

ORDINANCE NO. 1912-19

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR DISPLAY HOMES—
K. HOVNANIAN T & C HOMES AT ILLINOIS LLC—THE VILLAS AT THE
COMMONS SUBDIVISION

WHEREAS, on or about February 26, 2018, K. Hovnanian T & C Homes at Illinois LLC, as applicants and/or owners of the property, filed an application for a special use permit for display homes regarding the property legally described on **Exhibit "A"** attached hereto and incorporated herein (the "SUBJECT REALTY"); and

WHEREAS, all hearings required to be held before agencies of the Village took place pursuant to proper notice as required by law, and the Planning, Building and Zoning Commission has forwarded their recommendations, including a certification of substantial conformance with the approved preliminary plan and plat, to the Mayor and Board of Trustees, a copy of said recommendations and certification of substantial conformance with the approved preliminary plan and plat, being attached hereto as **Exhibit "B"** and made a part hereof.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, as follows:

SECTION ONE: The preambles set forth hereinabove are incorporated herein as substantive provisions of this Ordinance as if fully set out in this Section One.

SECTION TWO: That the SUBJECT REALTY is zoned as R-2 and is the subject of an application for a special use for planned unit development.

SECTION THREE: That there is hereby granted a special use permit for the SUBJECT REALTY subject to the following conditions: (1) No more than four (4) display homes shall be built on the SUBJECT REALTY or on the property commonly known as The Villas at the Commons subdivision in the Village of Hawthorn Woods. The locations of the display homes shall be approved administratively by the Chief Operating Officer prior to the submission of any

building permit; (2) Approval of final plat and special use for planned unit development by the Board of Trustees; (3) Approval of Final Engineering plans by the Village Engineer; (4) Compliance of terms of the approved subdivision improvement agreement; and (5) Approval of building permits for the display homes.

SECTION FOUR: That the recommendations of the Planning, Building and Zoning Commission, including any recommendations and certification of substantial conformance with the approved preliminary plan and plat, heretofore attached hereto as **Exhibit "B"**, are hereby adopted by the Mayor and Board of Trustees of the Village of Hawthorn Woods.

SECTION FIVE: That all ordinances and resolutions, or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, superseded by this Ordinance.

SECTION SIX: That this ordinance shall be effective and binding on the Subject Realty upon the closing of the acquisition of the Subject Realty by K. Hovnanian or its nominee which shall be an affiliate or related entity, and K. Hovnanian shall provide notice of said acquisition. In the event that the Village does not receive such notice within 90 days of the approval date of this ordinance, this ordinance and all related approvals will be null and void.

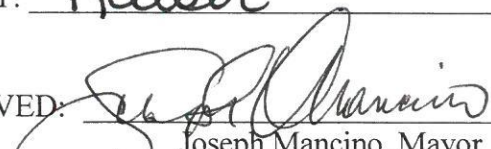
The foregoing Ordinance was passed by a roll call vote as follows:

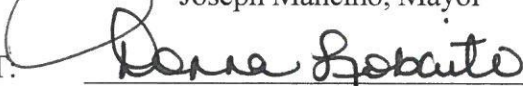
AYES: Besik, Riess, Corrigan, DiMaggio, David

NAYS: 0

ABSTENTIONS: 0

ABSENT: Kaiser

APPROVED: 
Joseph Mancino, Mayor

ATTEST: 
Donna Lobaito, Village Clerk

PASSED: February 25, 2019

APPROVED: February 25, 2019

EXHIBIT "A"

LEGAL DESCRIPTION

**THE VILLAS AT THE COMMONS
HAWTHORN WOODS, ILLINOIS
METES AND BOUNDS LEGAL DESCRIPTION**

PARCEL 1: THE SOUTH 803.18 FEET OF THE WEST 768.82 FEET OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 190.0 FEET OF THE WEST 229.3 FEET THEREOF), IN LAKE COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 9 AND THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, IN TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 768.62 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH PARALLEL WITH THE WEST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 803.18 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9, A DISTANCE OF 711.89 FEET TO THE CENTERLINE OF MIDLOTHIAN ROAD (FORMERLY ILLINOIS ROUTE 63); THENCE SOUTHWESTERLY ALONG SAID CENTERLINE, A DISTANCE OF 906.85 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 9; THENCE WEST ALONG SAID SOUTH LINE, A DISTANCE OF 283.11 FEET TO THE PLACE OF BEGINNING, IN LAKE COUNTY, ILLINOIS.

AREA

22.346 AC

(more or less)

PINs: 14-09-200-034 and 14-09-200-030

EXHIBIT "B"

SUBSTANTIAL CONFORMITY CERTIFICATION



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

**THE VILLAS AT THE COMMONS SUBDIVISION – PLANNED UNIT
DEVELOPMENT PLAN AND PLAT & OTHER RELATED PLANS – SUBSTANTIAL
CONFORMITY CERTIFICATION**

**Public Meeting Date:
February 12, 2019**

The Planning, Building and Zoning Commission of the Village of Hawthorn Woods conducted Public Hearings regarding the preliminary development plans and plat for The Villas at the Commons Subdivision on or about May 8, 2018, during which said matter was duly considered, all as required by the statutes of the State of Illinois and the ordinances of the Village.

On May 29, 2018, the Mayor and Board of Trustees of the Village of Hawthorn Woods, Lake County, Illinois, approved the preliminary development plans and plat for The Villas at the Commons Subdivision, as codified in Ordinance Number 1852-18.

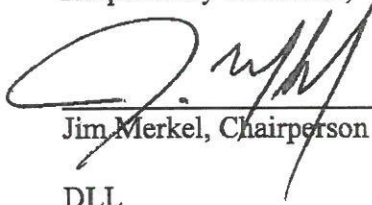
On February 12, 2019, the Planning, Building and Zoning Commission of the Village of Hawthorn Woods conducted a Public Meeting regarding the final development plans for The Villas at the Commons Subdivision and found the Final Plan and Plat and other related final plans in substantial conformity with the preliminary development plans and plat, subject to the following conditions:

1. Planned Unit Development recommended for approval subject to:
 - A. Approval of the Final Plat of Subdivision by the Village Board.
 - B. Approval of the Final Engineering Plans by the Village Engineer.
 - C. Approval of the Final Landscape Plans by the Village Board.
2. Final Plat of Subdivision recommended for approval subject to:
 - A. Approval of the Final Plat of Subdivision by the Village Board.
 - B. Approval of the Final Engineering Plans by the Village Engineer.
 - C. Approval of any off-site roadway improvement plans and access permits by the Illinois Department of Transportation.
 - D. Plan review comments provided by Christopher B. Burke Engineering, Ltd. dated December 21, 2018, and as subsequently revised.
 - E. Plan review comments provided by Erika Frable, PE, Village Engineer, dated December 26, 2018, and as subsequently revised.
 - F. Plan review comments provided by Jennifer Paulus, Hawthorn Woods' Chief of Police, dated December 13, 2018, and as subsequently revised.
 - G. Plan review comments provided by Brian Sullivan, Hawthorn Woods' Director of Parks and Recreation, dated December 27, 2018, and as subsequently revised.
 - H. Plan review comments provided by Donna Lobaito, Hawthorn Woods' Chief Administrative Officer, dated January 4, 2019, and as subsequently revised.

- I. Plan review comments provided by Rolf C. Campbell & Associates, dated December 20, 2018, and as subsequently revised.
 - J. Plan review comments provided by Lake Zurich Fire and Rescue Department, dated December 27, 2018, and as subsequently revised.
 - K. Plan review comments provided by Aqua Illinois, dated January 14, 2019, and as subsequently revised.
 - L. Approval of public water from Aqua Illinois.
 - M. Review and approval of response-to-comments provided by the Applicant, copies of which are attached as **Attachment "A"**.
 - N. Approval of the departures attached hereto as **Attachment "B"**.
3. Final Engineering Plans recommended for approval subject to:
 - A. Approval of the Final Plat of Subdivision by the Village Board.
 - B. Plan review comments provided by Christopher B. Burke Engineering, Ltd. dated December 21, 2018, and as subsequently revised.
 - C. Plan review comments provided by Erika Frable, PE, Village Engineer, dated December 26, 2018, and as subsequently revised.
 - D. Plan review comments provided by Lake Zurich Fire and Rescue Department, dated December 27, 2018, and as subsequently revised.
 - E. Will-serve letter for water provided by Aqua Illinois.
 - F. Approval of the Final Engineering Plans by the Village Engineer.
 - G. Approval of the Public Service Uses by all federal, state, and local regulatory agencies.
 - H. Approval of public water from Aqua Illinois.
 4. Final Landscape Plans recommended for approval subject to:
 - A. Approval of the Final Engineering Plans by the Village Engineer.
 - B. Approval of the Final Landscape Plans by the Village Board.
 - C. Plan review comments provided by Erika Frable, PE, Village Engineer, dated December 26, 2018, and as subsequently revised.
 - D. Plan review comments provided by Donna Lobaito, Village's Chief Administrative Officer, dated January 4, 2019, and as subsequently revised.
 - E. Plan review comments provided by Rolf C. Campbell & Associates, dated December 20, 2018, and as subsequently revised.
 5. Final Concept Plan recommended for approval.
 6. Wetland Delineation Report prepared by Hey and Associates, Inc., October 25, 2018, and as subsequently revised.
 7. Key Lot Exhibit prepared by BSB Design, dated February 20, 2018, bearing the latest revision date of November 21, 2018, and as subsequently revised. K. Hovnanian has agreed Lot 9 will be a side and rear elevation key lot.
 8. Temporary Sign Exhibit prepared by K. Hovnanian Homes, consisting of four (4) sheets, date stamped January 15, 2019, and as subsequently revised.
 9. Address and Mailbox Exhibit, by Pearson Brown & Associates, Inc., consisting of one (1) sheet, dated July 20, 2018, and bearing the latest revision date of October 1, 2018, and as subsequently revised.

10. Construction Office & Equipment Staging Plan, prepared by Pearson Brown & Associates, Inc., consisting of one (1) sheet, dated July 20, 2018, and as subsequently revised.
11. Sales Office Plan prepared by Pearson Brown & Associates, Inc., consisting of one (1) sheet, dated July 20, 2018, and as subsequently revised.
12. Traffic Enforcement Agreement Map prepared by Pearson Brown & Associates, Inc., consisting of one (1) sheet, dated July 20, 2018, and bearing the latest revision date of November 26, 2018, and as subsequently revised.
13. Anti-Monotony Standards bearing no date, and as subsequently revised.
14. Playground and open space/park accessory equipment prepared by Playcraft Systems consisting of seven (7) sheets, dated July 20, 2018 and as subsequently revised.
15. Aerating Fountain plan, date stamped November 28, 2018, and as subsequently revised.
16. Proposed Plans & Elevations prepared by K. Hovnanian Companies, dated October 3, 2018, and consisting of 42 sheets, and as subsequently revised.
17. Side Entry Door Exhibit prepared by BSB Design, dated February 20, 2018, and bearing the latest revision date of November 21, 2018, and as subsequently revised.
18. Departures from the Village Code recommended for approval, attached as **Attachment B**, and being in substantial conformity with the departures approved by the Village Board.
19. Certification that the Final PUD Plan and Plat of Subdivision are in substantial conformity with the previously approved Preliminary PUD Plan and Plat.
20. Such other relief or approvals as the Village Attorney and/or the Village Board may determine reasonably necessary.

Respectfully submitted,



Jim Merkel, Chairperson

DLL



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500

TO: Donna Lobaito, RMC; Chief Administrative Officer

FROM: Erika M. Frable, P.E.; Director of Public Works/Village Engineer

SUBJECT: The Villas at the Commons

DATE: December 26, 2018

An office review was conducted of the Final Plat, revised November 20, 2018, prepared by R.E. Allen and Associates, Ltd., the Final Engineering, dated November 26, 2018, prepared by Pearson, Brown & Associates, Inc., and the Final Landscape Plan, revised November 21, 2018, prepared by Krogstad Land Design Limited, for the Villas at the Commons. The review was conducted to determine compliance with Village Codes and standards and good engineering practices.

FINAL PLAT

1. The proposed right-of-way width for all roads, except Executive Drive is 60 feet. The Village Code requires a minimum of 66 foot right-of-way. Executive Drive right-of-way is only 50 feet. However, it corresponds to the existing right-of-way width for the Hawthorn Woods Business Park. It is our understanding that the developer will request a departure for the width of the right-of-way. ***Response noted.***
2. A "20' Pathway Easement" is noted on the final plat. However, there isn't provisions included for the "20' Pathway Easement". Include easement provisions that include the Village maintaining the bike path. ***Comment has not been addressed.***
3. Completed: See sheet 2 of 2, Provisions provided and added to plat.
3. Remove the "5' Pathway Easement" on Sheet 1. This path will be maintained by the HOA. ***Comment has been addressed.***
4. Provide a chart that notes each outlot and the entity responsible for maintaining that outlot. ***The chart has been provided as requested. However, Outlot G is not noted on the chart. Please add Outlot G to the chart.*** Completed: See sheet 2 of 2.
5. Remove the "Blanket Utility Easement" from all outlots and the provisions noted on Sheet 2. ***Comment has been addressed.***

6. Replace the provisions for “Stormwater Management Easement” with the provisions attached. *The provisions have been added. Please modify “Stormwater Detention Easement” in the provisions or “Stormwater Management Easement” on the plat so that they read the same.* Completed: See sheet 2 of 2
7. Replace the “Storm Sewer” Provisions with the “Drainage Easement (D.E.) Provisions attached. *Comment has been addressed.*
8. Modify the “Sanitary Sewer Easements” provisions as follows:
 - a. Eliminate any reference to Lake County Public Works (three locations). The sanitary sewer will be owned, operated and maintained by the Village only. *Comment has been addressed.*
 - b. Add the reference to Outlot G to the second paragraph. *Comment has been addressed.*
9. Replace the “Public Utility and Drainage Easement” provisions with the provisions attached. Note that where possible, the Village will not allow the Public Utility easement to be shared as a Drainage Easement. Modify the plat so that it reads P.U.D.E. in areas where both are needed and only P.U. where no storm sewer is present or D.E. where P.U. are not needed. *Comment has not been addressed. Replace the “Public Utility and Drainage Easements” provisions with the attached provisions.* Completed: See sheet 1 and 2, Provisions provided and added to the plat.
10. “Buffer Averaging Area” provisions are provided on Sheet 2. However, there is no Buffer Averaging Area noted on the final plat. *Comment has been addressed.*
11. Easements are needed for the storm sewers or any other utilities that are not within the right-of-way. This includes outlots. Outlot D and E can be designated entirely as Stormwater Management Easements, with the Village having the right but not the obligation to maintain. However, there are some locations, such as the storm sewer located on Outlot A and C that must be noted with drainage easements, also giving the Village the right but not the obligation. *Comment has been addressed.*
12. Storm sewer services or sanitary sewer services within the right-of-way or Outlots must be the responsibility of the homeowner that uses it. This must be included in easement language and declarations. *Comment has been addressed.*
13. Change “Watermain” Easements to “Municipal” Easements on Sheet 2. *Comment has been addressed.*
14. Provide IDOT Certification if required. *Comment has been addressed.*

FINAL ENGINEERING

1. Nelson Lane should continue north between Lot 40 and 41 to the parcel north of this property for future connection of neighborhoods, per the Village Code. Right of way width is provided, but the street isn’t proposed to be constructed. *Response noted.*
2. The proposed right-of-way width for all roads, except Executive Drive is 60 feet. The Village Code requires a minimum of 66 foot right-of-way. Executive Drive right-of-way is only 50 feet. However, it corresponds to the existing right-of-way

- width for the Hawthorn Woods Business Park. It is our understanding that the developer will request a departure for the width of right-of-way. **Response noted.**
3. ■ All asphalt paths must be a minimum of 8 feet in width. **Comment has not been addressed. This has been a continuing comment during preliminary engineering review that still has not been addressed. Preliminary plan approval was approved subject to all review comments provided by Erika Frable, dated April 17, 2018 being addressed. Comment 9 of this review memo indicated that all paths must be a minimum of 8 feet in width. Pursuant to a meeting with Village staff on 1/11/2019, the 5 foot wide paths on the HOA property are acceptable subject to revising the design specification for the 10 foot wide path to consist of 3" of asphalt surface over an 8" gravel base.**
 4. Sidewalk is not proposed within the interior of the right-of-way for Potter Court. **Response noted.**
 5. Sidewalk is not proposed on Executive Drive providing access to the Business Park. **Response noted.**
 6. The word "Temporary" is misspelled in a note for the east detention basin on Sheet 6. **Comment has been addressed.**
 7. Storm sewer at rear of Lots 25 to 27 isn't completely within easement. Check all locations to confirm. **Comment has been addressed.**
 8. Watermain must be a minimum of 4 feet from edge of sidewalk or street. **Comment has been addressed.**
 9. Note why the sanitary sewer from MH 8 to MH 10 is a pressure pipe. **Response noted.**
 10. Note the size of the casing pipe under Midlothian Road for sanitary sewer. **Comment has not been addressed. To be determined in the field by the underground contractor.**
 11. Storm sewer must not be located under the street unless necessary. **Comment has been addressed.**
 12. The names of some streets are cut off on Sheet 9. **Comment has been addressed.**
 13. The casing pipe detail is for Village sanitary sewer, not Aqua watermain on Sheet 14. Remove note referencing Aqua from this detail. **Comment has been addressed. However, the detail notes that the watermain in the casing pipe will be ductile iron pipe. Confirm whether that is correct. AQUA'S casing detail is correct, revised Village's casing detail to PVC.**
 14. Remove steps from Sanitary Manhole Detail depicted on Sheet 16. **Comment has been addressed. However, a sanitary drop manhole detail has been added with steps in the manhole. Remove the steps from the drop manhole. Revised as requested.**
 15. Watermain must be minimum of 4 feet from edge of road or sidewalk. It is depicted 2 feet from edge of sidewalk in 60' ROW on-site pavement detail on sheet 17. **Comment has been addressed.**
 16. A dimension should be added to for the watermain depicted on the 50' ROW – Executive Drive On-Site Pavement Detail depicted on Sheet 17. **Comment has been addressed.**

The following comments are additional from the last review memo.

17. Provide a clean out along the 400 feet of inch ADS pipe that is proposed from the west detention basin at the north property line of the development. Per the request of KHov's Landscape Architect, we removed the underdrains within the basins, due to the proposed plantings.
18. Aqua's comment letter dated November 15, 2018 requires modification to the location of the watermain that is located within the Village's ROW. The modifications need to be made to the plans, including review and approval by Village staff prior to the plans being recommended for approval to the Village Board. Understood

FINAL LANDSCAPE PLAN

1. The monument sign is proposed within a drainage easement. It must be moved to a location outside of easements and not in Village right-of-way. Monument has been moved
2. Most trees proposed along the street are located on individual lots and not within the Village's right-of-way. Noted

OPINION OF PROBABLE COST

1. Provide quantity and cost for the following: Trees, shrubs, benches, overlook, trash receptacles, monument sign and playground equipment. This will be provided with the revised plans.

The developer and their consultants have the ultimate responsibility for the correct representation of existing field conditions as well as providing a design that complies with Village ordinances and standards.

A list of revisions made other than those indicated above should be included on subsequent submittals. Indicate a brief description of the revision and the sheet number the revision occurs on. Any revision made to the plans not identified in this manner, will not be accepted.

Additionally, subsequent transmittals should also acknowledge any revision made as a result of comments from other review authorities. A copy of those comments should be included with the revised submittal.

December 21, 2018

Village of Hawthorn Woods
2 Lagoon Drive
Hawthorn Woods, IL 60047

Attention: Donna Lobaito, Chief Administrative Officer

Subject: The Villas at the Commons
Fourth Review
TEF West - K. Hovnanian Homes
(CBBEL Project No. 020065H237)

Dear Donna:

Per your letter dated December 6, 2018 we have reviewed the following documents:

- Comment Response Letter prepared by K. Hovnanian Homes, dated November 27, 2018.
- Stormwater and Floodplain Management Design Report prepared by Pearson, Brown & Associates, Inc. dated August 11, 2018, revised September 24, 2018.
- Final Landscape Plan prepared by Krogstad Land Design Limited dated August 7, 2018, revised November 21, 2018.
- Final Plat of the Villas at the Commons prepared by R.E. Allen and Associates, Ltd., dated November 20, 2018.
- Final Engineering Plans for the Villas at the Commons prepared by Pearson, Brown & Associates, Inc., dated August 13, 2018, revised November 26, 2018.
- Wetland Delineation Report by Hey and Associates, Inc. dated October 25, 2018.
- Signed Lake County Watershed Development Permit Application.

The following comments are provided for your consideration.

SITE/CIVIL ENGINEERING

1. The minimum right-of-way width for minor streets is sixty-six feet. It is our understanding that the proposed width of sixty feet will be included on the Departure List. Agreed
2. The Village's Minimum Standards for Pavement Design establishes a minimum horizontal curve radius for minor streets of one hundred (100') feet. The radii for the curves on Commons Circle and Potter Court are less than this minimum and a departure is required. This is included on the departure list
3. Three proposed street lighting poles are in conflict with underground utilities. Revise the plans and photometrics to address the following locations:
 - a) Southwest corner of Potter Court and Commons Circle in conflict with proposed twelve-inch storm sewer. Consider revising its location south of sanitary manhole no. 15 to better illuminate both intersections.

Per phone conversation with CBBEL on 1/11/19, it was agreed upon to move the street light south on the same side of the street.
 - b) West end of Potter Court in conflict with proposed water main. Consider revising location just to the south of sanitary manhole no. 16.

Per phone conversation with CBBEL on 1/11/19, current street light location is okay, (we moved the watermain 2' +/-).
 - c) East side of Nelson Lane in conflict with proposed storm sewer and sanitary sewer. Consider revising location to the west side of Nelson Lane adjacent to Lot 60.

Per phone conversation with CBBEL on 1/11/19, it was agreed upon to move the street light to lots 59/60.

Per phone conversation with CBBEL on 1/11/19, CBBEL stated the current Photometrics Plan does not need to be revised due to the minor changes.
4. The street light detail on Sheet No. 17 identifies the use of Type T3, T4 and T5 optics. The photometric plan only shows one optical assembly. Revise detail accordingly. This meets Dark Sky "Friendly" and is not fully Dark Sky Compliant.

Revised as requested
5. The cover sheet lists plan sheets for the Midlothian Road improvements however these sheets were not included in the plan set submitted for review.

This should be submitted to the Village. Plan sheets included. Plan sheets to be reviewed and approved by IDOT.

FINAL PLAT OF SUBDIVISION

All comments have been addressed.

STORMWATER and FLOODPLAIN

The Villas at the Commons development project (Project) is considered a Major Development and requires a Watershed Development Permit (WDP) to be issued by the Village of Hawthorn Woods. Based on our knowledge of the Lake County Watershed Development Ordinance (WDO), we offer the following comments:

1. As previously noted, the Project will require a new NPDES ILR10 construction permit from the Illinois Environmental Protection Agency (IEPA). The review time for this permit is 30 days. The Village should be copied on the permit submittal and provided a copy of the permit when received. Agreed
2. As noted in our previous letter, the Project will require permits from the applicable roadway jurisdictions. The IDOT setback from the roadway for the detention basins will need to be met. Understood
3. The following comment pertain to the stormwater calculations:
 - a. Given the history of flooding in the vicinity, the storm sewer tributary map should include the areas within the business park that are tributary to the proposed on-site storm sewer system. Added areas to the tributary area map, please note the areas where included in the original storm sewer calculations.
 - b. While we do not agree with the infiltration included in the RVR analysis, the wetland basins will meet the RVR requirement for the site. No comment / understood
4. The following comments pertain to the final engineering plans:
 - a. The level spreader on the west pond should be located where it will not impact the adjacent property to the south.
Revised as requested
 - b. The purpose of the underdrains in the detention basins is not clear. They may reduce the hydrology required to maintain wetland plantings in the basins. This should be clarified.
Per the request of KHov's Landscape Architect, we removed the underdrains within the basins, due to the proposed plantings.

- c. On the final landscape plan, hatching is provided for different types of seeding, but there is no legend to indicate which type of seeding is associated with the various types of hatching. Seeding information – including rates, species, dates, etc.-- should be included on the Erosion Control Plan. Native vegetation for stormwater management practices and facilities should be called out specifically. A legend will be added to the Final Landscape Plan.

Per CBBEL's email dated 1/11/19, we added the information on sheet L4 of the landscape plans to the Erosion Control Plan.

WETLAND REVIEW

All comments have been addressed.

ENGINEER'S OPINION OF PROBABLE CONSTRUCTION COSTS

Verify the quantity of the following items:

1. 4' STORM MANHOLE, COMPLETE (note: manholes nos. 29A and 29B are not listed in the schedule on Sheet 8)
Revised as requested
2. 5' SIDEWALK (note: approximate length of sidewalk is 5,500 lineal feet).
Revised as requested

GENERAL COMMENTS UNDERSTOOD

1. IEPA construction permits are required for the water and sanitary sewer facilities.
2. IDOT permits are required for the entrance and utility connections on Midlothian Road.
3. The developer should furnish a letter from Aqua Illinois stating that Aqua has capacity and intends to provide water service to the subject property.
4. Provide review comments from Aqua Illinois and all other federal, state, county or local agencies that require their approval of the plans.

If you have any questions or comments, please feel free to contact us.

Sincerely,

Robert T. Jungwirth, PE, CFM
Senior Civil Engineer

cc: Erika Frable – Village of Hawthorn Woods (via email only)
Pam Newton – Village of Hawthorn Woods (via email only)
Lee Fell - CBBEL (via email only)
Darren Olson - CBBEL (via email only)

Memorandum

To: Jim Truesdell

From: Karl Krogstad, PLA, LEED AP, Certified Arborist
President, Krogstad Land Design Limited

Date: January 9, 2019

Subject: Villas at the Commons, Hawthorn Woods, IL

The following are the responses to the Landscape related comments found in various documents regarding the most recent review for the Villas at the Commons Landscape Design. Each document has been addressed separately (below). For the sake of brevity not all of the original comments have been repeated:

Memorandum regarding Review of Documentation for Playground at the Villas at the Commons, dated December 27, 2018, from Brian J. Sullivan, Director of Parks and Recreation:

- **Comment:** As there is no mention of the surface material in this documentation, the developer should provide us with this information prior to approval and installation. **Response:** the surface shall be pre-engineered safety mulch in compliance with CSPC's Handbook on Playground Safety. This shall be indicated on the next submittal
- **Comment:** On the Astro Rider, the color should be Green. **Response:** The color shall be specified as Green on the next submittal.
- **Comment:** On the playground equipment, the support columns should not be red. They should be tan/beige. **Response:** These colors shall be specified as requested on the next submittal.

All other comments in this memorandum are affirming that the proposed playground meets with approval.

Memorandum regarding Villas at the Commons, dated December 26, 2018, from Erika M. Frable, P.E., Director of Public Works/Village Engineer:

Final Landscape Plan

1. **Comment:** The monument sign is proposed within a drainage easement. It must be moved outside of easements and not in the Village right-of-way. **Response:** The monument shall be located outside of easements on the next submittal.
2. **Comment:** Most trees proposed along the street are located on individual lots and not in the right-of-way. **Response:** Noted

Opinion of Probable Cost

1. **Comment:** Provide quantity and cost for the following: Trees, shrubs, benches, overlook, trash receptacles, monument sign and playground equipment. **Response:** The quantity and cost for the items listed shall be provided as part of the next submittal.

Review Letter regarding Villas at the Commons Fourth Review, dated December 21, 2018, from Robert J. Jungwirth, CFM Senior Civil Engineer, CBBEL:

Stormwater and Floodplain

- 4.c. **Response:** Hatching for the different types of proposed seeding shall be identified in a legend on the next submittal. Seeding information, including rates, species etc., has been provided to the project civil engineer to be included on the Erosion Control Plan.

Weekly Action Plan email regarding Villas at the Commons, dated January 7, 2019, from Pamela O. Newton, MSOL, C.M., Chief Operating Officer, ICMA-Credentialed Manager:

1. **Response:** The Playground detail shall be added to the landscape plan on the next submittal.
2. **Response:** Two overstory shade trees shall be added in the gathering area along the Midlothian Road trail.
3. **Response:** There are currently 2 benches proposed at the playground. An overstory shade tree shall be added behind the benches.
4. **Response:** Border timbers for the playground shall be a non-wood material. The playground colors shall be tan and green. These items shall be specified on the next submittal.

In addition, a comment was made that the monument sign should include the words “of Hawthorn Woods” so that the sign text should read “The Villas at the Common of Hawthorn Woods”.

Review Letter regarding Villas at the Commons –K. Hovnanian Homes- Final Landscape Plan - 2nd Review, dated December 20, 2018, from Rolf C. Campbell & Associates.

All previous comments have been addressed, and there are no outstanding comments



At the Heart of Community

FIRE DEPARTMENT
Fire Prevention Bureau

1075 N. Old McHenry Road
Lake Zurich, Illinois 60047
Fire.bureau@lakezurich.org
(847) 540-5073
lakezurich.org

December 27, 2018

Ms. Donna Lobaito
Chief Administrative Officer
Village of Hawthorn Woods
2 Lagoon Drive
Hawthorn Woods, IL 60047

**RE: PR18-247 -THE VILLAS AT THE COMMONS
REVISED FINAL PLANS**

Dear Donna:

Thank you for the submittal. After reviewing the drawings, I have the following comments:

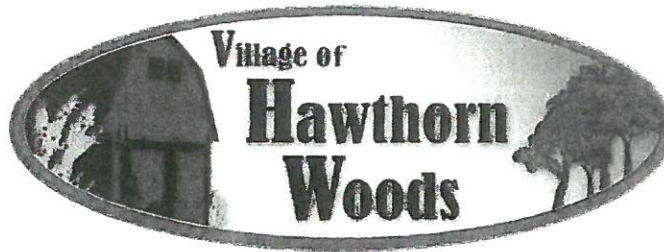
1. We have stated in previous reviews that the entrance and exit lanes onto Common Circle appear to be too narrow. If we hit a curb upon entry, this will damage our vehicles and possibly your trucks. This was to be answered by Michael prior to his leaving. Can you please have the developer look at these entry and exit routes?

Attached AUTO-TURNS dated December 7, 2019.

If you have any questions, please contact our office.

jll:ce rely,

Robert Kleinheinz
Fire Prevention Specialist
Lake Zurich Fire Department



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 - (847) 438-5500 FAX 847-438-1459

TO: Jim Truesdell, Land Acquisition Advisor
K. Hovnanian Homes

FROM: Donna Lobaito
Chief Administrative Officer

SUBJECT: The Villas at the Commons (TEF West) – Final Plans – 2nd Review

DATE: January 4, 2019

An office review was conducted of the revised Final Plans received on November 28, 2018. The review was conducted to determine compliance with Village Codes, Preliminary PUD ordinance, and standards and good planning practices.

GENERAL COMMENTS

1. Please provide a monotony plan. See attached monotony plan utilized at Pulte's Hawthorn Hills subdivision. Pulte's monotony plan is acceptable.
2. Please clarify whether there is to be a gazebo. No. While early on there was some discussion of a gazebo as one possibility, it was not part of the approved preliminary landscape plan.
3. Condition 12.H of Ordinance 1852.-18, Preliminary Planned Unit Development approval calls for one aerator in each detention pond. Please clarify how many aerators will be present. The final engineering design only has permanent water in a portion of one basin at Midlothian Road where an aerator is provided. The second basin along Fairfield Rd. is a wetland bottom basin and does not hold permanent water, therefore no aerator is provided.

FINAL LANDSCAPE PLAN

1. Section 9-12-7.E.1 of the Village Code requires neighborhood identification signs to contain the subdivision name and identification of the Village. Please modify the monument sign to read: The Villas at the Commons of Hawthorn Woods.
- Agreed

SALES OFFICE PLAN

1. Pursuant to 9-11-3.A and 9-11-3.H.2, the parking lot cannot be gravel, and must be paved in accordance with street specifications as outlined in the village

subdivision ordinance. We will pave the parking lot and provide you with a specification detail for your approval. Since this is a temporary lot, there is no need to design it to meet street specifications.

KEY LOT PLAN

1. COO Newton has asked that the following changes be made to the Key Lot Plan:
 - a. Lot 9 – should be Side and Rear Elevation Key Lots.
 - b. Lots 10 – 15 should be Rear Elevation Key Lots.
 - c. Lots 16 – 17 should be Side and Rear Elevation Lots.
 - d. Lots 18 – 22 should be Rear Elevation Key Lots.
 - e. Lots 27 – 28 should be Side and Rear Elevation Lots.

These lots abut commercial property as opposed to areas generally viewable by the public; therefore, they do not need to be key lots. In addition, the areas behind these lots are generally within a landscape buffer outlot and contain both existing and proposed additional vegetation. All comments received regarding key lots were addressed, revised and presented to the Village Board at the time of preliminary approval. We agree, however, that Lot 9 will be identified as a Side and Rear Key Lot.

ARCHITECTURE – GENERAL COMMENTS

1. Clarify the size of trim around all windows. 1” x 6” trim will be provided around all windows.
2. Add belly band to all key lot elevations. Belly Bands will be provided on all two story elevations.
3. Confirm whether windows on the garage doors will standard or an option.
Standard
4. Confirm whether windows on the front doors will be standard or an option.
Standard.
5. Confirm whether each home will have a small patio or deck on the back. Patios are optional. There are some walkout and lookout homes that will require decks pursuant to the grading plans.

ARCHITECTURE – MODEL SPECIFIC COMMENTS

1. Brooke Model (former Ranch Plan A):
 - a. Make optional additional windows on right elevation standard. We don't believe that this is necessary and should be left to the purchaser because it affects the room layout of their furniture. These windows are not generally visible due to their location on the interior side of the home. In lieu of this, we will agree to provide belly bands on all two story elevations.
 - b. Clarify whether the fireplace is an option. Option
2. Tucker Model:
 - a. Add second light fixture on side of garage doors on front elevations. A carriage light on both sides of all garage doors will be provided.
 - b. Add brick water table to right and rear elevations on key lots. A brick water table will be provided on the right elevation if it is the key lot visible side. We agree that a brick water table will be provided on a rear key lot.

- c. Form L: Add third window back into family room. Agreed
- 3. Darcy Model (former Owner's Down Plan A):
 - d. Add brick water table to right and rear elevations on key lots. A brick water table will be provided on the right elevation if it is the key lot visible side. We agree that a brick water table will be provided on a rear key lot.
 - c. Right elevation – non-key lots: Add two rear windows as standard. We don't believe that this is necessary and should be left to the purchaser because it affects the room layout of their furniture. These windows are not generally visible due to their location on the interior side of the home. In lieu of this, we will agree to provide belly bands on all two story elevations.
 - d. Form K: Brick water table added to front elevation – non-key lot. Please clarify if this will be standard. Yes. This is Standard
 - e. Form M: Front oval window now rectangle. Please keep as oval. Oval windows are not in keeping with the architectural style and are no longer a popular feature. In addition, the rectangular window as shown is fully operable and will allow ventilation into the foyer. This is generally preferred by our purchasers.
- 4. York II Model:
 - a. Rear elevation, optional covered patio at great room: Center post does not work well with windows behind. Can this post be eliminated, or replaced with an additional post spreading out on both sides of the window? This center post will be eliminated.
- 5. Henley Model:
 - a. Rear elevation, optional covered patio: Add a second post up against the home. The second post is not structurally necessary so it will not be provided at this location.

DEPARTURES

- 1. The departures list approved as part of the preliminary plans approval will be updated prior to PB&Z Commission meeting for this project. This review identified the following potential additional departures:
 - a. Signage – Elevation A
 - i. Request is for 120 square foot sign.
 - ii. Village Code allows for 16 square foot sign.
 - iii. **Departure needed – 104 square feet.** Agreed. When we were working with Michael he indicated that we could address this at final approval.
 - b. Monument Sign
 - i. Request is for 39.7 square feet.
 - ii. Village Code allows for 16 square feet.
 - iii. **Departure needed – 23.7 square feet.** While the monument itself is over 16 square feet, the actual sign area is not. It was my understanding that this would not be a departure.
 - c. Underdrain

- i. Clarify New Standard request – Village Code 10-3.10.C.4.g It is our understanding that the engineering department prefers not to have this underdrain.
- d. Construction Fencing
 - i. Request is to utilize 6' chain link construction fence with green screen on the back side.
 - ii. Village Code prohibits fencing – Village Code 8-4-2.
 - iii. **Departure needed – 6' chain link construction fence with green screen on the back side.** We had been requested to provide some screening and a detail. This is a temporary fence; however, it can be eliminated if the Village prefers not to have it.

The developer and their consultants have the ultimate responsibility for the correct representation of existing field conditions as well as providing a design that complies with Village ordinances and standards.

A list of revisions made other than those indicated above should be included on subsequent submittals. Indicate a brief description of the revision and the sheet number the revision occurs on. Any revision made to the plans not identified in this manner, will not be accepted.

Additionally, subsequent transmittals should also acknowledge any revision made as a result of comments from other review authorities. A copy of those comments should be included with the revised submittal.

PEARSON, BROWN & ASSOCIATES, INC.
CONSULTING ENGINEERS

1850 W. WINCHESTER ROAD, SUITE 205
LIBERTYVILLE, IL 60048-5355

PHONE 847 / 367-6707
FAX 847 / 367-2567

January 23, 2019

Aqua Illinois
1000 South Schuyler Avenue
Kankakee, Illinois 60901

Attn: Stephen Palinski, Construction Coordinator

Re: The Villas at the Commons Review #2
Hawthorn Woods, Illinois

On behalf of our client, K. Hovnanian Homes, we have enclosed the following documents in support of our point-by-point responses to your review #2 memo dated January 14, 2019:

- **Final Engineering Plans, revised dated January 17, 2019**
- **Final Plat for THE VILLAS AT THE COMMONS, revised January 23, 2019**

Page 5:

- *The water main needs to continue north on Nelson Lane to the north property line of the subdivision where a valve will have to be installed to terminate the improvements.*

There are no plans for any kind of improvements based on village approval, so the water main is not continued north.

- *The water main cannot be installed in the side-slopes on either side of the right-of-way, so it will likely have to be in an easement in either Lot 40 or Lot 41.*

Revised the grading within right-of-way, so that the future developer to the North can construct the future watermain within the right-of-way and added easement on Lot 40.

- *AQUA fully understands that this section of Nelson Lane will not be improved, but the water main should be extended to the property line for future use for the property to the north.*

Revised the grading within right-of-way, so that the future developer to the North can construct the future watermain within the right-of-way.

Page 8:

- *There are no crossing elevations for the hydrant lead for Hydrant 8.*

Added crossing elevations.

- *There are no crossing elevations for the sanitary sewer crossing at the east end of Potter Court.*

Added crossing elevations.

- *Install a valve at either end of the water main running through Potter Court. As designed, we would have to shut off a lot of main if there were a break in the western end of the subdivision.*

Added valve & box #15a.

General:

- *There seems to be some confusion on the restrained joint lengths, particularly at the tee at the north end of Nelson Lane. It looks like the tee branch length was used for the straight through instead of the branch.*

Revised per phone conversation with AQUA on 1/17/19.

- *Please double check all restrained joint lengths. Keep in mind that AQUA requires any joint within twenty feet of any fitting to be restrained.*

Revised per phone conversation with AQUA on 1/17/19.

- *Please disregard the chart on the details page that shows the restrained joint distances. We now use the following website to calculate restrained joint distances: <https://www.dipra.org/ductile-iron-pipe-resources/calculators/thrust-restraint-of-ductile-iron-pipe>. The variables to enter into the calculator are as follows:*

Laying Conditions: Type 2

Soil Designation: Sand Silt

Depth Cover: 4 ft.

Design Pressure: 250 psi

Safety Factor: 1.5

Use the Polyethylene Encased length given by the calculator for restrained lengths. Please show the restrained lengths on the plans, either in the plan view, or on the profile.

Understood.

Should you have any questions or concerns, please do not hesitate to contact me.

PEARSON, BROWN & ASSOCIATES, INC.



Donald S. Henne
Associate

Cc: K. Hovnanian Homes
Village of Hawthorn Woods



Hawthorn Woods Police Department

2 Lagoon Drive
Hawthorn Woods, IL 60047-9061

Phone: (847) 438-9050
Fax: (847) 438-5308

MEMORANDUM

DATE: December 13, 2018

TO: Donna Lobaito; Chief Administrative Officer

FROM: Police Chief J. Paulus

SUBJECT: Villas at the Commons – K. Hovnanian – Revised Final Plans

I have had the opportunity to review the latest Traffic Enforcement Agreement Map Plan and Address/Mailbox Exhibit for Villas at the Commons of Hawthorn Woods. All of my concerns have been addressed and I have no further comments.

Pride · Performance · Professionalism

Web Site: www.hwpd.com E-mail: police@hwpd.com



2 LAGOON DRIVE - HAWTHORN WOODS, ILLINOIS 60047 (847) 438-5500

MEMORANDUM

Date: December 27, 2018

To: Donna Lobaito, Chief Administrative Officer
Village of Hawthorn Woods

From: Brian J. Sullivan, Director of Parks and Recreation

Re: Review of Documentation for Playground at Villas at the Commons
December 7, 2018

Below is a list of my comments and a couple of items that need to be addressed. They arise from review of the schematic drawings provided for the playground project at Villas at the Commons. In addition, I have spoken with Marty at the Zenon Group who reps the Playcraft line of playground equipment. My comments are as follows:

- Playground does meet all current ASTM and CSPC safety industry standards.
- Playground fall zones appear to be correct and playground elements have been laid out properly.
- Playground Equipment including, transfer station, Astro Rider, playground plastic access ramp all meet current ADA accessibility guidelines.
- Safety use notification signage is included.
- The one item **not mentioned**, except in an editorial comment under General Notes from the Zenon Company on the diagram layouts, is the lack of information on the designated play surface to go with in the plastic border timbers and underneath the equipment. It appears that a mulch type surfacing will be used but is not indicated. This should be at the very least, pre-engineered safety surfacing material (mulch). It should be in compliance with CSPC's Handbook on Playground Safety; Section Four, Surfacing. The vendor supplying the surfacing should provide a certificate of certification indicating compliance with Section Four. (All vendors who provide this type of mulch all know to provide their testing results as requested). ***As there is no mention of the surface material in this documentation, the developer should provide us with this information prior to approval and installation.***
- On the Astro Rider, the ***color should be Green.***
- On the playground equipment, the ***support columns should not be red.*** They should be ***tan/beige.***
- 3400 VFX Aerating Fountain appears to be sufficient.

Thank you for the opportunity to review this submittal. Please feel free to contact me with any questions.

Brian J. Sullivan CPRP, MPA, CPSI
Director of Parks and Recreation
Village of Hawthorn Woods
2 Lagoon Drive
Hawthorn Woods, IL 60047
847.847.3531
bsullivan@vhw.org



910 Woodlands Parkway, Vernon Hills, IL 60061
Ph: (847) 735-1000 Fax: (847) 735-1010 www.rolfcampbell.com

**PLANNING CONSULTANTS
MEMORANDUM**

Date: December 20, 2018

To: Donna Lobaito,
Chief Administrative Officer
Village of Hawthorn Woods

From: Rolf C. Campbell & Associates

Re: **Villas at the Commons – K. Hovnanian Homes –
Final Landscape Plan – 2nd Review**

We have reviewed the revised Final Landscape Plan and Tree Preservation Plan prepared by Krogstad Land Design Limited, dated 11-21-18 (7-sheets). We had previously reviewed the Final Landscape Plan and Tree Preservation Plan dated 8-7-18 (7-sheets) prior to their revisions as documented in our 8-30-18 review memo. The proposed residential development is located north of the existing Hawthorn Woods Business Park and between Midlothian Road and Fairfield Road. We have also reviewed the revised supplemental plans relating to the Final Landscape Plan and Tree Preservation Plans including the Final Engineering Plans by Pearson Brown and Associates dated 11-26-18 (21-sheets) and Final Plat of Subdivision by R.E. Allen and Associates, Ltd. dated 11-20-18 (2-sheets), Playcraft Systems Details by Zenon Company received 11-28-18, and Architectural Elevations and Floor Plans prepared by K. Hovnanian Homes dated 10-3-18. Below are the following comments based on the revised Final Landscape Plan and Tree Preservation Plan:

Tree Preservation Plan

No comments, all previous comments were addressed in the first memo for Preliminary Landscape Plan review dated 3-20-18.

Final Landscape Plan

Per previous comments on the memo dated 8-30-18 regarding providing additional landscaping along the northwest basin adjacent to Fairfield Road, it appears that one (1) additional shade tree and 21 large shrubs are proposed on the revised landscape plan. This additional plant material will help with screening in this area and we have no further comments.

All other previous comments in our previous landscape plan reviews dated 3-20-18 and 4-16-18 have been addressed by the Applicant and the Final Landscape Plan has been adjusted to reflect these changes.

If there are any questions or comments, please contact our office at your convenience.

BD/AM 17023RC-22



February 8, 2019

Mr. James Truesdell
K. Hovnanian Homes
1804 N. Naper Blvd., Suite 200
Naperville, IL 60563

SUBJECT: The Villas at The Commons – Plan Approval

Dear Mr. Truesdell:

Thank you for starting the application process for obtaining water service.

Aqua Illinois, Inc. (AQUA) has reviewed the proposed plans for the above-mentioned water main extension. The water main extension plans with a revision date of 1/17/2019 are approved.

The following are procedures that must be adhered to for AQUA to accept a Main Extension for water service to property or development:

1. Applicant shall provide two copies of the Illinois Environmental Protection Agency (IEPA) Construction Permit Application for AQUA signature. Applicant shall submit permit application to IEPA and then provide copy of permit once issued.
2. Applicant shall provide AQUA a fourteen-day written notice of commencement of construction of the facility extension and verbally confirm two days in advance of construction starting.
3. AQUA will observe construction of Facilities, operate valves and observe filling, testing, flushing, and sampling as necessary. AQUA will submit sampling results with Operating Permit Application where applicable.
4. Prior to Facilities being placed into service, Applicant shall submit to AQUA the following: Bill of Sale, Certified Cost, and electronic file of as-built plans in (.PDF) format and AutoCAD Release 2013 (.DWG) format. As-built plans shall show location of main with actual measured dimensions from right-of-way/easement boundaries.

Notes:

- a. Applicant refers to any entity which desires/proposes to design and extend AQUA owned Facilities at the Applicant's expense.
- b. Facilities may include water, sewer, lift stations, and appurtenances depending on jurisdictions.

- c. Any delay of more than two years will require the facility extension process to restart at line one. Changes to project phasing which affect demand capacity or extend the project completion date must be approved by AQUA. Such changes may result in Applicant revising previously approved documents including permits or completely restarting process.
- d. AQUA desires that the Applicant have a successful project and will provide support. Following this procedure will allow a smooth transition throughout design, construction and close out of the project. If each step is not done exactly, it may result in AQUA rejecting the Facilities.
- e. Only AQUA employees are permitted to operate AQUA owned Facilities.
- f. There is a subsequent service application process involving sizing service/meter, possible capacity fees, and establishing billing information that must be followed for each service before connection/activation.

If you should have any questions, please feel free to contact me at email address or phone number below.

Respectfully,



Stephen J. Palinski
Construction Coordinator III
SJPalinski@AquaAmerica.com
815-614-2047

Cc: Mr. Don Henne – Pearson, Brown & Associates, Inc.

The Villas at the Commons (TEF West)

LOTS 1 – 73				
Category	New Standard	Code Standard	Departure	Code Section
• R-2 One-Family Residence District				
Minimum Lot Area	5,040 sq. ft.	20,000 sq. ft.	14,960 sq. ft.	9-5B-4.A.1.a 9-15-7B.1
Minimum Lot Width	42 feet	100 feet	58 feet	9-5B-4.A.1.a 9-15-7B.4c
Minimum Front Yard	20'-0"/25' to garage face	30 feet 50 feet (cul-de-sac)	10'-0" 30'-0"	9-5B-4.B.1
Minimum Rear Yard	25'-0"	40 feet	15 feet	9-5B-4.B.3
Minimum Interior Side Yard	6'-0"	15 feet	9 feet	9-5B-4.B.2
Minimum Corner Side Yard	20'/15'-0" to covered porch	30 feet	15'-0"	9-5B-4.B.2
Maximum Impervious Surface Ratio (including decks, patios, driveway, sidewalks, etc.)	55%	25% per Code	30%	9-5B-4.C
Decks, Patios, Porches, & Steps	15' maximum encroachment into the rear yard setback (10' from lot line), but cannot extend into the interior side yard setback.	Code - Decks & Patios: not less than 20 feet from rear lot line Porches: can't extend more than 5 feet Steps: 4 feet high or less	15'-0" into setback Entry steps/stoop may extend up to 18" into side yard.	9-3-2.E.11 & 9-3-2.E.18 & 9-3-2.E.21
Permanent Recreational Firepit	Not Permitted	Must be 20 feet from structure	n/a	4.7.4.A.4.E

Subdivision Sign				
Category	New Standard	Code	Departure	Code Section
Neighborhood Identification Sign (Monument Outlot A)	NA	1 at 16 sq. ft.	NA	9-12-7.E
Temporary Construction Sign	One sign on Fairfield and one sign on Midlothian	Not to exceed two (2) signs per zoning lot		9-12-6.B.1
	TBD at Final Approval	16 sq. ft. per sign face	TBD	9-12-6.D.1
Landscaping Requirements				
Open Space Landscaping	1 tree or tree equivalent for every 1,000 sq. ft. of required open space	1 tree or tree equivalent for every 1,000 sq. ft. of required open space	n/a	9-17-6-D.2
Parkway Trees	Trees in right-of-way	In front yard per Code	Trees in right-of-way	10-3-10.F.2
Canopy/Shade Trees	3.0" caliper	3.0" caliper per Code	n/a	9-17-6.D.2

General				
Category	New Standard	Code	Departure	Code Section
Connectivity	Connection made to Executive Drive & northern property between Lots 40 & 41	Provide for the continuation or projection of existing principal streets in adjacent areas.	none	10-3-2.A.1
Water retention	Naturalized detention basin with 6" from bottom to outlet	Water retention or detention facility	Naturalized detention basin with 6" from bottom to outlet	10-3-9.B
Release rate	Release rate per approved Hawthorn Trails Storm Water Management Report modified as necessary to address land use changes	Release rate 0.05 cfs/acre	Release rate per approved Hawthorn Trails Storm Water Management Report modified as necessary to address land use changes	10-3-9.B.5.a
Minor Streets R.O.W. width	60 feet/ 50 feet for Executive Drive	66 feet	6 feet/16 feet for Executive Drive	10-3-10.C.1.a
Minor street minimum horizontal curve radius	90 feet	100 feet	10 feet	10-3-10.C.1.a
Curbs	M3.12 curb and gutter throughout (depressed at sidewalks only)	Depressed curbs at driveways	M3.12 curb and gutter throughout (depressed at sidewalks only)	10-3-10.C.4
Pavement	10" aggregate base course CA-6 3 1/2" HMA binder course 1 1/2" HMA surface course	Flexible pavement base course 5" BAM Flexible pavement binder course 2" Flexible pavement surface course 2"	10" aggregate base course CA-6 3 1/2" HMA binder course 1 1/2" HMA surface course	10-3-10.C.7
Underdrains	?	Underdrain parallel with curb	?	10-3-10.C
Berms	Berms per plan	Berm required along major & arterial streets	Berms per plan	10-3-10.H
Street lighting	Locations and photometrics per plan	Street lighting 0.2 foot candles and 2 lux	Locations and photometrics per plan	10-3-11