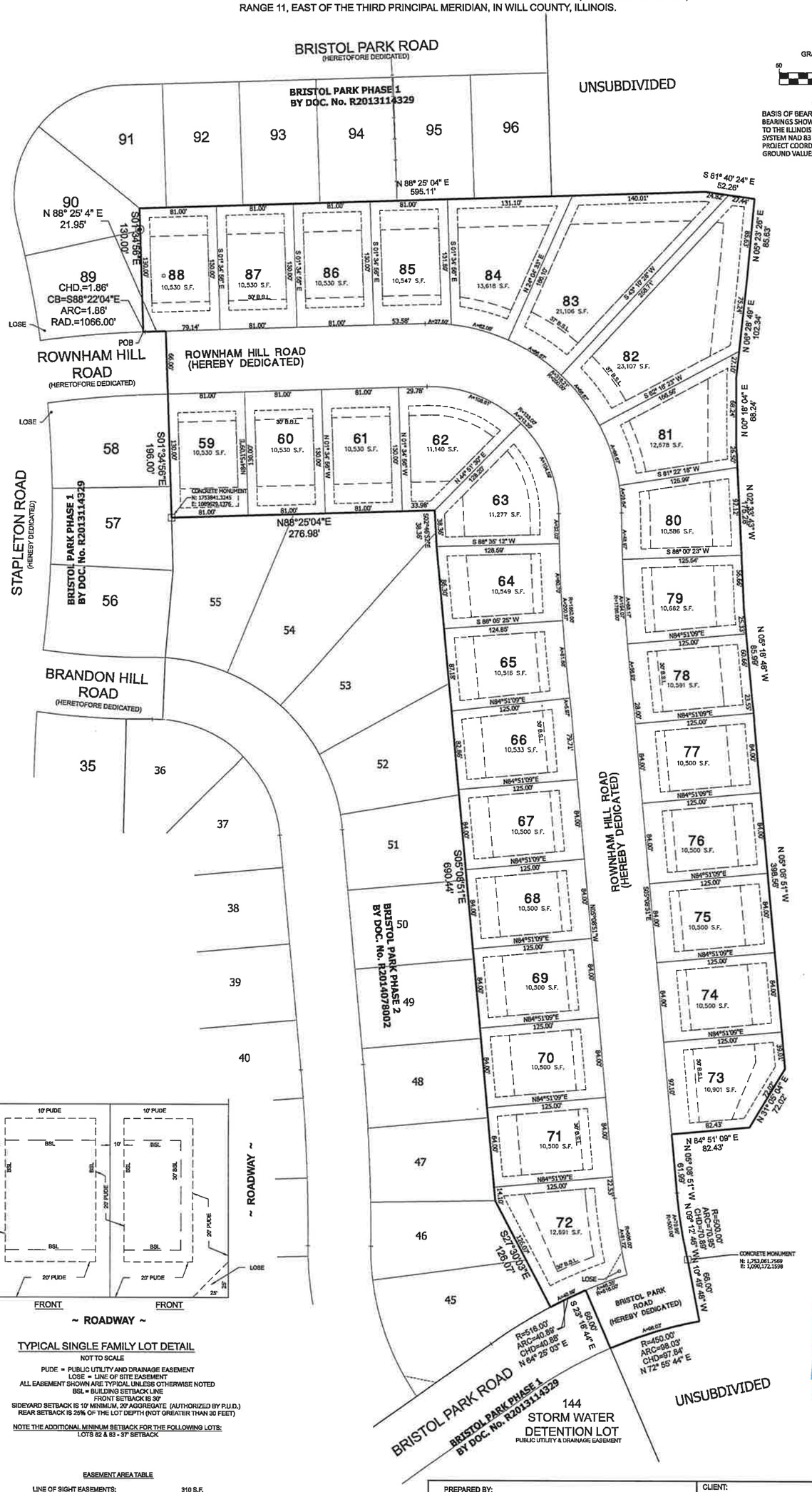
FINAL PLAT OF SUBDIVISION
FOR
BRISTOL PARK PHASE 4

PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.



GRAPHIC SCALE

50 0 25 50

(IN FEET)
1 inch = 50 ft.

BASIS OF BEARINGS:
BEARINGS SHOWN HEREON ARE REFERENCED TO THE ILLINOIS STATE PLANE COORDINATE SYSTEM NAD 83 EAST - 2007 ADJUSTMENT. PROJECT COORDINATES AND DISTANCES ARE GROUND VALUES.

RECEIVED
MAY 15 2015
BY:

TYPICAL SINGLE FAMILY LOT DETAIL

NOT TO SCALE

PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
LOSE = LINE OF SITE EASEMENT
ALL EASEMENT SHOWN ARE TYPICAL UNLESS OTHERWISE NOTED
BSL = BUILDING SETBACK LINE
FRONT SETBACK IS 30'
SIDEYARD SETBACK IS 10' MINIMUM, 20' AGGREGATE (AUTHORIZED BY P.U.D.)
REAR SETBACK IS 25% OF THE LOT DEPTH (NOT GREATER THAN 30 FEET)

NOTE THE ADDITIONAL MINIMUM SETBACK FOR THE FOLLOWING LOTS:
LOTS 82 & 83 - 37' SETBACK

EASEMENT AREA TABLE

LINE OF SIGHT EASEMENTS:	310 S.F.
PUBLIC UTILITY & DRAINAGE EASEMENT:	140,615 S.F.
TOTAL AREA OF EASEMENTS:	140,925 S.F.

PREPARED BY:
ROGINA
ENGINEERS & SURVEYORS, LLC.
1225 Channahon Road Joliet, Illinois 815/729-2777 FAX 815/729-0782
Professional Design Firm License No. 184-000643 - Exp. 4/30/2017

CLIENT:
DRH Cambridge Homes, Inc.
800 S. Milwaukee Ave., Suite 250
Libertyville, IL 60048

5/14/15

SHEET NO. 1 OF 2

Y:\SAGS\NA0014\2001\Dwg\Final Dwgs\D161 Final\PC\2ssbd Park Phase 2 Final Plat 2004.dwg
Plotted: - 1:4 pc-011 Final.Plot

FINAL PLAT OF SUBDIVISION
OF
BRISTOL PARK PHASE 4

OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

SURVEYORS CERTIFICATE

THIS IS TO CERTIFY THAT I, MICHAEL R. ROGINA, A REGISTERED ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3516, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 69 IN BRISTOL PARK PHASE 1 RECORDED OCTOBER 2, 2013, BY DOCUMENT No. R2013114329; THENCE SOUTHEASTERLY 1.86 FEET ALONG SAID EASTERLY LINE OF SAID BRISTOL PARK PHASE 1 ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 1065.00 FEET, THE CHORD OF SAID CURVE BEARS SOUTH 88 DEGREES 22 MINUTES 04 SECONDS EAST 1.86 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 04 SECONDS EAST 21.95 FEET, ALONG SAID EASTERLY LINE OF SAID BRISTOL PARK PHASE 1; THENCE SOUTH 01 DEGREE 34 MINUTES 56 SECONDS EAST 196.00' FEET, ALONG THE EASTERLY LINE OF SAID BRISTOL PARK PHASE 1 TO THE NORTHERLY LINE OF BRISTOL PARK PHASE 2, RECORDED SEPTEMBER 4, 2014 BY DOCUMENT NO. R2014078002; THENCE NORTH 88 DEGREES 25 MINUTES 04 SECONDS EAST 276.98 FEET, ALONG SAID NORTHERLY LINE OF BRISTOL PARK PHASE 2; THENCE SOUTH 02 DEGREES 46 MINUTES 52 SECONDS EAST 38.36 FEET; THENCE SOUTH 05 DEGREES 08 MINUTES 51 SECONDS EAST 690.44 FEET ALONG THE EASTERLY LINE OF SAID BRISTOL PARK PHASE 2; THENCE SOUTH 27 DEGREES 30 MINUTES 03 SECONDS EAST 126.07 FEET ALONG SAID EASTERLY LINE OF BRISTOL PARK PHASE 2, TO A POINT ON A CURVE ON SAID NORTHERLY LINE OF BRISTOL PARK PHASE 1; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 516.00 FEET, CHORD OF SAID CURVE BEARS NORTH 64 DEGREES 25 MINUTES 03 SECONDS EAST 40.88' FEET, ALONG SAID NORTHERLY LINE OF BRISTOL PARK PHASE 1; THENCE SOUTH 23 DEGREES 18 MINUTES 44 SECONDS EAST 66.00 FEET, ALONG SAID EASTERLY LINE OF BRISTOL PARK PHASE 1, TO A POINT ON A CURVE; THENCE NORTHEASTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 450.00 FEET, CHORD OF SAID CURVE BEARS NORTH 72 DEGREES 55 MINUTES 44 SECONDS EAST 97.84 FEET; THENCE NORTH 10 DEGREES 49 MINUTES 48 SECONDS WEST 66.00 FEET, TO A POINT OF CURVE; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 500.00 FEET, CHORD OF SAID CURVE BEARS NORTH 09 DEGREES 12 MINUTES 45 SECONDS WEST 70.69' FEET, TO A POINT OF TANGENCY; THENCE NORTH 05 DEGREES 06 MINUTES 51 SECONDS WEST 61.99 FEET; THENCE NORTH 84 DEGREES 51 MINUTES 09 SECONDS EAST 82.43 FEET; THENCE NORTH 31 DEGREES 05 MINUTES 04 SECONDS EAST 72.02 FEET; THENCE NORTH 05 DEGREES 08 MINUTES 51 SECONDS EAST 398.56 FEET; THENCE NORTH 05 DEGREES 18 MINUTES 48 SECONDS EAST 85.99 FEET; THENCE NORTH 02 DEGREES 33 MINUTES 43 SECONDS WEST 175.28 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 04 SECONDS EAST 68.24 FEET; THENCE NORTH 06 DEGREES 28 MINUTES 49 SECONDS EAST 102.34 FEET; THENCE NORTH 05 DEGREES 23 MINUTES 26 SECONDS EAST 85.63 FEET; THENCE NORTH 81 DEGREES 40 MINUTES 24 SECONDS EAST 52.26 FEET; THENCE SOUTH 88 DEGREES 25 MINUTES 04 SECONDS WEST 162.00 FEET, TO SAID EASTERLY LINE OF BRISTOL PARK PHASE 1; THENCE CONTINUING SOUTH 88 DEGREES 25 MINUTES 04 SECONDS WEST 433.11 FEET, ALONG SAID EASTERLY LINE OF BRISTOL PARK PHASE 1; THENCE SOUTH 01 DEGREE 34 MINUTES 56 SECONDS EAST 130.00 FEET, ALONG SAID EASTERLY LINE OF BRISTOL PARK PHASE 1, TO THE POINT OF BEGINNING, CONTAINING 10.172 ACRES, MORE OR LESS.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF NEW LENOX AND WILL COUNTY, RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT. I CERTIFY THAT NO PART OF THIS SUBDIVISION ARE LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NO. 17197C0305E, WITH AN EFFECTIVE DATE OF SEPTEMBER 6, 1995. I CERTIFY THAT THE SUBDIVISION IS LOCATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF NEW LENOX, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL AT JOLIET, ILLINOIS

THIS ______ DAY OF ________________, 2015.

____
MICHAEL R. ROGINA
ILLINOIS PROFESSIONAL LAND SURVEYOR 3516
LICENSE EXPIRES 11/30/16
"THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY"

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

WE, DRH CAMBRIDGE HOMES, INC., DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE REAL ESTATE SHOWN AND DESCRIBED HEREIN AND DO HEREBY LAY OFF, PLAT AND SUBDIVIDE SAID REAL ESTATE IN ACCORDANCE WITH THE WITHIN PLAT. THIS SUBDIVISION SHALL BE KNOWN AND DESIGNATED AS BRISTOL PARK PHASE 1, AN ADDITION OF THE VILLAGE OF NEW LENOX, WILL COUNTY. 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. THERE ARE STRIPS OF GROUND, (NUMBER) FEET IN WIDTH, AS SHOWN ON THIS PLAT AND MARKED "EASEMENT" RESERVED FOR THE USE OF PUBLIC UTILITIES FOR THE INSTALLATION OF WATER AND SEWER 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 THE PUBLIC UTILITIES, AND TO THE RIGHTS OF THE OWNERS OF OTHER LOTS IN THIS SUBDIVISION.

WE DO ALSO ACKNOWLEDGE THAT THE SUBJECT PROPERTY LIES WITHIN THE NEW LENOX SCHOOL DISTRICT NO. 122, LINCOLN WAY COMMUNITY HIGH SCHOOL DISTRICT 210 AND JOLIET JUNIOR COLLEGE DISTRICT NO. 525.

WITNESS OUR HANDS AND SEALS THIS ________ DAY OF ________, 2015.

____
OWNER

____
ADDRESS

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I, ______________________ NOTARY PUBLIC IN AND FOR THE STATE AND COUNTY AFORESAID, DO HEREBY CERTIFY THAT ______________________, IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THE EXECUTION OF THE ANNEXED PLAT AND ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS HIS OR THEIR FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ______ DAY OF ____________ 2015.

____
NOTARY PUBLIC

SUBDIVISION AREA SUMMARY

PHASE 4 SUBDIVISION AREA = 10.172 ACRES
PROPOSED PHASE 4 ROW AREA = 2.180 ACRES
PROPOSED GREEN SPACE = 0.000 ACRES
STORM WATER DETENTION LOTS = 0.000 ACRES
OPEN SPACE/ P.U.D.E EASEMENT = 0.000 ACRES

EASEMENT PROVISIONS

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to

COMMONWEALTH EDISON
and
ILLINOIS BELL TELEPHONE (AMERITECH) COMPANY, GRANTEES, AND THE FRANCHISED CABLE TELEVISION COMPANY,

their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, along and upon the surface of the property shown with in the dotted lines on the plat and marked "Easement", and the property designated on the plat for streets, whether public or private, together with the right to install required service connections over or under the surface of each lot, to serve improvements thereon, or adjacent lots, the right to cut, trim, or remove trees, bushes and roots as may be reasonably required incident to the rights herein given, and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees' facilities or in, upon or over the property within the dotted lines marked "Easement" without the prior written consent of grantees. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO NORTHERN ILLINOIS GAS COMPANY, ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "EASEMENT" AREAS, STREETS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO. NO BUILDING OR OTHER STRUCTURE SHALL BE CONSTRUCTED OR ERECTED IN ANY SUCH "EASEMENT" AREAS, STREETS, OR OTHER PUBLIC WAYS OR PLACES NOR SHALL ANY OTHER USE BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY.

PUBLIC UTILITY AND DRAINAGE EASEMENT (P.U.D.E.)

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF NEW LENOX, ILLINOIS, TO THOSE COMPANIES OPERATING, FROM TIME TO TIME, UNDER FRANCHISE OR LICENSE FROM THE VILLAGE OF NEW LENOX, ILLINOIS, AND TO UNITS OF LOCAL GOVERNMENT PROVIDING SERVICES TO THE SUBDIVISION, INCLUDING, BUT NOT LIMITED TO, AMERITECH, AT&T, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, AND EACH OF THEIR SUCCESSORS AND ASSIGNS (EACH A "UTILITY" AND COLLECTIVELY, THE "UTILITIES"), TO CONSTRUCT, INSTALL, IMPROVE, KEEP, OPERATE, MAINTAIN, RENEW, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF GAS AND WATER, ELECTRICITY, TELECOMMUNICATIONS AND CABLE TELEVISION SERVICES, STORM SEWERS, SANITARY SEWERS, AND ANY OTHER FACILITIES USED IN CONNECTION WITH THE TRANSMISSION, DISTRIBUTION, OR TRANSPORTATION OF ANY COMMODITY IN A LIQUID OR GASEOUS STATE WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY AND DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES THE UTILITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, IMPROVEMENT, OPERATION, MAINTENANCE, KEEPING, RENEWAL, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO, NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED.

NONE OF THE UTILITIES SHALL INSTALL ANY ABOVEGROUND IMPROVEMENTS UPON THE EASEMENTS CREATED HEREBY, EXCEPT THOSE INCIDENTAL TO THE INSTALLATION OF UNDERGROUND IMPROVEMENTS AND THOSE DEPICTED ON THIS PLAT. NO OTHER ABOVEGROUND IMPROVEMENTS SHALL BE INSTALLED UPON ANY PORTION OF THE SUBDIVIDED PROPERTY WITHOUT THE PRIOR WRITTEN CONSENT OF THE FEE SIMPLE OWNER OR OWNERS OF THE APPLICABLE PORTION OF THE SUBDIVIDED PROPERTY.

THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE UTILITIES BY EACH OF THE UTILITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE THEREOF BY OTHER UTILITIES. THE CROSSING AND RECROSSING OF SAID EASEMENTS BY THE UTILITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED AND RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE UTILITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS. FOLLOWING ANY WORK TO BE PERFORMED BY ANY OF THE UTILITIES IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID PARTY SHALL HAVE THE OBLIGATION TO RESTORE THE SURFACE OF THE EASEMENTS AND ANY ADJACENT PROPERTY, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY. IN ADDITION, SAID PARTY SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

LINE OF SIGHT EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF NEW LENOX, ILLINOIS ITS SUCCESSORS AND ASSIGNS, IN ALL PLATTED "LINE OF SIGHT EASEMENT" OR "L.O.S.E." AREAS, STREETS, OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT, SAID EASEMENT TO BE FOR THE MAINTENANCE OF THE INTERSECTION LINES OF SIGHT. NO BUILDINGS, FENCES, OR SIGNS ARE TO BE PLACED WITHIN THE LINE OF SIGHT EASEMENT. ALL TREES, SHRUBS & BUSHES ARE TO BE PRUNED TO PREVENT ANY OBSTRUCTION OF VIEW THROUGH THE EASEMENT.

NOTES:

1. ALL PUBLIC IMPROVEMENTS, INCLUDING, BUT NOT LIMITED TO, STREETS, STORM SEWERS, AND RIGHT-OF-WAY ARE DEDICATED TO THE VILLAGE OF NEW LENOX.
2. 9/16" x 24" IRONS ARE SET AT ALL LOT CORNERS AND CHANGE OF DIRECTION, UNLESS OTHERWISE NOTED.

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

UNDER THE AUTHORITY PROVIDED BY THE ILLINOIS REVISED 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 MUST BE RECORDED WITHIN 30 DAYS OF THE DATE OF WRITTEN APPROVAL BY THE VILLAGE BOARD, OTHERWISE IT IS NULL AND VOID.

APPROVED BY THE PLAN COMMISSION AT A MEETING HELD ______________, 2015.

____
CHAIRMAN

____
SECRETARY

APPROVED BY THE VILLAGE BOARD OF THE VILLAGE OF NEW LENOX

AT A MEETING HELD ______________, 2015.

____
MAYOR

____
VILLAGE CLERK

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)
THIS IS TO CERTIFY THAT I FIND NO DELINQUENT OR UNPAID CURRENT TAXES IN THE FOREGOING.

DATED AT ______________, THIS ____ DAY OF __________, 2015.

____
WILL COUNTY CLERK

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

I, ______________, DIRECTOR OF THE TAX MAPPING AND PLATTING OFFICE, DO HEREBY CERTIFY THAT I HAVE CHECKED THE PROPERTY DESCRIPTION ON THIS PLAT AGAINST AVAILABLE COUNTY RECORDS AND FIND SAID DESCRIPTION TO BE TRUE AND CORRECT. THE PROPERTY HEREIN DESCRIBED IS LOCATED IN TAX MAP # __________ AND IDENTIFIED AS

PERMANENT REAL ESTATE TAX INDEX NUMBER ______________.

DATED THIS ______ DAY OF __________, 2015.

____
DIRECTOR

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

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 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.

ENGINEER REGISTRATION NO.

OWNER

STATE OF ILLINOIS)
)SS
COUNTY OF WILL)

THIS INSTRUMENT NO. _______ WAS FILED FOR RECORD IN THE RECORDERS OFFICE OF WILL COUNTY AFORESAID ON THE ______ DAY OF ______________,

A.D., 2015, AT ______ O'CLOCK _M., AND RECORDED IN BOOK OF PLATS AT PAGE ____.

____
WILL COUNTY RECORDER

5/14/15

PREPARED BY:	CLIENT:	SHEET NO.
ROGINA ENGINEERS & SURVEYORS, L.L.C. 1225 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782 Professional Design Firm License No. 184-006843 - Exp. 4/30/2017	DRH Cambridge Homes, Inc. 800 S. Milwaukee Ave., Suite 250 Libertyville, IL 60048	2 OF 2

Y:\4400\4420\4420.01\Dwg\Final Dwgs\DRH Final\PH2\Bristol Park Phase 2 Final Plat 2004.dwg
PlotDate: —, Layout: 01 Final Plat

BRISTOL PARK

PHASE 4
NEW LENOX, ILLINOIS

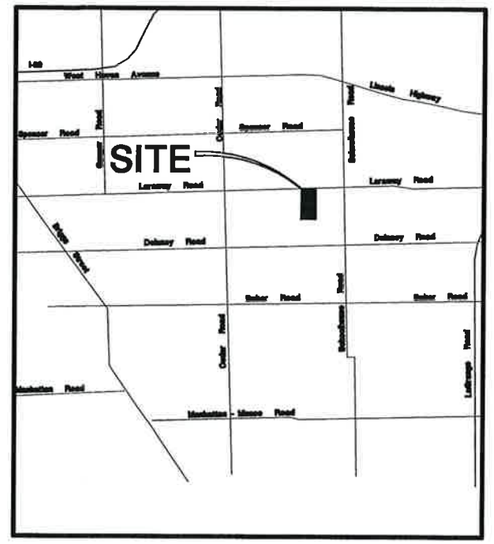
Final Landscape Plans

Prepared For:

DRH CAMBRIDGE HOMES, INC.
800 S. MILWAUKEE AVE.
SUITE 250
LIBERTYVILLE, ILLINOIS 60048

RECEIVED
MAY 15 2015
BY:

Location Map



Sheet Index

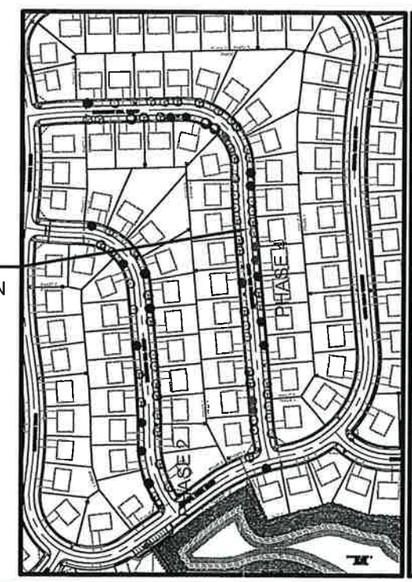
1. Cover Sheet
2. Overall Landscape Plan, Specifications, Plant List and Details

General Notes

1. Basemap information obtained from plans prepared by Rogina & Associates, LTD.
2. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepencies, or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepencies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
4. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.
5. Refer to specifications for additional conditions, standards, and notes.
6. Plant species as shown are subject to availability.
7. All plant material shall comply with the latest edition of the American Standards of Nursery Stock as stated in the specifications.
8. The property owner is responsible for maintaining all landscaping as outlined in Section 106-426 (1)d. of the Village of New Lenox Ordinance.
9. All dead plant material shall be replaced with plants that meet orginal requirements.

Sheet Legend

PHASE 4
LANDSCAPE PLAN
1"=150'



PHASE 4
AREA
1"=400'

JOINT UTILITY LOCATING INFORMATION FOR EXCAVATORS
Call
48 hours before you dig
(excludes sat, sun & hol.)

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REVISIONS
1. 2. 3. 4. 5. 6. 7. 8. 9. 10.

PREPARED BY:
ROGINA
ENGINEERS & SURVEYORS, LLC.
93 Collegiate Drive Joliet, Illinois 815/729-0777 FAX 815/729-0782

CLIENT:
DRH CAMBRIDGE HOMES, INC.
800 S. MILWAUKEE AVE, SUITE 250
LIBERTYVILLE, ILLINOIS 60048

PROJECT:
BRISTOL PARK PHASE 4
VILLAGE OF NEW LENOX, ILLINOIS

PROJECT NO: R423.28	DESIGNED BY: MRR
DATE: 05/14/15	DRAWN BY: S.M.R./P.J.T.
SCALE: AS SHOWN	CHECKED BY: MRR

LANDSCAPE COVER SHEET

SHEET NO. 1 OF 2

PLANTING SPECIFICATIONS

Plant Materials/Grading
(02950) TREES, SHRUBS, AND GROUND COVER

PART 1 – GENERAL

1.01 DELIVERY, STORAGE, AND HANDLING:

A. Deliver fertilizer materials in original, unopened, and undamaged containers showing weight, analysis, and name of manufacturer.
B. Take all precautions customary in good trade practice in preparing plants for moving. Workmanship that fails to meet the highest standards will be rejected.
C. Cover plants that are transported on open vehicles with a protective covering to prevent wind burn.
D. Provide dry, loose topsoil for planting bed mixes. Frozen or muddy topsoil is not acceptable.

1.02 PROJECT CONDITIONS:

A. Work notification: Notify clients at least 2 working days prior to installation of plant material.
B. Protect existing utilities, paving and other facilities from damage caused by landscaping operations.
C. A complete list of plants, including a schedule of sizes, quantities and other requirements is shown on the drawings. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern. The contractor must supply sufficient materials to complete the job as drawn.

1.03 GUARANTEE:

A. Guarantee plant material to remain alive and be in healthy, vigorous condition for a period of one year following the date of Final Acceptance by the client.
B. Replace, in accordance with the drawings and specifications, all plants that are dead or, as determined by the client, are in an unhealthy or unsightly condition. Guarantee all replacement plants for 1 additional year after installation. Replacement plants which are dead or unacceptable within 1 year of their installation may be replaced with unguaranteed plants or removed, at the discretion of the owner. Reimburse the owner 50% of the price of each removed plant, which is not replaced.
C. Warranty shall include on-site relocation of existing plants. Contractor has the choice of transplanting on site plant material or to substitute new plant material as per plan. Contractors to specify their preference on the contract bid.

PART 2 – PRODUCTS

2.01 MATERIALS:

A. Plants:
1. 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 disease, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces. Plants held in storage will be rejected if they show signs of growth during storage.
2. Container-grown stock: Growth in a container for sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
3. Provide shade and evergreen tree species with a single main trunk unless otherwise specified or accepted. Shade and ornamental trees specified by height shall be multi-stemmed.
4. Provide plants matched in form when arranged in groups.
5. Provide evergreen trees branched to the ground unless otherwise specified oraccepted.
6. Provide shrubs and small plants meeting the requirements for spread and height indicated in the plant list.
   a. The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.
   b. Single stemmed or thin plants will be rejected.
   c. Side branches shall be generous, well-twigged, and the plant as a whole well brushed to the ground.

B. Sod
1. Provide an "approved" nursery grown blend of Improved Kentucky Bluegrass varieties that is native to the locality of the work. Sod, that has been grown on soil high in organic matter, such as peat, is not acceptable.
2. Salt-Tolerant Sod – In areas labeled Salt-Tolerant Sod, provide sod per I.D.O.T. specs or equal. Salt-Tolerant Sod to be certified as such in writing by grower.

C. Seed
1. Lawn seed: Fresh, clean seed from the most recently harvested crop which complies with all local, state and federal seed and weed laws and is free from Poa Annua, bent grass and noxious weeds. Mix to the specified proportions by weight.
2. Blend:

Blend	Percent:
Baron Kentucky Bluegrass	50%
Pennlawn Creeping red Fescue	15%
Del Ray Perennial Rye	15%
Pennfine Perennial Rye	10%
Goalie Perennial Rye	10%

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C. Groundcovers, Perennials and Annuals:
1. Where groundcovers, perennials and annuals arespecified on the plans, rototill entire plant bed to a 6" depth using a mixture of 60% loose topsoil, 40% mushroom compost. Incorporate commercial 10-10-10 fertilizer into prepared soil mixture at an approximate rate of 1 lb. per square yard.
2. Space plants as specified. Fill entire bed to within 6" of edge.
3. Apply commercial pre-emergent herbicide (Preen or equal) per manufacturer's directions to entire groundcover bed.
4. Mulch with 2"-3" of mushroom compost.

D. Sod:
1. 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.
2. Roll with light lawn roller to ensure contact with sub-grade.

E. Seed:
1. Apply fertilizer with mechanical rotary or drop type distributor, thoroughly and evenly incorporated with top soil to a depth of 3" by discing or other approved method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil. Restore prepared areas to specified condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding.
2. Sow grass seed at a rate of 300 lbs. per acre using the following methods:
   a. Conventional Seeding:
      1. Apply seed with a rotary or drop type distributor. Install seed evenly by sowing equal quantities in two directions, at right angles to each other.
      2. After seeding, rake soilsurface lightly to incorporate seed. roll with light lawn roller.
      3. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
3. Within 24 hours, place straw mulch uniformly at 2 1/2 tons per acre using manual or mechanical methods. Crimp straw into soil to secure. Anchor straw mulch with liquid tackifier, applied uniformly at a rate of 80 gallons per acre, on slopes of 3:1 or steeper.

F. Mulching:
1. Mulch tree and planting pits and shrub beds with required mulching material 3" deep immediately after planting. Thoroughly water mulched areas. After watering, rake mulch to provide a uniform finished surface.

G. Wrapping, guying:
1. Inspect trees for injury to trunks, evidence of insect infestation, and improper pruning before wrapping.
2. Wrap trunks of all trees spirally from bottom to top with specified tree wrap and secure in place.
   a. Overlap 1/2 the width of the tree wrap strip and cover the trunk from the ground to the height of the second branch.
   b. Secure tree wrap in place with twine wound spirally downward in opposite direction, tied around the tree at least 3 places in addition to the top and bottom.
3. Guying:
   a. When specified, guy all trees immediately after lawn seeding or sodding operations and prior to acceptance. When high winds or other conditions which may effect tree survival or appearance occur, the client may require immediate guying.
   b. Guy deciduous trees over 3" caliper. Guy evergreen trees over 8'-0" tall. See planting details for method.

H. Pruning:
1. Prune branches of deciduous stock, after planting, to balance the loss of roots and preserve the natural character appropriate to the particular plant requirements. In general, remove 1/4 to 1/3 of the leaf bearing buds, proportion shall in all cases be acceptable to the client. Remove or cut back broken, damaged, and unsymmetrical growth of new wood Plant shall meet height specifications after pruning.
2. Multiple leader plants: Preserve the leader which will best promote the symmetry of the plant. Cut branches flush with the trunk or main branch, at a point beyond the lateral shoot or bud a distance of not less than 1/2 the diameter of the supporting branch. make cut on an angle.
3. Prune evergreens only to removebroken or damaged branches.

I. Care of existing trees:
1. Selectively prune existing trees in construction limits, under Landscape Architect's direction. Remove sucker shoots, dead, rubbing, and damaged branching.
2. Clean up miscellaneous organic debriswithin construction limits.

J. Tree location:
1. Prune, dig, ball and burlap, and move designated trees for relocation to the designated plant storage area for healing-in of materials until final planting areas are prepared.
   a. Maintain plants in storage areas by bracing plants in vertical position and setting balls in an enclosed berm of topsoil or bark. Water as required to maintain adequate root moisture.
   b. Re-burlap plant balls if required before final transplanting operations.
   c. Move to final locations shown on the drawings and plant in accordance with specified tree planting requirements.
   d. Tree spacing of plants is acceptable upon approval by client.

3.04 MAINTENANCE:
A. Comply to owner requirements for length of maintenance period for work forall plant material.
B. Maintenance shall include pruning, cultivating, weeding, watering, and application of appropriate insecticides and fungicides necessary to maintain plants free of insects and disease.
1. Re-set settled plants to proper grade and position. Restore planting saucer and adjacent material and remove dead material.
2. Tighten and repair guy wires and stakes as required.
3. Correct defective work as soon as possible after deficiencies become apparent and weather and season permit.

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