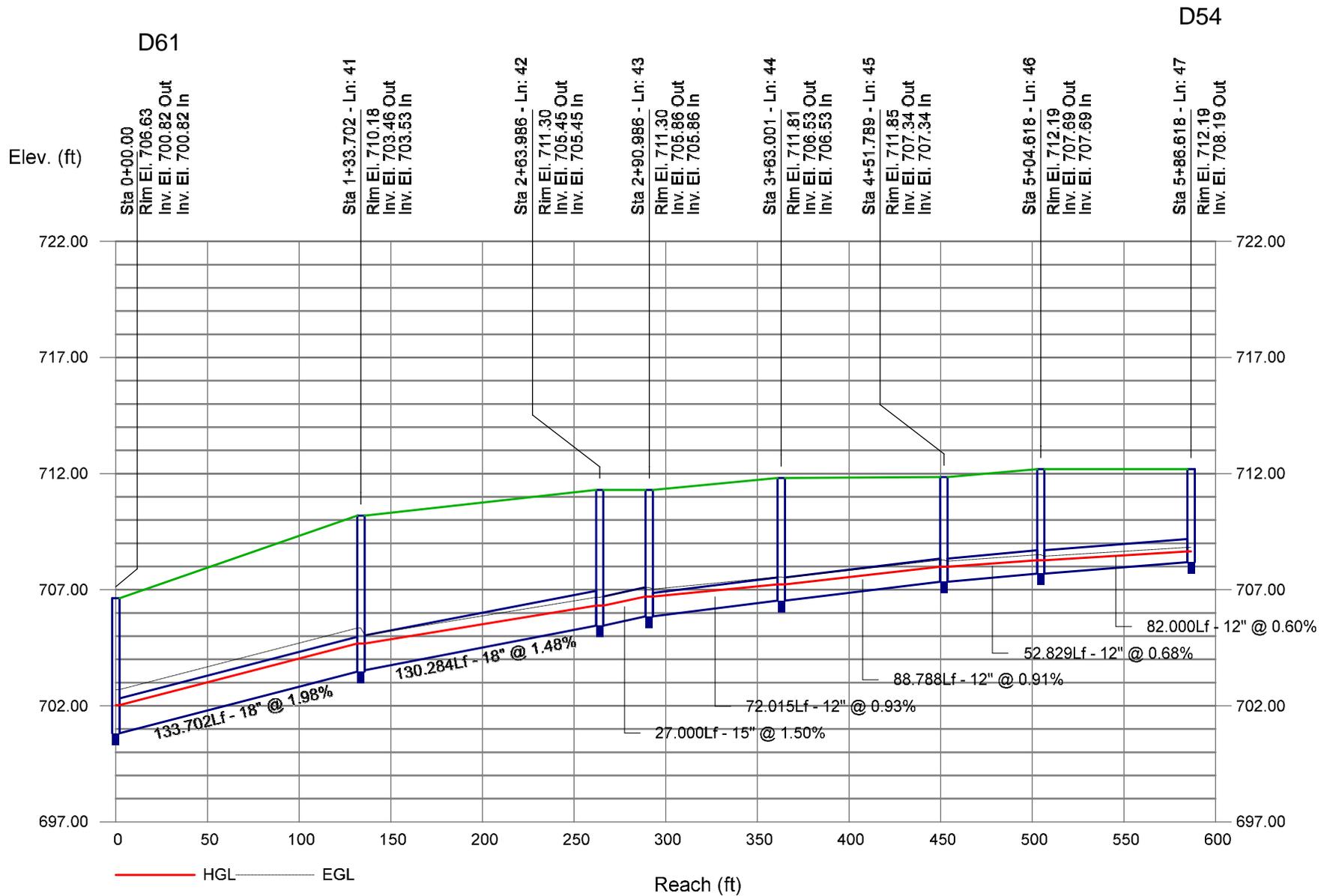
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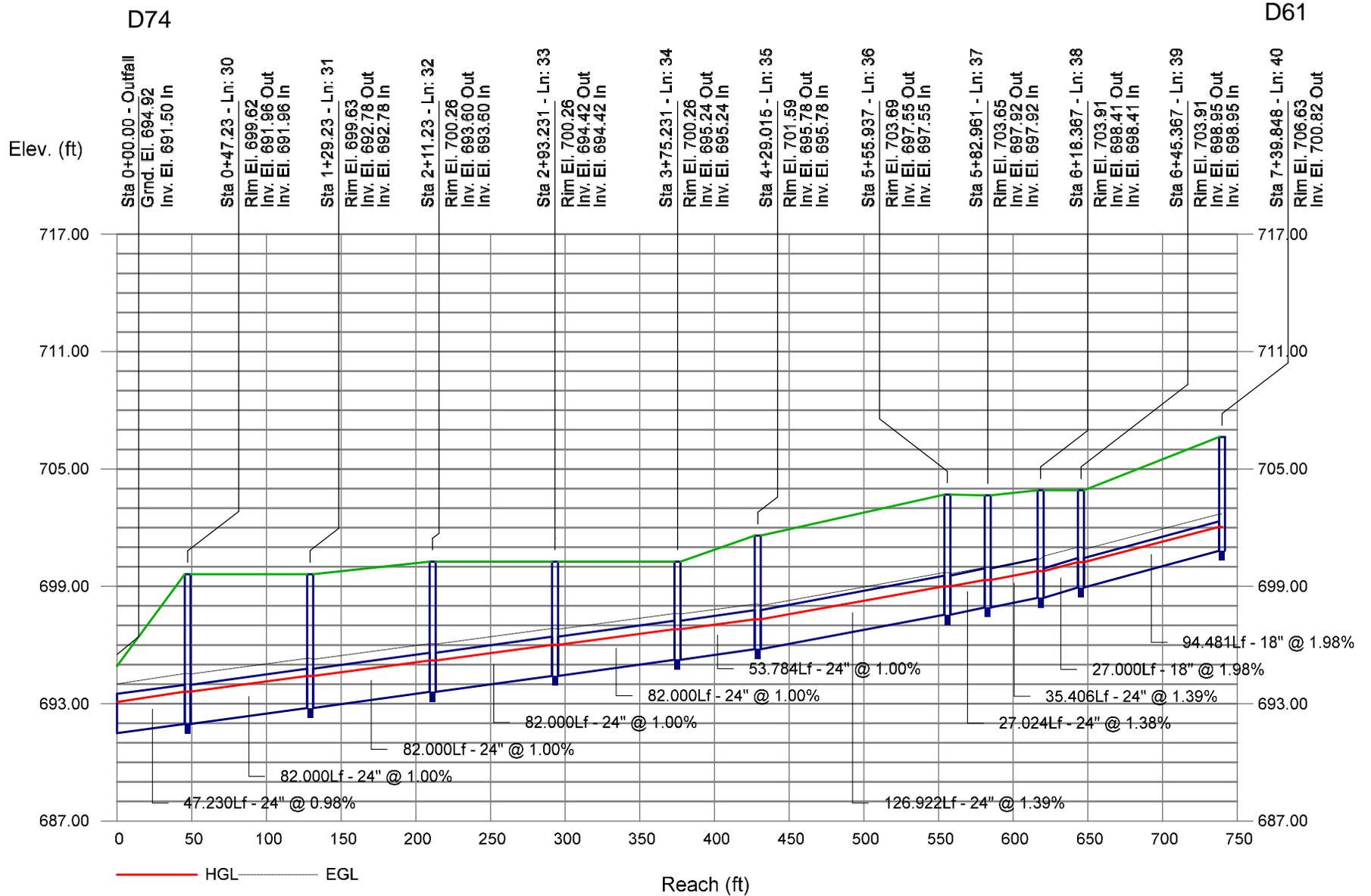
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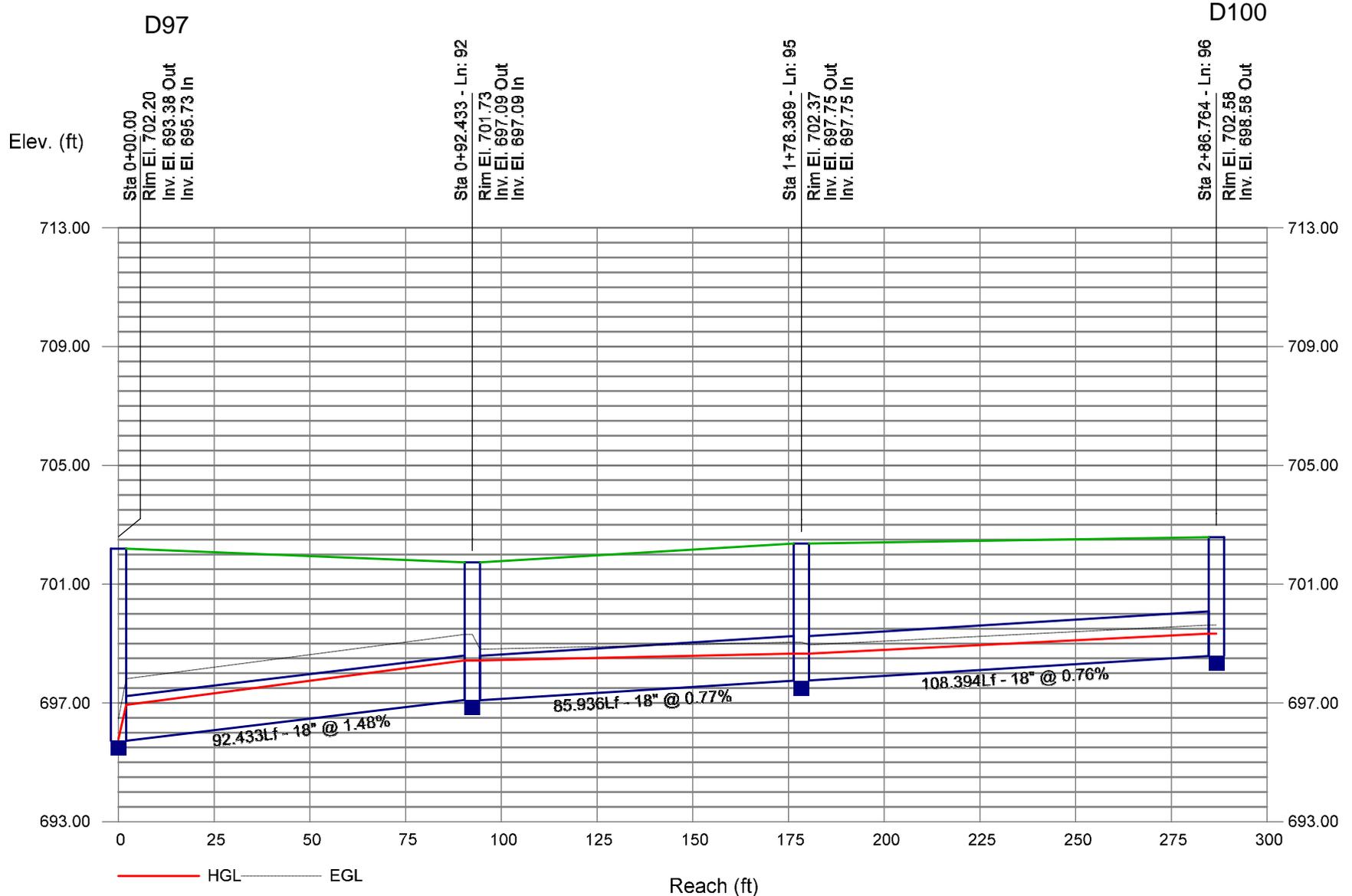
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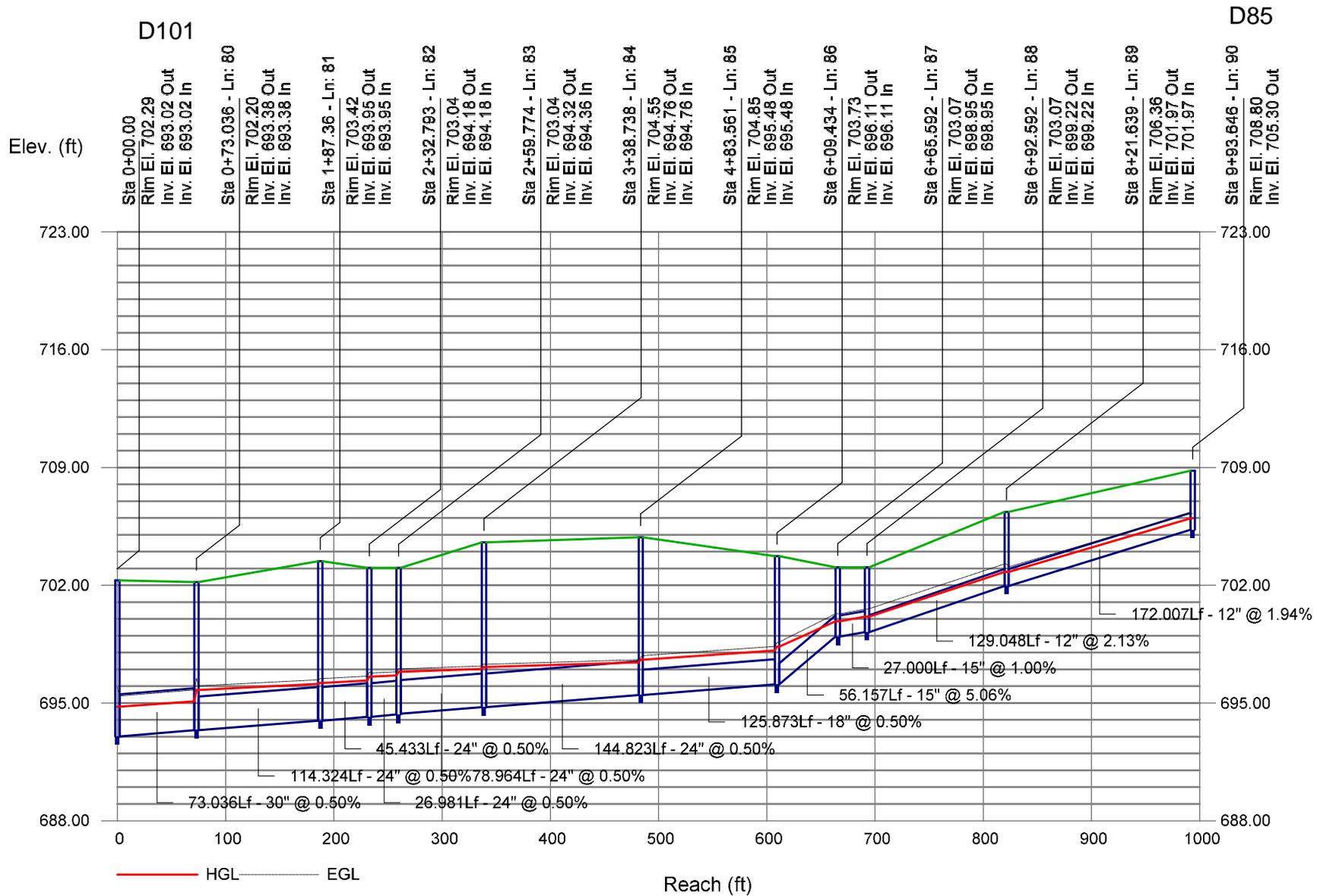
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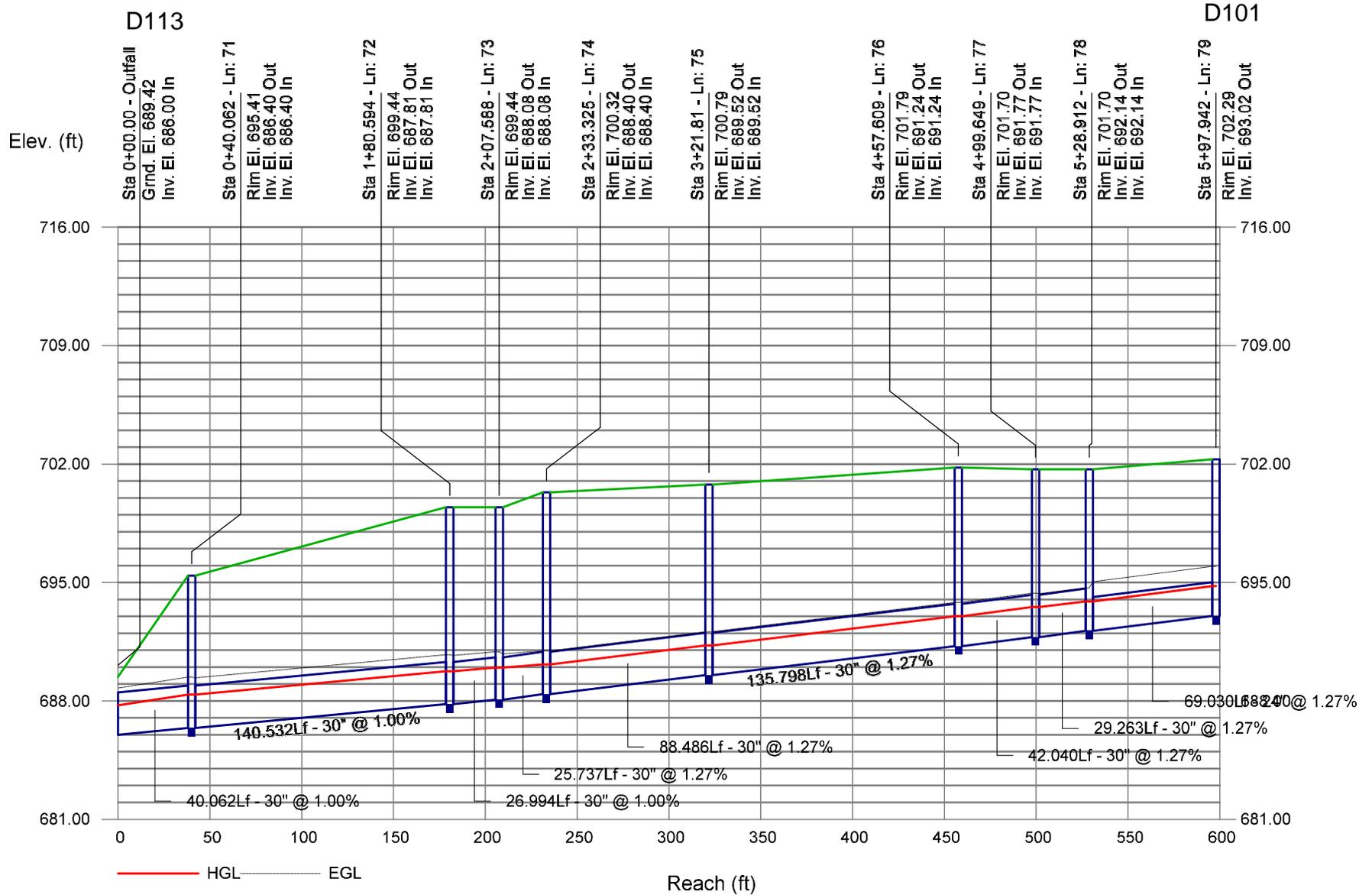
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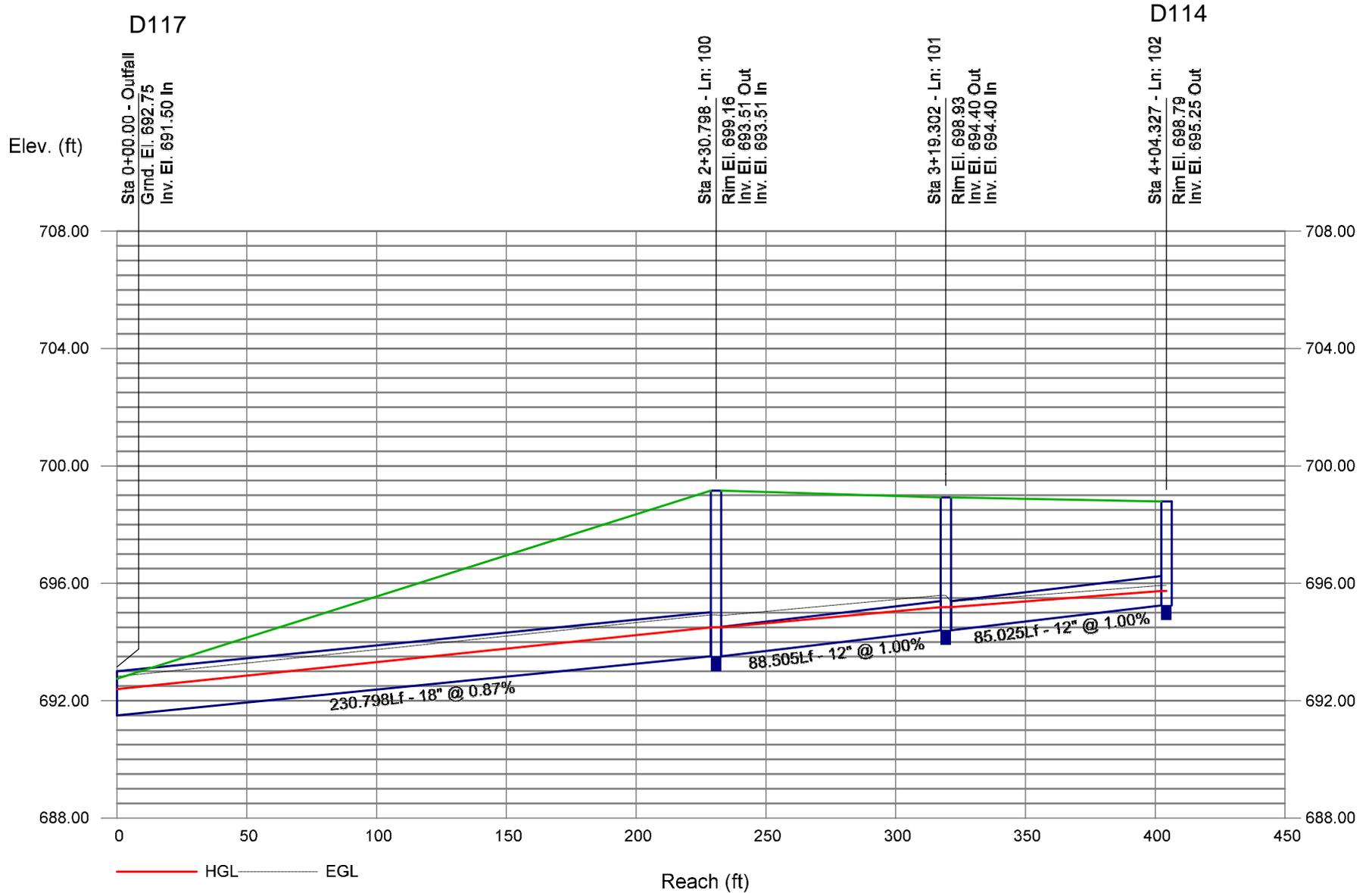
Storm Sewer Profile



Storm Sewer Profile



Storm Sewer Profile



Storm Sewer Profile

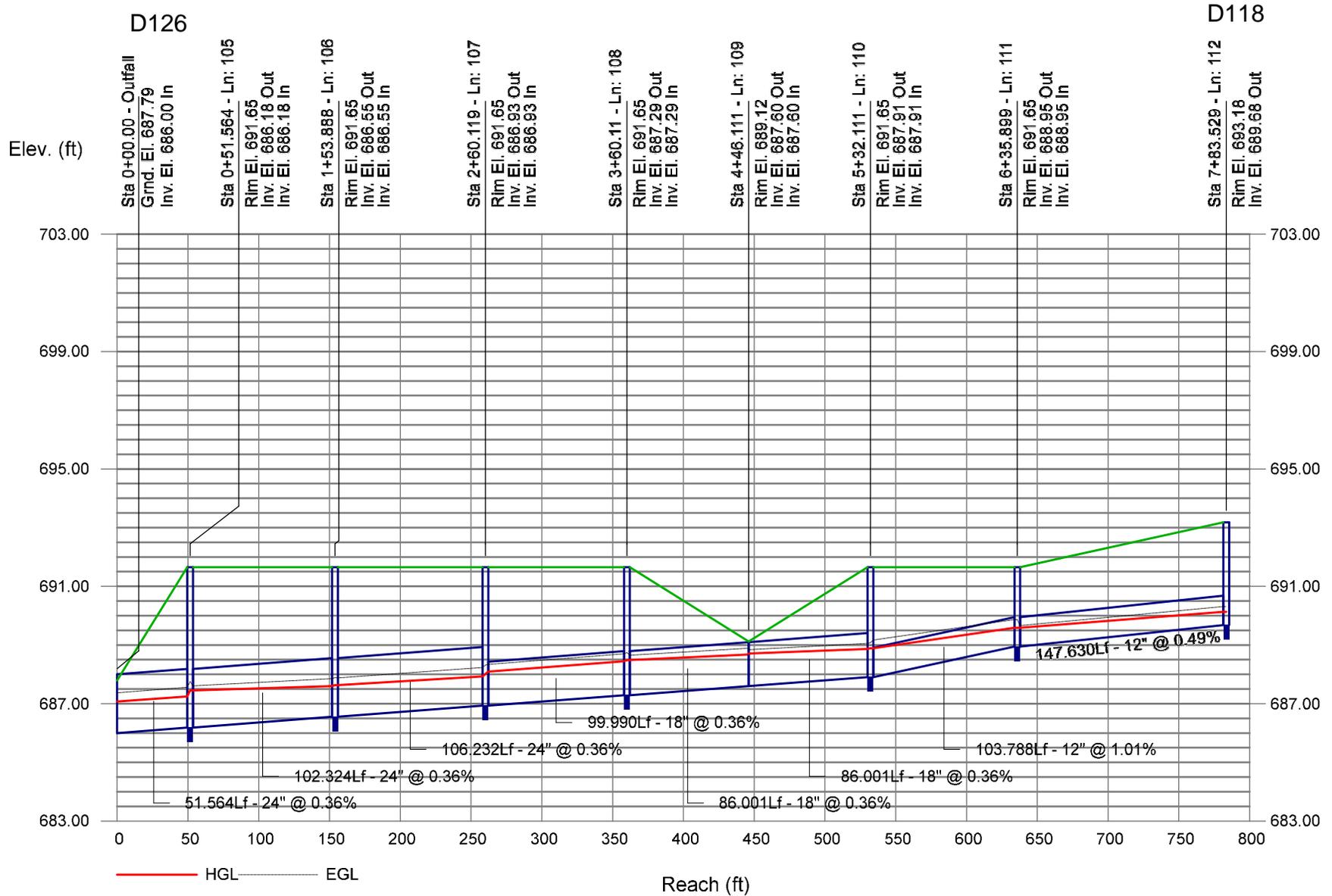




Exhibit 7 – Wetland Review

- A. Wetland Report Concurrence Letter from Lake County SMC
- B. Wetland Impact Exhibit
- C. Wetland C Hydrology Exhibit – Pre Development
- D. Wetland C Hydrology Exhibit – Post Development
- E. Runoff Calculations (HydroCAD) – Pre & Post Development





STORMWATER MANAGEMENT COMMISSION

October 31, 2024

Milan & Debra Stokovich
SB Holdings & SB Reserve
Libertyville Manor Extended Care
601 Peterson Road
Libertyville IL 60048

**Subject: SMC Watershed Development File # IWLC-24-911
610 Peterson Road Property
PIN #'s 11-08-100-012, 11-08-100-012 & 11-08-200-001
Libertyville & Libertyville Township, Lake County, Illinois
ISOLATED WETLANDS BOUNDARY VERIFICATION**

Dear Milan & Debra:

This letter responds to the request for a field boundary verification (BV) of isolated Wetlands A and C on the subject property, received by the Lake County Stormwater Management Commission (SMC) on October 23, 2024. These wetlands are generally depicted on the enclosed exhibit entitled: *Wetland Boundaries & Data Point Locations – Field Reconnaissance 10.8.2024 (UPD)*, by DK Environmental Services, Inc. (DKES).

SMC performed a field review of the property on October 30, 2024. **Based on our observations, SMC concurs with the boundaries of isolated Wetlands A & C, as flagged by DKES.** This isolated wetland boundary verification is valid for a period of three (3) years from the date of this letter, unless new information warrants a revision before the expiration date.

Note that our boundary verification did not include the *Detention Basin* shown on the enclosed exhibit. **By default, the Detention Basin is considered to be an Isolated Water of Lake County (IWLC).** You may request an IWLC exclusion determination for the Detention Basin from the Village of Libertyville's enforcement officer (EO, see contact information on page 2).

This boundary verification did not include a review of Wetlands B, D and E, which were determined to be federally regulated aquatic resources under the jurisdiction of the U.S. Army Corps of Engineers (USACE), per the USACE's jurisdictional determination letter dated August 10, 2021 (#LRC-2021-00516). You may request a boundary verification for Wetlands B, D and E from the USACE (SMC is not authorized to verify the boundaries of federally regulated aquatic resources).

Permitting Considerations

1. **A Lake County Watershed Development Permit (WDP) will be required from the Village of Libertyville for proposed development of the property, in accordance with the Lake County Watershed Development Ordinance (WDO, 7-11-2023).** Please coordinate with Mr. Scott

Griffith, the Village of Libertyville's EO, at Scott.Griffith@kimley-horn.com for the WDP.

2. **SMC's written approval will be required for any proposed IWLC impacts from the proposed development of the property prior to the Village's issuance of the WDP.** Please coordinate with Mr. Glenn Westman, SMCs Principal Wetland Specialist, at gwestman@lakecountyil.gov for the IWLC submittal requirements.
3. **If the proposed development of the property will impact the federally regulated aquatic resources, a separate permit from the USACE will be required.** Please refer to the USACE's Regulatory Request System web site for federal permitting guidance: <https://rrs.usace.army.mil/rrs/home/permitting>. Note the USACE may require technical review/approval from the SMC of the proposed soil erosion and sediment control plan (SE/SC) for the proposed development as a condition of the USACE 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 by the USACE.

We would like to be of assistance. If you have any questions, or would like to set up a pre-application meeting, please e-mail Mr. Westman at the above address.

Sincerely,

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION



Glenn H. Westman, S.P.W.S., CWS, CFM
Principal Wetland Specialist, P-T

Enclosures: Wetland Boundaries & Data Point Locations (DKES, 10-8-2024)

Cc: Scott Griffith, EO-Village of Libertyville
Jeff Cooper, Village of Libertyville
Nicholas Andriano, Pulte Group, LLC
Dan Krill, DKES

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.

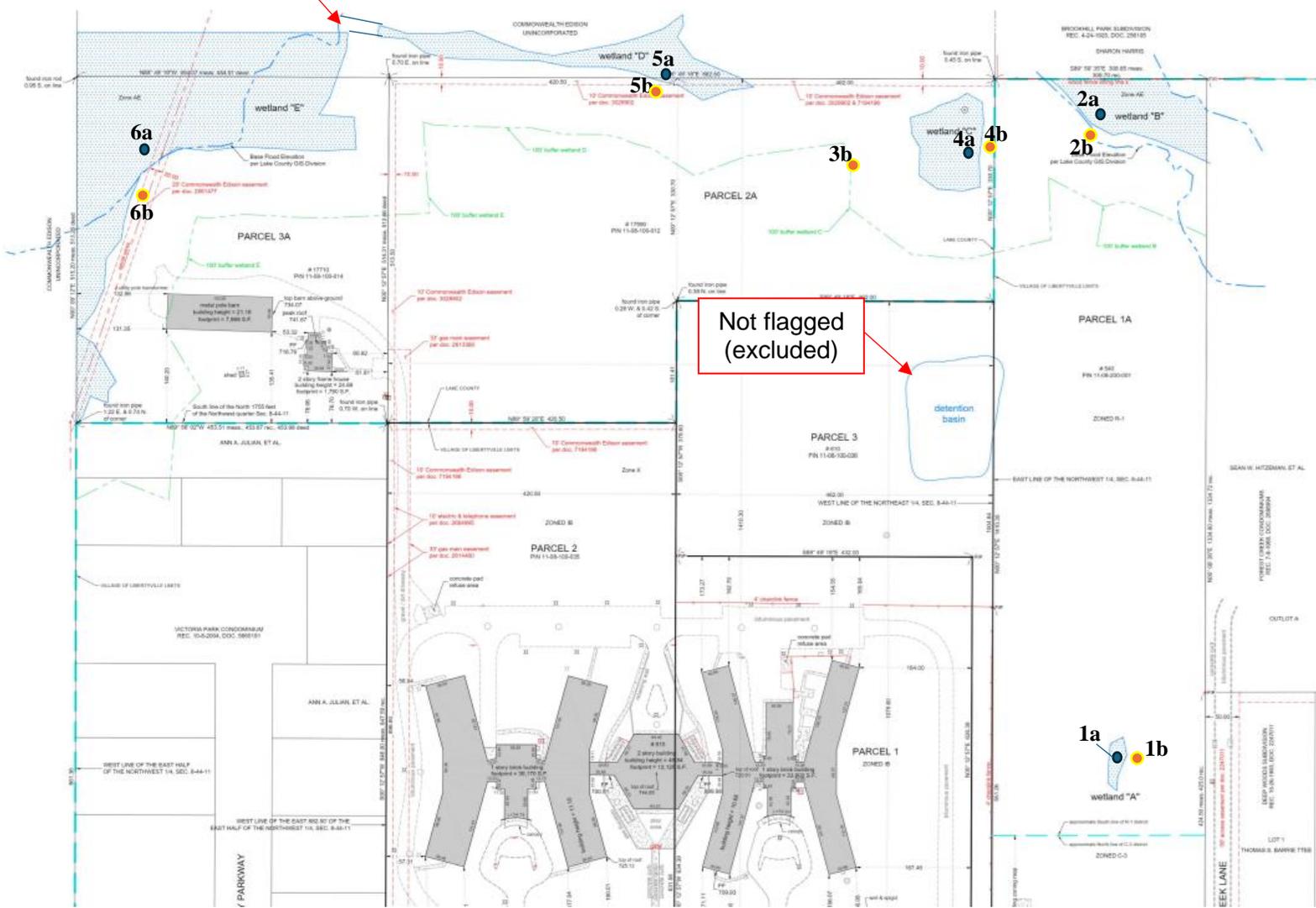


Wetland Boundaries & Data Point Locations – Field Reconnaissance 10.8.2024 (UPD)

WL D & WL E are connected here (off-site)



THIS SURVEY IS BASED UPON CURVED (PROJ.) PLAN (1142) - PULASKI, CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 2116071481535K, EFFECTIVE DATE: FEBRUARY 16, 2022



Not flagged (excluded)

SUMMARY/NOTES:

- Wetland A through E re-flagged on 10.8.2024 (5 wetland areas total)
- Wetlands A and C are isolated wetlands wholly on-site under Lake County SMC jurisdiction
- Detention Basin not flagged (excluded from wetland regulation)
- USACE jurisdictional Wetlands B, D, and E extend off-site to the north and are part of the Bull Creek ADID wetland complex #94 (Liberty Prairie)

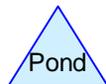
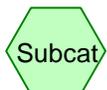
Wetland C Review



Wetland C - Existing



Wetland C - Proposed



168247001 HydroCAD

Huff 0-10sm 3Q scaled to 24.00 hrs 002YR-024.00HR Rainfall=3.34"

Prepared by Kimley-Horn & Associates

Printed 10/2/2025

HydroCAD® 10.20-5c s/n 02344 © 2023 HydroCAD Software Solutions LLC

Page 7

Time span=0.00-120.00 hrs, dt=0.05 hrs, 2401 points
Runoff by SCS TR-20 method, UH=SCS, Weighted-CN
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 59S: Wetland C - Existing

Runoff Area=3.320 ac 0.00% Impervious Runoff Depth=0.96"
Tc=20.0 min CN=71 Runoff=0.52 cfs 0.267 af

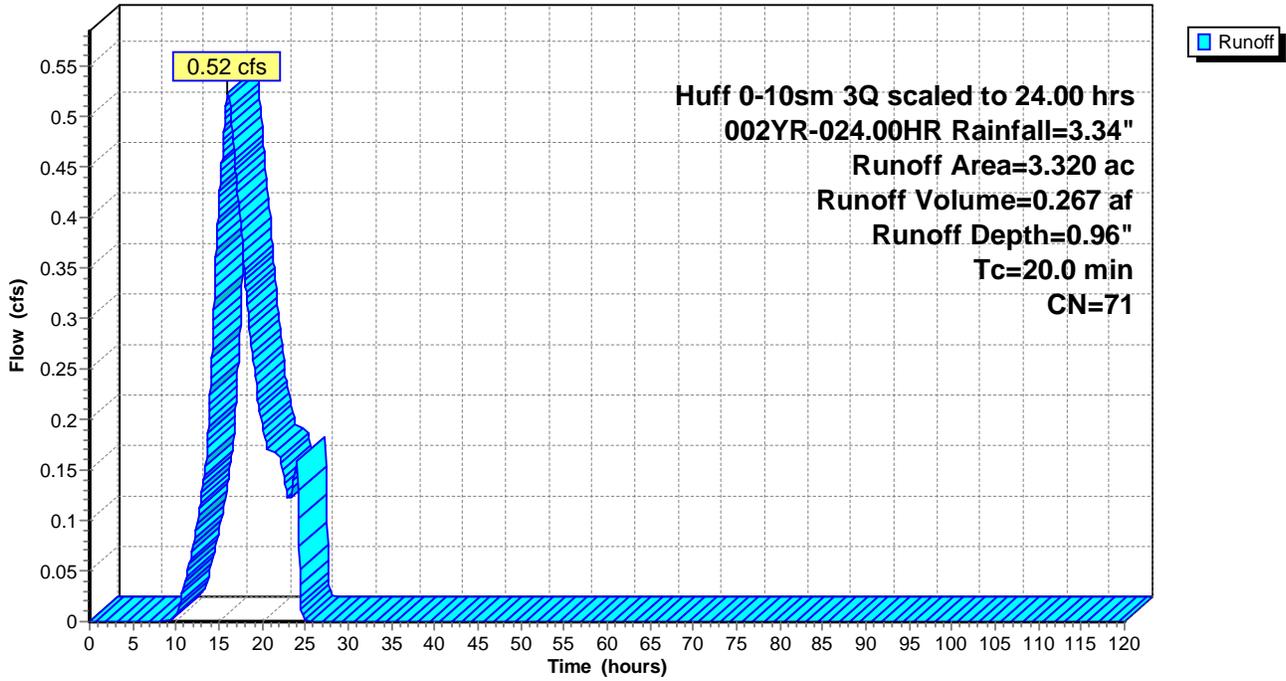
Subcatchment 62S: Wetland C - Proposed

Runoff Area=1.430 ac 0.00% Impervious Runoff Depth=2.04"
Tc=10.0 min CN=87 Runoff=0.42 cfs 0.243 af

Total Runoff Area = 4.750 ac Runoff Volume = 0.510 af Average Runoff Depth = 1.29"
100.00% Pervious = 4.750 ac 0.00% Impervious = 0.000 ac

Subcatchment 59S: Wetland C - Existing

Hydrograph



Subcatchment 62S: Wetland C - Proposed

Hydrograph

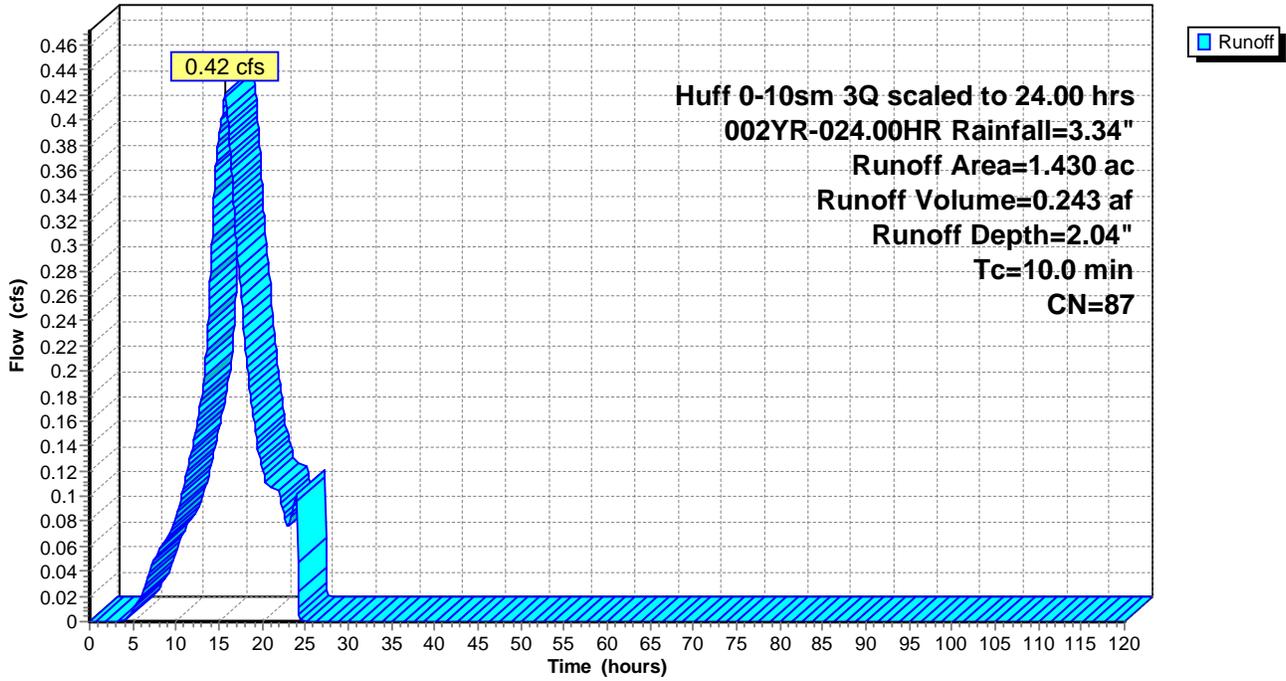




Exhibit 8 – Geotechnical Report





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Geotechnical & Environmental Engineering



Construction Materials Engineering & Testing



Laboratory Testing of Soils, Concrete & Asphalt



Geo-Environmental Drilling & Sampling

Report of Soils Exploration

42 Acre Residential Parcel

610 Peterson Road

Libertyville, Illinois

Prepared For:

Pulte Home Company, LLC

1900 E. Golf Rd., Suite 300

Schaumburg, IL 60173

GEOTECHNICAL GROUP





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Local Office
October 31, 2024

Mr. Ty Morris
Pulte Home Company, LLC
1900 E. Golf Rd., Suite 300
Schaumburg, IL 60173

Re: L-98,016
42 Acre Residential Parcel
610 Peterson Road
Libertyville, Illinois

Dear Mr. Morris:

This report presents the results of a soils exploration performed for a proposed 42-acre residential development in Libertyville, Illinois. These geotechnical engineering services have been provided in accordance with TSC Proposal No. 73,936. A Soils Opinion Letter and Boring Evaluation Form are also being prepared in connection with our investigation.

The project site encompasses approximately 42 acres located on the north side of Peterson Road about 1 mile west of N. Milwaukee Avenue. The southern half of the site currently consists of the Libertyville Manor Care Community facility comprising approximately 8 acres along Peterson Road. Additional buildings are located in the northwest corner of the parcel. All of the buildings on the site are to be demolished to make way for new construction. The remainder of the site is primarily wooded with open grassy areas also present, a small pond is also located in the east-central clearing portion of the site. Elevations at the test boring locations typically range from 688 to 713, typically sloping down to the north while being up to 715 on a knob in the west-central portion of the site.

Current plans call for residential development of the existing property. Duplexes are planned on the east and north ends of the site, with single family homes primarily planned on the south, west and interior of the parcel. It is understood that the associated homes will likely consist of 1 to 2-story wood-frame structures with basements and attached garages. However, no grading plans were available at the time of this report. A park is planned in the south-central portion of the site with detention areas to be located on the north, east and west ends of the site. Other site improvements would presumably include paved streets and driveways as well as underground utilities.

Field Investigation and Laboratory Testing

A total of twenty-six (26) soil borings (Nos. 1 - 26) were drilled as part of this soils exploration. The boring locations were selected and laid out in the field by TSC, with an attempt being made to hit low-lying or suspect areas. Ground surface elevations at the boring locations were also acquired by TSC using a Trimble R12 GNSS receiver which uses the North American Vertical Datum of 1988 (NAVD88), being rounded to the nearest 0.5 foot. Reference is made to the enclosed Boring Location Plan for the drilling layout, ground surface elevations at the borings are also shown.

The borings were extended 15 to 25 feet below existing grade. They were drilled and samples tested in accordance with currently recommended American Society for Testing and Materials specifications. Soil sampling was performed at 2½-foot intervals to at least 15 feet in depth and at 5-foot intervals

thereafter. The samples were taken in conjunction with the Standard Penetration Test (SPT), for which driving resistance to a 2" split-spoon sampler (N-value in blows per foot) provides an indication of the relative density of granular materials and consistency of cohesive soils. Water level readings were taken during and following the completion of drilling operations.

Soil samples were examined in the laboratory to verify field descriptions and to classify them in accordance with the Unified Soil Classification System. Laboratory testing included water content determinations for all cohesive and intermediate (silt or loamy) soil types. An estimate of unconfined compressive strength was obtained for all cohesive soils using a calibrated pocket penetrometer (Qp), with actual measurements of unconfined compressive strength (Qu) performed on representative samples of native clay soils. Dry unit weight tests were also run on specimens of cohesive fill.

Reference is made to the boring logs included with this report indicating subsurface stratigraphy and soil descriptions, results of field and laboratory tests, as well as water level observations. Definitions of descriptive terminology are also included. While strata changes are shown as a definite line on the boring logs, the actual transition between soil layers is likely to be more gradual. Fluctuations in the groundwater level may also occur due to variations in precipitation (short-term and seasonal) as well as rises or drops in pond, creek or other nearby surface water features, i.e. water levels at a future date may be higher or lower than those recorded at the time of drilling.

Discussion of Test Data

Boring 20 was drilled on an existing asphalt pavement, revealing about 3 inches of bituminous concrete. It was found overlying approximately 7 inches of granular base course materials. The pavement thicknesses were estimated from the disturbed sides of the auger borehole and should be considered approximate; pavement cores may be taken if more accurate measurements or descriptions of the paving materials (including possible fabric interlayers) are required.

Surficial topsoil (native and/or fill) was 6 to 16 inches thick at most of the borings, while extending up to 3 feet deep at Borings 3, 21 and 22. The thicker clayey topsoil samples had water contents of 12 to 25 percent. While surficial topsoil was apparently absent at Borings 7, 8 and 13 - 15, a 6-inch root zone should be assumed in any vegetated areas.

Silty clay and/or granular fill materials were found underlying surficial topsoil and/or root zone materials at Borings 1, 2, 4, 5, 7, 9, 10, 13 - 17, 21, 23 and 24 (15 total). These variable fill materials, typically extended 3 to 6 feet below existing grade, being up to 8 feet deep at Borings 9, 15 and 24. Samples of the cohesive fill exhibited low to moderate dry unit weights ranging from 99 to 125 pounds per cubic foot (pcf) at medium to high water contents of 9 to 26 percent. They also had variable pocket penetrometer readings (i.e. estimate of unconfined compressive strength) of 1.0 to 4.5+ tons per square foot (tsf). Buried native topsoil deposits were encountered below the fill materials in Borings 7 and 15, extending 8 and 9 feet below existing grade, respectively. The samples of these buried topsoil deposits had water contents on the order of 24 percent.

Silty sand, clayey/silty sand and gravel and/or sand and gravel fill materials were encountered in Borings 1, 2, 4, 7, 9, 21, 23 and 24, typically below the surficial topsoil materials as well as below cohesive fill in Boring 24. They typically extended about 3 to 6 feet below existing grade, being up to 8 feet deep in Borings 9 and 24. These intermediate/granular materials had SPT N-values of 5 to 26 blows per foot (bpf).

Medium stiff to hard native silty clay, very silty clay and sandy clay soils typically predominated in the borings extending to completion depths in most cases. They exhibited unconfined compressive strengths typically ranging from 1.5 to 5.0 tsf, occasionally lower in Borings 4, 12, 16 and 21. Water contents varied from 9 to 24 percent.

Loose to medium dense intermediate/granular deposits consisting of clayey/sandy silt, silt, clayey/silty sand, sand, clayey/silty sand and gravel as well as sand and gravel were encountered below the topsoil, pavement section and/or fill materials in about half of the borings, often also being interbedded within the cohesive soil mass. The granular/intermediate soil deposits had SPT N-values ranging from 4 to 29 bpf, occasionally lower in Boring 12 and occasionally higher at the bottom of Borings 24 and 26.

Free water was initially encountered at depths of 3 to 23 feet below existing grade in Borings 1, 6, 17, 21 - 24 and 26 (8 total). Upon completion of drilling operations, the water levels generally remained within 3 feet of initial readings. The exception is at Boring 6 which became "dry" upon completion of drilling operations. The remaining borings were "dry" both during and upon completion of drilling operations, i.e. no free water was encountered in them.

Analysis and Recommendations

Building Foundations

Borings 1 - 19 were drilled for the proposed residential development of the existing property. It is understood that the associated homes will likely consist of 1 to 2-story single-family homes and/or duplexes both of which are anticipated to have basements. Based on the soil stratigraphy revealed by the borings, the proposed buildings may be supported on footing foundations designed for a net allowable bearing pressure of 3000 pounds per square foot (psf) as described below.

Silty clay and intermediate/granular fill materials were found extending about 3 to 6 feet below existing grade at Borings 1, 2, 4, 5, 10 and 13 - 17 while being 8 and 9 feet deep at Borings 7 and 15 (buried topsoil). Samples of the cohesive fill were variable in consistency, typically exhibiting relatively high moisture contents occasionally exceeding 20 percent and relatively low dry unit weights (for fill) below 110 pcf. The intermediate/granular fill had SPT N-values of 5 to 12 bpf. Buried topsoil was encountered below the fill materials in Borings 7 and 15. This information points to the fill not having been compacted to 95 percent compaction based on a Modified Proctor test (the typical requirement for "engineered" fill).

The existing fill materials in their present condition are considered unsuitable for foundation support. They also provide a marginal base for slab-on-grade construction. In this regard, at least minor settlement can be expected due in part to the variable support provided by the fill materials. It is recommended that the existing fill materials be removed and replaced/recompacted in the building pad areas.

Since building grades have not been established, we have summarized in the following table the shallowest depth/elevation at which in-situ native soils are considered capable of supporting a net allowable bearing pressure of 3000 psf in connection with footing foundations at the boring locations. Ground surface elevations at the boring locations and depth of topsoil are also shown. Added notes relate to the presence of relatively low strength soil deposits underlying the bearing elevations shown



(L), marginal bearing soils for fill placement and foundation support (M), as well as undercut depths for mass grading (U); these conditions are discussed in further detail below. The 3000 psf bearing value is typical and generally satisfactory for residential construction in this area.

Boring No.	Ground Surface Elevation*	Existing Fill (F), Pavement Section (P) or Topsoil (T) Depth (Feet)	3000 psf Native Bearing Soils	
			Depth (Feet)*	Elevation*
1	702.0	5.5 TF	5.5 MU	696.5
2	702.5	5.5 TF	5.5 U	697.0
3	705.0	3.0 T	3.0	702.0
4	697.0	5.5 TF	5.5 LU	691.5
5	692.0	3.0 TF	3.0 U	689.0
6	690.0	1.0 T	1.0	689.0
7	694.0	8.0 FT	8.0 U	686.0
8	703.0	0.0	0.5 M	702.5
9	696.5	8.0 TF	8.0 U	688.5
10	708.0	3.0 TF	3.0 U	705.0
11	708.5	0.7 T	1.0	707.5
12	712.5	0.8 T	1.0 ML	711.5
13	712.5	3.0 F	3.0 U	709.5
14	715.0	3.0 F	3.0 U	712.0
15	715.0	9.0 FT	9.0 U	706.0
16	709.0	3.0 TF	3.0 MU	706.0
17	702.5	3.0 TF	3.0 U	699.5
18	708.0	1.2 T	1.5 M	706.5
19	709.0	0.5 T	0.5	708.5

* Ground surface elevations and the depth/elevation to 3000 psf native bearing soils have been rounded to the nearest 0.5 foot.

L Relatively low strength clay deposits found underlying bearing elevation shown.

M Marginal bearing soils for fill placement and/or foundation support.

U Undercut depth (feet) of existing fill as part of mass-grading.

Native soils found underlying the topsoil layer, pavement section and/or existing fill materials are considered suitable (or marginally suitable) for support of a net allowable soil bearing pressure of 3000 psf. These are indicated by bearing depths ranging from 0.5 to 5.5 feet, being 8.0 to 9.0 feet deep in Borings 7, 9 and 15 in the above table. Suitable bearing consisted of cohesive soil types having

unconfined compressive strengths of 1.75 tsf or greater, medium dense intermediate/ granular deposits in the case of marginal bearing soils.

In these areas of satisfactory (or marginally satisfactory) bearing, footings may also be constructed on new "engineered" fill that is placed as part of mass-grading. Assuming that existing topsoil and root zone materials are first stripped (and any existing fill) and new fill placed and compacted in accordance with mass-grading recommendations given below, footings constructed on new engineered fill may also be sized for 3000 psf bearing.

Removal and replacement of unsuitable soil types as part of mass-grading is specifically recommended at Borings 1, 2, 4, 5, 7, 9, 10 and 13 - 17 (12 total). The unsuitable materials consisted of silty clay fill materials typically extending about 3 to 5½ feet below existing grade, being up to 9 feet deep at Borings 7, 9 and 15. If left in-place, compression of these soil types could lead to settlement cracking of floor slabs and foundations constructed thereupon.

Marginal bearing soils consisting of native silty sand and/or clayey/silty sand and gravel deposits in a medium dense condition were encountered below the surficial topsoil and fill materials. In general, where sands are present at footing grade it is recommended that these soils be recompacted with a vibratory plate compactor; 2 to 4 passes should be all that is necessary. However, these deposits are likely to behave in an unstable manner when exposed by excavation and/or present within a few feet of final subgrade elevation, especially in the presence of free moisture. If soils which exhibit instability or are expected to become unstable are encountered at footing grade it is recommended that these deposits be overexcavated a minimum of 1 to 2 feet and the undercut be replaced with coarse aggregate "structural" fill without fines per the guidelines presented below.

The base of foundation overexcavations should exceed footing dimensions by at least 12 inches along each side, 6 inches for every foot of overdig where the undercut exceeds 2.0 feet in depth. Replacement materials should consist of crushed stone, crushed gravel or recycled concrete between ¼ to 3 inches in size and containing no fines; IDOT gradations CA-1 and CA-7 meet these criteria. This "structural" fill should be spread in maximum 12-inch layers loose thickness, each lift to be densified using vibratory compaction equipment or by tamping with a backhoe bucket. Footings constructed on the coarse aggregate backfill may also be proportioned for 3000 psf bearing.

At Borings 4 and 12, silty clay soils with unconfined compressive strengths of less than 1.0 tsf were encountered at 10½ and 5½ feet below existing grade, respectively. Although these soil types would not normally be considered suitable for direct support of foundation elements, lateral distribution of footing loads in overlying native materials should reduce actual stresses on these layers to acceptable levels. However, the thickness of stiffer overlying materials should be verified at the time of construction. In this regard, deeper foundation excavations may require undercutting.

In order to preclude disproportionately small footing sizes, it is recommended that all continuous wall footings (formed spread footing/stem construction) be made at least 18 inches wide, trench footings at least 10 inches wide and isolated foundations at least 2.5 feet square, regardless of calculated dimensions. For frost considerations, all exterior footings should be constructed at least 3.5 feet below outside finished grade and 4.0 feet for foundations located outside of heated building limits. Interior footings may be constructed at higher elevations as long as they are protected against frost heave in the event of winter construction. It is also recommended that foundation walls be reinforced with a minimum of two #5 rebars top and bottom wherever footings are constructed on new fill materials.

Mass-Grading

It is recommended that building and pavement areas be cleared of vegetation prior to mass-grading. Stripping operations should also include the removal of all surficial topsoil and other decomposable plant matter as well as existing pavement/floor slab sections. In this respect, a thicker topsoil layer was found at Borings 3, 21 and 22 extending on the order of 2½ to 3 feet deep. The building and pavement areas should then be proof-rolled using a loaded dump truck or other approved piece of heavy rubber-tired construction equipment, in order to detect the presence of unsuitable soil types. In this regard, exposed subgrade soils will likely have to be reduced in moisture content as part of subgrade preparation. All soft or unstable materials determined by proof-rolling should be reworked and recompacted or, if that does not substantially improve subgrade stability, removed and replaced.

Removal and replacement of variable fill materials and buried topsoil is specifically recommended at Borings 1, 2, 4, 5, 7, 9, 10 and 13 - 17 (12 total). Undercut depths of 3 to 5½ feet below existing grade should typically be anticipated, with up to 9 feet deep at Borings 7, 9 and 15. Existing fill materials may also be present elsewhere around the site. Undercutting of unsuitable soil types will require that building pads be enlarged to permit the horizontal distribution of footing loads. In this regard, it is recommended that the base of the undercut, or zone of stripping where only topsoil/root zone materials are to be removed, extend a minimum of 5 feet outside the outer edge of the structure plus an additional 0.5 feet for every foot of fill to be placed.

Loose to medium dense clayey/sandy silt, clayey/silty sand, as well as clayey/silty sand and gravel deposits (and loamy sandy and very silty clay layers) were encountered at relatively shallow depths and underlying a stiffer clay crust in about half of the borings. The traffic of heavy construction equipment frequently causes these intermediate materials to experience a short-term decrease in stability. The associated soft and spongy condition of exposed soils is commonly referred to as “pumping” in this area.

It is recommended that heavy construction equipment be detoured around any areas where pumping conditions are found to be developing. Depending upon grading requirements and specific site conditions, solutions to a persistent pumping problem may include removal or cement/lime modification of the unstable soils, placement of a bridging lift of granular backfill, use of geotextile stabilization fabric or geogrid products in conjunction with the granular fill or a combination thereof. It may also be helpful to lower the groundwater levels where they are present within 3 to 4 feet of the proposed subgrade level; note that the groundwater was found at shallow depths in Borings 1, 6 and 22.

Any of the existing fill materials meeting the material guidelines set forth for new fill may be reused. Placement and compaction should also follow the subsequent recommendations. New and replacement fill should consist of inorganic silty/sandy clays of low to medium plasticity or approved granular materials. It is recommended that compaction for building pad and pavement areas be to a minimum of 95 and 90 of maximum dry density, respectively, as determined by the Modified Proctor test (ASTM D 1557). The upper 2 feet of pavement subgrade should also be compacted to the 95 percent criterion, to create a more stable base for proof-rolling and paving. The fill should be placed in approximate 9 inch lifts loose measure for cohesive soils and up to 12 inches for granular materials, each lift to be compacted to the specified density prior to the placement of additional fill.

Moisture control is important in the compaction of most soil types, and it is recommended that the water content of new fill be within 1 percentage point on the low side and 3 percentage points on the high

side of optimum moisture as established by its laboratory compaction curve. If the soil is compacted too dry, it will have an apparent stability which may be lost if it later becomes saturated. If the soil is too wet, the Contractor will not be able to achieve proper compaction.

In regard to the use of on-site borrow, shallow silty clay soils were often relatively moist - having moisture contents between 15 and 24 percent. It is estimated their use as engineered fill will typically require that the in-situ moisture be reduced by 2 to 10 percentage points. This reduction in moisture content is typically achieved by spreading the material in a single lift and aerating with a continuous discing operation. For obvious reasons, it will work best in hot, dry and windy weather. Lime modification (as well as cement stabilization for silty soil types), can also be used and has the advantage of working in less ideal weather conditions.

Demolition Issues

Building demolition must be taken into account in foundation and site grading plans. In this regard, existing concrete floor slabs, footings and foundation walls as well as asphalt/concrete pavements are often removed as part of site demolition. This will promote subsurface drainage and minimize obstructions in future foundation and utility excavations. The concrete demolition debris can also typically be crushed/processed to create select granular backfill materials like IDOT gradations CA-1 (commonly referred to 3" rock) and CA-6 (well-graded sand and gravel with fines).

Existing utility lines located under proposed building areas should ideally be removed. Granular backfill should be placed in the excavations that are left, to be compacted to 95 percent Modified Proctor density. Deeper pipes may be filled with flowable grout. However, the condition of backfill materials left in-place over these pipes will have to be further evaluated when the site is stripped, i.e. their suitability for floor slab and pavement support.

Onsite supervision should ideally be provided during building demolition. In this regard, the condition of existing fill and utility trench backfill will need to be further evaluated as different areas are exposed. The site design and geotechnical engineers should be consulted in regard to these matters, it not being likely that a soil technician can make final decisions in all cases. In any event, unexpected soil conditions are likely to be encountered when the site is opened up for observation.

Pavement Design and Construction

Pavement subgrade preparation may be in general accordance with previous recommendations for mass-grading, i.e. strip existing topsoil as well as existing pavement/floor slab sections and proof-roll. This should include compaction of existing subgrade soils and new fill to 95 percent of Modified Proctor density. While it is our opinion that existing clay fill materials can be left in-place under pavements, they will likely need to be reduced in moisture content and recompacted prior to the placement of additional fill. If paving construction is performed when drying of surficial soils cannot be accomplished, lime modification or removal of unstable subgrade and replacement with 1 to 2 feet of coarse granular materials may be required.

Loose to medium dense clayey/sandy silt, clayey/silty sand, as well as clayey/silty sand and gravel deposits (and loamy sandy and very silty clay layers) were encountered at relatively shallow depths in about half of the borings. These intermediate/loamy soil types are often classified as frost susceptible per IDOT guidelines on particle gradation and plasticity. In areas of high groundwater, they should

ideally be removed and replaced to a depth of about 3½ feet below the top of pavement; note that the groundwater was found at shallow depths in Borings 1, 6 and 22. .

Pumping of silt and loamy soil types, as discussed under Mass-Grading, is typically more of a problem in pavement areas than for building pads. This condition is likely to require cement modification or undercutting and replacing with coarse aggregate backfill. Note that subgrade stability will also be affected by final pavement grades (especially in relationship to groundwater levels) as well as weather conditions at the time of paving.

A nominal California Bearing Ratio (CBR) value of 3.0 is typically used for the design of asphalt pavements in this area, reflecting the clay subgrade which is prevalent. A modulus of subgrade reaction (k) of 100 pounds per cubic inch (pci) can be employed for rigid pavement design. The use of these values assumes that any soft or unstable areas will be remediated, i.e. subgrade stabilized until passing a proof-roll.

It is recommended that base course materials conform to IDOT gradation specification CA-6 (well-graded sand and gravel mixture). These materials should be compacted to 95 percent Modified Proctor density or 100 percent of the Standard Proctor (ASTM D 698) maximum density value. The granular base course materials should ideally be kept drained by a system of underdrains placed at least 30 inches below pavement grade (critical to all pavement structures). The underdrains should be pitched to allow for positive drainage and outlet into storm sewers, i.e. not have a discharge that would be prone to freezing such as day lighting into a ditch.

Bituminous materials should conform to an approved current IDOT Superpave mix design (N30 or N50 typical for light-duty pavements and N50 or N70 for heavy-duty), as well as Standard Specifications for Road and Bridge Construction, Sections 406 and 1032. They should be compacted to between 93 and 97 percent of their theoretical maximum density, as determined by the supplier.

Portland Cement Concrete (PCC) or heavy-duty bituminous concrete is recommended for pavements with heavy truck traffic and high traffic load areas such as garbage truck dumpster loading areas. Standard Specifications for Road and Bridge Construction, Sections 353 and 420, should be followed.

Detention Ponds

Borings 21 - 26 (6 total) were drilled in and around the proposed detention areas planned on the north, east and west sides of the parcel. Grading plans were not available at the time of this report.

Medium stiff to hard silty clay, very silty clay and intermediate/granular deposits (fill and/or native) such as silts and sands were intermixed in the referenced borings. The cohesive soil materials had medium to high unconfined compressive strengths typically in the range of 1.5 to 4.5+ tsf, occasionally lower. They are expected to be stable on the 3H:1V or gentler side slopes typically used for detention ponds in this area.

However, loose to medium dense intermediate/granular deposits were often encountered in these borings. The intermediate/granular materials were occasionally in a wet (saturated) condition at the time of drilling in Borings 22, 24 and 26. Groundwater was present at approximately 3 to 8 feet below existing grade in these borings. These materials are expected to be unstable in side slope excavations and to slough relatively quickly when exposed. This may also indicate increased difficulty in potential

borrow operations when the overexcavation of basins exceed more than a couple of feet into saturated intermediate/granular deposits.

It is recommended that any granular and/or intermediate soils be removed from the side slopes of the detention basins. These soils should be replaced with cohesive materials for a minimum 24 inches perpendicular to the cut. "Capping" of granular and/or intermediate materials will help protect the side slopes from erosion.

In regard to the use of on-site borrow, the silty clay and very silty clay soils were often relatively moist - having water contents of between 15 and 26 percent. It is estimated their use as engineered fill will require that the in-situ moisture be reduced by up to 12 percentage points. This reduction in moisture content is typically achieved by spreading the material in a single lift and aerating with a continuous discing operation. For obvious reasons, it will work best in hot, dry and windy weather. Lime or cement modification can also be used and has the advantage of working in less than ideal weather conditions. Cement modification can be utilized in the case of unstable intermediate materials (silts and silty sands).

Silty sand and clayey silt deposits were encountered as interbedded layers in many of the borings. As previously discussed for footings, these intermediate materials are moisture sensitive, i.e. can experience a loss of stability when subject to groundwater seepage or rainfall. They are also prone to instability under the traffic of heavy construction equipment. While none of these properties makes them unsuitable as engineered fill, they do point to difficulties in handling and compaction of them.

4.6 Groundwater Management

Free water was encountered at 3 to 23 feet below existing grade in about a quarter of the boring locations. Serious groundwater problems are not anticipated for shallower excavations in the uppermost silty clay soils. However, the accumulation of run-off water or seepage at the base of excavations should still be expected to occur during foundation construction and site work. The Contractor should therefore be prepared and expect to have to implement dewatering procedures, as a minimum to include pumping from strategically placed sumps.

However, wet sand and gravel, silty sand and gravel deposits were encountered within 6 feet of the ground surface at Borings 1, 6, 22, 24, and 26 in proposed building and detention areas. It should be noted that granular soil types encountered under hydrostatic pressure at the time of construction (e.g. below the groundwater table) can lead to a running condition, where the materials will rapidly slough or "flow" into the excavations. Running soil conditions are typically controlled with a "tight" excavation support system, preconstruction dewatering or a combination thereof. They will typically be more of a problem for the deeper utilities as well as detention basin excavations. Increased sloughing that can result in wider than normal excavations is also anticipated for the intermediate/granular deposits (including very silty clay layers) which were encountered in about one-third of the borings.

Closure

It is recommended that full-time technician services be provided by Testing Service Corporation personnel during foundation construction, so that the bearing capacity of the soils at undercut and foundation levels can be verified. In addition, adequacy of building materials, stripping and



undercutting, fill placement and compaction as well as slab-on-grade and pavement construction should be observed and tested for compliance with the recommended procedures and specifications.

This report has been prepared without the benefit of grading plans or related information. It is therefore suggested that Testing Service Corporation review these plans when they are available, to check the accuracy of this report as it may be affected, to verify the correct interpretation of recommendations contained herein and to modify the findings accordingly. Additional borings may be suggested at that time to delineate existing fill areas as well as to fill in any gaps in information.

The analyses and recommendations submitted in this report are based upon the data obtained from the twenty-six (26) soil borings performed at the locations indicated on the Boring Location Plan. This report does not reflect any variations which may occur between these borings or elsewhere on the site, the nature and extent of which may not become evident until during the course of construction. If variations are then identified, recommendations contained in this report should be re-evaluated after performing on-site observations.

Please call if there are any questions in regard to this matter or if we may be of further service.

Respectfully submitted,

TESTING SERVICE CORPORATION


Samuel J. Patrick, P.E.
Project Engineer
Licensed Professional Engineer
Illinois No. 062-073810




Alfredo J. Bermudez, P.E.
Senior Geotechnical Engineer

SJP:AJB:sp
Enc.



TESTING SERVICE CORPORATION

1. PARTIES AND SCOPE OF WORK: If Client is ordering the services on behalf of another, Client represents and warrants that Client is the duly authorized agent of said party for the purpose of ordering and directing said services, and in such case the term "Client" shall also include the principal for whom the services are being performed. Prices quoted and charged by TSC for its services are predicated on the conditions and the allocations of risks and obligations expressed in these General Conditions. Unless otherwise stated in writing, Client assumes sole responsibility for determining whether the quantity and the nature of the services ordered by Client are adequate and sufficient for Client's intended purpose. Unless otherwise expressly assumed in writing, TSC's services are provided exclusively for client. TSC shall have no duty or obligation other than those duties and obligations expressly set forth in this Agreement. TSC shall have no duty to any third party. Client shall communicate these General Conditions to each and every party to whom the Client transmits any report prepared by TSC. Ordering services from TSC shall constitute acceptance of TSC's proposal and these General Conditions.

2. SCHEDULING OF SERVICES: The services set forth in this Agreement will be accomplished in a timely and workmanlike manner. If TSC is required to delay any part of its services to accommodate the requests or requirements of Client, regulatory agencies, or third parties, or due to any cause beyond its reasonable control, Client agrees to pay such additional charges, if any, as may be applicable.

3. ACCESS TO SITE: TSC shall take reasonable measures and precautions to minimize damage to the site and any improvements located thereon as a result of its services or the use of its equipment; however, TSC has not included in its fee the cost of restoration of damage which may occur. If Client desires or requires TSC to restore the site to its former condition, TSC will, upon written request, perform such additional work as is necessary to do so and Client agrees to pay to TSC the cost thereof plus TSC's normal markup for overhead and profit.

4. CLIENT'S DUTY TO NOTIFY ENGINEER: Client represents and warrants that Client has advised TSC of any known or suspected hazardous materials, utility lines and underground structures at any site at which TSC is to perform services under this Agreement. Unless otherwise agreed in writing, TSC's responsibility with respect to underground utility locations is to contact the Illinois Joint Utility Locating Information for Excavators for the location of public, but not private, utilities.

5. DISCOVERY OF POLLUTANTS: TSC's services shall not include investigation for hazardous materials as defined by the Resource Conservation Recovery Act, 42 U.S.C. § 6901, et, seq., as amended ("RCRA") or by any state or Federal statute or regulation. In the event that hazardous materials are discovered and identified by TSC, TSC's sole duty shall be to notify Client.

6. MONITORING: If this Agreement includes testing construction materials or observing any aspect of construction of improvements, Client's construction personnel will verify that the pad is properly located and sized to meet Client's projected building loads. Client shall cause all tests and inspections of the site, materials and work to be timely and properly performed in accordance with the plans, specifications, contract documents, and TSC's recommendations. No claims for loss, damage or injury shall be brought against TSC unless all tests and inspections have been so performed and unless TSC's recommendations have been followed.

TSC's services shall not include determining or implementing the means, methods, techniques or procedures of work done by the contractor(s) being monitored or whose work is being tested. TSC's services shall not include the authority to accept or reject work or to in any manner supervise the work of any contractor. TSC's services or failure to

perform same shall not in any way operate or excuse any contractor from the performance of its work in accordance with its contract. "Contractor" as used herein shall include subcontractors, suppliers, architects, engineers and construction managers.

Information obtained from borings, observations and analyses of sample materials shall be reported in formats considered appropriate by TSC unless directed otherwise by Client. Such information is considered evidence, but any inference or conclusion based thereon is, necessarily, an opinion also based on engineering judgment and shall not be construed as a representation of fact. Subsurface conditions may not be uniform throughout an entire site and ground water levels may fluctuate due to climatic and other variations. Construction materials may vary from the samples taken. Unless otherwise agreed in writing, the procedures employed by TSC are not designed to detect intentional concealment or misrepresentation of facts by others.

7. DOCUMENTS AND SAMPLES: Client is granted an exclusive license to use findings and reports prepared and issued by TSC and any sub-consultants pursuant to this Agreement for the purpose set forth in TSC's proposal provided that TSC has received payment in full for its services. TSC and, if applicable, its sub-consultant, retain all copyright and ownership interests in the reports, boring logs, maps, field data, field notes, laboratory test data and similar documents, and the ownership and freedom to use all data generated by it for any purpose. Unless otherwise agreed in writing, test specimens or samples will be disposed immediately upon completion of the test. All drilling samples or specimens will be disposed sixty (60) days after submission of TSC's report.

8. TERMINATION: TSC's obligation to provide services may be terminated by either party upon (7) seven days prior written notice. In the event of termination of TSC's services, TSC shall be compensated by Client for all services performed up to and including the termination date, including reimbursable expenses. The terms and conditions of these General Conditions shall survive the termination of TSC's obligation to provide services.

9. PAYMENT: Client shall be invoiced periodically for services performed. Client agrees to pay each invoice within thirty (30) days of its receipt. Client further agrees to pay interest on all amounts invoiced and not paid or objected to in writing for valid cause within sixty (60) days at the rate of twelve (12%) per annum (or the maximum interest rate permitted by applicable law, whichever is the lesser) until paid and TSC's costs of collection of such accounts, including court costs and reasonable attorney's fees.

10. WARRANTY: TSC's professional services will be performed, its findings obtained and its reports prepared in accordance with these General Conditions and with generally accepted principles and practices. In performing its professional services, TSC will use that degree of care and skill ordinarily exercised under similar circumstances by members of its profession. In performing physical work in pursuit of its professional services, TSC will use that degree of care and skill ordinarily used under similar circumstances. This warranty is in lieu of all other warranties or representations, either express or implied. Statements made in TSC reports are opinions based upon engineering judgment and are not to be construed as representations of fact.

Should TSC or any of its employees be found to have been negligent in performing professional services or to have made and breached any express or implied warranty, representation or contract, Client, all parties claiming through Client and all parties claiming to have in any way relied upon TSC's services or work agree that the maximum aggregate amount of damages for which TSC, its officers, employees and agents shall be liable is limited to \$50,000 or the total amount of the fee paid to TSC for its services performed with respect to the project, whichever amount is greater.

GENERAL CONDITIONS

Geotechnical and Construction Services

In the event Client is unwilling or unable to limit the damages for which TSC may be liable in accordance with the provisions set forth in the preceding paragraph, upon written request of Client received within five days of Client's acceptance of TSC's proposal together with payment of an additional fee in the amount of 5% of TSC's estimated cost for its services (to be adjusted to 5% of the amount actually billed by TSC for its services on the project at time of completion), the limit on damages shall be increased to \$500,000 or the amount of TSC's fee, whichever is the greater. This charge is not to be construed as being a charge for insurance of any type, but is increased consideration for the exposure to an award of greater damages.

11. INDEMNITY: Subject to the provisions set forth herein, TSC and Client hereby agree to indemnify and hold harmless each other and their respective shareholders, directors, officers, partners, employees, agents, subsidiaries and division (and each of their heirs, successors, and assigns) from any and all claims, demands, liabilities, suits, causes of action, judgments, costs and expenses, including reasonable attorneys' fees, arising, or allegedly arising, from personal injury, including death, property damage, including loss of use thereof, due in any manner to the negligence of either of them or their agents or employees or independent contractors. In the event both TSC and Client are found to be negligent or at fault, then any liability shall be apportioned between them pursuant to their pro rata share of negligence or fault. TSC and Client further agree that their liability to any third party shall, to the extent permitted by law, be several and not joint. The liability of TSC under this provision shall not exceed the policy limits of insurance carried by TSC. Neither TSC nor Client shall be bound under this indemnity agreement to liability determined in a proceeding in which it did not participate represented by its own independent counsel. The indemnities provided hereunder shall not terminate upon the termination or expiration of this Agreement, but may be modified to the extent of any waiver of subrogation agreed to by TSC and paid for by Client.

12. SUBPOENAS: TSC's employees shall not be retained as expert witnesses except by separate, written agreement. Client agrees to pay TSC pursuant to TSC's then current fee schedule for any TSC employee(s) subpoenaed by any party as an occurrence witness as a result of TSC's services.

13. OTHER AGREEMENTS: TSC shall not be bound by any provision or agreement (i) requiring or providing for arbitration of disputes or controversies arising out of this Agreement or its performance, (ii) wherein TSC waives any rights to a mechanics lien or surety bond claim; (iii) that conditions TSC's right to receive payment for its services upon payment to Client by any third party or (iv) that requires TSC to indemnify any party beyond its own negligence. These General Conditions are notice, where required, that TSC shall file a lien whenever necessary to collect past due amounts. This Agreement contains the entire understanding between the parties. Unless expressly accepted by TSC in writing prior to delivery of TSC's services, Client shall not add any conditions or impose conditions which are in conflict with those contained herein, and no such additional or conflicting terms shall be binding upon TSC. The unenforceability or invalidity of any provision or provisions shall not render any other provision or provisions unenforceable or invalid. This Agreement shall be construed and enforced in accordance with the laws of the State of Illinois. In the event of a dispute arising out of or relating to the performance of this Agreement, the breach thereof or TSC's services, the parties agree to try in good faith to settle the dispute by mediation under the Construction Industry Mediation Rules of the American Arbitration Association as a condition precedent to filing any demand for arbitration, or any petition or complaint with any court. Paragraph headings are for convenience only and shall not be construed as limiting the meaning of the provisions contained in these General Conditions.

APPENDIX

UNIFIED CLASSIFICATION CHART

LEGEND FOR BORING LOGS

BORING LOGS

BORING LOCATION PLAN

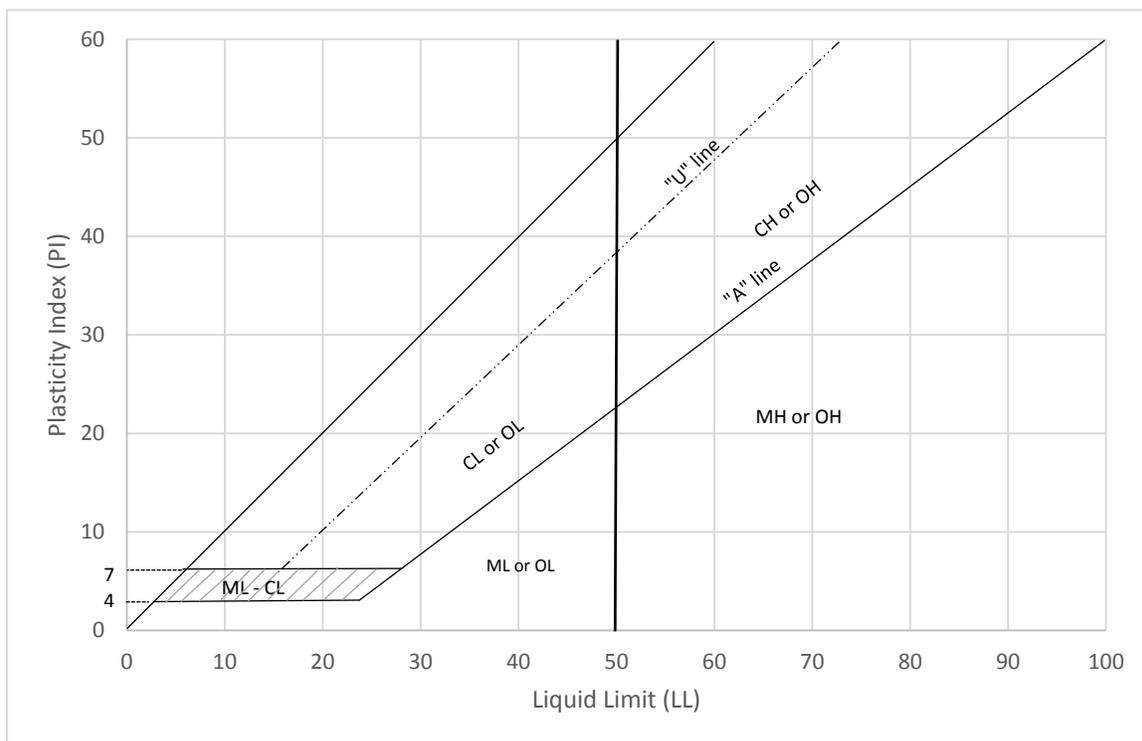
Testing Service Corporation Unified Classification Chart



CRITERIA FOR ASSIGNING GROUP SYMBOLS AND GROUP NAMES USING LABORATORY TEST ^a				SOIL CLASSIFICATION	
				Group Symbol	GROUP NAME ^b
COARSE - GRAINED SOILS more than 50% retained on No. 200 sieve	GRAVELS More than 50% of coarse fraction retained on No. 4 sieve	CLEAN GRAVELS less than 5% fines ^c	$C_u \geq 4$ and $1 \leq C_c \leq 3$ ^e	GW	Well-graded gravel ^f
			$C_u < 4$ and/or $1 > C_c > 3$ ^e	GP	Poorly-graded gravel ^f
		GRAVELS WITH FINES more than 12% fines ^c	Fines classify as ML or MH	GM	Silty gravel ^{f, g, h}
			Fines classify as CL or CH	GC	Clayey gravel ^{f, g, h}
	SANDS 50% or more of coarse fraction passes No. 4 sieve	CLEAN SANDS less than 5% fines ^d	$C_u \geq 6$ and $1 \leq C_c \leq 3$ ^e	SW	Well-graded sand ⁱ
			$C_u < 6$ and/or $1 > C_c > 3$ ^e	SP	Poorly-graded sand ⁱ
		SANDS WITH FINES more than 12% fines ^d	Fines classify as ML or MH	SM	Silty sand ^{g, h, f}
			Fines classify as CL or CH	SC	Clayey sand ^{g, h, f}
FINE - GRAINED SOILS 50% or more passed the No. 200 sieve	SILTS & CLAYS Liquid limit less than 50%	Inorganic	$PI > 7$ or plots on or above "A" line ^j	CL	Lean clay ^{k, l, m}
			$PI < 4$ or plots below "A" line ^j	ML	Silt ^{k, l, m}
	SILTS & CLAYS Liquid limit 50% or more	Inorganic	$\frac{\text{Liquid limit} - \text{oven dried}}{\text{Liquid limit} - \text{not dried}} < 0.75$	OL	Organic clay ^{k, l, m, n} Organic silt ^{k, l, m, o}
			PI plots on or above "A" line	CH	Fat clay ^{k, l, m}
		Organic	PI plots below "A" line	MH	Elastic silt ^{k, l, m}
			$\frac{\text{Liquid limit} - \text{oven dried}}{\text{Liquid limit} - \text{not dried}} < 0.75$	OH	Organic clay ^{k, l, m, p} Organic silt ^{k, l, m, q}
Highly organic soils		Primarily organic matter, dark in color, and organic odor		PT	Peat

- a. Based on the material passing the 3-inch (75-mm) sieve.
- b. If field sample contained cobbles and/or boulders, add "with cobbles and/or boulders" to group name
- c. Gravels with 5 to 12% fines required dual symbols
GW-GM well graded gravel with silt
GW-GC well graded gravel with clay
GP-GM poorly graded gravel with silt
GP-GC poorly graded gravel with clay
- d. Sands with 5 to 12% fines require dual symbols
SW-SM well graded sand with silt
SW-SC well graded sand with clay
SP-SM poorly graded sand with silt
SP-SC poorly graded sand with clay
- e. $C_u = D_{60}/D_{10}$ $C_c = \frac{(D_{30})^2}{D_{10} \times D_{60}}$

- f. If soils contains $\geq 15\%$ sand, add "with sand" to group name.
- g. If fines classify as CL-ML, use dual symbol GC-GM, SC-SM
- h. If fines are organic, add "with organic fines" to group name
- i. If soils contains $\geq 15\%$ gravel, add "with gravel" to group name
- j. If Atterberg Limits plot in hatched area, soil is a CL - ML, silty clay
- k. If soils contains 15 to 29% plus No. 200, add "with sand" or "with gravel" whichever is predominant
- l. If soil contains $\geq 30\%$ plus No. 200, predominantly sand, add "sandy" to group name.
- m. If soils contains $\geq 30\%$ plus No. 200, predominantly gravel, add "gravelly" to group name
- n. $PI \geq 4$ and plots on or above "A" line
- o. $PI \geq 4$ and plots below "A" line
- p. PI plots on or above "A" line
- q. PI plots below "A" line





LEGEND FOR BORING LOGS



FILL



TOPSOIL



PEAT



GRAVEL



SAND



SILT



CLAY



LIMESTONE/
DOLOMITE

SAMPLE TYPE

SS	=	Split-Spoon
ST	=	Thin-Walled Tube
A	=	Auger
MC	=	Macro-Core (Geoprobe)

WATER LEVEL OBSERVATIONS

▼	While Drilling
▽	End of Boring
▼	24 Hours

FIELD AND LABORATORY TEST DATA

N	=	Standard Penetration Resistance in Blows per Foot (bpf)
WC	=	In-Situ Water Content (%)
Qu	=	Unconfined Compressive Strength in Tons per Square Foot (tsf)
*	=	Pocket Penetrometer Reading: Maximum Value = 4.5 tsf
γ _{dry}	=	Dry Unit Weight in Pounds per Cubic Foot (pcf)

SOIL DESCRIPTIONS:

MATERIAL

BOULDER
COBBLE
Large GRAVEL
Small GRAVEL
Coarse SAND
Medium SAND
Fine SAND
SILT and CLAY

PARTICLE SIZE RANGE

Over 12 inches
12 inches to 3 inches
3 inches to ¾ inch
¾ inch to No. 4 Sieve
No. 4 Sieve to No. 10 Sieve
No. 10 Sieve to No. 40 Sieve
No. 40 Sieve to No. 200 Sieve
Passing No. 200 Sieve

COHESIVE SOILS

<u>CONSISTENCY</u>	<u>Qu (tsf)</u>
Very Soft	Less than 0.25
Soft	0.25 to 0.5
Medium Stiff	0.5 to 1.0
Stiff	1.0 to 2.0
Very Stiff	2.0 to 4.0
Hard	4.0 and over

COHESIONLESS SOILS

<u>RELATIVE DENSITY</u>	<u>N (bpf)</u>
Very Loose	0 – 3
Loose	4 – 9
Medium Dense	10 – 29
Dense	30 – 49
Very Dense	50 and over

MODIFYING TERM

Trace
Little
Some

PERCENT BY WEIGHT

1 – 10
10 – 20
20 – 35

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/21/2024** FINISHED **10/21/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
1

ELEVATIONS
GROUND SURFACE **702.0**
END OF BORING **687.0**

WATER LEVEL OBSERVATIONS
▽ WHILE DRILLING **5.5'**
▽ AT END OF BORING **3.0'**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
				NO.	TYPE								
0													FILL - Black clayey TOPSOIL (OL)
1.2				1	SS	5	15.2					700.8	
3.0												699.0	▽
5.5				2	SS	8	19.4	2.0		105		696.5	▽
8.0				3	SS	13	11.6						
				4	SS	11	14.7						
				5	SS	13	12.2						
				6	SS	12	10.8						
15													End of Boring at 15.0'
20													
25													
30													

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/21/2024** FINISHED **10/21/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
2

ELEVATIONS
GROUND SURFACE **702.5**
END OF BORING **687.5**

WATER LEVEL OBSERVATIONS
 WHILE DRILLING **Dry**
 AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												FILL - Black clayey TOPSOIL (OL)
1.3			1	SS	9	9.5				1.3	701.2	FILL - Brown silty SAND and GRAVEL, moist (SM/GM)
3.0			2	SS	8	14.2				3.0	699.5	FILL - Brown and gray silty SAND and GRAVEL, moist (SM/GM)
5.5			3	SS	11	13.3	2.75			5.5	697.0	Very stiff brown silty CLAY, little sand and gravel, trace organic, occasional sand seams, moist (CL)
8.0			4	SS	10	12.0	3.0	3.18		8.0	694.5	Stiff to very stiff brownish-gray silty CLAY, little sand and gravel, moist (CL)
10.0			5	SS	11	13.0	3.75					
15.0			6	SS	13	13.6	3.0	2.98				
15.0			End of Boring at 15.0'									
20.0												
25.0												
30.0												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/15/2024** FINISHED **10/15/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
3

ELEVATIONS
GROUND SURFACE **705.0**
END OF BORING **690.0**

WATER LEVEL OBSERVATIONS
 WHILE DRILLING **Dry**
 AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												
			1	SS	6	22.3				3.0	702.0	Black clayey TOPSOIL, moist (OL)
			2	SS	12	19.0	4.5+			5.5	699.5	Hard brown trace black silty CLAY, little sand, trace gravel, moist (CL)
			3	SS	16	11.8				8.0	697.0	Medium dense brown silty SAND, trace gravel, moist (SM)
			4	SS	9	15.5	4.0			10.5	694.5	Hard brown and gray silty CLAY, some sand and gravel, moist (CL)
			5	SS	11	19.6	2.0			13.0	692.0	Stiff to very stiff brown and gray very silty CLAY, little sand, trace gravel, moist (CL-ML)
			6	SS	10	15.0	1.75	1.80				Stiff gray very silty CLAY, little sand, moist (CL-ML)
15												End of Boring at 15.0'
20												
25												
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/21/2024** FINISHED **10/21/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
4

ELEVATIONS
GROUND SURFACE **697.0**
END OF BORING **682.0**

WATER LEVEL OBSERVATIONS
 ▽ WHILE DRILLING **Dry**
 ▽ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												FILL - Black clayey TOPSOIL (OL)
			1	SS	8	13.7				1.2	695.8	FILL - Brown silty SAND, trace roots, moist (SM)
			2	SS	21	10.1	4.5+		128	3.0	694.0	FILL - Brown silty CLAY, little sand and gravel, moist (CL)
5			3	SS	21	10.7	4.5+			5.5	691.5	Hard brown silty CLAY, little to some sand and gravel, moist (CL)
			4	SS	16					8.0	689.0	Medium dense brown SAND and GRAVEL, moist (SP/GP)
10			5	SS	6	22.6	0.75			10.5	686.5	Medium stiff brownish-gray very silty CLAY, little sand, moist to very moist (CL)
			6	SS	9	16.3	2.0	2.32		13.0	684.0	Very stiff gray silty CLAY, trace to little sand and gravel, moist (CL)
15			End of Boring at 15.0'									
20												
25												
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/18/2024** FINISHED **10/18/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
5

ELEVATIONS
GROUND SURFACE **692.0**
END OF BORING **677.0**

WATER LEVEL OBSERVATIONS
 ▼ WHILE DRILLING **Dry**
 ▼ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												FILL - Black clayey TOPSOIL (OL)
			1	SS	6	22.6	2.0		101	1.3	690.7	FILL - Brown silty CLAY, little sand and gravel, trace organic, moist (CL)
			2	SS	16	5.4				3.0	689.0	Medium dense brown SAND and GRAVEL, occasional Cobbles, moist (SP/GP)
5			3	SS	25	5.5				8.0	684.0	
			4	SS	12	14.0	3.5					Very stiff to hard brown and gray silty CLAY, little to some sand and gravel, moist (CL)
10			5	SS	10	12.8	4.5+			13.0	679.0	
			6	SS	14	14.5	2.5					Very stiff brownish-gray very silty CLAY, little sand, occasional sand seams, moist (CL-ML)
15			End of Boring at 15.0'									
20												
25												
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/21/2024** FINISHED **10/21/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
6

ELEVATIONS
GROUND SURFACE **690.0**
END OF BORING **675.0**

WATER LEVEL OBSERVATIONS
▼ WHILE DRILLING **3.0'**
▼ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												Black clayey TOPSOIL (OL)
			1	SS	13					1.0	689.0	▼ Medium dense brown SAND and GRAVEL, wet (SP/GP)
			2	SS	29							
5										5.5	684.5	Very stiff brown and gray silty CLAY, little to some sand and gravel, occasional Cobbles, moist (CL)
			3	SS	27	14.0	3.0					
			4	SS	10	13.5	2.0	2.32		8.0	682.0	Very stiff to hard brownish-gray silty CLAY, little to some sand and gravel, moist (CL)
10												
			5	SS	12	13.2	4.5+					
			6	SS	10	15.5	4.0	4.30				
15												End of Boring at 15.0'
20												
25												
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/18/2024** FINISHED **10/18/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
7

ELEVATIONS
GROUND SURFACE **694.0**
END OF BORING **679.0**

WATER LEVEL OBSERVATIONS
 ▼ WHILE DRILLING **Dry**
 ▼ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												±6" Root Zone
			1	SS	12	10.6				3.0	691.0	FILL - Brown silty SAND, trace gravel, trace roots, moist (SM)
			2	SS	18	12.8	4.5+		121			FILL - Brown silty CLAY, little to some sand, trace gravel, moist (CL)
5			3	SS	11	23.2				6.0	688.0	Black clayey TOPSOIL, moist (OL)
			4	SS	6					8.0	686.0	Loose brown SAND and GRAVEL, moist (SP/GP)
10			5	SS	15	14.7	3.5			10.5	683.5	Very stiff brownish-gray very silty CLAY, little sand, moist (CL-ML)
			6	SS	14	16.1	2.25					
15			End of Boring at 15.0'									
20												
25												
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/18/2024** FINISHED **10/18/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
8

ELEVATIONS
GROUND SURFACE **703.0**
END OF BORING **688.0**

WATER LEVEL OBSERVATIONS
 ▽ WHILE DRILLING **Dry**
 ▽ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												Black clayey TOPSOIL (OL)
1.0			1	SS	10	16.3				1.0	702.0	Medium dense brown silty SAND, moist (SM)
3.0			2	SS	16	12.8	4.5+			3.0	700.0	Hard brown silty CLAY, little to some sand and gravel, moist (CL)
5.5			3	SS	16	11.3				5.5	697.5	Medium dense brown silty SAND, trace gravel, moist (SM)
8.0			4	SS	17	16.4	4.5+			8.0	695.0	Hard brown and gray silty CLAY, little sand, trace gravel, occasional Cobbles, moist (CL)
13.0			5	SS	25	16.1	4.5+	4.96		13.0	690.0	Very stiff gray silty CLAY, little sand, moist (CL)
15.0			6	SS	11	14.7	2.5	2.59				End of Boring at 15.0'

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/18/2024** FINISHED **10/18/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
9

ELEVATIONS
GROUND SURFACE **696.5**
END OF BORING **681.5**

WATER LEVEL OBSERVATIONS
 ▽ WHILE DRILLING **Dry**
 ▽ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												FILL - Black clayey TOPSOIL (OL)
1.3			1	SS	7	16.7					695.2	FILL - Brown silty SAND, moist (SM)
3.0			2	SS	17	6.1					693.5	FILL - Brown silty SAND and GRAVEL, occasional Cobbles, moist (SM/GM)
5.5			3	SS	15	2.6					691.0	FILL - Brown clayey SAND and GRAVEL, moist (SC/GC)
8.0			4	SS	12	23.5	3.75	3.78			688.5	Very stiff brown and gray silty CLAY, little sand, moist (CL)
10.5			5	SS	17	15.0	4.5				686.0	Hard to very stiff brownish-gray silty CLAY, little to some sand, trace gravel, moist (CL)
15.0			6	SS	11	18.8	2.75	2.85				End of Boring at 15.0'

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/15/2024** FINISHED **10/15/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
10

ELEVATIONS
GROUND SURFACE **708.0**
END OF BORING **693.0**

WATER LEVEL OBSERVATIONS
 ▽ WHILE DRILLING **Dry**
 ▽ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0										0.5	707.5	FILL - Black clayey TOPSOIL (OL)
			1	SS	7	14.7	4.5		104			FILL - Brown and black silty CLAY and TOPSOIL, little sand and gravel, trace Brick pieces, moist (CL/OL)
			2	SS	10	14.5	2.0			3.0	705.0	Stiff to very stiff brown silty CLAY, little to some sand, little gravel, moist (CL)
5			3	SS	14	14.1				5.5	702.5	Medium dense brown silty SAND, trace gravel, moist (SM)
			4	SS	10	13.5	1.75			8.0	700.0	Stiff brown silty CLAY, some sand and gravel, moist (CL)
10			5	SS	13	17.1	3.0			10.5	697.5	Very stiff brown and gray silty CLAY, little sand and gravel, moist (CL)
			6	SS	10	14.2	2.5	2.59		13.0	695.0	Very stiff gray silty CLAY, little sand, trace gravel, moist (CL)
15			End of Boring at 15.0'									
20												
25												
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/15/2024** FINISHED **10/15/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
11

ELEVATIONS
GROUND SURFACE **708.5**
END OF BORING **693.5**

WATER LEVEL OBSERVATIONS
 ▽ WHILE DRILLING **Dry**
 ▽ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0										0.7	707.8	Black clayey TOPSOIL (OL)
			1	SS	16	10.1	4.5+			3.0	705.5	Hard brown silty CLAY, little sand and gravel, occasional silt seams, moist (CL)
			2	SS	11	17.0				5.5	703.0	Medium dense brown fine sandy SILT, moist (ML)
			3	SS	10	17.5	2.75			8.0	700.5	Very stiff brown and gray silty CLAY, little sand and gravel, moist (CL)
			4	SS	11	11.3	4.5			10.5	698.0	Hard gray sandy CLAY, little gravel, moist (CL-ML)
			5	SS	10	14.8	2.5					Very stiff brownish-gray silty CLAY, some sand and gravel, moist (CL)
			6	SS	10	12.2	3.0					
15												End of Boring at 15.0'
20												
25												
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/15/2024** FINISHED **10/15/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
12

ELEVATIONS
GROUND SURFACE **712.5**
END OF BORING **697.5**

WATER LEVEL OBSERVATIONS
 ▽ WHILE DRILLING **Dry**
 ▽ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0										0.8	711.7	Black clayey TOPSOIL (OL)
			1	SS	10	14.2				3.0	709.5	Medium dense brown silty SAND, trace gravel, moist (SM)
			2	SS	4	22.6	1.0			5.5	707.0	Medium stiff to stiff brown silty CLAY, little sand and gravel, very moist (CL)
			3	SS	4	24.1	0.25			8.0	704.5	Very soft brown silty CLAY, little sand, very moist (CL)
			4A	SS	2	21.3	2.0			9.0	703.5	Very stiff brown and gray silty CLAY, little sand and gravel, moist (CL)
			4B							10.5	702.0	Very loose brown and gray clayey SAND, very moist (SC)
			5	SS	4	21.3				13.0	699.5	Loose brown and gray clayey SAND and GRAVEL, very moist (SC/GC)
			6	SS	9	17.0	1.75	1.86				Stiff gray silty CLAY, little sand, trace gravel, moist (CL)
15												End of Boring at 15.0'
20												
25												
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/15/2024** FINISHED **10/15/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
13

ELEVATIONS
GROUND SURFACE **712.5**
END OF BORING **697.5**

WATER LEVEL OBSERVATIONS
 ▼ WHILE DRILLING **Dry**
 ▼ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
				NO.	TYPE								
0													±6" Root Zone
				1	SS	11	13.5	4.5+		109	3.0	709.5	FILL - Brown silty CLAY, little to some sand and gravel, trace Concrete pieces, moist (CL)
				2	SS	14	12.1	4.5+					Hard to very stiff brown sandy CLAY, little gravel, moist (CL-ML)
5				3	SS	13	11.5	2.25			8.0	704.5	
				4	SS	16	13.5	4.5+					Hard brown silty CLAY, little to some sand, moist (CL)
10				5	SS	14	12.7	4.5+	5.65		10.5	702.0	Hard brownish-gray silty CLAY, some sand, little gravel, moist (CL)
				6	SS	18					13.0	699.5	Medium dense brown SAND, little gravel, moist (SP)
15													End of Boring at 15.0'
20													
25													
30													

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/15/2024** FINISHED **10/15/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
14

ELEVATIONS
GROUND SURFACE **715.0**
END OF BORING **700.0**

WATER LEVEL OBSERVATIONS
 WHILE DRILLING **Dry**
 AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												±6" Root Zone
			1	SS	13	9.1	4.5+		125	3.0	712.0	FILL - Brown silty CLAY, little sand and gravel, moist (CL)
			2	SS	7	15.2	2.5			5.5	709.5	Very stiff dark brown silty CLAY, little sand, trace organic, moist (CL)
			3	SS	8	15.4	2.75					Very stiff to stiff brown silty CLAY, little sand and gravel, moist (CL)
			4	SS	9	14.9	3.5					
			5	SS	10	15.7	2.0	2.13				
			6	SS	10					13.0	702.0	Medium dense brownish-gray SAND, little gravel, moist (SP)
15												End of Boring at 15.0'
20												
25												
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/15/2024** FINISHED **10/15/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
15

ELEVATIONS
GROUND SURFACE **715.0**
END OF BORING **700.0**

WATER LEVEL OBSERVATIONS
▼ WHILE DRILLING **Dry**
▽ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length	Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
				NO.	TYPE								
0													±6" Root Zone
				1	SS	10	13.5	4.5		116			FILL - Brown silty CLAY, little to some sand and gravel, moist (CL)
				2	SS	3	16.9	4.5		115			
5				3	SS	4	24.0	1.0		102	5.5	709.5	FILL - Brown silty CLAY, little sand and gravel, trace organic, very moist (CL)
				4A	SS	9	23.8				8.0	707.0	Black clayey TOPSOIL, moist (OL)
				4B	SS	9	13.5	4.5	4.50		9.0	706.0	Hard brown silty CLAY, some sand, little gravel, moist (CL)
10				5	SS	10	18.3	4.5+			10.5	704.5	Hard to very stiff brown silty CLAY, little sand and gravel, occasional sand seams, moist (CL)
				6	SS	11	17.0	2.0	1.99				
15				End of Boring at 15.0'									
20													
25													
30													

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/15/2024** FINISHED **10/15/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
16

ELEVATIONS
GROUND SURFACE **709.0**
END OF BORING **694.0**

WATER LEVEL OBSERVATIONS
 ▽ WHILE DRILLING **Dry**
 ▽ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												FILL - Black clayey TOPSOIL (OL)
			1	SS	20	10.7	4.5		125	1.2	707.8	FILL - Brown silty CLAY, little sand and gravel, moist (CL)
			2	SS	15	12.7				3.0	706.0	Medium dense reddish-brown silty SAND and GRAVEL, moist (SM/GM)
5			3	SS	12	10.0				5.5	703.5	Medium dense brown silty SAND, little gravel, moist (SP)
			4	SS	8	9.9				8.0	701.0	Loose gray clayey SILT, little sand, trace gravel, moist (ML)
10			5	SS	7	13.7	1.0			10.5	698.5	Stiff to very stiff gray silty CLAY, little to some sand, trace gravel, very moist (CL)
			6	SS	10	12.8	3.0	3.12				
15			End of Boring at 15.0'									
20												
25												
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/21/2024** FINISHED **10/21/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
17

ELEVATIONS
GROUND SURFACE **702.5**
END OF BORING **687.5**

WATER LEVEL OBSERVATIONS
▽ WHILE DRILLING **13.0'**
▽ AT END OF BORING **13.0'**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												FILL - Black clayey TOPSOIL (OL)
			1	SS	9	18.7	4.5+		107	1.2	701.3	FILL - Brown trace black silty CLAY, little sand and gravel, trace organic, moist (CL)
			2	SS	16	11.3	4.5+			3.0	699.5	
5			3	SS	17	9.4	4.5+			8.0	694.5	Hard brown sandy CLAY, little gravel, moist (CL-ML)
			4	SS	16	15.2	4.5+	5.25		10.5	692.0	Hard brown and gray silty CLAY, little sand, moist (CL)
10			5	SS	12	13.4	4.5	4.43		13.0	689.5	Hard brownish-gray silty CLAY, little sand and gravel, moist (CL)
			6A	SS	10	11.8				14.0	688.5	Medium dense gray SAND and GRAVEL, trace silt, wet (SP/GP-GM)
			6B	SS		15.6	1.5					Stiff gray very silty CLAY, little sand, moist to very moist (CL-ML)
15			End of Boring at 15.0'									
20												
25												
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/15/2024** FINISHED **10/15/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
18

ELEVATIONS
GROUND SURFACE **708.0**
END OF BORING **693.0**

WATER LEVEL OBSERVATIONS
 ▼ WHILE DRILLING **Dry**
 ▼ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												Black clayey TOPSOIL (OL)
1.2			1	SS	10	12.8				1.2	706.8	Medium dense brown silty SAND, trace roots, moist (SM)
3.0			2	SS	24	7.2				3.0	705.0	Medium dense brown silty SAND, moist (SM)
5.0			3	SS	26	9.4				5.0		Medium dense brown silty SAND, moist (SM)
8.0			4	SS	10	15.4	3.0			8.0	700.0	Very stiff to hard brown silty CLAY, little sand and gravel, moist (CL)
10.0			5	SS	9	14.8	4.25			10.0		Very stiff gray sandy CLAY, little gravel, moist (CL-ML)
13.0			6	SS	11	12.0	2.5	2.46		13.0	695.0	Very stiff gray sandy CLAY, little gravel, moist (CL-ML)
15.0												End of Boring at 15.0'
20.0												
25.0												
30.0												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/15/2024** FINISHED **10/15/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
19

ELEVATIONS
GROUND SURFACE **709.0**
END OF BORING **694.0**

WATER LEVEL OBSERVATIONS
 ▽ WHILE DRILLING **Dry**
 ▽ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0										0.5	708.5	Black clayey TOPSOIL (OL)
			1	SS	8	18.2	4.5					Hard to very stiff brown silty CLAY, little sand, moist (CL)
			2	SS	8	20.6	3.0					
5			3	SS	8	17.1	2.5			5.5	703.5	
			4	SS	12	15.8	4.5+					Very stiff to hard brown silty CLAY, little to some sand and gravel, moist (CL)
10			5	SS	14	14.8	4.5+					
			6	SS	27	9.8				13.0	696.0	Medium dense brown SAND and GRAVEL, trace silt, moist (SP/GP-GM)
15												End of Boring at 15.0'
20												
25												
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/15/2024** FINISHED **10/15/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
20

ELEVATIONS
GROUND SURFACE **707.5**
END OF BORING **692.5**

WATER LEVEL OBSERVATIONS
 ▼ WHILE DRILLING **Dry**
 ▼ AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0										0.3	707.2	3" Bituminous Concrete
										0.8	706.7	7" Crushed Stone (CA-6 like)
			1	SS	10	14.5						Medium dense brown silty SAND, little gravel, moist (SM)
			2	SS	6	23.5				3.0	704.5	
5			3	SS	9	21.2						Loose brown clayey SILT, little sand, very moist (ML)
			4	SS	13	15.7	4.5	4.57		8.0	699.5	Hard brown silty CLAY, little sand and gravel, moist (CL)
10			5	SS	22	16.9				10.5	697.0	Medium dense gray SILT, little sand, trace gravel, very moist (ML)
			6	SS	10	11.6	2.5	2.65		13.0	694.5	Very stiff gray silty CLAY, some sand and gravel, moist (CL)
15			End of Boring at 15.0'									
20												
25												
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/21/2024** FINISHED **10/21/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
21

ELEVATIONS
GROUND SURFACE **709.5**
END OF BORING **684.5**

WATER LEVEL OBSERVATIONS
 ▽ WHILE DRILLING **23.0'**
 ▽ AT END OF BORING **20.0'**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												
			1	SS	11	17.2			103	2.5	707.0	FILL - Black clayey TOPSOIL, moist (OL)
			2	SS	14	17.9				5.5	704.0	FILL - Brown silty SAND, little gravel, moist (SM)
			3	SS	16	11.6				8.0	701.5	Medium dense brown silty SAND, moist (SM)
			4	SS	9	14.4	3.0	3.31		10.5	699.0	Very stiff brown silty CLAY, little to some sand, trace gravel, moist (CL)
			5	SS	5	11.1	1.0			13.0	696.5	Medium stiff to stiff brown and gray very silty CLAY, little sand, occasional sand seams, very moist (CL-ML)
			6	SS	7	16.5				15.5	694.0	Loose gray SILT, little sand, very moist (ML)
			7	SS	4	15.3				18.0	691.5	Loose gray sandy SILT, very moist (SM)
			8	SS	14	14.2	2.5			22.0	687.5	Very stiff gray silty CLAY, little sand and gravel, moist (CL)
			9	SS	14							Medium dense brown SAND and GRAVEL, wet (SP/GP)
25												End of Boring at 25.0'
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/21/2024** FINISHED **10/21/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
22

ELEVATIONS
GROUND SURFACE **703.5**
END OF BORING **679.7**

WATER LEVEL OBSERVATIONS
▽ WHILE DRILLING **3.0'**
▽ AT END OF BORING **4.0'**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												
			1	SS	6	12.0						FILL - Dark brown clayey TOPSOIL, trace roots, moist (OL)
										3.0	700.5	▽
			2	SS	4	20.9						Loose brown and gray clayey SAND, little gravel, very moist (SC)
5										5.5	698.0	
			3	SS	5	23.2	3.0	3.05				Very stiff brown and gray silty CLAY, little sand, moist (CL)
										8.0	695.5	
10			4	SS	9	17.4	2.5	2.06				Very stiff brownish-gray silty CLAY, little sand, moist (CL)
			5	SS	8	18.0	1.75					
										13.0	690.5	
15			6	SS	19							Medium dense gray SAND and GRAVEL, wet (SP/GP)
										15.5	688.0	
			7	SS	15	15.1	2.5					
			8	SS	22	15.5	2.0					Very stiff to stiff gray silty CLAY, little to some sand, trace gravel, occasional Cobbles, occasional sand seams, moist (CL)
20												
										22.0	681.5	
			9	SS	100/4"	17.9	2.5					Very stiff gray silty CLAY, little sand and gravel, occasional Cobbles and Boulders, moist (CL)
25												Auger Refusal at 23.8'
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/21/2024** FINISHED **10/21/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
23

ELEVATIONS
GROUND SURFACE **699.5**
END OF BORING **674.5**

WATER LEVEL OBSERVATIONS
▽ WHILE DRILLING **13.0'**
▽ AT END OF BORING **13.0'**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												FILL - Black clayey TOPSOIL (OL)
			1	SS	22	3.9				1.0	698.5	FILL - Brown SAND and GRAVEL, damp (SP/GP)
			2	SS	9	4.1				3.0	696.5	Loose brown SAND, little gravel, moist (SP)
5			3	SS	10	15.0	4.5+			5.5	694.0	Hard brown silty CLAY, little to some sand and gravel, moist (CL)
			4	SS	10					8.0	691.5	Medium dense brown SAND, little gravel, moist (SP)
10			5	SS	18					10.5	689.0	Medium dense brown SAND and GRAVEL, moist (SP/GP)
			6	SS	4	7.5				13.0	686.5	Loose gray SAND and GRAVEL, trace silt, wet (SP/GP-GM)
15			7	SS	7	15.8	1.75			15.5	684.0	Stiff gray silty CLAY, little sand, moist (CL)
			8	SS	18	14.5	4.0			18.0	681.5	Hard to very stiff gray silty CLAY, little sand, trace gravel, moist (CL)
25			9	SS	13	17.4	2.0					End of Boring at 25.0'
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/18/2024** FINISHED **10/18/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
24

ELEVATIONS
GROUND SURFACE **688.0**
END OF BORING **663.0**

WATER LEVEL OBSERVATIONS
▽ WHILE DRILLING **5.5'**
▽ AT END OF BORING **7.0'**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0												FILL - Black clayey TOPSOIL (OL)
			1	SS	4	26.2	1.5		99	1.2	686.8	FILL - Brown silty CLAY, little sand, moist to very moist (CL)
			2	SS	5	10.9				3.0	685.0	FILL - Brown clayey SAND and GRAVEL, very moist (SC/GC)
5			3	SS	26	9.2				5.5	682.5	▽ FILL - Brown silty SAND and GRAVEL, wet (SM/GM)
			4	SS	12	14.4	3.75	3.78		8.0	680.0	Very stiff gray silty CLAY, little sand, trace gravel, moist (CL)
10			5	SS	14	14.2	3.0	2.98				
			6	SS	11	14.5	3.5					
15			7	SS	12	13.8	3.0	3.05				
			8	SS	27	12.5	4.5+			18.0	670.0	Hard gray silty CLAY, little sand, trace gravel, occasional silt seams, moist (CL)
20			9A	SS	43	15.1	4.5+	5.94				
			9B			12.5				24.5	663.5	Dense gray SILT, little sand, very moist (ML)
25												End of Boring at 25.0'
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/18/2024** FINISHED **10/18/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
25

ELEVATIONS
GROUND SURFACE **694.0**
END OF BORING **670.2**

WATER LEVEL OBSERVATIONS
 WHILE DRILLING **Dry**
 AT END OF BORING **Dry**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0										0.6	693.4	Black clayey TOPSOIL (OL)
			1	SS	9	7.9				3.0	691.0	Loose brown silty SAND, trace roots, moist (SM)
			2	SS	22	8.5				5.5	688.5	Medium dense brown SAND and GRAVEL, moist (SP/GP)
			3	SS	17	24.8				8.0	686.0	Medium dense reddish-brown clayey SAND and GRAVEL, very moist (SC/GC)
			4	SS	10	14.5	3.0	2.72		10.5	683.5	Very stiff gray silty CLAY, little sand, occasional silt seams, moist (CL)
			5	SS	11	14.0	3.25	2.98		15.5	678.5	Very stiff to stiff gray silty CLAY, little to some sand, trace gravel, moist (CL)
			6	SS	12	14.4	1.75					
			7	SS	11	22.5	3.75	4.17				
			8	SS	12	18.5	2.5			22.0	672.0	Very stiff gray silty CLAY, little sand, trace gravel, moist (CL)
			9	SS	100/4"	12.1	4.5+					Hard gray sandy CLAY, little gravel, occasional Cobbles, moist (CL-ML)
25												Auger Refusal at 23.8'
30												

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.

PROJECT **42 Acre Residential Parcel, 610 Peterson Road, Libertyville, IL**

CLIENT **Pulte Home Company, LLC, 1900 East Golf Road, Schaumburg, IL**



STARTED **10/18/2024** FINISHED **10/18/2024** DRILL RIG NO. **390**

JOB **L-98,016**

BORING
26

ELEVATIONS
GROUND SURFACE **693.5**
END OF BORING **668.5**

WATER LEVEL OBSERVATIONS
 WHILE DRILLING **8.0'**
 AT END OF BORING **8.0'**

Depth (ft.)	Lithology	Length Recovery	SAMPLE		N	WC (%)	Qp (tsf)	Qu (tsf)	γ DRY (pcf)	DEPTH (ft)	ELEV.	SOIL DESCRIPTIONS
			NO.	TYPE								
0											692.3	Black clayey TOPSOIL (OL)
1.2			1	SS	7	18.5	4.5+					Hard brown trace black silty CLAY, little sand, trace organic, moist (CL)
5.5			2	SS	8	17.0	4.5+					
5.5			3	SS	8	13.8						Loose brown silty SAND and GRAVEL, very moist to wet (SM/GM)
10.5			4	SS	6	13.7						
15			5	SS	6	15.6	2.0					Stiff to very stiff gray silty CLAY, little sand, trace gravel, moist to very moist (CL)
15			6	SS	9	15.1	1.5	1.60				
22.0			7	SS	11	15.6	1.75	1.73				
22.0			8	SS	14	13.8	3.0					Very dense gray SILT, little sand, occasional Cobbles, moist (ML)
25.0			9	SS	62	9.8						
25.0												End of Boring at 25.0'

Division lines between deposits represent approximate boundaries between soil types; in-situ, the transition may be gradual.



NOTE: GROUND SURFACE ELEVATIONS AT THE BORINGS WERE ACQUIRED BY TSC USING A TRIMBLE R12 GNSS RECEIVER, BEING ROUNDED TO THE NEAREST 0.5 FOOT.

LEGEND
BORING LOCATION

BORING LOCATION PLAN
 42 ACRE RESIDENTIAL PARCEL
 610 PETERSON ROAD
 LIBERTYVILLE, ILLINOIS

TESTING SERVICE CORPORATION
 457 EAST GUNDERSEN DRIVE
 CAROL STREAM, ILLINOIS 60188

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CHECKED BY: SJP	
JOB NO.: L-98,016	
DATE: 10-17-24	



NOTE: GROUND SURFACE ELEVATIONS AT THE BORINGS WERE ACQUIRED BY TSC USING A TRIMBLE R12 GNSS RECEIVER, BEING ROUNDED TO THE NEAREST 0.5 FOOT.

LEGEND
 **BORING LOCATION**

BORING LOCATION PLAN
 42 ACRE RESIDENTIAL PARCEL
 610 PETERSON ROAD
 LIBERTYVILLE, ILLINOIS

TSC
TESTING SERVICE CORPORATION
 457 EAST GUNDERSEN DRIVE
 CAROL STREAM, ILLINOIS 60188

DRAWN BY: FFE	PAGE NO. 1 OF 1
CHECKED BY: SJP	
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GENERAL NOTES

- EXISTING SITE TOPOGRAPHY, UTILITIES, RIGHT-OF-WAY AND HORIZONTAL CONTROL SHOWN ON THE DRAWINGS WERE OBTAINED FROM A SURVEY PREPARED BY:
KIMLEY-HORN AND ASSOCIATES
4021 WINFIELD ROAD, SUITE 600
WARRENVILLE, IL 60555
TEL: (312) 207-4823
COPIES OF THE SURVEY ARE AVAILABLE FROM THE ENGINEER. SITE CONDITIONS MAY HAVE CHANGED SINCE THE SURVEY WAS PREPARED. CONTRACTORS TO VISIT SITE TO FAMILIARIZE THEMSELVES WITH THE CURRENT CONDITIONS.
- COPIES OF SOILS INVESTIGATION REPORTS MAY BE OBTAINED FROM THE OWNER. ANY BRACING, SHEETING OR SPECIAL CONSTRUCTION METHODS DEEMED NECESSARY BY THE CONTRACTOR IN ORDER TO INSTALL THE PROPOSED IMPROVEMENTS SHALL BE CONSIDERED INCIDENTAL TO THE COST OF THE PROJECT. ANY ADDITIONAL SOILS DATA NEEDED TO CORROBORATE THE CONTRACTOR'S OPINIONS OF THE SUBSOIL CONDITIONS SHALL BE DONE AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL OBTAIN THE OWNER'S WRITTEN AUTHORIZATION TO ACCESS THE SITE TO CONDUCT A SUPPLEMENTAL SOILS INVESTIGATION.
- THE CONTRACTOR SHALL PHOTOGRAPH THE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
- EXCEPT WHERE MODIFIED BY THE CONTRACT DOCUMENTS, ALL PROPOSED WORK SHALL BE IN ACCORDANCE WITH THE FOLLOWING SPECIFICATIONS WHICH ARE HEREBY MADE A PART HEREOF:
 - "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS," AS PREPARED BY IDOT, LATEST EDITION.
 - "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
 - "ILLINOIS RECOMMENDED STANDARDS FOR SEWAGE WORKS," AS PUBLISHED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA), LATEST EDITION.
 - REGULATIONS, STANDARDS AND GENERAL REQUIREMENTS SET FORTH BY THE MUNICIPALITY, UNLESS OTHERWISE NOTED ON THE PLANS.
 - THE NATIONAL ELECTRIC CODE.
 - ALL APPLICABLE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT ARE HEREIN INCORPORATED BY REFERENCE.
- STANDARD SPECIFICATIONS, SUPPLEMENTAL SPECIFICATIONS, AND RECURRING SPECIAL PROVISIONS, CONSTRUCTION PLANS, AND SUBSEQUENT DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. ADDITIONAL SPECIFICATIONS NECESSARY TO COMPLETE THE CONTRACTOR'S WORK MAY NOT BE SPECIALLY NOTED, BUT ARE CONSIDERED A PART OF THE CONTRACTOR'S CONTRACT.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL ITEMS REQUIRED FOR CONSTRUCTION OF THE PROJECT, AS SHOWN ON THE PLANS, ARE INCLUDED IN THE CONTRACT. ANY ITEM NOT SPECIALLY INCLUDED IN THE CONTRACT, BUT SHOWN ON THE PLANS, SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IN THE EVENT OF A DISCREPANCY WITH THE PLANS AND QUANTITIES.
- THE CONTRACTOR IS RESPONSIBLE FOR HAVING A SET OF "APPROVED" ENGINEERING PLANS WITH THE CONTRACTOR'S OFFICE PRIOR TO THE START OF CONSTRUCTION. IF THERE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS, HE MUST IMMEDIATELY REPORT THEM TO THE SURVEYOR OR ENGINEER BEFORE DOING ANY WORK. OTHERWISE, THE CONTRACTOR ASSUMES FULL RESPONSIBILITY FOR THE CONSTRUCTION. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS, SPECIFICATIONS, AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTIONS FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILURE TO SECURE WRITTEN INSTRUCTIONS SHALL BE CONSIDERED TO HAVE PROCEEDED AT THE CONTRACTOR'S OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING FROM THE CONSTRUCTION PLANS, THE CONTRACTOR SHALL CONTACT THE ENGINEER. THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
- THE CONTRACTOR SHALL SUBSCRIBE TO ALL GOVERNING REGULATIONS AND SHALL OBTAIN ALL NECESSARY PUBLIC AGENCY PERMITS PRIOR TO STARTING WORK. THE CONTRACTOR, BY USING THESE PLANS FOR OTHER WORK, AGREES TO HOLD HARMLESS KIMLEY-HORN AND ASSOCIATES, INC., THE ENGINEER, CITY, TOWN, COUNTY, STATE, AND FEDERAL AGENCIES AND THE OWNER FROM ANY AND ALL LIABILITY, CLAIMS, DAMAGES, AND THE COST OF DEFENSE ARISING OUT OF CONTRACTOR(S) PERFORMANCE OF THE WORK DESCRIBED HEREIN.
- THE ENGINEER AND OWNER ARE NOT RESPONSIBLE FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, PROCEDURES, TIME PERFORMANCE, PROGRAMS OR FOR ANY SAFETY PRECAUTIONS USED BY THE CONTRACTOR. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR EXECUTION OF THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND SPECIFICATIONS.
- CONSTRUCTION MATERIALS AND/OR EQUIPMENT MAY NOT BE STORED IN THE RIGHT-OF-WAY, AS DIRECTED BY THE OWNER.
- EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHT-OF-WAYS ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF THESE UTILITIES LINES AND THEIR PROTECTION FROM DAMAGE DURING CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OF ANY NATURE ARE ENCOUNTERED WHICH CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
- OWNER SHALL OBTAIN EASEMENTS AND APPROVAL OF 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 AND EASEMENTS.
- 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 SURVEYOR AT THE CONTRACTOR'S EXPENSE.
- NOTIFICATION OF COMMENCING CONSTRUCTION:
 - THE CONTRACTOR SHALL NOTIFY AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY ALL TESTING AGENCIES, THE MUNICIPALITY, AND THE OWNER 48-HOURS IN ADVANCE OF CONSTRUCTION.
 - FAILURE OF THE CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN THE TESTING COMPANIES TO BE UNABLE TO VISIT THE SITE AND PERFORM TESTING WILL CAUSE THE CONTRACTOR TO SUSPEND THE OPERATION TO BE TESTED UNTIL THE TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.
- ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL EMERGENCY TRAFFIC, AS DIRECTED BY THE MUNICIPALITY.
- ANY EXISTING SIGNS, LIGHT STANDARDS, AND UTILITY POLES THAT INTERFERE WITH CONSTRUCTION OPERATIONS AND ARE NOT NOTED ON THE PLANS FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE. ANY DAMAGE TO EXISTING UTILITIES OR ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET SHALL BE DELIVERED TO THE RESPECTIVE OWNERS.
- ALL TREES TO BE SAVED SHALL BE IDENTIFIED PRIOR TO CONSTRUCTION BY THE LANDSCAPE ARCHITECT AND SHALL BE PROTECTED PER IDOT SECTION 201.05. THE RIGHT-OF-WAY LINE AND LIMITS OF THE CONTRACTOR'S OPERATIONS SHALL BE CLEARLY DEFINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL TREES NOTED TO REMAIN SHALL BE PROTECTED FROM DAMAGE TO TRUNK BRANCHES AND ROOTS. NO EXCAVATING, FILLING OR GRADING IS TO BE DONE INSIDE THE DRIP LINE OF TREES UNLESS OTHERWISE INDICATED.
- LIME PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF AN APPROVED LANDSCAPE ARCHITECT, FORESTER, OR ARBORIST AND SHALL UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THE CONTRACTOR'S WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR'S OWN EXPENSE. ALL CUTS OVER ONE (1) INCH IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.
- ALL EXISTING PAVEMENT OR CONCRETE TO BE REMOVED SHALL BE SAWCUT ALONG LIMITS OF PROPOSED REMOVAL BEFORE COMMENCEMENT OF PAVEMENT REMOVAL.
- 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. THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS A PAY ITEM IS LISTED ON THE BID LIST.
- 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 THE CONTRACTOR'S OWN EXPENSE. THE CONTRACTOR IS RESPONSIBLE FOR ANY PERMITS REQUIRED FOR SUCH DISPOSAL.
- 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 CLEANUP, AS DIRECTED BY THE ENGINEER OR OWNER, BURNING ON THE SITE IS NOT PERMITTED.
- NO UNDERGROUND WORK WITHIN THE PUBLIC RIGHT-OF-WAY 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, AND SURFACE, AND PRIOR TO POURING ANY CONCRETE AFTER FORMS HAVE BEEN SET, AS NECESSARY.
- WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND PIPE SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THE CONTRACTOR'S WORK SHALL NOT BE PAID FOR UNLESS IT IS MERGED INTO THE CONTRACT UNIT PRICE EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR STORM SEWERS. CLEANING SHALL BE PAYMENT IN FULL FOR CLEANING, PATCHING, REMOVAL, AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. NO EXTRA PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR STORM SEWERS CONSTRUCTED AS PART OF THE CONTRACTOR'S PROJECT.
- 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 PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (1-800-892-0123) AND THE MUNICIPALITY FOR UTILITY LOCATIONS.
- THE GENERAL CONTRACTOR SHALL COORDINATE WITH UTILITY COMPANIES TO PROVIDE CABLE TV, PHONE, ELECTRIC, GAS AND IRRIGATION SERVICES. GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING SITE LAYOUTS FOR THESE UTILITIES AND SHALL COORDINATE AND PROVIDE CONDUIT CROSSINGS AS REQUIRED. THIS COORDINATION SHALL BE CONSIDERED INCIDENTAL TO GENERAL CONTRACTOR AGREEMENT WITH THE OWNER. ANY CONFLICTS IN UTILITY LINES SHALL BE CORRECTED BY THE GENERAL CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR IS TO VERIFY ALL EXISTING STRUCTURES AND FACILITIES AT ALL PROPOSED UTILITY CONNECTION LOCATIONS AND NOTIFY ENGINEER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL AND STARTING WORK.
- ANY FIELD TIES ENCOUNTERED SHALL BE INSPECTED BY THE ENGINEER. THE DRAIN TIE SHALL BE CONNECTED TO THE STORM SEWER SYSTEM AND THE STORM SEWER SYSTEM SHALL BE INSPECTED AT THE LOCATIONS AND TURNED OVER TO THE ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THE CONTRACTOR'S WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT, AND NO ADDITIONAL COMPENSATION SHALL BE ALLOWED.

PAVING NOTES

- GENERAL
- PAVING WORK INCLUDES FINAL SUBGRADE PREPARATION, AND COMPACTION; PLACEMENT OF SUBBASE OR BASE COURSE MATERIALS; BITUMINOUS BINDER AND/OR SURFACE COURSES; FORMING, FINISHING, CURING, CONCRETE PAVEMENT, CURBS, AND WALKS; AND FINAL CLEAN-UP AND ALL RELATED WORK.
- COMPACTION REQUIREMENTS [REFERENCE ASTM D-1557 (MODIFIED PROCTOR)] FOR SUBGRADE, SUBBASE, AGGREGATE BASE COURSE, AND BITUMINOUS COURSES SHALL MEET ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) HIGHWAY STANDARDS.
- IT SHALL BE THE CONTRACTOR'S SOLE RESPONSIBILITY TO PROVIDE PROPER BARRICADING WARNING DEVICES FOR THE SAFE MANAGEMENT OF TRAFFIC WITHIN THE AREA OF CONSTRUCTION. ALL SUCH DEVICES AND THEIR INSTALLATION SHALL CONFORM TO THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), LATEST EDITION, AND IN ACCORDANCE WITH THE MUNICIPALITY CODE.
- SUBGRADE PREPARATION
 - EARTHWORK FOR PROPOSED PAVEMENT SUBGRADE SHALL BE FINISHED TO WITHIN 0.01 FOOT, PLUS OR MINUS, OF PLAN ELEVATION. THE CONTRACTOR SHALL CONFIRM THAT THE SUBGRADE HAS BEEN PROPERLY PREPARED AND THAT THE FINISHED TOP SUBGRADE ELEVATION HAS BEEN GRATED WITHIN TOLERANCES ALLOWED IN THESE SPECIFICATIONS. UNLESS THE CONTRACTOR ADVISES THE ENGINEER IN WRITING PRIOR TO FIELD GRADING FOR BASE COURSE CONSTRUCTION, IT IS UNDERSTOOD THAT THE CONTRACTOR HAS APPROVED AND ACCEPTS THE RESPONSIBILITY FOR THE SUBGRADE.
 - PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE SUBGRADE MUST BE PROOF-ROLLED AND INSPECTED FOR UNSUITABLE MATERIALS AND/OR EXCESSIVE MOVEMENT. IF UNSUITABLE SUBGRADE IS ENCOUNTERED, IT SHALL BE CORRECTED. THIS MAY INCLUDE ONE OR MORE OF THE FOLLOWING CONSTRUCTION METHODS DESCRIBED IN WRITING BY THE ENGINEER:
 - SCARIFY, DISC, AND AERATE.
 - REMOVE AND REPLACE WITH STRUCTURAL CLAY FILL.
 - REMOVE AND REPLACE WITH GRANULAR MATERIAL.
 - USE OF GEOTEXTILE FABRIC:
MAXIMUM DEFLECTION ALLOWED IN ISOLATED AREAS MAY BE ONE-QUARTER (1/4) INCH TO ONE-HALF (1/2) INCH IF NO DEFLECTION OCCURS OVER THE MAJORITY OF THE AREA.
- 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 INCH) OF FINAL SUBGRADE ELEVATION. TO A POINT TWO (2) FEET BEYOND THE BACK OF THE CURB, SO AS TO ENSURE THE PROPER THICKNESS OF THE BASE COURSE. NO CLAIMS FOR EXCESS QUANTITY OF BASE MATERIALS DUE TO IMPROPER SUBGRADE PREPARATION WILL BE HONORED.
- PRIOR TO PLACEMENT OF THE BASE COURSE, THE SUBGRADE SHALL BE APPROVED BY THE TESTING ENGINEER.
- CONCRETE WORK
 - ALL EXTERIOR CONCRETE SHALL BE PORTLAND CEMENT CONCRETE WITH AIR ENTRAINMENT OF NOT LESS THAN FIVE (5%) OR MORE THAN EIGHT (8%) PERCENT. CONCRETE SHALL BE A MINIMUM OF SIX (6) INCHES THICK UNLESS OTHERWISE SPECIFIED. A MINIMUM OF 4,000 PSI COMPRESSIVE STRENGTH AT TWENTY-EIGHT (28) DAYS. ALL CONCRETE SHALL BE BROOM-FINISHED PERPENDICULAR TO THE DIRECTION OF TRAVEL.
 - 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 SPECIFICATIONS FOR CURB AND GUTTER. THE CONTRACTOR SHALL MAINTAIN THE GUTTER FLAG THICKNESS AND AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH A MINIMUM OF TWO (2) INCHES BY TWO (2) INCHES, SHALL BE USED. EPOXY-COATED STEEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES.
 - CURBS SHALL BE DEPRESSED AND MEET THE SLOPE REQUIREMENTS OF THE ILLINOIS ACCESSIBILITY CODE AT LOCATIONS WHERE PUBLIC WALKS INTERSECT CURB LINES AND OTHER LOCATIONS, AS DIRECTED, FOR THE PURPOSE OF PROVIDING ACCESSIBILITY.
 - THE CURBS SHALL BE BACKFILLED AFTER THEIR CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE.
 - CONCRETE SIDEWALK SHALL BE IN ACCORDANCE WITH THE ABOVE AND THE PLANS. PROVIDE SCORED JOINTS AT 12-18 INCH INTERVALS. PROVIDE CURB AND GUTTER JOINTS AT 20-30 FOOT INTERVALS AND ADJACENT TO CONCRETE CURBS, DRIVEWAYS, FOUNDATIONS, AND OTHER STRUCTURES.
 - CONCRETE CURING AND PROTECTION SHALL BE PER IDOT STANDARDS. TWO (2) COATS OF IDOT APPROVED CURING AGENT SHALL BE APPLIED TO ALL EXPOSED CONCRETE SURFACES.
 - THE COST OF AGGREGATE BASE OR SUBBASE UNDER CONCRETE WORK SHALL BE INCLUDED IN THE COST OF THE RESPECTIVE CONCRETE ITEM.
- FLEXIBLE PAVEMENT
 - THE PAVEMENT MATERIALS FOR BITUMINOUS STREETS, PARKING LOTS, AND DRIVE AISLES SHALL BE AS DETAILED ON THE PLANS. UNLESS OTHERWISE SHOWN ON THE PLANS, THE FLEXIBLE PAVEMENTS SHALL CONSIST OF AGGREGATE BASE COURSE, TYPE B, HMA BINDER COURSE, 1 1/2 INCH, AND HMA SURFACE COURSE, MIX N50, OF THE THICKNESS AND MATERIALS SPECIFIED ON THE PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.
 - 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 0.05 TO 0.10 GALLONS PER SQUARE YARD PRIOR TO PLACING THE BINDER COURSE. PRIME COAT MATERIALS SHALL BE IDOT APPROVED.
 - 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 MAINTENANCE EQUIPMENT AND STAFF NECESSARY, INCLUDING THE USE OF TRUCKS AND MATERIALS, 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 PER IDOT STANDARDS.
 - SEAMS IN BAM, BINDER, AND SURFACE COURSE SHALL BE STAGGERED A MINIMUM OF 6 INCHES.
 - TESTING AND FINAL ACCEPTANCE.
 - THE CONTRACTOR SHALL FOLLOW THE QUALITY CONTROL TESTING PROGRAM FOR CONCRETE AND PAVEMENT MATERIALS ESTABLISHED BY THE MATERIALS/TESTING ENGINEER.
 - PRIOR TO PLACEMENT OF THE BITUMINOUS CONCRETE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED BY THE MUNICIPALITY, SHALL OBTAIN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL WHERE DIRECTED, FOR THE PURPOSE OF THICKNESS VERIFICATION.
 - WHEN REQUIRED BY THE 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 REQUIRED BY IDOT STANDARDS.
 - FINAL ACCEPTANCE OF THE TOTAL PAVEMENT INSTALLATION SHALL BE SUBJECT TO THE TESTING AND CHECKING REQUIREMENTS CITED ABOVE.
- ALL MATERIAL AND CONSTRUCTION SHALL CONFORM TO THE MUNICIPALITY CODE. WHEN CONFLICTS ARISE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

EARTHWORK NOTES

- GENERAL
 - IT IS THE CONTRACTOR'S RESPONSIBILITY TO UNDERSTAND THE SOIL AND GROUNDWATER CONDITIONS AT THE SITE.
 - 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 BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.
 - THE CONTRACTOR WILL NOTE THAT THE ELEVATIONS SHOWN ON THE CONSTRUCTION PLANS ARE FINISHED GRADE AND THAT PAVEMENT THICKNESS, TOPSOIL, ETC., MUST BE ADDED TO THESE ELEVATIONS.
 - 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 UNDERCUTS. ALL MATERIAL QUANTITIES AND BE KNOWLEDGEABLE OF ALL SITE CONDITIONS.
 - 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 FILL FILTERS, TO PROTECT ADJACENT PROPERTY, WETLANDS, ETC., SHALL OCCUR BEFORE GRADING BEGINS.
 - PRIOR TO COMMENCEMENT OF GRADING ACTIVITIES, THE CONTRACTOR SHALL ERECT A CONSTRUCTION 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.
- TOPSOIL EXCAVATION INCLUDES:
 - EXCAVATION OF TOPSOIL AND OTHER STRUCTURALLY UNSUITABLE MATERIALS WITHIN THOSE AREAS THAT WILL REQUIRE EXCAVATION OR CORRECTED EARTH FILL MATERIAL. EXISTING VEGETATION SHALL BE REMOVED PRIOR TO STRIPPING TOPSOIL OR FILLING AREAS.
 - PLACEMENT OF 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.
 - TOPSOIL STOCKPILED FOR REUSE 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.
 - TOPSOIL REUSE SHALL INCLUDE HAULING AND SPREADING SIX (6) INCHES OF TOPSOIL DIRECTLY OVER AREAS TO BE LANDSCAPED WHERE SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
 - MODERATE COMPACTION IS REQUIRED IN NON-STRUCTURAL FILL AREAS.
- EARTH EXCAVATION INCLUDES:
 - EXCAVATION OF SUBSURFACE MATERIALS WHICH ARE SUITABLE FOR USE AS STRUCTURAL FILL. THE EXCAVATION SHALL BE TO WITHIN A TOLERANCE OF 0.1 FEET ABOVE THE FINISHED 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.
 - PLACEMENT OF 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 MATERIALS 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 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 UNSUITABLE MATERIALS UNLESS SPECIALLY DIRECTED BY A SOILS ENGINEER WITH THE CONCURRENCE OF THE OWNER.
- COMPACTION OF SUITABLE MATERIALS SHALL BE TO AT LEAST 93% OF THE MODIFIED PROCTOR DRY DENSITY WITH PROPOSED PAVEMENT AREAS, SIDEWALK, ETC. COMPACTION SHALL BE AT LEAST 95% OF THE MODIFIED PROCTOR WITHIN PROPOSED BUILDING PAD AREAS.
- UNSUITABLE MATERIAL: UNSUITABLE MATERIALS SHALL BE CONSIDERED MATERIAL THAT IS NOT SUITABLE FOR USE AS SUBGRADE OR PAVEMENT AND BUILDING CONSTRUCTION, AND IS ENCOUNTERED BELOW PROPOSED TOPSOIL DEPTHS AND THE PROPOSED SUBGRADE ELEVATION. THE DECISION TO REMOVE SAID MATERIAL AND TO WHAT EXTENT SHALL BE MADE BY THE ENGINEER WITH THE CONCURRENCE OF THE OWNER.
- MISCELLANEOUS. THE CONTRACTOR SHALL:
 - SPREAD AND COMPACT UNIFORMLY TO THE DEGREE SPECIFIED ALL EXCESS TRENCH SPOIL AFTER COMPLETION OF THE UNDERGROUND IMPROVEMENTS.
 - 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.
 - ADD WATER TO DRY MATERIAL IN ORDER TO ADJUST THE MOISTURE CONTENT FOR THE PURPOSE OF ACHIEVING THE SPECIFIED COMPACTION.
 - BACKFILL THE CURB AND GUTTER AFTER ITS CONSTRUCTION AND PRIOR TO THE PLACEMENT OF THE BASE COURSE MATERIAL.
 - TESTING AND FINAL ACCEPTANCE.
 - 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 THE TESTING ENGINEER AND THE OWNER. (SEE PAVING SPECIFICATIONS.)
 - ANY UNSUITABLE AREA ENCOUNTERED AS A RESULT OF PROOF ROLLING SHALL BE REMOVED AND REPAIRED WITH SUITABLE MATERIAL, OTHERWISE CORRECTED AND APPROVED BY THE ENGINEER.

SIGNAGE AND PAVEMENT MARKING NOTES

- ALL SIGNING AND PAVEMENT MARKING SHALL BE IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) STANDARDS.
- SIGNS: SIGNS SHALL BE CONSTRUCTED OF 0.800-INCH THICK FLAT ALUMINUM PANELS WITH REFLECTORIZED LEGEND ON THE FACE. LEGEND SHALL BE IN ACCORDANCE WITH THE MUTCD.
- POSTS: SIGN POSTS SHALL BE A HEAVY-DUTY STEEL "U" SHAPED CHANNEL WEIGHING 30 POUNDS/FOOT, SUCH AS A TYPE B METAL POST, AS PER THE IDOT STANDARDS (OR 2-INCH PERFORATED STEEL TUBE).
- SIGNS AND POSTS SHALL BE INSTALLED IN ACCORDANCE WITH IDOT STANDARDS.
- PAVEMENT MARKINGS: ALL PAVEMENT MARKINGS IN THE PUBLIC RIGHT-OF-WAY, SUCH AS STOP LINES, CENTERLINES, CROSSWALKS, AND DIRECTIONAL ARROWS, SHALL BE REFLECTORIZED THERMOPLASTIC ON ASPHALT AND MODIFIED URETHANE ON CONCRETE OR AS APPROVED BY IDOT.
- PAVEMENT MARKINGS ON BIKI PATHS, PARKING LOT STALLS, AND SIMILAR "LOW-WEAR" APPLICATIONS, SHALL BE PAINTED IN ACCORDANCE WITH IDOT STANDARDS.
- COLOR, WIDTH, STYLE, AND SIZE OF ALL MARKINGS SHALL BE IN ACCORDANCE WITH THE MUTCD AND LOCAL CODE. STANDARD PARKING SPACES SHALL BE PAINTED WHITE OR YELLOW PER LOCAL CODE.
- THERMOPLASTIC MARKINGS SHALL BE INSTALLED WHEN THE PAVEMENT TEMPERATURE IS 55 DEGREES FAHRENHEIT AND RISING. PAINT MARKINGS MAY BE INSTALLED WHEN THE AIR TEMPERATURE IS 50 DEGREES FAHRENHEIT AND RISING-MODIFIED URETHANE MARKINGS SHALL BE INSTALLED DURING CONDITIONS OF DRY WEATHER AND WHEN THE PAVEMENT TEMPERATURE IS 40 DEGREES FAHRENHEIT AND RISING.

SANITARY SEWER NOTES

- SANITARY SEWER PIPE: ALL SANITARY SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN, UNLESS OTHERWISE NOTED ON THE PLANS. ALL SANITARY SEWER PIPE SHALL BE POLYETHYLENE GLYCOL PLASTIC PIPE (PVC SDR-26), CONFORMING TO ASTM D3034 AND D2241 WITH ELASTOMER GASKET JOINTS CONFORMING TO ASTM D319 AND D3912. ANY CHANGES TO THE PIPE MATERIAL, SIZE AND TYPE MUST BE APPROVED BY THE OWNER, ENGINEER AND VILLAGE OF LIBERTYVILLE PRIOR TO ORDERING MATERIALS OR INSTALLING THE PIPE. ALL SANITARY SEWER PIPE SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING:

PIPE SIZE	CODE	PIPE MATERIAL
4" - 12"	PVC	POLYETHYLENE GLYCOL PLASTIC PIPE (PVC SDR-26) (ASTM D3034 AND D2241)
4" - 48"	DIP	DUCTILE IRON PIPE, CLASS 52 (ANSI 21.51 AND AWWA C151)
- BAND-SEAL OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE USED WHEN CONNECTING SEWER PIPES OF DIFFERENT SIZES. BAND-SEAL OR SIMILAR FLEXIBLE-TYPE COUPLINGS SHALL BE CAREFULLY PLACED TO BEDDING THICKNESS EQUAL TO 1/4 THE OUTSIDE DIAMETER OF THE SEWER PIPE, BUT NO LESS THAN FOUR (4) INCHES NOR MORE THAN EIGHT (8) INCHES. AS A MINIMUM, THE MATERIAL SHALL MEET THE REQUIREMENTS OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" OF THE STATE OF ILLINOIS OR ASTM C-33. THE GRADATION SHALL CONFORM TO GRADATION CA-11 OF THE ILLINOIS STANDARD SPECIFICATIONS AND SHALL BE EXTENDED AT LEAST 12" ABOVE THE TOP OF THE PIPE WHEN USING PVC.
- ALL UNSUITABLE MATERIALS SHALL BE REMOVED BEFORE THE PROPOSED SANITARY SEWER AND REPLACED WITH COMPACTED CRUSHED GRAVEL OR STONE PER IDOT STANDARDS AND AS DIRECTED BY THE ENGINEER.
- ALL TRENCHES BENEATH PROPOSED OR EXISTING UTILITIES, PAVEMENTS, ROADWAYS, SIDEWALKS, AND FOR A DISTANCE OF TWO (2) FEET ON EITHER SIDE OF SAME, AND/OR WHERE SHOWN ON THE PLANS, SHALL BE BACKFILLED WITH SELECT GRANULAR BACKFILL PER IDOT STANDARDS AND THOROUGHLY MECHANICALLY COMPACTED IN 6-INCH THICK (LUMP MEASUREMENT) LAYERS. JETTING WITH WATER IS NOT PERMITTED.
- 16.1.1. WATERMANS SHALL BE LAID AT LEAST TEN (10) FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN, STORM SEWER, SANITARY SEWER, OR SEWER SERVICES CONNECTION.

- 16.1.2. WATERMANS MAY BE LAID CLOSER THAN TEN (10) FEET TO A SEWER LINE WHEN:
 - 16.1.2.1. LOCAL CONDITIONS PREVENT A LATERAL SEPARATION OF TEN (10) FEET;
 - 16.1.2.2. THE WATERMAIN INVERT IS AT LEAST EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE SEWER.
- 16.1.2.3. THE WATERMAIN IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDESIGNED EARTH SHELVE LOCATED TO ONE IS TO THE SEWER.
- 16.1.3. WHEN IT IS IMPOSSIBLE TO MEET (1) OR (2) ABOVE, BOTH THE WATERMAIN AND DRAIN OR SEWER SHALL BE CONSTRUCTED OF SLIP-ON OR MECHANICAL JOINT CAST OR DUCTILE IRON PIPE, PRESTRESSED CONCRETE PIPE, OR PVC PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION AND IN CONFORMANCE WITH THE ILLINOIS STANDARDS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS. THE DRAIN OR SEWER SHALL BE PRESSURE-TESTED TO THE MAXIMUM EXPECTED SURCHARGE HEAD BEFORE BACKFILLING.
- 16.2. VERTICAL SEPARATION
 - 16.2.1. A WATERMAIN SHALL BE LAID SO THAT ITS INVERT IS EIGHTEEN (18) INCHES ABOVE THE CROWN OF THE DRAIN OR SEWER WHENEVER WATERMANS CROSS STORM SEWERS, SANITARY SEWERS, OR SEWER SERVICE CONNECTIONS. THE VERTICAL SEPARATION SHALL BE MAINTAINED FOR THAT PORTION OF THE WATERMAIN LOCATED WITHIN TEN (10) FEET HORIZONTALLY OF ANY SEWER OR DRAIN CROSSING. A LENGTH OF WATERMAIN PIPE SHALL BE CENTERED OVER THE SEWER OR DRAIN.
 - 16.2.2. BOTH THE STORM SEWER AND SANITARY SEWER SHALL BE CONSTRUCTED WITH PIPE EQUIVALENT TO WATERMAIN STANDARDS OF CONSTRUCTION OR THE STORM SEWER SHALL BE CONSTRUCTED USING "O" RING GASKET JOINTS, PER ASTM C-443, OR THE WATERMAIN MAY BE IN ENCASED IN A WATER-TIGHT CASING PIPE WHEN:
 - 16.2.2.1. IT IS IMPOSSIBLE TO OBTAIN THE PROPER VERTICAL SEPARATION, AS DESCRIBED ABOVE; OR
 - 16.2.2.2. THE WATERMAIN PASSES UNDER A SEWER OR DRAIN.
 - 16.2.3. A VERTICAL SEPARATION OF EIGHTEEN (18) INCHES BETWEEN THE INVERT OF THE SEWER OR DRAIN AND THE CROWN OF THE WATERMAIN SHALL BE MAINTAINED WHERE A WATERMAIN CROSSING THE SEWER OR DRAIN LINES TO PREVENT SETTLING AND BREAKING OF THE WATERMAIN.
 - 16.2.4. CONSTRUCTION SHALL EXTEND ON EACH SIDE OF THE CROSSING UNTIL THE NORMAL DISTANCE FROM THE WATERMAIN TO THE SEWER OR DRAIN LINE IS AT LEAST TEN (10) FEET.

- 16.3. TESTING THE ALIGNMENT/STRAIGHTNESS SHALL BE IN ACCORDANCE WITH THE MUNICIPALITY CODE.
- 16.4. TELEVISION: IF REQUIRED BY THE MUNICIPALITY, ALL SANITARY SEWERS SHALL BE TELEVISIONED, AND A COPY OF THE TAPE AND A WRITTEN REPORT SHALL BE SUBMITTED AND REVIEWED BY THE 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 IN WRITING. IDENTIFY DEFECTS FROM APPROVED PLANS. ORDER OF WRITTEN REPORT SHALL BE THE SAME AS THE WEDOT/FATS.
17. TEST RESULTS: IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND REPAIR, OR REPLACE, ALL MATERIALS AND WORKMANSHIP, AS MAY BE NECESSARY TO COMPLY WITH THE TEST REQUIREMENTS.
18. CERTIFICATION: CONTRACTOR SHALL SUBMIT CERTIFIED COPIES OF ALL REPORTS OF TESTS CONDUCTED BY AN INDEPENDENT LABORATORY BEFORE INSTALLATION OF PVC PLASTIC PIPE. TESTS SHALL BE CONDUCTED IN ACCORDANCE WITH STANDARD METHOD OF TEST FOR "EXTERNAL LEAKAGE PROPERTIES OF PLASTIC PIPE" BY SPALLS PLATE LOADING ASTM STANDARD D-2241, AS APPROPRIATE FOR THE PIPE. TO BE USED. TESTS SHALL ALSO BE CONDUCTED TO DEMONSTRATE JOINT PERFORMANCE AT FIVE (5) PERCENT MAXIMUM DIAMETRIC DEFLECTION OF THE SPIGOT.
19. CONTRACTOR SHALL VERIFY THAT THE TESTING METHODS DESIGNATED HEREIN ARE ACCEPTABLE TO THE LOCAL AUTHORITIES HAVING JURISDICTION OVER THIS PROJECT.

STORM SEWER NOTES

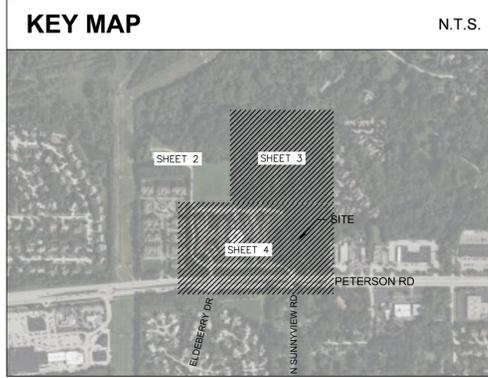
1. STORM SEWER PIPE: ALL STORM SEWER PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN, UNLESS OTHERWISE NOTED ON THE PLANS. ALL STORM SEWER PIPE SHALL BE REINFORCED CONCRETE PIPE, IN ACCORDANCE WITH IDOT STANDARD SPECIFICATIONS FOR STORM SEWER PIPE. THE CONTRACTOR SHALL MAINTAIN THE GUTTER FLAG THICKNESS AND AGGREGATE BASE COURSE THICKNESS BENEATH THE CURB AND GUTTER. PRE-MOLDED FIBER EXPANSION JOINTS, WITH A MINIMUM OF TWO (2) INCHES BY TWO (2) INCHES, SHALL BE USED. EPOXY-COATED STEEL BARS, SHALL BE GREASED AND FITTED WITH METAL EXPANSION TUBES.
2. BAND-SEAL OR SIMILAR COUPLING SHALL BE USED WHEN JOINING SEWER PIPES OF DISSIMILAR MATERIALS.
3. ALL FOOTING DRAIN DISCHARGE PIPES AND DOWN SPOUTS SHALL DISCHARGE TO THE STORM SEWER SYSTEM.
4. CONSTRUCTION: ALL STORM SEWERS ARE TO BE CONSTRUCTED USING A LASER INSTRUMENT TO MAINTAIN LINE AND GRADE.
5. COVER: THE CONTRACTOR SHALL MAINTAIN AT LEAST TWO (2) FEET OF COVER OVER THE TOP OF SHALLOW PIPES AT ALL TIMES DURING CONSTRUCTION. THE CONTRACTOR SHALL MOUND OVER ANY PIPES THAT HAVE LESS THAN TWO (2) FEET OF COVER DURING CONSTRUCTION UNTIL THE AREA IS FINAL GRADE.
6. STRUCTURES: MANHOLE, CATCH BASIN, AND INLET BODYS SHALL BE PRECAST CONCRETE SECTIONAL UNITS OR MONOLITHIC CONCRETE. MANHOLES AND CATCH BASINS SHALL BE A MINIMUM OF FOUR (4) FEET IN DIAMETER UNLESS OTHERWISE SPECIFIED ON THE PLANS. STRUCTURE JOINTS SHALL BE SEALED WITH "O" RING OR BUTYL ROPE. A MAXIMUM OF TWELVE (12) INCHES OF ADJUSTING RINGS SHALL BE ALLOWED ON THE PLANS.
7. A CONCRETE BENCH TO DIRECT FLOWS SHALL BE CONSTRUCTED IN THE BOTTOM OF ALL INLETS AND MANHOLES.
8. THE FRAME, GATE, AND/OR CLOSED LID SHALL BE CAST IRON OF THE STYLE SHOWN ON THE PLANS.
9. CLEANING: THE STORM SEWER SYSTEM SHALL BE THOROUGHLY CLEANED PRIOR TO FINAL INSPECTION AND TESTING.
10. THE STORM SEWER PIPE SHALL BE TELEVISION IF REQUIRED BY THE MUNICIPALITY.
11. MANHOLES, CATCH BASINS, INLETS, FRAMES, GRATES, AND OTHER STRUCTURES SHALL BE CONSTRUCTED OF THE TYPE, STYLE, AND SIZE AS SET FORTH WITH THE ORDINANCES AND STANDARDS OF THE MUNICIPALITY.
12. ALL PVC PIPES CONNECTED TO REINFORCED CONCRETE PIPE SHALL BE CORED AND BOOTED PER THE MUNICIPALITY REQUIREMENTS.

WATERMAIN NOTES

1. WATERMAIN PIPE: ALL WATERMAIN PIPE MATERIAL, SIZE AND TYPE SHALL BE INSTALLED AS INDICATED ON THE UTILITY PLAN, UNLESS OTHERWISE NOTED ON THE PLANS. ALL WATERMAIN PIPE SHALL BE BETWEEN MUNICIPAL CODE, GENERAL NOTES AND SPECIFICATIONS, THE MORE STRINGENT SHALL TAKE PRECEDENCE.

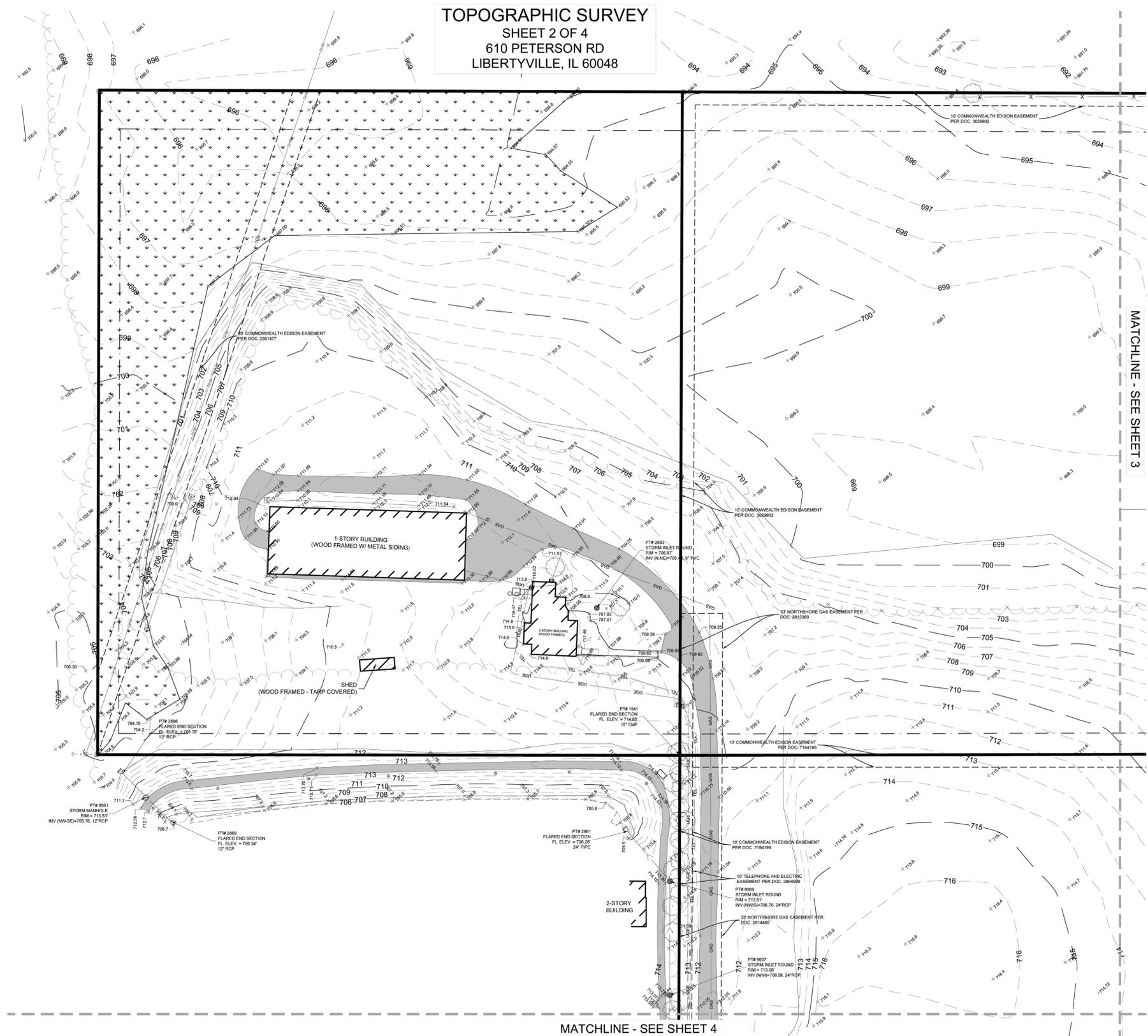
PIPE SIZE	CODE	PIPE MATERIAL
12"-60"	PVC	REINFORCED CONCRETE PIPE (ASTM C76); SEE IDOT SPECS FOR PIPE CLASS
3"-12"	RPC	

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WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

TOPOGRAPHIC SURVEY
 SHEET 2 OF 4
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 LIBERTYVILLE, IL 60048



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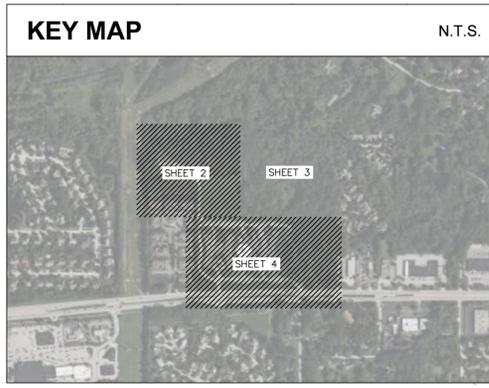
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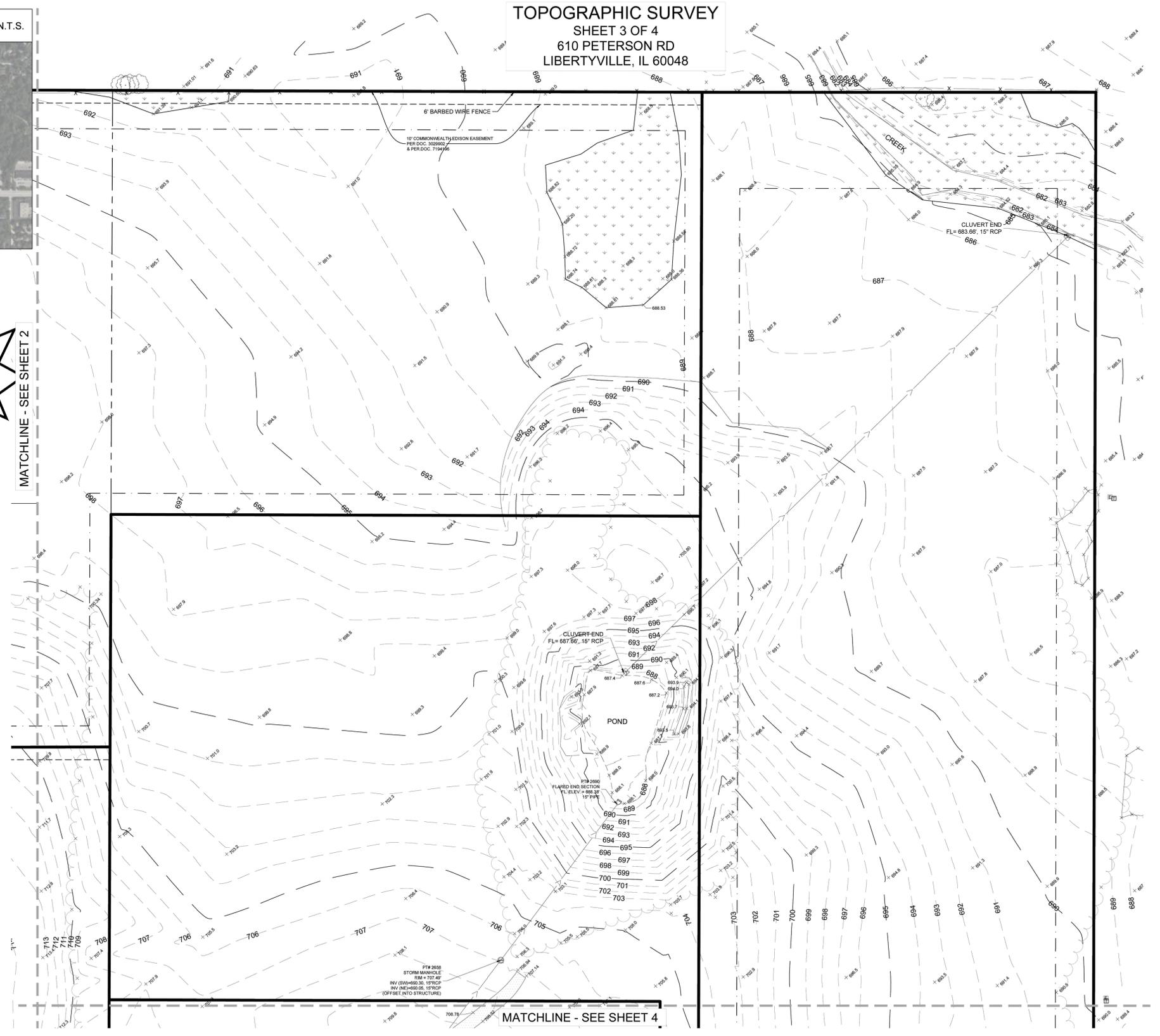
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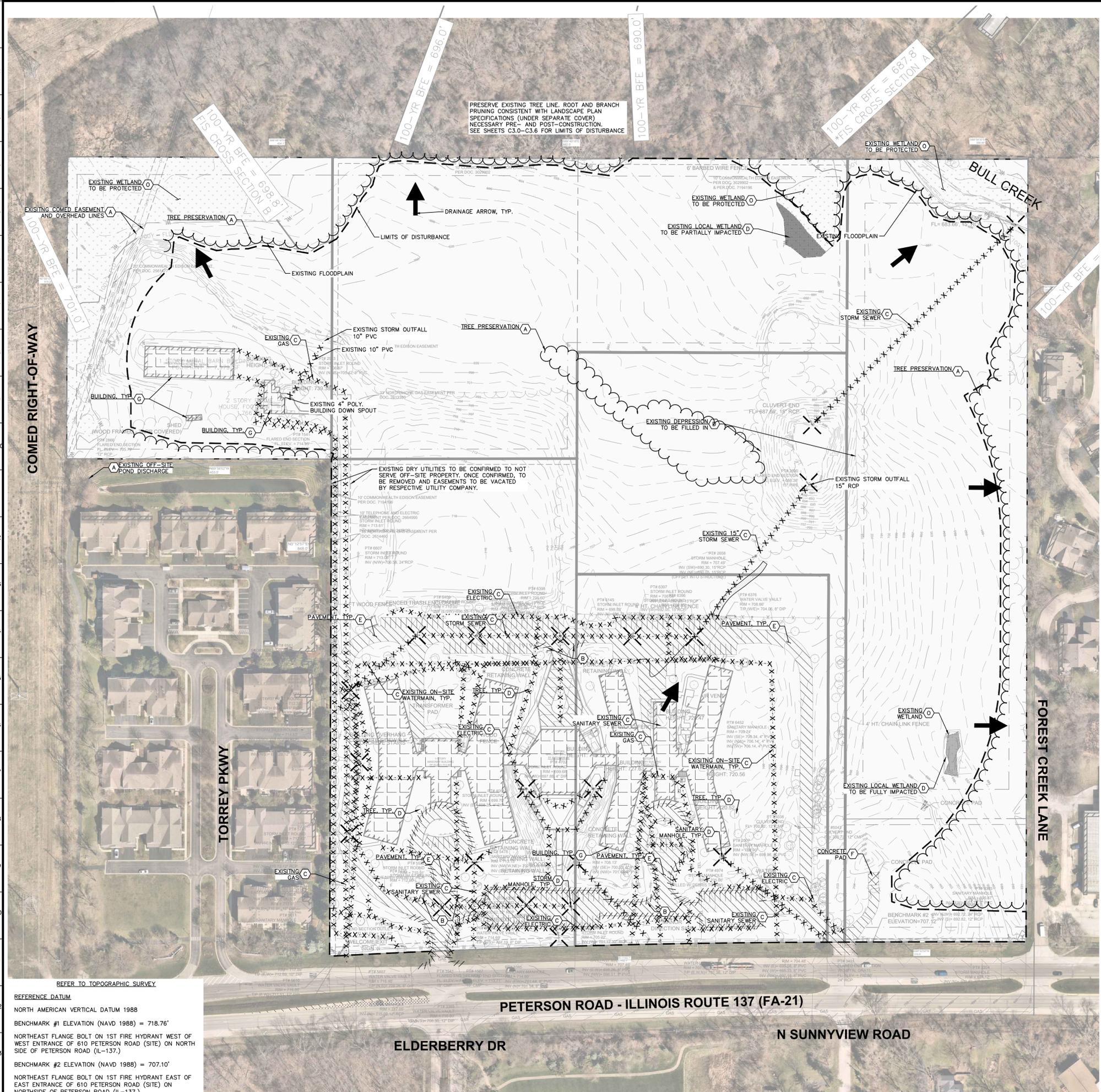
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 Warrenton, Illinois 60555
 Tel. No. (630) 487-5550
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=40'	JL	MGJ	11/13/24	168247001	3 OF 4

TOPO	DESIGNED BY: INS DRAWN BY: KTRM CHECKED BY: RNM
GREENWAY CHASE 610 PETERSON ROAD LIBERTYVILLE, IL 60048	SCALE: AS NOTED
ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001 SHEET NUMBER V0.3	© 2024, KIMLEY-HORN AND ASSOCIATES, INC. 575 LAKE COOK ROAD, SUITE 200 PHOENIX, AZ 85028 WWW.KIMLEY-HORN.COM
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Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_IL_V2_Design\CAD\PlanSheets\FINAL ENGINEERING\C1.0 EXISTING CONDITIONS & DEMOLITION PLAN.dwg C1.0 Oct 03, 2025 12:39pm
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WARNING: CONTRACTOR TO VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.

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 0 40 80 160

DEMOLITION NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVAL OF THE EXISTING STRUCTURES, RELATED UTILITIES, PAVING, AND ANY OTHER EXISTING IMPROVEMENTS AS NOTED.
2. CONTRACTOR IS TO REMOVE AND DISPOSE OF ALL DEBRIS, RUBBISH AND OTHER MATERIALS RESULTING FROM PREVIOUS AND CURRENT DEMOLITION OPERATIONS. DISPOSAL WILL BE IN ACCORDANCE WITH ALL LOCAL, STATE AND/OR FEDERAL REGULATIONS GOVERNING SUCH OPERATIONS.
3. THE GENERAL CONTRACTOR SHALL TAKE ALL PRECAUTIONS NECESSARY TO AVOID PROPERTY DAMAGE TO ADJACENT PROPERTIES DURING THE CONSTRUCTION PHASES OF THIS PROJECT. THE CONTRACTOR WILL BE HELD SOLELY RESPONSIBLE FOR ANY DAMAGES TO THE ADJACENT PROPERTIES OCCURRING DURING THE CONSTRUCTION PHASES OF THIS PROJECT. CONTRACTOR SHALL NOT DEMOLISH ANYTHING OUTSIDE THE OWNERS LEASE/PROPERTY LINE UNLESS SPECIFICALLY MENTIONED ON THIS SHEET.
4. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT UNTIL COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
5. IF DEMOLITION OR CONSTRUCTION ON SITE WILL INTERFERE WITH THE ADJACENT PROPERTY OWNER'S TRAFFIC FLOW, THE CONTRACTOR SHALL COORDINATE WITH ADJACENT PROPERTY OWNER, TO MINIMIZE THE IMPACT ON TRAFFIC FLOW. TEMPORARY RE-ROUTING OF TRAFFIC IS TO BE ACCOMPLISHED BY USING IDOT APPROVED TRAFFIC BARRICADES, BARRELS, AND/OR CONES. TEMPORARY SIGNAGE AND FLAGMEN MAY BE ALSO NECESSARY.
6. QUANTITIES DEPICTED ON THIS SHEET SHALL SERVE AS A GUIDE ONLY. CONTRACTOR TO VERIFY ALL DEMOLITION QUANTITIES.
7. REFER TO GEOTECHNICAL REPORT PROVIDED BY OTHERS FOR ALL SUBSURFACE INFORMATION.
8. CONTRACTOR SHALL BEGIN CONSTRUCTION OF ANY LIGHT POLE BASES FOR RELOCATED UTILITIES AND RELOCATION OF ELECTRICAL SYSTEMS AS SOON AS DEMOLITION BEGINS. CONTRACTOR SHALL BE AWARE THAT INTERRUPTION OF POWER TO ANY LIGHT POLES OR SIGNS SHALL NOT EXCEED 24 HOURS.
9. EROSION CONTROL MUST BE ESTABLISHED PRIOR TO ANY WORK ON SITE INCLUDING DEMOLITION.
10. THE EXTENT OF SITE DEMOLITION WORK IS AS SHOWN ON THE CONTRACT DOCUMENTS AND AS SPECIFIED HEREIN.
11. CONTRACTOR MUST RECEIVE APPROVAL FROM CIVIL ENGINEER AND GEOTECHNICAL ENGINEER FOR THE MATERIAL TYPE AND USE IF CONTRACTOR DESIRES TO REUSE DEMOLISHED SITE PAVEMENT AS STRUCTURAL FILL.
12. EXISTING UTILITIES, WHICH DO NOT SERVICE STRUCTURES BEING DEMOLISHED, ARE TO BE KEPT IN SERVICE AND PROTECTED AGAINST DAMAGE DURING DEMOLITION OPERATIONS. CONTRACTOR SHALL ARRANGE FOR SHUT-OFF OF UTILITIES SERVING STRUCTURES TO BE DEMOLISHED. CONTRACTOR IS RESPONSIBLE FOR TURNING OFF, DISCONNECTING, AND SEALING INDICATED UTILITIES BEFORE STARTING DEMOLITION OPERATIONS. EXISTING UTILITIES TO BE ABANDONED ARE TO BE CAPPED AT BOTH ENDS AND FILLED WITH FA-1 OR APPROVED EQUAL. ALL UNDERGROUND UTILITIES TO BE REMOVED ARE TO BE BACKFILLED WITH ENGINEERED FILL OR SELECT EXCAVATED MATERIAL, AS APPROVED BY THE GEOTECHNICAL ENGINEER, TO 95% OF MODIFIED PROCTOR DENSITY WITHIN PAVED AREAS AND TO 90% OF MODIFIED PROCTOR DENSITY FOR GREEN SPACE AREAS, IN ACCORDANCE WITH THE EARTHWORK SPECIFICATIONS. ALL PRIVATE UTILITIES (ELECTRIC, CABLE, TELEPHONE, FIBER OPTIC, GAS) SHALL BE REMOVED AND RELOCATED PER THE UTILITY OWNER AND THE LOCAL MUNICIPALITY'S REQUIREMENTS.
13. UNDERGROUND UTILITIES SHOWN ARE BASED ON ATLAS AND AVAILABLE INFORMATION PRESENTED AT THE TIME OF SURVEY. CONTRACTOR SHOULD CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY. CONTRACTOR SHALL LOCATE AND PROTECT EXISTING UNDERGROUND AND OVERHEAD UTILITIES DURING CONSTRUCTION. UTILITY PROTECTION SHALL BE COORDINATED WITH THE RESPECTIVE UTILITY OWNER AND AS DIRECTED BY THE GOVERNING MUNICIPALITY. DAMAGED CABLES/CONDUITS SHALL BE REPLACED IMMEDIATELY. ALL EXISTING STRUCTURES TO REMAIN SHALL BE PROTECTED THROUGHOUT THE CONSTRUCTION PROCESS. ALL DAMAGED STRUCTURES SHALL BE REPLACED IN-KIND AND THEIR REPLACEMENT COST SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT. PROPER NOTIFICATION TO THE OWNERS OF THE EXISTING UTILITIES SHALL BE MADE AT LEAST 48 HOURS BEFORE CONSTRUCTION COMMENCES.
14. USE WATER SPRINKLING, TEMPORARY ENCLOSURES, AND OTHER SUITABLE METHODS TO LIMIT DUST AND DIRT RISING AND SCATTERING IN THE AIR TO THE LOWEST LEVEL. COMPLY WITH ALL GOVERNING REGULATIONS PERTAINING TO ENVIRONMENTAL PROTECTION. SEE EROSION CONTROL SHEETS FOR FURTHER EROSION CONTROL REQUIREMENTS.
15. COMPLETELY FILL BELOW-GRADE AREAS AND VOIDS RESULTING FROM DEMOLITION OF STRUCTURES TO THE FINAL LINES AND GRADES SHOWN ON THE CONTRACT DOCUMENTS. BACKFILL MATERIAL SHALL BE IDOT APPROVED CRUSHED LIMESTONE (CA-6) OR APPROVED EQUAL. USE SATISFACTORY SOIL MATERIALS CONSISTING OF STONE, GRAVEL AND SAND, FREE FROM DEBRIS, TRASH, FROZEN MATERIALS, ROOTS AND OTHER ORGANIC MATTER. PRIOR TO PLACEMENT OF FILL MATERIALS, ENSURE THAT AREAS TO BE FILLED ARE FREE OF STANDING WATER, FROST, FROZEN MATERIAL, TRASH AND DEBRIS. PLACE FILL MATERIALS IN HORIZONTAL LAYERS NOT EXCEEDING 9" IN LOOSE DEPTH. COMPACT EACH LAYER AT OPTIMUM MOISTURE CONTENT OF ALL MATERIAL TO 95% OF MODIFIED PROCTOR DENSITY UNLESS SUBSEQUENT EXCAVATION FOR NEW WORK IS REQUIRED.
16. TREE CLEARING OPERATIONS MUST BE COMPLETED PRIOR TO IMPLEMENTATION OF EROSION CONTROL MEASURES. SELECTIVE TREE CLEARING OPERATIONS IN PRESERVED AREAS MUST BE COMPLETED PRIOR TO IMPLEMENTATION OF EROSION CONTROL MEASURES.

DEMOLITION LEGEND

(A)	ITEM TO REMAIN, PROTECT DURING CONSTRUCTION
(B)	CURB REMOVAL
(C)	UTILITY REMOVAL
(D)	ITEM TO BE REMOVED
(E)	FULL-DEPTH ASPHALT PAVEMENT REMOVAL
(F)	CONCRETE REMOVAL
(G)	BUILDING REMOVAL
(H)	ASPHALT 1.5" MILL
(I)	REMOVE & REPLACE IN-KIND
(J)	SAWCUT LINE
(K)	FENCE REMOVAL
(L)	ABANDON UTILITY IN PLACE
(M)	TREE PROTECTION FENCING
(N)	EXISTING 100-YR BASE FLOOD ELEVATION
(O)	EXISTING WETLAND

REFER TO TOPOGRAPHIC SURVEY

REFERENCE DATUM
 NORTH AMERICAN VERTICAL DATUM 1988
 BENCHMARK #1 ELEVATION (NAVD 1988) = 718.76'
 NORTHEAST FLANGE BOLT ON 1ST FIRE HYDRANT WEST OF WEST ENTRANCE OF 610 PETERSON ROAD (SITE) ON NORTH SIDE OF PETERSON ROAD (IL-137.)
 BENCHMARK #2 ELEVATION (NAVD 1988) = 707.10'
 NORTHEAST FLANGE BOLT ON 1ST FIRE HYDRANT EAST OF EAST ENTRANCE OF 610 PETERSON ROAD (SITE) ON NORTHSIDE OF PETERSON ROAD (IL-137.)

REVISIONS
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 WILMINGTON, MA 01897
 PHONE: 847-360-7804
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KIMLEY-HORN
 PULTE HOME
 COMPANY, LLC

EXISTING
 CONDITIONS &
 DEMO PLAN

GREENWAY
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 610 PETERSON ROAD
 LIBERTYVILLE, IL 60048

ORIGINAL ISSUE:
 10/07/2025
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Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_IL\2 Design\CAD\PlanSheets\FINAL ENGINEERING\C2.1 DETAILED SITE PLAN.dwg C2.6 Oct 03, 2025 12:42pm by: Kierin Molter
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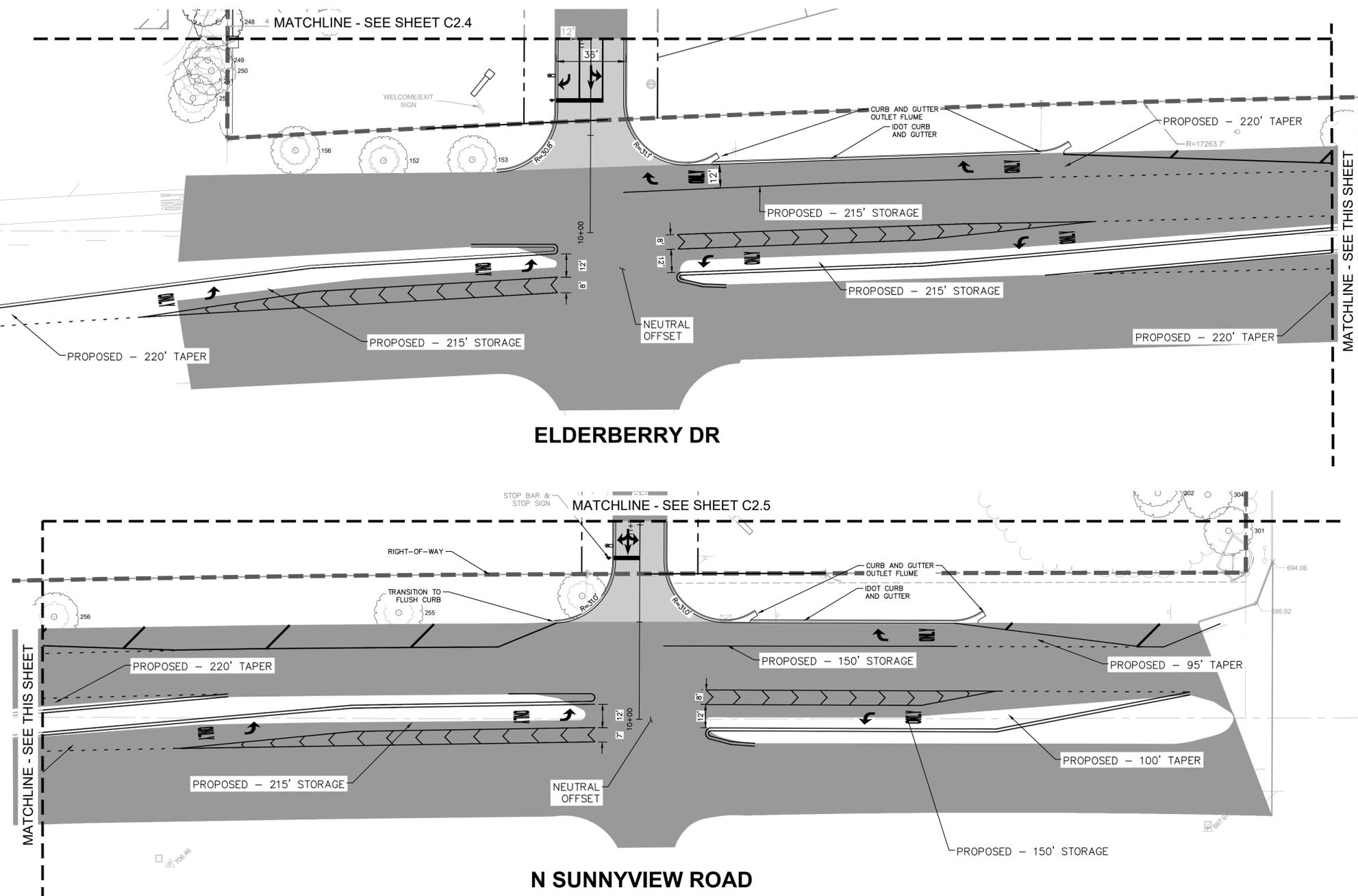
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PULTE HOME COMPANY, LLC

DETAILED SITE PLAN

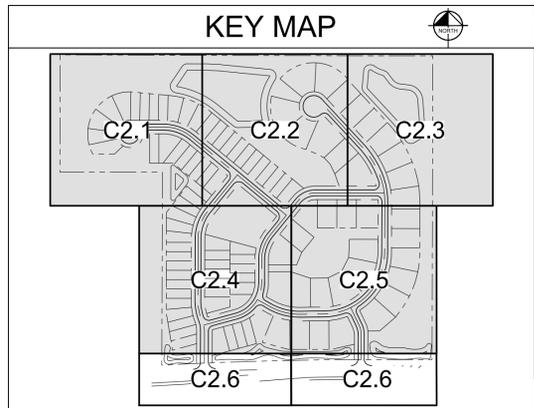
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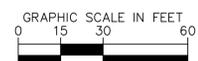
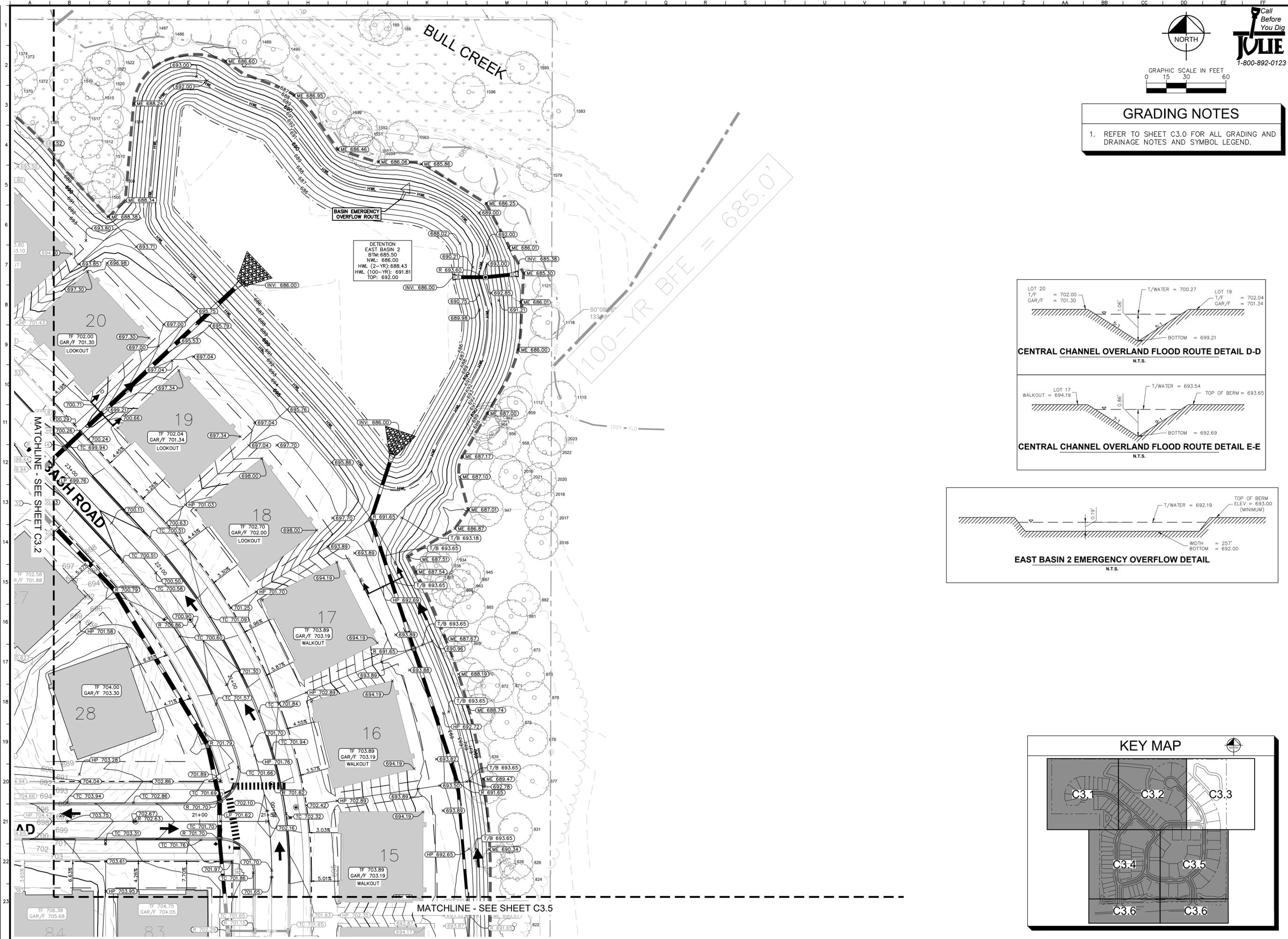


KEY NOTES	
①	CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
②	B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAIL)
③	DEPRESSED CURB AND GUTTER (SEE DETAIL)
④	REVERSE PITCH CONCRETE CURB AND GUTTER (SEE DETAIL)
⑤	PCC SIDEWALK (SEE DETAIL)
⑥	ADA DETECTABLE WARNING (SEE DETAIL)
⑦	RESIDENTIAL DRIVEWAY (SEE DETAIL)
⑧	EASEMENT LINE (REFER TO PLAT OF SUBDIVISION)
⑨	LIMITS OF GRADING
⑩	SCREENING FENCE (REFER TO LANDSCAPE PLANS)
⑪	STREET LIGHT

SITE NOTES
 1. REFER TO SHEET C2.0 FOR ALL GRADING AND DRAINAGE NOTES AND SYMBOL LEGEND.

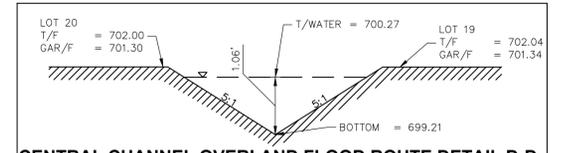


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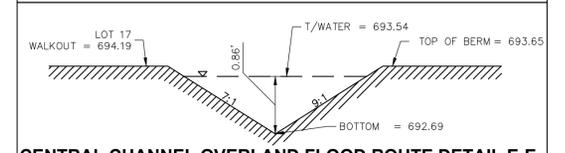


GRADING NOTES

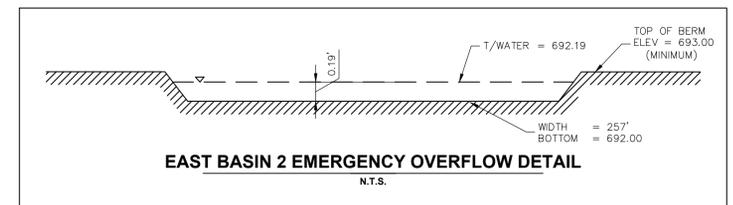
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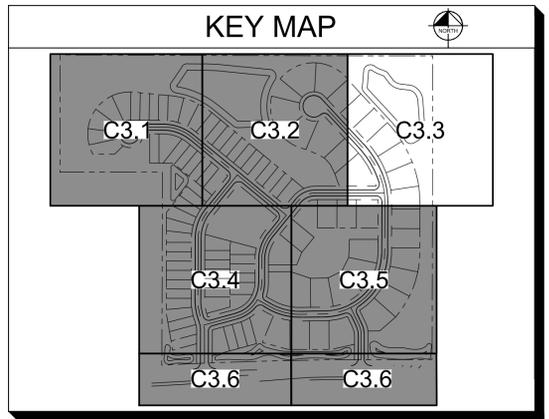
CENTRAL CHANNEL OVERLAND FLOOD ROUTE DETAIL D-D
N.T.S.



CENTRAL CHANNEL OVERLAND FLOOD ROUTE DETAIL E-E
N.T.S.

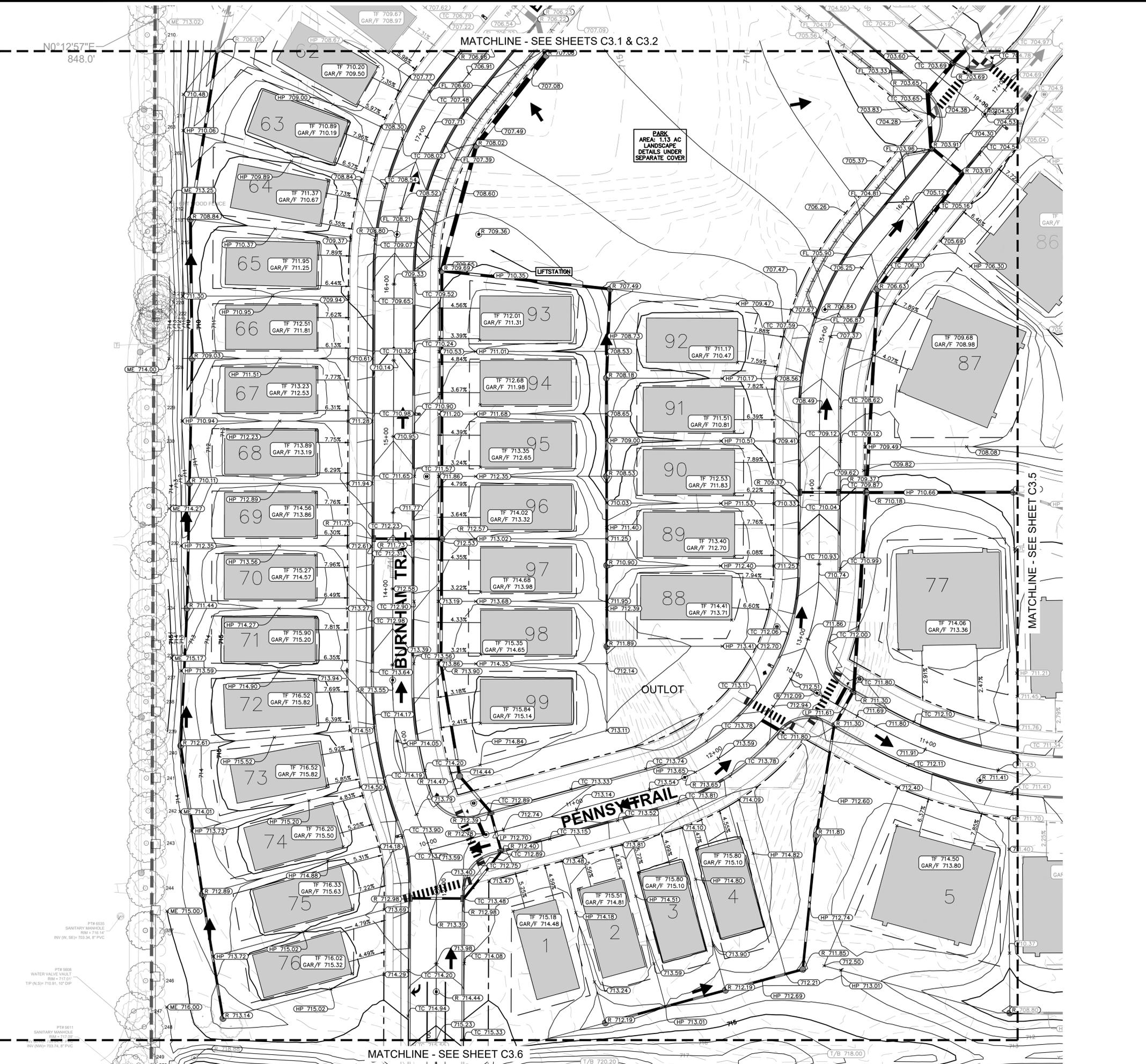


EAST BASIN 2 EMERGENCY OVERFLOW DETAIL
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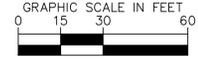


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<p>PULTE HOME COMPANY, LLC</p>	
<p>DETAILED GRADING & DRAINAGE PLAN</p>	
<p>GREENWAY CHASE 610 PETERSON ROAD LIBERTYVILLE, IL 62048</p>	
<p>ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001 SHEET NUMBER</p>	
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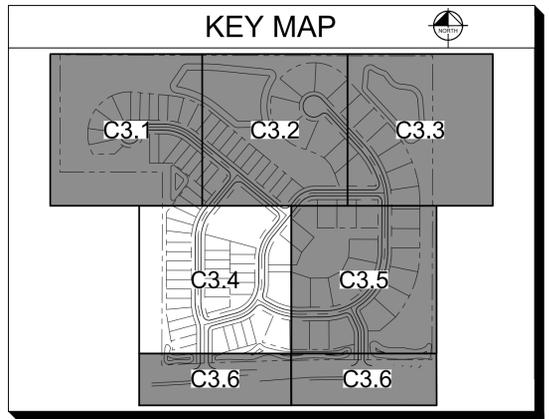
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C3.4



EROSION CONTROL NOTES

- CONSTRUCTION ENTRANCE SHALL BE LOCATED SO AS TO PROVIDE THE LEAST AMOUNT OF DISTURBANCE TO THE FLOW OF TRAFFIC IN AND OUT OF THE SITE. ADDITIONALLY, CONSTRUCTION ENTRANCE SHALL BE LOCATED TO COINCIDE WITH THE PHASING OF THE PAVEMENT REPLACEMENT.
- POST CONSTRUCTION STORM WATER POLLUTION CONTROL MEASURES INCLUDE STABILIZATION BY PERMANENT PAVING, DRAINAGE SYSTEM STRUCTURE, OR LANDSCAPING.
- TEMPORARY AND PERMANENT STABILIZATION PRACTICES AND BMP'S SHALL BE INSTALLED AT THE EARLIEST POSSIBLE TIME DURING THE CONSTRUCTION SEQUENCE. AS AN EXAMPLE, PERIMETER SILT FENCE SHALL BE INSTALLED BEFORE COMMENCEMENT OF ANY GRADING ACTIVITIES. OTHER BMP'S SHALL BE INSTALLED AS SOON AS PRACTICABLE AND SHALL BE MAINTAINED UNTIL FINAL SITE STABILIZATION IS ATTAINED. CONTRACTOR SHALL ALSO REFERENCE CIVIL AND LANDSCAPE PLANS SINCE PERMANENT STABILIZATION IS PROVIDED BY LANDSCAPING, THE BUILDING(S), AND SITE PAVING.
- BMP'S HAVE BEEN LOCATED AS INDICATED ON THIS PLAN IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES IN ORDER TO MINIMIZE SEDIMENT TRANSFER. FOR EXAMPLE: SILT FENCES LOCATED AT TOE OF SLOPE AND INLET PROTECTION FOR INLETS RECEIVING SEDIMENT FROM SITE RUN-OFF.
- THE PLACEMENT OF EROSION/SEDIMENTATION CONTROLS SHALL BE IN ACCORDANCE WITH THE APPROVED EROSION AND SEDIMENTATION CONTROL PLAN.
- ANY MAJOR VARIATION IN MATERIALS OR LOCATIONS OF CONTROLS OR FENCES FROM THOSE SHOWN ON THE APPROVED PLANS WILL REQUIRE A REVISION AND MUST BE APPROVED BY THE REVIEWING ENGINEER, ENVIRONMENTAL SPECIALIST, OR ARBORIST AS APPROPRIATE. MAJOR REVISIONS MUST BE APPROVED BY THE PLANNING AND DEVELOPMENT DEPARTMENT AND THE DRAINAGE UTILITY DEPARTMENT. MINOR CHANGES OR ADDITIONAL CONTROL MEASURES TO BE MADE AS FIELD REVISIONS TO THE EROSION AND SEDIMENTATION CONTROL PLAN MAY BE REQUIRED BY THE ENVIRONMENTAL INSPECTOR DURING THE COURSE OF CONSTRUCTION TO CORRECT CONTROL INADEQUACIES AT NO ADDITIONAL COST TO THE OWNER.
- CONTRACTOR SHALL PLACE EROSION CONTROL BLANKET (NORTH AMERICAN GREEN S150BN OR APPROVED EQUAL) ON ALL SITE AREAS WITH SLOPES GREATER THAN 4:1, AND IN THE BOTTOM AND SIDE SLOPES OF ALL SWALES.
- PRIOR TO FINAL ACCEPTANCE, HAUL ROADS AND WATERWAY CROSSINGS CONSTRUCTED FOR TEMPORARY CONTRACTOR ACCESS MUST BE REMOVED, ACCUMULATED SEDIMENT REMOVED FROM THE WATERWAY AND THE AREA RESTORED TO THE ORIGINAL GRADE AND REVEGETATED. ALL LAND CLEARING SHALL BE DISPOSED OF IN APPROVED SPOIL DEPOSITION SITES.
- PERMANENT, FINAL PLANT COVERING OR STRUCTURES SHALL BE INSTALLED PRIOR TO FINAL ACCEPTANCE.
- ALL CONTROL DEVICES THAT FUNCTION SIMILARLY TO SILT FENCE OR FIBER ROLLS MUST BE REPAIRED, REPLACED OR SUPPLEMENTED WITH EFFECTIVE CONTROLS WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ONE-THIRD THE HEIGHT OF THE DEVICE. THESE REPAIRS MUST BE MADE WITHIN 24 HOURS OF THE RAINFALL EVENT OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.
- ALL SEDIMENT DELTAS AND DEPOSITS MUST BE REMOVED FROM SURFACE WATERS, DRAINAGE WAYS, CATCH BASINS AND OTHER DRAINAGE SYSTEMS. ALL AREAS WHERE SEDIMENT REMOVAL RESULTED IN EXPOSED SOIL MUST BE RESTABILIZED. THE REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS AFTER THE RAINFALL EVENT UNLESS PRECLUDED BY LEGAL, REGULATORY OR PHYSICAL ACCESS CONSTRAINTS. ALL REASONABLE EFFORTS MUST BE USED TO OBTAIN ACCESS. ONCE ACCESS IS OBTAINED, REMOVAL AND STABILIZATION MUST TAKE PLACE IMMEDIATELY, BUT NO MORE THAN 7 DAYS LATER. CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL APPROPRIATE AUTHORITIES AND RECEIVING THE APPLICABLE PERMITS PRIOR TO CONDUCTING ANY WORK.
- ACCUMULATIONS OF TRACKED AND DEPOSITED SEDIMENT MUST BE REMOVED FROM OFF-SITE PAVED SURFACES WITHIN 24 HOURS OR SOONER IF REQUIRED. SEDIMENT TRACKING MUST BE MINIMIZED BY THE APPROPRIATE MANAGEMENT PRACTICE, LIKE A DEDICATED SITE EXIT WITH AN AGGREGATE SURFACE OR DESIGNATED OFFSITE PARKING AREA. CONTRACTOR IS RESPONSIBLE FOR STREET SWEEPING AND/OR SCRAPING IF YOUR PRACTICES ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED FROM THE SITE.
- SURFACE WATERS, DRAINAGE DITCHES AND CONVEYANCE SYSTEMS MUST BE INSPECTED FOR SEDIMENT DEPOSITS.
- THE CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES AS INDICATED ON THIS SHEET IN ACCORDANCE WITH THE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) PREPARED BY KIMLEY-HORN AND ASSOCIATES, INC. THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING THE PROVISIONS INDICATED IN THE SWPPP, INCLUDING EROSION CONTROL MEASURES AND INSPECTION FREQUENCY, AS REQUIRED BY THE IEPA NPDES PHASE II PERMIT PROGRAM REQUIREMENTS.
- PUMPING SEDIMENT LADEN WATER INTO ANY STORMWATER FACILITY THAT IS NOT DESIGNATED TO BE A SEDIMENT TRAP, DRAINAGEWAY, OR OFFSITE AREA EITHER DIRECTLY OR INDIRECTLY WITHOUT FILTRATION IS PROHIBITED.
- SOIL STOCKPILES SHALL NOT BE LOCATED IN A DRAINAGEWAY, FLOOD PLAIN AREA OR A DESIGNATED BUFFER, UNLESS OTHERWISE APPROVED, UNDER SPECIFIC CONDITIONS TO BE ESTABLISHED BY THE DIRECTOR OR ADMINISTRATOR.
- STOCKPILES TO REMAIN IN PLACE FOR MORE THAN THREE DAYS SHALL BE PROVIDED WITH SECC MEASURES. MATERIAL IS TO BE HAULED OFF IMMEDIATELY AND LEGALLY IF NO STOCKPILE IS TO REMAIN IN PLACE.
- ALL TEMPORARY SECC MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL STABILIZATION IS ACHIEVED. TRAPPED SEDIMENT AND OTHER DISTURBED SOILS RESULTING FROM TEMPORARY MEASURES SHALL BE PROPERLY DISPOSED OF PRIOR TO PERMANENT STABILIZATION.
- WATER REMOVED FROM TRAPS, BASINS, AND OTHER WATER HOLDING DEPRESSIONS OR EXCAVATIONS MUST FIRST PASS THROUGH A SEDIMENT CONTROL AND/OR FILTRATION DEVICE. WHEN Dewatering DEVICES ARE USED, DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION.
- SITE STABILIZATION REQUIREMENTS ARE AS FOLLOWS:
 - WHERE THE INITIATION OF STABILIZATION MEASURE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY OR PERMANENTLY CEASES ON A PORTION OF THE SITE IS PRECLUDED BY SNOW COVER, STABILIZATION MEASURE SHALL BE INITIATED AS SOON AS PRACTICABLE.
 - WHERE CONSTRUCTION ACTIVITY WILL RESUME ON A PORTION OF THE SITE WITHIN 14 DAYS FROM WHEN ACTIVITIES CEASED, (E.G. THE TOTAL TIME PERIOD THAT CONSTRUCTION ACTIVITY IS TEMPORARILY CEASED IS LESS THAN 14 DAYS) THEN STABILIZATION MEASURES DO NOT HAVE TO BE INITIATED ON THAT PORTION OF THE SITE BY THE 7TH DAY AFTER CONSTRUCTION ACTIVITY TEMPORARILY CEASED.
- TEMPORARY SOIL STOCKPILES TO BE COORDINATED BETWEEN CLIENT DEVELOPMENT TEAM AND CONTRACTOR DURING CONSTRUCTION.
- ON AREAS OF EXPOSED SOILS, MINIMIZE THE GENERATION OF DUST THROUGH THE APPROPRIATE APPLICATION OF WATER OR OTHER DUST SUPPRESSION TECHNIQUES IN ACCORDANCE WITH THE IEPA NPDES GENERAL PERMIT NO. ILR10.
- ALL EROSION CONTROL MEASURES MUST BE INSPECTED EVERY 7 CALENDAR DAYS AND AFTER EACH 1/2" RAIN EVENT.

EROSION CONTROL LEGEND

	TS TEMPORARY SEEDING (SEE EROSION CONTROL DETAILS)
	EB TEMPORARY EROSION CONTROL BLANKET (SEE EROSION CONTROL NOTE #7)
	CE CONSTRUCTION ENTRANCE (SEE EROSION CONTROL DETAILS)
	SF SILT FENCE (SEE EROSION CONTROL DETAILS)
	SF DOUBLE ROW SILT FENCE (SEE EROSION CONTROL DETAILS)
	IP INLET PROTECTION (SEE EROSION CONTROL DETAILS)
	CW CONCRETE WASHOUT (SEE EROSION CONTROL DETAILS) (TO BE DETERMINED BY CONTRACTOR)
	RR RIP RAP (SEE DETAILS)
	FE FLARED END SECTION PROTECTION (SEE EROSION CONTROL DETAILS)
	SS TEMPORARY SOIL STOCKPILE (FINAL LOCATION TO BE DETERMINED BY CONTRACTOR AND OWNER) (DOUBLE ROW SILT FENCE)
	LD LIMITS OF DISTURBANCE
	SF PERFORATED RISER / STANDPIPE
	EXISTING CONTOURS
	PROPOSED CONTOURS
	TP TREE PROTECTION



EROSION CONTROL SCHEDULE AND SEQUENCING:

- ROUGH GRADING** CONSTRUCTION ENTRANCE/EXIT, SILT FENCE PROTECTION, CONCRETE WASHOUT AREA AND TREE PROTECTION SHALL BE INSTALLED PRIOR TO THE INITIATION OF ROUGH GRADING, AS NEEDED. TEMPORARY EROSION CONTROL MEASURES TO BE INSTALLED UPON COMPLETION OF ROUGH GRADING AND AS NECESSARY THROUGHOUT CONSTRUCTION.
- UTILITY INSTALLATION** ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED AS NECESSARY DURING UTILITY INSTALLATION. STORM STRUCTURE INLET PROTECTION SHALL BE INSTALLED AS STORM DRAINAGE SYSTEM IS CONSTRUCTED.
- PAVING** ALL PRIOR EROSION CONTROL MEASURES INSTALLED ABOVE TO BE MAINTAINED THROUGHOUT THE REMAINDER OF THE PROJECT.
- FINAL GRADING/SOIL STABILIZATION/LANDSCAPING** ALL TEMPORARY EROSION CONTROL MEASURES TO BE REMOVED AT THE CONCLUSION OF THE PROJECT AS DIRECTED BY THE LOCAL MUNICIPALITY.

NOTE: THE SEQUENCE OF CONSTRUCTION SHOWN ABOVE IS A GENERAL OVERVIEW AND IS INTENDED TO CONVEY THE GENERAL CONCEPTS OF THE EROSION CONTROL DESIGN AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR DETAILED PHASING AND CONSTRUCTION SEQUENCING NECESSARY TO CONSTRUCT THE PROPOSED IMPROVEMENTS INCLUDED IN THESE PLANS. THE CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING IMMEDIATELY, PRIOR TO AND/OR DURING CONSTRUCTION IF ANY ADDITIONAL INFORMATION ON THE CONSTRUCTION SEQUENCE IS NECESSARY. CONTRACTOR IS SOLELY RESPONSIBLE FOR COMPLYING WITH THE REQUIREMENTS OF THE AUTHORITY HAVING JURISDICTION AND ALL OTHER APPLICABLE LAWS.

REVISIONS

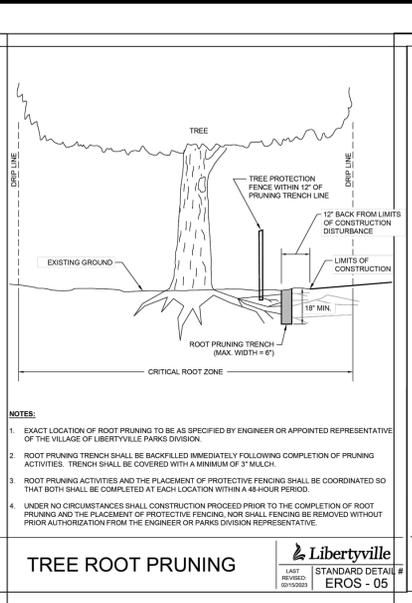
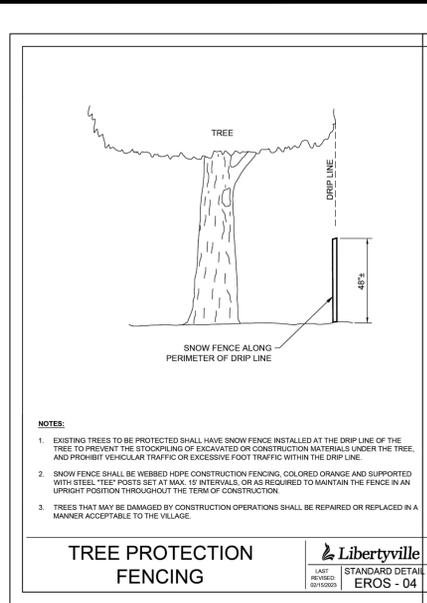
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PULTE HOME COMPANY, LLC
 EROSION CONTROL PLAN
 GREENWAY CHASE
 610 PETERSON ROAD
 LIBERTYVILLE, IL 60048

ORIGINAL ISSUE:
 10/07/2025
 KHA PROJECT NO.
 168247001
 SHEET NUMBER
C4.0

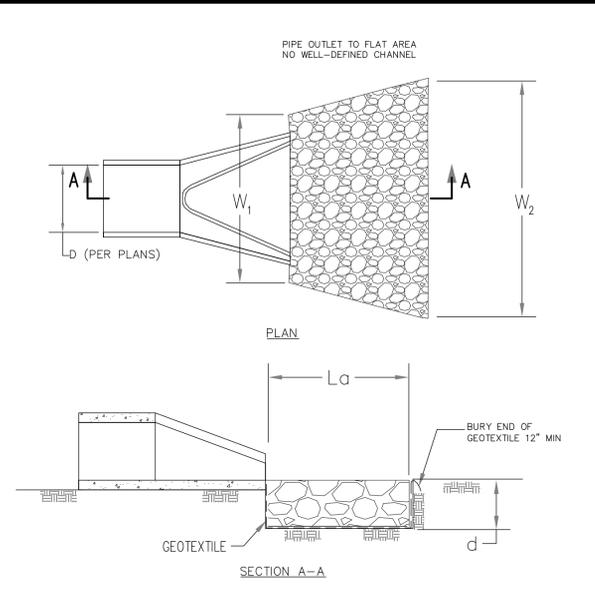
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LAKE COUNTY STORMWATER MANAGEMENT COMMISSION (LCSM), NATIONAL RESOURCES CONSERVATION SERVICE (NRCS) & ILLINOIS URBAN MANUAL (IUM) STANDARDS TO BE UTILIZED FOR EROSION & SEDIMENT CONTROL MEASURES.

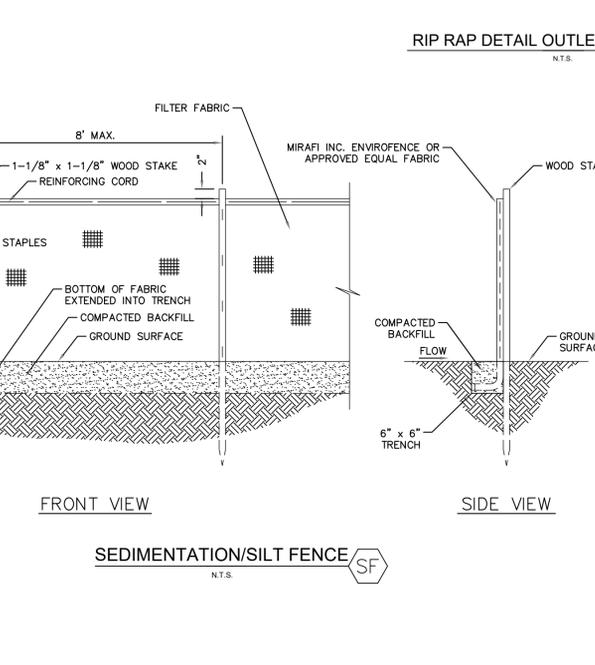
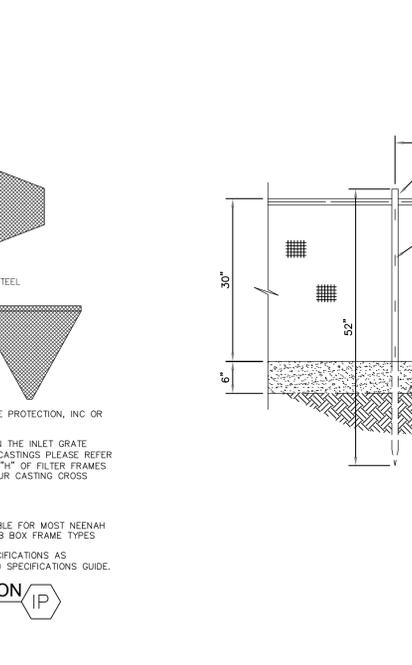
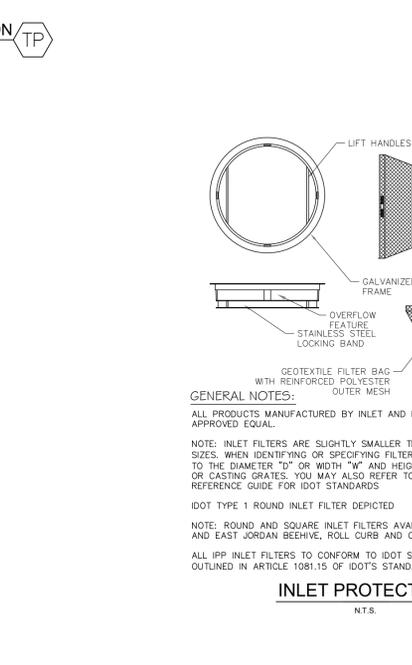
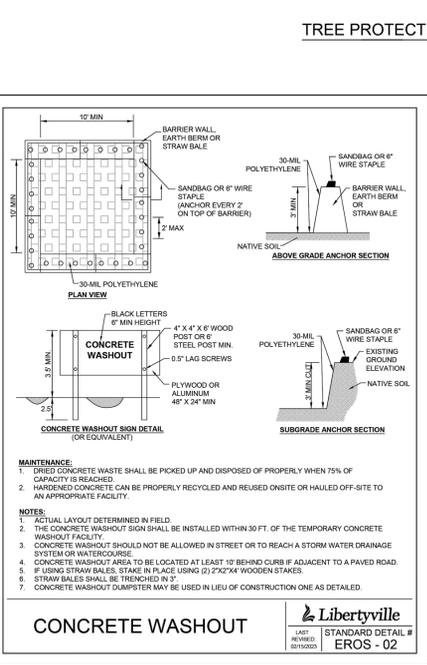
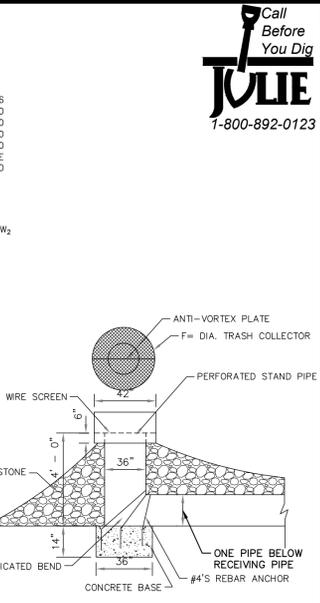
PLEASE "X" ANY STANDARDS LISTED BELOW THAT ARE APPLICABLE TO THIS PROJECT, AND INCLUDE THE CORRESPONDING STANDARD DETAIL ON THE PLANS.

DESCRIPTION	PROVIDED BY:	DETAIL #	APPLICABLE TO CURRENT PROJECT? "X"
LCSM SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES	LCSM	N/A	
SILT FENCE DETAIL	LCSM	N/A	
DITCH CHECK (MANUFACTURED) - ROLLED	IUM	IUM-514	
EROSION CONTROL BLANKET	IUM	IUM-530	
INLET PROTECTION - PAVED AREAS EROSION PROTECTION	IUM	IUM-561D	
ROCK CHECK DAM - RIPRAP	NRCS / IUM	IL-609R	
SEDIMENT BASIN Dewatering Device	NRCS / IUM	IL-615	
SOIL STOCKPILE	IUM	IL-627	
STABILIZED CONSTRUCTION ENTRANCE PLAN (2 PAGES)	NRCS / IUM	IL-630	
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL	IUM	IL-654BW	



RIPRAP DIMENSION TABLE

INLET PIPE SIZE d (IN)	LENGTH OF APRON L0 (FT)	ROCK GRADATION (IDOT)	WIDTH OF APRON U/S FACE W1 (FT)	WIDTH OF APRON D/S FACE W2 (FT)	DEPTH OF RIPRAP d (IN)
12	12	RR-3	3.00	13.00	15
15	12	RR-3	3.75	13.25	15
18	16	RR-4	4.50	17.50	20
21	16	RR-4	5.25	17.75	20
24	20	RR-4	6.00	22.00	20
27	20	RR-4	6.75	22.50	20
30	22	RR-4	7.50	24.50	20
36	24	RR-5	9.00	27.00	28
42	24	RR-5	10.50	27.50	30
48	28	RR-6	12.00	32.00	32
54	28	RR-6	13.50	32.50	32
60	36	RR-6	15.00	41.00	32
72	44	RR-6	18.00	50.00	32

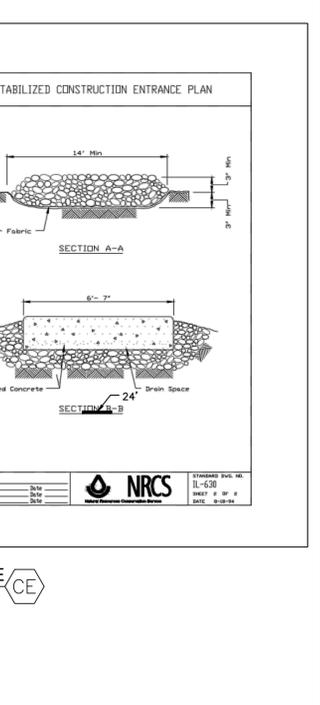
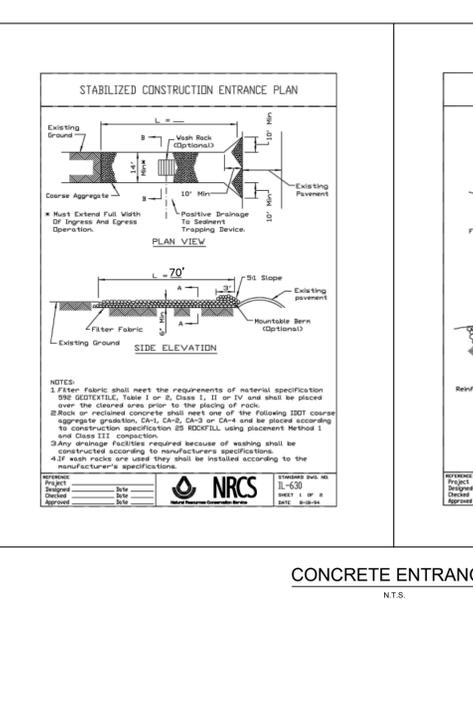
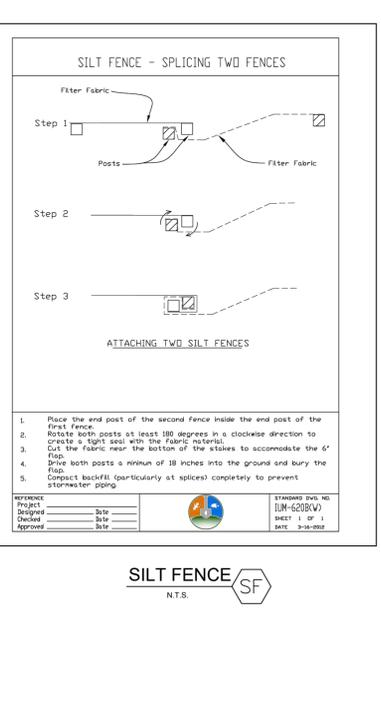
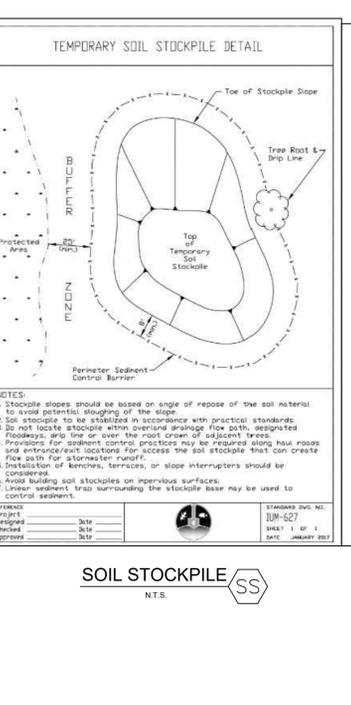
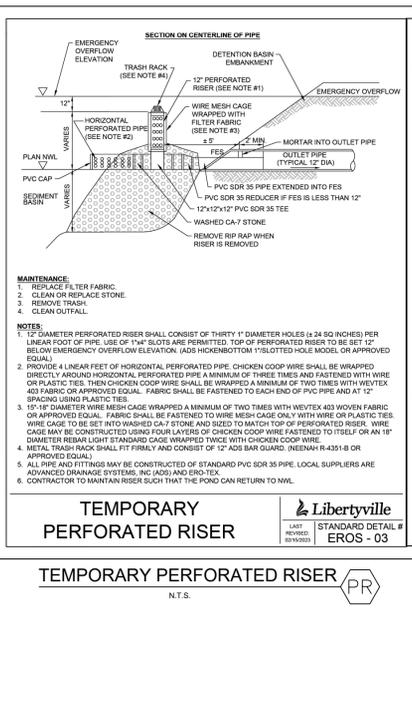
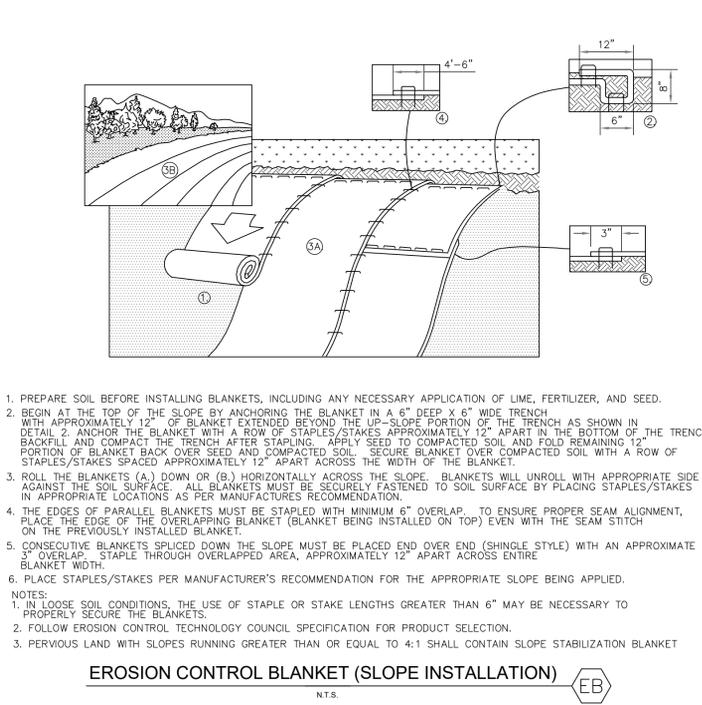


SEEDING CHART

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

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 + 2 TONS STRAW MULCH/ACRE
 C SPRING OATS 100 LBS/ACRE
 D WHEAT OR CEREAL RYE 150 LBS/ACRE
 E SOD
 F STRAW MULCH 2 TONS/ACRE

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



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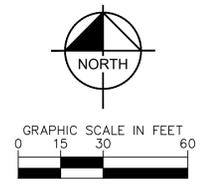
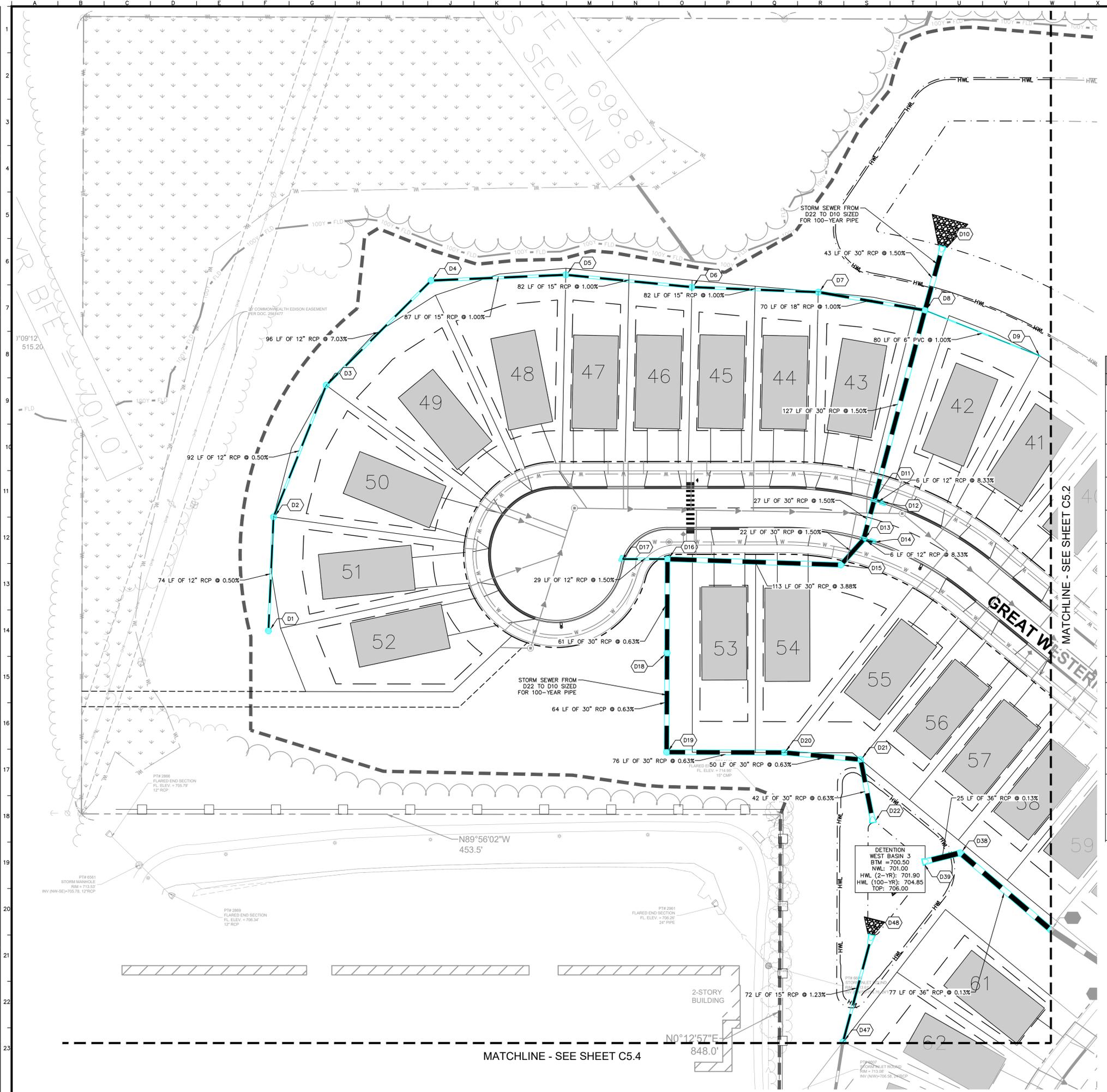
PULTE HOME COMPANY, LLC

EROSION CONTROL PLAN DETAILS

GREENWAY CHASE
 610 PETERSON ROAD
 LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 10/07/2025
 KHA PROJECT NO. 168247001
 SHEET NUMBER C4.1

Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_IL_V2_Design\CAD\PlanSheets\FINAL\ENGINEERING\C5.1 STORM SEWER PLAN.dwg C5.1-C5.X Oct 03, 2025 12:49pm by Kiarra.Moller
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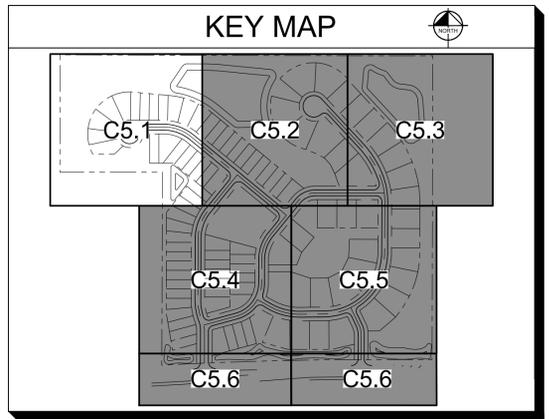
STORM SEWER LEGEND	
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE
	PROPOSED CLOSED LID STORM STRUCTURE
	PROPOSED COMBINATION CURB INLET
	PROPOSED FLARED END SECTION

- | STORM SEWER NOTES | |
|-------------------|--|
| 1. | REFER TO SHEET C5.0 FOR ALL UTILITY AND DRAINAGE NOTES AND ADDITIONAL SYMBOL LEGEND. |
| 2. | UNLESS OTHERWISE NOTED ON PLANS, RIM GRADES ARE AT CURB FLOWLINE (TC GRADE IS 0.50' ABOVE RIM FOR B6.12 C&G) |

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D1	MH - 2' RIM: 706.52 INV OUT: 703.02 (N, 12")
D2	MH - 4' RIM: 708.13 INV IN: 702.65 (S, 12") INV OUT: 702.65 (N, 12")
D3	MH - 4' RIM: 707.71 INV IN: 702.19 (S, 12") INV OUT: 702.19 (NE, 12")
D4	MH - 4' RIM: 699.45 INV IN: 695.44 (SW, 12") INV OUT: 695.44 (E, 15")
D5	MH - 4' RIM: 698.70 INV IN: 694.56 (W, 15") INV OUT: 693.74 (E, 15")
D6	MH - 4' RIM: 698.70 INV IN: 693.74 (W, 15") INV OUT: 693.74 (E, 15")
D7	MH - 4' RIM: 698.76 INV IN: 692.92 (W, 15") INV OUT: 692.92 (E, 18")
D8	MH - 6' RIM: 698.70 INV IN: 692.22 (W, 18") INV IN: 692.15 (S, 30") INV IN: 697.88 (E, 6") INV OUT: 692.15 (N, 30")
D9	6" CLEANOUT RIM: 700.03 INV OUT: 698.68 (W, 6")
D10	FES RIM: 694.92 INV IN: 691.50 (S, 30")
D11	CATCH BASIN - 6' RIM: 704.30 INV IN: 694.04 (S, 30") INV IN: 699.50 (E, 12") INV OUT: 694.04 (N, 30")
D12	CURB MH - 2' RIM: 704.31 INV OUT: 700.00 (W, 12")
D13	CATCH BASIN - 6' RIM: 704.75 INV IN: 694.45 (SW, 30") INV IN: 699.50 (E, 12") INV OUT: 694.45 (N, 30")
D14	CURB MH - 2' RIM: 704.76 INV OUT: 700.00 (W, 12")

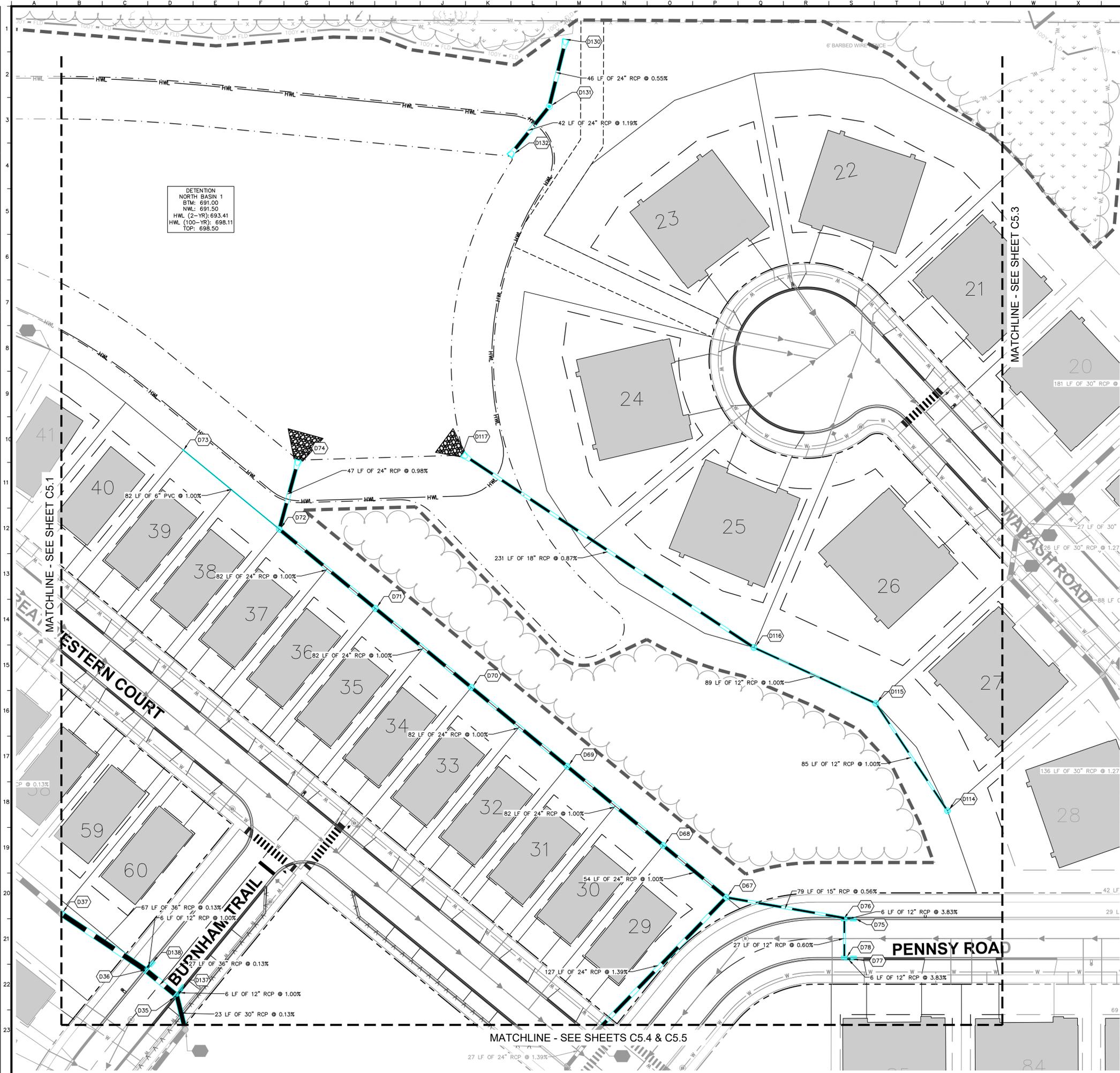
D15	MH - 5' RIM: 705.10 INV IN: 694.78 (W, 30") INV OUT: 694.78 (NE, 30")
D16	MH - 6' RIM: 705.85 INV IN: 699.15 (S, 30") INV IN: 702.16 (W, 12") INV OUT: 699.15 (E, 30")
D17	CURB MH - 2' RIM: 706.10 INV OUT: 702.60 (E, 12")
D18	MH - 5' OPEN LID RIM: 702.52 INV IN: 699.53 (S, 30") INV OUT: 699.53 (N, 30")
D19	MH - 5' RIM: 705.60 INV IN: 699.94 (E, 30") INV OUT: 699.94 (N, 30")
D20	MH - 4' RIM: 705.70 INV IN: 700.42 (E, 30") INV OUT: 700.42 (W, 30")

STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D21	MH - 5' RIM: 705.80 INV IN: 700.74 (S, 30") INV OUT: 700.74 (W, 30")
D22	FES (GROUT 10" PVC AT FLARED END - MINIMUM LENGTH 5') RIM: 702.52 INV OUT: 701.00 (N, 30")
D38	MH - 6' RIM: 705.80 INV IN: 701.03 (SE, 36") INV OUT: 701.03 (W, 36")
D39	FES RIM: 704.42 INV IN: 701.00 (E, 36")
D47	MH - 4' RIM: 706.08 INV IN: 701.89 (S, 15") INV OUT: 701.89 (N, 15")
D48	FES RIM: 702.52 INV IN: 701.00 (S, 15")

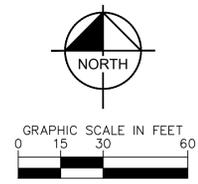


	PULTE HOME COMPANY, LLC STORM SEWER PLAN
SCALE: AS NOTED DESIGNED BY: INS DRAWN BY: KTRM CHECKED BY: RMM	ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001 SHEET NUMBER C5.1

Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_IL_V2_Design\CAD\PlanSheets\FINAL\ENGINEERING\C5.1_STORM_SEWER_PLAN.dwg C5.2 Oct 03, 2025 12:49pm by: Kierin Moeller
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DETENTION
 NORTH BASIN 1
 STM: 691.00
 NWL: 691.50
 HWL (2-YR): 693.41
 HWL (100-YR): 698.11
 TOP: 698.50



STORM SEWER LEGEND

	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE
	PROPOSED CLOSED LID STORM STRUCTURE
	PROPOSED COMBINATION CURB INLET
	PROPOSED FLARED END SECTION

- ### STORM SEWER NOTES
- REFER TO SHEET C5.0 FOR ALL UTILITY AND DRAINAGE NOTES AND ADDITIONAL SYMBOL LEGEND.
 - UNLESS OTHERWISE NOTED ON PLANS, RIM GRADES ARE AT CURB FLOWLINE (TC GRADE IS 0.50' ABOVE RIM FOR B6.12 C&G)

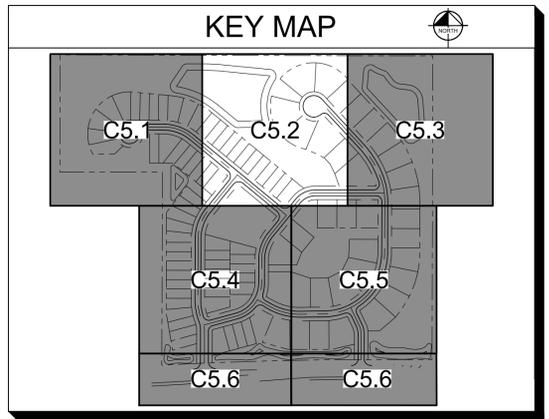
STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D35	CATCH BASIN - 6' RIM: 705.22 INV IN: 701.25 (S, 30") INV IN: 703.03 (NE, 12") INV OUT: 701.25 (NW, 36")
D36	CATCH BASIN - 6' RIM: 706.22 INV IN: 701.22 (SE, 36") INV IN: 703.03 (NE, 12") INV OUT: 701.22 (NW, 36")
D67	MH - 6' RIM: 701.59 INV IN: 695.78 (SW, 24") INV IN: 698.37 (E, 15") INV OUT: 695.78 (NW, 24")
D68	MH - 5' RIM: 700.26 INV IN: 695.24 (SE, 24") INV OUT: 695.24 (NW, 24")
D69	MH - 5' RIM: 700.26 INV IN: 694.42 (SE, 24") INV OUT: 694.42 (NW, 24")
D70	MH - 5' RIM: 700.26 INV IN: 693.60 (SE, 24") INV OUT: 693.60 (NW, 24")
D71	MH - 5' RIM: 699.63 INV IN: 692.78 (SE, 24") INV OUT: 692.78 (NW, 24")
D72	MH - 6' RIM: 699.54 INV IN: 691.96 (SE, 24") INV IN: 696.64 (NW, 6") INV OUT: 691.96 (N, 24")
D73	6" CLEANOUT RIM: 700.61 INV OUT: 697.46 (SE, 6")
D74	FES RIM: 694.92 INV IN: 691.50 (S, 24")
D75	CURB MH - 2' RIM: 703.73 INV OUT: 700.23 (W, 12")
D76	CATCH BASIN - 4' RIM: 703.73 INV IN: 698.93 (S, 12") INV IN: 700.00 (E, 12") INV OUT: 698.81 (W, 15")
D77	CURB MH - 2' RIM: 703.73 INV OUT: 700.23 (W, 12")

D78	CATCH BASIN - 4' RIM: 703.73 INV IN: 700.00 (E, 12") INV OUT: 699.09 (N, 12")
D114	MH - 2' RIM: 698.79 INV OUT: 695.25 (NW, 12")
D115	MH - 4' RIM: 698.93 INV IN: 694.40 (SE, 12") INV OUT: 694.40 (NW, 12")
D116	MH - 4' RIM: 699.16 INV IN: 693.51 (SE, 12") INV OUT: 693.51 (NW, 18")
D117	FES RIM: 692.75 INV IN: 691.50 (SE, 18")
D130	FES RIM: 692.00 INV IN: 691.00 (S, 24")
D131	OUTLET CONTROL STRUCTURE RIM: 701.00 INV IN: 691.00 (SW, 24") INV OUT: 691.00 (N, 24")

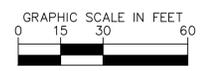
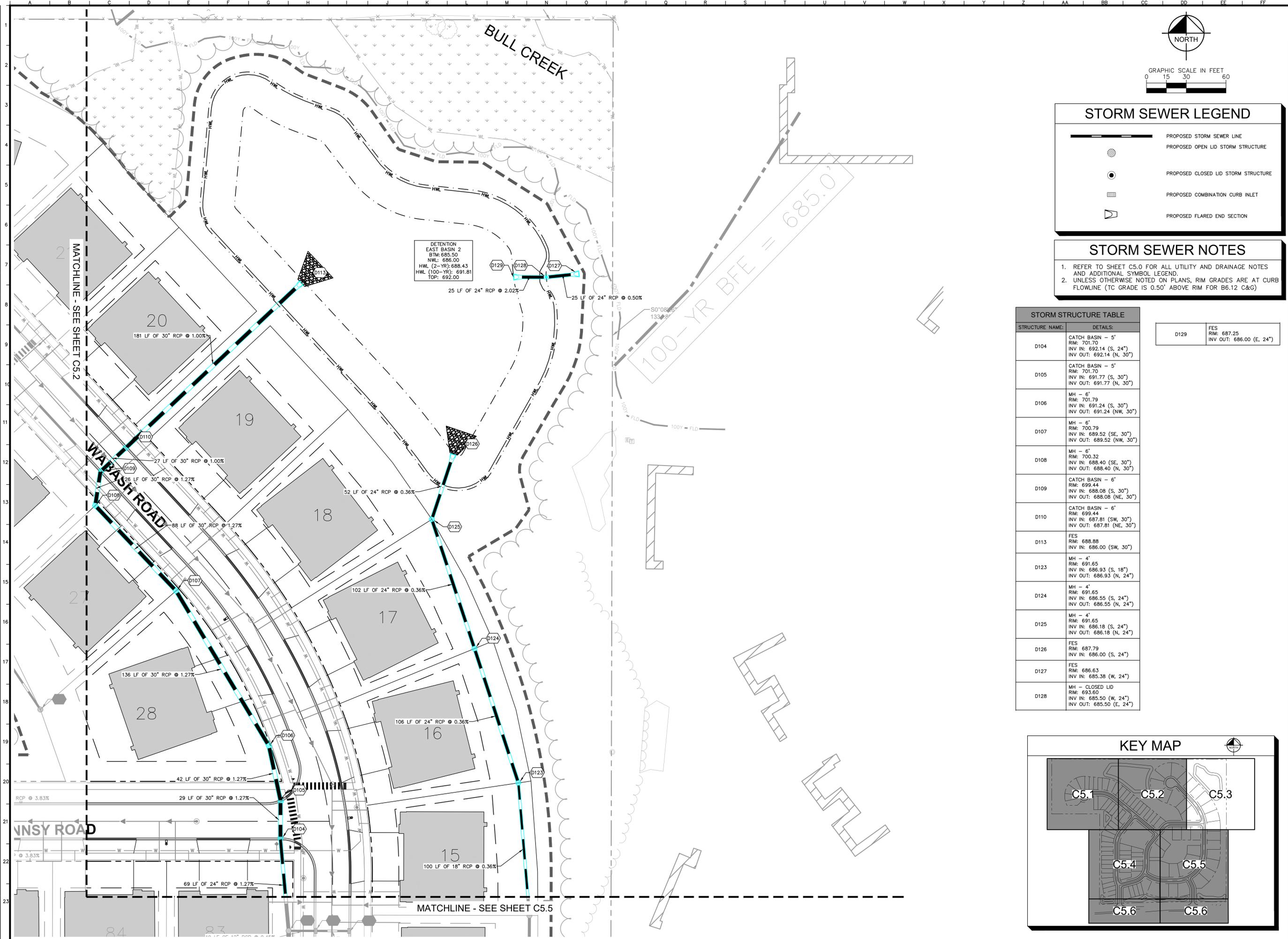
STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
D132	FES RIM: 692.75 INV OUT: 691.50 (NE, 24")
D137	CURB MH RIM: 706.23 INV OUT: 703.09 (SW, 12")
D138	CURB MH RIM: 706.23 INV OUT: 703.09 (SW, 12")



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STORM SEWER PLAN				C5.2				
<small>ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001 SHEET NUMBER</small>								

Drawing name: K:\GIS\DEV\16827001_Pulte_Libertyville_IL\2 Design\CAD\PlanSheets\FINAL ENGINEERING\C5.1 STORM SEWER PLAN.dwg C5.3 Oct 03, 2025 12:49pm by: Kierin Moeller
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STORM SEWER LEGEND

- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE
- PROPOSED CLOSED LID STORM STRUCTURE
- PROPOSED COMBINATION CURB INLET
- PROPOSED FLARED END SECTION

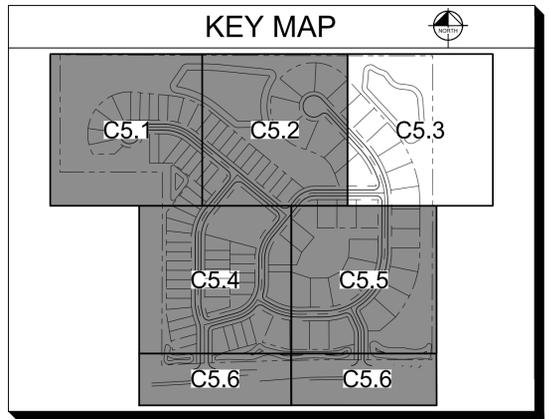
STORM SEWER NOTES

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- UNLESS OTHERWISE NOTED ON PLANS, RIM GRADES ARE AT CURB FLOWLINE (TC GRADE IS 0.50' ABOVE RIM FOR B6.12 C&G)

DETENTION
 EAST BASIN 2
 BTM: 685.50
 NWL: 686.00
 HWL (2-YR): 688.43
 HWL (100-YR): 691.81
 TOP: 692.00

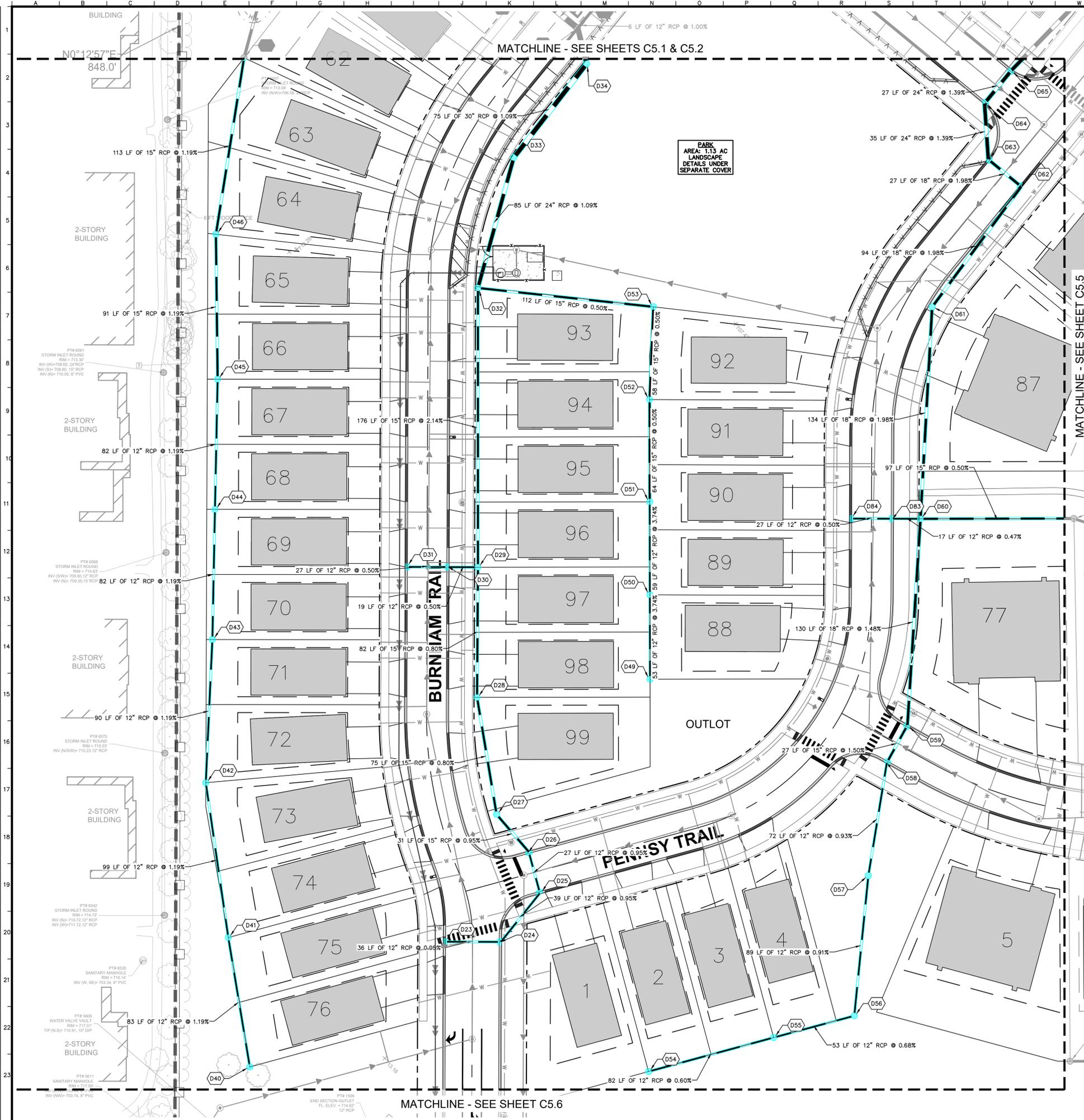
STORM STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
D104	CATCH BASIN - 5' RIM: 701.70 INV IN: 692.14 (S, 24") INV OUT: 692.14 (N, 30")
D105	CATCH BASIN - 5' RIM: 701.70 INV IN: 691.77 (S, 30") INV OUT: 691.77 (N, 30")
D106	MH - 6' RIM: 701.79 INV IN: 691.24 (S, 30") INV OUT: 691.24 (NW, 30")
D107	MH - 6' RIM: 700.79 INV IN: 689.52 (SE, 30") INV OUT: 689.52 (NW, 30")
D108	MH - 6' RIM: 700.32 INV IN: 688.40 (SE, 30") INV OUT: 688.40 (N, 30")
D109	CATCH BASIN - 6' RIM: 693.44 INV IN: 688.08 (S, 30") INV OUT: 688.08 (NE, 30")
D110	CATCH BASIN - 6' RIM: 693.44 INV IN: 687.81 (SW, 30") INV OUT: 687.81 (NE, 30")
D113	FES RIM: 688.88 INV IN: 686.00 (SW, 30")
D123	MH - 4' RIM: 691.65 INV IN: 686.93 (S, 18") INV OUT: 686.93 (N, 24")
D124	MH - 4' RIM: 691.65 INV IN: 686.55 (S, 24") INV OUT: 686.55 (N, 24")
D125	MH - 4' RIM: 691.65 INV IN: 686.18 (S, 24") INV OUT: 686.18 (N, 24")
D126	FES RIM: 687.79 INV IN: 686.00 (S, 24")
D127	FES RIM: 686.63 INV IN: 685.38 (W, 24")
D128	MH - CLOSED LID RIM: 693.60 INV IN: 685.50 (W, 24") INV OUT: 685.50 (E, 24")

D129	FES RIM: 687.25 INV OUT: 686.00 (E, 24")
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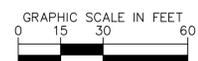


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<p style="font-size: 12px; font-weight: bold;">PULTE HOME COMPANY, LLC</p>	
<p style="font-size: 14px; font-weight: bold;">STORM SEWER PLAN</p>	
<p style="font-size: 12px; font-weight: bold;">GREENWAY CHASE</p> <p style="font-size: 8px;">610 PETERSON ROAD LIBERTYVILLE, IL 62048</p>	
<p style="font-size: 8px;">ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001 SHEET NUMBER</p>	
C5.3	

Drawing name: K:\GIS\DEV\16827001_Pulte_Libertyville_IL_V2_Design\CAD\PlanSheets\FINAL\ENGINEERING\C5.4 STORM SEWER PLAN.dwg C5.4 Oct 03, 2025 12:50pm by: Kierin Moeller
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PARK AREA: 1.13 AC
LANDSCAPE DETAILS UNDER SEPARATE COVER



STORM SEWER LEGEND

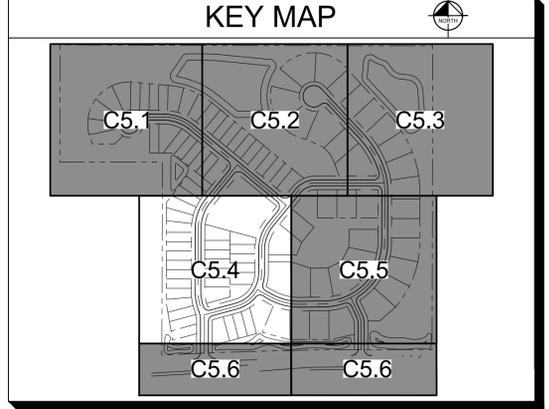
- PROPOSED STORM SEWER LINE
- PROPOSED OPEN LID STORM STRUCTURE
- PROPOSED CLOSED LID STORM STRUCTURE
- PROPOSED COMBINATION CURB INLET
- PROPOSED FLARED END SECTION

STORM SEWER NOTES

1. REFER TO SHEET C5.0 FOR ALL UTILITY AND DRAINAGE NOTES AND ADDITIONAL SYMBOL LEGEND.
2. UNLESS OTHERWISE NOTED ON PLANS, RIM GRADES ARE AT CURB FLOWLINE (TC GRADE IS 0.50' ABOVE RIM FOR B6.12 C&G)

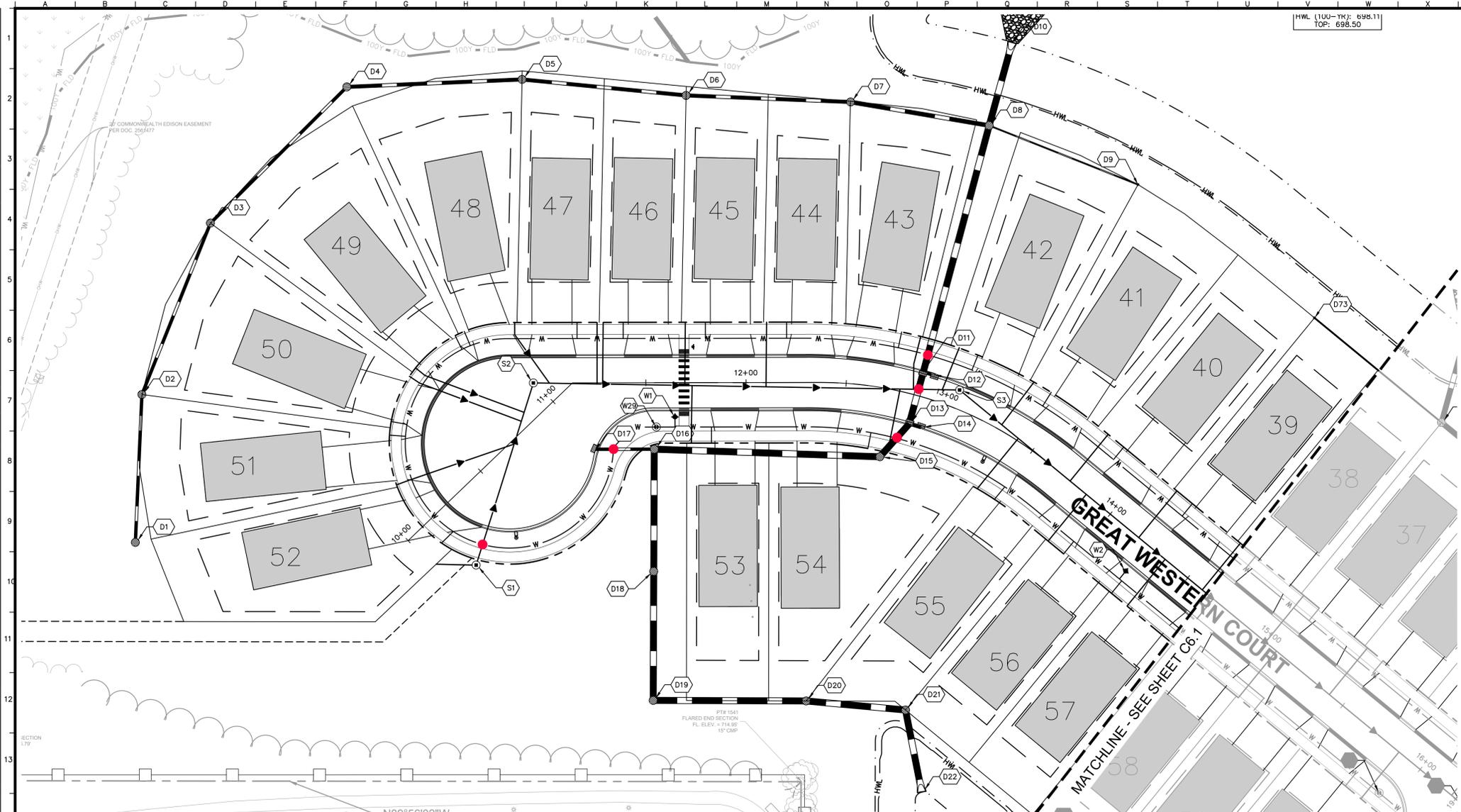
STORM STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:				
D23	CURB MH - 2' RIM: 712.98 INV OUT: 709.33 (E, 12")	D42	MH - 4' RIM: 712.61 INV IN: 707.34 (S, 12") INV OUT: 707.34 (N, 12")		
D24	CATCH BASIN - 4' RIM: 712.98 INV IN: 708.99 (W, 12") INV OUT: 708.99 (NE, 12")	D43	MH - 4' RIM: 711.44 INV IN: 706.26 (S, 12") INV OUT: 706.26 (N, 12")	D59	CATCH BASIN - 4' RIM: 711.30 INV IN: 705.45 (SW, 15") INV OUT: 705.45 (N, 18")
D25	CATCH BASIN - 4' RIM: 712.39 INV IN: 708.61 (SW, 12") INV OUT: 708.61 (N, 12")	D44	MH - 4' RIM: 710.11 INV IN: 705.29 (S, 12") INV OUT: 705.29 (N, 12")	D60	MH - 5' RIM: 710.18 INV IN: 703.53 (S, 18") INV IN: 703.46 (E, 15") INV OUT: 705.47 (W, 12") INV OUT: 703.46 (N, 18")
D26	CATCH BASIN - 4' RIM: 712.39 INV IN: 708.35 (S, 12") INV OUT: 708.35 (NW, 15")	D45	MH - 4' RIM: 709.03 INV IN: 704.31 (S, 12") INV OUT: 704.31 (N, 15")	D61	MH - 4' RIM: 706.63 INV IN: 704.31 (S, 12") INV OUT: 700.82 (NE, 18")
D27	MH - 4' RIM: 714.47 INV IN: 708.06 (SE, 15") INV OUT: 708.06 (N, 15")	D46	MH - 4' RIM: 708.84 INV IN: 703.23 (S, 15") INV OUT: 703.23 (N, 15")	D62	CATCH BASIN - 6' RIM: 703.91 INV IN: 698.95 (SW, 18") INV OUT: 698.95 (NW, 18")
D28	MH - 4' RIM: 713.90 INV IN: 707.46 (S, 15") INV OUT: 707.46 (N, 15")	D49	MH - OPEN LID RIM: 711.89 INV IN: 708.39 (N, 12")	D63	CATCH BASIN - 6' RIM: 703.91 INV IN: 698.41 (SE, 18") INV OUT: 698.41 (N, 24")
D29	MH - 4' RIM: 712.57 INV IN: 706.80 (S, 15") INV IN: 707.77 (W, 12") INV OUT: 706.80 (N, 15")	D50	MH - OPEN LID RIM: 710.90 INV IN: 706.40 (S, 12") INV OUT: 706.40 (N, 12")	D64	CATCH BASIN - 6' RIM: 703.65 INV IN: 697.92 (S, 24") INV OUT: 697.92 (NE, 24")
D30	CATCH BASIN - 4' RIM: 711.73 INV IN: 707.86 (W, 12") INV OUT: 707.86 (E, 12")	D51	MH - OPEN LID RIM: 708.53 INV IN: 704.21 (S, 12") INV OUT: 704.21 (N, 15")	D65	CATCH BASIN - 6' RIM: 703.69 INV IN: 697.55 (SW, 24") INV OUT: 697.55 (NE, 24")
D31	CURB MH - 2' RIM: 711.73 INV OUT: 708.00 (E, 12")	D52	MH - OPEN LID RIM: 708.18 INV IN: 703.88 (S, 15") INV OUT: 703.88 (N, 15")	D66	CURB MH - 4' RIM: 709.37 INV IN: 705.55 (W, 12") INV OUT: 705.55 (E, 12")
D32	MH - 5' RIM: 709.69 INV IN: 703.03 (S, 15") INV IN: 703.03 (E, 15") INV OUT: 703.03 (N, 24")	D53	MH - OPEN LID RIM: 707.49 INV IN: 703.59 (S, 15") INV OUT: 703.59 (W, 15")	D83	CURB MH - 4' RIM: 709.37 INV IN: 705.55 (W, 12") INV OUT: 705.55 (E, 12")
D33	MH - 5' RIM: 708.02 INV IN: 702.10 (S, 24") INV OUT: 702.10 (NE, 30")	D54	MH - 2' RIM: 712.19 INV OUT: 708.19 (E, 12")	D84	CURB MH - 2' RIM: 712.19 INV OUT: 705.68 (E, 12")
D34	MH - 5' RIM: 707.06 INV IN: 701.28 (SW, 30") INV OUT: 701.28 (N, 30")	D55	MH - 4' RIM: 712.19 INV IN: 707.69 (W, 12") INV OUT: 707.69 (E, 12")		
D40	MH - 2' RIM: 713.14 INV OUT: 709.49 (N, 12")	D56	MH - 4' RIM: 711.85 INV IN: 707.34 (W, 12") INV OUT: 707.34 (N, 12")		
D41	MH - 4' RIM: 712.89 INV IN: 708.51 (S, 12") INV OUT: 708.51 (N, 12")	D57	MH - 4' RIM: 711.81 INV IN: 706.53 (S, 12") INV OUT: 706.53 (N, 12")		
		D58	CATCH BASIN - 4' RIM: 711.30 INV IN: 705.85 (S, 12") INV OUT: 705.85 (NE, 15")		

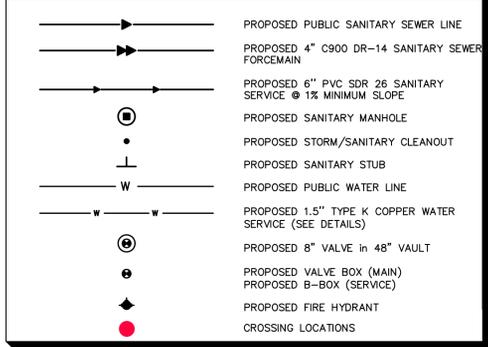


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<p style="writing-mode: vertical-rl; transform: rotate(180deg);">PULTE HOME COMPANY, LLC</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">STORM SEWER PLAN</p>	
<p style="writing-mode: vertical-rl; transform: rotate(180deg);">GREENWAY CHASE 610 PETERSON ROAD LIBERTYVILLE, IL 62048</p>	
<p>ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001 SHEET NUMBER</p>	
<p style="font-size: 24px; font-weight: bold;">C5.4</p>	

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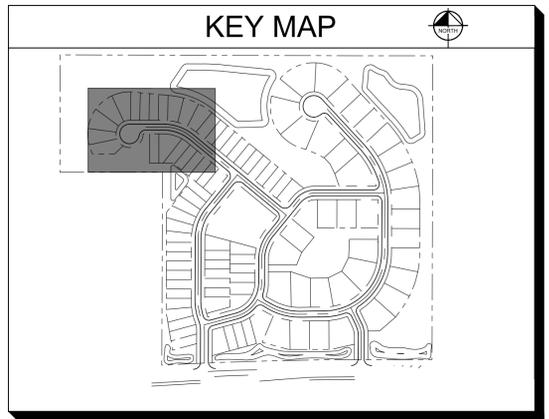
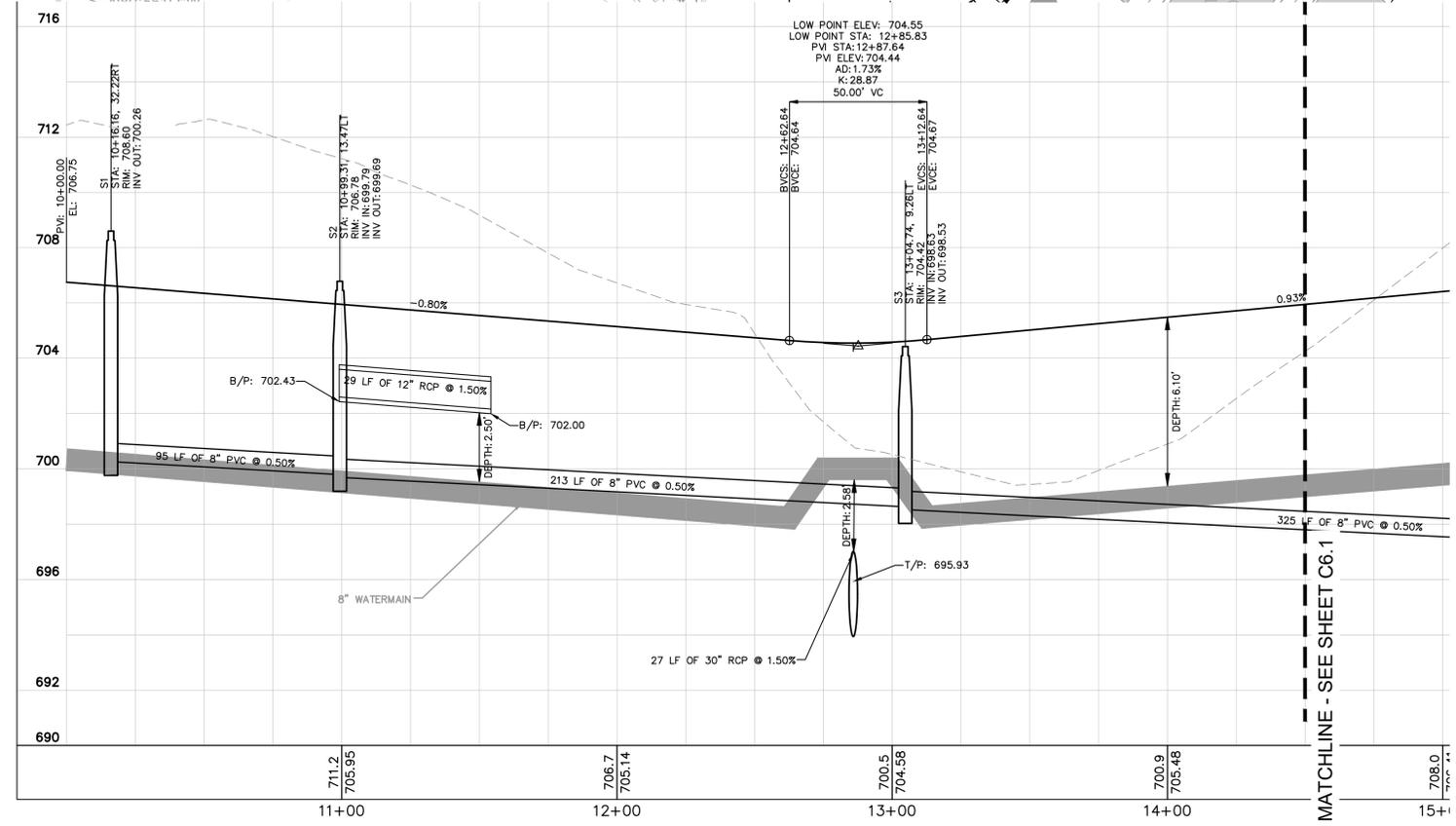
PLAN & PROFILE UTILITY LEGEND



WATER & SANITARY NOTES

- REFER TO SHEET C5.0 FOR ALL UTILITY, SANITARY, AND WATER NOTES AND ADDITIONAL SYMBOL LEGEND.
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WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W1	FIRE HYDRANT FULL ASSEMBLY FG ELEV: 705.68
W2	FIRE HYDRANT FULL ASSEMBLY FG ELEV: 705.95
W29	VALVE FG ELEV: 705.85



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 REVISIONS
 DATE _____
 BY _____

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SCALE: AS NOTED
 DESIGNED BY: INS
 DRAWN BY: KTRM
 CHECKED BY: RMM

PULTE HOME COMPANY, LLC

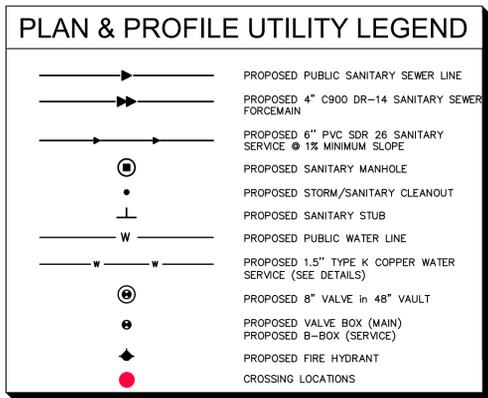
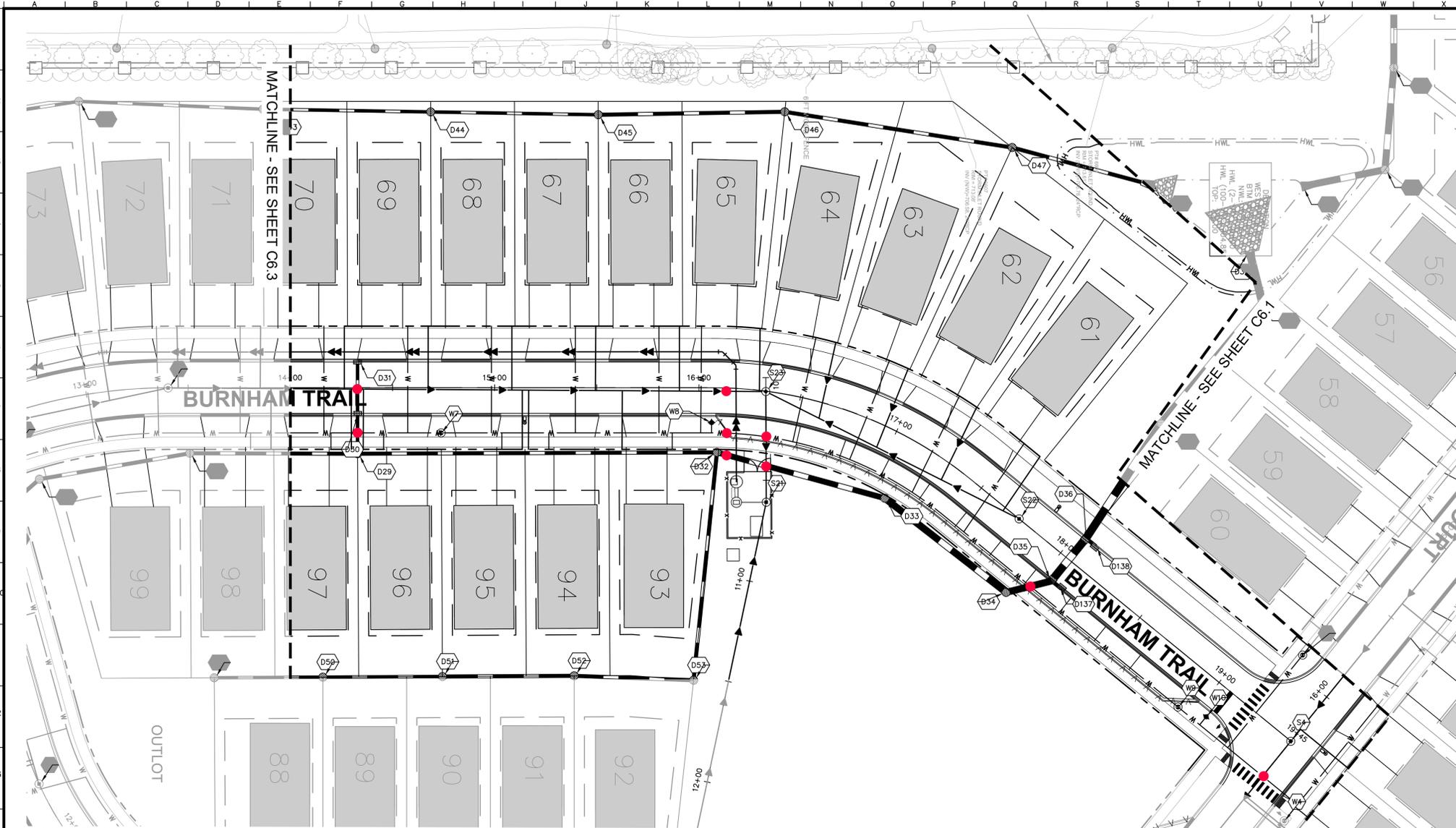
GREENWAY CHASE
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PLAN & PROFILE

ORIGINAL ISSUE:
 10/07/2025
 KHA PROJECT NO.
 168247001

SHEET NUMBER
C6.0

Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_IL_V2_Design\CAD\PlanSheets\FINAL\ENGINEERING\C6.0 PLAN & PROFILE.dwg C6.2 Oct 03, 2025 12:51pm by: Kieron Moeller
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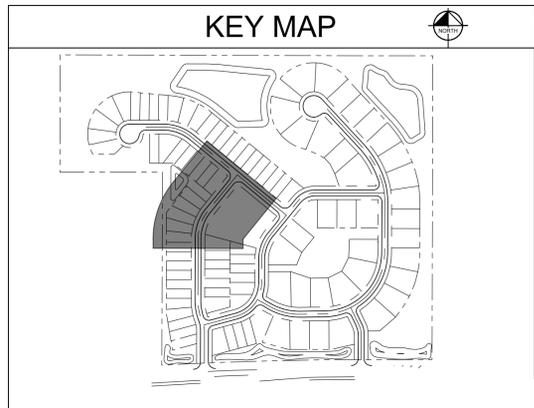
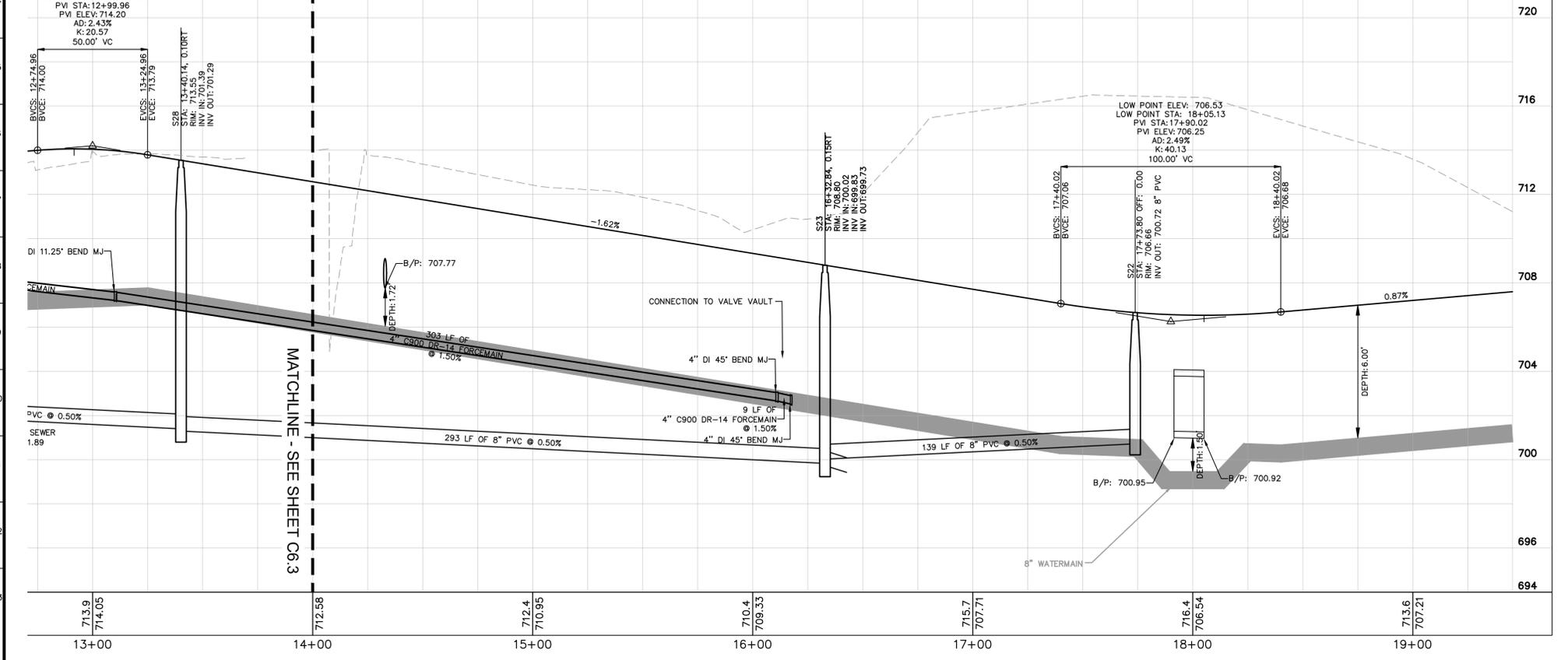


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WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
W7	VALVE FG ELEV: 711.73
W8	FIRE HYDRANT FULL ASSEMBLY FG ELEV: 709.48
W9	VALVE FG ELEV: 707.48
W10	FIRE HYDRANT FULL ASSEMBLY FG ELEV: 707.50



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GRAPHIC SCALE IN FEET
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DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

SCALE: AS NOTED

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PULTE HOME COMPANY, LLC

PLAN & PROFILE

GREENWAY CHASE
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LIBERTYVILLE, IL 62048

ORIGINAL ISSUE:
10/07/2025
KHA PROJECT NO.
168247001

SHEET NUMBER

C6.2

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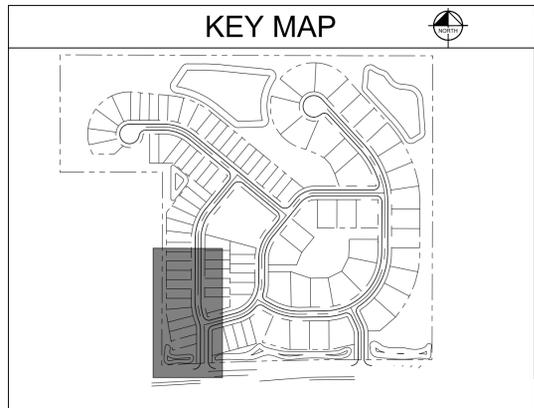
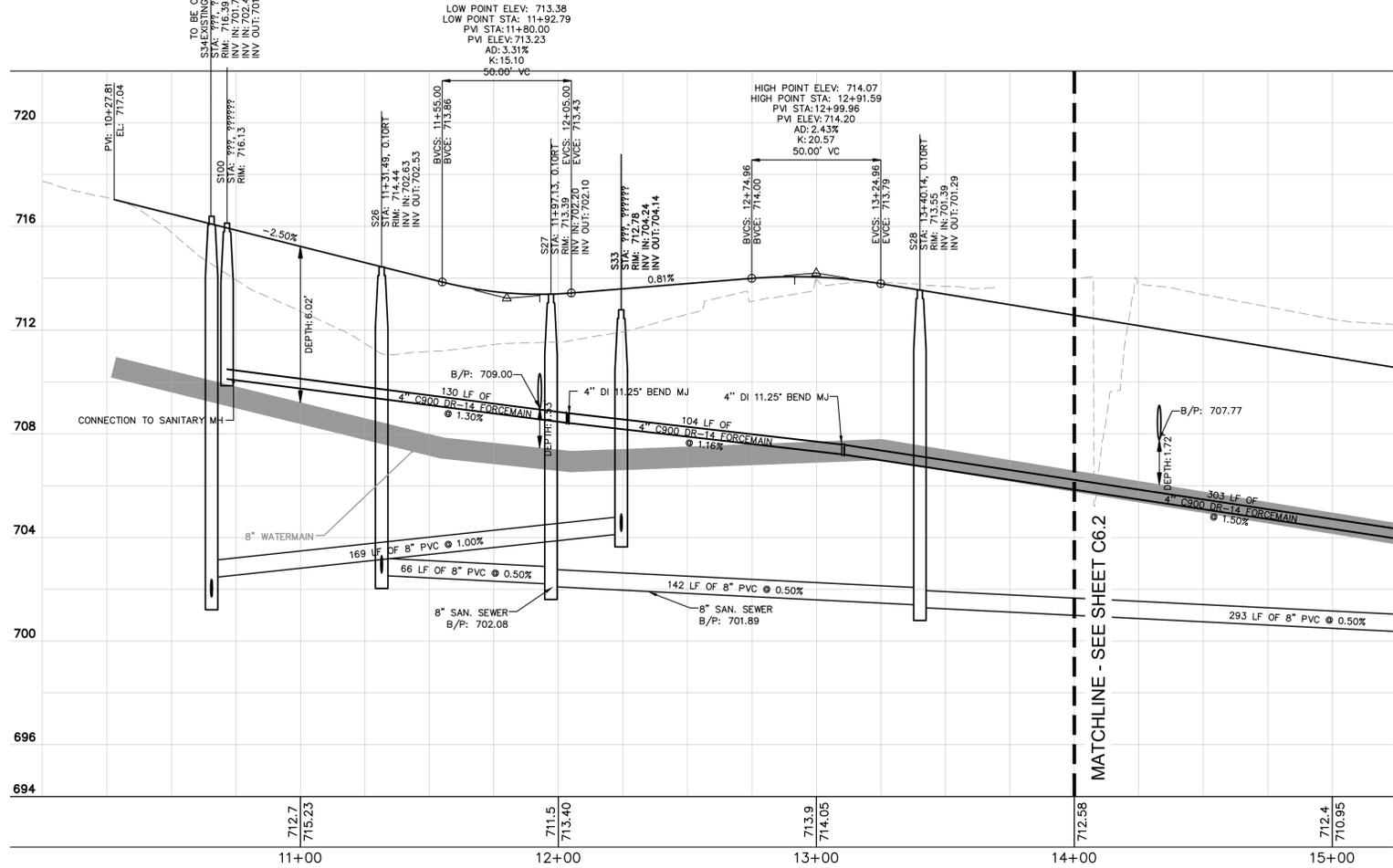
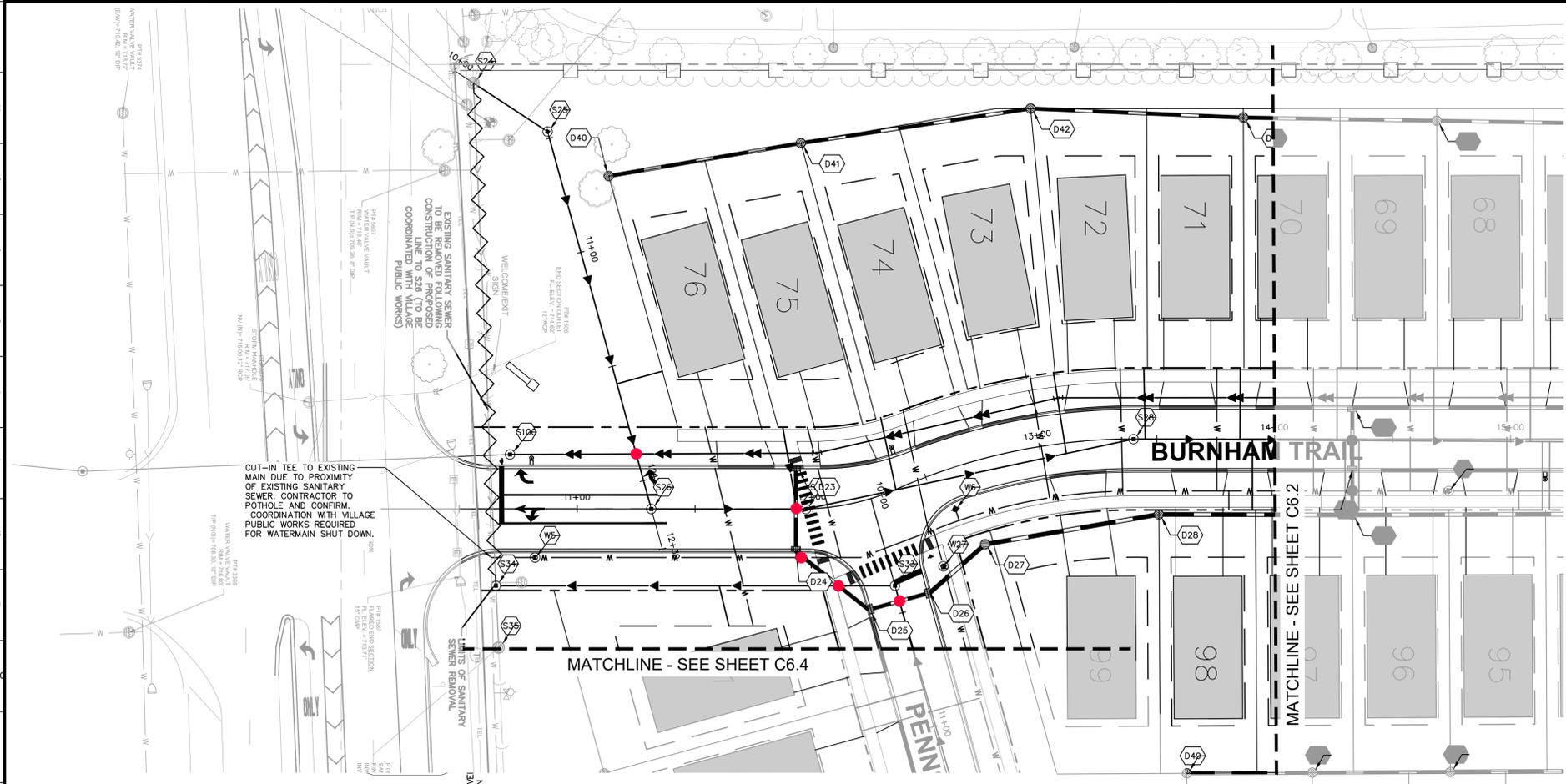
PLAN & PROFILE UTILITY LEGEND

- PROPOSED PUBLIC SANITARY SEWER LINE
- PROPOSED 4" C900 DR-14 SANITARY SEWER FORCEMAIN
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1.5% MINIMUM SLOPE
- PROPOSED SANITARY MANHOLE
- PROPOSED STORM/SANITARY CLEANOUT
- PROPOSED SANITARY STUB
- PROPOSED PUBLIC WATER LINE
- PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
- PROPOSED 8" VALVE IN 48" VAULT
- PROPOSED VALVE BOX (MAIN)
- PROPOSED B-BOX (SERVICE)
- PROPOSED FIRE HYDRANT
- CROSSING LOCATIONS

WATER & SANITARY NOTES

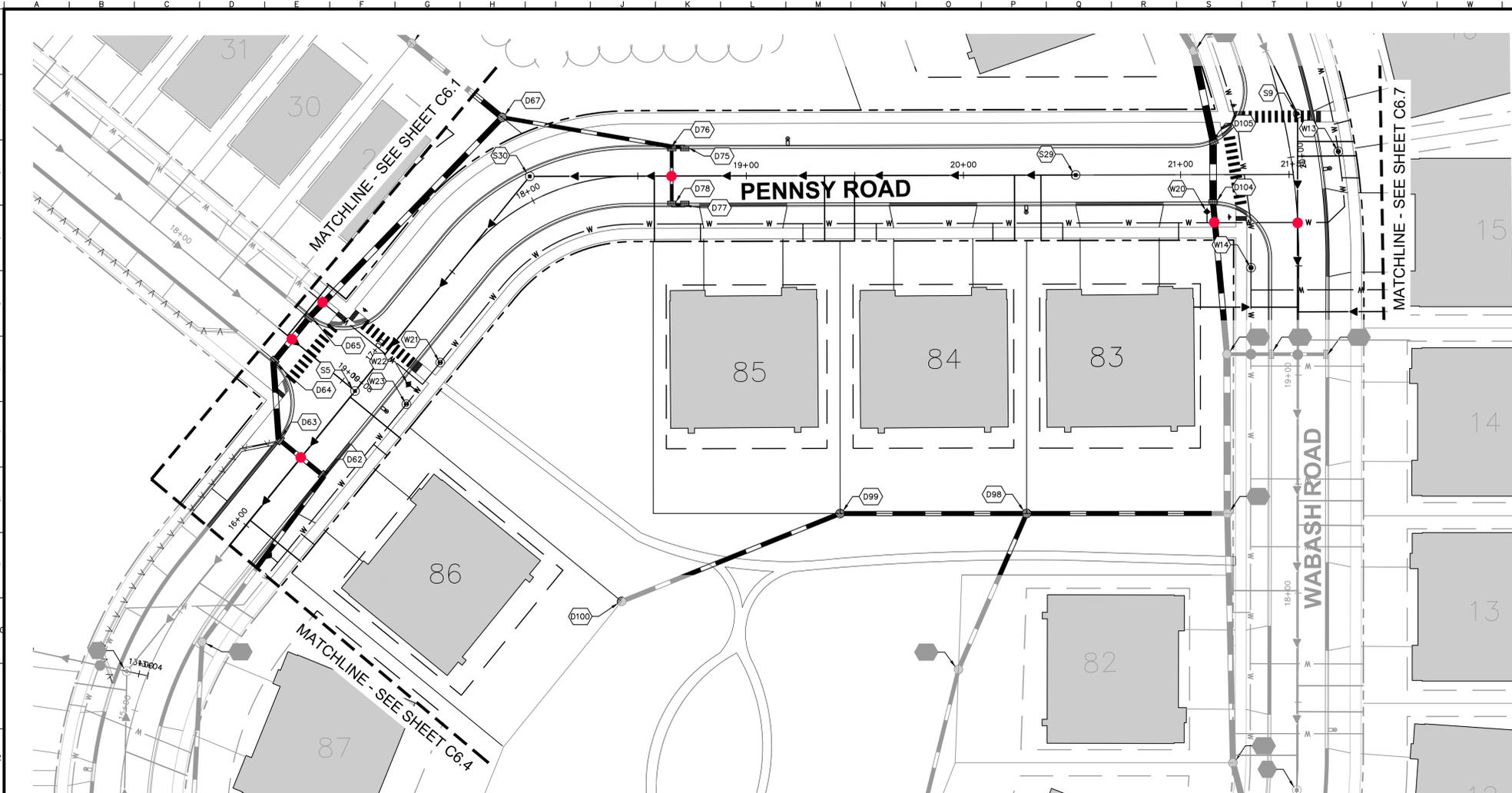
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WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W5	VALVE FG ELEV: 715.82
W6	FIRE HYDRANT FULL ASSEMBLY FG ELEV: 714.13



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PULTE HOME COMPANY, LLC	
PLAN & PROFILE	
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Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_IL_V2_Design\CAD\PlanSheets\FINAL_ENGINEERING\C6.0 PLAN & PROFILE.dwg C6.5 Oct 03, 2025 12:53pm by: Kiarra Miller
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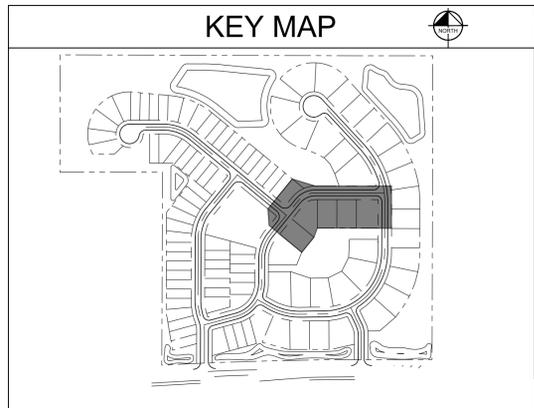
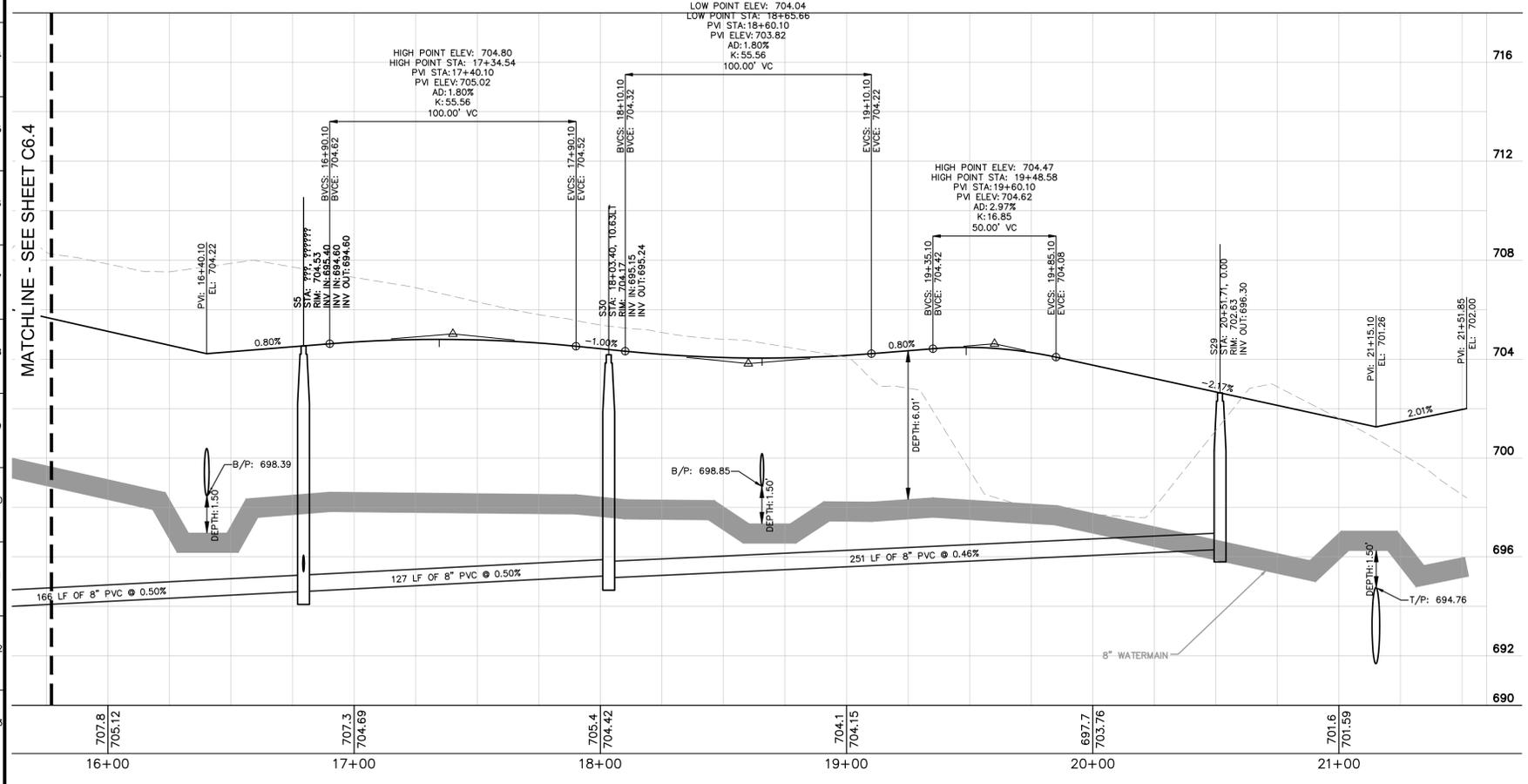
PLAN & PROFILE UTILITY LEGEND

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- PROPOSED 4" C900 DR-14 SANITARY SEWER FORCE MAIN
- PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
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WATER & SANITARY NOTES

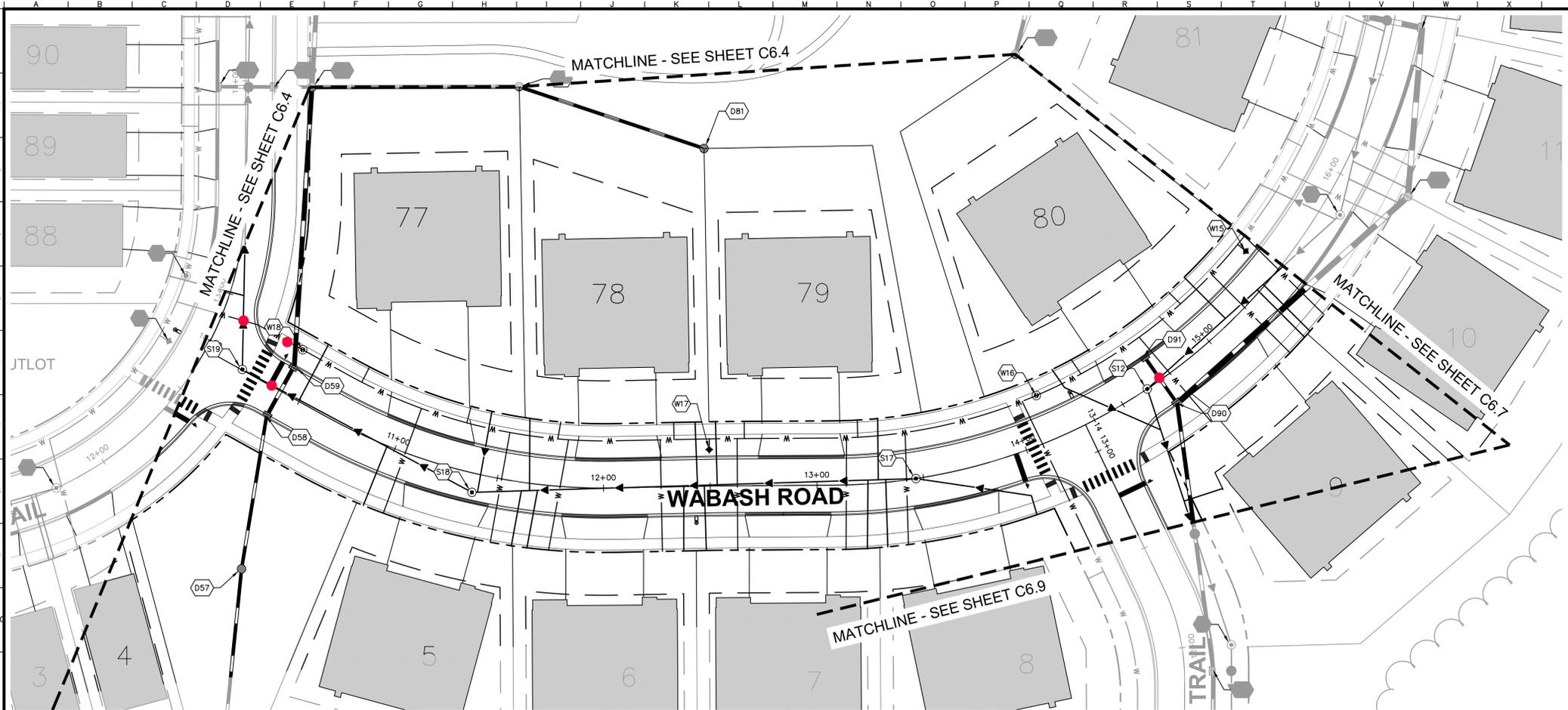
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WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W13	VALVE FG ELEV: 702.46
W14	VALVE FG ELEV: 701.99
W20	FIRE HYDRANT FULL ASSEMBLY FG ELEV: 701.73
W21	VALVE FG ELEV: 705.11
W22	FIRE HYDRANT FULL ASSEMBLY FG ELEV: 704.92
W23	VALVE FG ELEV: 704.96



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<p>GREENWAY CHASE</p> <p style="font-size: small;">610 PETERSON ROAD LIBERTYVILLE, IL 62048</p>	<p>PLAN & PROFILE</p>						
<p>ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001</p>							
<p>SHEET NUMBER</p> <p style="font-size: large;">C6.5</p>							
<p>SCALE: AS NOTED</p> <p>DESIGNED BY: INS</p> <p>DRAWN BY: KTRM</p> <p>CHECKED BY: RMM</p>	<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>No.</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	No.	DATE	BY			
No.	DATE	BY					

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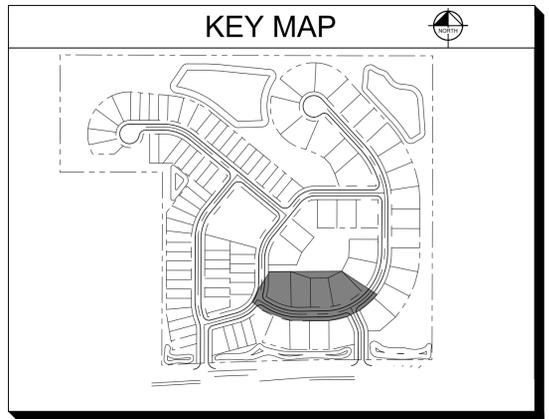
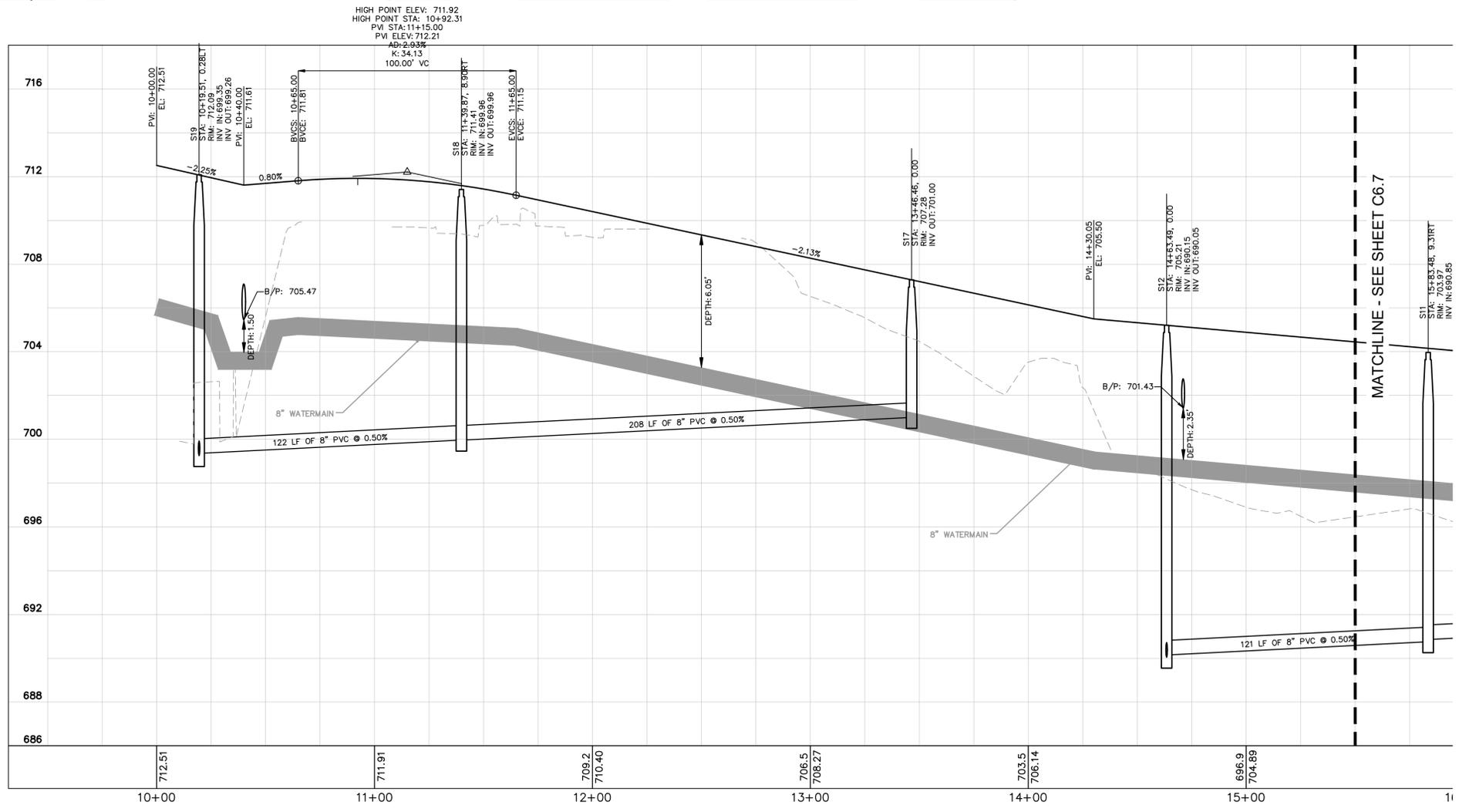
PLAN & PROFILE UTILITY LEGEND

	PROPOSED PUBLIC SANITARY SEWER LINE
	PROPOSED 4" C900 DR-14 SANITARY SEWER FORCEMAIN
	PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED SANITARY STUB
	PROPOSED PUBLIC WATER LINE
	PROPOSED 1.5" TYPE K COPPER WATER SERVICE (SEE DETAILS)
	PROPOSED 8" VALVE IN 48" VAULT
	PROPOSED VALVE BOX (MAIN)
	PROPOSED B-BOX (SERVICE)
	PROPOSED FIRE HYDRANT
	CROSSING LOCATIONS

WATER & SANITARY NOTES

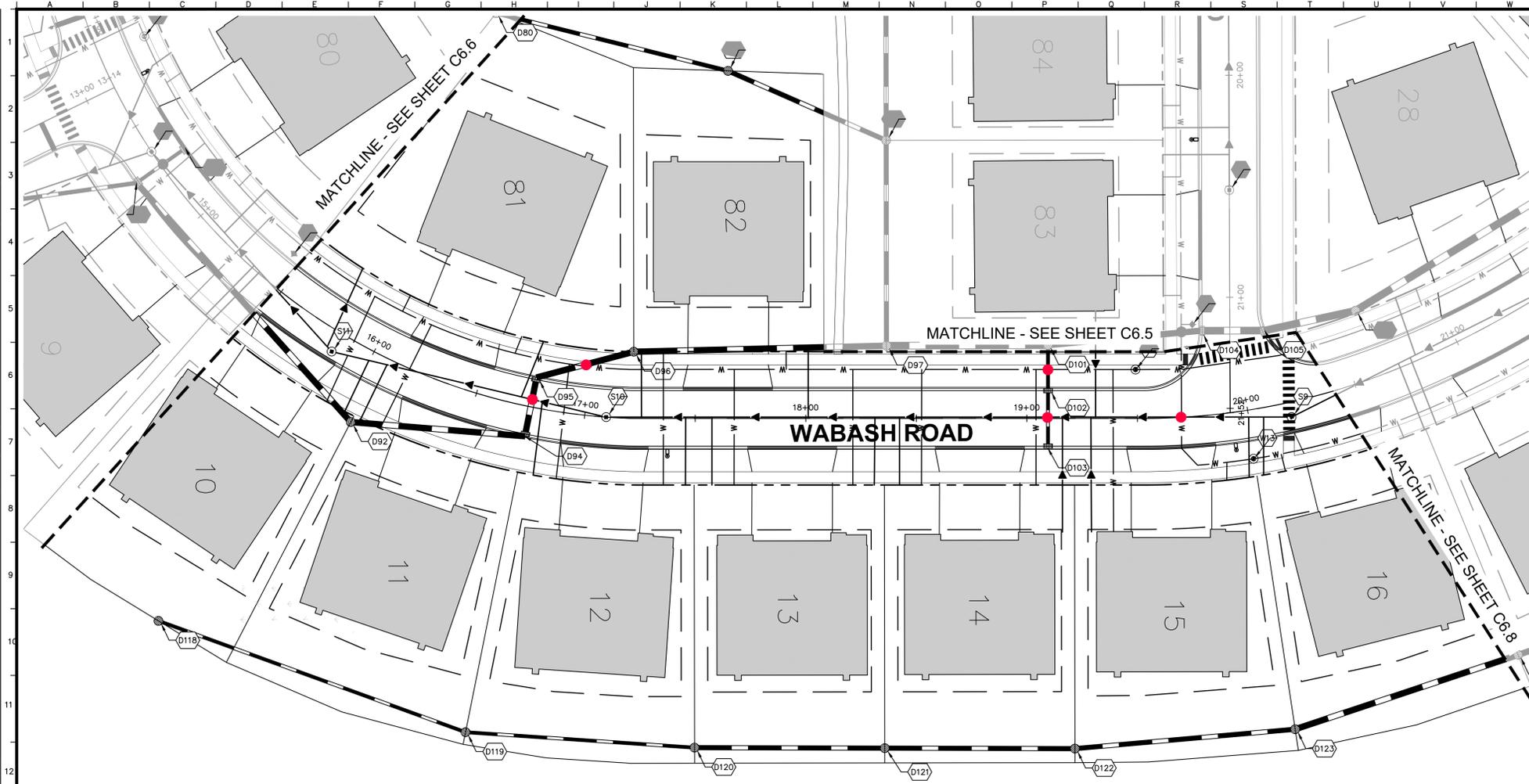
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WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W15	FIRE HYDRANT FULL ASSEMBLY FG ELEV: 704.75
W16	VALVE FG ELEV: 706.18
W17	FH FG ELEV: 709.59
W18	VALVE FG ELEV: 711.96



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SCALE: AS NOTED DESIGNED BY: INS DRAWN BY: KTRM CHECKED BY: RMM	PLAN & PROFILE
ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001 SHEET NUMBER C6.6	

Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_IL_V2_Design\CAD\PlanSheets\FINAL_ENGINEERING\C6.0 PLAN & PROFILE.dwg C6.7 Oct 03, 2025 12:53pm by: Kiarra Koller
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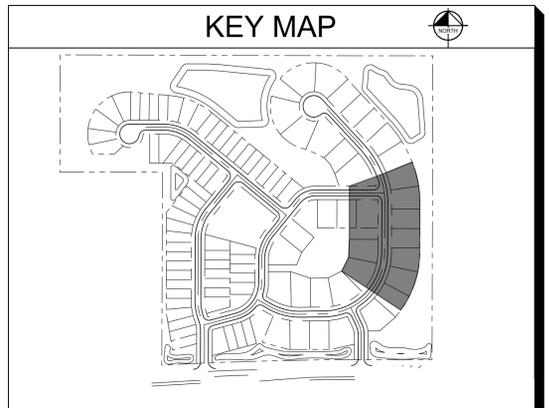
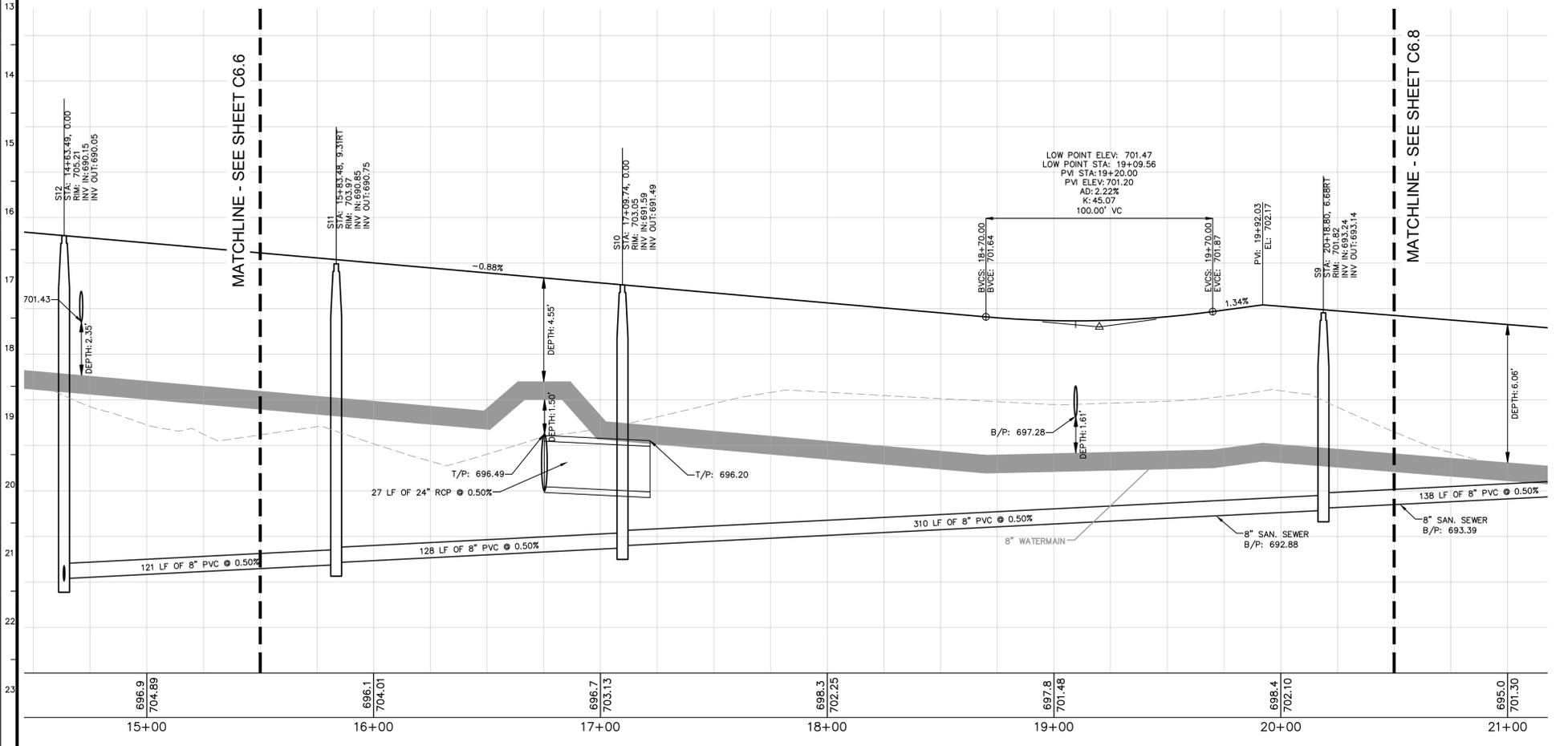
PLAN & PROFILE UTILITY LEGEND

	PROPOSED PUBLIC SANITARY SEWER LINE
	PROPOSED 4" C900 DR-14 SANITARY SEWER FORCEMAIN
	PROPOSED 6" PVC SDR 26 SANITARY SERVICE @ 1% MINIMUM SLOPE
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	PROPOSED VALVE BOX (SERVICE)
	PROPOSED FIRE HYDRANT
	CROSSING LOCATIONS

WATER & SANITARY NOTES

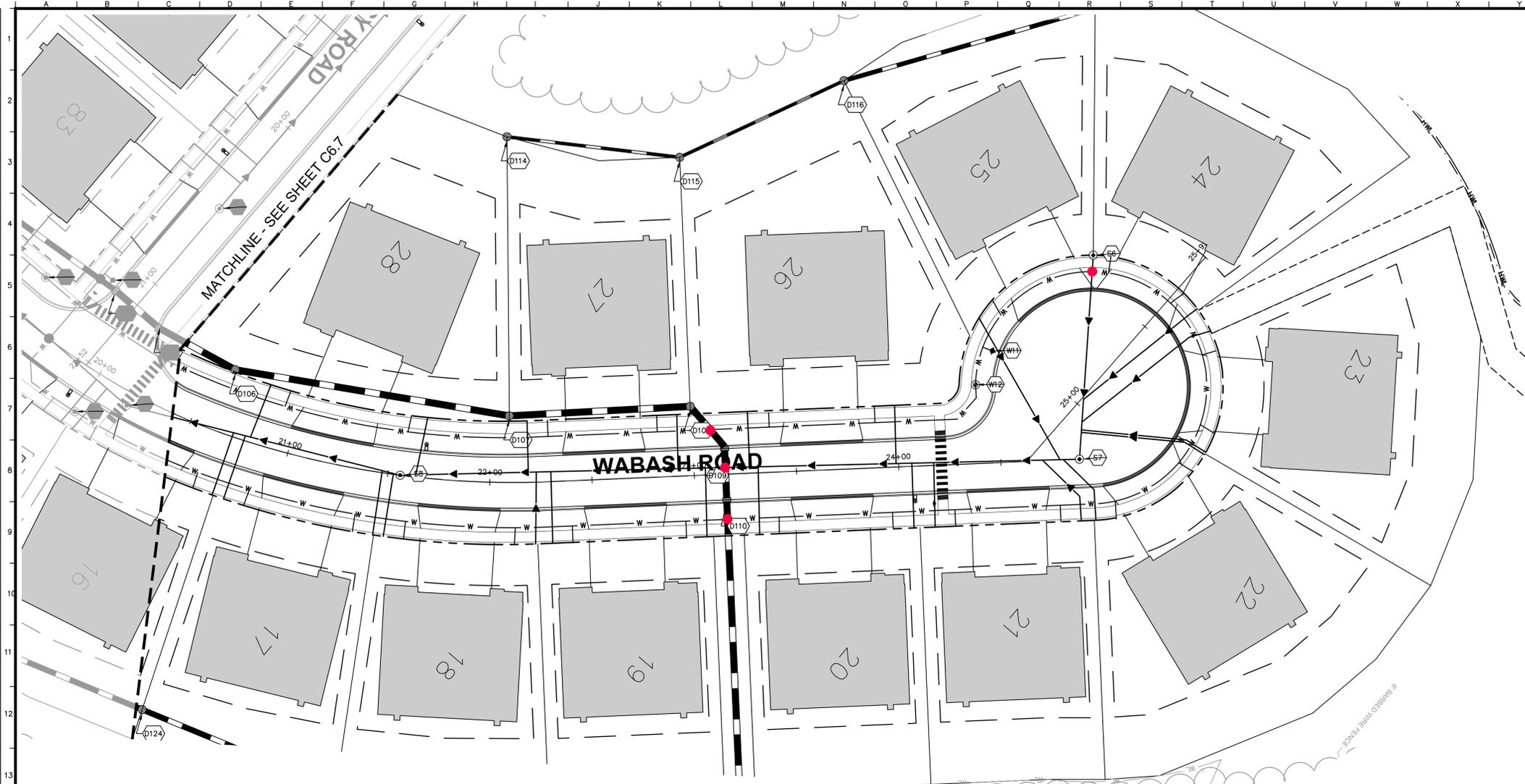
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WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W13	VALVE FG ELEV: 702.46
W14	VALVE FG ELEV: 701.99



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PLAN & PROFILE	GREENWAY CHASE <small>610 PETERSON ROAD LIBERTYVILLE, IL 60048</small>
ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001	SHEET NUMBER C6.7
SCALE: AS NOTED DESIGNED BY: INS DRAWN BY: KTRM CHECKED BY: RMM	REVISIONS NO. DATE BY

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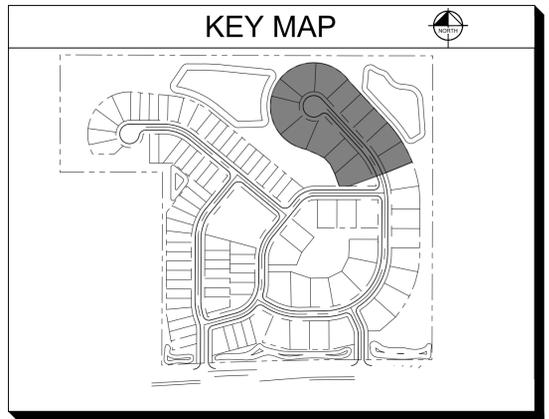
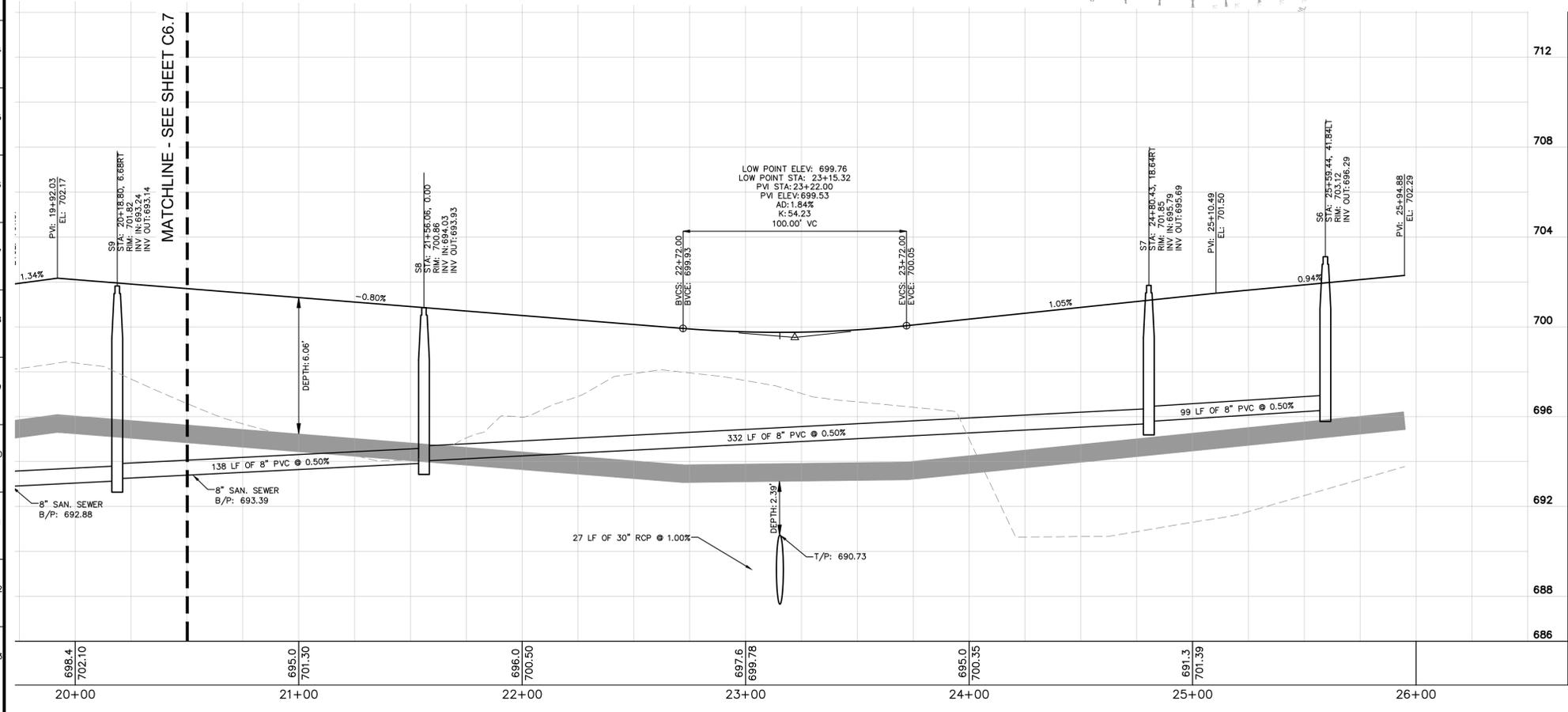
PLAN & PROFILE UTILITY LEGEND

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WATER & SANITARY NOTES

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WATER STRUCTURE TABLE	
STRUCTURE NAME:	DETAILS:
W11	FIRE HYDRANT FULL ASSEMBLY FG ELEV: 701.89
W12	VALVE FG ELEV: 701.76



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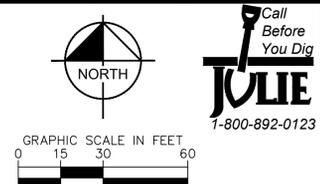
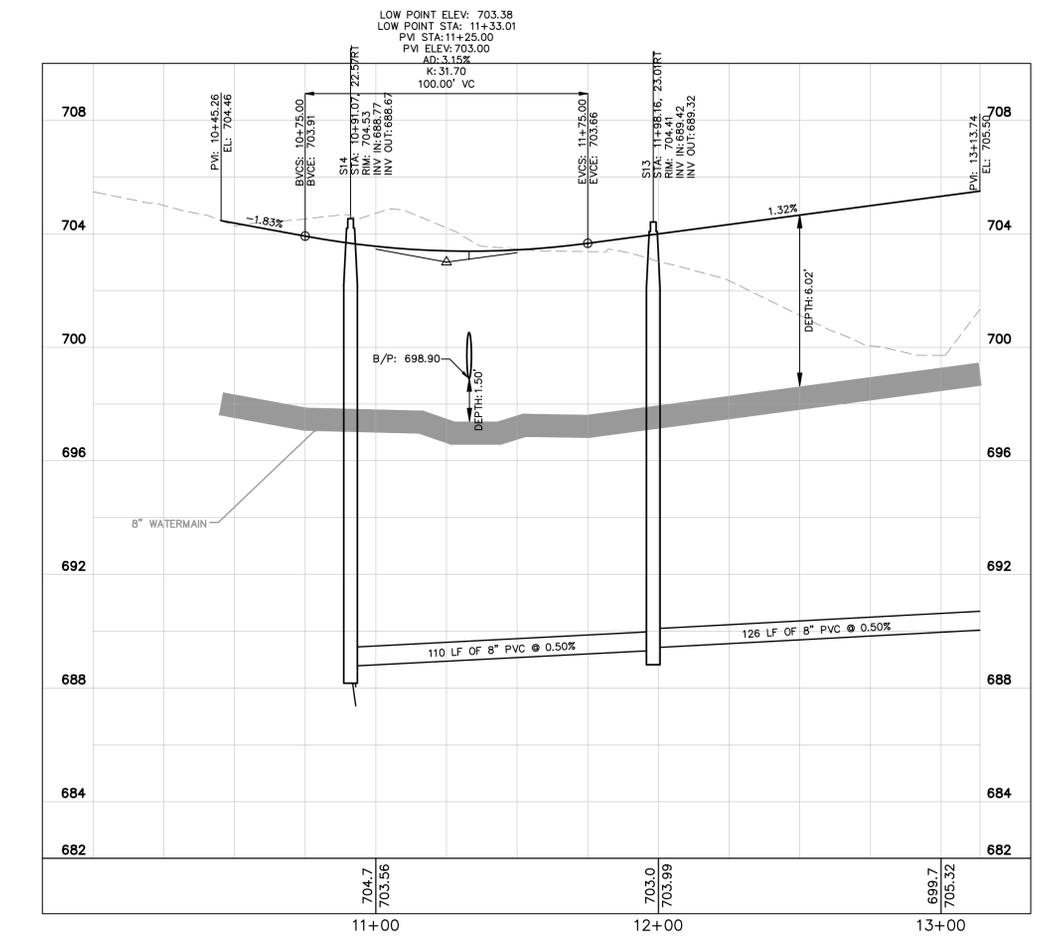
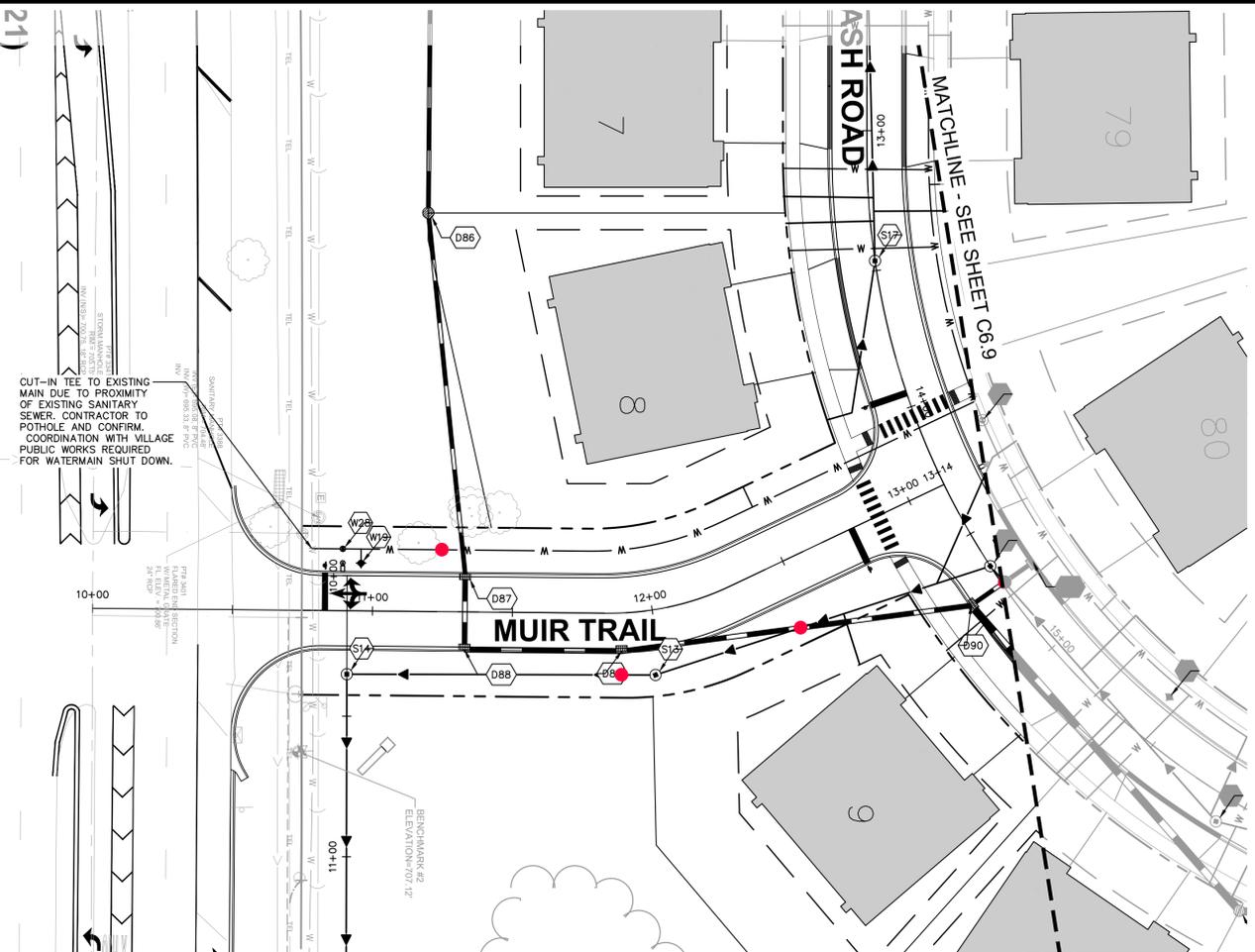
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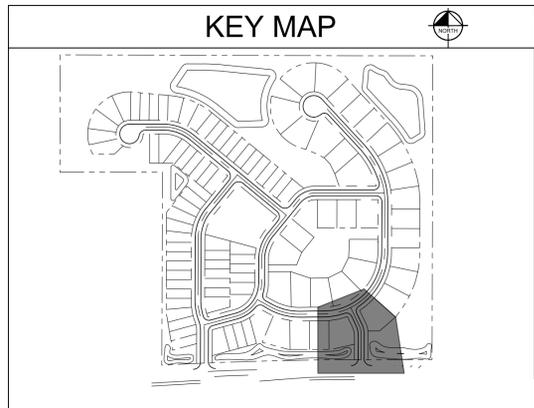
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WATER STRUCTURE TABLE

STRUCTURE NAME:	DETAILS:
W19	FIRE HYDRANT FULL ASSEMBLY FG ELEV: 704.25
W28	VALVE FG ELEV: 705.06



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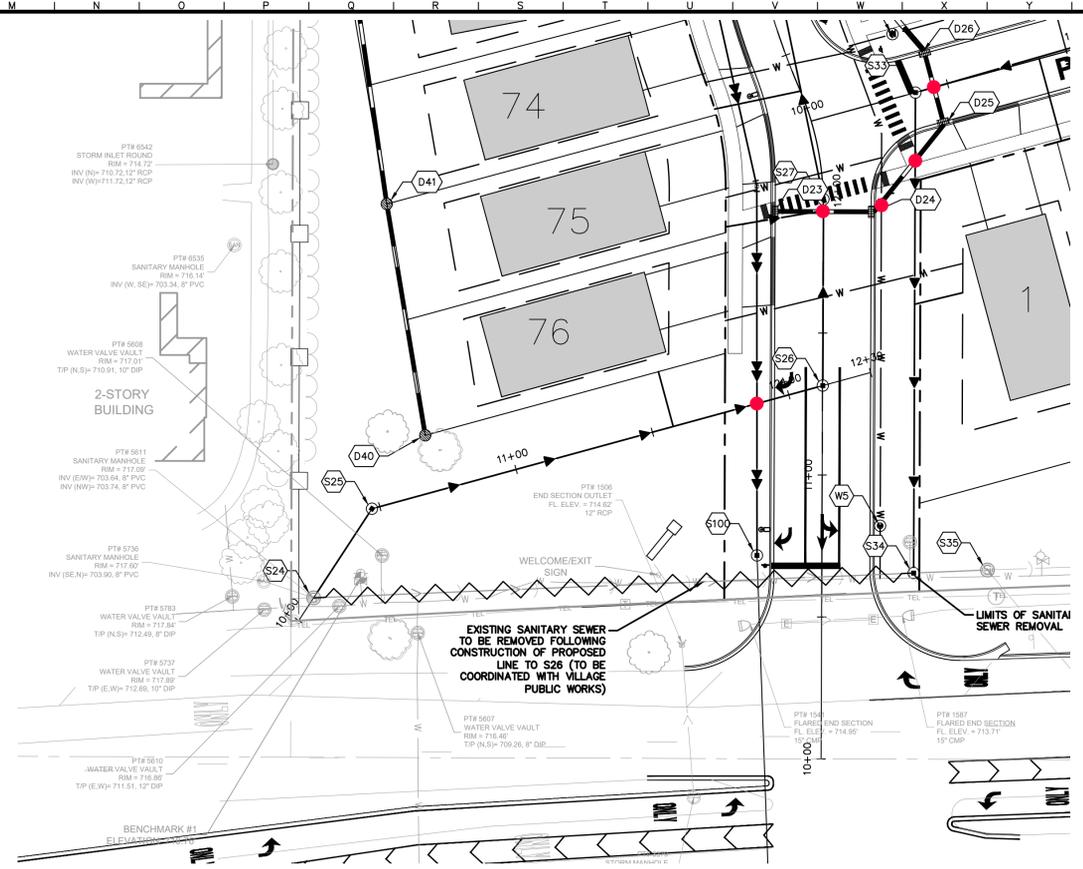
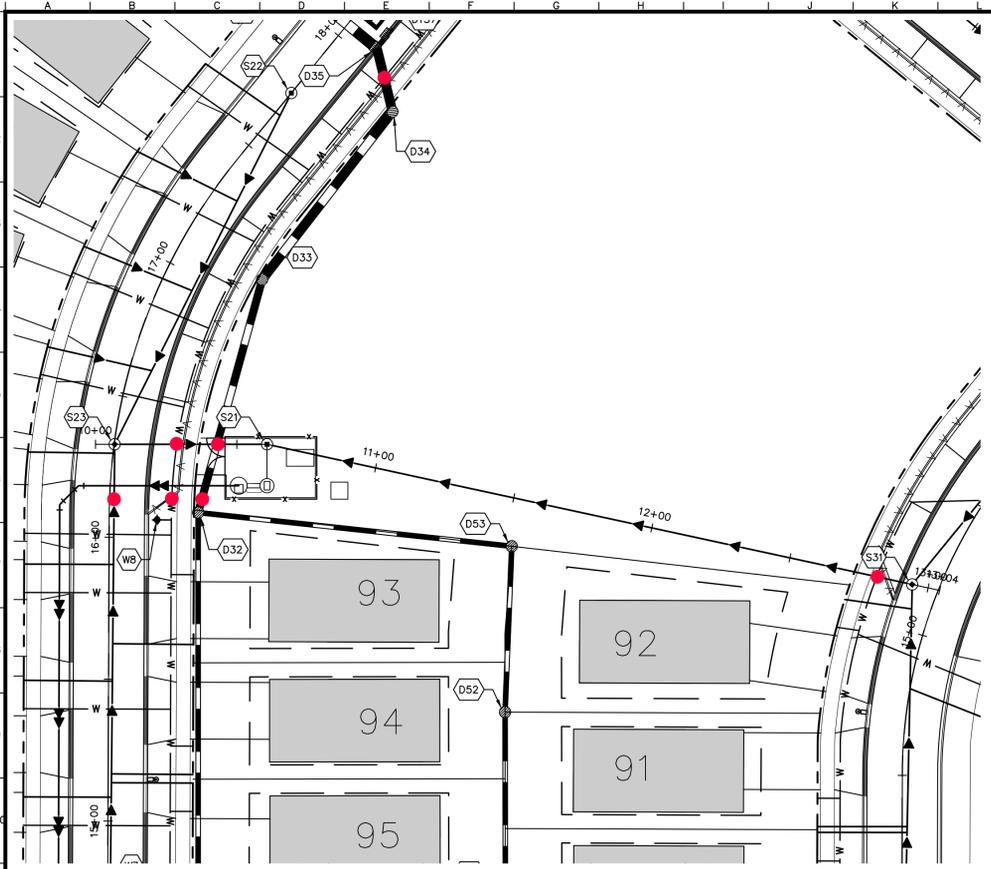
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PLAN & PROFILE

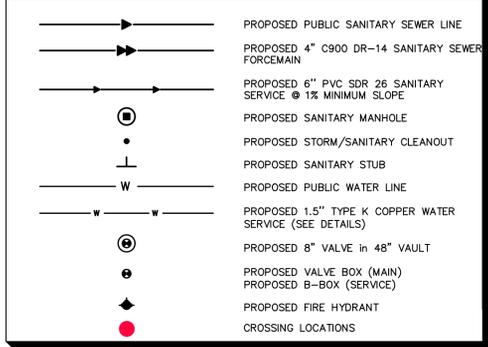
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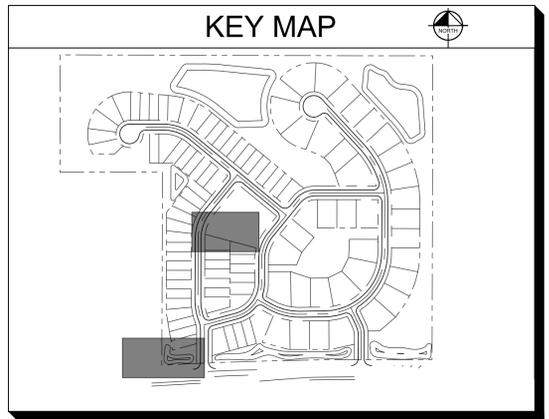
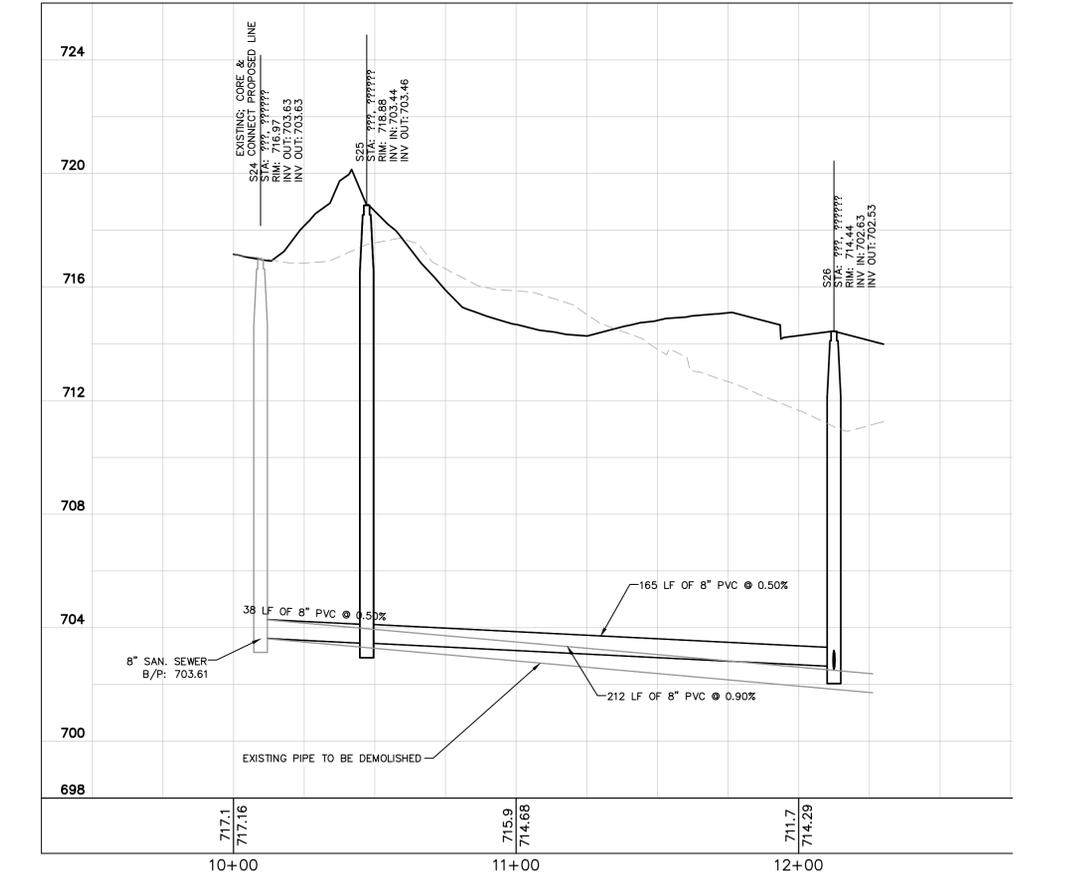
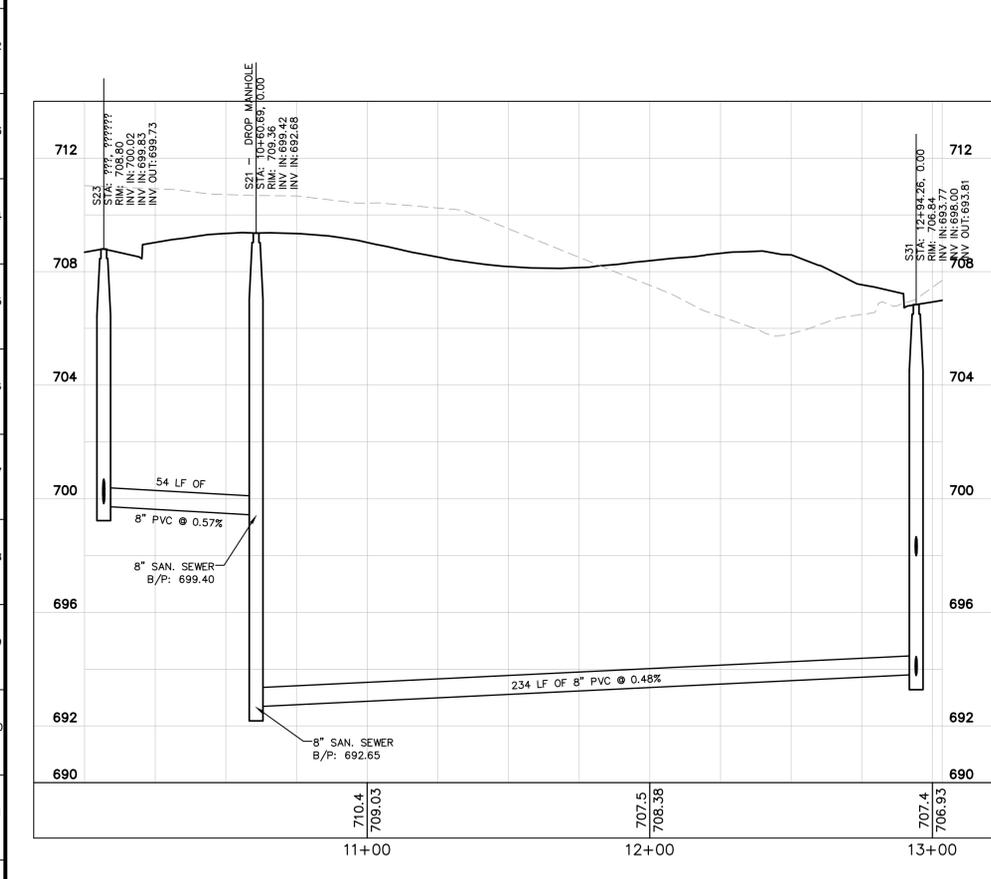


PLAN & PROFILE UTILITY LEGEND



WATER & SANITARY NOTES

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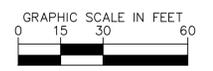


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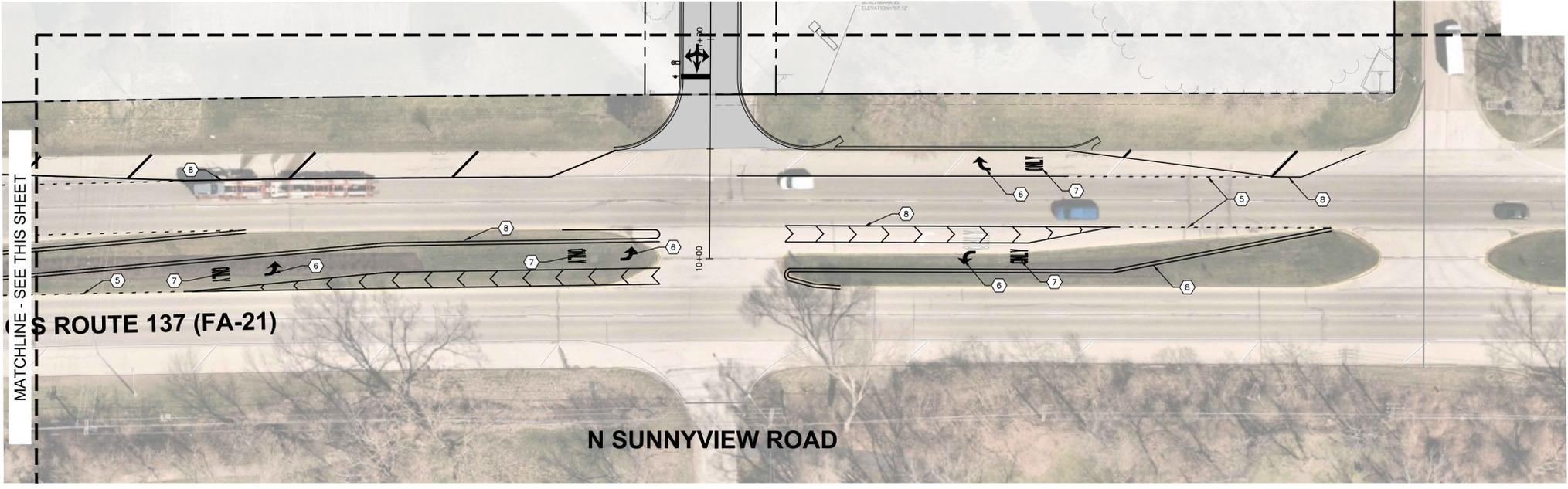
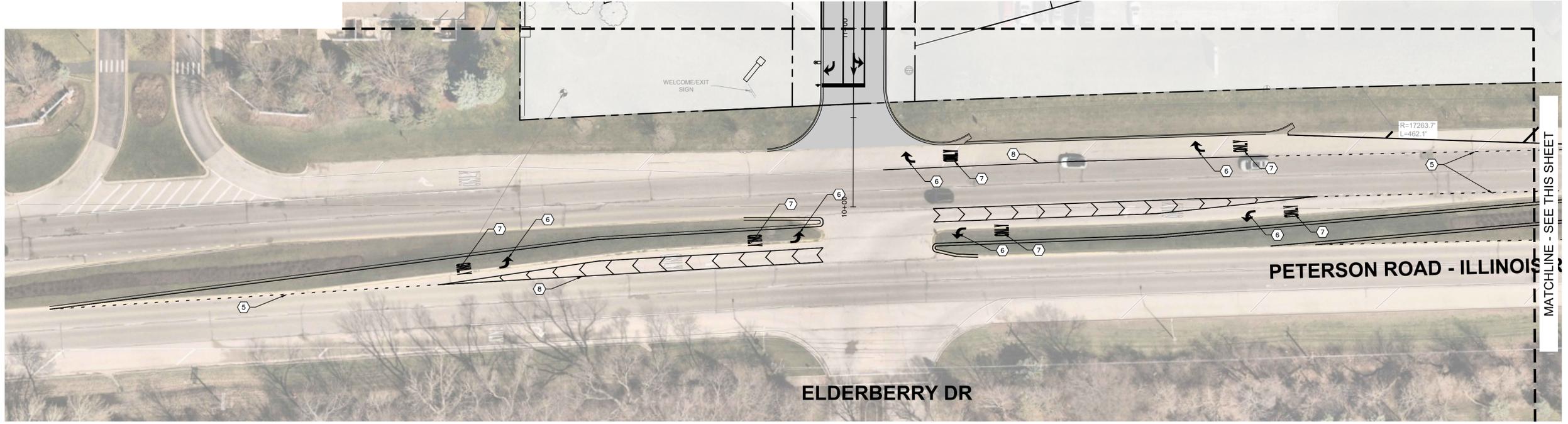
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Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_IL_V2_Design\CAD\PlanSheets\FINAL ENGINEERING\C8.0 CONSTRUCTION DETAILS.dwg, CR.0 - STORM Oct 03, 2025 12:56pm by: Kiarra Moeller
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ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.) STANDARDS TO BE UTILIZED FOR ALL STORM MANHOLES.

PLEASE "X" ANY STANDARDS LISTED BELOW THAT ARE APPLICABLE TO THIS PROJECT, AND INCLUDE THE CORRESPONDING I.D.O.T. STANDARD DETAIL ON THE PLANS.

STANDARD	DESCRIPTION	APPLICABLE TO CURRENT PROJECT? "X"
602401	MANHOLE TYPE A, 4' DIAMETER	
602402	MANHOLE TYPE A, 5' DIAMETER	
602406	MANHOLE TYPE A, 6' DIAMETER	
602411	MANHOLE TYPE A, 7' DIAMETER	
602416	MANHOLE TYPE A, 8' DIAMETER	
602421	MANHOLE TYPE A, 9' DIAMETER	
602426	MANHOLE TYPE A, 10' DIAMETER	
602601	PRECAST REINFORCED CONCRETE FLAT SLAB TOP	

- NOTES:**
- REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS.
 - USE LATEST REVISION OF STANDARDS.

STORM MANHOLE STANDARDS

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # STM - 01

ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.) STANDARDS TO BE UTILIZED FOR ALL STORM CATCH BASINS.

PLEASE "X" ANY STANDARDS LISTED BELOW THAT ARE APPLICABLE TO THIS PROJECT, AND INCLUDE THE CORRESPONDING I.D.O.T. STANDARD DETAIL ON THE PLANS.

STANDARD	DESCRIPTION	APPLICABLE TO CURRENT PROJECT? "X"
602001	CATCH BASIN, TYPE A	
602011	CATCH BASIN, TYPE C	
602601	PRECAST REINFORCED CONCRETE FLAT SLAB TOP	

- NOTES:**
- REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS.
 - USE LATEST REVISION OF STANDARDS.

CATCH BASIN STANDARDS

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # STM - 02

ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.) STANDARDS TO BE UTILIZED FOR ALL STORM INLETS.

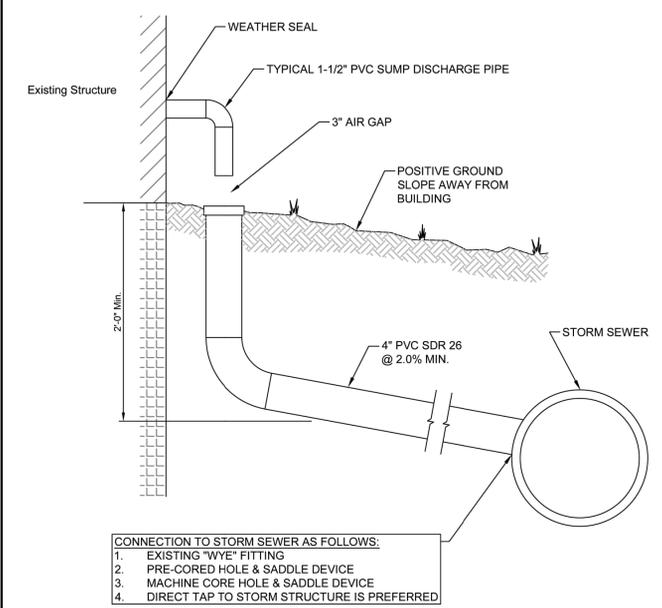
PLEASE "X" ANY STANDARDS LISTED BELOW THAT ARE APPLICABLE TO THIS PROJECT, AND INCLUDE THE CORRESPONDING I.D.O.T. STANDARD DETAIL ON THE PLANS.

STANDARD	DESCRIPTION	APPLICABLE TO CURRENT PROJECT? "X"
602001	INLET, TYPE A	
602601	PRECAST REINFORCED CONCRETE FLAT SLAB TOP	

- NOTES:**
- REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS.
 - USE LATEST REVISION OF STANDARDS.

STORM INLET STANDARDS

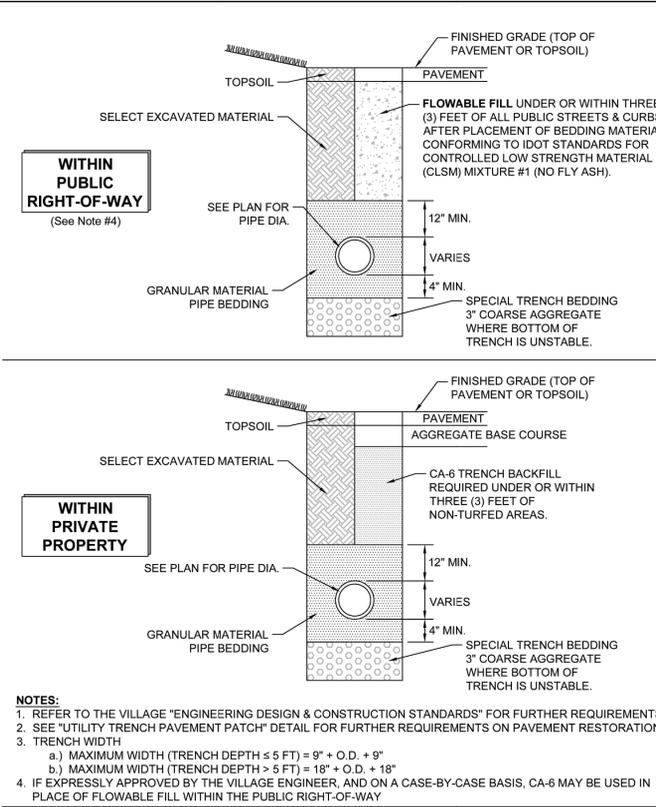
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 STANDARD DETAIL # STM - 03



- NOTES:**
- REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS.
 - CONTRACTOR ASSUMES FULL RESPONSIBILITY AND LIABILITY FOR ANY DAMAGE TO UTILITIES.
 - IN NO EVENT SHALL THE SUMP PUMP DISCHARGE INTO THE SANITARY SEWER SYSTEM.

SUMP PUMP CONNECTION

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 STANDARD DETAIL # STM - 04



TYPICAL TRENCH & BEDDING

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 STANDARD DETAIL # UTIL - 01

ITEM	FRAME & GRATE / LID (OR APPROVED EQUAL)	I.D.O.T. TYPE	DESCRIPTION	OPTIONS	APPLICABLE TO CURRENT PROJECT? "X"
WATER MAIN					
VALVE VAULT (MAINTAINED BY VILLAGE) FRAME & CLOSED LID	NEENAH R-1713	1	FLAT, ROUND, CLOSED LID	"VILLAGE OF LIBERTYVILLE" AND "WATER" IMPRINTED ON COVER. LID SHALL HAVE CONCEALED PICKHOLE.	
VALVE VAULT (PRIVATELY MAINTAINED) FRAME & CLOSED LID	NEENAH R-1713	1	FLAT, ROUND, CLOSED LID	ONLY "WATER" IMPRINTED ON COVER. LID SHALL HAVE CONCEALED PICKHOLE.	
SANITARY SEWER					
SANITARY MANHOLE (MAINTAINED BY VILLAGE) FRAME & CLOSED LID	NEENAH R-1713	1	FLAT, ROUND, CLOSED LID	"VILLAGE OF LIBERTYVILLE" AND "SANITARY" IMPRINTED ON COVER. LID SHALL HAVE CONCEALED PICKHOLE.	
SANITARY MANHOLE (PRIVATELY MAINTAINED) FRAME & CLOSED LID	NEENAH R-1713	1	FLAT, ROUND, CLOSED LID	ONLY "SANITARY" IMPRINTED ON COVER. LID SHALL HAVE CONCEALED PICKHOLE.	
STORM SEWER					
STORM MANHOLE (MAINTAINED BY VILLAGE) FRAME & CLOSED LID	NEENAH R-1713	1	FLAT, ROUND, CLOSED LID	"VILLAGE OF LIBERTYVILLE" AND "STORM" IMPRINTED ON COVER. LID SHALL HAVE CONCEALED PICKHOLE.	
STORM MANHOLE (PRIVATELY MAINTAINED) FRAME & CLOSED LID	NEENAH R-1713	1	FLAT, ROUND, CLOSED LID	ONLY "STORM" IMPRINTED ON COVER. LID SHALL HAVE CONCEALED PICKHOLE.	
FLAT, ROUND, OPEN GRATE	NEENAH R-1713	1	FLAT, ROUND, OPEN TYPE D GRATE		
CURB DRAINAGE STRUCTURE (FOR BARRIER CURB)	NEENAH R-3278-A (IN ROADWAY SAGS)	3	INLET FRAME & CURB BOX FOR BARRIER CURB, RECTANGULAR	STANDARD GRATE	
	NEENAH R-3278-AL (DIRECTIONAL FLOW)	3V		TYPE L VANE GRATE	
CURB DRAINAGE STRUCTURE (FOR ROLL-TYPE CURB)	NEENAH R-3501-P	N/A	INLET FRAME ROLL-TYPE CURB, RECTANGULAR, OPEN GRATE		
BEEHIVE GRATE	NEENAH R-4340-B	8	BEEHIVE TYPE INLET, ROUND, OPEN GRATE	FOR LAWN AREAS ONLY	

* NOTE: DRAINAGE STRUCTURES SHALL HAVE "NO DUMPING - DRAINS TO RIVER" IMPRINTED ON FRAME/GRATE

FRAME & GRATE / LID STANDARDS

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # UTIL - 02

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 PLAINFIELD, IL 60548
 PHONE: 847-260-7804
 WWW.KIMLEY-HORN.COM

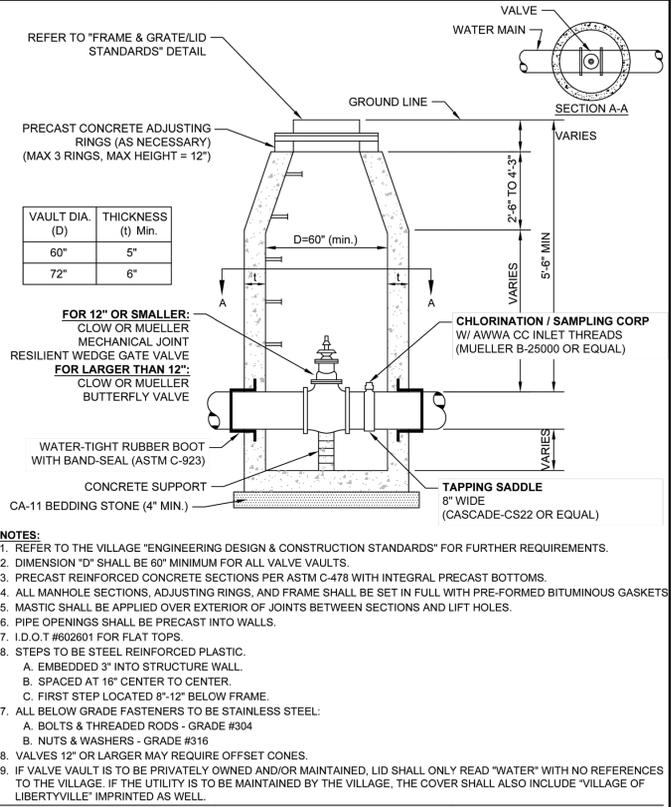
SCALE: AS NOTED
 DESIGNED BY: INS
 DRAWN BY: KTRM
 CHECKED BY: RNM

REVISIONS
 No. DATE BY

PULTE HOME CONSTRUCTION COMPANY, LLC
 CONSTRUCTION DETAILS - UTILITY
 GREENWAY CHASE
 610 PETERSON ROAD
 LIBERTYVILLE, IL 60048

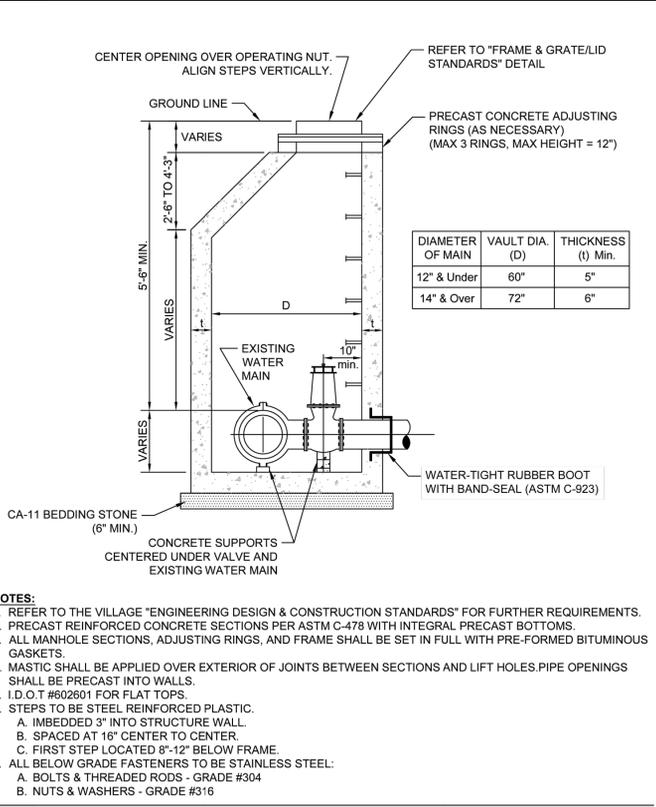
ORIGINAL ISSUE: 10/07/2025
 KHA PROJECT NO. 168247001
 SHEET NUMBER C8.0

Drawing name: K:\GIS\DEV\16827001_Pulte_Libertyville_IL_V2_Design\CAD\PlanSheets\FINAL ENGINEERING\C8.0 CONSTRUCTION DETAILS.dwg, CR.2 - WATERMAIN, Oct 03, 2025 12:56pm by: KironR.Moeller
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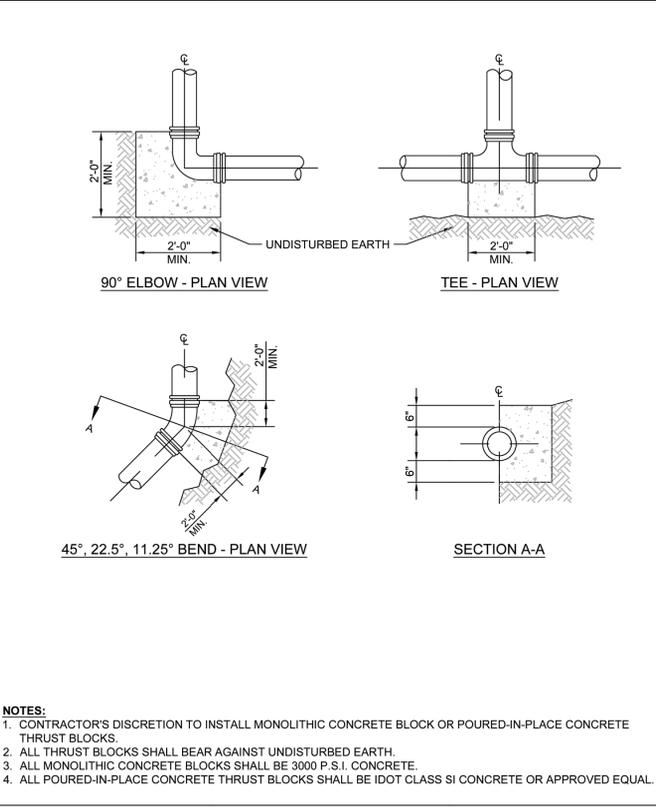
VALVE VAULT

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # WM - 01



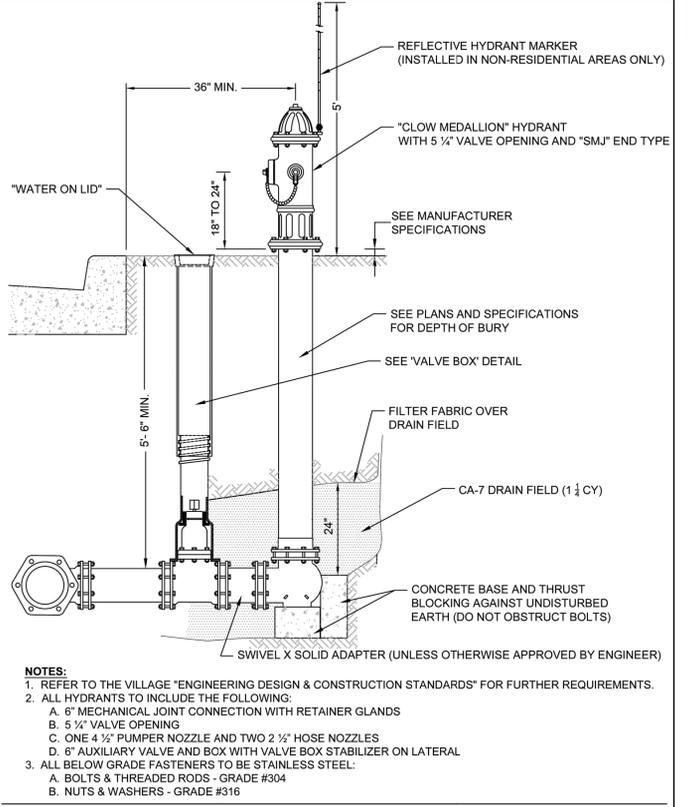
PRESSURE CONNECTION & VAULT

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # WM - 02



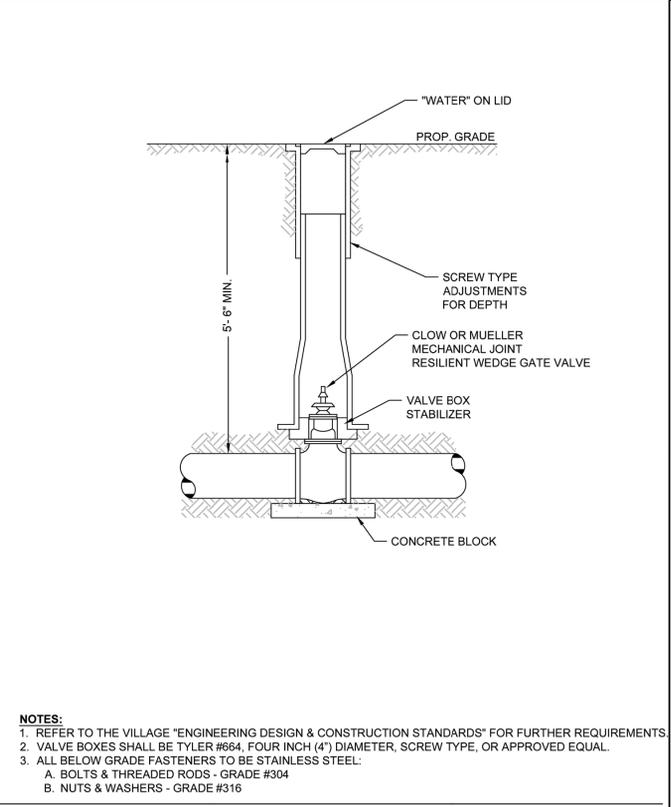
THRUST BLOCKING

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # WM - 03



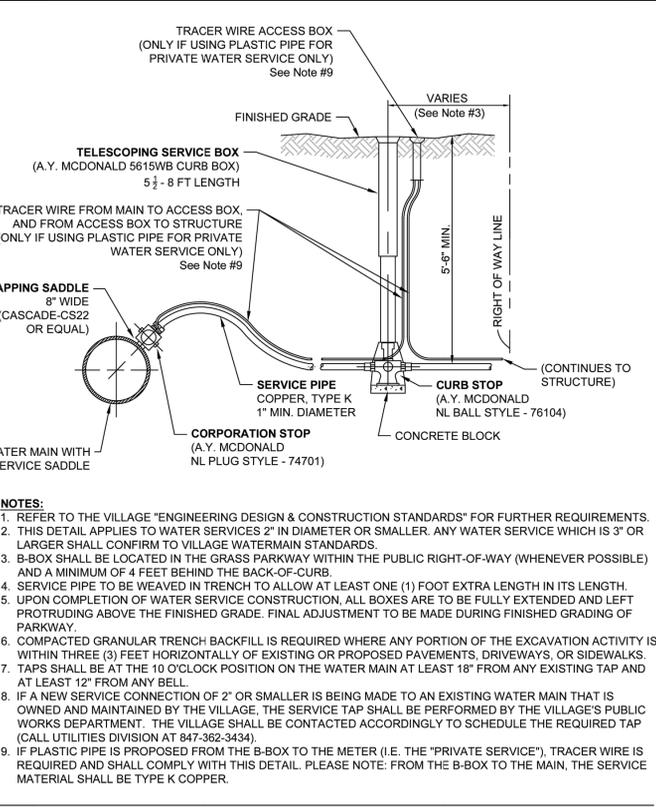
HYDRANT ASSEMBLY

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # WM - 04



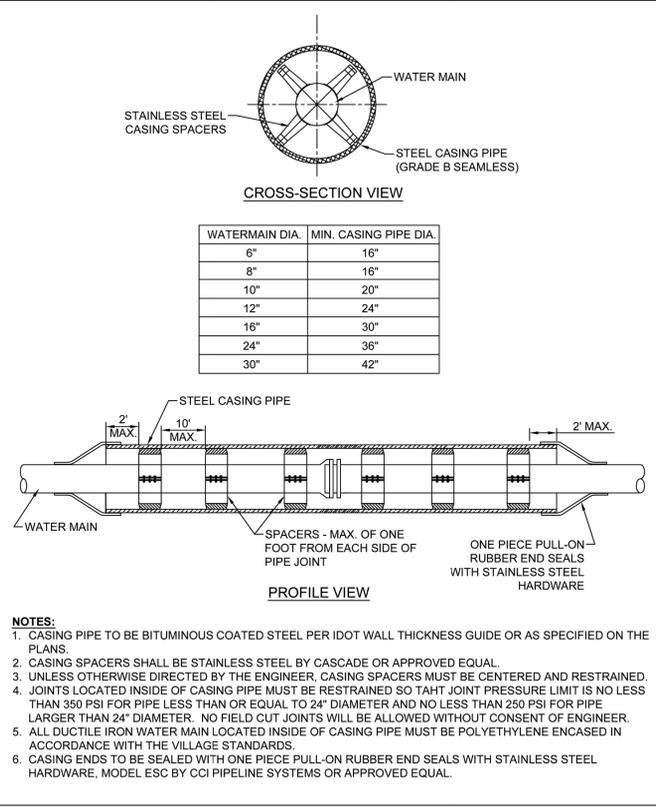
VALVE BOX

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # WM - 05



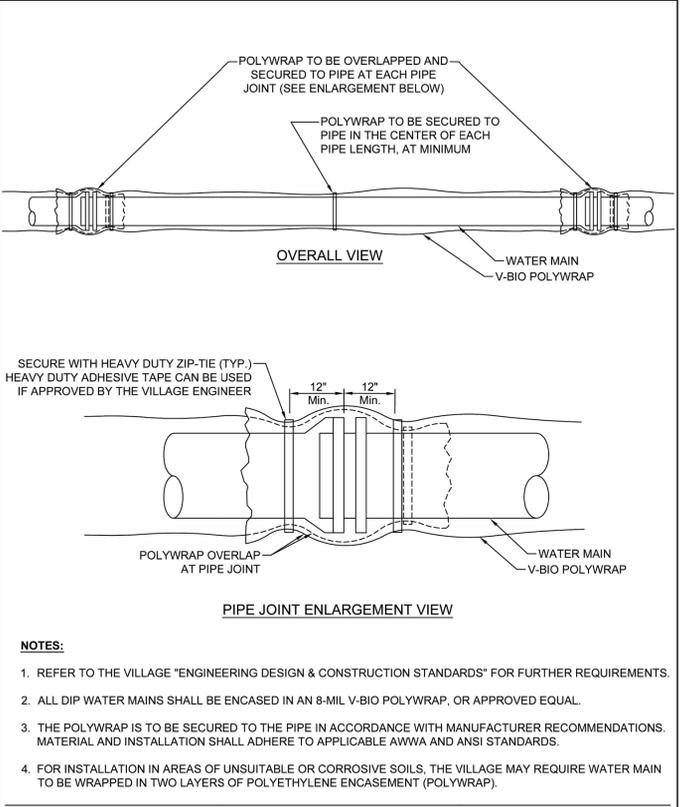
WATER SERVICE

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # WM - 06



WATER MAIN CASING PIPE

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # WM - 07



WATER MAIN POLYETHYLENE ENCASEMENT

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # WM - 08

ORIGINAL ISSUE: 10/07/2025
 KHA PROJECT NO. 168247001
 SHEET NUMBER C8.2

GREENWAY CHASE
 610 PETERSON ROAD
 LIBERTYVILLE, IL 60048

CONSTRUCTION DETAILS - UTILITY

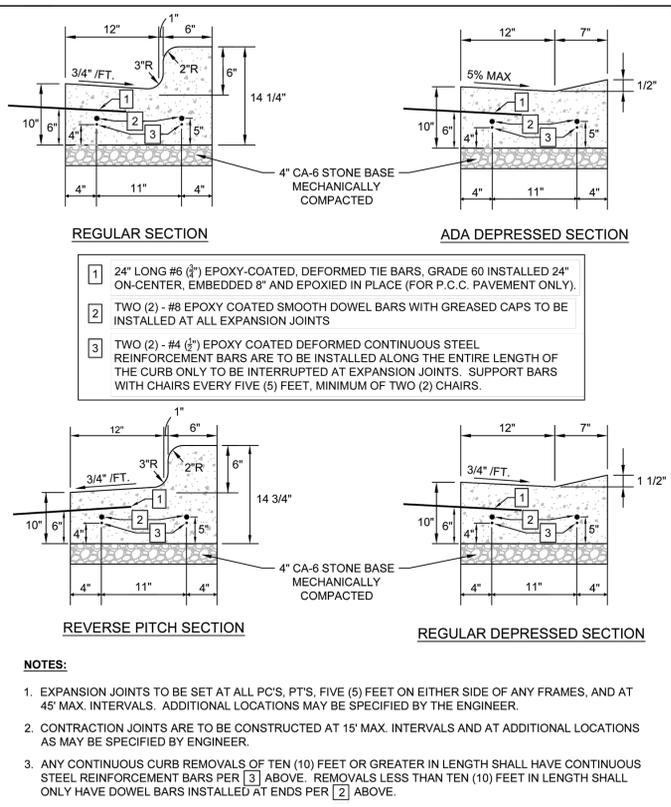
PULTE HOME COMPANY, LLC

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 PLAINFIELD, IL 62551
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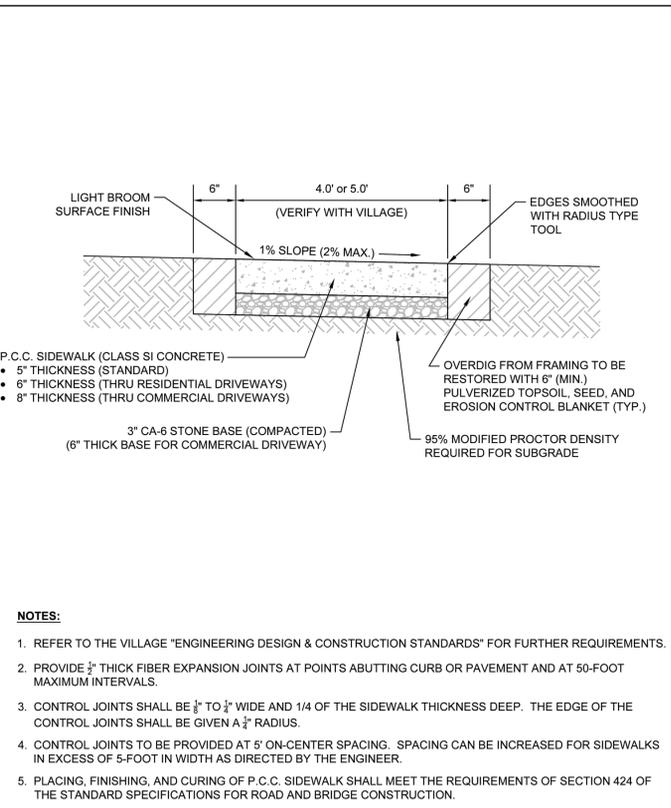
REVISIONS
 No. DATE BY

Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_IL_V2_Design\CAD\PlanSheets\FINAL ENGINEERING\C8.3 - PAVEMENT & MSC - Oct 03, 2025 12:56pm by: Kiarra Miller
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B6.12 CURB & GUTTER

Libertyville
STANDARD DETAIL #
PAV - 01
LAST REVISED: 02/15/2023



P.C.C. SIDEWALK

Libertyville
STANDARD DETAIL #
PAV - 05
LAST REVISED: 02/15/2023

ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.) STANDARDS TO BE UTILIZED FOR ALL CURB RAMPS.

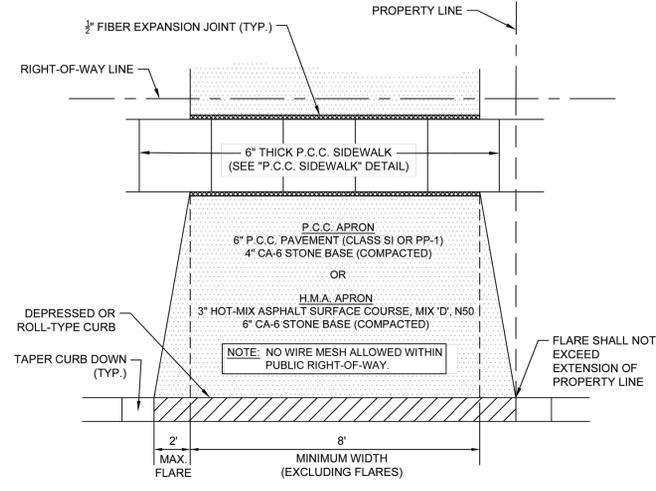
PLEASE "X" ANY STANDARDS LISTED BELOW THAT ARE APPLICABLE TO THIS PROJECT, AND INCLUDE THE CORRESPONDING I.D.O.T. STANDARD DETAIL ON THE PLANS.

STANDARD	DESCRIPTION	APPLICABLE TO CURRENT PROJECT? "X"
424001	PERPENDICULAR RAMPS FOR SIDEWALKS	
424006	DIAGONAL CURB RAMPS FOR SIDEWALKS	
424011	CORNER PARALLEL CURB RAMPS FOR SIDEWALKS	
424016	MID-BLOCK CURB RAMPS FOR SIDEWALKS	
424021	DEPRESSED CORNER FOR SIDEWALKS	
424026	ENTRANCE / ALLEY PEDESTRIAN CROSSINGS	
424031	MEDIAN PEDESTRIAN CROSSINGS	

- NOTES:**
- REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS.
 - ALL DETECTABLE WARNINGS ON PUBLIC SIDEWALK SHALL BE ARMOR TILE "CAST IN PLACE" POLYMER COMPOSITE, "BRICK RED" COLOR, OR APPROVED EQUAL
 - USE LATEST REVISION OF STANDARDS.

SIDEWALK CURB RAMP STANDARDS

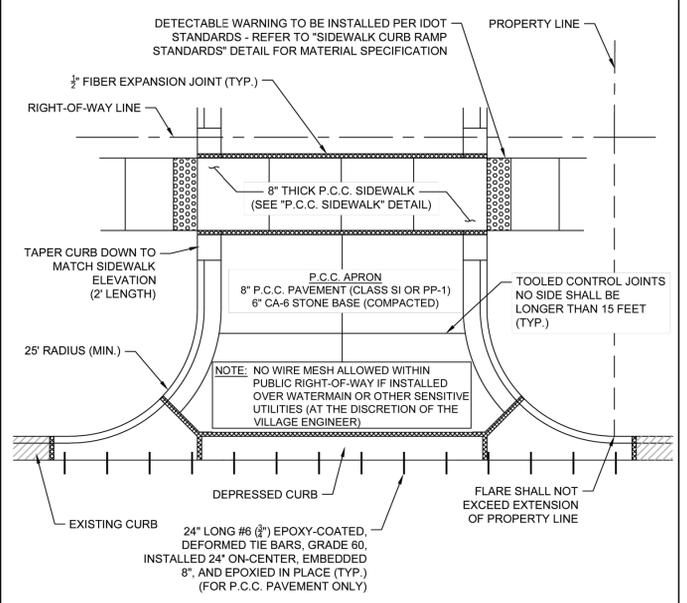
Libertyville
STANDARD DETAIL #
PAV - 06
LAST REVISED: 02/15/2023



- NOTES:**
- ALL EXISTING ABUTTING EXPANSION JOINT MATERIAL SHALL BE REMOVED AND REPLACED.
 - WHITE CURING COMPOUND, PER IDOT SECTION 1022.01(C), SHALL BE APPLIED TO THE CONCRETE IMMEDIATELY AFTER IT HAS BEEN FINISHED OR PER MANUFACTURER'S RECOMMENDATION.
 - DRIVEWAY FLARE SHALL BE A MAXIMUM OF 2-FEET WIDE AS MEASURED FROM THE SIDEWALK TO THE BACK-OF-CURB. IF NO SIDEWALK EXISTS, THE WIDTH OF THE FLARE SHALL BE MEASURED FROM A POINT 6-FEET BEHIND THE BACK-OF-CURB TO THE BACK-OF-CURB.
 - PRE-POUR INSPECTION REQUIRED BY THE ENGINEERING DIVISION PRIOR TO PLACEMENT OF PAVEMENT AFTER FORMING IS IN PLACE. PLEASE CALL (847) 918-2020 TO SCHEDULE INSPECTIONS.

RESIDENTIAL DRIVEWAY APRON

Libertyville
STANDARD DETAIL #
PAV - 07
LAST REVISED: 02/15/2023



- NOTES:**
- ALL EXISTING ABUTTING EXPANSION JOINT MATERIAL SHALL BE REMOVED AND REPLACED.
 - WHITE CURING COMPOUND, PER IDOT SECTION 1022.01(C), SHALL BE APPLIED TO THE CONCRETE IMMEDIATELY AFTER IT HAS BEEN FINISHED OR PER MANUFACTURER'S RECOMMENDATION.
 - DRIVEWAY FLARE SHALL BE A MAXIMUM OF 2-FEET WIDE AS MEASURED FROM THE SIDEWALK TO THE BACK-OF-CURB. IF NO SIDEWALK EXISTS, THE WIDTH OF THE FLARE SHALL BE MEASURED FROM A POINT 6-FEET BEHIND THE BACK-OF-CURB TO THE BACK-OF-CURB.
 - PRE-POUR INSPECTION REQUIRED BY THE ENGINEERING DIVISION PRIOR TO PLACEMENT OF PAVEMENT AFTER FORMING IS IN PLACE. PLEASE CALL (847) 918-2020 TO SCHEDULE INSPECTIONS.

COMMERCIAL DRIVEWAY APRON

Libertyville
STANDARD DETAIL #
PAV - 08
LAST REVISED: 02/15/2023

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PHILADELPHIA, PA 19104
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DESIGNED BY: INS
DRAWN BY: KTRM
CHECKED BY: RNM

PULTE HOME COMPANY, LLC

CONSTRUCTION DETAILS - PAVEMENT

GREENWAY CHASE
610 PETERSON ROAD
LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 10/07/2025
KHA PROJECT NO. 168247001
SHEET NUMBER C8.3

REVISIONS: NO. DATE BY

Drawing name: K:\CHS\DEV\168247001_Pulte_Libertyville_IL\2_Design\CAD\PlanSheets\FINAL ENGINEERING\C8.0 CONSTRUCTION DETAILS.dwg - CR.4 - PAVEMENT & MSC - Oct 03, 2025 12:56pm by: Kiarra Miller
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ACCESSIBLE PARKING & SIGNAGE

SEE PLAN FOR SIGN LOCATION, MAXIMUM 6' FROM EDGE OF PARKING STALL

ACCESSIBLE PARKING SIGN CENTERED ON PARKING STALL

SEE PLANS FOR STALL DIMENSIONING AND LAYOUT

ALL ACCESSIBLE PARKING STALL MARKINGS SHALL BE YELLOW

ACCESSIBLE PARKING SIGN R7-8

\$250 FINE PLAQUE R7-101P

GALVANIZED STEEL SQUARE POST 2"x2", FULL PUNCHED (SEE "SIGN POST" DETAIL)

FINISH GRADE

NOTES:

- ALL ACCESSIBLE PARKING PAVEMENT MARKINGS TO BE 'YELLOW' IN COLOR.
- THE SIGN MUST BE SUPPLEMENTED WITH A "VAN ACCESSIBLE" SIGN AS APPLICABLE.
- THE ACCESS AISLE MAY BE ON EITHER SIDE OF THE PARKING STALL, EXCEPT FOR ANGLED PARKING SPACES WHICH SHALL HAVE THE ACCESS AISLE LOCATED ON THE PASSENGER SIDE OF THE PARKING STALL.

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # PAV - 09

ALL SIGN POSTS TO BE GALVANIZED STEEL SQUARE POSTS, 2"x2", FULL PUNCHED.

GROUND MOUNT DETAIL

PAVEMENT MOUNT DETAIL

NOTES:

- INSTALLATION HEIGHTS OF ALL SIGNAGE SHALL BE IN ACCORDANCE STATE OR OTHER APPLICABLE REGULATIONS.
- ALL BOLTS AND OTHER ASSEMBLY MATERIAL SHALL BE IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
- IF A SURFACE ANCHOR BOLT MOUNT IS REQUIRED, INSTALLATION SHALL BE PERFORMED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # PAV - 10

ROADWAYS WITH FULL-DEPTH ASPHALT

EXISTING

PROPOSED

ROADWAYS WITH CONCRETE BASE

EXISTING

PROPOSED

NOTES:

- 1/2" EPOXY-COATED THREADED BARS TO BE EMBEDDED 12" AND SPACED AT 36" MAX. ON-CENTER TO BE PROVIDED BETWEEN NEW CONCRETE AND EXISTING CONCRETE BASES (FOR CONCRETE BASE ROADS ONLY).
- INSPECTIONS ARE REQUIRED BY THE ENGINEERING DIVISION FOR EACH LAYER OF PAVEMENT RESTORATION. PLEASE CONTACT (847) 918-2020 TO SCHEDULE INSPECTIONS ACCORDINGLY.
- REFER TO "TYPICAL TRENCH & BEDDING" DETAIL FOR FURTHER INFORMATION ON SEWER INSTALLATIONS.

UTILITY TRENCH PAVEMENT PATCH

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # PAV - 11

TYPICAL RESIDENTIAL ROADWAY SECTION

NOTE: ROADWAY DIMENSIONS TO MATCH DETAIL PROVIDED ON SITE PLAN SHEET C2.0

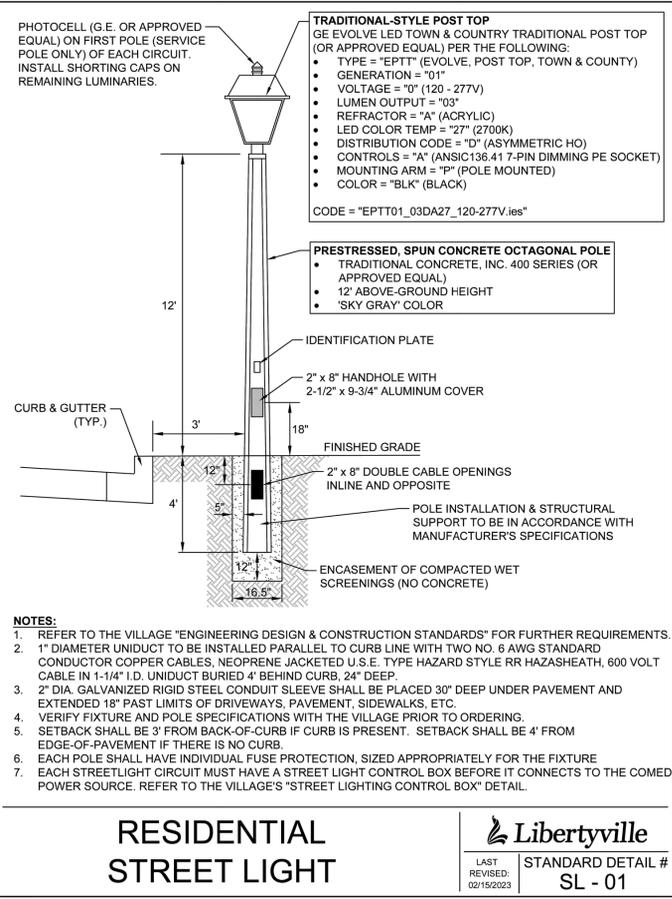
NOTES:

- REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS.
- SIDEWALK WIDTHS & CURB TYPES SHALL BE CONSISTENT WITH ADJACENT AREAS AND MUST BE COORDINATED WITH THE VILLAGE OF LIBERTYVILLE DURING INITIAL DESIGN STAGES.

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # PAV - 12

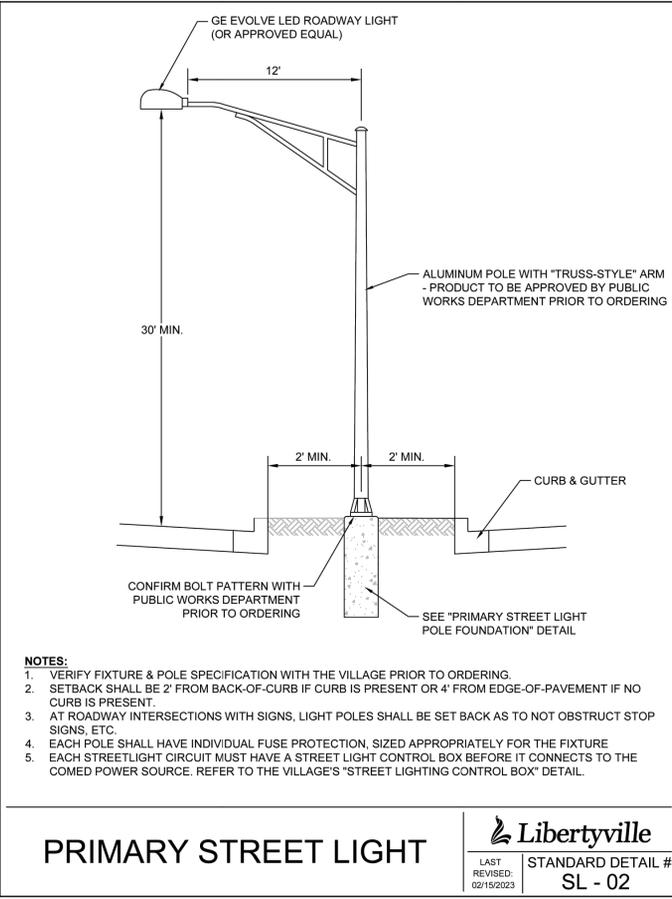
BY		DATE	
REVISIONS			
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SCALE:	AS NOTED		
DESIGNED BY:	INS		
DRAWN BY:	KTRM		
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Kimley»Horn			
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PULTE HOME COMPANY, LLC			
CONSTRUCTION DETAILS - PAVEMENT			
GREENWAY CHASE <small>610 PETERSON ROAD LIBERTYVILLE, IL 60048</small>			
ORIGINAL ISSUE: 10/07/2025			
KHA PROJECT NO. 168247001			
SHEET NUMBER			
C8.4			

Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_IL_V2_Design\CAD\PlanSheets\FINAL ENGINEERING\C8.0 CONSTRUCTION DETAILS.dwg, C8.5 - SIGNAGE & STRIPING - Oct 03, 2025 12:56pm by: Marco R. Moller
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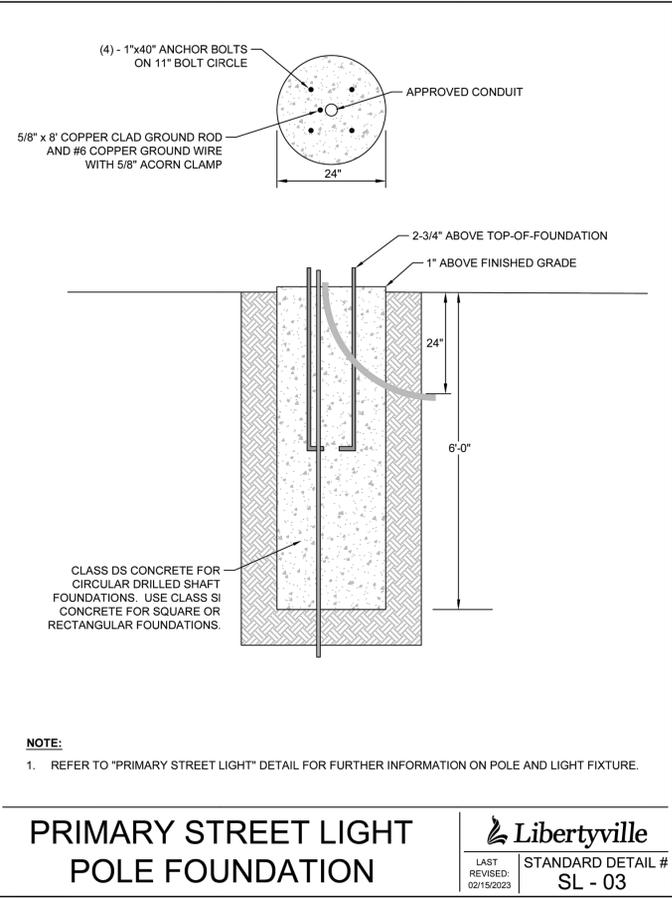
RESIDENTIAL STREET LIGHT

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL #
SL - 01



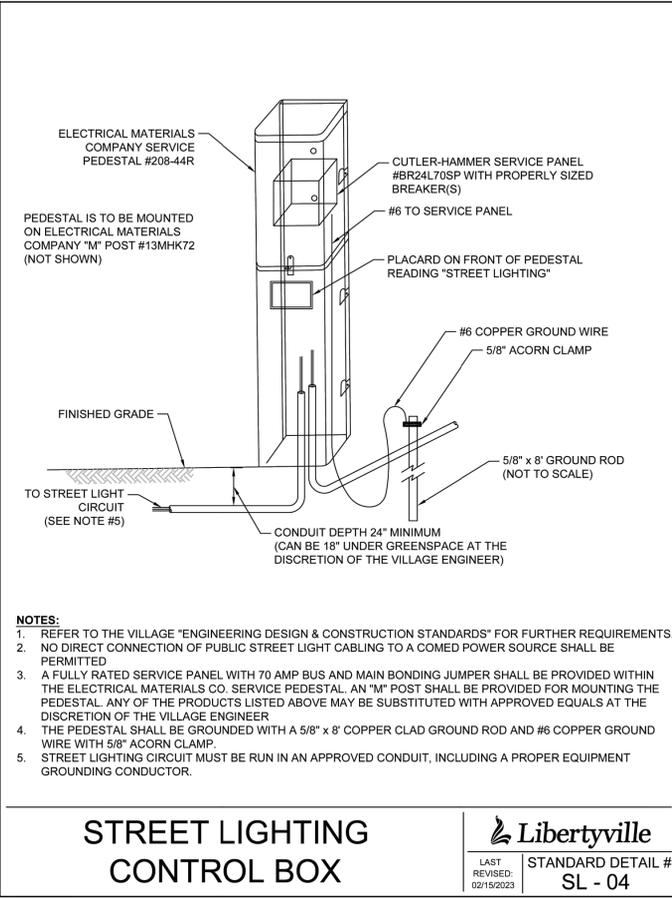
PRIMARY STREET LIGHT

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL #
SL - 02



PRIMARY STREET LIGHT POLE FOUNDATION

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL #
SL - 03

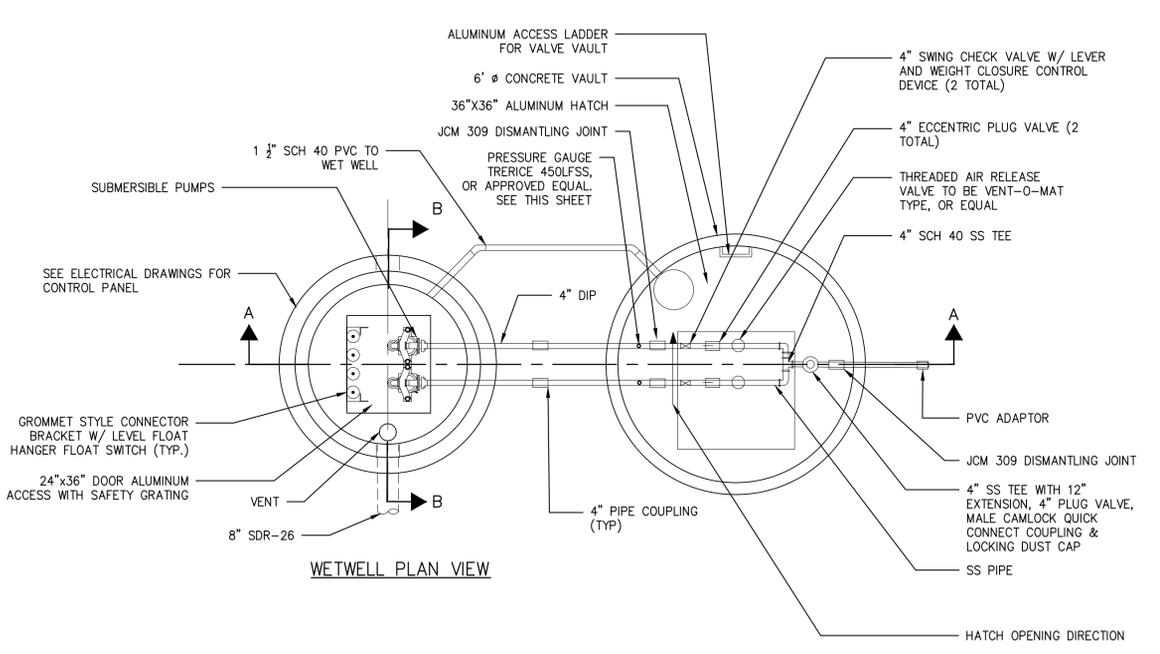


STREET LIGHTING CONTROL BOX

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL #
SL - 04

BY	
DATE	
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CHECKED BY:	RNM
PULTE HOME COMPANY, LLC	
CONSTRUCTION DETAILS - SIGNAGE & STRIPING	
GREENWAY CHASE 610 PETERSON ROAD LIBERTYVILLE, IL 60048	
ORIGINAL ISSUE: 10/07/2025	
KHA PROJECT NO. 168247001	
SHEET NUMBER	
C8.5	

Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_IL_V2_Design\CAD\PlanSheets\FINAL ENGINEERING\C8.6 LIFT STATION DETAILS.dwg C:\XX DETAILS Oct 03, 2025 12:56pm by: Kiang Miller
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PUMP STATION	MODEL	GPM	TDH
GREENWAY CHASE	FLYGT NON-CLOG N TECHNOLOGY, SELF-CLEANING	128	30'

LOW WATER SHUT-OFF	689.40
ONE PUMP ON	690.90
TWO PUMPS ON	691.40
HIGH LEVEL ALARM	691.90
8" SDR35 INVERT	692.40

- NOTE:**
1. PROVIDE KOR-N-SEALS AT ALL PIPE PENETRATIONS IN WET WELL AND VALVE VAULT.
 2. CONTRACTOR SHALL PROVIDE CORROSION RESISTANT LINING IN WET WELL.
 3. CONTRACTOR SHALL INSTALL CRETEX EXTERNAL JOINT PIPE WRAP ON ALL WET WELL AND VALVE VAULT EXTERIOR JOINTS.
 4. PRESSURE GAUGES SHALL BE ROTATED SO THEY CAN BE EASILY VIEWED FROM ABOVE VALVE VAULT.
 5. PROVIDE STAINLESS STEEL SUPPORTS FOR VALVE VAULT PIPING.
 6. ONE FLYGT LTU 801 LEVEL TRANSMITTER SHALL BE PROVIDED PER STATION.
 7. TWO FLYGT ENM 10 LEVEL CONTROLS SHALL BE PROVIDED PER STATION.

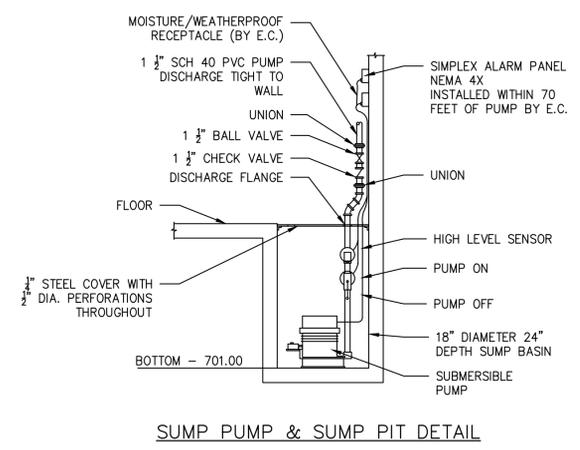
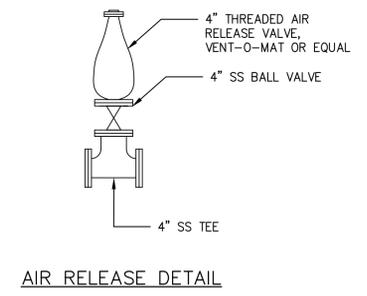
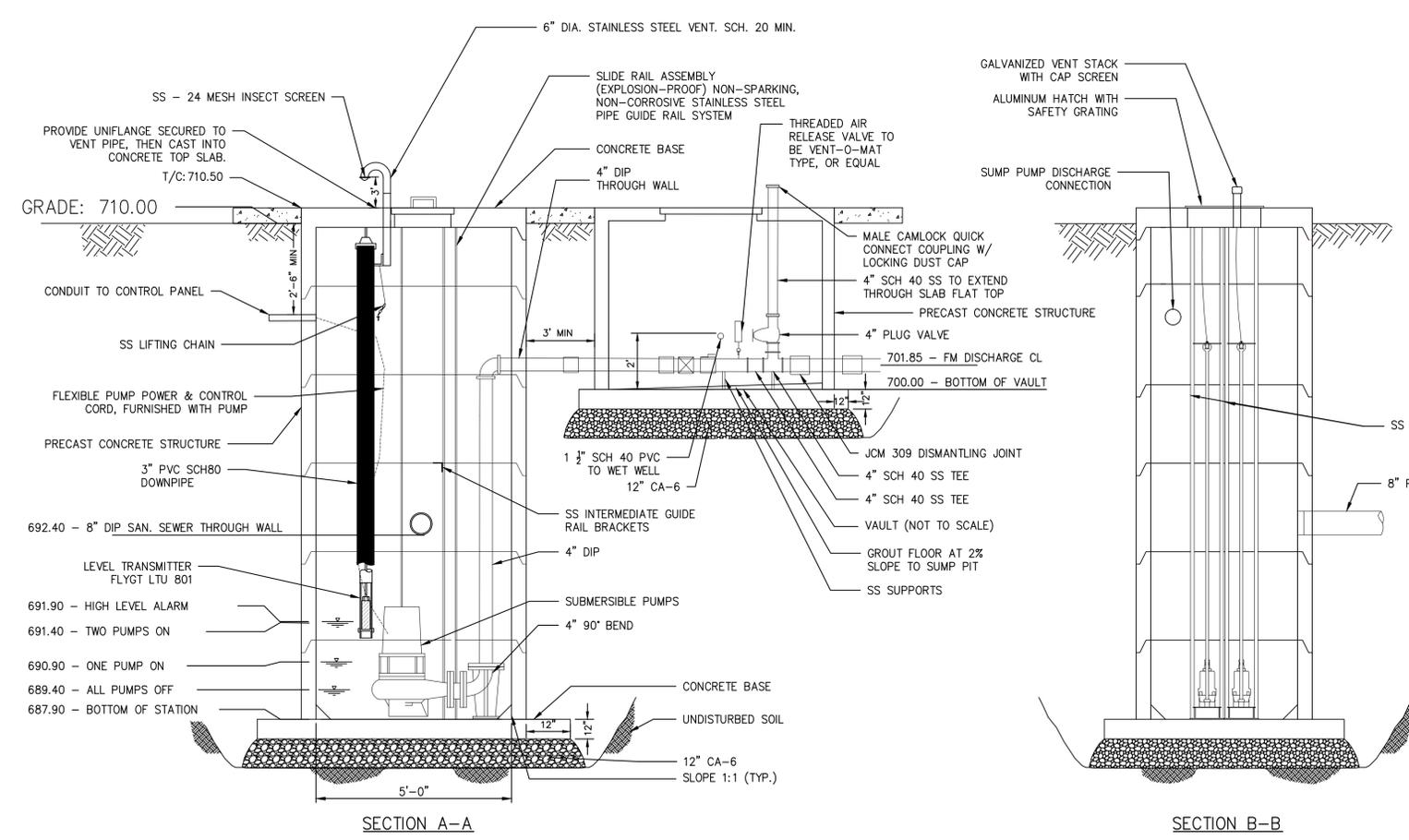
- PRECAST CONCRETE STRUCTURES**
- TOP OF STRUCTURE 6-INCHES ABOVE ADJACENT FINISHED PAVEMENT ELEVATION.
 - FLAT SLAB TOPS DESIGNED FOR AASHTO HS20-44 WHEEL LOADING.
 - BOTTOM OF STRUCTURE INTEGRALLY CAST WITH THE LOWEST MANHOLE SECTION.

- HARDWARE**
- PIPING SHALL BE DUCTILE IRON.
 - PAINT ALL PIPING WITH 3-LAYER EPOXY COATING SYSTEM MANUFACTURED BY SHERWIN-WILLIAMS, COLOR TO BE SELECTED BY VILLAGE.
 - HARDWARE SHALL BE STAINLESS STEEL.
 - VENT PIPING SHALL BE STAINLESS STEEL.
 - GOOSENECK PIPE SHALL EXIT THROUGH THE TOP OF THE STRUCTURE AND HAVE A FLANGED NON-CORRODIBLE MESH SCREEN OVER THE EXTERNAL END.

- ACCESS HATCHES**
- ACCESS HATCHES SHALL BE RATED FOR 300 PSF LIVE LOAD.
 - DIAMOND-PATTERN ALUMINUM TREAD PLATE COVER AND EXTRUDED ALUMINUM FRAME.
 - TYPE 316 STAINLESS STEEL HINGES, SLAM LOCK LATCH, AND HARDWARE.
 - COMPRESSION SPRING LIFT ASSISTANCE OPERATORS ENCLOSED IN TELESCOPIC TUBES AND AUTOMATIC HOLD-OPEN ARM WITH RELEASE HANDLE.
 - INTEGRAL ALUMINUM GRATING PANEL FOR FALL PROTECTION WITH TYPE 316 STAINLESS STEEL HOLD OPEN DEVICE.

ECCENTRIC PLUG VALVE WITH 100% PORT AREA AND MANUAL ACTUATOR, MANUFACTURED BY DEZURIK, OR APPROVED EQUAL

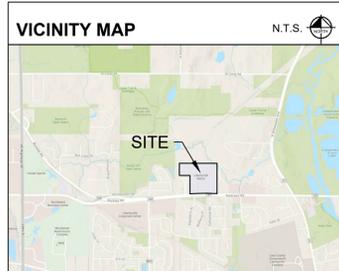
SWING CHECK VALVE WITH LEVER AND WEIGHT CLOSURE CONTROL DEVICE, MANUFACTURED BY APCO, OR APPROVED EQUAL BY VILLAGE.



1
 C8.6 PUMP STATION & VALVE VAULT

3
 C8.6 PUMP STATION APPURTENANCES

PULTE HOME COMPANY, LLC	CONSTRUCTION DETAILS - LIFT STATION
GREENWAY CHASE 610 PETERSON ROAD LIBERTYVILLE, IL 60048	ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001 SHEET NUMBER C8.6



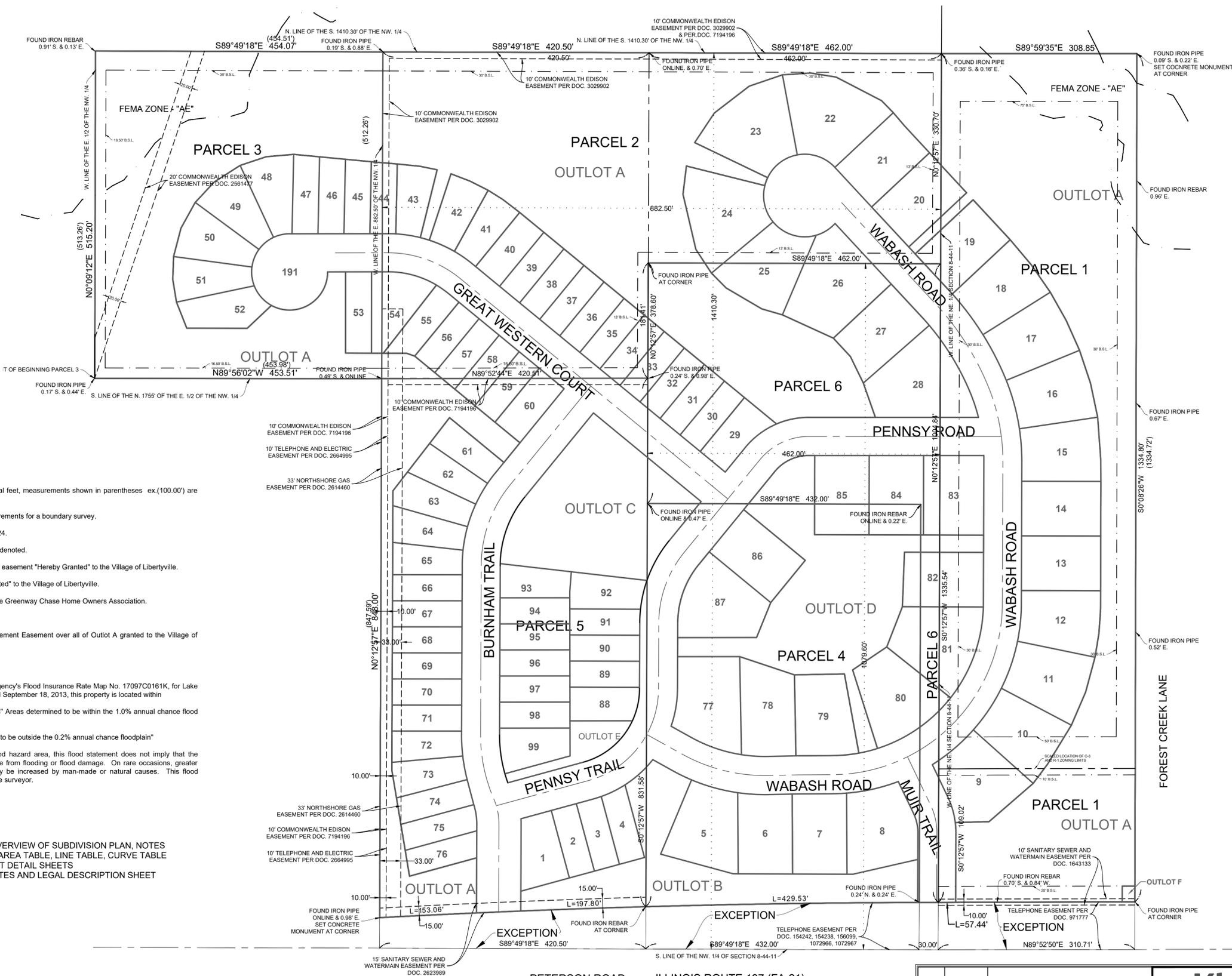
Tax PINs:
 11-08-100-012
 11-08-100-014
 11-08-100-035
 11-08-100-036
 11-08-200-001

Plat Prepared For:
 Pulte Group
 1900 East Golf Road, Suite 300
 Schaumburg, IL 60173

Site Address:
 540-610 Peterson Rd.
 Libertyville, IL 60048

FINAL PLAT OF SUBDIVISION GREENWAY CHASE

A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER
 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
 THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.



SURVEY NOTES:

- Measurements are made in feet and decimal feet, measurements shown in parentheses ex.(100.00') are record dimensions.
- This service meets the Illinois minimum requirements for a boundary survey.
- Field work was completed on October 30, 2024.
- Iron Pipes set at all corners unless otherwise denoted.
- P.U. & D.E. Denotes Public Utility & Drainage easement "Hereby Granted" to the Village of Libertyville.
- All streets shown hereon are "Hereby Dedicated" to the Village of Libertyville.
- Outlots A, B, D and E shall be conveyed to the Greenway Chase Home Owners Association.
- Outlot C shall be Dedicated for Public Park
- There shall be a blanket Stormwater Management Easement over all of Outlot A granted to the Village of Libertyville.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 17097C0161K, for Lake County, Illinois and incorporated areas, both dated September 18, 2013, this property is located within

Zone AE defined as "Special Flood Hazard Areas" Areas determined to be within the 1.0% annual chance flood plain with base flood elevations established.

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SHEET DETAIL INDEX

SHEET 1	BOUNDARY DETAIL, OVERVIEW OF SUBDIVISION PLAN, NOTES
SHEET 2	AREA SUMMARY, LOT AREA TABLE, LINE TABLE, CURVE TABLE
SHEETS 3-4	LOT DETAIL, EASEMENT DETAIL SHEETS
SHEET 6	APPROVAL CERTIFICATES AND LEGAL DESCRIPTION SHEET

BASIS OF BEARINGS

North American Datum of 1983 (2011)
 Illinois State Plane East Zone (1201)



PETERSON ROAD - ILLINOIS ROUTE 137 (FA-21)



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

4201 Winfield Road
 Warrenville, Illinois 60555
 Tel. No. (630) 487-5550
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	09/26/25	168247001	1 OF 5

Tax PINs:
 11-08-100-012
 11-08-100-014
 11-08-100-035
 11-08-100-036
 11-08-200-001

Plat Prepared For:
 Pulte Group
 1900 East Golf Road, Suite 300
 Schaumburg, IL 60173

Site Address:
 540-610 Peterson Rd.
 Libertyville, IL 60048

**FINAL PLAT OF SUBDIVISION
 GREENWAY CHASE**
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
 THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	100.75'	29.63'	N08°18'22"W	29.52'
C2	100.75'	11.81'	N20°05'14"W	11.80'
C3	250.00'	103.21'	N11°39'41"W	102.48'
C4	199.91'	137.60'	N19°38'04"E	134.90'
C5	180.00'	123.90'	S70°21'54"E	121.47'
C6	150.00'	120.27'	S51°49'05"W	117.07'
C7	150.00'	75.75'	S14°22'57"W	74.94'
C8	175.00'	119.54'	S19°47'07"W	117.23'
C9	100.00'	88.39'	S64°40'38"W	85.54'
C10	270.00'	141.61'	S76°08'14"E	139.99'
C11	270.00'	123.00'	N76°38'24"E	121.94'
C12	270.00'	293.01'	N32°30'01"E	278.84'
C13	284.95'	36.95'	N03°51'43"W	36.93'
C14	303.29'	79.72'	N14°31'33"W	79.49'
C15	434.50'	151.62'	N32°08'08"W	150.85'
C16	100.00'	45.14'	N12°42'58"W	44.76'
C17	135.75'	8.84'	N01°43'55"W	8.84'
C18	180.00'	12.87'	N72°44'18"E	12.87'
C19	180.00'	41.85'	N64°01'46"E	41.75'
C20	180.00'	59.44'	N47°54'33"E	59.17'
C21	300.00'	32.53'	S64°13'06"E	32.51'
C22	300.00'	75.89'	S74°34'16"E	75.69'
C23	300.00'	48.93'	S86°29'24"E	48.87'
C24	299.98'	22.21'	N87°34'07"E	22.21'
C25	299.17'	84.01'	N77°24'30"E	83.73'
C26	70.00'	31.60'	N12°42'58"W	31.33'
C27	130.00'	16.46'	N03°24'43"W	16.45'
C28	130.00'	42.22'	N16°20'38"W	42.04'
C29	300.00'	85.06'	N49°47'58"E	84.78'
C30	300.00'	79.28'	N34°06'20"E	79.05'
C31	300.00'	78.46'	N19°02'31"E	78.24'
C32	298.89'	53.86'	N06°23'47"E	53.79'
C33	332.78'	49.20'	N04°29'27"W	49.16'
C34	345.88'	79.14'	N15°15'21"W	78.97'
C35	464.50'	80.93'	N27°07'37"W	80.83'

NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C36	464.51'	80.44'	N37°04'06"W	80.34'
C37	65.00'	65.28'	N71°45'16"W	62.57'
C38	65.00'	61.13'	S52°32'08"W	58.90'
C39	65.00'	13.22'	S19°46'10"W	13.20'
C40	65.00'	60.75'	S12°49'50"E	58.56'
C41	65.00'	75.44'	S72°51'15"E	71.28'
C42	65.00'	35.50'	N58°15'00"E	35.06'
C43	397.31'	12.53'	N41°09'54"W	12.53'
C44	404.50'	128.15'	N31°13'04"W	127.62'
C45	273.29'	37.55'	N18°06'53"W	37.52'
C46	131.29'	52.41'	S78°30'24"W	52.06'
C47	130.00'	62.53'	S53°08'06"W	61.93'
C48	210.00'	34.65'	N55°22'22"W	34.61'
C49	210.00'	38.48'	N66°43'26"W	38.43'
C50	210.00'	39.17'	N81°20'56"W	39.11'
C51	210.00'	12.43'	N88°23'17"W	12.43'
C52	60.00'	26.23'	S77°23'31"W	26.02'
C53	60.00'	30.07'	S50°30'47"W	29.75'
C54	60.00'	30.07'	S21°48'11"W	29.75'
C55	60.00'	30.07'	S06°54'25"E	29.75'
C56	60.00'	41.98'	S41°18'26"E	41.13'
C57	60.00'	124.34'	N59°16'54"E	103.25'
C58	150.00'	80.27'	N74°45'14"W	79.31'
C59	196.73'	30.14'	N53°59'27"W	30.11'
C60	229.91'	20.20'	S36°50'10"W	20.20'
C61	229.91'	37.70'	S29°37'14"W	37.66'
C62	229.91'	37.70'	S20°13'28"W	37.66'
C63	229.91'	37.70'	S10°49'41"W	37.66'
C64	229.91'	24.86'	S03°01'58"W	24.84'
C65	279.94'	33.42'	S03°15'06"E	33.40'
C66	279.94'	37.74'	S10°31'59"E	37.71'
C67	100.00'	31.30'	N08°47'53"W	31.17'
C68	180.00'	60.69'	N09°36'05"E	60.41'
C69	240.00'	84.06'	S71°08'47"E	83.63'
C70	240.00'	41.81'	S86°10'17"E	41.76'

NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C71	254.95'	6.83'	N00°56'06"W	6.83'
C72	70.00'	61.88'	S64°40'38"W	59.88'
C73	145.41'	96.75'	S20°14'56"W	94.98'
C74	210.00'	7.00'	S75°03'06"E	6.99'
C75	240.00'	30.36'	S76°00'00"W	30.34'
C76	240.00'	142.38'	N55°22'52"E	140.30'
C77	240.00'	154.58'	S19°56'06"W	151.92'
C78	240.00'	42.18'	N84°39'28"E	42.12'
C79	120.00'	104.24'	N49°54'02"E	101.00'
C80	120.00'	52.64'	N12°26'50"E	52.22'
C81	205.00'	21.43'	N03°12'41"E	21.42'
C82	205.00'	46.45'	N12°41'55"E	46.36'
C83	205.00'	72.15'	N29°16'21"E	71.77'
C84	169.91'	3.63'	S00°30'05"W	3.63'
C85	169.91'	113.40'	S20°14'00"W	111.31'
C87	220.06'	61.79'	S07°52'53"E	61.59'
C88	220.06'	15.02'	S17°52'50"E	15.02'
C89	220.06'	76.81'	S09°50'12"E	76.42'
C90	120.00'	156.88'	N37°20'01"E	145.95'
C91	205.00'	140.03'	S19°47'07"W	137.33'
C92	169.91'	117.03'	S19°37'18"W	114.73'

NO.	BEARING	LENGTH
L1	S61°06'44"E	63.97'
L2	N88°50'17"E	48.71'
L3	N89°40'35"E	52.78'
L4	N74°47'13"E	28.14'
L6	S61°06'44"E	36.47'
L7	S89°49'18"E	7.91'
L8	N88°50'17"E	37.24'
L9	N88°50'17"E	11.25'
L10	N89°40'35"E	52.56'
L11	S89°49'18"E	9.67'
L12	N40°28'24"W	27.61'
L13	N80°56'26"W	40.67'
L14	S71°16'59"W	55.42'
L15	S33°43'16"W	55.91'
L16	S06°55'23"W	44.79'
L17	S33°18'16"E	44.79'
L18	S44°58'21"E	33.09'
L19	S73°57'04"E	33.85'
L20	S42°59'38"E	39.49'
L21	S26°04'16"E	46.46'
L22	N50°38'08"W	6.45'
L23	N52°37'33"W	33.86'
L24	N57°58'42"W	27.29'
L25	N63°17'52"W	32.10'

NO.	BEARING	LENGTH
L26	N69°02'52"W	32.10'
L27	N78°29'15"W	27.80'
L28	N84°11'50"W	35.96'
L29	N85°06'47"W	41.09'
L30	N84°35'59"W	41.11'
L31	N84°35'59"W	41.11'
L32	N84°35'59"W	41.10'
L33	S85°03'05"W	43.51'
L34	S71°43'26"W	43.51'
L35	S57°27'00"W	48.36'
L36	S43°05'42"W	44.10'
L37	S29°04'21"W	46.23'
L38	S14°43'03"W	46.23'
L39	S02°03'26"W	36.16'
L40	S09°24'30"E	36.16'
L41	S21°40'27"E	44.07'
L42	N89°54'57"E	3.84'
L43	N89°54'57"E	28.42'
L44	N89°54'57"E	18.84'
L45	S89°47'29"E	18.72'
L46	S89°47'29"E	37.18'
L47	S70°37'01"E	13.14'
L48	N50°38'44"W	14.55'
L49	N14°52'55"W	40.79'
L51	S61°06'44"E	36.51'
L52	N88°50'17"E	44.39'
L53	N88°50'17"E	4.53'
L54	S89°40'35"W	53.00'
L56	S42°58'09"E	15.00'

LOT NO.	ACRES	SQ. FT.
1	0.163	7,087
2	0.104	4,510
3	0.104	4,513
4	0.107	4,656
5	0.289	12,569
6	0.248	10,793
7	0.249	10,866
8	0.304	13,262
9	0.303	13,186
10	0.270	11,773
11	0.274	11,947
12	0.266	11,592
13	0.247	10,765
14	0.247	10,750
15	0.262	11,429
16	0.269	11,716
17	0.263	11,466
18	0.265	11,534
19	0.247	10,750
20	0.247	10,749

LOT NO.	ACRES	SQ. FT.
21	0.245	10,666
22	0.372	16,211
23	0.350	15,250
24	0.342	14,883
25	0.295	12,849
26	0.385	16,768
27	0.255	11,112
28	0.378	16,465
29	0.135	5,895
30	0.104	4,510
31	0.104	4,510
32	0.104	4,510
33	0.104	4,510
34	0.104	4,510
35	0.104	4,510
36	0.104	4,510
37	0.104	4,510
38	0.104	4,510
39	0.104	4,510
40	0.124	5,409

LOT NO.	ACRES	SQ. FT.
41	0.129	5,600
42	0.136	5,909
43	0.137	5,976
44	0.105	4,571
45	0.108	4,723
46	0.112	4,885
47	0.116	5,044
48	0.167	7,257
49	0.174	7,583
50	0.174	7,583
51	0.146	6,365
52	0.158	6,901
53	0.120	5,247
54	0.187	8,130
55	0.120	5,246
56	0.104	4,509
57	0.104	4,510
58	0.104	4,510
59	0.104	4,510
60	0.129	5,607

LOT NO.	ACRES	SQ. FT.
61	0.118	5,156
62	0.124	5,382
63	0.137	5,976
64	0.126	5,500
65	0.114	4,949
66	0.104	4,510
67	0.104	4,510
68	0.104	4,510
69	0.104	4,510
70	0.104	4,510
71	0.104	4,510
72	0.112	4,899
73	0.123	5,371
74	0.112	4,859
75	0.113	4,912
76	0.107	4,658
77	0.321	14,003
78	0.281	12,223
79	0.262	11,401
80	0.314	13,661

LOT NO.	ACRES	SQ. FT.
81	0.335	14,585
82	0.249	10,864
83	0.274	11,925
84	0.247	10,747
85	0.246	10,732
86	0.248	10,823
87	0.310	13,515
88	0.129	5,630
89	0.104	4,515
90	0.104	4,524
91	0.104	4,540
92	0.138	6,033
93	0.121	5,267
94	0.104	4,521
95	0.104	4,530
96	0.104	4,539
97	0.104	4,547
98	0.105	4,556
99	0.147	6,384
OUTLOT A	14.336	624,031
OUTLOT B	1.008	43,910
OUTLOT C	1.141	49,687
OUTLOT D	1.401	61,022
OUTLOT E	0.144	6,280
OUTLOT F	0.011	500
ROADWAY	6.556	285,569

AREA SUMMARY

PARCEL 1: 413,510 SQ.FT. 9.493 AC.
 PARCEL 2: 368,588 SQ.FT. 8.461 AC.
 PARCEL 3: 233,588 SQ.FT. 5.362 AC.
 PARCEL 4: 271,940 SQ.FT. 6.243 AC.
 PARCEL 5: 352,772 SQ.FT. 8.099 AC.
 PARCEL 6: 193,703 SQ.FT. 4.447 AC.
 TOTAL AREA: 1,834,101 SQ.FT. 42.105 AC.



BASIS OF BEARINGS
 North American Datum of 1983 (2011)
 Illinois State Plane East Zone (1201)



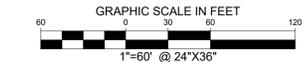
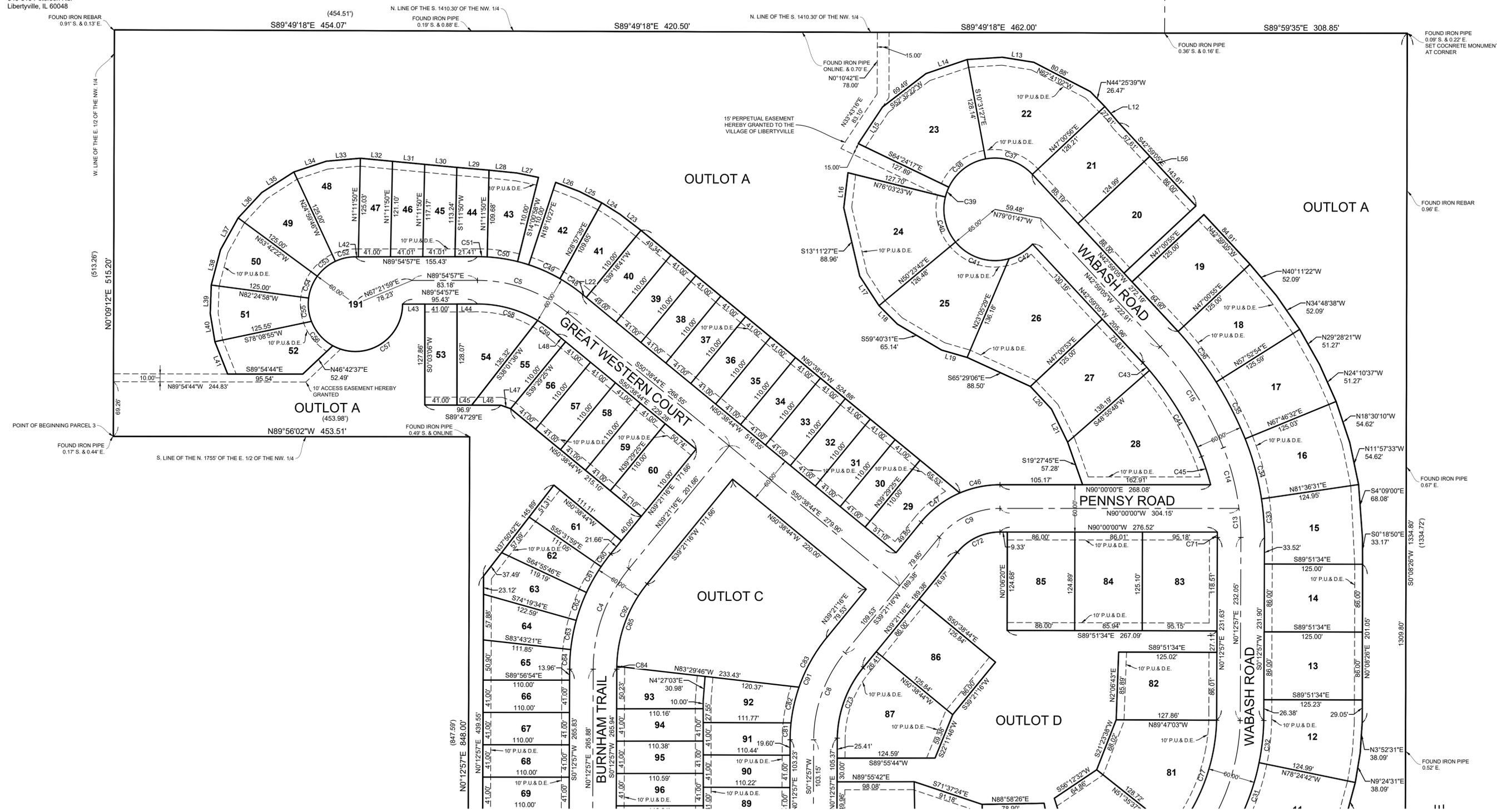
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**FINAL PLAT OF SUBDIVISION
GREENWAY CHASE**
THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Group
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048



			4201 Winfield Road Warrenville, Illinois 60555 Tel. No. (630) 487-5550 www.kimley-horn.com		
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1"=60'	MGJ	BAS	09/26/25	168247001	3 OF 5
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DWS:NAME:KCHS; DES:168247001; PLOT:LIBERTYVILLE_IL\DESIGN\CAD\SURVEY\DESIGN\FINAL\PLAT_168247001.DWG; PLOTTED BY: JESSAM, ANURBI; 10/22/2025 8:48 PM; LAST SAVED: 10/22/2025 1:08 PM

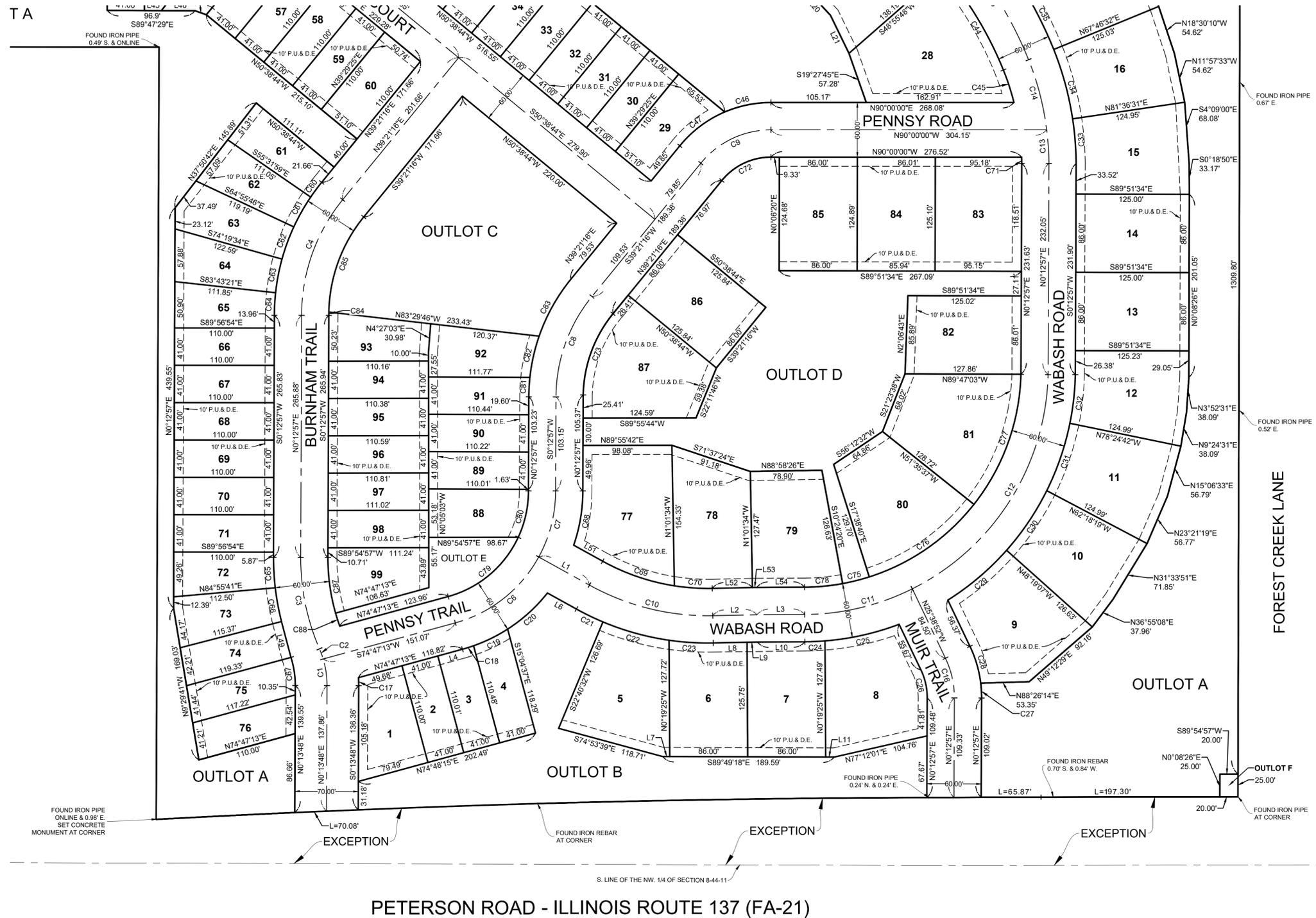
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Plat Prepared For:
 Pulte Group
 1900 East Golf Road, Suite 300
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Site Address:
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FINAL PLAT OF SUBDIVISION GREENWAY CHASE

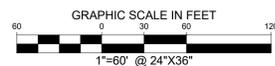
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 TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
 THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.



PETERSON ROAD - ILLINOIS ROUTE 137 (FA-21)



BASIS OF BEARINGS
 North American Datum of 1983 (2011)
 Illinois State Plane East Zone (1201)



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

4201 Winfield Road
 Warrenville, Illinois 60555
 DESIGN FIRM # 184002012-0006
 Tel. No. (630) 487-5550
 www.kimley-horn.com

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1"=60'	MGJ	BAS	09/26/25	168247001	4 OF 5

Tax PINs:
11-08-100-012
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11-08-100-035
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11-08-200-001

Plat Prepared For:
Pulte Group
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048

OWNER'S CONSENT
STATE OF _____
JSS
COUNTY OF _____

THE UNDERSIGNED, _____, HEREBY CERTIFIES THAT HE/SHE/HEY/IT IS THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS

SHOWN ON THE PLAT HEREON DRAWN. THIS IS TO ALSO CERTIFY THAT _____

AS OWNER OF THE PROPERTY DESCRIBED AS _____ AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE:

LOT NUMBER(S) SCHOOL DISTRICT
ALL GRADE SCHOOL DISTRICT NO. 70 (LIBERTYVILLE)
HIGH SCHOOL DISTRICT NO. 128 (LIBERTYVILLE)
JUNIOR COLLEGE DISTRICT NO. C03532 (LAKE CO. COMM. COLL.)

DATED THIS ____ DAY OF _____, A.D., 20__.

BY: _____

BY: _____

NOTARY PUBLIC

STATE OF _____
JSS
COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

FORESAID, DO HEREBY CERTIFY THAT _____ AND _____

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/HEY 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

COMMONWEALTH EDISON AND SBC EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY
AND
SBC ILLINOIS, A.K.A. AMERITECH ILLINOIS,
A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKINGS" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

FINAL PLAT OF SUBDIVISION
GREENWAY CHASE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

VILLAGE ENGINEER/PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF LAKE)

I, _____, VILLAGE PLAT OFFICER/ENGINEER OF THE VILLAGE OF LIBERTYVILLE, DO HEREBY CERTIFY THAT ALL PROVISIONS PERTAINING TO THE LIBERTYVILLE SUBDIVISION ORDINANCE, INSOFAR AS THEY PERTAIN TO THE ACCOMPANYING PLAT, HAVE BEEN SATISFACTORILY COMPLIED WITH.

ATTESTED TO THIS ____ DAY OF _____, AD 20__.

VILLAGE PLAT OFFICER/ENGINEER VILLAGE OF LIBERTYVILLE

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF LAKE)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS AT A MEETING, HELD THIS ____ DAY OF _____, AD 20__.

VILLAGE PRESIDENT

PRINTED NAME

VILLAGE CLERK

PRINTED NAME

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF LAKE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS AT A MEETING, HELD THIS ____ DAY OF _____, AD 20__.

CHAIRMAN

PRINTED NAME

SECRETARY

PRINTED NAME

PERPETUAL EASEMENT

A PERPETUAL EASEMENT APPURTENANT IS HEREBY GRANTED TO THE VILLAGE OF LIBERTYVILLE, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED AS PUBLIC UTILITY AND/OR DRAINAGE EASEMENT (P.U. & D.E.) ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING WATER MAINS, SANITARY SEWER LINES, FORCE MAIN LINES, STORM SEWER LINES, PIPES, STREET LIGHT POWER CABLES, DITCHES, SWALES, STORM WATER DETENTION FACILITIES, AND ANY OTHER VILLAGE UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTING EQUIPMENT AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER MANAGEMENT, STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS TO AND EGRESS FROM ALL OF THE LOTS IN THE SUBDIVISION FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES, WHATSOEVER, IN NO EVENT SHALL ANY PERMANENT BUILDING BE PLACED UPON THE SAID EASEMENT AREAS, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED.

NORTHERN ILLINOIS GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (NI-GAS) TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NI-GAS' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI-GAS. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS.

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF AND 6.82 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, 2229.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1410.30 FEET; THENCE EAST 2230.38 FEET TO A POINT WHICH IS 6.82 CHAINS WEST FROM THE EAST LINE OF SAID NORTHEAST QUARTER AND 1405.2 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE FOLLOWING: (A) THE EAST 1920.68 FEET THEREOF; (B) THAT PART THEREOF, IF ANY, FALLING IN BROOKHILL PARK, A SUBDIVISION OF PARTS OF SECTIONS 8 AND 9, TOWNSHIP AND RANGE AFORESAID, RECORDED APRIL 24, 1925, AS DOCUMENT 256105, IN BOOK "M" OF PLATS, PAGE 100; AND ALSO (C) EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANT DEED DATED SEPTEMBER 25, 1967, TO THE STATE OF ILLINOIS FOR THE USE OF DEPARTMENT OF PUBLIC WORKS AND BUILDINGS DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 309.00 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 74.81 FEET; THENCE WESTERLY TOWARD A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING 75.00 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, 217.17 FEET TO A POINT OF CURVE TOWARD THE SOUTH; THENCE ON SAID CURVE TO THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET, 91.83 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, THIS POINT BEING 74.76 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, 74.76 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 462.0 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1079.60 FEET THEREOF), ALL IN LAKE COUNTY, ILLINOIS, AND THE WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTH EAST CORNER OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 898.19 FEET; THENCE WESTERLY ALONG A LINE TO THE WEST LINE OF THE SAID EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SECTION 8 TO A POINT WHICH IS 896.80 FEET NORTHERLY OF THE SOUTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 8 (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET); THENCE SOUTHERLY ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 896.80 FEET TO THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 420.5 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION), IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4 WHICH IS 1755 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1755 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 453.98 FEET TO THE WEST LINE OF THE EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 882.50 FEET, A DISTANCE OF 512.66 FEET TO THE NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4, 454.51 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, A DISTANCE OF 513.26 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 432 FEET OF THE EAST 462 FEET OF THE SOUTH 701 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 SAID POINT BEING 74.76 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID NORTHWEST 1/4, 74.76 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHWEST 1/4, 462.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 66.61 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 420.5 FEET OF THE EAST 882.5 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 1755 FEET THEREOF, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL, 66.61 FEET NORTHERLY FROM THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE, 66.61 FEET TO THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH WEST 1/4, 420.50 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTH WEST 1/4, 47.99 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO THE POINT OF BEGINNING) IN LAKE COUNTY, ILLINOIS.

PARCEL 6:

THE EAST 462.0 FEET OF THE SOUTH 1079.6 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 432.0 FEET OF THE SOUTH 701.0 FEET THEREOF AND ALSO EXCEPTING ANY PART THEREOF FALLING WITHIN THE RIGHT OF WAY OF FEDERAL AID ROUTE 22 (ILLINOIS ROUTE 137)), IN LAKE COUNTY, ILLINOIS.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS". AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

LAKE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF LAKE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD
IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS, THIS ____ DAY
OF _____ A.D., 20__ AT ____ O'CLOCK __M.

RECORDER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF LAKE)

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ATTACHED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS ____ DAY OF _____, A.D., 20__.

BY: _____
COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS)
JSS
COUNTY OF DUPAGE)

I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS, TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF SAID PLAT.

DATED THIS ____ DAY OF _____, A.D., 20__.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2025

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
JSS
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY KIMLEY-HORN, INC., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY:

LEGAL DESCRIPTION OF PROPERTY BEING SUBDIVIDED INCLUDED HEREON

SUBDIVIDED PROPERTY CONTAINS 42.105 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

1/2" DIAMETER BY 24" LONG IRON PIPES WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

GIVEN UNDER MY HAND AND SEAL THIS ____ DAY OF _____, A.D., 20__.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

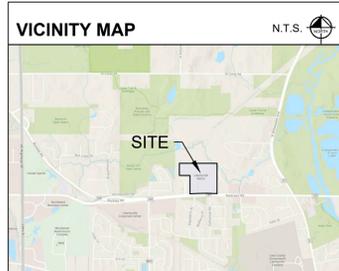
DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2025



BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

Kimley & Horn logo and contact information. Includes address: 4201 Winfield Road, Warrenville, Illinois 60555. Tel. No. (630) 487-5550. Website: www.kimley-horn.com. Also includes a table with columns: No., DATE, REVISION DESCRIPTION, Scale (1"=60'), Drawn by (MGJ), Checked by (BAS), Date (09/26/25), Project No. (168247001), Sheet No. (5 OF 5).



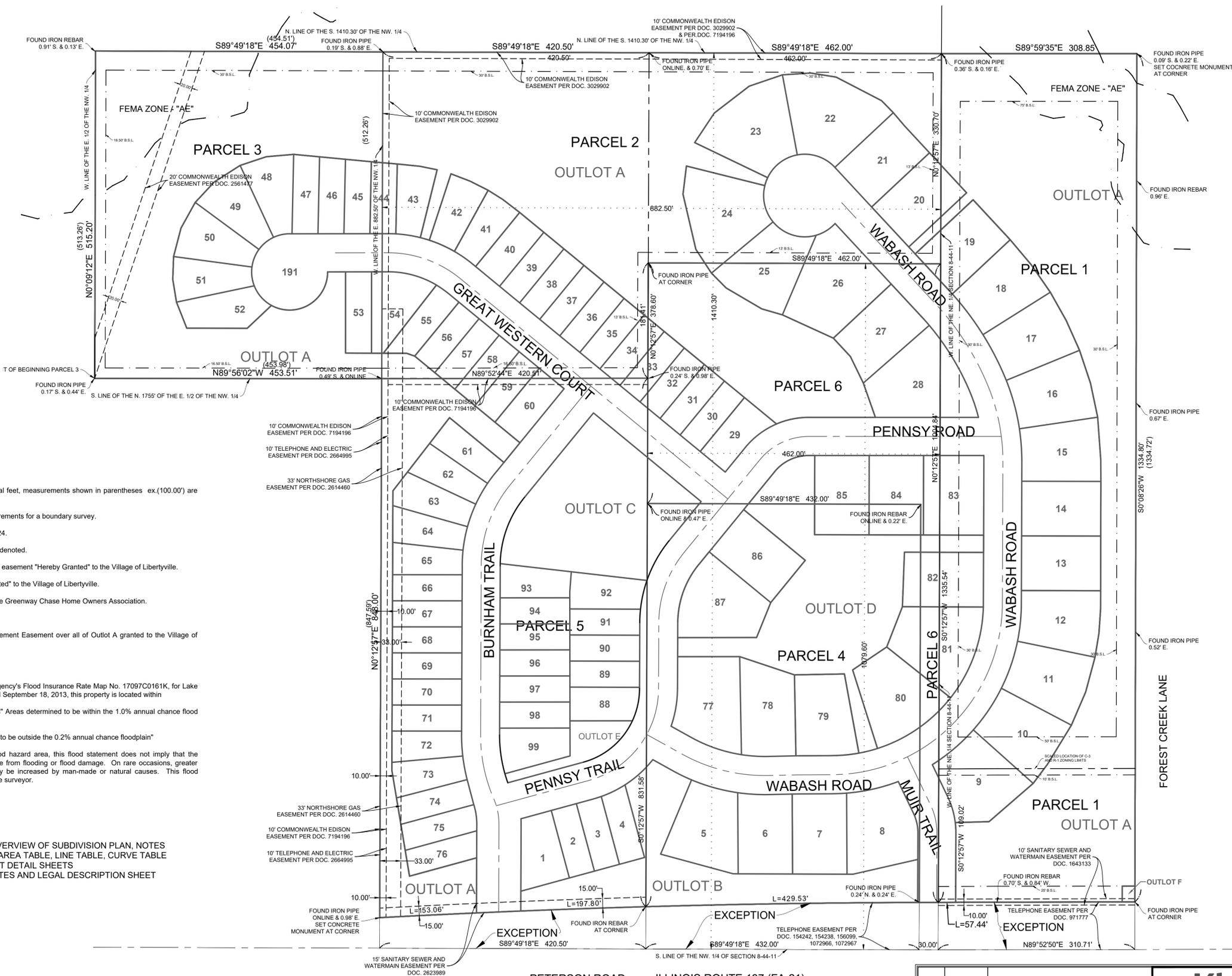
Tax PINs:
 11-08-100-012
 11-08-100-014
 11-08-100-035
 11-08-100-036
 11-08-200-001

Plat Prepared For:
 Pulte Group
 1900 East Golf Road, Suite 300
 Schaumburg, IL 60173

Site Address:
 540-610 Peterson Rd.
 Libertyville, IL 60048

FINAL PLAT OF SUBDIVISION GREENWAY CHASE

A SUBDIVISION OF THAT PART OF THE NORTHEAST QUARTER
 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
 THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.



SURVEY NOTES:

- Measurements are made in feet and decimal feet, measurements shown in parentheses ex.(100.00') are record dimensions.
- This service meets the Illinois minimum requirements for a boundary survey.
- Field work was completed on October 30, 2024.
- Iron Pipes set at all corners unless otherwise denoted.
- P.U. & D.E. Denotes Public Utility & Drainage easement "Hereby Granted" to the Village of Libertyville.
- All streets shown hereon are "Hereby Dedicated" to the Village of Libertyville.
- Outlots A, B, D and E shall be conveyed to the Greenway Chase Home Owners Association.
- Outlot C shall be Dedicated for Public Park
- There shall be a blanket Stormwater Management Easement over all of Outlot A granted to the Village of Libertyville.

FLOOD STATEMENT:

According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 17097C0161K, for Lake County, Illinois and incorporated areas, both dated September 18, 2013, this property is located within Zone AE defined as "Special Flood Hazard Areas" Areas determined to be within the 1.0% annual chance flood plain with base flood elevations established.

Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"

If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SHEET DETAIL INDEX

SHEET 1	BOUNDARY DETAIL, OVERVIEW OF SUBDIVISION PLAN, NOTES
SHEET 2	AREA SUMMARY, LOT AREA TABLE, LINE TABLE, CURVE TABLE
SHEETS 3-4	LOT DETAIL, EASEMENT DETAIL SHEETS
SHEET 6	APPROVAL CERTIFICATES AND LEGAL DESCRIPTION SHEET



BASIS OF BEARINGS
 North American Datum of 1983 (2011)
 Illinois State Plane East Zone (1201)

PETERSON ROAD - ILLINOIS ROUTE 137 (FA-21)



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

4201 Winfield Road
 Warrenville, Illinois 60555
 Tel. No. (630) 487-5550
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	09/26/25	168247001	1 OF 5

Tax PINs:
 11-08-100-012
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Plat Prepared For:
 Pulte Group
 1900 East Golf Road, Suite 300
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Site Address:
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**FINAL PLAT OF SUBDIVISION
 GREENWAY CHASE**
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
 THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	100.75'	29.63'	N08°18'22"W	29.52'
C2	100.75'	11.81'	N20°05'14"W	11.80'
C3	250.00'	103.21'	N11°39'41"W	102.48'
C4	199.91'	137.60'	N19°38'04"E	134.90'
C5	180.00'	123.90'	S70°21'54"E	121.47'
C6	150.00'	120.27'	S51°49'05"W	117.07'
C7	150.00'	75.75'	S14°22'57"W	74.94'
C8	175.00'	119.54'	S19°47'07"W	117.23'
C9	100.00'	88.39'	S64°40'38"W	85.54'
C10	270.00'	141.61'	S76°08'14"E	139.99'
C11	270.00'	123.00'	N76°38'24"E	121.94'
C12	270.00'	293.01'	N32°30'01"E	278.84'
C13	284.95'	36.95'	N03°51'43"W	36.93'
C14	303.29'	79.72'	N14°31'33"W	79.49'
C15	434.50'	151.62'	N32°08'08"W	150.85'
C16	100.00'	45.14'	N12°42'58"W	44.76'
C17	135.75'	8.84'	N01°43'55"W	8.84'
C18	180.00'	12.87'	N72°44'18"E	12.87'
C19	180.00'	41.85'	N64°01'46"E	41.75'
C20	180.00'	59.44'	N47°54'33"E	59.17'
C21	300.00'	32.53'	S64°13'06"E	32.51'
C22	300.00'	75.89'	S74°34'16"E	75.69'
C23	300.00'	48.93'	S86°29'24"E	48.87'
C24	299.98'	22.21'	N87°34'07"E	22.21'
C25	299.17'	84.01'	N77°24'30"E	83.73'
C26	70.00'	31.60'	N12°42'58"W	31.33'
C27	130.00'	16.46'	N03°24'43"W	16.45'
C28	130.00'	42.22'	N16°20'38"W	42.04'
C29	300.00'	85.06'	N49°47'58"E	84.78'
C30	300.00'	79.28'	N34°06'20"E	79.05'
C31	300.00'	78.46'	N19°02'31"E	78.24'
C32	298.89'	53.86'	N06°23'47"E	53.79'
C33	332.78'	49.20'	N04°29'27"W	49.16'
C34	345.88'	79.14'	N15°15'21"W	78.97'
C35	464.50'	80.93'	N27°07'37"W	80.83'

NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C36	464.51'	80.44'	N37°04'06"W	80.34'
C37	65.00'	65.28'	N71°45'16"W	62.57'
C38	65.00'	61.13'	S52°32'08"W	58.90'
C39	65.00'	13.22'	S19°46'10"W	13.20'
C40	65.00'	60.75'	S12°49'50"E	58.56'
C41	65.00'	75.44'	S72°51'15"E	71.28'
C42	65.00'	35.50'	N58°15'00"E	35.06'
C43	397.31'	12.53'	N41°09'54"W	12.53'
C44	404.50'	128.15'	N31°13'04"W	127.62'
C45	273.29'	37.55'	N18°06'53"W	37.52'
C46	131.29'	52.41'	S78°30'24"W	52.06'
C47	130.00'	62.53'	S53°08'06"W	61.93'
C48	210.00'	34.65'	N55°22'22"W	34.61'
C49	210.00'	38.48'	N66°43'26"W	38.43'
C50	210.00'	39.17'	N81°20'56"W	39.11'
C51	210.00'	12.43'	N88°23'17"W	12.43'
C52	60.00'	26.23'	S77°23'31"W	26.02'
C53	60.00'	30.07'	S50°30'47"W	29.75'
C54	60.00'	30.07'	S21°48'11"W	29.75'
C55	60.00'	30.07'	S06°54'25"E	29.75'
C56	60.00'	41.98'	S41°18'26"E	41.13'
C57	60.00'	124.34'	N59°16'54"E	103.25'
C58	150.00'	80.27'	N74°45'14"W	79.31'
C59	196.73'	30.14'	N53°59'27"W	30.11'
C60	229.91'	20.20'	S36°50'10"W	20.20'
C61	229.91'	37.70'	S29°37'14"W	37.66'
C62	229.91'	37.70'	S20°13'28"W	37.66'
C63	229.91'	37.70'	S10°49'41"W	37.66'
C64	229.91'	24.86'	S03°01'58"W	24.84'
C65	279.94'	33.42'	S03°15'06"E	33.40'
C66	279.94'	37.74'	S10°31'59"E	37.71'
C67	100.00'	31.30'	N08°47'53"W	31.17'
C68	180.00'	60.69'	N09°36'05"E	60.41'
C69	240.00'	84.06'	S71°08'47"E	83.63'
C70	240.00'	41.81'	S86°10'17"E	41.76'

NO.	RADIUS	LENGTH	CHORD BEARING	CHORD
C71	254.95'	6.83'	N00°56'06"W	6.83'
C72	70.00'	61.88'	S64°40'38"W	59.88'
C73	145.41'	96.75'	S20°14'56"W	94.98'
C74	210.00'	7.00'	S75°03'06"E	6.99'
C75	240.00'	30.36'	S76°00'00"W	30.34'
C76	240.00'	142.38'	N55°22'52"E	140.30'
C77	240.00'	154.58'	S19°56'06"W	151.92'
C78	240.00'	42.18'	N84°39'28"E	42.12'
C79	120.00'	104.24'	N49°54'02"E	101.00'
C80	120.00'	52.64'	N12°26'50"E	52.22'
C81	205.00'	21.43'	N03°12'41"E	21.42'
C82	205.00'	46.45'	N12°41'55"E	46.36'
C83	205.00'	72.15'	N29°16'21"E	71.77'
C84	169.91'	3.63'	S00°30'05"W	3.63'
C85	169.91'	113.40'	S20°14'00"W	111.31'
C87	220.06'	61.79'	S07°52'53"E	61.59'
C88	220.06'	15.02'	S17°52'50"E	15.02'
C89	220.06'	76.81'	S09°50'12"E	76.42'
C90	120.00'	156.88'	N37°20'01"E	145.95'
C91	205.00'	140.03'	S19°47'07"W	137.33'
C92	169.91'	117.03'	S19°37'18"W	114.73'

NO.	BEARING	LENGTH
L1	S61°06'44"E	63.97'
L2	N88°50'17"E	48.71'
L3	N89°40'35"E	52.78'
L4	N74°47'13"E	28.14'
L6	S61°06'44"E	36.47'
L7	S89°49'18"E	7.91'
L8	N88°50'17"E	37.24'
L9	N88°50'17"E	11.25'
L10	N89°40'35"E	52.56'
L11	S89°49'18"E	9.67'
L12	N40°28'24"W	27.61'
L13	N80°56'26"W	40.67'
L14	S71°16'59"W	55.42'
L15	S33°43'16"W	55.91'
L16	S06°55'23"W	44.79'
L17	S33°18'16"E	44.79'
L18	S44°58'21"E	33.09'
L19	S73°57'04"E	33.85'
L20	S42°59'38"E	39.49'
L21	S26°04'16"E	46.46'
L22	N50°38'08"W	6.45'
L23	N52°37'33"W	33.86'
L24	N57°58'42"W	27.29'
L25	N63°17'52"W	32.10'

NO.	BEARING	LENGTH
L26	N69°02'52"W	32.10'
L27	N78°29'15"W	27.80'
L28	N84°11'50"W	35.96'
L29	N85°06'47"W	41.09'
L30	N84°35'59"W	41.11'
L31	N84°35'59"W	41.11'
L32	N84°35'59"W	41.10'
L33	S85°03'05"W	43.51'
L34	S71°43'26"W	43.51'
L35	S57°27'00"W	48.36'
L36	S43°05'42"W	44.10'
L37	S29°04'21"W	46.23'
L38	S14°43'03"W	46.23'
L39	S02°03'26"W	36.16'
L40	S09°24'30"E	36.16'
L41	S21°40'27"E	44.07'
L42	N89°54'57"E	3.84'
L43	N89°54'57"E	28.42'
L44	N89°54'57"E	18.84'
L45	S89°47'29"E	18.72'
L46	S89°47'29"E	37.18'
L47	S70°37'01"E	13.14'
L48	N50°38'44"W	14.55'
L49	N14°52'55"W	40.79'
L51	S61°06'44"E	36.51'
L52	N88°50'17"E	44.39'
L53	N88°50'17"E	4.53'
L54	S89°40'35"W	53.00'
L56	S42°58'09"E	15.00'

LOT NO.	ACRES	SQ. FT.
1	0.163	7,087
2	0.104	4,510
3	0.104	4,513
4	0.107	4,656
5	0.289	12,569
6	0.248	10,793
7	0.249	10,866
8	0.304	13,262
9	0.303	13,186
10	0.270	11,773
11	0.274	11,947
12	0.266	11,592
13	0.247	10,765
14	0.247	10,750
15	0.262	11,429
16	0.269	11,716
17	0.263	11,466
18	0.265	11,534
19	0.247	10,750
20	0.247	10,749

LOT NO.	ACRES	SQ. FT.
21	0.245	10,666
22	0.372	16,211
23	0.350	15,250
24	0.342	14,883
25	0.295	12,849
26	0.385	16,768
27	0.255	11,112
28	0.378	16,465
29	0.135	5,895
30	0.104	4,510
31	0.104	4,510
32	0.104	4,510
33	0.104	4,510
34	0.104	4,510
35	0.104	4,510
36	0.104	4,510
37	0.104	4,510
38	0.104	4,510
39	0.104	4,510
40	0.124	5,409

LOT NO.	ACRES	SQ. FT.
41	0.129	5,600
42	0.136	5,909
43	0.137	5,976
44	0.105	4,571
45	0.108	4,723
46	0.112	4,885
47	0.116	5,044
48	0.167	7,257
49	0.174	7,583
50	0.174	7,583
51	0.146	6,365
52	0.158	6,901
53	0.120	5,247
54	0.187	8,130
55	0.120	5,246
56	0.104	4,509
57	0.104	4,510
58	0.104	4,510
59	0.104	4,510
60	0.129	5,607

LOT NO.	ACRES	SQ. FT.
61	0.118	5,156
62	0.124	5,382
63	0.137	5,976
64	0.126	5,500
65	0.114	4,949
66	0.104	4,510
67	0.104	4,510
68	0.104	4,510
69	0.104	4,510
70	0.104	4,510
71	0.104	4,510
72	0.112	4,899
73	0.123	5,371
74	0.112	4,859
75	0.113	4,912
76	0.107	4,658
77	0.321	14,003
78	0.281	12,223
79	0.262	11,401
80	0.314	13,661

LOT NO.	ACRES	SQ. FT.
81	0.335	14,585
82	0.249	10,864
83	0.274	11,925
84	0.247	10,747
85	0.246	10,732
86	0.248	10,823
87	0.310	13,515
88	0.129	5,630
89	0.104	4,515
90	0.104	4,524
91	0.104	4,540
92	0.138	6,033
93	0.121	5,267
94	0.104	4,521
95	0.104	4,530
96	0.104	4,539
97	0.104	4,547
98	0.105	4,556
99	0.147	6,384
100	0.147	6,384
OUTLOT A	14.336	624,031
OUTLOT B	1.008	43,910
OUTLOT C	1.141	49,687
OUTLOT D	1.401	61,022
OUTLOT E	0.144	6,280
OUTLOT F	0.011	500
ROADWAY	6.556	285,569

AREA SUMMARY

PARCEL 1: 413,510 SQ.FT. 9.493 AC.
 PARCEL 2: 368,588 SQ.FT. 8.461 AC.
 PARCEL 3: 233,588 SQ.FT. 5.362 AC.
 PARCEL 4: 271,940 SQ.FT. 6.243 AC.
 PARCEL 5: 352,772 SQ.FT. 8.099 AC.
 PARCEL 6: 193,703 SQ.FT. 4.447 AC.
 TOTAL AREA: 1,834,101 SQ.FT. 42.105 AC.



BASIS OF BEARINGS
 North American Datum of 1983 (2011)
 Illinois State Plane East Zone (1201)

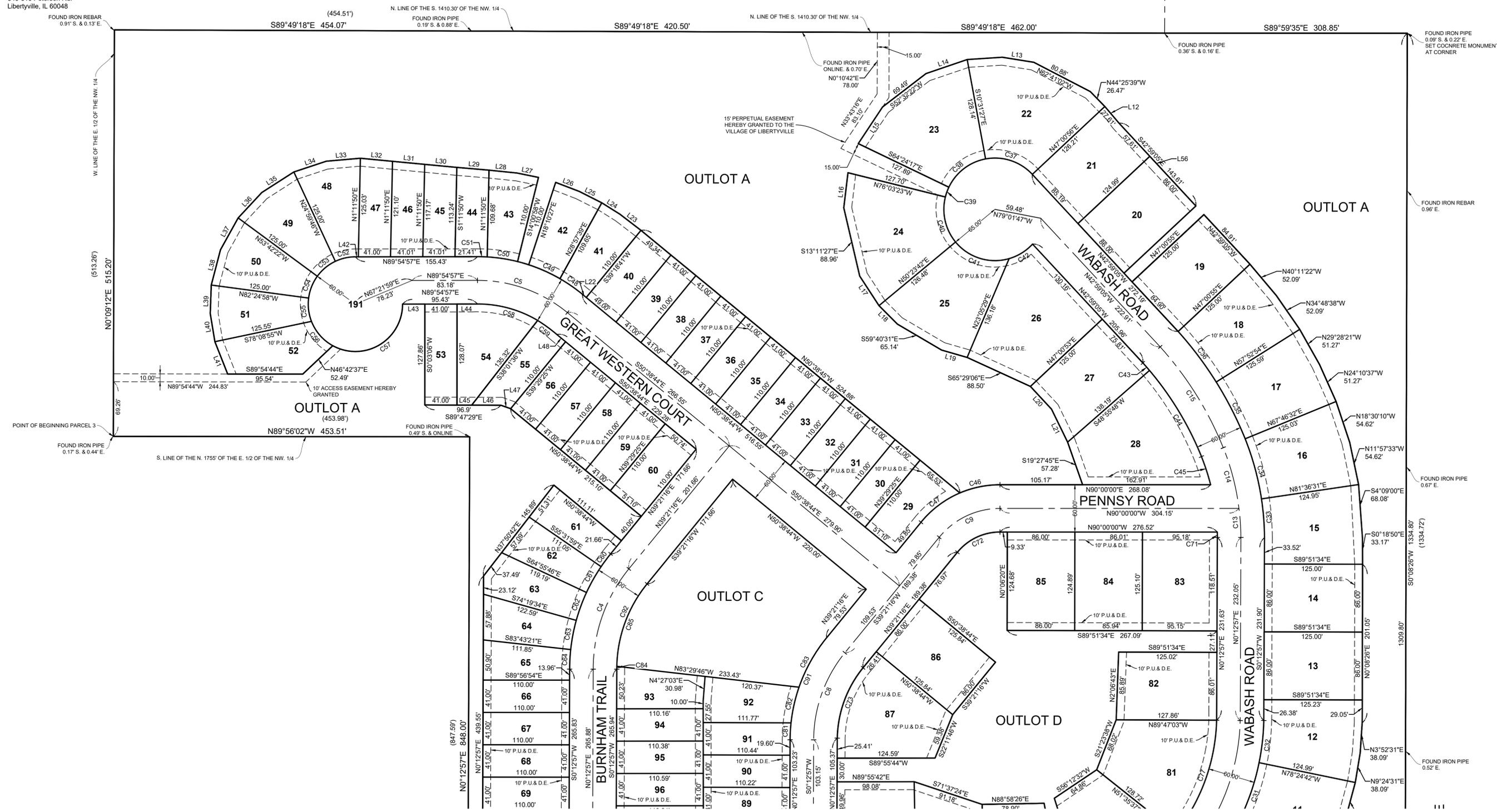


**FINAL PLAT OF SUBDIVISION
GREENWAY CHASE**
THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Group
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

4201 Winfield Road
Warrenville, Illinois 60555
DESIGN FIRM # 184002012-0006
Tel. No. (630) 487-5550
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	09/26/25	168247001	3 OF 5

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DWS:NAME:KCHS, L054168247001_PULTE, IL:DESIGN:CAUSURVEYSURVEY/DESIGN/FINAL/PAT - 168247001.DWG, PLOTTED BY: JESSAM, ANRBEI 10/22/2025 8:48 PM, LAST SAVED: 10/22/2025 1:08 PM

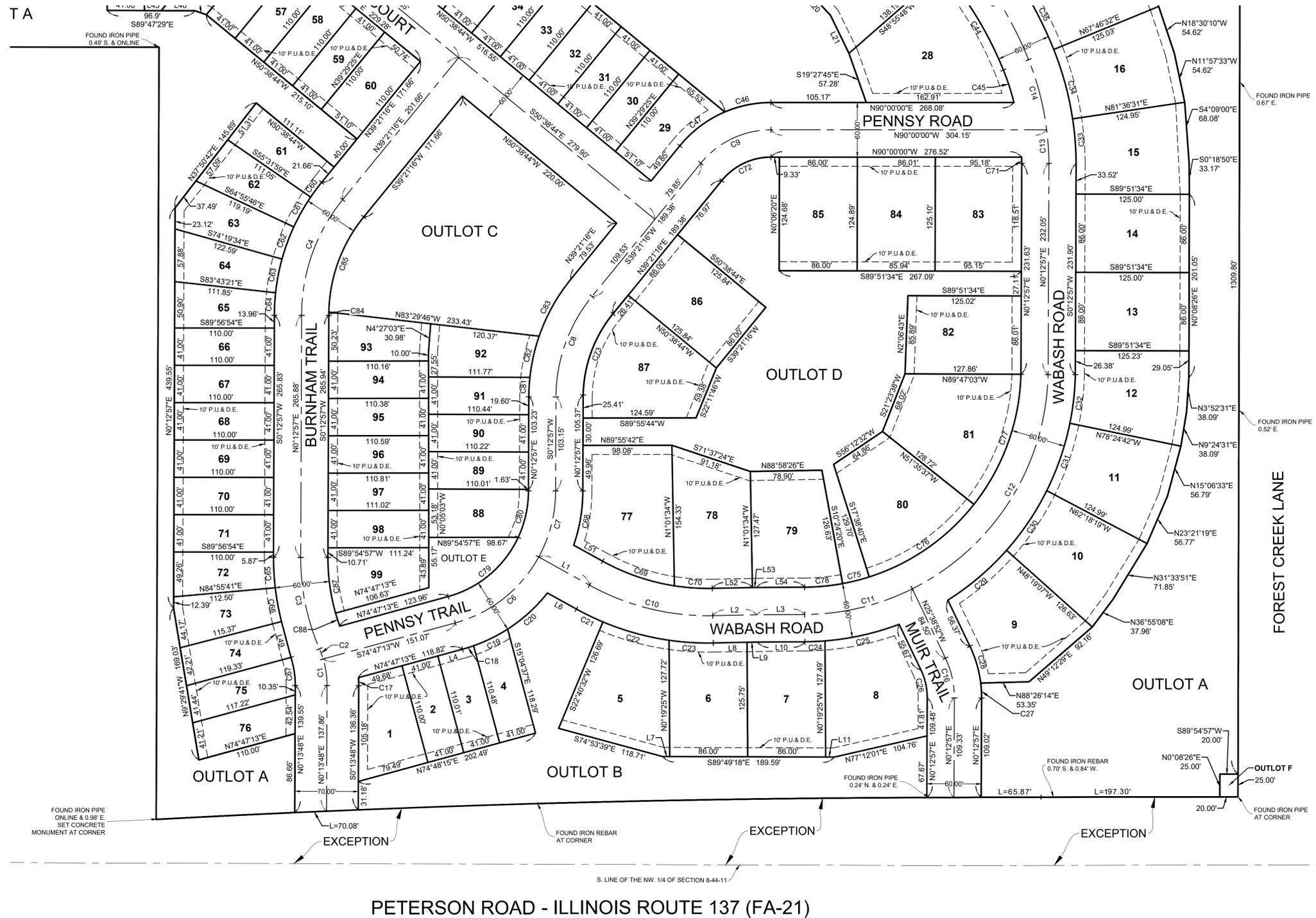
Tax PINs:
 11-08-100-012
 11-08-100-014
 11-08-100-035
 11-08-100-036
 11-08-200-001

Plat Prepared For:
 Pulte Group
 1900 East Golf Road, Suite 300
 Schaumburg, IL 60173

Site Address:
 540-610 Peterson Rd.
 Libertyville, IL 60048

FINAL PLAT OF SUBDIVISION GREENWAY CHASE

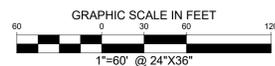
THAT PART OF THE NORTHEAST QUARTER OF SECTION 8,
 TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE
 THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.



PETERSON ROAD - ILLINOIS ROUTE 137 (FA-21)



BASIS OF BEARINGS
 North American Datum of 1983 (2011)
 Illinois State Plane East Zone (1201)



No.	DATE	REVISION DESCRIPTION

Kimley»Horn

4201 Winfield Road
 Warrenville, Illinois 60555
 DESIGN FIRM # 184002012-0006
 Tel. No. (630) 487-5550
 www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1"=60'	MGJ	BAS	09/26/25	168247001	4 OF 5

Tax PINs:
11-08-100-012
11-08-100-014
11-08-100-035
11-08-100-036
11-08-200-001

Plat Prepared For:
Pulte Group
1900 East Golf Road, Suite 300
Schaumburg, IL 60173

Site Address:
540-610 Peterson Rd.
Libertyville, IL 60048

OWNER'S CONSENT
STATE OF _____
JSS
COUNTY OF _____

THE UNDERSIGNED, _____, HEREBY CERTIFIES THAT HE/SHE/HEY/IT IS THE HOLDER OF THE LEGAL TITLE OF ALL OF THE PROPERTY DESCRIBED HEREON AND THAT IT HAS CAUSED SAID PROPERTY TO BE SURVEYED AND SUBDIVIDED AS SHOWN ON THE PLAT HEREON DRAWN. THIS IS TO ALSO CERTIFY THAT _____

AS OWNER OF THE PROPERTY DESCRIBED AS _____ AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE:

Table with 3 columns: LOT NUMBER(S), SCHOOL DISTRICT, and details for 70 (LIBERTYVILLE), 128 (LIBERTYVILLE), and C03532 (LAKE CO. COMM. COLL.)

DATED THIS ___ DAY OF _____, A.D., 20__.

BY: _____

BY: _____

NOTARY PUBLIC

STATE OF _____
JSS
COUNTY OF _____

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

FORESAID, DO HEREBY CERTIFY THAT _____ AND _____

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/HEY 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

COMMONWEALTH EDISON AND SBC EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMMONWEALTH EDISON COMPANY AND SBC ILLINOIS, A.K.A. AMERITECH ILLINOIS, A.K.A. ILLINOIS BELL TELEPHONE COMPANY, GRANTEEES.

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKINGS" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND OR MECHANICAL EQUIPMENT.

RELOCATION OF FACILITIES WILL BE DONE BY GRANTEEES AT COST OF GRANTOR/LOT OWNER, UPON WRITTEN REQUEST.

FINAL PLAT OF SUBDIVISION GREENWAY CHASE

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

VILLAGE ENGINEER/PLAT OFFICER CERTIFICATE

STATE OF ILLINOIS
JSS
COUNTY OF LAKE)

I, _____, VILLAGE PLAT OFFICER/ENGINEER OF THE VILLAGE OF LIBERTYVILLE, DO HEREBY CERTIFY THAT ALL PROVISIONS PERTAINING TO THE LIBERTYVILLE SUBDIVISION ORDINANCE, INSOFAR AS THEY PERTAIN TO THE ACCOMPANYING PLAT, HAVE BEEN SATISFACTORILY COMPLIED WITH.

ATTESTED TO THIS ___ DAY OF _____, AD 20__.

VILLAGE PLAT OFFICER/ENGINEER VILLAGE OF LIBERTYVILLE

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS
JSS
COUNTY OF LAKE)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS AT A MEETING, HELD THIS ___ DAY OF _____, AD 20__.

VILLAGE PRESIDENT

PRINTED NAME

VILLAGE CLERK

PRINTED NAME

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS
JSS
COUNTY OF LAKE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS AT A MEETING, HELD THIS ___ DAY OF _____, AD 20__.

CHAIRMAN

PRINTED NAME

SECRETARY

PRINTED NAME

PERPETUAL EASEMENT

A PERPETUAL EASEMENT APPURTENANT IS HEREBY GRANTED TO THE VILLAGE OF LIBERTYVILLE, ITS SUCCESSORS AND ASSIGNS, OVER, UPON, ACROSS, THROUGH AND UNDER THOSE PORTIONS OF THE ABOVE DESCRIBED REAL ESTATE DESIGNATED AS PUBLIC UTILITY AND/OR DRAINAGE EASEMENT (P.U. & D.E.) ON THIS PLAT FOR THE PURPOSE OF INSTALLING, LAYING, CONSTRUCTING, OPERATING, MAINTAINING, REPAIRING, RENEWING AND REPLACING WATER MAINS, SANITARY SEWER LINES, FORCE MAIN LINES, STORM SEWER LINES, PIPES, STREET LIGHT POWER CABLES, DITCHES, SWALES, STORM WATER DETENTION FACILITIES, AND ANY OTHER VILLAGE UTILITIES, TOGETHER WITH ALL APPURTENANT STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, WET WELLS, LIFT STATIONS, FIRE HYDRANTS, VALVE VAULTS, STREET LIGHTING EQUIPMENT AND ANY AND ALL OTHER FIXTURES AND EQUIPMENT REQUIRED FOR THE PURPOSE OF SERVING THE ABOVE DESCRIBED REAL ESTATE WITH WATER SERVICE, SANITARY SEWER SERVICE, STORM WATER MANAGEMENT, STREET LIGHTING AND OTHER MUNICIPAL SERVICES AND FOR THE PURPOSE OF PROVIDING INGRESS TO AND EGRESS FROM ALL OF THE LOTS IN THE SUBDIVISION FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES, WHATSOEVER, IN NO EVENT SHALL ANY PERMANENT BUILDING BE PLACED UPON THE SAID EASEMENT AREAS, BUT THEY MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT DO NOT, AND WILL NOT IN THE FUTURE, INTERFERE UNREASONABLY WITH THE EASEMENT RIGHTS HEREIN GRANTED.

NORTHERN ILLINOIS GAS COMPANY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (NI-GAS) TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "COMMON AREA OR AREAS" AND STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NI-GAS' FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NI-GAS, AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2, AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, INCLUDING REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS.

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF AND 6.82 CHAINS WEST FROM THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE WEST ALONG SAID SOUTH LINE, 2229.68 FEET TO THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE NORTH ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, 1410.30 FEET; THENCE EAST 2230.38 FEET TO A POINT WHICH IS 6.82 CHAINS WEST FROM THE EAST LINE OF SAID NORTHEAST QUARTER AND 1405.2 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHEAST QUARTER; THENCE SOUTH TO THE PLACE OF BEGINNING (EXCEPTING THEREFROM THE FOLLOWING: (A) THE EAST 1920.68 FEET THEREOF; (B) THAT PART THEREOF, IF ANY, FALLING IN BROOKHILL PARK, A SUBDIVISION OF PARTS OF SECTIONS 8 AND 9, TOWNSHIP AND RANGE AFORESAID, RECORDED APRIL 24, 1925, AS DOCUMENT 256105, IN BOOK "M" OF PLATS, PAGE 100; AND ALSO (C) EXCEPTING THEREFROM THAT PART CONVEYED BY WARRANT DEED DATED SEPTEMBER 25, 1967, TO THE STATE OF ILLINOIS FOR THE USE OF DEPARTMENT OF PUBLIC WORKS AND BUILDINGS DESCRIBED AS FOLLOWS: PART OF THE NORTHEAST QUARTER OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 309.00 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTHEAST QUARTER, 74.81 FEET; THENCE WESTERLY TOWARD A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, SAID POINT BEING 75.00 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER, 217.17 FEET TO A POINT OF CURVE TOWARD THE SOUTH; THENCE ON SAID CURVE TO THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET, 91.83 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER, THIS POINT BEING 74.76 FEET NORTHERLY FROM THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTHERLY ON THE WEST LINE OF SAID NORTHEAST QUARTER, 74.76 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 462.0 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 1079.60 FEET THEREOF), ALL IN LAKE COUNTY, ILLINOIS, AND THE WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET (AS MEASURED ALONG THE EAST AND SOUTH LINES, RESPECTIVELY) OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THAT PART DESCRIBED AS FOLLOWS, TO-WIT: BEGINNING AT THE SOUTH EAST CORNER OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8; THENCE NORTHERLY ALONG THE EAST LINE OF THE SAID WEST 420.5 FEET OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 898.19 FEET; THENCE WESTERLY ALONG A LINE TO THE WEST LINE OF THE SAID EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SECTION 8 TO A POINT WHICH IS 896.80 FEET NORTHERLY OF THE SOUTH LINE OF THE SAID NORTH WEST 1/4 OF SECTION 8 (AS MEASURED ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET); THENCE SOUTHERLY ALONG THE SAID WEST LINE OF THE EAST 882.50 FEET OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 896.80 FEET TO THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8; THENCE EASTERLY ALONG THE SAID SOUTH LINE OF THE NORTH WEST 1/4 OF SECTION 8 FOR A DISTANCE OF 420.5 FEET TO THE POINT OF BEGINNING OF THIS EXCEPTION), IN LAKE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT A POINT ON THE WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4 WHICH IS 1755 FEET SOUTH OF THE NORTH WEST CORNER THEREOF; THENCE EAST ALONG THE SOUTH LINE OF THE NORTH 1755 FEET OF SAID EAST 1/2 OF THE NORTH WEST 1/4, A DISTANCE OF 453.98 FEET TO THE WEST LINE OF THE EAST 882.50 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE NORTH ALONG SAID WEST LINE OF THE EAST 882.50 FEET, A DISTANCE OF 512.66 FEET TO THE NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE OF THE SOUTH 1410.30 FEET OF THE NORTH WEST 1/4, 454.51 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE OF THE EAST 1/2 OF SAID NORTH WEST 1/4, A DISTANCE OF 513.26 FEET TO THE POINT OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

PARCEL 4:

THE WEST 432 FEET OF THE EAST 462 FEET OF THE SOUTH 701 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID NORTHWEST 1/4 SAID POINT BEING 74.76 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE SOUTH ON THE EAST LINE OF SAID NORTHWEST 1/4, 74.76 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTHWEST 1/4, 462.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4, 66.61 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO SAID POINT OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCEL 5:

THE WEST 420.5 FEET OF THE EAST 882.5 FEET OF THAT PART OF THE EAST 1/2 OF THE NORTH WEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE NORTH 1755 FEET THEREOF, (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF SAID PARCEL, 66.61 FEET NORTHERLY FROM THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE SOUTHERLY ALONG SAID EAST LINE, 66.61 FEET TO THE SOUTH LINE OF SAID NORTH WEST 1/4; THENCE WESTERLY ON THE SOUTH LINE OF SAID NORTH WEST 1/4, 420.50 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID NORTH WEST 1/4, 47.99 FEET; THENCE EASTERLY ON A CURVE VARYING TOWARD THE SOUTH, THE RADIUS OF WHICH IS 17,263.74 FEET TO THE POINT OF BEGINNING) IN LAKE COUNTY, ILLINOIS.

PARCEL 6:

THE EAST 462.0 FEET OF THE SOUTH 1079.6 FEET OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 432.0 FEET OF THE SOUTH 701.0 FEET THEREOF AND ALSO EXCEPTING ANY PART THEREOF FALLING WITHIN THE RIGHT OF WAY OF FEDERAL AID ROUTE 22 (ILLINOIS ROUTE 137)), IN LAKE COUNTY, ILLINOIS.

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS". AS AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DIRECTOR OF HIGHWAYS
REGION ONE ENGINEER

LAKE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS
JSS
COUNTY OF LAKE)

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 20__ AT _____ O'CLOCK, __M.

RECORDER

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS
JSS
COUNTY OF LAKE)

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ATTACHED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE ANNEXED PLAT.

DATED THIS ___ DAY OF _____, A.D., 20__.

BY: _____
COUNTY CLERK

PERMISSION TO RECORD

STATE OF ILLINOIS
JSS
COUNTY OF DUPAGE)

I, BRADLEY A. STROHL, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS, TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2025. SHALL SHOW PROPER IDENTIFICATION AND PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF SAID PLAT.

DATED THIS ___ DAY OF _____, A.D., 20__.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2025

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
JSS
COUNTY OF DUPAGE)

THIS IS TO DECLARE THAT THE FOLLOWING DESCRIBED PROPERTY WAS SURVEYED AND SUBDIVIDED BY KIMLEY-HORN, INC., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY:

LEGAL DESCRIPTION OF PROPERTY BEING SUBDIVIDED INCLUDED HEREON

SUBDIVIDED PROPERTY CONTAINS 42.105 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

1/2" DIAMETER BY 24" LONG IRON PIPES WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LIBERTYVILLE, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

GIVEN UNDER MY HAND AND SEAL THIS ___ DAY OF _____, A.D., 20__.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3686
LICENSE EXPIRES: NOVEMBER 30, 2026

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184002012-0006
EXPIRES APRIL 30, 2025



BASIS OF BEARINGS

North American Datum of 1983 (2011)
Illinois State Plane East Zone (1201)

Kimley & Horn logo and contact information: 4201 Winfield Road, Warrenville, Illinois 60555, Tel. No. (630) 487-5550, www.kimley-horn.com. Includes a table with columns: No., DATE, REVISION DESCRIPTION, Scale (1"=60'), Drawn by (MGJ), Checked by (BAS), Date (09/26/25), Project No. (168247001), Sheet No. (5 OF 5).

Drawing name: K:\GIS_DEVELOPMENT\168247001_Libertyville\12_Tree_Preservation_Plan.dwg T1.2 Oct 03, 2025 11:15am by: DanniPlaff
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TREE PRESERVATION NOTES

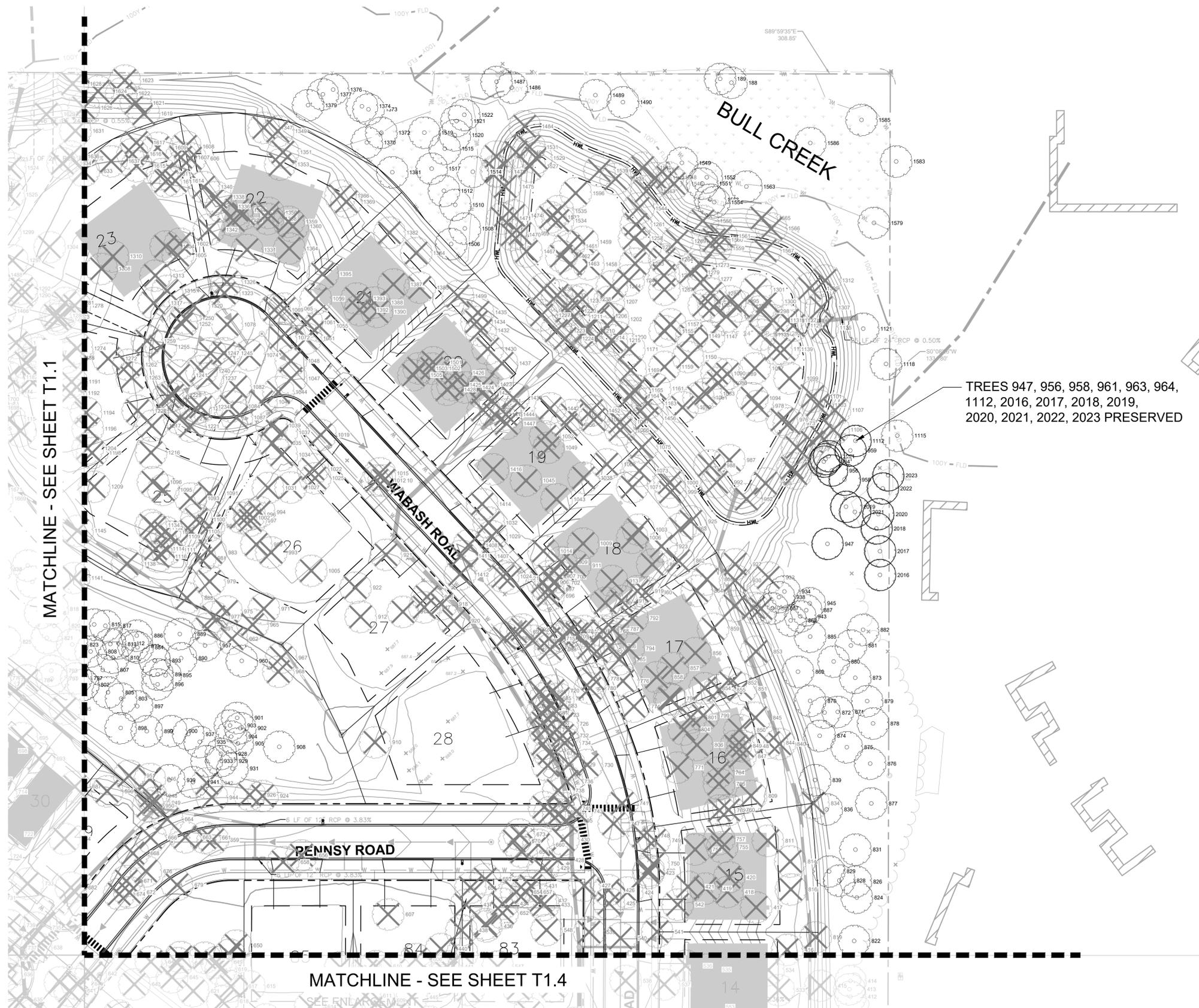
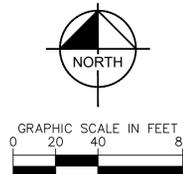
1. ALL TREES ARE TO BE PRESERVED UNLESS OTHERWISE NOTED.
2. FINAL LAYOUT OF TREE PRESERVATION FENCING IS TO BE DETERMINED IN THE FIELD.
3. REFER TO SHEET T1.5 FOR TREE TABULATION DATA.
4. REFER TO SHEET T1.5 FOR VILLAGE OF LIBERTYVILLE STANDARD TREE PROTECTION DETAIL AND REQUIREMENTS.

TREE PRESERVATION LEGEND

-  # EXISTING TREE TO BE PRESERVED
SEE TREE PROTECTION DETAIL ON SHEET T1.5
ASSOCIATED TREE ID #
-  # EXISTING TREE TO BE REMOVED
SEE TREE TABULATION DATA ON SHEET T1.5
ASSOCIATED TREE ID #
-  TREE PROTECTION FENCE
SEE TREE PROTECTION DETAIL ON SHEET T1.5

TREE PRESERVATION NOTES

- 1 CONTRACTOR TO FURNISH AND INSTALL TEMPORARY TREE PROTECTION FENCE, TYP. SEE DETAIL ON SHEET T1.5
- 2 EXISTING TREE TO BE PRESERVED
- 3 EXISTING WOODLAND TO BE PRESERVED
- 4 EXISTING TREE TO BE REMOVED



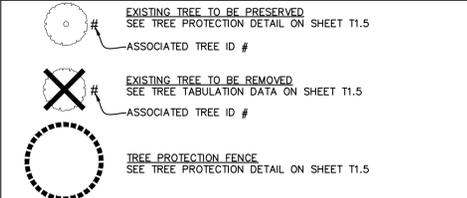
NO.	REVISIONS	DATE	BY
Kimley»Horn			
© 2025, KIMLEY-HORN AND ASSOCIATES, INC. 168247001, SUITE 200 DEERFIELD, IL 60015 PHONE: 847-887-7804 WWW.KIMLEY-HORN.COM			
SCALE: AS NOTED	DESIGNED BY: INS	DRAWN BY: KTRM	CHECKED BY: RMM
PULTE HOME COMPANY, LLC			
FINAL TREE PRESERVATION PLAN			
GREENWAY CHASE 610 PETERSON ROAD LIBERTYVILLE, IL 60048			
ORIGINAL ISSUE: 10/07/2025			
KHA PROJECT NO. 168247001			
SHEET NUMBER			
T1.2			

Drawing name: K:\GIS_DEVELOPMENT\16824001_Libertyville\12_Design\CAD\Utilities\Tree_Preservation_Plan.dwg T1.4 Oct 03, 2025 11:15am by: DanniPlaff
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TREE PRESERVATION NOTES

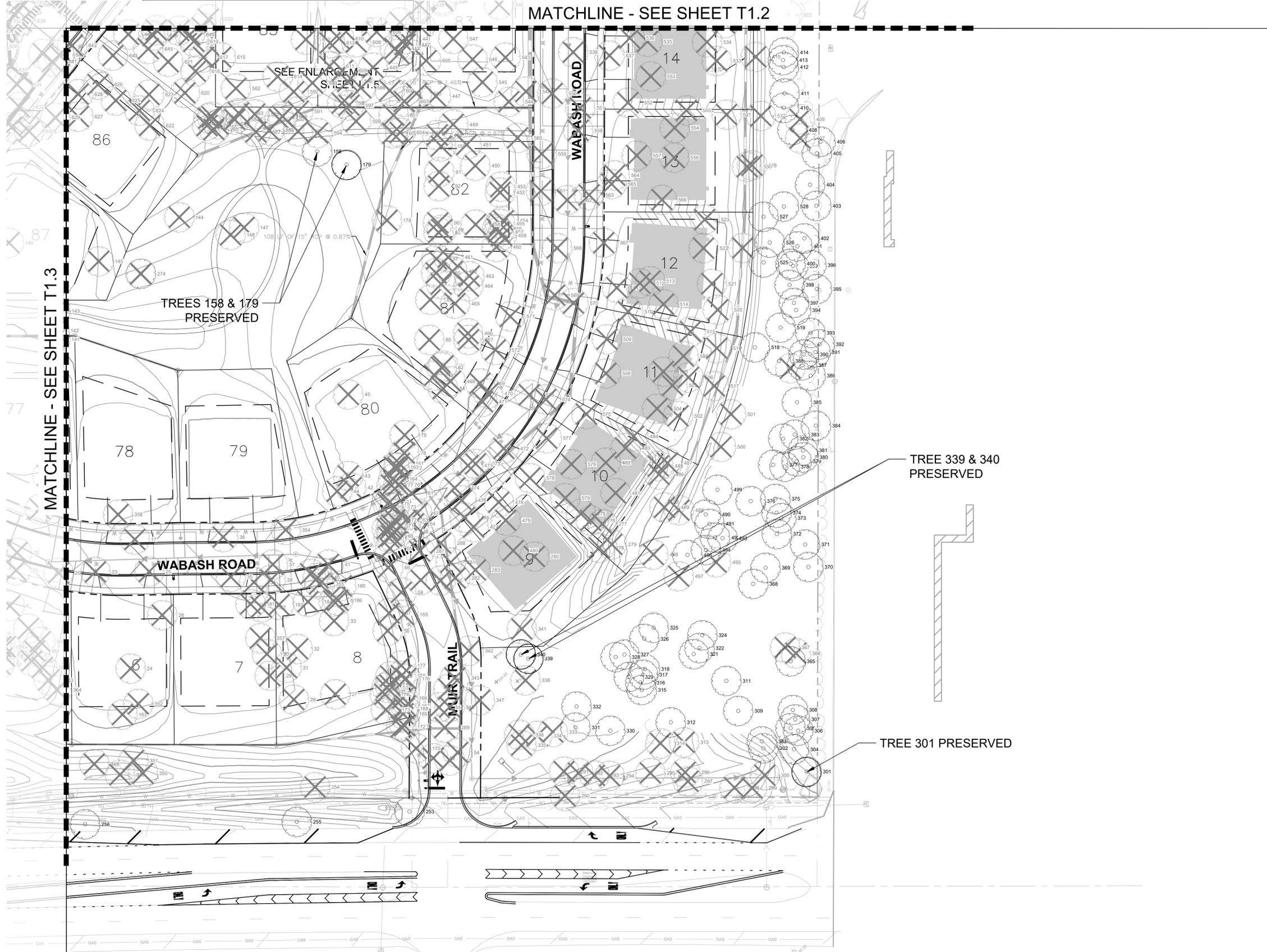
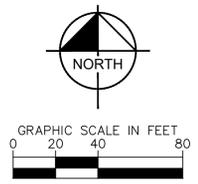
1. ALL TREES ARE TO BE PRESERVED UNLESS OTHERWISE NOTED.
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3. REFER TO SHEET T1.5 FOR TREE TABULATION DATA.
4. REFER TO SHEET T1.5 FOR VILLAGE OF LIBERTYVILLE STANDARD TREE PROTECTION DETAIL AND REQUIREMENTS.

TREE PRESERVATION LEGEND



TREE PRESERVATION NOTES

- 1 CONTRACTOR TO FURNISH AND INSTALL TEMPORARY TREE PROTECTION FENCE, TYP. SEE DETAIL ON SHEET T1.5
- 2 EXISTING TREE TO BE PRESERVED
- 3 EXISTING WOODLAND TO BE PRESERVED
- 4 EXISTING TREE TO BE REMOVED



No.	REVISIONS	DATE	BY

Kimley»Horn
 © 2025, KIMLEY-HORN AND ASSOCIATES, INC.
 REGISTERED, U.S. PATENT & TRADEMARK OFFICE, SUITE 200
 PHONE: 847-807-7804
 WWW.KIMLEY-HORN.COM

SCALE: AS NOTED
 DESIGNED BY: INS
 DRAWN BY: KTRM
 CHECKED BY: RMM

PULTE HOME COMPANY, LLC

FINAL TREE PRESERVATION PLAN

GREENWAY CHASE
 610 PETERSON ROAD
 LIBERTYVILLE, IL 60048

ORIGINAL ISSUE:
 10/07/2025
 KHA PROJECT NO.
 168247001

SHEET NUMBER
T1.4

TREE PRESERVATION NOTES

FLORA AND ROOT PROTECTION:

- EXISTING TREES NOT IN DIRECT CONFLICT WITH CONSTRUCTION SHALL BE SAVED AND PROTECTED, UNLESS SPECIFIED TO BE REMOVED. REMOVE TREES ONLY AFTER APPROVAL BY OWNER IN ACCORDANCE WITH LATEST EDITION OF ANSI A300 - TREE CARE OPERATIONS - TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES. PRUNE TREES ONLY AFTER APPROVAL BY OWNER IN ACCORDANCE WITH LATEST EDITION OF ANSI A300 - TREE CARE OPERATIONS - TREE, SHRUB AND OTHER WOODY PLANT MAINTENANCE - STANDARD PRACTICES WITH ADDITION OF VILLAGE OF LIBERTYVILLE ORDINANCE.

PROTECTION DURING CONSTRUCTION ACTIVITIES:

- TREE PROTECTION FENCE SHALL BE ERRECTED AROUND, MINIMALLY, THE DISTANCE OF DRIPLINE OF THE TREE TO BE PROTECTED. TREE PROTECTION FENCE SHALL BE A MINIMUM OF FOUR FEET WOOD SLAT OR CHAINLINK FENCE ATTACHED TO 6" MINIMUM "T"- STEEL POSTS, DRIVEN AT LEAST 2' INTO GROUND AT 6' INTERVALS OR APPROVED EQUIVALENT.
- TREE PROTECTION SIGNAGE SHALL BE LAMINATED OR OTHERWISE WEATHERPROOF AND PRINTED IN BOLD TEXT SO AS TO BE EASILY READ FROM A DISTANCE OF 20 FEET. WORDING ON SIGNAGE SHALL BE PROVIDED IN BOTH ENGLISH AND SPANISH. SIGNS SHALL BE PLACED EVERY 30' ALONG PROTECTION FENCE.
- NO OTHER CONSTRUCTION ACTIVITY MAY OCCUR ON SITE UNTIL TREE PRESERVATION FENCING HAS BEEN INSTALLED AND APPROVED.
- ALL CONSTRUCTION ACTIVITY WITHIN THE AREAS FENCED OFF AROUND THE TREES SHALL BE PROHIBITED. THIS SHALL INCLUDE, BUT NOT LIMITED TO, THE FOLLOWING ACTIVITIES:
 - PARKING OR DRIVING EQUIPMENT, MACHINERY OR VEHICLES OF ANY TYPE.
 - STORAGE OF ANY CONSTRUCTION MATERIALS, EQUIPMENT, STOCKPILING, EXCAVATION OR FILL, SOIL, GRAVEL, ETC.
 - DUMPING OF ANY CHEMICALS, WASH-OUT MATERIALS FROM CLEANING EQUIPMENT, CONCRETE OR MORTAR REMAINDER, TRASH, GARBAGE, OR DEBRIS OF ANY KIND.
 - TRENCHING, GRADING OR CONSTRUCTION IN THE ROOT AREA.
 - FENCING SHALL REMAIN IN PLACE AND BE CONTINUOUSLY MAINTAINED FOR DURATION OF CONSTRUCTION.
 - ROOT PRUNING SHALL BE PERFORMED WHENEVER GRADES OUTSIDE THE TREE PROTECTION AREA BUT WITHIN THE AN AREA TWICE THE HEIGHT OF THE TREE WILL BE LOWERED.

PROTECTION DURING REMOVAL OF EXISTING MATERIALS WITHIN THE DRIPLINE:

- EXTRA CARE IS TO BE TAKEN DURING THE REMOVAL OF EXISTING MATERIALS WITHIN THE DRIPLINE TO PREVENT BREAKAGE OF ANY ROOTS WITHIN THE DRIPLINE (ROOT ZONE) OF ANY FLORA. VIOLATIONS OF THESE BASIC POLICIES AND PROCEDURES MAY RESULT IN FINES BEING LEVIED AGAINST THE OFFENDING PARTY. ADDITIONALLY, NEGLECT ACTS MAY RESULT IN THE POTENTIAL CATASTROPHIC FAILURE OF THE AFFECTED FLORA LEADING TO INJURY, PROPERTY DAMAGE OR LOSS OF LIFE FOR WHICH THE OFFENDING PARTY SHALL BE HELD RESPONSIBLE.
- DRIPLINE (ROOT ZONE) DIMENSIONS ARE DEFINED BY SIZE CLASSIFICATION OF FLORA.
- NO ROOTS ARE TO BE BROKEN DURING REMOVAL OF EXISTING WALKS, CURBS OR ANY OTHER FACILITIES, UNLESS ROOTS ARE FIRST "PRE-CUT" ON THE TREE SIDE OF THE EXCAVATION. ROOTS ARE TO BE CUT WITH SHARP TOOLS, SUCH AS, CHAIN SAWS, HANDSAWS, LOPPERS, OR OTHER. EQUIPMENT BREAKAGE OF ROOTS DAMAGES MORE OF THE ROOT THAN NECESSARY AND CREATES UNSEEN FRACTURES BEYOND THE SOIL WALL. SEE FIGURES 2A-2B.
- PRE-CUTTING OF ROOTS WILL ONLY BE PERMISSIBLE IN SITUATIONS WHERE IT IS IMPOSSIBLE TO EITHER ELEVATE FINAL PAVED GRADE TO LAY ATOP ROOTS, REDUCE PAVED WIDTH TO ACCEPTABLE SPECIFICATIONS WHILE AVOIDING ROOT INTERFERENCE OR ADHERE TO DIRECTIONAL BORING SPECIFICATIONS.
- ABOVE GROUND PORTIONS OF FLORA ARE TO BE PROTECTED FROM CONTACT WITH ANY EQUIPMENT OR MATERIALS. CONSTRUCTION FENCING SHOULD BE PLACED AT THE PERIMETER OF THE AREA TO BE PROTECTED TO HELP PREVENT UNNECESSARY DAMAGE.
- NO CONCRETE OR OTHER FOREIGN MATERIALS SHALL BE PLACED DIRECTLY AGAINST CUT PORTIONS OF ROOTS OR WITHIN 6" OF CUT PORTIONS.
- THERE SHALL BE FOUR(4) CLASSIFICATIONS OF ROOT SIZES ACCORDING TO THE SIZE OF THE MAIN STEM OF ANY PARTICULAR FLORA.

- CLASS 1: ROOT DIAMETER = 20-25% OF MAIN STEM DIAMETER
 - CLASS 2: ROOT DIAMETER = 15-20% OF MAIN STEM DIAMETER
 - CLASS 3: ROOT DIAMETER = 10-15% OF MAIN STEM DIAMETER
 - CLASS 4: ROOT DIAMETER = 1-10% OF MAIN STEM DIAMETER
- NO MORE THAN ONE (1) CLASS 1 ROOT MAY BE CUT FROM ANY GIVEN FLORA
 NO MORE THAN TWO (2) CLASS 2 ROOTS MAY BE CUT FROM ANY GIVEN FLORA
 NO MORE THAN FOUR (4) CLASS 3 ROOTS MAY BE CUT FROM ANY GIVEN FLORA
 NO LIMIT FOR CLASS 4 ROOTS

- ROOT REMOVAL IN EXCESS OF THE ABOVE SPECIFICATIONS MAY RESULT IN THE REQUIRED REMOVAL AND REPLACEMENT OF THE AFFECTED FLORA BY THE OFFENDING PARTY.
- NOT MORE THAN ONE SIDE OF ANY FLORA MAY SUFFER CUT ROOTS.
- EXCAVATED SOIL SHALL BE PLACED ON THE SIDE OF THE CUT OPPOSITE THE TREE.
- NO ROOTS GREATER THAN 25% OF THE TRUNK DIAMETER OF FLORA MAY BE CUT OR GROUND OFF AT THE TRUNK OF ANY FLORA.
- NO ROOTS SHALL BE CUT WITHIN 24" OF THE TRUNK OF ANY FLORA OR WITHIN THE STRUCTURAL CRITICAL ROOTING DISTANCE, WHICHEVER IS LARGER.

CLEAN CUTTING AND BACKFILLING ROOTS:

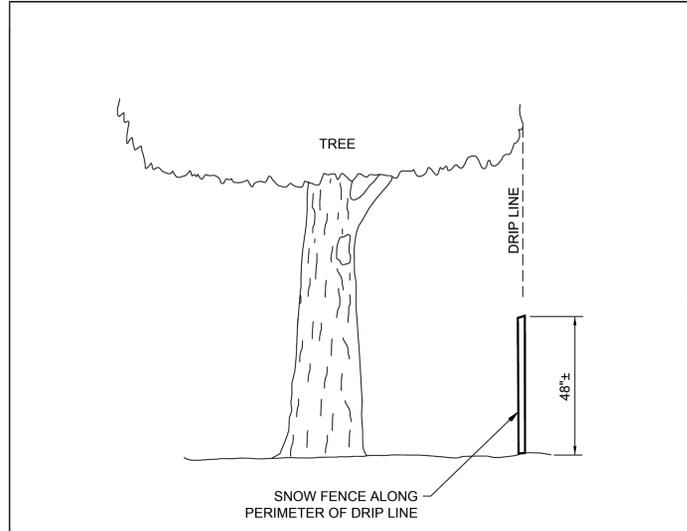
- ALL PRE-CUT AND/OR DAMAGED ROOTS SHALL BE CLEAN CUT WITH THE APPROPRIATE SHARP TOOL PRIOR TO BACK-FILLING OF SOIL.
- ALL CUT ROOTS MUST BE CLEAN CUT PERPENDICULAR TO THE NATURAL DIRECTION OF ROOT GROWTH AT THE POINT WHERE THE CUT IS TO OCCUR.
- ALL CLEAN CUTS SHALL OCCUR ON THE TREE SIDE OF THE ROOT BEYOND A POINT WHERE ALL ROOT TISSUES HAVE BEEN DAMAGED. SEE FIGURES 3A-3B.
- ALL DAMAGED ROOTS SHALL BE BACK-FILLED WITH TOPSOIL WITHIN 60 MINUTES OF BEING CLEAN CUT.
- ALL DAMAGED ROOTS MUST HAVE AT LEAST 6" CLEARANCE FROM ALL PERMANENT CONSTRUCTION MATERIALS EXCEPT TOPSOIL.
- ALL ROOT DAMAGED FLORA MUST BE HEAVILY WATERED WITHIN 24 HOURS OF BACK-FILLING.

GRADE CHANGE SPECIFICATIONS:

- ELEVATING THE FINAL GRADE SHOULD BE CONSIDERED IN ALL SITUATIONS WHERE THE DIAMETER OF THE TRUNK OF VALUABLE FLORA EXCEEDS 10" AND THE LOCATION OF THE WORK TO BE PERFORMED IS WITHIN THE DRIPLINE, AND/OR, THE TRUNK DIAMETER DOES NOT EXCEED THE WIDTH OF THE EXISTING TREE LAWN, AND/OR WHEN DIRECTIONAL BORING IS IMPRACTICAL OR IMPOSSIBLE.
- WHEN FINAL GRADES ARE TO BE ELEVATED ABOVE EXISTING GRADES, EXTRA CARE IS TO BE TAKEN DURING REMOVAL OF EXISTING MATERIALS, I.E., BACKHOES SHOULD "SCRAPE" OR "LIFT" CONCRETE AWAY FROM ROOTS RATHER THAN "SCOOP UP" CONCRETE, OR CONCRETE SHOULD BE BROKEN WITH A JACKHAMMER AND REMOVED MANUALLY, ETC.
- GRADE ELEVATIONS IN EXCESS OF 12" DEPTH SHALL REQUIRE ADHERENCE TO THE ATTACHED TREE WELL SPECIFICATIONS.
- WHEN ELEVATING GRADE LESS THAN 12", NOT MORE THAN 20% OF THE SURFACE AREA WITHIN THE DRIPLINE OF ANY FLORA MAY BE PAVED OR COMPACTED WITH ANY MACHINERY.
- UNDAMAGED ROOTS SHOULD BE COVERED WITH AT LEAST 2" OF SAND OR SOIL BASE PRIOR TO INSTALLATION OF A GRAVEL BASE OR THE POURING OF CONCRETE.
- FORM STAKES SHOULD BE SET AT MAX. 15' INTERVALS FOR ALL FLORA REQUIRED.
- ELEVATION SHOULD BE HIGH ENOUGH TO PREVENT ROOT CUTTING FOR INSTALLATION OF FORMS.

TREE NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
1	HONEYLOCUST	Geditsia triacanthos	9	3	B	TO REMOVE
2	HONEYLOCUST	Geditsia triacanthos	7	3	B	TO REMOVE
3	APPLE CRABSP	Malus spp	10	4	A	TO REMOVE
4	CRKRN	Quercus palustris	30	4	B	TO REMOVE
5	MAPLE SILVER	Acer saccharinum	24	3	B	TO REMOVE
6	SPRUCE-BLUE	Picea pungens	17	3	B	TO REMOVE
7	MAPLE SILVER	Acer saccharinum	26	4	B	TO REMOVE
8	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
9	MAPLE SILVER	Acer saccharinum	12	4	B	TO REMOVE
10	EASTERN RED CEDAR	Juniperus virginiana	6	3	D	TO REMOVE
11	MAPLE SILVER	Acer saccharinum	38	3	B	TO REMOVE
12	MAPLE SILVER	Acer saccharinum	36	3	B	TO REMOVE
13	SPRUCE-WHITE	Picea glauca	6	3	B	TO REMOVE
14	HONEYLOCUST	Geditsia triacanthos	10	3	B	TO REMOVE
15	HONEYLOCUST	Geditsia triacanthos	10	3	B	TO REMOVE
16	EASTERN RED CEDAR	Juniperus virginiana	4	3	D	TO REMOVE
17	HONEYLOCUST	Geditsia triacanthos	34	3	B	TO REMOVE
18	APPLE CRABSP	Malus spp	9	4	A	TO REMOVE
19	HONEYLOCUST	Geditsia triacanthos	20	3	B	TO REMOVE
20	HONEYLOCUST	Geditsia triacanthos	19	3	B	TO REMOVE
21	HONEYLOCUST	Geditsia triacanthos	14	3	B	TO REMOVE
22	APPLE CRABSP	Malus spp	11	4	A	TO REMOVE
23	APPLE CRABSP	Malus spp	11	4	A	TO REMOVE
24	SPRUCE-BLUE	Picea pungens	23	2	B	TO REMOVE
25	APPLE CRABSP	Malus spp	12	3	A	TO REMOVE
26	HAWTHORN-SPP	Ostrya spp	8	3	A	TO REMOVE
27	MAPLE SILVER	Acer saccharinum	23	3	B	TO REMOVE
28	SPRUCE-BLUE	Picea pungens	17	3	B	TO REMOVE
29	SPRUCE-BLUE	Picea pungens	15	3	B	TO REMOVE
30	SPRUCE-BLUE	Picea pungens	14	3	B	TO REMOVE
31	SPRUCE-BLUE	Picea pungens	12	4	B	TO REMOVE
32	MULBERRY-SPP	Morus spp	24	4	D	TO REMOVE
33	CHERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
34	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
35	SPRUCE-BLUE	Picea pungens	12	3	B	TO REMOVE
36	COTTONWOOD	Populus deltoides	42	4	C	TO REMOVE
37	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
38	BOXELDER	Acer negundo	11	4	C	TO REMOVE
39	HAWKERRY	Ostrya occidentalis	21	3	A	TO REMOVE
40	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
41	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
42	MAPLE SILVER	Acer saccharinum	22	3	B	TO REMOVE
43	MAPLE SILVER	Acer saccharinum	23	3	B	TO REMOVE
44	CHERRY-BLACK	Prunus serotina	23	3	C	TO REMOVE
45	WALNUT-BLACK	Juglans nigra	30	4	B	TO REMOVE

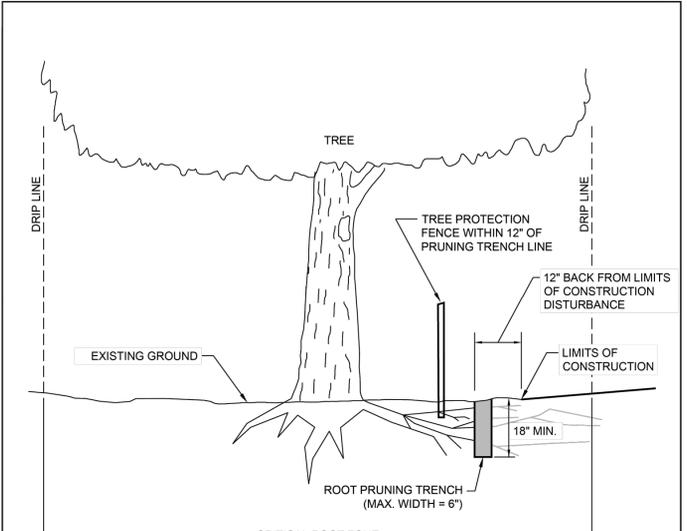
TREE NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
46	MAPLE SILVER	Acer saccharinum	20	4	B	TO REMOVE
49	MAPLE SILVER	Acer saccharinum	13	3	B	TO REMOVE
50	MAPLE SILVER	Acer saccharinum	17	4	B	TO REMOVE
51	MAPLE SILVER	Acer saccharinum	21	3	B	TO REMOVE
52	SPRUCE-BLUE	Picea pungens	13	3	B	TO REMOVE
53	SPRUCE-BLUE	Picea pungens	19	3	B	TO REMOVE
54	SPRUCE-BLUE	Picea pungens	11	3	B	TO REMOVE
55	BOXELDER	Acer negundo	12	4	C	TO REMOVE
56	MAPLE SILVER	Acer saccharinum	14	5	B	TO REMOVE
57	MAPLE SILVER	Acer saccharinum	11	4	B	TO REMOVE
58	MAPLE SILVER	Acer saccharinum	30	5	B	TO REMOVE
59	MAPLE SILVER	Acer saccharinum	10	5	B	TO REMOVE
60	BOXELDER	Acer negundo	15	4	C	TO REMOVE
61	MAPLE SILVER	Acer saccharinum	13	3	B	TO REMOVE
62	MAPLE SILVER	Acer saccharinum	16	3	B	TO REMOVE
63	MAPLE SILVER	Acer saccharinum	11	3	B	TO REMOVE
64	MAPLE SILVER	Acer saccharinum	7	4	B	TO REMOVE
65	MAPLE SILVER	Acer saccharinum	16	3	B	TO REMOVE
66	MAPLE SILVER	Acer saccharinum	21	3	B	TO REMOVE
67	MAPLE SILVER	Acer saccharinum	13	3	B	TO REMOVE
68	MAPLE SILVER	Acer saccharinum	16	3	B	TO REMOVE
69	MAPLE SILVER	Acer saccharinum	16	3	B	TO REMOVE
70	MAPLE SILVER	Acer saccharinum	12	3	B	TO REMOVE
71	MAPLE SILVER	Acer saccharinum	12	3	B	TO REMOVE
72	MAPLE SILVER	Acer saccharinum	8	3	B	TO REMOVE
73	MAPLE SILVER	Acer saccharinum	10	4	B	TO REMOVE
74	MAPLE SILVER	Acer saccharinum	21	3	B	TO REMOVE
75	MAPLE SILVER	Acer saccharinum	20	3	B	TO REMOVE
76	MAPLE SILVER	Acer saccharinum	6	4	B	TO REMOVE
77	MAPLE SILVER	Acer saccharinum	13	4	B	TO REMOVE
78	BOXELDER	Acer negundo	13	4	C	TO REMOVE
79	BOXELDER	Acer negundo	27	4	C	TO REMOVE
80	MULBERRY-SPP	Morus spp	24	4	D	TO REMOVE
81	BOXELDER	Acer negundo	14	4	C	TO REMOVE
82	CHERRY-BLACK	Prunus serotina	25	4	C	TO REMOVE
83	BOXELDER	Acer negundo	12	4	C	TO REMOVE
84	BOXELDER	Acer negundo	13	4	C	TO REMOVE
85	MULBERRY-SPP	Morus spp	20	4	D	TO REMOVE
86	WALNUT-BLACK	Juglans nigra	17	3	B	TO REMOVE
87	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
88	BOXELDER	Acer negundo	13	4	C	TO REMOVE
89	BOXELDER	Acer negundo	9	4	C	TO REMOVE
90	BOXELDER	Acer negundo	7	4	C	TO REMOVE
91	BOXELDER	Acer negundo	21	4	C	TO REMOVE
92	BOXELDER	Acer negundo	19	4	C	TO REMOVE
93	SPRUCE-BLUE	Picea pungens	2	3	B	TO REMOVE
94	SPRUCE-BLUE	Picea pungens	19	5	B	TO REMOVE
95	SPRUCE-BLUE	Picea pungens	16	5	B	TO REMOVE
96	SPRUCE-BLUE	Picea pungens	11	3	B	TO REMOVE
97	SPRUCE-BLUE	Picea pungens	15	4	B	TO REMOVE
98	SPRUCE-BLUE	Picea pungens	16	4	B	TO REMOVE
99	MAPLE-RED	Acer rubrum	6	3	B	TO REMOVE
100	APPLE CRABSP	Malus spp	5	4	A	TO REMOVE
101	EASTERN RED CEDAR	Juniperus virginiana	12	2	D	TO REMOVE
102	HONEYLOCUST	Geditsia triacanthos	18	3	B	TO REMOVE
103	MAPLE-JAPANESE	Acer japonicum	2	3	A	TO REMOVE
104	SPRUCE-BLUE	Picea pungens	17	4	B	TO REMOVE
105	SPRUCE-BLUE	Picea pungens	24	4	B	TO REMOVE
106	SPRUCE-BLUE	Picea pungens	16	4	B	TO REMOVE
107	SPRUCE-BLUE	Picea pungens	16	4	B	TO REMOVE
108	SPRUCE-BLUE	Picea pungens	12	4	B	TO REMOVE
109	SPRUCE-BLUE	Picea pungens	16	4	B	TO REMOVE
110	SPRUCE-BLUE	Picea pungens	11	4	B	TO REMOVE
111	SPRUCE-BLUE	Picea pungens	17	4	B	TO REMOVE
112	SPRUCE-BLUE	Picea pungens	19	4	B	TO REMOVE
113	SPRUCE-BLUE	Picea pungens	16	4	B	TO REMOVE
114	SPRUCE-BLUE	Picea pungens	18	3	B	TO REMOVE
115	SPRUCE-BLUE	Picea pungens	17	4	B	TO REMOVE
116	SPRUCE-BLUE	Picea pungens	18	4	B	TO REMOVE
117	SPRUCE-BLUE	Picea pungens	11	4	B	TO REMOVE
118	SPRUCE-BLUE	Picea pungens	16	3	B	TO REMOVE
119	SPRUCE-BLUE	Picea pungens	10	4	B	TO REMOVE
120	SPRUCE-BLUE	Picea pungens	10	4	B	TO REMOVE
121	SPRUCE-BLUE	Picea pungens	10	5	B	TO REMOVE
122	SPRUCE-BLUE	Picea pungens	16	3	B	TO REMOVE
123	SPRUCE-BLUE	Picea pungens	17	3	B	TO REMOVE
124	SPRUCE-BLUE	Picea pungens	15	4	B	TO REMOVE
125	SPRUCE-BLUE	Picea pungens	16	5	B	TO REMOVE
126	SPRUCE-BLUE	Picea pungens	17	3	B	TO REMOVE
127	SPRUCE-BLUE	Picea pungens	18	5	B	TO REMOVE
128	SPRUCE-BLUE	Picea pungens	18	4	B	TO REMOVE
129	SPRUCE-BLUE	Picea pungens	16	3	B	TO REMOVE
130	SPRUCE-BLUE	Picea pungens	17	3	B	TO REMOVE
131	SPRUCE-BLUE	Picea pungens	17	4	B	TO REMOVE
132	SPRUCE-BLUE	Picea pungens	16	3	B	TO REMOVE
133	SPRUCE-WHITE	Picea glauca	2	3	B	TO REMOVE
134	SPRUCE-NORWAY	Picea abies	16	2	B	TO REMOVE
135	SPRUCE-BLUE	Picea pungens	3	3	B	TO REMOVE
136	SPRUCE-NORWAY	Picea abies	2	3	B	TO REMOVE
137	HONEYLOCUST	Geditsia triacanthos	14	3	B	TO REMOVE
138	SPRUCE-BLUE	Picea pungens	16	3	B	TO REMOVE
140	SPRUCE-BLUE	Picea pungens	8	3	B	TO REMOVE
141	SPRUCE-WHITE	Picea glauca	2	4	B	TO REMOVE
142	SPRUCE-WHITE	Picea glauca	2	4	B	TO REMOVE



- NOTES:**
- EXISTING TREES TO BE PROTECTED SHALL HAVE SNOW FENCE INSTALLED AT THE DRIP LINE OF THE TREE TO PREVENT THE STOCKPILING OF EXCAVATED OR CONSTRUCTION MATERIALS UNDER THE TREE, AND PROHIBIT VEHICULAR TRAFFIC OR EXCESSIVE FOOT TRAFFIC WITHIN THE DRIP LINE.
 - SNOW FENCE SHALL BE WEBBED HDPE CONSTRUCTION FENCING, COLORED ORANGE AND SUPPORTED WITH STEEL "TEE" POSTS SET AT MAX. 15' INTERVALS. POSTS REQUIRED TO MAINTAIN THE FENCE IN AN UPRIGHT POSITION THROUGHOUT THE TERM OF CONSTRUCTION.
 - TREES THAT MAY BE DAMAGED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED OR REPLACED IN A MANNER ACCEPTABLE TO THE VILLAGE.

TREE PROTECTION FENCING

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # EROS - 04



- NOTES:**
- EXACT LOCATION OF ROOT PRUNING TO BE AS SPECIFIED BY ENGINEER OR APPOINTED REPRESENTATIVE OF THE VILLAGE OF LIBERTYVILLE PARKS DIVISION.
 - ROOT PRUNING TRENCH SHALL BE BACKFILLED IMMEDIATELY FOLLOWING COMPLETION OF PRUNING ACTIVITIES. TRENCH SHALL BE COVERED WITH A MINIMUM OF 3" MULCH.
 - ROOT PRUNING ACTIVITIES AND THE PLACEMENT OF PROTECTIVE FENCING SHALL BE COORDINATED SO THAT BOTH SHALL BE COMPLETED AT EACH LOCATION WITHIN A 48-HOUR PERIOD.
 - UNDER NO CIRCUMSTANCES SHALL CONSTRUCTION PROCEED PRIOR TO THE COMPLETION OF ROOT PRUNING AND THE PLACEMENT OF PROTECTIVE FENCING, NOR SHALL FENCING BE REMOVED WITHOUT PRIOR AUTHORIZATION FROM THE ENGINEER OR PARKS DIVISION REPRESENTATIVE.

TREE ROOT PRUNING

Libertyville
 LAST REVISED: 02/15/2023
 STANDARD DETAIL # EROS - 05

BY: _____ DATE: _____

REVISIONS

No. _____

Kimley»Horn
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 1000 W. WASHINGTON ST., SUITE 200
 DEERFIELD, IL 60015
 PHONE: 847-880-7804
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SCALE: AS NOTED
 DESIGNED BY: INS
 DRAWN BY: KTRM
 CHECKED BY: RNM

PULTE HOME COMPANY, LLC

FINAL TREE PRESERVATION PLAN

GREENWAY CHASE
 610 PETERSON ROAD
 LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 10/07/2025
 KHA PROJECT NO. 168247001
 SHEET NUMBER

T1.5

Drawing name: \\GIS_LDEV\B6247001_001\Drawings\000 TREE PRESERVATION\Plan\Draw T1.5 Oct 03, 2025 11:15am by: DomainStaff
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Drawing name: \\GIS\DEV\Wbse\2020\168247001\168247001.dwg Date: 10/07/2025 11:15am by: DanniStaff
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TREE NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
143	SPRUCE-WHITE	Picea glauca	2	4	B	TO REMOVE
144	BOXELDER	Acer negundo	27	4	C	TO REMOVE
145	SPRUCE-NORWAY	Picea abies	3	3	B	TO REMOVE
146	HONEYLOCUST	Gleditsia triacanthos	6	3	B	TO REMOVE
147	SPRUCE-BLUE	Picea pungens	15	5	B	TO REMOVE
148	SPRUCE-BLUE	Picea pungens	15	5	B	TO REMOVE
149	EASTERN REDCEDAR	Juniperus virginiana	14	2	D	TO REMOVE
150	SPRUCE-BLUE	Picea pungens	4	3	B	TO REMOVE
151	SPRUCE-BLUE	Picea pungens	14	3	B	TO REMOVE
152	MAPLE-MIYABE	Acer miyabei 'Morton'	10	3	A	TO SAVE
153	MAPLE-MIYABE	Acer miyabei 'Morton'	4	3	A	TO SAVE
154	SPRUCE-BLUE	Picea pungens	15	4	B	TO REMOVE
155	SPRUCE-BLUE	Picea pungens	16	3	B	TO REMOVE
156	MAPLE-MIYABE	Acer miyabei 'Morton'	7	3	A	TO SAVE
158	SPRUCE-NORWAY	Picea abies	25	2	B	TO REMOVE
159	O-HERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
160	MULBERRY-SP	Morus spp	13	4	D	TO REMOVE
161	BOXELDER	Acer negundo	16	4	C	TO REMOVE
162	MAPLE-SILVER	Acer saccharinum	17	3	B	TO REMOVE
163	BOXELDER	Acer negundo	9	4	C	TO REMOVE
164	MAPLE-SILVER	Acer saccharinum	21	3	B	TO REMOVE
165	WALNUT-BLACK	Juglans nigra	20	3	B	TO REMOVE
166	MAPLE-SILVER	Acer saccharinum	18	3	B	TO REMOVE
167	MAPLE-SILVER	Acer saccharinum	8	3	B	TO REMOVE
168	MAPLE-SILVER	Acer saccharinum	9	3	B	TO REMOVE
169	MAPLE-SILVER	Acer saccharinum	9	3	B	TO REMOVE
170	SPRUCE-BLUE	Picea pungens	14	3	B	TO REMOVE
171	MAPLE-SILVER	Acer saccharinum	20	3	B	TO REMOVE
172	MAPLE-SILVER	Acer saccharinum	12	3	B	TO REMOVE
173	MAPLE-SILVER	Acer saccharinum	18	4	B	TO REMOVE
174	MAPLE-SILVER	Acer saccharinum	11	3	B	TO REMOVE
175	MAPLE-SILVER	Acer saccharinum	14	3	B	TO REMOVE
176	MAPLE-SILVER	Acer saccharinum	8	4	B	TO REMOVE
177	MAPLE-SILVER	Acer saccharinum	14	3	B	TO REMOVE
178	APPLE-CRAB-SP	Malus spp	21	4	A	TO REMOVE
179	SPRUCE-NORWAY	Picea abies	22	2	B	TO REMOVE
180	O-HERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
181	BOXELDER	Acer negundo	10	4	C	TO REMOVE
182	BOXELDER	Acer negundo	21	4	C	TO REMOVE
183	MAPLE-SILVER	Acer saccharinum	24	2	B	TO REMOVE
184	O-HERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
185	BOXELDER	Acer negundo	14	4	C	TO REMOVE
186	MAPLE-SILVER	Acer saccharinum	38	2	B	TO REMOVE
187	HONEYLOCUST	Gleditsia triacanthos	3	4	B	TO REMOVE
188	OAK-PIN	Quercus palustris	35	3	B	TO SAVE
189	O-HERRY-BLACK	Prunus serotina	21	4	C	TO REMOVE
190	COTTONWOOD	Populus deltoides	35	3	C	TO REMOVE
191	COTTONWOOD	Populus deltoides	28	3	C	TO REMOVE
192	COTTONWOOD	Populus deltoides	13	3	C	TO REMOVE
193	COTTONWOOD	Populus deltoides	22	3	C	TO REMOVE
194	O-HERRY-BLACK	Prunus serotina	24	4	C	TO REMOVE
195	O-HERRY-BLACK	Prunus serotina	9	5	C	TO REMOVE
196	BUCKHORN	Rhamnus cathartica	10	4	D	TO REMOVE
197	BUCKHORN	Rhamnus cathartica	13	4	D	TO REMOVE
198	O-HERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
199	PINE-ALSTRAN	Pinus nigra	8	3	C	TO REMOVE
200	O-HERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
201	MULBERRY-SP	Morus spp	8	3	D	TO REMOVE
202	BOXELDER	Acer negundo	15	3	C	TO REMOVE
203	O-HERRY-BLACK	Prunus serotina	22	4	C	TO REMOVE
204	APPLE-CRAB-SP	Malus spp	16	4	A	TO REMOVE
205	O-HERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
206	PINE-ALSTRAN	Pinus nigra	11	3	C	TO REMOVE
207	BUCKHORN	Rhamnus cathartica	18	4	D	TO REMOVE
208	O-HERRY-BLACK	Prunus serotina	28	4	C	TO REMOVE
209	PINE-ALSTRAN	Pinus nigra	11	3	C	TO REMOVE
210	PINE-ALSTRAN	Pinus nigra	16	2	C	TO REMOVE
211	O-HERRY-BLACK	Prunus serotina	32	4	C	TO REMOVE
212	O-HERRY-BLACK	Prunus serotina	20	4	C	TO REMOVE
213	BOXELDER	Acer negundo	19	3	C	TO REMOVE
214	ASH-GREEN	Fraxinus pennsylvanica	12	3	D	TO REMOVE
215	BOXELDER	Acer negundo	21	3	C	TO REMOVE
216	O-HERRY-BLACK	Prunus serotina	18	5	C	TO REMOVE
217	BOXELDER	Acer negundo	18	3	C	TO REMOVE
218	O-HERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
219	O-HERRY-BLACK	Prunus serotina	19	4	C	TO REMOVE
220	O-HERRY-BLACK	Prunus serotina	7	4	C	TO REMOVE
221	O-HERRY-BLACK	Prunus serotina	12	5	C	TO REMOVE
222	O-HERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
223	BUCKHORN	Rhamnus cathartica	5	3	D	TO REMOVE
224	BUCKHORN	Rhamnus cathartica	7	3	D	TO REMOVE
225	BUCKHORN	Rhamnus cathartica	6	3	D	TO REMOVE
226	MULBERRY-SP	Morus spp	9	3	D	TO REMOVE
227	BUCKHORN	Rhamnus cathartica	16	5	D	TO REMOVE
228	O-HERRY-BLACK	Prunus serotina	35	4	C	TO REMOVE
229	PINE-SCOTCH	Pinus sylvestris	14	3	C	TO REMOVE
230	PINE-SCOTCH	Pinus sylvestris	14	3	C	TO REMOVE
231	PINE-ALSTRAN	Pinus nigra	11	2	C	TO REMOVE
232	PINE-ALSTRAN	Pinus nigra	12	2	C	TO REMOVE
233	PINE-ALSTRAN	Pinus nigra	11	3	C	TO REMOVE
234	PINE-ALSTRAN	Pinus nigra	12	3	C	TO REMOVE
235	PINE-ALSTRAN	Pinus nigra	11	2	C	TO REMOVE
236	PINE-ALSTRAN	Pinus nigra	14	2	C	TO REMOVE
237	SPRUCE-BLUE	Picea pungens	2	3	D	TO REMOVE
238	SPRUCE-BLUE	Picea pungens	12	2	B	TO REMOVE
239	SPRUCE-BLUE	Picea pungens	10	2	B	TO REMOVE
240	SPRUCE-BLUE	Picea pungens	10	2	B	TO REMOVE
241	PINE-ALSTRAN	Pinus nigra	16	2	C	TO REMOVE
242	SPRUCE-BLUE	Picea pungens	9	2	B	TO REMOVE
243	SPRUCE-BLUE	Picea pungens	6	3	B	TO REMOVE
244	PINE-ALSTRAN	Pinus nigra	15	2	C	TO REMOVE
245	PINE-SCOTCH	Pinus sylvestris	13	2	C	TO REMOVE
246	SPRUCE-NORWAY	Picea abies	15	2	B	TO REMOVE
247	SPRUCE-NORWAY	Picea abies	15	2	B	TO REMOVE
248	SPRUCE-NORWAY	Picea abies	12	3	B	TO REMOVE
249	ARBORVITAE	Thuja occidentalis	2	3	C	TO REMOVE
250	ARBORVITAE	Thuja occidentalis	2	3	C	TO REMOVE
251	PINE-ALSTRAN	Pinus nigra	10	3	C	TO REMOVE
252	SPRUCE-BLUE	Picea pungens	12	3	B	TO REMOVE
253	EASTERN REDCEDAR	Juniperus virginiana	11	3	D	TO REMOVE
254	APPLE-CRAB-SP	Malus spp	13	3	A	TO REMOVE
255	MAPLE-MIYABE	Acer miyabei 'Morton'	4	4	A	TO SAVE
256	MAPLE-MIYABE	Acer miyabei 'Morton'	5	4	A	TO SAVE
257	AMERICAN REDBUD	Cercis canadensis	2	3	A	TO SAVE
263	SPRUCE-NORWAY	Picea abies	1	3	B	TO REMOVE
264	HONEYLOCUST	Gleditsia triacanthos	4	3	B	TO REMOVE
266	ARBORVITAE	Thuja occidentalis	6	3	C	TO REMOVE
267	ARBORVITAE	Thuja occidentalis	6	3	C	TO REMOVE
268	ARBORVITAE	Thuja occidentalis	6	3	C	TO REMOVE
269	ARBORVITAE	Thuja occidentalis	2	3	C	TO REMOVE
270	ARBORVITAE	Thuja occidentalis	2	3	C	TO REMOVE
271	AMERICAN REDBUD	Cercis canadensis	2	4	A	TO SAVE

TREE NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
272	BOXELDER	Acer negundo	14	4	C	TO REMOVE
273	HACBERRY	Ostrya occidentalis	19	2	A	TO REMOVE
274	BOXELDER	Acer negundo	14	4	C	TO REMOVE
275	PINE-WHITE	Pinus strobus	13	3	B	TO REMOVE
276	PINE-WHITE	Pinus strobus	16	3	B	TO REMOVE
277	PINE-WHITE	Pinus strobus	19	3	B	TO REMOVE
278	ARBORVITAE	Thuja occidentalis	12	4	C	TO REMOVE
279	ARBORVITAE	Thuja occidentalis	10	3	C	TO REMOVE
280	MAPLE-SILVER	Acer saccharinum	40	3	B	TO REMOVE
281	O-HERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
282	BOXELDER	Acer negundo	23	4	C	TO REMOVE
283	BOXELDER	Acer negundo	17	4	C	TO REMOVE
284	ELM-AMERICAN	Ulmus americana	9	4	C	TO REMOVE
285	O-HERRY-BLACK	Prunus serotina	15	4	C	TO REMOVE
286	BOXELDER	Acer negundo	10	4	C	TO REMOVE
287	MAPLE-SILVER	Acer saccharinum	12	3	B	TO REMOVE
288	BOXELDER	Acer negundo	16	4	C	TO REMOVE
289	BOXELDER	Acer negundo	25	4	C	TO REMOVE
290	MULBERRY-SP	Morus spp	43	4	D	TO REMOVE
291	SPRUCE-BLUE	Picea pungens	15	3	B	TO REMOVE
292	SPRUCE-BLUE	Picea pungens	12	4	B	TO REMOVE
293	SPRUCE-BLUE	Picea pungens	11	3	B	TO REMOVE
294	SPRUCE-BLUE	Picea pungens	13	3	B	TO REMOVE
295	SPRUCE-BLUE	Picea pungens	14	3	B	TO REMOVE
296	EASTERN REDCEDAR	Juniperus virginiana	7	3	D	TO REMOVE
297	MULBERRY-SP	Morus spp	11	3	D	TO REMOVE
298	MULBERRY-SP	Morus spp	15	4	D	TO REMOVE
299	MULBERRY-SP	Morus spp	25	4	D	TO REMOVE
300	MULBERRY-SP	Morus spp	14	4	D	TO REMOVE
301	O-HERRY-BLACK	Prunus serotina	13	3	C	TO REMOVE
302	MAPLE-SILVER	Acer saccharinum	29	2	B	TO REMOVE
303	MAPLE-SILVER	Acer saccharinum	25	2	B	TO REMOVE
304	MAPLE-SILVER	Acer saccharinum	20	2	B	TO REMOVE
305	ELM-AMERICAN	Ulmus americana	22	2	C	TO REMOVE
306	MAPLE-SILVER	Acer saccharinum	11	3	B	TO REMOVE
307	O-HERRY-BLACK	Prunus serotina	16	4	C	TO REMOVE
308	O-HERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
309	O-HERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
310	O-HERRY-BLACK	Prunus serotina	26	4	C	TO REMOVE
311	O-HERRY-BLACK	Prunus serotina	26	4	C	TO REMOVE
312	MULBERRY-SP	Morus spp	11	4	D	TO REMOVE
313	WALNUT-BLACK	Juglans nigra	14	3	B	TO REMOVE
314	HACBERRY	Ostrya occidentalis	3	3	A	TO REMOVE
315	MULBERRY-SP	Morus spp	15	4	D	TO REMOVE
316	EASTERN REDCEDAR	Juniperus virginiana	13	3	D	TO REMOVE
317	EASTERN REDCEDAR	Juniperus virginiana	11	3	D	TO REMOVE
318	EASTERN REDCEDAR	Juniperus virginiana	8	3	D	TO REMOVE
319	EASTERN REDCEDAR	Juniperus virginiana	1	3	D	TO REMOVE
320	EASTERN REDCEDAR	Juniperus virginiana	1	3	D	TO REMOVE
321	MAPLE-SILVER	Acer saccharinum	18	3	B	TO REMOVE
322	O-HERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
323	SPRUCE-NORWAY	Picea abies	1	3	B	TO REMOVE
324	BOXELDER	Acer negundo	16	4	C	TO REMOVE
325	WALNUT-BLACK	Juglans nigra	7	3	B	TO REMOVE
326	WALNUT-BLACK	Juglans nigra	11	3	B	TO REMOVE
327	MULBERRY-SP	Morus spp	10	4	D	TO REMOVE
328	MULBERRY-SP	Morus spp	9	4	D	TO REMOVE
329	WALNUT-BLACK	Juglans nigra	8	3	B	TO REMOVE
330	O-HERRY-BLACK	Prunus serotina	25	4	C	TO REMOVE
331	MULBERRY-SP	Morus spp	12	3	D	TO REMOVE
332	O-HERRY-BLACK	Prunus serotina	37	4	C	TO REMOVE
333	O-HERRY-BLACK	Prunus serotina	18	4	C	TO REMOVE
334	O-HERRY-BLACK	Prunus serotina	15	4	C	TO REMOVE
335	O-HERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
336	O-HERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
337	EASTERN REDCEDAR	Juniperus virginiana	1	3	D	TO REMOVE
338	O-HERRY-BLACK	Prunus serotina	22	4	C	TO REMOVE
339	MAPLE-SILVER	Acer saccharinum	34	2	B	TO REMOVE
340	MAPLE-SILVER	Acer saccharinum	39	2	B	TO REMOVE
341	MAPLE-SILVER	Acer saccharinum	33	2	B	TO REMOVE
342	BOXELDER	Acer negundo	25	4	C	TO REMOVE
343	MAPLE-SILVER	Acer saccharinum	46	1	B	TO REMOVE
344	BOXELDER	Acer negundo	16	4	C	TO REMOVE
345	O-HERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
347	HACBERRY	Ostrya occidentalis	9	3	A	TO REMOVE
348	ARBORVITAE	Thuja occidentalis	21	3	C	TO REMOVE
349	ARBORVITAE	Thuja occidentalis	14	3	C	TO REMOVE
350	ARBORVITAE	Thuja occidentalis	11	3	C	TO REMOVE
351	ARBORVITAE	Thuja occidentalis	12	3	C	TO REMOVE
352	BRO-WHITE	Betula papyrifera	15	3	C	TO REMOVE
354	O-HERRY-BLACK	Prunus serotina	21	4	C	TO REMOVE
355	O-HERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
356	LILAC-TREE	Syringa spp	13	3	A	TO REMOVE
357	SPRUCE-BLUE	Picea pungens	14	3	B	TO REMOVE
358	APPLE-CRAB-SP	Malus spp	7	4	A	TO REMOVE
359	ARBORVITAE	Thuja occidentalis	11	3	C	TO REMOVE
360	ARBORVITAE	Thuja occidentalis	9	3	C	TO REMOVE
361	ARBORVITAE	Thuja occidentalis	11	3	C	TO REMOVE
362	ARBORVITAE	Thuja occidentalis	14	3	C	TO REMOVE
363	ARBORVITAE	Thuja occidentalis	14	3	C	TO REMOVE
364	ARBORVITAE	Thuja occidentalis	11	3	C	TO REMOVE
365	O-HERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
366	ASH-WHITE	Fraxinus americana	16	5	D	

Drawing name: \\S:\LDB\VEB\2020\000_Libertyville\000_Libertyville\12_Design\CAD\Drawings\Final\Engineering\000_TREE_PRESERVATION_Plan.dwg, 10/03/2025, 11:55am, by: DonnaHoff
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TREE NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
639	WALNUT-BLACK	Juglans nigra	17	2	B	TO REMOVE
640	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
641	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
642	CHERRY-BLACK	Prunus serotina	10	5	C	TO REMOVE
643	BOXELDER	Acer negundo	6	3	C	TO REMOVE
644	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
645	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
646	CHERRY-BLACK	Prunus serotina	10	2	C	TO REMOVE
647	BOXELDER	Acer negundo	7	3	C	TO REMOVE
648	BOXELDER	Acer negundo	20	3	C	TO REMOVE
649	BOXELDER	Acer negundo	8	3	C	TO REMOVE
650	BOXELDER	Acer negundo	15	4	C	TO REMOVE
651	ELM-AMERICAN	Ulmus americana	7	3	C	TO REMOVE
652	CHERRY-BLACK	Prunus serotina	18	5	C	TO REMOVE
653	ELM-AMERICAN	Ulmus americana	6	3	C	TO REMOVE
654	WALNUT-BLACK	Juglans nigra	15	2	B	TO REMOVE
655	WALNUT-BLACK	Juglans nigra	16	2	B	TO REMOVE
656	ELM-SPP	Ulmus spp	8	3	B	TO REMOVE
657	CHERRY-BLACK	Prunus serotina	15	5	C	TO REMOVE
658	ASH-GREEN	Fraxinus pennsylvanica	16	3	D	TO REMOVE
659	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
660	MAPLE-SUGAR	Acer saccharum	22	2	B	TO REMOVE
661	MAPLE-SILVER	Acer saccharinum	44	2	B	TO REMOVE
662	BOXELDER	Acer negundo	9	3	C	TO REMOVE
663	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
664	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
665	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
666	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
667	CHERRY-BLACK	Prunus serotina	15	2	C	TO REMOVE
668	CHERRY-BLACK	Prunus serotina	14	3	C	TO REMOVE
669	CHERRY-BLACK	Prunus serotina	12	3	C	TO REMOVE
670	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
671	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
672	BOXELDER	Acer negundo	11	4	C	TO REMOVE
673	WALNUT-BLACK	Juglans nigra	13	4	B	TO REMOVE
674	MAPLE-SUGAR	Acer saccharum	24	2	B	TO REMOVE
675	CHERRY-BLACK	Prunus serotina	17	3	C	TO REMOVE
676	ELM-SIBERIAN	Ulmus pumila	16	4	D	TO REMOVE
677	CHERRY-BLACK	Prunus serotina	14	3	C	TO REMOVE
678	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
679	MAPLE-SUGAR	Acer saccharum	21	1	B	TO REMOVE
680	BOXELDER	Acer negundo	21	3	C	TO REMOVE
681	MULBERRY-SPP	Morus spp	16	3	D	TO REMOVE
682	BOXELDER	Acer negundo	11	4	C	TO REMOVE
683	BOXELDER	Acer negundo	15	4	C	TO REMOVE
684	WALNUT-BLACK	Juglans nigra	26	3	B	TO REMOVE
685	MULBERRY-SPP	Morus spp	9	3	D	TO REMOVE
686	COTTONWOOD	Populus deltoides	16	2	C	TO REMOVE
687	WALNUT-BLACK	Juglans nigra	24	3	B	TO REMOVE
688	MULBERRY-SPP	Morus spp	7	4	D	TO REMOVE
689	COTTONWOOD	Populus deltoides	12	3	C	TO REMOVE
690	BOXELDER	Acer negundo	22	4	C	TO REMOVE
691	COTTONWOOD	Populus deltoides	30	3	C	TO REMOVE
692	COTTONWOOD	Populus deltoides	12	2	C	TO REMOVE
693	ELM-SIBERIAN	Ulmus pumila	26	4	D	TO REMOVE
694	COTTONWOOD	Populus deltoides	15	3	C	TO REMOVE
695	BOXELDER	Acer negundo	16	3	C	TO REMOVE
696	BOXELDER	Acer negundo	10	3	C	TO REMOVE
697	MULBERRY-SPP	Morus spp	9	3	D	TO REMOVE
698	BOXELDER	Acer negundo	15	4	C	TO REMOVE
699	BOXELDER	Acer negundo	11	4	C	TO REMOVE
700	MULBERRY-SPP	Morus spp	6	3	D	TO REMOVE
701	MAPLE-SILVER	Acer saccharinum	11	3	B	TO REMOVE
702	MULBERRY-SPP	Morus spp	6	3	D	TO REMOVE
703	BOXELDER	Acer negundo	14	4	C	TO REMOVE
704	CHERRY-BLACK	Prunus serotina	18	4	C	TO REMOVE
705	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
706	MAPLE-SUGAR	Acer saccharum	8	3	B	TO REMOVE
707	CHERRY-BLACK	Prunus serotina	16	4	C	TO REMOVE
708	BOXELDER	Acer negundo	11	4	C	TO REMOVE
709	BOXELDER	Acer negundo	18	4	C	TO REMOVE
710	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
711	BOXELDER	Acer negundo	13	4	C	TO REMOVE
712	CHERRY-BLACK	Prunus serotina	13	3	C	TO REMOVE
713	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
714	WALNUT-BLACK	Juglans nigra	6	4	C	TO REMOVE
715	BOXELDER	Acer negundo	6	4	C	TO REMOVE
716	MAPLE-SUGAR	Acer saccharum	14	2	B	TO REMOVE
717	CHERRY-BLACK	Prunus serotina	15	3	C	TO REMOVE
718	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
719	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
720	MULBERRY-SPP	Morus spp	17	4	D	TO REMOVE
721	CHERRY-BLACK	Prunus serotina	15	3	C	TO REMOVE
722	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
723	CHERRY-BLACK	Prunus serotina	11	3	C	TO REMOVE
724	BOXELDER	Acer negundo	12	4	C	TO REMOVE
725	CHERRY-BLACK	Prunus serotina	16	5	C	TO REMOVE
726	MULBERRY-SPP	Morus spp	16	3	D	TO REMOVE
727	CATALPA	Catalpa speciosa	21	3	B	TO REMOVE
728	WALNUT-BLACK	Juglans nigra	13	3	B	TO REMOVE
729	MAPLE-SILVER	Acer saccharinum	18	3	B	TO REMOVE
730	BOXELDER	Acer negundo	13	3	C	TO REMOVE
731	WALNUT-BLACK	Juglans nigra	13	3	B	TO REMOVE
732	CHERRY-BLACK	Prunus serotina	17	3	C	TO REMOVE
733	WALNUT-BLACK	Juglans nigra	16	3	B	TO REMOVE
734	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
735	WALNUT-BLACK	Juglans nigra	21	2	B	TO REMOVE
736	CHERRY-BLACK	Prunus serotina	31	4	C	TO REMOVE
737	WALNUT-BLACK	Juglans nigra	18	3	B	TO REMOVE
738	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
739	WALNUT-BLACK	Juglans nigra	13	3	B	TO REMOVE
740	CHERRY-BLACK	Prunus serotina	15	4	C	TO REMOVE
741	OKA-WHITE	Quercus alba	16	4	A	TO REMOVE
742	CHERRY-BLACK	Prunus serotina	22	4	C	TO REMOVE
743	BOXELDER	Acer negundo	6	4	C	TO REMOVE
744	CHERRY-BLACK	Prunus serotina	26	4	C	TO REMOVE
745	BOXELDER	Acer negundo	8	4	C	TO REMOVE
746	MAPLE-SILVER	Acer saccharinum	36	3	B	TO REMOVE
747	WALNUT-BLACK	Juglans nigra	19	2	B	TO REMOVE
748	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
749	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
750	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
751	BOXELDER	Acer negundo	12	4	C	TO REMOVE
752	CHERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
753	MULBERRY-SPP	Morus spp	6	3	D	TO REMOVE
754	BOXELDER	Acer negundo	13	4	C	TO REMOVE
755	CHERRY-BLACK	Prunus serotina	25	3	C	TO REMOVE
756	MAPLE-SILVER	Acer saccharinum	33	2	B	TO REMOVE
757	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
758	BOXELDER	Acer negundo	17	4	C	TO REMOVE
759	BOXELDER	Acer negundo	18	4	C	TO REMOVE
760	COTTONWOOD	Populus deltoides	25	3	C	TO REMOVE

TREE NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE GROUP	STATUS
761	BOXELDER	Acer negundo	22	4	C	TO REMOVE
762	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
763	BOXELDER	Acer negundo	25	4	C	TO REMOVE
764	CHERRY-BLACK	Prunus serotina	21	3	C	TO REMOVE
765	BOXELDER	Acer negundo	16	4	C	TO REMOVE
766	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
767	CHERRY-BLACK	Prunus serotina	15	3	C	TO REMOVE
768	BOXELDER	Acer negundo	14	4	C	TO REMOVE
769	BOXELDER	Acer negundo	10	4	C	TO REMOVE
770	BOXELDER	Acer negundo	11	4	C	TO REMOVE
771	MULBERRY-SPP	Morus spp	16	4	D	TO REMOVE
772	BOXELDER	Acer negundo	15	4	C	TO REMOVE
773	BOXELDER	Acer negundo	15	4	C	TO REMOVE
774	MAPLE-SILVER	Acer saccharinum	23	1	B	TO REMOVE
775	BOXELDER	Acer negundo	17	4	C	TO REMOVE
776	CHERRY-BLACK	Prunus serotina	16	2	C	TO REMOVE
777	BOXELDER	Acer negundo	13	4	C	TO REMOVE
778	BOXELDER	Acer negundo	12	3	C	TO REMOVE
779	BOXELDER	Acer negundo	14	4	C	TO REMOVE
780	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
781	BOXELDER	Acer negundo	23	4	C	TO REMOVE
782	CHERRY-BLACK	Prunus serotina	15	4	C	TO REMOVE
783	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
784	CHERRY-BLACK	Prunus serotina	20	2	C	TO REMOVE
785	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
786	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
787	CHERRY-BLACK	Prunus serotina	20	4	C	TO REMOVE
788	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
789	BOXELDER	Acer negundo	13	4	C	TO REMOVE
790	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
791	BOXELDER	Acer negundo	11	4	C	TO REMOVE
792	CHERRY-BLACK	Prunus serotina	17	4	C	TO REMOVE
793	BOXELDER	Acer negundo	10	4	C	TO REMOVE
794	CHERRY-BLACK	Prunus serotina	24	4	C	TO REMOVE
795	BOXELDER	Acer negundo	22	4	C	TO REMOVE
796	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
797	BOXELDER	Acer negundo	10	4	C	TO REMOVE
798	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
799	BOXELDER	Acer negundo	9	4	C	TO REMOVE
800	ELM-SIBERIAN	Ulmus pumila	18	3	D	TO REMOVE
801	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
802	BOXELDER	Acer negundo	8	4	C	TO REMOVE
803	BOXELDER	Acer negundo	11	4	C	TO REMOVE
804	BOXELDER	Acer negundo	14	4	C	TO REMOVE
805	BOXELDER	Acer negundo	12	4	C	TO REMOVE
806	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
807	CHERRY-BLACK	Prunus serotina	8	4	C	TO REMOVE
808	BOXELDER	Acer negundo	16	4	C	TO REMOVE
809	APPLE-CRAB-SPP	Malus spp	7	4	A	TO REMOVE
810	BOXELDER	Acer negundo	11	4	C	TO REMOVE
811	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
812	BOXELDER	Acer negundo	18	4	C	TO REMOVE
813	BOXELDER	Acer negundo	13	4	C	TO REMOVE
814	MAPLE-SILVER	Acer saccharinum	40	3	B	TO REMOVE
815	BOXELDER	Acer negundo	16	3	C	TO REMOVE
816	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
817	BOXELDER	Acer negundo	18	4	C	TO REMOVE
818	BOXELDER	Acer negundo	27	4	C	TO REMOVE
819	CHERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
820	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
821	BOXELDER	Acer negundo	11	4	C	TO REMOVE
822	BOXELDER	Acer negundo	15	3	C	TO REMOVE
823	BOXELDER	Acer negundo	11	4	C	TO REMOVE
824	CHERRY-BLACK	Prunus serotina	12	3	C	TO REMOVE
825	CHERRY-BLACK	Prunus serotina	16	4	C	TO REMOVE
826	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
827	BOXELDER	Acer negundo	23	4	C	TO REMOVE
828	CHERRY-BLACK	Prunus serotina	6	3	C	TO REMOVE
829	APPLE-CRAB-SPP	Malus spp	7	3	A	TO REMOVE
830	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
831	CHERRY-BLACK	Prunus serotina	19	3	C	TO REMOVE
832	MULBERRY-SPP	Morus spp	12	3	D	TO REMOVE
833	CHERRY-BLACK	Prunus serotina	7	3	C	TO REMOVE
834	HOCKEY	Ostrya occidentalis	6	5	A	TO REMOVE
835	CHERRY-BLACK	Prunus serotina	8	3	C	TO REMOVE
836	BOXELDER	Acer negundo	8	3	C	TO REMOVE
837	CHERRY-BLACK	Prunus serotina	7	3	C	TO REMOVE
838	MULBERRY-SPP	Morus spp	11	3	D	TO REMOVE
839	MAPLE-SILVER	Acer saccharinum	11	2	B	TO REMOVE
840	CHERRY-BLACK	Prunus serotina	16	4	C	TO REMOVE
841	BOXELDER	Acer negundo	42	3	C	TO REMOVE
842	CHERRY-BLACK	Prunus serotina	24	4	C	TO REMOVE
843	CHERRY-BLACK	Prunus serotina	23	4	C	TO REMOVE
844	CHERRY-BLACK	Prunus serotina	10	2	C	TO REMOVE
845	BOXELDER	Acer negundo	8	3	C	TO REMOVE
846	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
847	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
848	CHERRY-BLACK	Prunus serotina	6	4	C	TO REMOVE
849	BOXELDER	Acer negundo	11	4	C	TO REMOVE
850	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
851	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
852	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
853	BOXELDER	Acer negundo	10	3	C	TO REMOVE
854	CHERRY-BLACK	Prunus serotina				

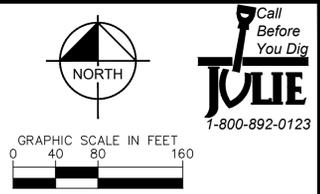
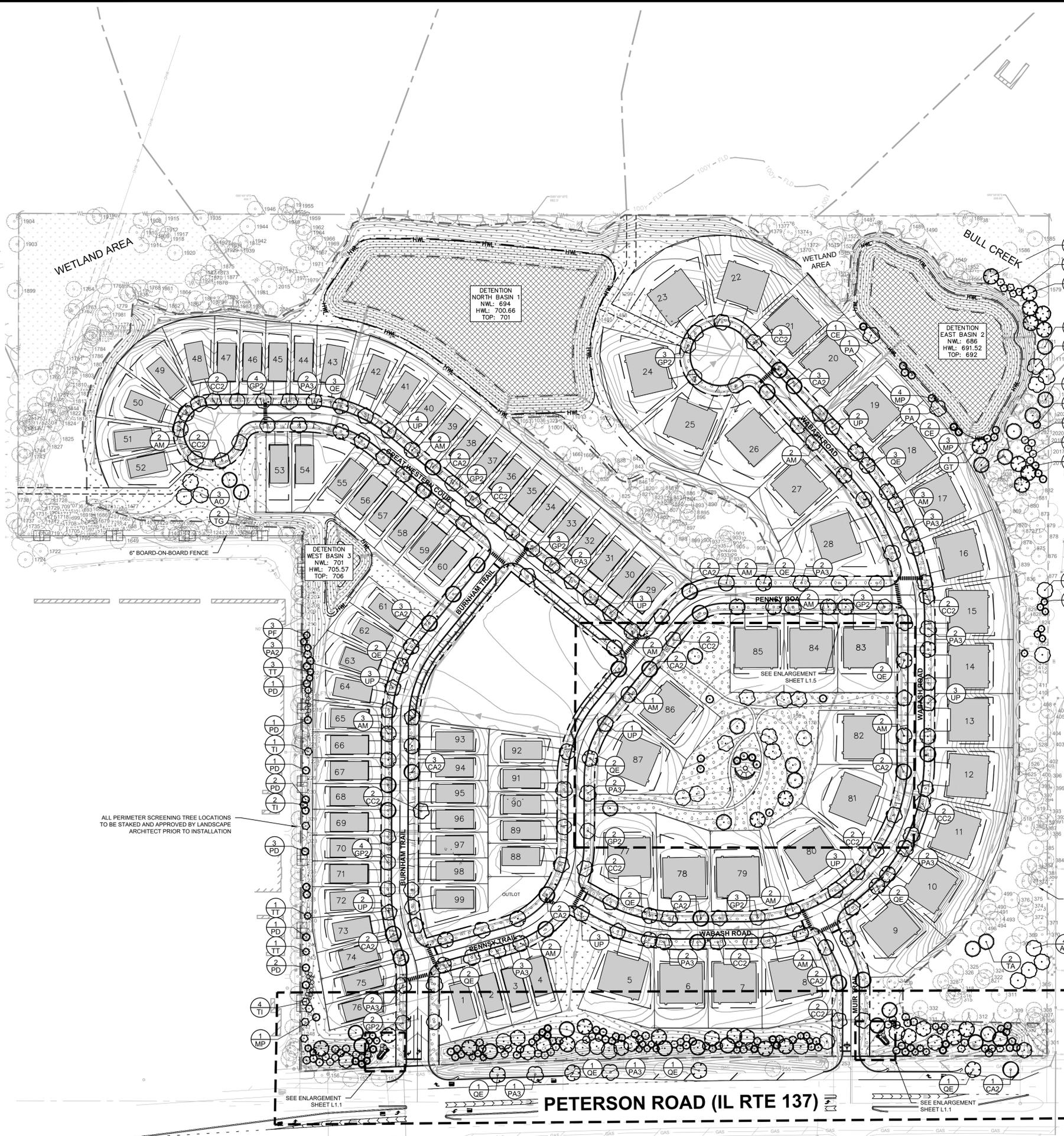
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TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE-GROUP	STATUS
1614	MAPLE SILVER	Acer saccharinum	18	3	B	TO REMOVE
1615	BOXELDER	Acer negundo	19	4	C	TO REMOVE
1616	BOXELDER	Acer negundo	23	4	C	TO REMOVE
1617	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1618	CHERRY-BLACK	Prunus serotina	10	3	C	TO REMOVE
1619	BOXELDER	Acer negundo	14	4	C	TO REMOVE
1620	CHERRY-BLACK	Prunus serotina	6	4	C	TO REMOVE
1621	BOXELDER	Acer negundo	12	4	C	TO REMOVE
1622	BOXELDER	Acer negundo	21	4	C	TO REMOVE
1623	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
1624	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
1625	MAPLE SILVER	Acer saccharinum	24	2	B	TO REMOVE
1626	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1627	CHERRY-BLACK	Prunus serotina	6	4	C	TO REMOVE
1628	MULBERRY-SPP	Morus spp	10	4	D	TO REMOVE
1629	BOXELDER	Acer negundo	23	3	C	TO REMOVE
1630	BOXELDER	Acer negundo	8	4	C	TO REMOVE
1631	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1632	MAPLE SILVER	Acer saccharinum	17	3	B	TO REMOVE
1633	MAPLE SILVER	Acer saccharinum	28	2	B	TO REMOVE
1634	CHERRY-BLACK	Prunus serotina	14	4	C	TO REMOVE
1635	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1636	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1637	BOXELDER	Acer negundo	14	4	C	TO REMOVE
1638	MAPLE SILVER	Acer saccharinum	19	4	B	TO REMOVE
1639	MAPLE SILVER	Acer saccharinum	15	3	B	TO REMOVE
1640	MAPLE SILVER	Acer saccharinum	20	3	B	TO REMOVE
1641	MAPLE SILVER	Acer saccharinum	31	2	B	TO REMOVE
1642	BOXELDER	Acer negundo	14	3	C	TO REMOVE
1643	MAPLE SILVER	Acer saccharinum	7	3	B	TO REMOVE
1644	BOXELDER	Acer negundo	17	4	C	TO REMOVE
1645	BOXELDER	Acer negundo	7	4	C	TO REMOVE
1646	BOXELDER	Acer negundo	17	4	C	TO REMOVE
1647	BOXELDER	Acer negundo	19	4	C	TO REMOVE
1648	BOXELDER	Acer negundo	10	4	C	TO REMOVE
1649	WALNUT-BLACK	Juglans nigra	6	3	B	TO SAVE
1650	BOXELDER	Acer negundo	6	4	C	TO REMOVE
1651	BOXELDER	Acer negundo	16	4	C	TO REMOVE
1652	MAPLE SILVER	Acer saccharinum	12	3	B	TO REMOVE
1653	BOXELDER	Acer negundo	16	4	C	TO REMOVE
1654	BOXELDER	Acer negundo	11	4	C	TO REMOVE
1655	MAPLE SILVER	Acer saccharinum	22	3	B	TO REMOVE
1656	BOXELDER	Acer negundo	15	4	C	TO REMOVE
1657	BOXELDER	Acer negundo	7	4	C	TO REMOVE
1658	BOXELDER	Acer negundo	9	4	C	TO SAVE
1659	MULBERRY-SPP	Morus spp	31	4	D	TO REMOVE
1660	MAPLE SILVER	Acer saccharinum	16	3	B	TO SAVE
1661	CHERRY-BLACK	Prunus serotina	11	3	C	TO SAVE
1662	MAPLE SILVER	Acer saccharinum	13	3	B	TO SAVE
1663	BOXELDER	Acer negundo	30	4	C	TO SAVE
1664	MAPLE SILVER	Acer saccharinum	8	3	B	TO SAVE
1665	MAPLE SILVER	Acer saccharinum	8	3	B	TO SAVE
1666	WALNUT-BLACK	Juglans nigra	17	3	B	TO SAVE
1667	MAPLE SILVER	Acer saccharinum	20	3	B	TO SAVE
1668	MAPLE SILVER	Acer saccharinum	12	3	B	TO SAVE
1669	BOXELDER	Acer negundo	8	4	C	TO SAVE
1670	MAPLE SILVER	Acer saccharinum	10	3	B	TO SAVE
1671	BOXELDER	Acer negundo	19	4	C	TO SAVE
1672	HOCKBERRY	Ostrya occidentalis	15	3	A	TO SAVE
1673	MAPLE SILVER	Acer saccharinum	23	3	B	TO SAVE
1674	MAPLE SILVER	Acer saccharinum	13	3	B	TO SAVE
1675	MAPLE SILVER	Acer saccharinum	10	3	B	TO SAVE
1676	BOXELDER	Acer negundo	15	4	C	TO REMOVE
1677	CHERRY-BLACK	Prunus serotina	16	3	C	TO SAVE
1678	CHERRY-BLACK	Prunus serotina	6	4	C	TO SAVE
1679	MAPLE SILVER	Acer saccharinum	6	4	B	TO SAVE
1680	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1681	MAPLE SILVER	Acer saccharinum	13	3	B	TO SAVE
1682	MAPLE SILVER	Acer saccharinum	10	3	B	TO SAVE
1683	MAPLE SILVER	Acer saccharinum	9	4	B	TO SAVE
1684	MAPLE SILVER	Acer saccharinum	17	2	B	TO SAVE
1685	MAPLE SILVER	Acer saccharinum	21	3	B	TO REMOVE
1686	MAPLE SILVER	Acer saccharinum	6	4	B	TO SAVE
1687	BOXELDER	Acer negundo	13	4	C	TO REMOVE
1688	MAPLE SILVER	Acer saccharinum	24	3	B	TO SAVE
1689	MAPLE SILVER	Acer saccharinum	8	3	B	TO SAVE
1690	CHERRY-BLACK	Prunus serotina	16	3	C	TO REMOVE
1691	CHERRY-BLACK	Prunus serotina	12	3	C	TO SAVE
1692	CHERRY-BLACK	Prunus serotina	12	3	C	TO SAVE
1693	CHERRY-BLACK	Prunus serotina	12	3	C	TO SAVE
1694	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
1695	BOXELDER	Acer negundo	19	4	C	TO SAVE
1696	BOXELDER	Acer negundo	19	4	C	TO SAVE
1697	MAPLE SILVER	Acer saccharinum	17	2	B	TO SAVE
1698	MAPLE SILVER	Acer saccharinum	29	3	B	TO REMOVE
1699	CHERRY-BLACK	Prunus serotina	16	4	C	TO SAVE
1700	CHERRY-BLACK	Prunus serotina	9	3	C	TO REMOVE
1701	CHERRY-BLACK	Prunus serotina	19	4	C	TO SAVE
1702	MAPLE SILVER	Acer saccharinum	15	2	B	TO SAVE
1703	MAPLE SILVER	Acer saccharinum	16	3	B	TO SAVE
1704	BOXELDER	Acer negundo	12	4	C	TO REMOVE
1705	BOXELDER	Acer negundo	12	3	C	TO SAVE
1706	MAPLE SILVER	Acer saccharinum	24	3	B	TO SAVE
1707	MAPLE SILVER	Acer saccharinum	22	3	B	TO SAVE
1708	MAPLE SILVER	Acer saccharinum	23	3	B	TO SAVE
1709	MAPLE SILVER	Acer saccharinum	10	3	B	TO SAVE
1710	COTTONWOOD	Populus deltoides	16	3	C	TO REMOVE
1711	COTTONWOOD	Populus deltoides	16	3	C	TO REMOVE
1712	MAPLE SILVER	Acer saccharinum	23	3	B	TO SAVE
1713	COTTONWOOD	Populus deltoides	20	3	C	TO REMOVE
1714	MAPLE SILVER	Acer saccharinum	21	3	B	TO SAVE
1715	COTTONWOOD	Populus deltoides	35	3	C	TO REMOVE
1716	MAPLE SILVER	Acer saccharinum	12	3	B	TO SAVE
1717	MAPLE SILVER	Acer saccharinum	17	3	B	TO SAVE
1718	MAPLE SILVER	Acer saccharinum	12	3	B	TO SAVE
1719	WALNUT-BLACK	Juglans nigra	14	2	B	TO SAVE
1720	CHERRY-BLACK	Prunus serotina	18	4	C	TO REMOVE
1721	MAPLE SILVER	Acer saccharinum	15	4	B	TO REMOVE
1722	BOXELDER	Acer negundo	9	3	C	TO REMOVE
1723	CHERRY-BLACK	Prunus serotina	14	5	C	TO REMOVE
1724	MAPLE SILVER	Acer saccharinum	10	3	B	TO REMOVE
1725	CHERRY-BLACK	Prunus serotina	12	4	C	TO REMOVE
1726	MAPLE SILVER	Acer saccharinum	16	3	B	TO SAVE
1727	MAPLE SILVER	Acer saccharinum	36	3	B	TO REMOVE
1728	MAPLE SILVER	Acer saccharinum	11	3	B	TO SAVE
1729	MAPLE SILVER	Acer saccharinum	9	4	B	TO SAVE
1730	MAPLE SILVER	Acer saccharinum	32	3	B	TO REMOVE
1731	MAPLE SILVER	Acer saccharinum	21	2	B	TO SAVE
1732	MAPLE SILVER	Acer saccharinum	22	3	B	TO REMOVE
1733	BOXELDER	Acer negundo	9	4	C	TO REMOVE
1734	WALNUT-BLACK	Juglans nigra	17	3	B	TO SAVE
1735	ELM-AMERICAN	Ulmus americana	13	4	C	TO SAVE

TREE_NUM	SPECIES	LATIN	DBH	CONDITION	LIBERTYVILLE TREE-GROUP	STATUS
1736	MAPLE SILVER	Acer saccharinum	23	2	B	TO REMOVE
1737	BOXELDER	Acer negundo	16	4	C	TO SAVE
1738	ELM-AMERICAN	Ulmus americana	9	3	C	TO SAVE
1739	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
1740	WALNUT-BLACK	Juglans nigra	13	4	B	TO SAVE
1741	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
1742	BOXELDER	Acer negundo	8	4	C	TO SAVE
1743	MAPLE SILVER	Acer saccharinum	30	3	B	TO SAVE
1744	MAPLE SILVER	Acer saccharinum	24	2	B	TO SAVE
1745	MAPLE SILVER	Acer saccharinum	32	4	B	TO SAVE
1746	MAPLE SILVER	Acer saccharinum	18	3	B	TO SAVE
1747	MAPLE SILVER	Acer saccharinum	10	3	B	TO SAVE
1748	MAPLE SILVER	Acer saccharinum	11	3	B	TO SAVE
1749	MAPLE SILVER	Acer saccharinum	22	3	B	TO SAVE
1750	MAPLE SILVER	Acer saccharinum	24	3	B	TO SAVE
1751	MAPLE SILVER	Acer saccharinum	17	3	B	TO SAVE
1752	MAPLE SILVER	Acer saccharinum	23	3	B	TO SAVE
1753	MAPLE SILVER	Acer saccharinum	18	3	B	TO SAVE
1754	MAPLE SILVER	Acer saccharinum	17	3	B	TO SAVE
1755	MAPLE SILVER	Acer saccharinum	8	4	B	TO SAVE
1756	MAPLE SILVER	Acer saccharinum	35	3	B	TO SAVE
1757	BOXELDER	Acer negundo	12	4	C	TO SAVE
1758	ELM-AMERICAN	Ulmus americana	19	3	C	TO SAVE
1759	BOXELDER	Acer negundo	8	3	C	TO SAVE
1760	BOXELDER	Acer negundo	10	3	C	TO SAVE
1761	ELM-AMERICAN	Ulmus americana	27	2	C	TO SAVE
1762	BOXELDER	Acer negundo	13	3	C	TO SAVE
1763	BOXELDER	Acer negundo	8	3	C	TO SAVE
1764	POPLAR-WHITE	Populus alba	10	3	D	TO SAVE
1765	BOXELDER	Acer negundo	13	4	C	TO SAVE
1766	BOXELDER	Acer negundo	14	4	C	TO SAVE
1767	BOXELDER	Acer negundo	12	3	C	TO SAVE
1768	BOXELDER	Acer negundo	7	3	C	TO SAVE
1769	COTTONWOOD	Populus deltoides	27	2	C	TO REMOVE
1770	BOXELDER	Acer negundo	6	4	C	TO REMOVE
1771	BOXELDER	Acer negundo	31	4	C	TO REMOVE
1772	COTTONWOOD	Populus deltoides	10	3	C	TO REMOVE
1773	MAPLE SILVER	Acer saccharinum	12	4	B	TO REMOVE
1774	COTTONWOOD	Populus deltoides	19	2	C	TO SAVE
1775	MAPLE SILVER	Acer saccharinum	12	4	B	TO REMOVE
1776	BOXELDER	Acer negundo	6	4	C	TO SAVE
1777	BOXELDER	Acer negundo	6	4	C	TO SAVE
1778	MAPLE SILVER	Acer saccharinum	36	3	B	TO REMOVE
1779	BOXELDER	Acer negundo	12	3	C	TO SAVE
1780	BOXELDER	Acer negundo	28	4	C	TO REMOVE
1781	BOXELDER	Acer negundo	9	3	C	TO SAVE
1782	BOXELDER	Acer negundo	7	4	C	TO REMOVE
1783	MAPLE SILVER	Acer saccharinum	11	3	B	TO REMOVE
1784	BOXELDER	Acer negundo	7	3	C	TO SAVE
1785	MAPLE SILVER	Acer saccharinum	47	2	B	TO REMOVE
1786	BOXELDER	Acer negundo	9	3	C	TO SAVE
1787	BOXELDER	Acer negundo	17	3	C	TO SAVE
1788	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
1789	CHERRY-BLACK	Prunus serotina	9	4	C	TO REMOVE
1790	BOXELDER	Acer negundo	12	3	C	TO SAVE
1791	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1792	BOXELDER	Acer negundo	6	3	C	TO SAVE
1793	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1794	MAPLE CRAB-SPP	Malus spp	10	4	A	TO REMOVE
1795	ELM-AMERICAN	Ulmus americana	10	3	C	TO SAVE
1796	BOXELDER	Acer negundo	8	3	C	TO SAVE
1797	MAPLE SILVER	Acer saccharinum	28	2	B	TO REMOVE
1798	BOXELDER	Acer negundo	11	3	C	TO SAVE
1799	MAPLE SILVER	Acer saccharinum	11	3	B	TO REMOVE
1800	MAPLE SILVER	Acer saccharinum	16	3	B	TO REMOVE
1801	BOXELDER	Acer negundo	9	3	C	TO SAVE
1802	MAPLE SILVER	Acer saccharinum	17	3	B	TO REMOVE
1803	MULBERRY-SPP	Morus spp	13	3	D	TO REMOVE
1804	MAPLE SILVER	Acer saccharinum	20	3	B	TO REMOVE
1805	COTTONWOOD	Populus deltoides	17	2	C	TO SAVE
1806	MAPLE SILVER	Acer saccharinum	26	3	B	TO REMOVE
1807	BOXELDER	Acer negundo	14	3	C	TO SAVE
1808	CHERRY-BLACK	Prunus serotina	13	4	C	TO REMOVE
1809	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
1810	MULBERRY-SPP	Morus spp	12	4	D	TO REMOVE
1811	MULBERRY-SPP	Morus spp	8	3	D	TO SAVE
1812	MAPLE SILVER	Acer saccharinum	25	3	B	TO REMOVE
1813	BOXELDER	Acer negundo	6	3	C	TO SAVE
1814	MULBERRY-SPP	Morus spp	12	3	D	TO SAVE
1815	MAPLE SILVER	Acer saccharinum	24	3	B	TO REMOVE
1816	BOXELDER	Acer negundo	11	3	C	TO SAVE
1817	BOXELDER	Acer negundo	15	3	C	TO SAVE
1818	BOXELDER	Acer negundo	9	3	C	TO SAVE
1819	BOXELDER	Acer negundo	14	3	C	TO SAVE
1820	CHERRY-BLACK	Prunus serotina	10	4	C	TO REMOVE
1821	CHERRY-BLACK	Prunus serotina	11	4	C	TO REMOVE
1822	MAPLE SILVER	Acer saccharinum	9	3	B	TO SAVE
1823	BOXELDER	Acer negundo	9	4	C	TO REMOVE
1824	MULBERRY-SPP	Morus spp	11	3	D	TO SAVE
1825	BOXELDER					

Drawing name: K:\GIS\DEV\168247001_168247001_L1.0_LANDSCAPE PLAN.dwg Oct 03, 2025 11:05am by: DamiPaff
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SYMBOL	BOTANICAL / COMMON NAME
	PIZZO DRY BOTTOM DETENTION SEED MIX
	PIZZO LOW PROFILE PRAIRIE SEED MIX
	PIZZO WET-MESIC PRAIRIE SEED MIX
	TURF SEED

Libertyville, IL - LANDSCAPE CODE		
ORDINANCE	REQUIRED	PROVIDED
ARTICLE 6: SEC 22-113 LANDSCAPING IN SUBDIVISIONS		
TREES SHALL BE PLANTED WITH AT LEAST ONE (1) TREE PLANTED PER LOT OR PARCEL AND AT LEAST ONE (1) TREE EVERY SIXTY (60) FEET OR FRACTION THEREOF. TREES SHALL BE CENTERED IN THE PARKWAY, MIDWAY BETWEEN CURB AND SIDEWALK.	ONE (1) TREE PER LOT AND MAXIMUM ONE (1) TREE EVERY SIXTY (60) FEET REQUIRED.	ONE (1) TREE PER LOT AND MAXIMUM ONE (1) TREE EVERY SIXTY (60) FEET PROVIDED
ARTICLE 11: SEC 3-11 SIGNS		
FOR EVERY ONE (1) SQUARE FOOT OF GROSS SIGN SURFACE AREA, THERE SHALL BE PROVIDED ONE (1) SQUARE FOOT OF LANDSCAPE AREA IMMEDIATELY ADJACENT TO THE SIGN BASE	APPROXIMATELY 100 SQUARE FEET OF GROSS SIGN SURFACE AREA PER SIGN = 100 SQUARE FEET OF LANDSCAPE AREA IMMEDIATELY ADJACENT TO THE SIGN BASE REQUIRED FOR EACH SIGN.	288 SQUARE FEET OF LANDSCAPE AREA IMMEDIATELY ADJACENT TO THE SIGN BASE PROVIDED FOR EACH SIGN.

ALL PERIMETER SCREENING TREE LOCATIONS TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

ALL PERIMETER SCREENING TREE LOCATIONS TO BE STAKED AND APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

PETERSON ROAD (IL RTE 137)

No.	DATE	BY								
© 2025, KIMLEY-HORN AND ASSOCIATES, INC. 168247001, SUITE 200 ROCKFORD, IL 60067 PHONE: 847-800-7804 WWW.KH.COM										
SCALE: AS NOTED	DESIGNED BY: INS	DRAWN BY: KTRM	CHECKED BY: RMM	PULTE HOME COMPANY, LLC						FINAL LANDSCAPE PLAN
GREENWAY CHASE 610 PETERSON ROAD LIBERTYVILLE, IL 60048										
ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001 SHEET NUMBER L1.0										

Drawing name: K:\GIS_DEVELOPMENT\168247001_168247001_LANDSCAPE_PLAN.dwg L1.5 FINAL DUPLEX AMENITY ENLARGEMENT Oct 03, 2025 11:50am by: DamiParr
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NORTH
 GRAPHIC SCALE IN FEET
 0 15 30 60



No.	REVISIONS	BY	DATE

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 DEERFIELD, IL 60015
 PHONE: 847-800-7804
 WWW.KH.COM

SCALE: AS NOTED	DESIGNED BY: INS	DRAWN BY: KTRM	CHECKED BY: RNM
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PULTE HOME COMPANY, LLC

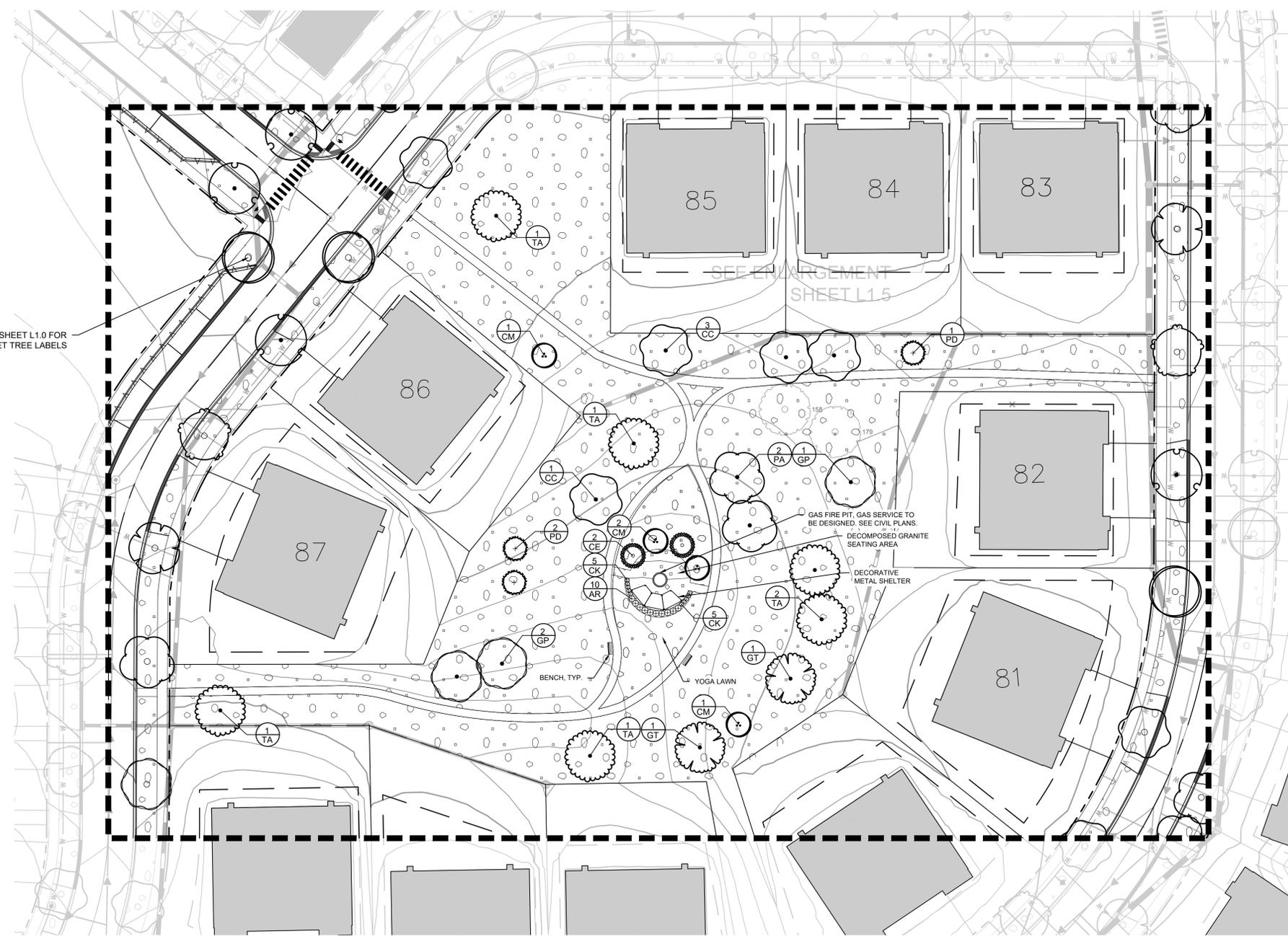
FINAL DUPLEX AMENITY ENLARGEMENT

GREENWAY CHASE
 610 PETERSON ROAD
 LIBERTYVILLE, IL 60048

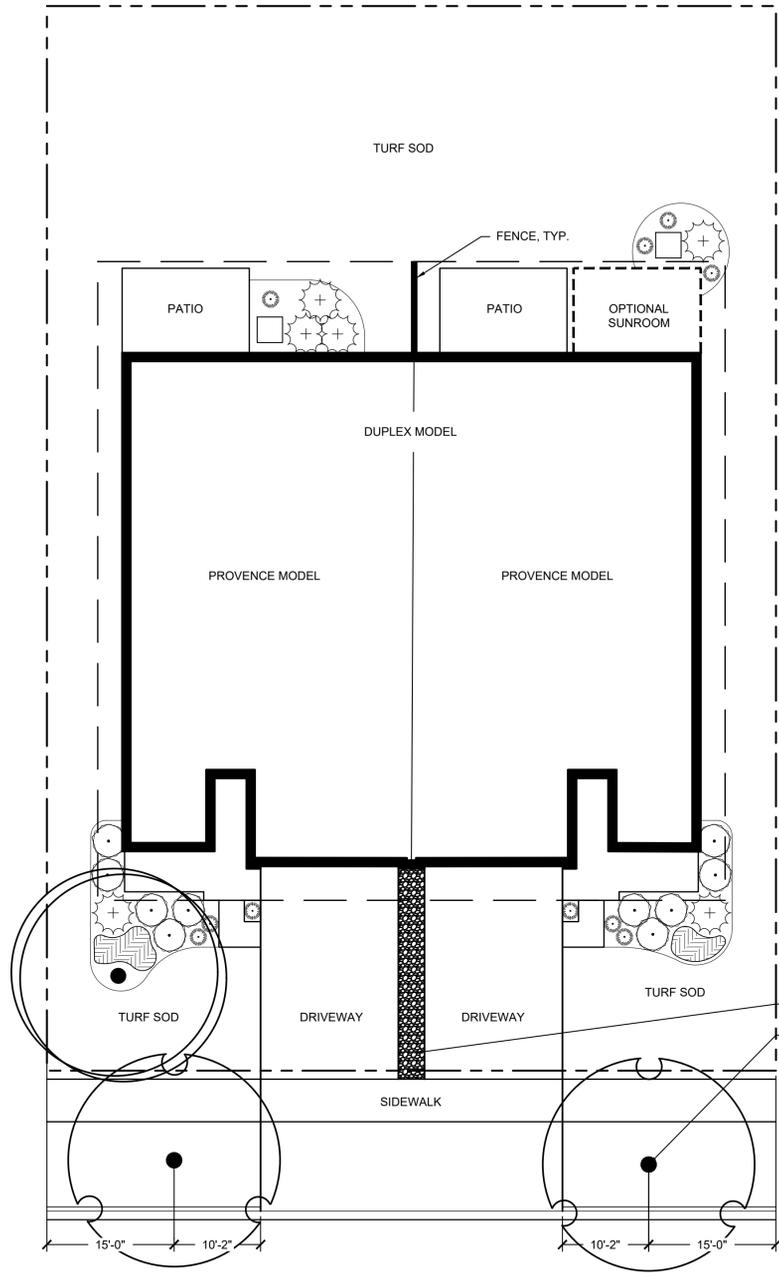
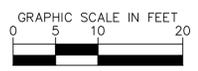
ORIGINAL ISSUE: 10/07/2025
KHA PROJECT NO. 168247001
SHEET NUMBER
L1.5

PLANT SCHEDULE EAST PARK

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	SIZE
CANOPY TREES						
	AM	1	ACER MIYABEI 'MORTON' / STATE STREET™ MIYABE MAPLE	B & B		2.5" CAL. MIN.
	CC	4	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY	B & B		2.5" CAL. MIN.
	GP	3	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	B & B		2.5" CAL. MIN.
	GT	2	GLEDTISIA TRIACANTHOS F. INERMIS / THORNLESS HONEY LOCUST	B & B		2.5" CAL. MIN.
	PA	2	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B		2.5" CAL. MIN.
	TA	6	TILIA AMERICANA / AMERICAN LINDEN	B & B		2.5" CAL. MIN.
EVERGREEN TREES						
	PD	3	PICEA GLAUCA 'DENSATA' / BLACK HILLS WHITE SPRUCE	B & B		6' HT. MIN.
ORNAMENTAL TREES						
	CE	2	CERCIS CANADENSIS / EASTERN REDBUD	B & B		6' HT. MIN.
	CM	4	CORNUS MAS / CORNELIAN CHERRY MULTI-STEM	B & B		6' HT. MIN.
STREET TREES						
	CA2	2	CARPINUS CAROLINIANA / AMERICAN HORNBEAM	B & B		2.5" CAL. MIN.
	CC2	2	CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY	B & B		2.5" CAL. MIN.
	GP2	1	GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE	B & B		2.5" CAL. MIN.
	PA3	2	PLATANUS X ACERIFOLIA / LONDON PLANE TREE	B & B		2.5" CAL. MIN.
	QE	1	QUERCUS X CRIMMSCHMIDT / CRIMSON SPIRE™ OAK	B & B		2.5" CAL. MIN.
	UP	1	ULMUS AMERICANA 'PRINCETON' / PRINCETON AMERICAN ELM	B & B		2.5" CAL. MIN.
ORNAMENTAL GRASSES						
	AR	10	ANDROPOGON GERARDII 'RED OCTOBER' / RED OCTOBER BIG BLUESTEM	-	SEE PLAN	12" HT MIN
	CK	10	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	-	SEE PLAN	12" HT MIN
GROUND COVERS						
			CRUSHED STONE			
			TURF SEED			



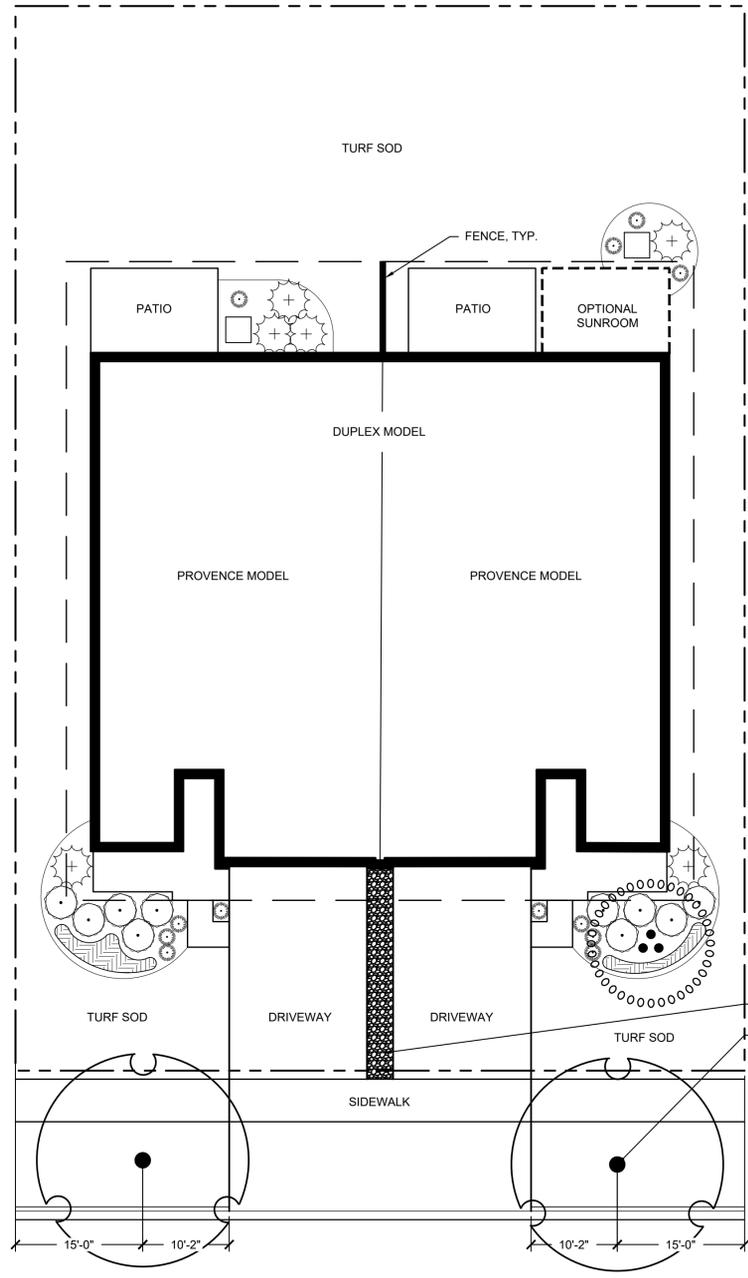
Drawing name: K:\GIS_DEVELOPMENT\2025\1115pm_DUPLEX FOUNDATION PROTOTYPES Oct 03, 2025 11:15am by: Dami Pflieg
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DUPLEX FAMILY HOME FOUNDATION PLANTING PROTOTYPE - EVEN

CONCEPT PLANT SCHEDULE DUPLEX - EVEN

-  CANOPY TREE 1
-  MEDIUM SHRUB 10
-  EVERGREEN SHRUB 6
-  ORNAMENTAL GRASS 10
-  PERENNIALS 44 SF



DUPLEX FAMILY HOME FOUNDATION PLANTING PROTOTYPE - ODD

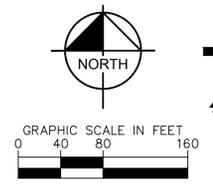
CONCEPT PLANT SCHEDULE DUPLEX - ODD

-  ORNAMENTAL TREE 1
-  MEDIUM SHRUB 10
-  EVERGREEN SHRUB 6
-  ORNAMENTAL GRASS 12
-  PERENNIALS 47 SF

PLANT SCHEDULE

BOTANICAL / COMMON NAME
CANOPY TREES
ACER NYMPHE 'MORTON' / STATE STREET™ MYABE MAPLE
AESCLUS GLABRA / OHIO BLUEBERRY
CARPINUS CAROLINIANA / AMERICAN HORNBEAM
CELTIS OCCIDENTALIS 'CHICAGOLAND' / CHICAGOLAND HACKBERRY
GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE
GLEDITSIA TRIACANTHOS F. 'NERMIS' / KENTUCKY COFFEETREE
GYMNOCALADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE
PLATANUS X ACERIFOLIA / LONDON PLANE TREE
TILIA AMERICANA / AMERICAN LINDEN
TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN
ORNAMENTAL TREES
CERIS CANADENSIS / EASTERN REDBUD
CORNUS MAS / CORNELIAN CHERRY
MULTI-STEM
MALLUS X 'PRAIRIFIRE' / PRAIRIFIRE CRABAPPLE
SHRUBS
ARUNDA MELANOCARPA 'UCONN165' / LOW SCAPE MOUND® BLACK CHOKEBERRY
CORNUS SANGUINEA 'CATO' / ARCTIC SUNB BLOODTWIG DOGWOOD
HYDRANGEA PANCULATA 'JANE' / LITTLE LIME® PANICLE HYDRANGEA
PHYSOCARPUS OPULIFOLIUS 'DONNA MAY' / LITTLE DEVIL™ DWARF NINEBARK
POTENTILLA FRUTICOSA 'GOLD DROP' / GOLD DROP BUSH CINQUEFOIL
VIBURNUM DENTATUM 'CHRISTOM' / BLUE MUFFIN® ARROWWOOD VIBURNUM
EVERGREEN SHRUBS
JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER
JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER
PINKUS MUGO 'VALLEY CUSHION' / VALLEY CUSHION MUGO PINE
THUJA OCCIDENTALIS 'HOLMSTRUP' / HOLMSTRUP EASTERN ARBORVITAE
ORNAMENTAL GRASSES
ANDROPOGON GERARDI 'RED OCTOBER' / RED OCTOBER BIG BLUESTEM
CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS
CAREX BICKNELLII / PRAIRIE SEDGE
PANICUM VIRGATUM 'HEAVY METAL' / HEAVY METAL SWITCH GRASS
SCHIZACHYRIUM SCOPARIUM 'BLAZE' / BLAZE LITTLE BLUESTEM
SHRUB AREAS
ACHILLEA MILLEFOLIUM 'BALYNOLET' / NEW VINTAGE™ VIOLET COMMON YARROW
AMSONIA X 'BLUE ICE' / BLUE ICE BLUESTAR
ASTILBE CHINENSIS 'MAGGIE DALEY' / MAGGIE DALEY CHINESE ASTILBE
HEMEROCALLIS X 'APRICOT SPARKLES' / APRICOT SPARKLES DAYLILY
HEMEROCALLIS X 'ROSY RETURNS' / ROSY RETURNS DAYLILY
HEUCHERA X 'BLACK BEAUTY' / BLACK BEAUTY CORAL BELLS

<p>Kimley»Horn</p> <p>© 2025, KIMLEY-HORN AND ASSOCIATES, INC. 2000 W. BROADWAY, SUITE 200 DEERFIELD, IL 60015 PHONE: 847-892-7804 WWW.KIMLEY-HORN.COM</p>	<p>PULTE HOME COMPANY, LLC</p>
<p>FINAL DUPLEX FOUNDATION PROTOTYPES</p>	<p>GREENWAY CHASE 610 PETERSON ROAD LIBERTYVILLE, IL 60048</p>
<p>SCALE: AS NOTED DESIGNED BY: INS DRAWN BY: KTRM CHECKED BY: RNM</p>	<p>ORIGINAL ISSUE: 10/07/2025 KHA PROJECT NO. 168247001 SHEET NUMBER L1.6</p>



GENERAL NOTES

- ALL DIMENSIONS REFER TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
- BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
- REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
- REFER TO LANDSCAPE ARCHITECT PLANS FOR MONUMENT SIGN DETAILS.
- REFER TO SHEET C7.0 FOR ALL INFORMATION RELATED TO SIGNAGE, STRIPING, AND STREET LIGHTING

PROPERTY SUMMARY TABLE

SITE AREA	= 42.11 ACRES
R/W DEDICATION	= 6.55 ACRES
LOT AREA (CUMULATIVE)	= 17.70 ACRES
PARK DISTRICT DEDICATION	= 1.13 ACRES
PRIVATE AMENITY SPACE	= 2.41 ACRES
OPEN SPACE/DETENTION	= 2.92 ACRES
OPEN SPACE/UNDISTURBED AREA	= 12.40 ACRES
TOTAL LOTS PROVIDED	= 99 LOTS
UNIT COUNT	= 134 UNITS

ZONING SUMMARY:
 EXISTING ZONING DISTRICT = MIXED (B/R1/C3/UNINCORPORATED)
 PROPOSED ZONING DISTRICT = R-7 PUD

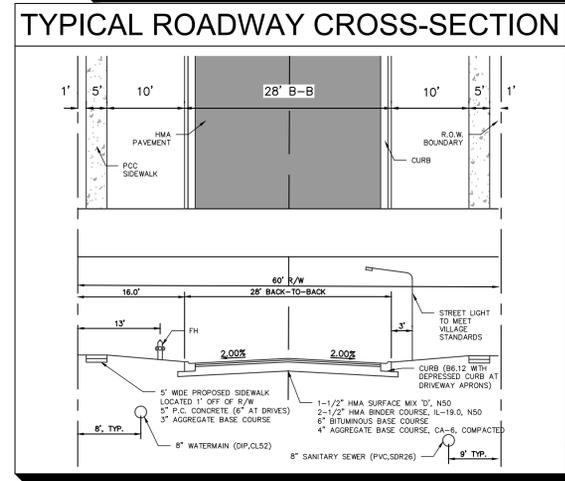
SINGLE FAMILY (41' X 110')
 GREENWAY CHASE SPRINGS = 64 UNITS
 FRONT YARD SETBACK = 20 FEET
 REAR YARD SETBACK = 20 FEET
 CORNER SIDE YARD SETBACK = 15 FEET
 SIDE YARD SETBACK = 5 FEET*
 *(MINIMUM 10 FT BUILDING SEPARATION)

DUPLEXES (86' X 125')
 GREENWAY CHASE LANDINGS = 70 UNITS
 FRONT YARD SETBACK = 20 FEET
 REAR YARD SETBACK = 30 FEET
 CORNER SIDE YARD SETBACK = 15 FEET
 SIDE YARD SETBACK = 6 FEET*
 *(MINIMUM 12 FT BUILDING SEPARATION)

MAXIMUM BUILDING COVERAGE SINGLE FAMILY = 45%
 MAXIMUM IMPERVIOUS COVERAGE SINGLE FAMILY = 50%
 MAXIMUM BUILDING COVERAGE DUPLEX = 50%
 MAXIMUM IMPERVIOUS COVERAGE DUPLEX = 55%

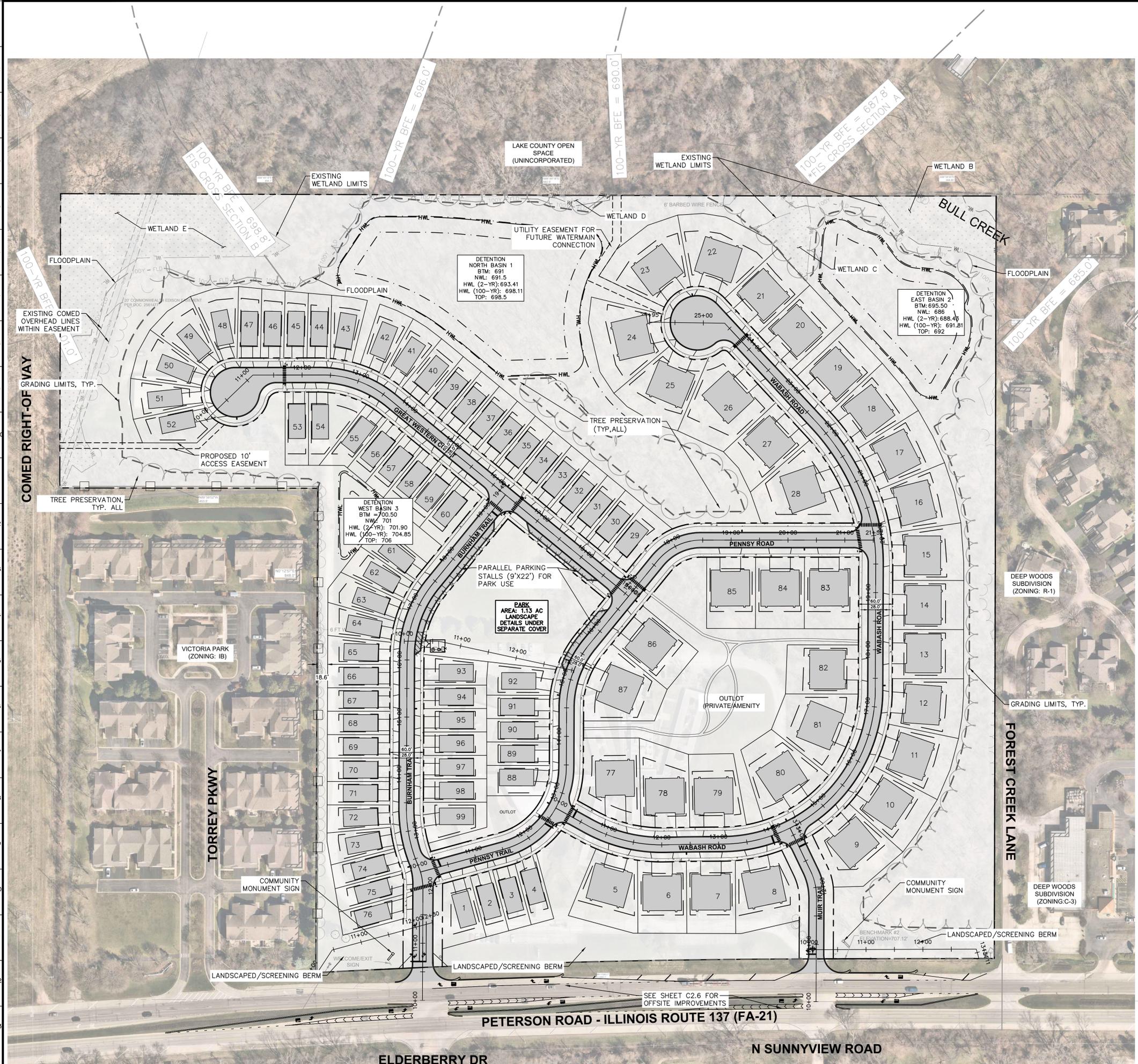
FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17097C0161K EFFECTIVE DATE 9/19/2013, A PORTION OF THE SITE IS LOCATED IN ZONE "AE" WITH A VARYING BASE FLOOD ELEVATION RANGING FROM 701.0 ON THE WEST SIDE TO 684.0 ON THE EAST SIDE, AS NOTED HEREIN. THE REMAINDER OF THE SITE IS LOCATED WITHIN ZONE "X" (AREA OF MINIMAL FLOOD HAZARD).



PAVING AND CURB LEGEND

[Symbol]	HMA ROADWAY PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION (SEE DETAIL ON SHEET C8.4)
[Symbol]	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION (SEE DETAIL ON SHEET C8.3)
[Symbol]	STANDARD PITCH CONCRETE CURB AND GUTTER
[Symbol]	REVERSE PITCH CONCRETE CURB AND GUTTER
[Symbol]	DEPRESSED CONCRETE CURB AND GUTTER
[Symbol]	PROPERTY SETBACK
[Symbol]	EASEMENT (SEE PLAT OF SUBDIVISION)
[Symbol]	LOT BOUNDARY
[Symbol]	RIGHT-OF-WAY



DATE: _____ BY: _____

REVISIONS:

NO.	DATE	DESCRIPTION

SCALE: AS NOTED

DESIGNED BY: INS

DRAWN BY: KTRM

CHECKED BY: RNM

Kimley»Horn
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PULTE HOME COMPANY, LLC

SITE PLAN

GREENWAY CHASE
 610 PETERSON ROAD
 LIBERTYVILLE, IL 60048

ORIGINAL ISSUE: 10/07/2025
 KHA PROJECT NO. 168247001
 SHEET NUMBER C2.0

Drawing name: K:\GIS\DEV\168247001_Pulte_Libertyville_IL_V2_Design\CAD\PlanSheets\FINAL ENGINEERING\C2.0 SITE PLAN.dwg C2.0 Oct 02, 2025 1:25pm by: KiroR.Moeller
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AERIAL OF SUBJECT AND SURROUNDING PROPERTY

