



**VILLAGE OF LINDENHURST**  
**Regular Plan Commission Meeting Agenda**  
**Wednesday, November 15, 2023**  
**7:00 p.m.**

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Minutes from the Plan Commission Meeting of September 20, 2023
- V. New Business
  - A. Consideration of an application filed by Cal-Atlantic Group (Lennar Homes) requesting approval of a Plat of Resubdivision, and amended Site Plans, Architectural Elevations, Landscaping Plans, Signage, and related plans for the development of the vacant portion of the Heritage Park Subdivision consisting of 100 townhome units— 0 Neubauer Circle
- VI. Staff Updates
- VII. Public Comment
- VIII. Adjournment

**VILLAGE OF LINDENHURST**  
**2301 E Sand Lake Road**

**Plan Commission Meeting Minutes**  
**September 20, 2023**

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**I. Call to Order**

- A. Chairman Aswad called the meeting to order at 7:01pm.

**II. Roll Call**

- A. Present were Chairperson Andrew Aswad, Commissioners Robert Buehler, Jon Feld, and Chris Gheysen.
- B. Absent were: Commissioners William Douglas and Phil Rovang.
- C. Also in attendance were Village Administrator Clay Johnson, Village Attorney Julie Tappendorf, Assistant to the Village Administrator Karleen Gernady, and Village Clerk Melissa Forsberg.

**III. Approval of Minutes**

- A. Minutes from the Plan Commission Meeting of July 10, 2023 were presented for approval.
- B. Commissioner Buehler made a motion, seconded by Commissioner Gheysen, to approve the minutes from the Plan Commission Meeting of July 10, 2023 as presented.
1. Voice Vote  
Aye - 4  
Nay - 0  
Motion carried.

**IV. New Business**

- A. Public Hearing and Recommendation - Special Use Permit - 2238 E Grand Avenue - Healing Hands Spa
1. Chairman Aswad opened the floor to the public to discuss possible text amendment pertaining to the property located at 2238 E Grand Avenue. Secretary Gheysen performed the swearing in of members of the public interested in speaking.
2. Quingguo Wang, along with her representative, Matthew Johnson took the floor to discuss the nature of her business. Ms Wang indicated she would like to operate a business that would provide massage therapy. She also indicated she would like to expand to provide non-surgical cosmetic procedures in or around 2024. Ms Wang has been providing massage therapy out-of state. She currently is licensed for massage therapy in the State of Illinois. She is also a registered nurse.
3. Questions were raised about the NAICS designation. Day spas, tanning salons, and massage parlors fall under code #812199 for personal services. Because the intent is to provide non-surgical procedures and massage therapy in 2024, it was decided to use the designation of day spa so as to encompass present and future services.

4. Public Hearing was closed at 7:10pm.
5. Commissioner Gheysen, seconded by Commissioner Feld, moved to recommend approval of a special use permit for a designation day spa at 2238 E Grand Avenue for Healing Hands Spa
  - a. Roll Call  
Aye – 4 Chairperson Aswad, Commissioners Buehler, Feld, Gheysen  
Nay – 0  
Motion carried.

**V. Staff Updates**

- A. Village Administrator Johnson reported on the following:
  1. Development applications will need to be reviewed in the coming months.
- B. Chairman Aswad asked Village Administrator Johnson for an update on the following:
  1. Lindenhurst Center (formerly Linden Plaza)
    - a. New Owner's are energetic about the property. They are committed to bringing in new tenants and providing upgrades to the property.
    - b. Upgrade priorities are:
      - (1) Life Safety Updates to the building
      - (2) Parking Lot
      - (3) Replacing signage along Grand Avenue
    - c. New Owner's are heavily marketing the property.
    - d. Village has been in discussions to help find opportunities to make the property more attractive to future tenants.
  2. New LED light at Mallard Ridge and Grand
    - a. Mr Johnson stated this is a state light, so we do not have much of a say.

**VI. Public Comment**

- A. A resident commented on the following:
  1. Wished Lindenhurst Center well.
  2. A desire to have a Pace bus on Grand Avenue.

**VII. Adjournment**

- A. Commissioner Buehler made a motion, seconded by Commissioner Feld to adjourn the meeting.
  1. Voice Vote  
Aye - 4  
Nay - 0  
Motion carried.
  2. The meeting was adjourned at 7:21pm.

Date approved \_\_\_\_\_

\_\_\_\_\_  
Andrew Aswad, Chairman

\_\_\_\_\_  
Chris Gheysen, Secretary



## MEMORANDUM

**DATE:** November 10, 2023

**TO:** Chairman and Members of the Plan Commission

**FROM:** Clay T. Johnson, Village Administrator

**RE:** Plan Commission Supplement – November 15, 2023 Meeting

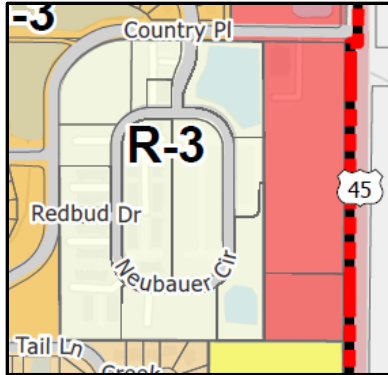
- A. Consideration of an application filed by Cal-Atlantic Group (Lennar Homes) requesting approval of a Plat of Resubdivision, and amended Site Plans, Architectural Elevations, Landscaping Plans, Signage, and related plans for the development of the vacant portion of the Heritage Park Subdivision consisting of 100 townhome units– 0 Neubauer Circle

**Property Owner:** Lindenhurst Townhome LLC c/o Janko Group  
**Name of Applicant:** CalAtlantic Group, LLC d/b/a Lennar Corporation (John McFarland)  
**Street Address of Property:** 0 Neubauer Circle  
**Existing Zoning Classification:** R-3 – Multiple Family Residential District  
**Requested Zoning Action:** Approval of a Plat of Resubdivision, Amended Site Plan, Architectural Elevations, Landscaping Plans, Signage, and Related Plans

### **Background**

In 2006, Pulte Homes approached the Village with a proposed development bounded by Country Place to the west and US 45 to the east. The eastern portion of the development would be subdivided and zoned CB for future commercial development while the western most part of the development would be zoned R-3 residential for a townhome development. Heritage Park, as it was to be called, consisted of thirty-five (35) residential buildings with 188 2- and 3-bedroom dwelling units in total.





Construction began in earnest and, eventually, sixteen (16) total building units of the development were completed by Pulte. Most of those buildings were those on the more eastern half of the development as evidenced by the document titled “Heritage Park Community Site Plan (Exhibit C).” However, after a few years the development stalled and in 2014, Pulte sold the development to Lindenhurst Townhome, LLC controlled by the Janko Group (“Janko”). Janko assumed all obligations of the original development agreement as crafted by the Village and Pulte, yet no development ever began on the remaining units.

Janko began conversations with the Village in 2021 about finishing the balance of the development and presented some possible options for the site. More recently, Janko has engaged Lennar Homes to purchase the property and to complete the remaining nineteen (19) units of the development.

#### **Site Plan**

Lennar has submitted an application to the Village to essentially complete the unfinished balance of the development. Lennar’s building elevations largely complement the buildings previously built to assist in promoting a harmonious development. They are proposing to build the remaining nineteen (19) original to the development, but in contrast to the original development agreement, those nineteen (19) buildings will all contain three-bedroom dwelling units. The total number of 188 dwelling units does not change as originally approved, but the two bedroom concept is removed in favor of one hundred (100), three-bedroom units.



Unit Type	Development Agreement Total Development		Actually Built & Proposed Resubdivision			Difference from Development Agreement
	Site Plan <sup>1</sup>	Donation Agreements <sup>2</sup>	Completed Units <sup>3</sup>	Proposed Units	Total Developmen t	
<b>2 Bedroom</b>	132	141	19	0	19	-113 to -122
<b>3 Bedroom</b>	56	47	69	100	169	+113 to +122
<b>Total Units</b>	188	188	88	100	188	0

Even with wider buildings (4' for 6-unit buildings) to accommodate three-bedroom floorplans, all perimeter setbacks are maintained in accordance with the original development agreement. Additionally, setbacks are maintained from roadways within the development. There are some slight differences from the development agreement with respect to building-to-building setbacks. The existing development agreement has 25 feet between buildings, but the proposed development has 22-23 feet setbacks. Staff does not object to the smaller setbacks as having more three-bedroom units may increase the marketability of the townhomes, and should not have a detrimental effect on units within the development. With the shift to more three-bedroom units, there may be concerns about adequate parking, but each of the new proposed units will have four (4) parking spaces each (2 garage, 2 exterior). This arrangement meets the three-bedroom standards with the R-3 district of 2.5 spaces/unit and an additional 0.5 space/unit for guests.

### **Landscaping/Signage**

Open space ratio is reduced slightly per the proposed development changes, but still remain above the R-3 code standard of 0.25.

Lennar has worked to meet the majority of landscaping requirements as proposed within the original Heritage Park development, and has added two additional ornamental trees per six-unit building. However, there is a deficiency of groundcover plants proposed within the new landscape plans of approximately 190 units. Lennar, in their response to our comments, is requesting that 126 of required groundcover plantings be replaced by river rock between driveway rows between buildings. Even with this proposed provision, a difference of sixty-four (64) plant units remains between the original development agreement and the proposal by Lennar.



Plant Type	Approved Original Heritage Park Landscape Plans (6-Unit)	New Heritage Park Landscape Plans (6-Unit)	Difference
Evergreen Trees	6	6	0
Ornamental Trees	2	4	+2
Deciduous Shrubs	42	42	0
Evergreen Shrubs	28	28	0
Ornamental Grasses	41	41	0
Perennials	76	76	0
Groundcover	310	120	-190*

\*According to the response letter, it appears the Petitioner is requesting that 126 of the groundcover plantings be replaced with River Rock in-between the driveway rows behind the buildings. However, this still leaves a difference of 64 additional groundcover plantings required around each of the buildings.

During construction, a series of signs will be erected by Lennar advertising the sale of units. That signage, per our review conforms to what was originally proposed by Pulte in the development agreement.

### **Engineering**

Our reviewers have noted that there are driveways that exceed slopes of 8%, sidewalks with slopes greater than 8.3%, and private walks with slopes greater than 20%. The petitioner needs to provide an explanation for the excessive slopes and if there are any plans to address them.

### **Some Items to Consider**

1. The transition from the original two-bedroom and three-bedroom approved concept to three-bedroom units.
2. Why groundcover plantings vary so greatly from the original agreement? Are their viability concerns? Aesthetic or maintenance concerns?
3. How will excessive slopes be addressed for specific driveways, sidewalks, and private walks?

### **Action Requested**

The items before you are not subject to public notice requirements, nor a public hearing. The Plan Commission should consider if the proposed updates and changes to the original development agreement negatively impact the health, welfare, or safety of this property or those surrounding, and if moving forward with this development is in the best interest of Lindenhurst as a whole. Should the Plan



Commission find the development proposal acceptable, a motion may be made to recommend approval of the plat of resubdivision, amended architectural elevations, site plan, landscaping, and signage plans as proposed to the Village Board. If there are any conditions or revisions requested, those may be made as part of the same motion.

**Supplemental Documents Enclosed**

1. Development Application from CalAtlantic (Lennar Homes) dated September 8, 2023
2. Lennar Request and Statement of Development Objective (Email) dated July 26, 2023
3. Review Comments for Heritage Park, Lennar Homes, provided by Manhard Consulting dated November 8, 2023
4. Plat of Subdivision prepared by Haeger Engineering dated October 30, 2023
5. Dimensioned Site Plan prepared by Haeger Engineering dated July 21, 2023
6. Heritage Park Community Site Plan (Exhibit C) prepared by Haeger Engineering dated September 11, 2023
7. Heritage Park – Lennar Proposed Building Elevation dated October 23, 2023
8. Heritage Park – Landscape Plan dated October 30, 2023
9. Heritage Park Signage Plan dated October 31, 2023
10. Heritage Park Townhomes Updated Grading Plans prepared by Haeger Engineering dated September 8, 2023



## Application for Development and Zoning Approvals

This Application is used to request development approval from the Village when consideration by the Lindenhurst Plan Commission, Zoning Board of Appeals, and/or Village Board is required. This application packet is available on the Village's website at <https://www.lindenhurstil.org/>. Applicants are encouraged to review [Lindenhurst's Zoning Ordinance](#) and the [Village Code](#) to understand the Village's various development regulations. Questions may be directed to Village Hall at (847) 356-8252.

### General Information

<b>Development or Business Name:</b> Vacant Portion of Heritage Park Subdivision - "Heritage Park Townhomes"		
<b>Development or Business Address:</b>		
<b>Parcel Identification Number (PIN):</b> 06-01-206-109		<b>Acreage of Property:</b> 9 acres
<b>Applicant Name:</b> CalAtlantic Group, LLC AKA Lennar Corporation / John McFarland		
<b>Applicant Address:</b> 1700 E Golf Road #11100		
<b>City:</b> Schaumburg	<b>State:</b> IL	<b>Zip Code:</b> 60173
<b>Phone:</b>	<b>Cell:</b> 773-593-9493	<b>Email:</b> john.mcfarland@lennar.com

### Contact Information

<b>Property Owner Name:</b> Lindenhurst Townhome LLC c/o Janko Group		
<b>Company:</b> Jay Dulla		
<b>Applicant Address:</b>	2610 Lake Cook Road, Suite 100	
<b>City:</b> Riverwoods	<b>State:</b> IL	<b>Zip Code:</b> 60015
<b>Phone:</b>	<b>Cell:</b> 708-899-6263	<b>Email:</b> jmdulla@gmail.com
<b>Primary Contact Name:</b> John McFarland		
<b>Relationship to Applicant:</b> Employee		
<b>Phone:</b>	<b>Cell:</b> 773-593-9493	<b>Email:</b> john.mcfarland@lennar.com
<b>Additional Staff Name:</b>		
<b>Relationship to Applicant:</b>		
<b>Phone:</b>	<b>Cell:</b>	<b>Email:</b>
<b>Additional Staff Name:</b>		
<b>Relationship to Applicant:</b>		
<b>Phone:</b>	<b>Cell:</b>	<b>Email:</b>

### Proposed Development

Application Request			
Please Check All That Apply			
<input type="checkbox"/>	Special Use (New or Amendment) (Exhibit 1)	<input type="checkbox"/>	Rezoning or Text Amendment (Exhibit 4)
<input checked="" type="checkbox"/>	Site Plan Review (Exhibit 2)	<input type="checkbox"/>	Planned Unit Development (Exhibit 5)
<input type="checkbox"/>	Zoning Variance (Exhibit 3)	<input checked="" type="checkbox"/>	Subdivision Plat of Resubdivision
<input type="checkbox"/>	Other, Please Specify:		

**All plans submitted with an application must include 10 hard copies (11x17) and one electronic copy.**





## Application for Development and Zoning Approvals

### Application Materials

All applicants are required to complete and submit the following materials to be included with their application. Incomplete submittals will not be accepted.

☒ **Letter of request:** The applicant must submit a letter with this application addressed to the Village Administrator (who will forward to the appropriate review bodies) describing the requested proposal/use and outlining the reason for the request and how the request complies with the Lindenhurst Zoning Ordinance.

☒ **Application Fee(s)**

☒ **Escrow Account Deposit**

☒ **All required items and documents identified in Application Request's Exhibit Items**

### Applicant/ Owner Acknowledgements

The Applicant(s) and Owner(s) do hereby certify, acknowledge, and affirm that:

1. I (We) hereby certify that the Owner is (are) the owner(s) of the described Subject Property.
2. I (we) hereby authorize the Applicant to act on my (our) behalf during the processing and presentation of this request.
3. I (We) have carefully and fully read this application, and all of the statements contained in this application packet are true.
4. I (We) fully understand and agree to comply with the terms and provisions outlined in this application, the [Lindenhurst Zoning Ordinance](#), and the [Lindenhurst Village Code](#).
5. I (We) agree to pay all applicable filing fees and assume responsibility for the payment of all reimbursable expenses associated with the processing of this application and request(s).
6. I (We) understand all application fees are non-refundable and cover staff review and processing of the request.
7. I (We) understand I (we) have one (1) year from the application submittal to complete the Village approval process. If no extension is sought by the Applicant or granted by the Village Board, the application will be invalidated and I (we) will need to submit a new application/application fees and comply with the [Lindenhurst Zoning Ordinance](#) and [Lindenhurst Village Code](#).

CalAtlantic Group, LLC / Lennar Corp

Name of Applicant

John McFarland  
Digitally signed by John McFarland  
Date: 2023.09.07 11:41:49 -05'00'

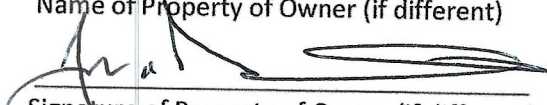
Signature of Applicant

9-8-23

Date

Lindenhurst Townhome LLC

Name of Property of Owner (if different)

  
Signature of Property of Owner (if different)

9-8-23

Date



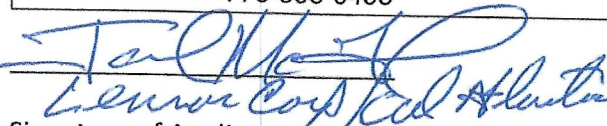
## Application for Development and Zoning Approvals

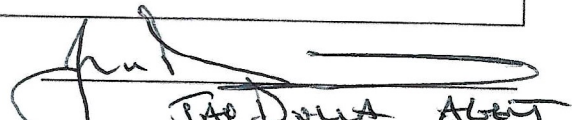
### Escrow Agreement

I, the undersigned, understand that the Village of Lindenhurst requires an escrow account to be established for payment of fees related to requests for rezoning, subdividing, development of property, special use requests, variances, appeals from an administrative decision, architectural review and annexation requests. The purpose of escrow is to provide surety for reimbursement of professional land planning review services undertaken by the Village Planning Consultant and related legal services provided by the Village Attorney.

Pursuant to Section 10.22(b) of the Lindenhurst Village Code, the Village of Lindenhurst charges a 3.5% administration fee for managing the escrow and providing payments and billing services. Monthly statements reflecting the amount debited from the escrow are mailed to the escrowee and payable upon receipt. The bill reflects the amount charged against the escrow and the like amount needed to replenish the escrow originally established. The Village Administrator is authorized to establish the escrow value based on a fair assumption of anticipated monthly billing amounts, and nature and scope of the service(s) being provided and complexity of proposal. Upon completion of the project escrow balances will be refunded.

Name of Project: Heritage Park Townhomes
Address, Location, or Legal Description of Property: See Attached
Action Being Requested: Site Plan and Plat of Re Subdivision
Escrow Account Billing Name: Heritage Park Townhomes
Address:
Phone number: 773-593-9493

  
Signature of Applicant

  
Signature of Owner

Escrow Account Amount: \$12,500

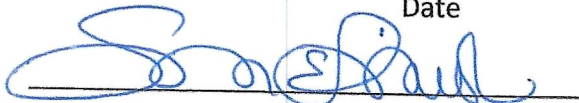
State of Illinois

County of Lake

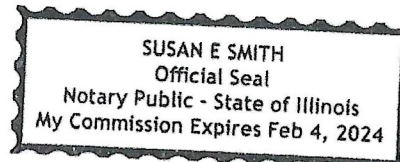
Signed before me on 9/8/23 by \_\_\_\_\_

Date

Name



Signature of Notary Public



Village Administrator Approval: \_\_\_\_\_

## John McFarland

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**Subject:** FW: Heritage Park - Request and Follow Up  
**Attachments:** Heritage Park - Development Application.pdf; Draft Lindenhurst 46 Unit Urban 07.24.2023.pdf; 22074-Lennar Site Plan\_2023-07-21.pdf

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**From:** John McFarland  
**Sent:** Wednesday, July 26, 2023 5:12 PM  
**To:** Clay Johnson <cjohnson@lindenhurstil.org>  
**Cc:** Jay Dulla <jmdulla@gmail.com>; tom@burneylaw.org; Dain Krug <Dain.Krug@Lennar.com>  
**Subject:** Heritage Park - Request and Follow Up

Clay-

Thank you and it was a pleasure meeting you as well. Lennar is very much looking forward to working with you and making this all happen. Based on our meeting yesterday, below is what Lennar is specifically requesting, looking to accomplish, and a recap of things we discussed.

### Lennar's Development Objective

- Lennar Chicago ( Cal Atlantic Group, LLC is the official entity name) is looking to purchase from Lindenhurst Townhomes, LLC the balance of the undeveloped property within Heritage Park Subdivision and build it out, offering for sale townhomes to the public for purchase.
- Because the existing Heritage Park Condominium Association is beyond time limits for being added to, Lennar will have to create its own homeowners association and in doing so prefers to submit, for village consideration, a plat of re subdivision for the undeveloped area of Heritage Park in fee -simple townhome ownership configuration.
- As part of the plat of re subdivision submittal, Lennar will also submit for village consideration revised building architectural elevations, revised landscaping plans for the undeveloped area, and a slightly modified final grading plan to account for the revised building architecture. Attached to this email is a site plan with Lennar's building architecture overlayed, and proposed Lennar townhome architectural elevations.
- Lennar also believes that the original Heritage Park Development Agreement may have to be amended to document our requested actions.
- Lennar is fully prepared to engage with the existing Heritage Park Condominium Association and come to a coexistence agreement that allows for an equable cost sharing arrangement for the common land area of Heritage park.
- Lennar is hopeful to obtain all necessary approvals and agreements over the next 90 days so that some new building construction can commence before the end of the year.

Please note that I have also attached a completed development application. We can notarize it once you tell us the escrow amount. Thank you and we look forward to working with you and the Village of Lindenhurst.



John McFarland  
Chicago Division  
Entitlements Manager  
Cell – 773-593-9493





Civil Engineering

Surveying

Water Resources Management

Construction Management

Landscape Architecture

Land Planning

Date: November 8, 2023

To: Clay Johnson, Village  
Administrator Village of Lindenhurst

From: Jodi McCarthy, PE

**RE: REVIEW COMMENTS HERITAGE PARK  
LENNAR HOMES  
LINDENHURST, ILLINOIS**

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Per your request, our office has reviewed the proposed plans by CalAtlantic Group, LLC (DBA Lennar Homes, Petitioner) to develop the remainder of the Heritage Park townhome development (Subject Property) and offer the following comments for a Plan Commission review meeting.

**Planning, Zoning, and Landscaping:**

The following comments note how the current proposal for finishing the remainder of the Heritage Park development compares to what was approved under the 2006 Development Agreement. A chief of goal of these comments is to provide for easy verification of elements that are proposed to remain the same with what was previously approved.

**1) Site Plan:**

a. Setbacks

- i. Perimeter Property Line Setbacks: The proposed plans appear to preserve all the perimeter property line setbacks.
- ii. Building Setbacks:
  1. Previously Approved Setbacks: Since the previously developed portions of Heritage Park were developed under condominium arrangements without individual building lots, the previous Site Plan proposed setbacks with respect to roadways/drives and adjacent buildings.
  2. Roadway/Drive Setbacks: The new proposed building footprints generally maintain comparable minimum setbacks from roadways/drives as to what was approved under the Development Agreement and what has been built.

3. Different Building to Building Setbacks: As outlined in the table below, Buildings 18-20 and 22-26 (8 total buildings) appear to have reduced inter-building setbacks to accommodate wider units in wider buildings.

**Buildings 18-20 & 22-26 Setback Arrangements Comparison**

Buildings	Existing Development Agreement	Proposed
<b>Minimum Building to Building Setback</b>	25 feet	20 feet per typical layout detail 22-23 feet per buildings on plan
<b>Maximum Building Length</b>	6-Unit Building: 132 feet 4-Unit Building: 90 feet (22-22.5 feet per unit)	6-Unit Building: 136 feet 4-Unit Building: 90 feet (22.5-22.7 feet per unit)

b. Open Space Ratio:

The following table provides the proposed open space area for the resubdivision area. As this is unified development area governed by a Development Agreement for a R-3 Special Use, it is requested the Petitioner update the Site Plan with the Total Development Open Space Area and Ratio on future submittals. As outlined, the proposed resubdivision area appears to be above the R-3 Option 2 Special Use Open Space Ratio standard of 0.25, but any departure for the total development per the Development Agreement Level needs to be determined.

Category	Development Agreement Site Plan – Total Development <sup>1</sup>	Proposed Resubdivision Area	Total Development After Resubdivision
<b>Open Space Area<sup>2</sup></b>	14.67 Acres	4.398 Acres	To be determined on future submittals
<b>Open Space Ratio</b>	0.54 (14.67 Acres /27.06 Acres)	0.499 (4.39 Acres/8.788 Acres)	To be determined on future submittals

Notes.

1. As listed on Development Agreement Exhibit E: Site Plan, Gary R. Weber Associates Inc., dated October 2006.

2. Zoning Definition - OPEN SPACE. Any site, parcel, lot, area, or outlot of land or water essentially unimproved and set aside, dedicated, designated, or reserved for the public or private use or enjoyment or for the use and enjoyment of owners and occupants of land adjoining or neighboring such open space. Land that is to be used primarily for resource protection, agriculture, recreational purposes, or otherwise left undisturbed and specifically excluding road rights-of-way and lots. Open space land shall not be occupied by nonrecreational buildings, roads, drives, public rights-of-way, or off street parking areas for nonrecreational uses. Land located within the yards or lots of residential and/or nonresidential properties is not considered open space.

c. Units:

- i. Unit Count: The proposed development is for the same 100 remaining townhome units that were approved under the existing Development Agreement.

Category	Development Agreement Site Plan <sup>1</sup>	Proposed Development Build Out
<b>Remaining to be Built Units</b>	100 Units 19 Buildings	100 Units 19 Buildings
<b>Total Development Units</b>	188 35 Buildings	188 35 Buildings

Notes.

1. As listed on Development Agreement Exhibit E: Site Plan, Gary R. Weber Associates Inc., dated October 2006.

- ii. Unit Count by Bedrooms Number: As outlined in the table below, the proposed new development along with the actual built previous units will have a greater number of 3-bedroom units than previously covered under the Development Agreement. The Village may wish to review if this alters any previous impact fee donations.

Unit Type	Development Agreement Total Development		Actually Built & Proposed Resubdivision			Difference from Development Agreement
	Site Plan <sup>1</sup>	Donation Agreements <sup>2</sup>	Completed Units <sup>3</sup>	Proposed Units	Total Developmen t	
<b>2 Bedroom</b>	132	141	19	0	19	-113 to -122
<b>3 Bedroom</b>	56	47	69	100	169	+113 to +122
<b>Total Units</b>	188	188	88	100	188	0

Notes.

1. As listed on Development Agreement Exhibit E: Site Plan, Gary R. Weber Associates Inc., dated October 2006.
2. As listed on Development Agreement Exhibit J: Park Donation Agreement, record dated January 13, 2006 & Millburn C.C. School District #24 Cash Contribution Agreement, sign dated January 4, 2006.
3. Per unit information on Zillow.com. Lake County Assessor records indicate all buildings as 3-bedroom units.

d. Parking:

- Unit Parking: The proposed new units each will have 4 parking spaces (2 interior garage spaces & 2 exterior driveway spaces). This level meets the 3-bedroom unit standards of 2.5 spaces per unit, plus 0.5 space per unit for guest parking (3 spaces / unit total). The existing Development Agreement Site Plan has an approved 4.1 spaces per unit level (As listed on Development Agreement Exhibit E: Site Plan, Gary R. Weber Associates Inc., dated October 2006), and this level appears to be based on consideration for 16 on-street interior roadway/drive parking areas (Not explicitly identified on existing approved Site Plan).
- Model Unit Parking: It is requested the Petitioner clarify if they intended to use the existing model unit parking lot or develop another temporary parking lot. If it is the latter, it is requested the Petitioner provide a Site Plan for this new parking lot.

2) **Architectural Elevations:**

- Design: The proposed new townhome elevations all have a 2.5-story profile. Some of the existing developed townhomes have a 2-story profile units as the end units of buildings with the interior units having a 2.5-story profile. The Plan Commission may wish to review this design change as part of the public review process.
- Maximum Height: Due to the blurry text on the submitted building elevations, it is requested the Petitioner confirm the total building heights will not exceed the Development Agreement approved maximum 33 feet (As listed on Development Agreement Exhibit E: Site Plan, Gary R. Weber Associates Inc., dated October 2006).

- 3) **Real Estate Signs:** The following real estate signs are proposed with the size of signs being comparable to the real estate signs approved under the existing Development Agreement.

Location	Type	Dimensions	Area
Farmington Drive & County Place	Perimeter Area	6 feet x 8 feet	48 sq. ft.
Northeast Property Corner & County Place	Perimeter Area	4 feet x 6 feet	24 sq. ft.
By Model Unit – Northeast Neubauer Circle	Interior Area	4 feet x 6 feet	24 sq. ft.
By Model Unit – Northeast Neubauer Circle	Interior Area	3 feet x 4 feet	12 sq. ft.

4) **Landscaping:**

- a. **Foundation Landscaping:** Below is the amount of landscaping provided on the six (6) unit buildings showing the comparison between the approved landscape plans and the new updated Landscape Plans (10/30/23):

Plant Type	Approved Original Heritage Park Landscape Plans (6-Unit)	New Heritage Park Landscape Plans (6-Unit)	Difference
Evergreen Trees	6	6	0
Ornamental Trees	2	4	+2
Deciduous Shrubs	42	42	0
Evergreen Shrubs	28	28	0
Ornamental Grasses	41	41	0
Perennials	76	76	0
Groundcover	310	120	-190*

\*According to the response letter, it appears the Petitioner is requesting that 126 of the groundcover plantings be replaced with River Rock in-between the driveway rows behind the buildings. However, this still leaves a difference of 64 additional groundcover plantings required around each of the buildings.

We request that additional 64 groundcover plants be provided as foundation landscaping around each of the buildings.

- b. **Ornamental Trees between Driveways:** Two (2) additional ornamental trees have now been proposed as part of the foundation landscaping as shown in the above table and located around the corners of the building instead of between the driveways as previously shown in the original Heritage Park Landscape Plans. We have no objection to these changes.

**Engineering:**

- 1) A complete set of engineering plans, including utility, SE/SC, detailed grading for ADA walkways, and engineering details should be submitted for review as part of the final engineering application. All previously approved items should be confirmed, such as fire hydrants, water service connections, and sanitary service connections spaced a minimum 10' from water lines.
- 2) Proposed driveways should not exceed a slope of 8%. There are driveways that have slopes as much as 10.7%.
- 3) Sidewalk running slopes shall not exceed 8.3%. An example of 10% running slopes is shown at the connection to existing walk near lot 2. More grading spot locations are necessary to verify ADA compliance for all sidewalks especially at connections to existing (turning spaces).
- 4) Private walks for lot 14 have running slopes of 20%. Steps should be considered.
- 5) It must be confirmed that the forthcoming stormwater report for the site considers the original design vs newly proposed storm sewer sizing, overflow routes, allowable ponding depth, building protection standards, and swale sizing as proposed tributary areas and roof drain locations may have been modified.
- 6) The proposed grading will impact existing utility pedestals and it should be indicated how they will be modified.

The following comments remain from the previous review letter, as the Village and the Stormwater EO will need to confirm that they have been addressed.

- 1) *It should be confirmed by the Village's stormwater enforcement officer that the development is grandfathered under the previous stormwater ordinance provisions at the time of the first approval.*
- 2) *Additional comments may be generated as more information is provided by the applicant.*
- 3) *The existing pavement, curb and other items constructed with the initial construction are in poor condition. The extents of repair and replacement should be identified. Additional information may need to be provided by the applicant (ie pavement cores, additional testing) and / or a punchlist walk through with Village staff may be required to determine this.*
- 4) *It should be confirmed that all existing infrastructure meets the previously approved plans, including but not limited to televising of existing sewers, record drawings of the detention facilities and release structures, confirmation of ADA compliant sidewalks and crossings, etc.*

**Documents reviewed:**

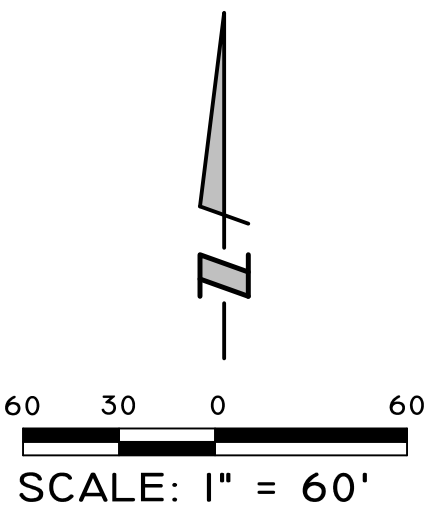
1. Application for Development & Zoning Approvals (3 pages) CalAtlantic Group, LLC/Lennar Corporation, sign dated September 8, 2023.
2. Lennar Request and Statement of Development Objective 9-8-23 (1 page), Lennar Corporation, email dated July 26, 2023.
3. Legal Description (3 pages), unattributed, October 31, 2023.
4. Reply Comments to Manhard Preliminary Review Comments Memo (Oct. 20, 2023; 7 pages), unattributed, undated.
5. Engineering Plans (32 sheets), SpaceCo Inc., September 27, 2006.
6. Proposed Site Plan (1 sheet), Haeger Engineering, October 30, 2023.
7. Plat of Resubdivision (4 sheets), Haeger Engineering, file dated October 30, 2023..
8. Grading Plan (6 sheets), Haeger Engineering. September 8, 2023.
9. Landscape Plan (8 sheets), Gary R. Weber Associates, Inc., October 30, 2023.
10. Condo HOA Cross Easement and Cost Sharing Agreement (19 pages), Meltzer, Purtill, & Stelle, LLC, undated.
11. Heritage Park Community Site Plan (1 sheet), Haeger Engineering, September 11, 2023.
12. Declaration for Heritage Park Townhomes (61 pages), Meltzer, Purtill, & Stelle, LLC., file dated October 31, 2023.
13. Architectural Elevations (6 sheets), Lennar Homes, October 23, 2023.
14. Heritage Park Signage Plan (1 page, Lennar Homes, October 31, 2023.



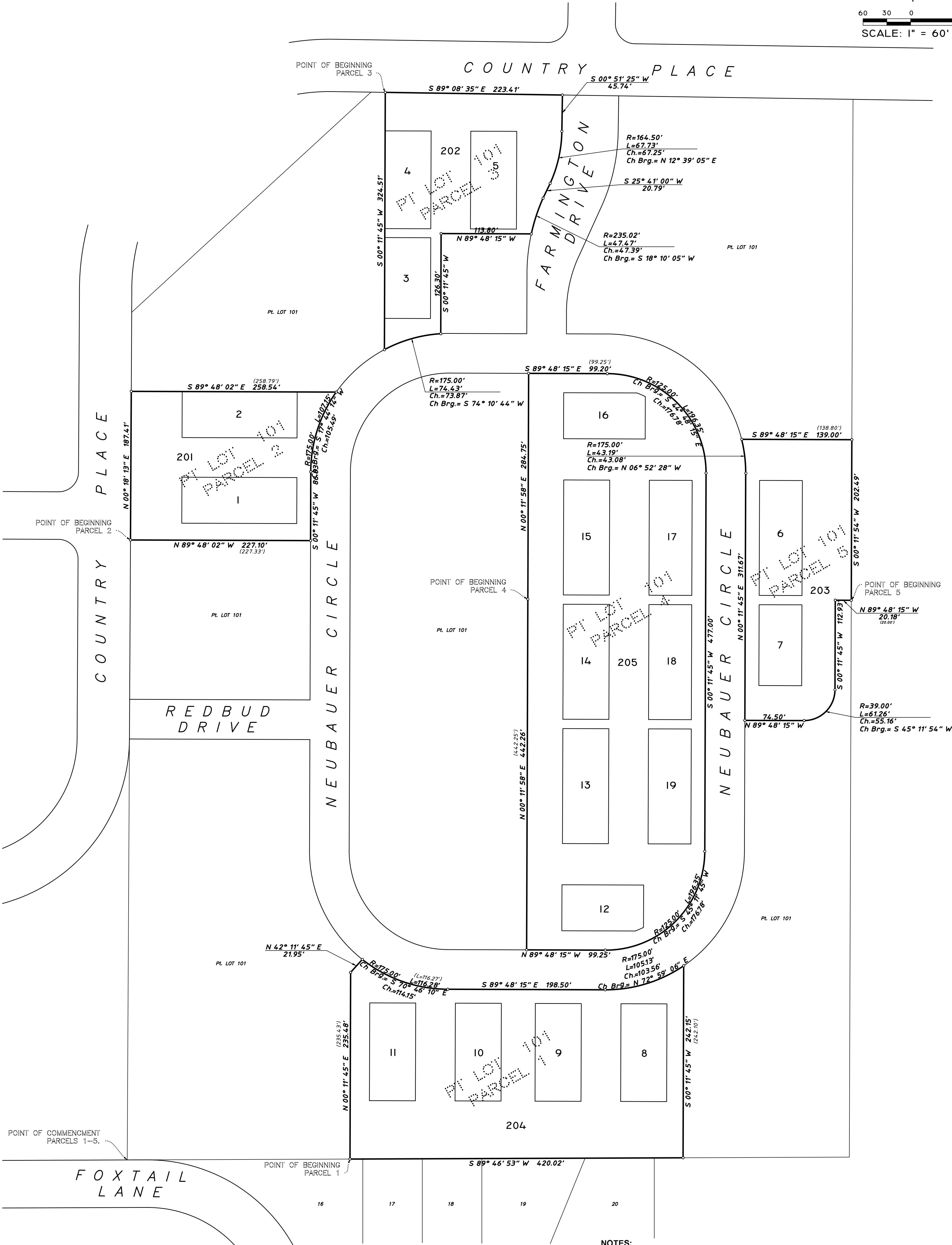
MAIL PLAT TO:  
HAEGER ENGINEERING LLC  
CONSULTING ENGINEERS AND LAND SURVEYORS  
100 EAST STATE PARKWAY  
SCHAUMBURG, IL 60173

# PLAT OF RESUBDIVISION OF HERITAGE PARK TOWNHOMES

BEING A SUBDIVISION OF LOT 101 IN HERITAGE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2006 AS DOCUMENT 6066485 AND AMENDED BY CERTIFICATES OF CORRECTION RECORDED JANUARY 25, 2007 AS DOCUMENT 6126762 AND RECORDED MARCH 16, 2007 AS DOCUMENT 6153733, IN LAKE COUNTY, ILLINOIS.



Area Table		
LOT NO.	Sq. Ft.	Acres
1	8410	0.1931
2	26732	0.6137
3	5911	0.1357
4	7148	0.1641
5	7149	0.1641
6	7830	0.1798
7	5504	0.1263
8	7149	0.1641
9	7148	0.1641
10	7149	0.1641
11	7148	0.1641
12	5951	0.1366
13	8410	0.1931
14	8410	0.1931
15	8410	0.1931
16	5951	0.1366
17	7830	0.1798
18	7830	0.1798
19	7830	0.1798
201	8411	0.1931
202	26544	0.6094
203	30731	0.7055
204	63555	1.4590
205	95685	2.1966



LEGEND

- Underlying Subdivision Lot No.  
Surrounding Subdivision Lot No.  
Iron Pipe Set/Found  
Set Concrete Monument at Corner  
Subdivision Boundary Line  
Road Center Line  
Easement Line  
Record
- LOT 1
- (R)

NOTES:

- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEROF, NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.
- THE BASIS OF BEARING SHOWN HEREON ARE BASED ON NAD 83(2012) ILLINOIS EAST ZONE 1201 STATE PLANE COORDINATES AS REFERENCED FROM KARA COMPANY'S RTK NETWORK.
- 3/4 INCH DIAMETER X 24 INCH IRON PIPES SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- ALL MEASUREMENTS AND DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.
- LOTS 201, 202, 203, 204 & 205 ARE SUBJECT TO A BLANKET PUBLIC UTILITY AND DRAINAGE EASEMENT PER HERITAGE PARK SUBDIVISION DOCUMENT NO. 6066485.

Originally Prepared: 9/7/2023

Project No. 22-074

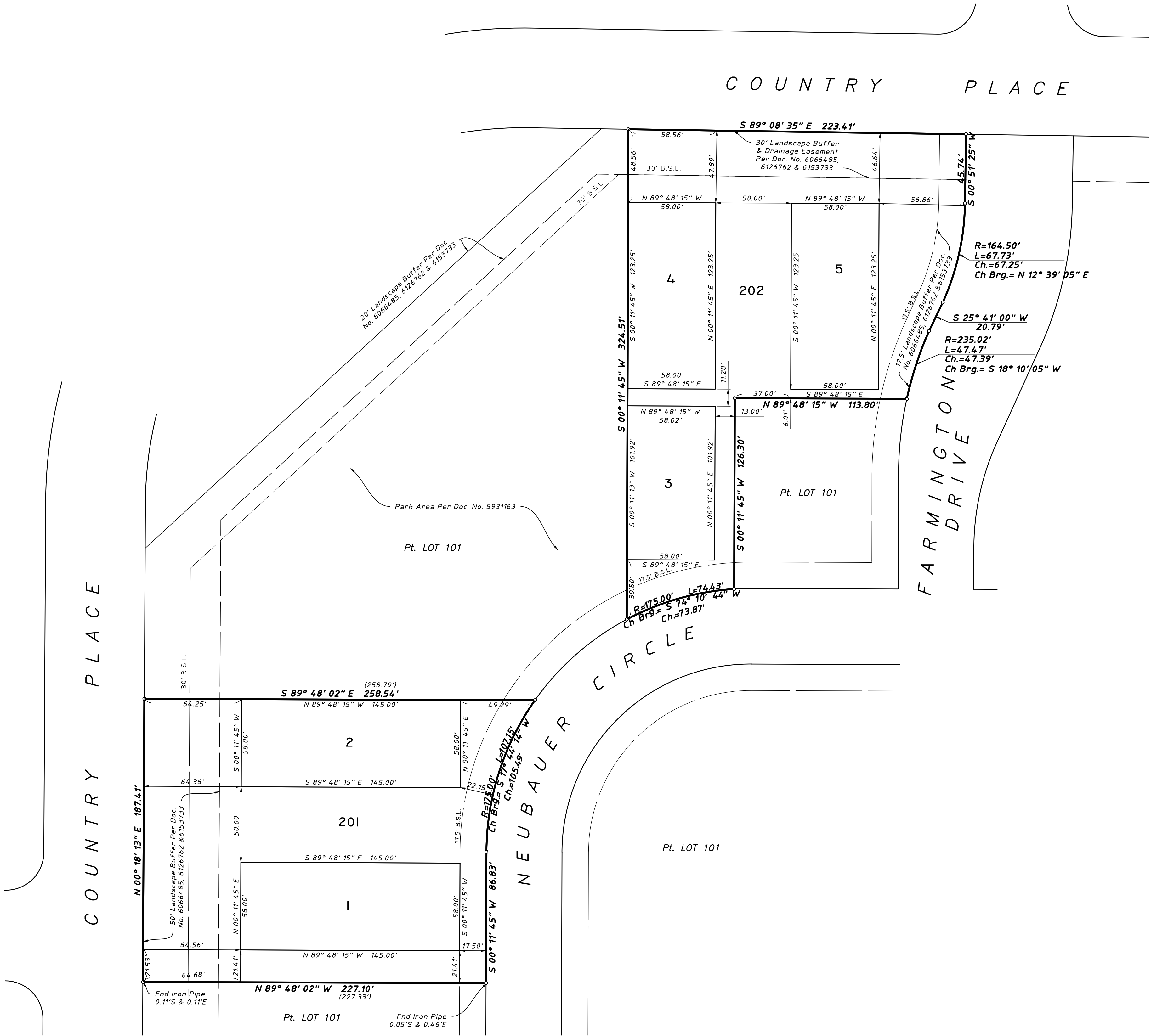
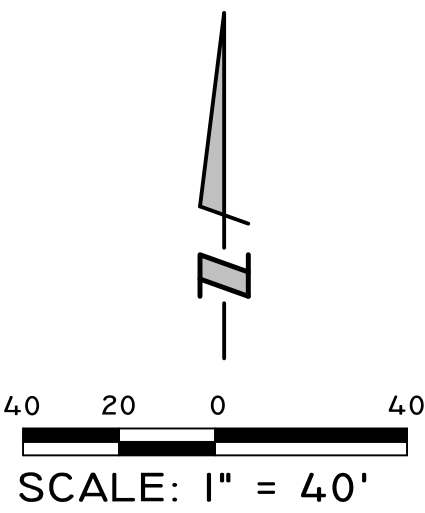
**HAEGER ENGINEERING**  
consulting engineers • land surveyors

100 East State Parkway, Schaumburg, IL 60173  
Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152  
www.haegerengineering.com

No.	Date	Revised per Village Review
1	10.30.2023	

PLAT OF RESUBDIVISION  
OF  
HERITAGE PARK TOWNHOMES

BEING A SUBDIVISION OF LOT 101 IN HERITAGE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2006 AS DOCUMENT 6066485 AND AMENDED BY CERTIFICATES OF CORRECTION RECORDED JANUARY 25, 2007 AS DOCUMENT 6126762 AND RECORDED MARCH 16, 2007 AS DOCUMENT 6153733, IN LAKE COUNTY, ILLINOIS.



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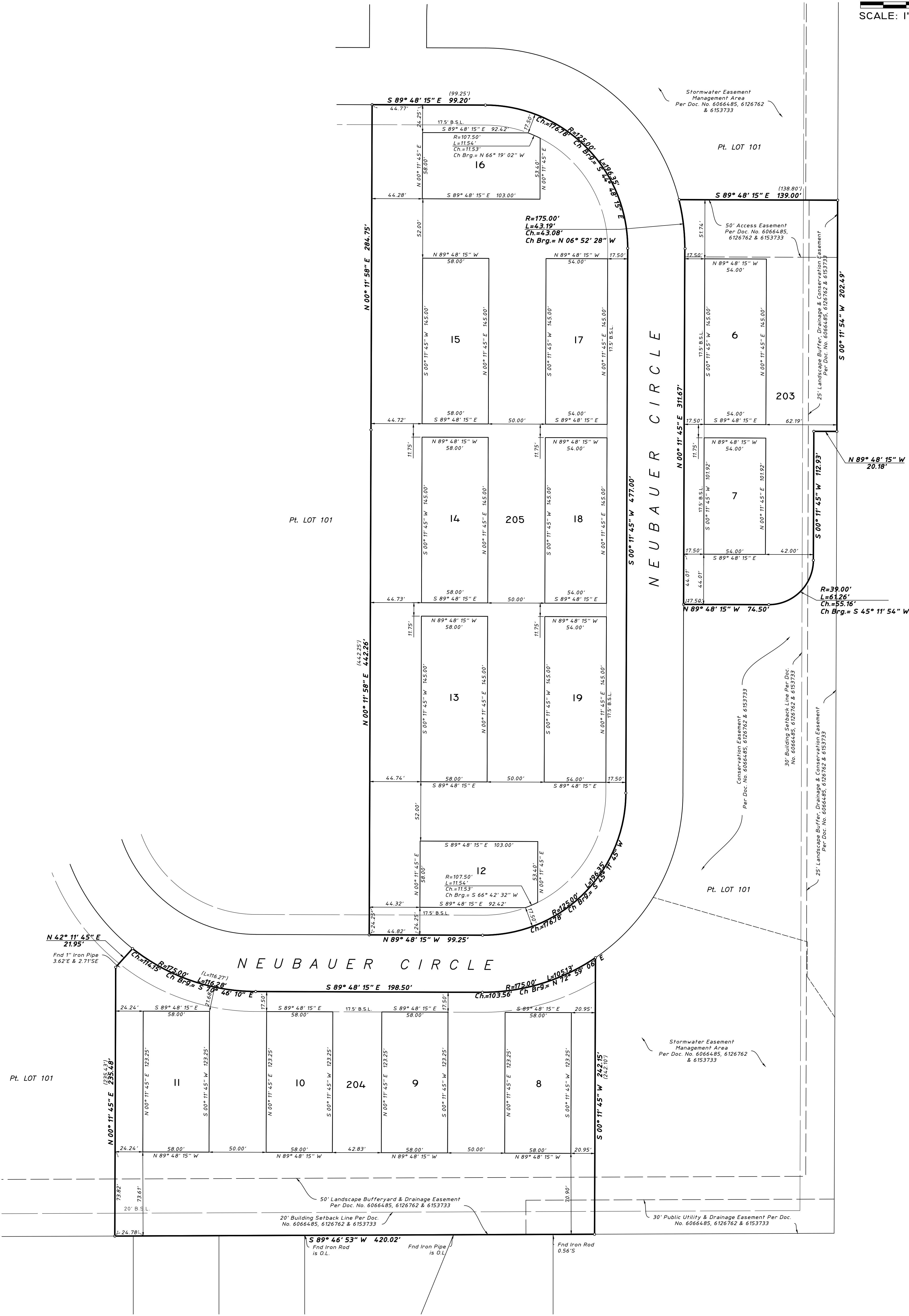
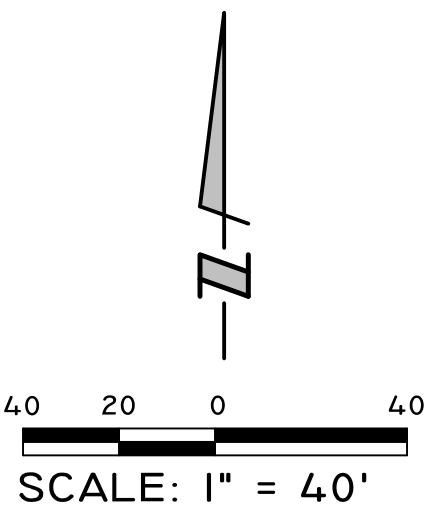
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No.	Date	Revision
1	10.30.2023	Revised per Village Review

# PLAT OF RESUBDIVISION OF HERITAGE PARK TOWNHOMES

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Originally Prepared: 9/7/2023 Project No. 22-074

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1	10.30.2023	Revised per Village Review
No.	Date	Revision



PLAT OF RESUBDIVISION

MAIL PLAT TO:  
HAEGER ENGINEERING LLC  
CONSULTING ENGINEERS AND LAND SURVEYORS  
100 EAST STATE PARKWAY  
SCHAUMBURG, IL 60173

OF

HERITAGE PARK TOWNHOMES

BEING A SUBDIVISION OF LOT 101 IN HERITAGE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2006 AS DOCUMENT 6066485 AND AMENDED BY CERTIFICATES OF CORRECTION RECORDED JANUARY 25, 2007 AS DOCUMENT 6126762 AND RECORDED MARCH 16, 2007 AS DOCUMENT 6153733, IN LAKE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF ) SS

THE UNDERSIGNED DOES HEREBY CERTIFY THAT, AS OWNER, THE UNDERSIGNED CONSENTS TO THE ATTACHED SUBDIVISION PLAT FOR THE PURPOSES HEREON SET FORTH AND ALSO CONSENTS TO THE RECORDING OF THIS PLAT.

THE UNDERSIGNED DOES ALSO HEREBY CERTIFY THAT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE SAID PROPERTY LIES WITHIN THE FOLLOWING SCHOOL DISTRICTS:

MILLBURN COMMUNITY CONSOLIDATED SCHOOL DISTRICT 24  
ANTIOCH COMMUNITY HIGH SCHOOL DISTRICT 117  
COLLEGE OF LAKE COUNTY

DATED THIS DAY OF A.D. 20.

CALATLANTIC GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

NOTARY CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF ) SS

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT AS \_\_\_\_\_ OF CALATLANTIC GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE SIGNED AND DELIVERED SAID INSTRUMENT AS HIS/HER FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

WITNESS MY HAND AND NOTARIAL SEAL

THIS DAY OF 20.

NOTARY PUBLIC \_\_\_\_\_

VILLAGE TREASURER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

I, \_\_\_\_\_, TREASURER OF THE VILLAGE OF LINDENHURST, COUNTY OF LAKE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OF FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST ANY OF THE PROPERTY INCLUDED IN THE ANNEXED PLAT.

DATED AT LINDENHURST, LAKE COUNTY, ILLINOIS

THIS DAY OF 20.

By: \_\_\_\_\_  
VILLAGE TREASURER

PRINTED NAME

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

APPROVED BY THE VILLAGE ENGINEER OF THE VILLAGE OF LINDENHURST, LAKE COUNTY, ILLINOIS, THIS DAY OF 20.

By: \_\_\_\_\_  
VILLAGE ENGINEER

PRINTED NAME

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF LINDENHURST, LAKE COUNTY, ILLINOIS, THIS DAY OF 20.

By: \_\_\_\_\_  
CHAIRPERSON

PRINTED NAME

By: \_\_\_\_\_  
SECRETARY

PRINTED NAME

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

APPROVED THIS DAY OF 20  
BY THE BOARD OF TRUSTEES OF THE VILLAGE OF LINDENHURST.

By: \_\_\_\_\_  
PRESIDENT

PRINTED NAME

ATTEST: \_\_\_\_\_  
VILAGE CLERK

PRINTED NAME

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF LAKE ) SS

I, \_\_\_\_\_, COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID SPECIAL TAXES, NO UNPAID FORFEITED TAXES AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE RESUBDIVISION.

I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE RESUBDIVISION, GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WAUKEGAN, ILLINOIS, THIS DAY OF 20.

By: \_\_\_\_\_  
COUNTY CLERK

DRAINAGE STATEMENT

STATE OF ILLINOIS )  
COUNTY OF ) SS

THE UNDERSIGNED HEREBY CERTIFY THAT, TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT SUCH SURFACE WATER DRAINAGE WILL NOT BE CHANGED WITHOUT ADEQUATE PROVISION BEING MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL NOT BE DEPOSITED ON THE PROPERTY OF ADJOINING LAND OWNERS IN SUCH CONCENTRATIONS AS MAY CAUSE DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THIS SUBDIVISION.

DATED THIS DAY OF 20.

By: \_\_\_\_\_, REGISTERED PROFESSIONAL ENGINEER NO. \_\_\_\_\_

By: \_\_\_\_\_, OWNER OR ATTORNEY

PROFESSIONAL AUTHORIZATION

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, JEFFREY W. GLUNT, A PROFESSIONAL LAND SURVEYOR OF THE STATE OF ILLINOIS, LICENSE NUMBER 35-3695, DO HEREBY AUTHORIZE \_\_\_\_\_ TO PLACE

THIS DOCUMENT OF RECORD IN THE COUNTY RECORDERS OFFICE IN MY NAME AND IN COMPLIANCE WITH THE ILLINOIS STATUTES CHAPTER 109 PARAGRAPH 2, AS AMENDED.

SCHAUMBURG, ILLINOIS \_\_\_\_\_

JEFFREY W. GLUNT  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3695  
MY LICENSE EXPIRES NOVEMBER 30, 2024 AND IS RENEWABLE

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS

I, JEFFREY W. GLUNT, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1:  
THAT PART OF LOT 101 IN HERITAGE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2006 AS DOCUMENT 6066485 AND AMENDED BY CERTIFICATES OF CORRECTION RECORDED JANUARY 25, 2007 AS DOCUMENT 6126762 AND RECORDED MARCH 16, 2007 AS DOCUMENT 6153733, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 101; THENCE NORTH 89 DEGREES, 46 MINUTES, 44 SECONDS EAST, A DISTANCE OF 281.15 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREE, 11 MINUTES, 58 SECONDS EAST, A DISTANCE OF 235.43 FEET; THENCE NORTH 42 DEGREES, 11 MINUTES, 58 SECONDS EAST, A DISTANCE OF 21.95 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CHORD THAT BEARS SOUTH 70 DEGREES, 46 MINUTES, 00 SECOND EAST, A DISTANCE OF 114.15 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 116.27 FEET; THENCE SOUTH 89 DEGREES, 48 MINUTES, 02 SECONDS EAST, A DISTANCE OF 198.50 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 175.00 FEET AND A CHORD THAT BEARS NORTH 72 DEGREES, 59 MINUTES, 21 SECONDS EAST, A DISTANCE OF 103.56 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 105.13 FEET; THENCE SOUTH 00 DEGREE, 11 MINUTES, 58 SECONDS WEST, A DISTANCE OF 242.10 FEET; THENCE SOUTH 89 DEGREES, 46 MINUTES, 44 SECONDS WEST, A DISTANCE OF 420.02 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 2:  
THAT PART OF LOT 101 IN HERITAGE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2006 AS DOCUMENT 6066485 AND AMENDED BY CERTIFICATES OF CORRECTION RECORDED JANUARY 25, 2007 AS DOCUMENT 6126762 AND RECORDED MARCH 16, 2007 AS DOCUMENT 6153733, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 101; THENCE NORTH 00 DEGREE, 18 MINUTES, 09 SECONDS EAST, A DISTANCE OF 187.41 FEET; THENCE SOUTH 89 DEGREES, 48 MINUTES, 02 SECONDS EAST, A DISTANCE OF 258.79 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 175.00 FEET AND A CHORD THAT BEARS SOUTH 17 DEGREES, 44 MINUTES, 27 SECONDS WEST, A DISTANCE OF 105.49 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 107.15 FEET; THENCE SOUTH 00 DEGREE, 11 MINUTES, 58 SECONDS WEST, A DISTANCE OF 86.83 FEET; THENCE NORTH 89 DEGREES, 48 MINUTES, 02 SECONDS WEST, A DISTANCE OF 227.33 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 3:  
THAT PART OF LOT 101 IN HERITAGE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2006 AS DOCUMENT 6066485 AND AMENDED BY CERTIFICATES OF CORRECTION RECORDED JANUARY 25, 2007 AS DOCUMENT 6126762 AND RECORDED MARCH 16, 2007 AS DOCUMENT 6153733, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 101; THENCE NORTH 00 DEGREE, 18 MINUTES, 09 SECONDS EAST, A DISTANCE OF 1068.97 FEET; THENCE NORTH 47 DEGREES, 24 MINUTES, 33 SECONDS EAST, A DISTANCE OF 410.22 FEET; THENCE SOUTH 89 DEGREES, 08 MINUTES, 22 SECONDS EAST, A DISTANCE OF 18.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES, 08 MINUTES, 22 SECONDS EAST, A DISTANCE OF 223.41 FEET; THENCE SOUTH 00 DEGREE, 51 MINUTES, 38 SECONDS WEST, A DISTANCE OF 45.74 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 164.50 FEET AND A CHORD THAT BEARS SOUTH 12 DEGREES, 39 MINUTES, 18 SECONDS WEST, A DISTANCE OF 67.25 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 67.73 FEET; THENCE SOUTH 24 DEGREES, 26 MINUTES, 59 SECONDS WEST, A DISTANCE OF 20.80 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 230.25 FEET AND A CHORD THAT BEARS SOUTH 18 DEGREES, 33 MINUTES, 24 SECONDS WEST, A DISTANCE OF 47.28 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 47.36 FEET; THENCE NORTH 89 DEGREES, 48 MINUTES, 02 SECONDS WEST, A DISTANCE OF 113.93 FEET; THENCE SOUTH 00 DEGREE, 11 MINUTES, 58 SECONDS WEST, A DISTANCE OF 126.40 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHERLY, HAVING A RADIUS OF 175.00 FEET AND A CHORD THAT BEARS SOUTH 74 DEGREES, 08 MINUTES, 20 SECONDS WEST, A DISTANCE OF 73.88 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 74.44 FEET; THENCE NORTH 00 DEGREE, 11 MINUTES, 58 SECONDS EAST, A DISTANCE OF 324.64 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

PARCEL 4:  
THAT PART OF LOT 101 IN HERITAGE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2006 AS DOCUMENT 6066485 AND AMENDED BY CERTIFICATES OF CORRECTION RECORDED JANUARY 25, 2007 AS DOCUMENT 6126762 AND RECORDED MARCH 16, 2007 AS DOCUMENT 6153733, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 101; THENCE NORTH 00 DEGREE, 18 MINUTES, 09 SECONDS EAST, A DISTANCE OF 708.86 FEET; THENCE SOUTH 89 DEGREES, 48 MINUTES, 02 SECONDS EAST, A DISTANCE OF 501.72 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREE, 11 MINUTES, 58 SECONDS EAST, A DISTANCE OF 284.75 FEET; THENCE SOUTH 89 DEGREES, 48 MINUTES, 02 SECONDS EAST, A DISTANCE OF 99.25 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 125.00 FEET AND A CHORD THAT BEARS SOUTH 44 DEGREES, 48 MINUTES, 02 SECONDS EAST, A DISTANCE OF 176.78 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.35 FEET; THENCE SOUTH 00 DEGREE, 11 MINUTES, 58 SECONDS WEST, A DISTANCE OF 477.00 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 125.00 FEET AND A CHORD THAT BEARS SOUTH 45 DEGREES, 11 MINUTES, 58 SECONDS WEST, A DISTANCE OF 176.78 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 196.35 FEET; THENCE NORTH 89 DEGREES, 48 MINUTES, 02 SECONDS WEST, A DISTANCE OF 92.25 FEET; THENCE NORTH 00 DEGREE, 11 MINUTES, 58 SECONDS EAST, A DISTANCE OF 442.25 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

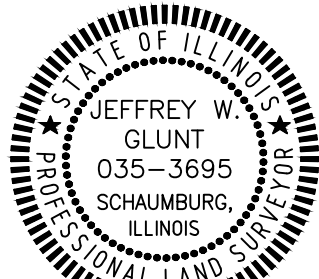
PARCEL 5:  
THAT PART OF LOT 101 IN HERITAGE PARK SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 45 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 2006 AS DOCUMENT 6066485 AND AMENDED BY CERTIFICATES OF CORRECTION RECORDED JANUARY 25, 2007 AS DOCUMENT 6126762 AND RECORDED MARCH 16, 2007 AS DOCUMENT 6153733, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 101; THENCE NORTH 89 DEGREES, 46 MINUTES, 44 SECONDS EAST, A DISTANCE OF 910.76 FEET; THENCE NORTH 00 DEGREE, 11 MINUTES, 58 SECONDS EAST, A DISTANCE OF 702.18 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES, 48 MINUTES, 02 SECONDS WEST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 00 DEGREE, 11 MINUTES, 58 SECONDS WEST, A DISTANCE OF 112.93 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE NORTHERLY, HAVING A RADIUS OF 39.00 FEET AND A CHORD THAT BEARS SOUTH 45 DEGREES, 11 MINUTES, 51 SECONDS WEST, A DISTANCE OF 55.16 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 61.26 FEET; THENCE NORTH 89 DEGREES, 48 MINUTES, 02 SECONDS WEST, A DISTANCE OF 74.50 FEET; THENCE NORTH 00 DEGREE, 11 MINUTES, 58 SECONDS EAST, A DISTANCE OF 311.67 FEET TO A POINT OF CURVE, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 175.00 FEET AND A CHORD THAT BEARS NORTH 06 DEGREES, 52 MINUTES, 13 SECONDS WEST, A DISTANCE OF 43.08 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 43.19 FEET; THENCE SOUTH 89 DEGREES, 48 MINUTES, 02 SECONDS EAST, A DISTANCE OF 138.80 FEET; THENCE SOUTH 00 DEGREE, 11 MINUTES, 58 SECONDS WEST, A DISTANCE OF 202.49 FEET TO THE POINT OF BEGINNING, ALL IN LAKE COUNTY, ILLINOIS.

I DO HEREBY FURTHER CERTIFY THAT ALL EXTERIOR CORNERS AND POINTS OF CHANGE IN ALIGNMENT ARE MONUMENTED WITH CONCRETE MONUMENTS, AS SHOWN, OR IRON PIPES AND UPON COMPLETION OF CONSTRUCTION, BUT NOT LATER THAN 1 YEAR FROM THE RECORDING OF THIS PLAT, ALL INTERIOR LOT CORNERS AND POINTS OF CHANGE IN ALIGNMENT WILL BE MONUMENTED WITH IRON PIPES, AS REQUIRED BY THE PLAT ACT (765 ILCS 220/0.01 ET SEQ.) AND THAT ALL LOTS MEET THE REQUIREMENTS OF THE LAKE COUNTY UNIFIED DEVELOPMENT ORDINANCE IN REGARD TO LOT AREA, WIDTH AND BUILDABLE AREA.

I FURTHER CERTIFY THAT BASED ON INFORMATION PROVIDED ON THE FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 17097C0042K DATED SEPTEMBER 18, 2013 PRODUCED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR LAKE COUNTY, ILLINOIS, THE PROPERTY SHOWN AND DESCRIBED HEREON IS LOCATED WITHIN ZONE X, WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".

SCHAUMBURG, ILLINOIS SEPTEMBER 11, 2023

By: \_\_\_\_\_  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3695



EXPIRES 11-30-24

PREPARED BY:

HAEGER ENGINEERING, LLC  
100 E. STATE PARKWAY  
SCHAUMBURG, IL 60173  
(847) 394-6600

PREPARED FOR:

CALATLANTIC GROUP, LLC  
1700 E. GOLF ROAD, SUITE 1100  
SCHAUMBURG, IL 60173

SEND SUBSEQUENT TAX BILLS TO:

CALATLANTIC GROUP, LLC  
1700 E. GOLF ROAD, SUITE 1100  
SCHAUMBURG, IL 60173

THE PERSON LISTED IN THE FOLLOWING NOTE IS HEREBY GRANTED PERMISSION TO RECORD THIS PLAT ON BEHALF OF JEFFREY W. GLUNT, ILLINOIS PROFESSIONAL LAND SURVEYOR.

SIGNED \_\_\_\_\_

NAME: \_\_\_\_\_

BUSINESS: CALATLANTIC GROUP, LLC

ADDRESS: 1700 E. GOLF ROAD, SUITE 1100

CITY: SCHAUMBURG

STATE/ZIP: ILLINOIS 60173

DATE: \_\_\_\_\_

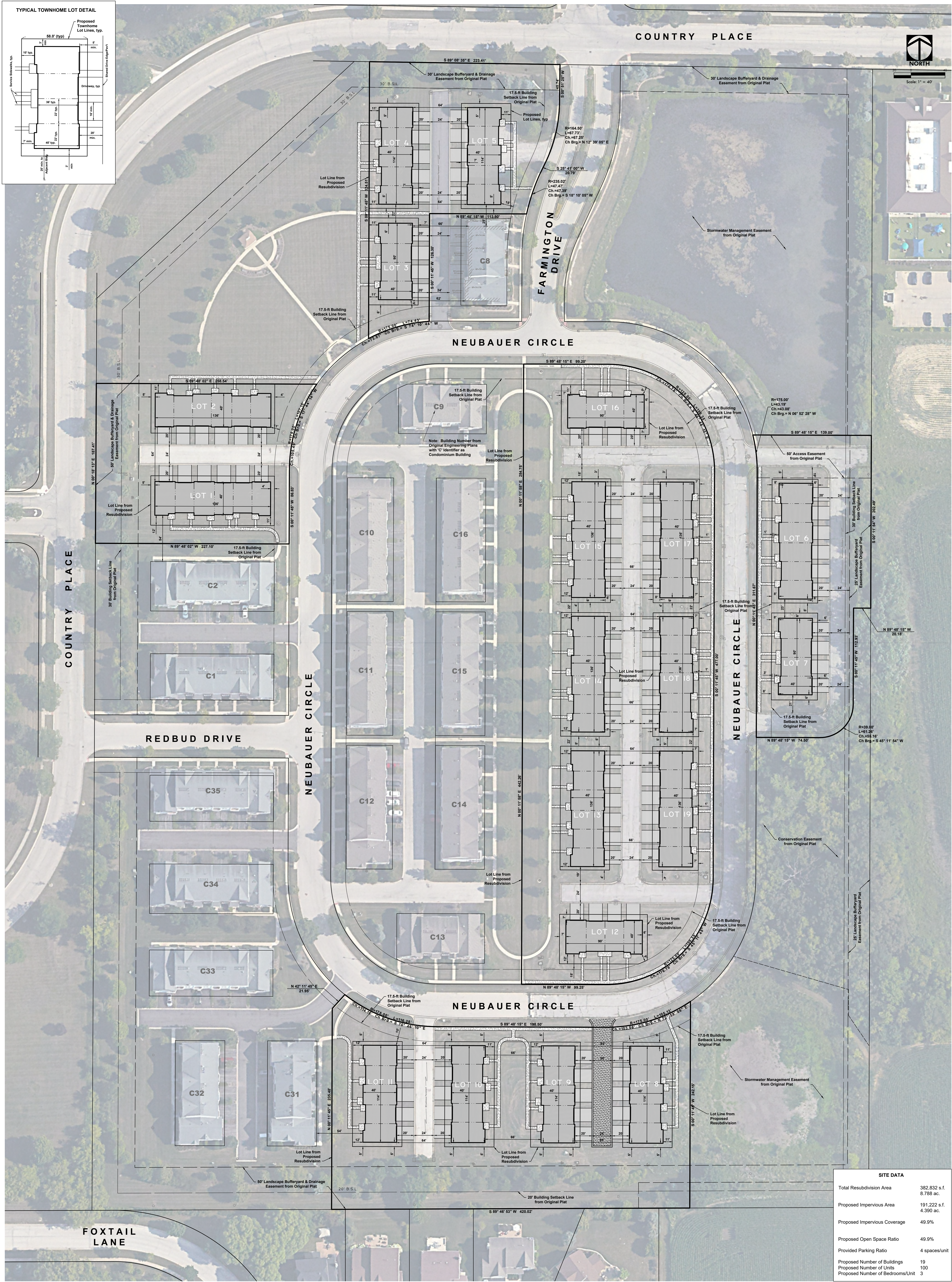
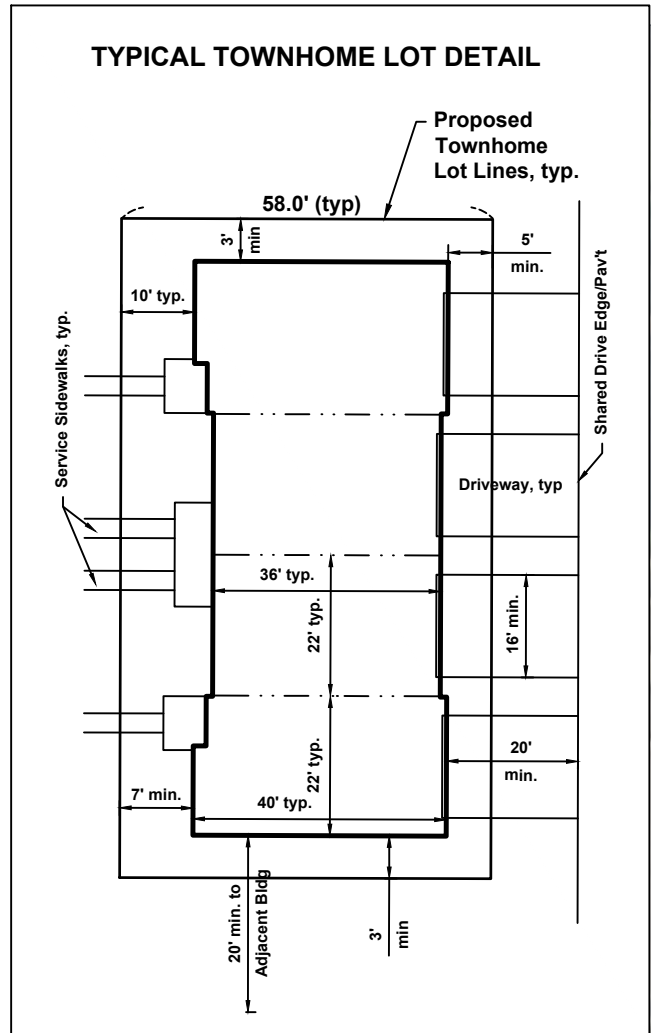
Originally Prepared: 9/7/2023

Project No. 22-074



100 East State Parkway, Schaumburg, IL 60173  
Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152  
www.haegerengineering.com





SITE DATA	
Total Resubdivision Area	382,832 s.f. 8.788 ac.
Proposed Impervious Area	191,222 s.f. 4.390 ac.
Proposed Impervious Coverage	49.9%
Proposed Open Space Ratio	49.9%
Provided Parking Ratio	4 spaces/unit
Proposed Number of Buildings	19
Proposed Number of Units	100
Proposed Number of Bedrooms/Unit	3

No.	Date	Revised per Village Review
1	10/30/2023	Revised per Village Review

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152  
www.haegerengineering.com


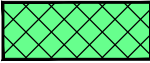
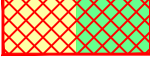

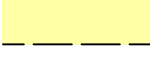
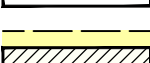

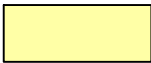

**PROPOSED  
SITE PLAN  
HERITAGE PARK  
TOWNHOMES**  
LENNAR

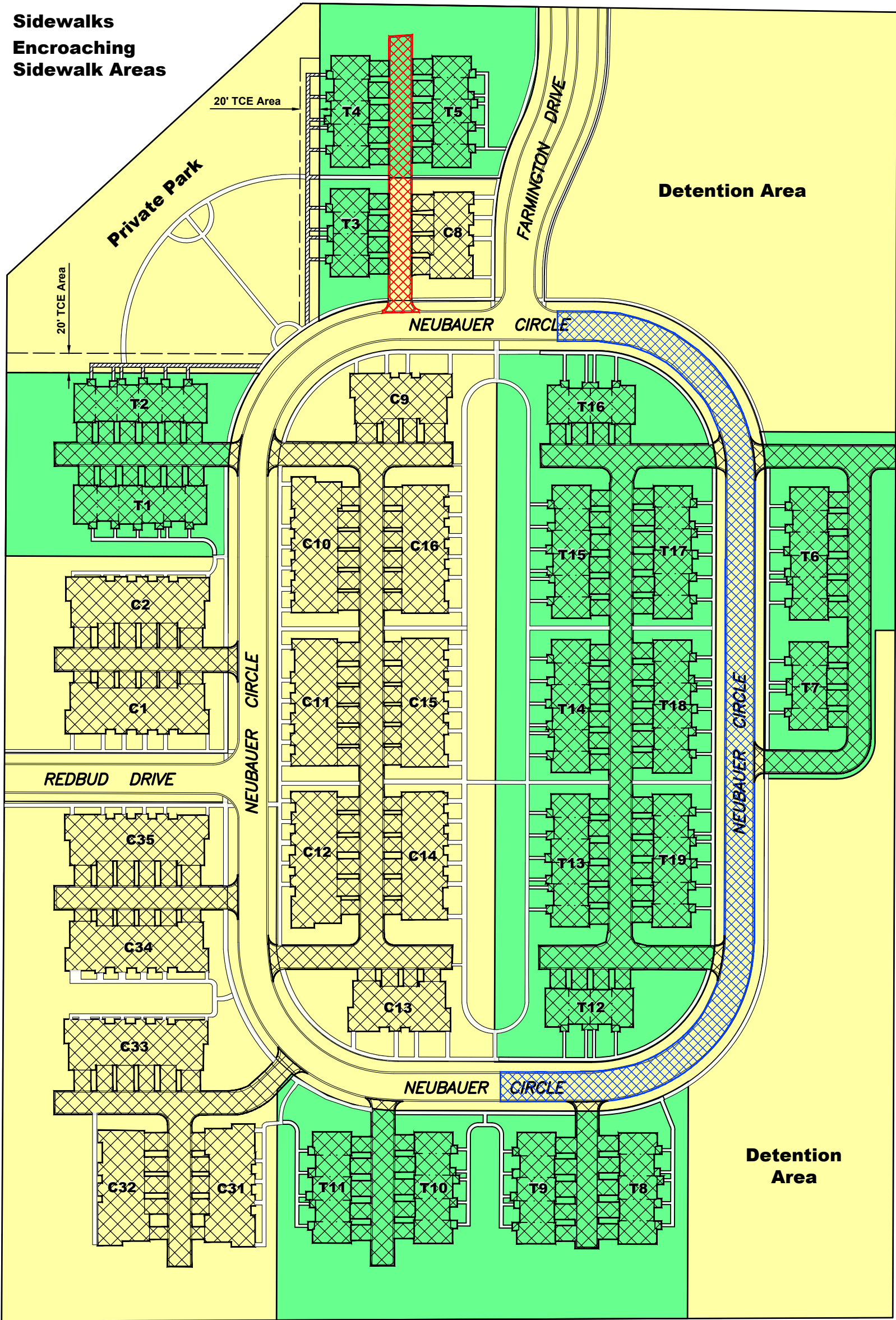
Project Manager: MLA  
Engineer: JDH  
Date: 07.21.2023  
Project No: 22-074  
Sheet **1** / 1



# Heritage Park Community Site Plan

## EXHIBIT C

- **Condo Buildings & Condo Shared Drive Aisles**
- **Townhome Buildings & Townhome Shared Drive Aisles**
- **Shared Driveway**
- **Neubauer Circle Temporary Maintenance Area**
- **20' TCE Area**
- **Sidewalks**
- **Encroaching Sidewalk Areas**
- **Condo Property**
- **Townhome Property**





## Heritage Park – Lennar Proposed Building Elevation 10-23-23





# Heritage Park – Lennar Proposed Building Elevation 10-23-23





## Building Elevation Comparison

Heritage Park Existing



Heritage Park Existing



Lennar Proposed 10-9-23

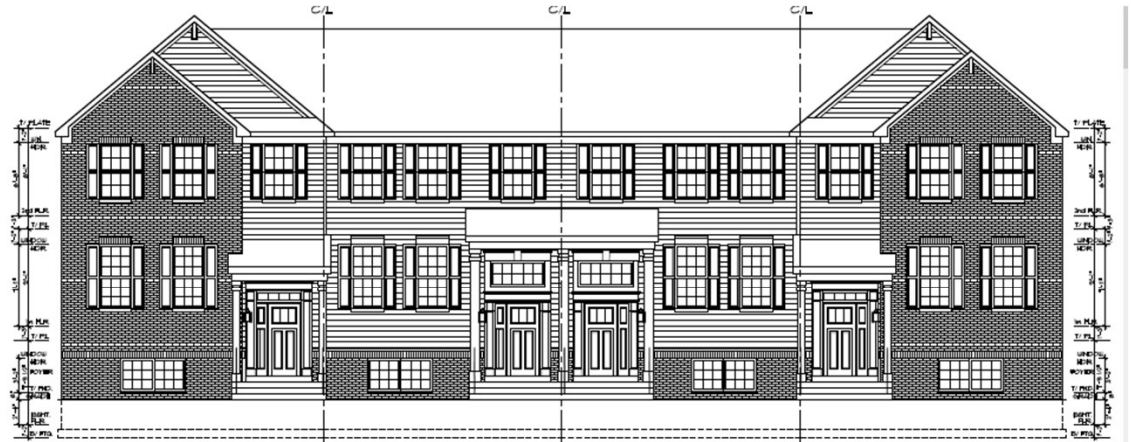


Lennar Proposed 10-9-23





# Heritage Park – Lennar Proposed Building Elevation 4-Unit 10-23-23

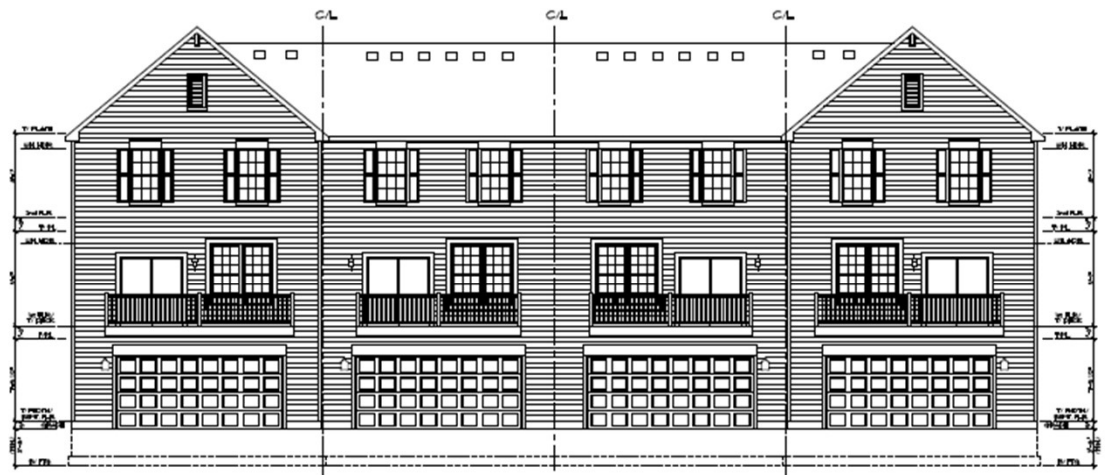
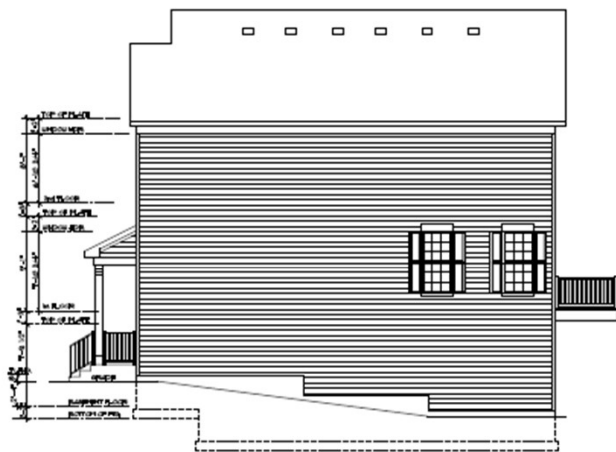


**CHELSEA  
ELEVATION +7B**

**AMHERST  
ELEVATION +1B**

**AMHERST  
ELEVATION +1B**

**CHELSEA  
ELEVATION +7B**



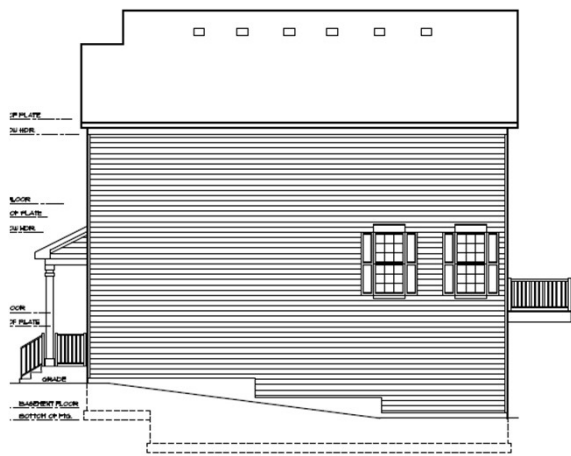
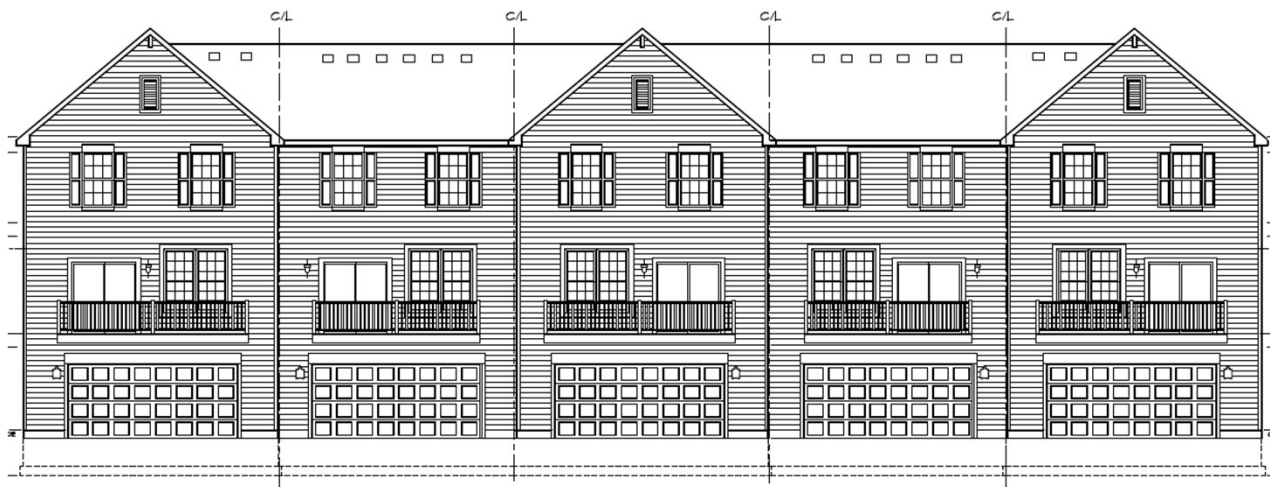
**CHELSEA**

**AMHERST**

**AMHERST**

**CHELSEA**

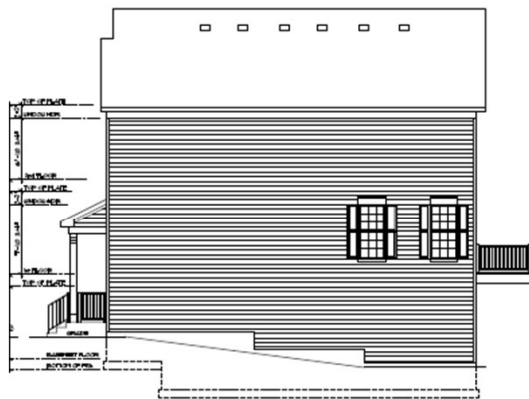
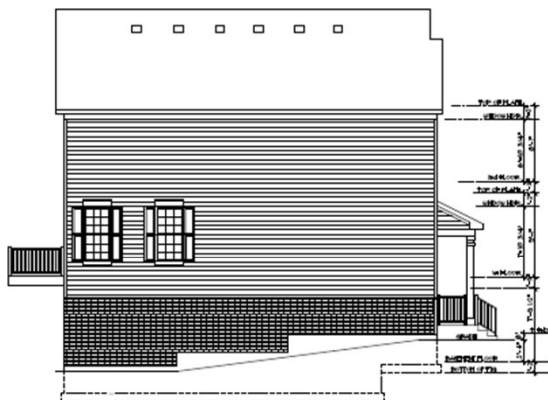
Heritage Park – Lennar Proposed Building Elevation 5-Unit  
10-23-23







# Heritage Park – Lennar Proposed Building Elevation 6-Unit 10-23-23





Landscape Plan

# HERITAGE PARK

Lindenhurst, Illinois

October 30, 2023

CONSULTANTS:



LANDSCAPE ARCHITECT:  
GARY R. WEBER ASSOCIATES, INC  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:  
HAEGER ENGINEERING, LLC  
100 E. STATE PARKWAY  
SCHAUMBURG, ILLINOIS 60173



LOCATION MAP  
SCALE: 1"=600'

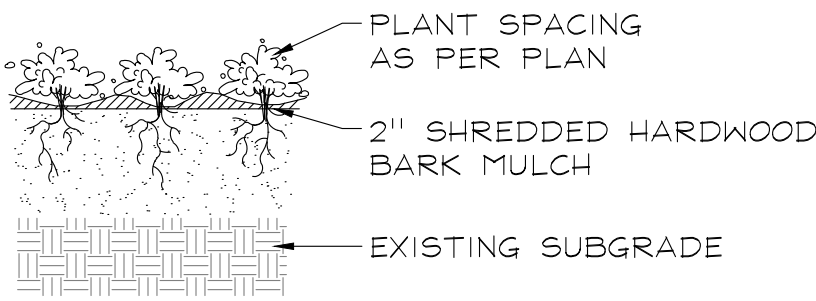
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	TYPICAL FOUNDATION LANDSCAPE PLANS
5	TYPICAL FOUNDATION LANDSCAPE PLANS
6	LANDSCAPE SPECIFICATIONS
7	LANDSCAPE SPECIFICATIONS

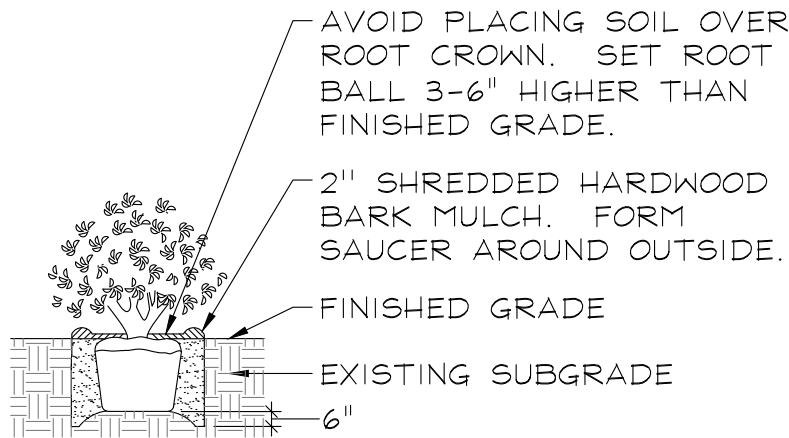




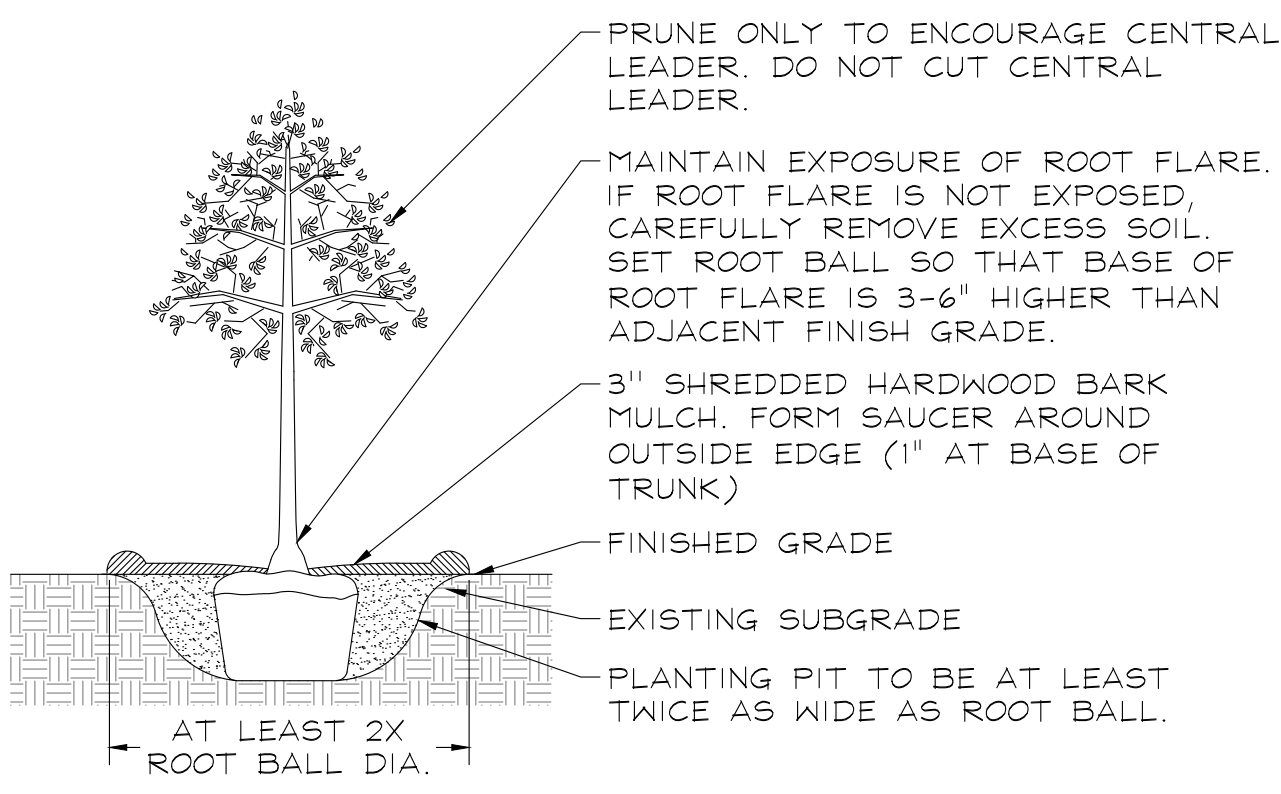
PLANTING DETAILS



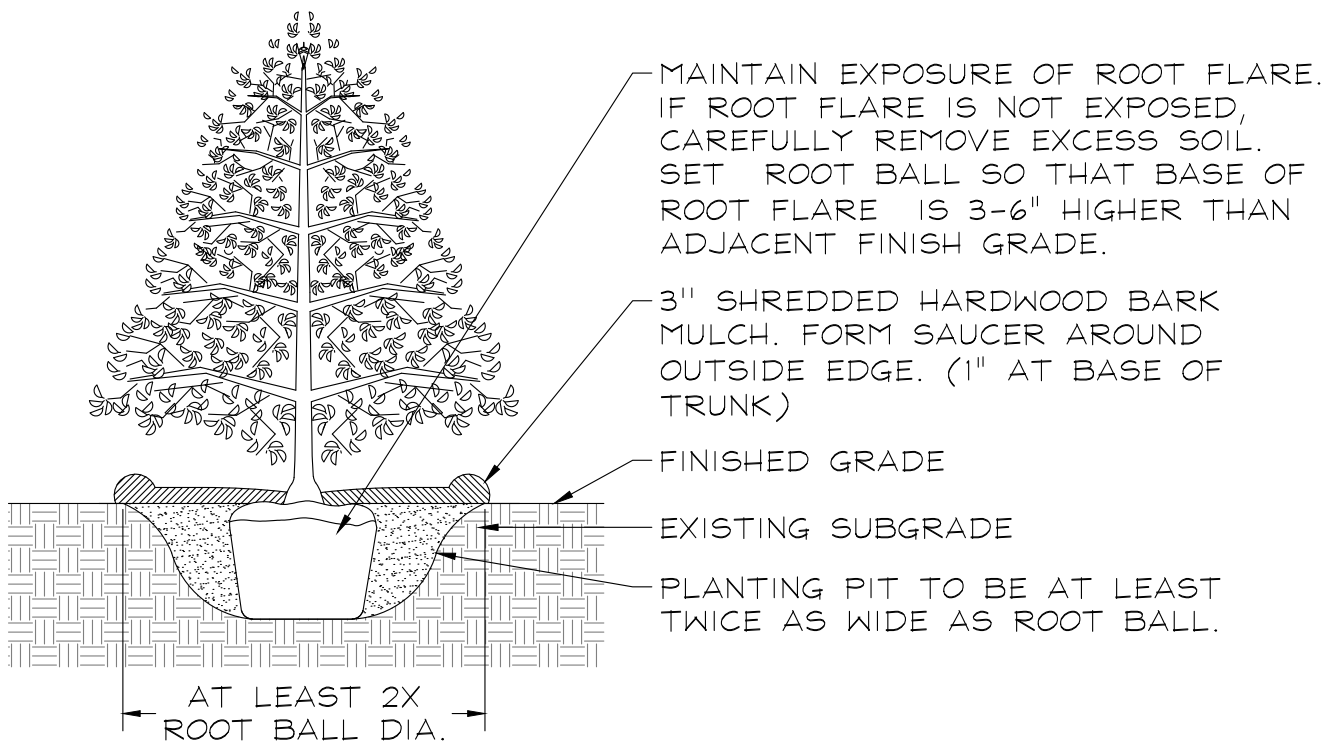
PERENNIALS AND GROUNDCOVERS  
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS  
NOT TO SCALE



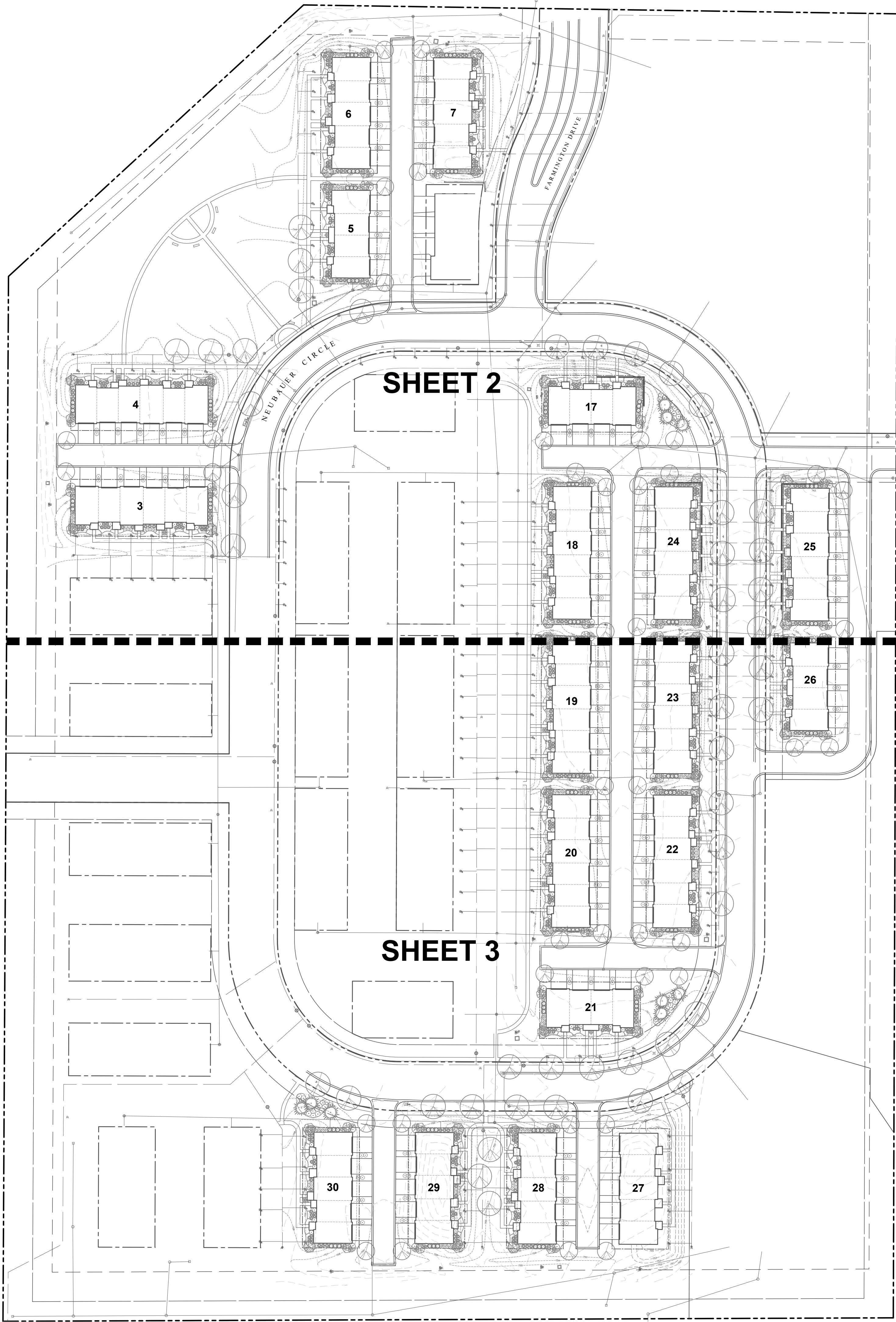
DECIDUOUS TREES  
NOT TO SCALE



EVERGREEN TREES  
NOT TO SCALE

GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	4	Acer x freemanii 'Marmo' MARMO FREEMAN MAPLE	2 1/2" Cal.	
AM	8	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
AS	6	Acer x saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
CO	5	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GB	3	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QI	5	Quercus imbricaria SHINGLE OAK	2 1/2" Cal.	
QR	4	Quercus rubra RED OAK	2 1/2" Cal.	
TC	2	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
TT	4	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.	
UM	6	Ulmus 'Morton' ACCOLADE ELM	2 1/2" Cal.	
ORNAMENTAL TREES				
AG	9	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
BN	10	Betula nigra 'Gully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
CC	8	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
SP	13	Syringa pekinensis 'Morton' CHINA SNOW PEKING LILAC	6' Ht.	Multi-Stem
EVERGREEN TREES				
PG	3	Picea glauca var. densata BLACK HILLS SPRUCE	6' Ht.	
PP	3	Picea pungens GREEN COLORADO SPRUCE	6' Ht.	
PS	3	Pinus strobus EASTERN WHITE PINE	6' Ht.	
DECIDUOUS SHRUBS				
CS	26	Cornus sericea 'Bailey' BAILEY'S REDTIG DOGWOOD	36" Tall	4' O.C.
VJ	12	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
MISC. MATERIALS				
33		SHREDDED HARDWOOD MULCH	C.Y.	
10,581		SOD	S.Y.	

GRWA

GARY R. WEBER ASSOCIATES, INC. LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE 402 W. LIBERTY DRIVE WHEATON, ILLINOIS 60187 PHONE: 630-668-7197 www.grwainc.com

CLIENT  
**LENNAR**  
1141 E. MAIN STREET SUITE 108 EAST DUNDEE, ILLINOIS 60118  
CIVIL ENGINEER  
**HAEGER ENGINEERING, LLC**  
100 E. STATE PARKWAY SCHAUMBURG, IL 60173

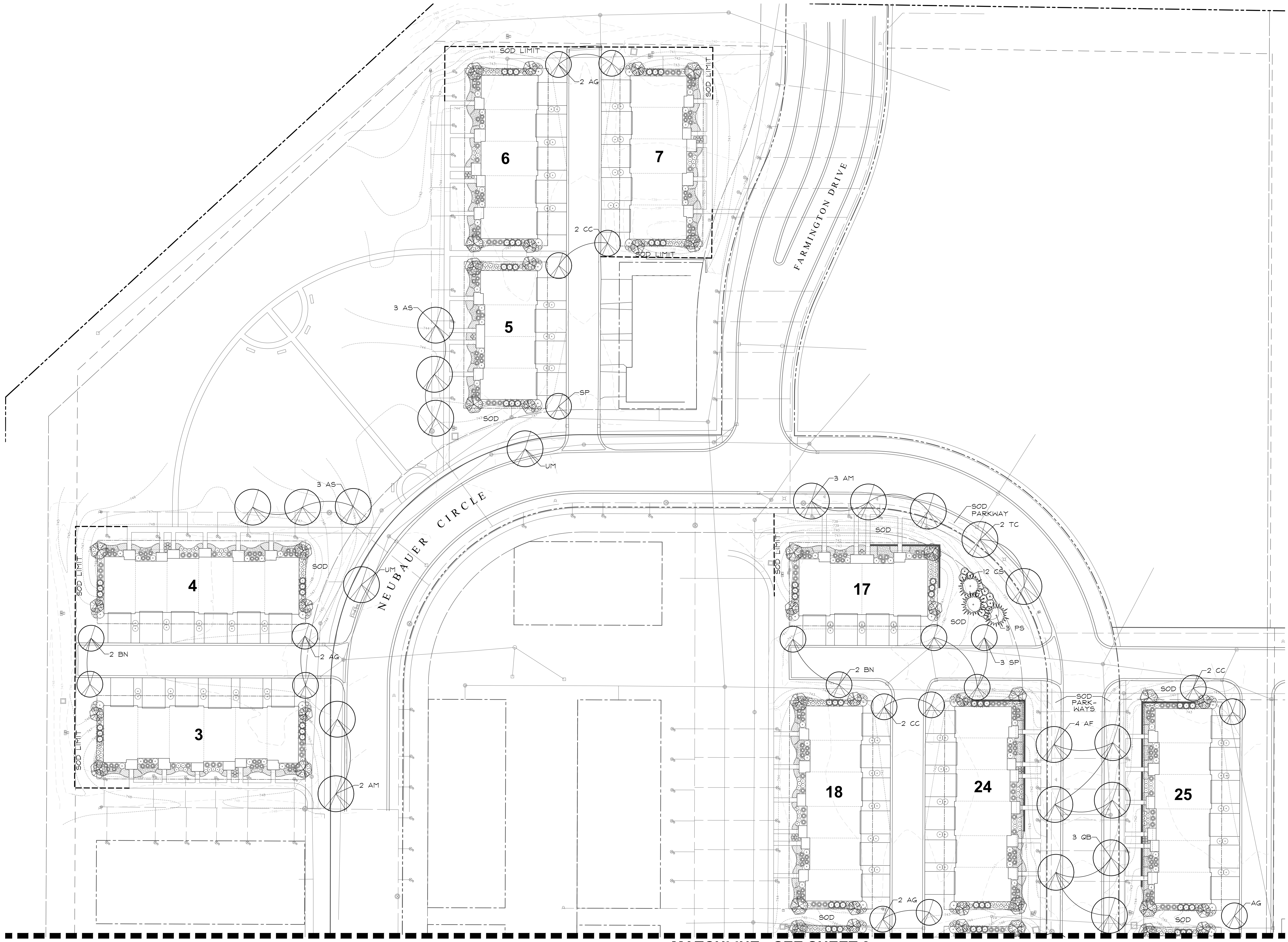
HERITAGE PARK  
LINDENHURST, ILLINOIS  
OVERALL LANDSCAPE PLAN

1	10.30.2023
REVISIONS	

DATE	9.08.2023
PROJECT NO.	LN23170
DRAWN	TRC
CHECKED	GBF
SHEET NO.	







**GRWA**  
GARY R. WEBER  
ASSOCIATES, INC.  
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ECOLOGICAL CONSULTING  
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SCHAUMBURG, IL 60173

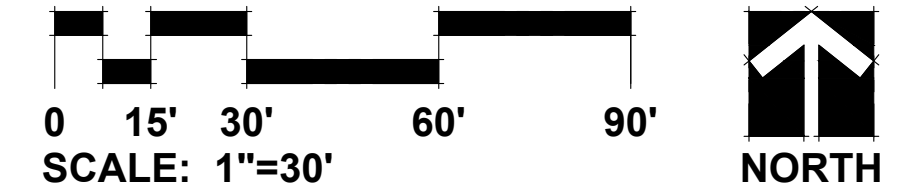
# HERITAGE PARK

LINDENHURST, ILLINOIS

## LANDSCAPE PLAN

1	10.30.2023
REVISIONS	

DATE 9.08.2023  
PROJECT NO. LN23170  
DRAWN TRC  
CHECKED GFB  
SHEET NO.





# HERITAGE PARK

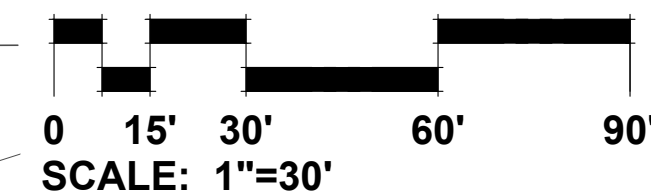
LINDENHURST, ILLINOIS

## LANDSCAPE PLAN

1 10.30.2023  
REVISIONS

DATE	9.08.2023
PROJECT NO.	LN23170
DRAWN	TRO
CHECKED	GFB
SHEET NO.	

**3 OF 7**







GARY R. WEBER  
ASSOCIATES, INC.  
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ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
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CIVIL ENGINEER  
**LENNAR**  
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SUITE 108  
EAST DUNDEE, ILLINOIS 60118  
CIVIL ENGINEER  
**HAEGER ENGINEERING, LLC**  
100 E. STATE PARKWAY  
SCHAUMBURG, IL 60173

HERITAGE PARK  
LINDENHURST, ILLINOIS  
TYPICAL FOUNDATION LANDSCAPE PLANS

1 10.30.2023  
REVISIONS

DATE 9.08.2023  
PROJECT NO. LN23170  
DRAWN TRC  
CHECKED GFB  
SHEET NO.

4 OF 7

4-UNIT TOWNHOME PLANT LIST  
(BLDGS. 5, 17, 21, & 26)

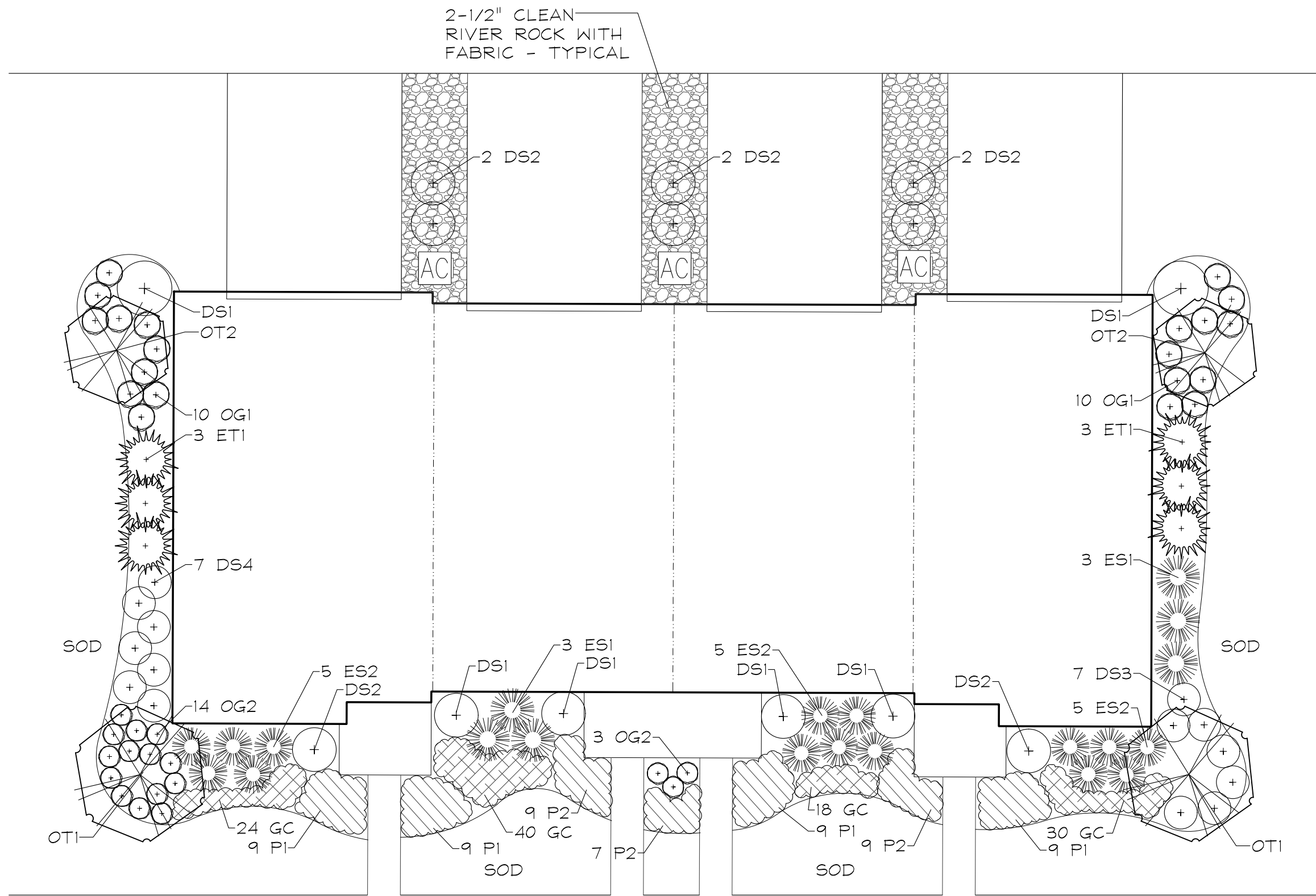
Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
OT2	2	Cornus mas 'Golden Glory' GOLDEN GLORY CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	6	Viburnum x juddii JUDD VIBURNUM	30" Tall	5' O.C.
DS2	8	Cornus sericea 'Fornax' ARCTIC FIRE DOGWOOD	24" Tall	3'-6" O.C.
DS3	7	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
DS4	7	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SKEETSPIRE	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	6	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	15	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	20	Panicum virgatum 'Shenandoah' SHENANDOAH RED SWITCH GRASS	#1	30" O.C.
OG2	17	Pennisetum alopecuroides 'Desert Plains' PRAIRIE WINDS FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS				
P1	36	Heemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P2	25	Phlox 'Forever Pink' FOREVER PINK PHLOX	#1	18" O.C.
GROUNDCOVER				
GC	112	Ajuga reptans 'Bronze Beauty' BRONZE BEAUTY BUGLEWEED	#SP4	12" O.C.
MISC. MATERIALS				
	9	SHREDDED HARDWOOD MULCH	C.Y.	
	3.5	2 1/2" RIVER ROCK	C.Y.	

5-UNIT TOWNHOME PLANT LIST - A  
(BLDGS. 6, 28, & 30)

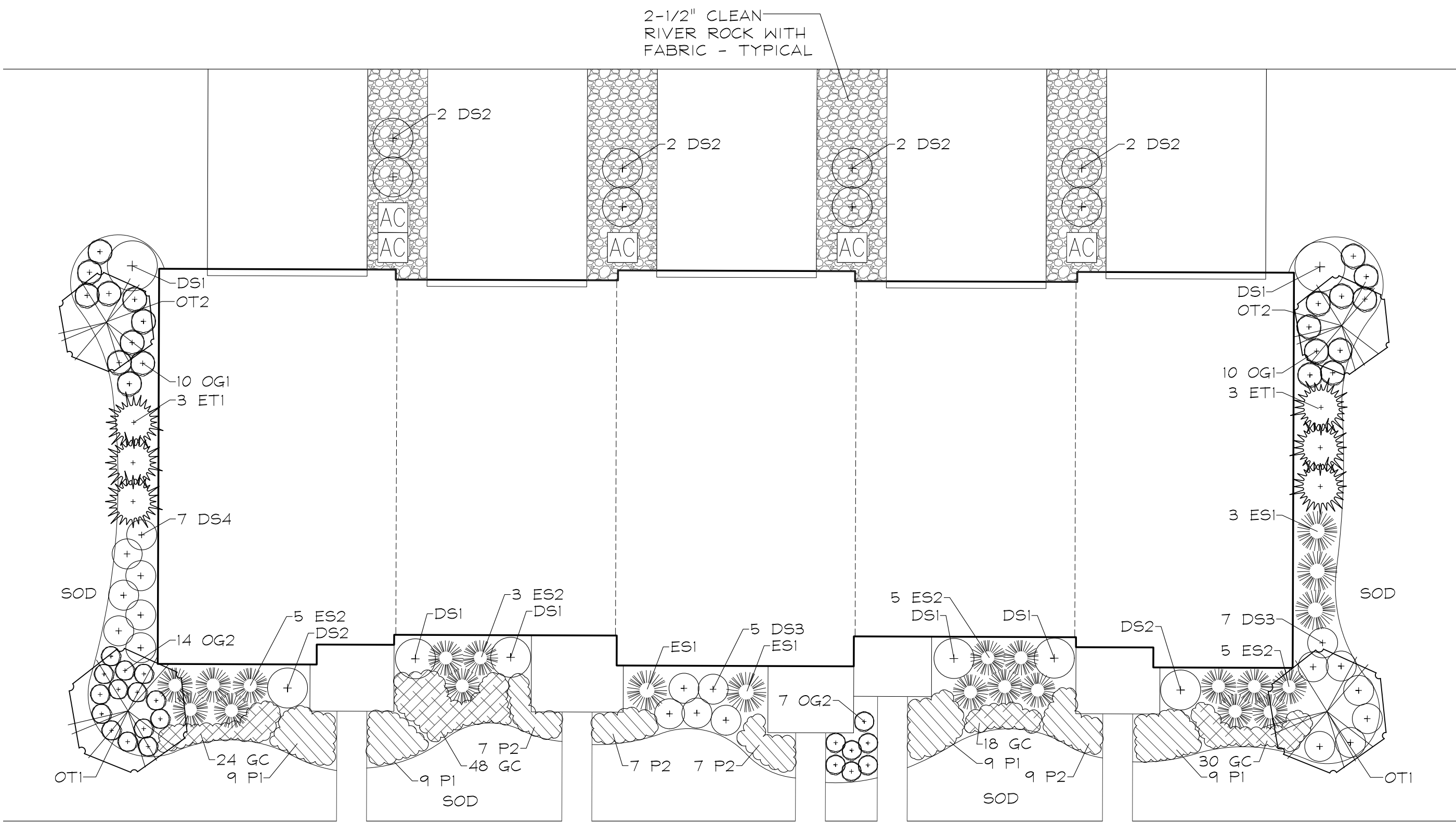
Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Malus 'Jewelcole' RED JEWEL CRABAPPLE	6' Ht.	Multi-Stem
OT2	2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	6	Syringa patula 'Miss Kim' MISS KIM LILAC	30" Tall	5' O.C.
DS2	10	Weigela florida 'Bramwell' FINE WINE WIEGELA	24" Tall	3'-6" O.C.
DS3	12	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
DS4	7	Hydrangea macrophylla 'Bailmer' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	5	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	18	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	20	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	21	Sporobolus heterolepis PRAIRIE DROPSIDE	#1	24" O.C.
PERENNIALS				
P1	36	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	30	Echinacea 'CBS Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
GROUNDCOVER				
GC	120	Pachysandra terminalis 'Green Carpet' GREEN CARPET JAPANESE SPURGE	#SP4	12" O.C.
MISC. MATERIALS				
	10	SHREDDED HARDWOOD MULCH	C.Y.	
	4.5	2 1/2" RIVER ROCK	C.Y.	

5-UNIT TOWNHOME PLANT LIST - B  
(BLDGS. 7, 27, & 29)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
OT2	2	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	6	Cornus sericea 'Isanti' REDOBIE DOGWOOD	30" Tall	5' O.C.
DS2	10	Viburnum carlesii 'SMVCB' SPICE BABY VIBURNUM	24" Tall	3'-6" O.C.
DS3	12	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
DS4	7	Spiraea japonica 'Neon Flash' NEON FLASH SPIREA	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	5	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	18	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	20	Panicum virgatum 'Heavy Metal' BLUE SWITCH GRASS	#1	30" O.C.
OG2	21	Carex bicknellii COPPER SHOULDERED OVAL SEDGE	#1	24" O.C.
PERENNIALS				
P1	36	Heemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	30	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
GROUNDCOVER				
GC	120	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
MISC. MATERIALS				
	10	SHREDDED HARDWOOD MULCH	C.Y.	
	4.5	2 1/2" RIVER ROCK	C.Y.	



4-UNIT TRADITIONAL TOWNHOME TYPICAL FOUNDATION  
SCALE: 1"=10'



5-UNIT TRADITIONAL TOWNHOME TYPICAL FOUNDATION  
SCALE: 1"=10'

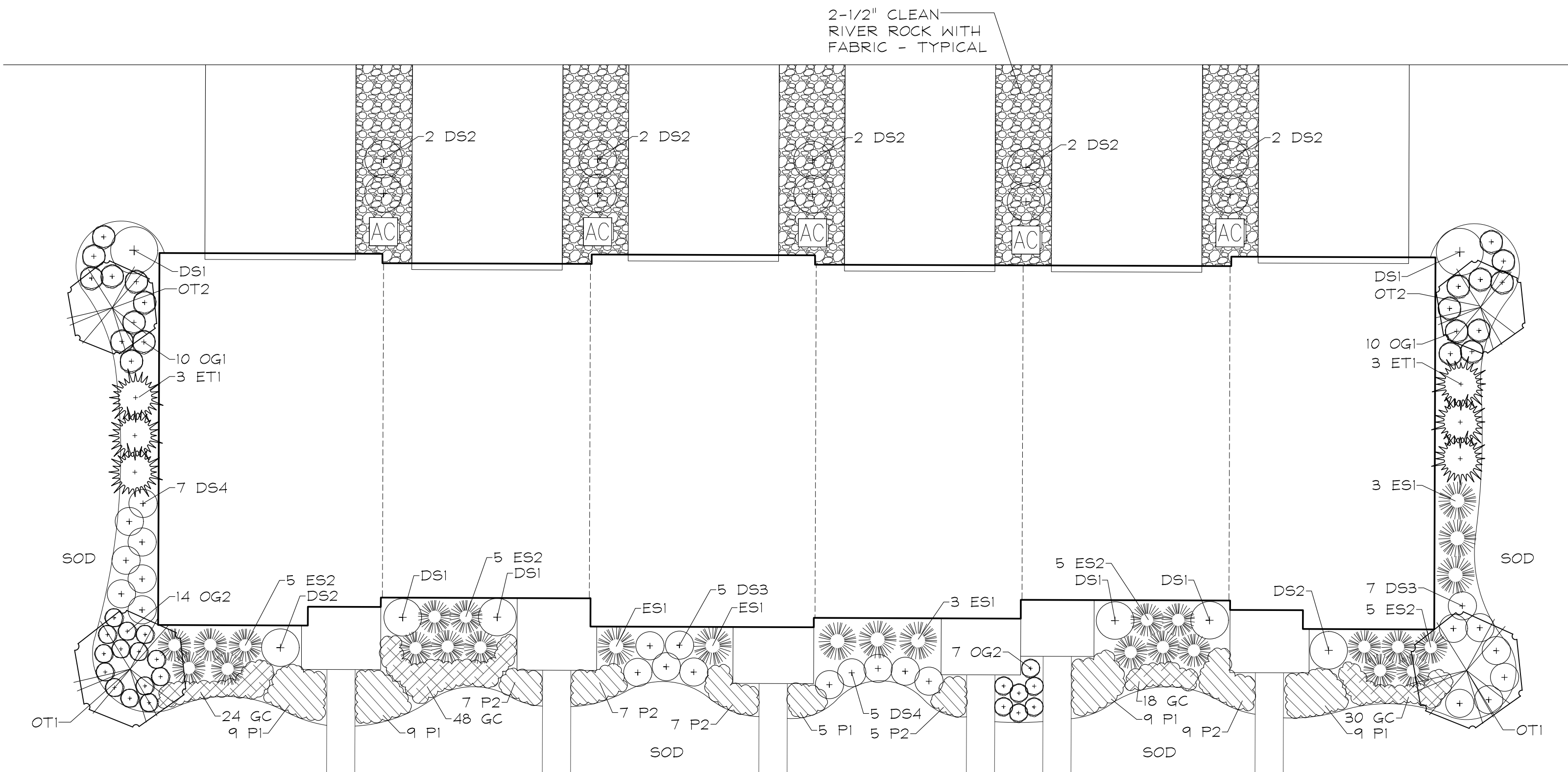




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**6-UNIT TRADITIONAL TOWNHOME TYPICAL FOUNDATION**  
SCALE: 1"=10'

**6-UNIT TOWNHOME PLANT LIST - A**  
(BLDGS. 4, 18, 20, 23, & 25)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
OT2	2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	6	Hydrangea paniculata 'Bulk' QUICK FIRE HYDRANGEA	30" Tall	5' O.C.
DS2	12	Cornus sericea 'Farnau' ARCTIC FIRE DOGWOOD	24" Tall	3'-6" O.C.
DS3	12	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
DS4	12	Weigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	8	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	20	Taxus x media 'Densaformis' DENSE YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	20	Schizachyrium scoparium 'Standing Ovation' #1 STANDING OVATION LITTLE BLUESTEM	#1	30" O.C.
OG2	21	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
PERENNIALS				
P1	41	Heemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	35	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
GROUND COVER				
GC	120	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.
MISC. MATERIALS				
11		SHREDDED HARDWOOD MULCH	C.Y.	
5.7		2 1/2" RIVER ROCK	C.Y.	

**6-UNIT TOWNHOME PLANT LIST - B**  
(BLDGS. 3, 19, 22, & 24)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Malus 'Jewelcole' RED JEWEL CRABAPPLE	6' Ht.	Multi-Stem
OT2	2	Cornus mas 'Golden Glory' GOLDEN GLORY CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	6	Syringa 'SMSJBPT' DARK PURPLE BLOOMERANG LILAC	30" Tall	5' O.C.
DS2	12	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3'-6" O.C.
DS3	12	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
DS4	12	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	8	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	20	Taxus x media 'Densaformis' DENSE YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	20	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	21	Pennisetum alopecuroides 'Desert Plains' PRAIRIE WINDS FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS				
P1	41	Heemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	35	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
GROUND COVER				
GC	120	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
MISC. MATERIALS				
11		SHREDDED HARDWOOD MULCH	C.Y.	
5.7		2 1/2" RIVER ROCK	C.Y.	

1 10.30.2023  
REVISIONS

DATE 9.08.2023  
PROJECT NO. LN23170  
DRAWN TRC  
CHECKED GFB  
SHEET NO.





I. GENERAL SPECIFICATIONS

A.Scope of Work

- This work shall consist of preparing the planting beds, seedbed or ground surface, and furnishing, transporting and placing plants, mulch, seed, sod, fertilizer and other materials required in the specified operations.
- Planting required for this work is indicated on the Landscape Plans and, in general consists of the following:
  - The establishment of trees, shrubs, perennials, annuals, lawn and natural areas as shown on the Landscape Plans;
  - The provision of post-planting management as specified herein;
  - Any remedial operations necessary for conformance with The Landscape Plans as specified in this document;
  - The design, furnishing and installation of a complete underground sprinkler system at locations noted on plan.

B.General

- Permits

The Landscape Contractor shall be responsible for obtaining any permits required for the completion of the work and shall be responsible for the cost of the same.
- Field Verification

Upon notice to begin work the Landscape Contractor shall verify all existing conditions of the site and shall report any conditions that will impede the beginning of work to the Landscape Architect in writing. The Landscape Contractor shall examine areas, conditions, grades, soils and water levels under which work is to be performed and notify the Landscape Architect of conditions detrimental to the proper and timely completion of the work.
- Existing Utilities

The Landscape Contractor shall verify location of all underground utilities before construction. Contact J.U.I.E at 1.800.892.0123; 48 hours prior to digging. Notification of any disturbance of existing utilities shall be given to the Landscape Architect immediately. Should uncharted or incorrect utilities be encountered, notify the Landscape Architect immediately.
- Inspections of Project

During the construction period, all phases of work shall be available for inspections by the Landscape Architect. All plant material shall be subject to inspection and approval, and the Landscape Architect reserves the right to reject any plants which fail to meet the standards of this inspection. The Landscape Architect reserves the right to inspect nursery stock either at place of growth or at site for compliance with requirements of variety, size and quality.

C.Quality Assurance

- The Landscape Contractor shall provide at least one person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the best methods for their installation and who shall direct all work performed under this Section and shall comply with work site requirements.
- The Landscape Contractor must verify with the Landscape Architect at the commencement of work that he has the most current set of plans for the project and that one set of the current plans, clearly marked "Field Set", must be on the jobsite at all times.
- The Landscape Contractor shall provide protection for structures, utilities, roads, trees and vegetation from damages caused by settlement, undermining, washout and other hazards created by landscape operations.
- The Landscape Contractor shall provide and maintain fences, planking, guard lights, barricades, warning signs and guards as necessary for protection of material storage, curbs, sidewalks, streets, drives and adjoining property.
- Any damage to utilities, structures, plantings, or lawns which result from the Landscape Contractor's course of work will be repaired at the Landscape Contractor's expense, to the satisfaction of the Landscape Architect, in a reasonably timely manner with as little inconvenience to the Owner as possible.
- Existing trees, shrubs and plant material to remain shall be protected. Damage to existing plants which result from the Landscape Contractor's course of work shall be repaired by a qualified nurseryman or replaced with approved material per village ordinance at the expense of the Landscape Contractor.
- All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurseryman" and as detailed on the drawings.
- Landscape Contractor shall maintain all relevant erosion control devices destroyed or disrupted during landscape installation. Erosion control devices include measures shown on the approved erosion control plans, plus any additional measures deemed necessary by the Owner or public agency having jurisdiction over erosion control. Erosion control devices include, but are not limited to, silt fence, straw bales, erosion control logs, filter fabric in storm structures, filter baskets ditch checks and siltation basins.

D.Substitutions

- Substitution from the approved plans will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect,showing that the plant specified is not available.
- Landscape Contractor shall submit request for approval to substitute plant material available and shall include Common and Botanical names and size of substitute material.
- Only those substitutions of 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, following approval by Lennar and the governing Municipality or Regulatory Agency.
- Any unauthorized substitutions will be removed and replaced by the Landscape Contractor at the expense of the Landscape Contractor.

E.Submittals

- Nursery List: In Bid Proposal Form Landscape Contractor shall identify a list of area nurseries from where nursery stock for the job will be obtained.
- Materials List: Before any plant materials are delivered to the job site, submit to the Landscape Architect a complete list of all plants and other items to be installed and the nursery sources.
- Certification of Inspection: Shall accompany each shipment of plants as may be required by law for transportation. File certificates with the Landscape Architect prior to acceptance of the material. Inspection by Federal or State authorities at place of growth does not preclude rejection of the plants at the site.
- Planting Schedule: Submit proposed planting schedule with dates for review and inspection of plants by the Landscape Architect prior to planting.
- Soil Tests: Submit two (2) copies of soils test of existing topsoil with recommendations for soil amendments for Landscape Architect's review.
- Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species and date tested.
- Sod: Submit sod grower's certification of grass species. Identify source location in Bid Proposal Form.
- Mulch and Erosion Control Blankets: Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- Maintenance Instructions: Submit to the Landscape Architect typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work after preliminary acceptance of plantings and turf areas. Submit prior to beginning of warranty period. Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be submitted prior to request for preliminary inspection for acceptance.

F.Product Handling

- Delivery and Storage
  - Deliver all items to the site in their original containers with all labels intact and legible at the time of inspection.
  - Immediately remove from the site all plants which are not true to name and all materials which do not comply with the provisions of these Specifications.
  - Use all means necessary to protect plant materials before, during, and after installation and to protect the installed work and materials of all other trades.
  - Cover all plant material transported in open vehicles with a protective covering to prevent windburn.

2. Time of Planting

- All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist.
- The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Landscape Contractor assumes full and complete responsibility for such plantings and operations.

G.Materials

1. Plant Material

- Provide plants typical of their species or variety with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.
- Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable
  - Tree spade transplanting is acceptable for plants 6" caliper and larger after acceptance of plant by the Landscape Architect. Tree spade must be of a size generally accepted in the trade to safely move the tree size.
  - Container grown stock shall be grown in a container for a sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
    - No plants shall be loose in the container.
    - Container stock shall not be pot bound.
    - All container plants used on the project shall conform to the sizes indicated on the plant list and on the drawings.
  - No evidence of wounds and/or pruning cuts shall be permitted unless approved by the Landscape Architect.
  - When specified by caliper, provide shade and ornamental trees with a single main trunk. When specified by height, provide shade and ornamental trees as multi-stemmed plants with not less than three main trunks and side branches that are generous and well twigged.
  - Evergreen trees shall be branched to the ground unless otherwise specified and accepted.
  - Provide plants matched in form when arranged in groups.
  - All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years. Comply with sizing and grading standards of the latest edition of "American Standards of Nursery Stock" A plant shall be dimensioned as it stands in its natural position. No plants shall be loose in the container.
    - Shade Tree and Ornamental Tree caliper shall be measured at a point on the trunk six (6) inches above natural ground line for trees up to and including four (4) inches in diameter, and at a point twelve (12) inches above the natural ground line for trees over four (4) inches in diameter.
    - Height of Evergreen Trees is measured from the natural ground line to the first lateral branch closest to the top.
    - Height of Clump Ornamental Trees is measured from the natural ground line to the beginning last year's growth.
    - Shrub and small plants shall meet the requirements for spread and/or height indicated on the plant list and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required.

2. Sub-drainage Systems

- Provide piping types and sizes indicated. Provide matching reducers, adapters, couplings, fittings and accessory components to ensure continuity of the sub-drainage system.
  - Plastic tubing shall be ASTM F405, corrugated Polyethylene drainage tubing, perforated or solid as required.
  - Sub-drainage fill shall be AASHTO M43 (3/8" to 3/4") clean uniformly graded stone or gravel.
  - Sub-drainage filter fabric shall be DuPont "Tyra" or other non-woven porous polypropylene fabric approved by the Landscape Architect.

3. Grass Seed

- All seeds shall be guaranteed by the vendor to be true to name and variety.
- Seed mixtures shall be fresh, clean new crop with a tolerance for purity and germination established by the Official Seed Analysts of North America. Seed will not contain any noxious weed seeds.
- Seed mixtures shall be proportioned by weight and shall be as specified on the drawings. If no seed mix is specified, the following general turf seed mix shall be used:

65% Improved Kentucky Bluegrass (minimum three (3) varieties)  
25% Improved Perennial Ryegrass (minimum two (2) varieties with endophytes)  
10% Creeping Red Fescue

If this general turf seed mix is used, the Landscape Contractor must submit the vendor's seed varieties, composition and application rate to the Landscape Architect for approval prior to ordering.

4. Erosion Control Blanket & Turf Reinforcement Mats

- North American Green DS75 seed blanket matting shall be used. Secure with 4" biostakes.
- For slopes that are 2:1 and steeper, use North American Green SC150

5. Sod

- Sod used shall be an approved blend of improved Kentucky Bluegrass (such as: Midnight, Allure, Viva, Washington and Liberty) with a mineral back that is adapted to the locality of work. It shall be either nursery grown or field grown and be well rooted. The consistency of adherent soil shall be such that it will not break, crumble, or tear during handling and placing of the sod. Landscape Architect reserves the right to reject unacceptable sod.
- Each piece of sod shall be well covered with turf grass, shall not be less than two (2) years old, shall be free from noxious weeds and other objectionable plants, and shall not contain substances injurious to growth.
  - All sod used shall comply with state and federal laws with respect to inspection for plant diseases and insect infestation.
  - Each sod shipment shall be accompanied by an invoice from the vendor giving quantity and certifying that the sod received meets all requirements contained in these specifications.

6. Seed Fertilizer

- Fertilizer for seeded areas shall be a granular non-burning product from a commercial source composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer types and ratios shall be as follows:
  - Starter fertilizer with an approximate analysis of 13-25-12 at the rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
  - Post emergent fertilizer with an approximate analysis of 25-0-5 at a rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.

7. Sod Fertilizer

- Fertilizer for sod areas shall be a granular non-burning professional product from a commercial source, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer ratio shall be a ratio of 13-25-12 at the rate of 4 lbs. per 1,000 S.F.

8. Plant Fertilizer

- Fertilizer for plants shall be a granular non-burning standard commercial grade product, uniform in composition, free flowing and suitable for application with approved equipment and an analysis of 14-14-14 at the rate of 6 lbs. per 1,000 S.F.

9. Native Planting Mixtures

- Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources west of the Mississippi River within the same EPA Level II Ecoregion as the project site (Central Com Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.
- For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.
- It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

10. Mulch

- Mulch for tree and shrub planting beds shall be dark shredded hardwood bark mulch, six month old, not larger than 4" in length and 1/2" in width, free of woodchips and sawdust. Submit sample to Landscape Architect for approval.
- Mulch for perennial flower, annual flower and groundcover planting beds shall be pinebark fines. Submit sample to Landscape Architect for approval.

11. Topsoil

- Topsoil shall be available adjacent to the community site for use on project or in backfill mixes as specified. Initial fine grading to be done by Excavation Contractor.
- Touch up movement and placement of this topsoil shall be at the sole expense of the Landscape Contractor.
- Topsoil stockpile placement will be coordinated with Excavator to ensure easy access to Contractor.

12. Planting Bed Soil Mixture (Perennial, Annual and Groundcover Beds)

- Provide planting soil mixture consisting of equal parts cooled mushroom compost and pinebark fines (Same as Midwest Trading CM30 mix) at 1 C.Y. per 100 S.F. incorporated into all perennial, annual and groundcover areas. Planting pits shall be excavated and filled with friable topsoil (stockpiled at site) to a depth of 8" prior to adding and incorporating planting bed soil mixture.

13. Accessories

- Water: Water provided by the Landscape Contractor shall be free of substances harmful to plant growth. All necessary hose piping, tank truck and other methods of transportation shall be supplied by the Landscape Contractor.
- Downspout Splash Areas:
  - Downspout splash areas in lawns shall be 24" concrete splash blocks.
  - Downspout splash areas in mulch shall be washed gravel sub-base 0.5-0.75" diameter and 3-4" diameter granite cobblestone surface with geotextile filter fabric lining sides and bottom of trench.
- Sand: Sand shall be coarse "torpedo" sand.
- Pea gravel: Pea gravel shall be 1/8" to 1/4" washed gravel.
- Retaining Walls: Retaining walls must always be installed in strict compliance with manufacture's recommendations for sizing and reinforcement
  - Retaining wall material shall be as specified on the drawings or as approved by the Landscape Architect
- Anti-Desiccant: Anti-Desiccant shall be an applicable emulsion which forms a transparent protective film over plant surface, permeable enough to permit transpiration. (Wilt-Pruf, manufactured by Nursery Specialty Products, Inc. or approved equal).
- Herbicide: Herbicide shall be a granular form of herbicide applied in shrub and ground cover beds in strict accordance with the manufacturer's directions and recommendations. Acceptable products are "Treflan", "Ronstar" or approved equal.

H.Installation and Execution

1. Inspection

- Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that such work is complete to the point where this installation may properly commence. Verify that planting may be completed in accordance with the original design and the referenced standards. Work will commence only when satisfactory conditions exist.
- Check that grading, including spreading of topsoil and all other sub-surface work in lawn areas have been completed and accepted by Lennar. Start of work in this section shall constitute acceptance of grade. Lawn irrigation system must be completed and in operation before seeding and sodding begins.
- Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains and venting tubes at pits, which are more than half full of water after 24 hours.
- Landscape Contractor shall notify the Landscape Architect prior to plant installation. The Landscape Architect, at his discretion, may inspect all plant material and layout prior to planting.

2. Preparation

Trees, Shrubs, Perennials, Annuals and Groundcovers

- Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
- Locate plants as indicated or as approved in the field by the Landscape Architect after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate locations have been selected by the Landscape Architect.
- Excavate circular plant pits with tapered sides as shown on the drawing details. In general, all plant pits shall have a rounded bottom with the depth of the pit equal to the depth of the ball to be planted. The diameter of the pit shall be a minimum of two (2) times the width of the ball.
- Excavate all clay and debris to 8" depth beneath all perennial, ornamental grass, annual flower, and groundcover beds. Backfill with 12" amended topsoil, thus resulting in all these areas being elevated or crowned by 4" wherever site drainage allows.

Seeding and Sodding

- Seed and sod bed preparation shall not be started until all stones, boulders, debris, and similar material larger than 1 inch in diameter have been removed. The area to be seeded shall be worked to a minimum depth of 6 inches with a disk or other equipment, reducing all soil particles to a size not larger than 1 inch in the largest dimension. Bed prep shall occur on the contour, where possible. The prepared surface shall be relatively free from all weeds, stones, roots, sticks, rivulets, gullies, crusting and caking. Do not overwork or powder fine seeded.
- Upon completion of the above, any rocks or stones larger than one (1) inch in diameter shall be removed from the surface prior to seeding. If excessive amount of rocks are present in native soil Contractor should contact the Landscape Architect immediately.
- Landscape Contractor shall remove all debris and dispose of such material legally off-site.
- The areas to be seeded shall be assumed to be at final grades established by Excavator. The Landscape Contractor, however, shall be responsible for the proper drainage of the entire area. The Landscape Contractor shall fine grade all turf areas including any grading necessary to eliminate ponding of water, ruts or ridges. Limit preparation to areas which will be grassing within 48 hours.
- Immediately prior to the seed and sod bed preparation, specified fertilizer nutrients shall be uniformly spread at the following rate:
  - 5 lbs. per 1000 S.F.
- Final surface of topsoil immediately before seeding shall be within plus or minus 1/2" of required elevation, with no pockets or low spots in which water can collect. Restore prepared areas to specific condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding. Finish grade surface with a drag or rake, Round out all breaks in grade, smooth down all lumps and ridges, fill in all holes and crevices.
- In the event of settlement, re-adjust the work to required finish grade.

3. Planting

Plant nursery stock immediately upon delivery to the site and approval by the Landscape Architect. If immediate planting is not possible a holding area on-site must be established in a location approved by Lennar. All plant material in the holding area must have the rootball heeled in damp mulch and be protected from excessive sun and wind. The Landscape Contractor must operate and maintain the holding area in a neat and orderly appearance.

All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Contractor assumes full and complete responsibility for such plantings and operations.

Trees and Shrubs

- Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb and faced to give best appearance or relationship to each other or adjacent structure. Set plant material 2" above the adjacent grade. The Contractor is responsible for planting to correct grades and alignment and all plants shall be set so that when settled will bear the same relationship to finished grade as they did before being transported.
- Remove all non-biodegradable strings and twine from top of ball. Remove non-biodegradable burlap from to 1/3 of ball after the tree is set in the planting hole. The wire basket should remain. Fold the top portion of the wire basket into the hole.
- Any topsoil excavated from plant pits shall be used in the backfill soil mixture. No filling will be permitted around trunks or stems. Backfill the pit with topsoil. Do not use frozen or muddy mixture for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

- After setting plants in pit to proper grade compact 6" of soil around base of ball. Fill the entire planting hole with water and allow to soak in. Gradually backfill remaining space around the ball or roots and compact the soil thoroughly using water to eliminate all voids and thoroughly soak the plant root ball.
- Within 24 hours of planting slowly re-water the plant thoroughly soaking the root ball again.
- Install enough topsoil to insure finished grades are met after settling.
- All excess soil, other than topsoil, excavated from pits, shall be removed from the holes and left on site in locations designated by Lennar.
- After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all shrub beds.

Perennials, Ornamental Grasses, Annual Flowers and Groundcovers

- Where perennials, ornamental grasses, annual flowers and groundcovers are specified on the plans, prepare entire plant bed incorporating a 1 C.Y. layer of planting soil mixture per 100 S.F. Incorporate commercial 14-14-14 fertilizer into prepared soil mixture at a approximate rate of 6 lbs. per 1000 S. F.
- Space plants in accordance with dimensions indicated on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 18" of the trunks of trees and shrubs or at edge of plant ball whichever is closest. Plant to within 12" of edge of bed.
- After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all planting beds. Confirm herbicide compatibility with all plant material in beds and notify the Landscape Architect immediately if a conflict exists.

Seeding

- Install seed under favorable weather conditions unless approved by the Landscape Architect. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:

Spring - April 1st to June 15th  
Fall - September 15th to just before first frost
- Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
- Seed with specified seed mix at rate specified on the drawings or at a rate of 5 lbs. per 1000 S.F.
- Broadcast Seeding: Using a broadcast seeder, sow seed evenly over entire area by sowing equal quantities in two directions at right angles to each other. Do not seed when wind speed exceeds five (5) miles per hour. Seeding by hand is not allowed.
- Following seeding the area shall be lightly raked to incorporate seed into top 1/8" to 1/4" of soil. Remove all stones and other debris greater than 1 inch in any dimension which are visible shall be removed and disposed of legally off-site. Areas shall then be smoothed by rolling with a hand roller.
- Mechanical Seeding: Using a "Brillion-type" seeder and cuttupacker, sow seed evenly over entire area sowing equal quantities in two directions at right angles to each other. Using this method raking and rolling is not required.
- Following seeding, all seed areas will be covered with specified erosion control seed matting and stapled in place.
- Following seeding, raking and matting, the entire area shall be watered by use of lawn sprinklers or other means approved by the Landscape Architect. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire seed surface, at a rate which will not dislodge the seed.
- Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and to ensure proper establishment.
- Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 33% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.
- It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work. Reseed bare areas and provide erosion control as necessary until complete establishment achieved.
- Areas of seed installation will not be accepted unit it meets the growth coverage specifications detailed by Illinois Department of Transportation.

Sodding

- Transport sod in either a closed van or in properly covered open trucks.
- Maintain sod in a moist condition from cutting until placement. Any sod that has dried out, or excessively heated will be rejected and shall be immediately removed and legally disposed of off-site by the Landscape Contractor. Replacement of rejected sod shall be at the expense of the Landscape Contractor.
- Sod shall be placed within 24 hours of cutting. Do not use sod cut for more than 24 hours without the approval of the Landscape Architect.
- Sod shall be placed when the ground is in a workable condition and temperatures are less than 90oF. Do not lay dormant sod or install sod on saturated or frozen soil or during an extended drought.
- The sod shall be placed on the prepared surface with the edges in close contact and alternate courses staggered. Lay sod to form a solid mass with tightly-fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.
- In ditches, the sod shall be placed with the longer dimension perpendicular to the flow of water in the ditch. On slopes, install preliminary row of sod in a straight line, starting at the bottom of the slope, the sod shall be placed with the longer dimension parallel to the contours of the ground. Place subsequent rows parallel to and lightly against previously installed row. The exposed edges of sod shall be buried flush with the adjacent soil.
- All sod shall be rolled with a light drum roller to ensure contact with sub-grade, uniformity and foster root knitting.
- The sod shall be staked on all slopes of 3:1 or steeper to prevent slippage. Sod shall be staked with +2 stakes per square yard of sod as necessary to stabilize with at least one stake for each piece of sod.
- Sodded areas shall be watered to ensure proper establishment. Sod shall be watered thoroughly with fine spray immediately after laying and not be allowed to dry out. Any sod that has shrunk shall be replaced. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire sod surface, at a rate which will not dislodge the sod.
- Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and watering shall continue through preliminary acceptance to ensure proper establishment.
- Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 40% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.

Native Seeding and Planting

- The period for planting prairie seed shall be between April 1st and June 15th, or as soon thereafter as the soil is free of frost and in workable condition, and from September 15 to freeze up. If these dates are adjusted, it shall be the responsibility of the Landscape Contractor to ensure establishment of the seed.
- Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
- If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may at the direction of the Wetland Consultant, involve ripping from 12-18 inches of the soil horizon prior to diskng.
- Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones of 2" diameter, roots and other extraneous matter shall be removed and disposed of legally offsite.
- Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40 lbs/acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. NATIVE AREAS SHALL NOT RECEIVE FERTILIZER.
- Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owners shall make no compensation for damage to the seed because of improper storage, cleaning, threshing or screening operations.



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**HERITAGE PARK**

LINDENHURST, ILLINOIS

**LANDSCAPE SPECIFICATIONS**

1	10.30.2023
REVISIONS	

DATE	9.08.2023
PROJECT NO.	LN23170
DRAWN	TRC
CHECKED	GFB
SHEET NO.	

**6 OF 7**





I. GENERAL SPECIFICATIONS CONTINUED

- g. Seeding operations, including installation of erosion control matting, must be accomplished within 24 hours of any area which is fine graded. Fine grade, plant and cover only areas small enough to be completed within the required time frame.
- h. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for the installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.
- i. Do not seed when wind velocity exceeds five (5) miles per hour. Equipment shall be operated in a manner to insure even distribution of seed and complete coverage of the entire area to be seeded.
- j. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the owner.
- k. Seed mixture shall be as specified on the drawings or the specified Prairie planting mixture. Sow not less than specified rate.
- l. If a broadcast method of seeding is used, the following requirements shall be met. Within twelve hours, if conditions permit or as soon thereafter as is practical rake prairie seed lightly into top 1/4" of soil, roll at right angles to the run-off with an approved type roller to compact the seedbed and place the seed in contact with the soil.
- m.If a drill-seed method is used, rolling of the seedbed will not be required.
- n. After the seeding, raking and rolling operations are completed, water with a fine spray and install specified erosion control blanket per manufacturer's specifications over the entire prairie area.
- o. The Landscape Contractor shall monitor all seeded areas to insure at least one inch of water per week from a combination of watering and natural rainfall and shall mow plantings to a height of 6-10 inches for the enhancement of native species until preliminary acceptance by the Landscape Architect.
- p. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work.
- q. Wet mesic and emergent areas shall be planted and seed allowed to germinate (if possible), prior to the flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.
- r. After seeding operation is completed, install erosion control blanket per manufacturer's specifications.
- s. Emergent plugs, if used, shall be planted in natural groupings within designed areas containing saturated soils or inundation. Plants within groupings shall be planted at 2 foot centers.
- t. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.
4. Preparation of Reconditioned Naturalized Areas
- The Contractor chosen for the enhancement and maintenance of native areas must be must be experienced in the restoration, installation, and management of said areas. They must have a minimum of five years' experience in the field and shall be able to identify non-native and native plants by genus and species. It is imperative that a qualified Native Landscape Contractor perform the initial installation and maintenance.
- A basic work procedure is outlined below. The contractor is required to evaluate all existing conditions prior to bidding the work. Any proposed changes to the work plan shall be submitted to the Landscape Architect as required under Section 1.3 (A)(B)
- a. Woody Vegetation Removal
- i. All woody, non-planted species shall be removed from basin slopes and bottoms for existing ponds
- ii. Contractor will cut all woody species to be removed with hand tools including, but not, limited to gas powered chainsaws, gas powered clearing saws, bow saws, and loppers.
- iii. All stumps shall be cut flat with no sharp points and to within two inches of surrounding grade. Stumps shall be painted with Garlon 4, or equivalent, immediately after cutting.
- iv. A supply of chemical absorbent shall be kept on-site. Spills shall be properly cleaned up and reported immediately to the owner.
- v. The contractor shall maintain copies at the project site of all current pesticide applicator's licenses, herbicide labels, and MSDS's (Material Safety Data Sheets) for all chemicals utilized during completion of work.
- vi. Cut brush piles shall be disposed of off site legally. No cut brush shall be burned within city limits.
- vii. A prescribed burn can be conducted on existing basins as per the Maintenance Section 3.4. Following burn, over-seed lower slopes and bottoms of existing basins with Wet Meadow species as necessary (see section 2.4B)
- viii. Spot treat invasive and undesirable herbaceous species on existing basin slopes with glyphosphosphate to remove undesirable species in planted areas. Undesirable species are included, but not limited to, species list in 1.5C Guarantees.
- ix. Over-seed slopes of existing basins with low profile prairie grasses (see section 2.4C) as necessary. Seeding protocol should follow Section 3.2D 8-12 noted below.
- x. If adequate top soil is not present, top soil can be added to slopes with approval of Landscape Architect. Repair: Repair any damages caused by Contractor during completion of the work. Said damages may include but are not limited to tire ruts in the ground, damage to lawn areas, damage to trails, etc. In the event any vegetation to be preserved is damaged, notify the owner within 24 hours. The Contractor will be liable for remedying damages to plant materials to the satisfaction of the owner.
5. Reconditioning Existing Turf
- a. Recondition existing turf damaged by Contractor's operations, including storage of materials or equipment and movement of construction vehicles.
- b. Provide fertilizer, seed and soil amendments as specified for new lawns and as required to provide a satisfactory reconditioned lawn. Provide topsoil as required to fill low areas and meet new finished grades.
- c. Prior to over-seeding cultivate or rototill bare and compacted areas thoroughly to a depth of four (4) inches. Remove all rocks, stones, turf clumps and other debris larger than one (1) inch in diameter and rake smooth.
- d. Remove diseased or unsatisfactory lawn areas. Do not bury into soil. Remove topsoil containing foreign materials resulting from contractor's operations, including oil drippings, stone, gravel and other construction materials.
- e. Where substantial, but thin lawn remains, rake, aerate if compacted, and cultivate soil, fertilize and seed.
- f. Water newly seeded areas. Maintain adequate soil moisture as specified for new lawns, until new grass is established.
6. Mulching
- Trees and Shrubs
- a. Apply the specified mulch to a depth of two (2) inches, evenly spread over the entire area of each tree basin and shrub bed. Maintain exposed root flare at all times. Thoroughly water mulched bed areas. After watering, rake mulch to provide a uniform finished surface.
- Perennials, Ornamental Grasses, Annual Flowers and Groundcovers
- a. Apply the specified mulch to a depth of one (1) inch, evenly spread over the entire area of each planting bed using care to keep foliage exposed. Thoroughly water mulched bed areas.
7. Pruning
- a. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. Remove or cut back dead and badly bruised branches, broken and tangled branches, damaged and unsymmetrical growth of the new wood, suckers, water sprout growth and unnatural growth habits. No plants will be sheared for any reason.
- b. Prune with clean, sharp tools.
- c. Prune trees and evergreens at the direction of the Landscape Architect and in accordance with standard horticulture practice to preserve the natural character of the plant.
- d. In general, tree pruning requires removing 1/4 to 1/3 of the leaf bearing buds. Prune multiple leader plants to preserve the leader which best promote the symmetry of the plant. Do not apply paint to pruning marks.
8. Care of Existing Trees
- a. Selectively prune existing trees in construction limits as required, at the direction of the Landscape Architect. Remove shoots, dead, rubbing and damaged branching.
- b. Clean up miscellaneous organic debris within construction limits and dispose of legally off-site.

9. Clean-up
- a. The Landscape Contractor shall store materials and equipment, during landscape work, where directed by the landscape architect.
- b. The Landscape Contractor shall thoroughly clean the project area daily during the progress of work and upon completion of the work.
- c. Landscape Contractor shall keep pavement clean and all work areas and adjoining areas in an orderly condition. The Landscape Contractor shall remove and clean any excess dirt or mud left on the streets adjacent to the site as a result of this work daily. The Landscape Contractor shall be liable for any future charges incurred to clean streets affected by his work.
- d. No storing of rubbish or debris will be allowed on the site.
- e. No debris shall be buried at the site.
- f. No landscaping debris is allowed on the site dumpsters.
- g. The Landscape Contractor shall protect the property of the owner and the work of other contractors.
- h. The Landscape Contractor shall be directly responsible for all damage caused by the Landscape Contractor's activities and shall remove and properly dispose of all resultant dirt, rubbish, debris and other waste materials resulting from the work daily.
10. Inspections
- In addition to normal progress inspections, the Landscape Contractor shall schedule and conduct the following inspections, having the Landscape Architect at least 48 hours prior notice of readiness for inspection.
- a. Inspection of plants and containers prior to planting.
- b. Inspection of plant locations to verify compliance with the current revisions of the Landscape Plans and As-Built Drawings.
- c. Preliminary acceptance inspection after completion of planting. Schedule this inspection sufficiently in advance and in cooperation with the Landscape Architect so that the inspection may be conducted in a timely manner.
- d. Final acceptance inspection at the end of the maintenance period provided that all previous deficiencies have been corrected.
- e. All other inspections necessary for replacement warranty work and completion of the project.

I. Maintenance and Monitoring

1. Traditional Landscaping: Landscape Contractor shall maintain all planting, starting with the planting operations and continuing until all planting for that portion of the project is complete and through preliminary acceptance in writing from the Landscape Architect.
- a. Maintenance of plants and planting beds shall include resetting plants to proper grades or upright position, restoring planting saucers, tightening and repair of guy wires and stakes, weeding, cultivating, pruning, application of appropriate insecticides and fungicides necessary to keep the plant materials in a healthy growing condition and to keep the planted areas neat and attractive.
- b. Maintenance of lawn areas shall be as specified, including spot weeding, mowing, application of weed and insect controls and reseeding necessary to promote proper establishment the lawn areas.
- c. Contractor shall water all sod and plantings for the first two weeks following installation.
2. Native Planting Areas: The Owner shall notify the City upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the City with a copy of the planting locations, species, and quantities for verification by applicable regulatory authority.
- a. Native planting areas shall be maintained as specified below, continue for the three full (3) years after preliminary installation acceptance, and meet annual establishment performance criteria:
- i. First Season - With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.
- ii. Second Season - Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.
- iii. Third Year - Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.
- b. General performance criteria is outlined below. Contractor is responsible to ensure native areas meet Federal, County and local requirements as necessary.
- i. 1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.
- ii. 2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.
- iii. 3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail) Lonicera sp. (Honeysuckle).
- c. Long Term Wetland and Prairie Management/Maintenance
- A Long -Term Operation and Maintenance Plan is included in the Home Owner's Association covenants with guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.
- i. State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.
- ii. The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.
- iii. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas (except for native planting areas) after preliminary acceptance of the Landscape Contractor's work.

J. Preliminary Acceptance

1. When the preliminary landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a preliminary inspection of initial installation to determine acceptability.
2. The inspection for preliminary acceptance of the initial installation will be for general conformance to establishment of turf areas, specified size, character and quality of plant materials, workmanship and maintenance and shall not relieve the Landscape Contractor of responsibility for full conformance of the contract documents, including correct species.
3. It shall be the responsibility of the Landscape Contractor to verify all work is completed for the initial installation and maintained as per plan prior to notifying the Landscape Architect for preliminary inspection.
4. For preliminary acceptance of the initial installation all plant material shall be in a healthy growing condition. Any plants, lawn areas, workmanship, etc. not meeting the standards will be rejected and the Landscape Contractor will be instructed to make the necessary corrections immediately before preliminary acceptance of the initial installation will be granted.
5. Seeded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and a uniform healthy close stand of the specified grass is established, free of weeds, bare spots exceeding 5 by 5 inches, undesirable grass species, disease, insects and surface irregularities.

6. Sodded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and when all areas show a uniform stand of the specified grass in a healthy, well-rooted, even-colored, viable lawn condition, free of weeds, undesirable grass species, open joints, bare areas, disease, insects and irregular surfaces.
7. The Landscape Contractor shall assume liability for the correction of his work and liability for any other charges incurred due to the correction of his work. The cost of follow-up inspections of the initial installation required to receive acceptance will be charged to the Landscape Contractor.
8. Upon the receipt of written acceptance of the preliminary inspection of the initial installation the Owner will be responsible for maintenance.
9. The warranty period will begin upon receipt of written acceptance of the preliminary inspection for initial installation from the Landscape Architect.
10. After preliminary acceptance of the initial installation and receipt of notification in writing from the Landscape Architect, the Landscape Architect will recommend the release of payment, less retainers deemed necessary by the Owner, for the completed work.
11. The release of all fees will be at the discretion of Lennar upon receipt of written invoice from the Landscape Contractor.

K. Warranty Agreement

1. The Landscape Contractor shall provide a replacement warranty for all plant material and shall guarantee all work free of any defect in quality or workmanship for a minimum period of one (1) year or until final inspection and written acceptance by the Landscape Architect.
- a. Warranties of native plantings are excluded from this section and shall conform to the specified establishment performance criteria.
2. The warranty period will be from the date of the Landscape Architect's written preliminary acceptance of the initial installation and will continue through the end of the following years growing season upon the final inspection and written acceptance of the work.
3. The warranty shall provide against defects including death, unsatisfactory growth, and provides the material to be in good, healthy and flourishing condition, except for defects resulting from neglect by the owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Contractor's control. For verification of such defects, neglect, abuse or damage by others the Landscape Contractor must notify the Landscape Architect in writing immediately upon identifying said occurrences.
4. Annual increases in the size of required replacements shall serve to maintain the continuity of the landscape design. At the time of the scheduled replacements, the required landscape replacement material shall be increased in size from the original plan to match the new growth size of the surrounding plants.
5. The Landscape Contractor shall make as many periodic inspections as necessary, at no extra cost to the Owner during the warranty period to determine what changes, if any, should be made to the Owner's maintenance program. The Landscape Contractor shall submit, in writing to the Landscape Architect, any recommended changes.
6. During the warranty period, should the appearance of any plant die, indicate weakness and/or probability of dying, the Landscape Contractor shall immediately begin replacement of said plants with new and healthy plants of the same type and size as soon as weather conditions permit and within a specified planting period after notification of such occurrences from the Landscape Architect without additional cost to the Owner.
7. The Landscape Contractor shall make all necessary repairs of damage due to plant replacements. Such repairs shall be done at no extra cost to the Owner.
8. Replacements shall be in accordance with and subject to all requirements of landscape installation, mulching, maintenance, warranty and acceptance procedures.
9. The Contractor is responsible for the watering and maintenance necessary to ensure establishment of the replacement plants until the Landscape Architect inspects the replacement plants and issues preliminary acceptance in writing.
10. The Landscape Contractor, prior to notifying Landscape Architect for preliminary acceptance, shall maintain the replacement plants for a period of 45 days at no additional cost to the owner.
11. The Landscape Contractor shall notify the Landscape Architect in writing, upon completion of replacements and extended maintenance period, for preliminary acceptance and written notification of new warranty period.
12. The Landscape Contractor, upon written preliminary acceptance of the replacements, shall warranty all replacements until the end of the following growing season and written final acceptance. The Landscape Contractor shall notify the Landscape Architect in writing at the end of the warranty period of replacement plants for final inspection and acceptance.
13. The Landscape Contractor shall remove tree wrapping, tree guy wires, stakes and tags from all established plants prior to contacting the Landscape Architect for final acceptance inspection. Tags, tree wrap, guy wires and stakes shall remain on all replacements until completion of additional warranty period.
14. All subsequent inspections required due to unacceptability of the replacements will be at the cost of the Contractor.

L. Final Acceptance

1. Inspection of all work will be made by the Landscape Architect at the end of the warranty periods upon written request of the Landscape Contractor.
2. The Landscape Architect shall prepare and submit, to Lennar and the Landscape Contractor, a list of warranty replacement items to be completed before final acceptance shall be deemed to have occurred. The failure to include any items on such list does not alter the responsibility of the Landscape Contractor to complete all work in accordance with the contract.
3. The Landscape Contractor shall complete all warranty replacement work as deemed necessary by the Landscape Architect, shall verify completion of all work required to satisfy the contract and shall notify the Landscape Architect upon completion of all work for review and final acceptance.
4. The Landscape Architect will perform a final inspection of the completed work with the Landscape Contractor and a representative from Lennar. At that time if all work is satisfactory, a written statement will be issued by the Landscape Architect that will constitute final acceptance of completed work to date.
5. After the final inspection and acceptance of the work, the Landscape Architect will notify Lennar in writing and will recommend release of fees in retention for the completed work, except for retention fees deemed necessary by Lennar and the Landscape Architect for work still under additional warranty.
6. The Landscape Architect will make a follow-up inspection of all additional warranty replacements at the written request of the Landscape Contractor and issue a written report accepting satisfactory completion of the warranty obligations and request release of the remaining retention fees.
7. The release of all retention fees will be at the discretion of Lennar after receipt of written notification from the Landscape Architect and upon receipt of written invoice from the Landscape Contractor.
8. The written final acceptance of all work following any necessary replacements shall terminate the Landscape Contractor's plant warranty period.

II. DAMAGES: STREET AND SITE

1. The Landscape Contractor shall be responsible for any damages to streets, curbs or site improvements as a result of his work or his employees. The Landscape Contractor shall be responsible for any future charges resulting from the repair/replacement of damage.
2. Curb damage will be billed to the contractor at fault at a rate of \$25.00/lineal foot with a ten foot minimum
3. Subcontractor shall not park on any asphalt or concrete driveways at any time. Violators will be fined \$500 per occurrence.

IV. TRADITIONAL LANDSCAPE MAINTENANCE

A. Turf Maintenance

1. Mowing
- a. All litter (i.e. paper, cans and bottles) will be removed from turf and plant bed areas prior to mowing.
- b. All lawn areas will be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf.
- c. Mowing patterns shall be altered on a weekly basis wherever possible. Mowing patterns shall create straight lines for a more manicured appearance.
- d. Clippings shall be bagged and removed when clipping buildup is such that the excess clipping lay in an unsightly matted condition on the lawn.
- e. The turf shall be cut in such a manner as to avoid blowing clippings toward structures, patios, air conditioners, and planting beds.
- f. If the turf could potentially be damaged by equipment due to weather, mowing should not be performed.
- g. Turf bordering vertical surfaces such as foundations, fences, and utility boxes shall be trimmed to match the mowing height.
- h. Clippings shall be removed from all pavement areas.
2. Edging
- a. Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner.
- b. Shrub beds and tree rings shall be neatly and uniformly edged twice per year; once during the spring cleanup, and again in August or September weather permitting.
3. Fertilizer & Weed Control
- a. Pesticides must be applied by a licensed individual.
- b. Notice shall be given to the homeowners association or owner's representative 1 week prior to any pesticide application.
- c. The lawn shall be fertilized three (3) times with a high quality granular or liquid formula. The applications should be made approximately in April, May and September. Timing, frequency and rate of application shall be adjusted to meet the development's current needs and conditions
- d. A pre-emergent weed control application for annual grass prevention shall be incorporated into the first turf fertilization in spring.
- e. The entire turf area will be treated one (1) time with a post emergent broad leaf weed control at the appropriate time of year. Spot treatment should be done as necessary.
- f. Flags shall be posted throughout the community following each fertilizer application. Remove flags once the application is dry or as directed by the product's label.

B. Planting Bed Maintenance

1. Pruning
- a. Trees, shrubs and evergreens should be pruned, trimmed or sheared at the appropriate time for each species to maintain the plant's proper form. Methods and timing shall conform to standard horticultural practices. The initial spring pruning will include:
1. Removal of dead or injured limbs.
2. Removal of branches that are touching structures.
3. Shaping and internal thinning of the plant to allow for its natural form and habit.
- b. Shrubs will be pruned two (2) additional times at the appropriate time so as not to interfere with flowering.
- c. Trees over 6" in diameter will not be pruned other than removal of low branches hazardous to pedestrian traffic and sucker growth which may occur.
- d. Groundcovers should be pruned twice during the season to maintain a neat appearance.
- e. Ornamental grasses should be trimmed during the spring cleanup.
- f. All pruning debris shall be removed from the site by the contractor immediately after the work is complete.
2. Fertilizer & Weed Control
- a. Pesticides must be applied by a licensed individual.
- b. Notice shall be given to the homeowner's association 1 week prior to any pesticide application.
- c. Pre-emergent weed control shall be applied at the beginning of the growing season.
- d. Post emergent applications or hand pulling shall be used on any weeds that appear throughout the season.
- e. Trees, shrubs and groundcover shall be fertilized one (1) time during the season. The application rate will be determined by the specific needs of the plant material.

C. Spring & Fall Cleanup

1. Spring Cleanup
- a. Lawn areas and planting beds will be raked as necessary to remove leaves, dead branches, litter and debris.
- b. All mulch beds shall be cultivated to break up any existing compaction in the mulch.
- c. Fresh mulch should be applied to any bare spots in the planting beds.
- d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.
- e. Debris generated during the cleanup shall be disposed of legally off site.
2. Fall Cleanup
- a. All lawn areas will have leaves removed either by raking or through the mowing process so as to prevent leaf buildup on the turf on a weekly basis.
- b. All planting beds will have leaves and debris removed at the end of the season.
- c. Perennials without winter interest shall be cut back.
- d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.
- e. Debris generated during the cleanup shall be disposed of legally off site.

IV. PERSONAL CONDUCT / SAFETY

1. Consumption of alcoholic beverages or drugs on the job site is strictly prohibited.
2. Any offensive or obnoxious behavior (loud radio, profanity, etc.) is strictly prohibited.
3. Reckless operation of vehicles or equipment by Subcontractor's employees while in the subdivision will not be tolerated.
4. Hard hats to be worn by all employees at all times.
5. Failure to comply with Lennar's Safety Policy, OSHA or any other presiding safety institution could result in fines starting at \$100.00 per occurrence.
6. Subcontractor to provide a competent person trained in OSHA requirements on site at all times.

Landscape Contractor Name \_\_\_\_\_

Landscape Contractor Company \_\_\_\_\_

Landscape Contractor Signature \_\_\_\_\_ Date \_\_\_\_\_



GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197  
www.grwainc.com

CLIENT

**LENNAR**  
1141 E. MAIN STREET  
SUITE 108  
EAST DUNDEE, ILLINOIS 60118

CIVIL ENGINEER

**HAEGER ENGINEERING, LLC**  
100 E. STATE PARKWAY  
SCHAUMBURG, IL 60173

HERITAGE PARK

LINDENHURST, ILLINOIS

LANDSCAPE SPECIFICATIONS

1 10.30.2023  
REVISIONS

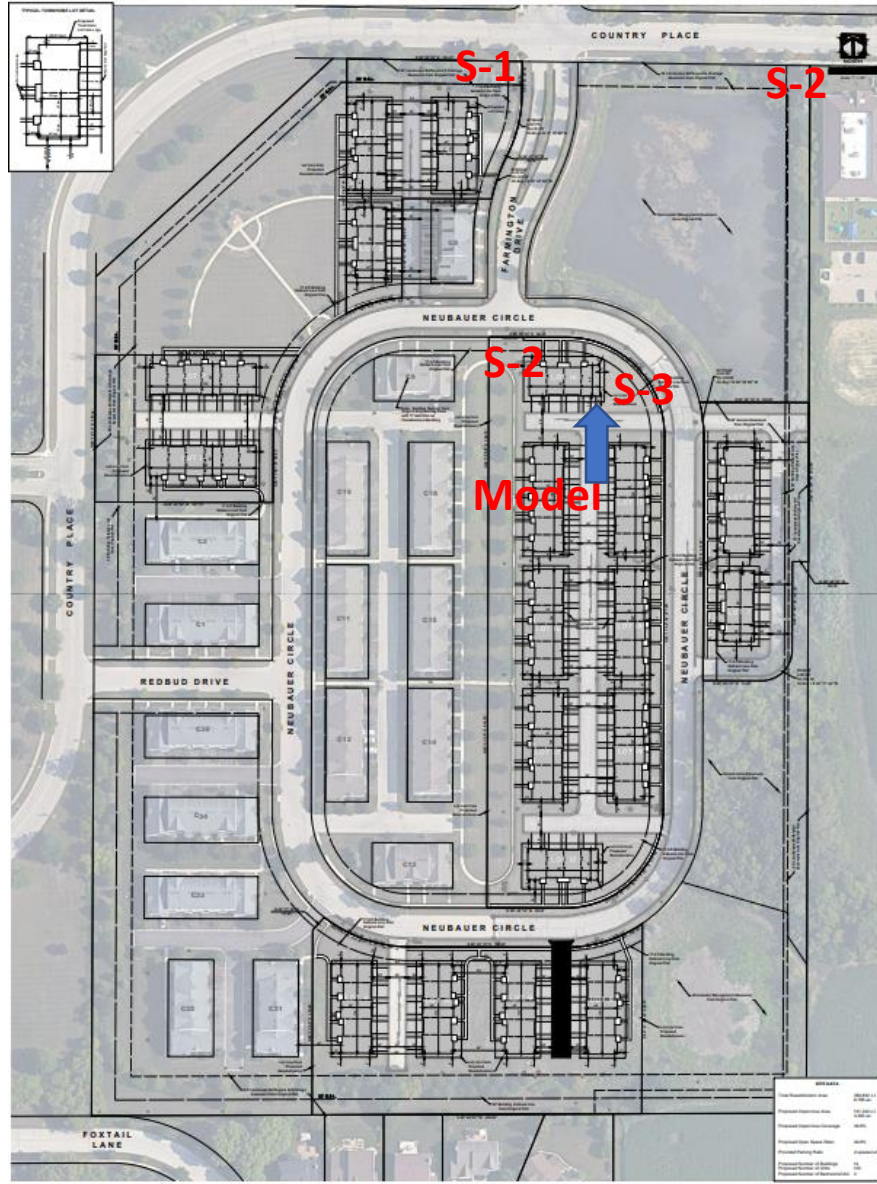
DATE 9.08.2023  
PROJECT NO. LN23170  
DRAWN TRC  
CHECKED GFB  
SHEET NO.



7 OF 7



# Heritage Park Signage Plan 10-31-23



**S-1**  
6'x8'



### Signs - Welcome Home Center

**S-1  
Rte 45  
Easement**

**S-2**  
4'x6'



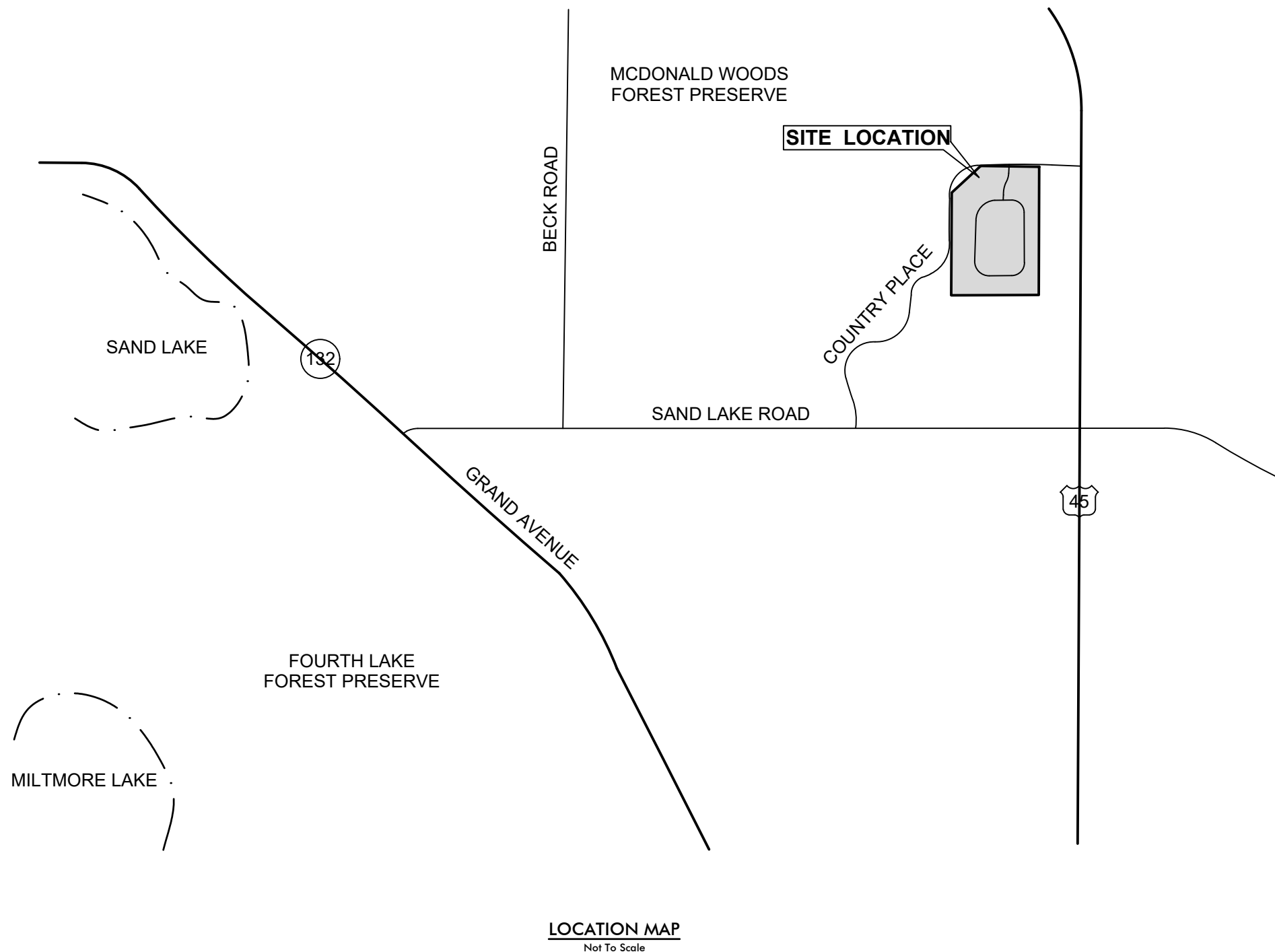
Signs - Model

S- 3  
3'x4'



HERITAGE PARK  
TOWNHOMES  
UPDATED SITE GRADING PLANS  
SECTION 1 TOWNSHIP 45 NORTH RANGE 10 EAST  
LINDENHURST, ILLINOIS  
COUNTY

PREPARED BY:  
Haeger Engineering LLC  
Illinois Prof. Design Firm #184-003152  
100 E. State Parkway  
Schaumburg, IL 60173  
Tel: 847-394-6600  
Fax: 847-394-6608  
www.haegerengineering.com



INDEX TO SHEETS	
NO.	DESCRIPTION
C1.0	TITLE SHEET
C2.0	EXISTING CONDITIONS PLAN
C3.0	GRADING & DRAINAGE PLAN NORTH
C3.1	GRADING & DRAINAGE PLAN NORTH CENTRAL
C3.2	GRADING & DRAINAGE PLAN SOUTH CENTRAL
C3.3	GRADING & DRAINAGE PLAN SOUTH

Existing Symbol	Description	Proposed Symbol
	Storm Sewer Manhole	
	Catch Basin	
	Inlet	
	Flared End Section	
	Headwall	
	Area Drain	
	Sanitary Sewer Manhole	
	Clean Out	
	Storm Sewer	
	Storm Sewer Service	
	Perforated Underdrain	
	Sanitary Sewer	
	Sanitary Sewer Service	
	Combined Sewer	
	Force Main	
	Water Main	
	Water Main Service	
	Fire Hydrant	
	Valve Vault	
	Valve Box	
	B-Box	
	Well Head	
	Light Pole	
	Light Pole With Mast Arm	
	Traffic Signal	
	Traffic Signal With Mast Arm	
	Hand Hole	
	Fence	
	Guardrail	
	Pipe Bollard	
	Sign	
	Gas Valve	
	Gas Line	
	Electric Line	
	Overhead Utility Line	
	Fiber Optic Line	
	Electrical Pedestal	
	Electric Manhole	
	Guy Wire	
	Utility Pole	
	Telephone Pedestal	
	Telephone Manhole	
	Telephone Line	
	Cable TV Line	
	Cable TV Pedestal	
	Flagpole	
	Mailbox	
	Handicapped Parking Stall	
	Number of Parking Stalls	
	Curb & Gutter	
	Reverse Pitch Curb & Gutter	
	Depressed Curb	
	Retaining Wall	
	Curb Elevation and Gutter/Pavement Elevation	
	Pavement Elevation	
	Sidewalk Elevation	
	Ground Elevation	
	Top of Wall Elevation	
	Bottom of Wall Elevation	
	Open Lid Frame & Grate	
	Closed Lid Frame & Lid	
	Finish Grade	
	Garage Floor	
	Top of Foundation	
	Swale	
	Hardscape Flow	
	Softscape Flow	
	Contour Line	
	Wetland	
	Wetland Buffer	
	Normal Water Level	
	High Water Level	
	Flood Plain	
	Flood Way	
	Deciduous Tree	
	Coniferous Tree	
	Bush	
	Brushline	
	Soil Boring	
	Over Land Flow Route	



Know what's below.  
Call before you dig.

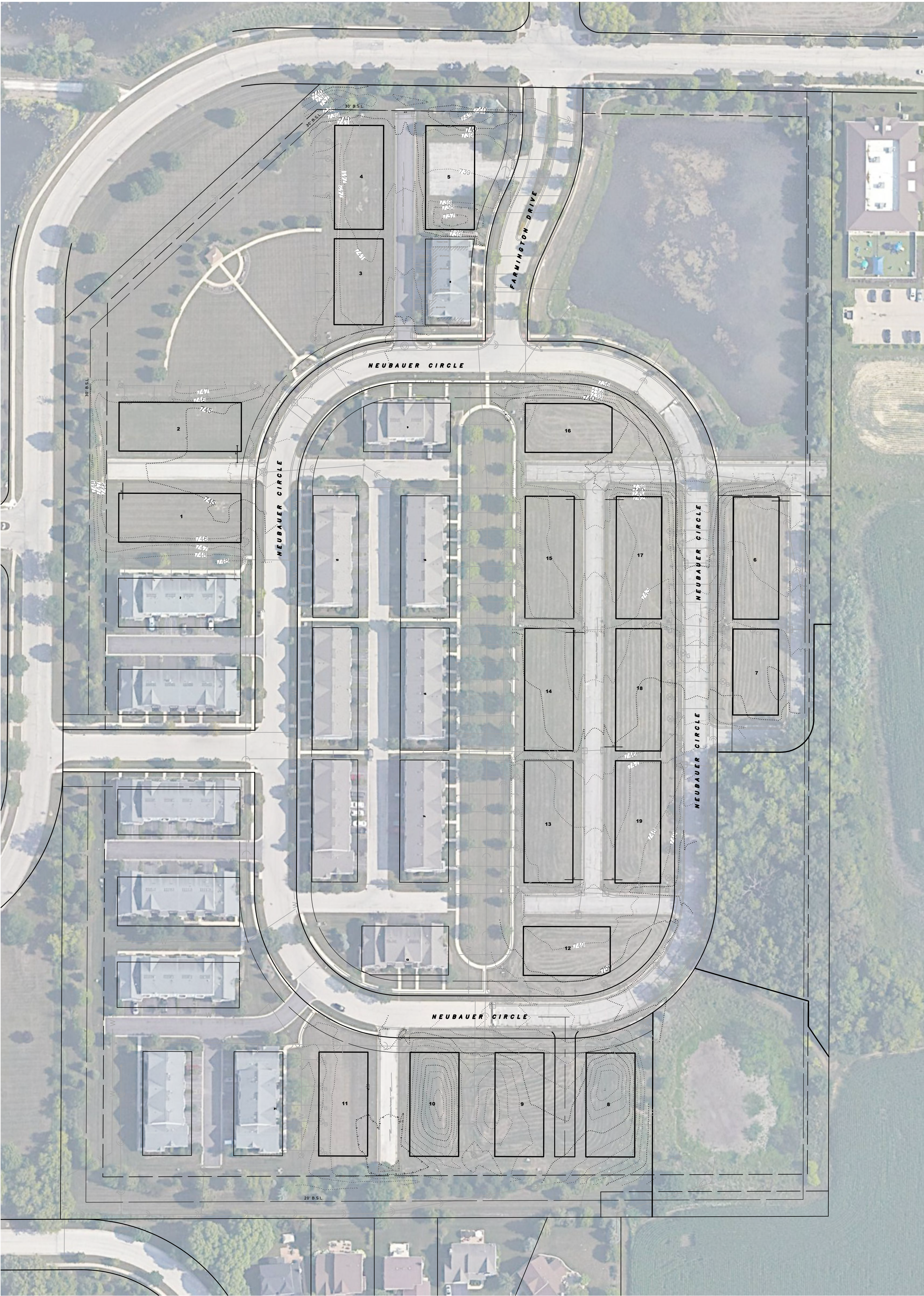
Note:  
Call 811 at least 48 hours, excluding  
weekends and holidays, before you dig.

**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
100 East State Parkway, Schaumburg, IL 60173 • Tel: 847.394.6600 Fax: 847.394.6608  
Illinois Professional Design Firm License No. 184-003152  
www.haegerengineering.com

**TITLE SHEET**  
**HERITAGE PARK TOWNHOMES**  
LINDENHURST, ILLINOIS

Project Manager: M L A  
Engineer: M L A  
Date: 09.08.2023  
Project No. 22-074  
Sheet **C1.0** / C3



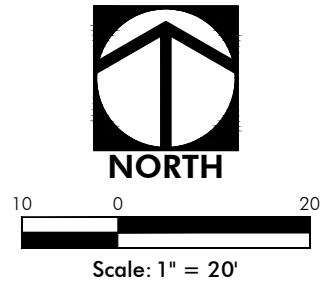


EXISTING CONDITIONS  
PLAN  
HERITAGE PARK  
TOWNHOMES  
LINDENHURST, ILLINOIS

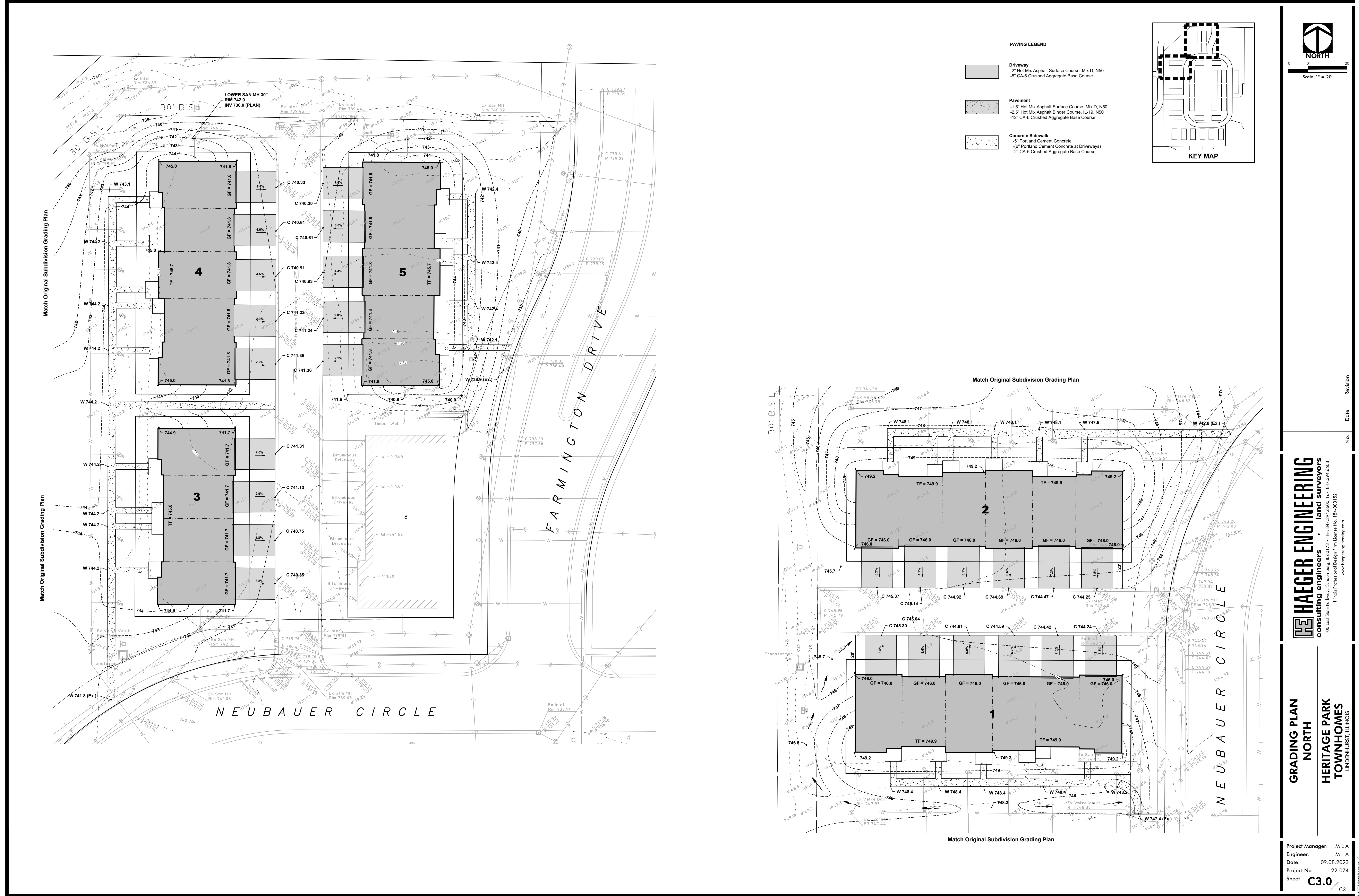
Project Manager: M L A  
Engineer: M L A  
Date: 09.08.2023  
Project No. 22-074  
Sheet C2.0 / C3

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No. \_\_\_\_\_  
Date \_\_\_\_\_  
Revision \_\_\_\_\_





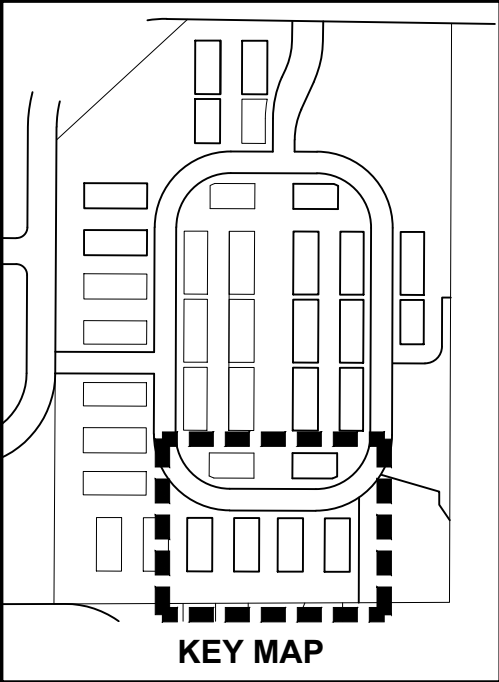
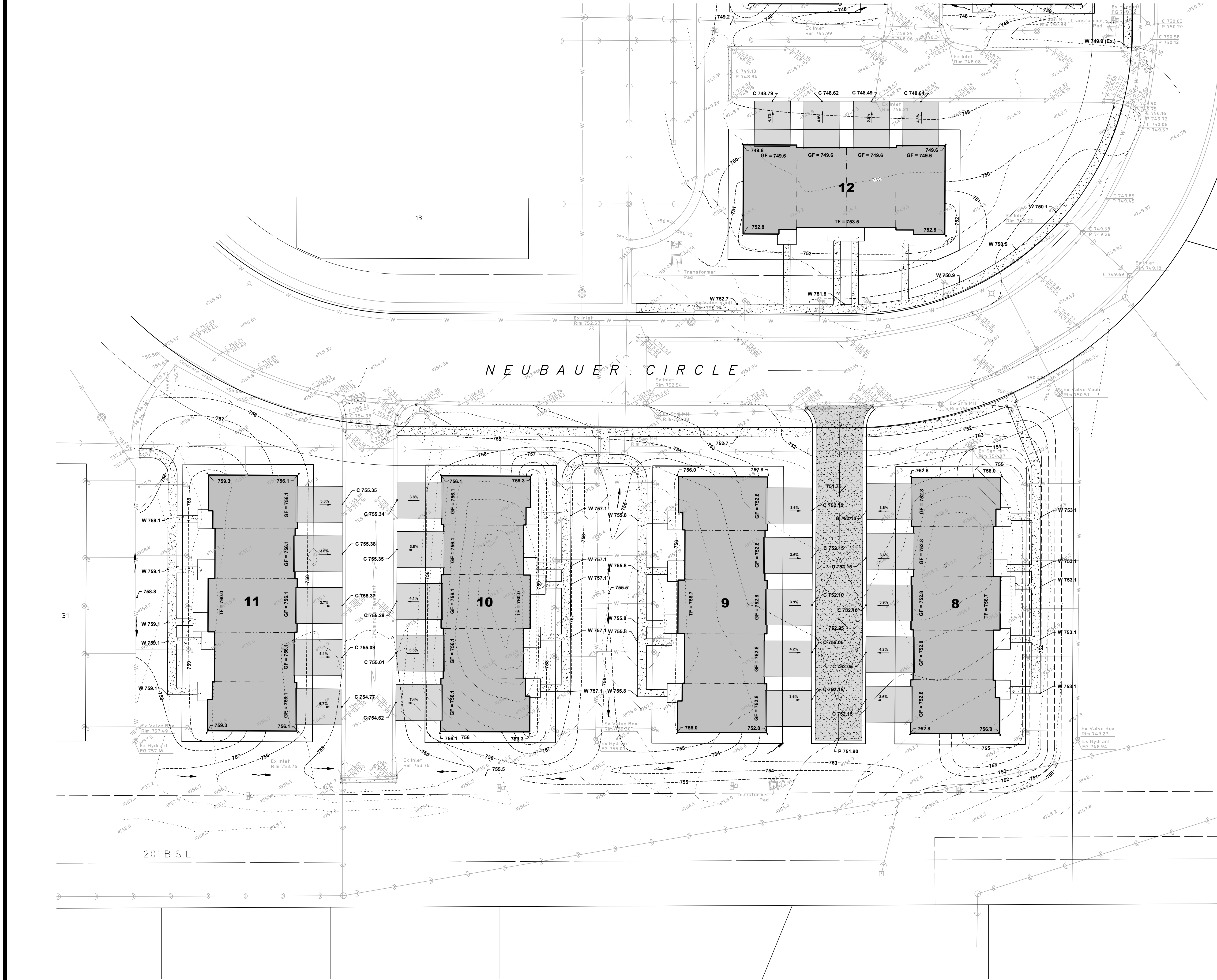




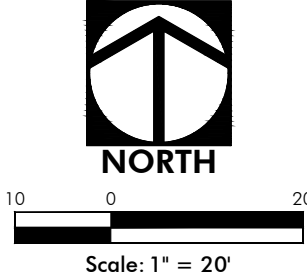








- PAVING LEGEND**
- Driveway**
    - 2" Hot Mix Asphalt Surface Course, Mix D, N50
    - 8" CA-6 Crushed Aggregate Base Course
  - Pavement**
    - 1.5" Hot Mix Asphalt Surface Course, Mix D, N50
    - 2.5" Hot Mix Asphalt Binder Course, IL-19, N50
    - 12" CA-6 Crushed Aggregate Base Course
  - Concrete Sidewalk**
    - 6" Portland Cement Concrete
    - (6" Portland Cement Concrete at Driveways)
    - 2" CA-6 Crushed Aggregate Base Course



**HAEGER ENGINEERING**  
consulting engineers • land surveyors  
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**GRADING PLAN  
SOUTH**  
**HERITAGE PARK  
TOWNHOMES**  
LINDENHURST, ILLINOIS

Project Manager: M.L.A.  
Engineer: M.L.A.  
Date: 09.08.2023  
Project No. 22-074  
Sheet **C3.3** of C3