CROWN
COMMUNITY DEVELOPMENT

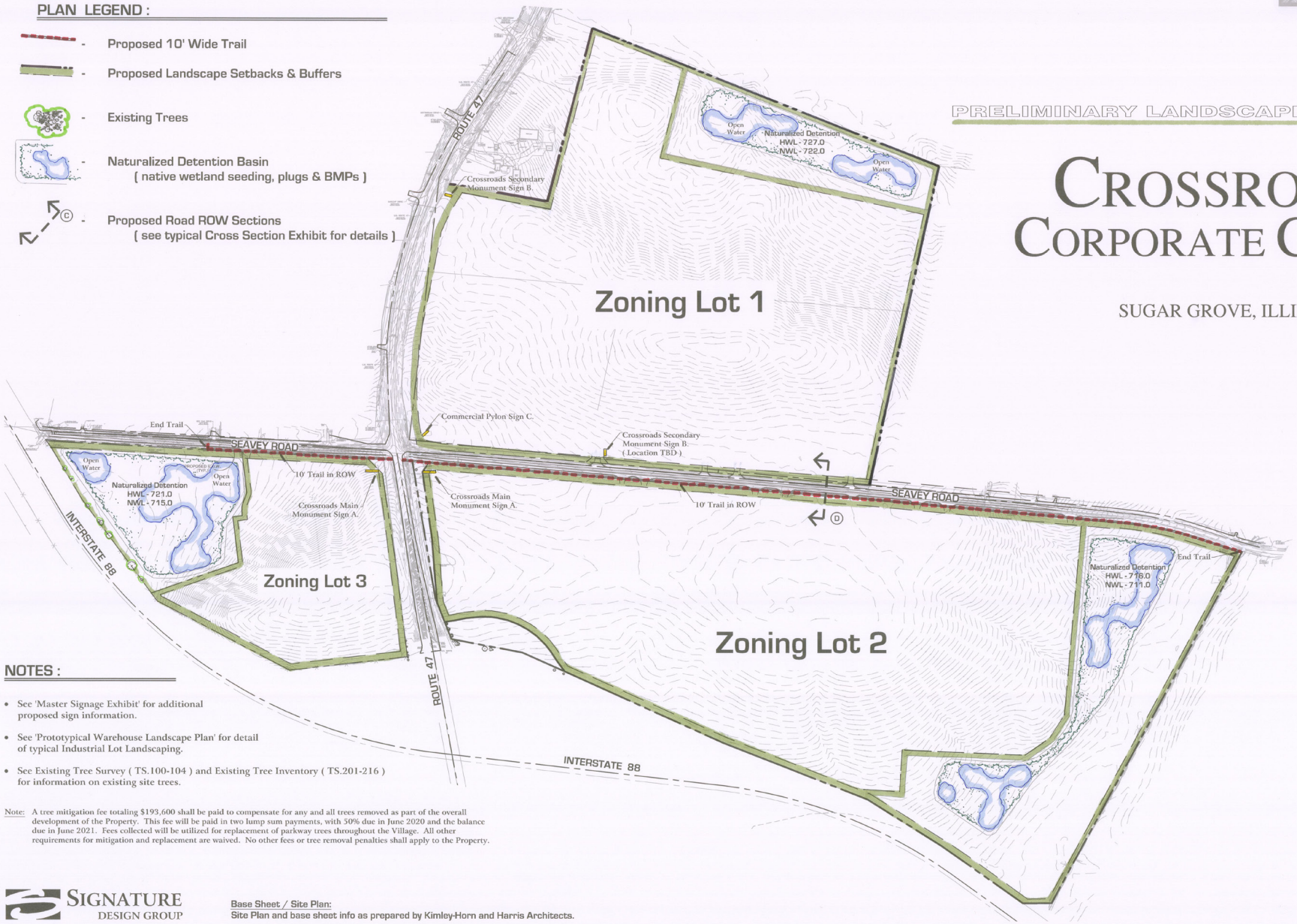
PLAN LEGEND :

- Proposed 10' Wide Trail
- Proposed Landscape Setbacks & Buffers
- Existing Trees
- Naturalized Detention Basin (native wetland seeding, plugs & BMPs)
- Proposed Road ROW Sections (see typical Cross Section Exhibit for details)

PRELIMINARY LANDSCAPE PLAN - NORTH

CROSSROADS CORPORATE CENTER

SUGAR GROVE, ILLINOIS



NOTES :

- See 'Master Signage Exhibit' for additional proposed sign information.
- See 'Prototypical Warehouse Landscape Plan' for detail of typical Industrial Lot Landscaping.
- See Existing Tree Survey (TS.100-104) and Existing Tree Inventory (TS.201-216) for information on existing site trees.

Note: A tree mitigation fee totaling $193,600 shall be paid to compensate for any and all trees removed as part of the overall development of the Property. This fee will be paid in two lump sum payments, with 50% due in June 2020 and the balance due in June 2021. Fees collected will be utilized for replacement of parkway trees throughout the Village. All other requirements for mitigation and replacement are waived. No other fees or tree removal penalties shall apply to the Property.

SIGNATURE DESIGN GROUP

Base Sheet / Site Plan:
Site Plan and base sheet info as prepared by Kimley-Horn and Harris Architects.

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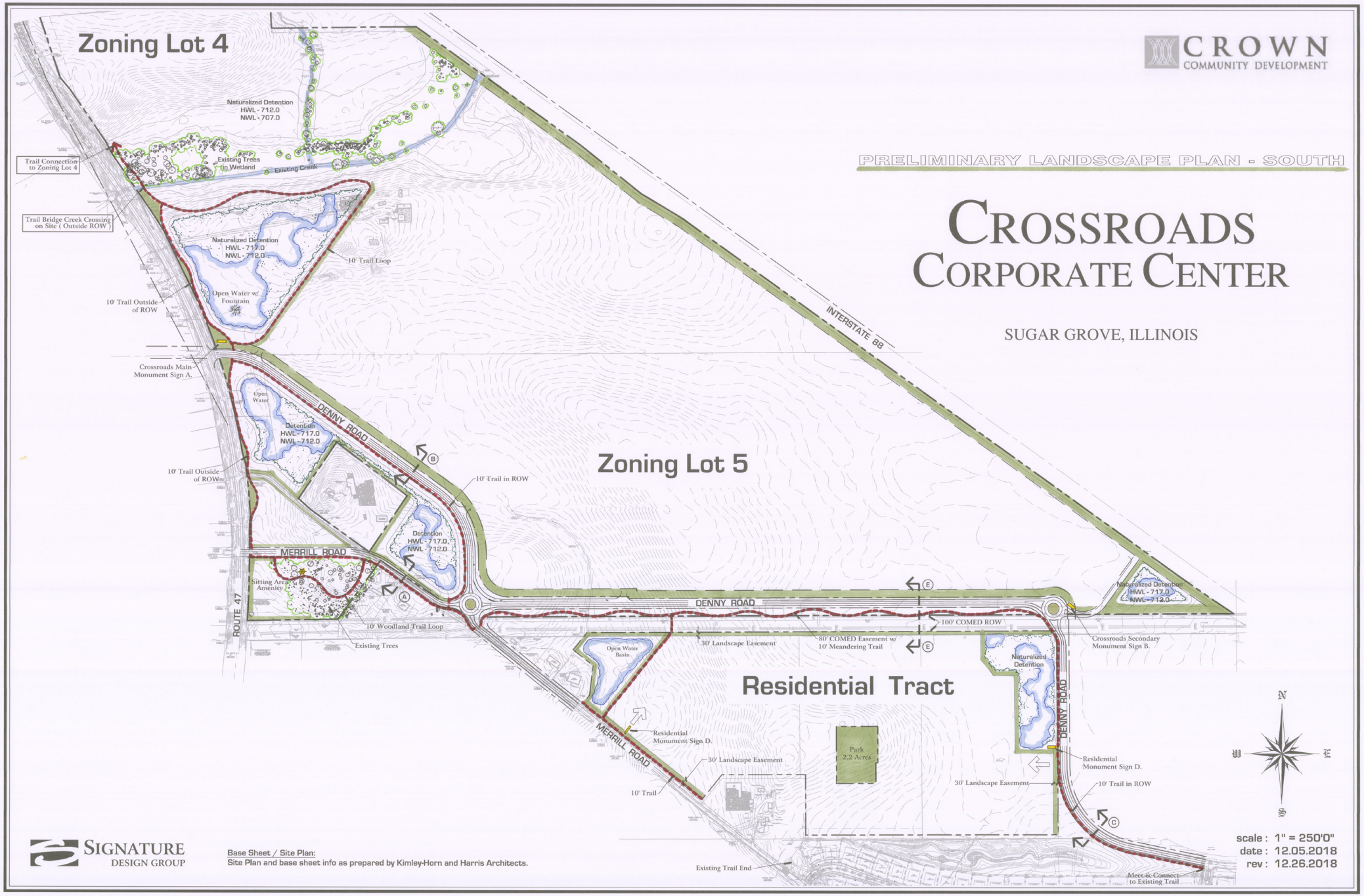
scale : 1" = 250'0"
date : 12.05.2018
rev : 12.26.2018

CROWN
COMMUNITY DEVELOPMENT

PRELIMINARY LANDSCAPE PLAN - SOUTH

CROSSROADS CORPORATE CENTER

SUGAR GROVE, ILLINOIS



SIGNATURE DESIGN GROUP

Base Sheet / Site Plan:
Site Plan and base sheet info as prepared by Kimley-Horn and Harris Architects.

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date : 12.05.2018
rev : 12.26.2018

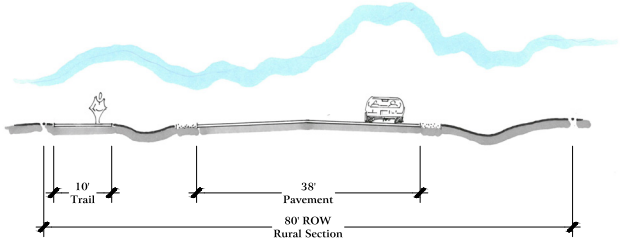
SIGNATURE DESIGN GROUP

CROWN COMMUNITY DEVELOPMENT

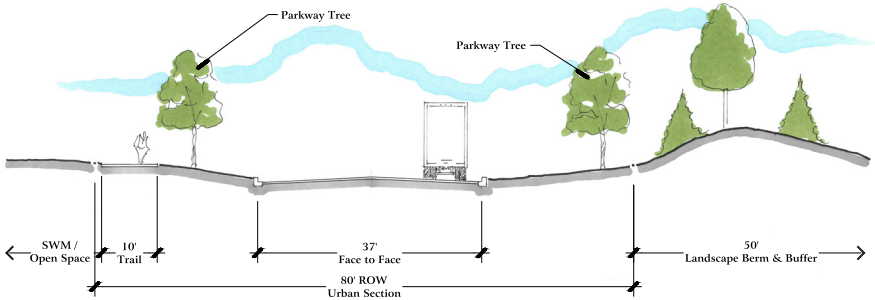
TYPICAL CROSS SECTION EXHIBIT

CROSSROADS CORPORATE CENTER

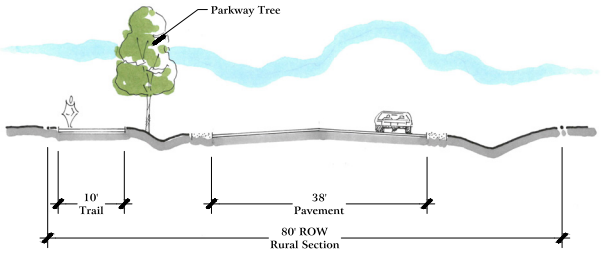
SUGAR GROVE, ILLINOIS



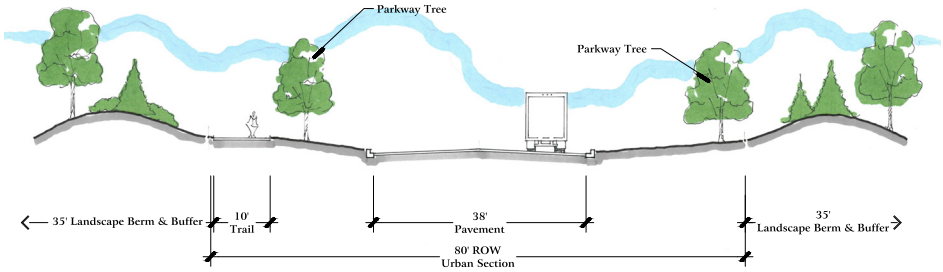
A **Merrill Road ROW**



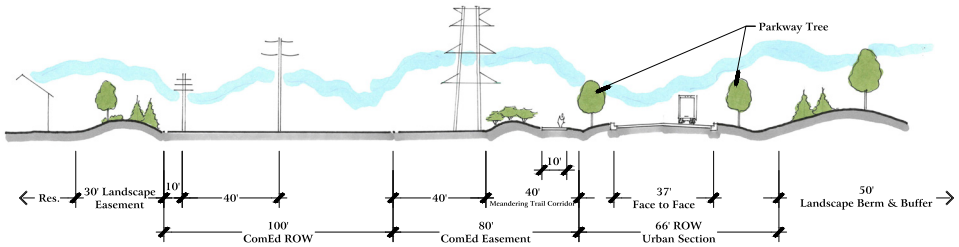
B **Denny Road - North of Roundabout**



C **Denny Road - South of Roundabout**



D **Seavey Road ROW**



E **Denny Road - Between Roundabouts / CommEd Easement & ROW**

SIGNATURE DESIGN GROUP

CROWN COMMUNITY DEVELOPMENT

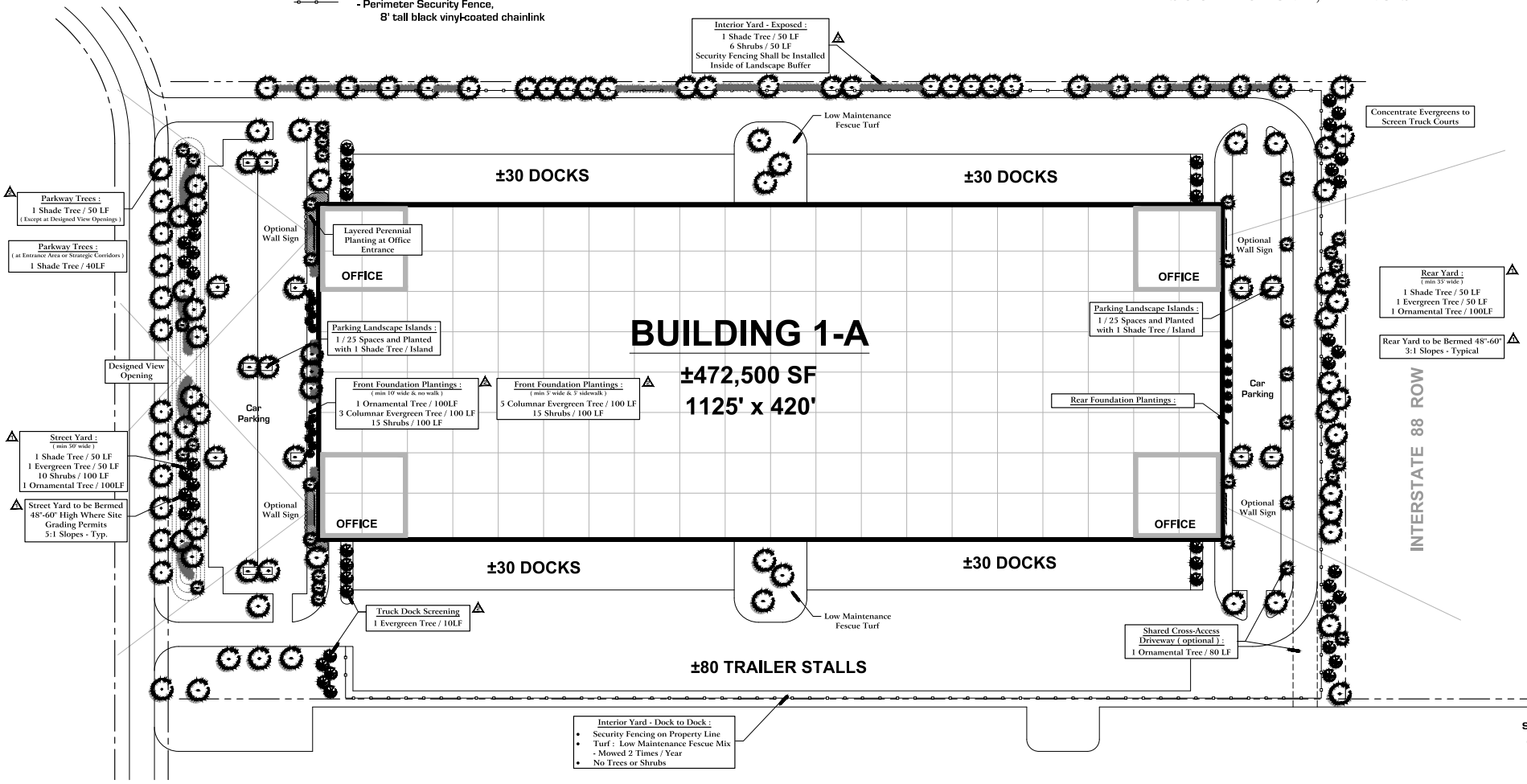
PROTOTYPICAL WAREHOUSE LANDSCAPE PLAN

CROSSROADS CORPORATE CENTER

SUGAR GROVE, ILLINOIS

PLAN LEGEND :

- Parkway Trees, 2½" Caliper
- Shade Tree, 2½" Caliper
- Evergreen Tree, 6' Tall
- Columnar Evergreen, 6' Tall
- Ornamental Tree, 6' Tall or 2" Caliper
- Deciduous Shrubs, 24" - 36" tall installed
- Spreading Juniper, 18" - 24" tall installed
- Perimeter Security Fence, 8' tall black vinyl-coated chainlink



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date : 12.05.2018
rev : 12.26.2018
rev: 1.06.2019