




TO: Chairman Susanke and Members of the Planning and Zoning Commission
FROM: Timothy J. Scott, AICP, CNU-A – Community Development Director
Atrin Fard, Village Planner 
DATE: November 25, 2019
SUBJECT: Public Hearing – Petition 19-15: Special Use for Senior Citizen Housing and Retirement Home in the B-3 Business-Service District, Zoning Variations for Building Height and Driveway Curb Cut Width, and a Preliminary Plat of Subdivision

INTRODUCTION

The petitioner, Nelson Construction and Development, is requesting: (1) a Special Use for senior citizen housing and retirement home (an assisted living and memory care facility); (2) a Zoning Variation for building height; (3) a Zoning Variation for driveway curb cut width; and, (4) a Preliminary Plat of Subdivision for the purpose of constructing a 126-unit senior housing development on nine (9) acres of vacant lot located at the southwest corner of Angle Tarn Road and Illinois Route 31.

BACKGROUND

The concept plan for this proposal was reviewed favorably by the Village Board at their meeting of October 7, 2019, with the Board directing the developer to prepare and submit preliminary plans for review by the Planning and Zoning Commission.

SUBJECT PROPERTY

The subject property is located on the west side of Illinois Route 31 and south of Angle Tarn Road and is zoned B-3 Business-Service District. The proposed site contains nine (9) acres and would be subdivided from the larger 18-acre site that is bordered by three streets, Angle Tarn to the north, Route 31 to the east, and Bonkosky Road to the south. Currently, the site is vacant with no structures requiring removal. The parcel number is: 03-27-300-029.

PROCESS AND PLAN

This meeting of and public hearing by the Planning and Zoning Commission is to consider the developer's proposed preliminary plan. This initial formal step represents the first of a minimum of four meetings before three bodies, the Planning and Zoning Commission (two meetings – preliminary and final), the Appearance Review Commission, and the Village Board of Trustees (two meetings – preliminary and final).

DEVELOPMENT PLAN OVERVIEW

The developer's application and proposed preliminary plans are attached for your review and consideration. The project underground and surface infrastructure plans will be reviewed by the Village Engineer.

Building and Unit Counts: The development includes a multi-winged building with 126 units intended for senior housing, the composition of which includes 90 units of assisted living and 36 units of memory care. The unit mix for the 126-unit proposal consists of: 37 studios (29%), 66 one-bedrooms (52%), 21 two-bedrooms (17%), and 2 companions (2%). The proposed total building area for the development will be 137,319 square feet (3.15 acres).

Lot Size and Density: As noted above, the proposed development would contain 3.15 acres of building area and sit on a nine-acre lot. For B-3 zoning, code-required lot area may not be less than 15,000 square feet (0.34 acres), and floor area ratio (FAR - total floor area of the development divided by lot size) may not exceed 1.3. With building area of 3.15 acres (exceeding the minimum of 0.34 acres) on a nine-acre lot (translating to an FAR of 0.35), the proposal meets code.

Building Scale/Height: The proposed multi-winged building includes one-, two- and three-story sections and is topped by a hip and gable roof. As can be seen in the attached graphic, beginning at the northwest corner of the lot (facing Angle Tarn and the Fairhills single-family residential neighborhood), the building contains one story, as it does moving southeast to its central section. Moving farther southeast, two of the three wings contain two stories (plus an exposed lower/garden level as grade drops) with the northeastern wing containing three stories. Given the site's grading, it would appear that the tallest section of the building would primarily face Route 31.

When measured to the middle of the hip roof (customary practice for the Village) rather than the ridge, the height of the building's three-story elevations would be approximately 44'. For B-3 zoning, the maximum permitted height is three stories or 40 feet, whichever is less. As a result, a variation would be required to grant relief from the maximum height provision. It is worth noting that the building could achieve code compliance with respect to height by employing a flat roof. However, doing so would compromise the residential look of the building by not continuing the hip-and-gable roof across the entire structure.

Parking Supply: The proposed site plan shows 94 total parking spaces, five (5) of which are accessible spaces near the main entry. This translates to a parking ration of 0.74 spaces per unit. A parking supply between 76 and 100 spaces requires four (4) accessible spaces; the five (5) supplied exceeds what is required by one (1) space and would seem well suited given the use.

The parking code standard for nursing home (Section 10-9-1-8) requires one (1) space for every three (3) beds and one (1) space per employee. With 126 rooms and 30 staff members, 42 and 30 parking spaces would be required, respectively. Using these requirements, the total of 94 spaces supplied exceeds code by 22 spaces.

However, nursing home may not represent the most appropriate standard. Section 10-7-6 (part of the Special Development District provisions) specifically includes a ratio for assisted living, one-half space per unit. The developer applied this to their 90 units of assisted living, leading to 45 spaces. For the 36 units of memory care, applying the nursing home standard of one space per three beds yields 12 spaces. As previously noted, with 30 staff members, 30 spaces are

required. With these standards, 87 spaces are required, which exceeds by seven (7) the 94 that have been proposed.

Parking Lot Design: The proposed development's parking supply is distributed throughout the site and clustered into smaller sections. This "parking room" approach avoids excessively long runs or large seas of asphalt. However, the V-shaped lot on the west side of the site appears to encroach into the landscape buffer area, and given the angle of the spaces and nose-in parking, headlight glare could potentially be a concern.

This parking area could be downsized and/or reshaped. A reduction of six spaces, the two northernmost in the north lot and four in the south lot (the two westernmost per bank) would restore the buffer's width. With this reduction of six (6) spaces, the total supply would still have one (1) surplus space over the higher parking ratio calculation (spelled out above).

Once reduced in size and potentially reshaped, it would be advisable for these parking areas to employ a continuous evergreen hedge (e.g, Hicks Yew) to ensure year-round screening of cars and their headlights. This is a matter that will also be considered by the Appearance Review Commission.

Building and Parking Setbacks: As shown in the developer's site table and as confirmed by staff, the proposed site plan complies with the requirements of the B-3 zoning district with respect to setbacks for building and off-street parking.

Form/Design/Materials: The proposed development has a decidedly residential character, which makes it sympathetic to its neighborhood context. The building features Craftsman-style cues, a hip roof with gables and shed dormers, ample recesses and projections that de-mass the elevations and add visual interest, and a combination of durable materials. Detailed review and consideration of site and exterior appearance plans will occur through the Appearance Review Commission.

Refuse: The proposal calls for one external trash enclosure on the west side of the lot in between the two legs of the V-shaped parking lot. Its placement likely puts it closest to the center of operations and near the building's service core. Its design, materials, and screening will also be part of the Appearance Review Commission's review.

Access, Circulation, and Curb Cuts:

The development is self-contained and will have primary vehicular access off of Angle Tarn Road that aligns with the entry to First Congregational Church to the north. As a result of feedback from the Fire Department, a secondary access for emergency purposes would be provided at the northwest corner of the lot off of Angle Tarn. This would be nondescript and green, so rather than solid pavement it would be comprised off a material such as grasscrete. A secondary access of this nature is provided in the event that the primary access is blocked and emergency access is needed. This is a standard safety practice that was employed at Springs at Canterfield and will be at the future Seasons at Randall Road (now under construction).

The configuration of the median at the intersection of Route 31 and Angle Tarn governs access. For those using Route 31 to travel to the development, northbound and southbound traffic can access and turn onto westbound Angle Tarn Road. For those looking to depart the development, those looking to head southbound on Route 31 are accommodated by a right out-only at the intersection of Angle Tarn and Route 31. There is a prohibited left turn sign in place

currently. For those visitors departing the development and looking to travel northbound on Route 31, the likely path north would be Beacon Street to Chateau Bluff to Willow Lane, where there is a signalized intersection at Willow and Route 31. The exploration of potential signage may be warranted.

The development's primary access would have a curb cut on Angle Tarn of approximately 50' in width and aligned with the southern access of First Congregational Church. The maximum width permitted by code for an entry drive is 24'. With this in mind, a variation of driveway curb cut width is requested. As shown in the preliminary plan, the entry does not have a planted median. For reference, the now under-construction Seasons at Randall Road's primary access was approved with a planted median (40.5'-wide entry including a 12.5'-wide median), as was approved for the completed Springs at Canterfield (52'-wide entry including a 12'-wide median). A planted median typically adds formality and an enhanced sense of arrival.

It is worth raising the potential for a cross-connection easement from the southern edge of the subject property with the similarly-sized lot to the south in the event that development of a compatible nature was to be put forward for consideration. The east-west leg that ends with its V-shaped turnaround would seem to present viable opportunities.

The existing trail at the west edge of the subject property is an advantageous starting point for facilitating a pedestrian orientation for the site. The proposed development includes walkways in the memory care courtyard and in the hybrid space of a resident patio and a shared-amenity park, which then connects with the north-south trail at the west edge of the lot. It would seem that the potential exists to extend the existing trail to the other sides of the subject lot to create a perimeter walk and help initiate pedestrian accommodations for this segment of the Route 31 corridor.

Detention/Retention: Stormwater for the subject lot would be managed through three strategically-located basins that capitalize on the site's natural characteristics; one in the northeast corner of the site to serve the north tributary area and two along the south property line to serve the south tributary area. The northeast corner is planned as a wet pond (presumably aerated) consisting of 0.36 acres that could also serve as an entry feature to the development. The southeast and southwest corner basins are planned as bioretention, naturalized areas consisting of 0.18 acres and 0.27 acres, respectively.

Landscaping/Buffering & Lighting: The preliminary plan reveals a greened-up site with the aforementioned pond that is visually on axis with the building's landscaped main entry, landscaped memory care courtyard, landscaped shared amenity park that would be accessible from the building's common area and the existing trail, and landscaped buffer at the west property line to screen the established Fairhills single-family neighborhood from the proposed development.

With respect to the buffer, it appears that the space is planned at approximately 30', with approximately 10' for the trail area [eight feet for the pavement and two (2) feet of turf] and 20' planned for the landscaping, which should provide a wide enough area to establish healthy trees, shrubs, and other plant material. Of particular interest is the screening capability of the selected materials. The preliminary plan shows at the approximately 36 trees, with 16 evergreen, 14 ornamental, and six (6) shade.

Given the primary objective of screening, it may be worth considering rebalancing the material mix so as to increase the number of evergreen trees, with attention paid to size at planting and

mature height and spread. Some differentiation of species (e.g., Spruce, Pine) should be employed to avoid a monoculture susceptible to loss (e.g., the shade tree equivalent would be the loss of Ash trees due to the Emerald Ash Borer).

In addition, the landscaped buffer could potentially be bolstered by a physical barrier separating the proposed development from the existing neighborhood with a decorative metal fence at the path's edge a potential choice. No information has been provided with respect to site lighting. It is worth noting that Dundee luminaire-style fixtures were installed at the completed Springs at Canterfield and will be employed at The Seasons at Randall Road and that Fairhills has its own fixture.

As noted with other items above, plans for landscaping and site improvements including lighting will also be evaluated in detail by the Appearance Review Commission.

Building and Lot Coverage: Building coverage is 19.4% of the site (35% is permitted). Lot coverage (building and impervious surfaces) is approximately 39.5% (with 19.4% as building, 18.1% as pavement, and sidewalk at just under 2%). With lot coverage at approximately 39.5%, more than 60.4% of the site is permeable (with 9% of the site as detention and 51.4% as landscaping).

Amenities: In addition to the aforementioned courtyards, amenities of note for both assisted living and memory care are the common area with lobby, a club room, and dining areas. There is reportedly an administration office as well.

Fire Department: As noted above and as is customary, the access and circulation plan was reviewed by the Fire Department. The developer's engineer has been adjusting radii to ensure that the largest apparatus can maneuver throughout the site and has agreed to the Department's request for a few additional fire hydrants. With respect to potential service calls generated by the proposed development, inquiries to area communities have been made. The developer-operator team may be able to share such data from other projects, and it should be clarified whether private ambulance service would be primarily relied upon.

SITE'S USE AND CONTEXT

The proposed senior housing would provide a lighter imprint and lower impact than a more intensive land use such as others that are permitted uses in the B-3 District (e.g., retail strip center, office building, hotel, healthcare facility, etc.). Such uses lack residential character, generate more trips/traffic, have substantial parking fields (with their higher parking ratios), and include larger loading/service zones.

In addition to a proposal's site-specific characteristics, its context should also be considered to assist with neighborhood compatibility and to help achieve complementary land use planning and development over time.

North: First Congregational Church (multi-story plus prominent steeple and surface parking lots)

East: Canterfield homestead (two-story historic residence and accessory structures)

South: Nine (9) additional vacant acres extending from the south lot line of the subject lot south to Bonkosky Road

West: Fairhills detached single-family neighborhood

The Canterfield landowners' vision for the 18-acre site between Angle Tarn, Route 31, Bonkosky, and Fairhills in their Hitchcock Design Group-prepared plan from 2018 reveals exclusively senior uses, with the illustration showing the northern half as a continuing care facility and the southern half as active adult community. The proposed assisted living-memory care facility reflects this plan in principle.

COMPREHENSIVE PLAN AND CMAP

The Village's Comprehensive Plan from 2005 showed the 18-acre site's future land uses as commercial and/or multifamily residential. While the dramatic change in retailing has affected construction of new centers, the multi-family sector has grown, with the Village seeing the Springs at Canterfield completed (across from the Villages at Canterfield) in its far southeastern corner and The Seasons at Randall Road under construction in its far northwestern corner (with both highway-fronting projects proximate to I-90).

The Comprehensive Plan also encouraged development of high-quality, master-planned mixed-use commercial centers along the Route 31 corridor that incorporate residential uses, including housing above shops, where feasible. As noted in the previous section, such uses would be more intensive and in turn would likely generate more traffic than the proposed development.

Residential land use goals of the Comprehensive Plan also specifically encouraged developments of senior housing, given that the demographic data used at the time projected an increase in the number of residents reaching retirement age over the next 10 to 20 years.

In addition, the "Homes for a Changing Region" study performed in 2014 by the Chicago Metropolitan Agency for Planning (CMAP) found that one of the largest projected future demands for West Dundee will be for multi-unit developments including those serving seniors. Along those lines, located at 939 West Main Street (south of the mall and immediately east of Advocate Health Care), Spring Hill Senior Residences will feature 61 units of affordable, independent-living senior apartments. Finishing its final inspections, the building is in the process of securing occupancy.

Given its memory care and assisted living niche, the proposed development would offer a housing type not currently represented in the Village. It would afford long-time residents who need assistance and who wish to stay in the community they have called home for years an opportunity to remain in town.

USE – SENIOR CITIZEN HOUSING AND RETIREMENT HOME

Since a senior housing facility is a special use in all business districts of the Village, the developer is seeking a special use for their proposed memory care and assisted living facility.

Special Use Standards for Planned Development and Senior Housing

- A. *That the establishment, maintenance or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.*

The establishment, maintenance or operation of this development will not be detrimental to or endanger the public. As a type of senior housing, the proposal reflects broader planning goals and projected housing needs.

- B. The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes neither already permitted nor substantially diminish property values within the neighborhood.*

The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity. The proposed development is self-contained and residential in character, with likely the least active of residents given the assisted living and memory care uses. The incorporation of ample landscaping would separate and screen the proposed development from the adjacent detached single-family residential neighborhood.

- C. The establishment of the special use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district.*

As previously noted, the proposed use is less intensive than many of those permitted by the B-3 District. The self-contained nature of this proposed development would not impede orderly development of the remaining nine (9) acres of the property to the south or on properties north and east.

- D. Adequate utilities, access roads, drainage or necessary facilities have been or will be provided.*

Village utilities are present in the area, and Angle Tarn would provide necessary access to the proposed development. Necessary stormwater management shall be provided, and infrastructure plan will be reviewed and approved by the Village Engineer.

- E. Adequate measures have been or will be taken to provide ingress and egress to design as to minimize traffic congestion in the public streets.*

As previously stated, the proposed development is self-contained and a destination. With the majority of residents not driving and with traffic visitor-generated, its impact is lessened, particularly when compared with other permitted uses for the B-3 District such as retail, office, lodging (hotel/motel), and healthcare facilities.

- F. The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified by the village president and board of trustees.*

The proposed development would be controlled by an ordinance granting a special use for senior housing, zoning district regulations, and approved plans for building and site. Substantive deviations from the approved documents would require resubmission and a new public hearing.

ZONING VARIATIONS

The petitioners are seeking variations related to building height and driveway curb cut width.

Building Height

Section 10-5D-4D: Building standards in the B-3 zoning district allow for a maximum building height of 40' or three-stories, whichever is less. As discussed earlier, the building ranges from one to three stories and sits on a site with sloping grade. At its maximum, the building would

measure 44' to the middle of the hip roof. The developer is seeking a variation that would grant relief in the amount of four feet from the 40-foot maximum permitted height.

As previously noted, code compliance could be achieved if a flat roof was employed. However, the building would appear disjointed and less residential in character if the hip-and-gable roof was not continued onto the three-story section of the building.

It is also worth noting that the three-story plus section of the building is toward the central-east/southeast area of the subject lot. Given its location on the subject lot and proximity to Route 31, its visual impact to neighboring residential would be lessened. For reference, it appears that the westernmost point of the two-plus story section in the southwest corner of the building is set back approximately 280' from the nearest residential lot to the west, with the three-plus story section even farther away.

Driveway Curb Cut Width

Section 10-9-1-5: Code requires that a private driveway/curb cut open to a public street shall not exceed 24' in width at the property line and that a divided driveway with a landscaped median exceeding 24' in width must be submitted to the Village Board for approval. The proposed entrance into the development off of Angle Tarn Road is approximately 50' with no landscaped median. As previously covered in the "access..." section, the Springs at Canterfield and The Seasons at Randall Road received approval for their 40.5'-wide and 52'-wide entries, both of which have planted medians.

Variation Standards

- A. *That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.*

While the property could potentially be developed to meet the building height and curb cut width standards, the proposal has been designed to meet a specific program. A flat roof would be code-compliant in height but compromise residential character. A narrower curb cut could affect ease of access.

- B. *That the plight of the owner was not created by the owner and is due to unique circumstances.*

The plight of the owner was not entirely created by the owner but is due to the unique circumstances and practical difficulties associated with the subject lot's characteristics and its development context.

- C. *The particular physical surroundings shape or topographical conditions of the specific property involved would bring a particular hardship upon the owner as distinguished from a mere inconvenience if the regulations were strictly enforced.*

The shape and topographical conditions of the subject lot do not generate a particular hardship, but as noted immediately above, characteristics and context present practical difficulties in designing, siting, and accessing a building that is sympathetic to its surroundings and appropriately functional.

- D. The conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning classification.*

The conditions upon which the petition for variation is based could potentially be applicable to other property owners. However, relief is being requested from certain provisions due to a specific development program.

- E. The alleged difficulty or hardship has not been created by any person presently having an interest in the property or any person through whom the applicant claims title.*

The alleged difficulty or hardship has not been created by any person presently having an interest in the property and is mostly due to the location and topography of the site. Additional building height is supported by addressing grade and maintaining a residential-style roof and additional curb cut width is supported by experience with other recent, somewhat analogous residential developments approved by the Village.

- F. The granting of the variation will not be substantially detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located.*

Granting of the variations would facilitate the specific development program that is self-contained and residential in character. The light-imprint, low-impact approach would not seem to produce a development that would be substantially detrimental to the public welfare or other property.

- G. The proposed variation will not impair an adequate supply of light and air to adjacent property, or substantially increase the danger of fire, or otherwise endanger the public safety, or substantially diminish or impair property values within the neighborhood.*

With a substantial distance to neighboring properties, the proposed variations will not impair an adequate supply of light and air or otherwise endanger the public safety or seem to impair property values within the neighborhood.

FINDINGS OF FACT AND RECOMMENDATION

Recommended is approval of: (1) a Special Use for senior citizen housing and retirement home (an assisted living and memory care facility); (2) a Zoning Variation for building height; (3) a Zoning Variation for driveway curb cut width; and, (4) a Preliminary Plat of Subdivision based on the following findings:

Findings of Fact

1. Nelson Construction and Development proposes a senior housing campus consisting of 126-units of assisted living and memory care in a building with residential character.
2. Senior housing of this type does not currently exist in the Village. Its development would provide housing choice for these distinctive stages in and conditions of life.
3. The subject lot is predominantly green and limited in building bulk. More than 60% of the site is permeable, and floor area ratio is only 27% of what is permitted.

4. The proposed building ranges in height from one to three stories plus an exposed lower level where grade drops. The residential in appearance hip-and-gable roof extends over the entire building, and on its three-plus story section, exceeds code-allowed height by four feet (4'). With the area requiring relief predominantly at the farthest point away from neighboring residential, granting of a variation for building height would seem not to be detrimental to the neighborhood.
5. The proposed special use for senior citizen housing and retirement home (for an assisted living and memory care facility) is less intensive than various permitted uses for the B-3 Business-Service District, including but potentially not limited to, retail, office, lodging (hotel/motel), and healthcare facility, and as such, would not be detrimental to or endanger the public health, safety, or general welfare.
6. The development would be subject to ordinance granting a special use for senior citizen housing and retirement home, the underlying B-3 regulations, variations required for building height and driveway curb cut width, and plat of subdivision. Any substantive deviations from the approved documents would require resubmission and a new public hearing.

Recommendation

The proposed development is residential in character, offers a new housing type for the community, has a lighter imprint with a predominantly green site, and is a less-intensive use than others permitted by right in the B-3 District. With these characteristics, staff recommends approval of the requests for a special use for senior citizen housing, variations for height and curb cut width, and preliminary plat of subdivision.

However, prior to granting, items raised in this staff report should be discussed and considered by the Planning and Zoning Commission, which in turn may lead to recommended conditions for consideration of the development moving forward. These include: a planted median at the development's access from Angle Tarn; a reduction in the west parking lot's size [by six(6) spaces], a potential reshaping of it, and use of an evergreen hedge to screen cars and eliminate any potential headlight glare; increased use of evergreens in the west buffer (the submitted plan has evergreens as 44% of the mix) and taller height at planting than specified; a potential decorative metal fence to define the development's west edge and physically separate it from the adjacent single-family neighborhood; a perimeter walkway (north, east, and south sides that would connect to the existing west trail); and, a potential cross-access easement that could connect the subject lot's development to the southern nine (9) acres in anticipation of and in contemplating compatible future development.

It is important to restate that beyond this meeting of the Planning and Zoning Commission, the process for considering the proposed development includes, at the least, another meeting of the Planning and Zoning Commission, a meeting of the Appearance Review Commission, and two meetings of the Village Board.

If members of the Planning and Zoning Commission's concur with staff's recommendation and support the developer's preliminary plan, the following motion would be appropriate.

MOTION: Move to Recommend to the Village President and Board of Trustees Approval of:
(1) a Special Use for Senior Citizen Housing and Retirement Home (for an Assisted Living and Memory Care Facility) in the B-3 Business-Service District;

(2) a Zoning Variation for Building Height; (3) a Zoning Variation for Driveway Curb Cut Width; and, (4) a Preliminary Plat of Subdivision for the Purpose of Constructing a 126-unit Senior Housing Development with the Following Conditions:

1. Compliance with documents including site plan as submitted with the Planning and Zoning Application;
2. Review and approval of engineering plans; and,
3. Compliance with all other applicable Village codes and ordinances.

Attachments (14):

- Planning and Zoning Application, signed and dated November 6, 2019
- Applicant Letter by Nelson Construction and Development and HLC Partners
- Color Site Plan Keyed to Developer Requested Items, dated by November 2019
- Preliminary Planting Plan by Manhard Consulting, dated November 8, 2019
- Site Dimensional and Paving Plan by Manhard Consulting, dated November 6, 2019
- Zoning Compliance Table
- Proposed Building Elevations and Materials by AG Architecture, dated November 8, 2019
- Proposed Building Floorplans by AG Architecture, dated November 6, 2019
- Preliminary Plat of Subdivision by Manhard Consulting, dated November 6, 2019
- ALTA/NSPS Land Title Survey by Manhard Consulting, dated September 24, 2019
- Topographic Survey by Manhard Consulting, dated December 16, 2013
- Existing Site Photos
- Preliminary Site Plan Truck Turn and Fire Hydrant Coverage Exhibits by Manhard Consulting, dated November 6, 2019
- Preliminary Civil Engineering "Proposed Improvements for Canterfield Farm Senior Living" by Manhard Consulting, dated November 6, 2019



**Planning and Zoning
Development Application**

Date 11/6/19

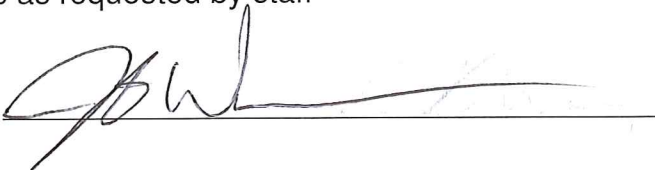
Subject Property Address <u>SW Corner of Angle Tarn Road and IL Route 31</u>		
Applicant Name <u>Nelson Construction and Development</u>	Address <u>218 6th Avenue, Suite 200, Des Moines, IA</u>	
Phone <u>515-720-6170</u>	Fax _____	Email <u>jacob@nelsonconstruct.com</u>
Owner Name <u>Haeger Industries</u>	Address <u>1107 S. Eighth Street, West Dundee, I</u>	
Phone _____	Fax _____	Email <u>craig_zachrich@msn.com</u>

Requested Action:

- Variation – Specify section of Code See Attached
- Rezoning – Current zoning of property _____ Proposed zoning _____
- Special Use – Specify proposed use Senior Citizen Housing and Retirement Homes
- 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 _____



**Planning and Zoning
Development Application**

Date 11/6/19

Subject Property Address <u>SW Corner of Angle Tarn Road and IL Route 31</u>		
Applicant Name <u>Nelson Construction and Development</u>	Address <u>218 6th Avenue, Suite 200, Des Moines, IA</u>	
Phone <u>515-720-6170</u>	Fax _____	Email <u>jacob@nelsonconstruct.com</u>
Owner Name <u>Haeger Industries</u>	Address <u>1107 S. Eighth Street, West Dundee, IL</u>	
Phone _____	Fax _____	Email <u>craig_zachrich@msn.com</u>

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- Variation – Specify section of Code See Attached
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Applicant's Signature _____

Owner's Signature  **MANAGING PARTNER**

"Note: HLC Partners approves the Manhard Site Plan and Engineering, dated 11-6-19. The Architectural documents will be reviewed on or before 11-8-19 and, if approved, a Signed Amended P & Z Submittal Application will be submitted on that date."

Fee Schedule

		Total Fee
Variation	\$250.00	
	\$300.00 (two or more requested variations)	\$300.00
Special Use	\$250.00	\$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)	\$250.00
Final Plat	\$50.00	
Annexation	\$2,400.00	

For office use only:			
Date Filed		Fees paid	
Hearing date		Publication date	
Notices mailed		Routed to staff	
Staff Meeting		Report prepared	



Nelson Construction and Development intends to develop a 126-unit senior housing campus comprised of Assisted Living and a secure Memory Care household on 9 acres in the Canterfield master plan community in West Dundee.

The heights of the buildings will vary with the grade but the commons will be one story with a partially exposed lower level, the Memory Care will be a one story structure. The Assisted Living wings are right now assumed to be three stories.

In consideration of the neighbors to the West, we intend to provide screening through a landscaping buffer. This will be accomplished through preservation of existing trees and installation of new evergreen trees. We are also creating an amenity feature in the NE corner that would include a gathering space and visual landmark which would also incorporate project identity and signage.

Exterior materials will exceed City requirements with the adoption of the Canterfield master plan design standards. The landscaping will also exceed minimum standards and provide beautifully manicured lawns, plantings, courtyards and water features to enhance the community. Traffic is low in these types of developments as the majority of our residents do not drive any longer. The site will be over-parked beyond the required minimums to avoid parking spilling into the streets of the adjacent community. Our residents are quiet folks who are typically life-long homeowners themselves, so they understand what it means to be good neighbors.

Most importantly, the development will be amenity-rich providing high levels of service to enrich the lives of seniors in West Dundee and the surrounding area.

A feasibility study shows a need for more quality options for senior care in this community, where convenience, care, and peace of mind come standard. The team at Nelson have developed seven similar communities throughout the Midwest, and are excited to work with HLC Partners and the Village of West Dundee to bring this vision to life.



- ONE-STORY
- TWO-STORY
- THREE-STORY
- PLUS LOWER LEVEL
- A MAIN ENTRANCE
- B RESIDENT PATIO
- C TRASH ENCLOSURE
- D MONUMENT SIGN
- E POND
- F MEMORY CARE COURTYARD
- G SHARED AMENITY PARK
- H TRAIL CONNECTION
- I EXISTING TRAIL





SITE PLAN REQUIREMENTS

PARKING LOT SCREENING: ALL OPEN, OFF-STREET PARKING AREAS CONTAINING FIVE (5) OR MORE PARKING SPACES SHALL BE EFFECTIVELY SCREENED ON EACH SIDE ADJOINING OR FRONTING ANY RESIDENTIAL PROPERTY OR ANY INSTITUTIONAL PROPERTY BY A WELL-MAINTAINED, SOLID WALL, FENCE, BERM OR A DENSELY PLANTED COMPACT EVERGREEN HEDGE NOT LESS THAN FIVE FEET (5') HIGH. HEDGES MUST HAVE SHRUBS PLANTED NOT MORE THAN TWO AND ONE-HALF FEET (2 1/2') CENTERLINE TO CENTERLINE.

PARKING AREAS INDICATED ON SITE PLAN ON THE WEST SIDE OF THE SITE ARE SCREENED ACCORDING TO THIS REQUIREMENT.

REQUIRED: SCREENING AS DESCRIBED ABOVE PROVIDED: 76 EVERGREEN SHRUBS, MATURE HEIGHT 5' TALL, PLANTED 2 1/2' O.C.

ADDITIONAL PARKING LOT SCREENING: ALL NON-RESIDENTIAL PARKING LOT SETBACK AREAS THAT ARE NOT SUBJECT TO THE SCREENING PROVISIONS OF SUBSECTION E OF THIS SECTION SHALL BE LANDSCAPED IN SUCH A MANNER AS NOT TO OBSTRUCT SIGHTLINES AND ACCORDING TO THE FOLLOWING LANDSCAPE SCHEDULE FOR EACH ONE HUNDRED (100) LINEAR FEET VISIBLE TO THE PUBLIC RIGHT OF WAY.

PARKING LOT SCREENING BY LF	
PLANT MATERIAL	SIZE
(2) APPROVED URBAN SHADE TREES	3" DIA
(2) SMALL ORNAMENTAL TREES	5'-6" HIGH
(3) EVERGREEN TREES	3'-4" HIGH
(6) SMALL SHRUBS	NO SIZE INDICATED

LF OF PARKING LOT TO BE SCREENED = 658 LF

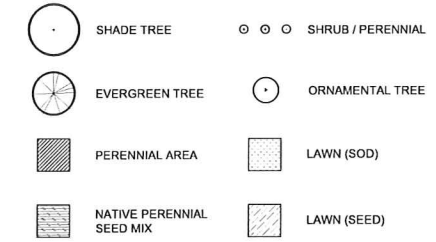
- REQUIRED PLANTINGS:**
- URBAN SHADE TREES = 14 (13.16)
 - SMALL ORNAMENTAL TREES = 14 (13.16)
 - EVERGREEN TREES = 20 (19.74)
 - SMALL SHRUBS = 40 (39.48)

- PROVIDED PLANTINGS:**
- URBAN SHADE TREES = 27
 - SMALL ORNAMENTAL TREES = 24
 - EVERGREEN TREES = 20
 - SMALL SHRUBS = 297

LANDSCAPE BUFFER: PROVIDE A 30' WIDE LANDSCAPE BUFFER ALONG WEST EDGE OF PROPERTY

- PROVIDED BUFFER PLANTINGS:**
- URBAN SHADE TREES = 6
 - SMALL ORNAMENTAL TREES = 14
 - EVERGREEN TREES = 16

PLANTING SYMBOLS



PLANTING NOTES

- AREAS TO BE SEEDED SHALL BE GRADED PROPERLY, THEN THE AREA SHALL BE THOROUGHLY TILLED TO A DEPTH OF AT LEAST 3" INCHES BY DISCING, HARROWING, OR OTHER APPROVED METHODS UNTIL THE CONDITION OF THE SOIL IS ACCEPTABLE. FERTILIZER SHALL BE DISTRIBUTED UNIFORMLY AT THE RATE OF FOUR HUNDRED (400) POUNDS PER ACRE AND SHALL BE INCORPORATED INTO THE SOIL TO A DEPTH OF AT LEAST THREE INCHES (3") BY DISCING, HARROWING, OR OTHER APPROVED METHODS.
- CONTRACTOR TO SEED ALL DISTURBED AREAS UNLESS NOTED OTHERWISE. SEED MIXTURE SHALL BE A CERTIFIED SEED MIX CONSISTING OF THIRTY PERCENT (30%) KENTUCKY BLUEGRASS, THIRTY PERCENT (30%) DAWSON CREEPING RED FESCUE, THIRTY PERCENT (30%) "FULTS" PUCCINELLISA DISTANS, AND TEN (10%) PENNFINE PERENNIAL RYE GRASS. HYDROSEED SEED MIXTURE AT A MINIMUM RATE OF ONE HUNDRED EIGHTY (180) POUNDS PER ACRE.
- AREAS TO BE SODDED SHALL BE GRADED SMOOTH AND TOPPED WITH AT LEAST FOUR INCHES (4") OF PLANTING SOIL AFTER COMPACTING AND REMOVAL OF DEBRIS. THESE AREAS SHALL BE SODDED IN ACCORDANCE WITH SECTION 644 OF THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION".
- INSTALL 6" DIA MULCH RINGS AT ALL PROPOSED TREES WITHIN LAWN AREAS
- CONTRACTOR SHALL LOCATE AND VERIFY ALL EXISTING UTILITY LINES PRIOR TO PLANTING AND SHALL REPORT ANY CONFLICTS TO THE LANDSCAPE ARCHITECT.
- CONTRACTOR SHALL COORDINATE LOCATION OF ALL UTILITIES (LINES, DUCTS, CONDUITS, SLEEVES, FOOTINGS, ETC.) WITH LOCATIONS OF PROPOSED LANDSCAPE ELEMENTS (FOOTINGS, TREE ROOTBALLS, ETC.). CONTRACTOR SHALL REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT PRIOR TO CONTINUING WORK.
- ALL PLANT MATERIAL MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.S.N.S.) LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C. LARGER-SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO THE A.S.N.S.
- ANY PROPOSED SUBSTITUTIONS OF PLANT SPECIES SHALL BE MADE WITH PLANTS OF EQUIVALENT OVERALL FORM, HEIGHT, BRANCHING HABIT, FLOWER, LEAF, COLOR, FRUIT AND CULTURE, AND ONLY AFTER WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT.
- OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL TYPE, SIZE, AND/OR QUALITY.
- THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
- SPREAD 6" DEPTH OF ORGANIC COMPOST ACROSS ALL PLANTINGS BEDS AND ROTOTILL INTO EXISTING SOILS PRIOR TO PLANTING.
- APPLY PRE-EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING.
- ALL PLANT MATERIAL SHALL BE GUARANTEED TO BE IN A LIVE AND HEALTHY GROWING CONDITION FOR ONE FULL GROWING SEASON (ONE YEAR) AFTER FINAL PROJECT ACCEPTANCE OR SHALL BE REPLACED FREE OF CHARGE WITH THE SAME GRADE AND SPECIES.

RECEIVED BY THE
VILLAGE OF WEST DUNDEE
NOV 11 2019

MANHARD CONSULTING, LTD. ALL RIGHTS RESERVED

PROJ. NO.: SH
 PROJ. ASSOC.:
 DRAWN BY: PN
 DATE: 11-8-19
 SCALE: 1"=40'

SHEET
1 OF **1**
 19048

DATE
 REVISIONS

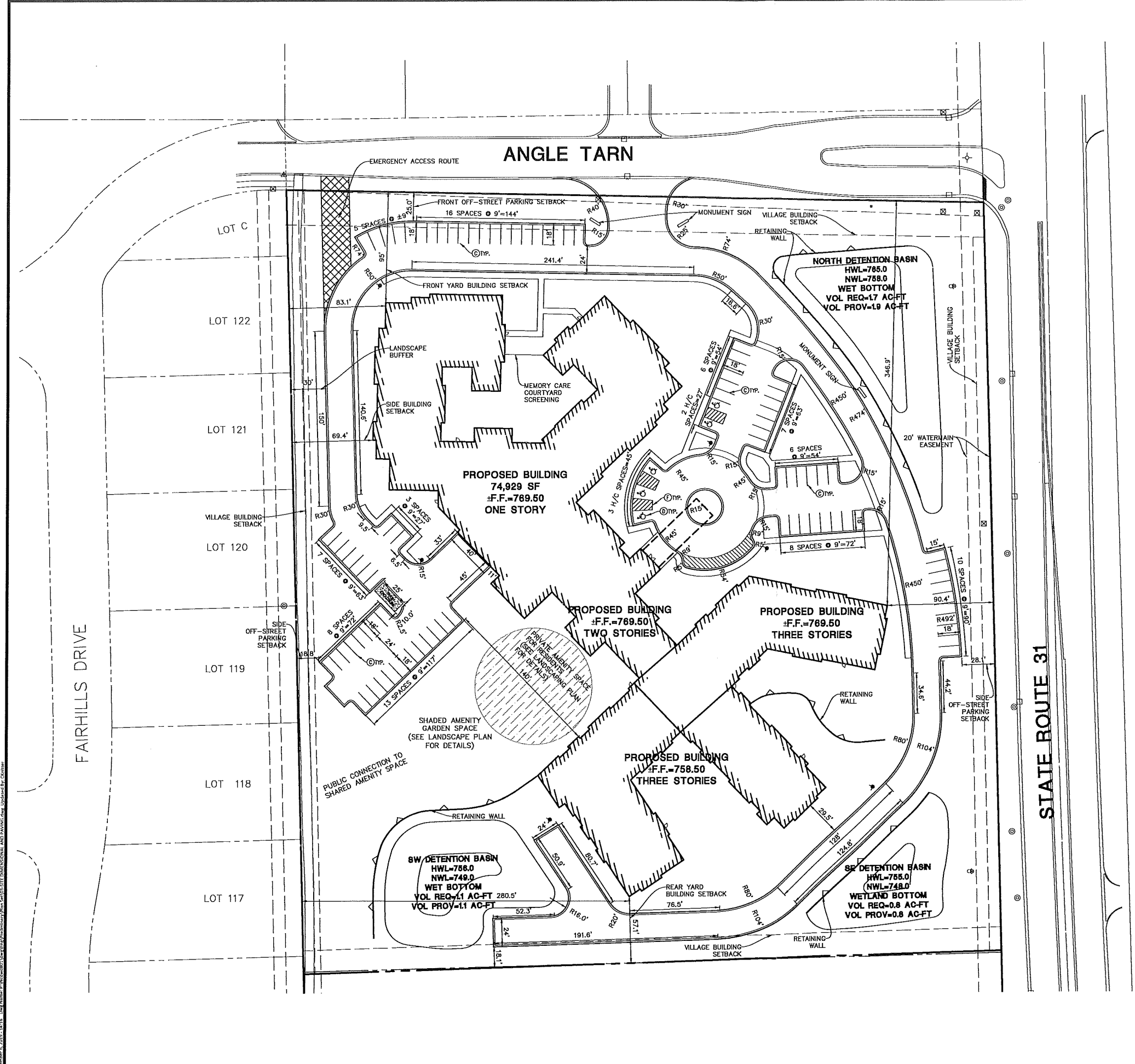
Manhard CONSULTING
 700 Springer Drive, Lombard, IL 60148 ph: 630.681.8500 fx: 630.681.8546 manhard.com
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

gcnus
 (landscape architect)
 325 E 5th Street
 Oak Brook, IL 60139

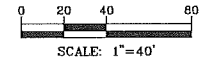
**CANTERFIELD FARM SENIOR LIVING
 VILLAGE OF WEST DUNDEE, ILLINOIS
 PLANTING PLAN**



Village Ordinance Criteria		Requirement	Preliminary Plan Design	Comments
10-5D-4: A - Lot Area	Area	15,000 sq ft	392,040 sq ft or 9 acres	
	Width	100' at front Building Line	598 ft	
10-5D-4: B - Building Setback	Front Yard	30 ft	95 FT MIN	Front Yard designated to be along Angle Tarn
	Rear Yard	20 ft	57 FT MIN	Rear Yard designated to be the Southern Property Line
	Side Yard	10 ft - Min. 25' combined	69 FT MIN	Side Yards designated to be along East and West Propoerty lines.
10-5D-4: C - Building Standards	Floor Area Ratio	Not to Exceed 1.3:1 ratio of floor area to lot size.	137,319/392,040 = 35%	
10-5D-4: D - Building Height		Not more than 40' or 3 stories (whichever is less). Variance can be applied for with a 44' max.	44 FT	A variance will be saught after in order to reach compliance with a height not to exceed 44'.
10-5D-5: C - Off-Street Parking Setbacks	Front Yard	10 ft	25 FT MIN	
	Side Yard	5 ft	18 FT MIN	
10-9-1-4: A - Parking Space Size	Standard Width	9 ft	9 ft	
	Standard Length	19 ft	19 ft	Includes 1' Overhang
	Handicap Width	12 ft	13.5 ft	27' combined for two spots
	Handicap Length	19 ft	19 ft	Includes 1' Overhang
10-9-1-4: B - Parking Aisle Width	Two-way traffic, 90 Degree Angle	24 ft	24 ft	
10-9-1-8: Parking Requirements per Zoning Designation	Nursing Home/Assisted Living	0.5 stalls per Assisted Living Unit, 1 stall per 3 beds for Memory Care, 1 Stall/1 Staff Member	94 total spaces (5 H/C) Provided	0.5 stalls/unit * 90 units = 45 stalls for Assisted Living, 1 stall/3beds *36 units = 13 Memory Care stalls and 30 Staff Stalls at 1 Stall/1 Staff Member



- SITE DIMENSIONAL AND PAVING NOTES:**
1. ALL DIMENSIONS ARE FACE OF CURB OR FACE OF BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 2. ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 3. ALL CURB RADI SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 4. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
 5. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE, CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 6. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 7. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
 8. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
 9. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 10. PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
 11. THE CONTRACTOR SHALL CONTACT J.U.L.I.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.



PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 6" SOLID WHITE
- (D) LETTERS AND SYMBOLS PAVEMENT MARKINGS
- (E) TRAFFIC FLOW DIRECTIONAL ARROWS
- (F) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (G) 4" YELLOW DIAGONAL AT 45° SPACED 3' O.C. W/ 4" YELLOW BORDER
- (H) 4" DOUBLE YELLOW AT 12" C-C
- (I) 4" WHITE (30' SKIP-10' DASH)
- (J) 6" WHITE (6' SKIP-2' DASH)

SIGN LEGEND

- (1) R1-1 STOP SIGN
- (2) R7-6 HANDICAP PARKING SIGN
- (3) FIRE LANE - NO PARKING SIGN
- (4) R5-1 DO NOT ENTER
- (5) R6-25 ONE WAY
- (6) R3-5 VAN PARKING ONLY

SITE DATA

SITE AREA	392,040 S.F. (9.00 ACRES)
PARKING REQUIRED	88 SPACES
PARKING PROVIDED	94 SPACES (TOTAL)
HANDICAP PROVIDED	5 SPACES
PARKING RATIO	1.23 SPACES/1000 S.F.
BUILDING AREA	76,214 S.F. = 19.4% OF SITE
PAYMENT AREA	71,075 S.F. = 18.1% OF SITE
SIDEWALK AREA	7,732 S.F. = 1.97% OF SITE
LANDSCAPE AREA	201,611 S.F. = 51.4% OF SITE
DETENTION AREA	35,408 S.F. = 9.03% OF SITE
EXISTING ZONING	B3
ASSISTED CARE UNITS	90 UNITS
MEMORY CARE UNITS	36 UNITS
TOTAL UNITS	126 UNITS

PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT**
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
8" AGGREGATE BASE COURSE, TYPE B
- HEAVY DUTY PAVEMENT**
1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50
3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50
12" AGGREGATE BASE COURSE, TYPE B
- CONCRETE PAVEMENT**
6" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 X 6 W1.4 W/F
4" COMPACTED AGGREGATE BASE, TYPE B
- CONCRETE SIDEWALK**
5" PORTLAND CEMENT CONCRETE
4" COMPACTED AGGREGATE BASE COURSE, TYPE B
- EMERGENCY FIRE ACCESS ROAD**

DRAWN BY: []
REVISED: []
DATE: []

Manhard CONSULTING

700 Springer Drive, Lombard, IL 60148 Ph: 630.891.8500 Fx: 630.891.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

genus
322 E 5th Street
Des Moines, Iowa 50309

**CANTERFIELD FARM SENIOR LIVING
VILLAGE OF WEST DUNDEE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN**

PROJ. NO.: JSP
PROJ. ASSOC.: CAK
DRAWN BY: K.E.
DATE: 11-6-19
SCALE: 1"=40'

SHEET
3 OF **8**
NCD.WD101

PENDING APPROVAL

November 6, 2019 - 11:16 AM - Sheet Name: P:\Manhard\2019\11-16-19\Site Dimensional and Paving Plan.dwg - Updated By: C. Miller

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VILLAGE OF WEST DUNDEE
NOV 11 2019

EXTERIOR ELEVATION
GENERAL NOTES

- A - THREE DIMENSIONAL ASPHALT SHINGLES
- B1 - BRICK
- ST - CULTURED STONE
- F1 - FIBER CEMENT SIDING
- F2 - FIBER CEMENT SIDING
- FP - FIBER CEMENT PANELS
- CS - CAST STONE
- M - STANDING SEAM METAL ROOF



EXTERIOR ELEVATION (TYPICAL)

1/8" = 1'-0" 3



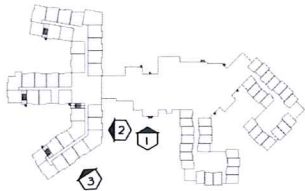
EXTERIOR ELEVATION (TYPICAL)

1/8" = 1'-0" 2



EXTERIOR ELEVATION (TYPICAL)

1/8" = 1'-0" 1



08 Nov 2019

Canterfield Farm
MATERIAL PALETTE
West Dundee, Illinois



**EXTERIOR ELEVATION
GENERAL NOTES**

- A - THREE DIMENSIONAL ASPHALT SHINGLES
- B1 - BRICK
- ST - CULTURED STONE
- F1 - FIBER CEMENT SIDING
- F2 - FIBER CEMENT SIDING
- FP - FIBER CEMENT PANELS
- CS - CAST STONE
- M - STANDING SEAM METAL ROOF



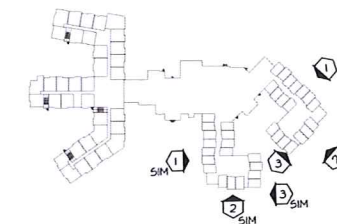
EXTERIOR ELEVATION (TYPICAL)
1/8" = 1'-0" 3



EXTERIOR ELEVATION (TYPICAL)
1/8" = 1'-0" 2



EXTERIOR ELEVATION (TYPICAL)
1/8" = 1'-0" 1

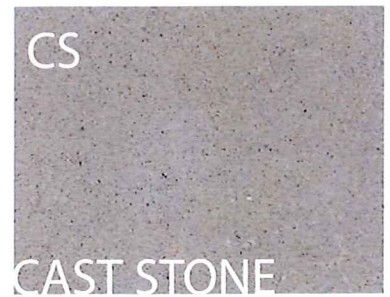
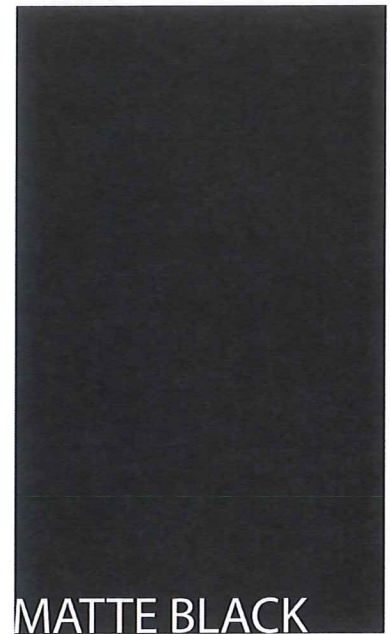
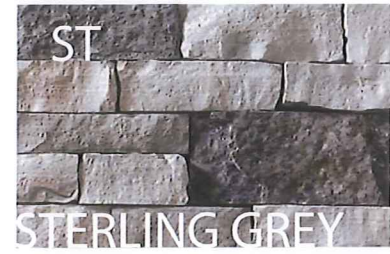


08 Nov 2019

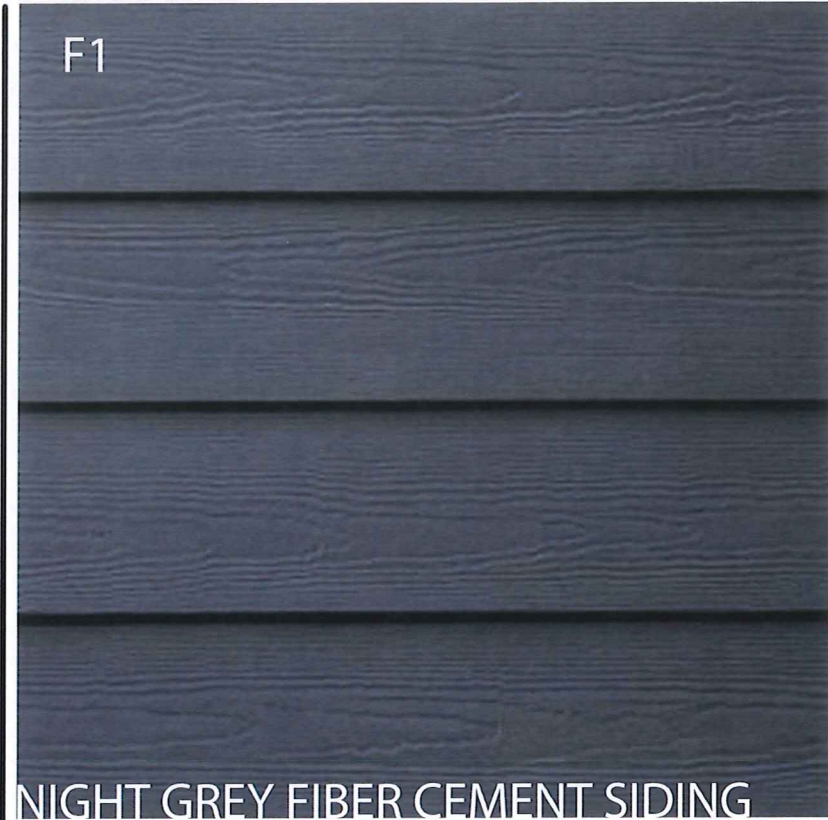
Canterfield Farm
MATERIAL PALETTE
West Dundee, Illinois



ACCENT



PRIMARY

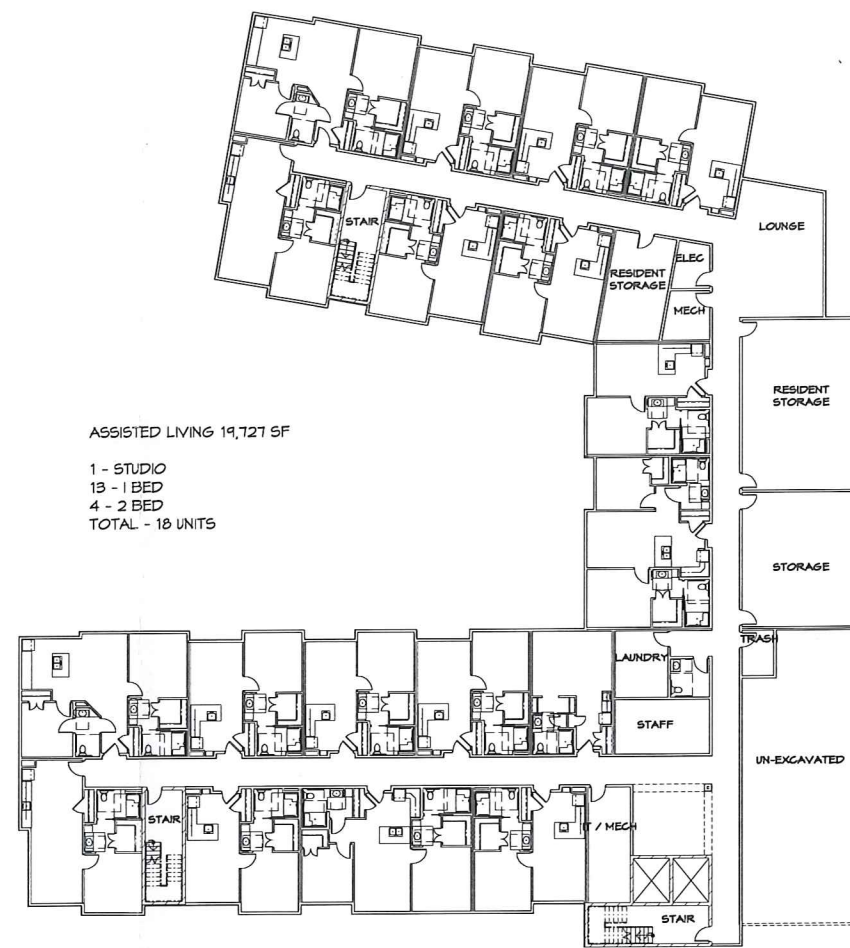


08 Nov 2019

Canterfield Farm
MATERIAL PALETTE
West Dundee, Illinois



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ASSISTED LIVING 19,727 SF
1 - STUDIO
13 - 1 BED
4 - 2 BED
TOTAL - 18 UNITS

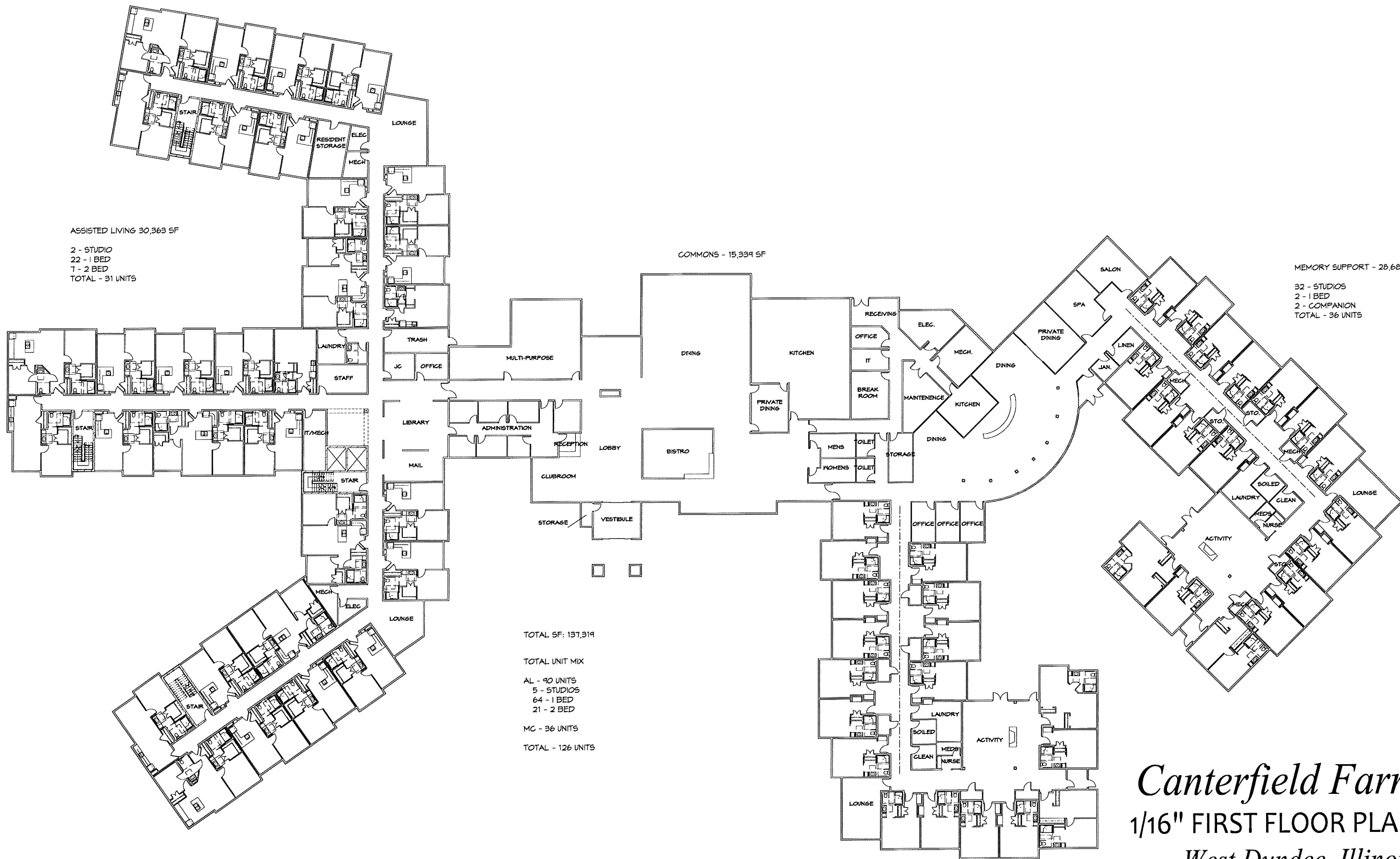
WEST DUNDEE, ILLINOIS
VILLAGE OF WEST DUNDEE
11/6/2019

11/6/2019



Canterfield Farm
1/16" LOWER LEVEL PLAN
West Dundee, Illinois

1434 UNDERWOOD AVE.
WADSWORTH, IL 60157
630.431.2131 TEL
630.431.2331 FAX
WWW.A&AARCH.COM
ARCHITECTURE
ENGINEERING
PLANNING



ASSISTED LIVING 30,363 SF

2 - STUDIO
 22 - 1 BED
 7 - 2 BED
 TOTAL - 31 UNITS

COMMONS - 15,839 SF

MEMORY SUPPORT - 26,683

32 - STUDIOS
 2 - 1 BED
 2 - COMPANION
 TOTAL - 36 UNITS

TOTAL SF: 137,314

TOTAL UNIT MIX

AL - 90 UNITS
 5 - STUDIOS
 64 - 1 BED
 21 - 2 BED

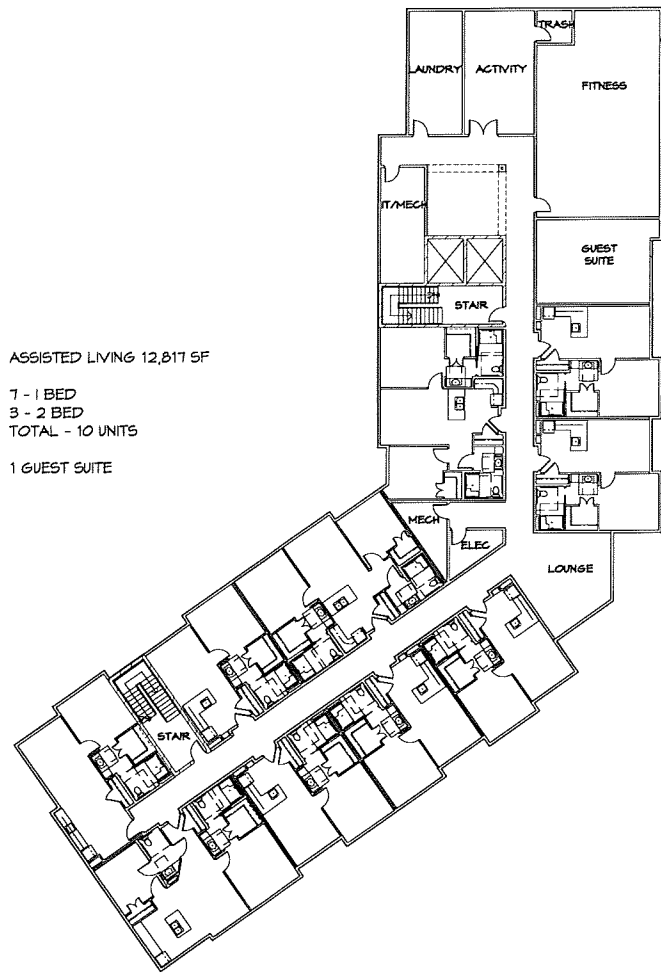
MC - 36 UNITS
 TOTAL - 126 UNITS

11/6/2019

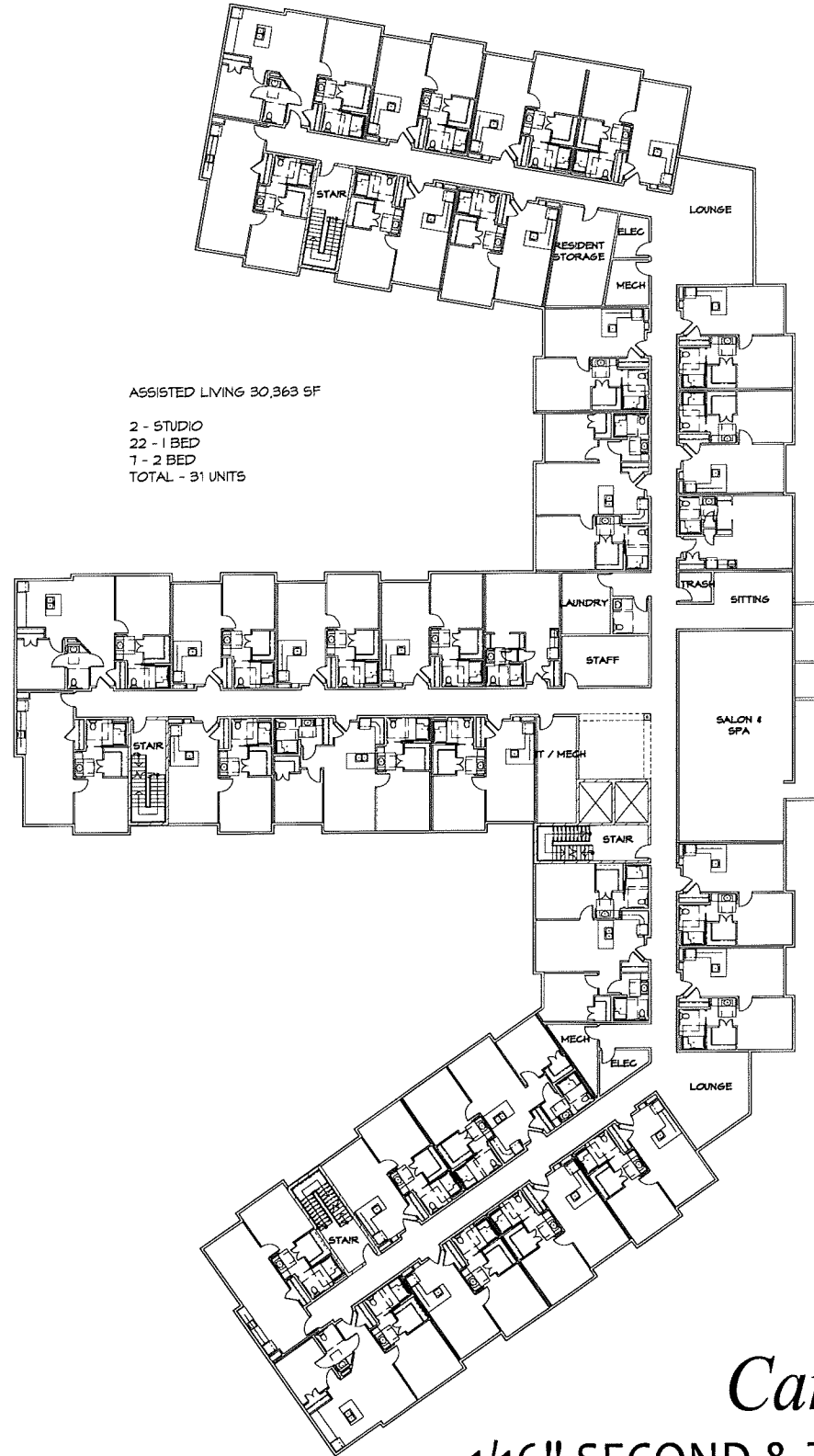


Canterfield Farm
 1/16" FIRST FLOOR PLAN
 West Dundee, Illinois

1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53212
 414.421.3131 TEL
 414.421.0221 FAX
 WWW.G2ARCH.COM



1/16" OVERALL THIRD FLOOR
 1/8" = 1'-0"



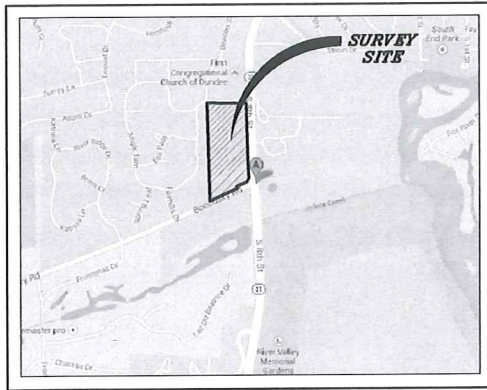
1/16" OVERALL SECOND FLOOR
 1/8" = 1'-0"

Canterfield Farm
 1/16" SECOND & THIRD FLOOR PLAN
West Dundee, Illinois

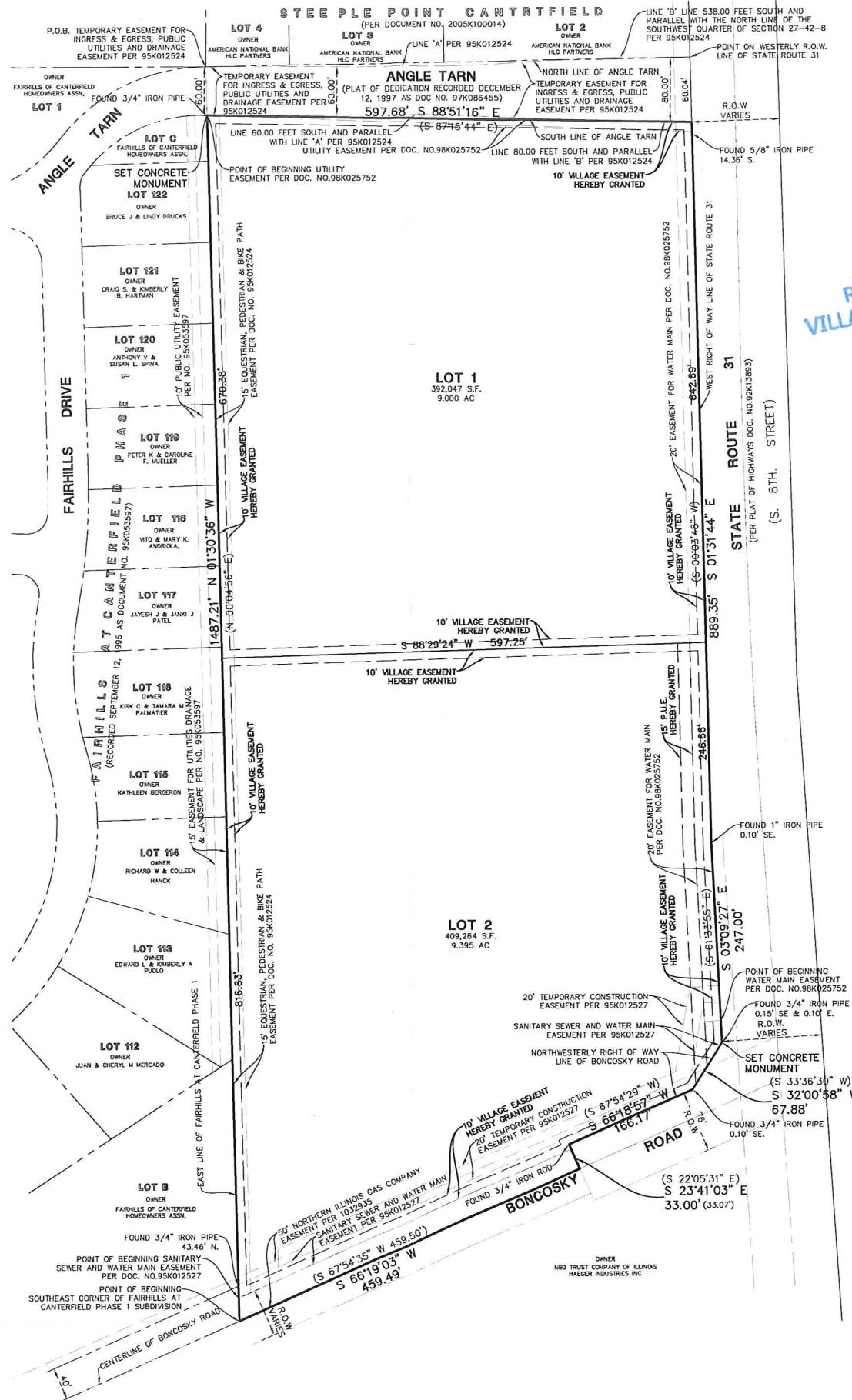
11/6/2019



1414 UNDERWOOD AVE.
 WAUWATOSA, WI 53213
 414.431.3131 TEL
 414.431.0521 FAX
 WWW.G2ARCH.COM



LOCATION MAP
(NOT TO SCALE)



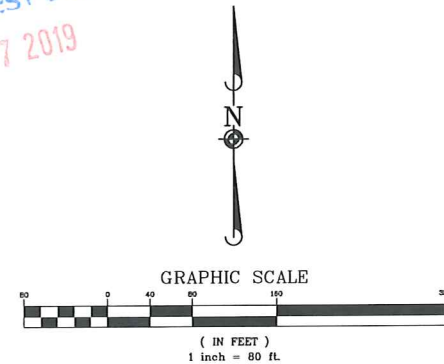
PRELIMINARY PLAT OF ROUTE 31 AND BONCOSKY ROAD SUBDIVISION

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUNDEE TOWNSHIP, KANE COUNTY, ILLINOIS.

OWNER/DEVELOPER

NELSON CONSTRUCTION AND DEVELOPMENT
218 6TH AVENUE, #200
DES MOINES, IA 50309

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VILLAGE OF WEST DUNDEE
NOV 07 2019



BASIS OF BEARINGS
BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (NAD 83), ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) UTILIZING THE TRIMBLE VRS NOW NETWORK.

PIN'S
03-27-300-029

SUBMITTED BY/RETURN TO:
VILLAGE OF WEST DUNDEE
102 SOUTH SECOND STREET
WEST DUNDEE, ILLINOIS 60118

EXISTING PROPERTY AREA
801,311 SQUARE FEET (18.396 ACRES)

PROPOSED PROPERTY AREA

LOT 1:	392,047 SQUARE FEET (9.000 ACRES)
LOT 2:	409,264 SQUARE FEET (9.396 ACRES)
TOTAL:	801,311 SQUARE FEET (18.396 ACRES)

SHEET INDEX

SHEET 1 OF 2:	OVERALL BOUNDARY AND LOTS
SHEET 2 OF 2:	CERTIFICATES, LEGAL DESCRIPTION AND SURVEYOR'S CERTIFICATES

SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF 2 LOTS AND IS PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF ROUTE 31 AND BONCOSKY ROAD SUBDIVISION.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (456.67') ARE RECORD OR DEED VALUES.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2021.

Manhard CONSULTING LTD.
Civil Engineers • Surveyors • Planners • Environmental Scientists • Landscape Architects • Planners

ROUTE 31 AND BONCOSKY ROAD SUBDIVISION
VILLAGE OF WEST DUNDEE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

DATE: _____
REVISIONS: _____

PROJ. NO.: _____
PROJ. ASSOC.: _____
DRAWN BY: LSM
DATE: 11/08/19
SCALE: 1"=80'

SHEET
1 OF 2
NCD.WD101

PRELIMINARY PLAT OF ROUTE 31 AND BONCOSKY ROAD SUBDIVISION

BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUNDEE TOWNSHIP, KANE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT NELSON CONSTRUCTION AND DEVELOPMENT IS THE LEGAL OWNER OF THE LAND DESCRIBED ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE ROUTE 31 AND BONCOSKY ROAD SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF THE FOLLOWING LOTS LIE.

LOT NUMBER(S) SCHOOL DISTRICT ALL COMMUNITY UNIT SCHOOL DISTRICT NO. 300

DATED THIS ___ DAY OF ___, A.D., 20__ BY: OWNER'S NAME AND ADDRESS PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF ___) COUNTY OF ___) I, ___ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ___ WHO IS PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY DID SIGN AND DELIVER THIS ANNEXED PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

NOTARY PUBLIC

MORTGAGEE CONSENT

THE UNDERSIGNED, AS MORTGAGEE, UNDER THE PROVISIONS OF CERTAIN MORTGAGE DATED ___ AND RECORDED IN THE RECORDER'S OFFICE OF ___ COUNTY, ILLINOIS, ON THIS ___ DAY OF ___, A.D., ___ AS DOCUMENT NUMBER ___, HEREBY CONSENTS TO THE SUBDIVISION STATED HEREIN.

BY: NAME: TITLE:

MORTGAGEE NOTARY PUBLIC

STATE OF ___))SS COUNTY OF ___) I, ___ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT ___ AND ___ OF NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/THEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

NOTARY PUBLIC

ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

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

ANTHONY J. QUIGLEY, P.E. REGION ONE ENGINEER DATE

ACCESS NOTES

- 1. THERE SHALL BE NO DIRECT VEHICULAR ACCESS TO IL STATE ROUTE 31 FROM LOTS 1 AND 2
2. ALL OTHER ACCESS SHALL BE VIA INTERNAL CIRCULATION.

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF KANE) APPROVED BY THE VILLAGE BOARD AT A MEETING HELD THIS ___ DAY OF ___, A.D., 20__ VILLAGE OF WEST DUNDEE, ILLINOIS BY: PRESIDENT OF VILLAGE BOARD OF TRUSTEES ATTEST: VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS))SS COUNTY OF KANE) I DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. DATED THIS ___ DAY OF ___, A.D., 20__ VILLAGE TREASURER

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF KANE) THIS IS TO CERTIFY THAT I, ___, VILLAGE ENGINEER FOR THE VILLAGE OF WEST DUNDEE, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT. DATED THIS ___ DAY OF ___, A.D., 20__ VILLAGE ENGINEER

PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF KANE) APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS AT A MEETING, HELD THIS ___ DAY OF ___, AD ___. SIGNED: CHAIRMAN SECRETARY ATTEST: SECRETARY

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF KANE) I, ___ COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE HEREON DRAWN PLAT. GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF KANE COUNTY, ILLINOIS, THIS ___ DAY OF ___, A.D. 20__ KANE COUNTY CLERK

UTILITY EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE COUNTY OF KANE (HEREINAFTER "THE GRANTEE"), AND TO ALL PUBLIC UTILITY AND OTHER COMPANIES OF ANY KIND OPERATING UNDER FRANCHISE GRANTING THEM RIGHTS FROM THE GRANTEE, INCLUDING, BUT NOT LIMITED TO THE FOLLOWING COMPANIES: AT & T, COMMONWEALTH EDISON COMPANY (COMED), NORTHERN ILLINOIS GAS COMPANY (NICOR), CABLE COMMUNICATION COMPANIES AND MUNICIPAL WATER AND SANITARY FACILITIES, AND TO THE SUCCESSORS AND ASSIGNS IN, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY DASHED LINES AND LABELED UTILITY EASEMENT ON THIS PLAT OF SUBDIVISION, OR WHERE OTHERWISE NOTED IN THE ABOVE LEGEND FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, INSPECTING, OPERATING, REPLACING, RENEWING, ALTERING, ENLARGING, REMOVING, REPAIRING, CLEANING AND MAINTAINING ABOVE GROUND OR BELOW GROUND ELECTRICAL, CABLE TELEVISION, COMMUNICATION, GAS, TELEPHONE OR OTHER UTILITY LINES AND APPURTENANCES, AND SUCH OTHER INSTALLATIONS AND SERVICE CONNECTIONS AS MAY BE REQUIRED TO FURNISH PUBLIC UTILITY SERVICES TO ADJACENT AREAS, AND SUCH APPURTENANCES AND ADDITIONS THERE TO AS THE GRANTEE MAY DEEM NECESSARY, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE REAL ESTATE PLATTED HEREON FOR THE NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SAID EASEMENTS, BUT THE PREMISES MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES AND RIGHTS. FENCES SHALL NOT BE ERRECTED UPON SAID EASEMENTS IN ANY WAY WHICH WILL RESTRICT THE USES HEREIN GRANTED EXCEPT WHERE SPECIFICALLY PERMITTED BY WRITTEN AUTHORITY FROM THE GRANTEE. THE RIGHT IS ALSO HEREBY GRANTED TO THE GRANTEE TO CUT DOWN, TRIM OR REMOVE ANY TREES, FENCES, SHRUBS OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SAID UTILITY INSTALLATION IN, ON, UPON, ACROSS, UNDER OR THROUGH SAID EASEMENTS. THE GRANTEE SHALL NOT BE RESPONSIBLE FOR REPLACEMENT OF ANY SUCH IMPROVEMENTS, FENCES, GARDENS, SHRUBS OR LANDSCAPING REMOVED DURING EXERCISE OF THE HEREIN GIVEN RIGHTS. REPLACEMENT OF ITEMS SO REMOVED SHALL BE THE RESPONSIBILITY OF THE THEN LOT OWNER.

VILLAGE EASEMENT (V.E.) PROVISIONS

AN PERMANENT NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBJECT PROPERTY AND OTHER PROPERTY WITH WATER SUPPLY, SANITARY SEWERS, STORMWATER DRAINAGE, STREET LIGHTING, SIDEWALK AND/OR BIKEPATHS AND OTHER PUBLIC UTILITIES IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WEST DUNDEE, IL AND ANY OTHER UTILITY OPERATING UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF WEST DUNDEE INCLUDING ANY AND ALL SUCCESSORS AND ASSIGNS, TO INSTALL, CONSTRUCT, OPERATE, MAINTAIN, RELOCATE, RENEW, REPLACE, INSPECT AND REMOVE FACILITIES AND ANY AND ALL APPURTENANCES USED IN CONNECTION WITH WATER MAINS, SEWERS, STORMWATER DRAINAGE, SIDEWALKS AND/OR BIKEPATHS, UNDERGROUND TRANSMISSION OF ELECTRICITY, AND OTHER PUBLIC UTILITIES IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THE PLAT WITH DASHED LINES AND MARKED "VILLAGE EASEMENT," "V.E.," "PUBLIC UTILITY EASEMENT," "P.U.E.," OR SIMILAR DESIGNATION AND THOSE PARTS DESIGNATED ON THE PLAT AS DEDICATED FOR PUBLIC STREETS, TOGETHER WITH THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY PLATTED HEREIN FOR ALL SUCH PURPOSES AND ACCESS FOR ANY AND ALL PURPOSES STATED HEREIN. ALL SIDEWALKS WITHIN THESE EASEMENTS SHALL BE FOR THE USE AND ENJOYMENT OF THE GENERAL PUBLIC, OBSTRUCTIONS AND ANY AND ALL INTERFERENCE OF USE OF GRANTEE'S FACILITIES OR IN, UPON, OR OVER THE PROPERTY WITHIN SAID EASEMENTS SHALL NOT OCCUR WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEE AND SUCH OBSTRUCTION OR INTERFERENCE SHALL BE REMOVED IMMEDIATELY UPON VILLAGE NOTIFICATION. SAID EASEMENTS MAY BE USED FOR LANDSCAPING, DRIVEWAYS, AND PARKING, HOWEVER, AFTER INSTALLATION OF ANY OF THE FACILITIES OF THE SAID GRANTEE, GRADE OF THE EASEMENT PROPERTY SHALL NOT BE ALTERED IN ANY MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

SURFACE WATER STATEMENT

STATE OF ILLINOIS))SS COUNTY OF DUPAGE) TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION. DATED THIS ___ DAY OF ___, 20__

JAMES J. FRAYN ILLINOIS REGISTERED PROFESSIONAL ENGINEER ILLINOIS REGISTRATION NUMBER 062-046376 LICENSE EXPIRES NOVEMBER 30, 2021

OWNER: ATTORNEY:

RECORDER CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF KANE) THIS INSTRUMENT NO. ___ WAS FILED FOR THE RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS ON THE DAY OF ___ AD 20__ AT ___ O'CLOCK ___ M., AND RECORDED IN PLAT ENVELOPE NO. ___ (COUNTY RECORDER)

PERMISSION TO RECORD

STATE OF ILLINOIS))SS COUNTY OF LAKE) I, JAMES D. BAKER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT. DATED THIS 6TH DAY OF NOVEMBER, 2019.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003648 LICENSE EXPIRES NOVEMBER 30, 2020

SURVEYORS CERTIFICATE

STATE OF ILLINOIS))SS COUNTY OF LAKE) THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION.

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. 97K086453); 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 38 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, 459.50 FEET TO THE POINT OF BEGINNING, IN DUNDEE TOWNSHIP, KANE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 18.396 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF WEST DUNDEE IN KANE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17089C0158H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN FROM THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS 6TH DAY OF NOVEMBER, A.D. 2019.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-003648 LICENSE EXPIRES NOVEMBER 30, 2020

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350-EXPIRES APRIL 30, 2021

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

DATE OF FIELD SURVEY: AUGUST 15, 2014 AND SEPTEMBER 24, 2019

Table with columns for DATE, REVISIONS, and DRAWN BY.

Manhard CONSULTING LTD. logo and contact information.

ROUTE 31 AND BONCOSKY ROAD SUBDIVISION VILLAGE OF WEST DUNDEE, ILLINOIS PRELIMINARY PLAT OF SUBDIVISION

Project information table including PROJ MGR, PROJ ASSOC, JOB, DRAWN BY, DATE, SCALE, SHEET 2 OF 2, and NCD.WD101.

TITLE NOTES

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 19NW701825WF WITH AN EFFECTIVE DATE OF AUGUST 8, 2019 HAS BEEN REVIEWED IN CONJUNCTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BENEFIT OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OR THEY ARE CONTAINED IN THE ABOVE TITLE COMMITMENT.

(EXCEPTION E 17) THE SURVEYED PROPERTY MAY BE SUBJECT TO EASEMENT IN FAVOR OF WESTERN UNITED GAS AND ELECTRIC COMPANY ITS SUCCESSORS AND ASSIGNS RECORDED APRIL 20, 1943 AS DOCUMENT 500747, AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(EXCEPTION G 19) THE SURVEYED PROPERTY IS NOT SUBJECT TO EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSOR AND ASSIGNS TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND, TOGETHER WITH RIGHT OF ACCESS TO SAID EQUIPMENT AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GAS MAIN EASEMENT RECORDED APRIL 27, 1973 AS DOCUMENT 1262097, ABOVE REFERENCED EASEMENT IS BEYOND THE LIMITS OF SURVEYED PROPERTY.

(EXCEPTION H 20) THE SURVEYED PROPERTY IS NOT SUBJECT TO A CONSENT FROM NORTHERN ILLINOIS GAS COMPANY NKA NICOR TO THE VILLAGE OF WEST DUNDEE RECORDED APRIL 30, 1998 AS DOCUMENT 98K035711. NOTE REFERS TO GAS MAIN EASEMENT RECORDED APRIL 27, 1973 AS DOCUMENT 1262097, REFER TO (EXCEPTION G 19) ABOVE.

(EXCEPTION I 21) THE SURVEYED PROPERTY IS SUBJECT TO A GRANT OF EASEMENT FOR SANITARY SEWER AND WATER MAIN EASEMENT RECORDED MARCH 10, 1995 AS DOCUMENT 95K012527 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(EXCEPTION R 22) THE SURVEYED PROPERTY IS SUBJECT TO A GRANT OF EASEMENT FOR INGRESS AND EGRESS, PUBLIC UTILITIES AND DRAINAGE EASEMENT RECORDED MARCH 10, 1995 AS DOCUMENT 95K012524 AND THE TERMS AND PROVISIONS CONTAINED THEREIN.

(EXCEPTION S 23) THE SURVEYED PROPERTY IS NOT SUBJECT TO AN UNDERGROUND STORM SEWER EASEMENT BETWEEN HBD BANK AS SUCCESSOR TRUSTEE TO HBD TRUST COMPANY OF ILLINOIS AS SUCCESSOR TRUSTEE TO FIRST NATIONAL BANK OF ELGIN AS TRUSTEE UNDER TRUSTEE AGREEMENT DATED MAY 24, 1954 AND KNOWN AS TRUST #811 AND RYLAND GROUP INC. A MARYLAND CORPORATION RECORDED MARCH 10, 1995 AS DOCUMENT 95K012526 AND THE TERMS AND PROVISIONS CONTAINED THEREIN. ABOVE REFERENCED EASEMENT IS LOCATED BEYOND THE SURVEYED PROPERTY LIMITS.

INDEX TO SCHEDULE B

EXCEPTION NUMBER	DOCUMENT NUMBER	DESCRIPTION	NOTATION
1	N/A	RIGHTS OR CLAIMS OF PARTIES IN POSSESSION	NOT PLOTTABLE
2	N/A	MATTERS DISCLOSED BY AN ACCURATE SURVEY	SHOWN ON SURVEY
3	N/A	EASEMENTS NOT SHOWN BY PUBLIC RECORDS	NOT PLOTTABLE
4	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NOT PLOTTABLE
5	N/A	TAKES OR SPECIAL ASSESSMENTS	NOT PLOTTABLE
6	N/A	REQUEST FOR A PROPERLY EXECUTED ALTA STATEMENT	NOT PLOTTABLE
7	N/A	NOTE REGARDING TITLE INSURANCE COVERAGE	NOT PLOTTABLE
8	N/A	PROPERTY TAXES FOR THE YEARS 2018 AND 2019	NOT PLOTTABLE
T-9	2010K051516	MORTGAGE	NOT REVIEWED
U-10	N/A	NOTE REGARDING MORTGAGE	NOT PLOTTABLE
O-11	N/A	NOTE REGARDING MECHANICS LIEN LAWS	NOT PLOTTABLE
P-12	N/A	ANY LIEN FOR SERVICES, LABOR OR MATERIAL	NOT PLOTTABLE
C-13	N/A	TERMS, POWERS, PROVISIONS AND LIMITATIONS OF THE TRUST	NOT REVIEWED
Q-14	N/A	NOTE FOR INFORMATION	NOT PLOTTABLE
D-15	N/A	REQUIREMENTS OF PLAT ACT (765 ILCS 205/1 ET SEQ.)	NOT PLOTTABLE
M-16	N/A	REQUIREMENTS OF THE TITLE COMPANY	NOT PLOTTABLE
E-17	500747	WESTERN UNITED GAS AND ELECTRIC COMPANY EASEMENT	NOTED/NOT PLOTTABLE
F-18	1032935	NORTHERN ILLINOIS GAS COMPANY EASEMENT	SHOWN ON SURVEY
G-19	1262097	NORTHERN ILLINOIS GAS COMPANY EASEMENT	NOTED
H-20	98K036711	NORTHERN ILLINOIS GAS COMPANY NOTE	NOTED/NOT PLOTTABLE
I-21	95K012527	SANITARY SEWER AND WATER MAIN AND TEMPORARY CONSTRUCTION EASEMENT	NOTED/SHOWN ON SURVEY
R-22	95K012524	TEMPORARY INGRESS & EGRESS, PUBLIC UTILITIES AND DRAINAGE EASEMENT	NOTED/SHOWN ON SURVEY
S-23	95K012526	STORM SEWER EASEMENT	NOTED
J-24	95K012524	EQUESTRIAN, PEDESTRIAN AND BIKE PATH EASEMENT	SHOWN ON SURVEY
K-25	98K025752	WATER MAIN EASEMENT	SHOWN ON SURVEY
A-26	N/A	RIGHT OF WAY FOR DRAINAGE TILES	NOT REVIEWED
N-27	N/A	REQUEST FOR ENDORSEMENT	NOT PLOTTABLE

SURVEY PREPARED FOR

NELSON CONSTRUCTION AND DEVELOPMENT

PROPERTY ADDRESS

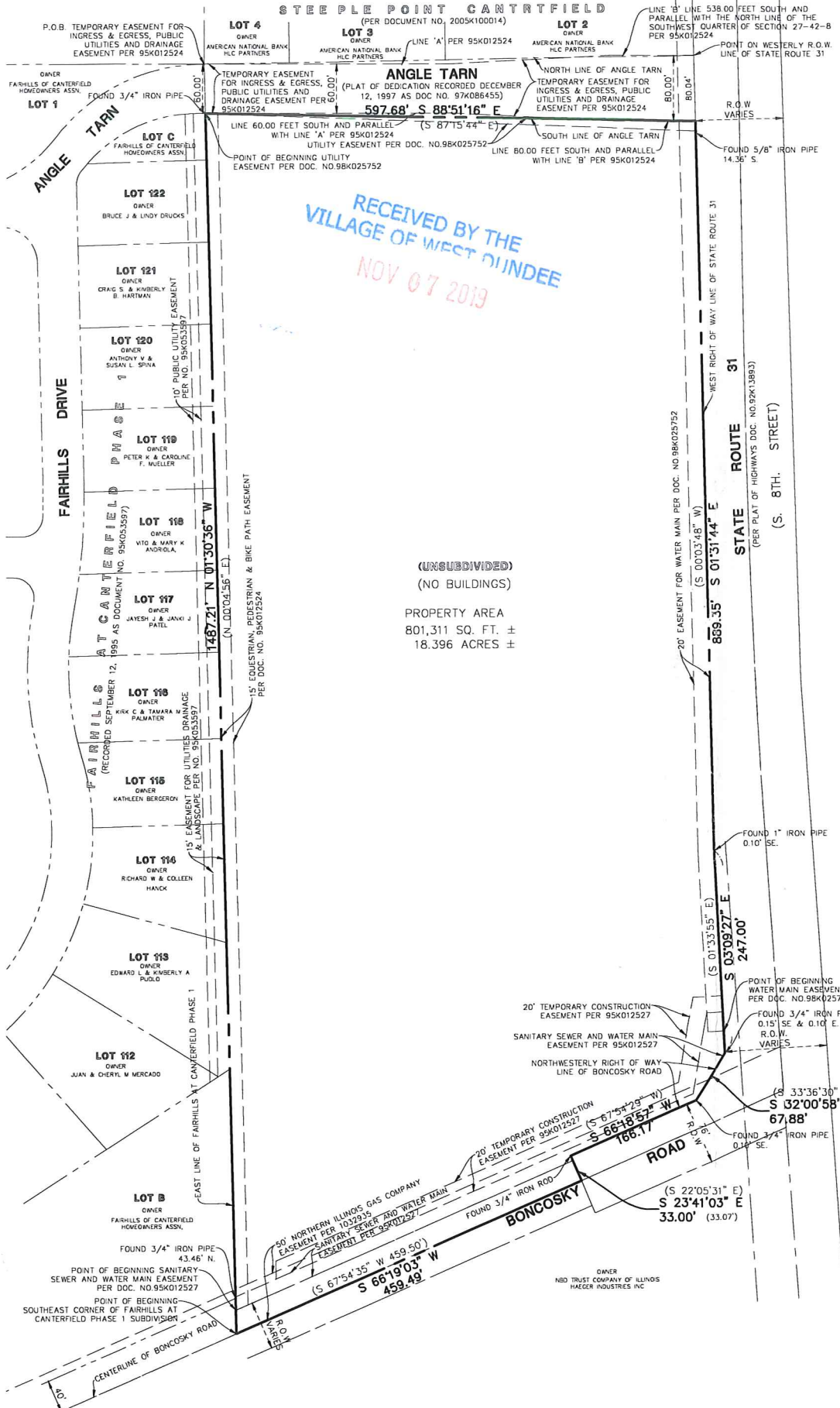
SOUTHWEST CORNER OF ILLINOIS ROUTE 31 AND ANGLE ROAD, WEST DUNDEE, ILLINOIS

SHEET INDEX

SHEET 1	LEGAL DESCRIPTION, OVERALL PROPERTY BOUNDARY & EASEMENTS, SURVEYOR'S NOTES & CERTIFICATION.
SHEET 2-4	SURFACE IMPROVEMENTS

ALTA/NSPS LAND TITLE SURVEY

STEEPLE POINT CANTERFIELD (PER DOCUMENT NO. 2005K100014)



RECEIVED BY THE VILLAGE OF WEST DUNDEE
NOV 07 2013

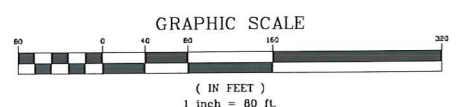
(UNSUBDIVIDED)
(NO BUILDINGS)
PROPERTY AREA
801,311 SQ. FT. ±
18.396 ACRES ±

PIN NO.

03-27-300-029

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 SOUTHWEST 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 AFORSAID, ACCORDING TO THE PLAT THEREOF RECORDED ON SEPTEMBER 12, 1995, AS DOCUMENT NO. 95K03597, (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 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, 459.50 FEET TO THE POINT OF BEGINNING, IN DUNDEE TOWNSHIP, KANE COUNTY, ILLINOIS.

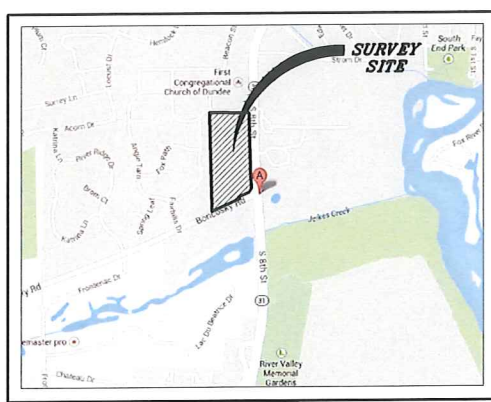


BASIS OF BEARINGS

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

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESES (458.67) ARE RECORD OR DEED VALUES, NOT FIELD MEASURED.
- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
- UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT 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.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
- UNDERGROUND UTILITIES INCLUDING, BUT NOT LIMITED TO, STORM AND SANITARY SEWERS, WATER MAINS, TELEPHONE AND ELECTRIC CABLES OR CONDUITS, GAS MAINS AND ALL SERVICE LINES SHOWN HEREON HAVE BEEN LOCATED BASED ON THE FOLLOWING: ACTUAL FIELD OBSERVATIONS AT AN OPEN MANHOLE. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THAT 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 CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
- 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, OR WHEN THE SITE WAS COVERED WITH SNOW, AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- 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 JULIE. AT 1-800-892-0123.
- THE SURVEYED PROPERTY IS AT THE INTERSECTION STATE ROUTE 31 (S. 8TH. STREET) AND BONCOSKY ROAD. (PERTAINS TO ITEM 14 OF TABLE 'A')



LOCATION MAP

(NOT TO SCALE)

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBERS 17089C015B8 WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AN AREA DESIGNATED AS ZONE X (UNSHADED), ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF LAKE } SS
CERTIFIED TO: NELSON DEVELOPMENT 1, LLC
AND: CHICAGO TITLE LAND TRUST COMPANY, SUCCESSOR TRUSTEE THE FIRST NATIONAL BANK OF ELGIN, ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED MAY 24, 1954 AND KNOWN AS TRUST NUMBER 811

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 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, 7(6), 8, 9, 13 AND 14 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON AUGUST 15, 2014 AND SEPTEMBER 24, 2019.

DATE THIS 7TH DAY OF OCTOBER, A.D., 2019.

J. D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
EMAIL ADDRESS: JBAKER@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2020



DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2021.

Manhard CONSULTING LTD. Environmental Scientists, Environmental Engineers, Professional Surveyors, Professional Engineers, Professional Geologists, Professional Planners, Professional Foresters, Professional Archeologists, Professional Historic Preservationists, Professional Landscape Architects, Professional Urban Planners, Professional Urban Designers, Professional Urban Engineers, Professional Urban Scientists, Professional Urban Technicians, Professional Urban Planners, Professional Urban Designers, Professional Urban Engineers, Professional Urban Scientists, Professional Urban Technicians, Professional Urban Planners, Professional Urban Designers, Professional Urban Engineers, Professional Urban Scientists, Professional Urban Technicians.

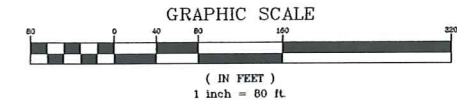
ROUTE 31 & BONCOSKY ROAD
WEST DUNDEE
ALTA/NSPS LAND TITLE SURVEY

PROJ. NSPL: 03
PROJ. ASSOC.: LSM
DRAWN BY: LSM
DATE: 09/24/19
SCALE: 1"=80'

SHEET 1 OF 4
NCD.WDLO1

TOPOGRAPHIC SURVEY

RECEIVED BY THE
VILLAGE OF WEST DUNDEE
NOV 07 2019



BASIS OF BEARINGS

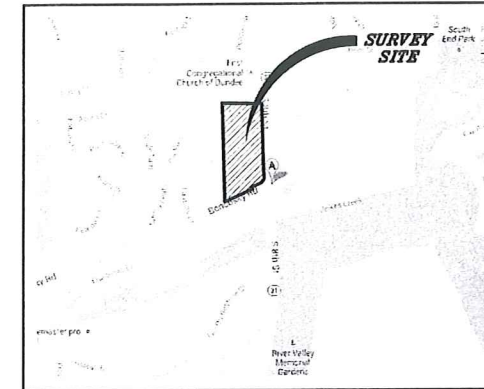
BEARINGS ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM OF 1983, EAST ZONE, ADJUSTED TO GROUND VALUES, AS ESTABLISHED BY REAL TIME KINEMATIC (RTK) GPS METHODS

SURVEYOR'S NOTES

1. COMPARE THIS PLAT, BENCHMARKS AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
2. 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.
3. 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.
4. 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.
5. MANHOLES, INLETS AND OTHER UTILITY RISERS 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.
6. 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.
7. 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 JULIE AT 1-800-892-0125.
8. 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.
9. 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.

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 CENTERFIELD 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 23 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.



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

Manhard CONSULTING LTD.
207 Westmore Parkway, Vernon Hills, IL 60061 | 847.434.9500 | manhard.com
Construction Management • Environmental Sciences • Landscaping • Architecture • Planning

ROUTE 31 & BONCOSKY ROAD
WEST DUNDEE
TOPOGRAPHIC SURVEY

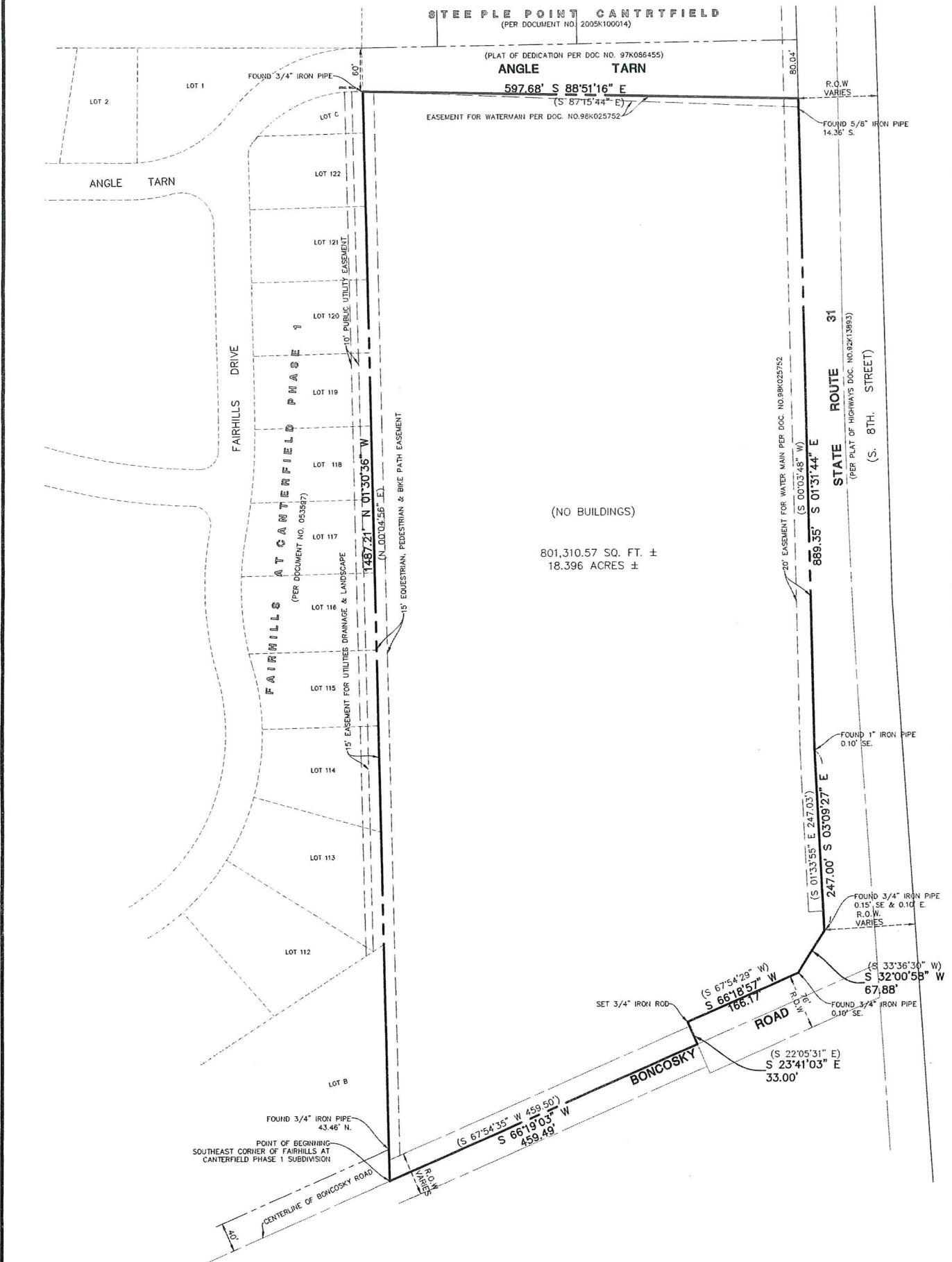
PROJ. NO.	JOB
PROJ. ASSOC.	PD
DRAWN BY	P.B.
DATE	12/16/13
SCALE	1"=30'
SHEET	
1 OF 4	
CPWD	130886

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.

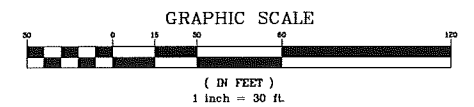
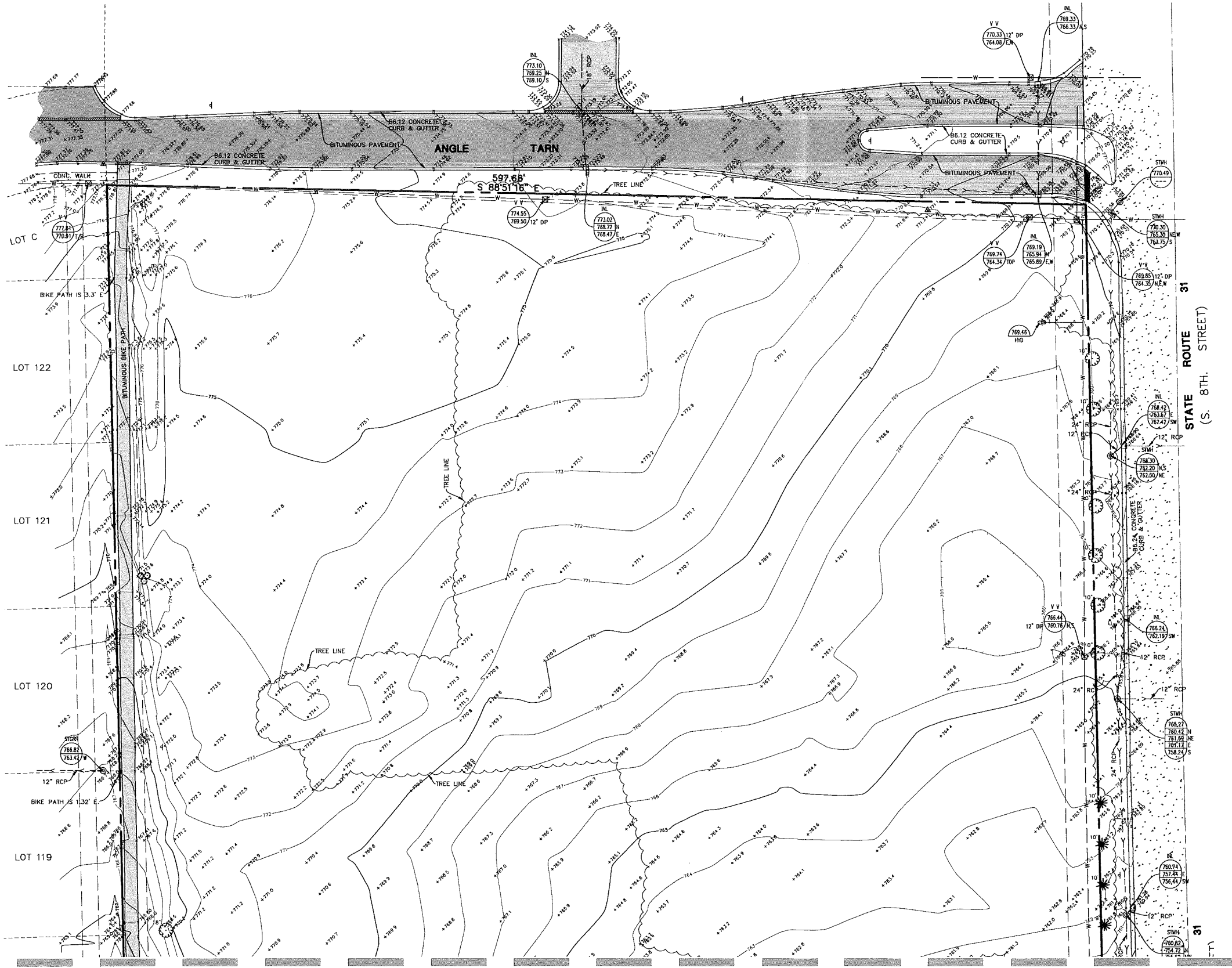
GIVEN UNDER MY HAND AND SEAL THIS 17TH DAY OF JANUARY, A.D., 2014.

James D. Baker
JAMES D. BAKER
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3648
LICENSE EXPIRES: NOVEMBER 30, 2014

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350
EXPIRES APRIL 30, 2015



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

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, SOUTHWEST SIDE OF BONCOSKY ROAD (EAST OF SIREN POLE)
 ELEVATION: 730.39 DATUM: NAVD88

SEE SHEET 3

Manhard CONSULTING LTD

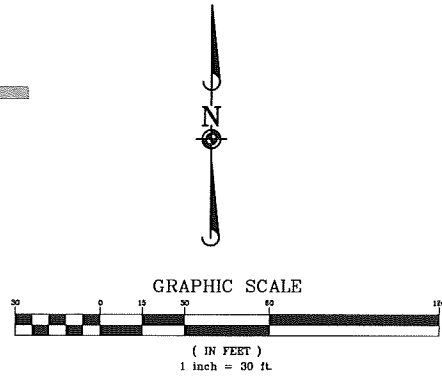
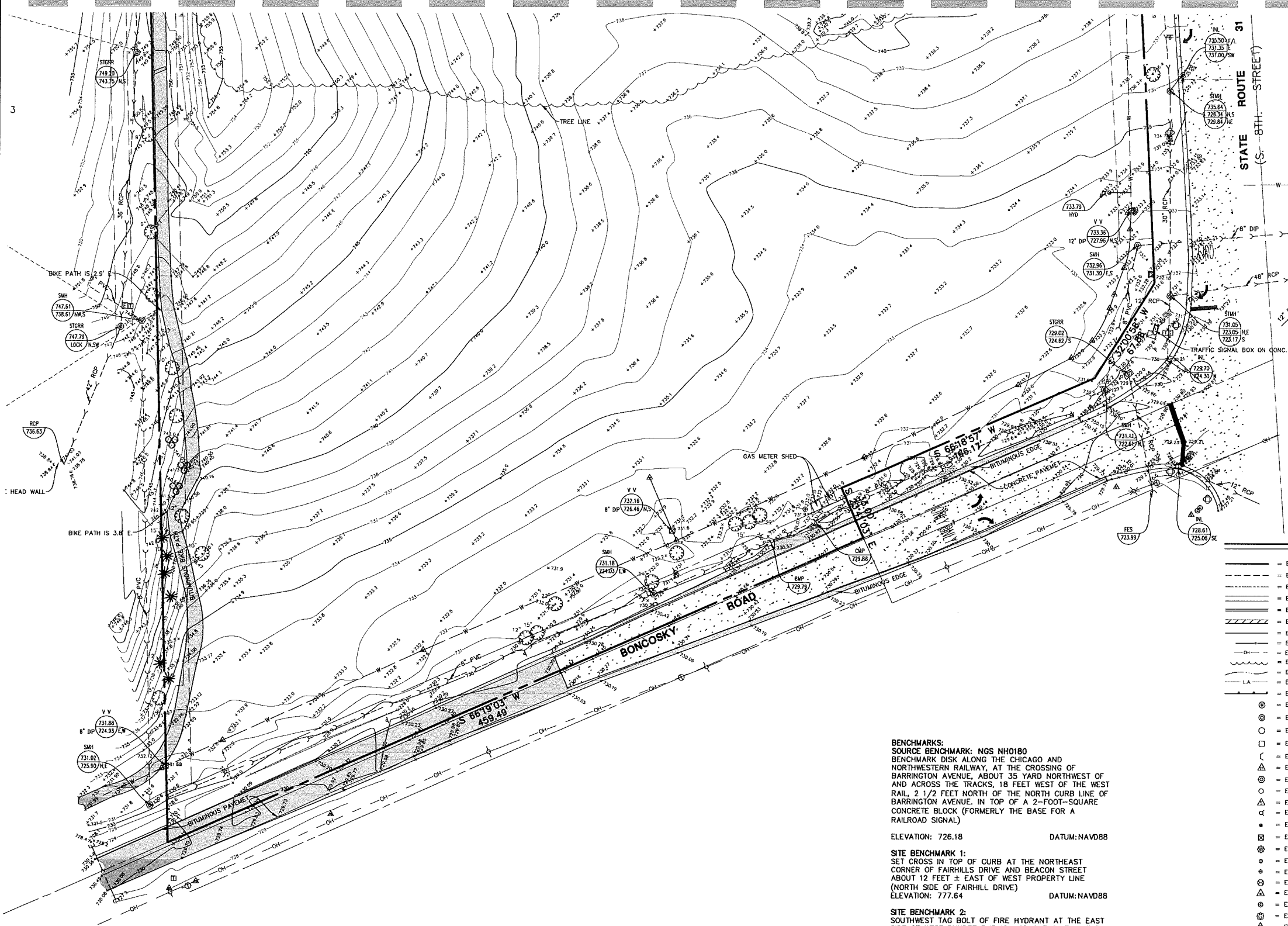
ROUTE 31 & BONCOSKY ROAD
WEST DUNDEE
TOPOGRAPHIC SURVEY

SHEET
2 OF **4**

CPCWD 130886

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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 ELEVATION: 726.18 DATUM: NAVD88

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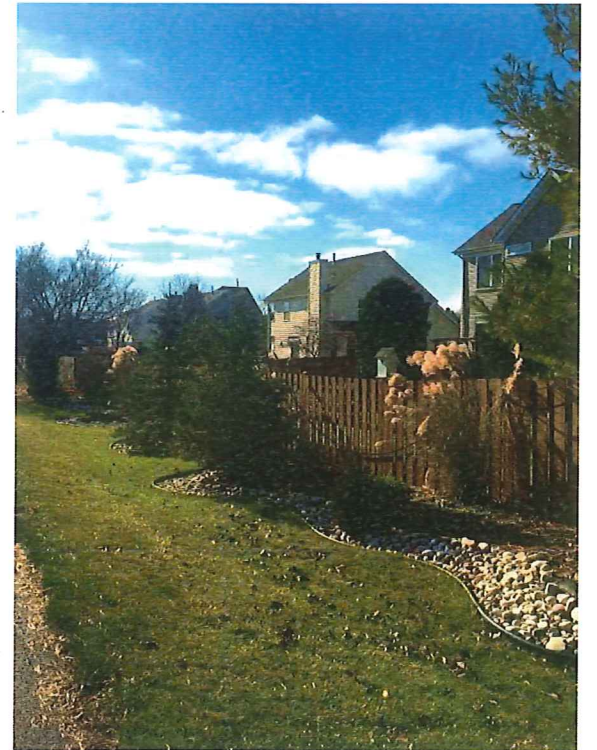
SITE BENCHMARK 3:
 FOUND MINI RAIL ROAD SPIKE IN NORTH SIDE OF SECOND POWER POLE WEST OF ROUTE 31, SOUTHSIDE OF BONCOSKY ROAD (EAST OF SIREN POLE)
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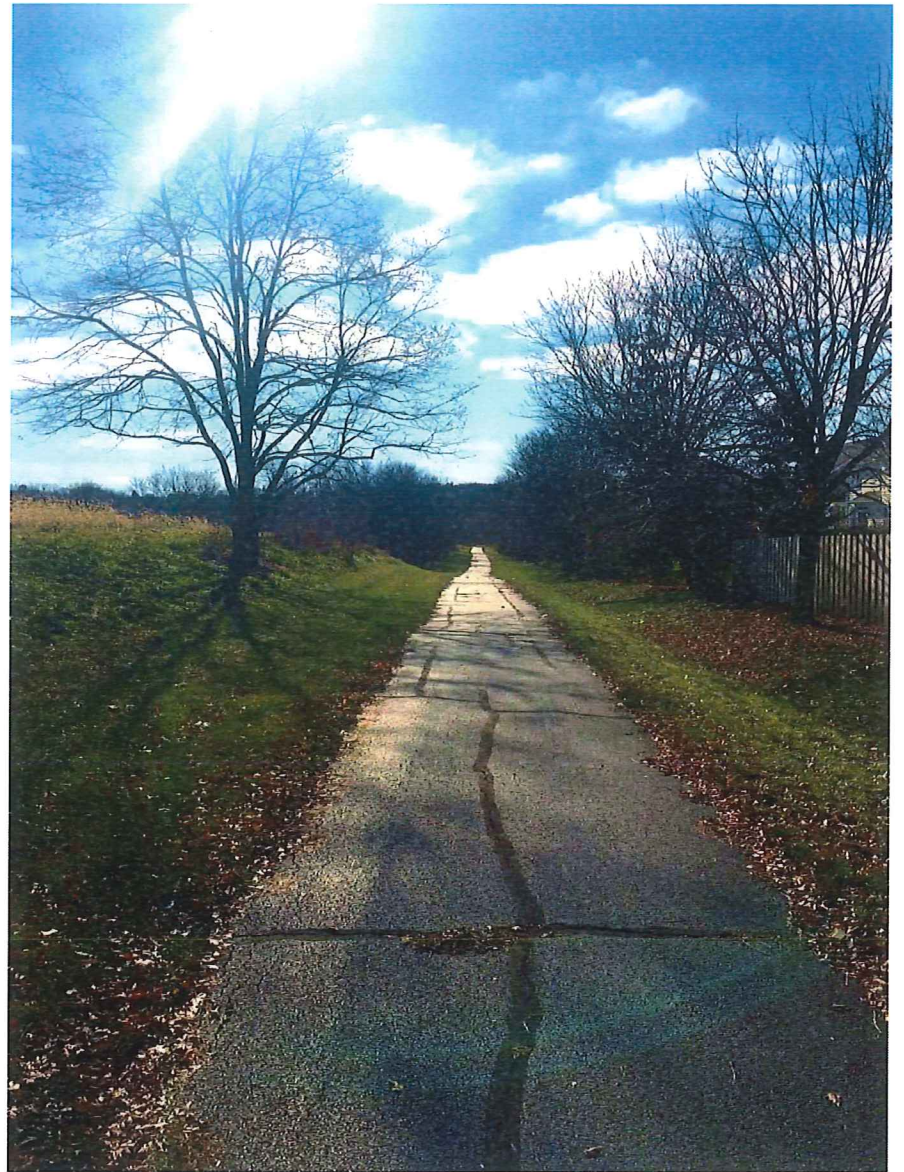
Manhard CONSULTING LTD. <small>MANHARD CONSULTING LTD. 1000 N. WILSON AVENUE, SUITE 100, WEST DUNDEE, ILLINOIS 60185 TEL: 630-286-1100 FAX: 630-286-1101 WWW.MANHARDCONSULTING.COM</small>	ROUTE 31 & BONCOSKY ROAD WEST DUNDEE TOPOGRAPHIC SURVEY
4 OF 4 SHEET CPCWD 130886	DATE: _____ DRAWN BY: PJD DATE: 12/16/13 SCALE: 1" = 30' SHEET 4 OF 4 CPCWD 130886



Existing Site Photos









Facing
Northwest



Facing
North



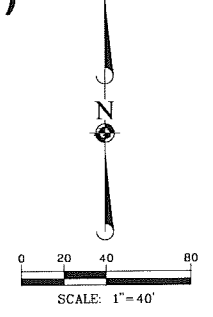
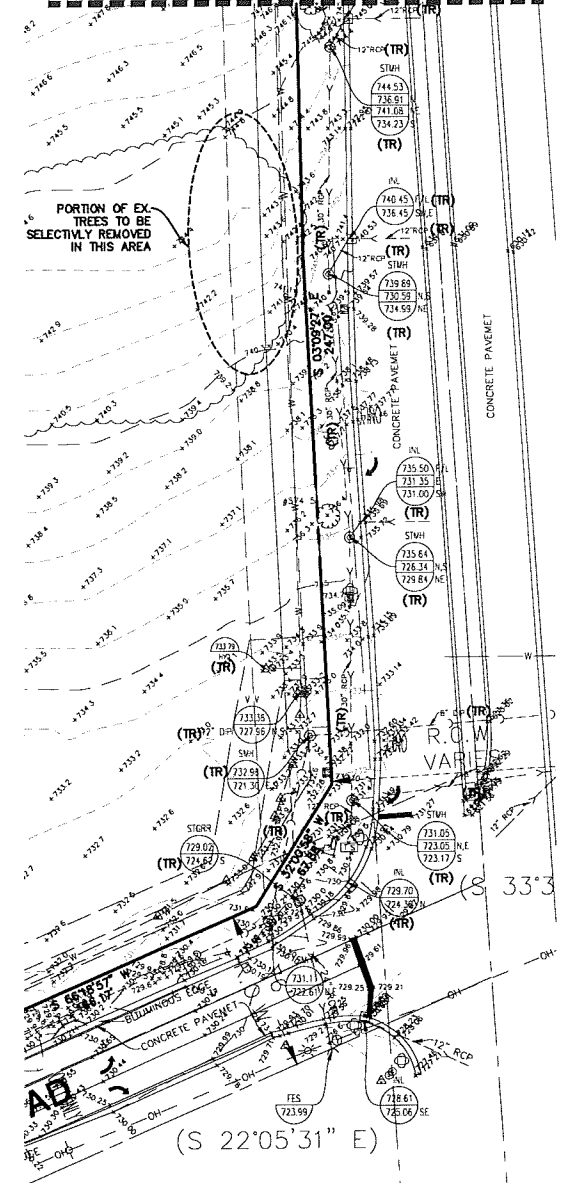
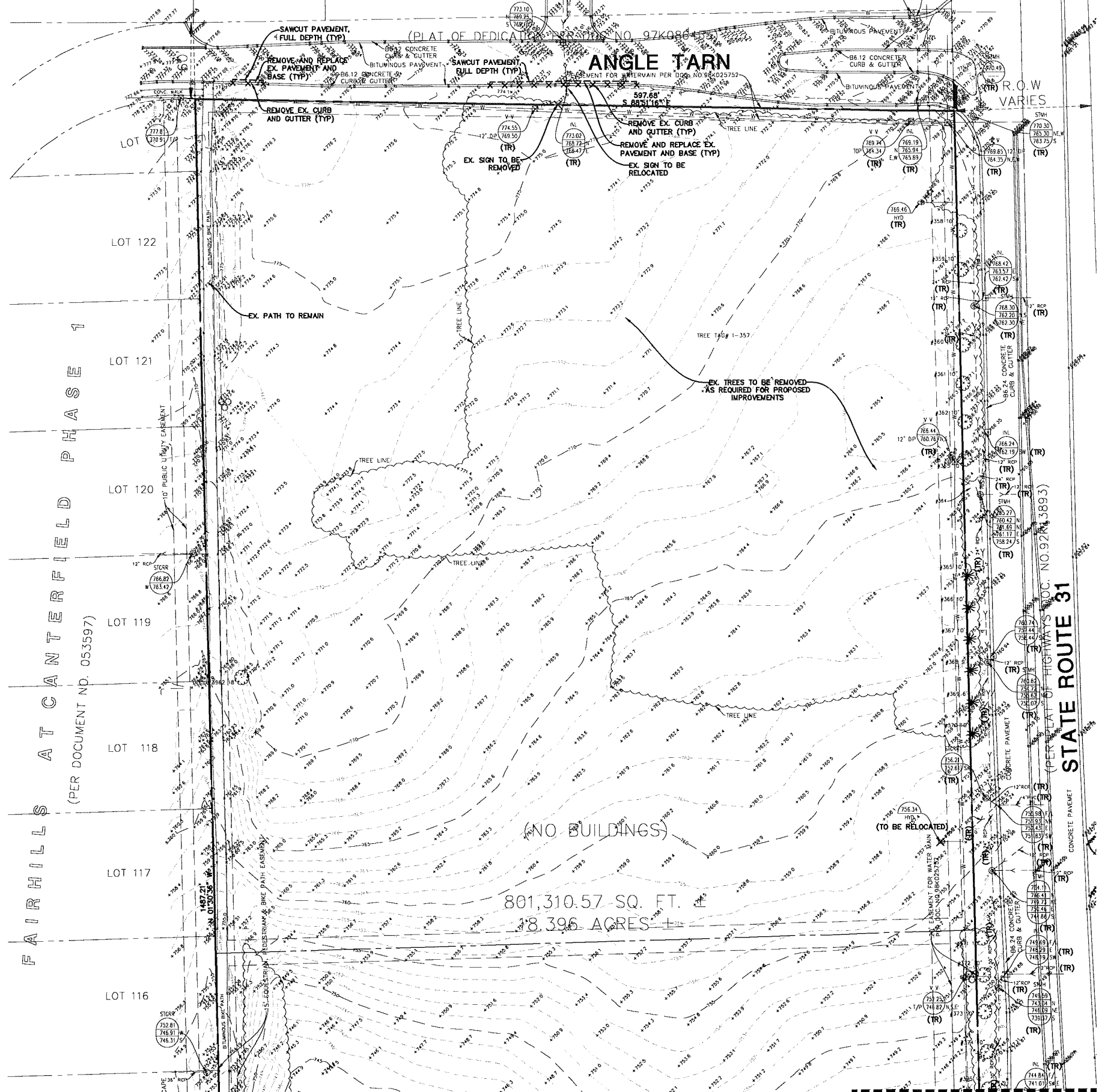
Facing
Southeast



Facing
South

STEEPLE POINT CANTERFIELD
(PER DOCUMENT NO. 2005K100014)

MATCHLINE (SEE BELOW LEFT)



- EXISTING CONDITIONS AND DEMOLITION NOTES:**
1. EXISTING CONDITIONS AND DEMOLITION PLAN REPRESENT SITE CONDITIONS AS OF JANUARY 17, 2014. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
 2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.
 3. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND DISPOSAL (IN A LOCATION APPROVED BY ALL JURISDICTIONAL GOVERNING ENTITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, ROAD, PARKING LOTS, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERGUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
 4. REFER TO SPECIFICATIONS SHEET FOR DEMOLITION NOTES.

DEMOLITION LEGEND	
	BITUMINOUS PAVEMENT AND BASE TO BE REMOVED
	CONCRETE PAVEMENT AND BASE TO BE REMOVED
	SAWCUT LINE
	FENCE, RETAINING WALL, RAILROAD TIES, POLES, CURB AND GUTTER, ETC. TO BE REMOVED
	UTILITY STRUCTURE TO BE REMOVED
	UTILITY LINE REMOVAL, FILL OR ABANDONMENT (REFER TO SPECIFICATIONS)
	TREE TO BE REMOVED
(TBR)	TO BE REMOVED
(TR)	TO REMAIN

MATCHLINE (SEE ABOVE RIGHT)

FAIRHILLS AT CANTERFIELD PHASE 1
(PER DOCUMENT NO. 053597)

(NO BUILDINGS)
801,310.57 SQ. FT.
18.396 ACRES

DATE	
NO.	
BY	
CHKD.	
APP.	
DATE	
NO.	
BY	
CHKD.	
APP.	

Manhard CONSULTING
700 Springer Drive, Lombard, IL 60148 Ph: 630.851.8500 Fx: 630.851.8585 manhard.com
Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers
Construction Managers | Environmental Scientists | Landscape Architects | Planners

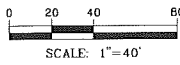
genus
325 E 5th Street
Des Moines, Iowa 50309

CANTERFIELD FARM SENIOR LIVING
VILLAGE OF WEST DUNDEE, ILLINOIS
EXISTING CONDITIONS AND DEMOLITION PLAN

PROJ. MGR.: JSP
PROJ. ASSOC.: CAX
DRAWN BY: K.R.
DATE: 11-6-19
SCALE: 1"=40'
SHEET
2 OF 8
NCD.WDLO1

PENDING APPROVAL

- SITE DIMENSIONAL AND PAVING NOTES:**
- ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
 - ALL PROPOSED CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.
 - ALL CURB RADII SHALL BE 3' MEASURED TO FACE OF CURB UNLESS NOTED OTHERWISE.
 - TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#6 BARS x 18" LONG DOWELED INTO EXISTING CURB.
 - BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
 - IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS TRUCK DOCK, RETAINING WALLS, SIDEWALKS, CURBING, FENCES, LANDSCAPES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
 - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
 - ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
 - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 - PROVIDE DEPRESSED CURB AND RAMP AT ALL HANDICAP ACCESSIBLE SIDEWALK AND PATH LOCATIONS PER FEDERAL AND STATE STANDARDS.
 - THE CONTRACTOR SHALL CONTACT J.U.L.L.E. (1-800-892-0123) PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.



PAVEMENT MARKING LEGEND

- (A) 24" WHITE STOP BAR
- (B) 4" YELLOW LINE
- (C) 6" SOLID WHITE
- (D) LETTERS AND SYMBOLS PAVEMENT MARKINGS
- (E) TRAFFIC FLOW DIRECTIONAL ARROWS
- (F) 4" YELLOW DIAGONAL AT 45° SPACED 2' O.C. W/ 4" YELLOW BORDER
- (G) 4" YELLOW DIAGONAL AT 45° SPACED 3' O.C. W/ 4" YELLOW BORDER
- (H) 4" DOUBLE YELLOW AT 12" C-C
- (I) 4" WHITE (30' SKIP-10' DASH)
- (J) 6" WHITE (6' SKIP-2' DASH)

SIGN LEGEND

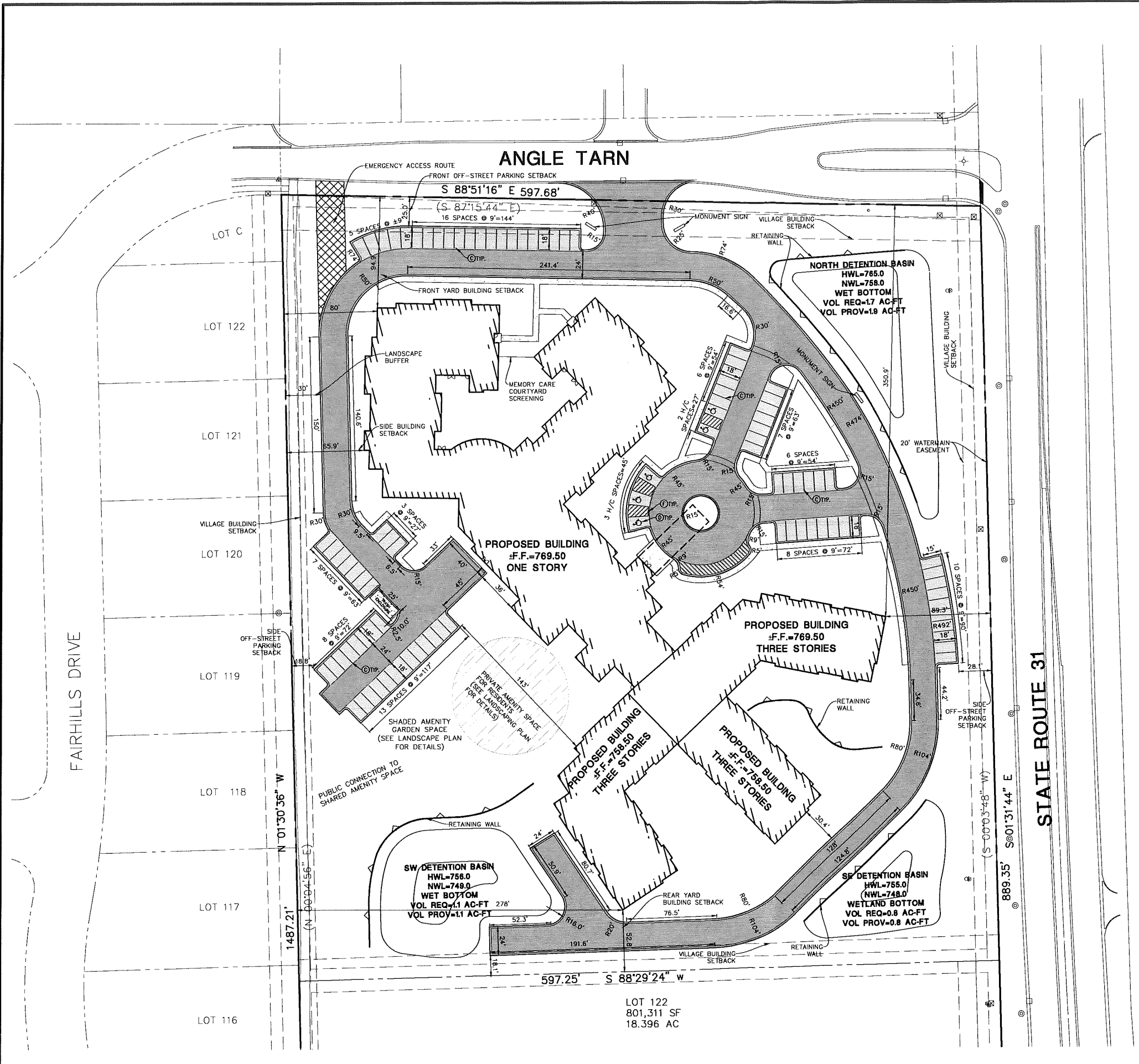
- (1) R1-1 STOP SIGN
- (2) R7-B HANDICAP PARKING SIGN
- (3) FIRE LANE - NO PARKING SIGN
- (4) R5-1 DO NOT ENTER
- (5) R6-25 ONE WAY
- (6) R3-5 VAN PARKING ONLY

SITE DATA

SITE AREA	392,040 S.F. (9.00 ACRES)
PARKING REQUIRED	88 SPACES
PARKING PROVIDED	94 SPACES (TOTAL)
HANDICAP PROVIDED	5 SPACES
PARKING RATIO	1.23 SPACES/1000 S.F.
BUILDING AREA	74,554 S.F. = 19.0% OF SITE
PAVEMENT AREA	71,075 S.F. = 18.1% OF SITE
SIDEWALK AREA	7,732 S.F. = 1.97% OF SITE
LANDSCAPE AREA	203,271 S.F. = 51.8% OF SITE
DETENTION AREA	35,408 S.F. = 9.03% OF SITE
EXISTING ZONING	B3
ASSISTED CARE UNITS	90 UNITS
MEMORY CARE UNITS	36 UNITS
TOTAL UNITS	126 UNITS

PAVEMENT LEGEND

- STANDARD DUTY PAVEMENT**
 - 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, NSD
 - 2 1/4" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, NSD
 - 8" AGGREGATE BASE COURSE, TYPE B
- HEAVY DUTY PAVEMENT**
 - 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, NSD
 - 3" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, NSD
 - 12" AGGREGATE BASE COURSE, TYPE B
- CONCRETE PAVEMENT**
 - 8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF
 - 4" COMPACTED AGGREGATE BASE, TYPE B
- CONCRETE SIDEWALK**
 - 5" PORTLAND CEMENT CONCRETE
 - 4" COMPACTED AGGREGATE BASE COURSE, TYPE B
- EMERGENCY FIRE ACCESS ROAD**



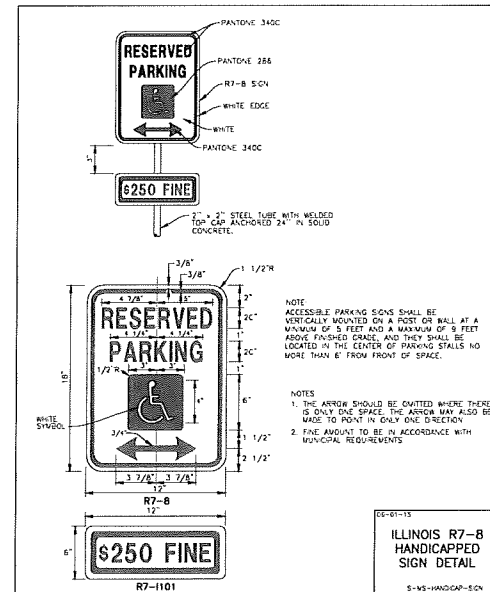
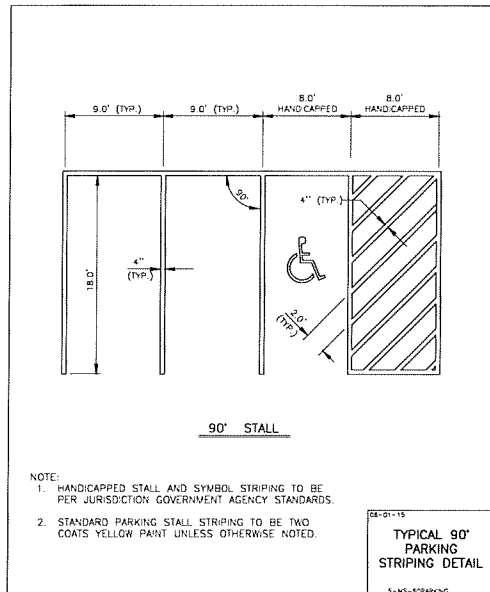
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VILLAGE OF WEST DUNDEE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN

PROJ. MGR.: JSP
 PROJ. ASSOC.: CAK
 DRAWN BY: KJE
 DATE: 11-6-19
 SCALE: 1"=40'
 SHEET
3 OF **8**
 NCD.WDIL01

PENDING APPROVAL

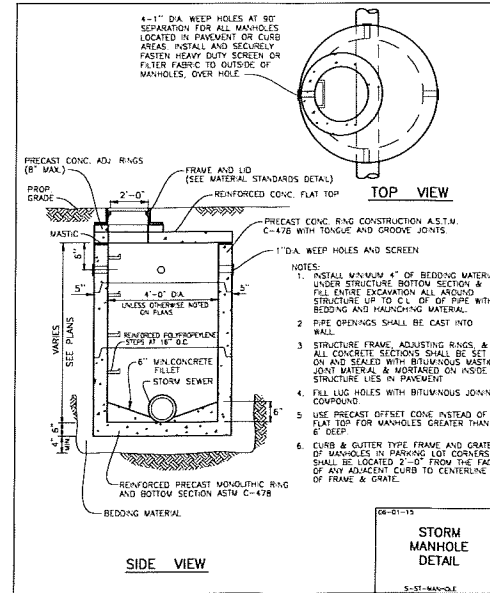
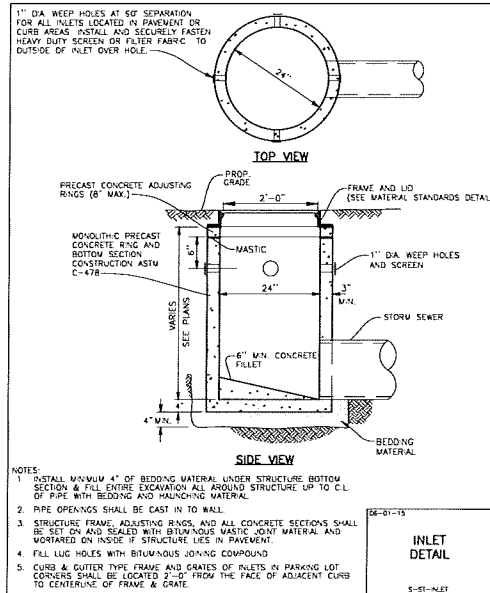
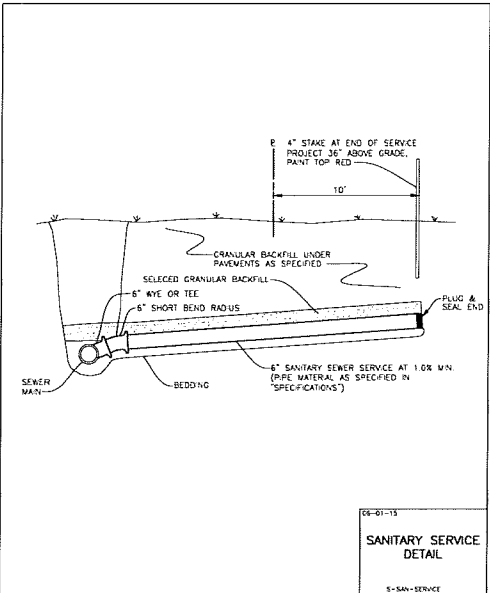
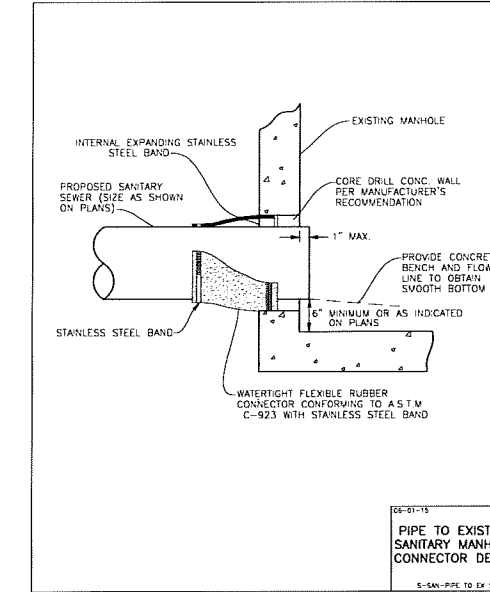
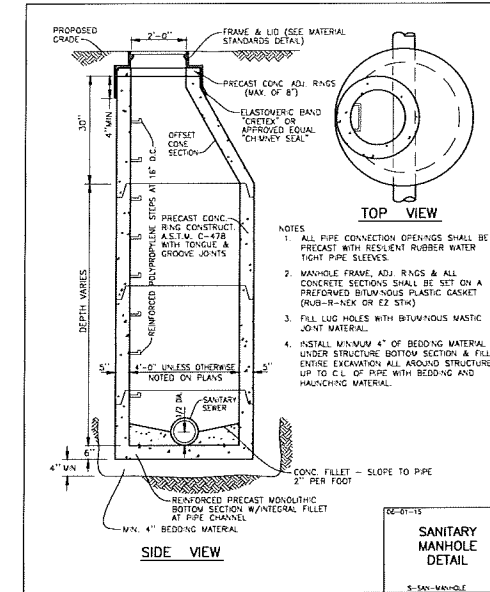
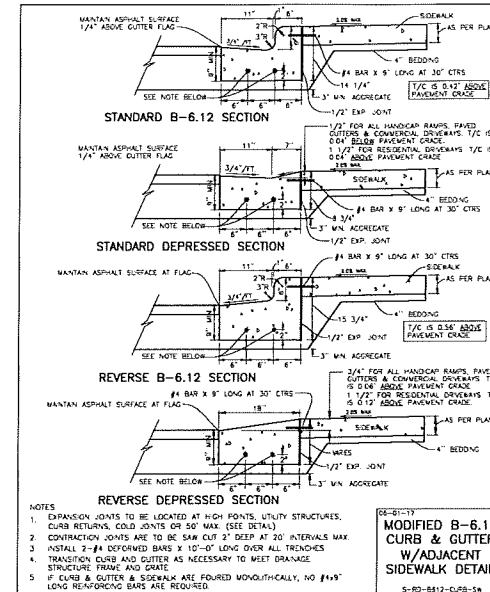
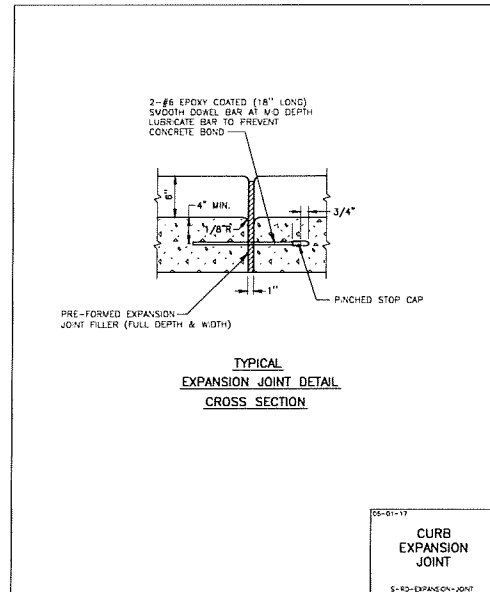
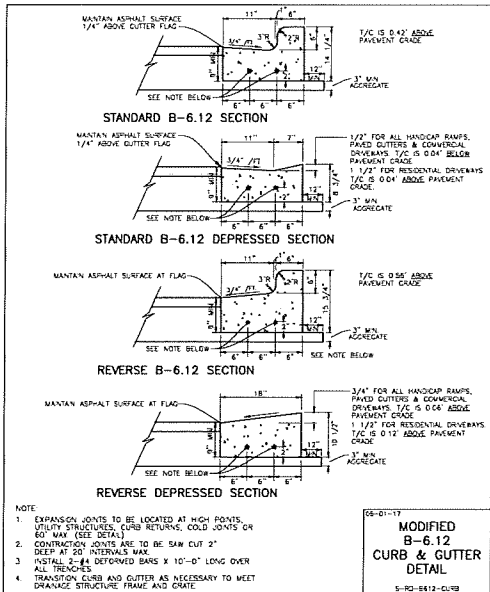
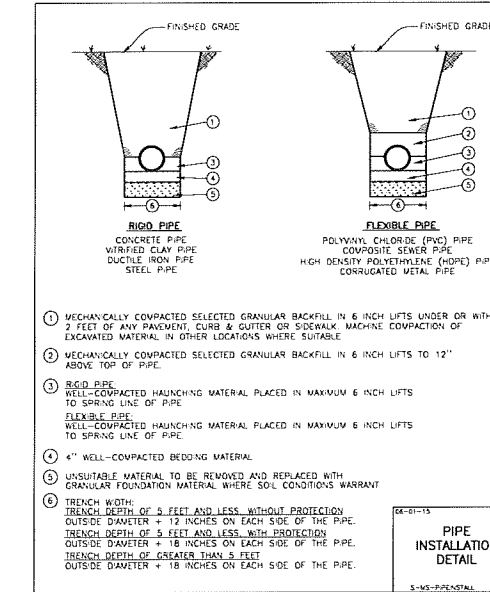
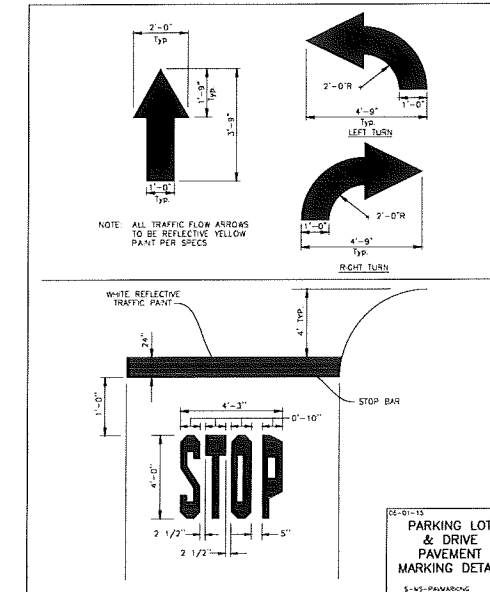


MATERIAL STANDARDS

ITEM	BRAND	PRODUCT
PIPE HYDRANTS (TRAFFIC MODEL)	MUELLER SUPER CENTURION WATEROUS PAYER	A-423 WB-67
DATE VALVES (SPECIFY SIZE, NON-RISING STEM, 2" NUT, M.J., OPEN LEFT)	MUELLER (5/2") AMERICAN FLOW CONTROL	A-2360-20L SERIES 2550
VALVE BOXES	EAST JORDAN TYLER/UNION	SCREW ADJUSTING EXTENSION TYPE
CURB STOPS (SPECIFY SIZE)	MUELLER FORD	300 BALL VALVE BALL VALVE
COOPERATION VALVE (SPECIFY SIZE)	MUELLER FORD	H-15000 B8600 (AWWA/CC THREAD)
MANHOLES/CATCH-BASINS/INLETS IN OPEN AREAS AND PAVEMENT (SEALING LID WITH PROPER UTILITY MARKINGS)	NEENAH CLOSED LID	R-1772
	OPEN LID	R-2502 C R-4340 B
MANHOLES/CATCH-BASINS/INLETS IN COVENANT CURB & GUTTER (BICYCLE SAFE)	NEENAH ROLL/MOUNTABLE CURB BE 12 CURB	R-3501-D2A R-3281A R-3281-A-L
WATER SERVICE SADDLES (ALL SERVICE SADDLES SHALL BE DOUBLE STRAP, BRONZE, MILDT COATED OR STAINLESS STEEL)	MUELLER FORD	DR95 FCS 303 # 317
B-BOX (AT LEAST 1 1/4" TOP SECTION) ARCH PATTERN PLUG STYLE LID	FORD MUELLER	EA2 CURB BOX

*1 WHEREVER STORMWATER COULD POSSIBLY ENTER STORM STRUCTURE

MATERIAL STANDARDS
 04-01-15
 S-MS-MATERIALS



RIP-RAP

PIPE DIAMETER (IN.)	STONE RIP-RAP				BEDDING			
	QUALITY DESIGNATION	GRAVEL NUMBER	MINIMUM THICKNESS (IN.)	MINIMUM WEIGHT RANGE (LB)	WEIGHT AVERAGE (LB)	MINIMUM THICKNESS (IN.)		
12"	B	3	8"	4"	1-50	10	4.5"	N/A
15"	B	3	8"	5"	1-50	10	4.5"	N/A
18"	B	4	16"	6"	1-150	40	7"	6"
21"	B	4	16"	7"	1-150	40	7"	6"
24"	B	4	16"	8"	1-150	40	7"	6"
27"	B	4	16"	9"	1-150	40	7"	6"
30"	B	4	16"	10"	1-150	40	7"	6"
36"	B	5	22"	12"	3-400	90	10"	8"
42"	B	5	22"	14"	3-400	90	10"	8"
48"	B	6	26"	16"	6-600	170	12"	10"
54"	B	6	26"	18"	6-600	170	12"	10"
60"	B	6	26"	20"	6-600	170	12"	10"
72"	B	6	26"	24"	6-600	170	12"	10"

NOTE:
 1. FOR PIPE LARGER THAN 72" A SPECIAL DESIGN OF RIP-RAP OR APRON IS REQUIRED.
 2. REFER TO I.D.O.T. SPECIFICATIONS AND STANDARDS FOR BEDDING GRADATION.

STONE RIP-RAP DETAIL
 04-01-15
 S-ST-RIP-RAP

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

(1.) 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.

(2.) Water mains may be located closer than ten (10) feet (3.1 m) to a sewer line when:

(a) local conditions prevent a lateral separation of ten (10) feet (3.1 m); and

(b) the water main invert is at least eighteen (18) inches (460 mm) above the crown of the sewer; and

(c) the water main is either in a separate trench or in the same trench on an undisturbed earth shelf located to one side of the sewer.

(3.) 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.

WATER AND SEWER SEPARATION REQUIREMENTS (HORIZONTAL SEPARATION)
 04-01-15
 S-W-SEP-HOR200%

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**CANTERFIELD FARM SENIOR LIVING
 VILLAGE OF WEST DUNDEE, ILLINOIS
 DETAILS**

PROJ. NO.: JSP
 PROJ. ASSOC.: CAK
 DRAWN BY: KJE
 DATE: 11-6-19
 SCALE: 1"=40'

6 OF 8
 NCD.WDLO1

PENDING APPROVAL

MANHARD CONSULTING, LTD. STANDARD SPECIFICATIONS

GENERAL CONDITIONS CONTRACTOR acknowledges and agrees that the use and reliance of these Plans and Specifications is a sufficient consideration for CONTRACTOR'S covenants stated herein.

DEFINITION OF TERMS a. CLIENT shall mean Manhard Consulting, Ltd., which is the person or entity with whom Manhard Consulting, Ltd. has contracted to prepare Civil Engineering Plans and Specifications. b. ENGINEER shall mean Manhard Consulting, Ltd., a Civil Engineering consultant on the subject project.

INTENT OF THE PLANS AND SPECIFICATIONS The intent of the PLANS and SPECIFICATIONS is to set forth certain requirements of performance, type of equipment and structures, and standards of materials and construction. They may also identify labor and materials, equipment and transportation necessary for the proper execution of the work but are not intended to be a substitute for the contract documents.

INTERPRETATION OF PLANS AND SPECIFICATIONS a. The CLIENT and/or CONTRACTOR shall promptly report any errors or ambiguities in the PLANS and SPECIFICATIONS to the ENGINEER. Questions as to meaning of PLANS and SPECIFICATIONS shall be interpreted by the ENGINEER, whose decision shall be final and binding on all parties concerned.

GOVERNING BODIES All work herein proposed shall be completed in accordance with all requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, and all such pertinent laws, directives, ordinances and the like shall be considered to be a part of these SPECIFICATIONS.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES When the PLANS and SPECIFICATIONS do not define information pertaining to the location of existing underground facilities and utilities (including but not limited to water mains, sanitary sewers, storm sewers, electric, telephone, gas and cable TV lines), such information represents only the opinion of the ENGINEER as to the approximate location and elevation of such facilities and utilities.

UNSATURATED SOILS The PLANS have been prepared by the ENGINEER based on the assumption that all soils on the project are suitable to support the proposed improvements shown. The CLIENT or CONTRACTOR shall immediately notify the ENGINEER if he discovers or encounters a condition that prevents the installation of the proposed structure in the line and grades shown on the PLANS.

TRAFFIC CONTROL The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to provide for safe and efficient traffic flow in all areas where the work will interrupt, interfere or cause to change in any form, the conditions of traffic flow that exist on the project and to comply with all applicable laws, ordinances and regulations of the JURISDICTIONAL GOVERNMENTAL ENTITY.

WORK AREA The CONTRACTOR, its agents and employees and their employees and all equipment, machinery and vehicles that confine their work within the boundaries of the project or work area specified by the Client. The CONTRACTOR shall be solely liable for damage caused by him or his agents and employees and their employees, machinery and vehicles on project or areas outside designated work areas.

RESTORATION It is the intent of these SPECIFICATIONS that clean-up and final restoration shall be performed immediately upon completion of each phase of the work, both inside and outside the Project, or when so directed by the CLIENT so that these areas will be restored as nearly as possible to their original condition or better; and shall include but not be limited to, restoration of maintained lawns and rights-of-way, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, septic tanks, water mains, etc.

SAFETY AND PROTECTION The CONTRACTOR shall be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement shall apply continuously and not be limited to normal working hours.

INSURANCE Any party using or relying on these plans, including any contractor, material supplier, or other entity shall obtain, prior to commencing any work, general liability insurance that provides coverage for the project and the CLIENT and ENGINEER and its consultants, agents and representatives as additional construction work provided for in these plans, and shall name the CLIENT and ENGINEER and its consultants, agents and representatives as additional insureds under such insurance policy.

DETAILED SPECIFICATIONS

DEMOLITION The CONTRACTOR shall coordinate with respect to utility services prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility providers with respect to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility providers with respect to the removal and/or relocation of utilities.

UNDERCUTTING DURING EARTHWORK If the upgrade cannot be directly achieved by digging as defined above for placement of material to planned grades and if the CLIENT determines that the subgrade conditions do not meet the standards set forth above, the CLIENT may require undercutting.

MISCELLANEOUS CONTRACT ITEMS The following items may be required at the CLIENT'S option, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY. 1) GEOTEXTILE FABRIC Geotextile fabric or approved equal shall be provided in areas as designated by the CLIENT, as indicated on the PLANS or as required by the JURISDICTIONAL GOVERNING ENTITY where proper compaction of embankments over existing soils is not possible.

EROSION CONTROL Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

III. UNDERGROUND IMPROVEMENTS A. GENERAL STANDARDS All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition. In the event of conflicting guidelines, the more restrictive shall govern.

SELECTED GRANULAR BACKFILL Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with longlines and gasket joints in accordance with the latest revision of the Standard Specifications for Water and Sewer Construction in Illinois and the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition.

CONTRACTOR shall maintain all existing parking areas, sidewalks, drives, etc. clear and free from any construction activity and/or material to ensure easy and safe pedestrian and vehicular traffic to and from the site. The CONTRACTOR shall coordinate with the utility providers with respect to the removal and/or relocation of utilities.

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EROSION CONTROL Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

III. UNDERGROUND IMPROVEMENTS A. GENERAL STANDARDS All underground improvements shall be constructed and tested in accordance with the Standard Specifications for Water and Sewer Construction in Illinois and the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition.

SELECTED GRANULAR BACKFILL Selected Granular Backfill shall be required for all sewer and water main trenches lying under existing or proposed streets, driveways, parking lots and within 24" thereof, and where noted on PLANS. All material placed in such trenches shall be in accordance with the above standards.

MANHOLES, CATCH BASIN, INLETS & VALVE VAULTS All Manholes, Catch Basins, Inlets, and Valve Vaults shall be constructed of reinforced precast concrete ring construction with longlines and gasket joints in accordance with the latest revision of the Standard Specifications for Water and Sewer Construction in Illinois and the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition.

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D. STORM SEWERS AND APPURTENANCES STORM SEWER PIPE Storm sewer pipe shall conform to the following: 1) Reinforced concrete pipe minimum Class IV in conformance with the latest revision of ASTM designation C76 with C361 or C443 flexible gasket joints, except that bituminous mastic joints may be used in grass areas.

STRUCTURE ADJUSTMENTS Structures shall be adjusted to the finished grade as shown on PLANS. The CONTRACTOR shall be responsible for the construction of utility services to the existing buildings prior to demolition of the buildings.

MANHOLES, INLETS & CATCH BASINS Manholes, Inlets and Catch Basins shall be constructed in conformance with Section II(A) Manholes, etc. above. The concrete base and bottom section shall be constructed of precast or reinforced concrete monolithic construction including base, pipe connection and invert floor.

TESTING Sanitary sewers shall be tested and tested for deflection in accordance with the requirements of Section 31-112 "TESTING AND INSPECTION FOR ACCEPTANCE OF SANITARY SEWERS" of the Standard Specifications for Water and Sewer Construction in Illinois or the JURISDICTIONAL GOVERNING ENTITY, whichever is more restrictive.

UNDERDRAINS Pipe underdrains shall be constructed of flexible plastic pipe conforming to AASHTO Designation M252 perforated corrugated polyethylene pipe (PE) with a smooth interior of the diameter indicated on the PLANS and wrapped in a soil filter fabric applied and installed by the CONTRACTOR.

FOUNDATION, BEDDING AND HAUNCHING Foundation, Bedding and Haunching shall be wet coarse aggregate or moist fine aggregate in accordance with the above standards and placed as shown on the PLANS.

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MISCELLANEOUS 1) An existing field drainage line or storm sewer encountered or damaged during construction shall either be restored to their original condition, properly repaired and/or connected to the storm sewer system.

CONNECTION FOR STORM SERVICE TO STORM MAIN Connections of storm sewer services to storm sewer mains shall be made with manufactured tees when available. Availability of manufacturer tees will be a function of the storm sewer material and pipe diameter size of the service sewer and main.

STANDARDS Work shall be completed in accordance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, State of Illinois, latest edition (hereafter referred to collectively as the "Standard Specifications") except as modified below and except that payment will be defined as detailed in the addendum between the CLIENT and the CONTRACTOR.

AGGREGATE BASE COURSE TYPE 'B' The CONTRACTOR shall be responsible for all subgrade compaction and preparation to the lines and grades shown on the plans. Aggregate Base Course Type B shall be limited to CA-6 or CA-10 gradation.

PROOF ROLL The CONTRACTOR shall proof roll the subgrade with either a 2 axle truck loaded to 27,000 lbs. Or a 3 axle truck loaded to 45,000 lbs. or as specified by the JURISDICTIONAL GOVERNING ENTITY. The CLIENT and JURISDICTIONAL GOVERNING ENTITY shall observe and approve the proof rolling of the subgrade and the base course.

HOT-MIX ASPHALT SURFACE COURSE HMA binder and surface courses shall be constructed to the compacted thickness as shown on the PLANS. The base course shall be cleaned and primed in accordance with the JURISDICTIONAL GOVERNING ENTITY. The surface course shall be placed after the base and courses have gone through one writer session, or as directed by the CLIENT.

CONCRETE CURBS AND GUTTER REMOVAL AND REPLACEMENT The CONTRACTOR shall saw out and remove the existing concrete curb where shown on the PLANS and install a curb of similar cross section and pavement to that removed (or depressed curb and gutter if shown on the PLANS). Upon completion of the curb and gutter any voids between the existing pavement and the new curb shall be filled with compacted material to within 2" of the final surface, which will be filled with bituminous pavement.

FRAME ADJUSTMENTS The road contractor shall be responsible for making frame adjustments and the setting on a bituminous mastic jointing compound all castings located in the curb to determine the correct curb and gutter location. All joints shall be sawed to a depth equal to 1/2 of the pavement thickness before unexcavated drainage cracking take place. If necessary, the sawing operation shall occur during the day or at night, regardless of weekends, holidays or weather conditions.

PAVEMENT MARKING - PAINT The CONTRACTOR shall furnish and apply painted marking lines, letters & symbols of the patterns, sizes and colors where shown on the PLANS. Paint pavement marking shall be applied in accordance with the DOT'S Standard Specifications.

PAVEMENT MARKING - THERMOPLASTIC The CONTRACTOR shall furnish and apply elevated thermoplastic pavement marking lines, letters and symbols of the patterns, sizes and colors where shown on the PLANS. Thermoplastic pavement marking shall be installed in accordance with the IDOT'S Standard Specifications.

QUALITY CONTROL The CONTRACTOR shall provide all testing necessary to ensure improvements are in accordance with the project specifications and provide testing documentation that specifications were met.

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Table with columns for DATE, REVISIONS, and a grid for tracking changes.

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genus logo and address: 324 E. 5th Street, Decatur, IL 62529.

CANTERFIELD FARM SENIOR LIVING VILLAGE OF WEST DUKEE, ILLINOIS CONSTRUCTION SPECIFICATIONS. Includes project info, scale, and sheet number 8 of 8.

PENDING APPROVAL