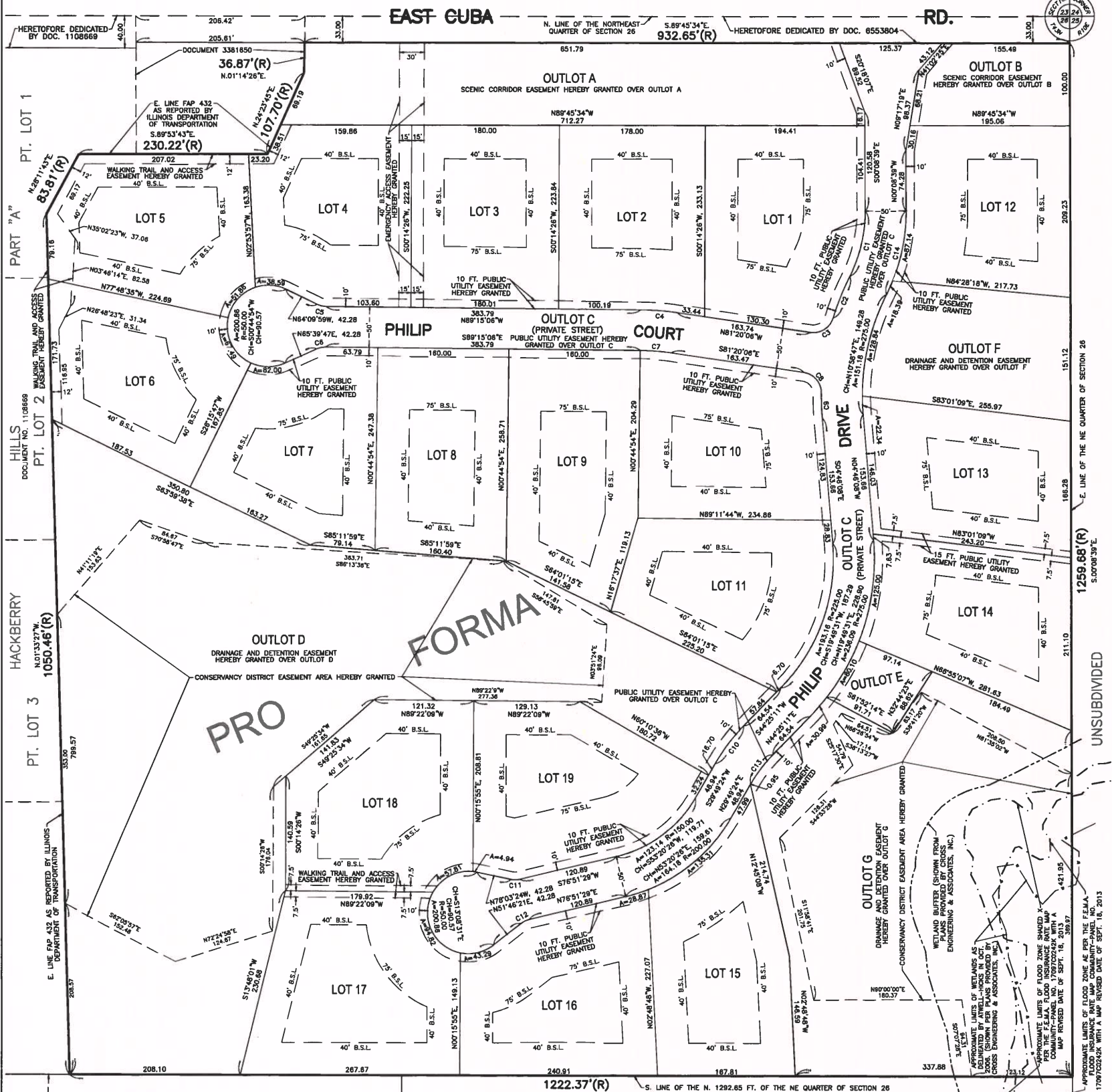


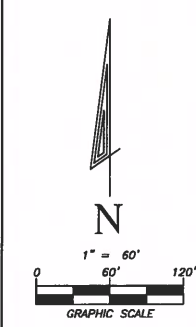
PRELIMINARY PLAT PHILIP ESTATES SUBDIVISION

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.

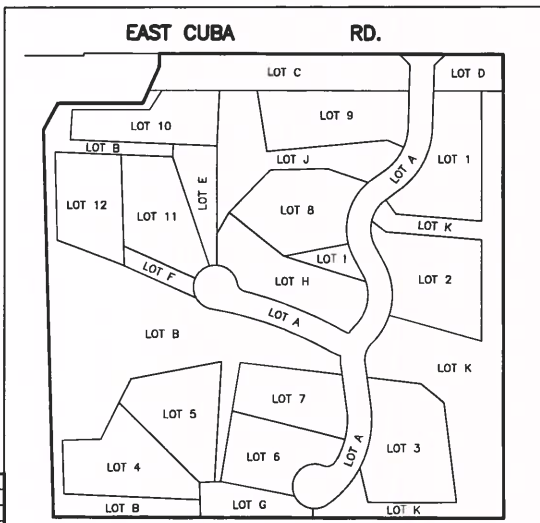


SPRING VALLEY RD.
(PRIVATE ROAD)

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	N84°16'55"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



AREA SUMMARY

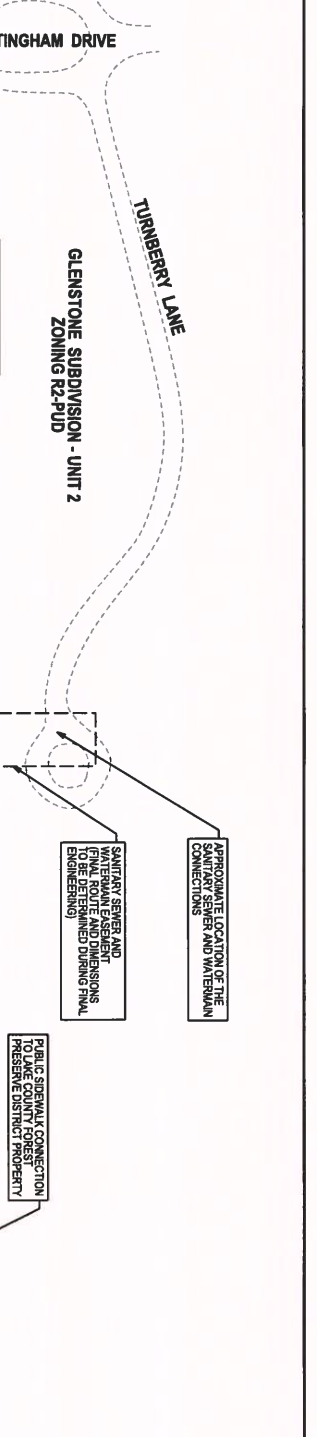
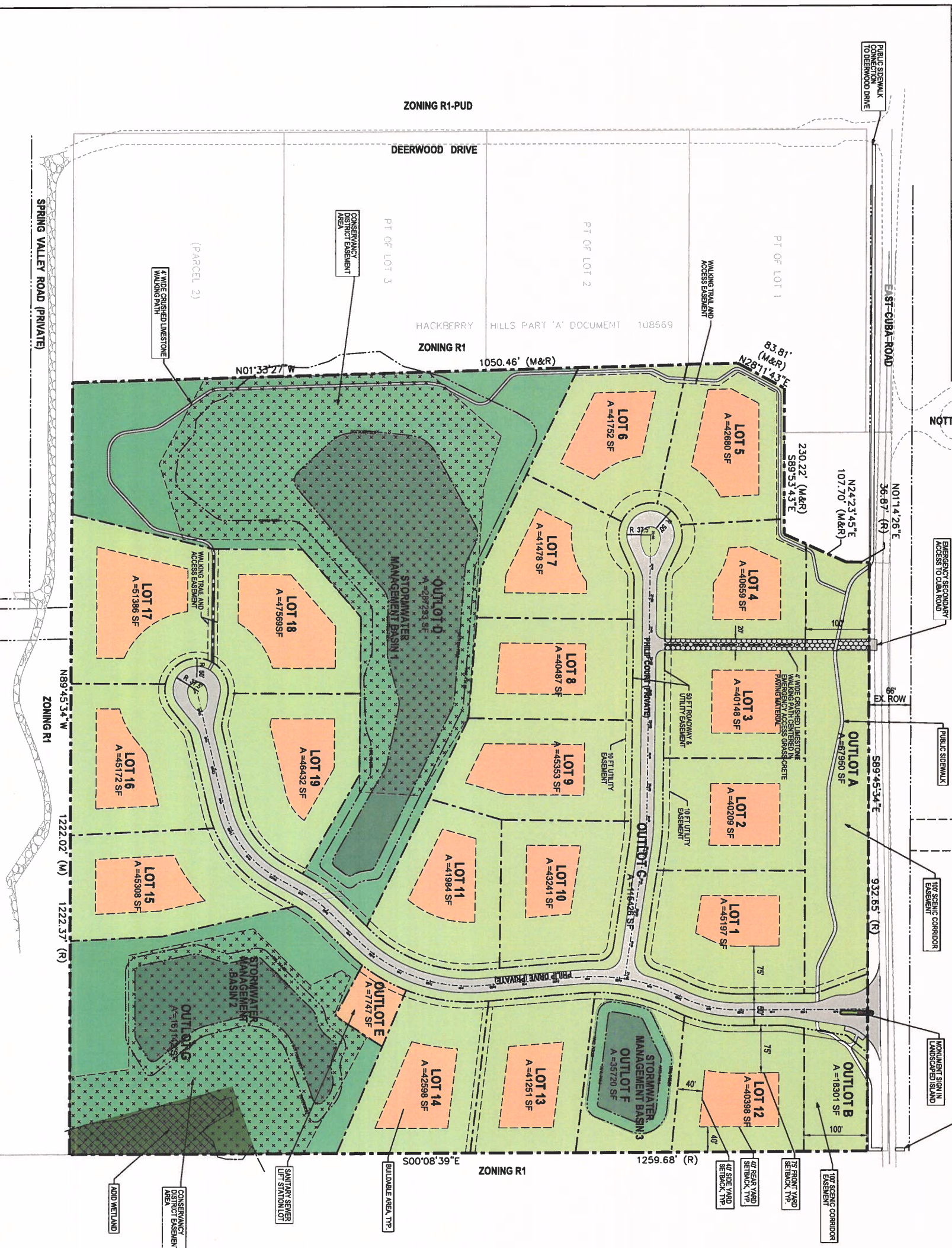
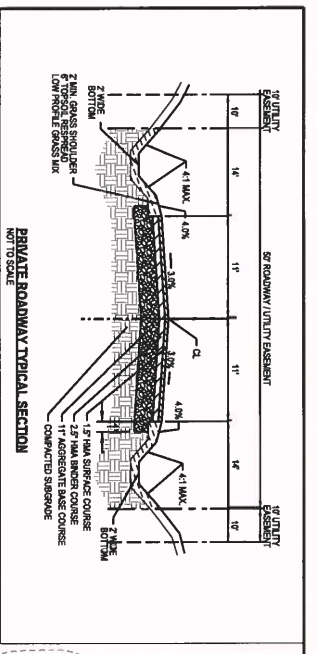
LOT 1	45,197 SQUARE FEET OR 1.0376 ACRES
LOT 2	40,209 SQUARE FEET OR 0.9231 ACRES
LOT 3	40,148 SQUARE FEET OR 0.9217 ACRES
LOT 4	40,858 SQUARE FEET OR 0.9334 ACRES
LOT 5	42,680 SQUARE FEET OR 0.9795 ACRES
LOT 6	41,752 SQUARE FEET OR 0.9585 ACRES
LOT 7	41,478 SQUARE FEET OR 0.9522 ACRES
LOT 8	40,487 SQUARE FEET OR 0.9285 ACRES
LOT 9	45,353 SQUARE FEET OR 1.0372 ACRES
LOT 10	43,241 SQUARE FEET OR 0.9927 ACRES
LOT 11	41,884 SQUARE FEET OR 0.9638 ACRES
LOT 12	40,399 SQUARE FEET OR 0.9274 ACRES
LOT 13	41,286 SQUARE FEET OR 0.9470 ACRES
LOT 14	42,586 SQUARE FEET OR 0.9779 ACRES
LOT 15	45,306 SQUARE FEET OR 1.0401 ACRES
LOT 16	45,172 SQUARE FEET OR 1.0370 ACRES
LOT 17	51,386 SQUARE FEET OR 1.1797 ACRES
LOT 18	47,589 SQUARE FEET OR 1.0920 ACRES
LOT 19	46,432 SQUARE FEET OR 1.0659 ACRES
OUTLOT A	67,850 SQUARE FEET OR 1.5589 ACRES
OUTLOT B	18,301 SQUARE FEET OR 0.4201 ACRES
OUTLOT C	115,426 SQUARE FEET OR 2.6498 ACRES
OUTLOT D	287,293 SQUARE FEET OR 6.5953 ACRES
OUTLOT E	7,747 SQUARE FEET OR 0.1779 ACRES
OUTLOT F	35,720 SQUARE FEET OR 0.8200 ACRES
OUTLOT G	181,142 SQUARE FEET OR 4.1693 ACRES
TOTAL	1,516,881 SQUARE FEET OR 34.8228 ACRES

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)

DATE	REVISION	DESCRIPTION
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
REVISION DATE	ORDER NO.	REVISION

PREPARED BY:
EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING
1238 MARK STREET, BENSenville, ILLINOIS 60106 (830) 588-2600 FAX: (830) 588-4700
E-MAIL: TMOLLOY@EMOLLOY.COM

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



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. AN EXISTING WATER DISTRIBUTION SYSTEM CONNECTED TO THE EXISTING WATER SYSTEM WITHIN GLENSTONE SUBDIVISION - UNIT 2 (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).
6. 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 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 PROPERTY AT THE NORTHEAST CORNER OF THE PHILIP ESTATES PROJECT.

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 - 50% OF WETLANDS & CONSERV. DIST. = 33,529 AC - 0 AC - (0.5 x 191 AC) = 32,937 AC

ALLOWABLE DENSITY:
 2 ACRES PER LOT
 1.5% OF ALLOWABLE DENSITY OF 2 AC PER LOT = 493.75 LOTS

LOT CALCULATION:
 32,937 / 191 = 172 LOTS

PRIVATE ROADWAY EASEMENT:
 60 FT
 80 FT
 100 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	40,209	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
Total Lot Area	823,302	18.90

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
COMMON	693,579	15.92

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

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

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

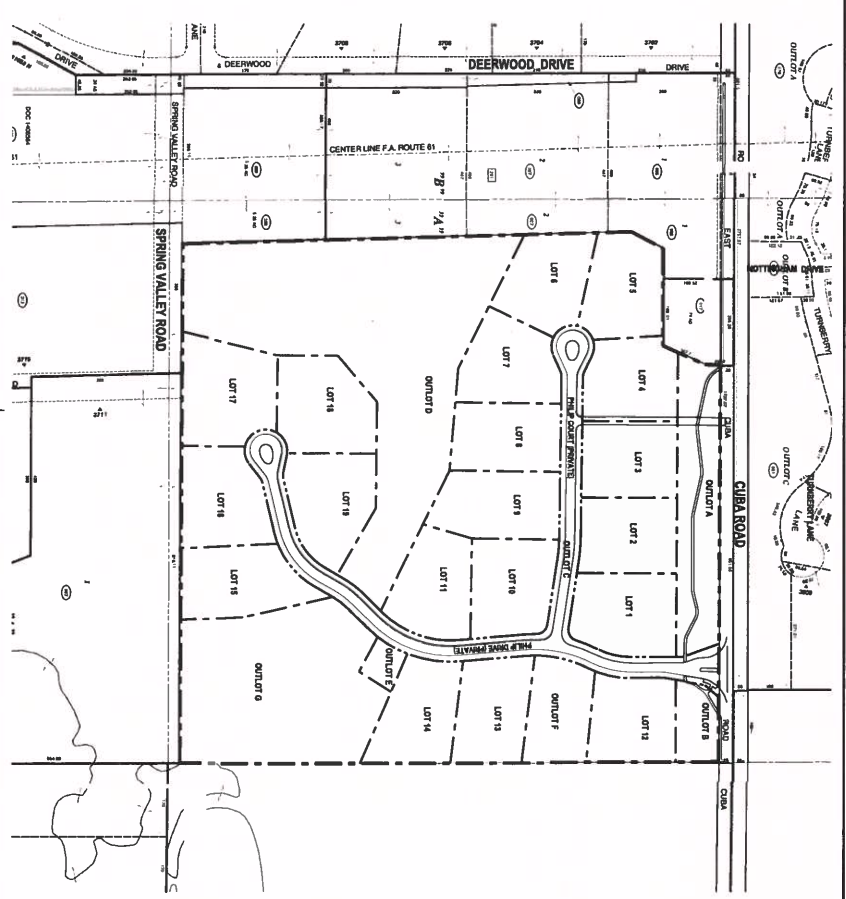
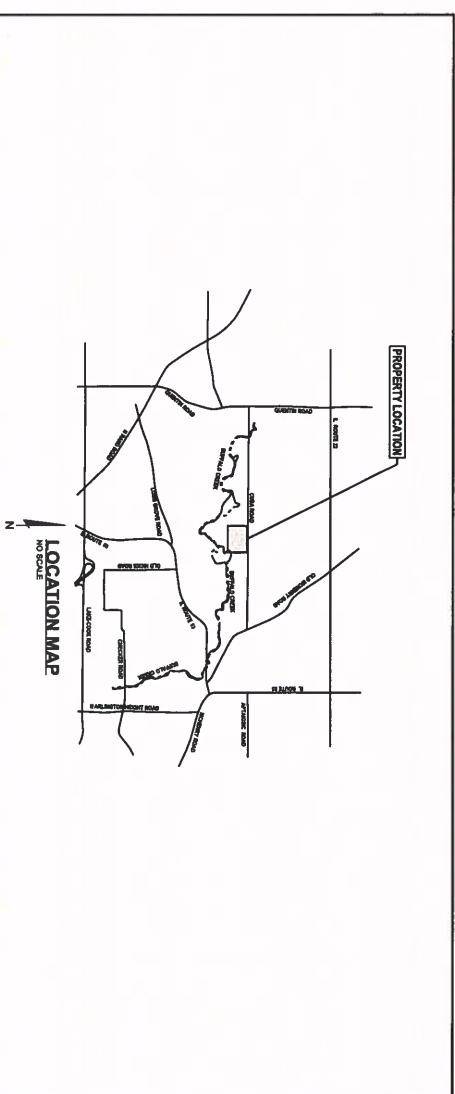
for

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 TOPOGRAPHIC SURVEY SHALL BE PREPARED FOR USE DURING FINAL ENGINEERING.

SOURCE BENCHMARKS

LAKE COUNTY BENCHMARK 630A, BEING A CHISELED SQUARE ON TOP OF THE EAST END OF A COLVERT LOCATED AT THE NORTH-EAST CORNER OF A DRIVEWAY AND WEST OF CUBA ROAD AT AN ELEVATION OF 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 1.65 MILES WEST OF DEERWOOD DRIVE AND BEING THE FIRST UTILITY POLE WEST OF CENTERBURY DRIVE. RECORD NVD 1929 DATUM ELEVATION = 756.69.

SITE BENCHMARKS

1. BM #1: (SAME AS SOURCE BM 630) ABOVE
 NVD 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.
 NVD 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 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 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

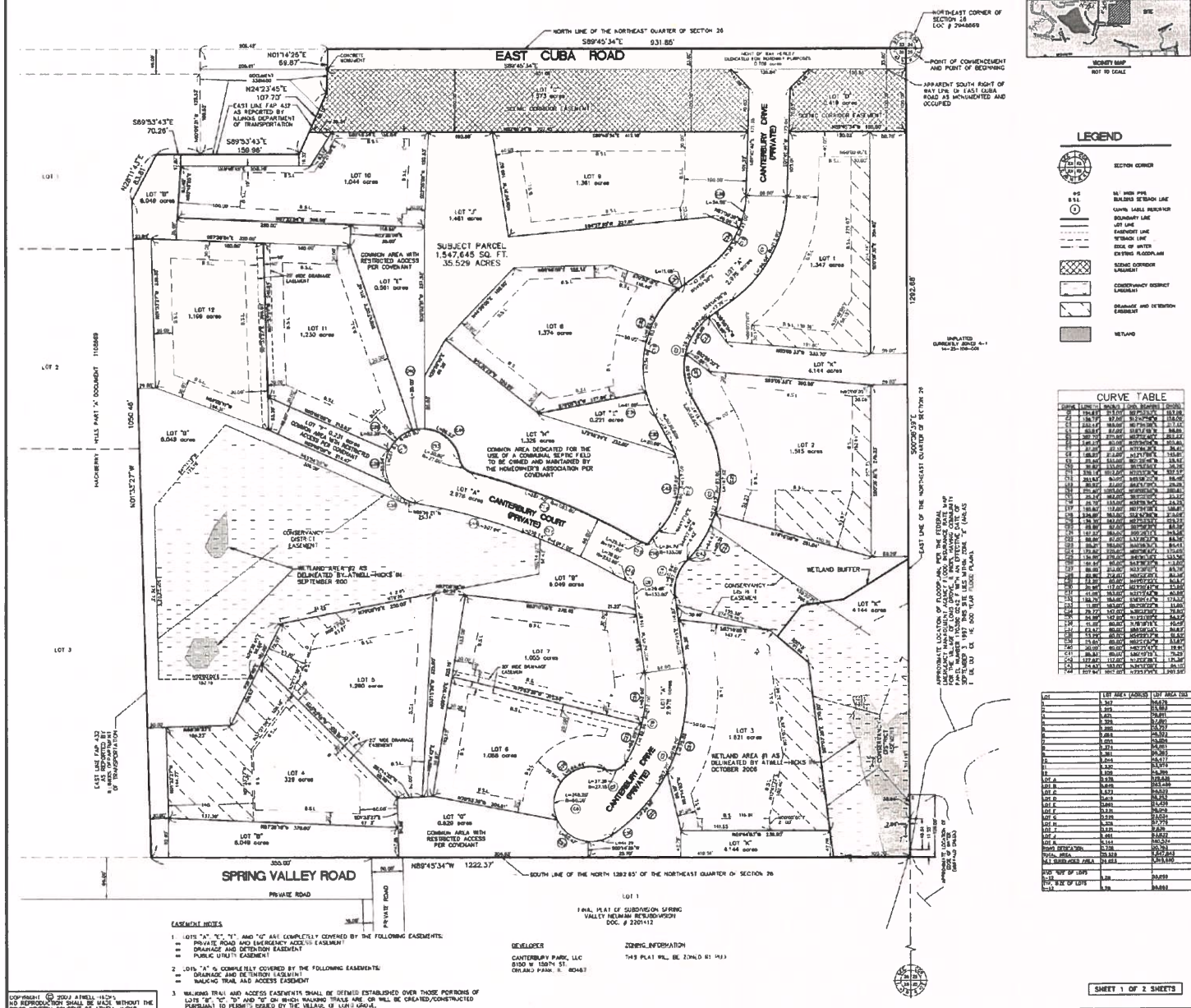
JOB NO. 1291
 Page 1 of 8

PLAT OF SUBDIVISION
CANTERBURY PARK PUD

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

6553804

12-22-07



EASEMENTS NOTES
1. LOTS 1", 2", 3", 4", 5" AND 12" ARE COMPLETELY COVERED BY THE FOLLOWING EASEMENTS:
A. PRIVATE ROAD AND EASEMENT ACCESS EASEMENT
B. PUBLIC UTILITY EASEMENT
2. LOTS 6", 7" IS COMPLETELY COVERED BY THE FOLLOWING EASEMENTS:
A. PRIVATE ROAD AND EASEMENT ACCESS EASEMENT
B. PUBLIC UTILITY EASEMENT
3. LOTS 8", 9", 10", 11" AND 12" ON WHICH TRAILING TRAILS ARE OR WILL BE CREATED/CONSTRUCTED PERMITTED TO PERMIT TRAILING BY THE VILLAGE OF LONG GROVE.

ATWELL-HICKS
Engineering, Surveying & Planning
1510 East 7th Street, Suite 110
Orland Park, IL 60462
TEL: 708/829-2500 FAX: 708/829-2501
www.atwell-hicks.com

PLAT OF SUBDIVISION
CANTERBURY PARK PUD
6553804
12-22-07

RESOLVED THAT THE UNDERSIGNED HAS BEEN DULY CONVINCED THAT THIS PLAT IS NECESSARY FOR THE BEST INTERESTS OF THE PUBLIC AND THAT THE PLAT IS ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE CONSTITUTION OF THE UNITED STATES.

RESOLVED THAT THE UNDERSIGNED HAS BEEN DULY CONVINCED THAT THIS PLAT IS NECESSARY FOR THE BEST INTERESTS OF THE PUBLIC AND THAT THE PLAT IS ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE CONSTITUTION OF THE UNITED STATES.

RESOLVED THAT THE UNDERSIGNED HAS BEEN DULY CONVINCED THAT THIS PLAT IS NECESSARY FOR THE BEST INTERESTS OF THE PUBLIC AND THAT THE PLAT IS ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE CONSTITUTION OF THE UNITED STATES.

RESOLVED THAT THE UNDERSIGNED HAS BEEN DULY CONVINCED THAT THIS PLAT IS NECESSARY FOR THE BEST INTERESTS OF THE PUBLIC AND THAT THE PLAT IS ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE CONSTITUTION OF THE UNITED STATES.

RESOLVED THAT THE UNDERSIGNED HAS BEEN DULY CONVINCED THAT THIS PLAT IS NECESSARY FOR THE BEST INTERESTS OF THE PUBLIC AND THAT THE PLAT IS ACCORDING TO THE LAWS OF THE STATE OF ILLINOIS AND THE CONSTITUTION OF THE UNITED STATES.

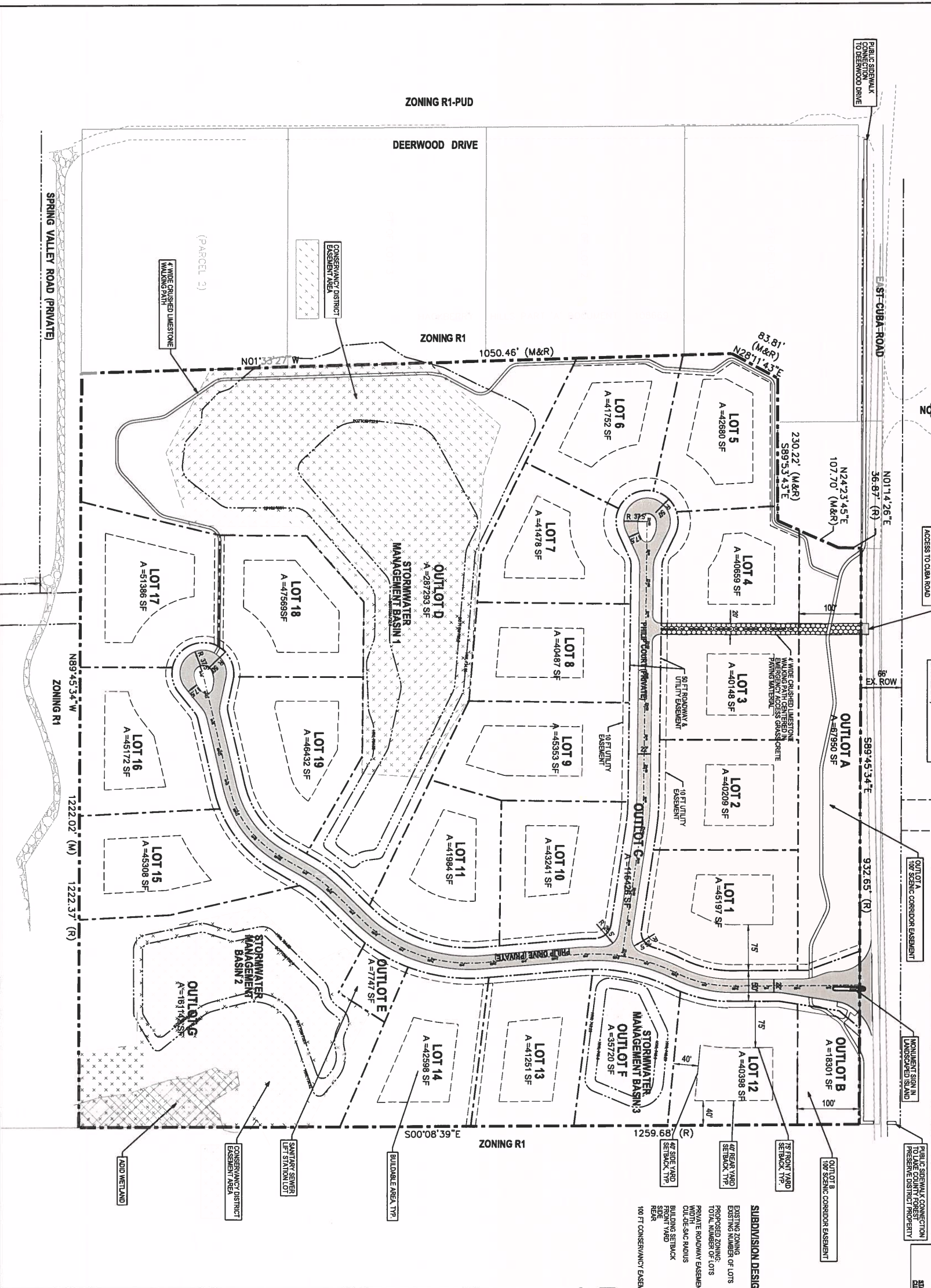
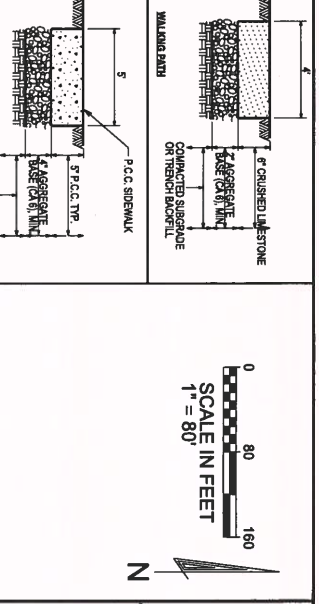
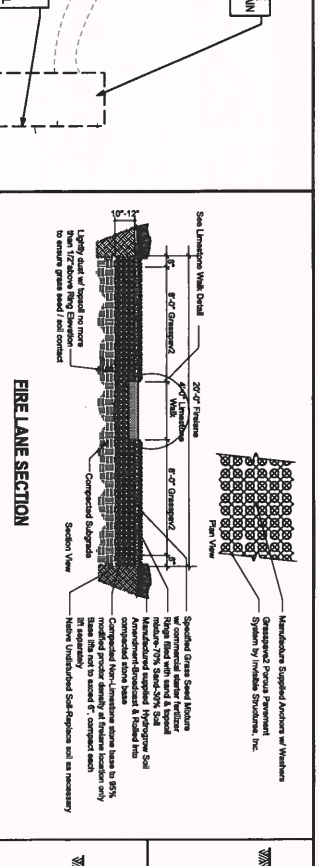
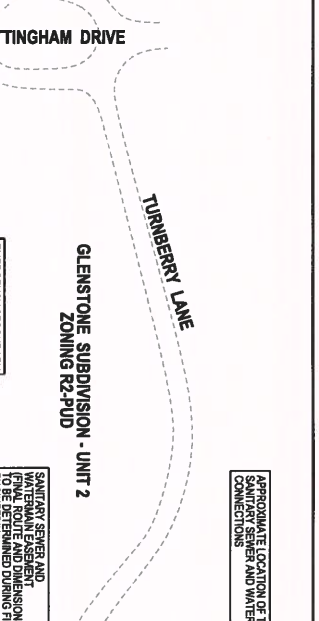
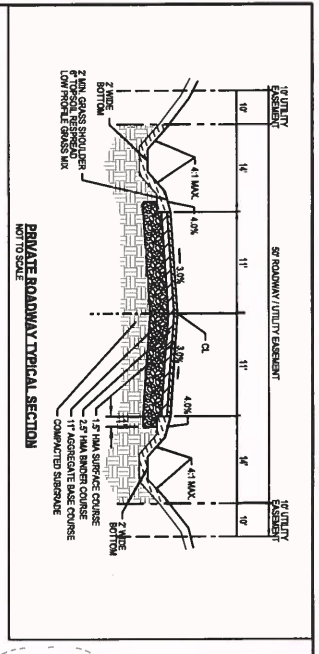
ATWELL-HICKS
Engineering, Surveying & Planning
1510 East 7th Street, Suite 110
Orland Park, IL 60462
TEL: 708/829-2500 FAX: 708/829-2501
www.atwell-hicks.com

PREPARED FOR:
PHILIP ESTATES, LLC
8150 W. 158th 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.



SUBDIVISION DESIGN STANDARDS

EXISTING ZONING	R2-PUD
PROPOSED ZONING	R2-PUD
TOTAL NUMBER OF LOTS	19
PRIVATE ROADWAY EASEMENT	10 FT
PRIVATE ROADWAY EASEMENT WITH THE SAC RADIIUS	30 FT
BUILDING SETBACK	10 FT
REAR YARD SETBACK (TYPE)	75 FT
FRONT YARD SETBACK (TYPE)	40 FT
REAR YARD SETBACK (TYPE)	75 FT
FRONT YARD SETBACK (TYPE)	40 FT
REAR YARD SETBACK (TYPE)	75 FT
FRONT YARD SETBACK (TYPE)	40 FT
100 FT CONSERVANCY EASEMENT ALONG CUBA ROAD	

COMMON AREA SUMMARY

Area (SF)	Lot Area (AC)
OUTLOT A	1.56
OUTLOT B	0.42
OUTLOT C	2.65
OUTLOT D	6.60
OUTLOT E	0.18
OUTLOT F	0.92
OUTLOT G	3.70
COMMON	15.92
COMMON	693,579

LOT SUMMARY

Lot #	Lot Area (SF)	Lot Area (AC)
1	45,197	1.04
2	40,209	0.92
3	40,148	0.92
4	40,659	0.93
5	42,680	0.98
6	41,752	0.95
7	41,478	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
Total Lot Area	823,302	18.90

AREA SUMMARY

Area (SF)	Area (AC)	%
LOT AREA	823,302	54%
COMMON AREA	693,579	46%
Total	1,516,881	100%

LOT SUMMARY

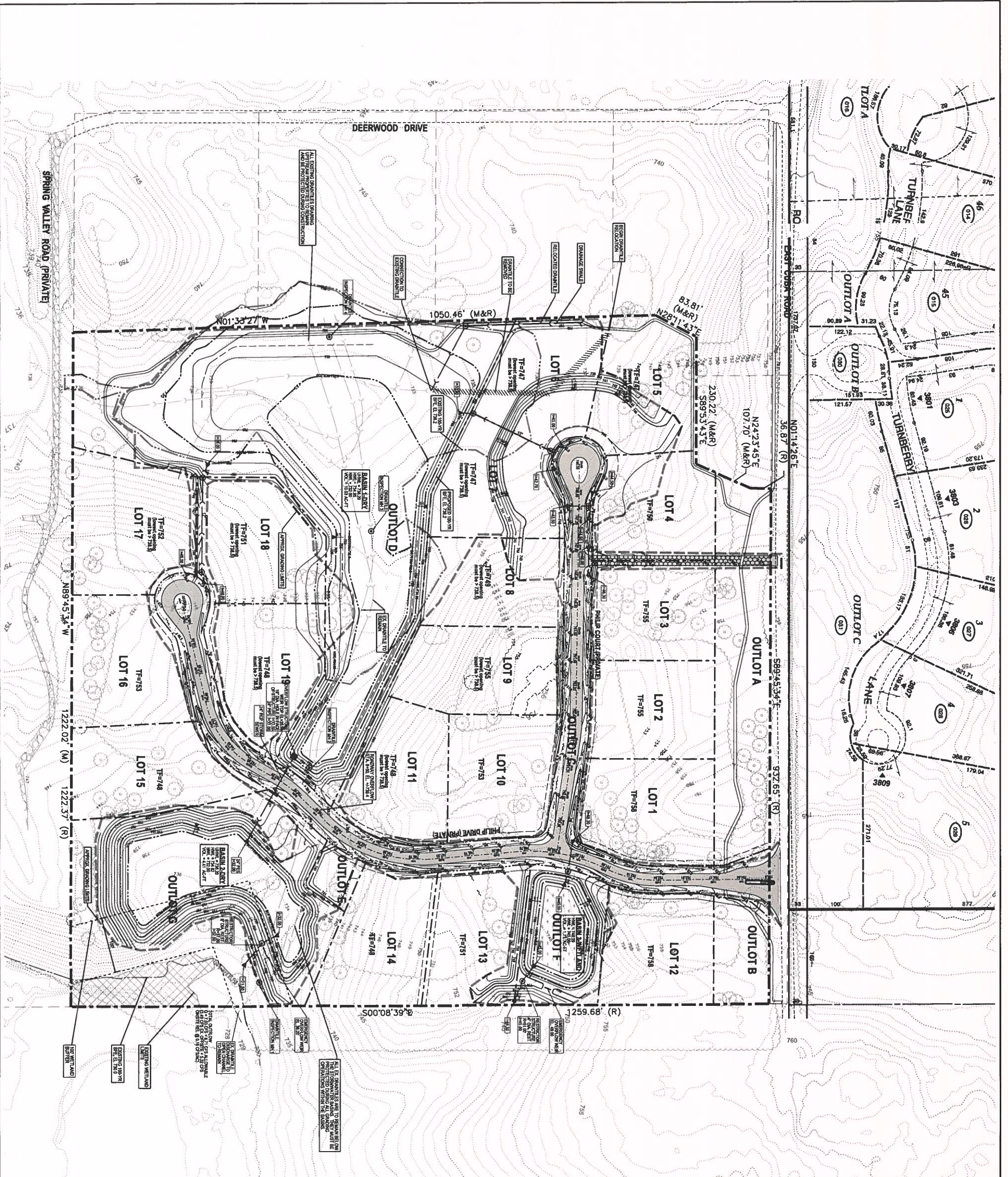
Min. Lot	Area (SF)	Area (AC)
Min. Lot	40,148	0.92
Max. Lot	51,386	1.18
Ave. Lot	43,332	0.99
Total Parcel Area	34,822	AC
Density	0.55	Lots/AC

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

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

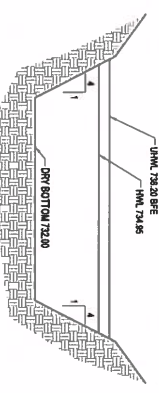
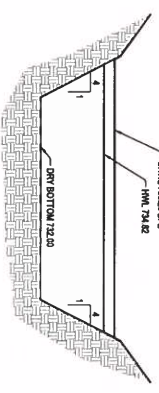
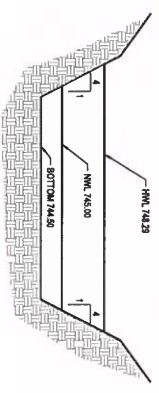
DATE: 12/31
PAGE: 3 OF 8

NOTES:
1. THE PROPOSED PLAN IS TO RE-ZONE THE PROPERTY FROM R1-PUD TO R2-PUD, AND RE-SUBDIVIDE THE EXISTING 124.07 AC SUBDIVISION TO CREATE A 19 LOTS SUBDIVISION.
2. THE SUBDIVISION WILL BE SERVED BY A PRIVATE ROADWAY LOCATED TO THE SOUTH OF THE PROPERTY. THE ROADWAY WILL BE CONVEYED TO THE COUNTY OF COOK BY A PRIVATE ROADWAY EASEMENT. THE PROPERTY LOCATED IMMEDIATELY EAST OF THE ROADWAY WILL BE SERVED BY A PUBLIC UTILITY EASEMENT.
3. A 100 FT WIDE UTILITY EASEMENT SHALL BE PROVIDED ADJACENT TO THE ROADWAY & UTILITY EASEMENT.
4. EACH LOTS, P.A.H., ON-SITE LIFT STATION DISCHARGING TO THE EXISTING SANITARY SEWER AND APPROVAL BY THE COUNTY. THE LIFT STATION WILL BE CONVEYED TO THE COUNTY OF COOK BY A PRIVATE ROADWAY EASEMENT. THE PROPERTY LOCATED IMMEDIATELY EAST OF THE ROADWAY WILL BE SERVED BY A PUBLIC UTILITY EASEMENT.
5. THE SIDEWALK SHALL RUN FROM DEERWOOD DRIVE TO THE LAKE COUNTY FOREST PRESERVE DISTRICT PROPERTY AT THE NORTHWEST CORNER OF THE PROPERTY. THE SIDEWALK SHALL BE CONVEYED TO THE COUNTY OF COOK BY A PRIVATE ROADWAY EASEMENT. THE SIDEWALK SHALL BE CONVEYED TO THE COUNTY OF COOK BY A PRIVATE ROADWAY EASEMENT.
6. THE SIDEWALK SHALL RUN FROM DEERWOOD DRIVE TO THE LAKE COUNTY FOREST PRESERVE DISTRICT PROPERTY AT THE NORTHWEST CORNER OF THE PROPERTY. THE SIDEWALK SHALL BE CONVEYED TO THE COUNTY OF COOK BY A PRIVATE ROADWAY EASEMENT. THE SIDEWALK SHALL BE CONVEYED TO THE COUNTY OF COOK BY A PRIVATE ROADWAY EASEMENT.
7. THE SIDEWALK SHALL RUN FROM DEERWOOD DRIVE TO THE LAKE COUNTY FOREST PRESERVE DISTRICT PROPERTY AT THE NORTHWEST CORNER OF THE PROPERTY. THE SIDEWALK SHALL BE CONVEYED TO THE COUNTY OF COOK BY A PRIVATE ROADWAY EASEMENT. THE SIDEWALK SHALL BE CONVEYED TO THE COUNTY OF COOK BY A PRIVATE ROADWAY EASEMENT.
8. THE SIDEWALK SHALL RUN FROM DEERWOOD DRIVE TO THE LAKE COUNTY FOREST PRESERVE DISTRICT PROPERTY AT THE NORTHWEST CORNER OF THE PROPERTY. THE SIDEWALK SHALL BE CONVEYED TO THE COUNTY OF COOK BY A PRIVATE ROADWAY EASEMENT. THE SIDEWALK SHALL BE CONVEYED TO THE COUNTY OF COOK BY A PRIVATE ROADWAY EASEMENT.

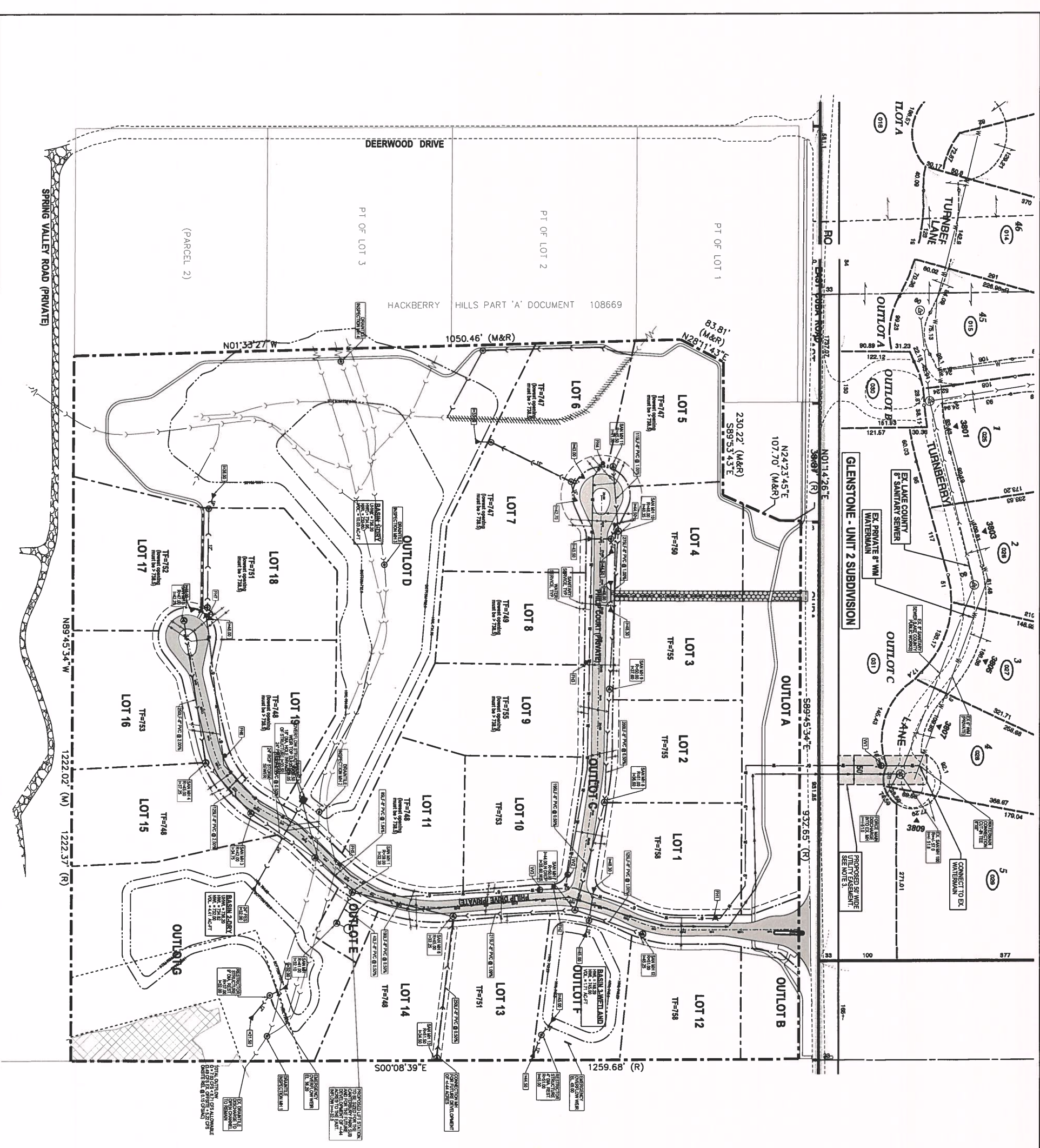


- NOTES:**
1. ALL GRADING SHOWN HEREIN IS PRELIMINARY AND SUBJECT TO CHANGE AT FINAL ENGINEERING BASED ON FINAL DESIGN AND ALL UTILITIES, TOP OF FOUNDATIONS ARE SHOWN IN SECTIONS AND VARI BEHIND OTHER TYPE AND ORIENTATION
 2. ALL ROAD AND STORMWATER DESIGN SHALL BE IN ACCORDANCE WITH THE VILLAGE OF LONG GROVE SUBCOMMITTEE DESIGN MANUAL DATED OCTOBER 13, 2015
 3. AS PART OF THE SUBMISSION DEVELOPER, GRADING SHALL ONLY 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 SUBMITTER SHALL BE RESPONSIBLE FOR ANY ADDITIONAL FEES NEEDED TO BE INCLUDED IN THE LOT GRADING OR BUILDING PERMITS. THIS REQUEST SHALL BE INCLUDED IN THE BUILDING PERMIT APPLICATIONS.
 5. ALL DISTURBED AREAS SHALL BE RESEED WITH TOPSOIL AND SEEDS. SEE PRELIMINARY LANDSCAPE PLANS FOR LANDSCAPE AND RESTORATION INFORMATION AND DETAILS.

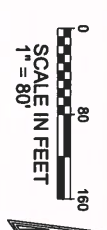
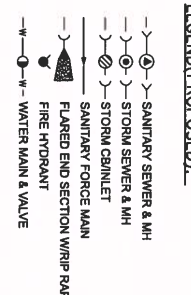
- LEGEND:**
- STORM STRUCTURE
 - STORM SEWER
 - ▲ STORM FLARED END
 - GRADING LIMITS FOR ROAD AND STORMWATER BASIN CONSTRUCTION
 - DRAINAGE DIVIDES (PROPOSED)



PREPARED FOR: PHILIP ESTATES, LLC 8150 W. 159th Street Orland Park, IL 60462	PROJECT: PHILIP ESTATES SUBDIVISION CUBA ROAD, LONG GROVE, IL	
PRELIMINARY GRADING PLAN	JOB NO.: 1251 PAGE: 4 OF 8	



- 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.



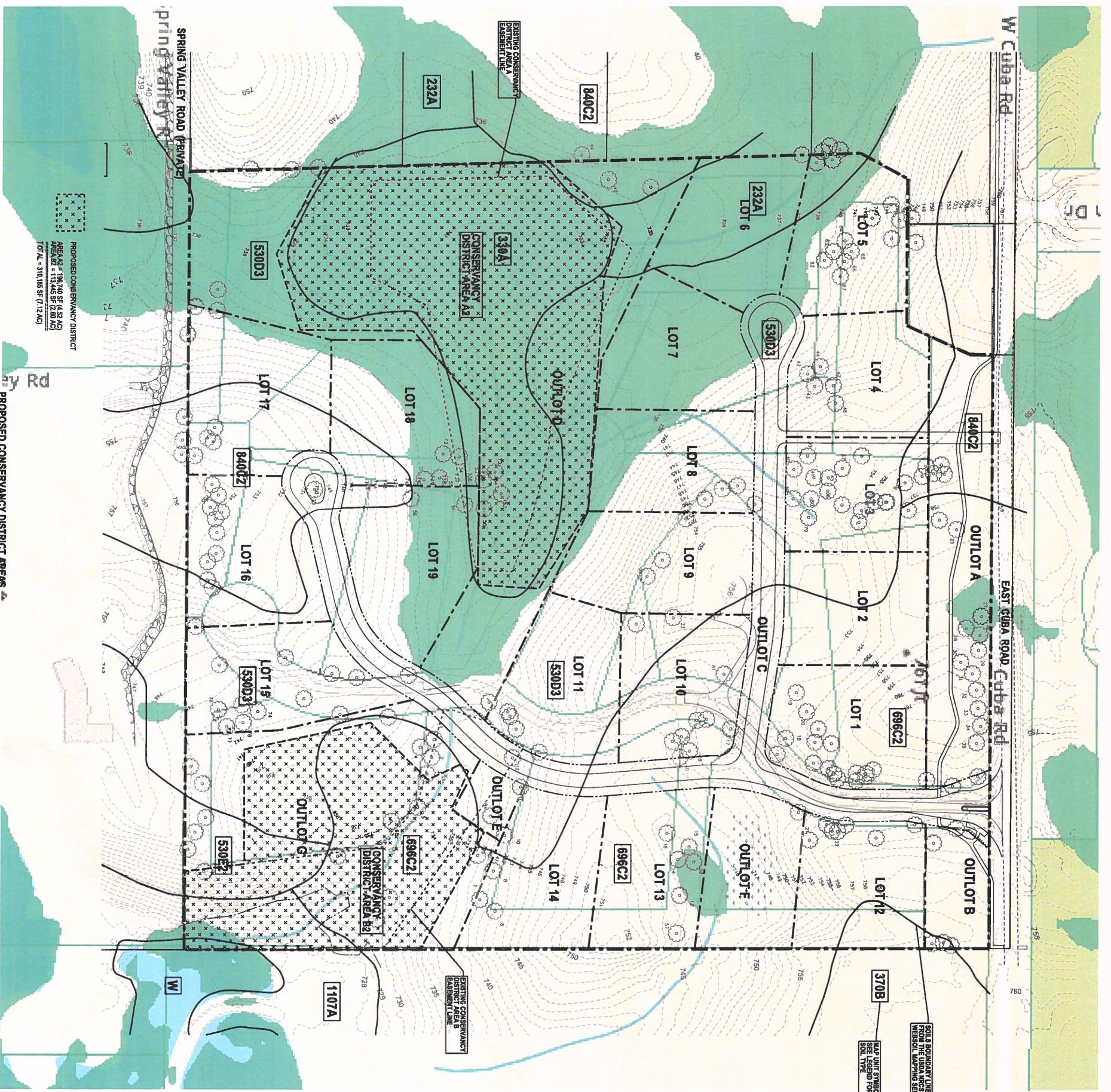
PROJECT:
PHILIP ESTATES SUBDIVISION
 CUBA ROAD, LONG GROVE, IL

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

PRELIMINARY SANITARY SEWER AND WATERMAIN PLAN

NO.	DATE	DESCRIPTION
1	1/23/24	PRELIMINARY PLAN
2	2/15/24	REVISED PLAN
3	3/10/24	REVISED PLAN
4	4/05/24	REVISED PLAN
5	5/01/24	REVISED PLAN

DESIGN ENGINEER: [Signature]
 LICENSE NO. [Number]
 SEAL NO. [Number]



Map Unit Symbol	Map Unit Name
232A	Ashburn silty clay loam, 0 to 2 percent slopes
330A	Pondine silty clay loam, 0 to 2 percent slopes
370B	Soybean silty 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 silt loams, 4 to 6 percent slopes, eroded
1107A	Savannah silty clay loam, undrained, 0 to 2 percent slopes, frequently flooded
W	Water

CONSERVANCY DISTRICTS, EASEMENTS AND PROTECTED AREAS

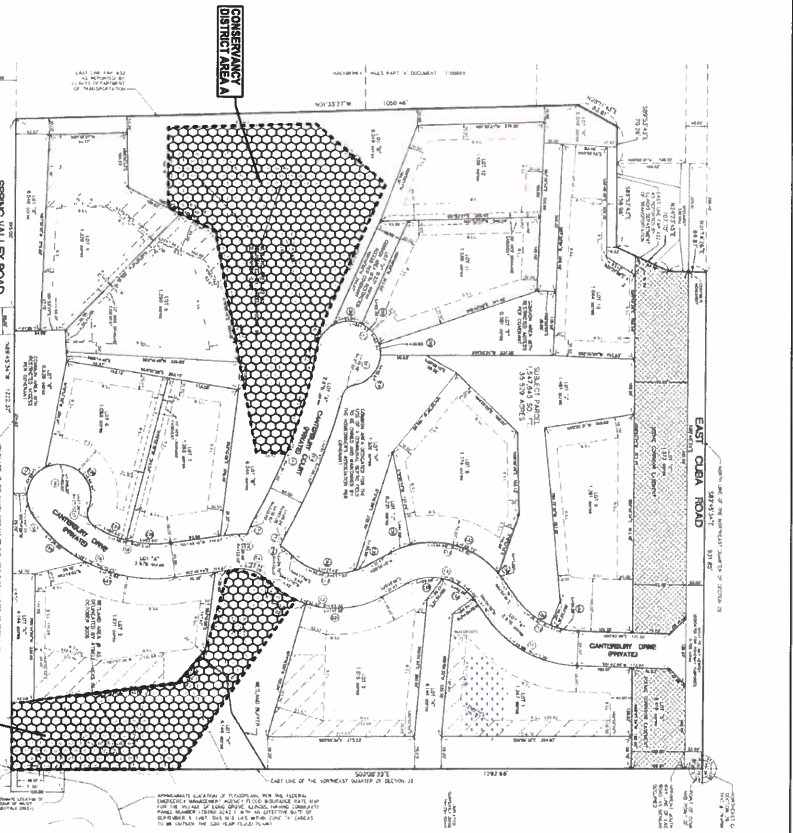
LOWLAND CONSERVANCY DISTRICTS: 14.0% OF SUBDIVISION. THIS CONSERVANCY DISTRICT EASEMENTS WERE DESIGNATED ON THE SUBDIVISION PLAT. THE TOTAL EXISTING CONSERVANCY EASEMENT AREA IS 4.91 ACRES.

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

* CONSIDERED LOWLAND CONSERVANCY SOILS



EXISTING CONSERVANCY DISTRICT
 AREA A = 17,726 SF (1.8 AC)
 AREA B = 16,230 SF (1.75 AC)
 TOTAL = 24,096 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

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

CROSS
 Cross Engineering &
 1005 Second Street, Suite 110
 Northbrook, IL 60062
 Tel: 847.448-0000

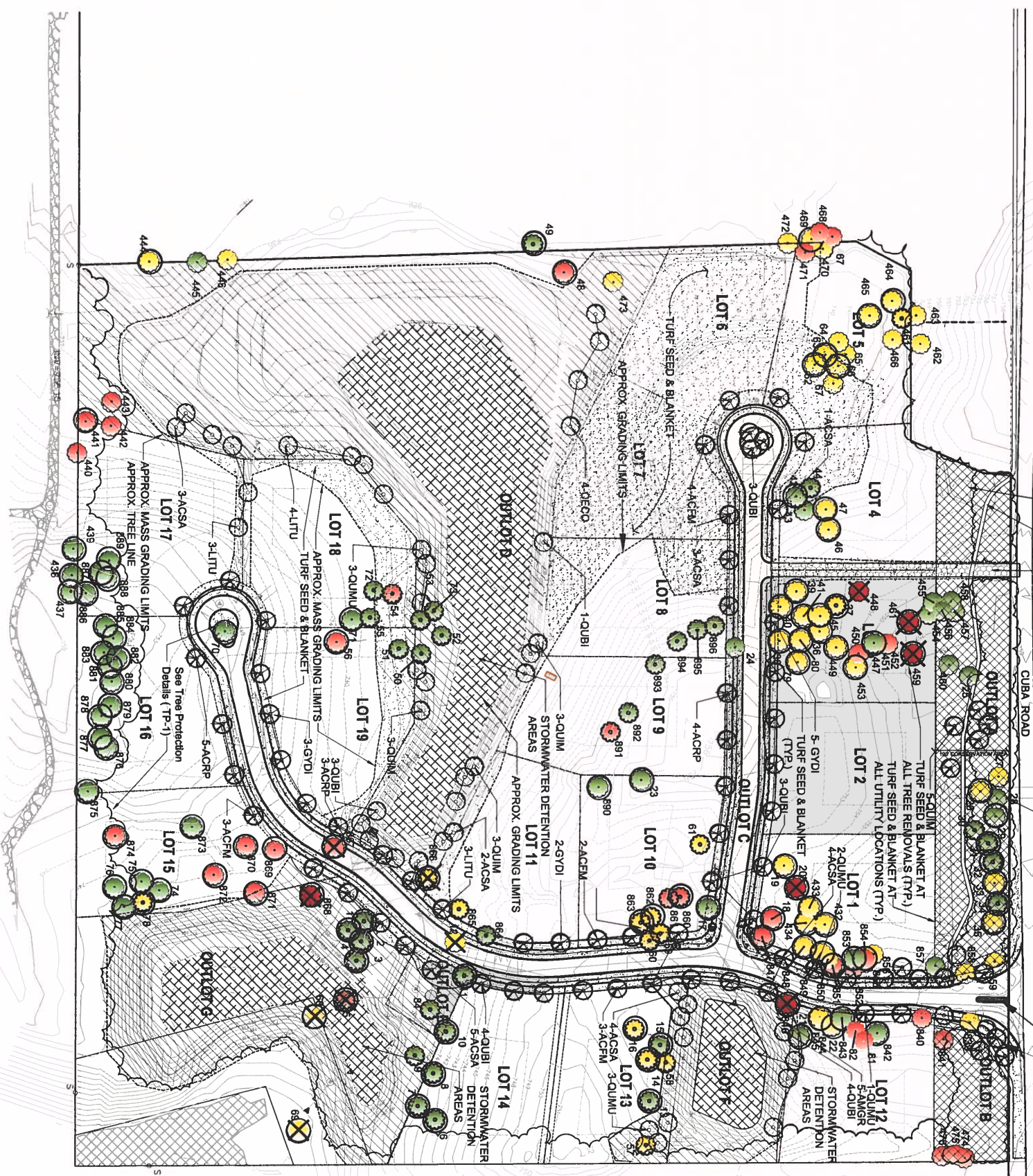
CONSERVATION AREA TO BE ADDED TO PRESERVE CURRENT CONDITION DEAD TREES TO BE REMOVED SELECTIVE REMOVAL OF NON-NATIVE TREES

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

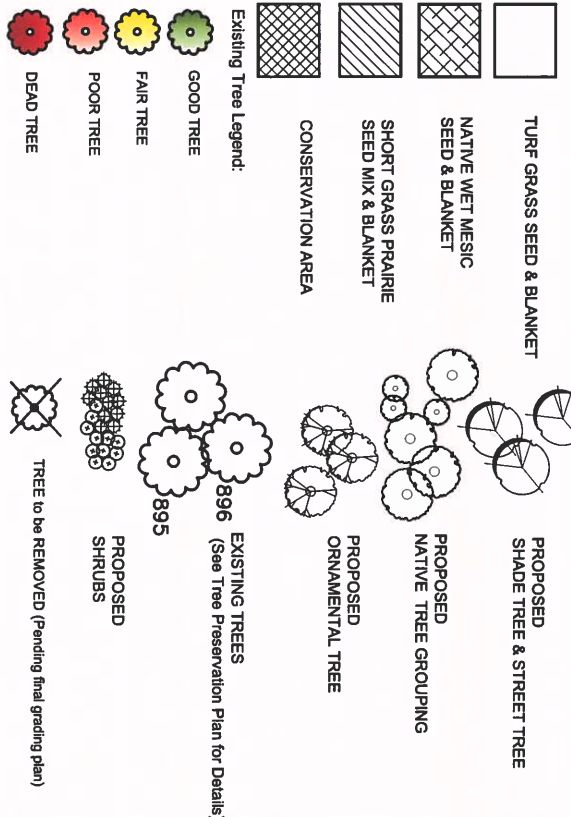


1 PRELIMINARY LANDSCAPE PLAN -



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 bockeri	Swamp White Oak	2.5' Cal.	
ACRP	12	Aster rubrum 'Resplendent'	Resplendent Red Aster	2.5' Cal.	
ACFM	12	Aster fraseri 'Marmor'	Marmor Frasier Aster	2.5' Cal.	
CEOC	7	Celtis occidentalis	Common Hackberry	2.5' Cal.	
GYDI	10	Gymnocladia dioica	Kentucky Cobra-tree	2.5' Cal.	
LITU	10	Liquidambar styraciflua	Tupelo	2.5' Cal.	
ORNAMENTAL TREES					
LAGR	8	Lambertia grandiflora 'Autumn Brilliance'	Smokebush	8' H. 6" Cal.	Henry's Spaceman
CASE	4	Caryopteris serotina	American Torchwood	6' H. 6" Cal.	Henry's Spaceman

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 LAYOUTS 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 CORRECTING SUCH MISTAKES, OMISSIONS, OR DISCREPANCIES. THE LANDSCAPE ARCHITECT AND CONSULTANTS SHALL NOT BE RESPONSIBLE FOR CORRECTING SUCH MISTAKES, OMISSIONS, OR DISCREPANCIES OF SUCH FAILURE. CONDITIONS SHALL ASSOLVE 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 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.

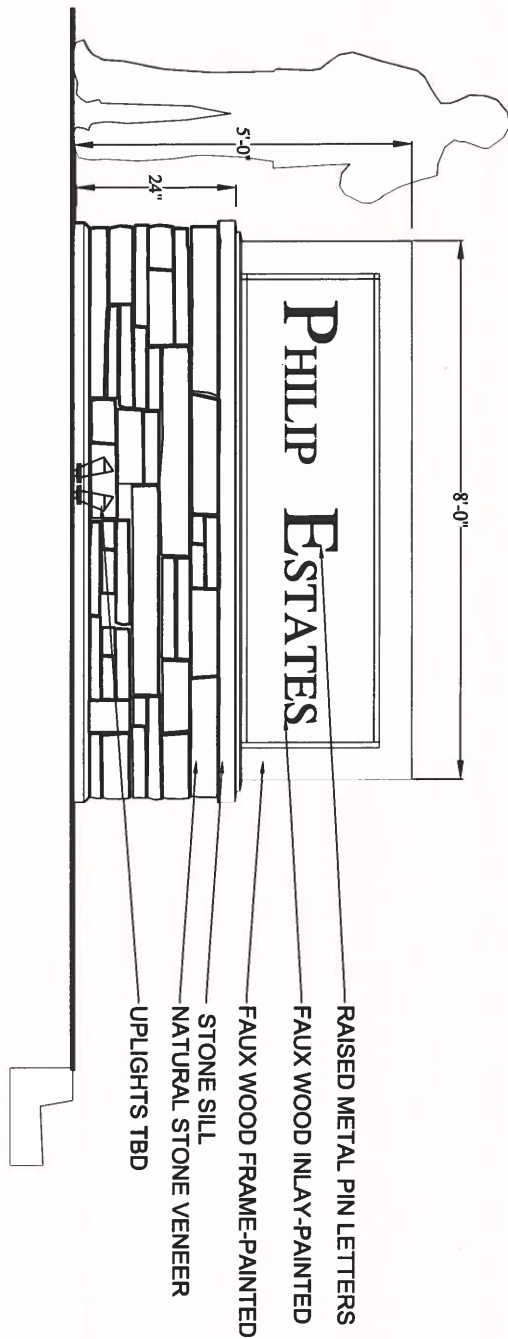


Prepared For:
Philip Estates, LLC
 8150 W. 159th Street
 Orland Park, IL 60462

PHILIP ESTATES SUBDIVISION
 CUBA ROAD
 LONG GROVE, ILLINOIS

LP-1

PROJECT NUMBER	202005
SCALE	AS NOTED
DATE	2-1-2020
PROJECT NUMBER	LD
SHEET NUMBER	LD
DESIGNED BY	LD
CHECKED BY	LD
DATE	11.10.20
PROJECT NAME	Philip Estates Subdivision
PROJECT NUMBER	202005
DATE	2-1-2020



1 PRELIMINARY MONUMENT SIGN -

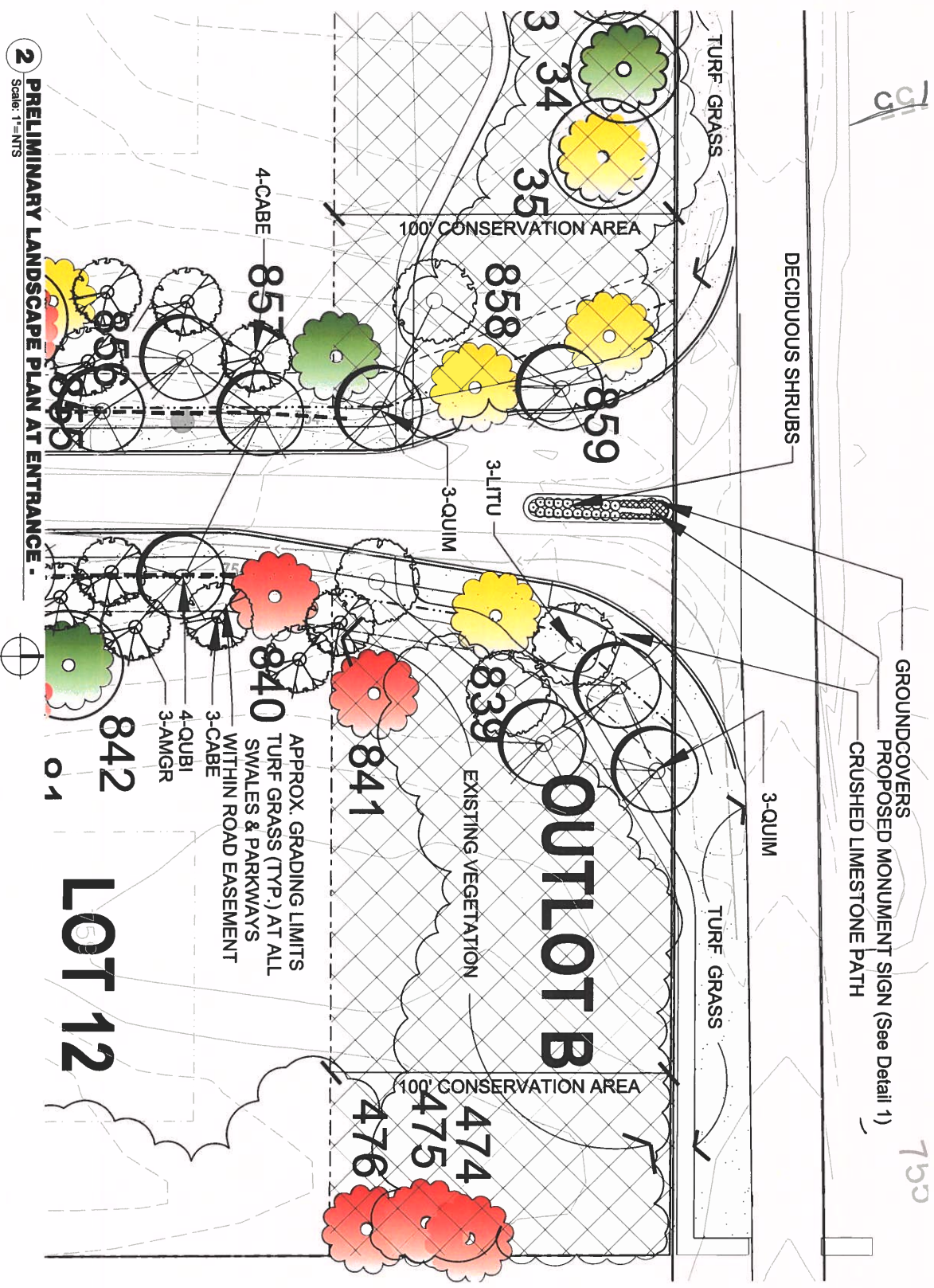
Scale: 1"=1'-0"

Short Grass Prairie Seed Mix

Scientific Name	Common Name	OZ/Acre	Unit
Asclepias syriaca	common milkweed	2	Seed
Asclepias tuberosa	butterfly weed	2	Seed
Aster laevis	smooth blue aster	1	Seed
Coreopsis palmata	prairie coreopsis	1	Seed
Dalea candida	white prairie clover	1.5	Seed
Echinacea purpurea	broad-leaved purple coneflower	7	Seed
Liatris aspera	rough blazing star	0.5	Seed
Rudbeckia subtomentosa	Sweet Black Eyed Susan	1	Seed
Bouteloua curtipendula	Sideoats grama	2.75	Seed
Penstemon digitalis	foxglove beard tongue	0.5	Seed
Schizachyrium scoparium	littie bluestem	36	Seed
Sporobolus heterolepis	prairie dropseed	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 lactica	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	
Psycotrium virginianum	Common Mountain Mint	1.00	
Raietida pinnata	Yellow Coneflower	6.00	
Rudbeckia hirta	Black-Eyed Susan	5.00	
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	9.00	
Saliphium 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

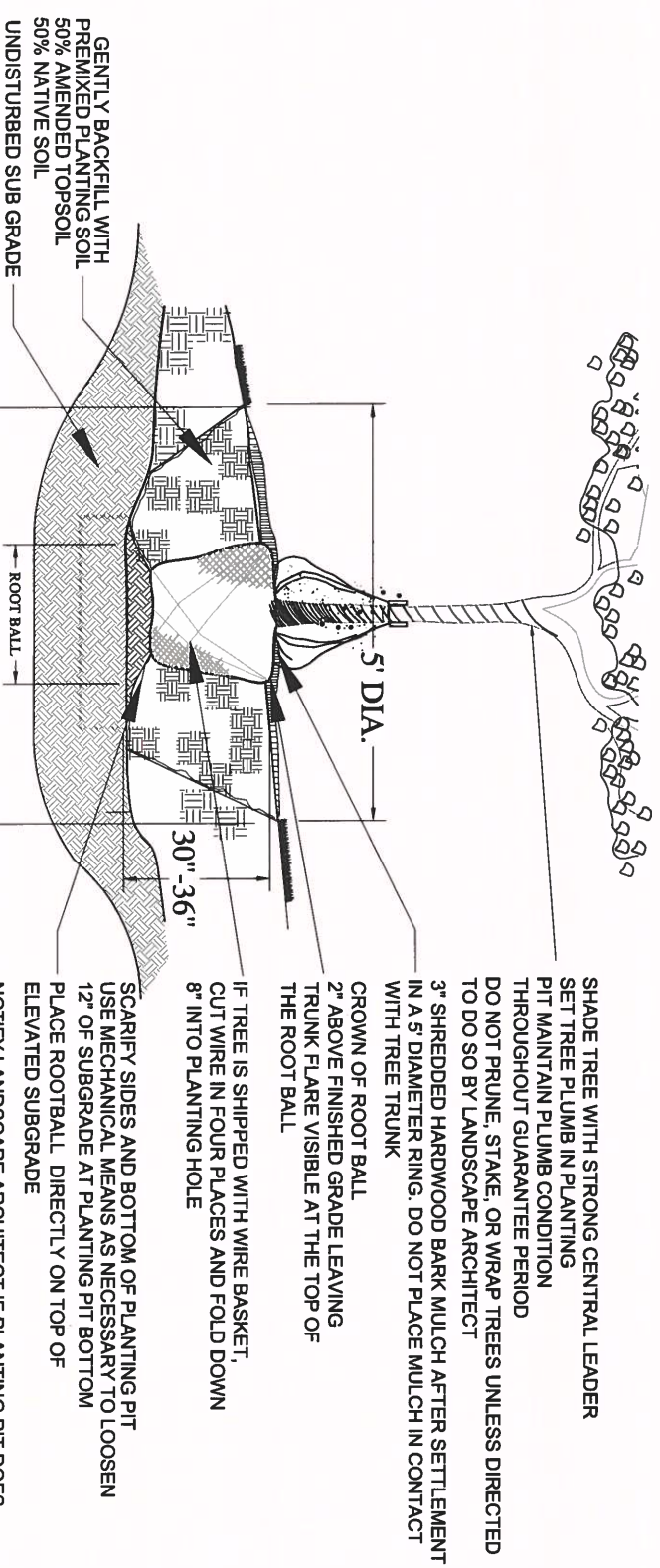


LANDSCAPE PLAN DETAILS

PHILIP ESTATES SUBDIVISION

CUBA ROAD
LONG GROVE, ILLINOIS

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

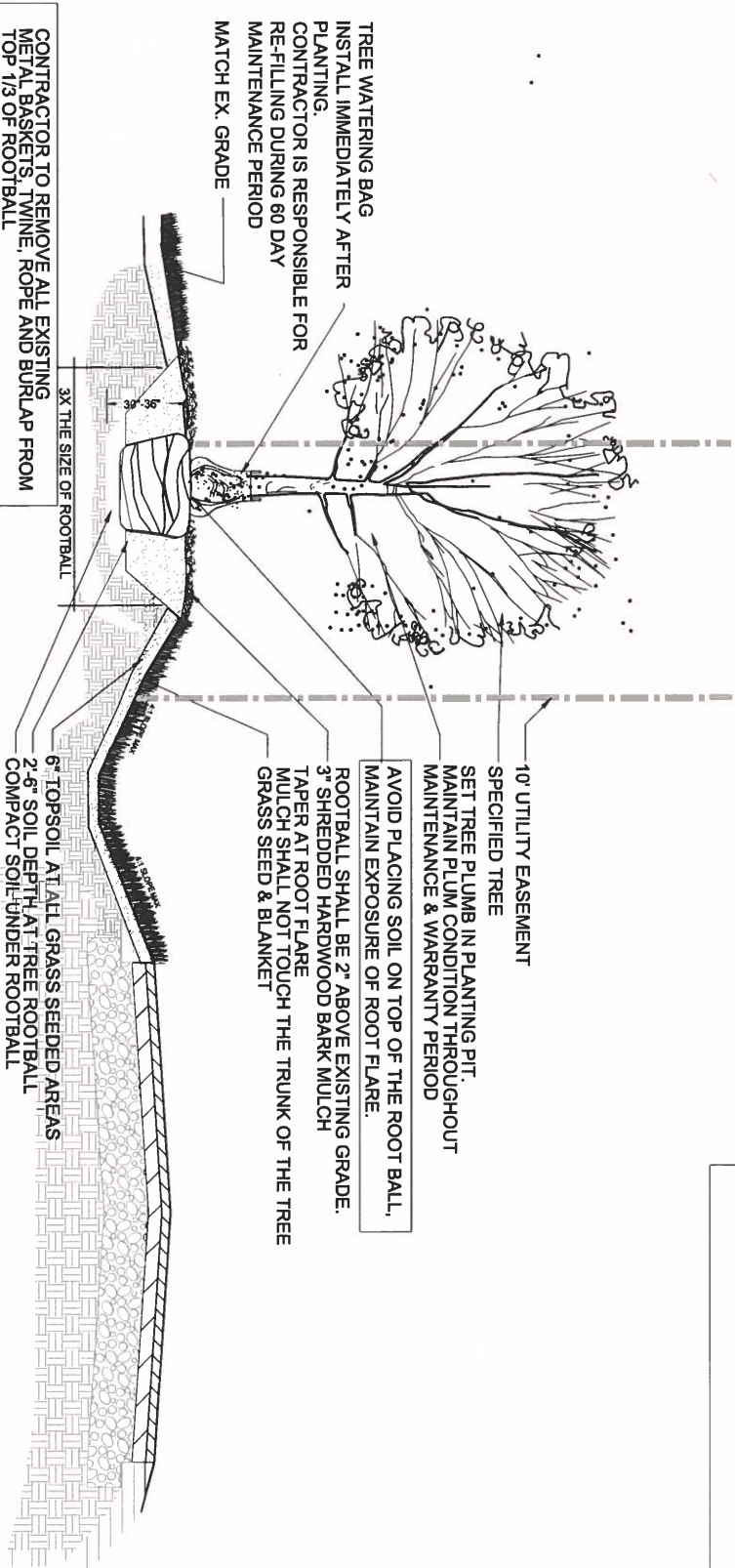


1 TYPICAL TREE PLANTING DETAIL

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
 TREE WATERING BAG
 INSTALL IMMEDIATELY AFTER
 PLANTING.
 CONTRACTOR IS RESPONSIBLE FOR
 RE-FILLING DURING 60 DAY
 MAINTENANCE PERIOD
 MATCH EX. GRADE
 3X THE SIZE OF ROOTBALL
 30" - 36"
 6" TOPSOIL AT ALL GRASS SEEDING 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



PLANTING DETAILS

PHILIP ESTATES SUBDIVISION
 CUBA ROAD
 LONG GROVE, ILLINOIS

DESIGNED BY	LD	DATE	
DRAWN BY	LD		
CHECKED BY	LD		
PROJECT NUMBER	202005		
SCALE	AS NOTED		
DATE	2-1-2020		
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. Trees 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.

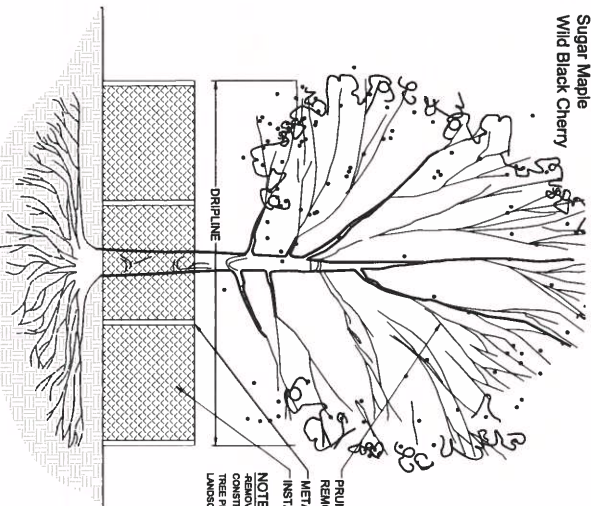
Fair: One or more of the following defects: Some major branches in crown dead or dying (but at least 50% still alive), apparent wounding, gaps in bark, oozing sap, areas of light colored or yellowed foliage, weak crotches, excessively leaning trunk, some broken major limbs or missing / broken or headed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



PRUNE BRANCHES IF DIRECTED BY LANDSCAPE ARCHITECT
REMOVE ALL DEAD LIMBS FROM CROWN
INSTALL FENCE POSTS WITH 48" HT. PLASTIC MESH
INSTALL FENCE ALONG DRIP LINE OF TREE TO BE PRESERVED

NOTE:
REMOVE PROTECTIVE FENCING ON V. AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED
TREE PROTECTION FENCE LAYOUT TO BE STAMPED ON SITE FOR REVIEW BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION

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



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

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

