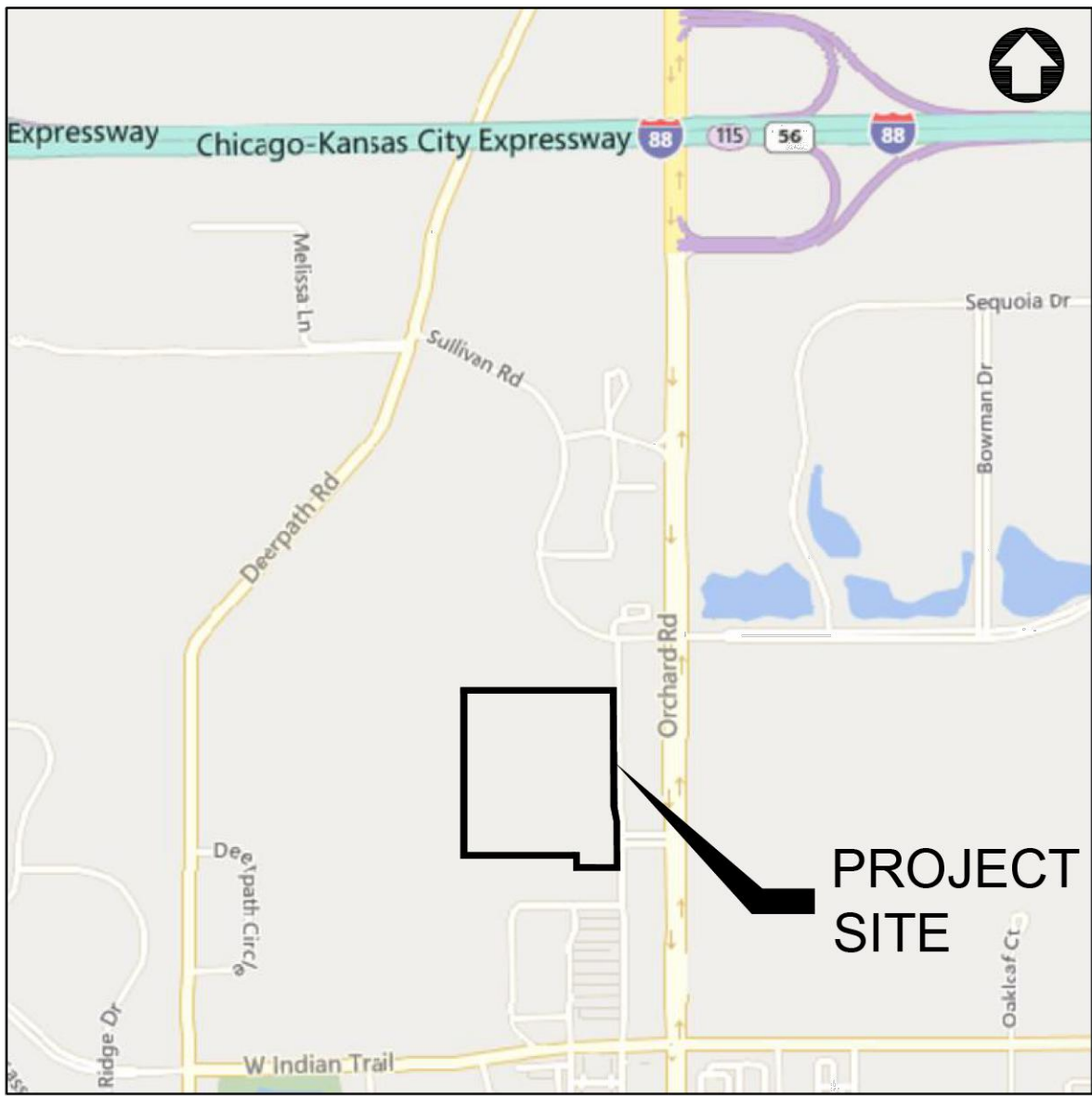


LOCATION MAP



SECTION 12, TOWNSHIP 38N, RANGE 7E

Landscape Plan
for
The Springs at Aurora Subdivision



EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:



PRELIMINARY PLANT LIST

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT	%	SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT	%
CANOPY TREES							EVERGREEN SHRUBS						
AEG	2.5" cal.		Aesculus glabra	Ohio Buckeye	B&B		BUG	18" w.		Buxus micro. x. B. semper. 'Green Velvet'	Green Velvet Boxwood	B&B	
AFA	2.5" cal.		Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	B&B		BUW	18" w.		Buxus micro. x. B. sem. 'Wilson's Charm'	Wilson Northern Charm Boxwood	B&B	
ALG	12' clump		Alnus glutinosa	Common Alder	B&B		IVG	18" w.		Ilex glabra 'SMNIGAB17' (Gem Box)	Gem Box Inkberry Holly	B&B	
ARF	2.5" cal.		Acer rubrum 'Frank Jr.'	Redpointe Red Maple	B&B		JCK	18" w.		Juniperus chinensis 'Kallay's compacta'	Kallay's Compact Juniper	B&B	
AMM	2.5" cal.		Acer miyabei 'Morton'	State Street Miyabe's maple	B&B		JSA	18" w.		Juniperus chinensis 'Sargentii'	Green Sargent Juniper	B&B	
BPW	12' clump		Betula populifolia 'Whitespire'	Whitespire Gray Birch	B&B		JCS	18" ht.		Juniperus chinensis 'Sea Green'	Sea Green Juniper	B&B	
CEO	2.5" cal.		Celtis occidentalis	Common Hackberry	B&B		TMH	18" ht.		Taxus x media 'Hicksii'	Hick's Yew	B&B	
GBP	2.5" cal.		Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B		TMT	18" w.		Taxus x media 'Taunton'	Taunton's Yew	B&B	
GDE	2.5" cal.		Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffeetree	B&B		TME	18" w.		Taxus x media 'Everlow'	Everlow Dense Yew	B&B	
GTS	2.5" cal.		Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	B&B		ORNAMENTAL GRASSES						
LIT	2.5" cal.		Liriodendron tulipifera	Tulip Tree	B&B		CAK	#1 cont.		Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass		
LSM	2.5" cal.		Liquidambar styraciflua 'Moraine'	Moraine American Sweetgum	B&B		CMI	#1 cont.		Carex morrowii 'Ice Dance'	Ice Dance Sedge		
QUB	2.5" cal.		Quercus bicolor	Swamp White Oak	B&B		CHO	#1 cont.		Chasmanthium latifolium	Northern Sea Oats		
QMA	2.5" cal.		Quercus macrocarpa	Bur Oak	B&B		DES	#1 cont.		Deschampsia cespitosa	Tufted Hair Grass		
QUM	2.5" cal.		Quercus muehlenbergii	Chinkapin Oak	B&B		MSZ	#1 cont.		Miscanthus sinensis 'Little Zebra'	Little Zebra Dwarf Japanese Silver Grass		
QUR	2.5" cal.		Quercus rubra	Red Oak	B&B		PAV	#1 cont.		Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass		
QRL	2.5" cal.		Quercus robur 'Long'	Regal Prince Oak	B&B		GROUNDCOVER / PERENNIALS						
NYS	2.5" cal.		Nyssa sylvatica	Black Tupelo	B&B		ACH	#1 cont.		Achillea Millefolium 'Paprika'	Paprika Yarrow	18" O.C.	
TAM	2.5" cal.		Tilia americana 'McKsentry'	American Sentry Linden	B&B		ALS	#1 cont.		Allium 'Summer Beauty'	Summer Beauty Onion	18" O.C.	
TCG	2.5" cal.		Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B&B		AMB	#1 cont.		Amsonia tabernaemontana 'Blue Ice'	Blue Ice Blue Star	18" O.C.	
ULA	2.5" cal.		Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B		AST	#1 cont.		Aster oblongifolius 'October Skies'	October Skies Aromatic Aster	24" O.C.	
ULR	2.5" cal.		Ulmus 'Regal'	Regal Elm	B&B		AAD	#1 cont.		Astilbe arendsii 'Deutschland'	Deutschland False Spirea	18" O.C.	
UNDERSTORY TREES							ACV	#1 cont.		Astilbe chinensis 'Visions'	Visions Astilbe	18" O.C.	
AGF	8' multi.		Acer ginnala 'Flame'	Flame Amur Maple	B&B		BMJ	#1 cont.		Brunnera macrophylla 'Jack Frost'	Jack Frost Siberian Bugloss	18" O.C.	
AGR	8' multi.		Acer griseum	Paper Bark Maple	B&B		CVM	#1 cont.		Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	18" O.C.	
AMG	8' multi.		Amelanchier x grandiflora.	Shadblow Serviceberry	B&B		ECB	#1 cont.		Echinacea x. 'Balsomobianc'	Sombrero Blanco Coneflower	18" O.C.	
COF	8' multi.		Cornus florida	White Flowering Dogwood	B&B		ECP	#1 cont.		Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	24" O.C.	
COM	8' multi.		Cornus mas	Corneliancherry Dogwood	B&B		GAR	#1 cont.		Gaillardia aristata 'Arizona Red Shades'	Arizona Red Shades Blanket Flower	18" O.C.	
MAB	8' multi.		Malus x. 'Beverly'	Beverly flowering Crabapple	B&B		GEM	#1 cont.		Geranium sanguineum 'Max frei'	Max Frei Bloody Cranesbill	18" O.C.	
MAP	8' multi.		Malus x. 'Prairifire'	Prairifire Flowering Crabapple	B&B		HEC	#1 cont.		Hemerocallis x. 'Chicago Apache'	Chicago Apache Daylily	24" O.C.	
MAS	8' multi.		Malus x. 'Spring Snow'	Spring Snow Flowering Crabapple	B&B		HEM	#1 cont.		Hemerocallis x 'Stella de oro'	stella de oro daylily	18" O.C.	
SRI	8' multi.		Syringa reticulata 'Ivory silk'	Ivory Silk Tree Lilac	B&B		HEU	#1 cont.		Heuchera villosa 'Caramel'	Caramel Coral Bells	15" O.C.	
VIP	8' multi.		Viburnum prunifolium	Blackhaw Viburnum	B&B		HFF	#1 cont.		Hosta fortunei 'Francee'	Francee Plantain Lily	36" O.C.	
EVERGREEN TREES							HFG	#1 cont.		Hosta fortunei 'Gold Standard'	Gold Standard Plantain Lily	36" O.C.	
ACO	6' ht.		Abies concolor	White Fir	B&B		LAV	#1 cont.		Lavendula 'Munstead strain'	Munstead English Lavender	24" O.C.	
PIP	6' ht.		Picea pungens	Colorado Green Spruce	B&B		LEU	#1 cont.		Leucanthemum superbum 'becky'	Becky Shasta Daisy	24" O.C.	
PIS	6' ht.		Pinus strobus	White Pine	B&B		NFW	#1 cont.		Nepeta fasseni 'Walker's low'	Walkers Low Catmint	24" O.C.	
PGD	6' ht.		Picea glauca 'Densata'	Black Hills Spruce	B&B		PHD	#1 cont.		Phlox divaricata	Blue Phlox	15" O.C.	
TON	6' ht.		Thuja occidentalis 'Nigra'	Dark Green Arborvitae	B&B		PPD	#1 cont.		Phlox paniculata 'Blue Paradise'	Blue Paradise Garden Phlox	24" O.C.	
DECIDUOUS SHRUBS							RUD	#1 cont.		Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Black-Eyed Susan	18" O.C.	
AAB	18" ht.		Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	B&B		SAG	#1 cont.		Perovskia atriplicifolia 'Denim n Lace'	Denim n Lace Russian Sage	24" O.C.	
AME	18" ht.		Aronia melanocarpa	Black Chokeberry	B&B		SAL	#1 cont.		Salvia nemerosa 'May Night'	May Night Sage	18" O.C.	
BUD	18" ht.		Buddleia 'Grand Cascade'	Grand Cascade Butterfly Bush	B&B		SED	#1 cont.		Sedum x 'Autumn joy'	Autumn Joy Sedum	18" O.C.	
CAM	18" ht.		Cornus alba 'Elegantissima'	Variegated Dogwood	B&B		SOD	sq. yd.		Sodded Lawn			
CEA	18" ht.		Ceanothus americanus	New Jersey Tea	B&B		SEED	sq. yd.		Seeded Lawn			
CEP	18" ht.		Cephalanthus occidentalis	Buttonbush	B&B		APPLY AMERICAN EXCELSIOR PREMIER STRAW W/ BIO. FIBERNET EROSION CONTROL BLANKET STAKED EVERY SQ. YD. ON ALL SEEDED AREAS.						
CSF	18" ht.		Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood	B&B								
CLA	18" ht.		Clethra alnifolia 'Ruby Spice'	Ruby Spice Clethra	B&B								
DKO	18" ht.		Diervilla Kodiak Orange	Orange Kodiak Honeysuckle	B&B								
FMB	18" ht.		Fothergilla major 'Blue Shadow'	Blue Shadow Fothergilla	B&B								
FOG	18" ht.		Fothergilla gardenii	Dwarf Fothergilla	B&B								
FOS	18" ht.		Forsythia x 'sunrise'	Sunrise Forsythia	B&B								
FVB	18" w.		Forsythia viridissima 'bronxensis'	Bronx Greenstem Forsythia	B&B								
HYA	18" ht.		Hydrangea arborescens 'Haas Halo'	Haas Halo Hydrangea	B&B								
HYB	18" ht.		Hydrangea macrophylla 'PILHM-II'	Bloomstruck Endless summer Hydrangea	B&B								
HYP	18" ht.		Hydrangea paniculata 'Peegee Improved'	Peegee Improved Hydrangea	B&B								
HYQ	18" ht.		Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	B&B								
IVS	18" w.		Ilex verticillata 'Southern Gentleman'	Southern Gentleman Winterberry	B&B								
IYW	18" w.		Ilex verticillata 'Winter Red'	Winter Red Winterberry	B&B								
IVH	18" ht.		Itea virginica 'Henrys Garnet'	Henrys Garnet Virginia Sweetspire	B&B								
RAG	18" w.		Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	B&B								
SBT	18" w.		Spiraea betulifolia 'tor'	Tor Birchleaf Spirea	B&B								
SPB	18" ht.		Spiraea x. bumalda 'Anthony Waterer'	Anthony Waterer Spirea	B&B								
STC	18" w.		Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	B&B								
SYM	18" ht.		Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	B&B								
VCC	18" ht.		Viburnum carlesii 'Cayuga'	Cayuga Koreanspice Viburnum	B&B								
VBN	18" ht.		Viburnum nudum 'Bulk'	Brandywine Smooth Witherod	B&B								
VDC	18" ht.		Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Arrowwood Viburnum	B&B								
WFR	18" ht.		Weigela florida 'Red Prince'	Red Prince Old Fashioned Weigela	B&B								

LANDSCAPE DATA TABLE:
CTE'S PROVIDED

	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	196	196
Evergreen Trees	1/3	70	23
Understory Trees	1/3	49	16
Deciduous Shrubs	1/20	1664	83
Evergreen Shrubs	1/20	860	43
Total:		2839	362

LANDSCAPE DATA TABLE:
PLANTING MATERIALS KEY

Note: Symbols are blackline for proposed grayscale for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	196
Evergreen Trees (minimum size 6 feet) Count:	70
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	49
Evergreen Shrubs (minimum of 18 inches) Count:	860
Deciduous Shrubs (minimum of 18 inches) Count:	1664
Ornamental Grasses Count:	62
Perennials Count:	360
Annuals Count:	0
Groundcover Square Footage:	0
Turf (Seeded) Square Footage:	15408
Turf (Sod) Square Footage:	97254
Native Prairie Planting Square Footage:	0
Native Wetland Planting Square Footage:	0

DEVELOPER / OWNER INFORMATION	
Continental R&M Fund, LLC, a Delaware limited liability co.	
COMPANY: By Continental Properties Company, Inc. a Wisconsin corporation, its manager	
CONTACT: Jennifer Patton	
ADDRESS: W134 N8875 Executive Parkway	
CITY: Menomonee Falls STATE: WI ZIP: 53091	
PHONE: 708-388-6160 FAX:	
E-MAIL: J.Arp... jpatton@cpproperties.com	

PROJECT NAME

LANDSCAPE PLAN
for
SPRINGS AT AURORA

1380 & 1444 N. Orchard Rd,
Aurora, Il 60506

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	10/16/2024
2.	Revisions per Comments	11/19/2024

SET TYPE
PRELIMINARY LANDSCAPE
PLANS

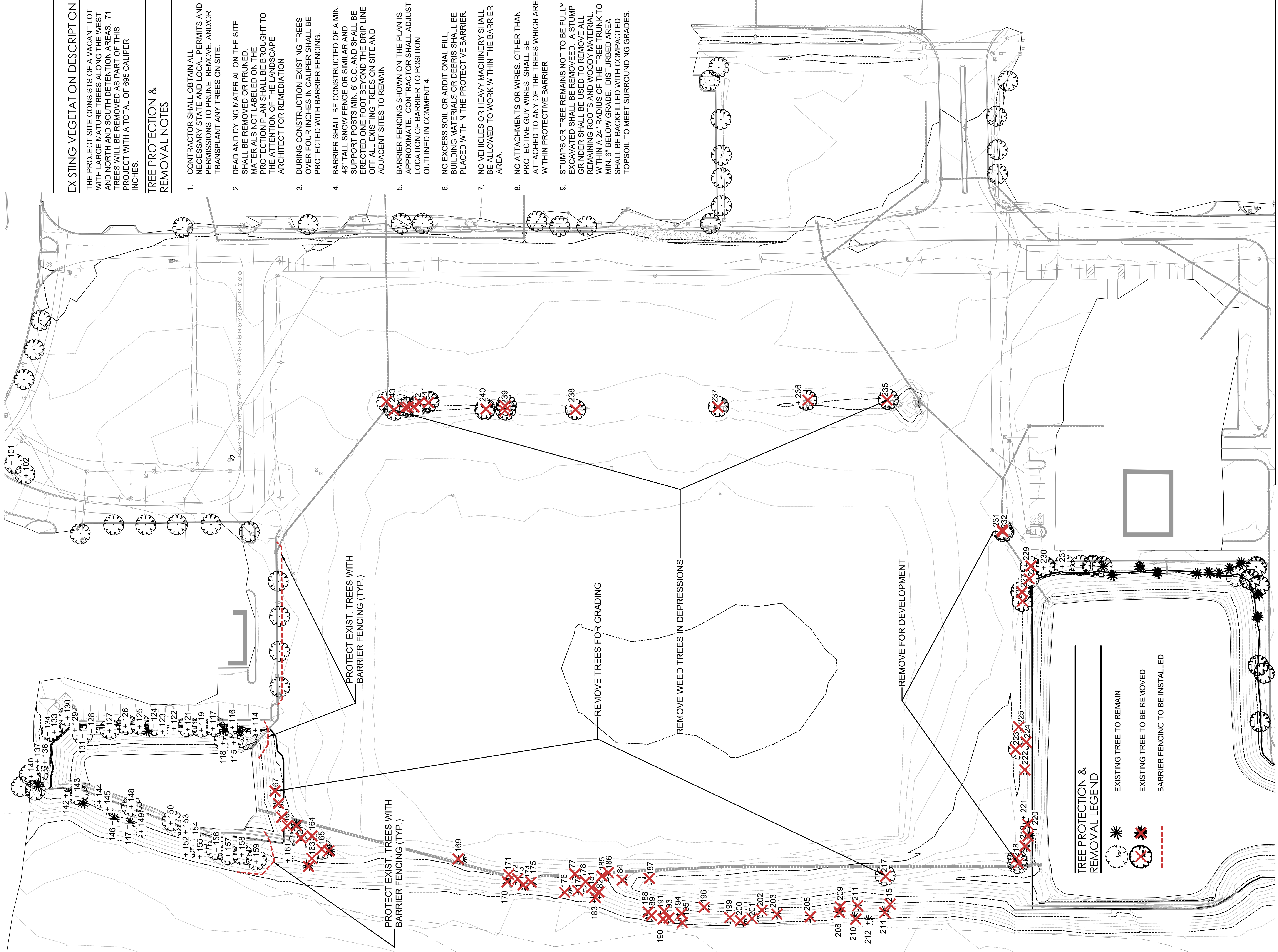
PROJECT NUMBER
2408046

DATE
08-24-2024
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
LANDSCAPE TITLE SHEET

SHEET NUMBER

L.0



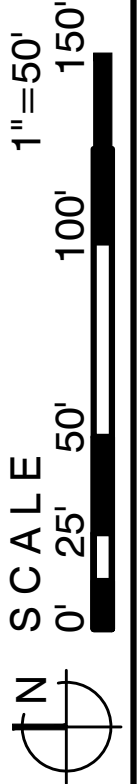
EXISTING VEGETATION DESCRIPTION

THE PROJECT SITE CONSISTS OF A VACANT LOT WITH LARGE MATURE TREES ALONG THE WEST AND NORTH AND SOUTH DETENTION AREAS. 71 TREES WILL BE REMOVED AS PART OF THIS PROJECT WITH A TOTAL OF 695 CALIPER INCHES.

TREE PROTECTION & REMOVAL NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
2. DEAD AND DYING MATERIAL ON THE SITE SHALL BE REMOVED OR PRUNED. MATERIALS NOT LABELED ON THE PROTECTION PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR REMEDIATION.
3. DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
4. BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6" O.C. AND SHALL BE EFFECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
5. BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
6. NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
7. NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
8. NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
9. STUMPS OR TREE REMAINS NOT TO BE FULLY EXCAVATED SHALL BE REMOVED. A STUMP GRINDER SHALL BE USED TO REMOVE ALL REMAINING ROOTS AND WOODY MATERIAL, WITHIN A 24" RADIUS OF THE TREE TRUNK TO MIN. 6" BELOW GRADE. DISTURBED AREA SHALL BE BACKFILLED WITH COMPACTED TOPSOIL TO MEET SURROUNDING GRADES.

1 TREE PROTECTION & REMOVAL PLAN



LG Workshop, LLC
Landscape Architecture
Master Planning
Site Planning
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL



PROJECT TEAM

CIVIL ENGINEER:

CAGE
CIVIL ENGINEERING

DEVELOPER / OWNER INFORMATION

COMPANY: Continental 834 Fund, LLC, a Delaware limited liability co.
CONTACT: Jennifer Patton
ADDRESS: W134 N8875 Executive Parkway
CITY: Menomonee Falls STATE: WI ZIP: 53051
PHONE: 708-388-6160 FAX:
E-MAIL: jrpatt@continental834.com

PROJECT NAME

LANDSCAPE PLAN
for
SPRINGS AT AURORA

1380 & 1444 N. Orchard Rd,
Aurora, IL 60506

DRAWING ISSUED

NO.	TITLE	DATE
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SET TYPE
PRELIMINARY LANDSCAPE
PLANS

PROJECT NUMBER
2408046

DATE
08-24-2024
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
TREE PROTECTION & REMOVAL
PLAN

SHEET NUMBER

L1.1

SEAL



EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:



DEVELOPER / OWNER INFORMATION	
Continental 834 Fund, LLC, a Delaware limited liability co. COMPANY By Continental Properties Company, Inc. a Wisconsin corporation, its manager	
CONTACT: Jennifer Patton	
ADDRESS: W134 N8875 Executive Parkway	
CITY: Menomonee Falls STATE: WI ZIP: 53051	
PHONE: 708-388-6160 FAX:	
E-MAIL:JLP@cpnproperties.com	

PROJECT NAME

LANDSCAPE PLAN
for
SPRINGS AT AURORA

1380 & 1444 N. Orchard Rd,
Aurora, Il 60506

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SET TYPE
PRELIMINARY LANDSCAPE
PLANS

PROJECT NUMBER
2408046

DATE
08-24-2024
DRAWN BY: LCG
APPROVED BY: LCG

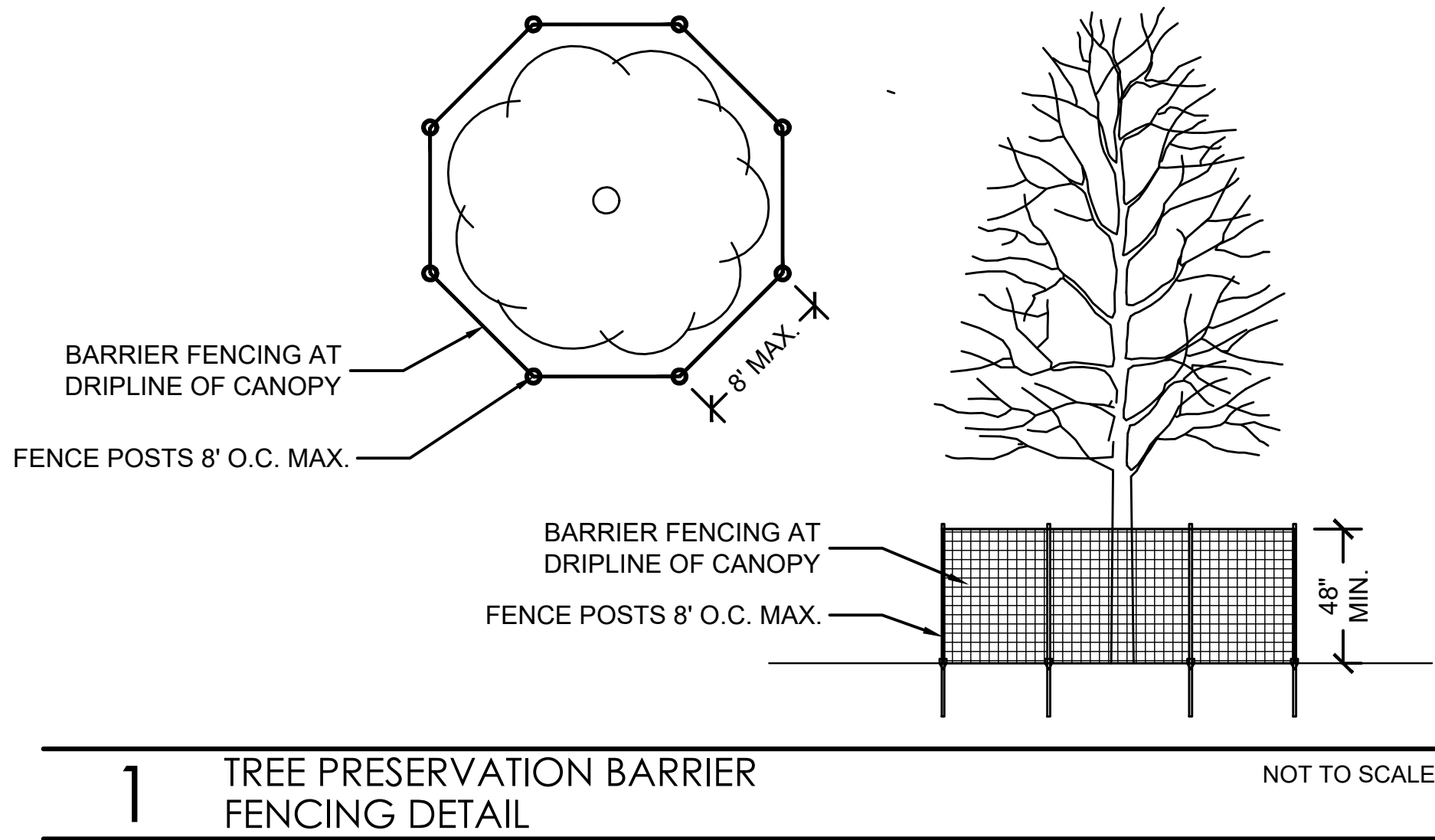
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TREE SURVEY DATA / BARRIER
FENCING DETAIL

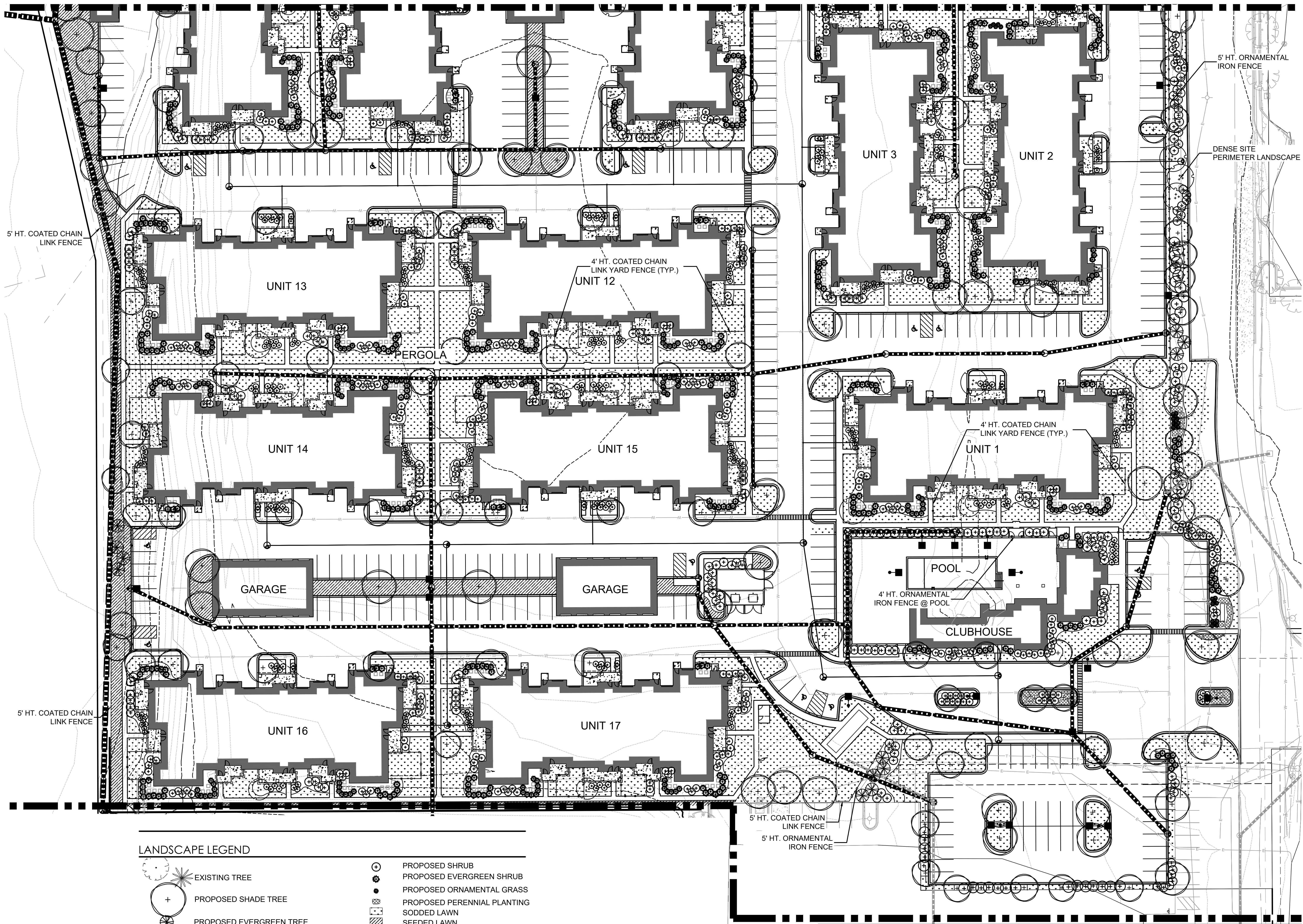
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L1.2

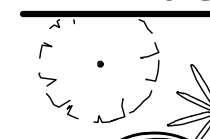
SURVEY OF EXISTING TREES

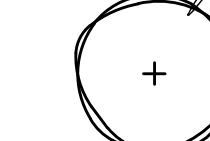
Best 5 1-5					
Number	Size	Common Name	Scientific Name	Condition	Notes
101	15"	Honeylocust	Gleditsia triacanthos v. inermis	5	Off-site, Protect
102	14"	Honeylocust	Gleditsia triacanthos v. inermis	5	Off-site, Protect
103	8"	Honeylocust	Gleditsia triacanthos v. inermis	4	Off-site, Protect
104	9"	Bradford Pear	Pyrus calleryana	4	Off-site, Protect
105	10"	Bradford Pear	Pyrus calleryana	4	Off-site, Protect
106	9"	Bradford Pear	Pyrus calleryana	4	Off-site, Protect
107	10"	Bradford Pear	Pyrus calleryana	4	Off-site, Protect
108	9"	Honeylocust	Gleditsia Triacanthos v. inermis	4	Off-site, Protect
109	11"	Bradford Pear	Pyrus calleryana	4	Off-site, Protect
110	8"	Bradford Pear	Pyrus calleryana	4	Off-site, Protect
111	7"	Bradford Pear	Pyrus calleryana	4	Off-site, Protect
112	8"	Bradford Pear	Pyrus calleryana	4	Off-site, Protect
113	6/4/4"	White Ash	Fraxinus americana	3	Detention
114	12"	Green Spruce	Picea pungens	4	Detention
115	12"	Green Spruce	Picea pungens	4	Detention
116	8"	Green Spruce	Picea pungens	4	Detention
117	13"	Honeylocust	Gleditsia triacanthos v. inermis	4	Detention
118	12"	Green Spruce	Picea pungens	3	Detention
119	12"	Green Spruce	Picea pungens	3	Detention
120	6"	Boxelder	Acer negundo	3	Detention
121	8"	Crabapple	Malus ssp.	3	Detention
122	5"	Crabapple	Malus ssp.	3	Detention
123	8"	Crabapple	Malus ssp.	2	Detention
124	13"	Green Spruce	Picea pungens	5	Detention
125	9"	Green Spruce	Picea pungens	4	Detention
126	6/5/4"	Crabapple	Malus ssp.	3	Detention
127	12"	Green Spruce	Picea pungens	4	Detention
128	8"	Crabapple	Malus ssp.	4	Detention
129	8"	Crabapple	Malus ssp.	3	Detention
130	12/8"	Honeylocust	Gleditsia triacanthos v. inermis	5	Detention
131	14"	Green Spruce	Picea pungens	4	Detention
132	8/8"	Cottonwood	Populus deltoides	3	Detention
133	14"	Green Spruce	Picea pungens	4	Detention
134	12"	Japanese Zelkova	Zelkova serrata	3	Detention
135	8/8"	Boxelder	Acer negundo	4	Detention
136	10"	Green Spruce	Picea pungens	3	Detention
137	6/6"	Boxelder	Acer negundo	2	Detention
138	8"	Boxelder	Acer negundo	3	Detention
139	6"	Boxelder	Acer negundo	4	Detention
140	6/5/3"	Boxelder	Acer negundo	4	Detention
141	10"	Green Spruce	Picea pungens	4	Detention
142	12"	White Pine	Pinus strobus	4	Detention
143	8/6"	Pear	Pyrus ssp.	4	Detention
144	14"	White Pine	Pinus strobus	4	Detention
145	14"	White Pine	Pinus strobus	5	Detention
146	14"	White Pine	Pinus strobus	4	Detention
147	12"	White Pine	Pinus strobus	4	Detention
148	16"	White Ash	Fraxinus americana	4	Detention
149	13"	White Pine	Pinus strobus	3	Detention
150	12/8"	White Pine	Pinus strobus	4	Detention
151	14"	Siberian Elm	Ulmus pumila	3	Detention
152	12"	Green Spruce	Picea pungens	4	Detention
153	12"	Green Spruce	Picea pungens	4	Detention
154	14"	Green Spruce	Picea pungens	4	Detention
155	12"	Green Spruce	Picea pungens	4	Detention
156	7"	Maidenhair Tree	Ginkgo biloba	5	Detention
157	9"	Maidenhair Tree	Ginkgo biloba	4	Detention
158	8"	Green Spruce	Picea pungens	4	Detention
159	14"	Green Spruce	Picea pungens	4	Detention
160	12"	Green Spruce	Picea pungens	4	Detention
161	12"	Green Spruce	Picea pungens	4	Detention
162	14"	Green Spruce	Picea pungens	4	Remove for dev.
163	12"	Green Spruce	Picea pungens	4	Remove for dev.
164	12"	Green Spruce	Picea pungens	4	Remove for dev.
165	12"	Green Spruce	Picea pungens	4	Remove for dev.
166	14"	Green Spruce	Picea pungens	4	Detent.- Remove
167	7/4"	Boxelder	Acer negundo	3	Detent.- Remove
168	13"	Green Spruce	Picea pungens	4	Remove for dev.
169	8"	Green Spruce	Picea pungens	4	Remove for dev.
170	14"	Green Spruce	Picea pungens	3	Remove for dev.
171	7"	Boxelder	Acer negundo	4	Remove for dev.
172	12"	Green Spruce	Picea pungens	3	Remove for dev.
173	12"	Austrian Pine	Pinus nigra	5	Remove for dev.
174	12"	Siberian Elm	Ulmus pumila	3	Remove for dev.
175	8/8"	White Pine	Pinus strobus	4	Remove for dev.
176	8"	White Pine	Pinus strobus	4	Remove for dev.
177	7"	White Pine	Pinus strobus	4	Remove for dev.
178	10"	White Pine	Pinus strobus	4	Remove for dev.
179	12"	White Pine	Pinus strobus	4	Remove for dev.
180	8"	Boxelder	Acer negundo	2	Remove for dev.
181	14"	White Pine	Pinus strobus	4	Remove for dev.
182	14"	White Pine	Pinus strobus	4	Remove for dev.
183	14"	White Pine	Pinus strobus	4	Remove for dev.
184	8"	White Pine	Pinus strobus	2	Remove for dev.
185	14"	White Pine	Pinus strobus	4	Remove for dev.
186	14"	White Pine	Pinus strobus	4	Remove for dev.
187	12"	White Pine	Pinus strobus	4	Remove for dev.
188	10"	White Pine	Pinus strobus	4	Remove for dev.
189	10"	White Pine	Pinus strobus	4	Remove for dev.
190	8/8/8"	Boxelder	Acer negundo	3	Remove for dev.
191	7"	White Pine	Pinus strobus	3	Remove for dev.
192	8"	Boxelder	Acer negundo	3	Remove for dev.
193	9"	Boxelder	Acer negundo	3	Remove for dev.
194	14"	White Pine	Pinus strobus	3	Remove for dev.
195	14"	White Pine	Pinus strobus	4	Remove for dev.
196	7"	Boxelder	Acer negundo	3	Remove for dev.
197					
198					
199	14"	White Pine	Pinus strobus	4	Remove for dev.
200	9"	Bald Cypress	Taxodium distichum	2	Remove for dev.
201	11"	Bald Cypress	Taxodium distichum	2	Remove for dev.





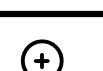
LANDSCAPE LEGEND

 EXISTING TREE

 PROPOSED SHADE TREE

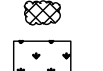
 PROPOSED EVERGREEN TREE

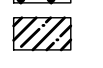
 PROPOSED ORNAMENTAL TREE

 PROPOSED SHRUB

 PROPOSED EVERGREEN SHRUB

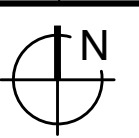
 PROPOSED ORNAMENTAL GRASS

 PROPOSED PERENNIAL PLANTING

 SODDED LAWN

 SEEDED LAWN

1 LANDSCAPE PLAN SOUTH

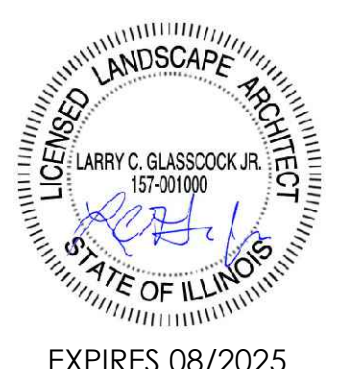
 N

SCALE
0' 15' 30' 60' 1"=30'
90'

LG Landscape Architecture
Workshop, LLC Master Planning
Site Planning

1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com

SEAL



PROJECT TEAM

CIVIL ENGINEER:

 CAGE
CIVIL ENGINEERING

DEVELOPER / OWNER INFORMATION

Continental 834 Fund, LLC, a Delaware limited liability co.
COMPANY By Continental Properties Company, Inc., a Wisconsin corporation, its manager

CONTACT: Jennifer Patton

ADDRESS: W134 N8875 Executive Parkway

CITY: Menomonee Falls STATE: WI ZIP: 53091

PHONE: 708-388-6160 FAX:

E-MAIL: JPatton@cpproperties.com

PROJECT NAME

LANDSCAPE PLAN
for
SPRINGS AT AURORA

1380 & 1444 N. Orchard Rd,
Aurora, IL 60506

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	10/16/2024
2.	Revisions per Comments	11/19/2024

SET TYPE
PRELIMINARY LANDSCAPE
PLANS

PROJECT NUMBER
2408046

DATE
08-24-2024
DRAWN BY: LCG
APPROVED BY: LCG

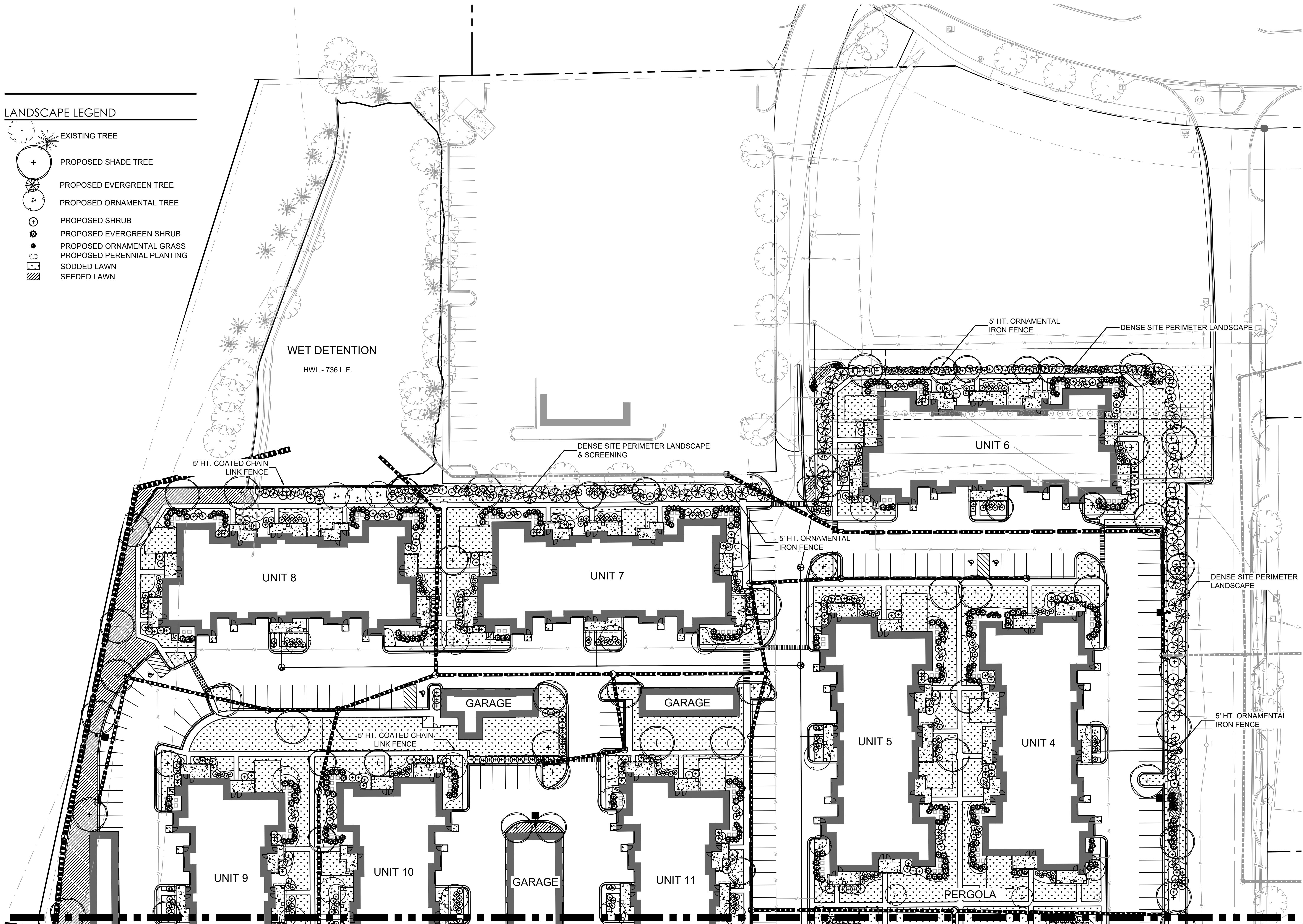
SHEET TITLE
LANDSCAPE PLAN
SOUTH

SHEET NUMBER

L2.1

LANDSCAPE LEGEND

-  EXISTING TREE
-  PROPOSED SHADE TREE
-  PROPOSED EVERGREEN TREE
-  PROPOSED ORNAMENTAL TREE
-  PROPOSED SHRUB
-  PROPOSED EVERGREEN SHRUB
-  PROPOSED ORNAMENTAL GRASS
-  PROPOSED PERENNIAL PLANTING
-  SODDED LAWN
-  SEEDED LAWN



1 LANDSCAPE PLAN NORTH

N
SCALE
0' 15' 30' 60' 1"=30'
90'

LG Workshop, LLC
Landscape Architecture
Master Planning
Site Planning
1955 N. Wilmot Ave
Chicago, IL 60647
ph. 773.697.4388
www.LGWLA.com
SEAL



PROJECT TEAM

CIVIL ENGINEER:



DEVELOPER / OWNER INFORMATION
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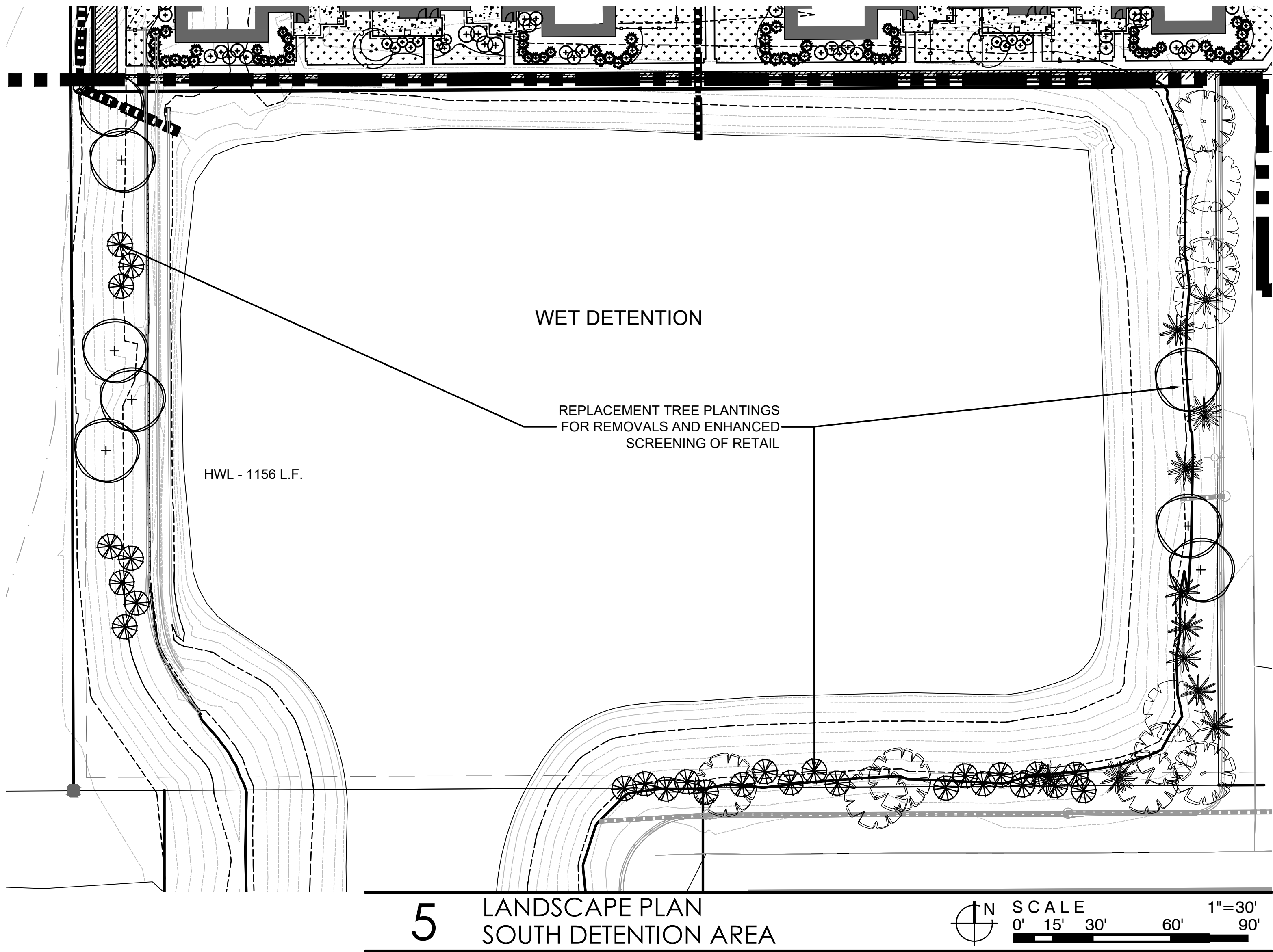
PROJECT NUMBER
2408046

DATE
08-24-2024
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
LANDSCAPE PLAN
NORTH

SHEET NUMBER

L2.2



LANDSCAPE NOTES

1. CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS

2. ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AURORA LANDSCAPING CODES AND ZONING ORDINANCES.

3. PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.

4. ALL PLANT MATERIALS (EXCEPT FOR GROUNDCOVER, ANNUALS, AND PERENNIALS) SHALL BE BALLED AND BURLAPPED STOCK AND MEET CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARD FOR NURSERY STOCK (ANSI 260.1-1986) OR EQUAL. PLANT MATERIALS MUST BE SUPPLIED WITHIN A 150 MILE RADIUS OF PROJECT SITE. CONTRACTOR MAY SUBSTITUTE CONTAINER STOCK FOR SHRUBS IF SIZES ARE EQUAL TO SPECIFIED B&B STOCK, WITH THE APPROVAL OF THE LANDSCAPE ARCHITECT.

5. IF SPECIFIED PLANTS ARE NOT AVAILABLE AT THE TIME OF ORDERING, PLANTS WITH SIMILAR WHOLESALE VALUE AND LANDSCAPE CHARACTERISTICS MAY BE SUBSTITUTED UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT AND VILLAGE STAFF.

6. SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.

7. DISTURBED AREAS TO RECEIVE SOD SHALL BE TILLED TO 6" DEPTH AND FINE GRADED TO PROVIDE SMOOTH BASE SURFACE. IF EXISTING SOIL IS A MAJORITY OF CLAY OR UNSUITABLE, 2" OF FINE GRADED TOPSOIL SHALL BE ADDED PRIOR TO TILLING. EXISTING SOD AREAS SHALL HAVE TURF REMOVED WITH AUTOMATED SODCUTTER OR HAND SPACE TO REMOVE ALL BLADES AND ROOTS. 1" OF FINE GRADED TOPSOIL SHALL BE TILLED AND GRADED.

8. TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
9. ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 3 INCH LAYER OF DARK CHOCOLATE SHREDDED HARDWOOD MULCH. BEDS ADJACENT TO POOL AREA SHALL RECEIVE 3" DEPTH WASHED LIGHT GRAY/BROWN STONE MULCH (1.5"-2" SIZE). COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.

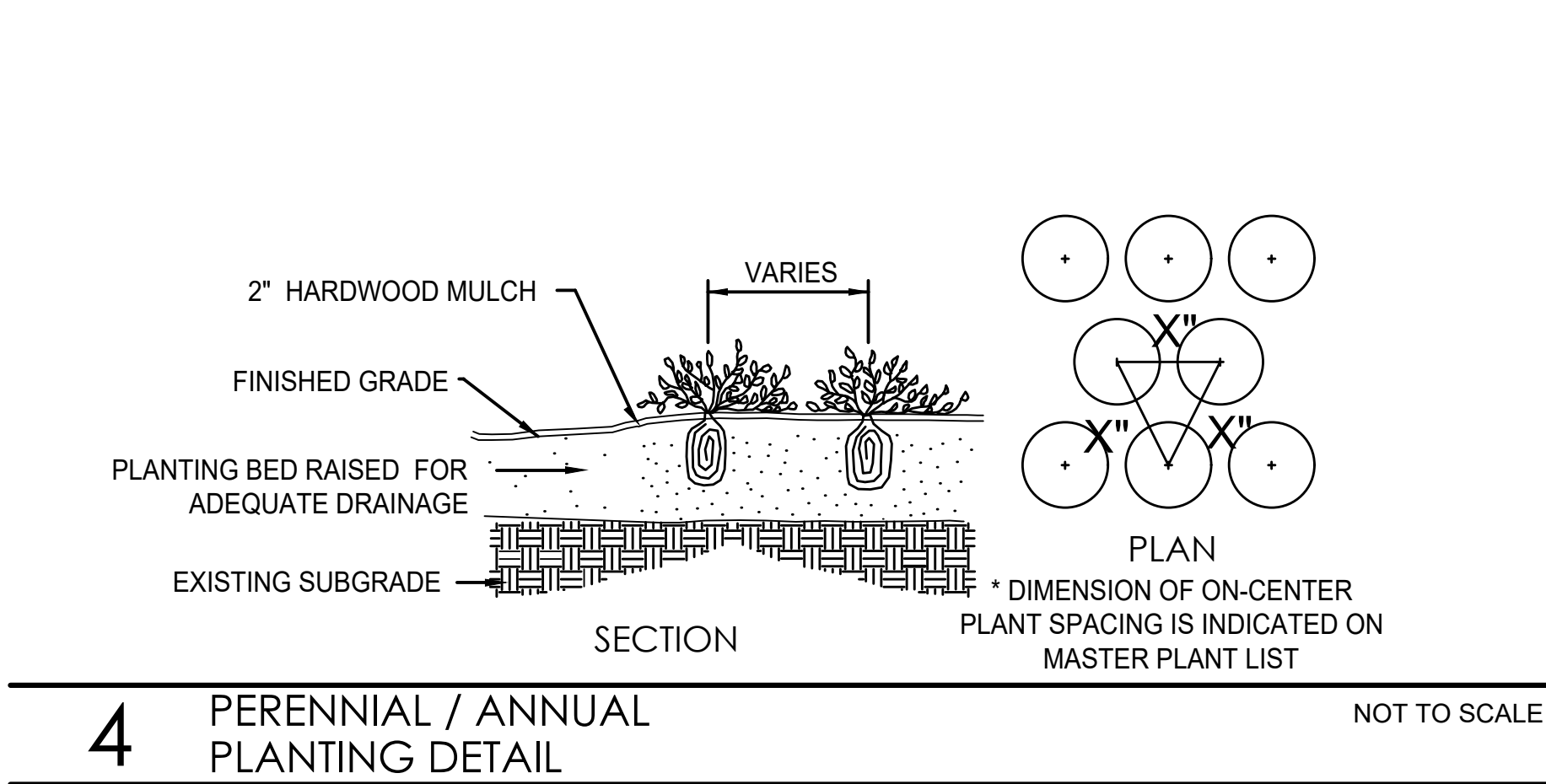
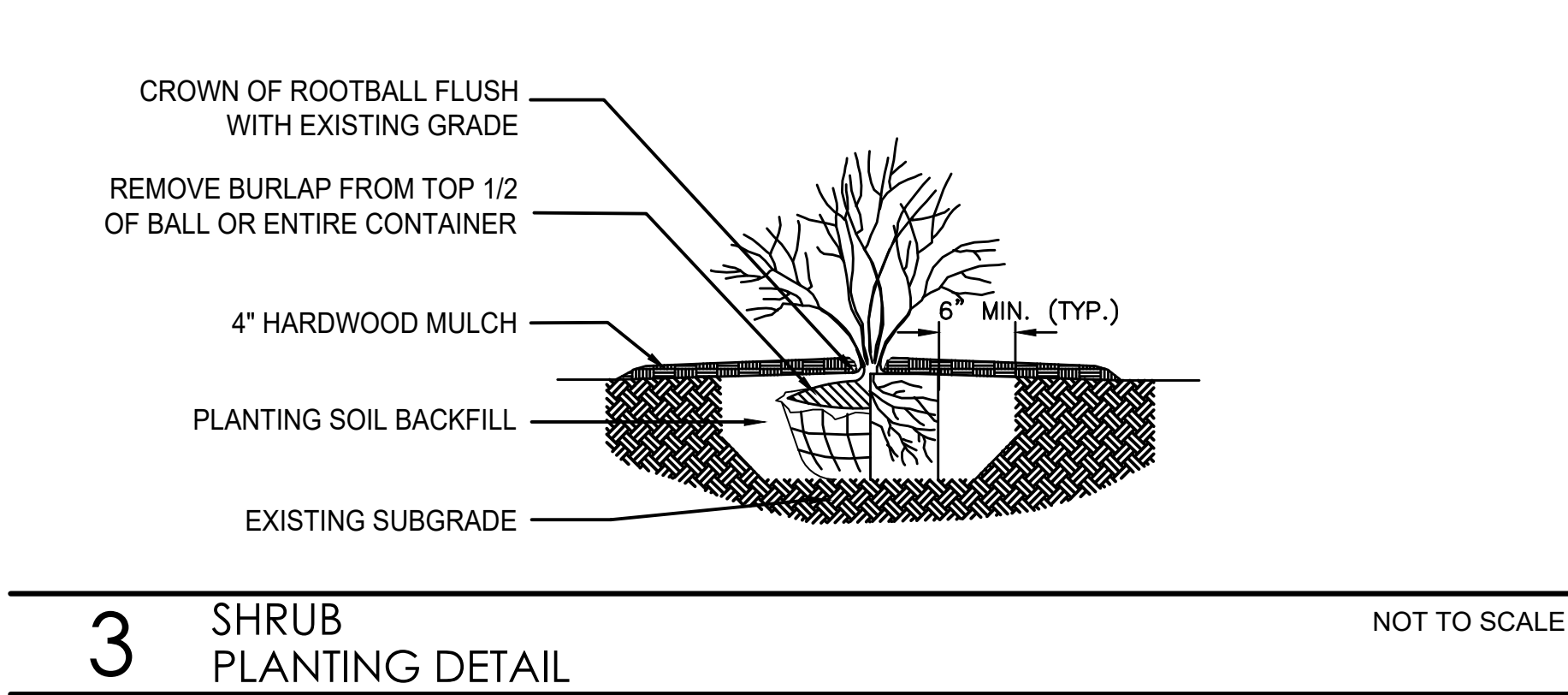
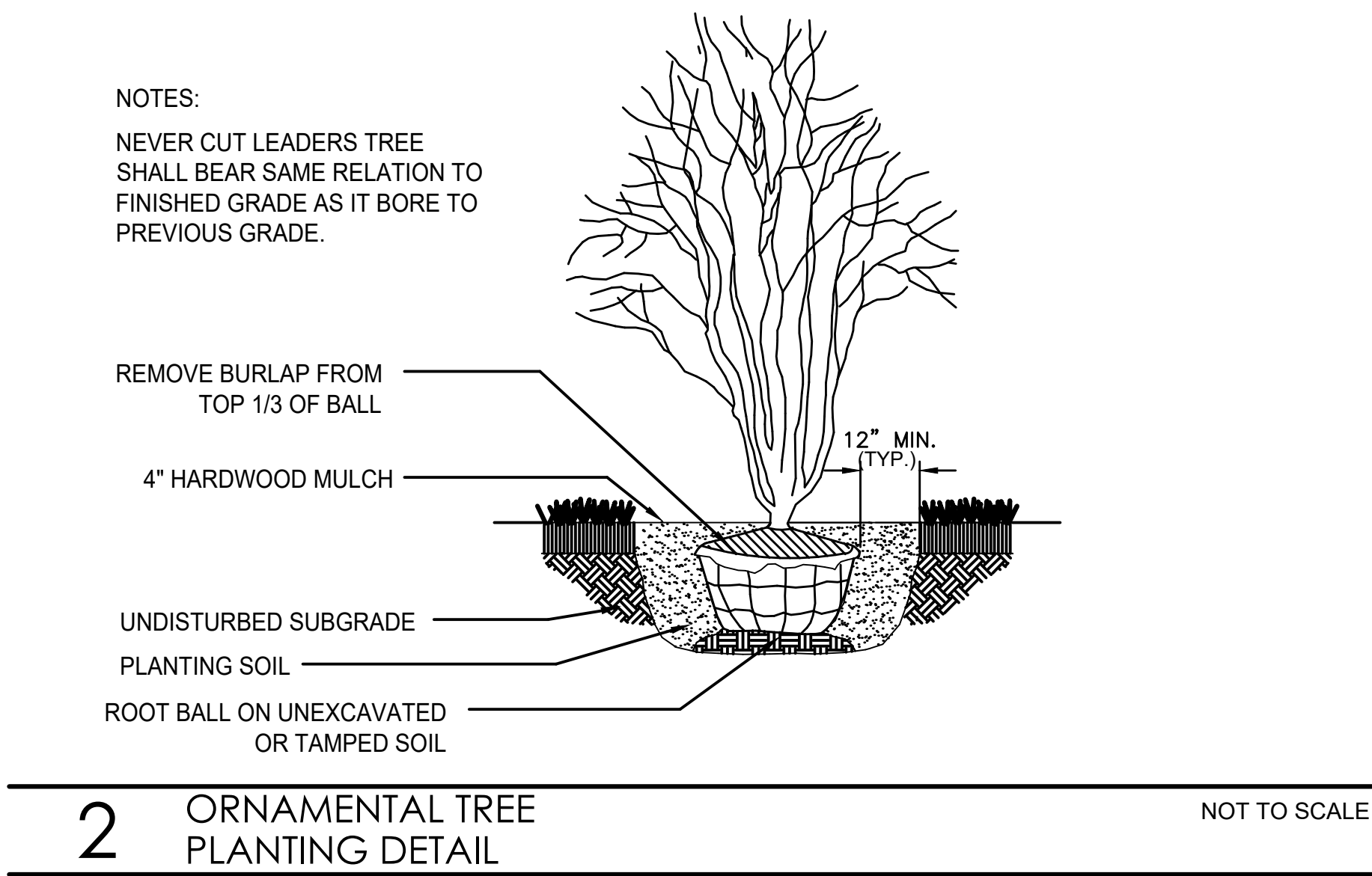
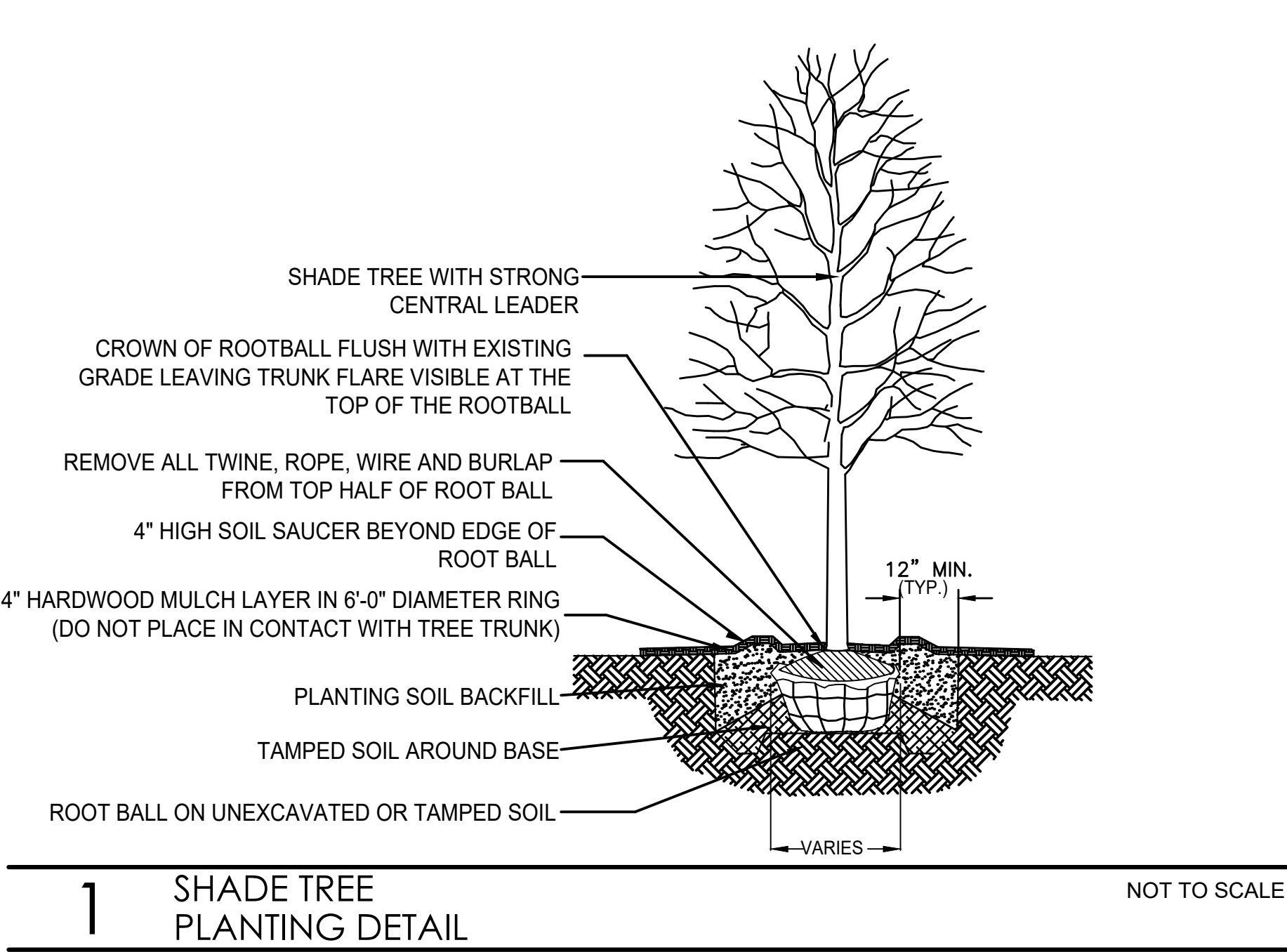
10. NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.

11. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE OWNER A BONDED WRITTEN ONE-YEAR WARRANTY AGREEMENT (BEGINNING ON THE OWNER'S POSSESSION DATE). THIS AGREEMENT SHALL COVER MAINTENANCE, REPAIR, AND REPLACEMENT OF ALL DEAD OR DAMAGED LANDSCAPING TO PRESERVE THE SAME QUANTITY AND QUALITY AS INITIALLY APPROVED.

12. CONTRACTOR SHALL PROVIDE A SEPARATE ESTIMATE FOR AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM FOR COMPLETE EFFECTIVE COVERAGE OF ALL LAWN AREAS AND SHRUB BEDS. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR APPROVAL AND APPLY FOR ALL NECESSARY PERMITS PRIOR TO COMMENCING WORK. IRRIGATION PLANS SHALL INCLUDE HUNTER PRO-C CONTROLLER W/WIRELESS SOLAR SYNC STATION AND HUNTER SPRAYHEADS AND NOZZLES. IRRIGATION WORK SHALL BE WARRANTY ALL LABOR AND MATERIALS FOR 1 FULL YEAR AFTER INSTALLATION AND TESTING.

13. SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDDED LAWN. PRIOR TO SEEDING, 2" OF FINE TOPSOIL SHALL BE TILLED INTO EXIST SOIL MIXTURE. A MIX CONSISTING OF ROUGHLY 30 % BLUEGRASS / 30% FINE FESCUES / 40% RYE GRASSES (AND TACKIFIER FOR HYDROSEEDING) SHALL BE APPLIED AT MANUFACTURERS SPECIFIED RATES FOR NEW LAWNS BETWEEN 5 AND 10 LBS PER 1,000 SF.

14. TREES AND SHRUBS SHALL NOT BE LOCATED CLOSER THAN TEN (10) FEET TO FIRE HYDRANTS, TRANSFORMERS OR OTHER ABOVE GROUND UTILITIES. ANY DISCREPANCY ON THE PLAN RELATED TO THESE PROXIMATE UTILITIES SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT FOR RESOLUTION.



PROJECT TEAM



DEVELOPER / OWNER INFORMATION	
Continental 834 Fund, LLC, a Delaware limited liability co. COMPANY, by: Continental Properties Company, Inc., a Wisconsin corporation, its manager	
CONTACT:	Jennifer Patton
ADDRESS:	W134 N8875 Executive Parkway
CITY:	Menomonee Falls
STATE:	WI
ZIP:	53051
PHONE:	708-388-6160
FAX:	
E-MAIL:	Arnpj...patton@cpproperties.com

PROJECT NAME

LANDSCAPE PLAN
for
SPRINGS AT AURORA

1380 & 1444 N. Orchard Rd,
Aurora, IL 60506

DRAWING ISSUED

NO.	TITLE	DATE
1.	Preliminary Review	10/16/2024
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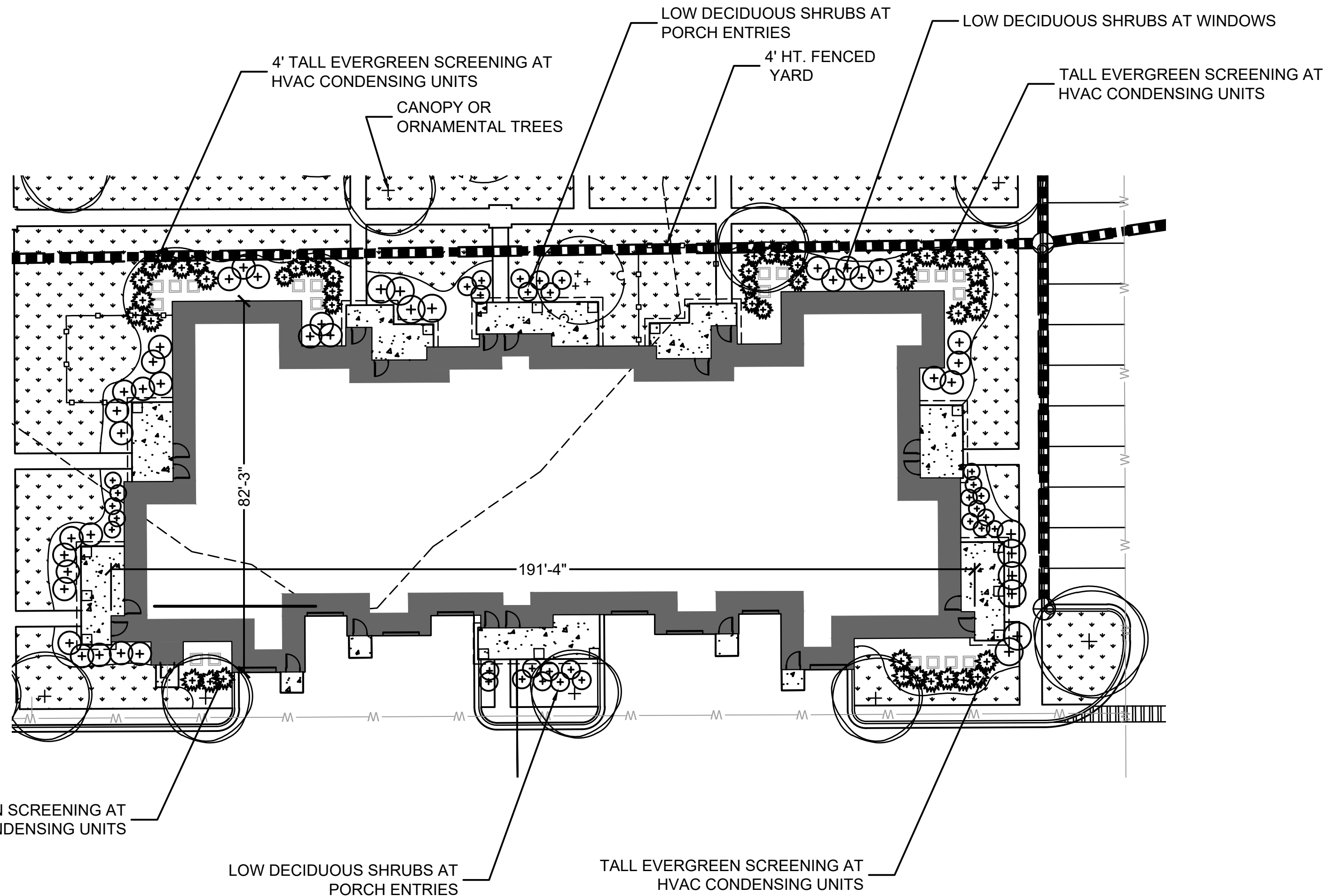
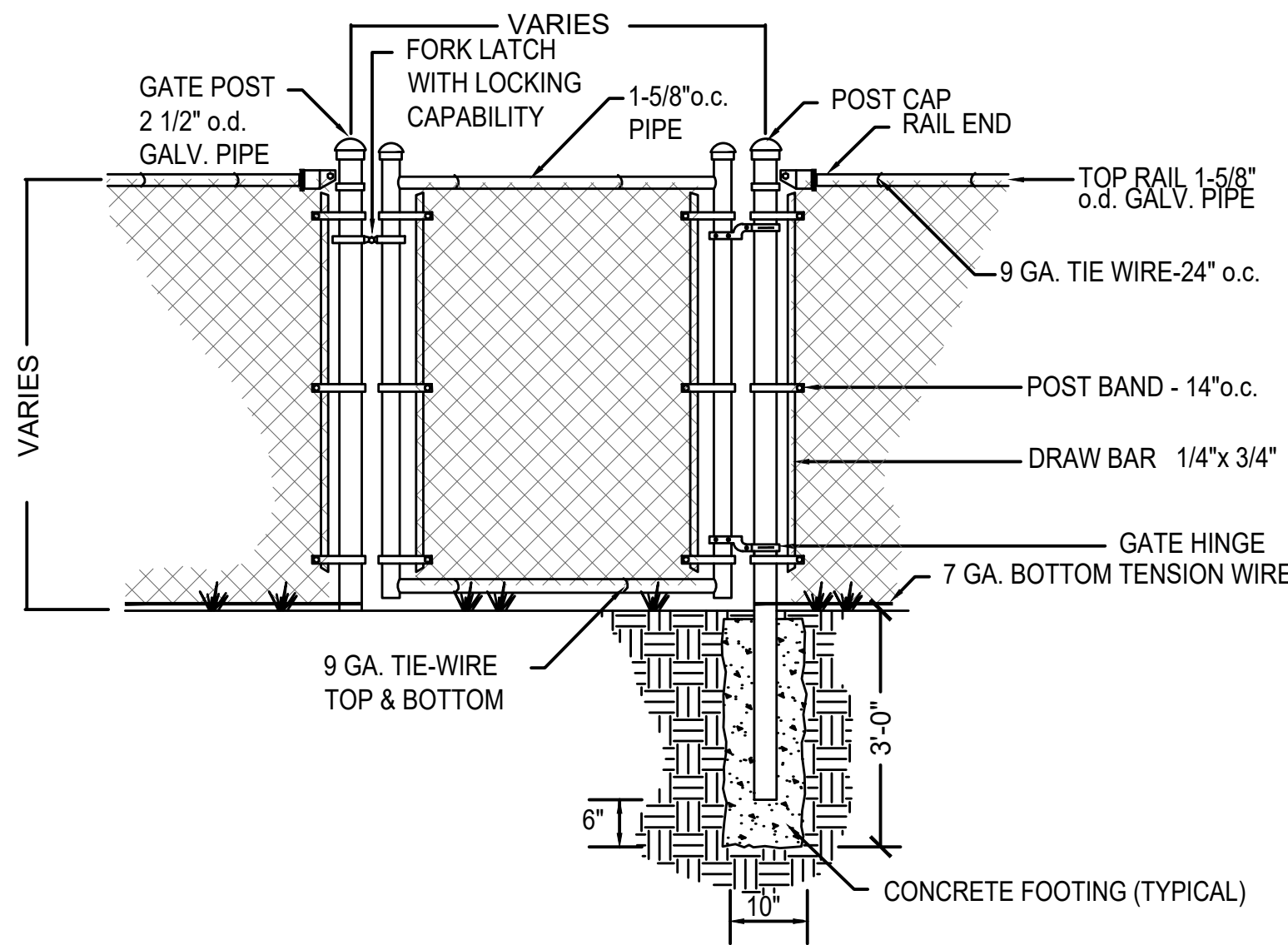
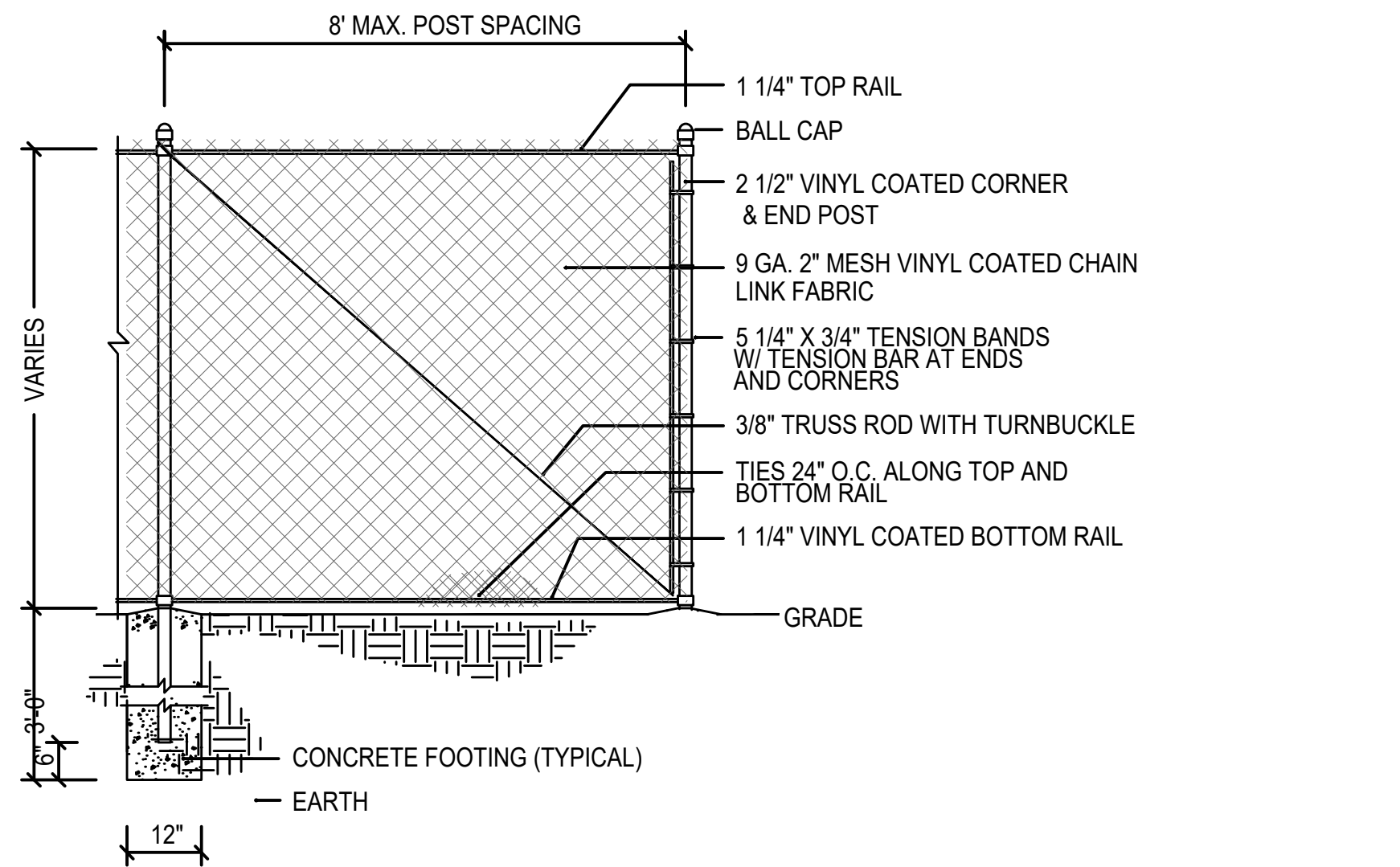
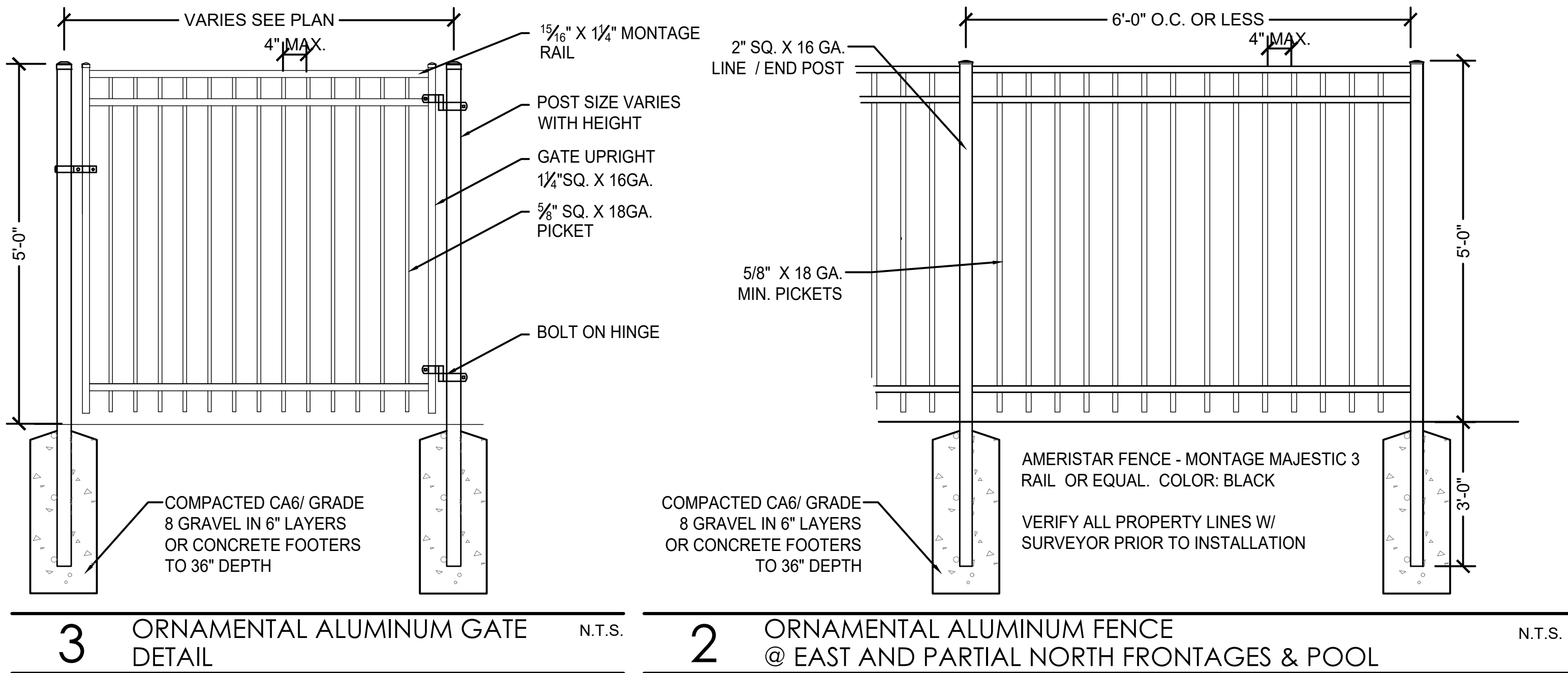
PROJECT NUMBER
2408046

DATE
08-24-2024
DRAWN BY: LCG
APPROVED BY: LCG

SHEET TITLE
LANDSCAPE DETAILS &
NOTES

SHEET NUMBER

L3.1



CITY LANDSCAPE CALCULATIONS SHEET

DESCRIPTION	REQUIREMENT	AREA / LENGTH	DETAILS
TOTAL SITE		1,485,477 S.F. 34.10 Acres	
TOTAL BUILDING		226,118 S.F.	
TOTAL PARKING	Square footage of parking area / vehicle use area	733,839 S.F.	
DETENTION FACILITIES	Detention facilities. Provide five canopy tree equivalents per 100 feet of high water line. A minimum of 25% of the required canopy tree equivalent shall be non-canopy tree planting material.	HWL=1860 L.F. / 100 = 18.6 X .75 = 14 TREES =5 CTE'S	47 EXIST. CANOPY TREES 29 EXIST. EVERGREEN TREES 1 1/3 47 10 57 CTE *DO WE NOT GET CREDIT FOR EXISTING TREES?
STREET TREE REQUIREMENT	Street tree requirement. Provide three canopy trees per 100 feet of right-of-way frontage, in the parkway on each side of each public street...	N/A	N/A
PERIMETER YARD REQUIREMENT	Provide three canopy tree equivalents per 100 feet of lot perimeter	1,060 L.F. Perim. / 100 = 10.6 X 3 = 31.8 CTE	CANOPY TREES EVERGREEN TREES UNDERSTORY TREES SHRUBS PERENNIAL / GROUNDCOVERS 21 8 3 164 360 1 1/3 1/3 1/20 0 21 3 1 8 0 33.0 CTE
BUFFER YARD REQUIREMENT	... by planting two canopy tree equivalents per one hundred feet of lot line, of which fifty percent (50%) shall be non-canopy tree planting material.	N/A	N/A
PARKING LOT INTERNAL REQUIREMENT	A 9' by 19' landscaped island ...shall be established for every 20 parking spaces. Said islands shall be planted with 1.5 canopy tree equivalents with the preferred planting material mix including one canopy tree	329 SPACES / 20 = 16.4 TREES X 1.5 = 24.6 CTE	32 ISLANDS 26 CANOPY TREES
FOUNDATION PLANTING REQUIREMENT	Provide one canopy tree equivalent per 100 lineal feet of building foundation to effectively relate the structure to the landscape, of which 100% of the requirement shall be non canopy tree planting material.	TOTAL FOUNDATION= 674 X 17= 11,458 + 500 (CH) =11958 / 100 = 119.6 CTE	UNDERSTORY TREES SHRUBS Additional plantings EVERGREEN TREES UNDERSTORY TREES SHRUBS 28 1860 22 18 238 1/3 1/20 1/3 1/20 9 90 7 6 12 25 CTE
DWELLING UNIT REQUIREMENTS	Provide 1 canopy tree equivalent per dwelling unit located around and/or adjacent to the structure.	340 D.U.'S = 340 CTE	CANOPY TREES UNDERSTORY TREES SHRUBS 197 48 2524 1 1/3 1/20 228 16 126 370 CTE



PROJECT TEAM

CIVIL ENGINEER:

CAGE
 CIVIL ENGINEERING

DEVELOPER / OWNER INFORMATION
 Continental 834 Fund, LLC, a Delaware limited liability co.
 COMPANY: By Continental Properties Company, Inc., a Wisconsin corporation, its manager
 CONTACT: Jennifer Patton
 ADDRESS: W134 N8875 Executive Parkway
 CITY: Menomonee Falls STATE: WI ZIP: 53091
 PHONE: 708-388-6160 FAX:
 E-MAIL: JPatton@cpproperties.com

PROJECT NAME

LANDSCAPE PLAN
 for
 SPRINGS AT AURORA

1380 & 1444 N. Orchard Rd,
 Aurora, IL 60506

DRAWING ISSUED

NO. TITLE DATE
 1. Preliminary Review 10/16/2024
 2. Revisions per Comments 11/19/2024

SET TYPE
 PRELIMINARY LANDSCAPE
 PLANS

PROJECT NUMBER
 2408046

DATE
 08-24-2024
DRAWN BY: LCG **APPROVED BY:** LCG

SHEET TITLE
 TYPICAL UNIT PLAN / CTE
 DATA / FENCING

SHEET NUMBER

L3.2

Springs at Aurora
1380 N. Orchard Rd. Aurora, IL
Preliminary Landscape Cost Estimate
11/15/2024

LG Workshop, LLC
Landscape Architecture | Site Planning
1955 N. Wilmot Ave. Chicago, IL, 60647
Direct: 773.697.4388 www.LGWLA.com

Landscape Items

Item	Qty.	Unit	Unit Price	Total
Tree - Deciduous - 2.5" Cal.	197	EACH	\$800.00	\$157,600.00
Tree - Ornamental - 6' Ht.	48	EACH	\$480.00	\$23,040.00
Tree - Evergreen - 6' Ht. STD	70	EACH	\$780.00	\$54,600.00
Tree - Evergreen - 6' Ht. FST	14	EACH	\$620.00	\$8,680.00
Shrub - Deciduous - 24" Ht.	1097	EACH	\$105.00	\$115,185.00
Shrub - Deciduous - 18" Ht.	548	EACH	\$72.00	\$39,456.00
Shrub - Evergreen - 24" Ht.	860	EACH	\$210.00	\$180,600.00
Ornamental Grass - #1 Cont.	62	EACH	\$52.00	\$3,224.00
Perennial - Std. - #1 Cont.	1200	EACH	\$40.00	\$48,000.00
Sod Lawn	10806	SQ. YD.	\$ 7.00	\$75,642.00
Seeded Lawn	1712	SQ. YD.	\$ 1.40	\$2,396.80
Erosion Control Blanket	1712	SQ. YD.	\$ 3.00	\$4,500.00
Subtotal				\$630,385.00
10% contingency				\$63,038.50
Total				\$693,423.50