Planning & Zoning Commission

Wednesday, March 19, 2025, 7:00 p.m.
Village Hall, 70 East Main Street

AGENDA

1. CALL TO ORDER AND ROLL CALL: Chairperson Orlando Stratman, Vice-Chair Antonio Castillo, Joe Giannini, Sean Glowacz, Vladimir Kovacevic, Scott Morrison, Mike Muir and Ildiko Schultz.

2. CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION

   A. Minutes of the Planning and Zoning Commission Meeting, on January 15, 2025.
   Motion to approve the minutes.

3. PUBLIC MEETING
   (This agenda item includes items that do not require public testimony)

   A. 670 South Old Rand Road – OSK Residential Development – Final Plan (2025-04)
   Application for Final Plan approval of a mixed residential subdivision consisting of 18 single-family homes and 18 townhomes on approximately 9 acres.
   Applicant: Lawrence M. Freedman, Agent for OSK Capital Partners, LLC
   Owner: Henry Joern

4. PUBLIC HEARING
   (This agenda item includes proposals presented to the Planning & Zoning Commission requiring public testimony, discussion and recommendation to the Village Board for final action.)

   A. 287 Sunrise Lane – Variation (2025-03)
   Application for a variation of the side yard setback to allow for the construction of steps along the side of the house on the property within the R-5 single-family residential district.
   The Applicant has requested continuation of the application to the April 16, 2025 meeting.
   Applicant and Owner: Jerette J. Sita

5. OTHER BUSINESS

6. STAFF REPORTS
   This is an opportunity for staff of the Community Development Department to report on matters of interest to the Planning & Zoning Commission

7. PUBLIC COMMENT
   This is an opportunity for residents to comment briefly on matters included on the agenda and otherwise of interest to the Commission. Public Comment is limited to 30 minutes total and up to 5 minutes per speaker.

8. ADJOURNMENT

The Village of Lake Zurich is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA coordinator at (847) 438-5141 (TDB #438-2349) promptly to allow the Village to make reasonable accommodation.

VILLAGE OF LAKE ZURICH
Planning & Zoning Commission
70 East Main Street

Wednesday, January 15, 2025, 7:00 p.m.

1. **CALL TO ORDER** at 7.00pm by Chairperson Orlando Stratman
ROLL CALL: Chairperson Orlando Stratman, Commissioners Sean Glowacz, Vladimir Kovacevic, Scott Morrison, Mike Muir, and Ildiko Schultz. Commissioners Antonio Castillo and Joe Giannini were absent. Also present: Community Development Director Sarosh Saher, Village Planner Colleen McCauley.

2. **CONSIDERATION OF MINUTES AND FINDINGS OF THE COMMISSION**

A. Minutes of the Planning and Zoning Commission Meetings, on November 20, 2024.
Motion to approve the minutes was made by Commissioner Schultz, seconded by Commissioner Glowacz.
AYES: 5 Commissioners Glowacz, Kovacevic, Morrison, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 1 Commissioner Muir.
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

3. **PUBLIC MEETING**
No items received for consideration.

4. **PUBLIC HEARING**

Motion was made by Commissioner Schultz, seconded by Commissioner Muir to open the public hearing for the following applications:
Application PZC 2025-01 for a variation at 1265 Country Club Road.
Application PZC 2025-02 for amendments and updates of the Official Comprehensive Plan of the Village of Lake Zurich as referenced and described in Chapter 9-2-5 of the Lake Zurich Zoning Code.
AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.
Public Hearing started at 7.02pm
Chairperson Stratman gave the Oath to those who were going to give testimony.

A. 1265 Country Club Road – Variation (2025-01):

Application for a variation to allow for the construction of a 6-foot high fence in the interior side and rear yard of the property within the R-5 single-family residential district.
Applicant and Owner: Aleksandra Kopania and Wiktor Kolanko
Dir. Saher confirmed that proper notice was provided of this item and then he introduced Ms. Aleksandra Kopania, who gave a presentation on the requested variation. Images of the proposed fence, including both the material and height, were shown.
Chairperson Stratman highlighted that all neighboring property owners had signed letters of consent for the 6-foot fence.

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-01 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Muir.
AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

On Application PZC 2025-01: A Motion was made by Commissioner Schultz, seconded by Commissioner Morrison, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff; and to receive the testimony presented by the Applicant, by the PZC Members, and by Village Staff at tonight's Public Hearing; and make these standards and testimony a part of the official record for the Application and Findings of the PZC; and to recommend that the Village Board approve the application for a Variation to allow for the construction of a 6-foot high fence in the interior side and rear yard for the property within the R-5 single-family residential district.
AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

B. Lake Zurich Comprehensive Plan – Amendments and Updates (2025-02):

Application for amendments and updates of the Official Comprehensive Plan of the Village of Lake Zurich as referenced and described in Chapter 9-2-5 of the Lake Zurich Zoning Code.
Applicant: Village of Lake Zurich
Dir. Saher confirmed that proper notice was provided of this item and then he introduced Ms. Erin Cigliano, Ms. Francesca Lawrence, and Mr. Ryan Peterson, who gave a presentation on the updates to the Draft Comprehensive Plan. The slideshow presentation can be watched here: https://play.champds.com/lakezurichil/January2025

PUBLIC TESTIMONY.

There was none.

Motion to close the public hearing on Application PZC 2025-02 and move to deliberation was made by Commissioner Schultz, seconded by Commissioner Morrison.
AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

On Application PZC 2025-02: A Motion was made by Commissioner Schultz, seconded by Commissioner Glowacz, to receive into the public record the staff review of compliance of this Application with the zoning standards as presented by staff; and to receive the testimony presented by the Consultants, Teska Associates and their team members, by the PZC Members, and by Village Staff at tonight's Public Hearing; and make these standards and testimony a part of the official record for the Application and Findings of the PZC; and to recommend that the Village Board adopt the Official Updated 2025 Comprehensive Plan of the Village of Lake Zurich.
AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

5. OTHER BUSINESS

There was none.

6. STAFF REPORTS

Dir. Saher reported that staff has not yet received any applications for the February PZC meeting. If no submissions are received, the meeting will be canceled.

7. PUBLIC COMMENT

There were none.

8. ADJOURNMENT

Motion to adjourn the meeting made by Commissioner Schultz, seconded by Commissioner Morrison.
AYES: 6 Commissioners Glowacz, Kovacevic, Morrison, Muir, Schultz, Chairperson Stratman.
NAYS: 0
ABSTAIN: 0
ABSENT: 2 Commissioners Castillo, Giannini.
MOTION CARRIED.

Meeting adjourned at 8.28 pm

Respectfully submitted:

Colleen McCauley, Village Planner

Approved by:

_____ _____

Chairperson Orlando Stratman. Date

COMMUNITY DEVELOPMENT DEPARTMENT

505 Telser Road
Lake Zurich, Illinois 60047

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LakeZurich.org

At the Heart of Community

APPLICATION PZC 2025-04 **AGENDA ITEM 3.A**
PZC Meeting Date: March 19, 2025

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Colleen McCauley, Village Planner
David Modrzejewski, Building Services Supervisor

Date: March 19, 2025

Re: PZC 2025-04: Final Plan Approval for 670 South Old Rand Road
Mixed Residential Development by OSK Capital Partners LLC

SUBJECT

Mr. Lawrence M. Freedman, of Ash, Anos, Freedman & Logan, LLC, the agent and attorney for OSK Capital Partners, LLC, a Real Estate Developer of Highland Park, (the "Applicant") requests Final Plan Approval of a Planned Unit Development for a new residential subdivision for the property at 670 South Old Rand Road. The property is an assemblage of two parcels containing 9-acres located between North Old Rand Road and Buesching Road, and legally described in Exhibit A attached hereto (the "Subject Property").

OSK Capital Partners, LLC is the contract purchaser of the property. The owner of the property is Mr. Henry C. Joern of Ingleside, IL.

GENERAL INFORMATION

Requested Action: Final Plan Approval for a Planned Unit Development

Current Zoning: R-6 Multiple Family Residential District
OS Open Space District

Current Use: Unimproved Land & Single-Family Residence

Proposed Use: Single-Family Homes and Residential Townhomes

Property Location: 670 South Old Rand Road

Applicant: Lawrence M. Freedman, representing OSK Capital Partners, LLC

Owner: Henry C. Joern

Staff Coordinator: Colleen McCauley, Village Planner

LIST OF EXHIBITS

A. Legal Description
B. Public Hearing Sign
C. Ordinance No. 2024-09-585
D. Site Photos
E. Aerial Map
F. Zoning Map
G. Parcel Map
H. Development Application and Attachments
I. Development Review Comments

BACKGROUND

Mr. Lawrence M. Freedman, of Ash, Anos, Freedman & Logan, LLC, the agent and attorney for OSK Capital Partners, LLC, a Real Estate Developer of Highland Park, (the "Applicant")"), is seeking Final Plan Approval for the proposed Planned Unit Development located on the east side of Old Rand Road near the intersection with Buesching Road, at 670 South Old Rand Road, and legally described in Exhibit A attached hereto (the "Subject Property"). The Applicant filed an application with the Village of Lake Zurich (the "Application") seeking:

- Final Plan Approval for a Planned Unit Development (PUD) to develop the property with multiple-family residences and single-family homes.

The Subject Property is located within the Village's R-6 multiple family residential District and OS open space district.

The submitted plans propose a redevelopment of the existing site with a mix of detached single-family homes and attached single-family townhouses within the area rezoned within the R-6 multiple-family residential district through Ordinance No. 2024-09-585. The development will also include a private road system with access points from South Old Rand and South Buesching Road to ensure connectivity. Additionally, the plans incorporate significant infrastructure enhancements, such as water and sewer improvements, on-site streetlighting, pedestrian pathways, and landscaping upgrades.

The Subject Property also includes an approximately 2-acre greenspace, rezoned within the OS open space district through Ordinance No. 2024-09-585, encompassing the wetland and creek area while preserving the required 50-foot buffer. The development proposes the stabilization of the streambanks of the creek that flows this area of the development.

Pursuant to public notice published on March 1, 2025, in the Daily Herald, a public meeting was scheduled with the Lake Zurich Planning & Zoning Commission for March 19, 2025, to consider the Final Plan. On February 28, 2025, the Village posted a public hearing sign on the Subject Property (Exhibit B).

Prior Development Concept Plan (Preliminary Plan) Approval:

On September 3, 2024, the Applicant was granted Development Concept Plan (Preliminary Plan) approval for the development through Ordinance No. 2024-09-585 entitled "An Ordinance Granting Approval of a Planned Unit Development, Amendment to the Official Zoning Map, Preliminary Plat, Development Concept Plan, Special Use Permits and Modifications to the Zoning and Land Development Code for a Residential Subdivision." The ordinance specifically granted the following zoning approvals:

1. An amendment to the Zoning Map of the Village of Lake Zurich to rezone the Subject Property from R-1/2 Single-Family Residential District to R-6 Multiple Family Residential District, and OS Open Space District, in accordance with the procedure and standards set forth in Chapter 18, Section 9-18-2 entitled "Procedure" and 9-18-3 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Amendments," including general conformance with the Comprehensive Plan for this Subject Property and the Village of Lake Zurich subject to the PUD and Development Concept Plan for the property; and

2. The PUD and Development Concept Plan for the Property to authorize a residential subdivision in accordance with the standards for the grant of a special use set forth at Chapter 19, Section 9-19-3 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Special Use Permits," in accordance with the procedures for a planned unit development concept plan set forth at Chapter 22, Section 9-22-4 of the Zoning Code of the Village of Lake Zurich and in accordance with the standards for the grant of a planned unit development set forth at Chapter 22, Section 9-22-5 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Planned Unit Developments"; and

3. Specific conditions for approval related to the development concept plan, including the following:

    a. Substantial conformance with the submitted documentation as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies.

b. All signage shall conform to the requirements of the sign regulations at Title 12 of the Municipal Code. Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition.

c. All trees, hedges, signs or other obstructions which could prevent persons driving vehicles on Buesching Road and Old Rand Road from obtaining a clear view of traffic when approaching the intersection or a pedestrian crosswalk shall be maintained at a low height and signs shall be adequately set back from the corner.

d. The Developer shall submit a Final Plan to the Village to particularize the details of the on-site and off-site improvements related to the development of the site including private and public roadway construction, stormwater management and flood mitigation, and pedestrian sidewalk and crosswalk construction. Such Final Plan shall also include a Final Plat of Subdivision delineating the final configuration of lots within the subdivision.

e. Prior to Final Plan approval, detailed landscape plans shall be submitted indicating compliance with the perimeter landscape requirements for the subdivisions, in this case as a PUD for development of the Property prescribed by Section 9-8A-5 of the Lake Zurich Municipal Code, with particular reference to the boundaries of the property along the east, south and west lot lines. The trees classified as "heritage trees" in the tree survey will be incorporated into the plans to the greatest extent possible. A tree survey map shall be provided to denote existing trees and trees to be removed. The developer shall utilize the "Village of Lake Zurich Tree Replacement Worksheet" to determine the replacement value in the form of either replacement trees within the development or fee in lieu of replacement trees at the "average market value" for a >2.5-inch Replacement Tree as denoted in the worksheet as updated from time to time.

f. The property line along the south of the project will be landscaped and screened from adjacent properties to the south with a combination of a 6-foot high solid privacy fence and landscape plant material consisting of canopy trees, evergreen trees, deciduous trees and shrubs. In order to accommodate the additional landscape material, the width of the landscape area along the south lot line of the project should be designed with adequate width.

g. The drainageway (creek) that runs along the northerly portion of the property that is associated with the wetland and pond shall have its banks stabilized and restored in accordance with a plan prepared by the Applicant that is approved by the Village. Such stabilization and restoration plan shall be submitted for review and approval prior to Final Plan Approval and shall be conducted in conjunction with the earthwork related to the project and completed prior to the construction of the first residential building on the property.

h. The Developer shall establish a Home Owners Association (HOA), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities and landscape material within common open space. The provisions for such HOA shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the "Final Plan"), and shall be subject to the review and approval of the Village.

i. All streets within the subdivision shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by the HOA.

j. Off street parking spaces shall be designed with a minimum nine feet (9') wide by twenty feet (20') long and not less than one hundred eighty (180) square feet; provided, however, that the minimum length of a perimeter space or space perpendicular to a landscape area shall be no less than eighteen feet (18').

k. A 5-foot wide sidewalk shall be constructed along the frontage of the property along Old Rand Road. In lieu of the absence of such sidewalk, a fee shall be paid by the developer to be used by the village for sidewalk construction, replacement or repair within the village corporate boundaries. Such fee will be calculated at the rate of $20.00 per square-foot for a 5-foot wide sidewalk meeting village standards for the length of frontage of the property where no sidewalk is proposed.

l. The existing carriage walk along Buesching Road may be pulled off the back of curb and incorporated into the walk for the houses. The sidewalk proposed along Old Rand Road shall similarly be located closer to the building. Utility pole conflicts to accommodate the sidewalk shall require the removal of such poles and burying existing utility lines within those areas.

m. A pedestrian crosswalk shall additionally be provided across Old Rand Road to connect the subject PUD to the existing sidewalk on the west side of Old Rand Road at a location immediately north of the main entrance and shall be constructed per village standards and accompanied by flashing beacons to warn of pedestrians within the crosswalk.

n. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," which are applicable to a PUD, specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:

- Establishment of a "backup" open space, stormwater management, snow removal, and private roadway repair and replacement Special Service Area (SSA) to ensure that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.

o. The Developer shall be responsible for payment of all Development Impact Fees as a condition of the approval of the PUD and Final Plat. The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the applicable building and shall include the fees for all units contained within each residential building.

p. The development as a PUD shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications including those set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for the Subject Property.

The following modifications to the Zoning and Land Development Code were granted as follows:

i. The Applicant is granted a modification to Sections 9-3-11.B.2 which provides for a minimum lot area per unit of no more than 5,000 square feet, said modification authorizing the construction of new single-family residential buildings with a minimum lot area of 4,680 square feet for the northwesterly units, 4,455 square feet for the northeasterly units, and 3,680 square feet for the six easterly units facing Buesching Road.

ii. The Applicant is granted a modification to Sections 9-3-11.B.3 which provides for a minimum lot width of 75 feet, said modification authorizing the construction of new single-family residential buildings with a minimum lot width of 44.82 feet for the northerly units and 31.8 feet for the six easterly units facing Buesching Road.

iii. The Applicant is granted a modification to Sections 9-3-11.C.2.b which provides for a minimum interior side yard of 7 feet, said modification authorizing the construction of new single-family residential buildings with a minimum side yard of 4 feet for garages on the northerly lots (the principal residences meet the setback requirement of 7 feet), and 4 feet for the garages and single-family residential units for the six easterly units facing Buesching Road.

iv. The Applicant is granted a modification to Sections 9-3-11.E.7 which provides for Front and Corner Side Yard Adjustment Next to Existing Structures (otherwise known as Average setbacks), which is 51 feet for its frontage along Old Rand Road, and 24

feet for lots frontage along Buesching Road, said modification authorizing the location of the single-family buildings along Old Rand Road with a setback of 27 feet for the northerly lots and authorizing the location of the single-family buildings along Buesching Road with a setback of 25 feet.

v. The Applicant is granted a modification to Sections 9-3-11.C.3 which provides for a minimum rear yard of 30 feet, said modification authorizing the construction of the principal building on the northerly lots with a minimum rear yard setback of 2o feet. The principal buildings on the easterly lots facing Buesching Road will meet the requirements of the code with a rear yard setback of 40 feet.

A Copy of Ordinance No. 2024-09-585 containing the terms and conditions of the development is attached for reference as **Exhibit C**. The video stream of the Village Board meeting when the approval was granted can be viewed at the following link:
VillageBoardMeeting-09-03-2024

Staff additionally offers the following additional information:

A. **PZC Recommendation for Approval of the Development Concept Plan.** The Development Concept Plan was presented to the Planning and Zoning Commission at a public hearing on June 19, 2024, and the discussion was continued to the next meeting on July 17, 2024. The videos from the PZC meetings can be viewed at the following links:
Planning&ZoningCommissionMeeting-06-19-2024
Planning&ZoningCommissionMeeting-07-17-2024

B. **Zoning District**. The property is located in the R-6 Multiple Family Residential District and the OS Open Space District. The R-6 district is intended to function principally as a transition between single-family detached houses and other zoning districts and to provide for lower density townhouse and two-family building types, which may result in higher densities than in single-family developments. The wetland area of the Subject Property is designated within the OS district and will be preserved and maintained.

GENERAL FINDINGS

Staff of the Community Development Department and its Development Review Team (DRT) have evaluated the Final Plan in accordance with the requirements for evaluation provided within Section 9-11-4.C entitled “Final Plan.”

The final plan is intended to particularize, refine, and implement the development concept plan and to serve as a complete, thorough, and permanent public record of the planned unit development and the manner in which it is to be developed. Such final plan is required to be in substantial conformity with the approved development concept plan.

Evaluation of the Final Plan:
Per the requirements of the zoning code, the Planning and Zoning Commission (PZC), with the assistance and advice of village staff and consultants (DRT) is required to review and act on the plan. The PZC is required to consider:

1. Whether the final plan is in substantial conformity with the approved development concept plan; and
2. The merit or lack of merit of any departure of the final plan from substantial conformity with the approved development concept plan; and
3. Whether the final plan complies with any and all conditions imposed by approval of the development concept plan; and
4. Whether the final plan complies with the provisions of this zoning code and all other applicable federal, state, and village codes, ordinances, and regulations.

RECOMMENDATION

The recommendation of the Planning and Zoning Commission should be based on the standards included in the following Sections of the Lake Zurich Municipal Code:

- Section 9-11-4.C Final Plan

Staff of the Community Development Department recommends the approval of PZC 2025-04, subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
    a. Zoning Application, Cover Letter and attachments dated May 17, 2024, prepared by Mr. Lawrence M. Freedman, of Ash, Anos, Freedman & Logan, LLC, the agent and attorney for OSK Capital Partners, LLC.
    b. ALTA/NSPS Land Title Survey prepared by Regional Land Services, dated June 21, 2022.
    c. ALTA Commitment for Title Insurance Issued by Chicago Title Insurance Company dated April 20, 2022.
    d. Planning and Zoning Commission Submittal prepared by Pappageorge Haymes Partners dated February 14, 2025 consisting of the following exhibits:
    Architectural Exhibits:
        i. Cover and Index – Sheet A00
        ii. Architectural Renderings – Sheets A01-A04
        iii. Current Site Plan – Sheet A05
        iv. Plat of Subdivision – Sheet A06
        v. Single-family Home Plans and Elevations – Sheets A07-A08
        vi. Row Home (multiple-family) Plans and Elevations – Sheets A09-A11
    Civil Exhibits
        vii. Site Demolition Plan – Sheets C100-C103
        viii. Site Geometry Plan – Sheets C200-C203

ix. Site Utility Plan – Sheets C300-C303
x. Grading and Paving Plan – Sheets C400-C403
xi. Grading Detail – Sheets C404-C406
xii. Soil Erosion & Sediment Control Plan – Sheets C500-C503
xiii. Site work details – Sheets C600-C603

Landscape Exhibits

xiv. Landscape Plan – Sheet L100
xv. Landscape Details (Sheet L200

e. Civil Stormwater Permit Applications
   i. NPES NOI
   ii. WDO Permit Application
f. Site Development Budget (EOPC) prepared by McShane Construction Company, dated May 9, 2024.
g. Site Lighting exhibits including the following:
   i. Photometric Plan prepared by LSI, dated May 17, 2024, models 1 and 2.
   ii. Light Fixture Specification prepared by LSI for Standard Lexington (LXM4).
h. Boundary and Topographic Survey prepared by Vanderstappen Land Surveying, Inc, dated January 21, 2025.
i. Tree Inventory and Report prepared by Urban Forest Management, Inc. dated June 24, 2022.
j. Stormwater Management Report Prepared By: Melanie Carollo & Laura Rosenbauer, dated May 17, 2024.
k. Traffic and Parking Study prepared by Eriksson Engineering Associates, Ltd., dated May 14, 2024.

2. All signage shall conform to the requirements of the sign regulations at Title 12 of the Municipal Code. Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition.

3. All trees, hedges, signs or other obstructions which could prevent persons driving vehicles on Buesching Road and Old Rand Road from obtaining a clear view of traffic when approaching the intersection or a pedestrian crosswalk shall be maintained at a low height and signs shall be adequately set back from the corner.

4. The Developer shall submit a Final Plan to the Village to particularize the details of the on-site and off-site improvements related to the development of the site including private and public roadway construction, stormwater management and flood mitigation, and pedestrian sidewalk and crosswalk construction. Such Final Plan shall also include a Final Plat of Subdivision delineating the final configuration of lots within the subdivision.

5. Prior to Final Plan approval, detailed landscape plans shall be submitted indicating compliance with the perimeter landscape requirements for the subdivisions, in this case as a PUD for development of the Property prescribed by Section 9-8A-5 of the Lake Zurich Municipal Code, with particular reference to the boundaries of the property along the east,

south and west lot lines. The trees classified as "heritage trees" in the tree survey will be incorporated into the plans to the greatest extent possible. A tree survey map shall be provided to denote existing trees and trees to be removed. The developer shall utilize the "Village of Lake Zurich Tree Replacement Worksheet" to determine the replacement value in the form of either replacement trees within the development or fee in lieu of replacement trees at the "average market value" for a >2.5-inch Replacement Tree as denoted in the worksheet as updated from time to time.

6. The property line along the south of the project will be landscaped and screened from adjacent properties to the south with a combination of a 6-foot high solid privacy fence and landscape plant material consisting of canopy trees, evergreen trees, deciduous trees and shrubs. In order to accommodate the additional landscape material, the width of the landscape area along the south lot line of the project should be designed with adequate width.

7. The drainageway (creek) that runs along the northerly portion of the property that is associated with the wetland and pond shall have its banks stabilized and restored in accordance with a plan prepared by the Applicant that is approved by the Village. Such stabilization and restoration plan shall be submitted for review and approval prior to Final Plan Approval and shall be conducted in conjunction with the earthwork related to the project and completed prior to the construction of the first residential building on the property.

8. The Developer shall establish a Home Owners Association (HOA), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities and landscape material within common open space. The provisions for such HOA shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the "Final Plan"), and shall be subject to the review and approval of the Village.

9. All streets within the subdivision shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by the HOA.

10. Off street parking spaces shall be designed with a minimum nine feet (9') wide by twenty feet (20') long and not less than one hundred eighty (180) square feet; provided, however, that the minimum length of a perimeter space or space perpendicular to a landscape area shall be no less than eighteen feet (18').

11. A 5-foot wide sidewalk shall be constructed along the frontage of the property along Old Rand Road. In lieu of the absence of such sidewalk, a fee shall be paid by the developer to be used by the village for sidewalk construction, replacement or repair within the village corporate boundaries. Such fee will be calculated at the rate of $20.00 per square-foot for

5-foot wide sidewalk meeting village standards for the length of frontage of the property where no sidewalk is proposed.

12. The existing carriage walk along Buesching Road may be pulled off the back of curb and incorporated into the walk for the houses. The sidewalk proposed along Old Rand Road shall similarly be located closer to the building. Utility pole conflicts to accommodate the sidewalk shall require the removal of such poles and burying existing utility lines within those areas.

13. A pedestrian crosswalk shall additionally be provided across Old Rand Road to connect the subject PUD to the existing sidewalk on the west side of Old Rand Road at a location immediately north of the main entrance and shall be constructed per village standards and accompanied by flashing beacons to warn of pedestrians within the crosswalk.

14. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," which are applicable to a PUD, specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:
    - Establishment of a "backup" open space, stormwater management, snow removal, and private roadway repair and replacement Special Service Area (SSA) to ensure that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.

15. The Developer shall be responsible for payment of all Development Impact Fees as a condition of the approval of the PUD and Final Plat. The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the applicable building and shall include the fees for all units contained within each residential building.

16. The development as a PUD shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications including those set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for the Subject Property.

Respectfully Submitted,

Colleen McCauley
Village Planner

LAKE ZURICH PLANNING & ZONING COMMISSION
FINAL FINDINGS & RECOMMENDATIONS

670 SOUTH OLD RAND ROAD
March 19, 2025

The Planning & Zoning Commission recommends approval of Application PZC 2025-04, and the Planning & Zoning Commission adopts the findings as contained within the Staff Report dated March 19, 2025, for this Application and subject to any changes or approval conditions as listed below:

1. Substantial conformance with the following documentation submitted as part of the application subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
   a. Zoning Application, Cover Letter and attachments dated May 17, 2024, prepared by Mr. Lawrence M. Freedman, of Ash, Anos, Freedman & Logan, LLC, the agent and attorney for OSK Capital Partners, LLC.
   b. ALTA/NSPS Land Title Survey prepared by Regional Land Services, dated June 21, 2022.
   c. ALTA Commitment for Title Insurance Issued by Chicago Title Insurance Company dated April 20, 2022.
   d. Planning and Zoning Commission Submittal prepared by Pappageorge Haymes Partners dated February 14, 2025 consisting of the following exhibits:
      Architectural Exhibits:
      i. Cover and Index – Sheet A00
      ii. Architectural Renderings – Sheets A01-A04
      iii. Current Site Plan – Sheet A05
      iv. Plat of Subdivision – Sheet A06
      v. Single-family Home Plans and Elevations – Sheets A07-A08
      vi. Row Home (multiple-family) Plans and Elevations – Sheets A09-A11
      Civil Exhibits
      vii. Site Demolition Plan – Sheets C100-C103
      viii. Site Geometry Plan – Sheets C200-C203
      ix. Site Utility Plan – Sheets C300-C303
      x. Grading and Paving Plan – Sheets C400-C403
      xi. Grading Detail – Sheets C404-C406
      xii. Soil Erosion & Sediment Control Plan – Sheets C500-C503
      xiii. Site work details – Sheets C600-C603
      Landscape Exhibits
      xiv. Landscape Plan – Sheet L100
      xv. Landscape Details (Sheet L200
   e. Civil Stormwater Permit Applications
      i. NPES NOI
      ii. WDO Permit Application

f. Site Development Budget (EOPC) prepared by McShane Construction Company, dated May 9, 2024.
g. Site Lighting exhibits including the following:
   i. Photometric Plan prepared by LSI, dated May 17, 2024, models 1 and 2.
   ii. Light Fixture Specification prepared by LSI for Standard Lexington (LXM4).
h. Boundary and Topographic Survey prepared by Vanderstappen Land Surveying, Inc, dated January 21, 2025.
i. Tree Inventory and Report prepared by Urban Forest Management, Inc. dated June 24, 2022.
j. Stormwater Management Report Prepared By: Melanie Carollo & Laura Rosenbauer, dated May 17, 2024.
k. Traffic and Parking Study prepared by Eriksson Engineering Associates, Ltd., dated May 14, 2024.

2. All signage shall conform to the requirements of the sign regulations at Title 12 of the Municipal Code. Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material maintained in good condition.

3. All trees, hedges, signs or other obstructions which could prevent persons driving vehicles on Buesching Road and Old Rand Road from obtaining a clear view of traffic when approaching the intersection or a pedestrian crosswalk shall be maintained at a low height and signs shall be adequately set back from the corner.

4. The Developer shall submit a Final Plan to the Village to particularize the details of the on-site and off-site improvements related to the development of the site including private and public roadway construction, stormwater management and flood mitigation, and pedestrian sidewalk and crosswalk construction. Such Final Plan shall also include a Final Plat of Subdivision delineating the final configuration of lots within the subdivision.

5. Prior to Final Plan approval, detailed landscape plans shall be submitted indicating compliance with the perimeter landscape requirements for the subdivisions, in this case as a PUD for development of the Property prescribed by Section 9-8A-5 of the Lake Zurich Municipal Code, with particular reference to the boundaries of the property along the east, south and west lot lines. The trees classified as "heritage trees" in the tree survey will be incorporated into the plans to the greatest extent possible. A tree survey map shall be provided to denote existing trees and trees to be removed. The developer shall utilize the "Village of Lake Zurich Tree Replacement Worksheet" to determine the replacement value in the form of either replacement trees within the development or fee in lieu of replacement trees at the "average market value" for a >2.5-inch Replacement Tree as denoted in the worksheet as updated from time to time.

6. The property line along the south of the project will be landscaped and screened from adjacent properties to the south with a combination of a 6-foot high solid privacy fence and landscape plant material consisting of canopy trees, evergreen trees, deciduous trees and

shrubs. In order to accommodate the additional landscape material, the width of the landscape area along the south lot line of the project should be designed with adequate width.

7. The drainageway (creek) that runs along the northerly portion of the property that is associated with the wetland and pond shall have its banks stabilized and restored in accordance with a plan prepared by the Applicant that is approved by the Village. Such stabilization and restoration plan shall be submitted for review and approval prior to Final Plan Approval and shall be conducted in conjunction with the earthwork related to the project and completed prior to the construction of the first residential building on the property.

8. The Developer shall establish a Home Owners Association (HOA), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities and landscape material within common open space. The provisions for such HOA shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the "Final Plan"), and shall be subject to the review and approval of the Village.

9. All streets within the subdivision shall be maintained as private streets. Such streets shall be constructed according to Village construction standards applicable to public streets, and shall be owned and maintained by the HOA.

10. Off street parking spaces shall be designed with a minimum nine feet (9') wide by twenty feet (20') long and not less than one hundred eighty (180) square feet; provided, however, that the minimum length of a perimeter space or space perpendicular to a landscape area shall be no less than eighteen feet (18').

11. A 5-foot wide sidewalk shall be constructed along the frontage of the property along Old Rand Road. In lieu of the absence of such sidewalk, a fee shall be paid by the developer to be used by the village for sidewalk construction, replacement or repair within the village corporate boundaries. Such fee will be calculated at the rate of $20.00 per square-foot for 5-foot wide sidewalk meeting village standards for the length of frontage of the property where no sidewalk is proposed.

12. The existing carriage walk along Buesching Road may be pulled off the back of curb and incorporated into the walk for the houses. The sidewalk proposed along Old Rand Road shall similarly be located closer to the building. Utility pole conflicts to accommodate the sidewalk shall require the removal of such poles and burying existing utility lines within those areas.

13. A pedestrian crosswalk shall additionally be provided across Old Rand Road to connect the subject PUD to the existing sidewalk on the west side of Old Rand Road at a location

immediately north of the main entrance and shall be constructed per village standards and accompanied by flashing beacons to warn of pedestrians within the crosswalk.

14. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," which are applicable to a PUD, specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following additional provisions:
    - Establishment of a "backup" open space, stormwater management, snow removal, and private roadway repair and replacement Special Service Area (SSA) to ensure that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas.

15. The Developer shall be responsible for payment of all Development Impact Fees as a condition of the approval of the PUD and Final Plat. The school impact fees, park impact fees, and library impact fees are paid pro-rata and due at the time a building permit is issued for the applicable building and shall include the fees for all units contained within each residential building.

16. The development as a PUD shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications including those set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for the Subject Property.

☐ Without any further additions, changes, modifications and/or approval conditions.

☐ With the following additions, changes, modifications and/or approval conditions:

_____

Planning & Zoning Commission Chairman

EXHIBIT A
LEGAL DESCRIPTION OF SUBJECT PROPERTY

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY LINE OF PREMISES CONVEYED TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910, IN BOOK 182 OF DEEDS, PAGE 4; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID PREMISES CONVEYED BY SAID DEED RECORDED AS DOCUMENT 131910, 695.5 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE EAST ALONG SAID NORTH LINE 760 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN A STRIP OF LAND 133 FEET WIDE LYING EASTERLY AND NORTHERLY OF THE CENTER LINE OF LAKE ZURICH-PALATINE ROAD (NOW KNOWN AS RAND ROAD); SAID PREMISES BEING THE SAME AS CONVEYED BY JOHN ROBERTSON AND JULIA ROBERTSON, HIS WIFE, TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED DATED OCTOBER 20, 1910 AND RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910 IN BOOK 182 OF DEEDS, PAGE 4, AND SHOWN ON PLAT ATTACHED TO SAID DEED, (EXCEPT THAT PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER, OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SOUTHEAST QUARTER, SECTION 20, THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD AND THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 52 DEGREES 27 MINUTES WEST, 133 FEET TO CENTER OF RAND ROAD; THENCE SOUTH 37 DEGREES 33 MINUTES EAST, ALONG CENTER OF RAND ROAD 528 .7 FEET; THENCE NORTH 52 DEGREES 27 MINUTES EAST, 133 FEET TO EASTERLY RIGHT OF WAY LINE OF SAID FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD; THENCE NORTH 37 DEGREES 33 MINUTES WEST, ALONG SAID RIGHT OF WAY LINE 528.7 FEET TO THE PLACE OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

PARCELS INVOLVED: 14-20-400-002, 14-20-400-003

EXHIBIT B
HEARING SIGN ON SUBJECT PROPERTY



VILLAGE OF LAKE ZURICH

ORDINANCE NO. 2024-09-585

AN ORDINANCE GRANTING APPROVAL OF A PLANNED UNIT DEVELOPMENT, AMENDMENT TO THE OFFICIAL ZONING MAP, PRELIMINARY PLAT, DEVELOPMENT CONCEPT PLAN, SPECIAL USE PERMITS AND MODIFICATIONS TO THE ZONING AND LAND DEVELOPMENT CODE FOR A RESIDENTIAL SUBDIVISION
OSK Residential Development – 670 South Old Rand Road

WHEREAS, Mr. Lawrence M. Freedman, of Ash, Anos, Freedman & Logan, LLC, the attorney for OSK Capital Partners, LLC, a Real Estate Developer of Highland Park, is the Applicant and Developer (the "Applicant" and "Developer") of certain property for a Planned Unit Development (the "PUD") for the property commonly referred to as 670 South Old Rand Road, said Property legally described in Exhibit A hereto ("Subject Property"); and

WHEREAS, the owner of the Subject Property is Mr. Henry C. Joern of Ingleside, Illinois and has provided his consent to allow Applicant to apply for the requested development approvals; and

WHEREAS, the Subject Property comprises 9 acres of which 2.16 acres comprises wetland area containing an open water pond and drainage creek extending along the northerly portion of the Property; and

WHEREAS, the Applicant proposes to develop the remaining approximately southerly 6.84 acres located between North Old Rand Road and Buesching Road with a residential development containing 18 single-family detached residences and 18 multiple-family townhouses within five (5) buildings, including private roadways, and access to South Old Rand Road and Buesching Road, installation of all utilities and construction of stormwater management facilities (the "Development"); and

WHEREAS, the Applicant seeks approval of its required development concept plan ("Development Concept Plan") meeting the standards for a planned unit development ("PUD"), said plan to be approved as a PUD attached hereto and made a part hereof as Exhibit B; and

WHEREAS, in compliance with the law, and the requirements of the Village of Lake Zurich Zoning Code, notice of a public meeting was published on June 1, 2024, in *The Daily Herald,* and the Village posted a public meeting sign on the Subject Property on June 4, 2024, both the newspaper and sign notices informing the public of a meeting to be held before the Lake Zurich Planning and Zoning Commission ("PZC") on June 19, 2024, to consider the Application for these requested zoning approvals; and

WHEREAS, the PZC opened the required public hearing on June 19, 2024, but continued the public hearing on July 17, 2024 to allow the Applicant additional time to address comments and testimony provided at the hearing; and

WHEREAS, the Applicant presented a revised development to the PZC at the continued public hearing on July 17, 2024; and

WHEREAS, the PZC received the reports prepared by the Village staff dated June 19, 2024 (consisting of 21 pages) and July 17, 2024 (consisting of 7 pages), (STAFF REPORTS") which were provided to the PZC for the hearings, and considered the request for the approval of the Development Concept Plan as a PUD, Zoning Map amendments, a special use permit and Site Plan and Exterior Appearance Review required under applicable provisions of the Village Zoning Code of the Village of Lake Zurich-("Code"), including Subsection E of Section 9-3-3 of Chapter 3, Section 9-18-3 of Chapter 18, Sections 9-19-3 and 9-19-4 of Chapter 19, Section 9-20-3 of Chapter 20, Section 9-21-3 of Chapter 21, and Sections 9-22-4 and 9-22-5 of Chapter 22, all contained within the Code, and after the conclusion of its public hearing on July 17, 2024, the PZC recommended that the Board of Trustees approve the zoning approvals requested in this Application, subject to those conditions of approval recommended by Village staff and as set forth herein; and

WHEREAS, the President and Board of Trustees of the Village of Lake Zurich met on September 3, 2024, to consider the Application, findings and conditions of the PZC; and

WHEREAS, the President and Board of Trustees considered the findings, conditions and recommendations of the PZC, including the STAFF REPORTS, and the additional Staff report to the Board dated September 3, 2024, said required zoning standards, findings and recommendations attached hereto as Exhibit C including:

1. A request for a Special Use Permit for a Planned Unit Development (PUD) and approval of the proposed Development Concept Plan to develop the Subject Property with a mix of multiple-family residences and single-family homes
2. Rezoning the Subject Property within the R-6 Multiple-Family Residential District and the OS Open Space District
3. Exterior Appearance and Site Plan Approval consistent with the proposed Development Concept Plan
4. The grant of modifications to the Zoning Code under the PUD, related to certain bulk requirements for single-family residential development

and having considered all of the facts and circumstances affecting the Application and these approvals, the President and Board of Trustees have determined that the applicable zoning standards have been met by the Applicant.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Lake Zurich, Lake County, Illinois, as follows:

SECTION 1: ADOPTION AND INCORPORATION OF RECITALS. The foregoing recitals, findings, recommendations, exhibits, required standards and plans as addressed by the PZC and in the STAFF REPORTS and additional September 3, 2024 Staff report, are incorporated herein as the findings and requirements of the President and Board of Trustees, and all Exhibits referenced herein are made a part of and incorporated into this Ordinance and related approvals, except as otherwise provided below.

SECTION 2: APPROVAL AND GRANT OF MAP AMENDMENT, THE DEVELOPMENT CONCEPT PLAN FOR A PUD, AND PLAN MODIFICATIONS AND CONDITIONS. The President and-Board of Trustees, pursuant to the authority vested in them under the laws of the State-of Illinois and applicable standards and provisions of the Village Code, including Chapters 18, 19, 20,-21 and 22 of the Lake Zurich Zoning Code, hereby grant the following zoning approval(s), as shown and provided in the STAFF REPORTS, and final findings and recommendations of the PZC, and additional Staff report to the Board dated September 3, 2024:

A. An amendment to the Zoning Map of the Village of Lake Zurich to rezone the Subject Property from R-1/2 Single-Family Residential District to R-6 Multiple Family Residential District, and OS Open Space District, in accordance with the procedure and standards set forth in Chapter 18, Section 9-18-2 entitled "Procedure" and 9-18-3 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Amendments, including general conformance with the Comprehensive Plan for this Subject Property and the Village of Lake Zurich subject to the PUD and Development Concept Plan for the property.

B. The PUD and Development Concept Plan for the Property, attached hereto and made a part hereof as Exhibit B, to authorize a residential subdivision in accordance with the standards for the grant of a special use set forth at Chapter 19, Section 9-19-3 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Special Use Permits," in accordance with the procedures for a planned unit development concept plan set forth at Chapter 22, Section 9-22-4 of the Zoning Code of the Village of Lake Zurich and in accordance with the standards for the grant of a planned unit development set forth at Chapter 22, Section 9-22-5 of the Zoning Code of the Village of Lake Zurich entitled "Standards for Planned Unit Developments."

C. The foregoing approvals, including the Development Concept Plan for the PUD, pursuant to Section 9-19-4, shall be further subject to the following conditions:

1. Substantial conformance with the following documentation submitted as part of the application for the development subject to revisions required by Village Staff, Village Engineer, Village Landscape Consultants and applicable governmental agencies:
   a. Zoning Application, Cover Letter and attachments dated May 17, 2024, prepared by Mr. Lawrence M. Freedman, of Ash, Anos, Freedman & Logan, LLC, the agent and attorney for OSK Capital Partners, LLC.
   b. Legal Description of the Subject Property.
   c. ALTA/NSPS Land Title Survey prepared by Regional Land Services, dated June 21, 2022.
   d. ALTA Commitment for Title Insurance Issued by Chicago Title Insurance Company dated April 20, 2022.
   e. Planning and Zoning Commission Submittal prepared by Pappageorge Haymes Partners last dated July 17, 2024 consisting of the Cover and Index, Current Site Plan, Single-family Home Plans and Elevations, Row Home (multiple-family) Plans and Elevations, views from neighboring properties, Aerial Rendering, various views including – from central green space, from Buesching Road.
   f. Preliminary Civil Engineering Exhibits prepared by Eriksson Engineering Associates, Ltd., dated May 17, 2024 and updated on August 20, 2024, including the following and as updated per the current overall site plan:
      i. Site Demolition Plan – Sheet C100
      ii. Site Geometry Plan – Sheet C200
      iii. Site Utility Plan – Sheet C300
      iv. Grading and Paving Plan – Sheet C400
      v. Site work details – Sheets C500-C503
   g. Landscape Exhibits prepared by Eriksson Engineering Associates, Ltd., dated May 17, 2024 and updated on August 20, 2024, including the following and as updated per the current overall site plan
      i. Rendered Landscape Plan – Sheet L100 (color)
      ii. Landscape Narrative
      iii. Landscape Plan – Sheet L100
      iv. Landscape Details Sheet L200
   h. Site Lighting exhibits including
      i. Photometric Plan prepared by LSI, dated May 17, 2024, models 1 and 2
      ii. Light Fixture Specification prepared by LSI for Standard Lexington (LXM4).
   i. Site distance Studies Sheets CX1.0-2.0 prepared by Eriksson Engineering Associates, Ltd., dated July 1, 2024.
   j. Stormwater Management Report Prepared By: Melanie Carollo & Laura Rosenbauer, dated May 17, 2024.
   k. Traffic and Parking Study prepared by Eriksson Engineering Associates, Ltd., dated May 14, 2024.
   l. Tree Inventory and Report prepared by Urban Forest Management, Inc. dated June 24, 2022.
   m. Site Development Budget prepared by McShane Construction Company, dated May 9, 2024.

n. Wetland Determination Report prepared by Gary R. Weber and Associates.
o. Ecological Compliance Assessment Tool (EcoCAT), prepared by Advantage Consulting Engineers, dated July 18, 2022.

2. All signage shall conform to the requirements of the sign regulations at Title 12 of the Municipal Code. Free standing ground mounted signs shall be designed as monument style signs with the appropriate amount of landscape material continuously maintained in good condition.

3. All trees, hedges, signs or other obstructions which could prevent persons driving vehicles on Buesching Road and Old Rand Road from obtaining a clear view of traffic when approaching the intersection or a pedestrian crosswalk shall be continuously maintained at a low height and signs shall be adequately set back from the corner.

4. The Developer shall submit a Final Plan pursuant to the standards and provision of Section 9-22-4.C of the Zoning Code, to particularize the details of the on-site and off-site improvements related to the development of the site including private and public roadway construction, private and public utility construction and installation, stormwater management and flood mitigation, and pedestrian sidewalk and crosswalk construction. Such Final Plan shall also include a Final Plat of Subdivision delineating the final configuration of lots within the subdivision.

5. Prior to Final Plan approval, detailed landscape plans shall be submitted indicating compliance with the perimeter landscape requirements for the subdivisions, in this case as a PUD for development of the Subject Property prescribed by Section 9-8A-5 of the Lake Zurich Municipal Code, with particular reference to the boundaries of the Subject Property along the south lot lines. The trees classified as "heritage trees" in the tree survey shall be incorporated into the plans to the greatest extent possible. A tree survey map shall be provided to denote existing trees and trees to be removed. The Developer shall utilize the "Village of Lake Zurich Tree Replacement Worksheet" to determine the replacement value in the form of either replacement trees within the Development or fee in lieu of replacement trees at the "average market value" for a >2.5-inch Replacement Tree as denoted in the worksheet as updated from time to time.

6. The Property line along the south of the project will be landscaped and screened from adjacent properties to the south with a combination of a 6-foot high solid privacy fence and landscape plant material consisting of canopy trees, evergreen trees, deciduous trees and shrubs. In order to accommodate the additional landscape material, the width of the landscape area along the south lot line of the project should be designed with adequate width.

7. The drainageway (creek) that runs along the northerly portion of the Subject Property that is associated with the wetland and pond shall have its banks stabilized and restored in accordance with a plan prepared by the Applicant that is approved by the Village. Such stabilization and restoration plan shall be submitted

for review and approval prior to Final Plan Approval and shall be conducted in conjunction with the earthwork related to the project and completed prior to the construction of the first residential building on the property.

8. All streets within the Development shall be maintained as private streets. Such streets shall be constructed according to Village design and construction standards applicable to public streets, and shall be owned and maintained by the HOA.

9. Off street parking spaces shall be designed with a minimum nine feet (9') wide by twenty feet (20') long and not less than one hundred eighty (180) square feet; provided, however, that the minimum length of a perimeter space or space perpendicular to a landscape area shall be no less than eighteen feet (18').

10. A 5-foot wide sidewalk shall be constructed along the frontage of the Subject Property along Old Rand Road. In lieu of the absence of such sidewalk, a fee shall be paid by the Developer to be used by the Village for sidewalk construction, replacement or repair within the village corporate boundaries. Such fee will be calculated at the rate of $20.00 per square-foot for a 5-foot wide sidewalk meeting Village standards for the length of frontage of the Subject Property where no sidewalk is proposed.

11. A pedestrian crosswalk shall additionally be provided across Old Rand Road to connect the subject PUD to the existing sidewalk on the west side of Old Rand Road at a location immediately north of the main entrance and shall be constructed per village standards and accompanied by flashing beacons to warn of pedestrians within the crosswalk as depicted on the Preliminary Civil Engineering Exhibits prepared by Eriksson Engineering Associates, Ltd., dated May 17, 2024 and updated on August 20, 2024.

12. All off-site utility and street improvements, including location and alignment of off-site utilities shall be completed per the requirements of the Village including but not limited to resurfacing of Old Rand Road, installation of curb and gutter as required by the Village, relocation and installation of utilities within right-of-way as required by the Village and installation and energizing of street lights in locations with specifications as determined and required by the Village.

13. The existing carriage walk along Buesching Road may be pulled off the back of curb and incorporated into the walk for the single-family homes facing the street. The sidewalk proposed along the frontage of Old Rand Road shall similarly be located closer to the building. Utility pole conflicts to accommodate the sidewalk shall require the removal of such poles and burying existing utility lines within those areas.

14. The Developer shall establish a Home Owners Association (HOA), prior to the issuance of any certificate of occupancy or sale of a unit or interest in the Subject Property, which will be responsible for upkeep of the private common areas including the private streets and driveways, the on-site detention facilities and

landscape material within common open space. The provisions for such HOA shall be established prior to approval of the Final Plan as defined in Section 9-22-4.C of the Lake Zurich Zoning Code (the "Final Plan"), and shall be subject to the review and approval of the Village.

15. As part of Final Plan approval, the Developer shall enter into a binding development agreement with the Village agreeing to install all the required improvements and providing surety for such improvements by means of a Letter of Credit and in a format as approved by the Village. In addition to the requirements outlined in Chapter 5 of the Land Development Code entitled "Procedure for Subdivision Approval," which are applicable to a PUD, specifically Section 10-5-7 entitled "Agreements and Guarantee of Improvements," such agreement shall additionally contain the following provisions:
    a. Prior to the sale of any single-family or multiple-family townhouse residence, at Developer cost, Village Establishment of a "backup" or dormant open space, stormwater management, snow removal, and private roadway repair and replacement Special Service Area (SSA) to ensure that these areas and features are cared for and maintained in the event of a future HOA dissolution or its lack of required maintenance of these areas with Developer Consent.

16. The Developer shall be responsible for payment of all Development Impact Fees, Water and Sanitary Connection Fees and Contributions as a condition of the approval of the PUD and Final Plat. The school impact fees, park impact fees, library impact fees, water and sanitary connection fees are paid pro-rata and due at the time a building permit is issued for the applicable building and shall include the fees for all units contained within each residential building.

17. The Development as a PUD shall be in compliance with all other applicable codes and ordinances of the Village of Lake Zurich, including general and continuing compliance with Title 10 of the Village Code, the Land Development Code, and all of the engineering and land improvement requirements, standards and specifications including those set forth in Chapter 6 of said Land Development Code, unless otherwise approved or provided for in the final engineering plans for the Subject Property.

SECTION 3: MODIFICATIONS FROM THE PROVISIONS OF THE ZONING CODE. The President and Board of Trustees, pursuant to the authority vested in them under the laws of the State of Illinois and the Lake Zurich Zoning Code specifically including Chapter 22, hereby grant the following modifications to such Codes:

A. The Applicant is granted a modification to Sections 9-3-11.B.2 which provides for a minimum lot area per unit of no more than 5,000 square feet, said modification authorizing the construction of new single-family residential buildings with a minimum lot area of 4,680 square feet for the

northwesterly units, 4,455 square feet for the northeasterly units, and 3,680 square feet for the six easterly units facing Buesching Road.

B. The Applicant is granted a modification to Sections 9-3-11.B.3 which provides for a minimum lot width of 75 feet, said modification authorizing the construction of new single-family residential buildings with a minimum lot width of 44.82 feet for the northerly units and 31.8 feet for the six easterly units facing Buesching Road.

C. The Applicant is granted a modification to Sections 9-3-11.C.2.b which provides for a minimum interior side yard of 7 feet, said modification authorizing the construction of new single-family residential buildings with a minimum side yard of 4 feet for garages on the northerly lots (the principal residences meet the setback requirement of 7 feet), and 4 feet for the garages and single-family residential units for the six easterly units facing Buesching Road.

D. The Applicant is granted a modification to Sections 9-3-11.E.7 which provides for Front And Corner Side Yard Adjustment Next To Existing Structures (otherwise known as Average setbacks), which is 51 feet for its frontage along Old Rand Road, and 24 feet for Lots frontage along Buesching Road, said modification authorizing the location of the single-family buildings along Old Rand Road with a setback of 27 feet for the northerly lots and authorizing the location of the single-family buildings along Buesching road with a setback of 25 feet.

E. The Applicant is granted a modification to Sections 9-3-11.C.3 which provides for a minimum rear yard of 30 feet, said modification authorizing the construction of the principal building on the northerly lots with a minimum rear yard setback of 20 feet. The principal buildings on the easterly lots facing Buesching Road will meet the requirements of the code with a rear yard setback of 40 feet.

SECTION 4: FINDINGS IN SUPPORT OF APPROVAL OF GRANT OF SPECIAL USE PERMITS, PUD, MAP AMENDMENT, SITE PLAN AND EXTERIOR APPEARANCE REVIEWS. The findings, conditions and recommendations as set forth in the STAFF REPORTS, and final findings and recommendations of the PZC, and additional Staff report to the Board dated September 3, 2024, are hereby accepted as the Board's own, are incorporated herein by this reference and shall be made a part of the official record for the Application.

SECTION 5: COMPLIANCE WITH ORDINANCE AND ALL CODES. Except as otherwise specifically provided in writing in advance by the Village, no work may be commenced on the Subject Property pursuant to the approvals granted in this Ordinance

until all conditions precedent of this Ordinance to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law. As well, Applicant shall have no right to final approvals or permits for use and occupancy of the Subject Property until all work and requirements provided for hereinabove are properly completed. Ongoing maintenance in good repair, consistent with these approvals, shall be required at all times. Any failure or delay in the Village enforcing the above provisions of this Ordinance shall not act as a waiver of the right to enforce, nor affect the enforcement of any other requirement, condition or provision herein.

SECTION 6: SEVERABILITY. If any section, paragraph, subdivision, clause, sentence or provision of this Ordinance shall be adjudged by any Court of competent jurisdiction to be invalid, such judgment shall not affect, impair, invalidate or nullify the remainder thereof, which remainder shall remain and continue in full force and effect.

SECTION 7: CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage and approval and publication, as provided by law.

SECTION 9: LIMITATIONS. Subject to an extension of time granted by the village manager, the special use permit for the subject planned unit development shall be valid for a period no longer than two (2) years unless a building permit is issued and construction is actually begun within that period and is thereafter diligently pursued to completion. In the event of the expiration of the Final Plan for the planned unit development, the village further reserves the right to vacate the plat of subdivision thereafter and require the developer to apply for and request approval for a subdivision to proceed with development of the property.

SECTION 10: BINDING EFFECT; SUCCESSION IN INTEREST. This Ordinance shall constitute a covenant running with the land and be binding upon and inure to the benefit of the parties hereto, their successors in interest, assignees, lessees, and upon any successor municipal authorities of the Village and successor municipalities. Except as otherwise expressly provided herein, upon the conveyance or assignment by Applicant of its interest in the Subject Property to any successor, assign or nominee, Applicant shall be released from any and all further liability or responsibility under this Ordinance except to the extent previously undertaken by Applicant, or for which Applicant has posted security to perform an obligation in which case Applicant shall be bound to continue to complete its performance unless a replacement bond or letter of credit is posted by the new owner or Applicant, and accepted by the Village, which shall not be unreasonably withheld. In such event, the Applicant shall be released from the underlying obligation to perform. The Village shall thereafter look only to the successor, assign, or nominee of duties and obligations of Applicant hereby undertaken.

PASSED THIS 3rd day of September, 2024.

Ayes: 4 Trustees Spacone, Marx, Riley, Sugrue

Nays: 2 Trustees Weider, Euker

Absent: Ø

Abstain: Ø

APPROVED this 4th day of September, 2024.

Mayor Tom Poynton

ATTEST:

Deputy Village Clerk
Kyle Kordell

VILLAGE OF LAKE ZURICH

670 S Old Rand Rd

Special Use Permit for a Planned Unit Development (PUD)
Zoning Map Amendment and Subdivision



250’ 500’

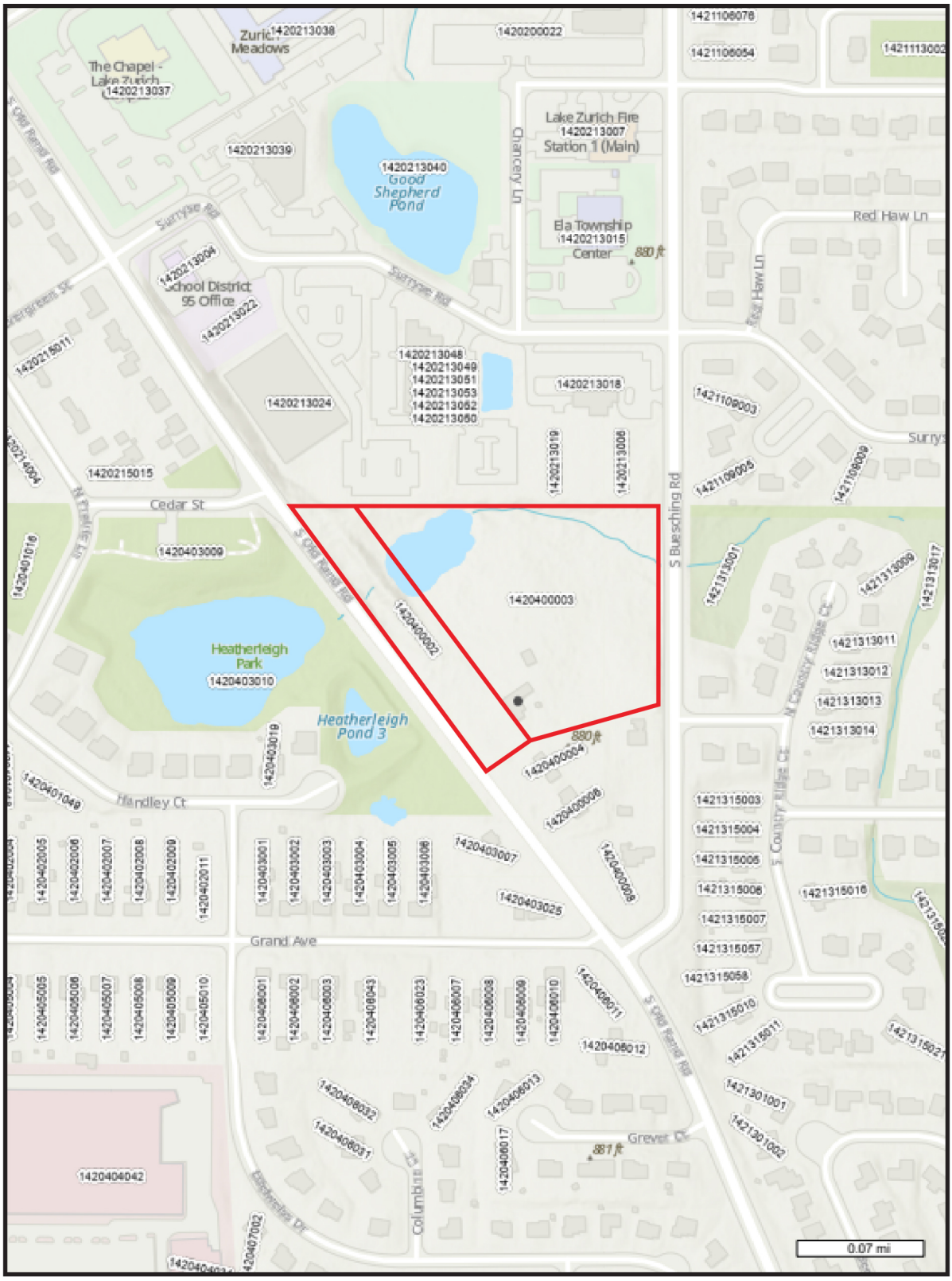
Subject Property

Tax Parcel Lines

N

670 S Old Rand Rd

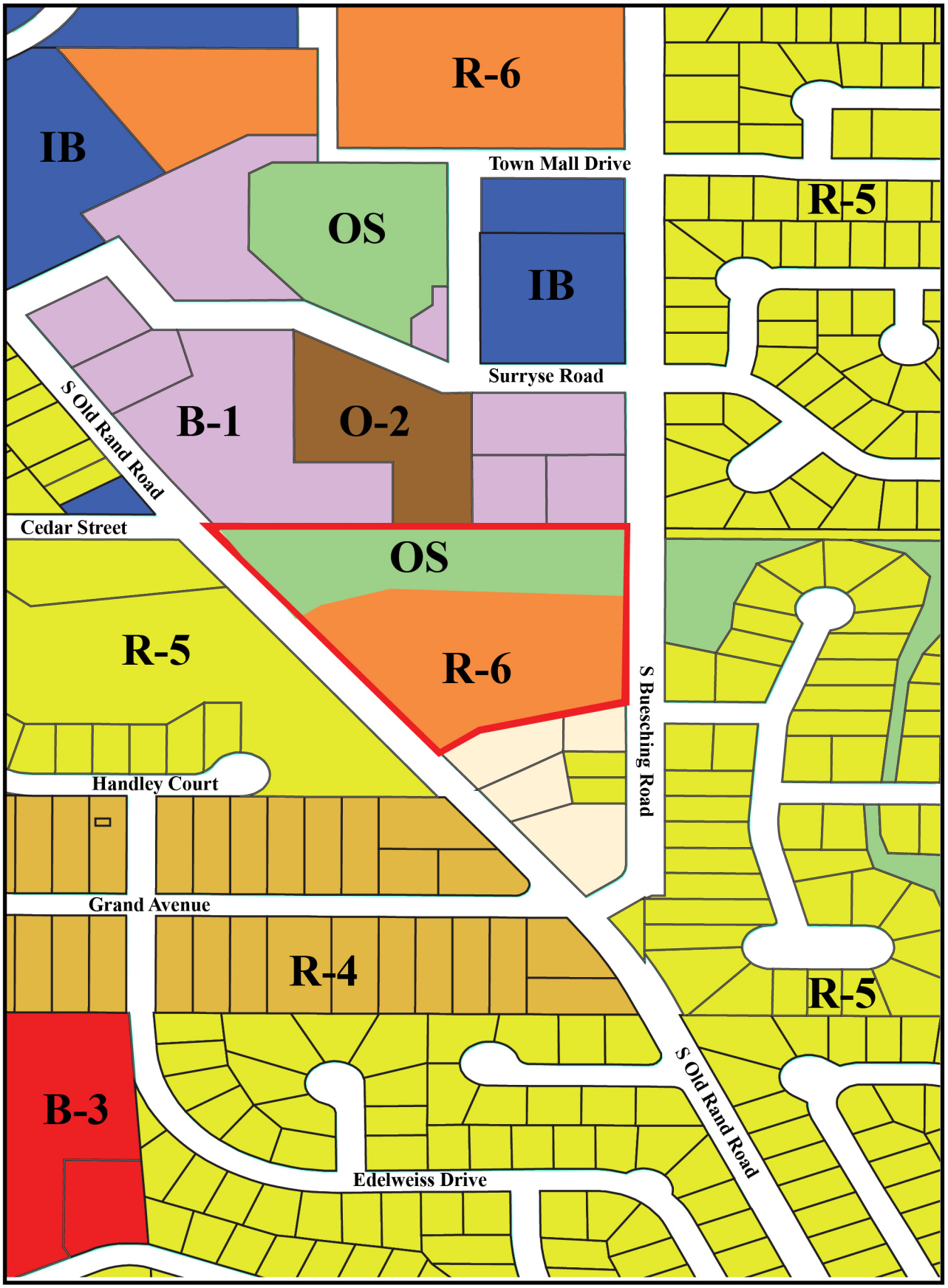
Special Use Permit for a Planned Unit Development (PUD)
Zoning Map Amendment and Subdivision



Subject Property

N

670 S Old Rand Rd



250’ 500’

Subject Property
Open Space
R-1/2
R-4
R-5
R-6
IB
B-1
B-3

N

ZONING APPLICATION

Community Development Department
505 Telser Rd.
Lake Zurich, IL 60047
Phone: (847) 540-1696
Fax: (847) 540-1769

(Please Type or Print)

1. Address of Subject Property: 670 Old Rand Road
2. Please attach complete legal description
3. Property Identification number(s): 14-20-400-002 and 1420-400-003
4. Owner of record is: Henry Joern Phone: 814-417-8732
   E-Mail _____ Address: 670 Old Rand Road, Lake Zurich, IL 60047
5. Applicant is (if different from owner): Lawrence M. Freedman Phone: 312-346-1390
   E-Mail lmfreedman@aflaw.com Address: 95 Revere Drive, Ste G, Northbrook, IL 60062
6. Applicant's interest in the property (owner, agent, realtor, etc.): Agent for OSK Capitol, LLC
7. All existing uses and improvements on the property are: R-1/2 Single Family
8. The proposed uses on the property are: R-6 Attached and Detached Single Family Rowhomes
9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:
   None
10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:
    Sales contract pending zoning approval
11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 250 feet (excluding all Public Right-of-Ways) of the Subject Property.

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT.
THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

Lawrence M. Freedman _____
(Name of applicant) (Signature of applicant)

Subscribed and sworn to before me this ____ day of May, 2021

Leslie M. Mercado My Commission Expires _____
(Notary Public)

Notary Public State of Illinois
Official Seal
Leslie M Mercado
Comm. # 980507
My Commission Expires 10/31/2027

Henry Joern _____
(Name of Owner, if different) (Signature of Owner, if different)

Subscribed and sworn to before me this 17th day of May, 2021

Leslie M. Mercado My Commission Expires _____
(Notary Public)

Notary Public State of Illinois
Official Seal
Leslie M Mercado
Comm. # 980507
My Commission Expires 10/31/2027

Please indicate what form of zoning relief your application requires. For assistance, please contact Staff:

☑ Zoning Code **Map** Amendment to change zoning of Subject Property from R-1/2 to R-6

☐ Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code _____

(See Section 18-103 of the Lake Zurich Zoning Code for specific standards. If a specific parcel is the subject of this amendment, then provide the additional information listed in Section 18-103C.)

☐ Special Use Permit/Amendment for _____

(See Section 19-103 of the Lake Zurich Zoning Code for specific standards.)

☑ Planned Unit Development/Major Adjustment/Amendment

(Planned Unit Developments are a distinct category of special use and are intended to create a more desirable environment than through strict application of the zoning and subdivision regulations. See Section 22-105 of the Lake Zurich Zoning Code for specific standards. Please list all the 'modifications' requested in the cover letter.)

☐ Variation for _____

(See Section 17-104 of the Lake Zurich Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter.)

☐ Modification to the Land Development Code (includes retaining walls more than 2 feet in height)
(See Section 10-6-18 of the Land Development Code for specific standards.)

☐ Preliminary Plat of Subdivision

☐ Final Plat of Subdivision or Amendment to Plat of Subdivision
(See Sections 10-5-2 and 10-5-9 of the Land Development Code for specific standards.)

☐ Site Plan Approval/Major Adjustment/Amendment
(See Section 20-103 of the Lake Zurich Zoning Code for specific standards.)

☐ Exterior Appearance Approval or Amendment
(See Section 21-103 of the Lake Zurich Zoning Code for specific standards.)

APPLICATION TO ANNEX CERTAIN TERRITORY

All land annexed to the Village is classified automatically after such annexation in the R-1\2 Single Family Residential District. The owner must file an application for a Zoning Map amendment if he or she desires a different zoning classification for the Subject Property.

☐ Petition to Annex Certain Territory (Please complete attached petition)

☐ Application to Annex Certain Territory

COMPREHENSIVE PLAN APPLICATION

☐ Comprehensive Plan **Map** Amendment for _____

_____

☐ Comprehensive Plan **Text** Amendment for _____

_____

LAW OFFICES

ASH, ANOS, FREEDMAN & LOGAN, L.L.C.
95 REVERE DRIVE, SUITE G
NORTHBROOK, IL 60062

LAWRENCE M. FREEDMAN
BARRY ASH
BRUCE T. LOGAN, OF COUNSEL

TELEPHONE: 312-346-1390
FAX: 312-346-7847
LMFREEDMAN@AFLAW.COM

May 17, 2024

Mr. Orlando Stratman
Chairperson
Planning and Zoning Commission
Village of Lake Zurich
505 Telser Road
Lake Zurich, IL 60047

Re: 670 S. Old Rand Road, Lake Zurich, IL

Dear Chairperson Stratman:
:

We represent OSK Capital Partners, LLC ("OSK"), the contract purchaser of the subject property, which comprises approximately 8.8 acres with .92 acres of wetlands, and is currently under the R-1/2 zoning classification.

OSK is seeking to develop the subject property with 20 attached single family homes and 18 unattached single family homes. In conjunction therewith, OSK will be requesting Development Concept Plan Approval, which will include rezoning the property to the R-6 Multiple Family Residential District.

It is contemplated that Old Rand Road will provide primary access for the proposed development with secondary access on Buesching Road. All required utilities are available to the site.

The proposed development contains a number of features which will not only benefit the development but will enhance the surrounding neighborhood. Such features will include:

- a variety of detached and attached single homes with both attached and detached garages.
- a pedestrian path which will connect Old Rand Road to Buesching Road.
- Improvements to the wetlands' appearance and health of vegetation.
- A design which orients the front doors of the homes to face the development's main road with the detached single family homes backing up to the wetlands
- Providing easy fire truck access with no dead end streets
- Locating the 2.5 story detached single family homes along Buesching Road. across from existing detached single family homes, with the 3 story attached single family homes being located on the interior of the development or along Rand Road across from dense vegetation where there are no neighboring residences.
- Providing a landscaping buffer as well as fencing between our development and the property to the south

In support of our request we are providing the following:

1. Application
2. Architectural Drawings
    1. 4 renderings
    2. Current site plan
    3. Preliminary plat of subdivision
    4. Proposed house plans
    5. Proposed house elevations
3. Civil Drawings
    1. Site Demolition Plan
    2. Site Geometry Plan
    3. Site Utility Plan
    4. Grading and Paving Plan
    5. Site Work Details
4. Landscape Drawings
    1. Rendered Landscape Plan
    2. Landscape Plan
    3. Landscape Details
    4. Landscape Narrative
5. Estimated Cost/Budget
6. Site Lighting Drawings
    1. Photometric Site Plan
    2. Site Lighting Plan
    3. Light Fixture cut sheets
7. Stormwater Report
8. Survey and Legal Description
9. Traffic Study
10. Tree Inventory

11. Evidence of Title

We would appreciate being scheduled for a public hearing. Thank you.

Very truly yours,

ASH, ANOS, FREEDMAN & LOGAN, L.L.C.



BY: Lawrence M. Freedman

LMF:eas
Enclosure

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY LINE OF PREMISES CONVEYED TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910, IN BOOK 182 OF DEEDS, PAGE 4; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID PREMISES CONVEYED BY SAID DEED RECORDED AS DOCUMENT 131910, 695.5 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE EAST ALONG SAID NORTH LINE 760 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN A STRIP OF LAND 133 FEET WIDE LYING EASTERLY AND NORTHERLY OF THE CENTER LINE OF LAKE ZURICH-PALATINE ROAD (NOW KNOWN AS RAND ROAD); SAID PREMISES BEING THE SAME AS CONVEYED BY JOHN ROBERTSON AND JULIA ROBERTSON, HIS WIFE, TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED DATED OCTOBER 20, 1910 AND RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910 IN BOOK 182 OF DEEDS, PAGE 4, AND SHOWN ON PLAT ATTACHED TO SAID DEED,

(EXCEPT THAT PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER, OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SOUTHEAST QUARTER, SECTION 20, THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD AND THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 52 DEGREES 27 MINUTES WEST, 133 FEET TO CENTER OF RAND ROAD; THENCE SOUTH 37 DEGREES 33 MINUTES EAST, ALONG CENTER OF RAND ROAD 528 .7 FEET; THENCE NORTH 52 DEGREES 27 MINUTES EAST, 133 FEET TO EASTERLY RIGHT OF WAY LINE OF SAID FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD; THENCE NORTH 37 DEGREES 33 MINUTES WEST, ALONG SAID RIGHT OF WAY LINE 528.7 FEET TO THE PLACE OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

SURVEYORS NOTES:

TABLE A NOTES:

1. TABLE A ITEMS 1, 2, 3, 4, 8, 9, 13, 16 AND 17 ARE SHOWN HEREON THIS SURVEY.

2. FIELD WORK WAS COMPLETED ON JUNE 1, 2022.

3. TABLE A ITEM 1, ALL MONUMENTS WERE EITHER FOUND OR SET ON THE SUBJECT PROPERTY.

4. TABLE A ITEM 2, ADDRESS OF THE SURVEYED PROPERTY WAS OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELD WORK.
670 S OLD RAND ROAD, LAKE ZURICH, IL 60047

5. TABLE A ITEM 3, UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 17097C0229K WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LIE IN "ZONE X", AREA OF MINIMAL FLOODING.

6. TABLE A ITEM 4, GROSS LAND AREA = 384,250 SQUARE FEET OR 8.821 ACRES MORE OR LESS. (TO HEAVY LINES)

7. TABLE A ITEM 8, ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.

8. TABLE A ITEM 9, PARKING STALL COUNT IS AS FOLLOWS: 0 REGULAR PARKING STALLS, 0 ACCESSIBLE STALLS.

9. SCHEDULE A ITEM 13, NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE SURVEY.

10. SCHEDULE A ITEM 16, NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

11. TABLE A ITEM 17, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN DISCOVERED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

TO: OSK CAPITAL PARTNERS, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 12, 2022.

REGIONAL LAND SERVICES, LLC
PROFESSIONAL DESIGN FIRM NUMBER 007858-0010

Rudy P. Dixon — 6/21/2022
RUDY P. DIXON — DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

PROFESSIONAL LAND SURVEYOR — RUDY P. DIXON — 035-003832 — ROCHELLE — ILLINOIS — STATE OF ILLINOIS

LEGEND

- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING CABLE TV PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING STORM CATCH BASIN
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER VALVE & VAULT
- EXISTING MAILBOX
- EXISTING DECIDUOUS TREE (LEAF TREE)
- EXISTING COMIFEROUS TREE (NON LEAF TREE)
- PARCEL LINES
- RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATERMAIN LINE
- EXISTING OVERHEAD WIRES
- EXISTING STEEL GUARDRAIL
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF TREES
- EXISTING CONTOUR MAJOR 5 FOOT
- EXISTING CONTOUR MINOR 1 FOOT
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT

NOTES CORRESPONDING TO SCHEDULE B, PART TWO

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CCHI2202757LD, DATED APRIL 20, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.

2. SCHEDULE B ITEM 8 [E]: PERMANENT TAX NUMBERS 14-20-400-002, 14-20-400-003 AND 14-220-400-003 AS LISTED IN TITLE COMMITMENT.

3. SCHEDULE B ITEM 20 [K]: RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES. AFFECTS SUBJECT PARCELS 1 AND 2. SHOWN ON SAID SURVEY.

4. SCHEDULE B ITEM 21 [L]: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND IN QUESTION AS DEDICATED FOR ROAD PURPOSES BY AN INSTRUMENT DATED SEPTEMBER 21, 1921 AND RECORDED OCTOBER 5, 1921 AS DOCUMENT 205904. AFFECTS PARCEL 2. SHOWN ON SAID SURVEY.

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

811 Know what's below. Call before you dig. (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123 JULIE

SURVEYORS NOTES:
1. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL THEREOF.
2. BEFORE STARTING ANY CONSTRUCTION OR PURCHASE OF PROPERTY, CONSULT ALL DEEDS OF RECORD AND ALL ORDINANCES AND REGULATIONS (BUILDING LINES, EASEMENTS, ETC.) AFFECTING THE PROPERTY AND ESTABLISH ALL PROPERTY LINES. CONSULT LOCAL ORDINANCES FOR RESTRICTIONS (BUILDING LINES, ZONING, ETC.).
3. PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESES ARE RECORD DIMENSIONS AND/OR BEARINGS IF DIFFERENT FROM MEASURED DIMENSIONS AND/OR BEARINGS.
4. PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESES ARE RECORD DIMENSIONS AND/OR BEARINGS IF DIFFERENT FROM MEASURED DIMENSIONS AND/OR BEARINGS.

REV	DESCRIPTION	BY	DATE

PROJECT NUMBER: 220115
DATE: 6/21/2022
SHEET: 1 OF 1
DRAWING NUMBER: ALTA

CLIENT:
ADVANTAGE CONSULTING ENGINEERS
80 MAIN STREET - SUITE 17, LEMONT, IL 60439
PHONE: T (847) 280-4758

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCKTON, IL 61072
PHONE: (618) 559-2260

ALTA COMMITMENT FOR TITLE INSURANCE

Issued By:

CHICAGO TITLE INSURANCE COMPANY

Commitment Number:

CCHI2202757LD

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, Chicago Title Insurance Company, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

Chicago Title Insurance Company

By:

Michael J. Nolan, President

Countersigned By:

Michael J. Nolan
Authorized Officer or Agent

Attest:

Marjorie Nemzura, Secretary

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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Transaction Identification Data for reference only:

ORIGINATING OFFICE:	FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Insurance Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Email: chicagocommercial@ctt.com	Chicago Title and Trust Company 10 South LaSalle Street, Suite 3100 Chicago, IL 60603 Main Phone: (312)223-4627 Main Fax: (312)223-3018

Order Number: CCHI2202757LD
Property Ref.: 670 S. Old Rand Road, Lake Zurich, IL 60047

SCHEDULE A

1. Commitment Date: April 20, 2022
2. Policy to be issued:

   (a) ALTA Owner's Policy 2006
   Proposed Insured: Osk Capital Partners, LLC
   Proposed Policy Amount: $2,950,000.00

3. The estate or interest in the Land described or referred to in this Commitment is:

   Fee Simple

4. The Title is, at the Commitment Date, vested in:

   Henry C. Joern and Rita Joern

5. The Land is described as follows:

   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

END OF SCHEDULE A

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EXHIBIT "A"

Legal Description

PARCEL 1:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY LINE OF PREMISES CONVEYED TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910, IN BOOK 182 OF DEEDS, PAGE 4; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID PREMISES CONVEYED BY SAID DEED RECORDED AS DOCUMENT 131910, 695.5 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE EAST ALONG SAID NORTH LINE 760 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS

PARCEL 2:

THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN A STRIP OF LAND 133 FEET WIDE LYING EASTERLY AND NORTHERLY OF THE CENTER LINE OF LAKE ZURICH-PALATINE ROAD (NOW KNOWN AS RAND ROAD); SAID PREMISES BEING THE SAME AS CONVEYED BY JOHN ROBERTSON AND JULIA ROBERTSON, HIS WIFE, TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED DATED OCTOBER 20, 1910 AND RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910 IN BOOK 182 OF DEEDS, PAGE 4, AND SHOWN ON PLAT ATTACHED TO SAID DEED,

(EXCEPT THAT PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER, OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SOUTHEAST QUARTER, SECTION 20, THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD AND THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 52 DEGREES 27 MINUTES WEST, 133 FEET TO CENTER OF RAND ROAD; THENCE SOUTH 37 DEGREES 33 MINUTES EAST, ALONG CENTER OF RAND ROAD 528 .7 FEET; THENCE NORTH 52 DEGREES 27 MINUTES EAST, 133 FEET TO EASTERLY RIGHT OF WAY LINE OF SAID FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD; THENCE NORTH 37 DEGREES 33 MINUTES WEST, ALONG SAID RIGHT OF WAY LINE 528.7 FEET TO THE PLACE OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

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SCHEDULE B, PART I
REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.

6. Be advised that the "good funds" of the title insurance act (215 ILCS 155/26) became effective 1-1-2010. This act places limitations upon the settlement agent's ability to accept certain types of deposits into escrow. Please contact your local Chicago Title office regarding the application of this new law to your transaction.

7. Effective June 1, 2009, pursuant to Public Act 95-988, satisfactory evidence of identification must be presented for the notarization of any and all documents notarized by an Illinois notary public. Satisfactory identification documents are documents that are valid at the time of the notarial act; are issued by a state or federal government agency; bear the photographic image of the individual's face; and bear the individual's signature.

8. **The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's Policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.**

END OF SCHEDULE B, PART I

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SCHEDULE B, PART II
EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

General Exceptions

1. **Rights or claims of parties in possession not shown by Public Records.**

2. **Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the Land.**

3. **Easements, or claims of easements, not shown by the Public Records.**

4. **Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.**

5. **Taxes or special assessments which are not shown as existing liens by the Public Records.**

6. **We should be furnished a properly executed ALTA statement and, unless the land insured is a condominium unit, a survey if available. Matters disclosed by the above documentation will be shown specifically**

7. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

E 8. Taxes for the year 2021 and 2022.

Taxes for the year 2021 and 2022 are not yet due or payable.

Taxes for the year 2020, amounting to $2,835.36 are marked paid of record.
Permanent Index Number: 14-20-400-002.
(Affects part of the Land)

Taxes for the year 2020, amounting to $11,303.46 are marked paid of record.
Permanent Index Number: 14-20-400-003.
(Affects part of the Land)

M 9. The following described portion of the Land apparently is not assessed for general real estate taxes for the

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

year(s) 2020 and prior. This commitment/policy is subject to said taxes.

That part of Parcel 1 falling under S. Bueshing Road.
The West 33 feet of Parcel 2 falling under Rand Road.

G 10. Please be advised that our search did not disclose any open mortgages of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

B 11. Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.

A 12. The Company should be furnished a statement that there is no property manager employed to manage the Land, or, in the alternative, a final lien waiver from any such property manager.

F 13. Due to office closures in place or that might occur, we should be provided with our standard form of indemnity (GAP Indemnity) for defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Commitment Date but prior to the date of recording of the instruments under which the Proposed Insured acquires the estate or interest or mortgage covered by this commitment. Note: Due to office closures related to covid-19 we may be temporarily unable to record documents in the normal course of business.

H 14. If applicable, the spouse or civil union partner of the party in title should join in the conveyance or mortgage for the purpose of releasing homestead.

D 15. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below.

Limited Liability Company: Osk Capital Partners, LLC

a. A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member.

b. If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendment thereto with the appropriate filing stamps.

c. If the Limited Liability Company is member-managed a full and complete current list of members certified by the appropriate manager or member.

d. A current dated certificate of good standing from the proper governmental authority of the state in which the entity was created

e. If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

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SCHEDULE B, PART II
EXCEPTIONS
(continued)

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

C 16. The legal description provided in Schedule A is for convenience only. An ALTA survey that more particularly describes the property in question should be provided and this commitment is subject to further exceptions, if any, as may be deemed necessary.

P 17. Due to the COVID-19 pandemic, some or all of the recorded document necessary for our review were not available from the Lake County Recorder's office. As such, the title finding is for convenience only. Please consult with your local underwriter to discuss.

I 18. Rights of the public, the State of Illinois, the municipality and the adjoining owners in and to that part of the Land, if any, taken or used for road purposes.

J 19. Rights of Way for drainage tiles, ditches, feeders, laterals and underground pipes, if any.

K 20. Rights of the public and quasi-public utilities, if any, for maintenance therein of poles, conduits, sewers and other facilities.

L 21. Rights of the public, the State of Illinois in and to that part of the Land in question as dedicated for road purposes by an instrument dated September 21, 1921 and recorded October 5, 1921 as Document 205904.

(Affects Parcel 2)

N 22. Note for information (Endorsement Requests):

All endorsement requests should be made prior to closing to allow ample time for the company to examine required Documentation.

Note: before any endorsements can be approved, we should be informed as to the land use and as to what type of structure is on the land.

(This note will be waived for the policy,)

O 23. Informational Note:

To schedule any closings in the Chicago Commercial Center, please call (312)223-2707.

END OF SCHEDULE B, PART II

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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COMMITMENT CONDITIONS

1. DEFINITIONS

(a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.

(b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

(c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.

(d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

(e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

(f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.

(g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.

(h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

(a) the Notice;

(b) the Commitment to Issue Policy;

(c) the Commitment Conditions;

(d) Schedule A;

(e) Schedule B, Part I-Requirements;

(f) Schedule B, Part II-Exceptions; and

(g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

(a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:

(i) comply with the Schedule B, Part I-Requirements;

(ii) eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or

(iii) acquire the Title or create the Mortgage covered by this Commitment.

(b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

(c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

(d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.

(e) The Company shall not be liable for the content of the Transaction Identification Data, if any.

(f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

(a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

(b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

(continued)

(c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

(d) The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

(e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

(f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is Two Million And No/100 Dollars ($2,000,000.00) or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

END OF CONDITIONS

1031 EXCHANGE SERVICES

If your transaction involves a tax deferred exchange, we offer this service through our 1031 division, IPX1031. As the nation's largest 1031 company, IPX1031 offers guidance and expertise. Security for Exchange funds includes segregated bank accounts and a 100 million dollar Fidelity Bond. Fidelity National Title Group also provides a 50 million dollar Performance Guaranty for each Exchange. For additional information, or to set-up an Exchange, please call Scott Nathanson at (312)223-2178 or Anna Barsky at (312)223-2169.

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670 South Old Rand Road

Lake Zurich

Planning and Zoning Commission Submittal

February 14, 2025

Table of Contents

Architectural

A00	Cover and Index
A01	Aerial Rendering
A02	Rendering from Old Rand Rd Entry
A03	Rendering at Central Green Space
A04	Rendering from Buesching Rd Entry
A05	Current Site Plan
A06	Plat of Subdivision
A07	Single Family Home Plans
A08	Single Family Home Elevations
A09	Row Home Plans
A10	Interior Row Home Elevations
A11	Rand Road Row Home Elevations

Civil

C000	CIVIL COVER SHEET
C001	EXISTING CONDITIONS
C002	NOTES & LEGENDS
C100	SITE DEMOLITION PLAN - OVERALL
C101	SITE DEMOLITION PLAN - NORTHWEST
C102	SITE DEMOLITION PLAN - NORTHEAST
C103	SITE DEMOLITION PLAN - SOUTH
C200	SITE GEOMETRY PLAN - OVERALL
C201	SITE GEOMETRY PLAN - NORTHWEST
C202	SITE GEOMETRY PLAN - NORTHEAST
C203	SITE GEOMETRY PLAN - SOUTH
C300	SITE UTILITY PLAN - OVERALL
C301	SITE UTILITY PLAN - NORTHWEST
C302	SITE UTILITY PLAN - NORTHEAST
C303	SITE UTILITY PLAN - SOUTH
C400	GRADING & PAVING PLAN - OVERALL
C401	GRADING & PAVING PLAN - NORTHWEST
C402	GRADING & PAVING PLAN - NORTHEAST
C403	GRADING & PAVING PLAN - SOUTH
C404	GRADING DETAIL
C405	GRADING DETAIL
C406	GRADING DETAIL
C500	SOIL EROSION & SEDIMENT CONTROL PLAN - OVERALL
C501	SOIL EROSION & SEDIMENT CONTROL PLAN - NORTHWEST
C502	SOIL EROSION & SEDIMENT CONTROL PLAN - NORTHEAST
C503	SOIL EROSION & SEDIMENT CONTROL PLAN - SOUTH
C600	SITE WORK DETAILS
C601	SITE WORK DETAILS
C602	SITE WORK DETAILS
C603	SITE WORK DETAILS
C604	SITE WORK DETAILS

Landscape

L100	LANDSCAPE PLAN
L200	LANDSCAPE DETAILS
TP100	TREE PRESERVATION PLAN
TP200	TREE PRESERVATION TABLE

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Chicago Illinois 60654

312 337 3344

Architecture
Urban Planning

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670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners
owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

232885

As Noted

2/14/25

Cover and Index



1 Aerial Rendering
SCALE: 1:1.94

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670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners
owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

232885

As Noted

2/14/25

Aerial Rendering

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1 Rendering from Old Rand Rd Entry
SCALE: 1:1.93

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners
owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

232885

As Noted

2/14/25

Rendering from Old Rand Rd Entry

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1 Rendering at Central Green Space
SCALE: 1:1.97

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners
owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

232885

As Noted

2/14/25

Rendering at Central Green Space

640 N Lasalle
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1 Rendering from Buesching Rd Entry
SCALE: 1:1.96

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners
owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

232885

As Noted

2/14/25

Rendering from Buesching Rd Entry

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1 1st Floor Option C
SCALE: 1" = 30'

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners
owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

232885

As Noted

2/14/25

Current Site Plan



1 Preliminary Plat of Subdivision
SCALE: 1" = 30'

640 N Lasalle
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670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners
owner

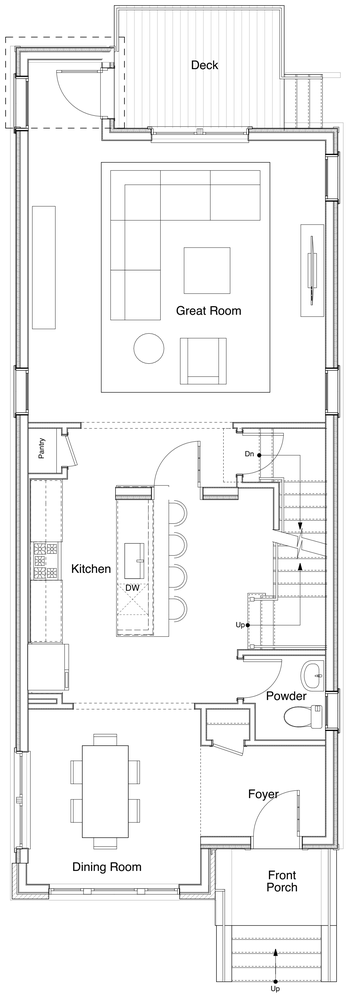
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	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

232885

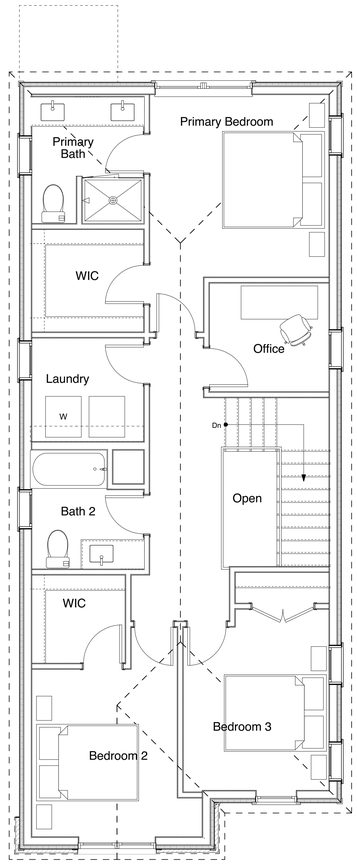
As Noted

2/14/25

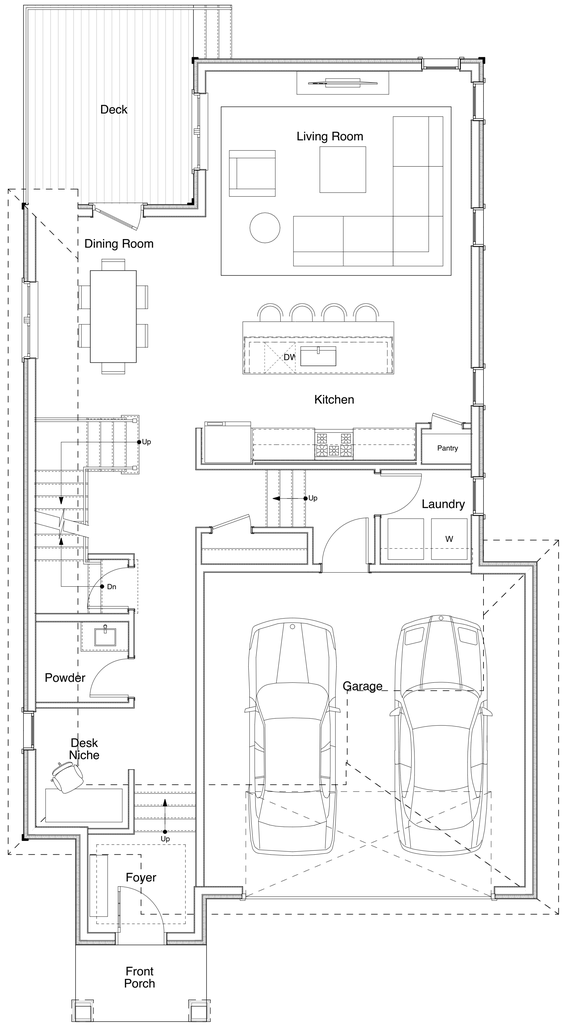
Plat of Subdivision



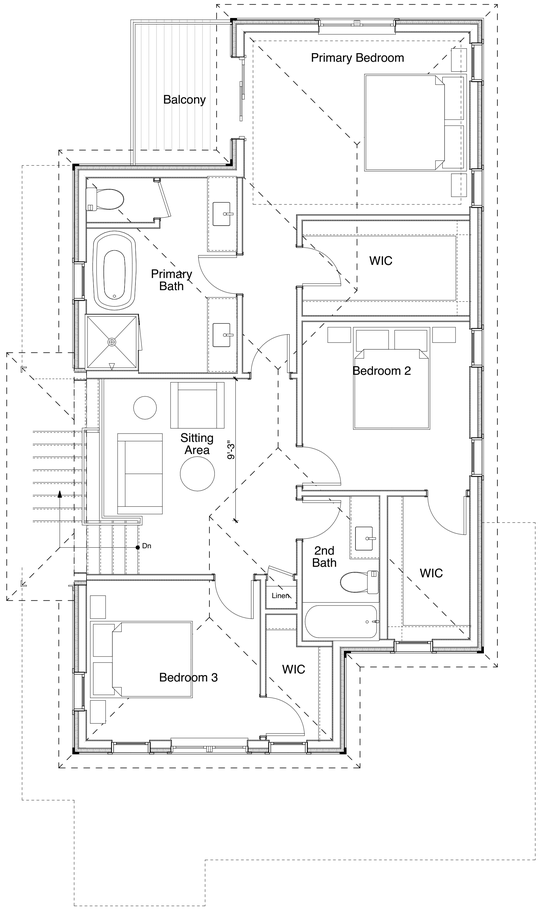
1 1st Floor Plan
SCALE: 1/4" = 1'-0"



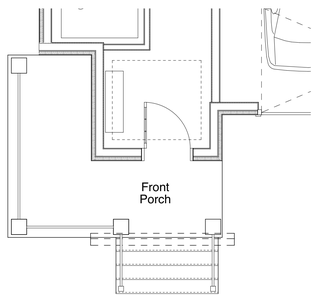
2 2nd Floor Plan
SCALE: 1/4" = 1'-0"



3 1st Floor Plan
SCALE: 1/4" = 1'-0"



4 2nd Floor Plan
SCALE: 1/4" = 1'-0"



5 Alt Entry
SCALE: 1/4" = 1'-0"

640 N Lasalle
Suite 400
Chicago Illinois 60654

312 337 3344

Architecture
Urban Planning

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670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners
owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

232885

As Noted

2/14/25

Single Family Home Plans

640 N Lasalle
Suite 400
Chicago Illinois 60654

312 337 3344

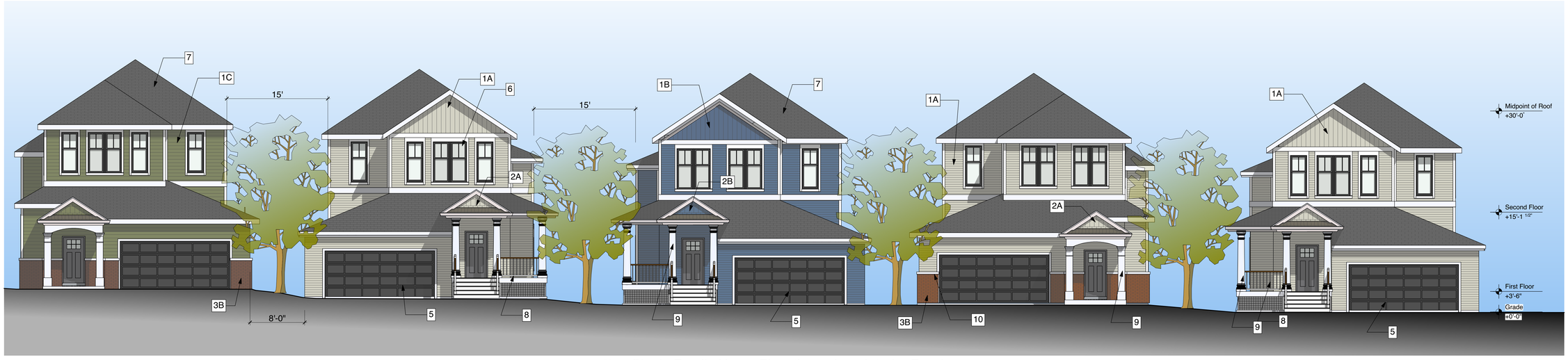
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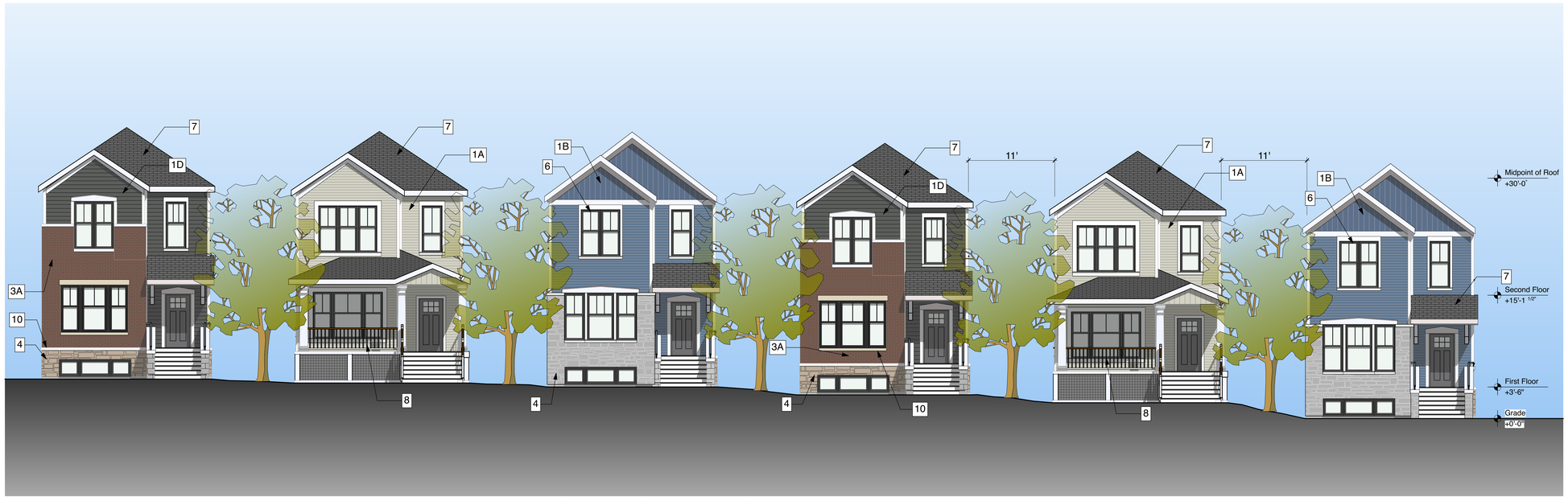
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1 Single Family Home Elevations along Interior Road
NOT TO SCALE



2 Single Family Home Elevations along Buesching Road
NOT TO SCALE

Material Legend	
1	Prefinished Fiber Cement Siding
1A	Color A
1B	Color B
1C	Color C
1D	Color D
1E	Color E
2	Prefinished Fiber Cement Shakes
2A	Color A
2B	Color B
2C	Color C
3	Modular Masonry Brick
3A	Color A
3B	Color B
4	Cast Stone Base
5	Overhead Hollow Metal Door
6	Premium Vinyl Windows
7	Asphalt Shingles
8	Painted Wood Railing
9	Painted PVC Manufactured Column
10	Cast Stone Sill

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners
owner

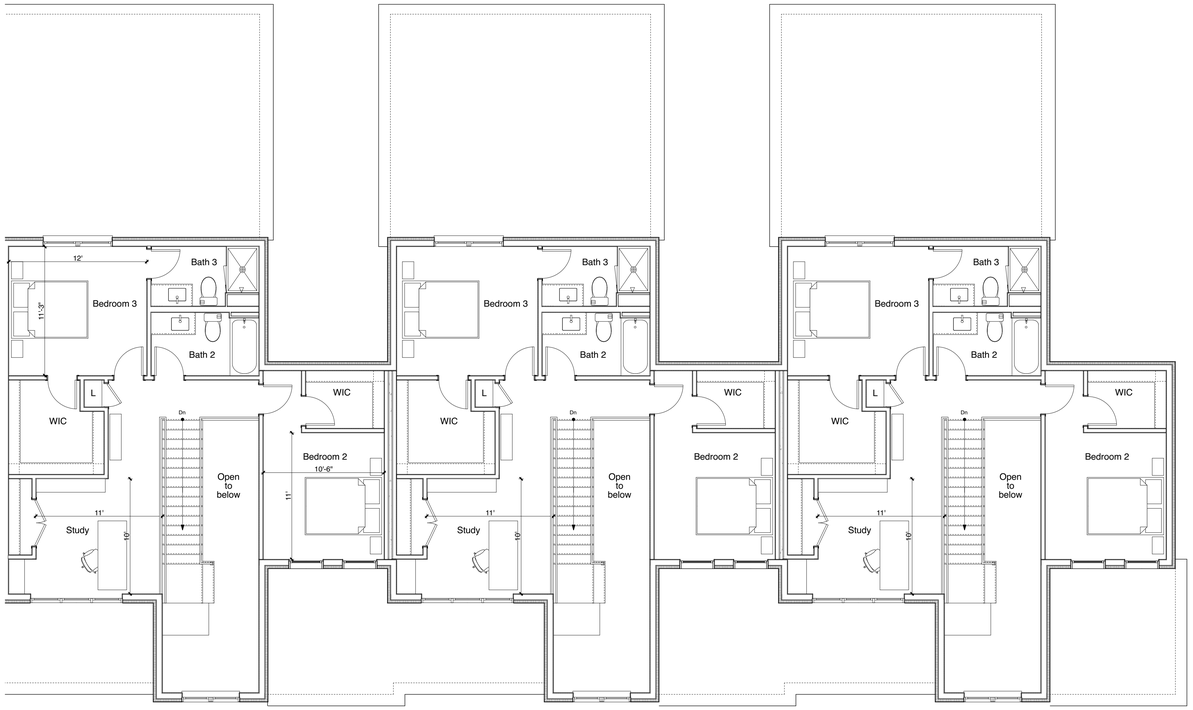
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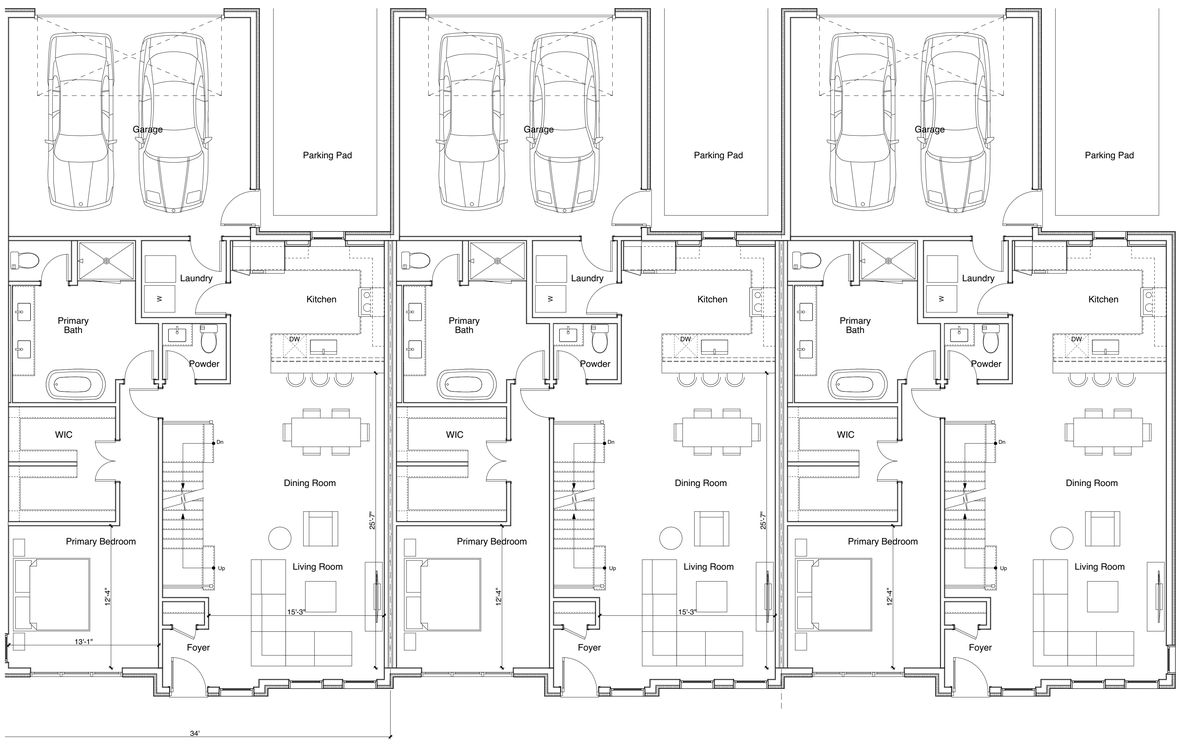
As Noted

2/14/25

Single Family Home Elevations

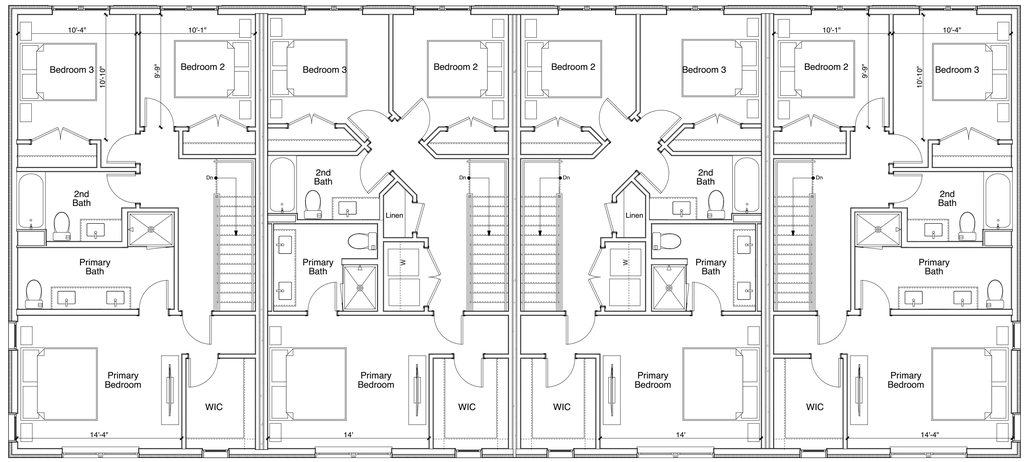


4 2nd Floor Plan
SCALE: 3/16" = 1'-0"



5 1st Floor Plan
SCALE: 3/16" = 1'-0"

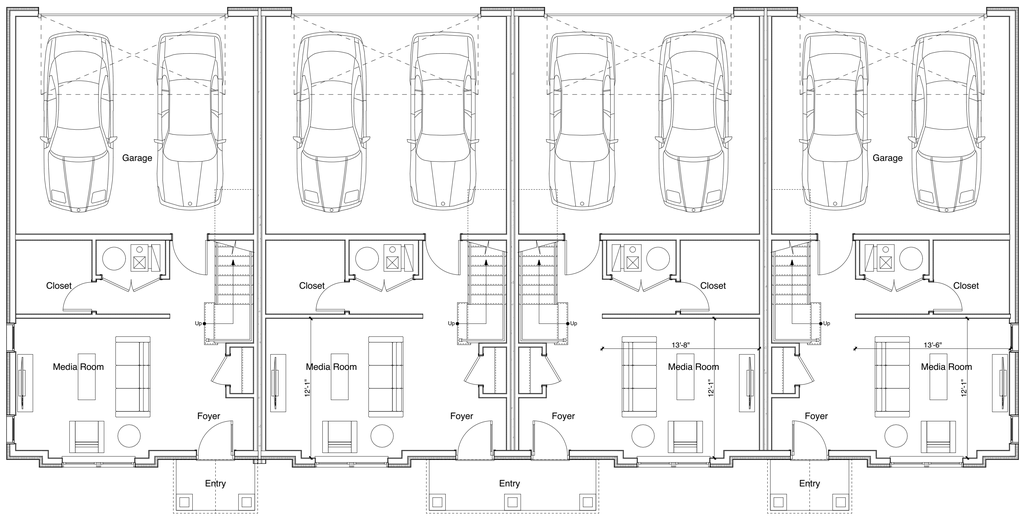
Rand Road Row Home Plans



3 3rd Floor Plan
SCALE: 3/16" = 1'-0"



2 2nd Floor Plan
SCALE: 3/16" = 1'-0"



1 1st Floor Plan
SCALE: 3/16" = 1'-0"

Interior Row Home Plans

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670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners
owner

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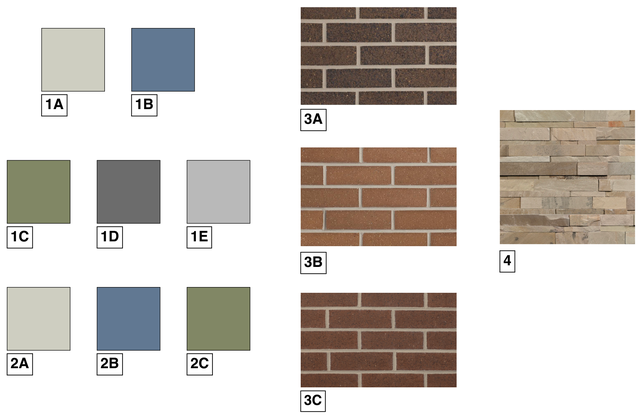
Row Home Plans



1 Interior Row Home Building - Front Elevation

NOT TO SCALE

Material Legend	
1	Prefinished Fiber Cement Siding
1A	Color A
1B	Color B
1C	Color C
1D	Color D
1E	Color E
2	Prefinished Fiber Cement Shakes
2A	Color A
2B	Color B
2C	Color C
3	Modular Masonry Brick
3A	Color A
3B	Color B
4	Cast Stone Base
5	Overhead Hollow Metal Door
6	Premium Vinyl Windows
7	Asphalt Shingles
8	Painted Wood Railing
9	Painted PVC Manufactured Column
10	Cast Stone Sill



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2/14/25

Interior Row Home Elevations

640 N Lasalle
Suite 400
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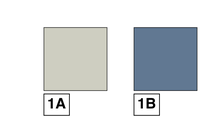
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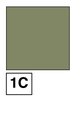


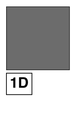
1 Rand Road Row Home Building - Front Elevation
SCALE: 1/4" = 1'-0"

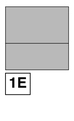
Material Legend	
1	Prefinished Fiber Cement Siding
1A	Color A
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1C	Color C
1D	Color D
1E	Color E
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7	Asphalt Shingles
8	Painted Wood Railing
9	Painted PVC Manufactured Column
10	Cast Stone Sill

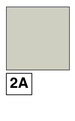

1A

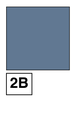
1B

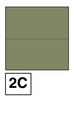

1C


1D


1E


2A


2B


2C


3A


3B


3C


4

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners
owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

232885

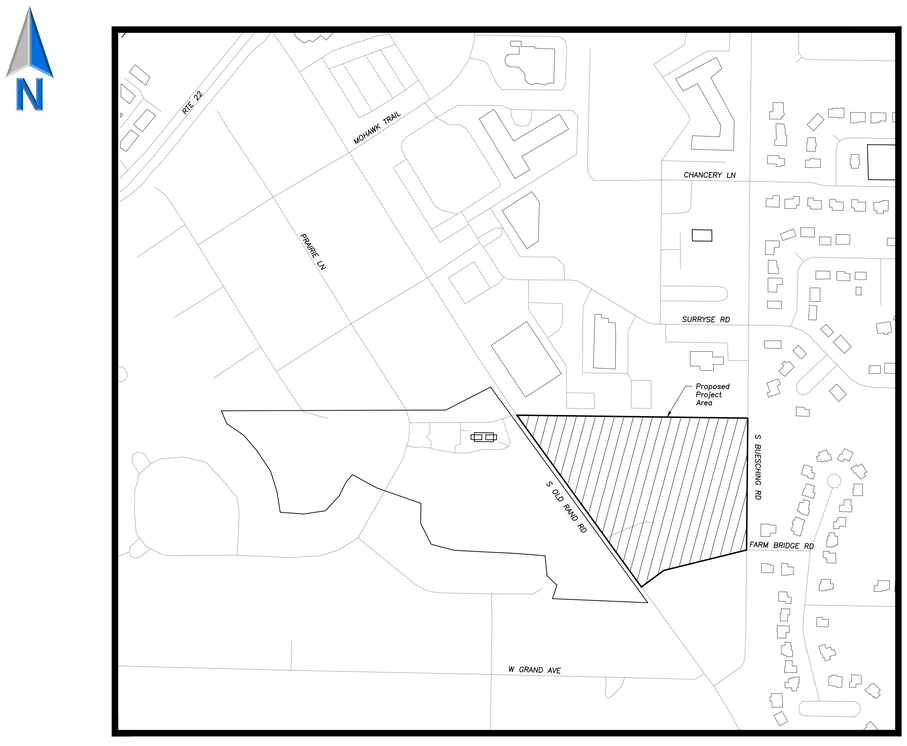
As Noted

2/14/25

Rand Road Row Home Elevations

RESIDENTIAL DEVELOPMENT

670 S. OLD RAND ROAD
LAKE ZURICH, IL 60047



LOCATION MAP (NTS)

CIVIL SHEET INDEX

C000 CIVIL COVER SHEET
C001 EXISTING CONDITIONS
C002 NOTES & LEGENDS

C100 SITE DEMOLITION PLAN – OVERALL
C101 SITE DEMOLITION PLAN – NORTHWEST
C102 SITE DEMOLITION PLAN – NORTHEAST
C103 SITE DEMOLITION PLAN – SOUTH

C200 SITE GEOMETRY PLAN – OVERALL
C201 SITE GEOMETRY PLAN – NORTHWEST
C202 SITE GEOMETRY PLAN – NORTHEAST
C203 SITE GEOMETRY PLAN – SOUTH

C300 SITE UTILITY PLAN – OVERALL
C301 SITE UTILITY PLAN – NORTHWEST
C302 SITE UTILITY PLAN – NORTHEAST
C303 SITE UTILITY PLAN – SOUTH

C400 GRADING & PAVING PLAN – OVERALL
C401 GRADING & PAVING PLAN – NORTHWEST
C402 GRADING & PAVING PLAN – NORTHEAST
C403 GRADING & PAVING PLAN – SOUTH
C404 GRADING DETAIL
C405 GRADING DETAIL
C406 GRADING DETAIL

C500 SOIL EROSION & SEDIMENT CONTROL PLAN – OVERALL
C501 SOIL EROSION & SEDIMENT CONTROL PLAN – NORTHWEST
C502 SOIL EROSION & SEDIMENT CONTROL PLAN – NORTHEAST
C503 SOIL EROSION & SEDIMENT CONTROL PLAN – SOUTH

C600 SITE WORK DETAILS
C601 SITE WORK DETAILS
C602 SITE WORK DETAILS
C603 SITE WORK DETAILS

SURVEY PROVIDED BY:

Plat of Survey and Topography Provided By Regional Land Services For Advantage Consulting Engineers on 06/21/2022. Order Number 220115.

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

640 N Lasalle Suite 400 Chicago Illinois 60654
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Architecture Urban Planning

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145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

LICENSED PROFESSIONAL ENGINEER
LAURA ROSENBAUER
062-074634
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/25

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

orientation

project number 232885

scale As Noted

date 2/14/25

sheet title CIVIL COVER SHEET

sheet number C000

ALTA/NSPS LAND TITLE SURVEY



LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION

PARCEL 1:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY LINE OF PREMISES CONVEYED TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910, IN BOOK 182 OF DEEDS, PAGE 4; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID PREMISES CONVEYED BY SAID DEED RECORDED AS DOCUMENT 131910, 695.5 FEET TO THE NORTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20; THENCE EAST ALONG SAID NORTH LINE 760 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS

PARCEL 2:
THAT PART OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN A STRIP OF LAND 133 FEET WIDE LYING EASTERLY AND NORTHERLY OF THE CENTER LINE OF LAKE ZURICH-PALATINE ROAD (NOW KNOWN AS RAND ROAD); SAID PREMISES BEING THE SAME AS CONVEYED BY JOHN ROBERTSON AND JULIA ROBERTSON, HIS WIFE, TO WAUKEGAN, ROCKFORD AND ELGIN TRACTION COMPANY BY DEED DATED OCTOBER 20, 1910 AND RECORDED OCTOBER 22, 1910, AS DOCUMENT 131910 IN BOOK 182 OF DEEDS, PAGE 4, AND SHOWN ON PLAT ATTACHED TO SAID DEED,

(EXCEPT THAT PART OF THE NORTHEAST QUARTER, SOUTHEAST QUARTER, OF SECTION 20, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, SOUTHEAST QUARTER, SECTION 20, THENCE SOUTH ALONG THE EAST LINE THEREOF 461.9 FEET; THENCE SOUTH 75 DEGREES 30 MINUTES WEST 347.9 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD AND THE NORTHERNMOST CORNER AND POINT OF BEGINNING OF THIS DESCRIPTION; THENCE SOUTH 52 DEGREES 27 MINUTES WEST, 133 FEET TO CENTER OF RAND ROAD; THENCE SOUTH 37 DEGREES 33 MINUTES EAST, ALONG CENTER OF RAND ROAD 528 .7 FEET; THENCE NORTH 52 DEGREES 27 MINUTES EAST, 133 FEET TO EASTERLY RIGHT-OF-WAY LINE OF SAID FORMER PALATINE, LAKE ZURICH AND WAUCONDA RAILROAD; THENCE NORTH 37 DEGREES 33 MINUTES WEST, ALONG SAID RIGHT OF WAY LINE 528.7 FEET TO THE PLACE OF BEGINNING), IN LAKE COUNTY, ILLINOIS.

SURVEYORS NOTES:

TABLE A NOTES:

1. TABLE A ITEMS 1, 2, 3, 4, 8, 9, 13, 16 AND 17 ARE SHOWN HEREON THIS SURVEY.

2. FIELD WORK WAS COMPLETED ON JUNE 1, 2022.

3. TABLE A ITEM 1, ALL MONUMENTS WERE EITHER FOUND OR SET ON THE SUBJECT PROPERTY.

4. TABLE A ITEM 2, ADDRESS OF THE SURVEYED PROPERTY WAS OBTAINED BY THE SURVEYOR, OR OBSERVED WHILE CONDUCTING THE FIELD WORK.
670 S OLD RAND ROAD, LAKE ZURICH, IL 60047

5. TABLE A ITEM 3, UPON INSPECTION OF THE FLOOD INSURANCE RATE MAP FOR THE SUBJECT AREA, PANEL NUMBER 17097C0229K WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013, IT APPEARS THAT THE PROPERTY SHOWN HEREON WOULD LIE IN "ZONE X", AREA OF MINIMAL FLOODING.

6. TABLE A ITEM 4, GROSS LAND AREA = 384,250 SQUARE FEET OR 8.821 ACRES MORE OR LESS. (TO HEAVY LINES)

7. TABLE A ITEM 8, ALL SUBSTANTIAL FEATURES OF THE SUBJECT PROPERTY ARE SHOWN ON THE SURVEY.

8. TABLE A ITEM 9, PARKING STALL COUNT IS AS FOLLOWS: 0 REGULAR PARKING STALLS, 0 ACCESSIBLE STALLS.

9. SCHEDULE A ITEM 13, NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN ON THE SURVEY.

10. SCHEDULE A ITEM 16, NO EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WERE OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

11. TABLE A ITEM 17, NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES HAVE BEEN DISCOVERED. NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS WAS OBSERVED.

STATE OF ILLINOIS)
) SS
COUNTY OF OGLE)

TO: OSK CAPITAL PARTNERS, LLC
CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 9, 13, 16 AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 12, 2022.

REGIONAL LAND SERVICES, LLC
PROFESSIONAL DESIGN FIRM NUMBER 007858-0010

Rudy P. Dixon — 6/21/2022
RUDY P. DIXON — DATE
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003832
LICENSE EXPIRES NOVEMBER 30, 2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.

PROFESSIONAL LAND SURVEYOR — RUDY P. DIXON — 035-003832 — ROCHELLE ILLINOIS — STATE OF ILLINOIS

LEGEND

- EXISTING LIGHT POLE
- EXISTING SIGN
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING CABLE TV PEDESTAL
- EXISTING ELECTRIC PEDESTAL
- EXISTING TELEPHONE PEDESTAL
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING STORM CATCH BASIN
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING WATER VALVE & VAULT
- EXISTING MAILBOX
- EXISTING DECIDUOUS TREE (LEAF TREE)
- EXISTING CONIFEROUS TREE (NON LEAF TREE)
- PARCEL LIMITS
- RIGHT OF WAY LINE
- CENTER LINE OF RIGHT OF WAY
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATERMAIN LINE
- EXISTING OVERHEAD WIRES
- EXISTING STEEL GUARDRAIL
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF TREES
- EXISTING CONTOUR MAJOR 5 FOOT
- EXISTING CONTOUR MINOR 1 FOOT
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT

NOTES CORRESPONDING TO SCHEDULE B, PART TWO

1. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING DEEDS, EASEMENTS, RIGHTS, COVENANTS, CONDITIONS, RESTRICTIONS, ADJOINERS AND/OR OTHER DOCUMENTS THAT MIGHT EFFECT TITLE TO THE PROPERTY DEPICTED HEREON WAS APPLIED FROM CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. CCHI2202757LD, DATED APRIL 20, 2022 AS PROVIDED TO THE SURVEYOR BY THE CLIENT, TITLE COMPANY AND/OR THEIR REPRESENTATIVES.

2. SCHEDULE B ITEM 8 [E]: PERMANENT TAX NUMBERS 14-20-400-002, 14-20-400-003 AND 14-220-400-003 AS LISTED IN TITLE COMMITMENT.

3. SCHEDULE B ITEM 20 [K]: RIGHTS OF THE PUBLIC AND QUASI-PUBLIC UTILITIES, IF ANY, FOR MAINTENANCE THEREIN OF POLES, CONDUITS, SEWERS AND OTHER FACILITIES. AFFECTS SUBJECT PARCELS 1 AND 2. SHOWN ON SAID SURVEY.

4. SCHEDULE B ITEM 21 [L]: RIGHTS OF THE PUBLIC, THE STATE OF ILLINOIS IN AND TO THAT PART OF THE LAND IN QUESTION AS DEDICATED FOR ROAD PURPOSES BY AN INSTRUMENT DATED SEPTEMBER 21, 1921 AND RECORDED OCTOBER 5, 1921 AS DOCUMENT 205904. AFFECTS PARCEL 2. SHOWN ON SAID SURVEY.

UTILITY STATEMENT

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON BASED ON ILLINOIS STATE PLANE COORDINATES, ZONE EAST, N.A.D. 1983

811 — Know what's below. Call before you dig. (OUTSIDE CHICAGO AREA) CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG 811 or 1-800-892-0123 — JULIE

SCALE: 1" = 30'

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EXPIRATION DATE: 11/30/25

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

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PHONE: (847) 268-4758

REGIONAL LAND SERVICES
9512 FOWLER ROAD
ROCHELLE, ILLINOIS 61068
PHONE: (618) 559-2260

PROJECT NUMBER: 220115
DATE: 6/21/2022
SHEET: 1 OF 1
DRAWING NUMBER: ALTA

orientation
project number 232885
scale As Noted
date 2/14/25
sheet title EXISTING CONDITIONS
sheet number C001

INTENDED SEQUENCE OF MAJOR SEDIMENT AND EROSION CONTROL MEASURES

1. **Install Stabilized Construction Entrance**
2. **Install All Downslope and Sideslope Perimeter Controls Before Commencement of Any Ground Disturbing Activity.**
3. **Do Not Disturb An Area Until It Is Necessary For Construction To Proceed.**
4. **Cover and Stabilize Disturbed Areas As Soon As Possible.**
5. **When Practical, Time Construction Activities To Limit Impact From Seasonal Climate Changes or Weather Events.**
6. **Construct Sedimentation Basins and Structures.**
7. **Perform Grading Operations and Installation of Site Infrastructure and Pavement.**
8. **Install Permanent Seeding and Plantings.**
9. **Remove Accumulated Sediment From Basins and Along Silt Fence.**
10. **Construction of Infiltration Measures Shall Take Place Following Stabilization of Upstream Drainage Areas.**
11. **Remove Temporary Sediment and Erosion Control Measures Following Final Stabilization of All Disturbed Areas.**

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. **Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.**
3. Soil Disturbance Shall Be Conducted in Such a Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
4. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days, Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall Be Maintained On A Continuing Basis Until The Site Is Permanently Stabilized And All Inspections Are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization Is Achieved Or After The Temporary Measures Are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
7. Final Site Stabilization Is Defined By The EPA General Permit As Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
8. **All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) In Paved Areas To Prevent Siltation.**
9. **All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use and Maintain "Dandy Pop" Inlet Protectors (or equal) and Filter Wattles Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal, such as Pork Chop Sediguard) In Paved Areas To Prevent Siltation and Discharge Into Waterways.**
10. All Temporary And Permanent Sediment And Erosion Control Measures Must Be Maintained, Repaired, And Inspected In Conformance With All Applicable IEPA-NPDES Phase II **And Lake County DECI Requirements.**
11. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
12. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
13. **Contractor** Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services in Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
14. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
15. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
16. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.
17. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
18. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.
19. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.

GRADING NOTES

1. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
2. All Landscaped Areas Disturbed By Construction Shall Be Respread With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and **Seeded** Unless Noted Otherwise On The Landscape Drawings.
3. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
4. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
5. **Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.**

UTILITY NOTES

1. Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
2. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
3. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
4. Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
5. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
6. Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
7. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
8. Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
9. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.

STRUCTURE NOTES

1. All Catch Basins to Be Installed in Paved Areas Shall Have Neenah R2504-D Frame & Grate or Approved Equal.
2. All Catch Basins to Be Installed in Landscaped Areas Shall Have **Neenah R4340-B Frame & Grate** or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
   - 4' Diameter Structure- 4"
   - 5' Diameter Structure- 6"
   - 6' Diameter Structure- 8"
3. All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
4. All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
5. Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It Is Intended That the Frame of the Structure Is To Fall Within the Flowline Of The Gutter or at the Pavement Edge Where No Gutter Exists.
6. All Manholes Shall Have Neenah R1713-B Frame & Closed Lid or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
7. For All Structures Indicated to be Adjusted, Remove and Install Adjusting Rings, Cone Section, Barrel Sections, or Flat Slab Top as Necessary.
8. All Flared End Sections 12" and Larger Shall Include an IDOT Standard Grate.
9. All Flared End Sections Shall Be Concrete.
10. All Sanitary Manholes Shall Include a Chimney Seal.

GEOMETRY NOTES

1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, **Two Coats for Latex Paints**. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
3. All Accessible Parking Signs (R7-8) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
4. Refer to Architectural Drawings for Exact Locations of All Buildings.
5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.
6. Traffic Sign Posts Shall Be Breakaway Green U-Channel Posts, 2-lb/ft, 11 Gauge Steel, Embedded 42" Minimum into Ground.

DEMOLITION NOTES

1. All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
6. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
7. All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
8. Perform Tree Pruning In All Locations Where Proposed Pavement And/Or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
9. Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
10. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal
- Permanent Turf Reinforcement Mat North American Green C350 Or Approved Equal
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

PAVING & SURFACE LEGEND

- **Asphalt Pavement Section**
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  2 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  8" Aggregate Base Course, Type B, Crushed, CA-6
- **Heavy-Duty Asphalt Pavement Section**
  1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
  3 1/2" Hot Mix Asphalt, IL-19.0, N50
  Prime Coat (0.25 gal/sq yd)
  10" Aggregate Base Course, Type B, Crushed, CA-6
- **Concrete Driveway Section**
  8" Portland Cement Concrete
  Curing and Sealing Compound
  6"x6" W2.9xW2.9 Welded Wire Fabric
  6" Aggregate Base Course, Type B, Crushed
- **Concrete Sidewalk Section**
  5" Portland Cement Concrete
  Curing and Sealing Compound
  6"x6" W1.4xW1.4 Welded Wire Fabric
  2" Aggregate Base Course, Type B, Crushed
- Stormwater Overland Flow Path
- Ridge Line/High Point

DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Gravel Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

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062-074634
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/25

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

orientation

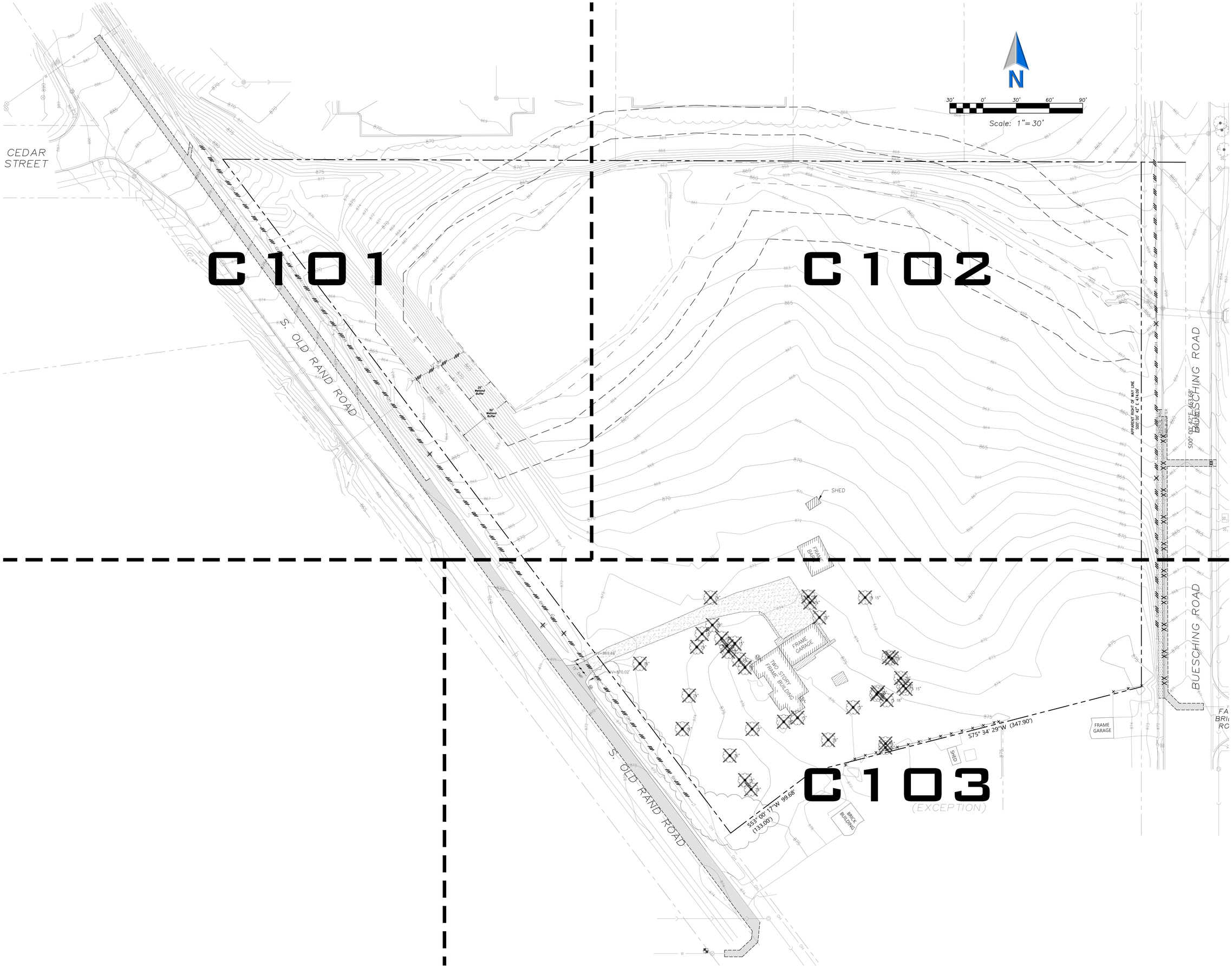
project number 232885

scale As Noted

date 2/14/25

sheet title NOTES & LEGENDS

sheet number C002



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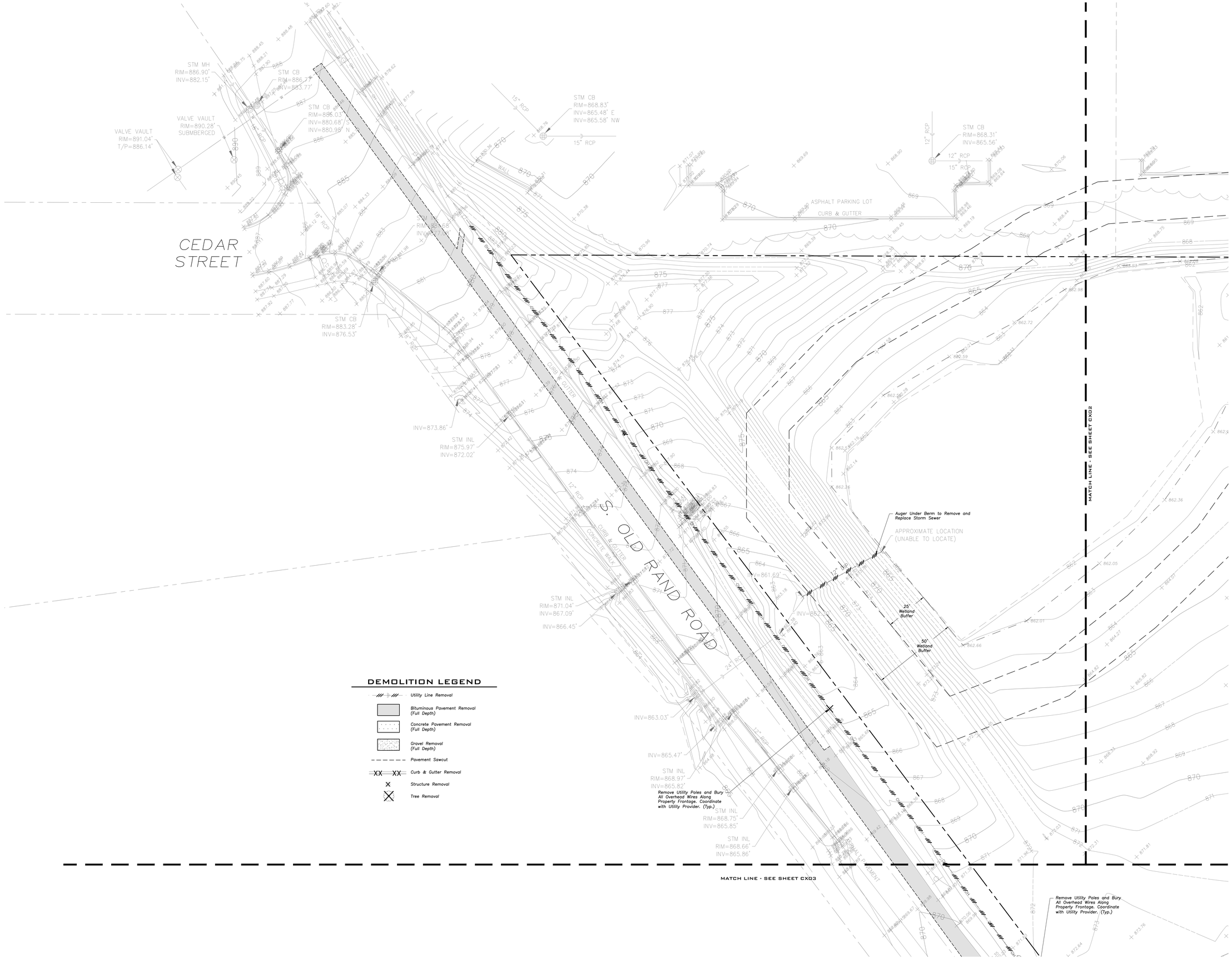
project number 232885

scale As Noted

date 2/14/25

sheet title SITE DEMOLITION PLAN - OVERALL

sheet number C100



DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Gravel Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

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orientation

project number 232885

scale As Noted

date 2/14/25

sheet title SITE DEMOLITION PLAN - NORTHWEST

sheet number C101

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DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Gravel Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

MATCH LINE - SEE SHEET CX01

Remove and

ICATION
ATE)

ASPHALT PARKING LOT
CURB & GUTTER

STM CB
RIM=868.31'
INV=865.56'
12" RCP
15" RCP

STM MH
RIM=863.13'
INV=854.58' N
INV=855.93' E

SAN MH
RIM=863.38'
INV=851.78'

18" VCP

STM CB
RIM=860.84'
INV=857.54' E
INV=857.93' W
12" RCP

STM CB
RIM=860.66'
INV=857.66'
15" 15"

VALVE VAULT
RIM=859.78'
T/P=854.08'

SAN MH
RIM=859.13'
INV=851.58'

STM MH
RIM=861.11'
INV=854.21'
30" RCP
INV=854.26'

STM CB
RIM=857.73'
INV=854.13'

Contractor to Repair Separated Pipe End Section
INV=854.56'
INV=854.43'

30" RCP
STM CB
RIM=858.01'
INV=854.26'

INV=853.97'
INV=853.80'

SAN MH
RIM=858.24'
INV=851.14'

APPARENT RIGHT OF WAY LINE
S00° 00' 42" E 474.09'

S00° 00' 42"E 463.68'
(S00° 00' 00"E 463.68')

SCHOOL ROAD

CONCRETE WALK
CURB & GUTTER
ASPHALT PAVEMENT
CURB & GUTTER
CONCRETE WALK

Remove Concrete Sidewalk (Typ.)

Remove Utility Poles and Bury All Overhead Wires Along Property Frontage. Coordinate with Utility Provider. (Typ.)

Remove Curb & Gutter (Typ.)

Remove Concrete Sidewalk (Typ.)

Remove Ex. Building & Associated Structures, See Arch. Drawings for Details

MATCH LINE - SEE SHEET CX03

Remove Utility Poles and Bury All Overhead Wires Along Property Frontage. Coordinate with Utility Provider. (Typ.)

24"

24"

15" 15"

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LAURA ROSENBAUER
062-074634
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/25

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

orientation

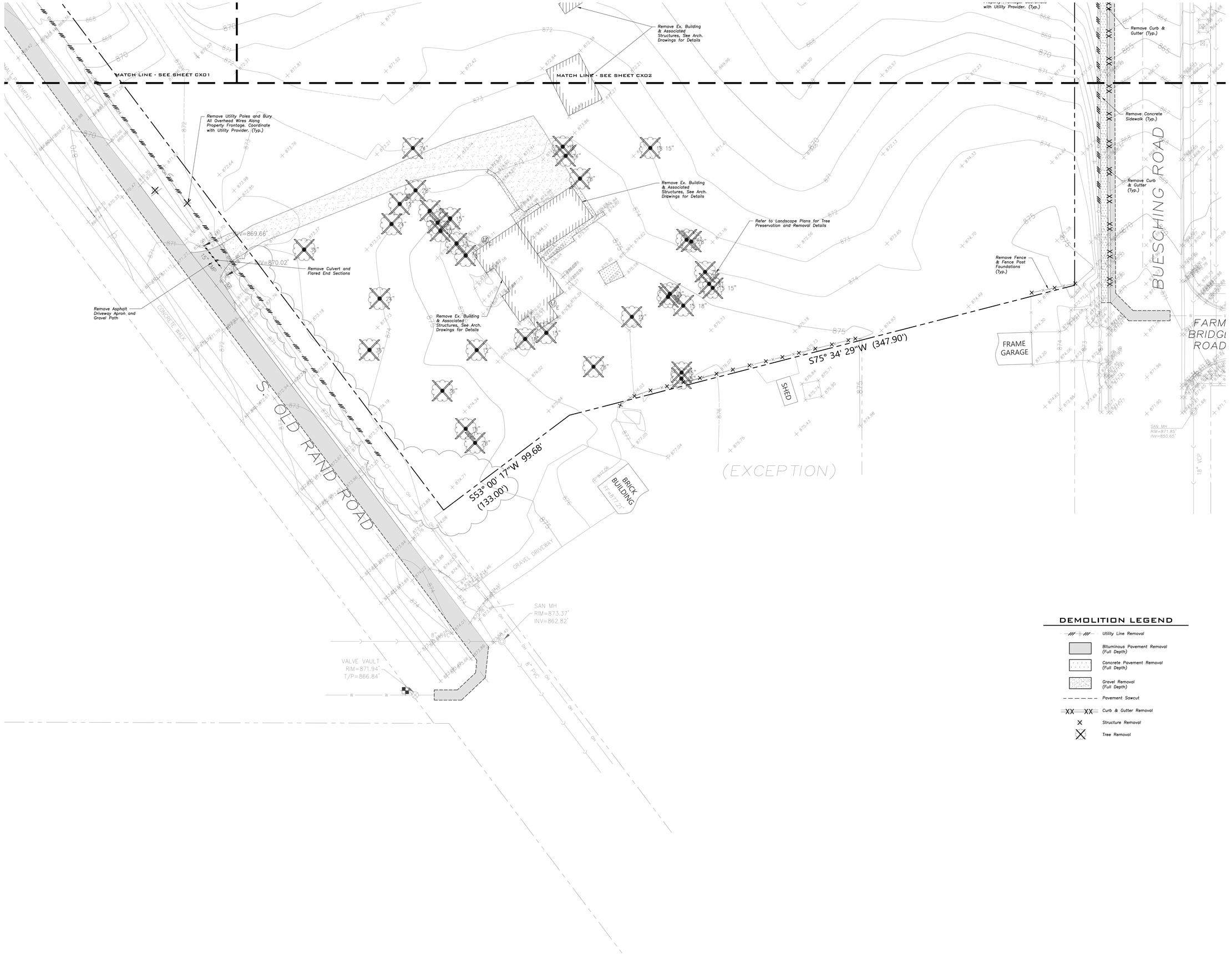
project number 232885

scale As Noted

date 2/14/25

sheet title SITE DEMOLITION PLAN - NORTHEAST

sheet number C102



DEMOLITION LEGEND

- Utility Line Removal
- Bituminous Pavement Removal (Full Depth)
- Concrete Pavement Removal (Full Depth)
- Gravel Removal (Full Depth)
- Pavement Sawcut
- Curb & Gutter Removal
- Structure Removal
- Tree Removal

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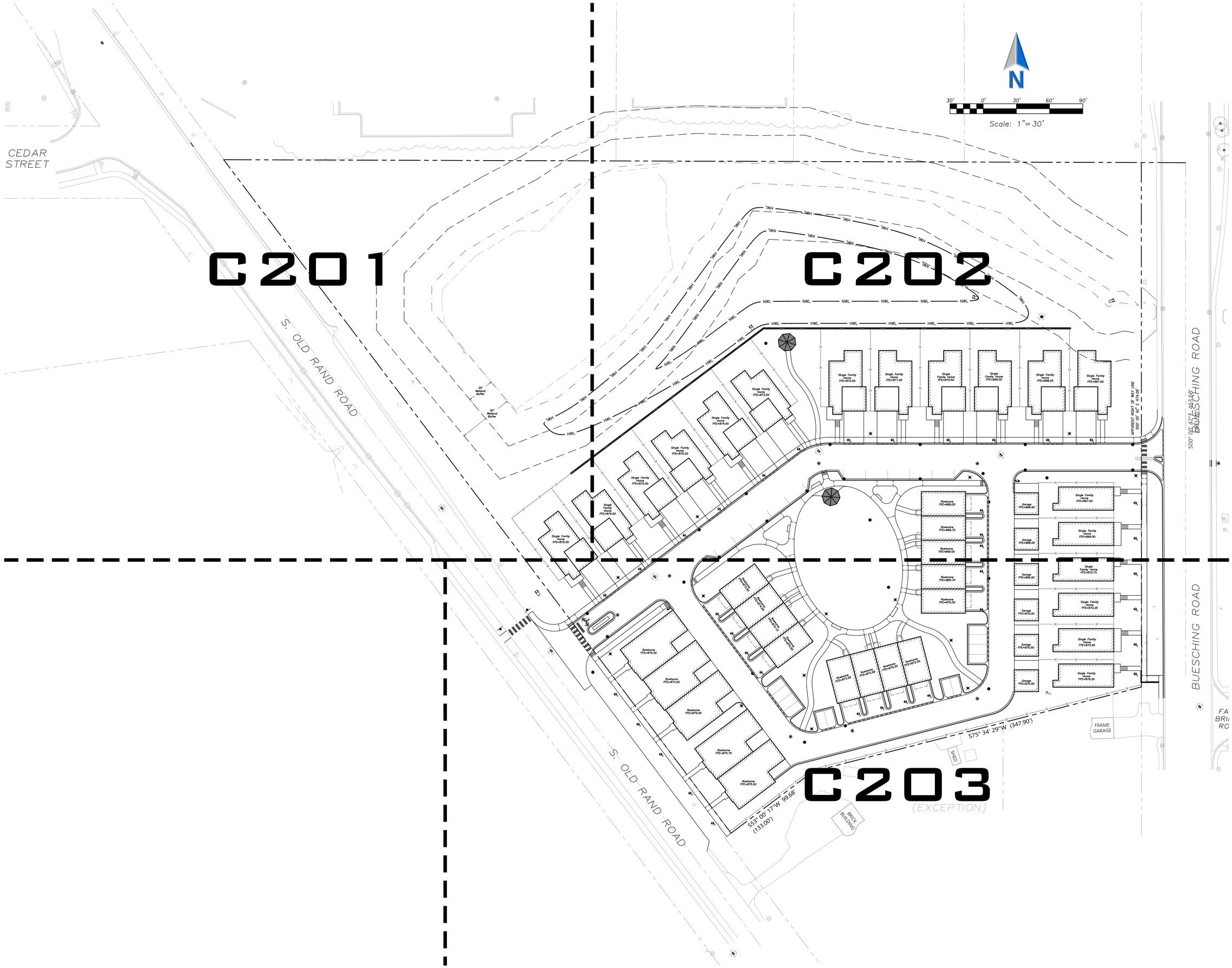
project number 232885

scale As Noted

date 2/14/25

sheet title SITE DEMOLITION PLAN - SOUTH

sheet number C103



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orientation

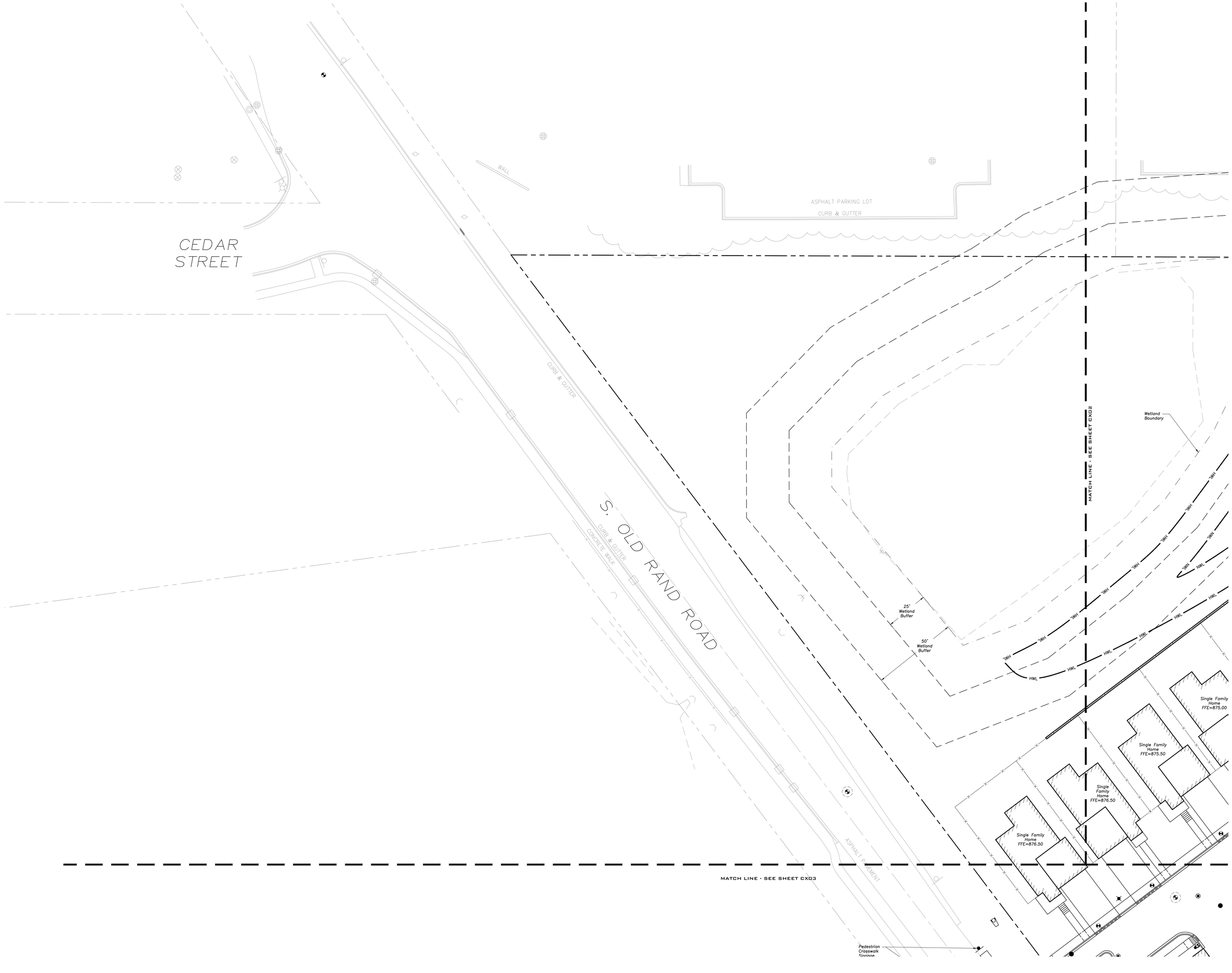
project number 232885

scale As Noted

date 2/14/25

sheet title SITE GEOMETRY PLAN - OVERALL

sheet number C200



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project number 232885

scale As Noted

date 2/14/25

sheet title SITE GEOMETRY PLAN - NORTHWEST

sheet number C201

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ASPHALT PARKING LOT
CURB & GUTTER

MATCH LINE - SEE SHEET CX01

Wetland Boundary

Wet-Bottom Basin	
NWL	= 856.00
2-Yr HWL	= 857.90
Volume Provided at 2-Yr HWL	= 0.64 Acre-Ft
100-Yr HWL	= 861.00
Volume Provided at 100-Yr HWL	= 2.33 Acre-Ft
Spill Elevation	= 861.10

Concrete Retaining Wall With 4' Tall Ornamental Fence

Single Family Home FFE=872.50
Single Family Home FFE=871.50
Single Family Home FFE=870.50
Single Family Home FFE=869.50
Single Family Home FFE=868.25
Single Family Home FFE=867.00
Single Family Home FFE=873.50
Single Family Home FFE=874.00
Single Family Home FFE=875.00
Single Family Home FFE=875.50
Single Family Home FFE=876.50
Single Family Home FFE=876.50

Depressed Curb (Typ.)

APPARENT RIGHT OF WAY LINE
S00° 00' 42" E 474.09'

Prop. Fence. Coordinate Height and Material with Existing Fence.

15' 15"

S00° 00' 42"E 463.68'
(M&R)

SCHOOL ROAD
ASPHALT PAVEMENT
CURB & GUTTER
CONCRETE WALK

Cluster Mailboxes
Gazebo with Pedestrian Walks
Bench Pad
Overhead Balcony, Typ.
24.5'
20'
9.5'

Rowhome FFE=868.00
Rowhome FFE=868.75
Rowhome FFE=869.00
Rowhome FFE=869.75
Rowhome FFE=870.50
Rowhome FFE=871.50
Rowhome FFE=871.00

Fire Hydrant (Typ.)

Garage FFE=866.50
Garage FFE=868.00
Garage FFE=869.00
Garage FFE=870.00

Single Family Home FFE=867.00
Single Family Home FFE=869.50
Single Family Home FFE=870.75
Single Family Home FFE=872.25

MATCH LINE - SEE SHEET CX03

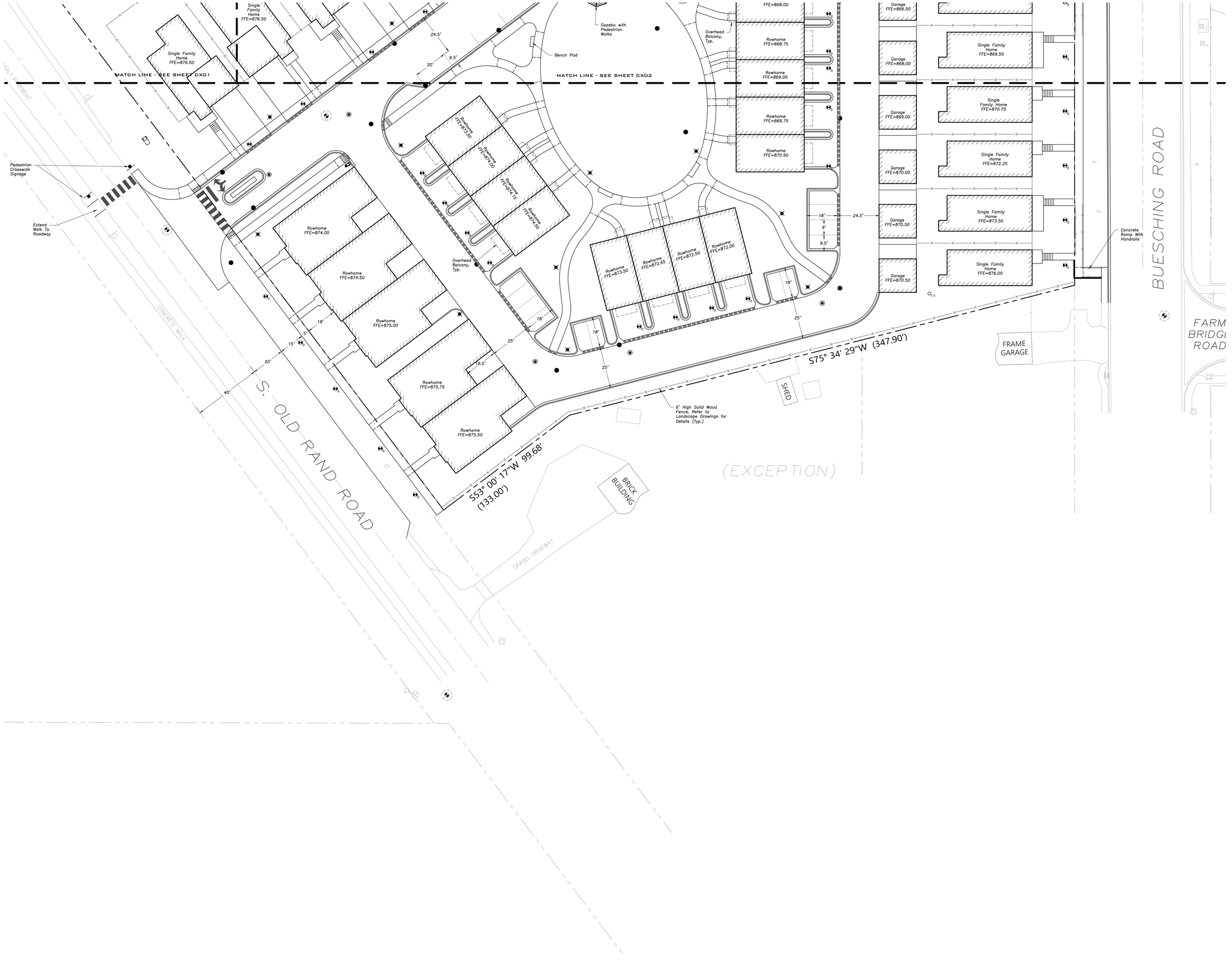
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	02.14.2025	Issue for Final PZC

orientation	
project number	232885
scale	As Noted
date	2/14/25
sheet title	SITE GEOMETRY PLAN - NORTHEAST
sheet number	C202



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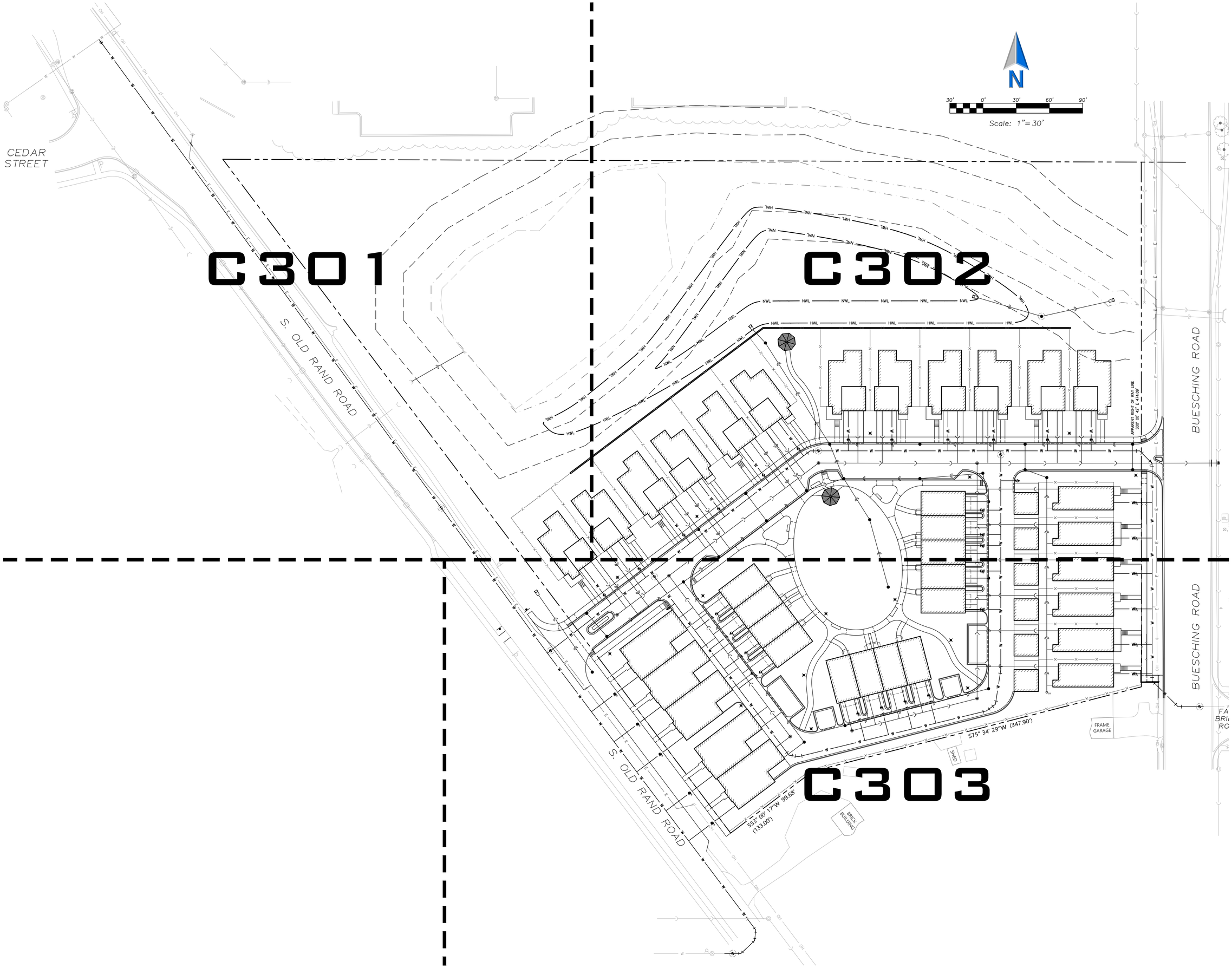
project number 232885

scale As Noted

date 2/14/25

sheet title SITE GEOMETRY PLAN - SOUTH

sheet number C203



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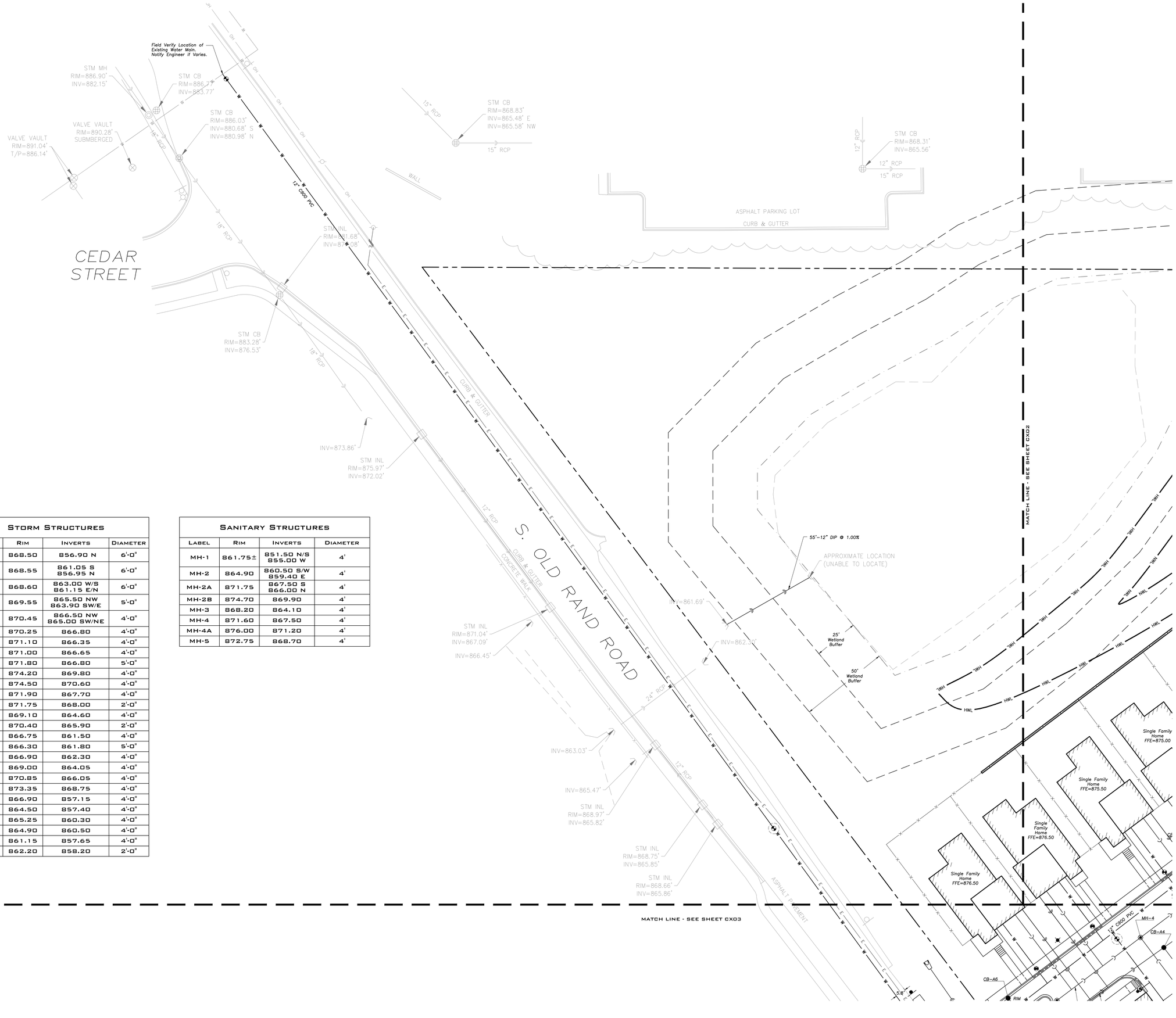
project number 232885

scale As Noted

date 2/14/25

sheet title SITE UTILITY PLAN - OVERALL

sheet number C300



Storm Structures

Label	Rim	Inverts	Diameter
CB-1	868.50	856.90 N	6'-0"
CB-2	868.55	861.05 S 856.95 N	6'-0"
CB-3	868.60	863.00 W/S 861.15 E/N	6'-0"
CB-A1	869.55	865.50 NW 863.90 SW/E	5'-0"
CB-A2	870.45	866.50 NW 865.00 SW/NE	4'-0"
CB-A2.1	870.25	866.80	4'-0"
CB-A3	871.10	866.35	4'-0"
CB-A3.1	871.00	866.65	4'-0"
CB-A4	871.80	866.80	5'-0"
CB-A4.1	874.20	869.80	4'-0"
CB-A4.2	874.50	870.60	4'-0"
CB-A5	871.90	867.70	4'-0"
CB-A6	871.75	868.00	2'-0"
CB-B1	869.10	864.60	4'-0"
CB-B2	870.40	865.90	2'-0"
CB-C1	866.75	861.50	4'-0"
CB-C2	866.30	861.80	5'-0"
CB-C3	866.90	862.30	4'-0"
CB-C4	869.00	864.05	4'-0"
CB-C5	870.85	866.05	4'-0"
CB-C6	873.35	868.75	4'-0"
CB-D1	866.90	857.15	4'-0"
CD-D2	864.50	857.40	4'-0"
CB-D2.1	865.25	860.30	4'-0"
CB-D2.2	864.90	860.50	4'-0"
CB-D3	861.15	857.65	4'-0"
CB-D4	862.20	858.20	2'-0"

Sanitary Structures

Label	Rim	Inverts	Diameter
MH-1	861.75±	851.50 N/S 855.00 W	4'
MH-2	864.90	860.50 S/W 859.40 E	4'
MH-2A	871.75	867.50 S 866.00 N	4'
MH-2B	874.70	869.90	4'
MH-3	868.20	864.10	4'
MH-4	871.60	867.50	4'
MH-4A	876.00	871.20	4'
MH-5	872.75	868.70	4'

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EXPIRATION DATE: 11/30/25

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670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners owner

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orientation

project number 232885

scale As Noted

date 2/14/25

sheet title SITE UTILITY PLAN - NORTHWEST

sheet number C301

Sanitary Structures

Label	Rim	Inverts	Diameter
MH-1	861.75±	851.50 N/S 855.00 W	4'
MH-2	864.90	860.50 S/W 859.40 E	4'
MH-2A	871.75	867.50 S 866.00 N	4'
MH-2B	874.70	869.90	4'
MH-3	868.20	864.10	4'
MH-4	871.60	867.50	4'
MH-4A	876.00	871.20	4'
MH-5	872.75	868.70	4'

Storm Structures

Label	Rim	Inverts	Diameter
CB-1	868.50	856.90 N	6'-0"
CB-2	868.55	861.05 S 856.95 N	6'-0"
CB-3	868.60	863.00 W/S 861.15 E/N	6'-0"
CB-A1	869.55	865.50 NW 863.90 SW/E	5'-0"
CB-A2	870.45	866.50 NW 865.00 SW/NE	4'-0"
CB-A2.1	870.25	866.80	4'-0"
CB-A3	871.10	866.35	4'-0"
CB-A3.1	871.00	866.65	4'-0"
CB-A4	871.80	866.80	5'-0"
CB-A4.1	874.20	869.80	4'-0"
CB-A4.2	874.50	870.60	4'-0"
CB-A5	871.90	867.70	4'-0"
CB-A6	871.75	868.00	2'-0"
CB-B1	869.10	864.60	4'-0"
CB-B2	870.40	865.90	2'-0"
CB-C1	866.75	861.50	4'-0"
CB-C2	866.30	861.80	5'-0"
CB-C3	866.90	862.30	4'-0"
CB-C4	869.00	864.05	4'-0"
CB-C5	870.85	866.05	4'-0"
CB-C6	873.35	868.75	4'-0"
CB-D1	866.90	857.15	4'-0"
CD-D2	864.50	857.40	4'-0"
CB-D2.1	865.25	860.30	4'-0"
CB-D2.2	864.90	860.50	4'-0"
CB-D3	861.15	857.65	4'-0"
CB-D4	862.20	858.20	2'-0"

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orientation

project number 232885

scale As Noted

date 2/14/25

sheet title SITE UTILITY PLAN - NORTHEAST

sheet number C302



Sanitary Structures

Label	Rim	Inverts	Diameter
MH-1	861.75±	851.50 N/S 855.00 W	4'
MH-2	864.90	860.50 S/W 859.40 E	4'
MH-2A	871.75	867.50 S 866.00 N	4'
MH-2B	874.70	869.90	4'
MH-3	868.20	864.10	4'
MH-4	871.60	867.50	4'
MH-4A	876.00	871.20	4'
MH-5	872.75	868.70	4'

Storm Structures

Label	Rim	Inverts	Diameter
CB-1	868.50	856.90 N	6'-0"
CB-2	868.55	861.05 S 856.95 N	6'-0"
CB-3	868.60	863.00 W/S 861.15 E/N	6'-0"
CB-A1	869.55	865.50 NW 863.90 SW/E	5'-0"
CB-A2	870.45	866.50 NW 865.00 SW/NE	4'-0"
CB-A2.1	870.25	866.80	4'-0"
CB-A3	871.10	866.35	4'-0"
CB-A3.1	871.00	866.65	4'-0"
CB-A4	871.80	866.80	5'-0"
CB-A4.1	874.20	869.80	4'-0"
CB-A4.2	874.50	870.60	4'-0"
CB-A5	871.90	867.70	4'-0"
CB-A6	871.75	868.00	2'-0"
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CB-B2	870.40	865.90	2'-0"
CB-C1	866.75	861.50	4'-0"
CB-C2	866.30	861.80	5'-0"
CB-C3	866.90	862.30	4'-0"
CB-C4	869.00	864.05	4'-0"
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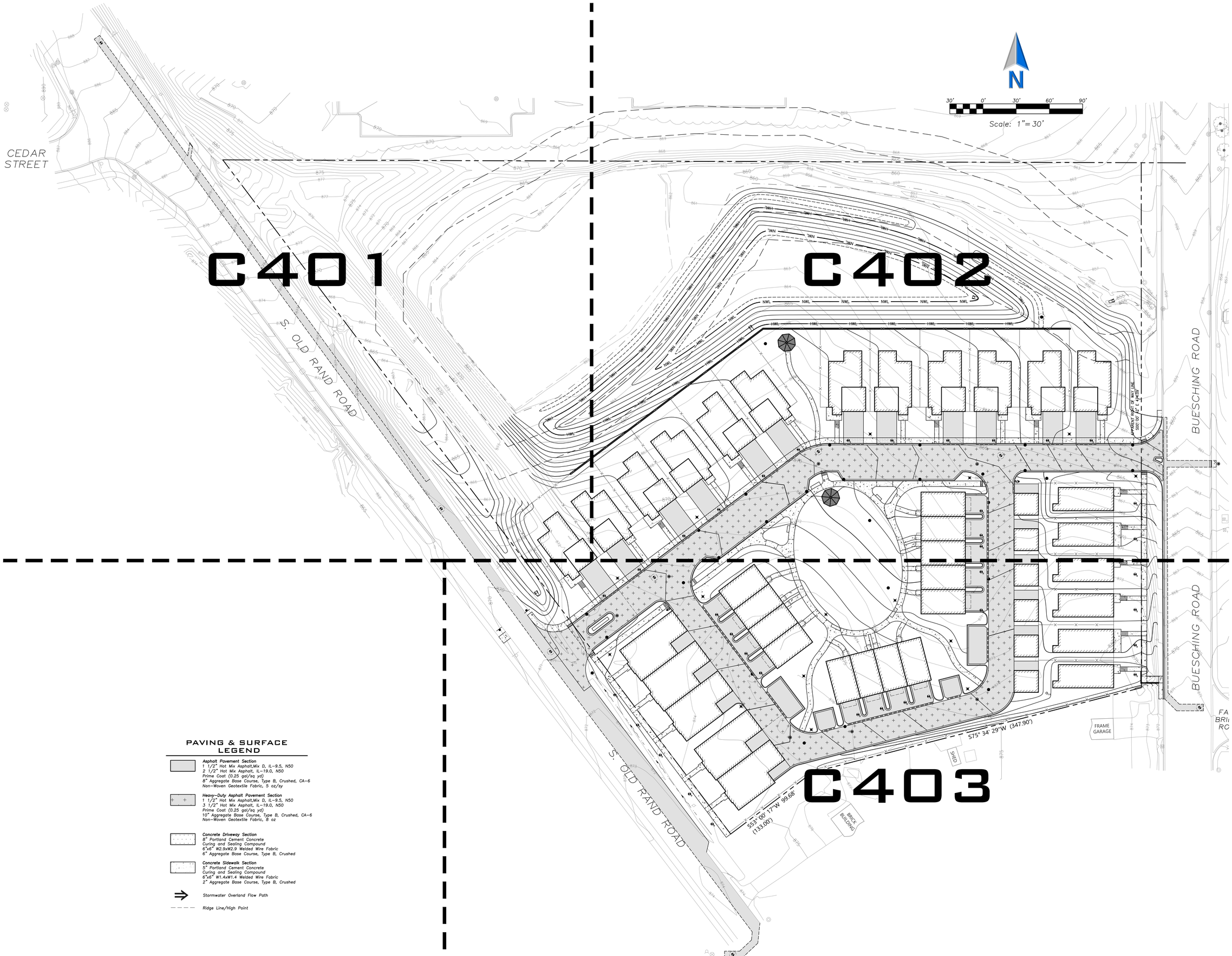
project number 232885

scale As Noted

date 2/14/25

sheet title SITE UTILITY PLAN - SOUTH

sheet number C303



PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 5 oz/sy

Heavy-Duty Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
3 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
10" Aggregate Base Course, Type B, Crushed, CA-6
Non-Woven Geotextile Fabric, 8 oz

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Stormwater Overland Flow Path

Ridge Line/High Point

640 N LaSalle Suite 400 Chicago Illinois 60654
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Architecture Urban Planning

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EXPIRES: 04/30/2025

LICENSED PROFESSIONAL ENGINEER
LAURA ROSENBAUER
062-074634
OF ILLINOIS

EXPIRATION DATE: 11/30/25

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
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orientation

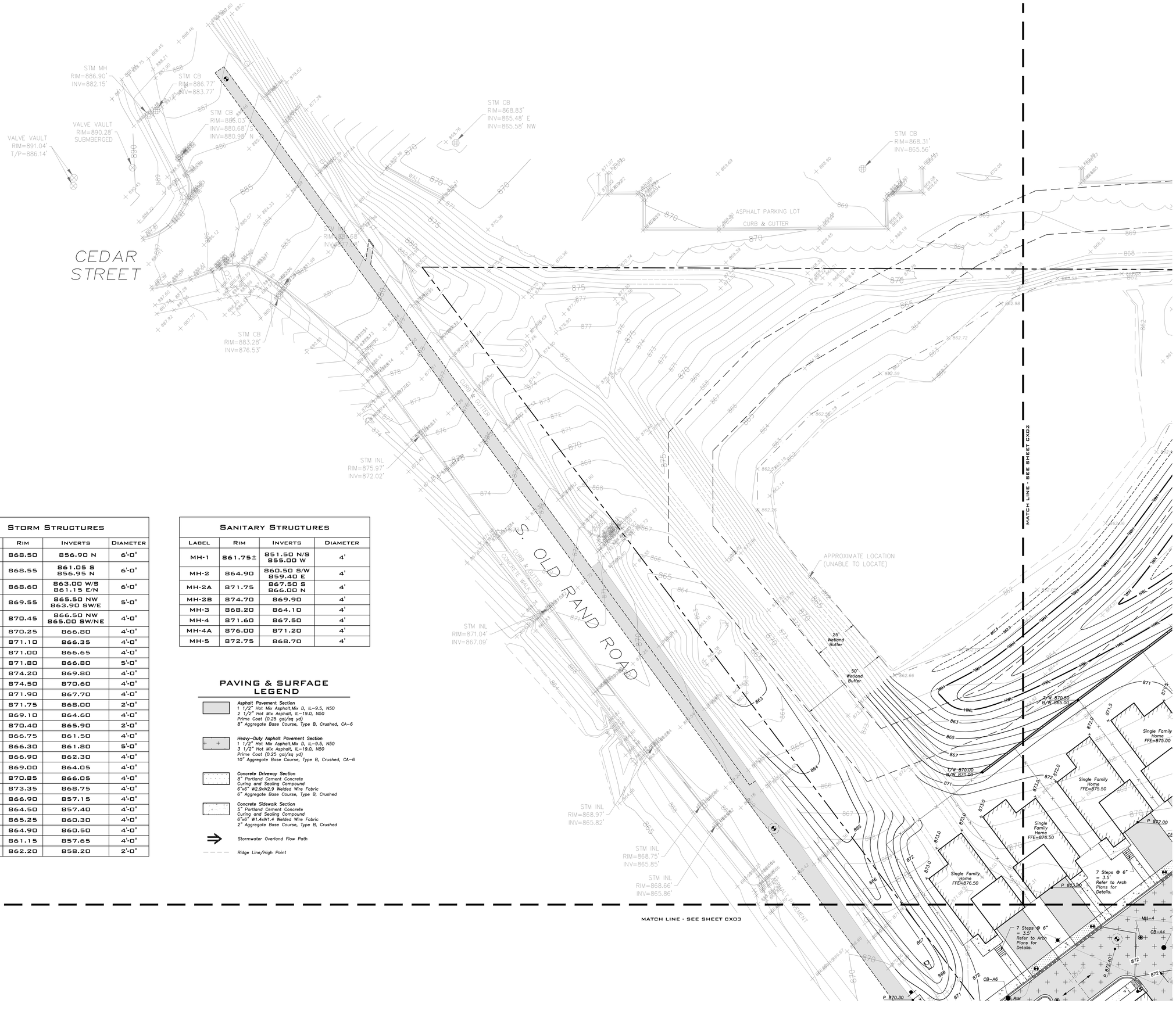
project number 232885

scale As Noted

date 2/14/25

sheet title GRADING & PAVING PLAN - OVERALL

sheet number C400



Storm Structures

Label	Rim	Inverts	Diameter
CB-1	868.50	856.90 N	6'-0"
CB-2	868.55	861.05 S 856.95 N	6'-0"
CB-3	868.60	863.00 W/S 861.15 E/N	6'-0"
CB-A1	869.55	865.50 NW 863.90 SW/E	5'-0"
CB-A2	870.45	866.50 NW 865.00 SW/NE	4'-0"
CB-A2.1	870.25	866.80	4'-0"
CB-A3	871.10	866.35	4'-0"
CB-A3.1	871.00	866.65	4'-0"
CB-A4	871.80	866.80	5'-0"
CB-A4.1	874.20	869.80	4'-0"
CB-A4.2	874.50	870.60	4'-0"
CB-A5	871.90	867.70	4'-0"
CB-A6	871.75	868.00	2'-0"
CB-B1	869.10	864.60	4'-0"
CB-B2	870.40	865.90	2'-0"
CB-C1	866.75	861.50	4'-0"
CB-C2	866.30	861.80	5'-0"
CB-C3	866.90	862.30	4'-0"
CB-C4	869.00	864.05	4'-0"
CB-C5	870.85	866.05	4'-0"
CB-C6	873.35	868.75	4'-0"
CB-D1	866.90	857.15	4'-0"
CD-D2	864.50	857.40	4'-0"
CB-D2.1	865.25	860.30	4'-0"
CB-D2.2	864.90	860.50	4'-0"
CB-D3	861.15	857.65	4'-0"
CB-D4	862.20	858.20	2'-0"

Sanitary Structures

Label	Rim	Inverts	Diameter
MH-1	861.75±	851.50 N/S 855.00 W	4'
MH-2	864.90	860.50 S/W 859.40 E	4'
MH-2A	871.75	867.50 S 866.00 N	4'
MH-2B	874.70	869.90	4'
MH-3	868.20	864.10	4'
MH-4	871.60	867.50	4'
MH-4A	876.00	871.20	4'
MH-5	872.75	868.70	4'

PAVING & SURFACE LEGEND

Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
2 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6

Heavy-Duty Asphalt Pavement Section
1 1/2" Hot Mix Asphalt,Mix D, IL-9.5, N50
3 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
10" Aggregate Base Course, Type B, Crushed, CA-6

Concrete Driveway Section
8" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Stormwater Overland Flow Path

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orientation

project number 232885

scale As Noted

date 2/14/25

sheet title GRADING & PAVING PLAN - NORTHWEST

sheet number C401

Sanitary Structures

Label	Rim	Inverts	Diameter
MH-1	861.75±	851.50 N/S 855.00 W	4'
MH-2	864.90	860.50 S/W 859.40 E	4'
MH-2A	871.75	867.50 S 866.00 N	4'
MH-2B	874.70	869.90	4'
MH-3	868.20	864.10	4'
MH-4	871.60	867.50	4'
MH-4A	876.00	871.20	4'
MH-5	872.75	868.70	4'

Storm Structures

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CB-1	868.50	856.90 N	6'-0"
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CB-A4	871.80	866.80	5'-0"
CB-A4.1	874.20	869.80	4'-0"
CB-A4.2	874.50	870.60	4'-0"
CB-A5	871.90	867.70	4'-0"
CB-A6	871.75	868.00	2'-0"
CB-B1	869.10	864.60	4'-0"
CB-B2	870.40	865.90	2'-0"
CB-C1	866.75	861.50	4'-0"
CB-C2	866.30	861.80	5'-0"
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CB-C4	869.00	864.05	4'-0"
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CB-C6	873.35	868.75	4'-0"
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CB-D2.2	864.90	860.50	4'-0"
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CB-D4	862.20	858.20	2'-0"

PAVING & SURFACE LEGEND

Asphalt Pavement Section
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Prime Coat (0.25 gal/sq yd)
8" Aggregate Base Course, Type B, Crushed, CA-6

Heavy-Duty Asphalt Pavement Section
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3 1/2" Hot Mix Asphalt, IL-19.0, N50
Prime Coat (0.25 gal/sq yd)
10" Aggregate Base Course, Type B, Crushed, CA-6

Concrete Driveway Section
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Curing and Sealing Compound
6"x6" W2.9xW2.9 Welded Wire Fabric
6" Aggregate Base Course, Type B, Crushed

Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Stormwater Overland Flow Path

Ridge Line/High Point

Wet-Bottom Basin
NWL = 856.00
2-Yr HWL = 857.90
Volume Provided at 2-Yr HWL = 0.64 Acre-Ft
100-Yr HWL = 861.00
Volume Provided at 100-Yr HWL = 2.33 Acre-Ft
Spill Elevation = 861.10

5'ø Restrictor Structure w/ Baffle Wall RIM=862.60

Replace Frame & Grate with Neenah R1713-B Closed Lid (Or Approved Equal). Adjust As Needed to Match Surrounding Grades.

MATCH LINE - SEE SHEET CX01

MATCH LINE - SEE SHEET CX03

BUESCHING ROAD

APPARENT RIGHT OF WAY LINE S00° 00' 42" E 474.09'

ASPHALT PARKING LOT CURB & GUTTER

STM CB RIM=868.31' INV=865.56'

STM MH RIM=863.13' INV=854.58' N INV=855.93' E

STM CB RIM=860.84' INV=857.54' E INV=857.93' W

STM CB RIM=860.66' INV=857.66'

SAN MH RIM=863.38' INV=851.78'

VALVE VAULT RIM=859.78' T/P=854.08'

SAN MH RIM=859.13' INV=851.58'

STM MH RIM=861.11' INV=854.21'

STM CB RIM=857.73' INV=854.13'

STM CB RIM=858.01' INV=854.26'

SAN MH RIM=858.24' INV=851.14'

12'ø FES INV=856.75

12'ø FES INV=855.15

12'ø FES INV=856.00

30" RCP INV=854.26

Single Family Home FFE=872.50

Single Family Home FFE=871.50

Single Family Home FFE=870.50

Single Family Home FFE=869.50

Single Family Home FFE=868.25

Single Family Home FFE=867.00

Single Family Home FFE=873.50

Single Family Home FFE=874.00

Single Family Home FFE=875.00

Single Family Home FFE=875.50

Single Family Home FFE=876.50

Rowhome FFE=868.00

Rowhome FFE=868.75

Rowhome FFE=869.00

Rowhome FFE=869.75

Rowhome FFE=870.50

Garage FFE=866.50

Garage FFE=868.00

Garage FFE=868.50

Garage FFE=869.00

Garage FFE=870.00

Single Family Home FFE=867.00

Single Family Home FFE=869.50

Single Family Home FFE=870.75

Single Family Home FFE=872.25

7 Steps @ 6" = 3.5' Refer to Arch Plans for Details.

T/W 870.00 B/W 865.00

T/W 870.00 B/W 870.00

T/W 869.50 B/W 865.00

T/W 866.50 B/W 862.00

T/W 866.50 B/W 862.00

T/W 866.50 B/W 862



SANITARY STRUCTURES

LABEL	RIM	INVERTS	DIAMETER
MH-1	861.75±	851.50 N/S 855.00 W	4'
MH-2	864.90	860.50 S/W 859.40 E	4'
MH-2A	871.75	867.50 S 866.00 N	4'
MH-2B	874.70	869.90	4'
MH-3	868.20	864.10	4'
MH-4	871.60	867.50	4'
MH-4A	876.00	871.20	4'
MH-5	872.75	868.70	4'

PAVING & SURFACE LEGEND

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6"x6" W2.9xW2.9 Welded Wire Fabric
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Concrete Sidewalk Section
5" Portland Cement Concrete
Curing and Sealing Compound
6"x6" W1.4xW1.4 Welded Wire Fabric
2" Aggregate Base Course, Type B, Crushed

Stormwater Overland Flow Path

Ridge Line/High Point

STORM STRUCTURES

LABEL	RIM	INVERTS	DIAMETER
CB-1	868.50	856.90 N	6'-0"
CB-2	868.55	861.05 S 856.95 N	6'-0"
CB-3	868.60	863.00 W/S 861.15 E/N	6'-0"
CB-A1	869.55	865.50 NW 863.90 SW/E	5'-0"
CB-A2	870.45	866.50 NW 865.00 SW/NE	4'-0"
CB-A2.1	870.25	866.80	4'-0"
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CB-A3.1	871.00	866.65	4'-0"
CB-A4	871.80	866.80	5'-0"
CB-A4.1	874.20	869.80	4'-0"
CB-A4.2	874.50	870.60	4'-0"
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CB-B2	870.40	865.90	2'-0"
CB-C1	866.75	861.50	4'-0"
CB-C2	866.30	861.80	5'-0"
CB-C3	866.90	862.30	4'-0"
CB-C4	869.00	864.05	4'-0"
CB-C5	870.85	866.05	4'-0"
CB-C6	873.35	868.75	4'-0"
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CB-D2.1	865.25	860.30	4'-0"
CB-D2.2	864.90	860.50	4'-0"
CB-D3	861.15	857.65	4'-0"
CB-D4	862.20	858.20	2'-0"

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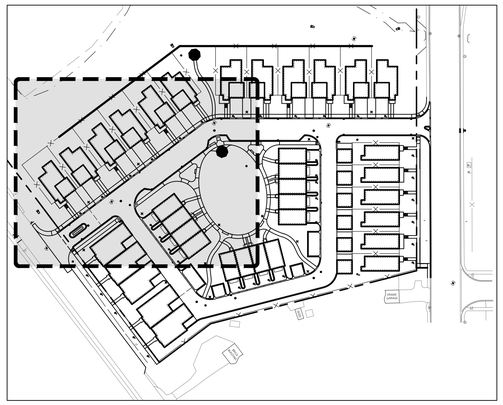
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sheet title GRADING & PAVING PLAN - SOUTH

sheet number C403



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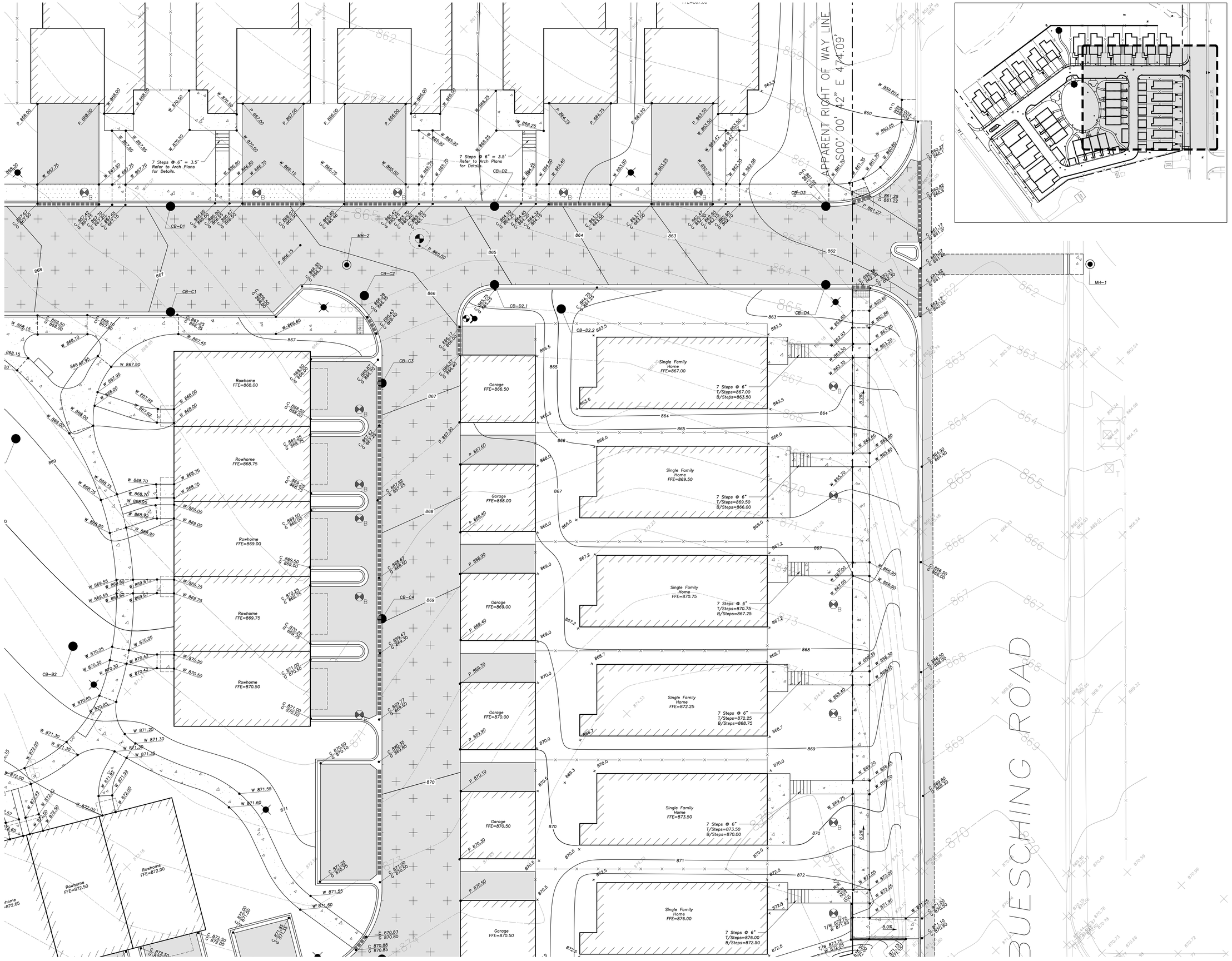
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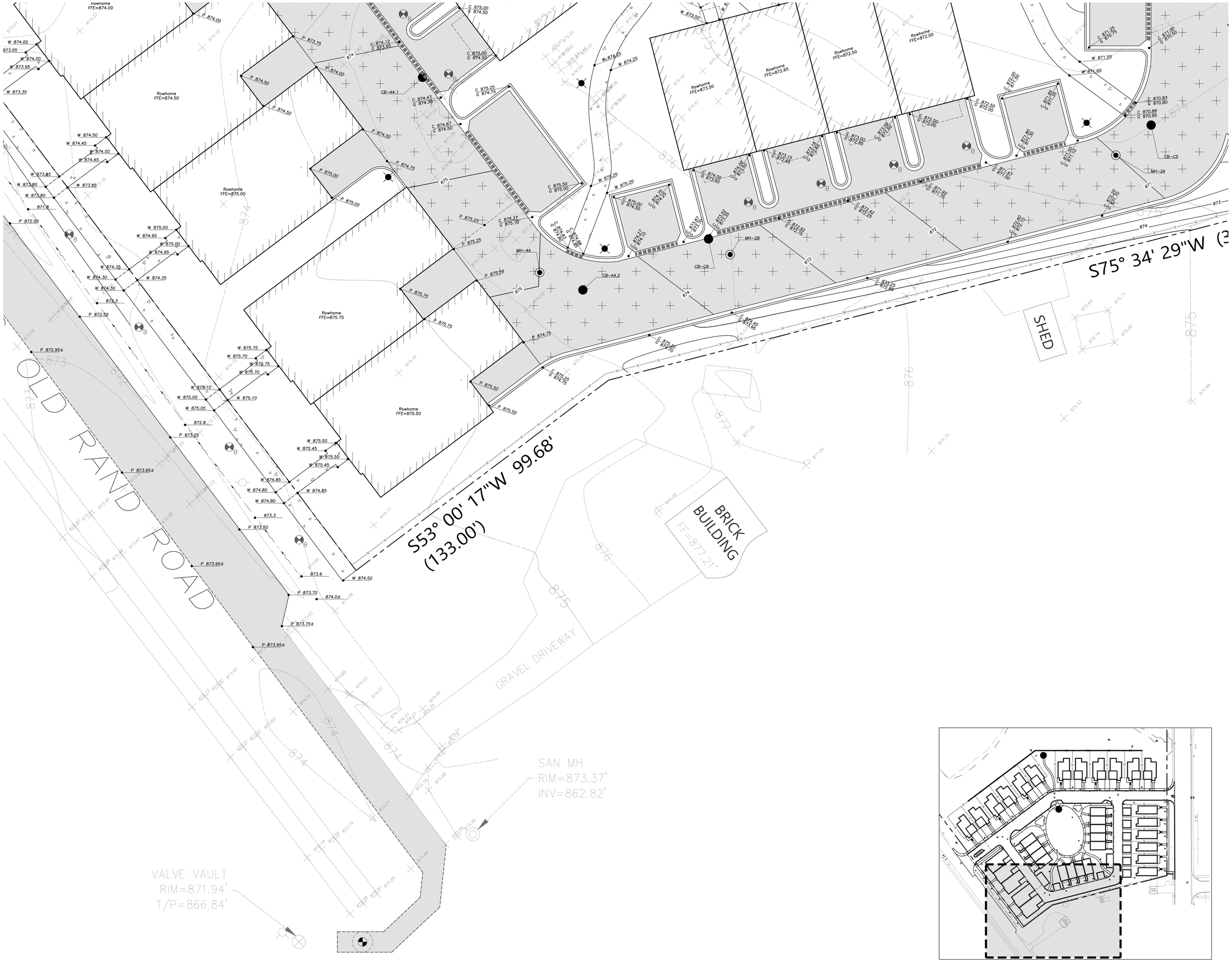
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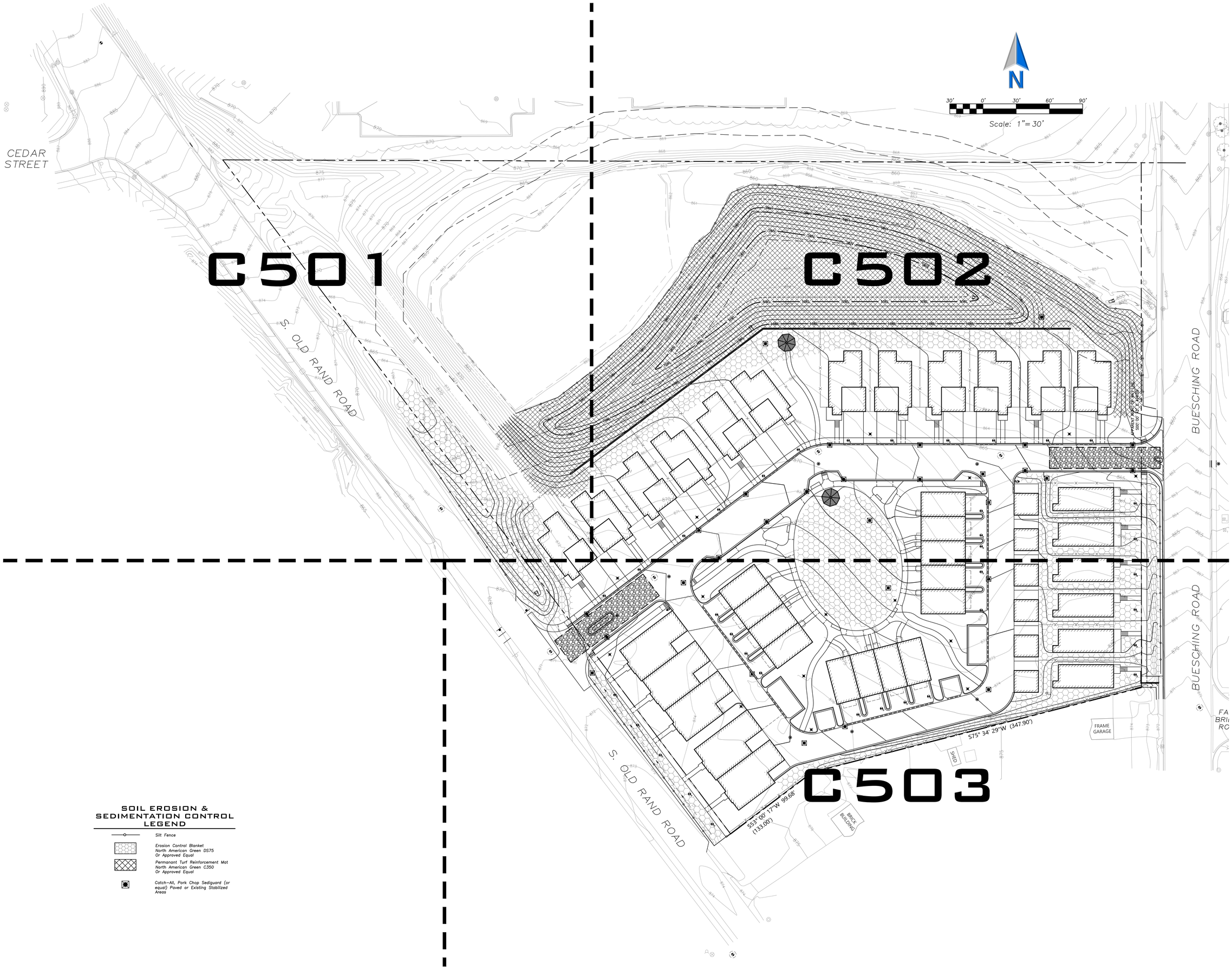
project number 232885

scale As Noted

date 2/14/25

sheet title GRADING DETAIL

sheet number C406



SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal
- Permanant Turf Reinforcement Mat North American Green C350 Or Approved Equal
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

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312 337 3344
Architecture Urban Planning

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FAX (847) 223-4864
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PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2025

LICENSED PROFESSIONAL ENGINEER
LAURA ROSENBAUER
062-074634
OF ILLINOIS

EXPIRATION DATE: 11/30/25

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

orientation

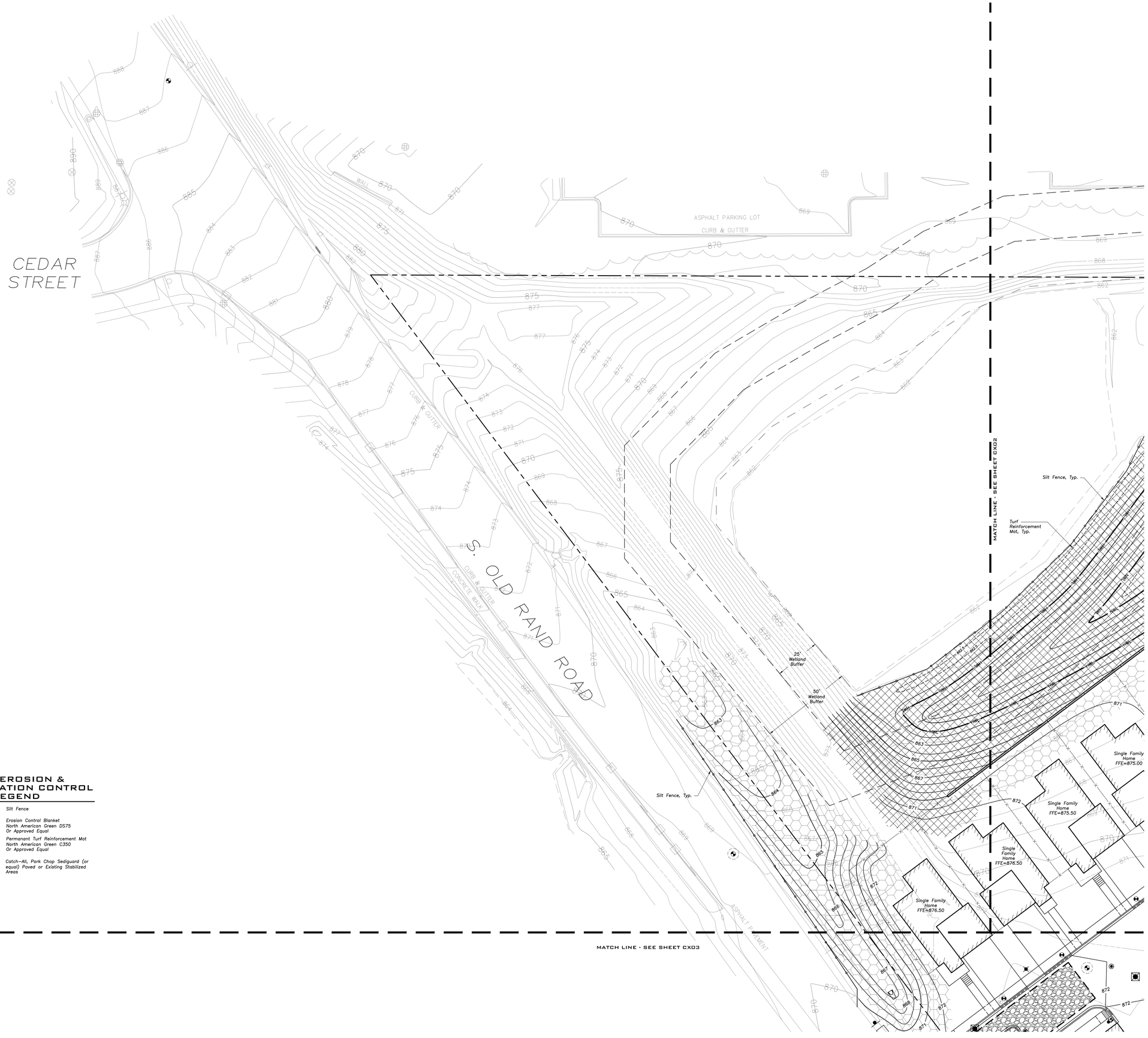
project number 232885

scale As Noted

date 2/14/25

sheet title SESC PLAN - OVERALL

sheet number C500



SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket North American Green DS75 Or Approved Equal
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OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

orientation	
project number	232885
scale	As Noted
date	2/14/25
sheet title	SESC PLAN - NORTHWEST
sheet number	C501

SOIL EROSION & SEDIMENTATION CONTROL LEGEND

- Silt Fence
- Erosion Control Blanket
  North American Green DS75
  Or Approved Equal
- Permanant Turf Reinforcement Mat
  North American Green C350
  Or Approved Equal
- Catch-All, Pork Chop Sediguard (or equal) Paved or Existing Stabilized Areas

ASPHALT PARKING LOT
CURB & GUTTER

MATCH LINE - SEE SHEET CX01

MATCH LINE - SEE SHEET CX03

Silt Fence, Typ.

Turf Reinforcement Mat, Typ.

Wet-Bottom Basin
NWL = 856.00
2-Yr. HWL = 857.90
Volume Provided at 2-Yr. HWL = 0.54-Acre-Ft
100-Yr. HWL = 861.00
Volume Provided at 100-Yr. HWL = 2.33 Acre-Ft
Spill Elevation = 861.10

Single Family Home FFE=872.50
Single Family Home FFE=871.50
Single Family Home FFE=870.50
Single Family Home FFE=869.50
Single Family Home FFE=868.25
Single Family Home FFE=867.00
Single Family Home FFE=873.50
Single Family Home FFE=874.00
Single Family Home FFE=875.00
Single Family Home FFE=875.50
Single Family Home FFE=876.50
Single Family Home FFE=876.50

Rowhome FFE=868.00
Rowhome FFE=868.75
Rowhome FFE=869.00
Rowhome FFE=869.75
Rowhome FFE=870.50
Rowhome FFE=871.50
Rowhome FFE=871.50

Garage FFE=866.50
Garage FFE=868.00
Garage FFE=869.00
Garage FFE=870.00

Single Family Home FFE=867.00
Single Family Home FFE=869.50
Single Family Home FFE=870.75
Single Family Home FFE=872.25

Inlet Protection, Typ.

Construction Entrance, Typ.

Erosion Control Blanket, Typ.

APPARENT RIGHT OF WAY LINE
S00° 00' 00"E 4.40'05"

BUESCHING ROAD
ASPHALT PAVEMENT
CURB & GUTTER
CONCRETE WALK

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OF ILLINOIS
EXPIRATION DATE: 11/30/25

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

orientation	
project number	232885
scale	As Noted
date	2/14/25
sheet title	SESC PLAN - NORTHEAST
sheet number	C502



SOIL EROSION & SEDIMENTATION CONTROL LEGEND

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- Erosion Control Blanket North American Green DS75 Or Approved Equal
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EXPIRATION DATE: 11/30/25

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670 South Old Rand Road
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OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

orientation

project number 232885

scale As Noted

date 2/14/25

sheet title SESC PLAN - SOUTH

sheet number

C503

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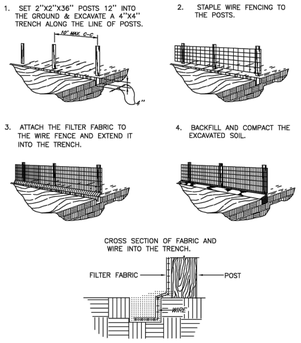
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SILT FENCE DETAILS

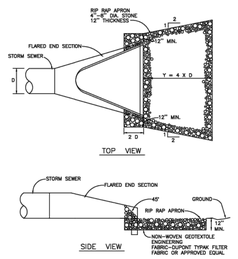
1. SET 2"X2"X36" POSTS 12" INTO THE GROUND & EXCAVATE A 4"X4" TRENCH ALONG THE LINE OF POSTS.
2. STAPLE WIRE FENCING TO THE POSTS.
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND IT INTO THE TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.



NOTES:

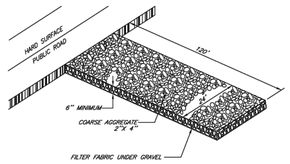
1.SILT FENCE TO MEET THE APPLICABLE SECTIONS OF THE ASSHTO STANDARD SPECIFICATION 288-00, OR EQUIVALENT CONTROL MEASURES.

FLARED END SECTION DETAILS

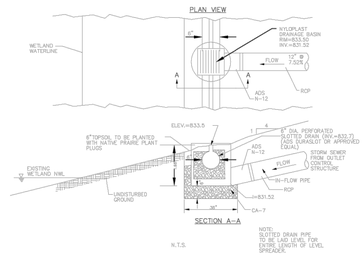


NOTE: D = PIPE I.D.
SEE EXHIBIT NO. 9 FOR FLARED END SECTION FOUNDATION

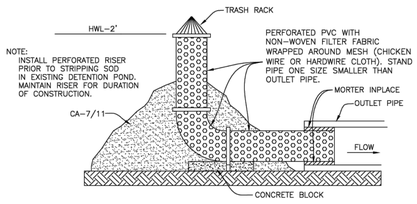
CONSTRUCTION ENTRANCE



LEVEL SPREADER

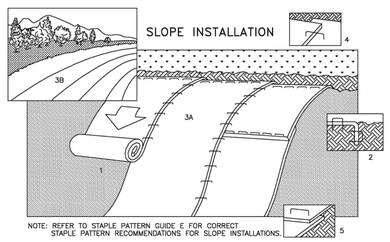


TEMPORARY PERFORATED RISER DETAIL



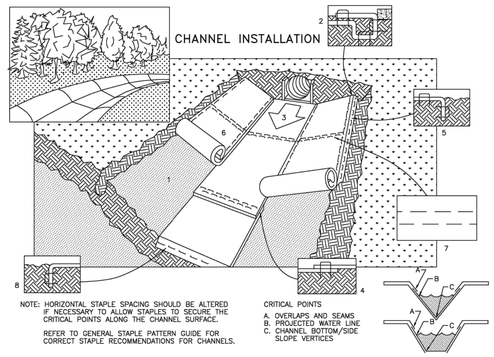
NOTE:
INSTALL PERFORATED RISER PRIOR TO STRIPPING SOD IN EXISTING DETENTION POND. MAINTAIN RISER FOR DURATION OF CONSTRUCTION.

EROSION CONTROL BLANKET



NOTE: REFER TO STAPLE PATTERN GUIDE E FOR CORRECT STAPLE PATTERN RECOMMENDATIONS FOR SLOPE INSTALLATIONS.

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED. NOTE: WHEN USING CELL-O-SEED DO NOT SEED PREPARED AREA. CELL-O-SEED MUST BE INSTALLED WITH PAPER SIDE DOWN.
2. BEGIN AT THE TOP OF THE SLOPE BY ANCHORING THE BLANKET IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL THE BLANKETS (A.) DOWN OR (B.) HORIZONTALLY ACROSS THE SLOPE.
4. THE EDGES OF PARALLEL BLANKETS MUST BE STAPLED WITH APPROXIMATELY 2" OVERLAP.
5. WHEN BLANKETS MUST BE SPLICED DOWN THE SLOPE, PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH APPROXIMATELY 4" OVERLAP. STAPLE THROUGH OVERLAPPED AREA, APPROXIMATELY 12" APART.

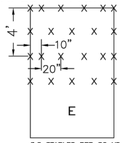


NOTE: HORIZONTAL STAPLE SPACING SHOULD BE ALTERED IF NECESSARY TO ALLOW STAPLES TO SECURE THE CRITICAL POINTS ALONG THE CHANNEL SURFACE.

REFER TO GENERAL STAPLE PATTERN GUIDE FOR CORRECT STAPLE RECOMMENDATIONS FOR CHANNELS.

CRITICAL POINTS
A. OVERLAPS AND SEAMS
B. PROJECTED WATER LINE
C. CHANNEL BOTTOM/SIDE SLOPE VERTICES

STAPLE PATTERN GUIDE



3.8 STAPLES PER SQ YD

NORTH AMERICAN GREEN
OR APPROVED EQUIVALENT

14649 HIGHWAY 41 NORTH, EVANSVILLE, INDIANA 47711
USA 1-800-772-2040 CANADA 1-800-448-2040
QUESTIONS REGUARDING INSTALLATION MAY BE DIRECTED TO:
DAN SALSINGER @ GEO-SYNTHETICS, INC. (708) 399-9781.

BLANKET TYPE: SC150 STRAW/COCONUT MIX
STAPLE PATTERN: E

1. PREPARE SOIL BEFORE INSTALLING BLANKETS, INCLUDING APPLICATION OF LIME, FERTILIZER, AND SEED.
2. BEGIN AT THE TOP OF THE CHANNEL BY ANCHORING THE BLANKET IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
3. ROLL CENTER BLANKET IN DIRECTION OF WATER FLOW ON BOTTOM OF CHANNEL.
4. PLACE BLANKETS END OVER END (SHINGLE STYLE) WITH A 6" OVERLAP. USE A DOUBLE ROW OF" STAGGERED STAPLES 4" APART TO SECURE BLANKETS.
5. FULL LENGTH EDGE OF BLANKETS AT TOP OF SIDE SLOPES MUST BE ANCHORED IN 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.
6. BLANKETS ON SIDE SLOPES MUST BE OVERLAPPED 4" OVER THE CENTER BLANKET AND STAPLED (2" FOR C350 MATTING).
7. IN HIGH FLOW CHANNEL APPLICATIONS, A STAPLE CHECK SLOT IS RECOMMENDED AT 30 TO 40 FOOT INTERVALS. USE A ROW OF STAPLES 4" APART OVER ENTIRE WIDTH OF THE CHANNEL. PLACE A SECOND ROW 4" BELOW THE FIRST ROW IN A STAGGERED PATTERN.
8. THE TERMINAL END OF THE BLANKETS MUST BE ANCHORED IN A 6" DEEP X 6" WIDE TRENCH. BACKFILL AND COMPACT THE TRENCH AFTER STAPLING.

NOTES

CONTRACTORS

The Storm Water Pollution Prevention Plan must clearly identify for each measure identified in the plan, the contractor(s) or subcontractor(s) that will implement the measure. All contractors and subcontractors identified in the plan must sign a copy of the certification statement in paragraph B of the plan. All certifications must be included in the Storm Water Pollution Prevention Plan except for Owners that are acting as contractor.

Certification Statement. All contractors and subcontractors identified in a Storm Water Pollution Prevention Plan shall sign a copy of the following Certification Statement before conducting any service at the site identified in the Storm Water Pollution Prevention Plan. I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR100000) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.
The certification must include the name and title of the person providing the signature; the name, address, and telephone number of the contracting firm; the address (or other identifying description) of the site; and the date the certification is made.

Certification Statement. All contractors and subcontractors identified in a Storm Water Pollution Prevention Plan shall sign a copy of the following Certification Statement before conducting any service at the site identified in the Storm Water Pollution Prevention Plan: I, certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit (ILR100000) that authorizes the storm water discharges associated with industrial activity from the construction site identified as part of this certification.

Name Signature
Title Date
Telephone
Address

SOIL EROSION AND SEDIMENTATION CONTROL SPECIFICATIONS:

1. GENERAL
A. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF ALL APPLICABLE PROVISIONS OF THE MUNICIPAL CODE, THE ILLINOIS PROCEDURES AND STANDARDS FOR URBAN SOIL EROSION AND SEDIMENTATION CONTROL, AND STANDARDS AND SPECIFICATIONS FOR SOIL EROSION AND SEDIMENTATION CONTROL. THESE SPECIFICATIONS SHALL BE FOLLOWED AT THE DISCRETION OF THE MUNICIPALITY.
B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER INSTALLATION AND MAINTENANCE OF ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES. ALL EROSION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL A SUITABLE GROWTH OF GRASS, ACCEPTABLE TO THE ENGINEER, HAS DEVELOPED.
C. SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.

2. IMPLEMENTATION
A. BEFORE STARTING CLEARING AND SITE GRADING WORK, A CONSTRUCTION ENTRANCE AND SILT FENCES SHALL BE INSTALLED AS SHOWN ON THE PLANS. IF DIRECTED BY THE MUNICIPAL ENGINEER, THE CONTRACTOR SHALL INSTALL ADDITIONAL SILT FENCES WHERE NEEDED.
B. THE CONSTRUCTION ENTRANCE TO THE SITE SHALL BE STABILIZED WITH GRAVEL PRIOR TO ANY WORK ON THE SITE. THE ENTRANCE SHALL BE MONITORED PERIODICALLY FOR ITS EFFECTIVENESS TO COLLECT DIRT WHICH COULD LEAVE THE SITE VIA CONSTRUCTION VEHICLES. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
C. GRAVELED ROADS, ACCESS DRIVES, PARKING AREAS OF SUFFICIENT WIDTH AND LENGTH, AND VEHICLE WASHDOWN FACILITIES, IF NECESSARY, SHALL BE PROVIDED TO PREVENT SOIL FROM BEING TRACKED ONTO PUBLIC OR PRIVATE ROADWAYS. ANY SOIL REACHING A PUBLIC OR PRIVATE ROADWAY SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY, AT THE OWNERS EXPENSE.
D. ANY PUBLIC AND/OR PRIVATE ROADWAYS THAT ARE ADJACENT TO THE SITE AND USED FOR INGRESS AND EGRESS, SHALL BE MONITORED AND CLEANED AT THE DIRECTION OF THE MUNICIPAL ENGINEER.
E. INLET PROTECTION DEVICES SHALL BE INSTALLED AND MAINTAINED AROUND INTAKE STRUCTURES (I.E., INLETS, CATCH BASINS) AS REQUIRED BY THE ABOVE SPECIFICATIONS.
F. IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN 10 DAYS, SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED AROUND SUCH STOCKPILE. IF MORE THAN 2 MONTHS, THEN IT IS REQUIRED THAT THE STOCKPILE BE SEEDED SO AS TO MINIMIZE SOIL EROSION BY BOTH WIND AND WATER.
G. THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 14 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION. TEMPORARY COVER SHALL BE MAINTAINED CONTINUOUSLY UNTIL PERMANENT COVER IS ESTABLISHED.
H. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING, INCLUDING STORM WATER RUNOFF, SHALL BE FILTERED TO THE SATISFACTION OF THE MUNICIPALITY, AT THE CONTRACTOR'S EXPENSE.

3. INSPECTION AND MAINTENANCE
A. THE TEMPORARY EROSION CONTROL MEASURES SHALL BE IN PLACE AND WORK EFFECTIVELY UNTIL ALL THE PERMANENT EROSION CONTROL ITEMS ARE FULLY FUNCTIONAL.
B. THE CONTRACTOR SHALL INSPECT EROSION CONTROL MEASURES WEEKLY AND AFTER ANY STORM EVENT IN EXCESS OF 1/2 " RAINFALL. ANY DEFICIENCIES SHALL BE CORRECTED IMMEDIATELY.
C. AT THE COMPLETION OF THE PROJECT, ALL STORM SEWER PIPES AND STRUCTURES SHALL BE CLEANED AND FREE OF DIRT AND DEBRIS PRIOR TO FINAL ACCEPTANCE. THE SEDIMENT SHALL BE REMOVED FROM THE STORM SEWER SYSTEM AND PROPERLY DISPOSED OF OFFSITE BY THE CONTRACTOR, AT HIS EXPENSE. DIRT AND DEBRIS SHALL NOT BE WASHED OUT INTO THE MUNICIPAL STORM SEWER SYSTEM.

MAINTENANCE

The excavating and underground contractor shall be responsible for the initial construction of the erosion control measures shown in the plan, and shall be responsible for the maintenance of said facilities until the completion of his final grading operations after construction of those improvements in his contract. The contractor shall request in writing a release from the Owner for maintenance of the site upon completion of this work. The Owner shall issue said release within 15 days of the contractor's request, providing the contractor has completed all work required under the contract. The contractor's erosion control maintenance responsibilities shall be exclusive of the construction warranty and/or guarantee period.

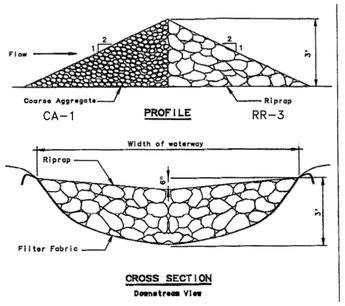
Qualified personnel shall inspect disturbed areas of the construction site that have not been finally stabilized, structural control measures, and locations where vehicles enter or exit the site at least once every seven (7) calendar days and within 24 hours of the end of a storm that is 0.5 inch or greater or equivalent snowfall.

Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the plan shall be observed to ensure that they are operating correctly. Where discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
Based on the results of the inspection, the description of potential pollutant sources identified in the plan and pollution prevention measures identified in the plan shall be revised as appropriate as soon as practicable after such inspection. Such modifications shall provide for timely implementation of any changes to the plan with seven (7) calendar days following the inspection.
A report summarizing the scope of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the Storm Water Pollution Prevention Plan, and actions taken shall be made and retained as part of the Storm Water Pollution Prevention Plan for at least three (3) years after the date of inspection.
The permittee shall complete and submit within five days an Incidence of Non-Compliance (ION) report for any violation of the Storm Water Pollution Prevention Plan observed during an inspection conducted, including those not required by the plan. Submission shall be on forms provided by the Agency and shall include specific information on the cause of non-compliance, actions which were taken to prevent any further causes of non-compliance, and a statement detailing any environmental impact which may have resulted from the non-compliance.

CONSTRUCTION SEQUENCING

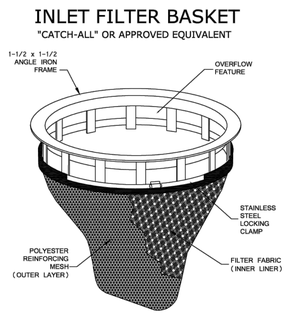
1. INSTALL SEDIMENT CONTROL DEVICES
A. STABILIZED CONSTRUCTION ENTRANCES
B. PERIMETER SILT FENCE
C. BEGIN EROSION CONTROL MAINTENANCE AND INSPECTIONS
2. CLEARING (TREE REMOVAL) AND GRUBBING
3. CONSTRUCT AND STABILIZE DETENTION BASIN AND INSTALL TEMPORARY PERFORATED RISER
4. MASS EARTHWORK ENTIRE SITE/STOCKPILE TOPSOIL
A. DIVERT STORMWATER RUNOFF
B. CONSTRUCT VEGETATED SWALES (INCLUDING SEEDING AND EROSION BLANKET)
C. INSTALL AGGREGATE DITCH CHECKS
D. TOPSOIL PLACEMENT AND PERMANENT SEEDING ON OPEN SPACE SLOPES WHEN FINAL GRADING IS COMPLETE
E. DUST CONTROL (WATERING)
F. INSTALL EROSION CONTROL BLANKETS
G. TEMPORARY SEEDING ON AREAS TO BE EXPOSED LONGER THAN 60 DAYS
5. INSTALL STORMWATER MANAGEMENT MEASURES
A. CONSTRUCT STORM SEWERS AND OTHER UNDERGROUND UTILITIES
B. RIPRAP
C. INLET PROTECTION
D. OUTLET PROTECTION
E. STORM SEWER RESTRICTORS AND OUTLETS
6. TEMPORARY VEGETATIVE STABILIZATION
A. TEMPORARY SEEDING
B. MULCHING/EROSION BLANKETS
7. SITE CONSTRUCTION WORK
A. INSTALL PUBLIC UTILITIES (I.E., GAS, TELEPHONE, ELECTRIC)
B. CONSTRUCT ROADWAYS
C. CONSTRUCT BUILDINGS
D. REMOVE ACCUMULATED SEDIMENT FROM STRUCTURES
8. COMPLETE FINAL PAVING
9. PERMANENT VEGETATIVE STABILIZATION OF ALL EXPOSED AREAS
A. PERMANENT SEEDING
B. SODDING
10. PERFORM CONTINUING POST-CONSTRUCTION MAINTENANCE OF TEMPORARY AND PERMANENT EROSION CONTROL DEVICES UNTIL ALL UPSTREAM AREAS ARE COMPLETELY VEGETATED

ROCK CHECK DAM



INLET FILTER BASKET

"CATCH-ALL" OR APPROVED EQUIVALENT



PRAIRIE BUFFER

Andropogon scoparius	**Lespedeza capita**	**Leersia oryzoides**
Allium cernuum	**Liatris aspera**	**Lycopous americanus**
Amorpha candescens	**Parthenium integrifolium**	**Lythrum alatum**
Asclepias sullivantii	**Penstemon digitalis**	**Panicum virgatum**
Asclepias verticillata	**Petalostemum candidum**	**Penthorum sedoides**
Aster laevis	**Petalostemum purpureum**	**Polygonium pensaylvanicum**
Aster ericoides	**Rosa carolina**	**Pycnanthemum virginianum**
Aster chlongifolius	**Rudbeckia hirta**	**Solidago patula**
Boutelous curtipendula	**Solidago junces**	**Solidago riddelii**
Camia fasciculata	**Solidago nemoralis**	**Tradescantia ohiensis**
Coreopsis palmata	**Sorghastrum nutans**	**Verbena hastata**
Echnicaea purpurea	**Tradescantia ohiensis**	**Vernonia fasciculata**
Elymus virginicus	**Verbena stricta**	**Zizia aurea**
Eryngium yuccifolium	**Zizia aptera**	

WET PRAIRIE

Andropogon gerardii	**Leersia oryzoides**	
Asclepias incarnata	**Lycopous americanus**	
Aster novae angliae	**Lythrum alatum**	
Aster puniceus	**Panicum virgatum**	
Carex sp.	**Penthorum sedoides**	
Carex bicknellii	**Polygonium pensaylvanicum**	
Carex bebbii	**Pycnanthemum virginianum**	
Chelone glabra	**Solidago patula**	
Calamagrostis canadensis	**Solidago riddelii**	
Eupatorium maculatum	**Tradescantia ohiensis**	
Glyceria striata	**Verbena hastata**	
Helenium autumnale	**Vernonia fasciculata**	
Juncus torreyi	**Zizia aurea**	

EMERGENT PLANTING

Alisma plantago aquatica	**Scirpus acutus**	
Carex lacustris	**Scirpus americanus**	
Carex bebbii	**Scirpus atrovirens**	
Juncus balticus	**Scirpus cyperinus**	
Juncus effusus	**Scirpus lineatus**	
Pontaderia cordata	**Scirpus validus**	
Sagittaria latifolia	**Sparganium euryearpum**	

AQUATIC PLANTING FOR OPEN WATER

Nymphae tuberosa	**Pontederia cordata**
Nelumbo lutea	**Sagittaria lactifolia**

EVN	DATE	INT

Village of Lake Zurich Est 1896

THE VILLAGE OF LAKE ZURICH
ENGINEERING DIVISION

Project: EROSION CONTROL DETAILS
Drawn: RSK
Date: 05/06
Scale: 1:40
Drawing Title: STANDARD DETAILS
Drawing No: 2 OF 2

DISCLAIMER
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LICENSED PROFESSIONAL ENGINEER
LAURA ROSENBAUER
062-074634
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/25

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

orientation

project number 232885

scale As Noted

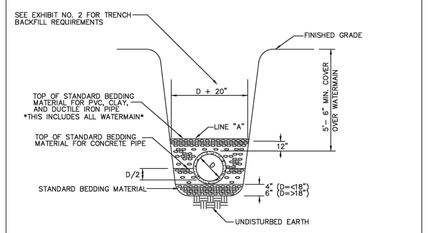
date 2/14/25

sheet title SITE WORK DETAILS

sheet number C600

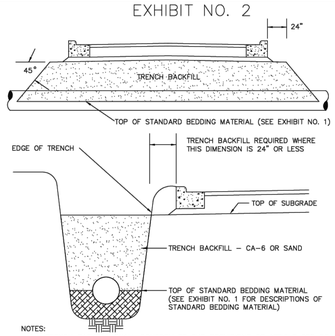
NOTE: DETAILS ARE NOT TO BE CHANGED IN ANY WAY. LEAVE ALL DETAILS ON SHEET EVEN IF THEY DO NOT APPLY TO CURRENT IMPROVEMENTS. CHANGING OF DETAILS DOES NOT CHANGE REQUIREMENTS.

EXHIBIT NO. 1



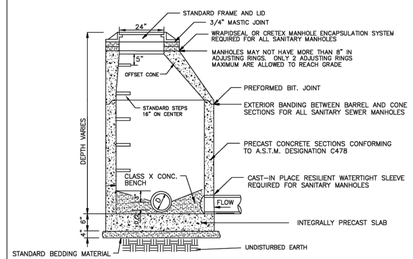
NOTES:
1. STANDARD BEDDING MATERIAL FOR NON-PLASTIC PIPE INCLUDING ALL WATERMAIN SHALL BE 1/4" TO 3/4" CRUSHED STONE, ASTM 448, SIZE CA-7 TO CA-11.
2. STANDARD BEDDING MATERIAL FOR PLASTIC PIPE SHALL CONFORM TO ASTM D2321, CLASS II NON-ANGULAR AGGREGATE.
3. SELECT, WELL COMPACTED EXCAVATED MATERIAL SHALL BE PLACED TO LINE "A" IF STANDARD BEDDING MATERIAL IS NOT REQUIRED TO LINE "A."
4. VOIDS LEFT BY SHEETING SHALL BE FILLED WITH STANDARD BEDDING MATERIAL AS THE SHEETING IS REMOVED.

EXHIBIT NO. 2



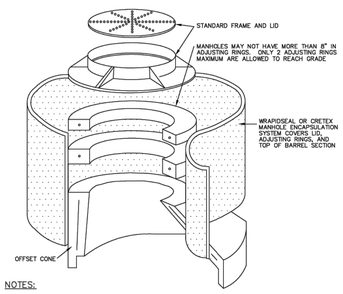
NOTES:
1. TRENCH BACKFILL SHALL CONFORM TO THE PROVISIONS OF ARTICLE 208 OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
2. TRENCH DIMENSIONS AS DETAILED ELSEWHERE SHALL BE USED TO CALCULATE PAYMENT LIMITS. ADDITIONAL TRENCH BACKFILL NECESSARY TO FILL A TRENCH WIDER THAN THAT DETAILED SHALL BE PROVIDED AND PLACED AT NO ADDITIONAL COST TO THE DEVELOPER, OWNER, OR VILLAGE.

EXHIBIT NO. 3



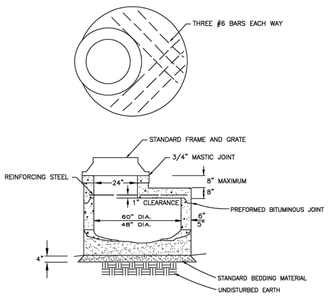
NOTES:
1. FOR SEWERS 24 INCHES OR LESS IN DIAMETER, USE 48 INCH MANHOLES. FOR SEWERS MORE THAN 24" INCHES IN DIAMETER, USE 60" INCH MANHOLES.
2. FOR VITRIFIED CLAY PIPE SEWERS, LOCATE A BELL OR SPIGOT AS APPROPRIATE JUST OUTSIDE THE MANHOLE WALL TO PROVIDE A PIVOT POINT FOR ANY DIFFERENT MOVEMENT.
3. WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM REQUIRED FOR ALL SANITARY SEWER MANHOLES. (SEE EXHIBIT NO. 4)
4. WATER TIGHT SEALENT REQUIRED FOR ALL SANITARY SEWER MANHOLES.

EXHIBIT NO. 4



NOTES:
1. WRAPIDSEAL OR CRETEX SHALL BE INSTALLED ON ALL SANITARY SEWER MANHOLES.
2. WRAPIDSEAL OR CRETEX MANHOLE ENCAPSULATION SYSTEMS ARE REQUIRED. ANY OTHER PRODUCTS OR OTHER DESIGN SOLUTIONS SHALL REQUIRE THE APPROVAL OF THE VILLAGE ENGINEER OR DIRECTOR OF PUBLIC WORKS.
3. WRAPIDSEAL OR CRETEX SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S GUIDELINES AND INSTRUCTIONS.

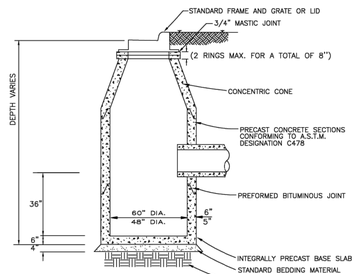
EXHIBIT NO. 5



NOTES:
1. A 6" THICK SLAB TOP MAY BE ALLOWED FOR 48" DIAMETER RESTRICTED DEPTH CATCH BASINS NOT IN PAVEMENT.
2. A WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM SHALL BE REQUIRED IN LOCATIONS WHERE WRAPIDSEAL IS CALLED FOR.
3. NO STEPS ARE REQUIRED IN RESTRICTED DEPTH CATCH MANHOLES.

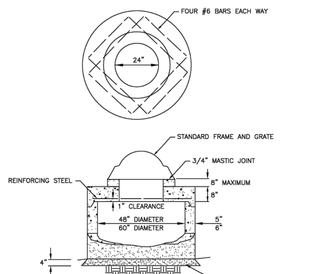
TYPICAL TRENCH AND STANDARD BEDDING | TRENCH BACKFILL | STANDARD MANHOLE | WRAPIDSEAL MANHOLE ENCAPSULATION SYSTEM | FLAT TOP FOR RESTRICTED DEPTH MANHOLE

EXHIBIT NO. 7



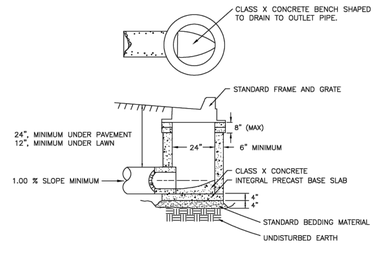
NOTES:
1. FOR SEWER PIPES 24 INCHES OR LESS IN DIAMETER, USE 48 INCH DIAMETER CATCH BASIN: FOR SEWER PIPES MORE THAN 24 INCHES IN DIAMETER, USE 60 INCH DIAMETER CATCH BASIN.
2. OUTLET PIPE SHALL BE NO LESS THAN 12 INCHES IN DIAMETER.
3. STEPS ARE REQUIRED IF THE CATCH BASIN IS OVER 7' IN DEPTH.
4. STEPS ARE TO BE 16" ON CENTER, ON THE OPPOSITE SIDE FROM THE OUTLET PIPE.

EXHIBIT NO. 8



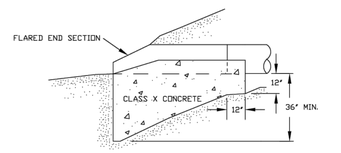
NOTES:
1. A 6" THICK SLAB TOP MAY BE ALLOWED FOR 48" DIAMETER RESTRICTED DEPTH CATCH BASINS NOT IN PAVEMENT.
2. NO STEPS ARE REQUIRED IN RESTRICTED DEPTH CATCH BASINS.

EXHIBIT NO. 9



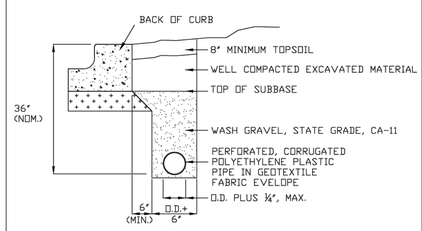
NOTES:
1. INLET BARREL SECTIONS SHALL CONFORM TO A.S.T.M. DESIGNATION C478.
2. MINIMUM PIPE SIZE FOR INLETS IN PUBLIC STREETS IS 10" DIAMETER.
3. DUCTILE IRON PIPE SHALL BE USED IN PAVED AREAS OF PUBLIC STREETS FOR INLET PROTECTION IF LESS THAN 3 FEET OF COVER IS PROVIDED.

EXHIBIT NO. 10



NOTES:
1. WIDTH OF THE FOUNDATION SHALL BE THE SAME AS THE WIDTH OF THE FLARED END SECTION. THE TOP OF FOUNDATION SHALL EXTEND HALF-WAY UP THE SIDE OF THE FLARED END SECTION.
2. THE BOTTOM OF THE FOUNDATION SHALL REST ON UNDISTURBED EARTH. THE BOTTOM OF THE FOUNDATION SHALL BE NO LESS THAN THREE (3') DEEP AT THE OPEN END OF THE FLARED END SECTION.
3. A FOUNDATION SIMILAR TO THIS FOUNDATION SHALL BE CONSTRUCTED UNDER ALL PRECAST HEADWALLS.

EXHIBIT NO. 11

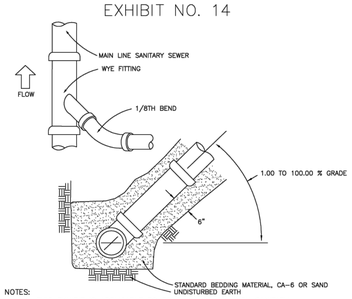


CATCH BASIN | FLAT SLAB TOP FOR RESTRICTED DEPTH C.B. | INLET | FOUNDATION FOR FLARED END SECTION | UNDERDRAIN

EXHIBIT NO. 12

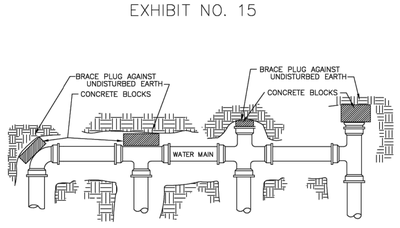
STREET	PAVEMENT DESIGN
MAJOR	4" GRANULAR SUB-BASE 9" BITUMINOUS AGGREGATE MIXTURE 2" BITUMINOUS BINDER COURSE 2" BITUMINOUS SURFACE COURSE
COLLECTOR	3" GRANULAR SUB-BASE 6" BITUMINOUS AGGREGATE MIXTURE 2" BITUMINOUS BINDER COURSE 1 1/2" BITUMINOUS SURFACE COURSE
MINOR	3" AGGREGATE BASE COURSE 5" BITUMINOUS AGGREGATE MIXTURE 2" BITUMINOUS BINDER COURSE 1 1/2" BITUMINOUS SURFACE COURSE
CUL-DE-SAC	SAME AS MINOR
MARGINAL ACCESS	SAME AS MINOR
IN BUSINESS AND INDUSTRIAL DISTRICTS	3" GRANULAR SUB-BASE 8" BITUMINOUS AGGREGATE MIXTURE 3" BITUMINOUS CONCRETE

EXHIBIT NO. 14



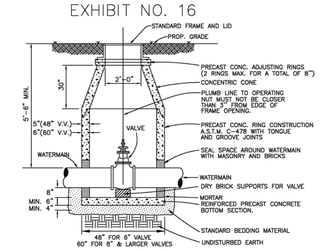
NOTES:
1. THIS EXHIBIT IS APPLICABLE TO FOUR (4) OR (6) INCH SANITARY SERVICE CONNECTIONS ONLY. LARGER DIAMETER SANITARY SEWER CONNECTIONS SHALL BE MADE AT MANHOLES ONLY.
2. THE BEDDING UNDER THE WYE FITTING AND STUB SHALL BE CAREFULLY COMPACTED TO PREVENT THE WYE FITTING FROM ROTATING.
3. THE SANITARY SERVICE CONNECTION PIPE SHALL BE LAID IN A STRAIGHT LINE AND AT A UNIFORM GRADIENT FROM THE TOP OF THE RISE FROM THE MAIN LINE TO THREE (3) FEET BEYOND THE RIGHT-OF-WAY LINE.
4. SECURELY PLUG THE END OF THE SERVICE CONNECTION.

EXHIBIT NO. 15



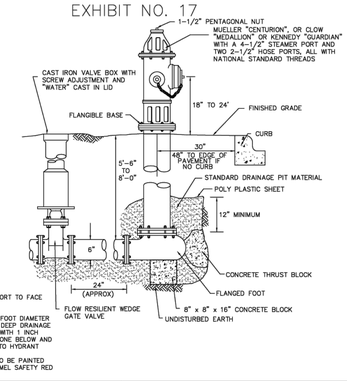
NOTES:
1. PROVIDE THRUST BLOCKING TO PREVENT MOVEMENT OF LINES UNDER PRESSURE AT ALL BENDS, TEES, CAPS, VALVES, HYDRANTS, AND AT POINTS SPECIFIED BY THE ENGINEER.
2. ALL BLOCKING SHALL BE MADE WITH CONCRETE BLOCKS AGAINST UNDISTURBED VERTICAL EARTH SURFACE.
3. ALTERNATE METHODS OF RESTRAINING WATER MAIN COMPONENTS SHALL REQUIRE THE APPROVAL OF THE VILLAGE ENGINEER.
4. NO WOOD IS ALLOWED IN THE THRUST BLOCKS.
5. MEGALUGS SERIES 1100 OR APPROVED EQUAL ARE REQUIRED AT ALL JOINTS.

EXHIBIT NO. 16



NOTES:
1. WATER MAIN 8 INCHES OR MORE IN DIAMETE SHALL REQUIRE A 60 INCH DIAMETER VALVE VAULT; WATER MAIN LESS THAN 8 INCHES IN DIAMETER SHALL REQUIRE A 48 INCH VALVE VAULT
2. INSTALL MINIMUM 4" OF SELECTED GRANULAR BACKFILL UNDER STRUCTURE BOTTOM SECTION AND FILL ENTIRE EXCAVATION ALL AROUND STRUCTURE UP TO C.L. OF PIPE WITH BEDDING MATERIAL.
3. PIPE OPENINGS SHALL BE CAST INTO WALL.
4. STRUCTURE FRAME, ADJUSTING RINGS, AND ALL CONCRETE SECTIONS SHALL BE SET ON AND SEALED WITH BITUMINOUS MASTIC JOINT MATERIAL.
5. FILL LUG HOLES WITH BITUMINOUS JOINING COMPOUND.
6. VALVE VAULT BARREL SECTIONS SHALL CONFORM TO A.S.T.M. 478 AS DESCRIBED IN THE STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, 5TH EDITION MAY 1996.

EXHIBIT NO. 17



NOTES:
1. STEAMER PORT TO FACE PAVEMENT
2. PROVIDE 2 FOOT DIAMETER BY 2 FEET DEEP DRAINAGE PIT FILLED WITH 1 INCH WASHED STONE BELOW AND ADJACENT TO HYDRANT
3. HYDRANT TO BE PAINTED ALKYD ENAMEL SAFETY RED

MINIMUM STANDARDS FOR STREET DESIGN | SANITARY SERVICE CONNECTION | THRUST BLOCK | VALVE VAULT | FIRE HYDRANT

VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540-1694

REVISIONS

VILLAGE OF LAKE ZURICH DETAILS

SHEET 1

PROJECT NO. DETAILS
DATE 1/10/03
SCALE NTS
DESIGNED BY DESIGN
DRAWN BY DTM
CHECKED BY EL

SHEET 1 / 3

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EXPIRES: 04/30/2025

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LAURA ROSENBAUER
062-074634
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/25

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
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orientation
project number 232885
scale As Noted
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sheet title SITE WORK DETAILS
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NOTE: DETAILS ARE NOT TO BE CHANGED IN ANY WAY. LEAVE ALL DETAILS ON SHEET EVEN IF THEY DO NOT APPLY TO CURRENT IMPROVEMENTS. CHANGING OF DETAILS DOES NOT CHANGE REQUIREMENTS.

EXHIBIT NO. 13
THESE STANDARDS SUPERCEDE ALL OTHER STANDARDS

LAKE ZURICH UTILITY MATERIAL STANDARDS

SANITARY SEWER
Pipe — PVC, SDR – 26, meeting requirements of ASTM – 3034; Gasketed Joint / Cell Classification 12454 – B; Depth over 15 feet – SDR 12 or 18; Service Laterals: PVC SCH 40 or better, SDR 35 or 26
Bedding Materials — 1/4" to 3/4" crushed stone, size CA-7 to CA-11, 12" over the top of pipe
Manholes — Pre-Cast Concrete with Bench and Rubber Boots; Cast Iron Frames and Lids: Neenah Type 1 self-sealing Marked "Sanitary Sewer"; WrapidSeal Manhole Encapsulation System is required on all sanitary manholes; Contractor shall be qualified by manufacturer's rep. to install WrapidSeal; Exterior banding between barrel and cone sections is required; Manhole must be water tight and sealed from the outside; Fiberglass steps
Casing — The casing must be ductile iron or steel; Manufactured pipe chocks must be used between the pipe and casing; Pea gravel must be jetted through the casing, with concrete mortar on the ends; Casing to be installed as required by the "Standard Specifications for Water and Sewer Construction in Illinois" 5th Edition, 1996, with all services considered as mains
Forcemain — If PVC pipe (C900) is used, #6 solid copper tracing wire is required for locating purposes

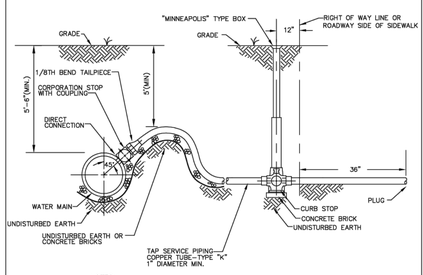
WATERMAIN
Fire Hydrants — Clow Medallion, 5 1/4 " with Auxiliary Valve; Kennedy Guardian, 5 1/4 " with Auxiliary Valve; Mueller Centurion A – 423 with Auxiliary Valve; 5 1/4 " three-way (2 hose nozzles and 1 pumper nozzle); Painted Safety Red
Pipe — Class 52 Ductile Iron, cement lined, Megalugs Series 1100 required at all fittings; Wrapping the watermain with polyethylene film is not permitted
Bedding Materials — 1/4" to 3/4" crushed stone, size CA-7 to CA-11, 12" over the top of pipe
Valves — Clow, American Flow Control; Kennedy Resilient Wedge; American Flow Control AFC series 500 NRS; Resilient Wedge Valve UL/FM General; Mueller Resilient Wedge Valve; Non-Rising Stem, Mechanical Joint
Manholes — Cast Iron Frames and Lids: Neenah Type 1 self-sealing Marked "Water"
Casing — The casing must be ductile iron or steel; Manufactured pipe chocks must be used between the pipe and casing; Pea gravel must be jetted through the casing, with concrete mortar on the ends; Casing to be installed as required by the "Standard Specifications for Water and Sewer Construction in Illinois" 5th Edition, 1996, with all services considered as mains
Corporation Stop — Mueller H – 15000 – 1" Size; AY McDonald 4701
Roundway — Mueller H–15154 – 1" Stop, Minneapolis Pattern; AY McDonald 6104
B–Box — Mueller H – 10300 Upper section inside diameter 1 1/4"; Mueller H – 10302 Upper section inside diameter 1 1/2"
Service Line — 1" Type K Copper, or as required by plumbing code
Tapping Saddle — Double Banded Stainless Steel Tapping Sleeve with 1" corporation stop
Hardware — All nuts and bolts below grade shall be stainless steel

WATERMAIN INSTALLATION SPECIFICATIONS

1. Watermains shall not be exposed for any reason without the approval of the Superintendent – Utilities.
2. Filling mains, pressure connections, pressure tests, tie–ins, and chlorinations require 48–hour notification to the Superintendent – Utilities.
3. Pressure connections and tie–ins to the Village systems will be scheduled and witnessed by the Utilities Division personnel.
4. Once mains are tied to the Village system, no valves or hydrants shall be operated by anyone other than Utility Division personnel.
5. Filling and flushing will be done by the Utilities Division only.
6. Water for pressure tests will be supplied by the Utilities Division, but it is the responsibility of the contractor to provide a backflow preventer or an approved anti–siphon method before the pump.
7. Corporation cocks and 1" copper lines for the chlorination and sampling shall be installed at locations determined by the Utilities Division.
8. Chlorination will not be performed on service lines until all first permanent water valves are installed.
9. Water vaults for 8" valves and larger must have an inside diameter of 60".

UTILITY MATERIAL STANDARDS

EXHIBIT NO. 18



NOTES:
1. USE AN EXTRA TWO FEET OF COPPER WATER SERVICE CONNECTION BETWEEN THE CORPORATION STOP AND THE CURB STOP TO SERVE AS STRAIN RELIEF.
2. CURB BOX SHALL HAVE A PLUG TYPE LID.
3. SEE EXHIBIT NO. 13 FOR APPROVED FITTING DESCRIPTIONS.

WATER SERVICE CONNECTION

EXHIBIT NO. 19

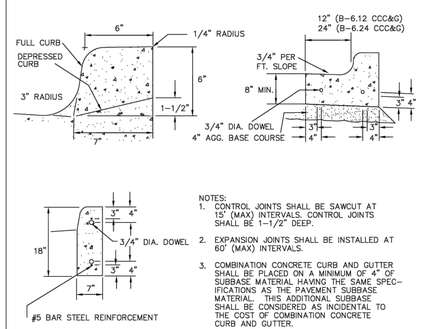
STREET	RIGHT–OF WAY WIDTH	PAVEMENT WIDTH*	RADIUS OF HORIZ. CURVES	LENGTH OF VERT. CURVES	TANGENT BETWEEN HORIZ. REVERSE CURVES	MAXIMUM GRADIENT	MINIMUM GRADIENT	CLEAR SIGHT DISTANCE
MAJOR	100 FT.	54 FT.	500 FT.	200 (b) FT.	200 FT.	5%	0.5%	500 FT.
COLLECTOR	80 FT.	44 FT.	400 FT.	200 (b) FT.	200 FT.	5%	0.5%	400 FT.
MINOR	60 FT.	30 FT.	150 FT.	100 (b) FT.	–	6%	0.5%	200 FT.
CUL–DE–SAC	120 FT.	88 FT.	150 FT.	100 (b) FT.	–	6%	0.5%	200 FT.
MARGINAL ACCESS	60 FT.	30 FT.	400 FT.	200 (a) FT.	100 FT.	6%	0.5%	200 FT.
IN BUSINESS AND INDUSTRIAL DIST.	80–100 FT.	54 FT.	500 FT.	200 (a) FT.	200 FT.	2%	0.5%	500 FT.

*PAVEMENT WIDTHS ARE MEASURED BACK OF CURB TO BACK OF CURB AND INCLUDE ADDITIONAL WIDTH FOR ON–STREET PARKING.

(a) FIFTY (50) FEET FOR EACH ONE (1) PERCENT ALGEBRAIC DIFFERENCE OF GRADE BUT IN NO CASE LESS THAN TWO HUNDRED (200) FEET.
(b) FORTY (40) FEET FOR EACH ONE (1) PERCENT ALGEBRAIC DIFFERENCE OF GRADE BUT IN NO CASE LESS THAN ONE HUNDRED (100) FEET.

MINIMUM STANDARDS FOR STREET DESIGN

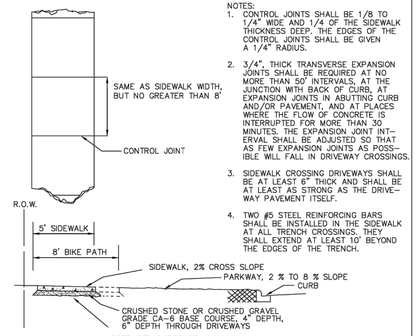
EXHIBIT NO. 24



NOTES:
1. CONTROL JOINTS SHALL BE SAWCUT AT 15' (MAX) INTERVALS. CONTROL JOINTS SHALL BE 1–1/2" DEEP.
2. EXPANSION JOINTS SHALL BE INSTALLED AT 60' (MAX) INTERVALS.
3. COMBINATION CONCRETE CURB AND GUTTER SHALL BE PLACED ON A MINIMUM OF 4" OF SUBBASE MATERIAL HAVING THE SAME SPECIFICATIONS AS THE PAVEMENT SUBBASE MATERIAL. THIS ADDITIONAL SUBBASE SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF COMBINATION CONCRETE CURB AND GUTTER.
4. SUBBASE IS TO BE CA–6 OR GRADE 9.

BARRIER CURB

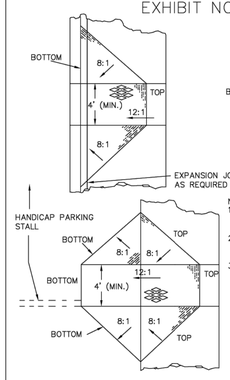
EXHIBIT NO. 25

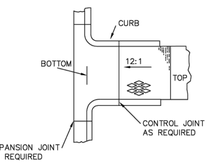


NOTES:
1. CONTROL JOINTS SHALL BE 1/8 TO 1/4" WIDE AND 1/4 OF THE SIDEWALK THICKNESS DEEP. THE EDGES OF THE CONTROL JOINTS SHALL BE GIVEN A 1/4" RADIUS.
2. 3/4", THICK TRANSVERSE EXPANSION JOINTS SHALL BE REQUIRED AT NO MORE THAN 50' INTERVALS, AT THE JUNCTION WITH BACK OF CURB, AT EXPANSION JOINTS IN ABUTTING CURB AND/OR PAVEMENT, AND AT PLACES WHERE THE FLOW OF CONCRETE IS INTERRUPTED FOR MORE THAN 30 MINUTES. THE EXPANSION JOINT INTERVAL SHALL BE ADJUSTED SO THAT AS FEW EXPANSION JOINTS AS POSSIBLE WILL FALL IN DRIVEWAY CROSSINGS.
3. SIDEWALK CROSSING DRIVEWAYS SHALL BE AT LEAST 6" THICK AND SHALL BE AT LEAST AS STRONG AS THE DRIVE–WAY PAVEMENT ITSELF.
4. TWO #5 STEEL REINFORCING BARS SHALL BE INSTALLED IN THE SIDEWALK AT ALL TRENCH CROSSINGS. THEY SHALL EXTEND AT LEAST 10' BEYOND THE EDGES OF THE TRENCH.

SIDEWALK

EXHIBIT NO. 26

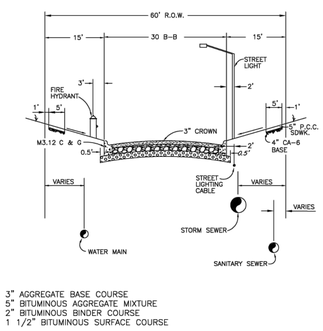




NOTES:
1. WHERE 12:1 SLOPES ARE NOT POSSIBLE, SLOPES NO STEEPER THAN 8:1 MAY BE USED.
2. EXPANSION JOINT MATERIAL SHALL NOT PROTRUDE ABOVE THE LEVEL OF THE ADJACENT SIDEWALK OR HANDICAP RAMP.
3. RAMP TEXTURING IS TO BE DONE WITH AN EXPANDED METAL GRATE PLACED AND REMOVED FROM WET CONCRETE TO LEAVE A DIAMOND PATTERN. THE LONG AXIS OF THE PATTERN SHALL BE PERPENDICULAR TO THE CURB. GROOVES SHALL BE 1/8" DEEP AND 1/4" WIDE. ALL SLOPES ARE TO HAVE DIAMOND TEXTURE.

RAMP TEXTURE DETAIL
DIAMONDS ARE TO BE 1/2" WIDE, 1 1/4" LONG, WITH 1/4" BETWEEN THEM, OR AS APPROVED.

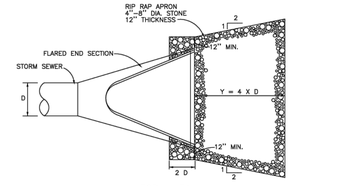
HANDICAP RAMP



3" AGGREGATE BASE COURSE
5" BITUMINOUS AGGREGATE MIXTURE
2" BITUMINOUS BINDER COURSE
1 1/2" BITUMINOUS SURFACE COURSE

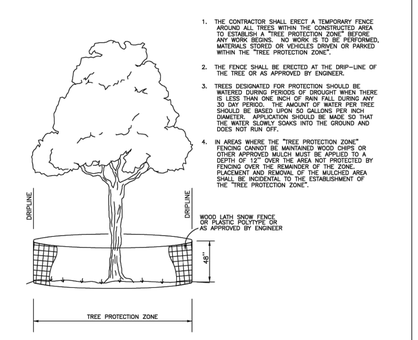
SEE EXHIBIT 12 AND EXHIBIT 19 FOR OTHER STREET DIMENSIONS

TYPICAL MINOR STREET DESIGN DETAIL

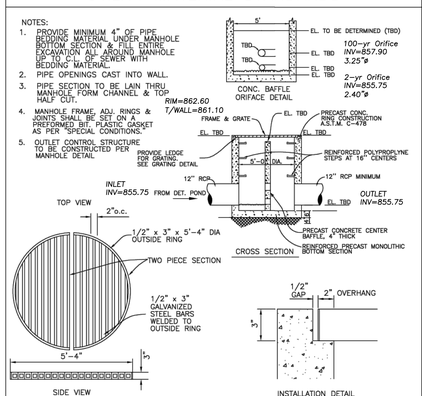


NOTE: D = PIPE I.D.
SEE EXHIBIT NO. 10 FOR FLARED END SECTION FOUNDATION

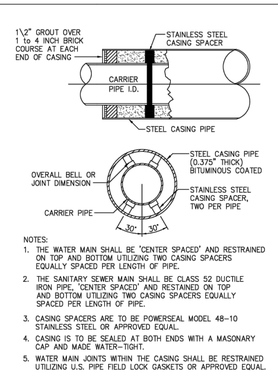
FLARED END SECTION RIP RAP



TREE PROTECTION FENCE

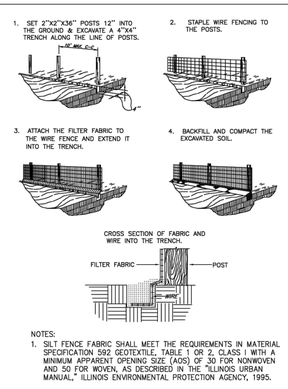


OUTLET CONTROL STRUCTURE



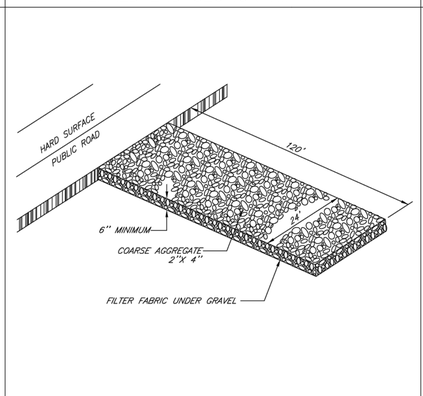
NOTES:
1. THE WATER MAIN SHALL BE 'CENTER SPACED' AND RESTRAINED ON TOP AND BOTTOM UTILIZING TWO CASING SPACERS EQUALLY SPACED PER LENGTH OF PIPE.
2. THE SANITARY SEWER MAIN SHALL BE CLASS 52 DUCTILE IRON PIPE, 'CENTER SPACED' AND RESTAINED ON TOP AND BOTTOM UTILIZING TWO CASING SPACERS EQUALLY SPACED PER LENGTH OF PIPE.
3. CASING SPACERS ARE TO BE POWERSEAL MODEL 48–10 STAINLESS STEEL OR APPROVED EQUAL.
4. CASING IS TO BE SEALED AT BOTH ENDS WITH A MASONARY CAP AND MADE WATER–TIGHT.
5. WATER MAIN JOINTS WITHIN THE CASING SHALL BE RESTRAINED UTILIZING U.S. PIPE FIELD LOCK GASKETS OR APPROVED EQUAL.

PIPE CASING DETAIL

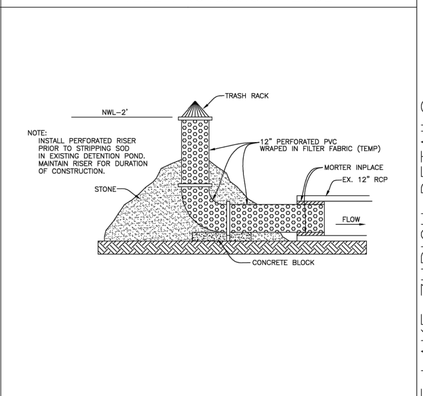


NOTES:
1. SILT FENCE FABRIC SHALL MEET THE REQUIREMENTS IN MATERIAL SPECIFICATION 592 GEOTEXTILE, TABLE 1 OR 2, CLASS I WITH A MINIMUM APPARENT OPENING SIZE (AOS) OF 30 FOR NONWOVEN AND 50 FOR WOVEN, AS DESCRIBED IN THE "ILLINOIS URBAN MANUAL," ILLINOIS ENVIRONMENTAL PROTECTION AGENCY, 1995.

SILT FENCE DETAIL



GRAVEL CONSTRUCTION ENTRANCE



TEMPORARY PERFORATED RISER DETAIL

VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540–1694

REVISIONS

VILLAGE OF LAKE ZURICH DETAILS

SHEET 2

PROJECT NO. DETAILS
DATE 1/10/03
SCALE NTS
DESIGNED BY DESIGN
DRAWN BY DTM
CHECKED BY EL

SHEET 2 / 3

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VILLAGE OF LAKE ZURICH DETAILS

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EXPIRES: 04/30/2025

LICENSED PROFESSIONAL ENGINEER
LAURA ROSENBAUER
062-074634
STATE OF ILLINOIS

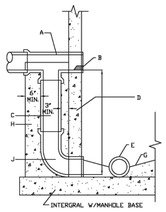
EXPIRATION DATE: 11/30/25

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

orientation
project number 232885
scale As Noted
date 2/14/25
sheet title SITE WORK DETAILS
sheet number C602

NOTE: DETAILS ARE NOT TO BE CHANGED IN ANY WAY. LEAVE ALL DETAILS ON SHEET EVEN IF THEY DO NOT APPLY TO CURRENT IMPROVEMENTS. CHANGING OF DETAILS DOES NOT CHANGE REQUIREMENTS.



LEGEND:
A. DUCTILE IRON PIPE
B. BRICK AND MORTAR DAM HEIGHT EQUALS 1/3 DIAMETER OF SEWER.
C. OUTSIDE DROP PIPE: 6" DIA. UNLESS OTHERWISE NOTED ON THE PLANS.
D. MANHOLE SIDEWALLS: PRECAST REINFORCED CONCRETE WITH MINIMUM WALL THICKNESS.
E. MAINLINE SEWER (LARGEST DIAMETER)
F. RISER PIPE: PVC SDR 35, 8" DIAMETER UNLESS OTHERWISE NOTED ON THE PLANS.
G. MANHOLE BENCH FILLET: POURED IN PLACE CONCRETE UNLESS POURED WITH PRECAST REINFORCED CONCRETE BASE AND BOTTOM WALL.
H. CLASS X CONCRETE IN ACCORDANCE WITH THE STATE OF ILLINOIS STANDARDS SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
J. 90 DEGREE BEND DUCTILE IRON PIPE.

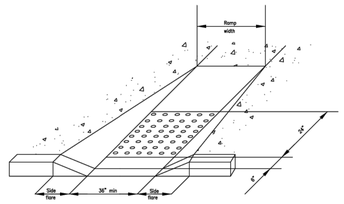
NOTES:
1. ALL JOINTS SHALL CONFORM TO A.S.T.M. C-425 SPECIFICATIONS EXCEPT "S" BELOW.
2. JUTE AND MORTAR OR BITMINOUS MASTIC JOINT ALLOWED ONLY AS SHOWN
3. RISERS SHALL BE CONSTRUCTED WHERE MAIN LINE SEWER EXCEEDS 12' UNLESS OTHERWISE NOTED.
4. RISERS SHALL BE CONSTRUCTED IN UNDISTURBED SIDEBANK EARTH.

OUTSIDE DROP PIPE DETAIL

PIPE SIZE	Y MIN		Z MIN	DESIGN TRENCH WIDTH RANGE	L	
	Y1 MIN	Y2 MIN				
4"	4"	8"	4"	1.6' - 2.6'		18"
6"	4"	8"	4"	1.6' - 2.6'		
8"	4"	8"	4"	1.8' - 3.0'		
10"	4"	8"	4"	2.0' - 3.2'		
12"	4"	8"	4"	2.2' - 3.3'		
15"	4"	8"	4"	2.6' - 3.9'		
18"	6"	8"	6"	3.0' - 4.3'		
20"	6"	8"	6"	3.2' - 4.3'		
21"	6"	10"	6"	3.3' - 4.6'		
24"	6"	10"	6"	3.5' - 4.9'		36"
27"	9"	12"	9"	4.3' - 5.8'		
30"	9"	12"	9"	4.3' - 5.8'		
36"	9"	12"	9"	4.9' - 7.2'		
42"	6"	10"	9"	5.6' - 7.9'		
48"	6"	10"	9"	6.6' - 8.5'		

NOTES
1. Y1 SHALL BE USED IN ALL OCCASIONS EXCEPT WHERE Y2 IS SPECIFIED, OR DIRECTED BY THE ENGINEER.
2. Y2 IS TO BE USED IN LIEU OF Y1 WHERE THE EXCAVATION IS ROCK OR MIXED SOILS CONTAINING BOULDERS, LARGE FLINTS, STONES OR OTHER SIMILAR HARD SPOTS.
3. DIMENSION Y2 SHALL BE INCREASED AT A RATE OF 3" PER ADDITIONAL 3.0' COVER IN EXCESS OF 16'.
4. ALL DIMENSIONS ARE IN INCHES AND FEET.
5. CONSTRUCTION WIDTHS FOR PIPE TRENCHES MUST BE WITHIN THE DESIGN RANGES GIVEN INCLUSIVE OF TEMPORARY WORKS AND PIPE SURROUND MATERIALS UNLESS OTHERWISE APPROVED BY THE ENGINEER. THE CONTRACTOR SHALL DESIGN CHECK ON ANY ALTERNATIVE PROPOSAL.
6. JOINT HOLES SHALL BE PROVIDED IN TRENCHES AT SOCKETS.

HANDICAP RAMP DETAIL

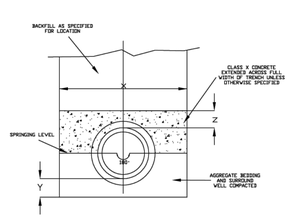


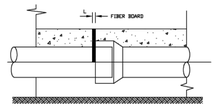
GENERAL NOTES
1. THE MAXIMUM SLOPE OF THE SIDE FLARE FOR TYPE B RAMPS SHALL BE 10; HOWEVER, IF THE WIDTH OF THE LANDING AREA BETWEEN THE TOP OF THE RAMP AND AN OBSTRUCTION IS LESS THAN 4' THEN THE MAXIMUM SLOPE SHALL BE 10:1
2. ALL SLOPE RATIOS ARE EXPRESSED AS UNITS OF VERTICAL DISPLACEMENT (V) TO UNITS OF HORIZONTAL DISPLACEMENT (V:H)
3. ALL DIMENSIONS ARE IN INCHES UNLESS OTHERWISE SHOWN
4. TRUNCATED DOMES TO BE FEDERAL STANDARD COLOR 30556, BRICK RED

LEGEND:
SIDEWALK
RAMP
DETECTABLE WARNINGS

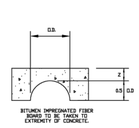
TYPE B RAMP

MASS CONCRETE ARCH



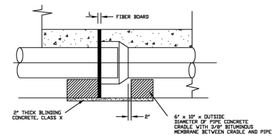


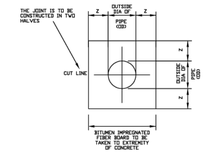
ILLUSTRATES EXTENT OF FIBER BOARD



BITUMEN IMPREGNATED FIBER BOARD TO BE TAKEN TO EXTREMITY OF CONCRETE.

FLEXIBLE JOINT





BEDDING DETAILS: PIPES IN SINGLE TRENCHES

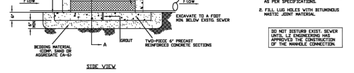
STANDARD MH CONSTRN. OVER EXSTG SEWER

LAKE ZURICH ENGINEERING DIVISION SANITARY MANHOLE CONSTRUCTION SEQUENCING

THE CONTRACTOR SHALL EXCAVATE AT LEAST 18" BELOW THE BOTTOM OF THE EXISTING SANITARY SEWER MAIN AND SET IN PLACE A 6" THICK TWO-PIECE PRE-CAST REINFORCED CONCRETE; BOTTOM (SPLIT BOTTOM) ON A MINIMUM OF 4" THICK COMPACTED AGGREGATE BASE (CA-6). TWO-PIECE BOTTOM SHALL BE LEVEL AND THE SEAM ORIENTATED PERPENDICULAR TO THE MAIN SEWER.

SET-IN PLACE A 48" (INSIDE DIMENSION) PRE-CAST REINFORCED CONCRETE RISER SECTION WITH SUFFICIENTLY SIZED OPENINGS CAST-IN (OD) +6INCH TO PREVENT DIRECT CONTACT WITH THE EXISTING SEWER PIPE. THE RISER SECTION SHALL BE SET ON MASTIC JOINT SEALANT AND CENTERED ON THE EXISTING SEWER MAIN. THE ANNULAR SPACE BETWEEN THE RISER SECTION AND THE SEWER PIPE SHALL BE FILLED WITH SOLID AND SEALED WITH NON-SHRINK CEMENT. THE REMAINING SECTIONS OF THE PROPOSED MANHOLE SHALL BE INSTALLED UPON FINISHED GRADE AS INDICATED.

THE REMAINING SPACE AT THE INSIDE BOTTOM OF THE PROPOSED MANHOLE SHALL BE FILLED WITH CLASS "SI" CONCRETE AND BE TROWELED SMOOTH TO FORM A SLOPED BOTTOM (BENCH) AT THE CENTERLINE OF THE EXISTING SEWER PIPE. UPON ACCEPTANCE OF THE NEW SERVICE AND MANHOLE BY A LAKE ZURICH ENGINEERING OFFICIAL, THE CONTRACTOR SHALL REMOVE THE TOP HALF OF THE EXISTING SEWER PIPE AND SMOOTH ALL SHARP EDGES WITH HYDRAULIC CEMENT. THE INVERT OF THE NEW PIPE SHALL BE FORMED SO AS TO DIRECT SEWAGE INTO THE FLOW OF THE MAIN SEWER.



SECTION A-A



SIDE VIEW

NOTES
1. MANHOLE FRAME ADJ. RINGS & ALL CONCRETE SECTIONS SHALL BE SET IN A PREFORMED BIT. PLASTIC GASKET AS PER SPECIFICATIONS.
2. FILL LIFT HOLES WITH BITUMINOUS WASTE JOINT MATERIAL

DO NOT DISTURB EXIST. SEWER UNTIL C.E.D.ENGINEERING HAS APPROVED THE CONSTRUCTION OF THE MANHOLE CONNECTION.

VILLAGE OF LAKE ZURICH
70 EAST MAIN STREET
LAKE ZURICH, IL 60047
(847) 540-1694

REVISIONS

VILLAGE OF LAKE ZURICH DETAILS

SHEET 3

PROJECT NO. DETAILS
DATE 7/31/03
SCALE NTS
DESIGNED BY RK
DRAWN BY RK
CHECKED BY EL

SHEET 3 OF 3

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VILLAGE OF LAKE ZURICH DETAILS

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Architecture Urban Planning

Pappageorge Haymes Partners
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FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO.: 184-003220
EXPIRES: 04/30/2025

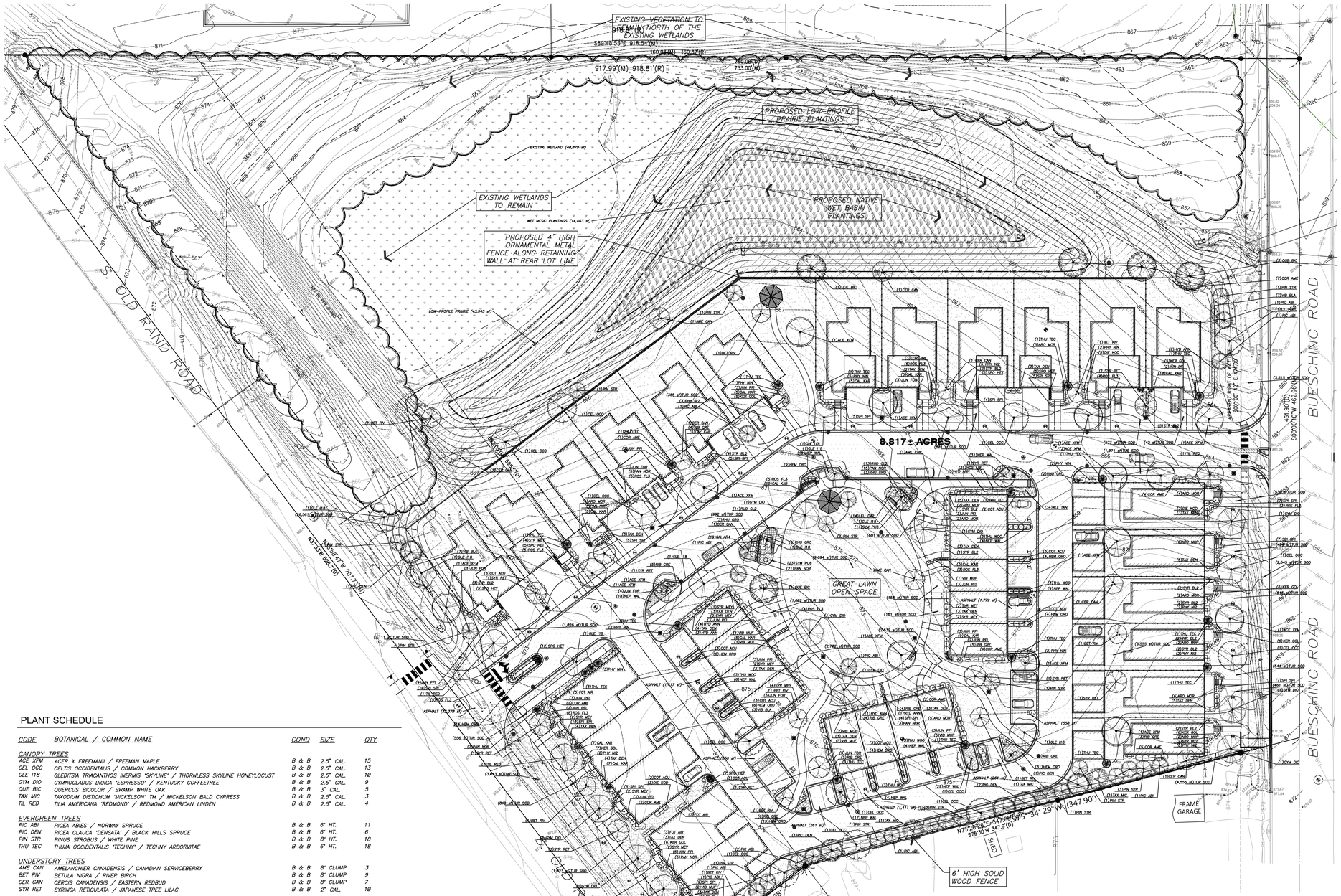
LICENSED PROFESSIONAL ENGINEER
LAURA ROSENBAUER
062-074634
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/25

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

orientation
project number 232885
scale As Noted
date 2/14/25
sheet title SITE WORK DETAILS
sheet number C603



LANDSCAPE NOTES:

1. *PLANT QUANTITIES SHOWN IN THE PLANT SCHEDULE ARE FOR CONVENIENCE ONLY. THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN AND SHOULD NOT RELY ON THE PLANT SCHEDULE FOR DETERMINING QUANTITIES.*
2. *ALL PLANT MATERIALS SHALL BE NURSERY GROWN STOCK AND SHALL BE FREE FROM ANY DEFORMITIES, DISEASES OR INSECT DAMAGE. ANY MATERIALS WITH DAMAGED OR CROOKED/DISFIGURED LEADERS, BARK ABRASION, SUNSCALD, INSECT DAMAGE, ETC. ARE NOT ACCEPTABLE AND WILL BE REJECTED. TREES WITH MULTIPLE LEADERS WILL BE REJECTED UNLESS CALLED OUT IN THE PLANT SCHEDULE AS MULTI-STEM. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT FOR DEAD OR BROKEN LIMBS.*
3. *ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.*
4. *ALL PLANTING OPERATIONS SHALL BE COMPLETED IN ACCORDANCE WITH STANDARD HORTICULTURAL PRACTICES. THIS MAY INCLUDE, BUT NOT BE LIMITED TO, PROPER PLANTING BED AND TREE PIT PREPARATION, PLANTING MIX, PRUNING, STAKING AND GUYING, WRAPPING, SPRAYING, FERTILIZATION, PLANTING AND ADEQUATE MAINTENANCE OF MATERIALS DURING CONSTRUCTION ACTIVITIES.*
5. *ALL PLANT MATERIALS SHALL BE INSPECTED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. ANY MATERIALS INSTALLED WITHOUT APPROVAL MAY BE REJECTED.*
6. *THE CONTRACTOR SHALL GUARANTEE PLANT MATERIALS FOR A PERIOD OF ONE YEAR FROM DATE OF ACCEPTANCE BY OWNER. THE CONTRACTOR SHALL OUTLINE PROPER MAINTENANCE PROCEDURES TO THE OWNER AT THE TIME OF ACCEPTANCE. DURING THE GUARANTEE PERIOD, DEAD OR DISEASED MATERIALS SHALL BE REPLACED AT NO COST TO THE OWNER. AT THE END OF THE GUARANTEE PERIOD THE CONTRACTOR SHALL OBTAIN FINAL ACCEPTANCE FROM THE OWNER.*
7. *ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS THE DRIP LINE OF THE TREE TO BE PROTECTED UNLESS SPECIFIED OTHERWISE.*
8. *ALL GRASS, CLUMPS, OTHER VEGETATION, DEBRIS, STONES, ETC.. SHALL BE RAKED OR OTHERWISE REMOVED FROM PLANTING AND LAWN AREAS PRIOR TO INITIATION OF INSTALLATION PROCEDURES.*
9. *THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING OPERATIONS.*
10. *SIZE AND GRADING STANDARDS OF PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF ANSI Z60.1, AMERICAN STANDARDS FOR NURSERY STOCK, BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION.*
11. *REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND EXISTING CONDITIONS.*
12. *ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING*
13. *ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.*
14. *ALL BEDS SHALL BE EDGED, HAVE WEED PREEMERGENTS APPLIED AT THE RECOMMENDED RATE.*
15. *ALL PARKWAYS SHALL HAVE LAWN ESTABLISHED WITH SEED A GROUNDCOVER, UNLESS OTHERWISE NOTED.*
16. *ALL LAWN AREAS ON THIS PLAN SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST 6" OF TOPSOIL. ALL LAWN AREAS TO BE ESTABLISHED USING SOD. ALL TURF GRASS AREAS ADJACENT TO PAVEMENT OR CURB SHALL BE GRADED FLUSH WITH THAT PAVEMENT AND ALLOW POSITIVE DRAINAGE. ANY SETTLEMENT OF THE TURF GRASS AREAS SHALL BE CORRECTED BY THE LANDSCAPE CONTRACTOR AT THE CONTRACTOR'S EXPENSE PRIOR TO FINAL ACCEPTANCE BY OWNER.*
17. *THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.*
18. *CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.*
19. *ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.*
20. *LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
21. *ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACK FILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED, AND HAVE ALL TAGS AND ROPES REMOVED.*
22. *LAWN AND BED AREAS SHALL BE ROTOTILLED, RAKED OF CLUMPS AND DEBRIS.*
23. *REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.*
24. *PLANTS TO BE PLANTED SO THAT ROOT FLARE IS AT THE GRADE OF THE AREA WHERE PLANTED. NO PRUNING TO BE DONE AT THE TIME OF INSTALLATION EXCEPT TO REMOVE DEAD OR BROKEN LIMBS.*

PLANT SCHEDULE

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
CANOPY TREES				
ACE XFM	ACER X FREEMANII / FREEMAN MAPLE	B & B	2.5" CAL.	15
CEL OCC	CELTIS OCCIDENTALIS / COMMON HACKBERRY	B & B	2.5" CAL.	13
GLE I18	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / THORNLESS SKYLINE HONEYLOCUST	B & B	2.5" CAL.	18
GYM DIO	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	B & B	2.5" CAL.	9
QUE BIC	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B	3" CAL.	5
TAX MIC	TAXODIUM DISTICHUM 'MICKELSON' TM / MICKELSON BALD CYPRESS	B & B	2.5" CAL.	3
TIL RED	TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	B & B	2.5" CAL.	4
EVERGREEN TREES				
PIC ABI	PICEA ABIES / NORWAY SPRUCE	B & B	6' HT.	11
PIC DEN	PICEA GLAUCA 'DENSATA' / BLACK HILLS SPRUCE	B & B	6' HT.	6
PIN STR	PINUS STROBUS / WHITE PINE	B & B	8' HT.	18
THU TEC	THUJA OCCIDENTALIS 'TECHNY' / TECHNY ARBORVITAE	B & B	6' HT.	18
UNDERSTORY TREES				
AME CAN	AMELANCHIER CANADENSIS / CANADIAN SERVICEBERRY	B & B	8' CLUMP	3
BET RIV	BETULA NIGRA / RIVER BIRCH	B & B	8' CLUMP	9
CER CAN	CERCIS CANADENSIS / EASTERN REDBUD	B & B	8' CLUMP	7
SYR RET	SYRINGA RETICULATA / JAPANESE TREE LILAC	B & B	2" CAL.	18

CODE	BOTANICAL / COMMON NAME	COND.	SIZE	QTY
DECIDUOUS SHRUBS				
ARO MOR	ARONIA MELANOCARPA 'MORTON' TM / IROQUIS BEAUTY BLACK CHOKEBERRY	B & B	36" HT.	48
COR AME	CORYLUS AMERICANA / AMERICAN HAZELNUT	B & B	36" HT.	30
COT ACU	COTONEASTER ACUTIFOLIUS / PEKING COTONEASTER	B & B	36" HT.	28
DIE KOD	DIERVILLA X 'G2XBB544' / KODIAK® ORANGE DIERVILLA	CONT.	38" HT.	11
FOT AIR	FOTHERGILLA GARDENII 'MT. AIRY' / MOUNT AIRY FOTHERGILLA	CONT.	24" HT.	11
HYD ANN	HYDRANGEA ARBORESCENS 'ANNABELLE' / ANNABELLE SMOOTH HYDRANGEA	B & B	36" HT.	21
KER GOL	KERRIA JAPONICA 'GOLDEN GUINEA' / GOLDEN JAPANESE KERRIA	B & B	24" HT.	41
PHY NI2	PHYSOCARPUS OPULIFOLIUS / NINEBARK	B & B	38" HT.	19
PHY NIN	PHYSOCARPUS OPULIFOLIUS 'SUMMER WINE' / SUMMER WINE NINEBARK	B & B	38" HT.	17
RHU GRO	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	CONT.	24" HT.	13
RIB GRE	RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT	B & B	24" HT.	48
ROS FL3	ROSA X 'FLOWER CARPET CORAL' / ROSE	CONT.	24" SPREAD	47
SPI SPI	SPIRAEA JAPONICA 'LITTLE PRINCESS' / LITTLE PRINCESS JAPANESE SPIREA	CONT.	24" HT.	86
SYR MEY	SYRINGA MEYERI 'PALIBIN' / DWARF KOREAN LILAC	B & B	24" HT.	23
SYR BL2	SYRINGA X 'BLOOMERANG' / LILAC	B & B	38" HT.	28
VIB MUF	VIBURNUM DENTATUM 'BLUE MUFFIN' / SOUTHERN ARROWWOOD	B & B	38" HT.	17
VIB BLA	VIBURNUM PRUNIFOLIUM / BLACKHAW VIBURNUM	B & B	36" HT.	19
EVERGREEN SHRUBS				
JUN PFI	JUNIPERUS CHINENSIS 'KALLAYS COMPACT' / KALLAY COMPACT PFITZER JUNIPER	B & B	24" SPREAD.	45
JUN FOR	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	B & B	24" SPREAD	23
TAX DEN	TAXUS X MEDIA 'DENSIFORMIS' / DENSE YEW	B & B	38" HT.	62
THU WOO	THUJA OCCIDENTALIS 'WOODWARDII' / WOODWARD ARBORVITAE	B & B	38" HT.	15
GRASSES				
CAL KAR	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / FEATHER REED GRASS	CONT.	#1	87
PAN NOR	PANICUM VIRGATUM 'NORTH WIND' / NORTHWIND SWITCH GRASS	CONT.	#1	61
SPO HET	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	CONT.	#1	39

CODE	BOTANICAL / COMMON NAME	COND	SIZE	QTY
PERENNIALS				
ALL TAN	ALLIUM TANGUTICUM 'SUMMER BEAUTY' / SUMMER BEAUTY GLOBE LILY	CONT.	#1	34
GAI AR4	GAILLARDIA X GRANDIFLORA 'ARIZONA RED SHADES' / ARIZONA RED BLANKETFLOWER	CONT.	#1	19
HEM ORO	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	CONT.	#1	97
HOS LIB	HOSTA X 'LIBERTY' / PLANTAIN LILY	CONT.	#1	21
LEU DA2	LEUCANTHEMUM X SUPERBUM 'DAISY MAY' / SHASTA DAISY	CONT.	#1	14
NEP WAL	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT	CONT.	#1	136
RUD GL2	RUDBECKIA FULGIDA 'GLDSTRUM' / BLACK-EYED SUSAN	CONT.	#1	27
SYM PU6	SYMPHYOTRICHUM NOVAE-ANGLIAE 'PURPLE DOME' / NEW ENGLAND ASTER	CONT.	#1	37
TURF GRASS				
TUR SOD	TURF SOD / DROUGHT TOLERANT FESCUE BLEND	SOD	S.F.	77,595 SF

SITE MATERIALS SCHEDULE

	WET MESIC PLANTINGS	14,463 SF
	LOW-PROFILE PRAIRIE	43,945 SF
	EXISTING WETLAND	40,079 SF
	ASPHALT	38,613 SF

SUGGESTED - WET MESIC PLANT LIST

Botanical Name	Common Name
FORBS 60%	
Asclepias incarnata	Marsh Milkweed
Aster novae-angliae	New England Aster
Aster puniceus	Swamp Aster
Echinacea pallida	Pale Purple Coneflower
Echinacea purpurea	Purple Coneflower
Eurybia macrophylla	Big-Leafed Aster
Liatris pycnostachya	Prairie Blazing Star
Monarda fistulosa	Wild Bergamot
Pycnanthemum virginianum	Mountain Mint
Rudbeckia fulgida	Orange Coneflower
Rudbeckia speciosa var 'sullivantii'	Black-Eyed Susan
Tradescantia ohiensis	Spiderwort
Verbena hastata	Blue Vervain
Zizea aurea	Golden Alexanders
GRASSES or GRASS-LIKE PERENNIALS 40%	
Carex bicknellii	Copper Shouldered Oval Sedge
Carex brevior	Plains Oval Sedge
Carex frankii	Bristly Cattail Sedge
Eleocharis smallii	Creeping Spike Rush
Elymus canadensis	Canada Wildrye
Glyceria striata	Fowl Manna Grass
Panicum virgatum	Switchgrass

SUGGESTED - LOW-PROFILE PRAIRIE SEED MIX

Botanical Name	Common Name
Permanent Grasses:	
Bouteloua curtipendula	Side Oats Grama
Carex spp.	Prairie Sedge Mix
Elymus canadensis	Canada Wild Rye
Koeleria pyramidata	June Grass
Panicum virgatum	Switch Grass
Schizachyrium scoparium	Little Bluestem
Sporobolus heterolepis	Prairie Dropseed
Temporary Cover:	
Avena sativa	Common Oat
Lolium multiflorum	Annual Rye
Forbs:	
Amorpha canescens	Lead Plant
Anemone cylindrica	Thimbleweed
Aquilegia canadensis	Wild Columbine
Asclepias tuberosa	Butterfly Milkweed
Aster ericoides	Heath Aster
Aster laevis	Smooth Blue Aster
Aster novae-angliae	New England Aster
Baptisia lactea	White Wild Indigo
Chamaecrista fasciculata	Partridge Pea
Coreopsis lanceolata	Sand Coreopsis
Coreopsis palmata	Prairie Coreopsis
Dalea candidum	White Prairie Clover
Dalea purpurea	Purple Prairie Clover
Echinacea purpurea	Broad-Leaved Purple Coneflower
Eryngium yuccifolium	Rattlesnake Master
Kuhunia eupatoides	False Bone-Set
Lespedeza capitata	Round-Head Bush Clover
Liatris aspera	Rough Blazing Star
Monarda fistulosa	Wild Bergamot
Parthenium integrifolium	Wild Quinine
Penstemon digitalis	Foxglove Beard Tongue
Physostegia virginiana	False Dragonhead
Pycnanthemum virginianum	Common Mountain Mint
Ratibida pinnata	Yellow Coneflower
Rudbeckia hirta	Black-Eyed Susan
Rudbeckia subtomentosa	Sweet Black-Eyed Susan
Silphium integrifolium	Rosin Weed
Solidago nemoralis	Old-Field Goldenrod
Solidago rigida	Stiff Goldenrod
Tradescantia ohiensis	Common Spiderwort
Vernonia spp.	Ironweed (Various Mix)
Veronicastrum virginianum	Culver's Root

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STEVEN S. GREGORY
157-000582
REGISTERED LANDSCAPE ARCHITECT
Expiration: 08/31/2025

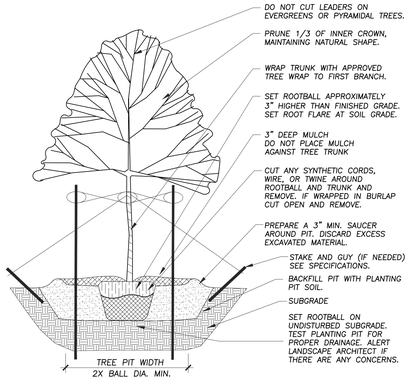
670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

orientation

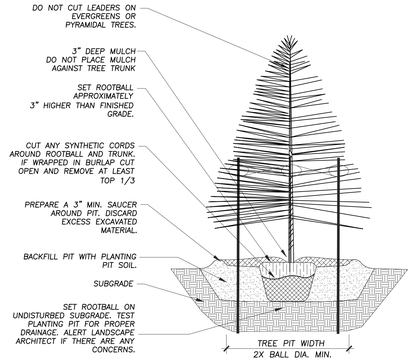
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scale	As Noted
date	2/14/25
sheet title	LANDSCAPE PLAN
sheet number	L100

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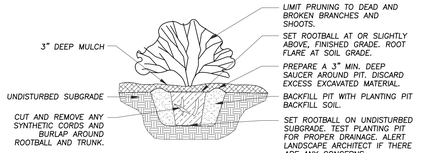
1 TREE PLANTING DETAIL

Not To Scale 329343-01



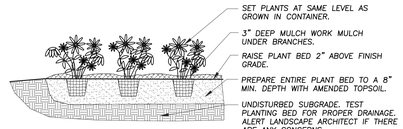
2 EVERGREEN TREE PLANTING DETAIL

NOT TO SCALE 329343-02



3 SHRUB PLANTING DETAIL

Not To Scale 329333-01



4 ANNUAL, PERENNIAL, & GROUNDCOVER DETAIL

Not To Scale 329301-03

NOTE:
- FENCING IS GALVANIZED STEEL, WITH HIGH PERFORMANCE COATING - COLOR: BLACK

5 4` ORNAMENTAL METAL FENCE

Not To Scale 323119-83

NOTES:
1. THIS DRAWING IS FOR INFORMATION PURPOSES ONLY AND NOT FOR CONSTRUCTION.
2. DO NOT SCALE DRAWINGS.

6 6' SOLID WOOD PANEL FENCE WITH STEEL POSTS

NOT TO SCALE 323129.23-33

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OSK Capital Partners owner

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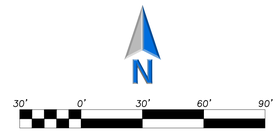
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sheet title LANDSCAPE DETAILS

sheet number L200

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TREE PRESERVATION NOTES:

1. *ANY EXISTING TREES TO BE RETAINED SHALL BE PROTECTED FROM SOIL COMPACTION AND OTHER DAMAGES THAT MAY OCCUR DURING CONSTRUCTION ACTIVITIES BY ERECTING FENCING AROUND SUCH MATERIALS AT THE DRIP LINE OF THE PROTECTED TREE.*
2. *THE CONTRACTOR SHALL VERIFY THE LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO INITIATING PLANTING OPERATIONS. THE CONTRACTOR SHALL REPAIR/ REPLACE AND UTILITY, PAVING, CURBING, ETC.. WHICH IS DAMAGED DURING PLANTING AND TREE REMOVAL OPERATIONS.*
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5. *LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.*
6. *REMOVE ALL DEAD AND DISEASED PLANT MATERIAL FROM SITE AND DISPOSE OF PROPERLY.*
7. *PRUNE ALL EXISTING VEGETATION TO REMAIN ON SITE.*
8. *TREES INDICATED WITH LARGE DOT AND TAG # NORTH OF TREE PROTECTION FENCE ARE TO REMAIN.*
9. *ALL TREES SOUTH OF TREE PROTECTION FENCE ARE TO BE REMOVED.*
10. *SEE EXISTING TREE TABLE ON SHEET TP200 FOR DETAILED TREE INFORMATION.*

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orientation

project number 232885

scale As Noted

date 2/14/25

sheet title TREE PRESERVATION PLAN

sheet number

TP100

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TREE PRESERVATION NOTES:

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems
2000	Southwest property corner	Eastern Red-cedar	Eastern Red-cedar	10	5	3	damaged leader, one-sided, pruned for overhead wires
2002	Southwest property corner	Juniperus virginiana	Eastern Red-cedar	8	3	4	one-sided, damaged leader; pruned for overhead wires
2003	Southwest property corner	Juniperus virginiana	Eastern Red-cedar	11	3	4	weak crotch, trunk scar, multiple leaders
2004	Southwest property corner	Cornus florida	Flowering Dogwood	5	3	4	sweep, minor deadwood, suckering, metal in trunk
2005	South property line	Acer negundo	Boxelder Maple	8	4	4	over-topped, slight sweep, excessive lean, minor deadwood
2006	South property line	Acer platanoides	Norway Maple	25	3	4	one-sided, multiple leaders, minor deadwood
2007	South property line	Acer platanoides	Norway Maple	21	4	5	one-sided, weak crotch, decay, broken limb, over-topped
2008	South property line	Acer platanoides	Norway Maple	11	4	5	minor deadwood, hold to trunk
2009	Southwest house corner	Picea glauca	White Spruce	16	6	5	
2010	Southwest house corner	Juniperus virginiana	Eastern Red-cedar	11	4	4	damaged leader, held in trunk, minor deadwood
2011	South property line	Morus alba	White Mulberry (Common Mulberry)	29	4	3	basal decay, weak crotch, multiple leaders, minor deadwood, suckering, hollow
2012	Southwest of house	Melia spp.	Crabapple	10	5	4	top broken out, damaged leader, suckering, decay, hollow, basal decay
2013	Southwest of house	Picea abies	Norway Spruce	18	3	4	over-topped, one-sided
2014	Southwest of house	Acer platanoides	Norway Maple	8	3	4	weak crotch, double leader, minor deadwood
2015	South property line	Acer saccharinum	Silver Maple	15	3	4	one-sided, double leader, damaged leader
2016	South property line	Morus alba	White Mulberry (Common Mulberry)	15	4	4	slight sweep, suckering, sparse foliage
2017	South property line	Acer negundo	Boxelder Maple	11	4	4	slight lean, one-sided, suckering, minor deadwood
2018	South property line	Acer negundo	Boxelder Maple	13	4	4	one-sided, weak crotch, broken limb, suckers
2019	South property line	Ulmus americana	American Elm	8	3	4	basal scar, dead tree caught in crown, suckering, double leader
2020	South property line	Acer negundo	Boxelder Maple	4	4	4	minor deadwood, over-topped, suckering
2021	South property line	Acer negundo	Boxelder Maple	5	4	4	minor deadwood, over-topped, suckering
2022	South property line	Acer negundo	Boxelder Maple	8	3	4	over-topped, double leader, slight sweep, twist in trunk
2023	South property line	Acer negundo	Boxelder Maple	8	4	4	over-topped, double leader, slight sweep, twist in trunk
2024	South property line	Acer negundo	Boxelder Maple	10	4	4	slight sweep, multiple leaders, suckering
2025	South property line	Acer negundo	Boxelder Maple	9	3	4	one-sided, suckering, minor deadwood, over-topped
2026	South property line	Acer negundo	Boxelder Maple	9	3	4	excessive lean, weak crotch, suckering, minor deadwood
2027	South property line	Acer negundo	Boxelder Maple	19	5	4	heavy deadwood, one-sided, slight lean, sparse foliage, over-topped
2028	South property line	Acer negundo	Boxelder Maple	9	5	3	damaged leader, slight lean, suckering
2029	South property line	Juglans nigra	Black Walnut	20	3	4	twist in trunk
2030	South property line	Acer negundo	Boxelder Maple	7	4	4	slight lean, one-sided, thin crown, over-topped
2031	South property line	Morus alba	White Mulberry (Common Mulberry)	5	3	3	over-topped, one-sided, minor deadwood
2032	South property line	Juglans nigra	Black Walnut	20	3	4	over-topped, slight lean, multiple leaders, minor deadwood, suckering, metal in trunk
2033	South property line	Acer negundo	Boxelder Maple	4	4	4	over-topped, one-sided, slight lean, minor deadwood
2034	South property line	Juglans nigra	Black Walnut	16	2	3	twist in trunk
2035	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight lean, minor deadwood, multiple leaders, minor deadwood
2036	East of homestead	Acer saccharinum	Silver Maple	16	3	4	trunk scar, over-topped, one-sided, double leader
2037	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, multiple leaders, suckering, trunk scar
2038	East of homestead	Acer saccharinum	Silver Maple	10	3	4	one-sided, multiple leaders, suckering
2039	East of homestead	Acer saccharinum	Silver Maple	13	3	4	over-topped, slight lean, suckering
2040	East of homestead	Acer saccharinum	Silver Maple	11	4	4	one-sided, double leader, trunk scar, basal scar
2041	East of homestead	Acer saccharinum	Silver Maple	9	5	4	thin crown, minor deadwood, sparse foliage, suckering, overhead wires
2042	East of homestead	Ulmus americana	American Elm	19	3	3	minor deadwood, damaged leader, suckering, overhead wires
2043	East of homestead	Acer saccharinum	Silver Maple	13	3	4	over-topped, suckering, overhead wires
2044	East of homestead	Acer saccharinum	Silver Maple	8	3	4	slight lean, suckering, multiple leaders, weak crotch
2045	East of homestead	Acer saccharinum	Silver Maple	8	3	4	slight lean, suckering
2046	East of homestead	Acer saccharinum	Silver Maple	11	3	4	excessive lean, sweep, trunk scar, decay
2047	East of homestead	Acer saccharinum	Silver Maple	11	3	4	minor deadwood
2048	East of homestead	Acer saccharinum	Silver Maple	9	5	4	one-sided, double leader, sparse foliage, dieback, minor deadwood
2049	East of homestead	Ulmus americana	American Elm	5	3	4	minor deadwood, double leader
2050	East of homestead	Acer saccharinum	Silver Maple	14	3	4	weak crotch, suckering
2051	East of homestead	Acer saccharinum	Silver Maple	7	2	4	over-topped, one-sided, weak crotch, slight sweep
2052	East of homestead	Acer saccharinum	Silver Maple	6	3	4	over-topped, slight sweep, minor deadwood, basal scar
2053	East of homestead	Acer saccharinum	Silver Maple	9	2	4	over-topped, slight sweep, one-sided
2054	East of homestead	Acer saccharinum	Silver Maple	8	2	4	over-topped, slight sweep, double leader
2055	East of homestead	Acer saccharinum	Silver Maple	10	3	4	over-topped, slight sweep, trunk scar, double leader
2056	East of homestead	Acer saccharinum	Silver Maple	27	3	4	over-topped, slight sweep, double leader
2057	Homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, held in trunk, dead tree caught in crown
2058	Homestead	Ulmus americana	American Elm	8	3	4	twist in trunk, one-sided
2059	Homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, multiple leaders, slight sweep
2060	Homestead	Acer saccharinum	Silver Maple	24	5	4	over-topped, weak crotch, sweep, multiple leaders
2061	Homestead	Acer saccharinum	Silver Maple	16	3	4	slight sweep, one-sided, suckering
2062	Homestead	Acer saccharinum	Silver Maple	9	3	4	slight lean, slight sweep, multiple leaders, metal in trunk
2063	Homestead	Acer saccharinum	Silver Maple	32	4	3	trunk scar, decay, multiple leaders, dieback, minor deadwood, slight sweep
2064	Homestead	Acer saccharinum	Silver Maple	29	3	4	one-sided, multiple leaders, weak crotch, minor deadwood, metal in trunk, sparse foliage
2065	Homestead	Acer saccharinum	Silver Maple	32	3	3	weak crotch, multiple leaders
2066	Homestead	Acer saccharinum	Silver Maple	30	3	4	over-topped, multiple leaders, broken limbs, broken limbs, metal in trunk
2067	Homestead	Quercus rubra	Northern Red Oak	28	6	4	
2068	Homestead	Picea pungens	Colorado Blue Spruce	13	4	4	lower branches shaded out, minor deadwood, sparse foliage
2069	Homestead	Picea pungens	Colorado Blue Spruce	15	4	4	lower branches shaded out, minor deadwood, sparse foliage
2070	Homestead	Picea pungens	Colorado Blue Spruce	11	6	4	
2071	Homestead	Picea pungens	Colorado Blue Spruce	11	5	4	minor deadwood, weak crotch, multiple leaders
2072	Homestead	Picea pungens	Colorado Blue Spruce	15	6	4	
2073	Homestead	Picea pungens	Colorado Blue Spruce	15	6	4	
2074	Homestead	Pseudotsuga menziesii	Douglas Fir	17	6	4	one-sided, lower branches shaded out, minor deadwood, one-sided
2075	Homestead	Melia spp.	Crabapple	10	4	4	decay, minor deadwood, suckering, broken limb
2076	Homestead	Acer platanoides	Norway Maple	34	3	3	weak crotch, multiple leaders, broken limbs, minor deadwood, trunk scar
2077	Homestead	Fraxinus pennsylvanica	Green Ash	13	6	5	vine infested
2078	Homestead	Acer platanoides	Norway Maple	39	3	4	weak crotch, multiple leaders, heavy deadwood, surface roots, lawnmower damage
2079	Homestead	Acer platanoides	Norway Maple	26	3	3	weak crotch, multiple leaders, minor deadwood
2080	Homestead	Salix nigra	Black Willow	17	3	3	heavy deadwood, suckering, sparse foliage, minor deadwood, surface roots, lawnmower damage
2081	Homestead	Acer platanoides	Norway Maple	24	4	3	weak crotch, multiple leaders, trunk scar
2082	East of homestead	Acer saccharinum	Silver Maple	12	3	4	one-sided, thin crown, multiple leaders
2083	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, slight sweep, suckering
2084	East of homestead	Acer saccharinum	Silver Maple	18	3	4	double leader, slight sweep, thin crown
2085	East of homestead	Fraxinus pennsylvanica	Green Ash	11	6	5	top broken off
2086	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, one-sided, thin crown
2087	East of homestead	Acer saccharinum	Silver Maple	15	3	4	slight sweep, one-sided
2088	East of homestead	Acer saccharinum	Silver Maple	18	3	4	one-sided, multiple leaders
2089	East of homestead	Ulmus americana	American Elm	8	3	4	over-topped, one-sided, suckering
2090	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight sweep, minor deadwood, basal swell
2091	East of homestead	Acer saccharinum	Silver Maple	14	3	4	over-topped, slight sweep, one-sided
2092	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, held in trunk, thin crown
2093	East of homestead	Acer saccharinum	Silver Maple	9	3	4	one-sided, thin crown
2094	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, double leader, dead tree caught in crown
2095	East of homestead	Acer saccharinum	Silver Maple	6	3	4	over-topped, slight sweep, thin crown
2096	East of homestead	Acer saccharinum	Silver Maple	7	3	4	thin crown, one-sided, dieback, weak crotch
2097	East of homestead	Acer saccharinum	Silver Maple	8	4	4	minor deadwood, double leader, slight sweep
2098	East of homestead	Acer saccharinum	Silver Maple	6	3	4	one-sided, thin crown, minor deadwood
2099	East of homestead	Acer saccharinum	Silver Maple	8	4	4	over-topped, one-sided, multiple leaders, minor deadwood
2100	East of homestead	Juglans nigra	Black Walnut	11	2	3	multiple leaders, minor deadwood
2101	East of homestead	Prunus serotina	Black Cherry	7	5	4	sparse foliage, minor deadwood, thin crown, sweep, over-topped
2102	East of homestead	Juglans nigra	Black Walnut	8	2	4	over-topped, held in trunk, one-sided
2103	East of homestead	Prunus serotina	Black Cherry	9	4	4	deadwood, trunk scar
2104	East of property line	Juglans nigra	Black Walnut	6	3	4	damaged leader, one-sided, pruned for overhead wires
2105	East of property line	Melia spp.	Crabapple	4	3	4	over-topped, slight sweep, multiple leaders, pruned for overhead wires
2106	East of property line	Melia spp.	Crabapple	5	3	4	over-topped, slight sweep, weak crotch, suckering
2107	East of property line	Ulmus americana	American Elm	6	3	3	
2108	East of property line	Melia spp.	Crabapple	4	3	3	weak crotch, minor deadwood, decay
2109	East of property line	Ulmus pumila	Siberian Elm	4	3	4	over-topped, multiple leaders, weak crotch
2110	East of homestead	Acer saccharinum	Silver Maple	7	3	4	over-topped, one-sided, weak crotch, slight sweep
2111	East of homestead	Acer saccharinum	Silver Maple	8	3	4	weak crotch, double leader, minor deadwood
2112	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight sweep, one-sided, thin crown
2113	East of homestead	Acer saccharinum	Silver Maple	10	3	4	over-topped, one-sided
2114	East of homestead	Acer saccharinum	Silver Maple	12	3	4	weak crotch, one-sided, slight sweep, multiple leaders
2115	East of homestead	Acer saccharinum	Silver Maple	14	3	4	basal scar, dead tree caught in crown, suckering, double leader, basal scar
2116	East of homestead	Prunus serotina	Black Cherry	7	4	4	suckering, minor deadwood
2117	East of homestead	Acer saccharinum	Silver Maple	5	3	4	slight sweep, thin crown, over-topped
2118	East of homestead	Acer saccharinum	Silver Maple	8	3	4	slight sweep, one-sided, thin crown
2119	East of homestead	Acer saccharinum	Silver Maple	11	3	4	one-sided, thin crown, double leader
2120	East of homestead	Prunus serotina	Black Cherry	8	3	4	slight lean, one-sided, thin crown, minor deadwood
2121	East of homestead	Acer saccharinum	Silver Maple	10	3	4	slight lean, one-sided, thin crown, trunk scar
2122	East of homestead	Acer saccharinum	Silver Maple	15	3	4	slight lean, one-sided, suckering, minor deadwood
2123	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight lean, one-sided, thin crown, trunk scar
2124	East of homestead	Acer saccharinum	Silver Maple	10	3	4	slight lean, one-sided, thin crown, minor deadwood
2125	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight lean, one-sided, suckering
2126	East of homestead	Acer saccharinum	Silver Maple	14	3	3	twist in trunk, thin crown
2127	East of homestead	Acer saccharinum	Silver Maple	10	3	4	slight lean, one-sided, thin crown
2128	East of homestead	Acer saccharinum	Silver Maple	16	3	4	one-sided, thin crown, minor deadwood
2129	East of homestead	Acer saccharinum	Silver Maple	11	3	4	twist in trunk, one-sided, thin crown, trunk scar
2130	East of homestead	Acer saccharinum	Silver Maple	7	3	4	twist in trunk, one-sided, thin crown
2131	East of homestead	Acer saccharinum	Silver Maple	24	3	3	multiple leaders
2132	East of homestead	Acer saccharinum	Silver Maple	8	3	3	metal in trunk, one-sided, thin crown
2133	East of homestead	Acer saccharinum	Silver Maple	10	3	4	one-sided, thin crown
2134	East of homestead	Acer saccharinum	Silver Maple	13	3	3	thin crown, one-sided, double leader
2135	East of homestead	Acer saccharinum	Silver Maple	13	3	4	basal decay, thin crown, over-topped
2136	East of homestead	Acer saccharinum	Silver Maple	10	3	4	slight sweep, thin crown, trunk scar, over-topped
2137	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, thin crown, trunk scar, decay
2138	East of homestead	Acer saccharinum	Silver Maple	10	3	4	over-topped, slight sweep, multiple leaders
2139	East of homestead	Acer saccharinum	Silver Maple	8	3	4	slight sweep, thin crown, trunk scar, over-topped
2140	East of homestead	Acer saccharinum	Silver Maple	5	4	4	thin crown, minor deadwood, suckering, slight sweep
2141	East of homestead	Acer saccharinum	Silver Maple	9	3	4	one-sided, thin crown, slight sweep
2142	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight sweep, thin crown, multiple leaders
2143	East of homestead	Prunus serotina	Black Cherry	4	3	4	twist in trunk, minor deadwood, suckering, over-topped
2144	East of homestead	Acer saccharinum	Silver Maple	8	3	4	slight sweep, thin crown, decay
2145	East of homestead	Acer saccharinum	Silver Maple	8	3	4	one-sided, double leader, thin crown
2146	East of homestead	Acer saccharinum	Silver Maple	5	3	4	basal decay, thin crown, over-topped
2147	East of homestead	Acer saccharinum	Silver Maple	11	3	4	over-topped, slight sweep, multiple leaders, weak crotch, minor deadwood
2148	East of homestead	Acer saccharinum	Silver Maple	9	3	4	over-topped, slight lean, thin crown
2149	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, thin crown
2150	East of homestead	Acer saccharinum	Silver Maple	10	3	4	over-topped, slight sweep, trunk scar, double leader
2151	East of homestead	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight sweep, double leader
2152	East of homestead	Acer saccharinum	Silver Maple	5	3	4	damaged leader, one-sided, minor deadwood, sparse foliage
2153	East of homestead	Acer saccharinum	Silver Maple	7	3	4	thin crown, slight sweep, minor deadwood
2154	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, one-sided, multiple leaders
2155	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight sweep, one-sided, thin crown
2156	East of homestead	Prunus serotina	Black Cherry	7	4	4	slight sweep, over-topped, sparse foliage, minor deadwood, basal decay, girdling root
2157	East of homestead	Prunus serotina	Black Cherry	6	3	3	over-topped, sparse foliage, suckering
2158	East of homestead	Melia spp.	Crabapple	6	3	4	over-topped, one-sided, suckering, decay, minor deadwood
2159	East property line	Melia spp.	Crabapple	4	4	4	trunk scar, minor deadwood, suckering
2160	East property line	Acer saccharinum	Silver Maple	9	5	4	sparse foliage, minor deadwood, pruned for overhead wires
2161	East property line	Prunus serotina	Black Cherry	6	3	4	sweep, thin crown, sparse foliage
2162	East property line	Acer saccharinum	Silver Maple	6	3	4	over-topped, slight sweep, thin crown, sparse foliage
2163	East property line	Prunus serotina	Black Cherry	6	3	4	over-topped, slight lean, one-sided, thin crown, sparse foliage
2164	East property line	Morus alba	White Mulberry (Common Mulberry)	6	4	4	over-topped, minor deadwood, slight lean
2165	East property line	Prunus serotina	Black Cherry	5	4	4	trunk scar, decay, slight sweep, thin crown
2166	East of homestead	Prunus serotina	Black Cherry	7	3	4	over-topped, slight sweep, twist in trunk, trunk scar
2167	East of homestead	Prunus serotina	Black Cherry	6	3	4	vine infested, thin crown, minor deadwood
2168	East of homestead	Prunus serotina	Black Cherry	10	4	4	excessive lean, trunk scar, broken limb
2169	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight lean, double leader, thin crown
2170	East of homestead	Acer saccharinum	Silver Maple	9	3	4	trunk scar
2171	East of homestead	Morus alba	White Mulberry (Common Mulberry)	5	3	4	over-topped, twist in trunk, minor deadwood, slight sweep
2172	East of homestead	Acer saccharinum	Silver Maple	13	3	3	twist in trunk, double leader, minor deadwood
2173	East of homestead	Ulmus americana	American Elm	5	3	4	over-topped, one-sided
2174	East of homestead	Acer saccharinum	Silver Maple	11	3	4	over-topped, slight sweep, double leader, broken limbs, metal in trunk
2175	East of homestead	Acer saccharinum	Silver Maple	11	4	4	slight lean, one-sided, thin crown, weak crotch
2176	East of homestead	Acer saccharinum	Silver Maple	8	2	4	twist in trunk, one-sided, thin crown
2177	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, minor deadwood, suckering, thin crown, weak crotch
2178	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight lean, one-sided, multiple leaders, trunk scar
2179	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight lean, one-sided, thin crown
2180	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight sweep, thin crown, one-sided
2181	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, suckering, twist in trunk
2182	East of homestead	Acer saccharinum	Silver Maple	12	3	4	one-sided, thin crown, metal in trunk
2183	East of homestead	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, one-sided, thin crown, basal scar
2184	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight lean, one-sided, thin crown, minor deadwood
2185	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight sweep, one-sided, thin crown
2186	East of homestead	Acer saccharinum	Silver Maple	14	3	4	one-sided, thin crown
2187	East of homestead	Acer saccharinum	Silver Maple	16	3	4	slight lean, trunk scar, damaged leader, one-sided, over-topped
2188	East of homestead	Acer saccharinum	Silver Maple	12	3	4	slight lean, one-sided, thin crown
2189	East of homestead	Acer saccharinum	Silver Maple	18	3	4	one-sided, multiple leaders, minor deadwood, basal scar
2190	East of homestead	Acer saccharinum	Silver Maple	13	2	4	slight lean, multiple leaders, minor deadwood
2191	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight lean, one-sided, thin crown, weak crotch
2192	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, trunk scar, over-topped
2193	East of homestead	Prunus serotina	Black Cherry	4	3	4	over-topped, slight sweep
2194	East of homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, slight sweep, one-sided, thin crown, minor deadwood
2195	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep
2196	East of homestead	Acer saccharinum	Silver Maple	14	3	4	one-sided, thin crown
2197	East of homestead	Acer saccharinum	Silver Maple	12	3	4	weak crotch, one-sided, thin crown
2198	East of homestead	Acer saccharinum	Silver Maple	10	4	4	slight lean, trunk scar, damaged leader, one-sided, over-topped
2199	East of homestead	Acer saccharinum	Silver Maple	18	3	4	over-topped, one-sided, multiple leaders, minor deadwood, basal scar
2200	East of homestead	Juglans nigra	Black Walnut	11	2	3	multiple leaders, minor deadwood
2201	East of homestead	Prunus serotina	Black Cherry	7	5	4	sparse foliage, minor deadwood, thin crown, sweep, over-topped
2202	East of homestead	Fraxinus pennsylvanica	Green Ash	16	4	4	vine infested
2203	East of homestead	Acer saccharinum	Silver Maple	15	3	4	slight lean, one-sided, thin crown, over-topped
2204	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight lean, one-sided, thin crown
2205	East of homestead	Acer saccharinum	Silver Maple	10	3	4	slight lean, one-sided, thin crown
2206	East of homestead	Acer saccharinum	Silver Maple	16	3	4	slight lean, one-sided, thin crown
2207	East of homestead	Acer saccharinum	Silver Maple	15	3	4	slight lean, one-sided, thin crown
2208	East of homestead	Acer saccharinum	Silver Maple	9	3	4	trunk scar, decay, twist in trunk, thin crown, sparse foliage
2209	East of homestead	Juglans nigra	Black Walnut	8	3	4	over-topped, slight lean, suckering
2210	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight lean, one-sided, thin crown, trunk scar
2211	East of homestead	Acer saccharinum	Silver Maple	18	4	4	slight sweep, one-sided, multiple leaders, minor deadwood
2212	East property line	Acer negundo	Boxelder Maple	9	5	5	dieback, heavy deadwood, girdling root
2213	East property line	Acer saccharinum	Silver Maple	15	4	4	broken limbs, minor deadwood, suckering, hollow
2214	East of homestead	Prunus serotina	Black Cherry	13	6	4	
2215	East of homestead	Acer saccharinum	Silver Maple	15	4	4	minor deadwood, hold to trunk
2216	East of homestead	Prunus serotina	Black Cherry	9	4	4	damaged leader, held in trunk, minor deadwood
2217	East of homestead	Prunus serotina	Black Cherry	13	6	4	
2218	East of homestead	Acer saccharinum	Silver Maple	5	3	4	slight sweep, one-sided, thin crown, erosion
2219	East of homestead	Acer saccharinum	Silver Maple	9	4	4	slight sweep, one-sided, thin crown
2220	East of homestead	Juglans nigra	Black Walnut	8	2	4	over-topped, held in trunk, minor deadwood, one-sided
2221	East of homestead	Acer saccharinum	Silver Maple	11	3	4	weak crotch, double leader, minor deadwood
2222	East of homestead	Acer saccharinum	Silver Maple	6	4	4	over-topped, basal decay, slight lean, suckering
2223	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight lean, one-sided, thin crown, trunk scar
2224	East of homestead	Acer saccharinum	Silver Maple	9	4	4	over-topped, weak crotch, slight sweep
2225	East of homestead	Prunus serotina	Black Cherry	8	3	5	over-topped, basal decay, slight lean, suckering
2226	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight lean, held in trunk, thin crown, suckering
2227	East of homestead	Acer saccharinum	Silver Maple	11	4	4	twist in trunk, multiple leaders, trunk scar
2228	East of homestead	Acer saccharinum	Silver Maple	6	3	4	one-sided, suckering, trunk scar, thin crown, minor deadwood
2229	East of homestead	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, thin crown, double leader
2230	East of homestead	Acer saccharinum	Silver Maple	11	3	4	decay, minor deadwood, weak crotch, trunk scar
2231	East of homestead	Acer saccharinum	Silver Maple	10	3	3	thin crown, trunk scar, minor deadwood
2232	East of homestead	Acer saccharinum	Silver Maple	15	3	4	slight lean, multiple leaders
2233	East of homestead	Juglans nigra	Black Walnut	4	2	3	over-topped, one-sided
2234	East of homestead	Acer saccharinum	Silver Maple	16	3	4	over-topped, one-sided, multiple leaders, basal decay
2235	East of homestead	Acer saccharinum	Silver Maple	13	3	4	trunk scar, over-topped, one-sided, double leader
2236	East of homestead	Acer saccharinum	Silver Maple	16	3	4	trunk scar, one-sided, thin crown, trunk scar
2237	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, multiple leaders, suckering, trunk scar
2238	East of homestead	Acer saccharinum	Silver Maple	10	3	4	thin crown, held in trunk, one-sided
2239	East of homestead	Acer saccharinum	Silver Maple	13	3	4	over-topped, slight lean, suckering
2240	East of homestead	Acer saccharinum	Silver Maple	11	3	4	one-sided, double leader, thin crown, basal scar
2241	East of homestead	Acer saccharinum	Silver Maple	12	3	3	thin crown, minor deadwood, trunk scar
2242	East of homestead	Prunus serotina	Black Cherry	7	3	4	over-topped, slight lean, suckering
2243	East of homestead	Acer negundo	Boxelder Maple	10	3	4	slight sweep, one-sided, thin crown, basal scar, trunk scar
2244	East of homestead	Acer negundo	Boxelder Maple	14	3	4	sweep, one-sided
2245	East of homestead	Acer saccharinum	Silver Maple	11	3	4	twist in trunk, one-sided, trunk scar, suckering
2246	East of homestead	Acer saccharinum	Silver Maple	9	3	4	over-topped, slight sweep, thin crown
2247	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight lean, suckering, minor deadwood, over-topped
2248	East of homestead	Acer saccharinum	Silver Maple	9	3	4	basal decay, slight sweep, thin crown
2249	East of homestead	Acer saccharinum	Silver Maple	11	3	4	twist in trunk, one-sided, thin crown, trunk scar
2250	East of homestead	Acer saccharinum	Silver Maple	14	3	4	over-topped, slight sweep, double leader, suckering
2251	East of homestead	Acer saccharinum	Silver Maple	13	4	4	slight lean, one-sided, thin crown, basal scar, suckering, hollow
2252	East of homestead	Acer saccharinum	Silver Maple	14	3	4	held in trunk, one-sided, thin crown, trunk scar
2253	East of homestead	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, thin crown
2254	East of homestead	Acer saccharinum	Silver Maple	28	3	4	slight lean, weak crotch, minor deadwood
2255	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight sweep, thin crown, suckering, trunk scar
2256	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight sweep, multiple leaders, trunk scar
2257	East of homestead	Acer saccharinum	Silver Maple	9	3	4	over-topped, one-sided, trunk scar
2258	East of homestead	Ulmus americana	American Elm	27	3	4	slight lean, multiple leaders, suckering, multiple leaders
2259	East of homestead	Acer saccharinum	Silver Maple	8	3	4	slight sweep, thin crown
2260	East of homestead	Acer saccharinum	Silver Maple	6	3	4	twist in trunk, over-topped, suckering, basal scar
2261	East of homestead	Ulmus americana	American Elm	7	3	4	sweep, over-topped, one-sided, suckering
2262	East of homestead	Acer saccharinum	Silver Maple	9	3	4	over-topped, slight sweep, thin crown
2263	East of homestead	Acer saccharinum	Silver Maple	13	4	4	trunk scar, decay, over-topped, one-sided, multiple leaders
2264	East of homestead	Acer saccharinum	Silver Maple	10	4	4	basal scarf, dieback, minor deadwood, weak crotch, trunk scar
2265	East of homestead	Catalpa speciosa	Northern Catalpa	6	3	4	slight lean, twist in trunk, weak crotch
2266	East of homestead	Catalpa speciosa	Northern Catalpa	26	3	4	slight lean, thin crown, multiple leaders, minor deadwood
2267	East of homestead	Acer saccharinum	Silver Maple	14	3	4	slight lean, thin crown, minor deadwood
2268	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight lean, one-sided, thin crown, broken limb
2269	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight sweep, thin crown, trunk scar
2270	East of hom

Illinois Environmental Protection Agency

Bureau of Water ● 1021 North Grand Avenue East ● P.O. Box 19276 ● Springfield ● Illinois ● 62794-9276

Division of Water Pollution Control
Notice of Intent (NOI) for General Permit
to Discharge Storm Water Associated with Construction Site Activities

Permit Information

This form has not yet been certified.

Master Permit Number: ILR100000

NPDES ID:

State/Territory to which your project/site is discharging: IL

Is your project/site located on federally recognized Indian Country Lands? No

By Indicating "Yes" below, I confirm that I understand that this General Permit only authorizes the allowable stormwater discharges in Part I.B.1 and Part I.B.2. Any discharges not expressly authorized in part I.B.3 of this permit cannot become authorized or shielded from liability under CWA Section 402(k) by disclosure to EPA, State, or local authorities after issuance of this permit via any means, including the Notice of Intent (NOI) to be covered by the permit, the Stormwater Pollution Prevention Plan (SWPPP), during an inspection, etc. If any discharges requiring NPDES permit coverage other than the allowable stormwater discharges listed in Part I.B.1 and Part I.B.2, they must be covered under another NPDES permit.

Yes

Is your construction site less than one acre? No

Owner and Operator Information

Owner (Company) Information

Owner (Company) Name: OKS Capital Partners

Owner Type: Private

Owner (Company) Mailing Address

Address Line 1: 1916 Sunset Road

Address Line 2:

City: Highland Park

ZIP/Postal Code: 60035

State: IL

Owner (Company) Point of Contact Information

First Name Middle Initial Last Name: Neil Ornoff

Professional Title: Owner

Phone: 312-550-0469 **Ext.:**

Email: neil@oskcapitalpartners.com

Operator (Contractor) Information

Is the Operator Information the same as the Owner Information? No

Operator (Contractor) Name: TBD

Operator (Contractor) Mailing Address

Address Line 1: 135 S Jefferson St

Address Line 2: STE 135

City: Chicago

ZIP/Postal Code: 60661

State: IL

Operator (Contractor) Point of Contact Information

First Name Middle Initial Last Name: TBD TBD

Professional Title: TBD

Email:

NOI Preparer Information

☑ **This NOI is being prepared by someone other than the certifier.**

First Name **Middle Initial** **Last Name:** Kevin Morales

Organization: Eriksson Engineering Associates, Ltd.

Phone: 312-818-5116 **Ext.:**

Email: kmorales@eea-ltd.com

Project/Site Information

Project/Site Name: 670 S Old Rand Road

Project/Site Location

Address Line 1: 670 S Old Rand Road

Address Line 2:

City: Lake Zurich

ZIP/Postal Code: 60047

State: IL

County or Similar Division: Lake

Latitude/Longitude for the Project

Latitude/Longitude Format: Decimal Degrees

Latitude/Longitude: 42.189479°N, 88.083669°W

Other Project Information

Approximate Construction Start Date: 10/01/2025

Approximate Construction End Date: 04/01/2026

Total Size of Construction Site in Acres: 9

Type of Construction: Residential

SIC Code:

Type a detailed description of the Project:

Single family and townhomes residential development on undisturbed wooded lot.

SWPPP Information

Has the SWPPP been prepared in advance of filing this NOI as required?

SWPPP Contact Information

First Name **Middle Initial** **Last Name:** Laura Rosenbauer

Professional Title: Senior Design Engineer

Phone: 312-463-0551 **Ext.:**

Email: lrosenbauer@eea-ltd.com

Project Inspector

Is the Project Inspector Information the same as the SWPPP Contact Information?

First Name **Middle Initial** **Last Name:**

Professional Title:

Email:

Receiving Water Information

Does your storm water discharge directly to: Storm Sewer

Owner of Storm Sewer System: Village of Lake Zurich

Name of closest receiving waterbody to which you discharge: Buffalo Creek

Historic Preservation and Endangered Species Compliance

Historic Preservation Office:

Use the space below to upload a copy of your Historic Preservation Office approval letter.

IDNR Impact Assessment Section:

Use the space below to upload a copy of your EcoCAT approval letter.

Certification Information

Form has not been certified yet.

WATERSHED DEVELOPMENT PERMIT (WDP) APPLICATION

Revised 08/2021

Office Use

1. COMMUNITY AND STATUS

☐ Standard
- ☐ Conditional
- ☐ Certified
- ☐ Non-Certified

☐ Isolated Wetlands
- ☐ Conditional
- ☐ Certified
- ☐ Non-Certified

2. FEE-IN LIEU – FIL50

☐ Certified
☐ Non-Certified
☐ Not Applicable

3. WDP APP. #

_____-_____-_____

4. COMMUNITY APP. NO. *(to be assigned by Community)*

_____

5. NAME & ADDRESS OF PROPERTY OWNER

Neil Ornoff
OSK Capital Partners
1916 Sunset Rd
Highland Park, IL 60035

Daytime Phone: 312-550-0469
Fax: _____
Email: neil@oskcapitalpartners.com

6. NAME & ADDRESS OF ENGINEER/AGENT

Laura Rosenbauer
EEA
135 S Jefferson St.
Chicago, IL 60661

Daytime Phone: 630-296-6281
Fax: _____
Email: lrosenbauer@eea-ltd.com

7. NAME & ADDRESS OF CERT. WETLAND SPECIALIST

TBD

Daytime Phone: _____
Fax: _____
Email: _____

8A. CHECK THE *ONE* CONDITION THAT APPLIES*:

- ☐ Exempt, Watershed Development Permit Not Required [§302]
- ☐ Minor Development [§303.01]
- ☑ Major Development Outside the Floodplain [§303.01]
- ☐ Major Development Inside the Floodplain [§303.01, 700.01, 700.02]
- ☐ Public Road Development [§303.02]
- ☐ Public Development in the Floodplain [Appendix E.J.3.f]
- ☐ Existing Conditions BFE Only [§700.02.D]
- ☐ Soil Erosion and Sediment Control Review Only [§300.08]
- ☐ Hydrologically Disturbs 5,000 sq. ft. or More [§300.08]

***refer to Appendix A for Definitions**

8B. CHECK *ALL* CONDITIONS THAT APPLY:

- ☐ Isolated Wetland/Waters Impact [§1005]
- ☐ Request Letter of No Impact (LONI) for wetlands or waters [§1003]
- ☐ Development in a Floodway [§700.03]
- ☐ Floodplain Map Revision or Amendment [§702.04, 703.04]
- ☐ Watercourse w/ Drainage Area >20 Ac and <100 Ac [§700.02, 800]
- ☐ Watercourse w/ Drainage Area >100 Ac and <640 Ac [§700.02, 801]
- ☐ Earth Change Approval (ECA) [§305]
- ☐ Variance Request [§1300]
- ☐ BFE or Floodway Determination [§700.02, 700.03]
- ☐ Designated Erosion Control Inspector (DECI) [§601]
- ☐ Pre-application Meeting Held _____

9A. STORMWATER DATA SUMMARY

			Unit
Total Property Ownership	=	7.80	Acres
Hydrologic Disturbance	=	5.52	Acres
Watershed Area Tributary to Development	=	7.80	Acres
Proposed Impervious Area	=	2.26	Acres
Existing Impervious Area Pre-1992	=	0.18	Acres
Existing Impervious Area Post-1992	=	0.18	Acres
Detention Volume Required	=	2.33	Acre-ft.
Compensatory Storage Required	=	n/a	Acre-ft.
Depressional	=	n/a	Acre-ft.
Riverine 0- to 10-Year	=	n/a	Acre-ft.
Riverine 10- to 100-Year	=	n/a	Acre-ft.

9B. WETLAND/WATERS DATA SUMMARY

Existing Wetland/Waters Acreage			=	0.92
Waters of the U.S.	=	0.92		
Isolated Waters of Lake County	=	0		
Impacted Wetland/Waters Acreage			=	0
Waters of the U.S.	=	0		
Isolated Waters of Lake County	=	0		
Mitigation Replacement Ratio			=	0
Mitigation Acreage Required			=	0
Waters of the U.S.	=	0		
Isolated Waters of Lake County	=	0		
On-Site			=	0
Off-Site			=	0
Mitigation Bank			=	0
SMC Wetland Restoration Fund			=	0

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

Residential development with mix of single family homes and townhomes.

10B. NAME OF DEVELOPMENT

670 S Old Rand Rd.

10C. SINGLE FAMILY HOME ONLY

Estimated future home value:

10D. LOCATION OF DEVELOPMENT

Street Address: 670 S Old Rand Rd.

Municipality: Lake Zurich

Des Plaines River (Watershed) | Buffalo Creek (Sub-Watershed)

Map Link: https://www.lakecountyil.gov/DocumentCenter/View/3586/Lake-County-Watershed-Map-PDF?bidId=

11. LEGAL DESCRIPTION

¼ Section: _____ | Section: 20 | Township: 43N | Range: 10E

PIN: 1420400002 1420400003

(If more than three PIN exists for the project, please include on a separate attachment)

Latitude: 42.189479°N | Longitude: 88.083669°W

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
IEPA NPDES	IEPA	TBD	TBD	TBD
Watershed Development Permit	Village of Lake Zurich	TBD	TBD	TBD
IEPA Water	IEPA	TBD	TBD	TBD

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.

McSHANE CONSTRUCTION COMPANY

9500 W. Bryn Mawr Avenue, Suite 200
Rosemont, IL 60018
www.mcshaneconstruction.com

May 9, 2024

David Haymes, On Behalf of OSK Capital Partners
670 S Old Rand Rd LLC
c/o Ash, Anos, Freedman & Logan
95 Revere Drive, Suite G
Northbrook, IL 60062

RE: Site Development Budget | 670 Old Rand

Dear Mr. Haymes:

We have reviewed the Preliminary Pricing Set civil drawings dated 4/12/24 by Eriksson Engineering Associates along with the Preliminary for Review landscape drawings dated 3/20/24 by Eriksson Engineering Associates and have developed a budget of $2,632,427 for the site development work. The scope is further clarified below.

- Demo existing pavement and structures
- Strip existing topsoil and stock pile sufficient quantities for respread
- Cut site to fill. Export excess clay. *(Let's review as this is estimated at 22,500 CY of export)*
- Build pads for new single family and townhome units
- Landscaping only for detention area
- Curbs and roads including asphalt base course and asphalt surface course. Standard duty.
- Public walks along edges of roads
- Concrete aprons for driveways
- Storm as shown. No storm shown at ring road.
- Watermain as shown plus (18) stubs of 1" copper for single family homes and (5) stubs of 2" copper for townhome buildings to within 5' of building
- Sanitary as shown plus a 6" stub to each single family home and townhome building to within 5' of building
- Watermain and sanitary main bored under roads
- Supervision, management, insurance, and profit

We appreciate the opportunity to assist you and would be happy to meet with you to answer any questions on our budget. Please feel free to contact me at (847) 421-9178 or via email at drintz@mcshane.com.

Sincerely,

McSHANE CONSTRUCTION COMPANY

David J. Rintz
Regional Vice President – Multi-Family

Cc: N. Ornhoff



Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT GRADE-10'X10'	Illuminance	Fc	0.32	5.4	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
MAIN DRIVE AND PARKING SPACES	Illuminance	Fc	1.09	5.2	0.0	N.A.	N.A.

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
+	7	B	Single	LXM4-PT-3-LED-05L-30-IL-SINGLE	14'	1.000	0.970	3870	39
+	5	C	Single	LXM4-PT-FT-LED-05L-30-IL-SINGLE	14'	1.000	0.970	3440	39
+	1	D	Single	LXM4-PT-5W-LED-05L-30-SINGLE	14'	1.000	0.970	4603	39.2
-	54	W	Single	XWS-LED-01L-SIL-3-30-70CRI	6'	1.000	0.950	1491	10





Total Project Watts_1
Total Watts = 1047.2

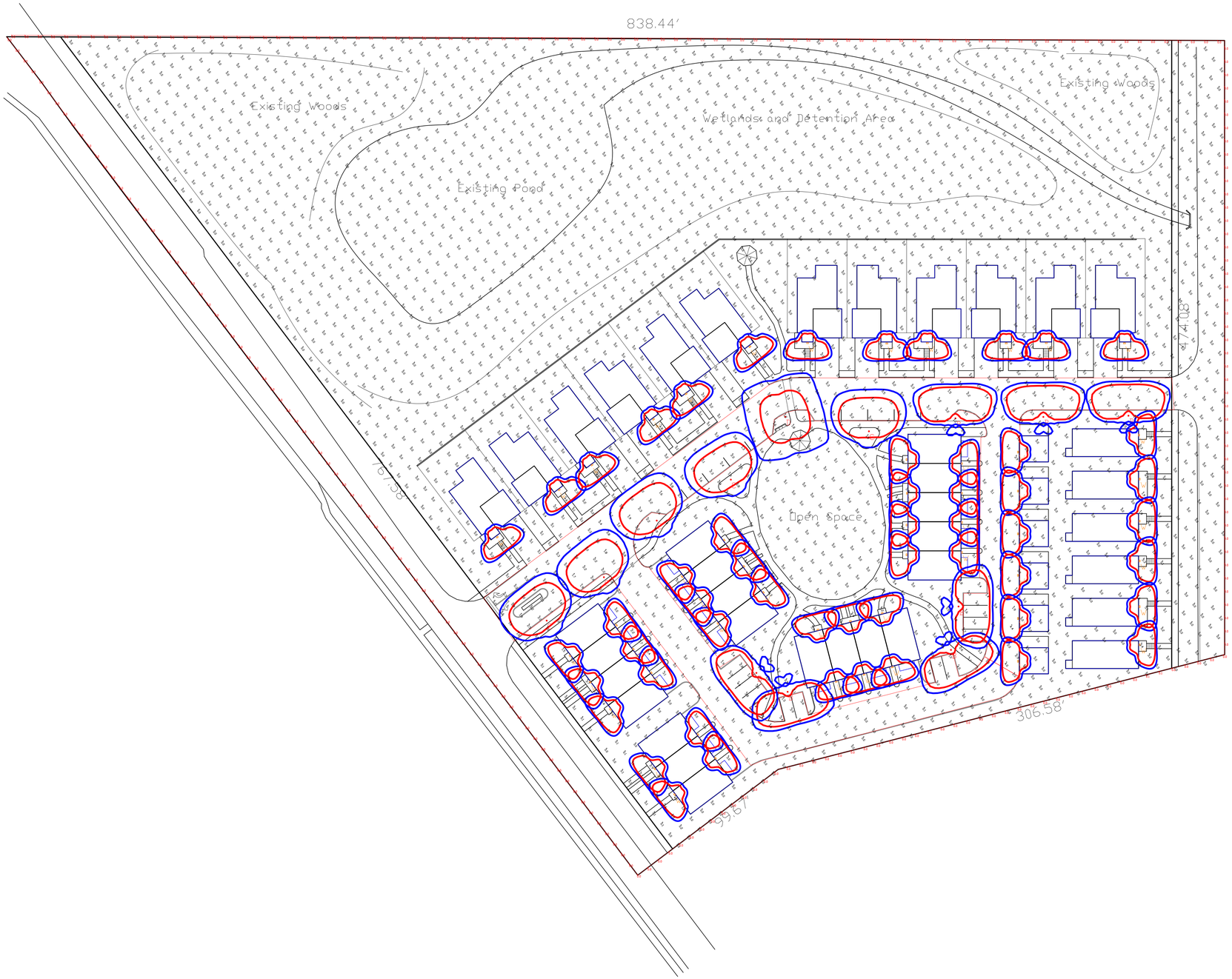
10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-6023

LIGHTING PROPOSAL LD-160222

670 OLD RAND ROAD
LAKE ZURICH, IL

BY:RNK | DATE:05/17/24 | REV: | SHEET 1 OF 1

SCALE:1"=40' 0 40





Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS AT GRADE-10'X10'	Illuminance	Fc	0.32	5.4	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.00	0.1	0.0	N.A.	N.A.
MAIN DRIVE AND PARKING SPACES	Illuminance	Fc	1.09	5.2	0.0	N.A.	N.A.

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
+	7	B	Single	LXM4-PT-3-LED-05L-30-IL-SINGLE	14'	1.000	0.970	3870	39
+	5	C	Single	LXM4-PT-FT-LED-05L-30-IL-SINGLE	14'	1.000	0.970	3440	39
+	1	D	Single	LXM4-PT-5W-LED-05L-30-SINGLE	14'	1.000	0.970	4603	39.2
-	54	W	Single	XWS-LED-01L-SIL-3-30-70CRI	6'	1.000	0.950	1491	10

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts_1
Total Watts = 1047.2

10000 ALLIANCE RD. CINCINNATI, OHIO 45242 USA
(513) 793-3200 • FAX (513) 793-6023

LIGHTING PROPOSAL LD-160222

670 OLD RAND ROAD
LAKE ZURICH, IL

BY:RNK	DATE:05/17/24	REV:	SHEET 1 OF 1

SCALE:1"=40' 0 40

Catalog # : _____ Project : _____ Type : _____

Prepared By : _____ Date : _____

Lexington (LXM4)

LED Decorative Post Top & Area Light



OVERVIEW	
Lumen Package (lm)	4,000 - 27,000
Wattage Range (W)	39 - 228
Efficacy Range (LPW)	100 - 140
Weight lbs (kg)	64 (29)

QUICK LINKS

Ordering Guide | Performance | Photometrics | Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing.
- Cast aluminum wiring access door located in lower hub/fitter.
- Rigid die-cast aluminum arms for consistency and strength.
- Precision die cast aluminum heatsink and optical frame.
- Removable spun aluminum cap/driver enclosure is retained by captive stainless steel fasteners and safety cables. Housing and top cap interface is sealed with a one-piece extruded silicone gasket. Tool-less entry option is available.
- All exposed fasteners are black oxide coated stainless steel. Internal fasteners are stainless steel or zinc electroplated steel.
- IP65 rated luminaire protects integral components from harsh environments.
- 1.5G rated for ANSI C136.31 high vibration applications
- Fixtures are finished with LSI's DuraGrip® polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 5W and FT.
- Silicone optical material does not yellow or crack with age and provides a minimum light transmittance of 93%.
- Optical distributions are field rotatable (in 90° increments).
- Available in 5000K, 4000K, and 3000K (+/- 275K) color temperatures.
- Minimum CRI of 70. Consult Factory for Higher CRI requirements.
- Integral Louver (IL) option available for improved back-light control without sacrificing street side performance.

Electrical

- High-performance driver features over-voltage, under-voltage, short-circuit and over temperature protection.
- 0-10V dimming (10% - 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L70 Calculated Life: >100k Hours (See Lumen Maintenance on Page 2)
- Total harmonic distortion: <20%
- Operating temperature: - -40°C to +50°C (-40°F to +122°F)
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- Terminal block provided accepts up to 10ga wire, however the luminaire is supplied with a 32' 3 conductor wire harness.
- Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- Optional integral passive infrared Bluetooth™ motion and photocell sensor. Fixtures operate independently and can be commissioned via iOS or Android configuration app (See controls page for more detail).

Installation

- Mounts to 4" O.D. pole or tenon.
- Secures to pole with 6 stainless steel set screws.
- 32' wire leads are provided bundled in the slip fitter hub for ease of wiring.

Warranty

- LSI luminaires carry a 5-year limited warranty. Refer to https://www.lsicorp.com/resources/terms-conditions-warranty/ for more information.

Listings

- Listed to UL 1598 and UL 8750
- State of California Title 24
- IDA compliant; with 3000K color temperature selection.
- Meets Buy American Act requirements
- Suitable For wet Locations
- IP65 rated Luminaire. IP66 rated optical chamber.
- 1.5G rated for ANSI C136.31 high vibration applications

©LSI Industries Inc. All Rights Reserved. Specifications and dimensions subject to industry standard tolerances. Specifications subject to change without notice.

Lexington (LXM4)

Type : _____

Have questions? Call us at (800) 436-7800

ORDERING GUIDE

Back to Quick Links

TYPICAL ORDER EXAMPLE: LXM4 PT LED 3 18L 50 UNV BLK IMSBT1L

Prefix	Mounting	Distribution	Light Source	Lumen Package	Color Temperature	Voltage	Finish	Option Controls	Options
LXM4 - Lexington	**PT** - Post Top	**2** - Type II **3** - Type III **5W** - Type 5 Wide **FT** - Forward Throw (Type IV)	**LED**	**5L** - 5,000 Lumens **10L** - 10,000 Lumens **18L** - 18,000 Lumens **25L** - 25,000 Lumens	**30** - 3000K **40** - 4000K **50** - 5000K	**UNV** - Universal Voltage (120-277V) **HV** - High Voltage (347-480V)	**BRZ** - Bronze **BLK** - Black **GPT** - Graphite **MSV** - Metallic Silver **WHT** - White **PLP** - Platinum Plus **SVG** - Satin Verde Green	**Stand-Alone Control** (Blank) - None **IMSBT1L** - Integral Bluetooth™ Motion and Photocell Sensor (8 - 24' mounting height)[3] **IMSBT2L** - Integral Bluetooth™ Motion and Photocell Sensor (25 - 40' mounting height)[3] **ALBCS1** - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' MH) **ALBCS2** - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' MH)	**IL** - Integral Louver Shield[4]

Need more information?
Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

ACCESSORY ORDERING INFORMATION

Part Number	Description
490025CLR[2]	BK MPT B04 - Bolt on Bracket (for PT 180) For 4" O.D. Round Poles
490035CLR[2]	BK MPT B05 - Bolt on Bracket (for PT 180) For 5" O.D. Round Poles
654939	IL - Integral Louver Shield (Black only)
356044	WM - Post top wall mount bracket (bronze) C/F for additional finish options

Part Number	Description
FK120 [1]	FK120 Single Fusing (120V)
FK277 [1]	FK277 Single Fusing (277V)
DFK208, 240 [1]	DFK208,240 Double Fusing (208V, 240V)
DFK480 [1]	DFK480 Double Fusing (480V)
FK347 [1]	FK347 Single Fusing (347V)
661409	ALSC UNV TL5 - AirLink 5 Pin Twist Lock Controller
661410	ALSC UNV TL7 - AirLink 7 Pin Twist Lock Controller

1. Fusing must be located in hand hole of pole.
2. Order poles with 3" reduced drilling pattern. For PT mounting configurations other than D180,consult factory. Order one bracket per fixture
3. Consists of a daylight & motion dual sensor. Field configurable via the LSI app that can be downloaded from your smartphone's native app store.
4. Not available with type 5W distribution.

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PERFORMANCE

Back to Quick Links

Delivered Lumens*

Lumen Package	Distribution	3000K CCT			4000K CCT			5000K CCT			Wattage
		Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
5L	2	4568	117	B2-U1-G1	5047	129	B2-U1-G1	5297	136	B2-U1-G1	39
	3	4697	120	B1-U1-G2	5189	132	B1-U1-G2	5447	140	B1-U1-G2	
	FT	4575	117	B1-U1-G2	5054	129	B1-U1-G2	5305	136	B1-U1-G2	
	5W	4602	118	B3-U1-G1	5084	130	B3-U1-G1	5336	137	B3-U1-G1	
10L	2	9100	117	B2-U2-G2	10054	130	B2-U2-G2	10553	135	B2-U2-G2	78
	3	9360	120	B2-U2-G2	10341	134	B2-U2-G2	10854	139	B2-U2-G2	
	FT	9107	117	B2-U2-G2	10061	130	B2-U2-G2	10560	135	B2-U2-G2	
	5W	9152	120	B4-U2-G2	10020	130	B4-U2-G2	10517	135	B4-U2-G2	
18L	2	16650	112	B3-U2-G3	18113	122	B3-U2-G3	19012	128	B3-U2-G3	149
	3	17108	115	B3-U2-G3	18756	126	B3-U2-G3	19687	132	B3-U2-G3	
	FT	16725	112	B3-U2-G3	18336	123	B3-U2-G3	19246	129	B3-U2-G3	
	5W	16810	113	B4-U2-G2	18429	124	B4-U2-G2	19344	130	B4-U2-G2	
25L	2	22952	102	B4-U2-G3	25057	110	B4-U2-G3	26301	115	B4-U2-G3	228
	3	23544	103	B3-U2-G3	25921	114	B3-U2-G3	27208	119	B3-U2-G3	
	FT	22902	100	B3-U2-G4	25215	111	B3-U2-G4	26466	116	B3-U2-G4	
	5W	23612	104	B5-U2-G3	25996	114	B5-U2-G3	27286	120	B5-U2-G3	

*LEDs are frequently updated therefore values are nominal.

Electrical Data (Amps)*

Lumen Package	Wattage	120V	208V	240V	277V	347V	480V
5L	39	0.33	0.19	0.16	0.14	0.11	0.08
10L	78	0.65	0.38	0.33	0.28	0.22	0.16
18L	149	1.24	0.72	0.62	0.54	0.43	0.31
25L	228	1.90	1.10	0.95	0.82	0.66	0.48

*Electrical data at 25C (77F). Actual wattage may differ by +/-10%.

Recommended Lumen Maintenance[1]

Ambient Temp C	Initial [2]	25k hr [2]	50k hr [2]	75k hr [3]	100k hr [3]
0 C	99%	97%	96%	95%	94%
10 C	99%	97%	96%	95%	93%
20 C	99%	97%	95%	94%	92%
25 C	98%	97%	95%	93%	92%
30 C	98%	97%	95%	93%	92%
40 C	98%	97%	95%	93%	91%

1 Lumen maintenance values at 40C are calculated per TM-21 based on LM-80 data and in-situ testing.
2 In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.
3 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing

1 Lumen maintenance values at 40C are calculated per TM-21 based on LM-80 data and in-situ testing.
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3 In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.

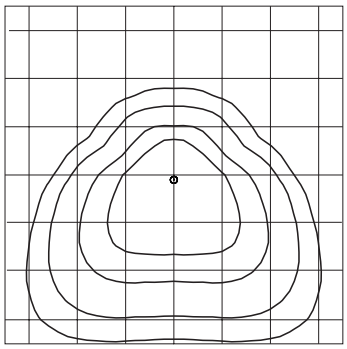
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PHOTOMETRICS

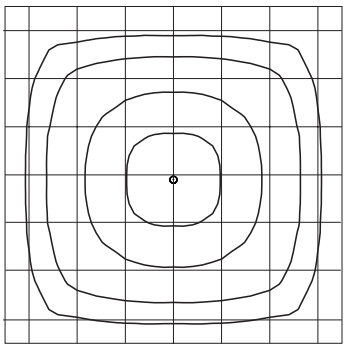
Back to Quick Links

Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

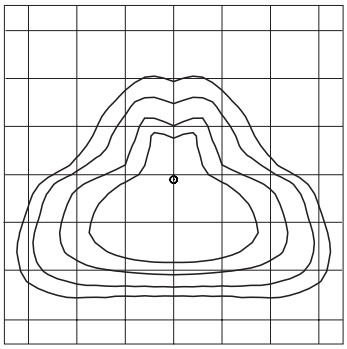
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.



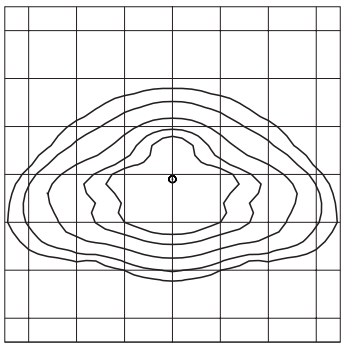
FT



5W



Type 3



Type 2

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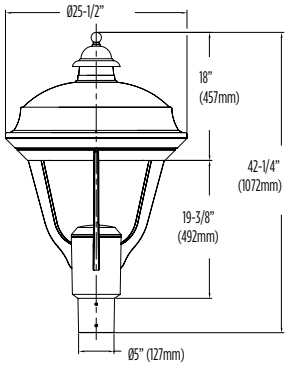
Lexington (LXM4)

Type : _____

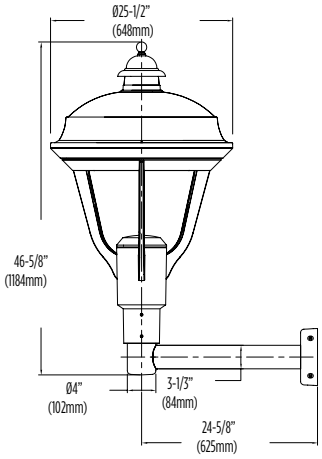
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PRODUCT DIMENSIONS

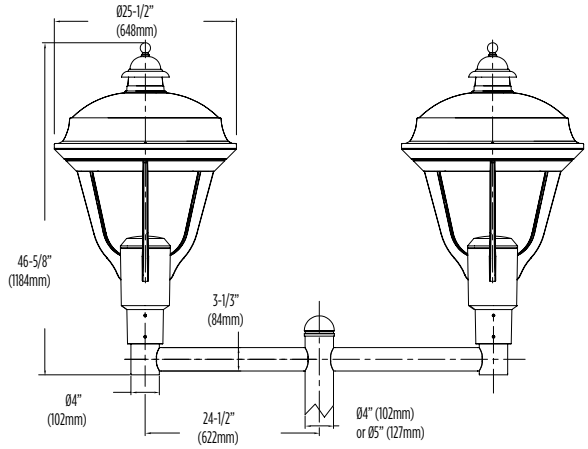
Back to Quick Links



Post Top Single
Slipfits 4" Dia. Tenon (4N) or Pole



Post Top with WM Accessory



Luminaire EPA Chart

	Mounting Style	
PT Single	PT	1.4
PT D180° with BK MPT BO (2)	PT	2.7

Shipping Weights

Catalog Number	Est. Weight (kg/lbs.)
LXM4 (PT)	29/64

POLES & BRACKETS

Back to Quick Links

LSI offers a full line of poles and mounting accessories to complete your lighting assembly. Aluminum and steel in both square and round shafts. In addition, LSI offers round tapered, fluted and hinge based poles. Designed and engineered for durability and protected with our oven baked DuraGrip Protection System. Also available with our DuraGrip+ Protection system for unmatched corrosion resistance and an extended warranty. American made in our Ohio facility with industry leading lead times.

Click here to learn more details about poles & brackets



BKA UMB CLR

The 3G rated UMB allows for seamless integration of LSI luminaires onto existing/ retrofit or new construction poles. The UMB was designed for square or round (tapered or straight) poles with two mounting hole spacings between 3.5" – 5".



BKA ASF CLR

The adjustable Slip Fitter is a 3G rated rugged die cast aluminum adapter to mount LSI luminaires onto a onto a 2" iron pipe , 2 3/8 OD tenon. The Adjustable Slip Fitter can be rotated 180° allowing for tilting LSI luminaires up to 45° and 90° when using a vertical tenon.



BKS PQM15 CLR

The Pole Quick Mount Bracket allows for preset 15° uptilt of LSI luminaires for greater throw of light and increased vertical illumination as well as fast installation onto poles with LSI's 3" or 5" bolt pattern.



BKS PQMH CLR

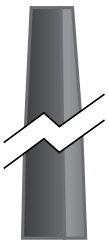
The Pole Quick Mount Bracket allows for lightning fast installation of LSI luminaires onto existing and new construction poles with LSI's B3 or B5 standard pole bolt patterns.



Square Pole
14'-39'



Round Pole
10'-30'



Tapered Pole
20'-39'

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CONTROLS

Back to Quick Links

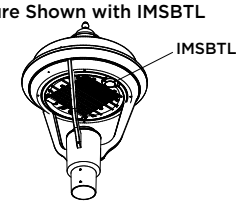
Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT

LEVITON App | Apple | Android

Fixture Shown with IMSBTL



AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue

AirLink Blue App | Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

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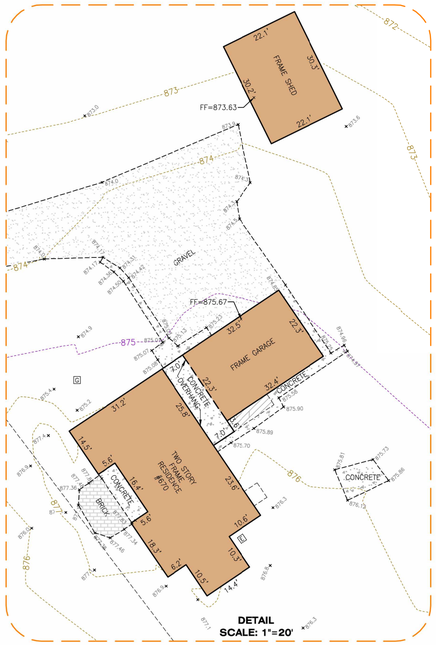
BOUNDARY AND TOPOGRAPHIC SURVEY

Vanderstappen
Land Surveying, Inc.
www.vandersinc.com
1316 N. Madison St.
Woodstock, Illinois 60098
ph. 815-337-8310 fax 815-337-8314
"Always faithful to the property line"

LEGAL DESCRIPTION:

PARCEL 1:
That part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 43 North, Range 10, East of the Third Principal Meridian, described as follows: Beginning at the Northeast corner of said Northeast Quarter of the Southeast Quarter of Section 20; thence South along the East line thereof 461.9 feet; thence South 75 degrees 30 minutes West 347.9 feet to the Easterly line of premises conveyed to Waukegan, Rockford and Elgin Traction Company by Deed recorded October 22, 1910, as Document No. 131910, in Book 182 of Deeds, page 4; thence Northwesterly along the Easterly line of said premises conveyed by said Deed recorded as Document No. 131910, 695.5 feet to the North line of said Northeast Quarter of the Southeast Quarter of Section 20; thence East along said North line 760.00 feet to the Place of Beginning, in Lake County, Illinois.

PARCEL 2:
That part of the Northeast Quarter of the Southeast Quarter of Section 20, Township 43 North, Range 10, East of the Third Principal Meridian, falling within a strip of land 133.00 feet wide lying Easterly and Northerly of the centerline of Lake Zurich–Palatine Road (now known as Rand Road); said premises being the same as conveyed by John Robertson and Julia Robertson, his wife, to Waukegan, Rockford and Elgin Traction Company by Deed dated October 20, 1910 and recorded October 22, 1910, as Document No. 131910, in Book 182 of Deeds, page 4 and shown on plat attached to said Deed, (except that part of the Northeast Quarter, Southeast Quarter of Section 20, Township 43 North, Range 10, East of the Third Principal Meridian, described as beginning at the Northeast corner of said Northeast Quarter, Southeast Quarter, Section 20, thence South along the East line thereof 461.9 feet, thence South 75 degrees 30 minutes West 347.9 feet to the Easterly right–of–way line of former Palatine, Lake Zurich and Wauconda Railroad and the Northern most corner and Place of Beginning of this description, thence South 52 degrees 27 minutes West, 133.00 feet to center of Rand Road, thence South 37 degrees 33 minutes East, along center of Rand Road 528.7 feet, thence North 52 degrees 27 minutes East, 133.00 feet to Easterly right–of–way line of said former Palatine, Lake Zurich and Wauconda Railroad, thence North 37 degrees 33 minutes West, along said right–of–way line 528.7 feet to the Place of Beginning), in Lake County, Illinois.



DETAIL
SCALE: 1"=20'

LEGEND	
•	BOLLARD
	BORING HOLE
	CATCH BASIN
	DOWN GUY
	ELECTRIC METER
	FIRE HYDRANT
	FLARED END SECTION
	FOUND IRON BAR
	FOUND IRON PIPE
	GAS METER
	MAIL BOX
	MANHOLE
	SANITARY MANHOLE
	SET CROSS
	SET IRON BAR
	SIGN
	STORM MANHOLE
	UTILITY POLE
(M)	MEASURED
(D)	DEED

50' 0' 50' 100'
SCALE: 1" = 50'

SITE BENCHMARK
CUT CROSS
ELEV=870.38 NAVD88

PROJECT BENCHMARK
NATIONAL GEODETIC SYSTEM
DESIGNATION: "LAK12 38"
ELEV=861.10

SITE BENCHMARK
FIRE HYDRANT
EAST SIDE BOLT
ELEV=861.84 NAVD88

NOTE: Only those Building Line Restrictions or Easements shown on a Recorded Subdivision Plat are shown hereon unless the description ordered to be surveyed contains a proper description of the required building lines or easements.

- **No distance should be assumed by scaling.**
- **No underground improvements have been located unless shown and noted.**
- **No representation as to ownership, use, or possession should be hereon implied.**
- **This Survey and Plat of Survey are void without original embossed or colored seal and signature affixed.**

Compare your description and site markings with this plat and AT ONCE report any discrepancies which you may find.

STATE OF ILLINOIS)
) S.S.
COUNTY OF McHENRY)

In my professional opinion, and based on my observations, I hereby certify that we have surveyed the premises above described, and that the plat hereon is a true representation of the said survey. This professional service conforms to the current Illinois minimum standards for a boundary and topographic survey.

Dated at Woodstock, McHenry County, Illinois 01/21 A.D., 20 25.

Vanderstappen Land Surveying Inc.
Design Firm No. 184-002792

By: _____
Illinois Professional Land Surveyor No. 3857

ARTHUR P. GRITMACHER
035-003857
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
EXP. 11/30/2026
WOODSTOCK, ILLINOIS

CLIENT: PAPPAGEORGE HAYMES PARTNERS
DRAWN BY: TPS CHECKED BY: APG
SCALE: 1"=40' SEC. 20 T. 43 R. 10 E.
BASIS OF BEARING: IL EAST ZONE NAD83 (2011)
P.I.N.: 14-20-400-003
JOB NO.: 241068 I.D. TPB
FIELDWORK COMP.: 01/06/25 BK. ___ PG. ___
ALL DISTANCES SHOWN IN FEET AND DECIMAL PARTS THEREOF CORRECTED TO 68° F. REF: _____

Y:\PLATS\2024\1000-1199\241068_V-241068\241068-TPB-GR0.dwg-Layout1-1/24/2025 4:11 PM

Urban Forest Management, Inc.

June 24, 2022

Mr. Dennis Kulak, NCARB
KLLM, Inc.
2357 N. Damen Ave.
Chicago, IL 60647

RE: Tree Inventory and Report
670 Old Rand Road
Lake Zurich, IL

Dear Mr. Kulak,

The following is the tree inventory listing and report for the property located at 670 Old Rand Road in Lake Zurich, IL.

All trees measuring 4" d.b.h. (diameter at breast height) and larger were tagged and included in the inventory.

A total of eight hundred and seventy eight (878) trees were included within this inventory, using tag #'s 2001 – 2500 and 4001 - 4378. There were seven (7) trees considered Heritage trees by Lake Zurich ordinance, fifty three (53) trees considered Landmark trees, four hundred thirty nine, (439) trees considered Desireable species, three hundred twenty one (321) trees considered Undesireable species and fifty eight eight (58) trees that were not classified within the Lake Zurich ordinance. The Species Quality Rating is found in the far right column of the tree inventory listing.

The following inventory listing and report will describe each tree in detail by tag number and the site in general.

Sincerely,
URBAN FOREST MANAGEMENT, INC.

Todd R. Sinn
Senior Forester

TREE INVENTORY & REPORT
670 OLD RAND ROAD
LAKE ZURICH, IL

June 24, 2022

Prepared by:

URBAN FOREST MANAGEMENT, INC.
960 Route 22, Suite 207
Fox River Grove, IL 60021
(847) 516-9708

CONTENTS

Item		Page No.
I.	Background and Methodology	1
II.	General Comments	2
III.	Tree Inventory	

I. Background and Methodology

A tree inventory was conducted on the property located at 670 Old Rand Road in Lake Zurich, IL. All trees measuring 4" d.b.h. (diameter at breast height—4.5' above the ground) and larger were tagged and included in this inventory. Buckthorn was not tagged or included in the inventory, nor were dead trees measuring less than 10" in diameter. Tags were nailed on the north face of the tree at eye level.

Trees were evaluated for species, size, condition, form and any observed problems were also noted. The following is a key for interpreting the condition and form data found on the tree inventory listing:

Condition Rating - The condition of the trees shall be based on a six (6) point scale with one (1) being the best and six (6) being the worst.

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and required no remedial action.
2	Good to Fair	The tree is typical of the species and/or has less than 20% deadwood in the crown, only one or two minor problems that are easily corrected with normal care.
3	Fair (average)	The tree is typical of the species and/or has less than 30% deadwood in the crown, one or two minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to insure continued health.
4	Fair to Poor	The tree is not typical of the species and/or has significant problems such as 30-50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time of if the tree is subjected to additional stress.
5	Poor	The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
6	Dead	Less than 10% of the tree shows signs of life.

Form Rating – Subjective evaluation comparing tree with specimen tree of the same species. Form classes are the same as those listed above under condition, with the exception of number 6, which translates to 'very poor form'. Typical form defects might include multiple leaders, no leader, lean, one sided crown, trunk crook, etc.

II. General Comments

A total of eight hundred and seventy eight (878) trees were inventoried using tree numbers 2001 – 2500 and 4001 - 4378.

Species inventoried included boxelder maple, Norway maple, silver maple, green ash, black walnut, crabapple, white mulberry, black cherry, black locust, American elm and other species in smaller quantities.

The most common species inventoried was silver maple with 44% of all species inventoried, followed by boxelder maple with 16% and black cherry with 11%. Buckthorn is the primary understory species with honeysuckle, ash, Virginia creeper, Chinese privet, viburnum, silver maple and black cherry found as additional understory species.

There are seven (7) trees (.7%) considered Heritage trees by Lake Zurich ordinance, fifty three (53) trees (6%) considered Landmark trees, four hundred thirty nine (439) trees (50%) considered Desirable, three hundred twenty one (321) trees (36%) are Undesirable trees and fifty eight (58) trees (6%) not included in the Lake Zurich categories.

The property is primarily wooded with lower quality species of trees throughout the site. There are some planted trees as well as some maintained turf adjacent to the residence. A single family residence, barn and livestock corrals are located in the southcentral part of the site. A pond and creek are located in the north quarter of the site. Piles of fallen trees and brush are located within the fenced livestock corrals.

Most of the inventoried trees have not been maintained in the past and they contain varying degrees of deadwood, decay or structural issues. Approximately 33% of the inventoried trees were in fair/poor or worse condition at the time of the inventory. Thirty one (31) of the trees were dead at the time of the inventory.

The boxelder maple, black locust, silver maple, and mulberry are fast growing, weak wooded and relatively short lived species.

Most of the ash trees on this site are dead as a result of emerald ash borer.

Many of the trees within the horse corrals have bark damage from the horses gnawing on the bark and the brush/trees being pushed into piles.

Tree Inventory Listing
670 Old Rand Road
Lake Zurich, Illinois
Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2001	Southwest property corner	Juniperus virginiana	Eastern Red-cedar	10	4	5	damaged leader, one-sided, pruned for overhead wires		Overhead wires.		DESIRABLE
2002	Southwest property corner	Juniperus virginiana	Eastern Red-cedar	8	3	4	one-sided, damaged leader, pruned for overhead wires, multiple leaders		Overhead wires.		DESIRABLE
2003	Southwest property corner	Juniperus virginiana	Eastern Red-cedar	11	3	4	weak crotch, trunk scar, multiple leaders				DESIRABLE
2004	Southwest property corner	Cornus florida	Flowering Dogwood	3	3	4	sweep, minor deadwood, suckering, metal in trunk			Forked at base with 3", 3", 3", 2", 1", 1" co-leaders.	LANDMARK
2005	South property line	Acer negundo	Boxelder Maple	8	4	4	over-topped, slight sweep, excessive lean, minor deadwood				UNDESIRABLE
2006	South property line	Acer platanoides	Norway Maple	25	3	4	one-sided, multiple leaders, minor deadwood				DESIRABLE
2007	South property line	Acer platanoides	Norway Maple	21	4	5	one-sided, weak crotch, decay, broken limbs, over-topped		2 main co-leaders broken off at 13'.		DESIRABLE
2008	South property line	Acer platanoides	Norway Maple	11	3	4	minor deadwood, twist in trunk				DESIRABLE
2009	Southwest house corner	Picea glauca	White Spruce	16	6	5			Dead.		LANDMARK
2010	Southwest house corner	Juniperus virginiana	Eastern Red-cedar	11	3	4	damaged leader, twist in trunk, minor deadwood				DESIRABLE
2011	South property line	Morus alba	White Mulberry (Common Mulberry)	29	4	3	basal decay, weak crotch, multiple leaders, minor deadwood, suckering, hollow		Main crotch splitting		UNDESIRABLE
2012	Southeast of house	Malus spp.	Crabapple	10	5	4	top broken out, damaged leader, suckering, decay, hollow, basal decay				DESIRABLE
2013	Southeast of house	Picea abies	Norway Spruce	18	3	4	over-topped, one-sided				LANDMARK
2014	Southeast of house	Acer platanoides	Norway Maple	14	3	3	weak crotch, double leader, minor deadwood			Forked at 4' with a 13" co-leader.	DESIRABLE
2015	South property line	Acer saccharinum	Silver Maple	15	3	4	one-sided, double leader, damaged leader				DESIRABLE
2016	South property line	Morus alba	White Mulberry (Common Mulberry)	15	4	4	slight sweep, suckering, sweep, sparse foliage				UNDESIRABLE
2017	South property line	Acer negundo	Boxelder Maple	11	4	4	slight lean, one-sided, suckering, minor deadwood				UNDESIRABLE
2018	South property line	Acer negundo	Boxelder Maple	14	3	4	one-sided, multiple leaders, slight lean				UNDESIRABLE
2019	South property line	Ulmus americana	American Elm	8	3	4	basal scar, dead tree caught in crown, suckering, double leader		Uprooted 12" green ash caught in crown.		N/A
2020	South property line	Acer negundo	Boxelder Maple	4	4	4	minor deadwood, over-topped, suckering				UNDESIRABLE
2021	South property line	Acer negundo	Boxelder Maple	5	4	4	minor deadwood, suckering, over-topped				UNDESIRABLE
2022	South property line	Acer negundo	Boxelder Maple	8	3	4	slight lean, twist in trunk, thin crown, suckering				UNDESIRABLE
2023	South property line	Acer negundo	Boxelder Maple	8	3	4	over-topped, double leader, slight sweep, twist in trunk				UNDESIRABLE
2024	South property line	Acer negundo	Boxelder Maple	10	3	4	slight sweep, multiple leaders, suckering				UNDESIRABLE
2025	South property line	Acer negundo	Boxelder Maple	9	3	4	one-sided, suckering, minor deadwood, over-topped				UNDESIRABLE
2026	South property line	Acer negundo	Boxelder Maple	6	4	4	excessive lean, one-sided, suckering				UNDESIRABLE
2027	South property line	Acer negundo	Boxelder Maple	19	5	4	heavy deadwood, one-sided, multiple leaders, basal decay, basal scar				UNDESIRABLE
2028	South property line	Acer negundo	Boxelder Maple	14	5	5	slight sweep, damaged leader, suckering				UNDESIRABLE
2029	South property line	Acer negundo	Boxelder Maple	8	3	4	slight lean, suckering				UNDESIRABLE
2030	South property line	Acer negundo	Boxelder Maple	12	4	5	excessive lean, sweep, trunk scar, decay				UNDESIRABLE
2031	South property line	Ulmus americana	American Elm	11	3	4	minor deadwood				N/A
2032	South property line	Acer negundo	Boxelder Maple	7	4	5	damaged leader, slight sweep, suckering				UNDESIRABLE
2033	South property line	Acer negundo	Boxelder Maple	9	5	5	damaged leader, slight lean, sparse foliage, over-topped				UNDESIRABLE
2034	South property line	Juglans nigra	Black Walnut	16	2	3	twist in trunk				LANDMARK
2035	South property line	Juglans nigra	Black Walnut	17	2	3	slight lean, minor deadwood, multiple leaders, minor deadwood				LANDMARK
2036	South property line	Maclura pomifera	Osage-orange (Hedge-apple)	4	3	4	sweep, minor deadwood, weak crotch, suckering			Forked at base with a 2" co-leader.	UNDESIRABLE
2037	South property line	Juglans nigra	Black Walnut	7	3	4	basal scar, over-topped, suckering, double leader				LANDMARK
2038	South property line	Juglans nigra	Black Walnut	14	3	3	one-sided, double leader, vine infested				LANDMARK

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Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2039	Southeast property corner	Acer saccharinum	Silver Maple	9	5	4	thin crown, minor deadwood, sparse foliage, suckering, overhead wires			Forked at base with 9"(dead), 9"(dead), 10"(dead), 4" co-leaders	DESIRABLE
2040	East property line	Malus spp.	Crabapple	4	4	3	minor deadwood, damaged leader, suckering, overhead wires				DESIRABLE
2041	East property line	Malus spp.	Crabapple	4	3	3	over-topped, suckering, overhead wires				DESIRABLE
2042	East of homestead	Prunus serotina	Black Cherry	9	4	3	dieback, thin crown, double leader, minor deadwood				UNDESIRABLE
2043	East of homestead	Ulmus americana	American Elm	11	4	3	dieback, minor deadwood, multiple leaders				N/A
2044	East of homestead	Juglans nigra	Black Walnut	5	2	4	over-topped, twist in trunk, minor deadwood				LANDMARK
2045	East of homestead	Prunus serotina	Black Cherry	11	3	4	one-sided, thin crown, slight sweep, minor deadwood				UNDESIRABLE
2046	East of homestead	Catalpa speciosa	Northern Catalpa	7	3	4	twist in trunk, thin crown, minor deadwood				LANDMARK
2047	East of homestead	Malus spp.	Crabapple	5	4	4	over-topped, damaged leader			Forked at base with a 5" co-leader.	DESIRABLE
2048	East of homestead	Acer saccharinum	Silver Maple	9	5	4	one-sided, double leader, sparse foliage, dieback, minor deadwood			Forked at 2' with a 5" (dead) co-leader.	DESIRABLE
2049	East of homestead	Ulmus americana	American Elm	5	3	4	over-topped, minor deadwood, double leader				N/A
2050	East of homestead	Acer saccharinum	Silver Maple	15	4	3	weak crotch, multiple leaders, thin crown			Forked at 3' with an 11" co-leader.	DESIRABLE
2051	East of homestead	Acer saccharinum	Silver Maple	7	2	4	over-topped, one-sided, weak crotch, slight sweep			Forked at 1' with a 6" co-leader.	DESIRABLE
2052	East of homestead	Acer saccharinum	Silver Maple	6	3	4	over-topped, slight sweep, minor deadwood, basal scar				DESIRABLE
2053	East of homestead	Acer saccharinum	Silver Maple	9	2	4	over-topped, slight sweep, one-sided				DESIRABLE
2054	East of homestead	Acer saccharinum	Silver Maple	8	2	4	over-topped, slight sweep, double leader				DESIRABLE
2055	East of homestead	Acer saccharinum	Silver Maple	13	3	4	over-topped, slight sweep, one-sided				DESIRABLE
2056	East of homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, twist in trunk, trunk scar, suckering, minor deadwood				DESIRABLE
2057	Homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, twist in trunk, dead tree caught in crown		Dead 10" green ash caught in crown (snapped off at base)		DESIRABLE
2058	Homestead	Ulmus americana	American Elm	8	3	4	twist in trunk, one-sided				N/A
2059	Homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, multiple leaders, slight sweep				DESIRABLE
2060	Homestead	Acer saccharinum	Silver Maple	24	3	4	over-topped, weak crotch, sweep, multiple leaders		Forked at 5'.		DESIRABLE
2061	Homestead	Acer saccharinum	Silver Maple	16	3	4	slight sweep, one-sided, suckering				DESIRABLE
2062	Homestead	Acer saccharinum	Silver Maple	30	3	4	weak crotch, slight sweep, multiple leaders, metal in trunk		Forked at 5'.		DESIRABLE
2063	Homestead	Acer saccharinum	Silver Maple	32	4	3	trunk scar, decay, multiple leaders, minor deadwood, trunk swell				DESIRABLE
2064	Homestead	Acer saccharinum	Silver Maple	29	3	4	one-sided, multiple leaders, weak crotch, minor deadwood, metal in trunk, sparse foliage		Electric service wire embedded in trunk.		DESIRABLE
2065	Homestead	Acer saccharinum	Silver Maple	32	3	3	weak crotch, multiple leaders				DESIRABLE
2066	Homestead	Acer saccharinum	Silver Maple	23	3	4	over-topped, one-sided, multiple leaders, broken limbs, metal in trunk		Electric service wire embedded in trunk.		DESIRABLE
2067	Homestead	Quercus rubra	Northern Red Oak	28	6	4		hypoxylon canker	Dead.		HERITAGE
2068	Homestead	Picea pungens	Colorado Blue Spruce	13	4	4	lower branches shaded out, minor deadwood, sparse foliage				LANDMARK
2069	Homestead	Picea pungens	Colorado Blue Spruce	15	4	4	lower branches shaded out, minor deadwood, sparse foliage				LANDMARK
2070	Homestead	Picea pungens	Colorado Blue Spruce	11	6	4			Dead.		LANDMARK

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2071	Homestead	Carya ovata	Shagbark Hickory	14	3	3	minor deadwood, weak crotch, multiple leaders				HERITAGE
2072	Homestead	Picea pungens	Colorado Blue Spruce	9	6	3			Dead.		LANDMARK
2073	Homestead	Picea pungens	Colorado Blue Spruce	15	6	4			Dead.		LANDMARK
2074	Homestead	Pseudotsuga menziesii	Douglas-fir	17	3	4	one-sided, lower branches shaded out, minor deadwood, vine infested				LANDMARK
2075	Homestead	Malus spp.	Crabapple	10	4	4	decay, minor deadwood, suckering, broken limbs				DESIRABLE
2076	Homestead	Acer platanoides	Norway Maple	34	3	3	weak crotch, multiple leaders, broken limbs, minor deadwood, trunk scar				DESIRABLE
2077	Homestead	Fraxinus pennsylvanica	Green Ash	13	6	5	vine infested		Dead. Overhead wires.		N/A
2078	Homestead	Acer platanoides	Norway Maple	39	3	3	weak crotch, multiple leaders, heavy deadwood, surface roots, lawnmower damage				DESIRABLE
2079	Homestead	Acer platanoides	Norway Maple	26	3	3	weak crotch, multiple leaders, minor deadwood				DESIRABLE
2080	Homestead	Salix nigra	Black Willow	37	5	4	heavy deadwood, suckering, sparse foliage, minor deadwood, surface roots, lawnmower damage				DESIRABLE
2081	Homestead	Acer platanoides	Norway Maple	24	4	3	weak crotch, multiple leaders, trunk scar				DESIRABLE
2082	East of homestead	Acer saccharinum	Silver Maple	12	3	4	one-sided, thin crown, multiple leaders				DESIRABLE
2083	East of homestead	Acer saccharinum	Silver Maple	8	3	4	slight sweep, thin crown, over-topped				DESIRABLE
2084	East of homestead	Acer saccharinum	Silver Maple	16	3	4	double leader, slight sweep, thin crown				DESIRABLE
2085	East of homestead	Fraxinus pennsylvanica	Green Ash	11	6	5	top broken off		Snag.		N/A
2086	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, one-sided, thin crown				DESIRABLE
2087	East of homestead	Acer saccharinum	Silver Maple	15	3	4	slight sweep, one-sided				DESIRABLE
2088	East of homestead	Acer saccharinum	Silver Maple	18	3	4	one-sided, multiple leaders				DESIRABLE
2089	East of homestead	Ulmus americana	American Elm	8	3	4	over-topped, one-sided, suckering				N/A
2090	East of homestead	Acer saccharinum	Silver Maple	12	3	4	slight sweep, minor deadwood, basal swell				DESIRABLE
2091	East of homestead	Acer saccharinum	Silver Maple	14	3	4	over-topped, slight sweep, one-sided				DESIRABLE
2092	East of homestead	Acer saccharinum	Silver Maple	7	3	4	over-topped, twist in trunk, thin crown				DESIRABLE
2093	East of homestead	Acer saccharinum	Silver Maple	8	3	4	one-sided, thin crown				DESIRABLE
2094	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, double leader, dead tree caught in crown				DESIRABLE
2095	East of homestead	Acer saccharinum	Silver Maple	6	3	4	over-topped, slight sweep, thin crown				DESIRABLE
2096	East of homestead	Acer saccharinum	Silver Maple	7	3	4	thin crown, one-sided, slight sweep, weak crotch			Forked at 2' with a 5" co-leader.	DESIRABLE
2097	East of homestead	Acer saccharinum	Silver Maple	8	4	4	minor deadwood, double leader, slight sweep				DESIRABLE
2098	East of homestead	Acer saccharinum	Silver Maple	6	3	4	one-sided, thin crown, minor deadwood			Forked at 1.5' with a 3" co-leader.	DESIRABLE
2099	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, one-sided, multiple leaders, minor deadwood				DESIRABLE
2100	East of homestead	Juglans nigra	Black Walnut	11	2	3	multiple leaders, minor deadwood				LANDMARK
2101	East of homestead	Prunus serotina	Black Cherry	7	5	4	sparse foliage, minor deadwood, thin crown			Forked at 2.5' with a 5" co-leader.	UNDESIRABLE
2102	East of homestead	Juglans nigra	Black Walnut	8	2	4	over-topped, twist in trunk, one-sided				LANDMARK
2103	East of homestead	Prunus serotina	Black Cherry	9	4	4	trunk scar, decay, thin crown, sparse foliage, vine infested				UNDESIRABLE
2104	East property line	Juglans nigra	Black Walnut	6	3	4	damaged leader, multiple leaders, pruned for overhead wires		Overhead wires.		LANDMARK
2105	East property line	Malus spp.	Crabapple	4	3	4	over-topped, slight sweep, multiple leaders, pruned for overhead wires		Overhead wires.		DESIRABLE
2106	East property line	Malus spp.	Crabapple	5	3	4	over-topped, slight sweep, weak crotch, suckering		Overhead wires.	Forked at 1' with 4", 3", 3" co-leaders.	DESIRABLE
2107	East property line	Ulmus americana	American Elm	6	3	3					N/A
2108	East property line	Malus spp.	Crabapple	4	3	3	weak crotch, minor deadwood, decay			Forked at .5' with 4", 3", 3", 4" co-leaders.	DESIRABLE
2109	East property line	Ulmus pumila	Siberian Elm	4	3	4	over-topped, multiple leaders, weak crotch		Overhead wires.		UNDESIRABLE

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2110	East of homestead	Malus spp.	Crabapple	4	4	4	over-topped, slight sweep, minor deadwood			Forked at .5' with a 3" co-leader.	DESIRABLE
2111	East of homestead	Acer saccharinum	Silver Maple	8	3	4	weak crotch, minor deadwood, one-sided, thin crown			Forked at base with 7", 7" co-leaders.	DESIRABLE
2112	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight sweep, one-sided, thin crown				DESIRABLE
2113	East of homestead	Acer saccharinum	Silver Maple	10	5	4	dieback, heavy deadwood, sparse foliage			Forked at 2' with a 9" co-leader.	DESIRABLE
2114	East of homestead	Acer saccharinum	Silver Maple	12	3	4	weak crotch, one-sided, slight sweep, multiple leaders			Forked at 4' with an 11" co-leader.	DESIRABLE
2115	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight sweep, one-sided, one-sided			Forked at 2.5' with an 8" co-leader.	DESIRABLE
2116	East of homestead	Prunus serotina	Black Cherry	4	4	4	slight sweep, suckering, minor deadwood, double leader				UNDESIRABLE
2117	East of homestead	Acer saccharinum	Silver Maple	5	3	4	slight sweep, thin crown, over-topped				DESIRABLE
2118	East of homestead	Acer saccharinum	Silver Maple	8	3	4	slight sweep, one-sided, thin crown				DESIRABLE
2119	East of homestead	Acer saccharinum	Silver Maple	11	3	4	one-sided, thin crown, double leader				DESIRABLE
2120	East of homestead	Prunus serotina	Black Cherry	8	3	4	slight sweep, one-sided, thin crown, minor deadwood				UNDESIRABLE
2121	East of homestead	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, thin crown, trunk scar				DESIRABLE
2122	East of homestead	Acer saccharinum	Silver Maple	12	3	4	slight lean, one-sided, multiple leaders				DESIRABLE
2123	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight lean, over-topped, one-sided, double leader, basal scar				DESIRABLE
2124	East of homestead	Acer saccharinum	Silver Maple	15	3	4	slight lean, double leader, over-topped, basal scar				DESIRABLE
2125	East of homestead	Acer saccharinum	Silver Maple	9	3	4	weak crotch, one-sided, suckering			Forked at 3.5' with an 8" co-leader.	DESIRABLE
2126	East of homestead	Acer saccharinum	Silver Maple	14	3	3	twist in trunk, thin crown				DESIRABLE
2127	East of homestead	Acer saccharinum	Silver Maple	9	3	5	over-topped, sweep, thin crown				DESIRABLE
2128	East of homestead	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, one-sided, thin crown				DESIRABLE
2129	East of homestead	Acer saccharinum	Silver Maple	5	3	4	twist in trunk, one-sided, thin crown, trunk scar				DESIRABLE
2130	East of homestead	Acer saccharinum	Silver Maple	7	4	4	over-topped, slight sweep, trunk scar, dead tree caught in crown				DESIRABLE
2131	East of homestead	Acer saccharinum	Silver Maple	24	3	3	multiple leaders				DESIRABLE
2132	East of homestead	Acer saccharinum	Silver Maple	8	3	3	metal in trunk, one-sided, thin crown		Barbed wire attached to trunk.		DESIRABLE
2133	East of homestead	Acer saccharinum	Silver Maple	10	3	4	sweep, one-sided				DESIRABLE
2134	East of homestead	Acer saccharinum	Silver Maple	12	3	3	thin crown, one-sided, double leader				DESIRABLE
2135	East of homestead	Acer saccharinum	Silver Maple	8	4	4	basal decay, hollow, one-sided, thin crown				DESIRABLE
2136	East of homestead	Acer saccharinum	Silver Maple	10	3	4	slight sweep, thin crown, trunk scar, over-topped				DESIRABLE
2137	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, thin crown, trunk scar, decay		Old co-leader rotted off at 3'.		DESIRABLE
2138	East of homestead	Acer saccharinum	Silver Maple	10	3	4	over-topped, slight sweep, multiple leaders				DESIRABLE
2139	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, thin crown				DESIRABLE
2140	East of homestead	Acer saccharinum	Silver Maple	5	4	4	thin crown, minor deadwood, suckering, slight sweep				DESIRABLE
2141	East of homestead	Acer saccharinum	Silver Maple	9	3	4	one-sided, thin crown, slight sweep			Forked at 1.5' with a 6" co-leader.	DESIRABLE
2142	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight sweep, thin crown, multiple leaders				DESIRABLE
2143	East of homestead	Prunus serotina	Black Cherry	4	3	4	twist in trunk, minor deadwood, suckering, over-topped				UNDESIRABLE
2144	East of homestead	Acer saccharinum	Silver Maple	8	3	4	slight sweep, thin crown, decay		Old co-leader rotted off at 1'.		DESIRABLE
2145	East of homestead	Acer saccharinum	Silver Maple	8	3	4	one-sided, double leader, thin crown				DESIRABLE
2146	East of homestead	Acer saccharinum	Silver Maple	5	4	3	basal decay, thin crown, over-topped				DESIRABLE
2147	East of homestead	Acer saccharinum	Silver Maple	11	3	4	over-topped, slight sweep, multiple leaders, weak crotch, minor deadwood			Forked at 4' with a 6" co-leader.	DESIRABLE
2148	East of homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, slight lean, thin crown				DESIRABLE

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2149	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight sweep, thin crown				DESIRABLE
2150	East of homestead	Acer saccharinum	Silver Maple	10	3	4	over-topped, slight sweep, trunk scar, double leader		Old co-leader rotted off at 2'.		DESIRABLE
2151	East of homestead	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight sweep, double leader				DESIRABLE
2152	East of homestead	Acer saccharinum	Silver Maple	5	4	4	damaged leader, one-sided, minor deadwood, sparse foliage				DESIRABLE
2153	East of homestead	Acer saccharinum	Silver Maple	7	3	4	thin crown, slight sweep, minor deadwood		Old co-leader broken off at 2'.		DESIRABLE
2154	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, one-sided, multiple leaders				DESIRABLE
2155	East of homestead	Prunus serotina	Black Cherry	7	3	4	slight sweep, one-sided				UNDESIRABLE
2156	East of homestead	Prunus serotina	Black Cherry	7	4	4	slight sweep, over-topped, sparse foliage, minor deadwood, basal decay, girdling root				UNDESIRABLE
2157	East of homestead	Prunus serotina	Black Cherry	6	3	5	over-topped, sweep				UNDESIRABLE
2158	East of homestead	Malus spp.	Crabapple	6	3	4	over-topped, slight lean, suckering, decay, minor deadwood			Forked at base with 5", 4", 3" co-leaders.	DESIRABLE
2159	East property line	Malus spp.	Crabapple	4	4	4	trunk scar, minor deadwood, suckering	scab			DESIRABLE
2160	East property line	Acer saccharinum	Silver Maple	9	5	4	sparse foliage, minor deadwood, pruned for overhead wires		Overhead wires, stunted growth.		DESIRABLE
2161	East property line	Prunus serotina	Black Cherry	6	3	4	sweep, thin crown, sparse foliage				UNDESIRABLE
2162	East property line	Acer saccharinum	Silver Maple	4	3	4	over-topped, slight sweep, thin crown, sparse foliage				DESIRABLE
2163	East property line	Prunus serotina	Black Cherry	6	4	4	over-topped, sweep, vine infested, sparse foliage				UNDESIRABLE
2164	East property line	Morus alba	White Mulberry (Common Mulberry)	4	4	4	over-topped, minor deadwood, slight lean				UNDESIRABLE
2165	East property line	Prunus serotina	Black Cherry	5	4	4	trunk scar, decay, slight sweep, thin crown				UNDESIRABLE
2166	East of homestead	Prunus serotina	Black Cherry	7	3	4	over-topped, slight sweep, twist in trunk, trunk scar				UNDESIRABLE
2167	East of homestead	Prunus serotina	Black Cherry	6	3	4	vine infested, thin crown, minor deadwood				UNDESIRABLE
2168	East of homestead	Prunus serotina	Black Cherry	10	4	4	excessive lean, trunk scar, broken limbs				UNDESIRABLE
2169	East of homestead	Acer saccharinum	Silver Maple	7	3	3	trunk scar, double leader, thin crown				DESIRABLE
2170	East of homestead	Acer saccharinum	Silver Maple	5	3	3	trunk scar				DESIRABLE
2171	East of homestead	Morus alba	White Mulberry (Common Mulberry)	5	3	4	over-topped, twist in trunk, minor deadwood, slight sweep			Forked at base with a 4" co-leader.	UNDESIRABLE
2172	East of homestead	Acer saccharinum	Silver Maple	13	3	3	twist in trunk, double leader, minor deadwood				DESIRABLE
2173	East of homestead	Ulmus americana	American Elm	6	3	3	over-topped, one-sided				N/A
2174	East of homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, weak crotch, double leader			Forked at 3' with a 4" co-leader.	DESIRABLE
2175	East of homestead	Morus alba	White Mulberry (Common Mulberry)	4	3	4	over-topped, twist in trunk, minor deadwood				UNDESIRABLE
2176	East of homestead	Acer saccharinum	Silver Maple	10	4	3	multiple leaders, thin crown, one-sided, trunk scar				DESIRABLE
2177	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight lean, one-sided, thin crown, weak crotch			Forked at 1.5' with an 8" co-leader.	DESIRABLE
2178	East of homestead	Acer saccharinum	Silver Maple	8	2	4	twist in trunk, one-sided, thin crown				DESIRABLE
2179	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, minor deadwood, suckering, thin crown, weak crotch			Forked at 2' with a 7" co-leader.	DESIRABLE
2180	East of homestead	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, thin crown, double leader				DESIRABLE
2181	East of homestead	Acer saccharinum	Silver Maple	12	3	4	over-topped, slight sweep, one-sided, multiple leaders				DESIRABLE
2182	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight sweep, thin crown			Forked at 3' with a 12" co-leader.	DESIRABLE
2183	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight lean, one-sided, multiple leaders, trunk scar				DESIRABLE
2184	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight lean, thin crown, suckering, trunk scar				DESIRABLE
2185	East of homestead	Acer saccharinum	Silver Maple	12	3	4	one-sided, thin crown, metal in trunk		Barbed wire embedded in trunk.		DESIRABLE

Tree Inventory Listing
670 Old Rand Road
Lake Zurich, Illinois
Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2186	East of homestead	Acer saccharinum	Silver Maple	17	3	4	over-topped, sweep, multiple leaders				DESIRABLE
2187	East of homestead	Acer saccharinum	Silver Maple	16	3	4	over-topped, one-sided, multiple leaders				DESIRABLE
2188	East of homestead	Acer saccharinum	Silver Maple	16	3	3	multiple leaders, suckering, basal scar				DESIRABLE
2189	East of homestead	Acer saccharinum	Silver Maple	12	3	3	twist in trunk, one-sided, thin crown, suckering				DESIRABLE
2190	East of homestead	Acer saccharinum	Silver Maple	9	4	3	one-sided, thin crown, suckering, twist in trunk				DESIRABLE
2191	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, suckering, twist in trunk				DESIRABLE
2192	East of homestead	Acer saccharinum	Silver Maple	12	3	4	one-sided, thin crown, metal in trunk		Barbed wire embedded in trunk.		DESIRABLE
2193	East of homestead	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, one-sided, thin crown, basal scar				DESIRABLE
2194	East of homestead	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, one-sided, thin crown, minor deadwood				DESIRABLE
2195	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep				DESIRABLE
2196	East of homestead	Acer saccharinum	Silver Maple	14	3	4	one-sided, thin crown			Forked at 2.5' with a 10" co-leader.	DESIRABLE
2197	East of homestead	Acer saccharinum	Silver Maple	12	3	4	weak crotch, one-sided, thin crown			forked at 3.5' with a 9" co-leader.	DESIRABLE
2198	East of homestead	Acer saccharinum	Silver Maple	10	4	4	slight lean, trunk scar, damaged leader, one-sided, over-topped				DESIRABLE
2199	East of homestead	Acer saccharinum	Silver Maple	18	3	4	one-sided, multiple leaders, minor deadwood, basal scar				DESIRABLE
2200	East of homestead	Acer saccharinum	Silver Maple	12	2	4	slight lean, multiple leaders, minor deadwood				DESIRABLE
2201	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, thin crown				DESIRABLE
2202	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, trunk scar, over-topped		Old co-leader rotted off at 2'.		DESIRABLE
2203	East of homestead	Prunus serotina	Black Cherry	4	3	4	over-topped, slight sweep				UNDESIRABLE
2204	East of homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, minor deadwood, slight sweep				DESIRABLE
2205	East of homestead	Acer saccharinum	Silver Maple	4	3	4	minor deadwood, one-sided, thin crown, sweep, over-topped				DESIRABLE
2206	East of homestead	Fraxinus pennsylvanica	Green Ash	16	6	4			Dead.		N/A
2207	East of homestead	Morus alba	White Mulberry (Common Mulberry)	5	3	3	over-topped, one-sided, minor deadwood				UNDESIRABLE
2208	East of homestead	Acer saccharinum	Silver Maple	5	3	4	twist in trunk, thin crown, slight sweep				DESIRABLE
2209	East property line	Juglans nigra	Black Walnut	20	3	4	multiple leaders, vine infested, broken limbs, suckering, pruned for side wires		Overhead wires.		LANDMARK
2210	East property line	Acer negundo	Boxelder Maple	7	4	5	damaged leader, vine infested, pruned for overhead wires, sparse foliage		Overhead wires.		UNDESIRABLE
2211	East property line	Acer negundo	Boxelder Maple	9	5	5	dieback, heavy deadwood, girdling root				UNDESIRABLE
2212	East property line	Acer saccharinum	Silver Maple	15	4	4	broken limbs, minor deadwood, one-sided, vine infested, multiple leaders, decay				DESIRABLE
2213	East of homestead	Morus alba	White Mulberry (Common Mulberry)	16	4	4	one-sided, dieback, minor deadwood, multiple leaders				UNDESIRABLE
2214	East of homestead	Acer saccharinum	Silver Maple	13	6	4			Dead.		DESIRABLE
2215	East of homestead	Acer saccharinum	Silver Maple	9	4	4	dieback, heavy deadwood, double leader			Forked at 3.5' with an 8" co-leader.	DESIRABLE
2216	East of homestead	Prunus serotina	Black Cherry	9	4	4	dieback, slight sweep, thin crown, minor deadwood			Forked at 1' with an 8" co-leader.	UNDESIRABLE
2217	East of homestead	Prunus serotina	Black Cherry	13	6	4			Dead.		UNDESIRABLE
2218	East of homestead	Acer saccharinum	Silver Maple	5	3	4	slight sweep, one-sided, thin crown, erosion				DESIRABLE
2219	East of homestead	Acer saccharinum	Silver Maple	9	4	4	slight sweep, thin crown, heavy deadwood			Forked at 1.5' with 7"(dead), 6"(dead) co-leaders.	DESIRABLE
2220	East of homestead	Juglans nigra	Black Walnut	8	2	4	over-topped, twist in trunk, minor deadwood, one-sided				LANDMARK
2221	East of homestead	Acer saccharinum	Silver Maple	14	6	4			Dead.		DESIRABLE
2222	East of homestead	Acer saccharinum	Silver Maple	6	3	4	slight sweep, one-sided, thin crown, over-topped				DESIRABLE
2223	East of homestead	Malus spp.	Crabapple	5	4	4	over-topped, sweep, minor deadwood, suckering			Forked at 3" with a 4" co-leader.	DESIRABLE

Tree Inventory Listing
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2224	East of homestead	Acer saccharinum	Silver Maple	9	3	4	over-topped, weak crotch, slight sweep		In contact with tree #2225.	Forked at 3' with a5" co-leader.	DESIRABLE
2225	East of homestead	Prunus serotina	Black Cherry	8	3	5	over-topped, sweep		In contact with tree #2224.		UNDESIRABLE
2226	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, one-sided				DESIRABLE
2227	East of homestead	Acer saccharinum	Silver Maple	11	3	4	twist in trunk, multiple leaders, trunk scar			Forked at 2' with an 11" co-leader.	DESIRABLE
2228	East of homestead	Acer saccharinum	Silver Maple	6	3	4	one-sided, trunk scar, thin crown, minor deadwood			Forked at 3.5' with a 6" co-leader.	DESIRABLE
2229	East of homestead	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, thin crown, double leader				DESIRABLE
2230	East of homestead	Acer saccharinum	Silver Maple	11	4	4	heavy deadwood, thin crown, weak crotch, trunk scar			Forked at 3.5' with a 10" (dead) co-leader.	DESIRABLE
2231	East of homestead	Acer saccharinum	Silver Maple	10	3	3	thin crown, trunk scar, minor deadwood			Forked at 2' with a 7"(dead) co-leader.	DESIRABLE
2232	East of homestead	Acer saccharinum	Silver Maple	15	3	4	slight lean, multiple leaders				DESIRABLE
2233	East of homestead	Juglans nigra	Black Walnut	4	2	3	over-topped				LANDMARK
2234	East of homestead	Acer saccharinum	Silver Maple	16	3	4	over-topped, one-sided, multiple leaders, basal decay, trunk scar				DESIRABLE
2235	East of homestead	Acer saccharinum	Silver Maple	13	3	4	trunk scar, over-topped, one-sided, double leader				DESIRABLE
2236	East of homestead	Acer saccharinum	Silver Maple	16	3	4	slight lean, thin crown, minor deadwood				DESIRABLE
2237	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, multiple leaders, suckering, trunk scar				DESIRABLE
2238	East of homestead	Acer saccharinum	Silver Maple	10	3	4	thin crown, twist in trunk				DESIRABLE
2239	East of homestead	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight lean, suckering				DESIRABLE
2240	East of homestead	Acer saccharinum	Silver Maple	11	3	3	thin crown, twist in trunk, basal scar				DESIRABLE
2241	East of homestead	Acer saccharinum	Silver Maple	12	3	3	weak crotch, suckering, metal in trunk			Forked at 2.5' with an 11" co-leader.	DESIRABLE
2242	East of homestead	Acer saccharinum	Silver Maple	19	3	4	one-sided, suckering, metal in trunk, double leader, basal scar				DESIRABLE
2243	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, basal scar, slight sweep				DESIRABLE
2244	East of homestead	Acer saccharinum	Silver Maple	10	3	4	sweep, thin crown, basal scar, suckering				DESIRABLE
2245	East of homestead	Acer saccharinum	Silver Maple	9	3	4	over-topped, basal scar, suckering				DESIRABLE
2246	East of homestead	Acer saccharinum	Silver Maple	17	3	3	multiple leaders, suckering				DESIRABLE
2247	East of homestead	Acer saccharinum	Silver Maple	11	4	4	over-topped, slight sweep, trunk scar, basal decay, basal scar		Hollow at base.		DESIRABLE
2248	East of homestead	Acer saccharinum	Silver Maple	10	4	4	trunk scar, over-topped, slight sweep, suckering				DESIRABLE
2249	East of homestead	Acer saccharinum	Silver Maple	13	3	3	trunk scar, twist in trunk, thin crown, double leader				DESIRABLE
2250	East of homestead	Acer saccharinum	Silver Maple	14	3	4	over-topped, slight sweep, double leader, suckering				DESIRABLE
2251	East of homestead	Acer saccharinum	Silver Maple	13	4	4	trunk scar, over-topped, thin crown, basal scar, suckering, hollow				DESIRABLE
2252	East of homestead	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, one-sided, thin crown, basal scar, trunk scar				DESIRABLE
2253	East of homestead	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, thin crown				DESIRABLE
2254	East of homestead	Acer saccharinum	Silver Maple	28	3	4	slight lean, weak crotch, minor deadwood		Forked at 5'.		DESIRABLE
2255	East of homestead	Acer saccharinum	Silver Maple	9	3	4	slight sweep, thin crown, suckering, trunk scar				DESIRABLE
2256	East of homestead	Acer saccharinum	Silver Maple	13	3	4	slight sweep, multiple leaders, trunk scar				DESIRABLE
2257	East of homestead	Acer saccharinum	Silver Maple	9	3	4	over-topped, one-sided, trunk scar				DESIRABLE
2258	East of homestead	Ulmus americana	American Elm	7	3	4	over-topped, slight sweep, suckering, multiple leaders				N/A
2259	East of homestead	Acer saccharinum	Silver Maple	8	3	4	one-sided, slight sweep			Forked at 2.5' with a 6" co-leader.	DESIRABLE
2260	East of homestead	Acer saccharinum	Silver Maple	10	3	4	weak crotch, damaged leader, thin crown, trunk scar			Forked at 3' with a 6" co-leader.	DESIRABLE
2261	East of homestead	Ulmus americana	American Elm	7	3	4	sweep, over-topped, one-sided, suckering				N/A

Tree Inventory Listing
670 Old Rand Road
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2262	East of homestead	Acer saccharinum	Silver Maple	9	3	4	over-topped, slight sweep, thin crown				DESIRABLE
2263	East of homestead	Acer saccharinum	Silver Maple	13	4	4	trunk scar, decay, over-topped, one-sided, multiple leaders			Forked at 3.5' with a 7" co-leader.	DESIRABLE
2264	East of homestead	Acer saccharinum	Silver Maple	10	4	4	over-topped, sweep, weak crotch, basal decay, trunk scar		Old co-leader rotted off at 2'.	Forked at 2.5' with a 9" co-leader.	DESIRABLE
2265	East of homestead	Acer saccharinum	Silver Maple	6	3	4	over-topped, slight sweep, damaged leader, suckering				DESIRABLE
2266	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, basal scar, double leader, over-topped				DESIRABLE
2267	East of homestead	Acer saccharinum	Silver Maple	8	3	4	over-topped, one-sided, suckering				DESIRABLE
2268	East of homestead	Acer saccharinum	Silver Maple	8	3	3	weak crotch, metal in trunk			Forked at 3' with 7", 3" co-leaders.	DESIRABLE
2269	East of homestead	Acer saccharinum	Silver Maple	7	3	4	slight sweep, thin crown			Forked at 1' with a 4" co-leader.	DESIRABLE
2270	East of homestead	Acer saccharinum	Silver Maple	5	3	4	over-topped, twist in trunk, thin crown				DESIRABLE
2271	East of homestead	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight sweep, one-sided, double leader, basal scar		Old co-leader rotted off at 2'.		DESIRABLE
2272	East of homestead	Prunus serotina	Black Cherry	8	3	4	slight lean, one-sided, thin crown				UNDESIRABLE
2273	East of homestead	Acer negundo	Boxelder Maple	4	4	4	damaged leader, over-topped				UNDESIRABLE
2274	East property line	Acer negundo	Boxelder Maple	8	3	4	over-topped, sweep, minor deadwood, multiple leaders				UNDESIRABLE
2275	East property line	Acer saccharinum	Silver Maple	12	3	4	over-topped, slight sweep, pruned for side wires, suckering		Overhead wires.	Forked at 3' with a 5" co-leader.	DESIRABLE
2276	East property line	Acer saccharinum	Silver Maple	22	3	4	slight sweep, multiple leaders, pruned for side wires, minor deadwood		Overhead wires.		DESIRABLE
2277	East property line	Acer negundo	Boxelder Maple	5	4	4	excessive lean, basal swell, suckering, vine infested		Overhead wires.		UNDESIRABLE
2278	East of homestead	Acer saccharinum	Silver Maple	11	3	4	one-sided, thin crown, over-topped, slight sweep				DESIRABLE
2279	East of homestead	Morus alba	White Mulberry (Common Mulberry)	16	3	4	basal scar, over-topped, slight sweep, minor deadwood, multiple leaders				UNDESIRABLE
2280	East of homestead	Acer saccharinum	Silver Maple	23	3	3	weak crotch, multiple leaders, one-sided				DESIRABLE
2281	East of homestead	Ulmus americana	American Elm	6	3	3	suckering, minor deadwood				N/A
2282	East of homestead	Acer saccharinum	Silver Maple	12	3	3	heavy deadwood, weak crotch, multiple leaders, metal in trunk, basal decay, basal scar			Forked at 3.5' with 10", 6"(dead) co-leaders.	DESIRABLE
2283	East of homestead	Malus spp.	Crabapple	6	3	4	minor deadwood, suckering, over-topped				DESIRABLE
2284	East of homestead	Acer saccharinum	Silver Maple	23	3	3	multiple leaders			Forked at 3.5' with a 12" co-leader.	DESIRABLE
2285	East of homestead	Acer saccharinum	Silver Maple	10	3	3					DESIRABLE
2286	East of homestead	Acer saccharinum	Silver Maple	6	4	4	basal decay, slight sweep, thin crown				DESIRABLE
2287	East of homestead	Acer saccharinum	Silver Maple	10	3	4	slight sweep, thin crown, metal in trunk				DESIRABLE
2288	East of homestead	Acer saccharinum	Silver Maple	10	4	4	weak crotch, trunk scar, one-sided, thin crown			Forked at 3' with an 8"(dead) co-leader.	DESIRABLE
2289	East of homestead	Acer saccharinum	Silver Maple	13	3	4	one-sided, double leader, over-topped, minor deadwood				DESIRABLE
2290	East of homestead	Acer saccharinum	Silver Maple	11	3	4	over-topped, slight sweep, one-sided, double leader, basal scar				DESIRABLE
2291	East of homestead	Acer saccharinum	Silver Maple	26	4	4	weak crotch, double leader, slight sweep, trunk scar, decay, metal in trunk				DESIRABLE
2292	East of homestead	Acer saccharinum	Silver Maple	8	4	4	over-topped, double leader, trunk scar, basal scar				DESIRABLE
2293	East of homestead	Acer saccharinum	Silver Maple	10	3	3	twist in trunk, thin crown, trunk scar				DESIRABLE
2294	East of homestead	Ulmus americana	American Elm	5	3	4	trunk scar, suckering, over-topped				N/A
2295	East of homestead	Acer negundo	Boxelder Maple	13	4	4	damaged leader, trunk scar, decay, double leader, suckering, minor deadwood		Electric fence attached to trunk.		UNDESIRABLE
2296	East of homestead	Acer saccharinum	Silver Maple	10	3	4	over-topped, damaged leader, basal decay, basal scar		Electric fence attached to trunk.		DESIRABLE

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2297	East of homestead	Acer saccharinum	Silver Maple	13	3	4	over-topped, slight sweep, one-sided, over-topped				DESIRABLE
2298	East of homestead	Acer saccharinum	Silver Maple	11	3	4	over-topped, slight sweep, weak crotch, suckering			Forked at 3' with 11" co-leader.	DESIRABLE
2299	East of homestead	Acer saccharinum	Silver Maple	13	3	3	double leader, one-sided, basal scar				DESIRABLE
2300	East of homestead	Acer saccharinum	Silver Maple	16	3	3	multiple leaders, poison ivy				DESIRABLE
2301	East of homestead	Acer saccharinum	Silver Maple	6	3	4	over-topped, slight lean, twist in trunk, suckering				DESIRABLE
2302	East of homestead	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, one-sided, thin crown, basal scar				DESIRABLE
2303	East of homestead	Acer saccharinum	Silver Maple	8	3	4	heavy deadwood, thin crown, twist in trunk, trunk scar		(1) co-leader is dead at 15'.		DESIRABLE
2304	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, suckering, thin crown, trunk scar				DESIRABLE
2305	East of homestead	Acer saccharinum	Silver Maple	10	3	4	trunk scar, slight sweep, thin crown, over-topped		Old co-leader rotted off at 1.5'.		DESIRABLE
2306	East of homestead	Acer saccharinum	Silver Maple	9	3	4	trunk scar, twist in trunk, thin crown, double leader				DESIRABLE
2307	East of homestead	Acer saccharinum	Silver Maple	7	3	4	over-topped, thin crown, suckering				DESIRABLE
2308	East of homestead	Acer saccharinum	Silver Maple	16	3	4	slight sweep, one-sided				DESIRABLE
2309	East of homestead	Acer saccharinum	Silver Maple	14	3	4	one-sided, heavy deadwood, twist in trunk				DESIRABLE
2310	East of homestead	Acer saccharinum	Silver Maple	10	4	4	minor deadwood, one-sided, twist in trunk, thin crown, suckering				DESIRABLE
2311	East of homestead	Acer saccharinum	Silver Maple	18	4	4	slight sweep, one-sided, multiple leaders, minor deadwood, trunk scar		Bark eaten off by horses, electric fence attached to trunk.		DESIRABLE
2312	East of homestead	Acer saccharinum	Silver Maple	14	3	3	multiple leaders, twist in trunk				DESIRABLE
2313	East of homestead	Acer negundo	Boxelder Maple	4	3	4	sweep, over-topped, suckering				UNDESIRABLE
2314	East of homestead	Acer saccharinum	Silver Maple	10	3	4	over-topped, slight sweep, one-sided, basal scar				DESIRABLE
2315	East of homestead	Acer saccharinum	Silver Maple	8	4	4	over-topped, slight sweep, trunk scar, suckering				DESIRABLE
2316	East of homestead	Acer negundo	Boxelder Maple	9	4	4	over-topped, slight lean, damaged leader			Forked at 1.5' with a 7" co-leader.	UNDESIRABLE
2317	East of homestead	Acer saccharinum	Silver Maple	10	6	4			Dead. electric fence attached to trunk.		DESIRABLE
2318	East of homestead	Acer negundo	Boxelder Maple	9	4	4	over-topped, slight lean, suckering, broken limbs, minor deadwood				UNDESIRABLE
2319	East of homestead	Acer saccharinum	Silver Maple	17	3	4	double leader, slight sweep, minor deadwood, metal in trunk		Electric fence attached to trunk.		DESIRABLE
2320	East of homestead	Acer saccharinum	Silver Maple	10	4	4	basal decay, slight sweep, thin crown, metal in trunk		Hollow at base. Electric fence attached to trunk.		DESIRABLE
2321	East of homestead	Acer saccharinum	Silver Maple	15	3	4	double leader, slight sweep				DESIRABLE
2322	East of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, thin crown, one-sided, minor deadwood, sparse foliage				DESIRABLE
2323	East of homestead	Acer saccharinum	Silver Maple	17	3	4	weak crotch, slight sweep, one-sided		Electric fence attached to trunk.	Forked at 1.5' with a 12" co-leader.	DESIRABLE
2324	East of homestead	Acer saccharinum	Silver Maple	10	4	4	trunk scar, over-topped, one-sided, thin crown				DESIRABLE
2325	East of homestead	Acer saccharinum	Silver Maple	12	3	4	over-topped, twist in trunk, thin crown, minor deadwood, suckering			Forked at base with a 7" co-leader.	DESIRABLE
2326	East of homestead	Acer saccharinum	Silver Maple	11	3	4	trunk scar, twist in trunk, thin crown, over-topped				DESIRABLE
2327	East of homestead	Acer saccharinum	Silver Maple	6	4	4	over-topped, basal decay, slight lean, suckering				DESIRABLE
2328	East of homestead	Acer saccharinum	Silver Maple	13	3	4	weak crotch, slight sweep, thin crown, minor deadwood			Forked at 3' with a 10" co-leader.	DESIRABLE
2329	East of homestead	Acer saccharinum	Silver Maple	15	3	4	damaged leader, slight sweep, basal scar, suckering, trunk scar, surface roots, animal damage			Forked at 1.5' and 3' with 12", 11" co-leaders.	DESIRABLE
2330	East of homestead	Acer saccharinum	Silver Maple	13	3	4	minor deadwood, double leader, twist in trunk, thin crown, trunk scar		Old co-leader rotted off at 1'.		DESIRABLE

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2331	North of barn	Acer saccharinum	Silver Maple	17	4	4	trunk scar, animal damage, weak crotch, slight sweep, minor deadwood, metal in trunk		Bark chewed off by horses, electric fence attached to trunk.	Forked at 1' and 1.5' with 15", 14", 11", 5" co-leaders.	DESIRABLE
2332	North of barn	Acer saccharinum	Silver Maple	15	4	4	slight lean, weak crotch, trunk scar, animal damage, minor deadwood		Bark chewed off by horses, electric fence attached to trunk.		DESIRABLE
2333	North of barn	Acer saccharinum	Silver Maple	13	3	4	slight sweep, one-sided, thin crown, basal scar, trunk scar				DESIRABLE
2334	North of barn	Acer saccharinum	Silver Maple	11	3	4	over-topped, twist in trunk, basal scar, suckering				DESIRABLE
2335	North of barn	Acer saccharinum	Silver Maple	9	3	4	over-topped, slight sweep, thin crown				DESIRABLE
2336	North of barn	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, one-sided, thin crown, trunk scar				DESIRABLE
2337	North of barn	Acer negundo	Boxelder Maple	11	3	5	excessive lean, sweep, over-topped				UNDESIRABLE
2338	North of barn	Acer saccharinum	Silver Maple	8	3	4	over-topped, twist in trunk, minor deadwood, basal scar				DESIRABLE
2339	North of barn	Acer saccharinum	Silver Maple	4	4	4	over-topped, one-sided, slight lean, basal scar				DESIRABLE
2340	North of barn	Acer saccharinum	Silver Maple	18	3	4	twist in trunk, one-sided, multiple leaders				DESIRABLE
2341	North of barn	Acer saccharinum	Silver Maple	16	3	4	over-topped, slight sweep, basal scar				DESIRABLE
2342	North of barn	Acer negundo	Boxelder Maple	10	4	4	over-topped, slight sweep, suckering, minor deadwood, damaged leader				UNDESIRABLE
2343	North of barn	Acer negundo	Boxelder Maple	10	3	4	over-topped, excessive lean, multiple leaders, minor deadwood				UNDESIRABLE
2344	North of barn	Acer negundo	Boxelder Maple	14	3	4	slight lean, one-sided, multiple leaders, trunk scar				UNDESIRABLE
2345	North of barn	Acer saccharinum	Silver Maple	13	3	4	excessive lean, sweep, multiple leaders, basal scar				DESIRABLE
2346	North of barn	Acer saccharinum	Silver Maple	9	4	4	slight lean, suckering, minor deadwood, over-topped				DESIRABLE
2347	North of barn	Acer negundo	Boxelder Maple	15	4	4	excessive lean, suckering, minor deadwood, twist in trunk, broken limbs				UNDESIRABLE
2348	North of barn	Acer saccharinum	Silver Maple	8	3	4	over-topped, sweep, thin crown		In contact with tree #2349.		DESIRABLE
2349	North of barn	Acer saccharinum	Silver Maple	15	3	4	over-topped, slight sweep, weak crotch		In contact with tree #2348.	Forked at base and 4' with 13", 9" co-leaders.	DESIRABLE
2350	North of barn	Catalpa speciosa	Northern Catalpa	15	4	4	weak crotch, trunk scar, minor deadwood, basal decay, animal damage, suckering				LANDMARK
2351	North of barn	Acer platanoides	Norway Maple	4	2	4	slight lean, twist in trunk, multiple leaders, trunk scar				DESIRABLE
2352	North of barn	Acer saccharinum	Silver Maple	7	4	4	over-topped, sweep, trunk scar, suckering				DESIRABLE
2353	North of barn	Acer saccharinum	Silver Maple	17	3	4	over-topped, one-sided, multiple leaders, minor deadwood, vine infested			Forked at 3.5' with a 4"(dead) co-leader.	DESIRABLE
2354	North of barn	Acer saccharinum	Silver Maple	10	3	4	slight sweep, one-sided, trunk scar				DESIRABLE
2355	Northwest of barn	Acer saccharinum	Silver Maple	10	3	4	slight sweep, one-sided, minor deadwood				DESIRABLE
2356	Northwest of barn	Morus alba	White Mulberry (Common Mulberry)	21	5	3	dieback, decay, heavy deadwood, sparse foliage, metal in trunk, weak crotch				UNDESIRABLE
2357	Northwest of barn	Acer saccharinum	Silver Maple	11	3	3	weak crotch, slight sweep, suckering			Forked at 1' with 10", 10", 3", 3" co-leaders.	DESIRABLE
2358	Northwest of barn	Ulmus americana	American Elm	9	3	4	over-topped, slight sweep, one-sided, suckering				N/A
2359	Northwest of barn	Acer saccharinum	Silver Maple	6	4	4	over-topped, trunk scar, slight sweep, suckering				DESIRABLE
2360	Northwest of barn	Populus tremuloides	Quaking Aspen	10	3	3	slight lean, twist in trunk, thin crown, minor deadwood				DESIRABLE
2361	Northwest of barn	Populus tremuloides	Quaking Aspen	11	4	4	slight lean, twist in trunk, thin crown, heavy deadwood, decay			Forked at base with a 9"(dead) co-leader.	DESIRABLE

Tree Inventory Listing
670 Old Rand Road
Lake Zurich, Illinois
Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
2362	North of driveway	Catalpa speciosa	Northern Catalpa	22	4	3	basal swell, dieback, minor deadwood, weak crotch, trunk scar				LANDMARK
2363	North of driveway	Catalpa speciosa	Northern Catalpa	26	3	4	trunk scar, slight sweep, multiple leaders, minor deadwood				LANDMARK
2364	North of driveway	Morus alba	White Mulberry (Common Mulberry)	12	3	4	slight lean, thin crown, minor deadwood				UNDESIRABLE
2365	North of driveway	Acer saccharinum	Silver Maple	14	3	4	slight sweep, multiple leaders, heavy deadwood, one-sided				DESIRABLE
2366	North of driveway	Acer saccharinum	Silver Maple	29	3	3	minor deadwood			Forked at 4' with a 6" co-leader.	DESIRABLE
2367	North of driveway	Acer negundo	Boxelder Maple	7	3	4	slight lean, over-topped, crossing branches, suckering		In contact with tree #2368.		UNDESIRABLE
2368	North of driveway	Morus alba	White Mulberry (Common Mulberry)	9	3	4	trunk scar, crossing branches, one-sided		In contact with tree #2367.		UNDESIRABLE
2369	North of driveway	Acer negundo	Boxelder Maple	9	4	4	dead tree caught in crown, vine infested, minor deadwood, suckering				UNDESIRABLE
2370	North of driveway	Acer negundo	Boxelder Maple	10	4	4	trunk scar, suckering, over-topped, vine infested				UNDESIRABLE
2371	North of driveway	Acer negundo	Boxelder Maple	6	4	4	slight lean, damaged leader, suckering, vine infested		Overhead wires.	Forked at. 5' with a 6" co-leader.	UNDESIRABLE
2372	North of driveway	Acer negundo	Boxelder Maple	7	4	5	damaged leader, suckering, excessive lean, vine infested		Overhead wires.		UNDESIRABLE
2373	North of driveway	Rhus glabra	Smooth Sumac	7	4	4	damaged leader, decay, multiple leaders, pruned for overhead wires		Overhead wires.		N/A
2374	North of driveway	Ulmus americana	American Elm	4	3	4	damaged leader, pruned for overhead wires, suckering		Overhead wires.		N/A
2375	North of driveway	Juglans nigra	Black Walnut	9	3	5	damaged leader, pruned for overhead wires, suckering		Overhead wires.		LANDMARK
2376	North of driveway	Acer negundo	Boxelder Maple	15	5	4	excessive lean, suckering, decay, damaged leader, basal decay		Overhead wires.	Forked at base with a 7" co-leader.	UNDESIRABLE
2377	North of driveway	Juglans nigra	Black Walnut	9	3	5	damaged leader, pruned for overhead wires, suckering, weak crotch		Overhead wires.	Forked at 2.5' with an 8" co-leader.	LANDMARK
2378	North of driveway	Juglans nigra	Black Walnut	5	3	4	over-topped, slight lean, twist in trunk, double leader, vine infested, weak crotch				LANDMARK
2379	North of driveway	Ulmus americana	American Elm	10	4	3	multiple leaders, suckering, minor deadwood				N/A
2380	North of driveway	Ulmus americana	American Elm	5	3	3	thin crown, suckering				N/A
2381	North of driveway	Acer negundo	Boxelder Maple	4	4	5	excessive lean, over-topped, growing horizontally				UNDESIRABLE
2382	North of driveway	Acer negundo	Boxelder Maple	6	4	4	over-topped, slight lean, suckering, broken limbs				UNDESIRABLE
2383	North of driveway	Ulmus americana	American Elm	12	3	4	one-sided, multiple leaders, suckering, trunk scar				N/A
2384	North of driveway	Ulmus americana	American Elm	4	4	4	over-topped, slight sweep				N/A
2385	North of driveway	Ulmus americana	American Elm	6	3	4	over-topped, slight sweep, multiple leaders				N/A
2386	North of driveway	Acer negundo	Boxelder Maple	5	3	4	over-topped, minor deadwood, twist in trunk, trunk scar				UNDESIRABLE
2387	North of driveway	Acer negundo	Boxelder Maple	7	4	4	over-topped, trunk scar, twist in trunk, suckering				UNDESIRABLE
2388	North of driveway	Acer negundo	Boxelder Maple	4	3	4	over-topped, twist in trunk				UNDESIRABLE
2389	North of driveway	Acer platanoides	Norway Maple	11	3	4	over-topped, twist in trunk, vine infested				DESIRABLE
2390	North of driveway	Populus tremuloides	Quaking Aspen	10	4	3	minor deadwood, trunk scar, thin crown				DESIRABLE
2391	North of driveway	Populus tremuloides	Quaking Aspen	10	6	4			Dead.		DESIRABLE
2392	North of driveway	Populus tremuloides	Quaking Aspen	11	3	3	thin crown, minor deadwood				DESIRABLE
2393	North of driveway	Acer negundo	Boxelder Maple	6	3	4	over-topped, twist in trunk, thin crown, suckering, minor deadwood				UNDESIRABLE
2394	North of driveway	Acer saccharinum	Silver Maple	4	4	4	trunk scar, over-topped, slight sweep, thin crown				DESIRABLE
2395	North of driveway	Acer saccharinum	Silver Maple	5	3	4	over-topped, sweep, basal scar, suckering				DESIRABLE
2396	North of driveway	Acer saccharinum	Silver Maple	11	4	4	damaged leader, double leader, suckering, dieback				DESIRABLE
2397	North of driveway	Acer platanoides	Norway Maple	10	4	4	over-topped, weak crotch, double leader, slight sweep, trunk scar, decay, hollow		Hollow at 4'.		DESIRABLE

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2398	North of driveway	Juglans nigra	Black Walnut	8	3	3	trunk scar, twist in trunk, multiple leaders, minor deadwood				LANDMARK
2399	North of driveway	Malus spp.	Crabapple	6	5	3	sparse foliage, decay, vine infested	scab			DESIRABLE
2400	North of driveway	Ulmus americana	American Elm	7	3	4	over-topped, sweep, dead tree caught in crown, trunk scar				N/A
2401	North of driveway	Juglans nigra	Black Walnut	10	3	4	over-topped, slight sweep, trunk scar				LANDMARK
2402	North of driveway	Salix nigra	Black Willow	15	5	5	top broken off, heavy deadwood, decay, metal in trunk, trunk scar				DESIRABLE
2403	North of driveway	Juglans nigra	Black Walnut	20	3	3	weak crotch, multiple leaders, minor deadwood, suckering				LANDMARK
2404	North of driveway	Acer negundo	Boxelder Maple	4	4	5	damaged leader, slight lean, minor deadwood, vine infested				UNDESIRABLE
2405	North of driveway	Ulmus americana	American Elm	6	3	4	over-topped, slight sweep, suckering, minor deadwood				N/A
2406	North of driveway	Acer saccharinum	Silver Maple	9	3	4	over-topped, slight lean, multiple leaders, vine infested				DESIRABLE
2407	North of driveway	Quercus ellipsoidalis	Hill's Oak	8	3	4	over-topped, one-sided, vine infested, minor deadwood				HERITAGE
2408	North of driveway	Juglans nigra	Black Walnut	13	3	5	damaged leader, pruned for overhead wires, suckering, vine infested		Overhead wires.		LANDMARK
2409	North of driveway	Morus alba	White Mulberry (Common Mulberry)	4	3	4	over-topped, multiple leaders, minor deadwood, vine infested		Overhead wires.		UNDESIRABLE
2410	North of driveway	Ulmus americana	American Elm	4	3	4	damaged leader, slight sweep, double leader, vine infested		Overhead wires.		N/A
2411	North of driveway	Acer negundo	Boxelder Maple	10	6	4			Dead.		UNDESIRABLE
2412	North of driveway	Catalpa speciosa	Northern Catalpa	7	3	4	over-topped, slight sweep, multiple leaders, pruned for overhead wires		Overhead wires.		LANDMARK
2413	North of driveway	Malus spp.	Crabapple	5	4	4	suckering, minor deadwood, over-topped, basal scar				DESIRABLE
2414	North of driveway	Ulmus americana	American Elm	5	3	4	over-topped, one-sided				N/A
2415	North of driveway	Ulmus americana	American Elm	11	4	3	over-topped, multiple leaders, suckering, minor deadwood				N/A
2416	North of driveway	Tilia americana	Basswood (American Linden)	11	3	3	over-topped, trunk scar				LANDMARK
2417	North of driveway	Quercus ellipsoidalis	Hill's Oak	23	3	4	slight lean, multiple leaders, minor deadwood, vine infested				HERITAGE
2418	North of driveway	Prunus serotina	Black Cherry	22	5	4	dieback, heavy deadwood, decay, sparse foliage			Forked at base with an 8" co-leader.	UNDESIRABLE
2419	North of driveway	Morus alba	White Mulberry (Common Mulberry)	7	3	4	over-topped, slight sweep, twist in trunk, one-sided				UNDESIRABLE
2420	North of driveway	Ulmus americana	American Elm	5	3	4	over-topped, slight sweep, one-sided			Forked at base with a 5" co-leader.	N/A
2421	North of driveway	Acer saccharinum	Silver Maple	4	3	5	damaged leader, pruned for overhead wires		Overhead wires.	Forked at base with 2", 1" co-leaders.	DESIRABLE
2422	North of driveway	Juglans nigra	Black Walnut	9	3	5	damaged leader, pruned for overhead wires, suckering		Overhead wires.		LANDMARK
2423	North of driveway	Acer negundo	Boxelder Maple	6	4	4	damaged leader, decay, vine infested, minor deadwood				UNDESIRABLE
2424	North of driveway	Ulmus americana	American Elm	10	3	3	multiple leaders, vine infested, minor deadwood				N/A
2425	North of driveway	Prunus serotina	Black Cherry	12	6	4			Dead.	Forked at base with a 9" co-leader.	UNDESIRABLE
2426	North of driveway	Ulmus americana	American Elm	7	3	4	weak crotch, double leader, dead tree caught in crown				N/A

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2427	North of driveway	Ulmus americana	American Elm	7	3	4	one-sided, thin crown, minor deadwood				N/A
2428	North of driveway	Acer saccharinum	Silver Maple	8	4	4	trunk scar, dieback, minor deadwood				DESIRABLE
2429	North of driveway	Fraxinus pennsylvanica	Green Ash	12	6	4			Dead	Forked at 2' with 8", 5" co-leaders.	N/A
2430	North of driveway	Acer negundo	Boxelder Maple	7	4	4	over-topped, slight sweep, damaged leader				UNDESIRABLE
2431	North of driveway	Acer negundo	Boxelder Maple	7	4	4	damaged leader, suckering, decay				UNDESIRABLE
2432	North of house	Acer negundo	Boxelder Maple	5	4	4	over-topped, slight sweep, suckering, trunk scar			Forked at 1' with a 5" co-leader.	UNDESIRABLE
2433	North of house	Prunus serotina	Black Cherry	8	4	4	sweep, minor deadwood, thin crown, sparse foliage, trunk scar				UNDESIRABLE
2434	North of house	Acer saccharinum	Silver Maple	8	3	4	over-topped, slight sweep, suckering			Forked at. 5' with an 8" co-leader.	DESIRABLE
2435	North of house	Fraxinus pennsylvanica	Green Ash	17	6	4			Dead.		N/A
2436	North of house	Acer saccharinum	Silver Maple	8	3	4	over-topped, one-sided, double leader, trunk scar				DESIRABLE
2437	North of house	Acer saccharinum	Silver Maple	9	3	4	over-topped, slight sweep, minor deadwood				DESIRABLE
2438	North of house	Acer saccharinum	Silver Maple	15	3	3	over-topped, multiple leaders, basal scar				DESIRABLE
2439	North of house	Acer saccharinum	Silver Maple	6	3	4	over-topped, slight sweep, heavy deadwood			Forked at 2' with a 6" (dead) co-leader.	DESIRABLE
2440	North of barn	Acer saccharinum	Silver Maple	19	3	3	multiple leaders, one-sided, weak crotch				DESIRABLE
2441	North of barn	Acer saccharinum	Silver Maple	29	4	4	slight sweep, multiple leaders, minor deadwood, trunk scar, broken limbs, upper cavity				DESIRABLE
2442	North of barn	Ulmus americana	American Elm	7	3	4	suckering, double leader, trunk scar				N/A
2443	North of barn	Acer saccharinum	Silver Maple	7	3	4	over-topped, one-sided, thin crown, twist in trunk, trunk scar, suckering				DESIRABLE
2444	North of barn	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, one-sided, thin crown, trunk scar				DESIRABLE
2445	North of barn	Acer saccharinum	Silver Maple	14	3	4	one-sided, multiple leaders				DESIRABLE
2446	North of barn	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, thin crown, suckering, trunk scar, basal scar				DESIRABLE
2447	North of barn	Acer saccharinum	Silver Maple	11	4	3	trunk scar, minor deadwood, thin crown, suckering		Old co-leader rotted off at 14'.		DESIRABLE
2448	North of barn	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight sweep, suckering, trunk scar				DESIRABLE
2449	Northeast of barn	Acer saccharinum	Silver Maple	10	3	4	slight lean, thin crown, suckering, heavy deadwood			Forked at 2' with a 9" (dead) co-leader.	DESIRABLE
2450	Northeast of barn	Acer saccharinum	Silver Maple	13	3	3	one-sided, thin crown				DESIRABLE
2451	Northeast of barn	Acer saccharinum	Silver Maple	27	3	4	slight lean, multiple leaders, minor deadwood, trunk scar				DESIRABLE
2452	Northeast of barn	Acer saccharinum	Silver Maple	6	3	4	twist in trunk, over-topped, suckering, basal scar				DESIRABLE
2453	Northeast of barn	Acer saccharinum	Silver Maple	14	3	4	slight sweep, one-sided, minor deadwood			Forked at 2.5' with a 12" (snapped off at 12').	DESIRABLE
2454	Northeast of barn	Acer saccharinum	Silver Maple	12	3	4	one-sided, heavy deadwood, trunk scar				DESIRABLE
2455	Northeast of barn	Acer saccharinum	Silver Maple	11	4	4	over-topped, slight sweep, trunk scar, suckering, animal damage		Bark chewed off by horse.	Forked at 1.5' with an 11" co-leader.	DESIRABLE
2456	Northeast of barn	Acer saccharinum	Silver Maple	17	3	4	over-topped, slight sweep, trunk scar				DESIRABLE
2457	Northeast of barn	Acer saccharinum	Silver Maple	15	3	4	over-topped, slight sweep, thin crown, basal scar				DESIRABLE
2458	Northeast of barn	Acer saccharinum	Silver Maple	15	3	4	slight sweep, thin crown, slight lean			Forked at 1' with 11", 8" co-leaders.	DESIRABLE
2459	Northeast of barn	Acer saccharinum	Silver Maple	11	3	4	over-topped, minor deadwood, multiple leaders, slight sweep, trunk scar				DESIRABLE
2460	Northeast of barn	Acer saccharinum	Silver Maple	22	3	4	one-sided, minor deadwood, slight lean, basal scar		Tree stand at 10'.	Forked at 2.5' with a 13" co-leader.	DESIRABLE
2461	Northeast of barn	Ulmus americana	American Elm	7	3	4	over-topped, suckering, basal scar				N/A
2462	Between horse corral and Buesching Road	Acer saccharinum	Silver Maple	10	3	3	weak crotch, thin crown, minor deadwood, metal in trunk			Forked at 3' with 9", 9" co-leaders.	DESIRABLE

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2463	Between horse corral and Buesching Road	Prunus serotina	Black Cherry	15	3	4	slight sweep, minor deadwood, one-sided				UNDESIRABLE
2464	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	7	4	4	over-topped, slight sweep, minor deadwood, suckering				UNDESIRABLE
2465	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	8	4	4	trunk scar, hollow, multiple leaders, slight lean				UNDESIRABLE
2466	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	5	5	5	basal decay, split trunk, excessive lean				UNDESIRABLE
2467	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	6	5	5	damaged leader, slight lean, sparse foliage, trunk scar, decay				UNDESIRABLE
2468	Between horse corral and Buesching Road	Prunus serotina	Black Cherry	10	6	4			Dead.		UNDESIRABLE
2469	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	5	3	4	damaged leader, pruned for overhead wires, thin crown, one-sided		Overhead wires.		UNDESIRABLE
2470	Between horse corral and Buesching Road	Ulmus americana	American Elm	9	3	4	damaged leader, pruned for overhead wires, multiple leaders, suckering, vine infested		Overhead wires.		N/A
2471	Between horse corral and Buesching Road	Acer saccharinum	Silver Maple	17	4	3	heavy deadwood, vine infested, weak crotch, dieback, slight sweep			Forked at 1' and 2' with 12", 10" (dead), 7" co-leaders.	DESIRABLE
2472	Between horse corral and Buesching Road	Acer saccharinum	Silver Maple	13	3	4	one-sided, pruned for side wires, vine infested, twist in trunk		Overhead wires. Old co-leaders rotted off at 2.5'.		DESIRABLE
2473	Between horse corral and Buesching Road	Juglans nigra	Black Walnut	5	2	4	over-topped, twist in trunk				LANDMARK
2474	Between horse corral and Buesching Road	Acer saccharinum	Silver Maple	9	4	4	thin crown, minor deadwood, weak crotch, twist in trunk			Forked at 2' with a 9" co-leader.	DESIRABLE
2475	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	10	4	4	slight sweep, dieback, one-sided, multiple leaders, minor deadwood				UNDESIRABLE
2476	Between horse corral and Buesching Road	Acer saccharinum	Silver Maple	15	3	3	double leader, minor deadwood				DESIRABLE
2477	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	15	4	4	excessive lean, suckering, multiple leaders, minor deadwood				UNDESIRABLE
2478	Between horse corral and Buesching Road	Acer negundo	Boxelder Maple	16	3	4	multiple leaders, minor deadwood, slight lean				UNDESIRABLE
2479	Between horse corral and Buesching Road	Prunus serotina	Black Cherry	14	4	4	slight sweep, suckering, minor deadwood, one-sided				UNDESIRABLE
2480	Between horse corral and Buesching Road	Acer saccharinum	Silver Maple	19	3	3	twist in trunk, thin crown, minor deadwood				DESIRABLE
2481	Between horse corral and Buesching Road	Prunus serotina	Black Cherry	14	4	4	trunk scar, decay, one-sided, thin crown, double leader, minor deadwood, basal decay, basal scar				UNDESIRABLE
2482	Horse corral northeast of barn	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, one-sided, thin crown, metal in trunk		Electric fence attached to trunk.		DESIRABLE
2483	Horse corral northeast of barn	Acer saccharinum	Silver Maple	22	3	4	slight lean, twist in trunk, double leader, trunk scar			Forked at. 5' and 5' with a 14" co-leader.	DESIRABLE
2484	Horse corral northeast of barn	Acer negundo	Boxelder Maple	10	5	5	top broken off, decay, trunk scar, sparse foliage				UNDESIRABLE
2485	Horse corral northeast of barn	Ulmus americana	American Elm	10	3	4	over-topped, twist in trunk, one-sided				N/A
2486	Horse corral northeast of barn	Acer saccharinum	Silver Maple	12	4	4	one-sided, basal scar, slight sweep, thin crown				DESIRABLE
2487	Horse corral northeast of barn	Acer saccharinum	Silver Maple	20	3	4	slight lean, one-sided, multiple leaders, minor deadwood				DESIRABLE
2488	Horse corral northeast of barn	Acer saccharinum	Silver Maple	19	3	4	one-sided, weak crotch, multiple leaders, minor deadwood, trunk scar			Forked at 4' with a 12" co-leader.	DESIRABLE
2489	Horse corral northeast of barn	Prunus serotina	Black Cherry	4	4	4	over-topped, slight sweep, trunk scar, suckering, thin crown				UNDESIRABLE
2490	Horse corral northeast of barn	Acer saccharinum	Silver Maple	9	3	4	slight lean, slight sweep, thin crown, trunk scar				DESIRABLE

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2491	Horse corral northeast of barn	Acer saccharinum	Silver Maple	11	4	4	over-topped, twist in trunk, thin crown, suckering, trunk scar				DESIRABLE
2492	Horse corral northeast of barn	Acer saccharinum	Silver Maple	15	3	4	slight lean, weak crotch, double leader, damaged leader, minor deadwood				DESIRABLE
2493	Horse corral northeast of barn	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, thin crown, trunk swell				DESIRABLE
2494	Horse corral northeast of barn	Acer saccharinum	Silver Maple	15	3	5	sweep, one-sided, suckering				DESIRABLE
2495	Horse corral northeast of barn	Acer saccharinum	Silver Maple	7	4	4	over-topped, trunk swell, thin crown, suckering				DESIRABLE
2496	Horse corral northeast of barn	Acer saccharinum	Silver Maple	15	3	4	slight lean, thin crown, twist in trunk, weak crotch, basal scar			Forked at 2' with a 12" co-leader.	DESIRABLE
2497	Horse corral northeast of barn	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight sweep, thin crown				DESIRABLE
2498	Horse corral northeast of barn	Acer saccharinum	Silver Maple	6	3	4	twist in trunk, thin crown, suckering				DESIRABLE
2499	Horse corral northeast of barn	Acer saccharinum	Silver Maple	13	3	4	thin crown, slight sweep, weak crotch, minor deadwood			Forked at 2.5' with an 8", 6" (snapped off) co-leader.	DESIRABLE
2500	Horse corral northeast of barn	Acer saccharinum	Silver Maple	8	3	4	slight lean, thin crown, sparse foliage, trunk scar			Forked at base with a 7" co-leader.	DESIRABLE
4001	Horse corral northeast of barn	Acer saccharinum	Silver Maple	16	3	4	twist in trunk, one-sided, multiple leaders				DESIRABLE
4002	Horse corral northeast of barn	Acer saccharinum	Silver Maple	10	3	4	slight sweep, over-topped				DESIRABLE
4003	Horse corral northeast of barn	Acer saccharinum	Silver Maple	5	3	3	over-topped, trunk scar, thin crown				DESIRABLE
4004	Horse corral northeast of barn	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, thin crown, minor deadwood, trunk scar			Forked at base and 3.5' with 9", 7", 4"(snapped off) co-leaders.	DESIRABLE
4005	Horse corral northeast of barn	Acer saccharinum	Silver Maple	17	3	4	one-sided, broken limbs, heavy deadwood, thin crown				DESIRABLE
4006	Horse corral northeast of barn	Acer saccharinum	Silver Maple	10	3	4	slight sweep, thin crown, twist in trunk			Forked at 2' with a 10" co-leader.	DESIRABLE
4007	Horse corral north of barn	Acer saccharinum	Silver Maple	11	3	4	over-topped, slight sweep, trunk scar, thin crown			Forked at 3' with an 11" co-leader.	DESIRABLE
4008	Horse corral north of barn	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, thin crown, minor deadwood, trunk scar				DESIRABLE
4009	Horse corral north of barn	Acer saccharinum	Silver Maple	7	3	4	slight sweep, thin crown				DESIRABLE
4010	Horse corral north of barn	Acer saccharinum	Silver Maple	6	3	4	one-sided, thin crown, basal scar				DESIRABLE
4011	Horse corral north of barn	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, one-sided, thin crown, basal scar				DESIRABLE
4012	Horse corral north of barn	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight lean, trunk scar				DESIRABLE
4013	Horse corral north of barn	Acer saccharinum	Silver Maple	12	3	4	slight lean, twist in trunk, thin crown				DESIRABLE
4014	Horse corral north of barn	Acer saccharinum	Silver Maple	6	3	4	slight lean, twist in trunk, one-sided				DESIRABLE
4015	Horse corral north of barn	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight sweep, double leader				DESIRABLE
4016	Horse corral north of barn	Acer saccharinum	Silver Maple	26	3	3	multiple leaders, minor deadwood				DESIRABLE
4017	Horse corral north of barn	Acer saccharinum	Silver Maple	21	3	4	one-sided, broken limbs, slight sweep, heavy deadwood			Forked at 2.5' with 15", 12" co-leaders.	DESIRABLE
4018	Horse corral north of barn	Ulmus americana	American Elm	7	3	4	slight sweep, suckering, multiple leaders				N/A
4019	Horse corral north of barn	Acer negundo	Boxelder Maple	11	4	4	excessive lean, damaged leader, trunk scar, suckering				UNDESIRABLE
4020	Horse corral north of barn	Acer saccharinum	Silver Maple	20	3	3	multiple leaders, one-sided, trunk scar				DESIRABLE
4021	Horse corral north of barn	Acer negundo	Boxelder Maple	7	4	4	basal scar, animal damage, minor deadwood, slight lean, suckering				UNDESIRABLE
4022	Horse corral north of barn	Acer saccharinum	Silver Maple	12	3	4	over-topped, one-sided				DESIRABLE
4023	Horse corral north of barn	Acer negundo	Boxelder Maple	7	4	4	suckering, damaged leader, metal in trunk				UNDESIRABLE
4024	North of driveway, West of house	Acer platanoides	Norway Maple	16	3	4	over-topped, slight sweep, one-sided, trunk scar				DESIRABLE
4025	North of driveway, West of house	Acer negundo	Boxelder Maple	7	5	5	excessive lean, split trunk, damaged leader, sparse foliage, suckering				UNDESIRABLE

Tree Inventory Listing
670 Old Rand Road
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Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
4026	North of driveway, West of house	Morus alba	White Mulberry (Common Mulberry)	20	5	4	one-sided, sparse foliage, multiple leaders, dieback, girdling root		Girdled by buckthorn root.		UNDESIRABLE
4027	North of driveway, West of house	Prunus serotina	Black Cherry	18	4	4	basal decay, slight lean, multiple leaders, decay, minor deadwood			Forked at 2' with a 16" co-leader.	UNDESIRABLE
4028	North of driveway, West of house	Acer negundo	Boxelder Maple	14	5	5	top broken off, decay, suckering, sparse foliage				UNDESIRABLE
4029	North of driveway, West of house	Acer negundo	Boxelder Maple	20	4	4	damaged leader, decay, trunk scar, suckering			Forked at 3' with an 18" (top broken off) co-leader.	UNDESIRABLE
4030	North of driveway, West of house	Fraxinus pennsylvanica	Green Ash	11	6	4			Dead.		N/A
4031	North of driveway, West of house	Acer negundo	Boxelder Maple	7	4	4	damaged leader, twist in trunk, thin crown, minor deadwood				UNDESIRABLE
4032	North of driveway, West of house	Acer negundo	Boxelder Maple	7	4	5	split trunk, sweep, growing horizontally				UNDESIRABLE
4033	North of driveway, West of house	Acer saccharinum	Silver Maple	5	3	5	damaged leader, slight sweep, pruned for overhead wires		Overhead wires.		DESIRABLE
4034	North of driveway, West of house	Acer negundo	Boxelder Maple	5	4	5	slight sweep, over-topped, suckering, pruned for overhead wires		Overhead wires.		UNDESIRABLE
4035	North of driveway, West of house	Celtis occidentalis	Common Hackberry	4	3	5	damaged leader, pruned for overhead wires, suckering		Overhead wires.		HERITAGE
4036	North of driveway, West of house	Celtis occidentalis	Common Hackberry	7	3	5	damaged leader, pruned for overhead wires, suckering		Overhead wires.		HERITAGE
4037	North of driveway, West of house	Acer negundo	Boxelder Maple	19	5	5	top broken off, sparse foliage, trunk scar, decay				UNDESIRABLE
4038	B/W pond and Old Rand Rd.	Prunus serotina	Black Cherry	10	3	3	minor deadwood, twist in trunk				UNDESIRABLE
4039	B/W pond and Old Rand Rd.	Prunus serotina	Black Cherry	10	4	3	damaged leader, minor deadwood				UNDESIRABLE
4040	South of pond	Fraxinus pennsylvanica	Green Ash	10	6	4			Dead.		N/A
4041	South of pond	Prunus serotina	Black Cherry	16	4	4	over-topped, sweep, weak crotch, multiple leaders, minor deadwood, trunk scar				UNDESIRABLE
4042	South of pond	Populus deltoides	Eastern Cottonwood	28	3	3	multiple leaders, minor deadwood				DESIRABLE
4043	South of pond	Quercus ellipsoidalis	Hill's Oak	6	3	4	over-topped, slight lean, vine infested, epicormics, minor deadwood				HERITAGE
4044	South of pond	Populus deltoides	Eastern Cottonwood	21	3	4	one-sided, minor deadwood				DESIRABLE
4045	South of pond	Acer saccharinum	Silver Maple	12	2	4	over-topped, slight sweep, one-sided, vine infested				DESIRABLE
4046	Horse corral north of barn	Acer saccharinum	Silver Maple	19	2	4	slight lean, weak crotch, twist in trunk, double leader		Forked at 5'.		DESIRABLE
4047	Horse corral north of barn	Acer saccharinum	Silver Maple	14	3	4	slight sweep, multiple leaders		Old co-leader rotted off at 1'.		DESIRABLE
4048	Horse corral north of barn	Acer negundo	Boxelder Maple	5	4	4	slight lean, one-sided, damaged leader, minor deadwood				UNDESIRABLE
4049	Horse corral north of barn	Acer negundo	Boxelder Maple	7	3	4	over-topped, one-sided, double leader				UNDESIRABLE
4050	Horse corral north of barn	Acer negundo	Boxelder Maple	7	3	4	twist in trunk, suckering, minor deadwood, trunk scar			Forked at 2' with a 5" co-leader.	UNDESIRABLE
4051	Horse corral north of barn	Acer negundo	Boxelder Maple	7	3	4	slight sweep, over-topped, suckering			Forked at 1.5' with 3", 3" co-leaders.	UNDESIRABLE
4052	Horse corral north of barn	Prunus serotina	Black Cherry	9	3	4	slight lean, double leader, minor deadwood				UNDESIRABLE
4053	Horse corral north of barn	Acer saccharinum	Silver Maple	6	4	4	basal decay, over-topped, twist in trunk			Forked at 2' with a 3" co-leader.	DESIRABLE
4054	Horse corral north of barn	Acer negundo	Boxelder Maple	7	5	4	damaged leader, minor deadwood, sparse foliage, suckering, trunk scar				UNDESIRABLE
4055	Horse corral north of barn	Acer negundo	Boxelder Maple	7	4	3	thin crown, minor deadwood, suckering, trunk scar				UNDESIRABLE
4056	Horse corral north of barn	Acer negundo	Boxelder Maple	11	3	4	excessive lean, multiple leaders, minor deadwood, suckering				UNDESIRABLE

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670 Old Rand Road
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4057	Horse corral north of barn	Acer negundo	Boxelder Maple	8	4	4	twist in trunk, suckering, broken limbs				UNDESIRABLE
4058	Horse corral north of barn	Acer negundo	Boxelder Maple	5	3	4	twist in trunk, double leader, trunk scar				UNDESIRABLE
4059	Horse corral north of barn	Juglans nigra	Black Walnut	7	4	4	over-topped, basal scar, one-sided				LANDMARK
4060	Horse corral north of barn	Juglans nigra	Black Walnut	12	3	3	687, exposed roots, root damage				LANDMARK
4061	Horse corral north of barn	Juglans nigra	Black Walnut	12	4	4	one-sided, split trunk, multiple leaders				LANDMARK
4062	Horse corral north of barn	Acer saccharinum	Silver Maple	18	3	4	slight lean, multiple leaders, one-sided			Forked at. 5' with a 7" co-leader.	DESIRABLE
4063	Horse corral north of barn	Acer negundo	Boxelder Maple	16	5	5	sparse foliage, decay, suckering, trunk scar		Dead co-leader, bark separating from trunk.		UNDESIRABLE
4064	Horse corral north of barn	Acer negundo	Boxelder Maple	11	3	4	over-topped, slight sweep, multiple leaders				UNDESIRABLE
4065	Horse corral north of barn	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, thin crown, weak crotch			Forked at 2' with a 6" co-leader.	DESIRABLE
4066	Horse corral north of barn	Acer saccharinum	Silver Maple	9	3	4	slight sweep, thin crown				DESIRABLE
4067	Horse corral north of barn	Acer saccharinum	Silver Maple	5	3	4	slight sweep, one-sided, trunk scar				DESIRABLE
4068	Horse corral north of barn	Acer saccharinum	Silver Maple	8	3	4	one-sided, minor deadwood, trunk scar				DESIRABLE
4069	Horse corral north of barn	Acer saccharinum	Silver Maple	9	3	4	one-sided, thin crown, suckering				DESIRABLE
4070	Horse corral north of barn	Acer saccharinum	Silver Maple	13	3	4	over-topped, slight sweep		Forked at 2' with an 8"(dead) co-leader.		DESIRABLE
4071	Horse corral north of barn	Acer saccharinum	Silver Maple	10	3	4	slight sweep, thin crown, minor deadwood				DESIRABLE
4072	Horse corral north of barn	Acer saccharinum	Silver Maple	12	3	4	one-sided, thin crown, slight sweep, double leader, trunk scar				DESIRABLE
4073	Horse corral north of barn	Acer saccharinum	Silver Maple	6	3	4	slight sweep, thin crown, suckering, trunk scar				DESIRABLE
4074	Horse corral northeast of barn	Acer saccharinum	Silver Maple	8	3	4	sweep, one-sided, thin crown, trunk scar				DESIRABLE
4075	Horse corral northeast of barn	Acer saccharinum	Silver Maple	11	3	4	slight lean, twist in trunk, thin crown, trunk scar				DESIRABLE
4076	Horse corral northeast of barn	Acer saccharinum	Silver Maple	8	3	4	over-topped, thin crown, suckering, trunk scar				DESIRABLE
4077	Horse corral northeast of barn	Acer saccharinum	Silver Maple	11	4	4	basal decay, thin crown, slight sweep, suckering			Forked at 3' with an 8" co-leader.	DESIRABLE
4078	Horse corral northeast of barn	Acer saccharinum	Silver Maple	17	3	4	double leader, slight sweep, thin crown		Forked at 5'.		DESIRABLE
4079	Horse corral northeast of barn	Acer saccharinum	Silver Maple	15	3	4	slight sweep, heavy deadwood, thin crown		Dead co-leader.		DESIRABLE
4080	Horse corral northeast of barn	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, one-sided, double leader, thin crown				DESIRABLE
4081	Horse corral northeast of barn	Acer saccharinum	Silver Maple	11	3	4	twist in trunk, one-sided, minor deadwood				DESIRABLE
4082	Horse corral northeast of barn	Acer negundo	Boxelder Maple	9	3	4	slight sweep, twist in trunk, over-topped, minor deadwood				UNDESIRABLE
4083	Horse corral northeast of barn	Acer negundo	Boxelder Maple	6	4	5	damaged leader, suckering				UNDESIRABLE
4084	Horse corral northeast of barn	Acer saccharinum	Silver Maple	21	3	3	slight lean, multiple leaders, heavy deadwood				DESIRABLE
4085	B/W corral and Buesching Road	Prunus serotina	Black Cherry	12	5	4	dieback, heavy deadwood, vine infested			Forked at 1.5' with an 8" co-leader.	UNDESIRABLE
4086	B/W corral and Buesching Road	Prunus serotina	Black Cherry	14	3	4	629, twist in trunk, minor deadwood, multiple leaders				UNDESIRABLE
4087	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	17	4	4	one-sided, dieback, multiple leaders				UNDESIRABLE
4088	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	9	4	4	over-topped, one-sided, suckering, minor deadwood				UNDESIRABLE
4089	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	7	4	4	twist in trunk, thin crown, minor deadwood, basal decay				UNDESIRABLE
4090	B/W corral and Buesching Road	Prunus serotina	Black Cherry	8	3	4	one-sided, double leader				UNDESIRABLE
4091	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	9	4	5	excessive lean, damaged leader, heavy deadwood, sparse foliage				UNDESIRABLE
4092	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, thin crown				DESIRABLE
4093	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	10	3	3	thin crown, double leader				DESIRABLE
4094	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	11	3	4	excessive lean, sweep, double leader. exposed roots		Along creek.		DESIRABLE
4095	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	12	3	4	minor deadwood, slight sweep, one-sided			Forked at 2' with a 7" co-leader.	DESIRABLE
4096	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	9	3	4	over-topped, one-sided			Forked at 1' with a 6" co-leader.	DESIRABLE

Tree Inventory Listing
670 Old Rand Road
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4097	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	6	4	4	slight lean, twist in trunk, vine infested				UNDESIRABLE
4098	B/W corral and Buesching Road	Ulmus americana	American Elm	6	3	4	slight lean, vine infested, over-topped				N/A
4099	B/W corral and Buesching Road	Salix nigra	Black Willow	5	4	4	damaged leader, pruned for overhead wires, trunk scar, suckering		Overhead wires, next to sewer inlet.		DESIRABLE
4100	B/W corral and Buesching Road	Morus alba	White Mulberry (Common Mulberry)	6	3	4	over-topped, twist in trunk, double leader				UNDESIRABLE
4101	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	20	3	3	weak crotch, slight sweep, surface roots, erosion		Along creek.	Forked at 1' with a 16" co-leader.	DESIRABLE
4102	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	13	3	4	slight sweep, suckering				UNDESIRABLE
4103	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	15	4	4	basal decay, trunk scar, slight lean, multiple leaders, minor deadwood, suckering				UNDESIRABLE
4104	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	12	4	4	heavy deadwood, excessive lean, suckering, trunk scar				UNDESIRABLE
4105	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	11	4	4	slight lean, multiple leaders, one-sided, trunk scar, decay				UNDESIRABLE
4106	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	7	4	4	slight lean, suckering, damaged leader, broken limbs				UNDESIRABLE
4107	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	7	3	4	over-topped, slight sweep				UNDESIRABLE
4108	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	13	3	3	weak crotch, multiple leaders			Forked at 3' with 13", 10" co-leaders.	DESIRABLE
4109	B/W corral and Buesching Road	Ulmus americana	American Elm	21	3	3	weak crotch, multiple leaders, suckering				N/A
4110	Horse corral northeast of homestead	Ulmus americana	American Elm	8	4	3	trunk scar, minor deadwood, suckering				N/A
4111	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	18	3	4	slight sweep, weak crotch, double leader, minor deadwood				DESIRABLE
4112	Horse corral northeast of homestead	Acer negundo	Boxelder Maple	6	3	4	over-topped, slight sweep, suckering				UNDESIRABLE
4113	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	11	3	4	slight sweep, double leader				DESIRABLE
4114	Horse corral northeast of homestead	Morus alba	White Mulberry (Common Mulberry)	4	3	4	over-topped, twist in trunk, dead tree caught in crown				UNDESIRABLE
4115	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	21	3	3	multiple leaders, minor deadwood				DESIRABLE
4116	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	4	3	4	over-topped, one-sided, twist in trunk, trunk scar				DESIRABLE
4117	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	13	3	3	thin crown, double leader				DESIRABLE
4118	Horse corral northeast of homestead	Prunus serotina	Black Cherry	4	3	4	over-topped, one-sided. trunk scar				UNDESIRABLE
4119	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	17	3	3	weak crotch, multiple leaders				DESIRABLE
4120	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	13	3	4	slight lean, one-sided, trunk scar				DESIRABLE
4121	Horse corral northeast of homestead	Acer saccharinum	Silver Maple	12	3	4	twist in trunk, one-sided, double leader, thin crown				DESIRABLE
4122	Horse corral north of barn	Acer saccharinum	Silver Maple	7	3	3	over-topped, thin crown, minor deadwood				DESIRABLE
4123	Horse corral north of barn	Acer saccharinum	Silver Maple	8	3	4	one-sided, double leader, trunk scar, suckering				DESIRABLE
4124	Horse corral north of barn	Acer saccharinum	Silver Maple	11	3	4	twist in trunk, thin crown, minor deadwood				DESIRABLE
4125	Horse corral north of barn	Acer saccharinum	Silver Maple	9	3	4	twist in trunk, thin crown, multiple leaders, weak crotch			Forked at 3' with a 9" co-leader.	DESIRABLE
4126	Horse corral north of barn	Acer saccharinum	Silver Maple	6	3	4	slight sweep, thin crown, trunk scar, basal scar				DESIRABLE
4127	Horse corral north of barn	Acer saccharinum	Silver Maple	10	3	4	twist in trunk, thin crown, over-topped, trunk scar				DESIRABLE
4128	Horse corral north of barn	Acer saccharinum	Silver Maple	13	3	3	weak crotch, thin crown			Forked at 3.5' with an 11" co-leader.	DESIRABLE
4129	Horse corral north of barn	Acer saccharinum	Silver Maple	6	4	4	over-topped, crossing branches		In contact with tree #4130.		DESIRABLE

Tree Inventory Listing
670 Old Rand Road
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4130	Horse corral north of barn	Acer saccharinum	Silver Maple	21	4	3	dieback, heavy deadwood, multiple leaders, weak crotch, crossing branches		In contact with tree #4129. Half of 21" leader is crown dead.	forked at base and 2.5' with 9", 7" co-leaders.	DESIRABLE
4131	Horse corral north of barn	Juglans nigra	Black Walnut	14	3	4	twist in trunk, one-sided, minor deadwood				LANDMARK
4132	Horse corral north of barn	Acer negundo	Boxelder Maple	12	4	4	slight lean, dieback, heavy deadwood, multiple leaders				UNDESIRABLE
4133	Horse corral north of barn	Fraxinus pennsylvanica	Green Ash	15	6	3			Dead.		N/A
4134	Horse corral north of barn	Acer negundo	Boxelder Maple	11	4	4	dieback, minor deadwood, over-topped, trunk scar				UNDESIRABLE
4135	Horse corral north of barn	Acer negundo	Boxelder Maple	7	4	4	slight lean, one-sided, dieback, minor deadwood, suckering				UNDESIRABLE
4136	Horse corral north of barn	Acer negundo	Boxelder Maple	7	4	4	slight lean, twist in trunk, suckering, minor deadwood			Forked at 2.5' with a 6" co-leader.	UNDESIRABLE
4137	Horse corral north of barn	Acer negundo	Boxelder Maple	5	3	4	over-topped, twist in trunk, one-sided				UNDESIRABLE
4138	Horse corral north of barn	Acer negundo	Boxelder Maple	7	3	4	thin crown, minor deadwood				UNDESIRABLE
4139	Horse corral north of barn	Acer negundo	Boxelder Maple	5	3	4	damaged leader, double leader				UNDESIRABLE
4140	Horse corral north of barn	Acer negundo	Boxelder Maple	9	3	4	slight lean, trunk scar, multiple leaders, suckering				UNDESIRABLE
4141	Horse corral north of barn	Acer saccharinum	Silver Maple	13	3	4	twist in trunk, multiple leaders, basal scar				DESIRABLE
4142	Horse corral north of barn	Acer negundo	Boxelder Maple	6	3	4	twist in trunk, slight lean, thin crown, minor deadwood				UNDESIRABLE
4143	Horse corral north of barn	Salix nigra	Black Willow	50	6	5	sparse foliage, dieback, heavy deadwood, multiple leaders, decay		(1) collapsed 9" co-leader is alive.		DESIRABLE
4144	Horse corral north of barn	Acer negundo	Boxelder Maple	5	4	4	one-sided, twist in trunk, minor deadwood				UNDESIRABLE
4145	Horse corral north of barn - along pond	Populus deltoides	Eastern Cottonwood	19	2	3	one-sided				DESIRABLE
4146	Horse corral north of barn - along pond	Acer saccharinum	Silver Maple	15	3	4	slight lean, multiple leaders, minor deadwood				DESIRABLE
4147	Horse corral north of barn - along pond	Ulmus americana	American Elm	9	3	4	slight lean, over-topped, one-sided				N/A
4148	Horse corral north of barn	Acer negundo	Boxelder Maple	5	4	4	one-sided, damaged leader, over-topped, suckering				UNDESIRABLE
4149	Horse corral north of barn	Acer negundo	Boxelder Maple	6	5	4	damaged leader, minor deadwood				UNDESIRABLE
4150	Horse corral north of barn	Juglans nigra	Black Walnut	11	3	4	one-sided, multiple leaders, minor deadwood				LANDMARK
4151	Horse corral north of barn - along pond	Populus deltoides	Eastern Cottonwood	26	3	3	multiple leaders, metal in trunk		Electric fence attached to trunk.		DESIRABLE
4152	Horse corral north of barn	Ulmus americana	American Elm	20	6	4			Dead.		N/A
4153	Horse corral north of barn	Morus alba	White Mulberry (Common Mulberry)	6	3	4	one-sided, multiple leaders, metal in trunk		Electric fence attached to trunk.		UNDESIRABLE
4154	Horse corral north of barn	Prunus serotina	Black Cherry	8	5	3	sparse foliage, decay, trunk scar				UNDESIRABLE
4155	Horse corral north of barn	Fraxinus pennsylvanica	Green Ash	19	6	4			Dead.		N/A
4156	Horse corral north of barn	Acer saccharinum	Silver Maple	15	3	3	weak crotch, multiple leaders, minor deadwood			Forked at 2' with 12", 11", 10", 6" co-leaders.	DESIRABLE
4157	Horse corral north of barn	Acer negundo	Boxelder Maple	8	5	4	twist in trunk, one-sided, over-topped, minor deadwood, suckering				UNDESIRABLE
4158	Horse corral north of barn	Juglans nigra	Black Walnut	11	3	3	trunk scar, broken limbs				LANDMARK
4159	Horse corral north of barn	Juglans nigra	Black Walnut	4	2	4	over-topped, slight lean, twist in trunk				LANDMARK
4160	Horse corral northeast of barn	Acer negundo	Boxelder Maple	6	5	4	over-topped, damaged leader, suckering, minor deadwood, decay				UNDESIRABLE
4161	Horse corral northeast of barn	Acer saccharinum	Silver Maple	16	3	4	one-sided, weak crotch, slight sweep, heavy deadwood, surface roots, lawnmower damage			Forked at 2' with 15", 11" co-leaders.	DESIRABLE
4162	Horse corral northeast of barn	Acer saccharinum	Silver Maple	9	4	3	thin crown, suckering				DESIRABLE
4163	Horse corral northeast of barn	Acer saccharinum	Silver Maple	14	3	3	weak crotch, multiple leaders, one-sided			Forked at 4' with a 12" co-leader.	DESIRABLE

Tree Inventory Listing
670 Old Rand Road
Lake Zurich, Illinois
Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
4164	Horse corral northeast of barn	Acer saccharinum	Silver Maple	9	4	4	basal decay, twist in trunk, thin crown, minor deadwood				DESIRABLE
4165	Horse corral northeast of barn	Acer saccharinum	Silver Maple	13	3	4	over-topped, slight sweep, thin crown				DESIRABLE
4166	Horse corral northeast of barn	Acer saccharinum	Silver Maple	18	3	3	multiple leaders, minor deadwood, basal scar				DESIRABLE
4167	Horse corral northeast of barn	Acer saccharinum	Silver Maple	7	3	4	over-topped, slight lean, trunk scar				DESIRABLE
4168	Horse corral northeast of barn	Acer saccharinum	Silver Maple	18	3	3	multiple leaders, heavy deadwood				DESIRABLE
4169	Horse corral northeast of barn	Acer saccharinum	Silver Maple	19	3	3	weak crotch, trunk scar, multiple leaders				DESIRABLE
4170	Horse corral northeast of barn	Ulmus americana	American Elm	12	3	3	multiple leaders, suckering, minor deadwood				N/A
4171	Horse corral northeast of barn	Acer saccharinum	Silver Maple	15	3	4	one-sided, multiple leaders, minor deadwood, weak crotch				DESIRABLE
4172	Horse corral northeast of barn	Acer saccharinum	Silver Maple	15	3	4	one-sided, thin crown, weak crotch				DESIRABLE
4173	Horse corral northeast of barn	Acer saccharinum	Silver Maple	22	3	4	weak crotch, minor deadwood, one-sided			Forked at 2' and 4' with 8", 7", 7" co-leaders.	DESIRABLE
4174	Horse corral northeast of barn	Acer saccharinum	Silver Maple	11	3	4	thin crown, slight sweep, minor deadwood, weak crotch			Forked at 1.5' with a 10" co-leader.	DESIRABLE
4175	Horse corral northeast of barn	Ulmus americana	American Elm	11	3	4	suckering, one-sided, thin crown, weak crotch			Forked at 3' with a 7" co-leader.	N/A
4176	Horse corral northeast of barn	Acer saccharinum	Silver Maple	19	3	4	trunk swell, basal scar, weak crotch, multiple leaders				DESIRABLE
4177	B/W corral and Buesching Road	Morus alba	White Mulberry (Common Mulberry)	10	3	4	over-topped, twist in trunk				UNDESIRABLE
4178	B/W corral and Buesching Road	Prunus serotina	Black Cherry	8	4	4	trunk scar, decay, over-topped, slight sweep				UNDESIRABLE
4179	B/W corral and Buesching Road	Morus alba	White Mulberry (Common Mulberry)	5	3	4	over-topped, twist in trunk, minor deadwood				UNDESIRABLE
4180	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	18	3	3	trunk scar, multiple leaders, minor deadwood			Forked at 3' with 14", 13", 9" co-leaders.	DESIRABLE
4181	B/W corral and Buesching Road	Acer saccharinum	Silver Maple	11	3	4	over-topped, one-sided				DESIRABLE
4182	B/W corral and Buesching Road	Morus alba	White Mulberry (Common Mulberry)	8	4	4	slight lean, over-topped, trunk scar, one-sided, basal decay				UNDESIRABLE
4183	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	11	4	4	excessive lean, one-sided, minor deadwood, suckering				UNDESIRABLE
4184	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	10	4	5	sweep, damaged leader, vine infested, basal decay		Along creek.		UNDESIRABLE
4185	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	5	3	4	slight lean, suckering, minor deadwood				UNDESIRABLE
4186	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	9	4	4	excessive lean, sweep, weak crotch, minor deadwood				UNDESIRABLE
4187	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	12	4	3	weak crotch, suckering, minor deadwood				UNDESIRABLE
4188	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	4	4	4	over-topped, twist in trunk, suckering, minor deadwood				UNDESIRABLE
4189	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	11	3	4	sweep, twist in trunk, one-sided				UNDESIRABLE
4190	B/W corral and Buesching Road	Acer negundo	Boxelder Maple	10	5	4	trunk scar, decay, double leader, one-sided, suckering				UNDESIRABLE
4191	Northeast corner	Acer saccharinum	Silver Maple	11	3	4	twist in trunk, thin crown, sparse foliage, vine infested				DESIRABLE
4192	Northeast corner	Juglans nigra	Black Walnut	13	2	3	twist in trunk, minor deadwood				LANDMARK
4193	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	9	3	4	pruned for overhead wires, suckering, damaged leader				UNDESIRABLE
4194	Northeast corner	Prunus serotina	Black Cherry	10	3	4	sweep, pruned for overhead wires, minor deadwood				UNDESIRABLE
4195	Northeast corner	Acer negundo	Boxelder Maple	14	6	4			Dead.		UNDESIRABLE
4196	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	12	3	4	over-topped, one-sided, twist in trunk, top broken off, vine infested				UNDESIRABLE
4197	Northeast corner	Prunus serotina	Black Cherry	10	3	4	one-sided, twist in trunk, minor deadwood				UNDESIRABLE
4198	Northeast corner	Acer negundo	Boxelder Maple	11	5	5	damaged leader, suckering, decay				UNDESIRABLE
4199	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	12	3	3	thin crown, vine infested				UNDESIRABLE

Tree Inventory Listing
670 Old Rand Road
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4200	Northeast corner	Prunus serotina	Black Cherry	16	4	4	one-sided, double leader, heavy deadwood, sparse foliage				UNDESIRABLE
4201	Northeast corner	Juglans nigra	Black Walnut	13	2	3	twist in trunk, minor deadwood				LANDMARK
4202	Northeast corner	Prunus serotina	Black Cherry	6	4	4	excessive lean, one-sided, minor deadwood, trunk scar, decay				UNDESIRABLE
4203	Northeast corner	Acer negundo	Boxelder Maple	11	4	4	slight lean, slight sweep, suckering, minor deadwood				UNDESIRABLE
4204	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	11	3	4	double leader, one-sided, twist in trunk, minor deadwood				UNDESIRABLE
4205	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	5	3	4	slight lean, twist in trunk, suckering, minor deadwood				UNDESIRABLE
4206	Northeast corner	Prunus serotina	Black Cherry	7	5	4	thin crown, minor deadwood, sparse foliage		Twin leader dead at 1'.		UNDESIRABLE
4207	Northeast corner	Acer negundo	Boxelder Maple	7	5	5	damaged leader, suckering, minor deadwood				UNDESIRABLE
4208	Northeast corner	Unidentifiable	Unidentifiable	13	6	5			Dead. No bark.		N/A
4209	Northeast corner	Prunus serotina	Black Cherry	8	5	4	excessive lean, damaged leader, sweep, sparse foliage, minor deadwood				UNDESIRABLE
4210	Northeast corner	Prunus serotina	Black Cherry	14	5	3	dieback, heavy deadwood, sparse foliage				UNDESIRABLE
4211	Northeast corner	Acer negundo	Boxelder Maple	6	3	4	one-sided, slight sweep, minor deadwood				UNDESIRABLE
4212	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	9	3	4	over-topped, one-sided, minor deadwood				UNDESIRABLE
4213	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	11	3	4	one-sided, twist in trunk, trunk scar, minor deadwood				UNDESIRABLE
4214	Northeast corner	Juglans nigra	Black Walnut	9	2	3	double leader, erosion, exposed roots		Along creek.		LANDMARK
4215	Northeast corner	Acer negundo	Boxelder Maple	9	5	5	damaged leader, heavy deadwood, suckering				UNDESIRABLE
4216	Northeast corner	Ulmus rubra	Slippery Elm (Red Elm)	15	3	3	multiple leaders, suckering, minor deadwood				N/A
4217	Northeast corner	Prunus serotina	Black Cherry	8	4	4	one-sided, over-topped, vine infested, minor deadwood				UNDESIRABLE
4218	Northeast corner	Prunus serotina	Black Cherry	5	4	4	excessive lean, one-sided, minor deadwood				UNDESIRABLE
4219	Northeast corner	Fraxinus pennsylvanica	Green Ash	13	6	5			Dead.		N/A
4220	Northeast corner	Acer saccharinum	Silver Maple	10	4	4	minor deadwood, slight sweep, one-sided, thin crown				DESIRABLE
4221	Northeast corner	Catalpa speciosa	Northern Catalpa	6	3	4	over-topped, double leader, vine infested, one-sided				LANDMARK
4222	Northeast corner	Prunus serotina	Black Cherry	6	4	4	over-topped, slight sweep, sparse foliage, one-sided				UNDESIRABLE
4223	Northeast corner	Prunus serotina	Black Cherry	8	3	4	excessive lean, thin crown, twist in trunk				UNDESIRABLE
4224	Northeast corner	Prunus serotina	Black Cherry	4	4	4	excessive lean, damaged leader, thin crown, minor deadwood				UNDESIRABLE
4225	Northeast corner	Prunus serotina	Black Cherry	6	4	4	excessive lean, vine infested, one-sided, decay				UNDESIRABLE
4226	Northeast corner	Prunus serotina	Black Cherry	6	3	4	twist in trunk, thin crown, sparse foliage				UNDESIRABLE
4227	Northeast corner	Acer negundo	Boxelder Maple	9	4	4	damaged leader, thin crown, twist in trunk, suckering			Forked at 1.5' with a 6" co-leader.	UNDESIRABLE
4228	Northeast corner	Acer negundo	Boxelder Maple	6	4	4	slight lean, over-topped, twist in trunk, minor deadwood				UNDESIRABLE
4229	Northeast corner	Acer negundo	Boxelder Maple	10	3	4	slight sweep, one-sided, suckering				UNDESIRABLE
4230	Northeast corner	Acer negundo	Boxelder Maple	5	3	4	over-topped, slight sweep, suckering			Forked at base with 14" co-leader (lying on ground).	UNDESIRABLE
4231	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	5	3	4	slight lean, twist in trunk, vine infested, minor deadwood				UNDESIRABLE
4232	Northeast corner	Juglans nigra	Black Walnut	10	3	3	double leader, twist in trunk, suckering, minor deadwood, vine infested				LANDMARK
4233	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	9	3	4	one-sided, suckering, minor deadwood				UNDESIRABLE
4234	Northeast corner	Prunus serotina	Black Cherry	7	5	4	dieback, damaged leader, slight lean, sparse foliage, minor deadwood				UNDESIRABLE
4235	Northeast corner	Juglans nigra	Black Walnut	9	2	4	one-sided, twist in trunk, minor deadwood				LANDMARK

Tree Inventory Listing
670 Old Rand Road
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4236	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	5	3	4	over-topped, twist in trunk, suckering, minor deadwood				UNDESIRABLE
4237	Northeast corner	Acer saccharinum	Silver Maple	13	5	4	double leader, sparse foliage				DESIRABLE
4238	Northeast corner	Juglans nigra	Black Walnut	11	2	3	twist in trunk				LANDMARK
4239	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	6	3	4	over-topped, twist in trunk, trunk scar				UNDESIRABLE
4240	Northeast corner	Morus alba	White Mulberry (Common Mulberry)	4	4	4	over-topped, twist in trunk, suckering				UNDESIRABLE
4241	Northeast corner	Prunus serotina	Black Cherry	7	4	4	sweep, sparse foliage, one-sided				UNDESIRABLE
4242	Northeast corner	Fraxinus pennsylvanica	Green Ash	10	6	4			Dead.		N/A
4243	Northeast corner	Acer negundo	Boxelder Maple	4	4	4	damaged leader, pruned for overhead wires, vine infested				UNDESIRABLE
4244	Northeast corner	Juglans nigra	Black Walnut	9	3	5	decay, pruned for overhead wires, suckering, vine infested				LANDMARK
4245	Northeast corner	Acer negundo	Boxelder Maple	7	4	4	damaged leader, multiple leaders, suckering, minor deadwood				UNDESIRABLE
4246	Northeast corner	Acer negundo	Boxelder Maple	4	5	5	damaged leader, vine infested, sparse foliage, suckering				UNDESIRABLE
4247	Northeast corner	Malus spp.	Crabapple	5	3	4	over-topped, slight sweep, double leader			Forked at 1' with a 3" co-leader.	DESIRABLE
4248	North property line	Acer negundo	Boxelder Maple	12	3	4	twist in trunk, suckering, multiple leaders		Broken and hanging limb in crown. Old 12" co-leader rotted off at 2'.		UNDESIRABLE
4249	North property line	Prunus serotina	Black Cherry	6	4	4	slight lean, slight sweep, thin crown, minor deadwood, decay				UNDESIRABLE
4250	North property line	Ulmus rubra	Slippery Elm (Red Elm)	16	3	3	suckering				N/A
4251	North property line	Acer saccharinum	Silver Maple	6	3	4	slight sweep, thin crown			Forked at 2' with a 4" co-leader.	DESIRABLE
4252	North property line	Prunus serotina	Black Cherry	9	3	4	one sided, vine infested, thin crown, trunk scar				UNDESIRABLE
4253	North property line	Fraxinus pennsylvanica	Green Ash	10	6	4			Dead.		N/A
4254	North property line	Prunus serotina	Black Cherry	5	4	4	minor deadwood, vine infested, sparse foliage				UNDESIRABLE
4255	North property line	Morus alba	White Mulberry (Common Mulberry)	7	3	4	over-topped, one sided, multiple leaders				UNDESIRABLE
4256	North property line	Prunus serotina	Black Cherry	9	5	4	damaged leader, basal decay, sparse foliage, thin crown				UNDESIRABLE
4257	North property line	Acer saccharinum	Silver Maple	10	2	3	thin crown, twist in trunk				DESIRABLE
4258	North property line	Acer negundo	Boxelder Maple	8	4	4	over-topped, slight sweep, suckering, minor deadwood				UNDESIRABLE
4259	North property line	Morus alba	White Mulberry (Common Mulberry)	20	3	4	trunk scar, double leader, slight sweep, minor deadwood				UNDESIRABLE
4260	North property line	Acer negundo	Boxelder Maple	4	4	3	basal decay, vine infested, minor deadwood			Forked at base with 3", 3", 3" co-leaders.	UNDESIRABLE
4261	North property line	Acer negundo	Boxelder Maple	7	3	4	over-topped, one sided, twist in trunk				UNDESIRABLE
4262	North property line	Acer negundo	Boxelder Maple	8	4	4	over-topped, excessive lean, suckering, one sided		Uprooting and lying on tree #4264.		UNDESIRABLE
4263	North property line	Prunus serotina	Black Cherry	9	4	4	slight lean, vine infested, sparse foliage, minor deadwood				UNDESIRABLE
4264	North property line	Acer negundo	Boxelder Maple	5	5	5	damaged leader, top broken off, sparse foliage, over-topped		Leader damaged by tree #4264.		UNDESIRABLE
4265	North property line	Acer saccharinum	Silver Maple	14	2	4	slight lean, multiple leaders				DESIRABLE
4266	North property line	Prunus serotina	Black Cherry	7	5	4	slight lean, sparse foliage, suckering				UNDESIRABLE
4267	North property line	Morus alba	White Mulberry (Common Mulberry)	5	5	5	excessive lean, decay, minor deadwood, sparse foliage				UNDESIRABLE
4268	North property line	Acer negundo	Boxelder Maple	6	4	4	slight lean, twist in trunk, thin crown, minor deadwood				UNDESIRABLE
4269	North property line - east of pond	Acer negundo	Boxelder Maple	6	4	4	slight lean, double leader, minor deadwood				UNDESIRABLE

Tree Inventory Listing
670 Old Rand Road
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4270	North property line - east of pond	Salix nigra	Black Willow	21	4	4	trunk scar, suckering, decay, slight sweep		Old co-leader rotted off at 5'.		DESIRABLE
4271	North property line - east of pond	Acer saccharinum	Silver Maple	16	3	3	multiple leaders, minor deadwood				DESIRABLE
4272	North property line - east of pond	Morus alba	White Mulberry (Common Mulberry)	7	3	3	slight lean, minor deadwood			Forked at 2' with a 2" co-leader.	UNDESIRABLE
4273	West of pond	Prunus serotina	Black Cherry	15	4	4	double leader, twist in trunk, decay				UNDESIRABLE
4274	West of pond	Fraxinus pennsylvanica	Green Ash	11	6	4			Dead.		N/A
4275	West of pond	Prunus serotina	Black Cherry	12	6	4			Dead.		UNDESIRABLE
4276	West property line	Acer negundo	Boxelder Maple	10	4	3	suckering, decay, minor deadwood				UNDESIRABLE
4277	West property line	Acer negundo	Boxelder Maple	5	4	4	excessive lean, suckering, minor deadwood		Overhead wires.		UNDESIRABLE
4278	West property line	Acer saccharinum	Silver Maple	9	4	4	dieback, damaged leader, pruned for overhead wires, multiple leaders, suckering		Overhead wires.	Forked at base with a 7" co-leader.	DESIRABLE
4279	West of pond	Juglans nigra	Black Walnut	8	2	3	multiple leaders				LANDMARK
4280	West of pond on edge of water	Ulmus americana	American Elm	15	3	4	slight lean, weak crotch, multiple leaders				N/A
4281	West of pond	Morus alba	White Mulberry (Common Mulberry)	10	3	4	over-topped, slight sweep, multiple leaders				UNDESIRABLE
4282	West property line	Robinia pseudoacacia	Black Locust	8	3	3	multiple leaders, minor deadwood				UNDESIRABLE
4283	West property line	Acer saccharinum	Silver Maple	7	3	4	one sided, multiple leaders, suckering, pruned for side wires		Overhead wires.		DESIRABLE
4284	West property line	Morus alba	White Mulberry (Common Mulberry)	7	3	4	over-topped, slight lean, multiple leaders, pruned for overhead wires		Overhead wires.		UNDESIRABLE
4285	West property line	Morus alba	White Mulberry (Common Mulberry)	5	3	5	over-topped, slight sweep, damaged leader, pruned for overhead wires		Overhead wires.		UNDESIRABLE
4286	West property line	Acer saccharinum	Silver Maple	10	3	4	one sided, pruned for side wires, twist in trunk		Overhead wires.		DESIRABLE
4287	West property line	Prunus serotina	Black Cherry	9	3	3	multiple leaders, minor deadwood				UNDESIRABLE
4288	West property line	Prunus serotina	Black Cherry	9	3	4	one sided, minor deadwood				UNDESIRABLE
4289	West property line	Prunus serotina	Black Cherry	6	3	4	over-topped, twist in trunk, minor deadwood				UNDESIRABLE
4290	West property line	Morus alba	White Mulberry (Common Mulberry)	7	3	4	twist in trunk, multiple leaders, minor deadwood				UNDESIRABLE
4291	West property line	Morus alba	White Mulberry (Common Mulberry)	7	3	4	over-topped, slight lean, one sided				UNDESIRABLE
4292	West property line	Prunus serotina	Black Cherry	11	3	4					UNDESIRABLE
4293	West property line	Prunus serotina	Black Cherry	4	3	4	minor deadwood, sweep				UNDESIRABLE
4294	West property line	Prunus serotina	Black Cherry	7	3	4	over-topped, slight sweep, one sided, vine infested				UNDESIRABLE
4295	West property line	Prunus serotina	Black Cherry	8	3	4	over-topped, slight sweep				UNDESIRABLE
4296	West property line	Robinia pseudoacacia	Black Locust	6	3	4	twist in trunk, minor deadwood, one sided				UNDESIRABLE
4297	West property line	Robinia pseudoacacia	Black Locust	12	3	3	twist in trunk, multiple leaders, minor deadwood			Forked at base with a 6" co-leader.	UNDESIRABLE
4298	West property line	Robinia pseudoacacia	Black Locust	9	3	4	pruned for overhead wires, one sided		Overhead wires.		UNDESIRABLE
4299	West property line	Robinia pseudoacacia	Black Locust	8	3	3	twist in trunk, thin crown				UNDESIRABLE
4300	Northwest of pond	Robinia pseudoacacia	Black Locust	7	3	4	twist in trunk, over-topped, double leader, thin crown				UNDESIRABLE
4301	Northwest property corner	Robinia pseudoacacia	Black Locust	11	4	4	one sided, trunk scar, decay, minor deadwood		Overhead wires.		UNDESIRABLE
4302	Northwest property corner	Robinia pseudoacacia	Black Locust	10	4	4	twist in trunk, trunk scar, minor deadwood, decay				UNDESIRABLE
4303	Northwest property corner	Robinia pseudoacacia	Black Locust	7	4	4	over-topped, basal decay, decay, minor deadwood				UNDESIRABLE
4304	North property line	Prunus serotina	Black Cherry	11	3	4	over-topped, basal scar, slight sweep, metal in trunk			Forked at 1' with a 10" co-leader.	UNDESIRABLE
4305	Northwest of pond	Robinia pseudoacacia	Black Locust	16	3	3	trunk scar, multiple leaders, minor deadwood				UNDESIRABLE
4306	Northwest of pond	Robinia pseudoacacia	Black Locust	5	3	3	thin crown				UNDESIRABLE
4307	Northwest of pond	Robinia pseudoacacia	Black Locust	6	3	3	one sided, double leader				UNDESIRABLE
4308	Northwest of pond	Prunus serotina	Black Cherry	5	3	4	thin crown, minor deadwood, twist in trunk				UNDESIRABLE
4309	Northwest of pond	Prunus serotina	Black Cherry	8	3	4	slight sweep, thin crown				UNDESIRABLE
4310	Northwest of pond	Prunus serotina	Black Cherry	8	4	4	dieback, minor deadwood, one sided, basal decay				UNDESIRABLE
4311	Northwest of pond	Prunus serotina	Black Cherry	10	3	4	one sided, thin crown				UNDESIRABLE

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670 Old Rand Road
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4312	Northwest of pond	Prunus serotina	Black Cherry	8	3	4	over-topped, slight lean, twist in trunk				UNDESIRABLE
4313	Northwest of pond	Prunus serotina	Black Cherry	7	3	4	excessive lean, over-topped, twist in trunk				UNDESIRABLE
4314	Northwest of pond	Morus alba	White Mulberry (Common Mulberry)	5	3	4	over-topped, twist in trunk, multiple leaders				UNDESIRABLE
4315	Northwest of pond	Morus alba	White Mulberry (Common Mulberry)	7	3	4	over-topped, suckering, minor deadwood				UNDESIRABLE
4316	Northwest of pond	Prunus serotina	Black Cherry	8	3	4	twist in trunk, thin crown, slight lean				UNDESIRABLE
4317	Northwest of pond	Prunus serotina	Black Cherry	8	3	4	twist in trunk, thin crown, one sided				UNDESIRABLE
4318	Northwest of pond	Prunus serotina	Black Cherry	11	4	4	over-topped, slight lean, one sided, dieback, minor deadwood			Forked at base with a 7" co-leader.	UNDESIRABLE
4319	Northwest of pond	Prunus serotina	Black Cherry	9	3	3	double leader, vine infested, metal in trunk				UNDESIRABLE
4320	Northwest of pond	Prunus serotina	Black Cherry	7	4	4	slight lean, dieback, minor deadwood, 670, sparse foliage				UNDESIRABLE
4321	Northwest of pond	Prunus serotina	Black Cherry	4	4	4	damaged leader, dead tree caught in crown				UNDESIRABLE
4322	Northwest of pond	Prunus serotina	Black Cherry	9	4	4	vine infested, minor deadwood, decay		Saprophytic fungi present, 1/2 of trunk is decayed.		UNDESIRABLE
4323	Northwest of pond	Prunus serotina	Black Cherry	7	4	3	double leader, one sided, suckering, over-topped				UNDESIRABLE
4324	Northwest of pond	Juglans nigra	Black Walnut	9	3	3	minor deadwood				LANDMARK
4325	Northwest of pond	Robinia pseudoacacia	Black Locust	6	3	4	over-topped, suckering, slight sweep, minor deadwood				UNDESIRABLE
4326	Northwest of pond	Robinia pseudoacacia	Black Locust	12	3	4	one sided, double leader, minor deadwood, suckering				UNDESIRABLE
4327	Northwest of pond	Juglans nigra	Black Walnut	8	2	4	minor deadwood, twist in trunk, multiple leaders				LANDMARK
4328	Northwest of pond	Prunus serotina	Black Cherry	7	3	5	excessive lean, sweep, over-topped, suckering				UNDESIRABLE
4329	Northwest of pond	Prunus serotina	Black Cherry	6	3	4	over-topped, slight lean, minor deadwood				UNDESIRABLE
4330	Northwest of pond	Acer saccharinum	Silver Maple	23	3	3	multiple leaders, one sided, minor deadwood				DESIRABLE
4331	Northwest of pond - along edge of water	Salix nigra	Black Willow	24	4	5	damaged leader, suckering, decay		Twin leader snapped off at 5'.		DESIRABLE
4332	Northwest of pond	Acer saccharinum	Silver Maple	17	3	4	over-topped, multiple leaders, weak crotch, slight sweep		Forked at 5'.		DESIRABLE
4333	Northwest of pond	Populus deltoides	Eastern Cottonwood	14	3	4	one sided, twist in trunk, slight over-topped, double leader				DESIRABLE
4334	Northwest of pond	Populus deltoides	Eastern Cottonwood	16	2	3	twist in trunk, multiple leaders				DESIRABLE
4335	Northwest of pond	Acer saccharinum	Silver Maple	5	3	4	over-topped, twist in trunk, sparse foliage, thin crown				DESIRABLE
4336	Northwest of pond	Acer saccharinum	Silver Maple	4	3	4	over-topped, twist in trunk, one sided				DESIRABLE
4337	Northwest of pond	Robinia pseudoacacia	Black Locust	5	4	4	one sided, thin crown, minor deadwood, over-topped				UNDESIRABLE
4338	Northwest of pond	Robinia pseudoacacia	Black Locust	7	3	4	thin crown, minor deadwood, suckering, hollow				UNDESIRABLE
4339	Northwest of pond	Robinia pseudoacacia	Black Locust	8	4	3	one sided, thin crown, minor deadwood				UNDESIRABLE
4340	Northwest of pond	Robinia pseudoacacia	Black Locust	9	4	4	one sided, thin crown, minor deadwood, sparse foliage				UNDESIRABLE
4341	Northwest of pond	Robinia pseudoacacia	Black Locust	9	4	3	thin crown, dieback, minor deadwood, suckering				UNDESIRABLE
4342	Northwest of pond	Robinia pseudoacacia	Black Locust	10	4	3	dieback, minor deadwood, thin crown				UNDESIRABLE
4343	Northwest of pond	Robinia pseudoacacia	Black Locust	11	4	3	dieback, minor deadwood, thin crown, vine infested				UNDESIRABLE
4344	Northwest of pond	Prunus serotina	Black Cherry	7	3	4	slight lean, multiple leaders, one sided				UNDESIRABLE
4345	Northwest of pond	Prunus serotina	Black Cherry	10	3	4	one sided, thin crown				UNDESIRABLE
4346	Northwest of pond	Prunus serotina	Black Cherry	8	4	4	over-topped, slight lean, minor deadwood, sparse foliage				UNDESIRABLE
4347	Northwest of pond	Robinia pseudoacacia	Black Locust	11	3	3	thin crown, minor deadwood				UNDESIRABLE
4348	Northwest of pond	Morus alba	White Mulberry (Common Mulberry)	4	3	4	over-topped, twist in trunk				UNDESIRABLE
4349	Northwest of pond	Robinia pseudoacacia	Black Locust	9	3	4	twist in trunk, one sided, thin crown, minor deadwood				UNDESIRABLE
4350	Northwest of pond	Robinia pseudoacacia	Black Locust	8	3	4	one sided, thin crown				UNDESIRABLE
4351	Northwest of pond	Robinia pseudoacacia	Black Locust	7	4	4	one sided, thin crown, minor deadwood, sparse foliage				UNDESIRABLE

Tree Inventory Listing
670 Old Rand Road
Lake Zurich, Illinois
Prepared by Urban Forest Management, Inc. 6/24/2022

Tag No.	Location	Botanical Name	Common Name	Size	Cond.	Form	Problems	Insect/Disease	Comments	Co-Leaders at DBH	Species Quality Rating
4352	Northwest of pond	Robinia pseudoacacia	Black Locust	9	4	4	one sided, thin crown, minor deadwood				UNDESIRABLE
4353	Northwest of pond	Robinia pseudoacacia	Black Locust	9	4	4	one sided, dieback, minor deadwood				UNDESIRABLE
4354	Northwest of pond	Robinia pseudoacacia	Black Locust	10	3	4	over-topped, one sided, thin crown				UNDESIRABLE
4355	Northwest of pond	Acer saccharinum	Silver Maple	9	3	4	over-topped, twist in trunk, multiple leaders				DESIRABLE
4356	Northwest of pond	Acer saccharinum	Silver Maple	10	3	4	slight sweep, one sided, double leader, over-topped				DESIRABLE
4357	North property line	Robinia pseudoacacia	Black Locust	9	3	4	over-topped, one sided, weak crotch			Forked at 3' with an 8" co-leader.	UNDESIRABLE
4358	North property line	Populus deltoides	Eastern Cottonwood	18	3	3	broken limbs, weak crotch, one sided,			Forked at 1.5' with a 16" co-leader.	DESIRABLE
4359	North property line	Robinia pseudoacacia	Black Locust	5	3	4	over-topped, twist in trunk, multiple leaders				UNDESIRABLE
4360	North property line	Populus deltoides	Eastern Cottonwood	5	3	5	sweep, over-topped, damaged leader				DESIRABLE
4361	North property line	Robinia pseudoacacia	Black Locust	14	3	4	one sided, double leader, minor deadwood				UNDESIRABLE
4362	North property line	Prunus serotina	Black Cherry	11	3	4	slight sweep, multiple leaders				UNDESIRABLE
4363	North property line	Prunus serotina	Black Cherry	5	4	4	double leader, one sided, slight sweep				UNDESIRABLE
4364	North property line	Robinia pseudoacacia	Black Locust	5	3	4	over-topped, double leader, slight sweep				UNDESIRABLE
4365	North property line	Robinia pseudoacacia	Black Locust	10	3	3	double leader, minor deadwood				UNDESIRABLE
4366	North property line	Robinia pseudoacacia	Black Locust	8	4	4	trunk scar, one sided, thin crown, minor deadwood, dieback, loose bark				UNDESIRABLE
4367	North property line	Prunus serotina	Black Cherry	6	4	4	over-topped, slight sweep, suckering				UNDESIRABLE
4368	North property line	Prunus serotina	Black Cherry	5	3	4	over-topped, minor deadwood				UNDESIRABLE
4369	North property line	Prunus serotina	Black Cherry	6	4	4	slight lean, dieback, minor deadwood				UNDESIRABLE
4370	North property line	Robinia pseudoacacia	Black Locust	14	3	4	one sided, minor deadwood				UNDESIRABLE
4371	North property line	Robinia pseudoacacia	Black Locust	10	3	3	thin crown, minor deadwood				UNDESIRABLE
4372	North property line	Robinia pseudoacacia	Black Locust	14	3	3	minor deadwood, one sided				UNDESIRABLE
4373	North property line	Robinia pseudoacacia	Black Locust	12	3	4	weak crotch, multiple leaders, minor deadwood				UNDESIRABLE
4374	North property line	Robinia pseudoacacia	Black Locust	17	4	4	one sided, weak crotch, multiple leaders, minor deadwood, 679				UNDESIRABLE
4375	North property line	Prunus serotina	Black Cherry	5	4	4	over-topped, slight sweep, minor deadwood				UNDESIRABLE
4376	North property line	Prunus serotina	Black Cherry	4	3	4	sweep, double leader, over-topped				UNDESIRABLE
4377	North property line	Prunus serotina	Black Cherry	6	3	4	over-topped, twist in trunk, minor deadwood				UNDESIRABLE
4378	North property line	Populus deltoides	Eastern Cottonwood	13	2	3	twist in trunk, minor deadwood				DESIRABLE

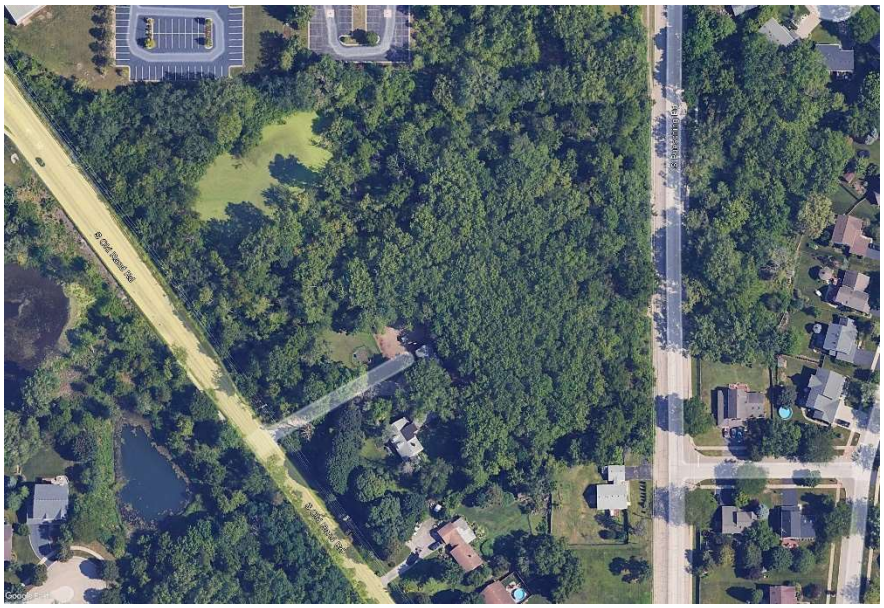
Stormwater Management Report

Residential Development

PZC Submittal

Prepared By: Melanie Carollo & Laura Rosenbauer

670 S Old Rand Road
Lake Zurich, IL



May 17, 2024

REV

Prepared by:

Melanie Carollo

Eriksson Engineering Associates, Ltd.

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Table of Contents

INTRODUCTION 2
EXISTING CONDITIONS 2
FLOOD PROTECTION AREAS 2
PROPOSED CONDITIONS 2
HYDROLOGY AND HYDRAULICS STUDY 3
CONCLUSIONS 3

Table of Appendices

APPENDIX I – EXISTING CONDITIONS INFORMATION

APPENDIX II – HYDROLOGIC & HYDRAULIC CALCULATIONS

APPENDIX III – EXHIBITS

INTRODUCTION

The subject property consists of **7.80 acres** in Lake Zurich, in Lake County, Illinois. It is bounded on the east by Buesching Road and S Old Rand Rd on the west. There are commercial parking lots to the north and single family residential properties to the south.

There is a large wetland located in the northwest corner of the site, which drains east to a creek, then off-site via a culvert under Buesching Road. The remainder of the site is densely populated with trees, most of which are in poor/scrub condition. The FEMA Flood Insurance Rate Map (FIRM) does not identify any special flood hazard areas on site.

The purpose of this study is to determine that the creek has the capacity to accommodate incoming tributary flows for the 100-year storm event. Also, to demonstrate that stormwater detention requirements have been met.

EXISTING CONDITIONS

The existing site includes an existing home and a heavily vegetated landscape. The site contains a large number of trees that make the creek located on the north end of the site difficult to maintain with the debris. The wetland located on the north end of the site per a preliminary jurisdictional determination is under USACOE jurisdiction. See Appendix I for the wetland maps showing the location of the wetland and the PJD. The 25’ and 50’ buffers are shown on the civil plans.

Wetland/Creek

The wetland covers an area of approximately **0.92 acres**. The creek is picked up by a culvert that crosses under Buesching Road. From there, flow continues to water bodies downstream. The wetland is bounded on the west by an 11-ft tall berm. A 12” pipe runs west to east under this berm and into the wetland. A preliminary wetland jurisdictional determination performed by Gary Weber Associates indicates the wetland is very likely under the U.S. Army Corps of Engineers’ jurisdiction.

FLOOD PROTECTION AREAS

FEMA FIRM map, panel number 17097C0229K, effective 9/18/2013, has been included in Appendix I to identify any potential flood zones located within the project vicinity. The FIRM Map does not identify any flood zones within the boundaries of the hydrologic disturbance.

PROPOSED CONDITIONS

Proposed site improvements consist of single family homes and townhomes along a proposed access road that connects at S Old Rand Road and Buesching Road. The development is located to the south of the existing wetland area and has been chosen with consideration to control the type of work occurring within the wetland buffer and mitigate impacts. No impervious structures are proposed within the 25’ buffer. All work within the 25’ wetland buffer is for the proposed detention basin. Within the 50’ buffer there are minimal structures encroaching. On the northeast corner, there is approximately 224 SF of building area encroaching on the 50’ buffer. Buffer averaging will be used to increase the buffer in a separate location to accommodate for the encroachment of the building and the minimal encroachment from the retaining wall as well.

STORMWATER RUNOFF

In accordance with Lake County Watershed Development Ordinance, stormwater detention will be provided in a surface detention basin located on the north end of the development. The basin will be planted with native plantings to keep the area within the wetland buffer naturalized and provide an ecological benefit. The basin was sized utilizing the release rate requirements for the 2-year and 100-year events of 0.04 cfs/acre and 0.15 cfs/acre. The restrictors were sized for the release rate requirements multiplied by the disturbance area. Refer to Appendix IV for exhibit showing disturbance area. The basin volumes and releases are shown in a stage storage table that were input into a hydrologic model to determine the 2-year and 100-year high water level elevations. Bulletin 75 rainfall data was utilized. Refer to Appendix III for the model and calculations.

HYDROLOGY AND HYDRAULICS STUDY

Hydrologic Study

The WinTR-20 hydrologic computer model was used to determine the peak runoff rates for the upstream tributary area for the 100-year storm event. Rainfall data was obtained from Bulletin 75, published by the Illinois State Water Survey. Soil types were obtained from the NRCS Soils Survey and used to calculate the Runoff Curve Number for the drainage area. The time of concentration was calculated using the TR-55 method.

A critical duration analysis of the 100-year storm event yielded a peak flow rate of **22.94 cfs**. Comprehensive results from the WinTR-20 model can be found in Appendix II.

Culvert Analysis

HY-8 was used to analyze the culvert running under the berm west of the wetland. In lieu of calculating the actual tributary upstream of the culvert, the model assumed a range of incoming flows up to 50 cfs to determine peak discharge from the culvert in a worst-case scenario. The results show that discharge from the culvert plateaus at **5.83 cfs**.

Hydraulic Study

HEC-RAS Version 6.4.1 was used to perform the hydraulic modeling for the project. A topographic survey of the subject property was used in conjunction with LIDAR topographic data to develop cross-sections along the length of the wetland and creek. N-values for the channel and overbank areas were determined using the National Land Cover Database.

A steady flow analysis was performed assuming a subcritical flow regime. The results of the model show an average water surface elevation of approximately **8”** above the creek bed. The culvert pipes appear to be flowing about ¼ full. Detailed model inputs and results are included in Appendix II.

CONCLUSIONS

Based on the HEC-RAS model results, the creek should be able to accommodate the incoming tributary flows without issue. However, local Village officials and residents have observed flooding issues on site, as well as upstream and downstream of the studied area.

In an effort to better realize the creek's modeled capacity, the project team has agreed to implement shoreline stabilization measures and clear the creek bed of accumulated debris.

APPENDIX I – EXISTING CONDITIONS INFORMATION

NRCS SOILS REPORT

FEMA FIRM

HYDROLOGIC ATLAS

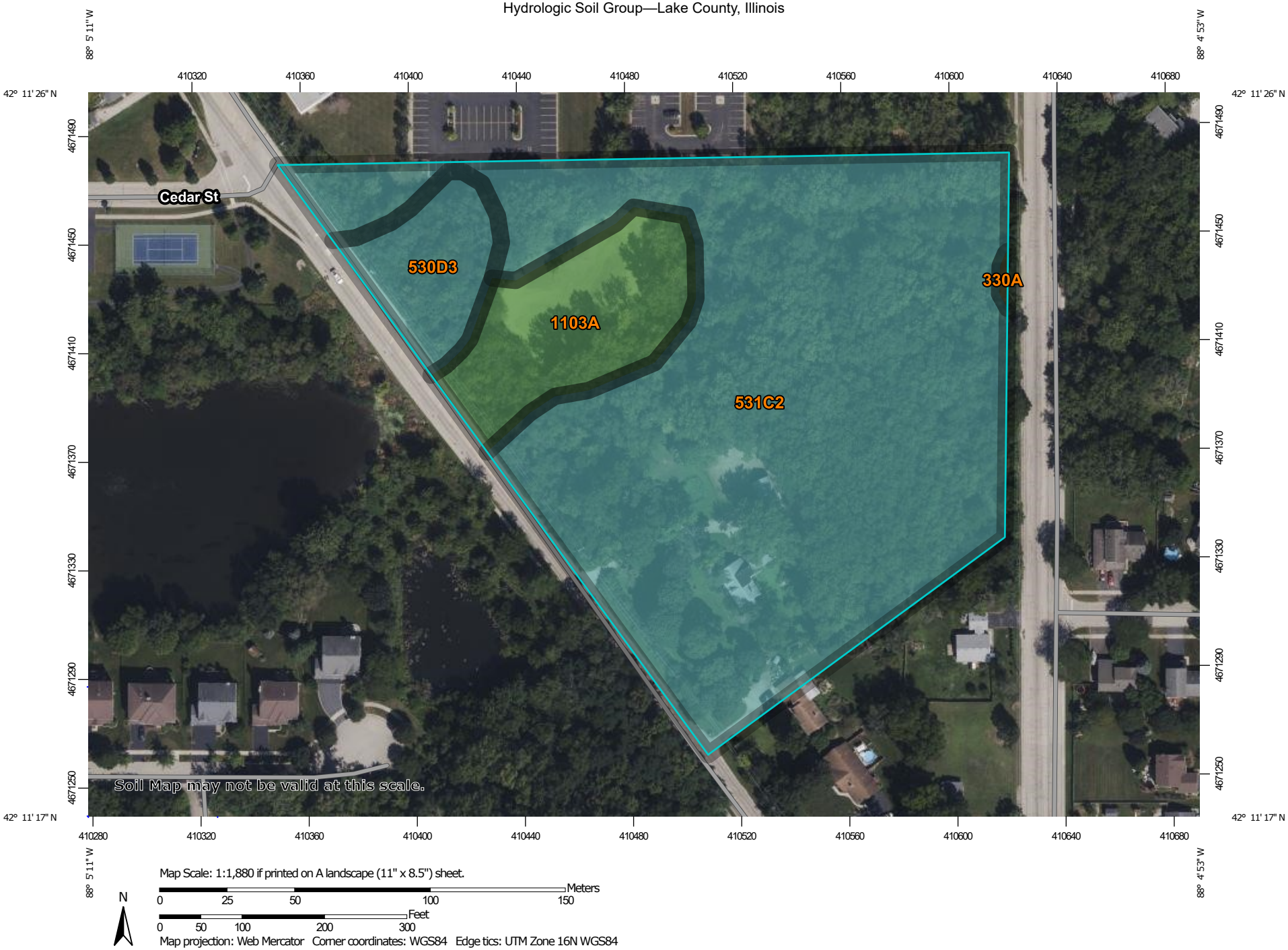
LAKE COUNTY FLOOD OF RECORD MAP

COUNTY FLOOD MAP

USFW WETLANDS MAP

LAKE COUNTY WETLAND MAP

PRELIMINARY WETLAND JURISDICTIONAL DETERMINATION


88° 5' 11" W
88° 4' 53" W
42° 11' 26" N
42° 11' 17" N
410320
410360
410400
410440
410480
410520
410560
410600
410640
410680
410280
4671490
4671450
4671410
4671370
4671330
4671290
4671250
Cedar St
530D3
1103A
531C2
330A
Soil Map may not be valid at this scale.
Map Scale: 1:1,880 if printed on A landscape (11" x 8.5") sheet.
N
0 25 50 100 150 Meters
0 50 100 200 300 Feet
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

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 18, Aug 28, 2023

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
330A	Peotone silty clay loam, 0 to 2 percent slopes	C/D	0.0	0.1%
530D3	Ozaukee silty clay loam, 6 to 12 percent slopes, severely eroded	C	0.6	6.8%
531C2	Markham silt loam, 4 to 6 percent slopes, eroded	C	7.5	80.8%
1103A	Houghton muck, undrained, 0 to 2 percent slopes	A/D	1.1	12.3%
Totals for Area of Interest			**9.3**	**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

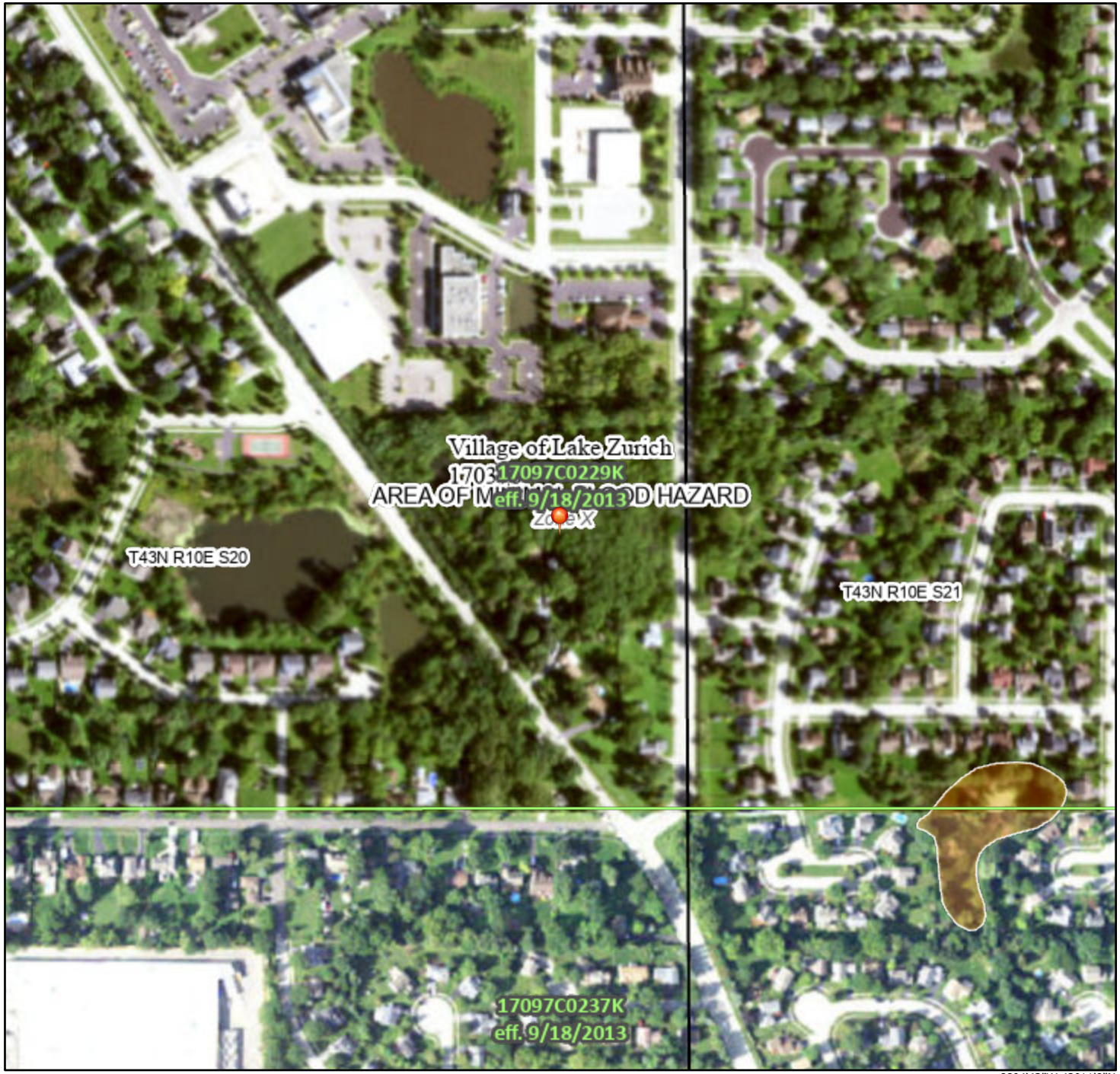
Component Percent Cutoff: None Specified

Tie-break Rule: Higher

National Flood Hazard Layer FIRMette

FEMA

88°5'19"W 42°11'35"N



88°4'42"W 42°11'9"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

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 / 17.5 Cross Sections with 1% Annual Chance / Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

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

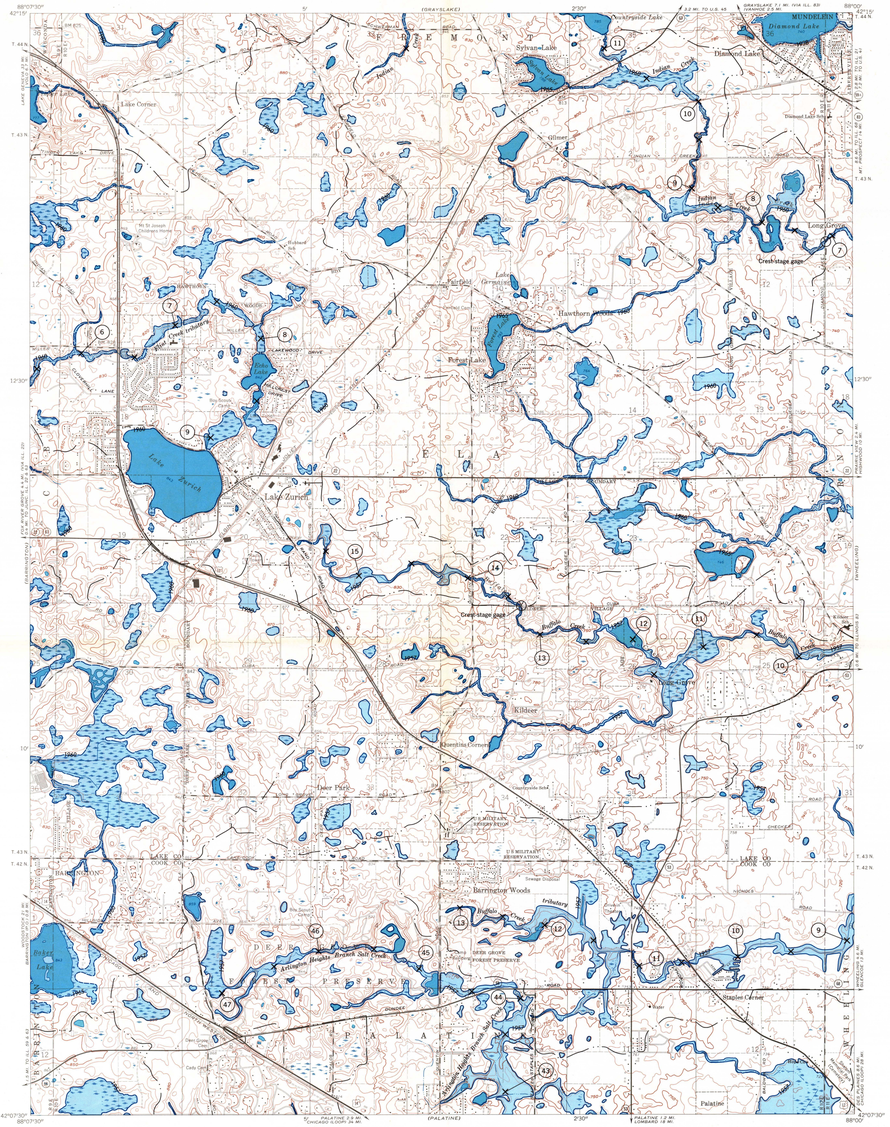
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/8/2024 at 5:48 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new 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.

DEPARTMENT OF THE INTERIOR
UNITED STATES GEOLOGICAL SURVEY

PREPARED IN COOPERATION WITH
THE NORTHEASTERN ILLINOIS METROPOLITAN
AREA PLANNING COMMISSION

HYDROLOGIC INVESTIGATIONS -
ATLAS HA-208


88°07'30"
42°15'
(GRAYSLAKE)
2°30'
3.2 MI. TO U.S. 45
GRAYSLAKE 7.1 MI. (VIA ILL. 83)
(GRANGE 2.5 MI.)
88°00'
T. 44 N.
T. 43 N.
12°30'
MUNDELEIN
Diamond Lake
Countryside Lake
Sylvan Lake
Diamond Lake
Lake Corner
Gilmer
Indian Creek
Indian Creek
Flint Creek
Butler
Long Grove
Crest-stage gage
Gerstacker
Lake Zurich
Hawthorn Woods
Hawthorn Woods Dr.
Forest Preserve Dr.
Rand Creek
Rand Creek Tributary
Lake Zurich
Lake Zurich
Lake Zurich

Lake County, Illinois





Lake County, Illinois

LakeCounty

Map Printed on 5/9/2024

N

Flood Hazard Zones

- USGS Flood of Record
- 1% Annual Chance Flood Hazard
- 0.2% Annual Chance Flood Hazard
- Regulatory Floodway
- Area Of Minimal Flood Hazard
- Open Water

Flood Hazard Boundaries

- Limit Lines
- SFHA / Flood Zone Boundary

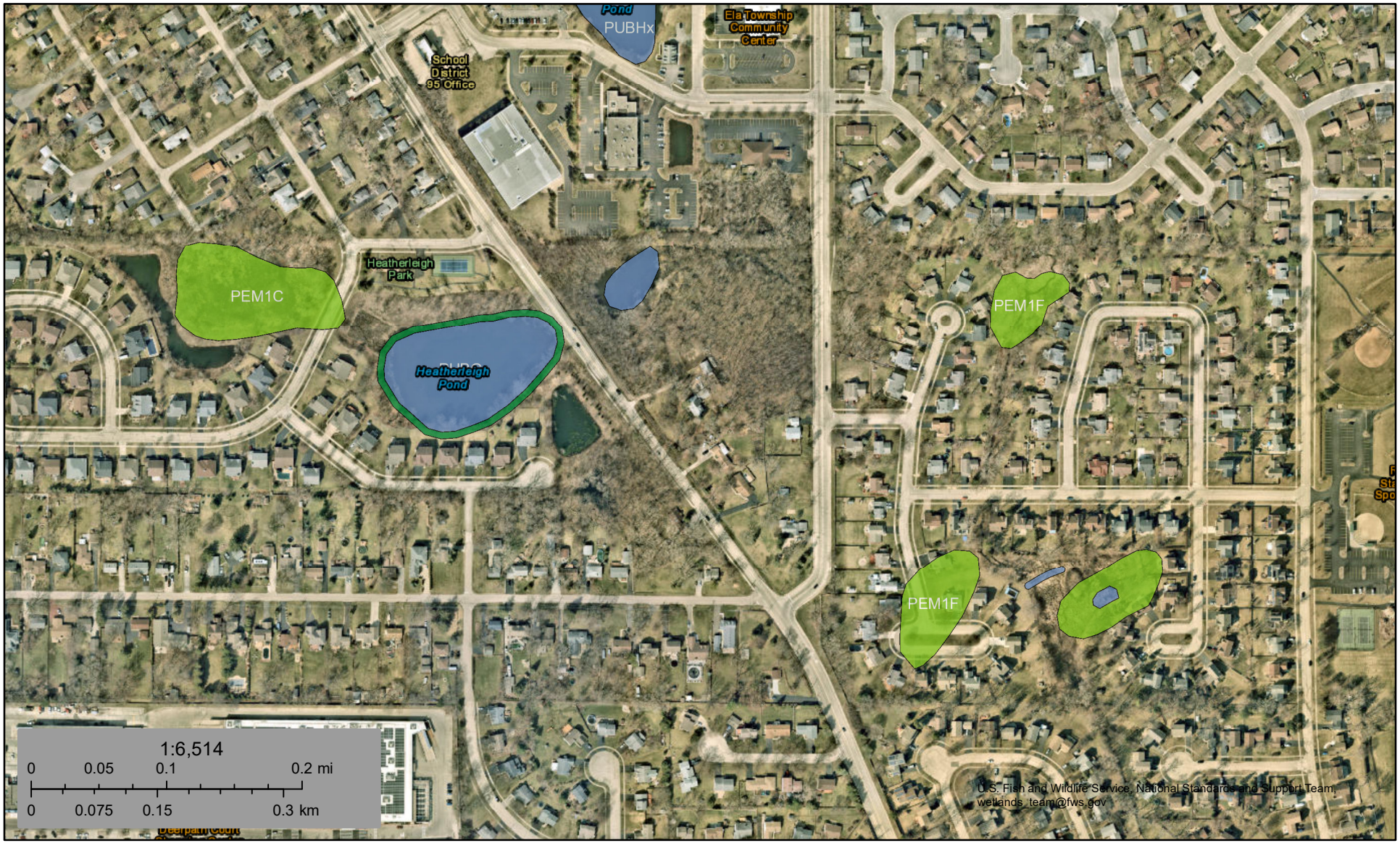
General Structures

- Flood Structure
- Flood Structure
- Bridge
- Flood Structure
- Dam, Weir, Jetty
- Other Structures
- Other Structures
- Other Structures
- Dam, Weir, Jetty
- Levees
- Political Jurisdictions
- Base Flood Elevations
- Cross-Sections
- LOMAs
- Effective
- 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.

U.S. Fish and Wildlife Service
National Wetlands Inventory

Wetland Map



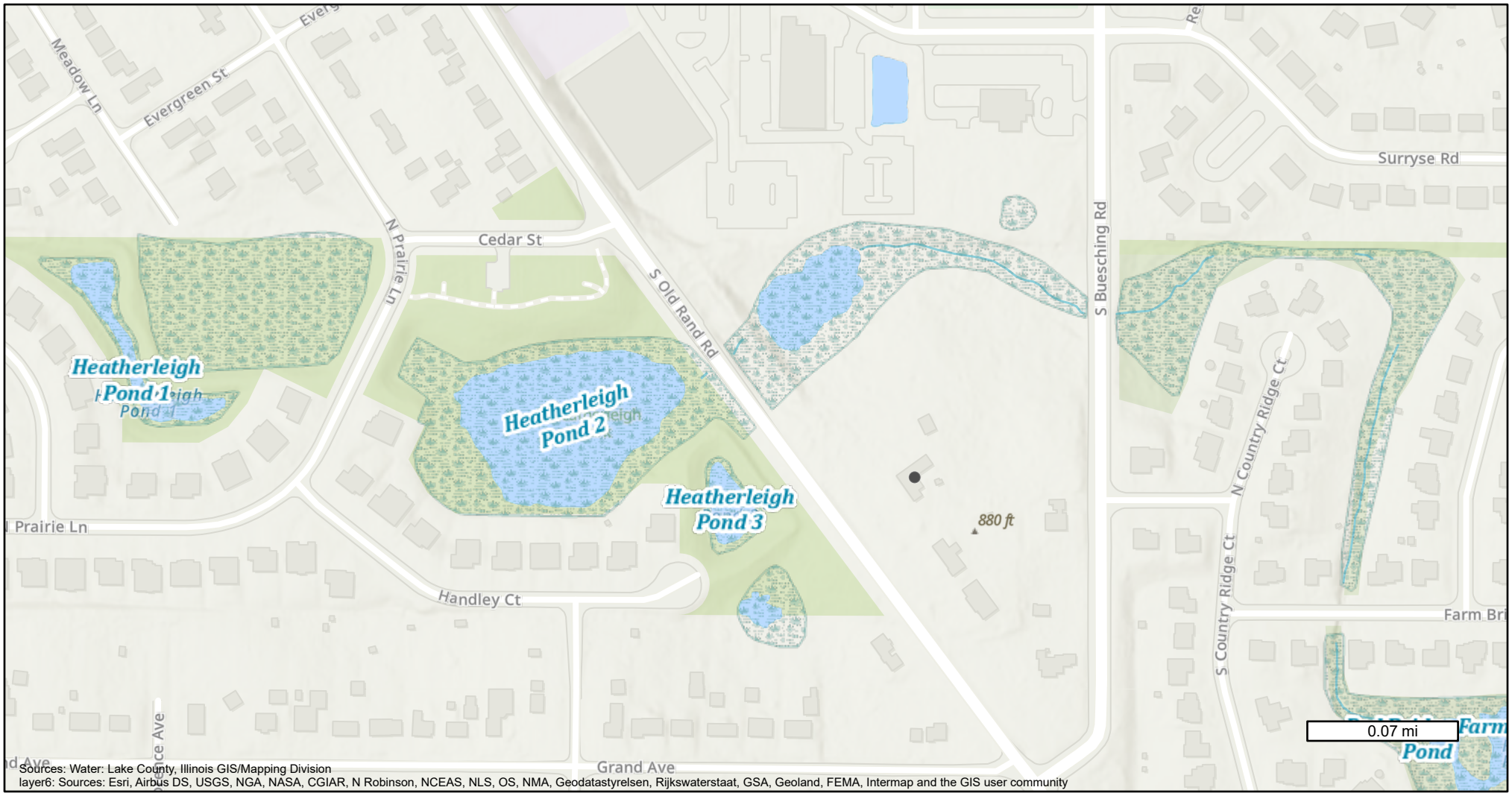
May 9, 2024

Wetlands

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

Lake County, Illinois





Lake County, Illinois

LakeCounty

Map Printed on 5/9/2024

N

Tax Parcel Information

2022 Hydro Areas

TYPE

- Lake
- Pond
- River/Stream/ Creek
- Lake County Wetland Inventory

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.

STORMWATER MANAGEMENT COMMISSION

September 16, 2022

Mr. Henry Joern
670 S. Old Rand Road
Lake Zurich, IL 60047

Subject: **SMC File #:** IWLC-22-593
USACE Ref. #: LRC-2022-547
670 S. Old Rand Road Property, Lake Zurich, Lake County, IL
PRELIMINARY WETLAND JURISDICTIONAL DETERMINATION

Dear Mr. Joern:

This letter responds to the request for a preliminary wetland jurisdictional determination (PJD) and isolated wetland boundary verification (BV) for the above-referenced property, submitted on your behalf by Ms. Ellen Raimondi with Gary R. Weber Associates, Inc. (GRWA) and received by the Lake County Stormwater Management Commission (SMC) on August 8, 2022, with supplemental information received September 15, 2022. SMC reviewed available reference materials and performed a site reconnaissance in the company of Mr. Michael Machalek the U.S. Army Corps of Engineers (USACE) on August 25, 2022. Wetlands/waters referenced in this letter are shown on the enclosed *Exhibit A: Water Resources Summary,* by GRWA, not dated (digital copy received by SMC on September 15, 2022).

- Based on our findings, **"Tributary 1" and "Wetland 1" appear to be *Waters of the United States* (WOTUS)** subject to regulation by the USACE under Section 404 of the federal Clean Water Act. These feature have a clearly discernible hydrologic connection to the traditionally navigable Des Plaines River (via the Buffalo Creek subwatershed). "Tributary 1" is a relatively permanent waters, and Wetland 1 abuts that feature. The USACE did not verify WOTUIS boundaries during this determination (see enclosed PJD field report). If a WOTUS boundary verification is desired, please coordinate directly with the Corps to schedule a field visit once flagging has been refreshed.

This PJD has been approved by SMC's Chief Engineer and the findings are valid for a period of three (3) years from the date of this letter unless new information warrants a revision before the expiration date. If you disagree with the findings of this PJD, you may request an approved JD (AJD) from the USACE.

For your information, SMC performed this PJD in accordance with the *Interagency Coordination Agreement (ICA) Between the U.S. Army Corps of Engineers, Chicago District, Lake County Stormwater Management Commission, and Lake County Department of Planning, Building and Development*, dated June 4, 2002. We determined the jurisdiction of WOTUS on the subject project area based on the current definition in 33 U.S.C. 1344. Section 328.3(a); guidance provided in the EPA/USACE Memorandum entitled "Clean Water Act Jurisdiction Following the U.S. Supreme Court's Decision in Rapanos v. United States & Carabell v. United States" dated June 5, 2007 (revised 12-02-08); and the USACE's *Jurisdictional Determination Form Instructional Guidebook* dated May 30, 2007. For areas not considered WOTUS, we determined jurisdiction using the definition of IWLC in Appendix A of the Lake County Watershed Development Ordinance (WDO, 10-13-2020).

Permitting Considerations

1. This letter satisfies the requirement for a written jurisdictional determination under WDO §1001 for the indicated wetlands/waters.

2. The surveyed boundaries of all existing wetlands/waters on the development site, including features constructed in dry land (e.g., stormwater management basins), need to be included on the engineering plans for permitting purposes.

3. **If proposed development will impact WOTUS, a wetland permit from the USACE will be required.** Please refer to the USACE-Chicago District's web site for the permit application submittal requirements: http://www.lrc.usace.army.mil/Missions/Regulatory/Illinois/AppChecklist.aspx. The USACE may require SMC's technical review/approval of the proposed soil erosion and sediment control plan (SE/SC) for the development as a condition of the USACE permit. We will advise you if our SE/SC review/approval is required.

4. **A Watershed Development Permit (WDP) will be required from the Village of Lake Zurich for site development in accordance with the applicable provisions of the WDO.** Please contact Ms. Jodi McCarthy with Manhard Consulting, Ltd., the Village's WDO Enforcement Officer (EO, 847-634-5500 or jmccarthy@manhard.com), for the appropriate permit application form and procedures.

We would like to be of assistance. If you have any questions, or would like to set up a meeting, please contact Juli Crane at jcrane@lakecountyil.gov.

Sincerely,
LAKE COUNTY STORMWATER MANAGEMENT COMMISSION

Brian Frank, P.E., CFM
Chief Engineer

Juli E. Crane, PWS, CWS, CFM
Principal Wetland Specialist

Enclosures: *Exhibit A: Water Resources Summary* (GRWA, not dated)
PJD Field Report

xc: Kathy Chernich/Mike Machalek – U.S. Army Corps of Engineers
Jodi McCarthy, Manhard, EO for Village of Lake Zurich
Michael Brown, Village of Lake Zurich Public Works
Ellen Raimondi, CWS, GRWA

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.



LEGEND

- Study Area
- Flagged Wetland Boundaries
- Off-site Wetland Boundaries (not flagged)
- Estimated Non-wetland Waters (Tributary)
- Sample Points A-E

0 80' 160'

SCALE: 1"=160' **NORTH**

Provided by: Google Earth 2018 Aerial

GARY R. WEBER ASSOCIATES, INC.

670 S. Old Rand Road

Lake Zurich, Lake County, Illinois 60047

AC2289

Advantage Consulting Engineers

WATER RESOURCES SUMMARY

EXHIBIT A

L:\Projects\AC2289\Eco-Con\Full Wetland Report\Maps\Old Rand Rd_WL Exhibits.dwg

STORMWATER MANAGEMENT COMMISSION

Preliminary Jurisdictional Determination Field Report

LakeCounty

Site Name: *670 S. Old Rand Rd Property*

Date: *August 25, 2022 4:00 PM*

SMC/PBD #: *IWLC-22-593*

USACOE #: *LRC-2022-593*

Attendees:

USACOE Representative(s): *Mike Machalek*
List Other Corp Representative(s): *N/A*
SMC/PBD Representative(s): *Juli Crane*
Other SMC/PBD Representative(s): *N/A*
Other attendee(s):

PJD Requestor:

Name/Contact Info: *Henry Joern, 670 S. Old Rand Rd, Lake Zurich, 847-417-8732, henryjoern@gmail.com*

Site Info:

Address/PIN#: *670 S. Old Rand Rd; PINs: 14-20-400-002 and 14-20-400-003*
Lat/Long: *42.189476 / -88.083492*
Description: *Single-family residence and out-buildings on wooded lot with creek bisecting the northern part of site from east to west.*
References: *No wetland report provided; Wetland Delineation Map (Exhibit A, Preliminary Water Resources Summary), FEMA Floodplain Map (2016), Aerial Photos (1939-2020, Lake County Online GIS Maps), Topographic Map - 1' contours (Lake County Online GIS Maps, 2007 & 2017), Lake County Soil Surveys (SCS 1970 & NRCS 2005), USGS Quadrangle Maps (1960, 1972, 1993), USGS Flood of Record Map, Lake County Storm Sewer Network Maps (SMC GIS, 2022); Lake County Wetland Restoration & Preservation Plan - Online Decision Support Tool (SMC, 2020)*

Disposition of Waters of the US:

Site appears to contain Waters of the U.S.: *Yes, site DOES appear to contain Waters of the U.S.*
List wetland/water IDs from delineation map and basis: *Tributary 1 is a relatively permanent water (RPW) and Wetland 1 = wetland abutting an RPW (i.e., Tributary 1)*
WOUS Exclusions: *N/a*
Corps representative concurs with staked/flagged WOUS boundaries: *No*
If Corp representative DOES NOT concur, please explain: *Flagging not present at time of PJD visit.*

Disposition of Isolated Waters of Lake County:

Site appears to contain Isolated Waters of Lake County: *No, site DOES NOT appear to contain Isolated Waters of Lake County.*
List wetland/water IDs from delineation map: *N/A*
Potential IWLC Exclusions: *N/a*
SMC/PBD representative concurs with staked/flagged IWLC boundaries:
If SMC/PBD representative DOES NOT concur, please explain:

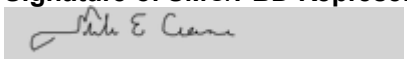
Comments: *The WOTUS boundary will be verified upon reflagging and consultant contacting the Army Corps to reschedule a field visit.*

Attests:

USACOE Representative Attestment: *Corp representative has reviewed the information herein and CONCURS with determination.*
Signature of USACOE Representative:



SMC/PBD Representative Attestment: *SMC/PBD representative has reviewed the information herein and CONCURS with determination.*
Signature of SMC/PBD Representative:



APPENDIX II – HYDROLOGIC & HYDRAULIC CALCULATIONS

TR-20 REPORT

HEC-RAS REPORT

HY-8 REPORT

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WinTR-20 Printed Page File      Beginning of Input Data List
P:\22138 - KLLM - 670 Old Rand Road\Calculations\WinTR20\670.inp

WinTR-20: version 3.30                  0         0         0.01      0         Illinois,Lake
Tributary area east of Old Rand Rd berm

SUB-AREA:
          SubArea1  Reach1              .0006     90.       .25       YY  Y
          SubArea2  Reach1              .0039     90.       .25
          SubArea3  Reach1              .0046     90.       .25
          SubArea4  Reach1              .0037     90.       .25


STREAM REACH:
          Reach1    Outlet              Basin1                         YY  Y


STORM ANALYSIS:
          100YR-1HR           0.        4.03      Huff 1    2         3.34
          100YR-2HR           0.        4.97      Huff 1    2         3.34
          100YR-6HR           0.        6.43      Huff 1    2         3.34
          100YR-12HR          0.        7.46      Huff 2    2         3.34
          100YR-24HR          0.        8.57      Huff 3    2         3.34


STRUCTURE RATING:
          Basin1    100.
                    100.      0.        0.
                    101.      1.        2.
                    102.      2.        4.
                    103.      3.        6.



RAINFALL DISTRIBUTION:
          Huff 3              1.
                    0.        .0205     .0431     .0667     .0912
                    .1171     .1436     .1691     .1964     .2278
                    .2633     .3093     .3635     .4392     .5211
                    .6102     .6989     .7819     .8492     .8974
                    .9311     .9534     .9706     .9856     1.
          Huff 2              0.5
                    0.        .0229     .0482     .0778     .1133
                    .1579     .2139     .2841     .3644     .4529
                    .5435     .6238     .6976     .7548     .8038
                    .8470     .8781     .9022     .9217     .9381
                    .9529     .9657     .9774     .9884     1.
          Huff 1              .2
                    0.        .0836     .1773     .2811     .3833
                    .4745     .5550     .6225     .6722     .7082
                    .7417     .7697     .7981     .8255     .8518
                    .8740     .8947     .9117     .9270     .9403
                    .9536     .9656     .9774     .9885     1.



GLOBAL OUTPUT:
          2         .01       .25       YY  Y     YY  Y



WinTR-20 Printed Page File      End of Input Data List

                    Tributary area east of Old Rand Rd berm
```

Name of printed page file:
P:\22138 - KLLM - 670 Old Rand Road\Calculations\WinTR20\670.out

STORM 100YR-1HR

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
SubArea1	0.600E-03		2.945		0.95	0.59	975.86

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	0.01	0.28	0.52	0.58	0.55	0.46
1.750	0.32	0.25	0.21	0.20	0.20	0.17	0.15
3.500	0.13	0.11	0.10	0.09	0.09	0.08	0.03
5.250	0.0						

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
SubArea2	0.004		2.947		0.95	3.81	975.86

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	0.09	1.82	3.39	3.80	3.57	2.99
1.750	2.11	1.63	1.37	1.33	1.28	1.13	1.00
3.500	0.82	0.70	0.64	0.59	0.56	0.54	0.22
5.250	0.02	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
SubArea3	0.005		2.947		0.95	4.49	975.86

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	0.11	2.15	4.00	4.48	4.21	3.52
1.750	2.49	1.92	1.62	1.56	1.51	1.34	1.18
3.500	0.97	0.83	0.76	0.70	0.66	0.64	0.26
5.250	0.02	0.0					

Tributary area east of Old Rand Rd berm

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
SubArea4	0.004		2.947		0.95	3.61	975.86

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	0.09	1.73	3.22	3.61	3.38	2.83
1.750	2.00	1.55	1.30	1.26	1.21	1.07	0.95
3.500	0.78	0.67	0.61	0.56	0.53	0.52	0.21
5.250	0.02	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Reach1	0.013	Upstream	2.947		0.95	12.49	975.86

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	0.31	5.97	11.14	12.48	11.71	9.80
1.750	6.92	5.35	4.50	4.35	4.19	3.71	3.29
3.500	2.70	2.31	2.11	1.94	1.85	1.78	0.73
5.250	0.05	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Reach1	0.013	Downstream	2.918	100.88	4.98	0.88	69.05

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.250	0.0	0.03	0.12	0.24	0.37	0.47	0.55
2.000	0.61	0.65	0.69	0.73	0.76	0.79	0.81
3.750	0.83	0.85	0.86	0.87	0.88	0.88	0.88
5.500	0.87	0.86	0.85	0.84	0.83	0.82	0.82
7.250	0.81	0.80	0.79	0.78	0.78	0.77	0.76
9.000	0.75	0.74	0.74	0.73	0.72	0.71	0.71
10.750	0.70	0.69	0.68	0.68	0.67	0.66	0.66
12.500	0.65	0.64	0.64	0.63	0.62	0.62	0.61
14.250	0.60	0.60	0.59	0.59	0.58	0.57	0.57
16.000	0.56	0.56	0.55	0.55	0.54	0.53	0.53
17.750	0.52	0.52	0.51	0.51	0.50	0.50	0.49
19.500	0.49	0.48	0.48	0.47	0.47	0.46	0.46
21.250	0.45	0.45	0.44	0.44	0.43	0.43	0.43

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
23.000	0.42	0.42	0.41	0.41	0.40	0.40	0.40
24.750	0.39	0.39	0.38	0.38	0.38	0.37	0.37
26.500	0.36	0.36	0.36	0.35	0.35	0.35	0.34
28.250	0.34	0.34	0.33	0.33	0.33	0.32	0.32
30.000	0.32	0.31	0.31	0.31	0.30	0.30	0.30
31.750	0.29	0.29	0.29	0.28	0.28	0.28	0.28
33.500	0.27	0.27	0.27	0.26	0.26	0.26	0.26
35.250	0.25	0.25	0.25	0.25	0.24	0.24	0.24
37.000	0.24	0.23	0.23	0.23	0.23	0.22	0.22
38.750	0.22	0.22	0.22	0.21	0.21	0.21	0.21
40.500	0.20	0.20	0.20	0.20	0.20	0.19	0.19
42.250	0.19	0.19	0.19	0.18	0.18	0.18	0.18
44.000	0.18	0.18	0.17	0.17	0.17	0.17	0.17
45.750	0.16	0.16	0.16	0.16	0.16	0.16	0.15
47.500	0.15	0.15	0.15	0.15	0.15	0.15	0.14
49.250	0.14	0.14	0.14	0.14	0.14	0.14	0.13
51.000	0.13	0.13	0.13	0.13	0.13	0.13	0.12
52.750	0.12	0.12	0.12	0.12	0.12	0.12	0.12
54.500	0.11	0.11	0.11	0.11	0.11	0.11	0.11
56.250	0.11	0.11	0.10	0.10	0.10	0.10	0.10
58.000	0.10	0.10	0.10	0.10	0.10	0.09	0.09
59.750	0.09	0.09	0.09	0.09	0.09	0.09	0.09
61.500	0.09	0.08	0.08	0.08	0.08	0.08	0.08
63.250	0.08	0.08	0.08	0.08	0.08	0.08	0.08
65.000	0.07	0.07	0.07	0.07	0.07	0.07	0.07
66.750	0.07	0.07	0.07	0.07	0.07	0.07	0.06
68.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
70.250	0.06	0.06	0.06	0.06	0.06	0.06	0.06
72.000	0.06	0.06	0.05	0.05	0.05	0.05	0.05
73.750	0.05	0.05	0.05	0.05	0.05	0.05	0.05
75.500	0.05	0.05	0.05	0.05	0.05	0.05	0.05
77.250	0.04	0.04	0.04	0.04	0.04	0.04	0.04
79.000	0.04	0.04	0.04	0.04	0.04	0.04	0.04
80.750	0.04	0.04	0.04	0.04	0.04	0.04	0.04
82.500	0.04	0.04	0.04	0.03	0.03	0.03	0.03
84.250	0.03	0.03	0.03	0.03	0.03	0.03	0.03
86.000	0.03	0.03	0.03	0.03	0.03	0.03	0.03
87.750	0.03	0.03	0.03	0.03	0.03	0.03	0.03
89.500	0.03	0.03	0.03	0.03	0.03	0.03	0.03
91.250	0.03	0.02	0.02	0.02	0.02	0.02	0.02
93.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
94.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
96.500	0.02	0.02	0.02	0.02	0.02	0.02	0.02
98.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02
100.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
101.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
103.500	0.02	0.01	0.01	0.01	0.01	0.01	0.01
105.250	0.01	0.01	0.01	0.01	0.01	0.01	0.01
107.000	0.01	0.01	0.01	0.01	0.01	0.01	0.01
108.750	0.01	0.01	0.01	0.01	0.01	0.01	0.01
110.500	0.01	0.01	0.01	0.01	0.01	0.01	0.01
112.250	0.01	0.01	0.01	0.01	0.01	0.01	0.0

Tributary area east of Old Rand Rd berm

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
OUTLET	0.013		2.918		4.98	0.88	69.05

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.250	0.0	0.03	0.12	0.24	0.37	0.47	0.55
2.000	0.61	0.65	0.69	0.73	0.76	0.79	0.81
3.750	0.83	0.85	0.86	0.87	0.88	0.88	0.88
5.500	0.87	0.86	0.85	0.84	0.83	0.82	0.82
7.250	0.81	0.80	0.79	0.78	0.78	0.77	0.76
9.000	0.75	0.74	0.74	0.73	0.72	0.71	0.71
10.750	0.70	0.69	0.68	0.68	0.67	0.66	0.66
12.500	0.65	0.64	0.64	0.63	0.62	0.62	0.61
14.250	0.60	0.60	0.59	0.59	0.58	0.57	0.57
16.000	0.56	0.56	0.55	0.55	0.54	0.53	0.53
17.750	0.52	0.52	0.51	0.51	0.50	0.50	0.49
19.500	0.49	0.48	0.48	0.47	0.47	0.46	0.46
21.250	0.45	0.45	0.44	0.44	0.43	0.43	0.43
23.000	0.42	0.42	0.41	0.41	0.40	0.40	0.40
24.750	0.39	0.39	0.38	0.38	0.38	0.37	0.37
26.500	0.36	0.36	0.36	0.35	0.35	0.35	0.34
28.250	0.34	0.34	0.33	0.33	0.33	0.32	0.32
30.000	0.32	0.31	0.31	0.31	0.30	0.30	0.30
31.750	0.29	0.29	0.29	0.28	0.28	0.28	0.28
33.500	0.27	0.27	0.27	0.26	0.26	0.26	0.26
35.250	0.25	0.25	0.25	0.25	0.24	0.24	0.24
37.000	0.24	0.23	0.23	0.23	0.23	0.22	0.22
38.750	0.22	0.22	0.22	0.21	0.21	0.21	0.21
40.500	0.20	0.20	0.20	0.20	0.20	0.19	0.19
42.250	0.19	0.19	0.19	0.18	0.18	0.18	0.18
44.000	0.18	0.18	0.17	0.17	0.17	0.17	0.17
45.750	0.16	0.16	0.16	0.16	0.16	0.16	0.15
47.500	0.15	0.15	0.15	0.15	0.15	0.15	0.14
49.250	0.14	0.14	0.14	0.14	0.14	0.14	0.13
51.000	0.13	0.13	0.13	0.13	0.13	0.13	0.12
52.750	0.12	0.12	0.12	0.12	0.12	0.12	0.12
54.500	0.11	0.11	0.11	0.11	0.11	0.11	0.11
56.250	0.11	0.11	0.10	0.10	0.10	0.10	0.10
58.000	0.10	0.10	0.10	0.10	0.10	0.09	0.09
59.750	0.09	0.09	0.09	0.09	0.09	0.09	0.09
61.500	0.09	0.08	0.08	0.08	0.08	0.08	0.08
63.250	0.08	0.08	0.08	0.08	0.08	0.08	0.08
65.000	0.07	0.07	0.07	0.07	0.07	0.07	0.07
66.750	0.07	0.07	0.07	0.07	0.07	0.07	0.06
68.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
70.250	0.06	0.06	0.06	0.06	0.06	0.06	0.06
72.000	0.06	0.06	0.05	0.05	0.05	0.05	0.05
73.750	0.05	0.05	0.05	0.05	0.05	0.05	0.05
75.500	0.05	0.05	0.05	0.05	0.05	0.05	0.05
77.250	0.04	0.04	0.04	0.04	0.04	0.04	0.04

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
79.000	0.04	0.04	0.04	0.04	0.04	0.04	0.04
80.750	0.04	0.04	0.04	0.04	0.04	0.04	0.04
82.500	0.04	0.04	0.04	0.03	0.03	0.03	0.03
84.250	0.03	0.03	0.03	0.03	0.03	0.03	0.03
86.000	0.03	0.03	0.03	0.03	0.03	0.03	0.03
87.750	0.03	0.03	0.03	0.03	0.03	0.03	0.03
89.500	0.03	0.03	0.03	0.03	0.03	0.03	0.03
91.250	0.03	0.02	0.02	0.02	0.02	0.02	0.02
93.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
94.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
96.500	0.02	0.02	0.02	0.02	0.02	0.02	0.02
98.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02
100.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
101.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
103.500	0.02	0.01	0.01	0.01	0.01	0.01	0.01
105.250	0.01	0.01	0.01	0.01	0.01	0.01	0.01
107.000	0.01	0.01	0.01	0.01	0.01	0.01	0.01
108.750	0.01	0.01	0.01	0.01	0.01	0.01	0.01
110.500	0.01	0.01	0.01	0.01	0.01	0.01	0.01
112.250	0.01	0.01	0.01	0.01	0.01	0.01	0.0

STORM 100YR-2HR

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
SubArea1	0.600E-03		3.845		0.91	0.78	1292.88

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
0.0	0.0	0.04	0.42	0.71	0.77	0.71	0.59
1.750	0.41	0.32	0.27	0.26	0.25	0.22	0.19
3.500	0.16	0.14	0.12	0.11	0.11	0.10	0.04
5.250	0.0						

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
SubArea2	0.004		3.847		0.91	5.04	1292.88

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
0.0	0.0	0.25	2.75	4.63	4.99	4.60	3.82
1.750	2.68	2.06	1.73	1.67	1.61	1.42	1.26

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
3.500	1.04	0.88	0.81	0.74	0.71	0.68	0.28
5.250	0.02	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
SubArea3	0.005		3.847		0.91	5.95	1292.88

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	0.30	3.24	5.46	5.89	5.43	4.50
1.750	3.16	2.44	2.04	1.97	1.90	1.68	1.48
3.500	1.22	1.04	0.95	0.87	0.83	0.80	0.33
5.250	0.02	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
SubArea4	0.004		3.847		0.91	4.78	1292.88

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	0.24	2.61	4.39	4.74	4.37	3.62
1.750	2.54	1.96	1.64	1.59	1.53	1.35	1.19
3.500	0.98	0.84	0.76	0.70	0.67	0.65	0.26
5.250	0.02	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Reach1	0.013	Upstream	3.847		0.91	16.55	1292.88

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	0.83	9.03	15.20	16.39	15.11	12.53
1.750	8.79	6.78	5.69	5.49	5.28	4.68	4.13
3.500	3.40	2.90	2.64	2.43	2.32	2.24	0.91
5.250	0.06	0.0					

Tributary area east of Old Rand Rd berm

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Reach1	0.013	Downstream	3.818	101.15	4.97	1.15	89.98

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.250	0.0	0.05	0.18	0.34	0.50	0.64	0.74
2.000	0.81	0.87	0.92	0.96	1.00	1.04	1.07
3.750	1.09	1.10	1.12	1.13	1.14	1.15	1.14
5.500	1.13	1.12	1.11	1.10	1.09	1.07	1.06
7.250	1.05	1.04	1.03	1.02	1.01	1.00	0.99
9.000	0.98	0.97	0.96	0.95	0.94	0.93	0.92
10.750	0.91	0.90	0.89	0.88	0.87	0.86	0.86
12.500	0.85	0.84	0.83	0.82	0.81	0.80	0.80
14.250	0.79	0.78	0.77	0.76	0.76	0.75	0.74
16.000	0.73	0.73	0.72	0.71	0.70	0.70	0.69
17.750	0.68	0.68	0.67	0.66	0.65	0.65	0.64
19.500	0.63	0.63	0.62	0.62	0.61	0.60	0.60
21.250	0.59	0.58	0.58	0.57	0.57	0.56	0.55
23.000	0.55	0.54	0.54	0.53	0.53	0.52	0.52
24.750	0.51	0.51	0.50	0.50	0.49	0.49	0.48
26.500	0.48	0.47	0.47	0.46	0.46	0.45	0.45
28.250	0.44	0.44	0.43	0.43	0.42	0.42	0.42
30.000	0.41	0.41	0.40	0.40	0.39	0.39	0.39
31.750	0.38	0.38	0.37	0.37	0.37	0.36	0.36
33.500	0.36	0.35	0.35	0.34	0.34	0.34	0.33
35.250	0.33	0.33	0.32	0.32	0.32	0.31	0.31
37.000	0.31	0.30	0.30	0.30	0.30	0.29	0.29
38.750	0.29	0.28	0.28	0.28	0.27	0.27	0.27
40.500	0.27	0.26	0.26	0.26	0.26	0.25	0.25
42.250	0.25	0.25	0.24	0.24	0.24	0.24	0.23
44.000	0.23	0.23	0.23	0.22	0.22	0.22	0.22
45.750	0.21	0.21	0.21	0.21	0.21	0.20	0.20
47.500	0.20	0.20	0.20	0.19	0.19	0.19	0.19
49.250	0.19	0.18	0.18	0.18	0.18	0.18	0.17
51.000	0.17	0.17	0.17	0.17	0.17	0.16	0.16
52.750	0.16	0.16	0.16	0.16	0.15	0.15	0.15
54.500	0.15	0.15	0.15	0.14	0.14	0.14	0.14
56.250	0.14	0.14	0.14	0.13	0.13	0.13	0.13
58.000	0.13	0.13	0.13	0.13	0.12	0.12	0.12
59.750	0.12	0.12	0.12	0.12	0.12	0.11	0.11
61.500	0.11	0.11	0.11	0.11	0.11	0.11	0.11
63.250	0.10	0.10	0.10	0.10	0.10	0.10	0.10
65.000	0.10	0.10	0.09	0.09	0.09	0.09	0.09
66.750	0.09	0.09	0.09	0.09	0.09	0.09	0.08
68.500	0.08	0.08	0.08	0.08	0.08	0.08	0.08
70.250	0.08	0.08	0.08	0.08	0.07	0.07	0.07
72.000	0.07	0.07	0.07	0.07	0.07	0.07	0.07
73.750	0.07	0.07	0.07	0.07	0.06	0.06	0.06
75.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
77.250	0.06	0.06	0.06	0.06	0.06	0.06	0.05

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
79.000	0.05	0.05	0.05	0.05	0.05	0.05	0.05
80.750	0.05	0.05	0.05	0.05	0.05	0.05	0.05
82.500	0.05	0.05	0.05	0.05	0.05	0.04	0.04
84.250	0.04	0.04	0.04	0.04	0.04	0.04	0.04
86.000	0.04	0.04	0.04	0.04	0.04	0.04	0.04
87.750	0.04	0.04	0.04	0.04	0.04	0.04	0.04
89.500	0.04	0.03	0.03	0.03	0.03	0.03	0.03
91.250	0.03	0.03	0.03	0.03	0.03	0.03	0.03
93.000	0.03	0.03	0.03	0.03	0.03	0.03	0.03
94.750	0.03	0.03	0.03	0.03	0.03	0.03	0.03
96.500	0.03	0.03	0.03	0.03	0.03	0.03	0.02
98.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02
100.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
101.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
103.500	0.02	0.02	0.02	0.02	0.02	0.02	0.02
105.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02
107.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
108.750	0.02	0.02	0.02	0.02	0.02	0.02	0.01
110.500	0.01	0.01	0.01	0.01	0.01	0.01	0.01
112.250	0.01	0.01	0.01	0.01	0.01	0.01	0.01
114.000	0.01	0.01	0.01	0.01	0.01	0.01	0.01
115.750	0.01	0.01	0.01	0.01	0.01	0.01	0.01
117.500	0.01	0.01	0.01	0.01	0.01	0.01	0.01
119.250	0.01	0.01	0.01	0.0			

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
OUTLET	0.013		3.818		4.97	1.15	89.98

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
0.250	0.0	0.05	0.18	0.34	0.50	0.64	0.74
2.000	0.81	0.87	0.92	0.96	1.00	1.04	1.07
3.750	1.09	1.10	1.12	1.13	1.14	1.15	1.14
5.500	1.13	1.12	1.11	1.10	1.09	1.07	1.06
7.250	1.05	1.04	1.03	1.02	1.01	1.00	0.99
9.000	0.98	0.97	0.96	0.95	0.94	0.93	0.92
10.750	0.91	0.90	0.89	0.88	0.87	0.86	0.86
12.500	0.85	0.84	0.83	0.82	0.81	0.80	0.80
14.250	0.79	0.78	0.77	0.76	0.76	0.75	0.74
16.000	0.73	0.73	0.72	0.71	0.70	0.70	0.69
17.750	0.68	0.68	0.67	0.66	0.65	0.65	0.64
19.500	0.63	0.63	0.62	0.62	0.61	0.60	0.60
21.250	0.59	0.58	0.58	0.57	0.57	0.56	0.55
23.000	0.55	0.54	0.54	0.53	0.53	0.52	0.52
24.750	0.51	0.51	0.50	0.50	0.49	0.49	0.48
26.500	0.48	0.47	0.47	0.46	0.46	0.45	0.45

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
28.250	0.44	0.44	0.43	0.43	0.42	0.42	0.42
30.000	0.41	0.41	0.40	0.40	0.39	0.39	0.39
31.750	0.38	0.38	0.37	0.37	0.37	0.36	0.36
33.500	0.36	0.35	0.35	0.34	0.34	0.34	0.33
35.250	0.33	0.33	0.32	0.32	0.32	0.31	0.31
37.000	0.31	0.30	0.30	0.30	0.30	0.29	0.29
38.750	0.29	0.28	0.28	0.28	0.27	0.27	0.27
40.500	0.27	0.26	0.26	0.26	0.26	0.25	0.25
42.250	0.25	0.25	0.24	0.24	0.24	0.24	0.23
44.000	0.23	0.23	0.23	0.22	0.22	0.22	0.22
45.750	0.21	0.21	0.21	0.21	0.21	0.20	0.20
47.500	0.20	0.20	0.20	0.19	0.19	0.19	0.19
49.250	0.19	0.18	0.18	0.18	0.18	0.18	0.17
51.000	0.17	0.17	0.17	0.17	0.17	0.16	0.16
52.750	0.16	0.16	0.16	0.16	0.15	0.15	0.15
54.500	0.15	0.15	0.15	0.14	0.14	0.14	0.14
56.250	0.14	0.14	0.14	0.13	0.13	0.13	0.13
58.000	0.13	0.13	0.13	0.13	0.12	0.12	0.12
59.750	0.12	0.12	0.12	0.12	0.12	0.11	0.11
61.500	0.11	0.11	0.11	0.11	0.11	0.11	0.11
63.250	0.10	0.10	0.10	0.10	0.10	0.10	0.10
65.000	0.10	0.10	0.09	0.09	0.09	0.09	0.09
66.750	0.09	0.09	0.09	0.09	0.09	0.09	0.08
68.500	0.08	0.08	0.08	0.08	0.08	0.08	0.08
70.250	0.08	0.08	0.08	0.08	0.07	0.07	0.07
72.000	0.07	0.07	0.07	0.07	0.07	0.07	0.07
73.750	0.07	0.07	0.07	0.07	0.06	0.06	0.06
75.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
77.250	0.06	0.06	0.06	0.06	0.06	0.06	0.05
79.000	0.05	0.05	0.05	0.05	0.05	0.05	0.05
80.750	0.05	0.05	0.05	0.05	0.05	0.05	0.05
82.500	0.05	0.05	0.05	0.05	0.05	0.04	0.04
84.250	0.04	0.04	0.04	0.04	0.04	0.04	0.04
86.000	0.04	0.04	0.04	0.04	0.04	0.04	0.04
87.750	0.04	0.04	0.04	0.04	0.04	0.04	0.04
89.500	0.04	0.03	0.03	0.03	0.03	0.03	0.03
91.250	0.03	0.03	0.03	0.03	0.03	0.03	0.03
93.000	0.03	0.03	0.03	0.03	0.03	0.03	0.03
94.750	0.03	0.03	0.03	0.03	0.03	0.03	0.03
96.500	0.03	0.03	0.03	0.03	0.03	0.03	0.02
98.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02
100.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
101.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
103.500	0.02	0.02	0.02	0.02	0.02	0.02	0.02
105.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02
107.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
108.750	0.02	0.02	0.02	0.02	0.02	0.02	0.01
110.500	0.01	0.01	0.01	0.01	0.01	0.01	0.01
112.250	0.01	0.01	0.01	0.01	0.01	0.01	0.01
114.000	0.01	0.01	0.01	0.01	0.01	0.01	0.01
115.750	0.01	0.01	0.01	0.01	0.01	0.01	0.01
117.500	0.01	0.01	0.01	0.01	0.01	0.01	0.01

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
119.250	0.01	0.01	0.01	0.0			

STORM 100YR-6HR

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
SubArea1	0.600E-03		5.263		0.89	1.08	1791.89

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	0.10	0.66	1.01	1.05	0.95	0.78
1.750	0.55	0.42	0.35	0.34	0.33	0.29	0.25
3.500	0.21	0.18	0.16	0.15	0.14	0.14	0.06
5.250	0.0						

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
SubArea2	0.004		5.265		0.89	6.99	1791.89

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	0.64	4.31	6.59	6.85	6.20	5.09
1.750	3.56	2.73	2.29	2.21	2.12	1.88	1.66
3.500	1.36	1.16	1.06	0.97	0.93	0.89	0.36
5.250	0.03	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
SubArea3	0.005		5.265		0.89	8.24	1791.89

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	0.76	5.09	7.77	8.07	7.31	6.01
1.750	4.20	3.22	2.70	2.60	2.50	2.21	1.95
3.500	1.60	1.37	1.25	1.15	1.09	1.05	0.43
5.250	0.03	0.0					

Tributary area east of Old Rand Rd berm

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
SubArea4	0.004		5.265		0.89	6.63	1791.89

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	0.61	4.09	6.25	6.50	5.88	4.83
1.750	3.38	2.59	2.17	2.10	2.01	1.78	1.57
3.500	1.29	1.10	1.00	0.92	0.88	0.85	0.35
5.250	0.02	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
Reach1	0.013	Upstream	5.265		0.89	22.94	1791.89

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.0	0.0	2.11	14.16	21.63	22.47	20.34	16.71
1.750	11.68	8.97	7.52	7.25	6.95	6.15	5.43
3.500	4.47	3.81	3.47	3.19	3.04	2.93	1.19
5.250	0.08	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
Reach1	0.013	Downstream	5.236	101.57	4.98	1.57	122.94

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
0.250	0.0	0.09	0.28	0.51	0.72	0.91	1.04
2.000	1.13	1.21	1.27	1.33	1.39	1.43	1.47
3.750	1.49	1.51	1.53	1.55	1.56	1.57	1.56
5.500	1.55	1.53	1.51	1.50	1.48	1.47	1.45
7.250	1.44	1.42	1.41	1.39	1.38	1.37	1.35
9.000	1.34	1.32	1.31	1.30	1.28	1.27	1.26
10.750	1.24	1.23	1.22	1.21	1.19	1.18	1.17
12.500	1.16	1.15	1.13	1.12	1.11	1.10	1.09
14.250	1.08	1.07	1.05	1.04	1.03	1.02	1.01
16.000	1.00	0.99	0.98	0.97	0.96	0.95	0.94
17.750	0.93	0.92	0.91	0.90	0.89	0.88	0.88
19.500	0.87	0.86	0.85	0.84	0.83	0.82	0.81
21.250	0.81	0.80	0.79	0.78	0.77	0.77	0.76

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
23.000	0.75	0.74	0.73	0.73	0.72	0.71	0.70
24.750	0.70	0.69	0.68	0.68	0.67	0.66	0.66
26.500	0.65	0.64	0.64	0.63	0.62	0.62	0.61
28.250	0.60	0.60	0.59	0.59	0.58	0.57	0.57
30.000	0.56	0.56	0.55	0.54	0.54	0.53	0.53
31.750	0.52	0.52	0.51	0.51	0.50	0.50	0.49
33.500	0.49	0.48	0.48	0.47	0.47	0.46	0.46
35.250	0.45	0.45	0.44	0.44	0.43	0.43	0.42
37.000	0.42	0.42	0.41	0.41	0.40	0.40	0.40
38.750	0.39	0.39	0.38	0.38	0.38	0.37	0.37
40.500	0.36	0.36	0.36	0.35	0.35	0.35	0.34
42.250	0.34	0.34	0.33	0.33	0.32	0.32	0.32
44.000	0.31	0.31	0.31	0.31	0.30	0.30	0.30
45.750	0.29	0.29	0.29	0.28	0.28	0.28	0.28
47.500	0.27	0.27	0.27	0.26	0.26	0.26	0.26
49.250	0.25	0.25	0.25	0.25	0.24	0.24	0.24
51.000	0.24	0.23	0.23	0.23	0.23	0.22	0.22
52.750	0.22	0.22	0.21	0.21	0.21	0.21	0.21
54.500	0.20	0.20	0.20	0.20	0.20	0.19	0.19
56.250	0.19	0.19	0.19	0.18	0.18	0.18	0.18
58.000	0.18	0.17	0.17	0.17	0.17	0.17	0.17
59.750	0.16	0.16	0.16	0.16	0.16	0.16	0.15
61.500	0.15	0.15	0.15	0.15	0.15	0.15	0.14
63.250	0.14	0.14	0.14	0.14	0.14	0.13	0.13
65.000	0.13	0.13	0.13	0.13	0.13	0.13	0.12
66.750	0.12	0.12	0.12	0.12	0.12	0.12	0.12
68.500	0.11	0.11	0.11	0.11	0.11	0.11	0.11
70.250	0.11	0.11	0.10	0.10	0.10	0.10	0.10
72.000	0.10	0.10	0.10	0.10	0.10	0.09	0.09
73.750	0.09	0.09	0.09	0.09	0.09	0.09	0.09
75.500	0.09	0.08	0.08	0.08	0.08	0.08	0.08
77.250	0.08	0.08	0.08	0.08	0.08	0.08	0.07
79.000	0.07	0.07	0.07	0.07	0.07	0.07	0.07
80.750	0.07	0.07	0.07	0.07	0.07	0.07	0.06
82.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
84.250	0.06	0.06	0.06	0.06	0.06	0.06	0.06
86.000	0.06	0.05	0.05	0.05	0.05	0.05	0.05
87.750	0.05	0.05	0.05	0.05	0.05	0.05	0.05
89.500	0.05	0.05	0.05	0.05	0.05	0.05	0.05
91.250	0.04	0.04	0.04	0.04	0.04	0.04	0.04
93.000	0.04	0.04	0.04	0.04	0.04	0.04	0.04
94.750	0.04	0.04	0.04	0.04	0.04	0.04	0.04
96.500	0.04	0.04	0.04	0.03	0.03	0.03	0.03
98.250	0.03	0.03	0.03	0.03	0.03	0.03	0.03
100.000	0.03	0.03	0.03	0.03	0.03	0.03	0.03
101.750	0.03	0.03	0.03	0.03	0.03	0.03	0.03
103.500	0.03	0.03	0.03	0.03	0.03	0.03	0.03
105.250	0.03	0.02	0.02	0.02	0.02	0.02	0.02
107.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
108.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
110.500	0.02	0.02	0.02	0.02	0.02	0.02	0.02
112.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
114.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
115.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
117.500	0.02	0.01	0.01	0.01	0.01	0.01	0.01
119.250	0.01	0.01	0.01	0.01	0.01	0.01	0.01
121.000	0.01	0.01	0.01	0.01	0.01	0.01	0.01
122.750	0.01	0.01	0.01	0.01	0.01	0.01	0.01
124.500	0.01	0.01	0.01	0.01	0.01	0.01	0.01
126.250	0.01	0.01	0.01	0.01	0.01	0.0	

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
OUTLET	0.013		5.236		4.98	1.57	122.94

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
0.250	0.0	0.09	0.28	0.51	0.72	0.91	1.04
2.000	1.13	1.21	1.27	1.33	1.39	1.43	1.47
3.750	1.49	1.51	1.53	1.55	1.56	1.57	1.56
5.500	1.55	1.53	1.51	1.50	1.48	1.47	1.45
7.250	1.44	1.42	1.41	1.39	1.38	1.37	1.35
9.000	1.34	1.32	1.31	1.30	1.28	1.27	1.26
10.750	1.24	1.23	1.22	1.21	1.19	1.18	1.17
12.500	1.16	1.15	1.13	1.12	1.11	1.10	1.09
14.250	1.08	1.07	1.05	1.04	1.03	1.02	1.01
16.000	1.00	0.99	0.98	0.97	0.96	0.95	0.94
17.750	0.93	0.92	0.91	0.90	0.89	0.88	0.88
19.500	0.87	0.86	0.85	0.84	0.83	0.82	0.81
21.250	0.81	0.80	0.79	0.78	0.77	0.77	0.76
23.000	0.75	0.74	0.73	0.73	0.72	0.71	0.70
24.750	0.70	0.69	0.68	0.68	0.67	0.66	0.66
26.500	0.65	0.64	0.64	0.63	0.62	0.62	0.61
28.250	0.60	0.60	0.59	0.59	0.58	0.57	0.57
30.000	0.56	0.56	0.55	0.54	0.54	0.53	0.53
31.750	0.52	0.52	0.51	0.51	0.50	0.50	0.49
33.500	0.49	0.48	0.48	0.47	0.47	0.46	0.46
35.250	0.45	0.45	0.44	0.44	0.43	0.43	0.42
37.000	0.42	0.42	0.41	0.41	0.40	0.40	0.40
38.750	0.39	0.39	0.38	0.38	0.38	0.37	0.37
40.500	0.36	0.36	0.36	0.35	0.35	0.35	0.34
42.250	0.34	0.34	0.33	0.33	0.32	0.32	0.32
44.000	0.31	0.31	0.31	0.31	0.30	0.30	0.30
45.750	0.29	0.29	0.29	0.28	0.28	0.28	0.28
47.500	0.27	0.27	0.27	0.26	0.26	0.26	0.26
49.250	0.25	0.25	0.25	0.25	0.24	0.24	0.24
51.000	0.24	0.23	0.23	0.23	0.23	0.22	0.22
52.750	0.22	0.22	0.21	0.21	0.21	0.21	0.21
54.500	0.20	0.20	0.20	0.20	0.20	0.19	0.19

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
56.250	0.19	0.19	0.19	0.18	0.18	0.18	0.18
58.000	0.18	0.17	0.17	0.17	0.17	0.17	0.17
59.750	0.16	0.16	0.16	0.16	0.16	0.16	0.15
61.500	0.15	0.15	0.15	0.15	0.15	0.15	0.14
63.250	0.14	0.14	0.14	0.14	0.14	0.13	0.13
65.000	0.13	0.13	0.13	0.13	0.13	0.13	0.12
66.750	0.12	0.12	0.12	0.12	0.12	0.12	0.12
68.500	0.11	0.11	0.11	0.11	0.11	0.11	0.11
70.250	0.11	0.11	0.10	0.10	0.10	0.10	0.10
72.000	0.10	0.10	0.10	0.10	0.10	0.09	0.09
73.750	0.09	0.09	0.09	0.09	0.09	0.09	0.09
75.500	0.09	0.08	0.08	0.08	0.08	0.08	0.08
77.250	0.08	0.08	0.08	0.08	0.08	0.08	0.07
79.000	0.07	0.07	0.07	0.07	0.07	0.07	0.07
80.750	0.07	0.07	0.07	0.07	0.07	0.07	0.06
82.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
84.250	0.06	0.06	0.06	0.06	0.06	0.06	0.06
86.000	0.06	0.05	0.05	0.05	0.05	0.05	0.05
87.750	0.05	0.05	0.05	0.05	0.05	0.05	0.05
89.500	0.05	0.05	0.05	0.05	0.05	0.05	0.05
91.250	0.04	0.04	0.04	0.04	0.04	0.04	0.04
93.000	0.04	0.04	0.04	0.04	0.04	0.04	0.04
94.750	0.04	0.04	0.04	0.04	0.04	0.04	0.04
96.500	0.04	0.04	0.04	0.03	0.03	0.03	0.03
98.250	0.03	0.03	0.03	0.03	0.03	0.03	0.03
100.000	0.03	0.03	0.03	0.03	0.03	0.03	0.03
101.750	0.03	0.03	0.03	0.03	0.03	0.03	0.03
103.500	0.03	0.03	0.03	0.03	0.03	0.03	0.03
105.250	0.03	0.02	0.02	0.02	0.02	0.02	0.02
107.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
108.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
110.500	0.02	0.02	0.02	0.02	0.02	0.02	0.02
112.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02
114.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
115.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
117.500	0.02	0.01	0.01	0.01	0.01	0.01	0.01
119.250	0.01	0.01	0.01	0.01	0.01	0.01	0.01
121.000	0.01	0.01	0.01	0.01	0.01	0.01	0.01
122.750	0.01	0.01	0.01	0.01	0.01	0.01	0.01
124.500	0.01	0.01	0.01	0.01	0.01	0.01	0.01
126.250	0.01	0.01	0.01	0.01	0.01	0.0	

STORM 100YR-12HR

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
SubArea1	0.600E-03		6.270		5.01	0.49	822.85

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
0.750	0.0	0.02	0.04	0.06	0.09	0.11	0.15
2.500	0.17	0.22	0.25	0.31	0.34	0.39	0.41
4.250	0.45	0.47	0.49	0.49	0.45	0.44	0.42
6.000	0.41	0.34	0.32	0.29	0.28	0.25	0.24
7.750	0.19	0.18	0.15	0.14	0.12	0.11	0.10
9.500	0.09	0.09	0.08	0.08	0.07	0.07	0.07
11.250	0.06	0.06	0.07	0.07	0.02	0.0	

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
SubArea2	0.004		6.274		5.01	3.21	822.85

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
0.750	0.0	0.10	0.26	0.39	0.58	0.71	0.97
2.500	1.12	1.45	1.61	2.03	2.21	2.54	2.68
4.250	2.95	3.06	3.16	3.21	2.95	2.89	2.72
6.000	2.68	2.22	2.09	1.86	1.79	1.63	1.59
7.750	1.25	1.15	0.95	0.89	0.76	0.72	0.63
9.500	0.61	0.56	0.55	0.49	0.47	0.44	0.43
11.250	0.41	0.41	0.42	0.43	0.10	0.0	

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
SubArea3	0.005		6.274		5.01	3.79	822.85

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
0.750	0.0	0.12	0.30	0.46	0.68	0.84	1.14
2.500	1.32	1.71	1.90	2.40	2.61	3.00	3.16
4.250	3.48	3.61	3.73	3.78	3.48	3.41	3.20
6.000	3.16	2.62	2.47	2.19	2.12	1.92	1.87
7.750	1.47	1.35	1.12	1.05	0.89	0.85	0.74
9.500	0.71	0.66	0.64	0.58	0.56	0.52	0.51
11.250	0.49	0.48	0.50	0.50	0.12	0.0	

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
SubArea4	0.004		6.274		5.01	3.04	822.85

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
0.750	0.0	0.10	0.24	0.37	0.55	0.67	0.92
2.500	1.06	1.38	1.53	1.93	2.10	2.41	2.54
4.250	2.80	2.91	3.00	3.04	2.80	2.74	2.58
6.000	2.54	2.11	1.98	1.76	1.70	1.55	1.50
7.750	1.18	1.09	0.90	0.84	0.72	0.68	0.60
9.500	0.57	0.53	0.52	0.46	0.45	0.42	0.41
11.250	0.39	0.39	0.40	0.41	0.10	0.0	

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
Reach1	0.013	Upstream	6.274		5.01	10.53	822.85

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
0.750	0.0	0.33	0.84	1.28	1.90	2.33	3.18
2.500	3.67	4.76	5.30	6.67	7.26	8.35	8.80
4.250	9.70	10.05	10.37	10.53	9.69	9.48	8.92
6.000	8.78	7.29	6.87	6.10	5.89	5.35	5.20
7.750	4.09	3.77	3.10	2.92	2.48	2.36	2.07
9.500	1.99	1.83	1.79	1.60	1.55	1.45	1.42
11.250	1.35	1.33	1.39	1.40	0.33	0.0	

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Time (hr)	Rate (cfs)	Rate (csm)
Reach1	0.013	Downstream	6.244	101.66	10.19	1.66	129.91

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
1.250	0.0	0.02	0.03	0.06	0.08	0.12	0.16
3.000	0.21	0.27	0.34	0.41	0.50	0.59	0.68
4.750	0.78	0.88	0.98	1.06	1.15	1.23	1.30
6.500	1.36	1.41	1.46	1.50	1.54	1.57	1.60
8.250	1.61	1.63	1.64	1.65	1.65	1.66	1.66
10.000	1.66	1.66	1.66	1.66	1.66	1.66	1.65
11.750	1.65	1.65	1.64	1.62	1.61	1.59	1.57
13.500	1.56	1.54	1.53	1.51	1.49	1.48	1.46
15.250	1.45	1.43	1.42	1.40	1.39	1.38	1.36
17.000	1.35	1.33	1.32	1.31	1.29	1.28	1.27
18.750	1.25	1.24	1.23	1.22	1.20	1.19	1.18
20.500	1.17	1.15	1.14	1.13	1.12	1.11	1.10
22.250	1.09	1.07	1.06	1.05	1.04	1.03	1.02
24.000	1.01	1.00	0.99	0.98	0.97	0.96	0.95

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
25.750	0.94	0.93	0.92	0.91	0.90	0.89	0.88
27.500	0.87	0.86	0.86	0.85	0.84	0.83	0.82
29.250	0.81	0.80	0.80	0.79	0.78	0.77	0.76
31.000	0.76	0.75	0.74	0.73	0.73	0.72	0.71
32.750	0.70	0.70	0.69	0.68	0.67	0.67	0.66
34.500	0.65	0.65	0.64	0.63	0.63	0.62	0.61
36.250	0.61	0.60	0.60	0.59	0.58	0.58	0.57
38.000	0.57	0.56	0.55	0.55	0.54	0.54	0.53
39.750	0.53	0.52	0.52	0.51	0.51	0.50	0.49
41.500	0.49	0.48	0.48	0.47	0.47	0.47	0.46
43.250	0.46	0.45	0.45	0.44	0.44	0.43	0.43
45.000	0.42	0.42	0.42	0.41	0.41	0.40	0.40
46.750	0.39	0.39	0.39	0.38	0.38	0.37	0.37
48.500	0.37	0.36	0.36	0.36	0.35	0.35	0.34
50.250	0.34	0.34	0.33	0.33	0.33	0.32	0.32
52.000	0.32	0.31	0.31	0.31	0.30	0.30	0.30
53.750	0.30	0.29	0.29	0.29	0.28	0.28	0.28
55.500	0.27	0.27	0.27	0.27	0.26	0.26	0.26
57.250	0.26	0.25	0.25	0.25	0.25	0.24	0.24
59.000	0.24	0.24	0.23	0.23	0.23	0.23	0.22
60.750	0.22	0.22	0.22	0.21	0.21	0.21	0.21
62.500	0.21	0.20	0.20	0.20	0.20	0.20	0.19
64.250	0.19	0.19	0.19	0.19	0.18	0.18	0.18
66.000	0.18	0.18	0.17	0.17	0.17	0.17	0.17
67.750	0.17	0.16	0.16	0.16	0.16	0.16	0.16
69.500	0.15	0.15	0.15	0.15	0.15	0.15	0.14
71.250	0.14	0.14	0.14	0.14	0.14	0.14	0.13
73.000	0.13	0.13	0.13	0.13	0.13	0.13	0.13
74.750	0.12	0.12	0.12	0.12	0.12	0.12	0.12
76.500	0.12	0.11	0.11	0.11	0.11	0.11	0.11
78.250	0.11	0.11	0.11	0.10	0.10	0.10	0.10
80.000	0.10	0.10	0.10	0.10	0.10	0.09	0.09
81.750	0.09	0.09	0.09	0.09	0.09	0.09	0.09
83.500	0.09	0.09	0.08	0.08	0.08	0.08	0.08
85.250	0.08	0.08	0.08	0.08	0.08	0.08	0.08
87.000	0.07	0.07	0.07	0.07	0.07	0.07	0.07
88.750	0.07	0.07	0.07	0.07	0.07	0.07	0.07
90.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
92.250	0.06	0.06	0.06	0.06	0.06	0.06	0.06
94.000	0.06	0.06	0.05	0.05	0.05	0.05	0.05
95.750	0.05	0.05	0.05	0.05	0.05	0.05	0.05
97.500	0.05	0.05	0.05	0.05	0.05	0.05	0.05
99.250	0.05	0.04	0.04	0.04	0.04	0.04	0.04
101.000	0.04	0.04	0.04	0.04	0.04	0.04	0.04
102.750	0.04	0.04	0.04	0.04	0.04	0.04	0.04
104.500	0.04	0.04	0.04	0.04	0.03	0.03	0.03
106.250	0.03	0.03	0.03	0.03	0.03	0.03	0.03
108.000	0.03	0.03	0.03	0.03	0.03	0.03	0.03
109.750	0.03	0.03	0.03	0.03	0.03	0.03	0.03
111.500	0.03	0.03	0.03	0.03	0.03	0.03	0.03
113.250	0.03	0.02	0.02	0.02	0.02	0.02	0.02
115.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
116.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
118.500	0.02	0.02	0.02	0.02	0.02	0.02	0.02
120.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02
122.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
123.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
125.500	0.02	0.02	0.01	0.01	0.01	0.01	0.01
127.250	0.01	0.01	0.01	0.01	0.01	0.01	0.01
129.000	0.01	0.01	0.01	0.01	0.01	0.01	0.01
130.750	0.01	0.01	0.01	0.01	0.01	0.01	0.01
132.500	0.01	0.01	0.01	0.01	0.01	0.01	0.01
134.250	0.01	0.01	0.01	0.01	0.01	0.01	0.0

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
OUTLET	0.013		6.244		10.19	1.66	129.91

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
1.250	0.0	0.02	0.03	0.06	0.08	0.12	0.16
3.000	0.21	0.27	0.34	0.41	0.50	0.59	0.68
4.750	0.78	0.88	0.98	1.06	1.15	1.23	1.30
6.500	1.36	1.41	1.46	1.50	1.54	1.57	1.60
8.250	1.61	1.63	1.64	1.65	1.65	1.66	1.66
10.000	1.66	1.66	1.66	1.66	1.66	1.66	1.65
11.750	1.65	1.65	1.64	1.62	1.61	1.59	1.57
13.500	1.56	1.54	1.53	1.51	1.49	1.48	1.46
15.250	1.45	1.43	1.42	1.40	1.39	1.38	1.36
17.000	1.35	1.33	1.32	1.31	1.29	1.28	1.27
18.750	1.25	1.24	1.23	1.22	1.20	1.19	1.18
20.500	1.17	1.15	1.14	1.13	1.12	1.11	1.10
22.250	1.09	1.07	1.06	1.05	1.04	1.03	1.02
24.000	1.01	1.00	0.99	0.98	0.97	0.96	0.95
25.750	0.94	0.93	0.92	0.91	0.90	0.89	0.88
27.500	0.87	0.86	0.86	0.85	0.84	0.83	0.82
29.250	0.81	0.80	0.80	0.79	0.78	0.77	0.76
31.000	0.76	0.75	0.74	0.73	0.73	0.72	0.71
32.750	0.70	0.70	0.69	0.68	0.67	0.67	0.66
34.500	0.65	0.65	0.64	0.63	0.63	0.62	0.61
36.250	0.61	0.60	0.60	0.59	0.58	0.58	0.57
38.000	0.57	0.56	0.55	0.55	0.54	0.54	0.53
39.750	0.53	0.52	0.52	0.51	0.51	0.50	0.49
41.500	0.49	0.48	0.48	0.47	0.47	0.47	0.46
43.250	0.46	0.45	0.45	0.44	0.44	0.43	0.43
45.000	0.42	0.42	0.42	0.41	0.41	0.40	0.40
46.750	0.39	0.39	0.39	0.38	0.38	0.37	0.37
48.500	0.37	0.36	0.36	0.36	0.35	0.35	0.34
50.250	0.34	0.34	0.33	0.33	0.33	0.32	0.32

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
52.000	0.32	0.31	0.31	0.31	0.30	0.30	0.30
53.750	0.30	0.29	0.29	0.29	0.28	0.28	0.28
55.500	0.27	0.27	0.27	0.27	0.26	0.26	0.26
57.250	0.26	0.25	0.25	0.25	0.25	0.24	0.24
59.000	0.24	0.24	0.23	0.23	0.23	0.23	0.22
60.750	0.22	0.22	0.22	0.21	0.21	0.21	0.21
62.500	0.21	0.20	0.20	0.20	0.20	0.20	0.19
64.250	0.19	0.19	0.19	0.19	0.18	0.18	0.18
66.000	0.18	0.18	0.17	0.17	0.17	0.17	0.17
67.750	0.17	0.16	0.16	0.16	0.16	0.16	0.16
69.500	0.15	0.15	0.15	0.15	0.15	0.15	0.14
71.250	0.14	0.14	0.14	0.14	0.14	0.14	0.13
73.000	0.13	0.13	0.13	0.13	0.13	0.13	0.13
74.750	0.12	0.12	0.12	0.12	0.12	0.12	0.12
76.500	0.12	0.11	0.11	0.11	0.11	0.11	0.11
78.250	0.11	0.11	0.11	0.10	0.10	0.10	0.10
80.000	0.10	0.10	0.10	0.10	0.10	0.09	0.09
81.750	0.09	0.09	0.09	0.09	0.09	0.09	0.09
83.500	0.09	0.09	0.08	0.08	0.08	0.08	0.08
85.250	0.08	0.08	0.08	0.08	0.08	0.08	0.08
87.000	0.07	0.07	0.07	0.07	0.07	0.07	0.07
88.750	0.07	0.07	0.07	0.07	0.07	0.07	0.07
90.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
92.250	0.06	0.06	0.06	0.06	0.06	0.06	0.06
94.000	0.06	0.06	0.05	0.05	0.05	0.05	0.05
95.750	0.05	0.05	0.05	0.05	0.05	0.05	0.05
97.500	0.05	0.05	0.05	0.05	0.05	0.05	0.05
99.250	0.05	0.04	0.04	0.04	0.04	0.04	0.04
101.000	0.04	0.04	0.04	0.04	0.04	0.04	0.04
102.750	0.04	0.04	0.04	0.04	0.04	0.04	0.04
104.500	0.04	0.04	0.04	0.04	0.03	0.03	0.03
106.250	0.03	0.03	0.03	0.03	0.03	0.03	0.03
108.000	0.03	0.03	0.03	0.03	0.03	0.03	0.03
109.750	0.03	0.03	0.03	0.03	0.03	0.03	0.03
111.500	0.03	0.03	0.03	0.03	0.03	0.03	0.03
113.250	0.03	0.02	0.02	0.02	0.02	0.02	0.02
115.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
116.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
118.500	0.02	0.02	0.02	0.02	0.02	0.02	0.02
120.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02
122.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
123.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
125.500	0.02	0.02	0.01	0.01	0.01	0.01	0.01
127.250	0.01	0.01	0.01	0.01	0.01	0.01	0.01
129.000	0.01	0.01	0.01	0.01	0.01	0.01	0.01
130.750	0.01	0.01	0.01	0.01	0.01	0.01	0.01
132.500	0.01	0.01	0.01	0.01	0.01	0.01	0.01
134.250	0.01	0.01	0.01	0.01	0.01	0.01	0.0

STORM 100YR-24HR

Tributary area east of Old Rand Rd berm

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
SubArea1	0.600E-03		7.359		16.00	0.29	477.16

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
1.750	0.0	0.01	0.02	0.02	0.03	0.03	0.03
3.500	0.04	0.04	0.04	0.05	0.05	0.05	0.05
5.250	0.06	0.06	0.06	0.06	0.06	0.06	0.06
7.000	0.06	0.07	0.07	0.07	0.07	0.08	0.09
8.750	0.09	0.09	0.10	0.10	0.10	0.10	0.13
10.500	0.13	0.14	0.14	0.16	0.16	0.16	0.17
12.250	0.22	0.23	0.23	0.24	0.25	0.26	0.26
14.000	0.26	0.28	0.28	0.28	0.29	0.29	0.29
15.750	0.29	0.29	0.27	0.27	0.27	0.27	0.23
17.500	0.22	0.22	0.22	0.17	0.16	0.16	0.16
19.250	0.12	0.11	0.11	0.11	0.08	0.07	0.07
21.000	0.07	0.06	0.06	0.06	0.06	0.05	0.05
22.750	0.05	0.05	0.05	0.05	0.05	0.05	0.01
24.500	0.0						

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
SubArea2	0.004		7.367		16.00	1.86	477.16

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
1.250	0.0	0.01	0.05	0.08	0.12	0.15	0.17
3.000	0.20	0.23	0.25	0.27	0.28	0.31	0.33
4.750	0.34	0.36	0.38	0.39	0.40	0.41	0.40
6.500	0.41	0.41	0.42	0.45	0.46	0.47	0.47
8.250	0.54	0.56	0.56	0.57	0.63	0.65	0.66
10.000	0.67	0.82	0.87	0.88	0.89	1.02	1.06
11.750	1.07	1.07	1.41	1.51	1.53	1.53	1.64
13.500	1.67	1.68	1.69	1.81	1.84	1.85	1.86
15.250	1.85	1.85	1.86	1.86	1.77	1.75	1.75
17.000	1.75	1.50	1.43	1.42	1.42	1.12	1.03
18.750	1.02	1.02	0.79	0.72	0.72	0.72	0.53
20.500	0.48	0.47	0.47	0.39	0.37	0.37	0.37
22.250	0.33	0.32	0.32	0.32	0.31	0.31	0.31
24.000	0.31	0.07	0.0				

Tributary area east of Old Rand Rd berm

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
SubArea3	0.005		7.367		16.00	2.19	477.16

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
1.250	0.0	0.02	0.06	0.10	0.14	0.17	0.21
3.000	0.23	0.27	0.29	0.31	0.33	0.37	0.39
4.750	0.41	0.42	0.44	0.46	0.47	0.48	0.48
6.500	0.48	0.49	0.50	0.53	0.55	0.55	0.56
8.250	0.63	0.66	0.67	0.67	0.75	0.77	0.78
10.000	0.79	0.97	1.03	1.04	1.05	1.20	1.25
11.750	1.26	1.27	1.66	1.78	1.80	1.81	1.93
13.500	1.97	1.98	1.99	2.13	2.17	2.18	2.19
15.250	2.19	2.19	2.19	2.19	2.09	2.06	2.06
17.000	2.06	1.77	1.68	1.68	1.68	1.32	1.21
18.750	1.20	1.21	0.93	0.85	0.84	0.84	0.63
20.500	0.56	0.56	0.56	0.46	0.43	0.43	0.43
22.250	0.39	0.38	0.38	0.38	0.36	0.36	0.36
24.000	0.36	0.09	0.0				

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
SubArea4	0.004		7.367		16.00	1.77	477.16

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
1.250	0.0	0.01	0.05	0.08	0.11	0.14	0.17
3.000	0.19	0.21	0.23	0.25	0.27	0.30	0.31
4.750	0.33	0.34	0.36	0.37	0.38	0.39	0.38
6.500	0.39	0.39	0.40	0.43	0.44	0.45	0.45
8.250	0.51	0.53	0.54	0.54	0.60	0.62	0.63
10.000	0.63	0.78	0.83	0.84	0.84	0.97	1.01
11.750	1.01	1.02	1.34	1.43	1.45	1.46	1.55
13.500	1.59	1.59	1.60	1.71	1.75	1.76	1.76
15.250	1.76	1.76	1.76	1.77	1.68	1.66	1.66
17.000	1.66	1.42	1.35	1.35	1.35	1.06	0.98
18.750	0.97	0.97	0.75	0.68	0.68	0.68	0.50
20.500	0.45	0.45	0.45	0.37	0.35	0.35	0.35
22.250	0.31	0.30	0.30	0.30	0.29	0.29	0.29
24.000	0.29	0.07	0.0				

Tributary area east of Old Rand Rd berm

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Reach1	0.013	Upstream	7.366		16.00	6.11	477.16

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
1.250	0.0	0.04	0.15	0.27	0.39	0.49	0.57
3.000	0.65	0.74	0.81	0.87	0.93	1.02	1.08
4.750	1.13	1.17	1.23	1.27	1.31	1.34	1.33
6.500	1.34	1.36	1.38	1.48	1.52	1.54	1.56
8.250	1.76	1.83	1.85	1.87	2.08	2.15	2.17
10.000	2.19	2.70	2.87	2.90	2.92	3.34	3.48
11.750	3.51	3.53	4.62	4.96	5.01	5.04	5.37
13.500	5.49	5.52	5.53	5.92	6.05	6.07	6.09
15.250	6.08	6.09	6.10	6.11	5.82	5.74	5.74
17.000	5.74	4.92	4.68	4.67	4.67	3.66	3.37
18.750	3.35	3.35	2.59	2.36	2.35	2.35	1.74
20.500	1.57	1.55	1.55	1.28	1.21	1.20	1.20
22.250	1.08	1.05	1.05	1.05	1.01	1.01	1.01
24.000	1.00	0.24	0.0				

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Reach1	0.013	Downstream	7.337	101.78	20.24	1.78	139.18

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)						
2.250	0.0	0.01	0.02	0.02	0.03	0.04	0.05
4.000	0.05	0.06	0.07	0.08	0.10	0.11	0.12
5.750	0.13	0.14	0.15	0.17	0.18	0.19	0.20
7.500	0.22	0.23	0.24	0.26	0.27	0.29	0.31
9.250	0.32	0.34	0.36	0.38	0.40	0.43	0.45
11.000	0.48	0.50	0.53	0.56	0.59	0.63	0.67
12.750	0.72	0.76	0.81	0.85	0.90	0.95	1.00
14.500	1.05	1.10	1.15	1.20	1.25	1.30	1.35
16.250	1.40	1.44	1.49	1.53	1.57	1.60	1.64
18.000	1.67	1.69	1.71	1.73	1.75	1.76	1.77
19.750	1.77	1.78	1.78	1.78	1.78	1.78	1.77
21.500	1.77	1.76	1.75	1.75	1.74	1.73	1.73
23.250	1.72	1.71	1.71	1.70	1.69	1.67	1.65
25.000	1.64	1.62	1.60	1.59	1.57	1.55	1.54
26.750	1.52	1.51	1.49	1.48	1.46	1.45	1.43
28.500	1.42	1.40	1.39	1.37	1.36	1.35	1.33
30.250	1.32	1.30	1.29	1.28	1.26	1.25	1.24
32.000	1.23	1.21	1.20	1.19	1.18	1.16	1.15
33.750	1.14	1.13	1.12	1.11	1.09	1.08	1.07

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
35.500	1.06	1.05	1.04	1.03	1.02	1.01	1.00
37.250	0.99	0.98	0.97	0.96	0.95	0.94	0.93
39.000	0.92	0.91	0.90	0.89	0.88	0.87	0.86
40.750	0.85	0.85	0.84	0.83	0.82	0.81	0.80
42.500	0.79	0.79	0.78	0.77	0.76	0.75	0.75
44.250	0.74	0.73	0.72	0.72	0.71	0.70	0.69
46.000	0.69	0.68	0.67	0.67	0.66	0.65	0.65
47.750	0.64	0.63	0.63	0.62	0.61	0.61	0.60
49.500	0.59	0.59	0.58	0.58	0.57	0.56	0.56
51.250	0.55	0.55	0.54	0.54	0.53	0.53	0.52
53.000	0.51	0.51	0.50	0.50	0.49	0.49	0.48
54.750	0.48	0.47	0.47	0.46	0.46	0.45	0.45
56.500	0.45	0.44	0.44	0.43	0.43	0.42	0.42
58.250	0.41	0.41	0.41	0.40	0.40	0.39	0.39
60.000	0.39	0.38	0.38	0.37	0.37	0.37	0.36
61.750	0.36	0.35	0.35	0.35	0.34	0.34	0.34
63.500	0.33	0.33	0.33	0.32	0.32	0.32	0.31
65.250	0.31	0.31	0.30	0.30	0.30	0.29	0.29
67.000	0.29	0.29	0.28	0.28	0.28	0.27	0.27
68.750	0.27	0.27	0.26	0.26	0.26	0.26	0.25
70.500	0.25	0.25	0.24	0.24	0.24	0.24	0.23
72.250	0.23	0.23	0.23	0.23	0.22	0.22	0.22
74.000	0.22	0.21	0.21	0.21	0.21	0.21	0.20
75.750	0.20	0.20	0.20	0.19	0.19	0.19	0.19
77.500	0.19	0.19	0.18	0.18	0.18	0.18	0.18
79.250	0.17	0.17	0.17	0.17	0.17	0.17	0.16
81.000	0.16	0.16	0.16	0.16	0.16	0.15	0.15
82.750	0.15	0.15	0.15	0.15	0.14	0.14	0.14
84.500	0.14	0.14	0.14	0.14	0.13	0.13	0.13
86.250	0.13	0.13	0.13	0.13	0.13	0.12	0.12
88.000	0.12	0.12	0.12	0.12	0.12	0.12	0.11
89.750	0.11	0.11	0.11	0.11	0.11	0.11	0.11
91.500	0.10	0.10	0.10	0.10	0.10	0.10	0.10
93.250	0.10	0.10	0.10	0.09	0.09	0.09	0.09
95.000	0.09	0.09	0.09	0.09	0.09	0.09	0.09
96.750	0.08	0.08	0.08	0.08	0.08	0.08	0.08
98.500	0.08	0.08	0.08	0.08	0.08	0.07	0.07
100.250	0.07	0.07	0.07	0.07	0.07	0.07	0.07
102.000	0.07	0.07	0.07	0.07	0.07	0.06	0.06
103.750	0.06	0.06	0.06	0.06	0.06	0.06	0.06
105.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
107.250	0.05	0.05	0.05	0.05	0.05	0.05	0.05
109.000	0.05	0.05	0.05	0.05	0.05	0.05	0.05
110.750	0.05	0.05	0.05	0.05	0.05	0.04	0.04
112.500	0.04	0.04	0.04	0.04	0.04	0.04	0.04
114.250	0.04	0.04	0.04	0.04	0.04	0.04	0.04
116.000	0.04	0.04	0.04	0.04	0.04	0.04	0.04
117.750	0.04	0.04	0.03	0.03	0.03	0.03	0.03
119.500	0.03	0.03	0.03	0.03	0.03	0.03	0.03
121.250	0.03	0.03	0.03	0.03	0.03	0.03	0.03
123.000	0.03	0.03	0.03	0.03	0.03	0.03	0.03
124.750	0.03	0.03	0.03	0.03	0.03	0.03	0.02

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
126.500	0.02	0.02	0.02	0.02	0.02	0.02	0.02
128.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02
130.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
131.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
133.500	0.02	0.02	0.02	0.02	0.02	0.02	0.02
135.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02
137.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
138.750	0.01	0.01	0.01	0.01	0.01	0.01	0.01
140.500	0.01	0.01	0.01	0.01	0.01	0.01	0.01
142.250	0.01	0.01	0.01	0.01	0.01	0.01	0.01
144.000	0.01	0.01	0.01	0.01	0.01	0.01	0.01
145.750	0.01	0.01	0.01	0.01	0.01	0.01	0.01
147.500	0.01	0.01	0.01	0.01	0.0		

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
OUTLET	0.013		7.337		20.24	1.78	139.18

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
2.250	0.0	0.01	0.02	0.02	0.03	0.04	0.05
4.000	0.05	0.06	0.07	0.08	0.10	0.11	0.12
5.750	0.13	0.14	0.15	0.17	0.18	0.19	0.20
7.500	0.22	0.23	0.24	0.26	0.27	0.29	0.31
9.250	0.32	0.34	0.36	0.38	0.40	0.43	0.45
11.000	0.48	0.50	0.53	0.56	0.59	0.63	0.67
12.750	0.72	0.76	0.81	0.85	0.90	0.95	1.00
14.500	1.05	1.10	1.15	1.20	1.25	1.30	1.35
16.250	1.40	1.44	1.49	1.53	1.57	1.60	1.64
18.000	1.67	1.69	1.71	1.73	1.75	1.76	1.77
19.750	1.77	1.78	1.78	1.78	1.78	1.78	1.77
21.500	1.77	1.76	1.75	1.75	1.74	1.73	1.73
23.250	1.72	1.71	1.71	1.70	1.69	1.67	1.65
25.000	1.64	1.62	1.60	1.59	1.57	1.55	1.54
26.750	1.52	1.51	1.49	1.48	1.46	1.45	1.43
28.500	1.42	1.40	1.39	1.37	1.36	1.35	1.33
30.250	1.32	1.30	1.29	1.28	1.26	1.25	1.24
32.000	1.23	1.21	1.20	1.19	1.18	1.16	1.15
33.750	1.14	1.13	1.12	1.11	1.09	1.08	1.07
35.500	1.06	1.05	1.04	1.03	1.02	1.01	1.00
37.250	0.99	0.98	0.97	0.96	0.95	0.94	0.93
39.000	0.92	0.91	0.90	0.89	0.88	0.87	0.86
40.750	0.85	0.85	0.84	0.83	0.82	0.81	0.80
42.500	0.79	0.79	0.78	0.77	0.76	0.75	0.75
44.250	0.74	0.73	0.72	0.72	0.71	0.70	0.69
46.000	0.69	0.68	0.67	0.67	0.66	0.65	0.65
47.750	0.64	0.63	0.63	0.62	0.61	0.61	0.60

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
49.500	0.59	0.59	0.58	0.58	0.57	0.56	0.56
51.250	0.55	0.55	0.54	0.54	0.53	0.53	0.52
53.000	0.51	0.51	0.50	0.50	0.49	0.49	0.48
54.750	0.48	0.47	0.47	0.46	0.46	0.45	0.45
56.500	0.45	0.44	0.44	0.43	0.43	0.42	0.42
58.250	0.41	0.41	0.41	0.40	0.40	0.39	0.39
60.000	0.39	0.38	0.38	0.37	0.37	0.37	0.36
61.750	0.36	0.35	0.35	0.35	0.34	0.34	0.34
63.500	0.33	0.33	0.33	0.32	0.32	0.32	0.31
65.250	0.31	0.31	0.30	0.30	0.30	0.29	0.29
67.000	0.29	0.29	0.28	0.28	0.28	0.27	0.27
68.750	0.27	0.27	0.26	0.26	0.26	0.26	0.25
70.500	0.25	0.25	0.24	0.24	0.24	0.24	0.23
72.250	0.23	0.23	0.23	0.23	0.22	0.22	0.22
74.000	0.22	0.21	0.21	0.21	0.21	0.21	0.20
75.750	0.20	0.20	0.20	0.19	0.19	0.19	0.19
77.500	0.19	0.19	0.18	0.18	0.18	0.18	0.18
79.250	0.17	0.17	0.17	0.17	0.17	0.17	0.16
81.000	0.16	0.16	0.16	0.16	0.16	0.15	0.15
82.750	0.15	0.15	0.15	0.15	0.14	0.14	0.14
84.500	0.14	0.14	0.14	0.14	0.13	0.13	0.13
86.250	0.13	0.13	0.13	0.13	0.13	0.12	0.12
88.000	0.12	0.12	0.12	0.12	0.12	0.12	0.11
89.750	0.11	0.11	0.11	0.11	0.11	0.11	0.11
91.500	0.10	0.10	0.10	0.10	0.10	0.10	0.10
93.250	0.10	0.10	0.10	0.09	0.09	0.09	0.09
95.000	0.09	0.09	0.09	0.09	0.09	0.09	0.09
96.750	0.08	0.08	0.08	0.08	0.08	0.08	0.08
98.500	0.08	0.08	0.08	0.08	0.08	0.07	0.07
100.250	0.07	0.07	0.07	0.07	0.07	0.07	0.07
102.000	0.07	0.07	0.07	0.07	0.07	0.06	0.06
103.750	0.06	0.06	0.06	0.06	0.06	0.06	0.06
105.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
107.250	0.05	0.05	0.05	0.05	0.05	0.05	0.05
109.000	0.05	0.05	0.05	0.05	0.05	0.05	0.05
110.750	0.05	0.05	0.05	0.05	0.05	0.04	0.04
112.500	0.04	0.04	0.04	0.04	0.04	0.04	0.04
114.250	0.04	0.04	0.04	0.04	0.04	0.04	0.04
116.000	0.04	0.04	0.04	0.04	0.04	0.04	0.04
117.750	0.04	0.04	0.03	0.03	0.03	0.03	0.03
119.500	0.03	0.03	0.03	0.03	0.03	0.03	0.03
121.250	0.03	0.03	0.03	0.03	0.03	0.03	0.03
123.000	0.03	0.03	0.03	0.03	0.03	0.03	0.03
124.750	0.03	0.03	0.03	0.03	0.03	0.03	0.02
126.500	0.02	0.02	0.02	0.02	0.02	0.02	0.02
128.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02
130.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
131.750	0.02	0.02	0.02	0.02	0.02	0.02	0.02
133.500	0.02	0.02	0.02	0.02	0.02	0.02	0.02
135.250	0.02	0.02	0.02	0.02	0.02	0.02	0.02
137.000	0.02	0.02	0.02	0.02	0.02	0.02	0.02
138.750	0.01	0.01	0.01	0.01	0.01	0.01	0.01

Tributary area east of Old Rand Rd berm

Line Start Time (hr)	Flow Values @ time increment of 0.250 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
140.500	0.01	0.01	0.01	0.01	0.01	0.01	0.01
142.250	0.01	0.01	0.01	0.01	0.01	0.01	0.01
144.000	0.01	0.01	0.01	0.01	0.01	0.01	0.01
145.750	0.01	0.01	0.01	0.01	0.01	0.01	0.01
147.500	0.01	0.01	0.01	0.01	0.0		

Tributary area east of Old Rand Rd berm

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100YR-1HR (cfs)	100YR-2HR (cfs)	100YR-6HR (cfs)	100YR-12HR (cfs)	100YR-24HR (cfs)
SubArea1	0.600E-03	0.59	0.78	1.08	0.49	0.29
SubArea2	0.004	3.81	5.04	6.99	3.21	1.86
SubArea3	0.005	4.49	5.95	8.24	3.79	2.19
SubArea4	0.004	3.61	4.78	6.63	3.04	1.77
Reach1	0.013	12.49	16.55	22.94	10.53	6.11
DOWNSTREAM		0.88	1.15	1.57	1.66	1.78
OUTLET	0.013	0.88	1.15	1.57	1.66	1.78

HEC-RAS HEC-RAS 6.4.1 June 2023
U.S. Army Corps of Engineers
Hydrologic Engineering Center
609 Second Street
Davis, California

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X     X  XXXXXX    XXXX        XXXX       XX      XXXX
X     X  X        X    X       X   X     X  X    X
X     X  X        X            X   X    X    X   X
XXXXXXX  XXXX     X       XXX  XXXX     XXXXXX    XXXX
X     X  X        X            X  X     X    X        X
X     X  X        X    X       X   X    X    X        X
X     X  XXXXXX    XXXX        X    X   X    X   XXXXX
```

PROJECT DATA
Project Title: 670 S Old Rand
Project File : 670SOldRand.prj
Run Date and Time: 4/26/2024 12:59:40 PM

Project in English units

PLAN DATA

Plan Title: Plan 01
Plan File : p:\22138 - KLLM - 670 Old Rand Road\Calculations\HEC-RAS\670SOldRand.p01

Geometry Title: Geometry Data
Geometry File : p:\22138 - KLLM - 670 Old Rand Road\Calculations\HEC-RAS\670SOldRand.g01

Flow Title : Flow Data
Flow File : p:\22138 - KLLM - 670 Old Rand Road\Calculations\HEC-RAS\670SOldRand.f01

Plan Summary Information:

```
Number of:  Cross Sections =    9    Multiple Openings  =    0
            Culverts       =    1    Inline Structures  =    0
            Bridges        =    0    Lateral Structures =    0

Computational Information
    Water surface calculation tolerance  =  0.01
    Critical depth calculation tolerance =  0.01
    Maximum number of iterations         =  20
    Maximum difference tolerance         =  0.3
    Flow tolerance factor                =  0.001

Computation Options
    Critical depth computed only where necessary
    Conveyance Calculation Method: At breaks in n values only
    Friction Slope Method:         Average Conveyance
    Computational Flow Regime:     Subcritical Flow
```

FLOW DATA

Flow Title: Flow Data
Flow File : p:\22138 - KLLM - 670 Old Rand Road\Calculations\HEC-RAS\670SOldRand.f01

Flow Data (cfs)

River	Reach	RS	PF 1
Creek	Stream Alignment	850.07	6.88
Creek	Stream Alignment	600	8.07
Creek	Stream Alignment	200	16.31
Creek	Stream Alignment	0	22.94

Boundary Conditions

River	Reach	Profile	Upstream	Downstream
Creek	Stream Alignment	PF 1	Normal S = 0.25	Normal S = 0.02

GEOMETRY DATA

Geometry Title: Geometry Data
Geometry File : p:\22138 - KLLM - 670 Old Rand Road\Calculations\HEC-RAS\670SOldRand.g01

CROSS SECTION

RIVER: Creek
REACH: Stream Alignment RS: 850.07

INPUT
Description:
Station Elevation Data num= 157

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	874.41	2.53	874.69	2.89	874.68	4.1	874.7	5.47	874.76
6.93	874.9	8.12	874.99	10.86	875.18	14.34	875.25	16.08	875.4
20.46	875.36	26.7	875.14	33.35	874.55	38.81	874.02	39.12	874
44.89	873.32	47.37	873	48.12	872.9	55.37	872	57.23	871.76
58.02	871.63	62.43	871	70.51	869.52	71.67	869.32	73.69	869
78.99	868.09	79.72	868	86.8	867.22	88.89	867	88.99	867
92.29	866.71	100	866.057	100.67	866	100.85	866	102.4	865.99
108.57	865.98	109.76	865.98	113.05	865.82	113.33	865.78	114.48	865.74
121.98	865.59	124.36	865.3	130.03	864.95	135.07	864.22	136.31	864.17
140.52	864.26	142.51	864	145.53	863.8	146.27	863.81	147.06	863.78
148.07	863.75	151.63	863.92	151.76	863.92	152	863.95	156.44	863.82
158.09	863.85	158.53	863.87	159.85	864	164.12	864.54	168.51	864.96
171.47	865.16	172.73	865.26	173.8	865.29	175.38	865.25	180.2	865.54
181	865.58	181.76	865.57	183.21	865.48	188.74	865.01	188.96	864.99
191.68	864.79	191.77	864.78	194.2	864.55	196.75	864.42	200	864.2
203	864	203.02	864	213.65	864.14	214.4	864.25	217.22	864.03
217.3	864.03	218	864	224.06	863.86	225.65	863.79	226.44	863.8
227.43	863.77	228.31	863.8	236.65	863.96	236.81	863.96	237.21	863.99
237.25	863.99	237.61	863.97	238.23	864	242.28	864.22	242.89	864.19
242.91	864.19	244.8	864	247.15	863.76	248.92	863.7	252.82	863.66
258.21	863.63	259.45	863.71	260.01	863.79	260.7	863.81	261.86	863.8
265.22	864	266.81	864.14	266.84	864.14	269.07	864.49	270.23	864.63

271.23	864.7	275.19	864.71	277.23	864.83	278.88	864.78	279.66	864.81
281.85	865.1	292.11	865.55	292.84	865.64	293.51	865.75	294.21	865.82
294.45	865.84	294.66	865.84	297.15	865.83	300	865.865	303.72	865.91
303.93	865.92	307.59	865.97	308.36	865.99	309.69	866	311.25	866.11
311.37	866.11	313.12	866	314.37	865.99	315.12	865.99	317.19	866
319.3	866	320.63	866.18	321.5	866.16	322	866.2	324.83	866.54
327.75	866.78	328.42	866.86	330.5	866.95	330.75	866.97	331.93	867
332.7	867.13	333	867.13	333.47	867.16	338.86	867.74	340.77	867.93
341.39	868	341.5	868.01	344.58	868.28	346.67	868.41	347.87	868.43
349.3	868.49	350	868.55						

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.04	181.76	.035	265.22	.04

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
181.76	265.22	50.07	50.07	50.07	.1	.3

Profile #PF 1

	Pos	Left Sta (ft)	Right Sta (ft)	Flow (cfs)	Area (sq ft)	W.P. (ft)	Percent Conv	Hydr Depth(ft)	Velocity (ft/s)	Shear (lb/sq ft)	Power (lb/ft s)
1	LOB	130.80	174.40	0.57	0.56	10.35	8.24	0.05	1.01	0.11	0.11
2	LOB	174.40	218.00						0.00	0.00	
3	Chan	218.00	227.44	0.25	0.24	4.05	3.58	0.06	1.03	0.12	0.12
4	Chan	227.44	236.89	0.20	0.23	4.80	2.90	0.05	0.88	0.09	0.08
5	Chan	236.89	246.33	0.00	0.00	0.31	0.03	0.02	0.43	0.03	0.01
6	Chan	246.33	255.78	3.81	1.74	9.45	55.40	0.18	2.19	0.37	0.80
7	Chan	255.78	265.22	2.05	1.09	7.36	29.86	0.15	1.89	0.29	0.55

Warning: The energy equation could not be balanced within the specified number of iterations. The program used critical
depth for the water surface and continued on with the calculations.
Warning: Divided flow computed for this cross-section.
Warning: The conveyance ratio (upstream conveyance divided by downstream conveyance) is less than 0.7 or greater than
1.4. This may indicate the need for additional cross sections.
Warning: During the standard step iterations, when the assumed water surface was set equal to critical depth, the calculated
water surface came back below critical depth. This indicates that there is not a valid subcritical answer. The
program defaulted to critical depth.

CROSS SECTION

RIVER: Creek
REACH: Stream Alignment RS: 800

INPUT
Description:
Station Elevation Data num= 57

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	870.92	1.899994	870.94	2.890015	870.94	11.35001	870.99	13.95999	870.99
14.70999		87	116.57001	871.35	19.60999	871.79	19.92999	871.84	20.87
23.04001	872.27	28.89999		87	330.57999	873.03	33.35999	873.05	34.47
35.39001	873.07	36.89001	873.05	38.62	873.02	40.06		873	47.22
47.23999		87	252.79999		871	60.91	869.79	65.97	
73.44		868	80.47	867.27	80.88	867.24	82.97		867
92.57999		866	92.70001	865.99	118.82	864.01	119.39		864
131.12		863	137.77	862.37	142.45		862	264.9	
278.73	862.61	280.26	862.68	288.74		863	289.34	863.01	289.78
294.8	863.22	296.75	863.3	301.02	863.48	303.84	863.6	311.7	863.94
312.85		864	312.9		864	337.96	865.95	338.6	
348.28	866.38		350	866.44					

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.04	123.71	.035	294.8	.04

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
123.71	294.8	200	200	.1	.3

Profile #PF 1

	Pos	Left Sta (ft)	Right Sta (ft)	Flow (cfs)	Area (sq ft)	W.P. (ft)	Percent Conv	Hydr Depth(ft)	Velocity (ft/s)	Shear (lb/sq ft)	Power (lb/ft s)
1	Chan	123.71	157.93	0.97	27.55	29.44	14.14	0.94	0.04	0.00	0.00
2	Chan	157.93	192.15	1.76	41.72	34.22	25.54	1.22	0.04	0.00	0.00
3	Chan	192.15	226.36	1.76	41.72	34.22	25.54	1.22	0.04	0.00	0.00
4	Chan	226.36	260.58	1.76	41.72	34.22	25.54	1.22	0.04	0.00	0.00
5	Chan	260.58	294.80	0.64	22.68	34.23	9.25	0.66	0.03	0.00	0.00

Warning: The conveyance ratio (upstream conveyance divided by downstream conveyance) is less than 0.7 or greater than
1.4. This may indicate the need for additional cross sections.

CROSS SECTION

RIVER: Creek
REACH: Stream Alignment RS: 600

INPUT
Description:
Station Elevation Data num= 47

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	869	42.39999	869	45.75999	868.55	46.48	868.47	50.72	868
51.23	867.93	52.23	867.76	55.39	867	57.46001	866.48	59.41	866
62.52	865.43	64.22	865.16	69.45	864	71.98	863.67	76.64999	863.54
81.64	863.71	85.50999	864	119.97	864	120.23	863.99	137.01	863.1
141.88	863	143.99	862.99	150.27	862.95	155.35	862.98	158.36	863

158.58	863	159.15	863.01	162.13	863.04	170.57	863.35	173.03	863.43
181.5	863.75	187.36	864	188.89	864	192.18	864.22	194.65	864.38
220.02	865.99	220.37	866	234.2	866.59	236.89	866.7	238.43	866.77
241.56	866.88	242.69	866.92	244.83	867	245.15	867	249.64	867.16
249.74	867.16	250	867.17						

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.048	5.50999	.035	170.57	.04

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
85.50999	170.57	200	200	.1	.3

Profile #PF 1

	Pos	Left Sta (ft)	Right Sta (ft)	Flow (cfs)	Area (sq ft)	W.P. (ft)	Percent Conv	Hydr Depth(ft)	Velocity (ft/s)	Shear (lb/sq ft)	Power (lb/ft s)
1	Chan	130.30	140.37	0.34	0.27	4.16	4.27	0.07	1.25	0.15	0.19
2	Chan	140.37	150.43	3.66	1.62	10.07	45.40	0.16	2.27	0.37	0.83
3	Chan	150.43	160.50	3.63	1.61	10.07	44.97	0.16	2.26	0.36	0.82
4	Chan	160.50	170.57	0.43	0.32	4.42	5.36	0.07	1.34	0.17	0.22

Warning: The energy equation could not be balanced within the specified number of iterations. The program used critical
depth for the water surface and continued on with the calculations.
Warning: The conveyance ratio (upstream conveyance divided by downstream conveyance) is less than 0.7 or greater than
1.4. This may indicate the need for additional cross sections.
Warning: The energy loss was greater than 1.0 ft (0.3 m). between the current and previous cross section. This may indicate
the need for additional cross sections.
Warning: During the standard step iterations, when the assumed water surface was set equal to critical depth, the calculated

water surface came back below critical depth. This indicates that there is not a valid subcritical answer. The
program defaulted to critical depth.

CROSS SECTION

RIVER: Creek
REACH: Stream Alignment RS: 400

INPUT
Description:
Station Elevation Data num= 61

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	869	46.16	869	52.75	868.35	5.25999	868	59.09	867.31
60.67	867	61.82001	866.71	64.67	866	68.73	864.83	71.69	864
73.37	863.5	75.07	863	77.67	862.23	78.44	862	80.29	861.51
82.01	861	83.7	860.78	85.37	860.52	92.63	859.47	96.03	859
96.57	859	97.11	858.99	98.27	858.98	98.58	858.98	99.79	858.99
100	859	100.28	859	105.55	859.87	107.04	860.09	113.38	861
113.64	861	116.6	861.02	119.69	861.03	127.78	861.03	129.27	861.04
131.61	861.04	133.7	861.06	136.39	861.07	137.74	861.07	138.82	861.08
141.6	861.09	142.42	861.1	143.17	861.09	146.21	861.1	148.89	861.09
150.39	861.1	153.49	861.1	161.22	861.05	164.18	861.15	164.45	861.16
165.41	861.19	166.53	861.25	173.45	861.52	177.78	861.67	183.15	861.97
184.81	862	187.24	862	190.51	862.01	190.58	862.01	193.53	862.02
200	862.02								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.04	85.37	.035	113.38	.04

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
85.37	113.38	200	200	.1	.3

Profile #PF 1

Pos	Left Sta	Right Sta	Flow	Area	W.P.	Percent	Hydr Velocity	Shear	Power

		(ft)	(ft)	(cfs)	(sq ft)	(ft)	Conv	Depth(ft)	(ft/s)	(lb/sq ft)	(lb/ft s)
1	Chan	89.41	93.44	0.18	0.28	2.00	2.21	0.14	0.63	0.03	0.02
2	Chan	93.44	97.48	3.21	2.13	4.06	39.80	0.53	1.51	0.12	0.18
3	Chan	97.48	101.51	4.20	2.49	4.05	52.03	0.62	1.68	0.14	0.24
4	Chan	101.51	105.55	0.48	0.58	2.68	5.95	0.22	0.84	0.05	0.04

Warning: The conveyance ratio (upstream conveyance divided by downstream conveyance) is less than 0.7 or greater than
1.4. This may indicate the need for additional cross sections.
Warning: The energy loss was greater than 1.0 ft (0.3 m). between the current and previous cross section. This may indicate
the need for additional cross sections.

CROSS SECTION

RIVER: Creek
REACH: Stream Alignment RS: 200

INPUT
Description:
Station Elevation Data num= 18

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	858.849.649994	858.07	10.38	858	11.88	857.98	12.77	857.97	
17.31	857.94	31.27	857.3	34.9	857.17	39.12	857.01	39.43	857.01
40.25	857	77.66	857	84.9	857.49	90.32	858	103.06	858.7
110.48	859	135.7	860.22	150	860.99				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.04	17.31	.035	90.32	.04

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
17.31	90.32	52.97	52.97	52.97	.1	.3

Profile #PF 1

	Pos	Left Sta	Right Sta	Flow	Area	W.P.	Percent	Hydr	Velocity	Shear	Power
		(ft)	(ft)	(cfs)	(sq ft)	(ft)	Conv	Depth(ft)	(ft/s)	(lb/sq ft)	(lb/ft s)
1	Chan	31.91	46.51	3.31	1.62	11.69	20.29	0.14	2.05	0.28	0.58
2	Chan	46.51	61.12	5.97	2.52	14.60	36.63	0.17	2.37	0.36	0.84
3	Chan	61.12	75.72	5.97	2.52	14.60	36.63	0.17	2.37	0.36	0.84
4	Chan	75.72	90.32	1.05	0.56	4.50	6.45	0.12	1.90	0.25	0.48

Warning: The energy equation could not be balanced within the specified number of iterations. The program used critical
depth for the water surface and continued on with the calculations.
Warning: The conveyance ratio (upstream conveyance divided by downstream conveyance) is less than 0.7 or greater than
1.4. This may indicate the need for additional cross sections.
Warning: The energy loss was greater than 1.0 ft (0.3 m). between the current and previous cross section. This may indicate
the need for additional cross sections.
Warning: During the standard step iterations, when the assumed water surface was set equal to critical depth, the calculated
water surface came back below critical depth. This indicates that there is not a valid subcritical answer. The
program defaulted to critical depth.

CROSS SECTION

RIVER: Creek
REACH: Stream Alignment RS: 147.03

INPUT
Description:

Station Elevation Data num= 16

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	859.15	14	859	52	858.35	60	858	66	857
70	856	72	855	75	854.5	78	853.9	91	853.9
94	854.5	99	855.5	105	856.5	115	857.8	135	858.73
165.94	859.04								

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.04	66	.035	105	.04

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
66	105	60.72	60.72	.1	.3

Profile #PF 1

	Pos	Left Sta (ft)	Right Sta (ft)	Flow (cfs)	Area (sq ft)	W.P. (ft)	Percent Conv	Hydr Depth(ft)	Velocity (ft/s)	Shear (lb/sq ft)	Power (lb/ft s)
1	Chan	66.00	73.80	0.60	3.08	4.07	3.66	0.81	0.19	0.00	0.00
2	Chan	73.80	81.60	5.18	14.66	7.88	31.78	1.88	0.35	0.00	0.00
3	Chan	81.60	89.40	6.29	16.40	7.80	38.56	2.10	0.38	0.00	0.00
4	Chan	89.40	97.20	3.99	12.55	7.92	24.45	1.61	0.32	0.00	0.00
5	Chan	97.20	105.00	0.25	1.98	4.89	1.56	0.41	0.13	0.00	0.00

CULVERT

RIVER: Creek
REACH: Stream Alignment RS: 145

INPUT
Description:

```
Distance from Upstream XS =       5
Deck/Roadway Width        =      45
Weir Coefficient          =     2.6
Upstream  Deck/Roadway Coordinates
    num=       2
     Sta Hi Cord Lo Cord     Sta Hi Cord Lo Cord
      60     858             115   857.8

Upstream Bridge Cross Section Data
Station Elevation Data    num=      16
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0  859.15      14     859      52  858.35      60     858      66     857
      70     856      72     855      75   854.5      78   853.9      91   853.9
      94   854.5      99   855.5     105   856.5     115   857.8     135  858.73
  165.94  859.04

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .04      66    .035     105     .04

Bank Sta: Left   Right    Coeff Contr.   Expan.
            66     105             .1       .3

Downstream  Deck/Roadway Coordinates
    num=       2
     Sta Hi Cord Lo Cord     Sta Hi Cord Lo Cord
      71     857             114     857

Downstream Bridge Cross Section Data
Station Elevation Data    num=      13
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   859.2      42     858      71     857      79     856      84     855
      85     854      87   852.9      95   852.9    96.5     854      98     855
     110     856     114     857  165.94   858.2

Manning's n Values        num=       3
     Sta   n Val     Sta   n Val     Sta   n Val
       0     .04      79    .035     110     .04

Bank Sta: Left   Right    Coeff Contr.   Expan.
```

```
           79     110             .1       .3

Upstream Embankment side slope              =       2 horiz. to 1.0 vertical
Downstream Embankment side slope            =       2 horiz. to 1.0 vertical
Maximum allowable submergence for weir flow =     .98
Elevation at which weir flow begins         =
Energy head used in spillway design         =
Spillway height used in design              =
Weir crest shape                            = Broad Crested

Number of Culverts =  1

Culvert Name     Shape      Rise    Span
Culvert #1      Circular     2.5     2.5
FHWA Chart # 1 - Concrete Pipe Culvert
FHWA Scale # 3 - Groove end entrance; pipe projecting from fill
Solution Criteria = Highest U.S. EG
Culvert Upstrm Dist  Length    Top n  Bottom n  Depth Blocked  Entrance Loss Coef   Exit Loss Coef
                 5      50     .011     .011        0                  .4               1
Number of Barrels =  2
Upstream   Elevation =  854.56
Centerline Stations
    Sta.    Sta.
      82      88
Downstream Elevation =  853.97
Centerline Stations
    Sta.    Sta.
      88      94

CROSS SECTION


RIVER: Creek
REACH: Stream Alignment   RS: 86.31

INPUT
Description:
Station Elevation Data    num=      13
     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev     Sta    Elev
       0   859.2      42     858      71     857      79     856      84     855
```

85	854	87	852.9	95	852.9	96.5	854	98	855
110	856	114	857	165.94	858.2				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.04	79	.035	110	.04

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
79	110	50.2	50.2	.1	.3

Profile #PF 1

	Pos	Left Sta	Right Sta	Flow	Area	W.P.	Percent	Hydr	Velocity	Shear	Power
		(ft)	(ft)	(cfs)	(sq ft)	(ft)	Conv	Depth(ft)	(ft/s)	(lb/sq ft)	(lb/ft s)
1	Chan	84.00	86.80	1.31	2.44	3.07	8.02	0.97	0.54	0.01	0.01
2	Chan	86.80	89.60	4.69	5.08	2.83	28.73	1.81	0.92	0.03	0.03
3	Chan	89.60	92.40	4.73	5.09	2.80	29.02	1.82	0.93	0.03	0.03
4	Chan	92.40	95.20	4.66	5.08	2.85	28.56	1.81	0.92	0.03	0.03
5	Chan	95.20	98.00	0.92	1.94	2.91	5.67	0.82	0.48	0.01	0.01

Warning: The conveyance ratio (upstream conveyance divided by downstream conveyance) is less than 0.7 or greater than
1.4. This may indicate the need for additional cross sections.

CROSS SECTION

RIVER: Creek
REACH: Stream Alignment RS: 36.11

INPUT
Description:

Station Elevation Data num= 93

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	860.07	9.909973	859.05	10.19	859.02	10.42999	859	10.59	858.97
18.35999	85	819.72998	857.79	25.78	85	727.07999	856.87	28.25	856.73
33.64999	856.02	33.85999	85	635.64999	855.96	38.89999	855.93	40.22998	855.92
49.41998	855.75	50.28998	855.73	50.51999	855.73	50.98999	855.76	53.42999	855.22
66.14999	855.22	69.79999	855.27	3.77998	855.15	75.78999	855.06	77.01999	855.02
83.24998	854.93	88.70999	854.98	9.41998	854.91	90.12	854.92	92.87999	854.92
95.67999	854.93	108.3	855.04	119.52	855.05	124.51	854.95	130.83	854.8
131.06	854.79	131.3	854.78	135.23	854.75	138.91	854.73	140.87	854.7
144.47	854.67	144.67	854.67	149.81	854.65	154.81	854.66	158.55	854.7
160.65	854.7	177.08	854.71	195.73	854.71	198.14	854.72	200.69	854.75
205.74	854.61	206.65	854.63	208.27	854.64	209.52	854.65	212.84	854.63
216.3	854.59	219	854.6	225.79	854.44	234.9	854.22	235.42	854.22
235.93	854.21	236.91	854.23	237.27	854.24	237.67	854.25	238.08	854.26
240.14	854.3	246.04	854.33	246.85	854.34	247.9	854.37	249.22	854.42
250.15	854.44	251.44	854.49	252.33	854.51	253.36	854.54	254.75	854.6
261.63	854.87	265.44	855.07	271.88	855.48	272.96	855.53	278.55	855.9
278.85	855.92	279.09	855.93	279.93	856	285.74	856.34	290.35	856.42
291.6	856.46	303.8	856.92	305.78	857	312.85	857.62	316.16	857.86
318.03	858	319.91	858.2	321.3	858.36				

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.04	124.51	.035	265.44	.04

Bank Sta: Left	Right	Lengths: Left Channel	Right	Coeff Contr.	Expan.
124.51	265.44	36.11	36.11	36.11	.1	.3

Profile #PF 1

	Pos	Left Sta	Right Sta	Flow	Area	W.P.	Percent	Hydr	Velocity	Shear	Power
		(ft)	(ft)	(cfs)	(sq ft)	(ft)	Conv	Depth(ft)	(ft/s)	(lb/sq ft)	(lb/ft s)
1	Chan	59.67	71.86	0.71	0.74	6.35	4.35	0.12	0.96	0.10	0.10
2	Chan	71.86	84.05	7.39	3.91	12.19	45.32	0.32	1.89	0.28	0.53

3	Chan	84.05	96.23	7.55	3.96	12.19	46.28	0.32
1.91	0.28	0.54						
4	Chan	96.23	108.42	0.65	0.91	12.19	3.99	0.07
0.72	0.07	0.05						
5	Chan	108.42	120.61	0.01	0.05	5.53	0.07	0.01
0.20	0.01	0.00						

Warning: Divided flow computed for this cross-section.

CROSS SECTION

RIVER: Creek
REACH: Stream Alignment RS: 0

INPUT
Description:
Station Elevation Data num= 64

Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev	Sta	Elev
0	858.8	83.19	0002	858.4	16.02	9999	8589.0	40009	857.49
12.17001	857	15.10001	856.42	17.32001		85622.32001	855.24	23.94	855.08
29.42001	854.32	33.22	854.15	35.82999	854.01	36.54999		85437.07001	854
37.84	853.99	44.14001	853.97	50.76001	853.96	55.59	853.96	61.26001	853.94
67.03	853.97	72.92	853.99	74.38	854	75.8	854.01	81.47	854.02
84.92999	854.03	94.32001	854.03	95.23	854.02	99.21001	854.02	101.63	854.01
103.27	854.01	109.02	854.02	114.84	854	203.28	854	204.69	853.99
205.55	853.98	205.94	853.98	207.12	854	220.05	854	222.73	853.95
225.35	853.88	238.68	853.62	255.14	853.78	256.93	853.78	266.05	853.91
267.96	853.96	269.16	853.97	271.99	853.99	273.06	854	274.37	854.12
275.14	854.19	282.72	855.05	287.03	855.29	293.54	855.93	295.01	855.93
296.33	856	297.78	856.11	298.32	856.13	300.06	856.3	300.48	856.33
302.84	856.55	309.06	857	316.12	857.35	317.13	857.4	320	857.62

Manning's n Values num= 3

Sta	n Val	Sta	n Val	Sta	n Val
0	.04	33.22	.035	274.37	.04

Bank Sta: Left Right Coeff Contr. Expan.

Left	Right	Coeff Contr.	Expan.
33.22	274.37	.1	.3

Profile #PF 1

	Pos	Left Sta	Right Sta	Flow	Area	W.P.	Percent	Hydr	Velocity	Shear	Power
		(ft)	(ft)	(cfs)	(sq ft)	(ft)	Conv	Depth(ft)	(ft/s)	(lb/sq ft)	(lb/ft s)
1	Chan	45.63	93.86	18.90	11.96	47.33	82.39	0.25	1.58	0.32	0.50
2	Chan	93.86	142.09	1.13	2.23	48.23	4.95	0.05	0.51	0.06	0.03
3	Chan	142.09	190.32	0.79	1.80	48.23	3.46	0.04	0.44	0.05	0.02
4	Chan	190.32	238.55	0.37	1.13	48.23	1.59	0.02	0.32	0.03	0.01
5	Chan	238.55	286.78	1.75	2.84	46.13	7.61	0.06	0.62	0.08	0.05

SUMMARY OF MANNING'S N VALUES

River:Creek

Reach	River Sta.	n1	n2	n3
Stream Alignment	850.07	.04	.035	.04
Stream Alignment	800	.04	.035	.04
Stream Alignment	600	.04	.035	.04
Stream Alignment	400	.04	.035	.04
Stream Alignment	200	.04	.035	.04
Stream Alignment	147.03	.04	.035	.04
Stream Alignment	145	Culvert		
Stream Alignment	86.31	.04	.035	.04
Stream Alignment	36.11	.04	.035	.04
Stream Alignment	0	.04	.035	.04

SUMMARY OF REACH LENGTHS

River: Creek

Reach	River Sta.	Left	Channel	Right
Stream Alignment	850.07	50.07	50.07	50.07
Stream Alignment	800	200	200	200
Stream Alignment	600	200	200	200
Stream Alignment	400	200	200	200
Stream Alignment	200	52.97	52.97	52.97
Stream Alignment	147.03	60.72	60.72	60.72
Stream Alignment	145	Culvert		
Stream Alignment	86.31	50.2	50.2	50.2
Stream Alignment	36.11	36.11	36.11	36.11
Stream Alignment	0			

SUMMARY OF CONTRACTION AND EXPANSION COEFFICIENTS
River: Creek

Reach	River Sta.	Contr.	Expan.
Stream Alignment	850.07	.1	.3
Stream Alignment	800	.1	.3
Stream Alignment	600	.1	.3
Stream Alignment	400	.1	.3
Stream Alignment	200	.1	.3
Stream Alignment	147.03	.1	.3
Stream Alignment	145	Culvert	
Stream Alignment	86.31	.1	.3
Stream Alignment	36.11	.1	.3
Stream Alignment	0	.1	.3

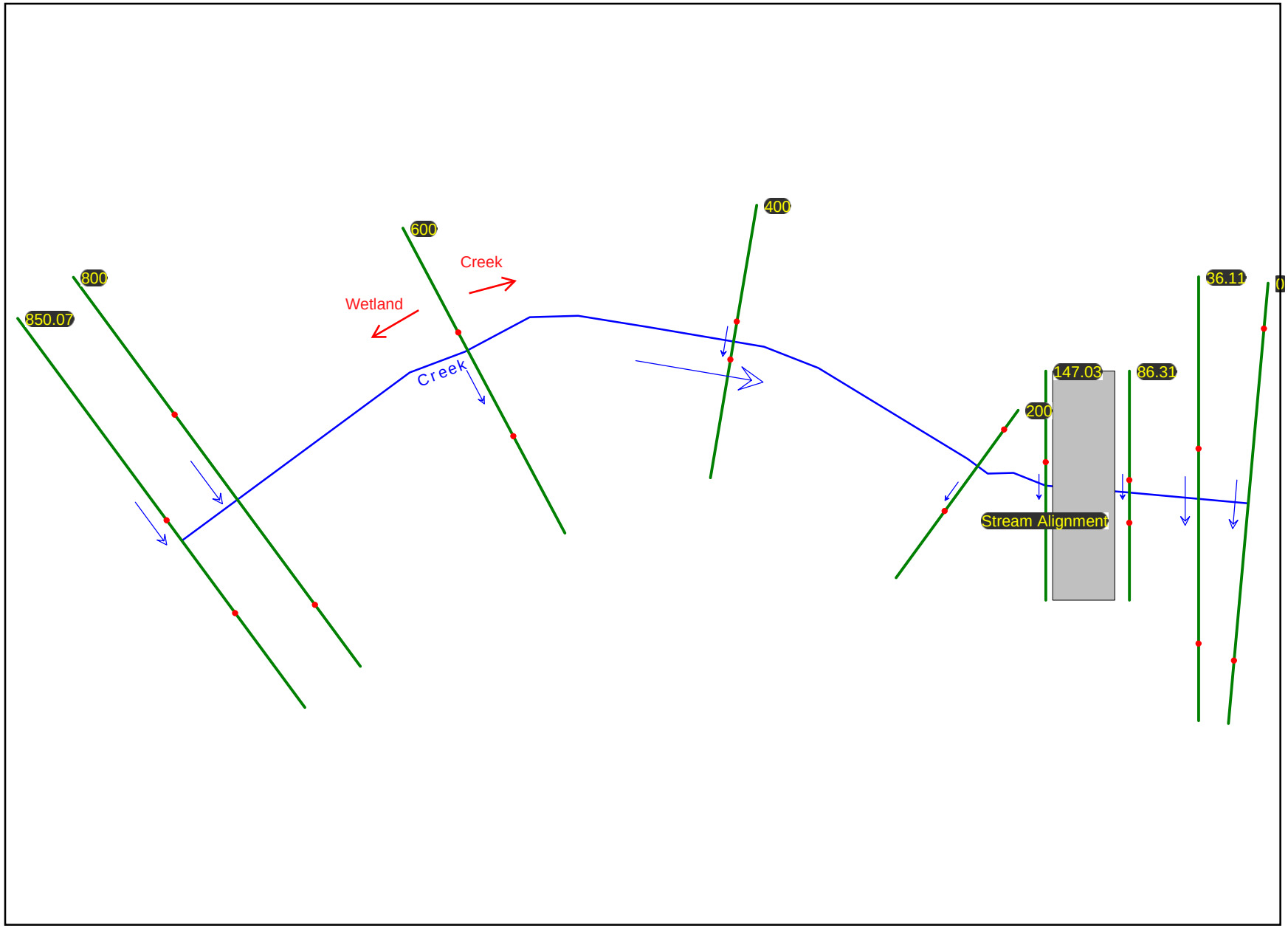
Profile Output Table - Standard Table 2

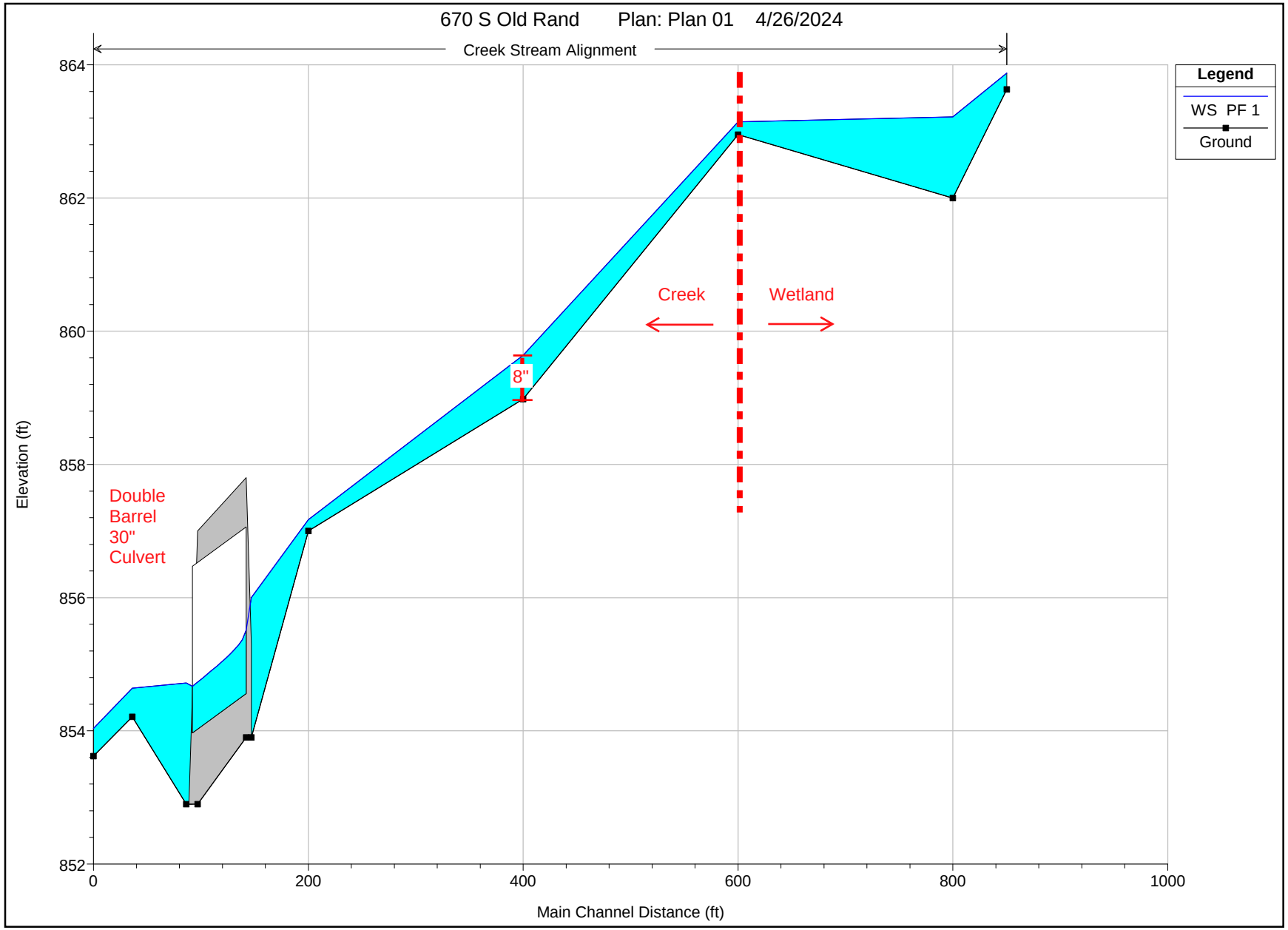
Reach	River Sta	Profile	E.G. Elev (ft)	W.S. Elev (ft)	Vel Head (ft)	Frctn Loss (ft)	C & E Loss (ft)	Q Left (cfs)	Q Channel (cfs)	Q Right (cfs)	Top Width (ft)
Stream Alignment	850.07	PF 1	863.93	863.88	0.05	0.00	0.02	0.57	6.31		36.29
Stream Alignment	800	PF 1	863.22	863.22	0.00	0.00	0.01	6.88		166.24	
Stream Alignment	600	PF 1	863.21	863.14	0.07	1.71	0.01	8.07		28.71	
Stream Alignment	400	PF 1	859.67	859.64	0.03	2.41	0.00	8.07		12.70	
Stream Alignment	200	PF 1	857.25	857.17	0.08	0.01	0.02	16.31		45.38	
Stream Alignment	147.03	PF 1	856.00	856.00	0.00			16.31		32.02	
Stream Alignment	145		Culvert								
Stream Alignment	86.31	PF 1	854.73	854.72	0.01	0.04	0.00	16.31		13.30	
Stream Alignment	36.11	PF 1	854.69	854.64	0.05	0.62	0.01	16.31		48.44	
Stream Alignment	0	PF 1	854.06	854.04	0.02			22.94		238.15	

Profile Output Table - Standard Table 1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Crit W.S. (ft)	E.G. Elev (ft)	E.G. Slope (ft/ft)	Vel Chnl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Froude # Chl
Stream Alignment	850.07	PF 1	6.88	863.63	863.88	863.88	863.93	0.031851	1.91	3.86	36.29	0.95
Stream Alignment	800	PF 1	6.88	862.00	863.22		863.22	0.000001	0.04	175.41	166.24	0.01
Stream Alignment	600	PF 1	8.07	862.95	863.14	863.14	863.21	0.036418	2.11	3.82	28.71	1.02

Stream	Alignment	400		PF 1	8.07	858.98	859.64	859.38	859.67
0.003733	1.47	5.48		12.70		0.40			
Stream	Alignment	200		PF 1	16.31	857.00	857.17	857.17	857.25
0.032946	2.26	7.21		45.38		1.00			
Stream	Alignment	147.03		PF 1	16.31	853.90	856.00	854.25	856.00
0.000036	0.34	48.67		32.02		0.05			
Stream	Alignment	145			Culvert				
Stream	Alignment	86.31		PF 1	16.31	852.90	854.72		854.73
0.000255	0.83	19.63		13.30		0.12			
Stream	Alignment	36.11		PF 1	16.31	854.21	854.64		854.69
0.014023	1.70	9.57		48.44		0.68			
Stream	Alignment	0		PF 1	22.94	853.62	854.04	854.02	854.06
0.019996	1.15	19.96		238.15		0.70			


800
600
400
Creek
Wetland
850.07
Creek
147.03
86.31
36.11
200
Stream Alignment


670 S Old Rand Plan: Plan 01 4/26/2024
Creek Stream Alignment
Legend
WS PF 1
Ground
Creek
Wetland
8"
Double
Barrel
30"
Culvert
Elevation (ft)
Main Channel Distance (ft)
852
854
856
858
860
862
864
0
200
400
600
800
1000

Culvert Summary Table - Berm Culvert

Total Discharge (cfs)	Culvert Discharge (cfs)	Headwater Elevation (ft)	Inlet Control Depth(ft)	Outlet Control Depth(ft)	Normal Depth (ft)	Critical Depth (ft)	Outlet Depth (ft)	Tailwater Depth (ft)	Outlet Velocity (ft/s)	Tailwater Velocity (ft/s)
0.62	0.62	862.46	0.44~	0.44	0.27	0.23	0.23	0.04	2.72	0.16
5	5	868.63	6.61	5.5	0.67	0.67	0.67	0.14	9.03	0.36
10	5.8	873.84	11.82	7.24	0.67	0.67	0.67	0.21	10.48	0.47
15	5.81	873.88	11.86	7.25	0.67	0.67	0.67	0.27	10.49	0.55
20	5.81	873.91	11.89	7.26	0.67	0.67	0.67	0.32	10.5	0.61
25	5.82	873.94	11.92	7.27	0.67	0.67	0.67	0.36	10.5	0.67
30	5.82	873.97	11.94	7.28	0.67	0.67	0.67	0.4	10.51	0.71
35	5.82	873.99	11.97	7.28	0.67	0.67	0.67	0.44	10.51	0.76
40	5.82	874.02	11.99	7.29	0.67	0.67	0.67	0.48	10.52	0.8
45	5.83	874.04	12.02	7.29	0.67	0.67	0.67	0.51	10.52	0.83
50	5.83	874.06	12.04	7.3	0.67	0.67	0.67	0.55	10.53	0.87

APPENDIX III – STORMWATER CALCULATIONS

DRAINAGE SUMMARY

RESTRICTOR SIZING CALCULATIONS

STAGE/STORAGE RELEASE CALCULATIONS

TR-20 MODEL

DRAINAGE SUMMARY

670 S Old Rand Rd 05.17.2024

MC rev

	Property Area =	7.80	acres	0.01219	sq mi		
	Total Disturbed Area =	5.64	acres	0.00881	sq mi		
Proposed (Disturbed)	Impervious Area =	2.26	acres	$CN_{impervious}$ =	98	$C_{impervious}$ =	0.90
	Gravel Area =	0.00	acres	CN_{gravel} =	89	C_{gravel} =	0.75
	Pervious Area =	3.38	acres	$CN_{pervious}$ =	74	$C_{pervious}$ =	0.30
				CN =	83.61	c =	0.54
				% Imp =	40%		

Allowable Release Rate =	0.15	cfs/acre	100-yr
	0.846	cfs	
	0.04	cfs/acre	2-yr
	0.226	cfs	

Restrictor Sizing Calculations

670 S Old Rand Rd 05.17.2024

MC rev

ERIKSSON ENGINEERING ASSOCIATES, LTD.

2-Year Restrictor

2-year high water elevation =	857.81	
C_D =	0.61	(constant)
G =	32.20	ft/sec^2
Inv. restrictor =	855.75	
Drainage Area =	5.64	acre
$Q_{allowable}$ =	0.04	cfs/acre
$Q_{allowable}$ =	0.23	cfs

$\triangle h$ = hwe - Inv. - 1/2 Dia.

= 1.96 ft.

$Q = C_D A(2gh)^{1/2}$

$A_{restrictor} = (Q_{allowable}) / (C_D(2gh)^{1/2})$

$A_{restrictor}$ =	4.75	in^2
$D_{restrictor}$ =	2.5	in
=> Restrictor diameter =	**2.500**	**inches**

100-Year Restrictor

100-year high water elevation =	860.97	
C_D =	0.61	(constant)
G =	32.20	ft/sec^2
Inv. restrictor =	857.85	
$Q_{allowable}$ =	0.15	cfs/acre
$Q_{allowable}$ =	0.85	cfs

Note: 100-year restrictor sizing calculations take into account the fact that some release will be provided through the 2-year restrictor. Q_{2year} is a calculation of the flow through the 2-year restrictor with a 100-year head acting on it.

Q_{2year} =	0.36	cfs
Therefore: $Q_{remaining}$ =	0.48	cfs

$\triangle h$ = hwe - Inv. - 1/2 Dia.

= 2.99 ft.

$Q = C_D A(2gh)^{1/2}$

$A_{restrictor} = (Q_{allowable}) / (C_D(2gh)^{1/2})$

$A_{restrictor}$ =	8.18	in^2
$D_{restrictor}$ =	3.2	in
=> Restrictor diameter =	**3.125**	**inches**

Stage/Storage Release Calculations

670 S Old Rand Rd 05.17.2024

MC rev

ERIKSSON ENGINEERING ASSOCIATES, LTD.

2 Year Restrictor

Dia= 2.500 in
C_d = 0.61
Inv. rest. = 855.75
g = 32.2 ft/sec^2
A_{rest}= 4.91 in^2

100 Year Restrictor

Dia= 3.125 in
C_d = 0.61
Inv. rest. = 857.85
g = 32.2 ft/sec^2
A_{rest}= 7.67 in^2

(see Restrictor Sizing Calculations for detailed information)

	Elev	Area (sq. ft.)	Increm. Volume (cu ft.)	Increm. Volume (ac-ft)	Total Volume (ac-ft)		Q(2yr) (cfs)		Q(100yr) (cfs)		Q(Total) (cfs)
NWL	856	11722					0.06		0.00		**0.06**
	857	14733	13198.85	0.303	**0.30**		0.18		0.00		**0.18**
	858	18219	16445.18	0.378	**0.68**		0.24		0.04		**0.28**
	859	21975	20067.69	0.461	**1.14**		0.30		0.26		**0.56**
	860	25863	23892.62	0.548	**1.69**		0.34		0.37		**0.71**
	861	29911	27862.48	0.640	**2.33**		0.38		0.45		**0.83**
	862	34193	32028.14	0.735	**3.06**		0.41		0.52		**0.94**

857.80	**2-Year Storage Volume =**	**0.60**	**acre-ft.**
860.98	**100-Year Storage Volume =**	**2.32**	**acre-ft**
861.1	**Storage Provided Before Spill =**	2.40	

WinTR-20 Printed Page File Beginning of Input Data List
C:\Users\mcarollo\AppData\Roaming\USDA\TR20\Rand Rd Detention.inp

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WinTR-20: version 3.30                  0         0         0.001     0         ,
670 S Old Rand Road
Proposed Detention

SUB-AREA:
          Proposed  Basin               0.00881   83.61     0.2       YY  Y


STREAM REACH:
          Basin     Outlet              Rest                          YY  Y


STORM ANALYSIS:
          100Yr24Hr                     8.57      H3Q24Hr   2
          2Yr24Hr                       3.34      H3Q24Hr   2



STRUCTURE RATING:
          Rest      855.75
                    855.75    0.00      0.00
                    856.00    0.06      0.001
                    857.00    0.18      0.30
                    857.85    0.24      0.62
                    858.00    0.28      0.68
                    859.00    0.56      1.14
                    860.00    0.71      1.69
                    861.00    0.83      2.33
                    862.00    0.94      3.06



RAINFALL DISTRIBUTION:
          H3Q24Hr             1.0
                    0.        0.0205    0.0431    0.0667    0.0912
                    0.1171    0.1436    0.1691    0.1964    0.2278
                    0.2633    0.3093    0.3635    0.4392    0.5211
                    0.6102    0.6989    0.7819    0.8492    0.8974
                    0.9311    0.9534    0.9706    0.9856    1.00



GLOBAL OUTPUT:
          2         0.005     0.1       YY  Y     YY  Y
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WinTR-20 Printed Page File End of Input Data List

C:\Users\mcarollo\AppData\Roaming\USDA\TR20\Rand Rd Detention.out

STORM 100Yr24Hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Proposed	0.009		6.597		16.01	4.02	456.48

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
2.200	0.112E-02	0.01	0.03	0.05	0.07	0.10	0.12
2.900	0.14	0.16	0.18	0.20	0.22	0.24	0.26
3.600	0.27	0.29	0.31	0.32	0.34	0.36	0.39
4.300	0.41	0.42	0.44	0.45	0.47	0.48	0.50
5.000	0.51	0.52	0.54	0.56	0.57	0.58	0.60
5.700	0.61	0.62	0.63	0.64	0.65	0.64	0.65
6.400	0.66	0.66	0.67	0.68	0.69	0.70	0.71
7.100	0.73	0.76	0.78	0.79	0.80	0.81	0.81
7.800	0.82	0.83	0.84	0.88	0.95	0.98	0.99
8.500	1.00	1.01	1.02	1.03	1.04	1.04	1.09
9.200	1.17	1.20	1.21	1.22	1.23	1.24	1.25
9.900	1.26	1.26	1.37	1.57	1.65	1.67	1.69
10.600	1.70	1.71	1.72	1.73	1.74	1.83	2.00
11.300	2.07	2.09	2.11	2.12	2.13	2.14	2.15
12.000	2.16	2.40	2.85	3.01	3.07	3.10	3.11
12.700	3.13	3.14	3.16	3.17	3.25	3.40	3.45
13.400	3.48	3.50	3.51	3.52	3.53	3.54	3.55
14.100	3.64	3.81	3.88	3.90	3.92	3.93	3.94
14.800	3.95	3.96	3.97	3.97	3.97	3.97	3.98
15.500	3.99	4.00	4.00	4.01	4.02	4.02	3.96
16.200	3.84	3.80	3.79	3.79	3.79	3.80	3.80
16.900	3.81	3.81	3.63	3.27	3.15	3.11	3.11
17.600	3.11	3.11	3.11	3.11	3.11	2.89	2.44
18.300	2.29	2.25	2.24	2.24	2.24	2.24	2.24
19.000	2.24	2.07	1.73	1.61	1.58	1.57	1.57
19.700	1.57	1.57	1.57	1.57	1.44	1.17	1.08
20.400	1.05	1.04	1.04	1.04	1.04	1.04	1.04
21.100	0.98	0.86	0.82	0.81	0.81	0.80	0.80
21.800	0.80	0.80	0.80	0.78	0.73	0.71	0.70
22.500	0.70	0.70	0.70	0.70	0.70	0.70	0.70
23.200	0.68	0.68	0.68	0.68	0.68	0.68	0.68
23.900	0.68	0.68	0.50	0.16	0.04	0.01	0.0

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Basin	0.009	Upstream	6.597		16.01	4.02	456.48

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
2.200	0.112E-02	0.01	0.03	0.05	0.07	0.10	0.12
2.900	0.14	0.16	0.18	0.20	0.22	0.24	0.26
3.600	0.27	0.29	0.31	0.32	0.34	0.36	0.39
4.300	0.41	0.42	0.44	0.45	0.47	0.48	0.50
5.000	0.51	0.52	0.54	0.56	0.57	0.58	0.60
5.700	0.61	0.62	0.63	0.64	0.65	0.64	0.65
6.400	0.66	0.66	0.67	0.68	0.69	0.70	0.71
7.100	0.73	0.76	0.78	0.79	0.80	0.81	0.81
7.800	0.82	0.83	0.84	0.88	0.95	0.98	0.99
8.500	1.00	1.01	1.02	1.03	1.04	1.04	1.09
9.200	1.17	1.20	1.21	1.22	1.23	1.24	1.25
9.900	1.26	1.26	1.37	1.57	1.65	1.67	1.69
10.600	1.70	1.71	1.72	1.73	1.74	1.83	2.00
11.300	2.07	2.09	2.11	2.12	2.13	2.14	2.15
12.000	2.16	2.40	2.85	3.01	3.07	3.10	3.11
12.700	3.13	3.14	3.16	3.17	3.25	3.40	3.45
13.400	3.48	3.50	3.51	3.52	3.53	3.54	3.55
14.100	3.64	3.81	3.88	3.90	3.92	3.93	3.94
14.800	3.95	3.96	3.97	3.97	3.97	3.97	3.98
15.500	3.99	4.00	4.00	4.01	4.02	4.02	3.96
16.200	3.84	3.80	3.79	3.79	3.79	3.80	3.80
16.900	3.81	3.81	3.63	3.27	3.15	3.11	3.11
17.600	3.11	3.11	3.11	3.11	3.11	2.89	2.44
18.300	2.29	2.25	2.24	2.24	2.24	2.24	2.24
19.000	2.24	2.07	1.73	1.61	1.58	1.57	1.57
19.700	1.57	1.57	1.57	1.57	1.44	1.17	1.08
20.400	1.05	1.04	1.04	1.04	1.04	1.04	1.04
21.100	0.98	0.86	0.82	0.81	0.81	0.80	0.80
21.800	0.80	0.80	0.80	0.78	0.73	0.71	0.70
22.500	0.70	0.70	0.70	0.70	0.70	0.70	0.70
23.200	0.68	0.68	0.68	0.68	0.68	0.68	0.68
23.900	0.68	0.68	0.50	0.16	0.04	0.01	0.0

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Basin	0.009	Downstream	6.597	860.98	21.26	0.83	93.95

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
2.300	0.240E-02	0.01	0.02	0.04	0.06	0.06	0.06
3.000	0.06	0.06	0.06	0.06	0.06	0.06	0.06
3.700	0.06	0.07	0.07	0.07	0.07	0.07	0.07
4.400	0.07	0.07	0.07	0.07	0.08	0.08	0.08
5.100	0.08	0.08	0.08	0.08	0.09	0.09	0.09
5.800	0.09	0.09	0.10	0.10	0.10	0.10	0.10
6.500	0.10	0.11	0.11	0.11	0.11	0.11	0.12

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
7.200	0.12	0.12	0.12	0.12	0.13	0.13	0.13
7.900	0.13	0.14	0.14	0.14	0.14	0.15	0.15
8.600	0.15	0.15	0.16	0.16	0.16	0.17	0.17
9.300	0.17	0.18	0.18	0.18	0.18	0.18	0.19
10.000	0.19	0.19	0.19	0.19	0.20	0.20	0.20
10.700	0.20	0.21	0.21	0.21	0.21	0.22	0.22
11.400	0.22	0.22	0.23	0.23	0.23	0.24	0.24
12.100	0.25	0.26	0.27	0.29	0.30	0.32	0.33
12.800	0.35	0.36	0.37	0.39	0.40	0.42	0.43
13.500	0.45	0.46	0.48	0.49	0.51	0.52	0.54
14.200	0.56	0.57	0.57	0.58	0.59	0.60	0.60
14.900	0.61	0.62	0.63	0.63	0.64	0.65	0.66
15.600	0.66	0.67	0.68	0.69	0.69	0.70	0.71
16.300	0.71	0.72	0.72	0.73	0.73	0.74	0.74
17.000	0.75	0.75	0.76	0.76	0.76	0.77	0.77
17.700	0.77	0.78	0.78	0.78	0.79	0.79	0.79
18.400	0.80	0.80	0.80	0.80	0.80	0.81	0.81
19.100	0.81	0.81	0.81	0.82	0.82	0.82	0.82
19.800	0.82	0.82	0.82	0.82	0.82	0.82	0.83
20.500	0.83	0.83	0.83	0.83	0.83	0.83	0.83
21.200	0.83	0.83	0.83	0.83	0.83	0.83	0.83
21.900	0.83	0.83	0.83	0.83	0.83	0.83	0.83
22.600	0.83	0.83	0.83	0.83	0.83	0.83	0.83
23.300	0.83	0.82	0.82	0.82	0.82	0.82	0.82
24.000	0.82	0.82	0.82	0.82	0.82	0.82	0.82
24.700	0.82	0.81	0.81	0.81	0.81	0.81	0.81
25.400	0.81	0.81	0.80	0.80	0.80	0.80	0.80
26.100	0.80	0.80	0.80	0.80	0.79	0.79	0.79
26.800	0.79	0.79	0.79	0.79	0.79	0.78	0.78
27.500	0.78	0.78	0.78	0.78	0.78	0.78	0.77
28.200	0.77	0.77	0.77	0.77	0.77	0.77	0.77
28.900	0.76	0.76	0.76	0.76	0.76	0.76	0.76
29.600	0.76	0.76	0.75	0.75	0.75	0.75	0.75
30.300	0.75	0.75	0.75	0.74	0.74	0.74	0.74
31.000	0.74	0.74	0.74	0.74	0.74	0.73	0.73
31.700	0.73	0.73	0.73	0.73	0.73	0.73	0.73
32.400	0.72	0.72	0.72	0.72	0.72	0.72	0.72
33.100	0.72	0.72	0.71	0.71	0.71	0.71	0.71
33.800	0.71	0.71	0.71	0.70	0.70	0.70	0.70
34.500	0.70	0.70	0.69	0.69	0.69	0.69	0.69
35.200	0.69	0.68	0.68	0.68	0.68	0.68	0.68
35.900	0.68	0.67	0.67	0.67	0.67	0.67	0.67
36.600	0.67	0.66	0.66	0.66	0.66	0.66	0.66
37.300	0.65	0.65	0.65	0.65	0.65	0.65	0.65
38.000	0.64	0.64	0.64	0.64	0.64	0.64	0.64
38.700	0.63	0.63	0.63	0.63	0.63	0.63	0.63
39.400	0.62	0.62	0.62	0.62	0.62	0.62	0.62
40.100	0.61	0.61	0.61	0.61	0.61	0.61	0.61
40.800	0.60	0.60	0.60	0.60	0.60	0.60	0.60
41.500	0.60	0.59	0.59	0.59	0.59	0.59	0.59
42.200	0.59	0.58	0.58	0.58	0.58	0.58	0.58

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
42.900	0.58	0.58	0.57	0.57	0.57	0.57	0.57
43.600	0.57	0.57	0.57	0.56	0.56	0.56	0.56
44.300	0.56	0.56	0.55	0.55	0.55	0.54	0.54
45.000	0.54	0.54	0.53	0.53	0.53	0.53	0.52
45.700	0.52	0.52	0.51	0.51	0.51	0.51	0.50
46.400	0.50	0.50	0.50	0.49	0.49	0.49	0.49
47.100	0.48	0.48	0.48	0.48	0.48	0.47	0.47
47.800	0.47	0.47	0.46	0.46	0.46	0.46	0.45
48.500	0.45	0.45	0.45	0.44	0.44	0.44	0.44
49.200	0.44	0.43	0.43	0.43	0.43	0.43	0.42
49.900	0.42	0.42	0.42	0.41	0.41	0.41	0.41
50.600	0.41	0.40	0.40	0.40	0.40	0.40	0.39
51.300	0.39	0.39	0.39	0.39	0.38	0.38	0.38
52.000	0.38	0.38	0.37	0.37	0.37	0.37	0.37
52.700	0.37	0.36	0.36	0.36	0.36	0.36	0.35
53.400	0.35	0.35	0.35	0.35	0.35	0.34	0.34
54.100	0.34	0.34	0.34	0.34	0.33	0.33	0.33
54.800	0.33	0.33	0.33	0.32	0.32	0.32	0.32
55.500	0.32	0.32	0.31	0.31	0.31	0.31	0.31
56.200	0.31	0.31	0.30	0.30	0.30	0.30	0.30
56.900	0.30	0.29	0.29	0.29	0.29	0.29	0.29
57.600	0.29	0.28	0.28	0.28	0.28	0.28	0.28
58.300	0.28	0.27	0.27	0.27	0.27	0.27	0.27
59.000	0.27	0.26	0.26	0.26	0.26	0.26	0.26
59.700	0.26	0.25	0.25	0.25	0.25	0.25	0.25
60.400	0.25	0.24	0.24	0.24	0.24	0.24	0.24
61.100	0.24	0.24	0.24	0.24	0.24	0.24	0.24
61.800	0.24	0.24	0.24	0.24	0.23	0.23	0.23
62.500	0.23	0.23	0.23	0.23	0.23	0.23	0.23
63.200	0.23	0.23	0.23	0.23	0.23	0.23	0.23
63.900	0.23	0.23	0.23	0.23	0.23	0.23	0.23
64.600	0.23	0.23	0.23	0.23	0.22	0.22	0.22
65.300	0.22	0.22	0.22	0.22	0.22	0.22	0.22
66.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
66.700	0.22	0.22	0.22	0.22	0.22	0.22	0.22
67.400	0.22	0.22	0.22	0.22	0.22	0.22	0.21
68.100	0.21	0.21	0.21	0.21	0.21	0.21	0.21
68.800	0.21	0.21	0.21	0.21	0.21	0.21	0.21
69.500	0.21	0.21	0.21	0.21	0.21	0.21	0.21
70.200	0.21	0.21	0.21	0.21	0.21	0.21	0.21
70.900	0.21	0.20	0.20	0.20	0.20	0.20	0.20
71.600	0.20	0.20	0.20	0.20	0.20	0.20	0.20
72.300	0.20	0.20	0.20	0.20	0.20	0.20	0.20
73.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
73.700	0.20	0.20	0.20	0.20	0.20	0.20	0.19
74.400	0.19	0.19	0.19	0.19	0.19	0.19	0.19
75.100	0.19	0.19	0.19	0.19	0.19	0.19	0.19
75.800	0.19	0.19	0.19	0.19	0.19	0.19	0.19
76.500	0.19	0.19	0.19	0.19	0.19	0.19	0.19
77.200	0.19	0.19	0.19	0.19	0.19	0.18	0.18
77.900	0.18	0.18	0.18	0.18	0.18	0.18	0.18

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
78.600	0.18	0.18	0.18	0.18	0.18	0.18	0.18
79.300	0.18	0.18	0.18	0.18	0.18	0.18	0.18
80.000	0.18	0.18	0.18	0.17	0.17	0.17	0.17
80.700	0.17	0.17	0.17	0.17	0.17	0.17	0.17
81.400	0.17	0.17	0.17	0.17	0.17	0.17	0.16
82.100	0.16	0.16	0.16	0.16	0.16	0.16	0.16
82.800	0.16	0.16	0.16	0.16	0.16	0.16	0.16
83.500	0.16	0.16	0.16	0.16	0.15	0.15	0.15
84.200	0.15	0.15	0.15	0.15	0.15	0.15	0.15
84.900	0.15	0.15	0.15	0.15	0.15	0.15	0.15
85.600	0.15	0.15	0.15	0.14	0.14	0.14	0.14
86.300	0.14	0.14	0.14	0.14	0.14	0.14	0.14
87.000	0.14	0.14	0.14	0.14	0.14	0.14	0.14
87.700	0.14	0.14	0.14	0.14	0.13	0.13	0.13
88.400	0.13	0.13	0.13	0.13	0.13	0.13	0.13
89.100	0.13	0.13	0.13	0.13	0.13	0.13	0.13
89.800	0.13	0.13	0.13	0.13	0.13	0.13	0.12
90.500	0.12	0.12	0.12	0.12	0.12	0.12	0.12
91.200	0.12	0.12	0.12	0.12	0.12	0.12	0.12
91.900	0.12	0.12	0.12	0.12	0.12	0.12	0.12
92.600	0.12	0.12	0.12	0.11	0.11	0.11	0.11
93.300	0.11	0.11	0.11	0.11	0.11	0.11	0.11
94.000	0.11	0.11	0.11	0.11	0.11	0.11	0.11
94.700	0.11	0.11	0.11	0.11	0.11	0.11	0.11
95.400	0.11	0.11	0.11	0.10	0.10	0.10	0.10
96.100	0.10	0.10	0.10	0.10	0.10	0.10	0.10
96.800	0.10	0.10	0.10	0.10	0.10	0.10	0.10
97.500	0.10	0.10	0.10	0.10	0.10	0.10	0.10
98.200	0.10	0.10	0.10	0.10	0.10	0.09	0.09
98.900	0.09	0.09	0.09	0.09	0.09	0.09	0.09
99.600	0.09	0.09	0.09	0.09	0.09	0.09	0.09
100.300	0.09	0.09	0.09	0.09	0.09	0.09	0.09
101.000	0.09	0.09	0.09	0.09	0.09	0.09	0.09
101.700	0.09	0.09	0.09	0.08	0.08	0.08	0.08
102.400	0.08	0.08	0.08	0.08	0.08	0.08	0.08
103.100	0.08	0.08	0.08	0.08	0.08	0.08	0.08
103.800	0.08	0.08	0.08	0.08	0.08	0.08	0.08
104.500	0.08	0.08	0.08	0.08	0.08	0.08	0.08
105.200	0.08	0.08	0.08	0.08	0.08	0.08	0.07
105.900	0.07	0.07	0.07	0.07	0.07	0.07	0.07
106.600	0.07	0.07	0.07	0.07	0.07	0.07	0.07
107.300	0.07	0.07	0.07	0.07	0.07	0.07	0.07
108.000	0.07	0.07	0.07	0.07	0.07	0.07	0.07
108.700	0.07	0.07	0.07	0.07	0.07	0.07	0.07
109.400	0.07	0.07	0.07	0.07	0.07	0.07	0.07
110.100	0.06	0.06	0.06	0.06	0.06	0.06	0.06
110.800	0.06	0.06	0.06	0.06	0.06	0.06	0.06
111.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
112.200	0.06	0.06	0.06	0.06	0.04	0.02	0.01
112.900	0.795E-02	0.0					

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
OUTLET	0.009		6.597		21.26	0.83	93.95

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
2.300	0.240E-02	0.01	0.02	0.04	0.06	0.06	0.06
3.000	0.06	0.06	0.06	0.06	0.06	0.06	0.06
3.700	0.06	0.07	0.07	0.07	0.07	0.07	0.07
4.400	0.07	0.07	0.07	0.07	0.08	0.08	0.08
5.100	0.08	0.08	0.08	0.08	0.09	0.09	0.09
5.800	0.09	0.09	0.10	0.10	0.10	0.10	0.10
6.500	0.10	0.11	0.11	0.11	0.11	0.11	0.12
7.200	0.12	0.12	0.12	0.12	0.13	0.13	0.13
7.900	0.13	0.14	0.14	0.14	0.14	0.15	0.15
8.600	0.15	0.15	0.16	0.16	0.16	0.17	0.17
9.300	0.17	0.18	0.18	0.18	0.18	0.18	0.19
10.000	0.19	0.19	0.19	0.19	0.20	0.20	0.20
10.700	0.20	0.21	0.21	0.21	0.21	0.22	0.22
11.400	0.22	0.22	0.23	0.23	0.23	0.24	0.24
12.100	0.25	0.26	0.27	0.29	0.30	0.32	0.33
12.800	0.35	0.36	0.37	0.39	0.40	0.42	0.43
13.500	0.45	0.46	0.48	0.49	0.51	0.52	0.54
14.200	0.56	0.57	0.57	0.58	0.59	0.60	0.60
14.900	0.61	0.62	0.63	0.63	0.64	0.65	0.66
15.600	0.66	0.67	0.68	0.69	0.69	0.70	0.71
16.300	0.71	0.72	0.72	0.73	0.73	0.74	0.74
17.000	0.75	0.75	0.76	0.76	0.76	0.77	0.77
17.700	0.77	0.78	0.78	0.78	0.79	0.79	0.79
18.400	0.80	0.80	0.80	0.80	0.80	0.81	0.81
19.100	0.81	0.81	0.81	0.82	0.82	0.82	0.82
19.800	0.82	0.82	0.82	0.82	0.82	0.82	0.83
20.500	0.83	0.83	0.83	0.83	0.83	0.83	0.83
21.200	0.83	0.83	0.83	0.83	0.83	0.83	0.83
21.900	0.83	0.83	0.83	0.83	0.83	0.83	0.83
22.600	0.83	0.83	0.83	0.83	0.83	0.83	0.83
23.300	0.83	0.82	0.82	0.82	0.82	0.82	0.82
24.000	0.82	0.82	0.82	0.82	0.82	0.82	0.82
24.700	0.82	0.81	0.81	0.81	0.81	0.81	0.81
25.400	0.81	0.81	0.80	0.80	0.80	0.80	0.80
26.100	0.80	0.80	0.80	0.80	0.79	0.79	0.79
26.800	0.79	0.79	0.79	0.79	0.79	0.78	0.78
27.500	0.78	0.78	0.78	0.78	0.78	0.78	0.77
28.200	0.77	0.77	0.77	0.77	0.77	0.77	0.77
28.900	0.76	0.76	0.76	0.76	0.76	0.76	0.76
29.600	0.76	0.76	0.75	0.75	0.75	0.75	0.75
30.300	0.75	0.75	0.75	0.74	0.74	0.74	0.74
31.000	0.74	0.74	0.74	0.74	0.74	0.73	0.73
31.700	0.73	0.73	0.73	0.73	0.73	0.73	0.73
32.400	0.72	0.72	0.72	0.72	0.72	0.72	0.72

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
33.100	0.72	0.72	0.71	0.71	0.71	0.71	0.71
33.800	0.71	0.71	0.71	0.70	0.70	0.70	0.70
34.500	0.70	0.70	0.69	0.69	0.69	0.69	0.69
35.200	0.69	0.68	0.68	0.68	0.68	0.68	0.68
35.900	0.68	0.67	0.67	0.67	0.67	0.67	0.67
36.600	0.67	0.66	0.66	0.66	0.66	0.66	0.66
37.300	0.65	0.65	0.65	0.65	0.65	0.65	0.65
38.000	0.64	0.64	0.64	0.64	0.64	0.64	0.64
38.700	0.63	0.63	0.63	0.63	0.63	0.63	0.63
39.400	0.62	0.62	0.62	0.62	0.62	0.62	0.62
40.100	0.61	0.61	0.61	0.61	0.61	0.61	0.61
40.800	0.60	0.60	0.60	0.60	0.60	0.60	0.60
41.500	0.60	0.59	0.59	0.59	0.59	0.59	0.59
42.200	0.59	0.58	0.58	0.58	0.58	0.58	0.58
42.900	0.58	0.58	0.57	0.57	0.57	0.57	0.57
43.600	0.57	0.57	0.57	0.56	0.56	0.56	0.56
44.300	0.56	0.56	0.55	0.55	0.55	0.54	0.54
45.000	0.54	0.54	0.53	0.53	0.53	0.53	0.52
45.700	0.52	0.52	0.51	0.51	0.51	0.51	0.50
46.400	0.50	0.50	0.50	0.49	0.49	0.49	0.49
47.100	0.48	0.48	0.48	0.48	0.48	0.47	0.47
47.800	0.47	0.47	0.46	0.46	0.46	0.46	0.45
48.500	0.45	0.45	0.45	0.44	0.44	0.44	0.44
49.200	0.44	0.43	0.43	0.43	0.43	0.43	0.42
49.900	0.42	0.42	0.42	0.41	0.41	0.41	0.41
50.600	0.41	0.40	0.40	0.40	0.40	0.40	0.39
51.300	0.39	0.39	0.39	0.39	0.38	0.38	0.38
52.000	0.38	0.38	0.37	0.37	0.37	0.37	0.37
52.700	0.37	0.36	0.36	0.36	0.36	0.36	0.35
53.400	0.35	0.35	0.35	0.35	0.35	0.34	0.34
54.100	0.34	0.34	0.34	0.34	0.33	0.33	0.33
54.800	0.33	0.33	0.33	0.32	0.32	0.32	0.32
55.500	0.32	0.32	0.31	0.31	0.31	0.31	0.31
56.200	0.31	0.31	0.30	0.30	0.30	0.30	0.30
56.900	0.30	0.29	0.29	0.29	0.29	0.29	0.29
57.600	0.29	0.28	0.28	0.28	0.28	0.28	0.28
58.300	0.28	0.27	0.27	0.27	0.27	0.27	0.27
59.000	0.27	0.26	0.26	0.26	0.26	0.26	0.26
59.700	0.26	0.25	0.25	0.25	0.25	0.25	0.25
60.400	0.25	0.24	0.24	0.24	0.24	0.24	0.24
61.100	0.24	0.24	0.24	0.24	0.24	0.24	0.24
61.800	0.24	0.24	0.24	0.24	0.23	0.23	0.23
62.500	0.23	0.23	0.23	0.23	0.23	0.23	0.23
63.200	0.23	0.23	0.23	0.23	0.23	0.23	0.23
63.900	0.23	0.23	0.23	0.23	0.23	0.23	0.23
64.600	0.23	0.23	0.23	0.23	0.22	0.22	0.22
65.300	0.22	0.22	0.22	0.22	0.22	0.22	0.22
66.000	0.22	0.22	0.22	0.22	0.22	0.22	0.22
66.700	0.22	0.22	0.22	0.22	0.22	0.22	0.22
67.400	0.22	0.22	0.22	0.22	0.22	0.22	0.21
68.100	0.21	0.21	0.21	0.21	0.21	0.21	0.21

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
68.800	0.21	0.21	0.21	0.21	0.21	0.21	0.21
69.500	0.21	0.21	0.21	0.21	0.21	0.21	0.21
70.200	0.21	0.21	0.21	0.21	0.21	0.21	0.21
70.900	0.21	0.20	0.20	0.20	0.20	0.20	0.20
71.600	0.20	0.20	0.20	0.20	0.20	0.20	0.20
72.300	0.20	0.20	0.20	0.20	0.20	0.20	0.20
73.000	0.20	0.20	0.20	0.20	0.20	0.20	0.20
73.700	0.20	0.20	0.20	0.20	0.20	0.20	0.19
74.400	0.19	0.19	0.19	0.19	0.19	0.19	0.19
75.100	0.19	0.19	0.19	0.19	0.19	0.19	0.19
75.800	0.19	0.19	0.19	0.19	0.19	0.19	0.19
76.500	0.19	0.19	0.19	0.19	0.19	0.19	0.19
77.200	0.19	0.19	0.19	0.19	0.19	0.18	0.18
77.900	0.18	0.18	0.18	0.18	0.18	0.18	0.18
78.600	0.18	0.18	0.18	0.18	0.18	0.18	0.18
79.300	0.18	0.18	0.18	0.18	0.18	0.18	0.18
80.000	0.18	0.18	0.18	0.17	0.17	0.17	0.17
80.700	0.17	0.17	0.17	0.17	0.17	0.17	0.17
81.400	0.17	0.17	0.17	0.17	0.17	0.17	0.16
82.100	0.16	0.16	0.16	0.16	0.16	0.16	0.16
82.800	0.16	0.16	0.16	0.16	0.16	0.16	0.16
83.500	0.16	0.16	0.16	0.16	0.15	0.15	0.15
84.200	0.15	0.15	0.15	0.15	0.15	0.15	0.15
84.900	0.15	0.15	0.15	0.15	0.15	0.15	0.15
85.600	0.15	0.15	0.15	0.14	0.14	0.14	0.14
86.300	0.14	0.14	0.14	0.14	0.14	0.14	0.14
87.000	0.14	0.14	0.14	0.14	0.14	0.14	0.14
87.700	0.14	0.14	0.14	0.14	0.13	0.13	0.13
88.400	0.13	0.13	0.13	0.13	0.13	0.13	0.13
89.100	0.13	0.13	0.13	0.13	0.13	0.13	0.13
89.800	0.13	0.13	0.13	0.13	0.13	0.13	0.12
90.500	0.12	0.12	0.12	0.12	0.12	0.12	0.12
91.200	0.12	0.12	0.12	0.12	0.12	0.12	0.12
91.900	0.12	0.12	0.12	0.12	0.12	0.12	0.12
92.600	0.12	0.12	0.12	0.11	0.11	0.11	0.11
93.300	0.11	0.11	0.11	0.11	0.11	0.11	0.11
94.000	0.11	0.11	0.11	0.11	0.11	0.11	0.11
94.700	0.11	0.11	0.11	0.11	0.11	0.11	0.11
95.400	0.11	0.11	0.11	0.10	0.10	0.10	0.10
96.100	0.10	0.10	0.10	0.10	0.10	0.10	0.10
96.800	0.10	0.10	0.10	0.10	0.10	0.10	0.10
97.500	0.10	0.10	0.10	0.10	0.10	0.10	0.10
98.200	0.10	0.10	0.10	0.10	0.10	0.09	0.09
98.900	0.09	0.09	0.09	0.09	0.09	0.09	0.09
99.600	0.09	0.09	0.09	0.09	0.09	0.09	0.09
100.300	0.09	0.09	0.09	0.09	0.09	0.09	0.09
101.000	0.09	0.09	0.09	0.09	0.09	0.09	0.09
101.700	0.09	0.09	0.09	0.08	0.08	0.08	0.08
102.400	0.08	0.08	0.08	0.08	0.08	0.08	0.08
103.100	0.08	0.08	0.08	0.08	0.08	0.08	0.08
103.800	0.08	0.08	0.08	0.08	0.08	0.08	0.08

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
104.500	0.08	0.08	0.08	0.08	0.08	0.08	0.08
105.200	0.08	0.08	0.08	0.08	0.08	0.08	0.07
105.900	0.07	0.07	0.07	0.07	0.07	0.07	0.07
106.600	0.07	0.07	0.07	0.07	0.07	0.07	0.07
107.300	0.07	0.07	0.07	0.07	0.07	0.07	0.07
108.000	0.07	0.07	0.07	0.07	0.07	0.07	0.07
108.700	0.07	0.07	0.07	0.07	0.07	0.07	0.07
109.400	0.07	0.07	0.07	0.07	0.07	0.07	0.07
110.100	0.06	0.06	0.06	0.06	0.06	0.06	0.06
110.800	0.06	0.06	0.06	0.06	0.06	0.06	0.06
111.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
112.200	0.06	0.06	0.06	0.06	0.04	0.02	0.01
112.900	0.795E-02	0.0					

STORM 2Yr24Hr

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Proposed	0.009		1.771		16.03	1.25	141.87

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
5.200	0.240E-02	0.619E-02	0.01	0.01	0.02	0.02	0.03
5.900	0.03	0.04	0.04	0.04	0.05	0.05	0.05
6.600	0.06	0.06	0.06	0.07	0.07	0.07	0.08
7.300	0.09	0.09	0.09	0.10	0.10	0.10	0.11
8.000	0.11	0.12	0.13	0.14	0.14	0.15	0.15
8.700	0.16	0.16	0.16	0.17	0.18	0.19	0.20
9.400	0.21	0.21	0.22	0.22	0.23	0.23	0.24
10.100	0.26	0.30	0.32	0.33	0.34	0.34	0.35
10.800	0.36	0.36	0.37	0.39	0.43	0.45	0.46
11.500	0.47	0.48	0.49	0.49	0.50	0.51	0.57
12.200	0.68	0.73	0.75	0.77	0.78	0.79	0.80
12.900	0.81	0.82	0.85	0.90	0.92	0.93	0.94
13.600	0.96	0.97	0.98	0.99	0.99	1.03	1.08
14.300	1.11	1.12	1.13	1.14	1.15	1.16	1.17
15.000	1.18	1.19	1.19	1.20	1.21	1.21	1.22
15.700	1.23	1.24	1.24	1.25	1.23	1.20	1.19
16.400	1.19	1.20	1.20	1.21	1.21	1.22	1.22
17.100	1.17	1.05	1.02	1.01	1.01	1.01	1.01
17.800	1.02	1.02	1.02	0.95	0.80	0.75	0.74
18.500	0.74	0.74	0.74	0.74	0.74	0.74	0.69
19.200	0.58	0.54	0.53	0.52	0.52	0.53	0.53
19.900	0.53	0.53	0.48	0.39	0.36	0.35	0.35
20.600	0.35	0.35	0.35	0.35	0.35	0.33	0.29
21.300	0.28	0.27	0.27	0.27	0.27	0.27	0.27

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
22.000	0.27	0.26	0.25	0.24	0.24	0.24	0.24
22.700	0.24	0.24	0.24	0.24	0.24	0.23	0.23
23.400	0.23	0.23	0.23	0.23	0.23	0.23	0.23
24.100	0.17	0.05	0.01	0.0			

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Basin	0.009	Upstream	1.771		16.03	1.25	141.87

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
5.200	0.240E-02	0.619E-02	0.01	0.01	0.02	0.02	0.03
5.900	0.03	0.04	0.04	0.04	0.05	0.05	0.05
6.600	0.06	0.06	0.06	0.07	0.07	0.07	0.08
7.300	0.09	0.09	0.09	0.10	0.10	0.10	0.11
8.000	0.11	0.12	0.13	0.14	0.14	0.15	0.15
8.700	0.16	0.16	0.16	0.17	0.18	0.19	0.20
9.400	0.21	0.21	0.22	0.22	0.23	0.23	0.24
10.100	0.26	0.30	0.32	0.33	0.34	0.34	0.35
10.800	0.36	0.36	0.37	0.39	0.43	0.45	0.46
11.500	0.47	0.48	0.49	0.49	0.50	0.51	0.57
12.200	0.68	0.73	0.75	0.77	0.78	0.79	0.80
12.900	0.81	0.82	0.85	0.90	0.92	0.93	0.94
13.600	0.96	0.97	0.98	0.99	0.99	1.03	1.08
14.300	1.11	1.12	1.13	1.14	1.15	1.16	1.17
15.000	1.18	1.19	1.19	1.20	1.21	1.21	1.22
15.700	1.23	1.24	1.24	1.25	1.23	1.20	1.19
16.400	1.19	1.20	1.20	1.21	1.21	1.22	1.22
17.100	1.17	1.05	1.02	1.01	1.01	1.01	1.01
17.800	1.02	1.02	1.02	0.95	0.80	0.75	0.74
18.500	0.74	0.74	0.74	0.74	0.74	0.74	0.69
19.200	0.58	0.54	0.53	0.52	0.52	0.53	0.53
19.900	0.53	0.53	0.48	0.39	0.36	0.35	0.35
20.600	0.35	0.35	0.35	0.35	0.35	0.33	0.29
21.300	0.28	0.27	0.27	0.27	0.27	0.27	0.27
22.000	0.27	0.26	0.25	0.24	0.24	0.24	0.24
22.700	0.24	0.24	0.24	0.24	0.24	0.23	0.23
23.400	0.23	0.23	0.23	0.23	0.23	0.23	0.23
24.100	0.17	0.05	0.01	0.0			

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
Basin	0.009	Downstream	1.771	857.80	23.09	0.24	26.83

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
5.400	0.449E-02	0.773E-02	0.01	0.02	0.02	0.02	0.03
6.100	0.03	0.04	0.04	0.04	0.05	0.05	0.05
6.800	0.06	0.06	0.06	0.06	0.06	0.06	0.06
7.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
8.200	0.06	0.06	0.06	0.06	0.06	0.06	0.06
8.900	0.06	0.06	0.06	0.06	0.07	0.07	0.07
9.600	0.07	0.07	0.07	0.07	0.07	0.07	0.07
10.300	0.07	0.07	0.07	0.07	0.07	0.08	0.08
11.000	0.08	0.08	0.08	0.08	0.08	0.08	0.08
11.700	0.09	0.09	0.09	0.09	0.09	0.09	0.09
12.400	0.10	0.10	0.10	0.10	0.11	0.11	0.11
13.100	0.11	0.12	0.12	0.12	0.12	0.13	0.13
13.800	0.13	0.13	0.14	0.14	0.14	0.15	0.15
14.500	0.15	0.16	0.16	0.16	0.17	0.17	0.17
15.200	0.18	0.18	0.18	0.18	0.18	0.19	0.19
15.900	0.19	0.19	0.19	0.19	0.20	0.20	0.20
16.600	0.20	0.20	0.20	0.21	0.21	0.21	0.21
17.300	0.21	0.21	0.21	0.21	0.22	0.22	0.22
18.000	0.22	0.22	0.22	0.22	0.22	0.22	0.23
18.700	0.23	0.23	0.23	0.23	0.23	0.23	0.23
19.400	0.23	0.23	0.23	0.23	0.23	0.23	0.23
20.100	0.23	0.23	0.23	0.23	0.23	0.23	0.23
20.800	0.24	0.24	0.24	0.24	0.24	0.24	0.24
21.500	0.24	0.24	0.24	0.24	0.24	0.24	0.24
22.200	0.24	0.24	0.24	0.24	0.24	0.24	0.24
22.900	0.24	0.24	0.24	0.24	0.24	0.24	0.24
23.600	0.24	0.24	0.24	0.24	0.24	0.24	0.24
24.300	0.24	0.24	0.24	0.23	0.23	0.23	0.23
25.000	0.23	0.23	0.23	0.23	0.23	0.23	0.23
25.700	0.23	0.23	0.23	0.23	0.23	0.23	0.23
26.400	0.23	0.23	0.23	0.23	0.23	0.23	0.23
27.100	0.23	0.23	0.23	0.22	0.22	0.22	0.22
27.800	0.22	0.22	0.22	0.22	0.22	0.22	0.22
28.500	0.22	0.22	0.22	0.22	0.22	0.22	0.22
29.200	0.22	0.22	0.22	0.22	0.22	0.22	0.22
29.900	0.22	0.22	0.22	0.22	0.21	0.21	0.21
30.600	0.21	0.21	0.21	0.21	0.21	0.21	0.21
31.300	0.21	0.21	0.21	0.21	0.21	0.21	0.21
32.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21
32.700	0.21	0.21	0.21	0.21	0.21	0.21	0.21
33.400	0.20	0.20	0.20	0.20	0.20	0.20	0.20
34.100	0.20	0.20	0.20	0.20	0.20	0.20	0.20
34.800	0.20	0.20	0.20	0.20	0.20	0.20	0.20
35.500	0.20	0.20	0.20	0.20	0.20	0.20	0.20
36.200	0.20	0.20	0.20	0.20	0.19	0.19	0.19
36.900	0.19	0.19	0.19	0.19	0.19	0.19	0.19
37.600	0.19	0.19	0.19	0.19	0.19	0.19	0.19
38.300	0.19	0.19	0.19	0.19	0.19	0.19	0.19
39.000	0.19	0.19	0.19	0.19	0.19	0.19	0.19
39.700	0.19	0.19	0.19	0.18	0.18	0.18	0.18
40.400	0.18	0.18	0.18	0.18	0.18	0.18	0.18

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
41.100	0.18	0.18	0.18	0.18	0.18	0.18	0.18
41.800	0.18	0.18	0.18	0.18	0.18	0.18	0.18
42.500	0.18	0.17	0.17	0.17	0.17	0.17	0.17
43.200	0.17	0.17	0.17	0.17	0.17	0.17	0.17
43.900	0.17	0.17	0.17	0.17	0.17	0.16	0.16
44.600	0.16	0.16	0.16	0.16	0.16	0.16	0.16
45.300	0.16	0.16	0.16	0.16	0.16	0.16	0.16
46.000	0.16	0.16	0.16	0.15	0.15	0.15	0.15
46.700	0.15	0.15	0.15	0.15	0.15	0.15	0.15
47.400	0.15	0.15	0.15	0.15	0.15	0.15	0.15
48.100	0.15	0.15	0.14	0.14	0.14	0.14	0.14
48.800	0.14	0.14	0.14	0.14	0.14	0.14	0.14
49.500	0.14	0.14	0.14	0.14	0.14	0.14	0.14
50.200	0.14	0.14	0.13	0.13	0.13	0.13	0.13
50.900	0.13	0.13	0.13	0.13	0.13	0.13	0.13
51.600	0.13	0.13	0.13	0.13	0.13	0.13	0.13
52.300	0.13	0.13	0.13	0.13	0.13	0.12	0.12
53.000	0.12	0.12	0.12	0.12	0.12	0.12	0.12
53.700	0.12	0.12	0.12	0.12	0.12	0.12	0.12
54.400	0.12	0.12	0.12	0.12	0.12	0.12	0.12
55.100	0.12	0.12	0.11	0.11	0.11	0.11	0.11
55.800	0.11	0.11	0.11	0.11	0.11	0.11	0.11
56.500	0.11	0.11	0.11	0.11	0.11	0.11	0.11
57.200	0.11	0.11	0.11	0.11	0.11	0.11	0.11
57.900	0.11	0.10	0.10	0.10	0.10	0.10	0.10
58.600	0.10	0.10	0.10	0.10	0.10	0.10	0.10
59.300	0.10	0.10	0.10	0.10	0.10	0.10	0.10
60.000	0.10	0.10	0.10	0.10	0.10	0.10	0.10
60.700	0.10	0.10	0.10	0.09	0.09	0.09	0.09
61.400	0.09	0.09	0.09	0.09	0.09	0.09	0.09
62.100	0.09	0.09	0.09	0.09	0.09	0.09	0.09
62.800	0.09	0.09	0.09	0.09	0.09	0.09	0.09
63.500	0.09	0.09	0.09	0.09	0.09	0.09	0.09
64.200	0.09	0.09	0.08	0.08	0.08	0.08	0.08
64.900	0.08	0.08	0.08	0.08	0.08	0.08	0.08
65.600	0.08	0.08	0.08	0.08	0.08	0.08	0.08
66.300	0.08	0.08	0.08	0.08	0.08	0.08	0.08
67.000	0.08	0.08	0.08	0.08	0.08	0.08	0.08
67.700	0.08	0.08	0.08	0.08	0.08	0.07	0.07
68.400	0.07	0.07	0.07	0.07	0.07	0.07	0.07
69.100	0.07	0.07	0.07	0.07	0.07	0.07	0.07
69.800	0.07	0.07	0.07	0.07	0.07	0.07	0.07
70.500	0.07	0.07	0.07	0.07	0.07	0.07	0.07
71.200	0.07	0.07	0.07	0.07	0.07	0.07	0.07
71.900	0.07	0.07	0.07	0.07	0.07	0.07	0.06
72.600	0.06	0.06	0.06	0.06	0.06	0.06	0.06
73.300	0.06	0.06	0.06	0.06	0.06	0.06	0.06
74.000	0.06	0.06	0.06	0.06	0.06	0.06	0.06
74.700	0.06	0.06	0.04	0.03	0.02	0.971E-02	0.591E-02
75.400	0.0						

Area or Reach Identifier	Drainage Area (sq mi)	Rain Gage ID or Location	Runoff Amount (in)	Peak Flow Elevation (ft)	Peak Flow Time (hr)	Peak Flow Rate (cfs)	Peak Flow Rate (csm)
OUTLET	0.009		1.770		23.09	0.24	26.83

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
5.400	0.449E-02	0.773E-02	0.01	0.02	0.02	0.02	0.03
6.100	0.03	0.04	0.04	0.04	0.05	0.05	0.05
6.800	0.06	0.06	0.06	0.06	0.06	0.06	0.06
7.500	0.06	0.06	0.06	0.06	0.06	0.06	0.06
8.200	0.06	0.06	0.06	0.06	0.06	0.06	0.06
8.900	0.06	0.06	0.06	0.06	0.07	0.07	0.07
9.600	0.07	0.07	0.07	0.07	0.07	0.07	0.07
10.300	0.07	0.07	0.07	0.07	0.07	0.08	0.08
11.000	0.08	0.08	0.08	0.08	0.08	0.08	0.08
11.700	0.09	0.09	0.09	0.09	0.09	0.09	0.09
12.400	0.10	0.10	0.10	0.10	0.11	0.11	0.11
13.100	0.11	0.12	0.12	0.12	0.12	0.13	0.13
13.800	0.13	0.13	0.14	0.14	0.14	0.15	0.15
14.500	0.15	0.16	0.16	0.16	0.17	0.17	0.17
15.200	0.18	0.18	0.18	0.18	0.18	0.19	0.19
15.900	0.19	0.19	0.19	0.19	0.20	0.20	0.20
16.600	0.20	0.20	0.20	0.21	0.21	0.21	0.21
17.300	0.21	0.21	0.21	0.21	0.22	0.22	0.22
18.000	0.22	0.22	0.22	0.22	0.22	0.22	0.23
18.700	0.23	0.23	0.23	0.23	0.23	0.23	0.23
19.400	0.23	0.23	0.23	0.23	0.23	0.23	0.23
20.100	0.23	0.23	0.23	0.23	0.23	0.23	0.23
20.800	0.24	0.24	0.24	0.24	0.24	0.24	0.24
21.500	0.24	0.24	0.24	0.24	0.24	0.24	0.24
22.200	0.24	0.24	0.24	0.24	0.24	0.24	0.24
22.900	0.24	0.24	0.24	0.24	0.24	0.24	0.24
23.600	0.24	0.24	0.24	0.24	0.24	0.24	0.24
24.300	0.24	0.24	0.24	0.23	0.23	0.23	0.23
25.000	0.23	0.23	0.23	0.23	0.23	0.23	0.23
25.700	0.23	0.23	0.23	0.23	0.23	0.23	0.23
26.400	0.23	0.23	0.23	0.23	0.23	0.23	0.23
27.100	0.23	0.23	0.23	0.22	0.22	0.22	0.22
27.800	0.22	0.22	0.22	0.22	0.22	0.22	0.22
28.500	0.22	0.22	0.22	0.22	0.22	0.22	0.22
29.200	0.22	0.22	0.22	0.22	0.22	0.22	0.22
29.900	0.22	0.22	0.22	0.22	0.21	0.21	0.21
30.600	0.21	0.21	0.21	0.21	0.21	0.21	0.21
31.300	0.21	0.21	0.21	0.21	0.21	0.21	0.21
32.000	0.21	0.21	0.21	0.21	0.21	0.21	0.21
32.700	0.21	0.21	0.21	0.21	0.21	0.21	0.21
33.400	0.20	0.20	0.20	0.20	0.20	0.20	0.20
34.100	0.20	0.20	0.20	0.20	0.20	0.20	0.20
34.800	0.20	0.20	0.20	0.20	0.20	0.20	0.20
35.500	0.20	0.20	0.20	0.20	0.20	0.20	0.20

Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
36.200	0.20	0.20	0.20	0.20	0.19	0.19	0.19
36.900	0.19	0.19	0.19	0.19	0.19	0.19	0.19
37.600	0.19	0.19	0.19	0.19	0.19	0.19	0.19
38.300	0.19	0.19	0.19	0.19	0.19	0.19	0.19
39.000	0.19	0.19	0.19	0.19	0.19	0.19	0.19
39.700	0.19	0.19	0.19	0.18	0.18	0.18	0.18
40.400	0.18	0.18	0.18	0.18	0.18	0.18	0.18
41.100	0.18	0.18	0.18	0.18	0.18	0.18	0.18
41.800	0.18	0.18	0.18	0.18	0.18	0.18	0.18
42.500	0.18	0.17	0.17	0.17	0.17	0.17	0.17
43.200	0.17	0.17	0.17	0.17	0.17	0.17	0.17
43.900	0.17	0.17	0.17	0.17	0.17	0.16	0.16
44.600	0.16	0.16	0.16	0.16	0.16	0.16	0.16
45.300	0.16	0.16	0.16	0.16	0.16	0.16	0.16
46.000	0.16	0.16	0.16	0.15	0.15	0.15	0.15
46.700	0.15	0.15	0.15	0.15	0.15	0.15	0.15
47.400	0.15	0.15	0.15	0.15	0.15	0.15	0.15
48.100	0.15	0.15	0.14	0.14	0.14	0.14	0.14
48.800	0.14	0.14	0.14	0.14	0.14	0.14	0.14
49.500	0.14	0.14	0.14	0.14	0.14	0.14	0.14
50.200	0.14	0.14	0.13	0.13	0.13	0.13	0.13
50.900	0.13	0.13	0.13	0.13	0.13	0.13	0.13
51.600	0.13	0.13	0.13	0.13	0.13	0.13	0.13
52.300	0.13	0.13	0.13	0.13	0.13	0.12	0.12
53.000	0.12	0.12	0.12	0.12	0.12	0.12	0.12
53.700	0.12	0.12	0.12	0.12	0.12	0.12	0.12
54.400	0.12	0.12	0.12	0.12	0.12	0.12	0.12
55.100	0.12	0.12	0.11	0.11	0.11	0.11	0.11
55.800	0.11	0.11	0.11	0.11	0.11	0.11	0.11
56.500	0.11	0.11	0.11	0.11	0.11	0.11	0.11
57.200	0.11	0.11	0.11	0.11	0.11	0.11	0.11
57.900	0.11	0.10	0.10	0.10	0.10	0.10	0.10
58.600	0.10	0.10	0.10	0.10	0.10	0.10	0.10
59.300	0.10	0.10	0.10	0.10	0.10	0.10	0.10
60.000	0.10	0.10	0.10	0.10	0.10	0.10	0.10
60.700	0.10	0.10	0.10	0.09	0.09	0.09	0.09
61.400	0.09	0.09	0.09	0.09	0.09	0.09	0.09
62.100	0.09	0.09	0.09	0.09	0.09	0.09	0.09
62.800	0.09	0.09	0.09	0.09	0.09	0.09	0.09
63.500	0.09	0.09	0.09	0.09	0.09	0.09	0.09
64.200	0.09	0.09	0.08	0.08	0.08	0.08	0.08
64.900	0.08	0.08	0.08	0.08	0.08	0.08	0.08
65.600	0.08	0.08	0.08	0.08	0.08	0.08	0.08
66.300	0.08	0.08	0.08	0.08	0.08	0.08	0.08
67.000	0.08	0.08	0.08	0.08	0.08	0.08	0.08
67.700	0.08	0.08	0.08	0.08	0.08	0.07	0.07
68.400	0.07	0.07	0.07	0.07	0.07	0.07	0.07
69.100	0.07	0.07	0.07	0.07	0.07	0.07	0.07
69.800	0.07	0.07	0.07	0.07	0.07	0.07	0.07
70.500	0.07	0.07	0.07	0.07	0.07	0.07	0.07
71.200	0.07	0.07	0.07	0.07	0.07	0.07	0.07

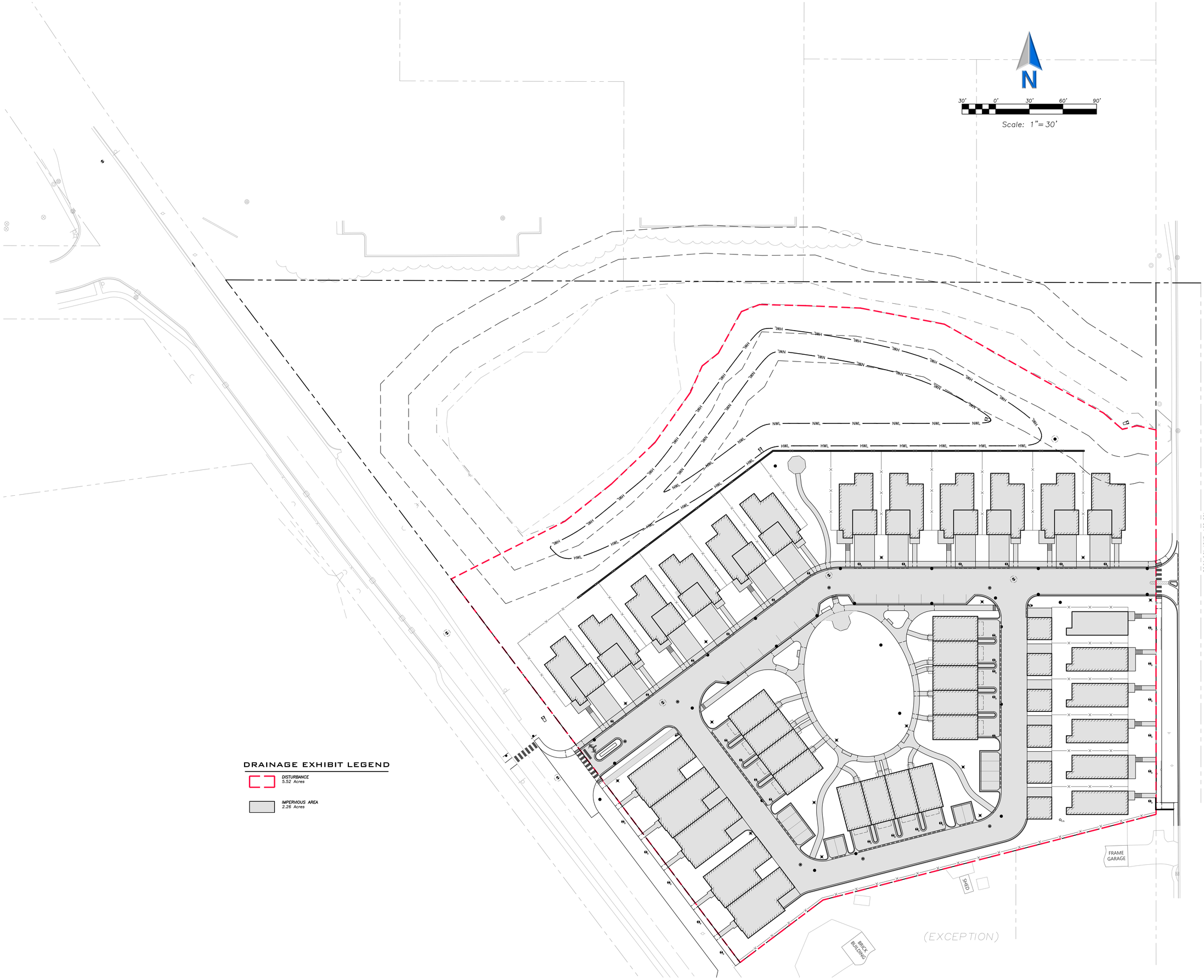
Line Start Time (hr)	Flow Values @ time increment of 0.100 hr (cfs)						
	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)	(cfs)
71.900	0.07	0.07	0.07	0.07	0.07	0.07	0.06
72.600	0.06	0.06	0.06	0.06	0.06	0.06	0.06
73.300	0.06	0.06	0.06	0.06	0.06	0.06	0.06
74.000	0.06	0.06	0.06	0.06	0.06	0.06	0.06
74.700	0.06	0.06	0.04	0.03	0.02	0.971E-02	0.591E-02
75.400	0.0						

670 S Old Rand Road
Proposed Detention

Area or Reach Identifier	Drainage Area (sq mi)	Peak Flow by Storm 100Yr24Hr (cfs)	2Yr24Hr (cfs)	(cfs)	(cfs)	(cfs)
Proposed	0.009	4.02	1.25			
Basin	0.009	4.02	1.25			
DOWNSTREAM		0.83	0.24			
OUTLET	0.009	0.83	0.24			

APPENDIX IV – EXHIBITS

CX-1 STORMWATER EXHIBIT – PROPOSED CONDITIONS



DRAINAGE EXHIBIT LEGEND

DISTURBANCE
5.52 Acres

IMPERVIOUS AREA
2.26 Acres

640 N LaSalle
Suite 400
Chicago Illinois 60654

312 337 3344

Architecture
Urban Planning

Pappageorge Haymes Partners
www.pappageorgehaymes.com

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LICENSED PROFESSIONAL ENGINEER
LAURA ROSENBAUER
062-074634
STATE OF ILLINOIS

EXPIRATION DATE: 11/30/25

670 Old Rand Rd LLC
670 South Old Rand Road
Lake Zurich,IL 60047
OSK Capital Partners owner

	date	description
	05.17.2024	Issue for PZC
	02.14.2025	Issue for Final PZC

orientation

project number 232885

scale As Noted

date 2/14/25

sheet title STORMWATER EXHIBIT - PROPOSED CONDITIONS

sheet number

CX-1

640 N Lasalle
Suite 400
Chicago Illinois 60654

312 337 3344

Architecture
Urban Planning

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N

30' 0' 30' 60' 90'

Scale: 1"= 30'

CEDAR STREET

S. OLD RAND ROAD

BUESCHING ROAD

STM MH
RIM=886.90'
INV=882.15'

STM CB
RIM=886.77'
INV=883.77'

VALVE VAULT
RIM=890.28'
SUBMERGED

STM CB
RIM=886.03'
INV=880.68' N
INV=880.98' W

STM CB
RIM=883.28'
INV=876.53'

STM CB
RIM=868.83'
INV=865.48' E
INV=865.58' NW

STM CB
RIM=868.31'
INV=865.56'

ASPHALT PARKING LOT
CURB & GUTTER

STM INL
RIM=875.97'
INV=872.02'

STM INL
RIM=871.04'
INV=867.09'

STM INL
RIM=868.97'
INV=865.82'

STM INL
RIM=868.75'
INV=865.85'

STM INL
RIM=868.66'
INV=865.86'

APPROXIMATE LOCATION
(UNABLE TO LOCATE)

ASPHALT PARKING LOT
CURB & GUTTER

STM MH
RIM=863.13'
INV=854.58' N,S
INV=855.93' E

SAN MH
RIM=863.38'
INV=857.78'

STM CB
RIM=860.84'
INV=857.54' E
INV=856.09' W

STM MH
RIM=861.11'
INV=854.21'

10" RCP
INV=845.26'

STM CB
RIM=857.73'
INV=854.13'

STM CB
RIM=858.01'
INV=854.26'

20,628 SF
Buffer Offset

1,135 SF
Encroachment
into 50' Buffer

PROPERTY LINE
S90° 00' 00" E 347.90'

S75° 34' 29"W (347.90')

S53° 60' 17"W 99.68'
(133.00')

FRAME
GARAGE

SHED

BRICK
BUILDING

ASPHALT PAVEMENT

CONCRETE WALK

ERIKSSON ENGINEERING ASSOCIATES, LTD.
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OSK Capital Partners owner

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orientation

project number 232885

scale As Noted

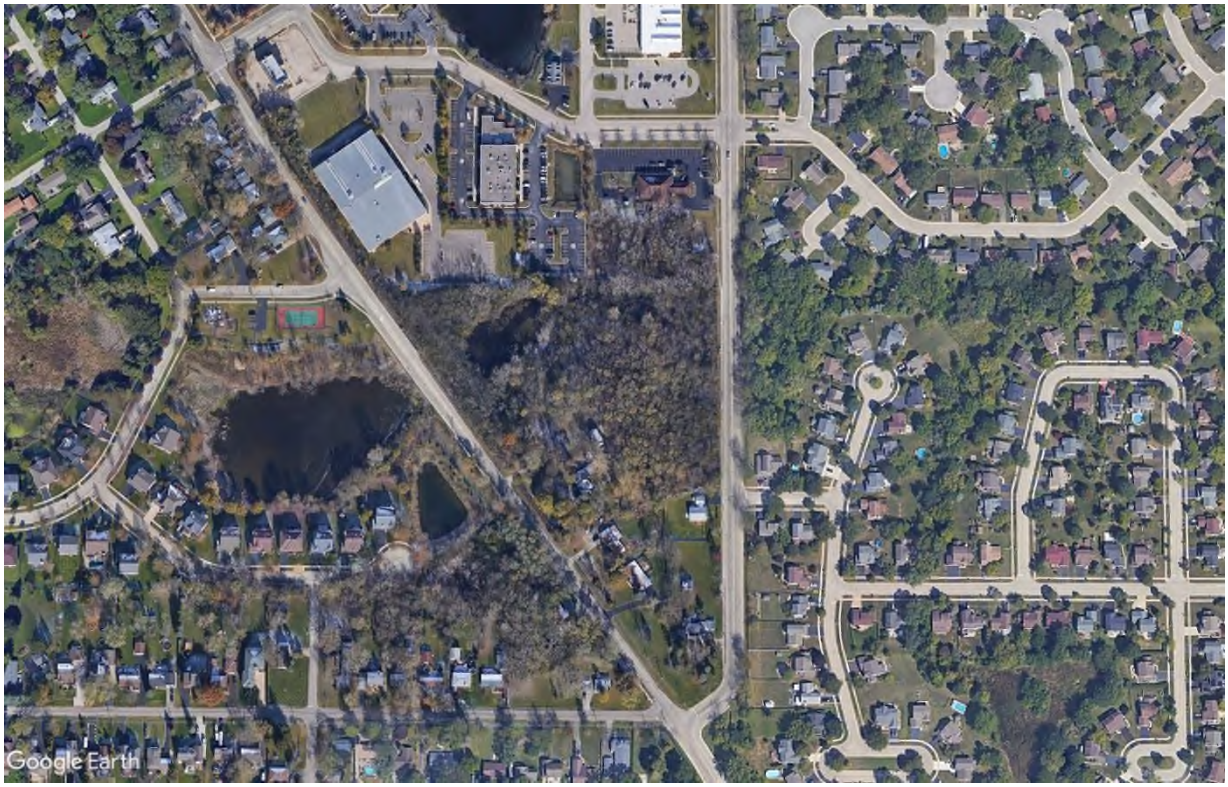
date 2/14/25

sheet title BUFFER AVERAGING EXHIBIT

sheet number

CX-2

Residential Development
Traffic and Parking Study
670 Old Rand Road
Lake Zurich, Illinois



Prepared For:

Pappageorge Haymes Partners

Prepared by:

Eriksson Engineering Associates, Ltd.

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1 – INTRODUCTION

This report summarizes the results of a traffic and parking study for a proposed residential project located at 670 Old Rand Road in Lake Zurich, Illinois. The site will have a combination of single-family detached and attached residences. Access to the site will be provided by driveways on Old Rand Road and Buesching Road. **Figure 1** illustrates the site location and the area roadways. Please note that all figures are located at the end of the report.

Methodology

The purpose of this study was to identify the transportation system serving the site, to determine its characteristics, and to evaluate the impact of the proposed development. An evaluation of the transportation access for a development includes the network serving pedestrians, public transportation, bicycle, vehicles, and service trucks around the site.

Data was collected on existing pedestrian, bicycle, and vehicular traffic volumes along with an inventory of traffic control devices, sidewalks, bike lanes, parking, and traffic lanes. Projections were made of future traffic volumes by the proposed development and combined with the existing traffic volumes. Analyses were conducted and recommendations developed for the transportation needs to accommodate the development.

Conclusions

With the additional traffic generated by the proposed development, the following conclusions and recommendations were developed:

1. The street network can accommodate the additional traffic from the proposed project.
2. Development of the site with 38 residential units will generate 26 to 31 peak-hour trips during the morning and evening commuter periods.
3. All intersections within the study area work at acceptable levels of service and delay. There is a slight increase in delays from the projected traffic growth.
4. One full access point is proposed on Old Rand Road with one inbound lane and one outbound lane under stop sign control.
5. A second full access point is proposed on Buesching Road with one inbound lane and one outbound lane under stop sign control.
6. A sidewalk will be provided across the Old Rand Road frontage with a crosswalk to the existing sidewalk on the west side of the road. Pedestrian crosswalk signing should be provided.
7. Along the Buesching Road frontage, a sidewalk with a parkway is proposed across the southern two thirds of the site frontage. North of the driveway, the existing carriage walk will be used.
8. Twelve of the single-family homes will have four parking spaces with a two-vehicle garage and two driveway spaces. Six single-family homes will have two-car garages. Ten on-street parallel parking spaces will be available for visitors.
9. The single-family attached homes will have a two-vehicle garage and two driveway spaces with twelve off-street visitor parking spaces.

2 – EXISTING TRANSPORTATION NETWORK

Site Location

The site is located between Old Rand Road and Buesching Road. Vehicular access to it is provided by a single residential driveway on Old Rand Road. Land-uses around the site consist of single-family homes to the east, south, and west. North of the site, there are three buildings containing a funeral home, office space, and an indoor soccer center.

Existing Roadway Characteristics

A description of the study area roadways providing access to the site is provided below:

Old Rand Road is a north-south collector extending north from Rand Road (US 12) thru downtown Lake Zurich, around Lake Zurich, back to Rand Road (US 12). Along the site frontage, it has one through lane in each direction. It is under the jurisdiction of the Village of Lake Zurich with a 30-mph speed limit and has a 5-ton weight limit.

Buesching Road is a two-lane north-south collector extending north of Old Rand Road across IL 22 to Rose Road. It is under the jurisdiction of the Village of Lake Zurich with a 30-mph speed limit. There is a 10-mph curve just north of Old Rand Road. It is a Class 2 truck route.

Grand Avenue is an east-west residential roadway with one lane in each direction. On-street parking is not permitted on the road overnight or after two inches of rain. It is under stop sign control at Old Rand Road. The speed limit is 20 mph and has a 5-ton weight limit. It is under the jurisdiction of the Village of Lake Zurich.

Figure 2 illustrates the existing roadway geometrics and traffic control.

Pedestrians

Grand Avenue does not have any sidewalks along its length. Buesching Road has five-foot wide carriage walk on both sides. Old Rand Road has a five-foot sidewalk with a small parkway on the west side of the road. A painted crosswalk is provided across Buesching Road at Old Rand Road.

Existing Vehicular, Pedestrian and Bicycle Volumes

Weekday morning (7:00 to 8:00 AM) and afternoon (4:00 to 6:00 PM) manual counts of pedestrians and vehicles were conducted at the study area intersection of Old Rand Road/Buesching Road/Grand Avenue. These counts showed the peak hours of traffic occurring from 7:30 to 8:30 AM and 4:15 to 5:15 PM on a weekday. **Figure 3** illustrates the existing vehicular volumes. Copies of the counts can be found in the **Appendix**.

3 - DEVELOPMENT CHARACTERISTICS

Site Trip Generation

A single-family detached and attached development is proposed with 18 detached and 20 attached units. Vehicular volumes generated by the residences were estimated from the Institute of Transportation Engineer's Trip Generation Manual, 11th Edition for similar projects. **Table 1** summarizes the estimated site generated traffic volumes.

Table 1
Site Trip Generation Estimates

Use	Size	ITE Land Use Code	AM Peak Hour			PM Peak Hour		
			In	Out	Total	In	Out	Total
Single-family	18 units	210(1)	4	12	16	12	8	20
Townhomes	20 units	215(2)	2	8	10	7	4	11
Total Site Volumes			**6**	**20**	**26**	**19**	**12**	**31**

(1) Single Family Homes – Detached
(2) Single Family Homes - Attached

Directional Distribution

The trip distribution for the development is based on a combination of the existing traffic volumes, the existing road system, nearby attractions for residents, and the proposed site access. The trip distribution for the site is shown on **Table 2** and **Figure 4**.

Table 2
Directional Distribution

Direction	Percentage
North on Buesching Road	20%
North on Old Rand Road	40%
South on Old Rand Road	40%
Total	**100%**

Total Traffic Volumes

Based on trip generation and directional distribution estimates, the site generated traffic was assigned to the proposed access drives and area roadways. **Figure 5** illustrates the resulting site traffic assignments to the proposed access system. Total traffic volumes are a combination of the existing traffic volumes, projected non-site growth in those volumes, and the site traffic. Construction of the development is planned to be completed in the year 2025. The total traffic volumes were estimated for a period of five years after the projected opening which is the Year 2030. Data provided by the Chicago Metropolitan Agency for Planning (CMAP) shows a growth rate on Old Road and Buesching Roads of 0.2% per year. A copy of the CMAP letter is included in the **Appendix**. This growth rate was applied to the existing traffic volumes to obtain the base 2030 volumes (**Figure 6**) without the development. The base volumes were then combined with site traffic for the Year 2030 total traffic volumes are shown on **Figure 7**.

4 – ANALYSES

Intersection Capacity Analyses

To determine the operation of the study area intersections and the access drives, intersection capacity analyses were conducted for the existing and projected traffic volumes. An intersection's ability to accommodate traffic flow is based on the average control delay experienced by vehicles passing through the intersection. The intersection and individual traffic movements are assigned a level of service (LOS), ranging from A to F based on the control delay created by a traffic signal or stop sign. Control delay consists of the initial deceleration delay, queue move-up time, stopped delay, and final acceleration delay. LOS A has the best traffic flow and least delay. LOS E represents saturated or at capacity conditions. LOS F experiences oversaturated conditions and extensive delays. The Highway Capacity Manual definitions for levels of service and the corresponding control delay for both signalized and unsignalized intersections are shown in **Table 3**.

Table 3
Level of Service Criteria for Intersections

Level of Service	Description	Control Delay (seconds/vehicle)		
		Signals	Roundabouts	Stop Signs
A	Minimal delay and few stops	<10	<10	<10
B	Low delay with more stops	>10-20	>10-15	>10-15
C	Light congestion	>20-35	>15-25	>15-25
D	Congestion is more noticeable with longer delays	>35-55	>25-35	>25-35
E	High delays and number of stops	>55-80	>35-50	>35-50
F	Unacceptable delays and over capacity	>80	>50	>50

Source: Highway Capacity Manual

Capacity analyses were conducted for each intersection area using the SYNCHRO software to determine the existing and future operations of the transportation system. These analyses were performed for the weekday peak-hours. Copies of the capacity analysis summaries are included in the **Appendix**.

Table 4 shows the existing and future level of service and delay results for the study area traffic conditions. All the intersections within the study are currently operating at a satisfactory level of service. Overall, with the low volume of site generated traffic, there is a nominal impact on existing traffic conditions. The conclusion of the analyses is that the road system can accommodate the projected traffic volumes.

Old Rand Road Access

One full access point is proposed on Old rand Road with one inbound lane and one outbound lane under stop sign control. The projected vehicular delays are low. A sidewalk is proposed across the site frontage. Crosswalks are proposed across the site driveway and Old Rand Road to connect to the sidewalk on the west side of the road. Pedestrian warning signs should be posted for approaching Old Rand Road traffic.

Buesching Road Access

Another full access point is proposed on Buesching Road with one inbound lane and one outbound lane under stop sign control. The projected vehicular delays are low. A sidewalk with a parkway is proposed across the southern two thirds of the site frontage. North of the driveway, the existing carriage walk will be used.

Old Rand Road at Grand Avenue and Buesching Road

Under current and future traffic conditions, this intersection works well with minimal delays today and in the future. No additional roadway improvements are proposed.

Table 4
Intersection Level of Service and Total Delay (seconds)

Intersection	Movement	Morning Peak		Afternoon Peak	
		2024 Existing	2030 Total	2024 Existing	2030 Total
Old Rand Road at Buesching Road And Grand Avenue	Eb Rt/Th/Lt	B-12.7	B-12.9	B-13.9	B-14.1
	Wb Rt/Th/Lt	B-13.8	B-14.2	C-17.2	C-17.8
	Nb Lt	A-7.6	A-7.6	A-7.8	A-7.8
	Sb /Lt	A-8.0	A-8.0	A-8.2	A-8.3
Site Access on Old Rand Road	Sb Left		A-7.8		A-8.0
	Wb Lt/Rt		B-10.4		B-10.8
Site Access on Buesching Road	Nb Lt		A-7.4		A-7.5
	Eb Lt/Rt		A-9.4		A-9.5

Lake Zurich Zoning Requirements

The parking requirements were calculated for the development based on the Village of Lake Zurich Zoning Code (see **Table 5**). A total of 120 spaces are required and 162 spaces are provided. Each single-family home will have two spaces in a parking garage and twelve units will have two spaces in the driveway. Each townhome will have two spaces in a garage and two spaces in their driveway. A total of 22 visitor spaces are provided.

Table 5
Zoning Code Parking Requirements

Use	Size	Zoning Code Requirement	Required Parking	Parking Provided
Detached	18 units	3 spaces for each dwelling unit	**54 spaces**	**70**[(1)]
Attached	20 units	1 1/2 for each efficiency dwelling unit plus 2 for each 1- or 2-bedroom dwelling unit plus 3 for each 3 or more bedroom dwelling unit plus 1 for each 10 spaces required by this paragraph	**66 spaces**	**92**[(2)]
		Total	**120 spaces**	**162 spaces**

(1) 36 spaces in 2-vehicle garages, 24 driveways spaces, and 10 visitor spaces
(2) 40 spaces in 2-vehicle garages, 40 driveway spaces, and 12 visitor spaces

5 - RECOMMENDATIONS

With the additional traffic generated by the proposed development, the following conclusions and recommendations were developed:

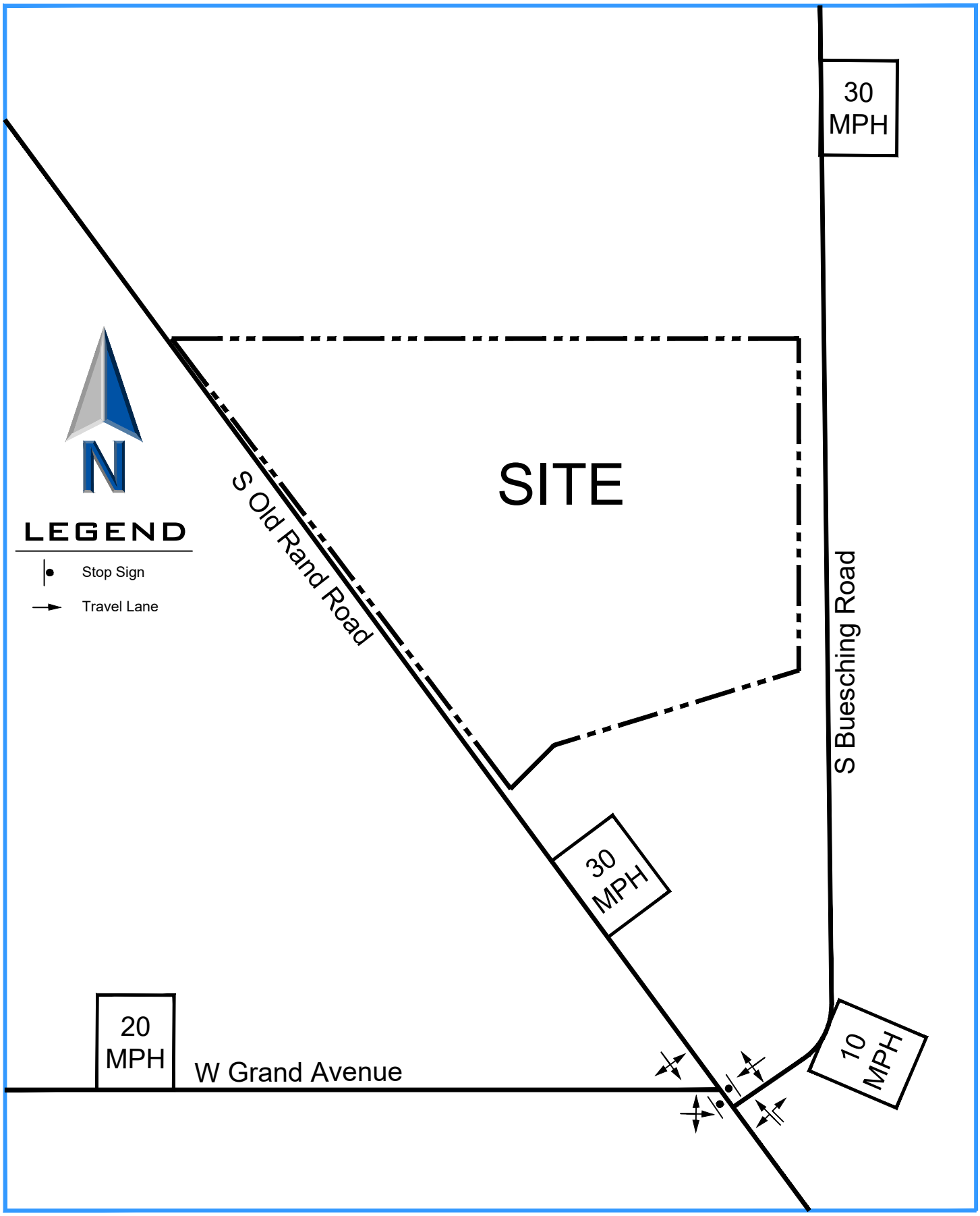
1. The street network can accommodate the additional traffic from the proposed project.
2. Development of the site with 38 residential units will generate 26 to 31 peak-hour trips during the morning and evening commuter periods.
3. All intersections within the study area work at acceptable levels of service and delay. There is a slight increase in delays from the projected traffic growth.
4. One full access point is proposed on Old Rand Road with one inbound lane and one outbound lane under stop sign control.
5. A second full access point is proposed on Buesching Road with one inbound lane and one outbound lane under stop sign control.
6. A sidewalk will be provided across the Old Rand Road frontage with a crosswalk to the existing sidewalk on the west side of the road. Pedestrian crosswalk signing should be provided.
7. Along the Buesching Road frontage, a sidewalk with a parkway is proposed across the southern two thirds of the site frontage. North of the driveway, the existing carriage walk will be used.
8. Twelve of the single-family homes will have four parking spaces with a two-vehicle garage and two driveway spaces. Six single-family homes will have two-car garages. Ten on-street parallel parking spaces will be available for visitors.
9. The single-family attached homes will have a two-vehicle garage and two driveway spaces with twelve off-street visitor parking spaces.



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Site Location & Area Roadways

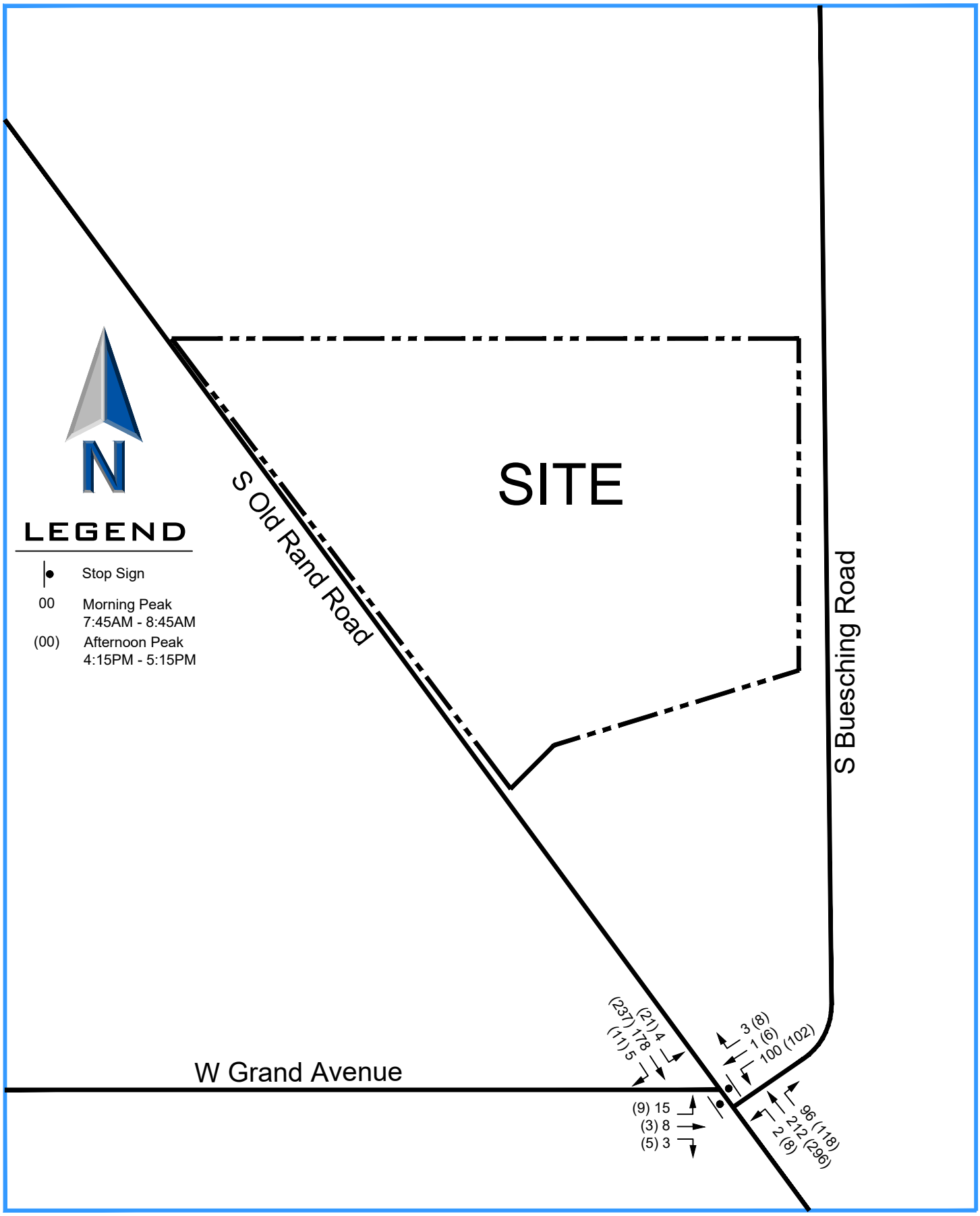
Figure 1



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Existing Roadway Geometrics

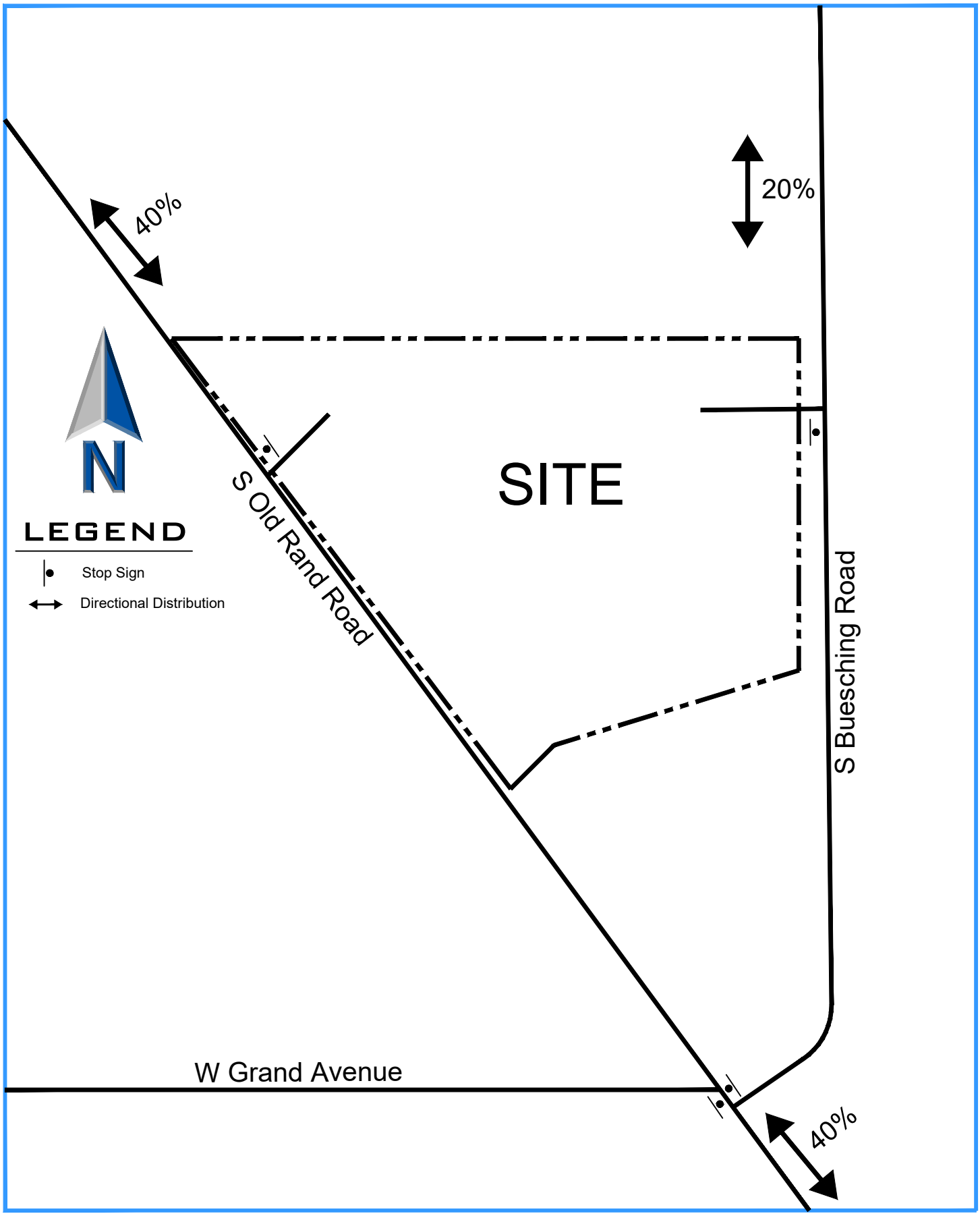
Figure 2



ERIKSSON ENGINEERING ASSOCIATES, LTD.

2024 Existing Traffic Volumes

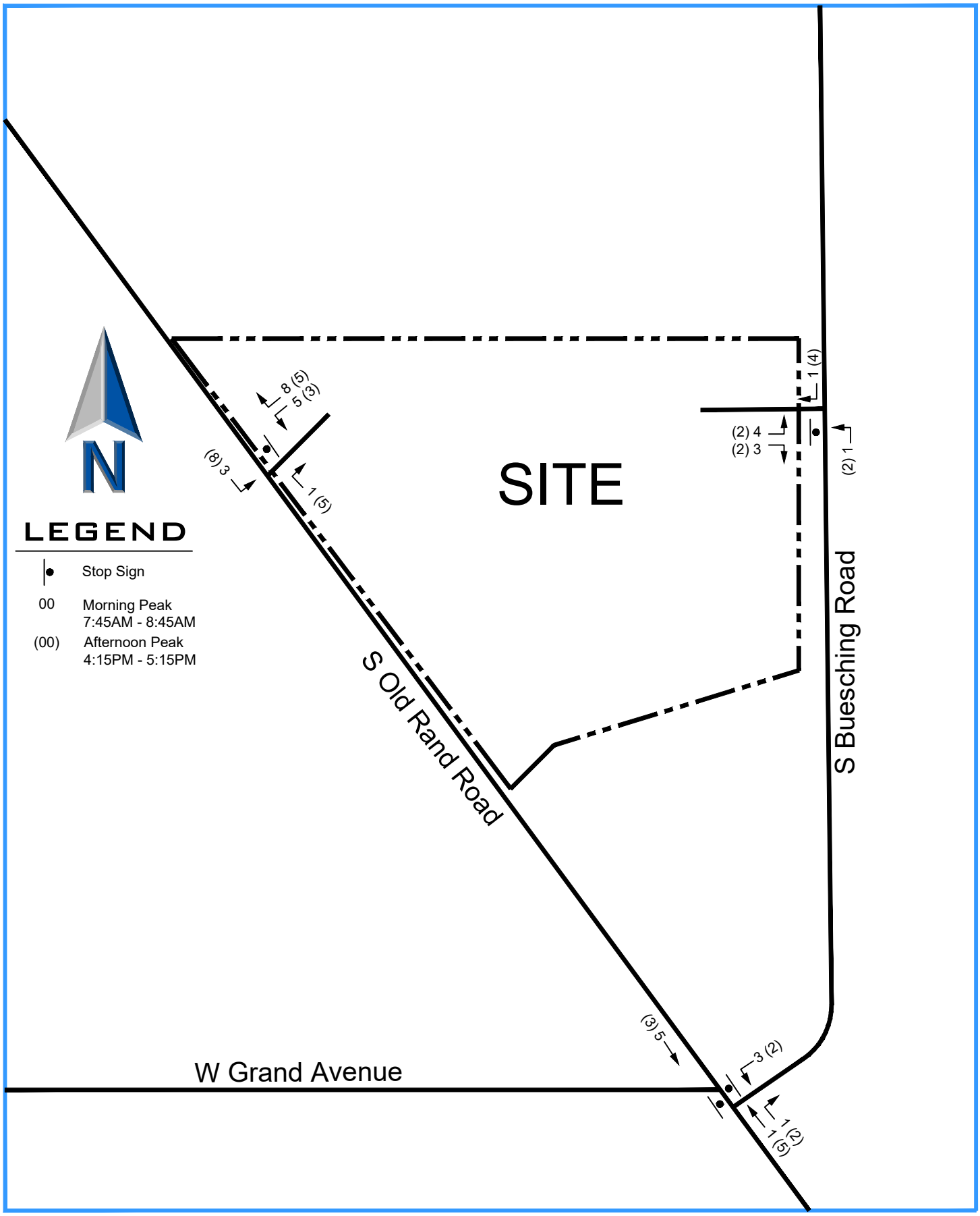
Figure 3



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Directional Distribution

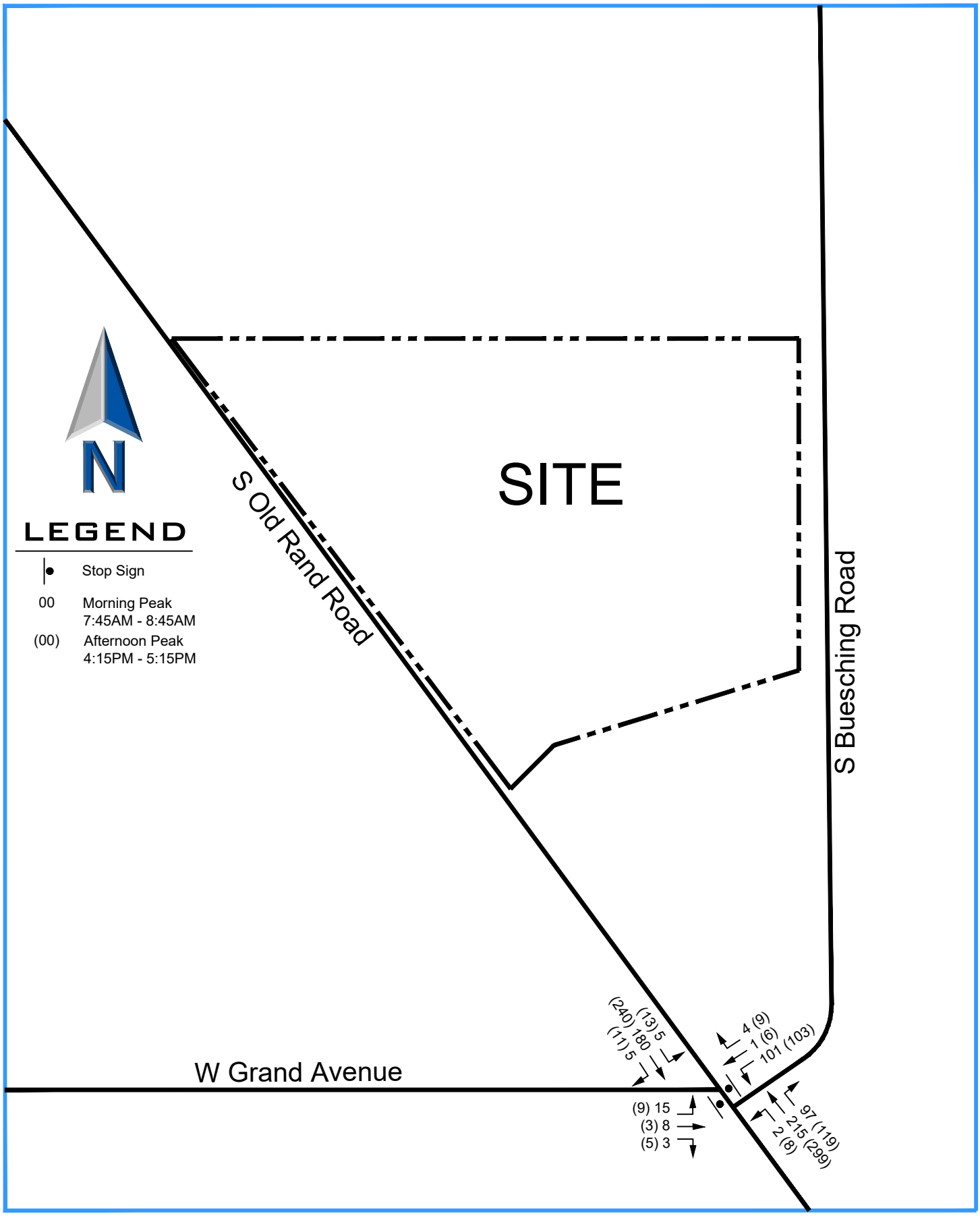
Figure 4



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Site Traffic Assignment

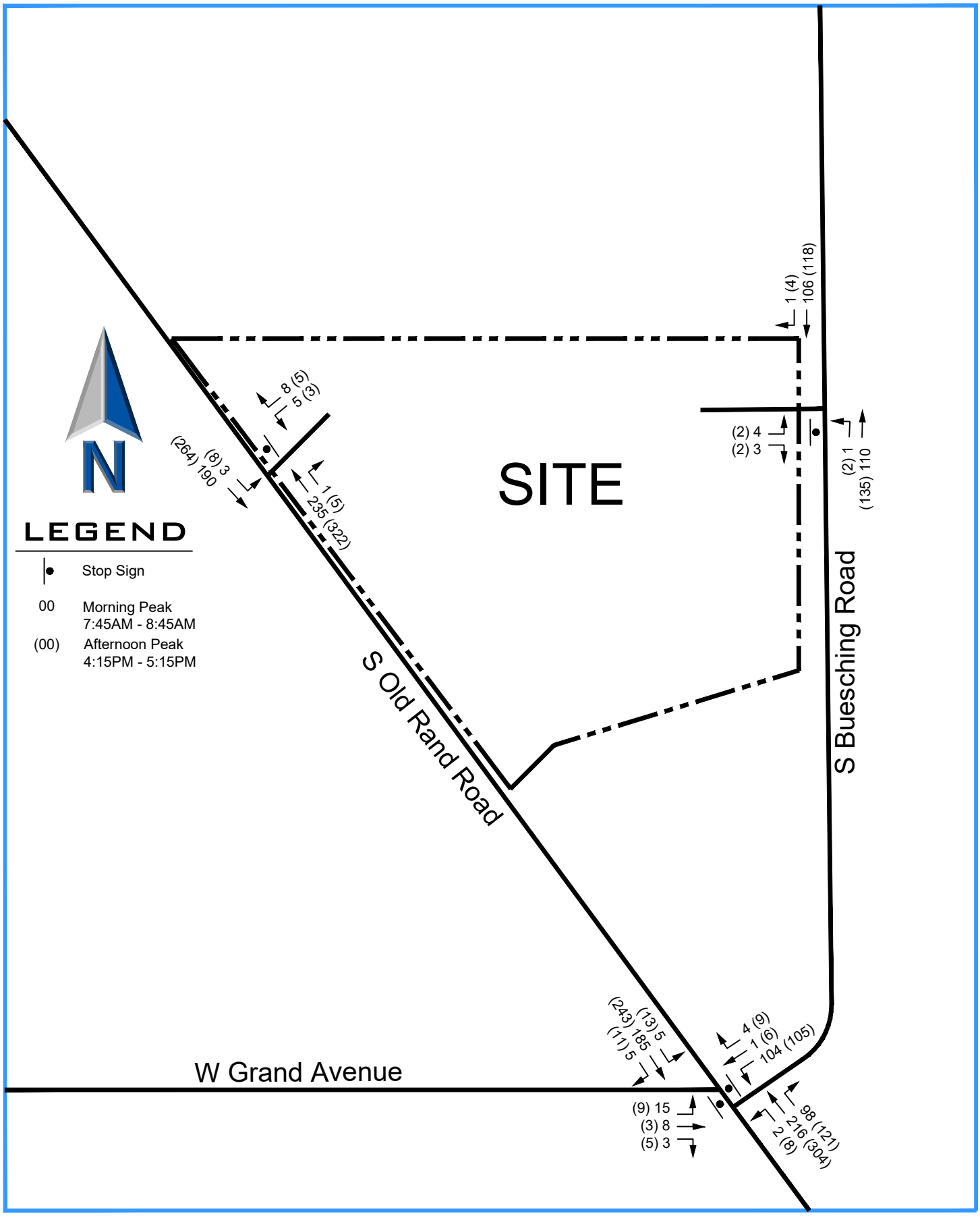
Figure 5



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Year 2030 Volumes Without Site

Figure 6



ERIKSSON ENGINEERING ASSOCIATES, LTD.

Year 2030 Total Traffic Volumes

Figure 7

Appendix

- **Existing 2024 Traffic Counts**
- **CMAP Projection Letter**
- **ITE Trip Generation Calculations**
- **Intersection Capacity Analyses**
    - **2024 Existing Conditions**
    - **2030 Total Traffic Conditions**

Old Rand Road at Grand Avenue/Buesching Road

Lake Zurich, Illinois															
	Old Rand Road Southbound			**Buesching Road Westbound**			**Old Rand Road Northbound**			**Grand Avenue Eastbound**			**15 Minute Totals**	**60 Minute Totals**	**Peak Hour Factor**
Begin Time	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn	Right Turn	Through	Left Turn			
	Tuesday April 16, 2024														
7:00 AM	1	35	0	0	0	28	25	33	0	1	2	1	126	552	0.86
7:15 AM	0	39	2	1	2	34	33	26	1	2	1	2	143	594	0.88
7:30 AM	2	29	0	0	0	30	14	40	0	3	1	4	123	619	0.92
7:45 AM	1	44	3	0	1	22	21	55	1	1	4	7	160	**627**	**0.93**
8:00 AM	2	43	1	0	0	25	22	67	0	2	2	4	168	581	0.86
8:15 AM	0	46	0	1	0	26	34	56	1	0	1	3	168		
8:30 AM	2	45	0	2	0	27	19	34	0	0	1	1	131		
8:45 AM	2	28	2	0	1	17	24	30	2	2	2	4	114		
Total	10	309	8	4	4	209	192	341	5	11	14	26			
7:45-8:45 AM	**5**	**178**	**4**	**3**	**1**	**100**	**96**	**212**	**2**	**3**	**8**	**15**	**627**		
	Tuesday April 16, 2024														
4:00 PM	6	55	3	0	1	34	33	46	3	2	2	3	188	792	0.97
4:15 PM	2	58	4	1	1	24	32	70	3	2	0	5	202	**815**	**0.97**
4:30 PM	1	65	4	2	2	27	21	76	2	2	0	2	204	802	0.95
4:45 PM	5	55	4	4	0	22	34	68	3	1	1	1	198	794	0.94
5:00 PM	3	59	0	1	3	29	31	82	0	0	2	1	211	793	0.94
5:15 PM	3	52	3	2	1	20	38	63	3	1	0	3	189		
5:30 PM	3	48	4	1	0	31	25	71	7	2	0	4	196		
5:45 PM	4	55	4	0	1	24	27	78	2	0	1	1	197		
Total	27	447	26	11	9	211	241	554	23	10	6	20			
4:15-5:15 PM	**11**	**237**	**12**	**8**	**6**	**102**	**118**	**296**	**8**	**5**	**3**	**9**	**815**		

Chicago Metropolitan Agency for Planning

433 West Van Buren Street, Suite 450
Chicago, IL 60607
cmap.illinois.gov | 312-454-0400

April 10, 2024

Stephen B. Corcoran, PE, PTOE
Director of Traffic Engineering
Eriksson Engineering Associates
145 Commerce Drive
Suite A
Grayslake, IL 60030

Subject: Old Rand Road - Grand Avenue / Buesching Road
IDOT

Dear Mr. Corcoran:

In response to a request made on your behalf and dated 4/10/2024, we have developed year 2050 average daily traffic (ADT) projections for the subject location.

ROAD SEGMENT	Current ADT (2019)	Year 2050 ADT	
Old Rand Rd north of Buesching Road	8,900	9,450	0.2%/year
Old Rand Rd south of Buesching Road	8,900	9,450	
Buesching Road north of Old Rand Rd	2,550	2,700	0.2%/year

Traffic projections are developed using existing ADT data provided in the request letter and the results from the December 2023 CMAP Travel Demand Analysis. The regional travel model uses CMAP 2050 socioeconomic projections and assumes the implementation of the ON TO 2050 Comprehensive Regional Plan for the Northeastern Illinois area. The provision of this data in support of your request does not constitute a CMAP endorsement of the proposed development or any subsequent developments.

If you have any questions, please call me at (312) 386-8806 or email me at jrodriguez@cmap.illinois.gov

Jose Rodriguez, PTP, AICP
Senior Planner, Research & Analysis

cc: Rios (IDOT)
s\2024_TrafficForecasts\LakeZurich\la-13-24\la-13-24.docx

TRAFFIC FORECAST RECORD

Record Number: la-13-24
Type of Report: Projection
Year Sought: 2050
Analyst: JAR
Organization Requestion Forecast: Eriksson Engineering Associates
Contact: Stephen B. Corcoran, PE, PTOE
Email or Phone: scorcoran@eea-ltd.com
Sponsor: IDOT
Date request was received: 4/10/2024
Date that response was emailed: 4/10/2024
Facility Location: Old Rand Road - Grand Avenue / Buesching Road
Municipality: Lake Zurich

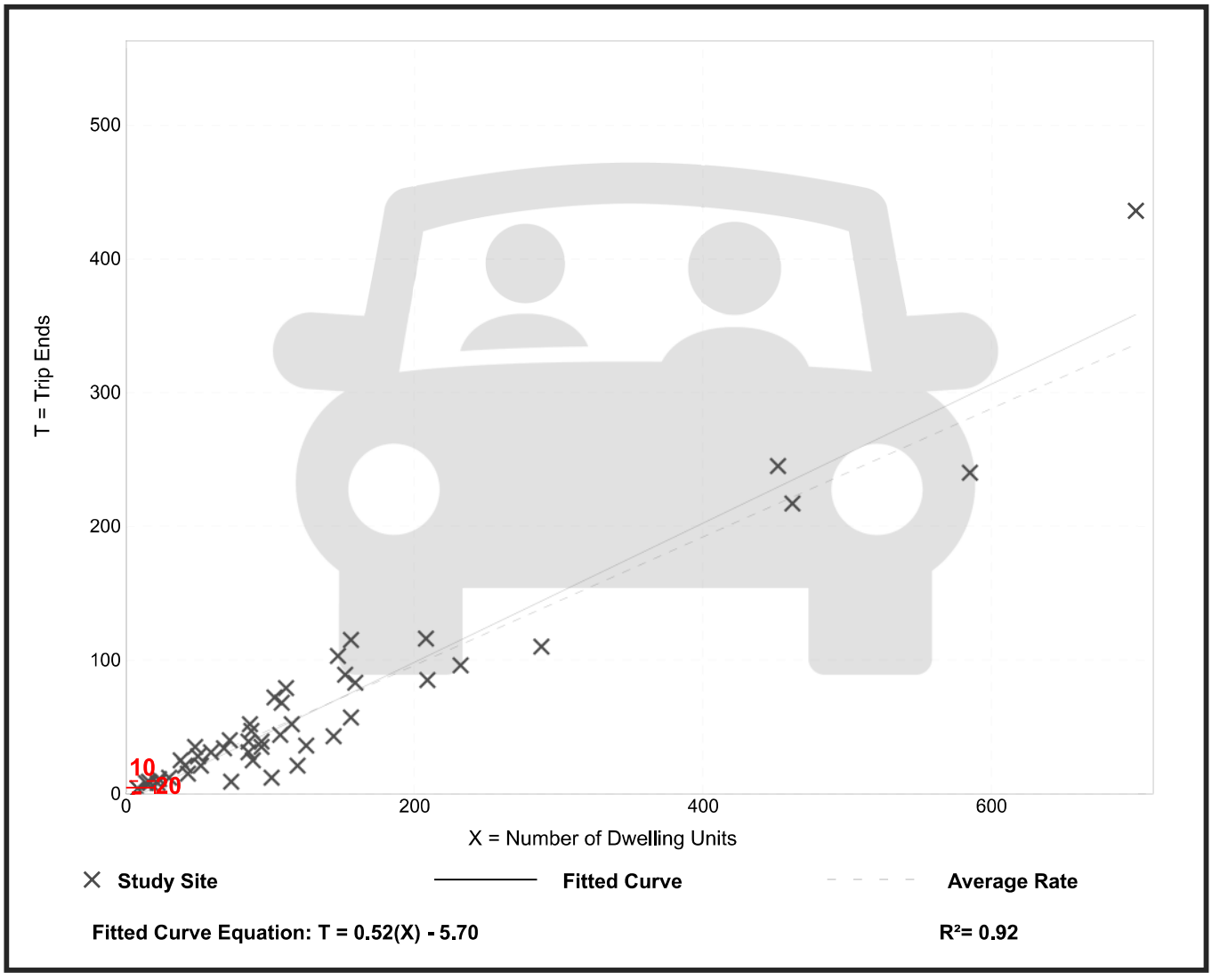
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	46
Avg. Num. of Dwelling Units:	135
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.48	0.12 - 0.74	0.14

Data Plot and Equation



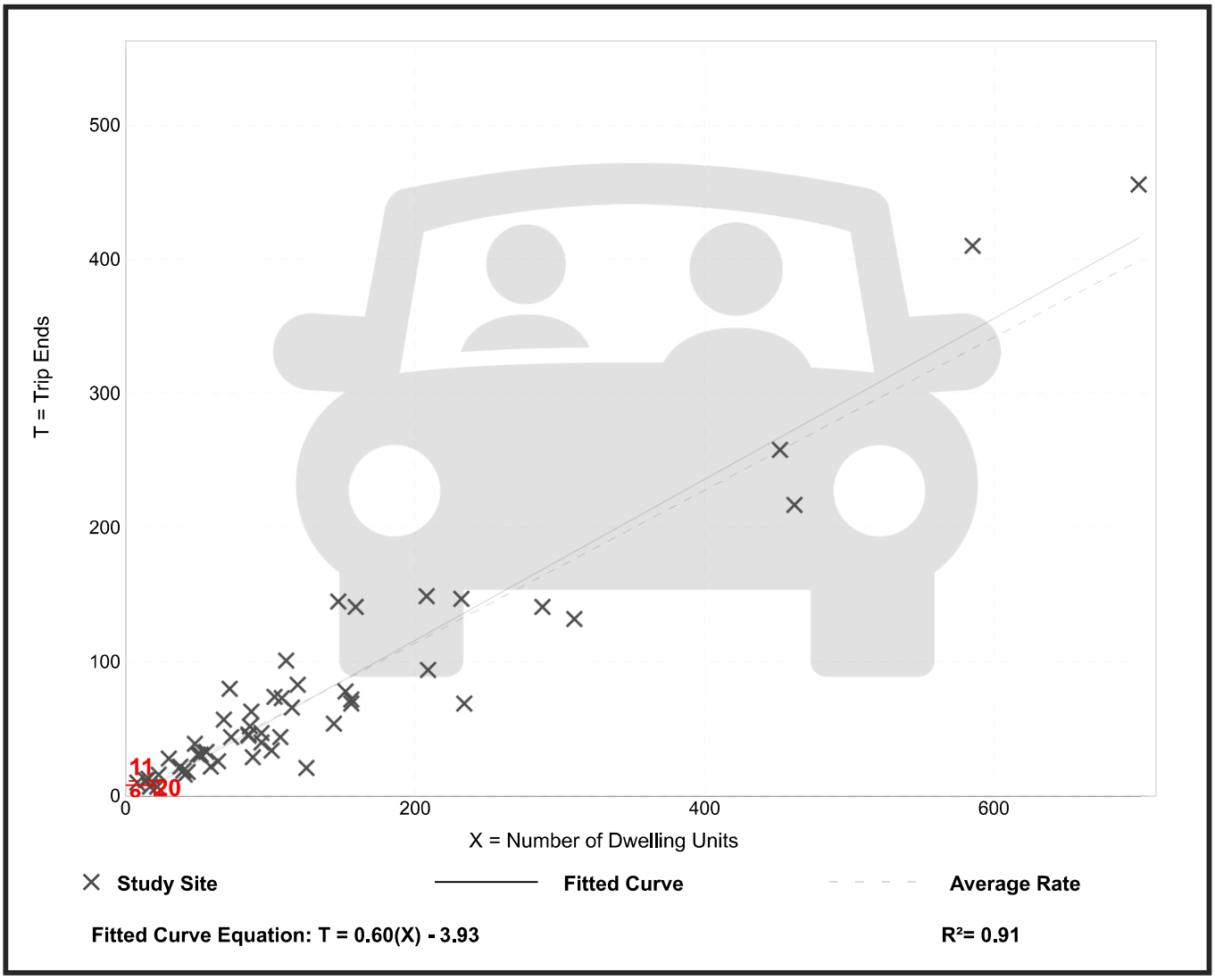
Single-Family Attached Housing
(215)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	51
Avg. Num. of Dwelling Units:	136
Directional Distribution:	59% entering, 41% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.57	0.17 - 1.25	0.18

Data Plot and Equation



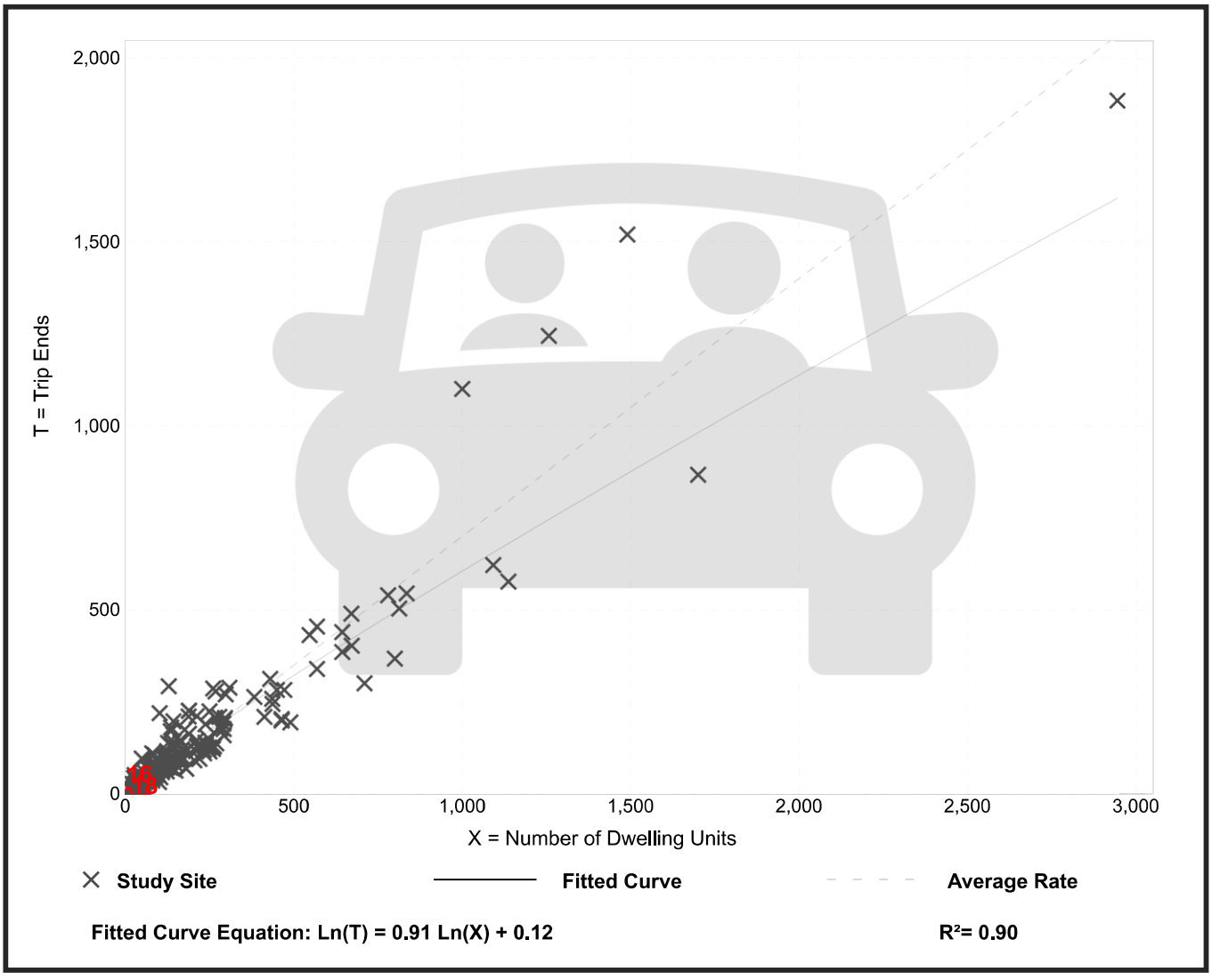
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 7 and 9 a.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	192
Avg. Num. of Dwelling Units:	226
Directional Distribution:	25% entering, 75% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.70	0.27 - 2.27	0.24

Data Plot and Equation



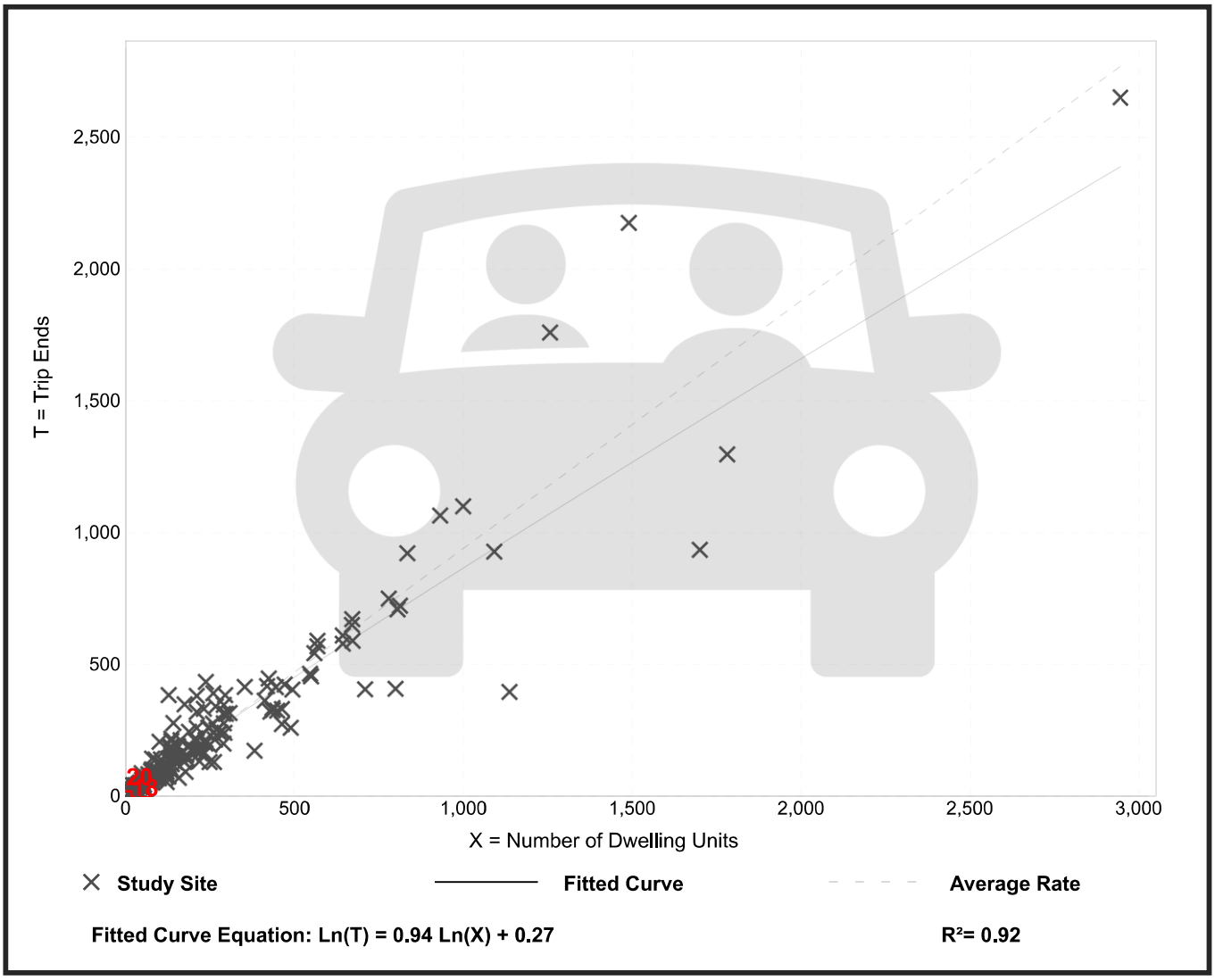
Single-Family Detached Housing
(210)

Vehicle Trip Ends vs:	**Dwelling Units**
On a:	**Weekday,**
	Peak Hour of Adjacent Street Traffic,
	One Hour Between 4 and 6 p.m.
Setting/Location:	**General Urban/Suburban**
Number of Studies:	208
Avg. Num. of Dwelling Units:	248
Directional Distribution:	63% entering, 37% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
0.94	0.35 - 2.98	0.31

Data Plot and Equation



Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↰	↗		↕	
Traffic Vol, veh/h	15	8	3	100	1	3	2	212	96	4	178	5
Future Vol, veh/h	15	8	3	100	1	3	2	212	96	4	178	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	16	9	3	108	1	3	2	228	103	4	191	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	488	537	194	440	436	228	196	0	0	331	0	0
Stage 1	202	202	-	232	232	-	-	-	-	-	-	-
Stage 2	286	335	-	208	204	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	488	449	845	526	512	809	1371	-	-	1223	-	-
Stage 1	798	732	-	769	711	-	-	-	-	-	-	-
Stage 2	719	641	-	792	731	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	483	446	845	514	509	809	1371	-	-	1223	-	-
Mov Cap-2 Maneuver	483	446	-	514	509	-	-	-	-	-	-	-
Stage 1	796	729	-	767	710	-	-	-	-	-	-	-
Stage 2	714	640	-	777	728	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.7	13.8	0	0.2
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1371	-	-	495	519	1223	-	-
HCM Lane V/C Ratio	0.002	-	-	0.056	0.215	0.004	-	-
HCM Control Delay (s)	7.6	0	-	12.7	13.8	8	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.8	0	-	-

Intersection	
Int Delay, s/veh	2.9

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↰	↱		↕	
Traffic Vol, veh/h	9	3	5	102	6	8	8	296	118	12	237	11
Future Vol, veh/h	9	3	5	102	6	8	8	296	118	12	237	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	9	3	5	105	6	8	8	305	122	12	244	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	663	717	250	599	600	305	255	0	0	427	0	0
Stage 1	274	274	-	321	321	-	-	-	-	-	-	-
Stage 2	389	443	-	278	279	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	373	354	786	412	413	732	1304	-	-	1127	-	-
Stage 1	730	681	-	689	650	-	-	-	-	-	-	-
Stage 2	633	574	-	726	678	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	359	347	786	400	405	732	1304	-	-	1127	-	-
Mov Cap-2 Maneuver	359	347	-	400	405	-	-	-	-	-	-	-
Stage 1	724	673	-	683	645	-	-	-	-	-	-	-
Stage 2	615	569	-	709	670	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	13.9	17.2	0.1	0.4
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1304	-	-	424	413	1127	-	-
HCM Lane V/C Ratio	0.006	-	-	0.041	0.29	0.011	-	-
HCM Control Delay (s)	7.8	0	-	13.9	17.2	8.2	0	-
HCM Lane LOS	A	A	-	B	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	1.2	0	-	-

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↰	↱		↕	
Traffic Vol, veh/h	15	8	3	104	1	4	2	216	98	5	185	5
Future Vol, veh/h	15	8	3	104	1	4	2	216	98	5	185	5
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	93	93	93	93	93	93	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	16	9	3	112	1	4	2	232	105	5	199	5

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	503	553	202	454	450	232	204	0	0	337	0	0
Stage 1	212	212	-	236	236	-	-	-	-	-	-	-
Stage 2	291	341	-	218	214	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	477	440	836	515	503	805	1362	-	-	1217	-	-
Stage 1	788	725	-	765	708	-	-	-	-	-	-	-
Stage 2	715	637	-	782	724	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	471	437	836	503	499	805	1362	-	-	1217	-	-
Mov Cap-2 Maneuver	471	437	-	503	499	-	-	-	-	-	-	-
Stage 1	786	721	-	763	707	-	-	-	-	-	-	-
Stage 2	709	636	-	766	720	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	12.9	14.2	0	0.2
HCM LOS	B	B		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1362	-	-	484	510	1217	-	-
HCM Lane V/C Ratio	0.002	-	-	0.058	0.23	0.004	-	-
HCM Control Delay (s)	7.6	0	-	12.9	14.2	8	0	-
HCM Lane LOS	A	A	-	B	B	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.2	0.9	0	-	-

Intersection	
Int Delay, s/veh	0.4

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	5	8	234	1	3	190
Future Vol, veh/h	5	8	234	1	3	190
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	93	93	93	93	93	93
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	5	9	252	1	3	204

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	463	253	0	0	253	0
Stage 1	253	-	-	-	-	-
Stage 2	210	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	555	783	-	-	1306	-
Stage 1	787	-	-	-	-	-
Stage 2	823	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	553	783	-	-	1306	-
Mov Cap-2 Maneuver	553	-	-	-	-	-
Stage 1	787	-	-	-	-	-
Stage 2	821	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.4	0	0.1
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	675	1306	-
HCM Lane V/C Ratio	-	-	0.021	0.002	-
HCM Control Delay (s)	-	-	10.4	7.8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0.1	0	-

Intersection	
Int Delay, s/veh	0.3

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	4	3	1	110	106	1
Future Vol, veh/h	4	3	1	110	106	1
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	92	92	92	92	92	92
Heavy Vehicles, %	2	2	2	2	2	2
Mvmt Flow	4	3	1	120	115	1

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	238	116	116	0	-	0
Stage 1	116	-	-	-	-	-
Stage 2	122	-	-	-	-	-
Critical Hdwy	6.42	6.22	4.12	-	-	-
Critical Hdwy Stg 1	5.42	-	-	-	-	-
Critical Hdwy Stg 2	5.42	-	-	-	-	-
Follow-up Hdwy	3.518	3.318	2.218	-	-	-
Pot Cap-1 Maneuver	750	936	1473	-	-	-
Stage 1	909	-	-	-	-	-
Stage 2	903	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	749	936	1473	-	-	-
Mov Cap-2 Maneuver	749	-	-	-	-	-
Stage 1	908	-	-	-	-	-
Stage 2	903	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.4	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1473	-	819	-	-
HCM Lane V/C Ratio	0.001	-	0.009	-	-
HCM Control Delay (s)	7.4	0	9.4	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

Intersection	
Int Delay, s/veh	3

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations												
Traffic Vol, veh/h	9	3	5	105	6	9	8	304	121	13	243	11
Future Vol, veh/h	9	3	5	105	6	9	8	304	121	13	243	11
Conflicting Peds, #/hr	0	0	0	0	0	0	0	0	0	0	0	0
Sign Control	Stop	Stop	Stop	Stop	Stop	Stop	Free	Free	Free	Free	Free	Free
RT Channelized	-	-	None	-	-	None	-	-	None	-	-	None
Storage Length	-	-	-	-	-	-	-	-	0	-	-	-
Veh in Median Storage, #	-	0	-	-	0	-	-	0	-	-	0	-
Grade, %	-	0	-	-	0	-	-	0	-	-	0	-
Peak Hour Factor	97	97	97	97	97	97	97	97	97	97	97	97
Heavy Vehicles, %	3	3	3	3	3	3	3	3	3	3	3	3
Mvmt Flow	9	3	5	108	6	9	8	313	125	13	251	11

Major/Minor	Minor2			Minor1			Major1			Major2		
Conflicting Flow All	682	737	257	616	617	313	262	0	0	438	0	0
Stage 1	283	283	-	329	329	-	-	-	-	-	-	-
Stage 2	399	454	-	287	288	-	-	-	-	-	-	-
Critical Hdwy	7.13	6.53	6.23	7.13	6.53	6.23	4.13	-	-	4.13	-	-
Critical Hdwy Stg 1	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Critical Hdwy Stg 2	6.13	5.53	-	6.13	5.53	-	-	-	-	-	-	-
Follow-up Hdwy	3.527	4.027	3.327	3.527	4.027	3.327	2.227	-	-	2.227	-	-
Pot Cap-1 Maneuver	363	345	779	401	404	725	1296	-	-	1117	-	-
Stage 1	722	675	-	682	645	-	-	-	-	-	-	-
Stage 2	625	568	-	718	672	-	-	-	-	-	-	-
Platoon blocked, %								-	-		-	-
Mov Cap-1 Maneuver	348	337	779	389	395	725	1296	-	-	1117	-	-
Mov Cap-2 Maneuver	348	337	-	389	395	-	-	-	-	-	-	-
Stage 1	716	666	-	677	640	-	-	-	-	-	-	-
Stage 2	606	563	-	700	663	-	-	-	-	-	-	-

Approach	EB	WB	NB	SB
HCM Control Delay, s	14.1	17.8	0.1	0.4
HCM LOS	B	C		

Minor Lane/Major Mvmt	NBL	NBT	NBR	EBLn1	WBLn1	SBL	SBT	SBR
Capacity (veh/h)	1296	-	-	413	403	1117	-	-
HCM Lane V/C Ratio	0.006	-	-	0.042	0.307	0.012	-	-
HCM Control Delay (s)	7.8	0	-	14.1	17.8	8.3	0	-
HCM Lane LOS	A	A	-	B	C	A	A	-
HCM 95th %tile Q(veh)	0	-	-	0.1	1.3	0	-	-

Intersection	
Int Delay, s/veh	0.2

Movement	WBL	WBR	NBT	NBR	SBL	SBT
Lane Configurations						
Traffic Vol, veh/h	3	5	317	5	8	264
Future Vol, veh/h	3	5	317	5	8	264
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	0	-	-	0
Grade, %	0	-	0	-	-	0
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	2	5	327	5	8	272

Major/Minor	Minor1		Major1		Major2	
Conflicting Flow All	618	330	0	0	332	0
Stage 1	330	-	-	-	-	-
Stage 2	288	-	-	-	-	-
Critical Hdwy	6.43	6.23	-	-	4.13	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	-	-	2.227	-
Pot Cap-1 Maneuver	451	709	-	-	1222	-
Stage 1	726	-	-	-	-	-
Stage 2	759	-	-	-	-	-
Platoon blocked, %			-	-		-
Mov Cap-1 Maneuver	447	709	-	-	1222	-
Mov Cap-2 Maneuver	447	-	-	-	-	-
Stage 1	726	-	-	-	-	-
Stage 2	753	-	-	-	-	-

Approach	WB	NB	SB
HCM Control Delay, s	10.8	0	0.2
HCM LOS	B		

Minor Lane/Major Mvmt	NBT	NBR	WBLn1	SBL	SBT
Capacity (veh/h)	-	-	625	1222	-
HCM Lane V/C Ratio	-	-	0.011	0.007	-
HCM Control Delay (s)	-	-	10.8	8	0
HCM Lane LOS	-	-	B	A	A
HCM 95th %tile Q(veh)	-	-	0	0	-

Intersection	
Int Delay, s/veh	0.2

Movement	EBL	EBR	NBL	NBT	SBT	SBR
Lane Configurations						
Traffic Vol, veh/h	2	2	2	135	118	4
Future Vol, veh/h	2	2	2	135	118	4
Conflicting Peds, #/hr	0	0	0	0	0	0
Sign Control	Stop	Stop	Free	Free	Free	Free
RT Channelized	-	None	-	None	-	None
Storage Length	0	-	-	-	-	-
Veh in Median Storage, #	0	-	-	0	0	-
Grade, %	0	-	-	0	0	-
Peak Hour Factor	97	97	97	97	97	97
Heavy Vehicles, %	3	3	3	3	3	3
Mvmt Flow	2	2	2	139	122	4

Major/Minor	Minor2		Major1		Major2	
Conflicting Flow All	267	124	126	0	-	0
Stage 1	124	-	-	-	-	-
Stage 2	143	-	-	-	-	-
Critical Hdwy	6.43	6.23	4.13	-	-	-
Critical Hdwy Stg 1	5.43	-	-	-	-	-
Critical Hdwy Stg 2	5.43	-	-	-	-	-
Follow-up Hdwy	3.527	3.327	2.227	-	-	-
Pot Cap-1 Maneuver	720	924	1454	-	-	-
Stage 1	899	-	-	-	-	-
Stage 2	882	-	-	-	-	-
Platoon blocked, %				-	-	-
Mov Cap-1 Maneuver	719	924	1454	-	-	-
Mov Cap-2 Maneuver	719	-	-	-	-	-
Stage 1	898	-	-	-	-	-
Stage 2	882	-	-	-	-	-

Approach	EB	NB	SB
HCM Control Delay, s	9.5	0.1	0
HCM LOS	A		

Minor Lane/Major Mvmt	NBL	NBT	EBLn1	SBT	SBR
Capacity (veh/h)	1454	-	809	-	-
HCM Lane V/C Ratio	0.001	-	0.005	-	-
HCM Control Delay (s)	7.5	0	9.5	-	-
HCM Lane LOS	A	A	A	-	-
HCM 95th %tile Q(veh)	0	-	0	-	-

COMMUNITY DEVELOPMENT DEPARTMENT

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At the Heart of Community

APPLICATION PZC 2025-03 **AGENDA ITEM 4.A**
PZC Meeting Date: March 19, 2025

STAFF REPORT

To: Chairperson Stratman and Members of the Planning & Zoning Commission

From: Sarosh Saher, Community Development Director

CC: Colleen McCauley, Village Planner
David Modrzejewski, Building Services Supervisor

Date: March 19, 2025

Re: PZC 2025-03 – Zoning Variation for Exterior Stairway
287 Sunrise Lane
Request for Continuance to the April 16, 2025 meeting of the PZC

SUBJECT

Ms. Jerrette J. Sita (the "Applicant" and "Owner") has requested a variance to allow an exterior stairway to remain as constructed, encroaching into the required 25-foot front yard and extending into the side yard at 287 Sunrise Lane. The property is located within the R-5 single-family residential district and LP Lake Protection District.

BACKGROUND

The Applicant filed an application with the Village of Lake Zurich on February 13, 2025 seeking the variation. Ms. Jerrette J. Sita has informed the Village that she is unable to attend the scheduled meeting. To ensure her participation, she has requested that consideration of the variance be continued to the April 16, 2025, meeting of the Planning and Zoning Commission.

RECOMMENDATION

Staff supports this request and recommends that consideration of the variation (Application No. 2025-03) be continued to the April 16, 2025 meeting of the Planning and Zoning Commission.