

STATE OF ILLINOIS)
) ss
COUNTY OF KENDALL)

200600032895
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
10-12-2006 At 11:31 am.
AGREEMENT 81.00
RHSP Surcharge 10.00

PLANNED UNIT DEVELOPMENT AGREEMENT
GROVE ESTATES SUBDIVISION

This Planned Unit Agreement (hereinafter referred to as "AGREEMENT"), is made and entered into this 12th day of October, 2006, by and between the COUNTY OF KENDALL (hereinafter referred to as "KENDALL") a body politic, and GROVE VENTURE, LLC, INC., an Illinois Corporation (hereinafter referred to as "OWNER/DEVELOPER"),

WITNESSETH

WHEREAS, OWNER/DEVELOPER owns fee simple title to the real property which is legally described in Exhibit "A" attached hereto, consisting of approximately 83.48 acres, more or less (hereinafter referred to as "PROPERTY"); and OWNER/DEVELOPER intends to complete the development of the PROPERTY as a high quality single-family rural residential subdivision which contains certain open space areas which will be protected by a recorded Conservation Easement; and

WHEREAS, it is the desire of OWNER/DEVELOPER to develop the subject PROPERTY in KENDALL in accordance with the terms of this AGREEMENT, the related written documents referenced herein, and the Ordinances of KENDALL; and

WHEREAS, KENDALL through its Planning, Building and Zoning Committee of the County Board previously recommended the Property be zoned RPD-2: Residential Planned Development - Two; and it is the desire of all parties to facilitate its development pursuant to the terms and conditions of this AGREEMENT and the Ordinances of KENDALL; and

WHEREAS, OWNER/DEVELOPER and KENDALL have or will perform and execute all acts required by law to effectuate such development; and

WHEREAS, the parties to this AGREEMENT wish to amend the zoning classification pursuant to the RPD-2: Residential Planned Development - Two; and have held the required Public Hearing for approval of its zoning classification, Preliminary Plan and Engineering pursuant to the procedures set out in the RPD-2: Residential Planned Development - Two; as contained in the

County of Kendall Zoning Ordinance; and

WHEREAS, all notices required by law relating to the re-zoning and Planned Unit Development process pursuant to the RPD-2: Residential Planned Development – Two have been given for the Property to the persons or entities entitled thereto, pursuant to the applicable provisions of the Illinois Compiled Statutes and County Ordinances, and

WHEREAS, the County Board of Kendall has duly affixed the time for consideration of this AGREEMENT; and

WHEREAS, in reliance upon the development of the PROPERTY in the manner proposed, OWNER/DEVELOPER, and KENDALL have executed all Petitions and other documents that are necessary to accomplish the re-zoning and platting of the PROPERTY in KENDALL; and

WHEREAS, it is the desire of KENDALL and OWNER/DEVELOPER that the development of the PROPERTY proceed, subject to the ordinances, codes and regulations of KENDALL as amended; and

WHEREAS, in accordance with the powers granted to KENDALL by the provisions of the County Zoning Ordinance, inclusive, relating to its act and the Kendall County Zoning Ordinance for Planned Unit Developments, and the parties hereto wish to enter into a binding agreement with respect to the PROPERTY and to provide for various other matters related directly or indirectly to the zoning and development of the PROPERTY, as authorized by, the provisions of said statutes:

NOW, THEREFORE, in consideration of the mutual covenants, agreements and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the parties agree as follows:

1. ZONING.

- A. Contemporaneously with the approval of this AGREEMENT, KENDALL shall adopt an Ordinance amending the Zoning Map of the County to Zone the subject PROPERTY which shall be classified to zone the subject property RPD-2: Residential Planned Development – Two in terms of performance standards and as a Planned Unit Development. This will be a Zoning Map change only and not a text amendment.
- B. Further the County of Kendall agrees to approve the Final Plat of Subdivision of the Development which was last revised April 12, 2006 and which was prepared by Intech Consultants, Inc which is attached hereto and incorporated herein as Exhibit “B”; and which shall be developed with a maximum of Fifty (50) Single Family Lots in general conformance with the Final Landscape Plan prepared by Schoppe Design Associates which is last revised October 2, 2006 and which is attached hereto

incorporated herein as Exhibit "C" together with the Tree Preservation and Replacement Plan which is incorporated herein by reference as Exhibit C1.

- C. KENDALL and OWNER/DEVELOPER agree that the PROPERTY shall be developed in substantial compliance with the ordinances of KENDALL, and this AGREEMENT, together with the Drawings and Exhibits attached hereto.
- D. KENDALL agrees to allow OWNER/DEVELOPER to release storm water from the development's storm water management system in conformance with the Kendall County Stormwater Management Ordinance, and in conformance with the Final Engineering Plans last revised September 26, 2006 by Intech Consultants, Inc., which have been approved by the Drainage Consulting Engineer of Kendall County, Strand Associates, Inc and the Kendall County Engineer.
- E. The Regional Trail shall be constructed of asphalt in conformance with the Oswegoland Park District Improvement/Dedication Agreement.

2. FEES.

OWNER/DEVELOPER, upon submission of a request for approval of a Final Plat for each Phase or Unit of the Subdivision, has or will submit a Letter of Credit securing payment all fees as required by County Ordinances. The County School and Park Land-Cash Fees shall be payable in accordance with the ordinances existing in KENDALL at the time of approval of this AGREEMENT as to formula, but shall be collected and paid by the Applicant for each single family residence at the time of application for each respective building permit.

OWNER/DEVELOPER, upon submission of a request for approval of a Final Plat of the Subdivision, has paid all fees as required by County Ordinances based upon a fair market value of \$98,000.00 for an improved acre of land. Based on this dollar amount the per unit cost for a typical Four (4) bedroom home will be \$3,747.91 for School purposes. The County School Land-Cash Fees shall be payable in accordance with the ordinances existing in KENDALL at the time of approval of this AGREEMENT as to the formula, but shall be collected and paid by the Applicant for each single family building permit at the time of application for each respective building permit based on the actual number of bedrooms proposed for each dwelling unit. The required donations for open space purposes shall be met through a land donations outlined under Section 3.B.ii of this Agreement.

3. DONATIONS AND CONTRIBUTIONS.

- A. (i) OWNER/DEVELOPER agrees to dedicate to Kendall County Highway Department 75 feet of right-of-way on the west side of Grove Road from the existing centerline of Grove Road across the boundary of the PROPERTY to provide for the future expansion of said roadway by the Kendall County Highway Department.

- (ii) OWNER/DEVELOPER agrees to contribute the sum of \$50,000.00 within 180 days of the execution of the Final Plat of Subdivision for the subject development and the additional sum of \$50,000.00 upon the issuance of the 25th building permit or such earlier date the County re-configures Grove Road and the entry way of Grove Estates onto Grove Road, whichever occurs first, to the Kendall County Highway Department to be held in escrow for the express and sole purpose of paying for the re-location of Grove Road, Right of Way acquisition adjacent to the subject development and improvement of the Grove Estates Intersection with Grove Road. . In the event no re-location of Grove Road takes place within 10 years of the date of this Agreement, said escrow shall be refunded to OWNER/DEVELOPER. Said payment shall be OWNERS/DEVELOPERS, and its Successors and Assigns sole obligation with respect to the improvement of said intersection.
 - (iii) OWNER/DEVELOPER agree that a fee of One Thousand Dollars (\$1,000.00) per lot shall be made payable to the Kendall County Treasurer at the time of applying for the subject development; each individual building permit being applied for with the Kendall County Planning Building and Zoning Office by the entity that applies for each building permit, which will be used to benefit the Kendall County Highway System in the area of the Development. This fee satisfies the off-site road contribution density bonus credit of .03 dwelling units per acre.
- B.
 - (i) OWNER/DEVELOPER shall execute and record simultaneously with the Final Plat of Subdivision for Grove Estates Subdivision, a "Conservation Easement", which is attached hereto and incorporated herein as Exhibit "D" As to the area of the open space area identified as Lots 52, 53, 54,56, 57, 60, and 59 on the Final Plat, after said easement is approved by the Kendall County Zoning & Platting Officer, and OWNER/DEVELOPER, as to the common areas in the perimeter portion of the PROPERTY in a format acceptable to the Kendall County Plat Officer, Kendall County States Attorney, and OWNER/DEVELOPER, providing the terms and conditions of said Conservation Easement; as well as naming Kendall County as the enforcement agency, pursuant to Illinois Compiled Statutes, in the event Kendall County determines any condition of said written Easement Agreement is being violated or duty to perform is not being carried out by OWNER/DEVELOPER.
 - (ii) OWNER/DEVELOPER shall execute a Deed of Dedication of Lots 55 and 58 to the Oswegoland Park District in a format acceptable to the Oswegoland Park District. OWNER/DEVELOPER shall be given a credit against the Kendall County Land-Cash Formula from Kendall County for the value of

the real property conveyed to the Oswegoland Park District in lieu of the Forest Preserve Contribution. As to acreage contributed which exceeds the value of the required contribution of OWNER/DEVELOPER, it shall not result in a refund of the excess contribution to the OWNER/DEVELOPER. OWNER/DEVELOPER shall be provided a Gift Letter from the Oswegoland Park District as to the excess acreage contributed over and above the required contribution for open space under the Kendall County Land Cash Ordinance at the rate of \$98,000.00 per acre for the excess acreage contributed voluntarily by OWNER/DEVELOPER in the amount of _____ acres. The Oswegoland Park District shall provide a Gift Letter to OWNER/DEVELOPER for the excess amount of land conveyed to the Oswegoland Park District over and above the required contribution for Park purposes as calculated under the Kendall County Land Cash Formula and per acre assessment; and the cost of all trail improvements installed by OWNER/DEVELOPER

- (iii) The improvements on the dedicated land to the Oswegoland Park District shall be installed in accordance with the Oswegoland Park District Agreement attached hereto and incorporated herein as Exhibit "F". OWNER/DEVELOPER have entered into a written Improvement Agreement, a copy of which is attached hereto and incorporated herein as Exhibit "F" defining the obligations between said parties.
- (iv) OWNER/DEVELOPER agrees to establish an Illinois Not-for-Profit Corporation to operate a Homeowners' Association which shall provide for the maintenance of the common areas of the subdivision, subdivision signage, bio-reactor sanitary disposal system and all interceptor mains serving said system. Said Homeowner's Association shall not be required to maintain any open space owned by the Oswegoland Park District. OWNER/DEVELOPER shall further require that all lots contained in the subdivision shall be required to contribute on a per lot basis to the maintenance of the subdivision common areas and common improvement obligations outlined above by the Covenants and Restrictions of said subdivision which shall be recorded simultaneously with the First Final Plat of Subdivision, pursuant to the Tree Maintenance and Replacement Plan and the Maintenance Agreements, as well as the sanitary bio-reactor wastewater system and mains.
- (v) A Consent to the creation of a Back-Up Special Service Tax Area to provide for the maintenance of all Homeowner's Association common areas are to be maintained by the Homeowner's Association including but not limited to detention facilities, bio-reactor or field, sanitary sewer mains, common signage and other related items shall be executed by the OWNER/DEVELOPER; and recorded as to the entire subdivision at the time

of recording the First Final Plat of Subdivision, binding the OWNER/DEVELOPER and all assigns for payment of the above maintenance costs in the event the OWNER/DEVELOPER and Homeowners' Association fail to provide for said maintenance.

4. SUBDIVISION IMPROVEMENTS.

- A. Set back requirements shall be in conformance with the RPD-2 Zoning Classification of the Kendall County Zoning Ordinance.
- B. Each lot shall be served by a private water well.
- C.
 - (i) Each lot must connect to the common bio-reactor sanitary sewage disposal system as a condition of building a home on a lot within said subdivision.
 - (ii) OWNER/DEVELOPER agrees that it will enter into a written contract with Huff & Huff, Inc. as the designer of the Bio-Reactor and related appurtenances, as well as with contractor who is installing the Bio-Reactor to provide one (1) year of guaranty and warranty work for the successful operation and function of the system. Thereafter OWNER/DEVELOPER agrees the Guarantee Period shall be in effect for the period commencing with the construction of the Bio-reactor system up to the statutory turnover of the common areas and Homeowner's Association to lot owners within said subdivision which shall occur upon the earlier of the sale by OWNER/DEVELOPER of Seventy-Five (75%) percent of the lots within said subdivision or Three (3) years from the recording of the Final Plat in conformance with Illinois Compiled Statutes . The County will maintain a "stay" on the "experimental system" status of the system for Six (6) years from the completion of construction of the system or as directed by the Illinois Department of Public Health . At that time the Homeowners' Association shall at all times maintain a written maintenance agreement with a person or legal entity which is properly licensed and certified by the State of Illinois or its appropriate legal division to monitor, test and maintain said system. The Homeowners' Association shall furnish the Kendall County Planning, Building & Zoning Department and the Kendall County Health Department with a copy of all contracts required herein.
 - (iii) (a) OWNER/DEVELOPER agrees that permission to install its Bio-Reactor system, shall be governed by the terms of the written experimental use authorization for community wastewater treatment system" as prepared by the Kendall County Health Department, a copy of which is attached hereto and incorporated herein by reference as Exhibit "E".

(b) OWNER/DEVELOPER shall be responsible for the successful operation of said Bio Reactor System, and necessary replacement waste water treatment system during the duration of time that OWNER/DEVELOPER is responsible for said improvements up until the time of turnover of all Homeowner obligations as required by Illinois Compiled Statutes, the Guarantee Period shall be in effect for the period commencing with the construction of the Bio-reactor system up to the statutory turnover of the common areas and Homeowner's Association to lot owners within said subdivision which shall occur upon the earlier of the sale by OWNER/DEVELOPER of Seventy-Five (75%) percent of the lots within said subdivision or Three (3) years from the recording of the Final Plat in conformance with Illinois Compiled Statutes (starting when the system has been constructed and operation has commenced). The County will maintain a "stay" on the "experimental system" status of the system for Six (6) years. OWNER/DEVELOPER shall include in its dedicated Homeowners' Budget, capitol budget items for maintenance and replacement of the Bio Reactor System as well as ordinary operating expenses within its budget.

- D. Buffering shall be installed and maintained by OWNER/DEVELOPER and by the Homeowners' Association as to the adjoining owners to the North of the PROPERTY as designed in the approved Final Landscape Plan.

OWNER/DEVELOPER agrees to install a tensile wire fence along the West and North Common Border between the subject subdivision real property and the adjoining real property parcel owned by Ronald Yenerich. Along Roberts Drive, OWNER/DEVELOPER shall install a PVC Plastic Fence with gate, at the Drive for the Yenerich Property, and shall further provide a street connection as shown on the Final Landscape and Final Engineering Plans approved with this Project. A written Agreement as set out in attached Exhibit "G" which is incorporated herein and made a part hereof shall govern the construction of the fencing between the parties hereto.

- E. Tax Parcel # 06-08-100-006 shall be permitted to connect its driveway currently, and any future private or dedicated public roadway to Roberts Drive if parcel is developed in the future. Fitkins Drive will be constructed totally to the Western Boundary by Developer.

- F. OWNER/DEVELOPER shall comply with the Kendall County Tree Preservation Sections of the Subdivision Ordinance of Kendall County. OWNER/DEVELOPER shall require compliance with the overall Tree Survey as to total number of significant trees as defined under the terms of the Kendall County Subdivision Ordinance, together with maintenance of at least Seventy (70%) percent of those significant trees as defined in that Ordinance throughout the entire Subdivision, excluding road rights-of-way, and excluding detention

369.9
Trees

facilities and Drainage and Utility Easements.

OWNER/DEVELOPER shall keep a chart detailing the number of significant trees destroyed on any lot or proposed to be destroyed on any lot by a building permit applicant, and report the same in writing to the Kendall County Planning, Building, and Zoning Office after the Architectural Review Committee of OWNER has approved any building permit application. OWNER/DEVELOPER shall require each lot building permit applicant to submit a Site Plan in conformance with this paragraph so that OWNER/DEVELOPER can determine compliance with the Kendall County Subdivision Ordinance, as well as ensuring that the Kendall County Zoning Office has a running tally of significant trees as per the formula provided by Schoppe Design for the subject development attached hereto and incorporated herein as Exhibit "H". Exhibit "H" shows that 1233 significant trees have been identified and it depicts the number of trees permitted to be removed from each lot in order to insure compliance with the subdivision regulations that at least 70% of the significant trees are retained.

369-9
trees

- G. No lot shall be permitted to be re-subdivided so long as the subject real property remains in unincorporated Kendall County; and without the written consent of the Homeowners' Association. No dwelling shall be erected, placed or be permitted to remain on any lot having an area less than was originally platted as an entire lot unless approved by the writings by the Architectural Control Committee, except Plat Act conveyances to correct setback, or other similar issues so long as no additional residences shall be constructed thereon, and excepting that said modification shall not result in lot sizes under thirty thousand (30,000) square feet or over forty-five thousand (45,000) square feet and that said exchanges shall not be encumbered with well and septic facilities.
- H. Due to the sensitive nature of development on the subject site, OWNER/DEVELOPER and KENDALL agree that prior to commencement of construction on each respective lot in said subdivision, accompanying an application for building permit shall be a site development site drainage, soil erosion control plan, a Water Well Construction Permit, and Architectural Plan approved in writing by the Architectural Control Committee of the Homeowners' Association and reviewed by the County Zoning Director and/or consultants of the County and approved together with the building permit application.
- I. OWNER/DEVELOPER agrees to install an agricultural fence along the common border between the subject real property and an outlying parcel owned by Ronald Yenerich of either a decorative nature such as board-on-board, split rail, or a tencil wire fence to avoid any farm/non-farm conflict between the subject development and livestock kept on the adjoining land.

- J. OWNER/DEVELOPER is responsible for cost of establishing and maintenance of native and wetland planting and maintenance of the open space areas which are to be turned over to the Homeowners Association once the native areas have been satisfactorily been established. Prior to turnover, OWNER/DEVELOPER will establish a contract with a qualified management company skilled in maintenance of the native wetland planting to insure proper maintenance of these improvements as called out in the approved Final Landscape Plans.

5. TIME IS OF THE ESSENCE.

It is understood and agreed by the parties hereto that time is of the essence in this AGREEMENT, and that all parties will make every reasonable effort, to expedite the subject matter hereof. It is further understood and agreed by the parties that the successful consummation of this AGREEMENT requires their continued cooperation.

6. BINDING EFFECT.

- A. This Planned Unit Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns including, but not limited to, successor owners of record, successor developers, and upon any successor County authority of KENDALL, the Oswegoland Park District, or Kendall County Forest Preserve Commission. In the event any portion of this AGREEMENT is deemed unenforceable by a Court of competent jurisdiction the remaining portion shall be binding upon all parties.
- B. OWNER/DEVELOPER also agrees to be bound by the terms and conditions of a Maintenance Agreement between OWNER/DEVELOPER and Na-Au-Say Township Highway Commissioner.

7. NOTICES AND REMEDIES.

Upon a breach of this AGREEMENT, any of the parties in any court of competent jurisdiction, by any action or proceeding at law or in equity, may exercise any remedy available at law or equity.

Before any failure of any party of this AGREEMENT to perform its obligations under this AGREEMENT shall be deemed to be a breach of this AGREEMENT, the party claiming such failure shall notify in writing, certified mail/return receipt requested, the party alleged to have failed to perform, state the obligation allegedly not performed and the performance demanded.

Notice shall be provided at the following addresses:

KENDALL:

Kendall County Plat Office

c/o Kendall County Zoning Office
111 W. Fox St.
Yorkville, Illinois 60560

Copy to Kendall County States Attorney:

Kendall County States Attorney
807 W. John St.
Yorkville, Illinois 60560

OWNER/DEVELOPER:

Grove Venture, LLC
P.O. Box 4226
Naperville, IL 60567

Attorney for OWNER/DEVELOPER:

Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560

8. AGREEMENT TO PREVAIL OVER ORDINANCES.

In the event of any conflict between this AGREEMENT and any ordinances of KENDALL in force at the time of execution of this AGREEMENT or enacted during the pendency of this AGREEMENT, the provision of this AGREEMENT shall prevail to the extent of any such conflict or inconsistency.

9. PARTIAL INVALIDITY OF AGREEMENT.

If any provision of this AGREEMENT (except those provisions relating to the requested rezoning of the Property identified herein and the ordinances adopted in connection herewith), or its application to any person, entity, or property is held invalid, such provision shall be deemed to be excised herefrom and the invalidity thereof shall not affect the application or validity of any, other terms, conditions and provisions of this AGREEMENT and, to that end, any terms, conditions and provisions of this AGREEMENT are declared to be severable.

If, for any reason during the term of this AGREEMENT, any approval or permission granted hereunder regarding plans or plats of subdivision or zoning is declared invalid, KENDALL agrees to take whatever action is necessary to reconfirm such plans and zoning ordinances effectuating the zoning, variations and plat approvals proposed herein.

10. USE OF PROPERTY FOR FARMING.

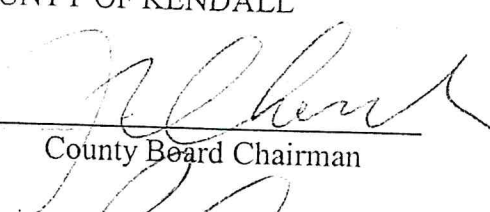
Any portion of the PROPERTY, which is not conveyed or under development as provided herein, may be used for farming purposes, regardless of the underlying zoning until developed. OWNER/DEVELOPER shall be permitted to retain the farmhouse and white-sided garage on the subject property as a sales office for the Lots contained in said subdivision and for maintenance of

said site with the Lots on which those improvements are located are sold by OWNER/DEVELOPER.

11. GROVE VENTURES, LLC, an Illinois Corporation hereby discloses that it is the sole OWNER of the subject real property.

IN WITNESS WHEREOF, the parties have executed this Planned Unit Agreement the day and year first above written.

KENDALL:
COUNTY OF KENDALL

By: 
County Board Chairman

Dated: October 12, 2006

Attest: 
County Clerk

Attest: _____
County Clerk

OWNER/DEVELOPER:
GROVE VENTURE, LLC, an Illinois Limited
Liability Company, By OLIVER-HOFFMANN
CORP., Managing Member

By: *Robert W. Schulz*
ROBERT W. SCHULZ, Vice President

Dated: July 14, 2006

Attest: *Renee Degand*
RENEE DEGAND, Assistant Secretary

Prepared by & Return to:
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

EXHIBIT LIST

- Exhibit "A" - Legal description
- Exhibit "B" - Final Plat of Subdivision
- Exhibit "C" - Landscape Plan
- Exhibit "C1" - Tree Preservation and Replacement Plan
- Exhibit "D" - Conservation Easement
- Exhibit "E" - Experimental Use Authorization for Community Wastewater Treatment System
- Exhibit "F" - Oswegoland Park District Improvement Agreement
- Exhibit "G" - Fence Installation Agreement
- Exhibit "H" - Significant Tree Preservation Conformance Plan

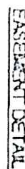
EXHIBIT "A"
LEGAL DESCRIPTION

THAT PART OF THE WEST $\frac{1}{2}$ SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SECTION 8; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 486.42 FEET; THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 2524.26 FEET FOR A POINT OF BEGINNING; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 1239.83 FEET TO THE CENTER OF GROVE ROAD; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 477.50 FEET AND A RADIAL BEARING WHICH FORMS AN ANGLE OF 196 DEGREES 48 MINUTES 16 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 524.27 FEET; THENCE NORTHEASTERLY ALONG SAID CENTER LINE, BEING TANGENT TO THE LAST DESCRIBED COURSE AT THE LAST DESCRIBED POINT, 138.48 FEET TO A LINE DRAWN PARALLEL WITH AND 402.72 FEET, AS MEASURED ALONG THE SOUTH LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION; THENCE NORTHERLY ALONG SAID PARALLEL LINE, 1987.77 FEET TO SAID SOUTH LINE OF THE RESERVATION; THENCE WESTERLY ON SAID SOUTH LINE OF THE RESERVATION 1750.86 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID SECTION 2389.42 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 8; THENCE EAST ALONG THE SOUTH LINE OF SAID RECORDED AS DOCUMENT 106382; THENCE NORTH ALONG SAID CENTER LINE 2400.49 FEET TO THE POINT OF CURVEATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 477.50 FEET, SAID POINT OF CURVATURE IS SHOWN AS P.T. STATION 238+82.41 ON SAID RECORDED PLAT; THENCE NORTHEASTERLY ALONG SAID CURVE AN ARC LENGTH OF 654.14 FEET TO THE POINT OF TANGENCY OF SAID CURVE, SAID POINT OF TANGENCY IS SHOWN AS P.C. STATION 232+26.06 ON SAID RECORDED PLAT, FOR THE POINT OF BEGINNING THEST EASTERLY ALONG SAID CENTER LINE 101.70 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 39 DEGREES 26 MINUTES 04 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 195.51 FEET TO AN IRON STAKE; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 191 DEGREES 57 MINUTES 27 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 137.23 FEET TO AN IRON STAKE; THENCE CONTINUING NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 232 DEGREES 17 MINUTES 38 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 225.04 FEET TO AN IRON STAKE; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AND ANGLE OF 136 DEGREES 07 MINUTES 37 SECONDS, MEASURED CLOCKWISE THEREFROM, 116.02 FEET TO AN IRON STAKE; THENCE NORTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 240

DEGREES 38 MINUTES 50 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 91.83 FEET TO AN IRON STAKE; THENCE WEST ALONG A LINE WHICH FORMS AN ANGLE OF 72 DEGREES 00 MINUTES 20 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 284.98 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 585.50 FEET; THENCE SOUTHEASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 114 DEGREES 17 MINUTES 22 SECONDS WITH THE LAST DESCRIBED COURSE, MEASURED CLOCKWISE THEREFROM, 313.95 TO THE CENTER LINE OF GROVE ROAD AS SHOWN ON SAID RECORDED PLAT; THENCE NORTHEASTERLY ALONG SAID CENTER LINE CURVING TO THE RIGHT, HAVING A RADIUS OF 477.50 FEET TO THE POINT OF BEGINNING AND ALSO EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF FRITZI A. MCILQUHAM PROPERTY ACCORDING TO THE DOCUMENT RECORDED IN BOOK 67 OF DEEDS, PAGE 261, AS DOCUMENT 87-1244; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LAND AND ITS EXTENSION 404.98 FEET; THENCE NORTHERLY ALONG A LINE WHICH FORMS AN ANGLE OF 107 DEGREES 30 MINUTES 00 SECONDS, MEASURED CLOCKWISE THEREFROM 72.44 FEET; THENCE WESTERLY PARALLEL WITH SAID NORTH LINE 578.49 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID PROPERTY, 682.70; FEET THENCE EASTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 81 DEGREES 47 MINUTES 29 SECONDS EAST, MEASURED CLOCKWISE THEREFROM, 163.86 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PROPERTY; THENCE 65 DEGREES 10 MINUTES 18 SECONDS WEST ALONG SAID SOUTHERLY LINE, 11.47 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY 585.50 FEET TO THE POINT OF BEGINNING) IN NA-AU-SAY TOWNSHIP, KENDALL COUNTY, ILLINOIS.

THAT PART OF THE WEST ½ OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF FRITZI A. MCILQUHAM PROPERTY ACCORDING TO THE DOCUMENT RECORDED IN BOOK 67 OF DEEDS, PAGE 261, AS DOCUMENT #87-1244; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LAND AND ITS EXTENSION 404.98 FEET; THENCE NORTHERLY AT ANGLE OF 107 DEGREES, 30 MINUTES, 0 SECONDS (MEASURED IN A CLOCKWISE DIRECTION) FROM LAST DESCRIBED COURSE, 72.44 FEET; THENCE WESTERLY PARALLEL TO SAID NORTH LINE 578.49 FEET; THENCE SOUTHERLY PARALLEL WITH THE WEST LINE OF SAID PROPERTY, 682.70 FEET; THENCE EASTERLY AT AN ANGLE OF 81 DEGREES, 47 MINUTES, 29 SECONDS EAST (MEASURED IN A CLOCKWISE DIRECTION) FROM LAST DESCRIBED COURSE, 163.86 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID PROPERTY; THENCE NORTH 65 DEGREES, 10 MINUTES, 18 SECONDS WEST ALONG SAID SOUTHERLY LINE, 11.47 FEET TO THE SOUTHWEST CORNER OF SAID PROPERTY, THENCE NORTHERLY ALONG THE WEST LINE OF SAID PROPERTY, 585.50 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF NA-AU-SAY KENDALL COUNTY, ILLINOIS

THE UNIVERSITY OF CHICAGO PRESS

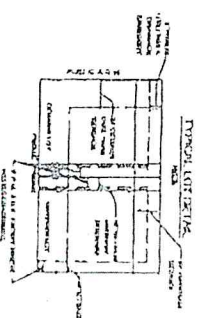


CONCLUSIONS



1. NAME
 2. ADDRESS
 3. CITY
 4. STATE
 5. ZIP
 6. PHONE
 7. DATE
 8. SIGNATURE
 9. PRINT NAME
 10. DATE
 11. PHONE
 12. ADDRESS
 13. CITY
 14. STATE
 15. ZIP
 16. PHONE
 17. DATE
 18. SIGNATURE
 19. PRINT NAME
 20. DATE
 21. PHONE
 22. ADDRESS
 23. CITY
 24. STATE
 25. ZIP
 26. PHONE
 27. DATE
 28. SIGNATURE
 29. PRINT NAME
 30. DATE
 31. PHONE
 32. ADDRESS
 33. CITY
 34. STATE
 35. ZIP
 36. PHONE
 37. DATE
 38. SIGNATURE
 39. PRINT NAME
 40. DATE
 41. PHONE
 42. ADDRESS
 43. CITY
 44. STATE
 45. ZIP
 46. PHONE
 47. DATE
 48. SIGNATURE
 49. PRINT NAME
 50. DATE
 51. PHONE
 52. ADDRESS
 53. CITY
 54. STATE
 55. ZIP
 56. PHONE
 57. DATE
 58. SIGNATURE
 59. PRINT NAME
 60. DATE
 61. PHONE
 62. ADDRESS
 63. CITY
 64. STATE
 65. ZIP
 66. PHONE
 67. DATE
 68. SIGNATURE
 69. PRINT NAME
 70. DATE
 71. PHONE
 72. ADDRESS
 73. CITY
 74. STATE
 75. ZIP
 76. PHONE
 77. DATE
 78. SIGNATURE
 79. PRINT NAME
 80. DATE
 81. PHONE
 82. ADDRESS
 83. CITY
 84. STATE
 85. ZIP
 86. PHONE
 87. DATE
 88. SIGNATURE
 89. PRINT NAME
 90. DATE
 91. PHONE
 92. ADDRESS
 93. CITY
 94. STATE
 95. ZIP
 96. PHONE
 97. DATE
 98. SIGNATURE
 99. PRINT NAME
 100. DATE
 101. PHONE
 102. ADDRESS
 103. CITY
 104. STATE
 105. ZIP
 106. PHONE
 107. DATE
 108. SIGNATURE
 109. PRINT NAME
 110. DATE
 111. PHONE
 112. ADDRESS
 113. CITY
 114. STATE
 115. ZIP
 116. PHONE
 117. DATE
 118. SIGNATURE
 119. PRINT NAME
 120. DATE
 121. PHONE
 122. ADDRESS
 123. CITY
 124. STATE
 125. ZIP
 126. PHONE
 127. DATE
 128. SIGNATURE
 129. PRINT NAME
 130. DATE
 131. PHONE
 132. ADDRESS
 133. CITY
 134. STATE
 135. ZIP
 136. PHONE
 137. DATE
 138. SIGNATURE
 139. PRINT NAME
 140. DATE
 141. PHONE
 142. ADDRESS
 143. CITY
 144. STATE
 145. ZIP
 146. PHONE
 147. DATE
 148. SIGNATURE
 149. PRINT NAME
 150. DATE
 151. PHONE
 152. ADDRESS
 153. CITY
 154. STATE
 155. ZIP
 156. PHONE
 157. DATE
 158. SIGNATURE
 159. PRINT NAME
 160. DATE
 161. PHONE
 162. ADDRESS
 163. CITY
 164. STATE
 165. ZIP
 166. PHONE
 167. DATE
 168. SIGNATURE
 169. PRINT NAME
 170. DATE
 171. PHONE
 172. ADDRESS
 173. CITY
 174. STATE
 175. ZIP
 176. PHONE
 177. DATE
 178. SIGNATURE
 179. PRINT NAME
 180. DATE
 181. PHONE
 182. ADDRESS
 183. CITY
 184. STATE
 185. ZIP
 186. PHONE
 187. DATE
 188. SIGNATURE
 189. PRINT NAME
 190. DATE
 191. PHONE
 192. ADDRESS
 193. CITY
 194. STATE
 195. ZIP
 196. PHONE
 197. DATE
 198. SIGNATURE
 199. PRINT NAME
 200. DATE
 201. PHONE
 202. ADDRESS
 203. CITY
 204. STATE
 205. ZIP
 206. PHONE
 207. DATE
 208. SIGNATURE
 209. PRINT NAME
 210. DATE
 211. PHONE
 212. ADDRESS
 213. CITY
 214. STATE
 215. ZIP
 216. PHONE
 217. DATE
 218. SIGNATURE
 219. PRINT NAME
 220. DATE
 221. PHONE
 222. ADDRESS
 223. CITY
 224. STATE
 225. ZIP
 226. PHONE
 227. DATE
 228. SIGNATURE
 229. PRINT NAME
 230. DATE
 231. PHONE
 232. ADDRESS
 233. CITY
 234. STATE
 235. ZIP
 236. PHONE
 237. DATE
 238. SIGNATURE
 239. PRINT NAME
 240. DATE
 241. PHONE
 242. ADDRESS
 243. CITY
 244. STATE
 245. ZIP
 246. PHONE
 247. DATE
 248. SIGNATURE
 249. PRINT NAME
 250. DATE
 251. PHONE
 252. ADDRESS
 253. CITY
 254. STATE
 255. ZIP
 256. PHONE
 257. DATE
 258. SIGNATURE
 259. PRINT NAME
 260

1. FILL FORM AND IF ALL LISTED CRIMES WERE COMMITTED, CHECK "ALL CRIMES COMMITTED AND RETURNED TO YOU" IF NOT SO, CHECK "PARTIAL CRIMES"
2. INDICATE DATE CRIME WAS AND AGE AT TIME
3. IF CRIMES COMMITTED BY YOU FIRST TIME, CHECK "FIRST TIME OFFENDER" AND INDICATE PREVIOUS CRIME OCCURRED LAST DATE IF YOU HAVE BEEN OR WERE PREVIOUSLY PROSECUTED FOR ANY OF THESE 1 FIVE CRIMES, CHECK AND INDICATE

[illegible]

WOMEN'S ENVIRONMENT
COMMUNICATIONS L.L.C.
PO BOX 4000
BETHESDA MARYLAND 20814-0000

[illegible]

FINAL LANDSCAPE PLANS



Grove Ventures, LLC.

ETECH CONSULTANTS, INC.
140 ELMST AVE. FARMINGDALE, NY 11735
516/366-1100

Schoppe Design Associates Inc.
Landscape Architecture and Land Planning
126 N. MAIN STREET
OSWEGO, IL 60453
PH (630) 591-5331
FAX (630) 591-7661

The map shows a study area in the San Joaquin Hills. A shaded square indicates the 'SITE' location. The San Gabriel River is shown flowing through the area. The San Gabriel Mountains are also labeled. The map includes a grid system and labels for various locations and features.

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

305

306

307

308

309

310

311

312

313

314

315

316

317

318

319

320

321

322

323

324

325

326

327

328

329

330

331

332

333

334

335

336

337

338

339

340

341

342

343

344

345

346

347

348

349

350

351

352

353

354

355

356

357

358

359

360

361

362

363

364

365

366

367

368

369

370

371

372

373

374

375

376

377

378

379

380

381

382

383

384

385

386

387

388

389

390

391

392

393

394

395

396

397

398

399

400

401

402

403

404

405

406

407

408

409

410

411

412

413

414

415

416

417

418

419

420

421

422

423

424

425

426

427

428

429

430

431

432

433

434

435

436

437

438

439

440

441

442

443

444

445

446

447

448

449

450

451

452

453

454

455

456

457

458

459

460

461

462

463

464

465

466

467

468

469

470

471

472

473

474

475

476

477

478

479

480

481

482

483

484

485

486

487

488

489

490

491

492

493

494

495

496

497

498

499

500

501

502

503

504

505

506

507

508

509

510

511

512

513

514

515

516

517

518

519

520

521

522

523

524

525

526

527

528

529

530

531

532

533

534

535

536

537

538

539

540

541

542

543

544

545

546

547

548

549

550

551

552

553

554

555

556

557

558

559

560

561

562

563

564

565

566

567

568

569

570

571

572

573

574

575

576

577

578

579

580

581

582

583

584

585

586

587

588

589

590

591

592

593

594

595

596

597

598

599

600

601

602

603

604

605

606

607

608

609

610

611

612

613

614

615

616

617

618

619

620

621

622

623

624

625

626

627

628

629

630

631

632

633

634

635

636

637

<

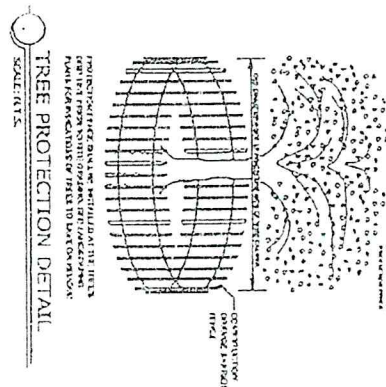
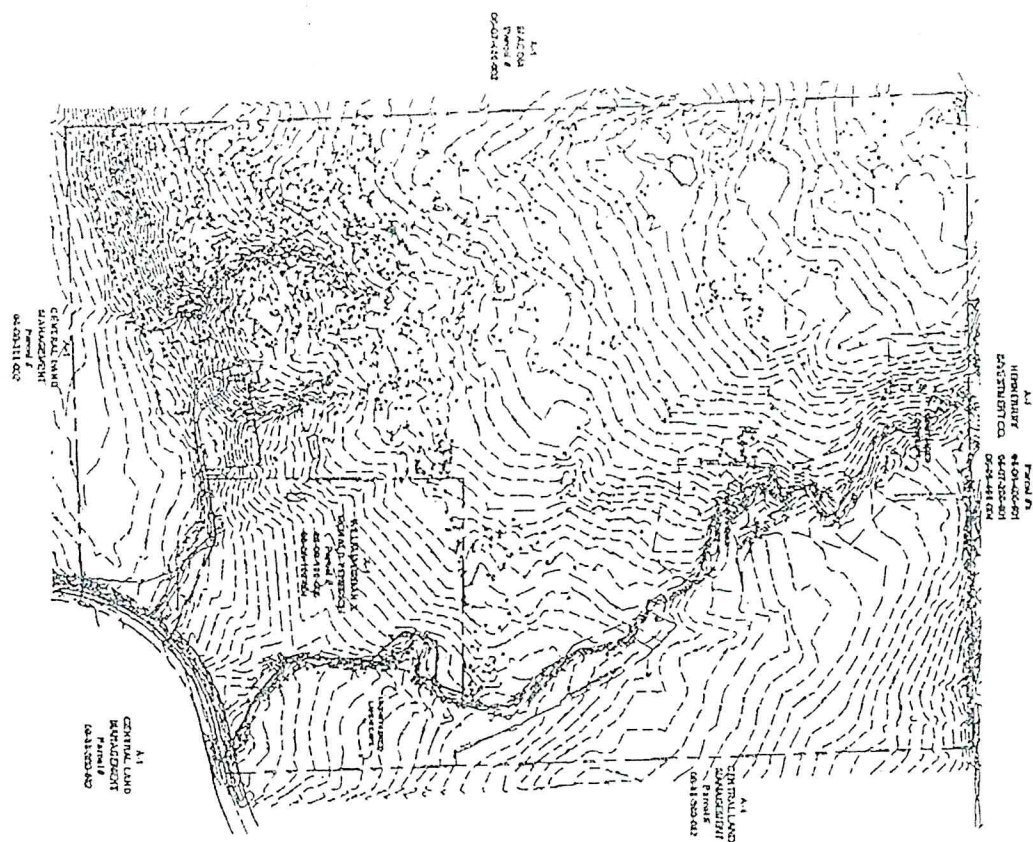
- 1-1 COVER SHEET
- 1-1 TREE PRESERVATION PLAN
- 1-2 STREET TREE & OPEN SPACE PLANTINGS - NORTH HALF
- 1-3 STREET TREE & OPEN SPACE PLANTINGS - SOUTH HALF
- 1-4 ENTRY LAYOUT & GRADING PLAN
- 1-5 ENTRY ELEVATIONS, SECTIONS & DETAILS
- 1-6 ENTRY LANDSCAPE PLAN
- 1-7 MATERIALS LIST, PLANTING DETAILS AND SPECIFICATIONS

1. Base your information obtained from plans prepared by Inland, 70-24-2635.
2. Verify the conditions and information on drawings. Promptly report any unusual conditions, mistakes, discrepancies, or deviations from the information shown in the Contract Documents. The Owner is not responsible for unexpected designs or data which may lead to unexpected design results.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Compliance codes applicable in this work.
4. Pile and/or underlay are quantified and summarized for the convenience of the Owner and jurisdictional agencies. Confirm with retail sufficient quantities to complete the work as drawn. The additional quantity will be made for materials, not *cost* to complete the work as drawn.
5. Refer to specifications for additional conditions, standards, and notes.
6. Plant species are shown are subject to availability. The Owner requires the right to make substitutions which are the same size and of similar habit.
7. Final location of lines within right of way and within park area will vary depending on field laid conditions.
8. The site contains no slopes over 25%.
9. Yellow pine per Empire Colliery Building Method Determination Group Result also as per Yellow Pine, Kentucky County, Hazard classed X-very 2004.
10. Floor load per gross area number 170534 101000 dated July 15, 1982.
11. All parking areas will be two-way.
12. Any disturbed areas to be restored to the same or better grade as the material to be replaced.
13. All trees within 10' of any pile, unless determined suitable for repair.
14. All trees within 10' of any pile to be removed.
15. Replacing Tree preservation, on 12 feet (minimum) shall be determined on a case by case basis.
16. Street trees consist of a minimum of 3.0' cal. And shall be spaced 40' on center per local county & primary requirements.
17. Plant suitable. Illustration on this plan use a generic representation of proposed plant material types and are intended to provide for visual clarity. The contractor must necessarily represent actual plants shown at the time of installation.
18. Landscaping and grading illustrated on this plan indicates intent, it is not completed in nature, and as such, are subject to site perturbations and field modifications and improvements.
19. Other County Utility Park District reserves the right to make adjustments in field material and changes to the location of plant material in this add.



REC'D	DATE RECEIVED	FROM
9	12-11-2005	INDIANAPOLIS
1	12-11-2005	INDIANAPOLIS
2	12-11-2005	INDIANAPOLIS
3	12-11-2005	INDIANAPOLIS
4	12-11-2005	INDIANAPOLIS
5	12-11-2005	INDIANAPOLIS
6	12-11-2005	INDIANAPOLIS
7	12-11-2005	INDIANAPOLIS
8	12-11-2005	INDIANAPOLIS

FOR REVIEW ONLY
NOT FOR CONSTRUCTION

[illegible]

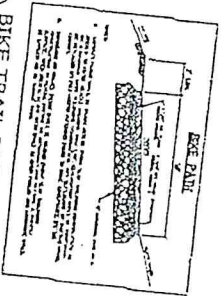
Grove Ventures, LLC.

Schoppe Design Associates Inc.
Landscape Architecture and Land Planning

110 S. BERRY STREET CHICAGO, IL 60603	TEL. (312) 312-3333 FAX (312) 312-3344
--	---

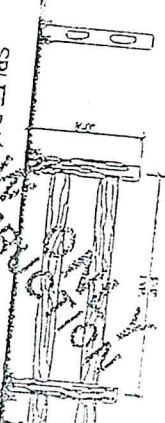
1 STREET TREE & OPEN SPACE PLANTINGS

4 BIKE TRAIL DETAIL

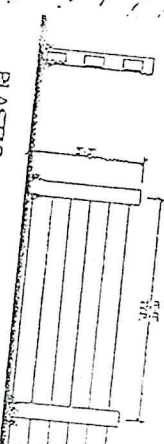


FOR REVIEW ONLY
NOT FOR CONSTRUCTION

2 SPLIT RAIL FENCE DETAIL



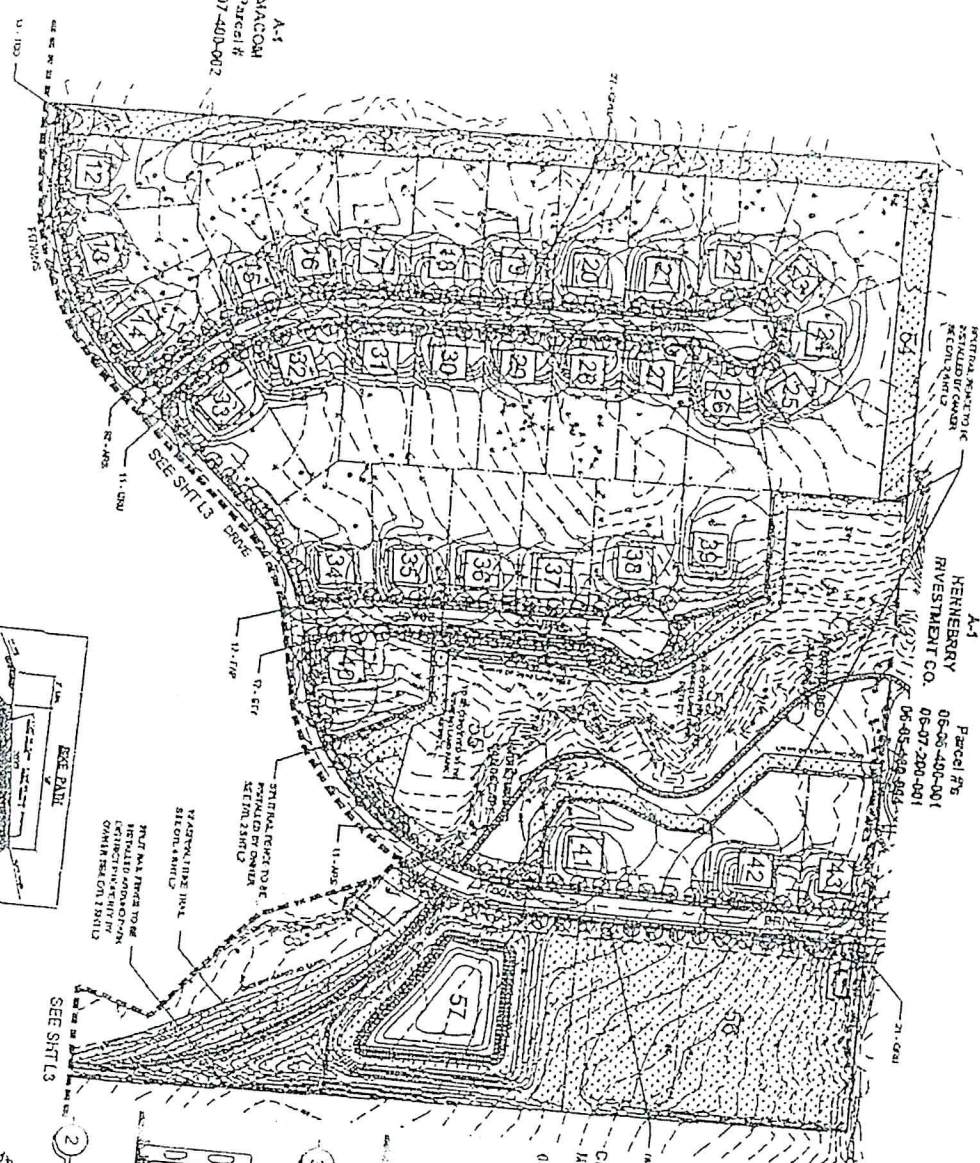
3 PLASTIC FENCE DETAIL



A-1
CENTRAL LAND MANAGEMENT
Parcel # 06-06-300-002

A-1
HEMLOCK RIVERVIEW
Parcel # 06-06-400-001
06-07-200-001
06-06-300-002

A-1
MACOM
Parcel # 06-07-400-002



SEEDING PLANT LIST

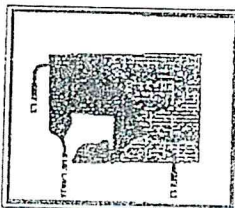
NO.	PLANT NAME	QUANTITY	NOTES
1	AMERICAN BIRCH	100	100' x 100' x 100'
2	AMERICAN BIRCH	100	100' x 100' x 100'
3	AMERICAN BIRCH	100	100' x 100' x 100'
4	AMERICAN BIRCH	100	100' x 100' x 100'
5	AMERICAN BIRCH	100	100' x 100' x 100'
6	AMERICAN BIRCH	100	100' x 100' x 100'
7	AMERICAN BIRCH	100	100' x 100' x 100'
8	AMERICAN BIRCH	100	100' x 100' x 100'
9	AMERICAN BIRCH	100	100' x 100' x 100'
10	AMERICAN BIRCH	100	100' x 100' x 100'
11	AMERICAN BIRCH	100	100' x 100' x 100'
12	AMERICAN BIRCH	100	100' x 100' x 100'
13	AMERICAN BIRCH	100	100' x 100' x 100'
14	AMERICAN BIRCH	100	100' x 100' x 100'
15	AMERICAN BIRCH	100	100' x 100' x 100'
16	AMERICAN BIRCH	100	100' x 100' x 100'
17	AMERICAN BIRCH	100	100' x 100' x 100'
18	AMERICAN BIRCH	100	100' x 100' x 100'
19	AMERICAN BIRCH	100	100' x 100' x 100'
20	AMERICAN BIRCH	100	100' x 100' x 100'
21	AMERICAN BIRCH	100	100' x 100' x 100'
22	AMERICAN BIRCH	100	100' x 100' x 100'
23	AMERICAN BIRCH	100	100' x 100' x 100'
24	AMERICAN BIRCH	100	100' x 100' x 100'
25	AMERICAN BIRCH	100	100' x 100' x 100'
26	AMERICAN BIRCH	100	100' x 100' x 100'
27	AMERICAN BIRCH	100	100' x 100' x 100'
28	AMERICAN BIRCH	100	100' x 100' x 100'
29	AMERICAN BIRCH	100	100' x 100' x 100'
30	AMERICAN BIRCH	100	100' x 100' x 100'
31	AMERICAN BIRCH	100	100' x 100' x 100'
32	AMERICAN BIRCH	100	100' x 100' x 100'
33	AMERICAN BIRCH	100	100' x 100' x 100'
34	AMERICAN BIRCH	100	100' x 100' x 100'
35	AMERICAN BIRCH	100	100' x 100' x 100'
36	AMERICAN BIRCH	100	100' x 100' x 100'
37	AMERICAN BIRCH	100	100' x 100' x 100'
38	AMERICAN BIRCH	100	100' x 100' x 100'
39	AMERICAN BIRCH	100	100' x 100' x 100'
40	AMERICAN BIRCH	100	100' x 100' x 100'
41	AMERICAN BIRCH	100	100' x 100' x 100'
42	AMERICAN BIRCH	100	100' x 100' x 100'
43	AMERICAN BIRCH	100	100' x 100' x 100'
44	AMERICAN BIRCH	100	100' x 100' x 100'
45	AMERICAN BIRCH	100	100' x 100' x 100'
46	AMERICAN BIRCH	100	100' x 100' x 100'
47	AMERICAN BIRCH	100	100' x 100' x 100'
48	AMERICAN BIRCH	100	100' x 100' x 100'
49	AMERICAN BIRCH	100	100' x 100' x 100'
50	AMERICAN BIRCH	100	100' x 100' x 100'
51	AMERICAN BIRCH	100	100' x 100' x 100'
52	AMERICAN BIRCH	100	100' x 100' x 100'
53	AMERICAN BIRCH	100	100' x 100' x 100'
54	AMERICAN BIRCH	100	100' x 100' x 100'
55	AMERICAN BIRCH	100	100' x 100' x 100'
56	AMERICAN BIRCH	100	100' x 100' x 100'
57	AMERICAN BIRCH	100	100' x 100' x 100'

GROVE ESTATES
STREET TREE & OPEN SPACE PLANTINGS NORTH HALF

Grove Ventures, LLC.
2010 W. 10th St.
Des Moines, IA 50319

Schuyler Design Associates, Inc.
Landscape Architecture and Civil Engineering
125 S. MAIN ST. 2ND FL.
DES MOINES, IA 50315
P: 515.281.1111
F: 515.281.1112

12 OF 17

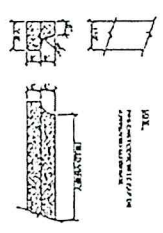
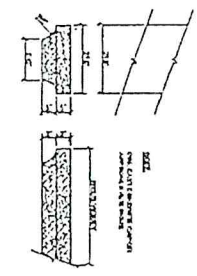
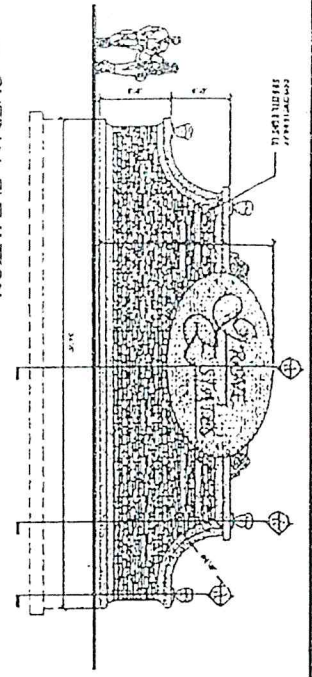


LA 05 L?

ENTRY GRADING & LAYOUT PLAN

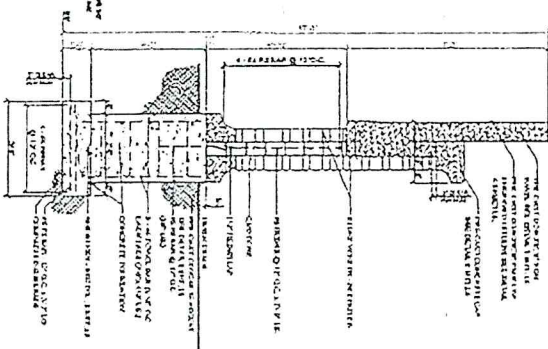
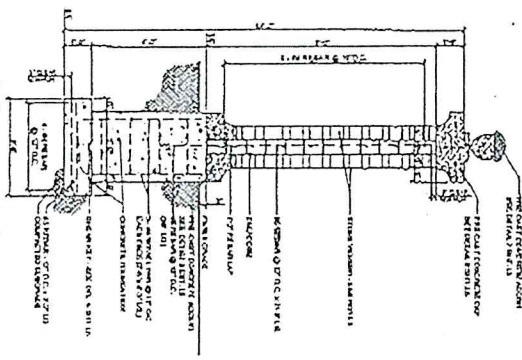
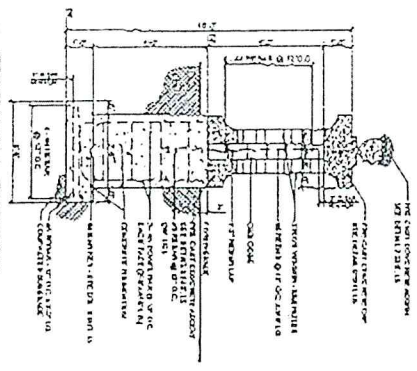
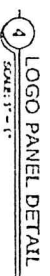
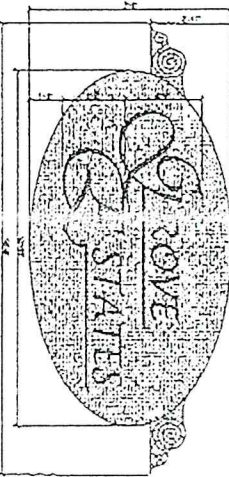
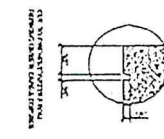
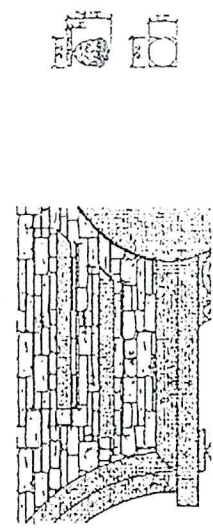
20 30 40 50
60 70 80 90 100

1042 MAIN STREET
WINSTON-SALEM, NC 27101



GENERAL NOTES:

- [illegible]

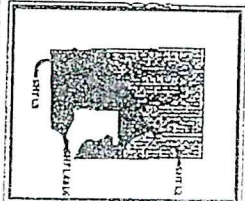
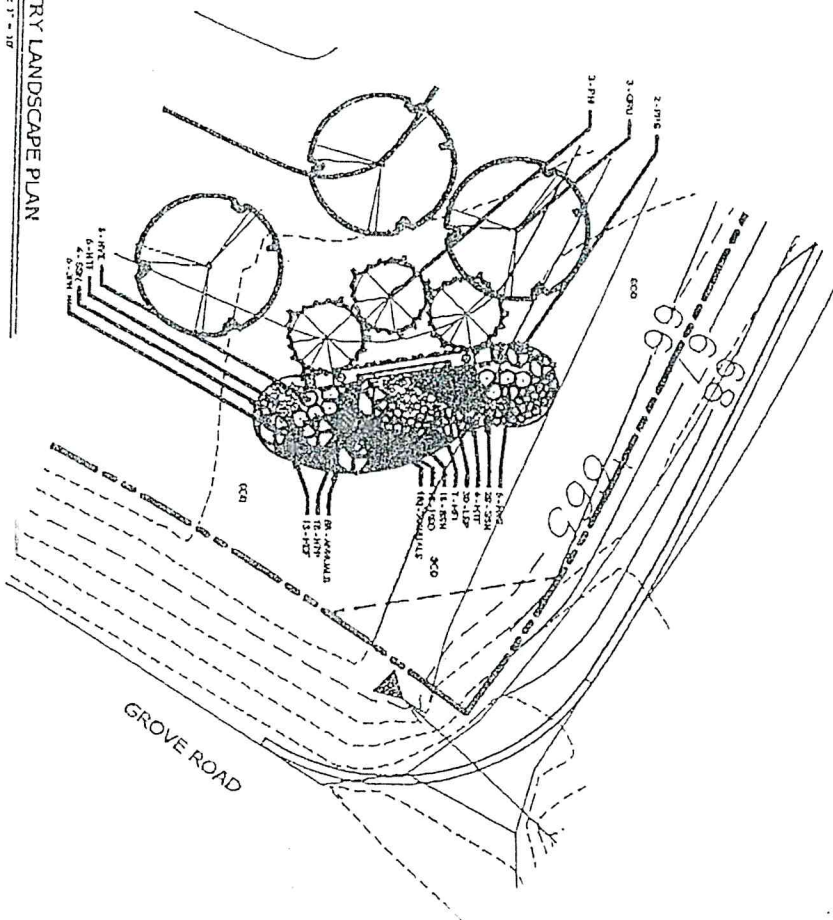
[illegible]

GROVE ESTATES
Kendal, Pa.
ENTRY ELEVATIONS, SECTIONS &
DETAILS

Grove Ventures, LLC.

Schoppe Dartm Associates Inc.
Landscape Architecture and Land Planning
1054 MAIN STREET
DORCHESTER, IL 60426
TEL (815) 511-5155
FAX (815) 511-5617

1 ENTRY LANDSCAPE PLAN
SCALE: 1" = 10'



PLANT CODE KEY

PLANT CODE	PLANT NAME	PLANT SIZE
2-PIR	PIRANHA	2' x 2'
3-CHU	CHERRY	3' x 3'
4-ROE	ROSE	4' x 4'
5-ROE	ROSE	5' x 5'
6-ROE	ROSE	6' x 6'
7-ROE	ROSE	7' x 7'
8-ROE	ROSE	8' x 8'
9-ROE	ROSE	9' x 9'
10-ROE	ROSE	10' x 10'
11-ROE	ROSE	11' x 11'
12-ROE	ROSE	12' x 12'
13-ROE	ROSE	13' x 13'
14-ROE	ROSE	14' x 14'
15-ROE	ROSE	15' x 15'
16-ROE	ROSE	16' x 16'
17-ROE	ROSE	17' x 17'
18-ROE	ROSE	18' x 18'
19-ROE	ROSE	19' x 19'
20-ROE	ROSE	20' x 20'
21-ROE	ROSE	21' x 21'
22-ROE	ROSE	22' x 22'
23-ROE	ROSE	23' x 23'
24-ROE	ROSE	24' x 24'
25-ROE	ROSE	25' x 25'
26-ROE	ROSE	26' x 26'
27-ROE	ROSE	27' x 27'
28-ROE	ROSE	28' x 28'
29-ROE	ROSE	29' x 29'
30-ROE	ROSE	30' x 30'
31-ROE	ROSE	31' x 31'
32-ROE	ROSE	32' x 32'
33-ROE	ROSE	33' x 33'
34-ROE	ROSE	34' x 34'
35-ROE	ROSE	35' x 35'
36-ROE	ROSE	36' x 36'
37-ROE	ROSE	37' x 37'
38-ROE	ROSE	38' x 38'
39-ROE	ROSE	39' x 39'
40-ROE	ROSE	40' x 40'
41-ROE	ROSE	41' x 41'
42-ROE	ROSE	42' x 42'
43-ROE	ROSE	43' x 43'
44-ROE	ROSE	44' x 44'
45-ROE	ROSE	45' x 45'
46-ROE	ROSE	46' x 46'
47-ROE	ROSE	47' x 47'
48-ROE	ROSE	48' x 48'
49-ROE	ROSE	49' x 49'
50-ROE	ROSE	50' x 50'
51-ROE	ROSE	51' x 51'
52-ROE	ROSE	52' x 52'
53-ROE	ROSE	53' x 53'
54-ROE	ROSE	54' x 54'
55-ROE	ROSE	55' x 55'
56-ROE	ROSE	56' x 56'
57-ROE	ROSE	57' x 57'
58-ROE	ROSE	58' x 58'
59-ROE	ROSE	59' x 59'
60-ROE	ROSE	60' x 60'
61-ROE	ROSE	61' x 61'
62-ROE	ROSE	62' x 62'
63-ROE	ROSE	63' x 63'
64-ROE	ROSE	64' x 64'
65-ROE	ROSE	65' x 65'
66-ROE	ROSE	66' x 66'
67-ROE	ROSE	67' x 67'
68-ROE	ROSE	68' x 68'
69-ROE	ROSE	69' x 69'
70-ROE	ROSE	70' x 70'
71-ROE	ROSE	71' x 71'
72-ROE	ROSE	72' x 72'
73-ROE	ROSE	73' x 73'
74-ROE	ROSE	74' x 74'
75-ROE	ROSE	75' x 75'
76-ROE	ROSE	76' x 76'
77-ROE	ROSE	77' x 77'
78-ROE	ROSE	78' x 78'
79-ROE	ROSE	79' x 79'
80-ROE	ROSE	80' x 80'
81-ROE	ROSE	81' x 81'
82-ROE	ROSE	82' x 82'
83-ROE	ROSE	83' x 83'
84-ROE	ROSE	84' x 84'
85-ROE	ROSE	85' x 85'
86-ROE	ROSE	86' x 86'
87-ROE	ROSE	87' x 87'
88-ROE	ROSE	88' x 88'
89-ROE	ROSE	89' x 89'
90-ROE	ROSE	90' x 90'
91-ROE	ROSE	91' x 91'
92-ROE	ROSE	92' x 92'
93-ROE	ROSE	93' x 93'
94-ROE	ROSE	94' x 94'
95-ROE	ROSE	95' x 95'
96-ROE	ROSE	96' x 96'
97-ROE	ROSE	97' x 97'
98-ROE	ROSE	98' x 98'
99-ROE	ROSE	99' x 99'
100-ROE	ROSE	100' x 100'

16 OF 17

GROVE ESTATES
Kendall, Ohio

ENTRY LANDSCAPE PLAN

Grove Ventures, LLC.

Schoppe Design Associates, Inc.
Landscape Architecture and Planning

1862 WASHINGTON
CHICAGO, IL 60601

