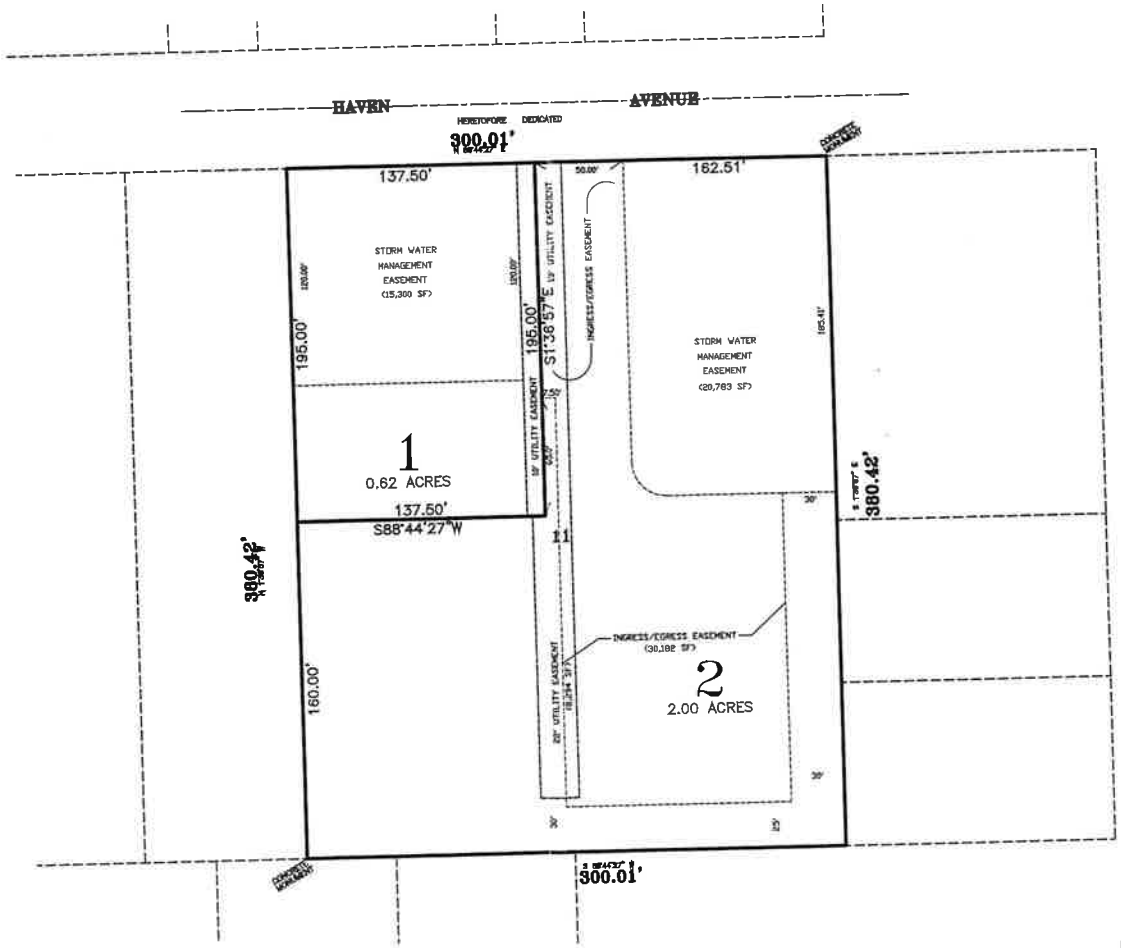
HAVEN COMMONS SUBDIVISION
FINAL PUD PLAT



RECEIVED
AUG - 6 2013
VILLAGE OF NEW LENOX

NORTH

SCALE: 1" = 30'

NOTES:
1) NO IMPROVEMENTS SHOWN HEREON.
2) THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE LANDSCAPE OUTLOTS AND DETENTION BASINS.

SEND & MAIL TAX BILLS TO:
RANSOM CAPITAL, LLC
16035 FRONT STREET – UNIT C
HOMER, ILLINOIS 60491

DATED: JULY 29, 2013
PAGE 1 OF 2

PREPARED FOR:
RANSOM CAPITAL LLC

PREPARED BY:
KDC CONSULTANTS INC.
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545 Fax: 645-0546
SURVEY No. 13-03-040

HAVEN COMMONS SUBDIVISION
FINAL PUD PLAT

RECEIVED
AUG - 6 2013
VILLAGE OF NEW LENOX

UTILITY AND DRAINAGE EASEMENT PROVISIONS

[illegible]

[illegible]

[illegible]

EASEMENT PROVISIONS

[illegible]

Commonwealth Edison Co.
Illinois Bell Telephone
Comcast

[illegible]

AS TRUSTEE UNDER THE PROVISIONS OF A DEED OR DEEDS IN TRUST DULY RECORDED AND DELIVERED TO SAID TRUSTEE IN PURSUANCE OF A TRUST AGREEMENT DATED _____ AND KNOWN AS TRUST NO. _____, AS OWNER CAUSED THIS SUBDIVISION AND PLAT THEREON TO BE DRAWN.

BY: _____ ATTEST: _____

STATE OF ILLINOIS }ss
COUNTY OF COOK }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT _____ AND _____ OF SAID _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH _____ AND _____ RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID VILLAGE FOR THE USES AND PURPOSES THEREIN SET FORTH AND THE SAID _____ DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE, AS CUSTODIAN OF THE CORPORATE SEAL OF SAID TRUSTEE, DID AFFIX SAID SEAL OF SAID TRUSTEE TO SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID TRUSTEE FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____DAY OF _____ A.D. 20__.

_____
NOTARY PUBLIC

THE UNDERSIGNED HEREBY CERTIFY TO THE BEST OF THEIR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR 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 BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

OWNER: _____ ENGINEER: _____

STATE OF ILLINOIS }ss
COUNTY OF WILL }

THIS INSTRUMENT NUMBER _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF WILL COUNTY, ILLINOIS, ON THE _____ DAY OF _____ A.D. 20__, AT __ O'CLOCK __.M. AND RECORDED IN

_____
WILL COUNTY RECORDER

STATE OF ILLINOIS }ss
COUNTY OF WILL }

I, _____, DIRECTOR OF THE TAX MAPPING AND PLOTTING OFFICE, OF WILL COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION OF THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT.

THE PROPERTY HEREIN DESCRIBED ON THE MAP NO. _____ AND IDENTIFIED AS PERMANENT REAL ESTATE TAX NUMBER (PIN) _____

GIVEN THIS _____ DAY OF _____ A.D. 20__.

_____
DIRECTOR

WE, THE UNDERSIGNED, _____ DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREON AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE ANNEXED PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS CHERRY HILL SOUTH SUBDIVISION, AN ADDITION OF THE VILLAGE OF NEW LENOX, WILL COUNTY, ILLINOIS. ALL STREETS, ALLEYS AND PUBLIC OPEN SPACES SHOWN AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC. FRONT AND SIDE YARD BUILDING SETBACK LINES ARE HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, BETWEEN WHICH LINES AND THE PROPERTY LINES OF THE STREETS THERE SHALL BE ERECTED OR MAINTAINED NO BUILDING OR STRUCTURE. WHERE ARE SHOWN OR INDICATED ON THE PLAT ANY DRAINAGE EASEMENTS FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF SEWER AND WATER MAINS, POLES, DUCTS, LINES AND WIRES, SUBJECT AT ALL TIMES TO THE PROPER AUTHORITIES AND TO THE EASEMENT HEREIN RESERVED. NO PERMANENT OR OTHER STRUCTURES ARE TO BE ERECTED OR MAINTAINED UPON SAID STRIPS OF LAND, BUT OWNERS OF LOTS IN THIS SUBDIVISION SHALL TAKE THEIR TITLES SUBJECT TO THE RIGHTS OF PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

WITNESS OUR HANDS AND SEALS THIS _____DAY OF_____, 20__.

_____
_____
_____

STATE OF ILLINOIS }ss
COUNTY OF WILL }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY

PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF _____ A.D. 20__.

_____
NOTARY PUBLIC

THE UNDERSIGNED, BEING THE LEGAL TITLE HOLDER OF THE PROPERTY DESCRIBED ON THIS PLAT, STATES UNDER OATH, THAT TO THE BEST OF THE UNDERSIGNED'S KNOWLEDGE AND BELIEF, THE SUBJECT PROPERTY IS LOCATED IN THE _____ ELEMENTARY SCHOOL DISTRICT, _____ HIGH SCHOOL DISTRICT AND IN THE _____ JUNIOR COLLEGE DISTRICT. DISTRICTS ARE SUBJECT TO CHANGE AS PROVIDED BY ILLINOIS LAW, AND ALL PURCHASERS SHOULD PERSONALLY CONTACT THE SCHOOL DISTRICTS CONCERNING THE PROPERTY IN THE SUBDIVISION TO BE PURCHASED FOR FURTHER INFORMATION AS TO THE SCHOOL BOARDS AND SCHOOL DISTRICTS IN WHICH THE PROPERTY IS LOCATED.

_____
OWNER

STATE OF ILLINOIS }ss
COUNTY OF WILL }

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS_____DAY OF _____ A.D. 20__.

_____
NOTARY PUBLIC

STATE OF ILLINOIS }ss
COUNTY OF WILL }

I HEREBY CERTIFY THAT I FIND NO DEFERRED INSTALLMENTS OF ASSESSMENT UNPAID AGAINST ANY OF THE PROPERTY DESCRIBED IN THE PLAT HEREON DRAWN, VILLAGE OF NEW LENOX, WILL COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____, A.D. 20__.

_____
WILL COUNTY CLERK

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS COMPILED STATUTES, ENACTED BY THE STATE LEGISLATURE OF THE STATE OF ILLINOIS, AND ORDINANCE ADOPTED BY THE VILLAGE OF NEW LENOX, ILLINOIS, THIS PLAT WAS GIVEN APPROVAL BY THE VILLAGE OF NEW LENOX AND SIGNED BY THE DULY AUTHORIZED OFFICERS OF THE CITY OF NEW LENOX AFTER APPROVAL BY THE VILLAGE BOARD. ORDINANCE # IS HULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD:

_____ _____
CHAIRMAN SECRETARY

APPROVED BY THE VILLAGE BOARD AT A MEETING HELD:

_____ _____
PRESIDENT VILLAGE CLERK

STATE OF ILLINOIS }ss
COUNTY OF WILL }

I, KEVIN B. CHAPPIN, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3104, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED TRACT OF LAND:

THE WEST 300 FEET OF LOT 11 IN COUNTY CLERK'S SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 13 AND PART OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

THIS PLAT CORRECTLY REPRESENTS SAID SURVEY AND SUBDIVISION IN ENTIRE DETAIL. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF, CORRECTED TO A TEMPERATURE OF 62 DEGREES FAHRENHEIT. I FURTHER CERTIFY THAT NO PART OF THE PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA, AS DESIGNATED FOR WILL COUNTY, ILLINOIS BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17197C 0110 E, DATED SEPTEMBER 2, 1988. I ALSO HEREBY RECOGNIZE THE VILLAGE OF NEW LENOX AS THE PERSON TO RECORD THIS PLAT OF SUBDIVISION.

THIS SUBDIVISION IS LOCATED WITHIN THE VILLAGE OF NEW LENOX CORPORATE LIMITS.

DATED AT HOMER GLEN, ILLINOIS, THIS 29th DAY OF JULY, A.D. 2013.

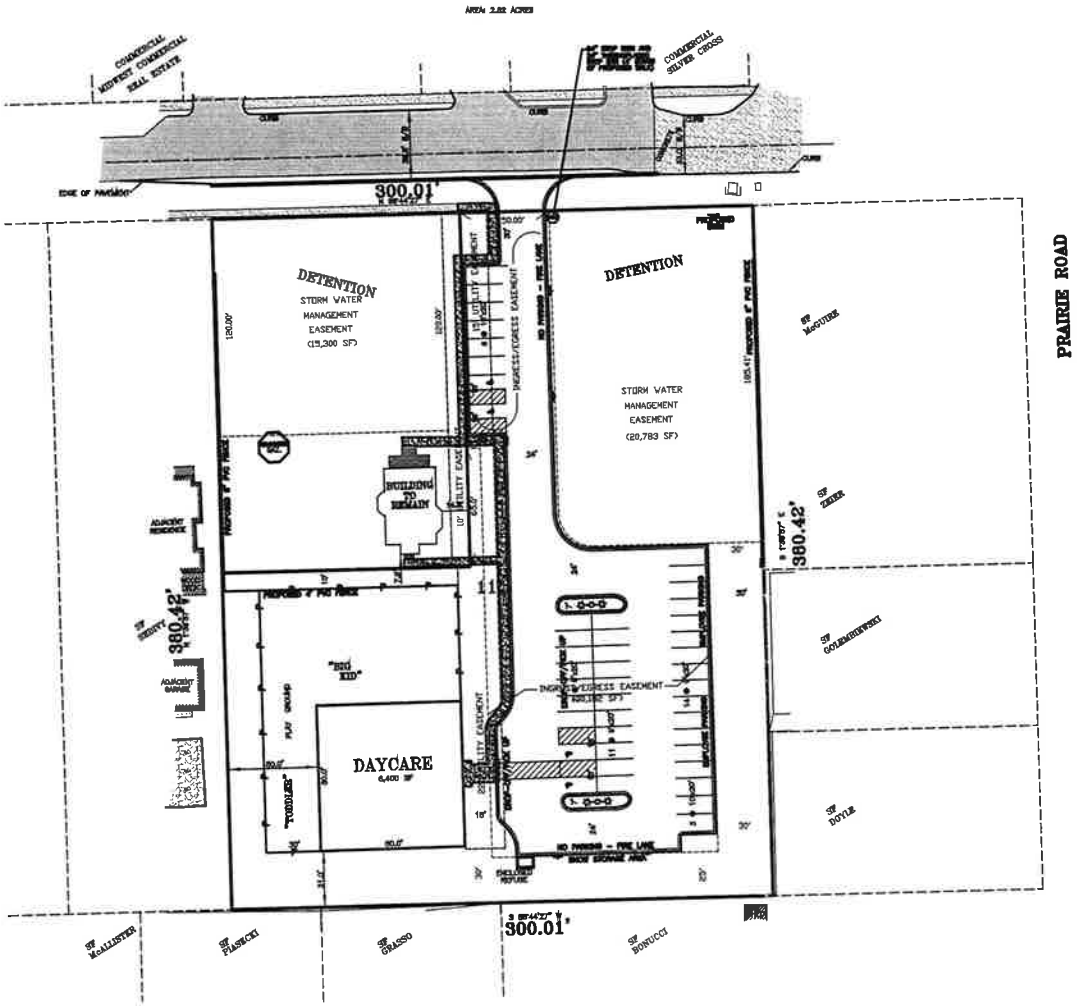
_____
KEVIN B. CHAPPIN

SEND & MAIL TAX BILLS TO:
RANSOM CAPITAL, LLC
16565 FRONT GATE – UNIT C
HOMER, ILLINOIS 60449

DATED: JULY 29, 2013
PAGE 2 OF 2

PREPARED FOR:
RANSOM CAPITAL LLC

PREPARED BY:
KDC CONSULTANTS INC.
LAND DEVELOPMENT CONSULTANTS
16144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0545 Fax: 645-0548
SURVEY No. 13-03-040



SCALE: 1" = 30'

RECEIVED
AUG - 6 2013
VILLAGE OF NEW LENOX

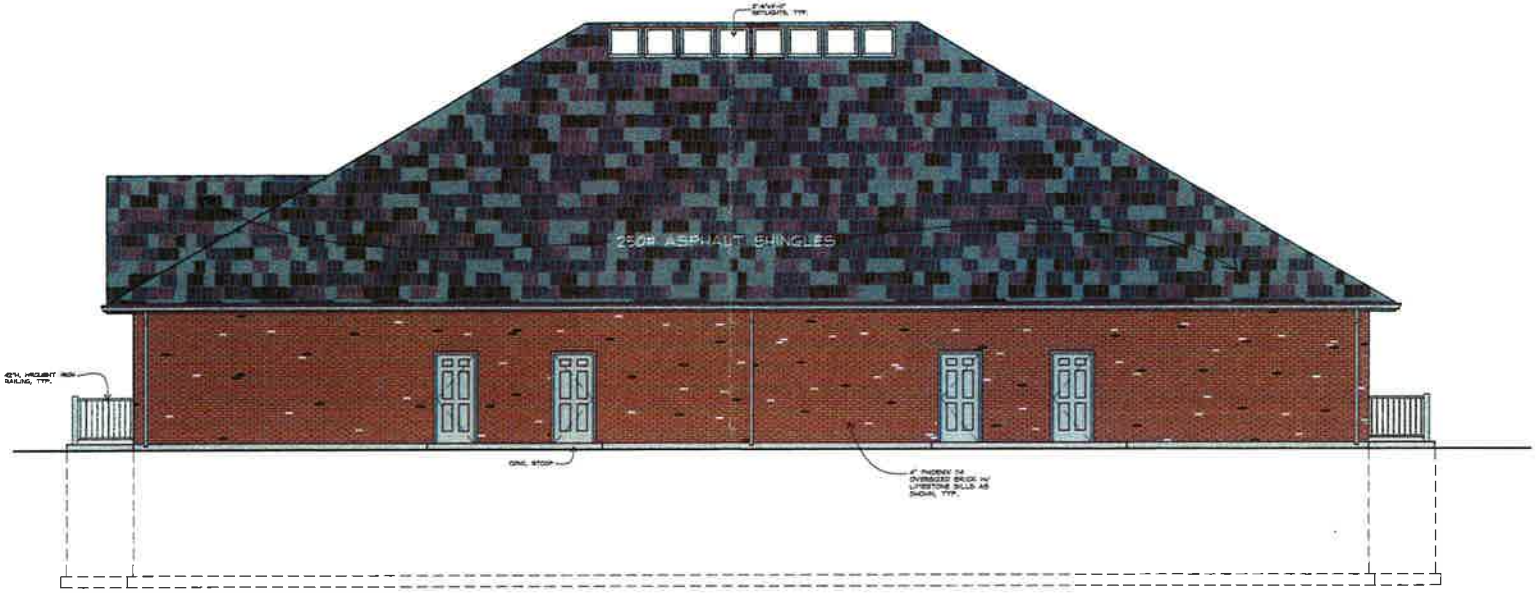
NOTES:
1.) DETENTION POND TO BE OWNED & MAINTAINED BY A HOMEOWNERS ASSOCIATION.

DATED: AUGUST 2, 2013	
REVISION	
ORIGINAL	08/02/13

KDC CONSULTANTS INC.
19144 S. BELL ROAD
HOMER GLEN, ILLINOIS 60491
(708) 645-0648 Fax: 645-0648

HAVEN COMMONS
GEOMETRY PLAN

PROJECT
13-03-040 ENG



WEST ELEVATION

SCALE : 1/4"=1'-0"

EAST ELEVATION

SCALE : 1/4"=1'-0"

RECEIVED
AUG - 6 2013
VILLAGE OF NEW LENOX

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ADAIR ARCHITECTS, INC

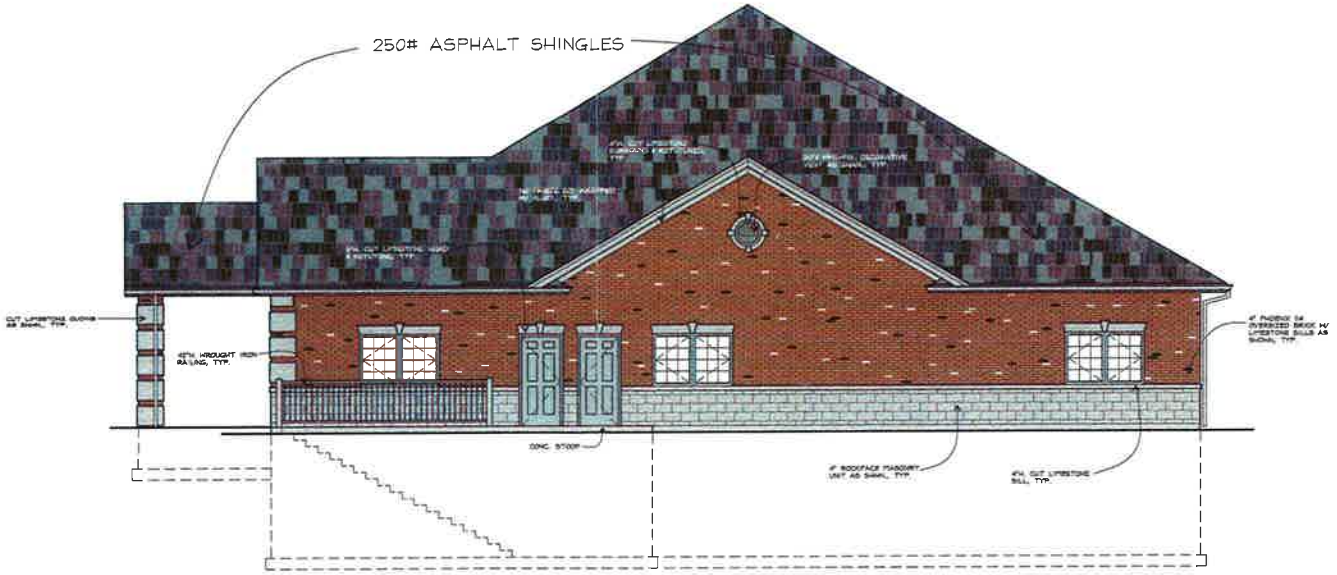
SEAL

REV.: 11-20-2014

TRIPLE R CHILD CARE & HAVEN COMMONS BUILDING

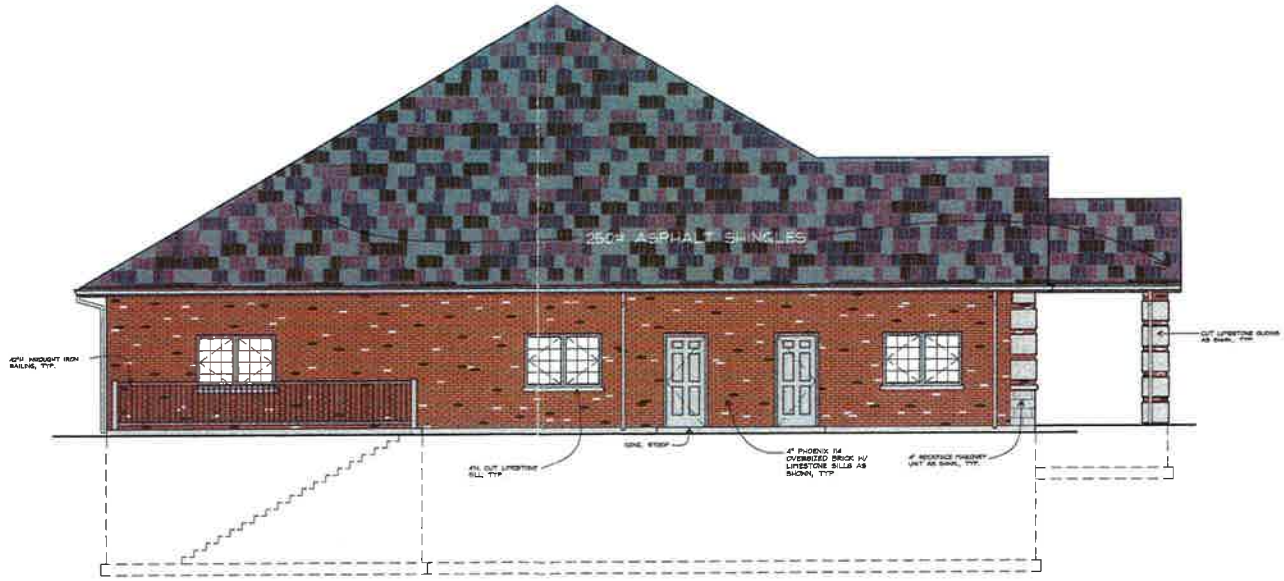
ISSUES
1920

A-1



NORTH ELEVATION

SCALE : 1/4"=1'-0"



SOUTH ELEVATION

SCALE : 1/4"=1'-0"

RECEIVED
AUG - 6 2013
VILLAGE OF NEW LENOX

ADAIR ARCHITECTS, INC

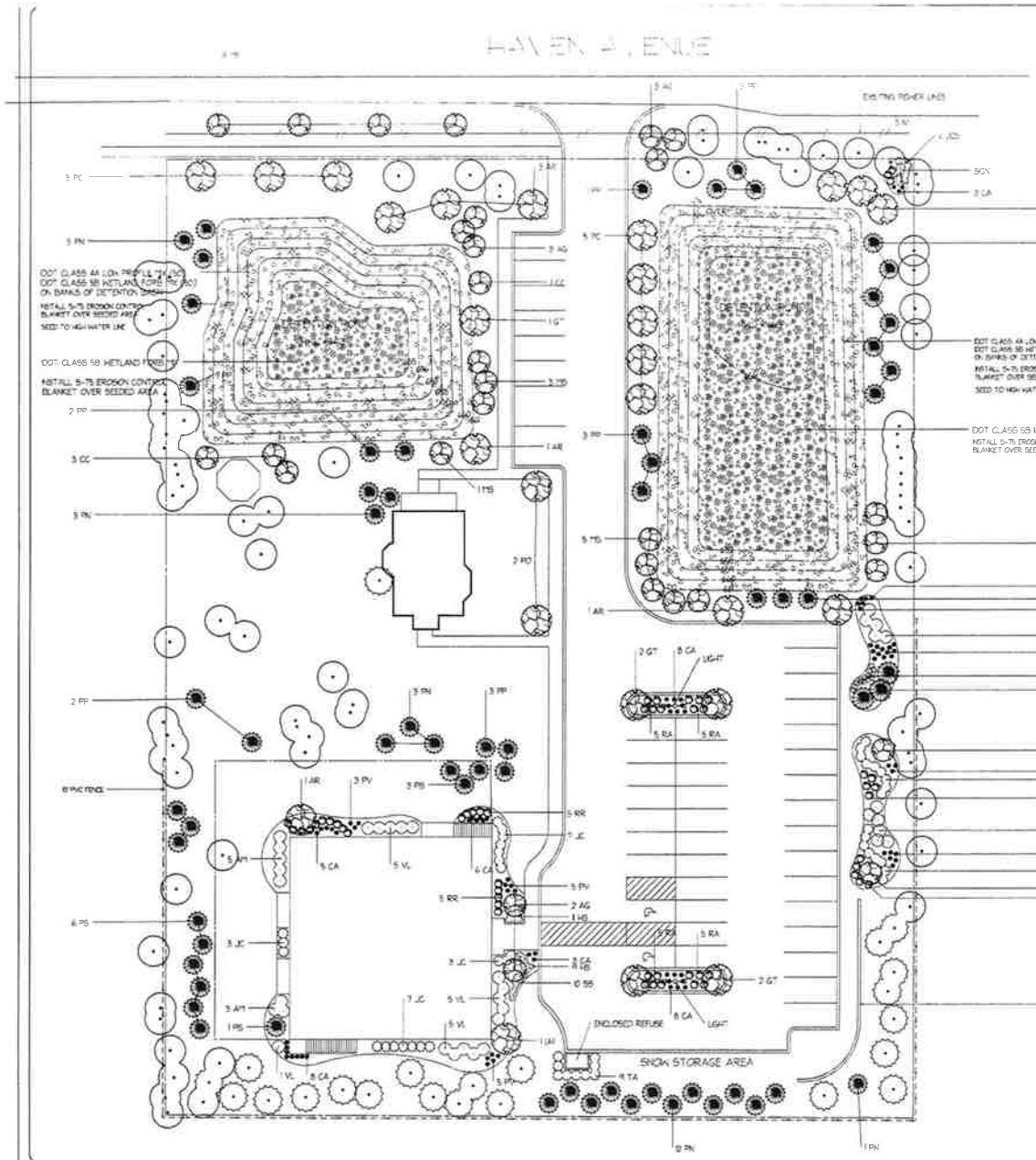
TRIPLE R CHILD CARE &
HAVEN COMMONS BUILDING

ISSUES
1920

A-2

Double Sided Cabinet Sign
CNC Routed .090 Opaque Aluminum Faces - Painted Reflex Blue
Backed with 3/16 White Acrylic with 3M Premium Translucent Vinyl Graphics
Illuminated with Flourescent Lamps

The monument sign to be located near the northeast corner of the site, as depicted on the attached Exhibit "A", shall be a maximum of 6 feet in height with a maximum sign area of 50 square feet per side, 100 square feet total. The ground-mounted sign shall consist of a brick base matching the child daycare building. Monument sign elevation plans shall be included with the future final P.U.D. plat submittal for Haven Commons



QTY	Symbol	Botanical Name	Common Name	Size	Type
		SHADE TREES			
	AG				
	CC				
	LT				
	PO				
	QB				
		EVERGREEN TREES			
	PP				
	PN				
	PC				
		ORNAMENTAL TREES			
	CT				
	AR				
	MD				
		SHRUBS			
	LH				
	VL				
	AAP				
	JC				
	JV				
	RR				
	RA				
		PERENNIALS			
	CA				
	PV				
	HS				
	TA				

RECEIVED
AUG 23 2013
VILLAGE OF NEW LENOX

Berry LANDSCAPING

RIGSBY BUILDERS

HAVEN COMMONS
NEW LENOX, ILLINOIS

SCALE	1" = 20'
DRAWN BY	MPM
CHECKED BY	M. MCGUIRE
DATE	8/23/13
DATE OF MAILING	
PROJECT NO	
SHEET NO	1 OF 2

GENERAL NOTES

Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.

Size & grading standards of plant materials shall conform to the latest addition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association

Any materials with damaged or crooked/disfigured leaders, bark abrasion sunscald insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.)

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas

Quantity lists are supplied as a convenience. However, the contractor should verify all quantities. The drawings shall take precedence over the lists.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Landscape Architect and/or Owner

Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123.

Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All perennial, ornamental grass, groundcover and annual beds shall be topdressed with a minimum of three inches (3") of mushroom compost. The topdressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch. Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch, with the exception of evergreen trees which shall receive one inch (1") of shredded hardwood mulch over two inches (2") of southern pine bark.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Sod shall be mineral base only.

Grass seed shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified straw blanket or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

① DECIDUOUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 3" (75MM) CALIPER OR LESS

② CONIFEROUS TREE PLANTING DETAIL

TYPICAL INSTALLATION - 10' (3000") OR LESS

③ SHRUB PLANTING DETAIL

TYPICAL INSTALLATION

IDOT Class 4A Low Profile Native Mixture

[illegible]

IDOT Class 5B Wetland Forb Mixture

Forbs Mixture (below) [illegible]

Forbs Mixture:

Species	Percentage by Weight
Sweet Flag	3%
Angelica	4%
Swamp Milkweed	7%
Stemmed Aster	10%
Buggarlicks	7%
Spotted Joe-Pye Weed	7%
Boneset	3%
Autumn Sneeze Weed	2%
Blue Glag Iris	2%
Cardinal Flower	1%
Great Blue Lobelia	4%
Winged Loosestrife	2%
False Dragonhead	5%
Smartweed	10%
Water Smartweed	10%
Mountain Mint	5%
Cut Leaf Coneflower	5%
Riddel Goldenrod	2%
Giant Burweed	8%

NATIVE AREA MAINTENANCE NOTES
NATIVE PRAIRIE AND POND SHORE

[illegible]

Maintenance shall include:

All areas specified for the native prairie seed mix and stormwater seed mix shall be subject to a three (3) year maintenance program by the installing Contractor. [illegible] must be approved by the VILLAGE and Landscape Architect and Owner. The Contractor will be responsible for maintenance until Final Acceptance. The maintenance program shall consist of mowing, burning and selective herbicide control of aggressive exotic & perennial weeds as outlined in the 2nd and 3rd [illegible] as needed to meet acceptance requirements.

Selective herbicide treatment of certain aggressive perennial weeds may be necessary during the 2nd & 3rd growing seasons if mowing and burning fail to control them. Such weeds include Canada Thistle, Horsenettle and Spotted Knapweed. Only careful contact application shall be performed. NO SPRAYING WILL BE ALLOWED. Control methods shall include:

a. Direct hand application via "herbicide glove" to the individual plant consisting of a rubber herbicide glove with large absorbent cotton gloves over the rubber glove. A strong solution of Roundup or other appropriate herbicide shall be mixed in a small non spill squirt or spray bottle. As needed use the bottle to carefully saturate the cotton glove(s) and then grab the leaves and stem of the unwanted perennial weed to apply the herbicide to that plant only. Take care not to touch or drip the herbicide on other adjacent plantings. Perform only on cool non-windy days.

b. Cut unwanted perennial weeds (esp. Canada Thistle) to the ground when they are one foot (1') or taller but prior to flowering. The cut stumps should then be treated with undiluted Garlon-3 using a small plastic spray bottle set on "stream" rather than "spray" or "mist". The herbicide should be applied sparingly so that it just soaks the cut stem of the unwanted weed.

1st Growing Season

Mow up to three times (3X) to keep annual weed from going to seed and to avoid too much shade for young seedlings. Maintain between 6" & 12". NOTE: Burning should always be utilized in lieu of mowing when enough plant material fuel is available to conduct a burn. Selective herbicide application of perennial weeds shall be performed in accordance with the provisions of Item No. 2 above.

2nd Growing Season

Mow in Spring to the ground and remove cuttings. Repeat mowing in late spring or early summer if weeds remain a problem. Target biennial weeds by mowing to six inches (6") when in bloom. Sweet Clover in particular must be mowed if present. Mowing in full bloom [illegible] will kill it. Native species shall be allowed to seed. Selective herbicide application of biennial & perennial weeds shall be performed as needed to meet acceptance requirements.

NOTE: Burning should always be utilized in lieu of mowing when enough plant matter fuel is available to conduct a burn.

3rd Growing Season

Burn between October 15 and May 1 with a mid spring burning being preferred and continue other weed management practices as needed during the 3rd growing season. (NOTE: The Contractor shall be responsible for all required permits for all burning.)

NATIVE MIX ACCEPTANCE & GUARANTEE

ACCEPTANCE CRITERIA SHOULD SHOULD APPLY TO EACH BASIN INDIVIDUALLY RATHER THAN ALL BASINS COLLECTIVELY

The Contractor shall be responsible for the satisfactory growth of permanent species of grasses, forbs, rushes, reeds and sedges on all areas seeded and/or planted under the Contract until final acceptance of the work. The Contractor shall provide an expert inspector (e.g. seed source vendor) to conduct an inspection of the native planting areas during the 1st and 2nd growing seasons and provide the Village and Owner with a written assessment by January 31st of the following year of the establishment progress and any remedial action taken or proposed. A more detailed inspection shall be conducted at the end of the 3rd growing season for purposes of Final Acceptance. A written report of this inspection shall also be provided to the Village and Owner by Jan 31st of the following year. Acceptance of the work will be determined using a time meander search. The time meander search shall be conducted at the end of the third full growing season after seeding and/or plantings (not to exceed thirty-six (36) months). The search will sample 20% of each plant community that was seeded and/or planted. If 75% of the permanent species seeded and/or planted are alive and apparent and the sample area has 80% ground cover of those permanent species, the work will be approved. If not accepted the Contractor will remain to fulfill Contract responsibility at no cost to the Owner.

None of the three (3) most dominant species may be non-native or weedy species including but not limited to Reed Canarygrass, Teasel, Canada Thistle, Horsenettle, Spotted Knapweed, Purple Loosestrife, Sandbar Willow, Sweet Clover or Cattails unless otherwise indicated on the approved planting plans.

NOTE

RECEIVED
AUG 2 3 2013

No.	Date	Description

REVISIONS

Berry
LANDSCAPING

RIGSBY BUILDERS

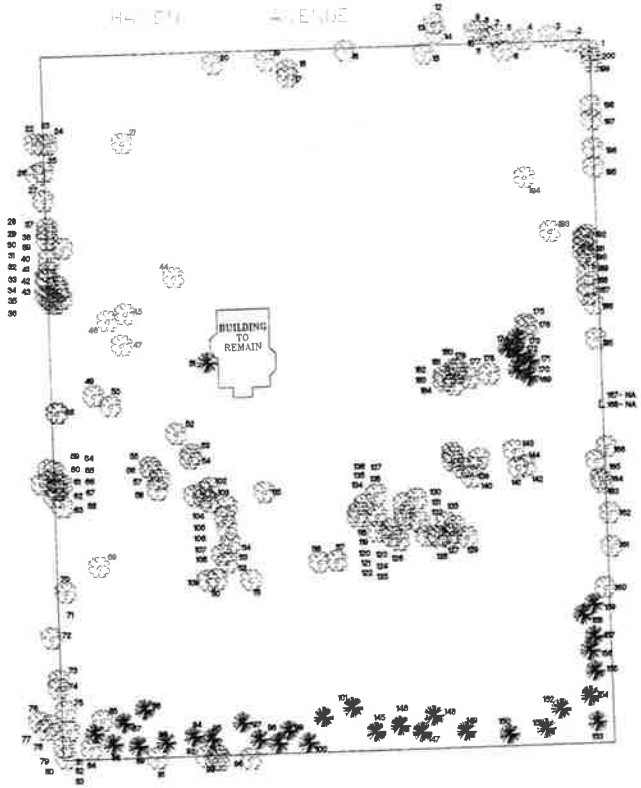
HAVEN COMMONS
NEW LENOX, ILLINOIS

SCALE	
DRAWN BY	MPW
CHECKED BY	M MCCLURE
DATE	8/23/13
DATE OF PRINT	

PROJECT NO.

SHEET NO.
2 OF 2

TREE SURVEY



HAVEN COMMONS - TREE SURVEY

#	COMMON NAME	SIZE dbh	CONDITION	REMARKS
1	MAPLE	4	F	
2	HAWTHORN	4	F-G	
3	WHITE MULBERRY	18	F	
4	HAWTHORN	8	F	
5	BLACK CHERRY	10-8-7	F-F	
6	BLACK WALNUT	12	G	
7	BLACK CHERRY	5	F	
8	BLACK WALNUT	24	F-G	
9	BLACK CHERRY	6	F	
10	BLACK CHERRY	5	F	
11	BLACK WALNUT	9	F-G	
12	WHITE MULBERRY	4-4-3	F	
13	CATALPA	8	F	
14	NORWAY MAPLE	12	F	
15	CATALPA	20	F	
16	HAWTHORN	8	F	
17	HAWTHORN	4	G	
18	NORWAY MAPLE	6	F	
19	COTTONWOOD	36	F	
20	COTTONWOOD	28	F-F	
21	GREEN ASH	27	F	
22	BLACK WALNUT	7	F	
23	BLACK CHERRY	9	F-F	
24	GREEN ASH	26	F	
25	ROSE ELDER	6	F	
26	ELM	9	F-F	
27	BOX ELDER	4-3	F-F	
28	WHITE ASH	20	F	
29	WHITE ASH	22	F-F	
30	WHITE ASH	27	F	
31	WHITE ASH	20	F	
32	WHITE ASH	6	F	DEAD
33	WHITE ASH	12	F	ELM?
34	WHITE ASH	6	F	
35	BLACK CHERRY	15	F-F	
36	WHITE ASH	24-12	F	
37	WHITE ASH	12	F	
38	WHITE ASH	8	F	
39	KENTUCKY COFFEE TREE	6	F-F	
40	KENTUCKY COFFEE TREE	6	F	
41	WHITE MULBERRY	9	F	
42	KENTUCKY COFFEE TREE	3	F-F	
43	KENTUCKY COFFEE TREE	7	F-F	
44	SILVER MAPLE	24	F	
45	SILVER MAPLE	25	F-F	
46	WHITE ASH	18	F	
47	KENTUCKY COFFEE TREE	27	F-F	
48	BLACK WALNUT	14	F	
49	WHITE ASH	20	F	
50	BLACK WALNUT	17	F	

HAVEN COMMONS - TREE SURVEY

#	COMMON NAME	SIZE dbh	CONDITION	REMARKS
51	BLUE SPRUCE	12	F	
52	BLACK WALNUT	7	G	
53	WHITE ASH	3	G	
54	BLACK WALNUT	8	G	
55	BLACK WALNUT	9	G	
56	BLACK CHERRY	15	F	
57	BLACK WALNUT	7	F	
58	HACKBERRY	6	F-G	
59	WHITE MULBERRY	4-4-7	F	
60	BLACK WALNUT	5	F	
61	CATALPA	8	F	
62	ELM	5	F	
63	BLACK WALNUT	8	F	
64	WHITE MULBERRY	4-4	F	
65	WHITE MULBERRY	6-3-3	F	
66	WHITE MULBERRY	7-2-2	G	
67	BLACK WALNUT	6	F	
68	BLACK WALNUT	10	G	
69	WHITE MULBERRY	7	F	
70	KENTUCKY COFFEE TREE	22	G	
71	BLACK WALNUT	24	G	
72	BLACK WALNUT	20-8	G	
73	BLACK WALNUT	9	G	
74	BLACK WALNUT	8	G	
75	WHITE SPRUCE	6	F	
76	WHITE MULBERRY	12-10	G	
77	BLACK WALNUT	12	G	
78	WHITE ASH	6	F-F	
79	WHITE SPRUCE	9	F	
80	WHITE ASH	11	F-F	
81	BLACK WALNUT	5-5	F-F	
82	BLACK WALNUT	7-4	F-F	
83	WHITE SPRUCE	6	F-F	
84	WHITE SPRUCE	6	F-F	
85	CATALPA	7	F	
86	WHITE SPRUCE	12	F-F	
87	AUSTRIAN PINE	7	F-F	
88	BLUE SPRUCE	10	F	
89	BLUE SPRUCE	11	F-F	
90	AUSTRIAN PINE	6	F	
91	BLACK CHERRY	10	F	
92	WHITE SPRUCE	6	F	
93	WHITE MULBERRY	12-8-6	F	
94	BLUE SPRUCE	10	F	
95	BLUE SPRUCE	9	F-F	
96	COMMON BUCKTHORN	8-6-5	F	
97	BLUE SPRUCE	8	F	
98	AUSTRIAN PINE	10	F	
99	BLUE SPRUCE	9	F	
100	AUSTRIAN PINE	11	F	

NOTES
1. Multiple Numbers = Multi-form Tree
2. Condition: G-Good, F-Fair, P-Poor
3. Condition Summary Based on a Level 1 Limited Visual Assessment

HAVEN COMMONS - TREE SURVEY

#	COMMON NAME	SIZE dbh	CONDITION	REMARKS
101	BLUE SPRUCE	10	F	
102	BLACK WALNUT	7	G	
103	WHITE ASH	3	G	
104	BLACK WALNUT	8	G	
105	BLACK WALNUT	9	G	
106	BLACK CHERRY	15	F	
107	BLACK WALNUT	7	F	
108	HACKBERRY	6	F-G	
109	WHITE MULBERRY	4-4-7	F	
110	BLACK WALNUT	5	F	
111	CATALPA	8	F	
112	ELM	5	F	
113	BLACK WALNUT	8	F	
114	ELM	5	F	
115	BLACK WALNUT	12	F	
116	WHITE MULBERRY	4-4	F	
117	WHITE MULBERRY	6-3-3	F	
118	WHITE MULBERRY	7-2-2	G	
119	BLACK WALNUT	6	F	
120	BLACK WALNUT	10	G	
121	WHITE MULBERRY	7	F	
122	KENTUCKY COFFEE TREE	22	G	
123	BLACK WALNUT	24	G	
124	BLACK WALNUT	12	G	
125	WHITE MULBERRY	3	F	
126	WHITE MULBERRY	3	F	
127	BLACK CHERRY	14-12	F	
128	WHITE MULBERRY	3	F	
129	WHITE ASH	9	G	
130	BLACK CHERRY	16	F-G	
131	BLACK WALNUT	6	G	
132	KENTUCKY COFFEE TREE	3	G	
133	KENTUCKY COFFEE TREE	2	G	
134	BLACK CHERRY	5	F	
135	NORWAY MAPLE	6	F	
136	WHITE MULBERRY	4	F	
137	WHITE ASH	8	G	
138	WHITE ASH	3	G	
139	ELM	4	F	
140	ELM	4	G	
141	BLACK CHERRY	8	P	
142	WHITE MULBERRY	20-20	F	
143	WHITE ASH	16	P	
144	BLACK WALNUT	11	F	
145	BLUE SPRUCE	6	F	
146	BLUE SPRUCE	10	F	
147	BLUE SPRUCE	10	F	
148	BLUE SPRUCE	11	G	
149	BLUE SPRUCE	11	F-G	
150	BLUE SPRUCE	12	F-G	

HAVEN COMMONS - TREE SURVEY

#	COMMON NAME	SIZE dbh	CONDITION	REMARKS
151	BLUE SPRUCE	12	G	
152	BLUE SPRUCE	10	F	
153	BLUE SPRUCE	9	F	
154	BLUE SPRUCE	8	F	
155	WHITE PINE	22	G	
156	WHITE PINE	22	G	
157	BLUE SPRUCE	8	F	
158	BLUE SPRUCE	9	F-G	
159	BLUE SPRUCE	8	F	
160	WHITE MULBERRY	16-16	F	
161	WHITE MULBERRY	12	F	
162	BOX ELDER	5	F	
163	WHITE MULBERRY	11	F	
164	ROSE ELDER	4	F	
165	BLACK CHERRY	5	G	
166	WHITE MULBERRY	9	F-F	
167	DEAD			
168	ELM			
169	BLUE SPRUCE	10	F	
170	BLUE SPRUCE	9	F	
171	BLUE SPRUCE	8	F-F	
172	BLUE SPRUCE	8	F	
173	BLUE SPRUCE	11	F-F	
174	BLUE SPRUCE	12	F-F	
175	WHITE MULBERRY	9	F-F	
176	WHITE MULBERRY	9	F	
177	BLACK WALNUT	9	G	
178	BLACK WALNUT	8	F	
179	BLACK CHERRY	9	F	
180	WHITE MULBERRY	6-6	F	
181	BLACK WALNUT	4	F	
182	BLACK WALNUT	4	G	
183	PLUM	6	F	
184	GREEN ASH	4	F	
185	BLACK CHERRY	12	G	
186	WHITE MULBERRY	12	G	
187	BLACK CHERRY	8	G	
188	WHITE MULBERRY	4	F	
189	ROSE ELDER	5	F	
190	ELM	5	G	
191	BLACK CHERRY	8	G	
192	BLACK CHERRY	8	G	
193	BLACK CHERRY	10	G	
194	BLACK WALNUT	10	G	
195	WHITE MULBERRY	4	F	
196	CATALPA	10	G	
197	BOX ELDER ELM	9	F	
198	WHITE MULBERRY	8-5-4-3	F	
199	WHITE MULBERRY	4-3	F	
200	WHITE MULBERRY	6	G	

NOTES
1. Multiple Numbers = Multi-form Tree
2. Condition: G-Good, F-Fair, P-Poor
3. Condition Summary Based on a Level 1 Limited Visual Assessment

LEGEND

196 =

NOTES

REVISIONS

1	8-13-2015	TREE SURVEY

Ruettiger, Tonelli & Associates, Inc.

DATE: 8-13-2015 SCALE: 1" = 20' DRAWN BY: RGT CHECKED BY: RVT

SUBMITTED FOR: RIDDEX BUILDERS, INC. 1800 TEXAS DRIVE WOOD DALE, IL 60191

PROJECT NO.: 313-0808-TREES

SHEET TITLE: TREE SURVEY

SHEET NO.: 1

PRIVACY **FENCE**

Dogwood Shown in 4' and 5' Sand

Dogwood Also available in Harbor Series

GLIDELOCK™
Privacy & Strength

Unlike traditional fences, GlideLock pickets lock firmly together for a tighter, gap-free fit. The result is perfectly peaceful seclusion that will last a lifetime.

Dogwood Shown in 6' White

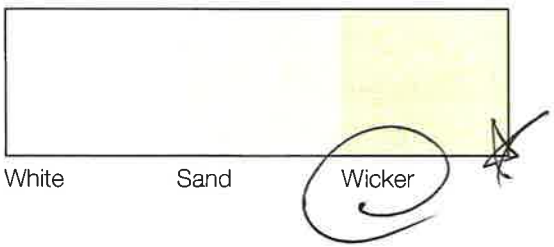
OUR ADVANTAGES

SolarGuard™

You work hard for vibrant landscaping, and your fence shouldn't pale in comparison. Our advanced technology protects it from the sun's harmful rays so the color you choose today will keep a bright, like-new finish for seasons to come.

Even when the sun is at its brightest, your fence should be too. That's why we've created an exclusive color retention technology, SolarGuard, which helps your fence outperform others against the sun's harmful rays.

The secret of SolarGuard is in the unique composition of the fencing material itself. SolarGuard technology is actually infused as the fence is created, helping to protect its color from the inside out. Where standard fencing fades or discolors as a result of sun exposure, you can rest assured that SolarGuard helps your ActiveYards fence retain its original color beautifully for years, guaranteed.



GlideLock™

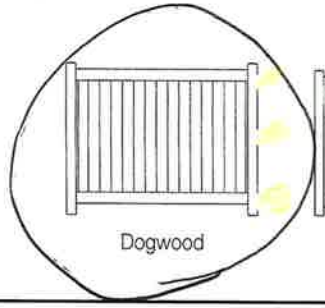
Privacy & Strength

Your private outdoor sanctuary should be just that: private. Our unique, patent pending design goes together easily, locking tightly into place without any gaps. And it gives you more than seclusion, too. GlideLock fencing holds up to wind better than traditional fences.

Relax outdoors in total privacy. With GlideLock, your ActiveYards fencing assembles like traditional pickets but locks together for a tighter fit. In fact, there are no gaps at all. The result is perfectly peaceful seclusion that will last a lifetime.

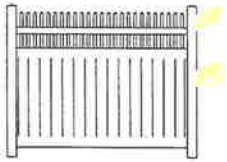
ActiveYards GlideLock fencing holds up in wind. That's because the tighter fit adds strength to your ActiveYards fence. It resists wind pressure better than traditional tongue and groove pickets so even in a storm, your privacy isn't going anywhere.

*Please note: SolarGuard and GlideLock technologies are specific to the Home and Haven series. All images shown in this brochure are Home series fences unless otherwise noted in the description.

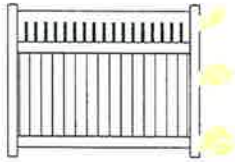


Dogwood

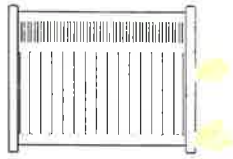
Arrowwood



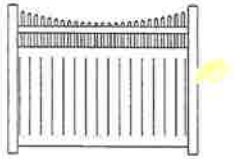
Moonstone



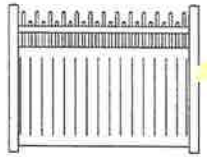
Juniper



Persimmon



Aspen

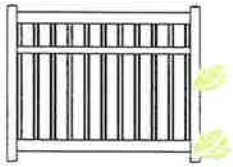


Sycamore

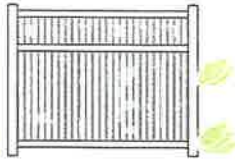
Privacy Fencing

Barberry

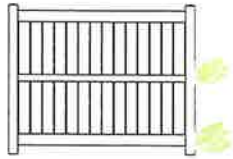
Buckeye



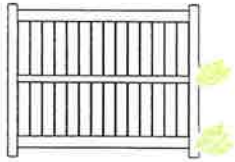
Yarrow



Mulberry

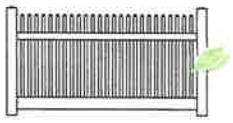


Wisteria



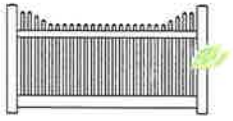
Tupelo

Semi Privacy Fencing

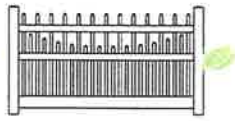


Chestnut

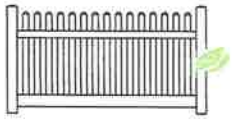
Chestnut Scallop



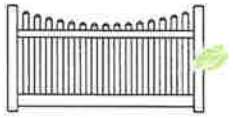
Chestnut Stepped



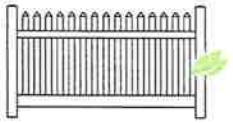
Chestnut Scallop Staggered



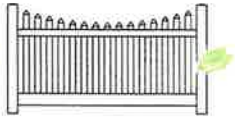
Silverbell



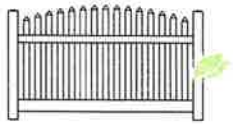
Silverbell Scallop



Primrose

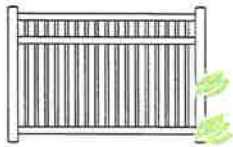


Primrose Scallop

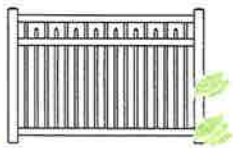


Primrose Arched

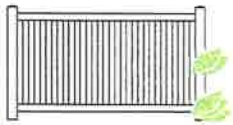
Traditional Picket Fencing



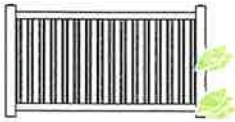
Cottonwood



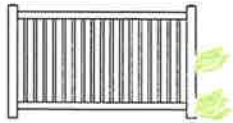
Twinspur



Greenbrier

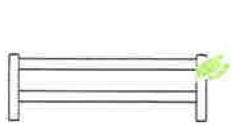


Cypress



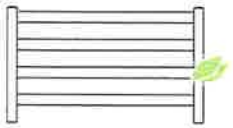
Hawthorne

Contemporary Picket Fencing

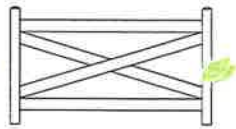


2-Rail

3-Rail



4-Rail



Crossbuck

Ranch Rail Fencing

FENCING SERIES KEY:

HARBOR SERIES

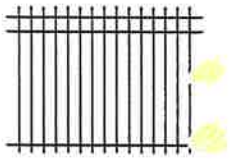
HOME SERIES

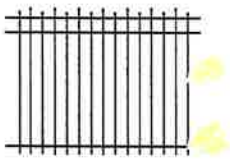
HAVEN SERIES

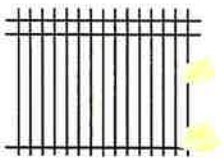
CONTEMPORARY **PICKET**

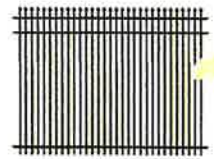
FENCING **OVERVIEW**

Traditional Picket Fencing

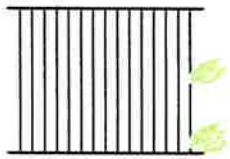

Marble

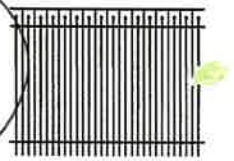

Onyx


Slate

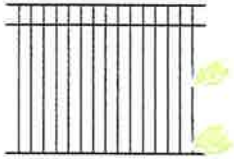

Basalt

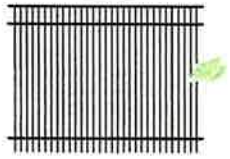
Contemporary Picket Fencing

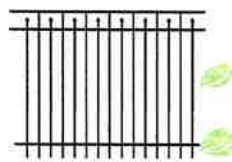

Bedrock


Diamond

Granite


Granite Drop Rail


Travertine


Amethyst

Amethyst Drop Rail

Home Series

- 72" wide panels with standard pickets
- Square 1" rails
- Features Congin and SolarGuard technology

Haven Series

- 96" wide panels with premium pickets
- Curved 1½" rails
- Features Congin and SolarGuard technology

[illegible] www.activeyards.com [illegible] information.

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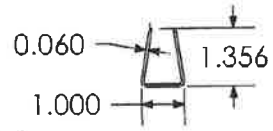
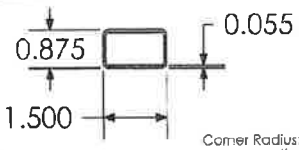
SOLUTIONS FOR BUSY BACKYARDS®
1-888-549-7350
www.activeyards.com



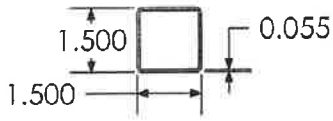
A U-Channel

Corner Radius: R1/8"
Min: R1/16"
Max: R3/16"



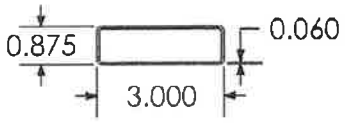
B 7/8" x 1 1/2" Picket

Corner Radius: R1/8"
Min: R1/16"
Max: R3/16"



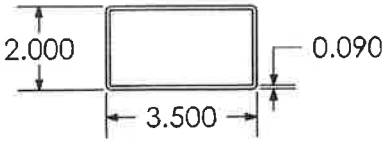
C 1 1/2" x 1 1/2" Picket

Corner Radius: R1/8"
Min: R1/16"
Max: R3/16"



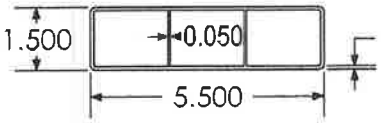
D 7/8" x 3" Picket

Corner Radius: R1/8"
Min: R1/16"
Max: R3/16"



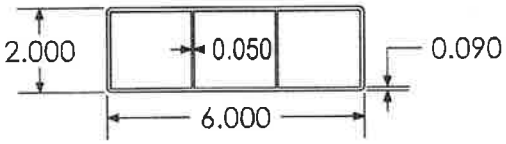
E 2" x 3 1/2" Rail

Corner Radius: R1/8"
Min: R1/16"
Max: R3/16"



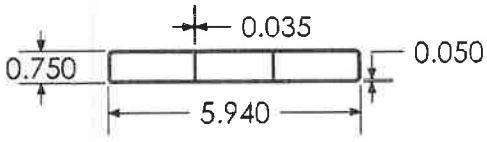
F 1 1/2" x 5 1/2" Rail

Corner Radius: R1/8"
Min: R1/16"
Max: R3/16"



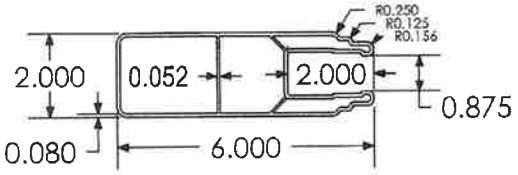
G 2" X 6" Rail

Corner Radius: R1/8"
Min: R1/16"
Max: R3/16"



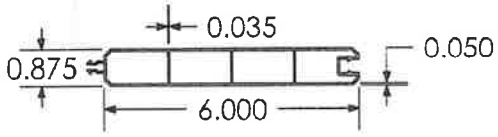
H 3/4" x 6" Board

Corner Radius: R1/8"
Min: R1/16"
Max: R3/16"

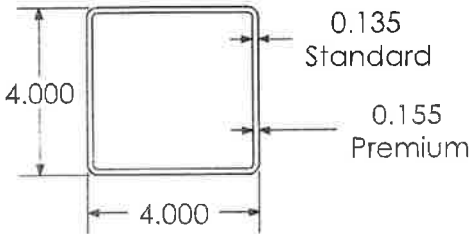


L 2" x 6" Deco Rail

Corner Radius: R1/4"
Min: R3/16"
Max: R5/16"

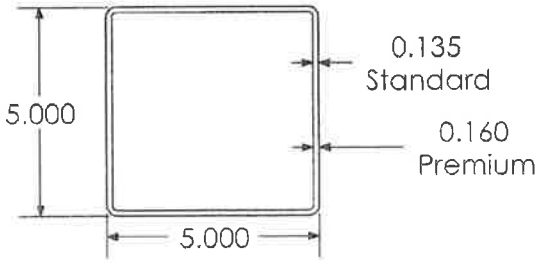


I 7/8 x 6" Glidelock® T&G Board



J 4" x 4" Post

Corner Radius: R1/4"
Min: R3/16"
Max: R5/16"



K 5" x 5" Post

Corner Radius: R1/4"
Min: R3/16"
Max: R5/16"

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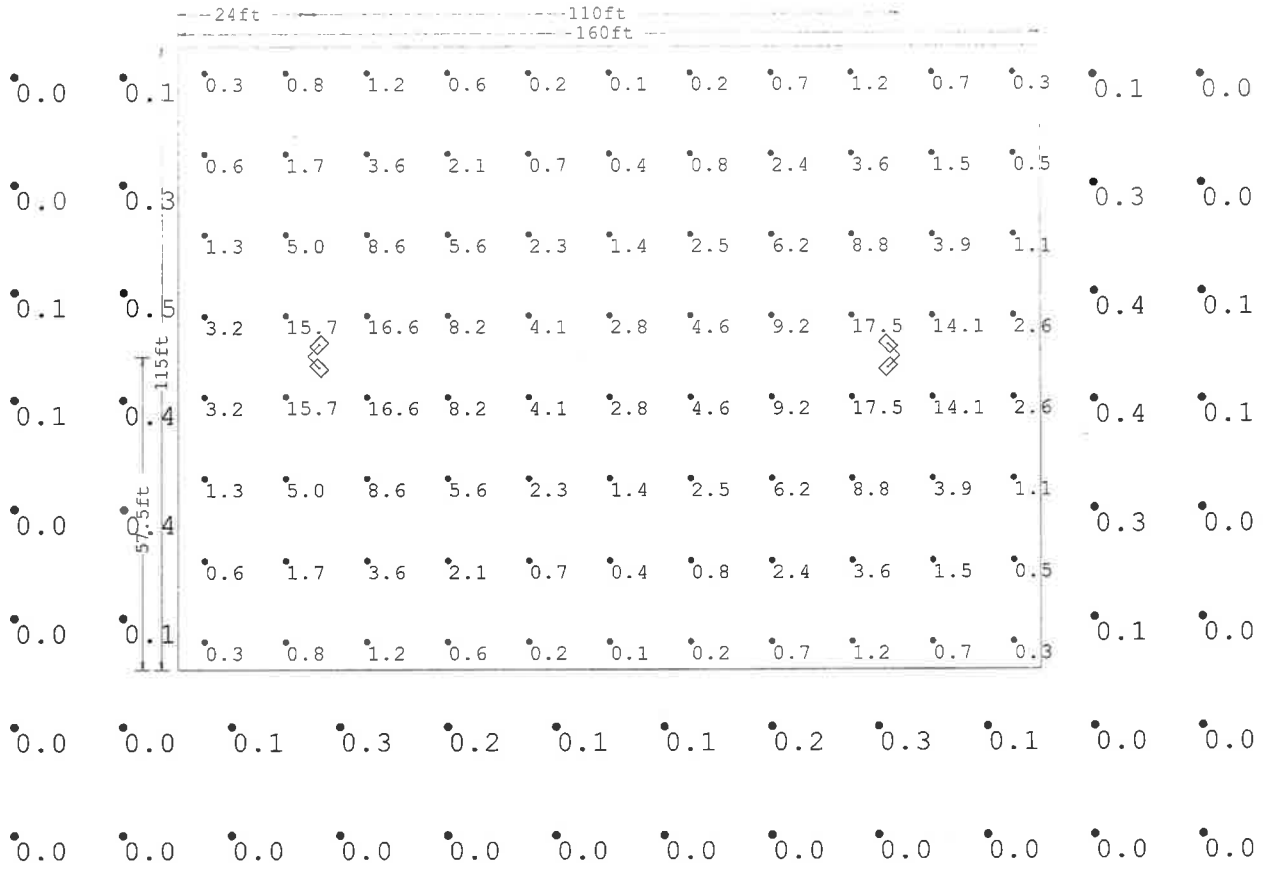
TECHLIGHT
2707 SATSUMA
DALLAS, TX
75229



Luminaire Schedule						
Symbol	Qty	Label	Arrangement	Lumens/Lamp	LLF	Description
	2	A2	2 @ 90 DEGREES	40000	0.810	DCMB1BN_PS-400W PSMH TYPE 4 FULL CUTOFF

Calculation Summary						
Label	Units	Avg	Max	Min	Avg/Min	Max/Min
PARKING AND DRIVE	Fc	3.85	17.5	0.1	38.50	175.00
SPILL	Fc	0.11	0.5	0.0	N.A.	N.A.

Luminaire Location Summary			
Label	LumNo	Z	Tilt
A2	1	20	0
A2	2	20	0

- DUE TO CHANGING LIGHTING ORDINANCES IT IS THE CONTRACTORS RESPONSIBILITY TO SUBMIT THE SITE PHOTOMETRICS AND LUMINAIRE SPECS TO THE LOCAL INSPECTOR BEFORE ORDERING TO ENSURE THIS PLAN COMPLIES WITH LOCAL LIGHTING ORDINACES.
- THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. CHANGES IN ELECTRICAL SUPPLY, AREA GEOMETRY AND OBJECTS WITHIN THE LIGHTED AREA MAY PRODUCE ILLUMINATION VALUES DIFFERENT FROM THE PREDICTED RESULTS SHOWN ON THIS LAYOUT.
- THIS LAYOUT IS BASED ON .IES FILES THAT WERE LAB TESTED OR COMPUTER GENERATED. ACTUAL RESULTS MAY VARY.

Notes:
1. Calculation at grade.
2. Based on 20' mounting heights.

Project:
HAVENS COMMONS PARKING

Notes:

FILE:
havens.agi

Date:
8-2-13

SCALE
0 10 20 30