PRELIMINARY LANDSCAPE & TREE PRESERVATION PLAN FOR DELEON SUBDIVISION

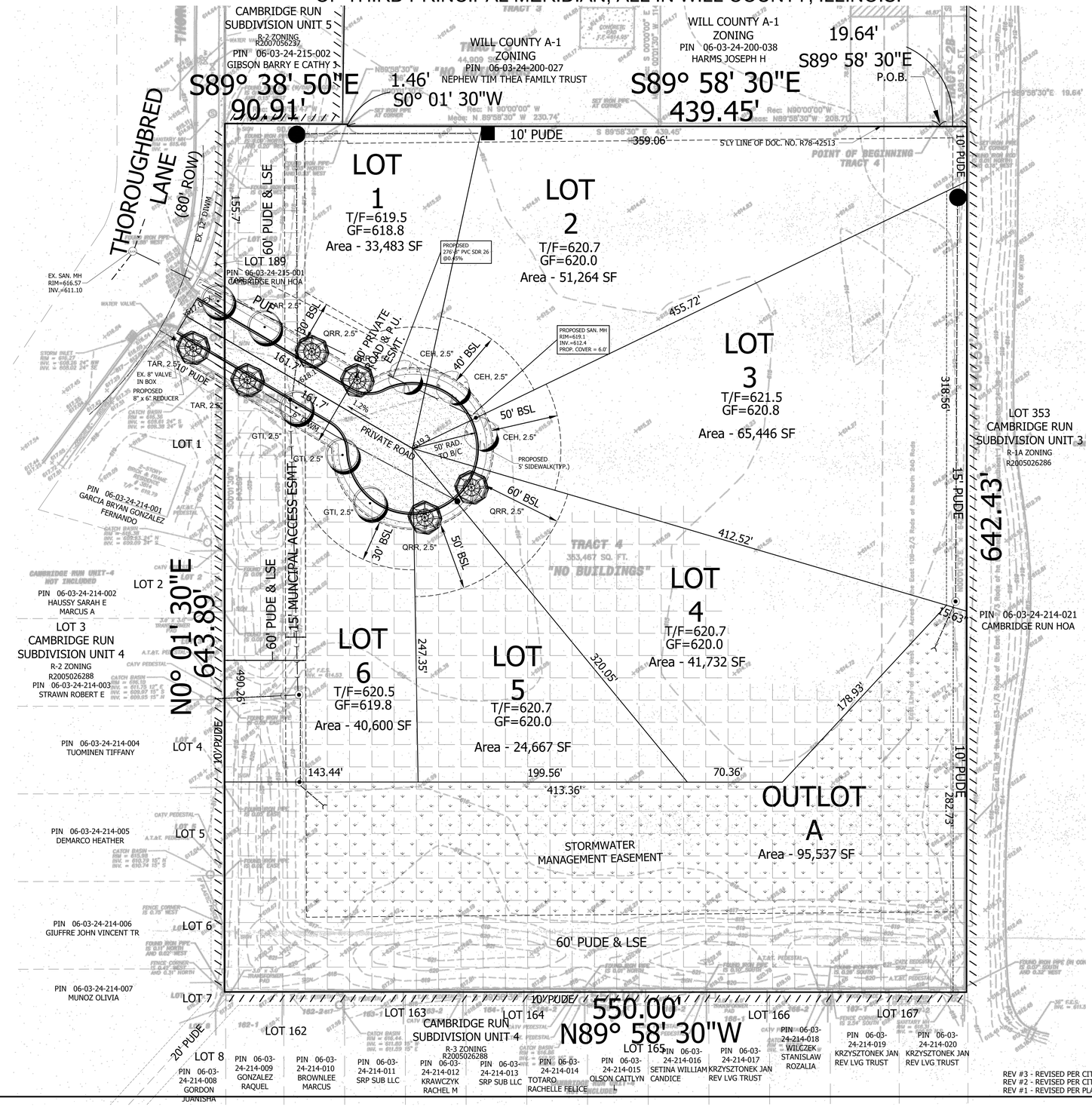
THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 9 EAST OF THIRD PRINCIPAL MERIDIAN, ALL IN WILL COUNTY, ILLINOIS.

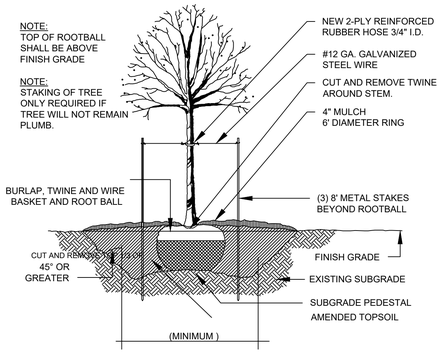
NORTH

GRAPHIC SCALE
40 0 20 40
(IN FEET)
1 inch = 40 ft.

LEGEND

PROPOSED		EXISTING
	BOUNDARY LINE	
	SECTION LINE	
	LOT LINE	
	EASEMENT LINE	
	SETBACK LINE	
	MANHOLE USE NOTED	
OR	CATCH BASIN	OR
OR	INLET	OR
	FLARED END SECTION	
	WATER VALVE IN BOX	
	WATER VALVE VAULT	
	FIRE HYDRANT	
	SANITARY CLEAN OUT	
	B-BOX	
	STORM SEWER	
	UNDER DRAIN	
	SANITARY SEWER	
	SANITARY SERVICE	
W	WATER MAIN	W
G	GAS MAIN	G
E	ELECTRIC LINE	E
T	TELEPHONE LINE	T
	CURB	
	CURB & GUTTER	
	DEPRESSED CURB	
	SIDEWALK	





(Note: Tree Pits shall be dug one foot wider than the root ball)

(Note: New trees shall have their trunks wrapped, in order to prevent evaporation and sunscald)

2 TREE DETAIL
N.T.S.

ENLARGED DETAIL

GENERAL NOTES:

1. THERE ARE EXISTING TREES & SHRUBS TO BE PRESERVED ON THIS PARCEL WITHIN THE EXISTING LANDSCAPE BERMS ALONG WEST & SOUTH LINES OF PROJECT.
2. THERE ARE NO WETLANDS ON THE SUBJECT PROPERTY.
3. THERE IS NO FLOODPLAIN ON THE SUBJECT PROPERTY PER FIRM MAP 17197C0134G, EFFECTIVE 2/15/2019.
4. UNLESS OTHERWISE NOTED,
   ALL FRONT YARD SETBACKS LINES RANGE FROM 30 FEET TO 60 FEET.
   ALL SIDE YARD SETBACKS SHALL BE 10' FEET
5. ALL LOTS SHALL HAVE A 5-FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE) ON EACH SIDEYARD OF THE LOT DOES NOT CONTAIN ANY OTHER SIDEYARD EASEMENT.
6. STORM SEWER SIZES SHALL BE SIZED DURING FINAL DESIGN.
7. ALL LOT OWNERS SHALL MAINTAIN THE ROAD IMPROVEMENTS WITHIN THE PROPOSED PRIVATE ROAD EASEMENT.
8. ALL LOT OWNERS SHALL MAINTAIN THE EXISTING LANDSCAPE EASEMENTS LOCATED ON LOTS 1, 6 & PROPOSED STORMWATER MANAGEMENT PARCEL - OUTLOT A
9. THE OWNER / DEVELOPER WILL NEED TO RECORD COVENANTS THAT ADDRESS THE MAINTENANCE OF ALL SHARED AREAS, INCLUDING THE PRIVATE ROAD, LANDSCAPE EASEMENTS, AND STORM DETENTION AREA OR OUTLOT A, AS PART OF THE FINAL PLANNED UNIT DEVELOPMENT.
10. A REVISED TREE SURVEY WILL BE NEEDED WITH THE FINAL PUD IF IT IS DETERMINED THAT TREES WILL NEED TO BE REMOVED (AS PART OF STORMWATER OR OTHER CIVIL PLANS).

SHADE TREES
2.5" SHADE TREES @ 40' ON CENTER MAXIMUM.
SHADE TREES SHALL BE SPACED AS SHOWN AS SPACE ALLOWS.
SUBSTITUTION OF SPECIES ONLY UPON APPROVAL BY CITY.

SHADE TREE PLACEMENT GUIDANCE
- 15' MINIMUM SPACING FROM STREET LIGHTS
- 10' MINIMUM SPACING FROM STOP SIGNS AND FIRE HYDRANTS
- 8' MINIMUM SPACING FROM DRIVEWAYS
- 5' MINIMUM SPACING FROM UNDERGROUND UTILITIES

Plant List

Symbol	Botanical Name	Common Name	Specification
CEH	CELTIS OCCIDENTALIS 2.5" CALIPER	HACKBERRY	2.5" CALIPER
GTI	GLEDITSIA TRIANCHANTHOS INERMIS VAR.	THORNLESS HONEYLOCUST	2.5" CALIPER
QRR	QUERCUS RUBRA	RED OR ENGLISH OAK	2.5" CALIPER
TAR	TILIA AMERICANA	AMERICAN LINDEN	2.5" CALIPER
TCR	TILIA EUCHLORA	REDMOND LINDEN	2.5" CALIPER

- EXISTING LANDSCAPE EASEMENT PLANTINGS & PROPERTY TREES SHALL BE PRESERVED.A REVISED TREE SURVEY WILL BE NEEDED WITH THE FINAL PUD IF IT IS DETERMINED THAT TREES WILL NEED TO BE REMOVED (AS PART OF STORMWATER OR OTHER CIVIL PLANS).

NOTE:

PUDE PUBLIC UTILITY & DRAINAGE EASEMENT
PUE PUBLIC UTILITY EASEMENT
LSE LANDSCAPE EASEMENT
BSL BUILDING SETBACK LINE
(M) MEASURED
(R) RECORD

PIN 06-03-24-200-036

PT. OF NE1/4 OF SEC. 24, T36N-R9E

SCALE:	FIELDWORK DATE:	REVISED FIELDWORK DATE	DRAWN BY:
1"=40'			CRR

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VILMA KRAUS

FILE NO: R992.01

REV #3 - REVISED PER CITY COMMENTS 9/18/2025
REV #2 - REVISED PER CITY COMMENTS 8/12/2025
REV #1 - REVISED PER PLANNING PRE-SCREEN 7/17/2025

7/14/2025

F.B.
PAGE

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PlotDate: 9/18/2025 3:58 PM Layout: PREL LAND PLAN

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