



July, 2025

RE: Amendment to the Plan Development Final Plan – Signage Hardship

Dear Village of Libertyville Planning:

Stratus is currently working with the property owner Encompass Health at the location 1201 American Way, Libertyville, IL 60048. We are requesting an amendment to the plan development final plan to allow for 3 additional signs (1 wall sign and 2 directional signs). As a rehabilitation institute with multiple ambulance visits per week, building identification and wayfinding signage are extremely important to the welfare of patients.

Currently, the side of the building which faces a prominent thoroughfare (IL Route 45/Lake St.) is lacking any identifying signage. We are proposing the addition of a wall sign E01 at the northwest corner of the building to aid in identification. We are also proposing the addition of two directional signs E02 and E03. The intention and specific sizing of these directional signs is to provide ambulances entering either the north or the west driveways with proper wayfinding to guide them towards the patient transfer entry which is dedicated solely to ambulance drop-offs. This is important as the main entrance which is used for general admissions, is separate from the patient transfer entrance for ambulances.

The clear wayfinding guidance provided by these three signs (E01, E02, and E03) aid in safety and will help to ensure patients are transferred and admitted in a timely manner.

We greatly appreciate your time and consideration in regard to this requested plan development final plan.

Thank you,

Kyle Crossett

Project Manager – Stratus Unlimited LLC

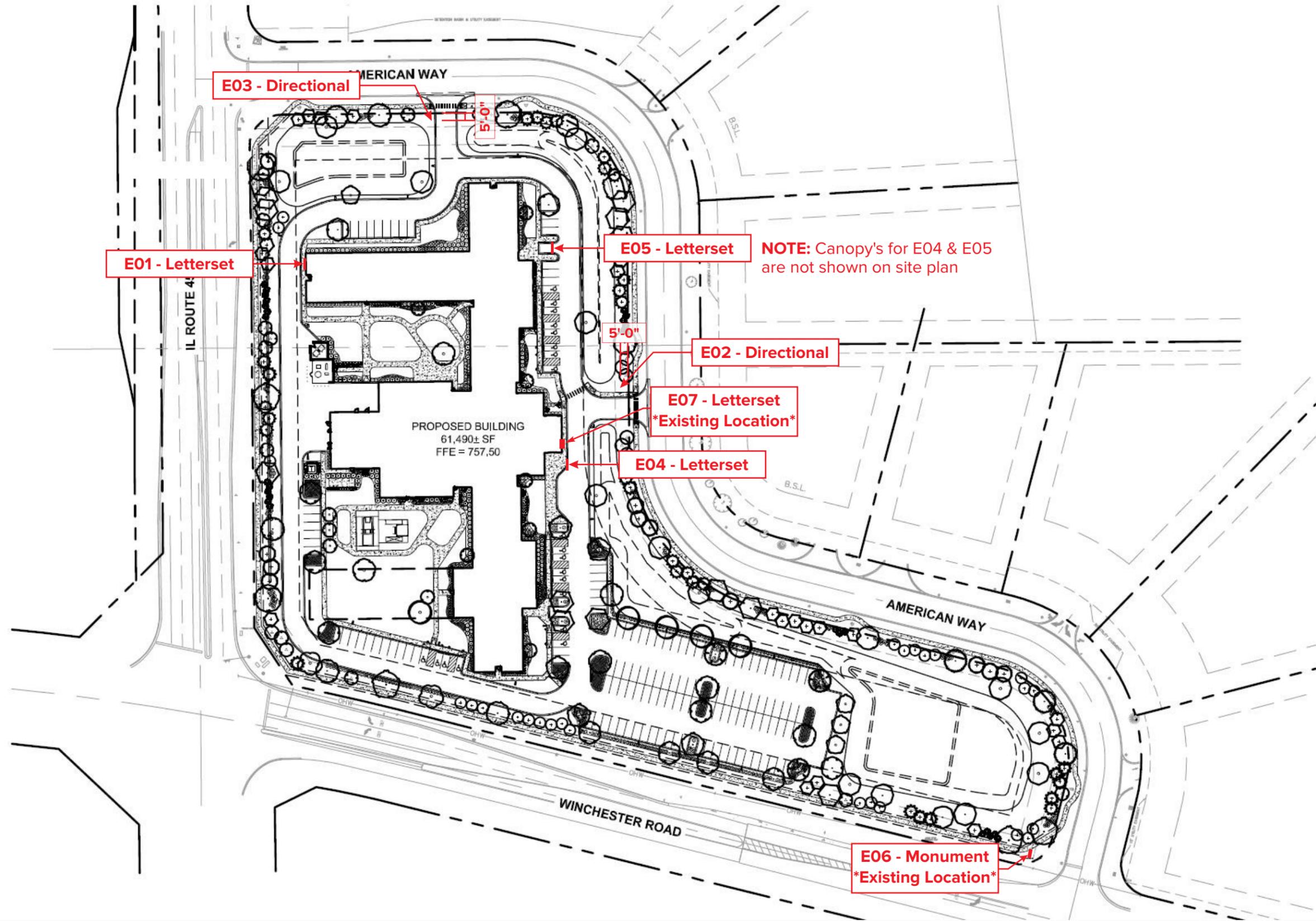
920-946-7153

[kyle.crossett@onestratus.com](mailto:kyle.crossett@onestratus.com)



C78512  
Libertyville, IL  
1201 American Way  
3/20/2023

Site



Drawing # **C78512-1**  
 OE **155348**

Address: 1201 American Way  
 City/ST: Libertyville, IL

Date: 3/20/2023  
 Designer: DM PM: KC

File Location: STND \_\_\_  
 Drive/Clients/ CSTM \_\_\_  
 AS  CR  EN

Revisions:

Added 5'-0" property line setback for E02 & E03 - RF - 8/18/23	X
	X
	X
	X
	X
	X

Underwriters Laboratories, Inc.  
 Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



# East Elevation

CURRENT CONDITION - Existing sign to remain as is.



East elevation faces American Parkway.

Drawing # **C78512-1**  
 OE **155348**

Address: 1201 American Way  
 City/ST: Libertyville, IL

Date: 3/20/2023  
 Designer: DM PM: KC

File Location: STND \_\_\_  
 Drive/Clients/ CSTM \_\_\_  
 AS  CR  EN

Revisions:	
Called out as East Elevation   PV   6.27.25	X
X	X
X	X
X	X
X	X

Underwriters Laboratories, Inc.  
 Sign components to be in strict UL compliance.

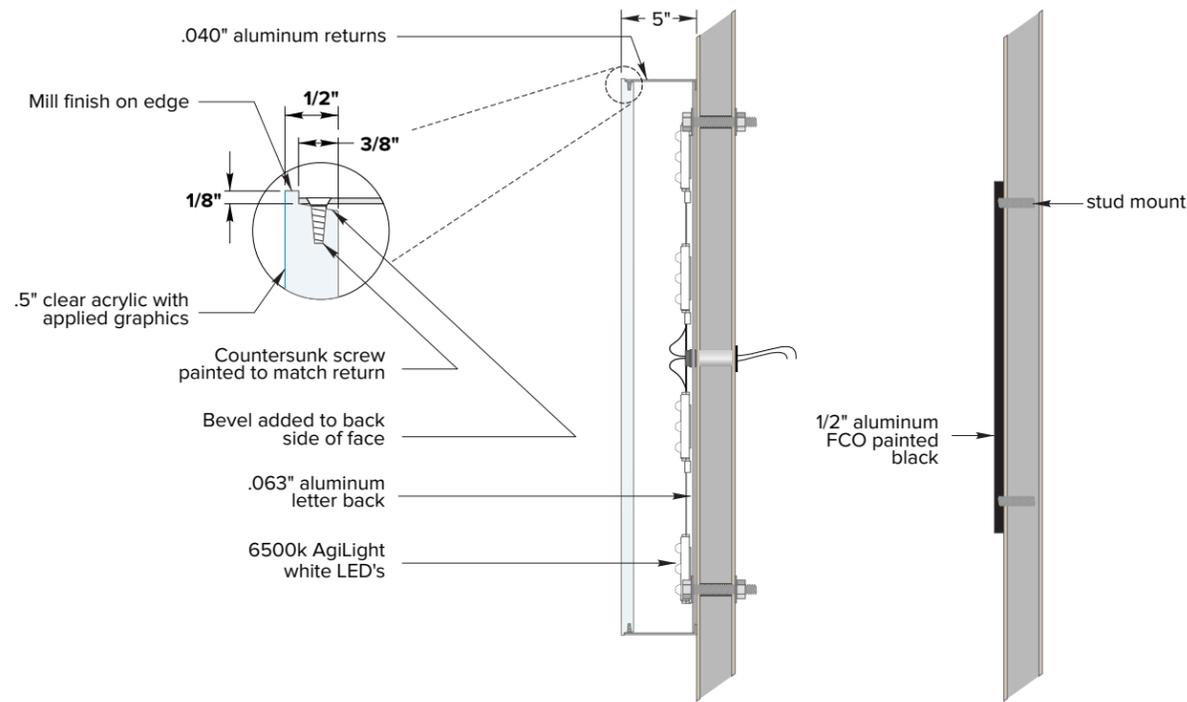
All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



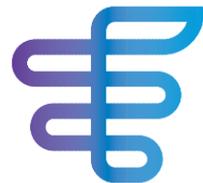
**E01** Face-Lit Letterset with Custom FCO Tagline

Install new standard illuminated letterset with custom FCO tagline as shown.

Tech survey required to verify all dimensions and access to power.



**Color Scheme**



logo face decorated with digital print first surface; 3M 3#635-70 diffuser second surface; paint exterior of returns Matte Purple (PMS 2090c); paint interior high reflective white

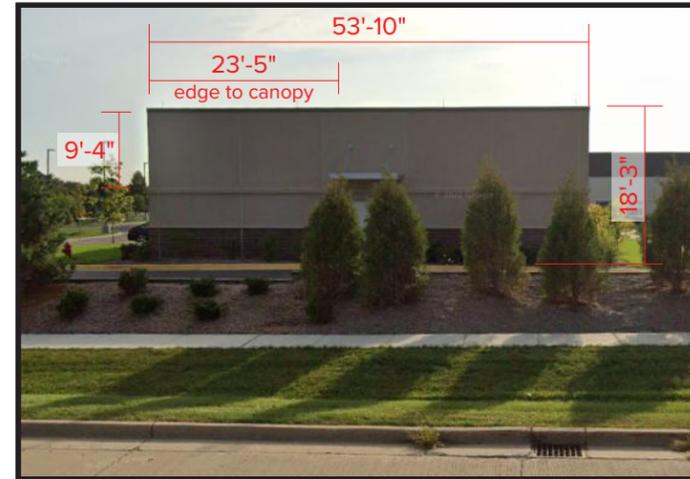
**Encompass**

3M #3635-222 dual color film first surface; 3M 3635-70 diffuser second surface; exterior of returns painted Matte Black; paint interiors high reflective white

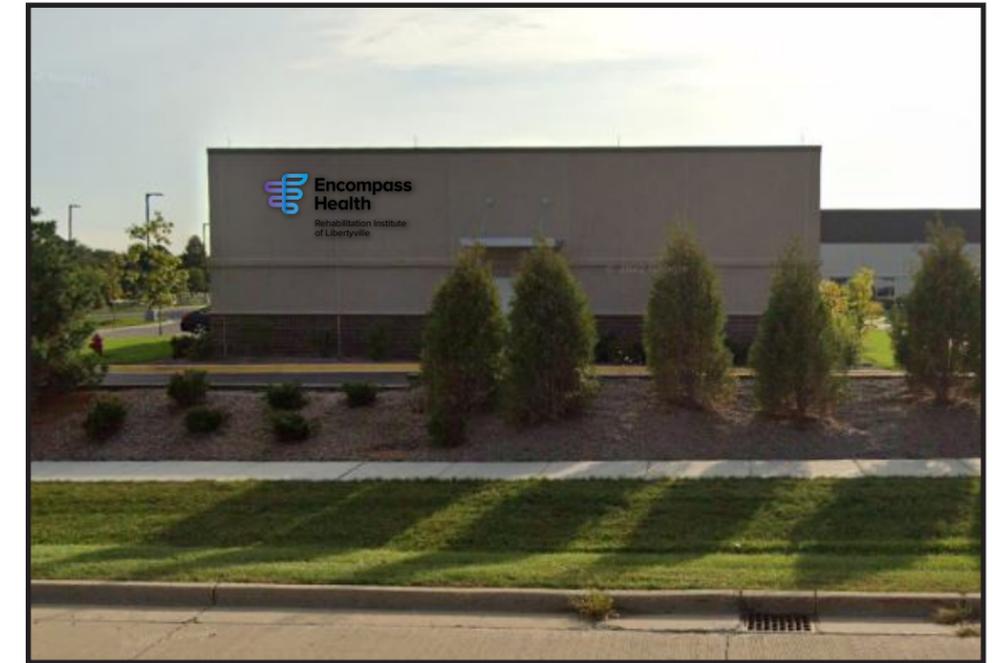
**Rehabilitation**

1/2" thick flat cut out aluminum, painted matte black and stud mounted flush to fascia.

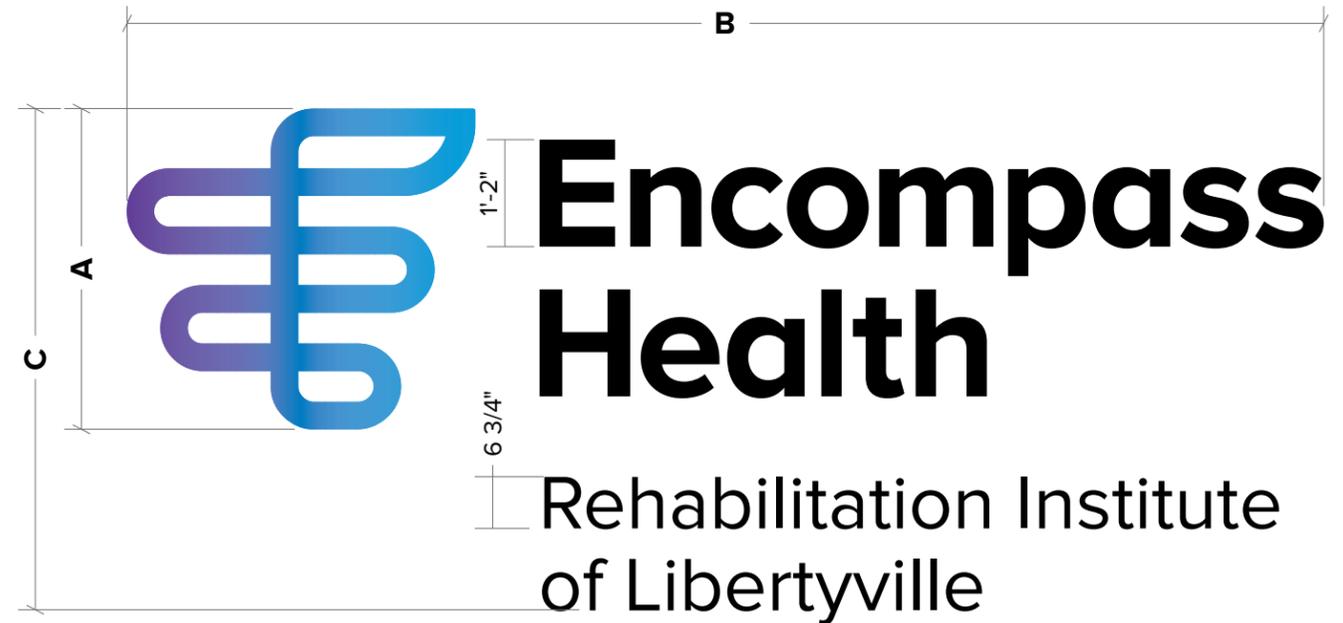
BEFORE



AFTER - Install centered horizontally between seams & vertically in available space



**PROPOSED**



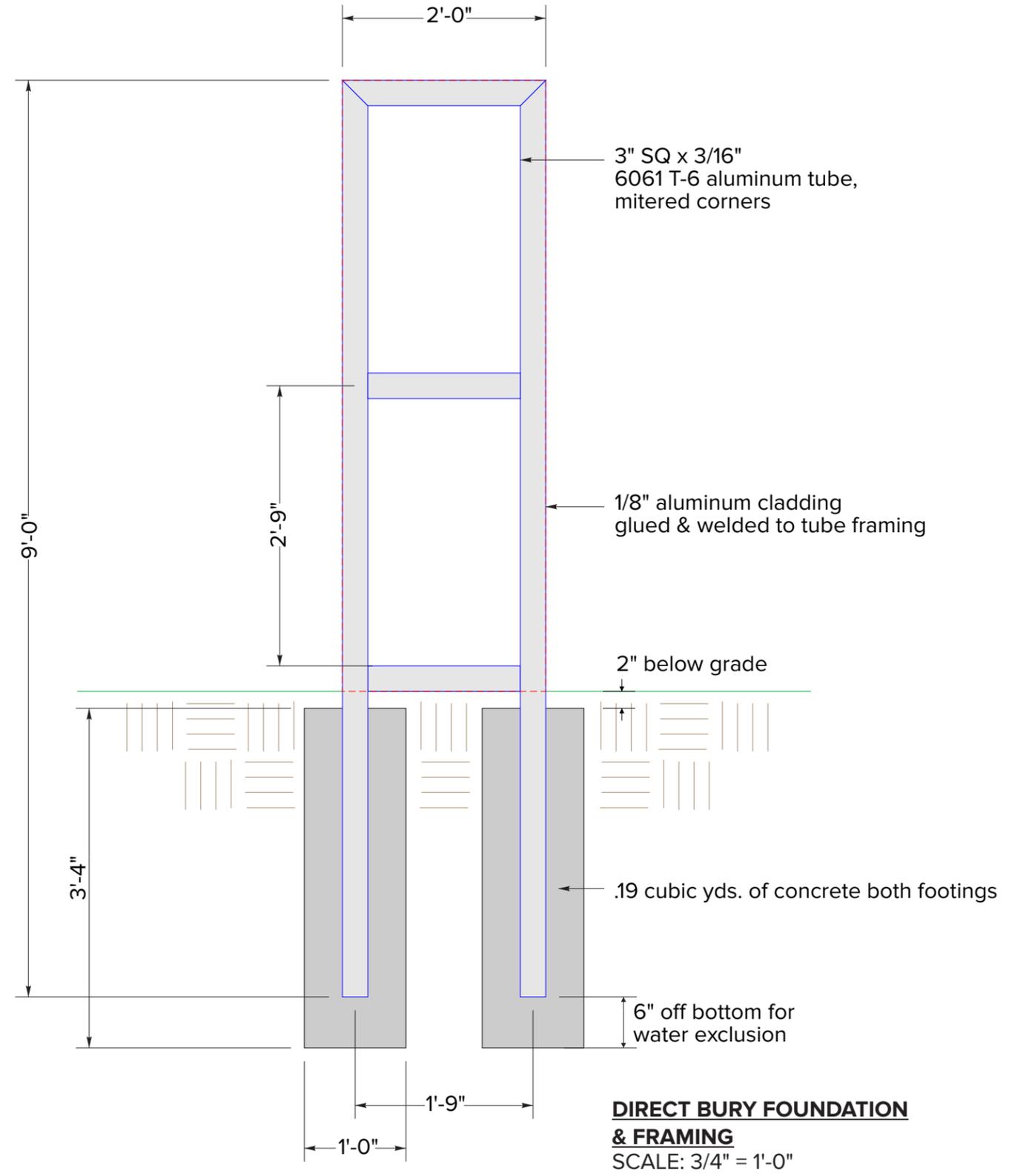
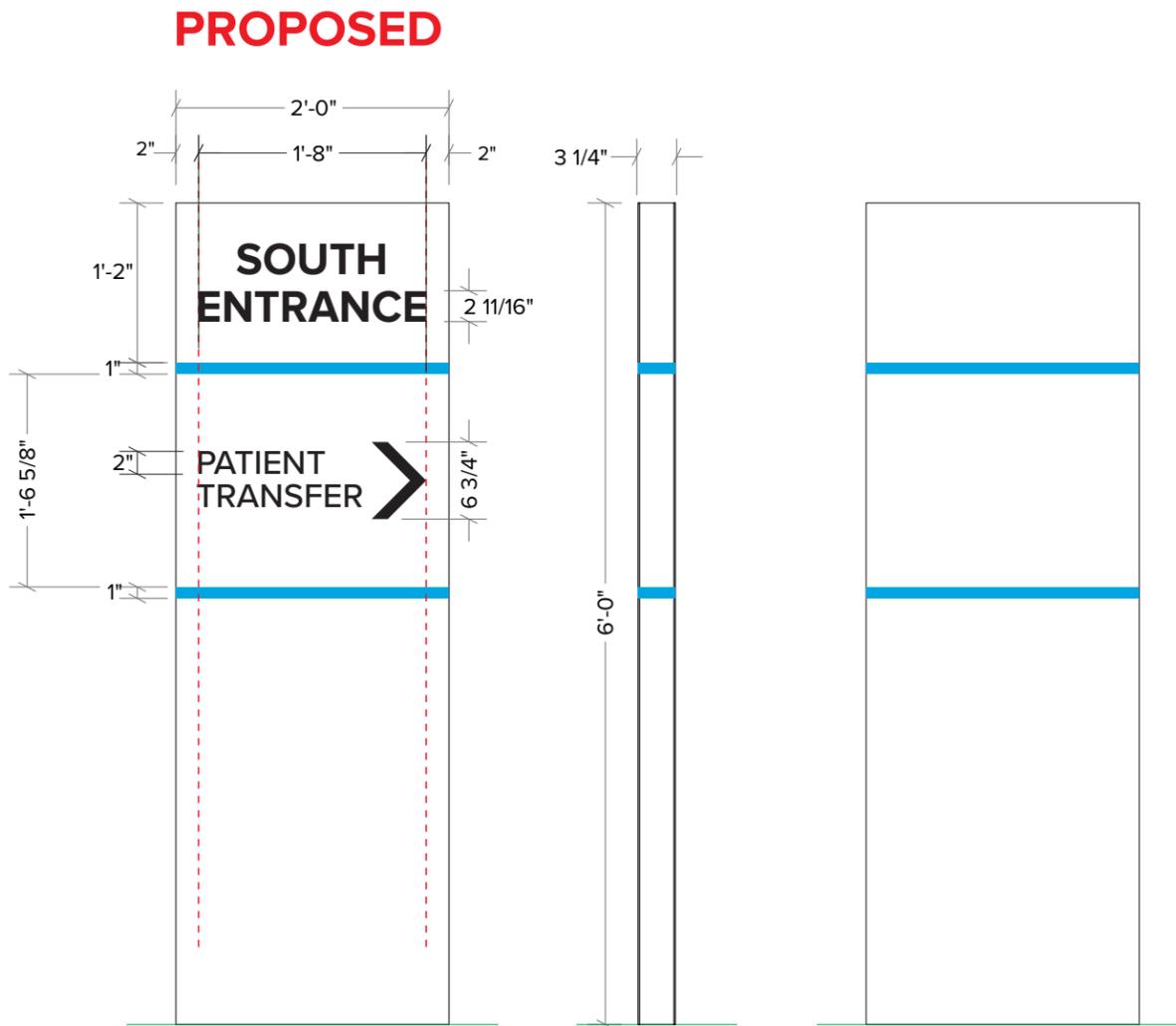
	A	B	C	sf (BxC)
<b>EH-il-rmt-b-14</b>	3'-6"	13'-1 1/8"	5'-5 5/8"	71.61

**E02 Non-Illuminated S/F Directional - SOUTH ENTRANCE - (Qty 1)**

Non-illuminated monument sign constructed of aluminum tube framing and .125" aluminum skin. Cabinet exterior to be painted MAP N202SP matte white. Vinyl graphics applied to sign faces as shown.

**NOTE:** 5'-0" setback from property line.

- TEXT** - 3M #180-12 Black Vinyl
- STRIPES** - Digitally Printed PMS 299c on 3M #180mc-10 w/UV matte laminate



**12.0 sq ft**  
Scale | 3/4" = 1'-0"

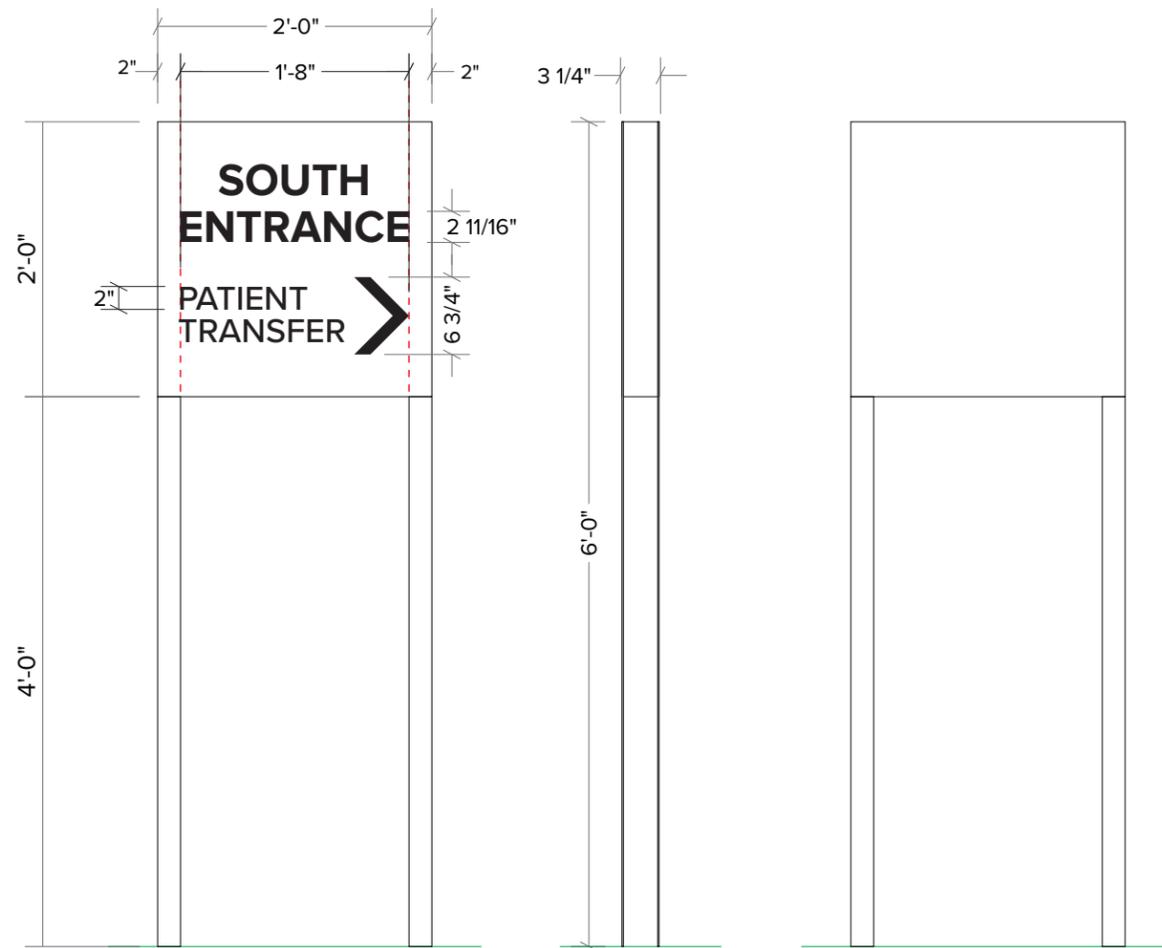
**E02.1 Custom Non-Illuminated S/F Directional - SOUTH ENTRANCE - (Qty 1)**

Non-illuminated monument sign constructed of aluminum tube framing and .125" aluminum skin. Cabinet exterior to be painted MAP N202SP matte white. Vinyl graphics applied to sign faces as shown.

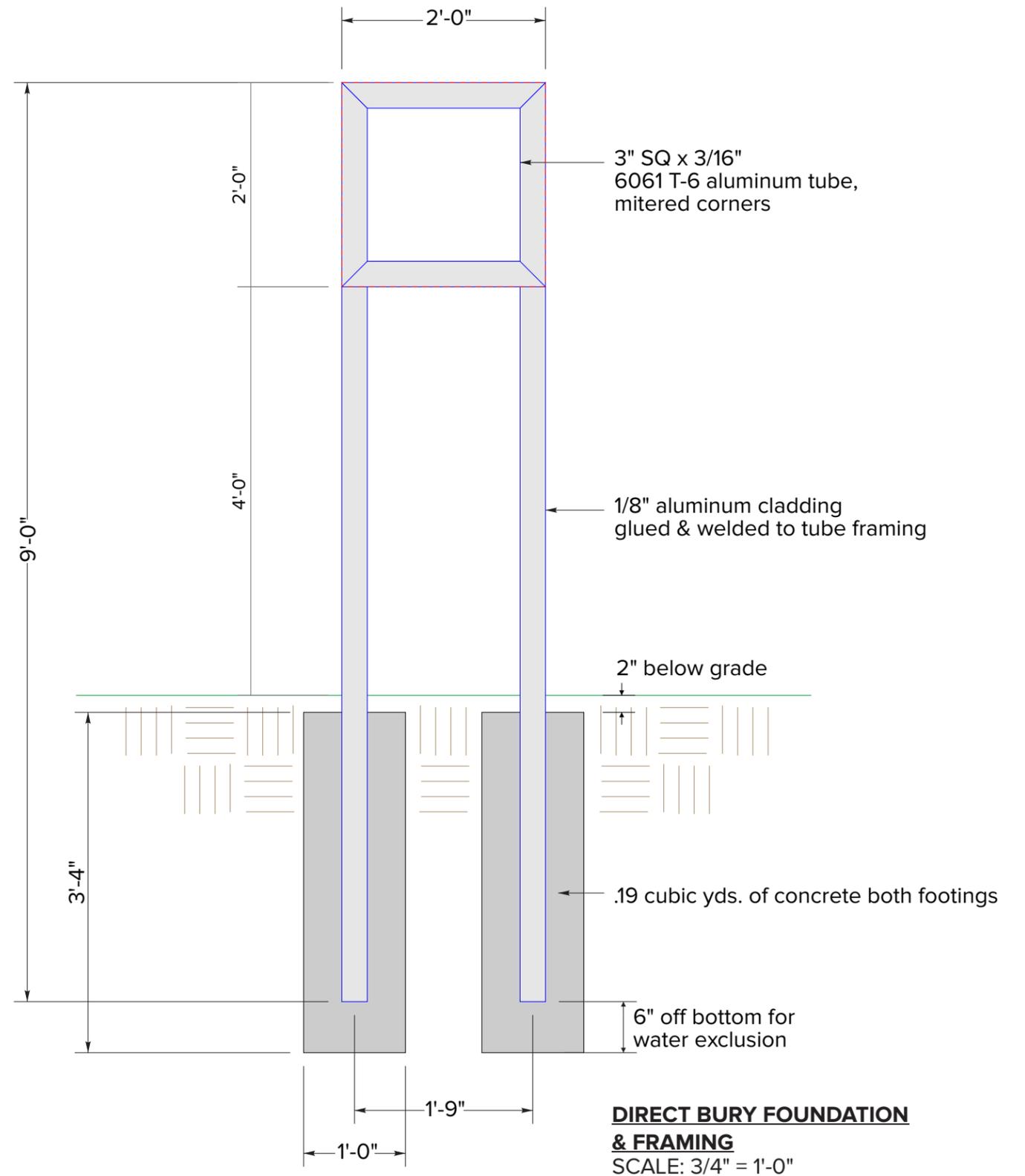
**NOTE:** 5'-0" setback from property line.

- TEXT** - 3M #180-12 Black Vinyl
- STRIPES** - Digitally Printed PMS 299c on 3M #180mc-10 w/UV matte laminate

**PROPOSED ALTERNATE (Smaller Version) TO E02.**



12.0 sq ft  
Scale | 3/4" = 1'-0"



Drawing # **C78512-2**  
OE **155348**

Address: 1201 American Way  
City/ST: Libertyville, IL

Date: 3/20/2023  
Designer: DM PM: KC

File Location: STND \_\_\_  
Drive/Clients/ CSTM \_\_\_  
 AS  CR  EN

Revisions:

added option - NP - 8/10/23	X
Added 5'-0" property line setback note - RF - 8/18/23	X
Added Proposed I PV   6.27.25	X
X	X
X	X

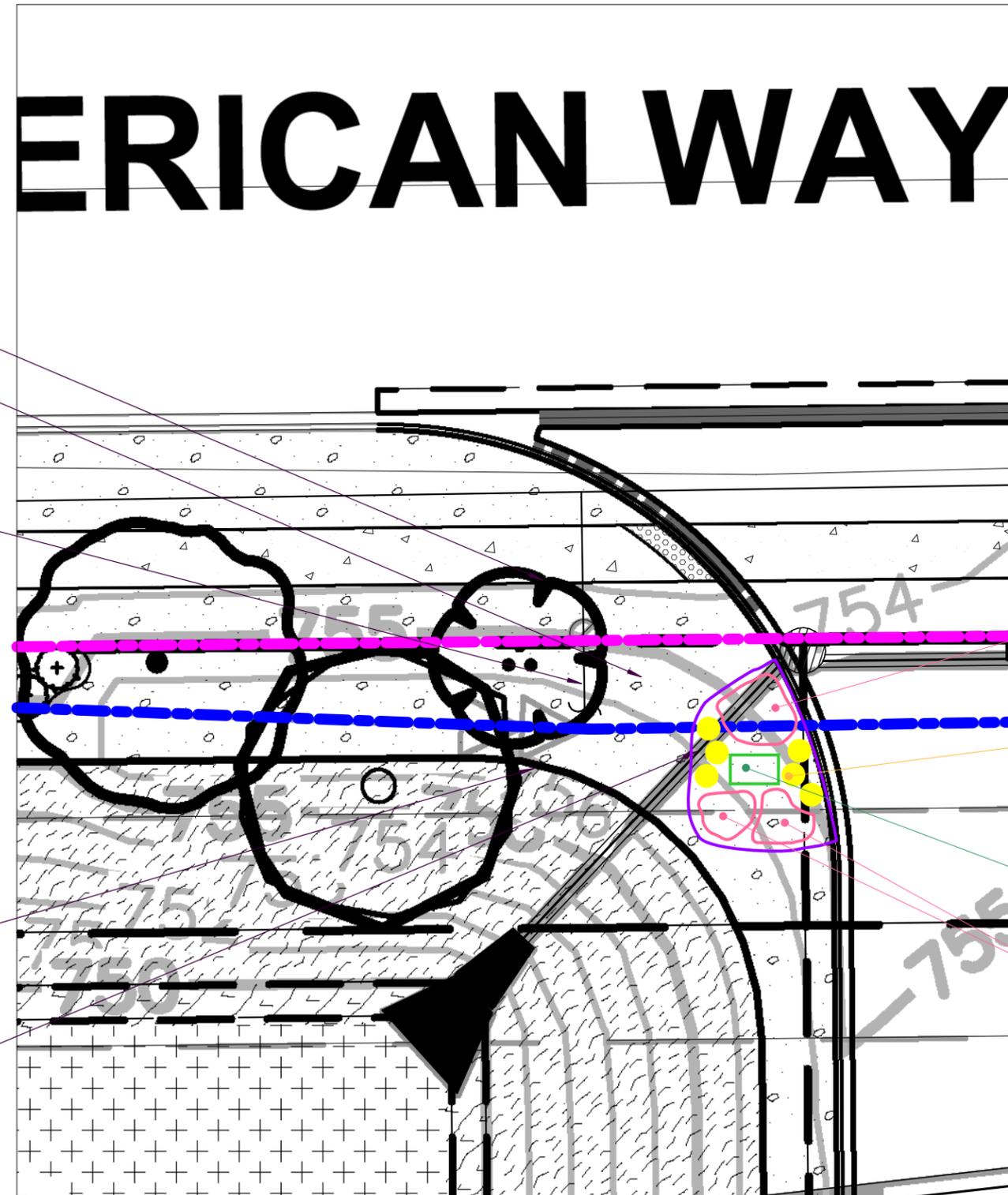
Underwriters Laboratories, Inc.  
Sign components to be in strict UL compliance.

All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



# E02 Landscaping Plan

Limits of landscape area are approximate.  
 Landscape compliance note:  
 For every one (1) square foot of gross sign surface area,  
 there shall be provided one (1) square foot of landscape  
 area immediately adjacent to the sign base.



TREE  
 TURF SEED AROUND  
 EXISTING WATER LINE TO BE ABANDONED  
 PROPERTY LINE  
 EXISTING FORCEMAIN LINE, TOP ELEVATION 5'-6"  
 EXISTING DETENTION BASIN  
 EXISTING STORMWATER SYSTEM

**Landscaping Color Key**

- - Plant bed area
- - Shrub
- - Perennials

- Perennials
  - Allium 'Summer Beauty'
  - Amsonia tabernaemontana 'Blue ice'
  - Hemerocallis 'Stella de Oro'
- Aronia melanocarpa 'UCONNAMO 12'  
 (Ground hug 8-14 inch mature height,  
 no substitutions)
- Proposed E02 Monument**  
 Foundation 4'-6"W x 2'-9"L x 3'-6"D
- Perennials
  - Allium 'Summer Beauty'
  - Amsonia tabernaemontana 'Blue ice'
  - Hemerocallis 'Stella de Oro'

NTS

Drawing # **C78512**  
 OE **155348**

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 Designer: DM PM: KC

File Location: STND \_\_\_  
 Drive/Clients/ CSTM \_\_\_  
 AS  CR  EN

Revisions:

Added page 1 PV 1 6.27.25	X
x	X
x	X
x	X
x	X
x	X

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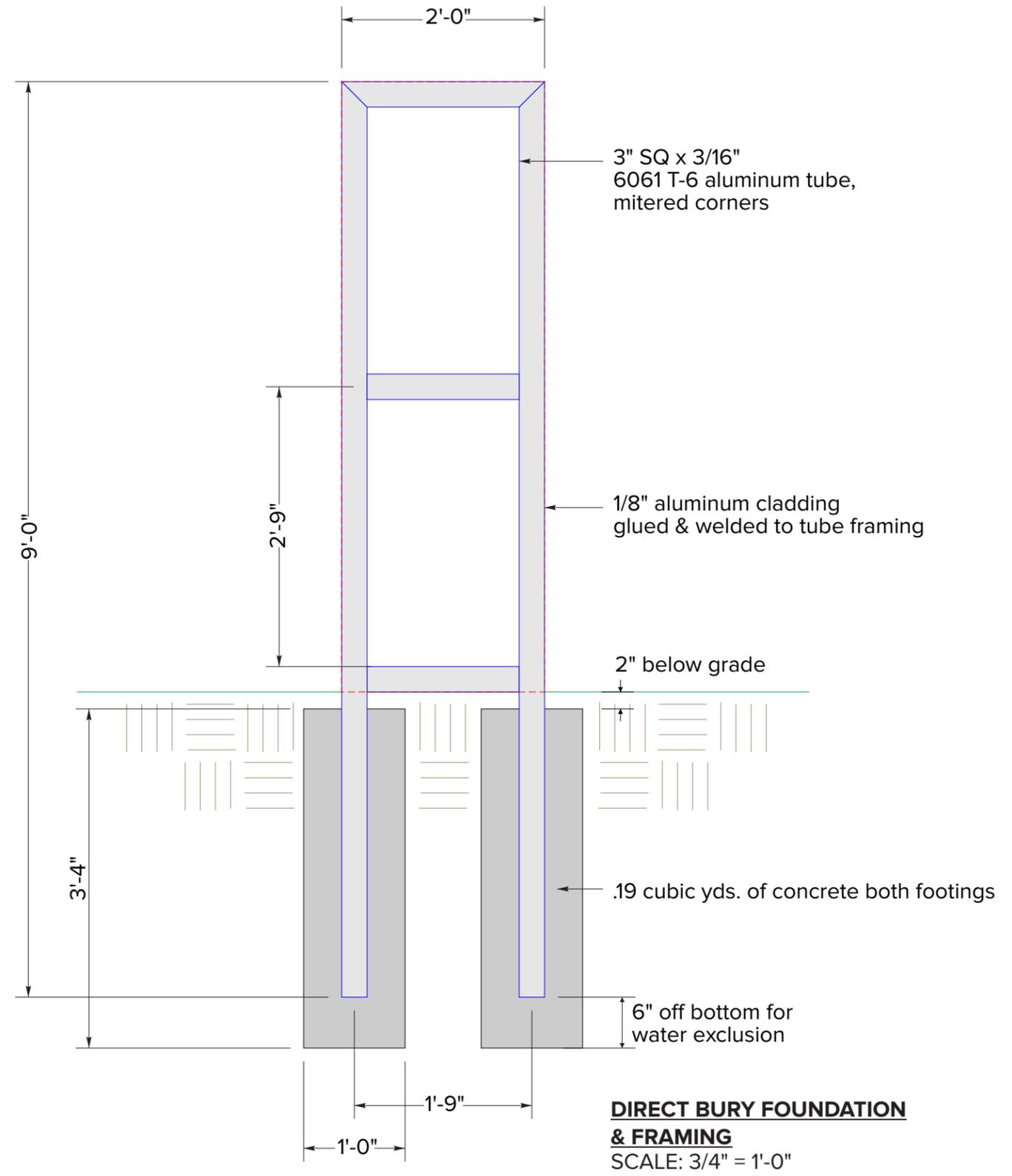
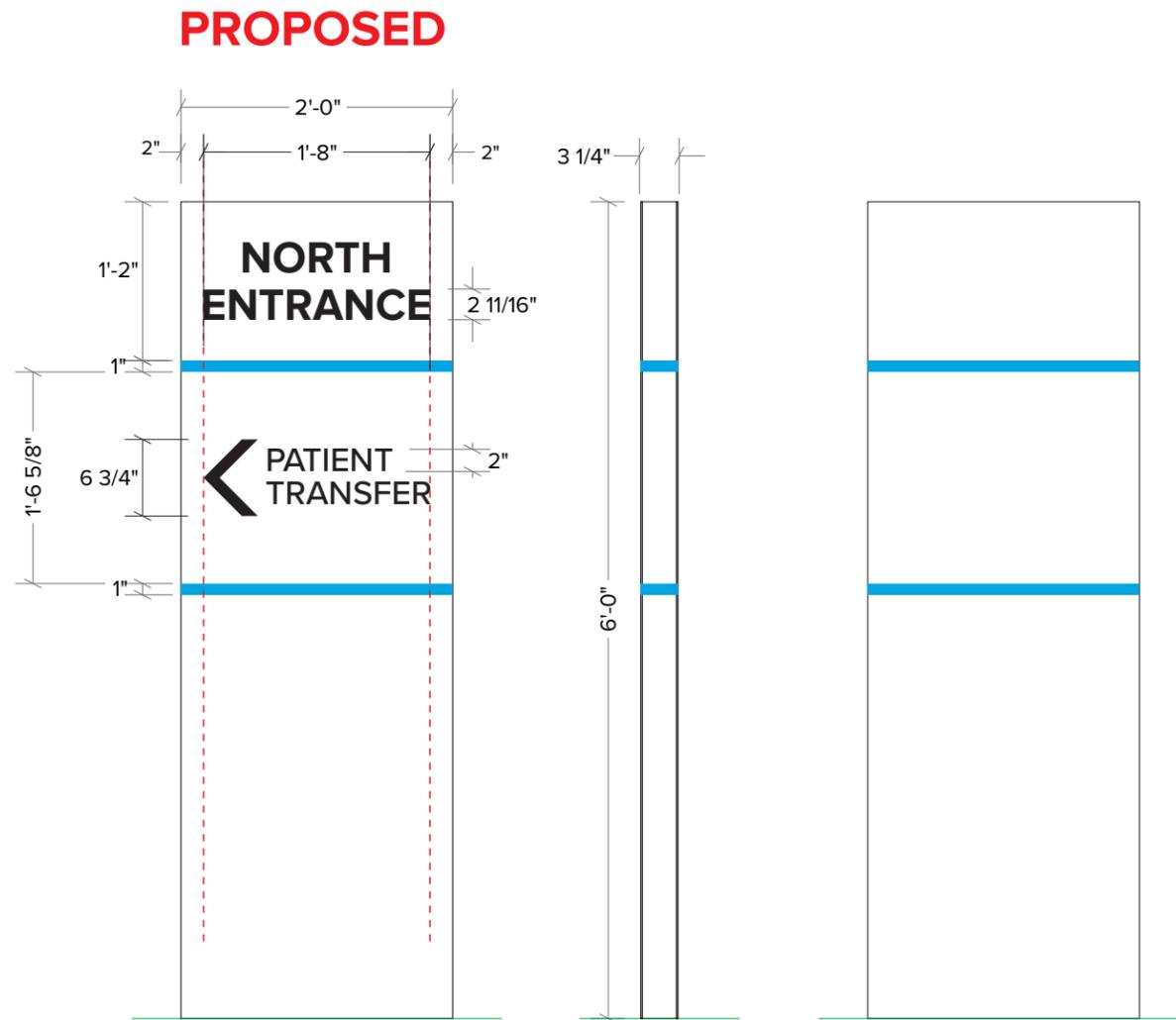


**E03 Non-Illuminated S/F Directional - NORTH ENTRANCE - (Qty 1)**

Non-illuminated monument sign constructed of aluminum tube framing and .125" aluminum skin. Cabinet exterior to be painted MAP N202SP matte white. Vinyl graphics applied to sign faces as shown.

**NOTE:** 5'-0" setback from property line.

- TEXT** - 3M #180-12 Black Vinyl
- STRIPES** - Digitally Printed PMS 299c on 3M #180mc-10 w/UV matte laminate



**12.0 sq ft**  
Scale | 3/4" = 1'-0"

Drawing #	<b>C78512-2</b>	Address: 1201 American Way	Date: 3/20/2023
OE	155348	City/ST: Libertyville, IL	Designer: DM PM: KC

File Location:	STND
Drive/Clients/	CSTM <input checked="" type="checkbox"/>
<span style="color: green;">■</span> AS	<span style="color: blue;">△</span> CR
<span style="color: grey;">⚙️</span> EN	

Revisions:	
Added 5'-0" property line setback note - RF - 8/18/23	X
Added Proposed I PV   6.27.25	X
X	X
X	X
X	X

Underwriters Laboratories, Inc.  
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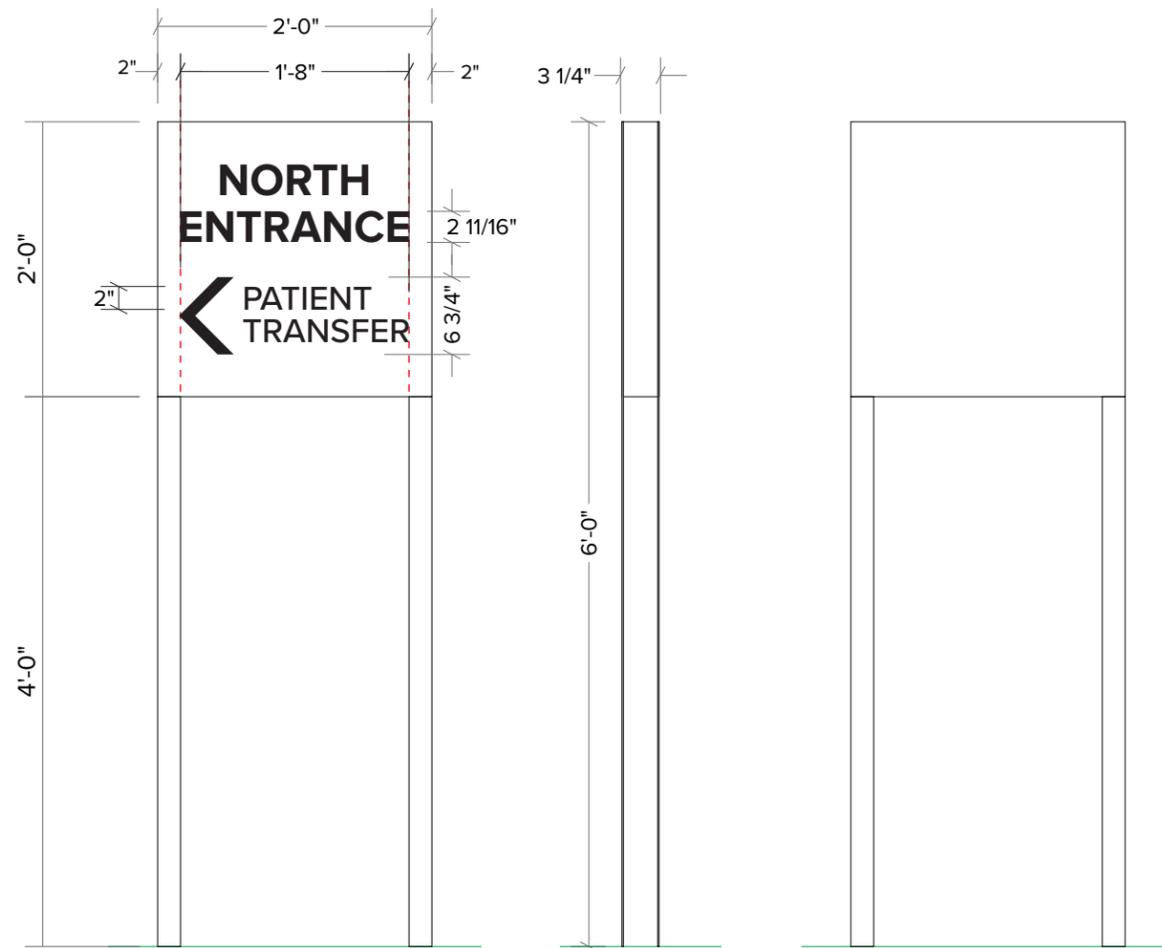
**E03.1 Custom Non-Illuminated S/F Directional - SOUTH ENTRANCE - (Qty 1)**

Non-illuminated monument sign constructed of aluminum tube framing and .125" aluminum skin. Cabinet exterior to be painted MAP N202SP matte white. Vinyl graphics applied to sign faces as shown.

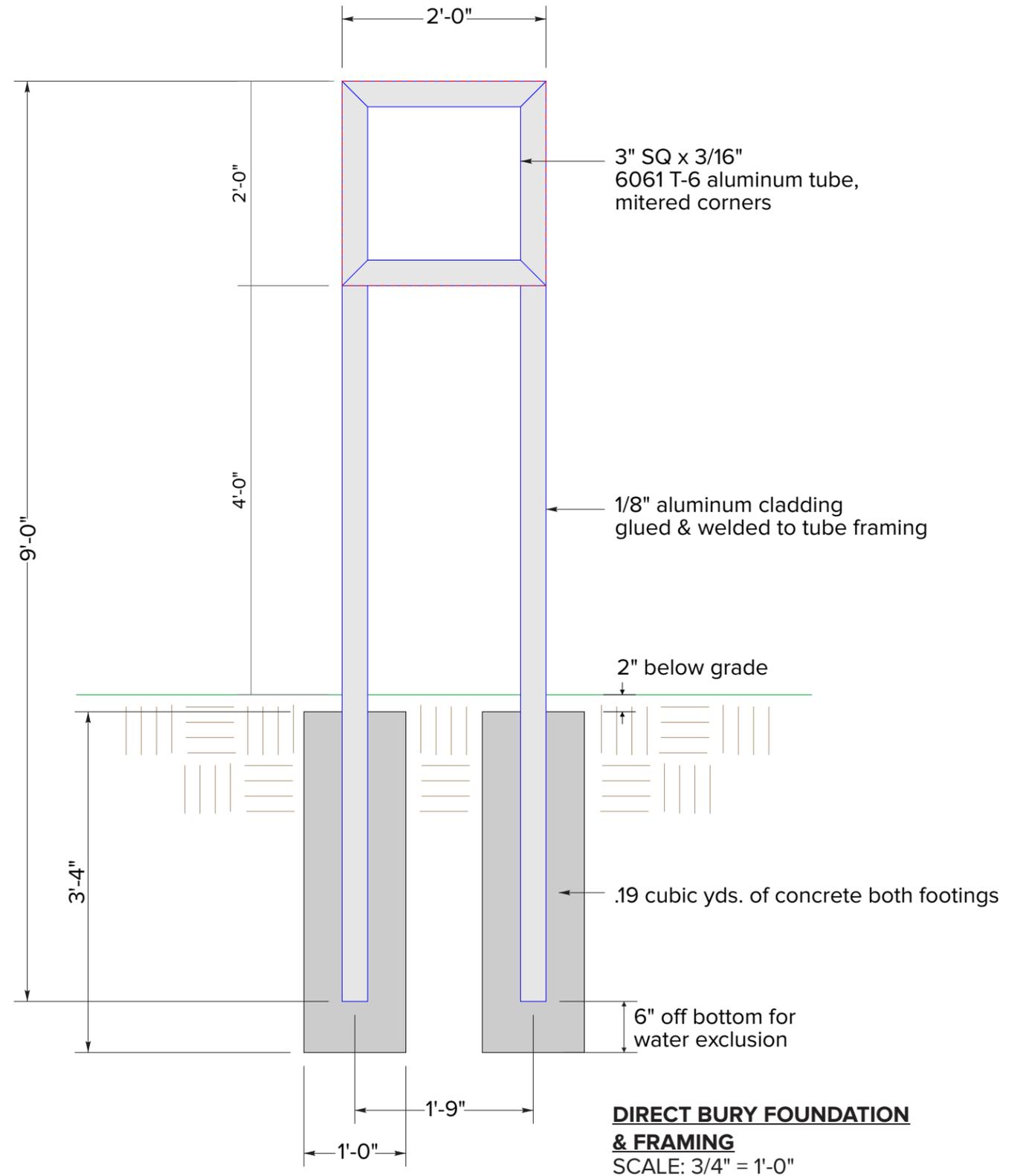
**NOTE:** 5'-0" setback from property line.

- TEXT** - 3M #180-12 Black Vinyl
- STRIPES** - Digitally Printed PMS 299c on 3M #180mc-10 w/UV matte laminate

**PROPOSED ALTERNATE (Smaller Version) TO E03.**



12.0 sq ft  
Scale | 3/4" = 1'-0"



**DIRECT BURY FOUNDATION & FRAMING**  
SCALE: 3/4" = 1'-0"

Drawing # **C78512-2**  
OE **155348**

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City/ST: Libertyville, IL

Date: 3/20/2023  
Designer: DM PM: KC

File Location: STND \_\_\_  
Drive/Clients/ CSTM \_\_\_  
 AS  CR  EN

Revisions:

added option - NP - 8/10/23	X
Added 5'-0" property line setback note - RF - 8/18/23	X
Added Proposed I PV   6.27.25	X
X	X
X	X

Underwriters Laboratories, Inc.  
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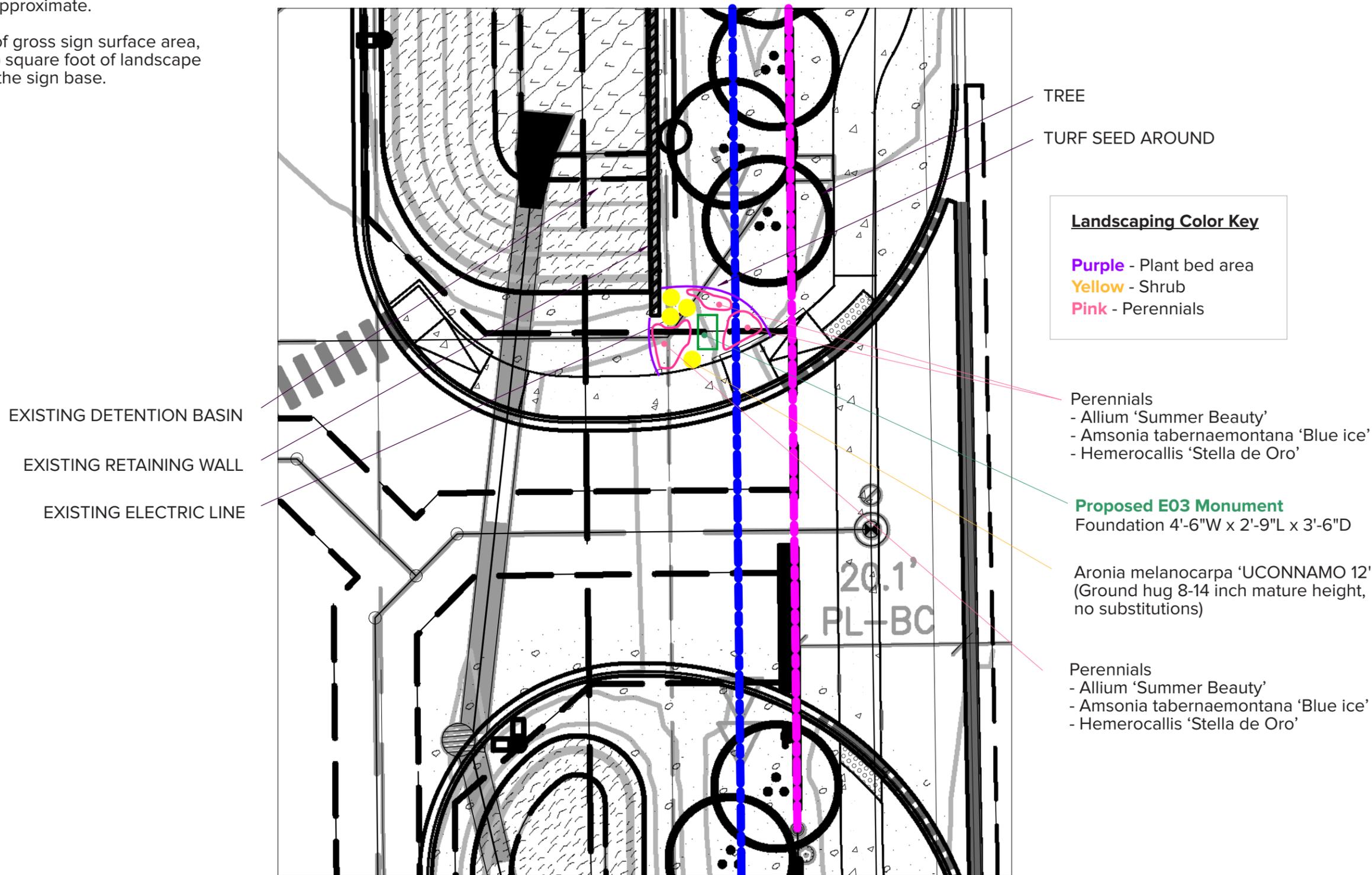
All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



# E03 Landscaping Plan

Limits of landscape area are approximate.  
 Landscape compliance note:  
 For every one (1) square foot of gross sign surface area,  
 there shall be provided one (1) square foot of landscape  
 area immediately adjacent to the sign base.

EXISTING FORCEMAIN LINE.  
 TOP ELEVATION 5'-6".  
 PROPERTY LINE



NTS

Drawing # **C78512**  
 OE **155348**

Address: 1201 American Way  
 City/ST: Libertyville, IL

Date: 3/20/2023  
 Designer: DM PM: KC

File Location: STND \_\_\_  
 Drive/Clients/ CSTM \_\_\_  
 AS  CR  EN

Revisions:	
Added page 1 PV   6.27.25	X
X	X
X	X
X	X
X	X

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 Sign components to be in strict UL compliance.

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# PROPOSED

**E02 | EAST ELEVATION** - Directional Install Location

**NOTE:** 5'-0" setback from property line.



**E03 | NORTH ELEVATION** - Directional Install Location

**NOTE:** 5'-0" setback from property line.



Drawing # **C78512-2**  
 OE **155348**

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 City/ST: Libertyville, IL

Date: 3/20/2023  
 Designer: DM PM: KC

File Location: STND \_\_\_  
 Drive/Clients/ CSTM \_\_\_  
 AS  CR  EN

Revisions:	
Added 5'-0" property line setback note - RF - 8/18/23	X
Added Proposed I PV   6.27.25	X
X	X
X	X
X	X

Underwriters Laboratories, Inc.  
 Sign components to be in strict UL compliance.

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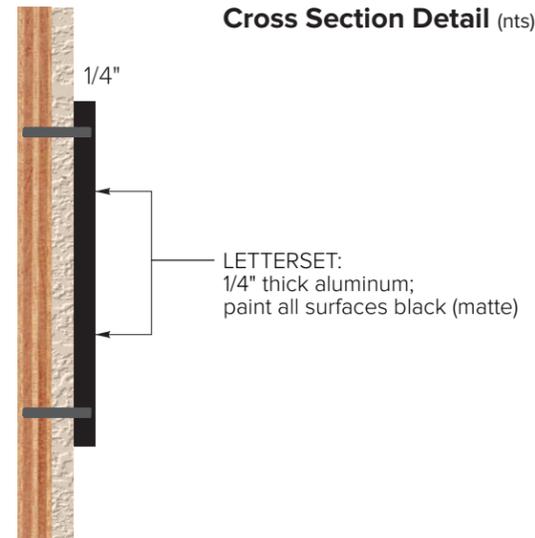


**E04 FCO Letterset (Qty. 1)**

Install new 1/4" thick aluminum flat cut out letterset painted black. Pin mount flush to wall.

**Typeface:** Proxima Nova Bold

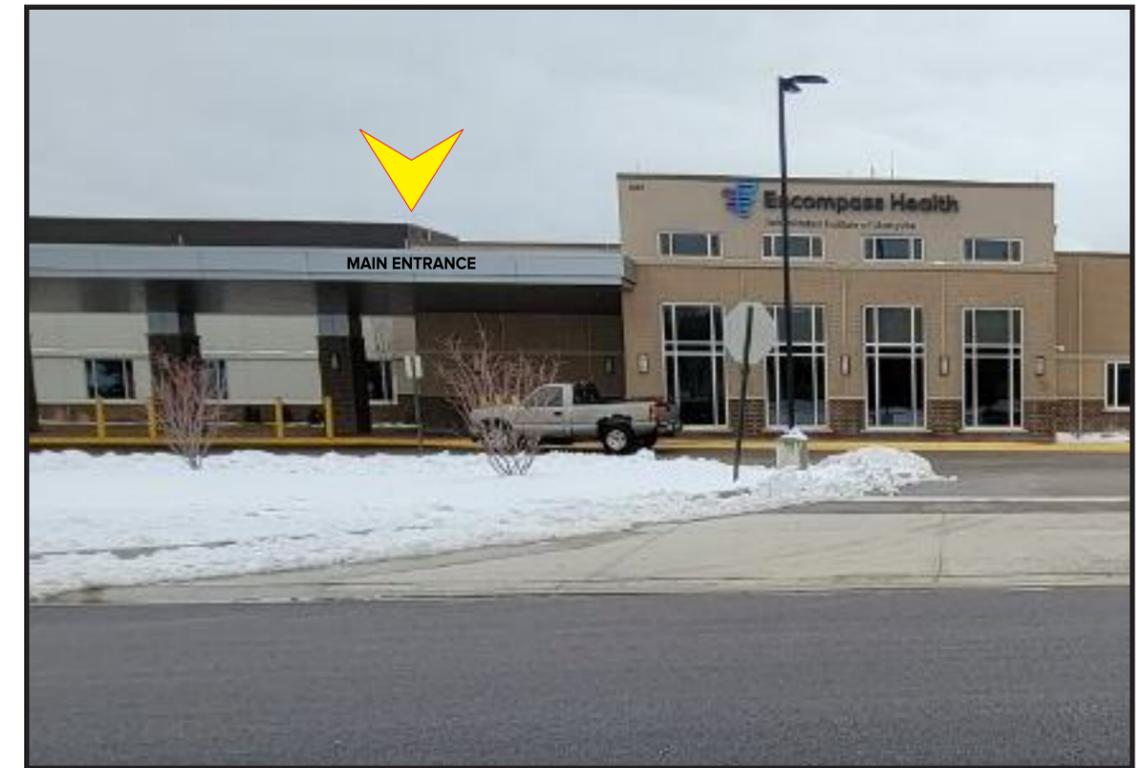
Tech survey required to verify available canopy height for new letterset, and to obtain a better photo



BEFORE



AFTER - Install centered horizontally between seams & vertically in available space



**PROPOSED**



4.8 sq ft

Scale | 1 1/2" = 1'-0"

Drawing # **C78512-1**  
OE **155348**

Address: 1201 American Way  
City/ST: Libertyville, IL

Date: 3/20/2023  
Designer: DM PM: KC

File Location: STND  
Drive/Clients/ CSTM  X

AS  CR  EN

Revisions:	
Added Proposed   PV   6.27.25	X
X	X
X	X
X	X
X	X
X	X

Underwriters Laboratories, Inc.  
Sign components to be in strict UL compliance.

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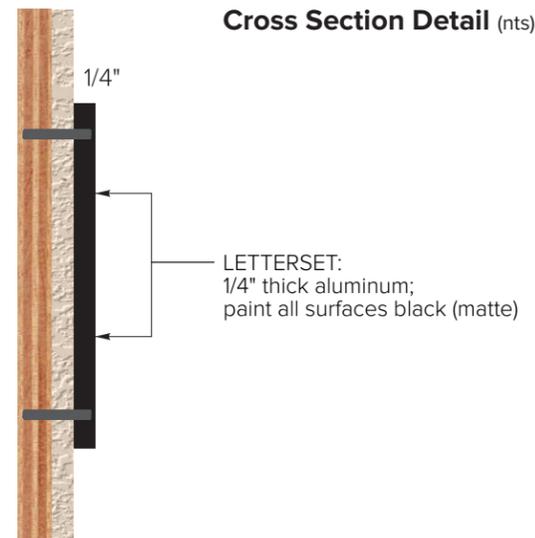


**E05 FCO Letterset (Qty. 1)**

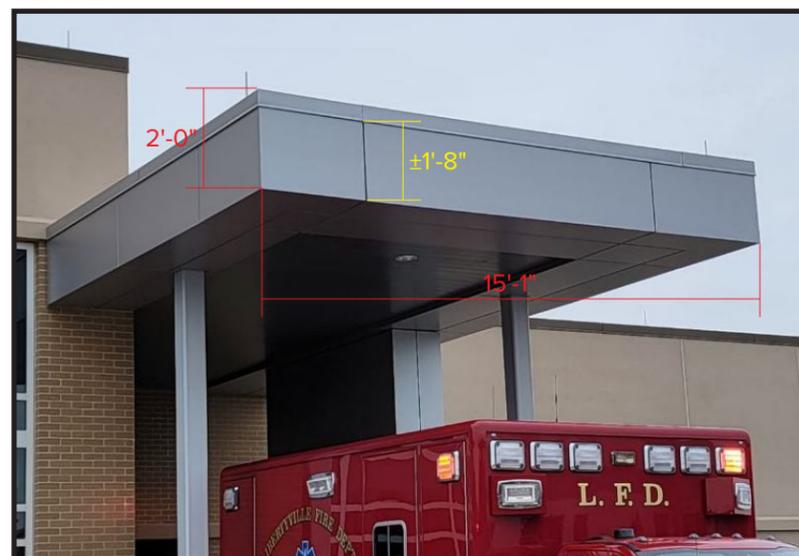
Install new 1/4" thick aluminum flat cut out letterset painted black. Pin mount flush to wall.

**Typeface:** Proxima Nova Bold

Tech survey required to verify canopy dimensions



BEFORE



AFTER - Install centered horizontally & vertically on canopy face as shown



**PROPOSED**



**5.5 sq ft**  
Scale | 1 1/2" = 1'-0"

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OE **155348**

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Designer: DM PM: KC

File Location: STND  
Drive/Clients/ CSTM  X

AS  CR  EN

Revisions:	
Added Proposed   PV   6.27.25	X
X	X
X	X
X	X
X	X

Underwriters Laboratories, Inc.  
Sign components to be in strict UL compliance.

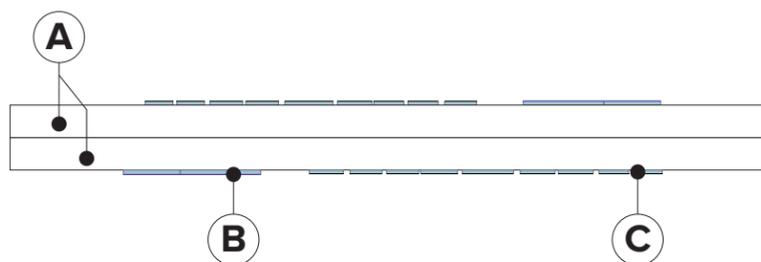
All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



**E06 Custom Illuminated Monument (at American Way & Winchester Rd)**

Install new illuminated monument. Electrical by others.  
Logo and logo name to illuminate only.

**EXISTING SIGNAGE - TO REMAIN AS IS**



Night View

- A** Aluminum cabinets.  
-- exterior surfaces painted matte white with exception of backsides which are painted PMS 2090c Matte Purple and PMS 2173c Dark Blue  
-- interior surfaces painted high reflective white
- B** Logo to be 3/4" push-thru clear acrylic (1/2" exposed).  
- acrylic face to have digital print applied first surface  
3M 3635-70 diffuser second surface
- C** Brand name to be 3/4" push-thru clear acrylic (1/2" exposed)  
- acrylic faces to have 3M #3635-22B Black Blockout Film applied first surface.  
3M 3635-70 diffuser second surface
- D** Aluminum base and reveal. Paint base and portion above reveal Cool Gray 10c. Paint reveal Cool Gray 1C.
- E** Address to be direct applied 3M #680-10 Reflective White vinyl.
- F** Tagline to direct applied 3M #7725-20 Opaque Black vinyl.

EH-hmon-49  
sf = 49.5

Scale: 1/2" = 1'-0"

Drawing # **C78512-1**  
OE **155348**

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 AS  CR  EN

Revisions:	
added page - NP - 8/10/23	X
Existing signage to remain as is   PV   6.27.25	X
X	X
X	X
X	X

Underwriters Laboratories, Inc.  
Sign components to be in strict UL compliance.

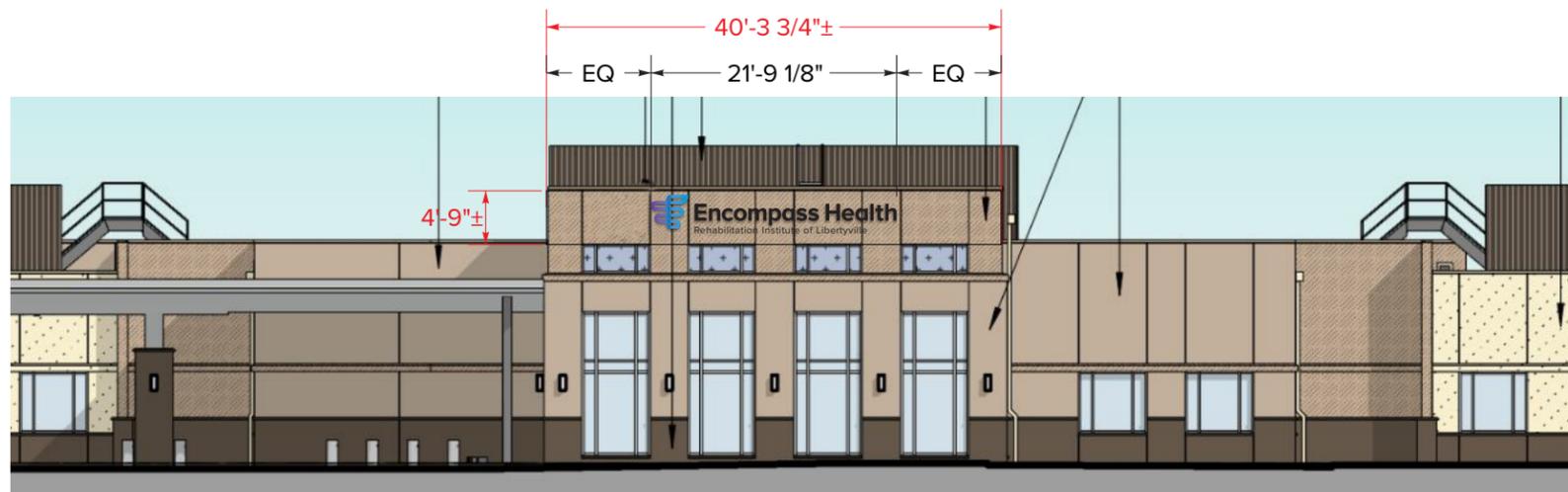
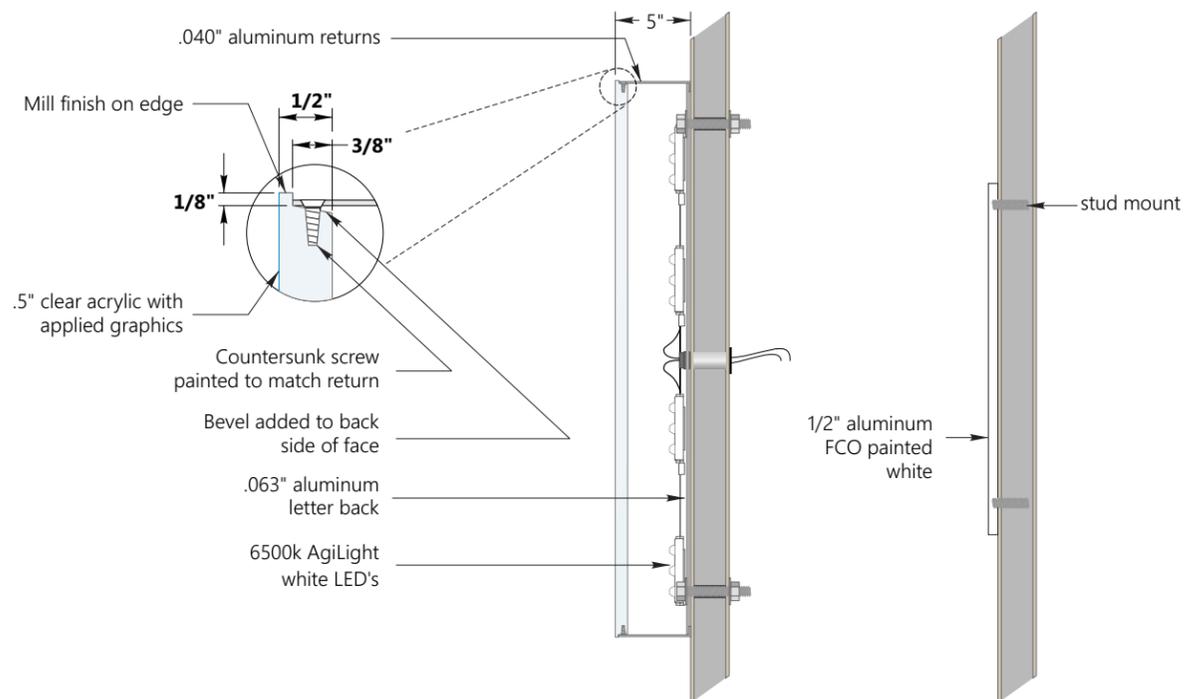
All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



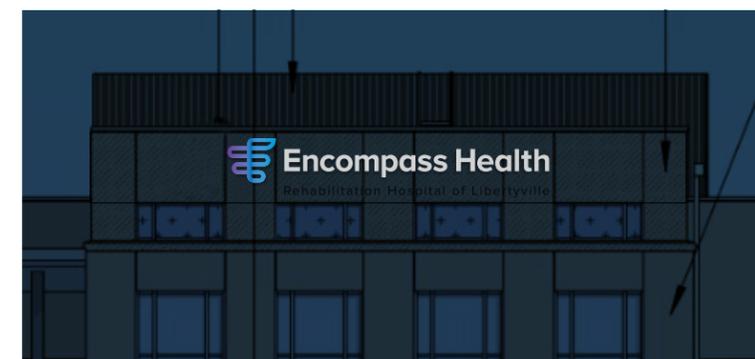
**E07** Face-Lit Letterset with Custom FCO Tagline

Install new standard illuminated letterset with custom FCO tagline.

**EXISTING SIGNAGE - TO REMAIN AS IS**



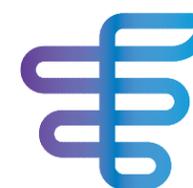
EAST ELEVATION - PARTIAL  
SCALE: 1/16" = 1'-0"



SCALE: 3/8" = 1'-0"

	A	B	C	D	E	sf
EH-ilin-rmt-b-18 with Custom Tagline	3'-0"	21'-9 1/8"	18"	3'-3 1/4"	17'-10 7/8"	83.75

**Color Scheme**



**Encompass**

**Rehabilitation**

logo face decorated with digital print first surface; 3M 3#635-70 diffuser second surface; paint exterior of returns Matte Purple (PMS 2090c); paint interior high reflective white

3M #3635-222 dual color film first surface; 3M 3635-70 diffuser second surface; exterior of returns painted Matte Black; paint interiors high reflective white

1/2" thick flat cut out aluminum, painted matte black and stud mounted flush to fascia.

Drawing # **C78512-1**  
OE **155348**

Address: 1201 American Way  
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File Location: STND  
Drive/Clients/ CSTM   
AS  CR  EN

Revisions:

added page - NP - 8/10/23	X
Existing signage to remain as is   PV   6.27.25	X
X	X
X	X
X	X

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**E08** Address Numerals

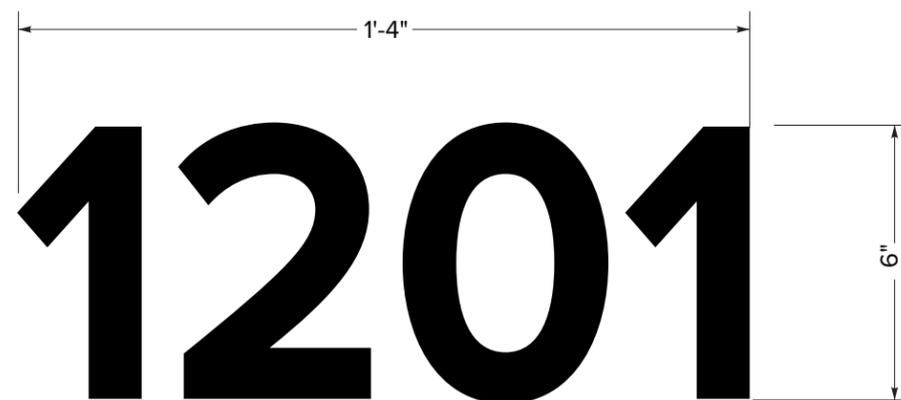
Install new 1/4" thick aluminum address numerals painted black. Pin mount flush to wall.

Typeface: Proxima Nova Bold

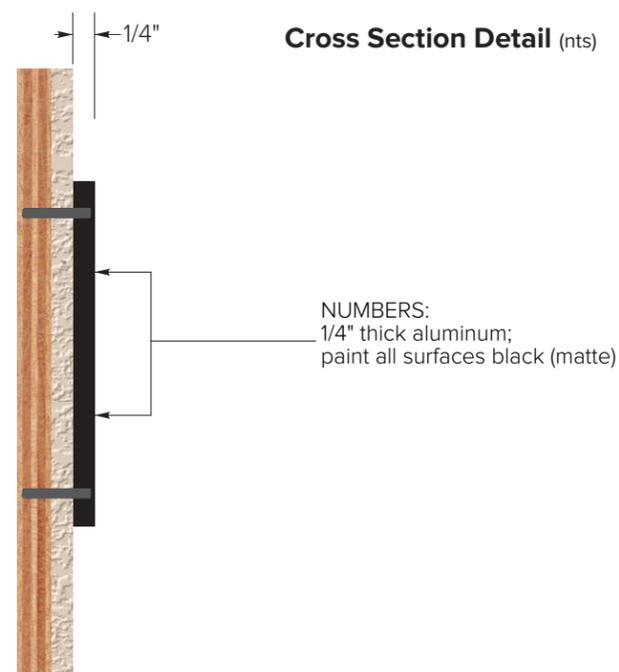


EAST ELEVATION - PARTIAL  
SCALE: 1/16" = 1'-0"

**EXISTING SIGNAGE - TO REMAIN AS IS**



scale | 1:4



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File Location: STND  
Drive/Clients/ CSTM  X

AS  CR  EN

Revisions:	
added page - NP - 8/10/23	X
Existing signage to remain as is   PV   6.27.25	X
X	X
X	X
X	X

Underwriters Laboratories, Inc.  
Sign components to be in strict UL compliance.

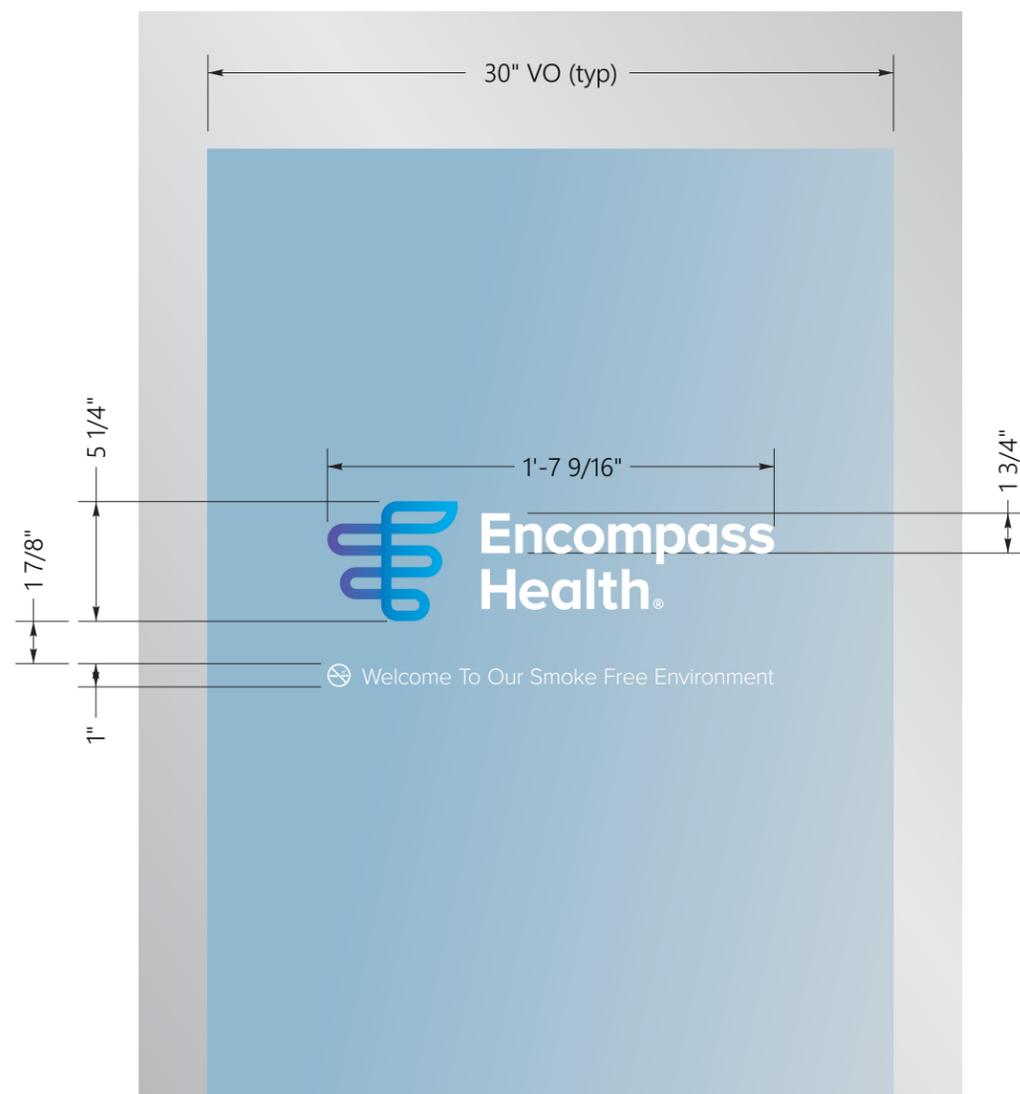
All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



**E09** Door Vinyl

Install new door vinyl as shown.

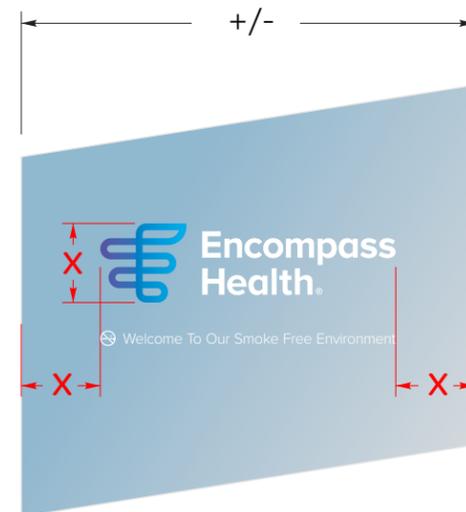
**EXISTING SIGNAGE - TO REMAIN AS IS**



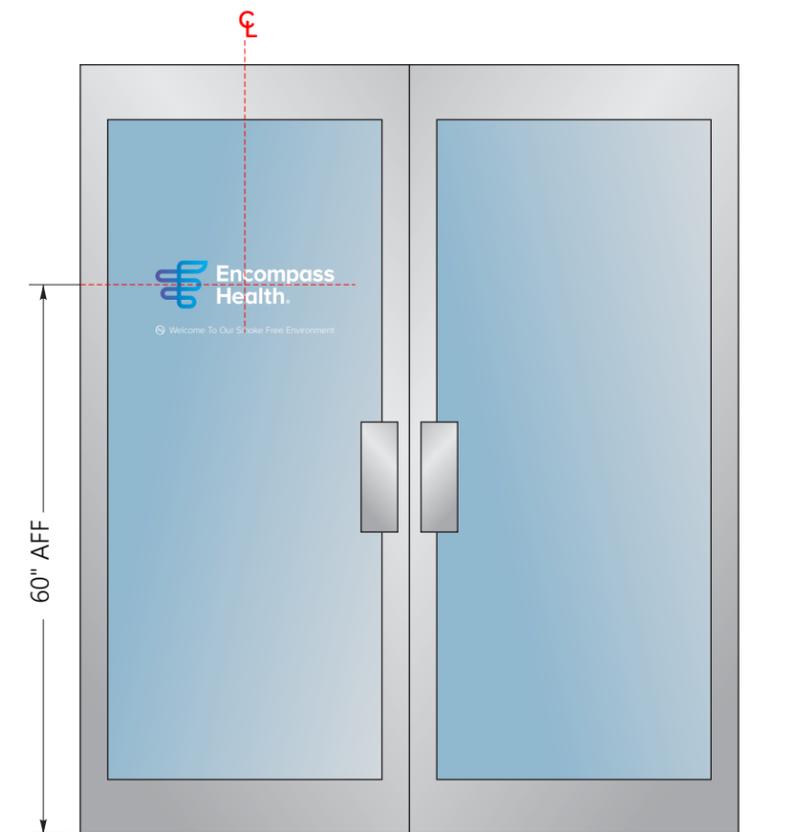
Logo to be digital print applied first surface of glass door.

Encompass

Brand name and DBA to be Matte White vinyl applied first surface of glass door.



NOTE: outside of typical door widths, the landmark should be sized to any width of glass using the clearspace rule shown here.



Scale: 1:20

Scale: 1 1/2" = 1'-0"

Drawing # **C78512-1**  
 OE **155348**

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File Location: STND  
 Drive/Clients/ CSTM   
 AS  CR  EN

Revisions:	
added page - NP - 8/10/23	X
Existing signage to remain as is   PV   6.27.25	X
X	X
X	X
X	X

Underwriters Laboratories, Inc.  
 Sign components to be in strict UL compliance.

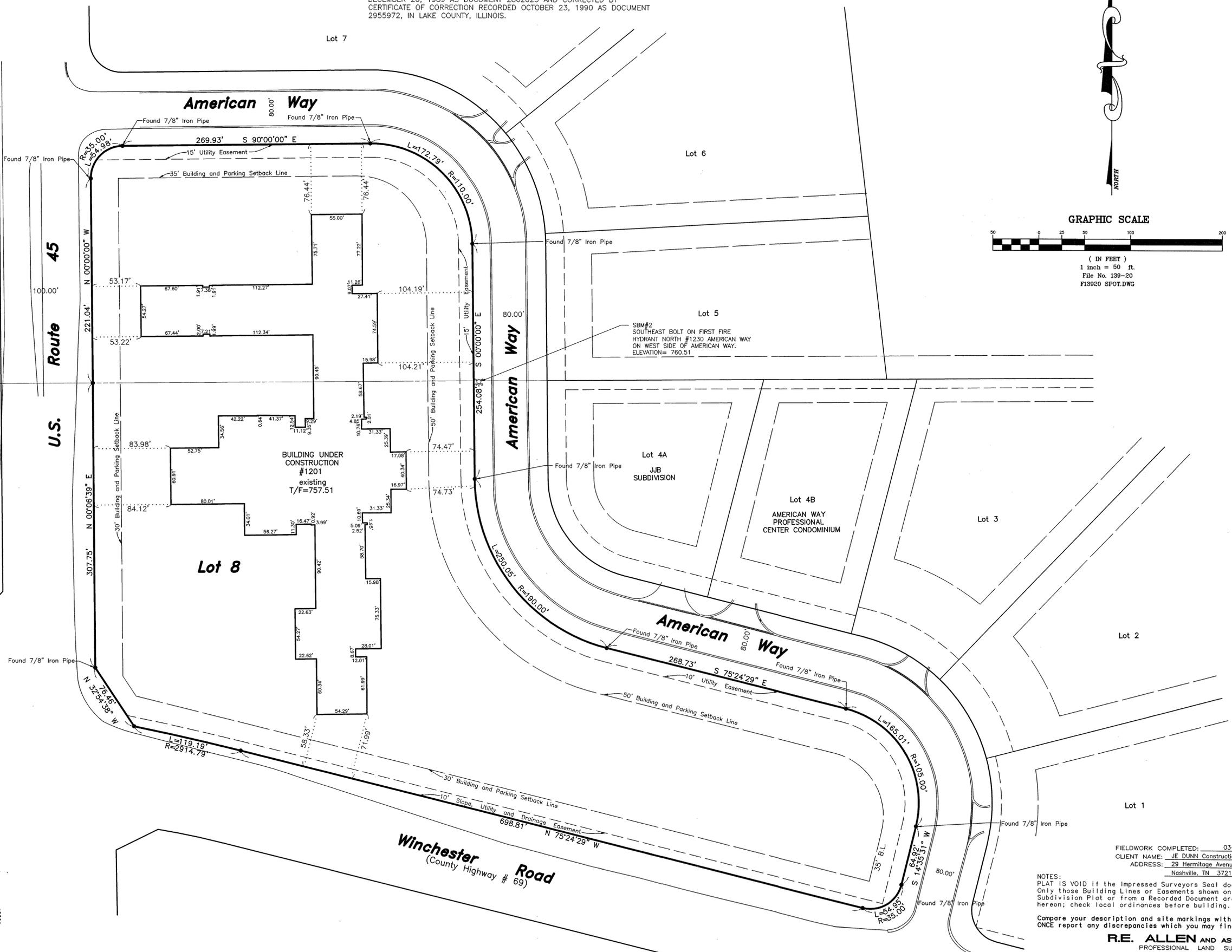
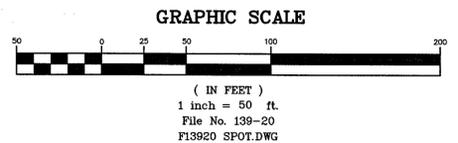
All dimensions are imperial unless specified metric. Items are scaled as noted when printed on an 11x17 sheet.



THE PREMISES COMMONLY KNOWN AS:  
1201 AMERICAN WAY, LIBERTYVILLE, IL. 60048  
PARCEL AREA = 376,612 S.F.  
PIN: 11-18-101-001

# PLAT OF SURVEY

LOT 8 IN AMERICAN CORPORATE CENTER, BEING A SUBDIVISION OF PARTS OF SECTIONS 7 AND 18, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1989 AS DOCUMENT 2862025 AND CORRECTED BY CERTIFICATE OF CORRECTION RECORDED OCTOBER 23, 1990 AS DOCUMENT 2955972, IN LAKE COUNTY, ILLINOIS.



STATE OF ILLINOIS  
COUNTY OF LAKE  
S.S.

I, BRYAN J. LEE, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND STAKED THE LAND AS DESCRIBED IN THE ABOVE CAPTION. ANY STRUCTURES SHOWN HEREON WERE LOCATED BY ME OR UNDER MY DIRECTION AND THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED AT GRAYSLAKE, ILLINOIS THIS 16TH DAY OF MARCH, A.D. 20 21.

*Bryan J. Lee*  
ILLINOIS PROFESSIONAL LAND SURVEYOR 35-3616  
MY LICENSE EXPIRES 11-30-22  
PROFESSIONAL DESIGN FIRM NO. 184-002732



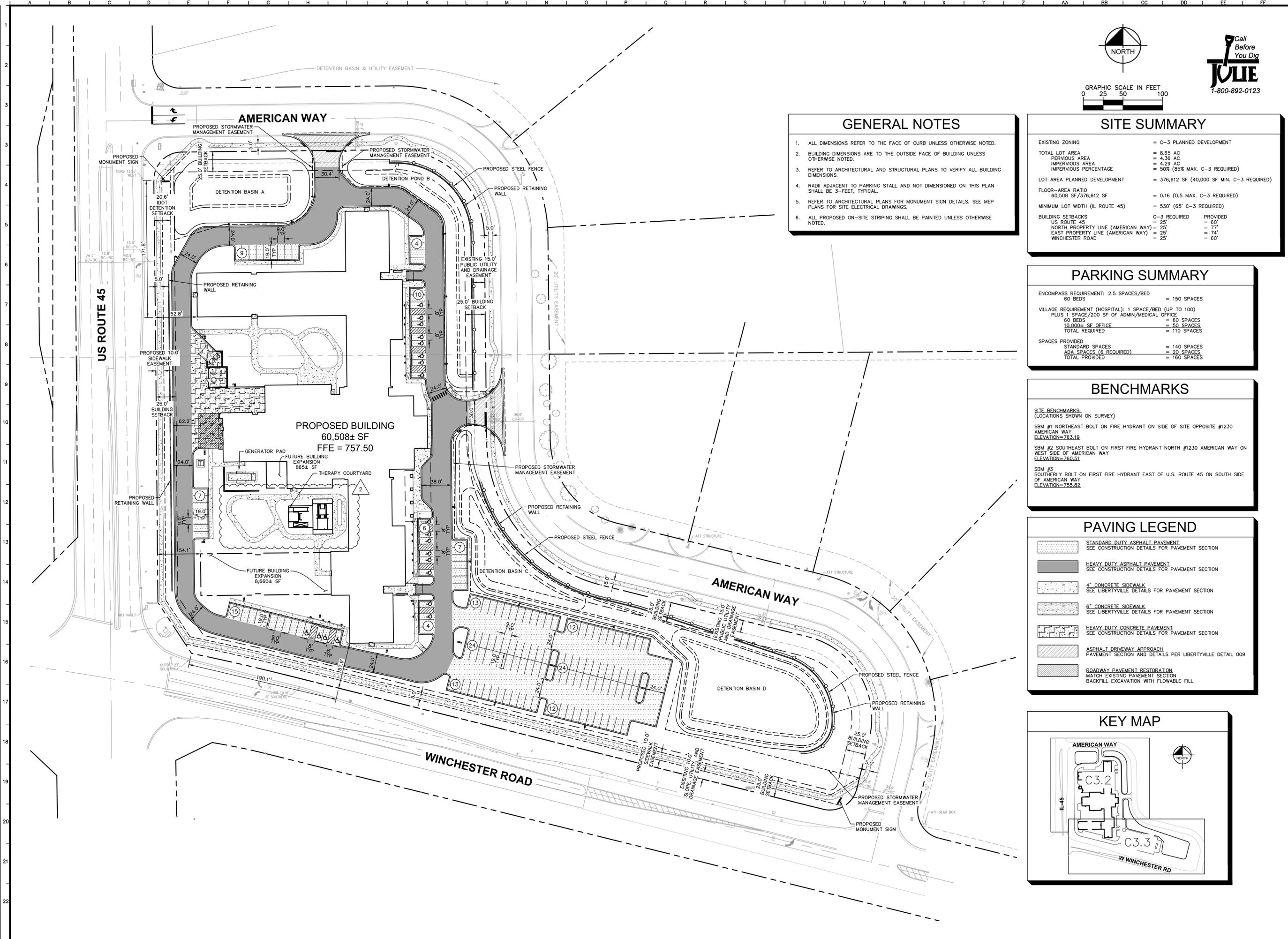
FIELDWORK COMPLETED: 03-08-2021  
CLIENT NAME: JE DUNN Construction  
ADDRESS: 29 Hermitage Avenue  
Nashville, TN 37210

NOTES:  
PLAT IS VOID if the Impressed Surveyors Seal does not appear.  
Only those Building Lines or Easements shown on a Recorded Subdivision Plat or from a Recorded Document are shown hereon; check local ordinances before building.

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

**R.E. ALLEN AND ASSOCIATES, LTD.**  
PROFESSIONAL LAND SURVEYORS  
1015 N. CORPORATE CIRCLE, SUITE C  
GRAYSLAKE, ILLINOIS 60030  
PHONE: 847-223-0914 FAX: 847-223-0980

Drawing name: K:\GIS\_DEVELOPMENT\168801000\_EncompassHealth\_Libertyville\_IL\_V2 Design\CAO\PlanSheets\Final Engineering\C3.0 - OVERALL SITE PLAN.dwg C3.0 Sep 21, 2020 12:45pm By: Travis O'Connell  
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### GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3- FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

### SITE SUMMARY

EXISTING ZONING	= C-3 PLANNED DEVELOPMENT
TOTAL LOT AREA	= 8.65 AC
PERVIOUS AREA	= 4.36 AC
IMPERVIOUS AREA	= 4.29 AC
IMPERVIOUS PERCENTAGE	= 50% (85% MAX. C-3 REQUIRED)
LOT AREA PLANNED DEVELOPMENT	= 376,612 SF (40,000 SF MIN. C-3 REQUIRED)
FLOOR-AREA RATIO	= 0.16 (0.5 MAX. C-3 REQUIRED)
60,508 SF / 376,612 SF	
MINIMUM LOT WIDTH (IL ROUTE 45)	= 530' (65' C-3 REQUIRED)
BUILDING SETBACKS	C-3 REQUIRED PROVIDED
US ROUTE 45	= 25' = 60'
NORTH PROPERTY LINE (AMERICAN WAY)	= 25' = 77'
EAST PROPERTY LINE (AMERICAN WAY)	= 25' = 74'
WINCHESTER ROAD	= 25' = 60'

### PARKING SUMMARY

ENCOMPASS REQUIREMENT: 2.5 SPACES/BED	= 150 SPACES
60 BEDS	
VILLAGE REQUIREMENT (HOSPITAL): 1 SPACE/BED (UP TO 100)	
PLUS 1 SPACE/200 SF OF ADMIN/MEDICAL OFFICE	
60 BEDS	= 60 SPACES
10,000± SF OFFICE	= 50 SPACES
TOTAL REQUIRED	= 110 SPACES
SPACES PROVIDED	
STANDARD SPACES	= 140 SPACES
ADA SPACES (6 REQUIRED)	= 20 SPACES
TOTAL PROVIDED	= 160 SPACES

### BENCHMARKS

SITE BENCHMARKS:  
 (LOCATIONS SHOWN ON SURVEY)

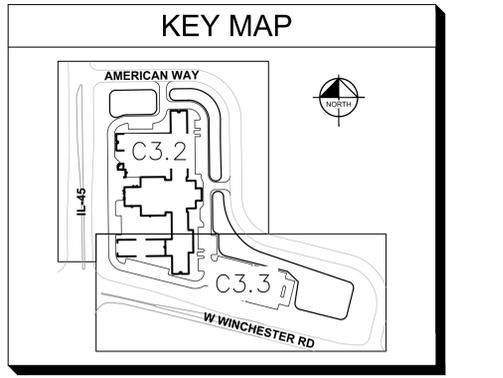
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 ELEVATION=763.19

SBM #2 SOUTHEAST BOLT ON FIRST FIRE HYDRANT NORTH #1230 AMERICAN WAY ON WEST SIDE OF AMERICAN WAY  
 ELEVATION=760.51

SBM #3 SOUTHERLY BOLT ON FIRST FIRE HYDRANT EAST OF U.S. ROUTE 45 ON SOUTH SIDE OF AMERICAN WAY  
 ELEVATION=755.82

### PAVING LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	4" CONCRETE SIDEWALK SEE LIBERTYVILLE DETAILS FOR PAVEMENT SECTION
	6" CONCRETE SIDEWALK SEE LIBERTYVILLE DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	ASPHALT DRIVEWAY APPROACH PAVEMENT SECTION AND DETAILS PER LIBERTYVILLE DETAIL 009
	ROADWAY PAVEMENT RESTORATION MATCH EXISTING PAVEMENT SECTION BACKFILL EXCAVATION WITH FLOWABLE FILL



LEN	9/15/2020	REVISIONS
LEN	9/04/2020	
LEN	8/21/2020	
LEN	8/7/2020	
LEN	7/23/2020	
LEN	4/22/2020	
BY	DATE	

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SCALE: AS NOTED  
 DESIGNED BY: SP  
 DRAWN BY: SP  
 CHECKED BY: LEN

**Encompass Health**

**OVERALL SITE PLAN**

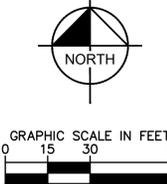
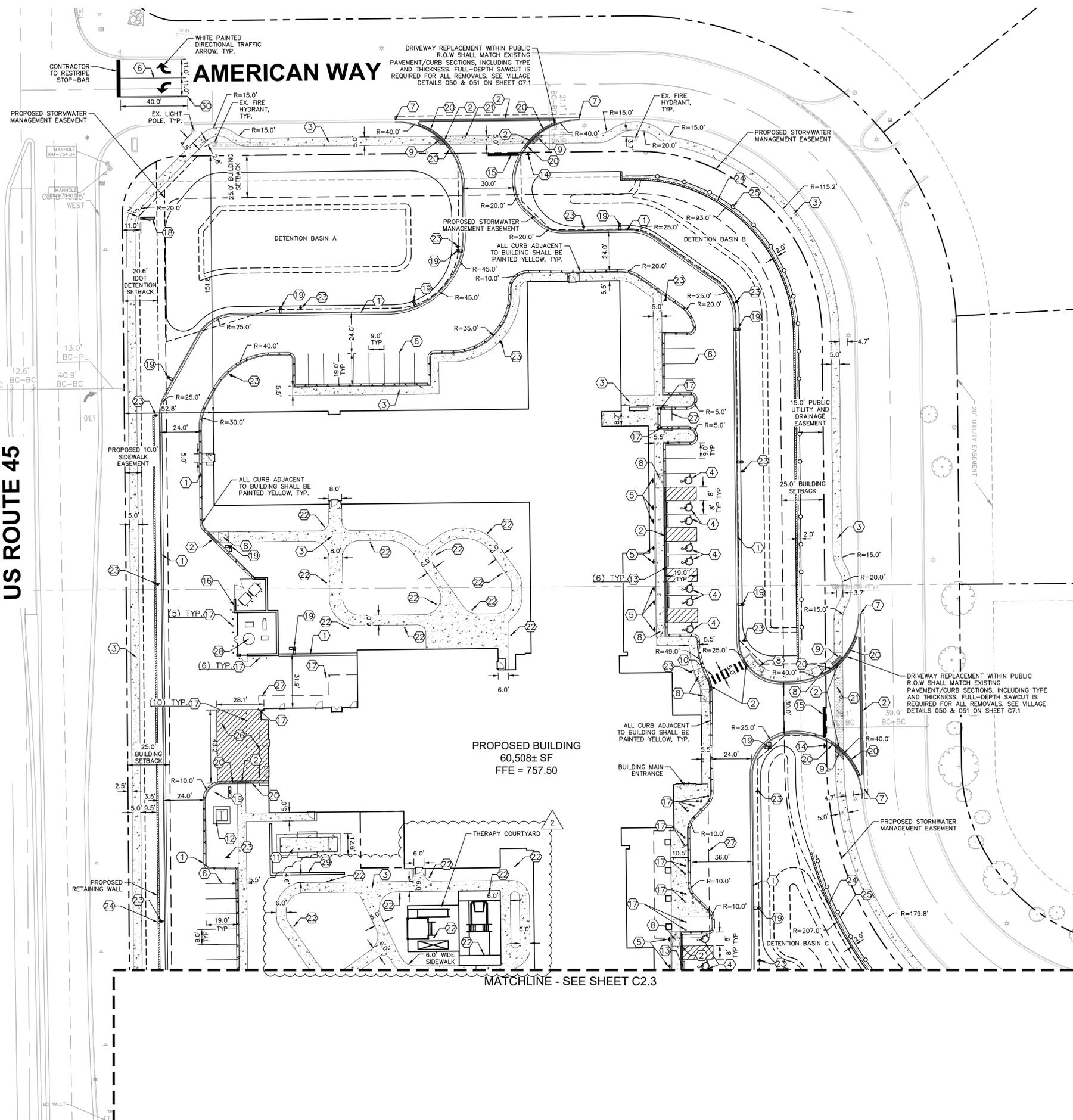
**ENCOMPASS HEALTH**  
 1201 AMERICAN WAY  
 LIBERTYVILLE, IL 60048

ORIGINAL ISSUE:  
 01/31/2020  
 KHA PROJECT NO.  
 168801000  
 SHEET NUMBER

**C3.0**

Drawing name: K:\GIS\DEV\168801000\_EncompassHealth\_Libertyville\_V2 Design\CAD\PlanSheets\Final Engineering\C3.2 - SITE PLAN.dwg C3.2 Sep 21, 2020 12:45pm By: Tricia Oyewaki  
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**US ROUTE 45**



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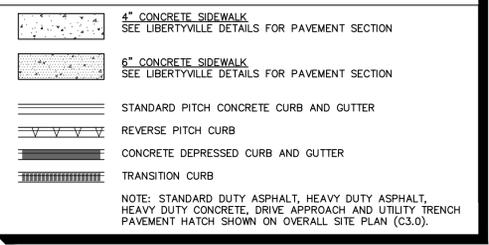
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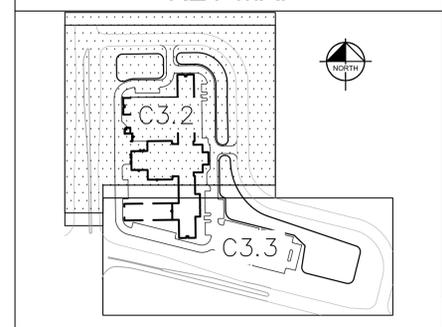
**KEY NOTES**

- B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
- DEPRESSED CURB AND GUTTER (SEE DETAILS)
- CONCRETE SIDEWALK, TYP. (SEE DETAILS)
- ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
- ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8) (SEE DETAILS)
- 4" WIDE PAINTED SOLID LINE, TYP. (WHITE)
- CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
- ACCESSIBLE RAMP (SEE DETAILS)
- 2' WIDE TACTILE WARNING STRIP (SEE DETAILS)
- CROSSWALK STRIPING (SEE DETAILS)
- GENERATOR PAD (DESIGN BY STRUCTURAL)
- TRANSFORMER PAD
- WHEEL STOPS (SEE DETAILS)
- STOP SIGN (SEE DETAILS)
- STOP BAR (SEE DETAILS)
- DUMPSTER ENCLOSURE PER ARCHITECTURAL PLANS
- BOLLARD, TYP. (SEE DETAILS)
- MONUMENT SIGN
- LIGHT POLE, TYP. (SHOWN FOR REFERENCE ONLY - SEE ELECTRICAL PLANS)
- TRANSITION CURB (SEE DETAILS)
- 6" CONCRETE SIDEWALK WITHIN LIMITS OF DRIVEWAY
- LIGHTED BOLLARD, TYP., SEE ELECTRICAL PLANS
- "NO PARKING - FIRE LANE" SIGN (MUTCD R8-31, SEE DETAILS FOR BASE)
- RETAINING WALL, SEE STRUCTURAL PLANS
- 42-INCH TALL MONTAGE ORNAMENTAL STEEL FENCE
- EMERGENCY VEHICLE AREA PAVEMENT MARKINGS (SEE DETAILS)
- OVERHEAD BUILDING CANOPY LIMITS
- OXYGEN ENCLOSURE (SEE ARCH PLANS FOR DETAILS)
- EMERGENCY GENERATOR SCREEN WALL (SEE ARCHITECTURAL PLANS FOR DETAILS)
- 4" WIDE PAINTED DOUBLE SOLID LINE, TYP. (YELLOW)

**PAVING AND CURB LEGEND**



**KEY MAP**



LEN	DATE	REVISIONS
9/15/2020		VILLAGE & CBEL COMMENTS
9/04/2020		VILLAGE & CBEL COMMENTS
8/21/2020		IEPA SUBMITTAL
8/7/2020		VILLAGE ENTITLEMENT RESUBMITTAL
7/23/2020		BUILDING REVISION
4/22/2020		CITY COMMENTS
		LEO
		BY

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**Encompass Health**

**SITE PLAN (NORTH)**

**ENCOMPASS HEALTH**  
 1201 AMERICAN WAY  
 LIBERTYVILLE, IL 60048

ORIGINAL ISSUE:  
 01/31/2020  
 KHA PROJECT NO.  
 168801000  
 SHEET NUMBER

**C3.2**

Drawing name: K:\GIS\_DEVELOPMENT\168801000\_EncompassHealth\_Libertyville\_IL\_V2\_Design\CAD\PlanSheets\Final Engineering\C3.3 - SITE PLAN.dwg C3.3 Sep 21, 2020 12:45pm by: Travis Oyawaki  
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### PAVING AND CURB LEGEND

	4" CONCRETE SIDEWALK SEE LIBERTYVILLE DETAILS FOR PAVEMENT SECTION
	6" CONCRETE SIDEWALK SEE LIBERTYVILLE DETAILS FOR PAVEMENT SECTION
	STANDARD PITCH CONCRETE CURB AND GUTTER
	REVERSE PITCH CURB
	CONCRETE DEPRESSED CURB AND GUTTER
	TRANSITION CURB

NOTE: STANDARD DUTY ASPHALT, HEAVY DUTY ASPHALT, HEAVY DUTY CONCRETE, DRIVE APPROACH AND UTILITY TRENCH PAVEMENT HATCH SHOWN ON OVERALL SITE PLAN (C3.0).

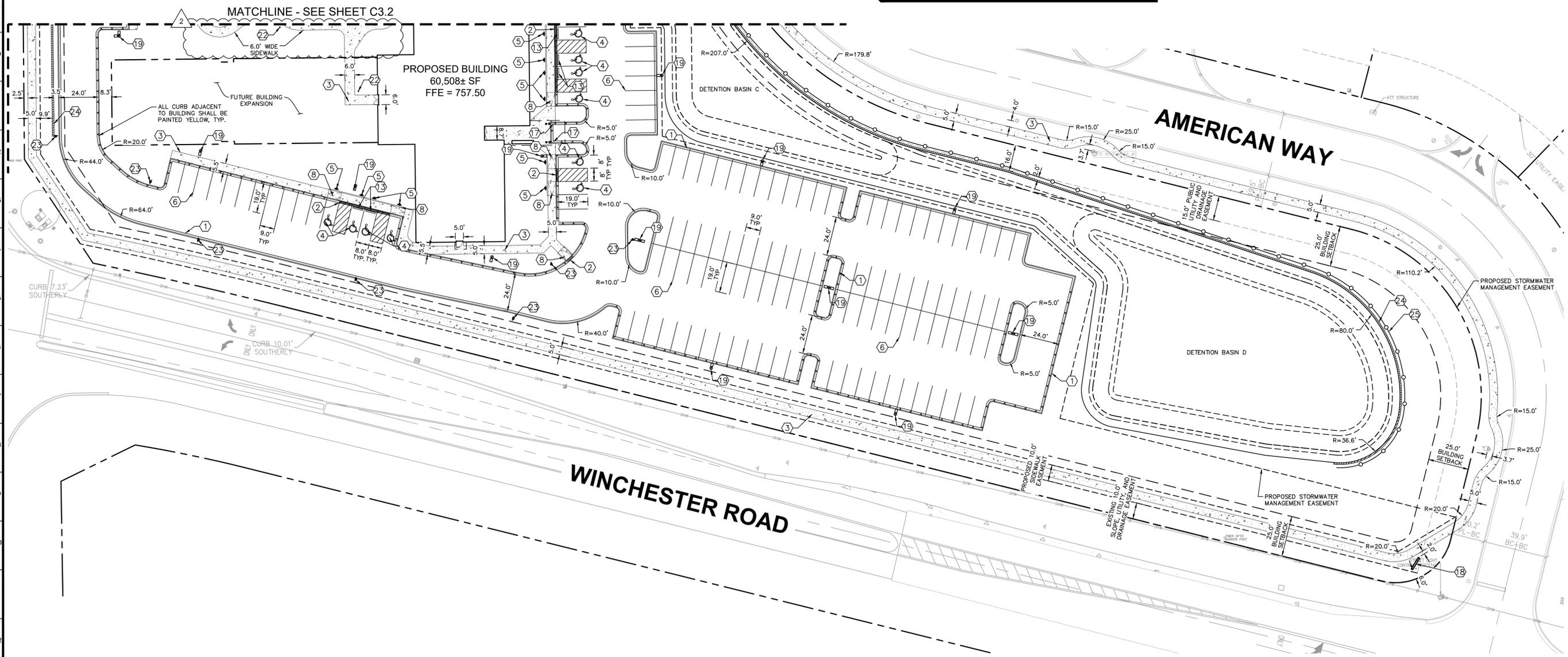
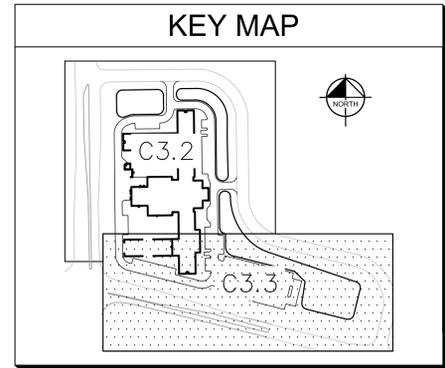
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### KEY MAP



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 <b>ENCOPASS HEALTH</b> 1201 AMERICAN WAY LIBERTYVILLE, IL 60048			
<b>SITE PLAN (SOUTH)</b>			
ORIGINAL ISSUE: 01/31/2020 KHA PROJECT NO. 168801000 SHEET NUMBER <b>C3.3</b>			
LEN	9/15/2020	VILLAGE & CBREL COMMENTS	DATE
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LEN	4/22/2020	CITY COMMENTS	DATE
LEO	4/22/2020	CITY COMMENTS	DATE
BY:		REVISIONS	