



FROM: Karen A. James, Planner

DATE: March 8, 2023

SUBJECT: Amendment to PUD, Rezone, Preliminary Plat, Final Plats: Villas of Keating Pointe Phases 4 & 5

FOR AGENDA: March 13, 2023

SUMMARY

Core Homes, LLC. is requesting approval of multiple applications involving Phases 4 and 5 of the Villas of Keating Pointe development. The applications for PUD Amendment and Preliminary Plat, Rezoning, and two (2) Plats of Subdivision were filed separately. However, given the linked nature of the PUD Amendment request and the overlapping submitted plans, the items are being presented in one staff report. Approval of the requests would allow for the construction of eight (8) additional villa dwellings in Phase 4 via conversion of unbuilt townhome lots, and 29 additional villa dwellings in Phase 5. The plats and engineering plans are currently under review.

GENERAL INFORMATION

APPLICANT: Core Homes, LLC

PHASE 4

LOCATION: East and west side of Keating Boulevard, north and south of the traffic circle at Macura

PIN: 03-23-201-025 thru -028, 03-23-204-020 thru -023

SIZE: 1.373 acres

EXISTING ZONING: R-1 Single Family Residence District

ADJACENT ZONING & LAND USE:

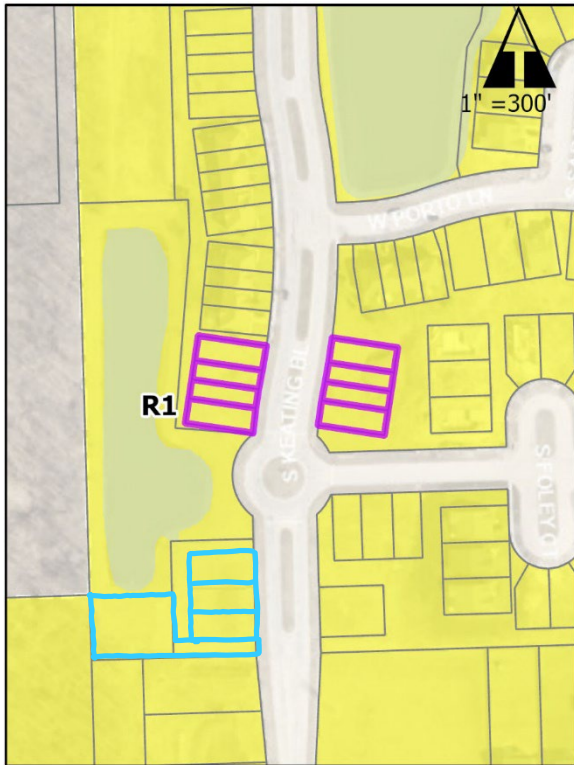
Direction	Zoning	Jurisdiction	Use
North	R-1	Village	Keating Pointe Townhomes
West	R-1	Village	Detention Pond Lot



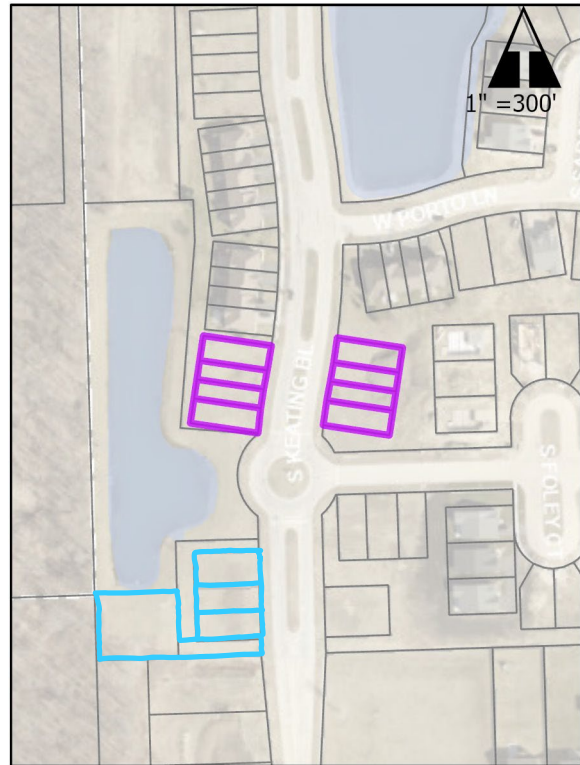
VILLAGE OF CHANNAHON

South	R-1	Village	Villas and Single-Family Lots (Woods of Aux Sable Unit 4)
East	R-1	Village	Villas

Zoning Map



Location Map



PHASE 5

LOCATION: Northeast corner of Rivers Plaza Drive and Porto Lane

PIN: 03-23-200-022

SIZE: 7.88 acres

EXISTING ZONING: C-3 General Business District

ADJACENT ZONING & LAND USE:

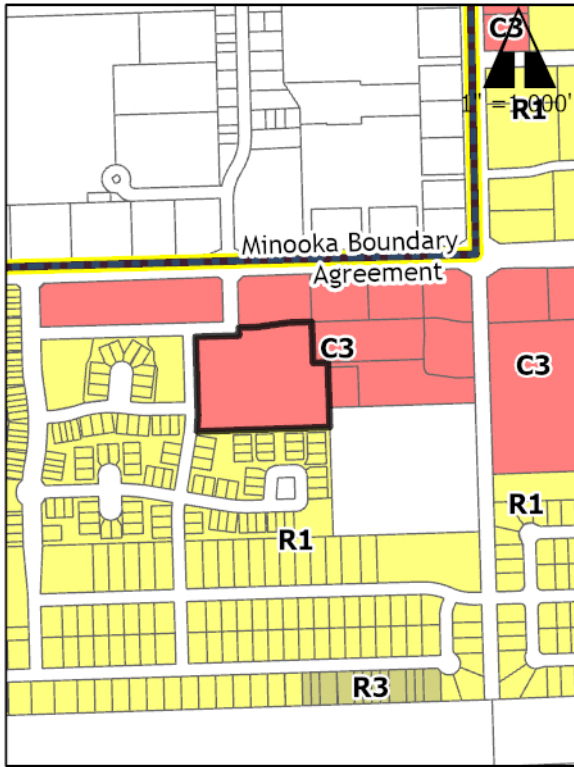
Direction	Zoning	Jurisdiction	Use
North	C-3	Village	Rivers Plaza vacant commercial lots



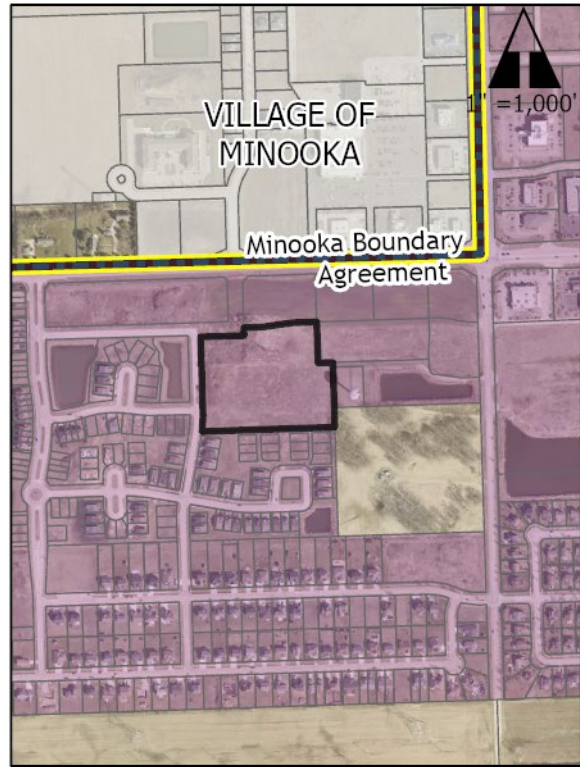
VILLAGE OF CHANNAHON

West	R-1	Village	Detention Pond Lot
South	R-1	Village	Villas of Keating Pointe
East	C-3	Village	Village Water Tower

Zoning Map



Location Map



RELEVANT PLAN(S)

COMPREHENSIVE PLAN DESIGNATION:

Single-Family Neighborhood (Phase 4)
Corridor Commercial Node (Phase 5)

SUBAREA:

Route 6 & Ridge Road – Existing Residential and Commercial/Residential Flex

APPLICATION REQUEST(S)

- Approval of Second Amendment to the Annexation Agreement (Board only action)



- Approval of Amendment to the Special Use Permit for a Planned Unit Development, including a revised Preliminary Plat (Phases 4 & 5)
- Approval of Rezoning from C-3 General Business District to R-1 Single Family Residence District (Phase 5)
- Approval of Final Plat of Subdivision for Phase 4
- Approval of Plat of Resubdivision for Phase 5

BACKGROUND INFORMATION

- November 2003 – Approved Keating Pointe/Rivers Plaza Annexation Agreement
- December 2003 - Approved Annexation, Rezoning to R-1 and C-3, PUD
- August 2005 – Approved Plat of Subdivision for Keating Pointe Subdivision
- April 2006 – Approved Plat of Subdivision for Rivers Plaza Unit 1
- December 2017 – Approved Amendment to Annexation Agreement and PUD for Villas of Keating Pointe and Plat of Resubdivision for Villas of Keating Pointe Phase 1 (changed Townhome product to detached villa product)
- March 2019 - Approved Plat of Resubdivision for Villas of Keating Pointe Phase 2
- July 2019 - Approved Plat of Resubdivision for Villas of Keating Pointe Phase 3
- August 2022 – Reviewed Phase 5 Concept Plan, received favorably at PZC and Board

PROJECT DETAILS

Project Overview:

PUD Amendment, including Preliminary Plat.

- The Villas of Keating Pointe originally included three (3) Phases of villas. The first of the three planned phases began construction in 2018, along with several necessary public improvement projects to the Keating Pointe subdivision, such as pond aerators and common area landscaping.
- Sales of the homes have been steady and Core Homes desires to expand the villa product to an adjacent lot on Rivers Plaza Drive in Phase 5 and convert two (2) townhome clusters to villas along Keating Boulevard in Phase 4.
- The lot on which Phase 5 is located was included in the subdivision plat for Rivers Plaza Unit 1. Phase 4 is located within the original Keating Pointe subdivision and Villas Phases 1 and 2.
- Zoning approvals for the Villas of Keating Pointe included an Annexation Agreement and PUD Amendments, which included code deviations from the underlying R-1 Single-Family Residence District.
- R-1 zoning district code deviations in the current PUD Amendment are the same as what were approved for the Villas of Keating Pointe Phases 1-3. The code deviations include the following:



	PUD Proposed	R-1 Zoning District
Front Yard Setback	25'	30'
Side and Rear Yard Setbacks	5'	10'
Lot Width	50'	80'
Minimum Lot Size	5,000 sq ft	12,000 sq ft

- The applicant intends to offer the same housing product offered for sale in the previous units of the Villas at Keating Pointe.
- The current marketing brochure for the Villas of Keating Pointe including elevation options is attached.
- The PUD requires that foundation landscaping be installed at each dwelling. This is consistent with other phases of Keating Pointe and in compliance with the Landscape Ordinance.
- Per the Subarea Mobility and Urban Design Plan, a path or sidewalk connection along the north sides of the property may be included to connect the residential area to the future commercial lots. It was determined that a path connection would be better designed when a commercial drive is contemplated.

Rezoning of Phase 5.

- Phase 5 of the Villas at Keating Pointe is proposed for an area within the development, which was zoned C-3 for future commercial development in December 2003. The property has been undeveloped with no development application proposals since that time.
- The 2019 Re-Imagine Channahon Comprehensive Plan designated the property as commercial /residential flex siting the properties lack of visibility and easy access from Route 6 as a challenge to commercial uses.
- The requested zoning of R-1 Single-Family Residence District complies with the residential flex subarea category. The requested R-1 zoning is also consistent with the zoning designation of the townhome and villa dwellings within the adjacent units of the Keating Pointe Subdivision.

Plat of Resubdivision for Phase 4.

- The resubdivision plat serves to do the following:
 - Resubdivide two (2) clusters of 4-unit townhome lots on Keating Boulevard to two (2) clusters of three (3) detached villa dwellings (north of the traffic circle),
 - Move the shared lot line between Lots 50 and 51 south to accommodate a larger house on Lot 50,
 - Divide off Lot 93 from the stormwater management Lot 168 and open space Lot 174 to provide better access from Keating Boulevard.



- The exterior dimensions of the lot lines of each cluster would not move as the change to villas only requires an adjustment to the internal lot division. A density reduction is realized by 4-plex townhomes becoming 3 villa homes.
- There are no alterations to roadways or utility locations.
- Street trees of an approved village species would be planted in the parkway as each villa is constructed.
- The resubdivision plat is in substantial compliance with the proposed PUD.

Final Plat of Subdivision for Phase 5.

- The final plat is in substantial compliance with the preliminary plat and proposed PUD.
- The landscape plan is in compliance with the Landscape Ordinance.
- Though Phase 5 is a single-family neighborhood, the common open space areas were given landscape treatments in compliance with the requirements of a single-family development. This was also the landscape treatment applied to the previous units of the Villas of Keating Pointe.

PUBLIC NOTICE SUMMARY

All public hearing notices for the PUD Amendment and Rezoning were completed in the manner and timing required. As of the writing of this report, Staff talked to one (1) people regarding the requests:

- A resident of the Villas of Keating Pointe saw the public hearing sign and called to inquire about the requests. She stated that she did not have a problem with the amendment to the PUD as long as it was for more Villas.

STANDARDS

The applicant has provided comment regarding the following standards as part of the application submittal. The PUD Application Supplement is attached for the PZC's review.

Standards for Review of a Planned Unit Development:

Per Municipal Code section 156.140 for a requested Planned Unit Development, the Planning and Zoning Commission shall provide findings of fact setting forth the reasons for the recommendation, and the findings shall set forth with particularity the following:

- (a) In what respects the proposal would be in the public interest including but not limited to findings of fact on the requirements set forth in this section.



- (b) In what respects the proposed plan is consistent with the stated purpose of the planned unit development regulations.
- (c) The extent to which the proposed plan meets the requirements and standards of the planned unit development regulations.
- (d) The extent to which the proposed plan departs from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to the density, dimension, area, bulk and use, and the reasons why such departures are deemed to be in the public interest.
- (e) The physical design of the proposed plan and the manner in which the design makes adequate provision for public services, provides adequate control over vehicular traffic, provides for and protects designated common open space, and furthers the amenities of light and air, recreation and visual enjoyment.
- (f) The relationship and compatibility of the proposed plan to the adjacent properties and neighborhood.
- (g) The desirability of the proposed plan to physical development, tax base and economic well-being of the entire community.
- (h) The conformity with the intent and spirit of the Comprehensive Plan.

Standards for Review of Plats and Site Plans:

The Planning and Zoning Commission shall recommend approval and the corporate authorities shall approve a preliminary or final plat or a preliminary or final site plan, unless it makes written findings specifying the manner in which:

- (1) The design and layout of the subdivision site plan or development does not conform to the provisions of this chapter.
- (2) The applicant has not made adequate provision to install improvements required by the Planning and Zoning Commission or corporate authorities under authority of this chapter.
- (3) The final plat of subdivision or final site plan fails to comply with an approved preliminary plat of subdivision site plan or preliminary site plan.
- (4) The plat or site plan does not conform with this chapter, the Comprehensive Plan, the Official Zoning Map, the Stormwater Detention Regulations (Ch. 53), Flood Hazard Prevention (Ch. 153), Soil Erosion Regulations (Ch. 157), established village planning policies, and all other village ordinances.



- (5) The provisions for vehicular loading, unloading, parking or circulation on the parcel or onto adjacent public rights-of-way will create hazards to safety or will cause significant burdens on transportation facilities that could be avoided by modification of the plan.
- (6) The vehicular and pedestrian traffic circulation system creates hazards to safety that could be avoided by modification of the plan.
- (7) The proposed plan unnecessarily and in specified particulars destroys, damages, or detrimentally alters significant natural, topographic or physical features of the site and development.
- (8) The proposed landscaping, screening or lighting fails to provide adequate acoustical or visual privacy to incompatible adjacent uses that could be avoided by modification of the plan.
- (9) The bulk and location of proposed buildings and structures will have significant adverse impact on adjacent property and development of the parcel is not feasible in a manner that will avoid these consequences.
- (10) The proposed plat or site plan makes inadequate provision for the use and maintenance of open space, and this failure may result in a burden on the public or on the adjacent properties.
- (11) The proposed development will impose an undue burden upon off-site public services, including sanitary sewer, water and storm drainage, which conclusion shall be based upon a written report of the Village Engineer provided that there is no provision in the capital works program of the village to correct the specific burden and that the applicant has not agreed to alleviate that portion of the burden attributable to the proposed development.
- (12) The subdivision site plan or development is subject to periodic flooding or contains poor drainage facilities and would make adequate drainage of the lots and streets impossible.

STAFF COMMENTS AND CONDITIONS

- Engineering is currently under review. Any recommendation of approval for the final plats should include the condition of staff review and approval of final engineering.
- Minooka Fire Protection District, Channahon Park District, Minooka Elementary School District 201 and Minooka High School District 111 were provided the plats and rezoning information for review.
- The Minooka Elementary School District 201 Superintendent replied that normally the district would generally oppose any switch from commercial to residential but age restricted/targeted almost gives them the same benefit.



SUPPORTING DOCUMENTS

- Site Visit Photos – March 8, 2023
- PUD Application Supplement
- Building Elevations (Marketing Brochure)
- Foundation Landscape Plans
- Preliminary Plat for Phase 5
- Zoning Exhibit
- Final Plat of Subdivision Phase 4
- Final Plat of Subdivision Phase 5
- Landscape Plan Phase 5

ACTION REQUESTED OF THE COMMISSION

- Conduct Public Hearing for Planned Unit Development Amendment and Rezoning – Villas of Keating Pointe Phases 4 and 5
- Review and make a Recommendation including Findings of Fact to the Village Board regarding the application for Amendment to the Special Use Permit for a Planned Unit Development for Villas of Keating Pointe Phases 4 and 5 subject to staff's recommended conditions and any conditions the PZC determines are necessary.

Suggested Motion – Motion to enter the findings of fact that the standards set forth in Municipal Code section 156.140 have been met and recommend that the Village Board approve the Amendment to the Special Use Permit for a Planned Unit Development including the Preliminary Plat.

- Review and make a Recommendation to the Village Board regarding the application for Rezoning of Villas of Keating Pointe Phase 5.

Suggested Motion – Motion to recommend that the Village Board approve the Rezoning from C-3 General Business District to R-1 Single Family Residence District

- Review and make a Recommendation to the Village Board regarding the application for Plat of Resubdivision for Villas of Keating Pointe Phase 4 subject to staff's recommended conditions and any conditions the PZC determines are necessary.

Suggested Motion – Motion to recommend that the Village Board approve the Final Plat of Subdivision for Villas of Keating Pointe Phase 4, subject to staff review and approval of final engineering.



VILLAGE OF CHANNAHON

- Review and make a Recommendation t to the Village Board regarding the application for Final Plat of Subdivision for Villas of Keating Pointe Phase 5 subject to staff’s recommended conditions and any conditions the PZC determines are necessary.

Suggested Motion – Motion to recommend that the Village Board approve the Final Plat of Subdivision for Villas of Keating Pointe Phase 5, subject to staff review and approval of final engineering.



Photos of Phase 4



Photo 1: View of proposed villa lots 87-89 from Keating Boulevard.



Photo 2: View of proposed villa lots 90-92 from Keating Boulevard.



Photo 3: View of villa under construction on Lot 50.

Photos of Phase 5



Photo 4: View of south property line of Phase 5 looking east from Rivers Plaza Drive.



Photo 5: View of Phase 5 looking northeast from Rivers Plaza Drive.



Photo 6: View of Rivers Plaza Drive looking north south of Porto Lane.

Planned Unit Development (PUD) Application Supplement

Date: 2/3/2023

Address:	Keating Pointe
Applicant:	Core Homes, LLC
Request(s):	Change townhome product in Phase 4 to single family Villas product, and change C-3 zoning to R-1 zoning in Phase 5 to allow single family Villas product.

Standards of Review

Please provide justification as to how the request meets the following Standards for Approval as set forth in the Village of Channahon Municipal Code. Additional sheets may be attached, if necessary.

Per Municipal Code section 156.140 for a requested Planned Unit Development, the Planning and Zoning Commission shall provide findings of fact setting forth the reasons for the recommendation, and the findings shall set forth with particularity the following:

(a) In what respects is the proposal in the public interest, including but not limited to findings of fact on the requirements set forth in this section?

Existing R-1 has been established , and changing both the Phase 4 and Phase 5 to single family Villas product is the best use of these properties.

(b) In what respects is the proposed plan consistent with the stated purpose of the planned unit development regulations?

The proposed plan is consistent with the single family Villas product that was built to the south and west.

(c) To what extent does the proposed plan meet the requirements and standards of the planned unit development regulations?

The proposed plan is fully conforming.

(d) To what extent does the proposed plan depart from the zoning and subdivision regulations otherwise applicable to the subject property, including but not limited to the density, dimension, area, bulk and use? State the reasons why such departures are deemed to be in the public interest.

Not applicable.

(e) How does the physical design of the proposed plan and the manner in which the design adequately provide for public services, provide for control over vehicular traffic, provide for and protect designated common open space, and further the amenities of light and air, recreation and visual enjoyment?

The proposed plan appropriately provides for all of the above.

(f) How does the proposed plan relate to adjacent properties and neighborhood? How is the proposed plan compatible with adjacent properties and neighborhood?

The proposed plan is consistent what the applicant has built to the south and west, and is consistent with the surrounding uses.

(g) How is the proposed plan desirable with regard to the physical development, tax base and economic well-being of the entire community?

The proposed plan is consistent with the surrounding areas and is the best use of the subject properties.

(h) How does the proposed plan conform with the intent and spirit of the Comprehensive Plan?

The proposed plan is consistent with the Comprehensive Plan.



Ranch Villas at Keating Pointe

The Capri (1308 sq. ft.)

Elev. A – Standard, Elev. B – \$2,500, Elev. C – \$4,500

2 Bedroom, 2 bath, 9' Ceilings 1st Floor, Main Floor Laundry, Large Kitchen, Master Suite with Walk-In Closet, Basement, Brick Front, Asphalt Driveway, Conduit, Central Air, Garage Door Opener, All kitchen Appliances, Patio

Starting From

\$294,400

The Lucca (1388 sq. ft.)

Elev. A – Standard, Elev. B – \$4,200, Elev. C – \$5,800

2 Bedrooms, 2 Baths, 9' Ceilings 1st Floor, 1st Floor Laundry, Large Kitchen, All Kitchen Appliances, Basement, Brick Front, Asphalt Driveway, Conduit, Central Air, Garage Door Opener, Patio

\$294,400

The Roma (1467 sq. ft.)

Elev. A – Standard, Elev. B – \$5,500, Elev. C – \$7,500

2 Bedrooms + Flex Room, 2 Baths, 1st. Floor Laundry, Walk-In Closet, Huge Eat-In Kitchen with Island, 9' Ceilings 1st Floor, Basement, Brick Front, Asphalt Driveway, Conduit, Central Air, Garage Door Opener, All Kitchen Appliances, Covered Patio

\$299,400

The Tuscany (1582 sq. ft.)

Elev. A – Standard, Elev. B – \$3,500, Elev. C – \$4,200

2 Bedrooms, 2 Baths, 9' Ceilings Throughout, 1st Floor Laundry, Huge Kitchen with Island, Large Master w/ Walk In Closet, Basement, Brick Front, Asphalt Driveway, Conduit, Central Air, Garage Door Opener, All Kitchen Appliances, Patio

\$304,400

The Sienna (1538 sq. ft.)

Elev. A – Standard, Elev. B – \$3,500, Elev. C – \$6,500

2 Bedrooms, 2 Baths, 9' Ceilings Throughout, Open Staircase with ½ wall to Full Basement, Huge Kitchen with Sink in 6' Island, Large Master w/ Walk In Closet, Brick Front, Asphalt Driveway, Conduit, Central Air, Garage Door Opener, All Kitchen Appliances, Covered Patio

\$309,400

The Monaco (1621 sq. ft.)

Elev. A – Standard, Elev. B – \$3,500, Elev. C – \$6,500

2 Bedrooms + Flex Room, 2 Baths, Open Floor Plan, Huge Kitchen with Island, Oversized Master w/Walk-In Closet, 1st Floor Laundry, Basement, Brick Front, Asphalt Driveway, Conduit, Central Air, All Kitchen Appliances, Patio

\$314,400

TOWNHOME LIVING AT ITS FINEST! LOW ASSOCIATION FEES

\$140 per month - Includes all Exterior & Lawn Maintenance, and Snow Removal.

P: 815.290.5303

villas@homesbycore.com

LUCCA

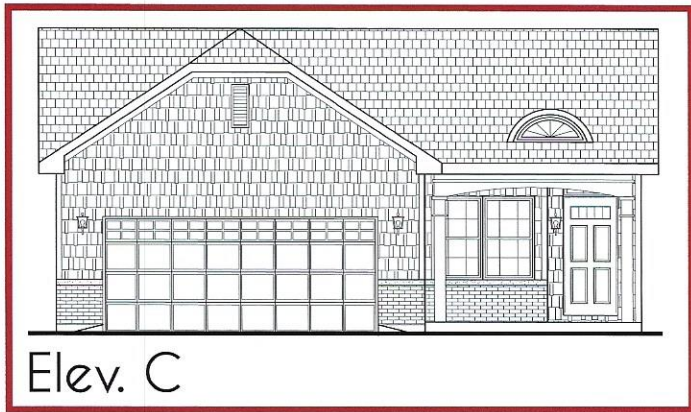
1388 Sq. Ft.
2 BR / 2 BA - First Floor



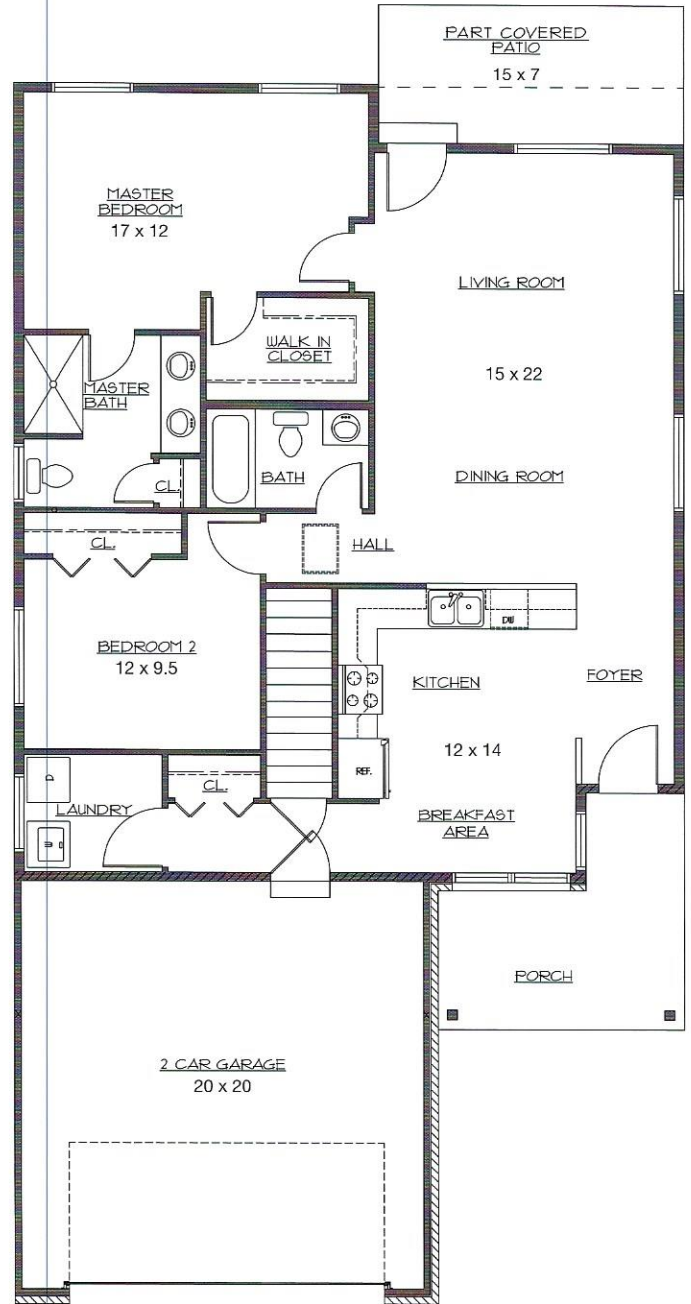
Elev. A



Elev. B

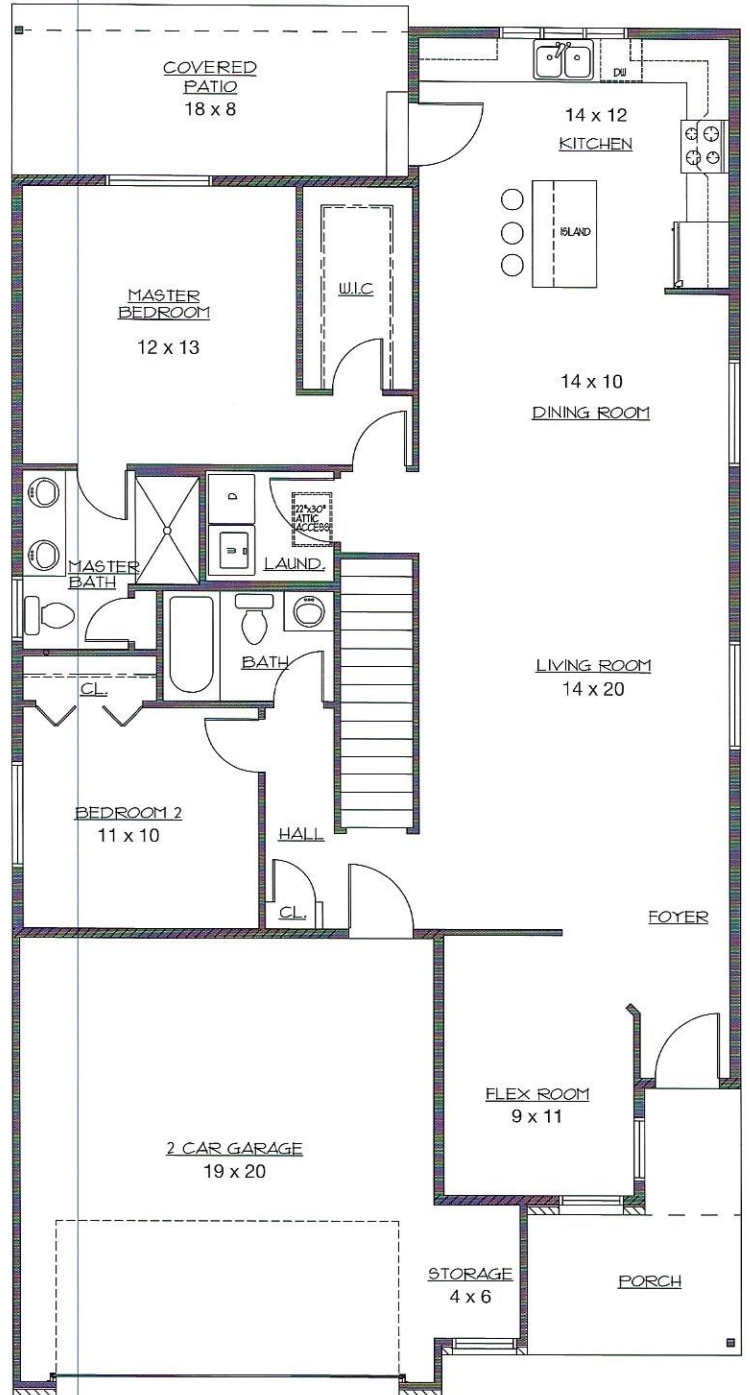
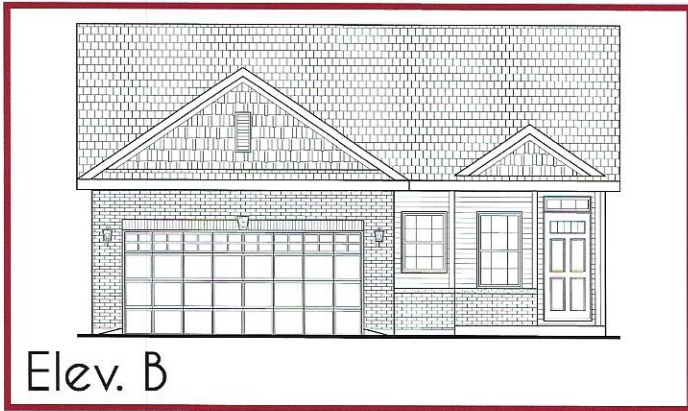


Elev. C



ROMA

1467 Sq. Ft.
2 BR / 2 BA - First Floor



*Front porches vary per elevation

TUSCANY

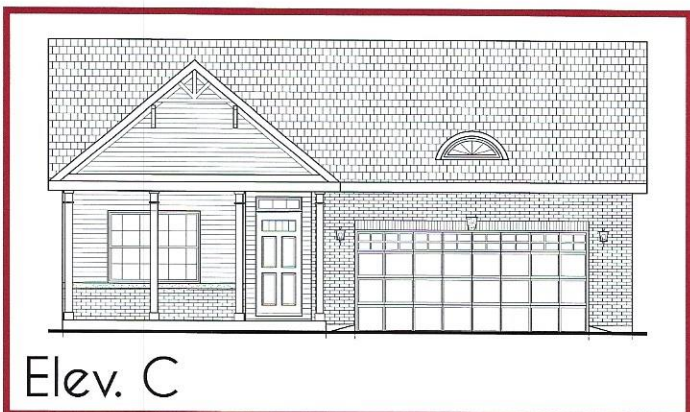
1582 Sq. Ft.
2 BR / 2 BA - First Floor



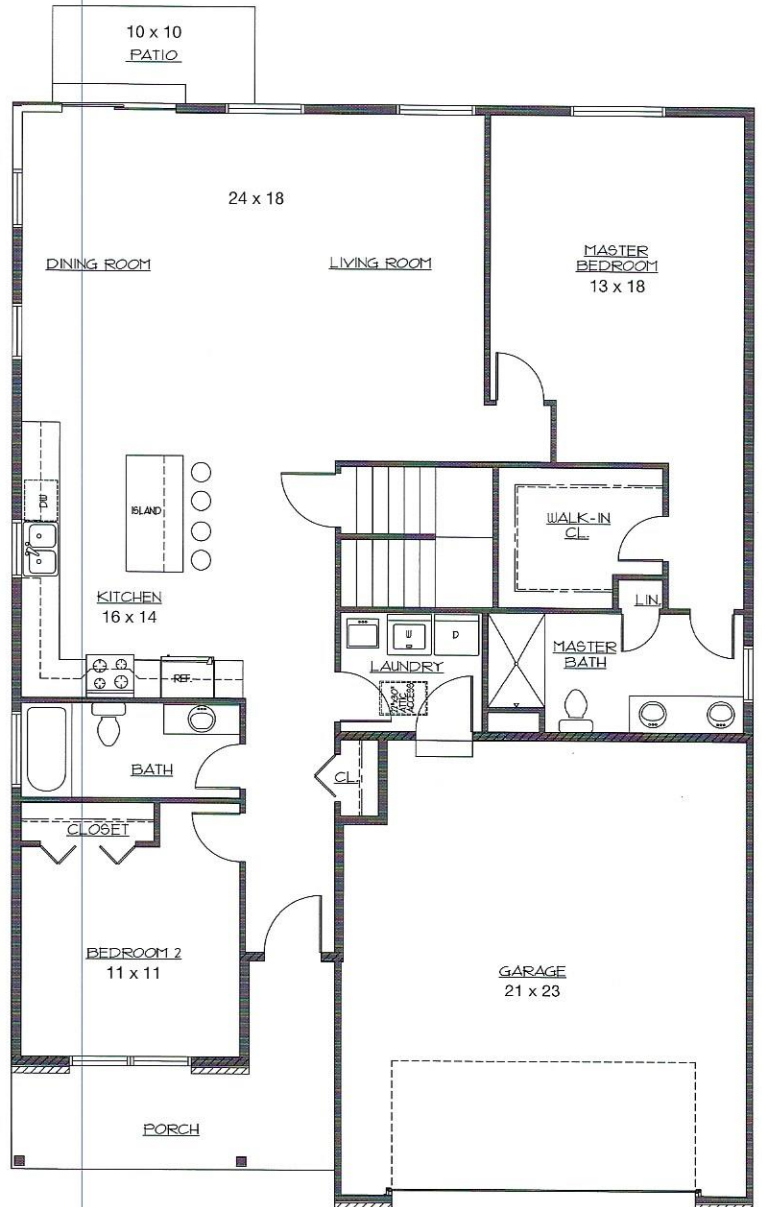
Elev. A



Elev. B

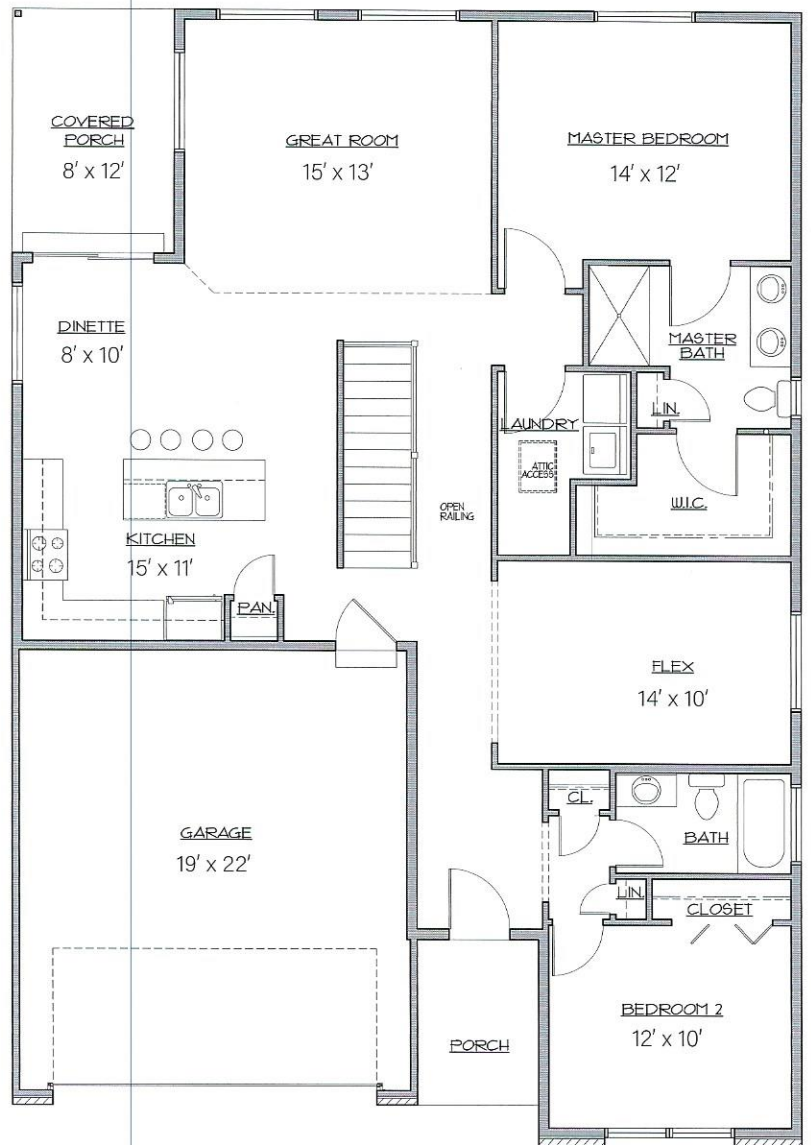


Elev. C



SIENNA

1,538 Sq. Ft.
2 BR / 2 BA - First Floor



MONACO

1621 Sq. Ft.
2 BR / 2 BA - First Floor



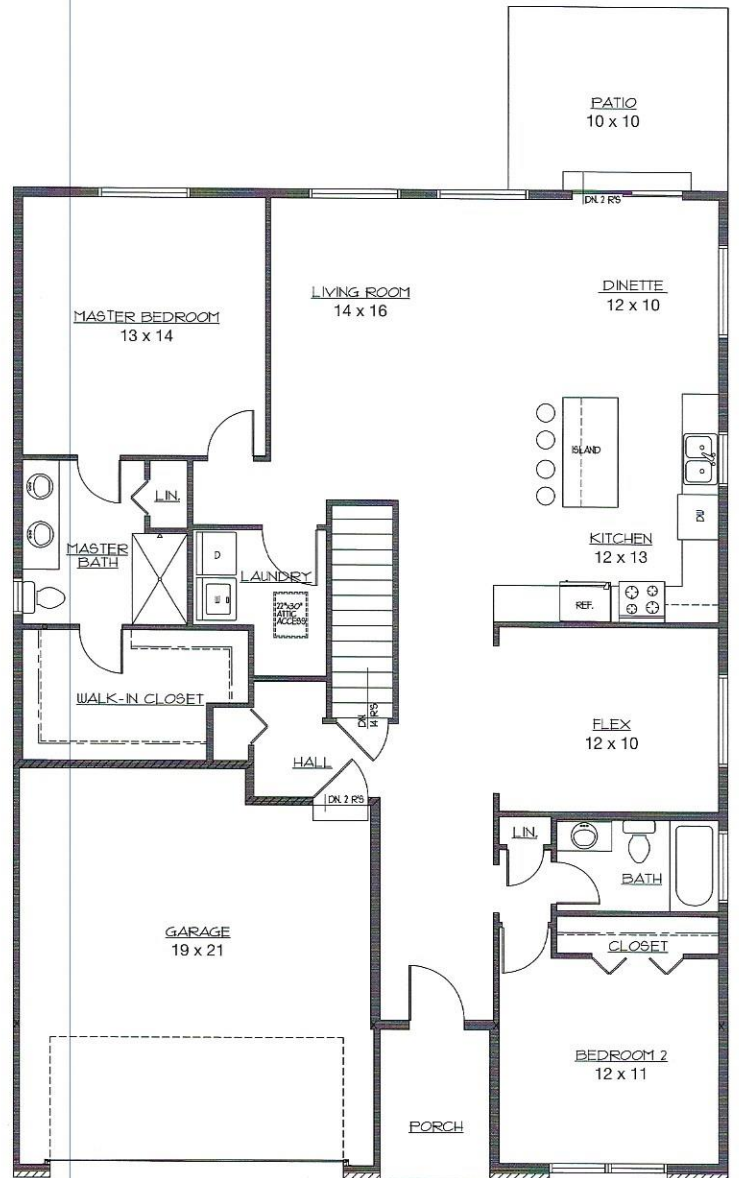
Elev. A



Elev. B



Elev. C *Front Porch



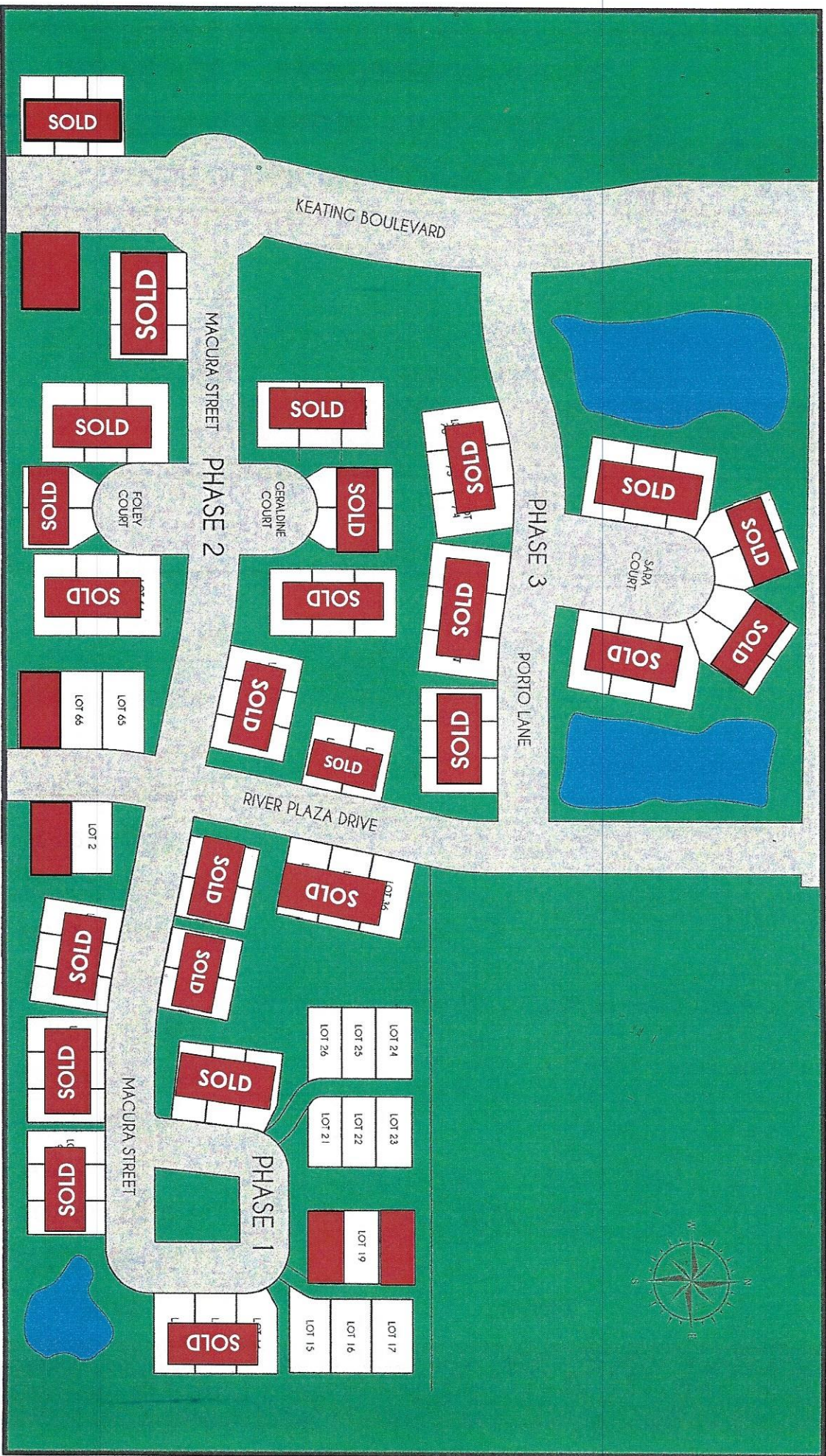
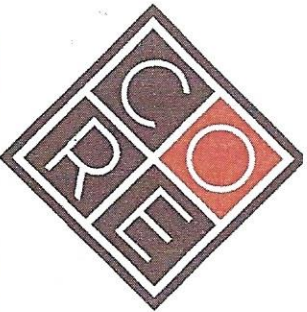
KEATING POINTE

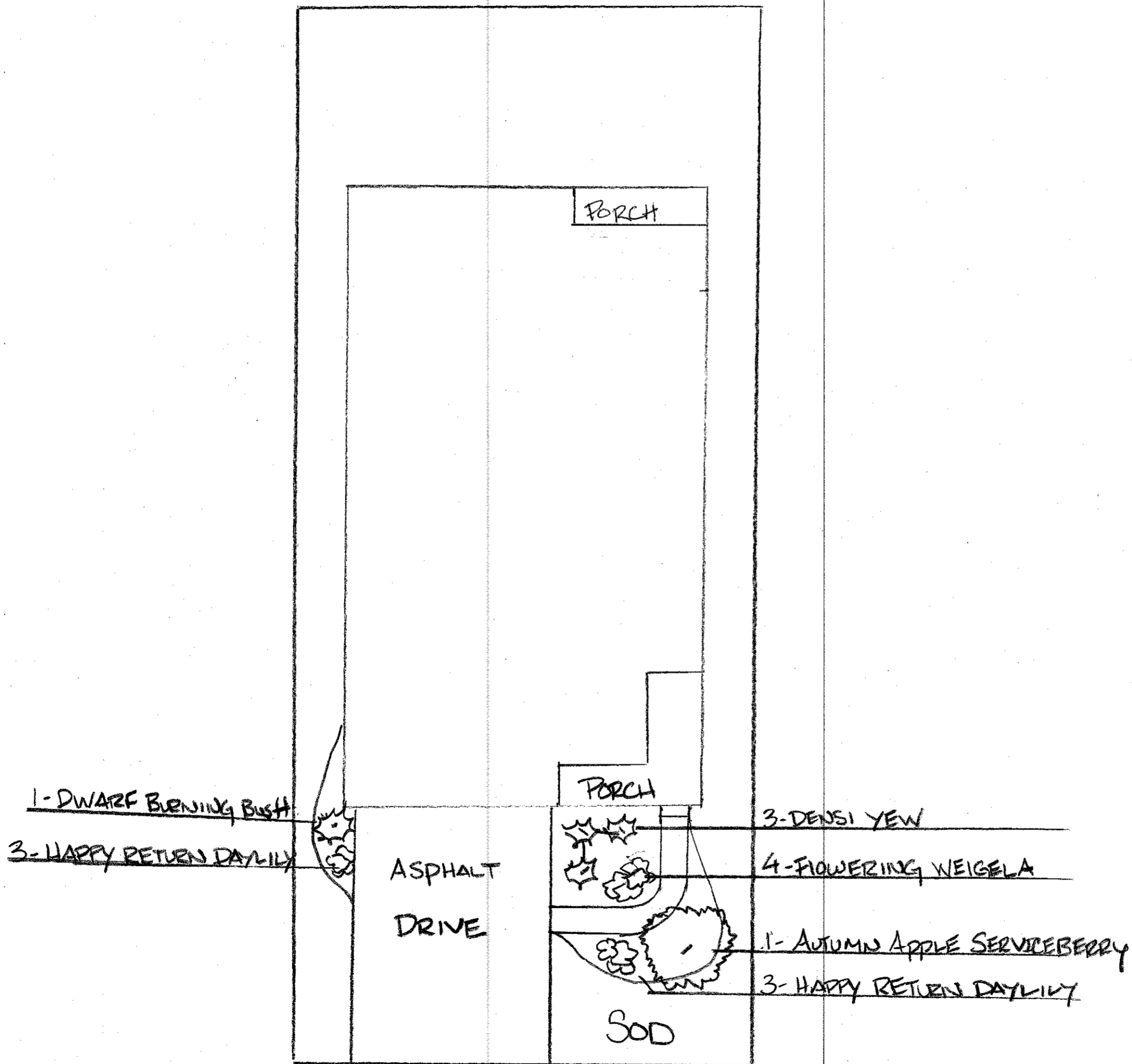
by

www.homesbycore.com

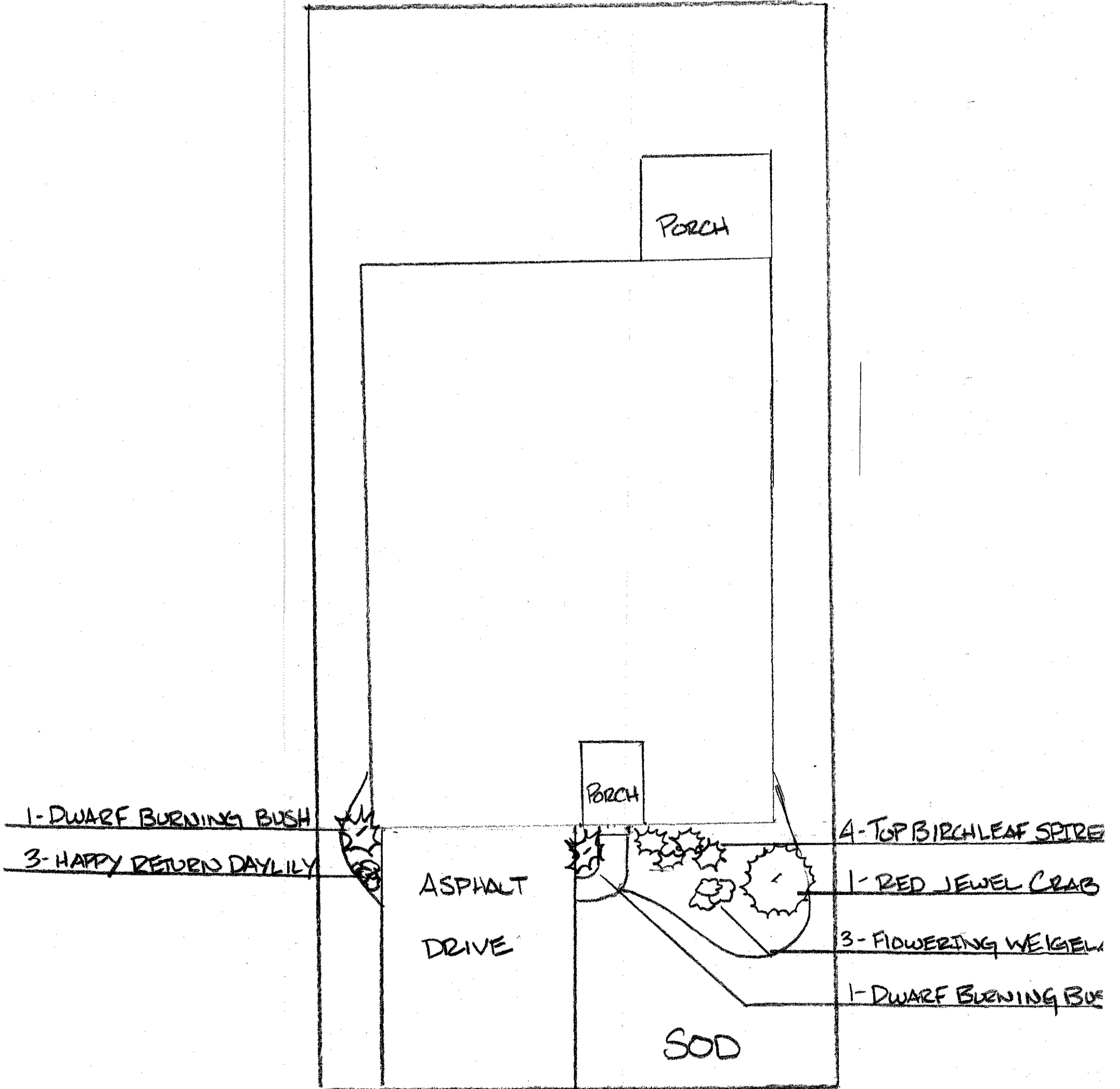
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CORE HOMES

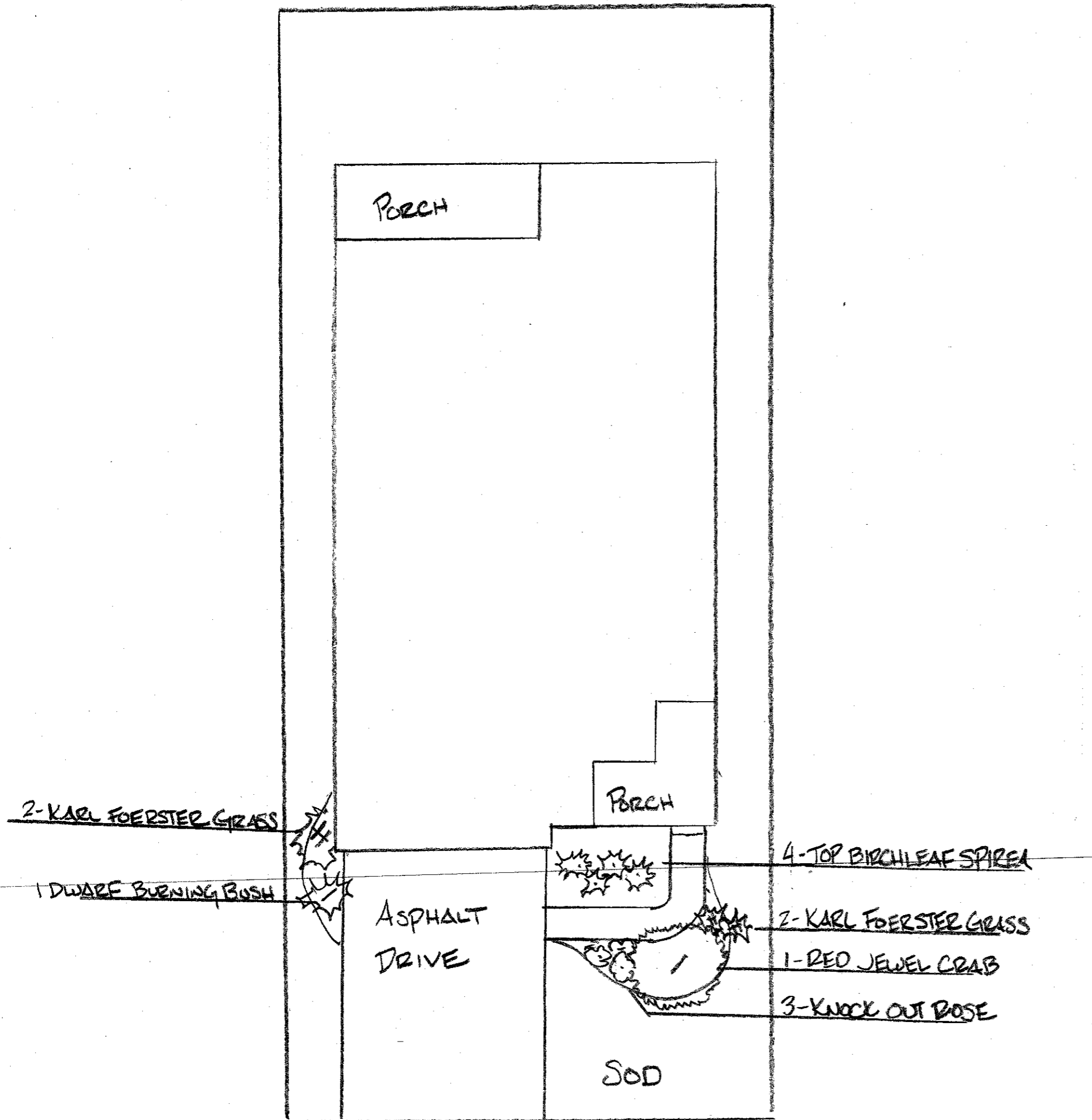




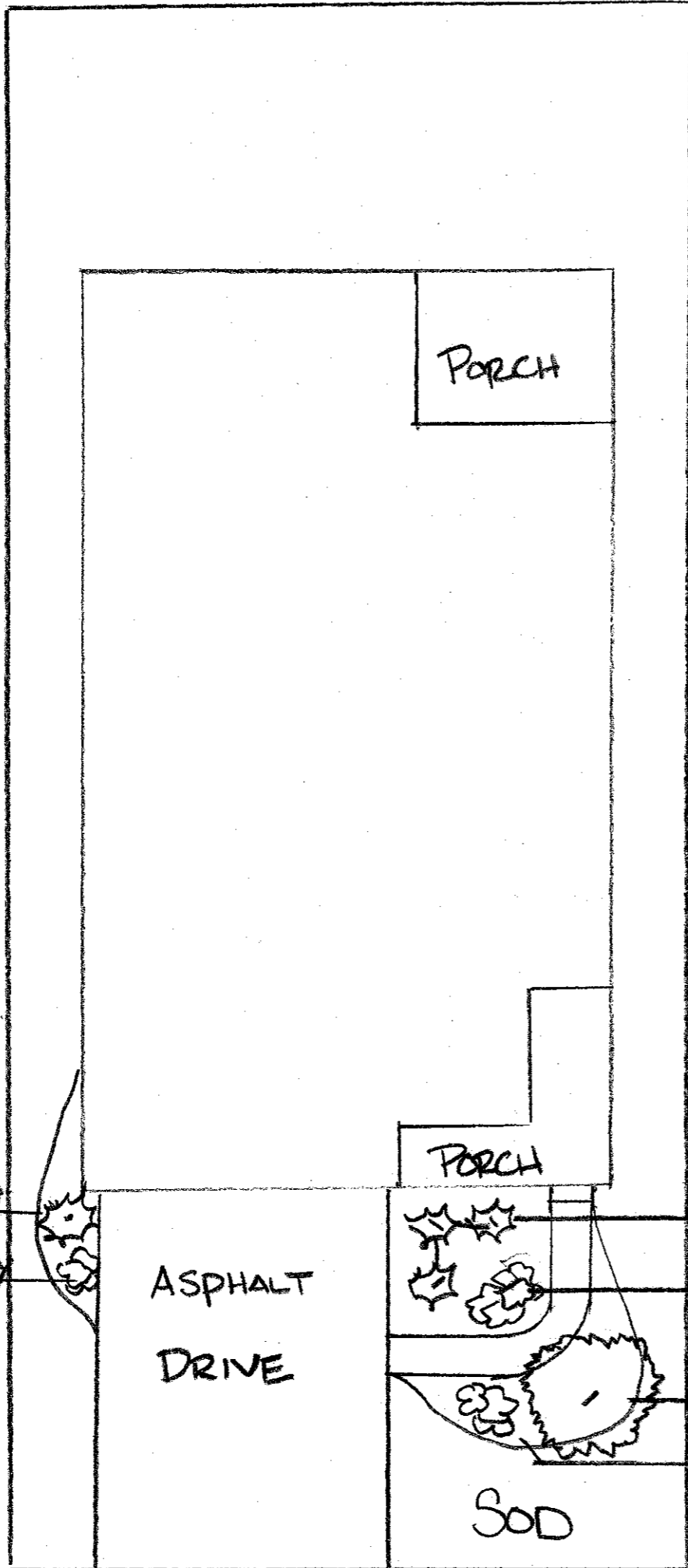
Typical Foundation Planting Plan
The Lucca



Typical Foundation Planting Plan
The Monaco



Typical Foundation Planting Plan
The Roma



1- DWARF BUENING BUSH

3- HAPPY RETURN DAYLILY

ASPHALT
DRIVE

PORCH

SOD

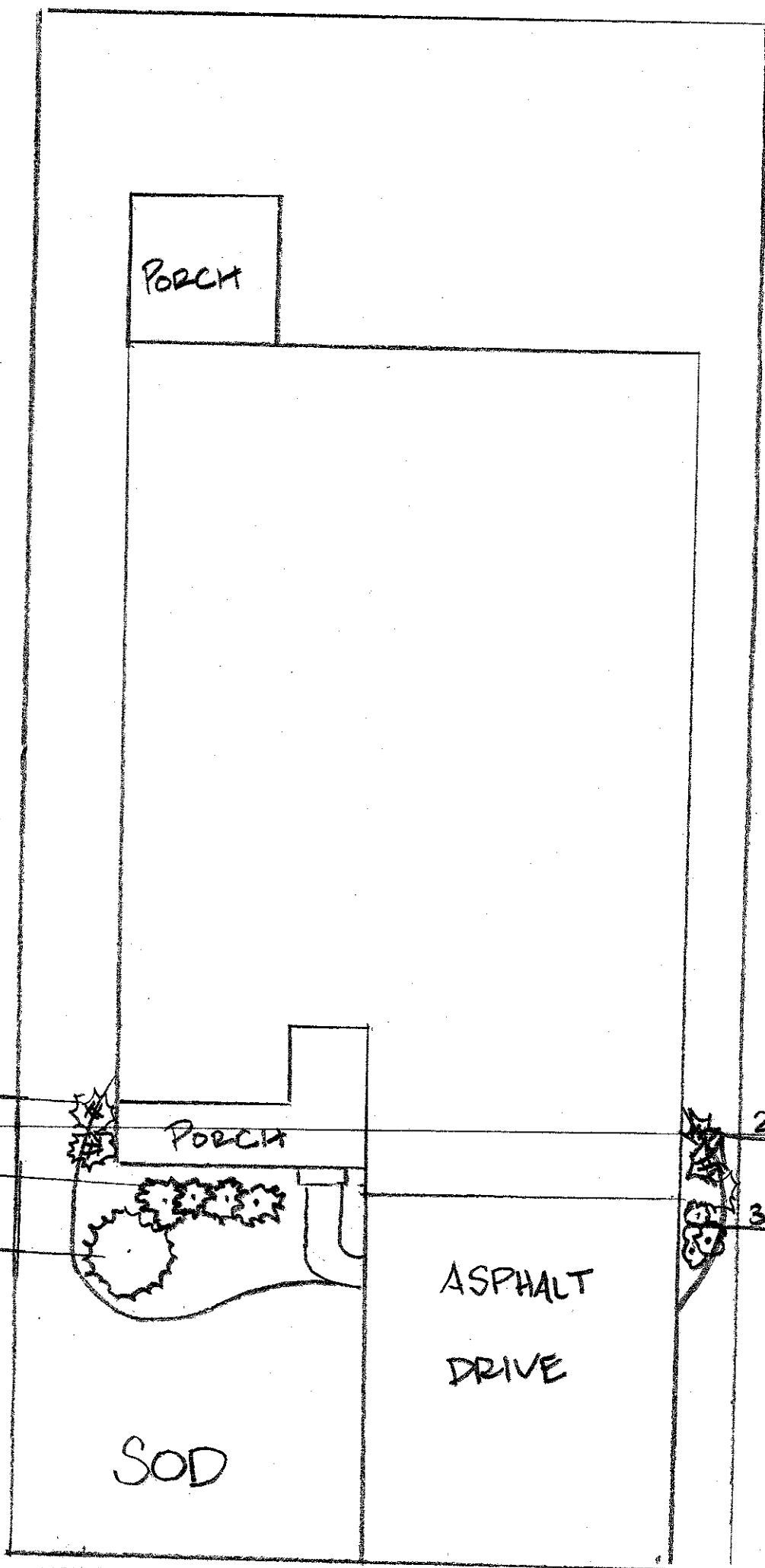
3- DENSE YEW

4- FLOWERING WEIGELA

1- AUTUMN APPLE SERVICEBERRY

3- HAPPY RETURN DAYLILY

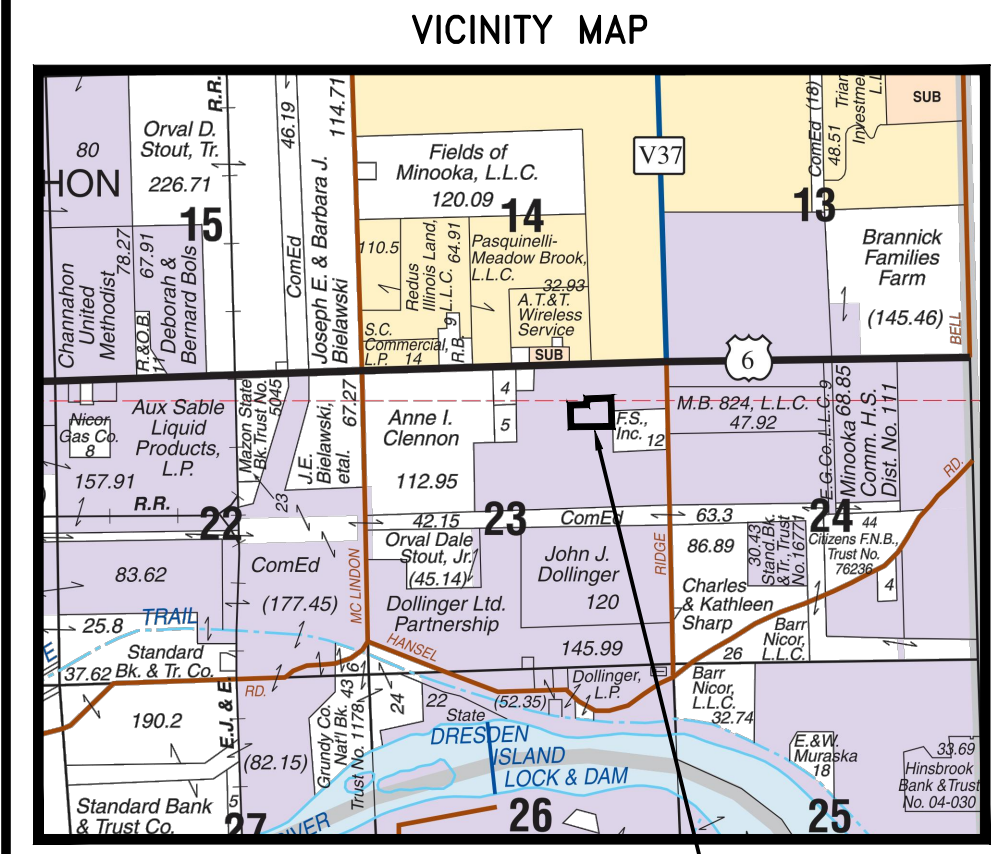
Typical Foundation Planting Plan
The Capri



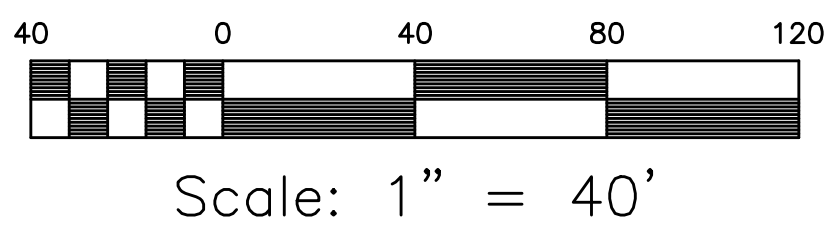
Typical Foundation Planting Plan
The Tuscany

PRELIMINARY PLAT OF VILLAS OF KEATING POINTE PHASE 5

P.I.N. 03-23-200-022



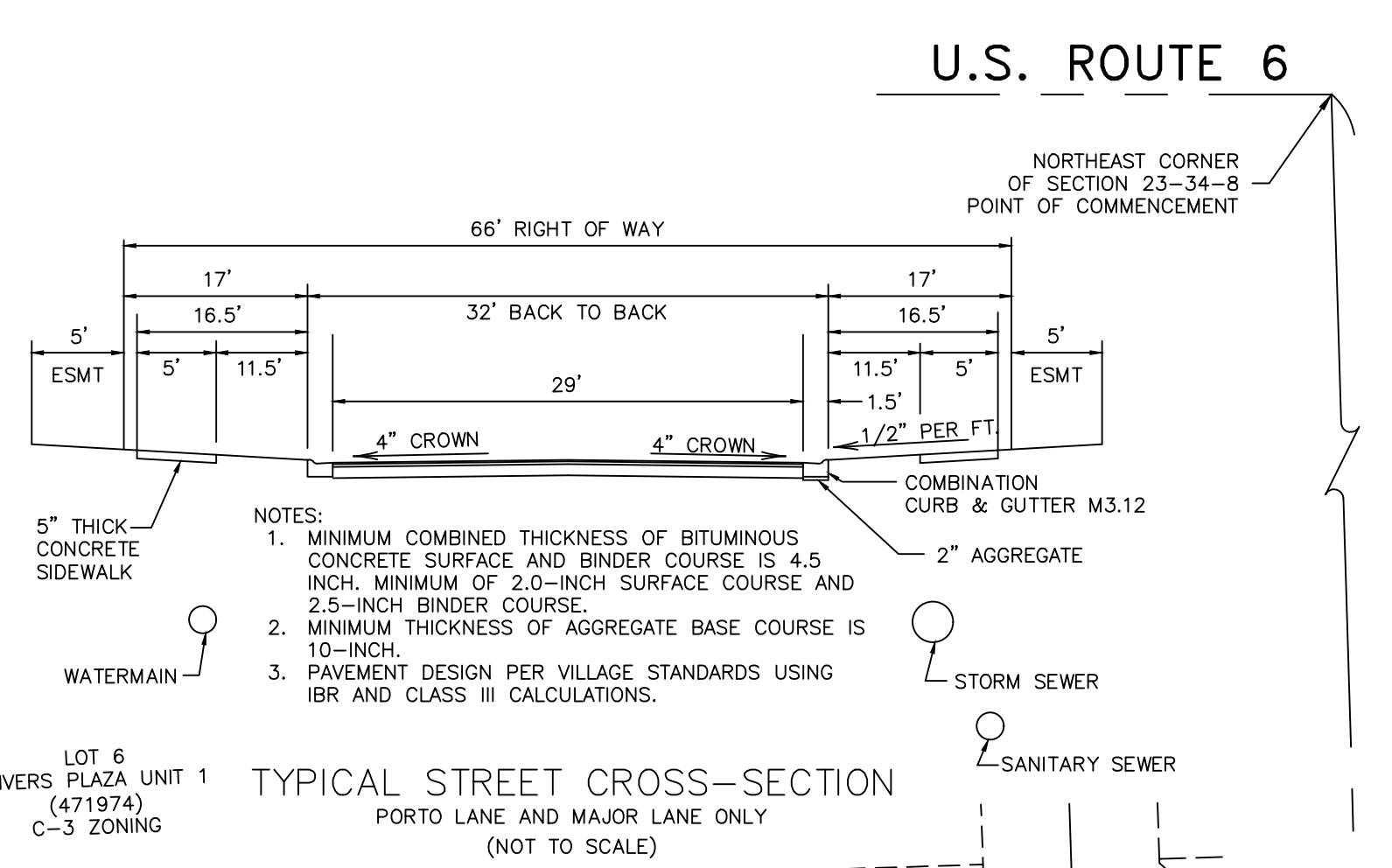
- ### EXISTING SYMBOLS LEGEND
- FOUND SURVEY MONUMENT
 - SET SURVEY MONUMENT
 - ⊠ SURVEY MONUMENT - R.O.W. MARKER
 - ⊞ UTILITY CONTROL CABINET
 - ⊢ UTILITY POLE GUY WIRE
 - ⊣ UTILITY POLE
 - ⊞ STREET LIGHT
 - ⊞ SIGN
 - ⊞ UTILITY HAND HOLE
 - ⊞ UTILITY DOUBLE HAND HOLE
 - ⊞ UTILITY HEAVY DUTY HAND HOLE
 - ⊞ UTILITY JUNCTION BOX
 - ⊞ UTILITY SPURCE BOX - GENERAL
 - ⊞ STORM SEWER CATCH BASIN
 - ⊞ STORM SEWER FLARED END SECTION (FES)
 - ⊞ STORM SEWER MANHOLE
 - ⊞ STORM SEWER INLET
 - ⊞ SANITARY SEWER MANHOLE
 - ⊞ WATER - FIRE HYDRANT
 - ⊞ WATER - VALVE BUFFALO BOX
 - ⊞ WATER - VALVE BOX
 - ⊞ WATER - VALVE VAULT
 - ⊞ CONCRETE BOLLARD
 - ⊞ FLAG POLE
 - ⊞ MAIL BOX
 - ⊞ ELECTRICAL TRANSFORMER



LEGAL DESCRIPTION

PARCEL 1: THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE SOUTH 0 DEGREES 07 MINUTES 26 SECONDS WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 760 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST, A DISTANCE OF 800.00 FEET TO THE WEST LINE OF THE EAST 800.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23 FOR THE POINT OF BEGINNING (PARCEL 1); THENCE NORTH 0 DEGREES 07 MINUTES 26 SECONDS EAST ON THE WEST LINE OF THE EAST 800.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 234.90 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 76.22 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 213.09 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 122.31 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT OF THE LAST DESCRIBED CURVE EXTENDED AND HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 81.01 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING WESTERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED CURVE EXTENDED AND HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 88.20 FEET; THENCE SOUTH 89 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 89.29 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 40 SECONDS WEST, A DISTANCE OF 41.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 226.03 FEET; THENCE SOUTH 0 DEGREES 07 MINUTES 26 SECONDS WEST, A DISTANCE OF 408.04 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED CURVE EXTENDED AND HAVING A RADIUS OF 466.00 FEET, AN ARC DISTANCE OF 84.52 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 57 SECONDS EAST, A DISTANCE OF 690.63 FEET TO THE WEST LINE OF THE EAST 800.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 0 DEGREES 07 MINUTES 26 SECONDS EAST ON THE WEST LINE OF THE EAST 800.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 102.05 FEET TO THE POINT OF BEGINNING (PARCEL 1), IN GRUNDY COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 5 IN RIVERS PLAZA UNIT 1, BEING A SUBDIVISION IN PART OF THE AFORESAID NORTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2006 AS DOCUMENT NUMBER 471974; THENCE SOUTH 89 DEGREES 52 MINUTES 43 SECONDS WEST ALONG THE EAST LIMITS OF THREE GABLES DRIVE, A DISTANCE OF 98.29 FEET; THENCE SOUTH 89 DEGREES 17 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LIMITS, 226.03 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 24 SECONDS WEST 8.00 FEET TO A POINT ON THE AFORESAID LINE 8.00 FEET NORTH OF AND PARALLEL WITH THE AFORESAID SOUTH LIMITS OF SAID THREE GABLES DRIVE; THENCE NORTH 88 DEGREES 17 MINUTES 27 SECONDS EAST ALONG SAID PARALLEL LINE, 226.05 FEET TO THE POINT OF BEGINNING (PARCEL 2), IN GRUNDY COUNTY, ILLINOIS.



Curve Table

Curve #	Radius	Length	Chord Direction	Chord Length
C1	72.50	29.46	S9° 56' 05"W	29.26
C2	72.50	37.18	S36° 16' 02"W	36.77
C3	72.50	20.25	S58° 57' 41"W	20.19
C4	72.50	26.83	S77° 33' 59"W	26.68
C5	72.50	2.18	S89° 01' 52"W	2.18
C6	72.50	38.71	N74° 48' 43"W	38.25
C7	72.50	32.68	N46° 36' 19"W	32.40
C8	72.50	26.79	N23° 06' 32"W	26.63
C9	72.50	13.53	N7° 10' 41"W	13.51
C10	72.50	15.28	N4° 12' 17"E	15.25
C11	72.50	37.17	N24° 55' 47"E	36.77
C12	72.50	13.73	N45° 02' 36"E	13.71
C13	72.50	37.18	N65° 09' 30"E	36.77
C14	72.50	10.53	N84° 00' 31"E	10.52
C15	67.00	38.45	S71° 43' 42"W	37.92
C16	133.00	76.62	N71° 47' 26"E	75.56
C17	67.00	38.60	N71° 47' 26"E	38.06
C18	133.00	77.67	S72° 01' 05"W	76.57
C19	448.00	95.22	N82° 12' 08"E	95.04
C20	352.00	74.07	S82° 08' 30"W	73.93

ADJOINING PARCEL LETTER

ADJOINING PARCEL LETTER	ADJOINING PARCEL OWNER
A	CORE HOMES LLC
B	CORE HOMES LLC
C	MMI OIL INC
D	MMI OIL INC
E	UNITED INVESTMENT HOLDINGS LLC
F	ALDI INC
G	MMI OIL INC
H	VILLAGE OF CHANNAHON FAMILY STATIONS INC
I	CORE HOMES LLC

SCOPE OF DEVELOPMENT

TOTAL AREA	= 7.922 ACRES
R.O.W. AREA	= 1.821 ACRES
NET AREA	= 6.101 ACRES
TOTAL LOTS	= 32 LOTS (94-125)
SINGLE FAMILY	= 29 LOTS (94-122)
RESIDENTIAL DENSITY	= 3.7 UNITS PER ACRE (29/7.922)

- ### REQUESTED VARIANCES
- WIDTH OF THE PROPOSED LOTS TO BE A MINIMUM OF 50 FEET, AS MEASURED BY THE TRIMBLE NOW VRS NETWORK.
 - MINIMUM SIZE OF EACH SINGLE FAMILY LOTS SHALL HAVE A SQUARE FOOTAGE OF AT LEAST 5,000 SQ. FT.
 - FRONT YARD BUILDING SETBACK LIMITS ARE 25 FEET.
 - SIDE YARD AND REAR YARD BUILDING SETBACK LIMITS ARE A MINIMUM OF 5 FEET.

- ### GENERAL NOTES
- THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, ZONE EAST (NAD83 (2011)), BASED ON ON-SITE OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.
 - UNLESS OTHERWISE NOTED, ALL IMPROVEMENTS SHOWN HEREON, WERE LOCATED USING A COMBINATION OF GLOBAL POSITIONING SYSTEMS (GPS) AND CONVENTIONAL SURVEYING METHODS BY GEOTECH, INC. DURING THE MONTH OF AUGUST, 2022.
 - UNLESS OTHERWISE NOTED, THE LOCATION OF ANY UNDERGROUND OR BURIED UTILITIES MAY NOT BE SHOWN.
 - STORMWATER DETENTION FOR THIS SITE WILL BE CONTAINED IN THE TWO EXISTING STORMWATER BASINS LOCATED ON LOT 167 IN KEATING POINTE SUBDIVISION AND LOT 13 IN RIVERS PLAZA UNIT 1.
 - LOTS 123 AND 124 SHALL BE USED AS OPEN SPACE AND WILL BE COVERED WITH A BLANKET DRAINAGE, UTILITY AND LANDSCAPE EASEMENT.
 - THE 33-FT DEDICATION OF THREE GABLES DRIVE ALONG THE NORTHEASTERN LIMITS OF THIS DEVELOPMENT, WILL NOT BE IMPROVED BY THIS DEVELOPER IS TO CONSTRUCT THE WATER MAIN ALONG THE SOUTHERN LIMITS OF THREE GABLES DRIVE. THE ROAD WILL BE CONSTRUCTION IN THE FUTURE WITH THE REMAINDER OF THE ROAD EXTENDING TO RIDGE ROAD AND TO U.S. ROUTE 6.
 - NAMES OF THE ADJOINING OWNERS, AS SHOWN, WERE TAKEN FROM THE GRUNDY COUNTY GIS WEB SITE.
 - THE DEVELOPER WISHES TO NOT RUN SIDEWALK ALONG THE RIGHT OF WAY LOCATED ADJACENT TO AND LYING ALONG THE WEST, NORTH, AND EAST SIDES OF LOT 123. THE DEVELOPER WISHES TO RUN THE SIDEWALK ALONG THE NORTHERN RIGHT OF WAY OF PORTO LANE ALONG THE SOUTH LINES OF LOTS 118 THROUGH 123.
 - PUBLIC UTILITY AND DRAINAGE EASEMENTS ARE A MINIMUM WIDTH OF 5 FEET ALONG THE FRONT AND SIDE YARD LINES. THERE SHALL BE NO EASEMENTS ALONG THE REAR YARD LINES, AS LOCATED WITHIN THE LIMITS OF THE RESIDENTIAL LOTS, WITH THE EXCEPTION OF LOTS 98 AND 117 THAT HAVE 5-FT PUBLIC UTILITY AND DRAINAGE EASEMENTS.
 - THE LIMITS OF VILLAS OF KEATING POINTE PHASE 5 IS LOCATED WITHIN ZONE X FLOODPLAIN ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) PANEL NUMBER 17063C0070F WITH AN EFFECTIVE DATE OF 08/02/2012.
 - ACCORDING TO THE U.S. FISH AND WILDLIFE SERVICE, NATIONAL WETLANDS INVENTORY MAPS, THE LIMITS OF VILLAS OF KEATING POINTE PHASE 5 CONTAINS NO WETLANDS.
 - THE CURRENT USE OF THE LAND LOCATED WITHIN THE LIMITS OF VILLAS OF KEATING POINTE PHASE 5 IS VACANT LANDS AND HAS NO BUILDINGS.
 - THE CURRENT ZONING OF THE VILLAS OF KEATING POINTE PHASE 5 IS VILLAGE OF CHANNAHON C-3 GENERAL BUSINESS DISTRICT.
 - THE PROPOSED SINGLE FAMILY RESIDENTIAL HOMES TO BE LOCATED ON LOTS 94 THROUGH 122 SHALL BE VILLAGE OF CHANNAHON PUBLIC UTILITY SERVICES OF PUBLIC WATER AND SANITARY SEWER.

DEVELOPER/OWNER
CORE HOMES LLC
JOHN MAJOR
3221 FIDAY ROAD
JOLIET, ILLINOIS 60431
(815) 609-8600

SURVEYOR/ENGINEER
GEOTECH, INC.
TOM CARROLL, PE
CHRISTOPHER PAPERISH, PLS
1207 CEDARWOOD DRIVE
CREST HILL, IL 60403
(815) 730-1010

PREPARED BY: CHRISTOPHER M. PAPERISH, I.P.L.S. NO. 3369
EXPIRATION DATE: 11/30/2024
DATE: December 13, 2022

DATE: 02.07.23
BY: [Signature]
REVISION: [Signature]

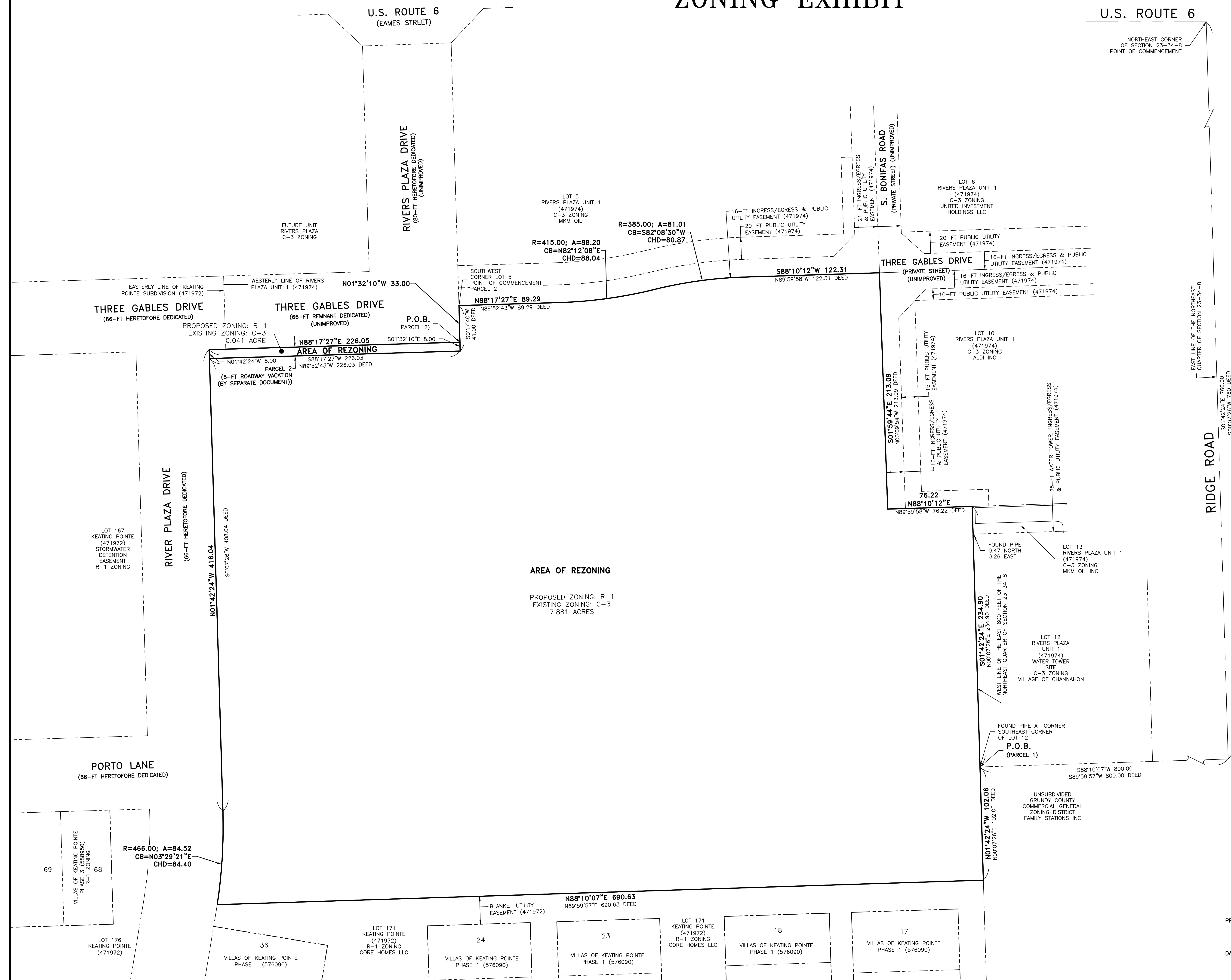
PRELIMINARY PLAT
SECTION 23-34-8
JOB # GJN21322
DATE: 12/07/2022
DRAWN BY: CJT
CHECKED BY: CMP

VILLAS OF KEATING
POINTE PHASE 5

GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
CREST HILL, ILLINOIS 60403 815/730-1010
1207 CEDARWOOD DRIVE

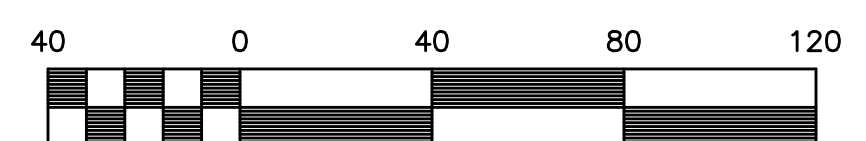
GJN21322

ZONING EXHIBIT

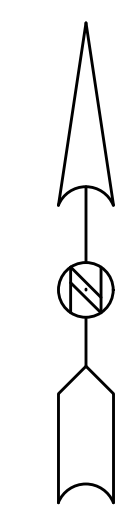


U.S. ROUTE 6

NORTHEAST CORNER OF SECTION 23-34-B POINT OF COMMENCEMENT



Scale: 1" = 40'



LEGAL DESCRIPTION:

PARCEL 1
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 0 DEGREES 07 MINUTES 26 SECONDS WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 760 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST, A DISTANCE OF 800.00 FEET TO THE WEST LINE OF THE EAST 800.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23 FOR THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 07 MINUTES 26 SECONDS EAST ON THE WEST LINE OF THE EAST 800.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 224.90 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 59 SECONDS WEST, A DISTANCE OF 76.22 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 213.09 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 122.31 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED AND HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 81.01 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING WESTERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED CURVE EXTENDED AND HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 88.20 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 89.29 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 40 SECONDS WEST, A DISTANCE OF 41.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 226.03 FEET; THENCE SOUTH 0 DEGREES 07 MINUTES 26 SECONDS WEST, A DISTANCE OF 408.04 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED AND HAVING A RADIUS OF 466.00 FEET, AN ARC DISTANCE OF 84.52 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 57 SECONDS EAST, A DISTANCE OF 690.63 FEET TO THE WEST LINE OF THE EAST 800.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 0 DEGREES 07 MINUTES 26 SECONDS EAST ON THE WEST LINE OF THE EAST 800.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 102.05 FEET TO THE POINT OF BEGINNING, IN GRUNDY COUNTY, ILLINOIS. Containing 7.881 acres more or less.

PARCEL 2
 THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 5 IN RIVERS PLAZA UNIT 1, BEING A SUBDIVISION IN PART OF THE AFORESAID NORTHEAST QUARTER, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2006 AS DOCUMENT NUMBER 471974; THENCE SOUTH 01 DEGREES 32 MINUTES 10 SECONDS EAST ALONG THE EAST LIMITS OF THREE GABLES DRIVE, AS DEDICATED IN AFORESAID RIVERS PLAZA UNIT 1, A DISTANCE OF 33.00 FEET TO A POINT ON A LINE 8.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LIMITS OF AFORESAID THREE GABLES DRIVE, SAID POINT BEING THE POINT OF BEGINNING (PARCEL 2); THENCE CONTINUING SOUTH 01 DEGREES 32 MINUTES 10 SECONDS EAST ALONG SAID EAST LIMITS, 8.00 FEET TO A POINT ON THE SOUTH LIMITS OF AFORESAID THREE GABLES DRIVE; THENCE SOUTH 88 DEGREES 17 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LIMITS, 226.03 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 24 SECONDS WEST 8.00 FEET TO A POINT ON THE AFORESAID LINE 8.00 FEET NORTH OF AND PARALLEL WITH THE AFORESAID SOUTH LIMITS OF SAID THREE GABLES DRIVE; THENCE NORTH 88 DEGREES 17 MINUTES 27 SECONDS EAST ALONG SAID PARALLEL LINE, 226.05 FEET TO THE POINT OF BEGINNING (PARCEL 2), IN GRUNDY COUNTY, ILLINOIS. Containing 0.041 acres more or less.

AREA OF REZONING

PROPOSED ZONING: R-1
 EXISTING ZONING: C-3
 7.881 ACRES

PREPARED BY: CHRISTOPHER M. PAGESH, I.P.L.S. NO. 3369
 EXPIRATION DATE 11/30/2024
 DATE: February 13, 2023

ZONING EXHIBIT
 DATE BY REVISION

ZONING EXHIBIT
 JOB # 21322
 DATE: 2/13/23
 DRAWN BY: CP
 CHECKED BY: CP

VILLAS OF KEATING
 POINTE PHASE 5

GEOTECH INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

GJN21322

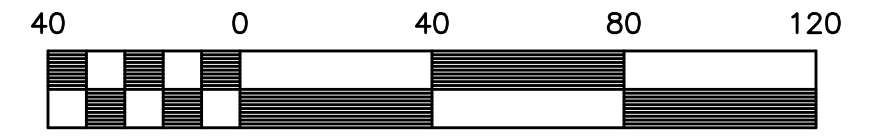
VILLAS OF KEATING POINTE PHASE 5

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, GRUNDY COUNTY, ILLINOIS.

U.S. ROUTE 6

NORTHEAST CORNER OF SECTION 23-34-8 POINT OF COMMENCEMENT

CURVE TABLE				
CURVE #	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD
C1	67.00	38.60	N71°47'26"E	38.06
C2	133.00	77.67	S72°01'05"W	76.57
C3	72.50	29.46	S09°56'05"W	29.26
C4	72.50	37.18	S36°16'02"W	36.77
C5	72.50	20.25	S58°57'41"W	20.19
C6	72.50	26.83	S77°33'59"W	26.68
C7	72.50	2.18	S89°01'52"W	2.18
C8	72.50	38.71	N74°48'43"W	38.25
C9	72.50	32.68	N46°36'19"W	32.40
C10	72.50	26.79	N23°06'32"W	26.63
C11	72.50	13.53	N07°10'41"W	13.51
C12	72.50	15.28	N04°12'17"E	15.25
C13	72.50	37.17	N24°55'47"E	36.77
C14	72.50	13.73	N45°02'36"E	13.71
C15	72.50	37.18	N65°09'30"E	36.77
C16	72.50	10.53	N84°00'31"E	10.52
C17	67.00	38.45	S71°43'42"W	37.92
C18	133.00	76.62	N71°47'26"E	75.56
C19	448.00	95.22	N82°12'08"E	95.04
C20	352.00	74.07	S82°08'30"W	73.93



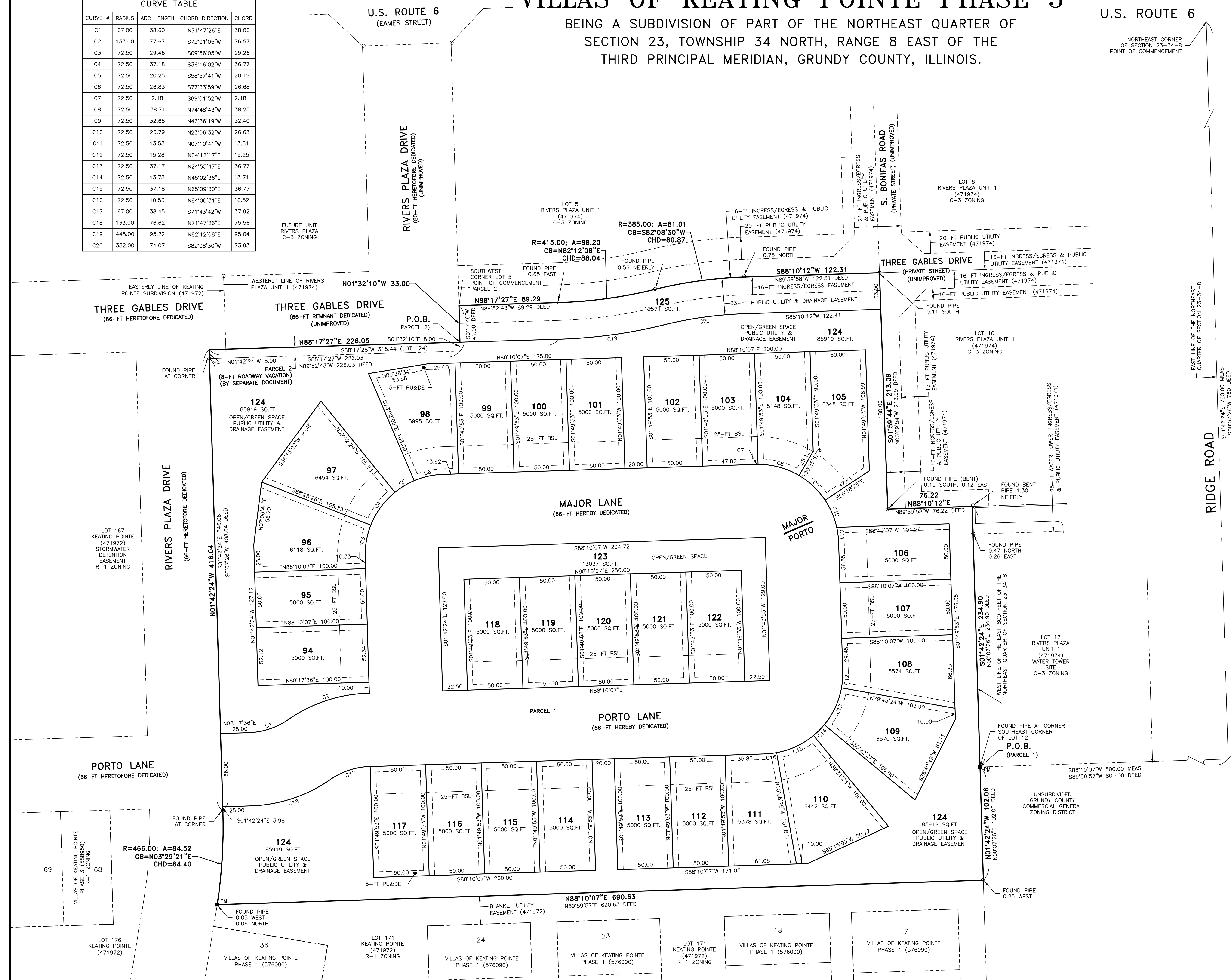
Scale: 1" = 40'

STREET ADDRESS TABLE

LOT #	STREET ADDRESS
94	27432 W. MAJOR LANE
95	27430 W. MAJOR LANE
96	27426 W. MAJOR LANE
97	27424 W. MAJOR LANE
98	27420 W. MAJOR LANE
99	27416 W. MAJOR LANE
100	27412 W. MAJOR LANE
101	27406 W. MAJOR LANE
102	27366 W. MAJOR LANE
103	27360 W. MAJOR LANE
104	27356 W. MAJOR LANE
105	27350 W. MAJOR LANE
106	27337 W. PORTO LANE
107	27341 W. PORTO LANE
108	27345 W. PORTO LANE
109	27349 W. PORTO LANE
110	27353 W. PORTO LANE
111	27357 W. PORTO LANE
112	27363 W. PORTO LANE
113	27401 W. PORTO LANE
114	27409 W. PORTO LANE
115	27413 W. PORTO LANE
116	27419 W. PORTO LANE
117	27423 W. PORTO LANE
118	27414 W. PORTO LANE
119	27410 W. PORTO LANE
120	27404 W. PORTO LANE
121	27400 W. PORTO LANE
122	27362 W. PORTO LANE
123	NO STREET ADDRESS
124	NO STREET ADDRESS
125	NO STREET ADDRESS

GENERAL NOTES

- THE BASIS OF BEARING FOR THE PLAT AND SURVEY, SHOWN HEREON, IS THE STATE PLANE OF ILLINOIS, ZONE EAST (NAD83 (2011)), BASED ON GNSS OBSERVATIONS UTILIZING THE TRIMBLE NOW VRS NETWORK.
- UNLESS OTHERWISE NOTED, ALL INTERIOR SIDE YARD EASEMENTS SHALL BE 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS. (PU&DE)
- UNLESS OTHERWISE NOTED, ALL FRONT YARD EASEMENTS (ALONG THE PROPOSED STREETS) SHALL BE 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENTS. (PU&DE)
- UNLESS OTHERWISE NOTED, ALL BUILDING SETBACK LINES ALONG FRONT YARDS (STREET RIGHT OF WAYS) ARE 25-FOOT IN WIDTH. (BSL)
- THE USE OF "PU&DE" DENOTES PUBLIC UTILITY & DRAINAGE EASEMENT. THIS EASEMENT IS FOR THE BENEFIT OF THOSE LISTED IN THE BOTH SETS OF EASEMENT PROVISIONS; EITHER FOR P.U.E. OR P.U.&D.E.
- ALL PUBLIC IMPROVEMENTS WITHIN THIS SUBDIVISION ARE HEREBY DEDICATED TO THE PUBLIC.
- LOTS 123, 124, AND 125 ARE NON BUILD-ABLE LOTS COMPLETELY COVERED BY A PUBLIC UTILITY AND DRAINAGE EASEMENT (PU&DE).
- OWNERSHIP AND MAINTENANCE OF LOTS 123, 124, AND 125 WITHIN THE VILLAS OF KEATING POINTE PHASE 5, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION FOR THE ENTIRE VILLAS OF KEATING POINTE DEVELOPMENT.
- PM - INDICATES 9/16" IRON SET IN CONCRETE FOR A PERMANENT MONUMENT.



03.07.23
02.07.23
DATE

MC
CP
BY

ADDED ADDRESS TABLE
REVISED PER REVIEW #1
REVISION

12/07/2022
DATE

21322
JOB #

CP
CHECKED BY:

CP
DRAWN BY:

FINAL PLAT OF
SUBDIVISION

VILLAS OF KEATING
POINTE PHASE 5

1207 CEDARWOOD DRIVE
CREST HILL, ILLINOIS 60403
815/730-1010

LAND SURVEYORS
CONSULTING ENGINEERS

GEOTECH INC.

VILLAS OF KEATING POINTE PHASE 5

BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, GRUNDY COUNTY, ILLINOIS.

P.I.N. 03-23-200-022

MAIL TO:
VILLAGE OF CHANNAHON
2455 S. NAVAJO DRIVE
CHANNAHON, ILLINOIS 60410

MUNICIPAL UTILITY & DRAINAGE EASEMENT PROVISIONS
All easements indicated as "Municipal Utility & Drainage Easement" on this plat are hereby reserved for and granted to the Village of Channahon ("Grantee") and to their successors and assigns, upon, across, over, under and through said easements for the purpose of installing, constructing, inspecting, operating, replacing, reviewing, altering and enlarging, removing, repairing, cleaning and maintaining sanitary sewers, storm sewers, water mains, and any and all manholes, valve vaults, hydrants, pipes, connections, catch basins, buffalo boxes, overland drainage improvements and without limitation, such other installations as may be required to furnish the free flow of stormwater and municipal utility services to the attached area, and such appurtenances and additions thereto as said Grantee may deem necessary, together with the right of access over, upon or across the lots and real estate on this plat for the necessary men and equipment to do any and all of the above work.
The right is also hereby granted to said Grantee to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the operation of or access to said sewers, overland drainage areas or, without limitation, utility installations in, on, upon or across, under or through said Easements. No buildings or trees shall be placed on said Easements, but some may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights.
Each owner or subsequent purchaser shall be equally responsible for maintaining the easement and shall not destroy or modify grades or slopes without having first received written approval of the Grantee. In the event any owner or subsequent purchaser fails to properly maintain the easement, the Grantee shall upon ten (10) days prior written notice, reserve the right to perform, or have performed on its behalf, any maintenance work to or upon the easement reasonably necessary to ensure adequate public utility services, stormwater storage and free flow of stormwater through the easement area.
In the event the Grantee shall be required to perform, or have performed on its behalf, any maintenance work to or upon the easement, the cost together with an additional sum of ten percent (10%) of said cost of completion of the work constitutes a lien against any lot or lots created by this plat which may require maintenance. The lien may be foreclosed by any action brought by or on behalf of the Grantee.
Except in cases of emergency, all other public utility installations within this easement are subject to the prior approval of the Grantee so as not to interfere with Grantee owned utilities, or adversely affect the storage/tree flow of stormwater.

MUNICIPAL DRAINAGE EASEMENT PROVISIONS
All easements indicated as "Municipal Drainage Easement" on this plat are hereby reserved for and granted to the Village of Channahon ("Grantee") and to their successors and assigns, upon, across, over, under and through said easements for the purpose of installing, constructing, inspecting, operating, replacing, reviewing, altering and enlarging, removing, repairing, cleaning and maintaining storm sewers, overland drainage improvements, and without limitation, such other installations as may be required to furnish the free flow of stormwater to the attached area, and such appurtenances and additions thereto as said Grantee may deem necessary, together with the right of access over, upon or across the lots and real estate on this plat for the necessary men and equipment to do any and all of the above work.
The right is also hereby granted to said Grantee to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the operation of or access to said sewers, overland drainage areas or, without limitation, utility installations in, on, upon or across, under or through said Easements. No buildings or trees shall be placed on said Easements, but some may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights.
Each owner or subsequent purchaser shall be equally responsible for maintaining the easement and shall not destroy or modify grades or slopes without having first received written approval of the Grantee. In the event any owner or subsequent purchaser fails to properly maintain the easement, the Grantee shall upon ten (10) days prior written notice, reserve the right to perform, or have performed on its behalf, any maintenance work to or upon the easement reasonably necessary to ensure adequate stormwater storage and the free flow of stormwater through the easement area.
In the event the Grantee shall be required to perform, or have performed on its behalf, any maintenance work to or upon the easement, the cost together with an additional sum of ten percent (10%) of said cost of completion of the work constitutes a lien against any lot or lots created by this plat which may require maintenance. The lien may be foreclosed by any action brought by or on behalf of the Grantee.
Except in cases of emergency, all other public utility installations within this easement are subject to the prior approval of the Grantee so as not to interfere with Grantee owned utilities or adversely affect the storage/tree flow of stormwater.

PUBLIC UTILITY EASEMENT PROVISIONS
An easement for serving the subdivision and other property with electric, communications, natural gas and cable television services is hereby reserved for and granted to:
Commonwealth Edison Company, Nicor Gas, AT&T, Inc., and Applicable Cable Television Company, ("Grantees")

their respective licensees, successors and assigns, jointly and severally, to construct, operate, repair, maintain, modify, reconstruct, replace, supplement, relocate and remove, from time to time, poles, guy wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities, anchors, wires, cables, conduits, manholes, transformers, pedestals, equipment cabinets or other facilities in connection with overhead transmission and distribution of electricity, communications, sounds and signals, and underground transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown within the dashed or dotted lines (or similar designation) on the plat and marked "Public Utility Easement", "P.U.E.", "Public Utility & Drainage Easement" or "P.U.D.E.", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "common area or areas", whether public or private, together with the right to install required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots, and common area or areas, the right to cut, trim or remove trees, bushes, roots, saplings and to clear obstructions from the surface as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes. Obstructions shall not be placed over Grantees' facilities or in, upon or over the property within the dashed or dotted lines (or similar designation) marked "Public Utility Easement", "P.U.E.", "Public Utility & Drainage Easement" or "P.U.D.E." without the prior written consent of Grantees. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.
The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(c), as amended from time to time.
The term "common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "common elements", "open area", "open area", "common ground", "parking" and "common area". The term "common area or areas" and "Common Elements" include real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District or structures such as a pool, retention pond, or mechanical equipment.
Relocation of facilities will be done by Grantees at cost of Grantor/Lot Owner, upon written request.

PUBLIC UTILITY & DRAINAGE EASEMENT PROVISIONS
All easements indicated as "Public Utility & Drainage Easement" on this plat are hereby reserved for and granted to the Village of Channahon ("Grantee") and to their successors and assigns, upon, across, over, under and through said easements for the purpose of installing, constructing, inspecting, operating, replacing, reviewing, altering and enlarging, removing, repairing, cleaning and maintaining sanitary sewers, storm sewers, water mains, and any and all manholes, valve vaults, hydrants, pipes, connections, catch basins, buffalo boxes, overland drainage improvements, and without limitation, such other installations as may be required to furnish the free flow of stormwater and municipal utility services to the attached area, and such appurtenances and additions thereto as said Grantee may deem necessary, together with the right of access over, upon or across the lots and real estate on this plat for the necessary men and equipment to do any and all of the above work.
The right is also hereby granted to said Grantee to cut down, trim, or remove any trees, shrubs, or other plants that interfere with the operation of or access to said sewers, overland drainage areas or, without limitation, utility installations in, on, upon or across, under or through said Easements. No buildings or trees shall be placed on said Easements, but some may be used for gardens, shrubs, landscaping, and other purposes that do not then or later interfere with the aforesaid uses and rights.
Each owner or subsequent purchaser shall be equally responsible for maintaining the easement and shall not destroy or modify grades or slopes without having first received written approval of the Grantee. In the event any owner or subsequent purchaser fails to properly maintain the easement, the Grantee shall upon ten (10) days prior written notice, reserve the right to perform, or have performed on its behalf, any maintenance work to or upon the easement reasonably necessary to ensure adequate public utility services, stormwater storage and free flow of stormwater through the easement area.
In the event the Grantee shall be required to perform, or have performed on its behalf, any maintenance work to or upon the easement, the cost together with an additional sum of ten percent (10%) of said cost of completion of the work constitutes a lien against any lot or lots created by this plat which may require maintenance. The lien may be foreclosed by any action brought by or on behalf of the Grantee.

STATE OF ILLINOIS
COUNTY OF WILL) SS

I, CHRISTOPHER M. PAPESH, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF ILLINOIS, DO HEREBY CERTIFY THAT UNDER THE DIRECTION OF THE OWNERS THEREOF, I HAVE SURVEYED, SUBDIVIDED AND PLATTED INTO 31 LOTS AND 3 STREETS, DESCRIBED AS FOLLOWS:

PARCEL 1
THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE SOUTH 0 DEGREES 07 MINUTES 26 SECONDS WEST ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 760 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 57 SECONDS WEST, A DISTANCE OF 800.00 FEET TO THE WEST LINE OF THE EAST 800.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23 FOR THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 07 MINUTES 26 SECONDS EAST ON THE WEST LINE OF THE EAST 800.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 234.90 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 76.22 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 54 SECONDS WEST, A DISTANCE OF 213.09 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS WEST, A DISTANCE OF 122.31 FEET TO A POINT OF CURVATURE; THENCE WESTERLY ALONG A CURVE TO THE LEFT OF THE LAST DESCRIBED COURSE EXTENDED AND HAVING A RADIUS OF 385.00 FEET, AN ARC DISTANCE OF 81.01 FEET TO A POINT OF REVERSE CURVATURE; THENCE CONTINUING WESTERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED CURVE EXTENDED AND HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 88.20 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 89.29 FEET; THENCE SOUTH 0 DEGREES 17 MINUTES 40 SECONDS WEST, A DISTANCE OF 41.00 FEET; THENCE NORTH 89 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 226.03 FEET; THENCE SOUTH 0 DEGREES 07 MINUTES 26 SECONDS WEST, A DISTANCE OF 408.04 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT OF THE LAST DESCRIBED COURSE EXTENDED AND HAVING A RADIUS OF 466.00 FEET, AN ARC DISTANCE OF 84.52 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 57 SECONDS EAST, A DISTANCE OF 690.63 FEET TO THE WEST LINE OF THE EAST 800.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23; THENCE NORTH 0 DEGREES 07 MINUTES 26 SECONDS EAST ON THE WEST LINE OF THE EAST 800.00 FEET OF THE NORTHEAST QUARTER OF SAID SECTION 23, A DISTANCE OF 102.05 FEET TO THE POINT OF BEGINNING, IN GRUNDY COUNTY, ILLINOIS. Containing 7.881 acres more or less.

PARCEL 2
THAT PART OF THE NORTHEAST QUARTER OF SECTION 23, TOWNSHIP 34 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF LOT 5 IN RIVERS PLAZA UNIT 1, BEING A SUBDIVISION IN PART OF THE AFORESAID NORTHEAST CORNER, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 6, 2006 AS DOCUMENT NUMBER 471974; THENCE SOUTH 01 DEGREES 32 MINUTES 10 SECONDS EAST ALONG THE EAST LIMITS OF THREE GABLES DRIVE, AS DEDICATED IN AFORESAID RIVERS PLAZA UNIT 1, A DISTANCE OF 33.00 FEET TO A POINT ON A LINE 8.00 FEET NORTH OF AND PARALLEL WITH THE SOUTH LIMITS OF AFORESAID THREE GABLES DRIVE, SAID POINT BEING THE POINT OF BEGINNING (PARCEL 2); THENCE CONTINUING SOUTH 01 DEGREES 32 MINUTES 10 SECONDS EAST ALONG SAID EAST LIMITS, 8.00 FEET TO A POINT ON THE SOUTH LIMITS OF AFORESAID THREE GABLES DRIVE; THENCE SOUTH 88 DEGREES 17 MINUTES 27 SECONDS WEST ALONG SAID SOUTH LIMITS, 226.03 FEET; THENCE NORTH 01 DEGREES 42 MINUTES 24 SECONDS WEST 8.00 FEET TO A POINT ON THE AFORESAID LINE 8.00 FEET NORTH OF AND PARALLEL WITH THE AFORESAID SOUTH LIMITS OF SAID THREE GABLES DRIVE; THENCE NORTH 88 DEGREES 17 MINUTES 27 SECONDS EAST ALONG SAID PARALLEL LINE, 226.05 FEET TO THE POINT OF BEGINNING (PARCEL 2), IN GRUNDY COUNTY, ILLINOIS. Containing 0.041 acres more or less.

I DO FURTHER CERTIFY THAT:

1. THE ACCOMPANYING PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION AS MADE BY ME.
2. NO PART OF THE PROPERTY INCLUDED WITHIN THIS SUBDIVISION FALLS WITHIN AN AREA IDENTIFIED AS A FLOOD HAZARD AREA, ACCORDING TO THE FLOOD INSURANCE RATE MAP "FIRM" MAP PANEL NUMBER 17063C0070F, WITH AN EFFECTIVE DATE OF AUGUST 2, 2012.
3. THE PROPERTY OR PLAT IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF CHANNAHON.
4. ALL REGULATIONS ENACTED BY THE SUBDIVISION AND PLAT ORDINANCE OF THE VILLAGE OF CHANNAHON HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
5. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
6. 9/16" x 30" IRON RODS SET AT ALL LOT CORNERS UNLESS OTHERWISE NOTED.

I HEREBY DESIGNATE LETI ANSELME, OF THE VILLAGE OF CHANNAHON, TO ACT AS THE AGENT IN THE RECORDING OF THIS PLAT AT THE GRUNDY COUNTY RECORDER OF DEEDS.

DATED AT CREST HILL, ILLINOIS THIS 13th DAY OF December, 2022, A.D.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3369
EXPIRATION DATE 11/30/2024
GEOTECH INCORPORATED PROFESSIONAL DESIGN
FIRM NUMBER 184-000165

CERTIFICATE OF ENGINEERING APPROVAL

STATE OF ILLINOIS
COUNTY OF WILL) SS

THIS PLAT HAS BEEN CHECKED FOR CONFORMANCE TO VILLAGE OF CHANNAHON STANDARDS AND REQUIREMENTS, AND WORKING DRAWINGS AND SPECIFICATIONS FOR THE IMPROVEMENT PLANS FOR VILLAS OF KEATING POINTE PHASE 5 HAVE BEEN PREPARED IN CONFORMANCE WITH VILLAGE OF CHANNAHON STANDARDS AND REQUIREMENTS AND ALL ENGINEERING FEES DUE THE VILLAGE OF CHANNAHON HAVE BEEN PAID.

CLERK _____
DATE _____

ENGINEER _____
DATE _____

CERTIFICATE OF GUARANTEE OF IMPROVEMENTS

STATE OF ILLINOIS
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT PROVISIONS HAVE BEEN MADE IN ACCORDANCE WITH THE SUBDIVISION REQUIREMENTS FOR THE GUARANTEE OF PERFORMANCE IN THE CONSTRUCTION OF THE FOLLOWING IMPROVEMENTS: THE IMPROVEMENT PLANS FOR VILLAS OF KEATING POINTE PHASE 5, ROADWAY, STORM SEWER, SANITARY SEWER, AND WATERMAIN.

CLERK _____
DATE _____

ENGINEER _____
DATE _____

CERTIFICATE OF PLANNING AND ZONING COMMISSION

STATE OF ILLINOIS
COUNTY OF WILL) SS

I, _____, CHAIRMAN OF THE VILLAGE OF CHANNAHON PLANNING AND ZONING COMMISSION, DO HEREBY

CERTIFY THAT ON _____ DAY OF _____, 20____, A.D. THIS PLAT OF SUBDIVISION WAS DULY APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE VILLAGE OF CHANNAHON.

ATTEST: _____
SECRETARY

BY: _____
CHAIRMAN

CERTIFICATE OF CORPORATE AUTHORITIES APPROVAL

STATE OF ILLINOIS
COUNTY OF WILL) SS

APPROVED BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF CHANNAHON, _____ COUNTY, ILLINOIS.

THIS _____ DAY OF _____, 20____, A.D. BY ORDINANCE/RESOLUTION # _____.

ATTEST: _____
VILLAGE CLERK

BY: _____
VILLAGE PRESIDENT
2455 S. NAVAJO DRIVE
CHANNAHON, ILLINOIS 60410

CERTIFICATE OF COUNTY CLERK

STATE OF ILLINOIS
COUNTY OF GRUNDY) SS

I, _____, COUNTY CLERK OF GRUNDY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES OR UNPAID CURRENT GENERAL TAXES AGAINST ANY OF THE ESTATE DESCRIBED IN THE FOREGOING CERTIFICATES, GIVEN UNDER MY HAND AND SEAL AT MORRIS, ILLINOIS.

THIS _____ DAY OF _____, 20____, A.D.

GRUNDY COUNTY CLERK

CERTIFICATE OF OWNERSHIP

STATE OF ILLINOIS
COUNTY OF WILL) SS

THIS IS TO CERTIFY THAT CORE HOMES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY IS THE HOLDER OF RECORD TITLE TO THE PROPERTY DESCRIBED HEREON, AND HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED, AS SHOWN BY THIS PLAT FOR THE USES AND PURPOSES HEREIN SET FORTH AND THAT SAID CORE HOMES LLC HEREBY ACKNOWLEDGES AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

TO THE BEST OF OUR KNOWLEDGE THE PROPERTY DESCRIBED ON THIS PLAT, WHICH IS KNOWN AS VILLAS OF KEATING POINTE PHASE 5 IS LOCATED WITHIN THE BOUNDARY LIMITS OF MINOOKA ELEMENTARY SCHOOL DISTRICT NUMBER 201 AND MINOOKA HIGH SCHOOL DISTRICT NUMBER 111.

DATED THIS _____ DAY OF _____, 2023, A.D.

CORE HOMES LLC
3221 FIDAY ROAD
JOLIET, ILLINOIS 60431

BY: _____
NAME: _____
TITLE: _____

STATE OF ILLINOIS
COUNTY OF WILL) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY

CERTIFY THAT _____, THE _____ OF CORE HOMES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH AUTHORIZED SIGNATORY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2023, A.D.

NOTARY PUBLIC

CERTIFICATE OF MORTGAGEE

STATE OF ILLINOIS
COUNTY OF WILL) SS

(BANK), AS MORTGAGEE UNDER MORTGAGE RECORDED AS DOCUMENT NO. _____ DATED _____, HEREBY CONSENTS TO THE RECORDING OF THE SUBDIVISION AS HEREIN SHOWN. IN WITNESS WHEREOF, THE SAID BANK HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF.

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____, A.D.

ATTEST: _____
ITS DULY AUTHORIZED OFFICER

BY: _____
ITS DULY AUTHORIZED OFFICER

STATE OF ILLINOIS
COUNTY OF WILL) SS

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

_____, OFFICER, AND _____, OFFICER OF SAID BANK WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH PRESIDENT AND SECRETARY RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT OF SAID BANK AND SAID OFFICER AS CUSTODIAN OF THE CORPORATE SEAL OF SAID BANK DID AFFIX SAID SEAL OF SAID BANK TO SAID INSTRUMENT AS HIS/HER OWN FREE AND VOLUNTARY ACT OF SAID BANK; AS AFORESAID, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 20____, A.D.

NOTARY PUBLIC

2

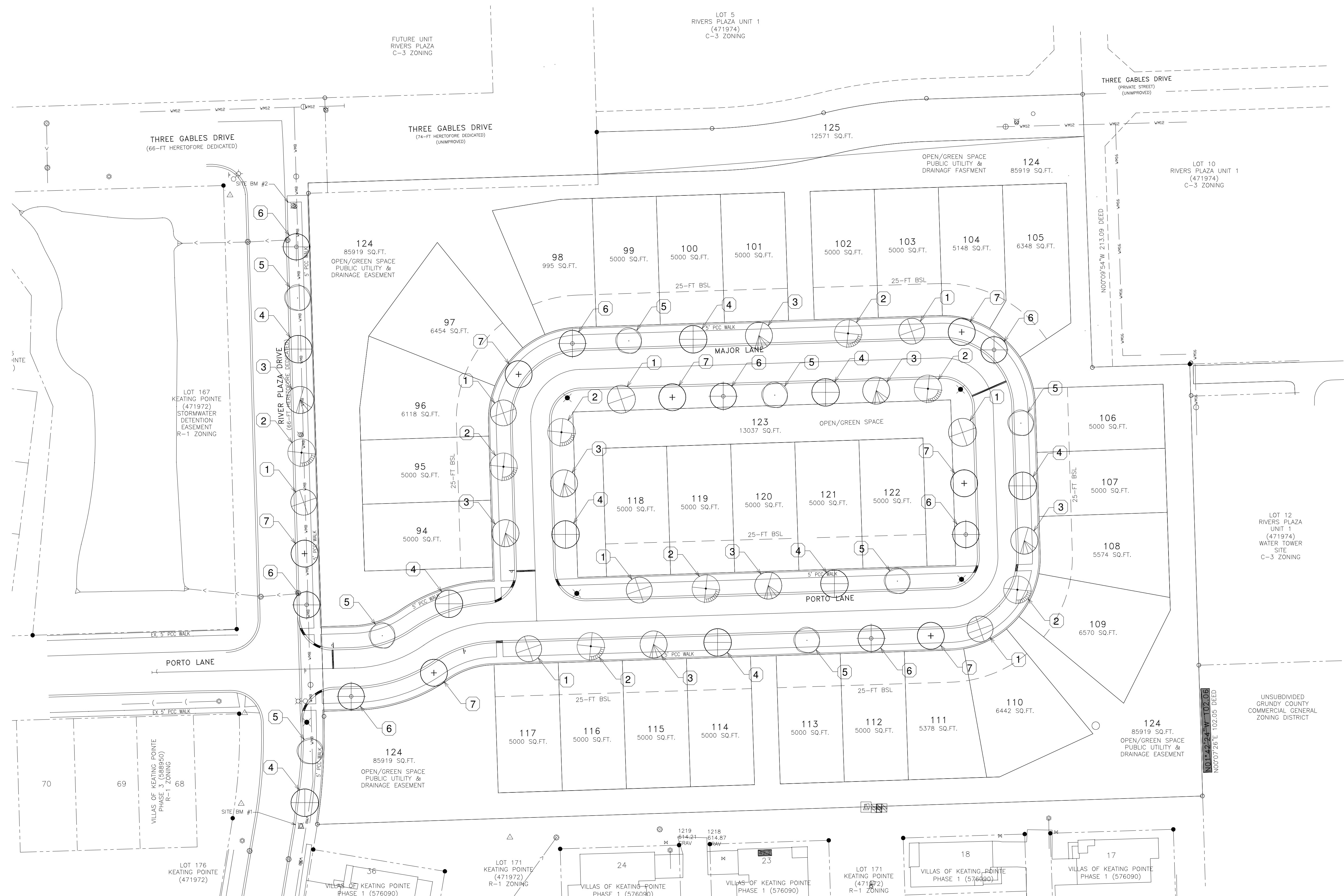
GEOTECH INC.
CONSULTING ENGINEERS - LAND SURVEYORS
1207 CEDARWOOD DRIVE CREST HILL, ILLINOIS 60403 815/730-1010

VILLAS OF KEATING
POINTE PHASE 5

FINAL PLAT OF
SUBDIVISION

DRAWN BY: CP JOB # 21322
CHECKED BY: CP DATE: 12/07/2022

03.07.23 MC ADDED ADDRESS TABLE
02.07.23 CP REVISED PER REVIEW #1
DATE BY REVISION



PLANT LIST

Qty.	Common Name	Botanical Name	Size	Remarks	Key
8	Autumn Blaze Maple	Acer freemanii 'Autumn Blaze'	2.5"	B&B	1*
8	Common Hackberry	Celtis occidentalis	2.5"	B&B	2*
8	Triumph Elm	Ulmus 'Morton Glossy'	2.5"	B&B	3*
9	Princeton Sentry Ginkgo	Ginkgo biloba 'Princeton Sentry'	2.5"	B&B	4+
8	Emerald City Tulip Tree	Liriodendron tulipifera 'Emerald City'	2.5"	B&B	5*
8	Northern Red Oak	Quercus rubra	2.5"	B&B	6*
7	Exclamation London Planetree	Platanus acerifolia 'Morton Glossy'	2.5"	B&B	7#

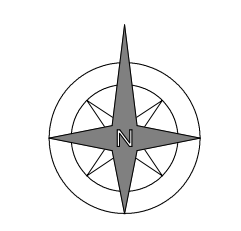
(*) 14.3% of Parkway Trees
 (+) 16.1% of Parkway Trees
 (#) 12.5% of Parkway Trees

NOTES:

- PROVIDE ONE STREET TREE PER LOT (TWO FOR CORNER LOTS). PLAN SHOWS TREE AT LOT MIDPOINT FOR REFERENCE. TREE SHALL BE PROVIDED OPPOSITE SIDE OF THE PROPOSED DRIVEWAY, TO BE PROVIDED AT TIME OF BUILDING PERMIT.
- TREES SHALL BE PLANTED NO CLOSER THAN:
 - 30 FEET FROM THE RIGHT-OF-WAY AT AN INTERSECTION
 - 8 FEET FROM ANY DRIVE OR ALLEY
 - 15 FEET FROM ANY STREET LIGHT
 - 10 FEET FROM ANY HYDRANT OR STOP SIGN
- STREET TREES SHALL BE INSTALLED PER THE REQUIREMENTS OF SECTION 158 OF THE VILLAGE CODE.



SCALE: 1"=40'



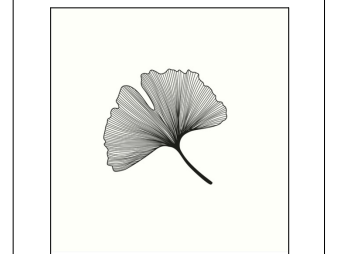
REVISIONS:
 03.07.23 VILLAGE REVIEW &
 UPDATED SITE PLAN

DOWDEN DESIGN GROUP
 LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
 P.O. BOX 415, LIBERTYVILLE, IL, 60048
 DOWDENDSIGNGROUP.COM PHONE: (847) 362-1254

KEATING POINTE SUBDIVISION
 PARKWAY TREE PLANTING
 CHANNAHON, ILLINOIS

LANDSCAPE PLAN

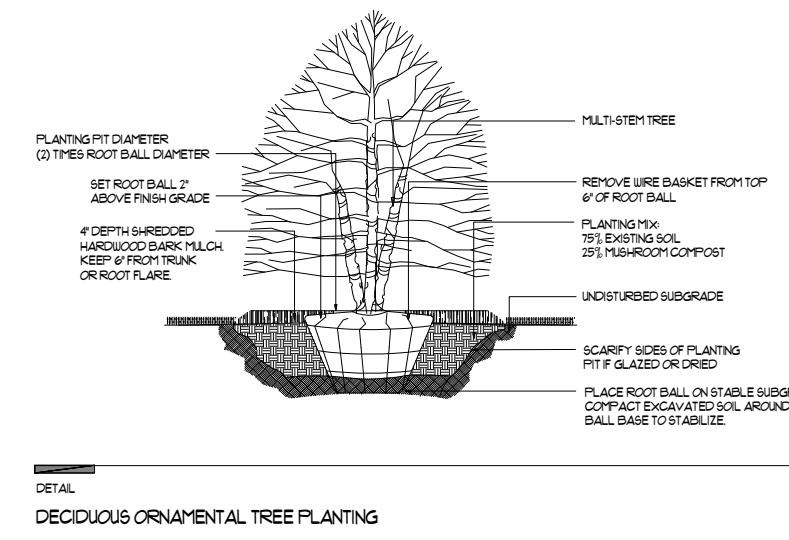
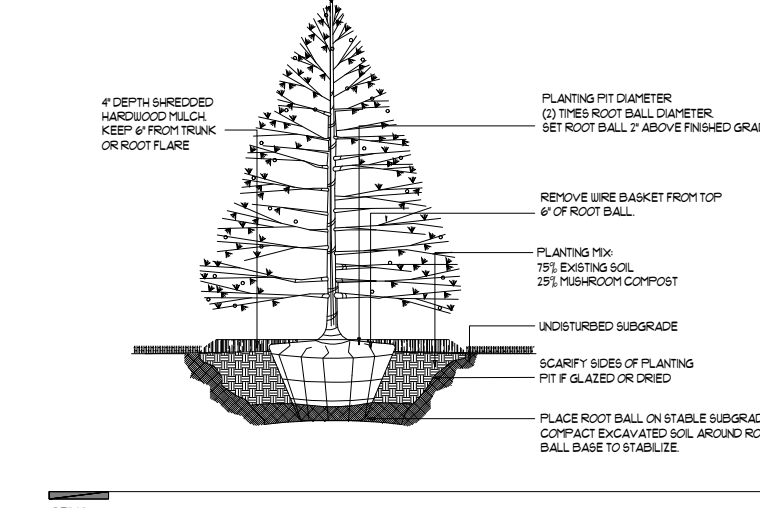
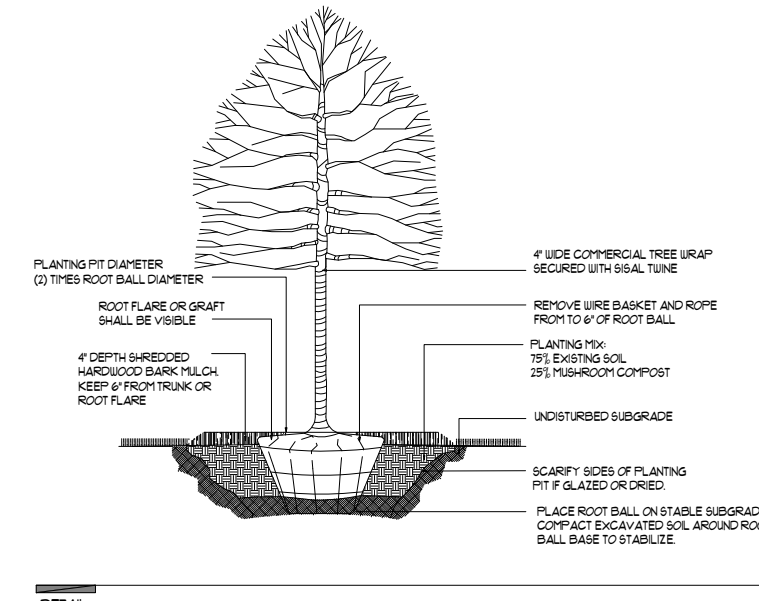
DATE: 03.01.23
 SCALE: 1"=40'
 DRAWN: CJD



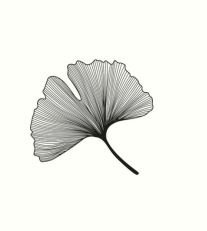
L101

NOTES:

- 1) The Landscape Contractor shall provide and install all plant materials in the quantities and sizes sufficient to complete planting as shown on the Landscape Plans. All plants shall comply with the requirements of the current American Standard for Nursery Stock published by The American Nursery and Landscape Association. Plants shall meet size, genus, species and variety and be in good health, free of insects, diseases or defects. No "park grade" materials shall be accepted. Trees not exhibiting a central (or single) leader will be rejected unless noted in the plant list as multi-stem. Quantity lists are supplied for convenience. The Landscape Contractor shall verify all quantities and, in case of a discrepancy, the drawn plan shall prevail over the plant list. No plants are to be changed or substituted without approval of the Owner or a representative of James Dowden & Associates, Inc.
- 2) All plants shall be watered during the first 24-hour period following installation. A watering schedule must be agreed upon with the Owner (before plantings are installed) of whom, when and how plant materials are to be properly watered. The Landscape Contractor shall verify proper watering is being done for the establishment and health of all plant materials. The Landscape Contractor shall warrant all plant materials for one year from the time of installation and project acceptance.
- 3) Plants shall be balled and burlapped unless otherwise noted on the Landscape Plans. No root bound materials shall be accepted and all synthetic or plastic materials shall be removed at the time of planting. It is the option of the Landscape Contractor to roll back burlap from the top of the root ball.
- 4) Recommended mulch depth is four inches (4") of shredded hardwood bark. The Landscape Contractor shall avoid over-mulching and the creation of "mulch volcanoes." Mulch Beds shall extend a minimum of two feet (2') beyond the center of a tree or shrub. Mulch must be pulled back at least two inches (2") from the base of the trunk and the base of the root crown are exposed.
- 5) Prepare all perennial beds with one cubic yard of garden compost per 100 sf and the compost shall be rototilled to an 8" depth.
- 6) All plants shall be set plumb. It is the option of the landscape contractor to stake deciduous trees but it is also the responsibility of the Landscape Contractor to guarantee the plants remain plumb until the end of the guarantee period.
- 7) Trees shall be installed a minimum of five feet (5') horizontally from underground electrical feeders, sanitary sewers, sanitary services, water mains, and water services. Trees shall be installed a minimum of ten feet (10') horizontally from utility structures including, but not limited to, manholes, valve vaults and valve boxes. Shade trees shall be a minimum of ten feet (10') from all light poles and all shrubs shall be a minimum of three to five feet (3'-5') from all fire hydrants.
- 8) The Landscape Contractor shall locate the existence of all underground utilities prior to starting work. The Landscape Contractor must also keep the pavement and work areas in neat and orderly condition throughout the construction process. The Landscape Contractor shall acquaint himself with, and verify, working conditions in advance of submitting a proposal. Failure to recognize inherent responsibilities does not relieve the contractor of obligations due to miscalculations.
- 9) Property owners shall be responsible for maintaining all landscaping shown on the approved plans throughout the life of the development.
- 10) Turf shall be Premium Bluegrass Mix seed and blanket in all disturbed areas except where sod is noted.
- 11) Once a Landscape Plan has been approved and a Building Permit issued, the Planning and Zoning Administrator may authorize minor revisions to the approved Landscape Plan including the substitution of equivalent planting and ground covers where such revisions do not diminish the benefits of the approved Landscape Plan. As such, revisions shall require the written approval of the Planning and Zoning Administrator.
- 12) Trees and shrubs shall not be located closer than ten (10) feet to fire hydrants, transformers, or other above ground utilities.
- 13) Bare root plants shall not be allowed.
- 14) All planted areas and landscaped islands shall receive a four (4) inch layer of shredded hardwood bark mulch.
- 15) All plant materials shall be field adjusted if the proposed locations are obstructing grading or drainage or are too close to utilities.



DATE: 0801.23
SCALE: NONE
DRAWN: CJD



L103

LANDSCAPE PLAN

KEATING POINTE SUBDIVISION
PARKWAY TREE PLANTING
CHANNAHAN, ILLINOIS

DOWDEN DESIGN GROUP
LANDSCAPE ARCHITECTURE, DESIGN & PLANNING
P.O. BOX 415, LIBERTYVILLE, IL, 60048
DOWDENDESIGNGROUP.COM PHONE: (647) 362-1254

REVISIONS: