

MELTZER, PURTILL & STELLE LLC

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January 9, 2026

Tony Repp, Deputy Director
Community Development Department
Village of Libertyville
325 N. Milwaukee Avenue, Ste. 203
Libertyville, Illinois 60048

RE: 30532-30568 N. Harris Rd., Libertyville, IL – New Industrial Facility & Private Roadway

Dear Mr. Repp,

We are pleased to submit this proposal on behalf of Aston Villa Land Partners LLC, the owner (“Owner”) of the captioned property. Please find the following items enclosed for review by staff:

1. Land Use Application (31 copies)
2. ARC Application (31 copies)
3. Proof of Ownership (vesting deed) (31 copies)
4. Owner Authorization (31 copies)
5. Authorization for Sign Posting (31 copies)
6. Legal Description of Subject Property (31 copies)
7. Response to Staff Cursory Review Letter (31 copies)
8. Project Narrative Letter (31 copies)
9. Responses to Variation Approval Standards (31 copies)
10. Letter Requesting Waiver of Recapture Fee Interest (31 copies)
11. Site Plan (six 24” x 36” copies and twenty-five 8.5” x 11” copies)
12. Floor Plans (six 24” x 36” copies and twenty-five 8.5” x 11” copies)
13. Trash Compactor Elevations (six 24” x 36” copies and twenty-five 8.5” x 11” copies)
14. Elevations (six 24” x 36” copies and twenty-five 8.5” x 11” copies)
15. Signage Plans (six 24” x 36” copies and twenty-five 8.5” x 11” copies)
16. Preliminary Landscape Plans (six 24” x 36” copies and twenty-five 8.5” x 11” copies)
17. Lighting Plans and Photometrics (six 24” x 36” copies and twenty-five 8.5” x 11” copies)
18. Preliminary Engineering Plans (six 24” x 36” copies and twenty-five 8.5” x 11” copies)
19. Site Survey (six 24” x 36” copies and twenty-five 8.5” x 11” copies)
20. Aerial of Subject Property (31 copies)
21. Traffic Study - KLOA, Inc. (31 copies)
22. Phase I ESA – Pioneer Environmental Services (31 copies)
23. Preliminary Stormwater Management Report - Manhard Consulting, Ltd. (31 copies)

We look forward to working with the Village on all aspects of this exciting development proposal. Please feel free to contact me if you have any questions or if any additional information is needed at this time.

Sincerely,
MELTZER, PURTILL & STELLE LLC



Brendan G. Penny

LEGAL DESCRIPTION FOR INDUSTRIAL SUBDIVISION

LIBERTYVILLE, ILLINOIS

PARCEL 1:

THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, EXCEPT LOT 1 IN ROBERT J. MEYER'S ACRE BEING A SUBDIVISION OF PART OF EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1956 AS DOCUMENT NUMBER 928535, EXCEPT THAT PART GRANTED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 768745 AND EXCEPT THAT PART GRANTED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 6221896; IN LAKE COUNTY, ILLINOIS.

PARCEL 2:

ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 12 LYING WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND WISCONSIN RAILROAD COMPANY, NOW KNOWN AS THE MINNEAPOLIS, ST. PAUL AND SAULT STE. MARIE RAILWAY COMPANY, EXCEPT THE NORTH 185 FEET MEASURED PERPENDICULARLY, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4, SAID POINT BEING 1050.7 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY LINE 535.1 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH ALONG SAID HALF QUARTER SECTION LINE 460.5 FEET, MORE OR LESS TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE 272.5 FEET TO THE POINT OF BEGINNING; AND EXCEPT THAT PART GRANTED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT 768745, AND FURTHER EXCEPTING THAT PART ACQUIRED FOR ROAD PURPOSES BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN CONDEMNATION CASE 00 ED 02, ALL IN TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN LAKE COUNTY, ILLINOIS;

FURTHER EXCEPTING FROM PARCELS 1 AND 2 AFORESAID THAT PART OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOW:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTHWEST QUARTER HAVING AN ILLINOIS COORDINATE SYSTEM (EAST ZONE) GRID BEARING OF NORTH 00 DEGREES 39 MINUTES 58 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD (A.K.A. COUNTY HIGHWAY 20) AS DEDICATED PER DOCUMENT NO. 768745 AND RECORDED SEPTEMBER 11, 1952, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 660.28 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 39 MINUTES 40 SECONDS WEST, 70.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 103.70 FEET ALONG A LINE 70.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD TO A POINT ON A 11546.16 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG SAID CURVE 471.18 FEET (THE CHORD BEARS SOUTH 88 DEGREES 49 MINUTES 01 SECONDS EAST, 471.15 FEET) TO A POINT ON A 50.00 FOOT RADIUS CURVE, CONCAVE NORTHWESTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 81.17 FEET (THE

LEGAL DESCRIPTION FOR INDUSTRIAL SUBDIVISION

LIBERTYVILLE, ILLINOIS

CHORD BEARS NORTH 45 DEGREES 50 MINUTES 35 SECONDS EAST 72.55 FEET) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARRIS ROAD AS DEDICATED PER ORDER OF THE FREMONT TOWNSHIP HIGHWAY COMMISSIONER ON MARCH 28, 1865; THENCE SOUTH 88 DEGREES 39 MINUTES 23 SECONDS EAST, 66.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID HARRIS ROAD, SAID POINT BEING ON A 50.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE 77.95 FEET (THE CHORD BEARS SOUTH 45 DEGREES 19 MINUTES 34 SECONDS EAST, 70.29 FEET) TO A POINT ON A LINE 100.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 89 DEGREES, 59 MINUTES 10 SECONDS EAST, 91.61 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 86 DEGREES 10 MINUTES 20 SECONDS EAST, 601.36 FEET TO A POINT ON A LINE 60.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 200.01 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST, 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID PETERSON ROAD AS PER DOCUMENT NO. 4586501 RECORDED SEPTEMBER 26, 2000; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 940.47 FEET ALONG SAID NORTH RIGHT- OF-WAY LINE TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF HARRIS ROAD; THENCE SOUTH 00 DEGREES 39 MINUTES 58 SECONDS EAST, 10.00 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD DEDICATED BY SAID DOCUMENT NO. 768745; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 33.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 3:

LOT 1 IN ROBERT J. MEYER'S ACRE BEING A SUBDIVISION OF PART OF EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1956 AS DOCUMENT NO. 928535, IN LAKE COUNTY, ILLINOIS.

CONTAINING 2,832,132 SQUARE FEET (65.017 ACRES) MORE OR LESS.

MELTZER, PURTILL & STELLE LLC

ATTORNEYS AT LAW

File Number: 36446-002
Direct Dial: (312) 461-4336
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January 9, 2026

Tony Repp, Deputy Director
Community Development Department
Village of Libertyville
325 N. Milwaukee Avenue, Ste. 203
Libertyville, Illinois 60048

RE: 30532-30568 N. Harris Rd., Libertyville, IL – New Industrial Facility & Private Roadway

Dear Mr. Repp,

We are pleased to submit this proposal on behalf of Aston Villa Land Partners LLC, the owner (“Owner”) of the property at 30568 N. Harris Road, Libertyville, Illinois (the “Property”), to construct a new industrial building measuring approximately 600,000 square feet in size and accessory off-street parking (the “Facility”) along with other substantial site improvements such as new stormwater management facilities and infrastructure, a northward extension of Harris Road, and landscaping plantings and improvements. The Property is approximately 65 acres in size and is mostly unimproved land in its existing condition, except for a single-family residence with several farming structures and silos situated along the south property line at the northwest corner of the intersection of Harris and Peterson Roads. Once completed, the Facility will serve as the new home for Bath Concepts Industries, LLC (“Bath Concepts”), which is a manufacturer high-quality showers, tubs, wall systems and bath accessories and is currently located in the Village at 1800 Industrial Drive. In furtherance of this proposal, we are submitting the enclosed application (the “Application”) requesting: (1) site plan approval, (2) approval of certain variations from the Village’s Zoning Code (the “Zoning Code”) as set forth below, (3) approval of a preliminary plat of subdivision (“Plat of Subdivision”), and (4) all other forms of relief deemed necessary or desirable by the Owner, Village staff and Bath Concepts.

Bath Concepts has operated in its current location in the Village for nearly 10 years and has grown substantially during that time, from approximately 77 employees in 2016 to more than 400 employees in 2025. Due to this rapid growth, Bath Concepts acquired the Property in December 2022 as it offered the unique opportunity for Bath Concepts to expand its operations to adequately handle increased demand, while remaining in Libertyville where many of its current employees reside. This expansion will enable Bath Concepts to increase employment and purchase new machinery required to perform additional automated functions in-house, which are currently outsourced and shipped to its current location.

If approved, the Facility will be constructed substantially in accordance with the plans attached to the Application (the “Submitted Plans”). The Facility will be comprised of approximately 52,526 square feet of office space, 143,000 square feet of production space and 400,639 square feet of warehouse space. It will be serviced by 312 parking spaces, with 244 landbanked parking spaces reserved for future use if needed, bringing the total number of available parking spaces on the Property to 556 spaces.¹ The Facility will also feature a truck staging lot on its east side that will contain 74 new trailer positions opposite 50 exterior loading docks and 13 drive-in doors. As Bath Concepts owns and operates its own fleet of trucks to transport goods around the country, these improvements will allow it to expand its truck fleet to keep pace with the continued growth in production. We have also included with the Application a copy of the traffic impact study prepared by Kenig, Lindgren, O’Hara, Aboona, Inc. (“KLOA”) dated January 7, 2026, which determined that the proposed parking and truck staging spaces are sufficient to accommodate the anticipated needs of the Facility, and that Peterson Road is able to adequately accommodate the projected traffic generated by the Facility and by improvement of the remaining buildable lots identified on the Plat of Subdivision.

In accordance with the Submitted Plans, the project design will require Village approval of the following variations from the Zoning Code regulations:

- 1) Section 26-7-2.5(a) to increase the maximum building height from 45 feet to 51 feet;
- 2) Section 26-7-2.5(h) to reduce the required parking setback along Peterson Road by 6 inches, from 50 feet to 49.5 feet;
- 3) Section 26-13-2.2 to reduce the minimum perimeter landscape requirement along the east property line in accordance with the landscape plans submitted to staff;
- 4) Section 26-11-14(c)(3) to allow a 128-square-foot wall sign on the south building façade;
- 5) Section 26-11-14(c)(2) to allow two (2) ground signs along the south property line;
- 6) Section 26-13-3.2 to reduce the interior landscape requirement for the truck staging lot on the east side of the Facility from 10% to 0%; and
- 7) Section 26-13-3.1 to remove the requirement for landscape screening along the east truck staging lot.

We have included written responses to the standards of approval for each of the above variations with the Application submitted to staff.

This project will allow the Owner to transform the Property from its current vacant state to a cohesive and state-of-the-art industrial development for Bath Concepts’ use, which will benefit the Village in several respects. First, the Facility and associated improvements will significantly increase the property taxes generated by the Property following completion of the Facility, which will continue to increase following development of the parcels to the east and west. Second, it will allow Bath Concepts to continue to expand its operations in the Village and enable it to hire upwards of 100 new employees over the first five years of operation, for a total of over 500

¹ The proposed number of parking spaces is expected to exceed the demand generated by the new Facility. The 411 current employees are not all on site at the same time and work in staggered shifts based on their roles:

- The production team is divided into three shifts: (i) Tuesday-Friday, 4:00am to 2:00pm; (ii) Tuesday-Friday, 2:30pm to 12:30am; and (iii) Saturday-Monday, 4:00am to 4:00pm.
- The fulfillment team is divided into two shifts: (i) Friday 6:00am-2:00pm; and (ii) Monday to Friday, 2:30pm-10:30pm.
- General office employees will work typical office hours: Monday to Friday 7:00am to 4:30pm.

employees that will live in or travel to the Village, increasing sales for nearby gas stations, businesses and restaurants as a result. Finally, Bath Concepts will contribute substantially to the Village's sales tax base with over \$250,000,000 in gross sales in 2024, which success is projected to be repeated again in 2025. In short, this project will strengthen the Village's employment base and, once it is fully occupied, will generate significant property and sales tax revenue for the Village and other local taxing jurisdictions on an annual and recurring basis.

We look forward to working with the Village on all aspects of this exciting development proposal. Please feel free to contact us if you have any questions or if any additional information is needed at this time.

Sincerely,
MELTZER, PURTILL & STELLE LLC



Brendan G. Penny

CC: *Scott Rosenbach, via email*
Jim Brucato, via email
Jim Greco, via email
Scott Hargadon, via email

RESPONSES TO STANDARDS FOR VARIATIONS
30532-30568 N. Harris Road

1. Variation from Section 26-7-2.5(a) to increase maximum allowable building height in the I-1 Limited Industrial District from 45 feet to 51 feet.

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Village's Zoning Code (the "Zoning Code") would create a particular hardship for the property owner ("Owner") and for the intended user, Bath Concepts Industries, LLC ("Bath Concepts"). Restricting the maximum building height to 45 feet would significantly reduce the internal vertical space within the proposed approximately 600,000-square-foot facility (the "Facility"), which is necessary to accommodate second floor office use and the machinery and equipment necessary for Bath Concepts' proposed use.

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional compared to other properties due to its location, irregular shape, and the fact that it is bordered by unimproved right-of-way to the west, Peterson Road to the south, and a railroad to the east. Because of these constraints and the shape of the lot, the proposed Facility has been designed with a limited building footprint to ensure that it fits in the available space on site and leaves adequate open space for required landscape, roadway and stormwater management improvements.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: Site conditions are a result of prior development surrounding the subject property and are not a result of the actions or inactions of the Owner or its predecessors in title.

- d. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: If the strict language of Zoning Code was enforced, it would prevent the Owner from developing the subject property for its intended use, which is otherwise permitted in the I-1 Limited Industrial District ("I-1 District").

- e. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege unavailable to other owners of property in the I-1 District, nor will it make the Owner more money.

- f. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: The proposed use is permitted in the I-1 District and development of the site is designed to conform with the purposes of the Zoning Code and the Village's Comprehensive Plan. Moreover, the adjacent property to the west of the proposed Facility is zoned in the O-2 Office, Manufacturing and Distribution Park District (the "O2 District") which permits a maximum building height of 75 feet or 5 stories. Therefore, the proposed height of the Facility will be consistent with the anticipated development of that adjacent lot.

- g. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The requested variation will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**

Response: The proposed Facility will not materially impair the supply of light and air to nearby properties and improvements. It will be built near the center of the subject property, far distance from the nearest adjacent developed property.

3) **Would substantially increase congestion in the public streets due to traffic or parking; or**

Response: Granting this variation will not increase traffic or parking on the subject property and therefore will cause a substantial increase in congestion on public streets.

4) **Would unduly increase the danger of flood or fire; or**

Response: The proposed Facility will contain a sprinkler system and meet all applicable building code requirements for fire suppression. The site will also feature various stormwater management improvements, as identified on the civil engineering plans prepared by Manhard Consultants dated most recently as of December 1, 2025. These improvements are designed to accommodate the drainage needs of the site following completion of the proposed Facility, private roadway and future development on the site.

5) **Would unduly tax public utilities and facilities in the area; or**

Response: The requested variation will not unduly tax existing public utilities and facilities in the area.

6) **Would endanger the public health or safety.**

Response: The requested variation will not endanger public health or safety for the above reasons.

h. **No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.**

Response: There are no means other than the requested variation to alleviate, avoid or remedy the hardship to permit reasonable use of the subject property as proposed.

2. Variation from Section 26-7-2.5(h) to reduce the minimum parking setback from a lot line abutting an arterials street by approximately 9 feet, from 50 feet to 41 feet.

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Zoning Code would create a practical difficulty for the Owner and Bath Concepts because compliance would require removal of a significant portion of the south parking lot. This parking lot and the associated paved throughway are necessary for off-street parking near the south entrance and for internal circulation to the truck staging lot on the east side of the proposed Facility (the "Truck Lot").

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional compared to other properties given its location, shape, and the fact that it is bordered by unimproved right-of-way to the west, Peterson Road to the south, and a railroad to the east. The Facility has been positioned near the center of the site to allow for construction of adequate off-street parking and stormwater management improvements on the east and north portions of the lot. The Facility cannot be shifted north, away from Peterson Road, as that would impact construction of these accessory improvements.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: The site conditions are a result of its proximity to Peterson Road and prior development of surrounding properties and are not a result of the actions or inactions of the Owner or its predecessors in title.

- d. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: If the strict language of the Zoning Code was enforced, it would require removal of off-street parking stalls and the paved throughway to the south of the proposed Facility. These spaces are necessary to meet the parking demands of the Facility.

- e. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege not available to other owners of property in the I-1 District. It is not requested to increase the value of the subject property or for the Owner's monetary gain, but to ensure that site features adequate parking and internal traffic circulation for the proposed use.

- f. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: Granting this variation would not result in a use or development that is not in harmony with the purposes of the Zoning Code or the Village's Comprehensive Plan. It will instead promote construction of a cohesive development in a well-suited area of the Village identified for industrial use and surrounded by existing commercial and industrial developments.

- g. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The requested variation will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**

Response: The proposed parking lot will not materially impair adequate supply of light and air to nearby properties or improvements.

- 3) **Would substantially increase congestion in the public streets due to traffic or parking; or**

Response: The proposed parking lot will provide necessary parking on the south side of the building and promote interconnectivity throughout the site, enhancing internal traffic circulation and alleviate negative impacts to nearby roadways like Peterson Road.

4) Would unduly increase the danger of flood or fire; or

Response: The proposed parking lot will not unduly increase the danger of flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

Response: The proposed parking lot will not unduly tax existing public utilities and facilities in the area.

6) Would endanger the public health or safety.

Response: The proposed parking lot will not endanger public health or safety for the reasons set forth above.

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Response: There are no means other than the requested variation to alleviate, avoid or remedy the hardship to permit reasonable use of the subject property as proposed and comply with the off-street parking requirements under the Zoning Code.

3. Variation from Section 26-13-2.2 to reduce requirements for perimeter landscape open space requirements along east property line.

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Zoning Code would create a practical hardship for the Owner as it would require additional landscape plantings and maintenance along the east property line which already contains a dense line of trees, shrubs and other vegetation. Beyond the property line to the east is a railroad which is screened on both sides by existing vegetation. Requiring more plantings in this area would result in a dense line of vegetation that greatly exceeds the level of screening contemplated by the Zoning Code and would make the area much more difficult and costly to maintain.

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional compared to other similarly situated properties given the fact that it is bordered by the railroad to the east which is already densely screened on both sides. This creates a situation where new landscape plantings would be redundant and make the area more difficult to maintain.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: The aforesaid conditions have existed for many years and are not a result of the actions or inactions of the Owner or its predecessors in title.

- d. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: If the language of the Zoning Code was strictly enforced, it would require substantial new plantings along the east property line where vegetative screening already

exists in abundance. This would impose additional hardship on the Owner in the form of increased initial planting and ongoing maintenance costs.

- e. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege not available to other owners of property in the I-1 District. This variation is not requested to increase the value of the property or for monetary gain.

- f. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: Granting this variation would not result in a use or development that is not in harmony with the purposes of the Zoning Code or the Village's Comprehensive Plan. It will instead promote development of a cohesive industrial building in a well-suited area of the Village that is surrounded by existing commercial and industrial developments.

- g. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The requested variation will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**

Response: The requested variation will not materially impair adequate supply of light and air to nearby properties or improvements. Reducing the number of new plantings along the east property line will maintain the present flow of light and air to adjacent properties to the east.

- 3) **Would substantially increase congestion in the public streets due to traffic or parking; or**

Response: The requested variation will not increase congestion in public streets.

- 4) **Would unduly increase the danger of flood or fire; or**

Response: The requested variation will not unduly increase the danger of flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

Response: The requested variation will not unduly tax existing public utilities and facilities in the area.

6) Would endanger the public health or safety.

Response: The requested variation will not endanger public health or safety for the reasons set forth above.

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Response: There are no means other than the requested variation to alleviate, avoid or remedy the identified difficulty.

4. **Variation from Section 26-11-14(c)(3) to increase the maximum allowable gross surface area for a wall sign from 32 square feet to 128 square feet.**

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Zoning Code would create a particular hardship for the Owner because it would limit the size of the wall sign for the Facility to just 32 square feet which would detract from the exterior design of the building and would be extremely difficult—if not impossible—to identify from Peterson Road.

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional compared to other properties given its size, lot depth and proximity to Peterson Road. The lot depth allows the proposed building to be set further back from Peterson Road, which softens the impact of the Facility on that roadway but also significantly reduces the visibility of all signage on the site.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: The aforesaid conditions are not a result of the actions or inactions of the Owner or its predecessors in title, but rather of geographic location and proximity to Peterson Road.

- d. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: If the language of the Zoning Code was strictly enforced, it would result in signage that is inadequate for the size of the proposed Facility and largely invisible from Peterson Road.

- e. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege not available to other owners of property in the I-1 District, nor will it increase the value of the property or result in monetary gain. This variation is requested to ensure that the signage on site is functional and clearly visible from Peterson Road.

- f. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: Granting this variation would not result in a use or development that is not in harmony with the purposes of the Zoning Code or the Village's Comprehensive Plan. It will instead promote development of a state-of-the-art industrial building in a well-suited area of the Village that is designated for industrial use and surrounded by existing commercial and industrial developments. The proposed signage was discussed during the preliminary development meeting between the Owner and Village staff and all agreed that applicable sign restrictions would likely be insufficient for the proposed Facility, so a variation would be necessary.

- g. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The proposed wall sign will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**

Response: The proposed wall sign will not materially impair adequate supply of light and air to nearby properties or improvements.

- 3) **Would substantially increase congestion in the public streets due to traffic or parking; or**

Response: The proposed wall sign will not increase congestion in public streets due to traffic or parking.

- 4) **Would unduly increase the danger of flood or fire; or**

Response: The proposed wall sign will not unduly increase the danger of flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

Response: The proposed wall sign will not unduly tax existing public utilities and facilities in the area.

6) Would endanger the public health or safety.

Response: The proposed wall sign will not endanger public health or safety for the reasons set forth above.

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Response: There are no means other than the requested variation to alleviate, avoid or remedy the hardship.

5. **Variation from Section 26-11-14(c)(2) to allow two (2) total ground signs on the subject property.**

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Zoning Code would create a practical difficulty for the Owner. The subject property is approximately 63 acres in size and bordered to the south by Peterson Road and further to the west by Midlothian Road. Additionally, the Owner is proposing to subdivide the entirety of the subject property into five lots (3 buildable lots and two outlots) for possible future expansion of the Bath Concepts building or development by additional third-party user. Given the size of the subject property, its proximity to two arterial roadways and the potential for multiple industrial/office/manufacturing users on the site, one ground sign would significantly reduce the visibility of all users listed on the sign. Two ground signs are appropriate for developments of this size and, given the overall size of the subject property, can be installed without cluttering the property line along Peterson Road.

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional compared to other properties given its size and proximity to Peterson and Midlothian Roads to the south and west. Additionally, the private extension of Harris Road and new entrance to the Truck Lot opposite Franklin Boulevard, make additional ground signs at each entrance a natural feature of the overall development.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: The aforesaid conditions are a result of geographic location and proximity to Peterson and Midlothian Roads rather than the actions or inactions of the Owner or its predecessors in title.

- d. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of

substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: If the Zoning Code was strictly enforced, it would substantially reduce the visibility of all users of the subject property following its development.

- e. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege not available to other owners of similarly situated property in the Village. It will allow adequate visibility for Bath Concepts and all future users on the subject property.

- f. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: Granting this variation will not result in a use or development that is not in harmony with the purposes of the Zoning Code or the Village's Comprehensive Plan. It will promote construction of a cohesive industrial development in a well-suited area of the Village that is designated for industrial use and surrounded by existing commercial and industrial developments.

- g. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The proposed additional ground sign will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**

Response: The proposed additional ground sign will not materially impair adequate supply of light and air to nearby properties or improvements.

- 3) **Would substantially increase congestion in the public streets due to traffic or parking; or**

Response: The proposed additional ground sign will not increase congestion in public streets due to traffic or parking.

4) **Would unduly increase the danger of flood or fire; or**

Response: The proposed additional ground sign will not unduly increase the danger of flood or fire.

5) **Would unduly tax public utilities and facilities in the area; or**

Response: The proposed additional ground sign will not unduly tax existing public utilities and facilities in the area.

6) **Would endanger the public health or safety.**

Response: The proposed additional ground sign will not endanger public health or safety for the reasons set forth above.

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Response: There are no means other than the requested variation to alleviate, avoid or remedy the hardship.

6. **Variation from Section 26-13-3.1 to eliminate the requirement for parking lot screening along the east side of the Truck Lot.**

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Zoning Code would create a practical difficulty for the Owner. There are no existing structures or uses located immediately to the east of the subject property, and the existing railroad is heavily screened on either side by dense vegetation serving as a substantial visual and auditory buffer to the east.

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional because it is bordered to the east, beyond the Truck Lot, by an existing railroad which lies between the subject property and the next improved lot and is heavily screened on both sides by existing vegetation.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: The aforesaid conditions are not a result of the actions or inactions of the Owner or its predecessors in title. Instead, they are a result of existing natural features around the subject property and prior development in the surrounding area.

- d. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: If the language of the Zoning Code was strictly enforced, it would require the Owner to plant new trees, shrubs, etc. along the entirety of Truck Lot which may later need to be removed to make room for an expansion of the Facility or for future construction of a new building on Lot 2 identified on the Plat of Subdivision included with the application submitted to staff. Furthermore, plantings are proposed along the south stormwater management facility and at the southeast corner of the Truck Lot to effectively screen it from Peterson Road.

- e. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege not available to other owners of property in the I-1 District or monetary gain. It is requested only to eliminate new plantings which are not necessary to adequately screen the Truck Lot and which may need to be removed in the future to make way for further development in the future.

- f. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: The proposed use is permitted in the I-1 District and development of the site is designed to be in harmony with purposes of the Zoning Code and the Village's Comprehensive Plan. The proposed landscape improvements include new plantings around the stormwater management facility on the south of the site, as well as new plantings at the southeast corner of the Truck Lot. These plantings are intended to screen the Truck Lot from Peterson Road, minimizing the visibility of the Truck Lot to the public.

- g. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The requested variation will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**

Response: The requested variation will not materially impair the supply of light and air to nearby properties.

- 3) **Would substantially increase congestion in the public streets due to traffic or parking; or**

Response: The requested variation will not substantially increase congestion in nearby public streets due to traffic or parking.

- 4) **Would unduly increase the danger of flood or fire; or**

Response: The requested variation will not unduly increase the danger of flood or fire.

5) Would unduly tax public utilities and facilities in the area; or

Response: The requested variation will not unduly tax existing public utilities and facilities in the area.

6) Would endanger the public health or safety.

Response: The requested variation will not endanger public health or safety for the reasons set forth above.

h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Response: There are no means other than the requested variation to avoid or remedy the alleged difficulty.

7. **Variation from Section 26-13-3.2 to eliminate the interior landscape requirements for the Truck Lot.**

- a. **General Standard.** No variation shall be granted pursuant to this Section 16-8 unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. Such a showing shall require proof that the variation being sought satisfies each of the standards set forth in this Section 16-8.7.

Response: Carrying out the strict letter of the Zoning Code would create a practical difficulty for the Owner. There is virtually no visibility to the Truck Lot because there are no adjacent buildings or roadways to the east and the nearest improvement, the existing railroad, is heavily screened on either side by dense vegetation. Additionally, the Truck Lot will be screened from Peterson Road by new plantings at its southeast corner and around the stormwater management facility along south property line

- b. **Unique Physical Condition.** The subject lot is exceptional as compared to other lots subject to the same provision by reason of a unique physical condition, including the presence of an existing use, structure, fence or sign, whether conforming or nonconforming; irregular or substandard shape or size; exceptional topographical features; or other extraordinary physical conditions peculiar to and inherent in the subject lot that amount to more than a mere inconvenience to the owner and that relate to or arise out of the lot or its existing development rather than the personal situation of the current owner of the lot.

Response: The subject property is exceptional compared to other properties because it is bordered to the east by railroad track which lies between the subject property and the next improved lot to the east and is heavily screened on both sides.

- c. **Not Self-Created.** The aforesaid unique physical condition is not the result of any action or inaction of the owner or its predecessors in title, other than the construction of structures that were lawful at the time of such construction, and existed at the time of the enactment of the provisions from which a variation is sought or was created by as a result of natural forces or governmental action, other than the adoption of this Code.

Response: The site conditions are not a result of the actions or inactions of the Owner or its predecessors in title but are a result of natural features and prior development surrounding the subject property.

- d. **Denied Substantial Rights.** The carrying out of the strict letter of the provision from which a variation is sought would deprive the owner of the subject lot of substantial rights commonly enjoyed by owners of other lots subject to the same provision.

Response: If the Zoning Code was strictly enforced, it would require the Owner to plant internal landscaping within the Truck Lot that is essentially invisible to the public, reduces available truck spaces, and interferes with internal truck circulation on the site.

- e. **Not Merely Special Privilege.** The alleged hardship or difficulty is neither merely the inability of the owner or occupant to enjoy some special privilege or additional right not available to owners or occupants of other lots subject to the same provision, nor merely the inability of the owner to make more money from the use of the subject lot; provided, however, that where the standards set out in this Section 16-8.7 are met, the existence of an economic hardship shall not be a prerequisite to the grant of a variation.

Response: The requested variation will not provide the Owner with any special right or privilege not available to other owners of property in the I-1 District or result in monetary gain. It is requested only to eliminate the need for internal landscape plantings which are not visible to the public and would negatively impact the Truck Lot in terms of available truck spaces and internal circulation.

- f. **Code and Plan Purposes.** The variation would not result in a use or development of the subject lot that would be not in harmony with the general and specific purposes for which this Code and the provision from which a variation is sought were enacted or the general purpose and intent of the Official Comprehensive Plan.

Response: The requested variation will allow for cohesive development of the site for the proposed use, which is permitted in the I-1 District.

- g. **Essential Elements of the Area.** The variation would not result in a use or development on the subject lot that:

- 1) **Would be materially detrimental to the public welfare or materially injurious to the enjoyment, use, development, or value of property or improvements permitted in the vicinity; or**

Response: The requested variation will not be detrimental to the public welfare or materially injurious to the development, enjoyment, use, or value of nearby properties or improvements.

- 2) **Would materially impair an adequate supply of light and air to the properties and improvements in the vicinity; or**

Response: The requested variation will not materially impair the supply of light and air to nearby properties.

- 3) **Would substantially increase congestion in the public streets due to traffic or parking; or**

Response: The requested variation will not substantially increase congestion in nearby public streets due to traffic or parking.

- 4) **Would unduly increase the danger of flood or fire; or**

Response: The requested variation will not unduly increase the danger of flood or fire.

- 5) **Would unduly tax public utilities and facilities in the area; or**

Response: The requested variation will not unduly tax existing public utilities and facilities in the area.

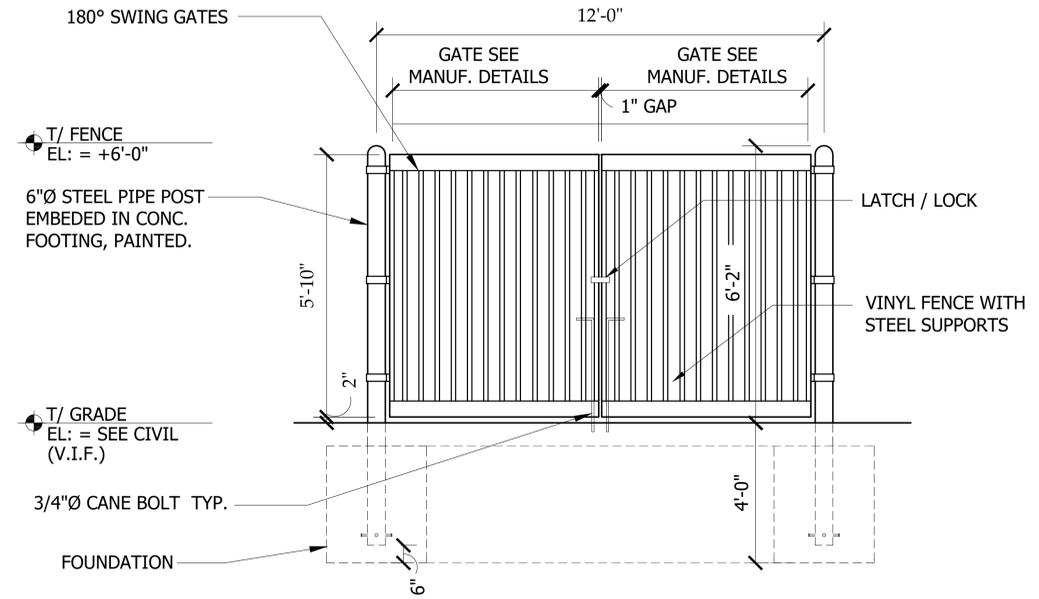
6) Would endanger the public health or safety.

Response: The proposed variation will not endanger public health or safety for the reasons set forth above.

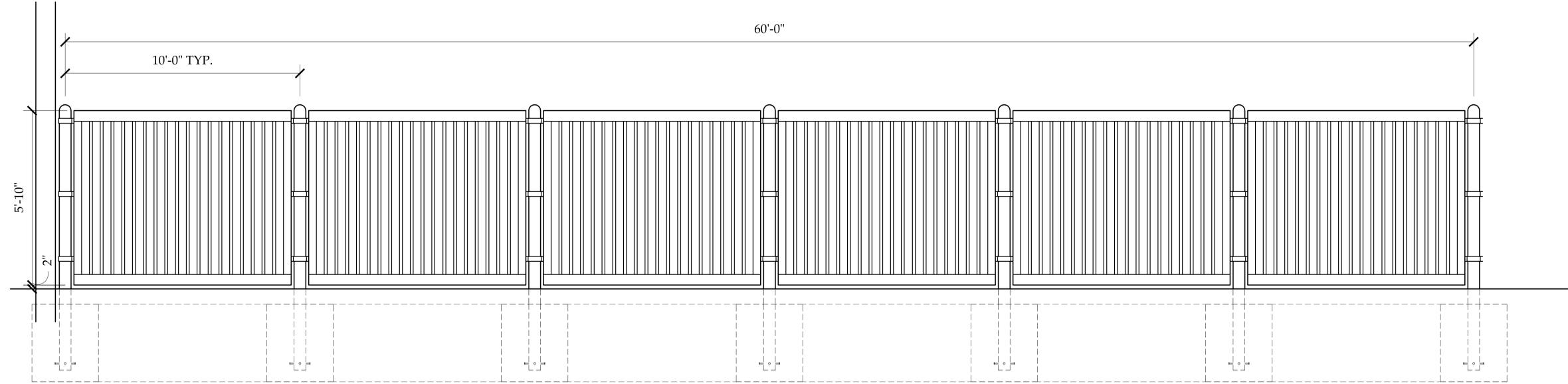
h. No Other Remedy. There is no means other than the requested variation by which the alleged hardship or difficulty can be avoided or remedied to a degree sufficient to permit a reasonable use of the subject lot.

Response: There are no means other than the requested variation to avoid or remedy the alleged difficulty. The Truck Lot has been carefully designed to adequately accommodate the anticipated current and future needs of Bath Concepts and promote internal circulation of truck traffic to avoid any negative impacts on Harris or Peterson Roads as a result of this development.

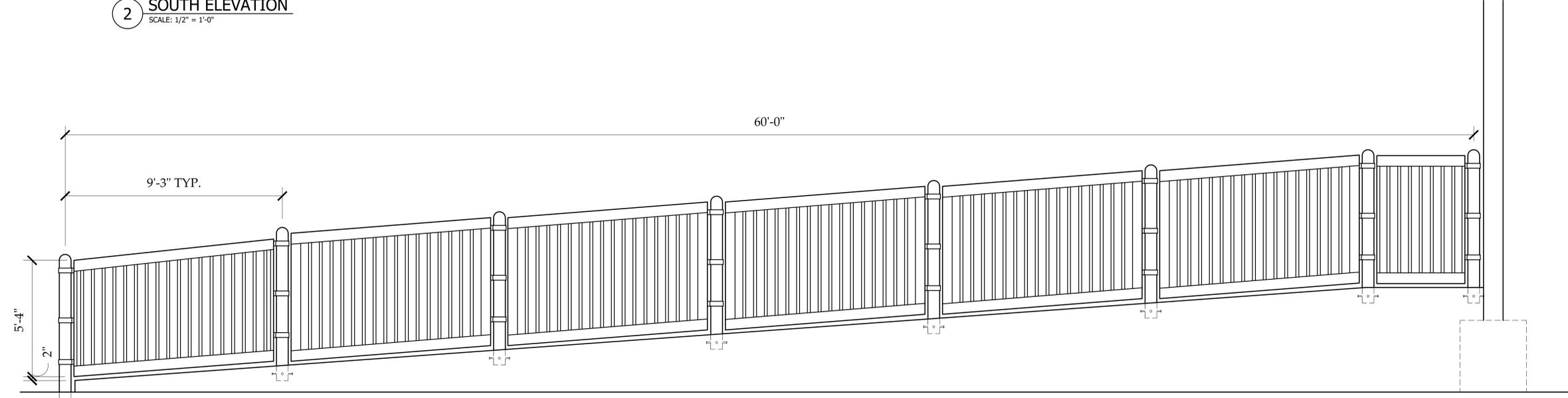
1 EAST ELEVATION
SCALE: 1/2" = 1'-0"

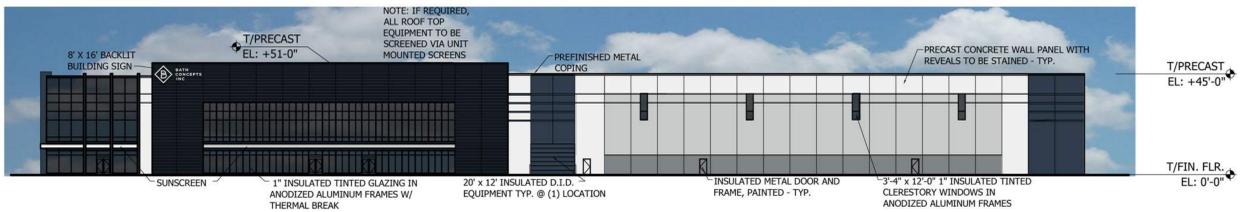


2 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/2" = 1'-0"

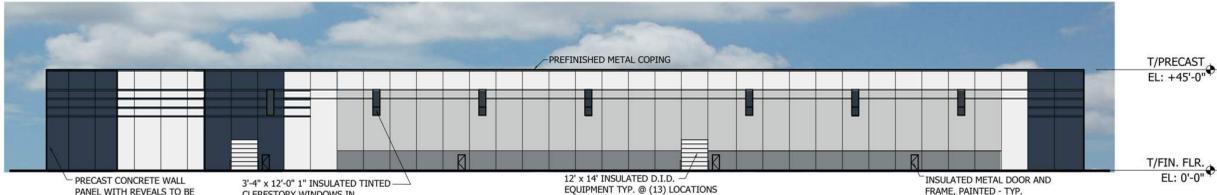




1 SOUTH ELEVATION
SCALE: 1/32" = 1'-0"



2 WEST ELEVATION
SCALE: 1/32" = 1'-0"



3 NORTH ELEVATION
SCALE: 1/32" = 1'-0"

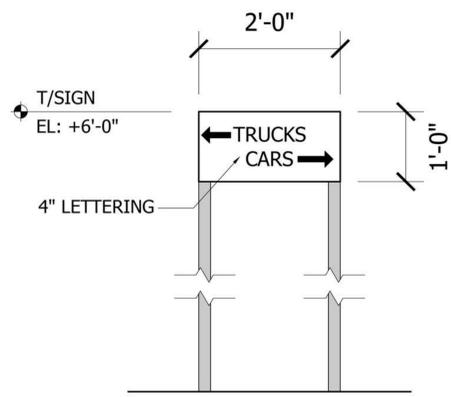


4 EAST ELEVATION
SCALE: 1/32" = 1'-0"

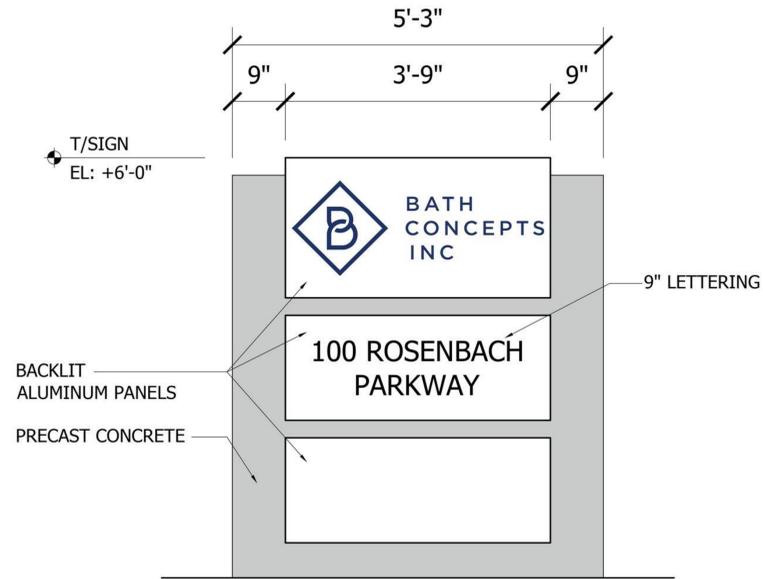
	WHITE FIELD COLOR: SHERWIN WILLIAMS -NEBULOUS WHITE SW7063
	LIGHT FIELD COLOR: SHERWIN WILLIAMS -PASSIVE -SW7064
	ACCENT COLOR: SHERWIN WILLIAMS -NAVAL- SW6244
	DARK FIELD COLOR: SHERWIN WILLIAMS - SOFTWARE- SW 7074



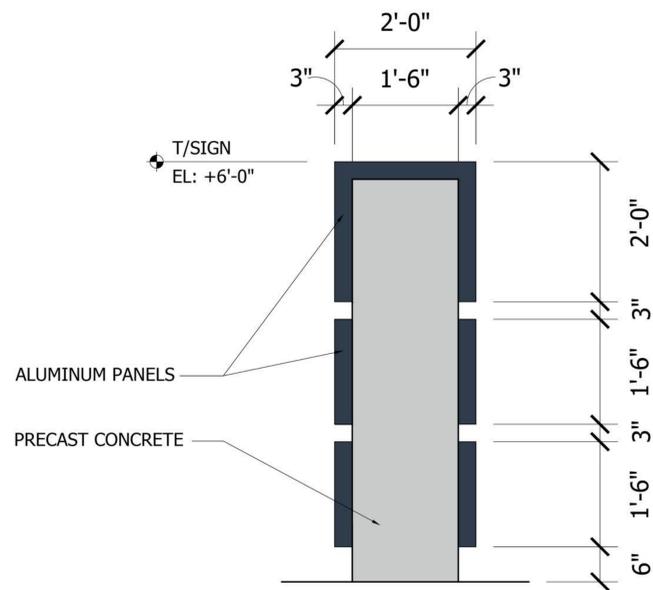
5 ENTRY BLOW-UP
SCALE: 1/8" = 1'-0"



1 DIRECTIONAL TRAFFIC SIGN
SCALE: 1" = 1'-0"



2 GROUND MONUMENT SIGN
SCALE: 1" = 1'-0"



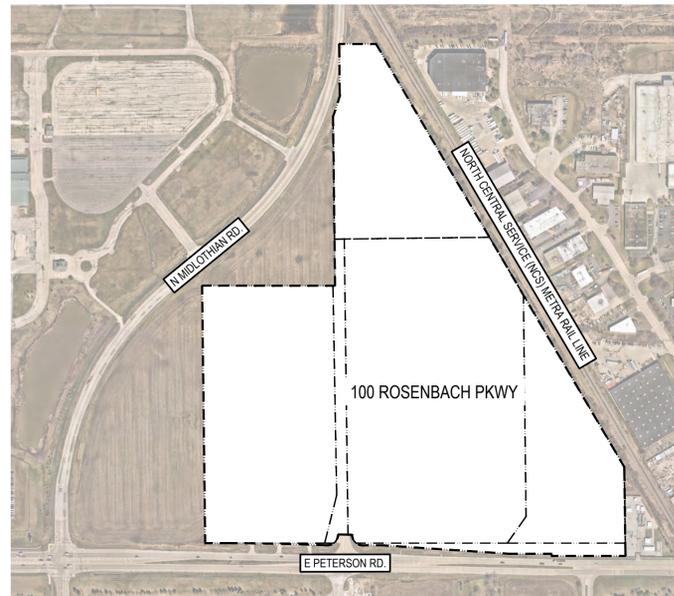
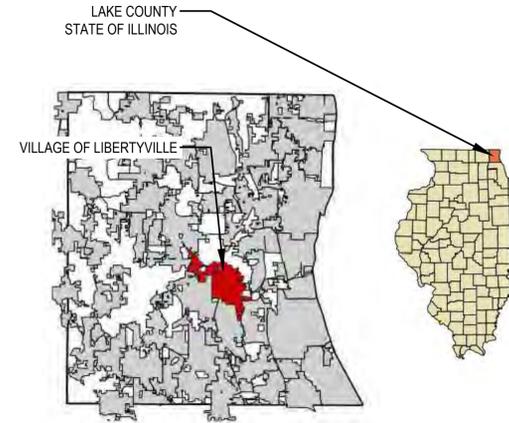
3 GROUND MONUMENT SIGN
SCALE: 1" = 1'-0"



4 WALL SIGN
SCALE: 1/4" = 1'-0"

PRELIMINARY LANDSCAPE PLAN SET BATH CONCEPTS FACILITY

100 ROSENBACH PKWY, LIBERTYVILLE, IL 60048



PRELIMINARY LANDSCAPE PLAN SET
December 5, 2025

LANDSCAPE ARCHITECTS
TESKA ASSOCIATES, INC.
 627 GROVE STREET
 EVANSTON, IL 60201
 P: 847-869-2015 F: 847-869-2059

OWNER
BATH CONCEPTS
 1800 INDUSTRIAL DRIVE
 LIBERTYVILLE, IL 60048

CIVIL ENGINEER'S OF RECORD
MANHARD CONSULTING
 1 OVERLOOK POINT
 LINCOLNSHIRE, IL 60069
 P: 847-634-5550

GENERAL CONTRACTOR
PRINCIPLE CONSTRUCTION
 9450 WEST BRYN MAWR, SUITE 120
 ROSEMONT, IL 60018
 P: 847-615-1515

ARCHITECTS
NELSON WORLDWIDE

SHEET LIST TABLE	
Sheet Number	Sheet Title
G-0.0	COVER PAGE
G-1.0	GENERAL NOTES
L-1.0	TREE REMOVALS KEY PLAN
L-1.1	TREE REMOVALS NORTH ENLARGEMENT
L-1.2	TREE REMOVALS SOUTH ENLARGEMENT
L-1.3	TREE REPLACEMENT REQUIREMENTS
L-2.0	ILLUSTRATIVE LANDSCAPE KEY PLAN
L-2.1	ILLUSTRATIVE LANDSCAPE NORTH ENLARGEMENT
L-2.2	ILLUSTRATIVE LANDSCAPE SOUTH ENLARGEMENT
L-2.3	ILLUSTRATIVE LANDSCAPE PATIO & SIGNAGE ENLARGEMENT
L-2.4	LANDSCAPE SCHEDULE
L-3.0	LANDSCAPE DETAILS
L-4.0	LANDSCAPE ORDINANCE SUMMARY

DRAWINGS PREPARED BY:



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WITH THE FOLLOWING: LAKE COUNTY, IL
COUNTY: LAKE COUNTY, IL
CITY/TOWNSHIP: LIBERTYVILLE

Two (2) working days before you dig
(including Sat., Sun. & Holidays)



client / owner
Bath Concepts
 project name
Bath Concepts Facility

project address
100 Rosenbach Parkway
Libertyville, IL 60048

seal / signature

owner / developer
Bath Concepts
 1800 Industrial Drive
 Libertyville, IL 60048

landscape architect of record
Teska Associates, Inc.
 627 Grove Street
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 p. 847-869-2015

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consultant 2
Principle Construction
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 Rosemont, IL 60018
 p. 847-615-1515

consultant 3
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LANDSCAPE GENERAL NOTES:

1. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITIES, CONTRACTOR SHALL NOTIFY J.U.L.I.E. (811) OR (800) 892.0123 TO DETERMINE THE LOCATION OF ANY UNDERGROUND UTILITIES, WHICH MAY AFFECT PROPOSED SITE WORK. CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
2. VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER/LANDSCAPE ARCHITECT OF ANY DISCREPANCIES.
3. ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
4. PLANT MATERIAL SIZES SHOWN ON PLANT SCHEDULE ARE MINIMUM ACCEPTABLE SIZES. ALL PLANT MATERIAL SHALL BE OF SPECIMEN QUALITY. NO 'PARK GRADE' MATERIAL WILL BE ACCEPTED.
5. ALL PLANT MATERIAL SHALL BE OBTAINED FROM AN APPROVED NORTHERN ILLINOIS NURSERY WITH HEAVY CLAY SOILS.
6. ALL PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK AS SPONSORED BY THE AMERICAN ASSOCIATION OF NURSEYMEN AND APPROVED BY THE AMERICAN NATIONAL STANDARDS INSTITUTE, INC. (ANSI)
7. IF SPECIFIED SPECIES AND/ OR QUALITY OF PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, THE LANDSCAPE ARCHITECT, AT HIS/HER DISCRETION, MAY SUBSTITUTE SIMILAR PLANTS WITH THE SAME WHOLESALE VALUE.
8. ALL PLANTS TO BE BALLED IN BURLAP (B&B) OR CONTAINER GROWN (CG) AS SPECIFIED IN PLANT SCHEDULE. ALL NYLON/PLASTIC/BURLAP ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
9. SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL-DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIAL.
10. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH ALL APPLICABLE CODES AND ORDINANCES.
11. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN CONFORMANCE WITH THE ACCEPTED INDUSTRY'S STANDARD 'BEST MANAGEMENT PRACTICE' TECHNIQUES AS IDENTIFIED BY THE ILLINOIS LANDSCAPE CONTRACTORS ASSOCIATION (ILCA).
12. THE OWNER AND/OR LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL IN POOR CONDITION/FORM OR NOT INSTALLED ACCORDING TO 'BEST MANAGEMENT PRACTICE' TECHNIQUES.
13. THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES & SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS & GROUNDCOVER SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND, AND TWO (2) PARTS COMPOST.
14. ALL WOODY PLANTINGS TO RECEIVE 3" OF SHREDDED HARDWOOD MULCH. ALL HERBACEOUS PLANTINGS TO RECEIVE 2" OF LEAF COMPOST.
15. CONTRACTOR SHALL WATER PLANTS IMMEDIATELY AFTER PLANTING. FLOODING PLANTS TWICE DURING FIRST TWENTY-FOUR HOURS AFTER PLANTING.
16. ALL ROAD AND WALK SURFACES SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
17. CONTRACTOR SHALL REPAIR IN KIND ANY AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
18. GUARANTEE SPECIFICATIONS ARE AS FOLLOWS: THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT BEGINNING ON THE FIRST DAY OF THE OWNER'S POSSESSION. THIS AGREEMENT SHALL PROVIDE FOR THE REPLACEMENT OF DEAD OR DYING PLANT MATERIAL. THE CONTRACTOR SHALL PROVIDE THE OWNER WITH A TYPEWRITTEN LIST OF SPECIFIC MAINTENANCE INSTRUCTIONS FOR EACH TYPE OF PLANT INSTALLED WITH THE WRITTEN AGREEMENT AND BOND.
19. EROSION CONTROL BLANKETS REQUIRED ON ALL SLOPES GREATER THAN 3:1.

CONSTRUCTION NOTES:

1. THE CONTRACT SHALL COORDINATE THE STORING OF MATERIALS, PARKING OF VEHICLES AND RESTRICTIONS OF WORK AND ACCESS WITH THE OWNER, UNDER NO CIRCUMSTANCES SHALL ANY CONTRACTOR STORE MATERIALS OR PARK VEHICLES UNDER THE CANOPY OF EXISTING TREES.
2. THE CONTRACTOR SHALL PROVIDE ALL LABOR, EQUIPMENT, MATERIALS AND SUPERVISION NECESSARY TO ACCOMPLISH THE WORK AS SHOWN AND NOTED ON THE DRAWINGS UNLESS OTHERWISE NOTES.
3. CONTRACTOR IS RESPONSIBLE FOR KEEPING SITE CLEAN, REMOVAL OF TRASH AND REPAIR OF HAZARDOUS CONDITIONS (I.E. TOOLS, OPEN EXCAVATIONS, ETC.) ON A DAILY BASIS BY THE END OF THE WORK DAY.
4. UPON COMPLETION OF CONSTRUCTION AND PRIOR TO FINAL APPROVAL, CONTRACTORS SHALL THOROUGHLY CLEAN-UP THE PROJECT SITE, PARKING LOTS, SIDEWALKS, ETC. AND REMOVE ALL TRASH, SCRAPS, ROCKS, DEBRIS, ETC. REPAIR ALL DAMAGE TO FINISH GRADE INCLUDING WHEEL RUTS OR ANY SETTLING OR EROSION OCCURRING PRIOR TO COMPLETE.
5. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ANY DAMAGE TO EXISTING ELECTRICAL, WATER, STORM WATER LINES, ETC. ALL DAMAGES SHALL BE REPAIRED IN ACCORDANCE WITH THE GOVERNING AUTHORITY, AT NO COST TO THE OWNER.
6. ADEQUATE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES DURING CONSTRUCTION. THE DRAINAGE INCLUDES SURFACE AND GROUND WATER. ANY DRAINAGE DITCH, SWALES OR STRUCTURE DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO THE SATISFACTION OF THE OWNING AUTHORITY.
7. CONTRACTOR SHALL TAKE NECESSARY PRECAUTIONS TO PROTECT ROOT SYSTEMS OF TREES TO REMAIN.
8. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE APPROVED WASTE AREAS OR DISPOSAL SITE FOR EXCESS MATERIALS WHICH IS NOT DESIRABLE TO BE INCORPORATED INTO THE WORK INVOLVED WITH THIS PROJECT. WASTE MATERIALS INCLUDING CONSTRUCTION DEBRIS AND EXCESS EXCAVATED MATERIALS SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE REMOVED FROM THE PROJECT SITE AND DISPOSE OF PROPERLY BY THE CONTRACTOR. THE CONTRACTOR IS RESPONSIBLE TO ACQUIRE ANY PERMIT REQUIRED FOR SUCH DISPOSAL WASTE MATERIALS. WASTE MATERIALS MUST BE REMOVED FROM THE SITE PRIOR TO INITIAL INSPECTION AND ACCEPTANCE. BURNING ON THE SITE WILL NOT BE PERMITTED. NOT SOLID MATERIALS SHALL BE DISCHARGED INTO WATERS OF THE STATE.
9. SURFACE RESTORATION: AT THE END OF THE CONSTRUCTION, THE CONTRACTOR SHALL RESTORE THE EXISTING FACILITIES AND ALL SPOIL MATERIALS, VEGETATION AND DEBRIS SHALL BE HAULED AND DISPOSED OF OFF SITE. THE PROPERTY SHALL BE MADE EQUAL TO OR BETTER THAN THE EXISTING SITE CONDITION PRIOR TO CONSTRUCTION.

TREE PRESERVATION NOTES:

1. PROTECT EXISTING TREES IN ACCORDANCE WITH ARLINGTON HEIGHTS STANDARD.
2. CALL J.U.L.I.E. AT (800) 892-0123 FOR UTILITY LOCATIONS BEFORE DIGGING.
3. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED TREE PRESERVATION PLAN.
4. NO GRADING/FILLING IS ALLOWED WITHIN THE PROTECTED CRITICAL ROOT ZONE.
5. NO VEHICLES OR EQUIPMENT CAN BE DRIVEN OVER OR MATERIAL STORED ON THE CRITICAL ROOT ZONES OF PROTECTED TREES OR ON THE PUBLIC RIGHT-OF-WAY. TREE, SILT, AND PERIMETER FENCING MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION. TREE FENCE FOR UNPROTECTED TREES SHOULD REMAIN IN PLACE THROUGHOUT CONSTRUCTION EXCEPT WHEN DIRECT ACCESS IS NECESSARY. BEFORE ENTERING CRITICAL ROOT ZONE AREA, CHECK WITH FORESTRY CONSULTANT.
6. ALL REQUIRED TREE, SILT, AND PERIMETER FENCING MUST REMAIN IN PLACE UNTIL THE TIME OF FINAL GRADING AND LANDSCAPING AND CAN ONLY BE REMOVED UPON REVIEW AND APPROVAL BY THE FORESTRY CONSULTANT.
7. ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING OR WRAPPING MUST NOT BE ATTACHED TO PROTECTED TREES.

1 GENERAL NOTES
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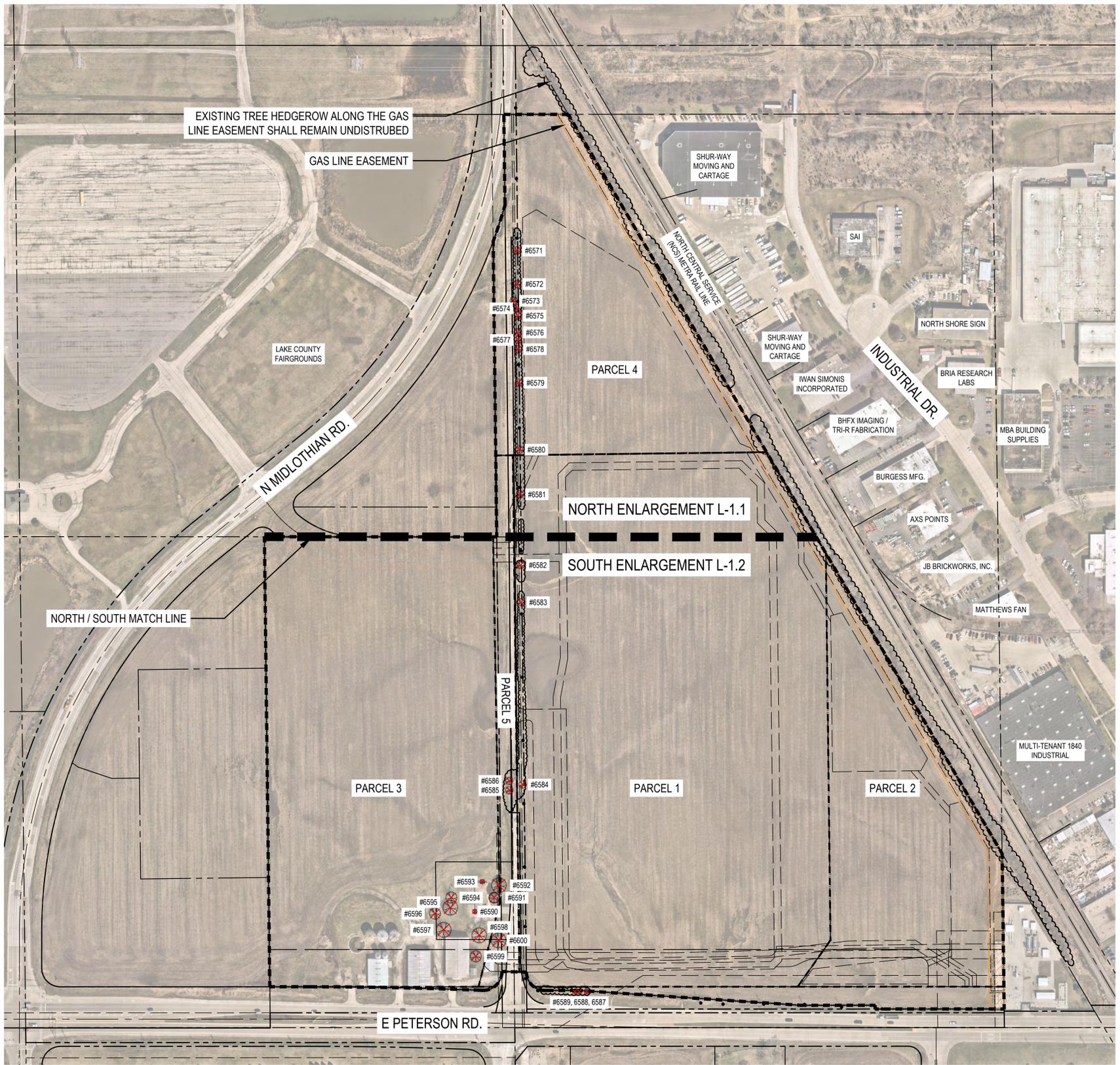
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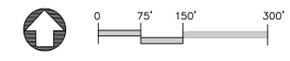
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1 TREE REMOVALS KEY PLAN
SCALE: 1" = 150'



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TREE REMOVALS KEY PLAN

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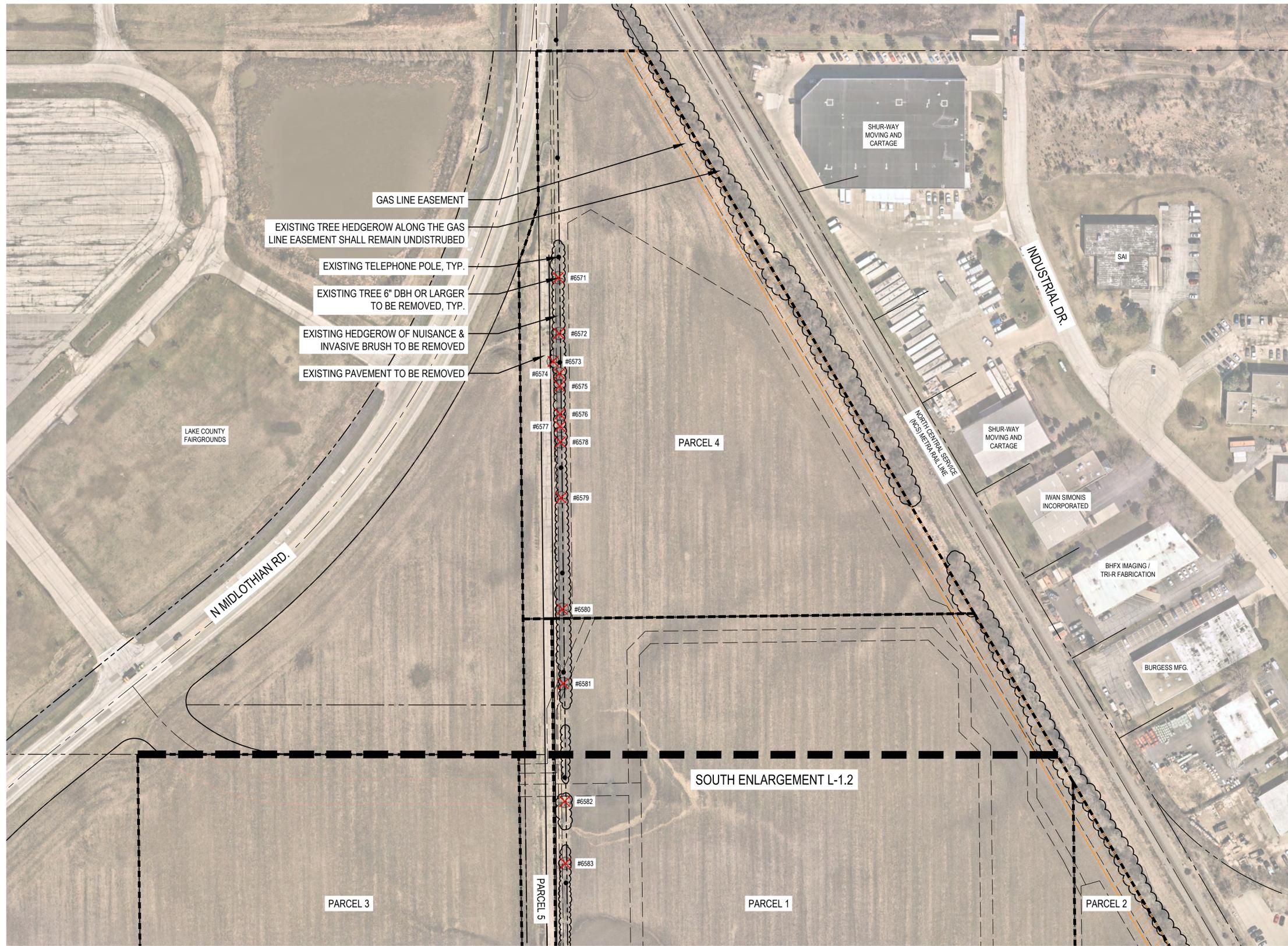
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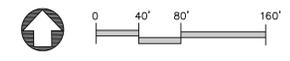
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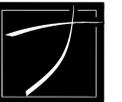
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TREE REMOVALS NORTH ENLARGEMENT

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1 TREE REMOVALS NORTH ENLARGEMENT
SCALE: 1" = 80'





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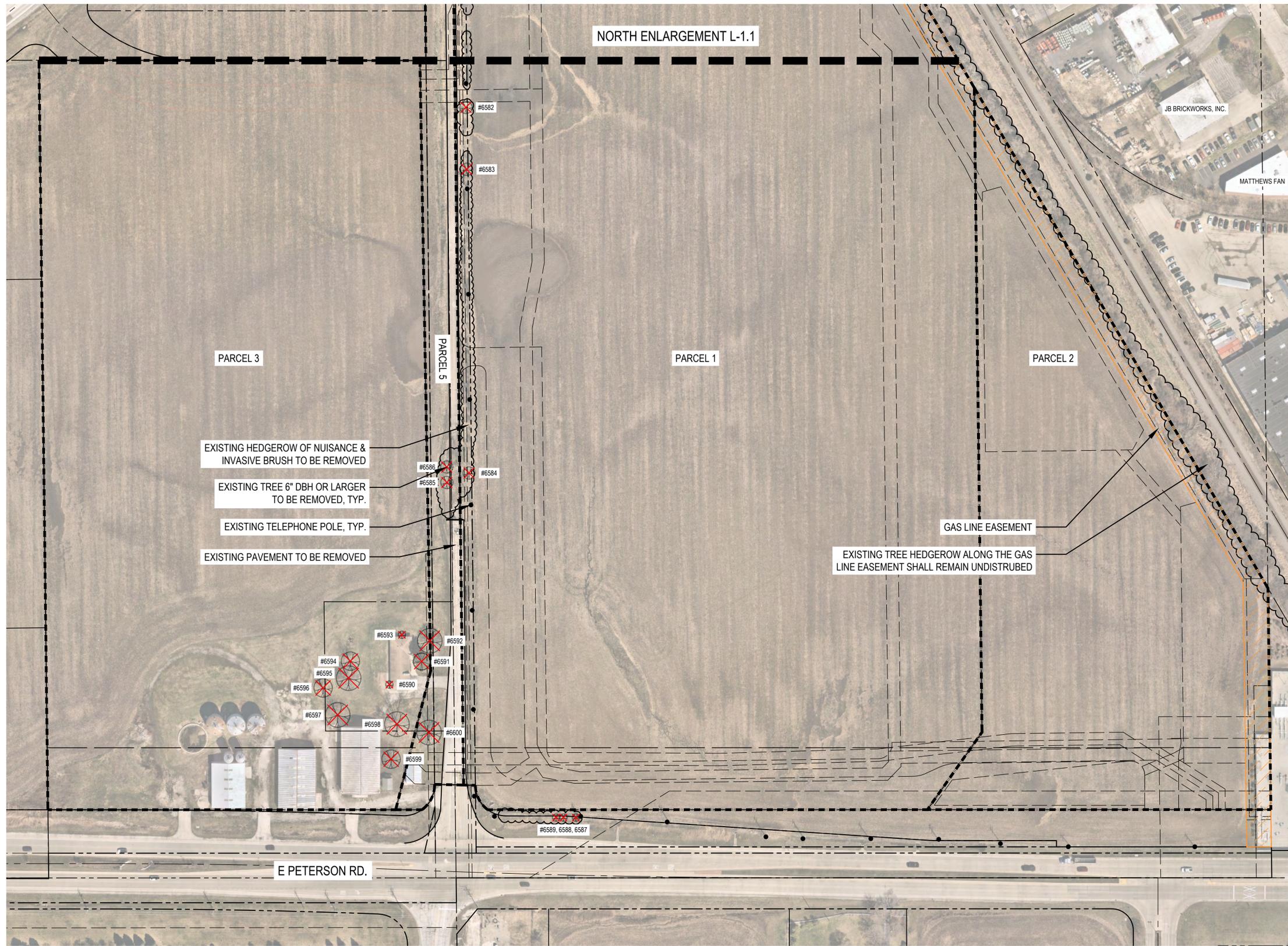
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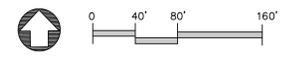
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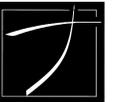
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TREE REMOVALS SOUTH ENLARGEMENT

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1 TREE REMOVALS SOUTH ENLARGEMENT
SCALE: 1" = 80'





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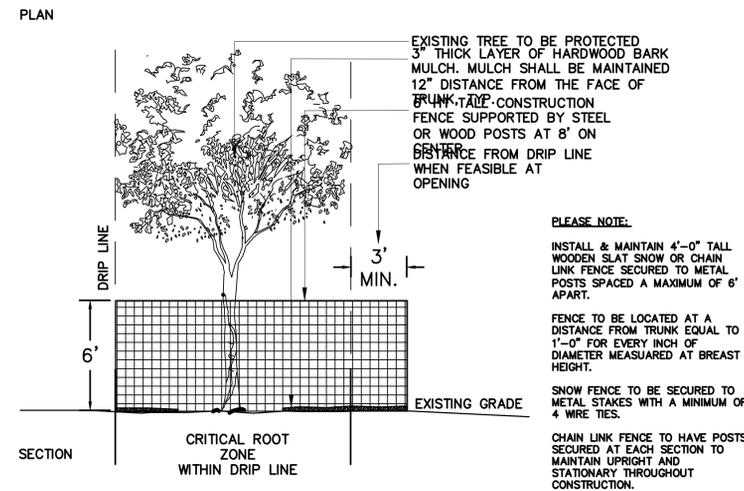
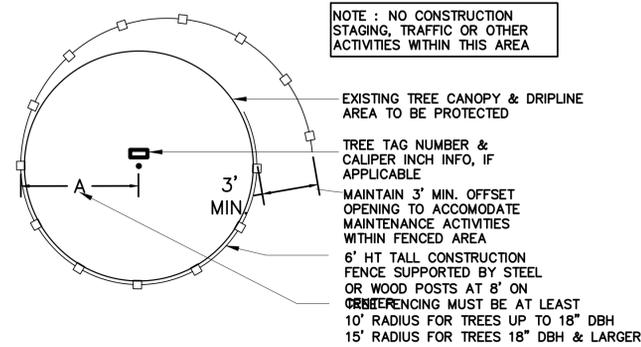
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TREE REPLACEMENT REQUIREMENTS

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TREE INVENTORY TABLE						
TAG #	SPECIES	DBH	CONDITION, 1 = GOOD, 5 = DEAD	ACTION	SPECIES GROUP	REPLACEMENTS REQUIRED
6600	BLACK WALNUT	32"	3	REMOVE	B	2
6599	NORWAY MAPLE	22"	2	REMOVE	B	2
6598	SILVER MAPLE	38"	3	REMOVE	B	2
6597	SILVER MAPLE	36"	2	REMOVE	B	2
6596	RED MAPLE	14"	2	REMOVE	B	2
6595	NORWAY MAPLE	30"	3	REMOVE	B	2
6594	SILVER MAPLE	17"	4	REMOVE	B	2
6593	MULTI-STEM MULBERRY SPP.	6"	4	REMOVE	D	0
6592	NORWAY MAPLE	30"	3	REMOVE	B	2
6591	NORWAY SPRUCE	22"	3	REMOVE	B	2
6590	MULTI-STEM MULBERRY SPP.	4"	4	REMOVE	D	0
6589	MULTI-STEM WILLOW SPP.	24"	3	REMOVE	C	1
6588	WILLOW SPP.	8"	3	REMOVE	C	0
6587	MULTI-STEM WILLOW SPP.	28"	3	REMOVE	C	1
6586	HONEY LOCUST	6"	3	REMOVE	B	0
6585	MULTI-STEM MULBERRY SPP.	6"	4	REMOVE	D	0
6584	HONEY LOCUST	6"	3	REMOVE	B	0
6583	MULTI-STEM COTTONWOOD	6"	3	REMOVE	C	0
6582	MULTI-STEM PEAR SPP.	12"	3	REMOVE	B	2
6581	MULTI-STEM BUCKTHORN	12"	3	REMOVE	D	0
6580	MULTI-STEM BUCKTHORN	12"	3	REMOVE	D	0
6579	PEAR	8"	3	REMOVE	B	2
6578	MULTI-STEM CRABAPPLE	14"	3	REMOVE	A	3
6577	BUCKTHORN	12"	3	REMOVE	D	0
6576	MULTI-STEM BUCKTHORN	12"	3	REMOVE	D	0
6575	PEAR	11"	3	REMOVE	B	2
6574	MULBERRY SPP.	22"	3	REMOVE	D	0
6573	MULTI-STEM SIBERIAN ELM	18"	3	REMOVE	B	2
6572	PEAR	6"	3	REMOVE	B	0
6571	PEAR	10"	3	REMOVE	B	2
TOTAL						33 TREES

1 TREE REMOVALS & REPLACEMENTS TABLE

SCALE: NTS



3 TYP. TREE PROTECTION DETAIL

SCALE: NTS

TREES REQUIRED TO BE SURVEYED:

- PROTECTED TREES ARE THOSE WHICH FALL INTO ONE OF THE FOLLOWING CATEGORIES. SPECIES WITHIN EACH CATEGORY ARE IDENTIFIED IN APPENDIX A.
- GROUP A - 6"+ DBH
- GROUP B - 8"+ DBH
- GROUP C - 10"+ DBH
- WHEN A TREE HAS A MULTI-STEMMED TRUNK, THE DBH WILL BE CONSIDERED THE SUM OF EACH INDIVIDUAL STEM'S DBH
- EVERGREENS - ALL EVERGREEN TREES ARE PROTECTED AT A HEIGHT OF 8 OR MORE FEET
- UNDERSTORY TREES - PROTECTED STATUS SHALL BEGIN AT TWO (2) INCHES LESS THAN THE SPECIES GROUPING IN WHICH THEY ARE INCLUDED. EXAMPLE - GROUP A UNDERSTORY IS PROTECTED AT FOUR (4) INCHES.
- EXCLUSIONS - GROUP D TREES AND ANY TREE UNDER THE MINIMUM DBH SHOWN IN THE SCHEDULE ABOVE SHALL NOT BE CLASSIFIED AS PROTECTED TREES.

TREE REPLACEMENT

- WHEN TREE REPLACEMENT IS REQUIRED PURSUANT TO THIS CODE SUCH REPLACEMENT SHALL FOLLOW THE GROUPING SCHEDULE PROVIDED BELOW:
- GROUP A WITH A 6"+ DBH - 3 TREES
- GROUP B WITH A 8"+ DBH - 2 TREES
- GROUP C WITH A 10"+ DBH - 1 TREE
- GROUP D - 0 TREES
- ALL REPLACEMENT TREES SHALL HAVE A MINIMUM DIAMETER OF ONE AND ONE-HALF (1½) INCHES.
- A GROUP A TREE SHALL BE REPLACED WITH A GROUP A TREE, GROUP B AND C TREES SHALL BE REPLACED WITH GROUP A OR B TREES.
- 3 GROUP A TREES & 30 GROUP A OR B TREES REQUIRED
- 119 SHADE TREES AND SINGLE-STEM ORNAMENTAL TREES PROVIDED
- 160 EVERGREEN TREES PROVIDED

2 TREE REPLACEMENT REQUIREMENTS

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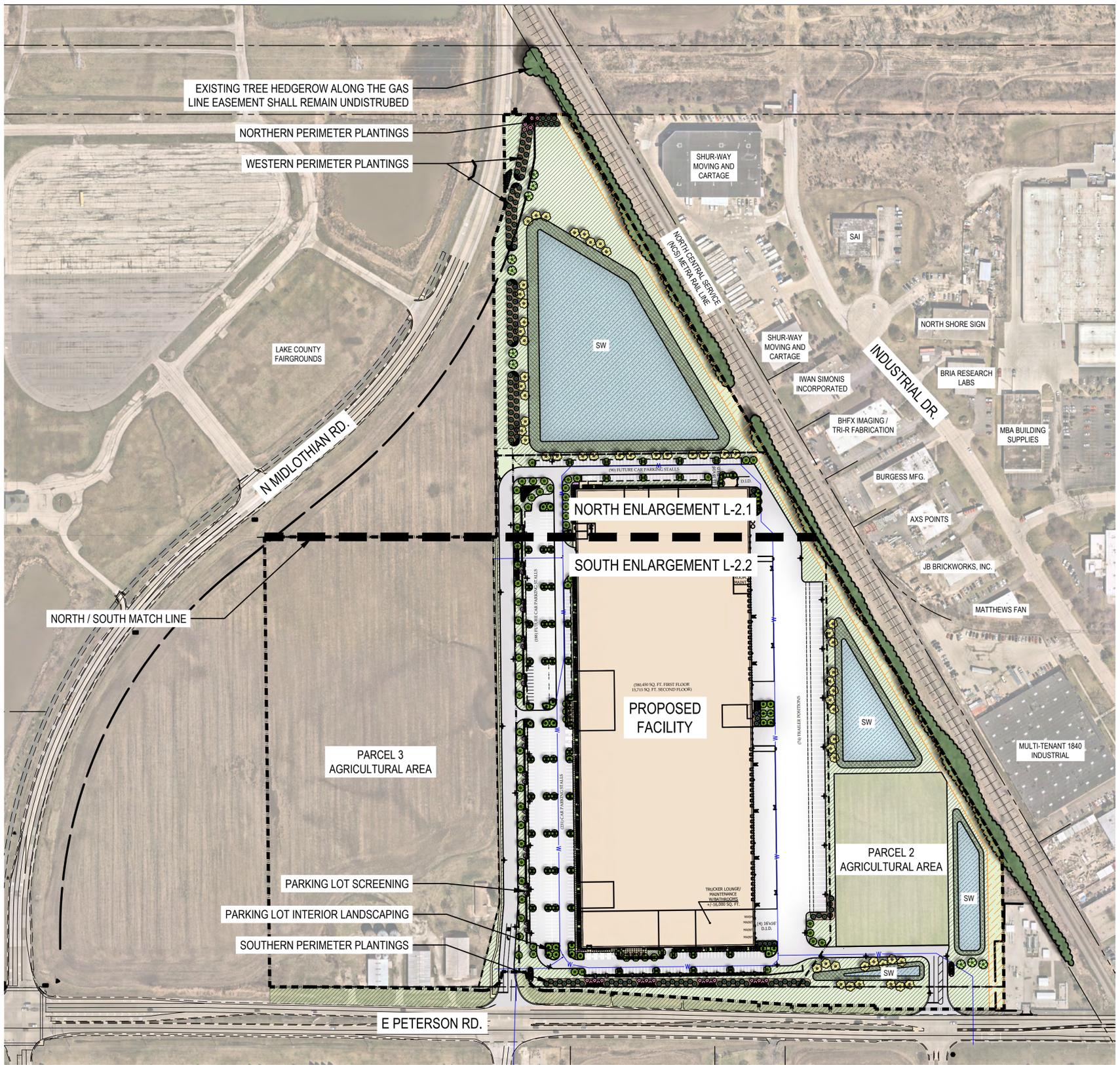
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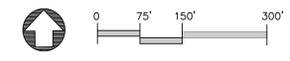
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1 ILLUSTRATIVE LANDSCAPE KEY PLAN
SCALE: 1" = 150'



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**ILLUSTRATIVE LANDSCAPE
KEY PLAN**

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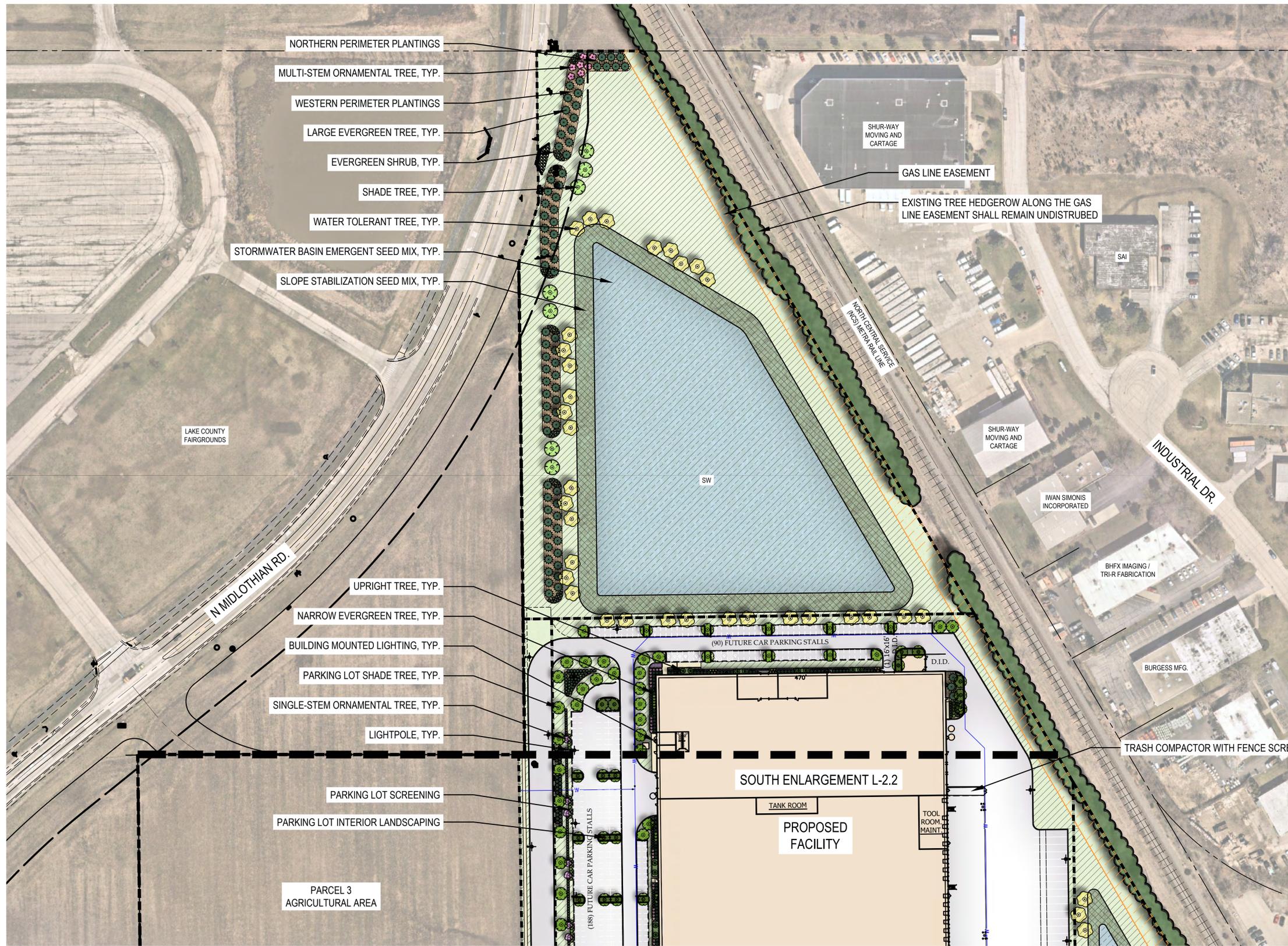
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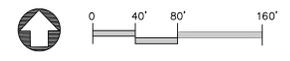
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**ILLUSTRATIVE LANDSCAPE
NORTH ENLARGEMENT**

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1 ILLUSTRATIVE LANDSCAPE NORTH ENLARGEMENT
SCALE: 1" = 80'





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9450 West Bryn Mawr, Suite 120
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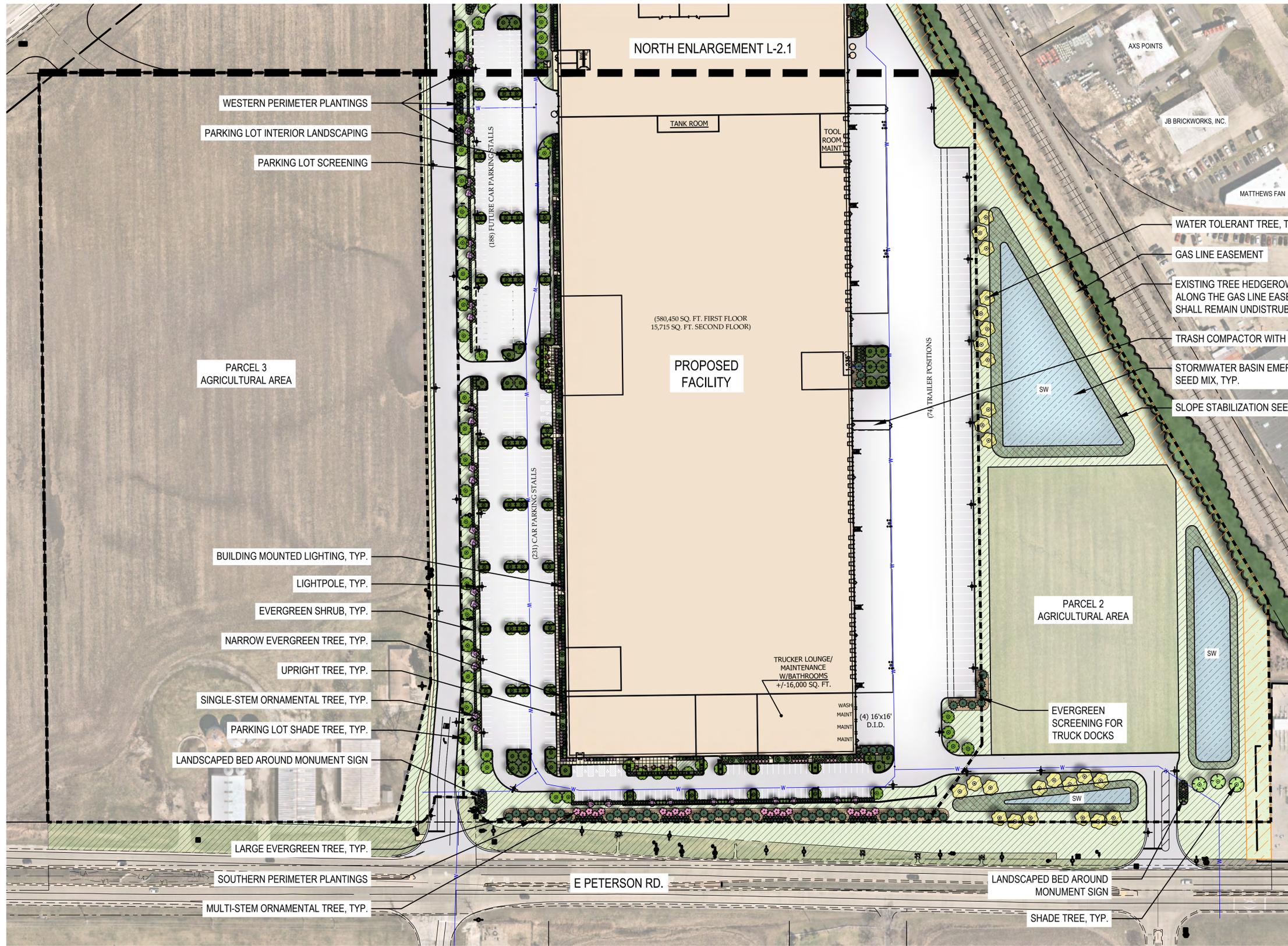
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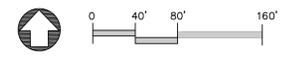
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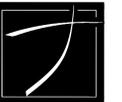
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**ILLUSTRATIVE LANDSCAPE
SOUTH ENLARGEMENT**

sheet number
L-2.2



1 ILLUSTRATIVE LANDSCAPE SOUTH ENLARGEMENT
SCALE: 1" = 80'





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Bath Concepts
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Bath Concepts Facility

project address
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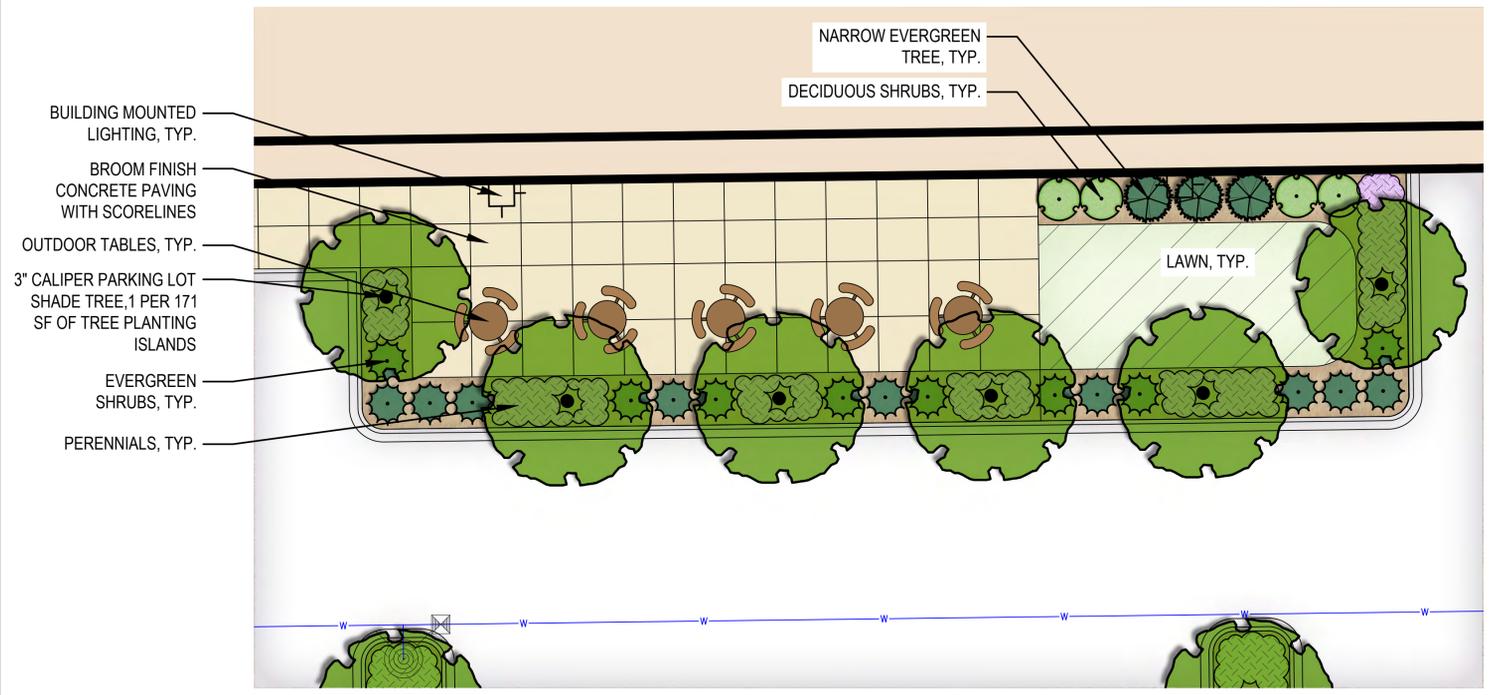
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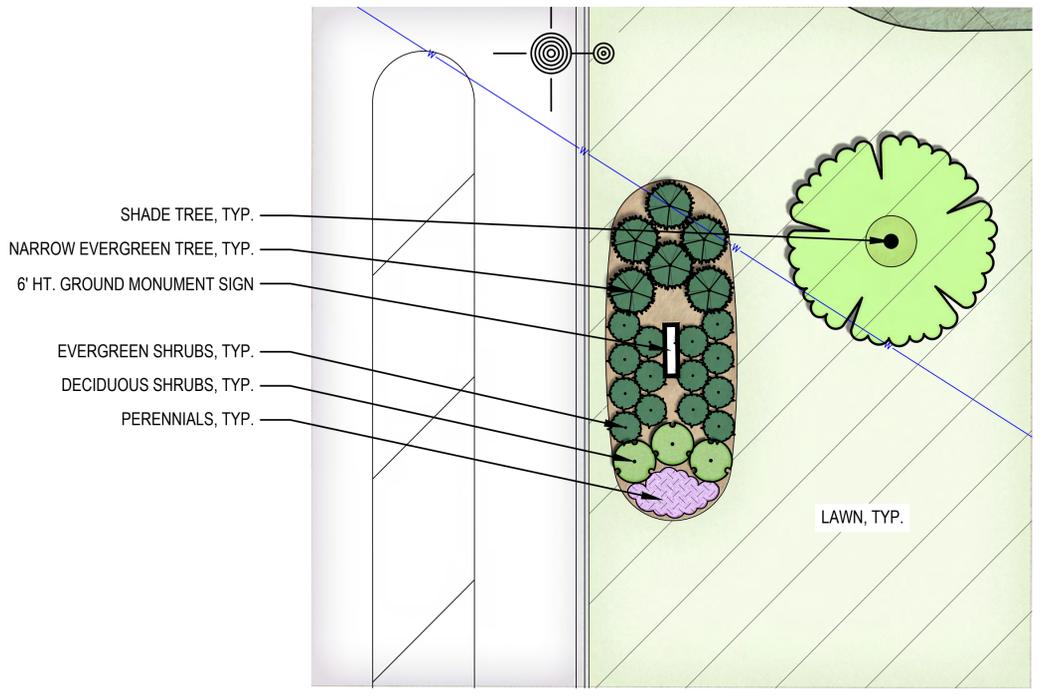
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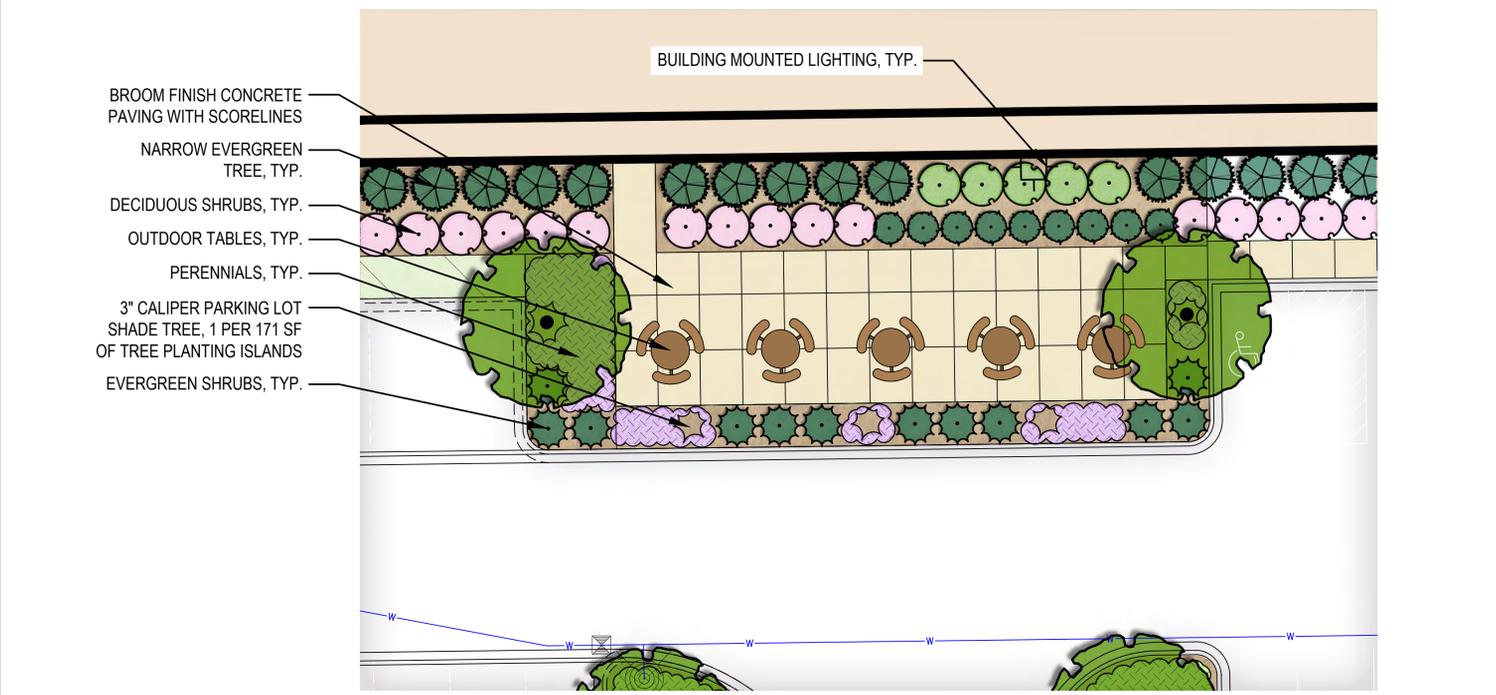
sheet name
**ILLUSTRATIVE LANDSCAPE
PATIO & SIGNAGE
ENLARGEMENTS**
sheet number
L-2.3



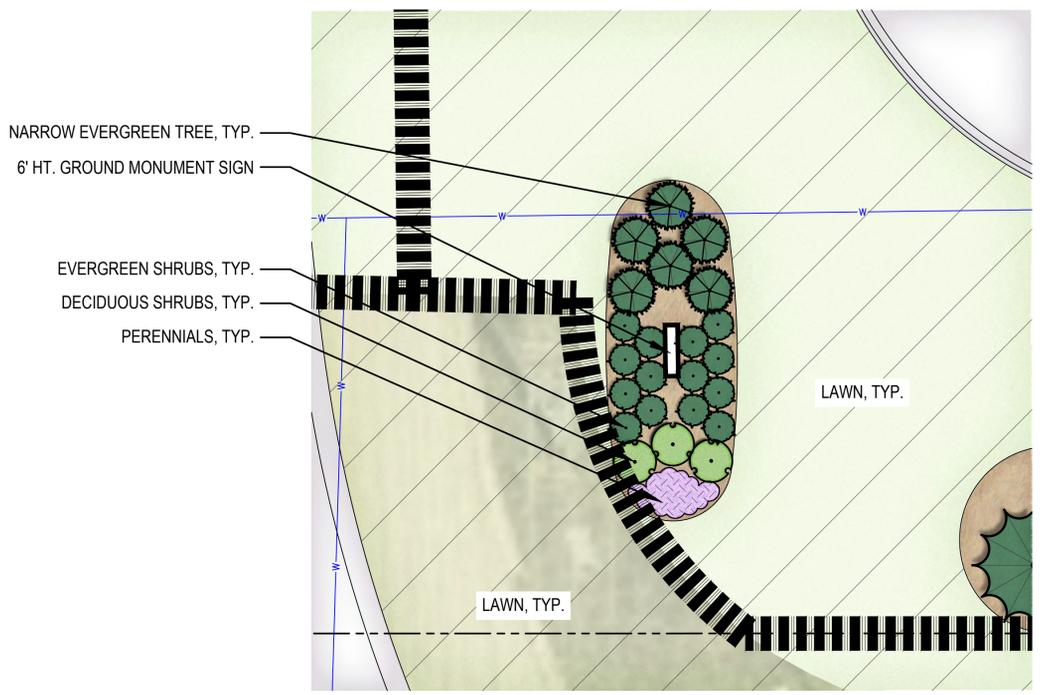
1 ILLUSTRATIVE LANDSCAPE SOUTHERN EMPLOYEE TERRACE ENLARGEMENT
SCALE: 1" = 10'



2 ILLUSTRATIVE LANDSCAPE EASTERN SIGNAGE ENLARGEMENT
SCALE: 1" = 10'

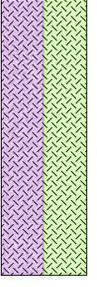


3 ILLUSTRATIVE LANDSCAPE WESTERN EMPLOYEE TERRACE ENLARGEMENT
SCALE: 1" = 10'



4 ILLUSTRATIVE LANDSCAPE WESTERN SIGNAGE ENLARGEMENT
SCALE: 1" = 10'

CONCEPT_PLANT_SCHEDULE

	PARKING LOT SHADE TREE 2"-4.5" CAL., B&B ACER X FREEMANII 'ARMSTRONG' / ARMSTRONG FREEMAN MAPLE GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN ULMUS X 'FRONTIER' / FRONTIER ELM	146	3" CAL., B&B, AS SHOWN 3" CAL., B&B, AS SHOWN 3" CAL., B&B, AS SHOWN 3" CAL., B&B, AS SHOWN 3" CAL., B&B, AS SHOWN		DECIDUOUS SHRUB - TALL 24"-36" HT., B&B HYDRANGEA PANICULATA 'BULK' / QUICK FIRE® PANICLE HYDRANGEA PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' / LITTLE DEVIL™ DWARF NINEBARK SPIRAEA BETULIFOLIA 'TOR' / TOR BIRCHLEAF SPIREA SYRINGA PATULA 'MISS KIM' / MISS KIM LILAC VIBURNUM CARLESII / KOREANSPICE VIBURNUM VIBURNUM TRILOBUM 'RED WING' / RED WING AMERICAN CRANBERRYBUSH	276	24" HT., POT, AS SHOWN 24" HT., B&B, AS SHOWN 24" HT., POT, AS SHOWN 24" HT., POT, AS SHOWN 24" HT., POT, AS SHOWN
	UPRIGHT TREE 2"-4.5" CAL., B&B CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE' / SLENDER SILHOUETTE SWEET GUM QUERCUS ROBUR FASTIGIATA / PYRAMIDAL ENGLISH OAK QUERCUS X 'CRIMSCHMIDT' / CRIMSON SPIRE OAK	32	3" CAL., B&B, AS SHOWN 3" CAL., B&B, AS SHOWN 3" CAL., B&B, AS SHOWN 3" CAL., B&B, AS SHOWN		DECIDUOUS SHRUB - SHORT 18"-24" HT., B&B CEANOTHUS AMERICANUS / NEW JERSEY TEA DIERVILLA LONICERA / BUSH HONEYSUCKLE HYDRANGEA QUERCIFOLIA 'PEE WEE' / PEE WEE OAKLEAF HYDRANGEA RIBES ALPINUM 'GREEN MOUND' / GREEN MOUND ALPINE CURRANT SPIRAEA BETULIFOLIA / BIRCHLEAF SPIREA	14	24" HT., POT, AS SHOWN 24" HT., POT, AS SHOWN 24" HT., POT, AS SHOWN 24" HT., POT, AS SHOWN
	SHADE TREE 2"-4.5" CAL., B&B ACER SACCHARUM 'MORTON' TM / CRESCENDO SUGAR MAPLE CELTIS OCCIDENTALIS / COMMON HACKBERRY GINKGO BILOBA / MAIDENHAIR TREE PLATANUS X ACERIFOLIA / LONDON PLANE TREE QUERCUS RUBRA / NORTHERN RED OAK TILIA AMERICANA / AMERICAN LINDEN ULMUS X 'NEW HORIZON' / NEW HORIZON ELM	10	3" CAL., B&B, AS SHOWN 3" CAL., B&B, AS SHOWN		EVERGREEN SHRUB - SHORT 24" HT., B&B BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD ILEX GLABRA 'ILEXFARROWTRACEY' / STRONGBOX® INKBERRY HOLLY JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER JUNIPERUS HORIZONTALIS PLUMOSA 'YOUNGSTOWN' / CREEPING JUNIPER TAXUS X MEDIA 'EVERLOW' / EVERLOW YEW	423	24" SPREAD, POT, AS SHOWN 24" SPREAD, POT, AS SHOWN 24" SPREAD, POT, AS SHOWN 24" SPREAD, POT, AS SHOWN
	WATER TOLERANT TREE 2"-4.5" CAL., B&B ACER RUBRUM 'FRANK JR.' / REDPOINTE® MAPLE BETULA NIGRA 'CULLY' / HERITAGE RIVER BIRCH MULTI-TRUNK LIQUIDAMBAR STYRACIFLUA 'ROTUNDILOBA' / ROUND-LOBED SWEET GUM METASEQUOIA GLYPTOSTROBODES / DAWN REDWOOD QUERCUS BICOLOR / SWAMP WHITE OAK TAXODIUM DISTICHUM / BALD CYPRESS	57	3" CAL., B&B, AS SHOWN 3" CAL., B&B, AS SHOWN 3" CAL., B&B, AS SHOWN 3" CAL., B&B, AS SHOWN 3" CAL., B&B, AS SHOWN		EVERGREEN SHRUB - TALL	204	
	MULTI-STEM ORNAMENTAL TREE 8'-10' HT., B&B/MULTI STEM AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY BETULA PAPYRIFERA / PAPER BIRCH CERCIS CANADENSIS / EASTERN REDBUD MULTI-TRUNK HAMAMELIS VIRGINIANA / COMMON WITCH HAZEL	27	8' HT., MULTI-STEM, B&B 8' HT., MULTI-STEM, B&B 8' HT., MULTI-STEM, B&B 8' HT., MULTI-STEM, B&B		PERENNIAL, ORNAMENTAL GRASSES, GROUND COVER 1 GAL. @ 18" O.C., CG ALLIUM X 'MILLENIUM' / MILLENIUM ORNAMENTAL ONION ANEMONE X HYBRIDA 'SEPTEMBER CHARM' / SEPTEMBER CHARM JAPANESE ANEMONE CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS CALAMINTHA NEPETA 'MONTROSE WHITE' / MONTROSE WHITE LESSER CALAMINT ECHINACEA PURPUREA 'KIM'S KNEE HIGH' / KIM'S KNEE HIGH CONEFLOWER GERANIUM X 'ROZANNE' / ROZANNE CRANESBILL NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT PENNISETUM ALOPECUROIDES 'HAMELN' / HAMELN FOUNTAIN GRASS PEROVSKIA ATRIPLICIFOLIA 'LITTLE SPIRE' / LITTLE SPIRE RUSSIAN SAGE RUDBECKIA FULGIDA 'GOLDSTURM' / GOLDSTURM BLACK-EYED SUSAN RUDBECKIA X 'AMERICAN GOLD RUSH' / AMERICAN GOLD RUSH CONEFLOWER SESLERIA AUTUMNALIS / AUTUMN MOOR GRASS SPOROBOLUS HETEROLEPIS / PRAIRIE DROPS EED	17 512 SF	4 562 1 GAL., POT 4 562 1 GAL., POT
	SINGLE-STEM ORNAMENTAL TREE 2"-2.5" CAL., B&B CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN MAGNOLIA STELLATA 'ROYAL STAR' / ROYAL STAR MAGNOLIA MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	32	2.5" CAL., B&B, AS SHOWN 2.5" CAL., B&B, AS SHOWN 2.5" CAL., B&B, AS SHOWN		SOD/SEED SODDED DROUGHT TOLERANT TURF / SODDED DROUGHT TOLERANT TURF	506 689 SF	SOD
	LARGE EVERGREEN TREE 8.5'-10.5' HT., B&B JUNIPERUS VIRGINIANA 'KETELEERI' / KETELEERI EASTERN REDCEDAR PICEA GLAUCA DENSATA / BLACK HILLS SPRUCE PICEA OMORIKA 'AUREA' / GOLDEN SERBIAN SPRUCE PINUS STROBUS / WHITE PINE	131	8'-10' HT., B&B, AS SHOWN 8'-10' HT., B&B, AS SHOWN 8'-10' HT., B&B, AS SHOWN 8'-10' HT., B&B, AS SHOWN		STORMWATER BASIN EMERGENT SEED MIX	228 330 SF	
	EVERGREEN NARROW 6'-8' HT., B&B JUNIPERUS CHINENSIS 'MOUNTBATTEN' / MOUNTBATTEN JUNIPER JUNIPERUS SCOPULORUM 'BLUE ARROW' / BLUE ARROW JUNIPER JUNIPERUS VIRGINIANA 'SKYROCKET' / SKYROCKET EASTERN REDCEDAR THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	221	6' HT., B&B, AS SHOWN 6' HT., B&B, AS SHOWN 6' HT., B&B, AS SHOWN 6' HT., B&B, AS SHOWN		SLOPE STABILIZATION SEED MIX	93 415 SF	

1 LANDSCAPE SCHEDULE



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client / owner
Bath Concepts
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Bath Concepts Facility

project address
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Libertyville, IL 60048**

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landscape architect of record
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issue date **December 5th, 2025**

sheet name
LANDSCAPE SCHEDULE

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L-2.4



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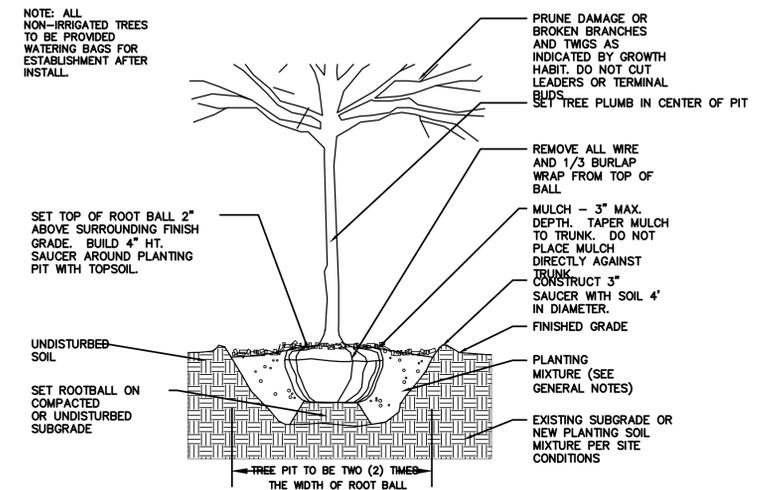
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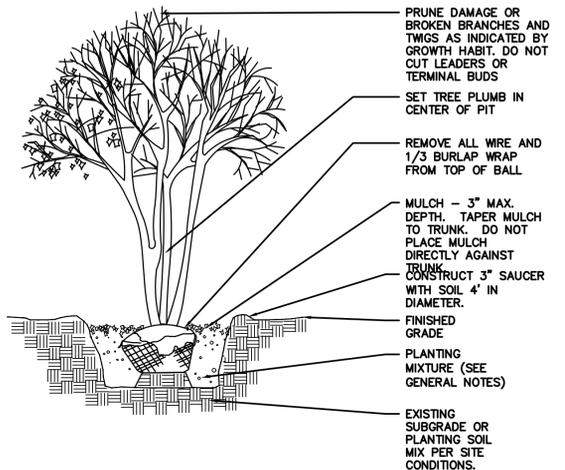
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sheet name
LANDSCAPE DETAILS

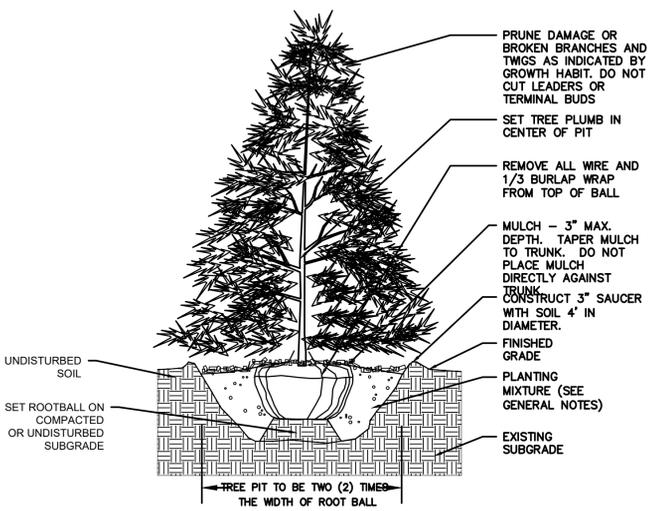
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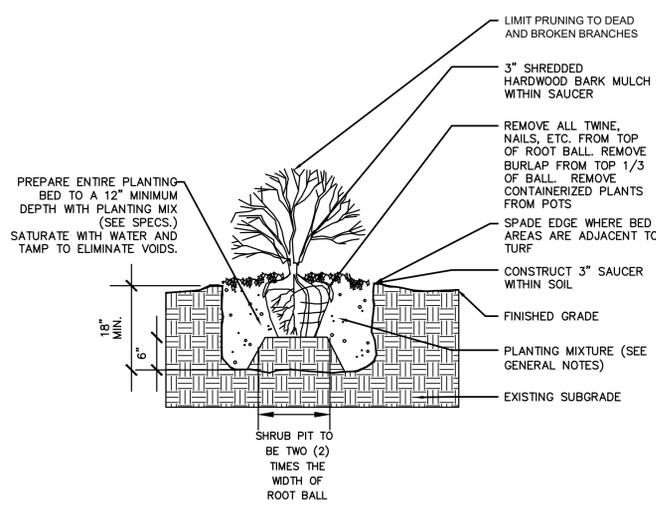
1 TYP. DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



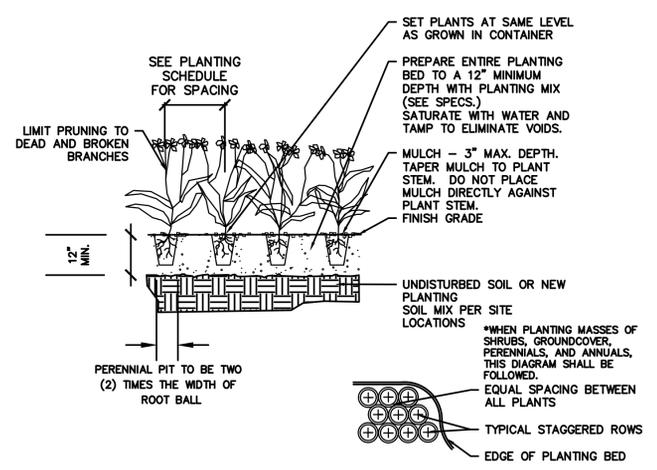
2 TYP. ORNAMENTAL TREE PLANTING DETAIL
SCALE: NTS



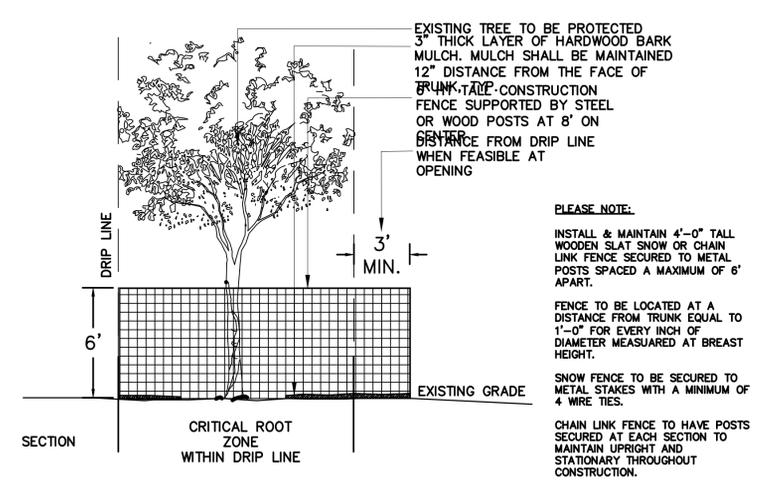
3 TYP. EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



4 TYP. SHRUB PLANTING DETAIL
SCALE: NTS



5 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS



6 TYP. TREE PROTECTION DETAIL
SCALE: NTS

SUMMARY OF LANDSCAPE REQUIREMENTS

PERIMETER LANDSCAPED OPEN SPACE (SEC. 26-13-2)

REQUIREMENT
I-1 DISTRICT: FOR ALL USES IN THE... I-1 LIMITED INDUSTRIAL DISTRICT, AND THE I-2 EAST DOWNTOWN INDUSTRIAL DISTRICT, THERE SHALL BE PROVIDED A PERIMETER LANDSCAPED OPEN SPACE WITH A MINIMUM WIDTH OF NO LESS THAN TEN (10) FEET ALONG EVERY LOT LINE.
O-2 DISTRICT: FOR ALL USES IN THE O-2 OFFICE, MANUFACTURING AND DISTRIBUTION PARK DISTRICT, THERE SHALL BE PROVIDED A PERIMETER LANDSCAPED OPEN SPACE WITH A MINIMUM WIDTH OF NO LESS THAN TEN (10) FEET ALONG EVERY LOT LINE, EXCEPT ANY LOT LINE ABUTTING A RESIDENTIAL DISTRICT, ROUTE 45 OR WINCHESTER ROAD, FOR WHICH THERE SHALL BE PROVIDED A PERIMETER LANDSCAPED OPEN SPACE WITH A MINIMUM WIDTH OF NO LESS THAN TWENTY (20) FEET.
PROPOSED
PROPOSED SITE PLANS AND LANDSCAPE PLANS COMPLY.

LANDSCAPE MATERIALS (SEC. 26-13-2.2)

REQUIREMENT								
EVERY REQUIRED PERIMETER LANDSCAPED OPEN SPACE SHALL CONSIST OF A COMBINATION OF SHADE AND ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS (SEE FIGURE 26-13-1). AREAS NOT PLANTED WITH TREES OR SHRUBS SHALL BE MAINTAINED AS A COMBINATION OF GROUNDCOVER AND DECORATIVE PAVING MATERIAL.								
(A) QUANTITY. THE MINIMUM NUMBER OF SHADE AND ORNAMENTAL TREES, EVERGREEN TREES AND SHRUBS REQUIRED IN A PERIMETER LANDSCAPED OPEN SPACE SHALL BE BASED ON THE TOTAL LINEAR LENGTH OF THE SUBJECT OPEN SPACE, AS MEASURED ALONG THE RELEVANT LOT LINE, AS SPECIFIED IN THE FOLLOWING TABLE:								
QUANTITY OF TREES AND SHRUBS								
<table border="1"> <thead> <tr> <th>TYPE OF TREE/SHRUB</th> <th>NUMBER OF TREES/SHRUBS REQUIRED</th> </tr> </thead> <tbody> <tr> <td>SHADE OR ORNAMENTAL TREES</td> <td>1 FOR EVERY 50 LINEAR FEET OR MAJOR FRACTION THEREOF (MEASURED AT THE LOT LINE)</td> </tr> <tr> <td>EVERGREEN TREES</td> <td>1 FOR EVERY 25 LINEAR FEET OR MAJOR FRACTION THEREOF (MEASURED AT THE LOT LINE)</td> </tr> <tr> <td>EVERGREEN SHRUBS</td> <td>1 FOR EVERY 25 LINEAR FEET OR MAJOR FRACTION THEREOF (MEASURED AT THE LOT LINE)</td> </tr> </tbody> </table>	TYPE OF TREE/SHRUB	NUMBER OF TREES/SHRUBS REQUIRED	SHADE OR ORNAMENTAL TREES	1 FOR EVERY 50 LINEAR FEET OR MAJOR FRACTION THEREOF (MEASURED AT THE LOT LINE)	EVERGREEN TREES	1 FOR EVERY 25 LINEAR FEET OR MAJOR FRACTION THEREOF (MEASURED AT THE LOT LINE)	EVERGREEN SHRUBS	1 FOR EVERY 25 LINEAR FEET OR MAJOR FRACTION THEREOF (MEASURED AT THE LOT LINE)
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EVERGREEN SHRUBS	1 FOR EVERY 25 LINEAR FEET OR MAJOR FRACTION THEREOF (MEASURED AT THE LOT LINE)							
PROPOSED								
<p>NORTH PROPERTY LINE (174 LF):</p> <p>SHADE TREE/ORNAMENTAL TREE REQUIREMENT (AT 1 TREE PER 50 LF) = 3 TREES EVERGREEN TREE REQUIREMENT (AT 1 TREE PER 25 LF) = 7 TREES EVERGREEN SHRUB REQUIREMENT (AT 1 PER 25 LF) = 7 SHRUBS</p> <p>PROPOSED SHADE/ ORNAMENTAL TREES = 3 TREES PROPOSED EVERGREEN TREES = 7 TREES PROPOSED EVERGREEN SHRUBS = 7 SHRUBS</p> <p>EAST PROPERTY LINE PARALLEL TO NCS RAIL LINE (2,562 LF):</p> <p>SHADE TREE/ORNAMENTAL TREE REQUIREMENT (AT 1 TREE PER 50 LF) = 51 TREES EVERGREEN TREE REQUIREMENT (AT 1 TREE PER 25 LF) = 102 TREES EVERGREEN SHRUB REQUIREMENT (AT 1 PER 25 LF) = 102 SHRUBS</p> <p>PROPOSED SHADE/ ORNAMENTAL TREES = 33 TREES PROPOSED EVERGREEN TREES = 15 TREES PROPOSED EVERGREEN SHRUBS = 14 SHRUBS</p> <p>*WE WILL BE SEEKING A VARIATION FROM SECTION 26-13-2.2 OF THE LIBERTYVILLE ZONING CODE (RELATED TO LANDSCAPING MATERIALS / PLANTINGS).</p> <p>SOUTH PROPERTY LINE PARALLEL TO PETERSON RD (915 LF):</p> <p>SHADE TREE/ORNAMENTAL TREE REQUIREMENT (AT 1 TREE PER 50 LF) = 18 TREES EVERGREEN TREE REQUIREMENT (AT 1 TREE PER 25 LF) = 37 TREES EVERGREEN SHRUB REQUIREMENT (AT 1 PER 25 LF) = 37 SHRUBS</p> <p>PROPOSED SHADE/ ORNAMENTAL TREES = 20 TREES PROPOSED EVERGREEN TREES = 45 TREES PROPOSED EVERGREEN SHRUBS = 90 SHRUBS</p> <p>WEST PROPERTY LINE PARALLEL TO N HARRIS RD (2,366 LF):</p> <p>SHADE TREE/ORNAMENTAL TREE REQUIREMENT (AT 1 TREE PER 50 LF) = 47 TREES EVERGREEN TREE REQUIREMENT (AT 1 TREE PER 25 LF) = 95 TREES EVERGREEN SHRUB REQUIREMENT (AT 1 PER 25 LF) = 95 SHRUBS</p> <p>PROPOSED SHADE/ ORNAMENTAL TREES = 47 TREES PROPOSED EVERGREEN TREES = 95 TREES PROPOSED EVERGREEN SHRUBS = 95 SHRUBS</p>								

LANDSCAPE MATERIALS (SEC. 26-13-2.2 continued)

(B) SIZE AND DISTRIBUTION OF TREES AND SHRUBS. THE MINIMUM NUMBER OF SHADE OR ORNAMENTAL TREES AND EVERGREEN TREES AND SHRUBS REQUIRED FOR A PERIMETER LANDSCAPED OPEN SPACE, AS DETERMINED BY SUBSECTION 26-13-2.2(A), SHALL BE PROVIDED IN THE FOLLOWING SIZES:																							
SIZE AND DISTRIBUTION OF TREES AND SHRUBS																							
<table border="1"> <thead> <tr> <th>TYPE OF TREE</th> <th>SIZE OF TREES</th> <th>PERCENTAGE</th> </tr> </thead> <tbody> <tr> <td rowspan="3">SHADE TREES/SINGLE TRUNK ORNAMENTAL</td> <td>2"-2.5" CALIPER</td> <td>45% OF TOTAL NUMBER REQUIRED</td> </tr> <tr> <td>3"-4" CALIPER</td> <td>35% OF TOTAL NUMBER REQUIRED</td> </tr> <tr> <td>4.5" CALIPER OR MORE</td> <td>20% OF TOTAL NUMBER REQUIRED</td> </tr> <tr> <td>MULTIPLE STEM ORNAMENTAL TREES</td> <td>6' HEIGHT</td> <td>100% OF TOTAL NUMBER REQUIRED</td> </tr> <tr> <td rowspan="3">EVERGREEN TREES</td> <td>6'-8' HEIGHT</td> <td>40% OF TOTAL NUMBER REQUIRED</td> </tr> <tr> <td>8.5'-10' HEIGHT</td> <td>40% OF TOTAL NUMBER REQUIRED</td> </tr> <tr> <td>10.5' HEIGHT OR MORE</td> <td>20% OF TOTAL NUMBER REQUIRED</td> </tr> <tr> <td>EVERGREEN SHRUBS</td> <td>NOT TO EXCEED 3' HEIGHT</td> <td>100%</td> </tr> </tbody> </table>	TYPE OF TREE	SIZE OF TREES	PERCENTAGE	SHADE TREES/SINGLE TRUNK ORNAMENTAL	2"-2.5" CALIPER	45% OF TOTAL NUMBER REQUIRED	3"-4" CALIPER	35% OF TOTAL NUMBER REQUIRED	4.5" CALIPER OR MORE	20% OF TOTAL NUMBER REQUIRED	MULTIPLE STEM ORNAMENTAL TREES	6' HEIGHT	100% OF TOTAL NUMBER REQUIRED	EVERGREEN TREES	6'-8' HEIGHT	40% OF TOTAL NUMBER REQUIRED	8.5'-10' HEIGHT	40% OF TOTAL NUMBER REQUIRED	10.5' HEIGHT OR MORE	20% OF TOTAL NUMBER REQUIRED	EVERGREEN SHRUBS	NOT TO EXCEED 3' HEIGHT	100%
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EVERGREEN SHRUBS	NOT TO EXCEED 3' HEIGHT	100%																					
PROPOSED																							
<p>SHADE TREES & SINGLE STEM ORNAMENTAL TREES:</p> <p>TOTAL PROPOSED = 80 TREES 45% 2"-2.5" CALIPER SHADE = 36 TREES 35% 3"-4" CALIPER = 28 TREES 20% 4.5" CALIPER OR MORE = 16 TREES</p> <p>MULTIPLE STEM ORNAMENTAL TREES:</p> <p>TOTAL PROPOSED = 23 TREES 6' HEIGHT = 23 TREES</p> <p>EVERGREEN TREES:</p> <p>TOTAL PROPOSED = 162 TREES 40% 6'-8' HEIGHT = 65 TREES 40% 8.5'-10' HEIGHT = 65 TREES 20% 10.5' HEIGHT OR MORE = 32 TREES</p> <p>EVERGREEN SHRUBS:</p> <p>TOTAL PROPOSED = 206 SHRUBS NOT TO EXCEED 3' MATURE HEIGHT = 206 SHRUBS</p>																							

PARKING LOTS AND STRUCTURES (SEC. 26-13-3)

26-13-3.1.PARKING LOT SCREENING REQUIREMENT
EVERY PARKING LOT SHALL BE BUFFERED AND SCREENED WITH APPROPRIATE SCREENING DEVICES. THE LANDSCAPING AND SCREENING TREATMENT SHALL BE DESIGNED AND MAINTAINED TO A HEIGHT OF AT LEAST THREE (3) FEET ALONG EVERY LOT LINE.
PROPOSED
CONTINUOUS HEDGE ROW ALONG SOUTH AND WEST SIDES OF PARKING LOT MAINTAINED AT A HEIGHT OF 3 FEET
26-13-3.2.PARKING LOT INTERIOR LANDSCAPING.
(A) REQUIRED INTERIOR LANDSCAPING. INTERIOR LANDSCAPING SHALL BE PROVIDED FOR ALL PARKING LOTS CONTAINING FIFTEEN (15) OR MORE SPACES.
PROPOSED SITE PLANS AND LANDSCAPE PLANS COMPLY.
(B) AREA. INTERIOR LANDSCAPING SHALL CONSTITUTE AT LEAST TEN (10) PERCENT OF THE AREA OF THE PARKING LOT.
PROPOSED PARKING LOT (EXCLUDING LOADING AREA) APPROXIMATELY 211,167 SF., 10% OF 211,167 = 21,117 SF. PROPOSED INTERIOR LANDSCAPE APPROXIMATELY 24,604 SF. (11.65%)
(C) TREE PLANTING ISLANDS. INTERIOR LANDSCAPING SHALL CONSIST OF TREE PLANTING ISLANDS WITH A MINIMUM AREA OF ONE HUNDRED SEVENTY-ONE (171) SQUARE FEET AND A MINIMUM WIDTH OF NINE (9) FEET.
PROPOSED SITE PLANS AND LANDSCAPE PLANS COMPLY.
(D) DISPERSAL. WHEN MORE THAN ONE (1) TREE PLANTING ISLAND IS PROVIDED, SUCH ISLANDS SHALL BE SPACED THROUGHOUT THE PARKING LOT.
PROPOSED SITE PLANS AND LANDSCAPE PLANS COMPLY.

LANDSCAPE REDUCTION (SEC. 26-13-2.2)

TOTAL PERIMETER PLANTINGS REDUCTION:
SHADE TREE/ORNAMENTAL TREE REQUIREMENT (AT 1 TREE PER 50 LF) = 119 TREES
EVERGREEN TREE REQUIREMENT (AT 1 TREE PER 25 LF) = 241 TREES
EVERGREEN SHRUB REQUIREMENT (AT 1 PER 25 LF) = 241 SHRUBS
PROPOSED SHADE/ ORNAMENTAL TREES = 103 TREES
PROPOSED EVERGREEN TREES = 162 TREES
PROPOSED EVERGREEN SHRUBS = 206 SHRUBS
PROPOSED SHADE/ ORNAMENTAL TREE REDUCTION = 13%
PROPOSED EVERGREEN TREES REDUCTION = 33%
PROPOSED EVERGREEN SHRUBS REDUCTION = 15%



627 Grove Street, Evanston, Illinois 60201
 Tel 847.869.2015 Fax 847.869.2059

client / owner
Bath Concepts
 project name
Bath Concepts Facility

project address
**100 Rosenbach Parkway
 Libertyville, IL 60048**

seal / signature

owner / developer
Bath Concepts
 1800 Industrial Drive
 Libertyville, IL 60048

landscape architect of record
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 627 Grove Street
 Evanston, IL 60201
 p. 847-869-2015

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consultant 2
Principle Construction
 9450 West Bryn Mawr, Suite 120
 Rosemont, IL 60018
 p. 847-615-1515

consultant 3
Nelson Worldwide

CHECK SET
 NOT FOR CONSTRUCTION

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pm la cad

issue date **December 5th, 2025**

sheet name
**LANDSCAPE ORDINANCE
 SUMMARY**

sheet number
L-4.0



CLIENT:



PROJECT:



Description: No: Date:

PROFESSIONAL SEAL:



David B. Kornacki
 Date: 11/21/25
 Lic. Exp.: 11/30/25

SHEET NAME:

ELECTRICAL SITE PLAN

Proj. No: 25165 Reviewed By: D.B.K.
 Drawn By: S.M.B. Approved By: D.B.K.

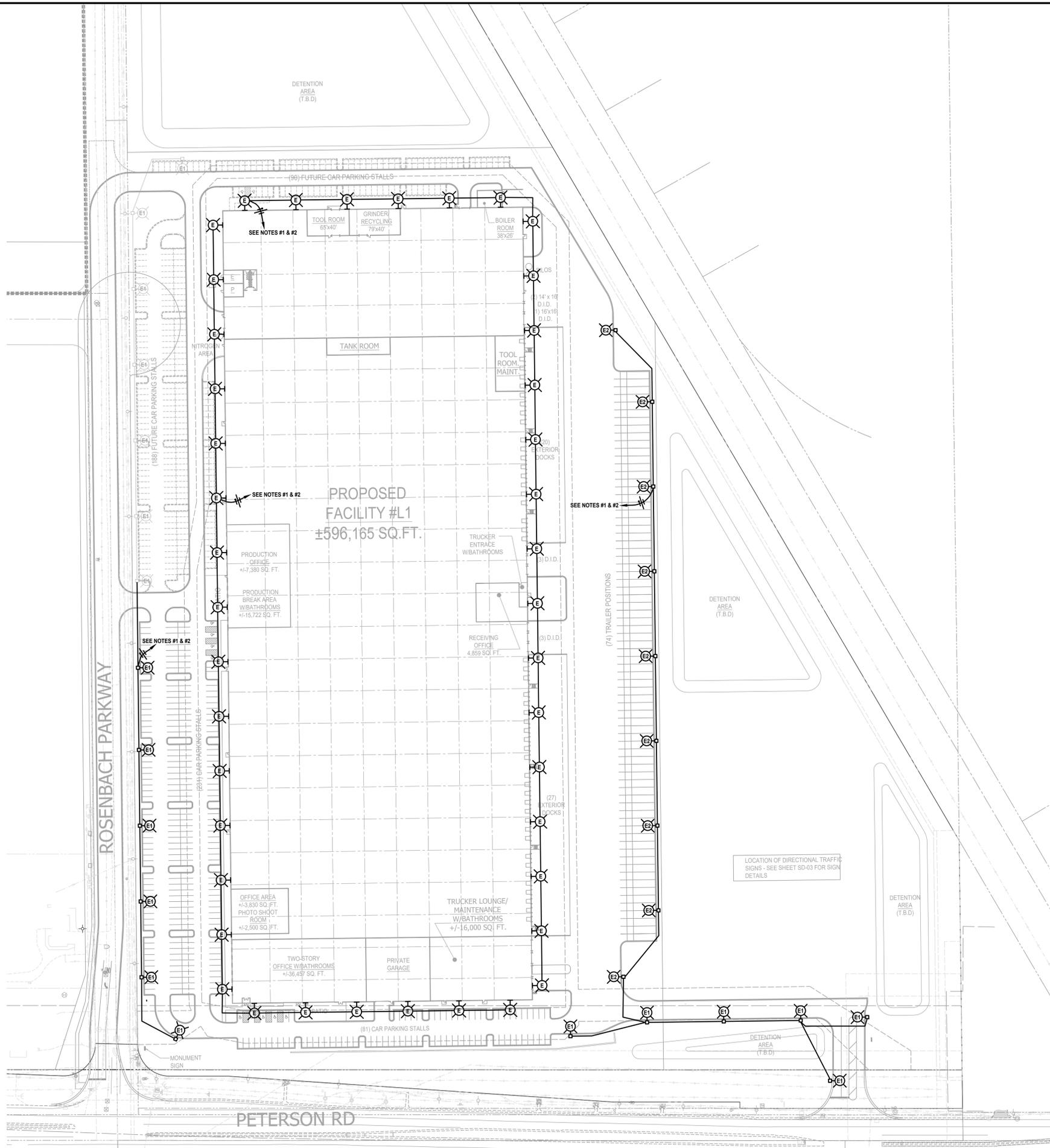
SHEET No:

E100

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
 © NELSON WORLDWIDE, LLC 2025 ALL RIGHTS RESERVED.

NOTES:

1. EACH LIGHT FIXTURE TO HAVE MOTION SENSOR CONTROL. LIGHT FIXTURES TO DIM TO 33% AFTER 15 MINUTES OF NO MOTION DETECTED. ALL LIGHTS ON THAT CIRCUIT TO COME TO FULL BRIGHTNESS WHEN ONE MOTION SENSOR IS ACTIVATED.
2. 2 #8 THWN & 1 #8 GND. IN 3/4" C. TO LIGHTING PANEL VIA PHOTOCELL-ON, TIMECLOCK-OFF.





CLIENT:



PROJECT:



Description: No: Date:

PROFESSIONAL SEAL:



David B. Kornacki
 Date: 11/21/25
 Lic. Exp.: 11/30/25

SHEET NAME:

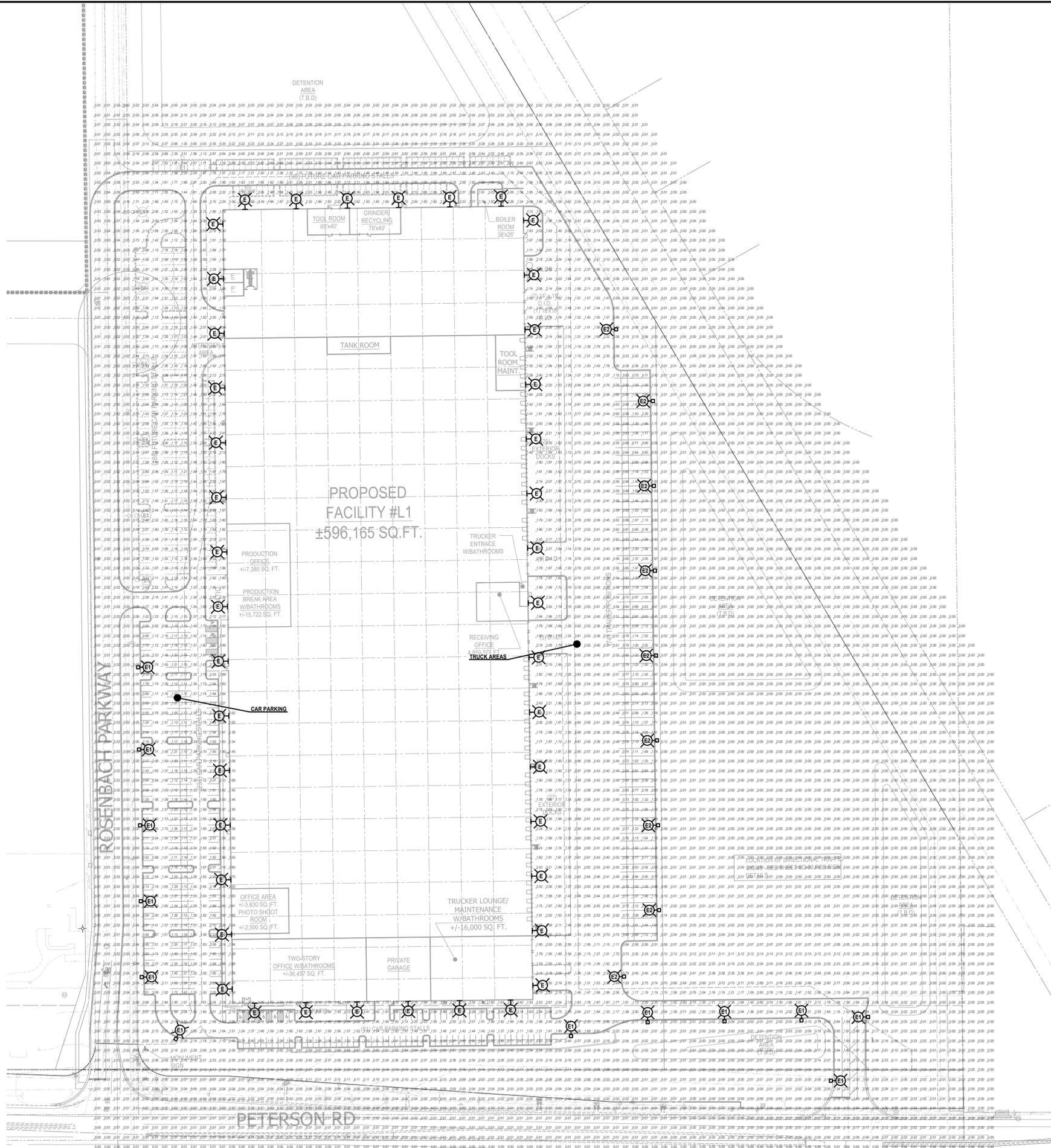
PHOTOMETRIC SITE PLAN

Proj. No: 25165 Reviewed By: D.B.K.
 Drawn By: S.M.B. Approved By: D.B.K.

SHEET No:

E101

ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON SITE BY THE CONTRACTOR AND SUB-CONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.
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LIGHTING ANALYSIS NOTES:
 (CAR PARKING)

1. AVERAGE FOOTCANDELS: 1.64
2. MAXIMUM FOOTCANDELS: 3.57
3. MINIMUM FOOTCANDELS: 0.50
4. MAXIMUM/MINIMUM RATIO: 7.1:1
5. AVERAGE/MINIMUM RATIO: 3.3:1

LIGHTING ANALYSIS NOTES:
 (TRUCK AREA)

1. AVERAGE FOOTCANDELS: 1.22
2. MAXIMUM FOOTCANDELS: 2.82
3. MINIMUM FOOTCANDELS: 0.35
4. MAXIMUM/MINIMUM RATIO: 8.1:1
5. AVERAGE/MINIMUM RATIO: 3.5:1

PHOTOMETRIC SITE PLAN
 SCALE: 1"=80'-0"

CLIENT:

PROJECT:

Description: No: Date:

PROFESSIONAL SEAL:



David B. Kornacki
 Date: 11/21/25
 Lic. Exp.: 11/30/25

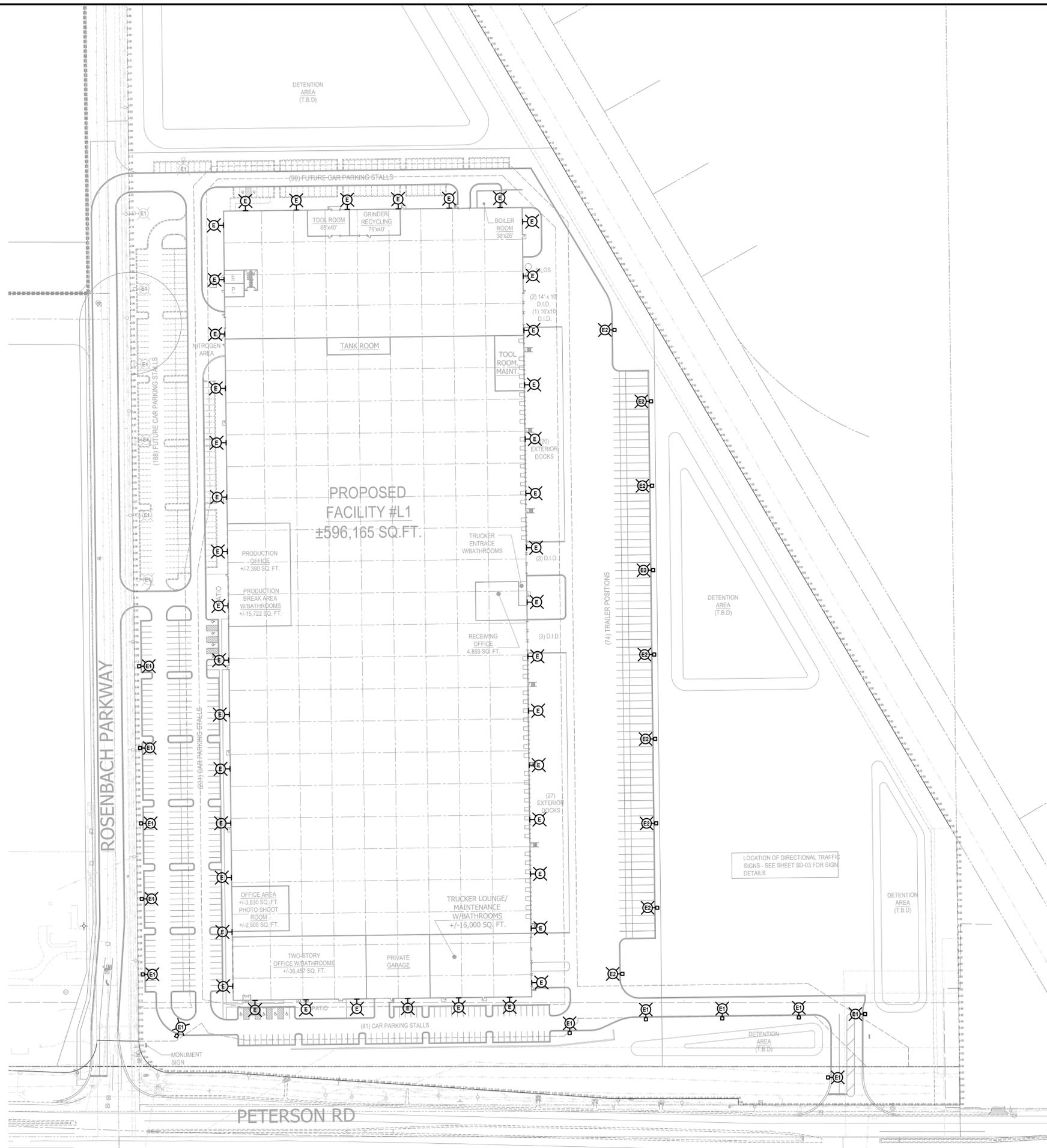
SHEET NAME:

PROPERTY LINE PHOTOMETRIC SITE PLAN

Proj. No: 25165 Reviewed By: D.B.K.
 Drawn By: S.M.B. Approved By: D.B.K.

SHEET No:

E102



LIBERTVILLE CODE:
 1. PARKING LOT LIGHTING SHALL NOT EXCEED (2) FOOT-CANDLES, MEASURED AT ANY NON-RESIDENTIAL PROPERTY LINE, AND 1/2 FOOT-CANDLE, MEASURED AT ANY RESIDENTIAL LOT LINE.

LIGHTING ANALYSIS NOTES:
 1. PROPOSED LIGHTING COMPLIES WITH THIS REQUIREMENT AND IS LESS THAN 2.0 FOOT-CANDLES ALONG ALL PROPERTY LINES.

PROPERTY LINE PHOTOMETRIC SITE PLAN

SCALE: 1"=80'-0"

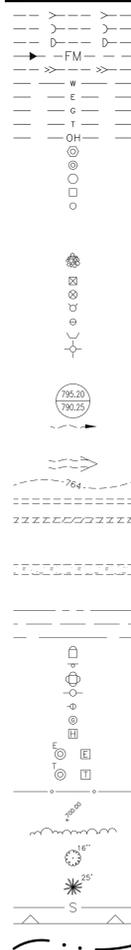


Proposed Improvements for BATH CONCEPTS

NORTHEAST CORNER OF PETERSON ROAD AND MIDLOTHIAN ROAD VILLAGE OF LIBERTYVILLE, ILLNOIS

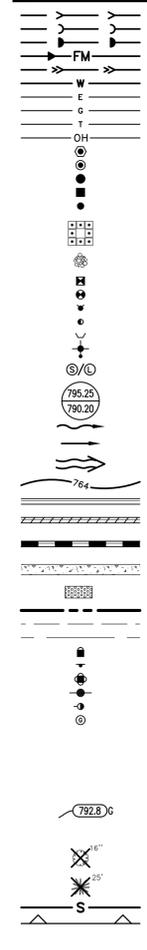
STANDARD SYMBOLS

EXISTING



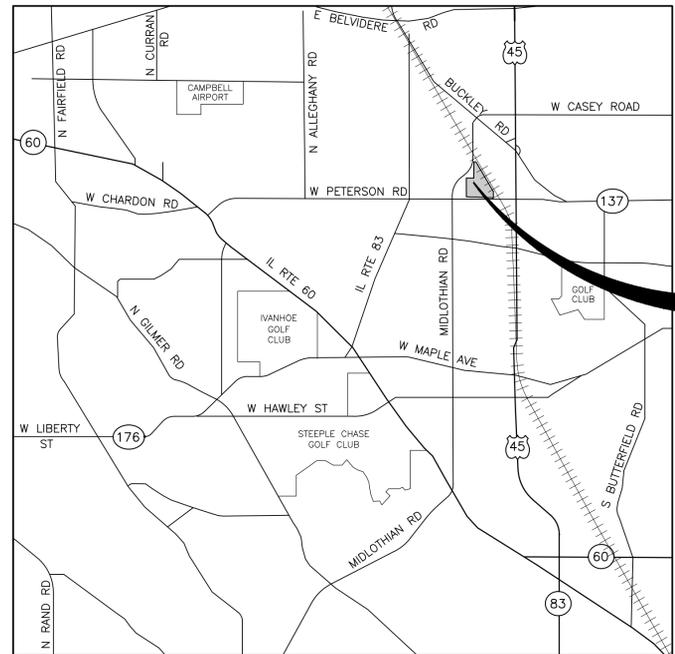
- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- FORCEMAIN
- DRAIN TILE
- WATER MAIN
- ELECTRIC
- GAS
- TELEPHONE
- OVERHEAD WIRES
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- CLEANOUT
- HAY BALES
- RIP RAP
- VALVE IN VAULT
- VALVE IN BOX
- FIRE HYDRANT
- BUFFALO BOX
- FLARED END SECTION
- STREET LIGHT
- SUMMIT / LOW POINT
- RIM ELEVATION
- INVERT ELEVATION
- DITCH OR SWALE
- DIRECTION OF FLOW
- OVERFLOW RELIEF SWALE
- 1 FOOT CONTOURS
- CURB AND GUTTER
- DEPRESSED CURB AND GUTTER
- REVERSE CURB AND GUTTER
- SIDEWALK
- DETECTABLE WARNINGS
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- MAIL BOX
- SIGN
- TRAFFIC SIGNAL
- POWER POLE
- GUY WIRE
- GAS VALVE
- HANDHOLE
- ELECTRICAL EQUIPMENT
- TELEPHONE EQUIPMENT
- CHAIN-LINK FENCE
- SPOT ELEVATION
- BRUSH/TREE LINE
- DECIDUOUS TREE WITH TRUNK DIA. IN INCHES (TBR)
- CONIFEROUS TREE WITH HEIGHT IN FEET (TBR)
- SILT FENCE
- RETAINING WALL
- WETLAND

PROPOSED



ABBREVIATIONS

- | | | | | | |
|---|--|---|--|--|---|
| ADJ
ARCH
B.A.M.
B-B
B/C
B/P
B/W
B-BOX
BIT.
BM
B.O.
C.E.
CB
C
CMP
CNTRL
CO
CONC.
CY
D
DIA.
DIP
DIMM
DS
DT
E
E-E
ELEV.
E/P
EX.
F.O.
F-F
F.P.
FES | ADJUST
AGGREGATE
ARCHITECT
BITUMINOUS AGGREGATE MIXTURE
BACK TO BACK
BACK OF CURB
BOTTOM OF PIPE
BACK OF WALK
BUFFALO BOX
BITUMINOUS
BENCHMARK
BY OTHERS
COMMERCIAL ENTRANCE
CATCH BASIN
CENTERLINE
CORRUGATED METAL PIPE
CONTROL
CLEANOUT
CONCRETE
CUBIC YARD
DITCH
DIAMETER
DUCTILE IRON PIPE
DUCTILE IRON WATER MAIN
DOWNSPOUT
DRAIN TILE
ELECTRIC
EDGE TO EDGE
ELEVATION
EDGE OF PAVEMENT
EXISTING
FIELD ENTRANCE
FACE TO FACE
FINISHED FLOOR
FLARED END SECTION | F/L
FM
G
G/F
GW
HDWL
HH
HWL
HYD
INL
INV
IP
LEFT
HYD.
MB
M/E
MH
MIN.
NWL
P.E.
PC
PCC
PGL
PI
R
PP
PROP.
PT
PVC
PVC
PVI
PVT
P
P.U.D.E.
R | FLOW LINE
FORCE MAIN
GROUND
GRADE AT FOUNDATION
GUY WIRE
HEADWALL
HANDHOLE
HIGH WATER LEVEL
HYDRANT
INLET
INVERT
IRON PIPE
LEFT
MAXIMUM
MAILBOX
MEET EXISTING
MANHOLE
MINIMUM
NORMAL WATER LEVEL
PRIVATE ENTRANCE
POINT OF CURVATURE
POINT OF COMPOUND CURVE
PROFILE GRADE LINE
POINT OF INTERSECTION
PROPERTY LINE
POWER POLE
PROPOSED
POINT OF TANGENCY
POLYVINYL CHLORIDE PIPE
POINT OF VERTICAL CURVATURE
POINT OF VERTICAL INTERSECTION
PAVEMENT
PUBLIC UTILITY & DRAINAGE EASEMENT
RADIUS | R.O.W.
RCP
REM
REV
RR
RIGHT
SAN
SF
SHLD.
SIL.
ST
SMH
ST
STA
STD
SW
SY
TBR
T
T-A
T/C
T/F
T/P
T/W
T/WALL
TEMP
TRANS
V.B.
VCP
V.V.
WL
WM | RIGHT-OF-WAY
REINFORCED CONCRETE PIPE
REMOVAL
REVERSE
RAILROAD
RIGHT
SANITARY
SQUARE FOOT
SHOULDER
STREET LIGHT
SANITARY MANHOLE
STORM
STATION
STANDARD
SQUARE YARDS
SIDEWALK
TO BE REMOVED
TELEPHONE
TYPE A
TOP OF CURB
TOP OF FOUNDATION
TOP OF PIPE
TOP OF WALK
TOP OF WALL
TEMPORARY
TRANSFORMER
VALVE BOX
VITRIFIED CLAY PIPE
VALVE VAULT
WATER LEVEL
WATER MAIN |
|---|--|---|--|--|---|



LOCATION MAP
N.T.S.

OWNER:
ASHTON VILLA LAND PARTNERS, LLC, A
DELAWARE LIMITED LIABILITY COMPANY
251 LITTLE FALLS DRIVE
WILMINGTON, DE

NOTE:
THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON A FIELD SURVEY COMPLETED BY MANHARD CONSULTING, LTD. ON JULY 12, 2024. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING CONDITIONS AND DEMOLITION PLAN - OVERALL
3	EXISTING CONDITIONS AND DEMOLITION PLAN-SOUTH
4	EXISTING CONDITIONS AND DEMOLITION PLAN-NORTH
5	SOIL EROSION AND SEDIMENT CONTROL PLAN - OVERALL
6	SOIL EROSION AND SEDIMENT CONTROL PLAN-SOUTH
7	SOIL EROSION AND SEDIMENT CONTROL PLAN-NORTH
8	SOIL EROSION AND SEDIMENT CONTROL PLAN DETAILS
9	SITE DIMENSIONAL AND PAVING PLAN - OVERALL
10	SITE DIMENSIONAL AND PAVING PLAN - SOUTH
11	SITE DIMENSIONAL AND PAVING PLAN - NORTH
12	GRADING PLAN - OVERALL
13	GRADING PLAN - SOUTH
14	GRADING PLAN - NORTH
15	UTILITY PLAN - OVERALL
16	UTILITY PLAN - SOUTH
17	UTILITY PLAN - NORTH
18	UTILITY PLAN - WEST
19	VILLAGE OF LIBERTYVILLE CONSTRUCTION DETAILS
20	VILLAGE OF LIBERTYVILLE CONSTRUCTION DETAILS
21	VILLAGE OF LIBERTYVILLE CONSTRUCTION DETAILS
22	VILLAGE OF LIBERTYVILLE CONSTRUCTION DETAILS
23	CONSTRUCTION DETAILS
24	CONSTRUCTION DETAILS
25	VILLAGE OF LIBERTYVILLE GENERAL NOTES
26	CONSTRUCTION SPECIFICATIONS

- BENCHMARKS:**
REFERENCE BENCHMARK:
ELEVATIONS AND SITE BENCHMARKS SHOWN HEREON WERE ESTABLISHED UTILIZING A TRIMBLE RAPID STATIC GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) AND THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S (NOAA'S) ONLINE POSITIONING USER SERVICE (OPUS). THE OBSERVED ELEVATIONS, AS REFINED BY OPUS, IS THE BASIS FOR ALL ELEVATIONS SHOWN HEREON AND THIS INFORMATION HAS NOT BEEN DIRECTLY COMPARED TO ANY OTHER KNOWN OR FIXED BENCHMARK. ALL ELEVATIONS ARE BASED ON NAVD 88 DATUM (GEOID18).
- SITE BENCHMARK 1:**
WEST ARROW BOLT ON A FIRE HYDRANT APPROXIMATELY 130 FEET SOUTH OF THE CENTERLINE OF PETERSON ROAD AND APPROXIMATELY 63 FEET WEST OF THE CENTERLINE OF HARRIS ROAD.
ELEVATION=812.31 DATUM=NAVD88-GEOID 18
- SITE BENCHMARK 2:**
A CUT SQUARE IN THE NORTHWEST CORNER OF THE CONCRETE PAD FOR A TRAFFIC CONTROL PANEL, APPROXIMATELY 50 FEET WEST OF THE CENTERLINE OF MIDLOTHIAN ROAD AND APPROXIMATELY 100 FEET NORTH OF THE CENTERLINE OF PETERSON ROAD.
ELEVATION=821.06 DATUM=NAVD88-GEOID 18
- SITE BENCHMARK 3:**
SOUTHWEST TAG BOLT ON A FIRE HYDRANT APPROXIMATELY 55 FEET NORTHWEST OF THE CENTERLINE OF MIDLOTHIAN ROAD AND APPROXIMATELY 165 FEET SOUTHWEST OF THE CENTERLINE OF THE NORTHERLY ENTRANCE DRIVE TO LAKE COUNTY FAIRGROUNDS.
ELEVATION=814.74 DATUM=NAVD88-GEOID 18
- SITE BENCHMARK 4:**
SET RAILROAD SPIKE IN THE NORTH FACE OF A UTILITY POLE APPROXIMATELY 47 FEET NORTH OF THE CENTERLINE OF PETERSON ROAD AND APPROXIMATELY 60 FEET WEST OF THE CENTERLINE OF FRANKLIN BOULEVARD EXTENDED NORTH.
ELEVATION=790.84 DATUM=NAVD88-GEOID 18

TOPOGRAPHIC FIELD WORK COMPLETED ON 07/12/2024

UTILITY CONTACTS	
ELECTRIC COMED 630-576-7094	LIBERTYVILLE SEWER AND WATER LIBERTYVILLE PUBLIC WORKS 600 NORTH AVE LIBERTYVILLE, IL 60048 847-362-3434
TELEPHONE VERIZON TWyk@asginc.us CONTACT: TRAVIS VAN WYK	GAS NORTH SHORE GAS CO jay.hammer@northshoregasdelivery.com 847-263-4678 CONTACT: JAY HAMMER
WATER CENTRAL LAKE CO. JOINT WATER JOSH MILLER 847-418-6033 jmill@CLCJAWA.COM	



One Overlook Point, Suite 260, Lincolnshire, IL 60069 ph847.634.5550 fx847.634.0095 manhard.com
Civil Engineers • Surveyors • Water Resources Engineers • Water & Wastewater Engineers
Construction Managers • Environmental Scientists • Landscape Architects • Planners



9450 West Bryn Mawr Ave. Suite #120
Rosemont, IL 60018
PHONE (847)615-1515
pccdb.com



DATE	REVISIONS	BY	DATE



BATH CONCEPTS
VILLAGE OF LIBERTYVILLE, ILLINOIS
TITLE SHEET

PROJ. MGR.: JSE
PROJ. ASSOC.: MSL
DRAWN BY: MH
DATE: 09-19-25
SCALE: N.T.S.

SHEET
1 OF 25
BCALYL01

December 5, 2025 - 11:26 - D:\Projects\2025\11-25-25\Manhard\03_Bath\Title.dwg - Updated By: jwalski

LAKE COUNTY STORMWATER MANAGEMENT COMMISSION SESC NOTES:

- SEDIMENT CONTROL MEASURES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF HYDROLOGIC DISTURBANCE OF UPLAND AREAS.
- FOR THOSE DEVELOPMENTS THAT REQUIRE A DESIGNATED EROSION CONTROL INSPECTOR (DECI), INSPECTIONS AND DOCUMENTATION SHALL BE PERFORMED, AT A MINIMUM:
 - UPON COMPLETION OF SEDIMENT AND RUNOFF CONTROL MEASURES (INCLUDING PERIMETER CONTROLS AND DIVERSIONS), PRIOR TO PROCEEDING WITH ANY OTHER EARTH DISTURBANCE OR GRADING.
 - AFTER EVERY SEVEN (7) CALENDAR DAYS OR STORM EVENT WITH GREATER THAN 0.5 INCH OF RAINFALL OR LIQUID EQUIVALENT PRECIPITATION.
- SOIL DISTURBANCE SHALL BE CONDUCTED IN SUCH A MANNER AS TO MINIMIZE EROSION, IF STRIPPING, CLEARING, GRADING, OR LANDSCAPING ARE TO BE DONE IN PHASES, THE PERMITTEE SHALL PLAN FOR APPROPRIATE SOIL EROSION AND SEDIMENT CONTROL MEASURES.
- A STABILIZED MAT OF CRUSHED STONE MEETING IDOT GRADATION CA-1 UNDERLAIN WITH FILTER FABRIC AND IN ACCORDANCE WITH THE ILLINOIS URBAN MANUAL, OR OTHER APPROPRIATE MEASURE(S) AS APPROVED BY THE ENFORCEMENT OFFICER, SHALL BE INSTALLED AT ANY POINT WHERE TRAFFIC WILL BE ENTERING OR LEAVING A CONSTRUCTION SITE, SEDIMENT OR SOIL REACHING AN IMPROVED PUBLIC RIGHT-OF-WAY, STREET, ALLEY OR PARKING AREA SHALL BE REMOVED BY SCRAPING OR STREET CLEANING AS ACCUMULATIONS WARRANT AND TRANSPORTED TO A CONTROLLED SEDIMENT DISPOSAL AREA.
- TEMPORARY DIVERSIONS SHALL BE CONSTRUCTED AS NECESSARY TO DIRECT ALL RUNOFF FROM HYDROLOGICALLY DISTURBED AREAS TO AN APPROPRIATE SEDIMENT TRAP OR BASIN.
- DISTURBED AREAS SHALL BE STABILIZED WITH TEMPORARY OR PERMANENT MEASURES WITHIN SEVEN (7) CALENDAR DAYS FOLLOWING THE END OF ACTIVE HYDROLOGIC DISTURBANCE OR REDISTURBANCE.
- ALL STOCKPILES SHALL HAVE APPROPRIATE MEASURES TO PREVENT EROSION. STOCKPILES SHALL NOT BE PLACED IN FLOOD PRONE AREAS OR WETLANDS AND DESIGNATED BUFFERS.
- SLOPES STEEPER THAN 3H:1V SHALL BE STABILIZED WITH APPROPRIATE MEASURES AS APPROVED BY THE ENFORCEMENT OFFICER.
- APPROPRIATE EROSION CONTROL BLANKET SHALL BE INSTALLED ON ALL INTERIOR DETENTION BASIN SIDE SLOPES BETWEEN THE NORMAL WATER LEVEL AND HIGH WATER LEVEL.
- STORM SEWERS THAT ARE OR WILL BE FUNCTIONING DURING CONSTRUCTION SHALL BE PROTECTED BY AN APPROPRIATE SEDIMENT CONTROL MEASURE.
- IF DEWATERING SERVICES ARE USED, ADJOINING PROPERTIES AND DISCHARGE LOCATIONS SHALL BE PROTECTED FROM EROSION AND SEDIMENTATION. DISCHARGES SHALL BE Routed THROUGH AN APPROVED ANIONIC POLYMER DEWATERING SYSTEM OR A SIMILAR MEASURE AS APPROVED BY THE ENFORCEMENT OFFICER. DEWATERING SYSTEMS SHOULD BE INSPECTED DAILY DURING OPERATIONAL PERIODS. THE ENFORCEMENT OFFICER, OR APPROVED REPRESENTATIVE, MUST BE PRESENT AT THE COMMENCEMENT OF DEWATERING ACTIVITIES.
- IF INSTALLED SOIL EROSION AND SEDIMENT CONTROL MEASURES DO NOT MINIMIZE SEDIMENT LEAVING THE DEVELOPMENT SITE, ADDITIONAL MEASURES SUCH AS ANIONIC POLYMERS OR FILTRATION SYSTEMS MAY BE REQUIRED BY THE ENFORCEMENT OFFICER.
- ALL TEMPORARY AND PERMANENT EROSION CONTROL MEASURES MUST BE MAINTAINED AND REPAIRED AS NEEDED. THE PROPERTY OWNER SHALL BE ULTIMATELY RESPONSIBLE FOR MAINTENANCE AND REPAIR.
- ALL TEMPORARY SEDIMENT CONTROL MEASURES SHALL BE REMOVED WITHIN 30 DAYS AFTER FINAL SITE STABILIZATION IS ACHIEVED OR AFTER THE TEMPORARY MEASURES ARE NO LONGER NEEDED.
- THE EROSION CONTROL MEASURES INDICATED ON THE PLANS ARE THE MINIMUM REQUIREMENTS. ADDITIONAL MEASURES MAY BE REQUIRED, AS DIRECTED BY THE ENGINEER, ENFORCEMENT OFFICER, OR OTHER GOVERNING AGENCY.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS	A											
DORMANT SEEDINGS	B											
TEMPORARY SEEDINGS	C											
SOODING	D											
MULCHING	E											

A - KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.
B - KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE
C - SPRING OATS
D - WHEAT OR CEREAL RYE
E - SOD (NURSERY GROWN KENTUCKY BLUEGRASS)
F - STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
 ** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

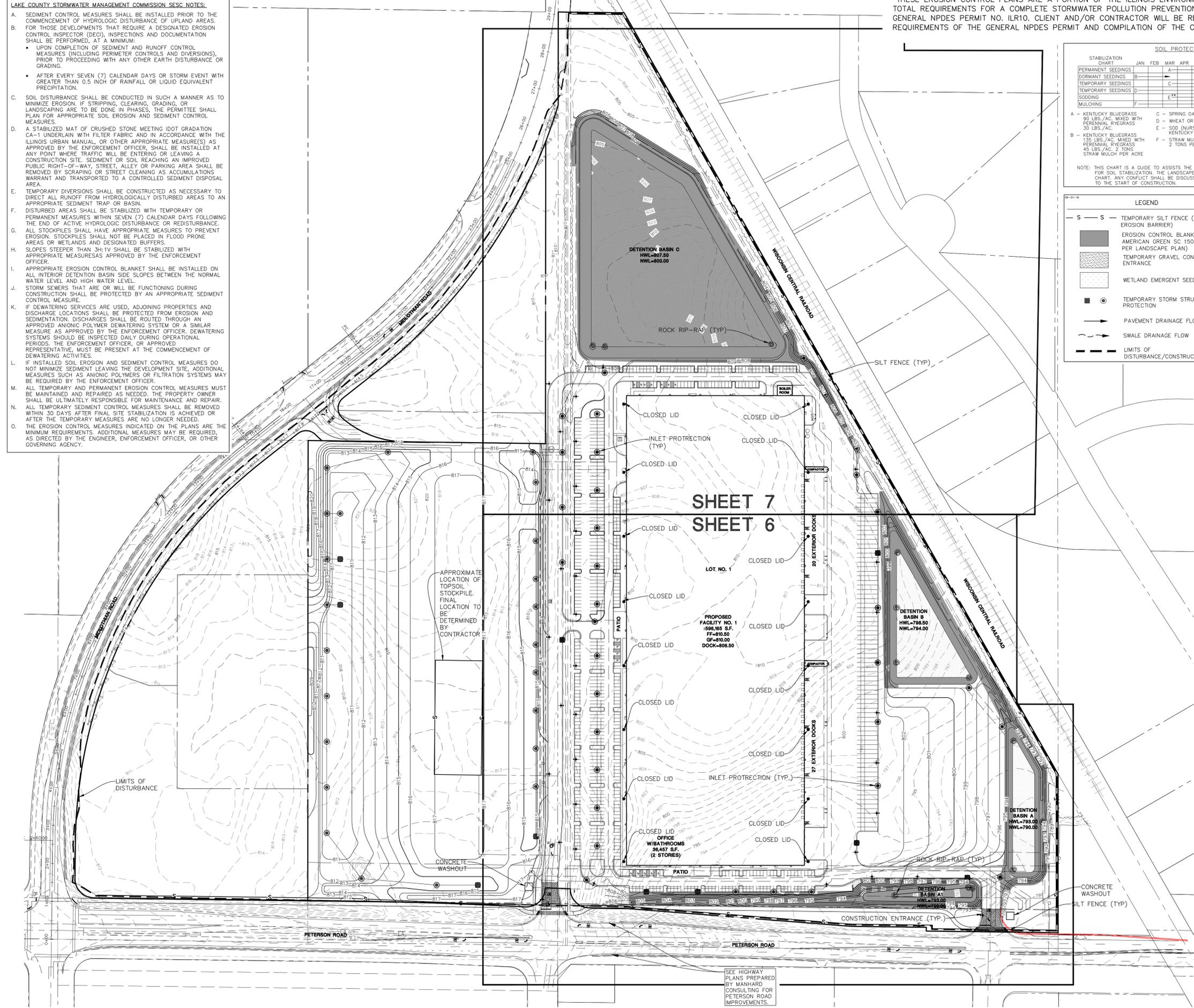
NOTE: THIS CHART IS A GUIDE TO ASSIST THE CONTRACTOR IN UNDERSTANDING OPTIONS FOR SOIL STABILIZATION. THE LANDSCAPE PLAN SHALL TAKE PRECEDENCE OVER THIS CHART. ANY CONFLICT SHALL BE DISCUSSED WITH THE LANDSCAPE ARCHITECT PRIOR TO THE START OF CONSTRUCTION.

- LEGEND**
- S S - TEMPORARY SILT FENCE (PERIMETER EROSION BARRIER)
 - [Pattern] EROSION CONTROL BLANKET (NORTH AMERICAN GREEN SC 150) (SEEDING PER LANDSCAPE PLAN)
 - [Pattern] TEMPORARY GRAVEL CONSTRUCTION ENTRANCE
 - [Pattern] WETLAND EMERGENT SEED MIX
 - [Symbol] TEMPORARY STORM STRUCTURE PROTECTION
 - [Arrow] PAVEMENT DRAINAGE FLOW
 - [Arrow] SWALE DRAINAGE FLOW
 - [Line] LIMITS OF DISTURBANCE/CONSTRUCTION

- NOTE:**
- ALL DISTURBED GRASS AREA ARE TO BE RESTORED WITH THE SEED AND NORTH AMERICAN GREEN D575 EROSION CONTROL BLANKET.
 - CONTRACTOR SHALL INSTALL MANUFACTURERS RECOMMENDED INLET PROTECTION ON ALL EXISTING AND PROPOSED STORM RECEIVING STRUCTURES.

- CONSTRUCTION SEQUENCE:**
- INSTALL SILT FENCE AT LOCATIONS AS INDICATED ON THE PLANS.
 - PROVIDE STABILIZED CONSTRUCTION ENTRANCE.
 - CONSTRUCT TEMPORARY DITCHES, SWALES, SEDIMENT TRAPS AND/OR BASINS.
 - STRIP EXISTING TOPSOIL FROM PROPOSED LIMITS OF DISTURBANCE AND STOCKPILE WHERE SHOWN ON PLANS.
 - PROVIDE SILT FENCE AROUND THE BASE OF THE STOCKPILES.
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 - COMPLETE CONSTRUCTION OF SITE WITH PERMANENT STABILIZATION.
 - REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES.
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- ALL VEGETATIVE AND STRUCTURAL EROSION CONTROL PRACTICES SHALL BE CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE "ILLINOIS URBAN MANUAL".
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SHEET 7
SHEET 6

SEE HIGHWAY PLANS PREPARED BY MANHARD CONSULTING FOR PETERSON ROAD IMPROVEMENTS.

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 Updated By: cscabaleresi

Manhard CONSULTING
 3000 North State Street, Suite 200, Libertyville, IL 60069
 Phone: 847.380.0000 Fax: 847.380.0001
 Civil Engineers • Surveyors • Water Resources Engineers • Urban & Waterways Engineers • Environmental Scientists • Landscape Architects • Planners

BATH CONCEPTS
 VILLAGE OF LIBERTYVILLE, ILLINOIS
 SOIL EROSION AND SEDIMENT CONTROL PLAN - OVERALL

PROJ. MGR.: JSE
 PROJ. ASSOC.: MSL
 DRAWN BY: GAW
 DATE: 09-19-25
 SCALE: 1"=120'

SHEET
5 OF **25**
 BCALY101

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MATCH LINE SEE SHEET 7

LOT NO. 1

PROPOSED FACILITY NO. 1
±596,165 S.F.
FF=810.50
GF=810.00
DOCK=806.50

OFFICE W/BATHROOMS
36,457 S.F.
(2 STORIES)

DETENTION BASIN B
HWL=798.50
NWL=794.00

DETENTION BASIN A
HWL=793.00
NWL=790.00

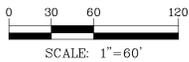
DETENTION BASIN A1
HWL=793.00
NWL=790.00

PETERSON ROAD

WISCONSIN CENTRAL RAILROAD

STABILIZATION CHART		SOIL PROTECTION CHART														
PERMANENT SEEDINGS	DORMANT SEEDINGS	TEMPORARY SEEDINGS	SOODING	MULCHING	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
A	B	C	D	E												
B	C	D	E	F												
C	D	E	F													
D	E	F														
E	F															
F																

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SEE HIGHWAY PLANS PREPARED BY MANHARD CONSULTING FOR PETERSON ROAD IMPROVEMENTS.

"THESE EROSION CONTROL PLANS ARE A PORTION OF THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (IEPA) TOTAL REQUIREMENTS FOR A COMPLETE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) AS REQUIRED BY THE GENERAL NPDES PERMIT NO. ILR10. CLIENT AND/OR CONTRACTOR WILL BE RESPONSIBLE FOR COMPLIANCE WITH ALL REQUIREMENTS OF THE GENERAL NPDES PERMIT AND COMPILATION OF THE COMPLETE SWPPP."

Manhard CONSULTING

12-1-25 CURSORY REVIEW REVISIONS

DATE: _____

REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT: BATH CONCEPTS
VILLAGE OF LIBERTYVILLE, ILLINOIS
SOIL EROSION AND SEDIMENT CONTROL PLAN-SOUTH

PROJ. MGR.: JSE
PROJ. ASSOC.: MSL
DRAWN BY: GAW
DATE: 09-19-25
SCALE: 1"=60'

SHEET 6 OF 25
BCALY101

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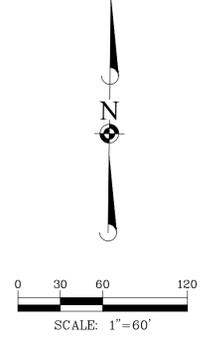
SOIL PROTECTION CHART

STABILIZATION CHART	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
PERMANENT SEEDINGS				A								
DORMANT SEEDINGS	B										B	
TEMPORARY SEEDINGS			C									
TEMPORARY SEEDINGS					D							
TEMPORARY SEEDINGS						E						
SODDING							F					
MULCHING												

A - KENTUCKY BLUEGRASS 90 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 30 LBS./AC.
 B - KENTUCKY BLUEGRASS 135 LBS./AC. MIXED WITH PERENNIAL RYEGRASS 45 LBS./AC. 2 TONS STRAW MULCH PER ACRE
 C - SPRING OATS
 D - WHEAT OR CEREAL RYE
 E - SOD (NURSERY GROWN KENTUCKY BLUEGRASS)
 F - STRAW MULCH 2 TONS PER ACRE

* IRRIGATION NEEDED DURING JUNE, JULY AND SEPTEMBER
 ** IRRIGATION NEEDED FOR 2-3 WEEKS AFTER SODDING

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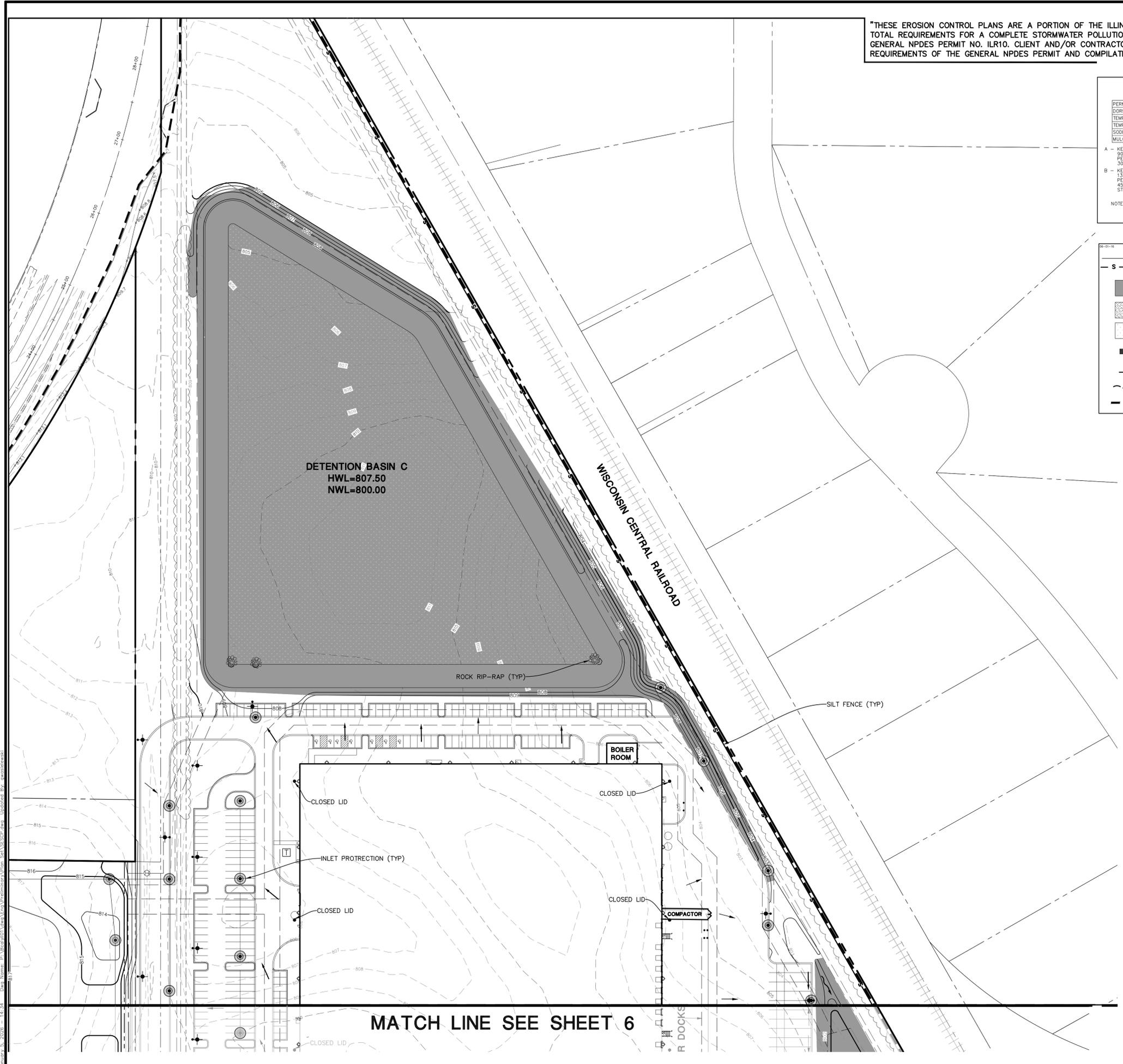


LEGEND

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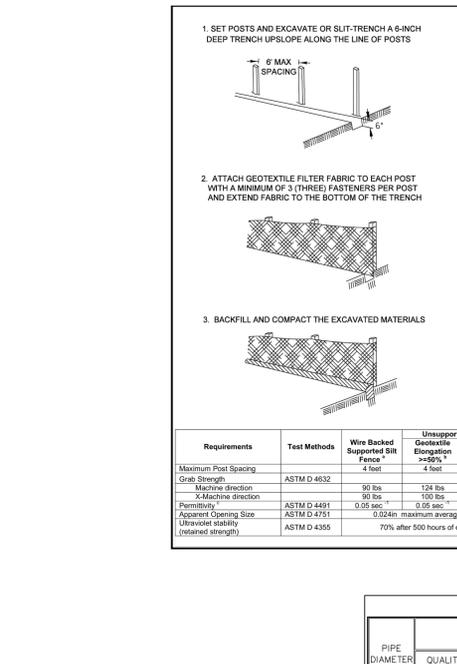
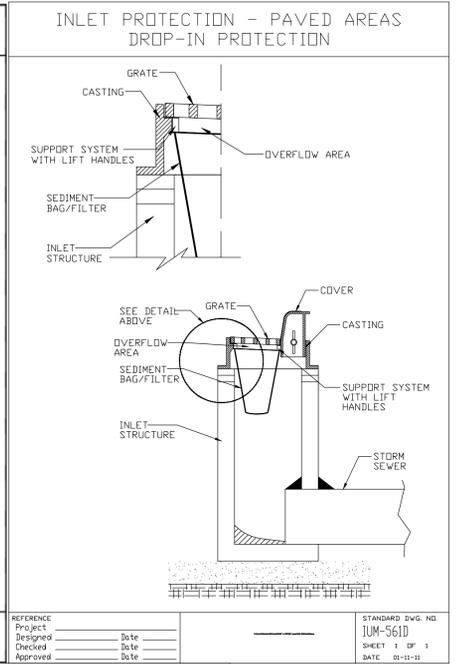
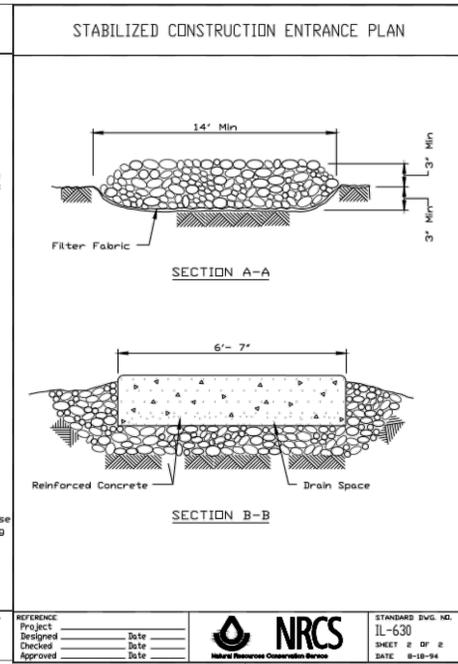
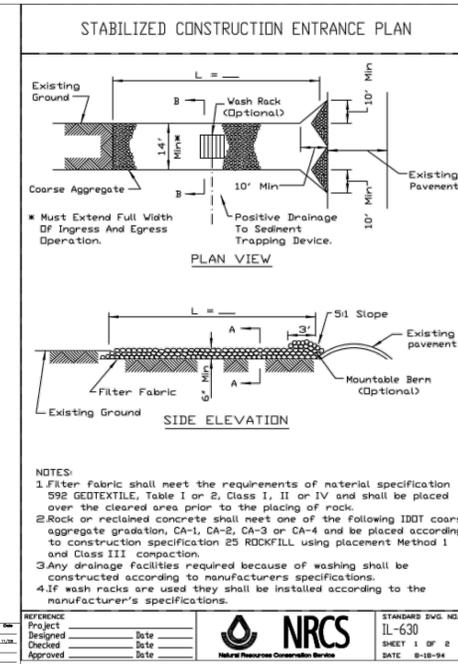
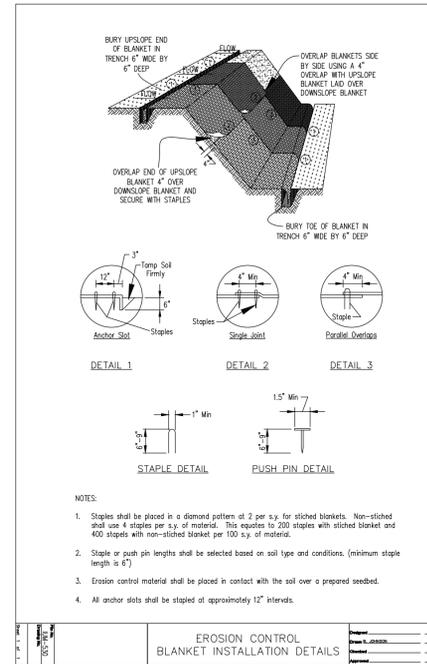
MATCH LINE SEE SHEET 6

DRAWN BY: []
 REVISIONS: []
 DATE: []
 PROJECT: []
 SHEET: 7 OF 25
 BCALYL01

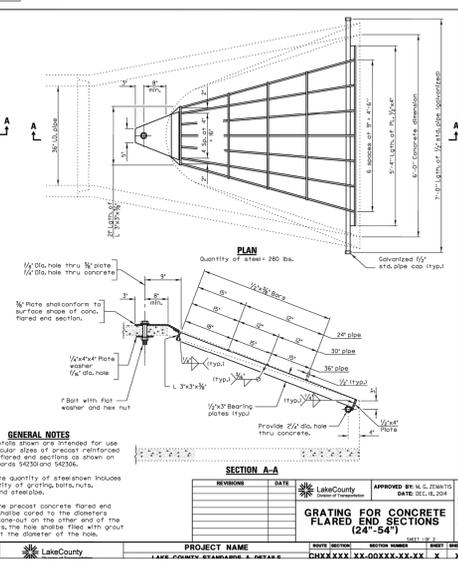
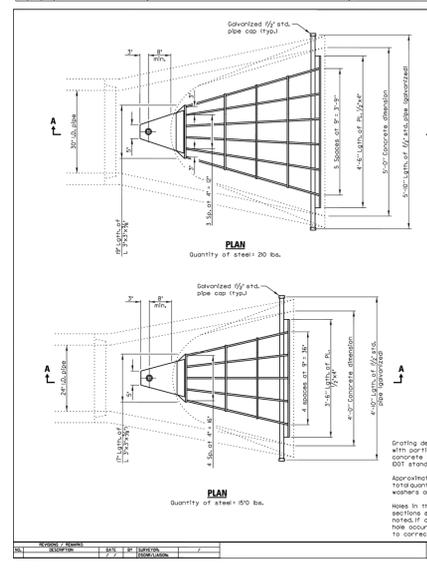
Manhard CONSULTING
 Civil Engineers • Surveyors • Water Resources Engineers • Wetland & Wetwaters Engineers • Planners
 Construction Managers • Environmental Scientists • Landscape Architects

BATH CONCEPTS
 VILLAGE OF LIBERTYVILLE, ILLINOIS
 SOIL EROSION AND SEDIMENT CONTROL PLAN-NORTH

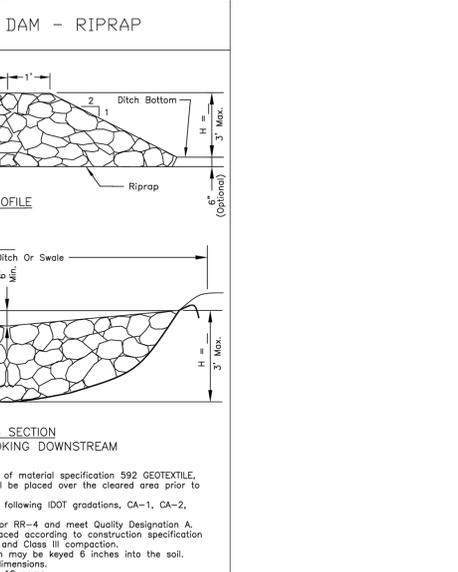
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 DRAWN BY: GAW
 DATE: 09-19-25
 SCALE: 1"=60'
 SHEET 7 OF 25
 BCALYL01



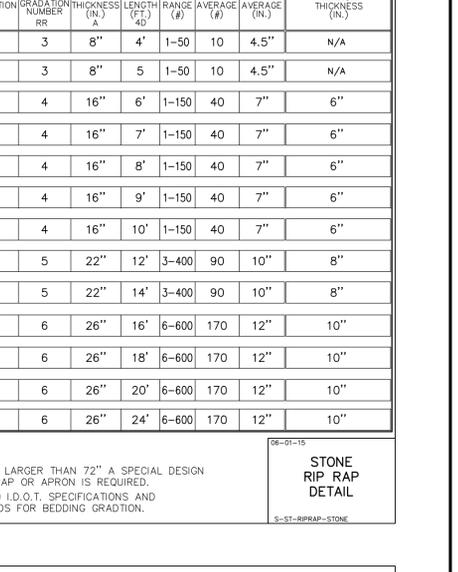
Requirements	Test Methods	Wire Backed Supported Silt Fence	Geotextile Elongation >25%	Geotextile Elongation <25%
Maximum Post Spacing		4 feet	4 feet	6 feet
Grab Strength	ASTM D 4632	90 lbs	124 lbs	124 lbs
Machine direction		90 lbs	100 lbs	100lbs
X-Machine direction		90 lbs	0.85 sec ⁻¹	0.85 sec ⁻¹
Apparent Opening Size	ASTM D 4491	0.024in	0.024in	0.024in
Ultraviolet stability (related strength)	ASTM D 4355	70% after 500 hours of exposure		



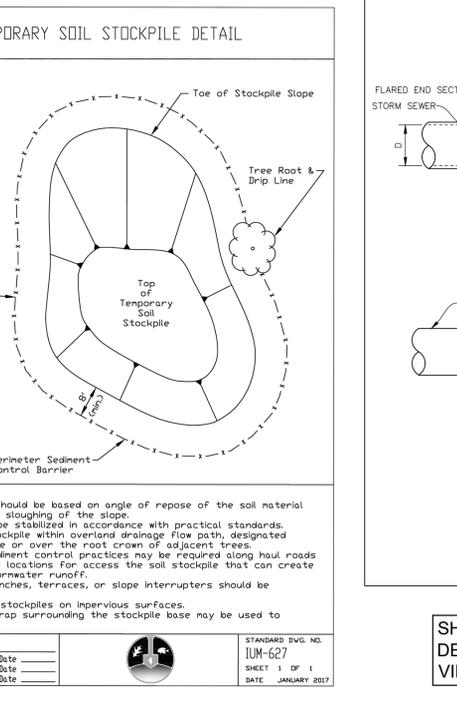
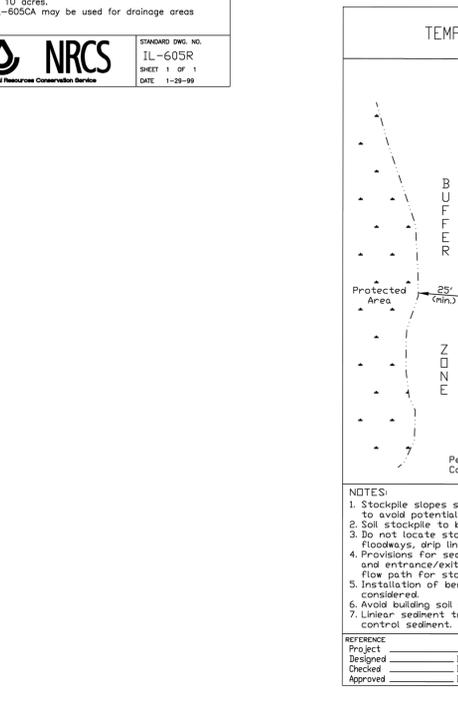
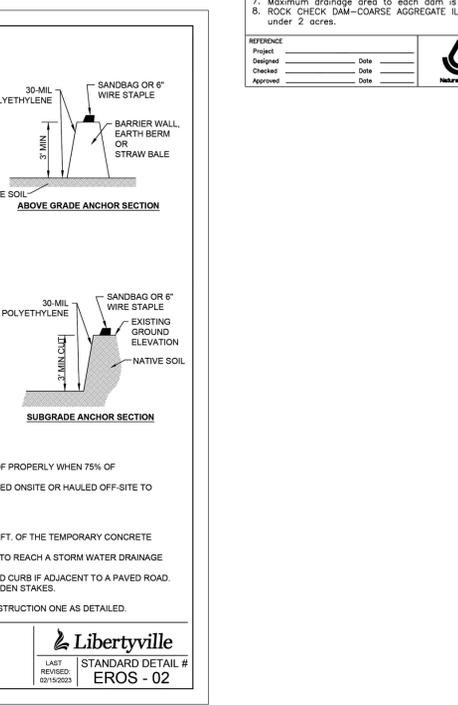
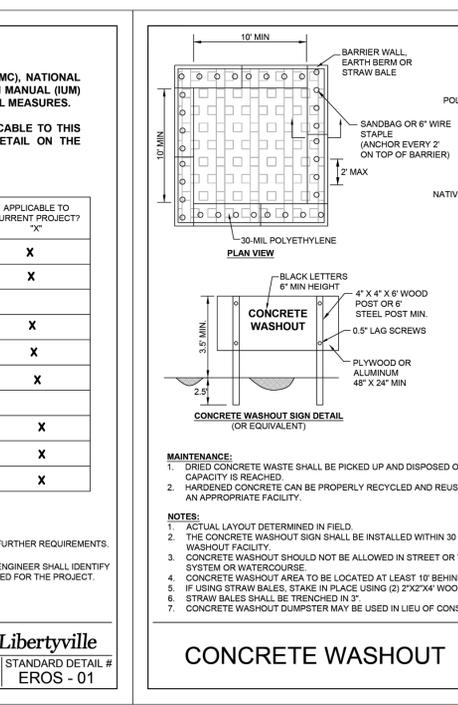
PIPE DIAMETER (IN.)	QUALITY DESIGNATION	GRADATION NUMBER	MINIMUM THICKNESS (IN.)	MINIMUM LENGTH RANGE (FT)	WEIGHT AVERAGE (LB)	WEIGHT AVERAGE (IN.)	SIZE AVERAGE (IN.)	MINIMUM THICKNESS (IN.)
12"	B	3	8"	4'	1-50	10	4.5"	N/A
15"	B	3	8"	5'	1-50	10	4.5"	N/A
18"	B	4	16"	6'	1-150	40	7"	6"
21"	B	4	16"	7'	1-150	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"



DESCRIPTION	PROVIDED BY	DETAIL #	APPLICABLE TO CURRENT PROJECT? "X"
LCSMC SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES	LCSMC	N/A	X
SILT FENCE DETAIL	LCSMC	N/A	X
DITCH CHECK (MANUFACTURED) - ROLLED	IUM	IUM-514	
EROSION CONTROL BLANKET	IUM	IUM-530	X
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION	IUM	IUM-561D	X
ROCK CHECK DAM - RIPRAP	NRCS / IUM	IL-605R	X
SEDIMENT BASIN DEWATERING DEVICE	NRCS / IUM	IL-615	
SOIL STOCKPILE	IUM	IL-627	X
STABILIZED CONSTRUCTION ENTRANCE PLAN (2 PAGES)	NRCS / IUM	IL-630	X
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL	IUM	IL-654BW	X

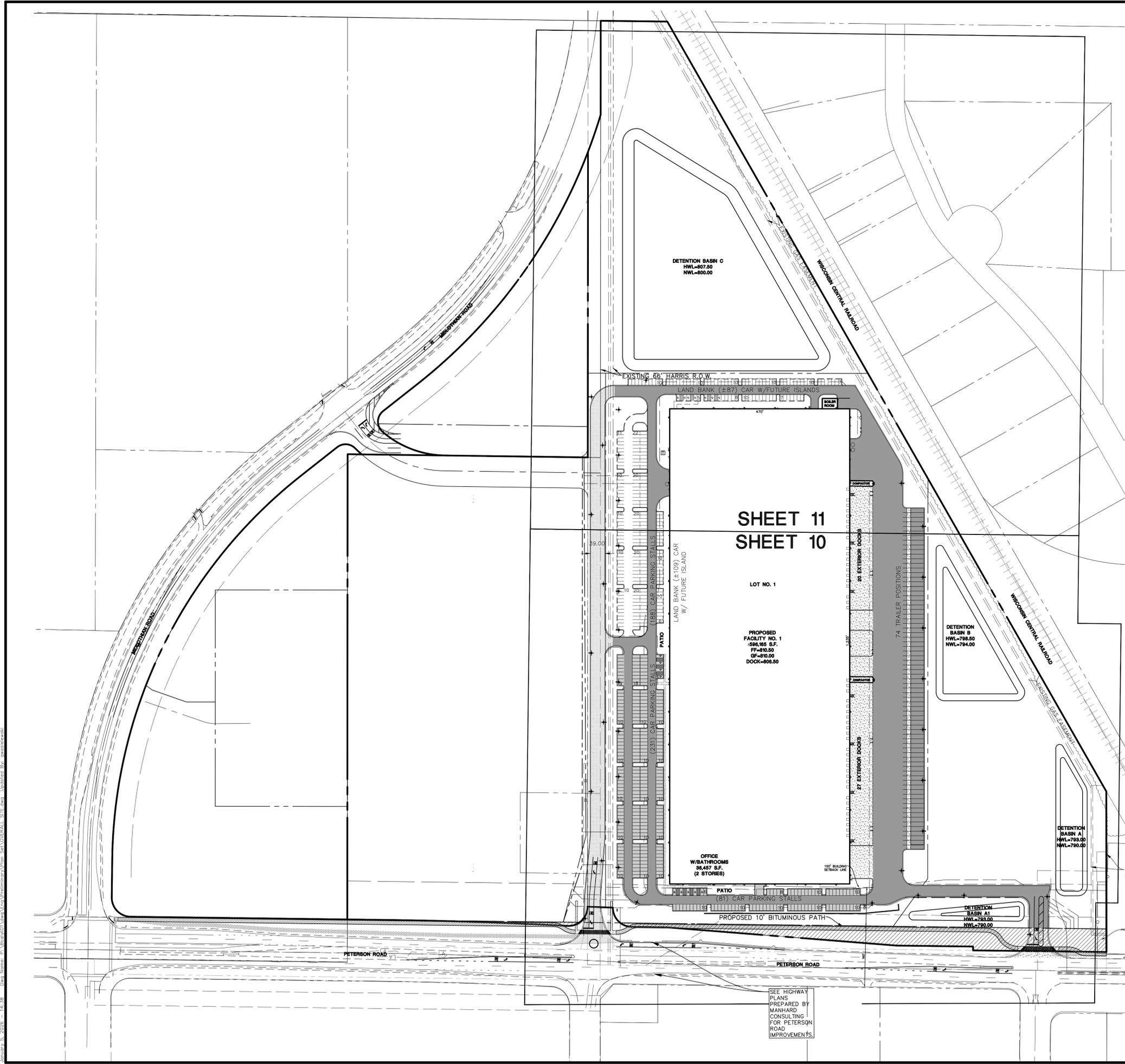


DESCRIPTION	PROVIDED BY	DETAIL #	APPLICABLE TO CURRENT PROJECT? "X"
LCSMC SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES	LCSMC	N/A	X
SILT FENCE DETAIL	LCSMC	N/A	X
DITCH CHECK (MANUFACTURED) - ROLLED	IUM	IUM-514	
EROSION CONTROL BLANKET	IUM	IUM-530	X
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION	IUM	IUM-561D	X
ROCK CHECK DAM - RIPRAP	NRCS / IUM	IL-605R	X
SEDIMENT BASIN DEWATERING DEVICE	NRCS / IUM	IL-615	
SOIL STOCKPILE	IUM	IL-627	X
STABILIZED CONSTRUCTION ENTRANCE PLAN (2 PAGES)	NRCS / IUM	IL-630	X
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL	IUM	IL-654BW	X



DESCRIPTION	PROVIDED BY	DETAIL #	APPLICABLE TO CURRENT PROJECT? "X"
LCSMC SOIL EROSION AND SEDIMENT CONTROL CONSTRUCTION NOTES	LCSMC	N/A	X
SILT FENCE DETAIL	LCSMC	N/A	X
DITCH CHECK (MANUFACTURED) - ROLLED	IUM	IUM-514	
EROSION CONTROL BLANKET	IUM	IUM-530	X
INLET PROTECTION - PAVED AREAS DROP-IN PROTECTION	IUM	IUM-561D	X
ROCK CHECK DAM - RIPRAP	NRCS / IUM	IL-605R	X
SEDIMENT BASIN DEWATERING DEVICE	NRCS / IUM	IL-615	
SOIL STOCKPILE	IUM	IL-627	X
STABILIZED CONSTRUCTION ENTRANCE PLAN (2 PAGES)	NRCS / IUM	IL-630	X
TEMPORARY CONCRETE WASHOUT FACILITY - BARRIER WALL	IUM	IL-654BW	X

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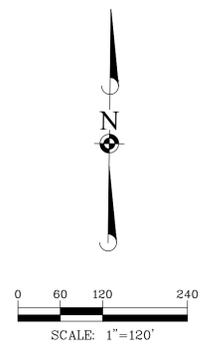


O-2 REGULATIONS AND LOT REQUIREMENTS

MINIMUM LOT AREA:	120,000 S.F.
MINIMUM LOT WIDTH:	150'
YARD ABUTTING ARTERIAL SETBACK:	100'
INTERNAL SIDE YARD SETBACK:	25'
REAR YARD SETBACK:	25'
FLOOR AREA RATIO:	0.5
MAXIMUM LOT COVERAGE:	80%

I-1 REGULATIONS AND LOT REQUIREMENTS

MINIMUM LOT AREA:	30,000 S.F.
MINIMUM LOT WIDTH:	150'
YARD ABUTTING ARTERIAL SETBACK:	100'
INTERNAL SIDE YARD SETBACK:	25'
REAR YARD SETBACK:	25'
FLOOR AREA RATIO:	0.6
MAXIMUM LOT COVERAGE:	80%



PAVEMENT LEGEND

	STANDARD DUTY PAVEMENT 3" ASPHALT SURFACE 10" AGGREGATE BASE COURSE, (CA-6)
	HEAVY DUTY PAVEMENT 5" ASPHALT SURFACE 12" AGGREGATE BASE COURSE, (CA-6)
	INDUSTRIAL STREET PAVEMENT 1 1/2" BITUMINOUS SURFACE COURSE, HOT-MIX ASPHALT, MIX D, N50 2 1/2" BITUMINOUS BINDER COURSE, HOT-MIX ASPHALT, IL-19, N50 8" BITUMINOUS ASPHALT MIXTURE 4" AGGREGATE BASE COURSE, TYPE B
	CONCRETE PAVEMENT 8" PORTLAND CEMENT CONCRETE PAVEMENT W/ 6 X 6 W1.4 WWF 6" COMPACTED AGGREGATE BASE, (CA-6)
	CONCRETE SIDEWALK 5" PORTLAND CEMENT CONCRETE 4" COMPACTED AGGREGATE BASE COURSE, TYPE B
	BITUMINOUS PATH 3" BITUMINOUS SURFACE COURSE HOT-MIX ASPHALT, MIX D, N50 6" AGGREGATE BASE COURSE, TYPE B

SITE DATA

LOT 1 SITE AREA	±34.51 ACRES
STANDARD PARKING PROVIDED	303 SPACES
HANDICAP PROVIDED	9 SPACES
LAND BANK PARKING PROVIDED	275 SPACES
TRAILER PARKING PROVIDED	74 SPACES
LOT 2 SITE AREA	±9.73 ACRES
LOT 3 SITE AREA	±14.45 ACRES
LOT 4 SITE AREA	±15.29 ACRES
LOT 5 SITE AREA	±3.58 ACRES

- 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 RADIUS 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, 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.
 - LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DRIVEWAY. 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.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.

SHEET 11
SHEET 10

LOT NO. 1

PROPOSED FACILITY NO. 1
GFA=865 S.F.
FF=810.00
GF=810.00
DOCK=806.50

DETENTION BASIN C
HWL=807.50
NWL=800.00

DETENTION BASIN B
HWL=798.50
NWL=794.00

DETENTION BASIN A
HWL=793.00
NWL=786.00

DETENTION BASIN A1
HWL=785.00
NWL=780.00

OFFICE W/BATHROOMS
86,457 S.F.
(2 STORES)

SEE HIGHWAY PLANS PREPARED BY MANIHARD CONSULTING FOR PETERSON ROAD IMPROVEMENTS.

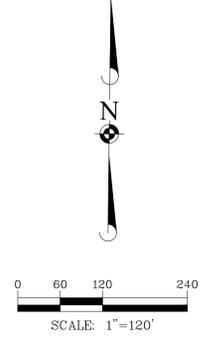
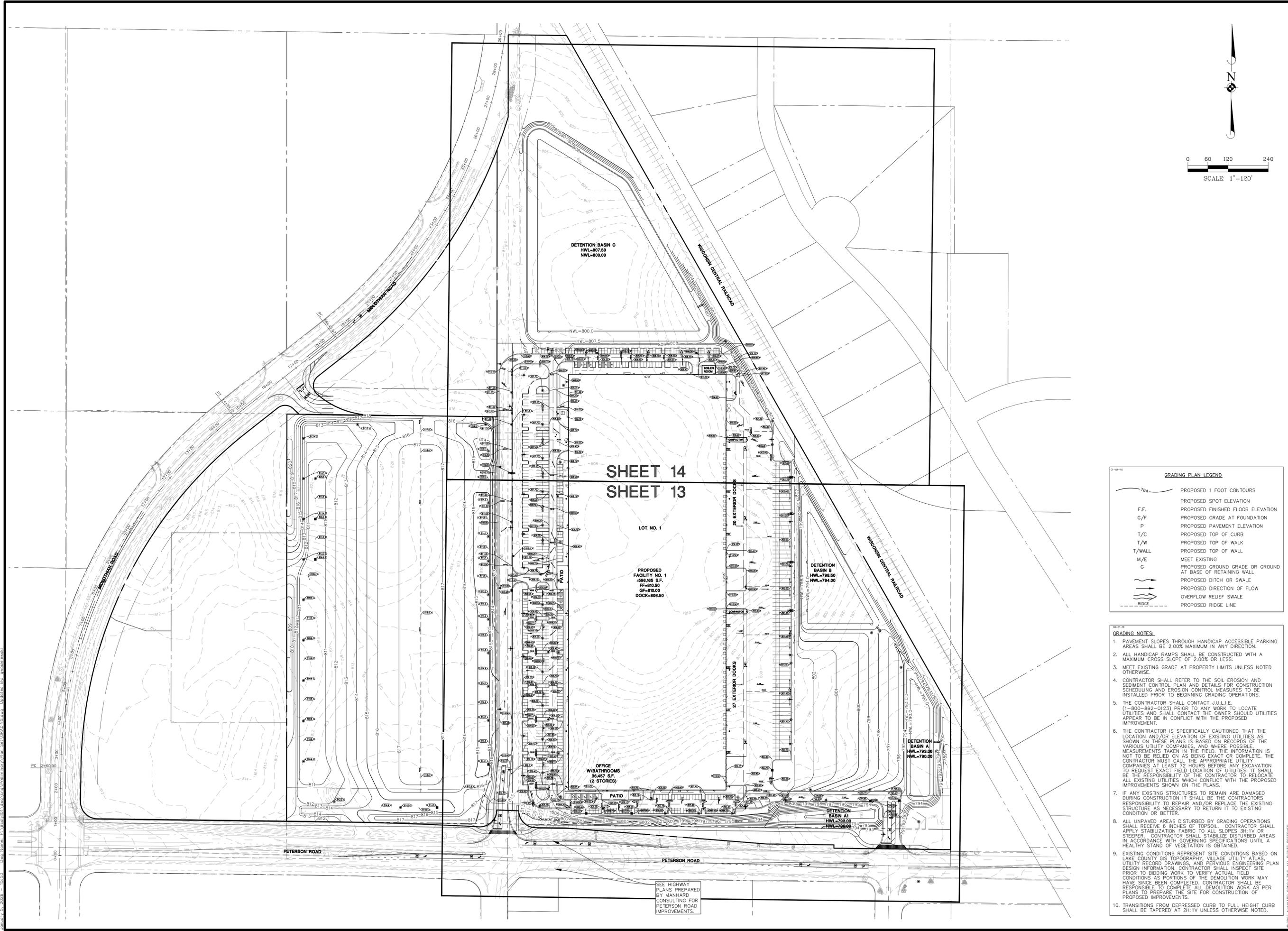
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Manihard CONSULTING
Civil Engineers • Surveyors • Water Resource Engineers • Wetland Engineers • Planners
Construction Managers • Environmental Scientists • Landscape Architects

BATH CONCEPTS
VILLAGE OF LIBERTYVILLE, ILLINOIS
SITE DIMENSIONAL AND PAVING PLAN - OVERALL

PROJ MGR: JSE
PROJ ASSOC: MSL
DRAWN BY: GAW
DATE: 09-19-25
SCALE: 1"=120'
SHEET
9 OF 25
BCALY101

January 5, 2026 - 15.53 Doc Name: P:\Bogalotti\Bath\Bath\Grading\Plan_S4\N\GRADING.dwg Updated By: arapilewski



SHEET 14
SHEET 13

LOT NO. 1

PROPOSED FACILITY NO. 1
596,165 S.F.
FF=810.00
GF=810.00
DOCK=806.00

OFFICE
W/BATHROOMS
36,457 S.F.
(2 STORES)
PATIO

DETENTION BASIN C
HWL=807.50
NWL=800.00

DETENTION BASIN B
HWL=798.50
NWL=794.00

DETENTION BASIN A
HWL=793.00
NWL=790.00

SEE HIGHWAY PLANS PREPARED BY MANHARD CONSULTING FOR PETERSON ROAD IMPROVEMENTS.

09-01-16 GRADING PLAN LEGEND

	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE

- 09-01-16 GRADING NOTES:
- PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
 - ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
 - MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
 - 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 IMPROVEMENTS.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
 - ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 - EXISTING CONDITIONS REPRESENT SITE CONDITIONS BASED ON LAKE COUNTY GIS TOPOGRAPHY, VILLAGE UTILITY ATLAS, UTILITY RECORD DRAWINGS, AND PREVIOUS ENGINEERING PLAN DESIGN INFORMATION. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK 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.
 - TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

MANHARD CONSULTING
 Civil Engineers • Surveyors • Wetland Resource Engineers • Wetland & Wetwater Engineers • Environmental Scientists • Landscape Architects • Planners
 Construction Managers • Environmental Scientists • Landscape Architects • Planners

DATE: _____
 REVISIONS: _____
 DRAWN BY: _____
 PROJECT: BATH CONCEPTS
 PROJECT ASSOC.: MSL
 DRAWN BY: MK
 DATE: 09-19-25
 SCALE: 1"=120'
 SHEET
 12 OF 25
 BCALY101

MATCH LINE SEE SHEET 14

LOT NO. 1

PROPOSED FACILITY NO. 1
±596,165 S.F.
FF=810.50
GF=810.00
DOCK=806.50

OFFICE
W/BATHROOMS
36,457 S.F.
(2 STORIES)

PATIO

PATIO

PETERSON ROAD

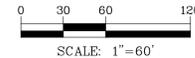
20 EXTERIOR DOCKS

27 EXTERIOR DOCKS

DETENTION BASIN B
HWL=798.50
NWL=794.00

DETENTION BASIN A
HWL=793.00
NWL=790.00

WISCONSIN CENTRAL RAILROAD



GRADING PLAN LEGEND

	PROPOSED 1 FOOT CONTOURS
	PROPOSED SPOT ELEVATION
F.F.	PROPOSED FINISHED FLOOR ELEVATION
G/F	PROPOSED GRADE AT FOUNDATION
P	PROPOSED PAVEMENT ELEVATION
T/C	PROPOSED TOP OF CURB
T/W	PROPOSED TOP OF WALK
T/WALL	PROPOSED TOP OF WALL
M/E	MEET EXISTING
G	PROPOSED GROUND GRADE OR GROUND AT BASE OF RETAINING WALL
	PROPOSED DITCH OR SWALE
	PROPOSED DIRECTION OF FLOW
	OVERFLOW RELIEF SWALE
	PROPOSED RIDGE LINE

- GRADING NOTES:**
- PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
 - ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% OR LESS.
 - MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
 - CONTRACTOR SHALL REFER TO THE SOIL EROSION AND SEDIMENT CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
 - THE CONTRACTOR SHALL CONTACT J.U.L.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.
 - THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
 - IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
 - ALL UNPAVED AREAS DISTURBED BY GRADING OPERATIONS SHALL RECEIVE 6 INCHES OF TOPSOIL. CONTRACTOR SHALL APPLY STABILIZATION FABRIC TO ALL SLOPES 3H:1V OR STEEPER. CONTRACTOR SHALL STABILIZE DISTURBED AREAS IN ACCORDANCE WITH GOVERNING SPECIFICATIONS UNTIL A HEALTHY STAND OF VEGETATION IS OBTAINED.
 - EXISTING CONDITIONS REPRESENT SITE CONDITIONS BASED ON LAKE COUNTY GIS TOPOGRAPHY, VILLAGE UTILITY ATLAS, UTILITY RECORD DRAWINGS, AND PREVIOUS ENGINEERING PLAN DESIGN INFORMATION. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK 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.
 - TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2H:1V UNLESS OTHERWISE NOTED.

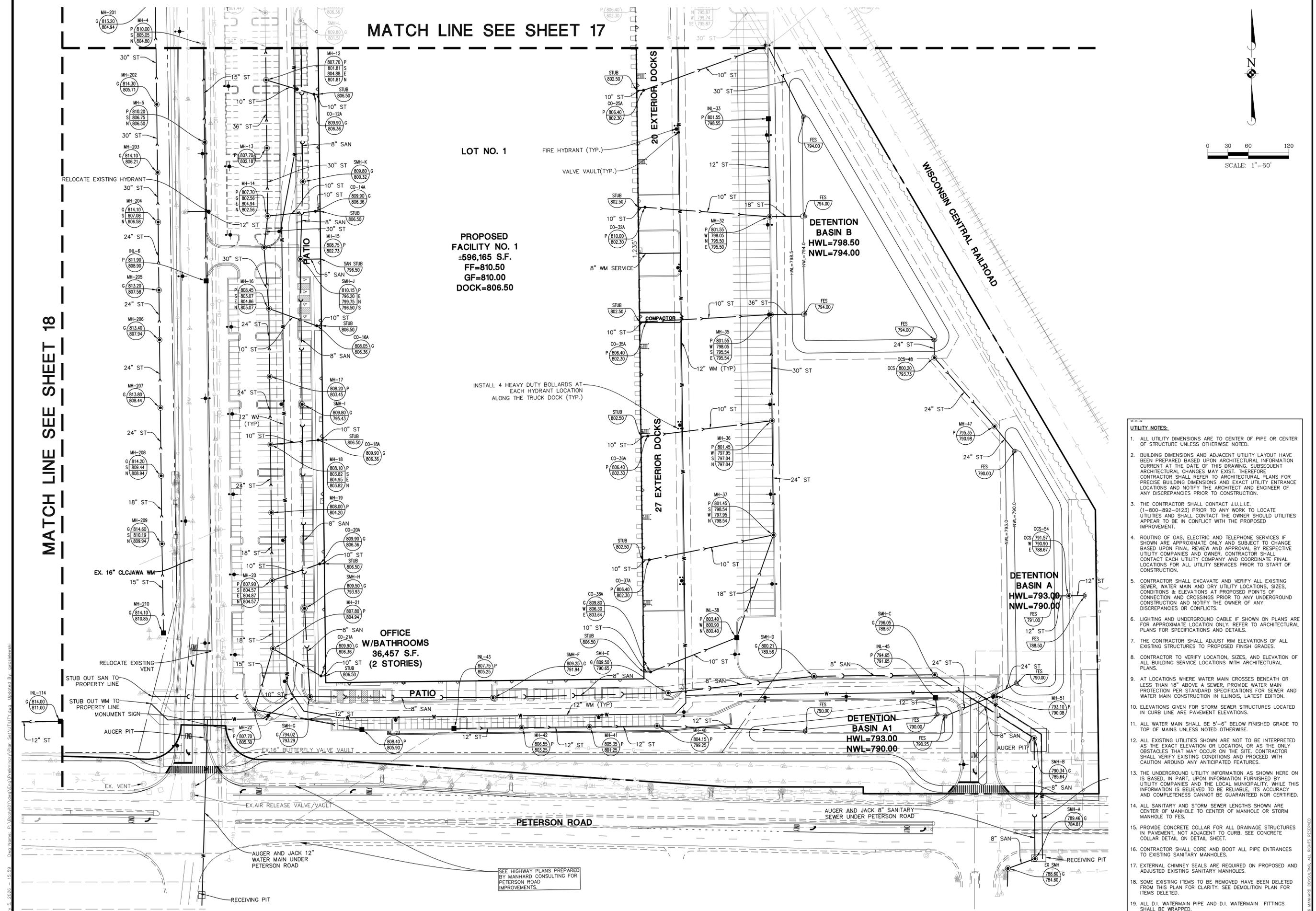
SEE HIGHWAY PLANS PREPARED BY MANHARD CONSULTING FOR PETERSON ROAD IMPROVEMENTS.

Manhard CONSULTING

12-1-25 CURSORY REVIEW REVISIONS

USE 7/GAM

BATH CONCEPTS
VILLAGE OF LIBERTYVILLE, ILLINOIS
GRADING PLAN - SOUTH



MATCH LINE SEE SHEET 17

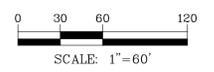
LOT NO. 1
 PROPOSED FACILITY NO. 1
 ±596,165 S.F.
 FF=810.50
 GF=810.00
 DOCK=806.50

OFFICE
 W/BATHROOMS
 36,457 S.F.
 (2 STORIES)

DETONATION BASIN B
 HWL=798.50
 NWL=794.00

DETONATION BASIN A
 HWL=793.00
 NWL=790.00

DETONATION BASIN A1
 HWL=793.00
 NWL=790.00



- UTILITY NOTES:**
- ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT 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 EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
 - 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.
 - ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. CONTRACTOR SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
 - CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
 - LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
 - THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
 - CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
 - AT LOCATIONS WHERE WATER MAIN CROSSES BENEATH OR LESS THAN 18" ABOVE A SEWER, PROVIDE WATER MAIN PROTECTION PER STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
 - ELEVATIONS GIVEN FOR STORM SEWER STRUCTURES LOCATED IN CURB LINE ARE PAVEMENT ELEVATIONS.
 - ALL WATER MAIN SHALL BE 5'-6" BELOW FINISHED GRADE TO TOP OF MAINS UNLESS NOTED OTHERWISE.
 - ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
 - THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON 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.
 - ALL SANITARY AND STORM SEWER LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE OR STORM MANHOLE TO FES.
 - PROVIDE CONCRETE COLLAR FOR ALL DRAINAGE STRUCTURES IN PAVEMENT, NOT ADJACENT TO CURB. SEE CONCRETE COLLAR DETAIL ON DETAIL SHEET.
 - CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES TO EXISTING SANITARY MANHOLES.
 - EXTERNAL CHIMNEY SEALS ARE REQUIRED ON PROPOSED AND ADJUSTED EXISTING SANITARY MANHOLES.
 - SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
 - ALL D.I. WATERMAIN PIPE AND D.I. WATERMAIN FITTINGS SHALL BE WRAPPED.

DRAWN BY: []
 REVISIONS: []
 DATE: []
 PROJECT: []
 SHEET: **16 OF 25**
 BCALYL01

Manhard CONSULTING
 Civil Engineers • Surveyors • Water Resources Engineers • Wetland & Wetland Assessment Engineers • Environmental Scientists • Landscape Architects • Planners
 Construction Managers • Environmental Scientists • Planners

PROJECT: BATH CONCEPTS
 VILLAGE OF LIBERTYVILLE, ILLINOIS
 UTILITY PLAN - SOUTH

ILLINOIS DEPARTMENT OF TRANSPORTATION (I.D.O.T.) STANDARDS TO BE UTILIZED FOR ALL STORM INLETS.

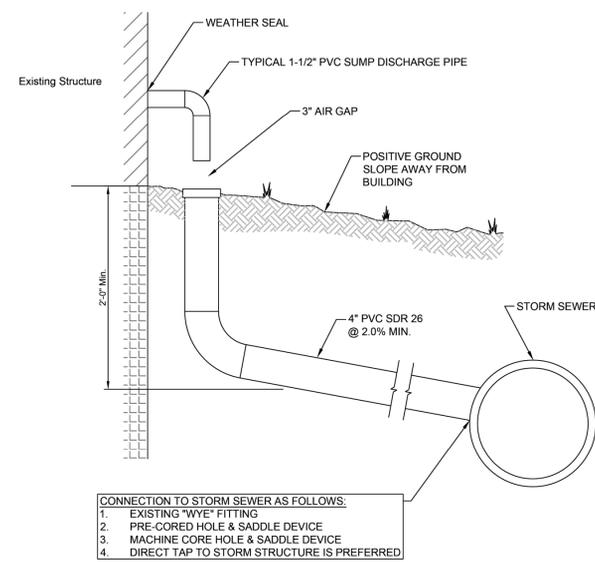
PLEASE "X" ANY STANDARDS LISTED BELOW THAT ARE APPLICABLE TO THIS PROJECT, AND INCLUDE THE CORRESPONDING I.D.O.T. STANDARD DETAIL ON THE PLANS.

STANDARD	DESCRIPTION	APPLICABLE TO CURRENT PROJECT? "X"
602001	INLET, TYPE A	
602601	PRECAST REINFORCED CONCRETE FLAT SLAB TOP	

- NOTES:**
- REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS.
 - USE LATEST REVISION OF STANDARDS.

STORM INLET STANDARDS

Libertyville
STANDARD DETAIL # STM - 03

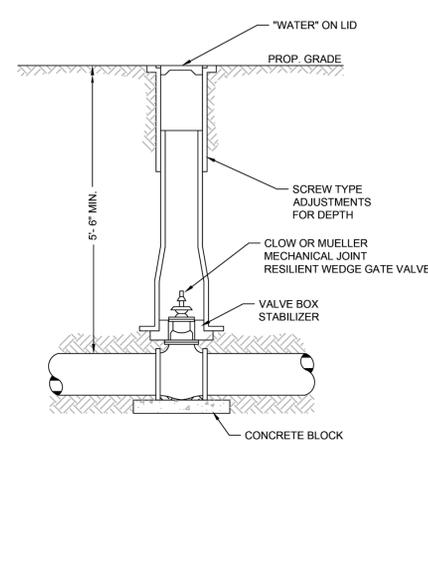


- CONNECTION TO STORM SEWER AS FOLLOWS:**
- EXISTING "WYE" FITTING
 - PRE-CORED HOLE & SADDLE DEVICE
 - MACHINE CORE HOLE & SADDLE DEVICE
 - DIRECT TAP TO STORM STRUCTURE IS PREFERRED

NOTES:

- REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS
- CONTRACTOR ASSUMES FULL RESPONSIBILITY AND LIABILITY FOR ANY DAMAGE TO UTILITIES.
- IN NO EVENT SHALL THE SUMP PUMP DISCHARGE INTO THE SANITARY SEWER SYSTEM.

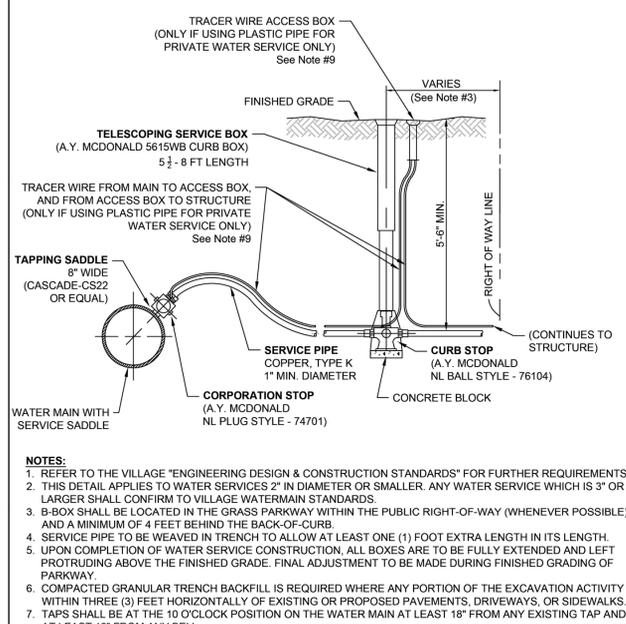
Libertyville
STANDARD DETAIL # STM - 04



NOTES:

- REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS
- VALVE BOXES SHALL BE TYLER #664, FOUR INCH (4") DIAMETER, SCREW TYPE, OR APPROVED EQUAL.
- ALL BELOW GRADE FASTENERS TO BE STAINLESS STEEL.
 - A. BOLTS & THREADED RODS - GRADE #304
 - B. NUTS & WASHERS - GRADE #316

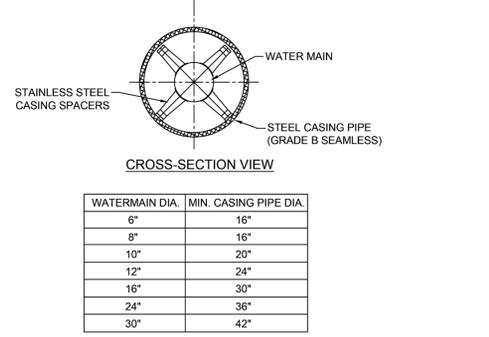
Libertyville
STANDARD DETAIL # WM - 05



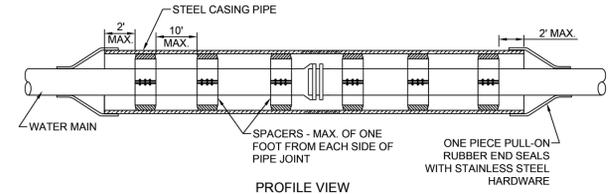
NOTES:

- REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS.
- THIS DETAIL APPLIES TO WATER SERVICES 2" IN DIAMETER OR SMALLER. ANY WATER SERVICE WHICH IS 3" OR LARGER SHALL CONFIRM TO VILLAGE WATERMAIN STANDARDS.
- B-BOX SHALL BE LOCATED IN THE GRASS PARKWAY WITHIN THE PUBLIC RIGHT-OF-WAY (WHENEVER POSSIBLE) AND A MINIMUM OF 4 FEET BEHIND THE BACK-OF-CURB.
- SERVICE PIPE TO BE WEAVED IN TRENCH TO ALLOW AT LEAST ONE (1) FOOT EXTRA LENGTH IN ITS LENGTH.
- UPON COMPLETION OF WATER SERVICE CONSTRUCTION, ALL BOXES ARE TO BE FULLY EXTENDED AND LEFT PROTRUDING ABOVE THE FINISHED GRADE. FINAL ADJUSTMENT TO BE MADE DURING FINISHED GRADING OF PARKWAY.
- COMPACTED GRANULAR TRENCH BACKFILL IS REQUIRED WHERE ANY PORTION OF THE EXCAVATION ACTIVITY IS WITHIN THREE (3) FEET HORIZONTALLY OF EXISTING OR PROPOSED PAVEMENTS, DRIVEWAYS, OR SIDEWALKS.
- TAPS SHALL BE AT THE 10 O'CLOCK POSITION ON THE WATER MAIN AT LEAST 18" FROM ANY EXISTING TAP AND AT LEAST 12" FROM ANY BELL.
- IF A NEW SERVICE CONNECTION OF 2" OR SMALLER IS BEING MADE TO AN EXISTING WATER MAIN THAT IS OWNED AND MAINTAINED BY THE VILLAGE, THE SERVICE TAP SHALL BE PERFORMED BY THE VILLAGE'S PUBLIC WORKS DEPARTMENT. THE VILLAGE SHALL BE CONTACTED ACCORDINGLY TO SCHEDULE THE REQUIRED TAP (CALL UTILITIES DIVISION AT 847-362-3434).
- IF PLASTIC PIPE IS PROPOSED FROM THE B-BOX TO THE METER (I.E. THE "PRIVATE SERVICE"), TRACER WIRE IS REQUIRED AND SHALL COMPLY WITH THIS DETAIL. PLEASE NOTE: FROM THE B-BOX TO THE MAIN, THE SERVICE MATERIAL SHALL BE TYPE K COPPER.

Libertyville
STANDARD DETAIL # WM - 06



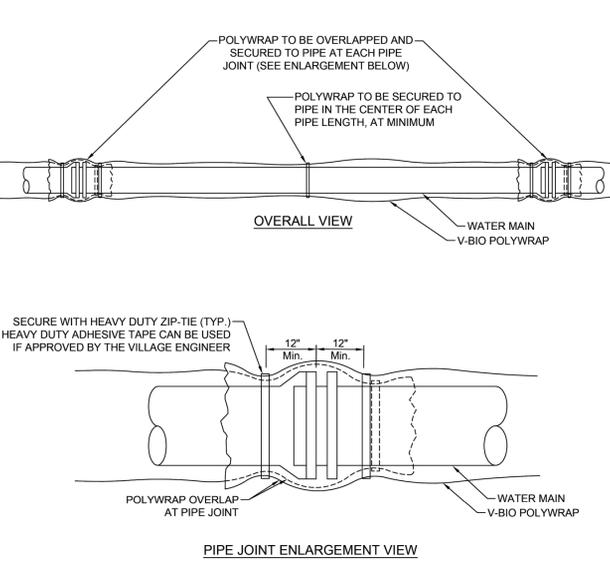
WATERMAIN DIA.	MIN. CASING PIPE DIA.
6"	16"
8"	16"
10"	20"
12"	24"
16"	30"
24"	36"
30"	42"



- NOTES:**
- CASING PIPE TO BE BITUMINOUS COATED STEEL PER IDOT WALL THICKNESS GUIDE OR AS SPECIFIED ON THE PLANS.
 - CASING SPACERS SHALL BE STAINLESS STEEL BY CASCADE OR APPROVED EQUAL.
 - UNLESS OTHERWISE DIRECTED BY THE ENGINEER, CASING SPACERS MUST BE CENTERED AND RESTRAINED.
 - JOINTS LOCATED INSIDE OF CASING PIPE MUST BE RESTRAINED SO THAT JOINT PRESSURE LIMIT IS NO LESS THAN 350 PSI FOR PIPE LESS THAN OR EQUAL TO 24" DIAMETER AND NO LESS THAN 250 PSI FOR PIPE LARGER THAN 24" DIAMETER. NO FIELD JOINTS WILL BE ALLOWED WITHOUT CONSENT OF ENGINEER.
 - ALL DUCTILE IRON WATER MAIN LOCATED INSIDE OF CASING PIPE MUST BE POLYETHYLENE ENCASED IN ACCORDANCE WITH THE VILLAGE STANDARDS.
 - CASING ENDS TO BE SEALED WITH ONE PIECE PULL-ON RUBBER END SEALS WITH STAINLESS STEEL HARDWARE, MODEL ESC BY CCI PIPELINE SYSTEMS OR APPROVED EQUAL.

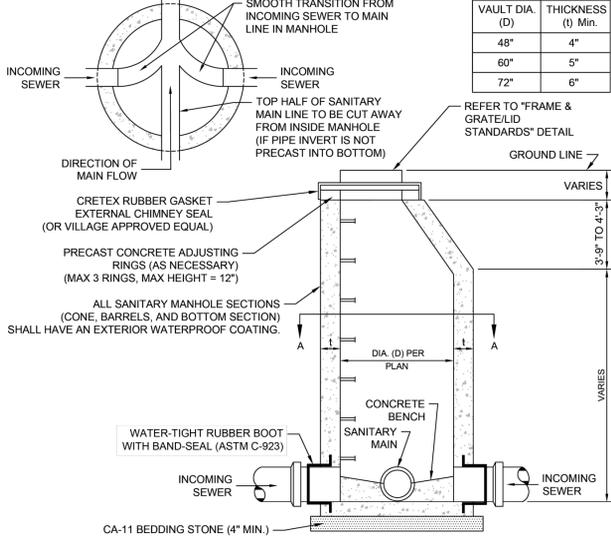
WATER MAIN CASING PIPE

Libertyville
STANDARD DETAIL # WM - 07



- NOTES:**
- REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS.
 - ALL DIP WATER MAINS SHALL BE ENCASED IN AN 8-MIL V-BIO POLYWRAP, OR APPROVED EQUAL.
 - THE POLYWRAP IS TO BE SECURED TO THE PIPE IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS. MATERIAL AND INSTALLATION SHALL ADHERE TO APPLICABLE AWWA AND ANSI STANDARDS.
 - FOR INSTALLATION IN AREAS OF UNSUITABLE OR CORROSIIVE SOILS, THE VILLAGE MAY REQUIRE WATER MAIN TO BE WRAPPED IN TWO LAYERS OF POLYETHYLENE ENCASEMENT (POLYWRAP).

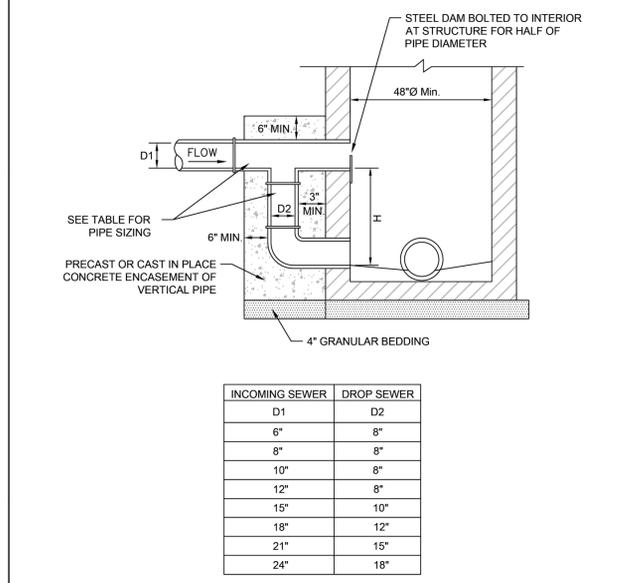
Libertyville
STANDARD DETAIL # WM - 08



- NOTES:**
- REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS.
 - EXTERIOR NEOPRENE CHIMNEY SEAL, STAINLESS STEEL TRIM PER ASTM C-923.
 - PIPE OPENINGS SHALL BE PRECAST INTO WALLS.
 - PRECAST REINFORCED CONCRETE SECTIONS PER ASTM C-478 WITH INTEGRAL PRECAST BOTTOMS.
 - ALL MANHOLE SECTIONS, ADJUSTING RINGS, AND FRAME SHALL BE SET IN FULL WITH PRE-FORMED BITUMINOUS GASKETS.
 - STEPS TO BE STEEL REINFORCED PLASTIC.
 - A. EMBEDDED 3" INTO STRUCTURE WALL.
 - B. SPACED AT 16" CENTER TO CENTER.
 - C. FIRST STEP LOCATED 8"-12" BELOW FRAME.
 - PRECAST PCC BENCH SHALL EXTEND TO CROWN AND SLOPE TO OUTSIDE WALL, SMOOTH FINISH.

SANITARY MANHOLE

Libertyville
STANDARD DETAIL # SAN - 01



INCOMING SEWER	D1	DROP SEWER	D2
6"	6"	8"	8"
8"	8"	8"	8"
10"	10"	8"	8"
12"	12"	8"	8"
15"	15"	10"	10"
18"	18"	12"	12"
21"	21"	15"	15"
24"	24"	18"	18"

- NOTES:**
- REFER TO THE VILLAGE "ENGINEERING DESIGN & CONSTRUCTION STANDARDS" FOR FURTHER REQUIREMENTS.
 - REFER TO "SANITARY MANHOLE DETAIL" FOR MANHOLE SPECIFICATIONS.
 - IF H > 12 INCHES, A DROP PIPE TO SANITARY MAIN IS REQUIRED.
 - CONCRETE FOR ENCASEMENT SHALL BE 4,000 PSI @ 28 DAYS.
 - FORCEMAIN NOT ALLOWED AS INCOMING SEWER.
 - VILLAGE RESERVES THE RIGHT TO REQUIRE AN INTERNAL DROP CONNECTION BASED ON FIELD CONDITIONS OR OTHER CONSIDERATIONS.

SANITARY MANHOLE DROP CONNECTION

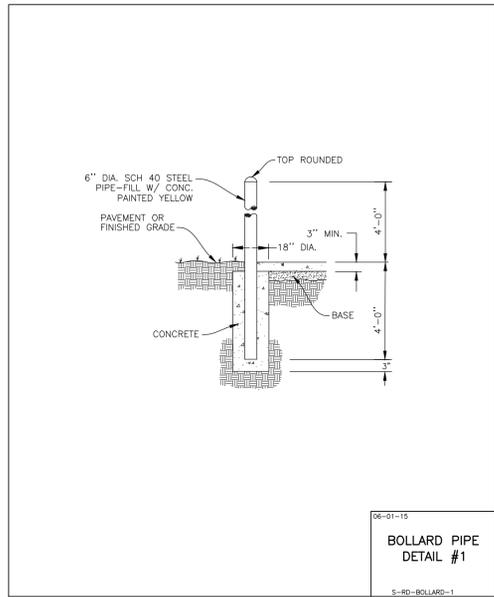
Libertyville
STANDARD DETAIL # SAN - 02

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

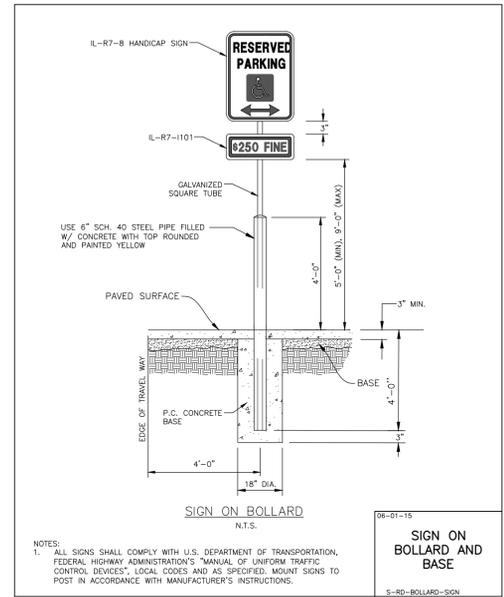
Manhard CONSULTING
Civil Engineers • Surveyors • Water Resources Engineers • Wetland & Wetwater Engineers • Environmental Scientists • Landscape Architects • Planners

BATH CONCEPTS
VILLAGE OF LIBERTYVILLE, ILLINOIS
VILLAGE OF LIBERTYVILLE CONSTRUCTION DETAILS

PROJ. MGR.: JSE
PROJ. ASSOC.: MSL
DRAWN BY: ---
DATE: 09-19-25
SCALE: 1"=XX'
SHEET
21 OF **25**
BCALYL01



06-01-15
BOLLARD PIPE DETAIL #1
S-RD-BOLLARD-1

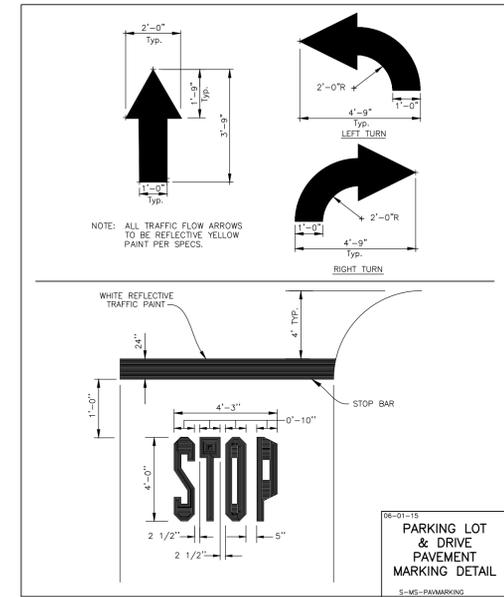


06-01-15
SIGN ON BOLLARD AND BASE
S-RD-BOLLARD-SIGN

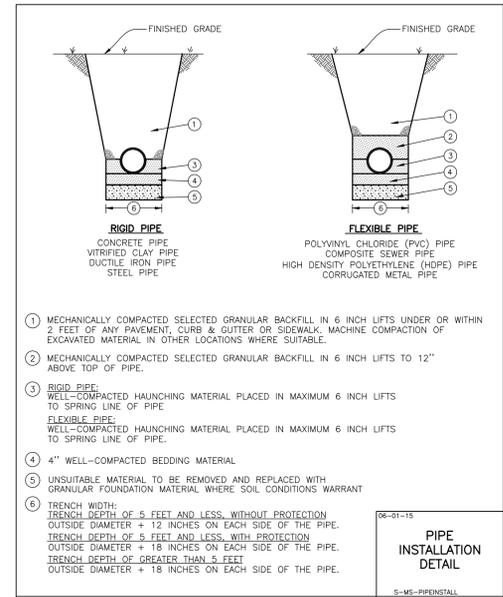
MATERIAL STANDARDS		
ITEM	BRAND	PRODUCT
FIRE HYDRANTS (TRAFFIC MODEL)	MUELLER SUPER CENTURION WATEROUS PACER	A-423 WB-67
GATE VALVES SPECIFY SIZE NON-RISING STEM, 2" NUT, M.J., OPEN LEFT	MUELLER (SIZE) AMERICAN FLOW CONTROL	A-2360-20L SERIES 2500
VALVE BOXES 3 PIECE	EAST JORDAN TYLER/UNION	SCREW ADJUSTING EXTENSION TYPE
CURB STOPS (SPECIFY SIZE)	MUELLER FORD	300 BALL VALVE BALL VALVE
CORPORATION VALVE (SPECIFY SIZE)	MUELLER FORD	H-15000 FB600 (AWWA/CC THREAD)
MANHOLES/CATCHBASINS/INLETS IN OPEN AREAS AND PAVEMENT (SELF-SEALING LID WITH PROPER UTILITY MARKINGS)	NEENAH CLOSED LID	R-1772
MANHOLES/CATCH BASINS/INLETS (IN COMBINATION CURB & GUTTER (BICYCLE SAFE))	NEENAH ROLL/MOUNTABLE CURB B6.12 CURB	R-3501-D2A R-3281A R-3281-AL
WATER SERVICE SADDLES (ALL SERVICE SADDLES SHALL BE DOUBLE STRAP, BRONZE, NYLON COATED OR STAINLESS STEEL)	MUELLER FORD SMITH-BLAIR 3/4" & 1"	DR25 FS 303 # 317
B-BOX (AT LEAST 1 1/4" TOP SECTION) ARCH PATTERN FLUG STYLE LID	FORD MUELLER	E42 CURB BOX

*1 WHEREVER STORMWATER COULD POSSIBLY ENTER STORM STRUCTURE

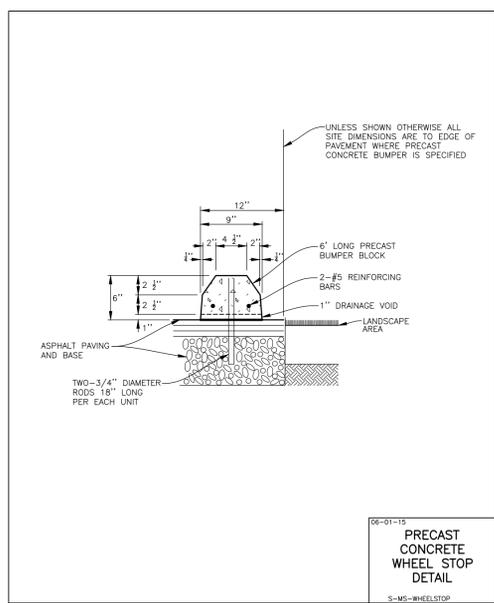
06-01-15
MATERIAL STANDARDS
S-MS-MATERIALSTDS



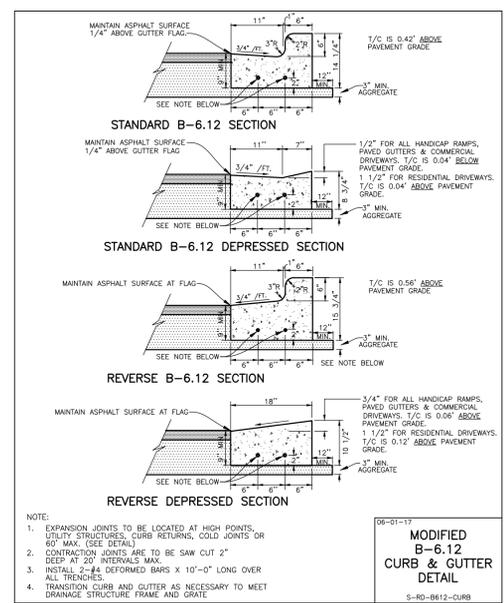
06-01-15
PARKING LOT & DRIVE PAVEMENT MARKING DETAIL
S-MS-PAV-MARKING



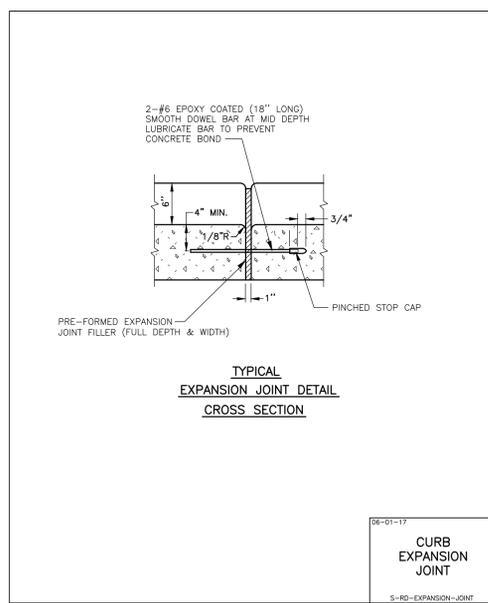
06-01-15
PIPE INSTALLATION DETAIL
S-MS-PIPEINSTALL



06-01-15
PRECAST CONCRETE WHEEL STOP DETAIL
S-MS-WHEELSTOP



06-01-17
MODIFIED B-6.12 CURB & GUTTER DETAIL
S-RD-B612-CURB
SHEET 1 OF 2



06-01-17
CURB EXPANSION JOINT
S-RD-EXPANSION-JOINT
SHEET 2 OF 2

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

41-2.01 PROTECTION OF WATER MAIN AND WATER SERVICE LINES

41-2.01A GENERAL

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

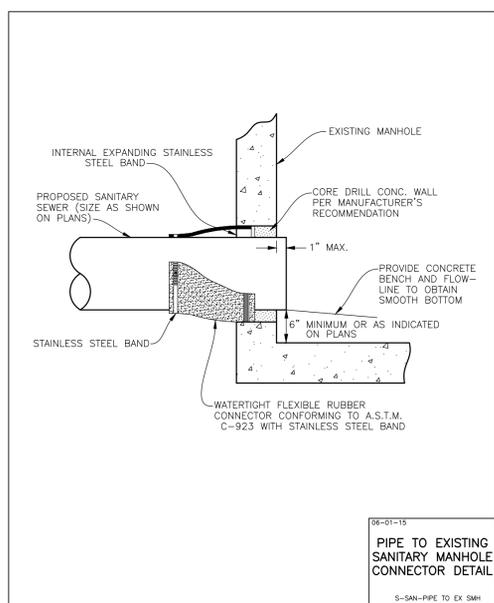
41-2.01B HORIZONTAL SEPARATION - WATER MAINS AND SEWERS

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

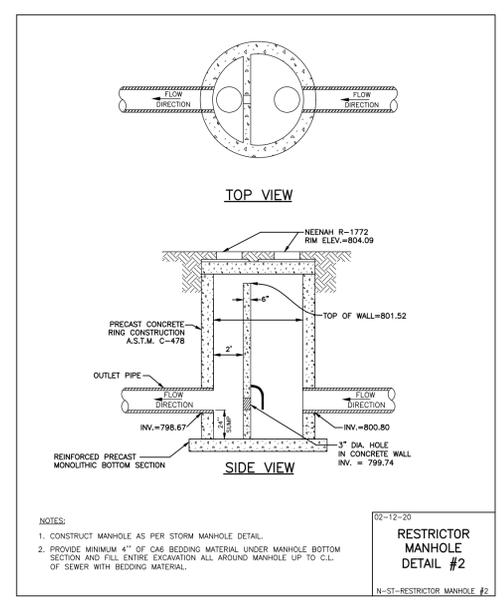
STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS, LATEST EDITION.

41-2.01C VERTICAL SEPARATION - WATER MAINS AND SEWERS

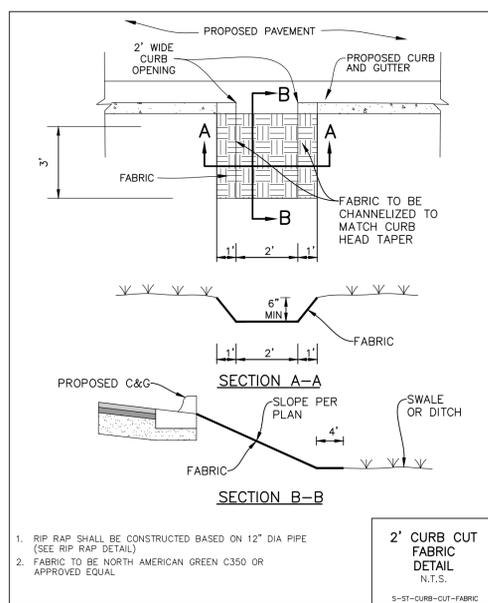
- A water main shall be separated from a sewer so that its invert is a minimum of eighteen (18) inches (460mm) above the crown of the drain or sewer whenever water mains cross storm sewers, sanitary sewers or sewer service connections. The vertical separation shall be maintained for that portion of the water main located within ten (10) feet (3.1m) horizontally of any sewer or drain crossed. A length of water main pipe shall be centered over the sewer to be crossed with joints equidistant from the sewer or drain.
 - it is impossible to obtain the proper vertical separation as described in (1) above; or
 - the water main passes under a sewer or drain.
- A vertical separation of eighteen (18) inches (460 mm) between the invert of the sewer or drain and the crown of the water main shall be maintained where a water main crosses under a sewer. Support the sewer or drain lines to prevent settling and breaking the main, as shown on the Plans or as approved by the ENGINEER.
- Construction of water main quality pipe shall extend on each side of the crossing until the perpendicular distance from the water main to the sewer or drain line is at least ten (10) feet (3.1 m) See Standard Drawings No. 19-23.



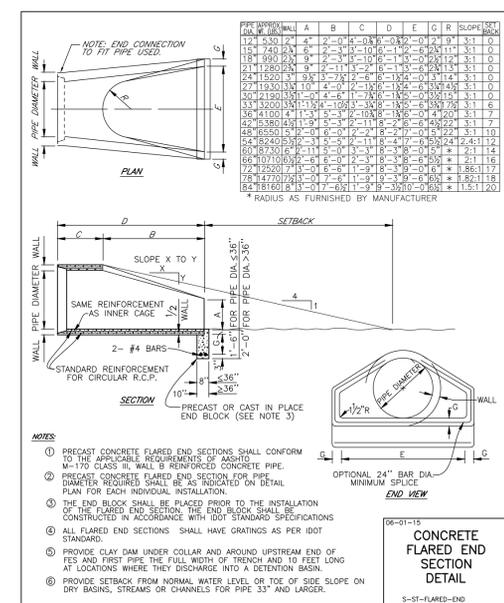
06-01-15
PIPE TO EXISTING SANITARY MANHOLE CONNECTOR DETAIL
S-SAN-PIPE TO EX SHH



02-12-20
RESTRICTOR MANHOLE DETAIL #2
N-ST-RESTRICTOR MANHOLE #2



06-01-15
2' CURB CUT FABRIC DETAIL
N.T.S.
S-ST-CURB-CUT-FABRIC



06-01-15
CONCRETE FLARED END SECTION DETAIL
S-ST-FLARED-END

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

Manhard CONSULTING

Professional Engineers • Surveyors • Wetland Scientists • Environmental Scientists • Landscape Architects • Planners

BATH CONCEPTS

VILLAGE OF LIBERTYVILLE, ILLINOIS

CONSTRUCTION DETAILS

PROJ. MGR.: JSE
PROJ. ASSOC.: MSL
DRAWN BY: ---
DATE: 09-19-25
SCALE: 1"=XX'
SHEET
23 OF **25**
BCALY101

Bio-Skirt™ Installation Instructions

1. Select the appropriate number of Bio-Skirts according to the size of the SNOUT® as follows: For 12" and 18" SNOUTs or NP1218 or NP1524 (use one Bio-Skirt); For 24" and 30" SNOUTs or NP1830 or NP2430 (use two Bio-Skirts); 36" to 54" SNOUT (use three Bio-Skirts); for SNOUT sizes over 54" consult with BMP application engineer.

2. To optimally position the Bio-skirt, it should be centered across the width of the Snout, and placed vertically so that the blue webbing stripe with grommets will float approximately at the same elevation as the static waterline (see photo 3). To do this, place one anchor bolt on each side of the SNOUT at the invert of the pipe the SNOUT covers. If this is an existing Snout installation, follow the instructions below to secure the mounting bolts and clips, directly onto the structure wall to which the Snout is attached (see photo 1). You may also utilize existing bolts on either side of the Snout if it will allow the Bio-skirt to float at the static waterline.

3. Install the Anchor Assemblies and Clips s follows.

For Concrete Structures:

Mark the location of where the anchors will be placed:

- (1) Drill a 3/4" hole into the base material to the required depth (approximately 1-1/4" deep.)
- (2) Blow the hole clean of dust and other material.
- (3) Insert the anchor into the hole. Narrow end of cone must point out, lead shield slides over cone.
- (4) Position the setting tool or a 9/16" socket against the anchor outer sleeve. (The outer rim of the tool or socket should seat onto the lead shield rim.) Set the anchor by driving the lead sleeve over the cone using several sharp hammer blows. Be sure the anchor is at the required embedment depth (flush or slightly below face of concrete)
- (5) Attach the clip, aligned vertically, onto anchor with the supplied bolt and washer. (see photo 1)

Plastic Structure Install:

- (1) Mark and pre-drill (To match holes in SNOUT®) six pilot holes (3/16") for the 1/4 x 1 1/4" SS self tapping hex drive screws provided in kit. Install 1/4 x 1" Neoprene Backed Washers on each screw and tighten to approximately 10-15 pounds.
- (2) Attach the clip, vertically, onto anchor via supplied bolt and washer. (see photo 1).

3. Assemble the Bio-skirt tether, using the provided black adjustable hooks and blue elastomeric cord (see photo 2). Cut cord to length as needed.

4. Attach the Bio-Skirt using the two tethers, one per side, and four hooks, two per side, one hook attached to grommet and one hook to clip on each side.
5. For applications where multiple Bio-Skirts are deployed together for larger SNOUTs (e.g. on 24" and larger SNOUTs per schedule below), connect skirts grommet to grommet with hooks and cord as supplied in installation kit. Trim cord sections to length between Bio-Skirts to loosely span circumference of SNOUT.

Bio-Skirt Installation Kit Items :

- 2- 3/8" expansion anchor assemblies (anchors, stainless bolts & stainless washers)
- 4- Plastic Hooks(1) 1" or 2" female pipe adapter
- 2- Stainless Steel Connector Tabs
- 1- 6' Length Elastomeric Cord (cut two pieces to length)



Photo 1. Clip on SNOUT (Align vertically)



Photo 2. Hook and Cord Assembly

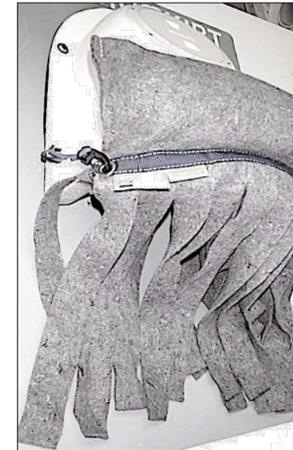


Photo 3. Installed Bio-Skirt, grommet and clip at static water line.

Maintenance Note: Should Bio-Skirt become saturated with oil, it can be wrung out and re-deployed. It can also be washed in a washing machine and re-deployed. The Anti-microbial properties that protect the fabric will stay intact, even after washing. Dispose of any captured oils or the Bio-Skirt themselves according to local regulations.

CONFIGURATION DETAIL

TYPICAL INSTALLATION

INSTALLATION DETAIL

NOTES:

1. All new and/or existing catch basins or water quality structures shall be outfitted with the Bio-Skirt(R) Hydrocarbon reducing skirted boom as manufactured by: BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 434-0277 WEB SITE: www.bmpinc.com or pre-approved equal.
2. The skirted boom shall be comprised of an upper boom portion that is an adsorbent fabric covered floating boom of 5" minimum diameter with an integral lower skirt portion comprised of fabric tendrils of an 18" minimum length that hang beneath the boom.
3. All booms shall be made from geo-textile quality needle-woven filtration fabric manufactured from 100% recycled select fibers with a 125" minimum thickness.
4. All fabric shall be protected with a covalently surface bonded non-leaching antimicrobial agent and booms shall display a tag indicating "Antimicrobial" which preserves the service life of the unit.
5. The Bio-Skirt shall be positioned in front of the exit pipe and SNOUT/Oil-Debris Separator if so equipped (the preferred application of the Bio-Skirt is to be deployed with the SNOUT).
6. The skirted boom shall be securely attached to the structure wall on each side of the exit pipe with 3/8" stainless steel bolts, stainless steel tabs, plastic-composite hooks and elastomeric cord as found in manufacturer supplied in installation kit.
7. For applications where multiple Bio-Skirts are deployed together for larger SNOUTs (e.g. on 24" and larger SNOUTs per schedule below), connect skirts grommet to grommet with hooks and cord as supplied in the installation kit.

Typical Deployment Schedule:
 12-18" SNOUT: One Bio-Skirt
 24-30" SNOUT: Two Bio-Skirts
 36-52" SNOUT: Three Bio-Skirts
 72" and up, Call 800-504-8008 for guidance.

DESCRIPTION	DATE	SCALE
BIO-SKIRT (TM) SPECIFICATION AND INSTALLATION (TYPICAL)	10/29/14	NONE
	DRAWING NUMBER	SP-BIO

SNOUT US Patent # 6128817

CONFIGURATION DETAIL

TYPICAL INSTALLATION

NOTES:

1. ALL HOODS AND TRAPS FOR CATCH BASINS AND WATER QUALITY STRUCTURES SHALL BE AS MANUFACTURED BY BEST MANAGEMENT PRODUCTS, INC. 53 MT. ARCHER RD. LYME, CT 06371 (860) 434-0277, (860) 434-3195 FAX TOLL FREE: (800) 504-8008 OR (888) 434-0277 WEB SITE: www.bmpinc.com OR PRE-APPROVED EQUAL.
2. ALL HOODS SHALL BE CONSTRUCTED OF A GLASS REINFORCED RESIN COMPOSITE WITH ISO GEL COAT EXTERIOR FINISH WITH A MINIMUM 0.125" LAMINATE THICKNESS.
3. ALL HOODS SHALL BE EQUIPPED WITH A WATER TIGHT ACCESS PORT, A MOUNTING FLANGE, AND AN ANTI-SIPHON VENT PIPE AND ELBOW AS DRAWN. (SEE CONFIGURATION DETAIL).
4. THE SIZE AND POSITION OF THE HOOD SHALL BE DETERMINED BY OUTLET PIPE SIZE AS PER MANUFACTURER'S RECOMMENDATION (SNOUT SIZE ALWAYS LARGER THAN PIPE SIZE).
5. THE BOTTOM OF THE HOOD SHALL EXTEND DOWNWARD A MINIMUM DISTANCE EQUAL TO 1/2 THE OUTLET PIPE DIAMETER WITH A MINIMUM DISTANCE OF 6" FOR PIPES < 12" I.D.
6. THE ANTI-SIPHON VENT SHALL EXTEND ABOVE HOOD BY MINIMUM OF 3" AND A MAXIMUM OF 12" ACCORDING TO STRUCTURE CONFIGURATION.
7. THE SURFACE OF THE STRUCTURE WHERE THE HOOD IS MOUNTED SHALL BE FINISHED SMOOTH AND FREE OF LOOSE MATERIAL AND PIPE SHALL BE FINISHED FLUSH TO WALL.
8. ALL STRUCTURE JOINTS SHALL BE WATER TIGHT.
9. THE HOOD SHALL BE SECURELY ATTACHED TO STRUCTURE WALL WITH 3/8" STAINLESS STEEL BOLTS AND OIL-RESISTANT GASKET AS SUPPLIED BY MANUFACTURER. (SEE INSTALLATION DETAIL).
10. INSTALLATION INSTRUCTIONS SHALL BE FURNISHED WITH MANUFACTURER SUPPLIED INSTALLATION KIT. INSTALLATION KIT SHALL INCLUDE: A. INSTALLATION INSTRUCTIONS B. PVC ANTI-SIPHON VENT PIPE AND ADAPTER C. OIL-RESISTANT CRUSHED CELL FOAM GASKET WITH PSA BACKING D. 3/8" STAINLESS STEEL BOLTS E. ANCHOR SHIELDS

DESCRIPTION	DATE	SCALE
OIL-DEBRIS HOOD SPECIFICATION AND INSTALLATION (TYPICAL)	09/08/15	NONE
	DRAWING NUMBER	SP-SN

US Patent # 6126817, 7951264, 7857666, 8512556
 Canada Patent # 2285146, 2690156, 2690156 others pending

SNOUT RELATIVE SIZE COMPARISON

NP SERIES SNOUTS FOR PVC STRUCTURES

NP1218, NP1524, NP1830, NP1836, NP2430

R SERIES STRUCTURE INSTALLATION NOTE:

12R- FITS 36-48" DIAM.
 18R- FITS 48-60" DIAM.
 24R- FITS 48-60" DIAM.
 30R- FITS 60-72" DIAM.
 36R- FITS 60-72" DIAM.
 42R- FITS 60-72" DIAM.
 48R- FITS 60-72" DIAM.
 54R- FITS 60-72" DIAM.
 60R- FITS 60-72" DIAM.
 66R- FITS 60-72" DIAM.
 72R- FITS 60-72" DIAM.
 78R- FITS 60-72" DIAM.
 84R- FITS 60-72" DIAM.
 90R- FITS 60-72" DIAM.
 96R- FITS 60-72" DIAM.
 102R- FITS 60-72" DIAM.

MAX. PIPE ID SIZE RECOMMENDATION:**

LP318 12" PIPE, LOW FLOW ONLY
 12" SNOUT- 10" PIPE; 18" SNOUT- 15" PIPE;
 24" SNOUT- 18" PIPE; 30" SNOUT- 24" PIPE;
 36" SNOUT- 30" PIPE; 42R SNOUT- 30" PIPE; 48F SNOUT- 36" PIPE; 52R SNOUT- 42" PIPE; 72" SNOUT- 60" PIPE; 96F SNOUT- 72" PIPE
 **PIPE SHOULD HAVE SMALLER OD THAN NOMINAL SNOUT SIZE REGARDLESS OF PIPE ID OR PIPE MUST BE FINISHED FLUSH TO STRUCTURE WALL.

SHOULD A CONFLICT ARISE BETWEEN MANHARD DETAILS AND THE VILLAGE DETAILS, THE VILLAGE DETAILS SHALL TAKE PRECEDENCE.

DRAWN BY: _____
 REVISIONS: _____
 DATE: _____

Manhard CONSULTING
 Civil Engineers • Surveyors • Water Resources Engineers • Wetland & Wetland Assessment Engineers • Environmental Scientists • Landscape Architects • Planners

BATH CONCEPTS
 VILLAGE OF LIBERTYVILLE, ILLINOIS
 CONSTRUCTION DETAILS

PROJ. MGR.: JSE
 PROJ. ASSOC.: MSL
 DRAWN BY: _____
 DATE: 09-19-25
 SCALE: 1"=XX'
 SHEET
24 OF **25**
 BCALYL01

MANHARD CONSULTING STANDARD SPECIFICATIONS

GENERAL CONDITIONS

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

DEFINITION OF TERMS

- a. "CLIENT" shall mean [redacted], which is the person or entity with whom Manhard Consulting has contracted with to prepare Civil Engineering PLANS and SPECIFICATIONS.
b. "ENGINEER" shall mean Manhard Consulting, a Civil Engineering consultant on the subject project.
c. "PLANS and SPECIFICATIONS" shall mean the Civil Engineering PLANS and SPECIFICATIONS prepared by the ENGINEER, which may be a part of the contract documents for the subject project.
d. "CONTRACTOR" shall mean any person or entity performing any work described in the PLANS and SPECIFICATIONS.
e. "JURISDICTIONAL GOVERNMENTAL ENTITY" shall mean any municipal, county, state or federal unit of government from whom an approval, permit and/or review is required for any aspect of 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 infinitely determined so as to include minor items obviously required as part of the work. The PLANS and SPECIFICATIONS require new material and equipment unless otherwise indicated, and to require complete performance of the work in spite of omissions of specific references to any minor component part. It is not intended, that materials or work not covered by or properly inferred from any heading, branch, class or trade of the SPECIFICATIONS shall be supplied unless distinctly so noted. Materials or work described in words, which so applied have a well-known technical or trade meaning, shall be held to refer to such recognized standards.

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.
b. The ENGINEER will provide the CLIENT with such information as may be required to show revised or additional details of construction.
c. Should any discrepancies or conflicts on the PLANS or SPECIFICATIONS be discovered either prior to or after award of the contract, the ENGINEER'S attention shall be called to the same before the work is begun thereon and the proper corrections made. Neither the CLIENT nor the CONTRACTOR may take advantage of any error or omissions in the PLANS and SPECIFICATIONS. The ENGINEER will provide information when errors or omissions are discovered.

GOVERNING BODIES

All works 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. If a discrepancy is noted between the PLANS and SPECIFICATIONS and requirements of any JURISDICTIONAL GOVERNMENTAL ENTITY, the CLIENT and/or the CONTRACTOR shall immediately notify the ENGINEER in writing.

LOCATION OF UNDERGROUND FACILITIES AND UTILITIES

When the PLANS and SPECIFICATIONS include 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. At the locations wherein detailed positions of these facilities and utilities become necessary to the new construction, including all points of connection, the CONTRACTOR shall furnish all labor and tools to verify or definitely establish the horizontal location, elevation, size and material (if appropriate) of the facilities and utilities. The CONTRACTOR shall notify the ENGINEER at least 48 hours prior to construction if any discrepancies in existing utility information or conflicts with existing utilities exist. The ENGINEER assumes no responsibility for the accuracy or sufficiency of the information shown on the PLANS and SPECIFICATIONS relative to the location of underground facilities and utilities, nor the manner in which they are removed or adjusted.

UNSATURABLE 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 an obstruction that prevents the installation of the improvement according to the line and grades shown on the PLANS.

PROTECTION OF TREES

All trees that are not to be removed shall be protected from damage. Trees shall not be removed unless requested to do so in writing by the CLIENT. All trees that are to be removed shall be removed as directed by the CLIENT. If any trees in 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, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

NOTIFICATION OF OWNERS OF FACILITIES AND UTILITIES

The CONTRACTOR shall notify all applicable Jurisdictional Governmental Entities or other companies, i.e., water, sewer, electric, telephone, gas and cable TV prior to beginning any construction so that said entity or company can establish the location and elevation of underground pipes, conduits or cables adjoining or crossing proposed construction.

TRAFFIC CONTROL

The CONTRACTOR shall provide when required by any JURISDICTIONAL GOVERNMENTAL ENTITY, all signs, equipment, and personnel necessary to maintain and control the traffic flow in and around the work area. The work shall be completed in such a manner that the traffic flow shall be maintained to the extent prior to the commencement of any portions of the work. The CLIENT may, at his discretion, require the CONTRACTOR to furnish traffic control under these or other circumstances where in his opinion it is necessary for the protection of life and property. Emergency vehicle access shall be maintained at all times. Unless authorized in writing by the CLIENT or CLIENT'S construction representative, all existing access points shall be maintained at all times by the CONTRACTOR. The need for traffic control shall be anticipated by the CLIENT.

WORK AREA

The CONTRACTOR, his agents and employees and their employees and all equipment, machinery and vehicles shall 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 equipment, machinery and vehicles on adjacent property or areas outside designated work areas.

UTILITY POLES

It shall be the responsibility of the CONTRACTOR to arrange for the relocation or bracing of existing utility poles that may be within the working limits of this contract. It is expressly understood that all work and costs connected with the maintenance of these utility poles, their temporary relocations, etc., shall be the responsibility of the CLIENT or the CONTRACTOR.

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, and when directed by the CLIENT. If any 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, roadways, driveways, sidewalks, ditches, bushes, hedges, trees, shrubs, fences, mailboxes, sewers, drain tiles, water mains, etc.

CLEANING UP

The CONTRACTOR shall at all times keep the premises free from accumulations of waste material or rubbish caused by his employees or work, and at the completion of the work he remove all his rubbish, tools, scaffolding and surplus materials and shall leave his work "room clean" or its equivalent, unless more exactly specified.

ROAD CLEANING

The CONTRACTOR shall maintain roadways adjoining the project site free from mud and debris at all times. If mud and/or debris is carried onto the roadways from vehicles entering onto the highway from either the CONTRACTOR'S trucks, his employees' vehicles, or his material suppliers, the CONTRACTOR shall immediately remove said mud and/or debris.

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. The CONTRACTOR shall comply with all applicable Laws and Regulations relating to the safety of persons or property, or to the protection of persons or property, or to the safety of the work, and shall erect and maintain all necessary safeguards for such safety and protection. CONTRACTOR'S duties and responsibilities for safety and for protection of the work shall continue until such time as all work is completed and the CLIENT has notified CONTRACTOR that the work is acceptable. The duties of the ENGINEER do not include review of the adequacy of either the CONTRACTOR'S or the general public's safety in, on, or near the construction site.

HOLD HARMLESS

To the fullest extent permitted by law, any CONTRACTOR, material supplier or other entity by use of these plans and specifications hereby waives any right of contribution and agrees to indemnify, defend, save and hold harmless the CLIENT and ENGINEER and its agents, employees and consultants from and against all manner of claims, causes, causes of action, damages, losses and expenses, including but not limited to, attorneys' fees arising out of, resulting from or in connection with the performance of any work, pursuant to these plans and specifications, whether or not such claims, causes of action, damages, losses and expenses are caused in whole or in part by the negligence of the CONTRACTOR, its consultants, agents or employees acting in its own negligence.

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 public liability insurance insuring against all damages and claims for any bodily injuries, death or property damages arising out of any work, including the 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, provided that any party using or relying on these plans having obligations to maintain specific insurance by reason of any agreement with CLIENT or any CONTRACTOR or ENGINEER shall provide evidence and certificates of insurance as required by such contract or agreement. Such insurance must contain a clause stating that the insurance is primary coverage for ENGINEER and ENGINEER'S other applicable coverage is considered secondary. Such insurance shall not limit any liability of any party providing work or services or providing materials.

THIRD PARTY BENEFICIARY

Manhard Consulting, Ltd., the ENGINEER, is intended to be a third party beneficiary of this willing agreement and requirement. Note: These Specifications are for Northern Illinois.

DETAILED SPECIFICATIONS

The CONTRACTOR shall coordinate with respective utility companies prior to the removal and/or relocation of utilities. The CONTRACTOR shall coordinate with the utility company concerning portions of work which may be performed by the Utility Company's forces and any fees which are to be paid to the utility company for their services. The CONTRACTOR is responsible for the cost of any work performed by the utility company. The CONTRACTOR shall be responsible for the cost of any work performed by the utility company. The CONTRACTOR shall be responsible for the cost of any work performed by the utility company.

pedestrian and vehicular traffic to and from the site. CONTRACTOR shall coordinate/phase all construction activity within proximity of the building and utility interruptions with the facility manager and utility companies to ensure the desirability and inconvenience to facility operations.

CONTRACTOR may limit saw-cut and pavement removal to only those areas where it is required as shown on these construction plans, however if any damage is incurred on any of the surrounding pavement, etc. the CONTRACTOR shall be responsible for ITS removal and repair. Any existing wells encountered shall be exposed and sealed 3' below proposed finish grade by the CONTRACTOR in accordance with Section 920.120 (latest edition) of the Illinois Water Well Construction Code, Department of Public Health, and all applicable local rules and regulations. CONTRACTOR is responsible for obtaining all permits required by JURISDICTIONAL GOVERNMENTAL ENTITIES for abandoning existing wells.

Any existing septic tanks and grease traps encountered shall have all liquids and solids removed and disposed of by a licensed commercial hauler in accordance with JURISDICTIONAL GOVERNING ENTITY regulations, and the tank and grease traps shall then be filled with suitable materials or removed from the site and disposed of by the CONTRACTOR. Voids left by any item removed under any proposed building, pavement, walk, etc. or within 24" thereof shall be filled and compacted with suitable materials by the CONTRACTOR.

The CONTRACTOR shall be responsible for the disconnection of utility services to the existing buildings prior to demolition of the buildings. Any material containing asbestos found within existing structures shall be removed from the site and disposed of off-site by the CONTRACTOR in accordance with any State and Federal regulations. CONTRACTOR shall investigate and implement a dust control and shall submit and obtain JURISDICTIONAL GOVERNING ENTITY approval of dust control procedures prior to demolition of any structures. Modification of dust control procedures shall be performed by the CONTRACTOR to the satisfaction of the JURISDICTIONAL GOVERNING ENTITY as requested.

The CONTRACTOR shall coordinate all demolition with the JURISDICTIONAL GOVERNING ENTITY and CLIENT to ensure protection and maintenance of sanitary sewer and water utilities as necessary and to provide stormwater conveyance until new facilities are constructed, tested and placed into operation. The locations of all existing utilities shown on this plan have been determined from the best information available and are given for the convenience of the CONTRACTOR and are not to be interpreted as the exact location, or as the only locations that may occur on the site. The ENGINEER assumes no responsibility for their accuracy. Prior to the start of any demolition activity, the CONTRACTOR shall notify the utility companies for location of existing utilities and shall verify existing conditions and proceed with caution around any anticipated features.

The CONTRACTOR is responsible for removing the existing irrigation system in the areas of proposed improvements. The contractor shall cap the existing irrigation system to remain such that the remaining system shall integrate to function properly. The parking lot shall be completed in sections such that it does not interrupt the facility operations. The CONTRACTOR shall coordinate with the construction manager for work to be completed.

II. EARTHWORK STANDARDS

This work shall be completed in conformance with the applicable sections of the Standard Specifications for Road and Bridge Construction, Department of Transportation, Illinois, latest edition except as modified below.

SOIL BORING DATA

Copies of results of soil boring and reports, if such borings were taken by the CLIENT in the vicinity of the proposed construction site, should be made available by the CLIENT to the CONTRACTOR. These borings are presented for whatever purpose the CONTRACTOR chooses to make of them. The ENGINEER makes no representation or warranty regarding the number, location, spacing or depth of borings taken, nor of the accuracy or reliability of the information given in the results thereof.

EARTHWORK CALCULATIONS AND CROSS SECTIONS

The CONTRACTOR understands that any earthwork calculations, quantities or cross sections that have been furnished by the ENGINEER are for information only and are provided without any guarantee by the CLIENT or ENGINEER whatsoever as to their sufficiency or accuracy. CONTRACTOR warrants that he has performed his own subsurface investigations as necessary and his own calculations and cross sections to determine site soil conditions and earthwork volumes. The ENGINEER makes no representation or guarantee regarding earthwork quantities or that the earthwork for this project will balance due to the varying field conditions, changing soil types, allowable construction to tolerances and construction methods that are beyond the control of the ENGINEER.

CLEARING, GRUBBING AND TREE REMOVAL

The site shall be cleared, grubbed, and trees and stumps removed where designated on the PLANS. Trees designated to remain shall be protected from damage.

TOPSOIL STRIPPING

Upon completion of demolition, clearing, grubbing and tree removal, all topsoil shall be stripped from under all buildings and pavements areas, and other areas necessary to complete the work. Topsoil stripped shall be placed in stockpiles in locations as designated by the CLIENT.

TOPSOIL RESPREAD

Upon completion of roadway and/or parking lot improvements and installation of underground utilities a minimum of six inches (6") of topsoil shall be respread over all unpaved areas which have been disturbed by earthwork construction, except building pads and other designated areas, which shall be kept free from topsoil.

SEEDING

Upon completion of topsoil respread, the CONTRACTOR shall apply seed and fertilizer to all respread areas in accordance with IDOT standards or as designated on landscape drawings and specifications provided by the CLIENT.

SODDING

Upon completion of topsoil respread, the CONTRACTOR shall install sod to all areas designated on the plans or as designated on the landscape drawings and specifications provided by the CLIENT.

EXCAVATION AND EMBANKMENT

Upon completion of topsoil stripping, all excavation and embankments shall be completed as shown on the PLANS. All suitable excavated materials shall be hauled, placed (institute conditions if necessary) and compacted in the embankment areas. The CONTRACTOR shall include all dewatering, temporary ditches and cutberms necessary to complete the excavation and embankment.

The CONTRACTOR shall be responsible for the excavation of all swales and ditches and for the excavation and filling of the roads, building pads and parking lots within the work limits to lines & grades shown on the plans. He shall be responsible for obtaining compaction in accordance with the minimum values listed in the table below for all embankments unless more stringent values are listed in the soils report or are approved by the CLIENT, and to use any method approved by the CLIENT necessary to obtain this compaction (i.e., soil fabric or any underdraining that may be required).

Table with 5 columns: Percent Compaction, Type Material, Standard, Pavement & Floor Slabs, Grass Areas. Rows include Sandy Soils, Clayey Soils, etc.

The CONTRACTOR shall notify the CLIENT if proper compaction cannot be obtained so that the CLIENT may determine what remedial measures may be needed. A soil testing firm employed by the CLIENT shall determine which soils are unsuitable. Materials in their natural state being defined as unsuitable that would be suitable material if moisture conditioned, shall be conditioned by the CONTRACTOR and used as suitable embankment material or hauled from the site.

- 1. Any soil whose optimum moisture content exceeds 25%.
2. Any cohesive soil with an unconfined compressive strength of 1.5 tons per square foot or less.
3. Any soil whose silt content exceeds 60% by weight.
4. Any soil whose maximum density is less than 100 pounds per cubic foot.
5. Any soil containing organic, deleterious, or hazardous material.

During excavation and embankment, grades may be adjusted to achieve an overall site earthwork balance. The CONTRACTOR shall cooperate fully with the CLIENT in adjustment of grades, construction methods and placement of material to meet the above goals and shall immediately advise CLIENT if he believes that the earthwork will not balance.

It is the intent of these PLANS that storm waters falling on the site be diverted into sedimentation / lake / detention basins during construction. The CONTRACTOR shall construct and maintain any temporary ditches or swales that are necessary to accomplish this prior to beginning mass excavation.

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.

EROSION CONTROL DURING EARTHWORK If the subgrade cannot be dried adequately by dicing as outlined above for placement of material to planned grades and if the CLIENT determines that the subgrade does not meet the standards set forth above, the CLIENT may require underdraining.

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 soft soils is not possible. Geotextile fabric shall meet the material specifications of and shall be installed in accordance with the above standards.
(2) EROSION CONTROL BLANKET Erosion control blanket 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 for the stabilization of disturbed areas. Erosion control blanket shall meet the material specifications of and shall be installed in accordance with the above standards, the Illinois Urban Manual and/or the details shown on 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 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 tongue and groove joints in conformance with ASTM designation A758. All joints between sections and frames (except sanitary manholes, see Section IIB) Manholes, below) shall be sealed with mastic type bituminous jointing compound. CONTRACTOR shall remove all excess mastic on inside of structure and before joints with mortar. Manholes are to have offset cones except that no cone shall be used on storm manholes 6'-0" deep or less in which case a reinforced concrete flat top manhole shall be used; and Valve Vaults shall have connoctic cones. Only concrete adjustment rings will be permitted where necessary and shall be limited to two adjustment rings totaling not more than 6" in height. All manholes and catch basin steps shall be copolymer polypropylene with continuous 3/8" steel reinforcement as manufactured by MA Industries, or approved equal.
ALYBERBORING AND CASING

Casing pipe shall be welded steel pipe, installed where shown on the PLANS. The carrier pipe shall be securely banded and banded and sanitary and storm sewers shall maintain the specified gradient. Upon installing the carrier pipe the ends shall be sealed with hydraulic cement.

AUGER (OPEN BORE)

The CONTRACTOR shall auger (open bore) where noted on PLANS. HORIZONTAL AND VERTICAL SEPARATION OF WATER AND SEWER MAINS Horizontal and vertical separation of water and sewer mains shall be in accordance with Standard Specifications for Water and Sewer Construction in Illinois Section 412-2.01A and 412-2.01B and Standard Drawing 18, 19, 20, 21, 22, 23 and 24.

STRUCTURE ADJUSTMENTS

Structures shall be adjusted to the finished grade as shown on PLANS.

B. SANITARY SEWERS AND APPURTENANCES SANITARY SEWER PIPE

- Sanitary sewer pipe including building services, shall conform to the following:
(1) Polyvinyl Chloride (PVC) Sewer Pipe shall conform to ASTM D3034 (4-inch thru 15-inch) or ASTM F679 (18-inch thru 48-inch) minimum SDR 26 with flexible elastomeric seal gasket gasketed joints conforming to ASTM D3212 and F477.
(2) Ductile Iron Sewer Pipe shall conform with ANSI/AWWA C151/A21.51 Class 50, cement lined with push on type joints conforming to ANSI/AWWA C111/A21.11.
(3) Extra Strength Clay Sewer Pipe shall conform with ASTM Specification C700 (glazed) with ASTM D1784 type joints conforming to Clow NO-BEL (ESVCP), with flexible gasket meeting ASTM G425 (MWRD only).

MANHOLES

Manholes shall be constructed in conformance with Section IIA Manholes, etc. above. The concrete base and bottom section shall be constructed of precast reinforced concrete monolithically cast sections including benches, pipe connection and invert flow lines. Manhole frame and lids shall be Neenah R-1772 or approved equal, with lids imprinted "SANITARY" with recessed pick holes. Manhole joints between adjustment rings and frames and between manhole sections shall be set on preformed plastic gasket consisting of a homogeneous blend of refined hydrocarbon resins and plasticizing compounds reinforced with inert mineral filler to provide a water tight seal. All pipe connection openings shall be protected with resilient rubber watertight pipe sleeves. A 10" elastomeric band (chimey seal) shall extend extending from the manhole top to the manhole frame as shown on detail. Manholes shall include steps, frame & grate, bedding, and trench backfill.

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 detail.

TESTING

Sanitary sewers shall be air tested and tested for deflection in accordance with the requirements of Section 311-12 "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; a televised inspection of the completed sanitary sewers shall be conducted and a copy of the videotape and report furnished to the JURISDICTIONAL GOVERNING ENTITY.

All sanitary manholes are to be tested for water tightness in accordance with ASTM C969 "Standard Practice for Infiltration and Exfiltration Acceptance Testing of Installed Precast Concrete Pipe Sewer Lines", or ASTM C1244 "Standard Test Method for Concrete Sewer Manholes by the Negative Pressure (Vacuum) Test".

SERVICES

A wire branch or "tee" and sanitary service line, properly plugged and sealed shall be constructed as shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 30" above ground and painted red. The CONTRACTOR shall keep accurate records of all Wye or Tee locations as measured from the downstream manhole as well as the service lengths and furnish same to CLIENT.

RISERS

Risers shall be constructed in locations as shown on the PLANS and according to the detail.

DROP MANHOLE CONNECTIONS

Drop manhole connections to existing manholes shall be constructed according to the PLANS and the detail.

SANITARY SEWER FORCE MAIN

- Sanitary sewer force main shall conform to the following:
(1) Polyvinyl Chloride (PVC) Pressure Pipe conforming to the latest revision of ANSI/AWWA C900, Class 150 with integral bell and flexible elastomeric gasket joints conforming to ASTM F477.
(2) Ductile Iron cement lined pipe conforming to the latest revision of ANSI/AWWA C151/A21.51, Thickness Class 50, minimum 150 psi working pressure with "push on" type joints.

Force mains shall have a minimum of five feet six inches (5'-6") of cover and shall include bedding and trench backfill. Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater.

Upon completion of installation, force mains are to be plugged and pressure tested at 2 times the working pressure or total dynamic head for a period of 10 minutes at 150 psi of pressure or as required by the JURISDICTIONAL GOVERNING ENTITY, whichever is more stringent.

TELEVISION INSPECTION

Upon completion of construction a television inspection of the sanitary sewer system shall be performed on all portions of the sewer if required by the JURISDICTIONAL GOVERNING ENTITY. Videotapes and written report of all television inspections shall be provided to the CLIENT. The form of report and type and format of the videotape shall be approved by the JURISDICTIONAL GOVERNING ENTITY. All sewers and appurtenances shall be cleaned prior to inspection and testing required by this section.

All defects and corrective work required as the result of television inspection shall be performed by the CONTRACTOR without delay. All dips, cracks, leaks, improperly sealed joints and departures from approved grades and alignment shall be repaired by removing and replacing the involved sections of pipe. Upon completion thereof, the sewer shall be retested and such further inspection made as may appear warranted by the CLIENT.

MISCELLANEOUS

All floor drains shall be connected to the sanitary sewer.

C. WATER MAINS AND APPURTENANCES WATER MAIN PIPE (3" AND LARGER)

- Water main pipe shall conform to the following:
(1) Ductile Iron pipe shall be per ANSI/AWWA C151/A21.51, Thickness Class 52, minimum 150 psi working pressure, cement lined in accordance with ANSI/AWWA C104/A21.4, with "push on" type joints (2)
(2) Polyvinyl Chloride Pipe (PVC) conforming to the latest revision of ANSI/AWWA C900 (4-inch thru 12-inch) or ANSI/AWWA C905 (14-inch thru 48-inch) with a pressure rating of 235 psi, SDR 18 in accordance with ASTM D2241. Joints shall be pressure rated in accordance with ASTM D3139 with elastomeric seals in accordance with ASTM D3212.

Installation shall be in accordance with ANSI/AWWA C500 (Ductile Iron) or ANSI/AWWA C605 (PVC). All water main shall have mechanical joint cast iron or ductile iron fittings in accordance with ANSI/AWWA C151/A21.10 or compact ductile iron fittings in accordance with ANSI/AWWA C153/A21.53 with 250 psi working pressure.

Poured or monolithic concrete thrust blocks are required to brace all tees, plugs, caps, and bends of 11 1/4 degree deflection or greater. Minimum cover for all water mains, including services, shall be 5'-0" from the finished grade. Water main shall include bedding and backfilling.

WATER VALVES

All valves shall be resilient gudge valve valves conforming to the latest revision of ANSI/AWWA C615, with a rated working pressure of 200 psi in accordance with JURISDICTIONAL GOVERNING ENTITY requirements except that butterfly valves conforming to ANSI/AWWA C504 shall be constructed on all water mains 16" diameter and larger. Valves shall be non-rising stem and shall close by turning clockwise.

VALVE VAULTS

Valve vaults shall be constructed in conformance with Section IIA Manholes, etc. above. Frame and lids shall be as approved by the JURISDICTIONAL GOVERNING ENTITY and shall be imprinted "WATER".

VALVE BOXES

Valve boxes shall be constructed in conformance with the standard detail. Valve boxes shall be cast iron extension screw type having lids imprinted with the letters "WATER".

FIRE HYDRANTS

Fire hydrants shall be per JURISDICTIONAL GOVERNING ENTITY requirements. All fire hydrants shall be located as shown on the PLANS and shall be placed in a manner acceptable to the JURISDICTIONAL GOVERNING ENTITY after installation and shall be adjusted to final grade.

TAP, STOPS AND BOX

The CONTRACTOR shall determine from the JURISDICTIONAL GOVERNING ENTITY as to the exact type, type, and manufacture of corporation stops, ground key stops and service boxes preferred by the JURISDICTIONAL GOVERNING ENTITY and shall furnish same.

SMALL WATER SERVICES (2" DIAMETER OR LESS)

Water services shall be type K copper size as shown on PLANS, and constructed where shown on the PLANS. The ends of all services shall be marked with a 4"x4" post extending 30" above grade and painted blue. The CONTRACTOR shall keep accurate records of tap locations and service box locations, as well as the service lengths and furnish same to CLIENT. Water services shall include bedding and backfilling.

DISINFECTION

Disinfections shall meet all the requirements of the State of Illinois, Environmental Protection Agency, Public Water Supplies Division. The safe quality of the water supply shall be demonstrated by bacteriological analysis of samples collected at sampling taps on at least two consecutive days following disinfection of the mains and copies of the said report submitted to the JURISDICTIONAL GOVERNING ENTITY and the CLIENT.

PRESSURE TEST

Allowable leakage, test pressure and duration shall be as per the requirements of the JURISDICTIONAL GOVERNING ENTITY.

PRESSURE CONNECTION TO EXISTING WATER MAIN

The CONTRACTOR shall maintain system pressure on existing water main at all times. Existing water main shall be located and material excavated, and valve basin and main supports installed. The existing water main shall be cleaned and the portion disinfected prior to installing the tapping tee (material to conform to AWWA C110). The tapping valve shall be installed (valve to conform to AWWA C500) and the pressure tap completed in accordance with the detail on the plans. Valve shall be constructed in conformance with the detail. Payment for pressure connection to existing water main shall include disinfection, tapping valve and tee, valve vault, frame and lid, bedding, and trench backfill.

DRY CONNECTION TO EXISTING WATER MAIN

A dry connection to existing water main shall include a connection to an existing water main stub where shown on the PLANS. The CONTRACTOR shall obtain approval of the JURISDICTIONAL GOVERNING ENTITY to shut down any main, including substitution of a schedule of the time of shut off and the time the line will be returned to service. All mains shut down that are opened to atmosphere must be disinfected prior to returning main into service.

POLYETHYLENE ENCASUREMENT (FOR DUCTILE IRON WATER MAIN ONLY)

The CLIENT, or JURISDICTIONAL GOVERNING ENTITY may require that portions of the water main be encased in a polyethylene encasement in accordance with ANSI/AWWA C106/A21.5 should soil conditions so warrant its use.
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 detail.

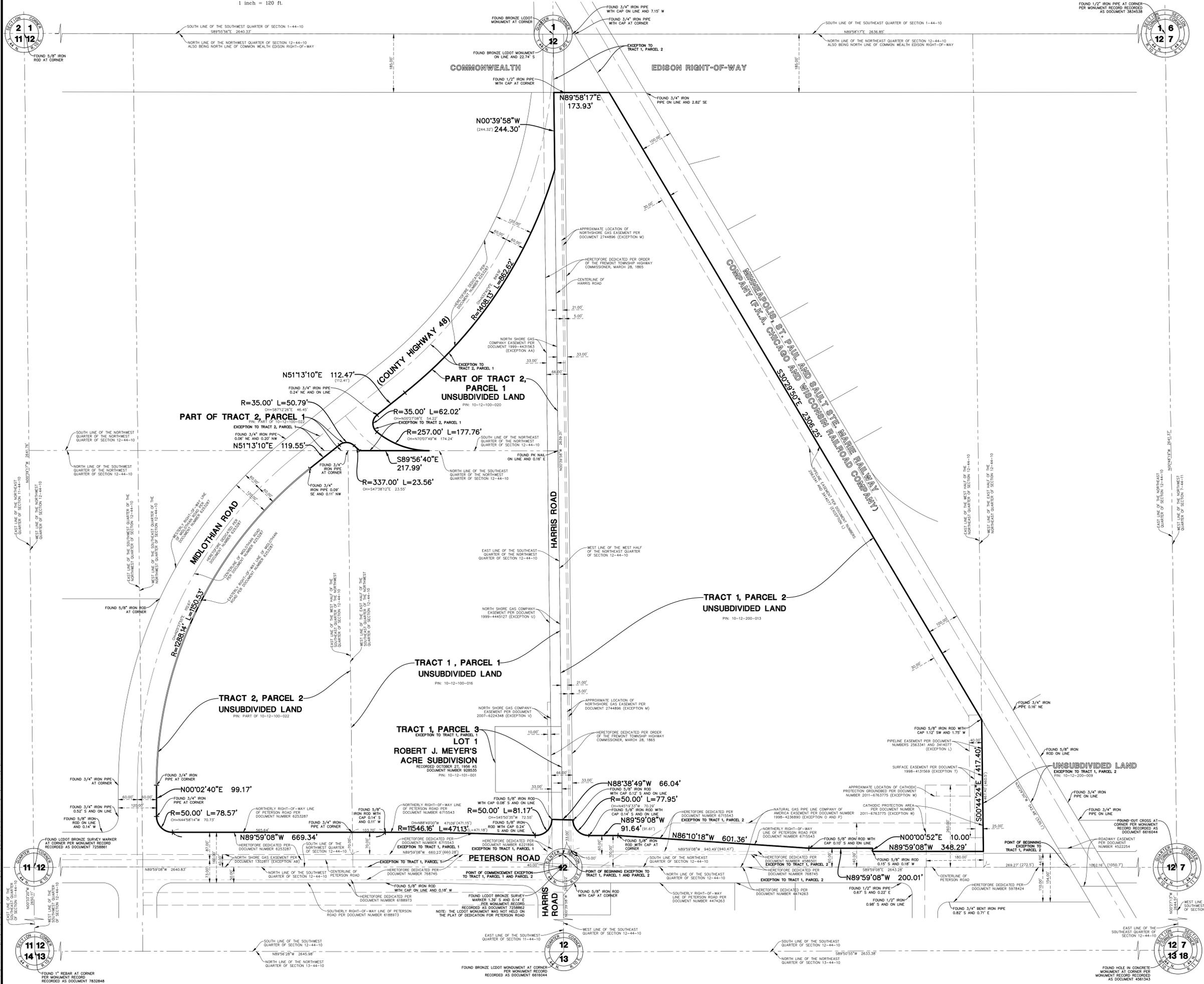
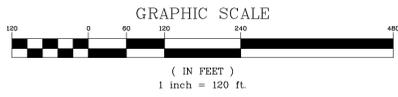
TRACER WIRE

If the distance between valves when installing PVC pipe exceeds 1,000' tracer wire stations will be required for correct induction. Tracer wire stations in grass areas will be Ring-Tite View Flag Tracing Wire Stations. In paved areas, they will be Valve Tracer Wire Access Box for RCO loading or approved equal. For open cut construction, using PVC pipe, a continuous, insulated, 12 gauge copper wire suitable for direct burial shall be taped on top of all piping to provide for locating following construction. This wire shall be securely terminated inside every valve vault or stainless steel hardware with an exposed lead of at least 12". A manhole access and isolated connection shall be provided for all wire access. Where construction by directional drilling or similar trenchless technology the tracer wire shall be 3/16" x 1/8" PVC coated stainless steel aircraft cable with minimum breaking strength of 3,700 lbs (Lexco, Chicago, IL) Or Trace-Safe water blocking tracerwire RT series 19 gauge conductor (RT 1802W water, RT 1803W sewer).

Before final approval of any water main, there will be a monitored tracer wire continuity test in order to confirm proper installation of any tracer wire.

D. STORM SEWERS AND APPURTENANCES ST

ALTA/NSPS LAND TITLE SURVEY

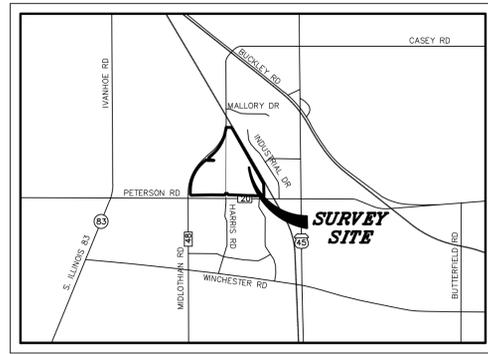


Manhard CONSULTING
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Civil Engineers • Surveyors • Water Resources Engineers • Planners
Construction Managers • Environmental Scientists • Landscape Architects

NORTHEAST CORNER OF PETERSON ROAD AND MIDLOTHIAN ROAD
GRAYS LAKE AND LIBERTYVILLE, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

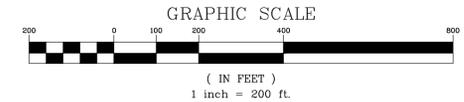
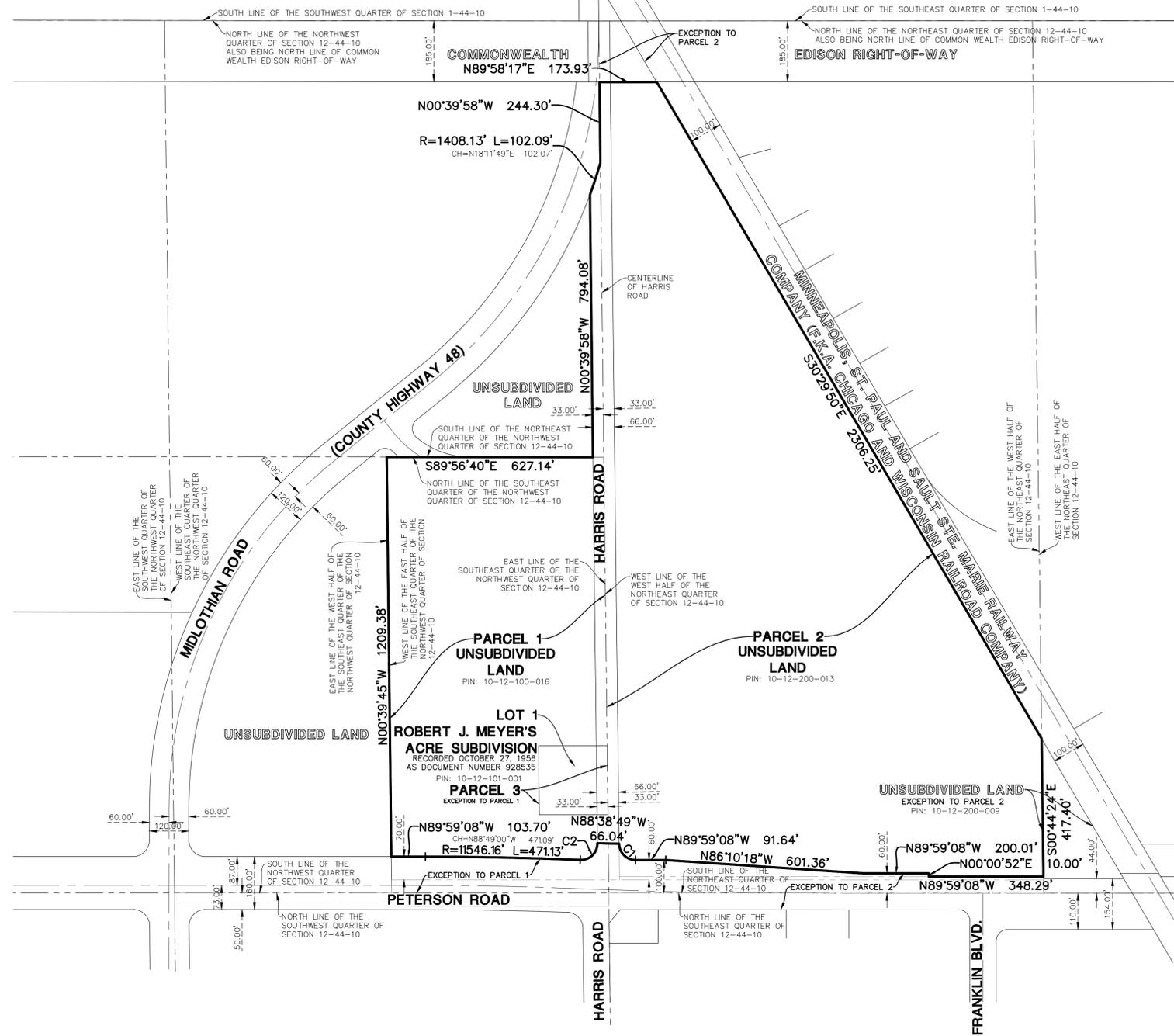
PRELIMINARY PLAT OF BCI INDUSTRIAL SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



LOCATION MAP
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	89°19'10"	50.00'	77.95'	N45°19'33"W	70.29'
C2	93°01'06"	50.00'	81.17'	S45°50'35"W	72.55'



BASIS OF BEARINGS

COORDINATES AND 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.

SURVEY PREPARED FOR

BCI ACRYLIC BATH SYSTEMS
1800 INDUSTRIAL DR.
LIBERTYVILLE, IL 60048

SUBMITTED BY/RETURN TO:

VILLAGE OF LIBERTYVILLE
118 W COOK AVENUE
LIBERTYVILLE, IL 60048

ABBREVIATIONS

P.U.E. = PUBLIC UTILITY EASEMENT

PROPERTY AREA

LOT AREA = 2,282,313 SQ. FT. (52.395 ACRES)
OUTLOT AREA = 498,102 SQ. FT. (11.435 ACRES)
PETERSON ROAD RIGHT-OF-WAY AREA = 51,717 SQ. FT. (1.187 ACRES)
TOTAL AREA = 2,832,132 SQ. FT. (65.017 ACRES)

PIN'S

10-12-101-001
10-12-100-016
10-12-200-013

SURVEYOR'S NOTES

- THIS SUBDIVISION CONSISTS OF 3 LOTS AND 2 OUTLOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF BCI INDUSTRIAL 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 PARENTHESIS (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 BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2027.

SHEET INDEX

SHEET 1 OF 5:	EXISTING BOUNDARY
SHEETS 2-3 OF 5:	PROPOSED LOT AND EASEMENT DETAILS
SHEET 4 OF 5:	HARRIS ROAD RIGHT-OF-WAY VACATION
SHEET 5 OF 5:	PROVISIONS AND CERTIFICATES

DATE	REVISIONS	BY
12/7/25	REVISED PER VILLAGE COMMENTS	PGA

Manhard CONSULTING

Civil Engineers • Surveyors • Water Resource Engineers • Wetland & Wetwater Engineers • Planning • Construction Managers • Environmental Scientists • Landscape Architects • Planners

BCI INDUSTRIAL SUBDIVISION
LIBERTYVILLE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

December 1, 2025 - 09:11 Des Name: P:\Borsh001\des\Sur\Final\Drawings\Prelim\Plat of Subdivision\Prelim\Plat of Subdivision\Borsh001\Borsh001.dwg Updated By: panderson

PRELIMINARY PLAT OF BCI INDUSTRIAL SUBDIVISION

BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

PUBLIC WATERMAIN EASEMENT PROVISIONS

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE WATERMAINS, TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED ON THE PLAN AND MARKED "PUBLIC WATERMAIN EASEMENT," TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "PUBLIC WATERMAIN EASEMENT" AND ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "PUBLIC WATERMAIN EASEMENT" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE OF LIBERTYVILLE.

PRIVATE WATER MAIN EASEMENT PROVISIONS

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED ON, UNDER AND ABOVE THOSE AREAS HEREON PLATTED AND DESIGNATED AS "PRIVATE WATER MAIN EASEMENT" TO, AND FOR THE USE AND BENEFIT OF THE OWNER OF THE LOT WITHIN WHICH THE PRIVATE WATER MAIN EASEMENT IS LOCATED, THEIR SUCCESSORS, RECONSTRUCT, RECONSTRUCT, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE PRIVATE WATER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS, FURTHER, A NON-EXCLUSIVE EASEMENT OVER THESE AREAS IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS.

ALL PRIVATE WATER MAINS AND RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE "PRIVATE WATER MAIN EASEMENT" AREAS SHALL BE MAINTAINED IN A FIRST RATE MANNER BY THE OWNER OF THE LOT WITHIN WHICH THE PRIVATE WATER MAIN IS LOCATED, IN ACCORDANCE WITH THE PRIVATE WATER MAIN MAINTENANCE AGREEMENT (THE "AGREEMENT") BETWEEN THE VILLAGE AND THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT, WHICH AGREEMENT SHALL BE RECORDED WITH THE LAKE COUNTY RECORDER OF DEEDS.

THE VILLAGE SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE PRIVATE WATER MAIN EASEMENT TO INSPECT, MAINTAIN, REPAIR, OR REPLACE THE PRIVATE WATER MAIN, ALL IN ACCORDANCE WITH THE AGREEMENT, TOGETHER WITH THE RIGHT TO ACCESS SAID EASEMENT WITH THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES. IN THE EVENT OF THE PERFORMANCE BY THE VILLAGE OR ITS AGENTS OF ANY MAINTENANCE, REPAIR, OR REPLACEMENT WORK, THE COSTS OF SUCH WORK SHALL BE THE RESPONSIBILITY OF THE OWNER, IN ACCORDANCE WITH THE AGREEMENT.

THE OWNER(S) OF THE LOTS SHOWN ON THIS PLAT HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "PRIVATE WATER MAIN EASEMENT" IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH ITS PURPOSE, OR THE EXERCISE BY THE VILLAGE OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT SAID OWNER(S) SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "PRIVATE WATER MAIN EASEMENT" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE.

RESTRICTIVE COVENANTS & EASEMENT FOR STORMWATER MANAGEMENT

THE AREAS DESIGNATED ON THIS PLAT AS "STORMWATER MANAGEMENT EASEMENT" SHALL BE CONTINUOUSLY MAINTAINED IN A FIRST RATE MANNER BY THE PROPERTY OWNERS' ASSOCIATION (THE "ASSOCIATION") IN ACCORDANCE WITH THE APPROVED MAINTENANCE PLAN THEREFOR, WHICH IS ON FILE WITH THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS (THE "VILLAGE"), AND WHICH SHALL BE AN EXHIBIT TO THE DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS FOR THE SUBDIVISION, AN EASEMENT ON, UNDER AND ABOVE THE STORMWATER MANAGEMENT EASEMENT IS HEREBY GRANTED TO, AND FOR THE USE AND BENEFIT OF, ALL OF THE LOTS IN THIS SUBDIVISION AND THE ASSOCIATION, FOR THE SOLE PURPOSE OF STORMWATER STORAGE AND CONVEYANCE. FURTHER, THE OWNERS OF PROPERTY WITHIN THE SUBDIVISION AT ANY GIVEN TIME SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE ASSOCIATION'S OBLIGATIONS STATED IN THESE PROVISIONS.

NO CHANGE SHALL BE MADE IN THE FINISHED GRADE OF THE LAND WITHIN THE STORMWATER MANAGEMENT EASEMENT, NOR SHALL ANY CONSTRUCTION OF ANY KIND WHATSOEVER BE ERRECTED OR PERMITTED TO EXIST WITHIN THE STORMWATER MANAGEMENT EASEMENT THAT MIGHT MATERIALLY IMPEDE STORMWATER DRAINAGE THEREIN OR MATERIALLY REDUCE THE STORMWATER STORAGE CAPACITY THEREOF. TREES, SHRUBS, FENCES, LANDSCAPE PLANTING, AND ANY OTHER INSTALLATIONS SHALL BE PERMITTED WITHIN THE STORMWATER MANAGEMENT EASEMENT ONLY WITH THE PRIOR WRITTEN APPROVAL OF THE VILLAGE ENGINEER. THE ASSOCIATION SHALL MAINTAIN A PROPER VEGETATIVE COVER ON THE SURFACE OF THE STORMWATER MANAGEMENT EASEMENT, IN ACCORDANCE WITH THE APPROVED DESIGN PLANS, AND SHALL BE RESPONSIBLE FOR MAINTENANCE OF SAID VEGETATIVE COVER.

IN THE EVENT THE VILLAGE DETERMINES, IN ITS SOLE AND ABSOLUTE DISCRETION, THAT PRIOR MAINTENANCE OF THE STORMWATER MANAGEMENT EASEMENT IS NOT PERFORMED AT ANY TIME, THE VILLAGE, AFTER TEN (10) DAYS PRIOR WRITTEN NOTICE TO THE ASSOCIATION, MAY, BUT SHALL NOT BE OBLIGATED TO, ENTER UPON THE STORMWATER MANAGEMENT EASEMENT FOR THE PURPOSE OF PERFORMING MAINTENANCE WORK ON AND TO THE STORMWATER MANAGEMENT EASEMENT.

IN THE EVENT THAT THE VILLAGE SHALL CAUSE TO BE PERFORMED ANY WORK PURSUANT TO THESE PARAGRAPHS, THE VILLAGE SHALL HAVE THE RIGHT TO CHARGE THE ASSOCIATION AN AMOUNT SUFFICIENT TO DEFRAY THE ENTIRE COST OF SUCH WORK OR ACTION, INCLUDING ADMINISTRATIVE COSTS, EITHER BEFORE OR AFTER SUCH COST IS INCURRED. IF THE AMOUNT SO CHARGED IS NOT PAID BY THE ASSOCIATION WITHIN THIRTY (30) DAYS FOLLOWING A DEMAND IN WRITING BY THE VILLAGE FOR SUCH PAYMENT, SUCH CHARGE, TOGETHER WITH INTEREST AND COSTS OF COLLECTION, SHALL BECOME A LIEN UPON THE STORMWATER MANAGEMENT EASEMENT AND ALL LOTS WITHIN THIS SUBDIVISION AND THE VILLAGE SHALL HAVE THE RIGHT TO COLLECT SUCH CHARGE, WITH INTEREST AND COSTS, AND TO ENFORCE SUCH LIEN AS IN FORECLOSURE PROCEEDINGS AS PERMITTED BY LAW.

NOTHING IN THESE PARAGRAPHS SHALL BE CONSTRUED TO CONSTITUTE A DEDICATION OF ANY PORTION OF THE STORMWATER MANAGEMENT EASEMENT TO, OR AN ACCEPTANCE THEREOF BY, THE VILLAGE.

THE VILLAGE SHALL BE UNDER NO OBLIGATION TO EXERCISE THE RIGHTS GRANTED IN THESE PARAGRAPHS EXCEPT AS IT SHALL DETERMINE TO BE IN ITS BEST INTEREST. NO FAILURE TO EXERCISE AT ANY TIME ANY RIGHT HEREIN GRANTED TO THE VILLAGE SHALL BE CONSTRUED AS A WAIVER OF THAT OR ANY OTHER RIGHTS.

THESE COVENANTS SHALL RUN WITH THE LAND IN THE SUBDIVISION SHOWN ON THIS PLAT, AND SHALL BE BINDING UPON AND INURE TO THE BENEFIT OF THE OWNERS OF ALL LOTS OF RECORD THEREIN, THEIR RESPECTIVE SUCCESSORS, ASSIGNS AND GRANTEES AND ALL PARTIES CLAIMING BY, THROUGH AND UNDER THEM. ENFORCEMENT OF THESE COVENANTS MAY BE SOUGHT BY THE OWNERS OF ANY LOTS OF RECORD IN THIS SUBDIVISION, ANY PERSON WITH AN INTEREST IN ANY OF SAID LOTS OF RECORD, OR THE VILLAGE OF LIBERTYVILLE BY ANY PROCEEDING AT LAW OR IN EQUITY AGAINST ANY PERSON OR PERSONS VIOLATING OR ATTEMPTING TO VIOLATE ANY COVENANT, EITHER TO RESTRAIN VIOLATION, TO COMPEL AFFIRMATIVE ACTION, OR TO RECOVER DAMAGES, AND AGAINST THE LAND TO ENFORCE ANY LIEN CREATED BY THESE COVENANTS.

CROSS ACCESS EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE OWNERS OF ALL LOTS WITHIN THIS SUBDIVISION AND TO THE OWNERS OF THE LAND WEST AND NORTH OF AND ADJOINING LOT 3 AND THE LAND EAST OF AND ADJOINING LOT 2, TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO PROVIDE CROSS ACCESS, INGRESS AND EGRESS TO AND FROM THE SUBDIVIDED PROPERTY, OVER AND ACROSS THAT PART OF THE PROPERTY SHOWN AND LABELED AS "CROSS ACCESS EASEMENT." THIS EASEMENT MAY BE FURTHER GOVERNED BY A DECLARATION OF EASEMENTS, COVENANTS AND RESTRICTIONS RECORDED SEPARATE FROM THIS PLAT.

SANITARY SEWER EASEMENT PROVISIONS

A PERMANENT AND PERPETUAL EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF LIBERTYVILLE, LAKE COUNTY, ILLINOIS ("VILLAGE"), ITS SUCCESSORS AND ASSIGNS, TO SURVEY, CONSTRUCT, RECONSTRUCT, USE, OPERATE, MAINTAIN, TEST, INSPECT, REPAIR, REPLACE, ALTER, REMOVE OR ABANDON IN PLACE WATER, SANITARY SEWER, AND STORM SEWER MAINS TOGETHER WITH RELATED ATTACHMENTS, EQUIPMENT AND APPURTENANCES THERETO, IN, UPON, UNDER, ALONG AND ACROSS THE AREAS DESIGNATED ON THE PLAN AND MARKED "SANITARY SEWER EASEMENT," TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES.

THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAT OR ANY PART THEREOF HEREBY RESERVE THE RIGHT TO USE THE AREAS DESIGNATED "SANITARY SEWER EASEMENT" AND ADJACENT PROPERTY IN ANY MANNER THAT WILL NOT PREVENT OR INTERFERE WITH THE EXERCISE BY THE VILLAGE OF THE RIGHTS HEREBY GRANTED; PROVIDED, HOWEVER, THAT THE OWNERS SHALL NOT IN ANY MANNER DISTURB, DAMAGE, DESTROY, INJURE, OBSTRUCT OR PERMIT TO BE OBSTRUCTED THE "SANITARY SEWER EASEMENT" AT ANY TIME WHATSOEVER WITHOUT THE EXPRESS PRIOR WRITTEN CONSENT OF THE VILLAGE OF LIBERTYVILLE.

NICOR GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE PARCEL WITH NATURAL GAS SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

NICOR GAS COMPANY TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT," AND THE PARCEL DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, 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 PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT THE EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING, INCLUDING SHALLOW ROOTED BUSHES AND SHRUBS, BUT EXCLUDING TREES; AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

IF REQUESTED BY GRANTOR/LOT OWNER, RELOCATION OF FACILITIES WILL BE DONE BY GRANTEES AT COST OF GRANTOR/LOT OWNER TO A LOCATION MUTUALLY AGREEABLE TO THE PARTIES AND THIS EASEMENT AND/OR THE EASEMENT PREMISES SHALL BE AMENDED TO ACCOMMODATE THE NEW GAS MAIN ALIGNMENT.

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

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

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE, REPAIR, MAINTAIN, MODIFY, RECONSTRUCT, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, EQUIPMENT CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SOUNDS AND SIGNALS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PARCEL SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT" (OR SIMILAR DESIGNATION), AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHTS TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF THE PARCEL OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS OR PARCELS, THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PARCEL FOR ALL SUCH PURPOSES. NO PERMANENT STRUCTURES MAY BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PARCEL SHOWN WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES, BUT SAID EASEMENT AREA MAY BE USED FOR PURPOSES NOT INCONSISTENT WITH THE RIGHTS GRANTED, INCLUDING WITHOUT LIMITATION, CONSTRUCTION OF PARKING AREAS, DRIVEWAYS, LANDSCAPE ISLANDS AND LANDSCAPING PROVIDED HOWEVER, FOLLOWING ANY WORK PERFORMED BY THE GRANTEES IN THE EXERCISE OF THE EASEMENT RIGHTS GRANTED HEREIN, THE GRANTEES SHALL HAVE NO OBLIGATION WITH RESPECT TO RESTORATION OTHER THAN TO BACKFILL AND MOUND, TO REMOVE ALL EXCESS DEBRIS AND SPILL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMAN LIKE CONDITION. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PARCEL SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

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

PUBLIC UTILITY EASEMENT PROVISIONS

ALL EASEMENTS INDICATED AS PUBLIC UTILITY EASEMENTS ON THE PLAT ARE RESERVED FOR AND GRANTED TO THE VILLAGE OF LIBERTYVILLE, SBC - AMERITECH ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON ELECTRIC COMPANY, COMCAST TELEVISION COMPANY AND THEIR SUCCESSORS AND ASSIGNS, FOR PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE VARIOUS UTILITIES, TRANSMISSION AND DISTRIBUTION SYSTEMS TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY, OVER, UPON, ALONG, UNDER, THROUGH SAID INDICATED EASEMENT, TOGETHER WITH RIGHT OF ACCESS ACROSS PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK; THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM, OR REMOVE TREES, SHRUBS, OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE UTILITIES; NO PERMANENT BUILDINGS, TREES OR OTHER STRUCTURES SHALL INTERFERE WITH THE AFORESAID USES OR RIGHTS BUT SAME MAY BE USED FOR ASPHALT AND IMPROVEMENTS NORMALLY FOUND IN A PARKING LOT SUCH AS LIGHT FIXTURES AND SIGNS, GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS.

PERMISSION TO RECORD

STATE OF ILLINOIS) JSS COUNTY OF LAKE)

I, JACOB I. DUNHAM, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO THE OWNERS REPRESENTATIVE TO RECORD THIS PLAT ON OR BEFORE MAY 31, 2026. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS 1ST DAY OF DECEMBER, A.D. 2025.

FOR REVIEW ONLY ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966 LICENSE EXPIRES NOVEMBER 30, 2024



SUBMITTED BY/RETURN TO:

VILLAGE OF LIBERTYVILLE 118 W COOK AVENUE LIBERTYVILLE, IL 60048

PIN'S

10-12-101-001 10-12-100-016 10-12-200-013

SURVEYORS CERTIFICATE

STATE OF ILLINOIS) JSS 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:

PARCEL 1: THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, EXCEPT LOT 1 IN ROBERT J. MEYER'S ACRE BEING A SUBDIVISION OF PART OF EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1956 AS DOCUMENT NUMBER 928535, EXCEPT THAT PART GRANTED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 768745 AND EXCEPT THAT PART GRANTED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT NUMBER 6221896; IN LAKE COUNTY, ILLINOIS.

PARCEL 2: ALL THAT PART OF THE NORTHEAST 1/4 OF SECTION 12 LYING WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND WISCONSIN RAILROAD COMPANY AS NOW KNOWN AS THE MINNEAPOLIS ST. PAUL AND SAULT STE. MARIE RAILWAY COMPANY, EXCEPT THE NORTH 185 FEET MEASURED PERPENDICULARLY, EXCEPT THAT PART DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID POINT BEING 1050.7 FEET WEST OF THE SOUTHEAST CORNER OF SAID QUARTER SECTION; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY LINE 535.1 FEET, MORE OR LESS, TO THE WEST LINE OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SAID SECTION 12; THENCE SOUTH ALONG SAID HALF QUARTER SECTION LINE 460.5 FEET, MORE OR LESS, TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE 272.5 FEET TO THE POINT OF BEGINNING; AND EXCEPT THAT PART GRANTED FOR HIGHWAY PURPOSES BY INSTRUMENT RECORDED AS DOCUMENT 768745, AND FURTHER EXCEPTING THAT PART ACQUIRED FOR ROAD PURPOSES BY THE DEPARTMENT OF TRANSPORTATION, STATE OF ILLINOIS, IN CONDEMNATION CASE 00 ED 02, ALL IN TOWNSHIP 44 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; IN LAKE COUNTY, ILLINOIS;

FURTHER EXCEPTING FROM PARCELS 1 AND 2 AFORESAID THAT PART OF THE NORTH 1/2 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 12; THENCE NORTHERLY ALONG THE EAST LINE OF SAID NORTHWEST QUARTER HAVING AN ILLINOIS COORDINATE SYSTEM (EAST ZONE) GRID BEARING OF NORTH 00 DEGREES 39 MINUTES 58 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD, A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD (A.K.A. COUNTY HIGHWAY 20) AS DEDICATED PER DOCUMENT NO. 768745 AND RECORDED SEPTEMBER 11, 1952; SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 660.28 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 39 MINUTES 40 SECONDS WEST, 70.00 FEET ALONG SAID WEST LINE; THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 103.70 FEET ALONG A LINE 70.00 FEET NORTH OF AND PARALLEL WITH SAID NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD TO A POINT ON A 11546.16 FOOT RADIUS CURVE, CONCAVE SOUTHERLY; THENCE EASTERLY ALONG SAID CURVE 471.18 FEET (THE CHORD BEARS SOUTH 88 DEGREES 49 MINUTES 01 SECONDS EAST, 471.15 FEET) TO A POINT ON A 50.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE NORTHEASTERLY ALONG SAID CURVE 81.17 FEET (THE CHORD BEARS NORTH 45 DEGREES 50 MINUTES 35 SECONDS EAST 72.55 FEET) TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARRIS ROAD AS DEDICATED PER ORDER OF THE FREMONT TOWNSHIP HIGHWAY COMMISSIONER ON MARCH 28, 1985; THENCE SOUTH 89 DEGREES 39 MINUTES 23 SECONDS EAST, 65.04 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID HARRIS ROAD, SAID POINT BEING ON A 50.00 FOOT RADIUS CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVE 77.95 FEET (THE CHORD BEARS SOUTH 45 DEGREES 19 MINUTES 34 SECONDS EAST, 70.29 FEET) TO A POINT ON A LINE 100.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 91.61 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 86 DEGREES 10 MINUTES 20 SECONDS EAST, 601.36 FEET TO A POINT ON A LINE 60.00 FEET NORTH OF AND PARALLEL WITH SAID SOUTH LINE OF THE NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 59 MINUTES 10 SECONDS EAST, 200.01 FEET ALONG SAID PARALLEL LINE; THENCE SOUTH 00 DEGREES 00 MINUTES 50 SECONDS WEST, 10.00 FEET TO THE NORTH RIGHT-OF-WAY LINE OF SAID PETERSON ROAD AS PER DOCUMENT NO. 4586501 RECORDED SEPTEMBER 26, 2000; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 940.47 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO A POINT ON SAID EAST RIGHT-OF-WAY LINE OF HARRIS ROAD; THENCE SOUTH 00 DEGREES 39 MINUTES 58 SECONDS EAST, 10.00 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF PETERSON ROAD DEDICATED BY SAID DOCUMENT NO. 768745; THENCE NORTH 89 DEGREES 59 MINUTES 10 SECONDS WEST, 33.00 FEET ALONG SAID NORTH RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING.

PARCEL 3: LOT 1 IN ROBERT J. MEYER'S ACRE BEING A SUBDIVISION OF PART OF EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 44 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 1956 AS DOCUMENT NO. 928535, IN LAKE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 65.017 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 LIBERTYVILLE, LAKE 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 17097C0142K WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS TO BE OUTSIDE THE 0.2% ANNUAL CHANCE 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.

GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF DECEMBER, A.D. 2025.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3966 LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL REGISTRATION NO. 184003350-EXPIRES APRIL 30, 2027

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

DATE OF FIELD SURVEY: DECEMBER 16, 2022



Table with columns for DATE, REVISIONS, and COMMENTS. Includes a date stamp 12/17/25 and a revision stamp REVISED PER VILLAGE COMMENTS.



BCI INDUSTRIAL SUBDIVISION LIBERTYVILLE, ILLINOIS PRELIMINARY PLAT OF SUBDIVISION PROJ. MGR.: JP PROJ. ASSOC.: JD DRAWN BY: PGA DATE: 10/09/25 SCALE: NTS SHEET 5 OF 5 BCALY101

Aerial of Subject Property and Surrounding Area

