DATE: June 20, 2024

TO: Joliet Plan Commission

FROM: Planning Staff

SUBJECT: PUD-5-24: Final Planned Unit Development of Lakewood Prairie Subdivision, Unit 3. (Southeast Corner of Theodore Street and Barberry Way) (PIN #00-09-01-100-005-0000) (COUNCIL DISTRICT #3)

M-2-24: Development Agreement for Lakewood Prairie Subdivision, Unit 3.

GENERAL INFORMATION:

APPLICANT:	CalAtlantic Group, LLC (d/b/a Lennar Corporation)
STATUS OF APPLICANT:	Owner
REQUESTED ACTION:	Approval of a Final Planned Unit Development of Lakewood Prairie Subdivision, Unit 3, and approval of a Development Agreement.
PURPOSE:	To allow future development of 213 single-family residential dwelling units.
LOCATION:	Southeast corner of Theodore Street and Barberry Way.
SIZE:	Approximately 70 acres
EXISTING LAND USE:	Vacant, undeveloped land
SURROUNDING LAND USE & ZONING:	North: Single-Family Residential; R-2 South: One and Two-Family Residential; R-3 East: Single-Family Residential; R-1B West: Single-Family Residential; R-1B

SITE HISTORY: The subject property was annexed into the City and zoned to its current zoning designation of R-1B (Single-Family Residential) zoning in 2003. The property was annexed and zoned with the greater Lakewood Prairie subdivision and was intended for development of over 200 single-family residences. Development of the subject property was delayed due to unfavorable market conditions. At this time the subject petitioner, CalAtlantic Group, LLC, wishes to develop 213 single-family residences on the subject property. The City Council approved the Preliminary Planned Unit Development (PUD) at its March 19, 2024, meeting.

SPECIAL INFORMATION: The petitioner is requesting approval of a Final Planned Unit Development of Lakewood Prairie Subdivision, Unit 3. The proposed subdivision would contain 213 single-family dwelling units. The originally approved Preliminary PUD contained 214 dwelling units. Homes would range between 1,428 and 2,607 square feet and would feature 2-2.5 bathrooms and 2-4 bedrooms per unit. Initial market pricing for the homes would be between $385,000 and $405,000 for ranch-style homes, and between $430,000 and $465,000 for two-story homes. Draft elevations and floor plans of the proposed models have been included in the staff report packet.

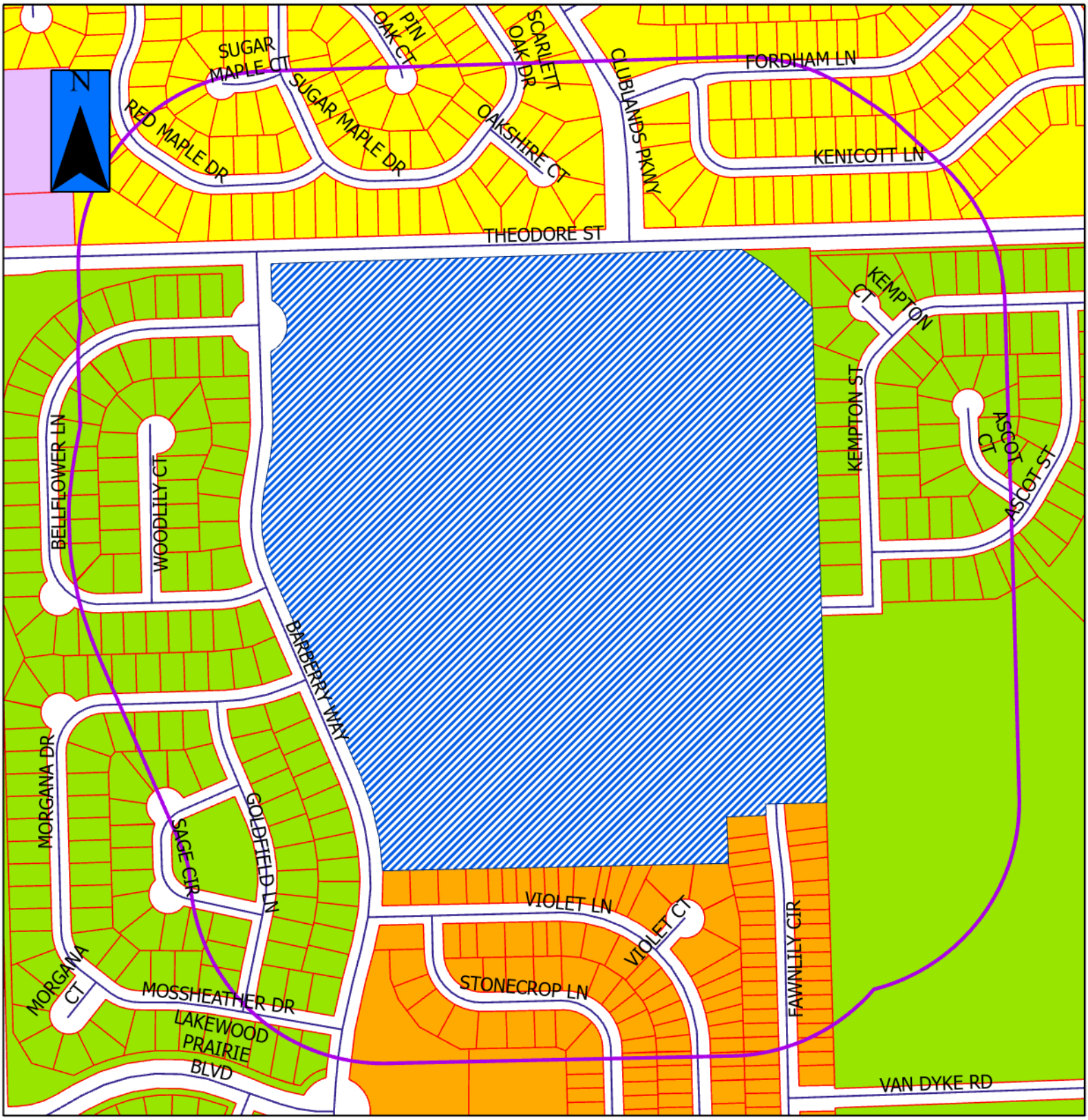
The subdivision would feature an extension of Fawnlily Circle to the north from the Lakewood Prairie, Unit 2 subdivision, in addition to six new streets as depicted on the Final PUD Plat. A Wetland Delineation Report from October 23, 2023, states that two wetlands totaling 0.61 acres in size were identified on the subject property and are anticipated to be isolated wetlands. Isolated wetland mitigation is not expected to be required for these wetlands, however, a jurisdictional determination from the U.S. Army Corps of Engineers is still required to confirm the findings in the Wetland Delineation Report.

The proposed PUD would have an approximate density of 3.04 dwelling units per acre when including the property's total site area. Outlot "M", a 2.93-acre open space, located along the east side of Barberry Way, is proposed to be dedicated to the Joliet Park District. Outlot "K", located along the north side of the subdivision, would be a common open space that would be maintained by the subdivision's Homeowner's Association (HOA). A 10'-wide bike path also runs along the east side of Barberry Way to provide an additional recreational amenity for the subdivision. The petitioner will form its own HOA for the proposed subdivision but is requesting that the Lakewood Prairie HOA for the existing subdivision grants its residents access to the central clubhouse and pool.

The site is subject to school facilities fees, Joliet sewer and water connection fees, and the economic development impact fee.

DEVELOPMENT AGREEMENT: The petitioner also seeks approval of a Development Agreement with submission of the Final PUD Plat. The Development Agreement is in draft form, but lays out specifics regarding Zoning and Variations, Non-Arterial Streetlighting, Development and Subdivision Signage, Public Improvements, Development Provisions, Temporary Occupancy, Water and Sewer Availability, Park Site Dedication, Architectural Requirements, City Fees, General Provisions, and the Effective Date.

ANALYSIS: Approval of the proposed Final Planned Unit Development (PUD) Plat of Lakewood Prairie Subdivision, Unit 3, will allow the development of 213 single-family residential dwelling units within the subject property. The proposed development meets the intent and character of the underlying R-1B zoning designation and would complement existing residential development in the city's far west side.



PUD-5-24 & M-2-24

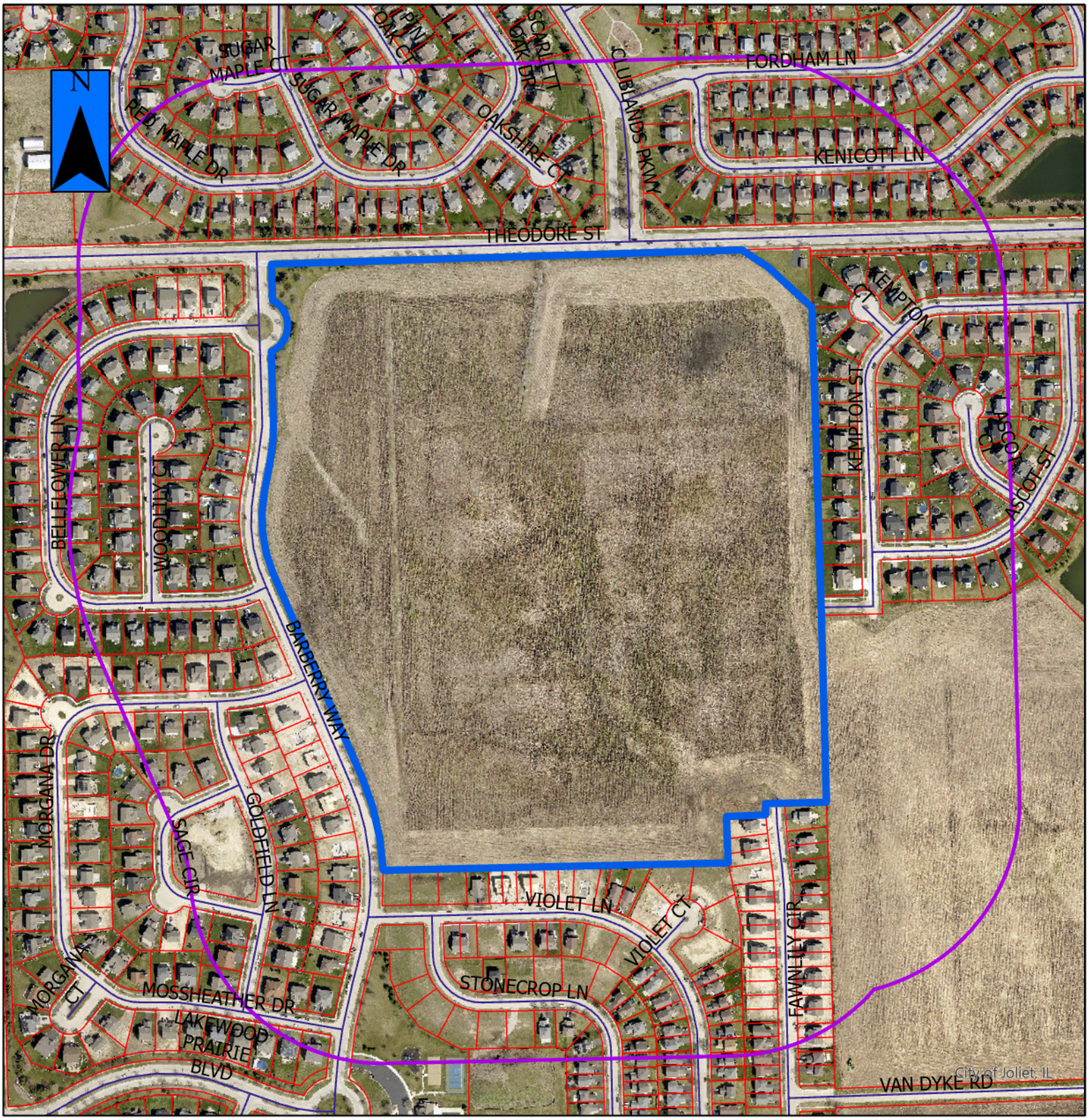
JOLIET PLANNING DIVISION

= Property in Question

= 600' Public Notification Boundary

Legend

B-1	I-TA	R-2
B-2	I-TB	R-2A
B-3	I-TC	R-3
I-1	R-1	R-4
I-2	R-1A	R-5
I-T	R-1B	R-B



PUD-5-24a & M-2-24a

JOLIET PLANNING DIVISION
DIVISIÓN DE PLANIFICACIÓN

= Property in Question / Propiedad en cuestión

= 600' Public Notification Boundary /
Límite de notificación pública de 600 ft (180 m)

FINAL PLANNED UNIT DEVELOPMENT

LAKEWOOD PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

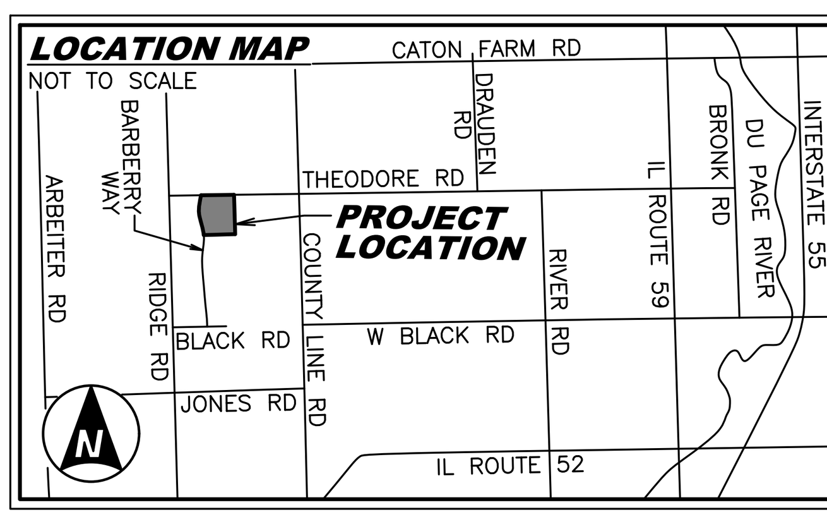
SCALE: 1" = 50'

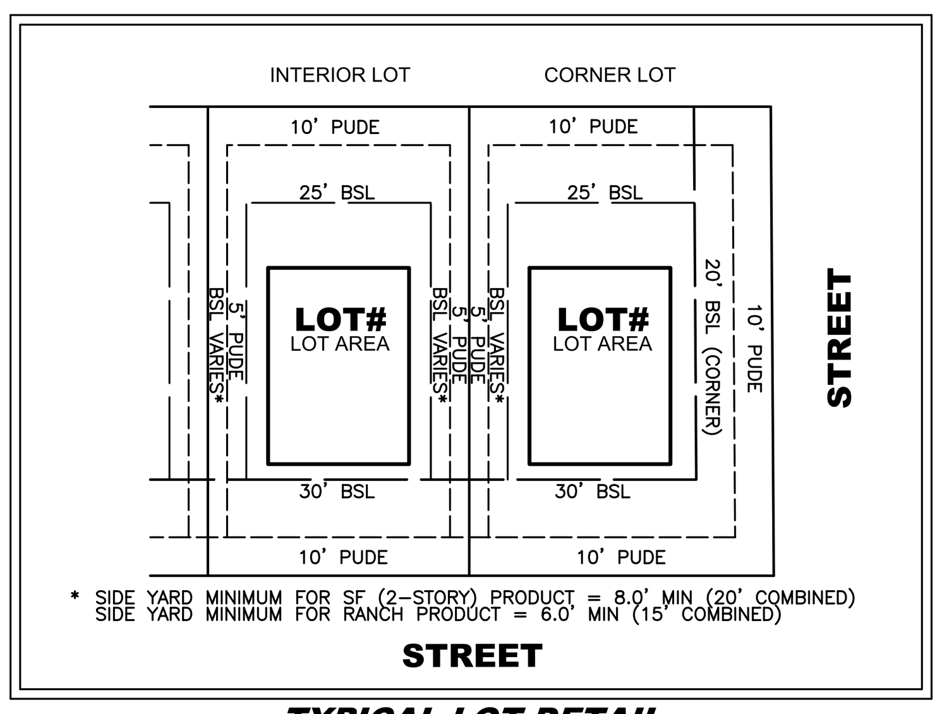
AREA:

PROPERTY CONTAINS 2,970,945 SQUARE FEET OR 68.204 ACRES MORE OR LESS

P.I.N.:

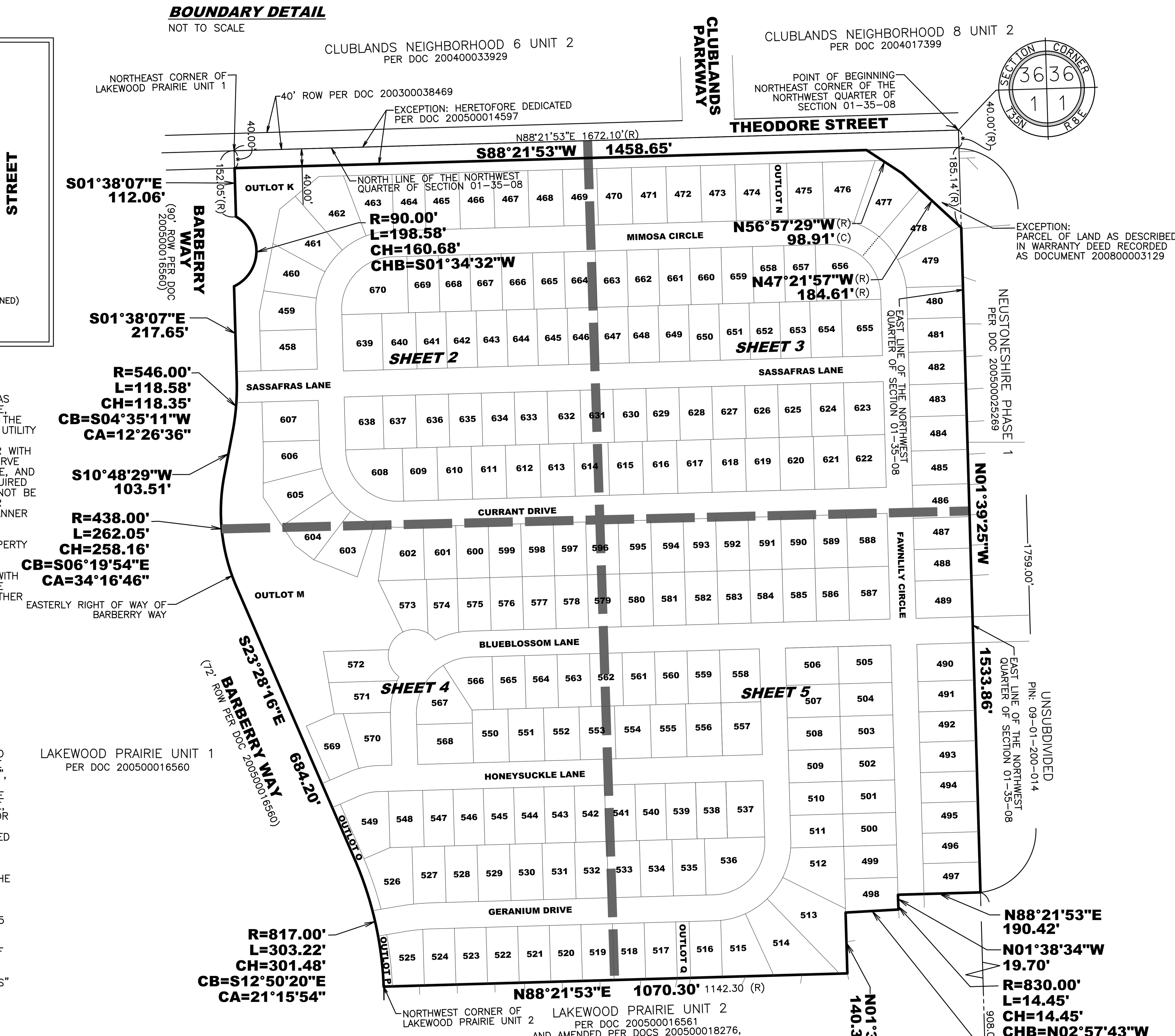
09-01-100-005





TYPICAL LOT DETAIL
(UNLESS OTHERWISE NOTED)
N.T.S.

BOUNDARY DETAIL
NOT TO SCALE



NICOR GAS EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, AN ILLINOIS CORPORATION, DOING BUSINESS AS NICOR GAS COMPANY, ITS SUCCESSORS AND ASSIGNS (HEREINAFTER "NICOR") TO INSTALL, OPERATE, MAINTAIN, REPAIR, REPLACE AND REMOVE, FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON THIS PLAT MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "PUBLIC UTILITY & DRAINAGE EASEMENT", "P.U. & D.E.", "COMMON AREA OR AREAS" (OR SIMILAR DESIGNATIONS), STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, AND THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS," TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, AND TO SERVE OTHER PROPERTY, ADJACENT OR OTHERWISE, AND THE RIGHT TO REMOVE OBSTRUCTIONS, INCLUDING BUT NOT LIMITED TO, TREES, BUSHES, ROOTS AND FENCES, AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER NICOR FACILITIES OR IN, UPON OR OVER THE PROPERTY IDENTIFIED ON THIS PLAT FOR UTILITY PURPOSES WITHOUT THE PRIOR WRITTEN CONSENT OF NICOR. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THAT MEANING SET FORTH FOR SUCH TERM IN SECTION 605/2(E) OF THE "CONDOMINIUM PROPERTY ACT" (ILLINOIS COMPILED STATUTES, CH. 765, SEC. 605/2(E)), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PROPERTY, EVEN THOUGH SUCH AREAS MAY BE DESIGNATED ON THIS PLAT BY OTHER TERMS.

COMMONWEALTH EDISON AND AT&T EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION SERVICE IS HEREBY RESERVED FOR AND GRANTED TO

COMMONWEALTH EDISON COMPANY
AND
SBC TELEPHONE COMPANY,
COMCAST CABLE COMMUNICATIONS MANAGEMENT, LLC, 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 PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY AND DRAINAGE EASEMENT", "PUDE", "BLANKET EASEMENT" (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", 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 EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS, 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 SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEES' FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY & DRAINAGE EASEMENT", "PUDE", "BLANKET EASEMENT" (OR SIMILAR DESIGNATION) WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEES. AFTER INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

THE TERM "COMMON ELEMENTS" SHALL HAVE THE MEANING SET FORTH FOR SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS 605/2(C), AS AMENDED FROM TIME TO TIME.

THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT, PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN WHOLE OR AS AN APPORTIONMENT TO THE SEPARATELY OWNED LOTS, PARCELS OR AREAS WITHIN THE PLANNED DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS", "COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING" AND "COMMON AREA". THE TERM "COMMON AREA OR AREAS", AND "COMMON ELEMENTS" INCLUDE REAL PROPERTY SURFACED WITH INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING, SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL, RETENTION POND OR MECHANICAL EQUIPMENT.

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

DEDICATION OF OUTLOTS

OUTLOTS K, N, O, P, AND Q ARE HEREBY DEDICATED TO THE FUTURE LAKEWOOD PRAIRIE UNIT 3 HOMEOWNERS' ASSOCIATION ("H.O.A."). THE H.O.A. SHALL MAINTAIN THE OUTLOTS SUBJECT TO THE LAKEWOOD PRAIRIE UNIT 3 DECLARATION OF EASEMENTS, COVENANTS, CONDITIONS, AND RESTRICTIONS THAT ARE RECORDED AND AS AMENDED FROM TIME TO TIME.

OUTLOT M IS HEREBY DEDICATED TO THE JOLIET PARK DISTRICT.

LANDSCAPE EASEMENT PROVISIONS

THE FUTURE LAKEWOOD PRAIRIE UNIT 3 HOMEOWNERS' ASSOCIATION ("H.O.A."), AND THEIR RESPECTIVE LICENSEES, ARE HEREBY GRANTED A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND THE EXCLUSIVE RIGHT TO MAINTAIN AND REPLACE THE LANDSCAPING ON THAT PORTION OF THE OUTLOTS SHOWN HEREON AS "LANDSCAPE EASEMENT".

BENCHMARKS:

SOURCE BENCHMARK: SOURCE BENCHMARK: (NGS MONUMENT DESIGNATION WRI 026, PID DP5481) THE STATION IS LOCATED ABOUT 6.3 MI (10.1 KM) EAST SOUTHEAST OF PLATTVILLE, 6.1 MI (9.8 KM) NORTH-NORTHWEST OF CHANNAHON AND 4.0 MI (6.4 KM) NORTH OF MINOOKA. TO REACH THE STATION FROM THE JUNCTION OF US HIGHWAY 52 WITH STATE HIGHWAY 59 IN SHOREWOOD, IL, GO WEST ON US HIGHWAY 52 FOR 3.1 MI (5.0 KM) TO COUNTY LINE ROAD. CONTINUE WEST ON US HIGHWAY 52 FOR 0.5 MI (0.8 KM) TO THE STATION ON THE LEFT.

THE STATION IS LOCATED 34 FT (10.4 M) SOUTH OF THE EDGE OF PAVEMENT OF US HIGHWAY 52, 344 FT (104.9 M) EAST OF PRIVATE ENTRANCE '514' STATE HIGHWAY 52 AND 91 FT (27.7 M) WEST OF THE WEST END OF A CORRUGATED METAL PIPE UNDER A FIELD ENTRANCE.

NOTE-ACCESS TO THE DATUM POINT IS THROUGH A 6-INCH (15 CM) LOGO CAP. THE ROD (DATUM POINT) IS SURROUNDED BY A FLOATING BRONZE DISK TO AID IN IDENTIFICATION.

ELEVATION = 635.16 (NAVD88)

SITE BENCHMARK NO. 1: HYDRANT BOLT
HYDRANT IS LOCATED AT INTERSECTION OF BARBERRY WAY AND MORGANA DRIVE, 26 FEET NORTH OF THE NORTH CROSSWALK ON WEST SIDE OF BARBERRY WAY.
ELEVATION=661.12

SITE BENCHMARK NO. 2: HYDRANT BOLT
HYDRANT IS LOCATED AT SOUTHWEST INTERSECTION OF BARBERRY WAY AND MOSSHEATHER DRIVE 90 FEET SOUTHWEST OF MANHOLE
ELEVATION = 653.66

RIGHT-OF-WAY AREA TABLE

STREET NAME	AREA (SF)	AREA (AC)
BLUEBLOSSOM LANE	93,907	2.156
CURRANT DRIVE	88,870	2.040
FAWNLILY CIRCLE	90,581	2.079
GERANIUM DRIVE	87,839	2.017
HONEYSUCKLE LANE	60,772	1.395
MIMOSA CIRCLE	89,222	2.048
SASSAFRAS LANE	92,112	2.115
TOTAL AREA:	603,303	13.850

LOT AREA TABLE

LOT No.	AREA (SF)	AREA (ACRES)
458	11,960	0.275
459	10,547	0.242
460	10,972	0.252
461	14,502	0.333
462	15,242	0.350
463	11,863	0.272
464	9,702	0.223
465	10,352	0.238
466	10,352	0.238
467	10,352	0.238
468	10,352	0.238
469	10,352	0.238
470	10,352	0.238
471	10,352	0.238
472	10,352	0.238
473	10,352	0.238
474	10,352	0.238
475	10,725	0.246
476	12,930	0.297
477	14,419	0.331
478	14,298	0.328
479	14,424	0.331
480	9,434	0.217
481	10,018	0.230
482	9,759	0.224
483	9,630	0.221
484	10,282	0.236
485	10,284	0.236
486	9,895	0.227
487	9,441	0.217
488	9,442	0.217
489	11,202	0.257
490	11,205	0.257
491	9,122	0.209
492	9,123	0.209
493	9,124	0.209
494	9,125	0.209
495	9,126	0.210
496	9,128	0.210
497	9,129	0.210
498	9,260	0.213
499	9,148	0.210
500	9,148	0.210
501	9,147	0.210
502	9,146	0.210
503	9,145	0.210
504	9,145	0.210
505	10,485	0.241
506	10,461	0.240
507	9,123	0.209
508	9,123	0.209
509	9,123	0.209
510	9,123	0.209
511	9,128	0.210
512	14,230	0.327
513	19,754	0.453
514	18,093	0.415
515	12,215	0.280
516	9,492	0.218
517	9,490	0.218
518	9,490	0.218
519	9,490	0.218
520	9,490	0.218
521	9,490	0.218
522	9,490	0.218
523	9,490	0.218
524	9,486	0.218
525	9,709	0.223
526	12,356	0.284
527	9,774	0.224
528	9,750	0.224
529	9,750	0.224

LOT No.	AREA (SF)	AREA (ACRES)
530	9,750	0.224
531	9,750	0.224
532	9,750	0.224
533	9,750	0.224
534	9,750	0.224
535	9,750	0.224
536	15,006	0.344
537	11,180	0.257
538	9,100	0.209
539	9,100	0.209
540	9,100	0.209
541	9,100	0.209
542	9,100	0.209
543	9,100	0.209
544	9,100	0.209
545	9,100	0.209
546	9,100	0.209
547	9,100	0.209
548	10,270	0.236
549	12,338	0.283
550	10,078	0.231
551	10,004	0.230
552	10,004	0.230
553	10,004	0.230
554	10,004	0.230
555	10,004	0.230
556	10,004	0.230
557	11,224	0.258
558	11,224	0.258
559	9,150	0.210
560	9,150	0.210
561	9,150	0.210
562	9,150	0.210
563	9,150	0.210
564	9,150	0.210
565	9,150	0.210
566	10,110	0.232
567	11,878	0.273
568	11,841	0.272
569	11,038	0.253
570	11,458	0.263
571	10,237	0.235
572	10,915	0.251
573	9,963	0.229
574	9,291	0.213
575	9,167	0.210
576	9,150	0.210
577	9,150	0.210
578	9,150	0.210
579	9,150	0.210
580	9,150	0.210
581	9,150	0.210
582	9,150	0.210
583	9,150	0.210
584	9,150	0.210
585	9,272	0.213
586	9,272	0.213
587	11,441	0.263
588	11,439	0.263
589	9,272	0.213
590	9,272	0.213
591	9,150	0.210
592	9,150	0.210
593	9,150	0.210
594	9,150	0.210
595	9,150	0.210
596	9,150	0.210
597	9,150	0.210
598	9,150	0.210
599	9,150	0.210
600	9,150	0.210

LOT No.	AREA (SF)	AREA (ACRES)
601	9,150	0.210
602	11,803	0.271
603	11,064	0.254
604	11,967	0.275
605	12,189	0.280
606	10,610	0.244
607	11,961	0.275
608	12,833	0.295
609	9,762	0.224
610	9,638	0.221
611	9,638	0.221
612	9,638	0.221
613	9,638	0.221
614	9,638	0.221
615	9,638	0.221
616	9,638	0.221
617	9,638	0.221
618	9,638	0.221
619	9,638	0.221
620	9,638	0.221
621	9,638	0.221
622	10,491	0.241
623	11,225	0.258
624	9,272	0.213
625	9,272	0.213
626	9,272	0.213
627	9,272	0.213
628	9,272	0.213
629	9,272	0.213
630	9,272	0.213
631	9,272	0.213
632	9,272	0.213
633	9,272	0.213
634	9,272	0.213
635	9,272	0.213
636	9,272	0.213
637	9,272	0.213
638	10,797	0.248
639	11,960	0.275
640	10,140	0.233
641	9,100	0.209
642	9,100	0.209
643	9,100	0.209
644	9,100	0.209
645	9,100	0.209
646	9,100	0.209
647	9,100	0.209
648	9,100	0.209
649	9,100	0.209
650	9,100	0.209
651	9,100	0.209
652	9,100	0.209
653	9,100	0.209
654	9,425	0.216
655	11,958	0.275
656	16,151	0.371
657	9,425	0.216
658	9,425	0.216
659	9,425	0.216
660	9,425	0.216
661	9,425	0.216
662	9,425	0.216
663	9,425	0.216
664	9,425	0.216
665	9,425	0.216
666	9,425	0.216
667	9,425	0.216
668	9,425	0.216
669	9,425	0.216
670	16,926	0.389

OUTLOT	AREA (SF)	AREA (ACRES)
K	68,541	1.573
M	129,923	2.983
N	5,200	0.119
O	5,160	0.118
P	2,374	0.054
Q	4,010	0.092

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET, ILLINOIS ("CITY") AND TO THOSE PUBLIC UTILITY COMPANIES OPERATING UNDER FRANCHISE OR CONTRACT WITH THE CITY, OR OTHERWISE AUTHORIZED BY THE CITY, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY DBA AT&T ILLINOIS, NICOR GAS COMPANY, COMMONWEALTH EDISON COMPANY, COMCAST, AND THEIR SUCCESSORS AND ASSIGNS, OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "PUBLIC UTILITIES AND DRAINAGE EASEMENT" OR "PUDE" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, COMMUNITY ANTENNAE TELEVISION SYSTEMS AND INCLUDING STORM AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET. EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

STORMWATER MANAGEMENT EASEMENT (SME) PROVISIONS

AN EXCLUSIVE EASEMENT (EXCEPT FOR PERPENDICULAR CROSSINGS OF UNDERGROUND UTILITIES WITHIN PUBLIC UTILITY AND DRAINAGE EASEMENTS (PUDE) PER THE PUDE PROVISIONS HEREON THAT DO NOT INTERFERE WITH SAID EASEMENT) IS HEREBY RESERVED FOR AND GRANTED TO THE FUTURE LAKEWOOD PRAIRIE UNIT 3 HOMEOWNERS' ASSOCIATION ("H.O.A.") AS MAY BE FURTHER DEFINED IN THE HOMEOWNERS' ASSOCIATION BYLAWS AND DECLARATIONS AND THEIR RESPECTIVE SUCCESSORS, ASSIGNS, AND THE CITY OF JOLIET, WITHIN THE AREAS SO DESIGNATED ON THE PLAT AND MARKED STORMWATER MANAGEMENT EASEMENT (SME) FOR THE COLLECTION, CONVEYANCE, AND STORAGE OF STORMWATER INCLUDING BUT NOT LIMITED TO STORM SEWER, OVERLAND FLOOD ROUTES AND DETENTION BASINS IN AREAS TO BE MAINTAINED BY THE OWNER OF THE LOT(S) OR OUTLOT(S) ON WHICH THE FACILITIES EXIST IN ACCORDANCE WITH MUNICIPAL ORDINANCES AND THE APPROVED FINAL ENGINEERING IMPROVEMENT PLANS. TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES, AND TOGETHER WITH THE RIGHT TO CUT, TRIM, OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHTS HEREIN GIVEN, AND THE RIGHT TO ENTER UPON THE HOME FOR ALL SUCH PURPOSES. ENCROACHMENT OF ANY KIND INCLUDING LANDSCAPING, FENCES, SHEDS OR ACCESSORY STRUCTURES WITHIN SAID EASEMENT IS PROHIBITED UNLESS THE MUNICIPAL ENGINEER HAS DETERMINED SAID ENCROACHMENT WILL NOT INTERFERE WITH THE PROPER FUNCTION OF SAID FACILITIES. THE CITY SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER WITH PERSONNEL AND EQUIPMENT UPON SAID EASEMENT AT ANY TIME FOR THE PURPOSES OF ACCESS TO AND INSPECTION OF THE STORMWATER MANAGEMENT FACILITIES LOCATED WITHIN SAID EASEMENT. IF THE OWNER FAILS TO MAINTAIN SAID FACILITIES AND, AFTER RECEIPT OF NOTICE FROM THE CITY OF SAID FAILURE, THE OWNER FAILS TO MAKE REQUIRED REPAIRS IN A REASONABLE PERIOD OF TIME, THE CITY MAY MAKE THE REQUIRED REPAIRS AND SEEK REIMBURSEMENT FROM THE OWNER FOR THE COSTS INCURRED BY THE TOWN TO MAKE THE REPAIR AND/OR FILE A LIEN ON THE HOME.

NO FENCES, PERMANENT BUILDINGS, OR TREES SHALL BE PLACED IN EASEMENTS LABELED "STORMWATER MANAGEMENT EASEMENT", OR "SME".

CITY PUBLIC UTILITY AND DRAINAGE EASEMENT (CPUDE) PROVISIONS

EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO THE CITY OF JOLIET OVER, UPON, UNDER AND THROUGH ALL OF THE AREAS MARKED "CITY PUBLIC UTILITY & DRAINAGE EASEMENT" OR "CPUDE" ON THE PLAT FOR THE PERPETUAL, RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, REMOVE, INSPECT, MAINTAIN, AND OPERATE VARIOUS UTILITY TRANSMISSION AND DISTRIBUTION SYSTEMS, INCLUDING WATER, STORM, AND/OR SANITARY SEWERS, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, CONNECTIONS, APPLIANCES AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID CITY, OVER, UPON, UNDER AND THROUGH SAID INDICATED EASEMENTS, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF THE SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENTS, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND OTHER PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. WHERE AN EASEMENT IS USED BOTH FOR CITY (WATER, SANITARY SEWERS, STORM, ETC.) AND OTHER UTILITIES, THE OTHER UTILITY INSTALLATION SHALL BE SUBJECT TO THE ORDINANCES OF THE CITY OF JOLIET. EASEMENTS ARE HEREBY RESERVED AND GRANTED TO THE CITY OF JOLIET AND OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OF THE LAND SUBDIVIDED HEREBY OVER THE ENTIRE EASEMENT AREA FOR INGRESS, EGRESS AND THE PERFORMANCE OF MUNICIPAL AND OTHER GOVERNMENTAL SERVICES, INCLUDING BUT NOT LIMITED TO, WATER, STORM AND SANITARY SEWER SERVICE AND MAINTENANCE. THERE IS HEREBY RESERVED FOR AND GRANTED TO THE CITY AN EASEMENT FOR RIGHT OF ACCESS ON, OVER, ALONG AND ACROSS THE PROPERTY DESCRIBED HEREIN FOR THE LIMITED PURPOSE OF READING, EXAMINING, INSPECTING, INSTALLING, OPERATING, MAINTAINING, EXCHANGING, REMOVING, REPAIRING, TESTING, AND/OR REPLACING CITY OWNED UTILITY EQUIPMENT AND METERS WHICH SERVE SAID PROPERTY, INCLUDING NECESSARY PERSONNEL AND EQUIPMENT TO DO ANY OF THE ABOVE WORK.

LAND OWNER ENDORSEMENT

STATE OF ______)
)SS
COUNTY OF ______)

______________________________ SIGN
______________________________ TITLE
______________________________ PRINTED NAME
______________________________ DATE

______________________________ SIGN
______________________________ TITLE
______________________________ PRINTED NAME
______________________________ DATE

MAYOR AND CITY CLERK

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

APPROVED BY ORDINANCE OF THE CITY COUNCIL OF THE CITY OF JOLIET ON

________________________________, __________

____
MAYOR

PLAN COMMISSION AND SECRETARY

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

APPROVED BY RESOLUTION OF THE CITY OF JOLIET ON PLAN COMMISSION ON

________________________________, __________

____
CHAIRPERSON

____
SECRETARY

NOTES:

1. THIS SURVEY IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE ORDER NUMBER 23007368WF WITH A COMMITMENT DATE OF MARCH 27, 2024, AND HAS BEEN USED AS A BASIS FOR THE LEGAL DESCRIPTION.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. CONCRETE MONUMENTS (PER SUBDIVISION REGULATIONS) WILL BE SET PRIOR TO RECORDING FOR TWO OF THE EXTERIOR BOUNDARY CORNERS AT LOCATIONS INDICATED HEREON. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL INTERIOR LOT CORNERS AND CRITICAL POINTS ALONG THE RIGHTS-OF-WAY, UNLESS NOTED OTHERWISE.
6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
7. THE SUBJECT PARCEL IS CURRENTLY ZONED R-1B (CITY OF JOLIET).
8. THE SUBJECT PARCEL IS CURRENTLY WITHIN THE FOLLOWING SCHOOL DISTRICTS:
   -MINOOKA COMMUNITY CONSOLIDATED SCHOOL DISTRICT 201
   -MINOOKA COMMUNITY HIGH SCHOOL DISTRICT 111
9. THERE SHALL BE NO DIRECT ACCESS FROM ANY OUTLOT TO BARBERRY WAY NOR TO THEODORE STREET.
10. THE TOTAL NUMBER OF SINGLE FAMILY LOTS IS 213, THE TOTAL NUMBER OF OUTLOTS IS 6, AND THE TOTAL NUMBER OF ROADS BEING DEDICATED IS 7.
11. ALL LOTS ARE A MINIMUM OF 70 FEET WIDE AS MEASURED AT THE FRONT BUILDING SETBACK LINE.
12. ALL OUTLOTS WILL BE OWNED AND MAINTAINED BY EITHER THE HOA OR PARK DISTRICT PENDING FINAL AGREEMENTS AND WILL NOT BE THE RESPONSIBILITY OF THE CITY OF JOLIET.
13. THE STORMWATER DETENTION VOLUME IS STORED IN THE EXISTING BASIN LOCATED IN LAKEWOOD PRAIRIE UNIT 1, OUTLOT T, PER RECORDED DOCUMENT 200500016560.

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS AN ACCURATE REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:

THAT PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE SOUTH 88 DEGREES 21 MINUTES 53 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST 1/4 A DISTANCE OF 1672.10 FEET TO THE NORTHEAST CORNER OF LAKEWOOD PRAIRIE UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THAT SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 14, 2005 AS DOCUMENT NO. 200500016560; (THE FOLLOWING EIGHT (8) CALLS BEING ALONG THE EASTERLY RIGHT OF WAY OF BARBERRY WAY IN SAID SUBDIVISION) THENCE SOUTH 01 DEGREES 38 MINUTES 07 SECONDS EAST, 152.06 FEET; THENCE SOUTHERLY ALONG A NON-TANGENT CURVE BEING CONCAVE WESTERLY HAVING A RADIUS OF 90.00 FEET AND A CHORD BEARING OF SOUTH 01 DEGREES 34 MINUTES 32 SECONDS WEST A DISTANCE OF 198.58 FEET; THENCE SOUTH 01 DEGREES 38 MINUTES 07 SECONDS EAST ALONG A LINE NON-TANGENT TO THE LAST DESCRIBED CURVE, 217.65 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 546.00 FEET AND A CENTRAL ANGLE OF 12 DEGREES 26 MINUTES 36 SECONDS A DISTANCE OF 118.58 FEET TO A POINT OF TANGENCY; THENCE SOUTH 10 DEGREES 48 MINUTES 29 SECONDS WEST, 103.51 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 438.00 FEET AND A CENTRAL ANGLE OF 34 DEGREES 16 MINUTES 46 SECONDS A DISTANCE OF 262.05 FEET TO A POINT OF TANGENCY; THENCE SOUTH 23 DEGREES 28 MINUTES 16 SECONDS EAST 684.20 FEET TO A POINT OF CURVE; THENCE SOUTHERLY ALONG A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 817.00 FEET AND A CENTRAL ANGLE OF 21 DEGREES 15 MINUTES 54 SECONDS A DISTANCE OF 303.22 FEET TO THE NORTHWESTERLY CORNER OF LAKEWOOD PRAIRIE UNIT 2, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED JUNE 14, 2005 AS DOCUMENT NO. 200500016561; (THE FOLLOWING SIX (6) CALLS BEING ALONG A LINE COINCIDENT WITH SAID SUBDIVISION) THENCE NORTH 88 DEGREES 21 MINUTES 53 SECONDS EAST, 1070.30 FEET (1142.30 FEET RECORD); THENCE NORTH 01 DEGREES 38 MINUTES 34 SECONDS WEST, 140.37 FEET; THENCE NORTH 86 DEGREES 44 MINUTES 06 SECONDS EAST, 122.38 FEET; THENCE NORTHERLY ALONG A CURVE NON-TANGENT TO THE LAST DESCRIBED LINE BEING CONCAVE EASTERLY HAVING A RADIUS OF 830.00 FEET AND A CHORD BEARING OF NORTH 02 DEGREES 57 MINUTES 43 SECONDS WEST A DISTANCE OF 14.45 FEET; THENCE NORTH 01 DEGREES 38 MINUTES 34 SECONDS WEST, 19.70 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 53 SECONDS EAST, 190.42 FEET TO THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 1; THENCE NORTH 01 DEGREES 39 MINUTES 24 SECONDS WEST ALONG SAID LAST DESCRIBED LINE A DISTANCE OF 1759.00 FEET TO THE POINT OF BEGINNING, ALL IN KENDALL COUNTY, ILLINOIS.

EXCEPTING THEREFROM A PARCEL OF LAND AS DESCRIBED IN EXHIBIT "A" OF WARRANTY DEED RECORDED FEBRUARY 05, 2008 AS DOCUMENT 200800003129.

ALSO EXCEPTING THEREFROM THAT PART OF THEODORE STREET DEDICATED PER DEDICATION OF RIGHT OF WAY RECORDED MAY 27, 2005 AS DOCUMENT 20050014597.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE CITY OF JOLIET, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" (UNSHADED), AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, NO FLOODPLAIN IS CONTAINED WITHIN THE SUBJECT PROPERTY, MAP NUMBER 17093C0145H, WITH AN EFFECTIVE DATE OF JANUARY 8, 2014. SUBJECT TO MAP INTERPRETATION AND SCALING.

GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF

JUNE, 2024, IN ROSEMONT, ILLINOIS,

(signature)
KEITH M. FRANCE
EMAIL: kfrance@mackieconsult.com
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-004077
LICENSE EXPIRES: NOVEMBER 30, 2024

PROFESSIONAL LAND SURVEYOR KEITH M. FRANCE 035-004077 ROSEMONT ILLINOIS STATE OF ILLINOIS

CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:

LENNAR

LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

ENGINEER/SURVEYOR - MAIL TO:

MACKIE CONSULTANTS
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

DATE	DESCRIPTION OF REVISION	BY
06-12-24	REVISED PER CITY COMMENTS	AJM
04-15-24	ISSUE FINAL PUD PLAT	AJM
02-06-2024	REVISED PER CITY COMMENTS	JT

DESIGNED	MTL
DRAWN	AJM
APPROVED	KMF
DATE	01/09/2024
SCALE	1" = 50'

FINAL PUD PLAT
LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
JOLIET, ILLINOIS

PROJECT NUMBER: 4726

ILLINOIS FIRM LICENSE 184-002694

6/12/2024 4:50:07 PM
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FINAL PLANNED UNIT DEVELOPMENT

LAKEWOOD PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

50 25 0 50

SCALE: 1" = 50'

SITE DATA:

	SQUARE FOOTAGE	ACRES
DISTURBED PROJECT AREA (DPA) *	2,970,945	68.204
TOTAL SITE AREA	3,037,829	69.739

ANDARE SERIES SINGLE FAMILY	79 UNITS
HORIZON SERIES SINGLE FAMILY	134 UNITS
TOTAL UNITS	213 UNITS
DENSITY	3.05 UNITS/ACRE (TOTAL SITE)
AVERAGE LOT AREA	10,106 SQAURE FEET

BUILDING COVERAGE	SQUARE FOOTAGE	ACRES	% OF DPA
ANDARE SERIES **	164,004	3.765	5.52%
HORIZON SERIES **	282,204	6.479	9.50%
TOTAL BUILDING COVERAGE	446,208	10.244	15.02%

IMPERVIOUS COVERAGE	SQUARE FOOTAGE	ACRES	% OF DPA
HOMESITE COVERAGE (ANDARE) ***	247,586	5.684	8.33%
HOMESITE COVERAGE (HORIZON) ***	458,146	10.518	15.42%
DRIVE APRONS	38,340	0.880	1.29%
SIDEWALKS	98,645	2.264	3.32%
ROADS	310,913	7.138	10.47%
TOTAL IMPERVIOUS COVERAGE	1,153,639	26.484	38.83%

OPEN SPACE	SQUARE FOOTAGE	ACRES	% OF DPA
OUTLOTS	215,208	4.940	7.24%
TOTAL OPEN SPACE	215,208	4.940	7.24%

DEDICATED RIGHT-OF-WAY	SQUARE FOOTAGE	ACRES	% OF DPA
ONSITE ROADWAYS	603,303	13.850	20.31%

PARKING	
2 CAR GARAGE	426 SPACES
DRIVEWAY	426 SPACES
TOTAL PARKING	852 SPACES
TOTAL CARS / UNIT	4

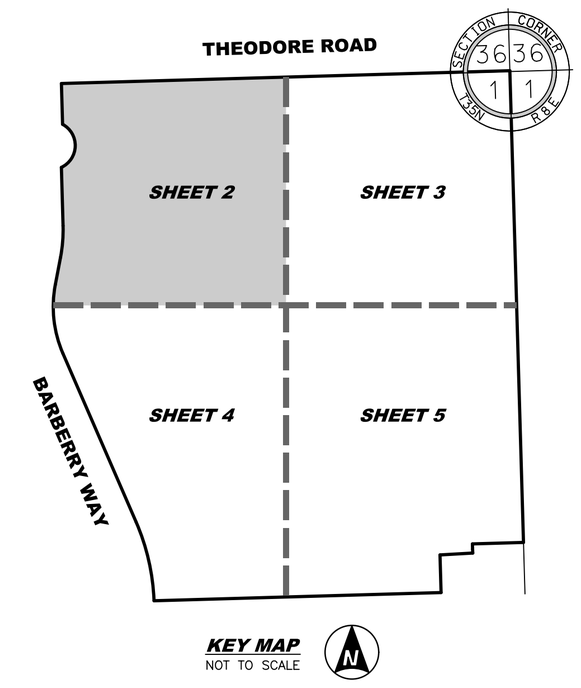
* DISTURBED PROJECT AREA IS THE TOTAL SITE AREA LESS THE 40' RIGHT OF WAY DEDICATED TO THEODORE ROAD.

** BUILDING COVERAGE IS CALCULATED USING THE SUM OF THE FIRST FLOOR, GARAGE, PORCH, AND SUNROOM AVERAGED ACROSS EACH PRODUCT IN THE SERIES.

*** HOMESITE COVERAGE INCLUDES THE BUILDING COVERAGE, DRIVEWAY, PATIO, AND SERVICE WALK WITHIN THE PROPERTY LINE.

LEGEND:

- BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE (BSL)
- EASEMENT LINE – EXISTING
- EASEMENT LINE – PROPOSED
- EXISTING/PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION LINE
- FENCE
- EDGE OF WATER
- EXISTING STORM (ST) SEWER
- PROPOSED STORM (ST) SEWER
- EXISTING SANITARY (SA) SEWER
- PROPOSED SANITARY (SA) SEWER
- WM EXISTING WATER MAIN
- WM PROPOSED WATER MAIN
- XXX EXISTING CONTOUR LINE
- CENTERLINE
- OVERLAND FLOOD ROUTE
- MANHOLE (MH) – EXISTING/PROPOSED
- CATCH BASIN (CB) – EXISTING/PROPOSED
- INLET (INL) – EXISTING/PROPOSED
- FLARED END SECTION (FES) – EXISTING/PROPOSED
- VALVE VAULT (VV) – EXISTING/PROPOSED
- VALVE BOX (VB) – EXISTING
- BUFFALO BOX (BB) – EXISTING
- FIRE HYDRANT (FH) – EXISTING/PROPOSED
- TELEPHONE MANHOLE (TMH) – EXISTING
- LIGHT (LHT) – EXISTING/PROPOSED
- CABLE PEDESTAL (PEDC) – EXISTING
- ELECTRIC PEDESTAL (PEDE) – EXISTING
- TELEPHONE PEDESTAL (PEDT) – EXISTING
- TRANSFORMER – EXISTING
- SIGN
- 20 DECIDUOUS TREE (SIZE IN INCHES)
- 12 CONIFEROUS TREE (SIZE IN INCHES)
- (C) CALCULATED
- C&G CURB AND GUTTER
- CA= CENTRAL ANGLE
- CB= CHORD BEARING
- CH= CHORD LENGTH
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
- L= ARC LENGTH
- R= RADIUS
- (R) RECORD
- RW RETAINING WALL
- SME STORMWATER MANAGEMENT EASEMENT
- STM STORM
- STR STRUCTURE
- TRANS TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- STORMWATER MANAGEMENT EASEMENT (SME)
- LANDSCAPE EASEMENT
- DEPRESSED CURB



KEY MAP
NOT TO SCALE

CLUBLANDS NEIGHBORHOOD 6 UNIT 2
PER DOC 200400033929

THEODORE STREET
(40' ROW PER DOC 200300038469)

THEODORE STREET
HERETOFORE DEDICATED PER DOC 200500014597

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 01-35-08

EXCEPTION

S88°21'53"W 1458.65'

1672.10' (R)

BARBERRY WAY
(90' ROW PER DOC 200500016560)

S01°38'07"E 112.06'

S01°38'07"E 217.65'

S10°48'29"W 103.51'

R=90.00' L=198.55' CH=160.68' CB=S07°34'32"W

R=546.00' L=118.58' CH=118.35' CB=S04°35'11"W CA=12°26'36"

CH=258.16' CB=S06°19'54"E R=438.00' L=262.05' CA=34°16'46"

MIMOSA CIRCLE
(60.00' ROW HEREBY DEDICATED)
S88°21'53"W 1004.48'

SASSAFRAS LANE
(60.00' ROW HEREBY DEDICATED)
N88°21'53"E 1304.50'

CURRANT DRIVE
(60.00' ROW HEREBY DEDICATED)
N88°21'53"E 1154.54'

BELLFLOWER LANE

OUTLOT K
68541 SF
1.573 AC

OUTLOT H
PIN: 09-01-102-001
LAKEWOOD PRAIRIE HOMEOWNERS ASSOCIATION
2FOSTER AVENUE PREMIER RD STE 190
BUFFALO GROVE, IL 60089
ZONED: R-1B (CITY OF JOLIET)

OUTLOT J
PIN: 09-01-102-001
LAKEWOOD PRAIRIE LLC
2700 W HIGGINS RD STE 100
HOFFMAN ESTATES, IL 60195
ZONED: R-1B (CITY OF JOLIET)

OUTLOT M
130473 SF
2.995 AC
BLANKET PUDE

LAKEWOOD PRAIRIE UNIT 1
PER DOC 200500016560

457 PIN: 09-01-102-040 LOCKERT, STEVEN D 1507 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

456 PIN: 09-01-102-039 KILLIAN RYAN & BERMAN ERIN 1505 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

455 PIN: 09-01-102-038 SMITH, CORY A 1503 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

454 PIN: 09-01-102-037 DRISCOLL, MICHAEL A & JORDAN C 1501 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

453 PIN: 09-01-102-036 KASPERSKI, JOHN S 1413 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

452 PIN: 09-01-102-035 STEG, DAVID THOMAS & AMANDA MARIE 1411 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

451 PIN: 09-01-102-034 MENDOZA ENRIQUE &, MENDOZA MARTA & ENRIQUE SR 1409 BARBERRY WAY JOLIET, IL 60431 ZONED: R-1B (CITY OF JOLIET)

528 PIN: 06-36-351-053 JAMES F & SARTORI LISA R 7711 MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

527 PIN: 06-36-351-054 JOSEPH R & CHEOP 7709 MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

526 PIN: 06-36-351-055 FRANCISCO & MARTHA NAVARRO 7707 MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

525 PIN: 06-36-351-056 JOSE L & 7705 MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

524 PIN: 06-36-351-057 DUSTY J & JILL A FRAKER 7706 RED MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

523 PIN: 06-36-351-058 LINDA M & SAMUEL A SPIVA 7708 RED MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

522 PIN: 06-36-336-026 FRANCISCO R & BERTH ESPINOZA 7710 RED MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

521 PIN: 06-36-336-025 SHEILA LYNN 7712 SUGAR MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

520 PIN: 06-36-336-024 BARAKAT KHATIB 7616 SUGAR MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

519 PIN: 06-36-336-023 LUIS M LOZA 7614 SUGAR MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

518 PIN: 06-36-336-022 GREGORY RAFAEL 7612 SUGAR MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

517 PIN: 06-36-336-021 ROBERT R & DINETTE M MALE 7610 SUGAR MAPLE DR JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

514 PIN: 06-36-336-018 ALISON VORE 7604 OAKSHIRE CT JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

513 PIN: 06-36-336-017 LARRY D & JARRIE L LESURE 7602 OAKSHIRE CT JOLIET, IL 60586 ZONED: R-2 (CITY OF JOLIET)

458 11960 SF 0.275 AC
459 10547 SF 0.242 AC
460 10972 SF 0.252 AC
461 14502 SF 0.333 AC
462 15242 SF 0.350 AC
463 11863 SF 0.272 AC
464 9702 SF 0.223 AC
465 10352 SF 0.238 AC
466 10352 SF 0.238 AC
467 10352 SF 0.238 AC
468 10352 SF 0.238 AC
469 10352 SF 0.238 AC
470 10352 SF 0.238 AC

606 10610 SF 0.244 AC
607 11961 SF 0.275 AC
608 12833 SF 0.295 AC
609 9762 SF 0.224 AC
610 9638 SF 0.221 AC
611 9638 SF 0.221 AC
612 9638 SF 0.221 AC
613 9638 SF 0.221 AC
614 9638 SF 0.221 AC
604 11967 SF 0.275 AC
605 12189 SF 0.280 AC
639 11960 SF 0.275 AC
640 10140 SF 0.233 AC
641 9100 SF 0.209 AC
642 9100 SF 0.209 AC
643 9100 SF 0.209 AC
644 9100 SF 0.209 AC
645 9100 SF 0.209 AC
646 9100 SF 0.209 AC
647 9100 SF 0.209 AC
602 11803 SF 0.271 AC
603 11064 SF 0.254 AC
638 10797 SF 0.248 AC
637 9272 SF 0.213 AC
636 9272 SF 0.213 AC
635 9272 SF 0.213 AC
634 9272 SF 0.213 AC
633 9272 SF 0.213 AC
632 9272 SF 0.213 AC
631 9272 SF 0.213 AC
601 9150 SF 0.210 AC
600 9150 SF 0.210 AC
599 9150 SF 0.210 AC
598 9150 SF 0.210 AC
597 9150 SF 0.210 AC
596 9150 SF 0.210 AC
670 16926 SF 0.389 AC
669 9425 SF 0.216 AC
668 9425 SF 0.216 AC
667 9425 SF 0.216 AC
666 9425 SF 0.216 AC
665 9425 SF 0.216 AC
664 9425 SF 0.216 AC
663 9425 SF 0.216 AC

SEE SHEET 3
SEE SHEET 5
SEE SHEET 4

CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:

LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

ENGINEER/SURVEYOR - MAIL TO:

MACKIE CONSULTANTS
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(847)696-1400
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DESIGNED	MTL
DRAWN	AJM
APPROVED	KMF
DATE	01/09/2024
SCALE	1" = 50'

FINAL PUD PLAT
LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
JOLIET, ILLINOIS

SHEET 2 OF 5

PROJECT NUMBER: 4726

ILLINOIS FIRM LICENSE 184-002694

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FINAL PLANNED UNIT DEVELOPMENT

LAKEWOOD PRAIRIE SUBDIVISION UNIT 3

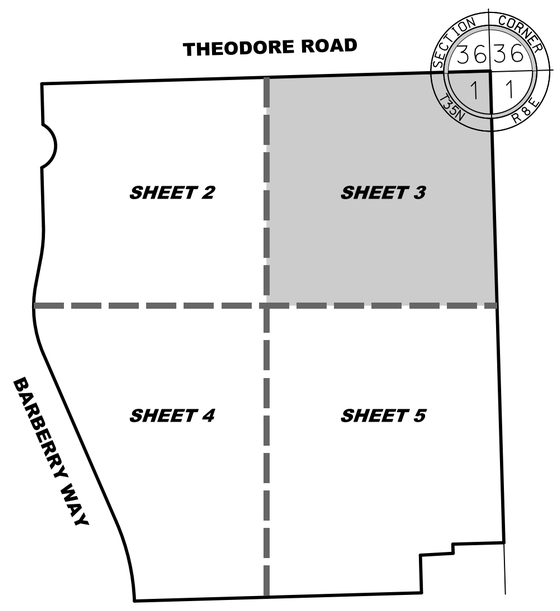
BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

50 25 0 50

SCALE: 1" = 50'

LEGEND:

- BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE (BSL)
- EASEMENT LINE – EXISTING
- EASEMENT LINE – PROPOSED
- EXISTING/PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- SECTION LINE
- FENCE
- EDGE OF WATER
- EXISTING STORM (ST) SEWER
- PROPOSED STORM (ST) SEWER
- EXISTING SANITARY (SA) SEWER
- PROPOSED SANITARY (SA) SEWER
- EXISTING WATER MAIN
- PROPOSED WATER MAIN
- EXISTING CONTOUR LINE
- CENTERLINE
- OVERLAND FLOOD ROUTE
- MANHOLE (MH) – EXISTING/PROPOSED
- CATCH BASIN (CB) – EXISTING/PROPOSED
- INLET (INL) – EXISTING/PROPOSED
- FLARED END SECTION (FES) – EXISTING/PROPOSED
- VALVE VAULT (VV) – EXISTING/PROPOSED
- VALVE BOX (VB) – EXISTING
- BUFFALO BOX (BB) – EXISTING
- FIRE HYDRANT (FH) – EXISTING/PROPOSED
- TELEPHONE MANHOLE (TMH) – EXISTING
- LIGHT (LHT) – EXISTING/PROPOSED
- CABLE PEDESTAL (PEDC) – EXISTING
- ELECTRIC PEDESTAL (PEDE) – EXISTING
- TELEPHONE PEDESTAL (PEDT) – EXISTING
- TRANSFORMER – EXISTING
- SIGN
- 20 DECIDUOUS TREE (SIZE IN INCHES)
- 12 CONIFEROUS TREE (SIZE IN INCHES)
- (C) CALCULATED
- C&G CURB AND GUTTER
- CA= CENTRAL ANGLE
- CB= CHORD BEARING
- CH= CHORD LENGTH
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
- L= ARC LENGTH
- R= RADIUS
- (R) RECORD
- RW RETAINING WALL
- SME STORMWATER MANAGEMENT EASEMENT
- STM STORM
- STR STRUCTURE
- TRANS TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- STORMWATER MANAGEMENT EASEMENT (SME)
- LANDSCAPE EASEMENT
- DEPRESSED CURB



KEY MAP
NOT TO SCALE

CLUBLANDS NEIGHBORHOOD 6 UNIT 2
PER DOC 200400033929

CLUBLANDS NEIGHBORHOOD 8 UNIT 2
PER DOC 2004017399

CLUBLANDS PARKWAY
(120.00' ROW PER DOC 2003000038469)

THEODORE STREET
(40' ROW PER DOC 2003000038469)

THEODORE STREET
HERETOFORE DEDICATED PER DOC 200500014597

NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 01-35-08

POINT OF BEGINNING
NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 01-35-08

N01°39'25"W (R) 40.00'(R)

S88°21'53"W 1458.65'

N88°21'53"E 1458.65'

OUTLOT K
68541 SF
1.573 AC

OUTLOT N
5200 SF
0.119 AC
SME

PIN: 09-01-100-006
PARCEL OF LAND AS DESCRIBED IN WARRANTY DEED RECORDED AS DOC 200800003129
OWNER: CITY OF JOLIET
150 W JEFFERSON ST
JOLIET, IL. 60432
ZONED: R-1B (CITY OF JOLIET)

N56°57'29"W (R) 98.91'(C)

N47°21'57"W (R) 184.61'(R)

N01°39'25"W (R) 1533.86'

MIMOSA CIRCLE
(60.00' ROW HEREBY DEDICATED)
S88°21'53"W 1004.48

SASSAFRAS LANE
(60.00' ROW HEREBY DEDICATED)
N88°21'53"E 1304.50'

CURRANT DRIVE
(60.00' ROW HEREBY DEDICATED)
N88°21'53"E 1154.54'

FAWNLILY CIRCLE
(60.00' ROW HEREBY DEDICATED)

KEMPTON COURT

EAST LINE OF THE NORTHWEST QUARTER OF SECTION 01-35-08

469 10352 SF 0.238 AC
470 10352 SF 0.238 AC
471 10352 SF 0.238 AC
472 10352 SF 0.238 AC
473 10352 SF 0.238 AC
474 10352 SF 0.238 AC
475 10725 SF 0.246 AC
476 12930 SF 0.297 AC
477 14419 SF 0.331 AC
478 14298 SF 0.328 AC
479 14424 SF 0.331 AC
480 9434 SF 0.217 AC
481 10018 SF 0.230 AC
482 9759 SF 0.224 AC
483 9630 SF 0.221 AC
484 10282 SF 0.236 AC
485 10284 SF 0.236 AC
486 9895 SF 0.227 AC

646 9100 SF 0.209 AC
647 9100 SF 0.209 AC
648 9100 SF 0.209 AC
649 9100 SF 0.209 AC
650 9100 SF 0.209 AC
651 9100 SF 0.209 AC
652 9100 SF 0.209 AC
653 9100 SF 0.209 AC
654 9425 SF 0.216 AC
655 11958 SF 0.275 AC
656 16151 SF 0.371 AC
657 9425 SF 0.216 AC
658 9425 SF 0.216 AC
659 9425 SF 0.216 AC
660 9425 SF 0.216 AC
661 9425 SF 0.216 AC
662 9425 SF 0.216 AC
663 9425 SF 0.216 AC
664 9425 SF 0.216 AC

614 9638 SF 0.221 AC
615 9638 SF 0.221 AC
616 9638 SF 0.221 AC
617 9638 SF 0.221 AC
618 9638 SF 0.221 AC
619 9638 SF 0.221 AC
620 9638 SF 0.221 AC
621 9638 SF 0.221 AC
622 10491 SF 0.241 AC
623 11225 SF 0.258 AC
624 9272 SF 0.213 AC
625 9272 SF 0.213 AC
626 9272 SF 0.213 AC
627 9272 SF 0.213 AC
628 9272 SF 0.213 AC
629 9272 SF 0.213 AC
630 9272 SF 0.213 AC
631 9272 SF 0.213 AC

133 PIN: 09-01-201-013 LUIF JEFF & LUIF SHANNON 1515 KEMPTON CT JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
134 PIN: 09-01-201-014 JASON P SIEGEL 1513 KEMPTON CT JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
135 PIN: 09-01-201-015 PENA, VICTOR M & IVY J 1511 KEMPTON CT JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
136 PIN: 09-01-201-016 SOBIERAJ TOMASZ J & INGRAM LYNSEY A 1509 KEMPTON CT JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
137 PIN: 09-01-201-017 KUZIEL, MICHAEL & CARA M 1507 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
138 PIN: 09-01-201-018 TITRE, ANDREW 1505 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
139 PIN: 09-01-201-019 BORKOWSKI, JENNA 1503 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
140 PIN: 09-01-201-020 PETERSON JEFFREY & PETERSON TONYA 1501 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
141 PIN: 09-01-201-021 JAHNKE, STEVE 1417 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
142 PIN: 09-01-201-022 BARNES, AARON K & NICOLE 1415 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
143 PIN: 09-01-201-023 PALMER, WILLIAM J & REBECCA D 1413 KEMPTON ST JOLIET, IL. 60431 ZONED: R-1B (CITY OF JOLIET)
417 PIN: 09-01-201-001 NEUMANN HOMES INC 4355 WEAVER PKWY WARRENVILLE, IL. 60555 ZONED: R-1B (CITY OF JOLIET)

FIBER OPTIC CABLE CABINET ON CONC PAD
FIP ONLINE
15' LANDSCAPE EASEMENT & PUDE PER DOC 200500025269
3' WOOD FENCE
5' LANDSCAPE EASEMENT PER DOC 200500025269
15' PUDE PER DOC 200500025269
5' PUDE PER DOC 200500025269
FRAME SHED
SHED 4.14' E
FIP 0.11' E
FENCE 0.1' E
3' WOOD FENCE
FENCE 0.3'
FIP 0.19'E
FIP 0.28'
SHED 1.67' E
FENCE 0.4' E
FIR ONLINE
WOOD PLANTER 4.0' W
HAMMOCK W/ WOODEN BASE
BRICK FIRE PIT 3.50' W
CONC PAD
BRICK FIRE PIT
FIP 0.53' E
FENCE 0.3' E
FENCE ONLINE
CONC PAD 1.04' W
TRANSFORMER ON CONC PAD
1-STORY BRICK BUILDING
HMA DRIVE
WELL
FIBER OPTIC LINE MARKER
CULVERT 12"RCP)NW
STMH RIM660.53 INV656.73(12"RCP)S,W
INL RIM660.14 INV656.34(12"RCP)N,SE
INL RIM656.65 INV653.15(12"RCP)S,NW
STORM GRATE RIM658.27 INV652.97(15"RCP)N INV652.97(12"RCP)SE,W
PATH 1.14'N
PATH 0.43' N
PATH 1.21' N
HMA PATH
CONC C&G
C&G B6.12
SEE SHEET 2
SEE SHEET 5

CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:

LENNAR

LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

ENGINEER/SURVEYOR - MAIL TO:

MACKIE CONSULTANTS
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

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DESIGNED	MTL
DRAWN	AJM
APPROVED	KMF
DATE	01/09/2024
SCALE	1" = 50'

FINAL PUD PLAT
LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
JOLIET, ILLINOIS

SHEET 3 OF 5

PROJECT NUMBER: 4726

ILLINOIS FIRM LICENSE 184-002694

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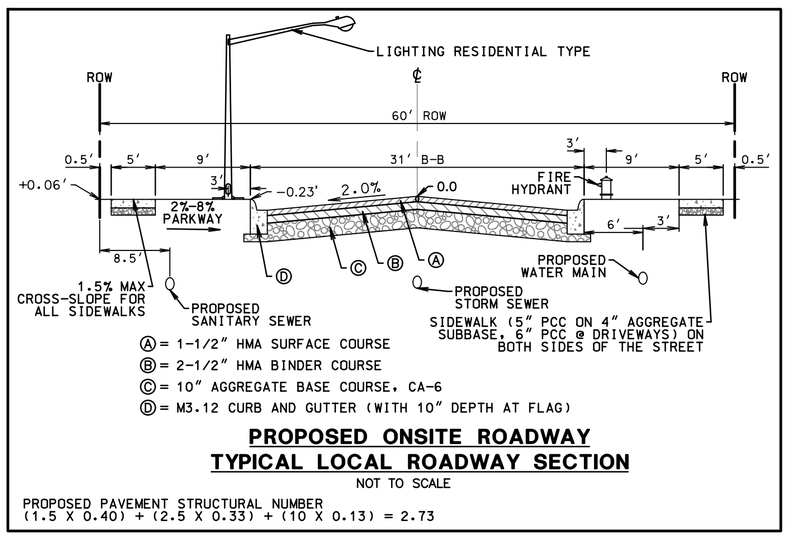
FINAL PLANNED UNIT DEVELOPMENT

LAKEWOOD PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

50 25 0 50

SCALE: 1" = 50'

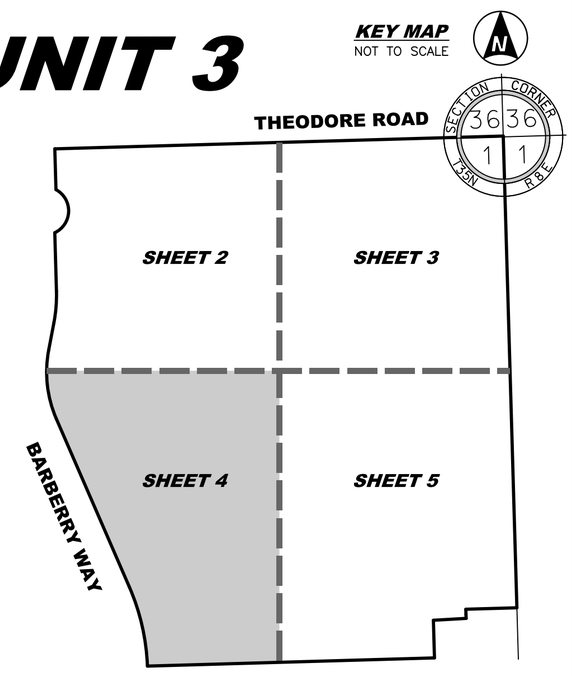


PROPOSED ONSITE ROADWAY
TYPICAL LOCAL ROADWAY SECTION

NOT TO SCALE

PROPOSED PAVEMENT STRUCTURAL NUMBER
(1.5 X 0.40) + (2.5 X 0.33) + (10 X 0.13) = 2.73

KEY MAP
NOT TO SCALE



SEE SHEET 5

CLIENT: OWNER/DEVELOPER - MAIL TAX BILL TO:

LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

ENGINEER/SURVEYOR - MAIL TO:

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SCALE	1" = 50'

FINAL PUD PLAT
LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
JOLIET, ILLINOIS

SHEET 4 OF 5

PROJECT NUMBER: 4726

ILLINOIS FIRM LICENSE 184-002694

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FINAL PLANNED UNIT DEVELOPMENT

LAKEWOOD PRAIRIE SUBDIVISION UNIT 3

BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, KENDALL COUNTY, ILLINOIS.

SCALE: 1" = 50' (50 25 0 50)

LEGEND:

- BOUNDARY LINE
- PROPOSED BUILDING SETBACK LINE (BSL)
- EASEMENT LINE – EXISTING
- EASEMENT LINE – PROPOSED
- EXISTING/PROPOSED RIGHT-OF-WAY LINE
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- VALVE BOX (VB) – EXISTING
- BUFFALO BOX (BB) – EXISTING
- FIRE HYDRANT (FH) – EXISTING/PROPOSED
- TELEPHONE MANHOLE (TMH) – EXISTING
- LIGHT (LHT) – EXISTING/PROPOSED
- CABLE PEDESTAL (PEDC) – EXISTING
- ELECTRIC PEDESTAL (PEDE) – EXISTING
- TELEPHONE PEDESTAL (PEDT) – EXISTING
- TRANSFORMER – EXISTING
- SIGN
- 20 DECIDUOUS TREE (SIZE IN INCHES)
- 12 CONIFEROUS TREE (SIZE IN INCHES)
- C&G CURB AND GUTTER
- (C) CALCULATED
- CA= CENTRAL ANGLE
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- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
- L= ARC LENGTH
- R= RADIUS
- (R) RECORD
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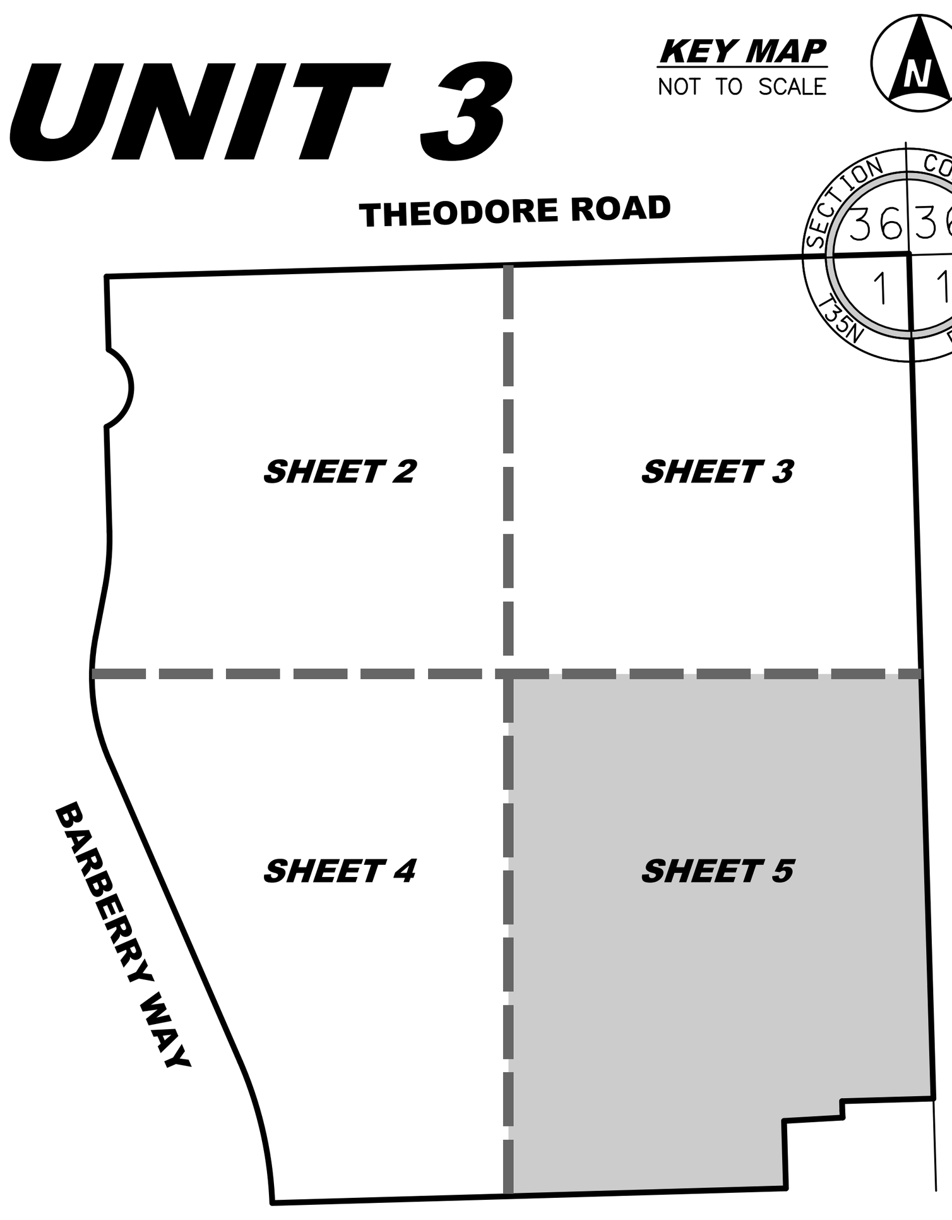
- SME STORMWATER MANAGEMENT EASEMENT
- STM STORM
- STR STRUCTURE
- TRANS TRANSFORMER
- CONCRETE (CONC)
- GRAVEL
- HOT MIX ASPHALT (HMA)
- STORMWATER MANAGEMENT EASEMENT (SME)
- LANDSCAPE EASEMENT
- DEPRESSED CURB

KEY MAP
NOT TO SCALE



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FINAL PUD PLAT
LAKEWOOD PRAIRIE SUBDIVISION UNIT 3
JOLIET, ILLINOIS

SHEET 5 OF 5

PROJECT NUMBER: 4726

6/12/2024 2:20:10 PM
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Napa

Andare Series

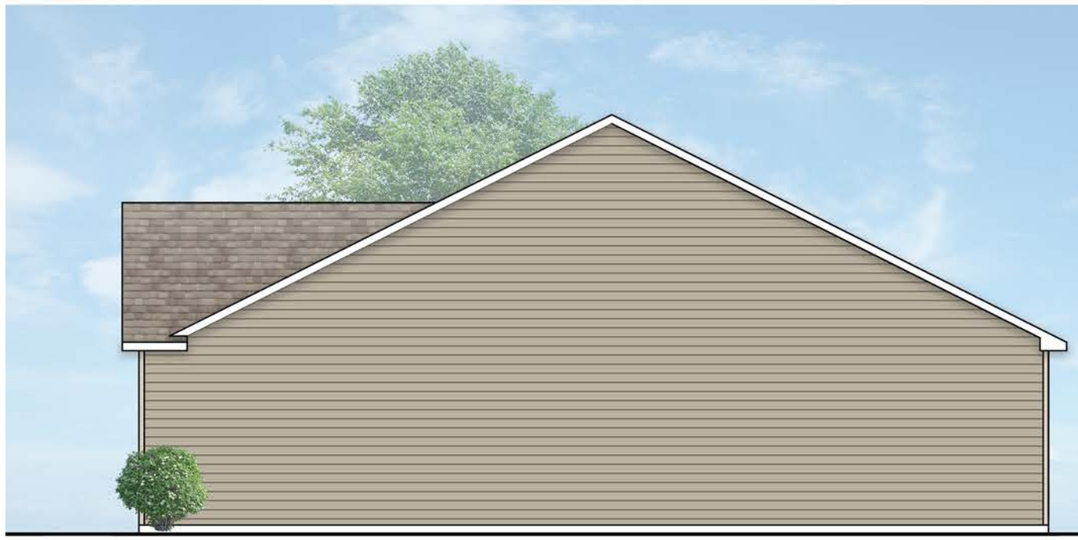
1,428 sq ft
1-story
2 beds – 2 baths
2-car garage
Open plan, study, spacious owner's suite

Napa C

Napa A

Napa B

Napa



Elevation A - Side Elevation

Elevation A - Side Elevation

Elevation A -Rear Elevation

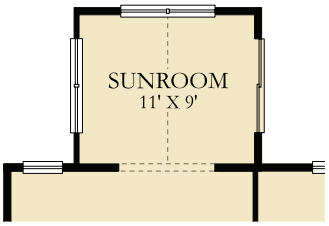
LENNAR
LN1825

9-22-2021
SHEET 10

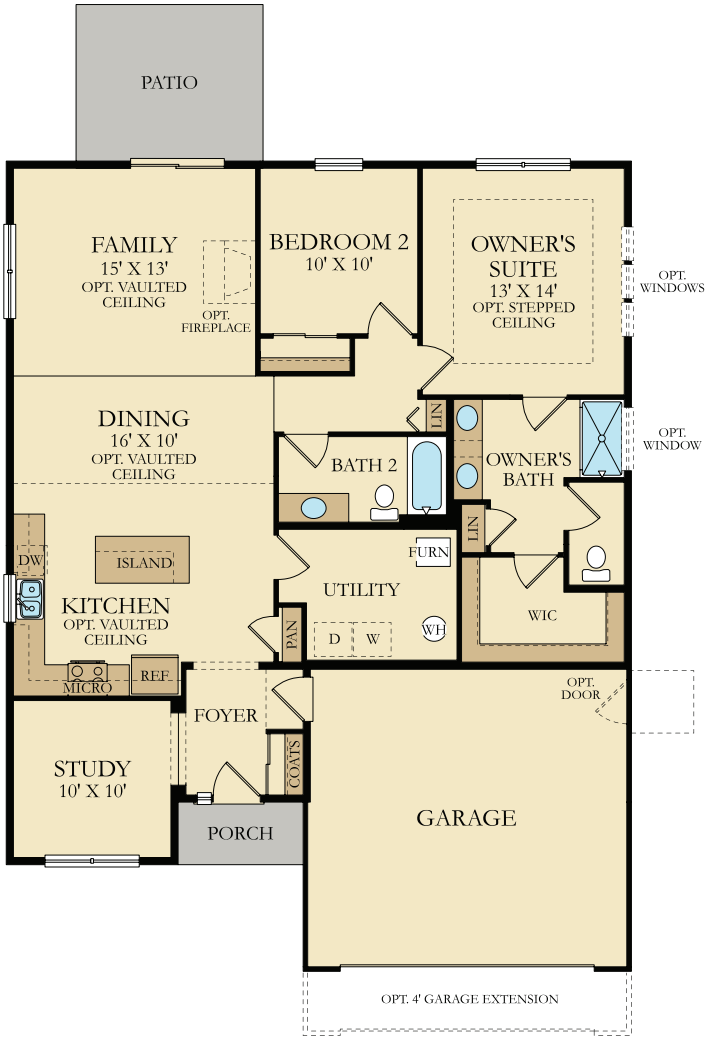
Napa Andare Series

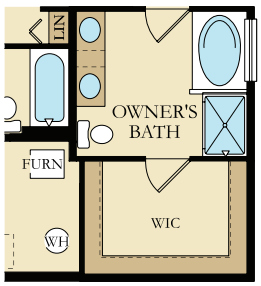
1,428 sq ft
1-story
2 beds – 2 baths
2-car garage
Open plan, study, spacious owner's suite

NAPA

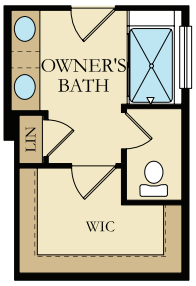


OPTIONAL SUNROOM





OPTIONAL GARDEN BATH



OPTIONAL DELUXE SHOWER

219-321-9147 | Lennar.com

LENNAR

Rutherford

Andare Series

1,649 sq ft
1-story
3 beds – 2 baths
2-car garage
Covered porch, spacious kitchen, private Owner's suite

Rutherford C

Rutherford A

Rutherford B

Rutherford

Elevation A - Side Elevation

Elevation A - Side Elevation

Elevation A -Rear Elevation

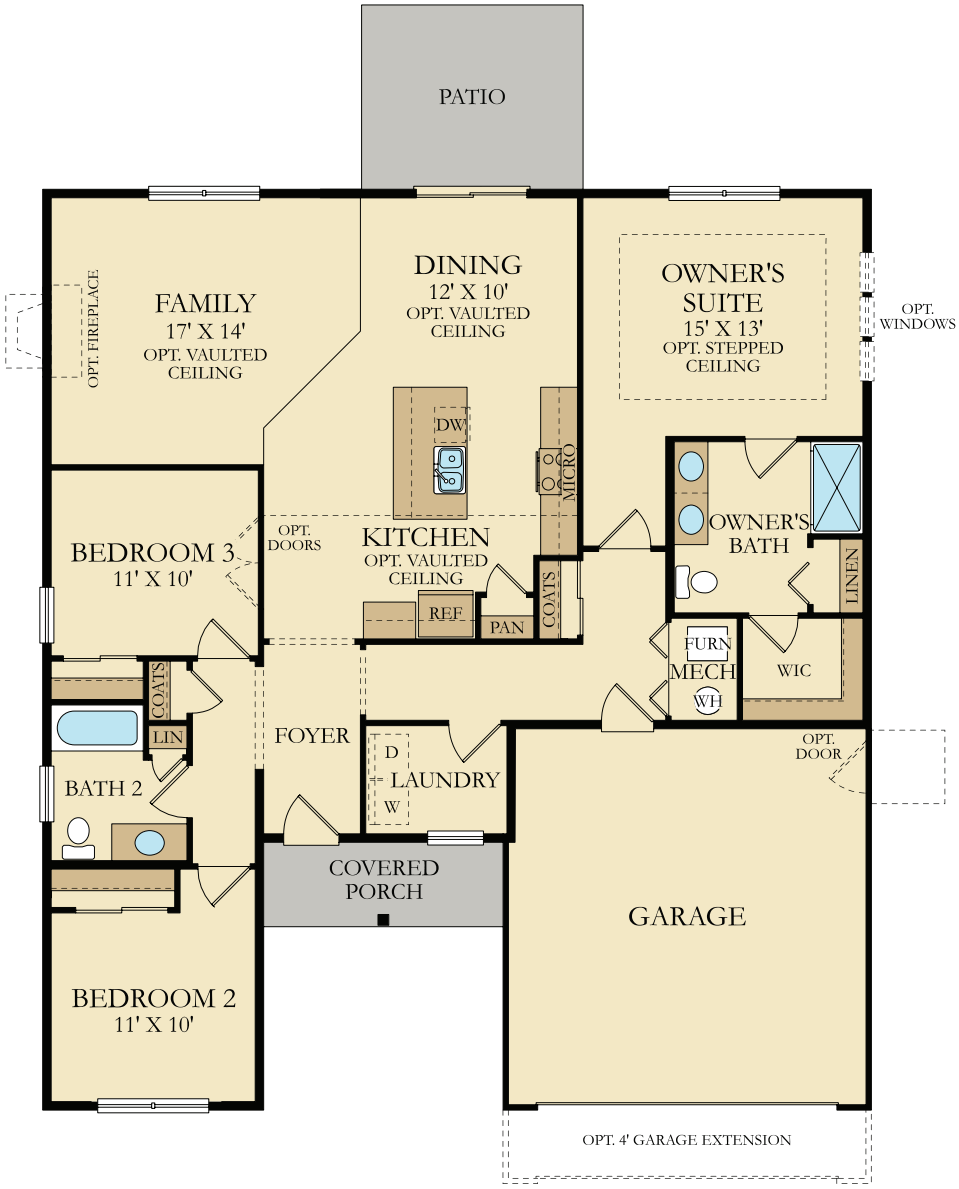
LENNAR
LN1825

9-22-2021
SHEET 12

Rutherford

Andare Series

1,649 sq ft
1-story
3 beds – 2 baths
2-car garage
Covered porch, spacious kitchen, private Owner's suite



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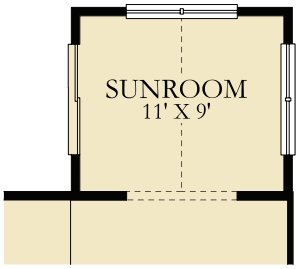

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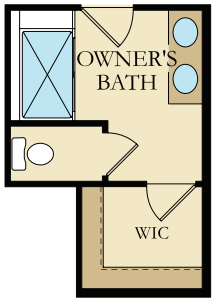
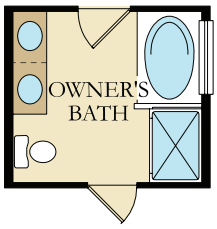


OPTIONAL DELUXE SHOWER



OPTIONAL GARDEN BATH

219-321-9147 | Lennar.com

LENNAR

Siena

Andare Series

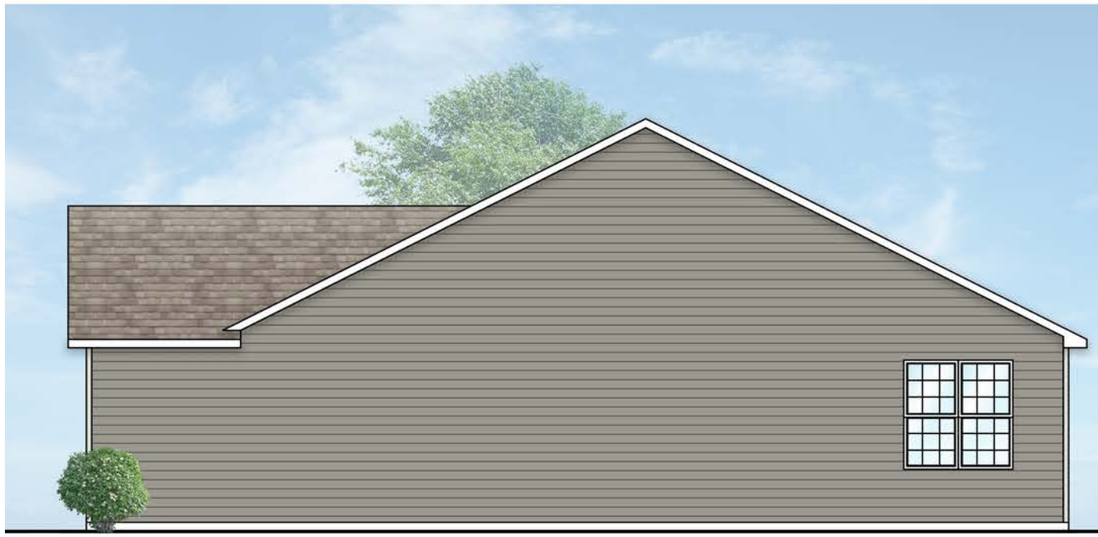
1,792 sq ft
1-story
3 beds – 2 baths
2-car garage
Open plan, spacious kitchen, private Owner's suite

Siena C

Siena A

Siena B

Siena



Elevation A - Side Elevation

Elevation A - Side Elevation

Elevation A -Rear Elevation

LENNAR
LN1825

9-22-2021
SHEET 14

Siena

Andare Series

1,792 sq ft
1-story
3 beds – 2 baths
2-car garage
Open plan, spacious kitchen, private Owner's suite

SIENA

219-321-9147 | Lennar.com

LENNAR

Sonoma

Andare Series

1,880 sq ft
1-story
3 beds – 2 baths
2-car garage
Open plan, study, private Owner's suite

Sonoma C

Sonoma A

Sonoma B

Sonoma

Elevation A - Side Elevation

Elevation A - Side Elevation

Elevation A -Rear Elevation

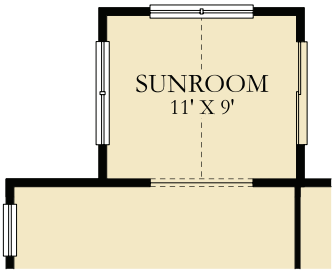
LENNAR
LN1825

9-22-2021
SHEET 16

Sonoma

Andare Series

1,880 sq ft
1-story
3 beds – 2 baths
2-car garage
Open plan, study, private Owner's suite



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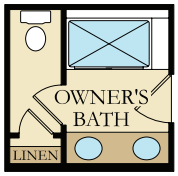
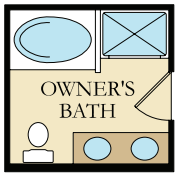


OPTIONAL
DELUXE SHOWER



OPTIONAL
GARDEN BATH

SONOMA

219-321-9147 | Lennar.com

LENNAR

Notes:

LENNAR

Preliminary

THE MEADOWLARK

Approx. 2,052 sq. ft.

3 Bedrooms

2.5 Bathrooms

2-Car Garage

LENNAR

The Meadowlark A

The Meadowlark B

The Meadowlark C

The Meadowlark D

Meadowlark

Elevation A - Side

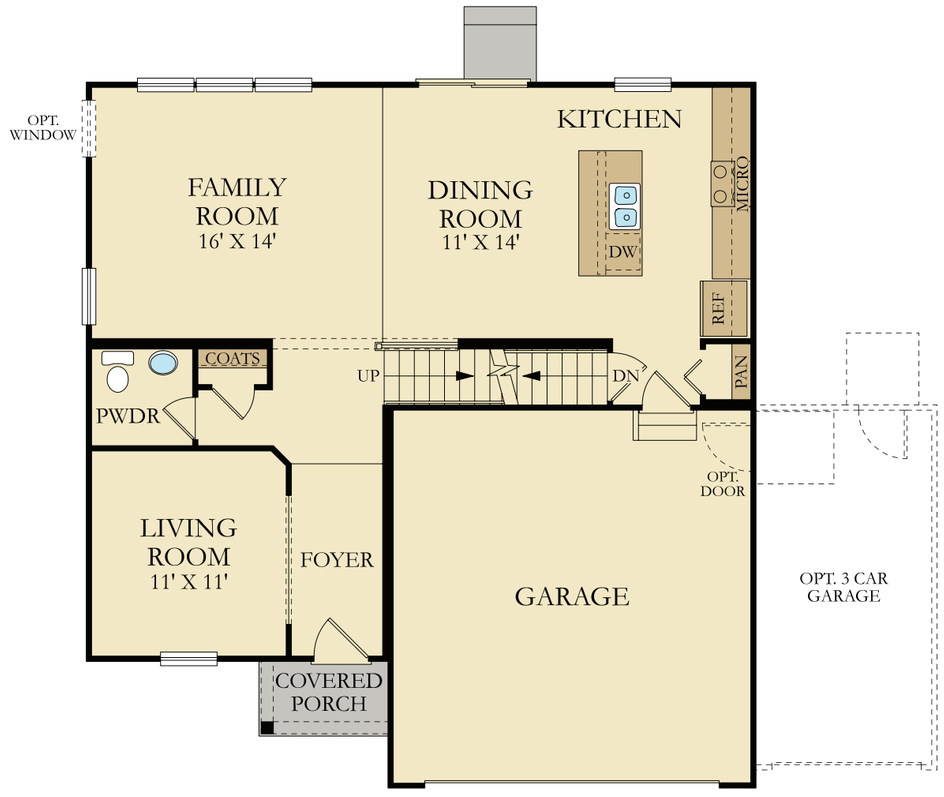
Elevation A - Side

Elevation A - Rear

THE MEADOWLARK

Approx. 2,052 sq. ft. | 3 Bedrooms | 2.5 Bathrooms | 2-Car Garage

Preliminary



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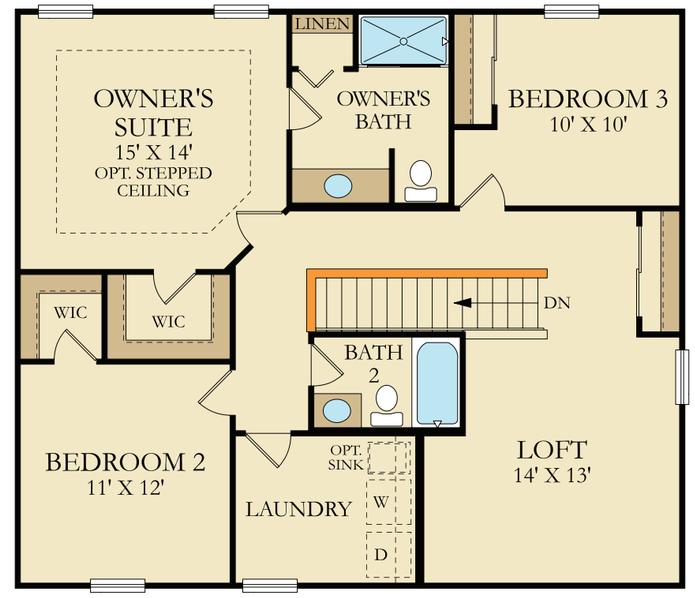
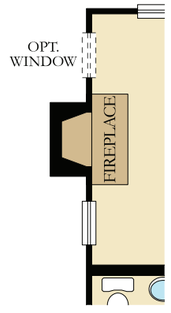
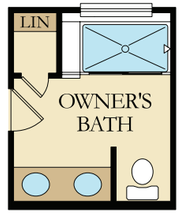


SECOND FLOOR



OPTIONAL FIREPLACE



OPTIONAL DELUXE SHOWER BATH

OPTIONAL BEDROOM 4

Notes:

LENNAR®

Preliminary

THE SIENA

Approx. 1,866 sq. ft.

3 Bedrooms

2 Bathrooms

2-Car Garage

LENNAR®

The Siena A

The Siena B - Shown with Optional Brick

The Siena C - Shown with Optional Brick

Siena

Elevation A - Side

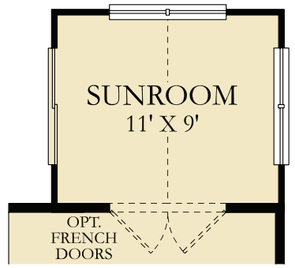
Elevation A - Side

Elevation A - Rear

THE SIENA

Approx. 1,866 sq. ft. | 3 Bedrooms | 2 Bathrooms | 2-Car Garage

Preliminary



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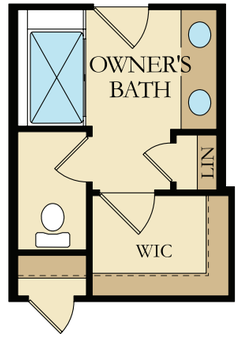
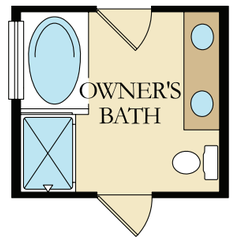


OPTIONAL DELUXE SHOWER BATH



OPTIONAL GARDEN BATH

Notes:

LENNAR®

Preliminary

THE STARLING

Approx. 2,193 sq. ft.

4 Bedrooms

2.5 Bathrooms

2-Car Garage

LENNAR®

The Starling A

The Starling B

The Starling C

The Starling D

Starling

Elevation A - Side

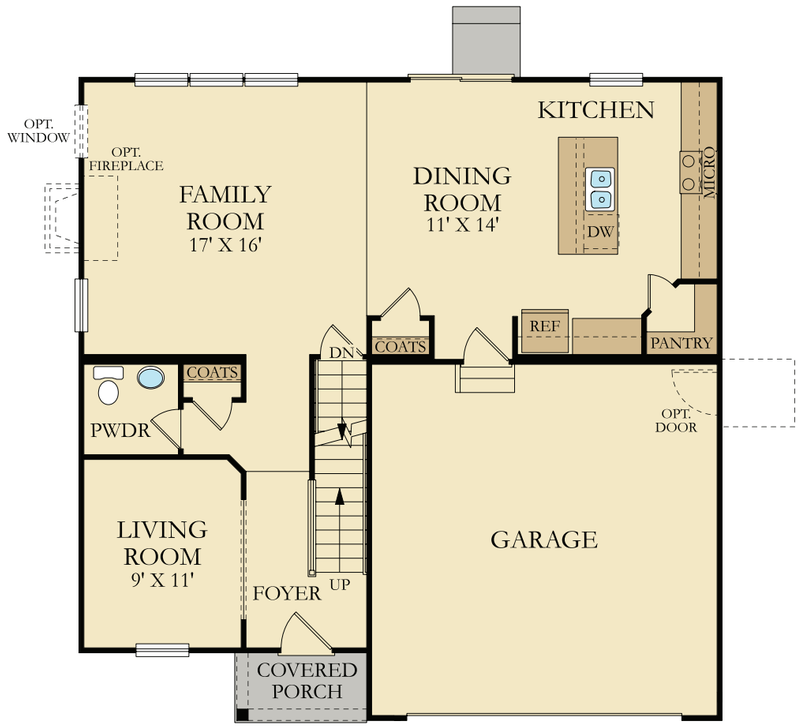
Elevation A - Side

Elevation A - Rear

THE STARLING

Approx. 2,193 sq. ft. | 4 Bedrooms | 2.5 Bathrooms | 2-Car Garage

Preliminary



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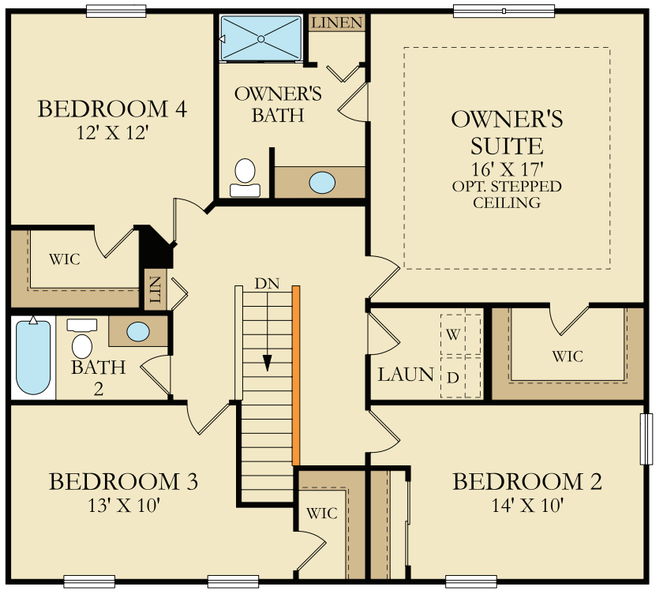
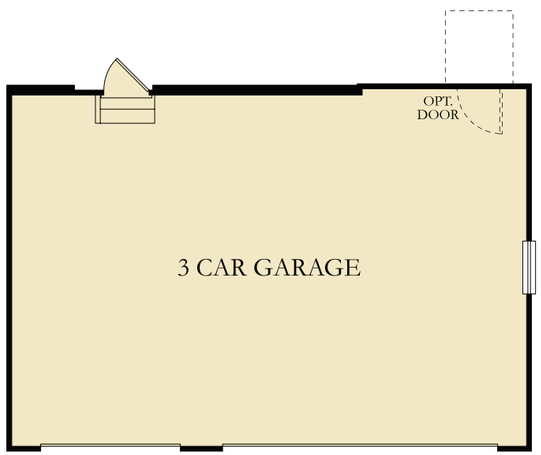
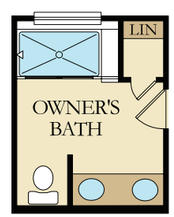


SECOND FLOOR



OPTIONAL 3 CAR GARAGE



OPTIONAL DELUXE SHOWER BATH

LENNAR®

Notes:

LENNAR®

Preliminary

THE TOWNSEND

Approx. 2,362 sq. ft.

4 Bedrooms

2.5 Bathrooms

2-Car Garage

LENNAR®

The Townsend A

The Townsend B

The Townsend C

The Townsend D

Townsend

Elevation A - Side

Elevation A - Side

Elevation A - Rear

THE TOWNSEND

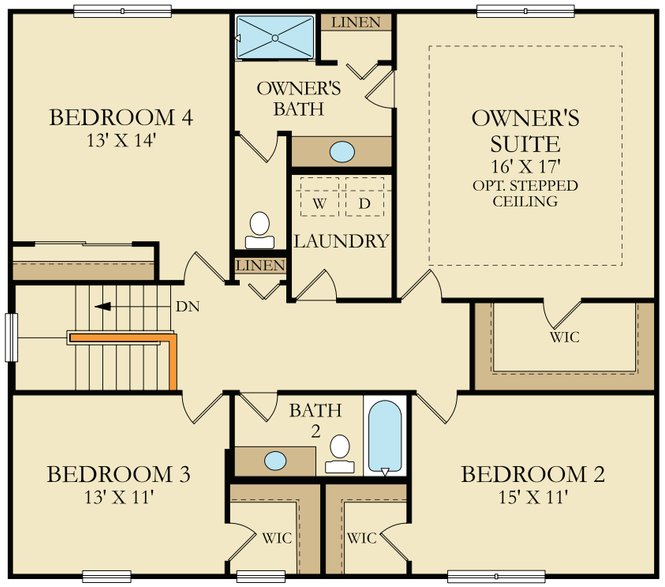
Approx. 2,362 sq. ft. | 4 Bedrooms | 2.5 Bathrooms | 2-Car Garage

Preliminary

FIRST FLOOR

OPTIONAL 3 CAR GARAGE

DESIGNER SELECT RAILING



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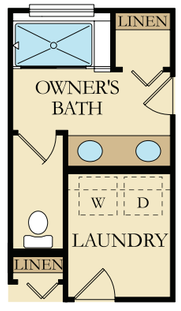


OPTIONAL DELUXE SHOWER BATH

LENNAR®

Notes:

LENNAR®

Preliminary

THE WREN

Approx. 2,607 sq. ft.

4 Bedrooms

2.5 Bathrooms

2-Car Garage

LENNAR®

The Wren A

The Wren B

The Wren C

The Wren D

Wren

Elevation A - Side

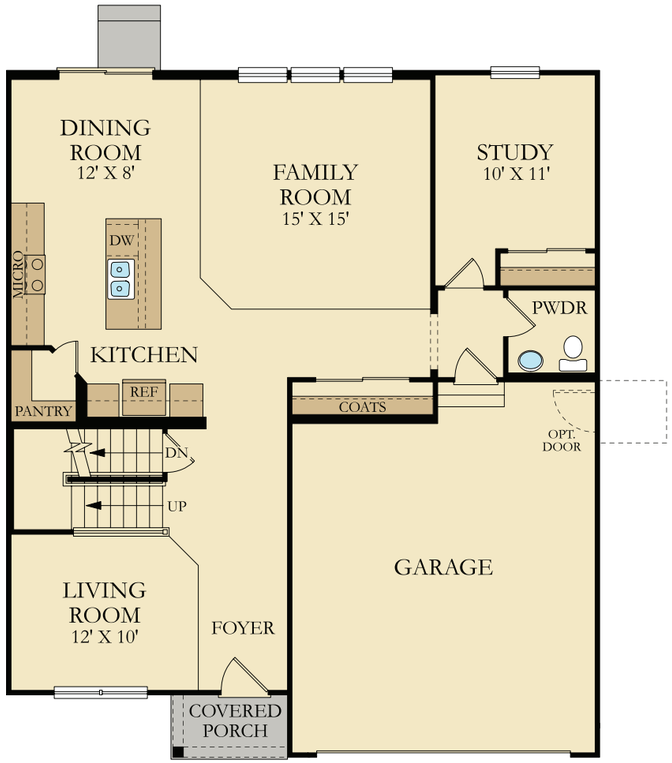
Elevation A - Side

Elevation A - Rear

THE WREN

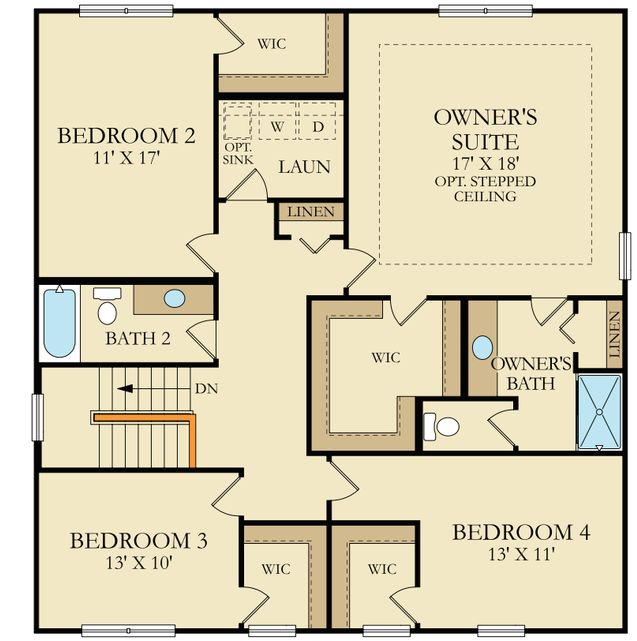
Approx. 2,607 sq. ft. | 4 Bedrooms | 2.5 Bathrooms | 2-Car Garage

Preliminary



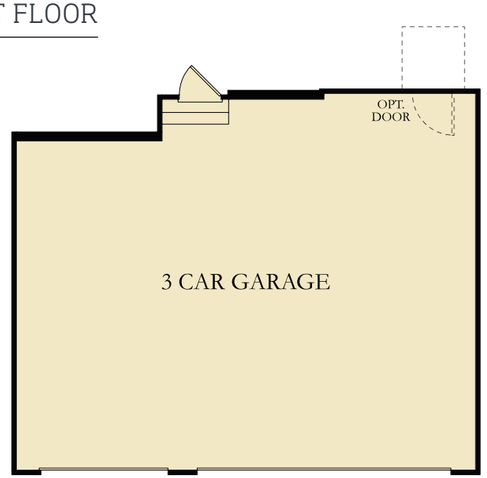
FIRST FLOOR

DESIGNER SELECT RAILING

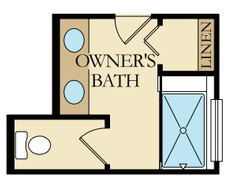


SECOND FLOOR

OPTIONAL FIREPLACE



OPTIONAL 3 CAR GARAGE



OPTIONAL DELUXE SHOWER BATH

LENNAR®

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

MEMORANDUM

TO:	Todd Kleven, Lennar	**DATE:**	February 6, 2024
FROM:	Olivia Hollander Certified Arborist, IL-9980A Gary R. Weber Associates	**PROJECT NO.**	GRWA: LN23147
SUBJECT:	Lakewood Prairie Joliet, IL		

RE: Lakewood Prairie, Existing Trees-Replacement Requirements

This memo summarizes existing trees present within the proposed Lakewood Prairie single-family home development in Joliet, IL. Per the City of Joliet's Code of Ordinances, invasive or not-acceptable species do not require replacement. See Section 26-128.h.1-2,6. quoted below:

> *h) Tree replacement.*
>
> *(1) It is required that tree replacement species come from the acceptable species list. The acceptable species list is provided in the urban forest management plan.*
>
> *(2) Any tree species removed, four (4) inches DBH or six (6) inches group of trees, which is not identified on the invasive species list, but is identified on the acceptable species list, is required for replacement by this section. These trees shall be replaced based on subsection (h) of this section, with species identified on the acceptable species list or approved by the city arborist. All replacements shall be located appropriately as confirmed by a certified arborist and as approved by the City of Joliet.*
>
> *(6) It shall be encouraged that any species identified on the invasive species list be removed. There is no replacement requirement for these removals.*

During the growing season of 2023, Midwest Ecological Inc. performed a floristic quality index in coordination with their wetland delineation. Tree species identified on-site consist of Eastern Cottonwood, White Mulberry, and European Buckthorn. These species are not on the acceptable tree species list and replacement is not required.

Cc: Rich Olson, Gary R Weber Associates

402 W. LIBERTY DR WHEATON, ILLINOIS 60187
TELEPHONE: 630-668-7197

Final Landscape Plan

LAKEWOOD PRAIRIE UNIT 3

Joliet, Illinois

April 16, 2024

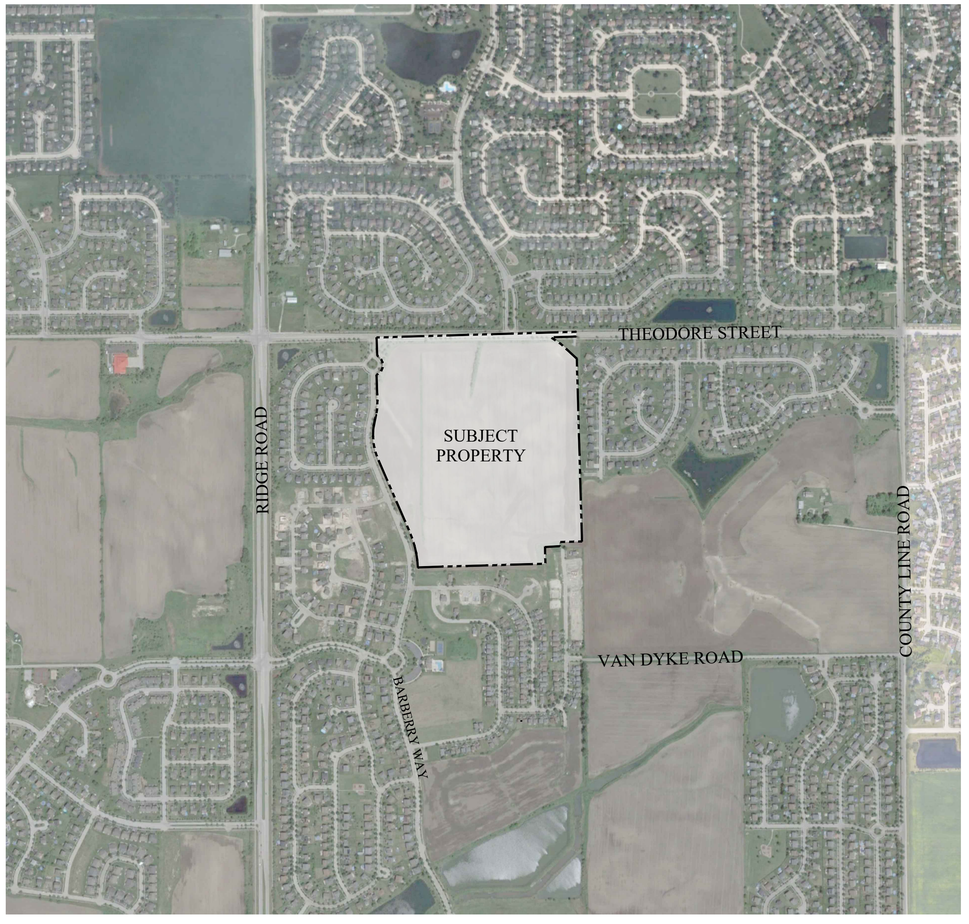
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

MACKIE CONSULTANTS, LLC.
9575 W. HIGGINS ROAD, SUITE 500
ROSEMONT, ILLINOIS 60018



LOCATION MAP

SCALE: 1"=500'

INDEX OF SHEETS

LENNAR®

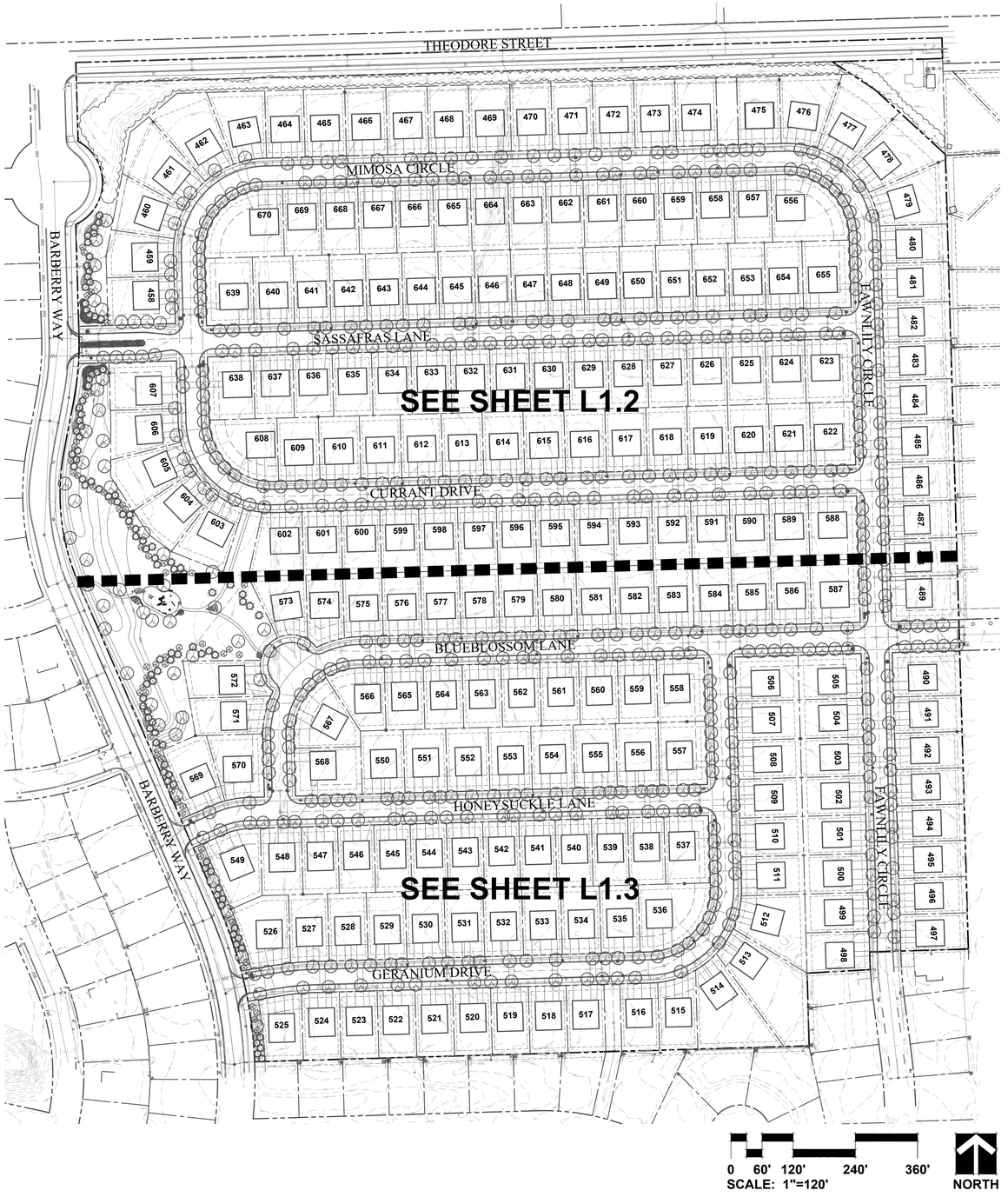
PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AA	35	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
AAB	4	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	3" Cal.	
AM	33	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
AS	38	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
ASB	9	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	3" Cal.	
CO	36	Celtis occidentalis HACKBERRY	2 1/2" Cal.	
GT	43	Gleditsia tricanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
LT	16	Liriodendron tulipifera TULIPTREE	2 1/2" Cal.	
PM	54	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	50	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QI	29	Quercus imbricaria SHINGLE OAK	2 1/2" Cal.	
QR	39	Quercus rubra RED OAK	2 1/2" Cal.	
TA	42	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2" Cal.	
TC	47	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
UM	60	Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.	
		ORNAMENTAL TREES		
AG	8	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
BN	5	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
CA	5	Carpinus caroliniana AMERICAN HORNBEAM	6' Ht.	Multi-Stem
CC	13	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
CC7	5	Cercis canadensis EASTERN REDBUD	7' Ht.	Multi-Stem
CT	6	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	6' Ht.	Multi-Stem
MP	17	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
SR7	4	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	7' Ht.	Multi-Stem
		EVERGREEN TREES		
AC	24	Abies concolor WHITE FIR	6' Ht.	
AC8	10	Abies concolor WHITE FIR	8' Ht.	
PA	23	Picea abies NORWAY SPRUCE	6' Ht.	
PO	25	Picea omorika SERBIAN SPRUCE	6' Ht.	
PS	22	Pinus strobus EASTERN WHITE PINE	6' Ht.	
		DECIDUOUS SHRUBS		
CS	18	Cornus sericea 'Bailey I' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
HA	20	Hydrangea arborescens 'Abetwo' INCREDIBALL HYDRANGEA	24" Tall	3' O.C.
HJ	21	Hydrangea paniculata 'Jane' LITTLE LIME HYDRANGEA	24" Tall	4' O.C.
HP	28	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
RA	7	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	4' O.C.
SM	13	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
		EVERGREEN SHRUBS		
JK	9	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
JS	53	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	24" Wide	5' O.C.

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL GRASSES		
CK	22	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
PB	44	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
SS	12	Schizachyrium scoparium 'Twilight Zone' TWILIGHT LITTLE BLUESTEM	#1	24" O.C.
SH	76	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
AB	126	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
AT	16	Asclepias tuberosa BUTTERFLY WEED	#1	18" O.C.
CN	19	Calamintha nepeta 'Montrose White' MONTROSE WHITE CALAMINT	#1	18" O.C.
CP	9	Coreopsis palmata PRAIRIE COREOPSIS	#1	18" O.C.
EC	19	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
HH	108	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
NM	83	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
PD	30	Penstemon 'Dark Towers' DARK TOWERS BEARDSTONGUE	#1	24" O.C.
PR	44	Perovskia atriplicifolia RUSSIAN SAGE	#1	24" O.C.
		MISC. MATERIALS		
	209.9	SHREDDED HARDWOOD MULCH	C.Y.	
	15,848	SOD	S.Y.	
	4.6	TURF SEED & EROSION CONTROL BLANKET	AC.	

GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.



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WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

CLIENT:
LENNAR
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

CIVIL ENGINEER:
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS

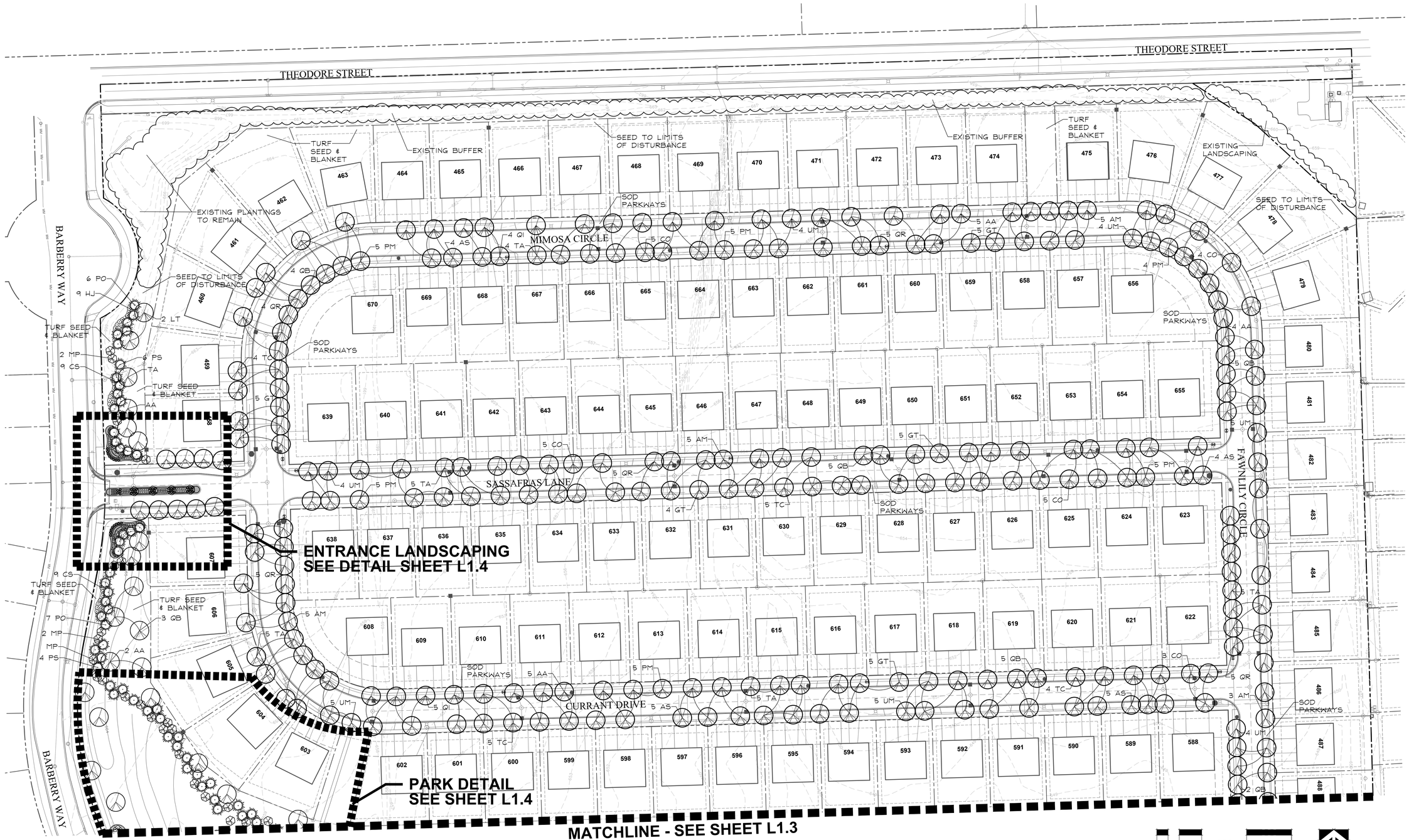
OVERALL LANDSCAPE PLAN

REVISIONS

DATE	04.16.2024
PROJECT NO.	LN23147
DRAWN	CLE
CHECKED	ZML
SHEET NO.	L1.1

Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:



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CLIENT:
LENNAR
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

CIVIL ENGINEER:
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

LAKEWOOD PRAIRIE UNIT 3

JOLIET, ILLINOIS

LANDSCAPE PLAN

REVISIONS

DATE	04.16.2024
PROJECT NO.	LN23147
DRAWN	CLE
CHECKED	ZML
SHEET NO.	L1.2

Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:

PARK DETAIL
SEE SHEET L1.4

MATCHLINE - SEE SHEET L1.2

BARBERRY WAY

BLUEBLOSSOM LANE

HONEYSUCKLE LANE

GERANIUM DRIVE

FAWN FAMILY CIRCLE

SOD PARKWAYS

TURF SEED & BLANKET

GAS LINE MARKER

0 30' 60' 120' 180'
SCALE: 1"=60'

NORTH

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197
www.grwainc.com

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LAKEWOOD PRAIRIE UNIT 3

JOLIET, ILLINOIS

LANDSCAPE PLAN

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SHEET NO.	L1.3

Know what's below. Call before you dig.

XREFS

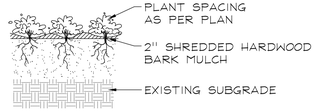
PLOT CONFIG

PARK LANDSCAPE DETAIL

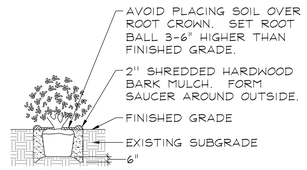
0 10' 20' 40' 60'
SCALE: 1"=20'

NORTH

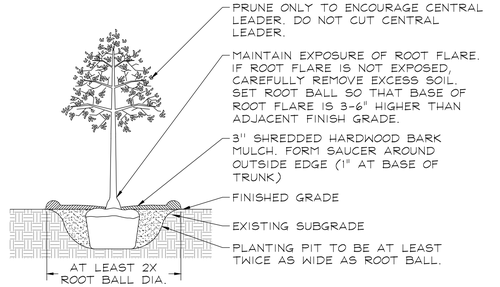
PLANTING DETAILS



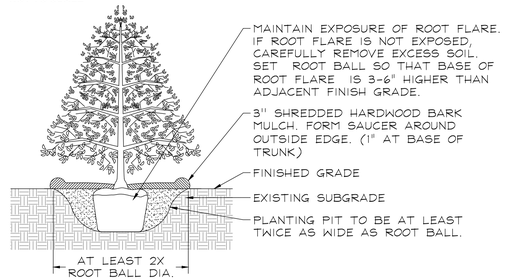
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



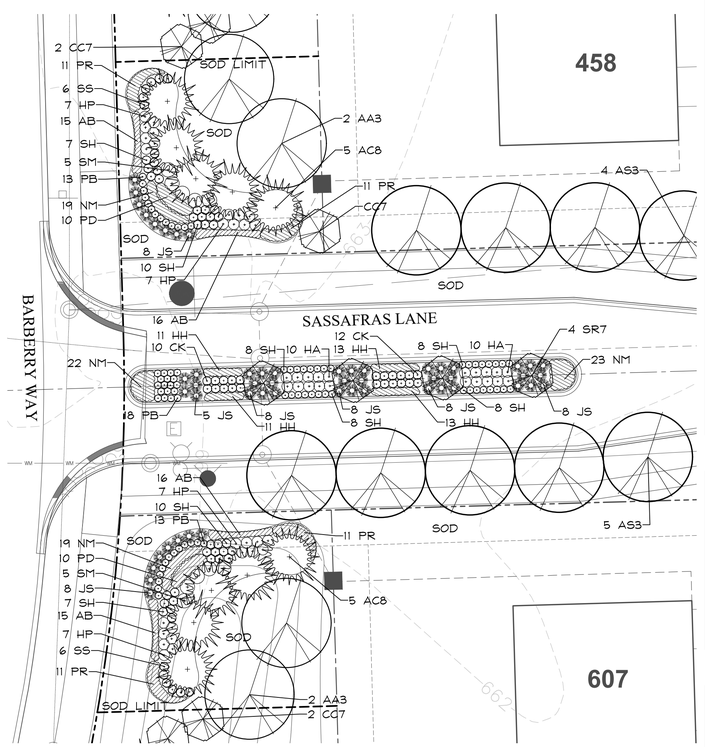
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



ENTRANCE LANDSCAPE DETAIL

0 10' 20' 40' 60'
SCALE: 1"=20'

NORTH

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LAKEWOOD PRAIRIE UNIT 3

JOLIET, ILLINOIS

LANDSCAPE DETAILS

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SHEET NO.	L1.4

811 Know what's below. Call before you dig.

XREFS
PLOT CONFIG

SITE FURNISHINGS SCHEDULE

	ITEM	MANUFACTURER	MODEL	QUANTITY	COMMENTS
A L1.5	CONCRETE WALK/ BENCH PADS			3,384 S.F.	
B L1.5	THICKENED EDGE			109 L.F.	
C L1.5	CONCRETE CURB			98 L.F.	
D L1.5	ENGINEERED WOOD FIBER SURFACING			2,593 S.F.	
E L1.5	CONCRETE RAMP			2	
F L1.6	BENCH	DUMOR	165	3	COLOR: BLACK SLATS: IPE
G L1.6	BIKE RACK	DUMOR	292	2	COLOR: BLACK POWDERCOAT

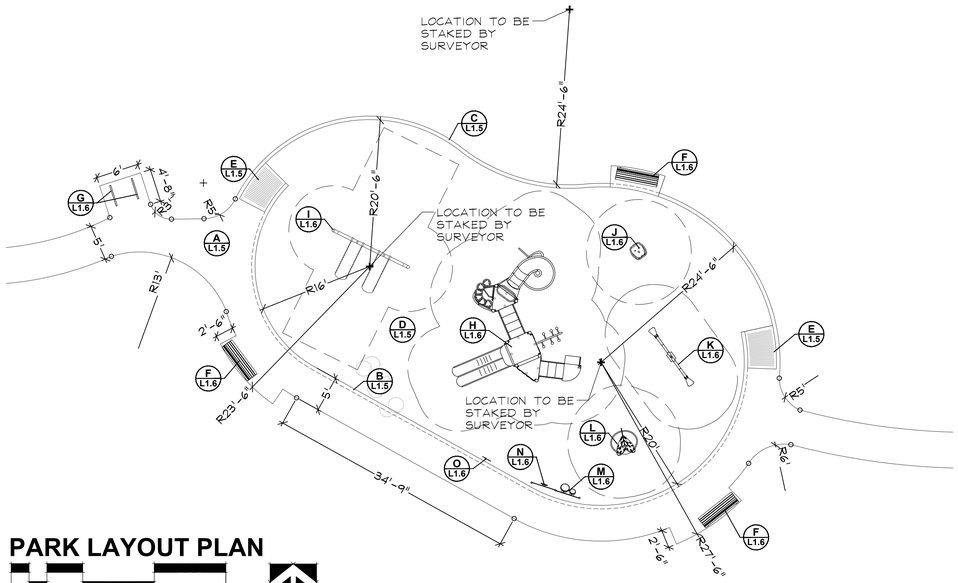
PLAY LOT APPARATUS SCHEDULE

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION.

	ITEM	MANUFACTURER	COMMENTS
H L1.6	2 - 12 YRS PLAY STRUCTURE	LANDSCAPE STRUCTURES	
I L1.6	SWING SET	LANDSCAPE STRUCTURES	
J L1.6	CHILL SPINNER	LANDSCAPE STRUCTURES	
K L1.6	SEESAW	LANDSCAPE STRUCTURES	
L L1.6	WEE PLANET CLIMBER	LANDSCAPE STRUCTURES	
M L1.6	BONGO PANEL	LANDSCAPE STRUCTURES	
N L1.6	DRIVER PANEL	LANDSCAPE STRUCTURES	
O L1.6	WELCOME SIGN	LANDSCAPE STRUCTURES	

PLAY LOT GENERAL NOTES:

1. CONCRETE WALK. SCORE WALK IN 5' MODULES OR AS SHOWN AND PROVIDE 1/2" EXPANSION JOINTS AT 30' INTERVALS OR AS SHOWN.
2. CONCRETE WALK. EXCAVATE TO SUBGRADES INDICATED AND INSTALL NEW CONC. PITCH WALKWAY AT A MIN. 2% IN THE DIRECTION OF THE DRAINAGE PATTERN SHOWN. BACKFILL WALK WITH TOPSOIL & BLEND INTO SURROUNDING GRADE.
3. ALL CONCRETE CURVES SHALL BE SMOOTH AND CONTINUOUS AS SHOWN IN THE DRAWINGS. SHARP BENDS OR KINKS IN THE PAVEMENT SHALL BE REMOVED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
4. DASHED LINE AROUND APPARATUS COMPONENTS AND INDEPENDENT PLAY COMPONENTS REPRESENTS THE MINIMUM REQUIRED SAFETY ZONE (USE ZONE) CLEARANCE OF 6'-0" UNLESS OTHERWISE NOTED.
5. THE REQUIRED USE ZONE IN FRONT OF ALL SLIDE EXIT CHUTES SHALL EXTEND A MINIMUM DISTANCE OF THE HEIGHT OF THE SLIDE (ABOVE THE PLAYGROUND SURFACE) + 4'-0".
6. FOR PLAY APPARATUS CLUSTERS AND INDEPENDENT PLAY COMPONENTS, SEE THE APPARATUS SCHEDULE FOR ITEM DESCRIPTIONS.
7. CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
8. CONTRACTER SHALL SURVEY AND LAYOUT SIDEWALK AND CURB.
9. CONTRACTER SHALL INSTALL TEMPORARY PROTECTION FENCING WHILE UNDER CONSTRUCTION
10. CONTRACTER SHALL GRADE AND EXCAVATE AREAS NECESSARY TO INSTALL THE HARDSCAPE AND PLAY EQUIPMENT AS DETAILED.
11. CONTRACTOR SHALL GUARANTEE ALL CONCRETE FOR TWO YEARS.
12. CONTRACTOR TO VERIFY POSITIVE DRAINAGE IN ALL AREAS WITHIN LIMITS OF WORK.

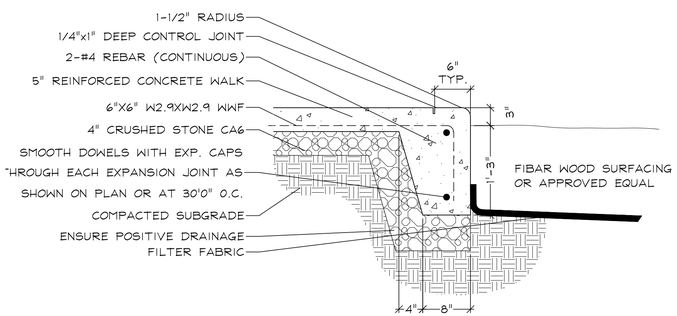


PARK LAYOUT PLAN

0 5' 10' 20' 30'

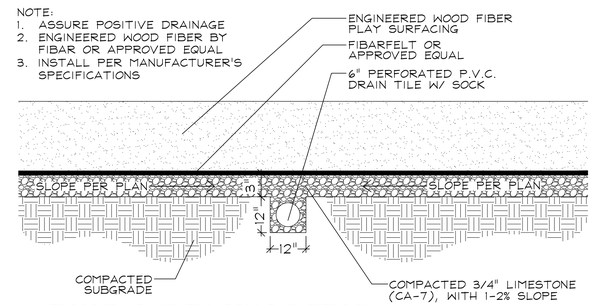
SCALE: 1"=10'

NORTH

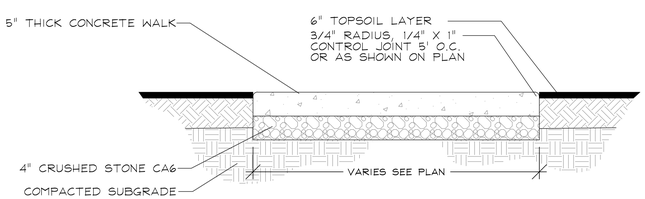


NOTE: THICKENED EDGE TO BE USED ADJACENT TO ALL PLAY AREAS

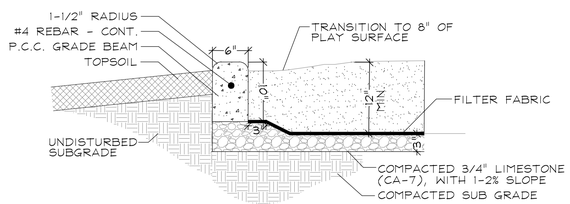
B L1.5 THICKENED EDGE
SCALE: NTS



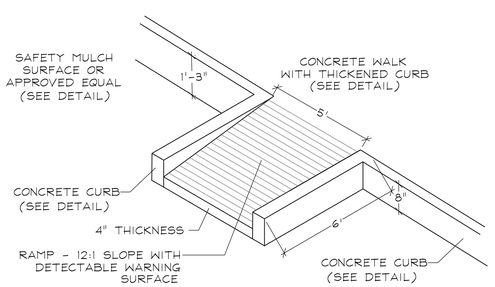
D L1.5 E.W.F. SURFACING DETAIL
SCALE: NTS



A L1.5 CONCRETE WALK (PLAY LOT ONLY)
SCALE: NTS



C L1.5 CONCRETE CURB DETAIL
SCALE: NTS



E L1.5 CONCRETE RAMP DETAIL
SCALE: NTS

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LAKEWOOD PRAIRIE UNIT 3

JOLIET, ILLINOIS

PARK DETAILS

REVISIONS

DATE	04.16.2024
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SHEET NO.	L1.5

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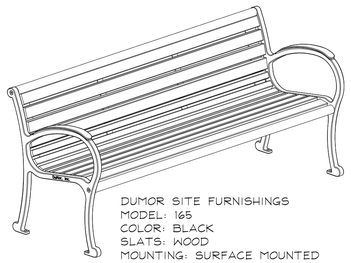
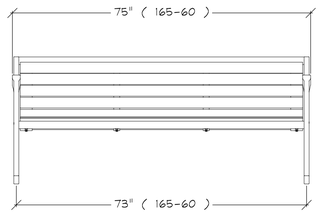
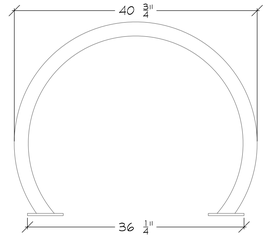


DUMOR SITE FURNISHINGS
MODEL: 165
COLOR: BLACK
SLATS: WOOD
MOUNTING: SURFACE MOUNTED

INSTALL PER MANUFACTURER'S SPECIFICATIONS



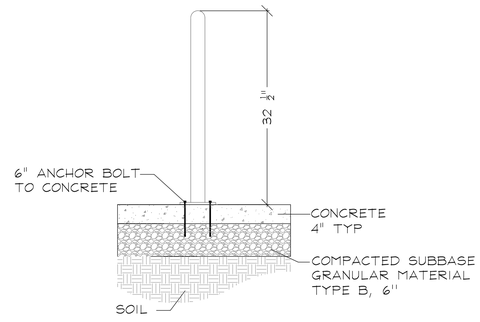
F L1.6 BENCH DETAIL
SCALE: N.T.S.

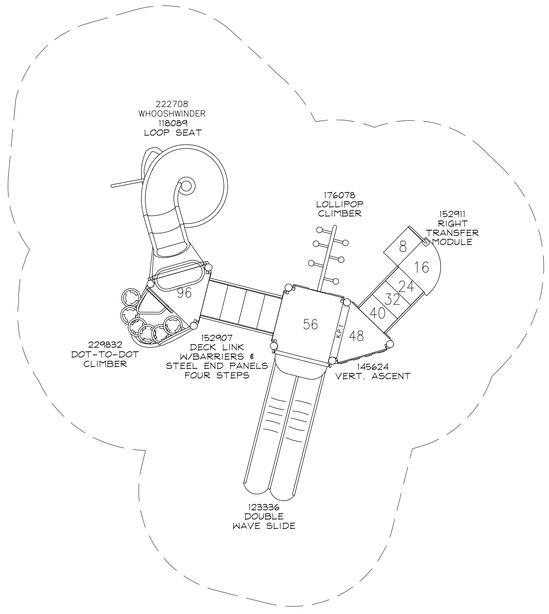


DUMOR BIKE RACK
MODEL: 292
FINISH: BLACK POWDERCOAT
MOUNTING: SURFACE

INSTALL PER MANUFACTURER'S SPECIFICATIONS

G L1.6 BIKE RACK DETAIL
SCALE: NTS





H L1.6 2-12 YRS PLAY STRUCTURE DETAIL
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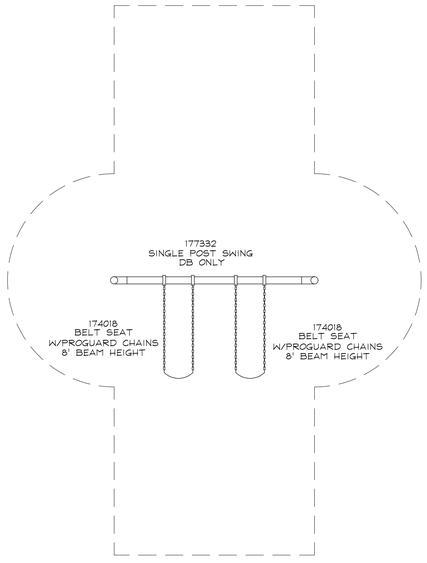
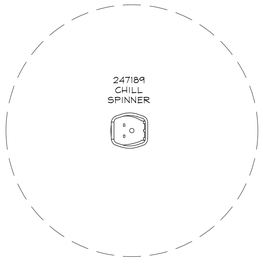
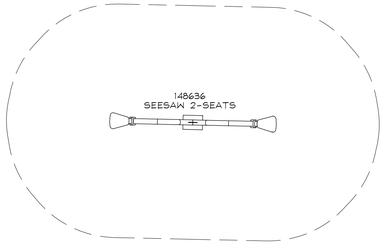


I L1.6 SWING SET DETAIL
SCALE: NTS

L L1.6 WEE PLANET CLIMBER DETAIL
SCALE: NTS



J L1.6 CHILL SPINNER DETAIL
SCALE: NTS



K L1.6 SEESAW DETAIL
SCALE: NTS

M L1.6 BONGO PANEL, N L1.6 DRIVER PANEL AND O L1.6 WELCOME SIGN DETAIL
SCALE: NTS

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XREFS

PLOT CONFIG

I. GENERAL SPECIFICATIONS

A. Scope of Work

1. This work shall consist of preparing the planting beds, seedbed or ground surface, and furnishing, transporting and placing plants, mulch, seed, sod, fertilizer and other materials required in the specified operations.
2. Planting required for this work is indicated on the Landscape Plans and, in general consists of the following:
   a. The establishment of trees, shrubs, perennials, annuals, lawn and natural areas as shown on the Landscape Plans;
   b. The provision of post-planting management as specified herein;
   c. Any remedial operations necessary for conformance with The Landscape Plans as specified in this document;
   d. The design, furnishing and installation of a complete underground sprinkler system at locations noted on plan.

B. General

1. Permits

   The Landscape Contractor shall be responsible for obtaining any permits required for the completion of the work and shall be responsible for the cost of the same.

2. Field Verification

   Upon notice to begin work the Landscape Contractor shall verify all existing conditions of the site and shall report any conditions that will impede the beginning of work to the Landscape Architect in writing. The Landscape Contractor shall examine areas, conditions, grades, soils and water levels under which work is to be performed and notify the Landscape Architect of conditions detrimental to the proper and timely completion of the work.

3. Existing Utilities

   The Landscape Contractor shall verify location of all underground utilities before construction. Contact J.U.L.I.E at 1.800.892.0123; 48 hours prior to digging. Notification of any disturbance of existing utilities shall be given to the Landscape Architect immediately. Should uncharted or incorrect utilities be encountered, notify the Landscape Architect immediately.

4. Inspections of Project

   During the construction period, all phases of work shall be available for inspections by the Landscape Architect. All plant material shall be subject to inspection and approval, and the Landscape Architect reserves the right to reject any plants which fail to meet the standards of this inspection. The Landscape Architect reserves the right to inspect nursery stock either at place of growth or at site for compliance with requirements of variety, size and quality.

C. Quality Assurance

1. The Landscape Contractor shall provide at least one person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the best methods for their installation and who shall direct all work performed under this Section and shall comply with work site requirements.
2. The Landscape Contractor must verify with the Landscape Architect at the commencement of work that he has the most current set of plans for the project and that one set of the current plans, clearly marked "Field Set", must be on the jobsite at all times.
3. The Landscape Contractor shall provide protection for structures, utilities, roads, trees and vegetation from damages caused by settlement, undermining, washout and other hazards created by landscape operations.
4. The Landscape Contractor shall provide and maintain fences, planking, guard lights, barricades, warning signs and guards as necessary for protection of material storage, curbs, sidewalks, streets, drives and adjoining property.
5. Any damage to utilities, structures, plantings, or lawns which result from the Landscape Contractor's course of work will be repaired at the Landscape Contractor's expense, to the satisfaction of the Landscape Architect, in a reasonably timely manner with as little inconvenience to the Owner as possible.
6. Existing trees, shrubs and plant material to remain shall be protected. Damage to existing plants which result from the Landscape Contractor's course of work shall be repaired by a qualified nurseryman or replaced with approved material per village ordinance at the expense of the Landscape Contractor.
7. All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurseryman" and as detailed on the drawings.
8. Landscape Contractor shall maintain all relevant erosion control devises destroyed or disrupted during landscape installation. Erosion control devises include measures shown on the approved erosion control plans, plus any additional measures deemed necessary by the Owner or public agency having jurisdiction over erosion control. Erosion control devices include, but are not limited to, silt fence, straw bales, erosion control logs, filter fabric in storm structures, filter baskets ditch checks and siltation basins.

D. Substitutions

1. Substitution from the approved plans will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect,showing that the plant specified is not available.
2. Landscape Contractor shall submit request for approval to substitute plant material available and shall include Common and Botanical names and size of substitute material.
3. Only those substitutions of equivalent size and having essential characteristics similar to the originally specified material will be approved.
4. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect, following approval by Lennar and the governing Municipality or Regulatory Agency.
5. Any unauthorized substitutions will be removed and replaced by the Landscape Contractor at the expense of the Landscape Contractor.

E. Submittals

1. Nursery List: In Bid Proposal Form Landscape Contractor shall identify a list of area nurseries from where nursery stock for the job will be obtained.
2. Materials List: Before any plant materials are delivered to the job site, submit to the Landscape Architect a complete list of all plants and other items to be installed and the nursery sources.
3. Certification of Inspection: Shall accompany each shipment of plants as may be required by law for transportation. File certificates with the Landscape Architect prior to acceptance of the material. Inspection by Federal or State authorities at place of growth does not preclude rejection of the plants at the site.
4. Planting Schedule: Submit proposed planting schedule with dates for review and inspection of plants by the Landscape Architect prior to planting.
5. Soil Tests: Submit two (2) copies of soils test of existing topsoil with recommendations for soil amendments for Landscape Architect's review.
6. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species and date tested.
7. Sod: Submit sod grower's certification of grass species. Identify source location in Bid Proposal Form.
8. Mulch and Erosion Control Blankets: Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
9. Maintenance Instructions: Submit to the Landscape Architect typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work after preliminary acceptance of plantings and turf areas. Submit prior to beginning of warranty period. Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be submitted prior to request for preliminary inspection for acceptance.

F. Product Handling

1. Delivery and Storage
   a. Deliver all items to the site in their original containers with all labels intact and legible at the time of inspection.
   b. Immediately remove from the site all plants which are not true to name and all materials which do not comply with the provisions of these Specifications.
   c. Use all means necessary to protect plant materials before, during, and after installation and to protect the installed work and materials of all other trades.
   d. Cover all plant material transported in open vehicles with a protective covering to prevent windburn.
2. Time of Planting
   a. All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist.
   b. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Landscape Contractor assumes full and complete responsibility for such plantings and operations.

G. Materials

1. Plant Material

   Provide plants typical of their species or variety with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.
   a. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable
   b. Tree spade transplanting is acceptable for plants 6" caliper and larger after acceptance of plant by the Landscape Architect. Tree spade must be of a size generally accepted in the trade to safely move the tree size.
   c. Container grown stock shall be grown in a container for a sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
      (i) No plants shall be loose in the container.
      (ii) Container stock shall not be pot bound.
      (iii) All container plants used on the project shall conform to the sizes indicated on the plant list and on the drawings.
   d. No evidence of wounds and/or pruning cuts shall be permitted unless approved by the Landscape Architect.
   e. When specified by caliper, provide shade and ornamental trees with a single main trunk. When specified by height, provide shade and ornamental trees as multi-stemmed plants with not less than three main trunks and side branches that are generous and well twigged.
   f. Evergreen trees shall be branched to the ground unless otherwise specified and accepted.
   g. Provide plants matched in form when arranged in groups.
   h. All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years. Comply with sizing and grading standards of the latest edition of "American Standards of Nursery Stock" A plant shall be dimensioned as it stands in its natural position. No plants shall be loose in the container.
      (i) Shade Tree and Ornamental Tree caliper shall be measured at a point on the trunk six (6) inches above natural ground line for trees up to and including four (4) inches in diameter, and at a point twelve (12) inches above the natural ground line for trees over four (4) inches in diameter.
      (ii) Height of Evergreen Trees is measured from the natural ground line to the first lateral branch closest to the top.
      (iii) Height of Clump Ornamental Trees is measured from the natural ground line to the beginning last year's growth.
      (iv) Shrub and small plants shall meet the requirements for spread and/or height indicated on the plant list and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required.
2. Sub-drainage Systems
   a. Provide piping types and sizes indicated. Provide matching reducers, adapters, couplings, fittings and accessory components to ensure continuity of the sub-drainage system.
      i) Plastic tubing shall be ASTM F405, corrugated Polyethylene drainage tubing, perforated or solid as required.
      ii) Sub-drainage fill shall be AASHTO M43 (3/8" to 3/4") clean uniformly graded stone or gravel.
      iii) Sub-drainage filter fabric shall be DuPont "Typar" or other non-woven porous polypropylene fabric approved by the Landscape Architect.
3. Grass Seed
   a. All seeds shall be guaranteed by the vendor to be true to name and variety.
   b. Seed mixtures shall be fresh, clean new crop with a tolerance for purity and germination established by the Official Seed Analysts of North America. Seed will not contain any noxious weed seeds.
   c. Seed mixtures shall be proportioned by weight and shall be as specified on the drawings. If no seed mix is specified, the following general turf seed mix shall be used:
      65% Improved Kentucky Bluegrass (minimum three (3) varieties)
      25% Improved Perennial Ryegrass (minimum two (2) varieties with endophytes)
      10% Creeping Red Fescue
      If this general turf seed mix is used, the Landscape Contractor must submit the vendor's seed varieties, composition and application rate to the Landscape Architect for approval prior to ordering.
4. Erosion Control Blanket
   a. North American Green seed blanket matting shall be used. Secure with 4" biostakes.
5. Sod

   Sod used shall be an approved blend of improved Kentucky Bluegrass (such as: Midnight, Allure, Viva, Washington and Liberty) with a mineral back that is adapted to the locality of work. It shall be either nursery grown or field grown and be well rooted. The consistency of adherent soil shall be such that it will not break, crumble, or tear during handling and placing of the sod. Landscape Architect reserves the right to reject unacceptable sod.
   a. Each piece of sod shall be well covered with turf grass, shall not be less than two (2) years old, shall be free from noxious weeds and other objectionable plants, and shall not contain substances injurious to growth.
   b. All sod used shall comply with state and federal laws with respect to inspection for plant diseases and insect infestation.
   c. Each sod shipment shall be accompanied by an invoice from the vendor giving quantity and certifying that the sod received meets all requirements contained in these specifications.
6. Seed Fertilizer
   a. Fertilizer for seeded areas shall be a granular non-burning product from a commercial source composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer types and ratios shall be as follows:
      i) Starter fertilizer with an approximate analysis of 13-25-12 at the rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
      ii) Post emergent fertilizer with an approximate analysis of 25-0-5 at a rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
7. Sod Fertilizer
   a. Fertilizer for sod areas shall be a granular non-burning professional product from a commercial source, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer ratio shall be a ratio of 13-25-12 at the rate of 4 lbs. per 1,000 S.F.
8. Plant Fertilizer
   a. Fertilizer for plants shall be a granular non-burning standard commercial grade product, uniform in composition, free flowing and suitable for application with approved equipment and an analysis of 14-14-14 at the rate of 6 lbs. per 1,000 S.F.
9. Mulch
   a. Mulch for tree and shrub planting beds shall be dark shredded hardwood bark mulch, six month old, not larger than 4" in length and 1/2" in width, free of woodchips and sawdust. Submit sample to Landscape Architect for approval.
   b. Mulch for perennial flower, annual flower and groundcover planting beds shall be pinebark fines. Submit sample to Landscape Architect for approval.
10. Topsoil
    a. Topsoil shall be available adjacent to the community site for use on project or in backfill mixes as specified. Initial fine grading to be done by Excavation Contractor.
    b. Touch up movement and placement of this topsoil shall be at the sole expense of the Landscape Contractor.
    c. Topsoil stockpile placement will be coordinated with Excavator to ensure easy access to Contractor.
11. Planting Bed Soil Mixture (Perennial, Annual and Groundcover Beds)
    a. Provide planting soil mixture consisting of equal parts cooled mushroom compost and pinebark fines (Same as Midwest Trading CM30 mix) at 1 C.Y. per 100 S.F. incorporated into all perennial, annual and groundcover areas. Planting pits shall be excavated and filled with friable topsoil (stockpiled at site) to a depth of 8" prior to adding and incorporating planting bed soil mixture.
12. Accessories
    a. Water: Water provided by the Landscape Contractor shall be free of substances harmful to plant growth. All necessary hose piping, tank truck and other methods of transportation shall be supplied by the Landscape Contractor.
    b. Sand: Sand shall be coarse "torpedo" sand.
    c. Pea gravel: Pea gravel shall be 1/8" to 1/4" washed gravel.
    d. Retaining Walls: Retaining walls must always be installed in strict compliance with manufacture's recommendations for sizing and reinforcement
       i) Retaining wall material shall be as specified on the drawings or as approved by the Landscape Architect
    f. Anti-Desiccant: Anti-Desiccant shall be an applicable emulsion which forms a transparent protective film over plant surface, permeable enough to permit transpiration. (Wilt-Pruf, manufactured by Nursery Specialty Products, Inc. or approved equal).
    g. Herbicide: Herbicide shall be a granular form of herbicide applied in shrub and ground cover beds in strict accordance with the manufacturer's directions and recommendations. Acceptable products are "Treflan", "Ronstar" or approved equal.

H. Installation and Execution

1. Inspection
   a. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that such work is complete to the point where this installation may properly commence. Verify that planting may be completed in accordance with the original design and the referenced standards. Work will commence only when satisfactory conditions exist.
   b. Check that grading, including spreading of topsoil and all other sub-surface work in lawn areas have been completed and accepted by Lennar. Start of work in this section shall constitute acceptance of grade. Lawn irrigation system must be completed and in operation before seeding and sodding begins.
   c. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains and venting tubes at pits, which are more than half full of water after 24 hours.
   d. Landscape Contractor shall notify the Landscape Architect prior to plant installation. The Landscape Architect, at his discretion, may inspect all plant material and layout prior to planting.
2. Preparation

   Trees, Shrubs, Perennials, Annuals and Groundcovers
   a. Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
   b. Locate plants as indicated or as approved in the field by the Landscape Architect after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate locations have been selected by the Landscape Architect.
   c. Excavate circular plant pits with tapered sides as shown on the drawing details. In general, all plant pits shall have a rounded bottom with the depth of the pit equal to the depth of the ball to be planted. The diameter of the pit shall be a minimum of two (2) times the width of the ball.
   d. Excavate all clay and debris to 8" depth beneath all perennial, ornamental grass, annual flower, and groundcover beds. Backfill with 12" amended topsoil, thus resulting in all these areas being elevated or crowned by 4" wherever site drainage allows.

   Seeding and Sodding
   a. Seed and sod bed preparation shall not be started until all stones, boulders, debris, and similar material larger than 1 inch in diameter have been removed. The area to be seeded shall be worked to a minimum depth of 6 inches with a disk or other equipment, reducing all soil particles to a size not larger than 1 inch in the largest dimension. Bed prep shall occur on the contour, where possible. The prepared surface shall be relatively free from all weeds, stones, roots, sticks, rivulets, gullies, crusting and caking. Do not overwork or powder final seedbed.
   b. Upon completion of the above, any rocks or stones larger than one (1) inch in diameter shall be removed from the surface prior to seeding. If excessive amount of rocks are present in native soil Contractor should contact the Landscape Architect immediately.
   c. Landscape Contractor shall remove all debris and dispose of such material legally off-site.
   d. The areas to be seeded shall be assumed to be at final grades established by Excavator. The Landscape Contractor, however, shall be responsible for the proper drainage of the entire area. The Landscape Contractor shall fine grade all turf areas including any grading necessary to eliminate ponding of water, ruts or ridges. Limit preparation to areas which will be grassing within 48 hours.
   e. Immediately prior to the seed and sod bed preparation, specified fertilizer nutrients shall be uniformly spread at the following rate:
      i) 5 lbs. per 1000 S.F.
   f. Final surface of topsoil immediately before seeding shall be within plus or minus 1/2" of required elevation, with no pockets or low spots in which water can collect. Restore prepared areas to specific condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding. Finish grade surface with a drag or rake, Round out all breaks in grade, smooth down all lumps and ridges, fill in all holes and crevices.
   g. In the event of settlement, re-adjust the work to required finish grade.
3. Planting

   Plant nursery stock immediately upon delivery to the site and approval by the Landscape Architect. If immediate planting is not possible a holding area on-site must be established in a location approved by Lennar. All plant material in the holding area must have the rootball heeled in damp mulch and be protected from excessive sun and wind. The Landscape Contractor must operate and maintain the holding area in a neat and orderly appearance.

   All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Contractor assumes full and complete responsibility for such plantings and operations.

   Trees and Shrubs
   a. Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb and faced to give best appearance or relationship to each other or adjacent structure. Set plant material 2" above the adjacent grade. The Contractor is responsible for planting to correct grades and alignment and all plants shall be set so that when settled will bear the same relationship to finished grade as they did before being transported.
   b. Remove all non-biodegradable strings and twine from top of ball. Remove non-biodegradable burlap from to 1/3 of ball after the tree is set in the planting hole. The wire basket should remain. Fold the top portion of the wire basket into the hole.
   c. Any topsoil excavated from plant pits shall be used in the backfill soil mixture. No filling will be permitted around trunks or stems. Backfill the pit with topsoil. Do not use frozen or muddy mixture for backfilling. Form a ring of soil around the edge of each planting pit to retain water.
   d. After setting plants in pit to proper grade compact 6" of soil around base of ball. Fill the entire planting hole with water and allow to soak in. Gradually backfill remaining space around the ball or roots and compact the soil thoroughly using water to eliminate all voids and thoroughly soak the plant root ball.
   e. Within 24 hours of planting slowly re-water the plant thoroughly soaking the root ball again.
   f. Install enough topsoil to insure finished grades are met after settling.
   g. All excess soil, other than topsoil, excavated from pits, shall be removed from the holes and left on site in locations designated by Lennar.
   h. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all shrub beds.

   Perennials, Ornamental Grasses, Annual Flowers and Groundcovers
   a. Where perennials, ornamental grasses, annual flowers and groundcovers are specified on the plans, prepare entire plant bed incorporating a 1 C.Y. layer of planting soil mixture per 100 S.F. Incorporate commercial 14-14-14 fertilizer into prepared soil mixture at a approximate rate of 6 lbs. per 1000 S. F.
   b. Space plants in accordance with dimensions indicated on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 18" of the trunks of trees and shrubs or at edge of plant ball whichever is closest. Plant to within 12" of edge of bed.
   c. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all planting beds. Confirm herbicide compatibility with all plant material in beds and notify the Landscape Architect immediately if a conflict exists.

   Seeding
   a. Install seed under favorable weather conditions unless approved by the Landscape Architect. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:
      Spring - April 1st to June 15th
      Fall - September 15th to just before first frost
   b. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
   c. Seed with specified seed mix at rate specified on the drawings or at a rate of 5 lbs. per 1000 S.F.
   d. Broadcast Seeding: Using a broadcast seeder, sow seed evenly over entire area by sowing equal quantities in two directions at right angles to each other. Do not seed when wind speed exceeds five (5) miles per hour. Seeding by hand is not allowed.
   e. Following seeding the area shall be lightly raked to incorporate seed into top 1/8" to 1/4" of soil. Remove all stones and other debris greater than 1 inch in any dimension which are visible shall be removed and disposed of legally off-site. Areas shall then be smoothed by rolling with a hand roller.
   f. Mechanical Seeding: Using a "Brillion-type" seeder and cultipacker, sow seed evenly over entire area sowing equal quantities in two directions at right angles to each other. Using this method raking and rolling is not required.
   g. Following seeding, all seed areas will be covered with specified erosion control seed matting and stapled in place.
   h. Following seeding, raking and matting, the entire area shall be watered by use of lawn sprinklers or other means approved by the Landscape Architect. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire seed surface, at a rate which will not dislodge the seed.
   i. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and to ensure proper establishment.
   j. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 33% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.
   k. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work. Reseed bare areas and provide erosion control as necessary until complete establishment achieved.
   l. Areas of seed installation will not be accepted unit it meets the growth coverage specifications detailed by Illinois Department of Transportation.

   Sodding
   a. Transport sod in either a closed van or in properly covered open trucks.
   b. Maintain sod in a moist condition from cutting until placement. Any sod that has dried out, or excessively heated will be rejected and shall be immediately removed and legally disposed of off-site by the Landscape Contractor. Replacement of rejected sod shall be at the expense of the Landscape Contractor.
   c. Sod shall be placed within 24 hours of cutting. Do not use sod cut for more than 24 hours without the approval of the Landscape Architect.
   d. Sod shall be placed when the ground is in a workable condition and temperatures are less than 90oF. Do not lay dormant sod or install sod on saturated or frozen soil or during an extended drought.
   e. The sod shall be placed on the prepared surface with the edges in close contact and alternate courses staggered. Lay sod to form a solid mass with tightly-fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.
   f. In ditches, the sod shall be placed with the longer dimension perpendicular to the flow of water in the ditch. On slopes, install preliminary row of sod in a straight line, starting at the bottom of the slope, the sod shall be placed with the longer dimension parallel to the contours of the ground. Place subsequent rows parallel to and lightly against previously installed row. The exposed edges of sod shall be buried flush with the adjacent soil.
   g. All sod shall be rolled with a light drum roller to ensure contact with sub-grade, uniformity and foster root knitting.
   h. The sod shall be staked on all slopes of 3:1 or steeper to prevent slippage. Sod shall be staked with ±2 stakes per square yard of sod as necessary to stabilize with at least one stake for each piece of sod.
   i. Sodded areas shall be watered to ensure proper establishment. Sod shall be watered thoroughly with fine spray immediately after laying and not be allowed to dry out. Any sod that has shrunk shall be replaced. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire sod surface, at a rate which will not dislodge the sod.
   j. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and watering shall continue through preliminary acceptance to ensure proper establishment.
   k. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 40% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.

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LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS
LANDSCAPE SPECIFICATIONS

REVISIONS

DATE	04.16.2024
PROJECT NO.	LN23147
DRAWN	CLE
CHECKED	ZML
SHEET NO.	L1.7

Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:

I. GENERAL SPECIFICATIONS CONTINUED

4. Reconditioning Existing Turf
   a. Recondition existing turf damaged by Contractor's operations, including storage of materials or equipment and movement of construction vehicles.
   b. Provide fertilizer, seed and soil amendments as specified for new lawns and as required to provide a satisfactory reconditioned lawn. Provide topsoil as required to fill low areas and meet new finished grades.
   c. Prior to over-seeding cultivate or rototill bare and compacted areas thoroughly to a depth of four (4) inches. Remove all rocks, stones, turf clumps and other debris larger than one (1) inch in diameter and rake smooth.
   d. Remove diseased or unsatisfactory lawn areas. Do not bury into soil. Remove topsoil containing foreign materials resulting from contractor's operations, including oil drippings, stone, gravel and other construction materials.
   e. Where substantial, but thin lawn remains, rake, aerate if compacted, and cultivate soil, fertilize and seed.
   f. Water newly seeded areas. Maintain adequate soil moisture as specified for new lawns, until new grass is established.
5. Mulching

   Trees and Shrubs
   a. Apply the specified mulch to a depth of two (2) inches, evenly spread over the entire area of each tree basin and shrub bed. Maintain exposed root flare at all times. Thoroughly water mulched bed areas. After watering, rake mulch to provide a uniform finished surface.

   Perennials, Ornamental Grasses, Annual Flowers and Groundcovers
   a. Apply the specified mulch to a depth of one (1) inch, evenly spread over the entire area of each planting bed using care to keep foliage exposed. Thoroughly water mulched bed areas.
6. Pruning
   a. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. Remove or cut back dead and badly bruised branches, broken and tangled branches, damaged and unsymmetrical growth of the new wood, suckers, water sprout growth and unnatural growth habits. No plants will be sheared for any reason.
   b. Prune with clean, sharp tools.
   c. Prune trees and evergreens at the direction of the Landscape Architect and in accordance with standard horticulture practice to preserve the natural character of the plant.
   d. In general, tree pruning requires removing 1/4 to 1/3 of the leaf bearing buds. Prune multiple leader plants to preserve the leader which best promote the symmetry of the plant. Do not apply paint to pruning marks.
7. Care of Existing Trees
   a. Selectively prune existing trees in construction limits as required, at the direction of the Landscape Architect. Remove shoots, dead, rubbing and damaged branching.
   b. Clean up miscellaneous organic debris within construction limits and dispose of legally off-site.
8. Clean-up
   a. The Landscape Contractor shall store materials and equipment, during landscape work, where directed by the landscape architect.
   b. The Landscape Contractor shall thoroughly clean the project area daily during the progress of work and upon completion of the work.
   c. Landscape Contractor shall keep pavement clean and all work areas and adjoining areas in an orderly condition. The Landscape Contractor shall remove and clean any excess dirt or mud left on the streets adjacent to the site as a result of this work daily. The Landscape Contractor shall be liable for any future charges incurred to clean streets affected by his work.
   d. No storing of rubbish or debris will be allowed on the site.
   e. No debris shall be buried at the site.
   f. No landscaping debris is allowed on the site dumpsters.
   g. The Landscape Contractor shall protect the property of the owner and the work of other contractors.
   h. The Landscape Contractor shall be directly responsible for all damage caused by the Landscape Contractor's activities and shall remove and properly dispose of all resultant dirt, rubbish, debris and other waste materials resulting from the work daily.
8. Inspections

   In addition to normal progress inspections, the Landscape Contractor shall schedule and conduct the following inspections, giving the Landscape Architect at least 48 hours prior notice of readiness for inspection.
   a. Inspection of plants and containers prior to planting.
   b. Inspection of plant locations to verify compliance with the current revisions of the Landscape Plans and As-Built Drawings.
   c. Preliminary acceptance inspection after completion of planting. Schedule this inspection sufficiently in advance and in cooperation with the Landscape Architect so that the inspection may be conducted in a timely manner.
   d. Final acceptance inspection at the end of the maintenance period provided that all previous deficiencies have been corrected.
   e. All other inspections necessary for replacement warranty work and completion of the project.

I. Maintenance and Monitoring

1. Traditional Landscaping: Landscape Contractor shall maintain all planting, starting with the planting operations and continuing until all planting for that portion of the project is complete and through preliminary acceptance in writing from the Landscape Architect.
   a. Maintenance of plants and planting beds shall include resetting plants to proper grades or upright position, restoring planting saucers, tightening and repair of guy wires and stakes, weeding, cultivating, pruning, application of appropriate insecticides and fungicides necessary to keep the plant materials in a healthy growing condition and to keep the planted areas neat and attractive.
   b. Maintenance of lawn areas shall be as specified, including spot weeding, mowing, application of weed and insect controls and reseeding necessary to promote proper establishment the lawn areas.
   c. Contractor shall water all sod and plantings for the first two weeks following installation.
2. Native Planting Areas: The Owner shall notify the City upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the City with a copy of the planting locations, species, and quantities for verification by applicable regulatory authority.
   a. Native planting areas shall be maintained as specified below, continue for the three full (3) years after preliminary installation acceptance, and meet annual establishment performance criteria:
   i. First Season - With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.
   ii. Second Season - Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.
   iii. Third Year - Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.
   b. General performance criteria is outlined below. Contractor is responsible to ensure native areas meet Federal, County and local requirements as necessary.
   i. 1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.
   ii. 2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.
   iii. 3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail) Lonicera sp. (Honeysuckle).
   c. Long Term Wetland and Prairie Management/Maintenance

   A Long -Term Operation and Maintenance Plan is included in the Home Owner's Association covenants with guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.
   i. State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.
   ii. The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.
   iii. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas (except for native planting areas) after preliminary acceptance of the Landscape Contractor's work.

J. Preliminary Acceptance

1. When the preliminary landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a preliminary inspection of initial installation to determine acceptability.
2. The inspection for preliminary acceptance of the initial installation will be for general conformance to establishment of turf areas, specified size, character and quality of plant materials, workmanship and maintenance and shall not relieve the Landscape Contractor of responsibility for full conformance of the contract documents, including correct species.
3. It shall be the responsibility of the Landscape Contractor to verify all work is completed for the initial installation and maintained as per plan prior to notifying the Landscape Architect for preliminary inspection.
4. For preliminary acceptance of the initial installation all plant material shall be in a healthy growing condition. Any plants, lawn areas, workmanship, etc. not meeting the standards will be rejected and the Landscape Contractor will be instructed to make the necessary corrections immediately before preliminary acceptance of the initial installation will be granted.
5. Seeded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and a uniform healthy close stand of the specified grass is established, free of weeds, bare spots exceeding 5 by 5 inches, undesirable grass species, disease, insects and surface irregularities.
6. Sodded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and when all areas show a uniform stand of the specified grass in a healthy, well-rooted, even-colored, viable lawn condition, free of weeds, undesirable grass species, open joints, bare areas, disease, insects and irregular surfaces.
7. The Landscape Contractor shall assume liability for the correction of his work and liability for any other charges incurred due to the correction of his work. The cost of follow-up inspections of the initial installation required to receive acceptance will be charged to the Landscape Contractor.
8. Upon the receipt of written acceptance of the preliminary inspection of the initial installation the Owner will be responsible for maintenance.
9. The warranty period will begin upon receipt of written acceptance of the preliminary inspection for initial installation from the Landscape Architect.
10. After preliminary acceptance of the initial installation and receipt of notification in writing from the Landscape Architect, the Landscape Architect will recommend the release of payment, less retainers deemed necessary by the Owner, for the completed work.
11. The release of all fees will be at the discretion of Lennar upon receipt of written invoice from the Landscape Contractor.

K. Warranty Agreement

1. The Landscape Contractor shall provide a replacement warranty for all plant material and shall guarantee all work free of any defect in quality or workmanship for a minimum period of one (1) year or until final inspection and written acceptance by the Landscape Architect.
   a. Warranties of native plantings are excluded from this section and shall conform to the specified establishment performance criteria.
2. The warranty period will be from the date of the Landscape Architect's written preliminary acceptance of the initial installation and will continue through the end of the following years growing season upon the final inspection and written acceptance of the work.
3. The warranty shall provide against defects including death, unsatisfactory growth, and provides the material to be in good, healthy and flourishing condition, except for defects resulting from neglect by the owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Contractor's control. For verification of such defects, neglect, abuse or damage by others the Landscape Contractor must notify the Landscape Architect in writing immediately upon identifying said occurrences.
4. Annual increases in the size of required replacements shall serve to maintain the continuity of the landscape design. At the time of the scheduled replacements, the required landscape replacement material shall be increased in size from the original plan to match the new growth size of the surrounding plants.
5. The Landscape Contractor shall make as many periodic inspections as necessary, at no extra cost to the Owner during the warranty period to determine what changes, if any, should be made to the Owner's maintenance program. The Landscape Contractor shall submit, in writing to the Landscape Architect, any recommended changes.
6. During the warranty period, should the appearance of any plant die, indicate weakness and/or probability of dying, the Landscape Contractor shall immediately begin replacement of said plants with new and healthy plants of the same type and size as soon as weather conditions permit and within a specified planting period after notification of such occurrences from the Landscape Architect without additional cost to the Owner.
7. The Landscape Contractor shall make all necessary repairs of damage due to plant replacements. Such repairs shall be done at no extra cost to the Owner.
8. Replacements shall be in accordance with and subject to all requirements of landscape installation, mulching, maintenance, warranty and acceptance procedures.
9. The Contractor is responsible for the watering and maintenance necessary to ensure establishment of the replacement plants until the Landscape Architect inspects the replacement plants and issues preliminary acceptance in writing.
10. The Landscape Contractor, prior to notifying Landscape Architect for preliminary acceptance, shall maintain the replacement plants for a period of 45 days at no additional cost to the owner.
11. The Landscape Contractor shall notify the Landscape Architect in writing, upon completion of replacements and extended maintenance period, for preliminary acceptance and written notification of new warranty period.
12. The Landscape Contractor, upon written preliminary acceptance of the replacements, shall warranty all replacements until the end of the following growing season and written final acceptance. The Landscape Contractor shall notify the Landscape Architect in writing at the end of the warranty period of replacement plants for final inspection and acceptance.
13. The Landscape Contractor shall remove tree wrapping, tree guy wires, stakes and tags from all established plants prior to contacting the Landscape Architect for final acceptance inspection. Tags, tree wrap, guy wires and stakes shall remain on all replacements until completion of additional warranty period.
14. All subsequent inspections required due to unacceptability of the replacements will be at the cost of the Contractor.

L. Final Acceptance

1. Inspection of all work will be made by the Landscape Architect at the end of the warranty periods upon written request of the Landscape Contractor.
2. The Landscape Architect shall prepare and submit, to Lennar and the Landscape Contractor, a list of warranty replacement items to be completed before final acceptance shall be deemed to have occurred. The failure to include any items on such list does not alter the responsibility of the Landscape Contractor to complete all work in accordance with the contract.
3. The Landscape Contractor shall complete all warranty replacement work as deemed necessary by the Landscape Architect, shall verify completion of all work required to satisfy the contract and shall notify the Landscape Architect upon completion of all work for review and final acceptance.
4. The Landscape Architect will perform a final inspection of the completed work with the Landscape Contractor and a representative from Lennar. At that time if all work is satisfactory, a written statement will be issued by the Landscape Architect that will constitute final acceptance of completed work to date.
5. After the final inspection and acceptance of the work, the Landscape Architect will notify Lennar in writing and will recommend release of fees in retention for the completed work, except for retention fees deemed necessary by Lennar and the Landscape Architect for work still under additional warranty.
6. The Landscape Architect will make a follow-up inspection of all additional warranty replacements at the written request of the Landscape Contractor and issue a written report accepting satisfactory completion of the warranty obligations and request release of the remaining retention fees.
7. The release of all retention fees will be at the discretion of Lennar after receipt of written notification from the Landscape Architect and upon receipt of written invoice from the Landscape Contractor.
8. The written final acceptance of all work following any necessary replacements shall terminate the Landscape Contractor's plant warranty period.

II. DAMAGES: STREET AND SITE

1. The Landscape Contractor shall be responsible for any damages to streets, curbs or site improvements as a result of his work or his employees. The Landscape Contractor shall be responsible for any future charges resulting from the repair/replacement of damage.
2. Curb damage will be billed to the contractor at fault at a rate of $25.00/lineal foot with a ten foot minimum
3. Subcontractor shall not park on any asphalt or concrete driveways at any time. Violators will be fined $500 per occurrence.

III. TRADITIONAL LANDSCAPE MAINTENANCE

Turf Maintenance

1. Mowing
   a. All litter (i.e. paper, cans and bottles) will be removed from turf and plant bed areas prior to mowing.
   b. All lawn areas will be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf.
   c. Mowing patterns shall be altered on a weekly basis wherever possible. Mowing patterns shall create straight lines for a more manicured appearance.
   d. Clippings shall be bagged and removed when clipping buildup is such that the excess clipping lay in an unsightly matted condition on the lawn.
   e. The turf shall be cut in such a manner as to avoid blowing clippings toward structures, patios, air conditioners, and planting beds.
   f. If the turf could potentially be damaged by equipment due to weather, mowing should not be performed.
   g. Turf bordering vertical surfaces such as foundations, fences, and utility boxes shall be trimmed to match the mowing height.
   h. Clippings shall be removed from all pavement areas.
2. Edging
   a. Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner.
   b. Shrub beds and tree rings shall be neatly and uniformly edged twice per year; once during the spring cleanup, and again in August or September weather permitting.
3. Fertilizer & Weed Control
   a. Pesticides must be applied by a licensed individual.
   b. Notice shall be given to the homeowners association or owner's representative 1 week prior to any pesticide application.
   c. The lawn shall be fertilized three (3) times with a high quality granular or liquid formula. The applications should be made approximately in April, May and September. Timing, frequency and rate of application shall be adjusted to meet the development's current needs and conditions
   d. A pre-emergent weed control application for annual grass prevention shall be incorporated into the first turf fertilization in spring.
   e. The entire turf area will be treated one (1) time with a post emergent broad leaf weed control at the appropriate time of year. Spot treatment should be done as necessary.
   f. Flags shall be posted throughout the community following each fertilizer application. Remove flags once the application is dry or as directed by the product's label.

IV. Planting Bed Maintenance

1. Pruning
   a. Trees, shrubs and evergreens should be pruned, trimmed or sheared at the appropriate time for each species to maintain the plant's proper form. Methods and timing shall conform to standard horticultural practices. The initial spring pruning will include:

1. Removal of dead or injured limbs.
2. Removal of branches that are touching structures.
3. Shaping and internal thinning of the plant to allow for its natural form and habit.
   b. Shrubs will be pruned two (2) additional times at the appropriate time so as not to interfere with flowering.
   c. Trees over 6" in diameter will not be pruned other than removal of low branches hazardous to pedestrian traffic and sucker growth which may occur.
   d. Groundcovers should be pruned twice during the season to maintain a neat appearance.
   e. Ornamental grasses should be trimmed during the spring cleanup.
   f. All pruning debris shall be removed from the site by the contractor immediately after the work is complete.
2. Fertilizer & Weed Control
   a. Pesticides must be applied by a licensed individual.
   b. Notice shall be given to the homeowner's association 1 week prior to any pesticide application.
   c. Pre-emergent weed control shall be applied at the beginning of the growing season.
   d. Post emergent applications or hand pulling shall be used on any weeds that appear throughout the season.
   e. Trees, shrubs and groundcover shall be fertilized one (1) time during the season. The application rate will be determined by the specific needs of the plant material.

C. Spring & Fall Cleanup

1. Spring Cleanup
   a. Lawn areas and planting beds will be raked as necessary to remove leaves, dead branches, litter and debris.
   b. All mulch beds shall be cultivated to break up any existing compaction in the mulch.
   c. Fresh mulch should be applied to any bare spots in the planting beds.
   d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.
   e. Debris generated during the cleanup shall be disposed of legally off site.

2. Fall Cleanup
   a. All lawn areas will have leaves removed either by raking or through the mowing process so as to prevent leaf buildup on the turf on a weekly basis.
   b. All planting beds will have leaves and debris removed at the end of the season.
   c. Perennials without winter interest shall be cut back.
   d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.
   e. Debris generated during the cleanup shall be disposed of legally off site.

V. PERSONAL CONDUCT / SAFETY

1. Consumption of alcoholic beverages or drugs on the job site is strictly prohibited.
2. Any offensive or obnoxious behavior (loud radio, profanity, etc.) is strictly prohibited.
3. Reckless operation of vehicles or equipment by Subcontractor's employees while in the subdivision will not be tolerated.
4. Hard hats to be worn by all employees at all times.
5. Failure to comply with Lennar's Safety Policy, OSHA or any other presiding safety institution could result in fines starting at $100.00 per occurrence.
6. Subcontractor to provide a competent person trained in OSHA requirements on site at all times.

Landscape Contractor Name _____

Landscape Contractor Company_____

Landscape Contractor Signature_____ Date_____

GRWA
GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 W. LIBERTY DRIVE
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PHONE: 630-668-7197
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CLIENT:
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1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

CIVIL ENGINEER:
MACKIE CONSULTANTS, LLC
9575 W. HIGGINS ROAD
SUITE 500
ROSEMONT, IL 60018

LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS

LANDSCAPE SPECIFICATIONS

REVISIONS

DATE	04.16.2024
PROJECT NO.	LN23147
DRAWN	CLE
CHECKED	ZML
SHEET NO.	L1.8

811 Know what's below. Call before you dig.

XREFS

PLOT CONFIG

FINAL
STORMWATER MANAGEMENT
REPORT

FOR

Lakewood Prairie Subdivision Unit 3
Barberry Way and Theodore Street
Joliet, Kendall County, Illinois

Prepared By:

MACKIE CONSULTANTS

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
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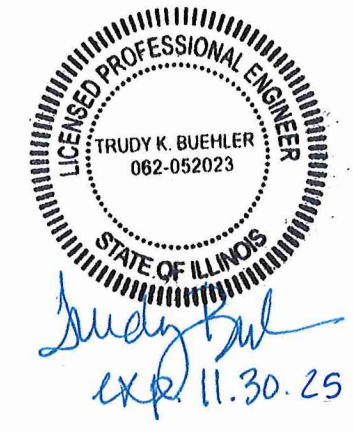


Dated: April 12, 2023

Table of Contents

NARRATIVE DESCRIPTION
LAKEWOOD PRAIRIE UNIT 3

Introduction

The Lakewood Prairie Unit 3 Single Family Community project site is located in Joliet, Kendall County, Illinois, east of Barberry Way and south of Theodore Street. The proposed site consists of 68.2 acres and will contain 213 single-family homes. Stormwater management for the site was constructed as part of the Lakewood Prairie Development completed in 2005. Refer to existing conditions exhibit in Tab 2 of this report for basin information.

Per the City of Joliet Stormwater Management Code, Bulletin 70 rainfall data was used for all calculations within this report.

Description of Existing Stormwater Management System

The subject property is 68.2 acres and is currently undeveloped. The stormwater detention facilities have been approved and built. The basins are located directly south of the Unit 4 community. The basin has been sized for Units 2, 3, and 4 in their built-out condition. While Unit 3 has not yet been constructed, all calculations assume the development has been built. Refer to existing conditions exhibit in Tab 2 of this report for exact basin locations.

Soils Review

An NRCS Soil Survey of the site was used to determine the overall soil group classification. (Please refer to the NRCS Soils Survey Map). Predominately, the soils on the site are silt loam soil group C; therefore, Soil Group C has been utilized in determining the proposed runoff curve number (CN) based on land use characteristics.

Wetland Review

A Wetland Delineation Report, prepared by Midwest Ecological, dated October 23, 2023, states that two wetlands totaling 0.61 acres in size were identified on the subject property and are anticipated to be Isolated Wetlands of Kendall County. Per correspondence from Rob Vanni of Midwest Ecological, isolated wetland mitigation is not expected to be required for these wetlands as long as they are confirmed isolated by the Army Corps of Engineers.

The first wetland, Drainage Ditch #1, is 0.09 acres, located on the north property line, and appears to be a previous draintile excavation completed in 2006. The U.S. Fish and Wildlife Service National Wetlands Inventory Map shows a blue line riverine in this location through the site. This blue line also appears on the USGS map for this area. According to the Kendall County Stormwater Ordinance, “Streams appearing as blue on a USGS Quadrangle map shall be assumed perennial unless better data is obtained.” Rob Vanni of Midwest Ecological Inc advised “There is no indication that a stream was present on-site. It is either a mapping error or was tiled long ago, prior to 1939”, therefore deeming this riverine to not be perennial, but this conclusion requires concurrence with the City of Joliet. The second wetland, Farmed Wetland #1, is 0.52 acres, located in the northeast corner of the site. A jurisdictional determination from the US Army Corps of Engineers is required to confirm Midwest Ecological’s findings.

Floodplain Review

A FEMA Flood Insurance Study was revised January 8, 2014 and establishes a base flood elevation (BFE) of 619.4’. The site lies within Zone “X” by map.

Proposed Conditions

Detention Required for the Proposed Improvements

Overall stormwater detention for this parcel has been provided in the stormwater basins located south of unit 4, previously approved by the City of Joliet. In accordance with the approved plan, the subject property shall maintain a curve number of 83 or less. The proposed site has a curve number of 82.45 and is therefore compliant with the approved design.

The site is conveyed to the detention basins via a storm sewer system and overland flood route. The majority of the site is conveyed south through Unit 2 and the townhome development via 36-inch and 42-inch storm sewers at the point of connection. An overland flood route was previously developed and confirmed as part of the stormwater management report for the Townhome Development.

Portions of the west side of the site drain to Barberry Way. Based on the storm sewer sizing and previously provided plans, this tributary area was included as part of the storm sewer sizing in Barberry Way.

Refer to existing conditions Exhibit in Tab 2 of this report for these tributary areas, the existing storm sewer sizing and overland flood route locations.

Storm Sewer and Overland Flood Route Sizing

A composite rational runoff coefficient (C) 0.63 was used for all on-site tributary areas for storm sewer and overland flood route calculations.

StormCAD modeling is provided in this report to show that the proposed and existing pipes are sized sufficiently to convey both the existing offsite and on-site flows. Proposed storm sewer were designed using Manning's Equation to determine the flow capacity in the storm network in the 10-TR rainfall event. Proposed tributary areas were delineated and added into the StormCAD model as catchment areas to determine the proposed flow to the sewer system. For the on-site tributary areas, a time of concentration of 10 minutes for paved areas and 15 minutes for lawn areas was used. All storm sewers have sufficient capacity for the offsite and onsite flows.

Overland Flood Route calculations are provided in this report to ensure sufficient channel capacity and freeboard from the proposed buildings for the 100-YR offsite and proposed on-site flows. The rational method was utilized to calculate the flows tributary to each overland flood route. A site runoff coefficient (C) of 0.63 was calculated based on the impervious areas of the proposed site. A time of concentration of 15 minutes was used for onsite overland flood routes. All overland flood routes have 1' of freeboard from the high-water level to the Grade at Foundation of the adjacent homes. Flowmaster was used to calculate water depths.

Delineated tributary areas can be found on the Tributary Area Exhibit within Tab 3 of this report. More detailed modeling will be provided at Final Engineering.

Soil Erosion/Sediment Control Measures

An extensive Stormwater Pollution Prevention Plan (SWPPP) has been created in the Final Engineering Plans in order to protect the existing natural resources located within the general proximity to the project site.

Maintenance Plan

An ongoing stormwater system maintenance plan must be undertaken for the storm water system to operate as designed. These systems will be privately maintained, though easements will be provided to facilitate maintenance and public access. The stormwater management

basing will continue to be maintained by the Lakewood Prairie Unit 1 Homeowner's Association. See Tab 4 for a Maintenance Plan for New Facilities for additional considerations and checklist for managing stormwater systems.

Summary

The proposed stormwater management strategy has been designed to minimize the potential for any adverse stormwater impacts to neighboring and downstream resources and properties and meet the criteria of the City of Joliet and Kendall County Ordinances.

TAB 1: MAPS AND PERMITS

AERIAL LOCATION MAP

NOT TO SCALE

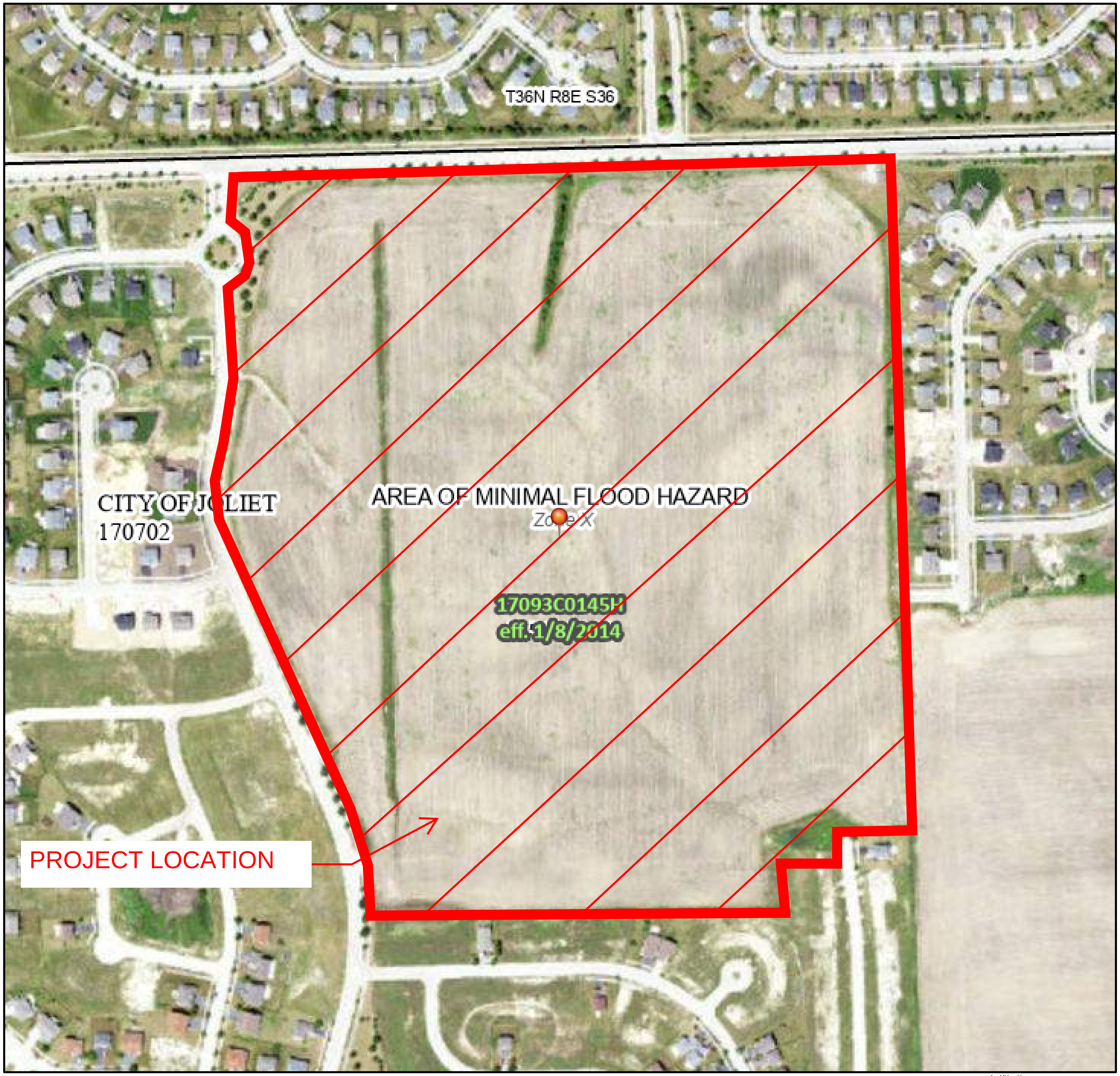
LAKEWOOD PRAIRIE UNIT 3
W THEODORE RD & BARBERRY WAY
CITY OF JOLIET, KENDALL COUNTY, ILLINOIS

MACKIE CONSULTANTS

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
mackieconsult.com

1DWLRQDO)ORRG+D]DUG/D\HU)5,5HWWH

FEMA



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Custom Soil Resource Report
Soil Map

Map Scale: 1:4,190 if printed on A portrait (8.5" x 11") sheet.

N

Meters: 0 50 100 200 300

Feet: 0 200 400 800 1200

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 16N WGS84

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Kendall County, Illinois
Survey Area Data: Version 20, Aug 28, 2023

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 4, 2020—Oct 13, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
148C2	Proctor silt loam, 5 to 10 percent slopes, eroded	15.0	21.8%
152A	Drummer silty clay loam, 0 to 2 percent slopes	5.7	8.3%
356A	Elpaso silty clay loam, 0 to 2 percent slopes	7.7	11.2%
442A	Mundelein silt loam, 0 to 2 percent slopes	11.3	16.4%
443B	Barrington silt loam, 2 to 4 percent slopes	3.8	5.5%
541A	Graymont silt loam, 0 to 2 percent slopes	2.2	3.3%
541B	Graymont silt loam, 2 to 5 percent slopes	23.1	33.5%
Totals for Area of Interest		**68.8**	**100.0%**

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit

descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

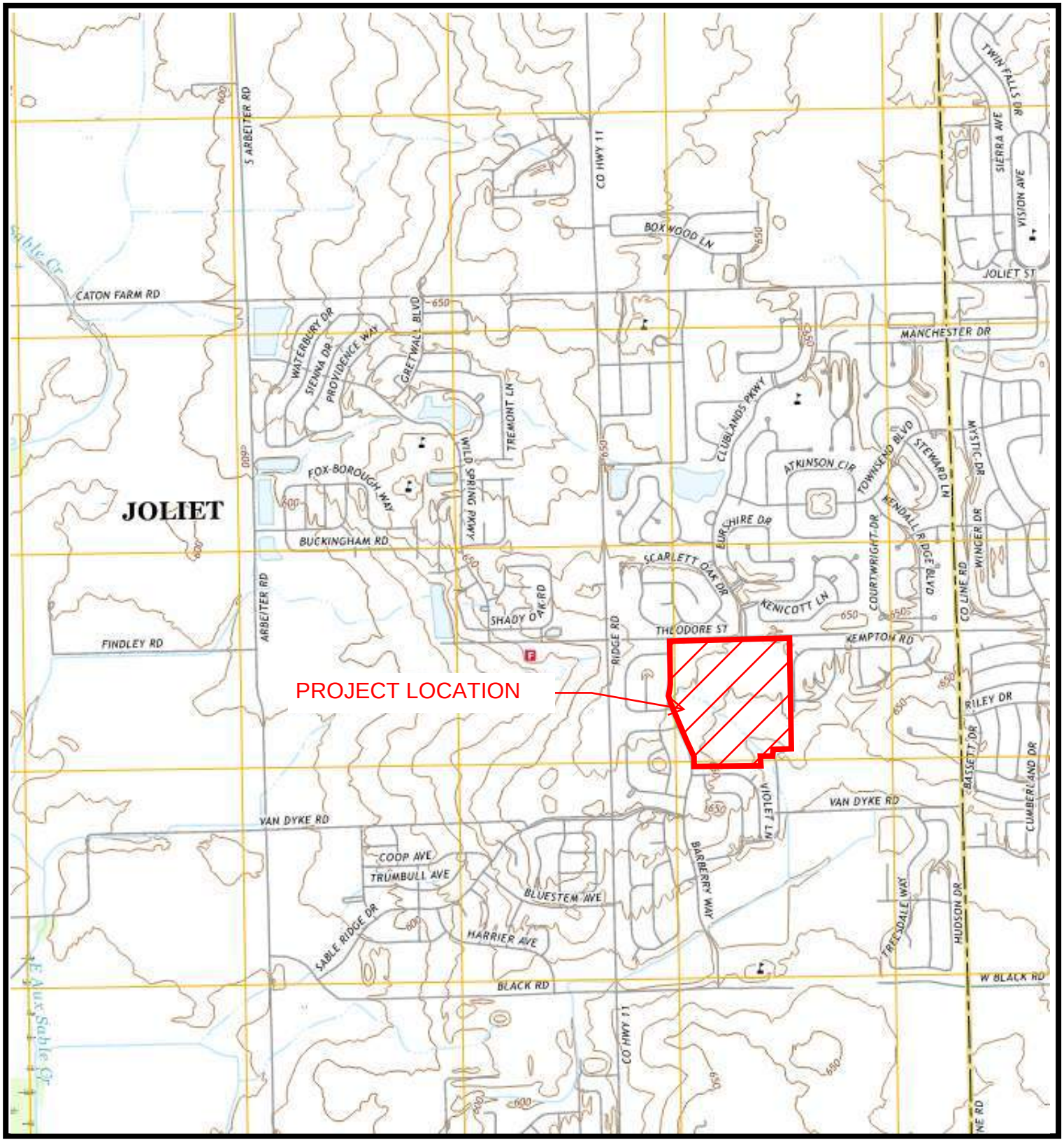
Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.



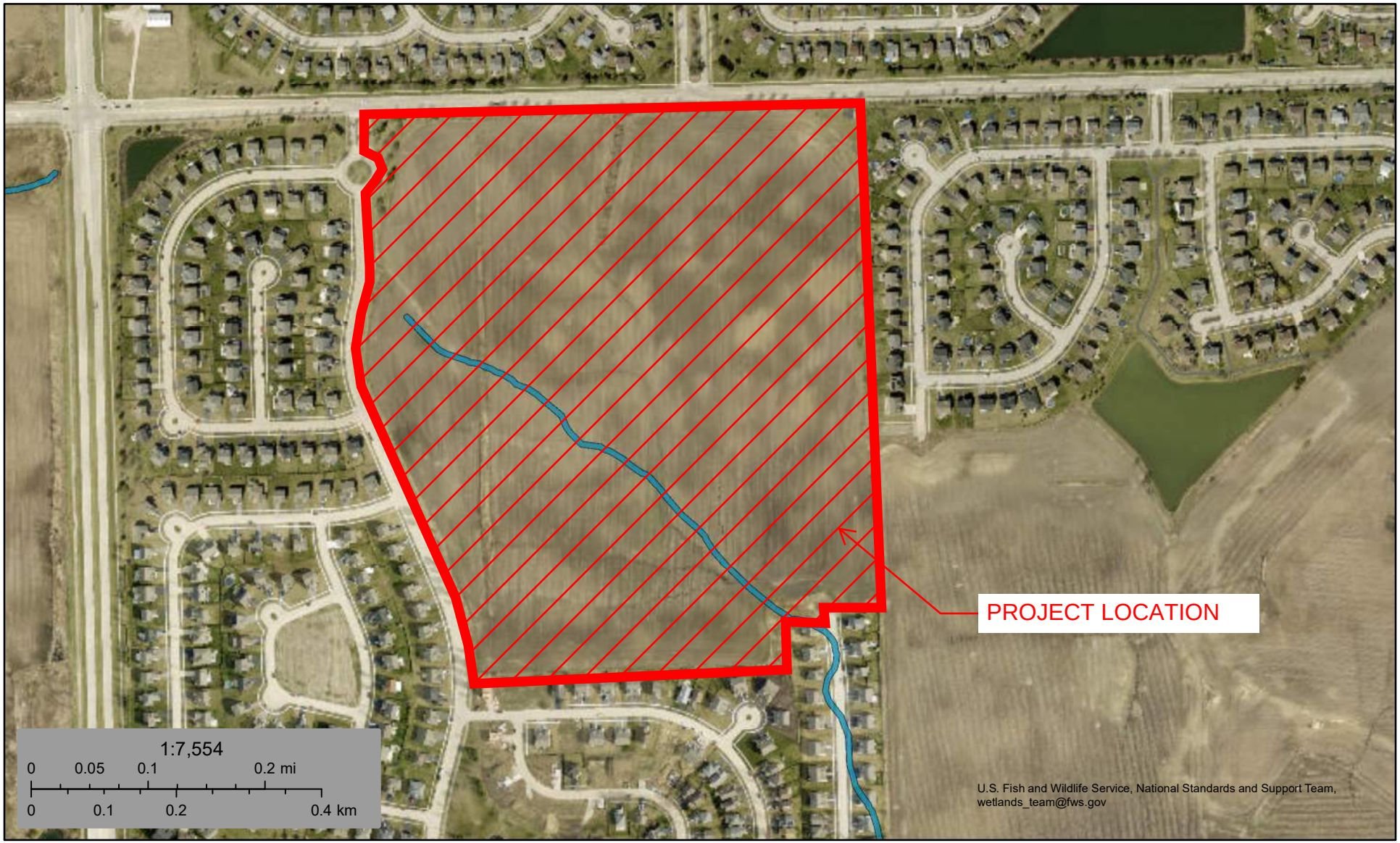
USGS MAP
NOT TO SCALE

LAKEWOOD PRAIRIE UNIT 3
W THEODORE RD & BARBERRY WAY
CITY OF JOLIET, KENDALL COUNTY, ILLINOIS

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
mackieconsult.com

U.S. Fish and Wildlife Service
National Wetlands Inventory

LAKEWOOD PRAIRIE UNIT 3



December 11, 2023

Wetlands

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

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: MACKIE CONSULTANTS LLC
Contact: Oksana Zurawel
Address: 9575 W HIGGINS RD. SUITE 500
ROSEMONT, IL 60018

IDNR Project Number: 2404849
Date: 09/20/2023

Project: Lakewood Prairie Unit 3 Single Family Homes Community
Address: W Theodore Rd & Barberry Way, Joliet

Description: Lennar Homes wishes to complete Lakewood Prairie Unit 3 which was started 20 years ago.

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: Kendall

Township, Range, Section:
35N, 8E, 1
36N, 8E, 36

IL Department of Natural Resources Contact
Adam Rawe
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
IL Environmental Protection Agency
Permits Section
Post Office Box 19276
Springfield, Illinois 62794 -9276

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

Terms of Use

By using this website, you acknowledge that you have read and agree to these terms. These terms may be revised by IDNR as necessary. If you continue to use the EcoCAT application after we post changes to these terms, it will mean that you accept such changes. If at any time you do not accept the Terms of Use, you may not continue to use the website.

1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.

2. Unauthorized attempts to upload, download, or change information on this website are strictly prohibited and may be punishable under the Computer Fraud and Abuse Act of 1986 and/or the National Information Infrastructure Protection Act.

3. IDNR reserves the right to enhance, modify, alter, or suspend the website at any time without notice, or to terminate or restrict access.

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Unauthorized use, tampering with or modification of this system, including supporting hardware or software, may subject the violator to criminal and civil penalties. In the event of unauthorized intrusion, all relevant information regarding possible violation of law may be provided to law enforcement officials.

Privacy

EcoCAT generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.

Illinois Department of Natural Resources
JB Pritzker, Governor • Natalie Phelps Finnie, Director
One Natural Resources Way • Springfield, Illinois 62702-1271
www.dnr.illinois.gov

Kendall County
Joliet
East of Barberry Way
Section:1-Township:35N-Range:8E
IEPA
New construction, Lakewood Prairie Unit 3

PLEASE REFER TO: SHPO LOG #025092023

October 12, 2023

Oksana Zurawel
Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018

The Illinois State Historic Preservation Office is required by the Illinois State Agency Historic Resources Preservation Act (20 ILCS 3420, as amended, 17 IAC 4180) to review all state undertakings for their effect on cultural resources. Pursuant to this requirement, we have received information regarding the above referenced project for our comment.

According to the information provided there is no federal involvement in your project. Be aware the state law is less restrictive than the federal cultural resource laws concerning archaeology. If your project will use federal loans or grants, need federal agency permits, use federal property, or involve assistance from a federal agency, then your project must be reviewed under the National Historic Preservation Act of 1966, as amended. Please notify us immediately if such is the case.

Our files do not identify any known historic properties within this proposed project area, nor is it within the high probability area for archaeological resources as defined in the state Act. Accordingly, this project is **EXEMPT** pursuant to Section 6 of the Illinois State Agency Historic Resources Preservation Act. An archaeological survey for your above referenced project is not required under Illinois law. Please know, however, we are always receptive to reviewing the results of any due diligence survey coverages.

This does not pertain to any discovery during construction, nor is it a clearance for purposes of the Illinois Human Remains Protection Act (20 ILCS 3440).

If further assistance is needed please contact Jeff Kruchten, Principal Archaeologist, at 217/785-1279 or jeff.kruchten@illinois.gov.

Sincerely,

Carey L. Mayer

Carey L. Mayer, AIA
Deputy State Historic
Preservation Officer

TAB 2 - EXISTING CONDITIONS

PREVIOUS APPROVED STORMWATER REPORT EXCERPTS

STORMWATER MANAGEMENT REPORT

LAKEWOOD HOMES
(LAKEWOOD PRAIRIE DEVELOPMENT)
JOLIET, ILLINOIS

FEBRUARY 2005

PREPARED FOR:

CHRISTIAN-ROGE & ASSOC., INC.
211 WEST WACKER DRIVE
CHICAGO, ILLINOIS 60606

PREPARED BY:

CIVIL ENGINEERING SERVICES, INC.
700 EAST DIEHL ROAD, SUITE 180
NAPERVILLE, ILLINOIS 60563

TABLE 1

LOCATION	DRAINAGE AREA, ac	100yr, 24hr ALLOWABLE RELEASE RATE, cfs	100yr, 24hr ACTUAL RELEASE RATE, cfs	2yr, 24hr ALLOWABLE RELEASE RATE, cfs	2yr, 24hr ACTUAL RELEASE RATE, cfs	100yr HIGH WATER LEVEL, ft	STORAGE VOLUME REQUIRED, ac-ft	OVERFLOW WEIR ELEVATION, ft	WEIR LENGTH, ft	10yr HIGH WATER LEVEL, ft
Northwest Pond	10.00	1.00	1.00	0.40	0.40	660.04	3.666	660.05	20	656.97
Large South Pond	287.41	28.74	28.72	11.50	11.49	618.12	109.288	618.13	West - 50, East - 50	615.16
Outlot U - School	17.23	1.72	1.70	0.69	0.68	618.65	7.632	618.70	30	616.58
Outlot B - Well	5.53	0.55	0.55	0.22	0.21	618.82	2.347	618.83	20	616.58
Black Road	3.97	0.40	0.39	0.16	0.16	618.68	1.663	618.70	20	617.16

Previously Approved Curve Number for Lakewood Prairie (All Units)

File.... X:\782\Hyd\PondPack\Final Calcs\LARGE SOUTH POND-FINAL.PPW

RUNOFF CURVE NUMBER DATA

Soil/Surface Description	CN	Area acres	Impervious Adjustment %C	%UC	Adjusted CN
1/4 acre	83	179.410			83.00
1/8 acre (town houses)	90	22.310			90.00
Country Homes	90	37.410			90.00
Parks	74	6.810			74.00
Club House & Park	80	11.970			80.00
Detention Pond-Wet Area	98	20.340			98.00
Detention Pond Area-Above NWL	74	9.160			74.00
COMPOSITE AREA & WEIGHTED CN --->		287.410			84.89 (85)

CN used for Single Family Homes

N

GRAPHIC SCALE

0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LARGE SOUTH BASIN

LARGE SOUTH BASIN
287.41 Ac

OUTLOT-U
SCHOOL
17.23 Ac

OUTLOT-B
WELL
5.53 Ac

BLACK ROAD 3.97 Ac

DRAINAGE DIVIDE

ANGELICA CIRCLE
BLAZINGSTAR LANE
NIGHTSHADE
BARBERRY WAY
PLANTAIN DRIVE
ANGELICA COURT
ANGELICA CIRCLE
SALVIA
RIDGE ROAD
BLACK ROAD
24+00 ROAD
Outlot Q
Outlot C
Outlot S

Civil Engineering Services, Inc.
Consulting Engineers

700 East Diehl Road
Suite 180
Naperville, Illinois 60563
630-577-1551 630-577-1574 Fax

LAKEWOOD PRAIRIE SUBDIVISION
JOLIET, ILLINOIS
EXHIBIT 2

SCALE: HORIZ: 1"=100'
VERT: NONE
DATE: 02-21-05
JOB NO: 782
SHEET 1 OF 1

FILE:X:\782\DRAWINGS\ALTA-782-1.DWG LAST PRINTED: MON FEB-21-2005 - 03:34PM WORKSTATION: MATT

USGS **66 km SW of Chicago, Illinois, United States** 27 Mar 1999 EXHIBIT 4

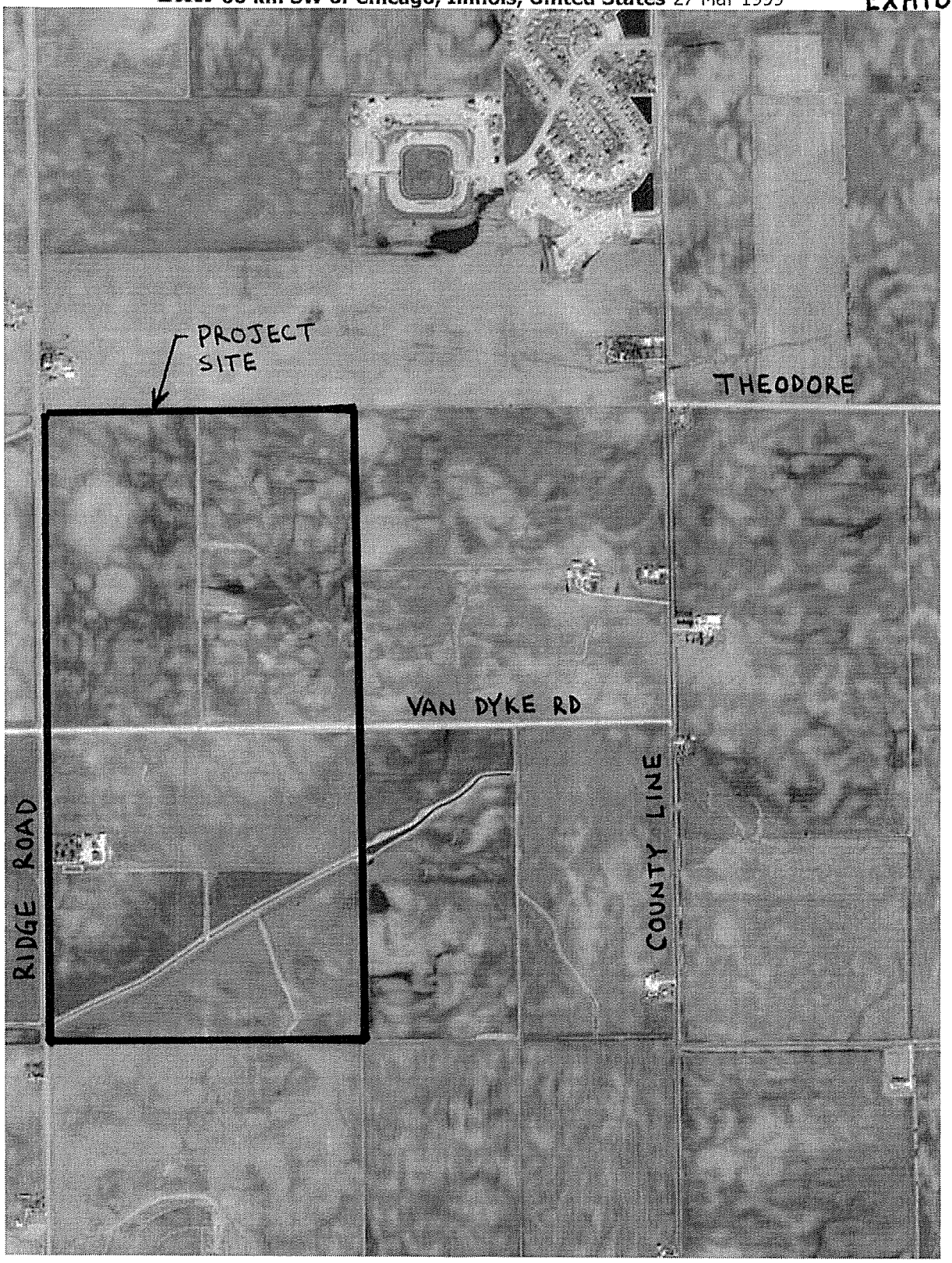
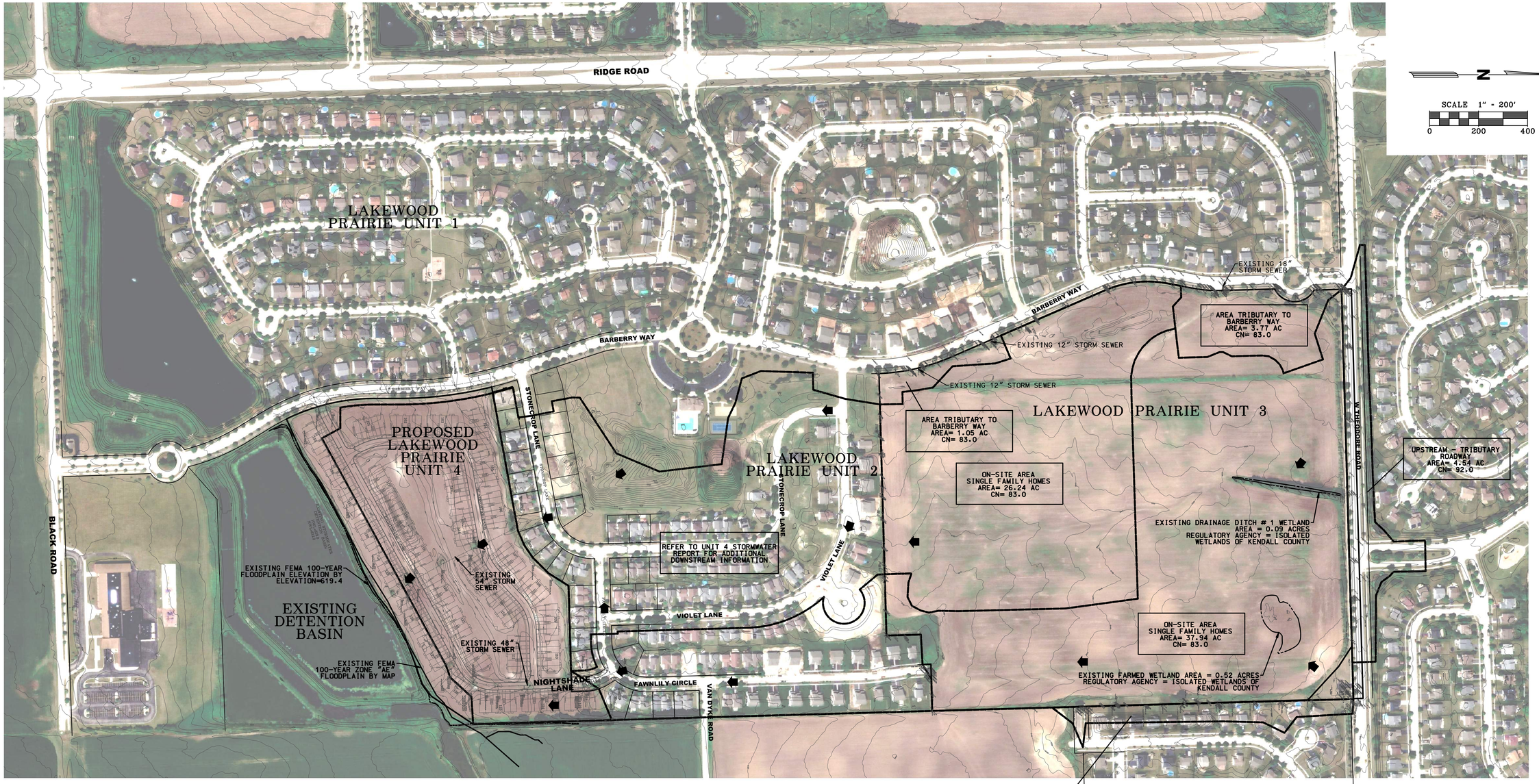


Image courtesy of the U.S. Geological Survey

EXISTING CONDITIONS EXHIBIT



NOTES:

1. TRIBUTARY AREAS BASED ON KENDALL COUNTY CONTOURS AND PROPOSED GRADING AND UTILITY PLANS PREPARED BY CHRISTIAN-ROGE & ASSOCIATES

2. CURVE NUMBERS BASED ON PREVIOUSLY APPROVED STORMWATER MANAGEMENT REPORT FOR LAKEWOOD HOMES, PREPRED BY ENGINEERING SERVICES, INC. DATED FEBRURARY 2005

3. A 30 MINUTE TIME OF CONCENTRATION WAS USED FOR OFFSITE TRIBUTARY AREAS

EXISTING APPROVED DETENTION BASIN

ALLOWABLE TRIBUTARY AREA	- 68.2 AC
APPROVED CURVE NUMBER	- 83
PROPOSED CURVE NUMBER	- 82.4
EXISTING HIGH WATER LEVEL	- 619.0
EXISTING NORMAL WATER LEVEL	- 612.3
APPROVED AS-BUILT VOLUME PROVIDED	- 127.48 AC-FT

* NO MODIFICATIONS TO THE EXISTING BASIN ARE PROPOSED FOR THIS DEVELOPMENT

* DETENTION APPROVED WITH OVERALL SUBDIVISION

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

LENNAR HOMES
1700 E. GOLF ROAD
SCHAUMBURG, ILLINOIS 60173
PHONE: 219-257-2603

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	KCC\JT
DRAWN	KCC\JT
APPROVED	MTL
DATE	01/09/2024
SCALE	1"=200'

EXISTING CONDITIONS EXHIBIT
LAKEWOOD PRAIRIE UNIT 3
JOLIET, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 4726

ILLINOIS FIRM LICENSE 184-002694

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CURVE NUMBER CALCULATIONS

Existing Curve Number - Offsite East

Lakewood Prairie Residential Community
Joliet, IL

Location	Total Area (sq ft)	Total Area (acres)	Percent of Disturbed Area	Curve Number
Areas				
Single Family Homes	83,190	1.91	100%	83.00
Existing Neustroneshire	83,190	1.91	100.0%	
			Weighted Curve Number:	**83.00**

Total Area (used for TR20) 0.00298 sq. mi

Notes:
1. Curve numbers taken from previously approved Stormwater Management Report, prepared by Civil Engineering Services, Inc, dated February 2005.
2. Curve number used to determine offsite flow to proposed Lakewood Prairie Unit 4

Existing Curve Number - Offsite East

Lakewood Prairie Residential Community

Joliet, IL

Location	Total Area (sq ft)	Total Area (acres)	Percent of Disturbed Area	Curve Number
Areas				
Roadway	164,466	3.78	75%	98.00
Pervious Area	54,822	1.26	25%	74.00
Existing Theodore Road	219,288	5.03	100.0%	
			Weighted Curve Number:	**92.00**

Total Area (used for TR20) 0.00787 sq. mi

Notes:

1. Assumed 75% impervious area per roadway cross section

TAB 3 - PROPOSED CONDITIONS

Proposed Curve Number

Lakewood Prairie Unit 3 Residential Community
Joliet, IL

Location	Area (sq ft)	Total Area (sq ft)	Total Area (acres)	Percent of Disturbed Area	Curve Number
Pervious Areas		1,924,415	44.18	64.8%	74.00
Impervious Areas					
Sidewalk		104,948	2.41	4%	98.00
Roads		318,859	7.32	11%	98.00
Homesite Coverage Andare		232,418	5.34	8%	98.00
Homesite Coverage Horizon		353,760	8.12	11%	98.00
Drive Aprons		36,423	0.84	1%	98.00
			24.02		
Disturbed Project Area		2,970,823	68.20	100.0%	

Weighted Curve Number (CN): **82.45**

Notes:
1. Proposed curve number is less than the previously approved curve number (83) from the Stormwater Report prepared by Civil Engineering Services, Inc, dated February 2005. Refer to Existing Conditions Tab
2. Homesite Coverage is based on the average homesite coverage of the Horizon Series product lineup.

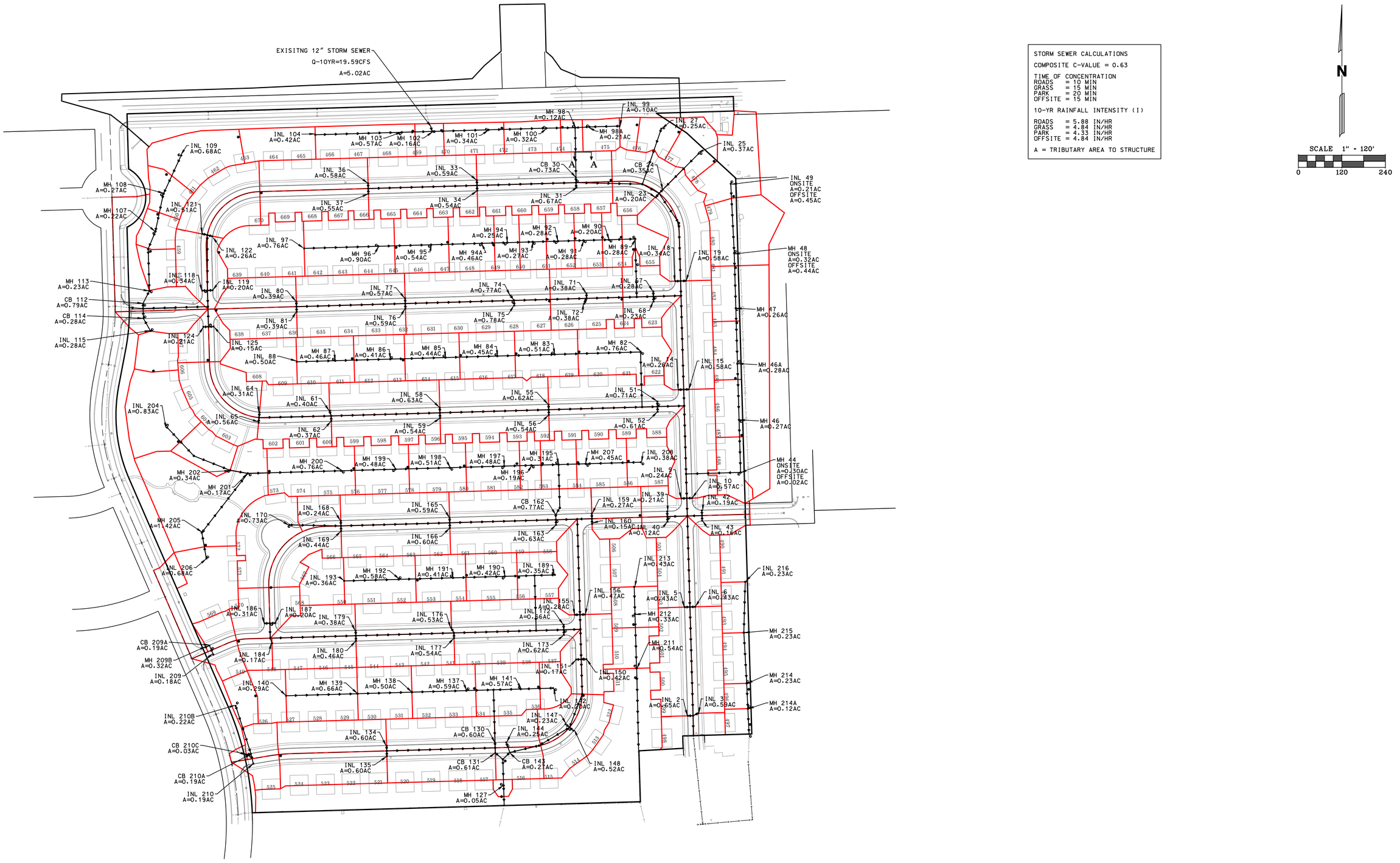
Proposed Runoff Coefficient

Lakewood Prairie Unit 3 Residential Community
Joliet, IL

Location	Area (sq ft)	Total Area (sq ft)	Total Area (acres)	Percent of Disturbed Area	C-Value
Pervious Areas		1,924,415	44.18	64.8%	0.45
Impervious Areas					
Sidewalk		104,948	2.41	4%	0.95
Roads		318,859	7.32	11%	0.95
Homesite Coverage Andare		232,418	5.34	8%	0.95
Homesite Coverage Horizon		353,760	8.12	12%	0.95
Drive Aprons		36,423	0.84	1%	0.95
Disturbed Project Area		2,970,823	68.20	100.0%	

Weighted C-Value: **0.63**

STORM SEWER TRIBUTARY AREA EXHIBIT



STORM SEWER CALCULATIONS

COMPOSITE C-VALUE = 0.63

TIME OF CONCENTRATION
ROADS = 10 MIN
GRASS = 15 MIN
PARK = 20 MIN
OFFSITE = 15 MIN

10-YR RAINFALL INTENSITY (I)

ROADS = 5.88 IN/HR
GRASS = 4.84 IN/HR
PARK = 4.33 IN/HR
OFFSITE = 4.84 IN/HR

A = TRIBUTARY AREA TO STRUCTURE

N

SCALE 1" - 120'

0 120 240

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Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR
1700 E. Golf Road, Suite 1100
Schaumburg, IL 60173
Phone: 224-293-3100
Fax: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JK
DRAWN	JK
APPROVED	TKB
DATE	04/15/2024
SCALE	1" = 120'

STORM SEWER TRIBUTARY AREA EXHIBIT
LAKEWOOD PRAIRIE - UNIT 3
JOLIET, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 4726

ILLINOIS FIRM LICENSE 184-002694

STORMCAD MODELING

Lakewood Prairie
10-Year Storm Design
Revised: April 15, 2024

Label	Start Node	Stop Node	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Diameter (in)	Length (User Defined) (ft)	Slope (Calculated) (%)	Material	Manning's n	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Cover (Start) (ft)	Cover (Stop) (ft)	Upstream Inlet Area (acres)	Upstream Inlet C	System Intensity (in/h)	Upstream Structure Flow (Total Surface) (cfs)	System CA (acres)	Upstream Inlet Tc (min)	System Rational Flow (cfs)	Velocity (ft/s)	Flow (cfs)	Capacity (Full Flow) (cfs)
CO-1	INL-2	MH-1	638.16	638.75	635.16	634.88	12	14	2	Concrete	0.013	637.43	637.37	2	2.87	0.65	0.63	5.88	2.43	0.41	10	2.43	3.09	2.43	5.04
CO-2	INL-3	MH-1	638.21	638.75	635.21	634.88	12	14.4	2.29	Concrete	0.013	637.42	637.37	2	2.87	0.591	0.63	5.88	2.21	0.372	10	2.21	2.81	2.21	5.39
CO-3	MH-4	MH-1	643.79	638.75	637.3	632.92	42	300	1.46	Concrete	0.013	640.38	637.37	2.99	2.33	(N/A)	(N/A)	4.194	0	23.894	0	101.02	14.13	101.02	121.56
CO-4	INL-5	MH-4	643.2	643.79	640.2	639.92	12	14	2	Concrete	0.013	640.74	640.33	2	2.87	0.428	0.63	5.88	1.6	0.269	10	1.6	5.69	1.6	5.04
CO-5	INL-6	MH-4	643.2	643.79	640.2	639.92	12	14	2	Concrete	0.013	640.74	640.33	2	2.87	0.429	0.63	5.88	1.6	0.27	10	1.6	5.69	1.6	5.04
CO-6	MH-7	MH-4	648.29	643.79	641.79	637.3	42	251	1.79	Concrete	0.013	644.85	640.38	3	2.99	(N/A)	(N/A)	4.222	0	23.355	0	99.4	15.3	99.4	134.56
CO-7	MH-8	MH-7	648.77	648.29	642.27	641.79	42	49	0.98	Concrete	0.013	645.31	644.85	3	3	(N/A)	(N/A)	4.229	0	22.922	0	97.72	11.8	97.72	99.57
CO-8	INL-9	MH-8	648.18	648.77	645.18	644.9	12	14	2	Concrete	0.013	645.58	645.31	2	2.87	0.243	0.63	5.88	0.91	0.153	10	0.91	4.85	0.91	5.04
CO-9	INL-10	MH-8	648.18	648.77	645.18	644.9	12	14	2	Concrete	0.013	645.8	645.38	2	2.87	0.571	0.63	5.88	2.13	0.36	10	2.13	6.15	2.13	5.04
CO-10	MH-11	MH-8	649.23	648.77	642.94	642.27	42	67	1	Concrete	0.013	645.96	645.31	2.79	3	(N/A)	(N/A)	4.239	0	22.41	0	95.76	11.9	95.76	100.6
CO-11	MH-12	MH-11	650.55	649.23	643.88	642.94	42	188	0.5	Concrete	0.013	647.61	645.96	3.17	2.79	(N/A)	(N/A)	4.274	0	20.793	0	89.57	9.31	89.57	71.14
CO-12	MH-13	MH-12	650.87	650.55	644.11	643.88	42	45	0.51	Concrete	0.013	647.81	647.61	3.26	3.17	(N/A)	(N/A)	4.285	0	15.229	0	65.78	6.84	65.78	71.92
CO-13	INL-14	MH-13	650.28	650.87	647.28	647	12	14	2	Concrete	0.013	647.74	647.81	2	2.87	0.261	0.63	5.88	0.97	0.164	10	0.97	4.96	0.97	5.04
CO-14	INL-15	MH-13	650.28	650.87	647.28	647	12	14	2	Concrete	0.013	647.91	647.81	2	2.87	0.584	0.63	5.88	2.18	0.368	10	2.18	6.19	2.18	5.04
CO-15	MH-16	MH-13	652.68	650.87	645.22	644.11	42	259	0.43	Concrete	0.013	648.87	647.81	3.96	3.26	(N/A)	(N/A)	4.351	0	14.697	0	64.46	6.7	64.46	65.86
CO-16	MH-17	MH-16	652.96	652.68	646.63	646.22	30	40.5	1.01	Concrete	0.013	649.26	648.87	3.83	3.96	(N/A)	(N/A)	4.438	0	9.049	0	40.48	8.25	40.48	41.27
CO-17	INL-18	MH-17	652.37	652.96	649.37	649.09	12	14	2	Concrete	0.013	649.84	649.44	2	2.87	0.335	0.63	5.88	1.25	0.211	10	1.25	5.32	1.25	5.04
CO-18	INL-19	MH-17	652.37	652.96	649.37	649.09	12	14	2	Concrete	0.013	650	649.58	2	2.87	0.58	0.63	5.88	2.16	0.365	10	2.16	6.18	2.16	5.04
CO-21	MH-22	MH-21	654.77	654.08	648.68	648.1	30	98.6	0.59	Concrete	0.013	651.51	650.65	3.59	3.48	(N/A)	(N/A)	4.494	0	8.473	0	38.38	7.82	38.38	31.49
CO-22	INL-23	MH-22	654.18	654.77	651.18	650.9	12	14	2	Concrete	0.013	651.54	651.51	2	2.87	0.202	0.63	5.88	0.75	0.127	10	0.75	4.61	0.75	5.04
CO-23	CB-24	MH-22	654.18	654.77	651.18	650.9	12	14	2	Concrete	0.013	651.81	651.39	2	2.87	0.35	0.63	4.775	1.31	0.456	10	2.2	6.2	2.2	5.04
CO-24	MH-26	MH-22	655.14	654.77	648.99	648.68	30	52.4	0.59	Concrete	0.013	651.91	651.51	3.65	3.59	(N/A)	(N/A)	4.507	0	7.889	0	35.84	7.3	35.84	31.49
CO-25	INL-25	CB-24	655.3	654.18	652.3	651.18	12	141.5	0.79	Concrete	0.013	652.75	651.81	2	2	0.375	0.63	4.84	1.15	0.236	15	1.15	3.72	1.15	3.17
CO-26	INL-27	MH-26	655.7	655.14	652.7	648.99	12	161.6	2.3	Concrete	0.013	653.07	651.91	2	5.15	0.252	0.63	4.84	0.77	0.159	15	0.77	4.88	0.77	5.4
CO-29	INL-31	MH-29	654.62	655.21	651.62	651.34	12	14	2	Concrete	0.013	653.35	653.28	2	2.87	0.675	0.63	5.88	2.52	0.425	10	2.52	3.21	2.52	5.04
CO-30	CB-30	MH-29	654.62	655.21	649.54	649.26	30	14	2	Concrete	0.013	653.34	653.28	2.58	3.45	0.728	0.63	4.554	2.72	5.881	10	27	5.5	27	58
CO-31	MH-32	MH-29	656.94	655.21	652.86	649.26	21	273	1.32	Concrete	0.013	653.92	653.28	2.33	4.2	(N/A)	(N/A)	5.676	0	1.424	0	8.15	7.35	8.15	18.19
CO-32	INL-33	MH-32	656.35	656.94	653.35	653.07	12	14	2	Concrete	0.013	653.98	653.92	2	2.87	0.585	0.63	5.88	2.19	0.369	10	2.19	6.19	2.19	5.04
CO-33	INL-34	MH-32	656.35	656.94	653.35	653.07	12	14	2	Concrete	0.013	653.96	653.92	2	2.87	0.544	0.63	5.88	2.03	0.343	10	2.03	6.07	2.03	5.04
CO-34	MH-35	MH-32	659.33	656.94	655.46	652.86	15	300	0.87	Concrete	0.013	656.29	653.92	2.62	2.83	(N/A)	(N/A)	5.872	0	0.712	0	4.22	5.3	4.22	6.01
CO-35	INL-36	MH-35	658.74	659.33	655.74	655.46	12	14	2	Concrete	0.013	656.37	656.29	2	2.87	0.583	0.63	5.88	2.18	0.368	10	2.18	6.18	2.18	5.04
CO-36	INL-37	MH-35	658.74	659.33	655.74	655.46	12	14	2	Concrete	0.013	656.35	656.29	2	2.87	0.547	0.63	5.88	2.04	0.345	10	2.04	6.08	2.04	5.04
CO-37	MH-38	MH-7	647.95	648.29	644.08	642.98	12	55	2	Concrete	0.013	644.91	644.85	2.87	4.31	(N/A)	(N/A)	5.868	0	0.209	0	1.23	5.3	1.23	5.04
CO-39	INL-39	MH-38	647.36	647.95	644.36	644.08	12	14	2	Concrete	0.013	644.88	644.91	2	2.87	0.207	0.63	5.88	0.77	0.131	10	0.77	4.65	0.77	5.04
CO-40	INL-40	MH-38	647.36	647.95	644.36	644.08	12	14	2	Concrete	0.013	644.9	644.91	2	2.87	0.124	0.63	5.88	0.46	0.078	10	0.46	4	0.46	5.04
CO-41	MH-41	MH-7	649.21	648.29	645.34	644.53	12	40.5	2	Concrete	0.013	645.83	644.88	2.87	2.76	(N/A)	(N/A)	5.869	0	0.224	0	1.32	5.4	1.32	5.04
CO-42	INL-42	MH-41	648.62	649.21	645.62	645.34	12	14	2	Concrete	0.013	645.97	645.83	2	2.87	0.193	0.63	5.88	0.72	0.121	10	0.72	4.55	0.72	5.04
CO-43	INL-43	MH-41	648.62	649.21	645.62	645.34	12	14	2	Concrete	0.013	645.94	645.83	2	2.87	0.162	0.63	5.88	0.61	0.102	10	0.61	4.33	0.61	5.04
CO-44	MH-44	MH-11	649	649.23	644.7	643.91	18	150.2	0.53	Concrete	0.013	646.7	645.96	2.8	3.82	0.32	0.63	4.54	0.98	1.617	15	7.4	4.19	7.4	7.62
CO-48	MH-48	MH-47	652.8	651.7	649.47	648.12	12	152	0.89	Concrete	0.013	651.72	649.48	2.33	2.58	0.756	0.63	4.773	2.32	0.9	15	4.33	5.51	4.33	3.36
CO-49	INL-49	MH-48	654.6	652.8	651.6	649.47	12	191.8	1.11	Concrete	0.013	652.26	651.72	2	2.33	0.672	0.63	4.84	2.07	0.424	15	2.07	4.9	2.07	3.75
CO-50	MH-50	MH-12	649.4	650.55	644.51	644.31	30	73.6	0.27	Concrete	0.013	647.88	647.61	2.39	3.74	(N/A)	(N/A)	4.405	0	5.564	0	24.7	5.03	24.7	21.38
CO-51	INL-51	MH-50	648.91	649.4	645.91	645.63	12	14	2	Concrete	0.013	647.96	647.88	2	2.77	0.705	0.63	5.88	2.63	0.444	10	2.63	3.35	2.63	5.04
CO-52	INL-52	MH-50	649.41	649.4	645.91	645.63	12	14	2	Concrete	0.013	647.94	647.88	2.5	2.77	0.61	0.63	5.88	2.28	0.384	10	2.28	2.9	2.28	5.04
CO-53	MH-53	MH-50	649.8	649.4	644.72	644.51	30	42.4	0.5	Concrete	0.013	647.99	647.88	2.58	2.39	(N/A)	(N/A)	4.422	0	4.735	0	21.11	4.3	21.11	28.86
CO-54	MH-54	MH-53	653.38	649.8	649.51	644.72	18	257.6	1.86	Concrete	0.013	652.14	647.99	2.37	3.58	(N/A)	(N/A)	5.276	0	2.505	0	13.32	7.54	13.32	14.32

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Label	Start Node	Stop Node	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Diameter (in)	Length (User Defined) (ft)	Slope (Calculated) (%)	Material	Manning's n	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Cover (Start) (ft)	Cover (Stop) (ft)	Upstream Inlet Area (acres)	Upstream Inlet C	System Intensity (in/h)	Upstream Structure Flow (Total Surface) (cfs)	System CA (acres)	Upstream Inlet Tc (min)	System Rational Flow (cfs)	Velocity (ft/s)	Flow (cfs)	Capacity (Full Flow) (cfs)
CO-55	INL-55	MH-54	652.79	653.38	649.79	649.51	12	14	2	Concrete	0.013	652.2	652.14	2	2.87	0.624	0.63	5.88	2.33	0.393	10	2.33	2.97	2.33	5.04
CO-56	INL-56	MH-54	652.79	653.38	649.79	649.51	12	14	2	Concrete	0.013	652.18	652.14	2	2.87	0.539	0.63	5.88	2.01	0.34	10	2.01	2.56	2.01	5.04
CO-57	MH-57	MH-54	655.48	653.38	651.61	649.51	18	300	0.7	Concrete	0.013	654.73	652.14	2.37	2.37	(N/A)	(N/A)	5.465	0	1.772	0	9.76	5.52	9.76	8.79
CO-58	INL-58	MH-57	654.89	655.48	651.89	651.61	12	14	2	Concrete	0.013	654.79	654.73	2	2.87	0.634	0.63	5.88	2.37	0.399	10	2.37	3.01	2.37	5.04
CO-59	INL-59	MH-57	654.89	655.48	651.89	651.61	12	14	2	Concrete	0.013	654.77	654.73	2	2.87	0.54	0.63	5.88	2.02	0.34	10	2.02	2.57	2.02	5.04
CO-60	MH-60	MH-57	657.58	655.48	653.74	651.61	15	300	0.71	Concrete	0.013	657.24	654.73	2.59	2.62	(N/A)	(N/A)	5.68	0	1.033	0	5.92	4.82	5.92	5.44
CO-61	INL-61	MH-60	657.04	657.58	654.02	653.74	12	14	2	Concrete	0.013	657.27	657.24	2.02	2.84	0.4	0.63	5.88	1.49	0.252	10	1.49	1.9	1.49	5.04
CO-62	INL-62	MH-60	656.99	657.58	653.99	653.74	12	14	1.79	Concrete	0.013	657.27	657.24	2	2.84	0.366	0.63	5.88	1.37	0.231	10	1.37	1.74	1.37	4.76
CO-63	MH-63	MH-60	659.86	657.58	655.99	653.74	12	198.7	1.13	Concrete	0.013	658.89	657.24	2.87	2.84	(N/A)	(N/A)	5.847	0	0.55	0	3.24	4.13	3.24	3.79
CO-64	INL-64	MH-63	659.27	659.86	656.27	655.99	12	14	2	Concrete	0.013	658.91	658.89	2	2.87	0.311	0.63	5.88	1.16	0.196	10	1.16	1.48	1.16	5.04
CO-65	INL-65	MH-63	659.27	659.86	656.27	655.99	12	14	2	Concrete	0.013	658.94	658.89	2	2.87	0.563	0.63	5.88	2.1	0.354	10	2.1	2.67	2.1	5.04
CO-66	MH-66	MH-16	652.09	652.68	646.29	645.22	36	76.1	1.41	Concrete	0.013	648.94	648.87	2.8	4.46	(N/A)	(N/A)	4.364	0	5.648	0	24.85	9.9	24.85	79.08
CO-67	INL-67	MH-66	651.5	652.09	648.5	648.22	12	14	2	Concrete	0.013	648.93	648.94	2	2.87	0.279	0.63	5.88	1.04	0.176	10	1.04	5.06	1.04	5.04
CO-68	INL-68	MH-66	651.5	652.09	648.5	648.22	12	14	2	Concrete	0.013	648.89	648.94	2	2.87	0.229	0.63	5.88	0.86	0.144	10	0.86	4.79	0.86	5.04
CO-69	MH-69	MH-66	652.28	652.09	646.37	646.29	36	45.9	0.17	Concrete	0.013	648.99	648.94	2.91	2.8	(N/A)	(N/A)	4.382	0	5.328	0	23.53	4.42	23.53	27.84
CO-70	MH-70	MH-69	652.04	652.28	647.06	646.37	30	138.4	0.5	Concrete	0.013	649.12	648.99	2.48	3.41	(N/A)	(N/A)	5.345	0	2.677	0	14.42	5.89	14.42	28.96
CO-71	INL-71	MH-70	651.45	652.04	648.45	648.17	12	14	2	Concrete	0.013	649.08	649.12	2	2.87	0.383	0.63	5.88	1.43	0.242	10	1.43	5.52	1.43	5.04
CO-72	INL-72	MH-70	651.45	652.04	648.45	648.17	12	14.5	1.93	Concrete	0.013	649.08	649.12	2	2.87	0.378	0.63	5.88	1.41	0.238	10	1.41	5.43	1.41	4.95
CO-73	MH-73	MH-70	652.04	652.04	647.46	647.06	24	200	0.2	Concrete	0.013	649.7	649.12	2.58	2.98	(N/A)	(N/A)	5.523	0	2.198	0	12.23	3.89	12.23	10.12
CO-74	INL-74	MH-73	651.45	652.04	648.45	648.11	12	16.9	2.01	Concrete	0.013	649.81	649.7	2	2.93	0.767	0.63	5.88	2.86	0.483	10	2.86	3.64	2.86	5.05
CO-75	INL-75	MH-73	651.45	652.04	648.45	648.17	12	14	2	Concrete	0.013	649.8	649.7	2	2.87	0.781	0.63	5.88	2.91	0.492	10	2.91	3.71	2.91	5.04
CO-76	MH-76	MH-73	653.96	652.04	649.88	647.46	18	300	0.81	Concrete	0.013	650.91	649.7	2.58	3.08	(N/A)	(N/A)	5.7	0	1.223	0	7.03	5.85	7.03	9.43
CO-77	INL-77	MH-76	653.37	653.96	650.37	650.09	12	14	2	Concrete	0.013	651	650.91	2	2.87	0.575	0.63	5.88	2.15	0.362	10	2.15	6.16	2.15	5.04
CO-78	INL-78	MH-76	653.37	653.96	650.37	650.09	12	14	2	Concrete	0.013	651	650.91	2	2.87	0.585	0.63	5.88	2.19	0.369	10	2.19	6.19	2.19	5.04
CO-79	MH-79	MH-76	658.53	653.96	654.66	649.88	12	300	1.59	Concrete	0.013	655.39	650.91	2.87	3.08	(N/A)	(N/A)	5.871	0	0.492	0	2.91	6.09	2.91	4.5
CO-80	INL-80	MH-79	657.94	658.53	654.94	654.66	12	14	2	Concrete	0.013	655.45	655.39	2	2.87	0.388	0.63	5.88	1.45	0.244	10	1.45	5.54	1.45	5.04
CO-81	INL-81	MH-79	657.94	658.53	654.94	654.66	12	14	2	Concrete	0.013	655.45	655.39	2	2.87	0.394	0.63	5.88	1.47	0.248	10	1.47	5.57	1.47	5.04
CO-82	MH-82	MH-53	649.5	649.8	645.64	644.72	24	152	0.6	Concrete	0.013	648.3	647.99	1.86	3.08	0.759	0.63	4.503	2.33	2.23	15	10.12	3.22	10.12	17.58
CO-83	MH-83	MH-82	651.4	649.5	647.07	645.64	21	237	0.6	Concrete	0.013	648.93	648.3	2.58	2.11	0.513	0.63	4.622	1.58	1.752	15	8.16	3.39	8.16	12.31
CO-84	MH-84	MH-83	652.4	651.4	648.57	647.07	18	158	0.95	Concrete	0.013	649.57	648.93	2.33	2.83	0.45	0.63	4.666	1.38	1.429	15	6.72	6.18	6.72	10.23
CO-85	MH-85	MH-84	653.3	652.4	649.72	648.57	15	143	0.8	Concrete	0.013	650.68	649.57	2.33	2.58	0.444	0.63	4.712	1.36	1.146	15	5.44	5.37	5.44	5.79
CO-86	MH-86	MH-85	654.8	653.3	651.22	649.72	15	152	0.99	Concrete	0.013	652.05	650.68	2.33	2.33	0.411	0.63	4.758	1.26	0.866	15	4.15	5.56	4.15	6.42
CO-87	MH-87	MH-86	656.1	654.8	652.77	651.22	12	152	1.02	Concrete	0.013	653.51	652.05	2.33	2.58	0.465	0.63	4.809	1.43	0.607	15	2.94	5.11	2.94	3.6
CO-88	INL-88	MH-87	658.2	656.1	655.2	652.77	12	106.1	2.29	Concrete	0.013	655.72	653.51	2	2.33	0.499	0.63	4.84	1.53	0.314	15	1.53	5.91	1.53	5.39
CO-89	MH-89	MH-69	651.5	652.28	646.66	646.37	30	160	0.18	Concrete	0.013	649.13	648.99	2.34	3.41	0.277	0.63	4.453	0.85	2.651	15	11.9	3.83	11.9	17.46
CO-90	MH-90	MH-89	651.5	651.5	646.8	646.66	24	72.5	0.19	Concrete	0.013	649.3	649.13	2.7	2.84	0.198	0.63	4.488	0.61	2.476	15	11.2	3.57	11.2	9.94
CO-91	MH-91	MH-90	651.5	651.5	646.94	646.8	24	70	0.2	Concrete	0.013	649.46	649.3	2.56	2.7	0.277	0.63	4.523	0.85	2.351	15	10.72	3.41	10.72	10.12
CO-92	MH-92	MH-91	651.5	651.5	647.11	646.94	24	70	0.24	Concrete	0.013	649.6	649.46	2.39	2.56	0.281	0.63	4.561	0.86	2.177	15	10.01	3.19	10.01	11.15
CO-93	MH-93	MH-92	651.6	651.5	647.28	647.11	21	70	0.24	Concrete	0.013	649.84	649.6	2.57	2.64	0.267	0.63	4.592	0.82	2	15	9.26	3.85	9.26	7.81
CO-94	MH-94	MH-93	652	651.6	647.45	647.28	21	70	0.24	Concrete	0.013	650.04	649.84	2.8	2.57	0.25	0.63	4.626	0.77	1.832	15	8.54	3.55	8.54	7.81
CO-96	MH-96	MH-95	653.6	652.3	650.02	648.22	15	146	1.23	Concrete	0.013	651.66	650.77	2.33	2.83	0.898	0.63	4.787	2.76	1.045	15	5.05	4.11	5.05	7.17
CO-97	INL-97	MH-96	657.7	653.6	654.7	650.02	12	204.1	2.29	Concrete	0.013	655.35	651.66	2	2.58	0.762	0.63	4.84	2.34	0.48	15	2.34	6.63	2.34	5.39
CO-98	MH-98	CB-30	654.9	654.62	649.82	649.54	30	137.5	0.2	Concrete	0.013	653.86	653.34	2.58	2.58	0.123	0.63	4.6	0.38	5.423	15	25.15	5.12	25.15	18.51
CO-100	MH-100	MH-98	654.9	654.9	650.57	649.82	30	79.9	0.94	Concrete	0.013	654.13	653.86	1.83	2.58	0.316	0.63	4.628	0.97	5.151	15	24.03	4.9	24.03	39.75
CO-101	MH-101	MH-100	656	654.9	651.67	650.57	24	159.3	0.69	Concrete	0.013	655.82	654.13	2.33	2.33	0.336	0.63	4.665	1.03	4.951	15	23.28	7.41	23.28	18.8
CO-102	MH-102	MH-101	657.7	656	653.37	651.67	24	155.8	1.09	Concrete	0.013	657.36	655.82	2.33	2.33	0.161	0.63	4.702	0.5	4.74	15	22.47	7.15	22.47	23.63

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Label	Start Node	Stop Node	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Diameter (in)	Length (User Defined) (ft)	Slope (Calculated) (%)	Material	Manning's n	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Cover (Start) (ft)	Cover (Stop) (ft)	Upstream Inlet Area (acres)	Upstream Inlet C	System Intensity (in/h)	Upstream Structure Flow (Total Surface) (cfs)	System CA (acres)	Upstream Inlet Tc (min)	System Rational Flow (cfs)	Velocity (ft/s)	Flow (cfs)	Capacity (Full Flow) (cfs)
CO-103	MH-103	MH-102	657.9	657.7	654.32	653.37	15	83.1	1.14	Concrete	0.013	657.53	657.36	2.33	3.08	0.567	0.63	4.761	1.74	0.622	15	2.99	2.43	2.99	6.91
CO-104	INL-104	MH-103	661.6	657.9	658.6	654.32	12	238.9	1.79	Concrete	0.013	659.08	657.53	2	2.58	0.421	0.63	4.84	1.29	0.265	15	1.29	5.16	1.29	4.77
CO-106	MH-107	MH-106	661.9	664.5	657.78	657.57	15	53	0.4	Concrete	0.013	659.73	659.57	2.87	5.68	0.224	0.63	4.714	0.69	0.735	15	3.49	2.85	3.49	4.1
CO-107	MH-108	MH-107	661.9	661.9	658.32	657.78	12	107	0.5	Concrete	0.013	660.41	659.73	2.58	3.12	0.267	0.63	4.765	0.82	0.594	15	2.85	3.63	2.85	2.53
CO-108	INL-109	MH-108	661.9	661.9	658.9	658.32	12	116.2	0.5	Concrete	0.013	660.81	660.41	2	2.58	0.676	0.63	4.84	2.08	0.426	15	2.08	2.65	2.08	2.52
CO-110	CB-112	MH-111	660.43	660.77	656.81	656.72	15	11.9	0.75	Concrete	0.013	659.08	658.96	2.37	2.8	0.792	0.63	4.592	2.96	1.382	10	6.4	5.21	6.4	5.61
CO-111	MH-113	CB-112	660.9	660.43	657.09	656.81	15	40.7	0.69	Concrete	0.013	659.24	659.08	2.56	2.37	0.235	0.63	4.613	0.72	0.883	15	4.11	3.35	4.11	5.35
CO-112	CB-114	MH-111	660.43	660.77	657.08	656.72	12		1.34	Concrete	0.013	659.02	658.96	2.35	3.05	0.281	0.63	4.775	1.05	0.351	10	1.69	2.15	1.69	4.12
CO-113	INL-115	CB-114	660.6	660.43	657.6	657.08	12	41.3	1.26	Concrete	0.013	659.04	659.02	2	2.35	0.276	0.63	4.84	0.85	0.174	15	0.85	1.08	0.85	4
CO-114	MH-116	MH-111	662	660.77	657.61	656.72	18	178.7	0.5	Concrete	0.013	659.54	658.96	2.89	2.55	(N/A)	(N/A)	5.669	0	1.049	0	6	3.39	6	7.41
CO-115	MH-117	MH-116	661.85	662	657.98	657.61	12	44.7	0.83	Concrete	0.013	660.33	659.54	2.87	3.39	(N/A)	(N/A)	5.695	0	0.824	0	4.73	6.02	4.73	3.24
CO-116	INL-118	MH-117	661.22	661.85	658.26	657.98	12	14	2	Concrete	0.013	660.35	660.33	1.96	2.87	0.341	0.63	5.88	1.27	0.215	10	1.27	1.62	1.27	5.04
CO-117	INL-119	MH-117	661.22	661.85	658.26	657.98	12	14	2	Concrete	0.013	660.34	660.33	1.96	2.87	0.198	0.63	5.88	0.74	0.125	10	0.74	0.94	0.74	5.04
CO-118	MH-120	MH-117	662.7	661.85	658.83	657.98	12	152.7	0.56	Concrete	0.013	661.31	660.33	2.87	2.87	(N/A)	(N/A)	5.841	0	0.485	0	2.85	3.63	2.85	2.66
CO-119	INL-121	MH-120	662.1	662.7	659.11	658.83	12	14	2	Concrete	0.013	661.35	661.31	1.99	2.87	0.508	0.63	5.88	1.9	0.32	10	1.9	2.42	1.9	5.04
CO-120	INL-122	MH-120	662.1	662.7	659.11	658.83	12	14	2	Concrete	0.013	661.32	661.31	1.99	2.87	0.261	0.63	5.88	0.98	0.165	10	0.98	1.24	0.98	5.04
CO-121	MH-123	MH-116	661.76	662	657.89	657.61	12	55.5	0.5	Concrete	0.013	659.62	659.54	2.87	3.39	(N/A)	(N/A)	5.813	0	0.225	0	1.32	1.68	1.32	2.53
CO-122	INL-124	MH-123	661.17	661.76	658.17	657.89	12	14	2	Concrete	0.013	659.62	659.62	2	2.87	0.206	0.63	5.88	0.77	0.13	10	0.77	0.98	0.77	5.04
CO-123	INL-125	MH-123	661.17	661.76	658.17	657.89	12	14	2	Concrete	0.013	659.62	659.62	2	2.87	0.152	0.63	5.88	0.57	0.096	10	0.57	0.72	0.57	5.04
CO-131	INL-134	MH-133	648.31	648.88	645.31	645.03	12	14	2	Concrete	0.013	645.94	645.9	2	2.85	0.58	0.63	5.88	2.16	0.365	10	2.16	6.17	2.16	5.04
CO-132	INL-135	MH-133	648.31	648.88	645.31	645.03	12	14	2	Concrete	0.013	645.94	645.9	2	2.85	0.579	0.63	5.88	2.16	0.365	10	2.16	6.17	2.16	5.04
CO-133	CB-143	MH-128	643.01	643.6	637.27	637.23	36	27	0.15	Concrete	0.013	640.94	640.81	2.74	3.37	0.266	0.63	3.752	0.99	12.577	10	47.56	6.73	47.56	25.89
CO-134	INL-144	CB-143	642.51	643.01	639.51	638.92	12	29.4	2	Concrete	0.013	640.97	640.94	2	3.09	0.254	0.63	5.88	0.95	0.16	10	0.95	1.21	0.95	5.04
CO-135	MH-145	CB-143	643.47	643.01	637.39	637.27	36	82.5	0.15	Concrete	0.013	641.35	640.94	3.08	2.74	(N/A)	(N/A)	3.773	0	12.249	0	46.59	6.59	46.59	25.89
CO-136	MH-146	MH-145	643.14	643.47	637.54	637.39	36	98.2	0.15	Concrete	0.013	641.83	641.35	2.6	3.08	(N/A)	(N/A)	3.798	0	12.249	0	46.9	6.63	46.9	25.89
CO-137	INL-147	MH-146	642.55	643.14	639.55	639.27	12	14	2	Concrete	0.013	641.84	641.83	2	2.87	0.23	0.63	5.88	0.86	0.145	10	0.86	1.09	0.86	5.04
CO-138	INL-148	MH-146	642.55	643.14	639.55	639.27	12	14	2	Concrete	0.013	641.87	641.83	2	2.87	0.518	0.63	5.88	1.93	0.326	10	1.93	2.46	1.93	5.04
CO-139	MH-149	MH-146	643.49	643.14	637.69	637.54	36	98.2	0.15	Concrete	0.013	642.29	641.83	2.8	2.6	(N/A)	(N/A)	3.824	0	11.778	0	45.41	6.42	45.41	25.89
CO-140	MH-150	MH-149	643.15	643.49	637.84	637.69	36	96	0.15	Concrete	0.013	642.74	642.29	2.31	2.8	(N/A)	(N/A)	3.85	0	11.778	0	45.71	6.47	45.71	25.89
CO-141	INL-151	MH-150	642.56	643.15	639.56	639.28	12	14	2	Concrete	0.013	642.74	642.74	2	2.87	0.171	0.63	5.88	0.64	0.108	10	0.64	0.81	0.64	5.04
CO-142	INL-152	MH-150	642.56	643.15	639.56	639.28	12	14	2	Concrete	0.013	642.77	642.74	2	2.87	0.424	0.63	5.88	1.58	0.267	10	1.58	2.02	1.58	5.04
CO-143	MH-153	MH-150	643.37	643.15	637.96	637.84	36	82.9	0.15	Concrete	0.013	643.11	642.74	2.41	2.31	(N/A)	(N/A)	3.872	0	11.403	0	44.51	6.3	44.51	25.89
CO-144	MH-154	MH-153	643.93	643.37	638.13	637.96	36	40.5	0.43	Concrete	0.013	643.19	643.11	2.8	2.41	(N/A)	(N/A)	3.889	0	7.565	0	29.65	4.2	29.65	43.55
CO-145	INL-155	MH-154	643.34	643.93	640.34	640.06	12	14	2		0.013	643.2	643.19	2	2.87	0.282	0.63	5.88	1.05	0.178	10	1.05	1.34	1.05	5.04
CO-147	MH-141	MH-136	642.7	644.1	639.25	638.88	12	74.9	0.49	Concrete	0.013	642.47	642.16	2.45	4.22	0.573	0.63	4.649	1.76	0.49	15	2.29	2.92	2.29	2.5
CO-148	INL-142	MH-141	642.7	642.7	639.7	639.25	12	89.3	0.5	Concrete	0.013	642.5	642.47	2	2.45	0.204	0.63	4.84	0.63	0.128	15	0.63	0.8	0.63	2.53
CO-149	MH-137	MH-136	644.5	644.1	641.17	638.88	12	75	3.05	Concrete	0.013	644.28	642.16	2.33	4.22	0.586	0.63	4.653	1.8	1.278	15	5.99	7.63	5.99	6.23
CO-150	MH-138	MH-137	647	644.5	643.67	641.17	12	150	1.67	Concrete	0.013	646.47	644.28	2.33	2.33	0.499	0.63	4.7	1.53	0.909	15	4.3	5.48	4.3	4.6
CO-151	MH-139	MH-138	649.6	647	646.27	643.67	12	150	1.73	Concrete	0.013	647.44	646.47	2.33	2.33	0.656	0.63	4.771	2.02	0.594	15	2.86	3.64	2.86	4.69
CO-152	INL-140	MH-139	653.3	649.6	650.3	646.27	12	197.1	2.04	Concrete	0.013	650.69	647.44	2	2.33	0.287	0.63	4.84	0.88	0.181	15	0.88	4.86	0.88	5.09
CO-153	INL-156	MH-154	643.34	643.93	640.34	640.06	12	14	2	Concrete	0.013	643.22	643.19	2	2.87	0.474	0.63	5.88	1.77	0.299	10	1.77	2.25	1.77	5.04
CO-154	MH-157	MH-154	646.08	643.93	639.26	638.13	30	263.5	0.43	Concrete	0.013	644.45	643.19	4.32	3.3	(N/A)	(N/A)	3.967	0	7.089	0	28.35	5.77	28.35	26.78
CO-157	MH-164	MH-161	647.64	645.7	643.77	639.51	18	292.8	1.46	Concrete	0.013	646.64	644.71	2.37	4.69	(N/A)	(N/A)	5.488	0	1.542	0	8.53	4.83	8.53	12.67
CO-158	MH-167	MH-164	650.23	647.64	646.36	643.77	15	300	0.86	Concrete	0.013	648.17	646.64	2.62	2.62	(N/A)	(N/A)	5.765	0	0.794	0	4.61	3.76	4.61	6
CO-159	INL-170	MH-167	651.02	650.23	648.02	646.36	12	141.8	1.17	Concrete	0.013	649.01	648.17	2	2.87	0.734	0.63	5.88	2.74	0.462	10	2.74	5.33	2.74	3.85
CO-160	INL-168	MH-167	649.64	650.23	646.64	646.36	12	14	2		0.013	648.17	648.17	2	2.87	0.236	0.236	5.88	0.33	0.056	10	0.33	0.42	0.33	5.04

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Label	Start Node	Stop Node	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Diameter (in)	Length (User Defined) (ft)	Slope (Calculated) (%)	Material	Manning's n	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Cover (Start) (ft)	Cover (Stop) (ft)	Upstream Inlet Area (acres)	Upstream Inlet C	System Intensity (in/h)	Upstream Structure Flow (Total Surface) (cfs)	System CA (acres)	Upstream Inlet Tc (min)	System Rational Flow (cfs)	Velocity (ft/s)	Flow (cfs)	Capacity (Full Flow) (cfs)
CO-161	INL-169	MH-167	649.64	650.23	646.64	646.36	12	14	2		0.013	648.2	648.17	2	2.87	0.437	0.63	5.88	1.63	0.276	10	1.63	2.08	1.63	5.04
CO-162	INL-166	MH-164	647.05	647.64	644.05	643.77	12	14	2		0.013	646.7	646.64	2	2.87	0.603	0.63	5.88	2.25	0.38	10	2.25	2.86	2.25	5.04
CO-163	INL-165	MH-164	647.05	647.64	644.05	643.77	12	14	2		0.013	646.69	646.64	2	2.87	0.585	0.63	5.88	2.19	0.369	10	2.19	2.78	2.19	5.04
CO-164	INL-163	MH-161	645.11	645.7	642.11	641.83	12	14	2	Concrete	0.013	644.77	644.71	2	2.87	0.628	0.63	5.88	2.35	0.396	10	2.35	2.99	2.35	5.04
CO-165	CB-162	MH-161	645.11	645.7	639.57	639.51	30	14	0.43	Concrete	0.013	644.74	644.71	3.04	3.69	0.765	0.63	3.991	2.86	4.891	10	19.67	4.01	19.67	26.78
CO-166	MH-158	MH-157	646.68	646.08	642.81	641.99	12	40.5	2.02	Concrete	0.013	644.52	644.45	2.87	3.09	(N/A)	(N/A)	5.81	0	0.26	0	1.52	1.94	1.52	5.07
CO-167	INL-159	MH-158	646.09	646.68	643.09	642.81	12	14	2	Concrete	0.013	644.53	644.52	2	2.87	0.267	0.63	5.88	1	0.168	10	1	1.27	1	5.04
CO-168	INL-160	MH-158	646.09	646.68	643.09	642.81	12	14	2	Concrete	0.013	644.52	644.52	2	2.87	0.146	0.63	5.88	0.55	0.092	10	0.55	0.69	0.55	5.04
CO-169	MH-161	MH-157	645.7	646.08	639.51	639.26	30	58.9	0.43	Concrete	0.013	644.71	644.45	3.69	4.32	(N/A)	(N/A)	3.985	0	6.828	0	27.43	5.59	27.43	26.78
CO-170	MH-171	MH-153	643.39	643.37	638.06	637.96	36	45.9	0.22	Concrete	0.013	643.14	643.11	2.33	2.41	(N/A)	(N/A)	4.284	0	3.838	0	16.57	2.34	16.57	31.13
CO-171	INL-172	MH-171	642.8	643.39	639.8	639.52	12	14	2	Concrete	0.013	643.2	643.14	2	2.87	0.657	0.63	5.88	2.45	0.414	10	2.45	3.12	2.45	5.04
CO-172	INL-173	MH-171	642.8	643.39	639.8	639.52	12	14	2	Concrete	0.013	643.2	643.14	2	2.87	0.624	0.63	5.88	2.33	0.393	10	2.33	2.97	2.33	5.04
CO-173	MH-174	MH-171	643.9	643.39	638.57	638.06	36	76.1	0.67	Concrete	0.013	643.17	643.14	2.33	2.33	(N/A)	(N/A)	4.353	0	3.032	0	13.3	1.88	13.3	54.6
CO-174	MH-175	MH-174	646.43	643.9	641.1	638.57	21	226.9	1.12	Concrete	0.013	643.98	643.17	3.58	3.58	(N/A)	(N/A)	5.574	0	1.691	0	9.5	3.95	9.5	16.73
CO-175	MH-178	MH-175	649.71	646.43	645.83	641.1	15	270.5	1.75	Concrete	0.013	646.81	643.98	2.63	4.08	(N/A)	(N/A)	5.699	0	1.013	0	5.82	7.49	5.82	8.54
CO-176	MH-181	MH-178	653.95	649.71	649.33	645.83	12	235.9	1.48	Concrete	0.013	650.01	646.81	3.62	2.88	(N/A)	(N/A)	5.842	0	0.425	0	2.5	5.72	2.5	4.34
CO-178	MH-185	MH-181	653.82	653.95	649.95	649.33	12	41.8	1.48	Concrete	0.013	650.53	650.01	2.87	3.62	(N/A)	(N/A)	5.869	0	0.317	0	1.88	5.33	1.88	4.34
CO-179	INL-186	MH-185	653.23	653.82	650.23	649.95	12	14	2	Concrete	0.013	650.68	650.53	2	2.87	0.307	0.63	5.88	1.14	0.193	10	1.14	5.2	1.14	5.04
CO-180	INL-187	MH-185	653.23	653.82	650.23	649.95	12	14	2	Concrete	0.013	650.59	650.53	2	2.87	0.197	0.63	5.88	0.74	0.124	10	0.74	4.58	0.74	5.04
CO-183	INL-179	MH-178	649.11	649.71	646.11	645.83	12	14	2	Concrete	0.013	646.78	646.81	2	2.88	0.379	0.63	5.88	1.41	0.239	10	1.41	5.5	1.41	5.04
CO-184	INL-180	MH-178	649.11	649.71	646.11	645.83	12	14	2		0.013	646.72	646.81	2	2.88	0.555	0.63	5.88	2.07	0.35	10	2.07	6.1	2.07	5.04
CO-185	INL-176	MH-175	645.91	646.43	642.91	642.56	12	16	2.19		0.013	644.03	643.98	2	2.87	0.532	0.63	5.88	1.99	0.335	10	1.99	2.53	1.99	5.27
CO-186	INL-177	MH-175	645.84	646.43	642.84	642.56	12	14	2	Concrete	0.013	644.03	643.98	2	2.87	0.543	0.63	5.88	2.03	0.342	10	2.03	2.58	2.03	5.04
CO-188	INL-189	MH-188	644	645	641	639.67	12	55.9	2.38	Concrete	0.013	643.23	643.18	2	4.33	0.355	0.63	4.84	1.09	0.224	15	1.09	1.39	1.09	5.5
CO-189	MH-190	MH-188	645.3	645	641.47	639.67	18	82.2	2.19	Concrete	0.013	643.39	643.18	2.33	3.83	0.42	0.63	4.693	1.29	1.117	15	5.29	2.99	5.29	15.54
CO-190	MH-191	MH-190	646.5	645.3	642.92	641.47	15	142.8	1.02	Concrete	0.013	643.86	643.39	2.33	2.58	0.41	0.63	4.736	1.26	0.853	15	4.07	5.6	4.07	6.51
CO-191	MH-192	MH-191	647.5	646.5	644.17	642.92	12	150	0.83	Concrete	0.013	644.9	643.86	2.33	2.58	0.584	0.63	4.791	1.8	0.595	15	2.87	4.67	2.87	3.25
CO-192	INL-193	MH-192	650.4	647.5	647.4	644.17	12	150.2	2.15	Concrete	0.013	647.84	644.9	2	2.33	0.36	0.63	4.84	1.11	0.227	15	1.11	5.28	1.11	5.22
CO-193	MH-194	CB-162	646	645.11	639.66	639.57	30	21.9	0.43	Concrete	0.013	644.78	644.74	3.84	3.04	(N/A)	(N/A)	4.001	0	4.408	0	17.78	3.62	17.78	26.78
CO-194	MH-195	MH-194	645.5	646	640.17	639.66	30	119.4	0.43	Concrete	0.013	645.01	644.78	2.83	3.84	0.314	0.63	4.057	0.97	4.408	15	18.03	3.67	18.03	26.78
CO-195	MH-196	MH-195	646	645.5	640.87	640.17	24	75	0.93	Concrete	0.013	645.35	645.01	3.13	3.33	0.191	0.63	4.084	0.59	3.687	15	15.18	4.83	15.18	21.86
CO-196	MH-197	MH-196	645.9	646	641.57	640.87	24	75	0.93	Concrete	0.013	645.67	645.35	2.33	3.13	0.48	0.63	4.111	1.47	3.567	15	14.78	4.71	14.78	21.85
CO-197	MH-198	MH-197	646.8	645.9	642.72	641.57	21	150	0.77	Concrete	0.013	646.79	645.67	2.33	2.58	0.506	0.63	4.156	1.56	3.265	15	13.68	5.69	13.68	13.87
CO-198	MH-199	MH-198	648	646.8	643.92	642.72	21	150	0.8	Concrete	0.013	647.72	646.79	2.33	2.33	0.482	0.63	4.205	1.48	2.946	15	12.49	5.19	12.49	14.17
CO-199	MH-200	MH-199	649.7	648	645.62	643.92	21	150	1.13	Concrete	0.013	648.49	647.72	2.33	2.33	0.765	0.63	4.26	2.35	2.643	15	11.35	4.72	11.35	16.87
CO-200	MH-201	MH-200	652	649.7	647.92	645.62	21	257.2	0.89		0.013	649.29	648.49	2.33	2.33	0.173	0.63	4.327	0.47	2.161	20	9.42	6.58	9.42	14.98
CO-201	MH-202	MH-201	658.1	652	649.39	647.92	12	49.1	2.99	Concrete	0.013	650.19	649.29	7.71	3.08	0.337	0.63	4.761	1.03	0.733	15	3.52	8.11	3.52	6.16
CO-202	MH-203	MH-202	659.8	658.1	656.16	654	12	107.8	2	Concrete	0.013	656.84	654.5	2.64	3.1	(N/A)	(N/A)	4.79	0	0.521	0	2.51	6.42	2.51	5.04
CO-203	INL-204	MH-203	659.7	659.8	656.7	656.16	12	107.2	0.5	Concrete	0.013	657.52	656.84	2	2.64	0.827	0.63	4.84	2.54	0.521	15	2.54	3.67	2.54	2.53
CO-204	MH-205	MH-201	652.6	652	648.87	647.92	15	206.5	0.46	Concrete	0.013	651.3	649.29	2.48	2.83	1.418	0.63	4.793	4.36	1.319	15	6.37	5.19	6.37	4.38
CO-205	INL-206	MH-205	652.6	652.6	649.6	648.87	12	72.8	1	Concrete	0.013	651.55	651.3	2	2.73	0.676	0.63	4.84	2.08	0.426	15	2.08	2.65	2.08	3.57
CO-206	MH-207	MH-195	646	645.5	641.53	640.17	12	75	1.82	Concrete	0.013	645.37	645.01	3.47	4.33	0.45	0.63	4.665	1.38	0.523	15	2.46	3.13	2.46	4.81
CO-207	INL-208	MH-207	647.3	646	644.3	641.53	12	152	1.82	Concrete	0.013	645.54	645.37	2	3.47	0.38	0.63	4.84	1.17	0.24	15	1.17	1.49	1.17	4.81
CO-208	MH-212	MH-211	642.9	641.3	639.57	637.97	12	225	0.71	Concrete	0.013	640.23	638.81	2.33	2.33	0.332	0.63	4.816	1.02	0.478	15	2.32	4.22	2.32	3
CO-209	INL-213	MH-212	644.1	642.9	641.1	639.57	12	75	2.04	Concrete	0.013	641.58	640.23	2	2.33	0.426	0.63	4.84	1.31	0.269	15	1.31	5.43	1.31	5.09
CO-210	MH-215	MH-214	642.4	639.8	638.31	636.63	12	140.1	1.2	Concrete	0.013	638.81	637.33	3.09	2.17	0.234	0.63	4.793	0.72	0.293	15	1.42	4.57	1.42	3.9

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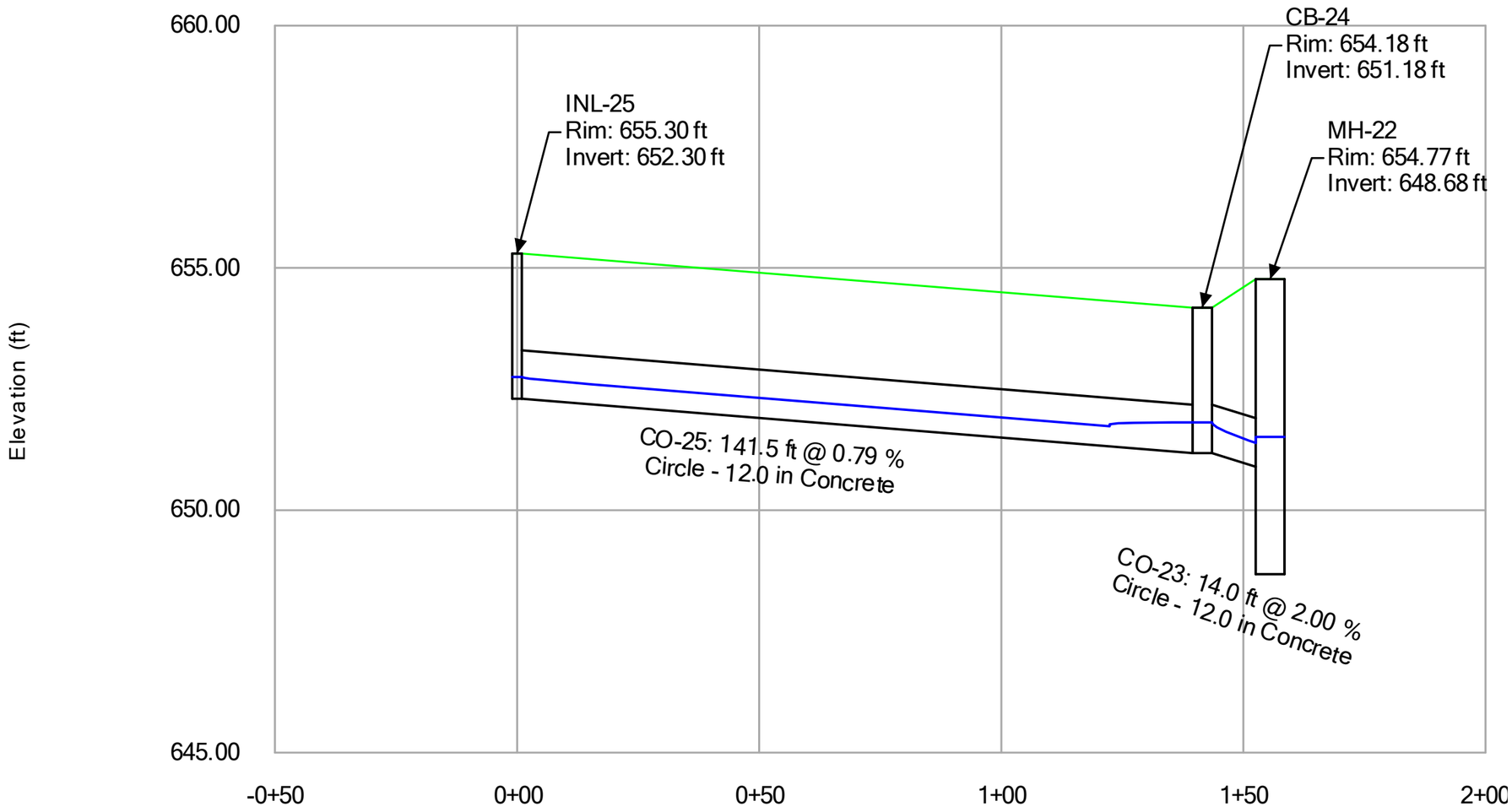
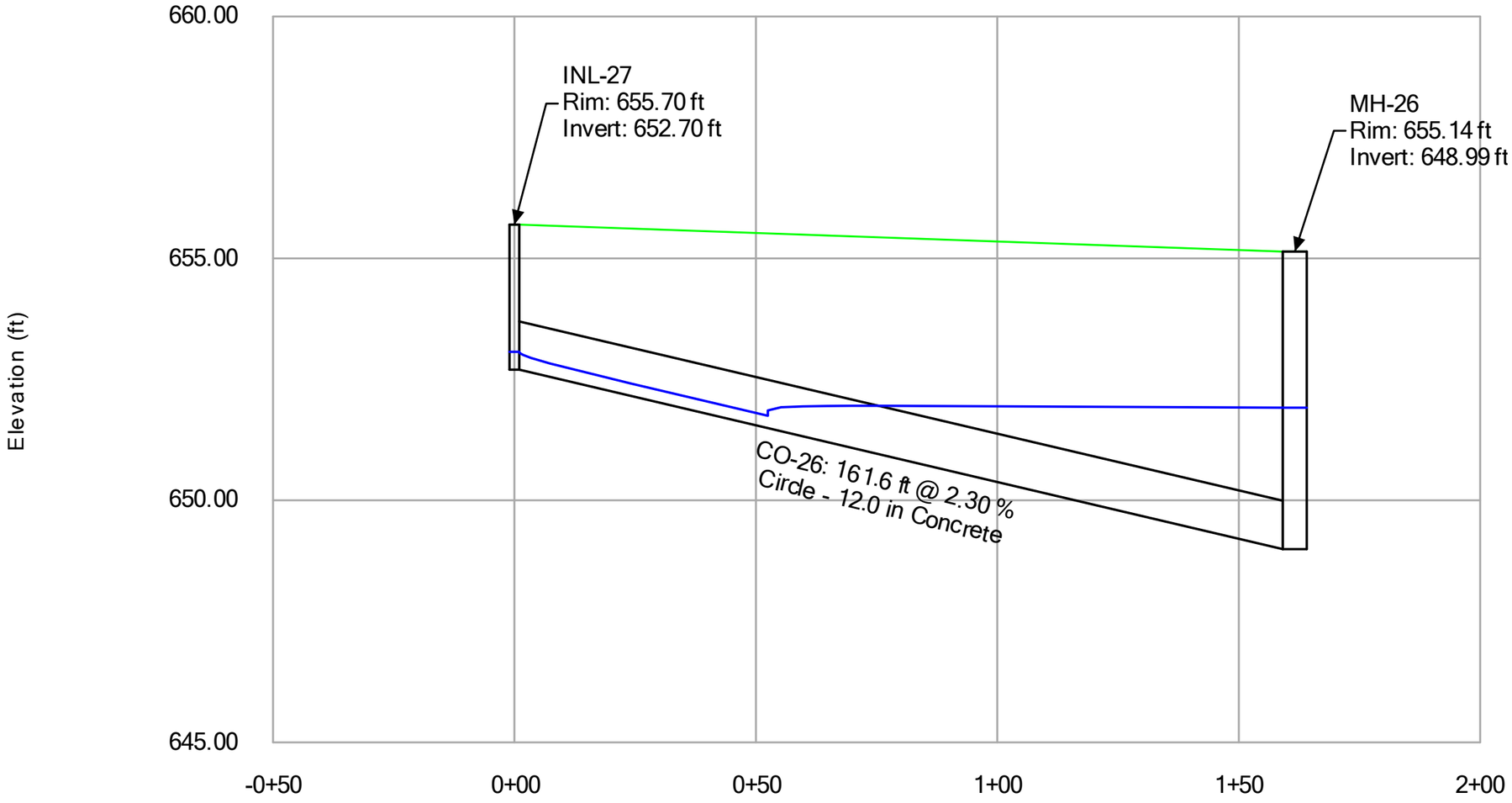
10-Year Storm Design
Revised: April 15, 2024

Label	Start Node	Stop Node	Elevation Ground (Start) (ft)	Elevation Ground (Stop) (ft)	Invert (Start) (ft)	Invert (Stop) (ft)	Diameter (in)	Length (User Defined) (ft)	Slope (Calculated) (%)	Material	Manning's n	Hydraulic Grade Line (In) (ft)	Hydraulic Grade Line (Out) (ft)	Cover (Start) (ft)	Cover (Stop) (ft)	Upstream Inlet Area (acres)	Upstream Inlet C	System Intensity (in/h)	Upstream Structure Flow (Total Surface) (cfs)	System CA (acres)	Upstream Inlet Tc (min)	System Rational Flow (cfs)	Velocity (ft/s)	Flow (cfs)	Capacity (Full Flow) (cfs)
CO-211	INL-216	MH-215	645.3	642.4	642.3	638.31	12	140.1	2.85	Concrete	0.013	642.65	638.81	2	3.09	0.232	0.63	4.84	0.71	0.146	15	0.71	5.15	0.71	6.01
CO-214	MH-127	O-5	642.5	643.04	637.12	637.04	36	53.5	0.15	Concrete	0.013	640.23	639.54	2.38	3	0.051	0.63	3.73	0.19	15.866	10	59.66	8.44	59.66	25.89
CO-215	MH-211	O-3	641.3	636.92	637.97	634.1	12	155.5	2.49	Concrete	0.013	638.81	634.71	2.33	1.82	0.538	0.63	4.725	1.65	0.817	15	3.89	7.72	3.89	5.62
CO-217	MH-1	O-6	638.75	636.9	632.92	630.9	42	300.3	0.67	Concrete	0.013	637.37	634.01	2.33	2.5	(N/A)	(N/A)	4.158	0	24.676	0	103.42	10.75	103.42	82.51
CO-218	MH-111	O-7	660.77	662.22	656.72	656.37	18	77	0.45	Concrete	0.013	658.96	657.72	2.55	4.35	(N/A)	(N/A)	4.588	0	2.782	0	12.87	7.28	12.87	7.08
CO-220	INL-EX	MH-102	660.14	657.7	656.34	653.37	12	53.9	5.51	Concrete	0.013	673.66	657.36	2.8	3.33	5.02	0.8	4.84	19.59	4.016	15	19.59	24.95	19.59	8.36
CO-221	MH-188	MH-174	645	643.9	639.67	638.57	36	152	0.72	Concrete	0.013	643.18	643.17	2.33	2.33	(N/A)	(N/A)	4.646	0	1.341	0	6.28	0.89	6.28	56.74
CO-222	MH-94A	MH-94	651.7	652	647.62	647.45	21	70	0.24	Concrete	0.013	650.21	650.04	2.33	2.8	0.459	0.63	4.662	1.41	1.674	15	7.87	3.27	7.87	7.81
CO-223	MH-95	MH-94A	652.3	651.7	648.22	647.62	18	140	0.43	Concrete	0.013	650.77	650.21	2.58	2.58	0.539	0.63	4.727	1.66	1.385	15	6.6	3.73	6.6	6.88
CO-225	MH-209B	O-9	654.83	655.15	651.03	651.05	15	28.7	-0.07	Concrete	0.013	651.91	651.69	2.55	2.85	0.316	0.63	5.831	1.18	0.433	10	2.55	2.07	2.55	1.7
CO-227	MH-210C	O-2	653.64	653.91	650.3	649.81	12	47.9	1.02	Concrete	0.013	650.89	650.33	2.34	3.1	0.035	0.63	4.748	0.13	0.401	10	1.92	4.66	1.92	3.6
CO-99(1)	INL-99	MH-98A	656.1	654.9	653.1	650.88	12	82.9	2.68	Concrete	0.013	653.89	653.89	2	3.02	0.103	0.63	4.84	0.32	0.065	15	0.32	3.97	0.32	5.84
CO-99(2)	MH-98A	MH-98	654.9	654.9	650.88	649.82	12	39.3	2.68	Concrete	0.013	653.89	653.86	3.02	4.08	0.206	0.63	4.804	0.63	0.194	15	0.94	1.2	0.94	5.84
CO-228	MH-29	MH-26	655.21	655.14	649.26	648.99	30	183.1	0.15	Concrete	0.013	653.28	651.91	3.45	3.65	(N/A)	(N/A)	4.55	0	7.73	0	35.45	7.22	35.45	15.75
CO-229	INL-184	MH-181	653.28	653.95	650.28	649.98	12	14.7	2.04	Concrete	0.013	650.61	650.22	2	2.97	0.171	0.63	5.88	0.64	0.108	10	0.64	4.42	0.64	5.09
CO-146(1)	MH-136	CB-130	644.1	642.73	638.88	638.4	18	146	0.33	Concrete	0.013	642.16	641.27	3.72	2.83	(N/A)	(N/A)	4.605	0	1.767	0	8.2	4.64	8.2	6.02
CO-146(2)	CB-130	MH-129	642.73	643.32	638.4	638.1	18	14	2.11	Concrete	0.013	641.27	641.15	2.83	3.72	0.6	0.63	4.551	2.24	2.145	10	9.84	5.57	9.84	15.26
CO-126(1)	MH-129	CB-131	643.32	642.73	638.1	637.81	18	14	2.11	Concrete	0.013	641.15	640.93	3.72	3.42	(N/A)	(N/A)	4.546	0	2.875	0	13.18	7.46	13.18	15.26
CO-126(2)	CB-131	MH-128	642.73	643.6	637.81	637.23	24	27.4	2.11	Concrete	0.013	640.93	640.81	2.92	4.37	0.607	0.63	4.543	2.27	3.257	10	14.92	4.75	14.92	32.87
CO-230	MH-128	MH-127	643.6	642.5	637.23	637.12	36	72.1	0.15	Concrete	0.013	640.81	640.23	3.37	2.38	(N/A)	(N/A)	3.745	0	15.834	0	59.77	8.46	59.77	25.89
CO-47(1)	MH-47	MH-46A	651.7	650.7	648.12	647.12	15	152.8	0.65	Concrete	0.013	649.48	648.53	2.33	2.33	0.263	0.63	4.726	0.81	1.065	15	5.08	4.14	5.08	5.23
CO-47(2)	MH-46A	MH-46	650.7	649.6	647.12	645.57	15	154.6	1	Concrete	0.013	648.53	647.27	2.33	2.78	0.278	0.63	4.663	0.86	1.241	15	5.83	4.75	5.83	6.47
CO-231	MH-46	MH-44	649.6	649	645.57	644.7	18	145	0.6	Concrete	0.013	647.27	646.7	2.53	2.8	0.278	0.63	4.607	0.86	1.416	15	6.58	3.72	6.58	8.14
CO-232	INL-210	CB-210A	652.97	652.97	650.51	650.37	12	28	0.5	Concrete	0.013	650.99	650.98	1.46	1.6	0.186	0.63	5.88	0.69	0.117	10	0.69	2.74	0.69	2.52
CO-233	CB-210A	MH-210C	652.97	653.64	650.37	650.3	12	13.1	0.53	Concrete	0.013	650.98	650.89	1.6	2.34	0.192	0.63	4.755	0.72	0.38	10	1.82	3.59	1.82	2.6
CO-234	INL-210B	CB-210A	653.6	652.97	651.1	650.37	12	138.9	0.53	Concrete	0.013	651.45	650.98	1.5	1.6	0.225	0.63	4.84	0.69	0.142	15	0.69	2.79	0.69	2.58
CO-235	MH-133	MH-129	648.88	643.32	645.03	638.1	12	299	2.32	Concrete	0.013	645.9	641.15	2.85	4.22	(N/A)	(N/A)	5.872	0	0.73	0	4.32	7.67	4.32	5.42
CO-224(1)	INL-209	CB-209A	654.1	654.1	651.27	651.12	15	30	0.5	Concrete	0.013	651.91	651.91	1.58	1.73	0.184	0.63	5.88	0.69	0.116	10	0.69	2.68	0.69	4.57
CO-224(2)	CB-209A	MH-209B	654.1	654.83	651.12	651.03	15	11.3	0.8	Concrete	0.013	651.91	651.91	1.73	2.55	0.188	0.63	5.841	0.7	0.234	10	1.38	3.86	1.38	5.77
CO-236	MH-21	MH-17	654.08	652.96	648.1	646.63	30	159.9	0.92	Concrete	0.013	650.65	649.26	3.48	3.83	(N/A)	(N/A)	4.473	0	8.473	0	38.2	7.78	38.2	39.33
CO-216(1)	MH-214	MH-214A	639.8	639.2	636.63	636.28	12	69.9	0.5	Concrete	0.013	637.33	637.06	2.17	1.92	0.234	0.63	4.741	0.72	0.44	15	2.1	3.59	2.1	2.52
CO-216(2)	MH-214A	O-4	639.2	639.65	636.28	635.92	12	71	0.51	Concrete	0.013	637.06	636.59	1.92	2.73	0.117	0.63	4.708	0.36	0.514	15	2.44	3.68	2.44	2.54
CO-237	MH-106	MH-113	664.5	660.9	657.57	657.09	15	114.8	0.42	Concrete	0.013	659.57	659.24	5.68	2.56	(N/A)	(N/A)	4.683	0	0.735	0	3.47	2.83	3.47	4.16

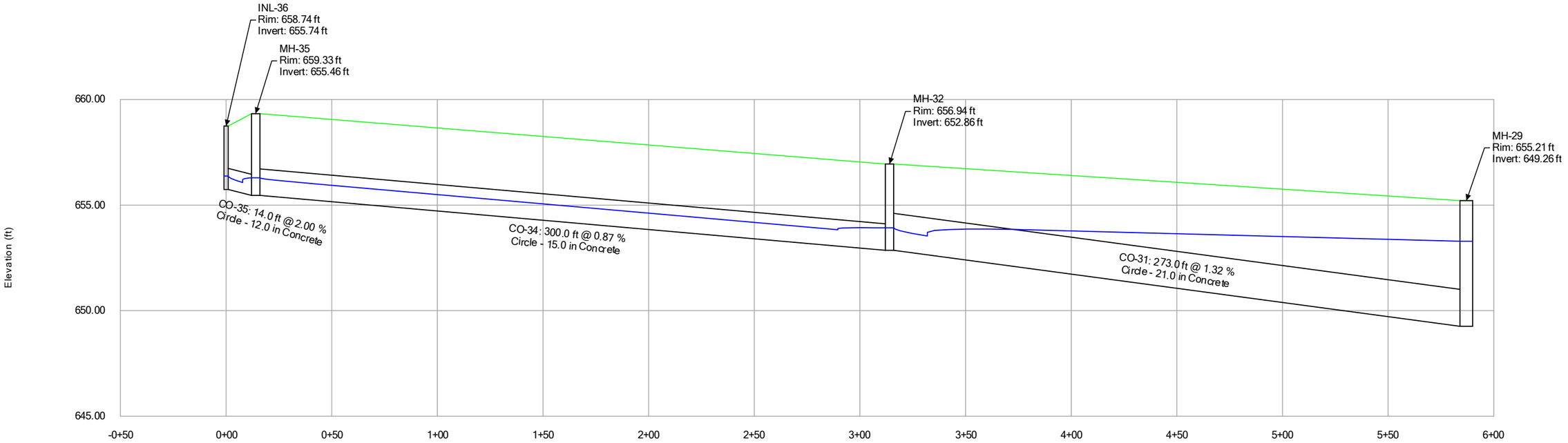
Profile Report
Engineering Profile - INL-25 to MH-22 (FINAL.stsw)



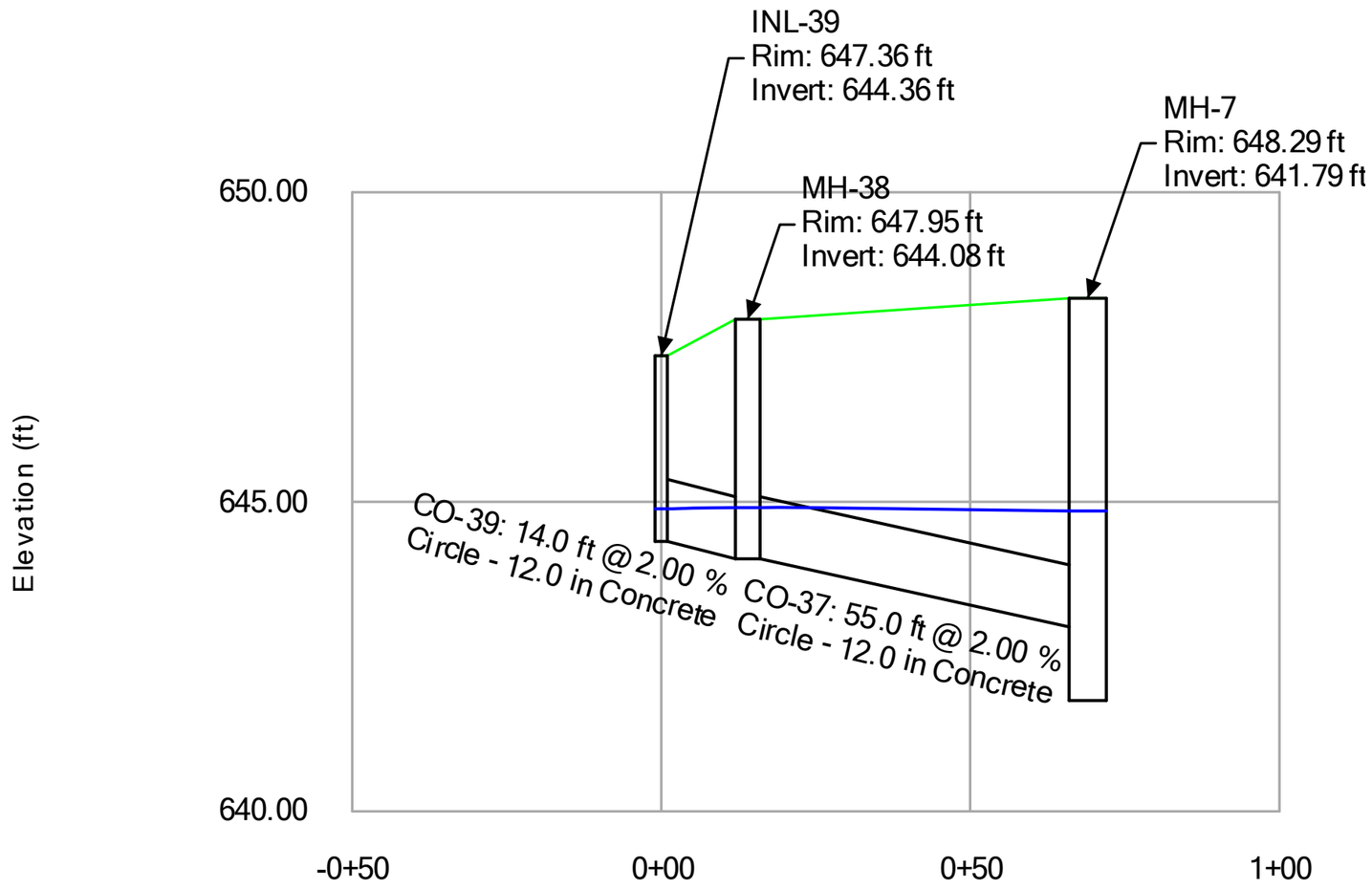
Profile Report
Engineering Profile - INL-27 to MH-26 (FINAL.stsw)



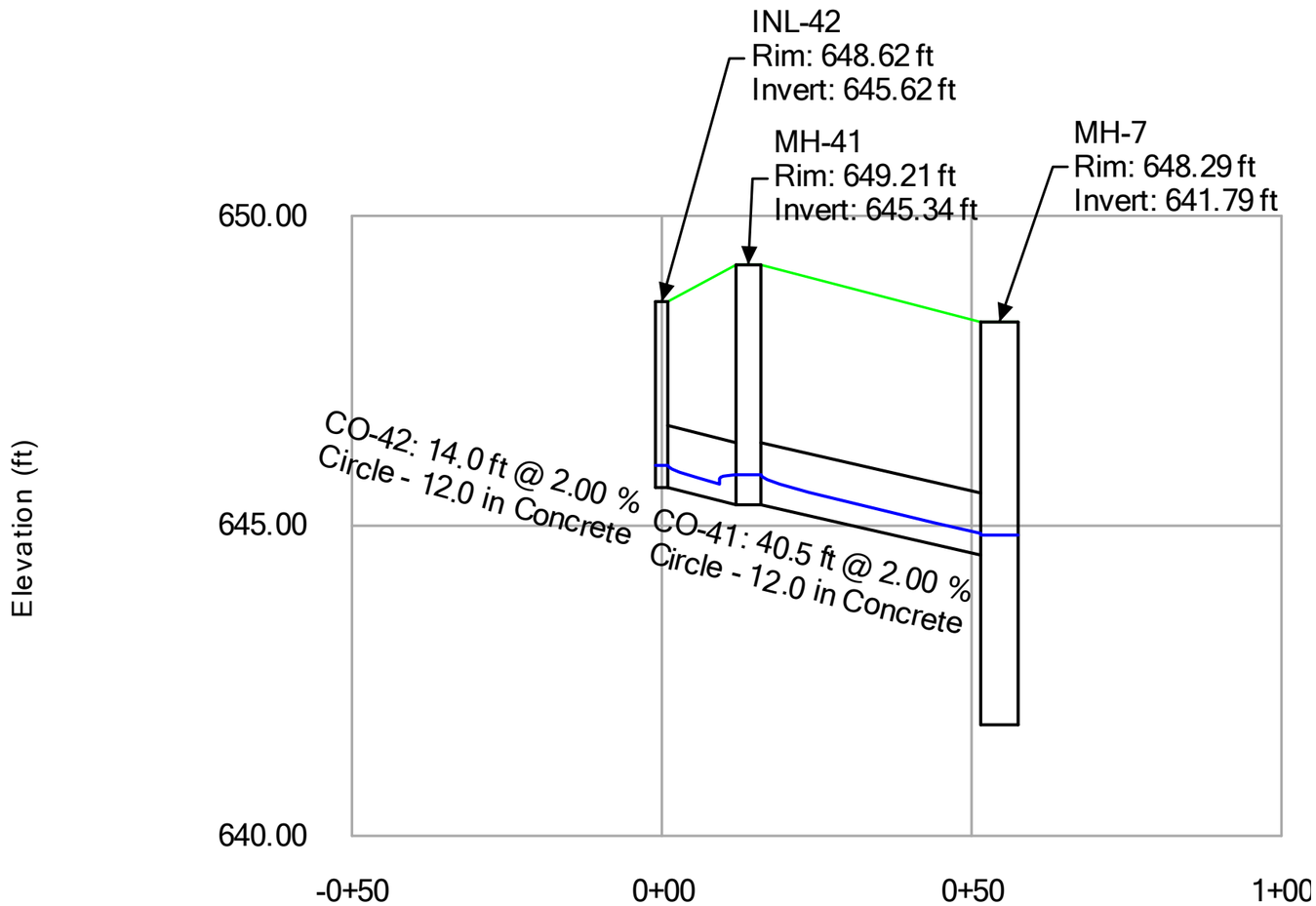
Profile Report
Engineering Profile - INL-36 to MH-29 (FINAL.stsw)



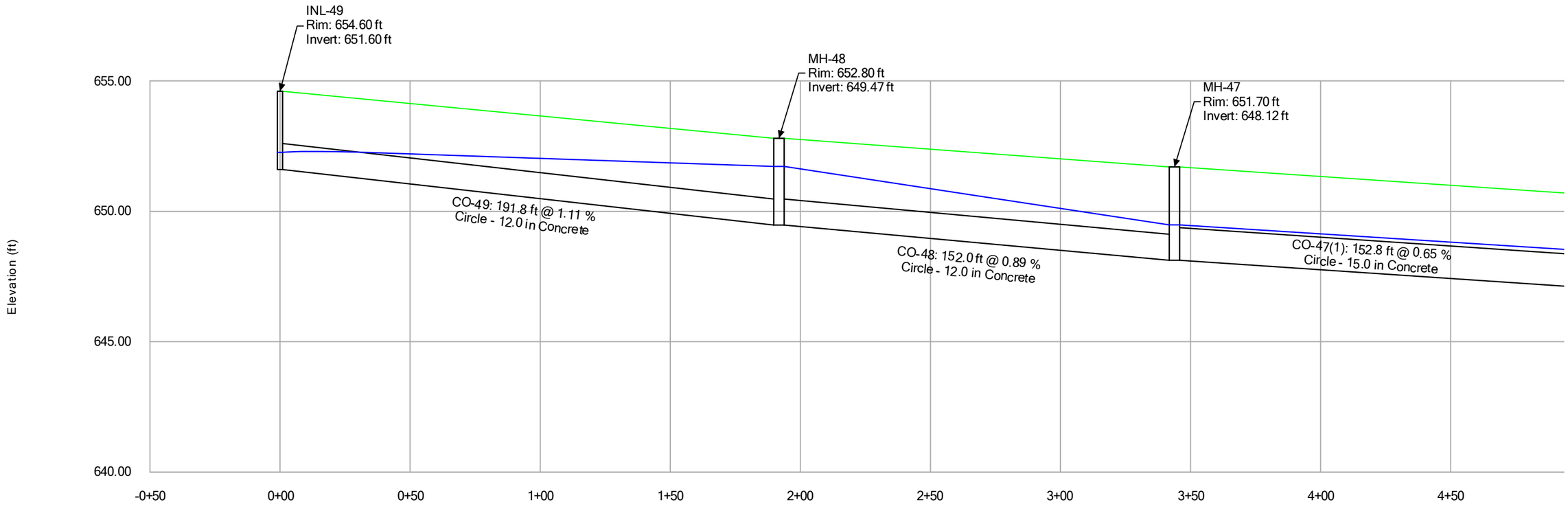
Profile Report
Engineering Profile - INL-39 to MH-7 (FINAL.stsw)

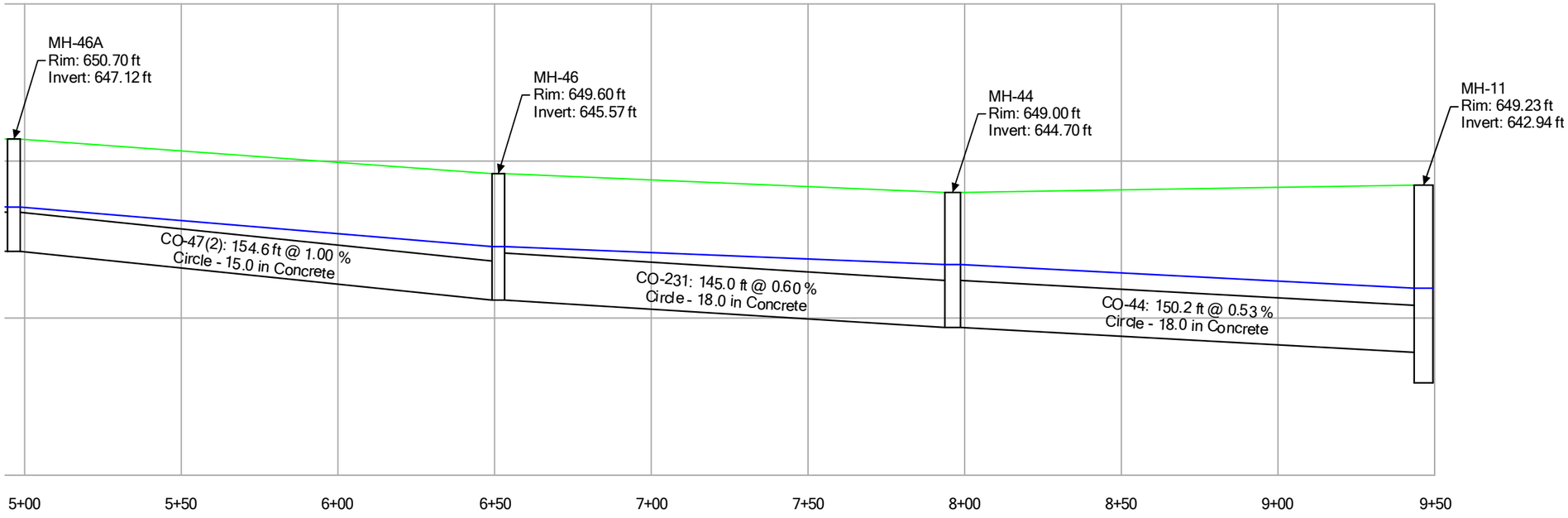


Profile Report
Engineering Profile - INL-42 to MH-7 (FINAL.stsw)

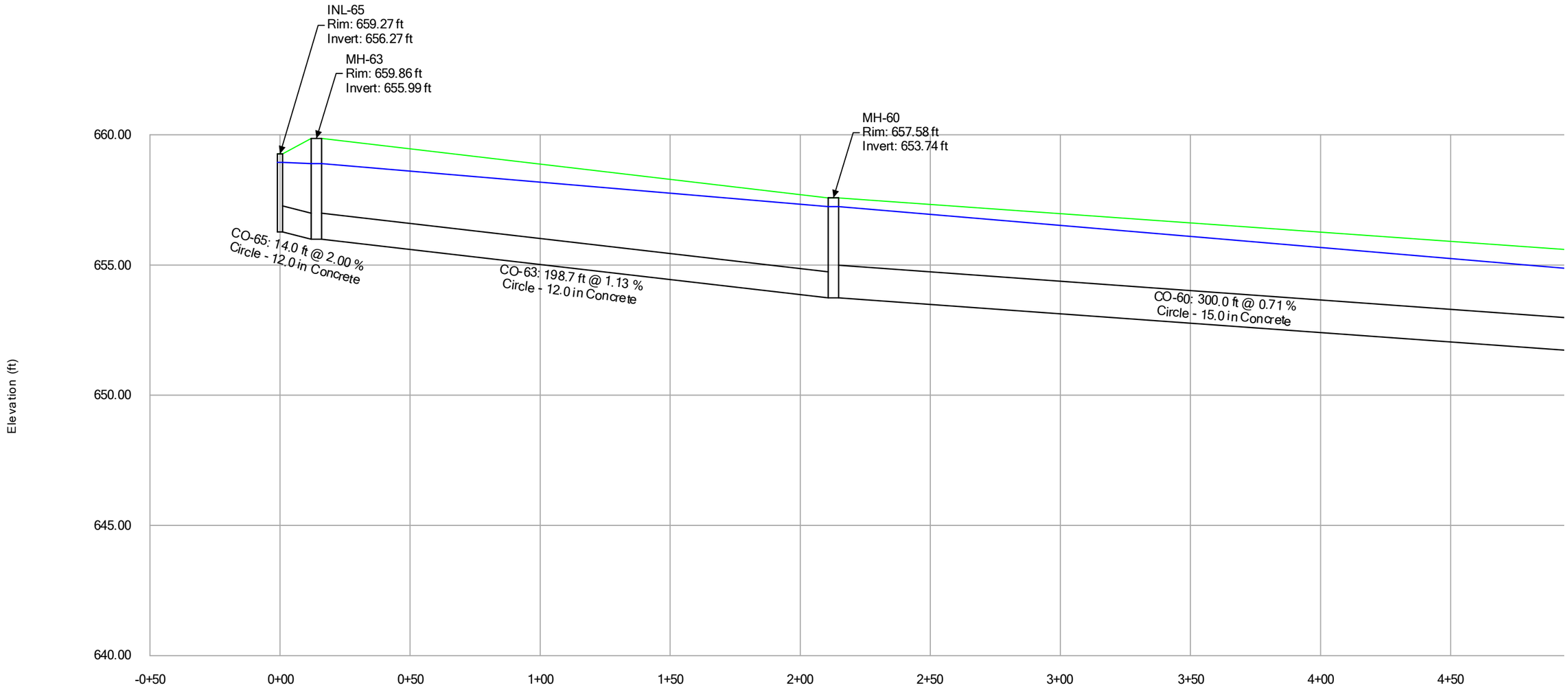


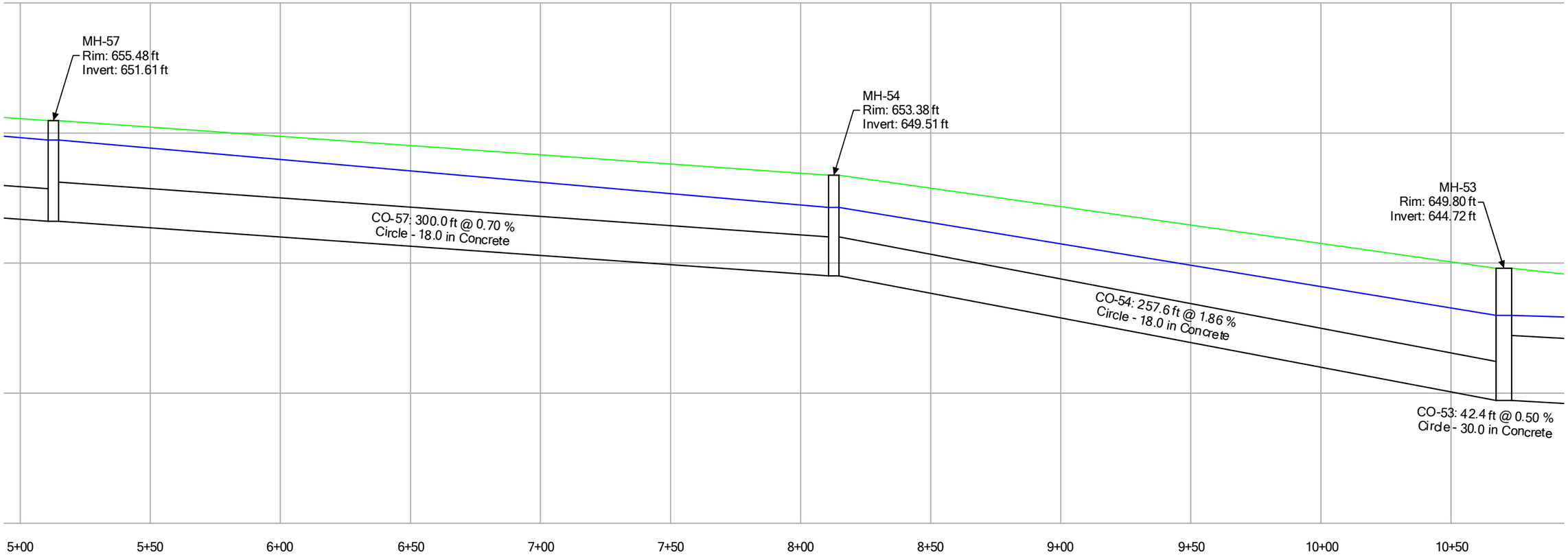
Profile Report
Engineering Profile - INL-49 to MH-11 (FINAL.stsw)

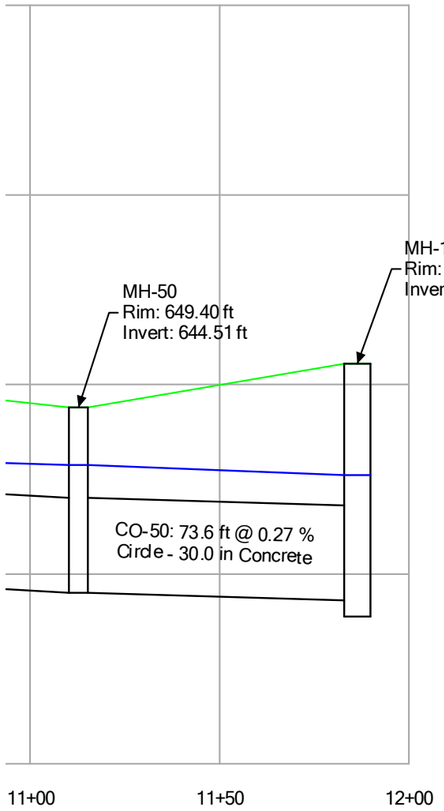



MH-46A
Rim: 650.70 ft
Invert: 647.12 ft
MH-46
Rim: 649.60 ft
Invert: 645.57 ft
MH-44
Rim: 649.00 ft
Invert: 644.70 ft
MH-11
Rim: 649.23 ft
Invert: 642.94 ft
CO-47(2): 154.6 ft @ 1.00 %
Circle - 15.0 in Concrete
CO-231: 145.0 ft @ 0.60 %
Circle - 18.0 in Concrete
CO-44: 150.2 ft @ 0.53 %
Circle - 18.0 in Concrete
5+00
5+50
6+00
6+50
7+00
7+50
8+00
8+50
9+00
9+50

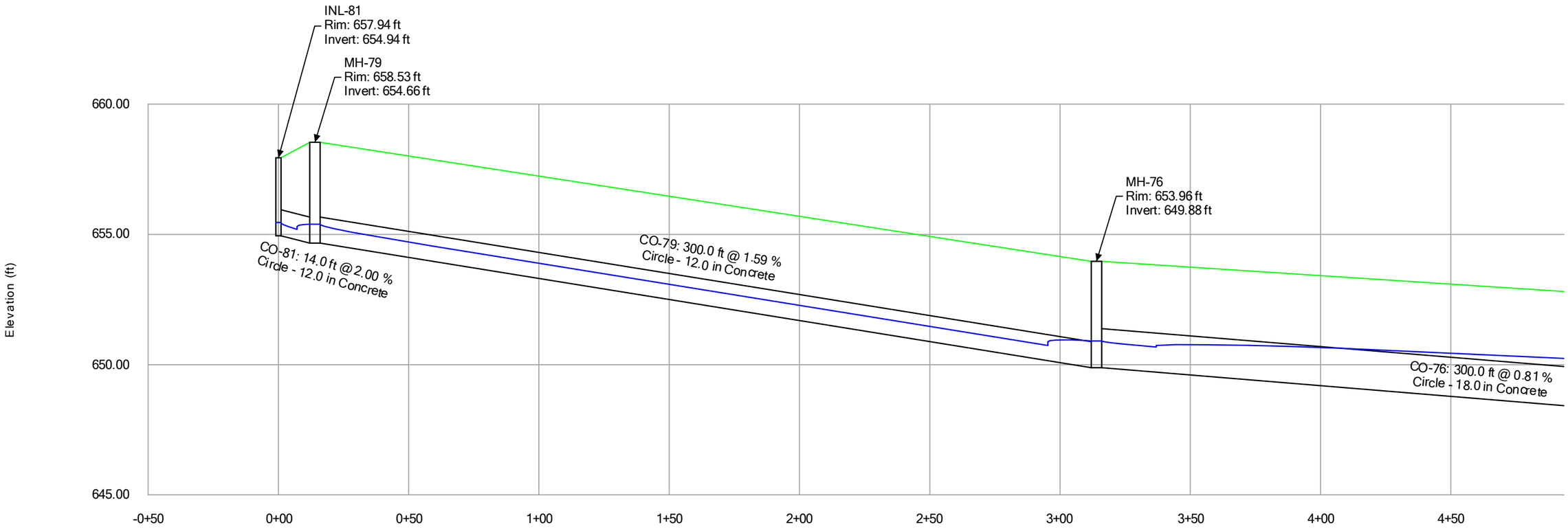
Profile Report
Engineering Profile - INL-65 to MH-12 (FINAL.stsw)

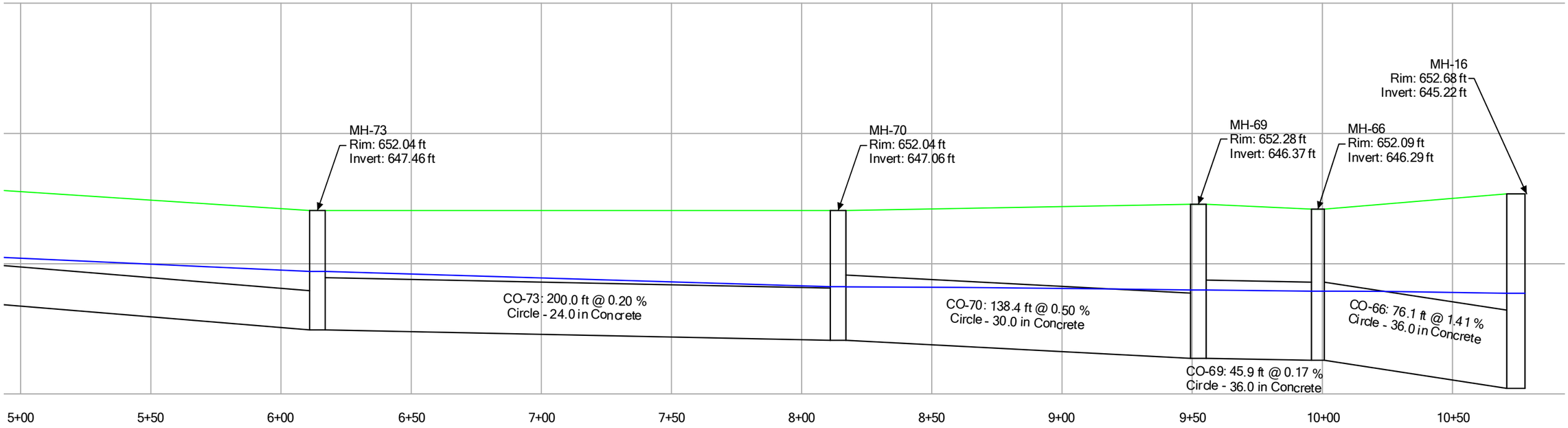



MH-57
Rim: 655.48 ft
Invert: 651.61 ft
MH-54
Rim: 653.38 ft
Invert: 649.51 ft
MH-53
Rim: 649.80 ft
Invert: 644.72 ft
CO-57: 300.0 ft @ 0.70 %
Circle - 18.0 in Concrete
CO-54: 257.6 ft @ 1.86 %
Circle - 18.0 in Concrete
CO-53: 42.4 ft @ 0.50 %
Circle - 30.0 in Concrete
5+00
5+50
6+00
6+50
7+00
7+50
8+00
8+50
9+00
9+50
10+00
10+50
Station (ft)

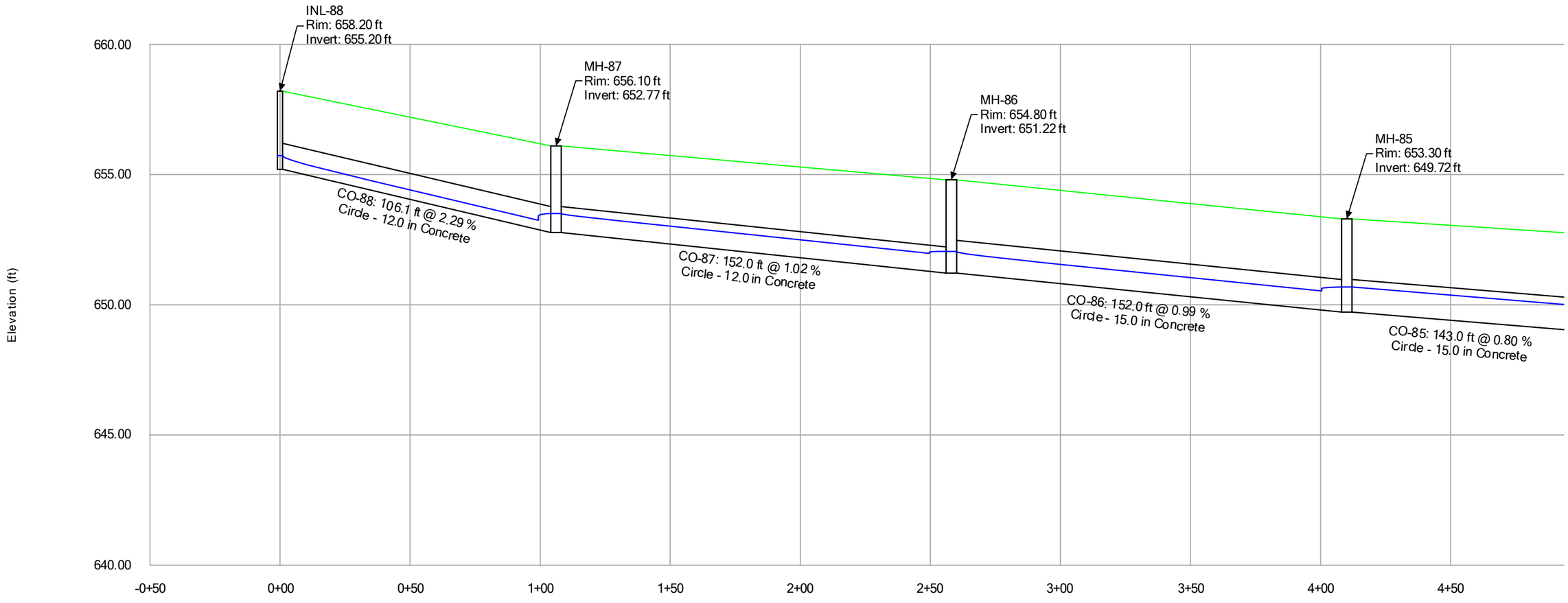

MH-12
Rim: 650.55 ft
Invert: 643.88 ft
MH-50
Rim: 649.40 ft
Invert: 644.51 ft
CO-50: 73.6 ft @ 0.27 %
Circle - 30.0 in Concrete
11+00
11+50
12+00

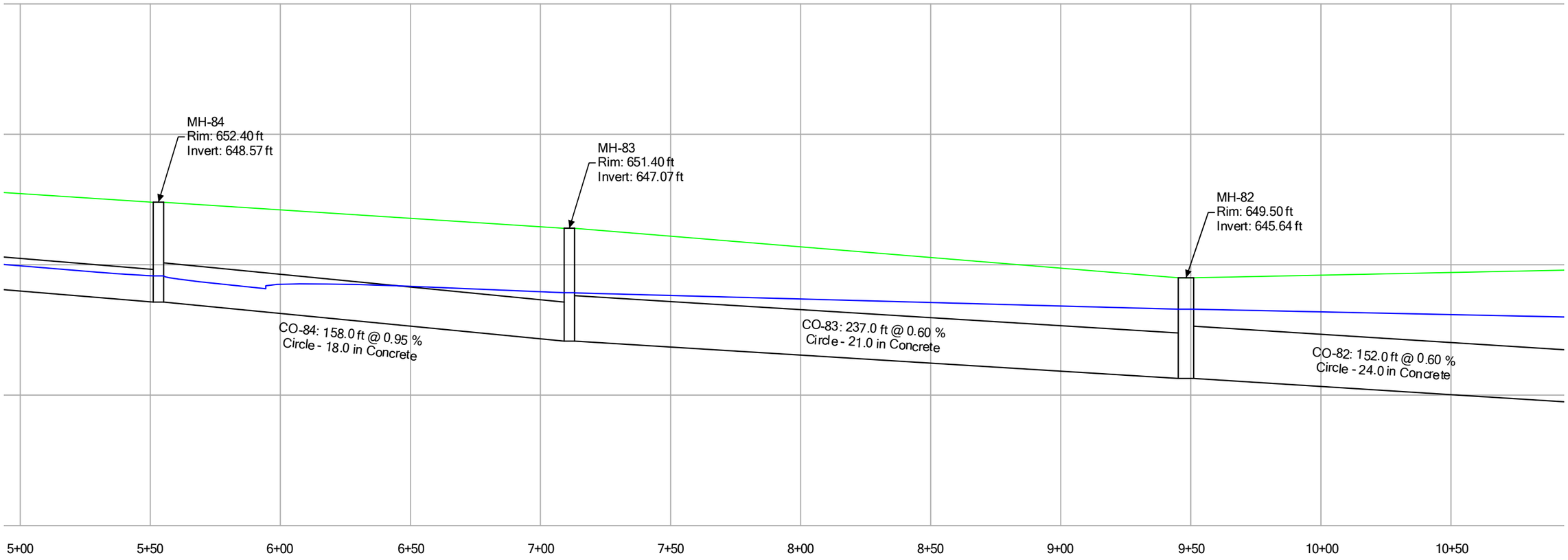
Profile Report
Engineering Profile - INL-81 to MH-16 (FINAL.stsw)

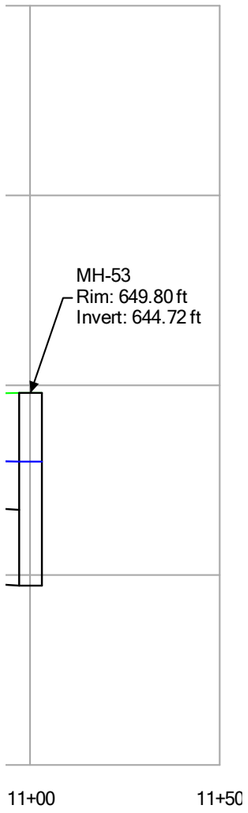



MH-73
Rim: 652.04 ft
Invert: 647.46 ft
MH-70
Rim: 652.04 ft
Invert: 647.06 ft
MH-69
Rim: 652.28 ft
Invert: 646.37 ft
MH-66
Rim: 652.09 ft
Invert: 646.29 ft
MH-16
Rim: 652.68 ft
Invert: 645.22 ft
CO-73: 200.0 ft @ 0.20 %
Circle - 24.0 in Concrete
CO-70: 138.4 ft @ 0.50 %
Circle - 30.0 in Concrete
CO-69: 45.9 ft @ 0.17 %
Circle - 36.0 in Concrete
CO-66: 76.1 ft @ 1.41 %
Circle - 36.0 in Concrete
5+00
5+50
6+00
6+50
7+00
7+50
8+00
8+50
9+00
9+50
10+00
10+50
Station (ft)

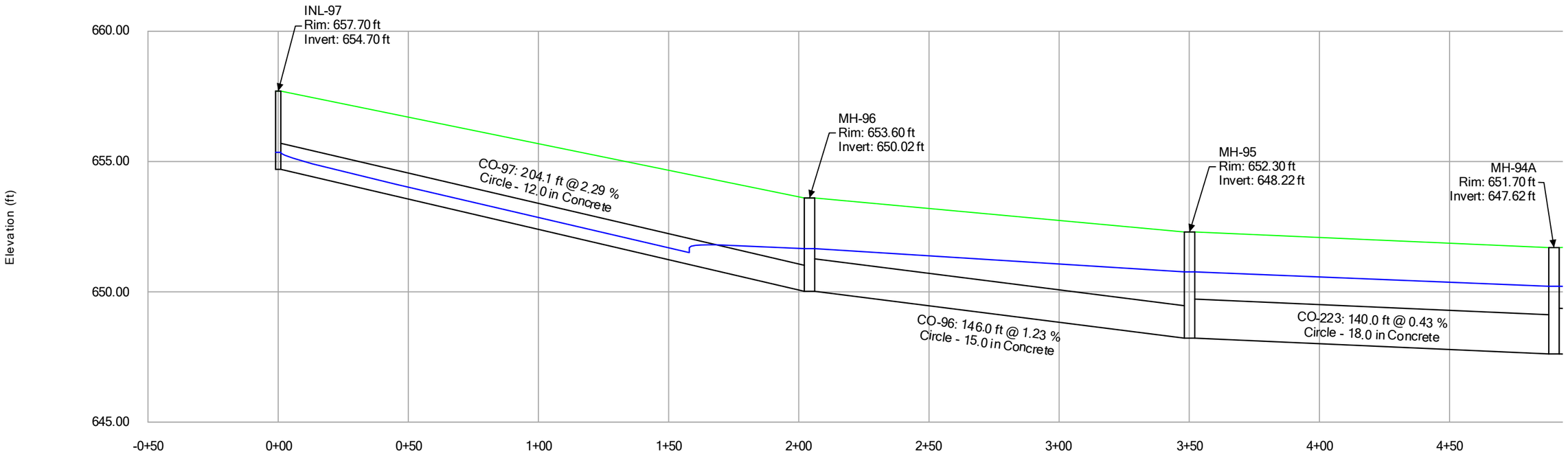
Profile Report
Engineering Profile - INL-88 to MH-53 (FINAL.stsw)

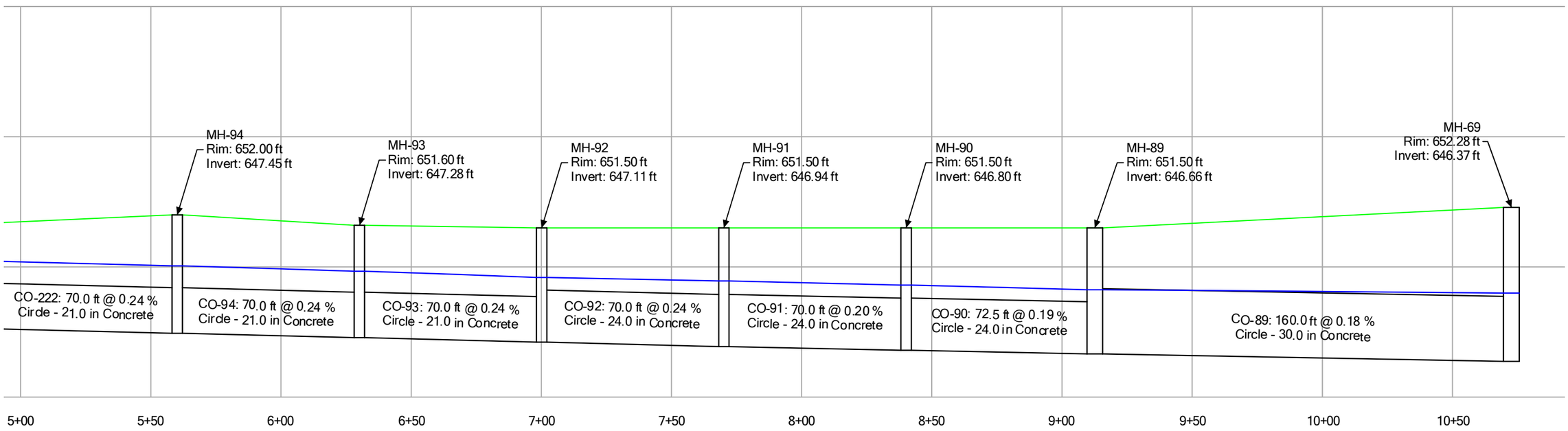



MH-84
Rim: 652.40 ft
Invert: 648.57 ft
MH-83
Rim: 651.40 ft
Invert: 647.07 ft
MH-82
Rim: 649.50 ft
Invert: 645.64 ft
CO-84: 158.0 ft @ 0.95 %
Circle - 18.0 in Concrete
CO-83: 237.0 ft @ 0.60 %
Circle - 21.0 in Concrete
CO-82: 152.0 ft @ 0.60 %
Circle - 24.0 in Concrete
5+00
5+50
6+00
6+50
7+00
7+50
8+00
8+50
9+00
9+50
10+00
10+50
Station (ft)


MH-53
Rim: 649.80 ft
Invert: 644.72 ft
11+00
11+50

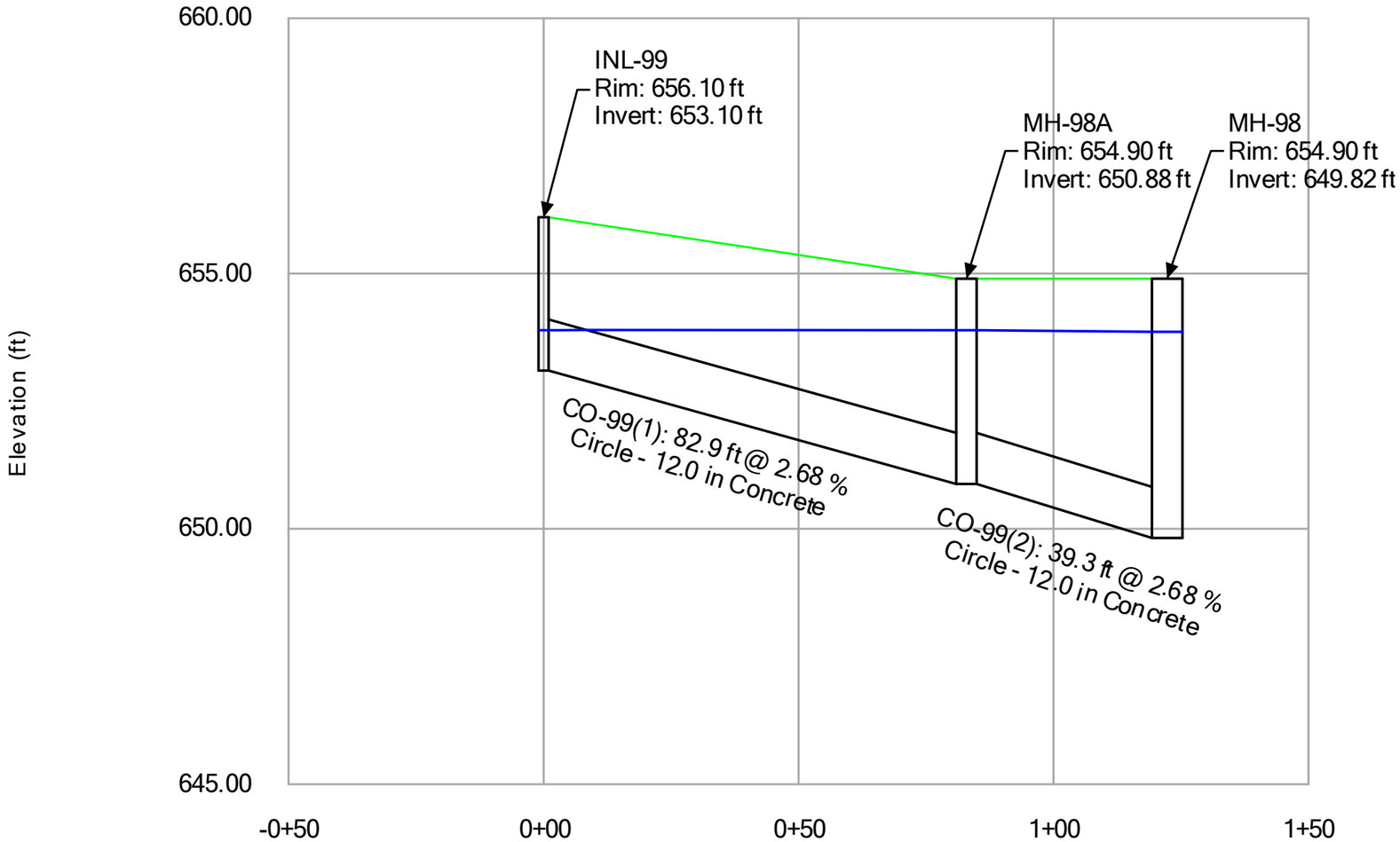
Profile Report
Engineering Profile - INL-97 to MH-69 (FINAL.stsw)



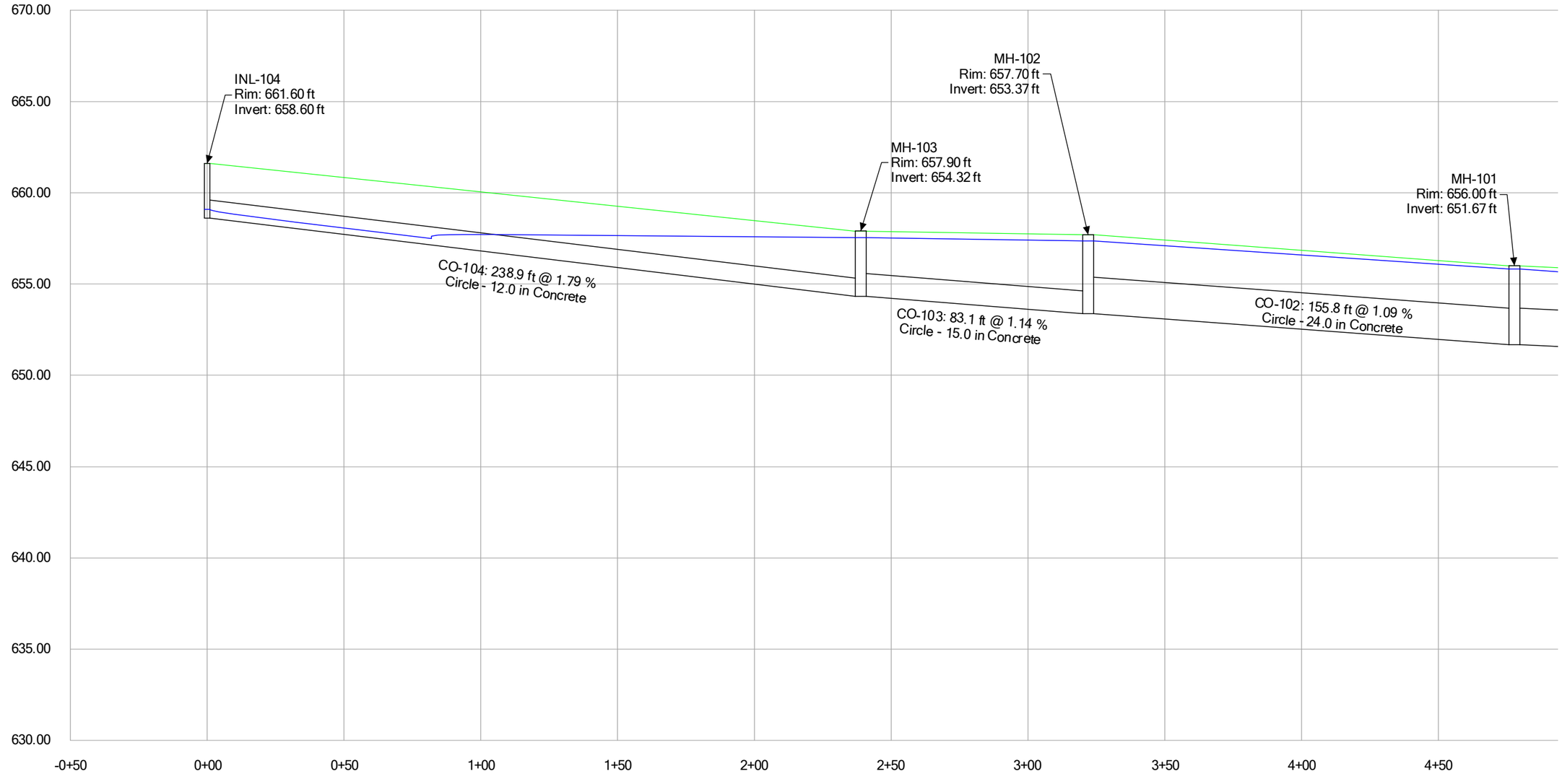

MH-94
Rim: 652.00 ft
Invert: 647.45 ft
MH-93
Rim: 651.60 ft
Invert: 647.28 ft
MH-92
Rim: 651.50 ft
Invert: 647.11 ft
MH-91
Rim: 651.50 ft
Invert: 646.94 ft
MH-90
Rim: 651.50 ft
Invert: 646.80 ft
MH-89
Rim: 651.50 ft
Invert: 646.66 ft
MH-69
Rim: 652.28 ft
Invert: 646.37 ft
CO-222: 70.0 ft @ 0.24 %
Circle - 21.0 in Concrete
CO-94: 70.0 ft @ 0.24 %
Circle - 21.0 in Concrete
CO-93: 70.0 ft @ 0.24 %
Circle - 21.0 in Concrete
CO-92: 70.0 ft @ 0.24 %
Circle - 24.0 in Concrete
CO-91: 70.0 ft @ 0.20 %
Circle - 24.0 in Concrete
CO-90: 72.5 ft @ 0.19 %
Circle - 24.0 in Concrete
CO-89: 160.0 ft @ 0.18 %
Circle - 30.0 in Concrete
5+00
5+50
6+00
6+50
7+00
7+50
8+00
8+50
9+00
9+50
10+00
10+50
Station (ft)

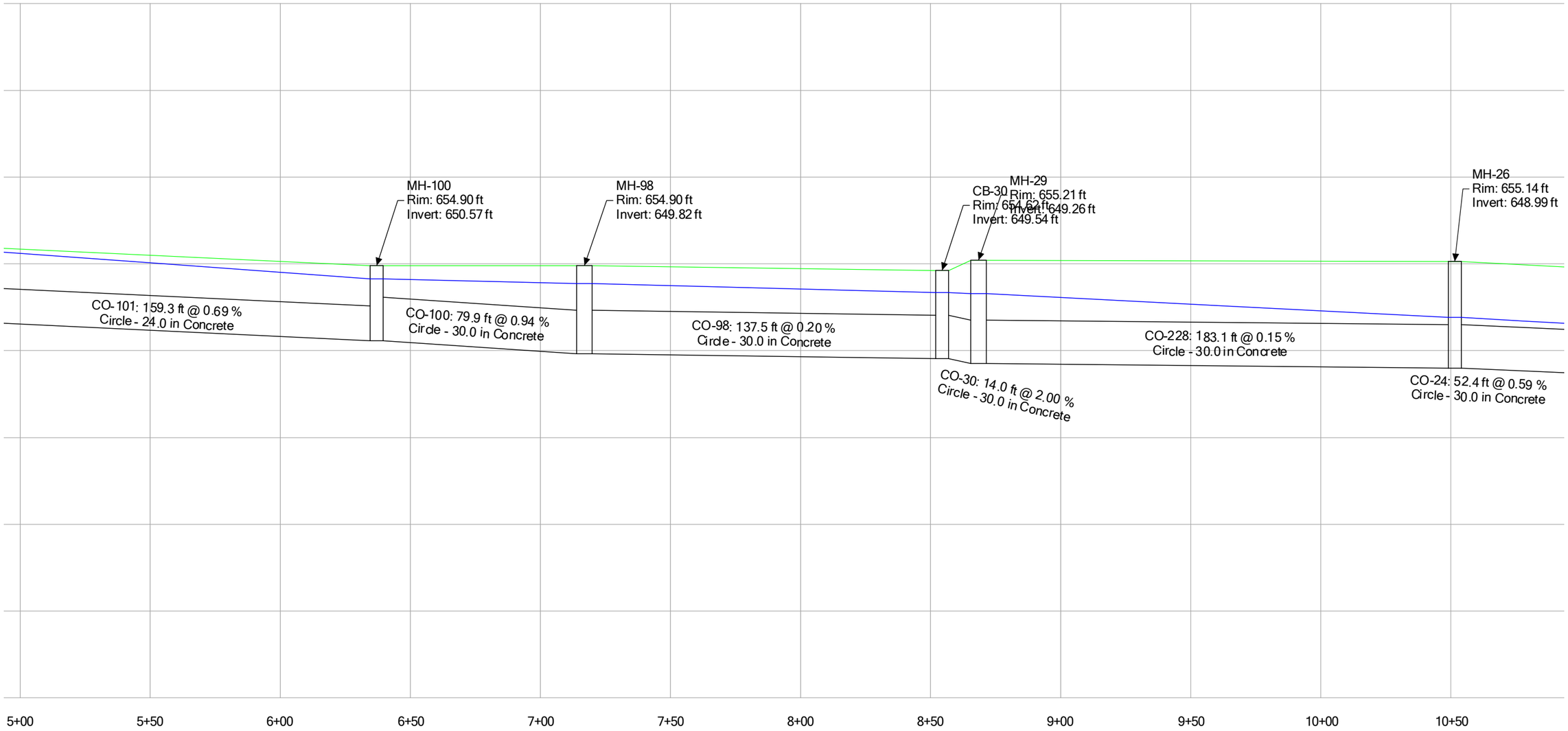
Profile Report

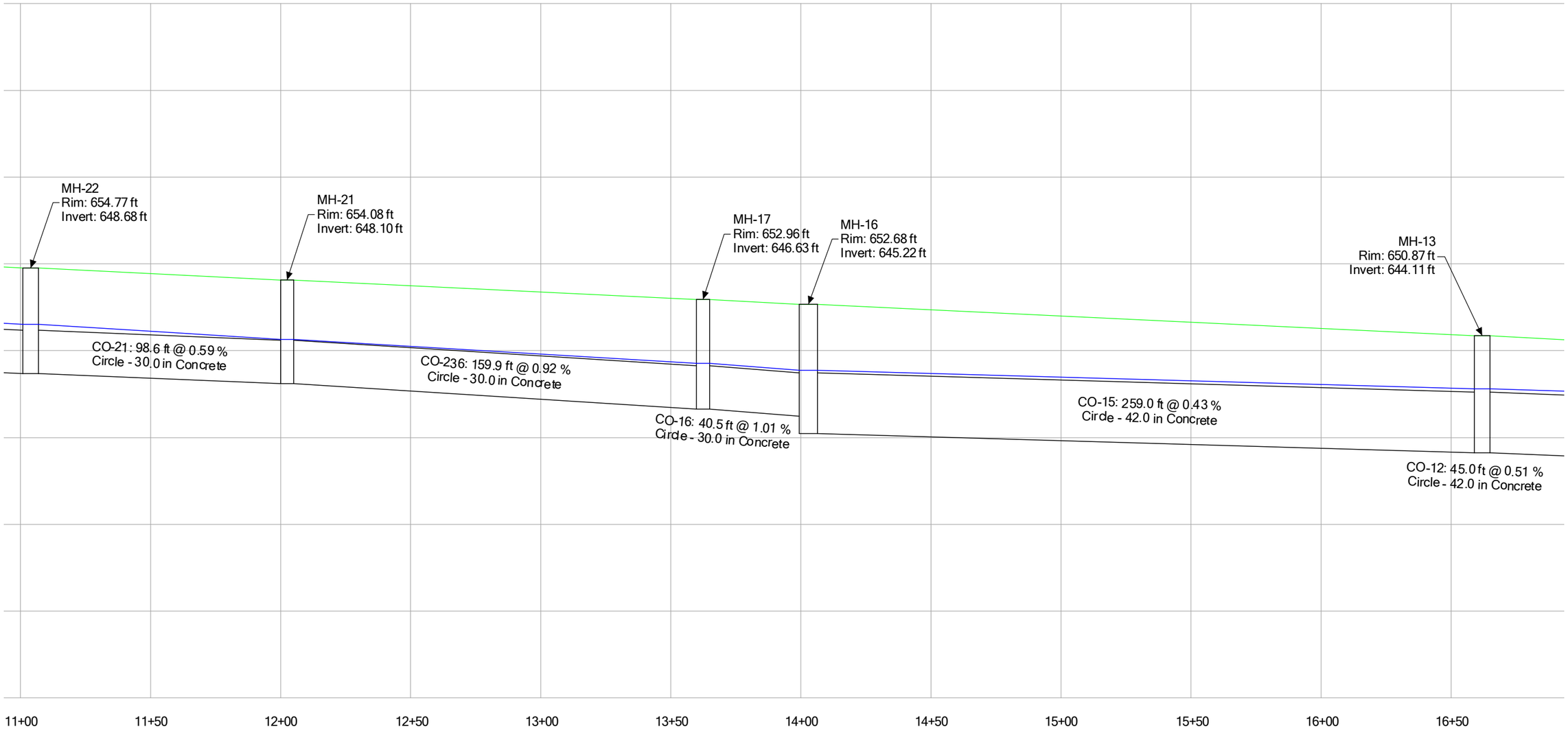
Engineering Profile - INL-99 to MH-98 (FINAL.stsw)

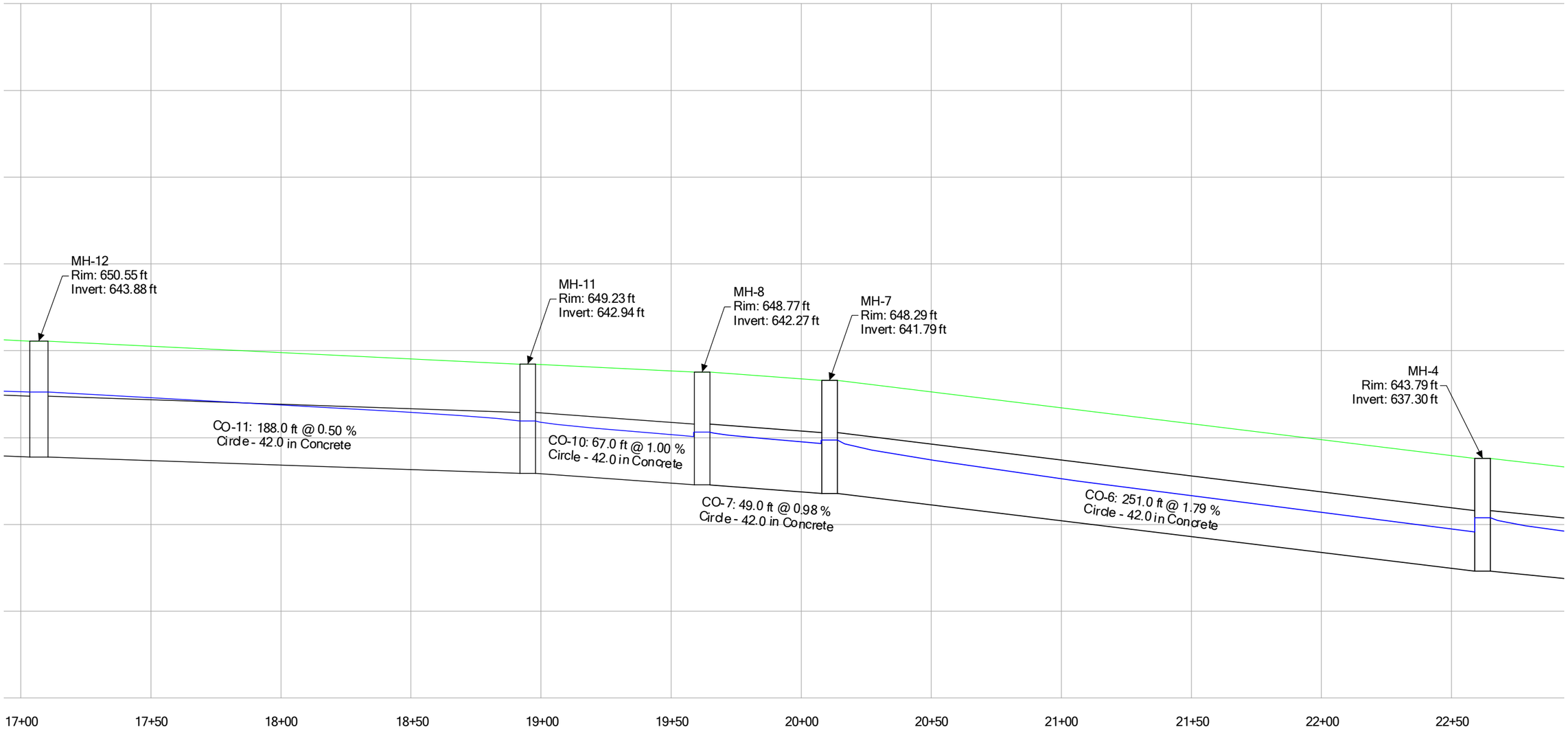


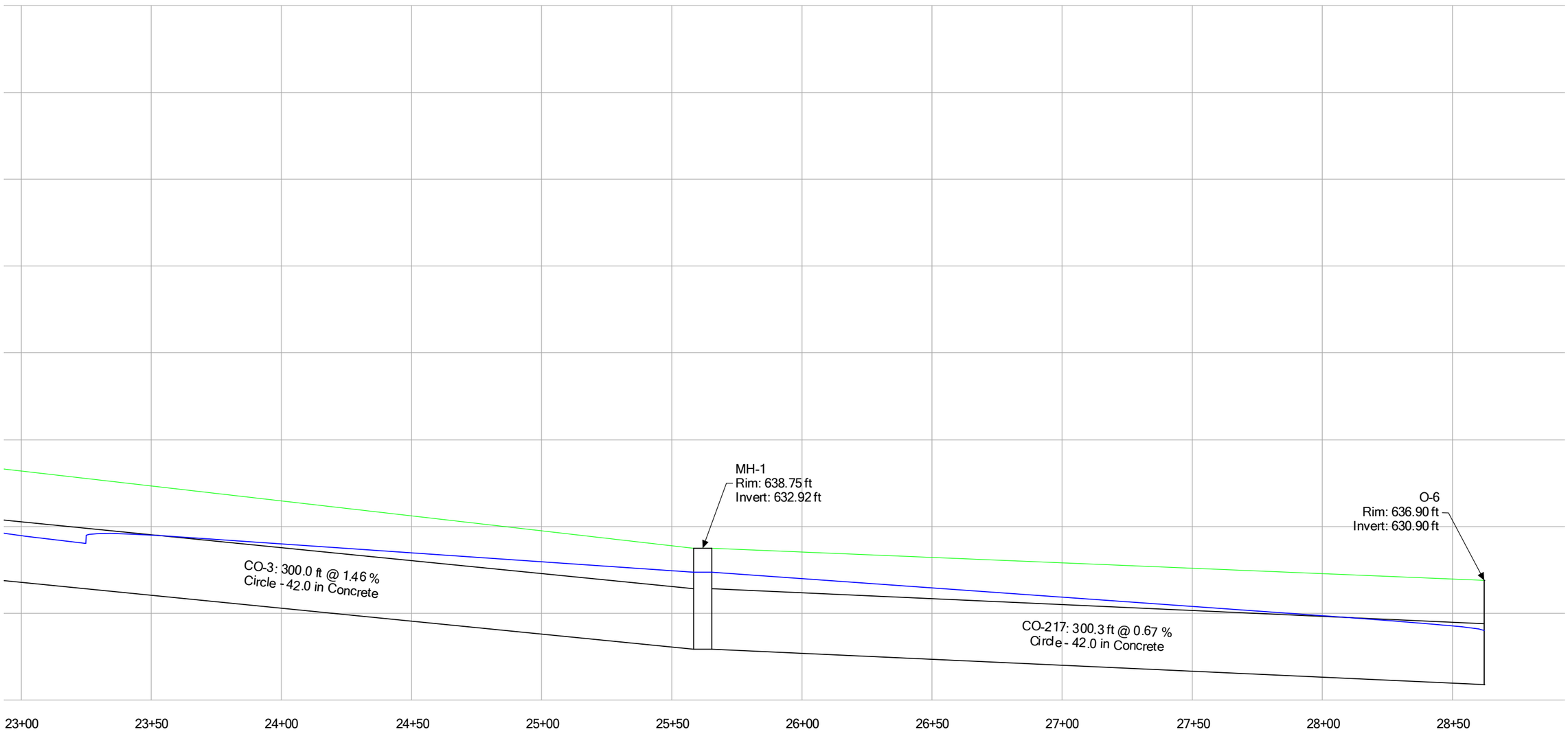
Profile Report
Engineering Profile - INL-104 to O-6 (FINAL.stsw)



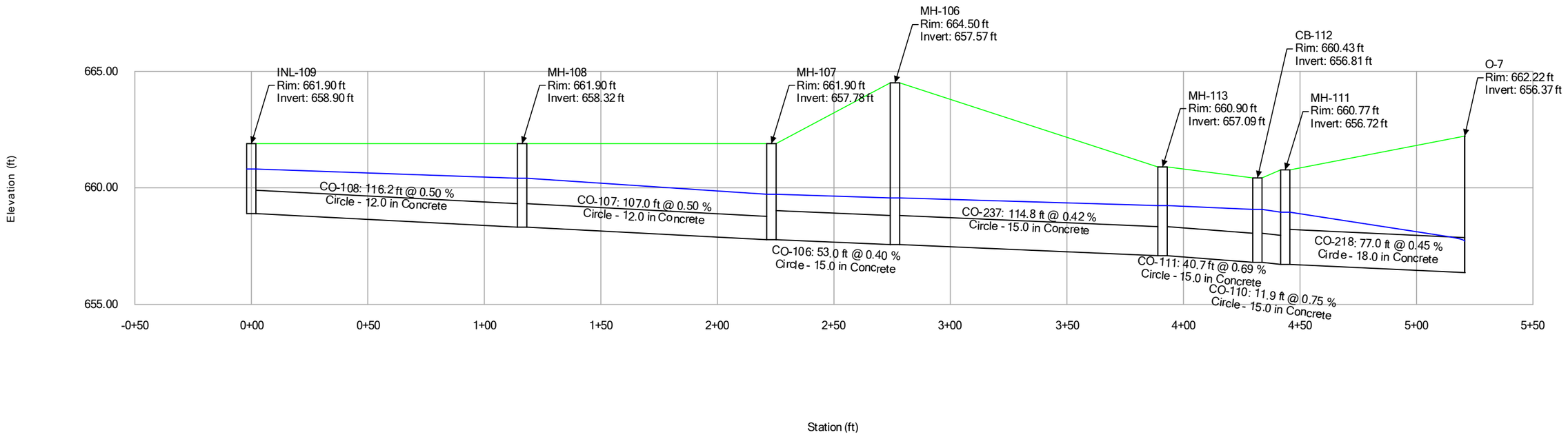

MH-100
Rim: 654.90 ft
Invert: 650.57 ft
MH-98
Rim: 654.90 ft
Invert: 649.82 ft
CB-30
Rim: 654.62 ft
Invert: 649.54 ft
MH-29
Rim: 655.21 ft
Invert: 649.26 ft
MH-26
Rim: 655.14 ft
Invert: 648.99 ft
CO-101: 159.3 ft @ 0.69 %
Circle - 24.0 in Concrete
CO-100: 79.9 ft @ 0.94 %
Circle - 30.0 in Concrete
CO-98: 137.5 ft @ 0.20 %
Circle - 30.0 in Concrete
CO-30: 14.0 ft @ 2.00 %
Circle - 30.0 in Concrete
CO-228: 183.1 ft @ 0.15 %
Circle - 30.0 in Concrete
CO-24: 52.4 ft @ 0.59 %
Circle - 30.0 in Concrete
5+00
5+50
6+00
6+50
7+00
7+50
8+00
8+50
9+00
9+50
10+00
10+50


MH-22
Rim: 654.77 ft
Invert: 648.68 ft
MH-21
Rim: 654.08 ft
Invert: 648.10 ft
MH-17
Rim: 652.96 ft
Invert: 646.63 ft
MH-16
Rim: 652.68 ft
Invert: 645.22 ft
MH-13
Rim: 650.87 ft
Invert: 644.11 ft
CO-21: 98.6 ft @ 0.59 %
Circle - 30.0 in Concrete
CO-236: 159.9 ft @ 0.92 %
Circle - 30.0 in Concrete
CO-16: 40.5 ft @ 1.01 %
Circle - 30.0 in Concrete
CO-15: 259.0 ft @ 0.43 %
Circle - 42.0 in Concrete
CO-12: 45.0 ft @ 0.51 %
Circle - 42.0 in Concrete
11+00
11+50
12+00
12+50
13+00
13+50
14+00
14+50
15+00
15+50
16+00
16+50
Station (ft)

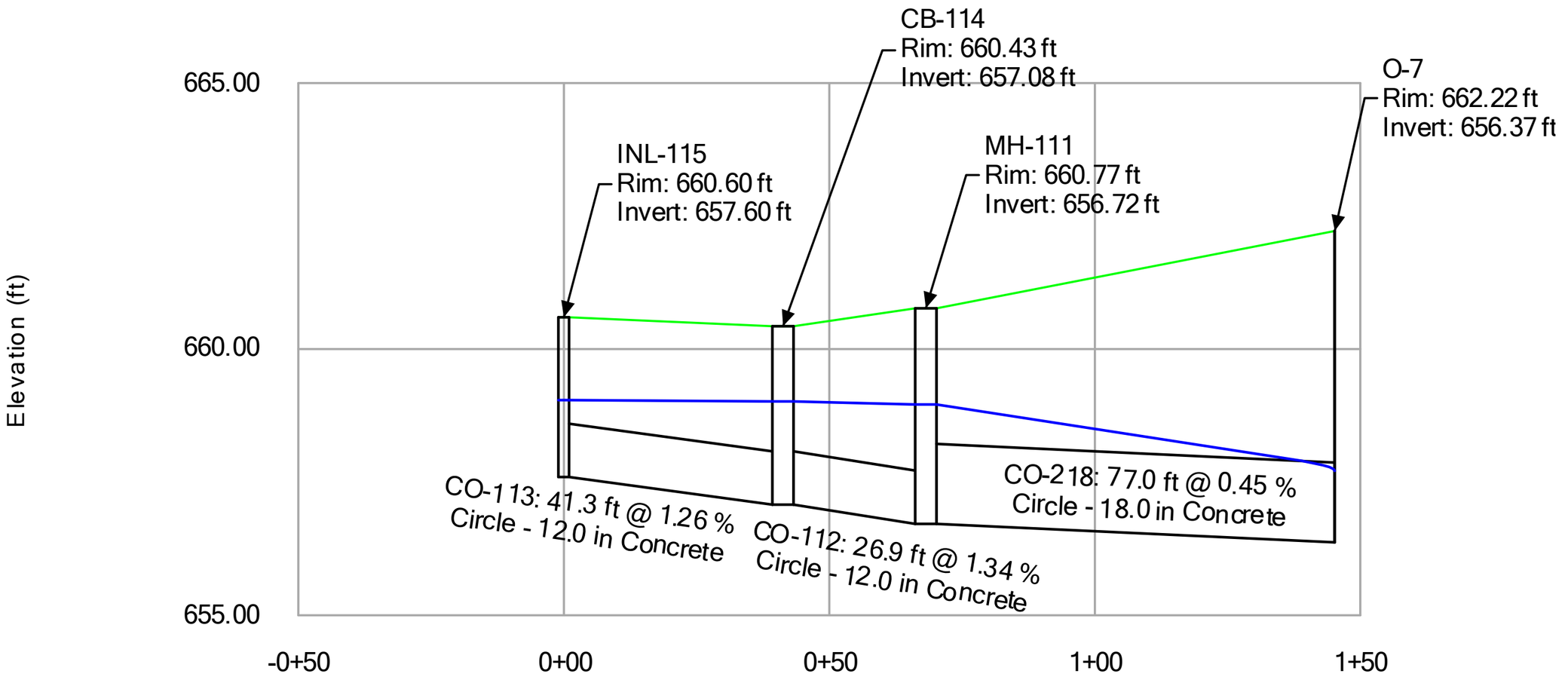

MH-12
Rim: 650.55 ft
Invert: 643.88 ft
MH-11
Rim: 649.23 ft
Invert: 642.94 ft
MH-8
Rim: 648.77 ft
Invert: 642.27 ft
MH-7
Rim: 648.29 ft
Invert: 641.79 ft
MH-4
Rim: 643.79 ft
Invert: 637.30 ft
CO-11: 188.0 ft @ 0.50 %
Circle - 42.0 in Concrete
CO-10: 67.0 ft @ 1.00 %
Circle - 42.0 in Concrete
CO-7: 49.0 ft @ 0.98 %
Circle - 42.0 in Concrete
CO-6: 251.0 ft @ 1.79 %
Circle - 42.0 in Concrete
17+00
17+50
18+00
18+50
19+00
19+50
20+00
20+50
21+00
21+50
22+00
22+50


MH-1
Rim: 638.75 ft
Invert: 632.92 ft
O-6
Rim: 636.90 ft
Invert: 630.90 ft
CO-3: 300.0 ft @ 1.46 %
Circle - 42.0 in Concrete
CO-217: 300.3 ft @ 0.67 %
Circle - 42.0 in Concrete
23+00
23+50
24+00
24+50
25+00
25+50
26+00
26+50
27+00
27+50
28+00
28+50

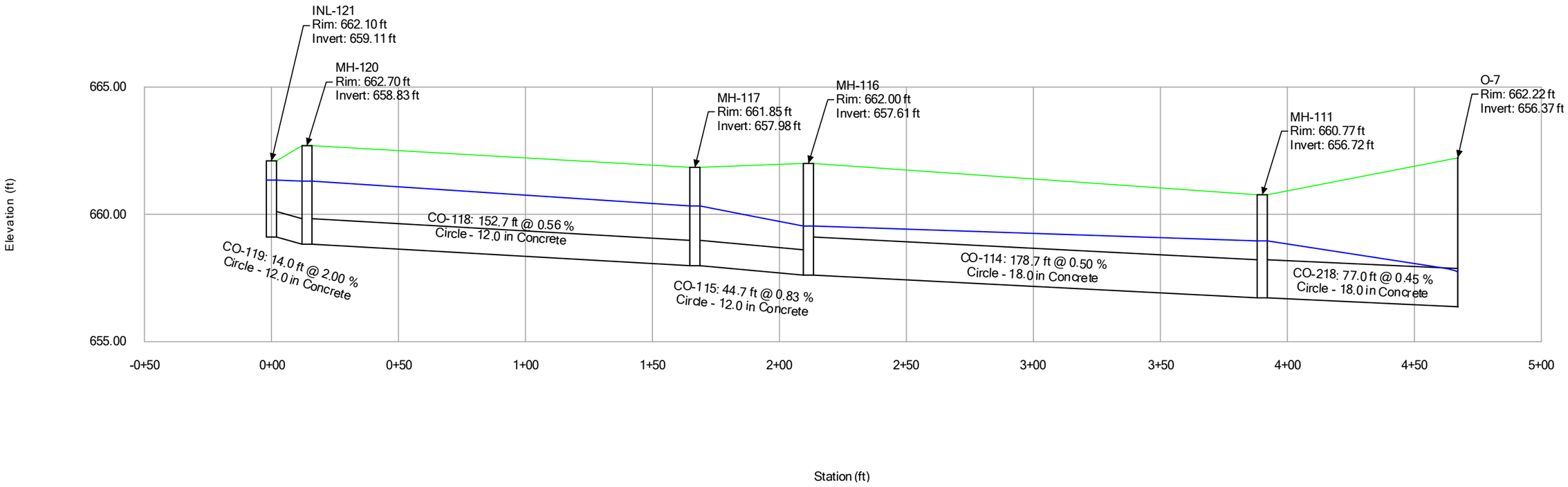
Profile Report
Engineering Profile - INL-109 to O-7 (FINAL.stsw)



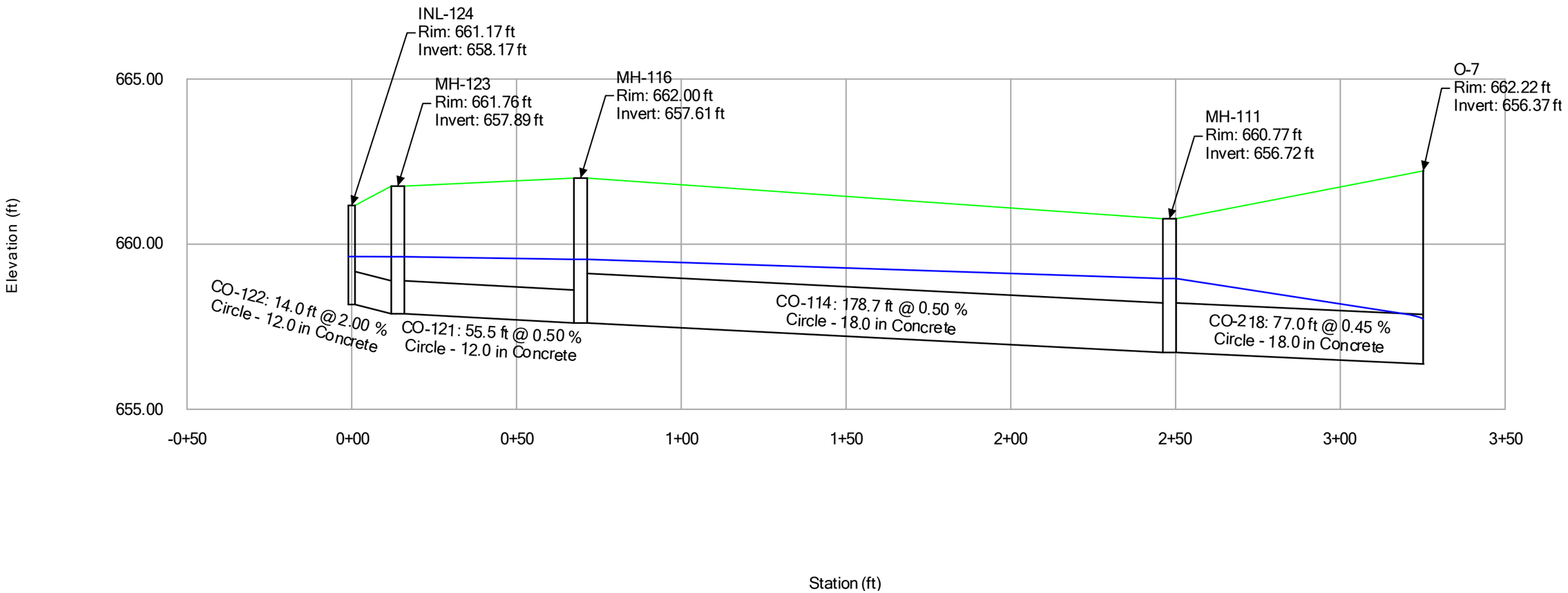
Profile Report
Engineering Profile - INL-115 to O-7 (FINAL.stsw)



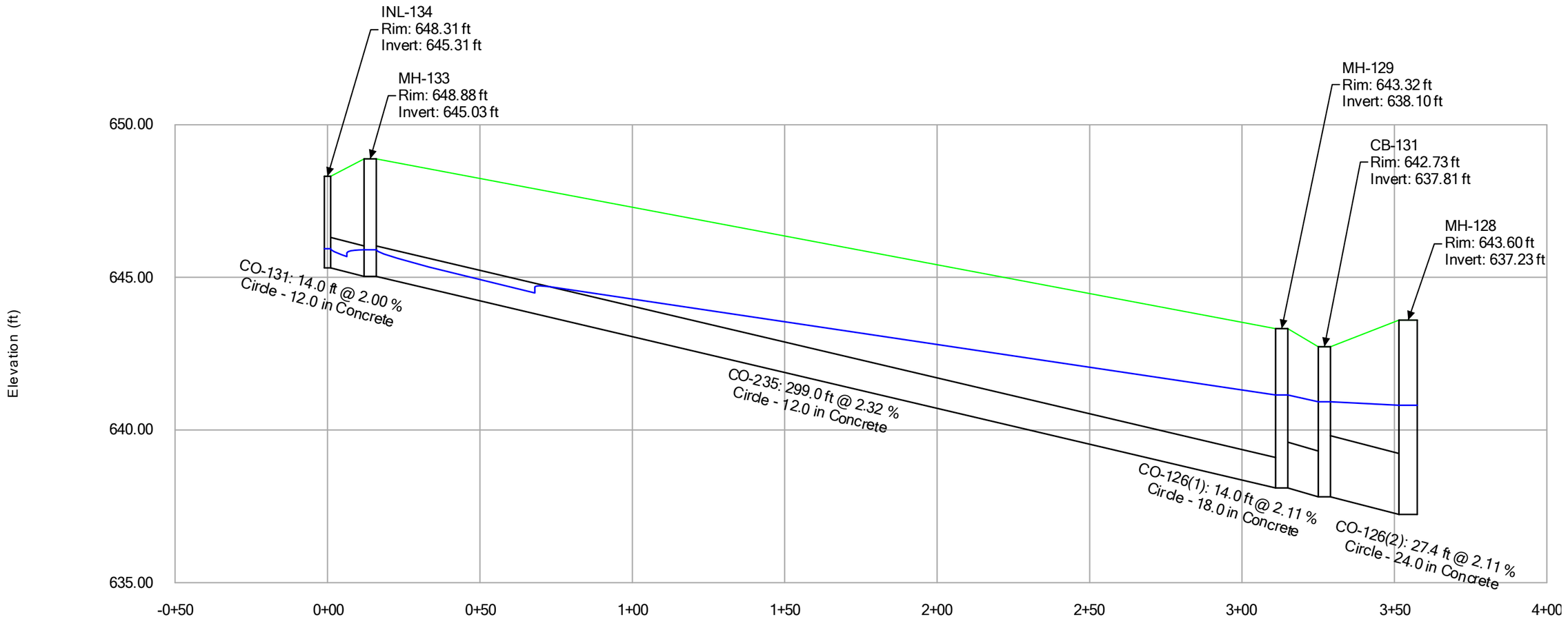
Profile Report
Engineering Profile - INL-121 to O-7 (FINAL.stsw)



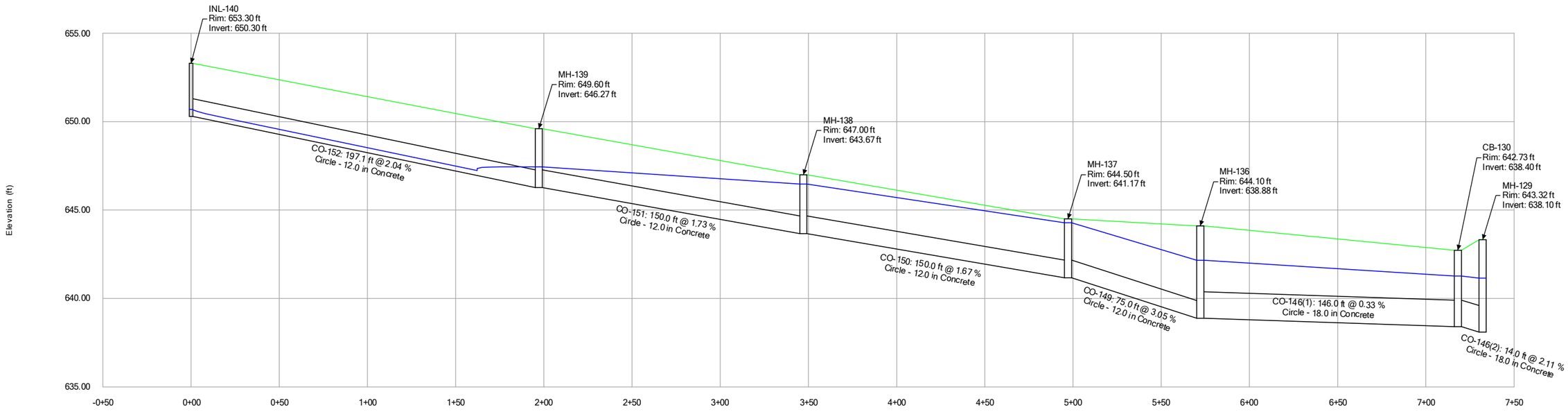
Profile Report
Engineering Profile - INL-124 to O-7 (FINAL.stsw)



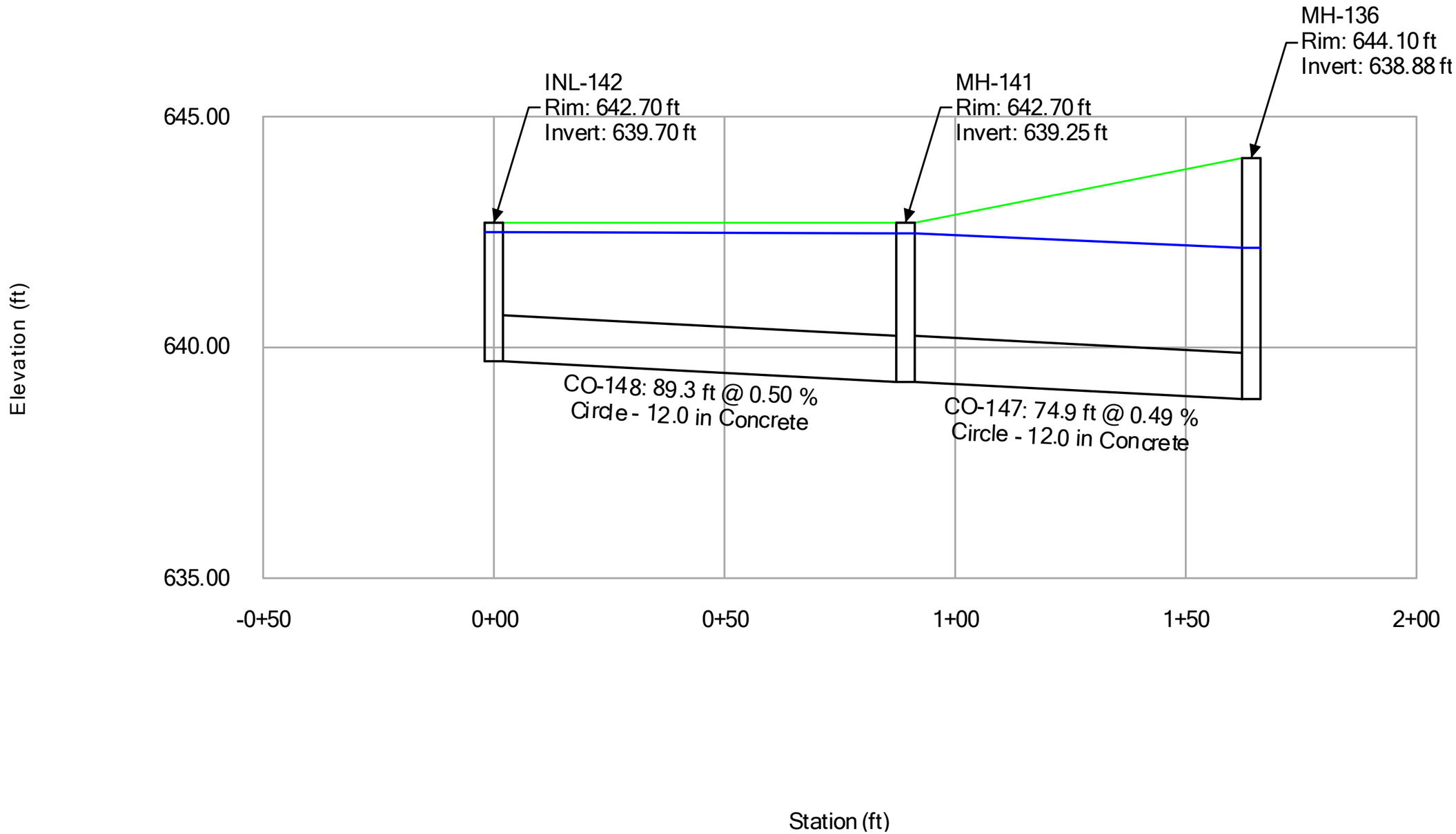
Profile Report
Engineering Profile - INL-134 to MH-128 (FINAL.stsw)



Profile Report
Engineering Profile - INL-140 to MH-129 (FINAL.stsw)

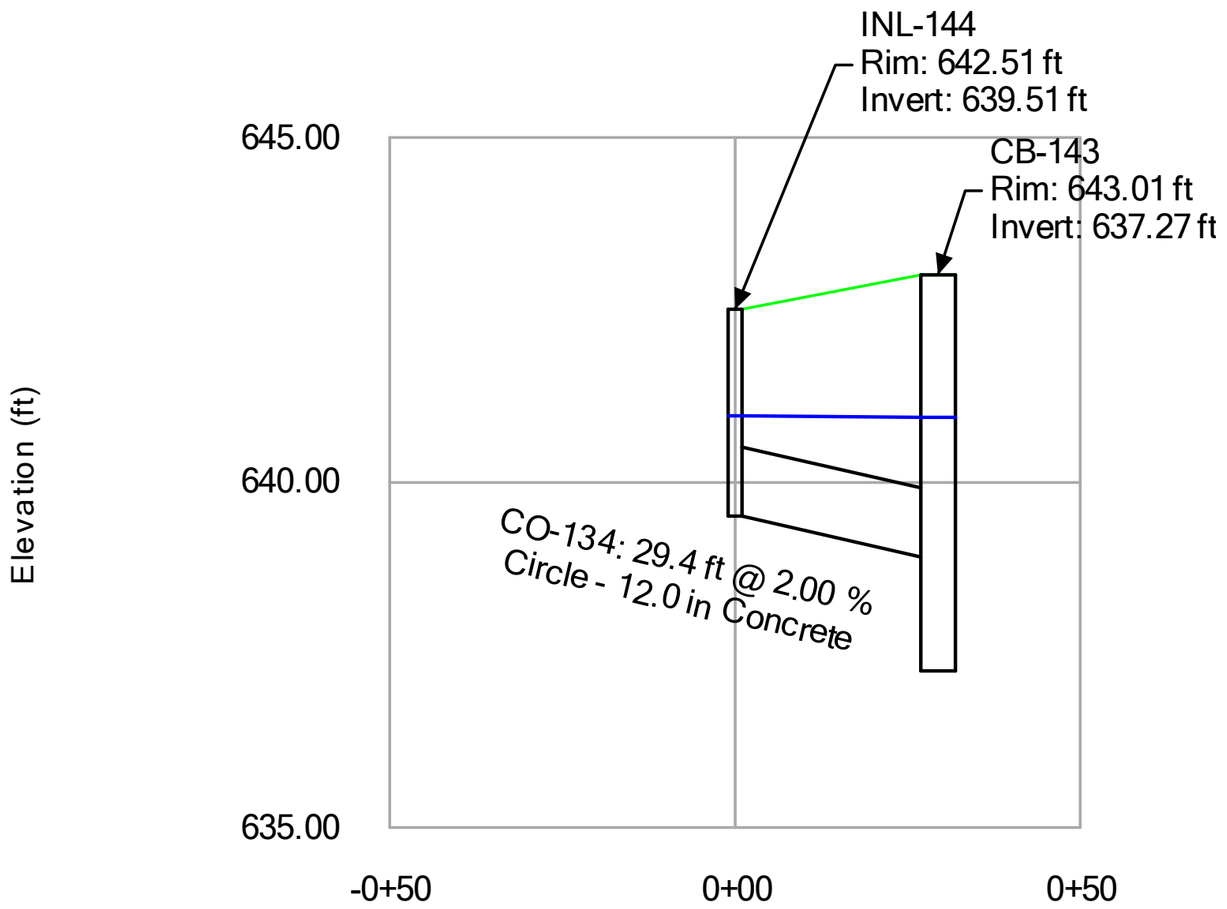


Profile Report
Engineering Profile - INL-142 to MH-136 (FINAL.stsw)



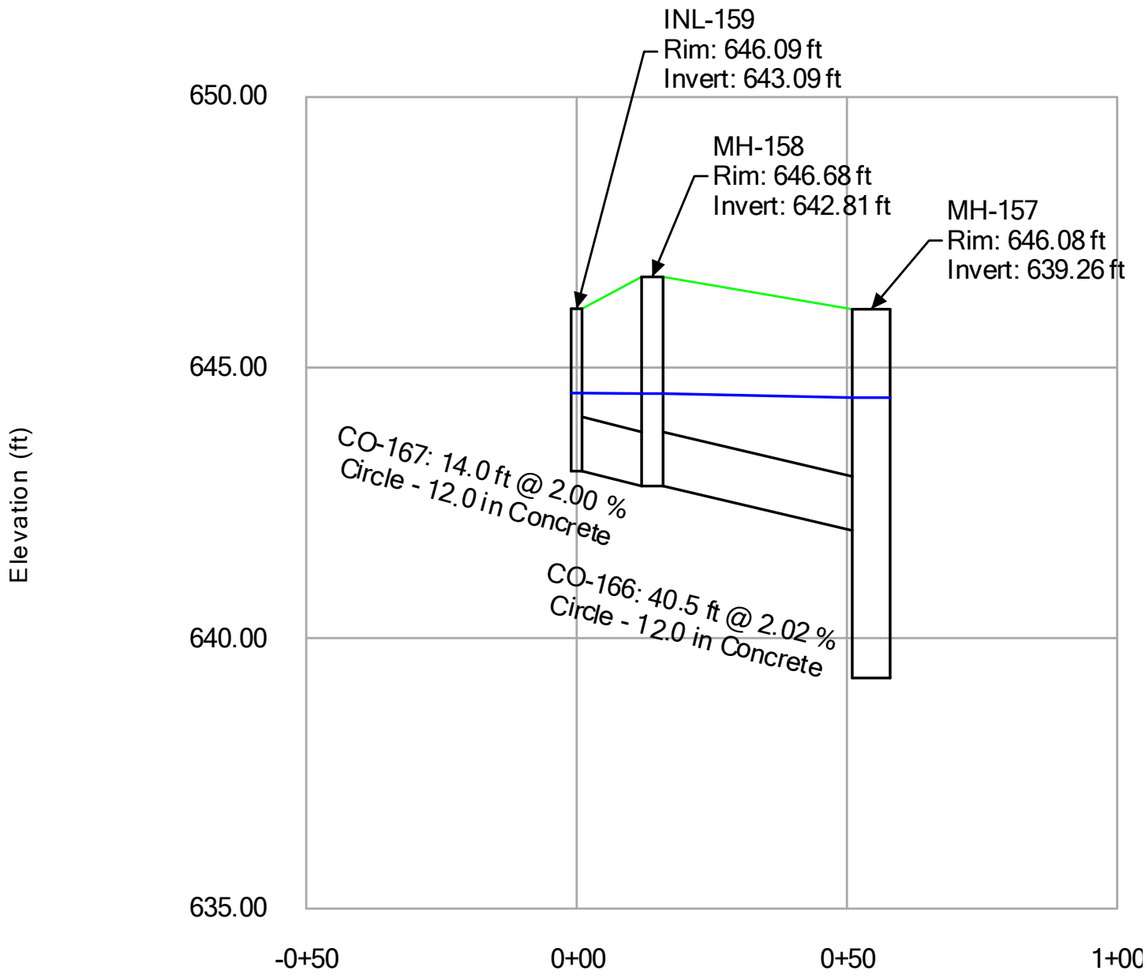
Profile Report

Engineering Profile - INL-144 to CB-143 (FINAL.stsw)

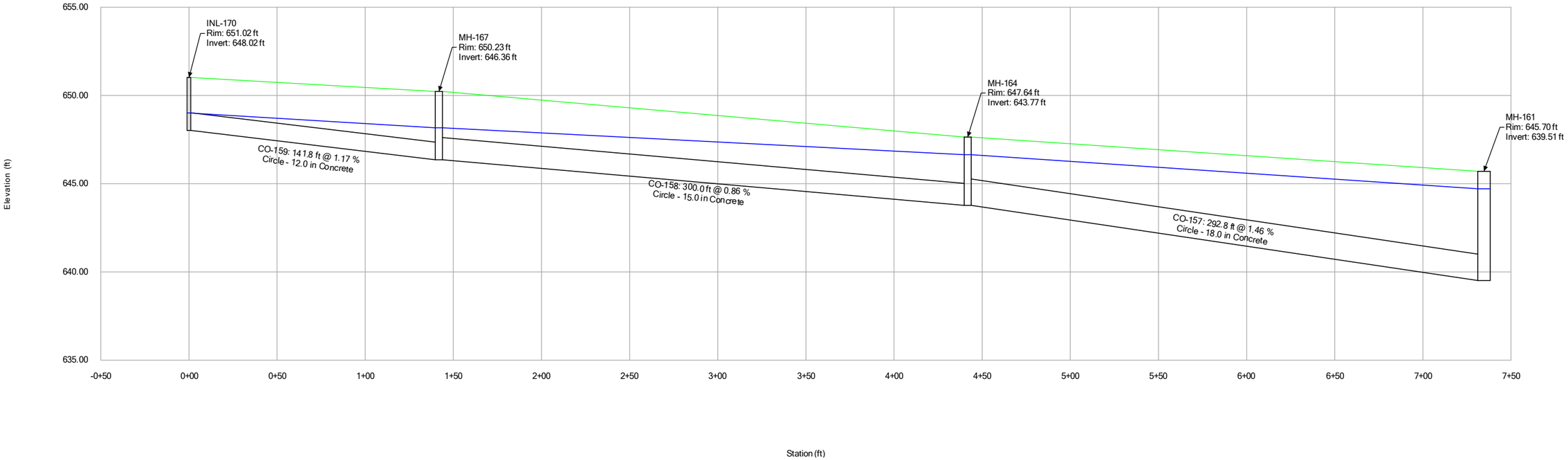


Profile Report

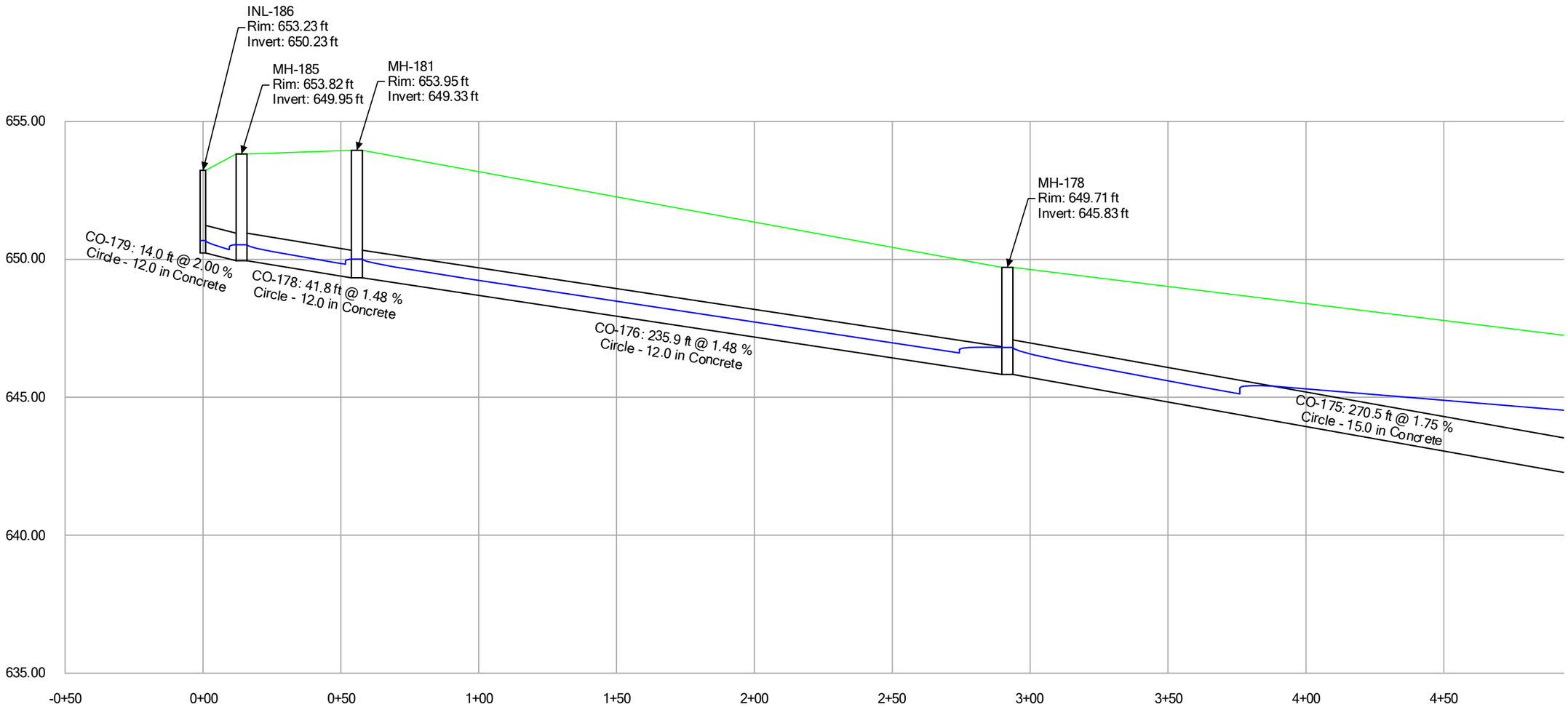
Engineering Profile - INL-159 to MH-157 (FINAL.stsw)

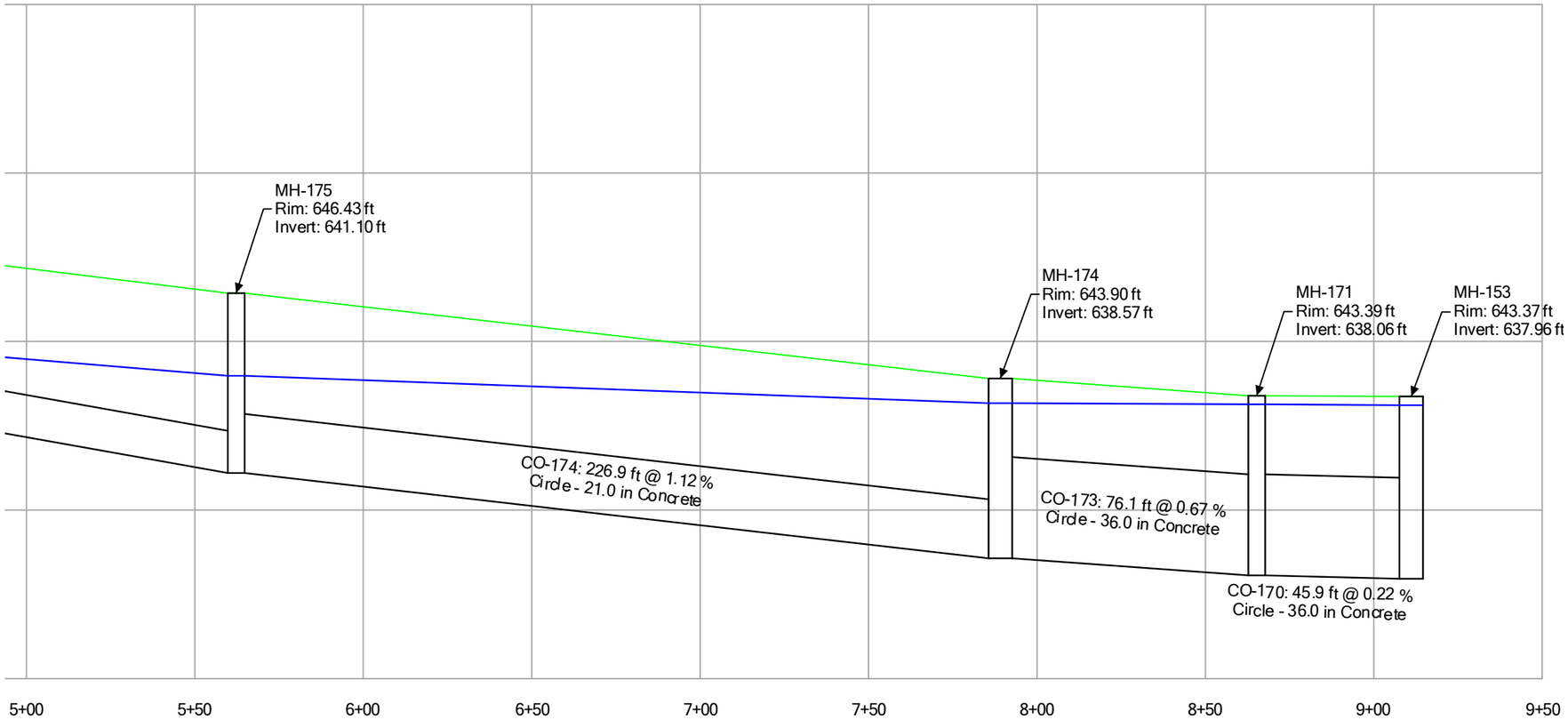


Profile Report
Engineering Profile - INL-170 to MH-161 (FINAL.stsw)

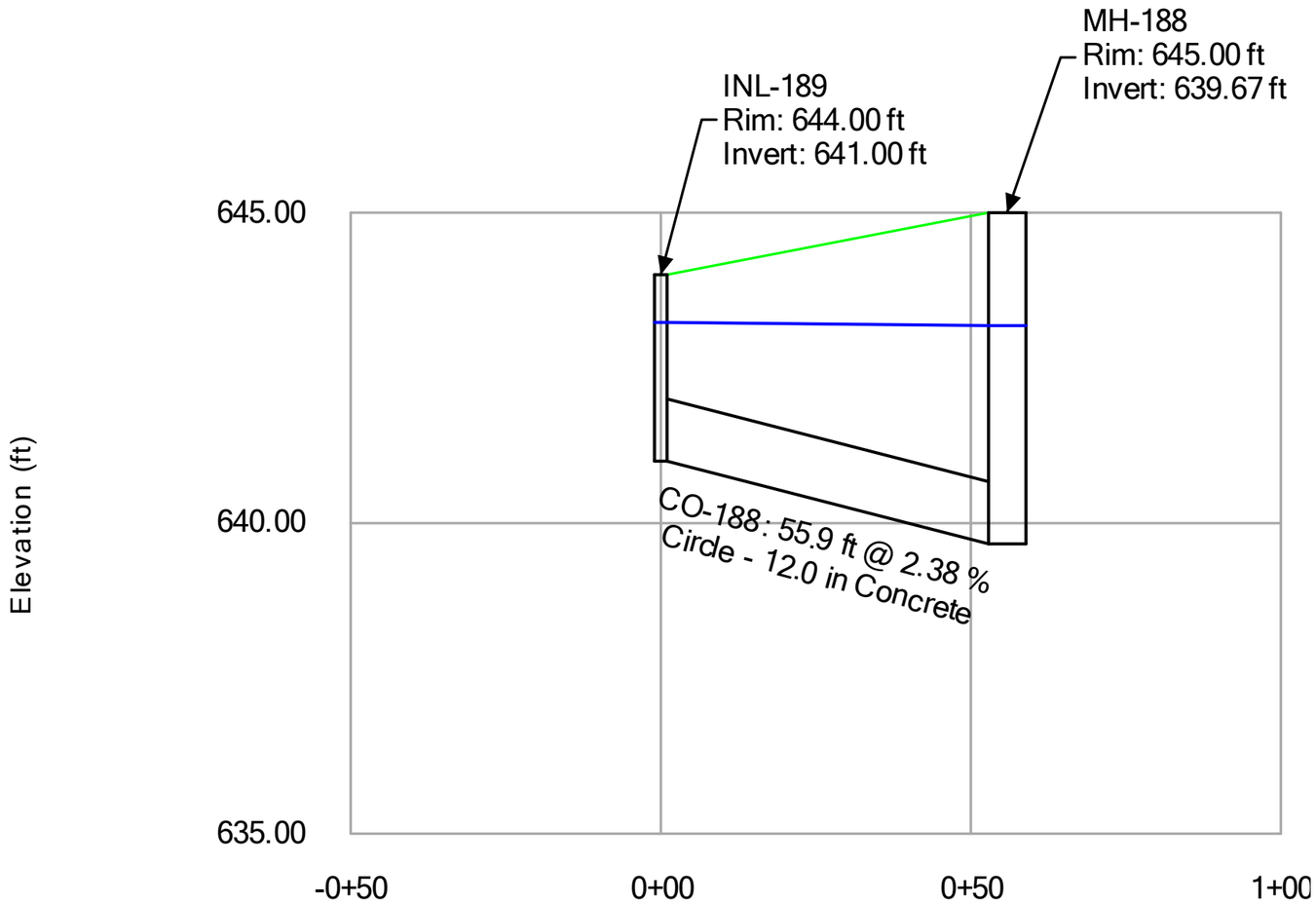


Profile Report
Engineering Profile - INL-186 to MH-153 (FINAL.stsw)

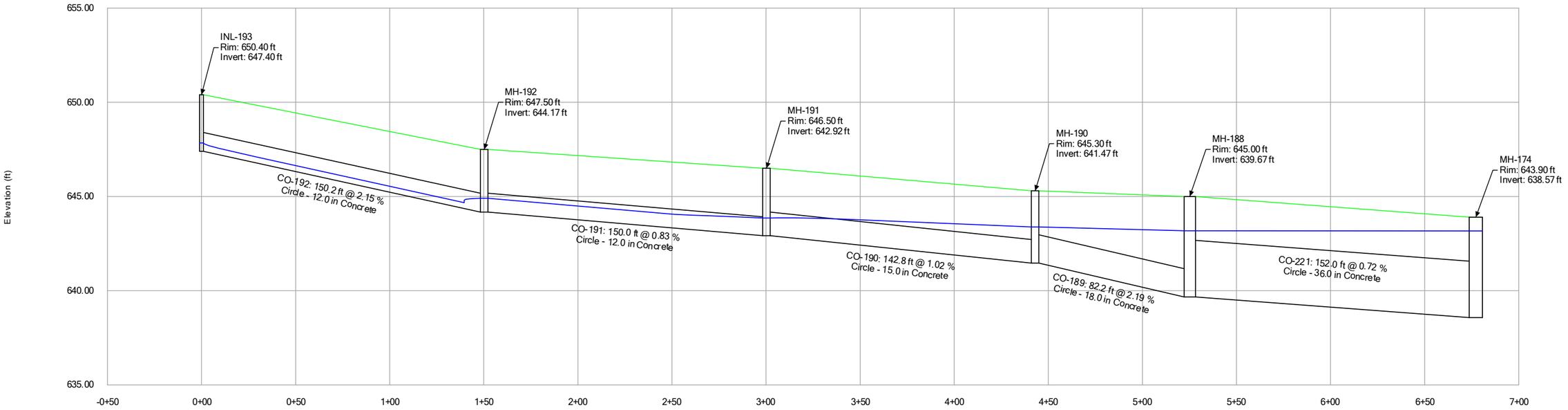



MH-175
Rim: 646.43 ft
Invert: 641.10 ft
MH-174
Rim: 643.90 ft
Invert: 638.57 ft
MH-171
Rim: 643.39 ft
Invert: 638.06 ft
MH-153
Rim: 643.37 ft
Invert: 637.96 ft
CO-174: 226.9 ft @ 1.12 %
Circle - 21.0 in Concrete
CO-173: 76.1 ft @ 0.67 %
Circle - 36.0 in Concrete
CO-170: 45.9 ft @ 0.22 %
Circle - 36.0 in Concrete
5+00
5+50
6+00
6+50
7+00
7+50
8+00
8+50
9+00
9+50

Profile Report
Engineering Profile - INL-189 to MH-188 (FINAL.stsw)

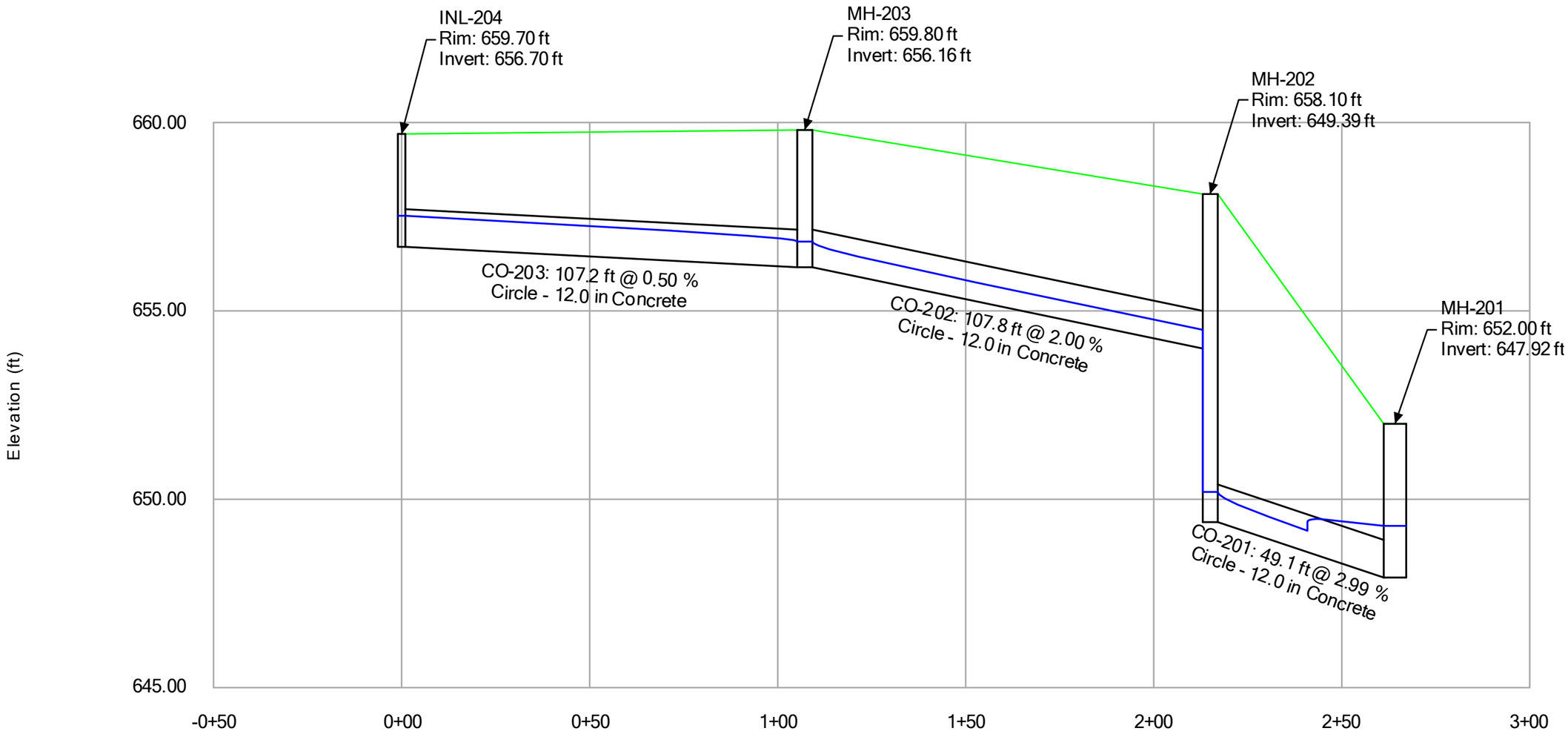


Profile Report
Engineering Profile - INL-193 to MH-174 (FINAL.stsw)

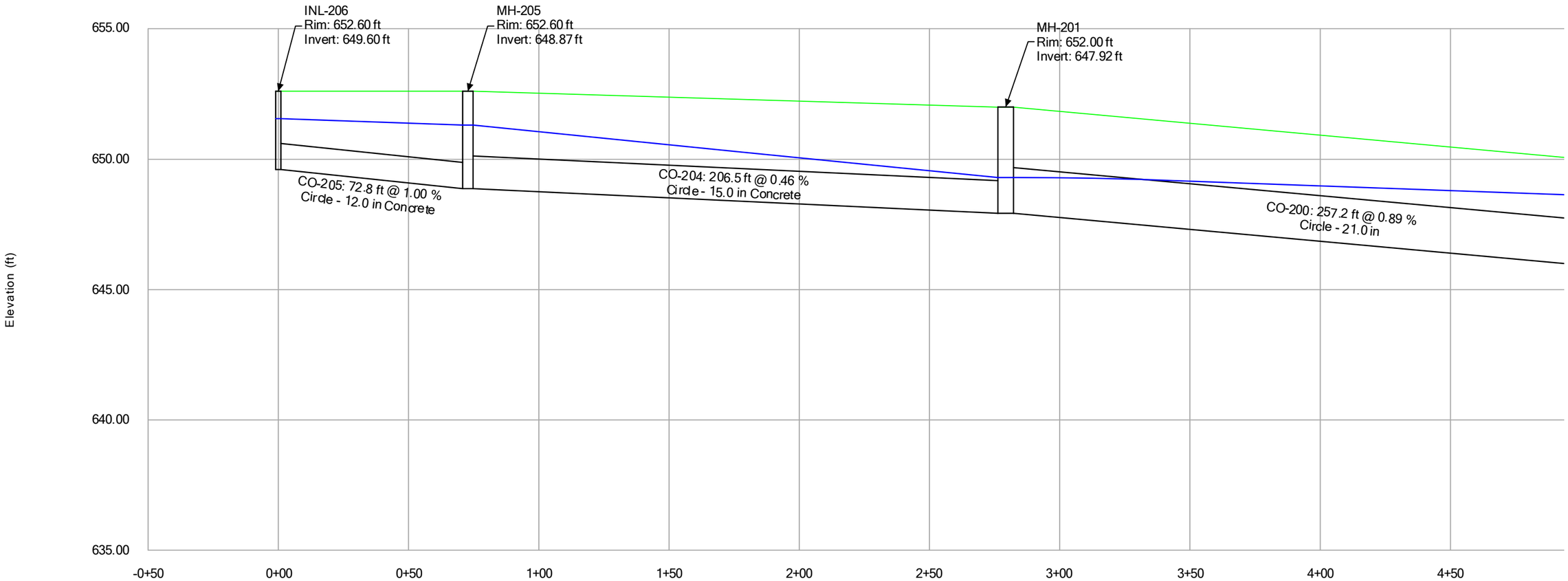


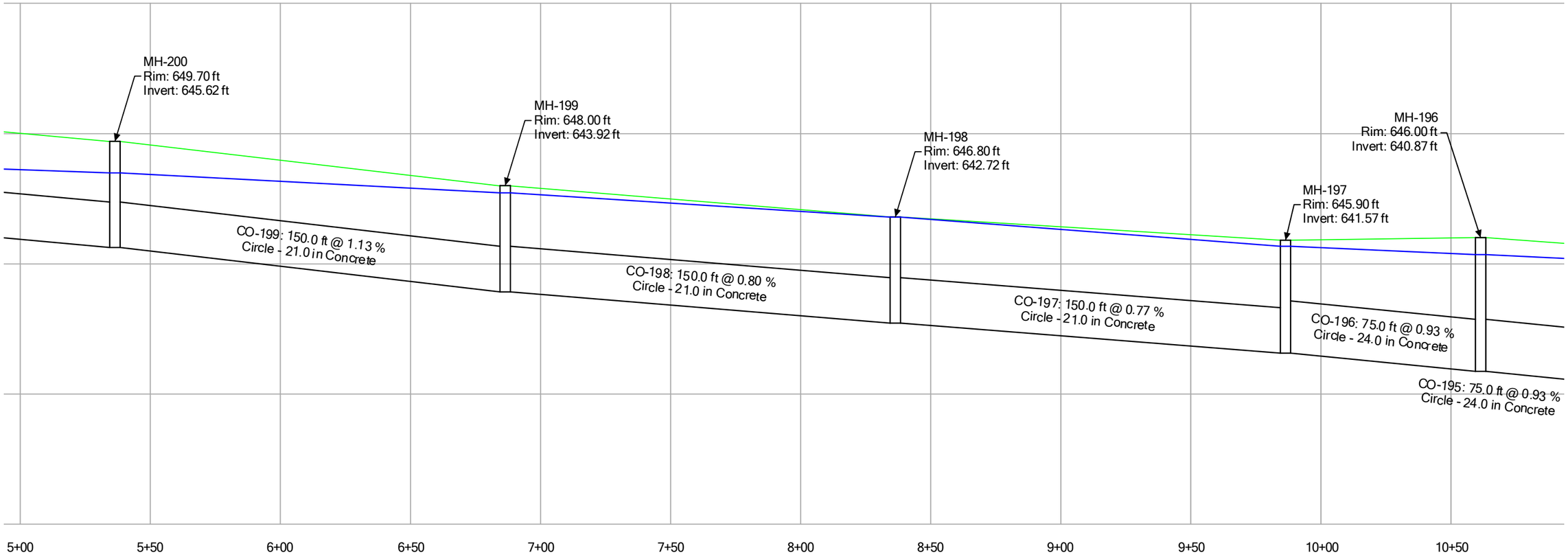
Profile Report

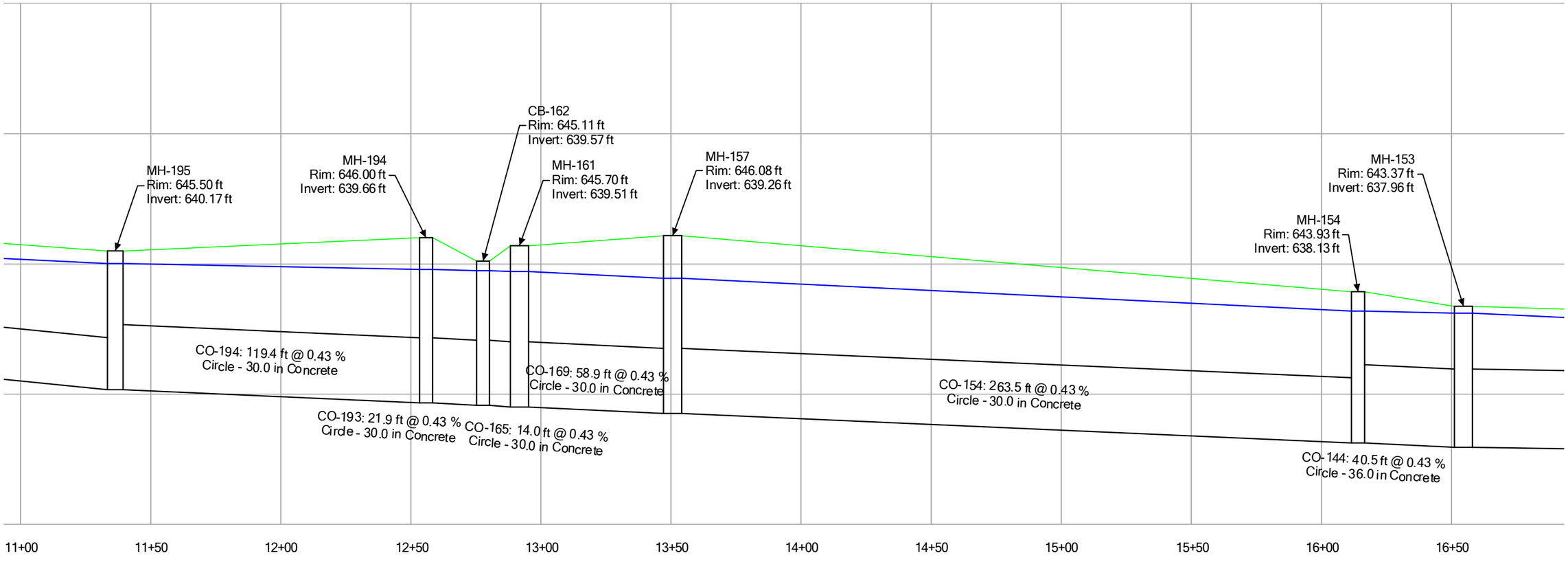
Engineering Profile - INL-204 to MH-201 (FINAL.stsw)

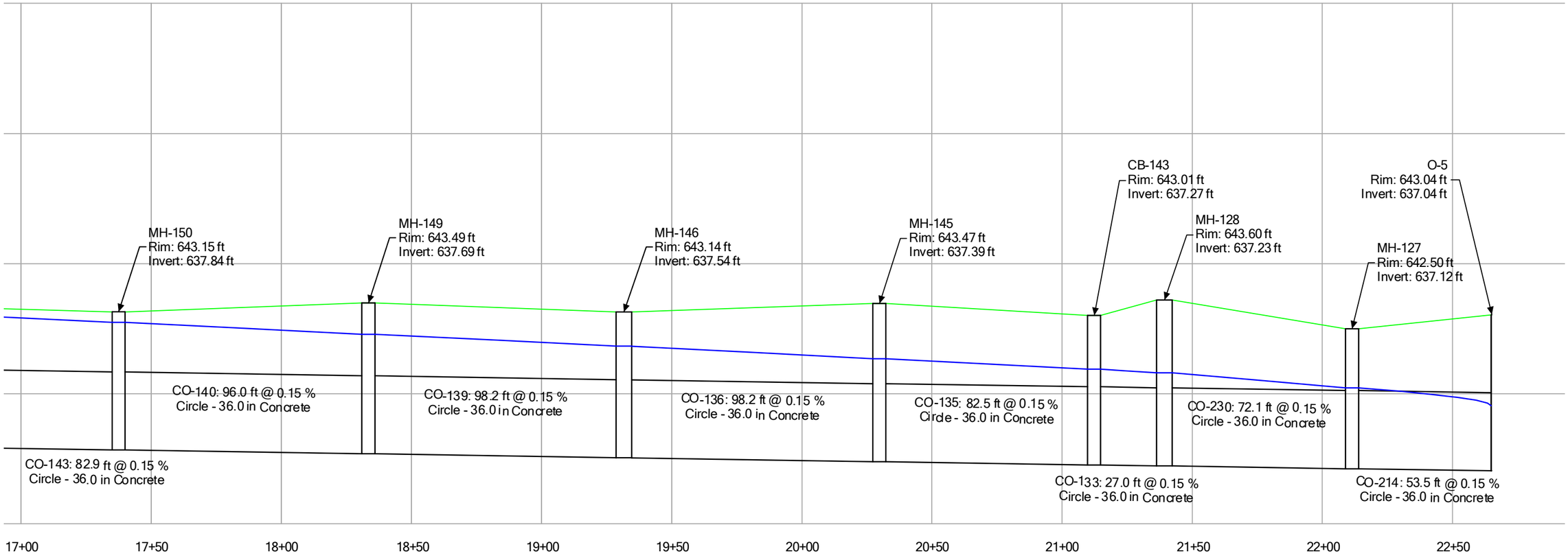


Profile Report
Engineering Profile - INL-206 to O-5 (FINAL.stsw)

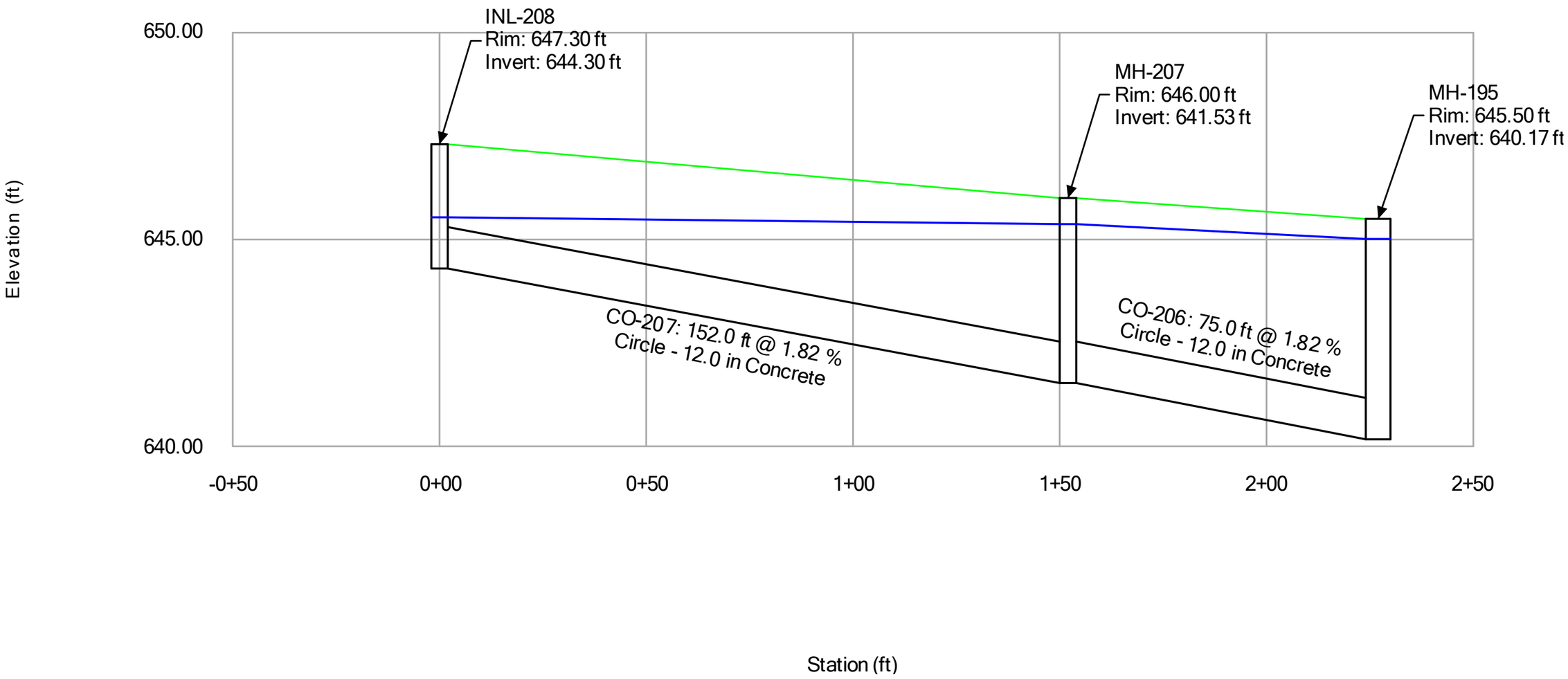



MH-200
Rim: 649.70 ft
Invert: 645.62 ft
MH-199
Rim: 648.00 ft
Invert: 643.92 ft
MH-198
Rim: 646.80 ft
Invert: 642.72 ft
MH-197
Rim: 645.90 ft
Invert: 641.57 ft
MH-196
Rim: 646.00 ft
Invert: 640.87 ft
CO-199: 150.0 ft @ 1.13 %
Circle - 21.0 in Concrete
CO-198: 150.0 ft @ 0.80 %
Circle - 21.0 in Concrete
CO-197: 150.0 ft @ 0.77 %
Circle - 21.0 in Concrete
CO-196: 75.0 ft @ 0.93 %
Circle - 24.0 in Concrete
CO-195: 75.0 ft @ 0.93 %
Circle - 24.0 in Concrete
5+00
5+50
6+00
6+50
7+00
7+50
8+00
8+50
9+00
9+50
10+00
10+50

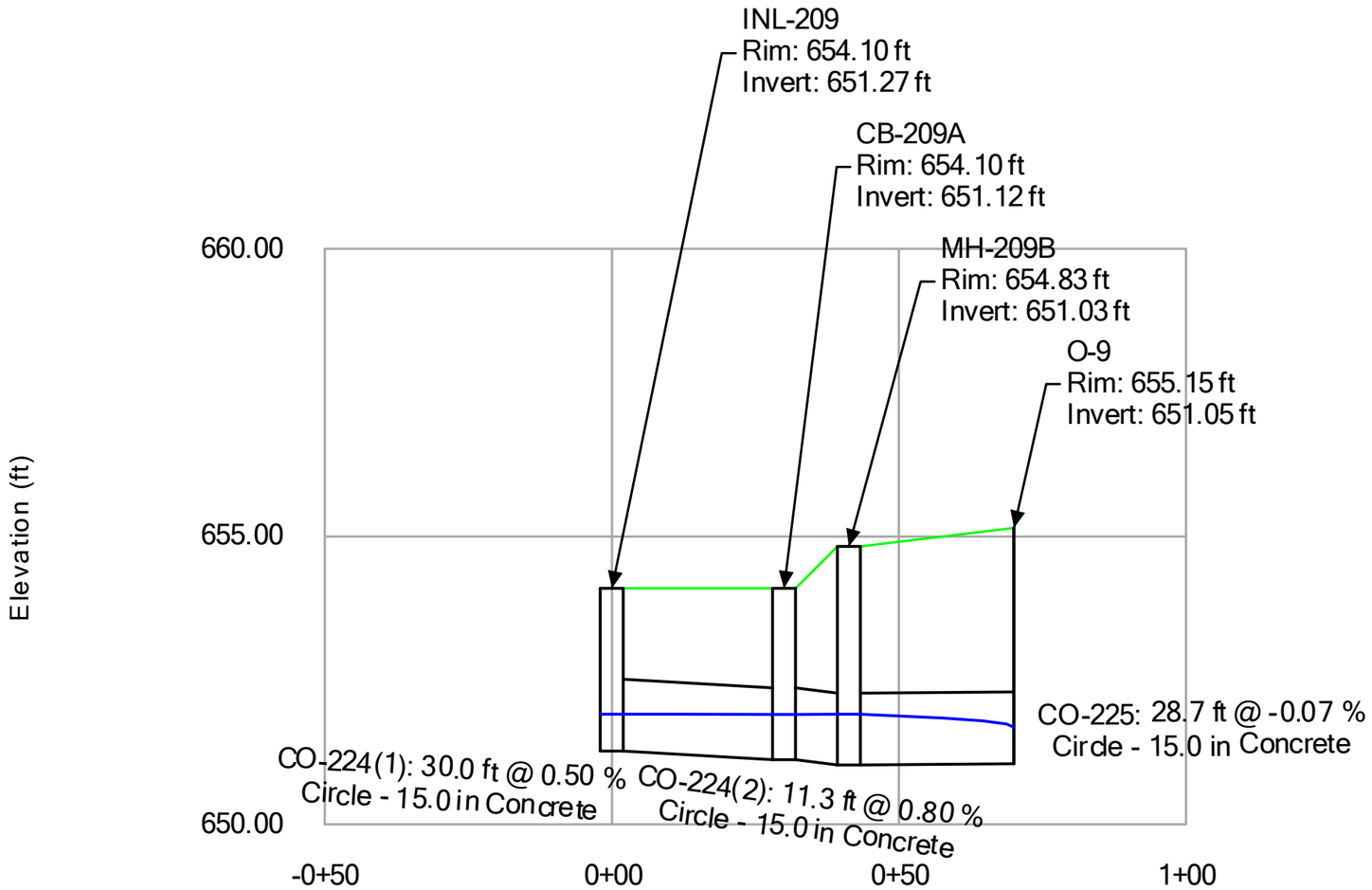

MH-195
Rim: 645.50 ft
Invert: 640.17 ft
MH-194
Rim: 646.00 ft
Invert: 639.66 ft
CB-162
Rim: 645.11 ft
Invert: 639.57 ft
MH-161
Rim: 645.70 ft
Invert: 639.51 ft
MH-157
Rim: 646.08 ft
Invert: 639.26 ft
MH-154
Rim: 643.93 ft
Invert: 638.13 ft
MH-153
Rim: 643.37 ft
Invert: 637.96 ft
CO-194: 119.4 ft @ 0.43 %
Circle - 30.0 in Concrete
CO-193: 21.9 ft @ 0.43 %
Circle - 30.0 in Concrete
CO-165: 14.0 ft @ 0.43 %
Circle - 30.0 in Concrete
CO-169: 58.9 ft @ 0.43 %
Circle - 30.0 in Concrete
CO-154: 263.5 ft @ 0.43 %
Circle - 30.0 in Concrete
CO-144: 40.5 ft @ 0.43 %
Circle - 36.0 in Concrete
11+00
11+50
12+00
12+50
13+00
13+50
14+00
14+50
15+00
15+50
16+00
16+50
Station (ft)


MH-150
Rim: 643.15 ft
Invert: 637.84 ft
MH-149
Rim: 643.49 ft
Invert: 637.69 ft
MH-146
Rim: 643.14 ft
Invert: 637.54 ft
MH-145
Rim: 643.47 ft
Invert: 637.39 ft
CB-143
Rim: 643.01 ft
Invert: 637.27 ft
MH-128
Rim: 643.60 ft
Invert: 637.23 ft
MH-127
Rim: 642.50 ft
Invert: 637.12 ft
O-5
Rim: 643.04 ft
Invert: 637.04 ft
CO-140: 96.0 ft @ 0.15 %
Circle - 36.0 in Concrete
CO-139: 98.2 ft @ 0.15 %
Circle - 36.0 in Concrete
CO-136: 98.2 ft @ 0.15 %
Circle - 36.0 in Concrete
CO-135: 82.5 ft @ 0.15 %
Circle - 36.0 in Concrete
CO-230: 72.1 ft @ 0.15 %
Circle - 36.0 in Concrete
CO-143: 82.9 ft @ 0.15 %
Circle - 36.0 in Concrete
CO-133: 27.0 ft @ 0.15 %
Circle - 36.0 in Concrete
CO-214: 53.5 ft @ 0.15 %
Circle - 36.0 in Concrete
17+00
17+50
18+00
18+50
19+00
19+50
20+00
20+50
21+00
21+50
22+00
22+50

Profile Report
Engineering Profile - INL-208 to MH-195 (FINAL.stsw)

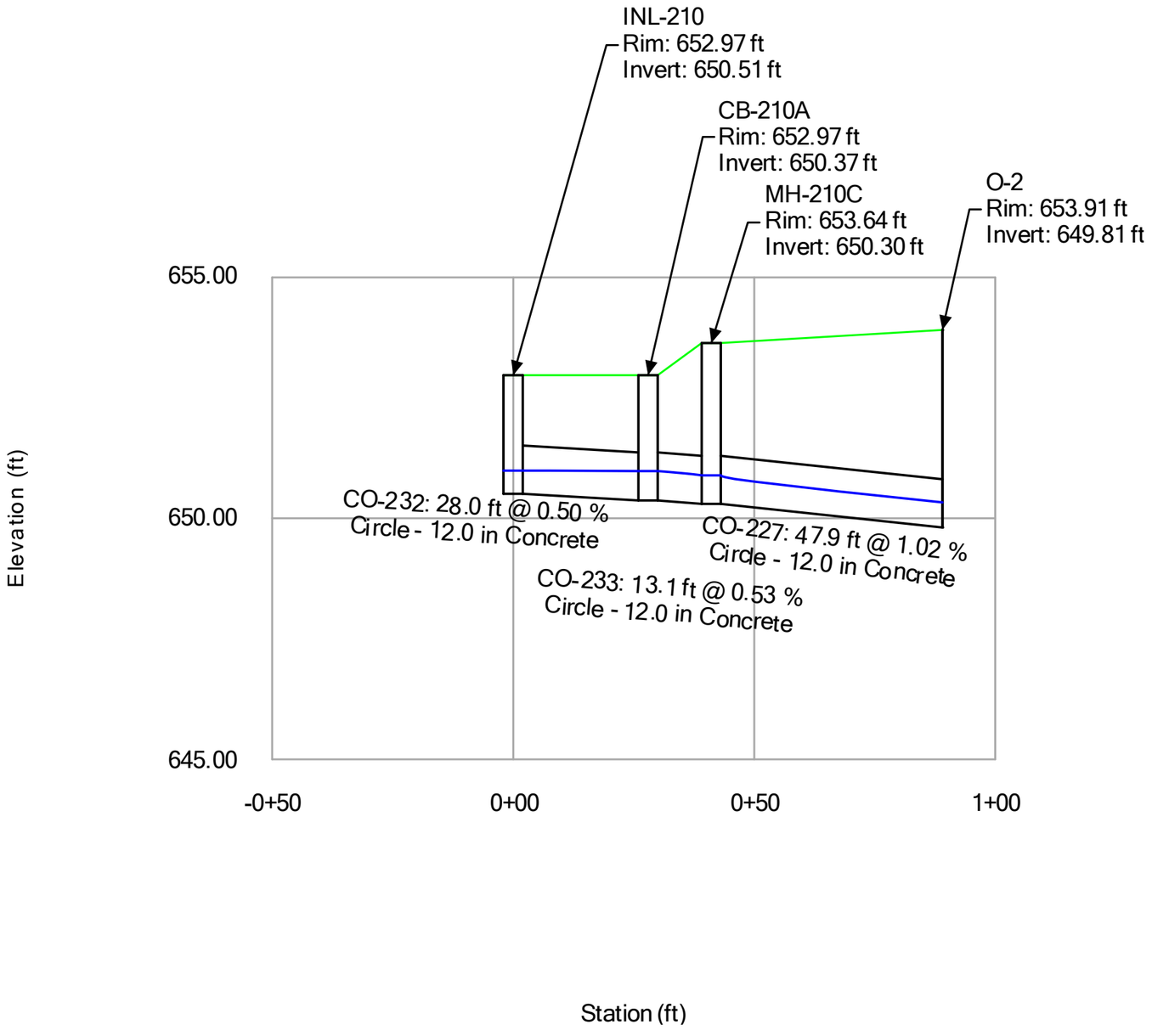


Profile Report
Engineering Profile - INL-209 to O-9 (FINAL.stsw)

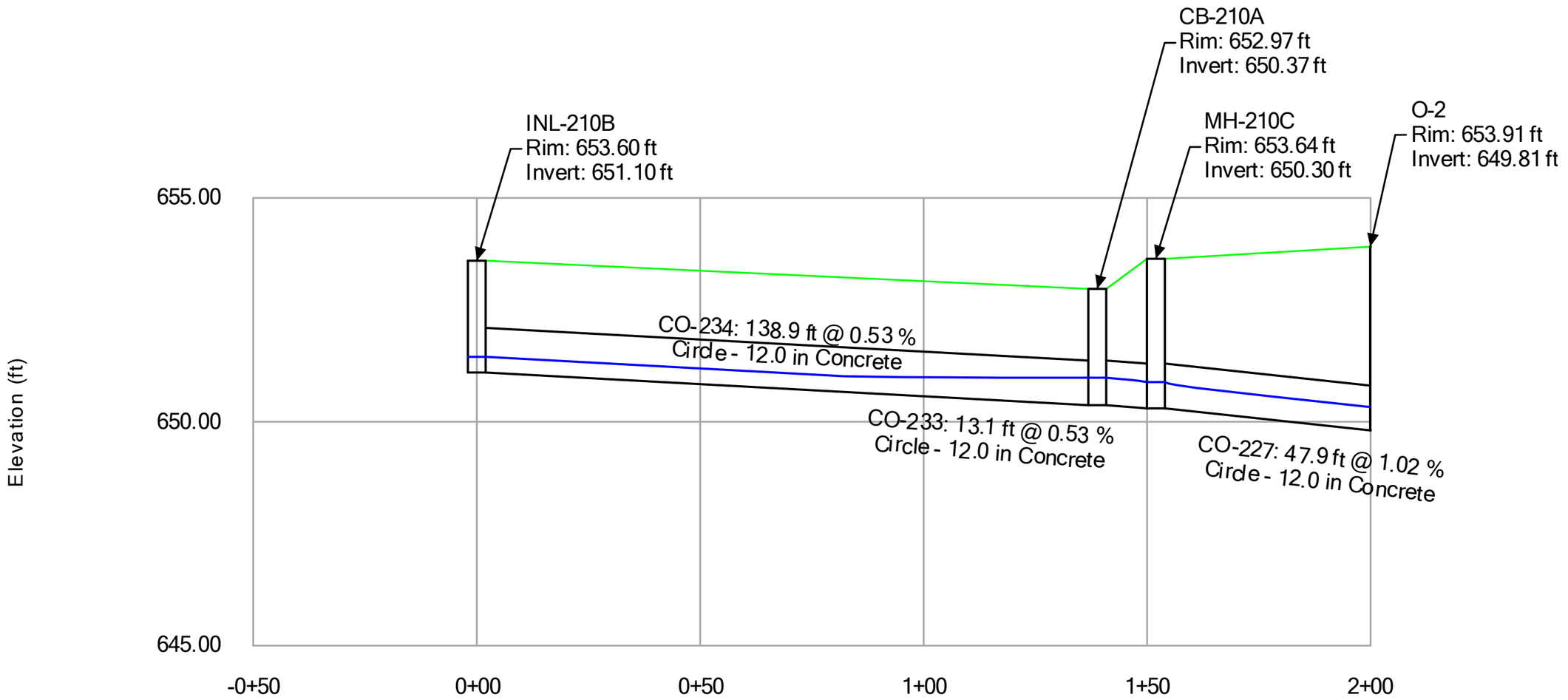


Profile Report

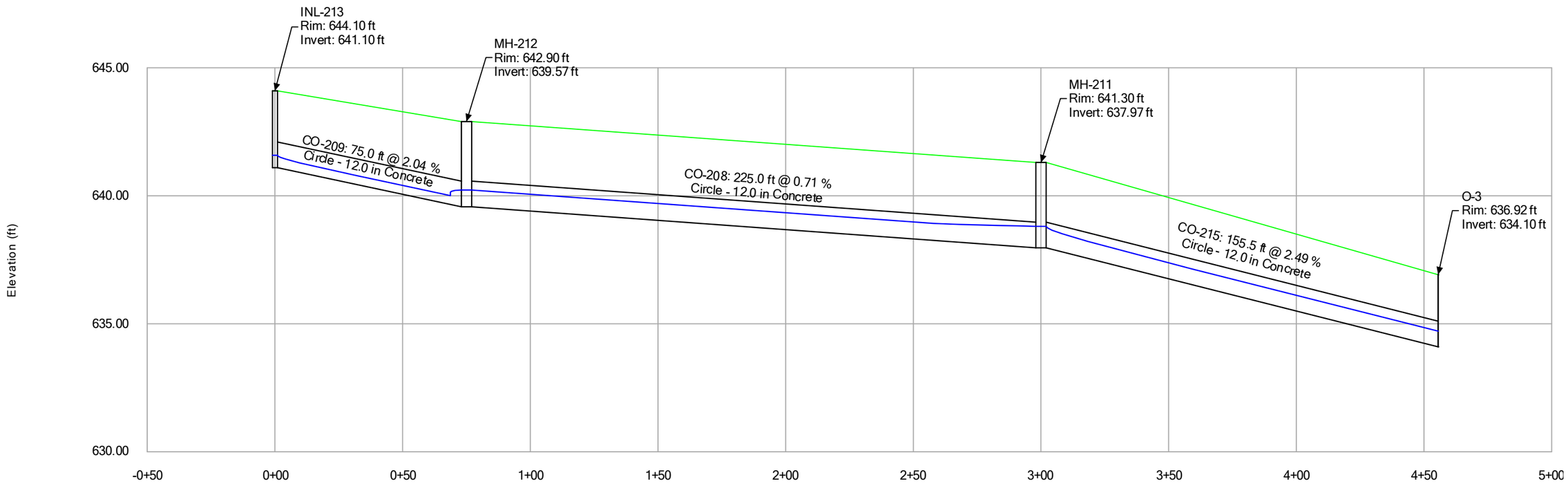
Engineering Profile - INL-210 to O-2 (FINAL.stsw)



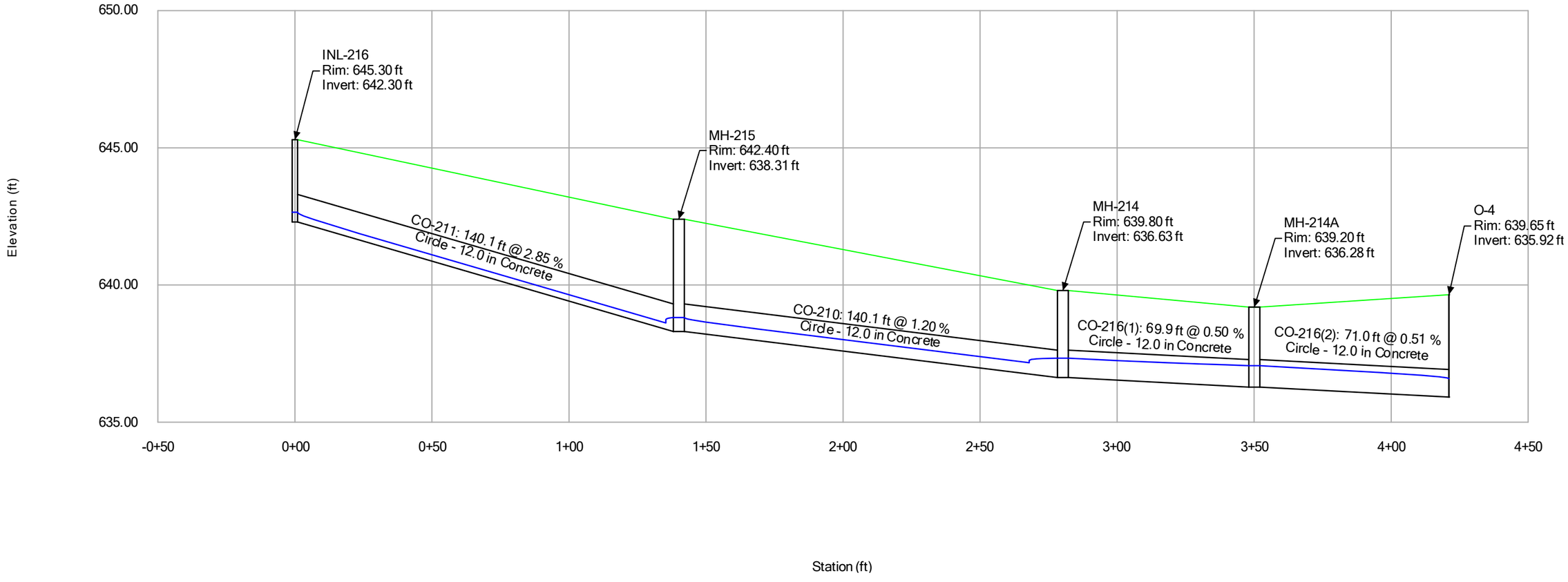
Profile Report
Engineering Profile - INL-210B to O-2 (FINAL.stsw)



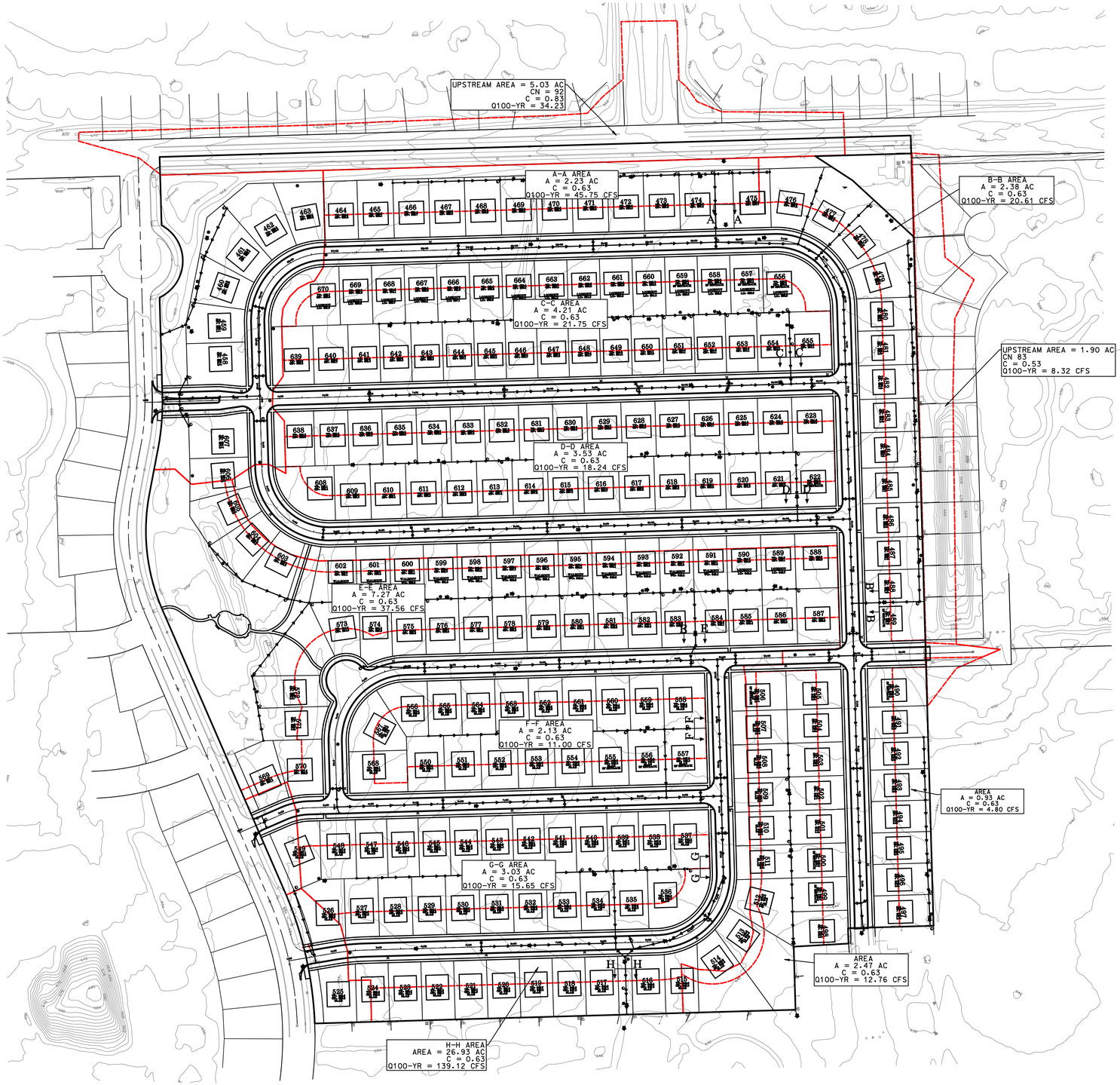
Profile Report
Engineering Profile - INL-213 to O-3 (FINAL.stsw)



Profile Report
Engineering Profile - INL-216 to O-4 (FINAL.stsw)



OVERLAND FLOOD ROUTE
TRIBUTARY AREA EXHIBIT



OVERLAND FLOOD (OFR) CALCULATIONS

COMPOSITE C-VALUE = 0.63

TIME OF CONCENTRATION = 15 MIN

100-YR RAINFALL INTENSITY (I) = 8.20 IN/HR

NOTES:

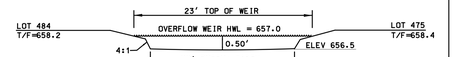
1. AREAS (A) DEPICTED REFLECT LOCAL ACREAGE ONLY - REFER TO OFR CALCULATIONS FOR COMPOSITE AREAS.
2. TRIBUTARY AREAS SHOWN ARE FOR OVERLAND FLOOD ROUTE AND STORM SEWER.
3. FLOWS (Q) DEPICTED REFLECT COMPOSITE FLOWS IN THE 100-YR STORM EVENT THROUGH EACH OVERLAND FLOOD ROUTE CROSS SECTION.

N

SCALE 1" = 120'

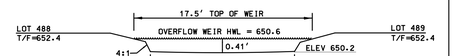
0 120 240

SECTION A-A
OUTLOT N



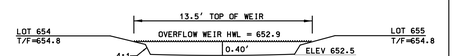
N.T.S.

SECTION B-B
SIDE YARD LOTS 488 & 489



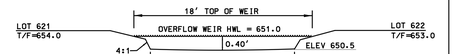
N.T.S.

SECTION C-C
SIDE YARD LOTS 654 & 655



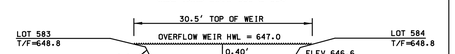
N.T.S.

SECTION D-D
SIDE YARD LOTS 621 & 622



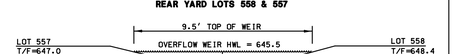
N.T.S.

SECTION E-E
SIDE YARD LOTS 583 & 584



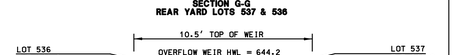
N.T.S.

SECTION F-F
REAR YARD LOTS 558 & 557



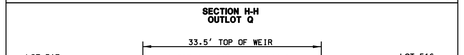
N.T.S.

SECTION G-G
REAR YARD LOTS 537 & 536



N.T.S.

SECTION H-H
OUTLOT Q



N.T.S.

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:

LENNAR

1700 E. Golf Road, Suite 1100
Schaumburg, IL 60173
Phone: 224-293-3100
Fax: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	JT
DRAWN	JT
APPROVED	TKB
DATE	01/09/2024
SCALE	1" = 120'

TRIBUTARY AREA EXHIBIT
LAKEWOOD PRAIRIE - UNIT 3
JOLIET, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 4726

ILLINOIS FIRM LICENSE 184-002694

4/15/2024 3:46:28 PM
N:\4726\Stormwater\Exhibits\4726 Overflow Route Tributary Area Exhibit.pdf

OVERLAND FLOOD ROUTE CALCULATIONS

Overland Flood Route Calculations

Lakewood Prairie Residential Community
Joliet, IL

Local Proposed Runoff Data				Time of Conc.	Flow	ADDITIONAL Upstream Tributary Areas	Total Offsite Area	Offsite Area C Value	Offsite Flow	Total Flow	Overflow Route			
Section	Local Area Acres	C	i in/hr	tc min.	Q cfs		Acres		cfs	cfs	Lot	Height ft.	Btm. Width ft.	Top Width ft
A-A	2.23	0.63	8.20	15	11.52	Offsite	5.03	0.83	34.23	45.75	OUTLOT N	0.5	19.0	23.0
B-B	2.38	0.63	8.20	15	12.30	Offsite	1.90	0.53	8.32	20.61	488 & 489	0.41	14.0	17.5
C-C	4.21	0.63	8.20	15	21.75	-	-	-	-	21.75	654 & 655	0.4	10.0	13.5
D-D	3.53	0.63	8.20	15	18.24	-	-	-	-	18.24	621 & 622	0.4	14.5	18.0
E-E	7.27	0.63	8.20	15	37.56	-	-	-	-	37.56	583 & 584	0.4	27.0	30.5
F-F	2.13	0.63	8.20	15	11.00	-	-	-	-	11.00	557 & 558	0.39	6.0	9.5
G-G	3.03	0.63	8.20	15	15.65	-	-	-	-	15.65	537 & 536	0.4	7.0	10.5
H-H	26.93	0.63	8.20	15	139.12	-	-	-	-	139.12	OUTLOT Q	0.9	26.0	33.5

Calculation Notes:

1. Local Time of Concentration for all areas assumed to be 15 minutes
2. All areas are delineated on the attached exhibit
3. Required freeboard is 1.0' from lowest opening elevation to 100 YR HWL

Worksheet for A-A: Outlot N

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	2.200 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	19.00 ft
Discharge	45.75 cfs

Results	
Normal Depth	0.50 ft
Flow Area	10.5 ft²
Wetted Perimeter	23.1 ft
Hydraulic Radius	0.46 ft
Top Width	23.01 ft
Critical Depth	0.54 ft
Critical Slope	1.673 %
Velocity	4.35 ft/s
Velocity Head	0.29 ft
Specific Energy	0.79 ft
Froude Number	1.133
Flow Type	Supercritical

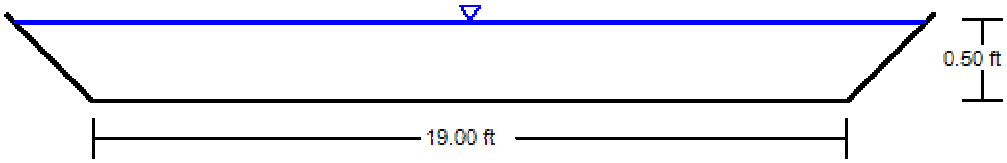
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.0 ft
Number Of Steps	0

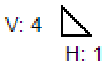
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.50 ft
Critical Depth	0.54 ft
Channel Slope	2.200 %
Critical Slope	1.673 %

Cross Section for A-A: Outlot N

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	2.200 %
Normal Depth	0.50 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	19.00 ft
Discharge	45.75 cfs





Worksheet for B-B: Lots 488&489

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	1.600 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	14.00 ft
Discharge	20.61 cfs

Results	
Normal Depth	0.41 ft
Flow Area	6.4 ft²
Wetted Perimeter	17.4 ft
Hydraulic Radius	0.37 ft
Top Width	17.28 ft
Critical Depth	0.39 ft
Critical Slope	1.865 %
Velocity	3.22 ft/s
Velocity Head	0.16 ft
Specific Energy	0.57 ft
Froude Number	0.932
Flow Type	Subcritical

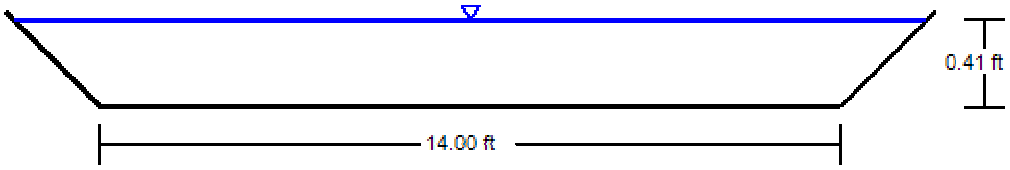
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.0 ft
Number Of Steps	0

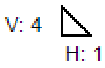
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.41 ft
Critical Depth	0.39 ft
Channel Slope	1.600 %
Critical Slope	1.865 %

Cross Section for B-B: Lots 488&489

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	1.600 %
Normal Depth	0.41 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	14.00 ft
Discharge	20.61 cfs





Worksheet for C-C: Lots 654&655

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	3.700 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	10.00 ft
Discharge	21.75 cfs

Results	
Normal Depth	0.40 ft
Flow Area	4.6 ft²
Wetted Perimeter	13.3 ft
Hydraulic Radius	0.35 ft
Top Width	13.19 ft
Critical Depth	0.49 ft
Critical Slope	1.767 %
Velocity	4.71 ft/s
Velocity Head	0.34 ft
Specific Energy	0.74 ft
Froude Number	1.404
Flow Type	Supercritical

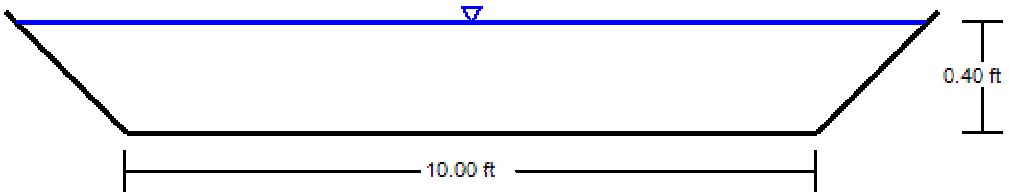
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.0 ft
Number Of Steps	0

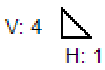
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.40 ft
Critical Depth	0.49 ft
Channel Slope	3.700 %
Critical Slope	1.767 %

Cross Section for C-C: Lots 654&655

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	3.700 %
Normal Depth	0.40 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	10.00 ft
Discharge	21.75 cfs





Worksheet for D-D: Lots 621&622

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	1.300 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	14.50 ft
Discharge	18.24 cfs

Results	
Normal Depth	0.40 ft
Flow Area	6.4 ft²
Wetted Perimeter	17.8 ft
Hydraulic Radius	0.36 ft
Top Width	17.68 ft
Critical Depth	0.35 ft
Critical Slope	1.920 %
Velocity	2.86 ft/s
Velocity Head	0.13 ft
Specific Energy	0.52 ft
Froude Number	0.838
Flow Type	Subcritical

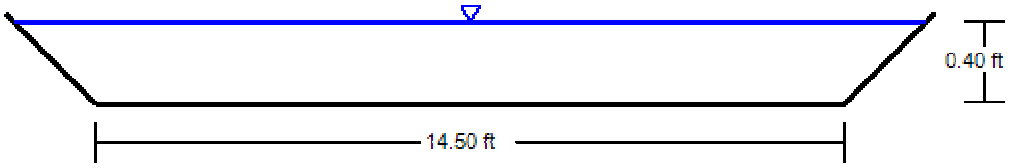
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.0 ft
Number Of Steps	0

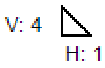
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.40 ft
Critical Depth	0.35 ft
Channel Slope	1.300 %
Critical Slope	1.920 %

Cross Section for D-D: Lots 621&622

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	1.300 %
Normal Depth	0.40 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	14.50 ft
Discharge	18.24 cfs





Worksheet for E-E: Lots 583&584

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	1.600 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	27.00 ft
Discharge	37.56 cfs

Results	
Normal Depth	0.40 ft
Flow Area	11.5 ft²
Wetted Perimeter	30.3 ft
Hydraulic Radius	0.38 ft
Top Width	30.21 ft
Critical Depth	0.38 ft
Critical Slope	1.843 %
Velocity	3.28 ft/s
Velocity Head	0.17 ft
Specific Energy	0.57 ft
Froude Number	0.938
Flow Type	Subcritical

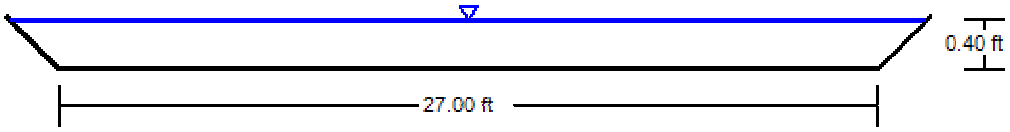
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.0 ft
Number Of Steps	0

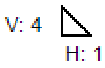
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.40 ft
Critical Depth	0.38 ft
Channel Slope	1.600 %
Critical Slope	1.843 %

Cross Section for E-E: Lots 583&584

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	1.600 %
Normal Depth	0.40 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	27.00 ft
Discharge	37.56 cfs





Worksheet for F-F: Lots 557&558

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data		
Roughness Coefficient	0.030	
Channel Slope	2.600	%
Left Side Slope	25.000	%
Right Side Slope	25.000	%
Bottom Width	6.00	ft
Discharge	11.00	cfs

Results		
Normal Depth	0.39	ft
Flow Area	2.9	ft²
Wetted Perimeter	9.2	ft
Hydraulic Radius	0.32	ft
Top Width	9.12	ft
Critical Depth	0.43	ft
Critical Slope	1.891	%
Velocity	3.73	ft/s
Velocity Head	0.22	ft
Specific Energy	0.61	ft
Froude Number	1.158	
Flow Type	Supercritical	

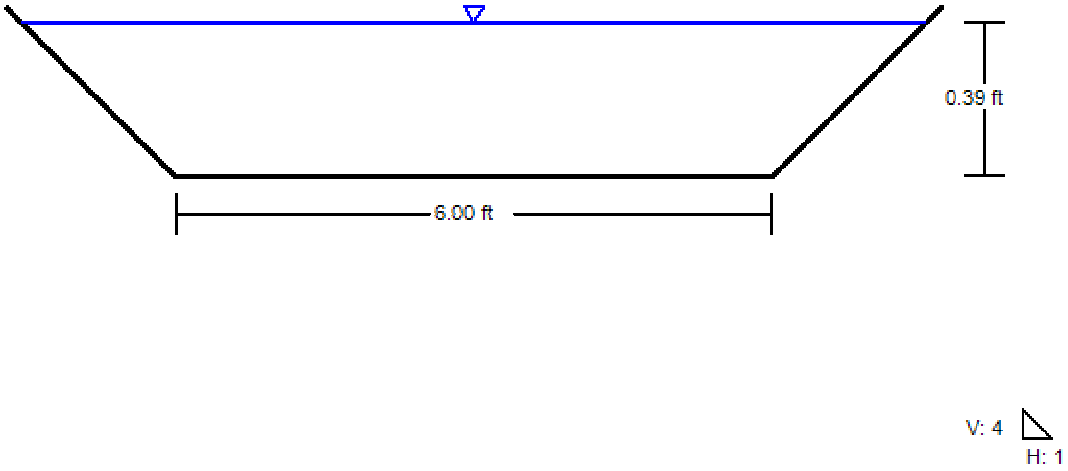
GVF Input Data		
Downstream Depth	0.00	ft
Length	0.0	ft
Number Of Steps	0	

GVF Output Data		
Upstream Depth	0.00	ft
Profile Description	N/A	
Profile Headloss	0.00	ft
Downstream Velocity	Infinity	ft/s
Upstream Velocity	Infinity	ft/s
Normal Depth	0.39	ft
Critical Depth	0.43	ft
Channel Slope	2.600	%
Critical Slope	1.891	%

Cross Section for F-F: Lots 557&558

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	2.600 %
Normal Depth	0.39 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	6.00 ft
Discharge	11.00 cfs



Worksheet for G-G: Lots 536&537

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	3.500 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	7.00 ft
Discharge	15.65 cfs

Results	
Normal Depth	0.40 ft
Flow Area	3.5 ft²
Wetted Perimeter	10.3 ft
Hydraulic Radius	0.34 ft
Top Width	10.23 ft
Critical Depth	0.49 ft
Critical Slope	1.806 %
Velocity	4.49 ft/s
Velocity Head	0.31 ft
Specific Energy	0.72 ft
Froude Number	1.357
Flow Type	Supercritical

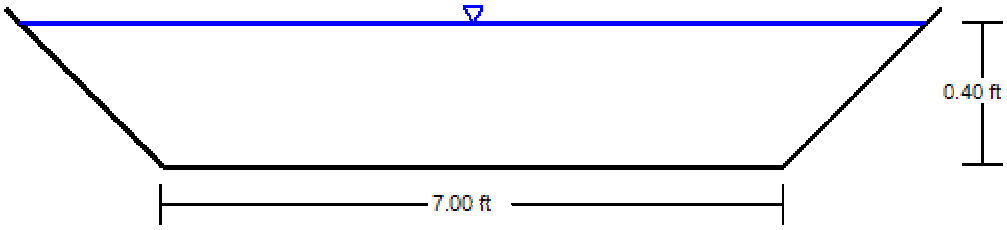
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.0 ft
Number Of Steps	0

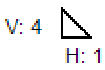
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.40 ft
Critical Depth	0.49 ft
Channel Slope	3.500 %
Critical Slope	1.806 %

Cross Section for G-G: Lots 536&537

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	3.500 %
Normal Depth	0.40 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	7.00 ft
Discharge	15.65 cfs





Worksheet for H-H: Outlot Q

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	1.500 %
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	26.00 ft
Discharge	139.12 cfs

Results	
Normal Depth	0.90 ft
Flow Area	26.7 ft²
Wetted Perimeter	33.4 ft
Hydraulic Radius	0.80 ft
Top Width	33.21 ft
Critical Depth	0.92 ft
Critical Slope	1.417 %
Velocity	5.22 ft/s
Velocity Head	0.42 ft
Specific Energy	1.32 ft
Froude Number	1.027
Flow Type	Supercritical

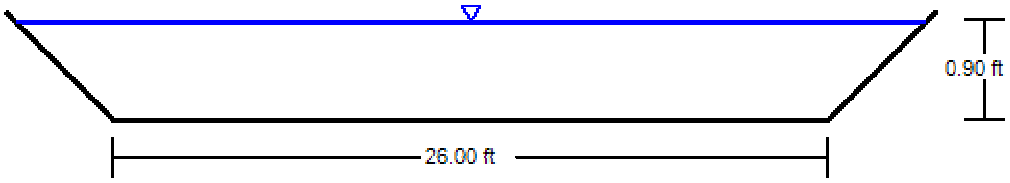
GVF Input Data	
Downstream Depth	0.00 ft
Length	0.0 ft
Number Of Steps	0

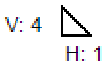
GVF Output Data	
Upstream Depth	0.00 ft
Profile Description	N/A
Profile Headloss	0.00 ft
Downstream Velocity	Infinity ft/s
Upstream Velocity	Infinity ft/s
Normal Depth	0.90 ft
Critical Depth	0.92 ft
Channel Slope	1.500 %
Critical Slope	1.417 %

Cross Section for H-H: Outlot Q

Project Description	
Friction Method	Manning Formula
Solve For	Normal Depth

Input Data	
Roughness Coefficient	0.030
Channel Slope	1.500 %
Normal Depth	0.90 ft
Left Side Slope	25.000 %
Right Side Slope	25.000 %
Bottom Width	26.00 ft
Discharge	139.12 cfs





TAB 4 - MAINTENANCE AND MONITORING

STORMWATER MANAGEMENT SYSTEM MAINTENANCE PLAN FOR NEW FACILITIES

FOR

LAKEWOOD PRAIRIE UNIT 3 – SINGLE FAMILY COMMUNITY
JOLIET, ILLINOIS

Prepared By:

MACKIE CONSULTANTS

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

Dated: April 12, 2024

Subject: Lakewood Prairie Residential Community –Proposed Single Family Community

IN ASSOCIATION WITH THE PROPOSED RESIDENTIAL PROJECT, THE LAKEWOOD PRAIRIE RESIDENTIAL COMMUNITY UNIT 3 HEREBY MAKES THE FOLLOWING DECLARATIONS OF MAINTENANCE RESPONSIBILITIES.

Responsibilities

Adequate provisions for maintenance of the stormwater system are an essential aspect of long-term drainage performance. Responsibility for the overall maintenance shall rest with the Lakewood Prairie Residential Community Homeowners Association.

Purpose and Objective:

Storm sewers, swales and native vegetation/buffer areas comprise a development's stormwater management system. When land is altered to build developments, the natural system of trees and plants is replaced with impervious surfaces like sidewalks, streets, decks, roofs, driveways, or lawns over highly compacted soils. As a result more rain water / storm water flows off the land at a faster rate and less rain water is absorbed into the soil. This can lead to streambank erosion, downstream flooding and increased concentrations of pollutants. The storm water management system was designed to help slow the rate of runoff from the development and improve the quality of the storm water leaving the site. The stormwater management basin is already built and will be continue to be maintained by the Homeowner's Association of Lakewood Prairie Unit 1.

Interpretation as to Requirements Under This Maintenance Plan:

This site is located within the limits of Kendall County; however, the requirement for this Maintenance Plan is generated by the Will County Stormwater Management Ordinance, as it has been adopted by the City of Joliet. Therefore, the interpretation of the maintenance requirements set forth in this Maintenance Plan shall be interpreted on the basis of the intent and requirements of said Ordinance.

Inspection Frequency:

Inspection experience will determine the required cleaning frequencies for the components of the stormwater management system. At a minimum, the attached checklist items should be inspected annually. Detention ponds (including the outlet control structure and restrictors) should be inspected on a monthly basis during wet weather conditions from March to November.

Maintenance Considerations:

Whenever possible, maintenance activities should be performed during the inspection. These activities should be supplemented by repair / replacement as required. A Registered Professional Engineer (PE) shall be hired for design resolution of specific items as indicated on the checklist below.

Cost Considerations:

Frequent maintenance program work execution will lead to less frequent and less costly long-term maintenance and repair. The attached checklist items may need to be amended based on experience recorded over the initial period of occupancy of the subdivision.

Record Keeping:

Separate and distinct records shall be maintained by the responsible party for all tasks performed that are associated with this plan. The records shall include the dates of maintenance visits, who performed the inspection, and a description of the work performed.

Post-Construction Stormwater Management System
Inspection Checklist

The following checklist describes the suggested routine inspection items and recommended measures to be taken to ensure that the Stormwater Management System functions as designed. When hiring a PE is the recommended measure, the PE shall inspect, evaluate and recommend corrective actions. The General section outlines items that should be taken into consideration during inspection and maintenance activities. While performing an overall inspection of your system, please check for the following items.

General -

- Litter and debris shall be controlled.
- Accumulated sediment shall be disposed of properly, along with any wastes generated during maintenance operations.
- Riprap areas shall be repaired with the addition of new riprap, as necessary, of adequate size and shape.
- Roads and pavement areas shall be swept or vacuumed on a periodic basis.
- Access path to storm water management facilities should be free from obstructions (woodpiles, sheds, vegetation).
- Fences, gates and posts shall be maintained.
- Signs shall be maintained.

Initial Vegetation Establishment –

Areas to be planted with native species shall conform to the following requirements:

- Temporary seeding may be placed immediately after grading to prevent erosion if conditions are not conducive for native species seeding. Permanent native species shall be planted during the first available growing season at the appropriate time and conditions for such plantings.
- Plantings shall aim to meet the following performance:
    - First full growing season: 90% of cover crop established. No bare area greater than two (2) square feet. At least 25% of vegetation cover/coverage shall be native, non-invasive species. Appropriate invasive species control practices should be utilized.
    - Second full growing season: Full vegetative cover. At least 50% of vegetation cover/coverage shall be native, non-invasive species. Appropriate invasive species control practices should be utilized.
    - Third full growing season: At least 75% of vegetation cover/coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Appropriate invasive species control practices should be utilized.

During the plant establishment period—up to three (3) years after installation—monthly site visits during the growing season (April-October) should be undertaken to identify and carry on maintenance requirements. Note that an annual monitoring report should be provided to the Administrator by January 31st of each year.

Berms

____ Settlement. If settlement is observed, consult a PE.
____ Breaks or failures. If failure observed, notify the City immediately and consult a PE.
____ Erosion. Repair as needed.
____ Signs of leakage, seepage or wet spots. If observed, consult a PE.
____ Unwanted growth or vegetation. Remove as needed.

Storm Sewers

____ System is free draining into collection channels or catch basins. If concerned, clean or repair.
____ Catch basins. Remove sediment when more than 50% of basin sump is filled.
____ Siltation in Culvert. Culverts shall be checked for siltation deposit, clean out as necessary.

Swales

____ All ditches or pipes connecting ponds in series should be checked for debris that may block flow.
____ Repair and replace temporary and/or permanent check-dams as necessary.
____ Verify systems (both drainage ditches and sideyard swales) are maintaining originally constructed design slope and cross-sectional area. If fill or sediment contributes to elevation changes in swale, re-grading and re-shaping shall be performed. Licensed surveyors shall be hired to lay-out and check grades. No landscaping, earthen fill, gardens, or other obstructions (including sheds and other structures) shall be allowed in the swales that would impede design drainage flow patterns.

Vegetated Areas

____ Need for planting, reseeding or sodding of native areas. Supplement alternative native vegetation if a significant portion has not established (50% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
____ Need for planting, reseeding or sodding of turf areas. Supplement alternative native vegetation if a significant portion has not established (75% of the surface area). Reseed with alternative grass species if original grass cover has not successfully established.
____ Invasive vegetation (refer to the Native Plant Guide for Streams and Stormwater Facilities in Northeastern Illinois, or hire an environmental or landscape specialist). Remove as necessary.

WETLAND DELINEATION REPORT

PREPARED FOR:

LENNAR®

Study Area:

66-Acre Lakewood Prairie Farm – Unit 3
SE corner intersection of W. Theodore Road and Barberry Way
Joliet, Kendall County, Illinois
Latitude 41.547358 - Longitude -88.267940

October 23, 2023

MIDWEST ECOLOGICAL
PO BOX 321 | GILBERTS, ILLINOIS 60136 | 847-514-5476

TABLE OF CONTENTS

WETLAND DELINEATION REPORT

EXECUTIVE SUMMARY

In response to the request of Lennar Homes – Midwest Division, Midwest Ecological, Inc. (MEI) has performed and completed a Wetland Delineation for the approximate 66-acre farm. The study area is located within Section 1, Township 35 North, Range 8 East of the Third Principal Meridian within Joliet, Kendall County, Illinois. Utilizing the methods and criteria established by the U.S. Army Corps of Engineers (USACE) in their Corps of Engineers Wetlands Delineation Manual (1987), Midwest Regional Supplement (2008), United States Department of Agriculture/Natural Resource Conservation Service, in their Wetland Mapping Conventions – NRCS, Illinois (1998) a wetland investigation of the property was performed. Based on the on-site investigation using the information obtained from the field samples Midwest Ecological, Inc. (MEI) identified one (1) drainage ditch and one (1) farmed wetland totaling 0.61-acres in size.

Site	On-site Acreage	Native Mean Conservatism	Floristic Quality Index	Anticipated Regulatory Agency	ADID (Y/N)
Drainage Ditch #1	0.09 acres	1.00	2.65	IWKC	N
Farmer Wetland #1	0.52 acres	*	*	IWKC	N

It should be noted that under the current guidelines, any disturbance of a wetland area requires a permit through the US Army Corps of Engineers (USACE), Kendall County or the City of Joliet. However, mitigation may or may not be required, depending on the overall impact (> 0.10) to the wetland, Waters of the United States (WOUS) or Isolated Wetland of Kendall County (IWKC). This jurisdiction of the identified wetland is at the discretion of the USACE.

PURPOSE OF VISIT

The purpose of the site visit is to determine if any Wetlands (various types), Open water pockets, Creeks or Rivers exist on-site and to determine their approximate size, location, quality and jurisdiction. Wetlands encountered were delineated using standard methods sanctioned by the United States Army Corps of Engineers in their Corps of Engineers Wetlands Delineation Manual (1987), Regional Supplement (2008) and Wetland Mapping Conventions – NRCS, Illinois (1998).

DEFINITION OF A WETLAND

The U.S. Army Corps of Engineers (USACE) and the U.S. Environmental Protections Agency (USEPA) define wetlands as:

> "areas that are inundated or saturated by surface or groundwater at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions…" (33 CFR 328.3[b], 1977).

Although not defined by regulation, "normal circumstances" are interpreted by both the USACE and the Natural Resources Conservation Service to be "the soil and hydrologic conditions that are normally present, without regard to whether the vegetation has been removed" (7 CFR 12.31[b][2][*i*]).

METHODOLOGY

Prior to visiting the site, Midwest Ecological, Inc. (MEI) performed a review of the National Wetland Inventory map, Kendall County Soil Survey map and aerial photograph in order to determine existing site conditions. Site visits were then conducted by an Environmental Wetland Specialist from MEI on September 22, 2023. The USACE Wetland Delineation Manual, dated January 1987, identifies the mandatory technical criteria for wetland identification. The three essential characteristics of a wetland are: 1) hydrophytic vegetation; 2) hydric soils; and 3) wetland hydrology. These characteristics are described below:

Hydrophytic Vegetation: The hydrophytic vegetation criterion is based on a separation of plants into five basic groups:

1) Obligate wetland plants (OBL) almost always occur (estimated probability >99%) in wetlands under natural conditions;
2) Facultative wetland plants (FACW) usually occur in wetlands (estimated probability 67-99%), but occasionally are found in non-wetlands;
3) Facultative plants (FAC) are equally likely to occur in wetland or non-wetlands (estimated probability 34-66%);
4) Facultative upland plants (FACU) usually occur in non-wetlands (estimated probability 67-99%), but occasionally are found in wetlands (estimated probability 1-33%); and
5) Obligate upland plants (UPL) almost always occur (estimated probability >99%) in non-wetlands under natural conditions.

Within each data point, vegetation is sampled in plots of varying size based on the type of vegetation being sampled. The following plot sizes are recommended by the 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual for the Midwest Region:

Trees	- 30-ft radius
Saplings/Shrubs	- 15-ft radius
Herbaceous Plants	- 1 m2 plot
Woody vines	- 30-ft radius

If greater than 50% of the plants present in each stratum or layer of the plant community are FAC, FACW, or OBL the subject area is considered a wetland in terms of vegetation (Dominance Test). If the vegetation does not meet the requirements of the Dominance Test, the Prevalence Index (PI) should be utilized.

The PI evaluates the coverage, on a weighted basis of coverage over all strata, of the vegetation within the plot. The PI ranges between 1.0 and 5.0, with a 3.0 or less indicating hydrophytic vegetation is present. If the PI is greater than 3.0, the dominance test is failed, but there are still hydric soil and wetland hydrology presence, the observation of morphological adaptations by vegetation can be used to indicate that the hydrophytic vegetation criteria is met.

Morphological adaptations are changes in the structure of vegetation in response to conditions outside the normal character of the plant. These adaptations include adventitious roots, multi-stemmed trunks, shallow root systems developed at or near the surface, and buttressing in tree species. To meet this indicator, more than 50% of the individuals of FACU species must exhibit the morphological adaptations. Care must be given that the adaptations observed are due wetter conditions that the species is used to as opposed to other factors such as shallow roots present because of erosion of the surface.

Hydric Soils: Hydric soils are defined in the manual as "soils that are saturated, flooded or ponded long enough during the growing season to develop anaerobic conditions in the upper part." Hydric soil indicators are distinctive characteristics that persist in the soil during both wet and dry periods and are used to identify hydric soils in the field. Field indicators include color, mottling, gleying, and sulfidic odor. A specific set of indicators has been developed by the USDA Natural Resource Conservation Service (Field Indicators of Hydric Soils in the United States) which provides a detailed description of how to identify the indicators in during a site visit. A soil meets the definition of a hydric soil if it exhibits at least one of these indicators.

Wetland Hydrology: Indicators of hydric soil and hydrophytic vegetation typically reflect the middle and long-term conditions of a site, but not the short-term conditions. The wetland hydrology criterion is often the most difficult to determine because of climatological variation. Typically, the presence of water for a week or more during the growing season creates anaerobic conditions indicative of wetland hydrology. Anaerobic conditions lead to the prevalence of wetland plants. The 2010 USACE Regional Supplement for the Midwest Region provides specific indicators in four different groups for wetland hydrology: Observation of Surface Water or Saturated Soils, Evidence of Recent Inundation, Evidence of Current or Recent Soil Saturation, and Evidence from Other Site Conditions or Data. If a site exhibits 1 primary indicator or 2 secondary indicators, then it meets the hydrology criteria for a wetland.

Typical Farmed Wetland Signatures:

- Ponding, flooding or saturation of sufficient duration to meet hydrology criteria;
- drowned out crops;
- Different vegetation tonal patterns:
- Greener areas in dry years;
- Differential planting dates;
- Crop stress;

MEI used historical data from weather stations within the study area and the long-term precipitation averages obtained from the USACE and NRCS Wetlands Determination Tables. Aerial imagery was reviewed from at least five years of normal precipitation and compared to the Joliet "WETS Station IL 4530". The aerial imagery for 2009 was analyzed for wetland signatures. A wetland signature is shown on an aerial from saturation, inundation or crop damage in a normal year.

Depressions that were noted in the field were evaluated under the Wetland Delineation Manual and Regional Supplement.

REFERENCE MATERIALS

The following materials were reviewed and utilized to assist in the field reconnaissance and completion of this report. See Appendix A for the Reference Materials noted below.

Location

The Lakewood Prairie Unit 3 farm is located at the SE corner intersection of W. Theodore Road and Barberry Way. Geographically the site is located within Section 1, Township 35 North, Range 8 East of the Third Principal Meridian within Joliet, Kendall County, Illinois (Latitude 41.547358 - Longitude -88.267940).

National Wetland Inventory Map

The National Wetland Inventory Map was reviewed to determine the location of wetland areas on the subject site. It should be noted that these maps are only large-scale guides, actual wetland locations and types may vary. Ultimate qualification occurs during field reconnaissance.

Per our review of the NWI map, the study area contains the following wetland classification.

R4SBC: Riverine, Intermittent, Streambed, Seasonally Flooded

Kendall County Soil Survey Map

The Soil Survey of Kendall County, Illinois was investigated to determine the location of hydric soils on the subject site. Mapped hydric soils can indicate wetland areas. The following soils were found to be present on the subject site during our investigation.

148C2 – Proctor silt loam, 5-10% slopes (well drained)
152A – Drummer silty clay loam, 0-2% slopes (poorly drained, hydric)
356A – Elpaso silty clay loam, 0-2% slopes (poorly drained, hydric)
442A – Mundelein silt loam, 0-2% slopes (moderately well drained)
443B – Barrington silt loam, 2-4% slopes (moderately well drained)

541A – Graymont silt loam, 0-2% slopes (moderately well drained)
541B – Graymont silt loam, 2-5% slopes (moderately well drained)

United States Geological Survey Map

The United States Geological Survey Map as illustrated on the Aux Sable Creek Quadrangle USGS Map. The USGS Map was reviewed to determine the historical local drainage patterns. Upon review of the drainage patterns, the site drains west towards the Aux Sable Creek.

Flood Insurance Rate Map

The Flood Insurance Rate Maps (FEMA), for Kendall County, Illinois, Community Panel No. 17093C0145 H effective dates January 8, 2014, was reviewed to determine the location of regulatory floodplains and floodways within the subject site. Mapped floodplains can be indicative of wetland hydrology.

Based on the FEMA Map, the study area and adjacent areas do not contain a flood plain zone.

WETLAND FIELD DELINEATION

An on-site wetland delineation of the property was conducted on September 22, 2023. Wetland boundaries were determined using the USACE guidelines and the United States Department of Agriculture (USDA), Natural Resources Conservation Service (NRCS) guidelines, as stated previously. The routine method of wetland delineation was used, incorporating information on vegetation, hydrology and soils. The full width of the property was traversed and when a suspected wetland was encountered, the plant species present were determined by making several random passes through the area. If wetland plant species were found to be comprised of 50% or more of plant cover (i.e., wetland vegetation was dominant), the suspected wetland was further examined for the necessary field indicators of hydric soil and hydrology. The wetland boundaries were then defined, and all observed plant species were recorded.

The plant taxonomic nomenclature and the Natural Area Index (NAI) used in this report follow's the Chicago Region FQA Index (2017). A more detailed survey would be necessary for a more complete plant list and while more species might be obtained from additional surveys, this would not change the areas delineated as wetlands.

Study Area: The 66-acre farm is under a revolving agricultural program. The site does not contain any structures. A dry farmers ditch is found on the north property line. The farmers ditch appears to be a previous draintile excavation completed in 2006. The ditch was completely dry, but it is suspected to have intermittent flow. A 12" concrete pipe was noted within the ditch at the north end along Theodore Road.

Upland Erosional Rills: A few minor erosional rills are located within the farm. The rills were created by overland drainage from higher elevations of the farm from the neighboring development to the west. The rills are an eroded feature that conveys surface flow to the interior of the farm where it infiltrates into the ground. It is suspected that a network of draintiles is present within the farm. The erosional rills are not considered wetlands, farmed wetlands or waters.

Drainage Ditch 1: Drainage Ditch 1 is an agricultural swale located along the north property line. The farmers ditch appears to be a previous draintile excavation completed in 2006. At the time of our investigation, the ditch was completely dry, but it is suspected to have intermittent flow. A 12" concrete pipe was noted within the ditch at the north end along Theodore Road. The shoreline of the ditch contained side-casting.

The ditch bottom was devoid of herbaceous vegetation however the slopes are dominated by upland shrubs. The delineated ditch is determined to be 0.09 acres.

Study Information

Site: Lakewood Prairie Unit 3 Farm

Locale: Drainage Ditch #1

By: Robert Vanni

Conservatism-Based Metrics

Mean C (native species)	1.00
Mean C (all species)	0.58
Mean C (native trees)	0.00
Mean C (native shrubs)	0.00
Mean C (native herbaceous)	1.25
FQAI (native species)	2.65
FQAI (all species)	2.02
Adjusted FQAI	7.64
% C value 0	0.67
% C Value 1-3	0.33
% C value 4-6	0.00
% C value 7-10	0.00

Additional Metrics

Species Richness (all)	12.00
Species Richness (native)	7.00
% Non-native	0.42
Wet Indicator (all)	0.83
Wet Indicator (native)	0.57
% hydrophyte (Midwest)	0.42
% native perennial	0.58
% native annual	0.00
% annual	0.00
% perennial	0.92

Species Acronym	Species Name (NWPL/Mohlenbrock)	Common Name	C Value	Midwest WET indicator	WET indicator (numeric)	Habit	Duration	Nativity
ASCSYR	*Asclepias syriaca*	Common Milkweed	0	FACU	1	Forb	Perennial	Native
BROINE	*Bromus inermis*	Smooth Brome	0	FACU	1	Grass	Perennial	Adventive
CONSEP	*Calystegia sepium*	Hedge False Bindweed	1	FAC	0	Forb	Perennial	Native
CIRARV	*Cirsium arvense*	Canadian Thistle	0	FACU	1	Forb	Perennial	Adventive
DAUCAR	*Daucus carota*	Queen Anne's Lace	0	UPL	2	Forb	Biennial	Adventive
LONMAA	*Lonicera maackii*	Amur Honeysuckle	0	UPL	2	Shrub	Perennial	Adventive
MORALB	*Morus alba*	White Mulberry	0	FAC	0	Tree	Perennial	Adventive
POPDEL	*Populus deltoides*	Eastern Cottonwood	0	FAC	0	Tree	Perennial	Native
RUBOCC	*Rubus occidentalis*	Black Raspberry	0	UPL	2	Shrub	Perennial	Native
SOLALT	*Solidago altissima*	Tall Goldenrod	1	FACU	1	Forb	Perennial	Native
ASTSIM	*Symphyotrichum lanceolatum*	White Panicled American-Aster	3	FAC	0	Forb	Perennial	Native
RHURAD	*Toxicodendron radicans*	Eastern Poison-Ivy	2	FAC	0	Vine	Perennial	Native

Drainage Ditch #1 Jurisdictional Determination Opinion: It is MEI's opinion that Drainage ditch #1 is a non-water of the United States. There was no evidence of persistent hydrology and based on the man-altered condition and intermittent/ephemeral nature of hydrology, Drainage ditch #1 does not qualify as regulated waters or wetland.

FARMED WETLAND DETERMINATION PROCEDURES

As of January 2005, the Natural Resource Conservation Service (NRCS) and U.S. Army Corps of Engineers (USACE) have withdrawn from the January 1994, *Memorandum of Agreement Between the Departments of Agriculture, Interior, and Army and EPA Concerning the Delineation of Wetlands under Section 404 of the Clean Water Act and Subtitle B of the Food Security Act* (MOA), and the January 1995, *Illinois Interagency Implementation of the National Wetland MOA*. Therefore, NRCS no longer makes certified wetland determinations on agricultural lands where the land use is changing to a non-agricultural use.

However, in the Chicago District, the USACE requires a review of crop compliance slides in accordance with the National Food Security Act Manual (NFSAM) methodology for agricultural lands.

MEI used the precipitation data from the Joliet National Weather Service "WETS Station IL 4530" Station in order to determine the appropriate Farm Service Agency (FSA) crop compliance slides to review. The slides were examined on August 16, 2023, using NRCS spectral response criteria and category definitions for wetland determinations.

One wet year (2009) was selected as the base aerial photograph to identify consistently wet areas present on the site in which wetland signatures could be distinguished. Five normal precipitation years (1998, 2002, 2007, 2008, 2012) were examined to determine how many years the wetland signatures identified in the base wet year persist during the normal precipitation years. If the signature occurred in at least 50% of the years of normal rainfall, this area was determined to be a farmed wetland.

The results of the crop compliance slide examination are provided in Table 2. Potential farmed wetland areas that were examined by MEI are shown in Table 2.

Table 1. Summary of Existing Data Sources

Exhibit	Title of Data Source	Wetland(s) and/or Hydric Soils Indicated	Comments
1	U.S. Geological Survey (USGS) topographic map and National Wetland Inventory Map	Yes	USGS & NWI identify a riverine classification of R4SBC.
2	NRCS Swampbuster wetland inventory	No	Not completed by the NRCS office
3	Kendall County Soils Survey	Yes	Hydric Soils: Drummer silty clay loam (152A) and Elpaso silty clay loam (356A).
4	Precipitation Records for Joliet, IL	Yes	Years classified for dry, normal, and wet (summary in Table 2)

5	NRCS wetland spectral response criteria and category definitions used in the interpretation of Farm Service Agency Slides (FSA)	See Table 2	

Wetland Spectral Signatures for FSA Manuel Evaluations:

- Ponding, flooding or saturation of sufficient duration to meet hydrology criteria;
- drowned out crops;
- Different vegetation tonal patterns:
- Greener areas in dry years;
- Differential planting dates;
- Crop stress;
- Differential cropping in same parcel in irregular polygons;

All of the slides were examined and all potential wetland areas (PWA) were indicated on an aerial photograph included in this package. Each potential wetland area was evaluated year by year using the criteria in NRCS criteria, included, and the results are summarized in Table 2.

Table 2. Precipitation & Slide Analysis			
Lakewood Prairie - Unit 3 - Joliet - Kendall County - Illinois			Spectral Signature of Potential Wetland Areas (P.W.A.)
Year	Precipitation Evaluation for Brandon Road IL4530 Joliet Illinois	FSA Slide # observed	
			PWA 1
2009 Indicator Year	**Wet**	**2009.jpg**	**X**
1998	Normal	1998.jpg	*
2002	Normal	2002.jpg	X
2007	Normal	2007.jpg	*
2008	Normal	2008.jpg	X
2012	Normal	2012.jpg	X
Percentage Observed Out of five Normal Years			60%
Certified Farmed Wetland			Yes
Farmed Wetland Acreages			0.52-acres
Anticipated Jurisdictional Agency			IWKC

Based on the slide review, Midwest Ecological Inc. identified one (1) farmed wetland within the study area totaling 0.52-acres.

CONCLUSIONS

The site was evaluated using U.S. Army Corps of Engineers and USDA guidelines for identifying wetlands. After evaluation of all data obtained, Midwest Ecological, Inc. (MEI) identified one (1) drainage ditch and one (1) farmed wetland totaling 0.61-acres in size.

FEDERAL REGULATIONS

Jurisdictional Waters of the United States will be regulated under Section 404 of the Clean Water Act and the Section 401 Water Quality Certification requirements. Under Section 404, the United States Army Corps of Engineers regulates the discharge of dredged or fill material into jurisdictional Waters of the United States (WOUS).

Letter of No-Objection (LONO): The project may require a letter of No-Objection (LONO)/No Permit Required (NPR) from the Chicago District Army Corps of Engineers to facilitate development. If the proposed project avoids impact to the jurisdictional WOUS/Wetland areas then a LONO/NPR can be petitioned.

Nationwide Permit 29 (NWP29): Residential Developments Discharges of dredged or fill material into non-tidal waters of the United States for the construction or expansion of a single residence, a multiple unit residential development, or a residential subdivision. This NWP authorizes the construction of building foundations and building pads and attendant features that are necessary for the use of the residence or residential development. Attendant features may include but are not limited to roads, parking lots, garages, yards, utility lines, storm water management facilities, septic fields, and recreation facilities such as playgrounds, playing fields, and golf courses (provided the golf course is an integral part of the residential development).

Subdivisions: For residential subdivisions, the aggregate total loss of waters of United States authorized by this NWP cannot exceed 1/2-acre. This includes any loss of waters of the United States associated with development of individual subdivision lots.

Notification: The permittee must submit a pre-construction notification to the district engineer prior to commencing the activity (Authorities: Sections 10 and 404).

Activities that do not fall into one of the above categories, by definition, have more than minimal impacts and are therefore subject to the Individual Permit review process.

Should you have any questions, please do not hesitate to contact our office.
Sincerely,

Midwest Ecological, Inc. (MEI)

Robert L. Vanni
Senior Environmental Resource Specialist

APPENDIX A

Exhibits

Source: Bing Aerial Photograph 2022

MIDWEST ECOLOGICAL

Wetland Aerial Photograph

Client: Ms. Jessica Cobb, Lennar Homes
1700 East Golf Road, Ste. 1100
Schaumburg, Illinois 60173

N
W E
S

N

SCALE 1" = 100'

0 100 200

LEGEND:

BOUNDARY LINE
WETLANDS
WETLAND FLAGS DELINEATED BY MIDWEST ECOLOGICAL INC.

NOTES:

1. EXHIBIT IS BASED ON FIELD WORK ON 10-12-23
2. WETLAND AREAS SHOWN HEREON ARE BASED UPON FIELD LOCATED FLAGS AS DELINEATED BY MIDWEST ECOLOGICAL INC.
3. 2-FT CONTOURS SHOWN ARE BASED ON KENDALL COUNTY INFORMATION BY OTHERS

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
LENNAR
1700 E. Golf Road, Suite 1100
Schaumburg, IL 60173
Phone: 224-293-3100
Fax: 224-293-3101

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	
DRAWN	LZ
APPROVED	MTL
DATE	10/24/2023
SCALE	1" = 100'

WETLAND EXHIBIT
LAKEWOOD PRAIRIE - UNIT 3
JOLIET, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 4276

ILLINOIS FIRM LICENSE 184-002694

10/24/2023 - 2:25:19 PM
N:\4276\Exhibits\Wetland Exhibit\4276 - Wetland Exhibit.pdf

Source: Bing Street Finder

MIDWEST ECOLOGICAL

Location Map

Client: Ms. Jessica Cobb, Lennar Homes
1700 East Golf Road, Ste. 1100
Schaumburg, Illinois 60173

N
W E
S

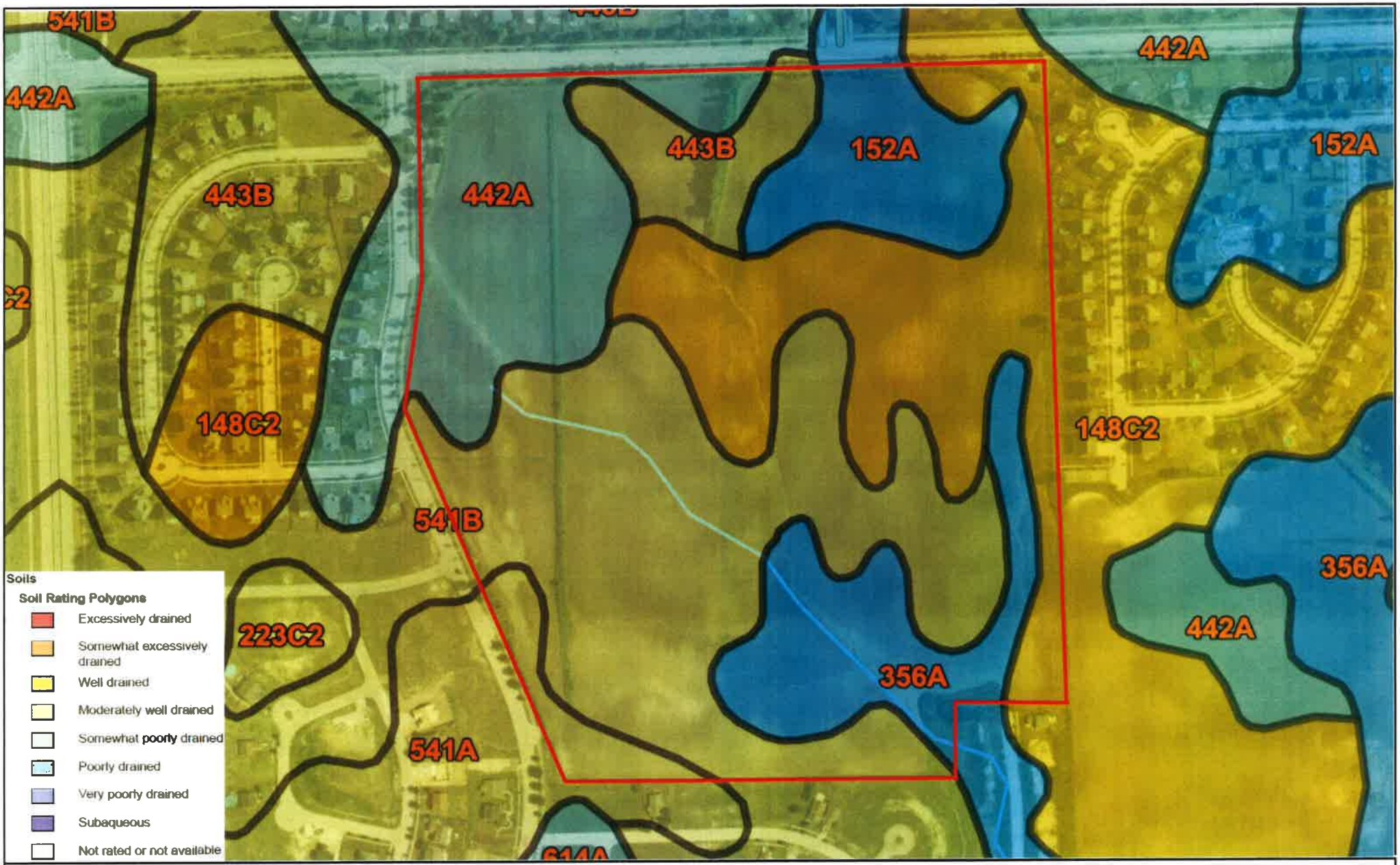
Source: National Wetland Inventory Map

MIDWEST ECOLOGICAL

NWI Map

Client: Ms. Jessica Cobb, Lennar Homes
1700 East Golf Road, Ste. 1100
Schaumburg, Illinois 60173

N
W E
S



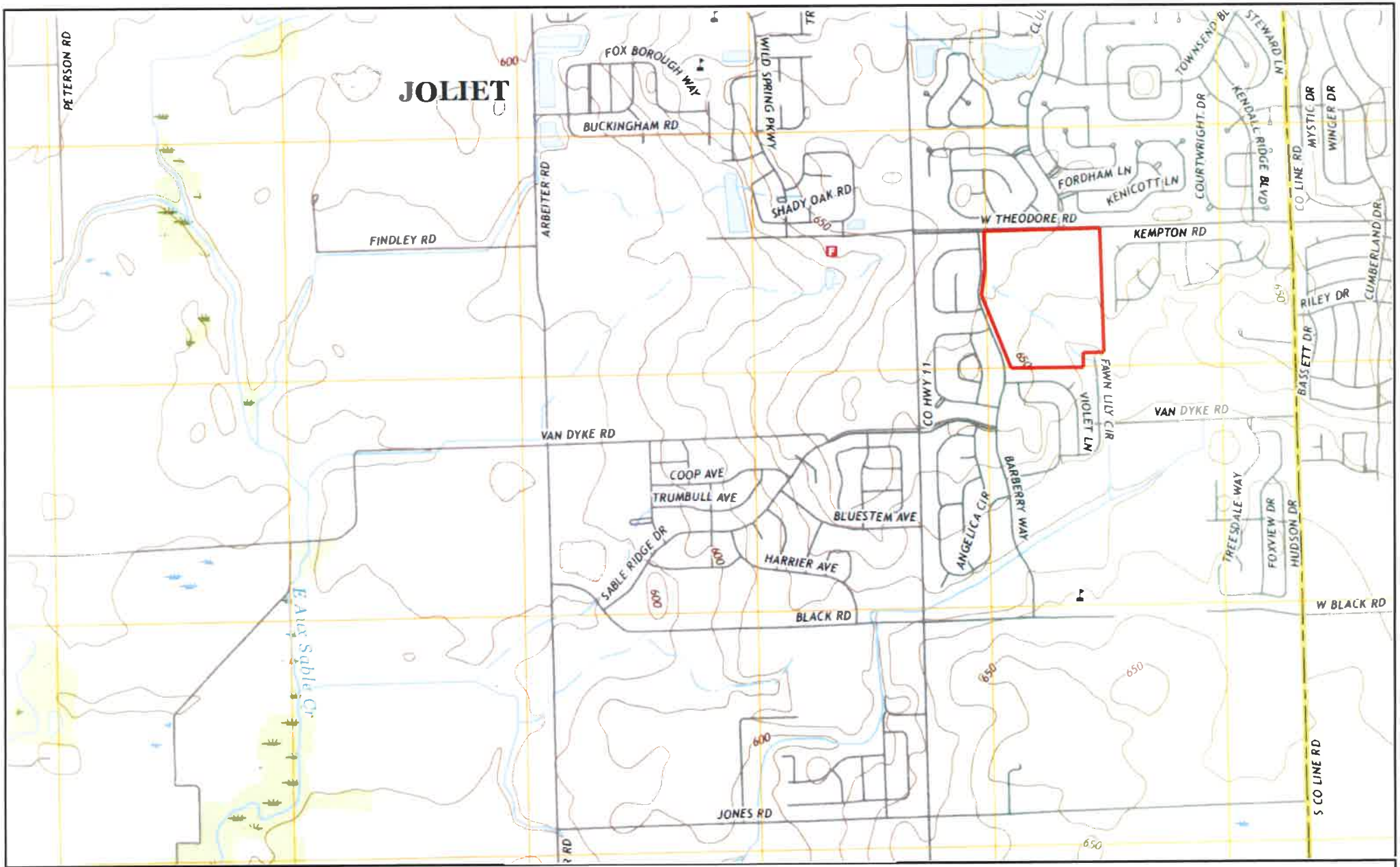
Source: Soil Survey Map of Kendall County (Websoil GIS)

MIDWEST ECOLOGICAL

Soils Map

Client: Ms. Jessica Cobb, Lennar Homes
1700 East Golf Road, Ste. 1100
Schaumburg, Illinois 60173

N
W E
S



Source: United States Geological Survey Map (2018)

MIDWEST ECOLOGICAL

U.S.G.S. Map

Client: Ms. Jessica Cobb, Lennar Homes
1700 East Golf Road, Ste. 1100
Schaumburg, Illinois 60173

N
W E
S

Source: Flood Insurance Rate Map (17093C0145 H)

MIDWEST ECOLOGICAL

FEMA

Client: Ms. Jessica Cobb, Lennar Homes
1700 East Golf Road, Ste. 1100
Schaumburg, Illinois 60173

N
W E
S

APPENDIX B

FSA Farmed Wetland Slide Review

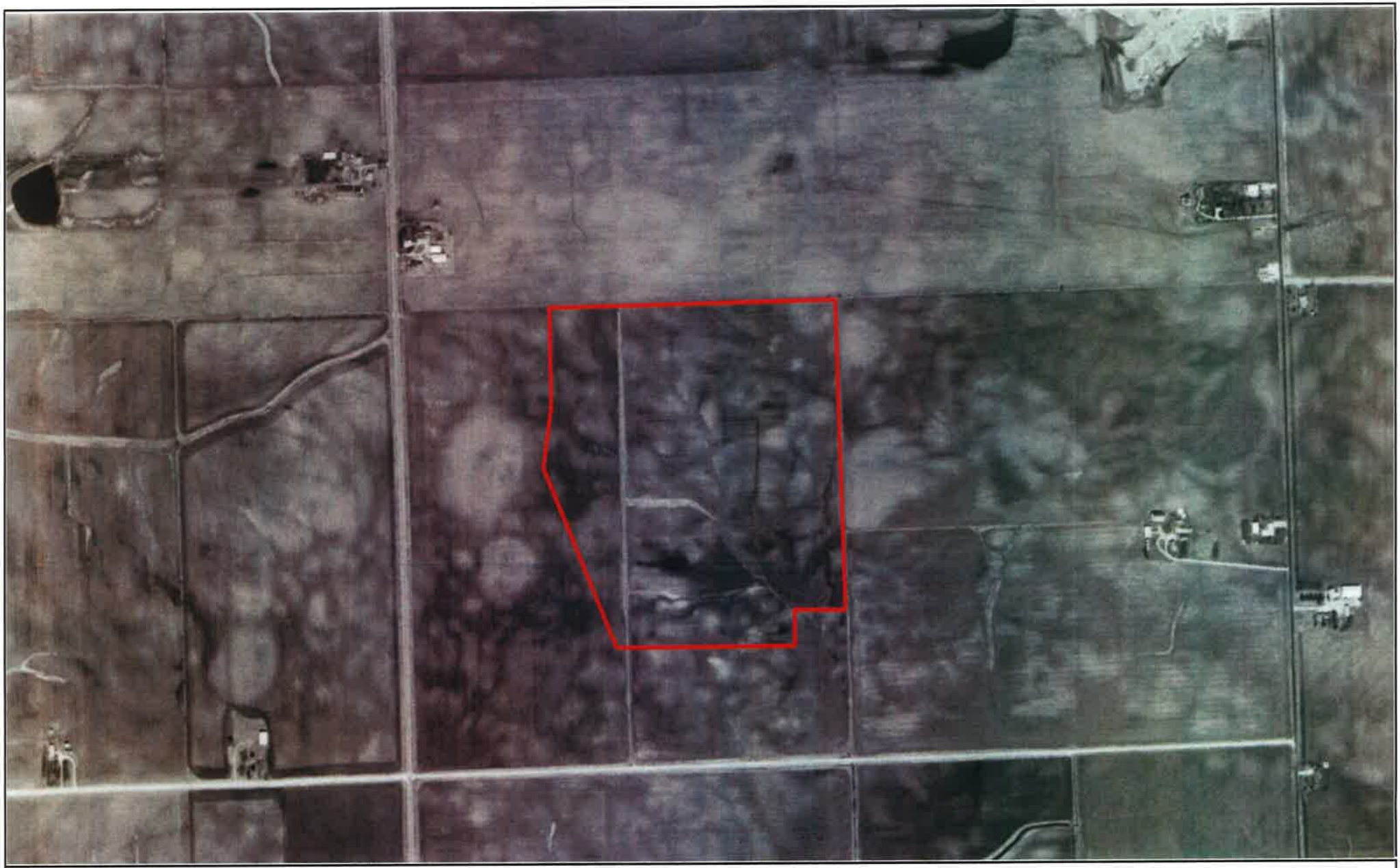
Source: Google Earth Photograph 2009 (Indicator Year)

MIDWEST ECOLOGICAL

Historical Aerial Photograph

Client: Ms. Jessica Cobb, Lennar Homes
1700 East Golf Road, Ste. 1100
Schaumburg, Illinois 60173

N
W E
S



Source: NRCS Aerial Slide 1998

MIDWEST ECOLOGICAL

Historical Aerial Photograph

Client: Ms. Jessica Cobb, Lennar Homes
1700 East Golf Road, Ste. 1100
Schaumburg, Illinois 60173

N
W E
S

Source: NRCS Aerial Slide 2002

MIDWEST ECOLOGICAL

Historical Aerial Photograph

Client: Ms. Jessica Cobb, Lennar Homes
1700 East Golf Road, Ste. 1100
Schaumburg, Illinois 60173

PWA 1

N
W E
S

Source: Google Earth Photograph 2007

MIDWEST ECOLOGICAL

Historical Aerial Photograph

Client: Ms. Jessica Cobb, Lennar Homes
1700 East Golf Road, Ste. 1100
Schaumburg, Illinois 60173

N
W E
S

Source: NRCS Aerial Slide 2008

MIDWEST ECOLOGICAL

Historical Aerial Photograph

Client: Ms. Jessica Cobb, Lennar Homes
1700 East Golf Road, Ste. 1100
Schaumburg, Illinois 60173

N
W E
S

Source: NRCS Aerial Slide 2012

MIDWEST ECOLOGICAL

Historical Aerial Photograph

Client: Ms. Jessica Cobb, Lennar Homes
1700 East Golf Road, Ste. 1100
Schaumburg, Illinois 60173

N
W E
S

APPENDIX C

Photographs

Drainage Ditch #1: A small farmers ditch is noted on the north property line.

The ditch was dry but it is suspected to have intermittent flow.

The ditch was historically excavated in 2006.

Data Point 1 (DP1) confirms
an upland soil condition.

Data Point 2 (DP2) confirms
an wetland soil condition.

Erosional Rill #1 is an
upland drainage conveyance.

Erosional Rill #2 is an
upland drainage conveyance.

The entire Lakewood Prairie Unit 3 farm is under a revolving agricultural usage.

APPENDIX D

Data Sheets

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Lakewood Prairie Unit 3 Farm | City/County: Joliet/Kendall | Sampling Date: 9-22-2023
Applicant/Owner: Lennar Homes | State: IL | Sampling Point: DP1
Investigator(s): Robert Vanni | Section, Township, Range: S 1, T 35, R 8
Landform (hillside, terrace, etc.): | Local relief (concave, convex, none):
Slope (%): 0 | Lat: 41.548963 | Long: -88.270075 | Datum:
Soil Map Unit Name: Mundelein silt loam (442A) | NWI classification:
Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)
Are Vegetation ____, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____
Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes ____ No X
Hydric Soil Present?	Yes ____	No X	
Wetland Hydrology Present?	Yes ____	No X	

Remarks:
The data point was taken in a contained depression within the agricultural field.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5)			
1. *Zea mays*	100	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 =Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:
Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)
Total Number of Dominant Species Across All Strata: 1 (B)
Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	100	x 5 =	500
Column Totals:	100 (A)		500 (B)

Prevalence Index = B/A = 5.00

Hydrophytic Vegetation Indicators:
___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No X

Remarks: (Include photo numbers here or on a separate sheet.)
Hydrophytic vegetation was not observed within the sample.

SOIL

Sampling Point: DP1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-8	10YR 2/1	100					Loamy/Clayey	
8-16	10YR 5/3	100					Loamy/Clayey	

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- ___ 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- ___ Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ___ No X

Remarks:

The data point was taken within the plowed field.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- ___ Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- ___ Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- ___ FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? Yes ___ No X

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Wetland hydrology was not observed within the data point.

U.S. Army Corps of Engineers
WETLAND DETERMINATION DATA SHEET – Midwest Region
See ERDC/EL TR-10-16; the proponent agency is CECW-CO-R

OMB Control #: 0710-0024, Exp:11/30/2024
Requirement Control Symbol EXEMPT:
(Authority: AR 335-15, paragraph 5-2a)

Project/Site: Lakewood Prairie Unit 3 Farm City/County: Joliet/Kendall Sampling Date: 9-22-2023

Applicant/Owner: Lennar Homes State: IL Sampling Point: DP2

Investigator(s): Robert Vanni Section, Township, Range: S 1, T 35, R 8

Landform (hillside, terrace, etc.): Local relief (concave, convex, none):

Slope (%): 0 Lat: 41.548968 Long: -88.266281 Datum:

Soil Map Unit Name: Drummer silty clay loam (152A) NWI classification:

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ____ No X (If no, explain in Remarks.)

Are Vegetation X, Soil ____, or Hydrology ____ significantly disturbed? Are "Normal Circumstances" present? Yes X No ____

Are Vegetation ____, Soil ____, or Hydrology ____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes ____	No X	**Is the Sampled Area within a Wetland?** Yes X No ____
Hydric Soil Present?	Yes X	No ____	
Wetland Hydrology Present?	Yes X	No ____	

Remarks:
The data point was taken within a farmed wetland.

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: ____)	Absolute % Cover	Dominant Species?	Indicator Status
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Sapling/Shrub Stratum (Plot size: ____)			
1.			
2.			
3.			
4.			
5.			
	=Total Cover		
Herb Stratum (Plot size: 5)			
1. *Zea mays*	100	Yes	UPL
2.			
3.			
4.			
5.			
6.			
7.			
8.			
9.			
10.			
	100 =Total Cover		
Woody Vine Stratum (Plot size: ____)			
1.			
2.			
	=Total Cover		

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 0 (A)

Total Number of Dominant Species Across All Strata: 1 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 0.0% (A/B)

Prevalence Index worksheet:

Total % Cover of:		Multiply by:	
OBL species	0	x 1 =	0
FACW species	0	x 2 =	0
FAC species	0	x 3 =	0
FACU species	0	x 4 =	0
UPL species	100	x 5 =	500
Column Totals:	100 (A)		500 (B)

Prevalence Index = B/A = 5.00

Hydrophytic Vegetation Indicators:

___ 1 - Rapid Test for Hydrophytic Vegetation
___ 2 - Dominance Test is >50%
___ 3 - Prevalence Index is ≤3.0[1]
___ 4 - Morphological Adaptations[1] (Provide supporting data in Remarks or on a separate sheet)
___ Problematic Hydrophytic Vegetation[1] (Explain)

[1]Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Hydrophytic Vegetation Present? Yes ____ No ____

Remarks: (Include photo numbers here or on a separate sheet.)
Hydrophytic vegetation was not observed within the sample.

SOIL

Sampling Point: DP2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth	Matrix		Redox Features					
(inches)	Color (moist)	%	Color (moist)	%	Type[1]	Loc[2]	Texture	Remarks
0-10	10YR 2/1	100					Loamy/Clayey	
10-16	10YR 2/1	90	10YR 4/1	10	C	M	Loamy/Clayey	Faint redox concentrations

[1]Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains. [2]Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators:

- ___ Histosol (A1)
- ___ Histic Epipedon (A2)
- ___ Black Histic (A3)
- ___ Hydrogen Sulfide (A4)
- ___ Stratified Layers (A5)
- X 2 cm Muck (A10)
- ___ Depleted Below Dark Surface (A11)
- ___ Thick Dark Surface (A12)
- ___ Sandy Mucky Mineral (S1)
- ___ 5 cm Mucky Peat or Peat (S3)
- ___ Sandy Gleyed Matrix (S4)
- ___ Sandy Redox (S5)
- ___ Stripped Matrix (S6)
- ___ Dark Surface (S7)
- ___ Loamy Mucky Mineral (F1)
- ___ Loamy Gleyed Matrix (F2)
- ___ Depleted Matrix (F3)
- X Redox Dark Surface (F6)
- ___ Depleted Dark Surface (F7)
- ___ Redox Depressions (F8)

Indicators for Problematic Hydric Soils[3]:

- ___ Coast Prairie Redox (A16)
- ___ Iron-Manganese Masses (F12)
- ___ Red Parent Material (F21)
- ___ Very Shallow Dark Surface (F22)
- ___ Other (Explain in Remarks)

[3]Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? **Yes** X **No** ___

Remarks:
The data point was taken within the farm wetland.

HYDROLOGY

Wetland Hydrology Indicators:

Primary Indicators (minimum of one is required; check all that apply)

- ___ Surface Water (A1)
- ___ High Water Table (A2)
- ___ Saturation (A3)
- ___ Water Marks (B1)
- ___ Sediment Deposits (B2)
- ___ Drift Deposits (B3)
- ___ Algal Mat or Crust (B4)
- ___ Iron Deposits (B5)
- ___ Inundation Visible on Aerial Imagery (B7)
- ___ Sparsely Vegetated Concave Surface (B8)
- ___ Water-Stained Leaves (B9)
- ___ Aquatic Fauna (B13)
- ___ True Aquatic Plants (B14)
- ___ Hydrogen Sulfide Odor (C1)
- ___ Oxidized Rhizospheres on Living Roots (C3)
- ___ Presence of Reduced Iron (C4)
- ___ Recent Iron Reduction in Tilled Soils (C6)
- ___ Thin Muck Surface (C7)
- ___ Gauge or Well Data (D9)
- ___ Other (Explain in Remarks)

Secondary Indicators (minimum of two required)

- X Surface Soil Cracks (B6)
- ___ Drainage Patterns (B10)
- ___ Dry-Season Water Table (C2)
- ___ Crayfish Burrows (C8)
- X Saturation Visible on Aerial Imagery (C9)
- ___ Stunted or Stressed Plants (D1)
- ___ Geomorphic Position (D2)
- X FAC-Neutral Test (D5)

Field Observations:

Surface Water Present?	Yes ___	No X	Depth (inches): ___
Water Table Present?	Yes ___	No X	Depth (inches): ___
Saturation Present? (includes capillary fringe)	Yes ___	No X	Depth (inches): ___

Wetland Hydrology Present? **Yes** X **No** ___

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:
Wetland hydrology was met with three secondary indicators. Wetland hydrology was met.

APPENDIX E

Habitat Evaluation Score Sheet

OBSERVER: Rob Vanni
DATE: September 22, 2023
LOCATION: Drainage Ditch #1

WILDLIFE HABITAT/USE EVALUATION SCORE SHEET

To assess the existing and/or potential wildlife habitat use of the subject wetland, the applicant must first complete this score sheet. The attached documentation provides examples of each scoring parameter.

A separate sheet must be completed for each wetland being considered.

Applicants must document their basis for scoring decisions with field surveys, current photographs, aerial photographs, and other appropriate information.

A. Utilization by Wildlife

Wildlife Use	Score
Significant	3
Evident	2
Low	**1**
Occasional	0.5
Non-Existent	0

SUB-TOTAL SCORE = 1.0

Response: Wildlife usage was not observed at the time of our investigation.

B. Interspersion of Vegetative Cover

Interspersion	Score
High	3
Medium	2
Low	**1**

SUB-TOTAL SCORE = 1.0

C. Vegetative Cover to Open Water

Cover	Score
>95% Cover	0.5
76% - 95% Cover, Peripheral	1.5
76% - 95% Cover, Various	2.5
26% - 75% Cover, Peripheral	2.0
26% - 75% Cover, Patches	3.0
5% - 25% Cover, Peripheral	1.0
<5% Cover	**0.5**

SUB-TOTAL SCORE = 0.5

Response: The ditch bottom was dry and devoid of herbaceous vegetation.

TOTAL SCORE (A+B+C) = 2.5

Total score ≥ 5.00 apply Ludwig Wildlife Methodology.
Total score < 5.00 no further wildlife analysis is necessary.

Wildlife habitat use evaluation of any particular wetland should consider both the actual wildlife uses and an analysis of the habitat values related to wildlife. Habitat evaluation provides consideration of conditions for species of wildlife that may not be currently using a wetland, but preferred habitat for feeding, nesting, rearing of young, or cover is present.

Wildlife habitat/use, ideally, should be analyzed over an entire year and for some wetlands, several years' conditions should be documented. However, obvious time constraints do not allow this. Therefore, if the evaluator does not have personal knowledge of the wetland during other seasons/years and does not have training in wildlife, a degreed wildlife biologist or ecologist should be requested to complete this section of the evaluation.

A. Utilization by Wildlife

Complete the table on the evaluation form for each wildlife group for the uses listed across the top of the table using the following point system. Consider all seasons of the year in this evaluation.

Use by wildlife group within each habitat is significant in that loss or reduction of the habitat would have an adverse effect (i.e., loss of individuals) on the population of the species or overall wildlife population in the general area (township). **SCORE = 3**

Use by wildlife group within each habitat is evident or probable and loss or reduction of the habitat would have an adverse effect (i.e., loss of individuals) on the local wildlife population (surrounding sections). **SCORE = 2**

Use by wildlife group within each habitat is incidental or low in that loss or reduction of the habitat would have a negligible effect (i.e., loss of individuals) on the local wildlife population. **SCORE = 1**

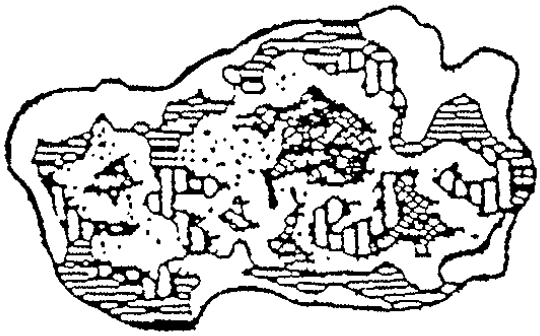
Use by wildlife group within each habitat is nonexistent at any time during any year. NOTE: Use 0.5 to signify occasional use. **SCORE = 0**

B. Interspersion of Vegetative Cover

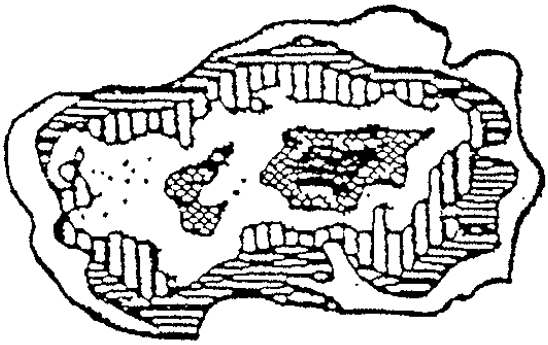
From recent aerial photographs of the wetland, determine which of the following criteria best describes the vegetative forms of the site. Determine from conditions at the peak of the growing season.

	COMMUNITY TYPE 1
	COMMUNITY TYPE 2
	COMMUNITY TYPE 3
	COMMUNITY TYPE 4
	COMMUNITY TYPE 5
	COMMUNITY TYPE 6

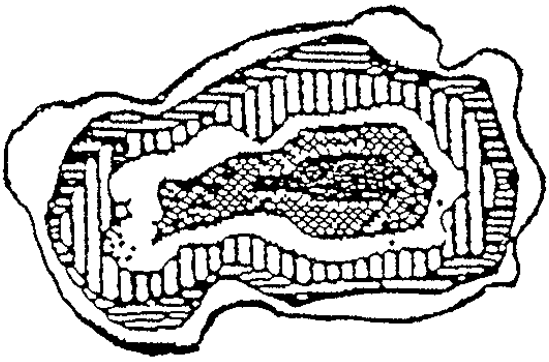
High interspersion of vegetation. Edge is abundant and consists of several species. Life form zones of vegetation are broken into segments of variable size and shape. Subforms of vegetation are small and scattered. **SCORE = 3**



Moderate interspersion of vegetation. Edge is moderate in length and diversity with some irregularity in the distribution of subform stands, but vegetation life forms remain largely intact. **SCORE = 2**



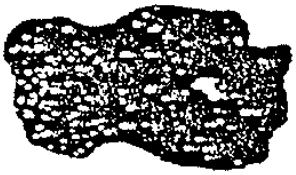
Low interspersion of vegetation. Length and types of edge are at a minimum. The wetland consists of concentric life forms and subforms. Subform stands are large and continuous. **SCORE = 1**



C. Vegetative Cover to Open Water

From a recent aerial photograph of the wetland, determine which of the following criteria best describes the vegetation/open water characteristics of the wetland. NOTE: Wetland cover types: white areas indicate water (with or without surface plants); black areas indicate emergents, shrubs, or trees.

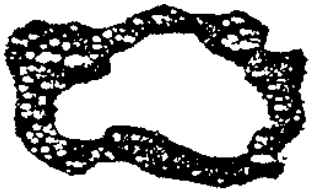
Cover occupies more than 95% of wetland **SCORE = 0.5**



Cover occupies 76 - 95% of wetland occurring in peripheral band **SCORE = 1.5**

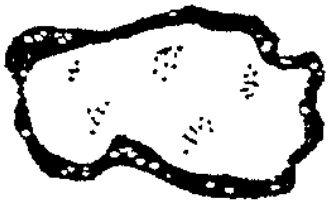
Cover occupies 76 – 95% of wetland with scattered open water **SCORE = 2.5**

Cover occupies 26 – 75% of wetland occurring in peripheral band **SCORE = 2.0**



Cover occupies 26 – 75% of wetland occurring in dense patches or diffuse in open stands **SCORE = 3.0**

Cover occupies 5 – 25% of wetland occurring in peripheral band or diffuse in open stands **SCORE = 1.0**



Cover occupies less than 5% of wetland **SCORE = 0.5**

CASE NO. _____

DATE FILED: _____

CITY PLAN COMMISSION
JOLIET, ILLINOIS

PETITION FOR A PLANNED UNIT DEVELOPMENT
(Check One)

_____ **Preliminary**
__X__ **Final**

NAME OF PUD: Lakewood Prairie

NAME OF PETITIONER: CalAtlantic Group, LLC (d/b/a Lennar Corporation)

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

CELL #: N/A **E-MAIL:** _____

BUSINESS ADDRESS: 1700 E. Golf Road, Suite 1100

CITY, STATE, ZIP: Schaumburg, IL 60173

BUSINESS PHONE: 219-257-2603

INTEREST OF PETITIONER: Contract purchaser

NAME OF LOCAL AGENT: See Attorney Info Below.

ADDRESS: N/A PHONE: _____

OWNER: Chicago Title Land Trust Company, as Trustee under the provisions of a certain Trust Agreement dated September 18, 2010 and known as Trust Number 8002384337

HOME ADDRESS: N/A

CITY, STATE, ZIP: N/A

HOME PHONE: N/A

CELL #: N/A **E-MAIL:** _____

BUSINESS ADDRESS: 10 S. LaSalle St. Suite 2750 PHONE: (312) 223-4110

CITY, STATE, ZIP: Chicago, IL 60603

BUSINESS PHONE: (312) 223-4110

ENGINEER: Madeline Larmon - Mackie Consultants, LLC

ADDRESS: 9575 W Higgins Rd #500 PHONE: 847-696-1400

LAND SURVEYOR: Same as Engineer.

ADDRESS: N/A PHONE: _____

ATTORNEY: N/A

ADDRESS: N/A PHONE: _____

LEGAL DESCRIPTION OF PROPERTY: See attached.

COMMON ADDRESS: _____

PERMANENT INDEX NUMBER (Tax No.): Vacant land located east of Barberry Way, south of the existing duplexes within the Lakewood Prairie Subdivision

SIZE: Approximately 70 acres

NO. OF LOTS: 1

PRESENT USE: Vacant/Agricultural EXISTING ZONING: R-1B (Single-Family Residential)

USES OF SURROUNDING PROPERTIES: North: Theodore Road

South: R-3 (One and Two Family Residential)

East: R-1B (Single-Family Residential)

West: R-1B (Single-Family Residential)

Name of Park District: Joliet Park District

Date Contacted Park District: N/A

Is any open space/park site being offered as part of a preliminary PUD? No.

If yes, what amount? N/A

(Acknowledgment by Park District Official) N/A

Has the Zoning Board of Appeals granted any variance, exception, or special permit concerning this property?

Yes _____ No X If yes, list the Case number and name: _____

Is any variance from the Subdivision Regulations being requested? Yes X No _____

If yes, describe: See attached Petition.

Attach ten (10) copies of the plat to this petition.

List all contiguous holdings in the same ownership (as defined in the Subdivision Regulations) by permanent index numbers: None.

Attached hereto is an affidavit of ownership indicating the dates the respective holdings of land were acquired, together with the book and page of each conveyance to the present owner as recorded in the Will County Recorder of Deeds office. This affidavit shall indicate the legal owner of the property, the contract owner of the property, and the date the contract of sale was executed.

In the event the property is held in trust: A list of all individual beneficial owners of the trust must be attached.

In the event of corporate ownership: A list of all directors, officers, and stockholders of each corporation owning more than five percent (5%) of any shares of stock must be attached.

STATE OF ILLINOIS) ss
COUNTY OF DUPAGE)

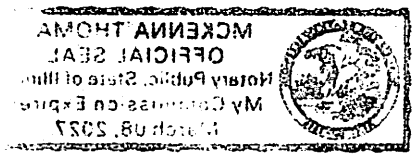
I, Eric Prechtel, Rosanova & Whitaker Ltd., hereby depose and say that all of the above statements and the statements contained in the papers submitted herewith are true. I agree to be present in person or by representation when this is heard by the Plan Commission.

Date: 4/22/2024 Eric Prechtel, attorney for Petitioner
Petitioner's Name

Subscribed and sworn to before me this 22 day of April, 20 24

Notary Public My Commission Expires: March 08, 2027

MCKENNA THOMAS
OFFICIAL SEAL
Notary Public, State of Illinois
My Commission Expires
March 08, 2027


MCKENNA THOMA
OFFICIAL SEAL
Notary Public, State of Illin
My Commission Expire
March 06, 2027

Date: 1/17/2024

City of Joliet
James N. Torri
Planning Director
150 W. Jefferson Street
Joliet, IL 60432

Re: Owner's Authorization and Consent to allow CalAtlantic Group, LLC, a Delaware limited liability company d/b/a Lennar Corporation to Apply to the City of Joliet

Dear Mr. Torri,

Chicago Title Land Trust Company, as Trustee under the provisions of a certain Trust Agreement dated September 18, 2010 and known as Trust Number 8002384337, (the "Owner") is the Owner of approximately 70 acres of vacant property located east of Barberry Way, south of Theodore Road within the Lakewood Prairie Subdivision in Joliet, Illinois (the "Property"). Please accept this correspondence as the Owner's consent to permit CalAtlantic Group, LLC, a Delaware limited liability company d/b/a Lennar Corporation, ("Lennar") to apply to the City of Joliet for subdivision of the Property and other relief necessary for Lennar's intended development of the Property.

Please do not hesitate to contact me should you have any questions or concerns.

Sincerely,

CHICAGO TITLE LAND TRUST COMPANY
8002384337

Signature: _____

Name: GREGORY S. KARLSON

Its: Trust Officer

CHICAGO TITLE LAND TRUST COMPANY CORPORATE SEAL CHICAGO, ILLINOIS

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

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

The City of Joliet requires that applicants for zoning relief, subdivision approval, building permits and business licenses disclose the identity of all persons having an ownership interest in the business and the real property associated with the application. A copy of this form must be completed and submitted with other application materials. Failure to properly complete and submit this form may result in the denial of the application.

I. *INFORMATION ABOUT THE APPLICATION*

This form is submitted as part of an application for the following (check all that apply):

- ☐ Rezoning, Special Use Permit, Variation, or Other Zoning Relief (Complete Sections II and III)
- ☒ Preliminary Plat, Final Plat, or Record Plat of Subdivision (Complete Sections II and III)
- ☐ Building Permit (Complete Sections II and III)
- ☐ Business License (Complete All Sections)

II. *INFORMATION ABOUT THE PROPERTY*

The address and PIN(s) of the real property associated with this application are:

Vacant property located at the southeast corner of Barberry Way and Theodore Road

PIN(s): 09-01-100-005

III. *PROPERTY OWNERSHIP*

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

☐	**Individual:**	State the names, addresses, and phone #'s of the individual owner(s)
☐	**Corporation:**	State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
☐	**Limited Liability Company:**	State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
☒	**Land Trust:**	State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
☐	**Partnership:**	State the names, addresses, and phone #'s of all partners
☐	**Other type of organization:**	State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

SHANNON PIRRON 22.5% WADE LIGHT 22.5% KAREN TRUST 22.5%
BRENDA TRUST 22.5% JOHN LUZYNSKI 2.5% DEBORAH LUZYNSKI 2.5%
PACIFIC PREMIER TRUST CUSTODIAN FBO OF JOHN LUCZYNSKI IRA 2.5%
PACIFIC PREMIER TRUST CUSTODIAN FOR DEBORAH LUZYNSKI 2.5%

C/O Wade Light 847-304-4848
104 S. Wyndstone Park Dr North Barrington IL 60010

E-MAIL: _____ FAX: _____

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

☐	**Individual:**	State the names, addresses, and phone #'s of the individual owner(s)
☐	**Corporation:**	State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
☐	**Limited Liability Company:**	State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
☐	**Partnership:**	State the names, addresses, and phone #'s of all partners
☐	**Other type of organization:**	State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

_____

_____

_____

_____

E-MAIL:_____ **FAX:**_____

NOTE:
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: CHICAGO TITLE LAND TRUST COMPANY as Trustee under Trust No. 8003849337 and not personally

BY: _____ ASSISTANT VICE PRESIDENT

DATE: 1-8-24

CHICAGO TITLE LAND TRUST COMPANY CORPORATE SEAL CHICAGO, ILLINOIS

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

GREGORY S. KASPRZYK Trust Officer 847-758-4857

_____

_____

PRINT

CITY OF JOLIET OWNERSHIP DISCLOSURE FORM

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PIN(s): 09-01-100-005

III. *PROPERTY OWNERSHIP*

Select the type of owner of the real property associated with this application and fill in the appropriate contact information below:

☐	**Individual:**	State the names, addresses, and phone #'s of the individual owner(s)
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☐	**Land Trust:**	State the names, addresses, and phone #'s of the trustee(s) and all beneficiaries
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☐	**Other type of organization:**	State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization or the right to direct the affairs of the organization

CalAtlantic Group, LLC - Petitioner

1700 East Gold Road Suite 1100, Schaumburg, IL 60173

Contact: Todd Kleven

ph: 219-257-2603

E-MAIL: Todd.Kleven@lennar.com **FAX**:

IV. BUSINESS OWNERSHIP

If the owner of the business is different than the owner of the real property associated with the application, then the following information must be provided:

Select the type of business owner associated with this application and fill in the contact information below:

☐	**Individual:**	State the names, addresses, and phone #'s of the individual owner(s)
☒	**Corporation:**	State the names, addresses, and phone #'s of all persons holding 3% or more of the stock of the corporation and the percentage of shares held by such stockholders
☐	**Limited Liability Company:**	State the names, addresses, and phone #'s of all members of the company along with the percentage of ownership held by each member
☐	**Partnership:**	State the names, addresses, and phone #'s of all partners
☐	**Other type of organization:**	State the names, addresses, and phone #'s of all persons having a legal or equitable ownership interest in the organization

Lennar Corporation (see attached shareholders)
5505 Blue Lagoon Drive, Miami, FL 33216
Contact: Todd Kleven
ph: 219-257-2603

E-MAIL: Todd.Kleven@lennar.com **FAX**: _____

NOTE:
If a stockholder, member, beneficiary or partner disclosed in Section III or Section IV is not an individual, then the individuals holding the legal or equitable title to the real property or business associated with the application must also be disclosed. For example, if the real property associated with an application is owned by a land trust, and the beneficiary of the land trust is a limited liability company, then the members of the limited liability company must be disclosed. If one of the members of the limited liability company is a partnership, then the identity of the partners must be disclosed. If one of the partners is a corporation, then all persons owning 3% or more of the issued stock must be disclosed.

SIGNED: DocuSigned by: T. K. B0A7DD8DF9CE420...

DATE: 1/5/2024

Name, Title, and Telephone Numbers of Person Completing and Submitting This Form:

Todd Kleven, Director of Land Acquisition
Ph: 219-257-2603

PRINT

Security Ownership of Principal Stockholders

The following table shows stock ownership information as of February 15, 2023, with respect to each of our stockholders who is known by us to be a beneficial owner of more than 5% of either class of our outstanding common stock. To the best of our knowledge, and except as otherwise indicated, the persons named in this table have sole voting and investment power with respect to all shares of common stock shown as beneficially owned by them.

Name	Title of Class	Amount and Nature of Beneficial Ownership	Percent Of Class[1]
Stuart Miller 5505 Blue Lagoon Drive Miami, FL 33126	Class B Common Stock	21,861,445[2]	61.2%
GAMCO Investors, Inc. One Corporate Center Rye, NY 10580-1435	Class B Common Stock	2,665,074[3]	7.5%
The Vanguard Group 100 Vanguard Blvd. Malvern, PA 19355	Class A Common Stock	28,212,757[4]	11.2%
Capital World Investors 333 South Hope Street, 55th Floor Los Angeles, CA 90071	Class A Common Stock	25,779,919[5]	10.2%
BlackRock, Inc. 55 East 52nd Street New York, NY 10055	Class A Common Stock	20,105,068[6]	8.0%
Wellington Management Group, LLP 280 Congress Street Boston, MA 02210	Class A Common Stock	14,837,758[7]	5.9%
Aristotle Capital Management, LLC 11100 Santa Monica Blvd., Suite 1700 Los Angeles, CA 90025	Class A Common Stock	13,699,782[8]	5.4%

NOTICE OF PUBLIC HEARING
CITY OF JOLIET, IL.

DATE/TIME: JUNE 20, 2024 @ 4:00 PM

LOCATION: CITY HALL COUNCIL CHAMBERS
150 W. JEFFERSON ST., JOLIET

DESCRIPTION OF REQUEST:

- PUD-5-24: FINAL PLANNED UNIT DEVELOPMENT OF LAKEWOOD PRAIRIE SUBDIVISION, UNIT 3.
- M-2-24: DEVELOPMENT AGREEMENT FOR LAKEWOOD PRAIRIE SUBDIVISION, UNIT 3.

FOR MORE INFORMATION CALL: 815-724-4040 OR 815-724-4050
COMMUNITY DEVELOPMENT CITY OF JOLIET

AVISO DE AUDIENCIA PUBLICA
CIUDAD DE JOLIET, IL.

FECHA/HORA: 20 DE JUNIO DE 2024 A LAS 4:00 PM

UBICACIÓN: SALAS DEL CONSEJO DEL AYUNTAMIENTO
150 W. JEFFERSON ST., JOLIET

DESCRIPCIÓN DE LA SOLICITUD:

- PUD-5-24: DESARROLLO DE UNIDAD FINAL PLANIFICADO DE LA SUBDIVISIÓN DE LAKEWOOD PRAIRIE, UNIDAD 3.
- M-2-24: ACUERDO DE DESARROLLO PARA LA SUBDIVISIÓN DE LAKEWOOD PRAIRIE, UNIDAD 3.

PARA MÁS INFORMACIÓN LLAME: 815-724-4040 O 815-724-4050
DESARROLLO COMUNITARIO CUIDAD DE JOLIET

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