



**Planning and Zoning  
Development Application**

Date September 15, 2014

Subject Property Address <u>Northwest Corner of Bonkosky Road and SR 31</u>		
Applicant Name <u>Continental 303 Fund LLC</u>	Address <u>W134 N8675 Executive Pkwy</u>	
Phone <u>262-502-5500</u>	Fax <u>262-532-5500</u>	Email <u>ethom@cproperties.com</u>
Owner Name <u>CHICAGO TITLE LAND TRUST COMPANY, <del>as Trustee under Trust No. 811</del></u>	Address _____	
Phone _____	Fax _____	Email _____

Requested Action:

- Variation – Specify section of Code \_\_\_\_\_
- Rezoning – Current zoning of property B-3 Proposed zoning R - 5PDD
- Special Use – Specify proposed use Multi-Family Apartments
- Preliminary Plat of Subdivision                       Final Plat of Subdivision
- Annexation with Annexation Agreement                       Annexation without Annexation Agreement
- Master Concept Plan Review

Checklist of items to be submitted with application (see attached information sheet):

1. Legal description of property
2. Property owner's signature or letter authorizing filing of application
3. Survey of property showing improvements
4. Applicant's statement
5. Building plans including elevations
6. Proposed building materials
7. Copies of plats and plans – 15 copies reduced to 11 x 17 size
8. Other documents as requested by staff

Applicant's Signature \_\_\_\_\_

Owner's Signature CHICAGO TITLE LAND TRUST COMPANY  
as Trustee under Trust No. 811  
 and not personally  
 BY: [Signature]  
 ASSISTANT VICE PRESIDENT

This instrument is executed by the undersigned Land Trustee, not personally but solely as Trustee, in the exercise of the power and authority conferred upon and vested in it as such Trustee. It is expressly understood and agreed that all the warranties, indemnities, representations, covenants, undertakings, and agreements herein made on the part of the Trustee are undertaken by it solely in its capacity as Trustee and not personally. No personal liability or personal responsibility is assumed by or shall at any time be accepted or enforceable against the Trustee on account of any warranty, indemnity, representation, covenant, undertaking or agreement of the Trustee in this instrument.

## Fee Schedule

		Total Fee
Variation	\$250.00	_____
	\$300.00 (two or more requested variations)	_____
Special Use	\$250.00	_____
	\$350.00 (two or more requested special uses)	_____
Rezoning	\$150.00	_____
Planned Development	\$200.00	_____
Preliminary Plan	\$20.00 per acre (Total not less than \$250.00)	_____
Final Plat	\$50.00	_____
Annexation	\$2,400.00	_____

For office use only:			
Date Filed	<u>9/19/14</u>	Fees paid	<u>9/19/14</u>
Hearing date	_____	Publication date	_____
Notices mailed	_____	Routed to staff	_____
Staff Meeting	_____	Report prepared	_____

beneficiary of the  
Continental 303 Fund LLC, as agent for the/property owner listed below, has approval to  
submit applications to the Village of West Dundee, Illinois Department of  
Transportation, and Kane County for site plan, plat, and other necessary development  
related approvals and permits.

The information contained in the certification  
has been furnished the undersigned by the  
beneficiaries of trust no. 811, and the  
certification is made solely in reliance thereon  
and no responsibility is assumed by the trustee  
in its individual capacity, for the truth or  
accuracy of the facts therein stated.

CHICAGO TITLE LAND TRUST COMPANY  
as Trustee under Trust No 811  
and not personally

BY: *Eva Hagi*  
~~Eva Hagi ASSISTANT VICE PRESIDENT~~  
Signature of Property Owner

Printed Name of Property Owner

NW Corner of Bonkosky Road and SR 31  
Address of Property

03-27-300-029  
Tax Identification #

Date

9/17/14

This instrument is executed by the undersigned Land Trustee,  
not personally but solely as Trustee in the exercise of the power  
and authority conferred upon and vested in it as such Trustee.  
It is expressly understood and agreed that all the warranties,  
indemnities, representations, covenants, undertakings and  
agreements herein made on the part of the Trustee are  
undertaken by it solely in its capacity as Trustee and not  
personally. No personal liability or personal responsibility is  
assumed by or shall at any time be asserted or enforceable  
against the Trustee on account of any warranty, indemnity,  
representation, covenant, undertaking or agreement of the  
Trustee in this instrument.

# S P R I N G S

at canterfield

## PROJECT NARRATIVE

Continental 303 Fund LLC ("Continental") is proposing an upscale 220-unit multi-family community on the north west corner of State Illinois State Route 31, aka South 8<sup>th</sup> Street and Boncosky , in West Dundee, Illinois known as the Springs at Canterfield (the "Springs"). A total of eleven (11) buildings are proposed. The apartment buildings are two (2) story structures with private, ground-level, and direct entries to each unit which provide for a townhome feel. Both attached and detached garages are offered to residents.

Exterior elevations provide architectural interest through varied durable materials which include masonry, lap siding, and vertical board and batten siding, all in a complementary color palette to the surrounding neighborhood. Large-scale windows are provided in each unit to promote natural lighting, along with creating opportunities to optimize passive solar heating and cooling. Each building provides articulation to break up the structure's massing; balconies, covered doorways, and unit projections create variation with each facade. An architectural package has been included to reflect schematic elevations.

The Springs will supply a mix of studio, 1 bedroom, 2 bedroom, and 3 bedroom units, with ratios as shown at right. All of the floor plans offer an open-living concept with interior finishes that include cafe colored cabinetry, black appliances, luxury wood laminate flooring, and large kitchen islands. Some buildings within the community will have upgraded units with espresso cabinetry, granite countertops, and stainless steel appliances.

Unit Type	Number of Units
Studio	22
1 Bedroom	88
2 Bedroom	88
3 Bedroom	22

Final architecture must adhere to the Canterfield Design Guidelines and be approved by the Canterfield Architecture Design Committee. The project will be entering into a CCR agreement with HLC partners which is similar to what is currently enforced at AmlI and the adjacent Fairhills neighborhood. This document will allow the HLC group to ensure long term landscaping and architecture for this project just like the AmlI and Fairhills developments

The Springs will be a gated community with one main vehicular access point into the development on Boncosky and a second access point on Angle Tarn. The gates will be closed at all times for security. Decorative fencing will be installed along public rights-of-way and a six foot board on board fence will be provided along the western boundary as shown on the site plan for additional screening for the Fairhills neighborhood. Pedestrian gates will be located to connect with public sidewalks along the Angle Tarn and Boncosky ROW's.

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One monument sign have been proposed as part of this development, along with building signage on the clubhouse. The monument sign will be a development identification sign per Village code, at 5' in height, will be located at the main project entrance. The building signage will be located on the entry feature of the club and be on three sides of the tower per the architectural package.

A number of amenities are included as part of the development. Among the facilities are a 3,500 square foot clubhouse, pedestrian sidewalks throughout the community, and a pond with fountain near the club, seating areas, a car care area, a pet wash station, and a fenced pet playground. The clubhouse features a 24-hour fitness facility, a demonstration style kitchen, a large gathering room for events, and a click cafe. A resort style pool with outdoor grilling area will be located at the rear of the clubhouse. Centralized courtyard areas have been designed within the site for pedestrian enjoyment.

Continental develops, owns, and operates each of its Springs communities. Construction is estimated to begin in Spring of 2015. The development's clubhouse would be complete in Fall of 2015, and apartment buildings would be delivered every three (3) weeks following the clubhouse's occupancy permit. The development would be constructed as one (1) phase, with construction activities wrapped up in Winter 2016.

The site is currently vacant land being utilized intermittently for agricultural purposes. The zoning of this property is B-3 Business Service District, and the 2005 comprehensive plan calls out this area as appropriate for multifamily or commercial in the Haeger Property Sub-Area Strategy as outlined in Figure 18. Continental has confirmed with the Village of West Dundee planning staff that the proposed multifamily development fits the future land use classification. Our proposed zoning is R-5 PUD, with incentives the maximum allowed density with in a PUD can be 13 units per acre. Our proposed density is approximately 12 units per acre which is below the Interforum site recently approved at 12.26 units per acre. Our density bonus incentive calculations are detailed in the attached density incentives exhibit.

With 220 units the community can expect an approximate ratio of 1.24 residents per unit, of which less than 10% are typically school age. This equates to roughly 272 total new residents to the community which includes approximately 25 school age children. These new residents to the Village will help strengthen the local economy. The project is also projected to produce estimated annual tax revenue close to \$183,000 dollars annually, according to Village of West Dundee Village Staff. This does not include one- time impact fees, connection fees and review fees which may exceed over an estimated \$1,000,000.

Attached is the outline of information requested per Section 10-8-7 of the submittal review procedures.

# S P R I N G S

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**Request:** Final and Preliminary Development Plan Approval, Plat Approval, Re- Zoning Approval

A. Site Description and Data

**Project Name:** Springs at Canterfield

**Gross Acreage:** 18.40 acres  
**Boncosky ROW to be dedicated per Plat:** 0.34 Acres  
**Net Acreage less Boncosky ROW:** 18.06 Acres  
**Proposed Dwelling Units:**

Unit Type	Number of Units
Studio	22
1 Bedroom	88
2 Bedroom	88
3 Bedroom	22
Total	220

**Legal Description:**

That part of the East Half of the Southwest Quarter of Section 27, Township 42 North, Range 6 East of the Third Principal Meridian, described as follows: Beginning at the Southeast Corner of The Fairhills at Canterfield Subdivision, Phase 1, being a subdivision of part of the Southwest Quarter of Section 27, and the Northwest Quarter of Section 34, Township and Range aforesaid, according to the plat thereof recorded on September 12, 1995, as Document No. 95K053597, (said point also being in the center of Boncosky Road); thence North 0 degrees 04 minutes 50 seconds East along the East line of said Subdivision, 1487.21 feet to the intersection of said East line with the South line of Angle Tam, (per Plat of Dedication recorded December 12, 1997 as Document No. 97K086455); thence South 87 degrees 15 minutes 44 seconds East along the South line thereof, 597.68 feet to the West right of way line of State Route 31; thence South 0 degrees 03 minutes 48 seconds West along the said right of way, 889.35 feet to an angle point in said right of way; thence South 01 degrees 33 minutes 55 seconds East along said right of way, 247.0 feet to the Northwest right of way line of Boncosky Road; thence South 33 degrees 36 minutes 30 seconds West along said right of way, 67.88 feet to an angle point in said right of way; thence South 67 degrees 54 minutes 29 seconds West along said right of way, 166.17 feet to an angle point in said right of way; thence South 22 degrees 05 minutes 31 seconds East, 33.07 feet to the centerline of Boncosky Road; thence South 67 degrees 54 minutes 35 seconds West along said centerline, 469.50 feet to the point of beginning, containing 18.3955 acres, in Dundee Township, Kane County, Illinois.

**Additional Community Data:**

The Springs communities are all market rate apartment communities where ever they are located throughout the country. This location will not be different and will be market rate competing with existing properties such as X. School age populations of our communities are typically less than 10% of our overall community based on our actual operating Springs communities.

B. Names and Address of Owners in Development Plan

**Current Owner:** Chicago Title Land Trust Company

**Proposed Owner and Applicant:** Continental 303 Fund LLC

C. Planning Objectives:

As stated in the project narrative, The Springs at Canterfield ("Springs") are two (2) story structures with private, ground-level, and direct entries to each unit which provide for a townhome feel. Each building has a total of 20 units with studio, 1 bedroom, 2 bedroom and 3 bedroom options located

# SPRINGS

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in each building. The 2005 comprehensive land use plan calls for this sub area strategy to be appropriate for both retail and multifamily uses. Our proposed two story building design blends in with the adjacent established Fairhills subdivision two story single family homes, and creates a preferred residential transition and buffer from the four lane Route 31 traffic.

The building massing and layout takes advantage of the sites topography and creates mini - centralized courtyard areas between buildings. These courtyard areas are meticulously considered with each building placement to create a greater sense of pedestrian gathering places throughout the Springs and not limited to just the pool and club at the entrance. Specifically the Springs elevations provide architectural interest through varied durable materials which include masonry, lap siding, and vertical board and batten siding, all in a complementary color palette to the surrounding neighborhood. Large-scale windows are provided in each unit to promote natural lighting, along with creating opportunities to optimize passive solar heating and cooling. Each building provides articulation to break up the structure's massing; balconies, covered doorways, and unit projections create variation with each facade.

The Springs will be gated community unique to West Dundee with one main vehicular access point into the development on Boncosky and a second access point on Angle Tarn. The gates will be closed at all times for security. Decorative fencing will be installed along public rights-of-way and a six foot board on board fence will be provided along the western boundary as shown on the site plan for additional screening for the Fairhills neighborhood. Pedestrian gates will be located to connect with public sidewalks to be constructed along the Angle Tarn and Boncosky ROW's by this development. Further the public path that is located along the western boundary of the site will be preserved and left open to the public. Our design incorporates this existing feature, while establishing a sense of separation through fencing, building architecture and landscaping that is sought from the existing adjacent Fairhills neighborhood. These pedestrian routes are provided as outlined per the comprehensive plan to promote pedestrian accessibility.

D. Design Features:

Over the past year input on the site layout has been received by neighbors, Village Staff, Plan Commission and Village Board members. Continental has strived to meet as many of the requests as possible. Below is a summary of design features some of which were included within the July 7, 28 Plan Commission Concept Meeting:

- Detention was discussed several times during the conceptual reviews of this project. Preliminary indications across Boncosky Road indicate wetland areas that would prohibit this site from detaining south of Boncosky. We have incorporated detention within our design and have included preliminary storm water showing these details.
- We are avoiding any impact to the existing pedestrian trail between the proposed Springs Development and the Fairhills neighborhood. We also show a 10 foot transition from the path area

# SPRINGS

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where we are proposing minimal grading. The pedestrian path will not be closed off and no direct pedestrian connection from the Springs will connect to the path per comments from Fairhills neighbors. Instead the Springs will connect to the new sidewalks that will be constructed within the ROW along Boncosky Road and Angle Tarn.

- The Springs has had several neighborhood meetings in the past year about the transition area between the existing Fairhills subdivision. Garages have been placed at the ends of parking drives in order to minimize any car light spill unto the adjacent neighborhood. A wood fence is proposed between the garages and extends along near the pedestrian sidewalk, but does not prohibit access unto it. Landscaping per the attached plans has been carefully considered to create soft edges and enhance screening along the neighborhood and Highway 31.
- Through multiple preliminary discussions we have made significant changes to the density on site including reducing the amount of onsite buildings and units to achieve a lower on site density.
- A number of amenities are included as part of the development. Among the facilities are a 3,500 square foot clubhouse, pedestrian sidewalks throughout the community, and a pond with fountain near the club, seating areas, a car care area, a pet wash station, and a fenced pet playground. The clubhouse features a 24-hour fitness facility, a demonstration style kitchen, a large gathering room for events, and a click cafe. A resort style pool with outdoor grilling area will be located at the rear of the clubhouse. Centralized courtyard areas have been designed within the site for pedestrian enjoyment, recreation areas, and wet pond with fountains.
- Final architecture must adhere to the Canterfield Design Guidelines and be approved by the Canterfield Architecture Design Committee. The project will be entering into a CCR agreement with HLC partners which is similar to what is currently enforced at Amli and the adjacent Fairhills neighborhood. This document will allow the HLC group to ensure long term landscaping and architecture for this project just like the Amli and Fairhills developments

E. Development Schedule:

Construction is estimated to begin in Spring of 2015. The development's clubhouse would be complete in Fall of 2015, and apartment buildings would be delivered every three (3) weeks following the clubhouse's occupancy permit. The development would be constructed as one (1) phase, with construction activities wrapped up in Winter 2016.

F. Traffic Facilities:

As discussed above, our proposed project entrances are located on Angle Tarn and Boncosky Roads per the site plan that is attached. A detailed Traffic Study will be submitted by the end of the September to staff for their review.

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For this proposal, the municipal code requires parking at a much higher rate (2.56 units per acre) than Springs communities typically need. This may be because the community as a whole has a higher percentage of 2 and 3 bedroom apartments. Our Springs community has half of our 220 units as one bedroom or less, therefore not requiring as many parking spaces at two bedroom or greater communities. Per the attached spread sheet, you can see that the average parking needed is typically only 1.75 spaces per dwelling unit across our Springs properties. Per the site plan and density plan, we are proposing to set aside the parking required by code but not build 130 parking spaces unless the need arises. We propose to park the community at a higher rate than our average 1.75 spaces per unit and instead parking the site at a rate of 1.97 spaces per unit to try and meet the intent of the municipal code.

G. Municipal Utilities

Per the attached utility plan we are making connections to existing water, sanitary sewer and storm sewer locations located on Boncosky Road and Angle Tarn. We are proposing that the trunk lines running through the site be public utilities located within a public utility. Per letters we have received from City Staff, there is adequate utility capacity to support this development.

H. Graphic Materials

Title	Sheet Number	Author
<u>Survey</u>		
Topographic Survey	1 of 4	Manhard Consulting, LTD
Topographic Survey - North	2 of 4	Manhard Consulting, LTD
Topographic Survey - Middle	3 of 4	Manhard Consulting, LTD
Topographic Survey - South	4 of 4	Manhard Consulting, LTD
<u>Civil Engineering Plans</u>		
Title Sheet	1	Manhard Consulting, LTD
Existing Conditions - North	2	Manhard Consulting, LTD
Existing Conditions - South	3	Manhard Consulting, LTD
Demolition Plan - North	4	Manhard Consulting, LTD
Demolition Plan - South	5	Manhard Consulting, LTD
Site Dimensions and Paving Plan - North	6	Manhard Consulting, LTD
Site Dimensions and Paving Plan - South	7	Manhard Consulting, LTD
Grading Plan - North	8	Manhard Consulting, LTD
Grading Plan - South	9	Manhard Consulting, LTD
Utility Plan - North	10	Manhard Consulting, LTD
Utility Plan - South	11	Manhard Consulting, LTD
Construction Details	12	Manhard Consulting, LTD
Construction Details	13	Manhard Consulting, LTD

# SPRINGS

*at canterfield*

Preliminary Landscape Plan - North	L1	Manhard Consulting, LTD
Preliminary Landscape Plan - South	L2	Manhard Consulting, LTD
Preliminary Landscape Plan - Foundation Plantings	L3	Manhard Consulting, LTD
Preliminary Landscape Plan - Details.	L4	Manhard Consulting, LTD
Site Photometric Plan	ESK -001	Kahler Slater
<u>Proposed Architecture</u>		
Building Architecture (B20 Elevation)	ASK-006	Kahler Slater
Clubhouse Elevations	CLUB-009	Kahler Slater
Clubhouse Elevations	CLUB-010	Kahler Slater
Pool/ Mail Building Elevations	ASK-016	Kahler Slater
8-BAY Garage Elevation	ASK-014	Kahler Slater
Maintenance Building Elevations	AKS-012	Kahler Slater
Trash Enclosure	ASK-018	Kahler Slater
Materials and Components	ASK-003	Kahler Slater
<u>Exhibits</u>		
Site Light Fixture Cut Sheets	-	Kahler Slater
Density Incentives	-	Manhard Consulting, LTD
Truck Turn Exhibit (includes overall grading)	-	Manhard Consulting, LTD
Preliminary Stormwater Management Report	-	Manhard Consulting, LTD
Parking Spreadsheet	-	Continental 303 Fund









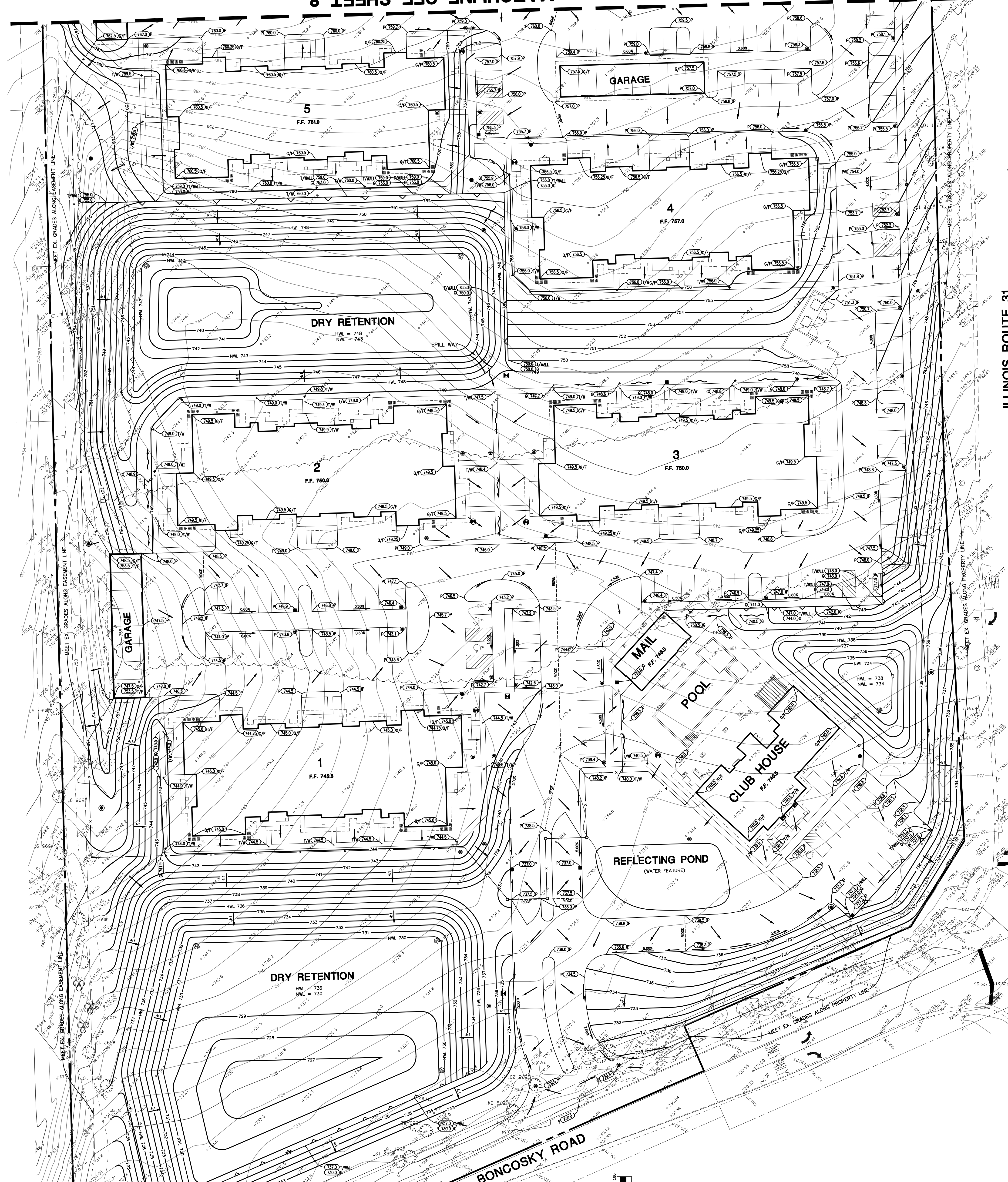




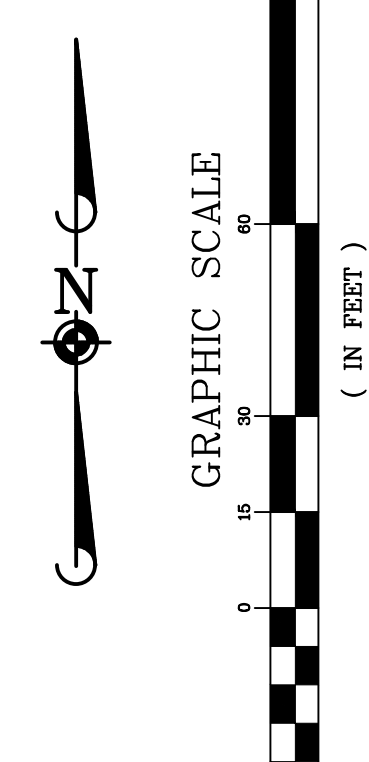




**MATCHLINE SEE SHEET 8**



ILLINOIS ROUTE 31



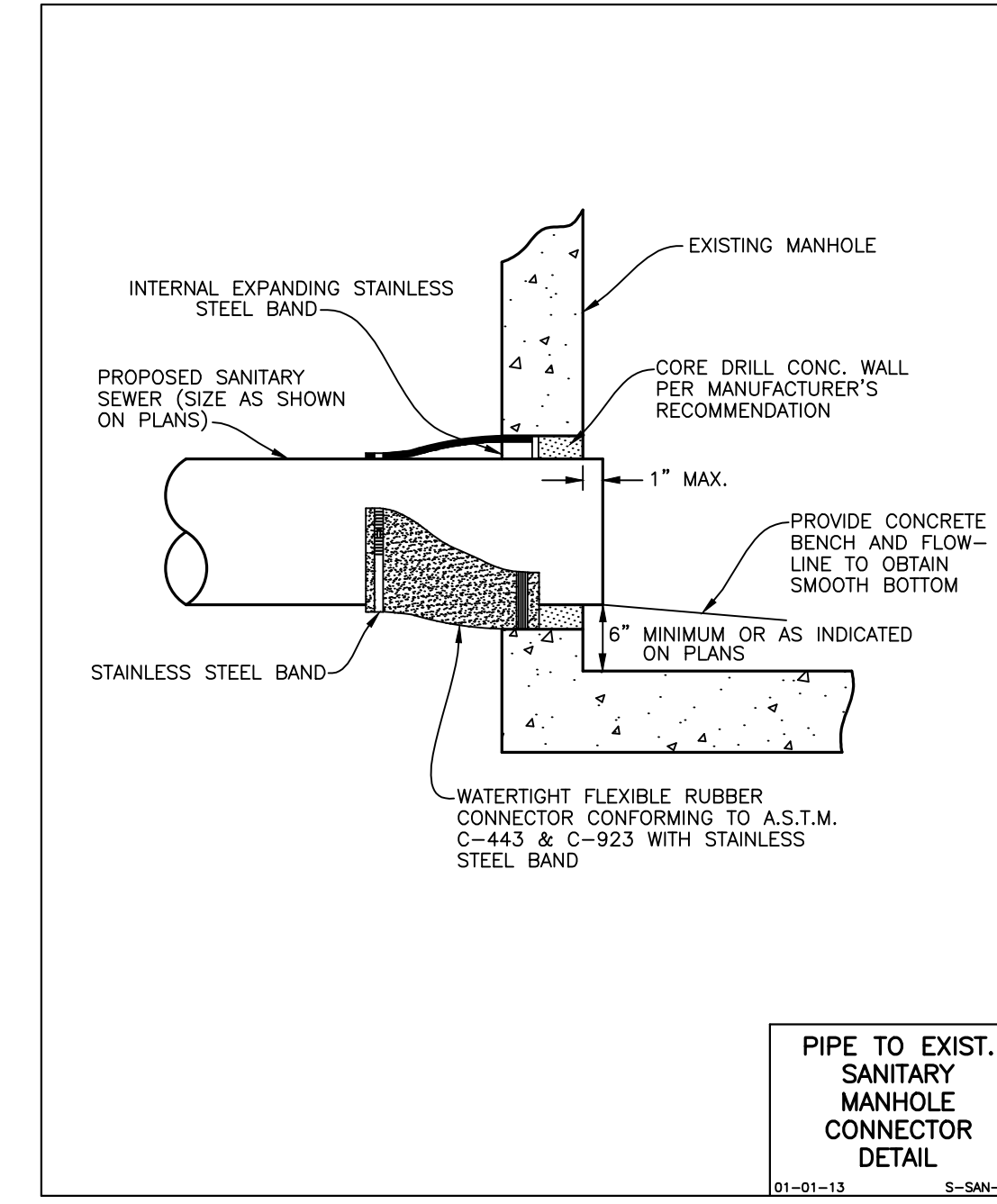
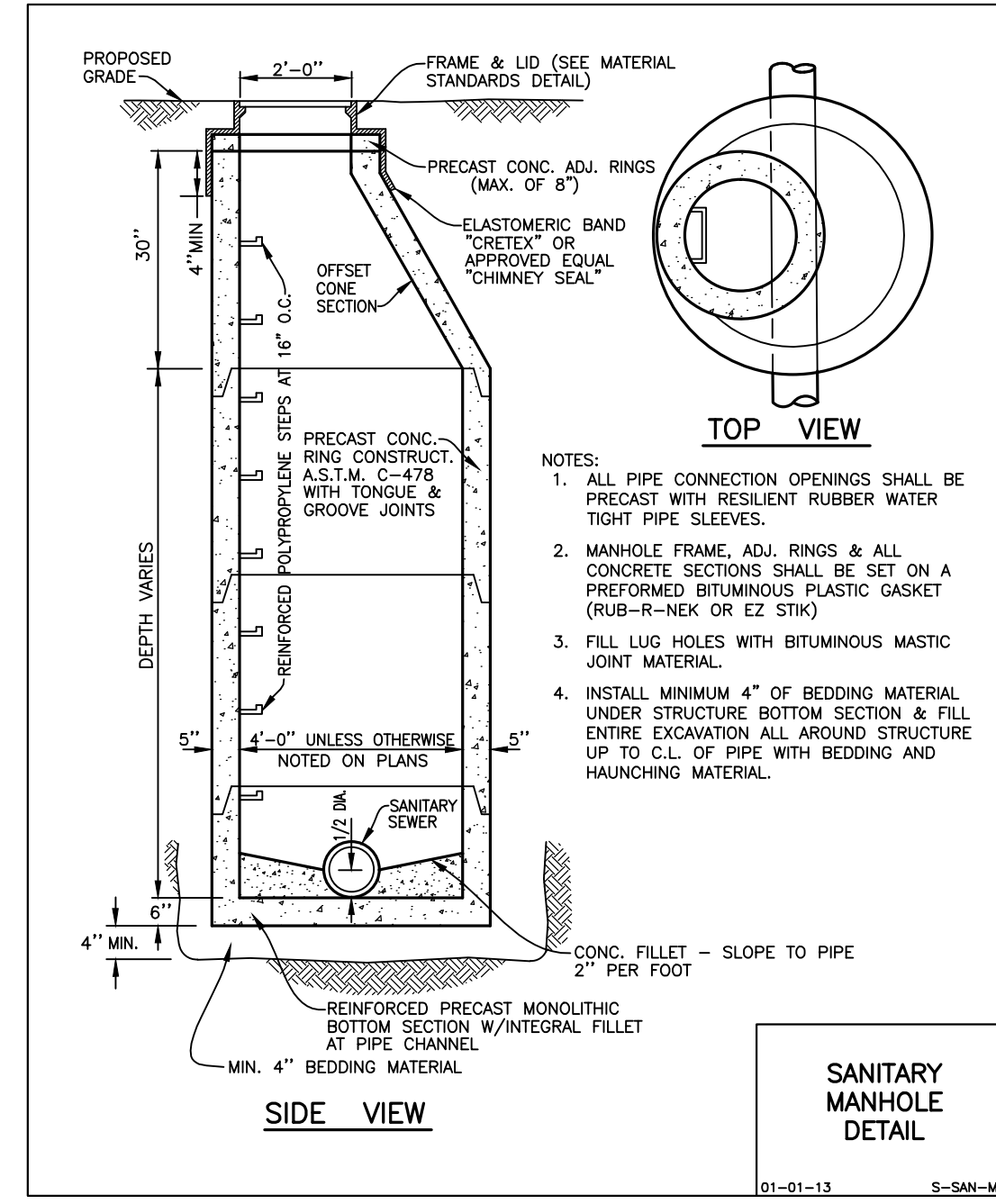
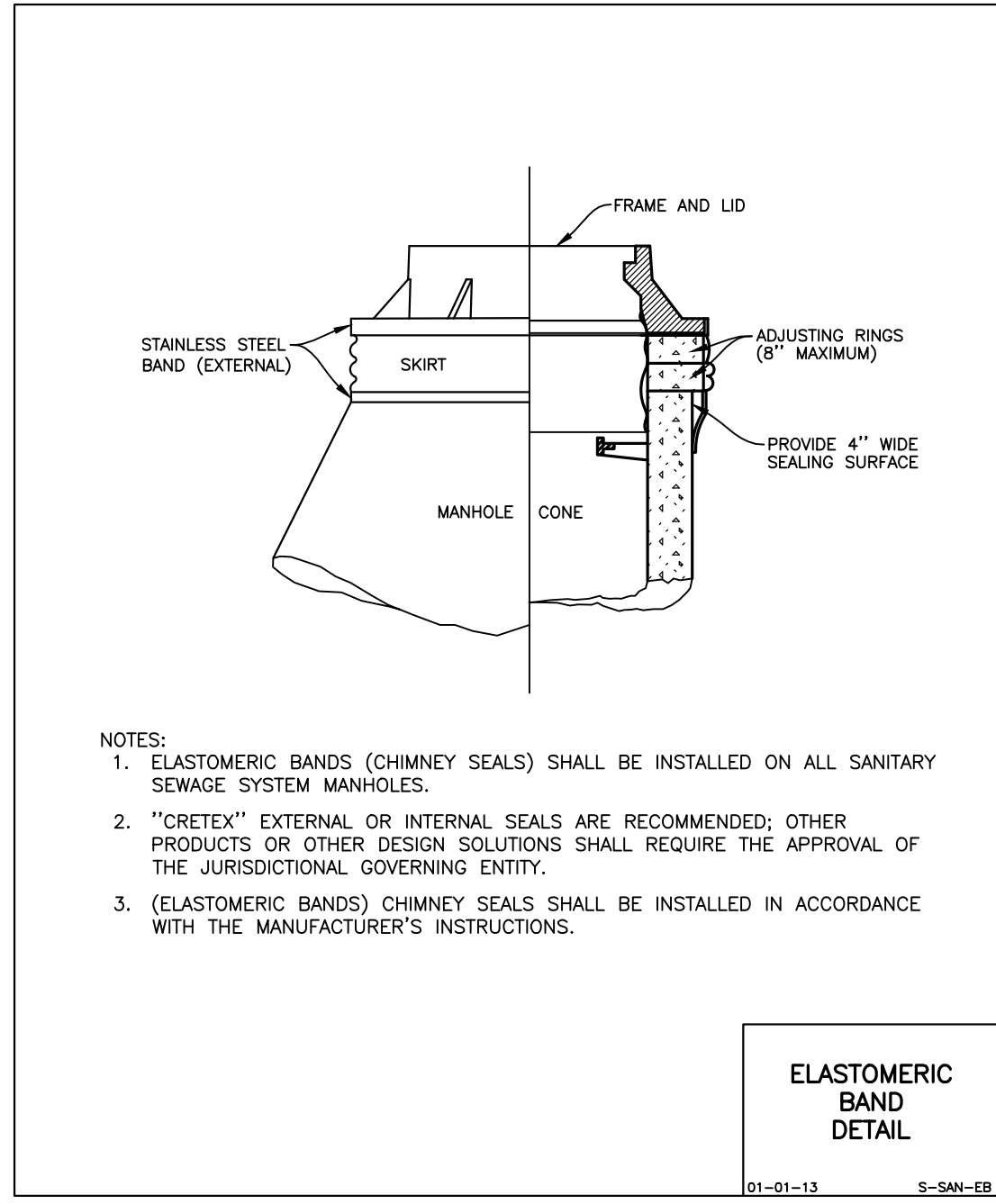
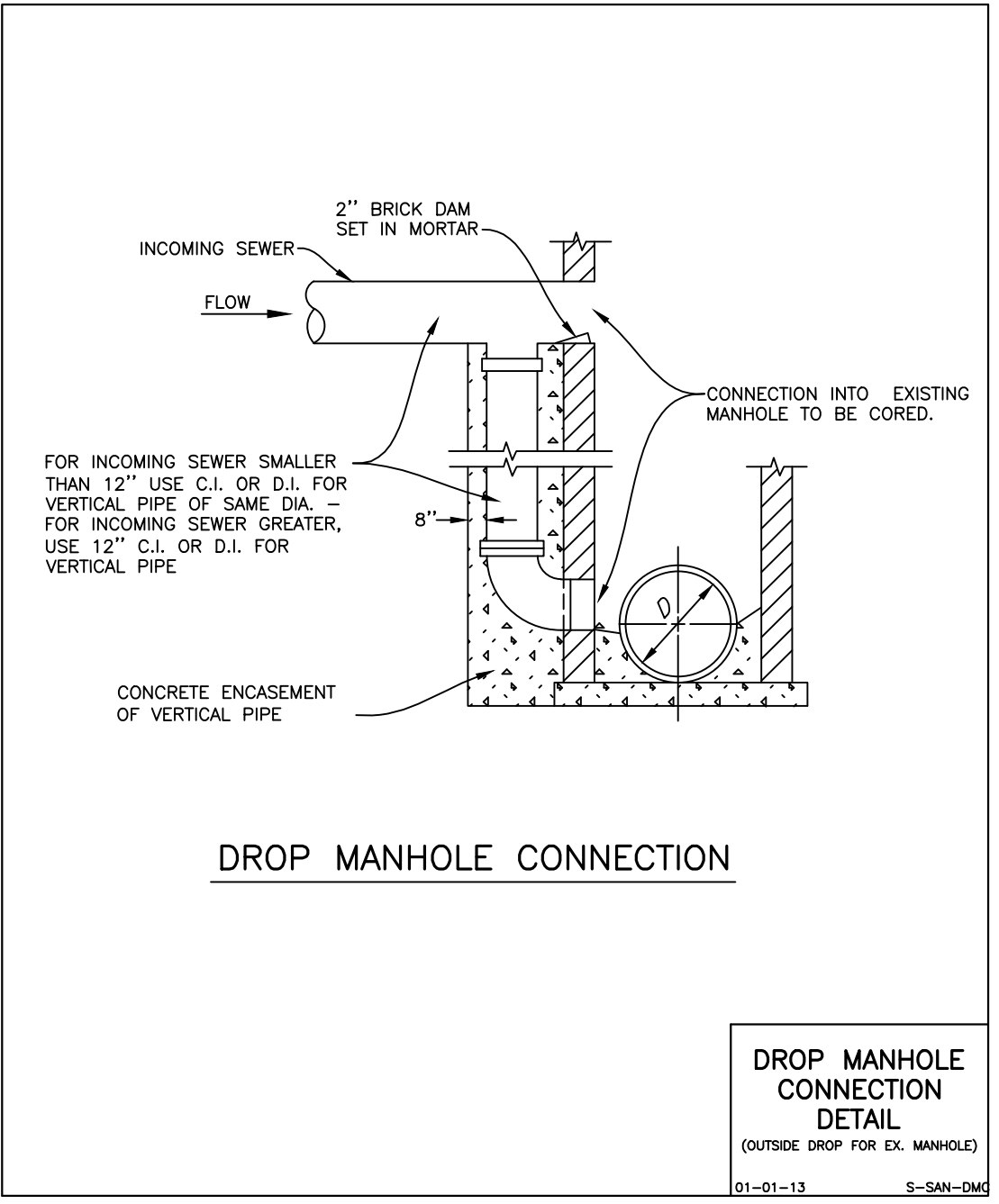
- GRADING NOTES:**
- RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
  - PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
  - ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM GROSS SLOPE OF 2.00% OR LESS.
  - MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
  - CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION RELATED EROSION CONTROL MEASURES TO BE INSTALLED AND MAINTAINED THROUGHOUT GRADING OPERATIONS.
  - THE CONTRACTOR SHALL CONTACT ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENTS.
  - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE SHOWN UTILITIES ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS PROVIDED FOR THE CONTRACTOR'S INFORMATION ONLY. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION OPERATIONS TO VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
  - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO RETURN IT TO EXISTING CONDITION OR BETTER.
  - ALL UNSURFACED AREAS DISTURBED BY GRADING OPERATION SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL STABILIZE DISTURBED AREAS WITH SEEDING OR MULCHING IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
  - EXISTING TOPOGRAPHY SHOWN REPRESENTS SITE CONDITIONS AS PREPARED BY MANHARD CONSULTING, LTD. ON DECEMBER 15, 2014. CONTRACTOR SHALL VERIFY ALL ELEVATIONS AND CONDITIONS PRIOR TO CONSTRUCTION AND NOTIFY ARCHITECT AND ENGINEER OF ANY DISCREPANCIES. CONTRACTOR SHALL NOT ACCEPT EXISTING TOPOGRAPHY AS SHOWN ON THE PLANS, WITHOUT EXCEPTION, THEN THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION AND DEPTH OF ALL UTILITIES. AT THEIR EXPENSE, A TOPOGRAPHIC SURVEY BY A REGISTERED LAND SURVEYOR TO THE OWNER FOR REVIEW.





MATERIAL STANDARDS		
ITEM	BRAND	PRODUCT
FIRE HYDRANTS (TRAFFIC MODEL)	MUELLER SUPER CENTURION WATEROUS PACER	A-423 WB-67
GATE VALVES (SPECIFY SIZE NON-RISING STEM, 2" NUT, M.J., OPEN LEFT)	MUELLER (SIZE) AMERICAN FLOW CONTROL	A-2360-20L SERIES 2500
VALVE BOXES (3 PIECE)	EAST JORDAN TYLER/JUNON	SCREW ADJUSTING EXTENSION TYPE
CURB STOPS (SPECIFY SIZE)	MUELLER FORD	300 BALL VALVE BALL VALVE
CORPORATION VALVE (SPECIFY SIZE)	MUELLER FORD	H-15000 FB600 (AWWA/CC THREAD)
MANHOLES/CATCHBASINS/INLETS (SELF-SEALING LID WITH PROPER UTILITY MARKINGS)	NEENAH CLOSED LID OPEN LID #1 SWALES AND DITCHES	R-1772 R-2502 C R-4340 B
CURB FRAME & GRATES (BICYCLE SAFE)	NEENAH ROLL/MOUNTABLE CURB B6.12 CURB	R-3501-D2A R-3281A *-3281-AL
WATER SERVICE SADDLES (ALL SERVICE SADDLES SHALL BE DOUBLE STRAP; BRONZE, NYLON COATED OR STAINLESS STEEL)	MUELLER FORD SMITH-BLAIR 3/4" & 1"	DR2S FS 303 # 317
B-BOX (AT LEAST 1 1/4" TOP SECTION) ARCH PATTERN PLUG STYLE LD	FORD MUELLER	E42 CURB BOX

\*1 WHEREVER STORMWATER COULD POSSIBLY ENTER STORM STRUCTURE



**STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.**

**41-2.01 PROTECTION OF WATER MAIN AND WATER SERVICE LINES**

**41-2.01A GENERAL**

Water mains and water service lines shall be protected from sanitary sewers, storm sewers, combined sewers, house sewer service connections and drains as follows:

**41-2.01B HORIZONTAL SEPARATION - WATER MAINS AND SEWERS**

- Water mains shall be located at least ten (10) feet (3.1 m) horizontally from any existing or proposed drain, storm sewer, sanitary sewer, combined sewer or sewer service connection.
- Water mains may be located closer than ten (10) feet (3.1 m) to a sewer line when:
  - local conditions prevent a lateral separation of ten (10) feet (3.1 m); and
  - the water main invert is at least eighteen (18) inches (460 mm) above the crown of the sewer; and
  - the water main is either in a separate trench or in the same trench on an undisturbed earth shell located to one side of the sewer.
- When it is impossible to meet (1) or (2) above, both the water main and drain or sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or PVC pipe equivalent to water main standards of construction. The drain or sewer shall be pressure tested to the maximum expected surcharge head before backfilling. See Standard Drawing No. 18.

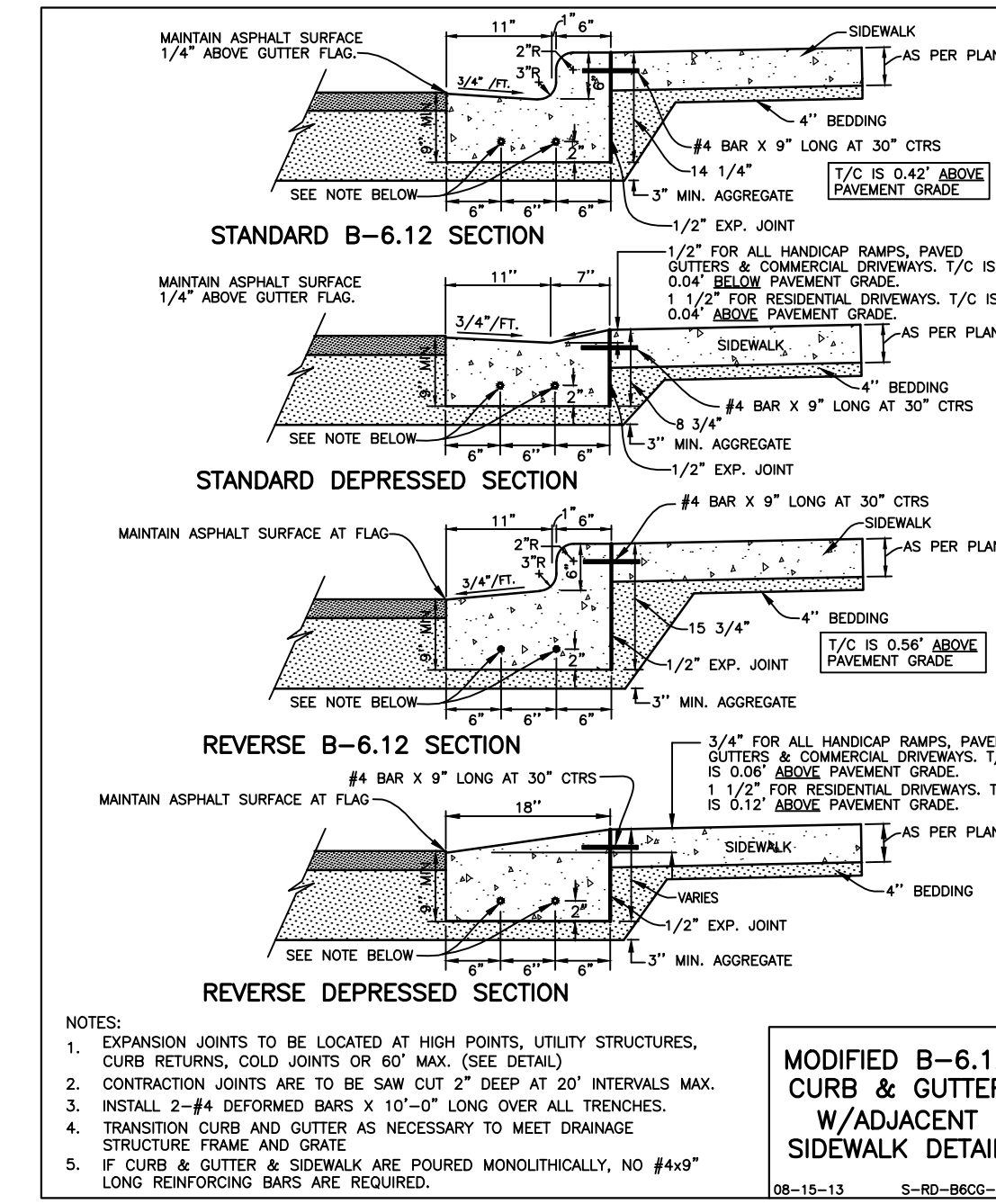
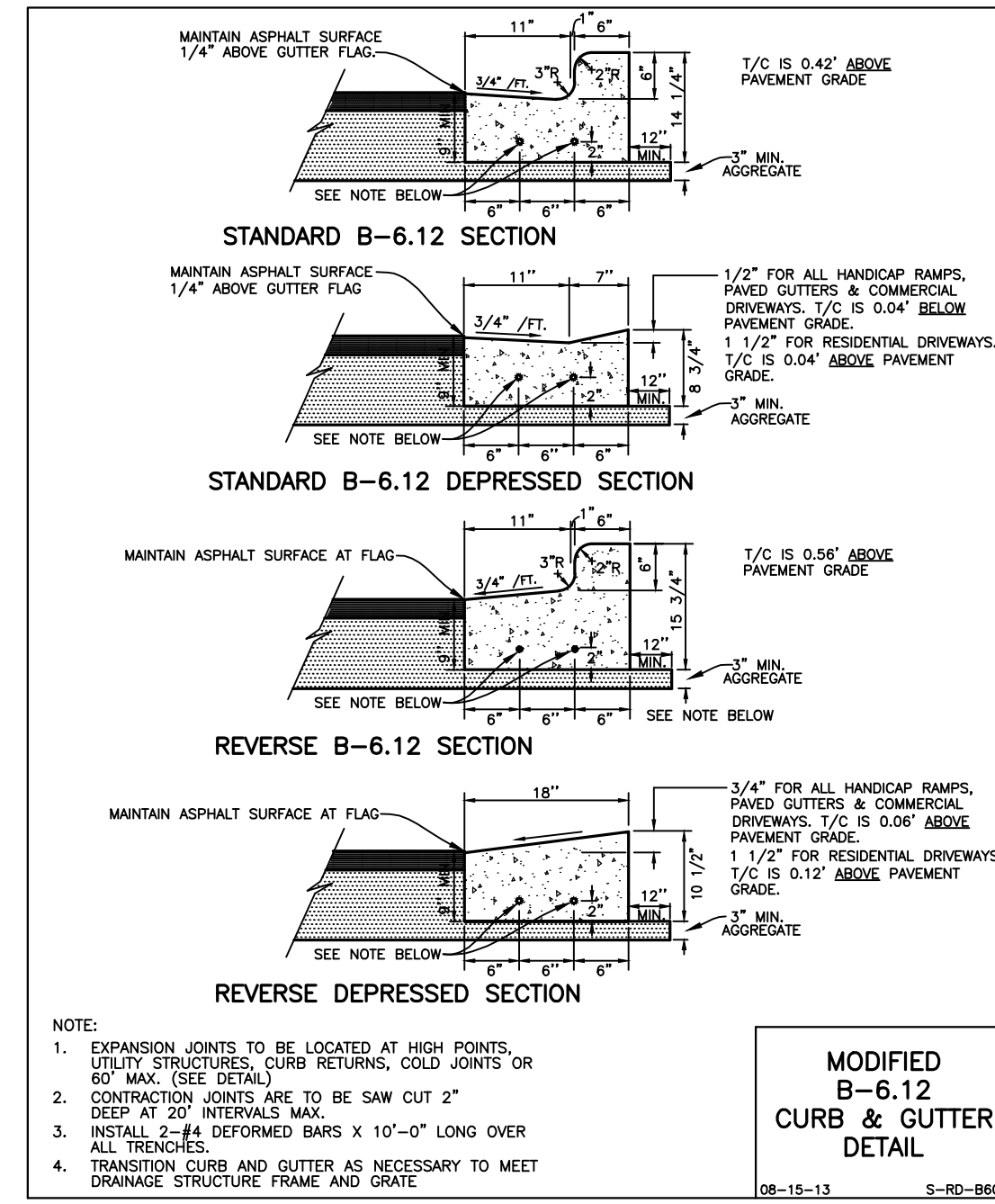
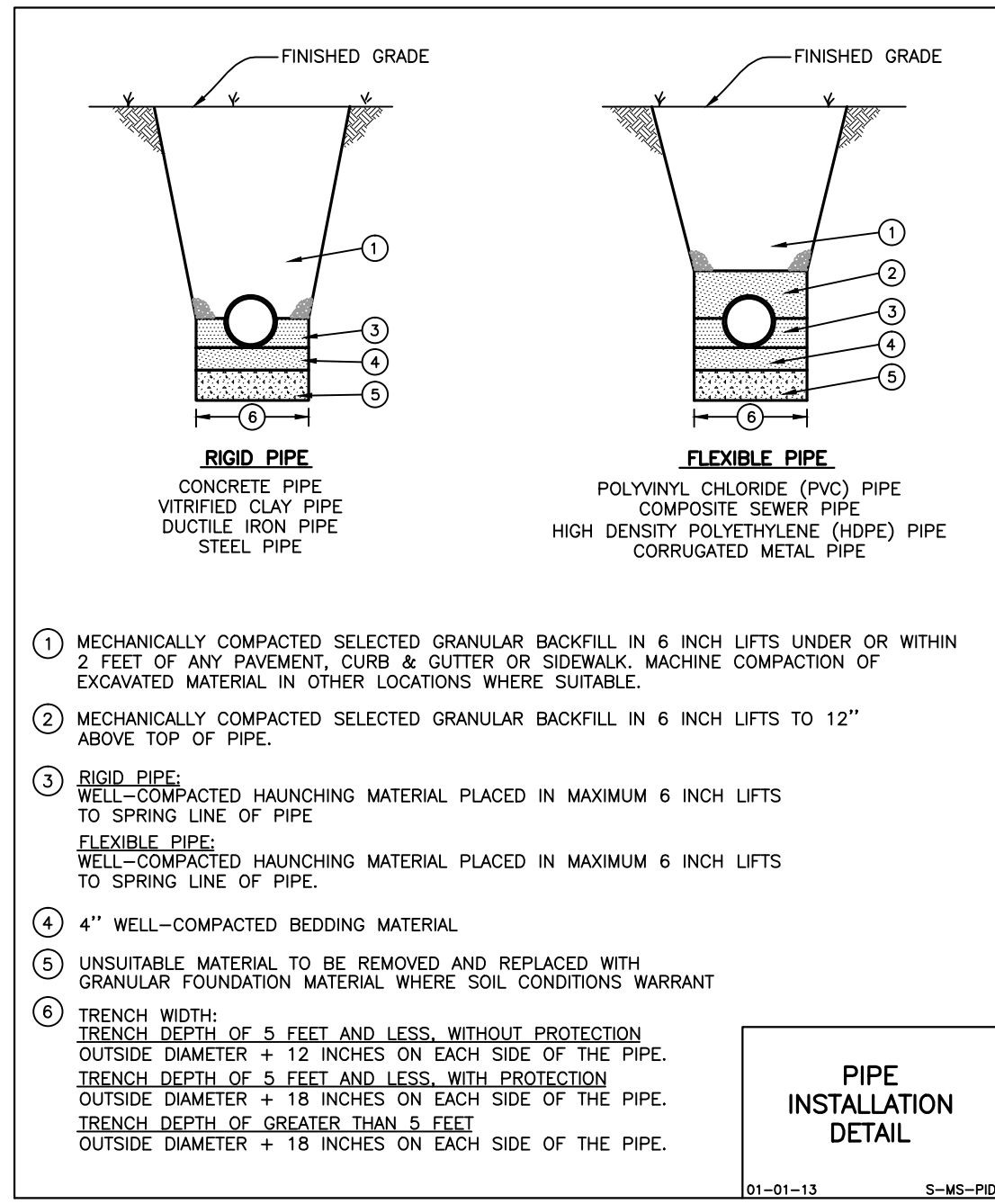
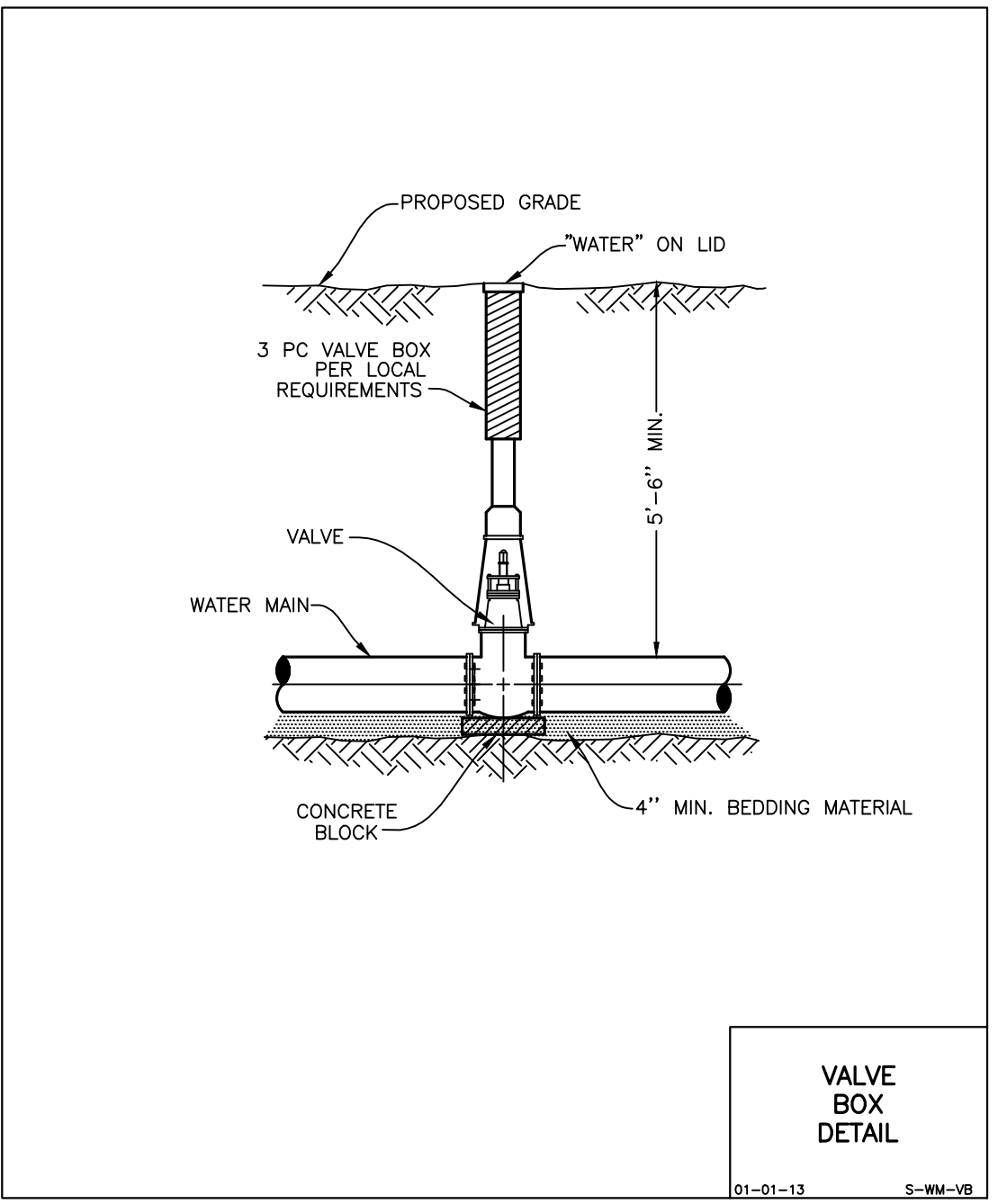
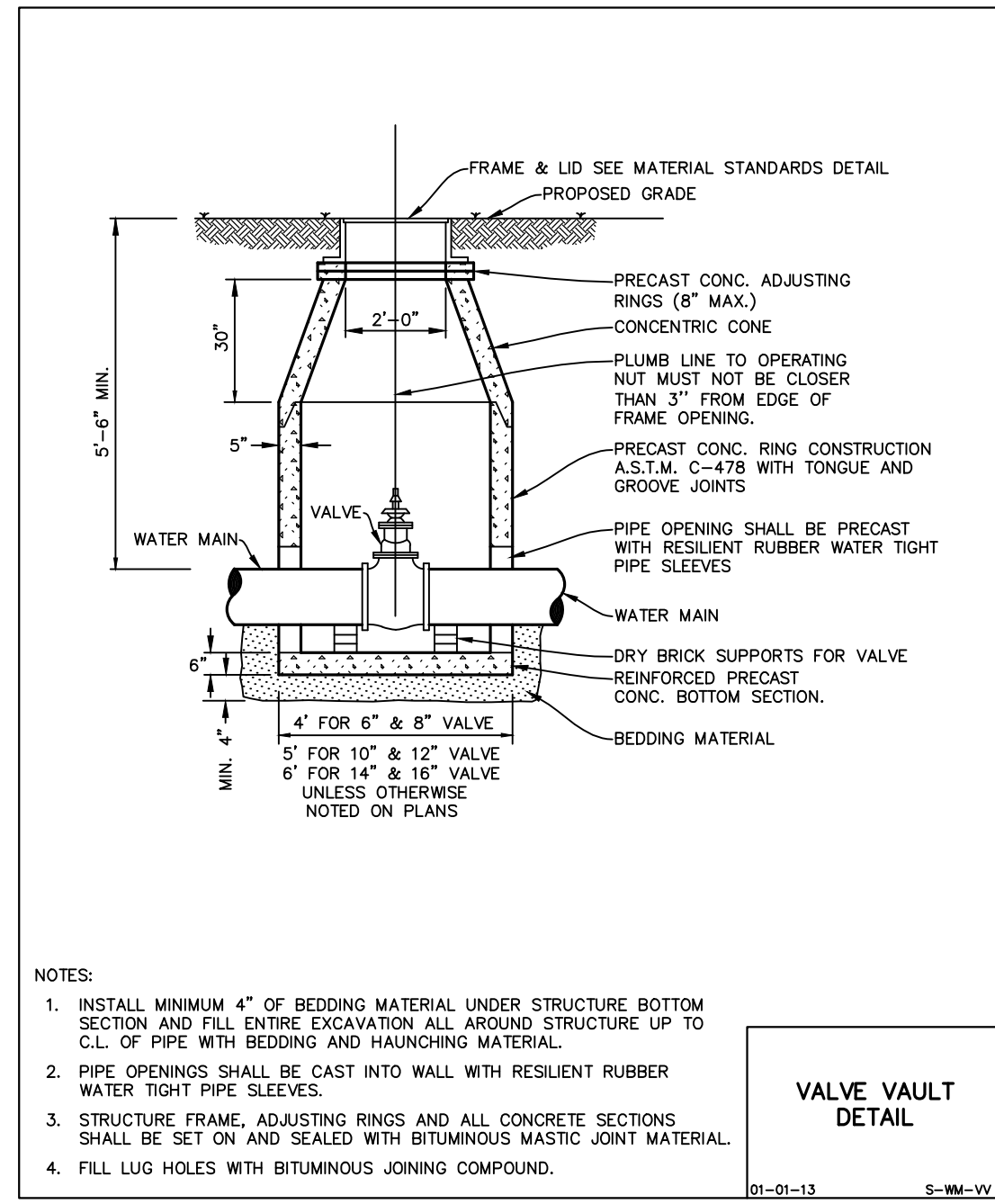
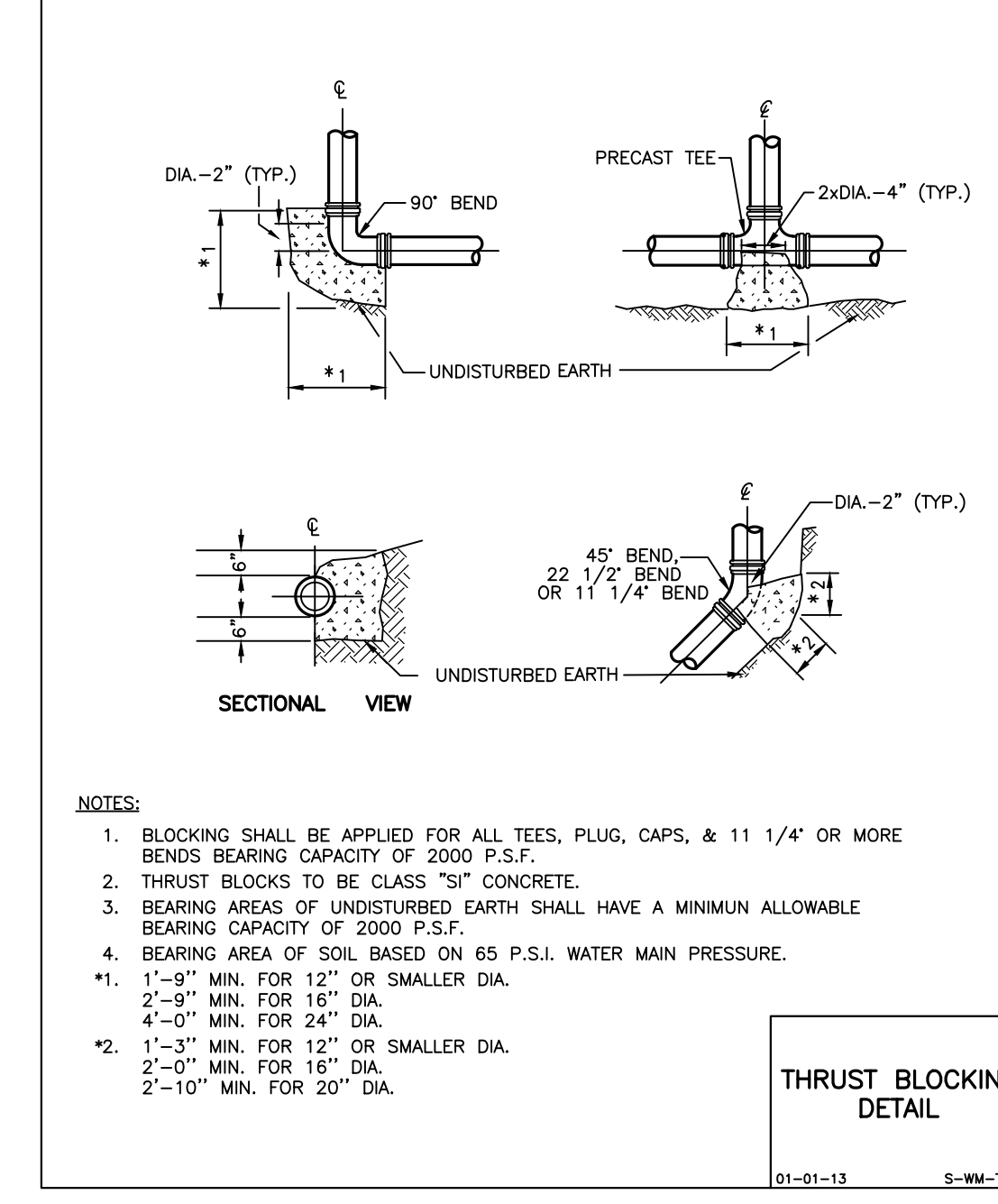
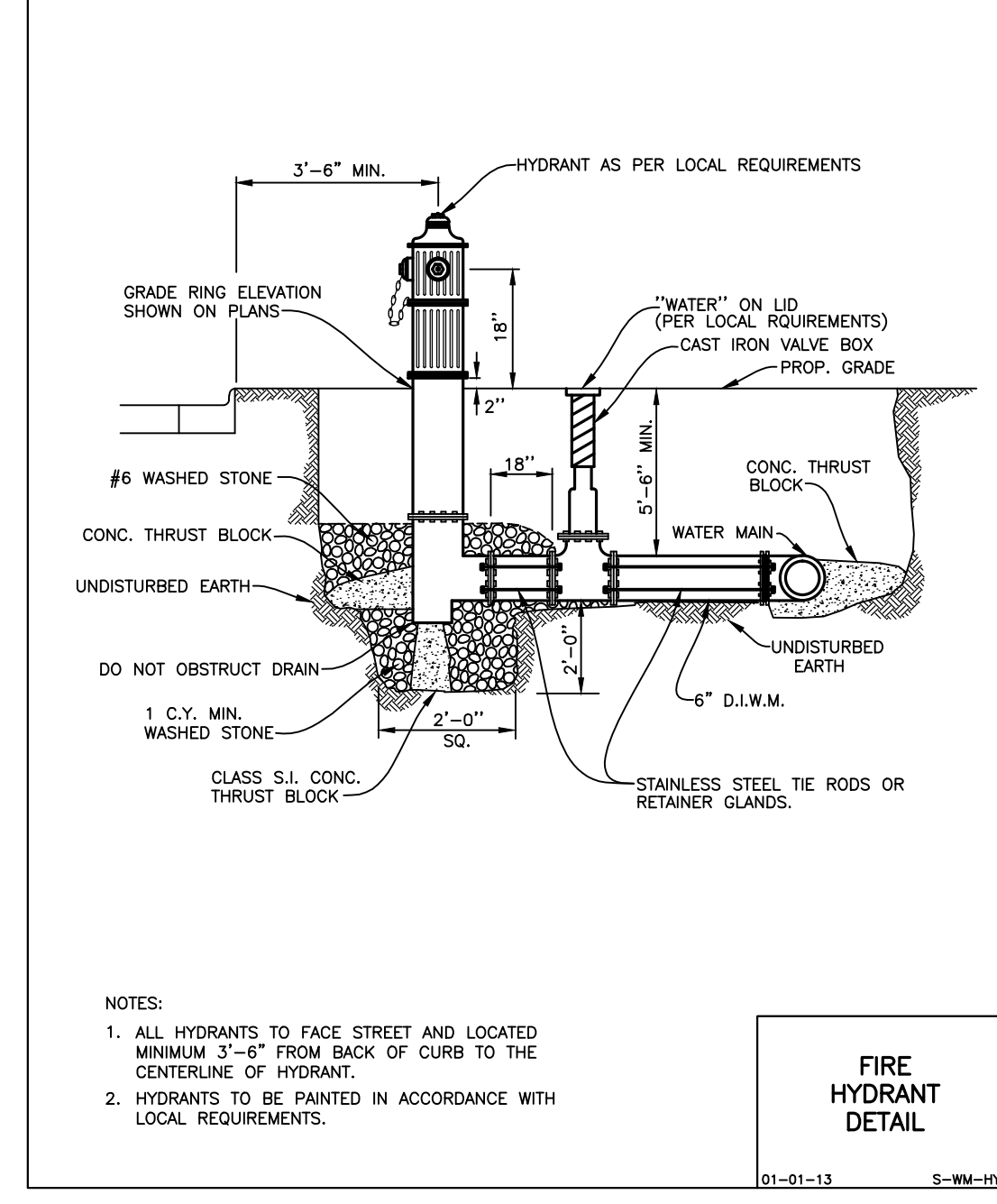
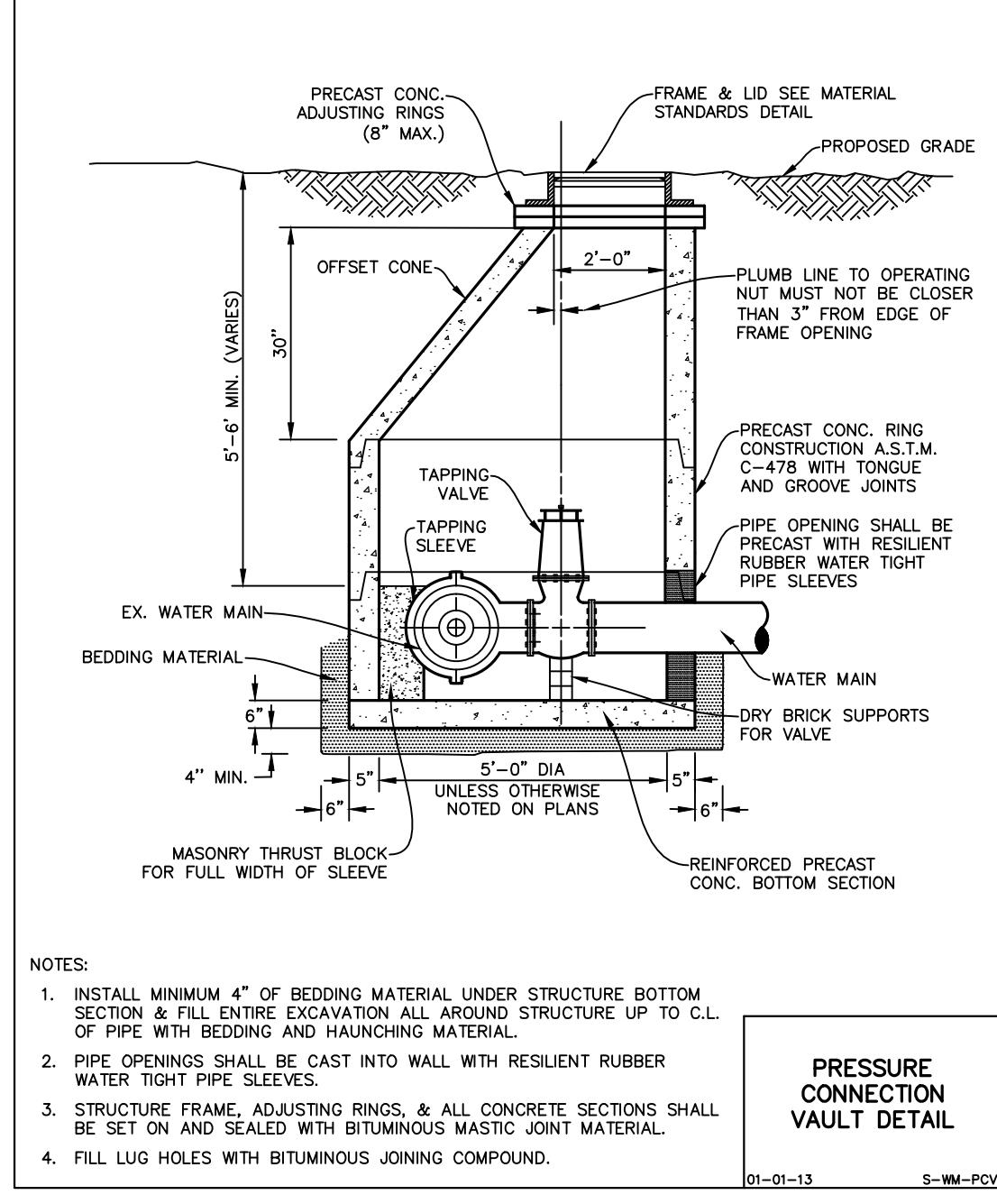
**STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.**

**41-2.01C VERTICAL SEPARATION - WATER MAINS AND SEWERS**

- A water main shall be separated from a sewer so that its invert is a minimum of eighteen (18) inches (460mm) above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within ten (10) feet (3.1m) horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.
- Both the water main and sewer shall be constructed of slip-on or mechanical joint cast or ductile iron pipe, prestressed concrete pipe, or PVC pipe equivalent to water main standards of construction when:
  - it is impossible to obtain the proper vertical separation as described in (1) above; or
  - the water main passes under a sewer or drain.

**NOTES:**

- CASING OF EITHER THE WATER MAIN OR SEWER PIPE IS ACCEPTABLE IN LIEU OF PLACING THE SEWER IN WATER MAIN EQUIVALENT PIPE.
- THE STORM SEWER CAN BE CONSTRUCTED WITH REINFORCED CONCRETE PIPE USING FLEXIBLE GASKETS JOINTS, (ASTM C361 C443) INSTEAD OF CONSTRUCTING THE STORM SEWER WITH WATER MAIN EQUIVALENT PIPE OR CASING PIPE.
- A vertical separation of eighteen (18) inches (460 mm) between the invert of the sewer or drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the main, as shown on the Plans or as approved by the ENGINEER.
- Construction shall extend on each side of the crossing until the perpendicular distance from the water main to the sewer or drain line is at least ten (10) feet (3.1 m) See Standard Drawings No. 19-23.

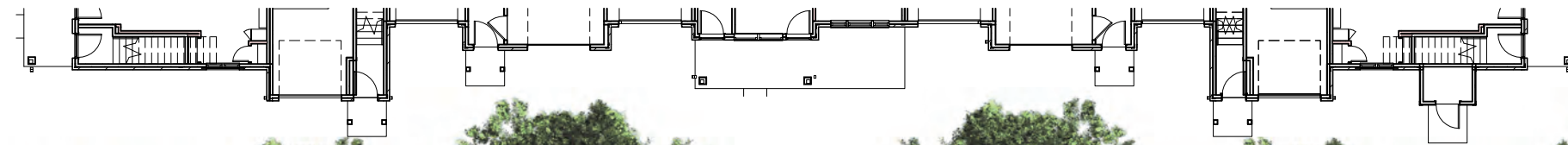






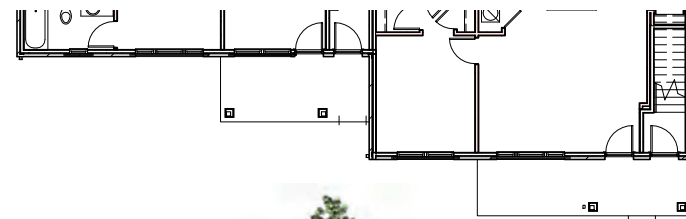
**B20 FRONT ELEVATION**

3/64" = 1'-0"



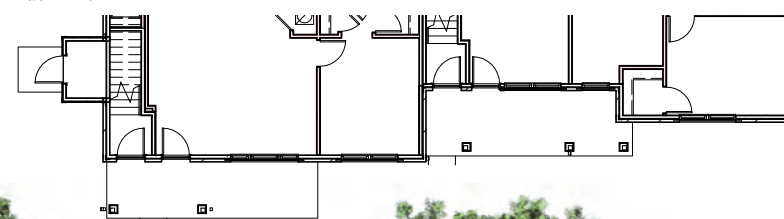
**B20 LEFT ELEVATION**

3/64" = 1'-0"



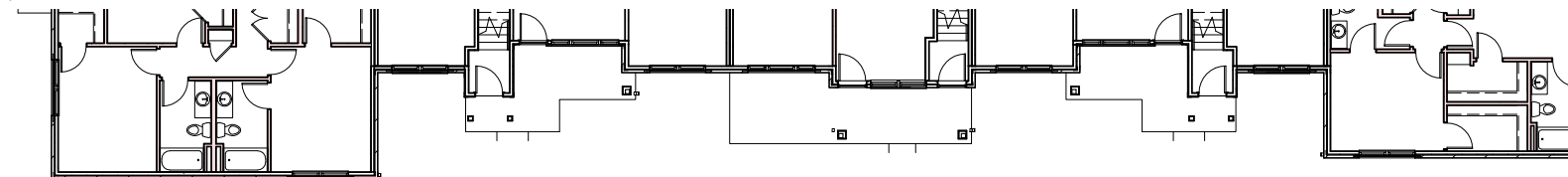
**B20 RIGHT ELEVATION**

3/64" = 1'-0"



**B20 REAR ELEVATION**

3/64" = 1'-0"



**B20 ELEVATIONS**



CLUBHOUSE LEFT ELEVATION

3/32" = 1'-0"



CLUBHOUSE FRONT ELEVATION

3/32" = 1'-0"

## CLUBHOUSE ELEVATIONS

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WEST DUNDEE, IL

CLUB-009 | 09/12/14



CLUBHOUSE RIGHT ELEVATION

3/32" = 1'-0"



CLUBHOUSE REAR ELEVATION

3/32" = 1'-0"

**CLUBHOUSE ELEVATIONS**



POOL/MAIL BUILDING FRONT ELEVATION

3/32" = 1'-0"



POOL/MAIL BUILDING LEFT ELEVATION

3/32" = 1'-0"



POOL/MAIL BUILDING RIGHT ELEVATION

3/32" = 1'-0"



POOL/MAIL BUILDING REAR ELEVATION

3/32" = 1'-0"

## POOL/MAIL BUILDING ELEVATIONS



8-BAY GARAGE FRONT ELEVATION

3/32" = 1'-0"



8-BAY GARAGE LEFT ELEVATION

3/32" = 1'-0"



8-BAY GARAGE RIGHT ELEVATION

3/32" = 1'-0"



8-BAY GARAGE REAR ELEVATION

3/32" = 1'-0"

**8-BAY GARAGE ELEVATIONS**



MAINTENANCE BUILDING FRONT ELEVATION

3/32" = 1'-0"



MAINTENANCE BUILDING LEFT ELEVATION

3/32" = 1'-0"



MAINTENANCE BUILDING RIGHT ELEVATION

3/32" = 1'-0"



MAINTENANCE BUILDING REAR ELEVATION

3/32" = 1'-0"

## MAINTENANCE BUILDING ELEVATIONS



TRASH ENCLOSURE FRONT ELEVATION

3/32" = 1'-0"



TRASH ENCLOSURE LEFT ELEVATION

3/32" = 1'-0"



TRASH ENCLOSURE RIGHT ELEVATION

3/32" = 1'-0"



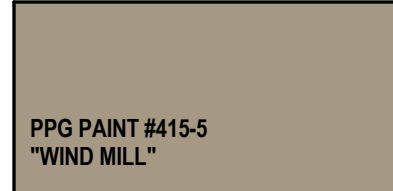
TRASH ENCLOSURE REAR ELEVATION

3/32" = 1'-0"

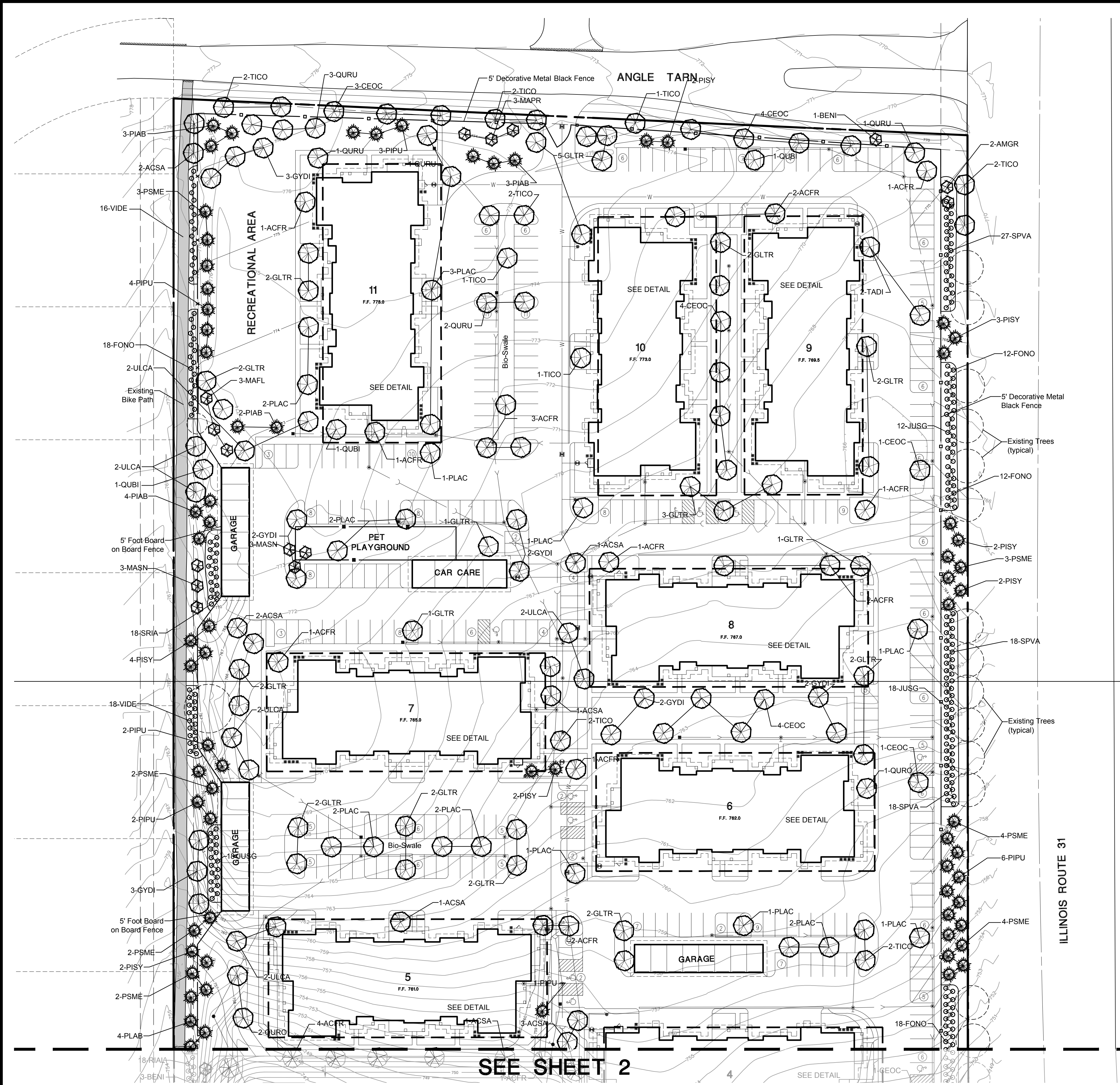
## TRASH ENCLOSURE

DRB-MATERIALS AND COMPONENTS	
BRICK 1	STANDARD BRICK UNITS, RUNNING BOND, METAL CORRUGATED VENEER TIES @ 16" O.C. HORIZONTALLY AND 16" O.C. VERTICALLY, HORIZONTAL WIRE REINFORCEMENT @ 16" O.C. - REFER TO EXTERIOR FINISH COLORS
CHIMNEY SHROUD	UL APPROVED CHIMNEY SHROUD
EXTERIOR CEILING 1	* 1HR RATED ROOF/CEILING ASSEMBLY GA FILE NO. RC2601, (2) LAYERS OF 5/8" TYPE X UL CLASSIFIED GYPSUM SOFFIT BOARD WITH SMOOTH FINISH, 1/4" PAINTED FIBER CEMENT BEADED PORCH PANEL
EXTERIOR CEILING 2	(1) LAYER OF 5/8" EXTERIOR GRADE GYP. BD. W/ BEAD BOARD CEILING - SMOOTH FINISH
FASCIA 1	4/4 X 2 FIBER CEMENT SHADOW BOARD OVER 5/4 X 8 PAINTED FIBER CEMENT TRIM BOARD FASCIA - REFER TO EXTERIOR FINISH COLORS
FASCIA 2	5/4 X 8 PAINTED FIBER CEMENT TRIM BOARD FASCIA - REFER TO EXTERIOR FINISH COLORS
FIBER CEMENT TRIM 1	HARDIE TRIM RUSTIC GRAIN SE BOARDS - INSTALLED AT FRIEZE, RAKE, WINDOWS, DOORS, AND CORNER DETAILS W/ PREFINISHED METAL FLASHING WHERE REQUIRED, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. TRIM/RAILINGS COLOR - REFER TO EXTERIOR FINISH COLORS
FIREPLACE 1	PRE-FABRICATED FIREPLACE WITH 8"H PRECAST STONE HEAD AND 4" PRECAST STONE JAMBS
GATE 1	(SINGLE OR DOUBLE - SEE ELEVATIONS FOR DIMENSIONS) 5/4 X 6 ROUGH SAWN CEDAR SLATS - STAIN AND VARNISH, 2" SQUARE GALVANIZED WELDED STEEL FRAME - PRIME AND PAINT - COLOR TO BE SELECTED BY OWNER, 1" X 6" GALVANIZED STEEL JAMB PLATE - 7'-0" LONG, ANCHORED TO WOOD POST JAMB, PRIME AND PAINT - COLOR TO BE SELECTED BY OWNER
GUTTER 1	PREFINISHED 6" ALUMINUM METAL GUTTER STYLE: K & 3" X 4" DOWNSPOUT ASSEMBLY, COLOR: WHITE.
SHINGLE 1	TAMKO, ARCHITECTURAL GRADE ASPHALT SHINGLES, STYLE: HERITAGE SERIES, COLOR: WEATHERED WOOD
SIDING 1	HARDIE PLANK SELECT CEDARMILL FIBER CEMENT LAP SIDING - 8.25" W/ 7" EXPOSURE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COLOR - REFER TO COLOR SCHEMES.
SIDING 2	HARDIE PANEL CEDARMILL FIBER CEMENT VERTICAL SIDING W/ HARDIE TRIM 1x3 BATTEN BOARDS AT 16" OC VERTICAL, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COLOR - REFER TO COLOR SCHEMES.
SIDING 3	HARDIE PLANK SELECT CEDARMILL FIBER CEMENT LAP SIDING - 8.25" W/ 7" EXPOSURE, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. COLOR - REFER TO COLOR SCHEMES.
SOFFIT 1	VENTED AND NON VENTED VINYL SOFFIT PANELS, UNIVERSAL TRIPLE.

EXTERIOR FINISH COLORS	
<u>BRACKETS</u>	PRE-FINISHED TO MATCH DELICATE WHITE
<u>BRICK</u>	SERIES: WINDSOR, COLOR SCHEME: WINDSOR
<u>DOORS - TYPICAL</u>	PRE-FINISHED TO MATCH DELICATE WHITE
<u>DOORS - UNIT ENTRY</u>	BURGUNDY WINE
<u>FIBER CEMENT TRIM 1</u>	DELICATE WHITE
<u>GUTTERS/DOWNSPOUTS</u>	PRE-FINISHED - BRONZE
<u>SHINGLES</u>	HERITAGE SERIES - WEATHERED WOOD
<u>SIDING 1</u>	PPG PAINT #314-4 "SPICED VINEGAR"
<u>SIDING 2</u>	PPG PAINT #314-2 "HEAVY CREAM"
<u>SIDING 3</u>	PPG PAINT #415-5 "WIND MILL"
<u>SOFFIT PANELS</u>	PRE-FINISHED TO MATCH DELICATE WHITE
<u>STOREFRONT WINDOWS</u>	CLEAR ANODIZED
<u>WINDOWS</u>	PRE-FINISHED - WHITE



**MATERIALS & COMPONENTS**

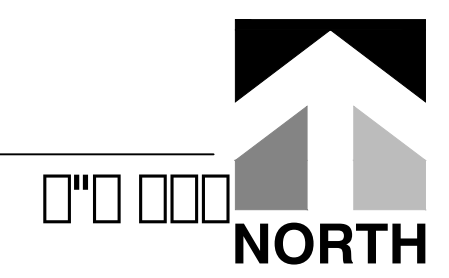


**Preliminary Plant List**

Key	Quantity	Name COMMON/ Botanical	Size	Comments
ACFR	38	AUTUMN BLAZE MAPLE/ Acer x freemanii 'Jeffersred'	2-1/2" BB	
ACGI	42	FLAME AMUR MAPLE/ Acer ginnala 'Flam e'	8' BB	
ACNI	4	GREENCOLUMN BLACK MAPLE/ Acer nigrum 'Greencolumn'	2-1/2" BB	
ACSA	35	GREEN MOUNTAIN SUGAR MAPLE/ Acer saccharum 'Green Mountain'	2-1/2" BB	
AMGR	51	AUTUMN BRILLANCE SERVICEBERRY/ Amelanchier grandiflora 'Autumn Brilliance'	8' BB	
ARME	379	VIKING BLACK CHOKEBERRY/ Aronia melanocarpa 'Viking'	3'	Planted 4'-0" on center
BENI	6	RIVER BIRCH/ Betula nigra	10' BB	3 - stem clump
BETH	289	GOLDEN BARBERRY/ Berberis thunbergii 'Aurea'	18"	Planted 3'-0" on center
CEOC	32	COMMON HACKBERRY/ Celtis occidentalis	2-1/2" BB	
COAC	523	PEKING COTONEASTER/ Cotoneaster acutifolius	3'	Planted 3'-0" on center
FONO	96	NORTHERN SUN FORSYTHIA, Forsythia 'Northern Sun'	3'	Planted 4'-0" on center
GLTR	52	SHADEMASTER HONEYLOCUST/ Gleditsia triacanthos var. inermis 'Shademaster'	2-1/2" BB	
GYDI	19	KENTUCKY COFFEETREE/ Gymnocladus dioica	2-1/2" BB	
HEHE	1599	THORNDALE ENGLISH IVY/ Hedera helix 'Thorndale'	3" Pot	Planted 1'-0" on center
IMCY	228	JAPANESE BLOOD GRASS/ Imperata cylindrica 'Red Baron'	#3 Container	Planted 3'-0" on center
JUCH	191	BLUE SARGENT JUNIPER/ Juniperus chinensis sargentii 'Glauc'	18"	Planted 3'-0" on center
JUSG	114	SEA GREEN JUNIPER/ Juniperus chinensis 'Sea Green'	30"	Planted 4'-0" on center
MAFL	14	JAPANESE CRABAPPLE/ Malus floribunda	2" BB	
MAPR	9	PRAIRIEFIRE CRABAPPLE/ Malus 'Prairiefire'	8' BB	Multi-stem
MASN	10	SNOWDRIFT CRABAPPLE/ Malus 'Snowdrift'	8' BB	Multi-stem
PIAB	31	NORWAY SPRUCE/ Picea abies	6' BB	
PIPU	31	GREEN COLORADO SPRUCE/ Picea pungens	6' BB	
PISY	26	SCOTCH PINE/ Pinus sylvestris	6' BB	
PLAC	41	BLOODGOOD LONDON PLANETREE/ Platanus acerifolia 'Bloodgood'	2-1/2" BB	
PSME	35	DOUGLAS FIR/ Pseudotsuga menziesii	6' BB	
PYCA	40	CLEVELAND SELECT (CHANTICLEER) PEAR/ Pyrus calleryana 'Glens Form'	2-1/2" BB	
QUBI	7	SWAMP WHITE OAK/ Quercus bicolor	2-1/2" BB	
QURU	21	NORTHERN RED OAK/ Quercus rubra borealis	2-1/2" BB	
RIAL	206	ALPINE CURRANT/ Ribes alpinum	3'	Planted 3'-0" on center
RUFU	1082	BLACK-EYED SUSAN/ Rudbeckia fulgida 'Goldstrum'	# 1 Container	Planted 2'-0" on center
SPJA	92	LITTLE PRINCESS SPIREA/ Spirea japonica 'Little Princess'	18"	Planted 3'-0" on center
SPVA	105	VANHOUTTE SPIREA/ Spirea vanhouttei	3'	Planted 4'-0" on center
TADI	6	COMMON BALDCYPRESS/ Taxodium distichum	2-1/2" BB	
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Glenn M Christensen, ASLA, RLA  
Illinois Registered Landscape Architect # 157-000223

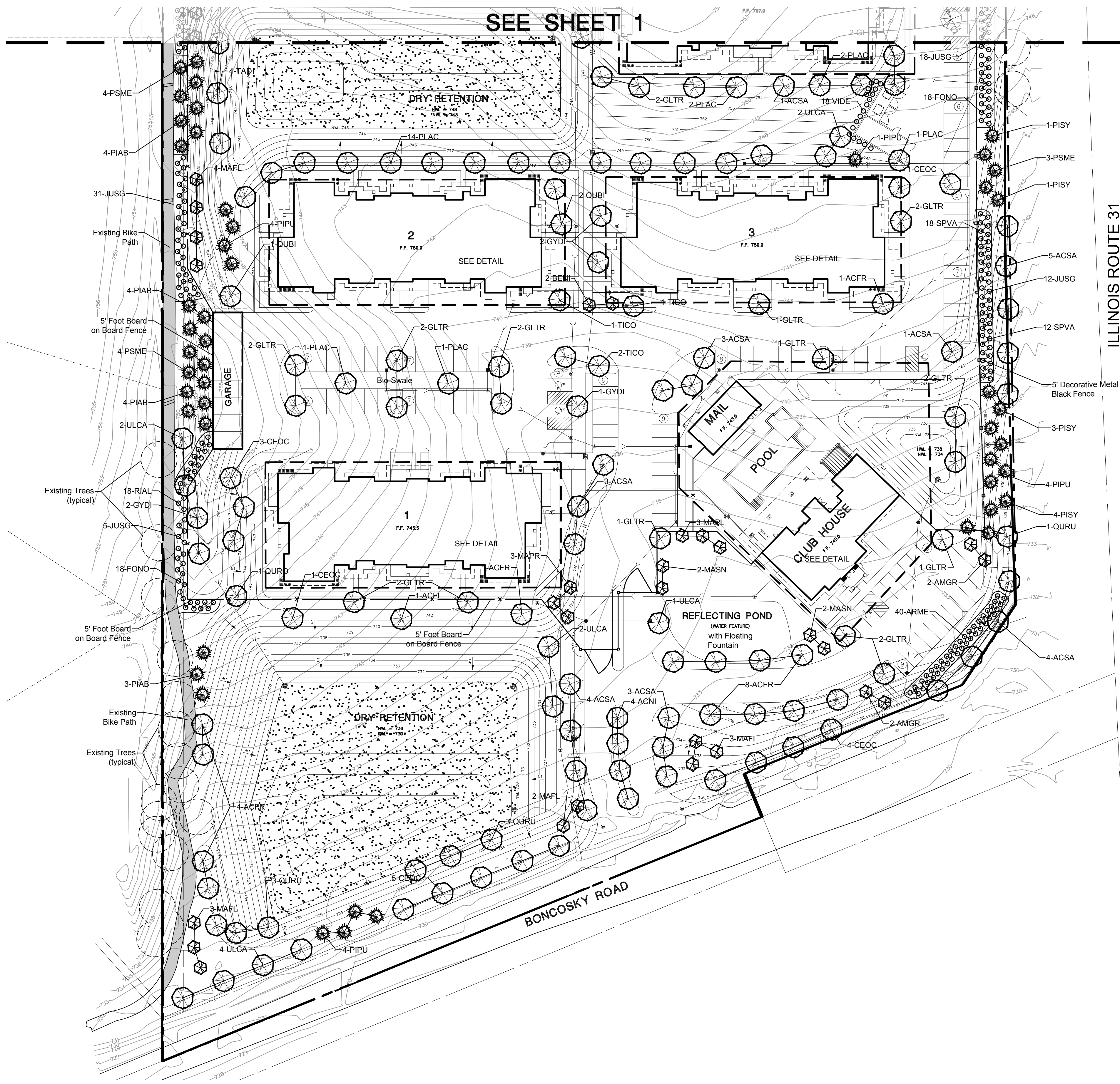
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WEST DUNDEE ILLINOIS  
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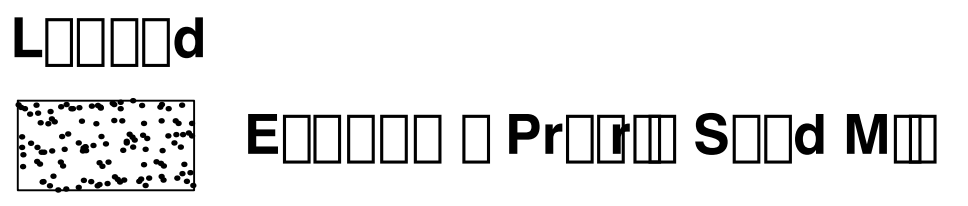
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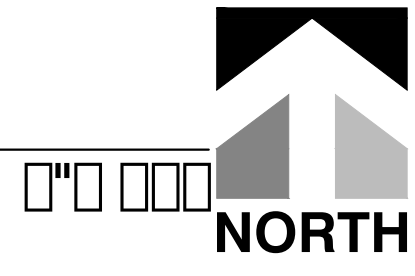


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S [Symbol]:



SEAL  
Glenn M Christensen, ASLA, RLA  
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PRELIMINARY LANDSCAPE PLAN [Symbol] SOUTH

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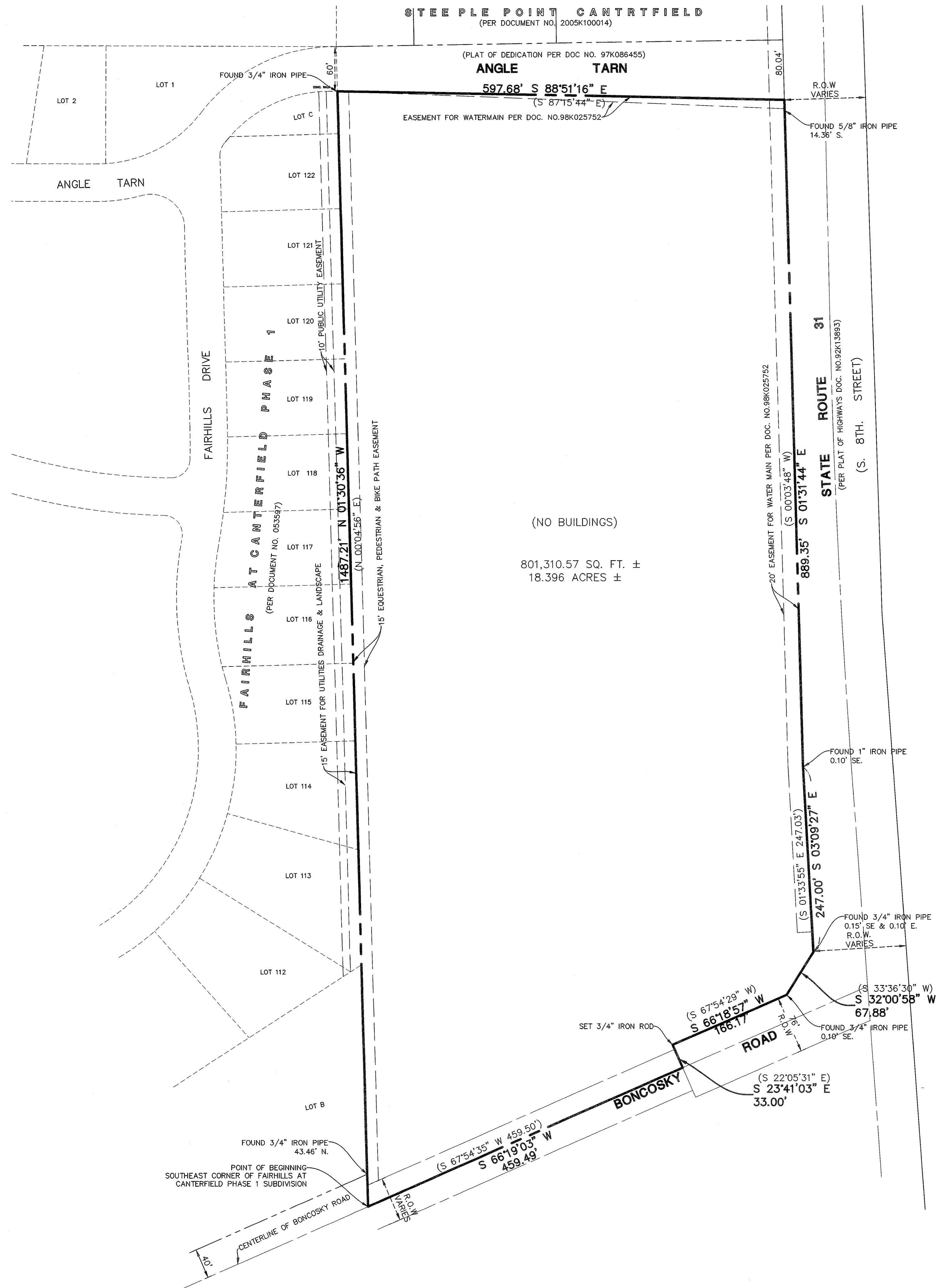
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CPCWD 130886

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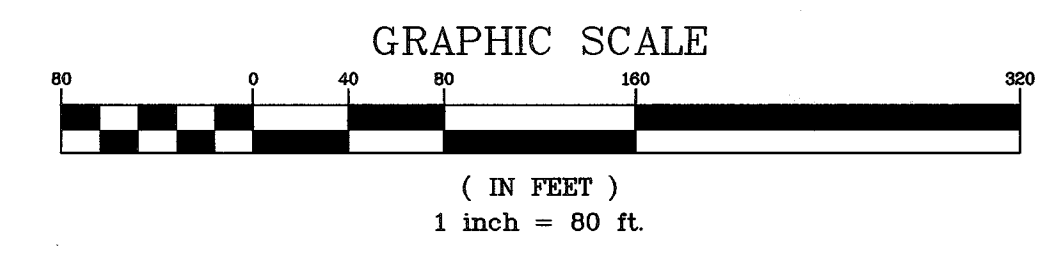


# TOPOGRAPHIC SURVEY



## LEGAL DESCRIPTION

THAT PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE FAIRHILLS AT CANTERFIELD SUBDIVISION, PHASE 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 27, AND THE NORTHWEST QUARTER OF SECTION 34, TOWNSHIP AND RANGE AFORESAID, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 12, 1995, AS DOCUMENT NO. 95K053597, (SAID POINT ALSO BEING IN THE CENTER OF BONCOSKY ROAD); THENCE NORTH 0 DEGREES 04 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID SUBDIVISION, 1487.21 FEET TO THE INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF ANGLE TARN, (PER PLAT OF DEDICATION RECORDED DECEMBER 12, 1997 AS DOCUMENT NO. 97K086455); THENCE SOUTH 87 DEGREES 15 MINUTES 44 SECONDS EAST ALONG THE SOUTH LINE THEREOF, 597.68 FEET TO THE WEST RIGHT OF WAY LINE OF STATE ROUTE 31; THENCE SOUTH 0 DEGREES 03 MINUTES 48 SECONDS WEST ALONG SAID RIGHT OF WAY, 889.35 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE SOUTH 01 DEGREES 33 MINUTES 55 SECONDS EAST ALONG SAID RIGHT OF WAY, 247.0 FEET TO THE NORTHWESTERLY RIGHT OF WAY LINE OF BONCOSKY ROAD; THENCE SOUTH 33 DEGREES 36 MINUTES 30 SECONDS WEST ALONG SAID RIGHT OF WAY, 67.88 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY; THENCE SOUTH 67 DEGREES 54 MINUTES 29 SECONDS WEST ALONG SAID RIGHT OF WAY, 166.17 FEET TO ANY ANGLE POINT IN SAID RIGHT OF WAY; THENCE SOUTH 22 DEGREES 05 MINUTES 31 SECONDS EAST, 33.07 FEET TO THE CENTERLINE OF BONCOSKY ROAD; THENCE SOUTH 67 DEGREES 54 MINUTES 35 SECONDS WEST ALONG SAID CENTERLINE, 459.50 FEET TO THE POINT OF BEGINNING, CONTAINING 18.396 ACRES, IN DUNDEE TOWNSHIP, KANE COUNTY, ILLINOIS.

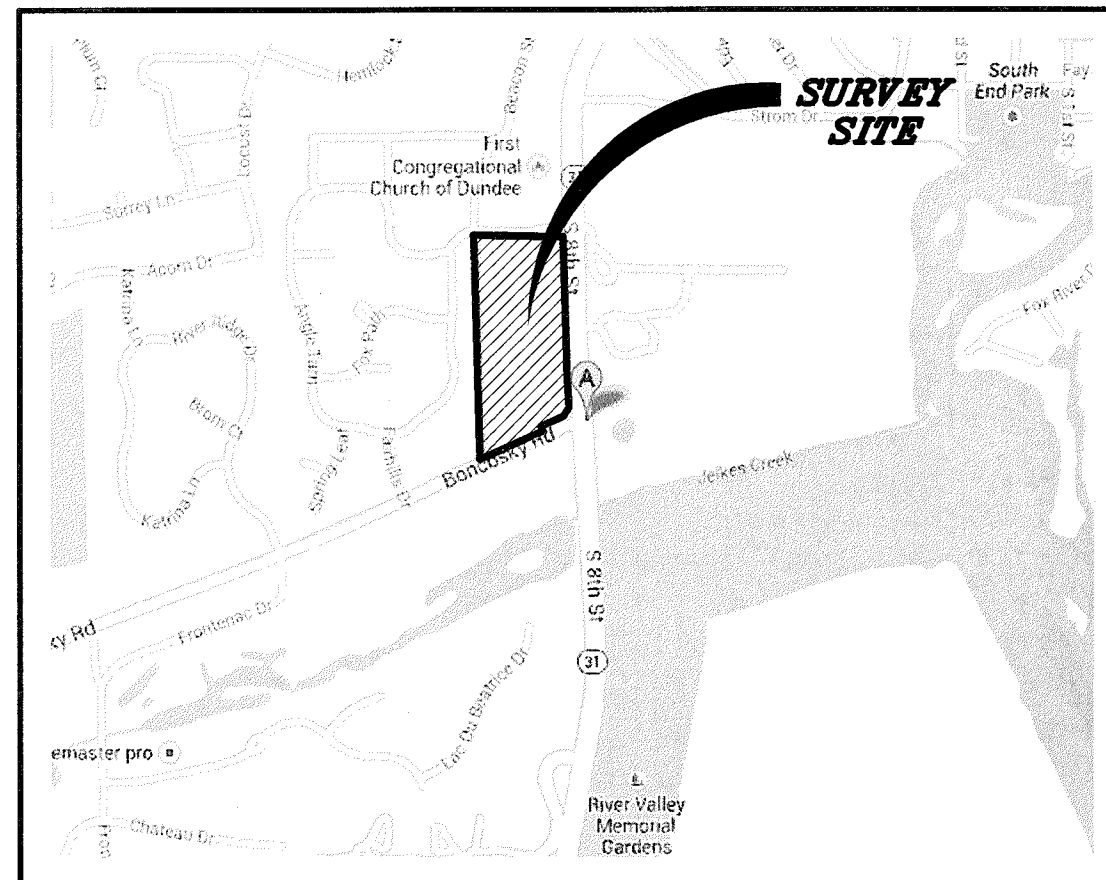


## BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

## SURVEYOR'S NOTES

- COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THIS SURVEY IS SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT, EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD HAVE NOT BEEN SHOWN.
- ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS OR TRAILERS.
- MANHOLES, INLETS AND OTHER UTILITY RIMS AND ELEVATIONS ARE SHOWN HEREON BASED ON THE FIELD SURVEY COMPLETED ON OCTOBER 18, 2013. THESE UTILITIES ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF THE SURVEY.
- STORM SEWER INVERT ELEVATIONS AND SANITARY SEWER INVERT ELEVATIONS HAVE NOT BEEN VERIFIED IN THE FIELD AND ARE SHOWN HEREON BASED ON THE DRAWINGS PROVIDED BY ABBOTT LABORATORIES ON OCTOBER 10, 2013. WATER MAINS, STORM SEWERS, AND SANITARY SEWERS HAVE ALSO BEEN SHOWN HEREON BASED ON THE DRAWINGS REFERENCED ABOVE. UNDERGROUND OBSERVATIONS HAVE NOT BEEN MADE TO VERIFY THE ACTUAL EXISTENCE OF THE UNDERGROUND UTILITIES AND THE EXACT LOCATION MAY BE DIFFERENT FROM THE LOCATION SHOWN HEREON. THERE ARE NUMEROUS PIPES THAT COME OUT OF, IN TO, ALONG AND ADJACENT TO THE BUILDINGS. THE SURVEYOR HAS ATTEMPTED TO LOCATE ALL OF THE PIPES HOWEVER THERE ARE A NUMBER OF PIPES THAT HAVE NOT BEEN LOCATED BECAUSE OF SAFETY ISSUES.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT J.U.L.I.E. AT 1-800-892-0123.
- THIS SURVEY WAS PREPARED FOR CONTINENTAL 303 FUND LLC. BASED ON A FIELD SURVEY COMPLETED ON DECEMBER 16, 2013. BOUNDARY LINES HAVE NOT BEEN SHOWN HEREON.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2015.



## LOCATION MAP

( NOT TO SCALE )

## SURVEY PREPARED FOR

CONTINENTAL 303 FUND LLC

## SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, OVERALL PROPERTY BOUNDARY & EASEMENTS, SURVEYOR'S NOTES & CERTIFICATION.
SHEET 2-3	TOPOGRAPHIC INFORMATION

**BENCHMARKS:**  
**SOURCE BENCHMARK: NGS NH0180**  
 BENCHMARK DISK ALONG THE CHICAGO AND NORTHWESTERN RAILWAY, AT THE CROSSING OF BARRINGTON AVENUE, ABOUT 35 YARD NORTHWEST OF AND ACROSS THE TRACKS, 18 FEET WEST OF THE WEST RAIL, 2 1/2 FEET NORTH OF THE NORTH CURB LINE OF BARRINGTON AVENUE, IN TOP OF A 2-FOOT-SQUARE CONCRETE BLOCK (FORMERLY THE BASE FOR A RAILROAD SIGNAL)  
 ELEVATION: 726.18 DATUM: NAVD88

**SITE BENCHMARK 1:**  
 SET CROSS IN TOP OF CURB AT THE NORTHEAST CORNER OF FAIRHILLS DRIVE AND BEACON STREET ABOUT 12 FEET ± EAST OF WEST PROPERTY LINE (NORTH SIDE OF FAIRHILL DRIVE)  
 ELEVATION: 777.64 DATUM: NAVD88

**SITE BENCHMARK 2:**  
 SOUTHWEST TAG BOLT OF FIRE HYDRANT AT THE EAST SIDE OF WEST DUNDEE PUBLIC WORKS FACILITY, WEST SIDE OF BEACON STREET  
 ELEVATION: 781.83 DATUM: NAVD88

**SITE BENCHMARK 3:**  
 FOUND MINI RAIL ROAD SPIKE IN NORTH SIDE OF SECOND POWER POLE WEST OF ROUTE 31, SOUTHSIDE OF BONCOSKY ROAD (EAST OF SIREN POLE)  
 ELEVATION: 730.39 DATUM: NAVD88

## SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF LAKE )

WE, MANHARD CONSULTING LTD., DO HEREBY DECLARE THAT WE HAVE SURVEYED THE HEREON DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF JANUARY, A.D., 2014.

*James D. Baker*



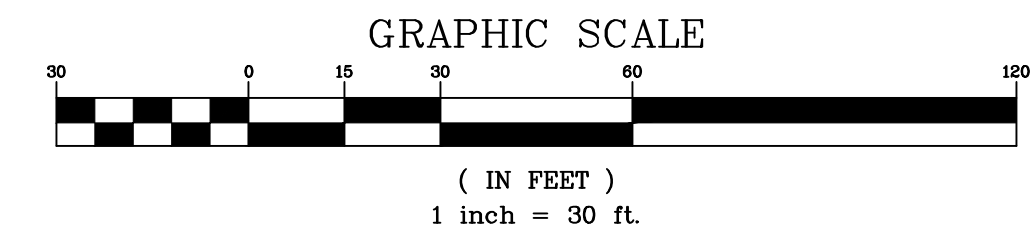
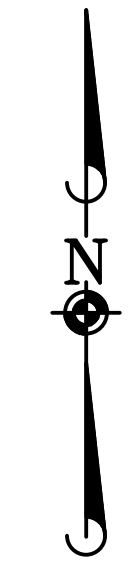
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648  
 LAND SURVEYOR  
 LICENSE EXPIRES: NOVEMBER 30, 2014  
 DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350  
 EXPIRES APRIL 30, 2015

DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 DATE: [ ]  
 SCALE: 1"=30'  
 SHEET 1 OF 4  
 CPCWD 130886

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**ROUTE 31 & BONCOSKY ROAD**  
**WEST DUNDEE**  
**TOPOGRAPHIC SURVEY**

# TOPOGRAPHIC SURVEY



## BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

## LEGEND

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>— = EX. PROPERTY LINE</li> <li>- - - = EX. EASEMENT LINE</li> <li>- - - = EX. SECTION LINE</li> <li>— = EX. SIDEWALK</li> <li>— = EX. CONCRETE CURB &amp; GUTTER</li> <li>— = EX. DEPRESSED CURB</li> <li>— = EX. EDGE OF PAVEMENT</li> <li>— = EX. CHAIN-LINK FENCE</li> <li>— = EX. OVERHEAD WIRES</li> <li>— = EX. TREE/BURSH LINE</li> <li>— = EX. WATER LINE</li> <li>— = EX. LANDSCAPE AREA</li> <li>— = EX. GUARD RAIL</li> <li>⊙ = EX. MISCELLANEOUS MANHOLE (MH)</li> <li>⊙ = EX. STORM MANHOLE (MH)</li> <li>⊙ = EX. STORM CATCH BASIN (CB)</li> <li>⊙ = EX. STORM INLET (INL)</li> <li>⊙ = EX. FLARED END SECTION (FES)</li> <li>⊙ = EX. STORM SEWER MARKER</li> <li>⊙ = EX. SANITARY MANHOLE (SMH)</li> <li>⊙ = EX. CLEANOUT</li> <li>⊙ = EX. SANITARY SEWER MARKER</li> <li>⊙ = EX. FIRE HYDRANT/AUX. VALVE</li> <li>⊙ = EX. VALVE BOX</li> <li>⊙ = EX. VALVE VAULT (V.V.)</li> <li>⊙ = EX. WATER METER</li> <li>⊙ = EX. BUFFALO BOX</li> <li>⊙ = EX. AUXILIARY VALVE</li> <li>⊙ = EX. WELL HEAD</li> <li>⊙ = EX. WATER MARKER</li> <li>⊙ = EX. GAS VALVE</li> <li>⊙ = EX. GAS METER</li> <li>⊙ = EX. JULIE GAS MARKER</li> <li>⊙ = EX. ELECTRICAL METER</li> <li>▨ = EX. PARKING STRIPING</li> <li>▨ = EX. CONCRETE</li> <li>▨ = EX. PAVEMENT</li> </ul> | <ul style="list-style-type: none"> <li>⊙ = EX. ELECTRICAL MANHOLE</li> <li>⊙ = EX. JULIE ELECTRIC MARKER</li> <li>⊙ = EX. HANDHOLE</li> <li>⊙ = EX. TELEPHONE PEDESTAL</li> <li>⊙ = EX. TELEPHONE MARKER</li> <li>⊙ = EX. TELEVISION PEDESTAL</li> <li>⊙ = EX. TELEVISION LINE MARKER</li> <li>⊙ = EX. UTILITY POLE</li> <li>⊙ = EX. UTILITY POLE WITH LIGHT</li> <li>⊙ = EX. GUY WIRE</li> <li>⊙ = EX. LIGHT STANDARD</li> <li>⊙ = EX. STREET LIGHT</li> <li>⊙ = EX. GROUND LIGHT</li> <li>⊙ = EX. TRAFFIC SIGNAL</li> <li>⊙ = EX. TRAFFIC SIGNAL WITH ARM</li> <li>⊙ = EX. TRAFFIC SIGNAL MANHOLE</li> <li>⊙ = EX. SIGN</li> <li>⊙ = EX. DOUBLE POLE SIGN</li> <li>⊙ = EX. MAILBOX</li> <li>⊙ = EX. BOLLARD</li> <li>⊙ = EX. FLAG POLE</li> <li>⊙ = EX. FIRE SIAMESE/ALARM BOX</li> <li>⊙ = EX. AIR CONDITIONING UNIT</li> <li>⊙ = EX. HANDICAPPED PARKING</li> <li>⊙ = EX. BUSHES</li> <li>⊙ = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES</li> <li>⊙ = EX. CONIFEROUS TREE WITH HEIGHT IN FEET</li> <li>⊙ = EX. DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES AND TREE TAG NUMBER</li> <li>CONC. = CONCRETE</li> <li>D.S. = DOWN SPOUT</li> <li>⊙ = SPRINKLER CONTROL BOX</li> </ul> |
|---|--|

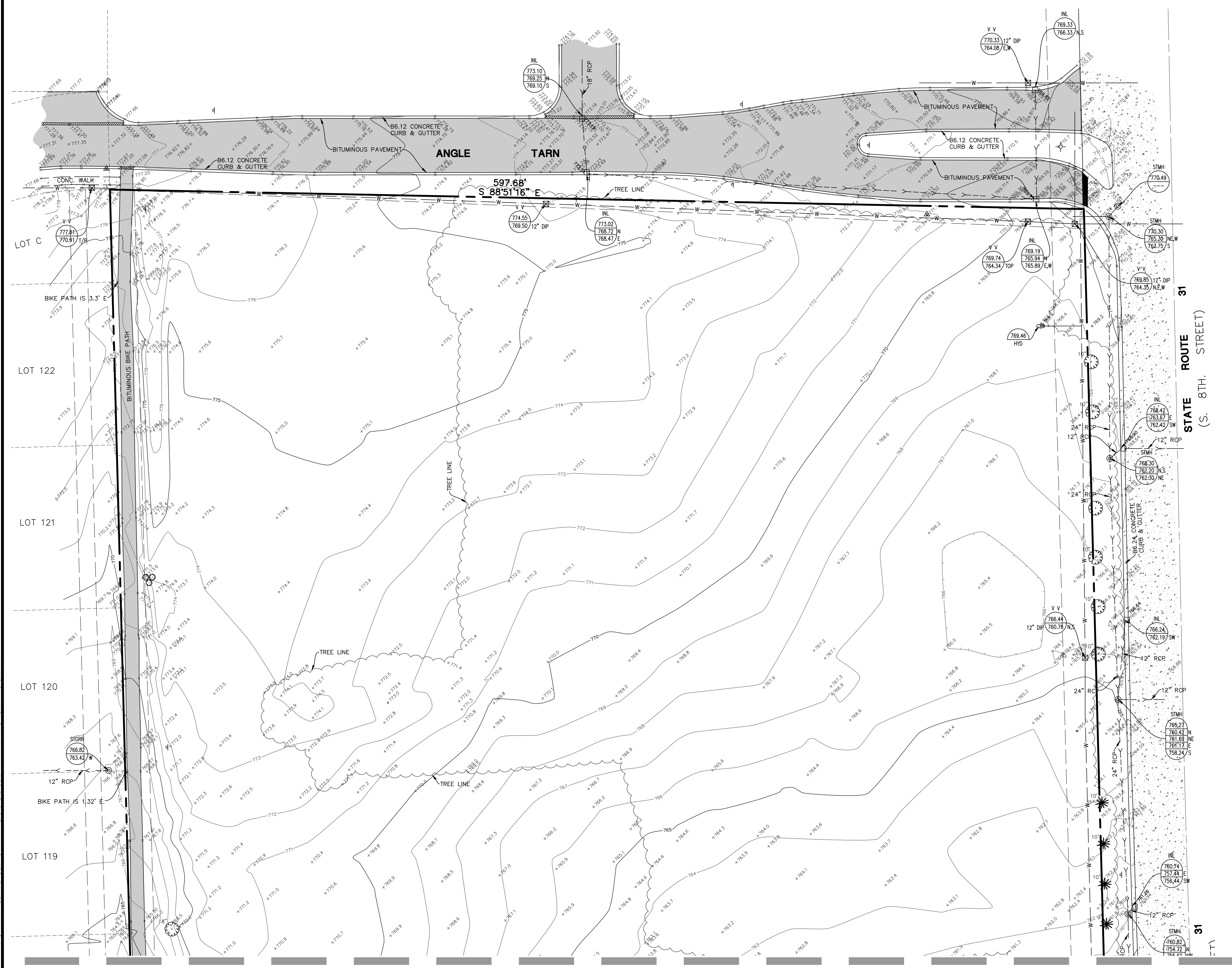
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 SOUTHWEST TAG BOLT OF FIRE HYDRANT AT THE EAST SIDE OF WEST DUNDEE PUBLIC WORKS FACILITY, WEST SIDE OF BEACON STREET  
 ELEVATION: 781.83                      DATUM: NAVD88

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 ELEVATION: 730.39                      DATUM: NAVD88



SEE SHEET 3

<p>ROUTE 31    BONCOSKY ROAD</p> <p>WEST DUNDEE</p> <p>TOPOGRAPHIC SURVEY</p>	<p>PROJ. MGR.: JDB</p> <p>PROJ. ASSOC.: PD</p> <p>DRAWN BY: PJD</p> <p>DATE: 12/16/13</p> <p>SCALE: 1"=30'</p> <p>SHEET 2 OF 4</p> <p>CPCWD 130886</p>
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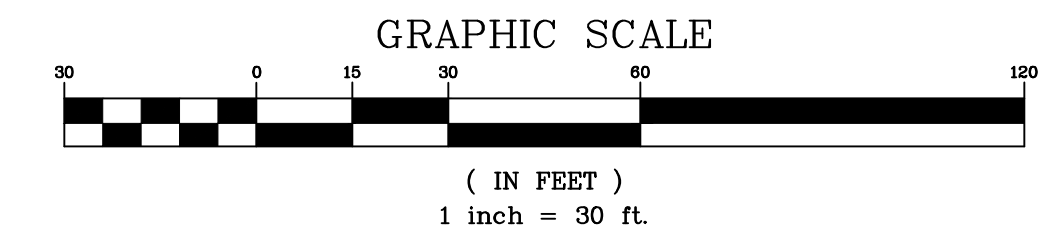
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 Civil Engineers • Surveyors • Water Resource Engineers • Water & Wastewater Engineers  
 Construction Managers • Environmental Scientists • Landscape Architects • Planners



# TOPOGRAPHIC SURVEY

SEE SHEET 3



## BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

## LEGEND

- |       |                                  |   |  |
|-------|----------------------------------|---|--|
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| —     | = EX. CONCRETE CURB & GUTTER     | ⊙ | = EX. TELEPHONE MARKER   |
| —     | = EX. DEPRESSED CURB             | ⊙ | = EX. TELEVISION PEDESTAL  |
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| —     | = EX. TREE/BUSH LINE             | ⊙ | = EX. LIGHT STANDARD   |
| —     | = EX. WATER LINE                 | ⊙ | = EX. STREET LIGHT   |
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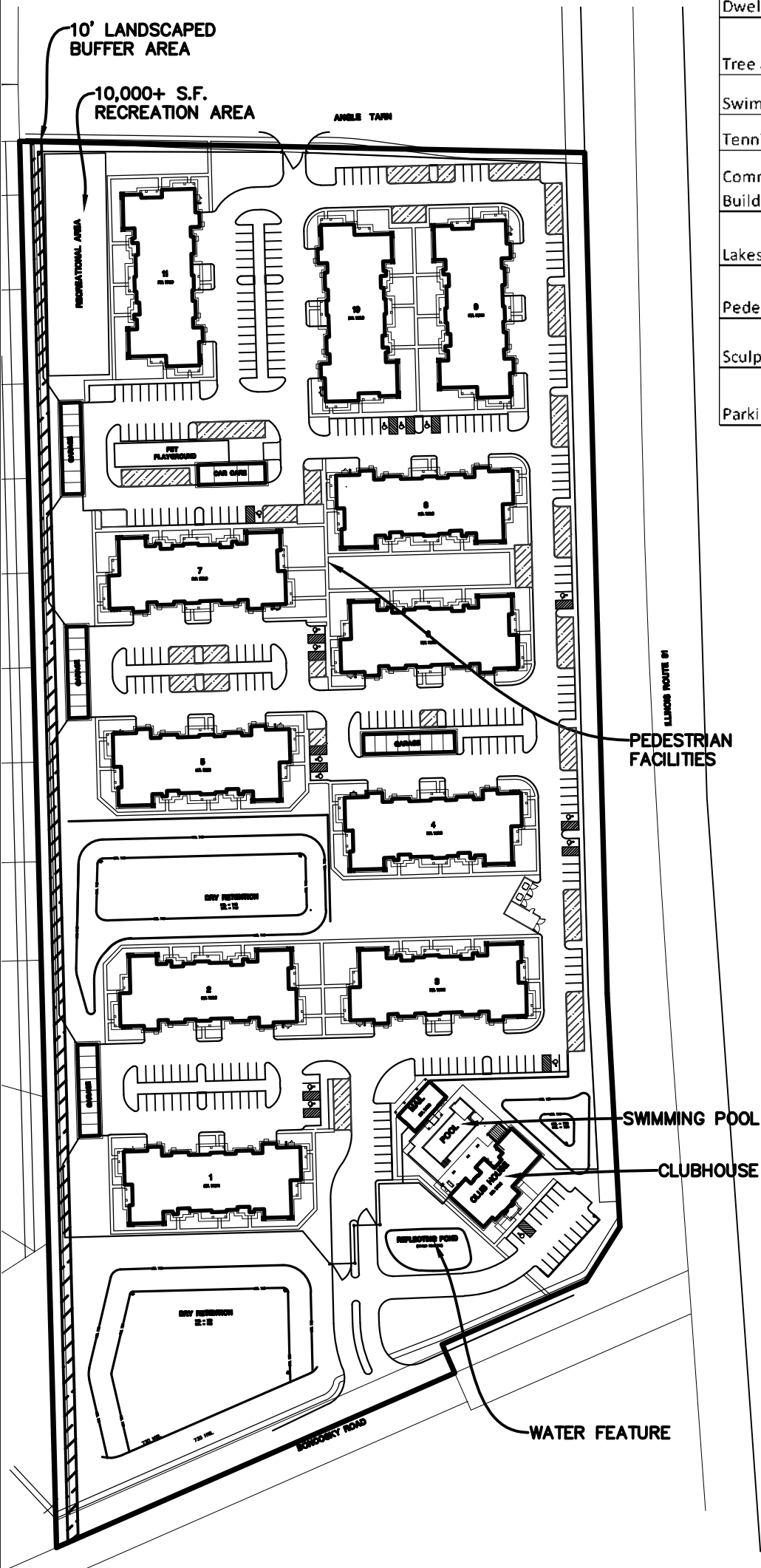
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ROUTE 31 BONCOSKY ROAD  
 WEST DUNDEE  
 TOPOGRAPHIC SURVEY

SHEET  
**4** OF **4**  
 CPCWD 130886

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SITE SUMMARY	
MULTIFAMILY GROSS LOT	18.4 ACRES
R.O.W. DEDICATION AREA	(-)0.34 ACRES
TOTAL ACREAGE	18.06 ACRES
TOTAL UNIT COUNT	220 UNITS
DENSITY	12.18 UNITS



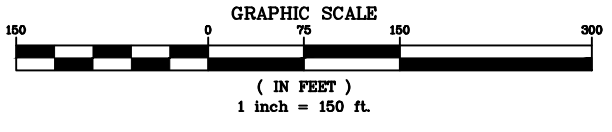
	FACILITY PROVIDED	% OBTAINED
Landscaped Buffer Strip	10 FEET OF LANDSCAPED BUFFER OFF OF BUILDING SETBACK ON WEST EDGE OF DEVELOPMENT	1%
Recreational Area	1 - 10,000+ S.F. RECREATION AREAS PROVIDED	1%
Underground or Enclosed Parking	120 GARAGE SPACE/ 220 UNITS = 54.5% OF UNITS HAVE ENCLOSED PARKING	2.5%
Single - Family Detached Dwelling Density	N.A.	0%
Tree and Shrub Planting	LANDSCAPE PLAN WILL BE PART OF FUTURE DEVELOPMENT PLAN	3%
Swimming Pool	1 SWIMMING POOL PROVIDED	5%
Tennis Courts	N.A.	0%
Community Center and/or Club Building	1 COMMUNITY CLUBHOUSE BUILDING PROVIDED	5%
Lakes and Water Features	POND WITH WATER FEATURE PROVIDED	3%
Pedestrian Facilities	SIDEWALK AND TRAIL PROVIDED	3%
Sculptures, Fountains	FOUNTAIN IN WATER FEATURE	1%
Parking Lot Design	TREE AND SHRUB PLANTINGS WILL BE PROVIDED IN ISLAND AREAS	2%

TOTAL =	26.5%
26.5% X 10 UNITS PER ACRE = 2.65 UNITS PER ACRE	
10 UNITS PER ACRE + 2.65 UNITS PER ACRE = 12.65	
TOTAL ALLOWABLE = 12.65 UNITS PER ACRES >	
TOTAL REQUESTED = 12.18 UNITS PER ACRES	

Parking Information	
<b>Garage Totals:</b>	
Attached =	88 Garages
Stand Alone =	32 Garages
Total =	120
Overall Garage per Unit =	0.55
<b>Parking Spaces:</b>	
Surface Parking =	242 Spaces (9 ADA)
Tandem Parking =	18 Spaces
Apron Parking =	54 Spaces
<b>Parking Totals =</b>	<b>434 Spaces</b>
(Garage + Apron + Surface)	(9 ADA)
<b>Total Parking Ratio =</b>	<b>1.97 Spaces/Unit</b>
Landbanked Parking =	130 Spaces
<b>Less Landbank Parking Ratio</b>	<b>0.59 Spaces/Unit</b>
Club House Parking =	18 Spaces
* Not Included In Parking Calcs	(1 ADA)

DATE	REVISIONS	BY

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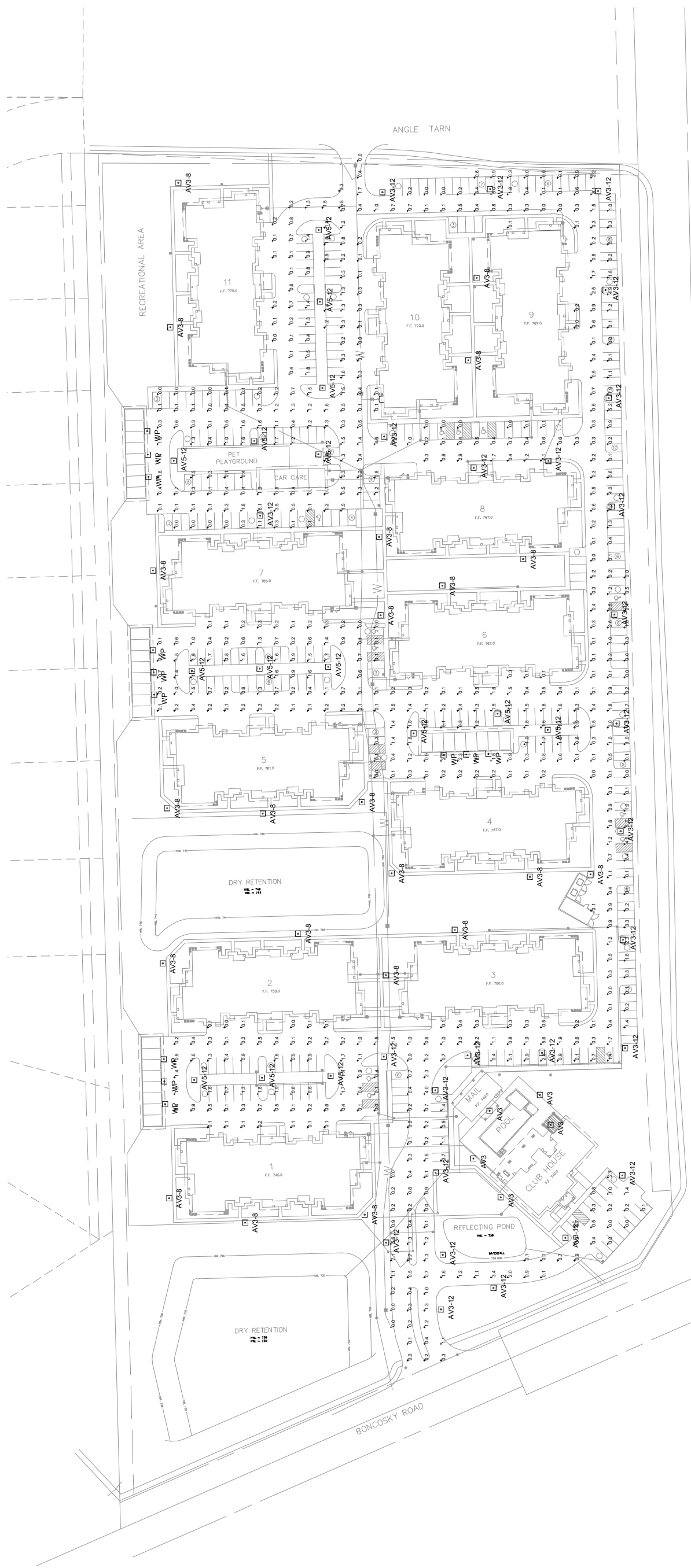


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Civil Engineers - Surveyors - Water Resources Engineers - Water & Wastewater Engineers  
Construction Managers - Environmental Scientists - Landscape Architects - Planners

THE SPRINGS AT CANTERFIELD				
VILLAGE OF WEST DUNDEE				
DENSITY INCENTIVES				
DRAWN BY:	RELEASE DATE:	SCALE:	CODE:	PROJECT:
JMG	8-18-14	1" = 100'	CPCWD	□□□□

Dwg Name: P:\Cpcwd\dwg\Eng\Preliminary\Exhibits\DENSTY INCENTIVES.dwg Updated By: jgiannini 09:17



1 PHOTOMETRIC PLAN  
1" = 120'

DES.	DESCRIPTION	LAMP DATA		VOLT	LLF	DEPTH	LIGHTING FIXTURE		SURFACE			RECESS			SEE NOTE
		NO.	TYPE				MFR.	CAT. NO.	CEILING	WALL	SUSP	SPECIAL	LAY-IN	CONCAL	
BV5-12	DECORATIVE POST-TOP 12'-0" MOUNTING HEIGHT, TYPE IV	1	175 W MH-CLEAR	240	0.9	-	ANTIQUE STREET LAMPS	TR30 175M MED ACT GR5 240 ANBK							1
BV3-12	DECORATIVE POST-TOP 12'-0" MOUNTING HEIGHT, TYPE III	1	175 W MH-CLEAR	240	0.9	-	ANTIQUE STREET LAMPS	TR30 175M MED ACT GR3 240 ANBK							1
BV3-8	DECORATIVE POST-TOP 8'-0" MOUNTING HEIGHT	1	50 W MH-CLEAR	240	0.9	-	ANTIQUE STREET LAMPS	TR30 50M MED ACT GR3 240 ANBK							1
WP	DECORATIVE WALL PACK	1	50 W MH-CLEAR	120	0.9	-	ANTIQUE STREET LAMPS	TR30 50M MED ACT GR3 120 ANBK							1

LIGHTING FIXTURE NOTES:  
 1. PROVIDE DIRECT BURIAL POLE, UNLESS SITE CONDITIONS REQUIRE CONCRETE BASE.  
 2. PROVIDE WITH WALL BRACKET 'ASCWB' ON GARAGE BUILDINGS.

PHOTOMETRIC STATISTICS				
DESCRIPTION	SYMBOL	AVG	MIN	MAX
SITE PLAN	+	0.8 fc	0.0 fc	8.1 fc





TR30

## SPECIFICATIONS

### DESCRIPTION

The traditionally square shaped luminaire shall consist of a luminaire base with an integral ballast housing, a four-sided lens frame, four lens panels, a hinged roof, and a finial.

### DIMENSIONS

Fixture dimensions shall be as detailed on back page.

### MATERIALS

The luminaire base, ballast housing, frame assembly, roof, and finial shall be heavy wall, copper free, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95A or ASTM B26-95, formed true to the pattern with complete detail. Lens panels shall be smooth, textured, or prismatic. Lenses are available in clear polycarbonate or clear acrylic. Internal refractors shall be borosilicate glass and reflectors shall be polished aluminum. All hardware shall be stainless steel. All exterior hardware shall be tamper resistant.

### INSTALLATION

The luminaire shall mount on a 3" O.D. x 3" tenon with six 1/4" dia. socket set screws. The ballast and socket assembly shall be furnished with a quick disconnect plug and mount on a removable ballast plate.

### FINISH

For finish specifications and color options see "Finish" section in catalog.

### LIGHT SOURCE

Luminaires shall be furnished with an H.I.D. ballast and socket assembly. Luminaire shall be UL listed and labeled as suitable for wet locations. Sockets shall be glazed porcelain, mogul or medium base, with a copper alloy nickel plated screw shell and center contact. Ballast shall be core and coil, high power factor, regulating type.

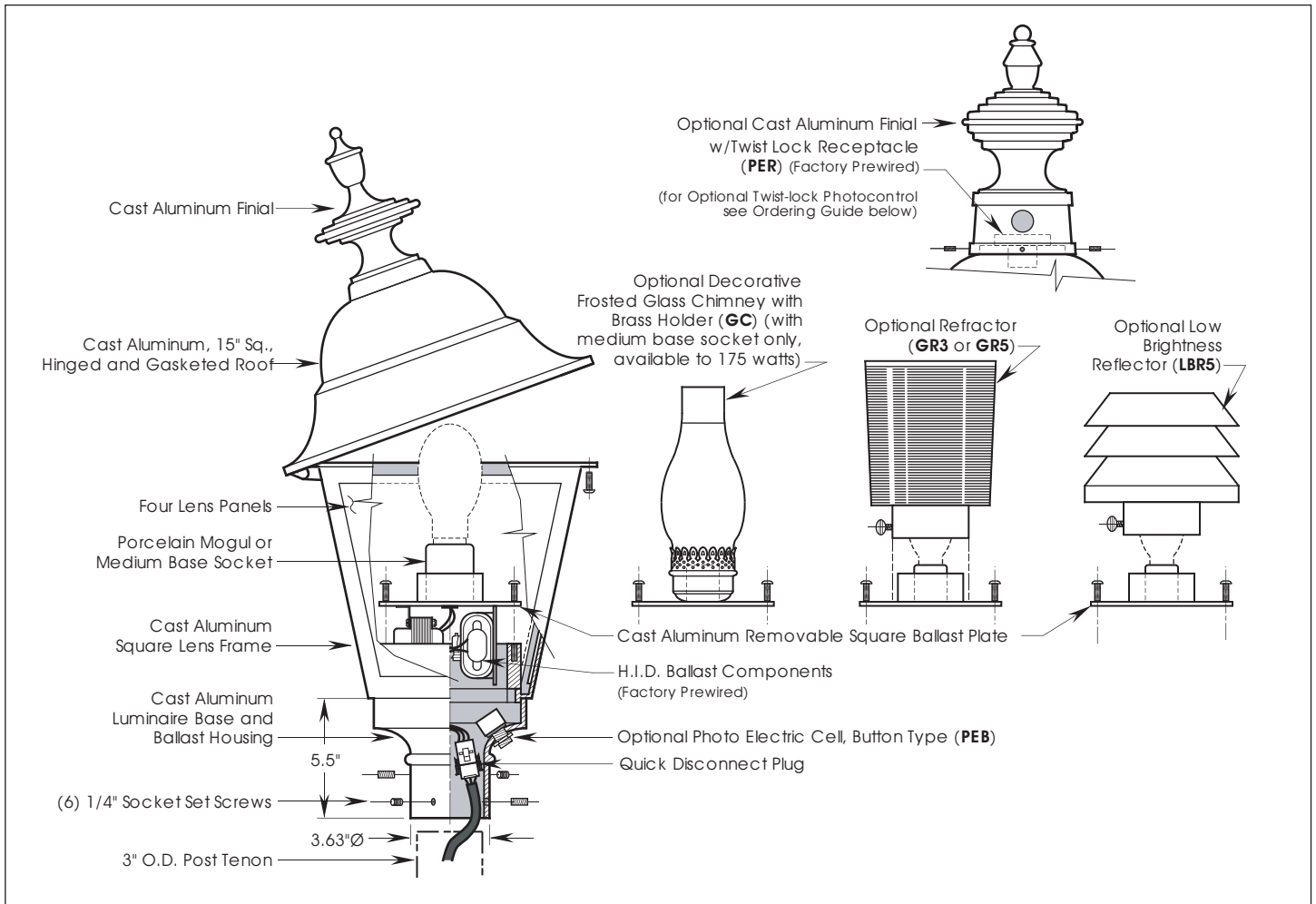
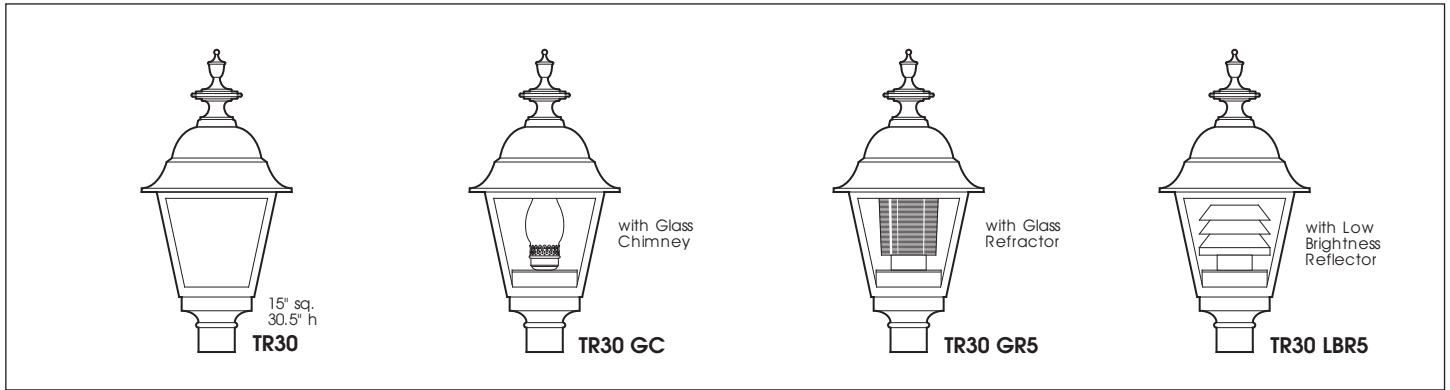
### CERTIFICATION

Upon request, manufacturer shall certify the use of 356.1 ingot alloy. Upon request, manufacturer shall supply UL file# and listing information

## ANTIQUE Street Lamps

2011-B W. Rundberg Ln. • Austin, TX 78758  
Ph (512) 977-8444 • Fax (512) 977-9622

# TR30 Luminaires



## ORDERING INFORMATION

Choose the **boldface** catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: **TR30 100M MED ACT GR5 120 ANBK PEB1**

Series	Wattage/Lamp	Distribution	Voltage	Finish <sup>2</sup>	Options
TR30	<i>H.I.D. ballast &amp; socket</i>				
	<b>50M MED</b>	50 watt Metal Halide	<b>120</b>	<b>ANBK</b> Black	<b>GC</b> Decorative Glass Chimney
	<b>70M MED</b>	70 watt Metal Halide	<b>208</b>	<b>ANDB</b> Dark Bronze	<b>HS</b> House Side Shield
	<b>100M MED</b>	100 watt Metal Halide	<b>240</b>	<b>ANDG</b> Dark Green	<b>PEB1</b> Photoelectric Cell button 120v
	<b>150M MED</b>	150 watt Metal Halide	<b>277</b>	<b>ANVG</b> Verde Green	<b>PEB2</b> Photoelectric Cell button 208,240,277v
	<b>35S MED</b>	35 watt High Pressure Sodium	<b>347</b>	<b>ANPP</b> Prime Painted	<b>PER</b> NEMA Twist-Lock Receptacle only
	<b>50S MED</b>	50 watt High Pressure Sodium	<b>480<sup>1</sup></b>	<b>CM</b> Custom Match	<b>PE1</b> NEMA Twist-Lock Photocontrol 120,208,240V
	<b>70S MED</b>	70 watt High Pressure Sodium	<b>TB<sup>1</sup></b>	<b>CS</b> Custom Select	<b>PE3</b> NEMA Twist-Lock Photocontrol 347V
	<b>100S MOG</b>	100 watt High Pressure Sodium			<b>PE4</b> NEMA Twist-Lock Photocontrol 480V
	<b>150S MOG</b>	150 watt High Pressure Sodium			<b>PE7</b> NEMA Twist-Lock Photocontrol 277V
	<b>42TRT</b>	42 watt compact fluorescent			<b>SF</b> Single Fusing
					<b>DF</b> Double Fusing
			<b>ACT</b> Acrylic, Clear Textured (Standard)		
		<b>PCT</b> Polycarbonate, Clear Textured			
		<b>APM</b> Acrylic, Prismatic			
		<b>PPM</b> Polycarbonate, Prismatic			
		<b>ACS</b> Acrylic, Clear Smooth			
		<b>PCS</b> Polycarbonate, Clear Smooth			

**NOTES:**

1. Multi-tap Ballast (120, 208, 240, 277v), (120, 277, 347v in Canada). For wattages under 70S or 70M contact ASL for voltage availability.  
 2. For finish and color options, see Finish section in catalog.

**ANTIQUÉ Street Lamps**

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# ACA Series Crossarms & Wall Bracket

## SPECIFICATIONS

### CONSTRUCTION

The crossarms and wall brackets shall be one-piece construction. The arms shall be welded to a center spool. For wall brackets, the arm shall be welded to a flat wall plate. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per ANSI/AWS D1.2-90 Section 5.

### MATERIALS

The arms, finial and center spool tenon shall be heavy-wall, copper free, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The center spool and wall bracket mounting plate shall be aluminum, ASTM 6061 alloy, heat treated to a T6 temper. All hardware shall be stainless steel. All exterior hardware shall be tamper resistant.

### INSTALLATION

The crossarms shall slip-fit a 3" O.D. x 5" post top tenon and attach with socket set screws. The center finial shall be removable. The wall bracket shall have four 9/16" dia. holes for mounting to the wall. (Bracket mounting hardware furnished by others.) Both crossarms and wall bracket shall have 3" O.D. tenons for luminaire mounting.

For finish specifications and color options, see "Finish" section in catalog.

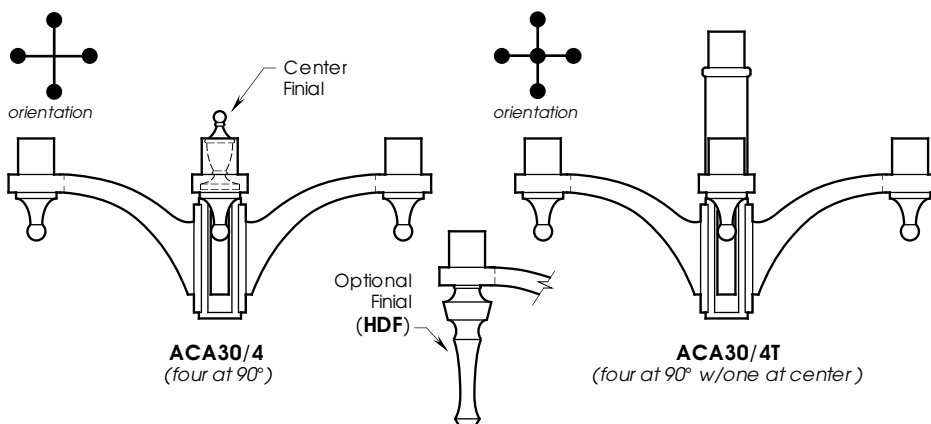
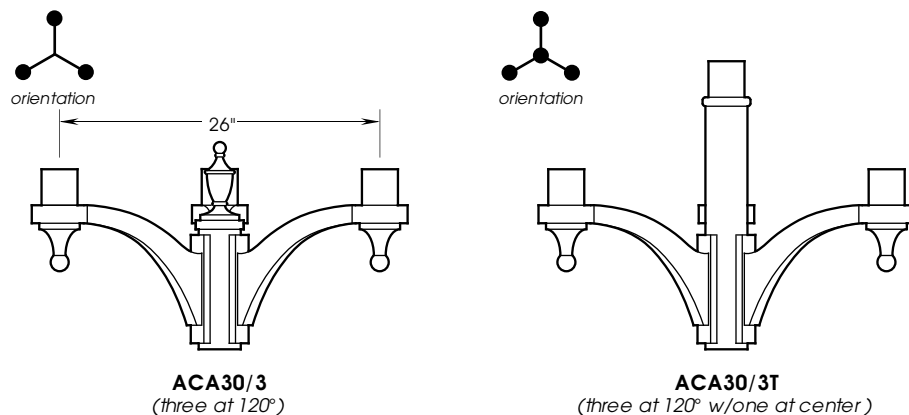
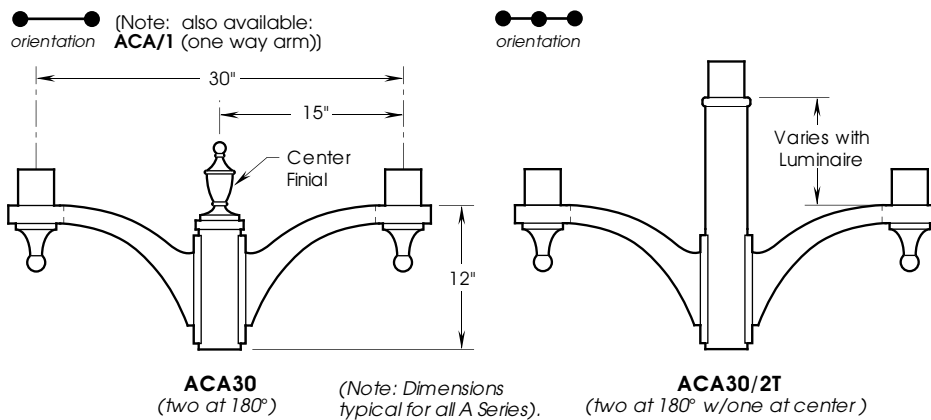
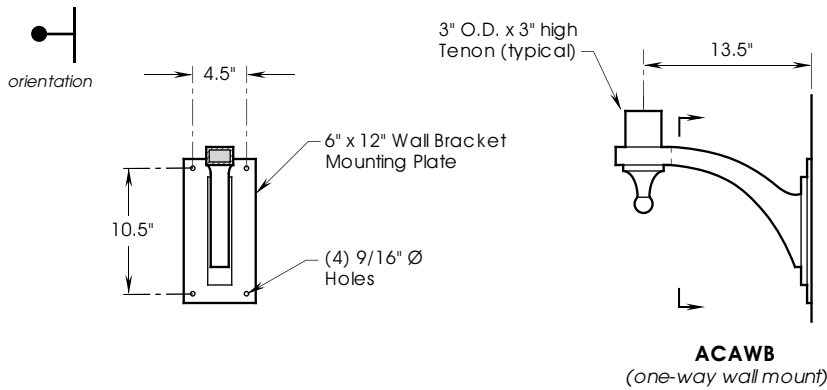
## ORDERING INFORMATION

Choose the **boldface** catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: **ACA30/2T ANBK HDF**

Series	Finish <sup>1</sup>
<b>ACAWB</b>	<b>ANBK</b> Black
<b>ACA/1</b> <sup>2</sup>	<b>ANDB</b> Dark Bronze
<b>ACA30</b>	<b>ANDG</b> Dark Green
<b>ACA30/2T</b>	<b>ANVG</b> Verde Green
<b>ACA30/3</b>	<b>ANPP</b> Prime Painted
<b>ACA30/3T</b>	<b>CM</b> Custom Match
<b>ACA30/4</b>	<b>CS</b> Custom Select
<b>ACA30/4T</b>	<b>RAL</b> colors
# of Luminaires required	<b>Options</b>
	<b>HDF</b> Optional Finial

NOTES: 1. For finish specifications and color options, see "Finish" section in catalog.  
2. One-way arm not shown in illustrations.



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# ASC Series Crossarms & Wall Bracket

## SPECIFICATIONS

### CONSTRUCTION

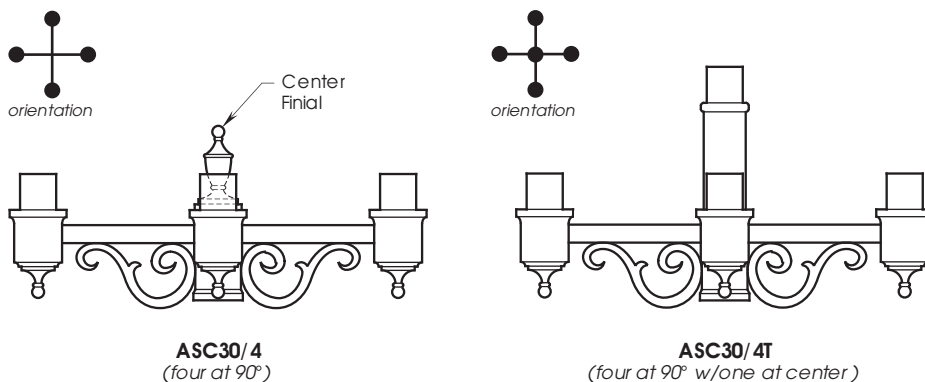
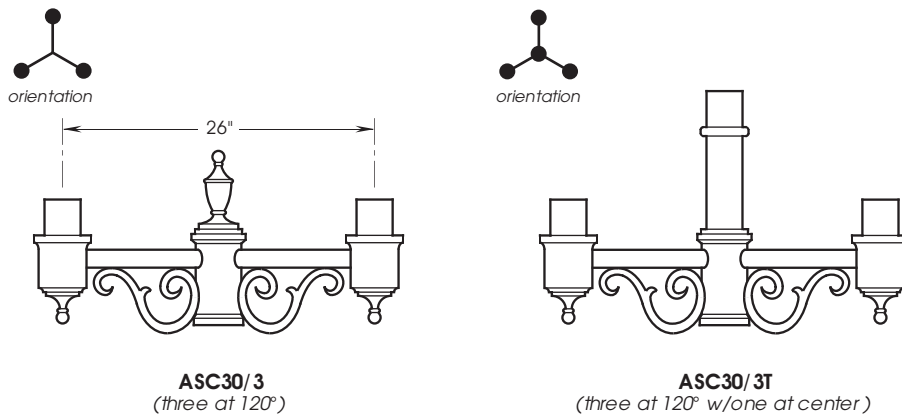
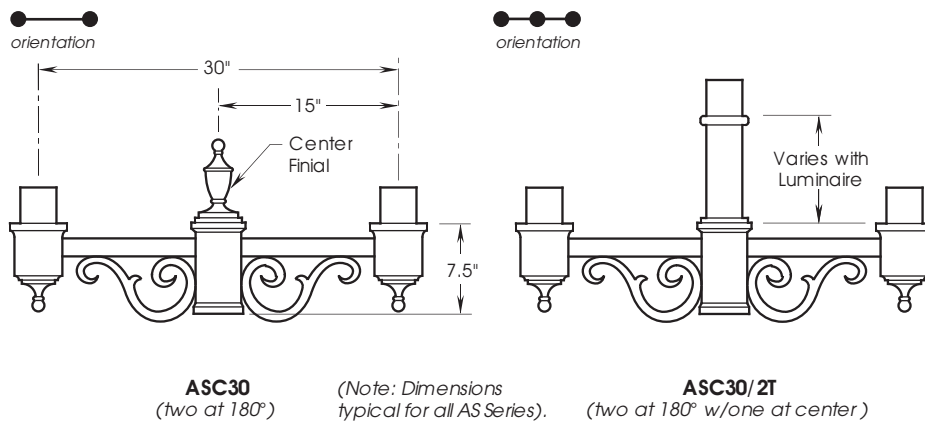
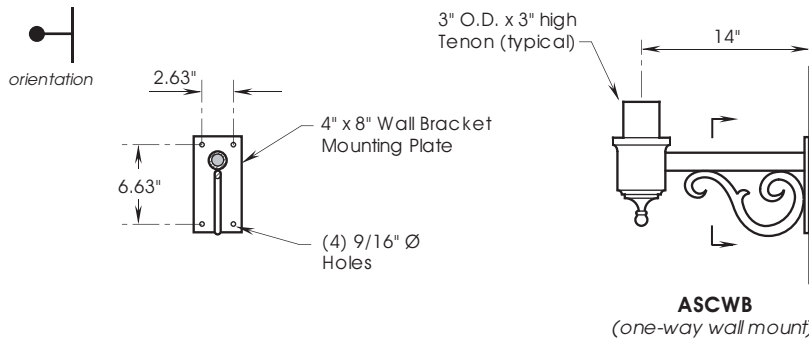
The crossarms and wall brackets shall be one-piece construction. The arms shall be welded to a center spool. For wall brackets, the arm shall be welded to a flat wall plate. All welding shall be per ANSI/AWS D1.2-90. All welders shall be certified per ANSI/AWS D1.2-90 Section 5.

### MATERIALS

The scrolls, finial, center spool, arm spools and center spool tenon shall be heavy-wall, copper free, cast aluminum produced from certified ASTM 356.1 ingot per ASTM B-179-95a or ASTM B26-95. The arm, center luminaire extension piece and wall bracket mounting plate shall be aluminum, ASTM 6061 alloy, heat treated to a T6 temper. All hardware shall be stainless steel. All exterior hardware shall be tamper resistant.

### INSTALLATION

The crossarms shall slip-fit a 3" O.D. x 4" post top tenon and attach with socket set screws. The center finial shall be removable. The wall bracket shall have four 9/16" dia. holes for mounting to the wall. (Bracket mounting hardware furnished by others.) Both crossarms and wall bracket shall have 3" O.D. tenons for luminaire mounting.



## ORDERING INFORMATION

Choose the **boldface** catalog nomenclature that best suits your needs and write it on the appropriate line.

Example: **ASC30/2T ANBK**

Series		Finish <sup>1</sup>
<b>ASCWB</b>	one	<b>ANBK</b> Black
<b>ASC30</b>	two	<b>ANDB</b> Dark Bronze
<b>ASC30/2T</b>	three	<b>ANDG</b> Dark Green
<b>ASC30/3</b>	three	<b>ANVG</b> Verde Green
<b>ASC30/3T</b>	four	<b>ANPP</b> Prime Painted
<b>ASC30/4</b>	four	<b>CM</b> Custom Match
<b>ASC30/4T</b>	five	<b>CS</b> Custom Select
		RAL colors

# of Luminaires required

NOTES: 1. For finish specifications and color options, see "Finish" section in catalog.

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