

VILLAGE OF BARTLETT

COMMITTEE AGENDA

MAY 3, 2016

PLANNING & ZONING

Bartlett Ridge

FINANCE & GOLF

Mosquito Abatement Discussion

COMMUNITY DEVELOPMENT MEMORANDUM

16-66

DATE: April 25, 2016
TO: Valerie L. Salmons, Village Administrator
FROM: Jim Plonczynski, CD Director
RE: **(#14-29) Bartlett Ridge**

PETITIONER

Nathan Wynsma on behalf of William Ryan Homes, Inc.

SUBJECT SITE

East side of Naperville Road, (approximately 1200 feet south of Lake Street) south of Iglesia Bautista Betel Church (formerly World Overcomers Church) and north of the Timberline Subdivision

REQUESTS

(a) Amended Preliminary/Final Subdivision Plat, (b) Amended Preliminary/Final PUD Plan and (c) Special Use Permits for an Amended PUD (Planned Unit Development) and Wetlands

SURROUNDING LAND USES

	<u>Land Use</u>	<u>Comprehensive Plan</u>	<u>Zoning</u>
Subject Site	Vacant	Commercial	SR-4 PUD
North	Church	Commercial	B-4
South	Townhomes	Attached Residential (Low Density)	SR-5 PUD
East	RV sales/Restaurant/ Vacant	Commercial	B-3/ER-1
West	Golf Course (Villa Olivia) Single Family Residential	Commercial/Attached Residential (Low Density)	P-1/PD

DISCUSSION

1. The Petitioner is requesting approval of an **Amended Preliminary/Final Subdivision**, an **Amended Preliminary/Final PUD Plan** and **two Special Uses – the first, for the amended PUD and the second, for a wetland** located within the detention area. The 13.5 acre site is currently vacant and is located along the east side of Naperville Road approximately 1200 feet south of Lake Street.

2. The property was rezoned from the SR-5 PUD Zoning District to the SR-4 PUD Zoning District on July 21, 2015 by Ordinance 2015-58 An Ordinance Rezoning the Property from the SR-5 PUD Zoning District to the SR-4 PUD Zoning District, Granting a Special Use Permit for a Planned Unit Development and Approving a Preliminary PUD Plan and a Preliminary Plat of Subdivision for the Bartlett Ridge Subdivision.
3. Previously the Petitioner had proposed a 43 lot single family subdivision at this location; however, due to the Park District requesting a cash in-lieu of a land donation, the developer was able to add two single family lots to the subdivision. As a result, the amended application is for 45 single family lots (49 total lots including the Common Areas and Open Space/Detention.) The proposed minimum lot size of 6,988 square feet would remain the same, while the average lot size has increased slightly from 8,104 square feet to 8,191 square feet.
4. The first Special Use request is for the Amended Planned Unit Development which would allow for the following modifications from the bulk regulations: (These modifications remain unchanged from the original preliminary review.)

SR-4 PUD Bulk Regulations (Proposed)

Front Yard = 20 feet/25 feet (Sierra Ct.)
Side Yard = 7 feet
Rear Yard = 25 feet/35 feet*
Minimum Lot Width = 65 feet (60 feet-cul-de-sac)

SR-4 Bulk Regulations

Front Yard = 25 feet
Side Yard = 5 feet
Rear Yard = 45 feet
Minimum Lot Width = 60 feet

****Increased rear yard setback for those lots closest to the Timberline Townhomes located south of this property.***

5. The Plat of Subdivision identifies a 17-foot wide road dedication along the east side of Naperville Road per the request of Cook County Highway. Staff is requesting a 10-foot wide bike path to be located along the east side of Naperville Road in-lieu of the required sidewalk. This proposed bike path would connect with the existing paths located to the north and south of this property.
6. The Petitioner would still be requesting two modifications from the Subdivision Ordinance (a) to reduce the right-of-way width from the required 66' to 60' for proposed Highpoint Court and Sierra Court; and (b) to exceed the maximum cul-de-sac length of 600 feet. The streets would still meet the required minimum pavement width of 28 feet, but a 10 foot wide utility easement would be located within the front yards of each lot to allow for the placement of the required sidewalks and utilities. The cul-de-sac as shown on the plat measures 1,476 feet more or less.
7. **As stated previously, the Park District opted for a cash in-lieu of land and is only requiring a 10' wide bike path easement to be located on Lot 49.** This path would be maintained by the Park District and would connect the future Bartlett Ridge residents to the existing park and playground in the Eagle's Ridge subdivision to the south.

8. The second Special Use request is for the mitigation of a 0.5 acre regulatory wetland that has been identified within the 2.14 acre detention area (Lot 49) at the southeast corner of the site. The Petitioner proposes to mitigate this wetland through the purchase of credits at a certified offsite wetland mitigation bank. The Petitioner states that "the buffer plantings and stormwater management design will exceed current conditions with increased infiltration and habitat area while reducing soil erosion and sedimentation." Our consultants agree, however they are still reviewing the application at this time.
9. Landscaping and the proposed subdivision sign would be located on the Common Area Lots 44 & 45. These 35' wide lots would serve as a buffer from Naperville Road for the future homeowners occupying Lots 1 & 43. These Common Area Lots would be maintained by the Homeowner's Association.
10. The Petitioner will be installing an 8' high board on board, cedar fence (with steel posts) along the rear property line of Lots 12-15 and Lots 18-24 (and along the east side of Lot 24) to buffer the future homes from the existing Barrington Motors RV sales property to the north and east as well as the adjacent restaurant/bar with outdoor seating.
11. Previous development submittals and requests by the Staff had the existing Telluride Court, located within the Timberline Subdivision to the south, extending through this property to not only connect the street system but to also provide a second point of ingress and egress for both subdivisions. The petitioner approached the Timberline Homeowner's Association property manager and president and were told that they would not be interested in connecting these two properties. The Timberline Annexation Agreement stated the Village would need to request the road dedication to take place within 24 months from the date of the Annexation Agreement and the property would need to be rezoned to residential. If the Village did not elect to exercise the dedication of the right-of-way within said period, this dedication would expire and be of no further force or effect. (The date of the Annexation Agreement was February 6, 2001.) Since no development proposals were submitted to the Village for the subject property within the two year time frame, the "window" for requiring the connection of the two subdivisions has passed.

As a result, the Staff approached the Petitioner with providing an emergency access easement (as was provided in the Timberline Subdivision) to allow a secondary point of access in the event the Naperville Road access was blocked. The Petitioner contacted the owner of the restaurant/bar located east of this property and had positive discussions regarding this emergency access. However, since the original preliminary approval, **the adjoining property owner has decided to NOT grant the emergency access easement.**

The Petitioner has identified Lot 48 (at the end of the cul-de-sac) for a future emergency access connection and the Village has requested a depressed curb and a gate at this location. If at some point in the future the adjoining property owner consents to allow the access to continue onto the adjoining property, the access on

the Bartlett Ridge property will be recorded and in place.

12. The Staff reviewed the Tree Preservation Plan and the Final Civil Drawings with regard to saving the trees along the south property line and the placement of a storm pipe within close proximity to these preserved trees. The Staff had concerns with the life span of the remaining trees and the burden this could potentially become for new homeowners if these trees were to die and then need to be removed within a few years of purchasing their home. **Staff contacted the Petitioner and they have agreed to remove eight (8) additional trees (those closest to the proposed pipe location) and will plant eight (8), six (6) foot tall evergreen trees in the back yards of the new homes along the south property line, generally filling in the gaps where the trees were removed.** The remaining/preserved trees will be root pruned prior to construction to limit the potential for additional root damage and to aid in prolonging their life.
13. As discussed during the original Preliminary Plan review, an Impervious Surface Statement will be signed by all of the homeowners to ensure they are aware of the maximum impervious surface requirements on their lot. In addition, a Noise Disclosure Statement will be signed by the owners of lots 12-15 and 18-24 due to their close proximity to the RV sales and restaurant uses adjacent to this property. (The Impervious Surface and Noise Disclosure Statements will be exhibits attached to the final ordinance.)

RECOMMENDATION

1. The Staff recommends **approval** of the Bartlett Ridge Amended Preliminary/Final Subdivision Plat, Amended Preliminary/Final PUD Plan and the Special Use Permit requests for an Amended PUD and Wetlands subject to the following conditions and findings of fact:
 - a. Village Engineer approval of the Preliminary/Final Engineering Plans;
 - b. The developer shall prepare covenants, conditions and restrictions for the continued maintenance and upkeep of the common areas for review and reasonable approval by the Village Attorney prior to the recording of the Final PUD Plan and/or Final Plat of Subdivision for the Single Family Property;
 - c. Installation of the 10' wide bike path along the east side of Naperville Road in-lieu of the required sidewalk;
 - d. A 10' wide Bicycle and Pedestrian Path Easement shall be granted to the Bartlett Park District on Lot 49 as depicted on the Preliminary/Final Plat of Subdivision. This easement and the agreement shall be reviewed and approved by the Bartlett Park District prior to the recording of the Final Plat of Subdivision;
 - e. An 8 foot high, solid, wood fence with steel posts as depicted on the Landscape Plan shall be installed along the rear lot lines of Lots 12-15 and 18-24 and along the east property line of Lot 24;
 - f. The landscaping of the Property shall be provided, planted, completed and maintained in accordance with the Landscape Plan.
 - g. Trees shall be preserved and secured in accordance with the Landscape Plan, the Tree Preservation Plan and the attached letter from Krogstad Land Design

Limited, dated 3/21/2016 which includes the removal of eight additional trees and the planting of eight evergreen trees;

- h. Disclosure Documents for both Noise emitted from surrounding land uses and Maximum Impervious Surface requirements will be signed by the future homeowners of this subdivision. Copies of these Disclosure Documents shall be attached as exhibits to the Ordinance for this subdivision;
- i. Lot 48 shall be maintained by the Homeowner's Association and shall include a depressed curb and a gate to allow for future emergency access to the adjoining property, if consent from the adjoining property is acquired;
- j. Findings of Fact: (Special Use - PUD)
 - i. The proposed single family development is desirable to provide a use which is in the interest of public convenience and will contribute to the general welfare of the community;
 - ii. That the proposed single family development will not under the circumstances of the particular case be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity;
 - iii. That the special use shall conform to the regulations and conditions specified in the Bartlett Zoning Ordinance for such use and with the stipulations and conditions made a part of the authorization granted by the Village Board of Trustees.
- k. Findings of Fact: (Special Use – Wetlands)
 - i. That the granting of the Special Use is in harmony with the general purpose and intent of Section 9-24-1 of the Bartlett Municipal Code, and will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with the Village's Comprehensive Plan and Official Map for development;
 - ii. That the granting of the Special Use Permit will not:
 - a. Diminish the value of land and buildings in its neighborhood;
 - b. Increase the potential for flood damages to adjacent property;
 - c. Incur additional public expenses for flood protection, rescue or relief;
 - d. Increase the hazard from other dangers to said property;
 - e. Otherwise impair the public health, safety, comfort, or general welfare of the inhabitants of the Village, nor will it otherwise create a nuisance;
 - iii. To the degree practicable, the natural storage areas (flood plain and wetlands) are located for natural drainage and associated flooding rather than for purposes of building additional man made structure(s).
 - iv. No modification of a Special Flood Hazard Area (SFHA) and/or Wetland Area are proposed which would result in damaging or potentially damaging increase in flood height or increase in velocity of the downstream flow of water.
 - v. That the following Additional Criteria for Evaluation are met:
 - a. That the Natural Flood Water Storage Areas are protected:
 - 1. The building, structure or improvements shall be elevated on stilts, piles, walls, crawl spaces or other foundations that are permanently open to floodwaters, are not subject to damage by hydrostatic pressures, and allow water to soak into the ground underneath.

2. The foundation and supporting members shall be anchored, shaped and aligned so as to minimize exposure to known hydrodynamic forces such as current, waves and floating debris.
 3. All areas below the flood protection elevation (FPE) shall be constructed of materials resistant to flood damage. The bottom of the joists of the lowest floor and all utility meters shall be located at or above the flood protection elevation (FPE).
 4. No area below the flood protection elevation (FPE) shall be used for storage or materials or supplies or HVAC systems.
- b. That the Groundwater and Surface Water Resources are protected and enhanced in that:
1. No development shall be allowed which includes locating or storing chemicals, explosives, buoyant materials, flammable liquids, pollutants, garbage, solid wastes, ash, or hazardous or toxic materials, including, but not limited to, petroleum products, solvents and paints.
 2. New and replacement water and sewer lines may be allowed, providing all manholes or other above ground openings are located at or above the flood protection elevation (FPE). Any manhole or other above ground opening proposed at an elevation below the flood protection elevation (FPE) shall be watertight.
 3. That any Significant Floodplain and Wetland Flora and Fauna are protected.
- I. Findings of Fact: (Planned Unit Development)
- i. The Village anticipates updating the Comprehensive Plan to change the Future Land Use Plan from Commercial Uses to Suburban Residential Uses (2-5 du/net acre) to coincide with the residential trend and character that has been established in the area and which conforms with general planning policies and precedents of the Village;
 - ii. The single family development is a permitted use in the SR-4 PUD Zoning District;
 - iii. The single family development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected;
 - iv. The single family development shall not substantially lessen or impede the suitability for uses and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity;
 - v. The single family development shall include impact donations;
 - vi. Adequate utilities and drainage shall be provided for this use;
 - vii. Adequate parking and ingress and egress will be provided for this use so as to minimize traffic congestion and hazards in public streets;
 - viii. Adequate buffering and landscaping shall be provided to protect uses within the development and on surrounding properties;
 - ix. There shall be reasonable assurance that, if authorized, this facility will be completed according to an appropriate schedule and adequately maintained.

2. The **Plan Commission** reviewed the Petitioner's requests and conducted the public hearing on April 14, 2016. The Commission recommended approval subject to the conditions and Findings of Fact outlined above by the Staff.
3. Minutes from the Plan Commission meeting, a copy of the Amended Preliminary/Final Subdivision Plat, the Amended Preliminary/Final PUD Plan and additional background information are attached for your review.

rbg/attachments

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Case # 14-29 Bartlett Ridge

- (a) Amended Preliminary/Final Plat of Subdivision
- (b) Amended Preliminary/Final PUD Plan
- (c) Special Use Permits for an Amended PUD Plan and Wetlands

PUBLIC HEARING

PETITIONERS: William Ryan Homes
Nate Wynsma
Attorney Mark Eiden
945 N. Plum Grove Road, Suite G
Schaumburg, IL 60173

Petitioners Mark Eiden, Nate Wynsma and Karl Krogstad were sworn in by J. Lemberg.

The following Exhibits were presented:

- Exhibit A - Picture of Sign**
- Exhibit B - Mail Affidavit**
- Exhibit C - Notification of Publication**
- Exhibit D - Floor Plan of 1328 Tamarack**

R. Grill pointed out the following details:

The Petitioner is requesting approval of an Amended Preliminary/Final Subdivision, an Amended Preliminary/Final PUD Plan and two Special Uses – the first, for the amended PUD and the second, for a wetland located within the detention area. The 13.5 acre site is currently vacant and is located along the east side of Naperville Road approximately 1200 feet south of Lake Street.

The property was rezoned from the SR-5 PUD Zoning District to the SR-4 PUD Zoning District on July 21, 2015 by Ordinance 2015-58 An Ordinance Rezoning the Property from the SR-5 PUD Zoning District to the SR-4 PUD Zoning District, Granting a Special Use Permit for a Planned Unit Development and Approving a Preliminary PUD Plan and a Preliminary Plat of Subdivision for the Bartlett Ridge Subdivision.

Previously the Petitioner had proposed a 43 lot single family subdivision at this location; however, due to the Park District requesting a cash in-lieu of a land donation, the developer was able to add two single family lots to the subdivision. As a result, the amended application is for 45 single family lots (49 total lots including the Common Areas and Open Space/Detention.) The proposed minimum lot size of 6,988 square feet would remain the same, while the average lot size has increased slightly from 8,104 square feet to 8,191 square feet.

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The Petitioner would still be requesting two modifications from the Subdivision Ordinance (a) to reduce the right-of-way width from the required 66' to 60' for proposed Highpoint Court and Sierra Court; and (b) to exceed the maximum cul-de-sac length of 600 feet. The streets would still meet the required minimum pavement width of 28 feet, but a 10 foot wide utility easement would be located within the front yards of each lot to allow for the placement of the required utilities. The cul-de-sac as shown on the plat measures 1,476 feet more or less.

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The Petitioner will be installing an 8' high board on board, cedar fence (with steel posts) along the rear property line of Lots 12-15 and Lots 18-24 (and along the east side of Lot 24) to buffer the future homes from the existing Barrington Motors RV sales property to the north and east as well as the adjacent restaurant/bar with outdoor seating.

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As a result, the Staff approached the Petitioner with providing an emergency access easement (as was provided in the Timberline Subdivision) to allow a secondary point of access in the event the Naperville Road access was blocked. The Petitioner contacted the owner of the restaurant/bar

located east of this property and had positive discussions regarding this emergency access. However, since the original preliminary approval, the adjoining property owner has decided to NOT grant the emergency access easement.

The Petitioner has identified Lot 48 (at the end of the cul-de-sac) for a future emergency access connection and the Village has requested a depressed curb and a gate at this location. If at some point in the future the adjoining property owner consents to allow the access to continue onto the adjoining property, the access on the Bartlett Ridge property will be recorded and in place.

The Staff reviewed the Tree Preservation Plan and the Final Civil Drawings with regard to saving the trees along the south property line and the placement of a storm pipe within close proximity to these preserved trees. The Staff had concerns with the life span of the remaining trees and the burden this could potentially become for new homeowners if these trees were to die and then need to be removed within a few years of purchasing their home. Staff contacted the Petitioner and they have agreed to remove eight (8) additional trees (those closest to the proposed pipe location) and will plant eight (8), six (6) foot tall evergreen trees in the back yards of the new homes along the south property line, generally filling in the gaps where the trees were removed. The remaining/preserved trees will be root pruned prior to construction to limit the potential for additional root damage and to aid in prolonging their life.

As discussed during the original Preliminary Plan review, an Impervious Surface Statement will be signed by all of the homeowners to ensure they are aware of the maximum impervious surface requirements on their lot. In addition, a Noise Disclosure Statement will be signed by the owners of lots 12-15 and 18-24 due to their close proximity to the RV sales and restaurant uses adjacent to this property. (The Impervious Surface and Noise Disclosure Statements will be exhibits attached to the final ordinance.)

RECOMMENDATION

The Staff recommends approval of the Bartlett Ridge Amended Preliminary/Final Subdivision Plat, Amended Preliminary/Final PUD Plan and the Special Use Permit requests for an Amended PUD and Wetlands subject to the conditions and findings of fact outlined in your report.

R. Grill confirmed that the fence does go along the east side of lot 24.

Attorney Mark Eiden for Ryan Homes stated that some minor changes were made as requested by the Village regarding the onsite park, by adding a trail. The emergency access, Lot 48, shall be maintained by the Homeowner's Association and shall include a depressed curb and a gate to allow for possible future emergency access to the adjoining property. M. Eiden is looking for a re-approval of the preliminary final/plat and preliminary/final PUD as well as the Special Use for disturbance of the Wetland and that the recommendation proceed to the Village Board for final approval.

J. Lemberg opened the public hearing.

First up was Tom King of 1328 Tamarack Drive. Mr. King handed out copies of his home's floorplan. His breakfast area needed to be revised from the original plan because it encroached on the setbacks of his townhome by 3 feet. Mr. King was there to point out that the new subdivision proposal is allowed to encroach up to 10 feet. Mr. King was opposed to having 6 or 7 houses on an acre and doesn't think they will sell very well. Mr. King quoted the statement from the Village website "The Ordinances of the Village of Bartlett are designed to protect and promote the public

health, safety, morals, comfort, convenience and general welfare of the people" and feels this would not be the case if this project is approved. The floorplan was entered in as Exhibit D.

Beverly Higgins of 528 Telluride Court was next up to speak. Questioned if the new homes would have basements and was told they would. Since her front door would be facing the back of the new homes, she feels they would be too dense. Ms. Higgins stated that her subdivision has more green space and this is not the case with Bartlett Ridge. This is not a benefit to the Village other than tax revenue. Ms. Higgins stated that there were too many houses on too small of lots.

Jacob Bauer lives at 1324 Tamarack Drive had concerns about the property line variance and building setbacks. When Mr. Bauer moved to Bartlett he had a reasonable expectation that building standards would be maintained. Setbacks were 45 feet and now they are 35 feet. Everything will be so much closer to the already existing homes. Mr. Bauer is most concerned with not having the emergency access and considering a subdivision with one sole point of access didn't make sense. Mr. Bauer thinks this subdivision is not being held to the same standard as other subdivisions. He also questioned the length of the construction.

Sophie Miskiewicz resides at 1330 Tamarack Drive and feels this project affects her directly. She questioned as to when this project will start. She was told June of this year, however Jim Plonczynski responded that June would be wishful thinking.

Susan Tarico was called next however her questions have already been answered.

Julie Strasser of 1320 Tamarack Drive backs up to the south portion of the new subdivision. When this issue was brought up to the Board, Mrs. Strasser requested a larger setback that was granted. It is now 35 feet. Her main concern was that when Timberline had to access their emergency entrance, it was not for emergency vehicles, not police and not fire it was because an electric pole was blocking the entrance. If something similar happens on Naperville Road the residents will not have access to their homes. Police, Fire and any other emergency vehicle will do whatever it takes to get to where they are needed. This will not be the case for residents.

Josue Cabnal is with Iglesia Bautista Bethel Church at 1315 W. Lake Street is concerned about the trees on the property line that are perfectly healthy and that they will be removed during construction.

Michael Hird lives at 1134 Peregrine Parkway near the detention area and at this time he cannot see or even hear Moretti's or Lake Street and he would like to keep it that way.

J. Lemberg asked if the Petitioner would like to respond to any of the comments.

N. Wynsma combined some of the comments and questions. In response to density and setbacks, this project was submitted and approved for 87 townhomes, which included a road connection to Telluride. The development may not have common space area as in a townhome community but there is private green space around each home. The density is half of what was previously approved. Standard setbacks in rear yards are 25 feet, but to mirror what was previously done it is now 35 feet. Greater setbacks and more buffering are usually done in a more commercial area. Residents will sign a disclosure defining the maximum coverage pertaining to their pervious surface areas on their properties such as fence material and out buildings and that a certain amount of open space is a requirement. With regards to the emergency access it was suggested to have an interconnection with Telluride but that will not happen. Regarding shared property lines, they are looking at temporary grading easements, with the exception of a small parcel that is commercially zoned. Since that was not an option there will be a retaining wall near the Church on the north

property line. Healthy trees on the property line or if a tree is shared, nothing will be done other than possibly root pruning. This is done with a machine that cuts a clean line and doesn't tear or rip the root of the tree. A retaining wall will be on most of the property line with a fence on top of it. Near Barrington RV there will be an 8 foot cedar fence along the property line. All trees that can be saved will be saved unless they are too close to the storm sewers by the property lines. The new enhanced wetland bottom detention area will somewhat replace the existing one and will have trees planted around the basin.

J. Lemberg asked if there were any other questions or comments from the public.

N. Wynsma said there will be off-site improvements on Naperville Road, some turn lanes tapers, deceleration and acceleration's and left turn in the middle, expanding the footprint of what is there. Hopefully to start development sometime this summer. Bulk of the land development should be done possibly late fall. Vertical construction of the homes should start fall 2016 and go into spring/summer 2019.

J. Lemberg closed the public hearing.

R. Grill was asked how wide is Lot 48? She responded 10 feet.

N. Wynsma said Lot 48 will be graded to the property line, and if the temporary easement is granted, that will be graded as well to make a nice transition to the gravel area on that property. There will be about 20 to 25 foot approach at the end of the cul-de-sac to connect to the property line. A retaining wall of about 400 linear feet will be on the north side by the commercial property and also near the detention basin. There will also be a fence near the north property retaining wall and near the bike path. This development will be governed by an HOA. Fencing will be restricted by 1 or 2 types. Out buildings will be allowed as well, but will be governed by the village code and certain restrictions will apply such as material and size.

Staff was asked if other subdivisions have had reduced setbacks. R. Grill responded yes, Bartlett Point West.

J. Kallas had strong concerns with only one entrance that is so crowded and what would happen to the people in the subdivision if something were to happen on Naperville Road. Another entrance/exit is needed.

A point was made that there are other subdivisions with only one entrance/exit and this has not been an issue.

J. Lemberg said all three requests would be voted on at once as well as the conditions and findings of fact.

A motion was made to approve the Amended Preliminary/Final Plat of Subdivision, Amended Preliminary/Final PUD Plan, Special Use Permits for an Amended PUD Plan and Wetlands

Motioned by: J. Kallas

Seconded by: T. Ridenour

Discussion continued regarding the issue of only one entrance in the event something happens on Naperville Road. It is possible that Moretti's will not allow residential traffic in and out if Naperville Road is closed.

Roll call:

Plan Commission Minutes
April 14, 2016

Ayes: J. Miaso, D. Negele, S. Cook, A. Hopkins, T. Ridenour
Nays: J. Kallas

Motion Carried.

President and Board of Trustees
Village of Bartlett, Illinois
228 S. Main Street
Bartlett, IL 60103

Re: William Ryan Homes, Inc. Application for Amended Preliminary and Final PUD Plan Approval and Amended Preliminary and Final Subdivision Plat Approval for Bartlett Ridge

Dear President Wallace and Members of the Board of Trustees,

The petitioner, William Ryan Homes, Inc. ("Ryan") is the contract purchaser of a 13.5 acre parcel ("Property") located on the east side of Naperville Road, approximately ¼ mile south of Lake Street. The Property lies within the corporate limits of the Village and is more fully described in the documents accompanying this application. Ryan seeks to develop the Property as a single-family detached residential subdivision known as Bartlett Ridge.

On July 21, 2015, you approved Ryan's preliminary plans for a subdivision containing forty-three (43) residential lots and four (4) outlots. The subdivision plan originally depicted a large detention area and park to the south and east. Ryan positioned the park alongside Peregrine Park to the south, to create a larger, unified area to accommodate the increase in population resulting from development of Bartlett Ridge. In 2007, the Village approved a prior subdivision, also known as Bartlett Ridge, which contained an onsite park in the same location. That subdivision was not completed by the former developer.

Your preliminary approval required the construction of a path providing Bartlett Ridge residents access Peregrine Park. Village Staff noted that the path may not lie in a narrow area between residential lots.

On July 28, 2015, the Bartlett Park District formally voted to require an all cash donation in lieu of the land. This occurred after the July 21, 2015 Village Board meeting to approve the preliminary plan. The elimination of the park left Ryan with excess land.

To account for the loss of a land donation credit, Ryan seeks a modification to the plan to permit two (2) additional residential lots (lots 46 and 47). These will be among the largest lots in the subdivision and will likely be walk-outs due to the drop in topography in the rear yard toward the detention area. This modification results in two (2) higher EAV lots plus a fifty (50) foot wide gap in which to build the path. The path area borders only one lot and is wide enough so the path can be meaningfully offset from the residence built on such lot.

RECEIVED
COMMUNITY DEVELOPMENT

SEP 23 2015

VILLAGE OF
BARTLETT

The revised plan now contains forty-five (45) single family detached lots, the same four (4) outlots, a well-designed bike path, and a monetary donation for purchase offsite parkland.

Ryan has amended its preliminary PUD plan, preliminary plat of subdivision, and preliminary engineering to reflect the plan change. Ryan has also prepared its final PUD plan, final plat of subdivision and final engineering. All of these documents are included in this application.

At the time of preliminary approval, you emphasized the need for a tree preservation plan. Now that final engineering is complete and final grades are established, we have prepared and included this plan with this application.

Ryan requests that you process the amended preliminary plan approvals concurrently with the final plan approvals, since the amendments to the preliminary approvals result primarily from a decision by the park district occurring after your preliminary approval, and are in substantial conformance to the original approvals.

**RECEIVED
COMMUNITY DEVELOPMENT**

SEP 23 2015

**VILLAGE OF
BARTLETT**



**VILLAGE OF BARTLETT
DEVELOPMENT APPLICATION**
(Please type or complete in blue or black ink.)

For Office Use Only
Case # 14-29
RECEIVED
COMMUNITY DEVELOPMENT

SEP 23 2015

VILLAGE OF
BARTLETT

PROJECT NAME Bartlett Ridge

PETITIONER INFORMATION

Name: William Ryan Homes, Inc. **Phone:** 847-519-9230
Address: 945 N. Plum Grove Rd **Fax:** _____
Schaumburg, IL 60195 **Mobile:** _____
Email: _____

PROPERTY OWNER INFORMATION

Name: Old Second National Bank **Phone:** 630-892-2412
Address: 37 S. River St. **Fax:** _____
Aurora, IL 60506 **Mobile:** _____
Email: _____

ACTION REQUESTED (Please check all that apply.)

- Annexation
- PUD (preliminary)
- PUD (final)
- Subdivision (preliminary)
- Subdivision (final)
- Site Plan
- Unified Business Center Sign Plan
- Other (please describe)
- Special Use (please describe) WETLAND
- Variation (please describe)
- Rezoning from _____ to _____
- Text Amendment

SIGN PLAN REQUIRED? (Please Circle.) Yes or **(No)**

(Note: A Unified Business Center Sign Plan is required for four or more individual offices or businesses sharing a common building entrance or private parking lot.)

PROPERTY INFORMATION

Common Address/General Location of Property: East side of Naperville Rd.
1200 feet south of Lake St.

Property Index Number ("Tax PIN"/"Parcel ID"): 06-28-102-007-0000; 06-28-102-016-0000;
06-28-102-017-0000; 06-28-202-011-0000; 06-28-400-008

Zoning: Existing: SR-4 PUD **Land Use:** Existing: Vacant
(Refer to Official Zoning Map)
Proposed: SAME Proposed: Single Family Homes

Comprehensive Plan Designation for this Property: Commercial
(Refer to Future Land Use Map)

Acreage: 13.54 acres

For PUD's and Subdivisions:

No. of Lots/Units: 45 SF (49 TOTAL)
Minimum Lot: Area _____ Width _____ Depth _____
Average Lot: Area _____ Width _____ Depth _____

APPLICANT'S EXPERTS (Including name, address, phone, fax and email; mobile phone is optional)

Attorney Mark C. Eiden
EidenLaw
1000 N. Rand Rd., Unit 120, Wauconda, IL 60084
224-513-5500 (phone) 847-865-5823 (fax) meiden@eidenlaw.com (email)

Engineer CEMCON, Ltd.
2280 White Oak Circle, Aurora, IL 60502
630-862-2100 (phone) 630-862-2199 (fax)

Surveyor CEMCON, Ltd.
2280 White Oak Circle, Aurora, IL 60502
630-862-2011 (phone) 630-862-2199 (fax)

Land Planner CEMCON, Ltd.
2280 White Oak Circle, Aurora, IL 60502
630-862-2011 (phone) 630-862-2199 (fax)

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COMMUNITY DEVELOPMENT
SEP 23 2015
VILLAGE 2
BARTLETT

Landscape Architect: Krogstad Land Design Limited

Other

Attn: Karl T. Krogstad

519 Pembroke Ct. N. Crystal Lake, IL 60014

815-529-1511 (phone) Krogstad@landdesignlimited.com (email)

FINDINGS OF FACT (Standards)

The Village of Bartlett Zoning Ordinance requires that certain findings of fact, or standards, must be met before a special use permit, variation, site plan or planned unit development may be granted. Each application for a hearing before the Plan Commission or Zoning Board of Appeals for a special use, variation, site plan or planned unit development must address the required findings of fact for each particular request. The petitioner should be aware that he or she must present specific testimony at the hearing with regards to the findings. **(On the following pages are the findings of fact, or standards, to be met. Please respond to each standard, in writing, as it relates to the case.)**

****PLEASE FILL OUT THE FOLLOWING FINDINGS OF FACT AS THEY**
****RELATE TO YOUR CASE.******

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COMMUNITY DEVELOPMENT

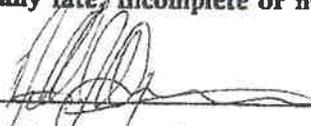
SEP 23 2015

VILLAGE OF
BARTLETT

ACKNOWLEDGEMENT

The undersigned hereby acknowledges he/she is familiar with the code requirements which relate to this petition and certifies that this submittal is in conformance with such code(s). He/she further understands that any late, incomplete or non-conforming submittal will not be scheduled on an agenda.

William Ryan Homes, Inc.
SIGNATURE: _____


NATE WYNSMA

PRINT NAME: _____

DATE: _____

8/24/15

REIMBURSEMENT OF CONSULTANT FEES AGREEMENT

The undersigned hereby acknowledges his/her obligation to reimburse the Village of Bartlett for all necessary and reasonable expenses incurred by the Village for review and processing of the application. Further, the undersigned acknowledges that he/she understands that these expenses will be billed on an ongoing basis as they are incurred and will be due within thirty days. All reviews of the petition will be discontinued if the expenses have not been paid within that period. Such expenses may include, but are not limited to: attorney's fees, engineer fees, consulting planner's fees, public advertising expenses, court reporter fees and recording expenses. Please complete (print) the information requested below and provide a signature.

NAME OF PERSON TO BE BILLED: Nathan Wynsma

ADDRESS: 945 N. Plum Grove Rd.
Schaumburg, IL 60195

PHONE NUMBER: 847-995-8700 ext. 113

William Ryan Homes, Inc.
SIGNATURE: By: _____


8/24/15

DATE: _____

RECEIVED
COMMUNITY DEVELOPMENT

SEP 23 2015

VILLAGE OF
BARTLETT

FINDINGS OF FACT FOR PLANNED UNIT DEVELOPMENTS

Both the Plan Commission and the Village Board must decide if the requested Planned Unit Development meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. The proposed Planned Unit Development is desirable to provide a mix of uses which are in the interest of public convenience and will contribute to the general welfare of the community.

Bartlett Ridge and its surrounding properties create a large mixed use neighborhood consisting of single family uses within the property, commercial uses to the north and east, multi-family uses and a park to the south and southeast, and a golf course and single family residences in Villa Olivia to the west. This mix provides a wide range of well integrated community uses, thus contributing to public convenience and general welfare.

2. The Planned Unit Development will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

The development will comply with all approval ordinances and Village Codes, thus protecting public health and safety. Residential development generally has no adverse impact on public health, safety, morals, comfort, or general welfare and there is nothing unusual about this development that will distinguish it from other residential developments under this standard. All of the surrounding uses are either commercial, multifamily or vacant. Therefore, as a less intense use, it will not injure property values in the vicinity.

3. The planned unit development shall conform to the regulations and conditions specified in the Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

Agreed.

4. The proposed uses conform to the Comprehensive Plan and the general planning policies of the Village for this parcel.

In conjunction with the review of petitioner's application, the Village has rezoned the property to SR-4PUD. Petitioner understands that the Village intends to update the Comprehensive Plan to a designation which would include SR-4PUD, and the recent rezoning of the property is evidence of the Village's intent to do so.

5. Each of the proposed uses is a permitted or special use in the district or districts in which the Planned Unit Development would be located.

Since the Property is now zoned SR-4PUD, Ryan's proposed use for single family residential homes is a permitted use.

6. The Planned Unit Development is designed, located and proposed to be operated and maintained so that the public health, safety and welfare will not be endangered or detrimentally affected.

A residential development approved under Village ordinances and special use conditions will not endanger public health, safety and welfare. All applicable engineering and design requirements and building codes will be followed unless amended pursuant to the approval process. As discussed elsewhere, the property is located in a mostly developed area of compatible uses. A declaration of covenants will be recorded creating a homeowners Association and providing for collection of assessments for maintenance of common areas. The declaration also restricts undesirable activities and controls architecture.

7. It shall not substantially lessen or impede the suitability for permitted use and development of, or be injurious to the use and enjoyment of, or substantially diminish or impair the value of, or be incompatible with, other property in the immediate vicinity.

All of the surrounding properties are already developed with the exception of the property east of Lot 49 (detention, bike path and PUE), zoned ER-1. Lot 49 will not interfere with development of the ER-1 property, since the ER-1 parcel has separate access. The zoning intensity of the subdivision is less than all of its surrounding properties and will not create any noise, smoke, fumes, congestion or other conditions adverse to the use of surrounding properties.

As elaborated in Finding 1 above, the mix of the proposed use with the surrounding uses provides a wide range of well integrated community development.

8. Impact donations shall be paid to the Village in accordance with all applicable Village ordinances in effect at the time of approval.

Agreed.

9. The plans provide adequate utilities, drainage and other necessary facilities.

Ryan has submitted its final engineering, which is subject to Village approval and demonstrates the adequacy of these facilities.

10. The plans provide adequate parking and ingress and egress and are so designed as to minimize traffic congestion and hazards in the public streets.

There will be two (2) off street parking spaces per lot in the proposed driveways. The plat of subdivision contains a non-buildable lot (Lot 48) being reserved and improved to accommodate emergency access on the east side of the subdivision, for the purpose of extending emergency access through the Moretti's property at such time as the owner of such property grants an easement for such purpose, which, when combined with the main subdivision entrance on Naperville Road, would provide access on both ends of the subdivision to emergency vehicles.

11. The plans have adequate site area, which area may be greater than the minimum in the district in which the proposed site is located, and other buffering features to protect uses within the development and on surrounding properties.

The site abuts developed property on all sides, except for vacant property to the east. The World Overcomers Church lies along most of the north line of the property. The improvements on the church property are significantly offset from Bartlett Ridge and neither use generates noise, unsightliness or offensive activities. Other uses to the north and northeast (Barrington Motors and Morretti's Restaurant and Bar) generate significant noise. Owners of lots most affected by such noise will be given a disclosure of this condition. The disclosure form is contained elsewhere in this response package. The landscape plan also provides methods to buffer this noise from the affected lots within Bartlett Ridge. Properties to the east are buffered by Lot 49 (detention, bike path and PUE). Timberline Subdivision along the south property boundary is buffered by greater setbacks and Ryan's Tree Preservation Plan. Common Area Lots 44 and 45 buffer the subdivision from Naperville Road.

12. There is reasonable assurance that, if authorized, the PUD will be completed according to schedule and adequately maintained.

The completion of the subdivision improvements will be bonded as required by the Village. There will also be a maintenance bond as and if required by the Village, plus a homeowner's association which has the power to assess homeowners for the maintenance activities outlined in the Covenants. A draft of the Covenants is contained in the final plat submittal.

Ryan is a respected builder in the Chicagoland area, and is using marketing professionals and a quality design team to attract customers to this development. Ryan has numerous active developments, including Sunset Hills in Bartlett, which are performing well in this post-recession housing market.

FINDINGS OF FACT FOR SPECIAL USES

Both the Plan Commission and the Village Board must decide if the requested Special Use meets the standards established by the Village of Bartlett Zoning Ordinance.

The Plan Commission shall make findings based upon evidence presented on the following standards: **(Please respond to each of these standards in writing below as it relates to your case. It is important that you write legibly or type your responses as this application will be included with the staff report for the Plan Commission and Village Board to review.)**

1. That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

Bartlett Ridge and its surrounding properties create a mixed use neighborhood consisting of single family and park uses within the property, commercial uses to the north and east, multi-family uses to the south and southeast, and a golf course and single family residences in Villa Olivia to the west. This mix provides a wide range of well integrated community uses, thus contributing to public convenience and general welfare.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property value or improvement in the vicinity.

Public health, safety, morals or general welfare are supported compliance with the SR-4PUD district requirements. There is nothing about a residential development that is adverse to public health, safety, morals or general welfare, which is (a) designed and built according to Village codes and ordinances, (b) served by public sewer and water infrastructure, with (c) onsite detention and appropriately designed stormwater systems and (d) approved by all required agencies. The property has been down-zoned from SR-5PUD to SR-4PUD. This standard is generally intended to protect the public from unreasonable "up-zoning" to higher density, or from offensive uses not in keeping with the neighborhood, neither of which are present here.

All of the surrounding uses are either commercial, multifamily or vacant. Therefore, this down-zoning to a less intense use will not injure property values in the vicinity.

3. That the special use shall conform to the regulations and conditions specified in this Title for such use and with the stipulation and conditions made a part of the authorization granted by the Village Board of Trustees.

Agreed, subject to review of the stipulations and conditions when they are formulated.

Application for Special Use

Introductory Statement: There is no floodplain in the special use area. Only the wetland depicted on the attachment is affected ("Affected Wetland" and "Affected Wetland Area" as the context requires). Additionally, petitioner's Improvements (defined below) will provide detention for 13.22 acres of un-detained off-site stormwater drainage for properties to the north (Moretti's and Barrington Motors)

Title 9, Chapter 24 of the Village Code contains Additional Regulations for Developments and Building in Floodplains and Wetlands. The following special uses contained in Chapter 24, Section 9-24-2E are required for petitioner's development:

1. Construction, reconstruction or placement of any structure or facility (excluding buildings) including, but not limited to, the following: highways, roads and bridges and appurtenances thereto; culverts, docks or dams or appurtenances thereto; construction or erection of railroads or other transportation facilities or public utilities, water lines, storm and/or sanitary sewer lines, levees, walls or bulkheads and appurtenances thereto; and signs and fences.

The petitioner is installing a storm sewer as the outlet for its stormwater facility (see item 5 below) in the Affected Wetland Area.

5. Any other excavation, filling, constructing or storage which might cause a change in the direction, height, or velocity of the flood or surface waters or wetland area, including, but not limited to, landfills. (Ord. 2014-46, 6-3-2014).

The petitioner is excavating the Affected Wetland for construction of its stormwater facility.

(The stormwater pipes and construction of the stormwater facilities identified above are referred to herein as the "Improvements".)

Section 9-24-5 of the Village Code sets forth the Criteria for Evaluating Requests for Special Uses. It states: The following conditions and requirements are established for the utilization or alteration of the special flood hazard area (SFHA) and/or wetland area. Such criteria are to be used in determining whether a special use should be granted and what conditions or performance criteria should be placed on the property should it be granted a special use permit in order to protect the public health, safety and general welfare.

A. Minimum Requirements to Be Met: No special use permit shall be granted unless the applicant demonstrates:

1. That the granting of the special use is in harmony with the general purpose and intent of section 9-24-1 of this chapter, which set forth the following goals:

- a. Preventing developments from increasing the flood or drainage hazards to others.

The purpose of petitioner's Improvements is to manage on-site and off-site runoff, and to reduce the risk of flooding or flood damage downstream.

- b. Protecting new buildings and major improvements to buildings from flood damage.

All new buildings in Bartlett Ridge will be above the Affected Wetland and Improvements. The entire purpose of the Improvements is to comply with the stormwater management requirements for a new development so no such damage will occur either on-site or off-site.

- c. Protecting human life and health from the hazards of flooding.

This is the purpose of the petitioner's special use. Compliance with existing stormwater and wetland design and permitting requirements is in the interest of protecting public health, safety and welfare. This is accomplished by excavation of its stormwater basin and providing for the proper release and outflow through the drainage pipes.

- d. Lessening the burden on the taxpayer for flood control projects, repairs to flood damaged public facilities and utilities, and flood rescue and relief operations.

The Improvements are in furtherance of these goals by controlling collection, storage and release of stormwater, all at petitioner's and the homeowners association's expense.

- e. Making federally subsidized flood insurance available for property in the village.

Petitioner's compliance with flood control regulations supports such availability.

- f. Providing for the orderly growth and development of those areas in the village which are especially sensitive to changes from human activity. (Ord. 2014-46, 6-3-2014)

The Affected Wetland and Improvements are located entirely within restricted permanent open space. The remainder of the subdivision is above the Affected Wetland and Improvements. All wetland impacts will result only from properly issued permits.

Section 9-24 A.1 also states that no special use permit shall be granted unless the applicant demonstrates that it will not be injurious to the neighborhood,

detrimental to the public welfare, or in conflict with the village's comprehensive plan and official map for development.

Petitioner's compliance with zoning, subdivision and wetland ordinances, the holding of public hearings and construction according to Village and other agency requirements insures against these risks.

The Village is amending its comprehensive plan to reflect the most recent trend of development in the surrounding area. The petitioner has petitioned to downzone the Bartlett Ridge property to a less intense use (multi-family to single-family homes) resulting in far less impervious surface.

2. That the granting of the special use permit will not:

a. Diminish the value of land and buildings in its neighborhood.

The law requires that all developments of this size (including neighboring developments) have stormwater management facilities and improvements. Accordingly, they do not adversely affect the value of neighboring properties given that they are required and expected, and help to reduce stormwater that is otherwise un-detained (as is the case for the subject property and property to the north). The stormwater management area will have landscaping approved by the Village.

The use of the Affected Wetland Area for stormwater improvements also allows for:

(i) (1) construction of a bicycle and pedestrian path from Bartlett Ridge to Peregrine Park, (2) which will be owned by the homeowners association but maintained by the Park District pursuant to the Bicycle and Pedestrian Path Easement (attached as Item 19),(3) in an area that does not encroach on the privacy of lots, and (4) which may be used by anyone using the park district system trails; and

(ii) potential use of the area at the east property line for emergency access through adjoining land to Lake Street; and

(iii) detention and regulation of off-site stormwater

b. Increase the potential for flood damages to adjacent property.

The petitioner will construct the Improvements in accordance with all applicable regulations and permits. Additionally,

(i) the Improvements will benefit approximately 13.22 acres of un-detained off-site stormwater drainage from businesses to the North.

(ii) the Improvements will slow the release rate of stormwater leaving the Bartlett Ridge property, which will decrease (rather than increase) any potential for downstream flooding.

c. Incur additional public expenses for flood protection, rescue or relief.

The petitioner will construct all of the Improvements at its own cost, and the Improvements will be owned and maintained by the Bartlett Ridge homeowners association, using assessments charged to each residential lot owner. The Village will benefit by increased stormwater control and flood protection and the use of best management practices, at no cost to the Village. The petitioner will construct all Improvements according to safety requirements of the Village as evidenced by final engineering approval for the subdivision and any other permitting agency.

d. Increase the hazard from other dangers to said property.

This is a residential subdivision built according to all Village building codes and zoning and subdivision regulations, whose purposes are, in part, to eliminate hazards and dangers on residential property. There are no hazards or dangers inherent in a residential development which the stormwater improvements would increase.

e. Otherwise impair the public health, safety, comfort, or general welfare of the inhabitants of the village, nor will it otherwise create a nuisance.

Petitioner's compliance with zoning, subdivision and wetland regulations, the holding of public hearings and construction according to Village and other agency requirements insures against these risks.

B. Additional Criteria for Evaluating Requests for Special Use Permit Issuance and Conditions: In reviewing all applications for a special use permit, the following additional criteria shall be used:

1. Protection of Natural Floodwater Storage Areas: Natural drainage and associated flooding requiring space allocation are land use problems and to the degree practicable, the natural storage areas (floodplains and wetlands) will be allocated to those purposes, rather than for purposes of building additional manmade structures which results in increased cost to the public in construction and maintenance. Therefore, no modifications of a special flood hazard area (SFHA) and/or wetland area shall be allowed which would result in a damaging or potentially damaging increase in flood height or increase in velocity of the downstream flow of water.

The purpose of the Improvements is to detain on-site and off-site stormwater on the property and slow down its velocity when released downstream. All

Improvements will be constructed by the petitioner at its cost, and will be owned and maintained by the Bartlett Ridge homeowners association, using assessments charged to each residential lot owner. The Village will benefit by increased stormwater control and flood protection at no cost to the Village.

Under section 10-13-8 of the Zoning Code, the applicant is also required to show:

1. That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community;

The Village requires all developments in the Village of this size to have stormwater detention facilities with controlled release rates. Petitioner assumes that these regulations have been adopted precisely because they are necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community. The design of the Improvements is in accordance with best management practices.

2. That such use will not under the circumstances of the particular case be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or be injurious to property values or improvements in the vicinity;

This is the purpose of the petitioner's special use. Compliance with existing stormwater and wetland design and permitting requirements is in the interest of protection public health, safety and welfare. This is accomplished by excavation of its stormwater basin and providing for the proper release rate and outflow through the drainage pipes.

The law requires that all developments of this size (including neighboring developments) have stormwater management structures and improvements. Accordingly, they do not adversely affect the value of neighboring properties given that they are required and expected. The stormwater management area will have landscaping approved by the Village. The use of this land area for stormwater improvements also allows for construction of a public Bicycle and Pedestrian Path from Bartlett Ridge to Peregrine Park to the south.

3. That the special use shall conform to the regulations and conditions specified in this title for such use and with the stipulation and conditions made a part of the authorization granted by the village board of trustees. (Ord. 78-40, 5-16-1978; amd. Ord. 79-15, 3-20-1979)

Agreed.

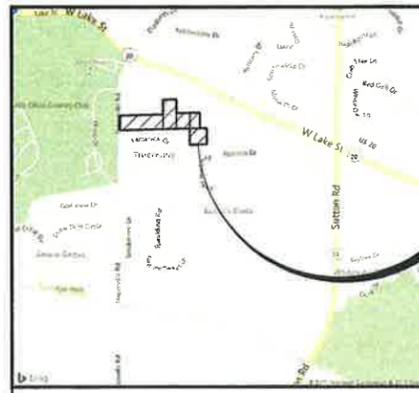
LOCATION MAP

Bartlett Ridge



PRELIMINARY / FINAL PLAT OF SUBDIVISION FOR BARTLETT RIDGE SUBDIVISION

BEING A PART OF SECTION 28, TOWNSHIP 41 NORTH,
RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.



VICINITY MAP

SITE LOCATION



TOTAL AREA OF SUBDIVISION
13.539 ACRES
(MORE OR LESS)

PARCEL INDEX NUMBER
06-28-102-007-0000
06-28-102-016-0000
06-28-102-017-0000
06-28-202-011-0000
06-28-400-008-0000

AREA SUMMARY
RESIDENTIAL LOTS = 8.462 Ac.
LOTS 44, 45, 48, 49 = 2.322 Ac.
S.O.W. = 2.755 Ac.
TOTAL = 13.539 Ac.
(More or Less)

NOTES

3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

DIMENSIONS SHOWN ALONG CURVES ARE ARC DISTANCES.

DIMENSIONS ENCLOSED WITH I ARE RECORD DATA. ALL OTHER DIMENSIONS ARE MEASURED.

ALL EASEMENTS ARE HEREBY GRANTED UNLESS OTHERWISE NOTED.

P.U.E. INDICATES PUBLIC UTILITY AND DRAINAGE EASEMENT HEREBY GRANTED. SEE PROVISIONS FOR DETAILS.

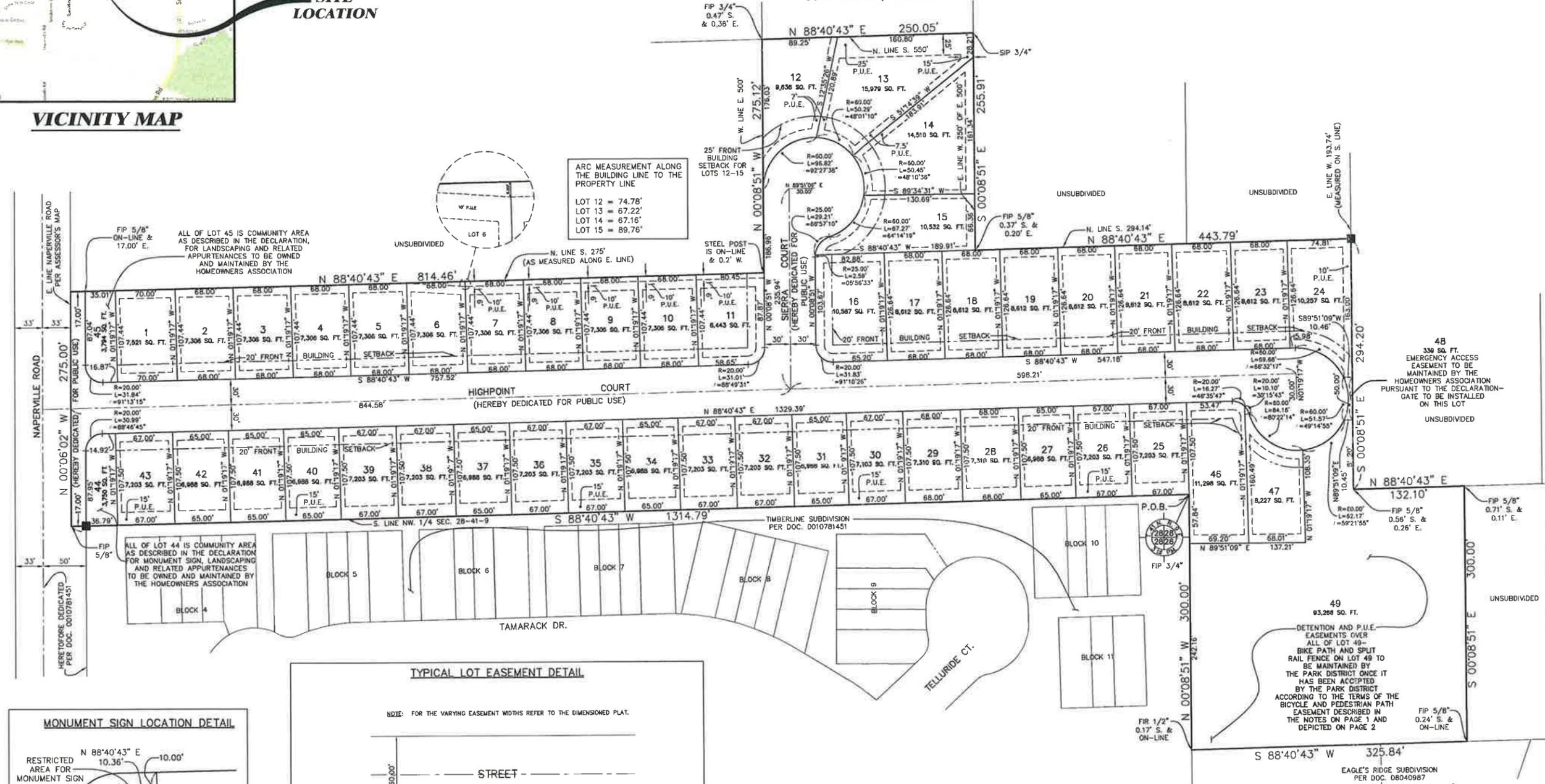
THE BEARINGS SHOWN ARE BASED UPON THE NORTH LINE OF SUBDIVISION BEING N 88°40'43" E (ASSUMED).

FENCES INSTALLED IN THE FRONT AND CORNER SIDE YARDS SHALL NOT EXCEED 4 FEET IN HEIGHT.

THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR ALL MAINTENANCE OF COMMUNITY AREAS (LOTS 44, 45, 48 AND 49). THE HOMEOWNERS ASSOCIATION IS RESPONSIBLE FOR MAINTENANCE OF THE RETAINING WALLS ON RESIDENTIAL LOTS IN ACCORDANCE WITH THE TERMS OF THE DECLARATION.

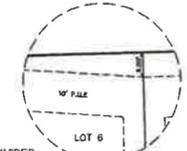
LOT 49 IS SUBJECT TO THE TERMS OF THE BICYCLE AND PEDESTRIAN PATH EASEMENT AGREEMENT RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT NUMBER F.I.P. - FOUND IRON PIPE (IF AS SHOWN).

THIS PLAT IS SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS FOR BARTLETT RIDGE SUBDIVISION RECORDED IN THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS AS DOCUMENT WHICH IS REFERRED TO ON THIS PLAT AS "DECLARATION".



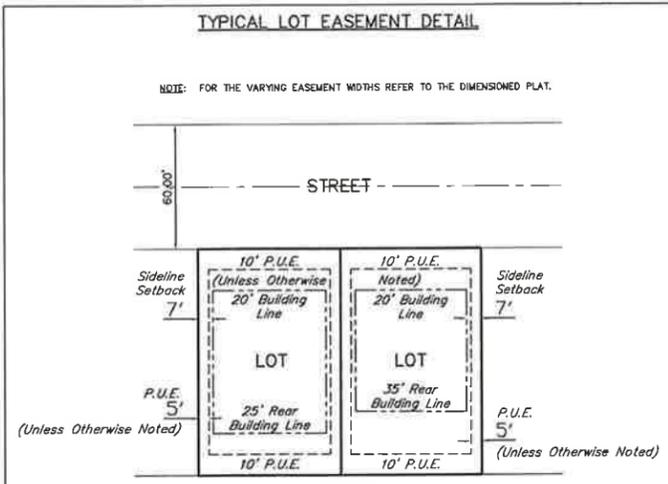
ARC MEASUREMENT ALONG THE BUILDING LINE TO THE PROPERTY LINE

LOT 12 = 74.78'
LOT 13 = 67.22'
LOT 14 = 67.16'
LOT 15 = 89.76'



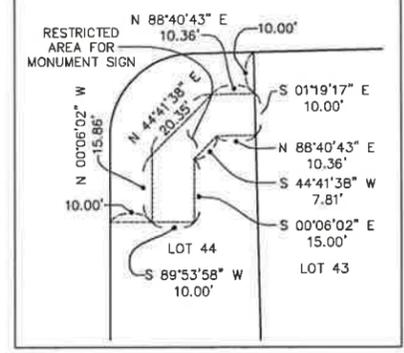
TYPICAL LOT EASEMENT DETAIL

NOTE: FOR THE VARYING EASEMENT WIDTHS REFER TO THE DIMENSIONED PLAT.



NOTES: 25' FRONT BUILDING SETBACK FOR LOTS 12-15
15' P.U.E. ALONG REAR LINE OF LOTS 25-43
35' REAR BUILDING LINE FOR LOTS 25-27 AND LOTS 33-43

MONUMENT SIGN LOCATION DETAIL



MONUMENT SIGN TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION PURSUANT TO THE DECLARATION

LEGEND

- SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
- LOT LINE/PROPERTY LINE (Solid Line)
- ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
- BUILDING LINE (Long Dashed Line)
- EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- CENTERLINE (Single Dashed Line)
- SET CONCRETE MONUMENT

THIS PLAT WAS SUBMITTED TO THE COUNTY RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

(CITY/TOWN) (STATE) (ZIP CODE)

ACCESS CONTROL COVENANT

VEHICULAR ACCESS SHALL NOT BE ALLOWED FROM NAPERVILLE ROAD ONTO LOTS 44 AND 45 AS SHOWN ON THE PLAT HEREON DRAWN. THIS ACCESS CONTROL COVENANT SHALL BE PERMANENT AND APPLY ONLY TO LOTS SPECIFICALLY NAMED ABOVE.

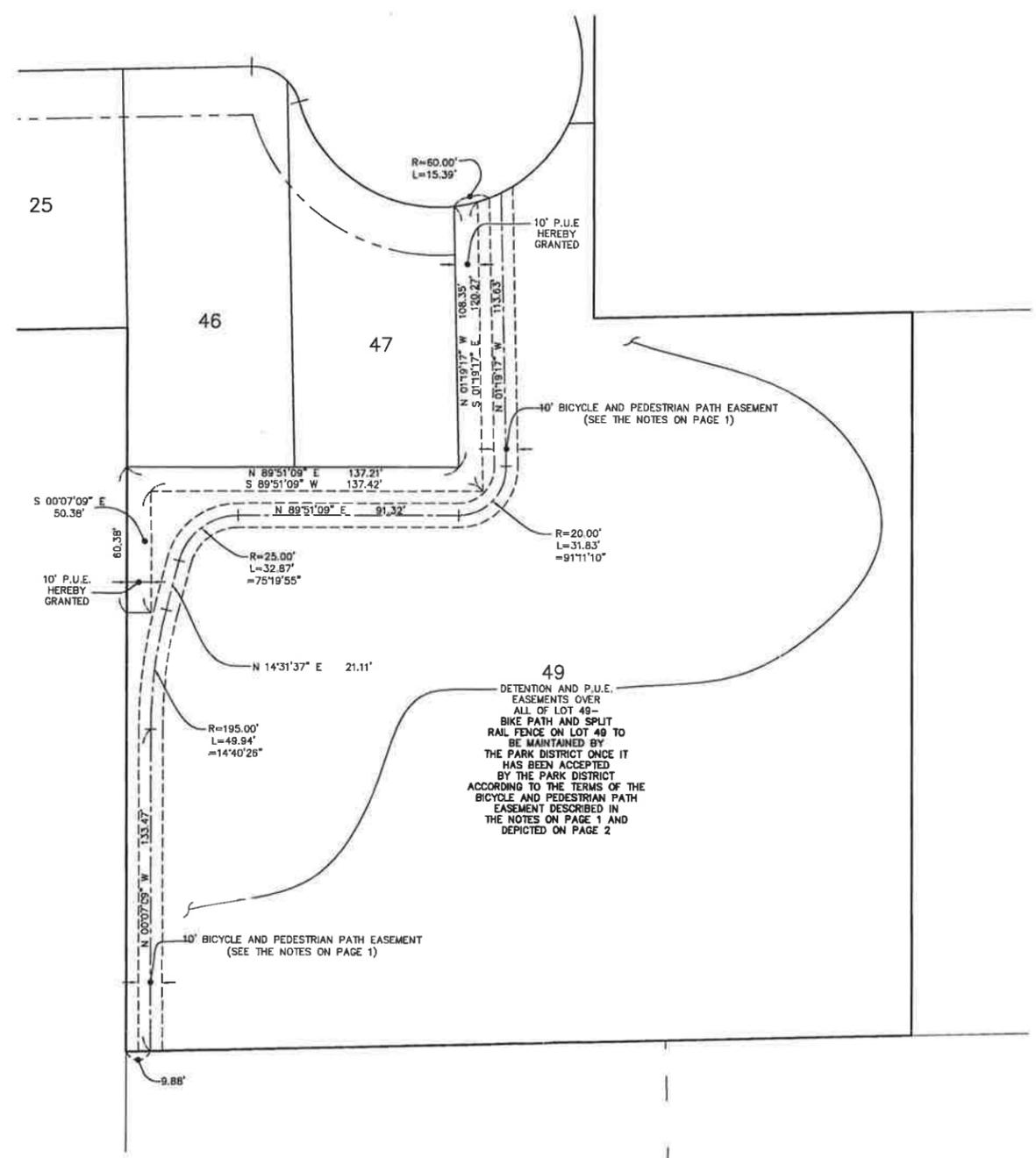
PREPARED FOR:
WILLIAM RYAN HOMES
945 NORTH PLUM GROVE RD.
SCHAUMBURG, IL 60195

PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 80502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 830001 FILE NAME: SUBPLAT
DRAWN BY: A/JB FLD. BK. / PG. NO.: D40/13-15
COMPLETION DATE: 8-13-15 JOB NO.:
REVISED 9-14-15/AJB PER VILLAGE COMMENTS
REVISED 12-14-15/AJB PER VILLAGE COMMENTS DATED 10-23-15
REVISED 3-28-16/AJB PER VILLAGE COMMENTS DATED 3-4-16



LEGEND	
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Solid Line)
	ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
	BUILDING LINE (Long Dashed Line)
	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
	CENTERLINE (Single Dashed Line)
	SET CONCRETE MONUMENT
	BICYCLE AND PEDESTRIAN PATH EASEMENT



BICYCLE AND PEDESTRIAN PATH EASEMENT PROVISIONS
 INITIAL CONSTRUCTION AND MAINTENANCE OF THE ASPHALT BIKE PATH WITHIN SAID EASEMENT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE MAINTENANCE OF BIKE PATH SHALL BECOME THE RESPONSIBILITY OF THE PARK DISTRICT ONCE IT HAS BEEN ACCEPTED BY THE PARK DISTRICT. PURSUANT TO THE TRAIL EASEMENT.

PREPARED FOR:
WILLIAM RYAN HOMES
 945 NORTH PLUM GROVE RD.
 SCHAUMBURG, IL 60195

PREPARED BY:
CEMCON, Ltd.
 Consulting Engineers, Land Surveyors & Planners
 2280 White Oak Circle, Suite 100
 Aurora, Illinois 60502-9675
 PH: 630.862.2100 FAX: 630.862.2199
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

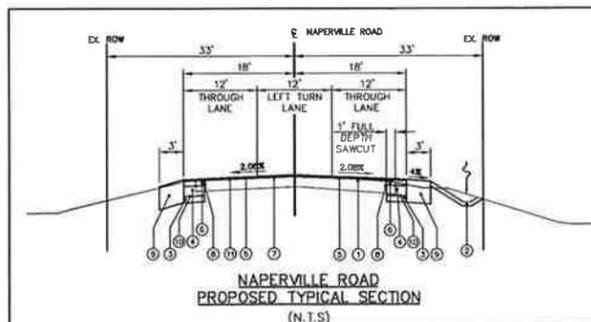
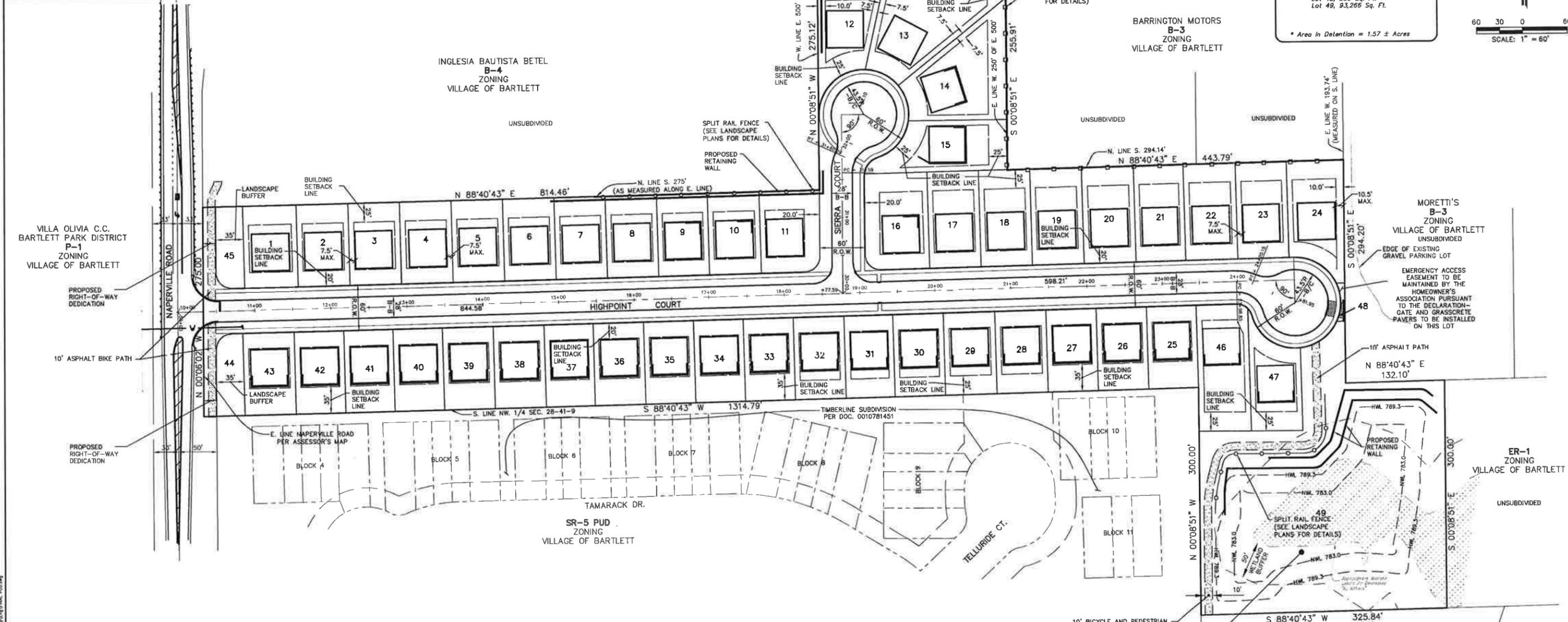
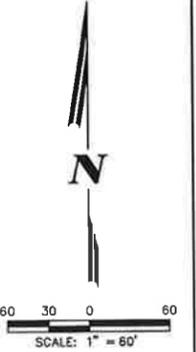
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 COMPLETION DATE: 8-13-15 JOB NO.:
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 REVISED 12-14-15/AJB PER VILLAGE COMMENTS DATED 10-23-15
 REVISED 3-22-16/AJB PER VILLAGE COMMENTS DATED 3-4-16

DRAWING FILE: R:\30000\Draw\Per Survey\DRWPLAT.dwg
 PLOT FILE CREATED: 13-28-18

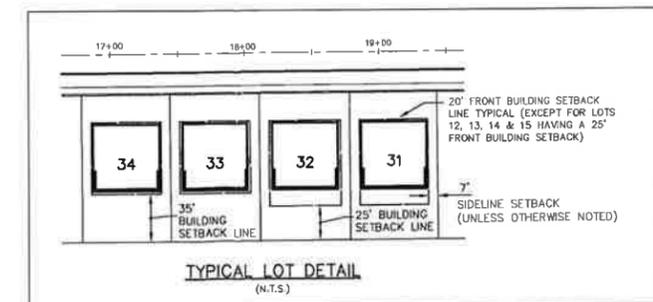
PRELIMINARY / FINAL P.U.D. PLAN FOR BARTLETT RIDGE SUBDIVISION

BEING A PART OF SECTION 28, TOWNSHIP 41N04,
RANGE 9E04 OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

Site Data Table	
Land Use	Area (Acres)
Single Family Homes	8.46±
Common Space (incl. Detention)	2.32±
Emergency Access Easement	0.01±
Interior Street R.O.W.	2.75±
Total	13.54± Ac.
Density	
Total Number Lots = 49	
Total Single Family Lots = 45	
Average Single Family Lot Size = 8,191± Sq. Ft.	
Total Area = 13.54± Acres	
Gross Density = 3.32 D.U. Per Acre	
Non Single Family Lots - (H.O.A. MAINTAINED)	
Lot 44, 3,790 Sq. Ft.	
Lot 45, 3,794 Sq. Ft.	
Lot 48, 339 Sq. Ft.	
Lot 49, 93,266 Sq. Ft.	
* Area in Detention = 1.57 ± Acres	



- LEGEND**
- ① HOT-MIX ASPHALT SURFACE REMOVAL (COLD MILLING, 1.5" MIN.)
 - ② TOPSOIL FURNISH AND PLACE, 4"
 - ③ AGGREGATE BASE COURSE, TYPE B, 6"
 - ④ HOT-MIX ASPHALT BASE COURSE WIDENING 10"
 - ⑤ HOT-MIX ASPHALT SURFACE COURSE, MIX "D", N70, 1.5"
 - ⑥ HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N70, 2.5"
 - ⑦ LEVELING BINDER (MACHINE METHOD), N70
 - ⑧ SAW CUT (WIDENING)
 - ⑨ BITUMINOUS SHOULDER, FULL DEPTH
 - ⑩ BITUMINOUS MATERIAL (PRIME COAT) @ 0.3 GAL./S.Y.
 - ⑪ BITUMINOUS MATERIAL (TACK COAT) @ 0.1 GAL./S.Y.



STORMWATER MANAGEMENT FACILITY
N.W.L. = 783.0
H.W.L. = 789.3
5.02 Ac.-FL STORAGE REQUIRED
5.32 Ac.-FL STORAGE PROVIDED
AT OVERFLOW

PREPARED FOR:
SR-6 PUD ZONING
VILLAGE OF BARTLETT

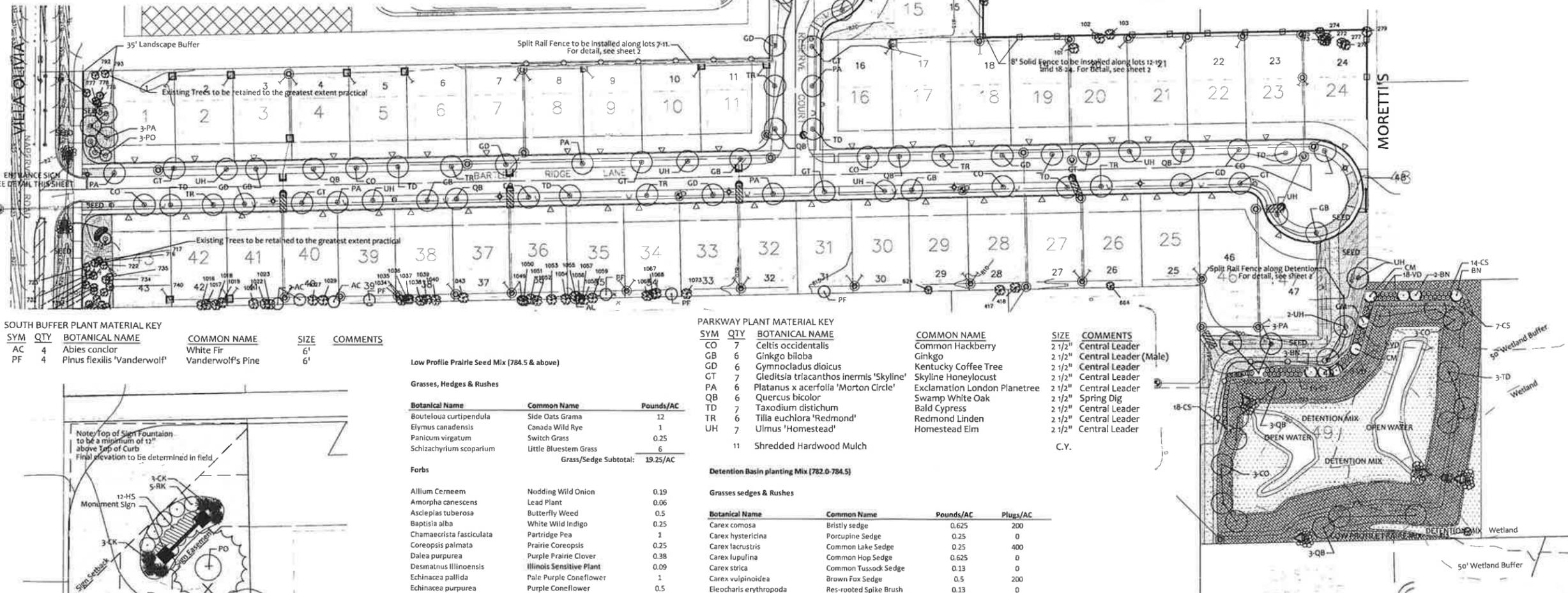
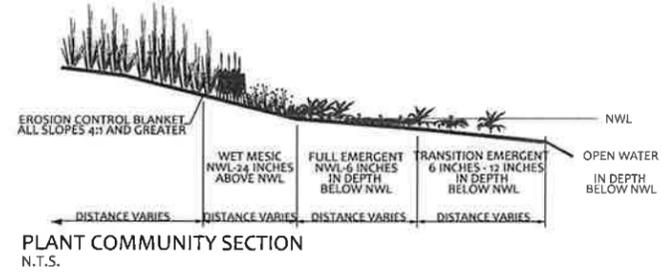
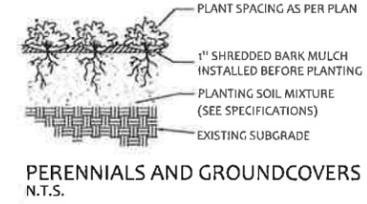
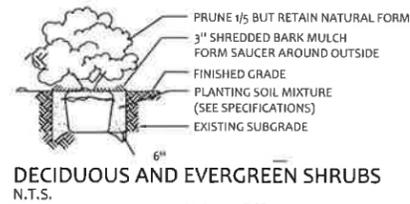
WILLIAM RYAN HOMES
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Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 830001 FILE NAME: FINAL PUD
DRAWN BY: LAL FLD. BK. / PG. NO.: D40/13-15
COMPLETION DATE: 9-15-15 JOB NO.: 830.001
REVISED 12-14-15/LAL PER VILLAGE COMMENTS DATED 10-23-15
REVISED 02-09-16/LAL PER REVIEW COMMENTS DATED 2-8-16
REVISED 03-29-16/LAL PER REVIEW COMMENTS DATED 3-4-16

GENERAL NOTES

1. QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
2. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
4. WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
7. FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
8. WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
9. FOR TREES PLANTED IN TURF AREAS, PROVIDE 5'-0" dia. MULCH RING AT 3" THICK WITH A CULTIVATED EDGE.
10. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
11. ENSURE ALL TREES ARE 25 FEET FROM LIGHT POLES, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
12. MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
13. ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
14. THE LANDSCAPE ARCHITECT/DESIGNER SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. ANY MATERIAL INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
15. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.



SOUTH BUFFER PLANT MATERIAL KEY

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
AC	4	Abies concolor	White Fir	6'	
PF	4	Pinus flexilis 'Vanderwolf'	Vanderwolf's Pine	6'	

PARKWAY PLANT MATERIAL KEY

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
CO	7	Celtis occidentalis	Common Hackberry	2 1/2"	Central Leader
GB	6	Ginkgo biloba	Ginkgo	2 1/2"	Central Leader (Male)
GD	6	Gymnocladus dioica	Kentucky Coffee Tree	2 1/2"	Central Leader
CT	7	Gleditsia triacanthos inermis 'Skyline'	Skyline Honeylocust	2 1/2"	Central Leader
PA	6	Platanus x acerfolia 'Morton Circle'	Exclamation London Planetree	2 1/2"	Central Leader
QB	6	Quercus bicolor	Swamp White Oak	2 1/2"	Spring Dig
TD	7	Taxodium distichum	Bald Cypress	2 1/2"	Central Leader
TR	6	Tilia euchlora 'Redmond'	Redmond Linden	2 1/2"	Central Leader
UH	7	Ulmus 'Homestead'	Homestead Elm	2 1/2"	Central Leader
	11	Shredded Hardwood Mulch		C.Y.	

Low Profile Prairie Seed Mix (784.5 & above)

Botanical Name	Common Name	Pounds/AC
Bouteloua curtipendula	Side Oats Grama	12
Elymus canadensis	Canada Wild Rye	1
Panicum virgatum	Switch Grass	0.25
Schizachyrium scoparium	Little Bluestem Grass	6
Grass/Sedge Subtotal:		19.25/AC

Detention Basin planting Mix (782.0-784.5)

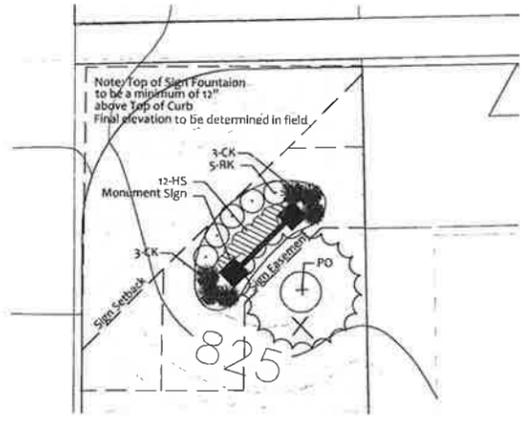
Botanical Name	Common Name	Pounds/AC	Plugs/AC
Carex comosa	Bristly sedge	0.625	200
Carex hystericina	Porcupine Sedge	0.25	0
Carex lacustris	Common Lake Sedge	0.25	400
Carex lupulina	Common Hop Sedge	0.625	0
Carex strica	Common Tussock Sedge	0.13	0
Carex vulpinoidea	Brown Fox Sedge	0.5	200
Eleocharis erythropoda	Res-rooted Spike Brush	0.13	0
Glyceria striata	Fowl Manna Grass	0.25	200
Juncus effusus	Common Rush	0.13	0
Laersia oryzoides	Rice Cut Grass	0.5	0
Schoenoplectus tabernaemontani	Great Bulrush	0.625	400
Scirpus atrovirens	Dark Green Rush	0.5	400
Scirpus cyperinus	Wool Grass	0.13	0
Scirpus pectinatus	Prairie Cord Grass	1	400
Grass/Sedge Subtotal:		5.645	2200

Flowers & Other Broadleaves

Acorus calamus	Sweet Flag	0.75	500
Alisma subcordatum	Common Water Plantain	0.25	400
Asclepias incarnata	Swamp Milkweed	0.25	0
Bidens cernua	Nodding Bur Marigold	0.25	0
Bidens coronata	Tall Swamp Marigold	0.13	0
Eutrochium maculatum	Spotted Joe Pye Weed	0.05	0
Hibiscus laevis	Halberd-leaved Rose Mallow	0.38	0
Iris virginica shrevei	Blue Flag	1	400
Ludwigia alternifolia	Seed Box	0.01	0
Mimulus ringens	Monkey Flower	0.06	0
Sagittaria latifolia	Common Arrowhead	0.5	500
Solidago riddellii	Riddell's Goldenrod	0.13	0
Flowers/Broadleaves Subtotal:		3.75	1800
Detention Basin Mix Total:		9.405	4000

COMMON AREA PLANT MATERIAL KEY

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
BN	3	Betula nigra	River Birch	6"	Spring Dig
CO	3	Celtis occidentalis	Common Hackberry	2 1/2"	Central Leader
CM	3	Cornus mas	Cornelian Cherry Dogwood	6"	
CS	58	Cornus sericea 'Baileyi'	Bailey Red Twig Dogwood	3"	
PA	6	Platanus x acerfolia 'Morton Circle'	Exclamation London Planetree	2 1/2"	Central Leader
PO	1	Picea omorika	Serbian Spruce	6"	
QB	3	Quercus bicolor	Swamp White Oak	2 1/2"	Spring Dig
TD	3	Taxodium distichum	Bald Cypress	2 1/2"	Central Leader
UH	3	Ulmus 'Homestead'	Homestead Elm	2 1/2"	Central Leader
VD	33	Viburnum dentatum	Arrowwood Viburnum	3"	
.50 Kentucky Bluegrass Blend seed w/ erosion control blanket:				AC.	
.84 Low Profile Prairie Seed Mix:				AC.	
.54 Detention Basin Planting Mix:				AC.	
.37 Shredded Hardwood Mulch:				C.Y.	



ENTRANCE SIGN PLANT MATERIAL KEY

SYM	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
CK	6	Calamagrostis 'Karl Foerster'	Karl Foerster Reed Grass	1 Gal.	36" O.C.
HS	12	Hemerocallis 'Stella De Oro'	Stella De Oro Daylily	1 Gal.	18" O.C.
PO	1	Picea omorika	Serbian Spruce	6'	
RK	5	Rosa 'Knockout'	Knockout Rose	24"	42" O.C., wide
	2	Shredded Hardwood Mulch			C.Y.

GENERAL SIGN NOTES
Construction Shop Drawings of Entrance Monument Sign and Pillars shall be prepared and submitted at time of building permit application.
Location of Sign may be adjusted in field based on as-built location of utilities

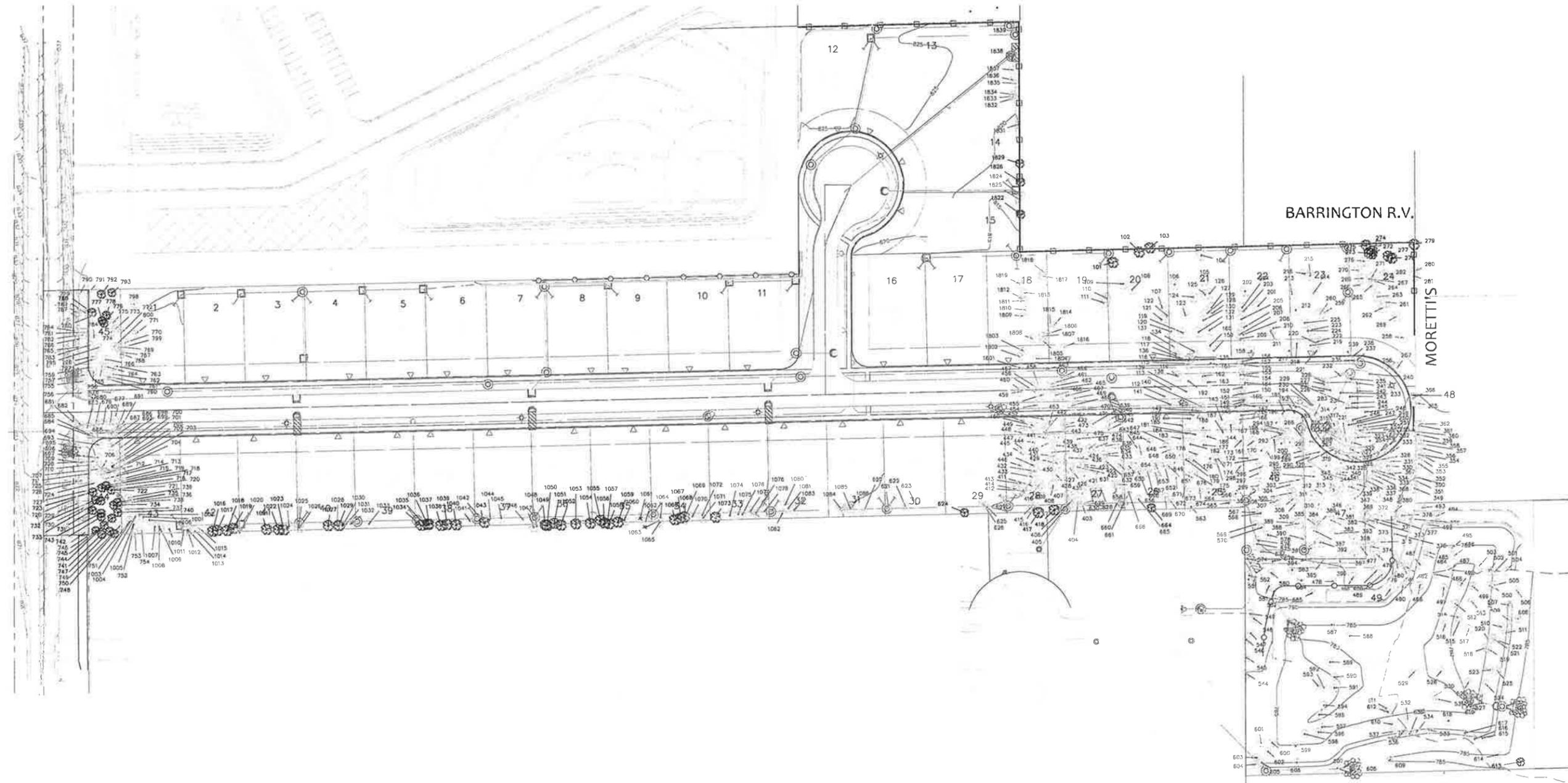
KROGSTAD
LAND DESIGN LIMITED
LANDSCAPE ARCHITECTURE - CONSULTING
139 PETERBOROUGH CT., CRYSTAL LAKE, IL 60154
815.430.1800 • LANDSCAPELIMITED.COM

Bartlett Ridge
Bartlett, IL
William Ryan Homes
LANDSCAPE PLAN-FINAL

REVISIONS

REV	DATE
12/08/15	
1/18/16	
2/11/16	
3/28/16	

DATE	9/21/15
PROJECT	WRH1402
DRAWN	KTK
CHECKED	KTK
SHEET NO.	



Note: Trees in black are to be Preserved,
Trees in Gray are to be Removed.
All Ash trees and Buckthorn shall be removed



Tag No.	Species	Scientific Name	Diameter*	Condition	Action
101	Green Ash	<i>Fraxinus pennsylvanica</i>	15	Fair	Remove
102	Silver Maple	<i>Acer saccharinum</i>	18	Fair	Preserve
103	American Elm	<i>Ulmus americana</i>	8	Good	Preserve
104	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
105	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
106	American Elm	<i>Ulmus americana</i>	8	Fair	Remove
107	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
108	Common Buckthorn	<i>Rhamnus cathartica</i>	8	Poor	Remove
109	Box Elder	<i>Acer negundo</i>	8.8	Poor	Remove
110	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
111	American Elm	<i>Ulmus americana</i>	8	Fair	Remove
112	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
113	Black Cherry	<i>Prunus serotina</i>	3.6	Poor	Remove
114	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
115	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
116	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
117	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
118	White Mulberry	<i>Morus alba</i>	10	Fair	Remove
119	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
120	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
121	Common Buckthorn	<i>Rhamnus cathartica</i>	15	Fair	Remove
122	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
123	Box Elder	<i>Acer negundo</i>	1	Poor	Remove
124	American Elm	<i>Ulmus americana</i>	8	Fair	Remove
125	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
126	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
127	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
128	Common Buckthorn	<i>Rhamnus cathartica</i>	8	Fair	Remove
129	Common Buckthorn	<i>Rhamnus cathartica</i>	12	Poor	Remove
130	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
131	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
132	Box Elder	<i>Acer negundo</i>	8	Poor	Remove

133	Common Buckthorn	<i>Rhamnus cathartica</i>	10	Poor	Remove
134	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
135	Black Cherry	<i>Prunus serotina</i>	6.6	Fair	Remove
136	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
137	Common Buckthorn	<i>Rhamnus cathartica</i>	10	Fair	Remove
138	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
139	Black Cherry	<i>Prunus serotina</i>	8.12	Poor	Remove
140	Green Ash	<i>Fraxinus pennsylvanica</i>	10	Fair	Remove
141	Common Buckthorn	<i>Rhamnus cathartica</i>	8	Poor	Remove
142	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
143	Green Ash	<i>Fraxinus pennsylvanica</i>	6	Fair	Remove
144	Green Ash	<i>Fraxinus pennsylvanica</i>	8	Fair	Remove
145	Box Elder	<i>Acer negundo</i>	6.7	Poor	Remove
146	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
147	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
148	Box Elder	<i>Acer negundo</i>	8.12	Poor	Remove
149	Box Elder	<i>Acer negundo</i>	15	Poor	Remove
150	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
151	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
152	Box Elder	<i>Acer negundo</i>	6.10	Poor	Remove
153	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
154	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
155	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
156	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
157	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
158	Box Elder	<i>Acer negundo</i>	7.10	Poor	Remove
159	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
160	Box Elder	<i>Acer negundo</i>	6.6	Poor	Remove
161	White Mulberry	<i>Morus alba</i>	10	Fair	Remove
162	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
163	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
164	Box Elder	<i>Acer negundo</i>	8.10	Poor	Remove

165	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
166	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
167	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
168	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
169	Box Elder	<i>Acer negundo</i>	7	Poor	Remove
170	Black Cherry	<i>Prunus serotina</i>	8	Dead	Remove
171	Black Cherry	<i>Prunus serotina</i>	17	Poor	Remove
172	Box Elder	<i>Acer negundo</i>	7	Poor	Remove
173	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
174	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
175	White Mulberry	<i>Morus alba</i>	8	Fair	Remove
176	Black Cherry	<i>Prunus serotina</i>	7	Fair	Remove
177	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
178	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
179	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
180	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
181	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
182	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
183	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
184	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
185	Black Cherry	<i>Prunus serotina</i>	7	Fair	Remove
186	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
187	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
188	Black Cherry	<i>Prunus serotina</i>	7	Fair	Remove
189	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
190	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
191	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
192	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
193	Black Cherry	<i>Prunus serotina</i>	15	Poor	Remove
194	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
195	Green Ash	<i>Fraxinus pennsylvanica</i>	15	Fair	Remove
196	Black Walnut	<i>Juglans nigra</i>	8	Fair	Remove

197	Green Ash	<i>Fraxinus pennsylvanica</i>	18.18	Fair	Remove
198	Black Cherry	<i>Prunus serotina</i>	15	Dead	Remove
199	Box Elder	<i>Acer negundo</i>	7.7.7	Fair	Remove
200	Box Elder	<i>Acer negundo</i>	6.8.8	Poor	Remove
201	Box Elder	<i>Acer negundo</i>	7.7.7	Fair	Remove
202	Box Elder	<i>Acer negundo</i>	10.10.10	Fair	Remove
203	Box Elder	<i>Acer negundo</i>	6.6.6	Poor	Remove
204	Box Elder	<i>Acer negundo</i>	7.7.7	Fair	Remove
205	Box Elder	<i>Acer negundo</i>	7.7.7	Poor	Remove
206	Box Elder	<i>Acer negundo</i>	6.8.8	Poor	Remove
207	Box Elder	<i>Acer negundo</i>	8.8.8	Poor	Remove
208	Box Elder	<i>Acer negundo</i>	6.10.12	Poor	Remove
209	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
210	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
211	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
212	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
213	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
214	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
215	Black Walnut	<i>Juglans nigra</i>	6	Fair	Remove
216	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
217	Box Elder	<i>Acer negundo</i>	15	Poor	Remove
218	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
219	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
220	Box Elder	<i>Acer negundo</i>	12	Fair	Remove

KROGSTAD
LAND DESIGN LIMITED
LANDSCAPE ARCHITECTURE CONSULTING
P.O. BOX 101
KNOXVILLE, TN 37901
krogs@earthlink.net

Bartlett Ridge
Bartlett, IL
William Ryan Homes

TREE PRESERVATION PLAN-FINAL

REVISIONS	
REV:	12/08/15
Native Update:	1/18/16
New Plat:	2/11/16
Per Review:	3/28/16

DATE	9/21/15
PROJECT	WRH1402
DRAWN	KTK
CHECKED	KTK

LANDSCAPE WORK

PART 1 - GENERAL

1.01 SUMMARY

A. Landscape work includes the following:

1. Lawns
2. Native plantings
3. Groundcovers, perennials, and Ornamental Grasses
4. Trees and shrubs
5. Planting soil mixture
6. Fertilizer
7. Erosion control
8. Trunk wrap
9. Stakes and guys
10. Mulch

1.02 SUBMITTALS

A. Planting schedule

Submit two (2) copies of the proposed planting schedule to client and Landscape Architect showing dates for each type of planting.

B. Certification of seed mixture for sod, identifying sod source, including name and address of supplier.

C. Certification of lawn seed from sod vendor for each grass - seed mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination and weed seed. Include the year of production and date of packaging.

D. Certification of native plantings and native seed from vendor for each plant type and seed mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination and weed seed. Include the year of production and date of packaging.

E. Data substantiating that groundcovers, perennials, and ornamental grasses. Comply with specified requirements.

F. Data substantiating that trees and shrubs comply with specified requirements.

G. Material test reports from a qualified independent testing agency indicating and interpreting test results for the following materials:

1. Analysis of existing topsoil
2. Analysis of imported soil

Submittal should include recommendations for soil additive requirement for Landscape Architect's review.

H. Provide shredded hardwood mulch sample to Landscape Architect.

I. Qualification data for firms and individuals dedicated to the job, to demonstrate their capabilities and experience. Include list of completed projects, with project and owner's names and addresses, and other pertinent information.

J. Maintenance instructions recommending procedures to be established by the owner to maintain the landscaping during the entire year. Submit two (2) copies before expiration of required maintenance period. Instructions shall include: watering, fertilizing, spraying, mulching, pruning and training for plant material, groundcovers and perennials, instructions for watering, fertilizing, and mowing turf areas shall be provided.

1.03 QUALITY ASSURANCE

A. Installing contractor to have a minimum of 5 years experience on comparable projects.

B. Installing Contractor to maintain an experienced fulltime supervisor on the project site during times that landscape installation is in progress.

C. Landscape Contractor to conduct a pre-construction meeting with owner's representative and Landscape Architect prior to commencement of construction.

D. Substitution will not be permitted without approval of the Landscape Architect and governing municipality.

1.04 DELIVERY, STORAGE, AND HANDLING

A. Packaged materials: Deliver packaged materials in containers showing weight, analysis, and name of manufacturer. Protect materials from moisture and deterioration during delivery and while stored at site.

B. Sod: Deliver seed in original sealed, labeled, and undamaged containers.

C. Sod: Harvest, deliver, store, and handle sod according to the requirements of the American Sod Producer's Association (ASPA) "Specifications for Turf Grass Sod Materials and Transplanting/Installing."

D. Trees and shrubs: Deliver freshly dug trees and shrubs directly to jobsite. Do not prune before delivery. Protect bark, branches, and root systems from sun scald, drying, whipping and other handling and typing damage. Do not bend or tie plant material in such a manner as to destroy the natural shape. Provide protective covering during transport and delivery.

E. Handle balled and burlapped stock by the root ball. Handle container stock by the container.

F. Deliver plant material after planting preparations have been completed, and install immediately. If planting is delayed more than 8 hours, after delivery, set plant material in shade, protect from weather and mechanical damages, and keep roots moist.

1. Set balled and burlapped stock on ground and cover ball with soil, peat moss or shredded hardwood mulch.

2. Do not remove container-grown stock from containers before time of planting.

1.05 PROJECT CONDITIONS

A. Examine and evaluate entire site including grades, soils; water level, and existence of debris. Observe the conditions under which work is to be performed and notify Landscape Architect immediately of any unsatisfactory conditions. Do not proceed with work until all unsatisfactory conditions have been addressed in an acceptable manner.

B. Utilities: Prior to commencement of work, review all underground utility location plans, notify local utility location service to clearly mark all underground utilities. Determine the location of all above grade and overhead utilities and perform work in a manner that will avoid damage. Provide plan for protection of utilities, including hand excavation, as necessary. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered, including but not limited to rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect prior to planting.

1.06 COORDINATION AND SCHEDULING

A. Coordinate installation of planting materials during industry accepted planting seasons for each type of plant or seed specified.

B. Coordinate with other trades performing work on site to minimize potential conflicts and prevent damage to plant materials.

C. Contractor shall secure all plants and materials for landscaping immediately after being awarded contract to ensure availability.

1.07 WARRANTY

A. Warranty the following plant materials for a period of one year after date of final acceptance, against defects including death, unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect by owner, abuse, vandalism or inadvertent damage by others, or unusual phenomena including abnormal weather conditions or incidents during the warranty period that are beyond the Landscape Contractor's control:

1. Trees
2. Shrubs
3. Groundcovers, Perennials & Ornamental grasses

B. Remove and replace dead plant material immediately. If replacement is delayed to the next planting season, the dead plant material shall be removed immediately.

C. Replace plant materials that are partially dead, in unhealthy condition or where shape and symmetry have been affected at the end of the warranty period. Final determination of material requiring replacement shall be made by the Landscape Architect.

D. Replacement plant material shall be of the same kind, size, and quality as those originally planted, unless otherwise approved in writing by Landscape Architect. Replacement plans shall carry the same establishment period as the original.

E. A limit of one replacement of each plant will be required, except for losses or replacements due to failure to comply with requirements.

A. Final acceptance will be made only if all plants are in place, in satisfactory conditions and in conformance with the drawing, as determined by Landscape Architect.

B. Warranty seeded and sodded lawn areas through the maintenance period, and until final acceptance. Seeded areas should show uniform germination and be free of all bare spots in excess of 6" x 6". Sod should be void of brown patches, and spaces between strips.

1.08 TREE, SHRUB, & LAWN MAINTENANCE

A. Maintenance agreement: The landscape contractor shall provide maintenance for a period of 90 days from the date of acceptance or substantial completion as determined by Landscape Architect.

B. Maintain trees and shrubs by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers and bed lines, tightening and repairing stakes, and guy supports, resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Apply insecticides and herbicides as required to keep trees and shrubs free of insects and disease. Restore or replace damaged tree wrappings. Maintain trees, shrubs, and lawns until final acceptance by the Landscape Architect. Supply adequate water for all plant material within the warranty period after the final acceptance.

C. Maintain and establish lawns by watering, fertilizing, weeding, mowing, and trimming as necessary. Roll re-grade, and replace bare or eroded areas and re-mulch to produce a uniformly smooth lawn.

D. Mow lawn as soon as top growth reaches no more than 40% of 2" mowing height. Repeat subsequent mowing as required to maintain height without cutting more than 40% of the grass-leaf growth. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet.

1.09 FINAL INSPECTION & ACCEPTANCE

A. Final acceptance, which marks the beginning of the warranty and maintenance period, will be made by the Landscape Architect upon a written request by the Landscape Contractor after all plants are in place per specifications. The request for inspection shall be submitted to the Landscape Architect at least ten (10) days prior to the inspection date.

B. The Contractor will be notified in the form of a written punch list, any deficiencies to be fulfilled in order to receive the final acceptance. All outstanding items shall be subject to re-inspection before final acceptance is issued.

C. Upon contractor completion of punch list, Landscape Architect shall re-inspect all work to determine completion. The contractor and owner will be notified in writing of final acceptance, and commencement of one year warranty period.

D. Upon completion of one year warranty period, contractor shall submit request for one year warranty inspection to Landscape Architect at least ten (10) days prior to inspection date.

E. The Contractor shall be notified in the form of a written punch list any deficiencies based on section 1.08. All outstanding items shall be subject to re-inspection before final warranty acceptance is issued.

F. Upon contractor completion of warranty punch list, Landscape Architect shall re-inspect all work to determine completion. The Contractor and owner will be notified in writing of final warranty inspection.

PART 2 - MATERIALS

2.01 MATERIALS

Grass seed: Provide fresh, clean, new crop seed complying with the Association of Official Seed Analysts of North America "Rules for Testing" for purity and germination tolerances. Provide seed of grass species and varieties proportions by weight, and minimum percentages of purity, germination, and maximum percentages of weed seed, as specified on sheet below:

1. IDOT 1B Low Maintenance Lawn Mixture.

2.03 GROUNDCOVERS, PERENNIALS, & ORNAMENTAL GRASSES

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown and listed. Provide species, sizes and quantities of plants specified on sheets 1-6.

2.04 TREES & SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety per sheets 1-6 General: Provide plant material complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" with healthy root systems, developed by transplanting or root pruning. Provide well shaped, fully branched, healthy, vigorous stock free of disease, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasion, and disfigurement.

B. Deciduous Shade Trees: Provide trees of caliper and quantity listed on sheet 1 with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees with straight trunk, well-balanced crown, and intact leader. Provide balled and burlapped (B&B) deciduous trees.

C. Deciduous Ornamental Trees: Provide trees of height or caliper and quantity listed on sheets 1-6, branched or pruned naturally according to species and type, conforming to ANSI Z60.1.

D. Evergreen Trees: Provide trees of height and quantity listed on sheet 1 Provide quality evergreens, with well-balanced evenly branched form, single stem, with straight trunk and intact leader. Provide balled and burlapped (B&B) evergreen trees.

E. Deciduous Shrubs: Provide shrubs of the height of spread shown, and quantity listed on sheets 1-6 with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) or containerized deciduous shrubs.

F. Evergreen Shrubs: Provide evergreens of the height or spread shown, and quantity listed on sheet 2. Dimensions indicate minimum spread for spreading and semi-spreading type evergreen shrubs. Provide balled and burlapped (B&B) or containerized evergreen shrubs.

G. Inspection: All plants shall be subject to inspection and review at the place of growth, upon delivery or after installation. Plants shall be inspected as to conformity to specification requirements and quality. Landscape Architect has the right to reject plant material at time of inspection due to non-compliance to ANSI Z60.1 size and condition of root balls, diseases, insects and latent defects or injuries. Landscape Architect reserves the right to remove tree wrap or soil backfill for any installed plantings, as a part of the inspection process. Rejected plants shall be removed immediately from the site.

2.05 SOIL

A. Existing Soil: Revise pulverized surface soil stockpiled on the site. Verify suitability, of topsoil, free of stones 1" or larger in any dimension, and other extraneous materials harmful to plant growth, to produce topsoil meeting requirements and amend when necessary. Supplement with imported topsoil when quantities are insufficient. Clean topsoil of roots, plants, sods, stones, clay lumps and other extraneous materials harmful to plant growth.

B. Imported Topsoil: Import topsoil from off-site sources that meets the criteria established for existing topsoil. Obtain topsoil from naturally well-drained sites where topsoil occurs at least 4" deep.

C. Planting Soil Mixture: Prepare planting soil mixture consisting of three (3) parts friable topsoil (stockpiled at site) and one part mushroom compost (1) for all planting pits, perennial, annual, and groundcover areas.

2.08 TREE WRAP

A. Standard waterproofed tree wrapping paper, 2 1/2 inches wide, made of two (2) layers of crepe kraft paper, weighing not less than 30 pounds per ream (Fall planting only).

2.09 MULCH

A. Organic mulch, free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of shredded hardwood mulch. Provide sample to Landscape Architect for approval.

2.10 STAKES & GUYS

A. Upright and Guys Stakes: Rough-sawn, sound, new hardwood, free of knots, holes, cross grain, and other defects, 2 by 2 inches by length indicated on landscape details, pointed on one end.

B. Guy and Tie Wire: ASTM A 641 Class 1, Galvanized-steel wire, 2-strand, twisted 0.106 inches in diameters.

C. Guy Cable: 5-strand, 3/16 inches diameter, galvanized-steel cable, with zinc-coated turn buckles, 3 inches long minimum, with two (2) 3/8 inches galvanized eyebolts.

D. Hose Chafing Guard: Reinforced rubber on plastic hose at least 1/2 inches in diameter, cut in lengths required to protect tree trunk, from damage.

2.06 FERTILIZER

A. Slow Release Fertilizer: Granular fertilizer consisting of 50% water-insoluble nitrogen, phosphorus, and potassium in composition and amount recommended in soil reports from a qualified soil-testing agency.

2.07 EROSION CONTROL

A. Erosion Control Mulch: Lebanon PennMulch or other recycled material, subject to approval of Landscape Architect.

B. Erosion Control Blanket: North American Green S75, or equal subject to approval of Landscape Architect. Install per manufacturer's specifications.

C. Shoreline Erosion Control Blanket: North American Green C350, or equal subject to approval of Landscape Architect. Install per manufacturer's specifications.

D.

PART 3 - EXECUTION

3.01 PLANTING SCHEDULE

A. At least thirty (30) days prior to commencement of work for each area or phase, Landscape Contractor shall submit a planting schedule for approval by the Landscape Architect.

3.02 EXAMINATION

A. Landscape Contractor shall examine all areas to receive landscaping for compliance with requirements and for conditions affecting performance of work. Notify owner and Landscape Architect of unsatisfactory conditions. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.03 PREPARATION

A. Lay out individual tree and shrub locations and plant beds. Stake locations, outline areas and secure Landscape Architect's acceptance before the start of planting work. Adjust as required. Any planting completed without prior approval may be subject to alteration in field by Landscape Architect.

3.04 PLANTING SOIL PREPARATION

A. Before mixing, remove all roots, vegetation, turf, stones, clay lumps, and other extraneous materials harmful to plant growth.

B. Mix soil Amendments and fertilizers as determined with topsoil, based on material test reports.

3.05 GENERAL LAWN PLANTING PREPARATIONS

A. General: Limit subgrade preparation to areas that will be planted within five (5) days.

B. Remove existing grass, vegetation, and turf.

C. Loosen subgrade to a minimum depth of two (2) inches. Remove stones larger than one (1) inch in any dimensions, sticks, roots, rubbish, and other extraneous materials.

D. Dispose of all removed material legally off-site; do not turn over into soil being prepared for lawns, or other areas on site.

E. Spread topsoil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen.

1. Respread approximately 1/2 the depth of topsoil mixture required, work into top of loosened subgrade to create a transition layer. Upon completion, respread remainder of topsoil mixture.

2. Allow for soil thickness when setting grades where sod is to be installed.

F. Preparation of unchanged grades: Where lawns are to be planted in areas unaltered or undisturbed by excavating, grading, or surface soil stripping operations, prepare soil as follows:

1. Remove and dispose legally off-site existing grass, vegetation, and turf. Do not turn over into soil being prepared for lawns, plant beds or native seedings.

2. Till surface soil to a depth of at least 2 inches. Apply required soil amendments and mix thoroughly into top 2 inches of soil. Trim high areas and fill in depressions. Till soil to a homogeneous mixture of fine texture.

3. Clean surface soil of roots, vegetation, grass, stones over 1 inch in any dimension, clay lumps and other extraneous materials harmful to plant growth. Dispose of legally off-site.

G. Grade lawn areas to a smooth, even surface with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted within 5 days. Remove trash, debris, stones larger than 1 inch in any dimension, and other objects that may interfere with planting or maintenance operations.

H. Moisten prepared lawn areas before planting when soil is dry. Water evenly and allow surface to dry before installation. Do not allow water to pond or create muddy soil.

I. Restore prepared areas if eroded or otherwise distributed after fine grading and before installation.

3.06 SOD PREPARATION

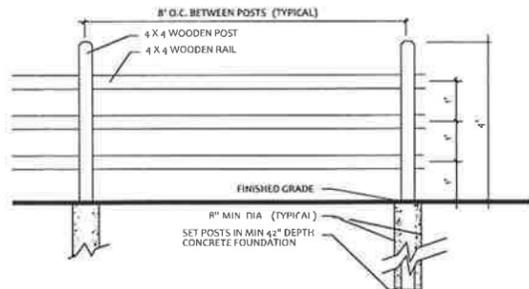
A. Sodded areas shall receive an application of commercial fertilization at a rate of 10 pounds per 1,000 sq. ft.

B. Lay sod within 24 hours from time of stripping.

C. Lay sod to from a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap and do not leave gaps. Adjacent to planting beds, lay first row of sod strip to follow bed line. Trim adjacent sod strips to fit snugly against initial strip. On slopes, length of sod strips shall follow contour. On slopes greater than 3:1, secure sod with degradable pine spikes to assure that strips remain in place. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering beds.

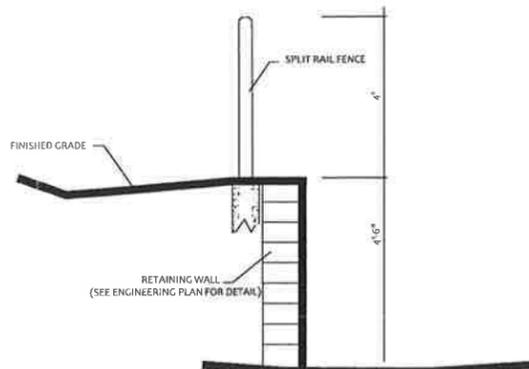
D. Water sod thoroughly with a fine spray immediately after planting.

E. Remove all sod waste and spoils legally off-site.



SPLIT RAIL FENCE ELEVATION

SCALE: 1/2" = 1'-0"



RETAINING WALL SECTION

SCALE: 1/2" = 1'-0"

3.08 SEEDDED LAWN

A. Sodded lawn areas shall receive an application of commercial fertilizer 6-24-24 at the rate of 5 pounds per 1,000 sq. ft. Fertilizer shall be uniformly spread and mixed into soil to a depth of 1 inch.

B. Do not use wet seed or seed which is moldy or otherwise damaged.

C. Sow seed using a spreader or seeding machine. Do not apply seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire designated area by sowing an equal quantity in two directions at right angles to each other.

D. Do not sow less than the specified rate.

E. Stake lawn seed lightly into top 1 inch of soil, roll lightly and water with a fine spray.

F. After the seeding operation is completed, spray recycled fiber mulch (Lebanon PennMulch or equal as approved by Landscape Architect) over the entire seeded area, unless otherwise specified, at the rate of 2000 pounds per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles, paving, amenities, etc. during the application of the mulch.

G. For slopes greater than 3:1, or in areas indicated on Landscape Plans, install erosion control blanket per manufacturer's specifications.

3.09 GENERAL NATIVE SEED PREPARATIONS

A. Remove existing grass, vegetation and turf, dispose of material legally off-site. Do not turn over into soil being prepared for lawns, plant beds, or native seedings.

B. Till to a depth of not less than 3 inches, apply soil amendments, remove high areas, and fill in depressions: till soil to a homogeneous mixture of fine texture. Remove clumps, clods, and stones over 2 inches in diameter, roots and other extraneous matter. Dispose of legally off-site.

C. Do not fertilize Native Seed areas.

D. For areas receiving Emergent, Sedge or Prairie mix, mark area with survey flags. Do not mow Emergent, Sedge or Prairie.

3.12 GROUNDCOVER, PERENNIAL & ORNAMENTAL GRASS BED PREPARATION

A. Loosen subgrade of planting bed areas to a minimum depth of 6 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous materials.

B. Spread planting soil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Place approximately 4 inches of planting soil mixture, and work into top of loosened subgrade to create a transition layer. Place remainder of planting soil mixture, for a minimum of 8 inch depth.

3.13 GROUNDCOVER, PERENNIALS & ORNAMENTAL GRASSES

A. Install holes large enough to allow spreading of roots, and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.

3.14 EXCAVATION FOR TREES & SHRUBS

A. Trees And Shrub Pits: Exchange with vertical sides and bottom of excavation slightly raised at center to assist drainage. Loosen hard subsoil or existing subgrade in bottom of tree pit.

1. Balled And Burlapped Trees And Shrubs: Excavate approximately 2 times as wide as ball diameter and 1 inch less than ball depth. Cultivate soil around tree pits to a depth of 18 inches and diameter of 8 inches and incorporate 25% mushroom compost into existing soil to promote root growth.

2. Container Grown Shrubs: Excavate approximately 2 times as wide as container width equal to container depth.

B. Obstructions: Notify Landscape Architect if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavation.

C. Drainage: Notify Landscape Architect if subsoil conditions evidence or unexpected water seepage or retention in tree or shrub pits.

D. Fill excavations with water and allow to percolate out before placing, setting layer, and positioning trees and shrubs.

3.15 PLANTING TREES & SHRUBS

A. Set balled and burlapped plant material plumb and in center of pit or trench with top of ball raised 1 inch above adjacent finished grades. Remove burlap and wire baskets from tops of ball, and 1/2 down the sides, but do not remove from under balls. Do not use plant material if ball is cracked, or broken before or during planting operation.

B. Set container-grown shrubs plumb and in center of pit with top of ball raised 1 inch above adjacent finished grade. Carefully remove containers so as not to damage root balls. Place shrub on setting layer of compacted planting soil.

C. Place backfill around root ball in layers, tamping to settle backfill and eliminate voids and air pockets. When pit is approximately 1/2 backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing and tamping final layer of backfill.

D. Dish and tamp top of backfill to form a 3 inch high mound around rim of pit. Do not cover top of root ball with backfill.

E. Cut a 3 inch deep spaded trench around individual tree pits, or around plant beds.

F. Mulch tree rings and plant beds. Spread mulch evenly at a depth of 3 inches. Cover root balls and match finish level with adjacent finish grades. Remove any bark pieces in excess of 6 inches, and dispose of legally off-site.

G. Prune, thin and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread unless otherwise directed by Landscape Architect. Do not cut leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are size after pruning. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

3.16 TREE GUYING AND STAKING

A. The Landscape Contractor shall be wholly responsible for assuring that all trees are planted in vertical and plumb position and remain so throughout the life of the contract and warranty period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor, except where specified by the Landscape Architect.

B. Upright Staking and Tying: Use a minimum of 2 stakes of length required to penetrate at least 18 inches below bottom of backfilled excavation and to extend at least 54 inches above grade. Set stakes vertical and space to avoid penetrating root balls or masses. Support trees with strands of tie wire encased in hose sections at contact points with tree trunks. Allow enough slack to avoid rigid restraint of tree. Remove stakes and guys when trees are able to stand on their own.

C. Guying and Staking: Guy and Stake trees exceeding 14 feet and more than 3 inch caliper unless otherwise indicated. Securely attach no fewer than 3 guys to stakes 30 inches long, driven to grade.

221	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
222	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
223	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
224	Box Elder	<i>Acer negundo</i>	14	Poor	Remove
225	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
226	Box Elder	<i>Acer negundo</i>	9	Poor	Remove
227	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
228	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
229	Black Cherry	<i>Prunus serotina</i>	15	Poor	Remove
230	Black Cherry	<i>Prunus serotina</i>	15	Fair	Remove
231	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
232	Box Elder	<i>Acer negundo</i>	6.6	Poor	Remove
233	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
234	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
235	American Elm	<i>Ulmus americana</i>	8	Fair	Remove
236	Black Cherry	<i>Prunus serotina</i>	15	Poor	Remove
237	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Fair	Remove
238	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Poor	Remove
239	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
240	Box Elder	<i>Acer negundo</i>	14	Poor	Remove
241	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
242	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
243	Box Elder	<i>Acer negundo</i>	7	Poor	Remove
244	Box Elder	<i>Acer negundo</i>	11	Poor	Remove
245	Box Elder	<i>Acer negundo</i>	7	Fair	Remove
246	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Fair	Remove
247	Black Cherry	<i>Prunus serotina</i>	9	Poor	Remove
248	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
249	Black Cherry	<i>Prunus serotina</i>	12	Good	Remove
250	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
251	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
252	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
253	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
254	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
255	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
256	White Mulberry	<i>Morus alba</i>	10.12	Poor	Remove
257	White Mulberry	<i>Morus alba</i>	12	Fair	Remove
258	White Mulberry	<i>Morus alba</i>	12	Poor	Remove
259	Box Elder	<i>Acer negundo</i>	8.6	Poor	Remove
260	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
261	White Mulberry	<i>Morus alba</i>	6	Fair	Remove
262	Common Buckthorn	<i>Rhamnus cathartica</i>	10	Fair	Remove
263	White Mulberry	<i>Morus alba</i>	8.8	Fair	Remove
264	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
265	White Mulberry	<i>Morus alba</i>	8	Fair	Remove
266	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
267	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
268	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
269	White Mulberry	<i>Morus alba</i>	8.12	Poor	Remove
270	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
271	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
272	Box Elder	<i>Acer negundo</i>	8	Poor	Preserve
273	Box Elder	<i>Acer negundo</i>	8	Poor	Preserve
274	Box Elder	<i>Acer negundo</i>	8	Poor	Preserve
275	Box Elder	<i>Acer negundo</i>	8	Fair	Preserve
276	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
277	Box Elder	<i>Acer negundo</i>	6	Fair	Preserve
278	Box Elder	<i>Acer negundo</i>	8	Poor	Preserve
279	Box Elder	<i>Acer negundo</i>	24	Poor	Preserve
280	Box Elder	<i>Acer negundo</i>	24	Fair	Remove
281	Box Elder	<i>Acer negundo</i>	18	Fair	Remove
282	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
283	Shagbark Hickory	<i>Carya ovata</i>	12	Fair	Remove
284	Shagbark Hickory	<i>Carya ovata</i>	24	Good	Remove
285	Basswood	<i>Tilia americana</i>	9	Fair	Remove
286	Basswood	<i>Tilia americana</i>	12	Fair	Remove
287	Black Cherry	<i>Prunus serotina</i>	9	Poor	Remove
288	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
289	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
290	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
291	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
292	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
293	Black Cherry	<i>Prunus serotina</i>	12	Dead	Remove
294	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
295	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
296	Black Cherry	<i>Prunus serotina</i>	15	Poor	Remove
297	Box Elder	<i>Acer negundo</i>	5	Fair	Remove
298	Box Elder	<i>Acer negundo</i>	12	Fair	Remove
299	Black Cherry	<i>Prunus serotina</i>	12.15	Fair	Remove
300	Common Buckthorn	<i>Rhamnus cathartica</i>	8	Fair	Remove
301	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
302	Black Cherry	<i>Prunus serotina</i>	15.12.8	Fair	Remove
303	Black Cherry	<i>Prunus serotina</i>	10.9.6	Fair	Remove
304	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
305	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
306	Basswood	<i>Tilia americana</i>	15	Good	Remove
307	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
308	Basswood	<i>Tilia americana</i>	8	Good	Remove
309	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
310	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
311	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Fair	Remove
312	Black Cherry	<i>Prunus serotina</i>	15	Fair	Remove
313	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
314	Hackberry	<i>Celtis occidentalis</i>	8	Good	Remove
315	Black Cherry	<i>Prunus serotina</i>	7	Dead	Remove
316	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
317	Black Cherry	<i>Prunus serotina</i>	12	Good	Remove
318	Black Cherry	<i>Prunus serotina</i>	9	Fair	Remove

319	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
320	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
321	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
322	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
323	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
324	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
325	Black Cherry	<i>Prunus serotina</i>	10	Good	Remove
326	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
327	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
328	Box Elder	<i>Acer negundo</i>	7	Fair	Remove
329	Black Cherry	<i>Prunus serotina</i>	9.10	Poor	Remove
330	Red Oak	<i>Quercus rubra</i>	10	Fair	Remove
331	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
332	Black Cherry	<i>Prunus serotina</i>	7	Fair	Remove
333	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
334	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
335	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
336	Shagbark Hickory	<i>Carya ovata</i>	10.15	Fair	Remove
337	Black Cherry	<i>Prunus serotina</i>	6	Good	Remove
338	Black Cherry	<i>Prunus serotina</i>	12	Good	Remove
339	Black Cherry	<i>Prunus serotina</i>	12.12	Fair	Remove
340	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
341	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
342	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
343	Shagbark Hickory	<i>Carya ovata</i>	12.15	Fair	Remove
344	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
345	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
346	Black Cherry	<i>Prunus serotina</i>	12	Good	Remove
347	Black Cherry	<i>Prunus serotina</i>	12	Good	Remove
348	Black Cherry	<i>Prunus serotina</i>	10.12	Fair	Remove
349	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
350	Basswood	<i>Tilia americana</i>	13	Fair	Remove
351	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
352	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
353	Basswood	<i>Tilia americana</i>	10	Fair	Remove
354	Basswood	<i>Tilia americana</i>	10	Good	Remove
355	Basswood	<i>Tilia americana</i>	6	Poor	Remove
356	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
357	American Elm	<i>Ulmus americana</i>	18	Poor	Remove
358	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
359	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
360	Basswood	<i>Tilia americana</i>	12	Fair	Remove
361	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
362	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
363	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
364	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
365	Red Oak	<i>Quercus rubra</i>	15	Good	Remove
366	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
367	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
368	Black Cherry	<i>Prunus serotina</i>	8	Dead	Remove
369	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
370	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
371	Black Cherry	<i>Prunus serotina</i>	9	Fair	Remove
372	Red Oak	<i>Quercus rubra</i>	24.24	Fair	Remove
373	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
374	Red Oak	<i>Quercus rubra</i>	6	Good	Remove
375	Red Oak	<i>Quercus rubra</i>	9	Good	Remove
376	Red Oak	<i>Quercus rubra</i>	10.12	Fair	Remove
377	Basswood	<i>Tilia americana</i>	15.12.12	Fair	Remove
378	Red Oak	<i>Quercus rubra</i>	28	Fair	Remove
379	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
380	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
381	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
382	White Oak	<i>Quercus rubra</i>	30	Good	Remove
383	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
384	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
385	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
386	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
387	American Elm	<i>Ulmus americana</i>	10	Fair	Remove
388	Black Cherry	<i>Prunus serotina</i>	10.12	Fair	Remove
389	Red Oak	<i>Quercus rubra</i>	24.12	Fair	Remove
390	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Good	Remove
391	Red Oak	<i>Quercus rubra</i>	7	Good	Remove
392	Red Oak	<i>Quercus rubra</i>	8	Good	Remove
393	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
394	Shagbark Hickory	<i>Carya ovata</i>	7	Good	Remove
395	Shagbark Hickory	<i>Carya ovata</i>	7	Good	Remove
396	Shagbark Hickory	<i>Carya ovata</i>	7	Good	Remove
397	Red Oak	<i>Quercus rubra</i>	10	Good	Remove
398	Shagbark Hickory	<i>Carya ovata</i>	8	Good	Remove
399	Basswood	<i>Tilia americana</i>	7	Good	Remove
400	Bur Oak	<i>Quercus macrocarpa</i>	8	Good	Remove
403	Basswood	<i>Tilia americana</i>	9.8	Poor	Remove
404	Basswood	<i>Tilia americana</i>	2.0	Fair	Remove
405	Black Cherry	<i>Prunus serotina</i>	12	Poor	Remove
406	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
407	Black Cherry	<i>Prunus serotina</i>	18	Poor	Remove
408	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
409	White Mulberry	<i>Morus alba</i>	7	Fair	Remove
410	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
411	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
412	White Mulberry	<i>Morus alba</i>	12	Fair	Remove
413	White Mulberry	<i>Morus alba</i>	6	Fair	Remove
414	Honey Locust	<i>Gleditsia inacanthos</i>	12	Fair	Remove
415	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
416	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
417	Box Elder	<i>Acer negundo</i>	6	Poor	Preserve
418	Red Oak	<i>Quercus rubra</i>	6	Fair	Preserve

421	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
422	Box Elder	<i>Acer negundo</i>	7	Poor	Remove
423	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
424	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
425	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
426	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
427	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
428	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
429	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
430	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
431	Box Elder	<i>Acer negundo</i>	7	Poor	Remove
432	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
433	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
434	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
435	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
436	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
437	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
438	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
439	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
440	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
441	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
442	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
443	Box Elder	<i>Acer negundo</i>	10	Fair	Remove
444	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
445	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
446	Box Elder	<i>Acer negundo</i>	20	Poor	Remove
447	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
448	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
449	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
450	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
451	White Mulberry	<i>Morus alba</i>	8	Poor	Remove
452	Box Elder	<i>Acer negundo</i>	12	Fair	Remove
453	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
454	Box Elder	<i>Acer negundo</i>	9	Fair	Remove
455	Box Elder	<i>Acer negundo</i>	10.8	Poor	Remove
456	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
457	Box Elder	<i>Acer negundo</i>	8.10	Fair	Remove
458	Box Elder	<i>Acer negundo</i>	6.10	Poor	Remove
459					

637	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
638	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
639	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
640	Black Cherry	<i>Prunus serotina</i>	12	Fair	Remove
641	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
642	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
643	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
644	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
645	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
646	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
647	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
648	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
649	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
650	Box Elder	<i>Acer negundo</i>	6.5	Poor	Remove
651	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
652	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
653	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
654	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
655	Basswood	<i>Tilia americana</i>	10	Good	Remove
656	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
657	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
658	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
659	Basswood	<i>Tilia americana</i>	8.10	Fair	Remove
660	Basswood	<i>Tilia americana</i>	14	Fair	Remove
661	Bur Oak	<i>Quercus macrocarpa</i>	36	Good	Remove
665	Box Elder	<i>Acer negundo</i>	12	Poor	Remove
666	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
667	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
668	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
669	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
670	Box Elder	<i>Acer negundo</i>	10	Poor	Remove
671	Box Elder	<i>Acer negundo</i>	6	Fair	Remove
672	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
673	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
674	Box Elder	<i>Acer negundo</i>	8	Fair	Remove
675	Box Elder	<i>Acer negundo</i>	8	Poor	Remove
676	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
677	Colorado Blue Spruce	<i>Picea pungens</i>	14	Fair	Remove
678	Colorado Blue Spruce	<i>Picea pungens</i>	12	Fair	Remove
679	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
680	Black Locust	<i>Robinia pseudoacacia</i>	12	Fair	Remove
681	Black Locust	<i>Robinia pseudoacacia</i>	18	Poor	Remove
682	White Mulberry	<i>Morus alba</i>	6.4	Poor	Remove
683	Black Locust	<i>Robinia pseudoacacia</i>	8	Poor	Remove
684	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
685	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
686	Black Locust	<i>Robinia pseudoacacia</i>	6.5.5	Poor	Remove
687	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
688	Black Locust	<i>Robinia pseudoacacia</i>	7	Fair	Remove
689	Black Locust	<i>Robinia pseudoacacia</i>	9	Fair	Remove
690	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
691	White Mulberry	<i>Morus alba</i>	6	Fair	Remove
692	Black Locust	<i>Robinia pseudoacacia</i>	7	Poor	Remove
693	Black Locust	<i>Robinia pseudoacacia</i>	6.5.7	Poor	Remove
694	Black Locust	<i>Robinia pseudoacacia</i>	10	Poor	Remove
695	Black Locust	<i>Robinia pseudoacacia</i>	8	Poor	Remove
696	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
697	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
698	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
699	Black Locust	<i>Robinia pseudoacacia</i>	9	Fair	Remove
700	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
701	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
702	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
703	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
704	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
705	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
706	Black Locust	<i>Robinia pseudoacacia</i>	7	Poor	Remove
707	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
708	Black Locust	<i>Robinia pseudoacacia</i>	7	Fair	Remove
709	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
710	White Mulberry	<i>Morus alba</i>	7	Poor	Remove
711	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
712	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
713	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
714	Colorado Blue Spruce	<i>Picea pungens</i>	8	Poor	Remove
715	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
716	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
717	Black Locust	<i>Robinia pseudoacacia</i>	7	Fair	Remove
718	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
719	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
720	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
721	Colorado Blue Spruce	<i>Picea pungens</i>	10	Poor	Remove
722	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
723	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
724	Black Locust	<i>Robinia pseudoacacia</i>	6.6	Fair	Remove
725	Black Locust	<i>Robinia pseudoacacia</i>	6.6	Fair	Remove
726	White Mulberry	<i>Morus alba</i>	8.6	Poor	Remove
727	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
728	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
729	Black Locust	<i>Robinia pseudoacacia</i>	6.8	Poor	Remove
730	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
731	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
732	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
733	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
734	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
735	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
736	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
737	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove

738	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
739	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
740	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
741	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
742	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
743	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
744	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
745	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
746	Black Locust	<i>Robinia pseudoacacia</i>	12	Fair	Remove
747	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
748	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
749	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
750	Black Locust	<i>Robinia pseudoacacia</i>	9	Fair	Remove
751	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
752	Black Locust	<i>Robinia pseudoacacia</i>	9	Fair	Remove
753	Black Locust	<i>Robinia pseudoacacia</i>	12	Fair	Remove
754	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
755	American Elm	<i>Ulmus americana</i>	10	Poor	Remove
756	Black Locust	<i>Robinia pseudoacacia</i>	10	Poor	Remove
757	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
758	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
759	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
760	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
761	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
762	Black Locust	<i>Robinia pseudoacacia</i>	9.8	Fair	Remove
763	Black Locust	<i>Robinia pseudoacacia</i>	10	Fair	Remove
764	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
765	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
766	Black Locust	<i>Robinia pseudoacacia</i>	10	Poor	Remove
767	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
768	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
769	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
770	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
771	Black Walnut	<i>Juglans nigra</i>	8.10	Fair	Remove
772	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
773	Box Elder	<i>Acer negundo</i>	8.0	Poor	Remove
774	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
775	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Poor	Remove
776	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
777	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
778	Black Locust	<i>Robinia pseudoacacia</i>	6	Poor	Remove
779	Black Locust	<i>Robinia pseudoacacia</i>	12	Fair	Remove
780	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
781	White Mulberry	<i>Morus alba</i>	10	Poor	Remove
782	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
783	White Mulberry	<i>Morus alba</i>	6	Fair	Remove
784	Black Locust	<i>Robinia pseudoacacia</i>	10	Poor	Remove
785	White Mulberry	<i>Morus alba</i>	10	Poor	Remove
786	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
787	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
788	Black Locust	<i>Robinia pseudoacacia</i>	10	Poor	Remove
789	White Mulberry	<i>Morus alba</i>	6	Poor	Remove
790	American Elm	<i>Ulmus americana</i>	6	Poor	Remove
791	Black Walnut	<i>Juglans nigra</i>	12	Good	Remove
792	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
793	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
794	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Poor	Remove
795	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
796	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
797	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
798	Siberian Elm	<i>Ulmus pumila</i>	24	Good	Remove
799	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
800	Black Locust	<i>Robinia pseudoacacia</i>	6	Fair	Remove
1001	Siberian Elm	<i>Ulmus pumila</i>	6	Fair	Remove
1002	Siberian Elm	<i>Ulmus pumila</i>	6	Fair	Remove
1003	Black Locust	<i>Robinia pseudoacacia</i>	8	Fair	Remove
1004	Black Locust	<i>Robinia pseudoacacia</i>	7	Poor	Remove
1005	Black Locust	<i>Robinia pseudoacacia</i>	9	Fair	Remove
1006	White Mulberry	<i>Morus alba</i>	7	Fair	Remove
1007	Siberian Elm	<i>Ulmus pumila</i>	8	Fair	Remove
1008	Siberian Elm	<i>Ulmus pumila</i>	10	Poor	Remove
1009	Siberian Elm	<i>Ulmus pumila</i>	6	Poor	Remove
1010	Siberian Elm	<i>Ulmus pumila</i>	10	Fair	Remove
1011	Siberian Elm	<i>Ulmus pumila</i>	16	Poor	Remove
1012	Siberian Elm	<i>Ulmus pumila</i>	6	Poor	Remove
1013	White Mulberry	<i>Morus alba</i>	7.7	Poor	Remove
1014	Siberian Elm	<i>Ulmus pumila</i>	12	Fair	Remove
1015	Siberian Elm	<i>Ulmus pumila</i>	10	Fair	Remove
1016	Siberian Elm	<i>Ulmus pumila</i>	12	Poor	Remove
1017	Siberian Elm	<i>Ulmus pumila</i>	8	Poor	Remove
1018	Box Elder	<i>Acer negundo</i>	6	Poor	Remove
1019	Siberian Elm	<i>Ulmus pumila</i>	6	Poor	Remove
1020	Siberian Elm	<i>Ulmus pumila</i>	18	Fair	Remove
1021	Silver Maple	<i>Acer saccharinum</i>	16	Fair	Remove
1022	Common Buckthorn	<i>Rhamnus cathartica</i>	6	Poor	Remove
1023	Silver Maple	<i>Acer saccharinum</i>	9	Fair	Remove
1024	Silver Maple	<i>Acer saccharinum</i>	16	Poor	Remove
1025	Silver Maple	<i>Acer saccharinum</i>	8	Poor	Remove
1026	Silver Maple	<i>Acer saccharinum</i>	6	Poor	Remove
1027	Silver Maple	<i>Acer saccharinum</i>	10	Fair	Remove
1028	Silver Maple	<i>Acer saccharinum</i>	6	Poor	Remove
1029	Silver Maple	<i>Acer saccharinum</i>	10	Fair	Remove
1030	Silver Maple	<i>Acer saccharinum</i>	10	Fair	Remove
1031	Silver Maple	<i>Acer saccharinum</i>	8	Poor	Remove
1032	Silver Maple	<i>Acer saccharinum</i>	10	Fair	Remove
1033	Silver Maple	<i>Acer saccharinum</i>	8.8	Poor	Remove
1034	Siberian Elm	<i>Ulmus pumila</i>	8	Fair	Remove
1035	Siberian Elm	<i>Ulmus pumila</i>	8	Poor	Remove

1036	Siberian Elm	<i>Ulmus pumila</i>	16	Poor	Remove
1037	Siberian Elm	<i>Ulmus pumila</i>	16	Fair	Remove
1038	Siberian Elm	<i>Ulmus pumila</i>	14	Poor	Remove
1039	Siberian Elm	<i>Ulmus pumila</i>	12	Poor	Remove
1040	Siberian Elm	<i>Ulmus pumila</i>	14	Poor	Remove
1041	Siberian Elm	<i>Ulmus pumila</i>	6	Fair	Remove
1042	Siberian Elm	<i>Ulmus pumila</i>	6	Fair	Remove
1043	Siberian Elm	<i>Ulmus pumila</i>	10	Fair	Remove
1044	Siberian Elm	<i>Ulmus pumila</i>	10	Poor	Remove
1045	Siberian Elm	<i>Ulmus pumila</i>	8	Fair	Remove
1046	Silver Maple	<i>Acer saccharinum</i>	8.8	Fair	Remove
1047	Siberian Elm	<i>Ulmus pumila</i>	18	Fair	Remove
1048	Black Cherry	<i>Prunus serotina</i>	8	Fair	Remove
1049	American Elm	<i>Ulmus americana</i>	10	Fair	Remove
1050	Siberian Elm	<i>Ulmus pumila</i>	22	Fair	Remove
1051	Black Cherry	<i>Prunus serotina</i>	6	Fair	Remove
1052	Siberian Elm	<i>Ulmus pumila</i>	26	Fair	Remove
1053	Siberian Elm	<i>Ulmus pumila</i>	28	Fair	Remove
1054	Siberian Elm	<i>Ulmus pumila</i>	18	Poor	Remove
1055	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
1056	Siberian Elm	<i>Ulmus pumila</i>	18	Fair	Remove
1057	American Elm	<i>Ulmus americana</i>	8	Poor	Remove
1058	American Elm	<i>Ulmus americana</i>	8	Fair	Remove
1059	Siberian Elm	<i>Ulmus pumila</i>	14	Fair	Remove
1060	American Elm	<i>Ulmus americana</i>	20	Fair	Remove
1061	Black Cherry	<i>Prunus serotina</i>	10	Poor	Remove
1062	Siberian Elm	<i>Ulmus pumila</i>	18	Fair	Remove
1063	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
1064	Black Cherry	<i>Prunus serotina</i>	10	Fair	Remove
1065	Siberian Elm	<i>Ulmus pumila</i>	18	Fair	Remove
1066	Siberian Elm	<i>Ulmus pumila</i>	24	Fair	Remove
1067	Black Cherry	<i>Prunus serotina</i>	6	Poor	Remove
1068	Siberian Elm	<i>Ulmus pumila</i>	6	Poor	Remove
1069	Black Cherry	<i>Prunus serotina</i>	8	Poor	Remove
1					

Village of Bartlett
228 S. Main Street
Bartlett, IL 60103

Date: March 21, 2016

Attn: Roberta Grill AICP, Assistant Community Development Director
Re: Bartlett Ridge

During our telephone conversation on 3/18/2016 we discussed and agreed to the following with regard to the south property line of the Bartlett Ridge:

A total of 8 additional trees will be removed. Those trees are: **Lot 41**-Tree 1024, **Lot 40**-3 trees from the group including Trees 1027-1031 (to be determined in the field), **Lot 35**-Tree 1055 and Tree 1060, **Lot 34**-Tree 1069 and **Lot 31**-Tree 620.

Those trees will be replaced by 8 evergreen trees at 6' high to be planted in the back yards of the new homes, generally filling in the gaps where trees were removed, but will be spaced appropriately and will include 1 tree on **Lot 39**. The proposed trees will be added to the Landscape Plan.

These trees will not be planted until the time of lot seeding so that the new homeowners can maintain them.

Existing trees to remain will be root pruned prior to construction along the proposed sewer line to limit the potential for additional root damage.

We also agreed that I can be available to walk the site with the Village Arborist before tree removal and construction begin.

KROGSTAD LAND DESIGN LIMITED
Landscape Architecture and Consulting



Karl T. Krogstad, RLA, LEED AP
Certified Arborist, President

THE COVENTRY

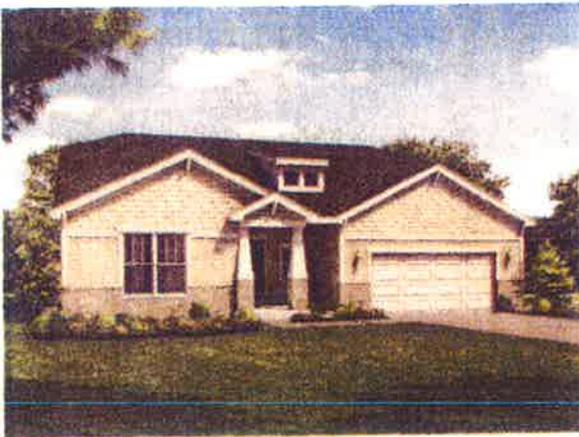
2,200 to 2,322 Square Feet
 3 Bedrooms • 2.5 Bathrooms • 2 Car Garage • Partial Basement
 Optional: 4th Garage Bay, 3 Car Garage, Great Room Extension, Bedroom 3 Bay
 To see flexible options for this home, view our interactive floor plans at www.WilliamRyanHomes.com



Colonial - Scheme 3



Colonial B - Scheme 3



Craftsman - Scheme 7



Prairie - Scheme 9

THE JAMESTOWN

3,011 to 3,299 Square Feet

4 Bedrooms • 2.5 Bathrooms • 2 Car-Garage • Full Basement

Optional: 4' Garage Bump, 3 Car Garage, Family Room Extension, Morning Room, Super Island with Morning Room, Breakfast Bay, Study Bay,

In-Law Suite ILO Study, Chef's Kitchen, Estate Kitchen

To see flexible options for this home, view our interactive floor plans at www.WilliamRyanHomes.com



Colonial - Scheme 1



Colonial B - Scheme 7



Georgian - Scheme 9



FolkVictorian - Scheme 16



Craftsman - Scheme 13

THE JERICHO

2,935 to 3,613 Square Feet

4 Bedrooms • 2.5 Bathrooms • 3 Car Tandem Garage • Full Basement

Optional: 4' Garage Bump, 4 Car Tandem Garage, Family Room Extension, Morning Room, Super Island with Morning Room, Breakfast Bay, Study ILO Tandem, Alternate 2nd Floor, Garden M Bath, Designer M. Bath, Butler's Pantry, Chef's Kitchen, Estate Kitchen
 To see flexible options for this home, view our interactive floor plans at www.WilliamRyanHomes.com



Colonial - Scheme 5



Colonial B - Scheme 11



Georgian - Scheme 9



Folk Victorian - Scheme 17



Craftsman - Scheme 14



Prairie - Scheme 21



Dependent on appropriate. May differ from actual plans and are subject to change without notice. Floor plans vary per elevation. Windows, doors and moldings may vary in options and materials. Colors shown are illustrative. Suggested price and square footage are subject to change without notice. Reservations, deposits and landscaping are subject to cooperation with. Some special features may not be available. Optional items indicated are available, if additional cost. This brochure is for illustrative purposes only and not part of a legal contract. Speak with a Sales Representative for complete information. Copyright © 2011 William Ryan Homes, Inc. All Rights Reserved.



williamryanhomes.com

THE SHERIDAN

2,508 to 2,917 Square Feet

4 Bedrooms • 2.5 Bathrooms • 3 Car Tandem Garage • Full Basement

Optional: 4' Garage Bump, 4 Car Tandem Garage, Family Room Extension, Morning Room, Super Island with Morning Room, Breakfast Bay, Study ILO Tandem, Garden M. Bath, Designer M. Bath, Chef's Kitchen, Estate Kitchen

To see flexible options for this home, view our interactive floor plans at www.WilliamRyanHomes.com



Colonial - Scheme 4



Colonial B - Scheme 6



Georgian - Scheme 9



Craftsman - Scheme 13



Folk Victorian - Scheme 19



Prairie - Scheme 22

Memorandum

TO: Valerie L. Salmons, Village Administrator

FROM: Paula Schumacher, Assistant Village Administrator

DATE: April 20, 2016

SUBJECT: Mosquito Abatement

Since 1996, The Village has entered into multi-year contracts for mosquito abatement service in the Wayne Township portion of Bartlett. The Wayne Township negotiates a portion of Bartlett along with parts of Hanover Park, Wayne, and Carol Stream. The most recent four-year agreement with Wayne Township to utilize Clarke Environmental Mosquito Management, Inc. to conduct mosquito abatement in the Wayne Township portion of Bartlett expires after the 2017 season.

As in the past, the funding of this mosquito abatement program will be shared between Wayne Township and the Village of Bartlett, with Wayne Township paying 10% of the cost and the Village paying the remaining 90%. Mosquito abatement for the Cook County portion of Bartlett is conducted by the Northwest Mosquito Abatement District; a separate taxing body.

The issue raised by Trustee Hopkins is that Bartlett's Cook County residents are paying for mosquito abatement on their tax bills to the Northwest Mosquito Abatement District and they are paying a portion of the Village's mosquito abatement program too because the cost for the Clarke mosquito abatement program is paid out of the general fund.

Following this argument, mosquito abatement could be treated as a fee for service for our Wayne Township residents rather than as part of our general fund. The Village would then have to bill residents and businesses a monthly or annual fee for mosquito abatement. The total number of accounts in DuPage County are 8,308. Divide this by the \$72,000 in the budget for mosquito abatement and the annual cost for DuPage residents/businesses is \$8.66 or 72 cents per month.



Proposal

**Clarke Environmental Mosquito Management, Inc.,
Professional Services Outline for 2014-2017
Village of Bartlett
Environmental Mosquito Management (EMM) Program**

Part I. General Service

- A. Aerial Survey and Geographic Information System (GIS) Mapping
- B. Computer System and Record Keeping Database
- C. Public Relations and Educational Brochures
- D. Mosquito Hotline Citizen Response – (800) 942-2555
- E. Comprehensive Insurance Coverage naming the Village of Bartlett additionally insured
- F. Program Consulting and Quality Control Staff
- G. Monthly Operational Reports, Periodic Advisories, and Annual Report
- H. Regulatory compliance on local, state, and federal levels

Part II. Surveillance and Monitoring

- A. Floodwater Mosquito Migration Model:
The use of weather data and computer model to predict the arrival of *Aedes vexans* brood (hatch) and peak annoyance periods. (Clarke will contact the Village of Bartlett representative and inform him of the impending brood arrival.)
- B. Weather Monitoring – Operational Forecasts

Part III. Larval Control

- A. Targeted Mosquito Management System (TMMS™) computer database and site management.
- B. Larval Site Monitoring: Nine (9) inspections
 1. Three (3) complete inspections of up to 119 sites as outlined by most recent Clarke GIS Survey.
 2. Six (6) targeted inspections of up to 34 breeding areas as determined by the computerized Clarke Targeted Mosquito Management System™.
 3. Inspections of sites called in by residents on the Mosquito Hotline.
- C. Prescription Larval Control will be performed with VectoLex® (*Bacillus sphaericus*), VectoBac® (*Bacillus thuringiensis israelensis* - Bti), Abate®, Natular®, and/or Altosid® mosquito larvicide as described in the following sections.
 1. Larval Control: Stocking of 2,000 mosquito fish (*Gambusia affinis*) for biological control.
 2. Catch Basins:
 - a. One (1) treatment of up to 2,130 street side catch basins, inlets and manholes using a sustained release insecticide for control of up to 150 days.
 - b. One (1) treatment of up to 2,130 street side catch basins, inlets and manholes using an extended residual slow release insecticide for control of up to 30 days.
 - c. Treatment of up to 10 backyard catch basins using an extended residual slow release insecticide for up to 150 day control.



Part IV. Adult Control

- A. Adulticiding in mosquito harborage areas:
 - 1. Truck / ATV Ultra Low Volume (ULV) treatments using a synthetic pyrethroid insecticide for July 4th event or any community special events of up to one mile.
 - 2. Eight (8) truck / ATV harborage treatment using a synthetic pyrethroid insecticide of up to 1 mile.
 - 3. Six (6) backpack barrier treatments using a synthetic pyrethroid insecticide of up to 0.6 miles for residual control of adult mosquitoes.
- B. Adulticiding in Residential Areas:
 - 1. Eight (8) community-wide truck ULV treatments of up to 116.1 miles of streets using Biomist® or synthetic pyrethroid insecticide.
- C. Adulticiding Operational Procedures
 - 1. Notification of community contact.
 - 2. Weather limit monitoring and compliance.
 - 3. Notification of residents on Clarke Call Notification List.
 - 4. ULV particle size evaluation.
 - 5. Insecticide dosage and quality control analysis.

2014-2017 EMM Payment Total Price for Parts I, II, III, IV **: \$74,000.00

****NPDES Permit:** A National Pollutant Discharge Elimination System (NPDES) permit is necessary for the execution of the work for mosquito control effective October 31, 2011. Any additional costs associated with activities and/or services that may be required by Clarke in order to comply with an NPDES permit are not included in this proposal.



Proposal

**Clarke Environmental Mosquito Management, Inc.,
Client Agreement Authorization for 2014-2017
Village of Bartlett
Environmental Mosquito Management (EMM) Program**

- I. **Program Payment Plan:** For Parts I, II, III, and IV as specified in the 2014-2017 Professional Services Price Outline, the total for the 2014-2017 program is \$74,000.00. The payments will be due on April 1, May 1, June 1 and July 1, 2014-2017 according to the payment schedule below. Any additional treatments beyond the core program will be invoiced when the treatment is completed.

PROGRAM PAYMENT PLAN

Month	2014
April 1	\$16,650.00 / \$1,850.00
May 1	\$16,650.00 / \$1,850.00
June 1	\$16,650.00 / \$1,850.00
July 1	\$16,650.00 / \$1,850.00
TOTAL	\$66,600.00 / \$7,400.00

For Village of Bartlett:

Sign Name: *Kevin Wallace* Title: Village President Date: 4/1/14

For Clarke Environmental Mosquito Management, Inc.:

Name: *Emily Glasberg* Title: Key Accounts Manager Date: 2/4/2014
Emily Glasberg



Proposal

**2014
COST DISTRIBUTION SCHEUDLE FOR THE
WAYNE TOWNSHIP UNITED EFFORT
MOSQUITO CONTROL PROGRAM**

COMMUNITY	COMMUNITY COST (90%)	WAYNE TOWNSHIP PARTICIPATION	TOTAL COST
Wayne Township		\$59,000.00	\$59,000.00
Village of Bartlett	\$66,600.00	\$7,400.00	\$74,000.00
Village of Carol Stream	\$33,300.00	\$3,700.00	\$37,000.00
Village of Hanover Park	\$25,200.00	\$2,800.00	\$28,000.00
Village of Wayne	\$3,772.80	\$419.20	\$4,192.00
	\$128,872.80	\$73,319.20	\$202,192.00

TERMS OF PAYMENT

Wayne Township will be billed for all work in the unincorporated areas. Invoices will be sent to each individual Community for work completed within their boundaries.

The invoices to each community will show the total amount billed, less its 10% participation from Wayne Township. Copies of all Village invoices will then be sent to Wayne Township for the remittance of their participation to each Community program as set forth in the above Cost Distribution Schedule.