

VILLAGE OF VERNON HILLS

ORDINANCE 2017-069

AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION AND FINAL SITE AND
LANDSCAPING PLANS FOR A PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED
AT THE CUNEO MANSION & GARDENS IN THE VILLAGE OF VERNON HILLS, LAKE
COUNTY

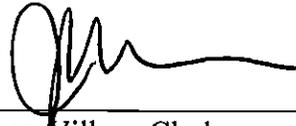
THE 16TH DAY OF MAY 2017

Published in pamphlet form by the Authority of the
President and Board of Trustees of the Village of
Vernon Hills, Lake County, Illinois, this 18th Day of
May 2017

AFFIDAVIT OF SERVICE

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

I, JOHN M. KALMAR, BEING FIRST DULY APPOINTED, DEPOSES AND SAYS ON OATH THAT AS VILLAGE CLERK OF THE VILLAGE OF VERNON HILLS, HE DID CAUSE THE FOREGOING CERTIFICATE FOR ORDINANCE 2017-069 AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION AND FINAL SITE AND LANDSCAPING PLANS FOR A PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT THE CUNEO MANSION & GARDENS IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY TO BE POSTED IN THE VILLAGE HALL AS REQUIRED BY LAW FROM MAY 18, 2017 TO MAY 29, 2017.



John M. Kalmar, Village Clerk

SUBSCRIBED AND SWORN TO BEFORE
THIS 18th DAY OF MAY 2017

Notary Public

ORDINANCE NO. 2017-069

AN ORDINANCE APPROVING THE FINAL PLAT OF SUBDIVISION AND FINAL SITE AND LANDSCAPING PLANS FOR A PLANNED UNIT DEVELOPMENT FOR PROPERTY LOCATED AT THE CUNEO MANSION & GARDENS IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY

WHEREAS, Resolution 2016-046 authorized the execution of an Intergovernmental Agreement and First Amendment of Sewer and Water Agreement between Lake County and the Village of Vernon Hills for the purpose of a residential planned unit development to be located at the Cuneo Mansion & Gardens.

WHEREAS, Ordinance 2017-014 amended the zoning classification from R-7 Multi-Family Residential to R-5 Single Family Residential and PIB, Public & Institutional Building and approving a Special Use Permit for a Planned Unit Development for property located at the Cuneo Mansion & Gardens.

WHEREAS, Ordinance 2017-014 granted only preliminary approval of the Plat of Subdivision and Preliminary approval of the Site and Landscape Plans.

WHEREAS, the requested approvals would be in general compliance with the following plans:

1. Final Plat of Subdivision dated May 9, 2017 totaling 6 pages and prepared by Manhard Consulting Ltd
2. Final Site Plan for the Residences at Cuneo Mansion and Gardens dated May 5, 2017 totaling 1 page and prepared by Manhard Consulting Ltd
3. Final Site Plan for the Parking Lot and Access Drive Improvements dated May 5, 2017 totaling 1 page and prepared by Manhard Consulting Ltd
4. Final Landscape Development Plans for the Residences at Cuneo Mansion and Gardens dated May 5, 2017 totaling 27 pages and prepared by Signature Design Group

Said Plans are attached hereto as Exhibit B; and

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION I. Pursuant to the Code of Ordinances, as amended, final site, landscape plans, and final plat of subdivision as setforth in Exhibit B is hereby granted, subject to the following conditions:

1. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a construction permit.
2. Compliance with all ordinance and standards of the Village except as otherwise noted in Ordinance 2017-014
3. One foot grading contours on all residential lots (1-128) that terminate at the building envelope
4. Compliance with the Lake County Watershed Development Ordinance (WDO)
5. Traffic circle geometry at the intersection of Council Circle, Insull Drive and Cuneo Blvd approval by Village Engineer

6. Village Engineer approval of street lighting

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, the final plat of subdivision is hereby approved subject to the conditions listed below in Exhibit B.

SECTION III. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION IV. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION V. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of the petitioner and property owner.

SECTION VI. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION VII. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2017-069.

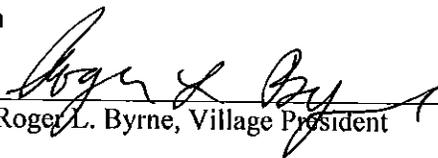
Dated the 16th of May, 2016

Adopted by roll call votes as follows:

AYES: 5 – Oppenheim, Takaoka, Hebda, Schultz, Marquardt

NAYS: 0 - None

ABSENT AND NOT VOTING: 1 - Koch


Roger L. Byrne, Village President

PASSED: 05/16/2017

APPROVED: 05/16/2017

PUBLISHED IN PAMPHLET FORM: 5/18/2017

ATTEST:



John M. Kalmar, Village Clerk

Exhibit A
Legal Description

PARCEL 1:

THAT PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF MILWAUKEE AVENUE (STATE ROUTE NO. 21) AS WIDENED BY CONDEMNATION IN CIRCUIT COURT, LAKE COUNTY, ILLINOIS, CASE NO. 65-2323, WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY; THENCE SOUTH 11 DEGREES 05 MINUTES 47 SECONDS EAST ALONG SAID WESTERLY LINE OF MILWAUKEE AVENUE AS WIDENED, BEING A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF MILWAUKEE AVENUE, 553.26 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 86 DEGREES 43 MINUTES 09 SECONDS WEST, 311.96 FEET; THENCE SOUTH 85 DEGREES 35 MINUTES 41 SECONDS WEST, 153.40 FEET; THENCE SOUTH 84 DEGREES 29 MINUTES 38 SECONDS WEST 427.28 FEET; THENCE NORTH 05 DEGREES 29 MINUTES 59 SECONDS WEST, 535.67 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID ELGIN, JOLIET AND EASTERN RAILWAY; THENCE SOUTH 84 DEGREES 30 MINUTES 01 SECONDS WEST ALONG SAID LAST DESCRIBED LINE, 990.10 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 54 SECONDS WEST, 1199.06 FEET; THENCE SOUTH 37 DEGREES 25 MINUTES 00 SECONDS EAST, 1032.64 FEET; THENCE SOUTH 77 DEGREES 59 MINUTES 09 SECONDS EAST, 399.87 FEET; THENCE SOUTH 84 DEGREES 27 MINUTES 58 SECONDS EAST, 688.54 FEET; THENCE SOUTH 85 DEGREES 08 MINUTES 28 SECONDS EAST, 242.41 FEET; THENCE SOUTH 86 DEGREES 31 MINUTES 10 SECONDS EAST, 125.09 FEET; THENCE NORTH 80 DEGREES 43 MINUTES 15 SECONDS EAST, 223.04 FEET TO A POINT ON THE WESTERLY LINE OF SAID MILWAUKEE AVENUE AND THE WESTERLY LINE OF MILWAUKEE AVENUE AS WIDENED PER DOCUMENT 1691385; THENCE NORTHERLY 373.39 FEET ALONG SAID WESTERLY LINE, BEING THE ARC OF A CIRCLE CONVEX EASTERLY, HAVING A RADIUS OF 11681.72 FEET, WHOSE CHORD BEARS NORTH 10 DEGREES 10 MINUTES 51 SECONDS WEST, 373.37 FEET TO A POINT OF TANGENCY; THENCE NORTH 11 DEGREES 05 MINUTES 47 SECONDS WEST ALONG SAID WESTERLY LINE, TANGENT TO THE LAST DESCRIBED COURSE, 1176.60 FEET; THENCE SOUTH 78 DEGREES 54 MINUTES 13 SECONDS WEST ALONG SAID WESTERLY LINE, 10.00 FEET; THENCE NORTH 11 DEGREES 05 MINUTES 47 SECONDS WEST ALONG SAID WESTERLY LINE, 278.35 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART THEREOF TAKEN FOR WIDENING OF MILWAUKEE AVENUE PER DOCUMENT 4543140, IN LAKE COUNTY, ILLINOIS. (CONTAINING 3,775,616 SQUARE FEET OR 86.6762 ACRES)

PARCEL 2:

THAT PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE WESTERLY LINE OF MILWAUKEE AVENUE (STATE ROUTE NO. 21) AS WIDENED BY CONDEMNATION IN CIRCUIT COURT, LAKE COUNTY, ILLINOIS, CASE NO. 65-2323, WITH THE SOUTHERLY RIGHT OF WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILWAY; THENCE SOUTH 11 DEGREES 05 MINUTES 47 SECONDS EAST ALONG SAID WESTERLY LINE OF MILWAUKEE AVENUE AS WIDENED, BEING A LINE 50.00 FEET, AS MEASURED AT RIGHT ANGLES, WESTERLY OF AND PARALLEL WITH THE CENTER LINE OF MILWAUKEE AVENUE, 553.26 FEET; THENCE SOUTH 86 DEGREES 43 MINUTES 09 SECONDS WEST, 311.96 FEET; THENCE SOUTH 85 DEGREES 35 MINUTES 41 SECONDS WEST, 153.40 FEET; THENCE SOUTH 84 DEGREES 29 MINUTES 38 SECONDS WEST, 427.28 FEET; THENCE NORTH 05 DEGREES 29 MINUTES 59 SECONDS WEST, 535.67 FEET TO AN INTERSECTION WITH THE SOUTHERLY RIGHT OF WAY LINE OF SAID ELGIN, JOLIET AND EASTERN RAILWAY; THENCE NORTH 84 DEGREES 30 MINUTES 01 SECONDS EAST ALONG SAID LAST DESCRIBED LINE, 838.42 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ALL THAT PART THEREOF TAKEN FOR WIDENING OF MILWAUKEE AVENUE PER DOCUMENT 4543140, IN LAKE COUNTY, ILLINOIS. (CONTAINING 451,224 SQUARE FEET OR 10.3587 ACRE)

COMMONLY KNOWN AS: CUNEO MUSEUM & GARDENS, 1350 N. MILWAUKEE AVE., VERNON HILLS, IL 60061

**Exhibit B
Plans**

General Compliance with the following plans:

1. Final Plat of Subdivision dated May 9, 2017 totaling 6 pages and prepared by Manhard Consulting Ltd
2. Final Site Plan for the Residences at Cuneo Mansion and Gardens dated May 5, 2017 totaling 1 page and prepared by Manhard Consulting Ltd
3. Final Site Plan for the Parking Lot and Access Drive Improvements dated May 5, 2017 totaling 1 page and prepared by Manhard Consulting Ltd
4. Final Landscape Development Plans for the Residences at Cuneo Mansion and Gardens dated May 5, 2017 totaling 27 pages and prepared by Signature Design Group

Exhibit C
Terms and Conditions of Approval

Conditions of Approval for the entire Site:

1. Final approval of plans by the Village Engineer and Landscape Architect prior to issuance of a construction permit.
2. Compliance with all ordinance and standards of the Village except as otherwise noted in Ordinance 2017-014
3. Grading plans showing one foot grading contours on all residential lots (1-128) that terminate at the building envelope
4. Compliance with the Lake County Watershed Development Ordinance (WDO)
5. Traffic circle geometry at the intersection of Council Circle, Insull Drive and Cuneo Blvd approval by Village Engineer
6. Village Engineer approval of street lighting

THE SHoppes AT GREGG'S LANDING SUBDIVISION
RECORDED OCTOBER 11, 2001 AS DOCUMENT NUMBER 625002

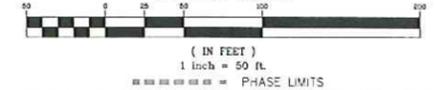
LOT 2

LOT 1

FINAL PLAT OF THE RESIDENCES AT CUNEO MANSION AND GARDENS

BEING A SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

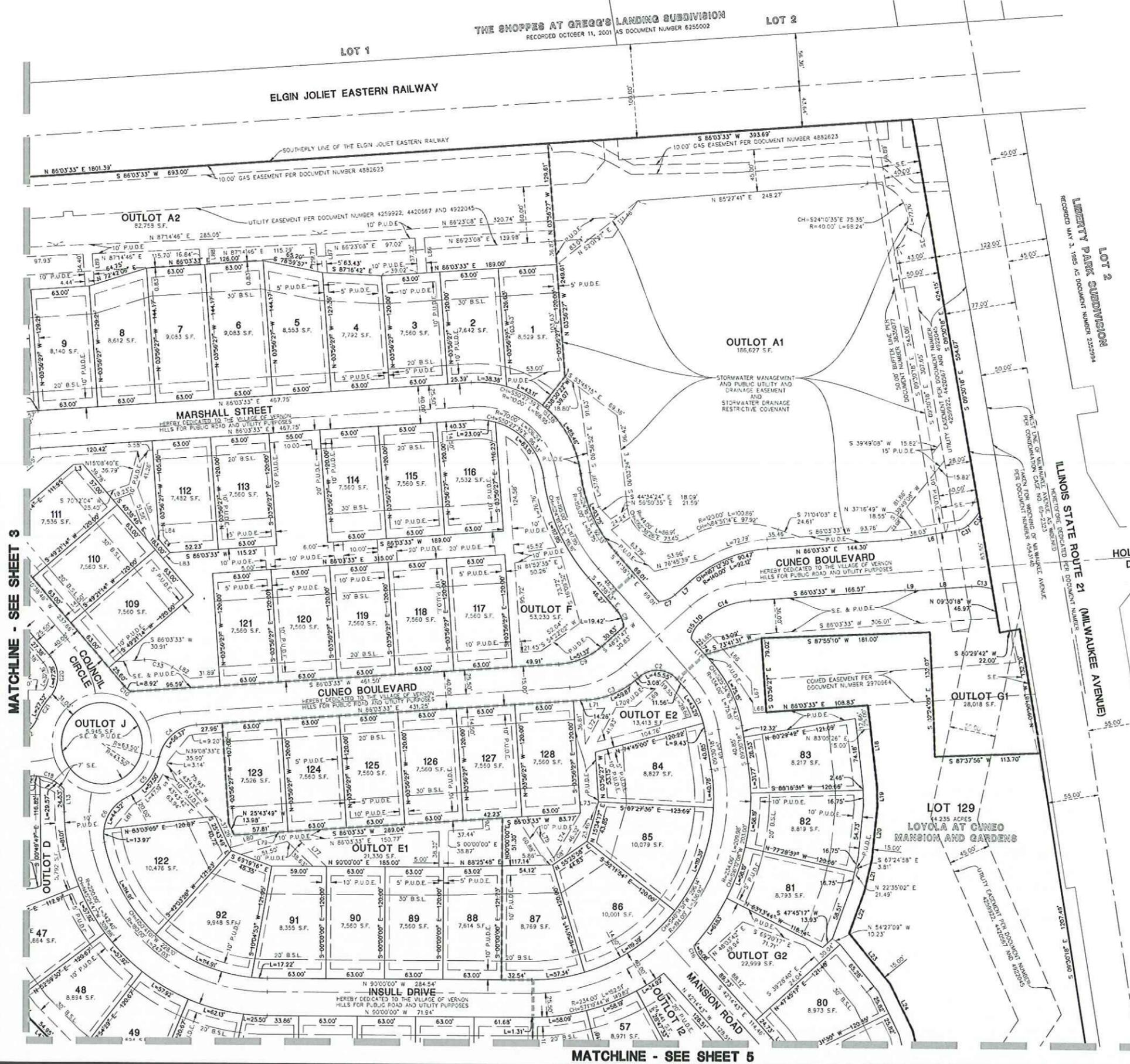
GRAPHIC SCALE



LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S41°38'13"E	11.55'	L35	S73°11'43"W	15.73'	L69	S48°21'46"W	42.32'
L2	S48°21'47"W	3.08'	L36	S73°21'04"W	55.73'	L70	S56°03'33"W	21.35'
L3	N85°03'33"E	10.04'	L37	S85°23'02"W	31.74'	L71	S66°03'33"W	23.52'
L4	N40°38'46"W	18.01'	L38	N89°35'00"W	55.73'	L72	N28°36'59"E	43.67'
L5	N49°21'14"E	19.73'	L39	N82°25'26"W	32.15'	L73	S74°25'43"E	5.97'
L6	N80°15'56"E	63.24'	L40	N76°16'17"W	65.61'	L74	N30°28'54"E	55.87'
L7	N48°21'47"E	21.70'	L41	N16°46'00"E	15.03'	L75	N33°04'42"W	52.77'
L8	S85°48'58"W	61.00'	L42	N73°02'28"W	61.83'	L76	S03°56'27"E	10.00'
L9	N58°13'49"W	11.27'	L43	N72°57'09"W	72.82'	L77	N45°27'16"W	40.58'
L10	S48°21'47"W	3.08'	L44	N57°02'32"W	34.77'	L78	N47°20'18"W	2.70'
L11	S41°38'13"E	22.74'	L45	N59°28'01"W	54.93'	L79	S74°03'16"W	54.63'
L12	N58°50'24"E	15.12'	L46	N52°05'31"W	34.77'	L80	N39°03'33"E	32.32'
L13	N20°14'33"W	24.53'	L47	N44°33'00"W	54.95'	L81	N37°45'53"W	72.17'
L14	N14°28'47"E	6.24'	L48	N37°00'30"W	34.77'	L82	N57°45'53"W	72.17'
L15	N14°28'47"E	6.24'	L49	N29°27'59"W	62.49'	L83	S49°21'46"W	10.00'
L16	N30°40'41"W	21.60'	L50	N77°32'03"W	26.09'	L84	S66°03'33"W	2.53'
L17	N30°00'00"W	16.49'	L51	S12°08'42"W	42.70'	L85	N20°14'44"W	58.94'
L18	S06°54'34"E	67.20'	L52	S20°14'27"W	66.10'	L86	N03°56'27"W	37.68'
L19	S01°43'29"E	20.82'	L53	S25°01'47"W	60.67'	L87	N03°56'27"W	31.50'
L20	S02°23'57"W	56.60'	L54	S41°04'13"W	85.40'	L88	N03°56'27"W	16.63'
L21	S12°31'23"W	35.35'	L55	S68°27'52"W	73.35'	L89	N03°56'27"W	32.87'
L22	S19°38'45"W	47.85'	L56	S72°25'17"W	53.05'	L90	N03°56'27"W	36.16'
L23	S32°28'42"E	69.84'	L57	S79°14'29"W	33.37'	L91	N02°39'23"E	38.99'
L24	S28°28'30"E	55.06'	L58	S66°03'40"W	53.76'	L92	N02°39'57"E	23.33'
L25	S13°28'19"E	61.26'	L59	N30°00'00"W	22.69'	L93	S03°47'09"E	9.25'
L26	S02°28'09"E	52.23'	L60	N85°00'03"W	55.94'	L94	S66°03'33"W	10.00'
L27	N23°59'24"W	63.95'	L61	N50°13'55"W	30.97'	L95	N03°47'09"W	10.23'
L28	N23°33'30"W	27.10'	L62	N72°12'24"W	54.95'	L96	N03°00'00"W	21.08'
L29	N10°51'20"W	61.14'	L63	N65°08'54"W	59.94'	L97	N67°59'48"W	28.01'
L30	N02°08'50"E	55.06'	L64	N02°00'00"E	15.20'	L98	S51°20'13"E	10.00'
L31	N15°09'01"E	61.26'	L65	S48°21'46"W	19.25'	L99	N39°34'47"E	10.00'
L32	N28°59'11"E	44.61'	L66	N41°38'13"E	62.25'	L100	N51°20'13"W	10.00'
L33	N58°15'16"W	24.01'	L67	N03°56'27"W	33.75'	L101	N55°52'23"W	30.38'
L34	S75°20'11"W	75.03'	L68	S66°03'33"W	14.00'	L102	N21°46'50"W	22.21'

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD	CHORD
C1	94.00'	52.72'	N25°34'16"W	52.03'	
C2	29.00'	45.55'	S66°38'14"E	41.01'	
C3	91.00'	59.87'	S67°12'40"W	58.80'	
C4	44.00'	56.37'	N49°21'21"E	52.60'	
C5	63.50'	57.50'	N38°35'43"E	55.56'	
C6	44.00'	58.29'	N26°35'08"E	54.12'	
C7	29.00'	19.42'	N67°32'46"E	19.06'	
C8	29.00'	19.42'	S44°21'14"E	19.06'	
C9	78.00'	51.32'	N67°12'40"E	50.40'	
C10	29.00'	8.92'	N49°27'24"W	8.83'	
C11	29.00'	45.55'	N04°21'14"E	41.01'	
C12	80.00'	51.25'	N67°42'23"E	50.38'	
C13	80.00'	22.60'	N32°54'44"W	22.45'	
C14	87.50'	57.57'	S67°12'40"W	56.54'	
C15	29.00'	19.42'	S29°10'49"W	19.06'	
C16	29.00'	19.42'	S37°21'05"E	19.01'	
C17	49.00'	7.00'	N33°44'27"E	30.53'	
C18	44.00'	29.57'	N62°46'33"W	29.02'	
C19	29.00'	14.98'	N74°34'34"W	14.81'	
C20	33.00'	47.28'	S00°23'43"W	43.34'	
C21	74.50'	27.32'	S30°56'00"W	27.16'	
C22	33.00'	38.81'	N54°20'09"E	36.61'	
C23	280.11'	59.09'	N08°24'03"E	58.93'	
C24	29.00'	16.56'	S62°39'04"E	16.34'	
C25	130.00'	36.53'	S78°53'30"E	36.47'	
C26	320.00'	67.04'	N08°16'42"E	66.91'	
C27	223.00'	35.75'	S35°19'59"E	35.71'	
C28	29.00'	39.81'	N00°39'45"W	36.76'	
C29	80.00'	53.93'	S19°19'53"W	52.97'	
C30	75.00'	17.07'	N56°01'35"E	17.03'	
C31	19.00'	10.78'	N64°03'49"E	10.61'	
C32	70.00'	19.32'	N39°55'42"E	19.24'	
C33	50.00'	31.57'	N75°11'07"W	31.05'	

NOTE: LINE AND CURVE TABLES REPEATED ON SHEETS 2 THRU 5



MATCHLINE - SEE SHEET 3

MATCHLINE - SEE SHEET 5

05/09/17 HUNTER, KASIMIR, AND DIMONIOS
04/27/17 RACED, COMED, UTILITY EASEMENT
04/25/17 REVISED PER VILLAGE COMMENTS

PROJ. NO. 17-01

PROJ. ASSOC. J.M.

DRAWN BY J.D.

DATE 03/06/17

SCALE 1"=50'

SHEET

2

OF 6

PULVH

THE RESIDENCES AT CUNEO MANSION AND GARDENS

VERNON HILLS, ILLINOIS

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SCALE 1"=50'

SHEET

2

OAKMONT RESUBDIVISION
RECORDED AS DOCUMENT NUMBER 6366034

OUTLET E
ELGIN JOLIET EASTERN RAILWAY

FINAL PLAT OF THE RESIDENCES AT CUNEO MANSION AND GARDENS

BEING A SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

GRAPHIC SCALE



(IN FEET)
1 inch = 50 ft.

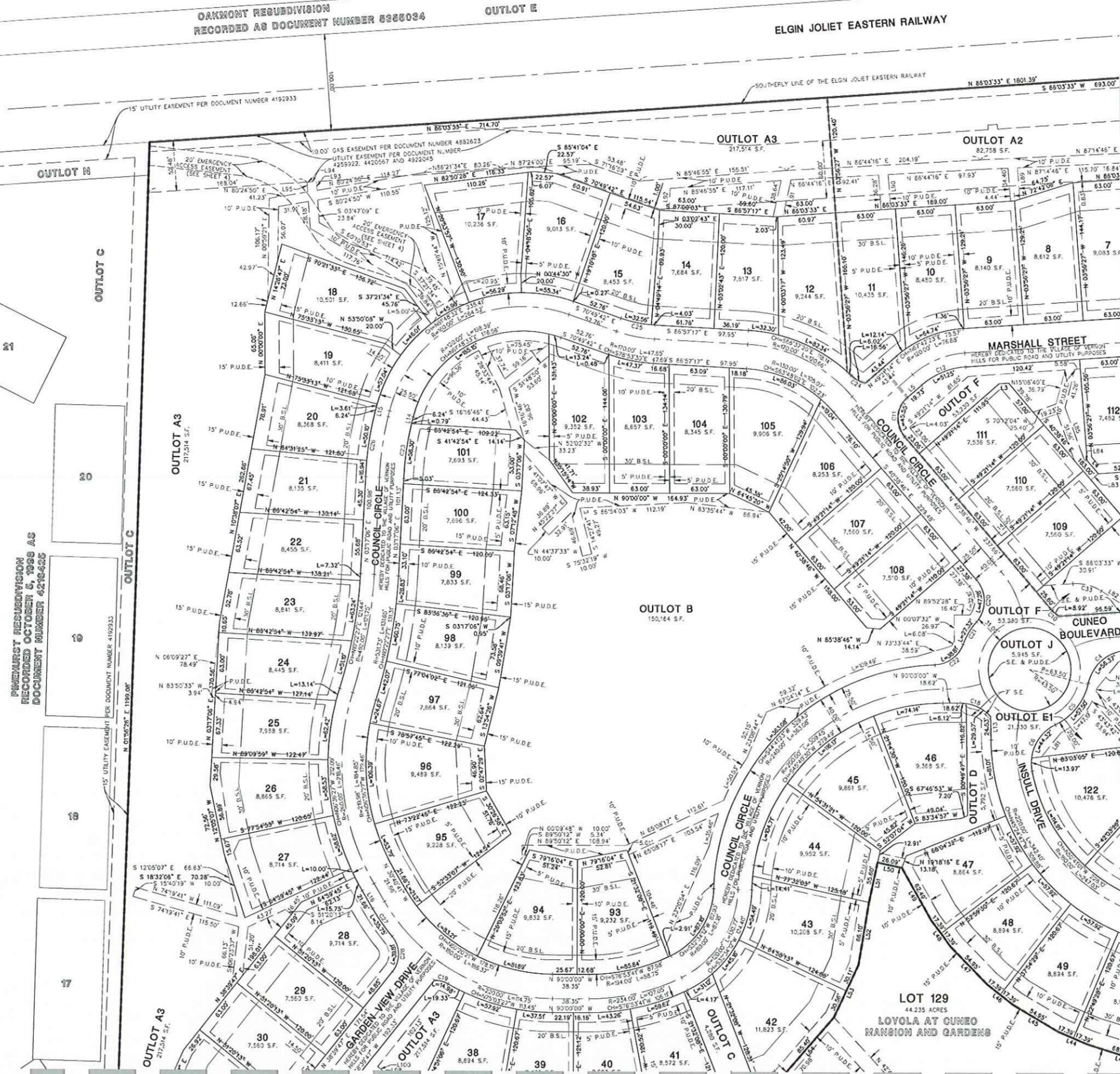
LINE TABLE			LINE TABLE			LINE TABLE		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	S41°38'13"E	11.55'	L35	S73°11'43"W	15.79'	L69	S45°21'46"W	42.32'
L2	S45°21'47"W	3.08'	L36	S79°21'04"W	55.73'	L70	S56°03'33"W	21.35'
L3	N60°03'33"E	10.04'	L37	S85°23'02"W	31.74'	L71	S56°03'33"W	23.55'
L4	N40°38'48"W	18.01'	L38	N88°25'00"W	55.79'	L72	N23°35'59"E	43.67'
L5	N45°21'14"E	19.73'	L39	N82°25'38"W	39.15'	L73	S74°25'43"E	5.87'
L6	N80°15'56"E	63.24'	L40	N78°16'17"W	65.61'	L74	N30°28'54"E	55.87'
L7	N48°21'47"E	21.70'	L41	N16°48'00"E	15.03'	L75	N33°04'42"E	52.77'
L8	S85°45'58"W	61.00'	L42	N73°10'28"W	61.83'	L76	S03°56'27"E	10.00'
L9	N88°13'49"W	11.27'	L43	N72°57'09"W	72.82'	L77	N45°27'16"W	40.58'
L10	S45°21'47"W	3.08'	L44	N67°10'32"W	34.77'	L78	N47°20'18"W	2.70'
L11	S41°38'13"E	22.74'	L45	N59°38'01"W	54.95'	L79	S74°03'16"W	54.69'
L12	N55°50'24"E	15.12'	L46	N52°05'31"W	34.77'	L80	N39°08'33"E	32.33'
L13	N00°49'33"E	24.53'	L47	N44°33'02"W	54.95'	L81	N57°45'53"E	22.17'
L14	N14°25'47"E	6.24'	L48	N37°00'30"W	34.77'	L82	S49°21'14"W	10.00'
L15	N14°25'47"E	6.24'	L49	N29°27'59"W	62.43'	L83	S66°03'33"W	2.53'
L16	N30°40'41"W	21.65'	L50	N77°32'03"W	26.09'	L84	N00°44'44"W	58.94'
L17	N00°00'00"W	16.49'	L51	S12°09'42"W	42.70'	L85	N03°56'27"E	37.66'
L18	S05°44'34"E	87.20'	L52	S09°33'54"W	66.10'	L86	N03°56'27"E	31.59'
L19	S01°43'29"E	20.82'	L53	S25°01'47"W	60.67'	L87	N03°56'27"E	16.63'
L20	S05°23'57"W	56.60'	L54	S41°04'13"W	85.40'	L88	N03°56'27"E	32.87'
L21	S12°31'23"W	35.35'	L55	S68°27'52"E	73.35'	L89	N03°56'27"E	35.16'
L22	S19°38'49"W	47.85'	L56	S72°25'17"W	53.05'	L90	N12°39'23"E	38.99'
L23	S39°28'40"E	69.94'	L57	S79°24'29"E	33.37'	L91	N02°45'57"E	23.33'
L24	S26°28'30"E	55.05'	L58	S66°03'40"W	53.76'	L92	S03°47'09"E	9.25'
L25	S13°28'19"E	61.26'	L59	N60°00'00"W	22.69'	L93	S66°03'33"W	10.00'
L26	S00°28'09"E	52.29'	L60	N66°50'03"W	55.94'	L94	N03°47'09"E	10.23'
L27	N23°59'24"W	63.95'	L61	N60°13'55"W	30.97'	L95	N03°47'09"E	21.08'
L28	N23°33'30"W	27.10'	L62	N72°14'24"W	54.65'	L96	N67°59'48"E	26.01'
L29	N10°51'20"W	61.14'	L63	N55°08'54"W	59.94'	L97	S51°20'13"E	10.00'
L30	N02°48'50"E	55.05'	L64	N00°00'00"E	15.20'	L98	N35°34'74"E	10.00'
L31	N15°09'01"E	61.26'	L65	S45°21'46"W	19.25'	L99	N51°20'13"E	10.00'
L32	N26°09'11"E	44.61'	L66	N41°58'13"W	62.25'	L100	N55°22'23"E	33.35'
L33	N38°15'19"W	24.01'	L67	N03°56'27"E	33.75'	L101	N21°46'50"W	22.21'
L34	S75°20'11"W	75.00'	L68	S56°03'33"W	14.00'			

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	94.00'	52.72'	N25°34'15"W	52.03'
C2	28.00'	45.55'	S65°38'4"E	41.01'
C3	91.00'	59.87'	S87°24'0"W	58.80'
C4	44.00'	56.37'	N49°21'21"E	52.60'
C5	63.50'	57.50'	N38°35'43"E	55.50'
C6	44.00'	58.29'	N26°35'08"E	54.12'
C7	28.00'	19.42'	N67°32'48"E	19.06'
C8	28.00'	19.42'	S22°27'14"E	19.06'
C9	78.00'	51.32'	N67°12'40"E	50.40'
C10	28.00'	8.92'	N49°27'28"W	8.88'
C11	28.00'	45.55'	N04°21'14"E	41.01'
C12	80.00'	51.25'	N67°42'23"E	50.35'
C13	60.00'	22.60'	N33°25'44"W	22.45'
C14	87.50'	57.57'	S67°12'40"W	55.54'
C15	28.00'	19.42'	S29°10'47"W	19.06'
C16	28.00'	15.06'	S27°21'06"E	14.91'
C17	48.00'	31.04'	N33°44'27"E	30.53'
C18	44.00'	29.57'	N62°46'33"W	29.02'
C19	28.00'	14.98'	N74°54'34"W	14.81'
C20	33.00'	47.28'	S00°23'43"W	43.34'
C21	74.50'	27.32'	S30°56'00"W	27.15'
C22	31.00'	38.61'	N54°20'09"E	36.61'
C23	280.11'	59.09'	N08°24'09"E	58.95'
C24	28.00'	16.56'	S62°39'04"E	16.34'
C25	130.00'	36.59'	S78°53'30"E	36.47'
C26	320.00'	67.04'	N08°25'42"E	66.91'
C27	220.00'	35.75'	S35°19'59"E	35.71'
C28	28.00'	39.61'	N00°39'45"W	36.76'
C29	80.00'	53.95'	S19°19'53"W	52.97'
C30	75.00'	17.07'	N56°01'39"E	17.03'
C31	18.00'	10.76'	N64°02'49"E	10.61'
C32	70.00'	19.30'	N39°55'42"E	19.24'
C33	50.00'	31.57'	N75°51'10"W	31.05'

NOTE: LINE AND CURVE TABLES
REPEATED ON SHEETS 2 THRU 5

MATCHLINE - SEE SHEET 2

MATCHLINE - SEE SHEET 4



PRELUDE RESUBDIVISION
RECORDED OCTOBER 5, 1998 AS
DOCUMENT NUMBER 4216425

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Civil Engineers • Surveyors • Environmental Scientists • Landscape Architects • Planners

THE RESIDENCES AT CUNEO MANSION AND GARDENS
VERNON HILLS, ILLINOIS
FINAL PLAT OF SUBDIVISION

FINAL PLAT OF THE RESIDENCES AT CUNEO MANSION AND GARDENS

BEING A SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

GRAPHIC SCALE



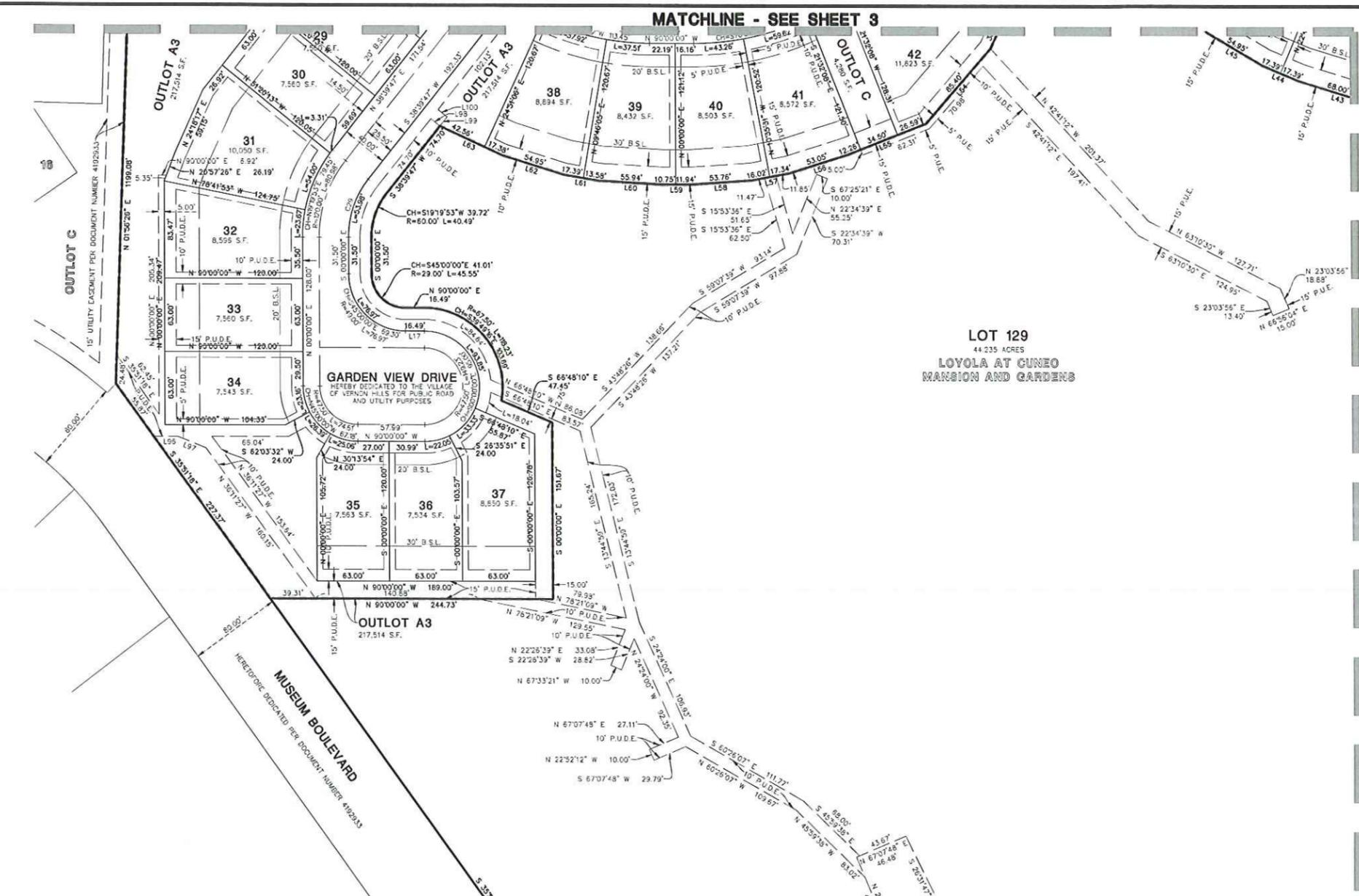
LINE	BEARING	LENGTH
L1	S41°38'13"E	11.56'
L2	S48°21'47"W	3.08'
L3	N56°03'33"E	10.04'
L4	N40°38'45"W	18.01'
L5	N49°21'14"E	19.73'
L6	N50°55'56"E	63.24'
L7	N49°21'47"E	21.70'
L8	S55°48'58"W	61.00'
L9	N59°35'49"W	11.27'
L10	S48°21'47"W	3.08'
L11	S41°38'13"E	22.74'
L12	N58°50'24"E	15.12'
L13	N00°49'33"W	24.53'
L14	N14°26'47"E	6.24'
L15	N14°26'47"E	6.24'
L16	N30°40'41"W	21.68'
L17	N90°00'00"W	16.49'
L18	S06°54'34"E	87.20'
L19	S01°43'29"E	20.82'
L20	S05°23'57"W	56.50'
L21	S12°31'23"W	35.36'
L22	S19°38'49"W	47.85'
L23	S39°28'40"E	69.94'
L24	S16°28'30"E	55.08'
L25	S13°28'18"E	61.26'
L26	S00°28'09"E	52.29'
L27	N23°59'24"W	63.95'
L28	N23°33'30"W	27.10'
L29	N1°05'12"W	61.14'
L30	N02°08'50"E	55.09'
L31	N15°09'01"E	61.26'
L32	N8°09'11"E	44.61'
L33	N35°15'19"W	24.01'
L34	S19°20'11"W	75.00'

LINE	BEARING	LENGTH
L35	S73°11'43"W	15.79'
L36	S79°21'04"W	55.79'
L37	S55°23'02"W	31.74'
L38	N58°35'00"W	55.79'
L39	N52°35'38"W	32.15'
L40	N76°16'17"W	65.61'
L41	N16°46'00"E	15.03'
L42	N73°10'28"W	81.83'
L43	N72°57'09"W	72.82'
L44	N67°10'32"W	34.77'
L45	N59°38'01"W	54.95'
L46	N52°05'31"W	34.77'
L47	N44°33'00"W	54.95'
L48	N37°00'33"W	34.77'
L49	N29°27'59"W	62.43'
L50	N77°32'03"W	28.09'
L51	S12°09'42"W	42.70'
L52	S09°35'54"W	65.10'
L53	S25°01'47"W	60.67'
L54	S41°04'13"W	85.40'
L55	S68°27'59"W	73.35'
L56	S72°25'17"W	53.05'
L57	S79°24'29"W	33.37'
L58	S86°03'40"W	53.75'
L59	N90°00'00"W	22.63'
L60	N66°50'03"W	55.94'
L61	N80°13'55"W	30.97'
L62	N72°41'24"W	54.95'
L63	N55°08'54"W	59.94'
L64	N00°00'00"E	15.20'
L65	S48°21'46"W	19.25'
L66	N41°38'13"W	62.25'
L67	N03°56'27"W	33.75'
L68	S86°03'33"W	14.00'

LINE	BEARING	LENGTH
L70	S86°03'33"W	21.35'
L71	S86°03'33"W	23.50'
L72	N26°36'59"E	43.67'
L73	S74°25'43"E	5.87'
L74	N30°28'54"E	55.87'
L75	N33°04'42"W	52.77'
L76	S03°56'27"E	10.00'
L77	N46°27'16"W	40.58'
L78	N47°20'16"W	2.70'
L79	S74°03'16"E	54.69'
L80	N39°08'33"E	32.30'
L81	N39°08'33"E	32.30'
L82	N57°45'53"W	22.17'
L83	S49°21'14"W	10.00'
L84	S86°03'33"W	2.53'
L85	N20°14'44"W	58.94'
L86	N03°56'27"E	37.66'
L87	N03°56'27"E	31.50'
L88	N03°56'27"E	16.63'
L89	N03°56'27"E	32.87'
L90	N03°56'27"E	36.16'
L91	N12°39'23"E	38.99'
L92	N02°59'57"E	23.33'
L93	S03°47'09"E	9.25'
L94	S86°03'33"W	10.00'
L95	N03°47'09"W	10.23'
L96	N90°00'00"W	21.08'
L97	N67°59'48"W	26.01'
L98	S51°20'13"E	10.00'
L99	N38°39'47"E	10.00'
L100	N51°20'13"W	10.00'
L101	N65°52'23"W	30.36'
L102	N21°45'50"W	22.21'

CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	54.00'	52.72'	N25°24'16"W	52.03'
C2	29.00'	45.55'	S86°38'14"E	41.01'
C3	61.00'	59.87'	S67°2'40"W	58.80'
C4	44.00'	56.37'	N49°21'21"E	52.60'
C5	63.50'	57.50'	N38°54'43"E	55.58'
C6	44.00'	58.29'	N26°35'08"E	54.12'
C7	29.00'	19.42'	N67°32'45"E	19.05'
C8	29.00'	19.42'	S22°27'14"E	19.05'
C9	78.00'	51.32'	N67°2'40"E	50.40'
C10	29.00'	8.92'	N49°27'26"W	8.68'
C11	29.00'	45.55'	N04°21'4"E	41.01'
C12	80.00'	51.25'	N67°42'23"E	50.35'
C13	60.00'	22.60'	N53°25'44"W	22.45'
C14	87.50'	57.57'	S87°2'40"W	56.54'
C15	29.00'	19.42'	S29°10'47"W	19.05'
C16	29.00'	15.08'	S27°10'5"E	14.91'
C17	49.00'	31.04'	N33°44'27"E	30.53'
C18	44.00'	29.57'	N52°45'33"W	29.02'
C19	29.00'	14.68'	N74°54'34"W	14.81'
C20	33.00'	47.28'	S00°23'43"W	43.34'
C21	74.50'	27.32'	S30°56'00"W	27.16'
C22	33.00'	38.81'	N54°22'09"E	36.61'
C23	280.11'	59.09'	N08°24'09"E	58.55'
C24	29.00'	16.56'	S62°39'04"E	16.34'
C25	130.00'	36.59'	S78°53'33"E	36.47'
C26	330.00'	67.04'	N08°28'42"E	66.91'
C27	220.00'	35.75'	S35°19'59"E	35.71'
C28	29.00'	39.81'	N00°39'45"W	36.76'
C29	60.00'	53.96'	S19°19'53"W	52.97'
C30	75.00'	17.07'	N56°01'39"E	17.03'
C31	19.00'	10.76'	N64°02'49"E	10.61'
C32	70.00'	19.35'	N39°55'42"E	19.24'
C33	50.00'	31.57'	N75°31'0"W	31.05'

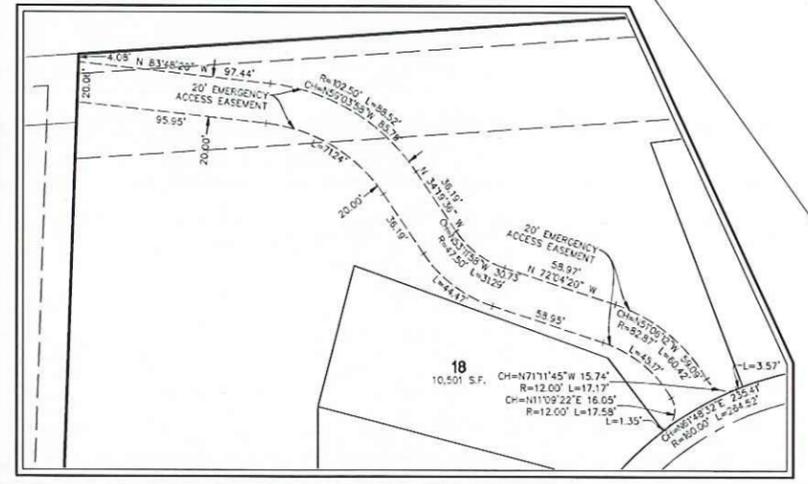
NOTE: LINE AND CURVE TABLES REPEATED ON SHEETS 2 THRU 5



LOT 129
44.235 ACRES
LOYOLA AT CUNEO MANSION AND GARDENS

EMERGENCY ACCESS EASEMENT DETAIL

SCALE: 1" = 40'



MATCHLINE - SEE SHEET 5

THE RESIDENCES AT CUNEO MANSION AND GARDENS
VERNON HILLS, ILLINOIS

FINAL PLAT OF SUBDIVISION

PROJ. MGR.: WH
PROJ. ASSOC.: TM
DRAWN BY: JD
DATE: 03/06/17
SCALE: 1" = 50'

SHEET 4 OF 6
PULVH

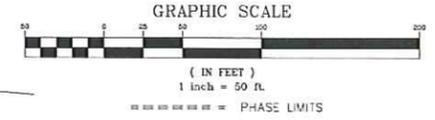
DATE	REVISION	BY	DESCRIPTION
05/09/17	REVISED EASEMENTS AND DIMENSIONS	J.D.	
04/27/17	REVISED CUNEO MANSION AND GARDENS	J.D.	
04/25/17	REVISED PER VILLAGE COMMENTS	J.D.	

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FINAL

FINAL PLAT OF THE RESIDENCES AT CUNEO MANSION AND GARDENS

BEING A SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.



CURVE TABLE				
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	94.00'	52.72'	N25°34'16"W	52.03'
C2	29.00'	45.55'	S88°28'14"E	41.01'
C3	91.00'	59.87'	S67°12'40"W	58.80'
C4	44.00'	56.37'	N49°21'21"E	52.60'
C5	63.50'	57.50'	N38°25'43"E	55.56'
C6	44.00'	58.29'	N26°35'08"E	54.12'
C7	29.00'	19.42'	N67°32'46"E	19.06'
C8	29.00'	19.42'	S22°27'14"E	19.06'
C9	78.00'	51.32'	N67°12'40"W	56.54'
C10	29.00'	8.92'	N49°27'28"W	8.83'
C11	29.00'	45.55'	N04°21'14"E	41.01'
C12	80.00'	51.25'	N67°42'23"E	50.38'
C13	80.00'	22.80'	N53°25'44"W	22.48'
C14	87.50'	57.57'	S67°12'40"W	56.54'
C15	29.00'	19.42'	S23°10'47"W	19.06'
C16	29.00'	15.08'	S27°10'05"E	14.91'
C17	49.00'	31.04'	N33°44'27"E	30.53'
C18	44.00'	29.57'	N62°48'35"W	29.02'
C19	29.00'	14.58'	N74°54'34"W	14.51'
C20	33.00'	47.28'	S00°23'43"W	43.34'
C21	74.50'	27.32'	S30°56'00"W	27.16'
C22	33.00'	38.81'	N54°20'09"E	36.61'
C23	283.11'	59.09'	N08°24'09"E	58.98'
C24	29.00'	16.56'	S62°59'04"E	16.34'
C25	130.00'	36.59'	S78°53'30"E	36.47'
C26	320.00'	67.04'	N08°26'42"E	66.91'
C27	220.00'	35.75'	S35°19'59"E	35.71'
C28	29.00'	39.81'	N00°39'45"W	36.76'
C29	80.00'	53.58'	S19°55'53"W	52.97'
C30	75.00'	17.07'	N56°01'39"E	17.03'
C31	19.00'	10.76'	N64°02'49"E	10.61'
C32	70.00'	19.30'	N39°55'42"E	19.24'
C33	50.00'	31.57'	N75°51'10"W	31.05'

NOTE: LINE AND CURVE TABLES REPEATED ON SHEETS 2 THRU 5

MATCHLINE - SEE SHEET 2



EXISTING PIN'S

11-33-200-023
11-33-200-026
11-33-200-027
11-33-400-005

SUBMITTED BY/RETURN TO:

THE VILLAGE OF VERNON HILLS
290 EVERGREEN DRIVE
VERNON HILLS, IL 60061

FINAL PLAT
OF

THE RESIDENCES AT
CUNEO MANSION AND GARDENS

BEING A SUBDIVISION OF PART OF SECTION 33, TOWNSHIP 44 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS.

OWNER'S CERTIFICATE

THIS IS TO CERTIFY THAT _____ IS THE LEGAL OWNER OF THE LAND DESCRIBED
ON THE ATTACHED PLAT, AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND THE PLATED AS
SHOWN BY THE PLAT FOR THE USES AND PURPOSES INDICATED THEREON AND DOES HEREBY ACKNOWLEDGE
AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO ALSO CERTIFY THAT THE UNDERSIGNED, AS OWNER OF THE PROPERTY DESCRIBED AS THE
RESIDENCES AT CUNEO MANSION AND GARDENS SUBDIVISION AND LEGALLY DESCRIBED ON THE PLAT OF THE
SAME NAME, HAVE DETERMINED TO THE BEST OF OUR KNOWLEDGE THE SCHOOL DISTRICT IN WHICH EACH OF
THE FOLLOWING LOTS LIE:

Table with columns: LOT NUMBER(S), SCHOOL DISTRICT. Row 1: ALL, GRADE SCHOOL DISTRICT NO. 7, JUNIOR COLLEGE DISTRICT - COLLEGE OF LAKE COUNTY

DATED THIS _____ DAY OF _____ A.D., 2017, OWNER'S NAME AND ADDRESS

BY: _____
PRINTED NAME AND TITLE

STORMWATER/DRAINAGE RESTRICTIVE COVENANT

THE UNDERSIGNED, FEE OWNER OF THE FOLLOWING DESCRIBED REAL PROPERTY LOCATED IN THE VILLAGE OF
VERNON HILLS, COUNTY OF LAKE, STATE OF ILLINOIS, SUCH PROPERTY BEING THE REAL PROPERTY NOW DULY
PLATED AS THE RESIDENCES AT CUNEO MANSION AND GARDENS, AS SUCH PLAT IS NOW RECORDED, IN THE
OFFICE OF THE RECORDER OF DEEDS OF THE COUNTY OF LAKE, STATE OF ILLINOIS, MAKES THE FOLLOWING
DECLARATIONS AS TO LIMITATIONS, RESTRICTIONS AND USES TO WHICH THOSE AREAS LOCATED ON OUTLOT H AND
OUTLOT I AND LOT 129 AND DESIGNATED AS STORMWATER MANAGEMENT EASEMENTS IN SAID SUBDIVISION,
AND SPECIFICS THAT SUCH DECLARATIONS SHALL CONSTITUTE COVENANTS TO RUN WITH ALL THE LAND, AS
PROVIDED BY LAW, AND SHALL BE BINDING ON ALL PARTIES AND THEIR SUCCESSORS, AND ALL PERSONS
CLAIMING UNDER THEM, AND FOR THE BENEFIT OF AND LIMITATIONS ON ALL FUTURE OWNERS IN SUCH
PARCEL/SUBDIVISION AND THE SURROUNDING AND DOWNSTREAM AND UPSTREAM AREAS. THIS DECLARATION
IS IN COMPLIANCE WITH APPLICABLE STORMWATER AND DRAINAGE RULES, REGULATIONS, AND ORDINANCES,
AND SUITABLE FOR SUCH STORMWATER RETENTION AND DRAINAGE PATHWAYS AND FACILITIES, AS SPECIFIED
HEREIN:

USE RESTRICTIONS: A RESTRICTIVE COVENANT RUNNING WITH THE LAND FOR THE INSTALLATION AND
MAINTENANCE OF STORMWATER AND DRAINAGE FLOODPLAIN WETLANDS & BUFFER AREAS ARE RESERVED AS
SHOWN ON THE RECORDED PLAT. WITHIN THESE RESTRICTED AREAS, NO STRUCTURE, PLANTING, OR OTHER
MATERIAL SHALL BE PLACED OR PERMITTED TO REMAIN WHICH MAY DAMAGE OR INTERFERE WITH THE
INSTALLATION OR PERFORMANCE OF STORMWATER AND DRAINAGE FLOODPLAIN WETLAND & BUFFER AREAS, OR
WHICH MAY CHANGE THE DIRECTION OF FLOW OF STORMWATER OR DRAINAGE CHANNELS IN THE RESTRICTED
AREAS, OR WHICH MAY OBSTRUCT OR RETARD THE FLOW OF WATER THROUGH STORMWATER AND DRAINAGE
CHANNELS IN THE RESTRICTED AREA. THE RESTRICTED AREA OF EACH LOT SHALL BE MAINTAINED
CONTINUOUSLY BY THE OWNER OF THE LOT, EXCEPT FOR THOSE IMPROVEMENTS FOR WHICH A PUBLIC
AUTHORITY OR A HOMEOWNERS ASSOCIATION HAS FORMALLY ACCEPTED RESPONSIBILITY.

TERM: THIS COVENANT IS TO RUN WITH THE LAND AND SHALL BE BINDING ON ALL PARTIES AND THEIR
SUCCESSORS AND ALL PERSONS CLAIMING UNDER THEM, AND ALL PUBLIC AGENCIES, FOR A PERPETUAL
PERIOD FROM THE DATE THESE COVENANTS ARE RECORDED, ENFORCEMENT.

ENFORCEMENTS: SHALL BE BY PROCEEDINGS AT LAW OR IN EQUITY AGAINST ANY PERSON VIOLATING OR
THREATENING TO VIOLATE ANY COVENANT EITHER TO RESTRAIN VIOLATION OR TO RECOVER DAMAGES.
ENFORCEMENT MAY BE UNDERTAKEN BY ANY GRANTOR OR GRANTEE IN THE CHAIN OF TITLE. ANY PROPERTY
OWNER IN THE SUBDIVISION, ANY PROPERTY OWNER LYING DOWNSTREAM OR UPSTREAM ADVERSELY EFFECTED
BY ANY VIOLATION OR THREAT TO VIOLATE THIS COVENANT, OR THE HOST MUNICIPALITY OR STORMWATER
MANAGEMENT COMMISSION.

REFERENCE: THIS RESTRICTIVE COVENANT SHALL BE REFERENCED ON ALL DEEDS OR OTHER INSTRUMENTS OF
CONVEYANCE FOR OUTLOT H AND LOT 129 IN SAID THE RESIDENCES AT CUNEO MANSION AND
GARDENS SUBDIVISION.

IN WITNESS WHEREOF THE UNDERSIGNED, THE FEE OWNER, HAS CAUSED THESE PRESENTS TO BE SIGNED
AND ACKNOWLEDGED, THIS _____ DAY OF _____ 2017.

BY: _____ OWNER'S NAME AND ADDRESS
PRINTED NAME AND TITLE

NOTARY PUBLIC

STATE OF _____) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE

AFORESAID, DO HEREBY CERTIFY THAT _____ WHO IS
PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME IS SUBSCRIBED TO THE FOREGOING CERTIFICATE,
APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE DID SIGN AND DELIVER THIS
AFORESAID PLAT AS A FREE AND VOLUNTARY ACT FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ A.D., 2017.

NOTARY PUBLIC

DRAINAGE STATEMENT

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED
BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER
DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR COLLECTION AND OVERSEER 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.

DATED THIS _____ DAY OF _____ A.D., 2017.

BY: _____ OWNER/ATTORNEY
WILLIAM J. HURPHER, P.E.
MANHARD CONSULTING, LTD.
900 WOODLANDS PARKWAY
VERNON HILLS, IL 60061



ILLINOIS DEPARTMENT OF TRANSPORTATION CERTIFICATE

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO
ROADWAY ACCESS PURSUANT TO PARAGRAPH 2 OF "AN ACT TO REVISE THE LAW IN RELATION TO PLATS," AS
AMENDED, A PLAN THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S POLICY ON PERMITS
FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

ANTHONY J. QUIGLEY, P.E.
DEPUTY DIRECTOR OF HIGHWAYS,
REGION ONE ENGINEER
DATE _____

NORTH SHORE GAS EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH NATURAL GAS SERVICE IS HEREBY
RESERVED FOR AND GRANTED TO NORTH SHORE GAS COMPANY WITH RESPECTIVE SUCCESSORS AND
ASSIGNS, JOINTLY AND SEVERALLY, TO INSTALL, OPERATE, MAINTAIN AND REMOVE, FROM TIME TO TIME,
FACILITIES USED IN CONNECTION WITH THE TRANSMISSION AND DISTRIBUTION OF NATURAL GAS IN, OVER,
UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON
THE PLAT AND MARKED "PUBLIC UTILITY EASEMENT", THE PROPERTY DESIGNATED IN THE DECLARATION OF
CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY DESIGNATED ON THE PLAT
AS A "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS,
WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS OVER
OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE IMPROVEMENTS THEREON, OR
ON ADJACENT LOTS, AND COMMON AREA OR AREAS TO 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 GRANTEE'S
FACILITIES OR IN, UPON OR OVER THE PROPERTY WITHIN THE DOTTED LINES MARKED "PUBLIC UTILITY
EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. 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. THE TERM "COMMON ELEMENTS" SHALL
HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS
605/2(E), AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT,
PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN
WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED
DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS",
"COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA", THE
TERMS "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH
INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING,
SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL
EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF GRANTOR/LOT OWNER, UPON
WRITTEN REQUEST.

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT I, _____ VILLAGE ENGINEER FOR THE VILLAGE OF VERNON
HILLS, ILLINOIS, HAVE REVIEWED AND APPROVED THIS PLAT.

DATED THIS _____ DAY OF _____ A.D. 2017

VILLAGE ENGINEER

VILLAGE PLANNING AND ZONING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

APPROVED BY PLANNING COMMISSION OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS.

DATED THIS _____ DAY OF _____ A.D. 2017

BY: _____ CHAIRMAN
ATTEST: _____ SECRETARY

VILLAGE BOARD OF TRUSTEES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

THIS IS TO CERTIFY THAT THE VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, ILLINOIS,
HAVE REVIEWED AND APPROVED THIS PLAT.

DATED AT VERNON HILLS, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____
A.D. 2017.

VILLAGE PRESIDENT

PRINTED NAME

VILLAGE CLERK

PRINTED NAME

VILLAGE COLLECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

I, _____ VILLAGE COLLECTOR FOR THE VILLAGE OF VERNON HILLS, ILLINOIS, DO
HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORGOTTEN SPECIAL ASSESSMENTS
OF ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPOINTED AGAINST THE TRACT,
INCLUDED IN THE PLAT.

DATED AT VERNON HILLS, LAKE COUNTY, ILLINOIS, THIS _____ DAY OF _____
A.D. 2017.

VILLAGE COLLECTOR

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

I, _____ COUNTY CLERK OF LAKE COUNTY, ILLINOIS, DO HEREBY CERTIFY
THAT THERE ARE NO DELINQUENT GENERAL TAXES, UNPAID CURRENT GENERAL TAXES, DELINQUENT SPECIAL
ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST ANY OF THE LAND INCLUDED IN THE
DESCRIBED PROPERTY. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH
THE PLAT.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK OF LAKE COUNTY, ILLINOIS,
THIS _____ DAY OF _____ A.D., 2017.

COUNTY CLERK, LAKE COUNTY, ILLINOIS

DRAINAGE EASEMENT PROVISIONS

A NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE OF VERNON HILLS AND TO THEIR
SUCCESSORS AND ASSIGNS, TO HAVE THE RIGHT, BUT NOT THE DUTY TO INSTALL AND MAINTAIN SURFACE
DRAINAGE, SUB-SURFACE DRAINAGE AND/OR STORM SEWERS, WITH ALL NECESSARY MANHOLES, CONNECTIONS,
AND OTHER APPURTENANCES IN, UPON, OVER OR ALONG THE STRIPS OF LAND DESIGNATED ON THE PLAT AND
MARKED "DRAINAGE EASEMENT", "PUBLIC AND PRIVATE UTILITY AND DRAINAGE EASEMENT", "P.U.D.E.", OR
"PUBLIC UTILITY AND DRAINAGE EASEMENT" ("P.U.D.E." OR "PUBLIC UTILITY AND DRAINAGE EASEMENT")
MAINTAINING SURFACE DRAINAGE, SUB-SURFACE DRAINAGE AND STORM SEWER SERVICE TO THE PUBLIC IN
GENERAL, TOGETHER WITH THE RIGHT TO, BUT NOT THE DUTY TO ENTER UPON THE SAID EASEMENT AT ALL TIMES
FOR ANY AND FOR ALL OF THE PURPOSES AFORESAID AND TO TRIM AND KEEP TRIMMED ANY TREES, SHRUBS,
OR SAPLINGS THAT INTERFERE WITH ANY SUCH STORM SEWERS AND/OR DRAINAGE. NO PERMANENT BUILDINGS
SHALL BE PLACED ON SAID EASEMENT, BUT SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING, AND
OTHER PURPOSES THAT DO NOT INTERFERE WITH THE USE OF SAID EASEMENT FOR DRAINAGE AND STORM
SEWER PURPOSES IN ACCORDANCE WITH THE VILLAGE OF VERNON HILLS WITH THIS
DEVELOPMENT PLAN. THE VILLAGE OF VERNON HILLS SHALL HAVE AND BE ENTITLED TO A LEGALLY
ENFORCEABLE LIEN FOR THE COST OF SUCH MAINTENANCE AND REPAIRS UPON EACH LOT WITHIN THE
SUBDIVISION. THE PROPERTY OWNER'S ASSOCIATION, AND/OR OWNER OF EACH LOT ON A PRO-RATED BASIS,
SHALL BE LIABLE FOR ANY AND ALL COSTS INCURRED IN ANY SUCH WORK AND/OR REPAIR. THE VILLAGE OF
VERNON HILLS MAY RECOVER THE COST OF SUCH WORK AND/OR REPAIRS, BY THE FORECLOSURE OF ITS LIEN,
AND SHALL ALSO BE ENTITLED TO RECOVER ITS COSTS AND ATTORNEY'S FEES, THE PERFORMANCE OF ANY
WORK BY THE VILLAGE OF VERNON HILLS OR ANY SUBDIVISION PARCEL FOR WHICH AN EASEMENT IS GRANTED
TO THE VILLAGE FOR "DRAINAGE EASEMENT PROVISIONS" OR OTHER PUBLIC PURPOSES SHALL NOT CONSTITUTE
ACCEPTANCE OF SUCH AREAS AS PUBLIC PROPERTY NOR BE DEEMED TO BE A TAQIT DEDICATION THEREOF.

NOTE: THE STORM SEWERS, DETENTION BASINS AND ALL OTHER UTILITIES LOCATED ON LOT 129 SHALL BE
PRIVATELY MAINTAINED BY THE OWNER OF LOT 129. IN ADDITION, THE SANITARY SEWER AND WATERMAIN
LOCATED WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT ON OUTLOT 12 SHALL ALSO BE
PRIVATELY MAINTAINED BY THE OWNER OF LOT 129.

STORMWATER MANAGEMENT EASEMENT PROVISIONS

IF THE VILLAGE OF VERNON HILLS DETERMINES THAT ANY OF THE STORM SEWERS AND AREAS SET ASIDE AS
OR RESERVED FOR STORMWATER DETENTION/RETENTION, AND/OR IDENTIFIED AS SUCH BY EASEMENT ARE IN A
STATE OF DISREPAIR OR HAVE BEEN ALTERED FROM THE ORIGINAL APPROVED ELEVATIONS, GRADES, SLOPES,
SIZE OR GEOMETRY, THE VILLAGE OF VERNON HILLS SHALL HAVE THE RIGHT TO ENTER UPON THE
AFFECTED PROPERTY AND OVER, OVER, OR ACROSS ANY LOT, TRACT, OR PARCEL OF LAND WITHIN
THE SUBDIVISION, TO MAKE NECESSARY REPAIRS. THE VILLAGE OF VERNON HILLS SHALL HAVE AND BE
ENTITLED TO A LEGALLY ENFORCEABLE LIEN FOR THE COST OF SUCH MAINTENANCE AND REPAIRS UPON EACH
LOT WITHIN THE SUBDIVISION. THE PROPERTY OWNER'S ASSOCIATION, AND/OR OWNER OF EACH LOT ON A
PRO-RATED BASIS, SHALL BE LIABLE FOR ANY AND ALL COSTS INCURRED IN ANY SUCH WORK AND/OR
REPAIR. THE VILLAGE OF VERNON HILLS MAY RECOVER THE COST OF SUCH WORK AND/OR REPAIRS, BY THE
FORECLOSURE OF ITS LIEN, AND SHALL ALSO BE ENTITLED TO RECOVER ITS COSTS AND ATTORNEY'S FEES.
THE PERFORMANCE OF ANY WORK BY THE VILLAGE OF VERNON HILLS ON ANY SUBDIVISION PARCEL FOR WHICH
AN EASEMENT IS GRANTED FOR STORMWATER DETENTION OR RETENTION OR OTHER PUBLIC PURPOSES SHALL
NOT CONSTITUTE ACCEPTANCE OF SUCH AREAS AS PUBLIC PROPERTY NOR BE DEEMED TO BE A TAQIT
DEDICATION THEREOF.

NOTE: THE STORM SEWERS, DETENTION BASINS AND ALL OTHER UTILITIES LOCATED ON LOT 129 SHALL BE
PRIVATELY MAINTAINED BY THE OWNER OF LOT 129. IN ADDITION, THE SANITARY SEWER AND WATERMAIN
LOCATED WITHIN A PUBLIC UTILITY AND DRAINAGE EASEMENT ON OUTLOT 12 SHALL ALSO BE
PRIVATELY MAINTAINED BY THE OWNER OF LOT 129.

COMED AND AT&T (F.K.A. SBC ILLINOIS) EASEMENT PROVISIONS

AN EASEMENT FOR SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATION
SERVICE IS HEREBY RESERVED FOR AND GRANTED TO:

COMED COMPANY AND AT&T CORPORATION (F.K.A. SBC ILLINOIS),

THEIR RESPECTIVE LICENSEES, SUCCESSORS, AND ASSIGNS, JOINTLY AND SEVERALLY, TO CONSTRUCT, OPERATE,
REPAIR, MAINTAIN, MODIFY, REPLACE, SUPPLEMENT, RELOCATE AND REMOVE, FROM TIME TO TIME, THE
POLES, GUYS, ANCHORS, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, AND OTHER EQUIPMENT
CABINETS OR OTHER FACILITIES USED IN CONNECTION WITH AND UNDERGROUND TRANSMISSION AND
DISTRIBUTION OF ELECTRICITY, COMMUNICATIONS, SIGNALS AND SIGNALS IN, UNDER, ACROSS, ALONG AND
UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DASHED OR DOTTED LINES (OR SIMILAR DESIGNATION)
ON THE PLAT AND MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E.", "PUBLIC
UTILITY AND DRAINAGE EASEMENT", "P.U.D.E." (OR SIMILAR DESIGNATION), THE PROPERTY DESIGNATED IN THE
DECLARATION OF CONDOMINIUM AND/OR ON THIS PLAT AS "COMMON ELEMENTS", AND THE PROPERTY
DESIGNATED ON THE PLAT AS "COMMON AREA OR AREAS", AND THE PROPERTY DESIGNATED ON THE PLAT FOR
STREETS AND ALLEYS, WHETHER PUBLIC OR PRIVATE, TOGETHER WITH THE RIGHT TO INSTALL REQUIRED
SERVICE CONNECTIONS OVER OR UNDER THE SURFACE OF EACH LOT AND COMMON AREA OR AREAS TO SERVE
IMPROVEMENTS THEREON, OR ON ADJACENT LOTS, AND COMMON AREA OR AREAS TO TRIM OR REMOVE TREES,
BUSHES, ROOTS AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND
SUB-SURFACE 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 GRANTEE'S FACILITIES OR IN OR UPON THE PROPERTY WITHIN THE DASHED OR DOTTED LINES (OR
SIMILAR DESIGNATION) MARKED "EASEMENT", "UTILITY EASEMENT", "PUBLIC UTILITY EASEMENT", "P.U.E." (OR
SIMILAR DESIGNATION), WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. 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. THE TERM "COMMON ELEMENTS" SHALL
HAVE THE MEANING SET FORTH IN SUCH TERM IN THE "CONDOMINIUM PROPERTY ACT", CHAPTER 765 ILCS
605/2, AS AMENDED FROM TIME TO TIME. THE TERM "COMMON AREA OR AREAS" IS DEFINED AS A LOT,
PARCEL OR AREA OF REAL PROPERTY, THE BENEFICIAL USE AND ENJOYMENT OF WHICH IS RESERVED IN
WHOLE AS AN APPURTENANCE TO THE SEPARATELY OWNED LOTS, PARCEL OR AREAS WITHIN THE PLANNED
DEVELOPMENT, EVEN THOUGH SUCH BE OTHERWISE DESIGNATED ON THE PLAT BY TERMS SUCH AS "OUTLOTS",
"COMMON ELEMENTS", "OPEN SPACE", "OPEN AREA", "COMMON GROUND", "PARKING AND COMMON AREA", THE
TERM "COMMON AREA OR AREAS" AND "COMMON ELEMENTS" INCLUDES REAL PROPERTY SURFACED WITH
INTERIOR DRIVEWAYS AND WALKWAYS, BUT EXCLUDES REAL PROPERTY PHYSICALLY OCCUPIED BY A BUILDING,
SERVICE BUSINESS DISTRICT OR STRUCTURES SUCH AS A POOL OR RETENTION POND, OR MECHANICAL
EQUIPMENT. RELOCATION OF FACILITIES WILL BE DONE BY GRANTEE AT COST OF GRANTOR/LOT OWNER, UPON
WRITTEN REQUEST. (NO OVERHEAD UTILITIES ARE PERMITTED)

PRIVATE UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED OVER AND UNDER THE PLATTED AREAS HEREON NOTED AS
"PUBLIC AND PRIVATE UTILITY AND DRAINAGE EASEMENT", "P.U.D.E." TO THE OWNER OF LOT 129, TOGETHER
WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND
MAINTAIN, SEWERS AND WATER MAINS, UNDERGROUND, WITH ALL NECESSARY MANHOLES, WATER VALVES AND
OTHER EQUIPMENT FOR THE PURPOSE OF SERVING SAID REAL ESTATE. SANITARY AND WATER SERVICE, ALSO
THERE IS HEREBY GRANTED THE RIGHT TO ENTER UPON SAID REAL ESTATE AT ALL TIMES TO INSTALL, LAY,
CONSTRUCT, REPAIR, OPERATE AND MAINTAIN SAID REAL ESTATE, SAID MANHOLES, WATER VALVES,
PIPES AND OTHER EQUIPMENT. BUILDINGS SHALL NOT BE PLACED ON SAID REAL ESTATE. HOWEVER, THE SAID
EASEMENT BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES
THAT THEN AND LATER DO NOT UNREASONABLY INTERFERE WITH THE USES OR THE RIGHTS HEREIN GRANTED,
HOWEVER NO PERSON SHALL CONSTRUCT OR MAINTAIN ANY LANDSCAPING MATERIALS ON ANY EASEMENT
THAT WOULD INTERFERE WITH SURFACE DRAINAGE OR WITH ANY STORMWATER FACILITY OF THE VILLAGE OF
VERNON HILLS.

PUBLIC UTILITY EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED OVER AND UNDER THE PLATTED AREAS HEREON NOTED AS
"PUBLIC UTILITY EASEMENT", "P.U.E.", "PUBLIC UTILITY AND DRAINAGE EASEMENT", "P.U.D.E.", "PUBLIC
AND PRIVATE UTILITY AND DRAINAGE EASEMENT", "P.U.D.E." AND THE PROPERTY DESIGNATED IN THE PLAT FOR
STREETS TO THE VILLAGE OF VERNON HILLS, COMMONWEALTH EDISON COMPANY, NORTH SHORE GAS COMPANY,
AT&T CORPORATION (F.K.A. SBC ILLINOIS), THE CABLE COMPANY FRANCHISED BY THE VILLAGE, AND TO LAKE
COUNTY PUBLIC WORKS DEPARTMENT (LCPWD) TO THE ABOVE SPECIFIED EASEMENTS, TOGETHER WITH THEIR
RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN,
SERVING THE SAID REAL ESTATE WITH CABLE TELEVISION TRANSMISSIONS, SANITARY AND STORM SEWER, WATER
SERVICE, DRAINAGE, AND OTHER MUNICIPAL SERVICES, ALSO THERE IS HEREBY GRANTED THE RIGHT TO ENTER
UPON THE SAID REAL ESTATE AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE AND MAINTAIN
WITHIN THE SAID REAL ESTATE SAID CONDUITS, CABLES, WIRES, MANHOLES, WATER VALVES, PIPES, SURFACE
AND SUBSURFACE DRAINAGE, AND OTHER EQUIPMENT; THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED
OVER, UPON AND THROUGH THE SAID REAL ESTATE OF EMERGENCY VEHICLES OF ANY AND ALL TYPES, FOR
ANY PURPOSE WHETHER, NO PERMANENT BUILDING SHALL HERETOBE PLACED ON THE SAID EASEMENT.
HOWEVER, THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT THEN
AND LATER DO NOT UNREASONABLY INTERFERE WITH THE USES OR THE RIGHTS HEREIN GRANTED, HOWEVER NO
PERSON SHALL CONSTRUCT OR MAINTAIN ANY LANDSCAPING MATERIALS ON ANY EASEMENT THAT WOULD
INTERFERE WITH SURFACE DRAINAGE OR WITH ANY STORMWATER FACILITY OF THE VILLAGE OF VERNON HILLS OR
ANY OTHER RIGHT HEREIN GRANTED TO THE VILLAGE OF VERNON HILLS. (NO OVERHEAD UTILITIES ARE
PERMITTED)

SIDEWALK EASEMENT PROVISIONS

THE SIDEWALK EASEMENT HEREON SHOWN IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF
VERNON HILLS, ITS SUCCESSORS AND ASSIGNS FOR THE USE AND BENEFIT OF THE PUBLIC TO OPERATE,
MAINTAIN, AND REMOVE, FROM TIME TO TIME, SIDEWALKS/PATHS ACROSS, ALONG AND UPON THE SURFACE OF
THE PROPERTY CONTAINED WITHIN THE DASHED LINED SHOWN HEREON. ALSO GRANTED HEREWITH IS 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, BUT NOT THE DUTY TO ENTER UPON THE SUBDIVIDED PROPERTY FOR
ALL SUCH PURPOSES. OBSTRUCTIONS SHALL NOT BE PLACED OVER GRANTEE'S FACILITIES OR IN, UPON OR
OVER THE PROPERTY WITHIN THE EASEMENTS WITHOUT THE PRIOR WRITTEN CONSENT OF GRANTEE'S. AFTER
INSTALLATION OF ANY SUCH FACILITIES, THE GRADE OF THE PROPERTY SHALL NOT BE ALTERED IN A MANNER
SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF. THE VILLAGE OF VERNON
HILLS SHALL HAVE AND BE ENTITLED TO A LEGALLY ENFORCEABLE LIEN FOR THE COST OF SUCH MAINTENANCE
AND REPAIRS UPON EACH LOT WITHIN THE SUBDIVISION. THE PROPERTY OWNER'S ASSOCIATION, AND/OR
OWNER OF EACH LOT ON A PRO-RATED BASIS, SHALL BE LIABLE FOR ANY AND ALL COSTS INCURRED IN ANY
SUCH WORK AND/OR REPAIR. THE VILLAGE OF VERNON HILLS MAY RECOVER THE COST OF SUCH WORK
AND/OR REPAIRS, BY THE FORECLOSURE OF ITS LIEN, AND SHALL ALSO BE ENTITLED TO RECOVER ITS COSTS
AND ATTORNEY'S FEES, THE PERFORMANCE OF ANY WORK BY THE VILLAGE OF VERNON HILLS ON ANY
SUBDIVISION PARCEL FOR WHICH AN EASEMENT IS GRANTED TO THE VILLAGE FOR "SIDEWALK EASEMENT
PROVISIONS" OR OTHER PUBLIC PURPOSES SHALL NOT CONSTITUTE ACCEPTANCE OF SUCH AREAS AS PUBLIC
PROPERTY NOR BE DEEMED TO BE A TAQIT DEDICATION THEREOF.

EASEMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

THE APPROVING AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY
APPROVE AND ACCEPT THE EASEMENTS SHOWN HEREON.

ACCEPTED: _____ COMMONWEALTH EDISON COMPANY

PRINTED NAME AND TITLE

ACCEPTED: _____ NORTH-SHORE GAS COMPANY

PRINTED NAME AND TITLE

ACCEPTED: _____ AT&T CORPORATION

PRINTED NAME AND TITLE

ACCEPTED: _____ LAKE COUNTY PUBLIC WORKS DEPARTMENT (LCPWD)

PRINTED NAME AND TITLE

ACCEPTED: _____ VILLAGE OF VERNON HILLS

PRINTED NAME AND TITLE

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF LAKE)

I, TIMOTHY J. MURPHY, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO ANY
REPRESENTATIVE OF THE VILLAGE OF VERNON HILLS TO RECORD THIS PLAT. THE REPRESENTATIVE SHALL
PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____ A.D. 2017.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-002870
LICENSE EXPIRES NOVEMBER 30, 2018



SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LAKE)

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD
CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

SUBDIVIDED PROPERTY CONTAINS 95.655 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET
AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE
CORPORATE LIMITS OF THE VILLAGE OF VERNON HILLS, LAKE COUNTY, ILLINOIS WHICH HAS ADOPED A VILLAGE
PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS
OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE
ORDINANCES, UNLESS OTHERWISE NOTED.

THIS IS ALSO TO DECLARE THAT THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL
NUMBER 1709700252K WITH AN EFFECTIVE DATE OF SEPTEMBER 18, 2013 INDICATES THAT THE ABOVE
DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED), ZONE X (UNSHADED) IS
DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. THESE MAPS DO
NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANNED FEATURES
OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR
WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____ A.D. 2017.

FOR REVIEW ONLY

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-002870
LICENSE EXPIRES NOVEMBER 30, 2018



Table with columns: REVISION, DATE, DESCRIPTION. Rows for 05/09/17, 04/27/17, 04/25/17.

Manhard CONSULTING LTD. logo and contact information: 800 Woodlands Parkway, Vernon Hills, IL 60061. Services include Surveying, Mapping, Engineering, Planning, Construction Management, Environmental Sciences, Landscape Architecture.

THE RESIDENCES AT CUNEO MANSION AND GARDENS
VERNON HILLS, ILLINOIS
FINAL PLAT OF SUBDIVISION

Project information: PROJ. NO. W-1, PROJ. ASSOC. T-M, DRAWN BY JD, DATE 03/06/17, SCALE N/A, SHEET 6 OF 6, PULVH. Includes notary seal for Timothy J. Murphy, Illinois Professional Land Surveyor No. 2870.

Manhard Consulting, Ltd. is an Equal Opportunity Employer. Minorities and women are encouraged to apply. © 2017, Manhard Consulting, Ltd. All Rights Reserved.



△ 5.5.2017 - Per Village Review Comments

Final Landscape Development Plans

The Residences at Cuneo Mansion and Gardens

VERNON HILLS, ILLINOIS



DEVELOPER :

1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173
(847) 230.5331 voice

LAND PLANNER :

WBK Engineering, LLC
116 W. Main Street
St. Charles, IL 60174
(630) 443.7755 voice
Project Manager: Chuck Hanlon

ENGINEER :

Manhard Consulting, Ltd.
700 Springer Drive
Lombard, IL 60148
(630) 691.8500 voice
Project Manager: Bill Hupperich, P.E.

LANDSCAPE ARCHITECT :

Signature Design Group, Inc.
132 N. Washington Street
Naperville, Illinois 60540
(630) 305.3980 Fax: (630) 305.3994
Project Manager: Greg G. Sagen, RLA



LOCATION MAP

INDEX OF DRAWINGS

- L.100 Overall Landscape Plan
 - L.101 Final Landscape Plan
 - L.102 Final Landscape Plan
 - L.103 Final Landscape Plan
 - L.104 Final Landscape Plan
 - L.105 Final Landscape Plan
 - L.106 Final Landscape Plan
 - L.107 Final Landscape Plan
 - L.108 Final Landscape Plan
 - L.109 Plant List / Details
 - L.110 Turf Exhibit & Parkway Trees
 - L.111 Park Details & Enlargements
 - L.112 Monument Sign Details
 - L.113 Native Planting Specifications
 - L.114 General Landscape Specifications
 - L.115 Garden Ornament Details
 - L.116 Houeline Landscape Plans
 - L.117 Village Basin Guidelines
 - L.118 Site Details
-
- △ TS.100A Color Tree Survey & Pres. Plan - Exhibit A
 - TS.100 Existing Tree Survey & Preservation Plan
 - TS.101 Existing Tree Survey & Preservation Plan
 - TS.102 Existing Tree Survey & Preservation Plan
 - TS.103 Existing Tree Survey & Preservation Plan
 - TS.104 Existing Tree Survey & Preservation Plan
 - TS.105 Existing Tree Inventory

**Final
Landscape Development Plans**



△ 5.5.2017 - Per Village Review Comments

The Residences at Cuneo Mansion and Gardens

VERNON HILLS, ILLINOIS

DEVELOPER :



1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173
(847) 230.5331 voice

LAND PLANNER :

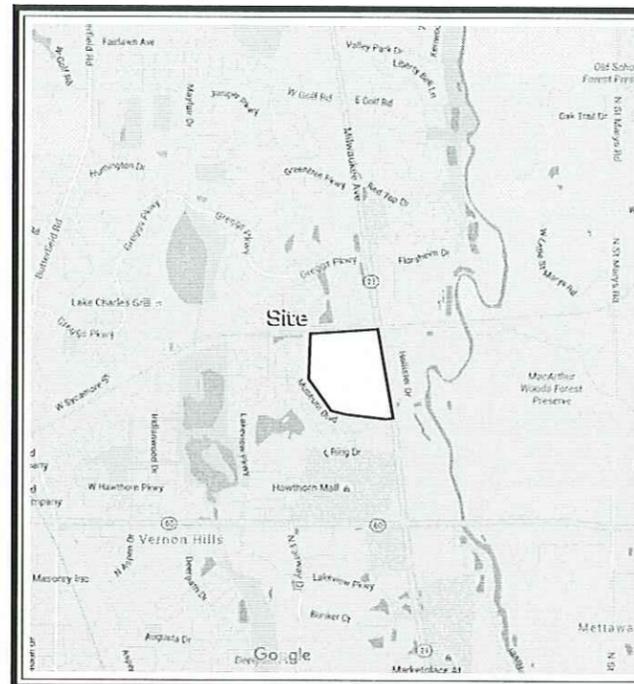
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- TS.103 Existing Tree Survey & Preservation Plan
- TS.104 Existing Tree Survey & Preservation Plan
- TS.105 Existing Tree Inventory

Plant & Material Legend :

- Pathway Trees, 2.5" Caliper - (see Village Appendix A)**
 - Groenopina Lindon
 - Hammy Maple
 - Sugar Maple
 - Skyline Locust
 - Swamp White Oak
 - Acadula Elm
- Shade Trees, 2.5" - 4.0" Caliper**
 - Autumn Blaze Maple
 - Stella Street Maple
 - Cherryblossom Hawthorn
 - Kentucky Coffeetree
 - Edenham London Planetree
 - Swamp White Oak
 - Shannon Brave Backlogrow
 - Acadula Elm
 - Skyline Locust
 - Dur Oak
- Ornamental Trees, 6" - 10" m/s**
 - River Birch
 - Princo Pine Crab
 - Kory Silk Tree Elm
 - Thomas Cockspur Hawthorn
 - European Black Alder
 - Apple Saniclobary
 - Redbud
 - Washington Hawthorn
- Evergreen Trees, 6" - 10" tall**
 - Norway Spruce
 - Colorado Spruce
 - White Pine
 - White Fir
 - Fraxino Juniper
 - Alpine Arbutus
 - Australian Pine
- Evergreen Shrubs, 18" - 24" wide**
 - Bonwood vine
 - Kelly Compact Juniper
 - Green Sargent Juniper
 - Dennis Yew
- Deciduous Shrubs, 18" - 36" tall**
 - Northern Daylily
 - Black Daylily
 - Oregonian vine
 - Hollyhock vine
 - Texas Scarlet Quince
 - Gratia Sumac
 - Staghorn Sumac
 - Vincetoxic vine
 - Shrub Rose Vine
 - Gratiolin Spiraea
- Perennials / Ornamental Grasses, 1gal.**
 - Blue Wonder Columbine
 - Aurora Jay Swallow
 - Firework Galathea
 - Black Eye Susan
 - Firestar Box of Grass
 - Pinnis Dropwood
- Existing Trees [see TS.100 - TS.105]**
 - To Be Preserved



Land Planning
Landscape Architecture
Environmental Site Design
604 WASHINGTON ST., NAPERVILLE, IL 60563 - 630.305.3960 Fax 630.305.3964

The Residences at Cuneo Mansion and Gardens

Vernon Hills, Illinois

sheet description:

Overall Landscape Plan & Phasing

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



scale: 1" = 100'0"

revisions:

5.5.2017	Per Village Review Comments
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original issue date: 20 March 2017

drawn by:
checked by:
project no.: 23045
sheet no.:

The Residences at Cuneo Mansion and Gardens

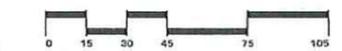
Vernon Hills, Illinois

sheet description:

Final Landscape Plan

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



north: scale: 1" = 30'0"

revisions: 5.5.2017 | Per Village Review Comments

original issue date: **20 March 2017**

drawn by:

checked by:

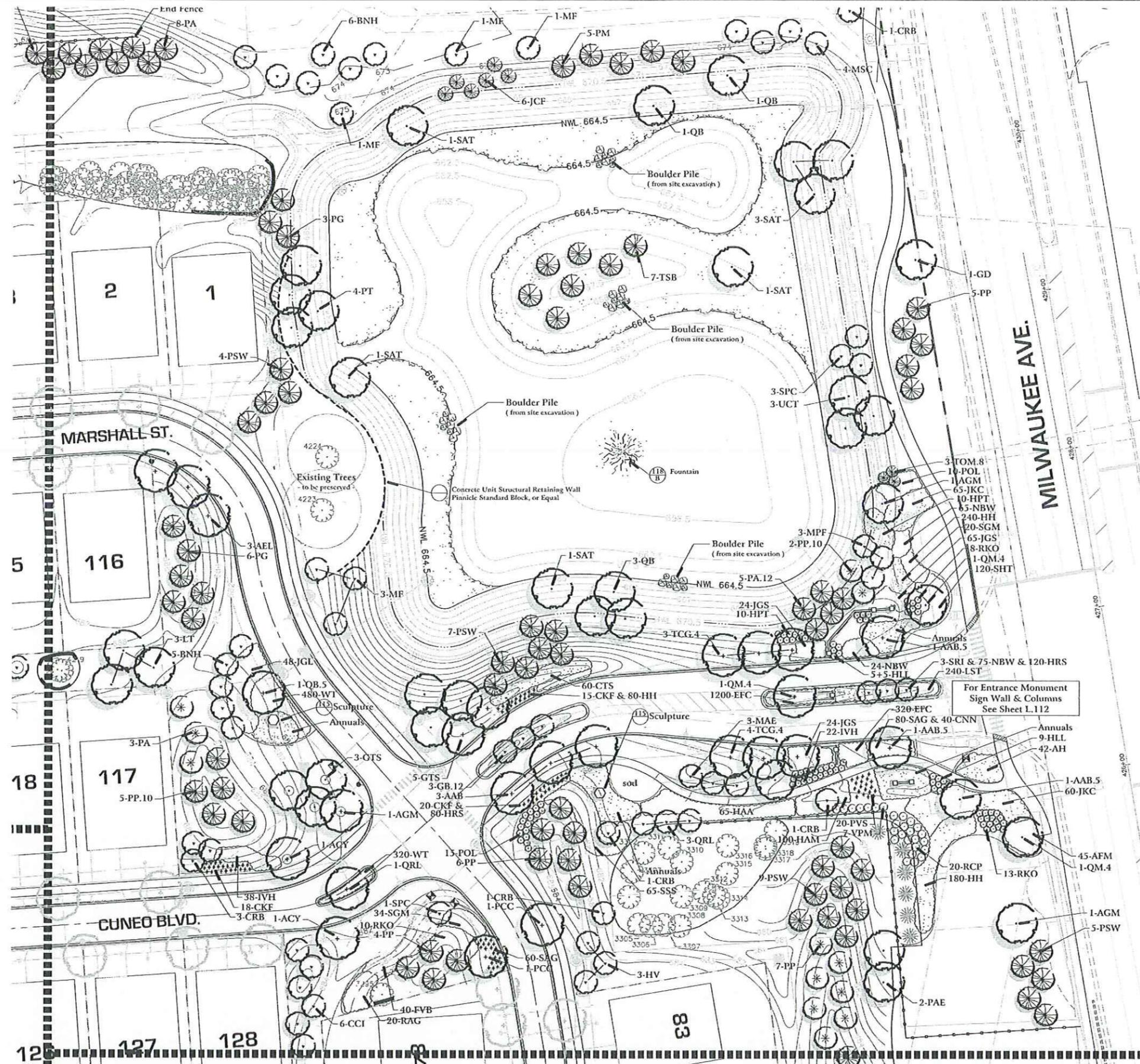
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sheet no.:

L.101

- For Plant Material List See Sheet L.109
- For Turf Establishment and Limit Lines See Sheet L.110
- For Parkway Tree Information See Sheet L.110
- For Typical Lot Landscape Packages See Sheet L.116
- For General Landscape Specifications See Sheet L.114

Sheet Key:



126 127 128

83

The Residences at Cuneo Mansion and Gardens

Vernon Hills, Illinois

sheet description:

Final Landscape Plan

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



north: scale: 1" = 30'0"



revisions:

5.5.2017	Per Village Review Comments
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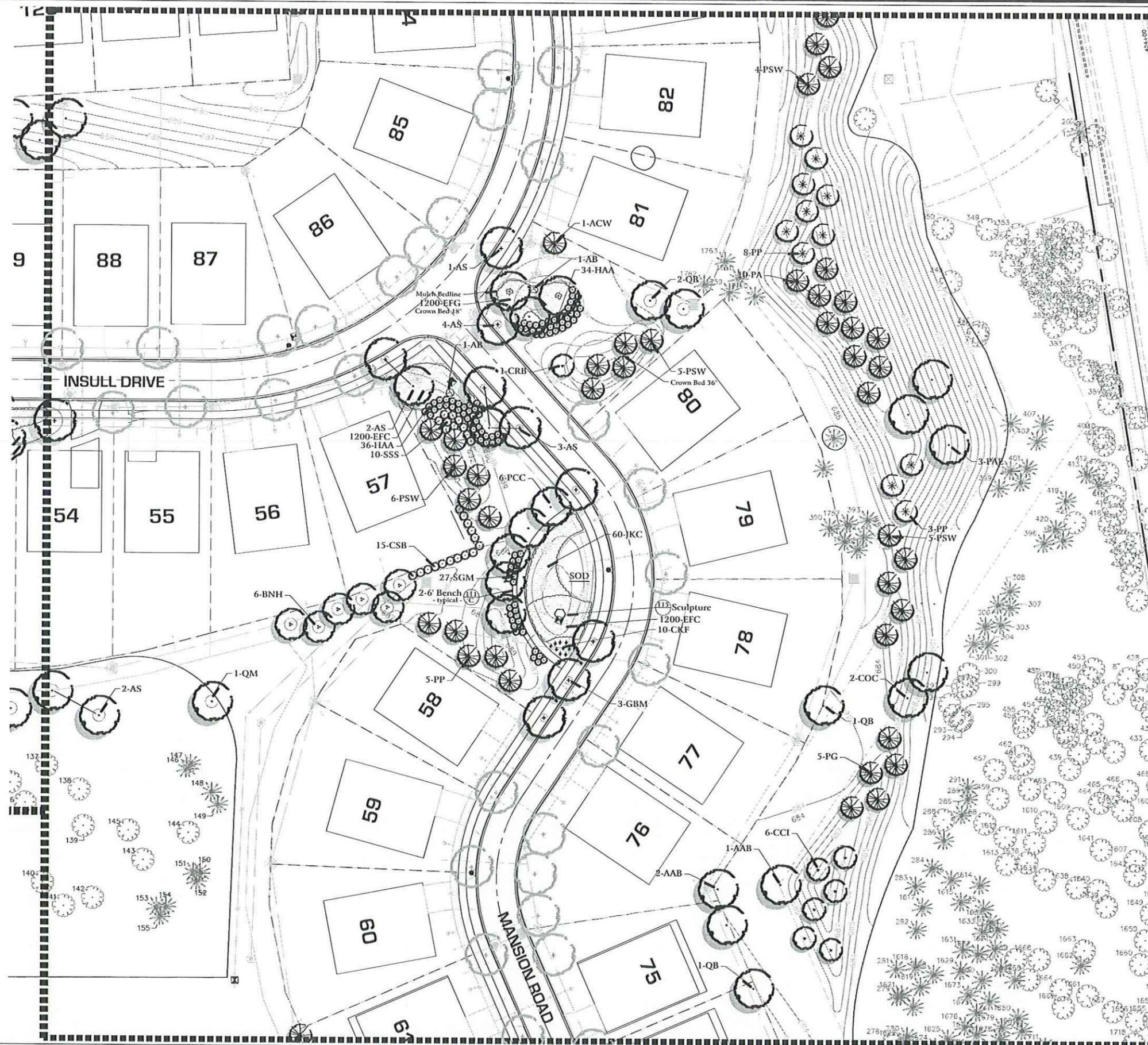
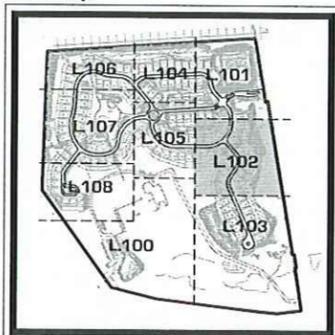
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checked by:
project no: **23045**
sheet no:

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- For Turf Establishment and Limit Lines See Sheet L.110
- For Parkway Tree Information See Sheet L.110
- For Typical Lot Landscape Packages See Sheet L.116
- For General Landscape Specifications See Sheet L.114

Sheet Key:



The Residences at Cuneo Mansion and Gardens

Vernon Hills, Illinois

sheet description:

Final Landscape Plan

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



north: scale: 1" = 30'0"



revisions:

5.5.2017	Per Village Review Comments
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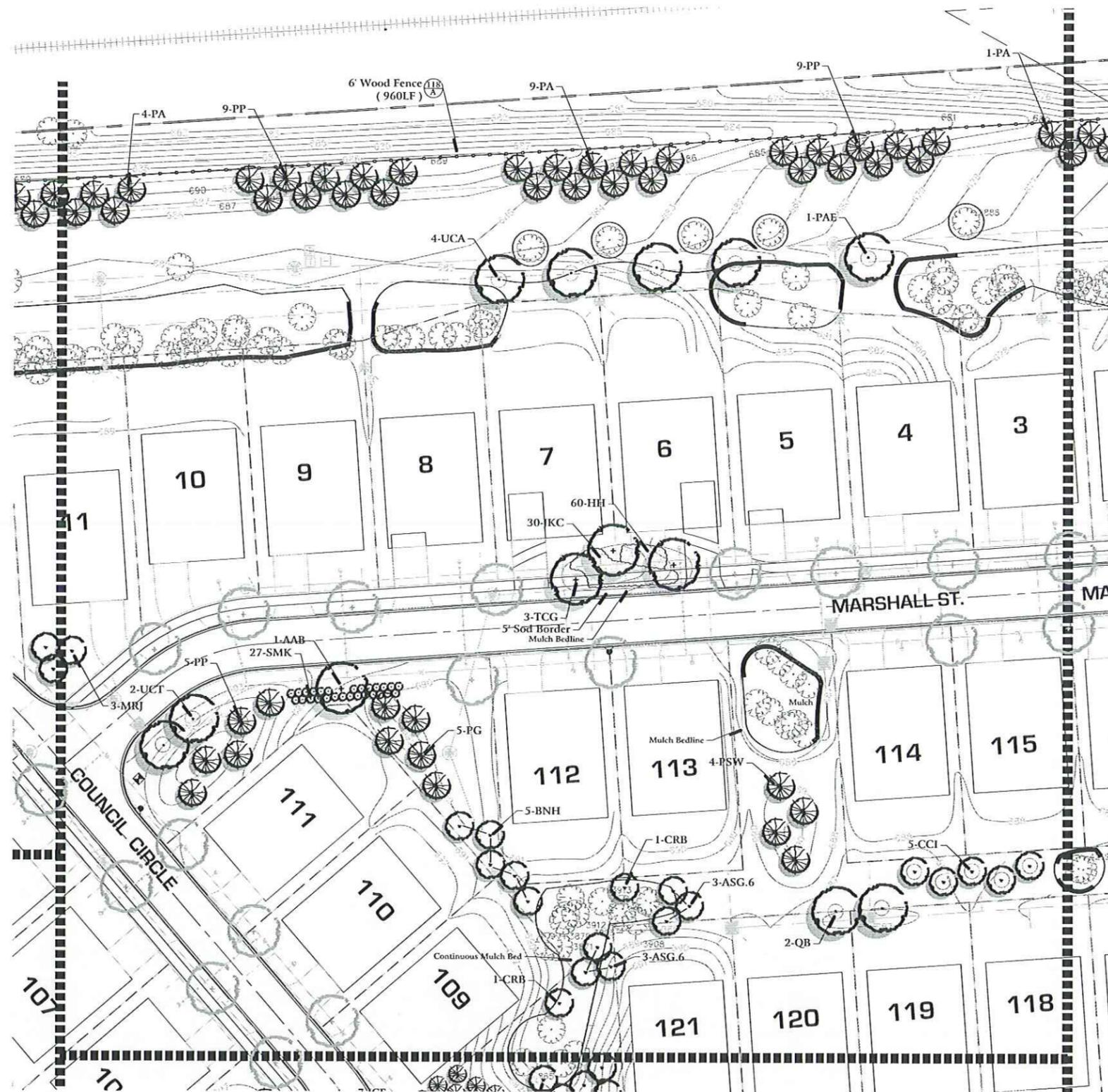
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checked by:

project no.: 23045

sheet no.:

L.104



- For Plant Material List See Sheet L.109
- For Turf Establishment and Limit Lines See Sheet L.110
- For Parkway Tree Information See Sheet L.110
- For Typical Lot Landscape Packages See Sheet L.116
- For General Landscape Specifications See Sheet L.114

Sheet Key:



The Residences at Cuneo Mansion and Gardens

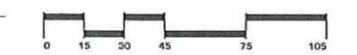
Vernon Hills, Illinois

sheet description:

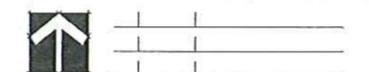
Final Landscape Plan

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



north: scale: 1" = 30'0"



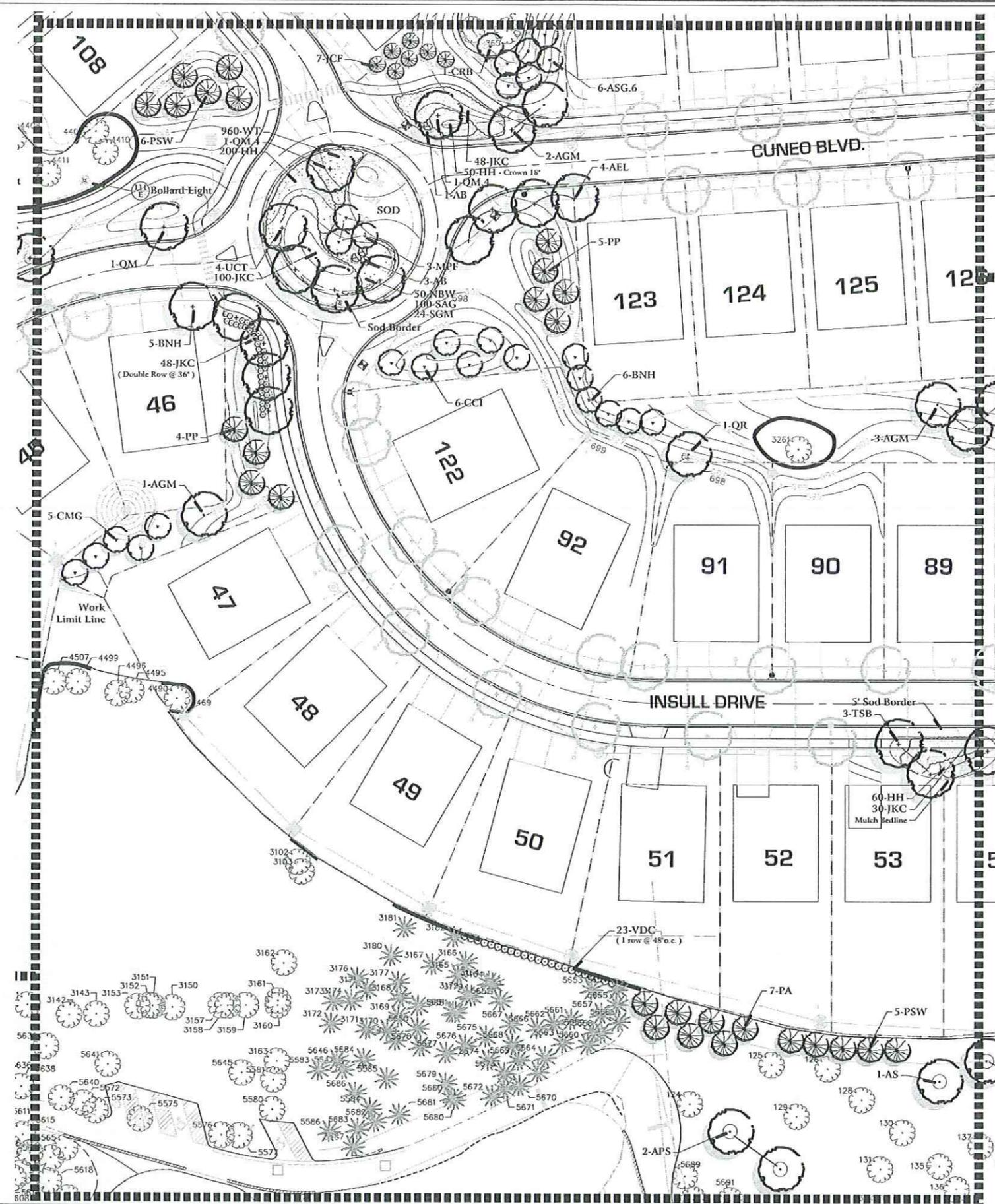
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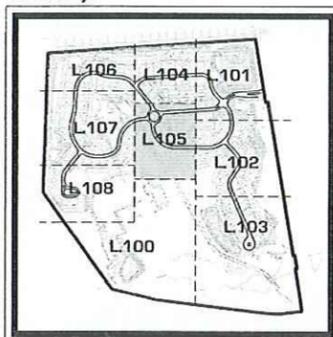
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checked by: _____
project no: 23045
sheet no: _____

L.105



- For Plant Material List See Sheet L.109
- For Turf Establishment and Limit Lines See Sheet L.110
- For Parkway Tree Information See Sheet L.110
- For Typical Lot Landscape Packages See Sheet L.116
- For General Landscape Specifications See Sheet L.114

Sheet Key:



The Residences at Cuneo Mansion and Gardens

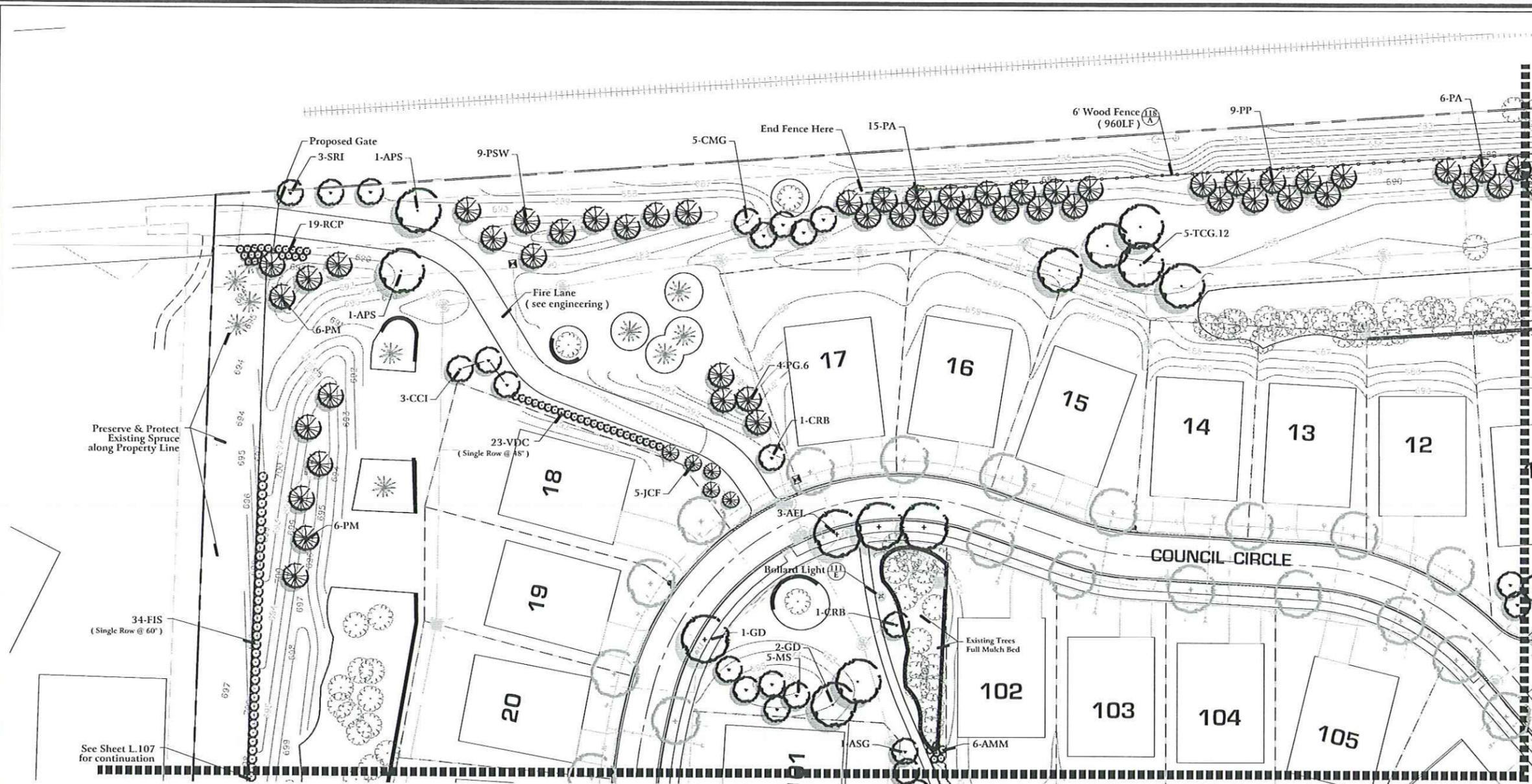
Vernon Hills, Illinois

sheet description:

Final Landscape Plan

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



Preserve & Protect
Existing Spruce
along Property Line

34-FIS
(Single Row @ 60')

See Sheet L.107
for continuation



- For Plant Material List
See Sheet L.109
- For Turf Establishment and Limit Lines
See Sheet L.110
- For Parkway Tree Information
See Sheet L.110
- For Typical Lot Landscape Packages
See Sheet L.116
- For General Landscape Specifications
See Sheet L.114



North: scale: 1" = 30'0"

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The Residences at Cuneo Mansion and Gardens

Vernon Hills, Illinois

sheet description:

Final Landscape Plan

developer:

Pulte Homes
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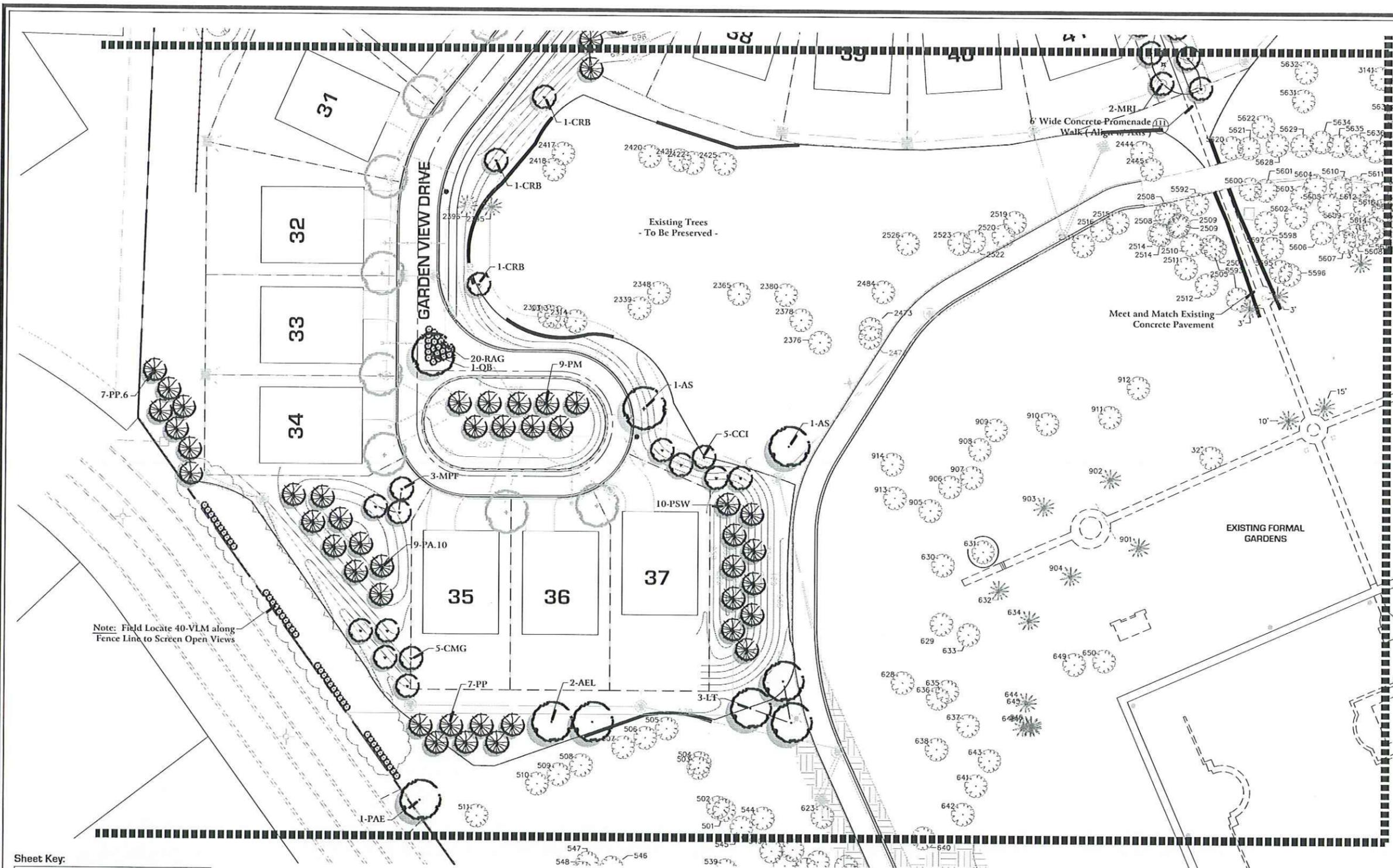
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revisions: 5.5.2017 | Per Village Review Comments

original issue date: **20 March 2017**

drawn by: _____
checked by: _____
project no: **23045**
sheet no: _____

L.108



- For Plant Material List
See Sheet L.109
- For Turf Establishment and Limit Lines
See Sheet L.110
- For Parkway Tree Information
See Sheet L.110
- For Typical Lot Landscape Packages
See Sheet L.116
- For General Landscape Specifications
See Sheet L.114

Final Plant & Material List : [Sheets L.101 - L.108]

Code	Scientific Name	Common Name	Size	Qty	Remarks
SHADE TREES					
AAB	Acer fraxinifolium 'Autumn Blaze'	Autumn Blaze Maple	10'	14	HSB
AAB.5	Acer fraxinifolium 'Autumn Blaze'	Autumn Blaze Maple	10'	1	HSB
AY	Acer glabrum	Yellow Hackberry	2.5'	6	HSB
AY.1	Acer glabrum 'Emerald Lace'	Emerald Lace Norway Maple	2.5'	15	HSB
AY.2	Acer glabrum 'Vermont Mountain'	Vermont Mountain Sugar Maple	2.5'	14	HSB
AY.3	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	19	HSB
AY.4	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.5	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	8	HSB
AY.6	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	1	HSB
AY.7	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.8	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.9	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.10	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.11	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.12	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.13	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.14	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
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AY.86	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.87	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.88	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.89	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.90	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.91	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.92	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.93	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.94	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.95	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.96	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.97	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.98	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.99	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB
AY.100	Acer glabrum 'Purple Sensation'	Purple Sensation Norway Maple	2.5'	3	HSB

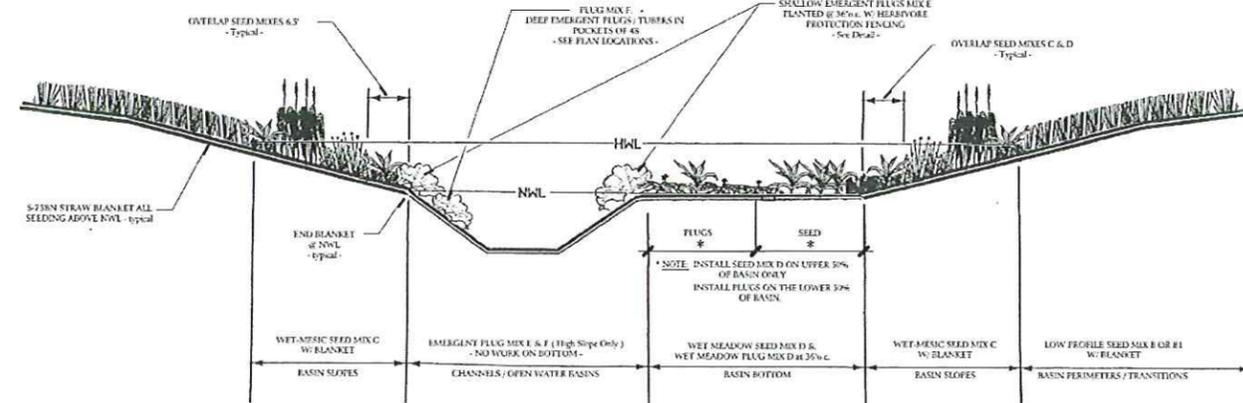


Land Planning
Landscape Architecture
Environmental Site Design

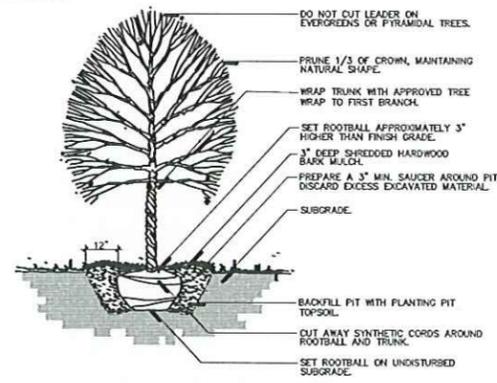
604 WASHINGTON ST., NAPERVILLE, IL 60563 - 630.305.3900 Fax 630.305.3994

The Residences at Cuneo Mansion and Gardens

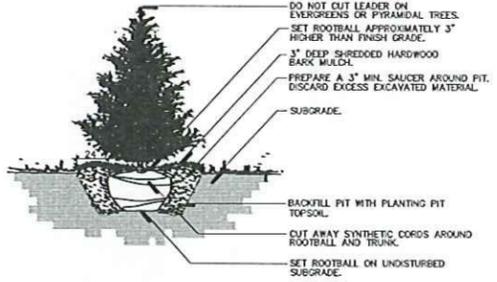
Vernon Hills, Illinois



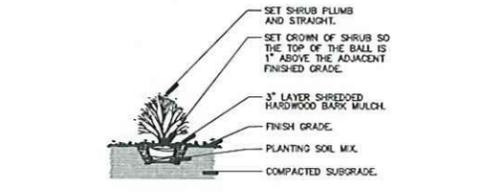
E Typical Native Basin Section See L.113 & L.117 for Native Specifications NTS



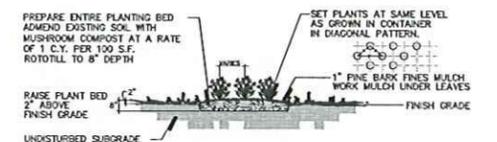
A Typical Tree Planting Detail NTS



B Typical Evergreen Planting Detail NTS



C Typical Shrub Planting Detail NTS



D Typical Perennial Planting Detail NTS

ORNAMENTAL TREES					
ASG	Amelanchier canadensis	Apple Serviceberry	6'	6	HSB, Multi-Stem
ASG.4	Amelanchier canadensis	Apple Serviceberry	6'	12	HSB, Multi-Stem
BNH	Betula nigra 'Heritage'	Heritage River Birch	12'	36	HSB, Multi-Stem
CC	Crataegus crugifolia var. acuminata	Thornless Crataegui Hawthorn	8'	16	HSB, Multi-Stem
EM	Emmenanthe gilliesii	Garden Elder	8'	15	HSB, Multi-Stem
FR	Fraxinus pennsylvanica	Common White Birch	6'	24	HSB, Multi-Stem
MS	Malus 'Magical Mystery'	Magical Mystery Malus	2'	7	HSB, Multi-Stem
MI	Malus 'Flamingo'	Flamingo Flowering Crab	8'	9	HSB, Multi-Stem
MI.9	Malus 'Flamingo'	Flamingo Flowering Crab	8'	6	HSB, Multi-Stem
MF	Malus 'Red Jewel'	Red Jewel Flowering Crab	2.5'	22	HSB
MS	Malus 'Spectabilis'	Spectabilis Flowering Crab	5'	5	HSB, Multi-Stem
MS.4	Malus 'Spectabilis'	Spectabilis Flowering Crab	2.5'	4	HSB
MT	Malus 'Tina'	Tina Flowering Crab	2.0'	6	HSB
MS.7	Malus 'Spectabilis'	Spectabilis Flowering Crab	2.5'	4	HSB
MS.1	Malus 'Spectabilis'	Spectabilis Flowering Crab	2.5'	6	HSB
EVERGREEN TREES					
W	White Fir	White Fir	8'	1	HSB
PA	Picea canadensis 'Eagle'	Canada Spruce	6'	18	HSB
PA.10	Picea canadensis	Canada Spruce	10'	16	HSB
PA.12	Picea canadensis	Canada Spruce	12'	5	HSB
PI	Picea canadensis	Canada Spruce	8'	15	HSB
PG.6	Picea canadensis	Canada Spruce	6'	4	HSB
PM	Picea canadensis	Canada Spruce	8'	23	HSB
PP	Picea canadensis	Canada Spruce	8'	97	HSB
PT.10	Picea canadensis	Canada Spruce	10'	7	HSB
PT.6	Picea canadensis	Canada Spruce	6'	7	HSB
PSW	Pinus strobus	Eastern White Pine	8'	95	HSB
TR.1	Taxus canadensis	Canadian Hemlock	6'	4	HSB
TR.10	Taxus canadensis	Canadian Hemlock	6'	7	HSB
TR.10.1	Taxus canadensis	Canadian Hemlock	6'	3	HSB
EVERGREEN SHRUBS					
GL	Golden Larch	Golden Larch	24"	78	5 Gallon Container - M.W.G.
GR	Green Sargent Juniper	Green Sargent Juniper	18"	178	5 Gallon Container
GR.1	Green Sargent Juniper	Green Sargent Juniper	24"	381	5 Gallon Container
GR.2	Green Sargent Juniper	Green Sargent Juniper	18"	64	5 Gallon Container
ORNAMENTAL SHRUBS					
AMM	Amelanchier canadensis	Apple Serviceberry	36"	16	5 Gallon Container
CB	Crataegus canadensis	Crataegus	18"	30	5 Gallon Container
CT	Crataegus canadensis	Crataegus	24"	60	5 Gallon Container
FB	Fraxinus pennsylvanica	Common White Birch	36"	30	5 Gallon Container
FR	Fraxinus pennsylvanica	Common White Birch	18"	134	5 Gallon Container
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24"	230	5 Gallon Container
HLL	Hydrangea littoralis	Little Leaf Hydrangea	24"	19	5 Gallon Container
HPT	Hydrangea paniculata 'Tardiva'	Panicle Hydrangea	36"	40	5 Gallon Container
HN	Hamamelis virginica	Witch Ham	36"	60	5 Gallon Container
MR	Malus 'Red Jewel'	Red Jewel Flowering Crab	36"	9	5 Gallon Container
PL	Physocarpus opulifolius	Physocarpus	36"	23	5 Gallon Container
RAG	Ribes sanguineum	Red Flowering Currant	18"	60	5 Gallon Container
RCP	Ribes coccineum	Red Flowering Currant	24"	39	5 Gallon Container
RKO	Rosa Knockout	Knockout Rose	18"	43	5 Gallon Container
SGM	Spiraea japonica 'Goldmound'	Goldmound Spirea	36"	105	5 Gallon Container
SMK	Spiraea japonica 'Miss Kim'	Miss Kim Spirea	36"	22	5 Gallon Container
SS	Spiraea japonica 'Snowflake'	Snowflake Spirea	36"	73	5 Gallon Container
VBC	Viburnum cuneatum	Viburnum	36"	45	5 Gallon Container
VLM	Viburnum lonicera	Viburnum	36"	43	5 Gallon Container
VPM	Viburnum plicatum	Viburnum	36"	7	5 Gallon Container
PERENNIALS & ORNAMENTAL GRASSES					
AFM	Anemone hepatica	Hepatica	1 G	45	Container
AM	Anemone hepatica	Hepatica	1 G	42	Container
ASB	Asplenium adnigrum	Asplenium	1 G	65	Container
CF	Calamagrostis canadensis 'Karol Forester'	Karl Forester Feather Reed Grass	1 G	75	Container

Parkway Tree List : (Sheet L.110 Only)

Key Code	Scientific Name	Common Name	Size	Qty	Remarks
SHADE TREES					
A	FRAX	American Elm	Small Street Maple	2.0	2x2
B	QUER	White Oak	Small Street Maple	2.0	2x2
C	QUER	White Oak	Small Street Maple	2.0	2x2
D	QUER	White Oak	Small Street Maple	2.0	2x2
E	QUER	White Oak	Small Street Maple	2.0	2x2
F	QUER	White Oak	Small Street Maple	2.0	2x2
G	QUER	White Oak	Small Street Maple	2.0	2x2
H	QUER	White Oak	Small Street Maple	2.0	2x2
I	QUER	White Oak	Small Street Maple	2.0	2x2
J	QUER	White Oak	Small Street Maple	2.0	2x2
K	QUER	White Oak	Small Street Maple	2.0	2x2

This list is for Individual Lot (Houselines) Parkway Trees ONLY to be planted by Pulte.

Parkway Tree Legend :

- Common Area Parkway Trees (See Sheet L.101 - L.108) To Be Planted with Initial Land Development Work.
- Individual Lot Parkway Trees (Houselines) All Parkway Trees within Individual Lot Limits will be Planted at one time Prior to Village Turnover. Size and Species Selected from Above List.

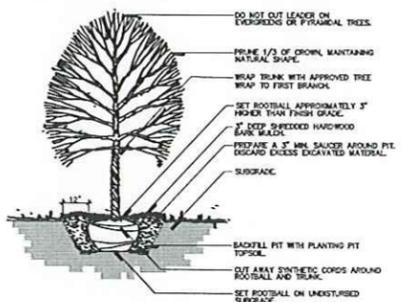
Parkway Construction Notes :

- Understory trees must be used in areas with an overhead utility conflict.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- Trees shall be set back a minimum of ten (10) feet horizontally from utility structures, including but not limited to, manholes, valve vaults, valve boxes, fire hydrants, transformers and switch cans. Trees shall be set back a minimum of five (5) feet horizontally from sanitary sewer, water services and underground electric cable. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plan.
- Parkway Trees must be offset 5 feet from all storm sewer.
- No trees, shrubs or obstacles will be allowed 10' in front, 5' on the sides, and 7' to the rear of the electrical transformer.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact JLLILE, (1.800.833.6123) and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plants, material, seed and soil areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plants, material, seed and soil areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect.
- Landscape Contractor shall warrant all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.

Turf Establishment Legend :

	- SOD (Entrance Areas as Noted)	6,200 SY
	- General Turf Mix A (Mowed Common Areas & Park)	6.44 Ac
	- Low Maint. Fescue Mix B (Perimeter Buffers)	8.29 Ac
	- Wet-Mesic Prairie Mix C	1.21 Ac
	- Prairie Forb Enhance Mix H	1.21 Ac
	- Wet Meadow Seed Mix D	0.64 Ac
	- Wet Meadow Plug Mix D	3,100 Each
	- Shallow Emergent Plug Mix E	1,000 Each
	- Deep Emergent Plug Mix F	864 Each

See Sheet L.113 for Seed & Plug Mixes



Land Planning
Landscape Architecture
Environmental Site Design

604 WASHINGTON ST. - NAPERVILLE, IL 60563 - 630.335.3960 Fax 630.335.3954

The Residences at Cuneo Mansion and Gardens

Vernon Hills, Illinois

sheet description:

Turf Exhibit & Parkway Trees

developer:
Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



north: scale: 1" = 100'0"

revisions: 5.5.2017 Per Village Review Comments
original issue date: 20 March 2017

drawn by: _____
checked by: _____
project no.: 23045
sheet no.: _____

The Residences at Cuneo Mansion and Gardens

Vernon Hills, Illinois

Park Details

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173

north:



revisions: **5.5.2017** Per Village Review Comments

original issue date: **20 March 2017**

drawn by:
checked by:
project no: **23045**
sheet no:

Stemberg lighting

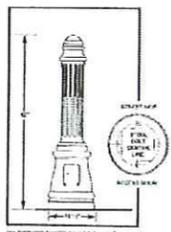
GENERAL
The Model 3901 LED Ornamental Bollard Light shall be used throughout the site for general lighting. The 11' x 4" diameter cast aluminum bollard shall be finished with a 14" diameter cast aluminum bollard. The Model 3901 LED Ornamental Bollard Light shall be finished with a 14" diameter cast aluminum bollard. The bollard shall be finished with a 14" diameter cast aluminum bollard. The bollard shall be finished with a 14" diameter cast aluminum bollard.

CONSTRUCTION
The bollard shall be constructed with a wrought-iron ball-shaped bottom. The bollard shall be constructed with a wrought-iron ball-shaped bottom. The bollard shall be constructed with a wrought-iron ball-shaped bottom.

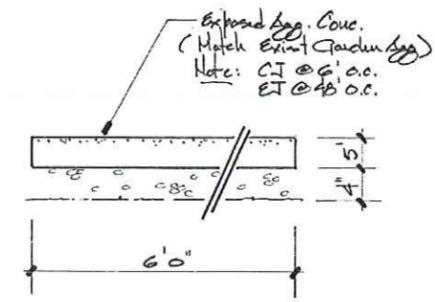
ELECTRICAL/LED
The bollard shall be constructed with a wrought-iron ball-shaped bottom. The bollard shall be constructed with a wrought-iron ball-shaped bottom. The bollard shall be constructed with a wrought-iron ball-shaped bottom.

FINISH
The bollard shall be constructed with a wrought-iron ball-shaped bottom. The bollard shall be constructed with a wrought-iron ball-shaped bottom. The bollard shall be constructed with a wrought-iron ball-shaped bottom.

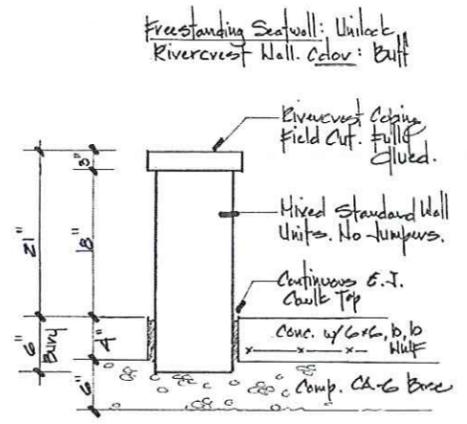
LED Ornamental Bollards



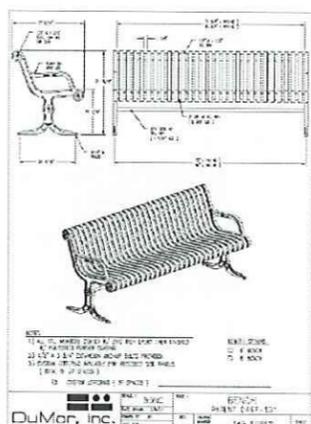
E Bollard Light Detail 3901LB RICHMOND BOLLARD LIGHT
Color: Black, Match Mansion



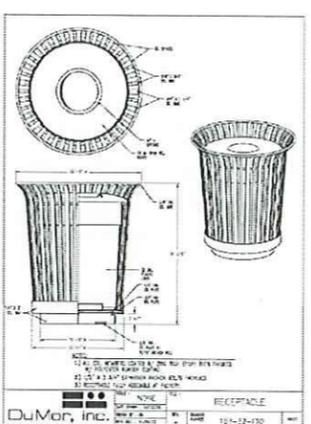
F Promenade Walk Section



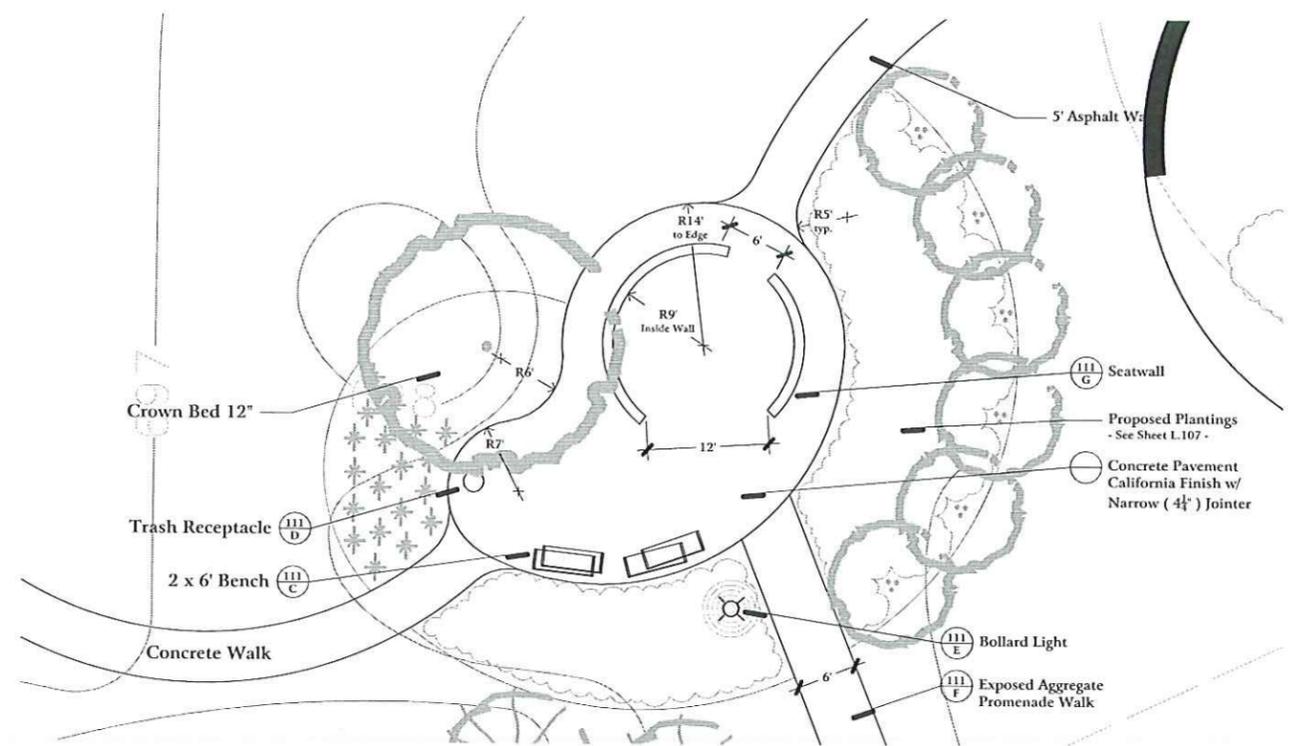
G Seatwall Detail



C Bench Detail 6 foot



D Trash Receptacle



A SITTING AREA DETAIL
scale: 1/8" = 1'0"

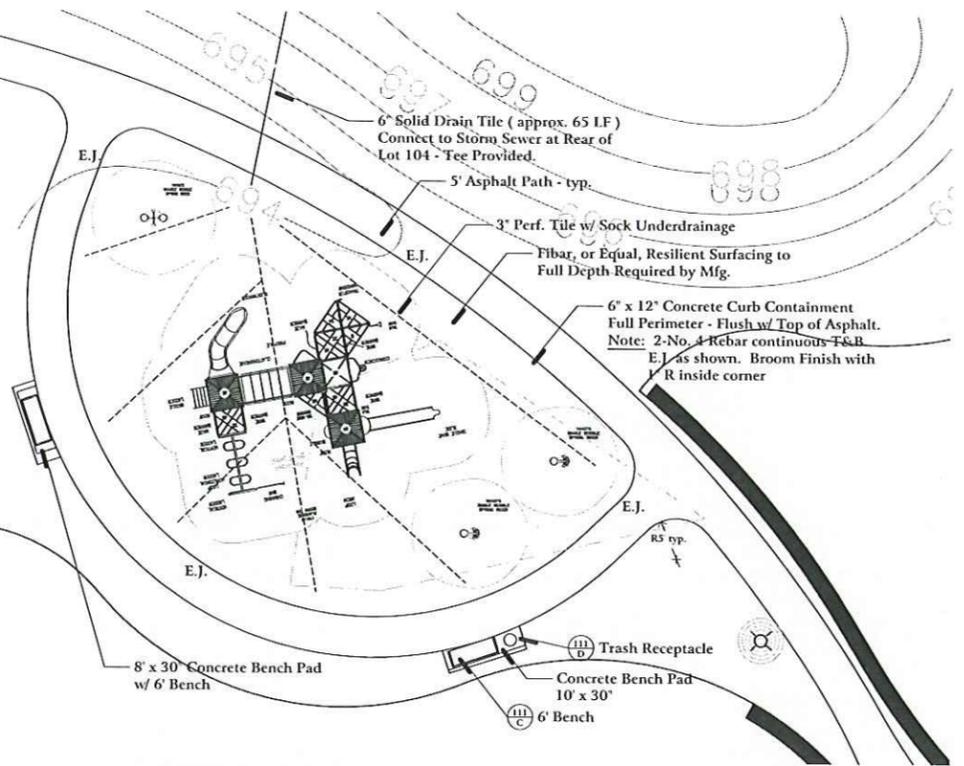
Playground Equipment:

THE RESIDENCES AT CUNEO MANSION AND GARDENS
VERNON HILLS, IL
OUTDOOR PLAYSENSE

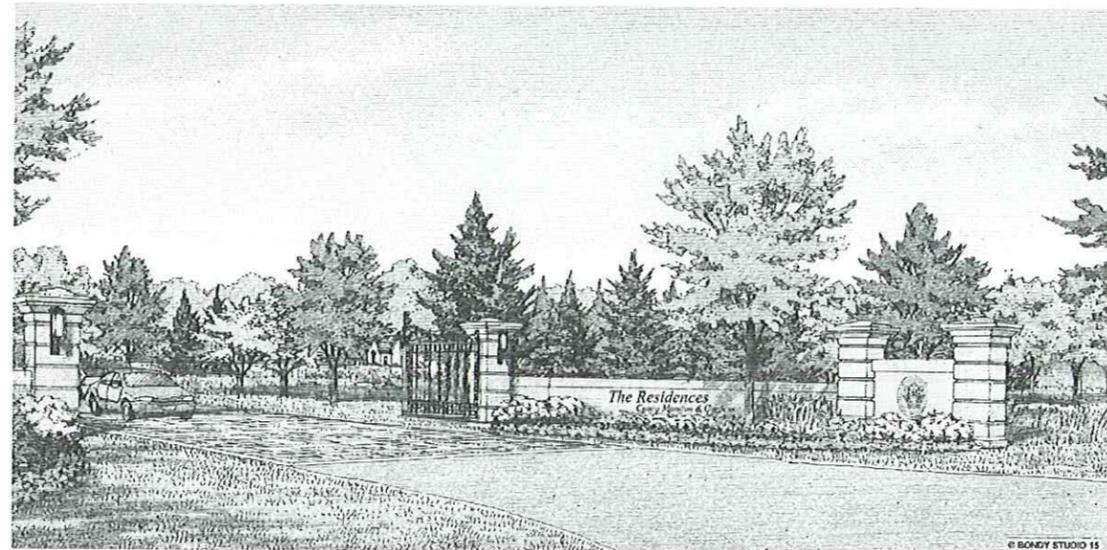
QTY.	NO.	DESCRIPTION
1	126143A	PlaySense Design 206 - Complete DR Only 16'0" ARCH CLIMBER SQUARE PEAK TILT ROOF BURBEG PANEL WIRE BARRIER (3) WIRE BARRIER W/ MAZE PANEL TALK TUBE CORKS/RGW CLIMBER FOREDOLE SINGLE WAVE POLY SIBBE SEHREWINDER CLAYFERRIDLE SQUARE PEAK TILT ROOF (2) WIGGLE LADDER WIRE BARRIER W/ MAZE PANEL SINGLE BEAM LOOP HORIZONTAL LADDER W/ VERTICAL ACCESS LADDER CHINNING BAR VERTICAL LADDER WIRE BARRIER
1	182502C	Welcome Sign (SM Provided) Ages 5-12 years Direct Entry
M201	164075B	Double Bubble Bluer D3
2	164074B	Single Bubble Bluer D3B

Playground Equipment Mfg By:
LANDSCAPE STRUCTURES

Playground Equipment Provided By:
N.A. Toys Landscape Products
L'Orange, IL
L'800.326.6197
c/o: Kevin Orsini

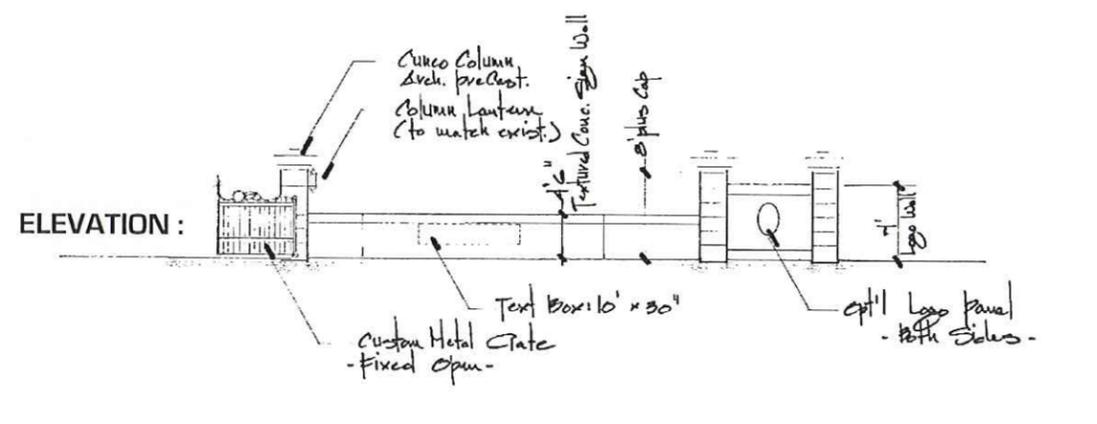
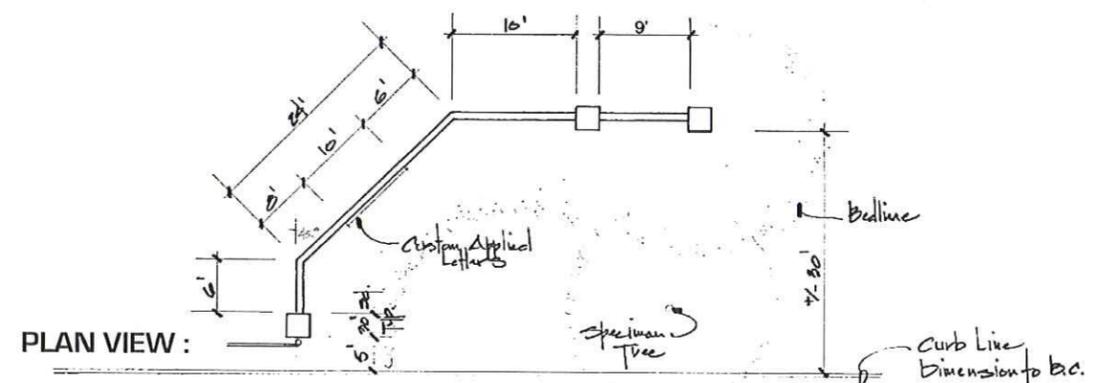


B PLAYGROUND DETAIL
scale: 1" = 10'0"



A Proposed Entrance Sign Wall - Elevation

North Side Only.
South Side has a Partial Wall
See Sheet L.101 for Layout



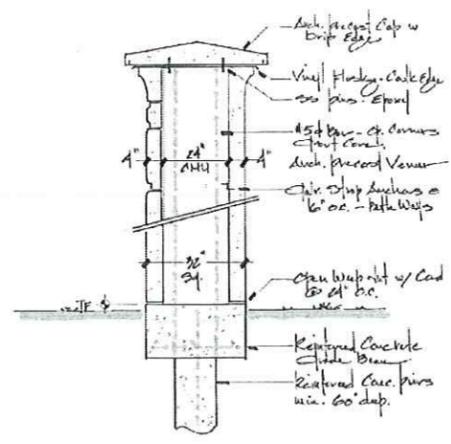
B Proposed Entrance Sign Layout & Dimensions

Column Carriage Lights :: 3 Required
 6x13 glass columns, iron, side only, surface mount. Bottom mounting height at 6' 0".
 Finishes: to be Stone, y M&S&S wall mount, or approved equal. Cuneo, Blank

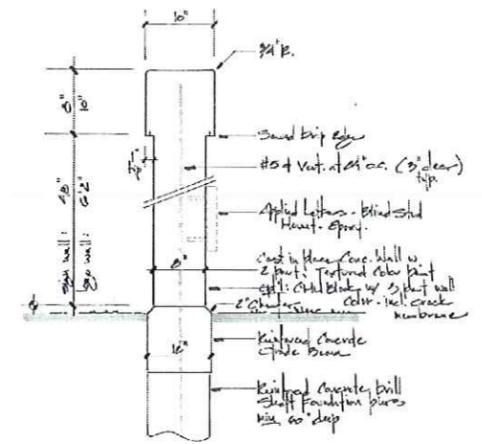
MAIN MATERIALS
 Material: This is a modern take on the popular 1920s style. It is rectangular shaped with a solid metal frame and each decorative piece. This light mounts with 1/2" x 1/2" x 1/2" (1/4" thick) with 1/2" x 1/2" x 1/2" (1/4" thick) acrylic lenses. This smaller version of our large M&S&S style, this light reflecting, reflecting and light. This (this) M&S&S is the most able with top.

Stonberg Lighting
 555 Lincoln Ave
 North E. RD170
 604/594-3410 • FAX: 604/594-3410
 info@stonberglighting.com

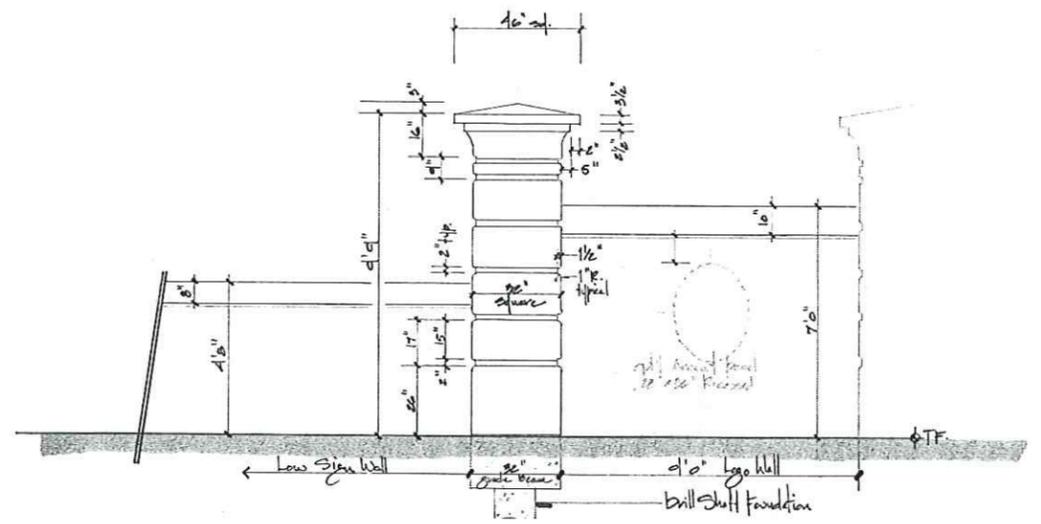
C Column Light 3 Required NTS



E Cuneo Column - Section NTS



F Sign Wall - Section NTS



G Sign Walls & Column - Elevation NTS

The Residences at Cuneo Mansion and Gardens

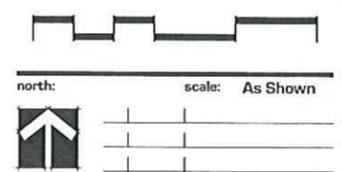
Vernon Hills, Illinois

sheet description:

Sign Details

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



revisions: 5.5.2017 Per Village Review Comments

original issue date: 20 March 2017

drawn by:
checked by:
project no: 23045
sheet no:

DESCRIPTION OF WORK

As part of this project, stormwater management basins will be planted with native vegetation. The purpose of the plan is to maximize the functions of the naturalized areas by installing and maintaining a native plant community. These native plant communities will provide a distinctive landscape that will provide erosion and sediment control, stormwater filtration, infiltration, and wildlife habitat.

PART 1 - NATURALIZED AREAS PLANTING SPECIFICATIONS

1.01 QUALITY CONTROL PROCEDURES

- A. Native seed and live plant material must be shipped, stored and handled in a manner that will insure protection from moisture, heat, or other conditions that would jeopardize viability or cause germination before installation.
- B. Plant species substitutions shall be approved by the Landscape Architect with input from the Native Landscape Contractor if necessary. Perennial Rye, Winter Rye, Grain Rye and Winter Wheat are not to be used as a cover crop.
- C. Seed supplied to the site shall be tagged with seed species, weights, and documentation of PLS (Pure Live Seed) testing. Seed must meet a minimum 75% PLS per species as verified by independent laboratory test results no more than 1 year old. For Prairie Cord Grass (*Spartina pectinata*) test results shall be no more than 6 months old. Native seed shall be obtained from sources within the same EPA level III Ecoregion as the project site (Central Corn Belt Plains).

1.02 CONTRACTOR EXPERIENCE

- A. The Native Landscape Contractor chosen for the establishment of the natural areas must be experienced in the restoration, installation and management of said areas. They must have a minimum of five years experience in the field. There shall be a foreman on-site at all times that can identify non-native and native plants by genus and species.
- B. The goal of restoring native plant communities is a long-term process. Therefore it is imperative that a qualified contractor performs the initial installation maintenance.
- C. Qualified bidders shall possess specialized equipment for working in and around water, including a small boat, hip waders, and flotation life preservers to be worn while working in water.
- D. Emergent plants shall be installed prior to seeded communities.

1.03 ENVIRONMENTAL REQUIREMENTS

- A. Installation shall be performed in mid to late spring, specifically between April 1 and July 1.
- B. Hydrology shall be established prior to installation. Deflation pond must have an established pool level to utilize as a reference for planting.
- C. Surrounding uplands shall be stabilized with the specific grass seed mix. No pre-emergent herbicides shall be applied to surrounding turf during the six months prior to installation and for at least 1 year following installation.
- D. Emergent plants shall be installed prior to seeded communities.

1.04 EARTHWORK COORDINATION

- A. The Native Landscape Contractor must coordinate with the on-site Earthwork Contractor to ensure proper soil handling within the planting areas.
- B. A preconstruction meeting shall be held in order to coordinate equipment movement within the planting areas and to avoid soil compaction and to review underground utility location maps and plans. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
- C. If compaction occurs, the soil must be ripped, disked, or otherwise loosened to a depth of at least 12 inches until compaction readings average below 250 psi, to provide proper conditions for plant root growth.
- D. Areas that have been excavated into subsoil should be amended by the following process: Over excavate to 6 inches below the final elevations shown on plans. Apply and evenly spread enough topsoil to achieve final grades as specified in the grading plans.
- E. Earthwork Contractor shall ensure that all planting areas shall have a minimum of 12 inches of topsoil. Acceptable topsoil shall consist of loose friable loam, free of heavy clay, refuse, stumps and large roots, rocks over 1.5 inch in diameter, brush, weeds and weed seeds, or other material that would be detrimental to the proper development of vegetative growth. Topsoil should contain 3 to 5 percent organic matter.
- F. Earthwork Contractor is to ensure that the planting area is properly protected from sedimentation and erosion by following the erosion and sedimentation control plan prepared by the project engineer.
- G. Upon inspection and acceptance of the planting areas by the Native Landscape Contractor, the planting bed shall be prepared for seeding, utilizing any method that leaves the upper 1-3 inches of soil broken down into fine particles seeded with no clods greater than 3 inches in diameter.

1.05 PLANT MATERIALS

- A. Provide a fresh clean crop of the species and proportions as specified.
- B. Mycorrhizal inoculants shall be palletized and mixed at 1 lb. per acre with the fine seeds before installation. The inoculants shall contain a diverse mixture of Glomales fungal species (*Glomus* spp.) in palletized form.
- C. Plugs shall be deep cell grown and have top growth sufficient to reach above water level after planting. (minimum 12")
- D. Plugs shall be planted between May 1 and July 1.
- E. Emergent plugs shall be installed prior to Wet Meadow seeding.
- F. Wet Meadow plugs shall be installed after Wet Meadow seeding.
- G. Seeding shall be done between October 15 and June 1.

General Turf Mix A:

To be drill-seeded and covered with an S-75 BN straw blanket, in all maintained turf areas as specified on the plans. Seed shall be installed at a rate of 200lbs. per acre.

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

Low Maintenance Fescue Turf Mix B:

The Low Maintenance Turf Grass is to be installed as a transition area to the native landscape as specified on the plans. To be drill seeded and covered with an S-75 BN straw blanket.

IDOT 1B Low Maintenance Mix:

- 75% Fine Leaf Turf-Type Fescue - 3 varieties: 150#
 - (1/2 Crossfire II TTF)*
 - (1/2 Bladerunner TTF)*
 - (1/2 Cayenne TTF)*
 - 10% Perennial Ryegrass 20#
 - 10% Creeping Red Fescue 20#
 - 5% Red Top 10#
- 200# / Acre

*TTF varieties available from Auffer Clasen, or other approved sources.

Wet to Mesic Prairie Seed Mix C:

To be planted on the basin slopes between Normal Water Line (NWL) and High Water Line (HWL), and as specified on the plans.

Botanical Name	Common Name	Ounces/Acre
Permanent Grasses:		
<i>Andropogon gerardii</i>	Big Bluestem	66.00
<i>Calamagrostis canadensis</i>	Buryal Grass	18.00
<i>Carex flacca</i>	Grassy Catab Sedge	7.50
<i>Carex lurida</i>	Bottlebrush Sedge	6.00
<i>Carex lasiocarpa</i>	Rough-Clustered Sedge	6.00
<i>Elymus canadensis</i>	Canada Wild Rye	53.00
<i>Panicum virgatum</i>	Switch Grass	18.50
<i>Scirpus perfoliatus</i>	Red Bulrush	6.00
<i>Sorghastrum nutans</i>	Indian Grass	18.00
<i>Spartina pectinata</i>	Prairie Cord Grass	21.00
	Sub Total	225.50
Temporary Cover:		
<i>Avena sativa</i>	Common Oat	540.00
<i>Lolium multiflorum</i>	Annual Rye	150.00
	Sub Total	726.00
Forbs:		
<i>Aster novae-angliae</i>	New England Aster	0.25
<i>Asplenium platyneuron</i>	White Vile Inigo	0.75
<i>Chamaecrista fasciculata</i>	Partridge Pea	6.00
<i>Cirsium discolor</i>	Tail Coneopsis	3.00
<i>Desmodium illinoense</i>	Illinoi Tick Trefoil	0.50
<i>Elymus virginicus</i>	Rattlesnake Master	2.00
<i>Filipendula rubra</i>	Queen of the Prairie	0.25
<i>Galium aparine</i>	Bulls Garden	0.25
<i>Helianthus scaberrimus</i>	Smooth Head	2.50
<i>Helleborus scaberrimus</i>	Saw-Tooth Sunflower	0.50
<i>Leopoldia complanata</i>	Round-headed Bush Clover	1.50
<i>Liatris spicata</i>	Marsh Blazing Star	1.00
<i>Monarda fistulosa</i>	Wild Bergamot	0.75
<i>Rhithymum integrifolium</i>	Wild Oenothera	1.00
<i>Rhus typhina</i>	Obdurate Plant	0.25
<i>Syntherisma sanguinalis</i>	Common Mountain Mint	1.00
<i>Rubus odoratus</i>	Yellow Coneyflower	3.50
<i>Rubus odoratus</i>	Black-Eyed Susan	2.50
<i>Rubus odoratus</i>	Cut Leaf Coneflower	1.00
<i>Rubus odoratus</i>	Sweet Black-Eyed Susan	0.50
<i>Scirpus americanus</i>	Roan Weed	1.00
<i>Sisymbrium officinalis</i>	Compass Plant	2.00
<i>Sisymbrium officinalis</i>	Cup Plant	3.00
<i>Sisymbrium officinalis</i>	Prarie Dock	6.00
<i>Solidago nemoralis</i>	Early Goldenrod	0.25
<i>Solidago rigida</i>	Stiff Goldenrod	1.00
<i>Solidago rigida</i>	Rough Goldenrod	0.25
<i>Troscanthus chinensis</i>	Common Sodenwort	1.25
<i>Veronica spicata</i>	Smooth Tall Ironweed	3.00
<i>Veronica spicata</i>	Cow's Foot	0.25
<i>Veronica spicata</i>	Golden Alexander	0.50
	Sub Total	47.50

Botanical Name	Common Name	Ounces/Acre
<i>Aster novae-angliae</i>	New England Aster	0.25
<i>Asplenium platyneuron</i>	White Vile Inigo	0.75
<i>Chamaecrista fasciculata</i>	Partridge Pea	6.00
<i>Cirsium discolor</i>	Tail Coneopsis	3.00
<i>Desmodium illinoense</i>	Illinoi Tick Trefoil	0.50
<i>Elymus virginicus</i>	Rattlesnake Master	2.00
<i>Filipendula rubra</i>	Queen of the Prairie	0.25
<i>Galium aparine</i>	Bulls Garden	0.25
<i>Helianthus scaberrimus</i>	Smooth Head	2.50
<i>Helleborus scaberrimus</i>	Saw-Tooth Sunflower	0.50
<i>Leopoldia complanata</i>	Round-headed Bush Clover	1.50
<i>Liatris spicata</i>	Marsh Blazing Star	1.00
<i>Monarda fistulosa</i>	Wild Bergamot	0.75
<i>Rhithymum integrifolium</i>	Wild Oenothera	1.00
<i>Rhus typhina</i>	Obdurate Plant	0.25
<i>Syntherisma sanguinalis</i>	Common Mountain Mint	1.00
<i>Rubus odoratus</i>	Yellow Coneyflower	3.50
<i>Rubus odoratus</i>	Black-Eyed Susan	2.50
<i>Rubus odoratus</i>	Cut Leaf Coneflower	1.00
<i>Rubus odoratus</i>	Sweet Black-Eyed Susan	0.50
<i>Scirpus americanus</i>	Roan Weed	1.00
<i>Sisymbrium officinalis</i>	Compass Plant	2.00
<i>Sisymbrium officinalis</i>	Cup Plant	3.00
<i>Sisymbrium officinalis</i>	Prarie Dock	6.00
<i>Solidago nemoralis</i>	Early Goldenrod	0.25
<i>Solidago rigida</i>	Stiff Goldenrod	1.00
<i>Solidago rigida</i>	Rough Goldenrod	0.25
<i>Troscanthus chinensis</i>	Common Sodenwort	1.25
<i>Veronica spicata</i>	Smooth Tall Ironweed	3.00
<i>Veronica spicata</i>	Cow's Foot	0.25
<i>Veronica spicata</i>	Golden Alexander	0.50
	Sub Total	47.50

Wet Prairie - Wet Meadow Seed Mix D:

To be seeded on the basin bottom, from 12" above NWL to the edge of open water sedimentation pool.

Botanical Name	Common Name	LBS/Acre
Cover Crop:		
<i>Agrifolia arida</i>	Redtop	2,000
<i>Agrifolia arida</i>	Cracking Bent	3,000
<i>Avena sativa</i>	Seed Oats	30,000
<i>Elymus virginicus</i>	Virginian Wild Rye	2,500
	Subtotal	39,500
Sedges, Rushes, and Reeds:		
<i>Carex bebbii</i>	Bebb's Sedge	0.125
<i>Carex comosa</i>	Bentley Sedge	0.063
<i>Carex crinitella</i>	Crinkled Oval Sedge	0.063
<i>Carex stipitata</i>	Common Fox Sedge	0.188
<i>Carex scoparia</i>	Lance-Fruited Oval Sedge	0.063
<i>Carex vulpinoidea</i>	Fox Sedge	0.063
<i>Echinochloa erythraea</i>	Red-Rooted Spike Rush	0.125
<i>Juncus duranii</i>	Dudley's Rush	0.063
<i>Juncus torreyi</i>	Torrey's Rush	0.063
<i>Scirpus atrovirens</i>	Dark Green Rush	0.250
<i>Scirpus cyperinus</i>	Woolgrass	0.063
<i>Scirpus pendulus</i>	Red Bulrush	0.125
<i>Scirpus validus creber</i>	Great Bulrush	0.250
	Subtotal	1.504
Forbs:		
<i>Alysicarpus alpinus</i>	Common Water Plantain	0.250
<i>Astilbe incarnata</i>	Swamp Milkweed	0.125
<i>Aster novae-angliae</i>	New England Aster	0.125
<i>Bidens cernua</i>	Nodding Bur Marigold	0.063
<i>Bidens frondosa</i>	Common Beggar's Tick	0.063
<i>Equisetum perfoliatum</i>	Common Horsetail	0.188
<i>Helianthus scaberrimus</i>	Smooth Head	0.125
<i>Juncus torreyi</i>	Torrey's Rush	0.125
<i>Physocarpus opulifolius</i>	False Dragonhead	0.063
<i>Polygonum amphibium stipulaceum</i>	Water Smartweed	0.250
<i>Sagittaria latifolia</i>	Common Arrowhead	0.125
<i>Sisymbrium officinalis</i>	Cup Plant	0.188
<i>Verbena hastata</i>	Bike Verbena	0.125
<i>Veronica fasciculata</i>	Common Ironweed	0.094
	Subtotal	1.540
	Total	41,040

Alternative Low Profile Native Grass Mix B1: (Alternate for Mix B)

The Low Profile Turf Grass is to be installed in buffer area as specified on the plans. To be drill seeded and covered with an S-75 BN straw blanket.

Scientific Name	Common Name	lbs/Acre
<i>Aristida alba polystriata</i>	Bent Grass	2
<i>Bouteloua curtipendula</i>	Side Oats Grama	6
<i>Calamagrostis canadensis</i>	Buryal Grass	2
<i>Carex vulpina</i>	Fox Sedge	2
<i>Elymus canadensis</i>	Canada Wild Rye	3
<i>Panicum virgatum</i>	Switch Grass	3
<i>Schizanthium scoparium</i>	Little Bluestem	3
	Total lbs/Acre	21

Temporary Cover	Common Name	lbs/Acre
	Common Oat	60
	Annual Rye	30
	Total lbs/Acre	90

TOTAL 101 lbs

Wet Meadow Plug Mix D:

To be planted on the full basin bottom, below Normal Water Line (NWL) to the edge of openwater sedimentation pools / channels, and as specified on the plans. (36"o.c.)

Botanical Name	Common Name	Plugs/Acre
Grasses:		
<i>Carex crinitella</i>	Rice Cutgrass	400
<i>Panicum virgatum</i>	Prairie Switchgrass	400
	Subtotal	800
Sedges, Rushes, and Reeds:		
<i>Carex comosa</i>	Bentley Sedge	400
<i>Carex crinitella</i>	Crinkled Oval Sedge	400
<i>Carex stipitata</i>	Ant-Fruited Sedge	400
<i>Carex vulpinoidea</i>	Fox Sedge	400
<i>Juncus torreyi</i>	Torrey's Rush	400
<i>Scirpus cyperinus</i>	Woolgrass	400
<i>Scirpus pendulus</i>	Red Bulrush	400
<i>Scirpus validus</i>	Solidum Bulrush	400
	Subtotal	3200
Forbs:		
<i>Asplenium platyneuron</i>	Swamp Milkweed	300
<i>Equisetum perfoliatum</i>	Common Horsetail	200
<i>Lythrum alatum</i>	Blue Flag Iris	200
<i>Polygonum amphibium stipulaceum</i>	Water Smartweed	200
	Subtotal	800
	Total	4800

Shallow Emergent Plug Mix E:

To be planted below NWL around the edge of open water channels & sedimentation pools, and as specified on the plans. (36"o.c.)

Botanical Name	Common Name	Plants/Acre
Sedges, Rushes, and Reeds:		
<i>Juncus effusus</i>	Common Rush	800
<i>Scirpus acutus</i>	Hard-Stemmed Bulrush	400
<i>Scirpus fluviatilis</i>	River Bulrush	600
<i>Scirpus pungens</i>	Common Three-Square	300
<i>Scirpus validus creber</i>	Solidum Bulrush	300
<i>Sagittaria arifolia</i>	Common Arrowhead	400
	Subtotal	2,800
Forbs:		
<i>Acorus calamus</i>	Sweet Flag	400
<i>Iris virginica striata</i>	Blue Flag Iris	500
<i>Potamogeton pectinatus</i>	Sago Pondweed	400
<i>Ranunculus abortivus</i>	White Water Crowfoot	300
<i>Sagittaria latifolia</i>	Common Arrowhead	400
	Subtotal	2,000
	Total Plugs/Acre	4,800

Deep Emergent Plant Mix F:

To be planted in 1-3ft. water depth (Below Emergent Plugs) in pods of 48 as shown on the plan.

Botanical Name	Common Name	Qty/Pod
<i>Potamogeton pectinatus</i>	Pickeral Weed	18
<i>Najas tuberosa</i>	White Waterily	30 stapled tubers
	Total	48 / POD

Forb Enhancement Mix H:

To be planted in high visibility areas in conjunction with Seed Mix C.

Botanical Name	Common Name	Ounces/Acre
Annual Perennial Forbs Seed Mix:		
<i>Chamaecrista fasciculata</i>	Partridge Pea	16.00
<i>Cirsium discolor</i>	Sand Coneopsis	10.00
<i>Desmodium illinoense</i>	Illinois Sensitive Plant	12.00
<i>Echinochloa purpurea</i>	Broad-Leaved Purple Coneflower	10.00
<i>Lupinus perennis</i>	Wild Lupine	1.00
<i>Monarda fistulosa</i>	Wild Bergamot	1.50
<i>Penstemon digitalis</i>	Forglve Beard Tongue	1.00
<i>Rubus odoratus</i>	Yellow Coneyflower	4.50
<i>Rubus odoratus</i>	Black-Eyed Susan	10.00
	Total	66.00

PART 2 - NATURALIZED AREAS MONITORING

2.01 HERBIVORE PROTECTION

- A. A framed goose protection structure/pods made of wood posts and chicken wire (hardware cloth) shall be installed prior to emergent (plug) plant installation as specified on plan. The structure shall remain in place for a period of at least one year, and then removed by the Contractor once the plants are well established.

2.02 PLANT/PLUG INSTALLATION

- A. All aquatic plants must be installed in the appropriate water depths in the herbivore protection pods.
- B. Evenly distribute each species around the pond, planting groups of 5 to 7 plants of each species.

2.03 SEEDING IMPLEMENTATION

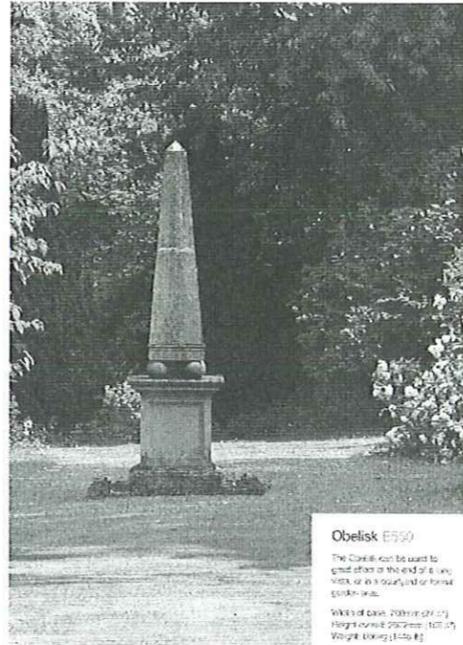
- A. Seeding operations must occur when soil moisture is appropriate for the seeding operation.
- B. Native plant seed shall not receive fertilizer.
- C. Wet seed that is moldy or otherwise damaged in transit or storage shall not be used.
- D. All seeding equipment whether broadcast or drilled should be calibrated to deliver the seed at the rates and proportions specified. Hand broadcast seed shall be spread at twice the specified rate. Equipment should be operated in such a manner as to ensure complete coverage of the entire area to be seeded, and seed must be placed no deeper than 1/4 inch in the soil.
- E. After seeding operation is completed, install erosion control blanket per manufacturer's specifications upon all areas at or above the normal water level.

2.04 EROSION CONTROL BLANKET

- A. Seeded areas will be covered with North American Green S-75, or approved equal. 3:1 slopes and/or fall/winter plantings require North American Green S-150 or approved equal. The area 3 feet below the normal water level line (i.e. half of the blanket width) of the stormwater detention basin will be stabilized with North American Green C-125, or approved equal. See manufacturer's specifications for erosion control blanket composition and installation.

2.05 "NO MOWING AND/OR NO DUMPING" SIGNAGE

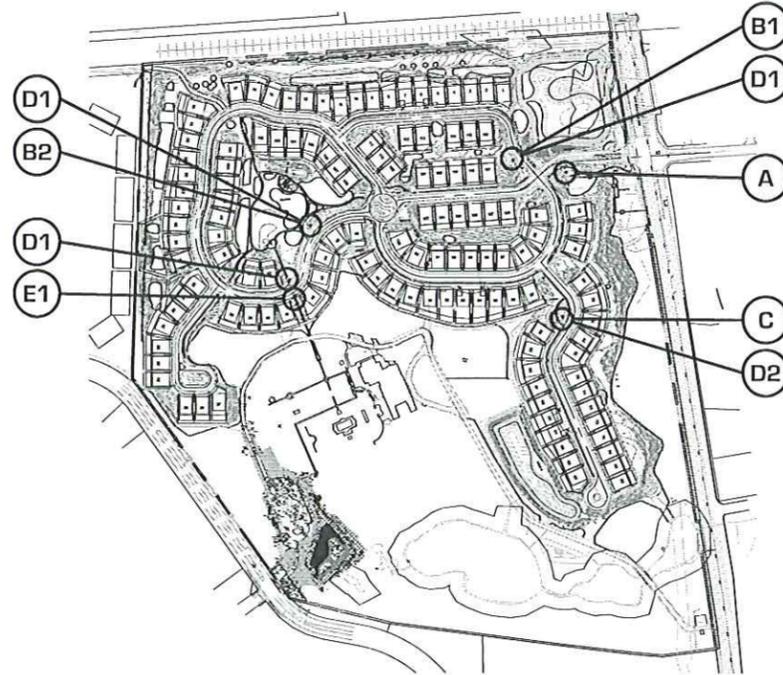
- A. "No Mowing" signage shall be installed along the perimeter of the basin to define the boundary between the basin and adjacent properties.
- B. Sign shall be 12" x 12" Non-reflective Baked Enamel 18 Gauge steel and legible at 10' and shall clearly state "Native Turf Area No Mowing or Dumping". Contractor shall submit sample to Owner for approval prior to installation.
- C. Sign shall be installed 4' above the finish grade, secured to a metal post and maintained at intervals and locations approved by the Owner. (i.e. not less than 150



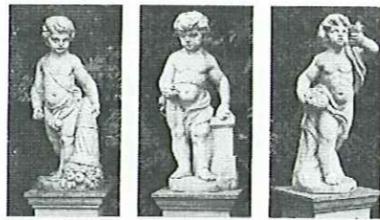
Obelisk E550
 The Obelisk can be used to great effect at the end of a long walk, or in a courtyard or formal garden area.
 Width at base: 200mm (8 1/8")
 Height overall: 2300mm (75' 6")
 Weight: 1000kg (2205 lb)

Obelisk Detail

A



Garden Ornament Location Plan



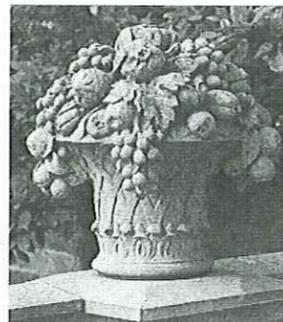
1 Earth HE600
 Height: 100mm (4 1/8")
 Max. base width: 45mm (1 3/4")
 Weight: 11kg (24 lb)

2 Fire HE610
 Height: 100mm (4 1/8")
 Max. base width: 45mm (1 3/4")
 Weight: 11kg (24 lb)

3 Air HE620
 Height: 100mm (4 1/8")
 Max. base width: 45mm (1 3/4")
 Weight: 11kg (24 lb)

Sculpture Details

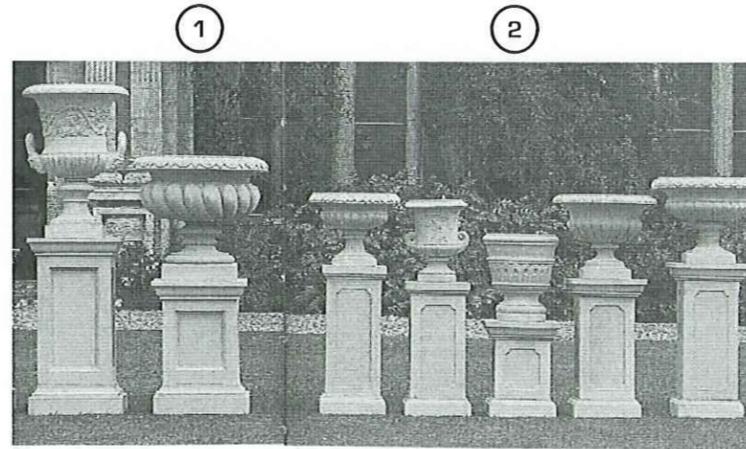
B



Large Basket of Fruit E020
 This neo-Gothic style basket, with intricate strawwork overflows with ripe fruit in a naturalistic style. See Archives for Fashion of Fruit.
 Height: 450mm (18")
 Width overall: 470mm (18 1/2")
 Width at base: 230mm (9")
 Weight: 43kg (95 lb)

Sitting Area Focal Point

C



B065 Pedestal (Shown with Stone Urn)
B255 Pedestal (Shown with Neoclassical Urn)
B310 Plinth (Shown with Regency Urn)
B300 Plinth (Shown with House of Queen Urn)
B400 Plinth (Shown with Wilson Urn)
B420 Plinth (Shown with Cranston Urn)
B450 Plinth (Shown with Trafalgar Urn)

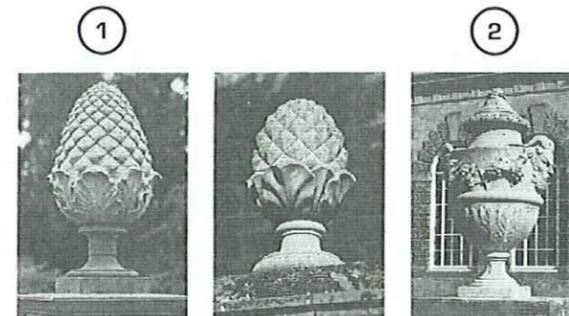
27" Queen Anne Pedestal B255
 Pedestal featuring a deeply foliaged panel to the pedestal shaft.
 Cup and base width: 485mm (19")
 Height: 595mm (23")
 Weight: 162kg (357 lb)

27" Queen Anne Plinth B300
 Queen Anne period foliaged plinth with plain mouldings around cap and base.
 Width at cup: 305mm (12 1/4")
 Width at base: 337mm (13 1/4")
 Height: 605mm (23 7/8")
 Weight: 77kg (170 lb)

20" Elizabethan Plinth B400
 Width at cap: 377mm (14 7/8")
 Width at base: 337mm (13 1/4")
 Height: 428mm (16 7/8")
 Weight: 73kg (161 lb)

Pedestal & Plinth Details

D



Ham House Pineapple E380
 The National Trust granted the right for Hardistone to include in its Collection a perfect replica of the beautiful Coade Stone pineapple adorning the perimeter pedestals at Ham House, Richmond.
 Height: 820mm (32 1/4")
 Width overall: 450mm (18")
 Width at base: 300mm (11 7/8")
 Weight: 85kg (209 lb)

Pineapple and Base E590
 An early 18th century pineapple design.
 Height: 695mm (27")
 Width overall: 345mm (13 5/8")
 Width at base: 260mm (10 1/4")
 Weight: 43kg (95 lb)

Margam Masked Urn E500
 A Georgian style urn adorned in high relief with naturalistic vines and stylized heads. This piece was also restored for Margam Orangerie, South Wales.
 Width overall: 580mm (22 7/8")
 Width at base: 260mm (10 1/4")
 Height: 915mm (36 3/4")
 Weight: 70kg (154 lb)

Promenade Finial Details

E

The Residences at Cuneo Mansion and Gardens

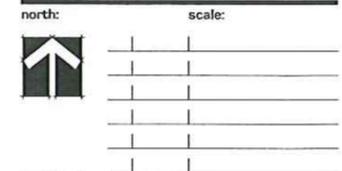
Vernon Hills, Illinois

sheet description:

Garden Sculpture & Ornament Plan

developer:

Pulte Homes
 1900 E. Golf Road - Suite 300
 Schaumburg, Illinois 60173

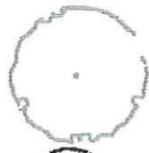


revisions: 5.5.2017 Per Village Review Comments

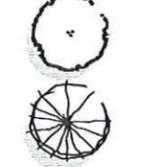
original issue date: **20 March 2017**

drawn by: _____
 checked by: _____
 project no.: **23045**
 sheet no.: _____

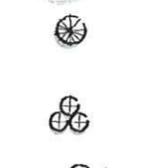
PLANT MATERIAL LEGEND : [Sheet L.116 Only]



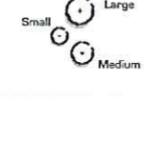
Shade Trees, 2.5" Caliper
 30% Skyline Honeylocust
 20% Chatsideer Pear (unit sides)
 20% Greenspire Linden
 10% Autumn Blaze Maple
 10% Pacific Sunset Maple
 10% Swamp White Oak



Ornamental Trees, 6" - 8" m/s or 2.5" cal.
 30% Prairie Fire Crab, 8' or 2.5"
 20% Red Jewel Crab, 8' or 2.5"
 20% Apple Serviceberry, 7'
 20% Cornelian Cherry Dogwood, 8'
 5% Common Witchhazel, 6'
 5% River Birch, 10'



Large Evergreen, 6' - 8' tall
 50% Colorado Spruce, 7'
 30% Norway Spruce, 7'
 10% White Fir, 8'
 10% Canadian Hemlock, 6'



Upright Evergreens, 4'-6' tall
 60% Mission Arborvitae, 5'
 20% Brabant Arborvitae, 5'
 20% Fairview Upright Juniper, 6'



Evergreen Shrubs, 18" - 24" wide
 30% Dense Yew, 24"
 30% Kallay Compact Juniper, 24"
 30% Green Velvet Boxwood, 18"
 10% Bigleaf Euonymus (Vegetus), 18"



Deciduous Shrubs, 18" - 36" tall
 35% Redtwig Dogwood, 36" (large)
 25% Mohican Viburnum, 36" (large)
 20% Limesight Hydrangea, 30" (large)
 20% Miss Kim Lilac, 36" (large)
 50% Annabella Hydrangea, 24" (med.)
 20% Black Chokeberry, 24" (med.)
 20% Knockout Shrub Rose, 18" (med.)
 10% Snowmound Spira, 24" (med.)
 20% G.M. Alpine Currant, 18" (small)
 20% Goldmound Spirea, 18" (small)
 20% Bronze Forsythia (small)
 20% Potentilla - Yellow, 18" (small)
 20% H.G. Sweetspire, 18" (small)

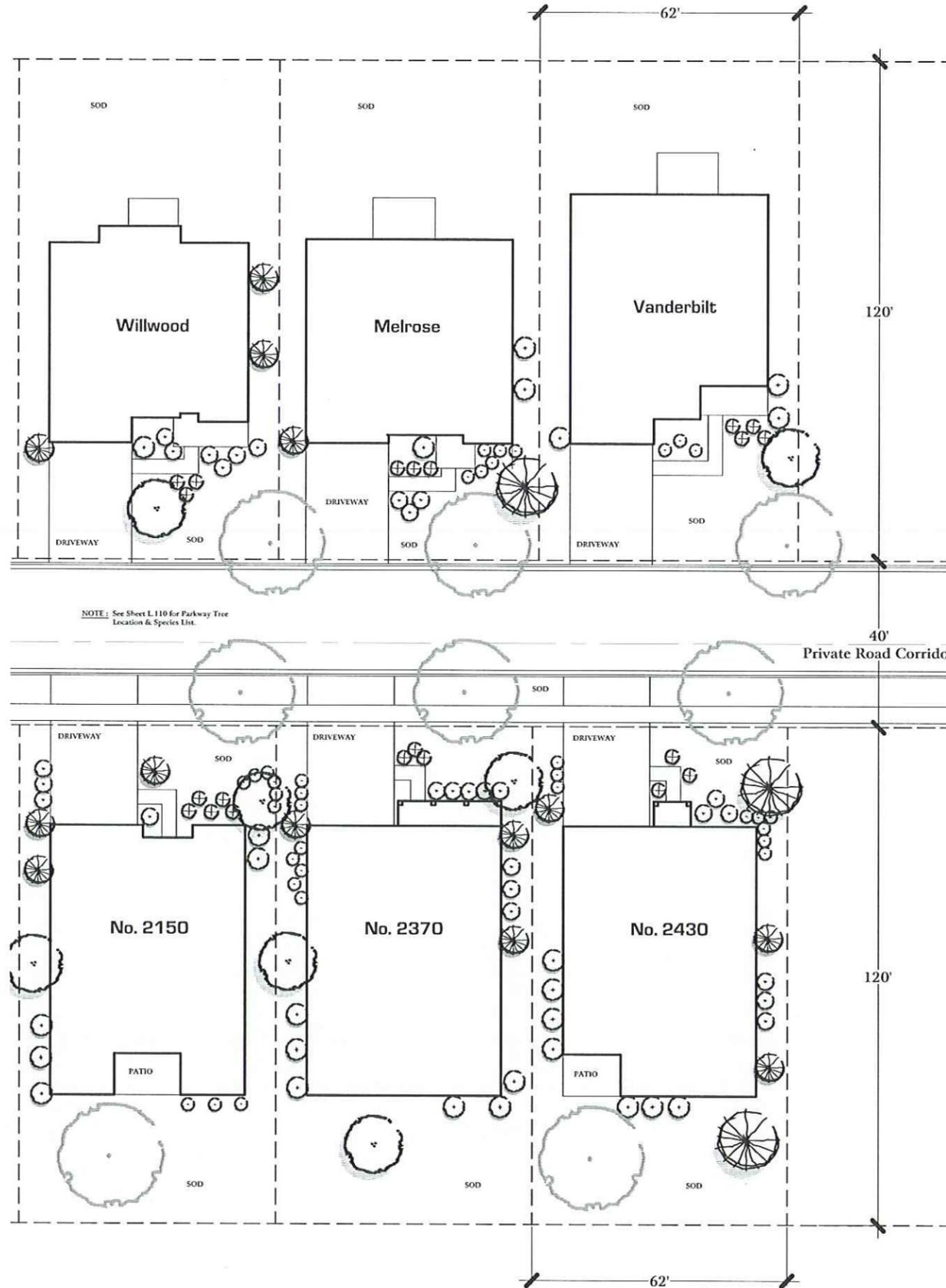
Perennials & Grasses, 1 Gal.
 Rozanne Geranium
 Purple Coneflower
 Blue Catmint
 Happy Returns Daylily
 A.J. Sedum
 Prairie Dropseed
 Feather Reed Grass
 Northern Sea Oats (Shade)
 Autumn Moor Grass
 Gold Standard Hosta
 Francee Hosta

CONSTRUCTION NOTES :

- Sod full lot areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF, rototilled to an 8" depth.
- Mulch all trees, shrub, perennial & ornamental grass beds with a minimum of three inches shredded hardwood bark mulch.
- All bed lines and tree stakes require a 4" deep spaded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represents minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging. Is required to Contact J.U.L.I.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the Village of Vernon Hills.
- Landscape Contractor shall warrant all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.

Note: Plant material must differ by min. 50% from adjacent buildings.

Note: Adjacent common area trees, evergreens and ornamentals are **not shown** on this exhibit. See Common area landscape plans for additional plantings.



Two Story Product :

Ranch Product :



Land Planning
 Landscape Architecture
 Environmental Site Design

604 WASHINGTON ST., NAPERVILLE, IL 60563 - 630.305.2900 Fax 630.305.3194

The Residences at Cuneo Mansion and Gardens

Vernon Hills, Illinois

sheet description:

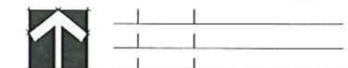
Typical Houeline Landscape Packages

developer:

Pulte Homes
 1900 E. Golf Road - Suite 300
 Schaumburg, Illinois 60173



north: scale: 1" = 15'0"



revisions: 3.5.2017 Per Village Review Comments

original issue date: 20 March 2017

drawn by: _____
 checked by: _____
 project no.: 23045
 sheet no.: _____

DETENTION POND PLANTING SPECIFICATIONS

1. MESIC & WET PRAIRIE COMMUNITY (Seeds)

A. BED PREPARATION
Existing vegetation should be removed or killed with an approved herbicide (Roundup). Top surface of seedbed to 2'-4" and 18" as close as possible to vertical. Lightly compact soil with roller, cult-packer, or similar. Install 1/2" mesh geotextile fabric using a no-till seed drill.

B. SEEDING
Specified seed or equal shall be re-vegetated for at least 90 days prior to installation. The seed must be of wild ecotype. No hybrids or cultivars may be included. Mix seed with an equal volume of coarse sand, vermiculite or coir. Seed mix shall contain at least 70% of the species listed and no one species shall constitute more than 10% of the total seed mix by weight. Any deviation from the planting list to be submitted to the Village for review and approval prior to installation.

Broadcast seeds every other by hand or soil/cell seeder, cyclone spreader, or shoulder mount spreader. Spread seed in different directions to cover evenly. If not included in seed mix, plant mix crop of 3000 seeds at 400 seeds per sq. ft. Roll seed into soil to 1/4" depth with cult-packer or similar implement.

No seeding should occur until N.W.L. is reached and sustained within Detention Pond.

C. SEEDING DATES
May 15 - June 30
July 1 - October 31 (irrigation twice per week for 60 days)
November 1 - December 31 (fallow seed bed)

D. FABRIC INSTALLATION
Install erosion control blanket North American Green EC 250 or equal along N.W.L. 6.5' wide, 1/2" mesh to 3/25" below water and 1/2" mesh to 3/25" above water around perimeter of pond. Install North American Green OS 75 from bank of SC250 to top of slope. Install as per manufacturer's guidelines. For exact locations, see Exhibit No. 47.

2. SHALLOW WATER EMERGENT COMMUNITY (Plugs)

(N.W.L. to two linear feet (2' from pond side slope) 4:1 Slope, See Typical Planting Section.

A. BED PREPARATION
Prior to planting, pump down or drain pond level to facilitate installation of erosion fabric.

B. FABRIC INSTALLATION
Center of 6' by 5' section control blanket North American Green SC 250 or equal shall be placed at normal water level and rolled across entire shoreline. Install as per manufacturer's guidelines.

C. PLANTING DATES
May 15 - June 30
July 1 - October 31 (irrigation twice per week for 60 days)

D. PRODUCT
Plugs shall have a minimum size of 2" diameter and 4" depth and shall be thoroughly rooted through the substrate.

E. PLUG INSTALLATION
Emergent plant plugs shall be installed at water line to 6" water depths. Cut through fabric and install plants at 18" o.c., staggered. Evenly distribute each species around pond, planting in groups of 3 to 5 plants of each species.

No installation should occur until N.W.L. is reached and sustained within Detention Pond.

3. DEEP WATER EMERGENT COMMUNITY (Aquatics)

(Beyond Shallow Emergent Community in 12" to 24" water depths)

A. PLUG INSTALLATION
Emergent plant plugs or floating leaf plants shall be installed in 12" to 24" water depths. Cut through fabric and install plants at 18" o.c., staggered for twenty linear feet and repeat again every sixty (60') around entire pond perimeter.

No installation should occur until N.W.L. is reached and sustained within Detention Pond.

4. ACCEPTANCE

A. MESIC & WET PRAIRIE COMMUNITY (Seeds)

At the beginning of the second growing season, the following conditions shall be met:

COVERAGE: 25% of each plant community shall be covered with vegetation.

PRESENCE: 40% of the species shall be alive and present.

ABUNDANCE: 60% of the vegetation should be native species of the prairie wetlands.

At the beginning of the third growing season, the following conditions shall be met:

COVERAGE: 50% of each plant community shall be covered with vegetation.

PRESENCE: 60% of the species shall be alive and present.

ABUNDANCE: 80% of the vegetation should be native species of the permanent wetlands.

B. SHALLOW WATER EMERGENT COMMUNITY (Plugs)

At the end of the first growing season, the following conditions shall be met:

1. 55% of the plugs shall be alive and thoroughly rooted.

2. 50% of the shoreline shall be covered with in three (3) years.

C. DEEP WATER EMERGENT COMMUNITY (Aquatics)

At the end of the first growing season, the following conditions shall be met:

1. 75% of the species shall be alive and thoroughly rooted.

2. 40% of the shoreline shall be covered with in three (3) years.

5. MAINTENANCE

1st YEAR: Mow at 6" when the plants are seed heads. Mow again when competitive weeds are at 8" to 12" in height. Cut back to 6" and fall type mower two or three times during the first season.

2nd YEAR: Mow area mowed at 12" to control weed competition. Mow in late May and late June. Maintain goose barrier control for 2 years. Then remove fencing, sign, and mow filament.

3rd YEAR: If weeds are controlled from the area in mid-June. If burning is not an option, mow again to control weeds but remove the clippings. Do not burn or mow after new planting event has reached 12" or taller.

LONG-TERM MANAGEMENT: Employ the services of a qualified and licensed company to manage prairie plantings and control species deemed detrimental such as Purple Loosestrife, Canada Thistle, Red Canary Grass, Queen Anne's Lace, Sweet Clover, Catnip, Common Tansy, Ragwort, Rudbeckia, and Sanbark Willow.

6. GOOSE BARRIER CONTROL

A. INSTALLATION
Set first row of stakes in 18" of water depth at 8 foot intervals around entire pond. Drive each stake 1 foot into bottom. Attach 48" high poultry netting, 20 gauge around entire area. Extend fence to pond bottom. Set second row of stakes 8 feet up and 8 feet at 8 foot intervals around entire pond. Drive each stake 8" into ground. To protect top enclosure, attach two rows of monofilament line and secure red survey ribbon to stakes.

7. UPLAND FOREST COMMUNITY

A. QUANTITY
To determine minimum quantity required, divide the length around the pond at the top of the slope by 40' (feet). Trees to be planted in groups by species around perimeter of pond and not intended to be planted at a 40' o.c. spacing. Bald Cypress should be planted near water's edge. Spacing of all species to be shown on overall landscape plan. All trees to be alive and thriving at time of acceptance and at end of 2 year maintenance period.

8. SIGNAGE

A. INSTRUCTIONAL SIGNS
Signs to be placed at 150' intervals around perimeter of pond. Signs shall be metal, 12" x 18" in size, with green background and white lettering that reads: NATIVE PRAIRIE, DO NOT MOW. Signs to be mounted to a green channel post. Top of sign to be five feet (5') above ground.

BIBLIOGRAPHY

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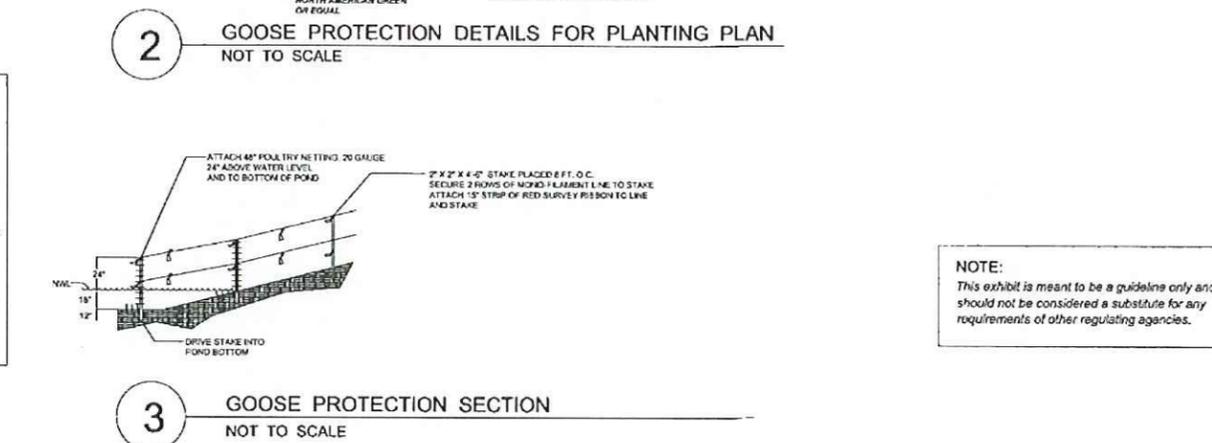
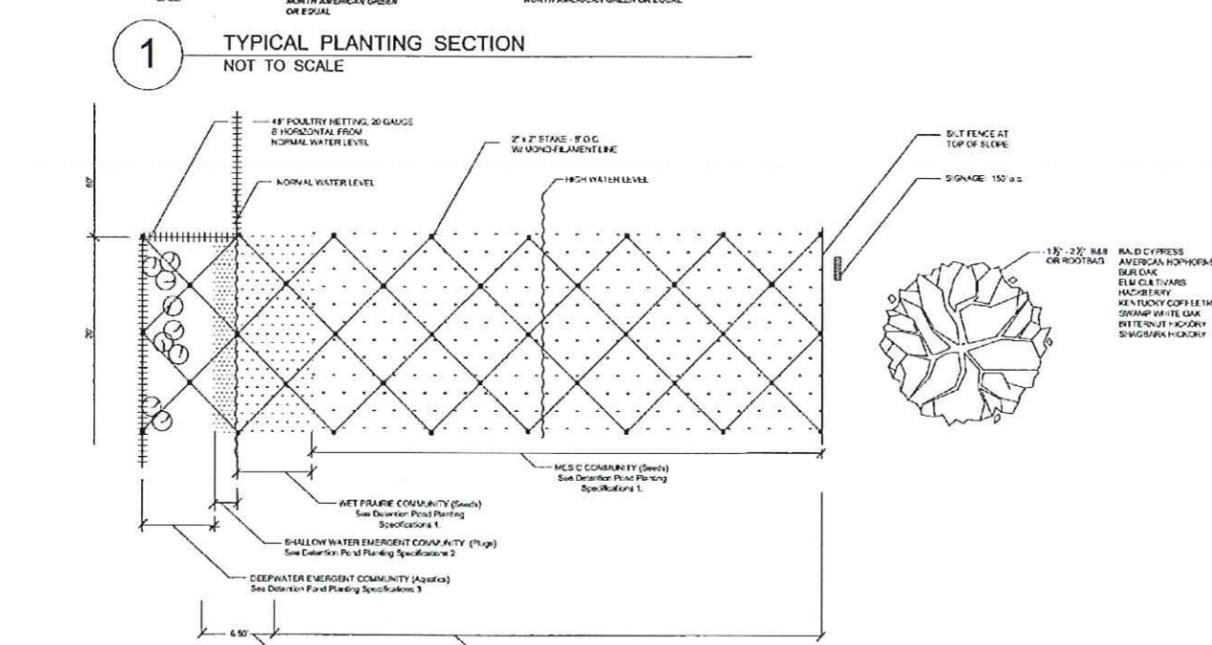
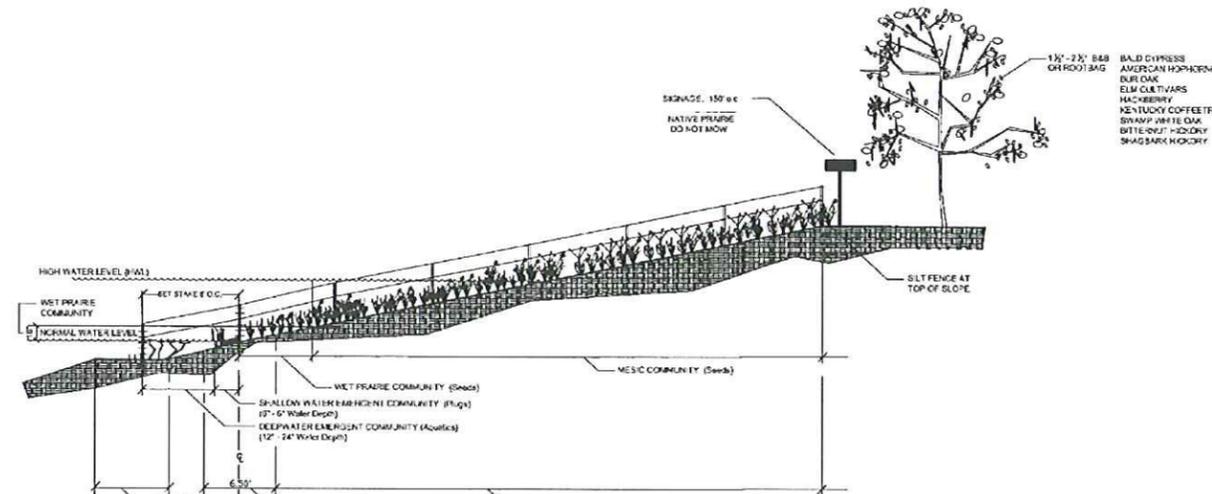
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USDA Natural Resources Conservation Service (NRCS-NRCS), 1997. Native Plant Guide for Stormwater Management Facilities in Northeast Illinois.



NOTE:
This exhibit is meant to be a guideline only and should not be considered a substitute for any requirements of other regulating agencies.

PLANT COMMUNITIES

MESIC COMMUNITY	POUNDS/ACRE
Grasses and Sedges	
Andropogon gerardii (Big Blue Stem)	3,000
Andropogon scoparius (Little Blue Stem)	3,000
Elymus canadensis (Virginia Wild Rye)	0,188
Elymus virginicus (Virginia Wild Rye)	0,188
Panicum virgatum (Switchgrass)	0,250
Sorghastrum nutans (Indian Grass)	4,500
Avena sativa (Oats)	40,000
Wildflowers	
Aster laevis (Smooth Doll Aster)	0,125
Aster novae-angliae (New England Aster)	0,125
Baptisia leucantha (White Wild Indigo)	0,125
Conocarpus tripterus (Tall Coreopsis)	0,168
Ethnobotanica purpurea (Purple Coreopsis)	0,250
Frygiolum yuccifolium (Rattlesnake Master)	0,250
Helianthus grosseserratus (Sawtooth Sunflower)	0,168
Helianthus scaberrimus (False Sunflower)	0,168
Liatris aspera (Rough Blazing Star)	0,025
Monarda fistulosa (Wild Bergamot)	0,125
Platanus occidentalis (Purple Prairie Clover)	0,168
Pycnanthemum virginicum (Mountain Mint)	0,016
Ratibida pinnata (Yellow Coneflower)	0,250
Rutbeckia hirta (Black-eyed Susan)	0,168
Rutbeckia autemata (Sweet Black-eyed Susan)	0,168
Siphium laciniatum (Compass Plant)	0,125
Siphium terrestris (Prairie Dock)	0,063
Solidago rigida (Stiff Goldenrod)	0,125
Tradescantia virginiana (Spiderwort)	0,090
Veronica fasciculata (Common Ironweed)	0,168
Veronicastrum virginicum (Culver's Root)	0,063
Zizia aurea (Heart-leaved Alexander)	0,125

WET PRAIRIE COMMUNITY	POUNDS/ACRE
Grasses and Sedges	
Carex comosa (Bristly Sedge)	0,125
Carex hystericina (Pocoupine Sedge)	0,125
Carex lupulina (Hop Sedge)	0,125
Carex stipitata (Wet Fringed Sedge)	0,125
Cyrtus vulpinus (Fowl-foot Sedge)	0,125
Elymus virginicus (Virginia Wild Rye)	0,188
Glyceria striata (Fowl Mania Grass)	0,125
Leersia oryzoides (Rice Cut Grass)	0,125
Scirpus atrovirens (Dark Green Bulrush)	0,125
Spartina pectinata (Prairie Cordgrass)	0,125
Avena sativa (Oats)	40,000
Wildflowers	
Angelica atropurpurea (Angelica)	0,125
Aster novae-angliae (New England Aster)	0,125
Aster umbellatus (Flat-topped Aster)	0,125
Eupatorium maculatum (Spotted Joe-Pye Weed)	0,063
Eupatorium perfoliatum (Burdock)	0,168
Helenium autumnale (Autumn Sneezeweed)	0,063
Liatris spicata (Marsh Blazing Star)	0,025
Lobelia cardinalis (Cardinal Flower)	0,068
Pycnanthemum virginicum (Mountain Mint)	0,016
Siphium integrifolium (Rice-weed)	0,125
Solidago rigida (Stiff Goldenrod)	0,125
Verbena hastata (Blue Verbena)	0,063
Veronica fasciculata (Smooth Ironweed)	0,063

SHALLOW WATER EMERGENT COMMUNITY 0-1 foot Depth	POUNDS/ACRE
Grasses and Sedges	
Carex stricta (Common Tussock Sedge)	0,125
Eleocharis acicularis (Creeping Spike Rush)	0,125
Juncus effusus (Common Rush)	0,125
Scirpus acutus (Hardstem Bulrush)	0,125
Scirpus americanus (Chickadee's Rush)	0,125
Scirpus fluviatilis (River Bulrush)	0,125
Scirpus tabernaemontani (Softstem Bulrush)	0,125
Forbs	
Aconitum napellus (Sweet Flag)	0,125
Ailanthus altissima (Common Water Plantain)	0,125
Iris virginica (Blue Flag Iris)	0,125
Polygonum amphibium (Water Smartweed)	0,125
Potamogeton nodosus (Pickerel Weed)	0,125
Sagittaria latifolia (Broadleaf Arrowhead)	0,125
Sagittaria arifolia (Common Arrowhead)	0,125

Deep Water Emergent Community 1.0 - 2.0 foot Depth	POUNDS/ACRE
Najas advena (Yellow Pond Lily)	0,125
Najas tuberosa (White Water Lily)	0,125
Potamogeton nodosus (Common Pickerelweed)	0,125
Potamogeton pectinatus (Sage Pickerelweed)	0,125



Land Planning
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Environmental Site Design

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The Residences at Cuneo Mansion and Gardens

Vernon Hills, Illinois

sheet description:

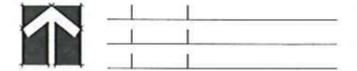
Village Detention Basin Guidelines

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



north: scale: 1" = 150'



revisions: 5.5.2017 Per Village Review Comments

original issue date: 20 March 2017

drawn by:
checked by:
project no.: 23045
sheet no.:

The Residences at Cuneo Mansion and Gardens

Vernon Hills, Illinois

sheet description:

Site Details

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



north:  scale:

revisions:

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sheet no: _____

L.118

Salsbury Cluster Mailbox 16 'A' Size Doors

Model: 3316
Size: 30.5" W x 62.75" H x 18" D
Color: Sandstone
Weight: 175 lbs
Mounting: Surface Mount to 5' x 5' x 6" Concrete Slab



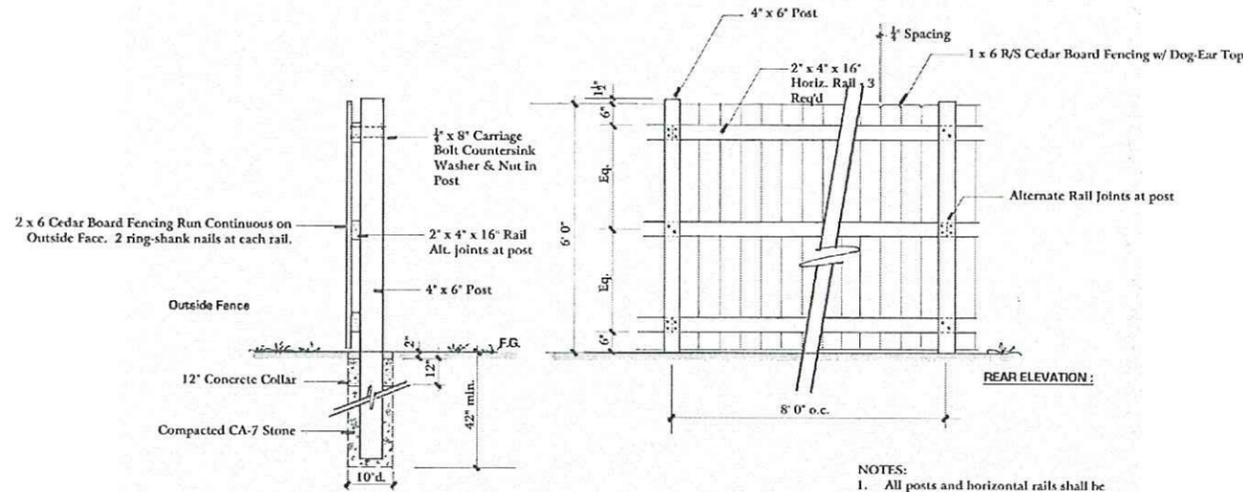
Salsbury 3300 Series Cluster Box Units (CBUs) - U.S.P.S. Access

- Features
- Salsbury Industries is officially licensed and authorized by the U.S. Postal Service to manufacture Cluster Box Units (CBUs)
 - Manufactured by Salsbury Industries to U.S.P.S. "P" Specifications
 - License # 1CD58Q68-B-0026
 - Ideal for commercial and residential developments
 - Include matching pedestal
 - Constructed of heavy duty aluminum and stainless steel hardware
 - Feature a durable powder coated finish available in sandstone, bronze, green, black, white and gray (for replacement units only)
 - Accessed from the front through 2 easy opening master door panels
 - Available in "A" size doors (12-3/4" W x 3-1/8" H) and larger "B" size doors (12-3/4" W x 4-7/8" H)
 - One compartment is labeled "Outgoing Mail" and includes a weather protection flap and an 11-3/4" W x 3/4" H mail slot
 - Include a carrier access door for U.S.P.S. installed master lock
 - Include 1 or 2 fully integrated parcel locker(s)
 - Salsbury Industries is an ISO 9001:2008 certified company and has excelled in the field of manufacturing since 1935

CLUSTER MAILBOX DETAIL

C

NTS



- NOTES:
- All posts and horizontal rails shall be 'copperwood' - treated southern yellow pine.
 - 1 x 6 fencing shall be R/S Western Red Cedar.
 - All fasteners shall be galvanized.

A

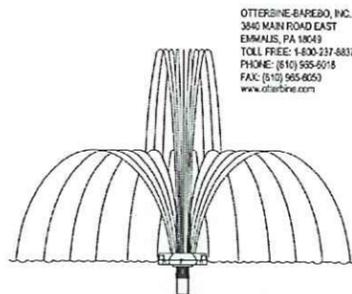
NORTH PERIMETER FENCE DETAIL

NTS

Phoenix Aerating Fountain:

Model: 500
HP: 5
Voltage: 230
Phase: 1
Hertz: 60
Upper Height: 18'
Lower Height: 10'
Upper Diameter: 3'
Lower Diameter: 3.4'
Min. Operating Depth: 30"

- Product Features
- Energy Efficient
 - Low Amperage systems mean less electrical consumption and low running costs.
 - Provides Natural & Effective Water Quality Solutions
 - Introduces oxygen into the water column for the most natural solution to water quality management, effectively controlling algae, aquatic weeds, and foul odors.
 - Shallow Operating Depth
 - Operates in 36in or 75cm of water
 - Interchangeable Patterns
 - Change patterns in less than 30 minutes.
 - Proven Performance
 - Outerbore is the only manufacturer to have oxygen transfer and pumping rates independently tested and published on their aeration systems. View results.
 - Pattern Guarantee
 - Aerating fountains are backed by a "Pattern Guarantee", if you don't love the pattern we'll swap it out for another.
 - Complete Package
 - Includes unit, panel* and cable with cable quick disconnect for ease of installation.
 - Comprehensive Warranty
 - All-inclusive 5-year warranty on unit, cable and power coated center*.
 - Corrosion Resistant
 - Able to operate in brackish and effluent conditions.
 - Safety Listed & Protected
 - Package electrically safety tested and listed with ETL, ETL-C. Products for European Union are also safety tested, approved and carry a 3rd party independent CE mark.



OTTERRINE-BAPEBO, INC.
3845 MAIN ROAD EAST
EMMALIS, PA 18643
TOLL FREE: 1-800-237-8837
PHONE: (610) 555-6978
FAX: (610) 565-6253
www.otterbine.com

B

AERATOR FOUNTAIN DETAIL

1 Required Main Entrance Pond (See Sheet L.101)

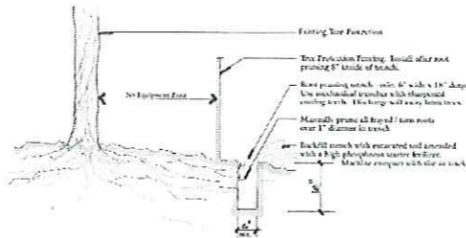
NTS

CUNEO: Existing Tree Trimming / Removal Notes

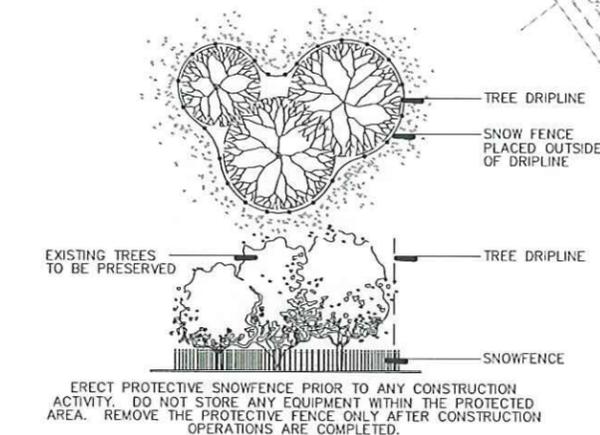
- A) **Central Park and Residential Lot Areas:**
Remove all Ash trees and dead trees. Remove all condition 1 (Poor Quality) trees. Crown prune all trees as required for structure and safety. Clean up understorey and mulch (or seed) as required.
- B) **Perimeter Woodlands - High Visibility:**
Remove all Ash trees and dead trees. Remove all condition 1 (Poor Quality) trees and Buckthorn. Crown prune all trees as required for structure and safety. Mulch perimeter 25' of woodland - maintain natural ground surface beyond.
- C) **Perimeter Large Woodlands - Buffers:**
Remove all Ash trees and dead trees. Remove condition 1 (Poor Quality) trees and Buckthorn. Clean the forest floor as part of the Buckthorn removal operation and woodchips from the chipping operation will be placed on the forest floor.
- D) **Mulch:**
Woodchips generated from the removal/pruning operations shall be used for mulching the existing woodland borders and trees.

Plan Legend :

- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Tree To Be Removed
- Existing Tree To Be Preserved
- Tree Protection Fencing See Detail B - Below
- Root Pruning See Detail A Below



A Root Pruning Detail
NTS



B Typical Tree Preservation Fencing
NTS



Land Planning
Landscape Architecture
Environmental Site Design

604 WASHINGTON ST., NAPERVILLE, IL 60563 - 630.325.2960 Fax 630.305.3364

The Residences at Cuneo Mansion and Gardens

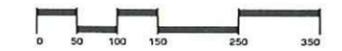
Vernon Hills, Illinois

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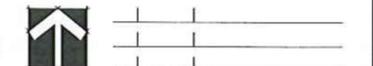
Existing Tree Survey & Preservation Plan

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



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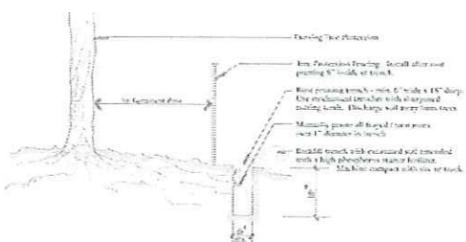
TS.100

CUNEO: Existing Tree Trimming / Removal Notes

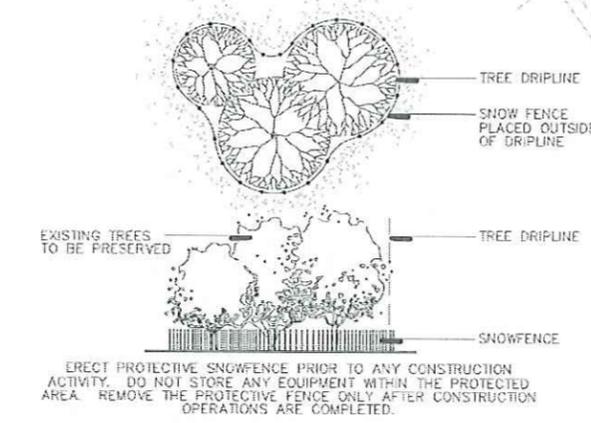
- A) **Central Park and Residential Lot Areas:**
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- C) **Perimeter Large Woodlands - Buffers:**
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- D) **Mulch:**
Woodchips generated from the removal/pruning operations shall be used for mulching the existing woodland borders and trees.

Plan Legend :

- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Tree To Be Removed
- Existing Tree To Be Preserved
- Tree Protection Fencing See Detail B - Below
- Root Pruning See Detail A Below



A Root Pruning Detail NTS



B Typical Tree Preservation Fencing NTS



Land Planning
Landscape Architecture
Environmental Site Design

504 W. S. H. 3rd St. - DEERFIELD, IL 60015 - 847.575.5300 Fax 847.575.2884

The Residences at Cuneo Mansion and Gardens

Vernon Hills, Illinois

sheet description:

Existing Tree Survey & Preservation Plan

Exhibit A.

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



north: scale: 1" = 100'0"



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project no: 23045
sheet no:

TS.100A

CUNEO: Existing Tree Trimming / Removal Notes

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- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Tree To Be Removed
- Existing Tree To Be Preserved
- Tree Protection Fencing See Detail L.105.A
- Root Pruning See Detail A Below

Notes:

1. See sheet TS.105 for Existing Tree Inventory Data.
2. See sheet TS.105 for Tree Preservation Notes, Narrative and Fencing Details.

Existing Fence Line - To Be Preserved -

End TP Fencing at Existing Fencing

Existing Evergreens

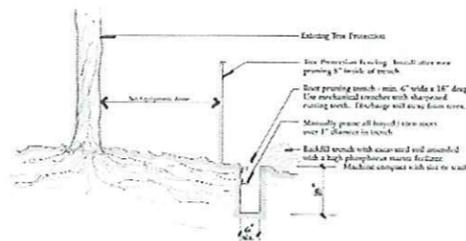
Existing Evergreens

Additional Trees in This Area - Not Shown - All To Be Removed -

Additional Trees in This Area - Not Shown - All To Be Removed -

Additional Trees in This Area - Not Shown - To Be Preserved -

Additional Trees in This Area - Not Shown - To Be Preserved -



A Root Pruning Detail
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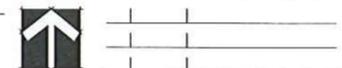
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sheet no.:

TS.101

CUNEO: Existing Tree Trimming / Removal Notes

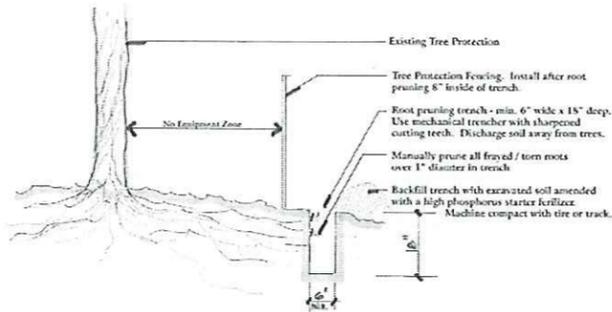
- A) **Central Park and Residential Lot Areas :**
Remove all Ash trees and dead trees. Remove all condition 1 (Poor Quality) trees. Crown prune all trees as required for structure and safety. Clean up understorey and mulch (or seed) as required.
- B) **Perimeter Woodlands - High Visibility :**
Remove all Ash trees and dead trees. Remove all condition 1 (Poor Quality) trees and Buckthorn. Crown prune all trees as required for structure and safety. Mulch perimeter 25' of woodland - maintain natural ground surface beyond.
- C) **Perimeter Large Woodlands - Buffers :**
Remove all Ash trees and dead trees. Remove condition 1 (Poor Quality) trees and Buckthorn. Clean the forest floor as part of the Buckthorn removal operation and woodchips from the chipping operation will be placed on the forest floor.
- D) **Mulch :**
Woodchips generated from the removal/pruning operations shall be used for mulching the existing woodland borders and trees.

Plan Legend :

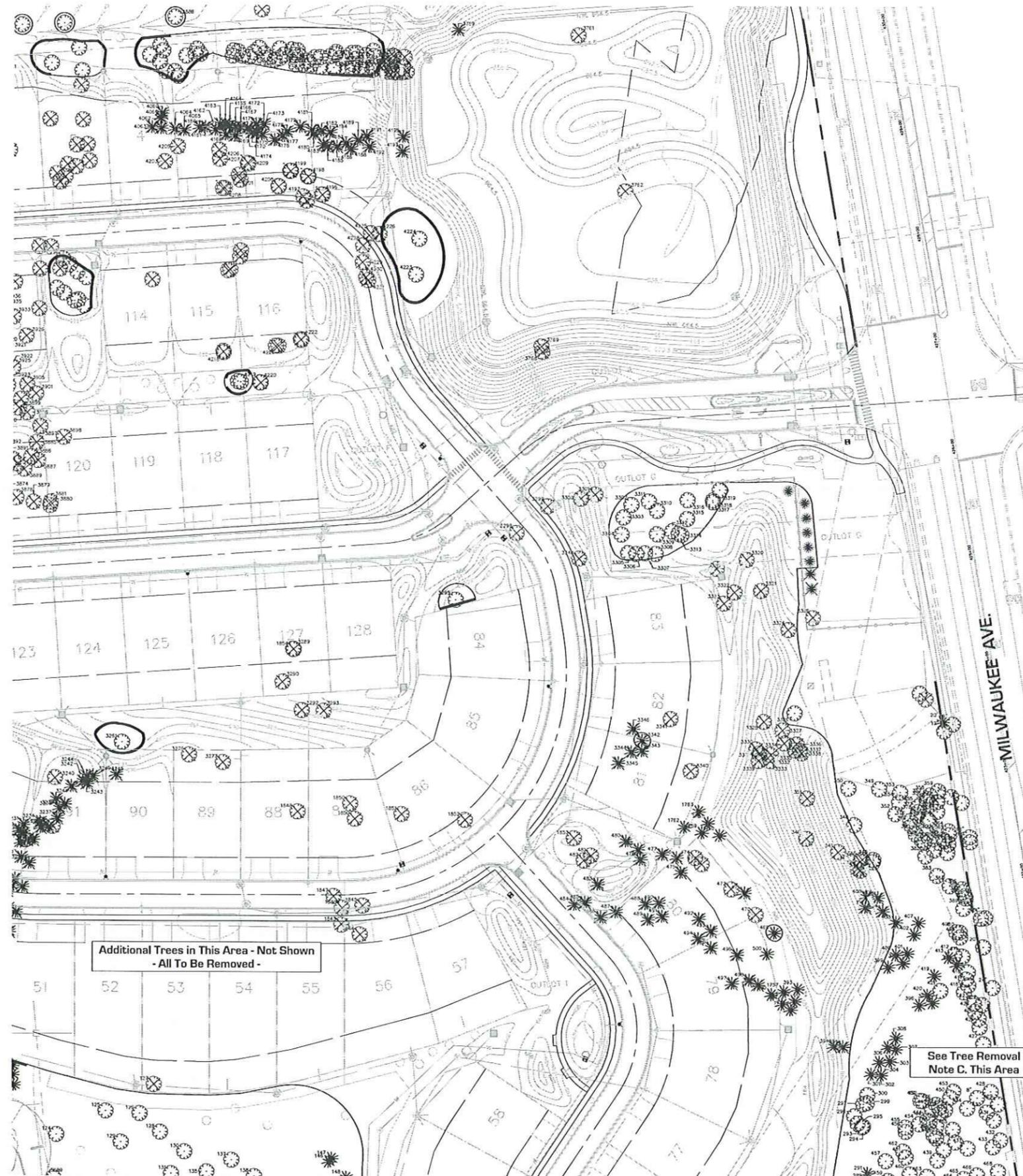
-  - Existing Deciduous Tree
-  - Existing Evergreen Tree
-  - Existing Tree To Be Removed
-  - Existing Tree To Be Preserved
-  - Tree Protection Fencing See Detail L.105.A
-  - Root Pruning See Detail A Below

Notes :

1. See sheet TS.105 for Existing Tree Inventory Data.
2. See sheet TS.105 for Tree Preservation Notes, Narrative and Fencing Details.



A Root Pruning Detail



Land Planning
Landscape Architecture
Environmental Site Design

604 WASHINGTON ST. - NAPERVILLE, IL 60563 - 630.325.3900 Fax 630.325.3954

The Residences at Cuneo Mansion and Gardens

Vernon Hills, Illinois

sheet description:

Existing Tree Survey & Preservation Plan

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



north:  scale: 1" = 50'0"

revisions:  3.5.2017 Per Village Review Comments

original issue date: **20 March 2017**

drawn by: _____
checked by: _____
project no.: **23045**
sheet no.: _____

TS.102

The Residences at Cuneo Mansion and Gardens

Vernon Hills, Illinois

sheet description:

Existing Tree Survey & Preservation Plan

developer:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173



north: scale: 1" = 50'0"

revisions: 5.5.2017 Per Village Review Comments

original issue date: 20 March 2017

drawn by: _____
checked by: _____
project no.: 23045
sheet no.: _____

TS.103

CUNEO: Existing Tree Trimming / Removal Notes

- A) **Central Park and Residential Lot Areas:**
Remove all Ash trees and dead trees. Remove all condition 1 (Poor Quality) trees. Crown prune all trees as required for structure and safety. Clean up understorey and mulch (or seed) as required.
- B) **Perimeter Woodlands - High Visibility:**
Remove all Ash trees and dead trees. Remove all condition 1 (Poor Quality) trees and Buckthorn. Crown prune all trees as required for structure and safety. Mulch perimeter 25' of woodland - maintain natural ground surface beyond.
- C) **Perimeter Large Woodlands - Buffers:**
Remove all Ash trees and dead trees. Remove condition 1 (Poor Quality) trees and Buckthorn. Clean the forest floor as part of the Buckthorn removal operation and woodchips from the chipping operation will be placed on the forest floor.
- D) **Mulch:**
Woodchips generated from the removal/pruning operations shall be used for mulching the existing woodland borders and trees.

Plan Legend:

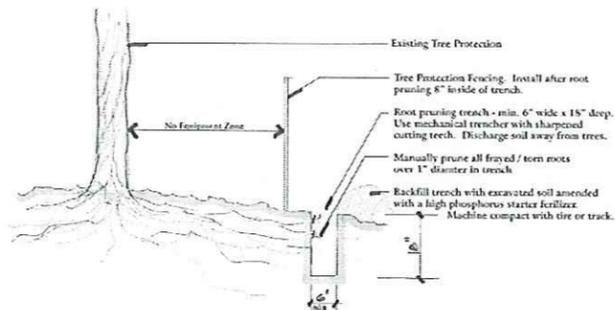
- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Tree To Be Removed
- Existing Tree To Be Preserved
- Tree Protection Fencing See Detail L.105.A
- Root Pruning See Detail A Below

See Tree Trimming / Removal Note B. This Area

Notes:

- See sheet TS.105 for Existing Tree Inventory Data.
- See sheet TS.105 for Tree Preservation Notes, Narrative and Fencing Details.

See Loyola Sheet LTS.100 for Tree Preservation



A Root Pruning Detail

NTS



CUNEO: Existing Tree Trimming / Removal Notes

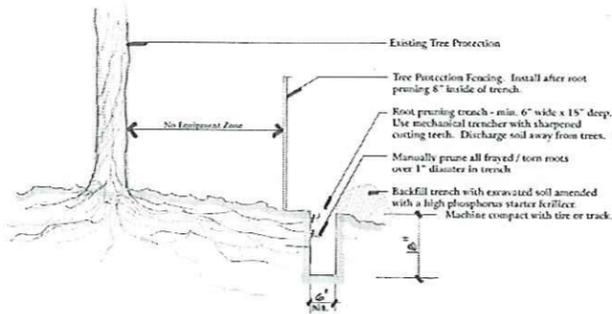
- A) **Central Park and Residential Lot Areas :**
Remove all Ash trees and dead trees. Remove all condition 1 (Poor Quality) trees. Crown prune all trees as required for structure and safety. Clean up understory and mulch (or seed) as required.
- B) **Perimeter Woodlands - High Visibility :**
Remove all Ash trees and dead trees. Remove all condition 1 (Poor Quality) trees and Buckthorn. Crown prune all trees as required for structure and safety. Mulch perimeter 25' of woodland - maintain natural ground surface beyond.
- C) **Perimeter Large Woodlands - Buffers :**
Remove all Ash trees and dead trees. Remove condition 1 (Poor Quality) trees and Buckthorn. Clean the forest floor as part of the Buckthorn removal operation and woodchips from the chipping operation will be placed on the forest floor.
- D) **Mulch :**
Woodchips generated from the removal/pruning operations shall be used for mulching the existing woodland borders and trees.

Plan Legend :

- Existing Deciduous Tree
- Existing Evergreen Tree
- Existing Tree To Be Removed
- Existing Tree To Be Preserved
- Tree Protection Fencing See Detail L.105.A
- Root Pruning See Detail A Below

Notes :

1. See sheet TS.105 for Existing Tree Inventory Data.
2. See sheet TS.105 for Tree Preservation Notes, Narrative and Fencing Details.



A Root Pruning Detail

NTS



Land Planning
Landscape Architecture
Environmental Site Design

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The Residences at Cuneo Mansion and Gardens

Vernon Hills, Illinois

sheet description:

Existing Tree Survey & Preservation Plan

developer :

Pulte Homes
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Schaumburg, Illinois 60173



north: scale: 1" = 50'0"

revisions: 5.5.2017 Per Village Review Comments

original issue date: **20 March 2017**

drawn by: _____
checked by: _____
project no.: **23045**
sheet no.: _____

TS.104

Existing Tree Inventory (2013 - 2015) :

Existing Tree Inventory (2011) :

- Original inventory of trees on the North half of the site was completed by the Shaw Group in fall of 2011. Our office has field verified (and updated where necessary) findings of that inventory. A hard copy booklet of those approx. 2500 trees will be submitted separate as a reference document.

Existing Tree Inventory (2016) :

- Additional trees in the Southwest corner of the site were located and tagged by Manhard Consulting in Fall 2015 and Winter 2016. Ongoing inventories of these trees will continue through preliminary and final design, and in conjunction with the parking lot relocation project.

CUNEO: Existing Tree Trimming / Removal Notes

- Central Park and Residential Lot Areas (orange) :**
Remove all Ash trees and dead trees. Remove all condition 1 (Poor Quality) trees. Crown prune all trees as required for structure and safety. Clean up understorey and mulch (or seed) as required.
- Perimeter Woodlands - High Visibility (yellow) :**
Remove all Ash trees and dead trees. Remove all condition 1 (Poor Quality) trees and Buckthorn. Crown prune all trees as required for structure and safety. Mulch perimeter 25' of woodland - maintain natural ground surface beyond.
- Perimeter Large Woodlands - Buffers (green) :**
Remove all Ash trees and dead trees. Remove condition 1 (Poor Quality) trees and Buckthorn. Clean the forest floor as part of the Buckthorn removal operation and woodchips from the chipping operation will be placed on the forest floor.
- Mulch :**
Woodchips generated from the removal/pruning operations shall be used for mulching the existing woodland borders and trees.

Tag No.	Botanical Name	Common Name	DH	Condition	Remarks	Save / Remove
97	Picea pungens	Colorado Spruce	4	2		
98	Picea pungens	Colorado Spruce	4	2		
99	Picea pungens	Colorado Spruce	4	2		
100	Acer platanoides	Norway Maple	15	3		
103	Acer platanoides	Norway Maple	10	3		
104	Celtis occidentalis	Hackberry	30	4		
107	Fraxinus pennsylvanica	Green Ash	30	0		
108	Acer platanoides	Norway Maple	26	4		
111	Acer platanoides	Norway Maple	20	4		
1843	Acer platanoides	Norway Maple	31	3		
1844	Acer platanoides	Norway Maple	28	3		
1845	Acer platanoides	Norway Maple	26	3		
1846	Acer platanoides	Norway Maple	20	2		
1847	Acer platanoides	Norway Maple	30	3		
1848	Acer platanoides	Norway Maple	26	3		
1849	Acer platanoides	Norway Maple	36	3		
1850	Acer platanoides	Norway Maple	34	3		
1851	Acer platanoides	Norway Maple	22	3		
1852	Acer platanoides	Norway Maple	34	3		
1853	Acer saccharum	Sugar Maple	30	3		
1854	Acer platanoides	Norway Maple	18	3	top fell off 3289	
2181	Fraxinus pennsylvanica	Green Ash	18	1		
2182	Fraxinus pennsylvanica	Green Ash	12	1		
2187	Celtis occidentalis	Hackberry	14	3		
2188	Acer negundo	Boxelder	2x16	2		
2189	Picea abies	Norway Spruce	50	3		
2190	Picea abies	Norway Spruce	50	3		
2191	Picea abies	Norway Spruce	45	3		
2192	Picea abies	Norway Spruce	50	3		
2403	Pseudotsuga menziesii	Douglas Fir	55	3		
2544	Picea abies	Norway Spruce	50	3		
2545	Picea abies	Norway Spruce	60	3		
2546	Picea abies	Norway Spruce	55	3		
2547	Picea abies	Norway Spruce	60	3		
2548	Picea abies	Norway Spruce	60	3		
2549	Picea abies	Norway Spruce	60	3		
2550	Picea abies	Norway Spruce	45	3		
2551	Picea abies	Norway Spruce	65	3		
2552	Picea abies	Norway Spruce	65	3		
2553	Picea abies	Norway Spruce	60	3		
2554	Picea abies	Norway Spruce	65	3		
2555	Picea abies	Norway Spruce	65	3		
2556	Picea abies	Norway Spruce	55	3		
2557	Picea abies	Norway Spruce	65	3		
2558	Picea abies	Norway Spruce	50	3		
2559	Picea abies	Norway Spruce	55	3		
2572	Fraxinus pennsylvanica	Green Ash	26	1		
2573	Fraxinus pennsylvanica	Green Ash	3x14	1		
2596	Acer platanoides	Norway Maple	12	3		
2597	Acer platanoides	Norway Maple	2x10	3		
2644	Acer platanoides	Norway Maple	26	3		
2645	Acer platanoides	Norway Maple	24	3		
2647	Acer platanoides	Norway Maple	12	3		
2655	Acer platanoides	Norway Maple	28	3		
2658	Picea abies	Norway Spruce	55	2		
2659	Picea abies	Norway Spruce	55	3		
2661	Picea abies	Norway Spruce	55	3		
2662	Picea abies	Norway Spruce	60	3		
2670	Acer platanoides	Norway Maple	2x20	3		
2857	Acer negundo	Boxelder	34	1		
2858	Acer saccharum	Sugar Maple	22	2		
2859	Acer saccharum	Sugar Maple	19	3		
2860	Acer saccharum	Sugar Maple	12	3		
2861	Acer saccharum	Sugar Maple	26	2		
2862	Acer saccharum	Sugar Maple	24	2		
2863	Acer saccharum	Sugar Maple	20	3		
2865	Acer saccharum	Silver Maple	16	3		
2867	Acer saccharum	Silver Maple	4x12	3		
2868	Acer saccharum	Sugar Maple	30	3		
2876	Rhamnus cathartica	Buckthorn	10	1		
2877	Acer negundo	Boxelder	14	1		

2878	Acer saccharum	Sugar Maple	14	3		
2879	Quercus rubra	Red Oak	36	2		
2881	Rhamnus cathartica	Buckthorn	12	1		
2882	Acer negundo	Boxelder	10	2		
2883	Acer platanoides	Norway Maple	13	2		
2969	Quercus rubra	Red Oak	44	3		
3007	Acer platanoides	Norway Maple	20	3		
3015	Acer saccharum	Sugar Maple	16	3		
3017	Fraxinus pennsylvanica	Green Ash	14	1		
3018	Acer saccharum	Sugar Maple	10	1		
3019	Acer saccharum	Sugar Maple	14	2		
3020	Acer saccharum	Sugar Maple	12	3		
3021	Acer platanoides	Norway Maple	2x14	3		
3022	Acer saccharum	Sugar Maple	14	2		
3023	Acer saccharum	Sugar Maple	13	2		
3024	Acer saccharum	Sugar Maple	13	2		
3025	Acer saccharum	Sugar Maple	12	2		
3026	Acer saccharum	Sugar Maple	16	3		
3027	Acer saccharum	Sugar Maple	12	3		
3028	Acer saccharum	Sugar Maple	36	2		
3029	Acer saccharum	Sugar Maple	26	2		
3030	Acer platanoides	Norway Maple	26	2		
3031	Acer saccharum	Sugar Maple	16	2		
3032	Acer saccharum	Sugar Maple	12	2		
3033	Acer saccharum	Sugar Maple	14	2		
3034	Acer saccharum	Sugar Maple	12	2		
3249	Pinus strobus	White Pine	20	3		
3250	Acer platanoides	Norway Maple	24	1		
3251	Acer platanoides	Norway Maple	30	3		
3252	Acer platanoides	Norway Maple	26	3		
3254	Acer platanoides	Norway Maple	26	3		
3255	Acer platanoides	Norway Maple	14	2		
3257	Acer platanoides	Norway Maple	20	3		
3258	Acer platanoides	Norway Maple	30	3		
3259	Ulmus americana	Elm	24	2		
3261	Acer platanoides	Norway Maple	36	3		
3275	Acer platanoides	Norway Maple	26	2		
3276	Acer platanoides	Norway Maple	22	3		
3276	Acer platanoides	Norway Maple	20	2		
3277	Acer platanoides	Norway Maple	22	3		
3277	Acer platanoides	Norway Maple	20	2		
3279	Acer platanoides	Norway Maple	36	2		
3279	Acer platanoides	Norway Maple	34	1		
3289	Acer platanoides	Norway Maple	18	3		
3290	Acer platanoides	Norway Maple	15	2		
3291	Acer platanoides	Norway Maple	24	1		
3291	Acer platanoides	Norway Maple	28	2		
3292	Acer platanoides	Norway Maple	28	2		
3293	Acer saccharum	Sugar Maple	30	2		
3295	Robinia pseudoacacia	Black Locust	38	3		
3300	Acer negundo	Boxelder	14	2		
3301	Acer saccharum	Sugar Maple	12	2		
3302	Acer saccharum	Silver Maple	3x24	3		
3303	Acer saccharum	Silver Maple	48	2		
3304	Acer saccharum	Silver Maple	42	2		
3305	Acer saccharum	Silver Maple	32	2		
3306	Acer saccharum	Silver Maple	15	2		
3307	Acer saccharum	Silver Maple	16	2		
3308	Acer saccharum	Silver Maple	26	2		
3309	Acer saccharum	Silver Maple	2x24	2		
3310	Acer saccharum	Silver Maple	2x24	2		
3311	Acer saccharum	Silver Maple	3x20	2		
3312	Celtis occidentalis	Hackberry	15	3		
3313	Fraxinus pennsylvanica	Green Ash	10	1		
3314	Morus alba	Mulberry	12	2		
3315	Fraxinus pennsylvanica	Green Ash	12	1		
3316	Fraxinus pennsylvanica	Green Ash	12	1		
3317	Acer platanoides	Norway Maple	18	2		
3318	Acer saccharum	Silver Maple	30	2		
3319	Acer saccharum	Silver Maple	2x18	2		

4120	Acer saccharum	Silver Maple	16	2		
4121	Morus alba	Mulberry	22	1		
4122	Thuja occidentalis	American Holly	26	2		
4123	Thuja occidentalis	American Holly	16	1		
4124	Abutilon triflorum	Tree-of-Heaven	1x12	2		
4125	Acer platanoides	Norway Maple	30	2		
4126	Thuja occidentalis	American Holly	12	2		
4129	Robinia pseudoacacia	Black Locust	9	2		
4131	Robinia pseudoacacia	Black Locust	16	2		
4132	Robinia pseudoacacia	Black Locust	10	2		
4133	Robinia pseudoacacia	Black Locust	6x18	2		
4134	Robinia pseudoacacia	Black Locust	15	2		
4135	Robinia pseudoacacia	Black Locust	12	2		
4136	Acer negundo	Boxelder	10	2		
4137	Robinia pseudoacacia	Black Locust	8	2		
4137	Robinia pseudoacacia	Black Locust	12	2		
4138	Robinia pseudoacacia	Black Locust	12	2		
4139	Robinia pseudoacacia	Black Locust	14	2		
4140	Robinia pseudoacacia	Black Locust	11	1		
4140	Robinia pseudoacacia	Black Locust	12	2		
4141	Acer platanoides	Norway Maple	18	2		
4142	Acer platanoides	Norway Maple	12	2		
4143	Acer platanoides	Norway Maple	14	2		
4144	Acer platanoides	Norway Maple	26	2		
4145	Asplenium platyneuron	Green Ash	12	1		
4146	Pseudotsuga menziesii	Douglas Fir	4x	2		
4147	Robinia pseudoacacia	Black Locust	16	2		
4148	Robinia pseudoacacia	Black Locust	14	2		
4149	Robinia pseudoacacia	Black Locust	14	2		
4150	Robinia pseudoacacia	Black Locust	14	2		
4151	Acer platanoides	Norway Maple	14	1		
4152	Acer platanoides	Norway Maple	16	2		
4153	Acer platanoides	Norway Maple	12	1		
4154	Acer platanoides	Norway Maple	12	2		
4155	Acer platanoides	Norway Maple	14	1		
4156	Acer platanoides	Norway Maple	12	2		
4157	Acer platanoides	Norway Maple	14	3		
4158	Acer platanoides	Norway Maple	10	2		
4159	Acer platanoides	Norway Maple	10	2		
4160	Acer platanoides	Norway Maple	16	2		
4161	Acer platanoides	Norway Maple	10	2		
4162	Acer platanoides	Norway Maple	16	2		
4163	Acer platanoides	Norway Maple	15	3		
4164	Acer platanoides	Norway Maple	9	2		
4165	Acer platanoides	Norway Maple	10	2		
4166	Acer platanoides	Norway Maple	12	2		
4167	Acer platanoides	Norway Maple	14	2		
4168	Acer platanoides	Norway Maple	16	2		
4169	Acer platanoides	Norway Maple	16	2		
4170	Acer platanoides	Norway Maple	12	2		
4171	Acer platanoides	Norway Maple	12	2		
4172	Acer platanoides	Norway Maple	12	2		
4173	Acer platanoides	Norway Maple	14	2		
4174	Acer platanoides	Norway Maple	14	2		
4175	Acer platanoides	Norway Maple	16	2		
4176	Acer platanoides	Norway Maple	14	2		
4177	Acer platanoides	Norway Maple	12	2		
4178	Acer platanoides	Norway Maple	10	2		
4179	Acer platanoides	Norway Maple	14	2		
4180	Acer platanoides	Norway Maple	12	2		
4181	Acer platanoides	Norway Maple	16	2		
4182	Acer platanoides	Norway Maple	16	2		
4183	Acer platanoides	Norway Maple	18	2		
4184	Acer platanoides	Norway Maple	16	2		
4185	Acer platanoides	Norway Maple	20	2		
4186	Acer saccharum	Sugar Maple	25	2		
4187	Acer saccharum	Sugar Maple	22	2		
4188	Acer saccharum	Sugar Maple	24	3		
4189	Acer saccharum	Sugar Maple	24	3		
4190	Acer saccharum	Sugar Maple	25	1		
4191	Acer saccharum	Sugar Maple	16	2		
4192	Acer saccharum	Sugar Maple	20	2		
4193	Acer saccharum	Sugar Maple	12	1		
4194	Acer saccharum	Sugar Maple	16	2		
4195	Acer saccharum	Sugar Maple	20	2		
4196	Acer saccharum	Sugar Maple	18	2		
4197	Acer saccharum	Sugar Maple	19	3		
4198	Acer negundo	Boxelder	22	2		