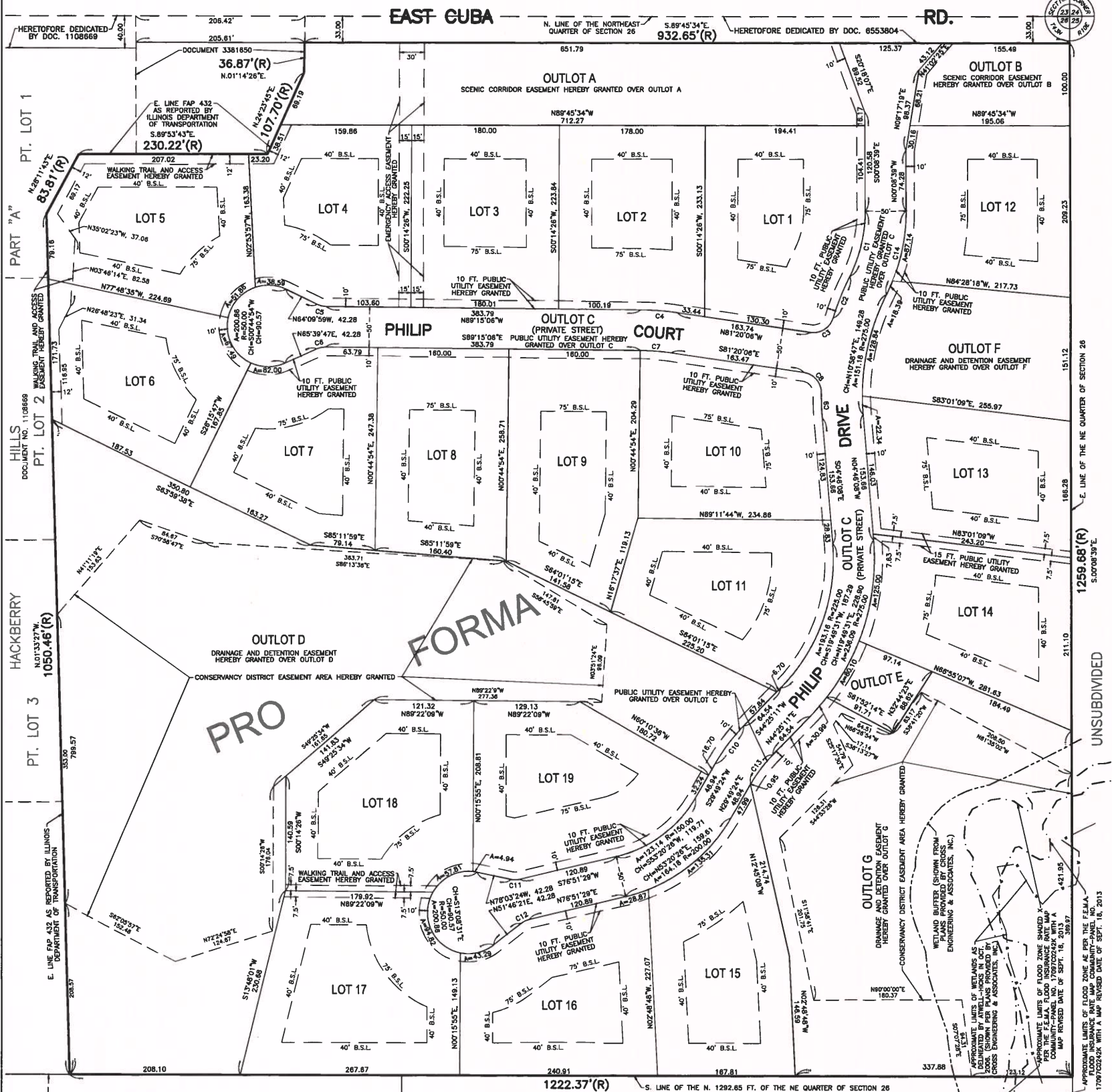
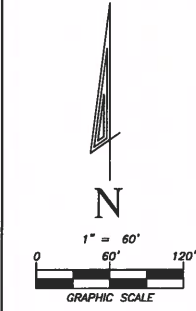


# PRELIMINARY PLAT PHILIP ESTATES SUBDIVISION

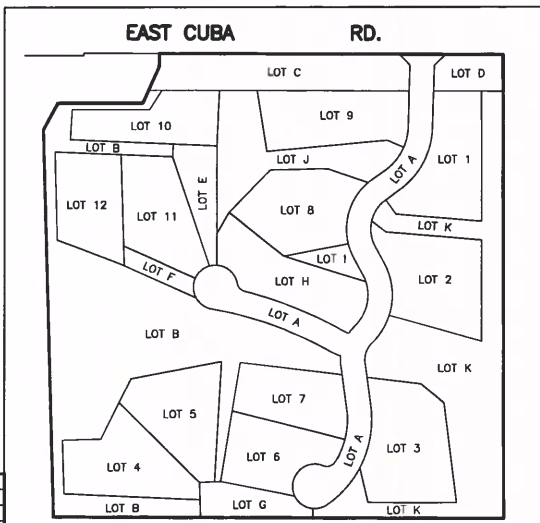
BEING A RESUBDIVISION OF LOTS 1 TO 12, INCLUSIVE, AND LOTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K" IN CANTERBURY PARK PUD, BEING PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CANTERBURY PARK PUD RECORDED DECEMBER 22, 2009 AS DOCUMENT 6553804, IN LAKE COUNTY, ILLINOIS.



CURVE	ARC LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH
C1	82.08	175.00	S17°13'11"W	81.33
C2	55.01	325.00	S21°52'45"W	54.95
C3	35.82	25.00	S57°50'51"W	32.68
C4	44.81	325.00	N85°17'35"W	44.87
C5	10.85	25.00	N76°42'33"W	10.86
C6	10.85	25.00	N76°12'20"E	10.86
C7	36.00	275.00	S85°17'36"E	37.97
C8	35.75	25.00	S40°21'59"E	32.78
C9	30.47	325.00	S02°04'58"E	30.46
C10	57.32	225.00	S37°07'17"W	57.17
C11	10.95	25.00	S89°24'02"W	10.86
C12	10.95	25.00	N8°11'55"E	10.86
C13	44.58	175.00	N37°07'17"E	44.46
C14	105.53	225.00	N13°17'31"E	104.56



**LEGEND:**  
 (R) Record  
 A Arc  
 R Radius  
 CH Chord  
 B.S.L. Building Setback Line



LOT	SQUARE FEET	ACRES
LOT 1	45,197	1.0376
LOT 2	40,209	0.9231
LOT 3	40,148	0.9217
LOT 4	40,858	0.9334
LOT 5	42,680	0.9795
LOT 6	41,752	0.9585
LOT 7	41,478	0.9522
LOT 8	40,487	0.9305
LOT 9	45,353	1.0327
LOT 10	43,241	0.9927
LOT 11	41,884	0.9638
LOT 12	40,393	0.9274
LOT 13	41,286	0.9470
LOT 14	42,586	0.9779
LOT 15	45,306	1.0401
LOT 16	45,172	1.0370
LOT 17	51,386	1.1797
LOT 18	47,589	1.0820
LOT 19	46,432	1.0659
OUTLOT A	67,850	1.5589
OUTLOT B	18,301	0.4201
OUTLOT C	115,426	2.6498
OUTLOT D	287,293	6.5953
OUTLOT E	7,747	0.1779
OUTLOT F	35,720	0.8200
OUTLOT G	181,142	4.1693
TOTAL	1,518,881	34.8228

AT THE REQUEST OF CLIENT, THIS DRAWING HAS BEEN PREPARED FOR PRO-FORMA PURPOSES ONLY AND IS BASED STRICTLY ON OUR CALCULATION OF THE BOUNDARY SHOWN ON THE FINAL PLAT OF SUBDIVISION OF CANTERBURY PARK PUD, RECORDED DECEMBER 22, 2009 AS DOCUMENT 6553804.  
 NO ACTUAL SURVEY WORK HAS BEEN PERFORMED BY THIS SURVEYOR AS OF THE LATEST REVISION DATE SHOWN HEREON (FEBRUARY 9, 2021)

DRAWN BY: BJE  
**PAGE: 1 OF 2**  
**ORDER NO.: 190173**  
**FILE: 23-43-10**  
**PROJECT NO.: 2593**

REVISION DATE	ORDER NO.	REVISION
FEB. 9, 2020	210025	REVISED LOT CONFIGURATION
MAR. 10, 2020	190173A	COMMENTS REC. 3/4/2020 @ 3/5/2020
JAN. 30, 2020	190173A	REVISED LOT CONFIGURATION
AUG. 28, 2019	190173	PRELIMINARY PLAT

PREPARED BY:  
**EDWARD J. MOLLOY & ASSOCIATES**  
 A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING  
 1238 MARK STREET, BENSenville, ILLINOIS 60106 (830) 585-2600 FAX: (830) 595-4700  
 E-MAIL: TMOLLOY@EMOLLOY.COM

DETAIL OF UNDERLYING LOTS PER CANTERBURY PARK PUD RECORDED DECEMBER 22, 2009 AS DOCUMENT NO. 6553804



# PRELIMINARY PLAT PHILIP ESTATES SUBDIVISION

BEING A RESUBDIVISION OF LOTS 1 TO 12, INCLUSIVE, AND LOTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K" IN CANTERBURY PARK PUD, BEING PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CANTERBURY PARK PUD RECORDED DECEMBER 22, 2009 AS DOCUMENT 6553804, IN LAKE COUNTY, ILLINOIS.

**PLAT OFFICER CERTIFICATE**

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS  
APPROVED AND ACCEPTED BY THE PLAT OFFICER OF THE VILLAGE OF LONG GROVE, LAKE COUNTY, ILLINOIS, AT A MEETING HELD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 2020.

BY: \_\_\_\_\_ PLAT OFFICER

**WALKING TRAIL AND ACCESS EASEMENT**

THE WALKING TRAILS ON LOTS 4, 5, 6, 17, 18 AND OUTLOTS A, B, C AND D SHALL BE AVAILABLE FOR THE USE BY LOT OWNERS WITHIN THE DEVELOPMENT AND THEIR INVITED GUESTS AS WELL AS THE GENERAL PUBLIC.

ALL WALKING TRAILS WITHIN THE PLANNED UNIT DEVELOPMENT SHALL REMAIN PRIVATE TRAILS AND THE RESPONSIBILITY FOR THE MAINTENANCE OF THE TRAILS SHALL REST SOLELY UPON THE LOT OWNERS WITHIN THE PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS RECORDED IN CONNECTION WITH THE RECORDING OF THIS PLAT. ALL WALKING TRAILS WITHIN THE PLANNED UNIT DEVELOPMENT SHALL BE PRESERVED AND MAINTAINED TO PERMIT THEIR USE FOR PEDESTRIAN PURPOSES. FOR PURPOSES HEREIN, PEDESTRIANS INCLUDE PERSONS REQUIRING MOTORIZED OR NON-MOTORIZED DEVICES FOR INDIVIDUAL PERSONAL MOBILITY.

ALSO THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED OVER, UPON AND THROUGH THE WALKING TRAILS EASEMENTS AT ALL TIMES FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES AND FOR THE VILLAGE OF LONG GROVE MUNICIPAL STAFF AND THE LAKE COUNTY PUBLIC WORKS DEPARTMENT STAFF FOR ANY PURPOSE WHATSOEVER.

**PRIVATE ROAD AND EMERGENCY ACCESS EASEMENT PROVISIONS AND RESTRICTIONS**

THE PRIVATE ROADS SHALL BE AVAILABLE FOR THE USE BY LOT OWNERS WITHIN THE DEVELOPMENT AND THEIR INVITED GUESTS. ALL ROADS WITHIN THE PLANNED UNIT DEVELOPMENT SHALL REMAIN PRIVATE ROADS AND RESPONSIBILITY FOR THE MAINTENANCE OF THE ROADS SHALL REST SOLELY UPON THE LOT OWNERS WITHIN THE PLANNED UNIT DEVELOPMENT IN ACCORDANCE WITH THE COVENANTS AND RESTRICTIONS RECORDED IN CONNECTION WITH THE RECORDING OF THIS PLAT. ALSO THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED OVER, UPON AND THROUGH THE PRIVATE ROAD AND EMERGENCY ACCESS EASEMENT AT ALL TIMES FOR EMERGENCY VEHICLES OF ANY AND ALL TYPES AND FOR THE VILLAGE OF LONG GROVE MUNICIPAL STAFF AND THE LAKE COUNTY PUBLIC WORKS DEPARTMENT STAFF FOR ANY PURPOSE WHATSOEVER.

**CONSERVANCY DISTRICT EASEMENT PROVISIONS**

THE FOLLOWING PROHIBITIONS WILL PERTAIN TO ALL CONSERVANCY DISTRICT EASEMENT AREAS DEPICTED ON THE FACE OF THIS PLAT, EXCEPT AS MAY BE OTHERWISE INCIDENTAL TO INITIAL DEVELOPMENT WORK AUTHORIZED BY THE VILLAGE:

- (A) NO MAN-MADE STRUCTURE OF ANY KIND SHALL BE CONSTRUCTED IN THE FLOOD PLAIN.
- (B) THE FLOOD PLAIN SHALL NOT BE FILLED NOR SHALL THE GRADE BE ALTERED IN ANY RESPECT.
- (C) NO MATERIALS SHALL BE UTILIZED OR STORED WHICH SHALL HAVE THE POTENTIAL FOR COLLAPSING OR OTHERWISE ALTERING THE FLOOD PLAIN OR OTHER SURFACE OR GROUND WATER.
- (D) THERE SHALL BE NO FLOODWAY ALTERATION.
- (E) THERE SHALL BE NO DISTURBING OF NATURAL VEGETATION.

**DRAINAGE AND DETENTION EASEMENT PROVISIONS** OUTLOTS D, F AND G

THE STORMWATER MANAGEMENT SYSTEM IN THE FINAL ENGINEERING FOR THIS SUBDIVISION, INCLUDING STORM SEWER PIPES, STORMWATER WALLS, IF ANY, SLOPES, SLOPES, OR STRUCTURES WITHIN THE PROPERTY DESIGNED AS PART OF THE COMMON DRAINAGE SYSTEM FOR THE PROJECTS APPROVED OR TO BE APPROVED ON THE SUBDIVISION PROPERTY SHALL BE PERPETUALLY MAINTAINED IN THE BEST FUNCTIONAL CONDITION. THE VILLAGE, ITS ENGINEERS, AGENTS AND CONTRACTORS SHALL HAVE THE RIGHT, BUT NOT THE OBLIGATION, TO ENTER UPON THE SUBDIVISION PROPERTY TO INSPECT, MAINTAIN, REPAIR, OR RECONSTRUCT THE STORMWATER FACILITIES, WITHOUT ANY OBLIGATION TO RESTORE THE PROPERTY TO ITS ORIGINAL CONDITION, AFTER (30) DAYS NOTICE TO THE PHILIP ESTATES ASSOCIATION OF ANY SUCH PROPOSED ACTION OF THEIR FAILURE TO FULFILL THEIR MAINTENANCE OBLIGATION UNDER THIS COVENANT. NOTICE TO THE PHILIP ESTATES ASSOCIATION AS OF THE DATE OF THE NOTICE SHALL BE CONSIDERED PRESUMED TO BE SUFFICIENT NOTICE TO THE PHILIP ESTATES ASSOCIATION. PHILIP ESTATES ASSOCIATION SHALL BE LIABLE FOR ALL REASONABLE COSTS INCURRED BY THE VILLAGE FOR ANY MAINTENANCE, REPAIR OR RECONSTRUCTION OF ANY PART OF THE STORMWATER MANAGEMENT. THE VILLAGE SHALL INVOICE ITS COSTS WITH PAYMENT DUE IN THIRTY (30) DAYS OF THE DATE OF INVOICE, IF PAYMENT IS NOT RECEIVED WITHIN THIRTY (30) DAYS OF THE DATE OF INVOICE, THE BALANCE DUE SHALL BEAR INTEREST AT THE RATE OF EIGHT PERCENT (8%) PER ANNUM, COMPOUNDED ANNUALLY, ANY TIME PRIOR TO RECEIPT OF PAYMENT IN FULL OF THE AMOUNT(S) SO DUE. THE VILLAGE MAY FILE WITH THE OFFICE OF THE COUNTY RECORDER OF DEEDS A NOTICE OF LIEN AGAINST ANY OF THE SUBDIVISION LOTS OR INTEREST THEREIN FOR THE AMOUNT SO DUE FROM TIME TO TIME, IN ADDITION TO THE FILING OF A LIEN, THE VILLAGE MAY UTILIZE ANY LAWFUL REMEDY TO COLLECT THE AMOUNTS DUE, SAID REMEDIES BEING CUMULATIVE AND NOT EXCLUSIVE. ANYTHING IN THIS PLAT TO THE CONTRARY NOTWITHSTANDING, THE PROVISIONS OF THIS COVENANT MAY NOT BE ALTERED, ABANDONED OR OTHERWISE ABROGATED WITHOUT THE WRITTEN CONSENT OF THE CORPORATE AUTHORITY OF THE VILLAGE OF LONG GROVE, ILLINOIS AND DULY RECORDED WITH REFERENCE TO THIS PLAT.

**PUBLIC UTILITY EASEMENT PROVISIONS**

A NON-EXCLUSIVE EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC, COMMUNICATIONS, SEWER, WATER, GAS AND DRAINAGE SERVICE IS HEREBY RESERVED TO THE VILLAGE OF LONG GROVE, OTHER GOVERNMENTAL AUTHORITIES HAVING JURISDICTION OVER THE LAND SUBDIVIDED HEREON, AND THOSE PUBLIC UTILITY AND CABLE COMPANIES OPERATING UNDER FRANCHISE FROM THE VILLAGE OF LONG GROVE OR PURSUANT TO SOME OTHER LAWFUL AUTHORITY, INCLUDING BUT NOT LIMITED TO COMMONWEALTH EDISON COMPANY, AT&T, NIDOR AND COMCAST. THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN, REPLACE AND REMOVE, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, GAS MAINS OF ANY SUCH FACILITIES, IN UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES ON THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT". THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF.

**SCENIC CORRIDOR EASEMENT PROVISIONS**

A SCENIC CORRIDOR EASEMENT IN FAVOR OF THE VILLAGE IS HEREBY GRANTED OVER THOSE PARTS DESIGNATED AS "SCENIC CORRIDOR EASEMENT" SHOWN HEREON WHICH SHALL BE SUBJECT TO THE FOLLOWING CONDITIONS:

- A) ALL SIGNIFICANT NATURAL VEGETATION SHALL BE PRESERVED AND MAINTAINED, AND SHALL NOT BE MOWED, CULTIVATED, SPRAYED OR IN ANY WAY DISTURBED, EXCEPT AS OTHERWISE PROVIDED IN THE APPROVED PLANS AND SPECIFICATIONS FOR THE PLANNED UNIT DEVELOPMENT.
- B) NON NATIVE VEGETATION MAY BE CROPPED, CONTROLLED, OR DESTROYED, IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THIS P.U.D. OR WITH THE PRIOR WRITTEN APPROVAL OF THE CSC.
- C) EXISTING WOODLANDS AND HEDGEROWS WITHIN THE SCENIC CORRIDOR SHALL NOT BE DESTROYED, EXCEPT AS OTHERWISE PROVIDED IN THE APPROVED PLANS AND SPECIFICATIONS FOR THE PLANNED UNIT DEVELOPMENT.
- D) BERMS MAY BE CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE P.U.D. NON NATIVE FLOWERING PLANTS AND EVERGREEN TREES MAY BE UTILIZED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS FOR THE P.U.D. IT IS THE INTENT THAT THE VEGETATION, WHETHER IT BE NATIVE OR OTHERWISE, SHALL CONSTITUTE A SUSTAINABLE SCREEN BETWEEN THE DEVELOPMENT'S LOTS AND THE ADJACENT ROAD RIGHT-OF-WAY TO ENSURE THAT VISUAL EVIDENCE OF HUMAN OCCUPANCY IS MINIMAL.

STATE OF ILLINOIS }  
COUNTY OF LAKE } SS

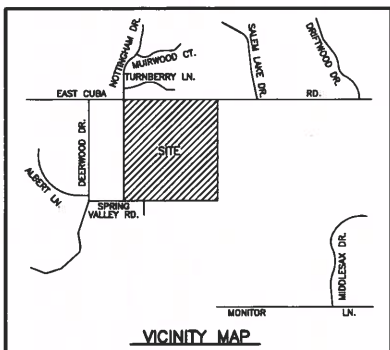
**WETLAND AND WETLAND BUFFER RESTRICTIVE COVENANT BY PLAT**

I, \_\_\_\_\_, fee owner of the following described real property located within the Village/City of \_\_\_\_\_, County of Lake, State of Illinois, each property being the real property now duly platted as \_\_\_\_\_, as such plat is now recorded as Document No. \_\_\_\_\_, in the office of the Recorder of Deeds of the County of Lake, State of Illinois, hereby makes the following declarations as to limitations, restrictions and uses to which those areas designated as "WETLAND" and "WETLAND BUFFER" in and parcel subdivision may be put, and specifies that such declarations shall constitute covenants to run with all the land, as provided by law, and shall be binding on all parties and their successors, and all persons claiming under them, and for the benefit of and limitation on all future owners in such parcel subdivision and the surrounding and upstream areas, this declaration being in compliance with applicable stormwater and drainage rules, regulations, and ordinances as specified herein.

1. **Purpose.** The purpose of this restrictive covenant is to perpetually preserve the wetland(s) and associated buffer(s) in their natural condition. Specifically, this covenant will serve to protect the wetland and buffer areas identified in the permit documents [REFERENCE LAKE COUNTY WATERSHED DEVELOPMENT PERMIT # and/or U.S. ARMY CORPS OF ENGINEERS PERMIT #].
2. **Prohibited Actions.** Any activity on, or use of, the wetland and buffer that is inconsistent with the purpose of this covenant is expressly prohibited. By way of example, but not by way of limitation, the following activities and uses are explicitly prohibited:
  - i. **Drainage.** Any diversion or subdivision of the wetland and buffer areas is prohibited.
  - ii. **Commercial Activities.** Any commercial activity on the wetland and buffer areas, except for passive recreational activity, is prohibited.
  - iii. **Industrial Activities.** Any industrial activity on the wetland and buffer areas is prohibited.
  - iv. **Construction.** The placement or construction of any human-made structure or feature on the wetland and buffer areas including, but not limited to, buildings, fences, roads, and parking lots is prohibited.
  - v. **Vegetation.** Any cutting, mowing, plowing, or removal of trees or other vegetation in the wetland and buffer areas is prohibited, except for the cutting or removal of trees which pose a threat to human life or property. Removal of non-native vegetation from the wetland and buffer areas is permitted, if conducted in accordance with an approved maintenance plan.
  - vi. **Land Surface Alteration.** Any alteration of the land surface in the wetland and buffer areas is prohibited, including, but not limited to, the placement of dredged or fill material, excavation, and grading. In addition, mining of any substance that must be quarried or removed by methods that will consume or deplete the surface estate, including, but not limited to, the removal of sand, gravel, rock, and sand, and exploring for, developing, and extracting oil, gas, hydrocarbons, or petroleum products are all prohibited activities in the wetland and buffer areas.
  - vii. **Utilities.** Unless included as part of the permitted plans, no underground or overhead utility lines shall be allowed in the wetland and buffer areas, including, but not limited to sewer, water, electrical, gas, telephone, and cable television. Existing lines may remain, but any proposed maintenance work requiring excavation into wetland and buffer areas shall require prior written authorization from the Lake County Stormwater Management Commission ("SMC"), except for emergency repair of utility lines that pose a threat to human health and safety.
  - viii. **Debris.** Waste, debris, and unsightly or offensive material is not allowed and may not be accumulated on the wetland and buffer areas.
  - ix. **Water Courses.** Natural water courses, lakes, wetlands, or other bodies of water may not be altered.
  - x. **Off-Road Recreational Vehicles.** Motorized off-road vehicles including, but not limited to, snowmobiles, dune buggies, all-terrain vehicles, and motorcycles may not be operated on the wetland and buffer areas, except on designated trails shown on the permitted plans.
  - xi. **Signs and Billboards.** Billboards are prohibited. Signs are prohibited, except the following signs may be displayed to specifically state: 1) The name and address of the property or the owner's name; 2) the area is a protected wetland conservation area; 3) prohibition of any unauthorized entry or use; or 4) an advertisement for the sale or rent of the Property.
3. **Term.** This covenant is to run with the land and shall be binding on all parties and their successors and all persons claiming under them, and all public agencies, for perpetuity from the date these covenants are recorded.
4. **Enforcement.** Enforcement shall be by proceedings at law or in equity against any person violating or attempting to violate any covenant either to restrain violation or to recover damages. Enforcement may be undertaken by any grantor or grantee in the chain of title, any property owner in the subdivision, any property owner being a governmental or corporate authority effected by any violation or threat to violate this covenant, the host municipality, the SMC, or the U.S. Army Corps of Engineers ("USACE").
5. **Reference.** This restrictive covenant shall be referred to on the deed or other instruments of conveyance for said property.

In Witness Whereof \_\_\_\_\_ the fee owner, has caused these presents to be signed and acknowledged, this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

BY: \_\_\_\_\_



**TAX PARCEL PERMANENT INDEX NUMBERS:**

- 14-26-201-010
- 14-26-201-011
- 14-26-201-012
- 14-26-201-013
- 14-26-201-014
- 14-26-201-015
- 14-26-201-016
- 14-26-201-017
- 14-26-201-018
- 14-26-201-019
- 14-26-201-020
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- 14-26-201-024
- 14-26-201-025
- 14-26-201-026
- 14-26-201-027
- 14-26-201-028
- 14-26-201-029
- 14-26-201-030
- 14-26-201-031
- 14-26-201-032

PLAT SUBMITTED BY AND SEND TAX BILLS TO:  
PHILIP ESTATES, LLC  
8150 W. 150TH STREET  
ORLAND PARK, IL 60462



**PROFESSIONAL AUTHORIZATION:**  
STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, THOMAS A. MOLLOY, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3409, DO HEREBY AUTHORIZE THE VILLAGE OF LONG GROVE, ITS STAFF OR AUTHORIZED AGENT, TO PLACE THIS DOCUMENT OF RECORD IN THE COUNTY RECORDER'S OFFICE IN MY NAME AND IN COMPLIANCE WITH ILLINOIS STATUTES CHAPTER 120, PARAGRAPH 2, AS AMENDED.

SIGNED AT BENSENVILLE, ILLINOIS THIS 9TH DAY OF FEBRUARY, A.D. 2021.

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840

THOMAS A. MOLLOY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409  
(EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE)

**LAND SURVEYOR'S CERTIFICATE:**

STATE OF ILLINOIS }  
COUNTY OF DUPAGE } SS

I, THOMAS A. MOLLOY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND RESUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO-WIT:  
LOTS 1 TO 12, INCLUSIVE, AND LOTS "A", "B", "C", "D", "E", "F", "G", "H", "I", "J" AND "K" IN CANTERBURY PARK PUD, BEING PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID CANTERBURY PARK PUD RECORDED DECEMBER 22, 2009 AS DOCUMENT 6553804, IN LAKE COUNTY, ILLINOIS.

AND THAT THE PLAT HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY AND RESUBDIVISION. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO CERTIFY THAT BASED UPON EXAMINATION OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY-PANEL NO. 170902424K WITH A MAP REVISED DATE OF SEPT. 18, 2013, SHOWS THAT THE MAJORITY OF THE PROPERTY SUBDIVIDED HEREON FALLS WITHIN ZONE X, DEFINED AS AREAS DETERMINED TO BE CHANGED BY THE 1% ANNUAL CHANCE FLOODPLAIN. A SMALL PORTION OF THE PROPERTY NEAR THE SOUTHWEST CORNER FALLS WITHIN SHADY ZONE X, DEFINED AS AREAS OF 0.2% ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT AND WITH FLOODING AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, A SMALL PORTION OF THE PROPERTY NEAR THE SOUTHWEST CORNER FALLS WITHIN ZONE AE, DEFINED AS SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH A BASE FLOOD ELEVATION OF 730 DETERMINED.

THIS IS ALSO TO CERTIFY THAT THE LAND SURVEYED HEREIN IS WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF LONG GROVE, ILLINOIS WHICH HAS ADOPTED A COMPREHENSIVE CITY PLAN AND IS EXERCISING THE SPECIAL AUTHORITY PROVIDED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

THIS IS ALSO TO CERTIFY THAT UPON COMPLETION OF CONSTRUCTION, CONCRETE MONUMENTS AS SHOWN, AND PIPING STAKES AT ALL LOT CORNERS AND AT POINTS OF CHANGE IN ALIGNMENT WILL BE SET.

THIS IS ALSO TO CERTIFY THAT PART OF THE PROPERTY COVERED BY THIS PLAT OF RESUBDIVISION IS NOT SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 840 ACRES OR MORE.

SIGNED AT BENSENVILLE, ILLINOIS THIS 9TH DAY OF FEBRUARY, A.D. 2021.

EDWARD J. MOLLOY AND ASSOCIATES, A DIVISION OF THOMAS A. MOLLOY, LTD., AN ILLINOIS PROFESSIONAL DESIGN FIRM - LICENSE NO. 184-004840

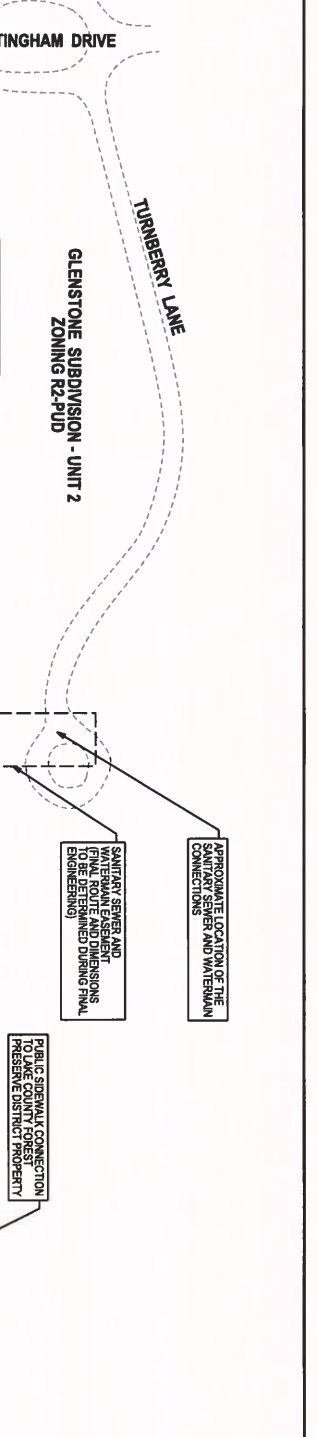
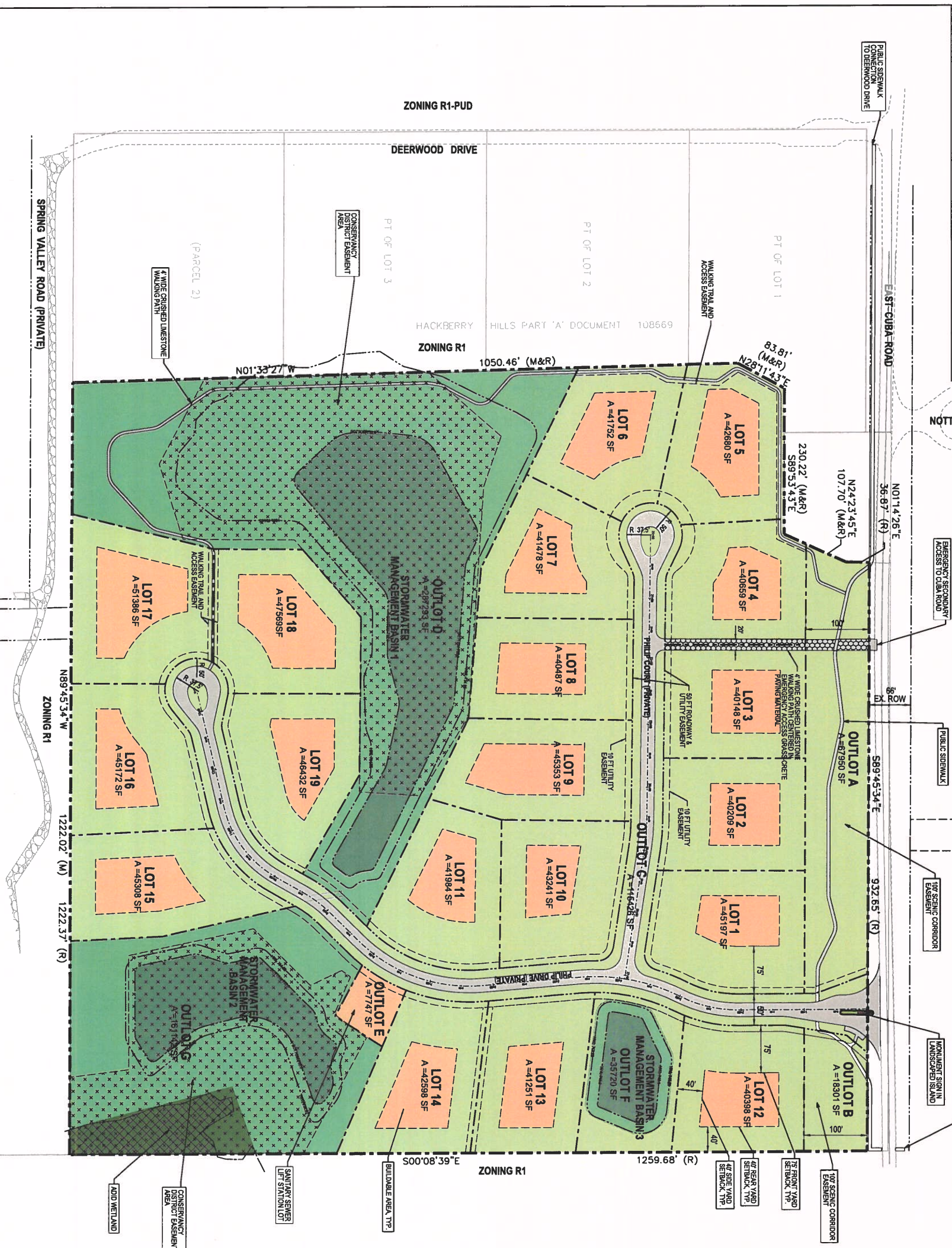
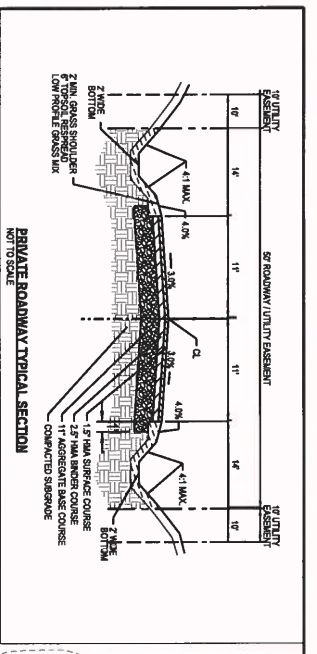
THOMAS A. MOLLOY  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3409  
(EXPIRES NOVEMBER 30, 2022 AND IS RENEWABLE)

AT THE REQUEST OF CLIENT, THIS DRAWING HAS BEEN PREPARED FOR PRO-FORMA PURPOSES ONLY AND IS BASED STRICTLY ON OUR CALCULATION OF THE BOUNDARY SHOWN ON THE FINAL PLAT OF SUBDIVISION OF CANTERBURY PARK PUD, RECORDED DECEMBER 22, 2009 AS DOCUMENT 6553804.  
NO ACTUAL SURVEY WORK HAS BEEN PERFORMED BY THIS SURVEYOR AS OF THE LATEST REVISION DATE SHOWN HEREON (FEBRUARY 9, 2021)

DRAFTED BY: BJE	FEB. 9, 2020	210025	REVISED LOT CONFIGURATION
PAGE: 2 OF 2	MAR. 10, 2020	180173A	COMMENTS REC. 3/4/2020 & 3/5/2020
ORDER NO.: 190173	JAN. 30, 2020	180173A	REVISED LOT CONFIGURATION
FILE: 23-43-10	AUG. 28, 2019	180173	PRELIMINARY PLAT
PROJECT NO.: 2583	REVISION DATE	ORDER NO.	REVISION

PREPARED BY:  
**EDWARD J. MOLLOY & ASSOCIATES**  
A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING  
1236 MARK STREET, BENSENVILLE, ILLINOIS 60108 (830) 595-2800 FAX: (830) 595-4700  
E-MAIL: TMOLLOY@EMOLLOY.COM





**NOTES:**

1. THE PROPOSED PLAN IS TO REZONE THE PROPERTY FROM R1-PUD TO R2-PUD, AND RE-SUBDIVIDE THE EXISTING LOT SUBDIVISION TO CREATE A 14-LOT SUBDIVISION.
2. THE SUBDIVISION WILL BE SERVED BY A PRIVATE ROADWAY LOCATED WITHIN A SIX-FOOT WIDE OUTLOT THAT WILL BE DESIGNATED A ROADWAY & UTILITY EASEMENT.
3. A 10-FOOT WIDE UTILITY EASEMENT WILL BE PROVIDED ADJACENT TO THE ROADWAY & UTILITY EASEMENT FOR UTILITIES THAT CANNOT BE PLACED WITHIN THE ROADWAY & UTILITY EASEMENT.
4. EXISTING EASEMENTS: ON-LINE LIFT STATION DISCHARGING TO THE EXISTING LAKE COUNTY SEWER WITHIN THE GLENSTONE SUBDIVISION - UNIT 2. UPON COMPLETION AND APPROVAL BY LAKE COUNTY, THE LIFT STATION WILL BE CONNECTED TO LAKE COUNTY. THE LIFT STATION WILL BE SIZED TO PROVIDE CAPACITY IMMEDIATELY EAST OF PHILIP ESTATES.
5. A 5' WIDE PUBLIC SIDEWALK SHALL BE INSTALLED ALONG CUBA ROAD AS SHOWN. THE SIDEWALK SHALL RUN FROM DEERWOOD DRIVE TO THE LAKE COUNTY FOREST PRESERVE DISTRICT PROPERTY AT THE NORTHEAST CORNER OF THE PHILIP ESTATES PROJECT. THE FINAL LOCATION OF THE SIDEWALK SHALL BE COORDINATED WITH THE LAKE COUNTY FOREST PRESERVE DISTRICT. THE FINAL LOCATION OF THE SIDEWALK SHALL BE THE LIMITS OF THE PHILIP ESTATES SUBDIVISION.

(AN EASEMENT AGREEMENT HAS BEEN NEGOTIATED WITH GLENSTONE HOA TO ALLOW CONNECTION TO THE STORM DRAINAGE - ON-SITE STORMWATER BASINS TO CONTROL STORMWATER RUNOFF IN ACCORDANCE WITH THE LAKE COUNTY STORMWATER ORDINANCE.)

**SUBDIVISION DESIGN STANDARDS**

EXISTING ZONING: R1-PUD  
 PROPOSED ZONING: R2-PUD

LOT CALCULATIONS:  
 GROSS AREA: 481 AC  
 CONSERVANCY DISTRICT AREA: 481 AC  
 EXTERIOR ROAD ROW AREA: 0 ACRES

PUD AREA CALCULATION:  
 GROSS AREA - EXT FIELDS - 9% OF WETLANDS & CONSERV. DIST.  
 = 33,529 AC - 0 AC - (0.93 x 91 AC) = 32,577 AC

ALLOWABLE DENSITY:  
 2 ACRES PER LOT  
 1.5% OF ALLOWABLE DENSITY OF 2 AC PER LOT  
 (2327 / 15) = 154 LOTS

LOT CALCULATION:  
 TOTAL NUMBER OF LOTS: 154

PRIVATE ROADWAY EASEMENT: 60 FT  
 CUL-DE-SAC RADIUS: 60 FT  
 BUILDING SETBACKS:  
 FRONT YARD: 75 FT  
 SIDE YARD: 40 FT  
 REAR YARD: 40 FT  
 100 FT SCENIC CORRIDOR EASEMENT ALONG CUBA ROAD

**LOT AREA SUMMARY**

Lot #	Lot Area (SF)	Lot Area (AC)
1	45,197	1.04
2	40,205	0.92
3	40,148	0.92
4	40,659	0.93
5	42,660	0.98
6	41,752	0.96
7	41,428	0.95
8	40,487	0.93
9	45,353	1.04
10	43,241	0.99
11	41,984	0.96
12	40,398	0.93
13	41,251	0.95
14	42,598	0.98
15	45,308	1.04
16	45,172	1.04
17	51,386	1.18
18	47,559	1.09
19	46,432	1.07
<b>Total Lot Area</b>	<b>823,302</b>	<b>18.90</b>

COMMON AREA	Area (SF)	Lot Area (AC)
OUTLOT A	67,950	1.56
OUTLOT B	18,301	0.42
OUTLOT C	115,426	2.65
OUTLOT D	287,293	6.60
OUTLOT E	7,747	0.18
OUTLOT F	35,720	0.82
OUTLOT G	161,142	3.70
<b>COMMON</b>	<b>693,579</b>	<b>15.92</b>

AREA SUMMARY	Area (SF)	Area (AC)
LOT AREA	823,302	18.90
COMMON AREA	693,579	15.92
<b>TOTAL</b>	<b>1,516,881</b>	<b>34.82</b>

LOT SUMMARY	Area (SF)	Area (AC)
Min. Lot	40,148	0.92
Max. Lot	51,386	1.18
Avg. Lot	43,332	0.99
<b>Total Parcel Area</b>	<b>34,82</b>	<b>AC</b>
<b>Density</b>	<b>0.55</b>	<b>Lots / AC</b>

PREPARED FOR:  
**PHILIP ESTATES, LLC**  
 8150 W. 159th Street  
 Orland Park, IL 60462

PROJECT:  
**PHILIP ESTATES SUBDIVISION**  
 CUBA ROAD, LONG GROVE, IL



**PROJECT CONTACT INFORMATION**

**OWNER:** Philip Estates, LLC  
 8150 159th Street  
 Orland Park, IL 60462

**LANDSCAPE ARCHITECT:** The JNL Design Group, Inc.  
 1335 Raymond Drive, #119  
 Northbrook, IL 60062  
 Tel: (224) 289-4290  
 Contact: Larry Dzundzik

**SURVEYOR:** Edward J. Malloy & Associates, Inc.  
 1236 Mark Street  
 Bensenville, IL 60106  
 Tel: (630) 595-2800  
 Contact: Tom Malloy

**PRELIMINARY ENGINEERING PLANS**

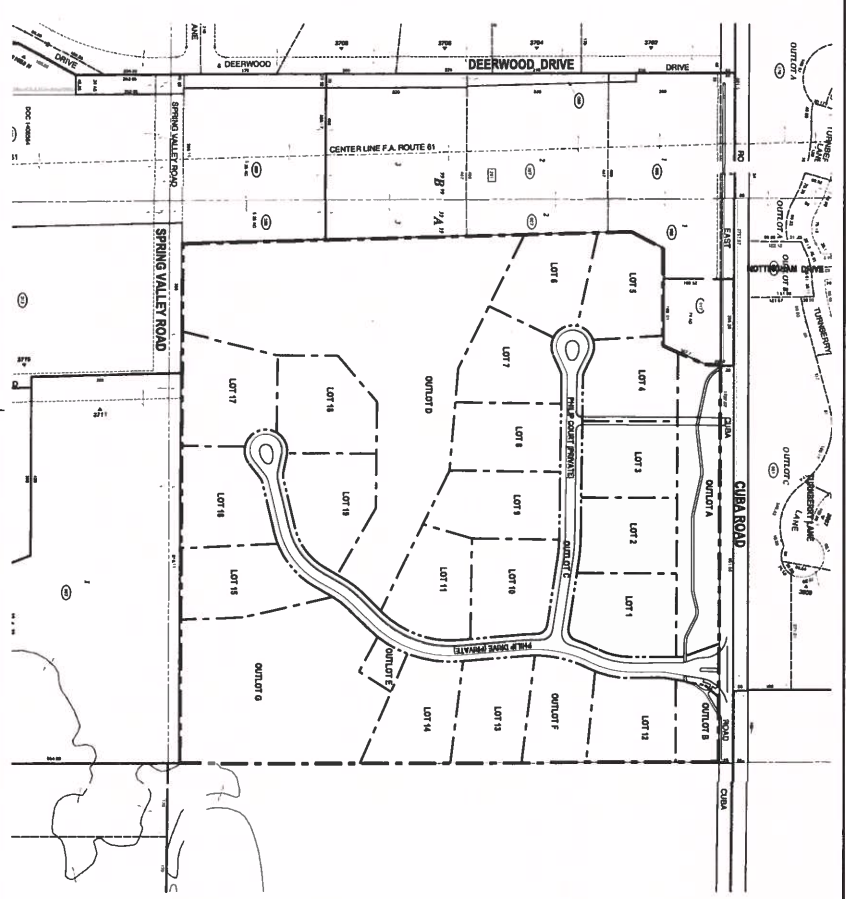
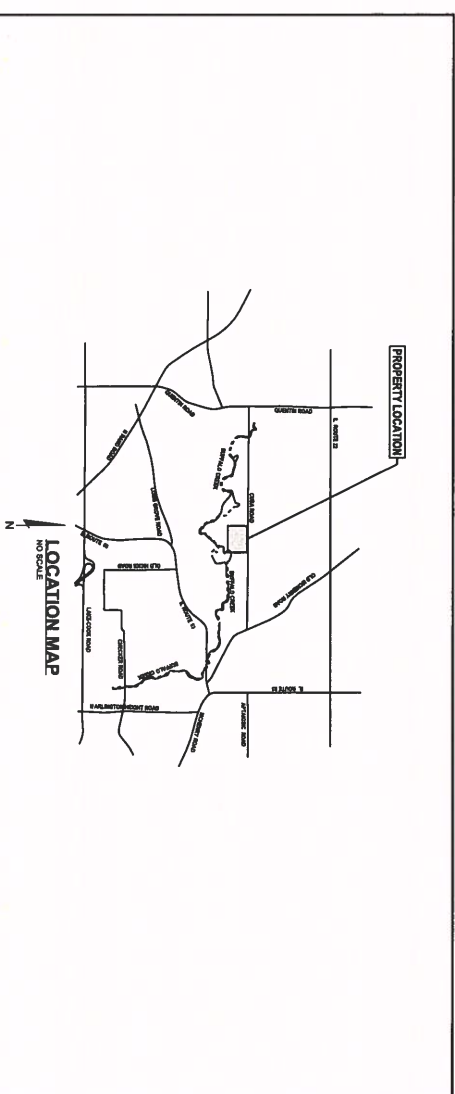
for

**PHILIP ESTATES SUBDIVISION**

**CUBA ROAD**

**LONG GROVE, ILLINOIS**

CEAI PROJECT # 1291



**TOPOGRAPHIC SURVEY**

TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION BY AMWELL-HICKS, DATED OCTOBER 31, 2006. FIELDWORK COMPLETED ON OCTOBER 13, 2006. NOTE: THE PROPERTY HAS NOT BEEN DISTURBED SINCE THE TOPOGRAPHIC SURVEY WAS CONDUCTED. THEREFORE, THE SURVEY DATA IS CONSIDERED TO BE USEFUL FOR PLANNING FINAL ENGINEERING.

**SOURCE BENCHMARKS**

LAKE COUNTY BENCHMARK 630A, BEING A CHISEL SQUARE ON TOP OF THE EAST END OF A COLVERT LOCATED AT THE NORTH-EAST CORNER OF A DRIVEWAY AND WEST OF CUBA ROAD, DATUM ELEVATION = 740.46  
 LAKE COUNTY BENCHMARK 630B, BEING A RAILROAD SPIKE IN THE NORTH FACE OF A UTILITY POLE ON SOUTH SIDE OF CUBA ROAD APPROXIMATELY 1.165 MILES WEST OF DEERWOOD ROAD AND BEING THE FIRST UTILITY POLE WEST OF CENTERBURY DRIVE. RECORD NO:V0 1929 DATUM ELEVATION = 756.89

**SITE BENCHMARKS**

1. BM #1: (SAME AS SOURCE BM 630A ABOVE)  
 NAD 1988 ELEVATION = 753.38
  2. BM#2: RAILROAD SPIKE IN FOURTH UTILITY POLE WEST OF CENTERBURY DRIVE ON THE SOUTH SIDE OF EAST CUBA ROAD.  
 NAD 1988 ELEVATION = 753.38
- NOTE: ALL ELEVATIONS AND CONTOURS SHOWN HEREIN ARE ON THE NAD 1988 DATUM.

**LEGEND (PROPOSED):**

- SANITARY SEWER & MH
- STORM SEWER & MH
- STORM CULVERT
- YARD INLET
- FLARED END SECTION WRIRRAP
- FIRE HYDRANT
- WATER MAIN & VALVE
- STREET LIGHT

**PROJECT DESCRIPTION**

RE-SUBDIVIDING AN EXISTING 124 LOT SUBDIVISION THAT WAS TO BE SERVED WITH INDIVIDUAL WATER WELLS AND PRIVATE WASTEWATER SERVICE SYSTEMS. THE EXISTING SUBDIVISION WILL HAVE 19 LOTS, AND WILL HAVE COUNTY WASTEWATER SERVICE AND WATER SUPPLY FROM AN ADJACENT PRIVATE WATER SUPPLY SYSTEM.

AN AGREEMENT HAS BEEN SIGNED BY THE GLENSTONE HOA TO ALLOW PHILIP ESTATES LLC TO CONNECT TO THE PRIVATE WATER MAIN AND SANITARY SEWER LINES TO BE CONNECTED TO THE LAKE COUNTY SANITARY SEWER LOCATION WITHIN THE GLENSTONE SUBDIVISION.

THE QUOTE WASTEWATER LIFT STATION HAS BEEN SET TO PROVIDE FUTURE SERVICE TO THE PROPERTY AND BE EAST OF THE PHILIP ESTATES SUBDIVISION AT THE REQUEST OF LAKE COUNTY PUBLIC WORKS.

**SHEET INDEX**

- 1 COVER SHEET
- 2 RECORDED PLAT OF SUBDIVISION
- 3 PRELIMINARY SITE PLAN - R2-P-U-D
- 4 PRELIMINARY GRADING PLAN
- 5 PRELIMINARY SANITARY SEWER AND WATERMAIN PLAN
- 6 CONSERVANCY SOILS EXHIBIT

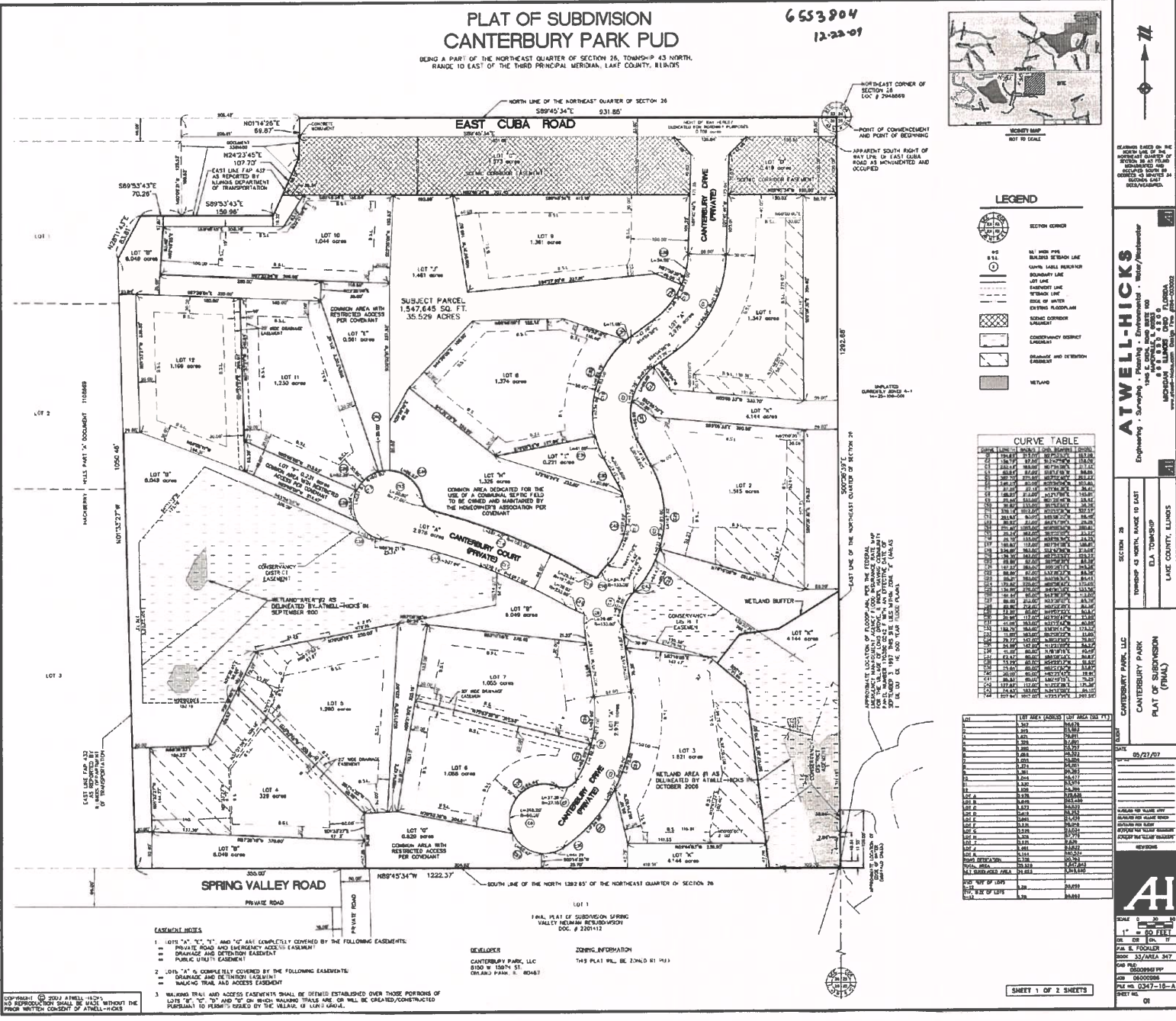
**PROJECT:**  
 PHILIP ESTATES SUBDIVISION  
 CUBA ROAD, LONG GROVE, IL

**PREPARED FOR:**  
 PHILIP ESTATES, LLC  
 8150 W. 159th Street  
 Orland Park, IL 60462



COVER SHEET





### PLAT OF SUBDIVISION CANTERBURY PARK PUD

6553804  
12-22-09

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH,  
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

**PLAT OF SUBDIVISION**

**CANTERBURY PARK PUD**

**6553804**

**12-22-09**

BEING A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 43 NORTH,  
RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LAKE COUNTY, ILLINOIS.

**SECTION 26**

**TOWNSHIP 43 NORTH, RANGE 10 EAST**

**LAKE COUNTY, ILLINOIS**

**ATWELL-HICKS**  
Engineering - Surveying - Mapping - GIS - Environmental  
10501 W. 151st Street, Suite 119  
Orland Park, IL 60462  
Tel: 708.474.6800

**DATE:** 12/22/09  
**PROJECT:** PLAT OF SUBDIVISION (FINAL)  
**DRAWN BY:** J. BOON  
**CHECKED BY:** J. BOON  
**SCALE:** AS SHOWN  
**CAD FILE:** 09020399.DWG  
**CAD NO.:** 09020399  
**DATE:** 12/22/09  
**SHEET 2 OF 2 SHEETS**

**PHILIP ESTATES, LLC**  
8150 W. 151st Street  
Orland Park, IL 60462

**RECORDED**  
**PLAT OF**  
**SUBDIVISION**

**PREPARED FOR:**  
**PHILIP ESTATES, LLC**  
8150 W. 151st Street  
Orland Park, IL 60462

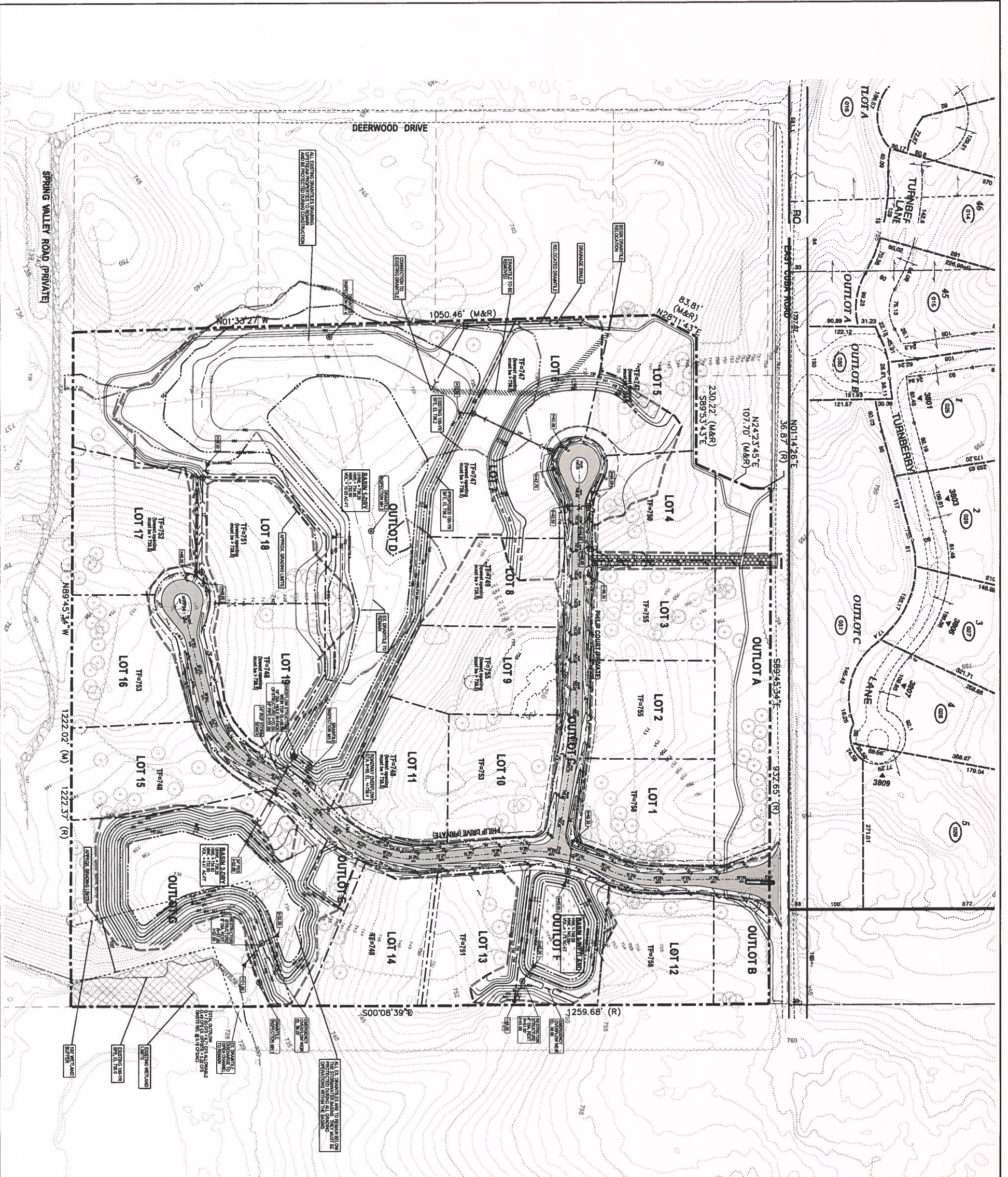
**PROJECT:**  
**PHILIP ESTATES SUBDIVISION**  
CUBA ROAD, LONG GROVE, IL

THIS PLAN SHEET SHOWS THE EXISTING RECORDED 12-LOT SUBDIVISION FOR REFERENCE ONLY.

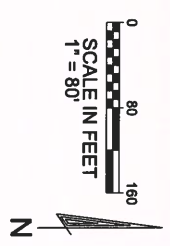




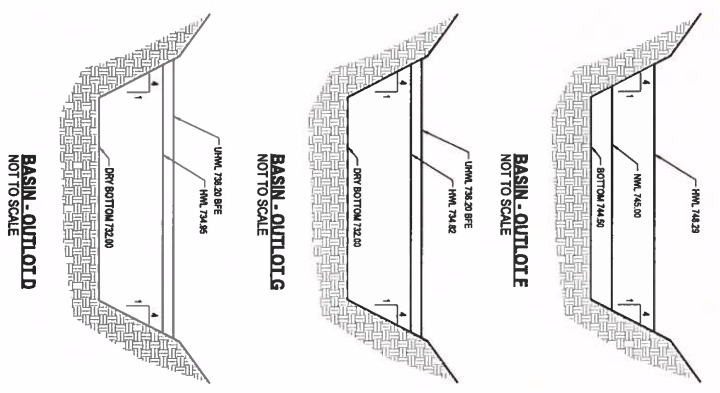




- NOTES:**
1. ALL GRADING SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE AT FINAL ENGINEERING BASED ON FINAL DESIGN AND ALL UTILITIES, TOP OF FOUNDATIONS ARE SHOWN IN RED. SEE NOTES ON PLAN FOR MORE INFORMATION.
  2. ALL GRADING AND STORMWATER DESIGN SHALL BE IN ACCORDANCE WITH THE VILLAGE OF LONG GROVE SUBDIVISION DESIGN MANUAL, REVISED OCTOBER 1998 AND DATED OCTOBER 13, 2015.
  3. AS PART OF THE SUBDIVISION DEVELOPMENT, GRADING SHALL OCCUR WITHIN THE AREAS NEEDED TO CONSTRUCT THE ROADWAY, UTILITIES AND STORMWATER BASINS. ALL OTHER AREAS SHALL REMAIN AS IS UNLESS OTHERWISE SPECIFIED.
  4. INDIVIDUAL LOT PERMITS AND LOT GRADING PLANS WILL BE SUBMITTED TO THE VILLAGE OF LONG GROVE FOR REVIEW AND APPROVAL. THE GRADING SHALL BE SUBMITTED WITHIN 90 DAYS OF THE DATE OF THE BUILDING PERMIT. THE GRADING SHALL BE SUBMITTED WITHIN 90 DAYS OF THE DATE OF THE BUILDING PERMIT. ANY ADDITIONAL NOTES NEED TO BE INCLUDED IN THE BUILDING PERMIT APPLICATIONS. THIS REQUEST SHALL BE INCLUDED IN THE BUILDING PERMIT APPLICATIONS.
  5. ALL DISTURBED AREAS SHALL BE RESEED WITH TOPSOIL AND SEEDED. SEE PRELIMINARY LANDSCAPE PLANS FOR LANDSCAPE AND RESTORATION INFORMATION AND DETAILS.

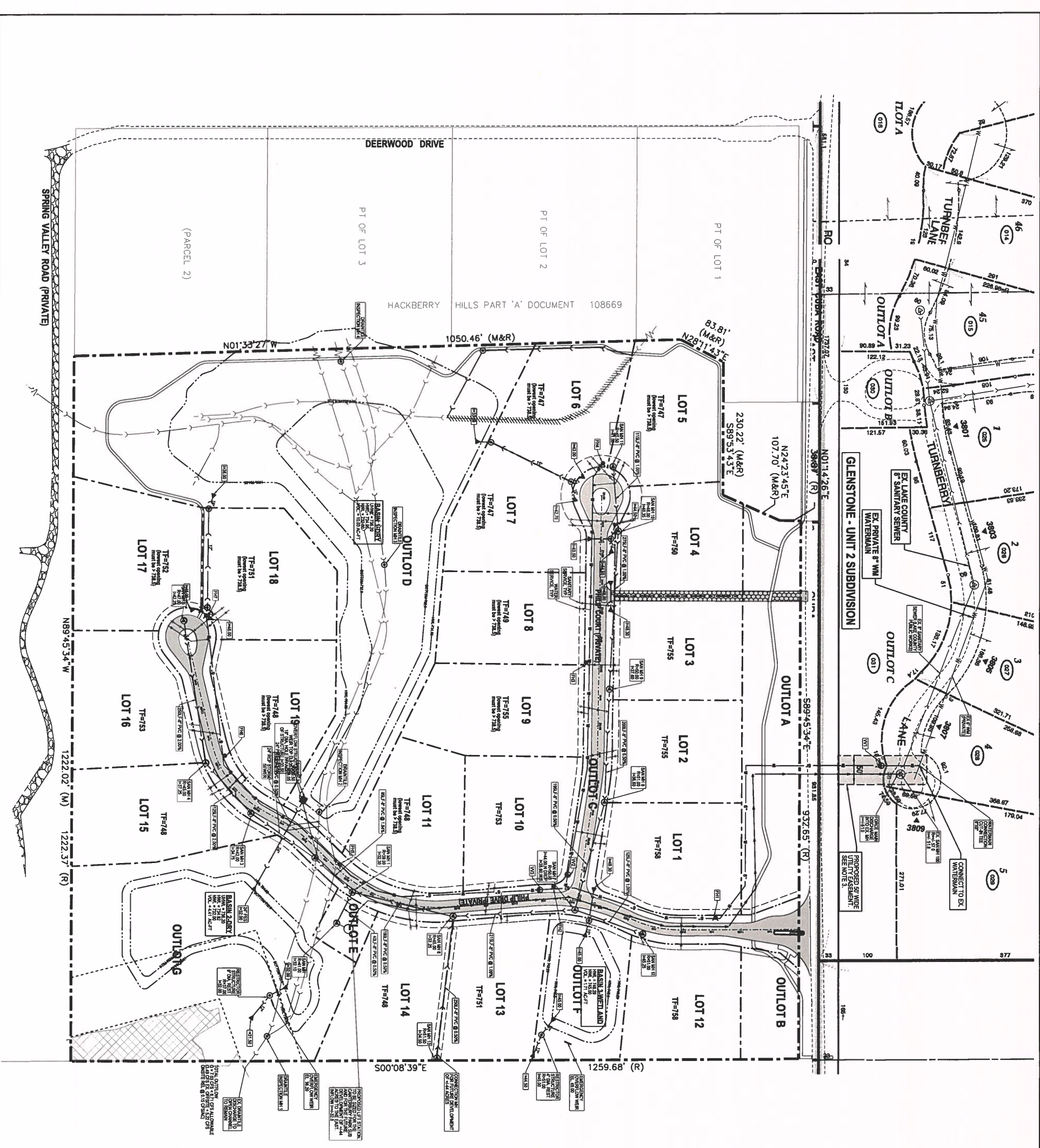


- LEGEND:**
- STORM STRUCTURE
  - STORM SEWER
  - STORM FLARED END
  - GRADING LIMITS FOR ROAD AND STORMWATER BASIN CONSTRUCTION
  - - - DRAINAGE DIVIDES (PROPOSED)

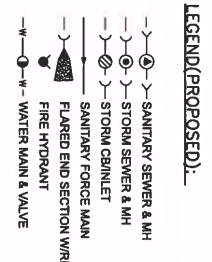


<p>PREPARED FOR:</p> <p><b>PHILIP ESTATES, LLC</b>          8150 W. 159th Street          Orland Park, IL 60462</p>	<p>PROJECT:</p> <p><b>PHILIP ESTATES SUBDIVISION</b>          CUBA ROAD, LONG GROVE, IL</p>	<p><b>CROSS</b>          Cross Engineering &amp;          1900 Remond Drive, Suite 110          Northbrook, IL 60062          Tel: 847/488-0000</p>	<p>NO. 1251</p>
			<p>DATE: 12/15/2015</p>





- NOTES:**
1. ALL IMPROVEMENTS SHALL BE INSTALLED IN ACCORDANCE WITH THE VILLAGE OF LONG GROVE AND LAKE COUNTY REQUIREMENTS, AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS.
  2. A SANITARY SEWER, THE PROPOSED UNIT 2 SANITARY STATION AND FORCE MAIN, THE UNIT 2 SANITARY SEWER, THE PROPOSED UNIT 2 SANITARY STATION AND FORCE MAIN, THE UNIT 2 SANITARY SEWER AND EXTENSION OF THE WATERMAIN, FINAL EASEMENT LOCATIONS WILL BE CONDUCTED BY LAKE COUNTY, THE FUTURE DEVELOPMENT OF THE UNIT 2 SANITARY SEWER AND EXTENSION OF THE WATERMAIN, FINAL EASEMENT LOCATIONS WILL BE CONDUCTED BY LAKE COUNTY, UPON APPROVAL BY LAKE COUNTY, THE UNIT 2 SANITARY SEWER AND EXTENSION OF THE WATERMAIN, FINAL EASEMENT LOCATIONS WILL BE CONDUCTED BY LAKE COUNTY, UPON APPROVAL BY LAKE COUNTY, THE UNIT 2 SANITARY SEWER AND EXTENSION OF THE WATERMAIN, FINAL EASEMENT LOCATIONS WILL BE CONDUCTED BY LAKE COUNTY, UPON APPROVAL BY LAKE COUNTY.
  3. AN AGREEMENT WITH GLENSTONE - UNIT 2 SUBDIVISION HAS BEEN SIGNED TO ALLOW CONNECTION OF THE SANITARY SEWER AND EXTENSION OF THE WATERMAIN, FINAL EASEMENT LOCATIONS WILL BE CONDUCTED BY LAKE COUNTY, UPON APPROVAL BY LAKE COUNTY, THE UNIT 2 SANITARY SEWER AND EXTENSION OF THE WATERMAIN, FINAL EASEMENT LOCATIONS WILL BE CONDUCTED BY LAKE COUNTY, UPON APPROVAL BY LAKE COUNTY.



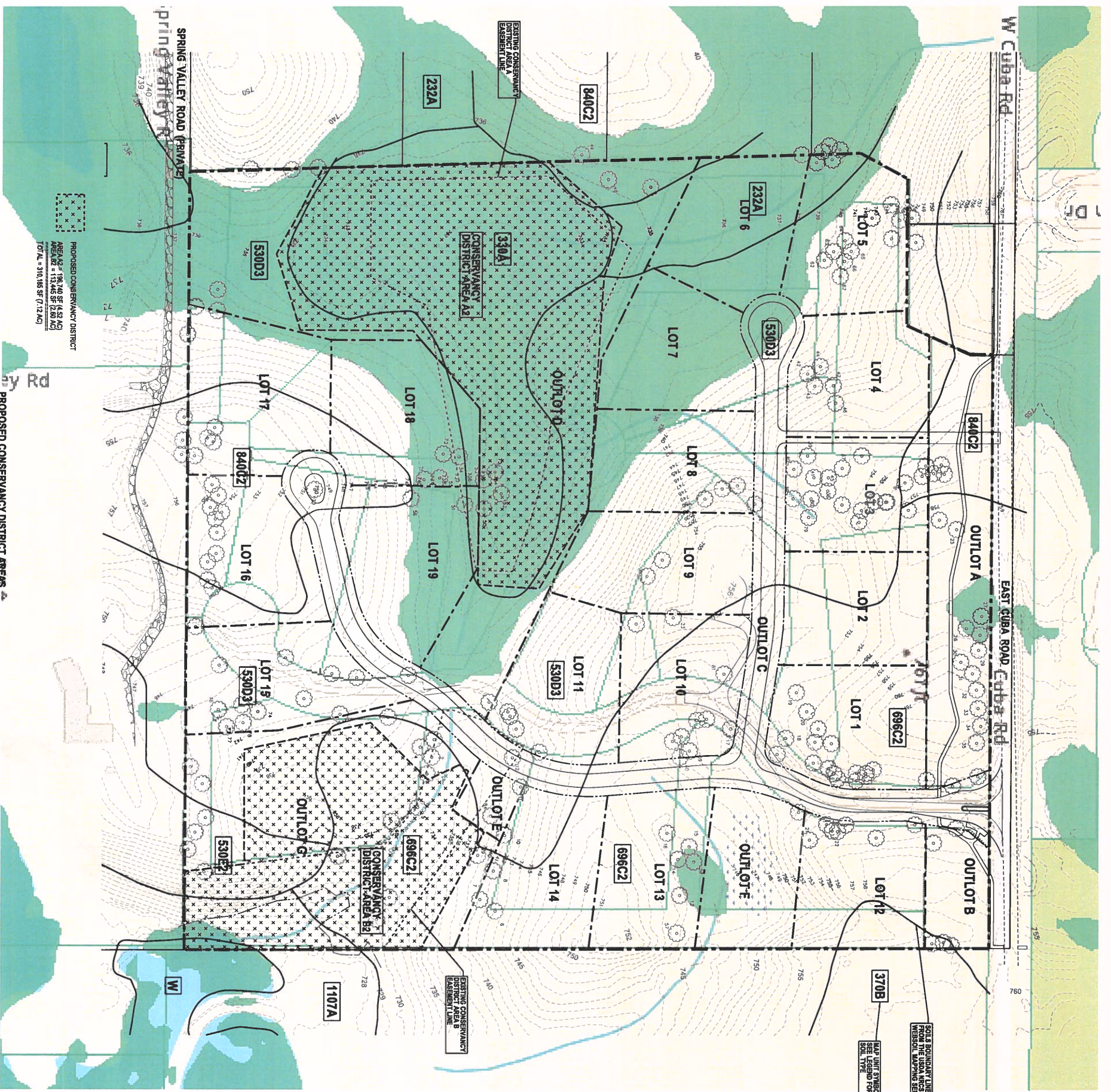
**PROJECT:**  
**PHILIP ESTATES SUBDIVISION**  
 CUBA ROAD, LONG GROVE, IL

**PREPARED FOR:**  
**PHILIP ESTATES, LLC**  
 8150 W. 159th Street  
 Orland Park, IL 60462

NO.	DATE	DESCRIPTION
1	12/31/21	PRELIMINARY PLAN
2		
3		
4		
5		
6		

**PRELIMINARY SANITARY SEWER AND WATERMAIN PLAN**  
 JOB NO. 1281  
 Page 5 of 6





Map Unit Symbol	Map Unit Name
*	232A Ashburn silty clay loam, 0 to 2 percent slopes
*	330A Piedmont silty clay loam, 0 to 2 percent slopes
*	370B Sny-leake all loam, 2 to 4 percent slopes
*	530D3 Ozarkian silty clay loam, 6 to 12 percent slopes, severely eroded
*	530E2 Ozarkian silt loam, 12 to 20 percent slopes, eroded
*	696C2 Zurich silt loam, 4 to 6 percent slopes, eroded
*	840C2 Zurich and Ozarkian all loams, 4 to 6 percent slopes, eroded
*	1107A Sewall silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded
*	W Water

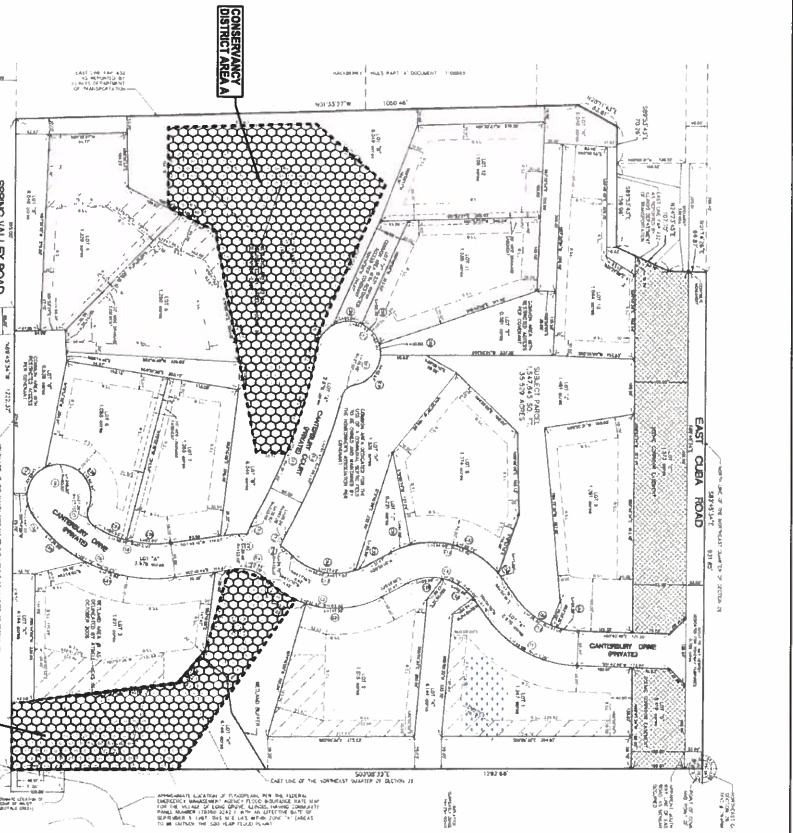
**CONSERVANCY DISTRICTS, EASEMENTS AND PROTECTED AREAS**

LOWLAND CONSERVANCY DISTRICTS: 14.0% OF SUBDIVISION. THIS CONSERVANCY DISTRICT EASEMENTS WERE DESIGNATED ON THE SUBDIVISION PLAT. THE TOTAL EXISTING CONSERVANCY EASEMENT AREA IS 4.91 ACRES.

FOR THE PURPOSE OF THIS RESUBDIVISION WE PROPOSE TO MODIFY AND EXPAND THE EXISTING DISTRICT AREAS TO CREATE NEW CONSERVANCY DISTRICT AREAS. THE TOTAL PROPOSED CONSERVANCY EASEMENT AREA OF 112 ACRES.

URBAN CONSERVANCY DISTRICTS:

BASED ON A REVIEW OF THE EXISTING TOPOGRAPHY AND TREE SURVEY THERE ARE NO UPLAND CONSERVANCY DISTRICT AREAS IDENTIFIED ON THE PROPERTY.



EXISTING CONSERVANCY DISTRICT  
 AREA A = 17,726 SF (1.8 AC)  
 AREA B = 12,240 SF (1.75 AC)  
 TOTAL = 24,986 SF (4.91 AC)

**EXISTING RECORDED CONSERVANCY DISTRICT AREAS**

NO.	DATE	DESCRIPTION
1	12/15/11	PHILIP ESTATES SUBDIVISION
2	12/15/11	PHILIP ESTATES SUBDIVISION
3	12/15/11	PHILIP ESTATES SUBDIVISION

PREPARED FOR:  
**PHILIP ESTATES, LLC**  
 8150 W. 159th Street  
 Orland Park, IL 60462

PROJECT:  
**PHILIP ESTATES SUBDIVISION**  
 CUBA ROAD, LONG GROVE, IL

**CROSS**  
 Cross Engineering &  
 Consulting, Inc.  
 1055 Second Street, Suite 110  
 Northbrook, IL 60062  
 Tel: 847.448-0000



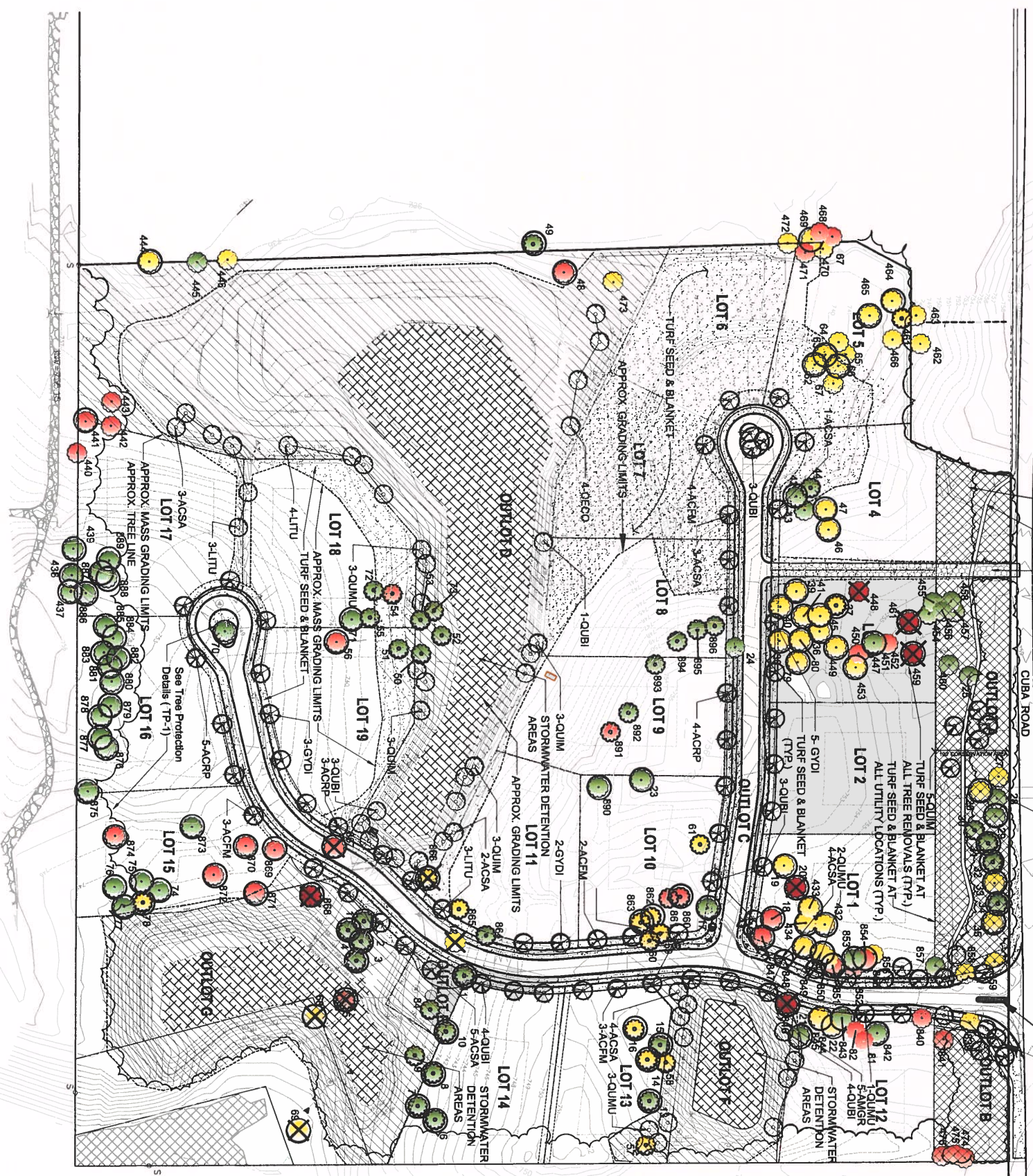
CONSERVATION AREA TO BE ADDED TO PRESERVE CURRENT CONDITION DEAD TREES TO BE REMOVED SELECTIVE REMOVAL OF NON-NATIVE TREES

CRUSHED LIMESTONE PATH TO BE COORDINATED WITH EXISTING TREE LOCATIONS EMERGENCY ACCESS MATERIAL TO BE DETERMINED SEED & BLANKET

FINAL UTILITY LOCATIONS TO BE DETERMINED BASED ON EX TREE PROTECTION AT ALL AREAS DISTURBED BY UTILITY WORK

PROPOSED MONUMENT SIGN

PROPOSED NATIVE SHADE TREE

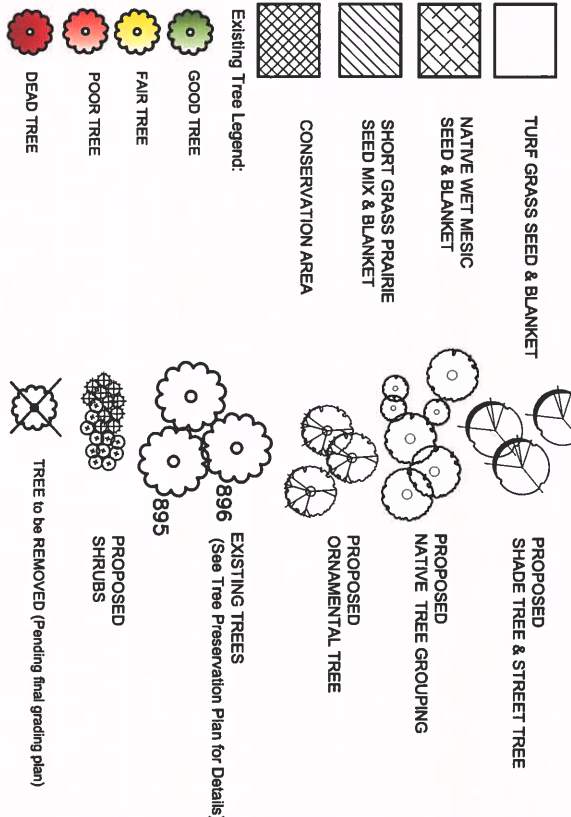


**1 PRELIMINARY LANDSCAPE PLAN -**



Scale: 1"=80'

**Planting Legend:**



**KEY QTY. BOTANICAL NAME COMMON NAME SIZE NOTES**

**SHADE TREES**

QUIM	16	Quercus imbricaria	Shingle Oak	2.5' Cal.	
QUBI	9	Quercus muhlenbergii	Chinquapin Oak	2.5' Cal.	
QUBI	22	Quercus bicolor	Swamp White Oak	2.5' Cal.	
ACRP	12	Aster rubrum 'Resplendent'	Resplendent Red Aster	2.5' Cal.	
ACFM	12	Aster fraseri 'Marmor'	Marmor Fraserian Aster	2.5' Cal.	
CEOC	7	Celtis occidentalis	Common Hackberry	2.5' Cal.	
GTUI	10	Gymnocladia dioica	Kentucky Cobraeae	2.5' Cal.	
LITU	10	Liriodendron tulipifera	Tulip Tree	2.5' Cal.	

**ORNAMENTAL TREES**

LAGR	8	Lambertia grandiflora 'Autumn Brilliance'	Smokebush	8' H. Octagon	Henry's Smokebush
CASE	4	Caryopteris serotina	American Torchwood	6' H. Octagon	Henry's Smokebush

**2 PRELIMINARY PLANT LIST -**

**PRELIMINARY GENERAL NOTES:**

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT UTILITY. THE COUNTY PUBLIC WORKS DEPARTMENT THE VILLAGE OF LONG GROVE, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ALL LOCAL CONDITIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING ANY RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEER, CROSS ENGINEERING.
3. THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE STANDARD OF PROFESSIONAL CARE.
4. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT AND CONSULTANTS SHALL NOT BE RESPONSIBLE FOR THE SAME. THE LANDSCAPE ARCHITECT AND CONSULTANTS SHALL NOT BE RESPONSIBLE TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE.
5. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT OR IN CONVICTION TO THE OWNER AND THE LANDSCAPE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.
6. THE LOCATION OF THE UNDERGROUND UTILITIES AND/OR DRIVEWAYS ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER, CROSS ENGINEERING AND ARE PRELIMINARY. THE MOST CURRENT REVISIONS ARE HEREIN MADE PART OF THIS DOCUMENT.
7. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION.
8. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION.
9. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.
10. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.
11. CIVIL ENGINEERING BASE INFORMATION HAS BEEN PROVIDED BY CROSS ENGINEERING. SEE CROSS ENGINEERING PRELIMINARY AND SHOULD NOT BE BELIEVED UPON FOR CONSTRUCTION PURPOSES.
12. REFER TO CIVIL ENGINEERING DOCUMENTS FOR DETAILED INFORMATION REGARDING SIZE, LOCATION, DEPTH AND TYPE OF UTILITIES.
13. LOCATIONS OF ALL PLANT MATERIAL ILLUSTRATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD.
14. THE PLANS CONTAINED HEREIN HAVE BEEN PREPARED TO MEET CERTAIN LANDSCAPING ORDINANCE REQUIREMENTS. ANY DEVIATION FROM THESE PLANS MAY RENDER THEM IN NON-COMPLIANCE WITH THE VILLAGE OF LONG GROVE LANDSCAPING ORDINANCE.

**ALLEN L. KRACOWER & ASSOCIATES, INCORPORATED**  
 LANDSCAPE ARCHITECTS | URBAN PLANNERS | REAL ESTATE CONSULTANTS  
 800 NORTH BLOOMINGDALE DRIVE, SUITE 201 | LAKE BLUFF, ILLINOIS 60064

Prepared For:  
**Philip Estates, LLC**  
 8150 W. 159th Street  
 Orland Park, IL 60462

**PHILIP ESTATES SUBDIVISION**  
 CUBA ROAD  
 LONG GROVE, ILLINOIS

**PRELIMINARY LANDSCAPE PLAN -**

SHEET TITLE: **LP-1**

DATE: 2-1-2020

SCALE: AS NOTED

PROJECT NUMBER: LD

DESIGNER: LD

CHECKED BY: LD

DATE: 11.10.20

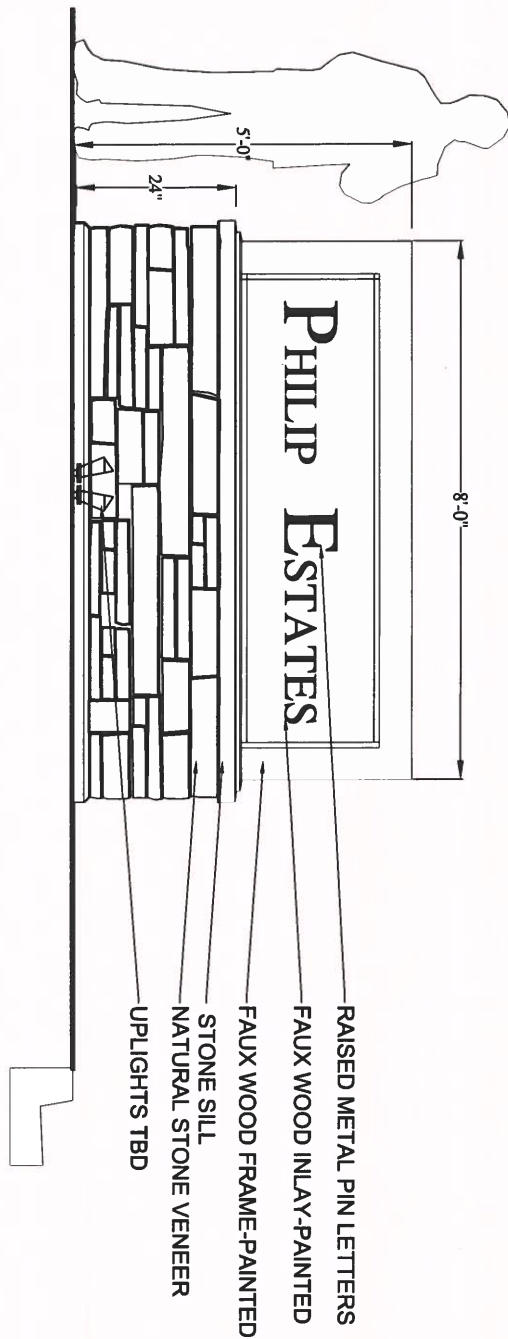
PROJECT NUMBER: 3-5-2020

SCALE: AS NOTED

DATE: 2-1-2020

PROJECT NUMBER: LD





**1 PRELIMINARY MONUMENT SIGN -**

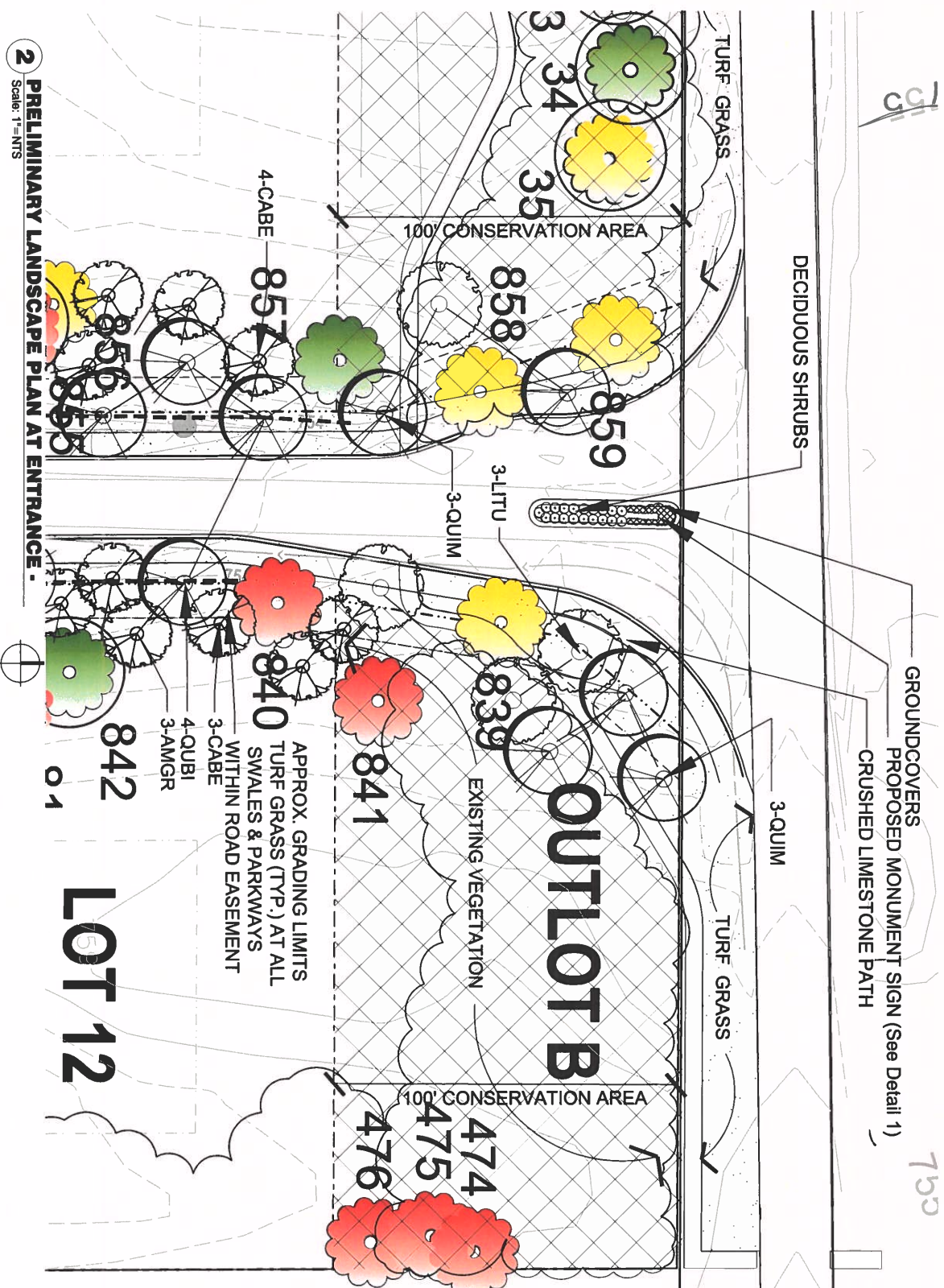
Scale: 1"=1'-0"

**Short Grass Prairie Seed Mix**

Scientific Name	Common Name	OZ/Acre	Unit
Asclepias	syriaca	2	Seed
Asclepias	tuberosa	2	Seed
Aster	laevis	1	Seed
Coreopsis	palmaria	1	Seed
Dalea	cardida	1.5	Seed
Echinacea	purpurea	7	Seed
Liatris	aspera	0.5	Seed
Rudbeckia	submontosa	1	Seed
Bouteloua	curtipendula	2.75	Seed
Penstemon	digitalis	0.5	Seed
Schizachyrium	scoparium	36	Seed
Sporobolus	heterolepis	16	Seed

**Wet Mesic Seed Mix**

Scientific Name	Common Name	PLS	Ounces/Acre
Bouteloua curtipendula	Side Oats Grama	16.00	
Elymus virginicus	Virginia Wild Rye	400.00	
Koeleria cristata	June Grass	1.00	
Panicum virgatum	Switch Grass	8.00	
Schizachyrium scoparium	Little Bluestem	36.00	
Elymus canadensis	Canadian Wild Rye	100.00	
Amorpha canescens	Lead Plant	0.50	
Anemone cylindrica	Thimbleweed	0.50	
Asclepias syriaca	Common Milkweed	2.00	
Asclepias tuberosa	Butterfly Milkweed	2.00	
Aster ericoides	Heath Aster	0.25	
Aster laevis	Smooth Blue Aster	1.00	
Aster novae-angliae	New England Aster	0.50	
Baptisia lactuca	White Wild Indigo	2.00	
Chamaecrista fasciculata	Partridge Pea	12.00	
Coreopsis lanceolata	Sand Coreopsis	5.00	
Coreopsis palmata	Prairie Coreopsis	1.00	
Dalea candida	White Prairie Clover	1.50	
Dalea purpurea	Purple Prairie Clover	1.50	
Desmanthus illinoensis	Illinois Sensitive Plant	3.00	
Echinacea purpurea	Broad-leaved Purple Coneflower	7.00	
Eryngium yuccifolium	Rattlesnake Master	3.00	
Lespedeza capitata	Round-head Bush Clover	2.00	
Liatris aspera	Rough Blazing Star	0.50	
Lupinus perennis	Wild Lupine	4.00	
Morinda fistulosa	Wild Bergamot	0.75	
Parthenium integrifolium	Wild Quinine	1.00	
Penstemon digitalis	Foxglove Beard Tongue	0.50	
Penstemon hirsutus	Hairy Beard Tongue	0.50	
Pyroanthemum virginianum	Common Mountain Mint	1.00	
Raietida pinnata	Yellow Cornelflower	6.00	
Rudbeckia hirta	Black-Eyed Susan	5.00	
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	9.00	
Sliphium teretiflorum	Prairie Dock	0.50	
Solidago rigida	Silf Goldenrod	1.00	
Solidago speciosa	Showy Goldenrod	0.50	
Tradescantia ohiensis	Common Spiderwort	0.75	
Veronica stricta	Hoary Vervain	1.00	
Veronica spp.	Ironweed (Various Mix)	4.00	
Veronicastrum virginianum	Culvers Foot	0.25	



**2 PRELIMINARY LANDSCAPE PLAN AT ENTRANCE -**

Scale: 1"=1'-0"

Prepared For:  
Philip Estates, LLC  
8150 W. 159th Street  
Orland Park, IL 60462



**LANDSCAPE PLAN DETAILS**

**PHILIP ESTATES SUBDIVISION**

CUBA ROAD  
LONG GROVE, ILLINOIS

PROJECT NUMBER:	202005	DESIGNED BY:	LD
DATE:	2-1-2020	REVIEWED BY:	LD
SHEET NUMBER:	LP-2	PROJECT MANAGER:	LD

REVISED: 11-10-20  
Village of Skokie  
3-9-2020



# GENERAL PLANTING / ACCEPTANCE SPECIFICATIONS

1. Field Verification  
The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his representative.

2. Protection of Existing Site and Existing Site Features  
The Contractor shall provide at his own expense, protection against trespassing and damage to seeded areas, planted areas and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, written warning or policing as may be required to protect such areas.

The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities when performing the work. The Contractor shall be responsible for the protection of crowns, turks and roots of existing trees, shrubs, lawns, paved areas and other landscaped areas that are to remain.

Existing trees which may be subject to construction damage shall be boxed, fenced or otherwise protected before any work is started. Boxing or other protection will be removed at the end of construction. Do not locate heavy equipment or stockpiles within the drip-line of existing plants or on lawns.

Any damage to utilities, structures, plantings or lawn which results from the Contractor's work shall be repaired in kind at the Contractor's expense in a reasonably short period of time with as little inconvenience to the Owner as possible.

3. Planting Techniques  
All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc.", and as detailed on these drawings. All deciduous plant material shall be thin pruned to remove 1/3 interior branches, dead branches and broken branches. Pruning shall complement plants natural form. Absolutely NO tip pruning is allowed, except hedges. Any plant that is tip pruned is subject to rejection by the Landscape Architect. Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect. All pruning work shall be done with hand pruners only.

4. Workmanship  
A. All work shall be completed by qualified installers that are knowledgeable and experienced in operations they are performing.  
B. Installation methods and procedures shall in accordance with the accepted industry practice and with standards of manufacturing and contracting associations applicable to all work.

5. Inspection of Plant Material  
All plant materials shall be subject to inspection and approval. The Landscape Architect reserves the right to reject any plants which fail to meet this inspection. All rejected material shall be removed from the site by the Contractor. Height of evergreen trees are measured from the ground to the first lateral branch closest to the top. Height and/or width of other plants so specified are measured by the mass of the plant not the very tip of the branches.

6. Plant Material-On-Site  
Upon delivery to the site, all nursery stock shall be planted as soon as possible. Plants shall not be exposed to excessive sun or drying winds. Nursery stock which is not satisfactory in the opinion of the Landscape Architect of Record, or Owners representatives shall immediately replace with acceptable stock at the expense of the Contractor.

7. Plant Substitution  
Substitution from the specified list will be accepted only when evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect.

8. Planting Soil

A. Topsoil Testing  
The Contractor shall engage an approved agronomic soil testing laboratory. The cost of topsoil testing to be borne by the Contractor. Landscape architect shall approve in writing contractor's proposed soil testing laboratory.

B. Required topsoil Tests

1. Chemical Analysis indicating:

a. Potassium, calcium, magnesium, caution exchange capacity, organic matter, available phosphorus potassium, exchangeable magnesium, percent base saturation, soluble salts by saturation, extract, estimated nitrogen release, and sodium adsorption ratio.  
b. Nutrient data to be given in parts per million (ppm).

2. Physical properties including:

a. Organic content  
b. Particle size distribution including percentages of sand, silt, and clay. USDA textural class designation and sand fractionation by ASTM D 422-63

C. Landscape Architect shall approve the topsoil source prior to site delivery.

D. At the discretion of the Landscape Architect soil handling procedures and spreading operations will be demonstrated for conformance approval for conformance with industry standards

E. Planting soil mix shall be protected from water and wind erosion by some type of temporary vegetative cover. All erosion methods shall be approved by the landscape architect.

F. Topsoil for landscape work shall be furnished as specified below:

1. A fertile, friable, sandy, loamy surface soil without admixture of subsoil and free of stones, stumps, root, trash, debris, and other materials deleterious to plant growth.

a. Particle size distribution - Loam texture having the proper mix of sand, silt and clay distribution to give favorable fertility, water drainage, and water holding capacity for plant growth as well as soil strength.

2. The pH range shall be 6.8 to 7.4. Topsoil that does not meet this pH range will be amended by the addition of pH adjusters approved by the Landscape Architect.  
3. Organic content shall not be less than 4% and not greater than 8% determined by loss through ignition.

9. Mulch  
All shrub beds and individual trees shall be mulched with a minimum of 3" finely shredded hardwood or bark mulch. Perennial, groundcover and annual flower beds shall be mulched with 2" of decomposed compost.

10. Pre-emergent Herbicide  
All shrub beds, individual tree rings and groundcover beds shall be treated with a pre-emergent herbicide prior to the mulch being installed. These areas shall be weed free prior to herbicide application.

11. Sodding (IF IDENTIFIED ON PLAN)

Sod shall be Kentucky Bluegrass and is required in all areas as noted on the landscape plan. Sod should be grown from at least four varieties of quality seed. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout. Watering shall continue until all sod areas are thoroughly knit to the ground.

12. Subgrade Preparation

A. The Contractor shall examine the subgrade and verify that elevations are correct per the Civil Plans. Contractor shall observe the conditions under which the work is to be performed and in a written form convey any and all concerns to the General Contractor.

B. The rough grade shall be reviewed by the General Contractor, Civil Engineer, Landscape Architect of Record, and Owners Representatives.

13. Finish Grade Preparation

A. Correct, adjust and / or repair rough graded areas including mounds and ridges. Fill gullies and depressional areas and perform other necessary repairs as needed for a smooth graded appearance.  
B. Bring all subgrades to specified elevations, evenly and properly compacted along all landscape edges and drainage structures.

C. Generally, finish grade shall be 1 1/4" -2" below top of adjacent curbs, walks, and concrete slabs.  
Finish Grade tolerances is 0.1 ft. plus / minus from indicated contours and or elevations. Finish grade shall be reviewed by the General Contractor, Civil Engineer, Landscape Architect of Record, Owners Representative prior to installing plantings and mulch.

14. Seeding

All lawn areas on landscape plan specified to be seeded shall be treated as specified below:

A. Topsoil  
Shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by those other than Landscape Contractor).

B. Seed Mixture Application Rate  
Kentucky Bluegrass (4 varieties): 70%  
Perennial Ryegrass: 10%  
Redtop or Creeping Red Fescue: 20%

C. Fertilization  
Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two tons ground agricultural limestone and 1,000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.

D. Watering  
Seeded areas shall be watered to insure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued for approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis.

E. Establishment  
Turf is being established on a variety of slope conditions. It shall be the contractor's responsibility to determine and implement whatever procedures he deems necessary to establish the turf as part of his work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 60 days have elapsed since the completion of this work. The Contractor shall submit with his bid a description of the methods and procedures he intends to use.

15. Preliminary Acceptance

All plantings shall be maintained by the Contractor for a period of 60 days after preliminary acceptance by the Owner. Maintenance shall include, but is not limited to, mowing and edging turf, pulling weeds, watering turf and plant material, and annual flower maintenance. Grass germination rates must meet 85% or greater for acceptance.

16. Warranty  
A. Warranty: Warranty that all work in this section shall be free from defects of materials and workmanship for a period of one (1) year from the date of Substantial Completion of the project. Warranty all plant materials, including pre-tagged or pre-purchased materials, for a period of one year from the date of acceptance to be a good, healthy and flourishing condition.

B. Acceptance Procedure:

1. Completion of Work: Upon completion of the work, a review will be made by the Landscape Architect upon written notice requesting such a review submitted by the Contractor at least (10) days in advance of the anticipated date. The purpose of the review shall be to determine whether or not the contractor has completed all the work of the contract, including maintenance of all planted areas.

2. Review for Substantial Completion: This review shall take place at the same time as the maintenance review. The Landscape Architect will make a review to begin the warranty of planting areas and initiate the 60 day maintenance period on the date requested, by the Contractor, as above specified, or as soon thereafter as possible. Of the work is found to be in compliance with the Contract Documents, the Landscape Architect will notify in writing the Contractor and owner of the beginning of the warranty period.

3. Warranty Period: Make periodic inspections during the warranty period to determine what changes should be made to the maintenance program. Submit in writing to the Landscape Architect any recommended changes. Upon completion of the warranty period submit a request for a review at least ten (10) days in advance of the anticipated date.

4. Review for Final Acceptance & 11-Month Walk-thru: The Landscape Architect will make a review for Final Acceptance of the Contract work, including maintenance and replacement material. If the work is found to be in compliance, the Architect will recommend acceptance by the Owner, exclusive of possible replacement of plants subject to warranty; if there are any deficiencies in the maintenance, the contractor will be notified of these deficiencies in writing and the work shall be subject to re-review before acceptance.

17. General Landscape Maintenance

A. Maintain trees and shrubs by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees and shrubs free of insects and disease. Restore or replace damaged tree wrappings.  
B. Maintenance Periods: Perform landscape maintenance, as specified hereunder, for the following periods:

1. Initial Maintenance: The Contractor is responsible for maintenance of each area until it has been granted preliminary acceptance by the Architect and the warranty period is formally started. Begin maintenance immediately upon delivery to the site and as each plant and each portion is planted, and continue until the end of the 60 day maintenance period.  
2. Work Not Included: Maintenance of project after the 60 day required maintenance period performed by the Owner's work forces and are not apart of this Contract.

18. Natural Vegetated Areas General Maintenance

1. Maintenance of all detention pond and natural grass areas shall be carried out by a qualified ecological management company with experience with native landscapes.

2. The qualified contractor shall visit the site to monitor the progress and health of the native grass and stormwater naturalized areas.  
3. A native maintenance plan shall be submitted to the Owner and Landscape Architect for approval. Plan shall include the following:

- a) Invasive Non-native weeds: Purple Loosestrife, and other non-native weeds shall be controlled mechanically through the use of herbicide and / or hand pulling, or a combination of these methods. Additional native seeding or planting will be required to ensure 85% seed germination coverage.
  - b) Soil Erosion Control Management: All soil erosion control devices, structures and features shall be installed per Cross Engineering plans. Soil shall be permanently stabilized with blanket and fully rooted grass.
  - c) Monitoring: A meander search will be conducted throughout the native areas to assess establishment of the planted vegetation. All vegetation encountered will be identified to the species level. Search will be conducted in May/June or August / September.
- Overseeding may be necessary the following year to ensure complete establishment.

4) Control and removal of invasive woody and herbaceous plants is vital to the success of the native established areas. Specific recommendations for invasive plant removal will be made based on visual monitoring inspections.



Prepared For:  
Philip Estates, LLC  
8150 W. 159th Street  
Orland Park, IL 60462

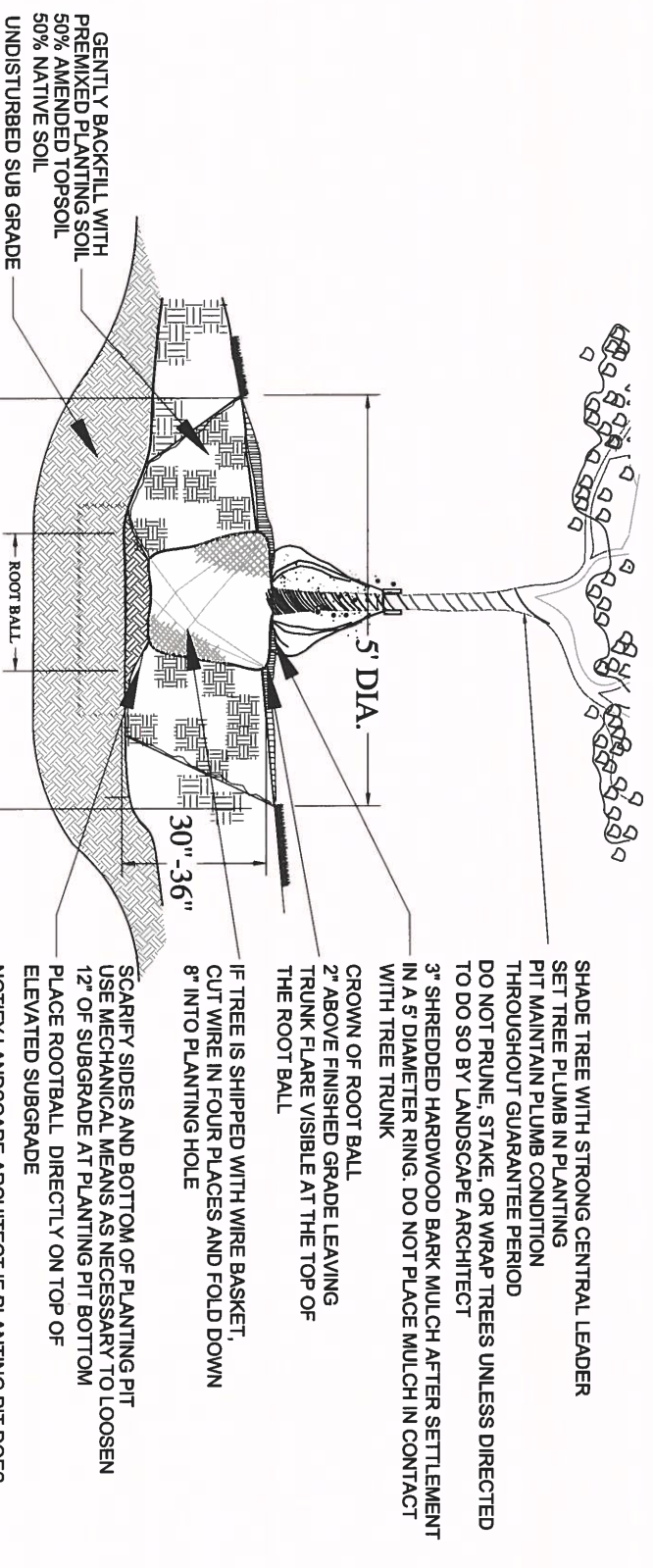
## LANDSCAPE SPECIFICATIONS

# PHILIP ESTATES SUBDIVISION

### CUBA ROAD LONG GROVE, ILLINOIS

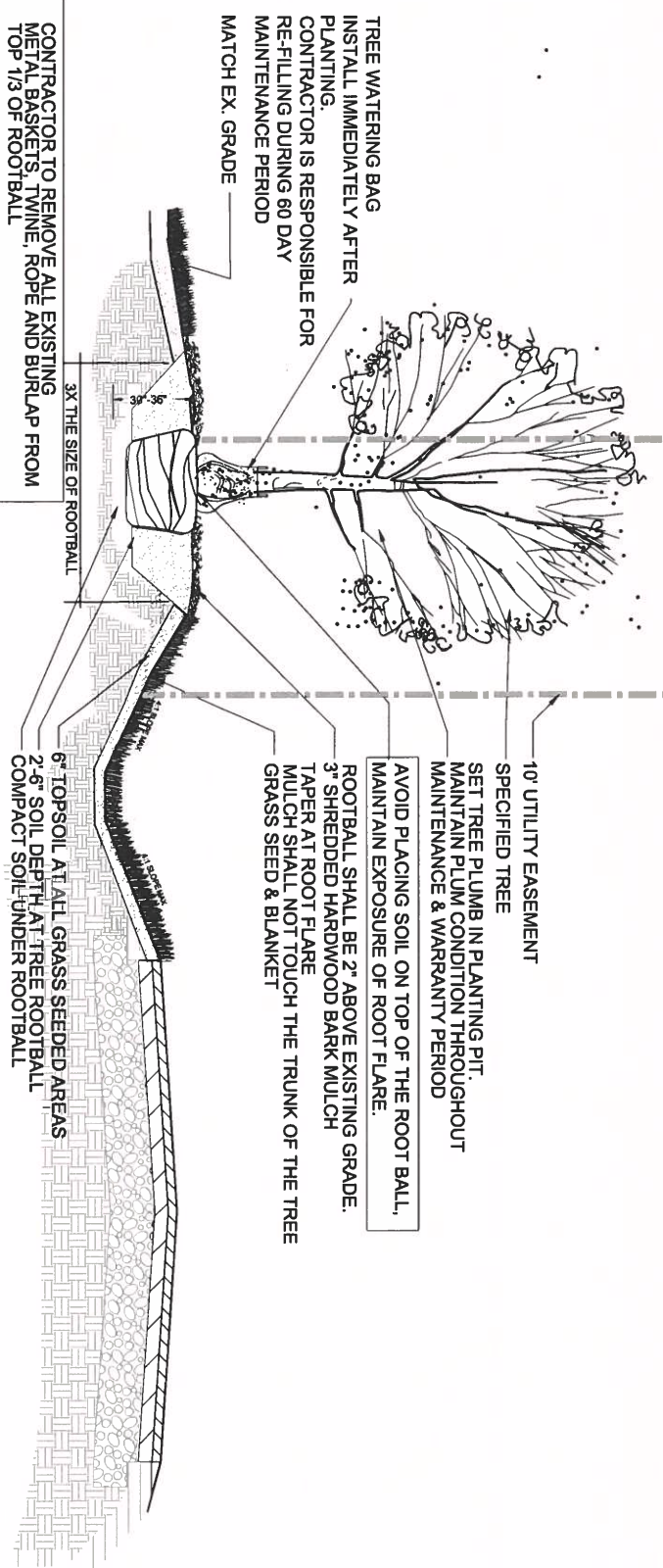
PROJECT NUMBER		2020005
DATE		2-1-2020
DESIGNED BY	LD	
AS NOTED BY	LD	
PROJECT MANAGER	LD	
SHEET TITLE		LANDSCAPE SPECIFICATIONS
DATE		11-10-20
REVISION		3-9-2020
PROJECT NUMBER		2020005
DATE		2-1-2020
SHEET NUMBER		LP-3





**1** TYPICAL TREE PLANTING DETAIL  
N.T.S.

SHADE TREE WITH STRONG CENTRAL LEADER  
 SET TREE PLUMB IN PLANTING PIT  
 MAINTAIN PLUMB CONDITION THROUGHOUT GUARANTEE PERIOD  
 DO NOT PRUNE, STAKE OR WRAP TREES UNLESS DIRECTED TO DO SO BY LANDSCAPE ARCHITECT  
 3" SHREDDED HARDWOOD BARK MULCH AFTER SETTLEMENT IN A 5' DIAMETER RING. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK  
 CROWN OF ROOT BALL  
 2" ABOVE FINISHED GRADE LEAVING TRUNK FLARE VISIBLE AT THE TOP OF THE ROOT BALL  
 IF TREE IS SHIPPED WITH WIRE BASKET, CUT WIRE IN FOUR PLACES AND FOLD DOWN 8" INTO PLANTING HOLE  
 SCARIFY SIDES AND BOTTOM OF PLANTING PIT  
 USE MECHANICAL MEANS AS NECESSARY TO LOOSEN 12" OF SUBGRADE AT PLANTING PIT BOTTOM  
 PLACE ROOTBALL DIRECTLY ON TOP OF ELEVATED SUBGRADE  
 NOTIFY LANDSCAPE ARCHITECT IF PLANTING PIT DOES NOT DRAIN WITHIN 48 HOURS  
 CONTRACTOR SHALL BE RESPONSIBLE FOR PROPER DRAINAGE IN ALL PLANTING AREAS. PERCOLATION TESTS ARE REQUIRED.  
 CONTRACTOR TO REMOVE ALL EXISTING METAL BASKETS, TWINE, ROPE AND BURLAP FROM TOP 1/3 OF ROOTBALL



**2** TYPICAL PARKWAY TREE PLANTING DETAIL AT ROAD EASEMENT  
N.T.S.

10' UTILITY EASEMENT  
 SPECIFIED TREE  
 SET TREE PLUMB IN PLANTING PIT.  
 MAINTAIN PLUMB CONDITION THROUGHOUT MAINTENANCE & WARRANTY PERIOD  
 AVOID PLACING SOIL ON TOP OF THE ROOT BALL.  
 MAINTAIN EXPOSURE OF ROOT FLARE.  
 ROOTBALL SHALL BE 2' ABOVE EXISTING GRADE.  
 3" SHREDDED HARDWOOD BARK MULCH  
 TAPER AT ROOT FLARE  
 MULCH SHALL NOT TOUCH THE TRUNK OF THE TREE  
 GRASS SEED & BLANKET  
 6" TOPSOIL AT ALL GRASS SEEDED AREAS  
 2'-6" SOIL DEPTH AT TREE ROOTBALL  
 COMPACT SOIL UNDER ROOTBALL  
 CONTRACTOR TO REMOVE ALL EXISTING METAL BASKETS, TWINE, ROPE AND BURLAP FROM TOP 1/3 OF ROOTBALL

Prepared For:  
 Philip Estates, LLC  
 8150 W. 159th Street  
 Orland Park, IL 60462



**PHILIP ESTATES SUBDIVISION**  
 CUBA ROAD  
 LONG GROVE, ILLINOIS

**PLANTING DETAILS**

DESIGNED BY	DATE
DRAWN BY	
CHECKED BY	
PROJECT NUMBER	202005
DESIGNED BY	LD
SCALE	AS NOTED
DATE	2-1-2020
PROJECT NUMBER	LD
SHEET NUMBER	LP-4





**1 EXISTING TREE SURVEY & PRESERVATION PLAN**

SCALE: 1"=80'

- Existing Tree Legend:**
- GOOD TREE
  - FAIR TREE
  - POOR TREE
  - DEAD TREE
  - PROTECTED TREE per Village Ordinance
  - TREE TO BE REMOVED (Pending final grading plan)

**GENERAL NOTES:**

Existing trees were inventoried on October 17, December 23, 2019, and October 27, 2020. A total of 184 trees were identified on the property that had a minimum diameter at breast height of (4.5) or 12". Trees were measured for diameter, and identified to their respective genus and species, as well as their general health condition. Trees that are identified as Protected Trees comply with Chapter 10, Tree Preservation ordinance as a Protected Tree in size and species. Tree were evaluated according to common horticultural standards and given a general description of the general health and structure, i.e., good, fair, poor. Tree locations are not exact in some areas. A complete tree survey will be completed during final engineering.

**Good:** Healthy branches and full crown, no major limbs in crown dead or dying, leaves healthy, no apparent wounds or diseases, no apparent hollow spots or gaps in the bark of the main trunk or major limbs. Good structure, few weak crotches, trunk not leaning excessively.

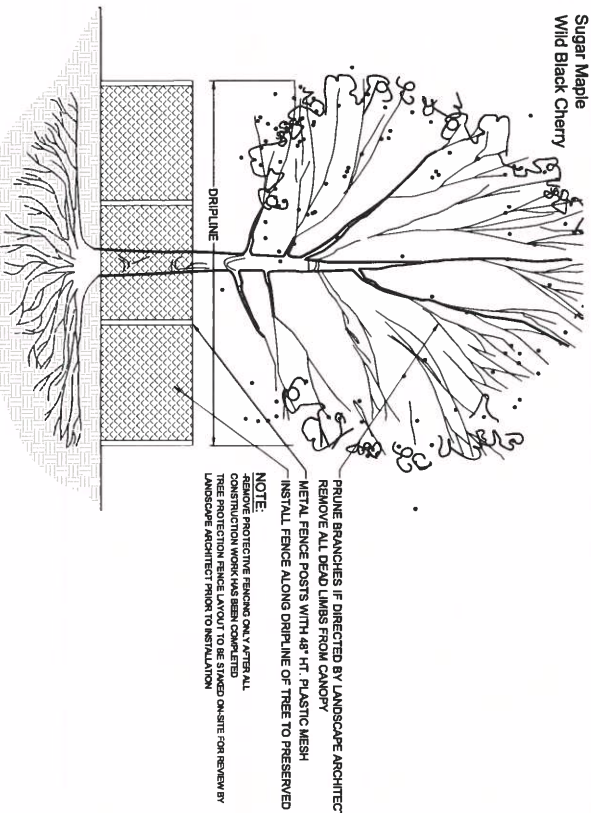
**Fair:** One or more of the following defects: Some major branches in crown dead or dying (but at least 50% still alive), apparent wounding, gaps in bark, oozing sap, areas of light colored or yellowed foliage, weak crotches, excessively leaning trunk, some broken major limbs or missing / broken or headed back central leader.

**Poor:** Over 50% of the tree is dead, major wounding, major disease, weak spots, hollow base, may result in imminent collapse of the tree, excessive lean of trunk, broken trunk, or partial complete uprooting of tree.

**Dead:** Tree is completely dead, no display of foliage, tree has fallen to the ground.

**Protected Tree:** Tree (s) designated in the Village Ordinance of having a minimum diameter at breast height of 8'-10' or greater and consist of the following species:

- Basswood / Linden
- Black Walnut
- Hackberry
- Hickory
- Ironwood
- Black Oak / Bur Oak/ Hill's Oak/ Red Oak/ Swamp White Oak/ White Oak
- Sugar Maple
- Wild Black Cherry



**2 TYPICAL TREE PROTECTION FENCE**

SCALE: NTS

**EXISTING TREE SURVEY & PRESERVATION PLAN**

**PHILIP ESTATES SUBDIVISION**  
CUBA ROAD  
LONG GROVE, ILLINOIS

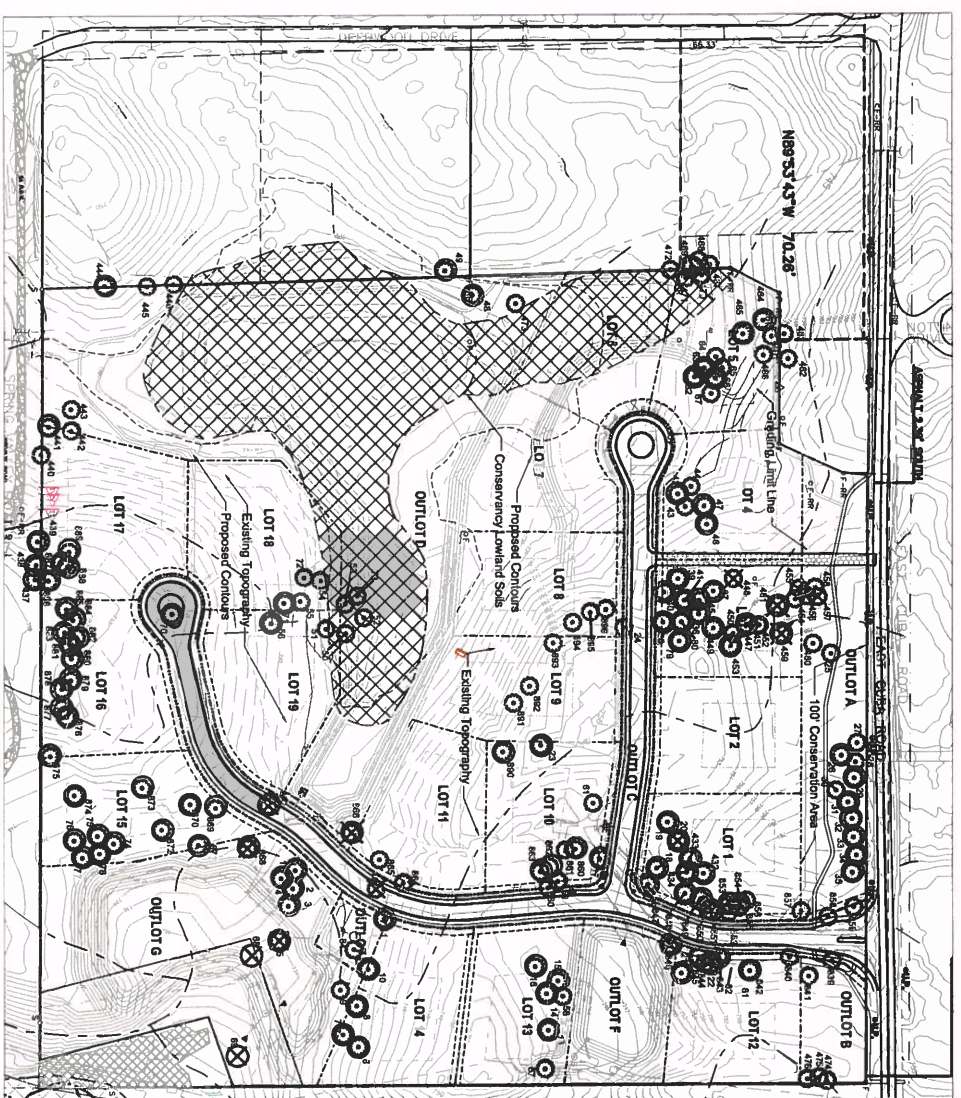
Prepared For:  
Philip Estates, LLC  
8150 W. 159th Street  
Orland Park, IL 60462

**AK** ALLEN L. KRACOWER & ASSOCIATES, INCORPORATED  
LANDSCAPE ARCHITECTS | URBAN PLANNERS | REAL ESTATE CONSULTANTS  
800 NORTH BLOOMING DRIVE, SUITE 100 | ANDERSONVILLE, ILLINOIS 60464

PROJECT NUMBER	202005	DESIGNED BY	LD
SCALE	AS NOTED	RENDERED BY	LD
DATE	2-1-2020	PROJECT MANAGER	LD
SHEET NUMBER	TS-1		

REV	DATE	DESCRIPTION
1	11-10-20	REVISED
2	3-9-2020	REVISED





**1** EXISTING TREE SURVEY & PRESERVATION KEY PLAN  
SCALE: NTS

Existing Tree Survey

Tag No.	Scientific Name	Common Name	Size (DBH)	Condition	Heritage Tree
1	Quercus rubra	Northern Red Oak	36"	Good	X
2	Quercus rubra	Northern Red Oak	30"	Good	X
3	Celtis occidentalis	Common Hackberry	22"	Good	X
4	Quercus rubra	Northern Red Oak	30"	Fair	X
5	Celtis occidentalis	Common Hackberry	27"	Poor	X
6	Tilia americana	Sugar Maple	30"	Good	X
7	Acer saccharum	Sugar Maple	30"	Good	X
8	Gleditsia tricanthos	Honey Locust	28"	Good	X
9	Tilia americana	Linden/ Basswood	36"	Good	X
10	Tilia americana	Linden/ Basswood	36"	Good	X
11	Fraxinus americana	Green Ash	24"	Dead	X
12	Tilia americana	Linden/ Basswood	33"	Good	X
13	Tilia americana	Common Hackberry	33"	Good	X
14	Celtis occidentalis	Common Hackberry	22"	Good	X
15	Celtis occidentalis	Common Hackberry	26"	Poor	X
16	Celtis occidentalis	Common Hackberry	22"	Fair	X
17	Acer saccharum	Sugar Maple	12"	Fair/ Poor	X
18	Acer saccharum	Sugar Maple	18"	Good	X
19	Acer saccharum	Sugar Maple	30"	Dead	X
20	Acer saccharum	Sugar Maple	30"	Good	X
21	Quercus rubra	Sugar Maple	8'-12"	Fair	X
22	Quercus rubra	Red Oak	30"	Good	X
23	Quercus rubra	Red Oak	24"	Fair	X
24	Fraxinus americana	Green Ash	24"	Good	X
25	Gleditsia tricanthos	Honey Locust	24"	Good	X
26	Celtis occidentalis	Common Hackberry	24"	Fair	X
27	Gleditsia tricanthos	Honey Locust	18"	Fair	X
28	Gleditsia tricanthos	Honey Locust	12"	Good	X
29	Celtis occidentalis	Common Hackberry	24"	Good	X
30	Gleditsia tricanthos	Honey Locust	18"	Good	X
31	Acer platanoides	Norway Maple	30"	Poor	X
32	Ginkgo biloba	Ginkgo Tree	18"	Good	X
33	Quercus rubra	Red Oak	36"	Fair	X
34	Quercus rubra	Red Oak	18"	Good	X
35	Acer saccharum	Sugar Maple	24"	Fair	X
36	Acer saccharum	Sugar Maple	24"	Fair	X
37	Acer saccharum	Sugar Maple	25"	Fair	X
38	Quercus rubra	Red Oak	27"	Fair	X
39	Quercus rubra	Red Oak	18"	Fair	X
40	Quercus rubra	Pin Oak	18"	Fair	X
41	Quercus palustris	Pin Oak	16"	Fair	X
42	Tilia americana	Basswood	36"	Poor	X
43	Gleditsia tricanthos	Common Honeylocust	18"	Good	X
44	Gleditsia tricanthos	Honeylocust	14"	Fair	X
45	Quercus palustris	Pin Oak	21"	Fair	X
46	Gleditsia tricanthos	Honeylocust	18"	Fair	X
47	Quercus rubra	Red Oak	14"	Fair	X
48	Quercus rubra	Red Oak	30"	Poor	X
49	Quercus rubra	Red Oak	30"	Good	X
50	Betula nigra	River Birch	8'-10'-12"	Good	X
51	Betula nigra	River Birch	10'-8'-12"	Good	X
52	Betula nigra	River Birch	12'-8'-12"	Good	X
53	Betula nigra	River Birch	10'-8'-12"	Good	X
54	Fraxinus pennsylvanica	Green Ash	54"	Fair	X
55	Fraxinus pennsylvanica	Green Ash	15'-14'-10'-10"	Fair	X
56	Quercus rubra	Red Oak	24"	Fair	X
57	Celtis occidentalis	Common Hackberry	33"	Good	X
58	Ulmus rubra	Slippery Elm	16"	Fair	X
59	Quercus rubra	Red Oak	25"	Good	X
60	Quercus rubra	Red Oak	25"	Good	X
61	Celtis occidentalis	Common Hackberry	24"	Good	X
62	Tilia americana	Basswood	28"	Good	X
63	Acer saccharum	Sugar Maple	20"	Good	X
64	Betula nigra	River Birch	18' HI.	Good	X
65	Betula nigra	River Birch	20' HI.	Good	X
66	Tilia americana	Basswood	18'	Good	X
67	Betula nigra	River Birch	18' HI.	Good	X
68	Celtis occidentalis	Common Hackberry	24"	Good	X
69	Tilia americana	Basswood	31"	Good	X
70	Quercus rubra	Red Oak	25"	Good	X
71	Quercus rubra	Red Oak	20"	Good	X
72	Fraxinus pennsylvanica	Green Ash	36"	Fair	X
73	Betula nigra	River Birch	10'-12'-8"	Good	X
74	Quercus rubra	Red Oak	17"	Fair	X
75	Quercus alba	White Oak	18"	Fair	X
76	Quercus rubra	Northern Red Oak	18"	Fair	X
77	Quercus rubra	Northern Red Oak	16"	Fair	X
78	Quercus rubra	Northern Red Oak	18"	Fair	X
79	Quercus rubra	Northern Red Oak	24"	Fair	X
80	Quercus rubra	Northern Red Oak	16"	Fair	X
81	Crataegus phaenopyrum	Washington Hawthorn	8"	Poor	X
82	Crataegus phaenopyrum	Washington Hawthorn	10"	Poor	X
83	Gleditsia tricanthos	Common Honeylocust	18"	Good	X
84	Quercus palustris	Pin Oak	30"	Fair	X
85	Acer saccharum	Sugar Maple	36"	Fair	X
86	Prunus serotina	Black Cherry	18"	Fair	X
87	Prunus serotina	Black Cherry	18"	Good	X
88	Prunus serotina	Black Cherry	14"	Good	X
89	Prunus serotina	Black Cherry	12"	Good	X
439	Prunus serotina	Black Cherry	12"	Good	X

440	Acer negundo	Box Elder	14"	Poor	X
441	Acer saccharum	Sugar Maple	24"	Poor	X
442	Gleditsia tricanthos	Honeylocust	18"	Poor	X
443	Gleditsia tricanthos	Honeylocust	18"	Poor	X
444	Tilia americana	Linden/ Basswood	18"	Fair	X
445	Acer platanoides	Norway Maple	20"	Good	X
446	Acer platanoides	Norway Maple	24"	Poor	X
447	Acer saccharum	Sugar Maple	24"	Good	X
448	Tilia americana	Linden/ Basswood	30"	Dead	X
449	Acer saccharum	Sugar Maple	20"	Fair	X
450	Ostrya virginiana	Hornwood	18"	Poor	X
451	Prunus serotina	Black Cherry	14"	Poor	X
452	Prunus serotina	Black Cherry	14"	Poor	X
453	Acer saccharum	Sugar Maple	24"	Fair	X
454	Tilia americana	Linden/ Basswood	20"	Good	X
455	Quercus palustris	Pin Oak	24"	Good	X
456	Quercus palustris	Pin Oak	20"	Good	X
457	Quercus palustris	Pin Oak	20"	Good	X
458	Quercus bicolor	Swamp White Oak	22"	Good	X
459	Acer saccharum	Sugar Maple	18"	Dead	X
460	Gleditsia tricanthos	Honeylocust	18"	Good	X
461	Asclepias hippocastanum	Horseshoeplant	18"	Fair	X
462	Gleditsia tricanthos	Honeylocust	18"	Fair	X
463	Acer rubrum	Red Maple	18"	Fair	X
464	Acer rubrum	Red Maple	24"	Fair	X
465	Acer rubrum	Red Maple	24"	Fair	X
466	Gleditsia tricanthos	Common Honeylocust	18"	Fair	X
467	Betula nigra	River Birch	12'-18"	Good	X
468	Betula nigra	River Birch	10'-12"	Good	X
469	Tilia americana	Linden/ Basswood	24"	Fair	X
470	Betula nigra	River Birch	12'-18"	Good	X
471	Betula nigra	River Birch	10'-12"	Good	X
472	Betula nigra	River Birch	10'-12'-18"	Good	X
473	Gleditsia tricanthos	Honeylocust	30"	Fair	X
474	Prunus serotina	Black Cherry	22"	Poor	X
475	Prunus serotina	Black Cherry	18"	Poor	X
476	Prunus serotina	Black Cherry	18"	Poor	X
339	Gleditsia tricanthos	Honey Locust	22"	Good	X
340	Gleditsia tricanthos	Honey Locust	22"	Good	X
341	Gleditsia tricanthos	Honey Locust	20"	Good	X
342	Quercus palustris	Pin Oak	35"	Good	X
343	Quercus palustris	Pin Oak	29"	Good	X
344	Acer saccharum	Sugar Maple	17'-18"	Good	X
345	Acer saccharum	Sugar Maple	19'-18"	Good	X
346	Acer saccharum	Sugar Maple	17	Dead	X
347	Acer saccharum	Sugar Maple	28	Good	X
348	Acer saccharum	Sugar Maple	24	Good	X
349	Acer saccharum	Sugar Maple	18	Fair	X
350	Acer saccharum	Sugar Maple	14	Good	X
351	Acer saccharum	Sugar Maple	14	Fair	X
352	Acer saccharum	Sugar Maple	24	Good	X
353	Acer saccharum	Sugar Maple	10	Good	X
354	Acer saccharum	Sugar Maple	10	Good	X
355	Ulmus americana	American Elm	21	Good	X
356	Fraxinus pennsylvanica	Green Ash	26	Good	X
357	Gleditsia tricanthos	Honey Locust	21	Good	X
358	Gleditsia tricanthos	Honey Locust	22	Good	X
359	Celtis occidentalis	Hackberry	27	Good	X
360	Prunus serotina	Black Cherry	12	Good	X
361	Morus alba	White Mulberry	18	Fair	X
362	Quercus palustris	Pin Oak	31"	Good	X
363	Quercus palustris	Pin Oak	40"	Good	X
364	Tilia americana	Basswood	20	Good	X
365	Asclepias hippocastanum	Horse Chestnut	21	Good	X
366	Prunus serotina	Black Cherry	20	Good	X
367	Acer saccharum	Sugar Maple	11	Dead	X
368	Acer saccharum	Sugar Maple	18	Dead	X
369	Acer saccharum	Sugar Maple	18	Good	X
370	Acer saccharum	Sugar Maple	22	Good	X
371	Acer saccharum	Sugar Maple	22	Good	X
372	Acer saccharum	Sugar Maple	12	Good	X
373	Acer saccharum	Sugar Maple	18	Fair	X
374	Quercus macrocarpa	Bur Oak	24"	Good	X
375	Acer saccharum	Sugar Maple	20"	Good	X
376	Acer saccharum	Sugar Maple	18	Fair	X
377	Quercus macrocarpa	Bur Oak	24	Good	X
378	Quercus rubra	Northern Red Oak	25"	Good	X
379	Quercus macrocarpa	Bur Oak	24	Good	X
380	Quercus macrocarpa	Bur Oak	22	Good	X
381	Quercus macrocarpa	Bur Oak	22	Good	X
382	Quercus rubra	Northern Red Oak	20	Good	X
383	Quercus rubra	Northern Red Oak	22	Good	X
384	Quercus macrocarpa	Northern Red Oak	20	Good	X
385	Quercus macrocarpa	Bur Oak	22	Good	X
386	Quercus rubra	Northern Red Oak	23	Good	X
387	Quercus rubra	Northern Red Oak	18	Good	X
388	Quercus macrocarpa	Bur Oak	18	Good	X
389	Quercus rubra	Northern Red Oak	23	Good	X
390	Quercus palustris	Pin Oak	22	Good	X
391	Gleditsia tricanthos	Honey Locust	21	Good	X
392	Gleditsia tricanthos	Honey Locust	22	Good	X
393	Gleditsia tricanthos	Honey Locust	18	Good	X
394	Acer saccharum	Sugar Maple	16	Good	X
395	Acer saccharum	Sugar Maple	13	Good	X
396	Fraxinus pennsylvanica	Green Ash	24	Good	X

**TREE INVENTORY**

**PHILIP ESTATES SUBDIVISION**

CUBA ROAD  
LONG GROVE, ILLINOIS

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