





Master Plan
Crest Hill Park
 Lockport Township, Illinois

Prepared By Lockport
Park District (April 2021)

PREPARED FOR:
 Lockport Township



NORTH
 SCALE: 1"=50'



0' 25' 50' 100'
 ISSUE DATE: APRIL 20, 2021
 All drawings are preliminary and subject to change.
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ISSUE DATE: APRIL 20, 2021
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Crest Hill Municipal Plaza

20670 Len Kubinski Drive
Crest Hill, Illinois 60403

Lockport Township Park District
1811 Lawrence Avenue
Lockport, Illinois 60441

50% Construction Documents
December 3, 2021

Project Team

Landscape Architect
Hitchcock Design Group
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Naperville, Illinois 60540
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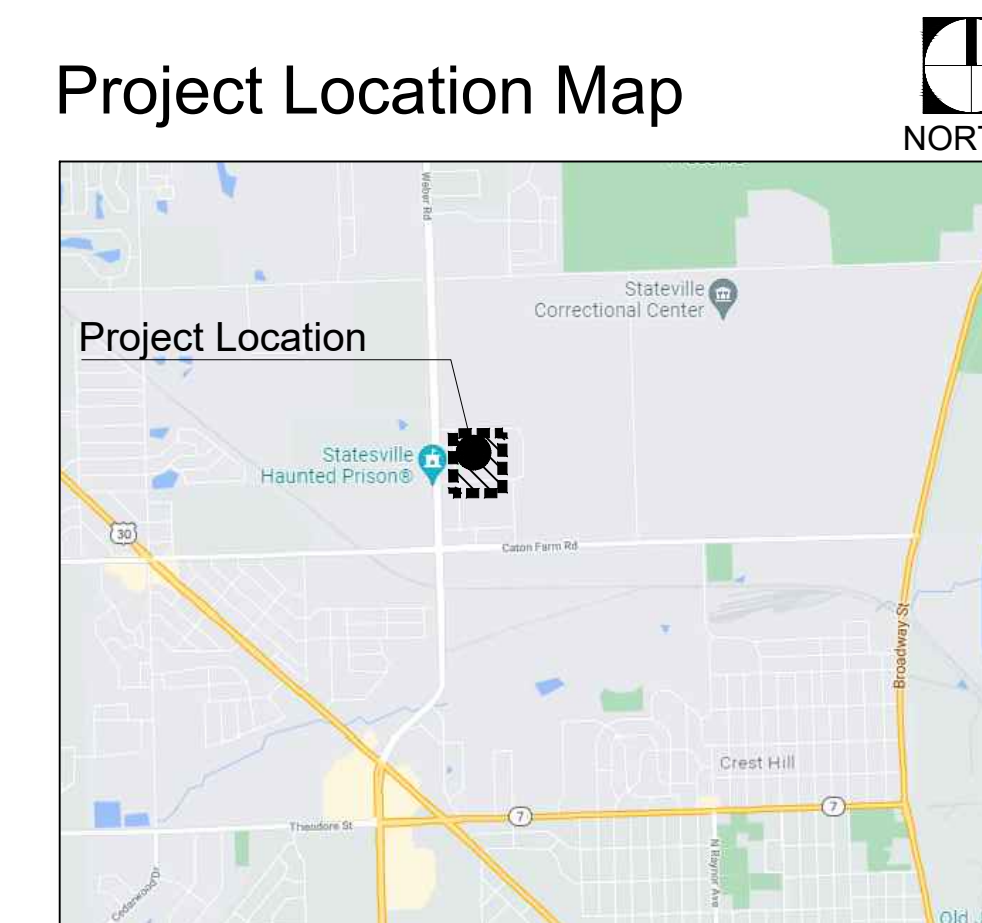
General Notes

1. Basemap information obtained from plans prepared by SPACECO, Inc. received September 17, 2021.
2. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
4. Refer to specifications for additional conditions, standards and notes.
5. The plans and specifications are intended to be completed entirely by the contractor. Unless clearly identified as "By Owner," all work contained within is the responsibility of the general contractor.

Sheet Index

L1.0	Layout and Materials
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L2.2	Planting Plan
L2.3	Planting Plan
L3.0	Details
L3.1	Details
L3.2	Details
L3.3	Details

Project Location Map



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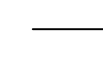

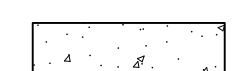


JULIE
ILLINOIS ONE-CALL SYSTEM

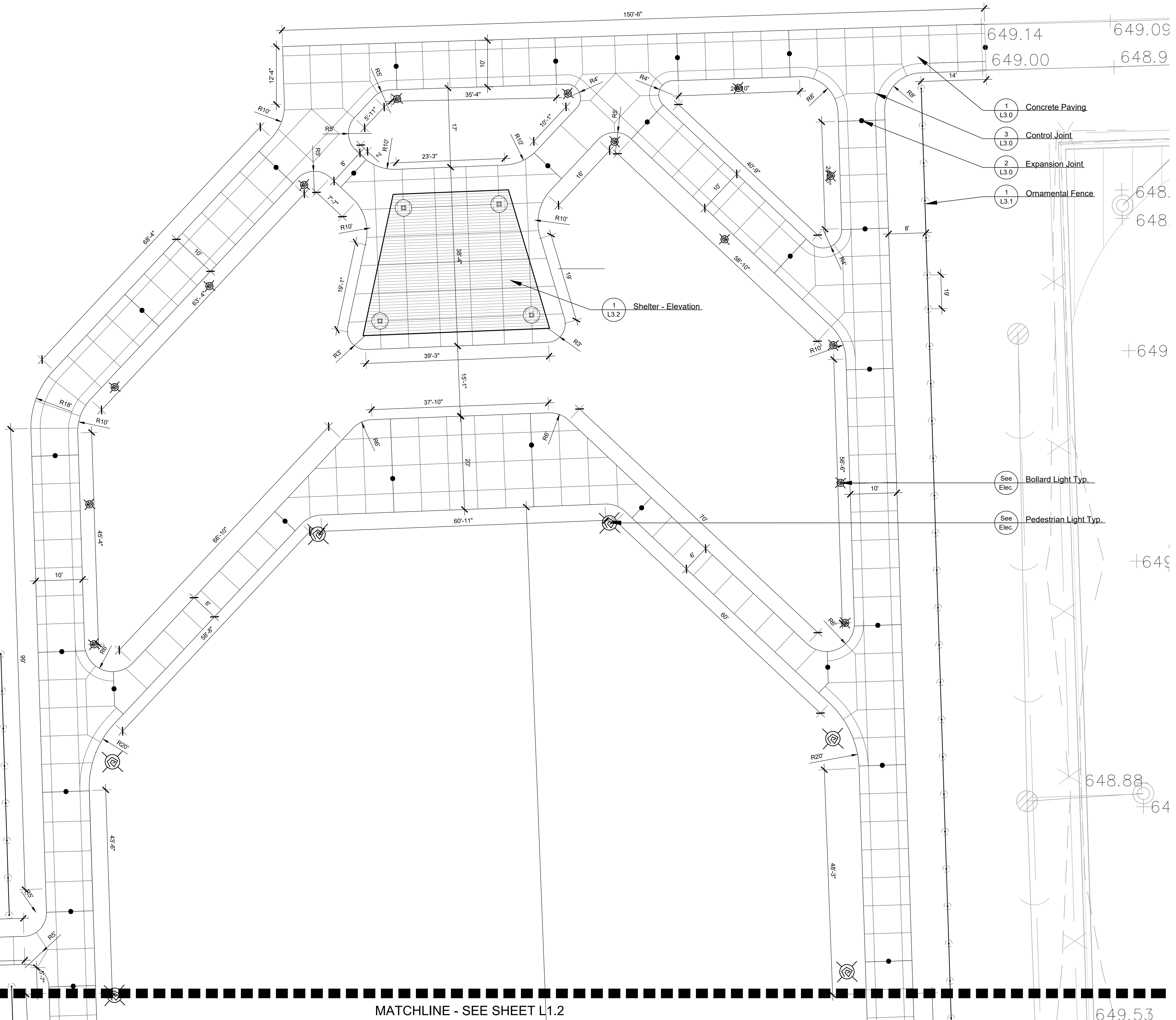
Call before you dig.
800.892.0123

LAYOUT NOTES

- Contractor responsible for field layout of all new improvements. Digital files of geometric information will be provided upon request in AutoCAD format. No additional payment will be made for adjustments necessary to construct the work as drawn.
- Contractor responsible to coordinate work in order to obtain approval of all layout by Owners Representative prior to construction. No additional payment will be made to correct work if constructed incorrectly without pre-approval by Owners Representative.
- Contractor responsible to maintain all layout stakes during construction. No additional payment will be made to replace layout stakes.
- Place stakes at limits of playground, structures, and every 25 feet on center along centerline of all pathways for review by the Owner's Representative prior to earthwork operations.
- All walls are dimensioned to Face of Wall unless otherwise noted.
- All dimensions from roadway are from Back of Curb unless otherwise noted.
- All curves and radii to be smooth and not segmented.
- Contractor to provide layout stakes every 10 feet minimum for large arcs where radius points are not accessible.
- Adjustment to stake locations due to discrepancies between coordinates and dimensions is incidental to the contract. No additional payments will be made for this work.
- All roadway widths are measured from edge of pavement to edge of pavement unless otherwise shown on the plans.
- Contractor responsible to take delivery, assemble and install all materials and furnishings per manufacturer's instructions.
- Place control and expansion joints as shown on plans and details for all curbs, walks, walls, steps, and concrete paving. Where joints are not shown, place control joints a maximum of 10 feet on center, expansion joints a maximum of 30 feet on center, and between all separate pours.
- Contractor will maintain use zone requirements within soft surfacing; no use zone will overlap or be tangent unless noted. Adjust playground barrier curb and/or adjacent paving as needed to accommodate play equipment fall zones.
- Coordinate location of storm line with playground footings and obtain Owner's approval prior to installation.
- Layout of soft surface shall be verified in field by landscape architect.
- Refer to specifications for additional conditions, standards and notes.

LAYOUT LEGEND

-  Expansion Joint
-  Asphalt Paving
-  Concrete Paving
-  Play Surfacing
-  Ornamental Fence



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1811 Lawrence Avenue
Lockport, Illinois 60441

PROJECT
**Crest Hill Municipal
Plaza**

20670 Len Kubinski Drive
Crest Hill, Illinois 60403

CONSULTANTS

50% Construction Documents
December 3, 2021
REVISIONS

No	Date	Issue

CHECKED BY: EFH DRAWN BY: LJJ/LEC

SHEET TITLE
**Layout And
Materials Plan**

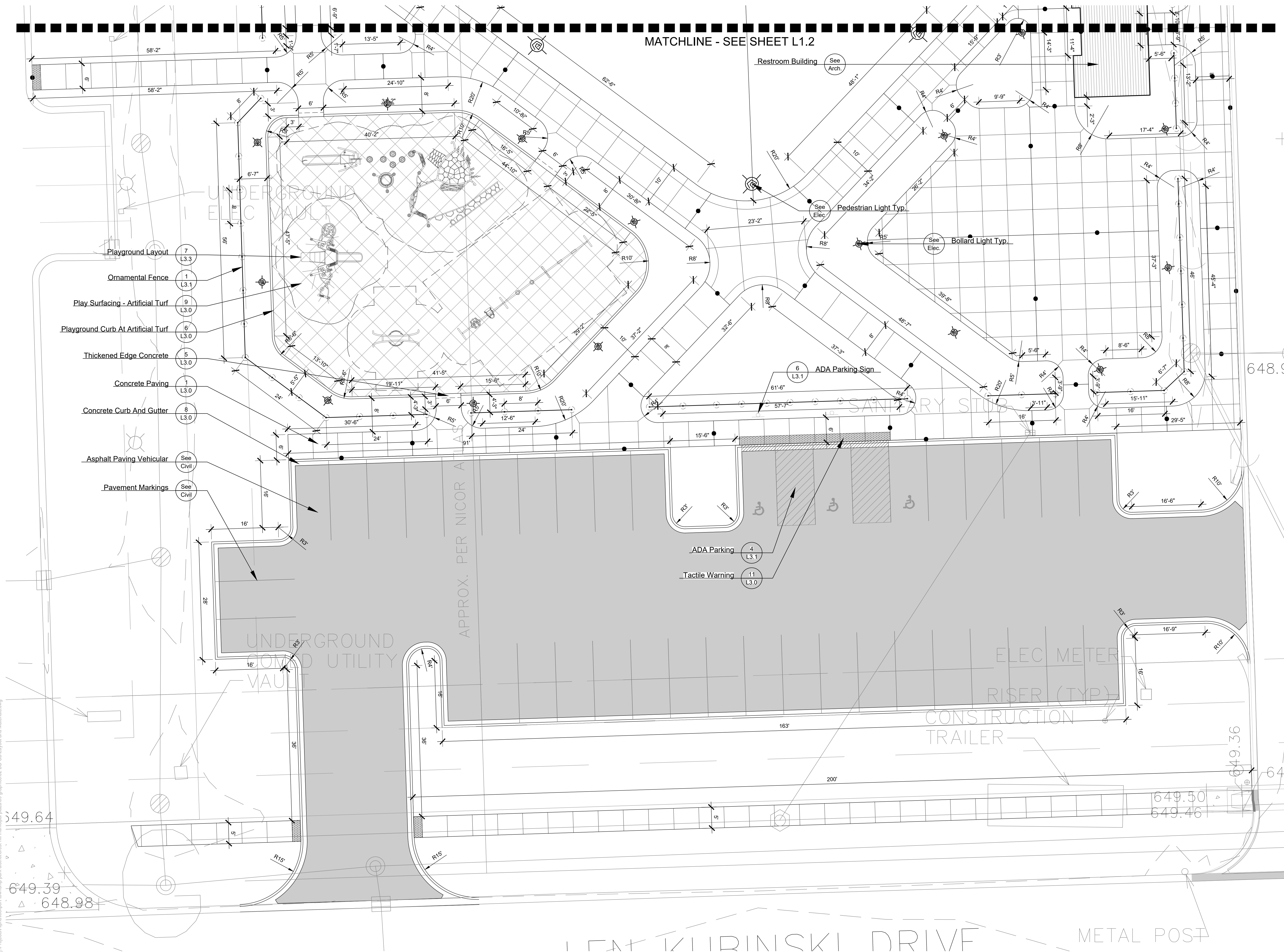
SCALE IN FEET
1" = 10'
0' 5' 10' 30'

NORTH SHEET NUMBER

L1.1

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MATCHLINE - SEE SHEET L1.2



- Playground Layout (7) L3.3
- Ornamental Fence (1) L3.1
- Play Surfacing - Artificial Turf (9) L3.0
- Playground Curb At Artificial Turf (6) L3.0
- Thickened Edge Concrete (5) L3.0
- Concrete Paving (1) L3.0
- Concrete Curb And Gutter (8) L3.0
- Asphalt Paving Vehicular (See Civil)
- Pavement Markings (See Civil)

- ADA Parking (4) L3.1
- Tactile Warning (11) L3.0


50% Construction Documents
December 3, 2021
REVISIONS

No	Date	Issue

CHECKED BY EFH DRAWN BY LJL/LEC

SHEET TITLE
Layout And Materials Plan

SCALE IN FEET
1" = 10'



NORTH SHEET NUMBER

L1.3

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SHEET TITLE
Planting Plan

SCALE IN FEET
1" = 10'



NORTH SHEET NUMBER



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SHRUBS	CODE	BOTANICAL / COMMON NAME	CONTAINER	QTY
	AH2	Amsonia hubrichtii Arkansas Bluestar	1 Gal	52
	AM2	Aronia melanocarpa 'Morton' TM Iroquois Beauty Black Chokeberry	3 Gal	19
	BG3	Buxus x 'Green Mountain' Green Mountain Boxwood	5 Gal.	43
	CS	Clethra alnifolia 'Sixteen Candles' Sixteen Candles Summersweet	3 Gal	16
	DL	Diervilla lonicera Dwarf Bush Honeysuckle	3 Gal	34
	HA2	Hydrangea arborescens 'Annabelle' Annabelle Hydrangea	5 Gal.	31
	HA	Hydrangea quercifolia 'Alice' Alice Oakleaf Hydrangea	5 Gal.	8
	PS	Physocarpus opulifolius 'Seward' TM Summer Wine Ninebark	5 Gal.	23
	PC2	Pinus mugo 'Valley Cushion' Valley Cushion Mugo Pine	3 Gal	14
	RG	Rhus aromatica 'Gro-Low' Gro-Low Fragrant Sumac	2 gal	74
	SN3	Spiraea nipponica 'Snowmound' Snowmound Spiraea	3 Gal	13
	TC	Thuja occidentalis 'Congabe' TM Fire Chief Arborvitae	3 Gal	6
PERENNIALS	CODE	BOTANICAL / COMMON NAME	CONTAINER	QTY
	AP2	Allium x 'Purple Sensation' Purple Sensation Ornamental Onion	1 Gal.	15
	AS	Allium x 'Summer Beauty' Summer Beauty Ornamental Onion	1 Gal.	98
	CK2	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	2 gal	46
	CN	Calamintha nepeta nepeta Lesser Calamint	1 Gal.	123
	CP2	Carex pensylvanica Pennsylvania Sedge	1 Gal.	163
	CM	Coreopsis x 'Moonbeam' Moonbeam Tickseed	1 Gal.	114
	EM	Echinacea purpurea 'Magnus' Magnus Purple Coneflower	1 Gal.	213
	GM	Geranium maculatum Spotted Geranium	1 Gal.	69
	HA4	Hemerocallis x 'Apricot Sparkles' Apricot Sparkles Daylily	1 Gal.	90
	HR	Hemerocallis x 'Rosy Returns' Rosy Returns Daylily	1 Gal.	35
	LK	Liatis spicata 'Kobold' Kobold Blazing Star	1 Gal.	103
	MM	Molinia caerulea 'Moorflamme' Moorflamme Moor Grass	2 gal	58
	MM2	Monarda didyma 'Pette Delight' Pette Delight Beebalm	1 Gal.	79
	NW	Nepeta x 'Walker's Low' Walker's Low Catmint	1 Gal.	141
	NK	Nepeta x faassenii 'Kit Kat' Kit Kat Catmint	1 Gal.	164
	PH	Penstemon hirsutus Hairy Beardtongue	1 Gal.	96
	RS	Rudbeckia fulgida speciosa Showy Coneflower	1 Gal.	30
	SI2	Salvia nemorosa 'Crystal Blue' TM Crystal Blue Color Spires Sage	1 Gal.	73
	SM	Salvia nemorosa 'May Night' May Night Sage	1 Gal.	160
	SA	Sedum x 'Autumn Joy' Autumn Joy Sedum	1 Gal.	30
	SD	Sedum x 'Dazzleberry' Dazzleberry Stonecrop	1 Gal.	64
	ST4	Sedum x 'Thundercloud' Thundercloud Sedum	1 Gal.	88
	SA2	Sesleria autumnalis Autumn Moor Grass	1 Gal.	174
	SH3	Sporobolus heterolepis Prairie Dropseed	1 Gal.	209

PLANT SCHEDULE

ORNAMENTAL TREE	CODE	BOTANICAL / COMMON NAME	CONTAINER	QTY
	AG	Amelanchier x grandiflora 'Autumn Brilliance' Autumn Brilliance Apple Serviceberry	12' HT / Multi-Stem	12
	CE	Cercis canadensis Eastern Redbud Multi-trunk	8' HT	3
	OV	Ostrya virginiana American Hophornbeam	8' HT	4
SHADE TREES	CODE	BOTANICAL / COMMON NAME	CONTAINER	QTY
	AM	Acer x freemanii 'Marmo' Marmo Freeman Maple	2.5' C	6
	CC	Celtis occidentalis 'Chicagoland' Chicagoland Common Hackberry	2.5' Cal.	7
	GA	Ginkgo biloba 'Autumn Gold' TM Autumn Gold Maidenhair Tree	2.5' C	16
	GS	Gleditsia triacanthos inermis 'Skyline' Skyline Honey Locust	4" Cal	7
	GA2	Gymnocladus dioica 'Morton' TM Skinny Latte Kentucky Coffeetree	2.5' C	2
	LS	Liquidambar styraciflua Sweet Gum	4" Cal	2
	NS	Nyssa sylvatica Tupelo	2.5' C	3
	QB	Quercus bicolor Swamp White Oak	4" Cal	5
	QM2	Quercus muehlenbergii Chinkapin Oak	4" Cal	5
	UA	Ulmus x 'Morton' TM Accolade Elm	2.5' C	10

PLANTING NOTES

- Seed/Sod limit line is approximate. Seed/Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded/sodded areas.
- Tree mulch rings in turf areas are 5 foot diameter, typical. Contractor shall provide a mulch ring around all existing trees within the limit of work. Remove all existing grass from area to be mulched and provide a typical v-trench edge.
- Bedlines are to be spade cut to a minimum depth of 3 inches unless otherwise shown on the plans. Curved bedlines are to be smooth and not segmented.
- Do not locate plants within 10' of utility structures, or within 5' horizontally of underground utility lines unless otherwise shown on the plans. Consult with Landscape Architect if these conditions exist.
- Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
- Refer to specifications for additional conditions, standards and notes.

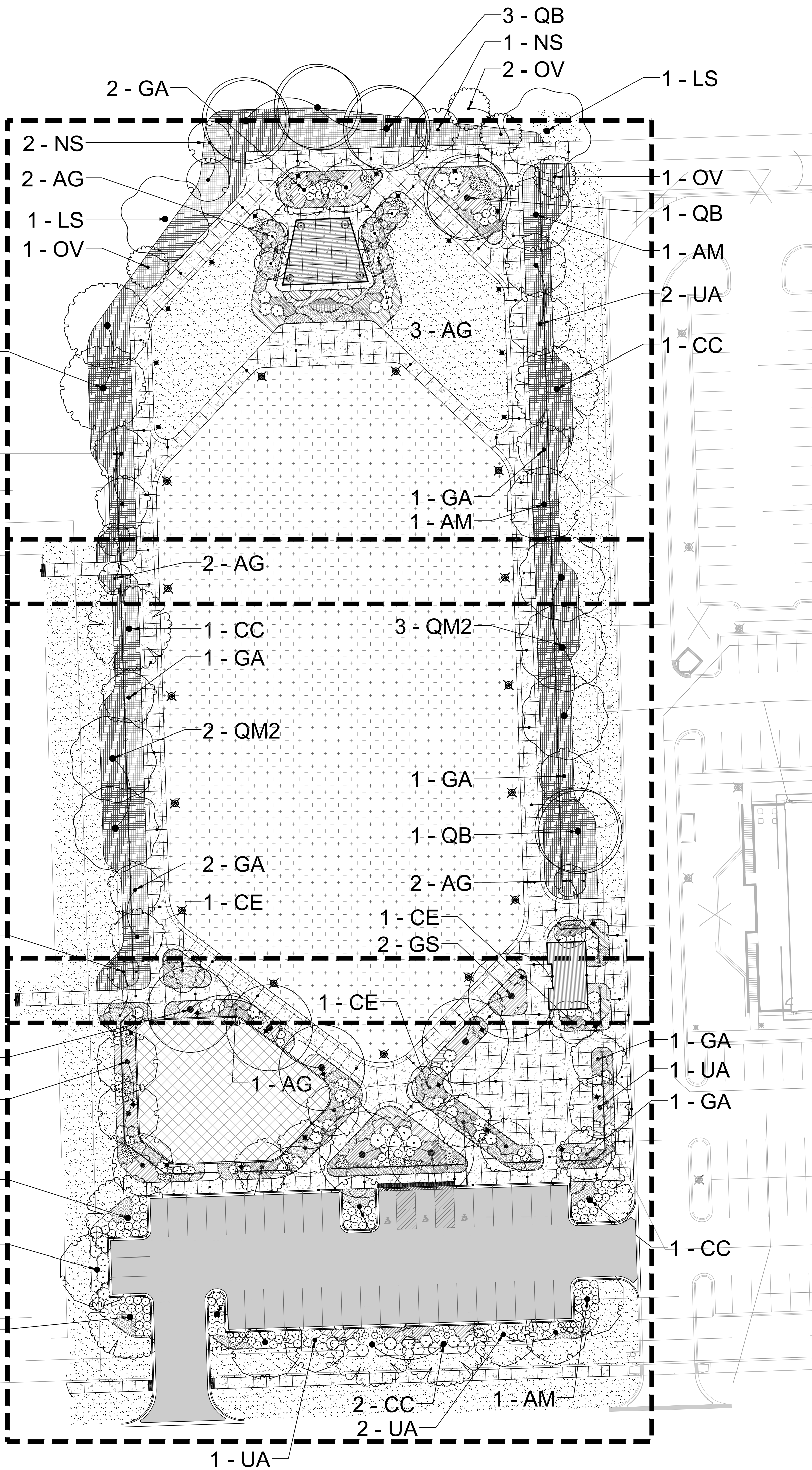
PLANTING LEGEND

	Turf Seed and Erosion Control Blanket
	Sod
	Prairie Planting and Erosion Control Blanket

L2.1

L2.2

L2.3



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LEGEND

- LOCAL DRAINAGE
- 100-YEAR OVERLAND FLOW ROUTE
- STORM SEWER
- SANITARY SEWER

NOTES:

1. ADD 600 TO ELEVATIONS SHOWN AS XX.XX.
2. FUTURE MUNICIPAL PLAZA PAVEMENT, LIGHTING, AND ELECTRICAL IMPROVEMENTS ARE SHOWN HALF-TONED FOR REFERENCE ONLY. THESE IMPROVEMENTS ARE NOT INCLUDED IN THIS CONTRACT.

STORM STRUCTURE LEGEND

- STRUCTURE ABBREVIATION
- STRUCTURE NUMBER
- M-100
- FRAME AND LID TYPE
- DIAMETER & SIZE OF STRUCTURE
- TYPE OF STRUCTURE

STORM STRUCTURE ABBREVIATIONS

- I = INLET
- CB = CATCH BASIN
- M = MANHOLE
- E = FLARED END SECTION

STORM SEWER NOTES:

1. ALL STORM SEWERS SHALL BE RCP CL-IV UNLESS NOTED AS PVC OR HDPE.
2. INDICATES TRENCH BACKFILL REQUIRED.
3. FRAME AND GRATE/LID FOR STORM SEWER STRUCTURES
 - 1C - MANHOLE-EAST JORDAN 1050 FRAME WITH CLOSED LID
 - 1P - INLET, CATCH BASIN-EAST JORDAN 1050 WITH TYPE M1 OPEN LID
 - 1B - INLET, CATCH BASIN-EAST JORDAN 6527N BEEHIVE TYPE GRATE
4. UNDERGROUND CONTRACTOR TO FIELD VERIFY EXISTING SEWER MAIN AND WATER MAIN LOCATIONS AND DEPTHS WITHIN THE KUBINSKI DRIVE AND PATRICK DRIVE R.O.W. PRIOR TO PROPOSED SEWER CONSTRUCTION. NOTIFY SPACECO, INC. OF ANY DISCREPANCIES.

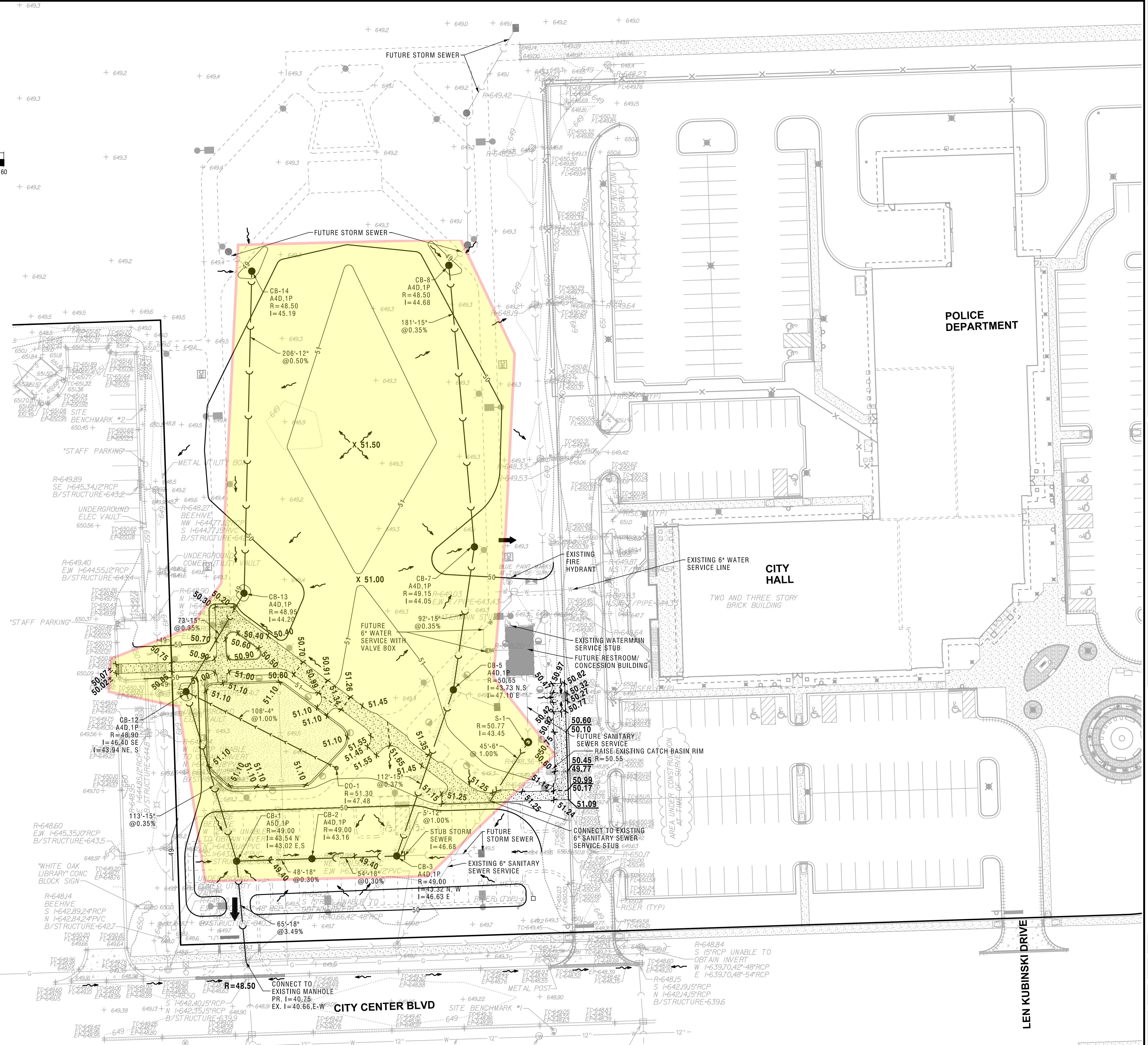
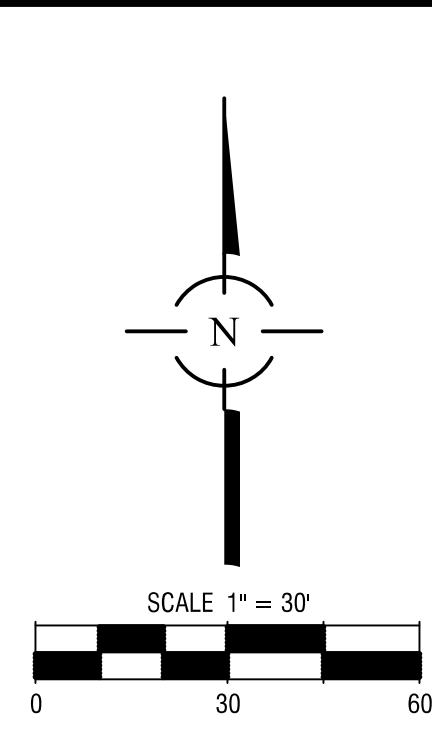


Exhibit 1

NO.	DATE	REVISIONS PER CITY	REVISIONS PER VILLAGE	REMARKS
1	01/10/24			
2	01/23/24			

NO.	DATE	REVISIONS PER CITY	REVISIONS PER VILLAGE	REMARKS
1	01/10/24			
2	01/23/24			

GRADING AND UTILITY PLAN
MASS GRADING
CREST HILL MUNICIPAL PLAZA
 CREST HILL, IL

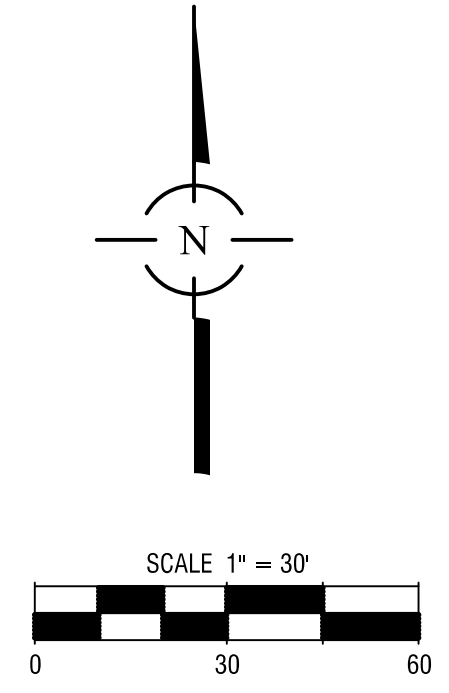
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9575 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 696-0600 Fax: (847) 696-4005



FILENAME: 10656.04GRUT
DATE: 12/11/23
JOB NO. 10656.04
SHEET GRUT1
5 OF 13

- LEGEND**
- CA-7 STONE PLAYGROUND GRAVEL
(SEE POURED-IN-PLACE (PIP) SECTION DETAIL ON SHEET D1)
 - CONCRETE SIDEWALK
 - CONCRETE SIDEWALK
HC RAMP
 - TRUNCATED DOME DETECTIBLE WARNING TILES
 - REVERSE PITCH CURB & GUTTER
 - DEPRESSED CURB & GUTTER



To be Determined to be constructed as temporary or permanent. Discussion for future workshop.

Walking Patch-(Asphalt w/ ribbon Curb or concrete walk) (Option 2)

Shelter or Pavilion (option 4)

Security & Pedestrian Lighting & receptacle cabinet (Option 3)

EXISTING LIBRARY

PLAYGROUND

CITY HALL

POLICE DEPARTMENT

Option 1-Construct Parking Lot

Install Lighting South of this line

Revised Drive Access to Library

Eliminate Drive to City Center Blvd

FUTURE PEDESTRIAN LIGHT POLE CONSISTING OF 14'-0" POLE WITH LED ARCHITECTURAL POST TOP LUMINAIRE, TYP.

REMOVE 5' OF EXISTING B6.12 CURB AND REPLACE WITH DEPRESSED CURB

BARRIER CURB

FUTURE LIGHTED BILLBOARD, TYP.

12" WIDE PLAYGROUND RIBBON CURB (SEE DETAIL ON SHEET D1)

FUTURE PAD MOUNTED ELECTRICAL SERVICE & DISTRIBUTION CABINET

ADA CURB RAMP WITH TRUNCATED DOME DETECTIBLE WARNING TILES

REMOVE 44' OF EXISTING CURB & GUTTER AND REPLACE WITH VARIABLE HEIGHT CURB AND GUTTER PER ELEVATIONS SHOWN ON SHEET GRUT1.

FUTURE PARKING LOT LIGHT POLE WITH LED AREA TYPE LUMINAIRE, TYP. OF THREE

FUTURE PARKING LOT IMPROVEMENTS

CITY CENTER BLVD

LEN KUBINSKI DRIVE

NO.	DATE	REMARKS

NO.	DATE	REVISIONS PER CITY	REVISIONS PER CITY
2	01/23/24		
1	01/10/24		

GEOMETRIC PLAN
MASS GRADING
CREST HILL MUNICIPAL PLAZA
 CREST HILL, IL

CONSULTING ENGINEERS
 SITE DEVELOPMENT ENGINEERS
 LAND SURVEYORS

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 Rosemont, Illinois 60018
 Phone: (847) 696-4060 Fax: (847) 696-4065



FILENAME:
10656.04GM

DATE:
12/11/23

JOB NO.
10656.04

SHEET
GM1

City Center Municipal Park (2026)

<u>Item No.</u>	<u>Planning and Design Summary</u>	<u>Estimated Cost</u>	<u>Grand Total Each Phase</u>
1	Planning & Design Services-Phase 1 (In 2027 Budget)	\$150,000.00	
		<i>Total Cost</i>	\$150,000.00
	2027 Budget Amount		\$150,000.00
	<u>Phase 1 Construction</u>		
2	CE Services-Phase 1	\$100,000.00	
3	Playground Drainage	\$250,000.00	
4	Playground Equipment	\$300,000.00	
5	Excavation and Erosion Control & Landscaping (based on seeding)	\$550,000.00	
6	Irrigation-Separate Contract	\$100,000.00	
7	Parking Lot,(Option 1)	\$225,000.00	
8	Concrete Flatwork and Paths (Option 2)	\$250,000.00	
9	Parking lot and security lighting; bollard lighting; Electrical boxes(Option 3)-Phase 1 Area Only	\$200,000.00	
10	Parking lot and security lighting; bollard lighting; Electrical boxes(Option 3)-Whole Park	\$400,000.00	
11	Picnic Shelter(Option 4)	\$50,000.00	
12	Landscaping (2027)-Future Contract	\$50,000-\$100,000	
		Phase 1 Total w/o Options	\$1,300,000.00
		Options 1& 3 Only	\$425,000.00
		Total Estimated Park Cost w/	\$1,725,000.00
	2027 Budget Amount		\$2,000,000.00
		Lockport Township Park District	\$250,000.00
	Staff Recommendation	Total Estimated City Cost w/ Options 1& 3 Only	\$1,475,000.00
		Phase 1 Total w/o Options	\$1,300,000.00
		Options 1-4	\$925,000.00
		Total Estimated Park Cost w/	\$2,225,000.00
	2027 Budget Amount		\$2,000,000.00
		Lockport Township Park District	\$250,000.00
	Total Project Estimate	Total Estimated City Cost w/	\$1,975,000.00
13	Design Services-For Band Shell(Est)	\$85,000.00	
14	CE Services-Phase 2(Est)	\$75,000.00	
15	Band Shell Construction(Est)	\$1,000,000.00	
		<i>Total City Cost, Phase 2</i>	\$1,160,000.00