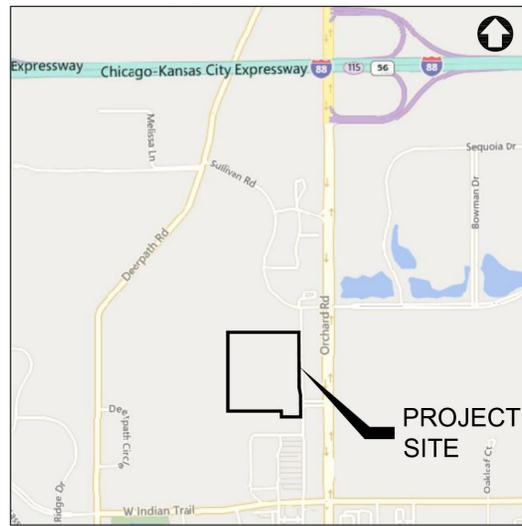


LOCATION MAP



SECTION 12, TOWNSHIP 38N, RANGE 7E

# Landscape Plan for The Springs at Aurora Subdivision

Landscape Implementation Data Table: Plant List by Category							
	QTY	Percent	SYM	BOTANICAL NAME (Family / Genus / Species)	COMMON NAME	SIZE	COMMENTS
<b>Canopy Trees</b>	18	8%	AEG	Aesculus glabra	Ohio Buckeye	2.5" cal.	
	6	3%	AFA	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman	2.5" cal.	
	8	3%	AMM	Acer miyabei 'Morton'	State Street Miyabe's m	2.5" cal.	
	8	3%	ARF	Acer rubrum 'Frank Jr.'	Redpointe Red Maple	2.5" cal.	
	16	7%	BPW	Betula populifolia 'Whitespire'	Whitespire Gray Birch	2.5" cal.	
	19	8%	CEO	Celtis occidentalis	Common Hackberry	2.5" cal.	
	14	6%	GBA	Ginkgo biloba 'Autumn Gold'	Autumn Gold Ginkgo	2.5" cal.	
	16	7%	GBP	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maider	2.5" cal.	
	19	8%	GDE	Gymnocladus dioicus 'Espresso'	Espresso Kentucky Coffe	2.5" cal.	
	10	4%	GTS	Gleditsia triacanthos 'Shademaste	Shademaster Honeylocu	2.5" cal.	
	8	3%	LIT	Liriodendron tulipifera	Tulip Tree	2.5" cal.	
	13	6%	NYS	Nyssa sylvatica	Black Tupelo	2.5" cal.	
	11	5%	QRR	Quercus robur Regal Prince	Regal Prince English Oak	2.5" cal.	
	10	4%	QUB	Quercus bicolor	Swamp White Oak	2.5" cal.	
	9	4%	QUR	Quercus rubra	Red Oak	2.5" cal.	
	14	6%	TAM	Tilia americana 'MckSentry'	American Sentry Linden	2.5" cal.	
	13	6%	TCG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Lin	2.5" cal.	
	13	6%	ULA	Ulmus davidiana var. japonica 'Mc	Accolade Elm	2.5" cal.	
10	4%	ULH	Ulmus 'Heritage'	Heritage Elm	2.5" cal.		
<b>Total:</b>	<b>235</b>	<b>100%</b>					
<b>Evergreen Trees</b>	13	23%	ACO	Abies concolor	White Fir	6' ht.	
	16	28%	PGD	Picea glauca 'Densata'	Black Hills Spruce	6' ht.	
	15	26%	PIP	Picea pungens	Green Spruce	6' ht.	
	13	23%	PIS	Pinus strobus	Eastern White Pine	6' ht.	
	<b>Total:</b>	<b>57</b>	<b>100%</b>				
<b>Understory Trees</b>	12	28%	AMG	Amelanchier x grandiflora.	Shadblow Serviceberry	8' ht.	
	7	15%	COF	Cornus florida	White Flowering Dogwo	8' ht.	
	3	3%	COM	Cornus mas	Corneliancherry Dogwo	8' ht.	
	6	6%	MAP	Malus x. 'Prairifire'	Prairifire Flowering Crab	8' ht.	
	10	11%	SRI	Syringa reticulata 'Ivory silk'	Ivory Silk Tree Lilac	8' ht.	
	5	5%	VIP	Viburnum prunifolium	Blackhaw Viburnum	8' ht.	
<b>Total:</b>	<b>43</b>	<b>100%</b>					
<b>Deciduous Shrubs</b>	47	2%	AAB	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	24" ht.	
	92	4%	AMA	Aronia melanocarpa	Black Chokeberry	24" ht.	
	99	4%	BUD	Buddleia 'Pugster Blue'	Pugster Blue Butterfly B	24" ht.	
	88	4%	CAM	Cornus alba 'Elegantissima'	Variegated Dogwood	24" ht.	
	100	4%	CEA	Ceanothus americanus	New Jersey Tea	24" ht.	
	96	4%	CEP	Cephalanthus occidentalis	Buttonbush	24" ht.	
	107	5%	CSF	Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dog	24" ht.	
	89	4%	CLA	Clethra alnifolia 'Hummingbird'	Hummingbird Summers	24" ht.	
	69	3%	DKO	Diervilla Kodiak Orange	Orange Kodiak Honeysu	24" ht.	
	55	2%	FOS	Forsythia x 'sunrise'	Sunrise Forsythia	24" ht.	
	136	6%	FVB	Forsythia viridissima 'bronxensis'	Bronx Greenstem Forsyt	18" w.	
	74	3%	HYA	Hydrangea arborescens 'Annabell	Annabelle Hydran	24" ht.	
	57	3%	HYB	Hydrangea macrophylla 'PIIHM-II'	Bloomstruck Endless sur	24" ht.	
	64	3%	HYP	Hydrangea paniculata 'Peegee Im	Peegee Improved Hydra	24" ht.	
	34	1%	HYQ	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	24" ht.	
	72	3%	POB	Physocarpus opulifolium 'Monlo'	Diabolo Ninebark	24" ht.	
	166	7%	RAG	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Suma	18" w.	
	142	6%	SBT	Spiraea betulifolia 'tor'	Tor Birchleaf Spiraea	18" w.	
	155	7%	SPB	Spiraea x. bumalda 'Anthony Wat	Anthony Waterer Spiraea	24" ht.	
	126	6%	STC	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	18" w.	
	130	6%	SYM	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	24" ht.	
	129	6%	VCC	Viburnum carlesii 'Cayuga'	Cayuga Koreanspice Vib	24" ht.	
	73	3%	VDC	Viburnum dentatum 'Chicago Lus	Chicago Lustre Arrowwo	24" ht.	
	74	3%	VNB	Viburnum nudum 'Bulk'	Brandywine Smooth Wit	24" ht.	
	<b>Total:</b>	<b>2274</b>	<b>100%</b>				
<b>Evergreen Shrubs</b>	131	24%	BUW	Buxus micro. x. B. sem. 'Wilson's	Wilson Northern Charm	18" w.	
	20	4%	JCK	Juniperus chin. Pfitz. 'Kallay's Com	Kallay Compact Pfitzer J	18" w.	
	97	18%	JCS	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" ht.	
	34	6%	TME	Taxus x media 'Everlow'	Everlow Dense Yew	18" w.	

LANDSCAPE DATA TABLE:  
PLANTING MATERIALS KEY

Existing Canopy Trees - Varies - Count:	43
Existing Evergreen Trees - Varies - Count:	45
Canopy Trees (minimum size 2.5 caliper) Count:	235
Evergreen Trees (minimum size 6 feet) Count:	57
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	43
Evergreen Shrubs (minimum of 18 inches) Count:	552
Deciduous Shrubs (minimum of 18 inches) Count:	2274
Ornamental Grasses Count:	596
Perennials Count:	319
Annuals Count:	0
Groundcover Square Footage:	0
Turf (Seeded) Square Footage:	4174
Turf (Sod) Square Footage:	79016
Native Prairie Planting Square Footage:	1797
Native Wetland Planting Square Footage:	6758

Landscape Data Table: CTEs Provided			
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	235	235
Evergreen Trees	1/3	57	19
Understory Trees	1/3	43	14
Deciduous Shrubs	1/20	2274	114
Evergreen Shrubs	1/20	552	28
<b>Total:</b>		<b>3161</b>	<b>410</b>

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

SEAL



EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:



DEVELOPER / OWNER INFORMATION

Continental 834 Fund, LLC, a Delaware limited liability co.  
COMPANY: Continental Properties Company, Inc. a Wisconsin corporation  
CONTACT: Jennifer Palko  
ADDRESS: W134 N6975 Executive Parkway  
CITY: Menomonee Falls STATE: WI ZIP: 53051  
PHONE: 708-388-6160 FAX:  
E-MAIL: Amy.jatto@continental.com

PROJECT NAME

LANDSCAPE PLAN  
for  
SPRINGS AT AURORA

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

DRAWING ISSUED

NO.	TITLE	DATE
1.	For Approval	06/06/25
2.	Per City Comments	07/10/25

SET TYPE  
LANDSCAPE PLANS

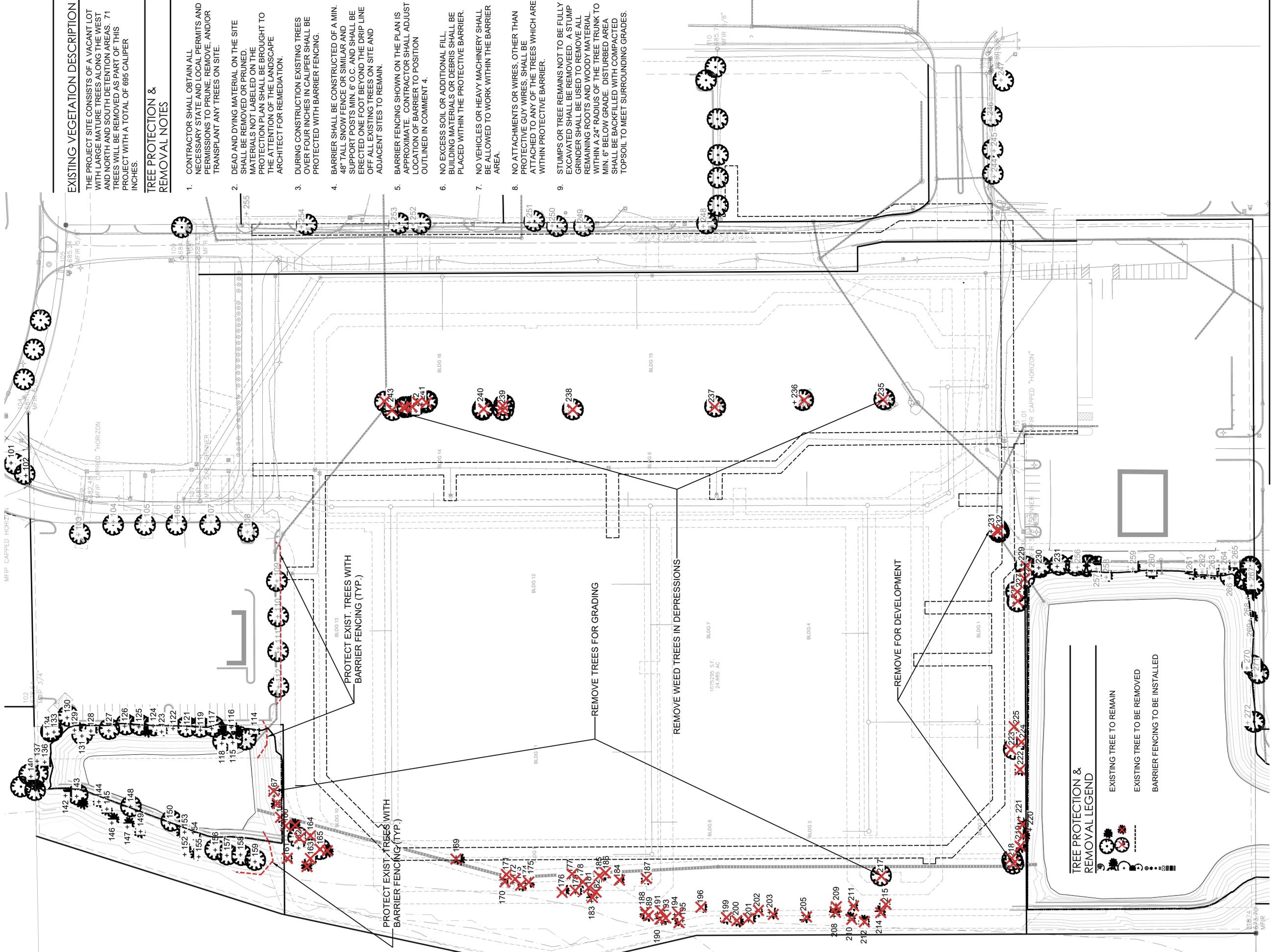
PROJECT NUMBER  
2408046

DATE  
08-23-2025  
DRAWN BY: LCG APPROVED BY: LCG

SHEET TITLE  
LANDSCAPE TITLE SHEET

SHEET NUMBER

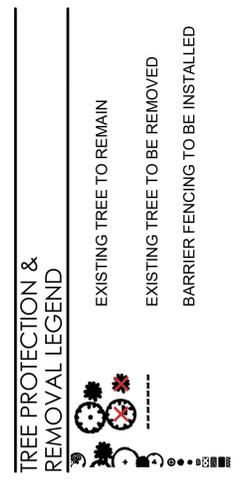
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**EXISTING VEGETATION DESCRIPTION**  
 THE PROJECT SITE CONSISTS OF A VACANT LOT WITH LARGE MATURE TREES ALONG THE WEST AND NORTH AND SOUTH DETENTION AREAS. 71 TREES WILL BE REMOVED AS PART OF THIS PROJECT WITH A TOTAL OF 695 CALIPER INCHES.

**TREE PROTECTION & REMOVAL NOTES**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY STATE AND LOCAL PERMITS AND PERMISSIONS TO PRUNE, REMOVE, AND/OR TRANSPLANT ANY TREES ON SITE.
- 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.
- DURING CONSTRUCTION EXISTING TREES OVER FOUR INCHES IN CALIPER SHALL BE PROTECTED WITH BARRIER FENCING.
- BARRIER SHALL BE CONSTRUCTED OF A MIN. 48" TALL SNOW FENCE OR SIMILAR AND SUPPORT POSTS MIN. 6" O.C. AND SHALL BE ERECTED ONE FOOT BEYOND THE DRIP LINE OFF ALL EXISTING TREES ON SITE AND ADJACENT SITES TO REMAIN.
- BARRIER FENCING SHOWN ON THE PLAN IS APPROXIMATE. CONTRACTOR SHALL ADJUST LOCATION OF BARRIER TO POSITION OUTLINED IN COMMENT 4.
- NO EXCESS SOIL OR ADDITIONAL FILL, BUILDING MATERIALS OR DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE BARRIER.
- NO VEHICLES OR HEAVY MACHINERY SHALL BE ALLOWED TO WORK WITHIN THE BARRIER AREA.
- NO ATTACHMENTS OR WIRES, OTHER THAN PROTECTIVE GUY WIRES, SHALL BE ATTACHED TO ANY OF THE TREES WHICH ARE WITHIN PROTECTIVE BARRIER.
- 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**



**PROJECT TEAM**

CIVIL ENGINEER:  
**CAGE**  
 CIVIL ENGINEERING

**DEVELOPER / OWNER INFORMATION**  
 Continental B34 Fund, LLC, a Delaware limited liability co.  
 COMPANY: Continental Properties Company, Inc. a Wisconsin corporation, its manager  
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 ADDRESS: W134 N6975 Executive Parkway  
 CITY: Menomonee Falls STATE: WI ZIP: 53051  
 PHONE: 708-368-6160 FAX:  
 E-MAIL: Amy.janko@continental.com

**PROJECT NAME**

LANDSCAPE PLAN  
 for  
 SPRINGS AT AURORA

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

**DRAWING ISSUED**

NO.	TITLE	DATE
1.	For Approval	06/06/25

**SET TYPE**  
 LANDSCAPE PLANS

**PROJECT NUMBER**  
 2408046

**DATE**  
 08-23-2025  
**DRAWN BY:** LCG **APPROVED BY:** LCG

**SHEET TITLE**  
 TREE PROTECTION & REMOVAL PLAN

**SHEET NUMBER**

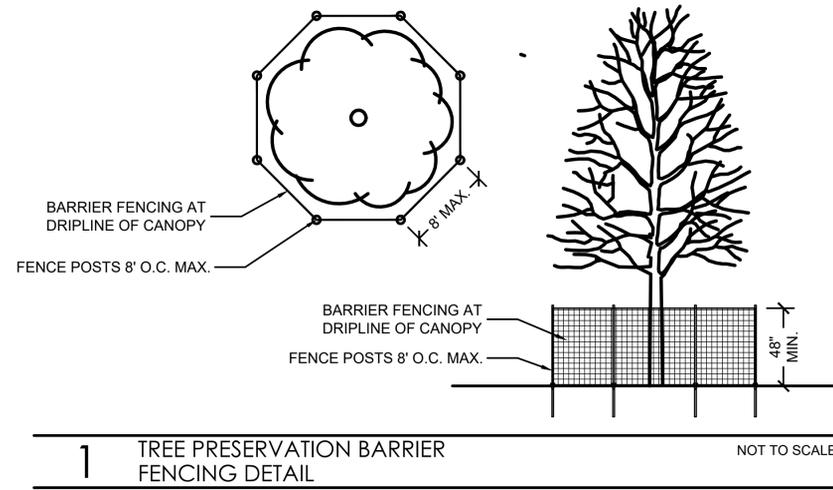
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SURVEY OF EXISTING TREES

Best 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.

202	16"	White Pine	Pinus strobus	4	Remove for dev.
203	6/4/3"	River Birch	Betula nigra	5	Remove for dev.
204					
205	18"	White Pine	Pinus strobus	4	Remove for dev.
206					
207					
208	14"	White Pine	Pinus strobus	3	Remove for dev.
209	12"	White Pine	Pinus strobus	4	Remove for dev.
210	8/6/6"	Green Spruce	Picea pungens	4	Remove for dev.
211	14"	Green Spruce	Picea pungens	4	Remove for dev.
212	12"	Green Spruce	Picea pungens	3	Remove for dev.
213					
214	8"	Green Spruce	Picea pungens	4	Remove for dev.
215	12"	Green Spruce	Picea pungens	4	Remove for dev.
216					
217	7"	Siberian Elm	Ulmus pumila	3	Remove for dev.
218	6/6/6"	Boxelder	Acer negundo	2	Detent.- Remove
219	6/6/6"	Boxelder	Acer negundo	3	Detent.- Remove
220	14"	White Pine	Pinus strobus	4	Detent.- Remove
221	10"	White Pine	Pinus strobus	4	Detent.- Remove
222	8/8"	White Pine	Pinus strobus	4	Detent.- Remove
223	7"	Green Spruce	Picea pungens	3	Detent.- Remove
224	10"	White Ash	Fraxinus americana	3	Detent.- Remove
225	8"	Green Spruce	Picea pungens	4	Detent.- Remove
226	5/6"	White Pine	Pinus strobus	4	Detent.- Remove
227	11"	Cottonwood	Populus deltoides	3	Detent.- Remove
228	7"	Crabapple	Malus ssp.	4	Detent.- Remove
229	6/6/4"	Crabapple	Malus ssp.	3	Detent.- Remove
230	8"	Crabapple	Malus ssp.	3	Detent.- Remove
231	10"	Honeylocust	Gleditsia triacanthos v. inermis	5	
232	8/4/4"	Cottonwood	Populus deltoides	3	
233					
234					
235	6/5/4"	Boxelder	Acer negundo	3	depress. Remove
236	6/5/4"	Pear	Pyrus ssp.	4	depress. Remove
237	6/5/5"	Boxelder	Acer negundo	3	depress. Remove
238	6"	Cottonwood	Populus deltoides	3	depress. Remove
239	6/4"	Cottonwood	Populus deltoides	3	depress. Remove
240	6/4"	Cottonwood	Populus deltoides	3	depress. Remove
241	6"	Cottonwood	Populus deltoides	3	depress. Remove
242	6"	Cottonwood	Populus deltoides	3	depress. Remove
243	6"	Cottonwood	Populus deltoides	3	depress. Remove
244	7"	Freeman Maple	Acer x freemanii	5	Off-site, Protect
245	4"	Freeman Maple	Acer x freemanii	5	Off-site, Protect
246	12"	Freeman Maple	Acer x freemanii	5	Off-site, Protect
247	8"	Crabapple	Malus ssp.	5	Off-site, Protect
248	8"	White Oak	Quercus Alba	5	Off-site, Protect
249	9"	Littleleaf Linden	Tilia cordata	5	Off-site, Protect
250	10"	Littleleaf Linden	Tilia cordata	5	Off-site, Protect
251	10"	Littleleaf Linden	Tilia cordata	5	Off-site, Protect
252	4"	Red Maple	Acer rubrum	4	Off-site, Protect
253	10"	Freeman Maple	Acer x freemanii	5	Off-site, Protect
254	10"	Freeman Maple	Acer x freemanii	5	Off-site, Protect
255	4"	Red Maple	Acer Rubrum	4	Off-site, Protect
256	5"	Crabapple	Malus ssp.	4	Detention
257	8"	White Pine	Pinus strobus	3	Detention
258	10"	White Pine	Pinus strobus	4	Detention
259	8"	White Pine	Pinus strobus	3	Detention
260	8"	White Pine	Pinus strobus	4	Detention
261	9"	White Pine	Pinus strobus	4	Detention
262	10"	White Pine	Pinus strobus	4	Detention
263	10"	White Pine	Pinus strobus	4	Detention
264	8"	White Pine	Pinus strobus	4	Detention
265	12"	Boxelder	Acer negundo	3	Detention
266	7"	Boxelder	Acer negundo	3	Detention
267	6"	Crabapple	Malus ssp.	3	Detention
268	10"	White Pine	Pinus strobus	4	Detention
269	12"	White Pine	Pinus strobus	3	Detention
270	6"	Boxelder	Acer negundo	3	Detention
271	5/5/4"	River Birch	Betula nigra	3	Detention
272	5"	Pear	Pyrus ssp.	5	Detention
71			Total Removed trees - Excluding Dead and Buckthorn		
695			Total Cal. Inches for removal - Excluding Dead and Buckthorn		



SEAL



EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:



DEVELOPER / OWNER INFORMATION

Continental 834 Fund, LLC, a Delaware limited liability co.  
 COMPANY: Continental Properties Company, Inc. a Wisconsin corporation, 15 WINDSOR  
 CONTACT: Jennifer Palko  
 ADDRESS: W134 N8975 Executive Parkway  
 CITY: Menomonee Falls STATE: WI ZIP: 53051  
 PHONE: 708-388-6160 FAX:  
 E-MAIL: Amy.j.gatto@continental.com

PROJECT NAME

LANDSCAPE PLAN  
 for  
 SPRINGS AT AURORA

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

DRAWING ISSUED

NO. TITLE DATE  
 1. For Approval 06/06/25

SET TYPE  
 LANDSCAPE PLANS

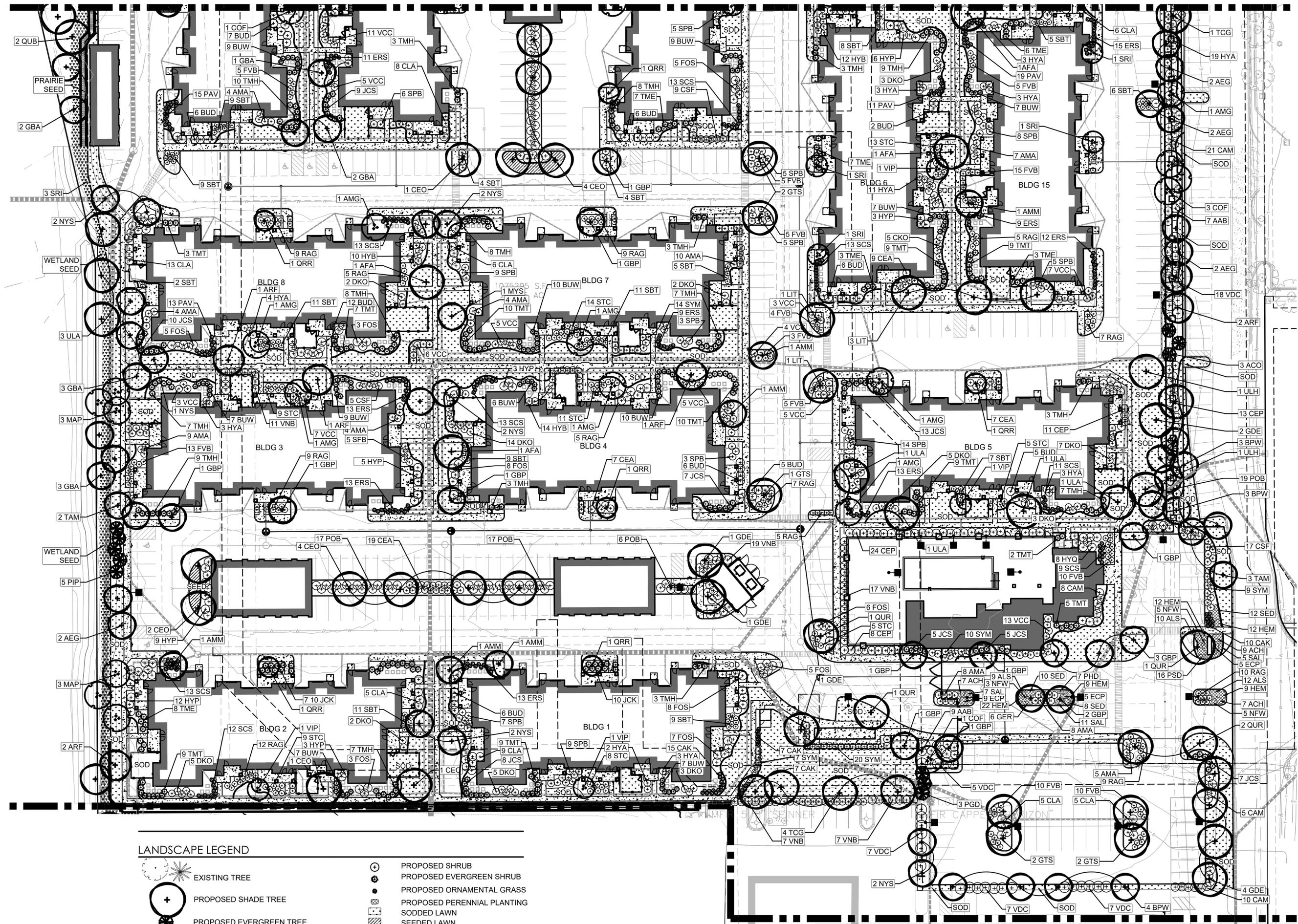
PROJECT NUMBER  
 2408046

DATE  
 08-23-2025  
 DRAWN BY: LCG APPROVED BY: LCG

SHEET TITLE  
 TREE SURVEY DATA / BARRIER  
 FENCING DETAIL

SHEET NUMBER

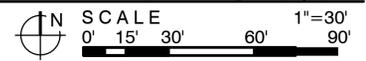
L1.2



LANDSCAPE LEGEND

- |  |                          |  |                             |
|--|--------------------------|--|-----------------------------|
|  | EXISTING TREE            |  | PROPOSED SHRUB              |
|  | PROPOSED SHADE TREE      |  | PROPOSED EVERGREEN SHRUB    |
|  | PROPOSED EVERGREEN TREE  |  | PROPOSED ORNAMENTAL GRASS   |
|  | PROPOSED ORNAMENTAL TREE |  | PROPOSED PERENNIAL PLANTING |
|  |                          |  | SODDED LAWN                 |
|  |                          |  | SEEDED LAWN                 |
|  |                          |  | NATIVE SEEDED PRAIRIE       |
|  |                          |  | NATIVE SEEDED WETLANDS      |

1 LANDSCAPE PLAN SOUTH



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



PROJECT TEAM

CIVIL ENGINEER:  
  
**CAGE**  
 CIVIL ENGINEERING

DEVELOPER / OWNER INFORMATION  
 Continental BSA Fund, LLC, a Delaware limited liability co.  
 COMPANY: Continental Properties Company, Inc., a Wisconsin corporation, 16 West 24th St.  
 CONTACT: Jennifer Palko  
 ADDRESS: W134 N8975 Executive Parkway  
 CITY: Menomonee Falls STATE: WI ZIP: 53051  
 PHONE: 708.368.6160 FAX:  
 E-MAIL: Amy.janko@continental.com

PROJECT NAME

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 2408046

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 08-23-2025  
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SHEET TITLE  
 LANDSCAPE PLAN  
 SOUTH

SHEET NUMBER

L2.1



PROJECT TEAM

CIVIL ENGINEER:



DEVELOPER / OWNER INFORMATION

COMPANY: Continental Properties Company, Inc. a subsidiary of Continental Properties, LLC, a Delaware limited liability company  
 CONTACT: Jennifer Palko  
 ADDRESS: W134 N8975 Executive Parkway  
 CITY: Menomonee Falls, WI STATE: WI ZIP: 53051  
 PHONE: 708-368-6160 FAX:  
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 08-23-2025  
 DRAWN BY: LCG APPROVED BY: LCG

SHEET TITLE  
 LANDSCAPE PLAN  
 NORTH

SHEET NUMBER

L2.2

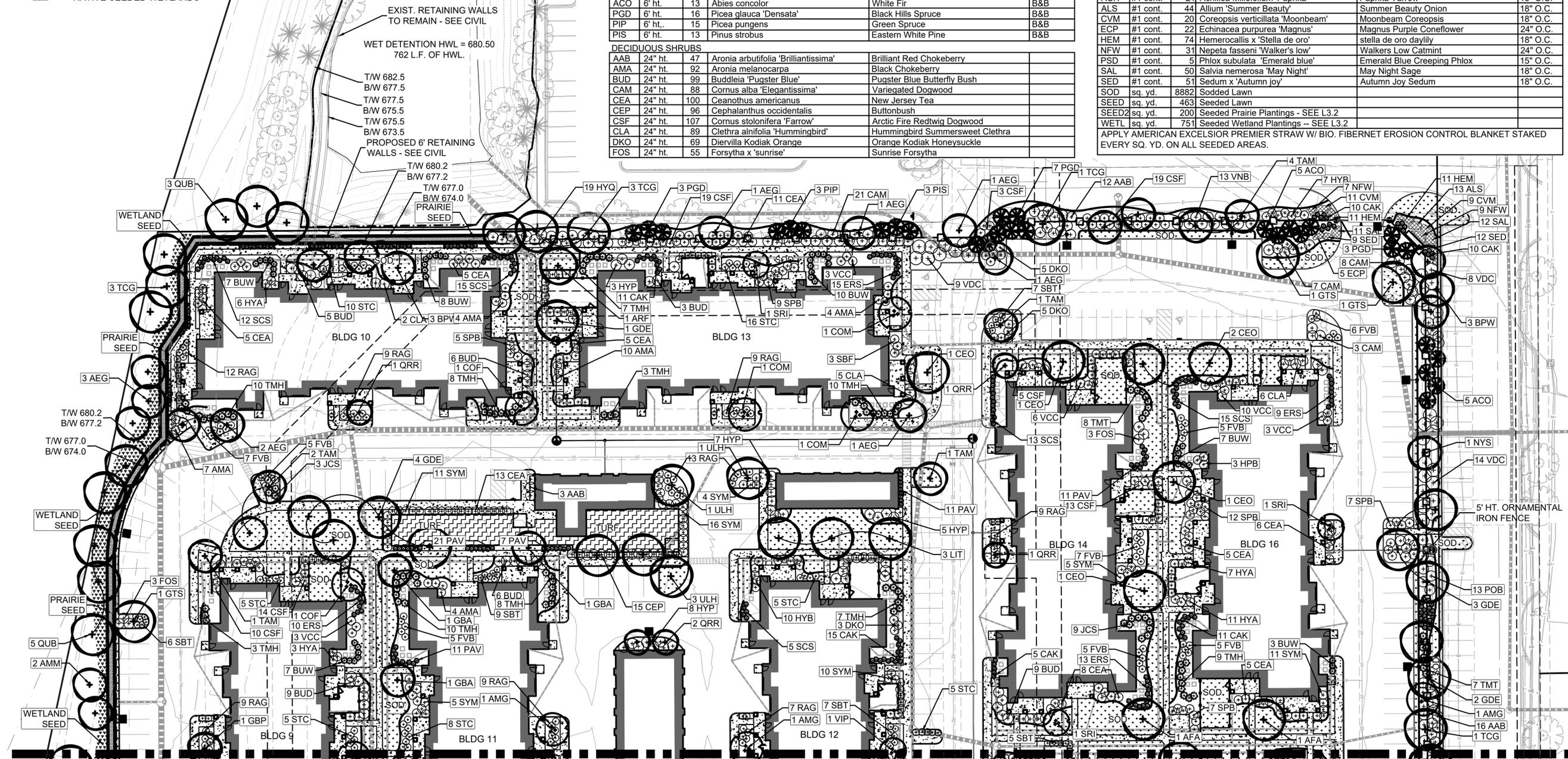
PLANT LIST

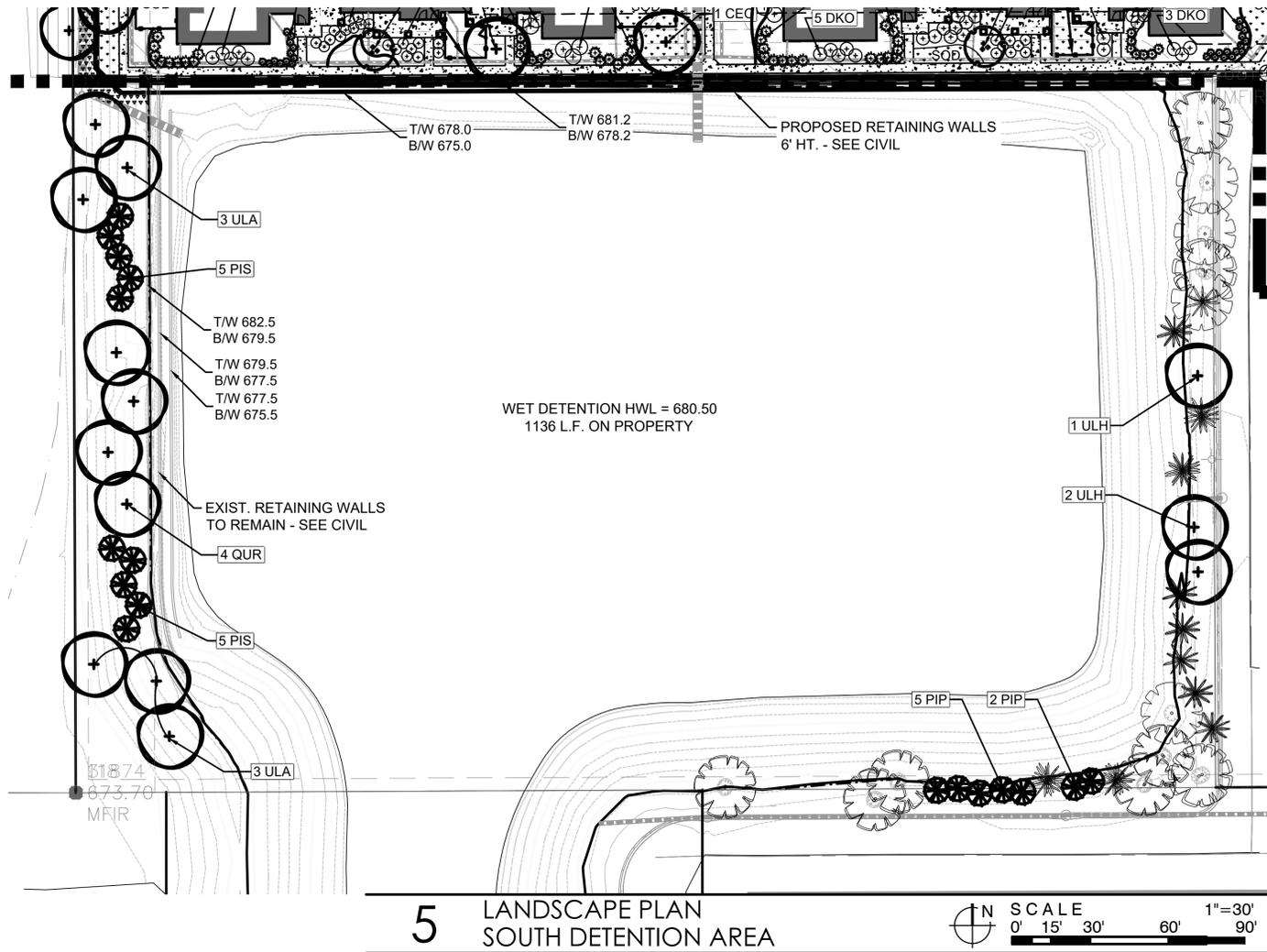
SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
<b>CANOPY TREES</b>					
AEG	2.5" cal.	18	Aesculus glabra	Ohio Buckeye	B&B
AFA	2.5" cal.	6	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Freeman Maple	B&B
AMM	2.5" cal.	8	Acer miyabei 'Morton'	State Street Miyabe's maple	B&B
ARF	2.5" cal.	8	Acer rubrum 'Frank Jr.'	Redpointe Red Maple	B&B
BPW	2.5" cal.	16	Betula populifolia 'Whitespire'	Whitespire Gray Birch	B&B
CEO	2.5" cal.	19	Celtis occidentalis	Common Hackberry	B&B
GBA	2.5" cal.	14	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair Tree	B&B
GBP	2.5" cal.	16	Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Maidenhair Tree	B&B
GDE	2.5" cal.	19	Gymnocladus dioica 'Espresso'	Espresso Kentucky Coffeetree	B&B
GTS	2.5" cal.	10	Gleditsia triacanthos 'Shademaster'	Shademaster Honeylocust	B&B
LIT	2.5" cal.	8	Liriodendron tulipifera	Tulip Tree	B&B
NYS	2.5" cal.	13	Nyssa sylvatica	Black Tupelo	B&B
QRR	2.5" cal.	11	Quercus robur Regal Prince	Regal Prince English Oak	B&B
QUB	2.5" cal.	10	Quercus bicolor	Swamp White Oak	B&B
QUR	2.5" cal.	9	Quercus rubra	Red Oak	B&B
TAM	2.5" cal.	14	Tilia americana 'MckSentry'	American Sentry Linden	B&B
TCG	2.5" cal.	13	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	B&B
ULA	2.5" cal.	13	Ulmus davidiana var. japonica 'Morton'	Accolade Elm	B&B
ULH	2.5" cal.	10	Ulmus 'Heritage'	Heritage Elm	B&B
<b>UNDERSTORY TREES</b>					
AMG	8' multi.	12	Amelanchier x grandiflora.	Shadblow Serviceberry	B&B
COF	8' multi.	7	Cornus florida	White Flowering Dogwood	B&B
COM	8' multi.	3	Cornus mas	Corneliancherry Dogwood	B&B
MAP	8' multi.	6	Malus x 'Prairifire'	Prairifire Flowering Crabapple	B&B
SRI	8' multi.	10	Syringa reticulata 'Ivory silk'	Ivory Silk Tree Lilac	B&B
VIP	8' multi.	5	Viburnum prunifolium	Blackhaw Viburnum	B&B
<b>EVERGREEN TREES</b>					
ACO	6' ht.	13	Abies concolor	White Fir	B&B
PGD	6' ht.	16	Picea glauca 'Densata'	Black Hills Spruce	B&B
PIP	6' ht.	15	Picea pungens	Green Spruce	B&B
PIS	6' ht.	13	Pinus strobus	Eastern White Pine	B&B
<b>DECIDUOUS SHRUBS</b>					
AAB	24" ht.	47	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	
AMA	24" ht.	92	Aronia melanocarpa	Black Chokeberry	
BUD	24" ht.	99	Buddleia 'Pugster Blue'	Pugster Blue Butterfly Bush	
CAM	24" ht.	88	Cornus alba 'Elegantissima'	Variiegated Dogwood	
CEA	24" ht.	100	Ceanothus americanus	New Jersey Tea	
CEP	24" ht.	96	Cephalanthus occidentalis	Buttonbush	
CSF	24" ht.	107	Cornus stolonifera 'Farrow'	Arctic Fire Redtwig Dogwood	
CLA	24" ht.	89	Clethra alnifolia 'Hummingbird'	Hummingbird Summersweet Clethra	
DKO	24" ht.	69	Diervilla kodiak Orange	Orange Kodiak Honeysuckle	
FOS	24" ht.	55	Forsythia x 'sunrise'	Sunrise Forsythia	

SYM	SIZE	QTY	BOTANICAL NAME	COMMON NAME	COMMENT
<b>DECIDUOUS SHRUBS (CONT'D)</b>					
FVB	18" w.	136	Forsythia viridissima 'bronzensis'	Bronx Greenstem Forsythia	
HYA	24" ht.	74	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	
HYB	24" ht.	57	Hydrangea macrophylla 'PLIH-II'	Bloomstruck Endless summer Hydrangea	
HYP	24" ht.	64	Hydrangea paniculata 'Peegee Improved'	Peegee Improved Hydrangea	
HYQ	24" ht.	34	Hydrangea quercifolia 'Alice'	Alice Oakleaf Hydrangea	
POB	24" ht.	72	Physocarpus opulifolium 'Monlo'	Diabolo Ninebark	
RAG	18" w.	166	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	
SBT	18" w.	142	Spirea betulafolia 'tor'	Tor Birchleaf Spirea	
SPB	24" ht.	155	Spirea x bumalda 'Anthony Waterer'	Anthony Waterer Spirea	
STC	18" w.	126	Stephanandra incisa 'Crispa'	Cutleaf Stephanandra	
SYM	24" ht.	130	Syringa patula 'Miss Kim'	Miss Kim Korean Lilac	
VCC	24" ht.	129	Viburnum carlesii 'Cayuga'	Cayuga Koreanspice Viburnum	
VDC	24" ht.	73	Viburnum dentatum 'Chicago Lustre'	Chicago Lustre Arrowwood Viburnum	
VNB	24" ht.	74	Viburnum nudum 'Bulk'	Brandywine Smooth Witherod	
<b>EVERGREEN SHRUBS</b>					
BUW	18" w.	131	Buxus micro. x B. sem. 'Wilson's Charm'	Wilson Northern Charm Boxwood	
JCK	18" w.	20	Juniperus chin. Pfiz. 'Kallays Compacta'	Kallay Compact Pfitzer Juniper	
JCS	18" ht.	97	Juniperus chinensis 'Sea Green'	Sea Green Juniper	
TME	18" w.	34	Taxus x media 'Everlow'	Everlow Dense Yew	
TMH	18" ht.	185	Taxus x media 'Hicksii'	Hick's Yew	
TMT	18" w.	85	Taxus x media 'Taunton'	Taunton's Yew	
<b>ORNAMENTAL GRASSES</b>					
CAK	#1 gal.	136	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	
ERS	#1 gal.	155	Eragrostis spectabilis	Purple Love Grass	
PAV	#1 gal.	148	Panicum virgatum 'Shenandoah'	Shenandoah Red Switch Grass	
SCS	#1 gal.	157	Schizachyrium scop. 'Standing Ovation'	Blue Stem Standing Ovation	
<b>GROUNDCOVER / PERENNIALS</b>					
ACH	#1 cont.	21	Achillea Millefolium 'Paprika'	Paprika Yarrow	18" O.C.
ALS	#1 cont.	44	Allium 'Summer Beauty'	Summer Beauty Onion	18" O.C.
CVM	#1 cont.	20	Coreopsis verticillata 'Moonbeam'	Moonbeam Coreopsis	18" O.C.
ECP	#1 cont.	22	Echinacea purpurea 'Magnus'	Magnus Purple Coneflower	24" O.C.
HEM	#1 cont.	74	Hemerocallis x 'Stella de oro'	stella de oro daylily	18" O.C.
NFW	#1 cont.	31	Nepeta fasseni 'Walker's low'	Walkers Low Catmint	24" O.C.
PSD	#1 cont.	5	Phlox subulata 'Emerald blue'	Emerald Blue Creeping Phlox	15" O.C.
SAL	#1 cont.	50	Salvia nemerosa 'May Night'	May Night Sage	18" O.C.
SED	#1 cont.	51	Sedum x 'Autumn joy'	Autumn Joy Sedum	18" O.C.
SOD	sq. yd.	8882	Sodded Lawn		
SEED	sq. yd.	463	Seeded Lawn		
SEED2	sq. yd.	200	Seeded Prairie Plantings - SEE L3.2		
SEED3	sq. yd.	751	Seeded Wetland Plantings - SEE L3.2		
APPLY AMERICAN EXCELSIOR PREMIER STRAW W/ BIO. FIBERNET EROSION CONTROL BLANKET STAKED EVERY SQ. YD. ON ALL SEEDD AREAS.					

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
- NATIVE SEEDD PRAIRIE
- NATIVE SEEDD WETLANDS

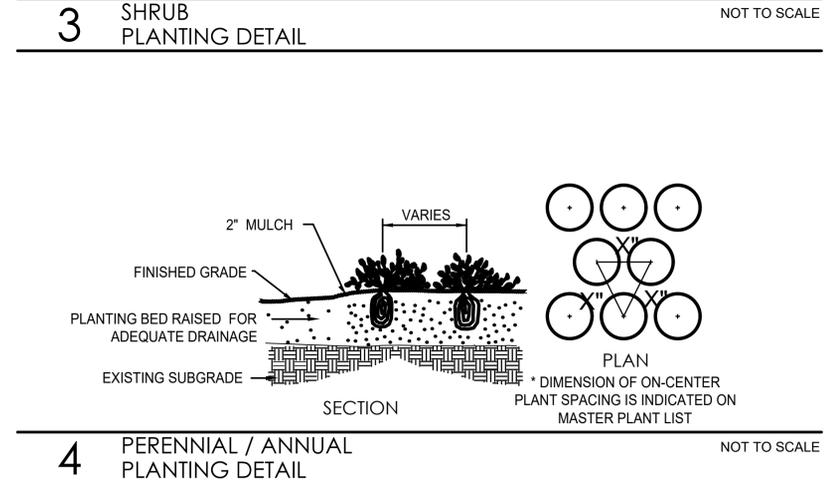
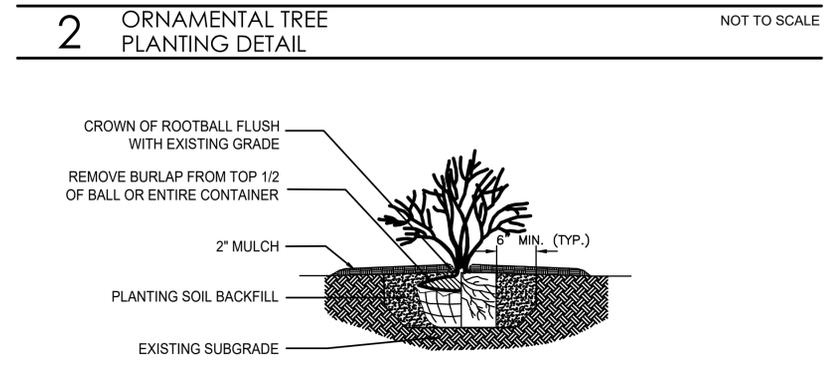
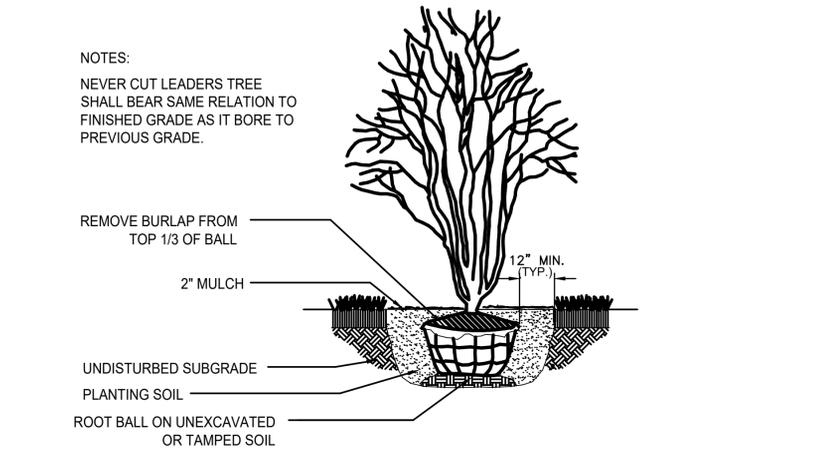
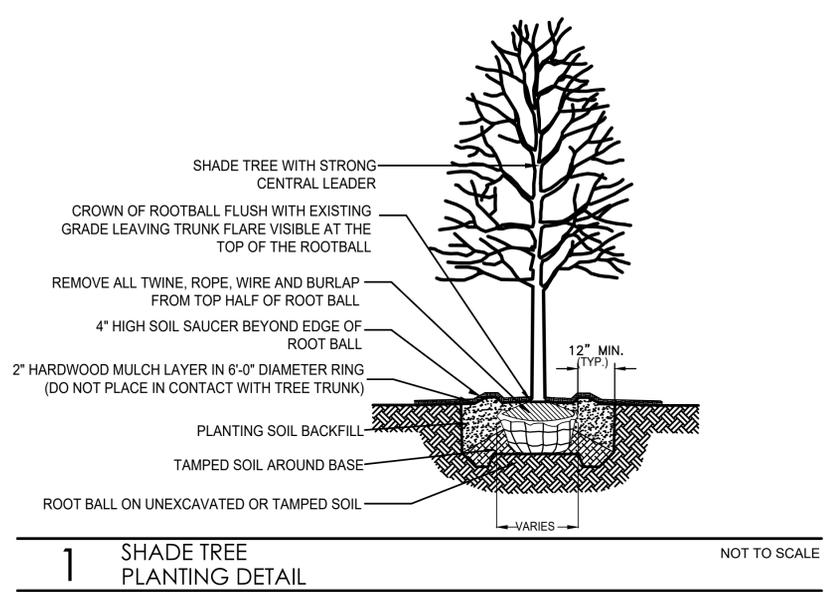




**5** LANDSCAPE PLAN SOUTH DETENTION AREA

**LANDSCAPE NOTES**

- CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS AND PERMISSIONS TO INSTALL THE PROPOSED IMPROVEMENTS
- ALL LANDSCAPE MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF AURORA LANDSCAPING CODES AND ZONING ORDINANCES.
- PRIOR TO COMMENCING ANY WORK, CONTRACTOR SHALL HAVE DIGGERS HOTLINE LOCATE AND MARK ALL UNDERGROUND UTILITY FACILITIES AND LINES.
- 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.
- 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.
- CLEAN TOPSOIL SHALL BE UTILIZED IN ALL PLANT BED AREAS.
- A GRANULAR PRE-EMERGENT HERBICIDE SHALL BE PROVIDED ACROSS THE SURFACE OF ALL PLANTING BEDS AND/OR TREE PIT AREAS IN ACCORDANCE WITH MANUFACTURER'S WRITTEN INSTRUCTIONS
- SOIL IN GROUNDCOVER BEDS SHALL BE AMENDED USING 2 INCHES OF MUSHROOM COMPOST INCORPORATED INTO THE TOP 4 INCHES OF SOIL.
- DISTURBED AREAS TO RECEIVE REMEDIATION 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.
- TREE AND SHRUB BACKFILL MIXTURE SHALL BE 2 PARTS EXIST. NATIVE TOPSOIL AND 1 PART SPHAGNUM PEAT MOSS W/ DECOMPOSED MANURE.
- BLACK PLASTIC EDGING SHALL BE USED AT ALL BED EDGES
- ALL SHRUB BEDS AND INDIVIDUAL TREE PLANTINGS, UNLESS OTHERWISE NOTED, SHALL RECEIVE A 4" BLACK PLASTIC EDGING AND 2" DEPTH WASHED LIGHT GRAY/BROWN STONE MULCH (3/8"-3/4" SIZE). COSTS FOR MULCH SHALL BE CONSIDERED INCIDENTAL AND SHALL BE INCLUDED IN THE COST OF PLANTINGS.
- NURSERY TAGS (SPECIES, SIZE) FOR ALL SHADE TREES SHALL REMAIN ATTACHED TO TREES UNTIL FINAL APPROVAL FROM MUNICIPALITY.
- 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.
- 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.
- SEEDED LAWN AREAS SHALL BE BID WITH A BID ALTERNATE FOR HYDROSEEDING 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.
- 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.
- STAKE ANY TREES PLANTED ON SLOPES OF 3:1 OR GREATER, IN AREAS OF HIGH WINDS.
- A 48" DIAMETER MULCH RING WITH A SHOVEL CUT EDGE SHALL BE SHOWN AROUND ALL TREES PLANTED IN LAWN AREAS.



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SEAL  
 LICENSED LANDSCAPE ARCHITECT  
 LARRY C. GLASSCOCK, JR.  
 12/2018  
 STATE OF ILLINOIS  
 EXPIRES 08/2025

PROJECT TEAM  
 CIVIL ENGINEER:  
**CAGE**  
 CIVIL ENGINEERING

DEVELOPER / OWNER INFORMATION  
 Continental 834 Fund, LLC, a Delaware limited liability co.  
 COMPANY: Continental Properties Company, Inc. a Wisconsin corporation, its manager  
 CONTACT: Jennifer Palko  
 ADDRESS: W134 N8975 Executive Parkway  
 CITY: Menomonee Falls STATE: WI ZIP: 53051  
 PHONE: 708-388-6160 FAX:  
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SHEET TITLE  
 LANDSCAPE PLAN @ SOUTH  
 DETENT. - DETAILS & NOTES

SHEET NUMBER

**L3.1**

**SEED MIX - LOW PRAIRIE**

**COMPONENTS**

Forbs (Wildflowers)  
 Allium cernuum - Nodding Pink Onion  
 Aster laevis - Smooth Aster  
 Astragalus canadensis - Canada Milk Vetch  
 Baptisia bracteata - Cream False Indigo  
 Coreopsis lanceolata - Lanceleaf Coreopsis  
 Dalea candida - White Prairie Clover  
 Dalea purpurea - Purple Prairie Clover  
 Dodecatheon meadia - Shootingstar  
 Echinacea purpurea - Purple Coneflower  
 Liatris pycnostachya - Prairie Blazing Star  
 Parthenium integrifolium - Wild Quinine  
 Penstemon digitalis - Smooth Penstemon  
 Rudbeckia hirta - Black Eyed Susan  
 Solidago ohioensis - Ohio Goldenrod  
 Solidago rigida - Stiff Goldenrod  
 Tradescantia ohioensis - Ohio Spiderwort  
 Zizia aurea - Golden Alexanders

Detention Basin -Low-Growing Prairie for Clay Soils  
 Available Through: Prairie Nursery, Inc. P.O. Box 306, Westfield, WI 53964. 1-800-476-9453.  
 www.PrairieNursery.com - 10 Lbs per Acre

Grasses  
 Bouteloua curtipendula - Sideoats Grama  
 Carex bicknellii - Copper Shouldered Oval Sedge  
 Schizachyrium scoparium - Little Bluestem  
 Sporobolus heterolepis - Prairie Dropseed  
 Carex vulpinoidea - Fox Sedge

**SEED MIX - WETLAND**

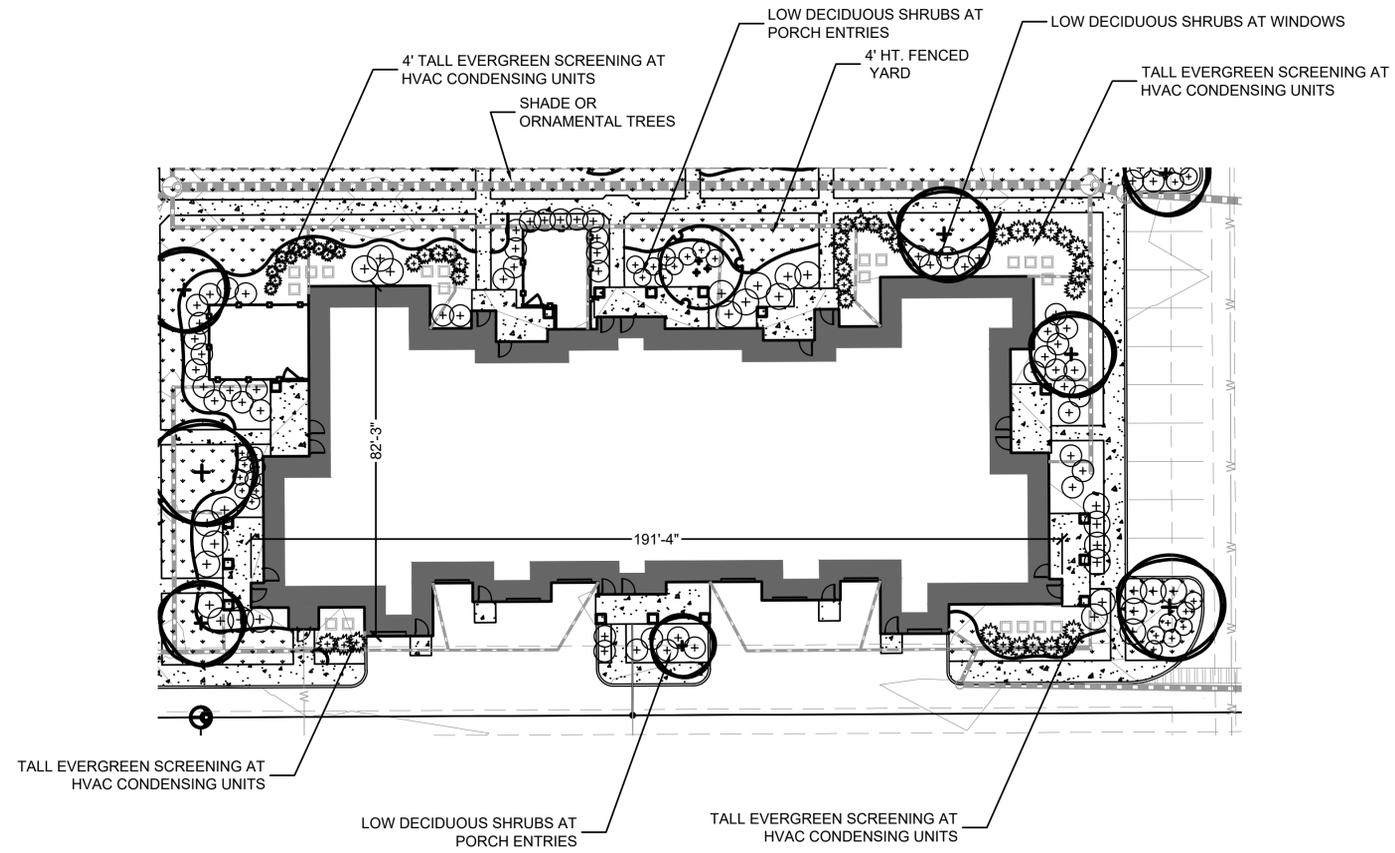
**COMPONENTS**

Forbs (Wildflowers)  
 Allium cernuum - Nodding Pink Onion  
 Arnoglossum atriplicifolium - Pale Indian Plantain  
 Asclepias incarnata - Red Milkweed  
 Aster novae-angliae - New England Aster  
 Baptisia alba - White False Indigo  
 Eupatorium maculatum - Joe Pye Weed  
 Eupatorium perfoliatum - Boneset  
 Helenium autumnale - Dogtooth Daisy  
 Helianthus scaberrimus - Ox Eye Sunflower  
 Iris shrevei - Wild Iris  
 Iris versicolor - Blue Flag Iris  
 Liatris pycnostachya - Prairie Blazing Star  
 Liatris spicata - Dense Blazing Star

Detention Basin - Bioswale Seed Mix  
 Available Through: Prairie Nursery, Inc. P.O. Box 306, Westfield, WI 53964. 1-800-476-9453.  
 www.PrairieNursery.com - 10 Lbs per Acre

Lobelia siphilitica - Great Blue Lobelia  
 Monarda fistulosa - Bergamot  
 Ratibida pinnata - Yellow Coneflower  
 Rudbeckia hirta - Black Eyed Susan  
 Rudbeckia subtomentosa - Sweet Black Eyed Susan  
 Rudbeckia triloba - Brown Eyed Susan  
 Senna hebecarpa - Wild Senna  
 Silphium integrifolium - Rosinweed  
 Silphium perfoliatum - Cupplant  
 Silphium terebinthinaceum - Prairie Dock  
 Solidago ohioensis - Ohio Goldenrod  
 Solidago rigida - Stiff Goldenrod  
 Verbena hastata - Blue Vervain  
 Vernonia fasciculata - Ironweed  
 Veronicastrium virginicum - Culver's Root  
 Zizia aurea - Golden Alexanders

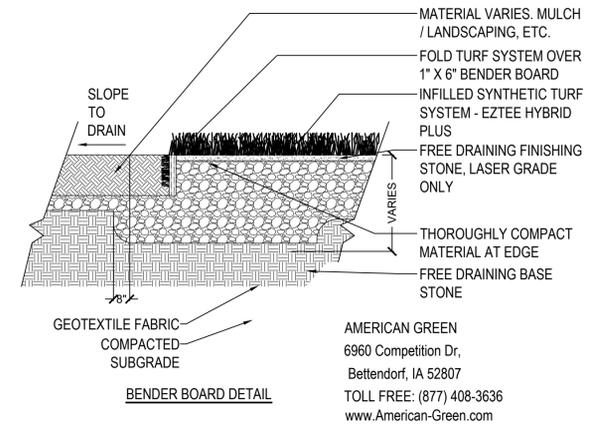
Grasses, Sedges & Rushes  
 Andropogon gerardii - Big Bluestem  
 Carex comosa - Bottlebrush Sedge  
 Carex hystericina - Porcupine Sedge  
 Carex stipata - Owl Fruited Sedge  
 Carex vulpinoidea - Fox Sedge  
 Elymus canadensis - Canada Wild Rye  
 Elymus virginicus - Virginia Wild Rye  
 Panicum virgatum - Switchgrass  
 Scirpus atrovirens - Dark Green Bulrush  
 Sorghastrum nutans - Indiangrass  
 Spartina pectinata - Prairie Cordgrass  
 Lolium multiflorum - Annual Rye Nurse Crop Seed



**1 TYPICAL UNIT PLAN LANDSCAPE PLAN**

FINAL SPECIES WILL VARY BASED ON ROTATION AND SUN / SHADE EXPOSURE

SCALE 1"=20'



**2 SYNTHETIC TURF @ NORTH PET PLAYGROUND**

SCALE: NTS

SEAL



EXPIRES 08/2025

**PROJECT TEAM**

CIVIL ENGINEER:



**DEVELOPER / OWNER INFORMATION**

Continental 834 Fund, LLC, a Delaware limited liability co.  
 COMPANY: Continental Properties Company, Inc. a Wisconsin corporation, 18 W. 18th St.  
 CONTACT: Jennifer Palko  
 ADDRESS: W134 N8975 Executive Parkway  
 CITY: Menomonee Falls STATE: WI ZIP: 53051  
 PHONE: 708-368-6160 FAX:  
 E-MAIL: Amy.jatto@continental.com

**PROJECT NAME**

LANDSCAPE PLAN  
 for  
 SPRINGS AT AURORA

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

**DRAWING ISSUED**

NO.	TITLE	DATE
1.	For Approval	06/06/25
2.	Per City Comments	07/10/25

**SET TYPE LANDSCAPE PLANS**

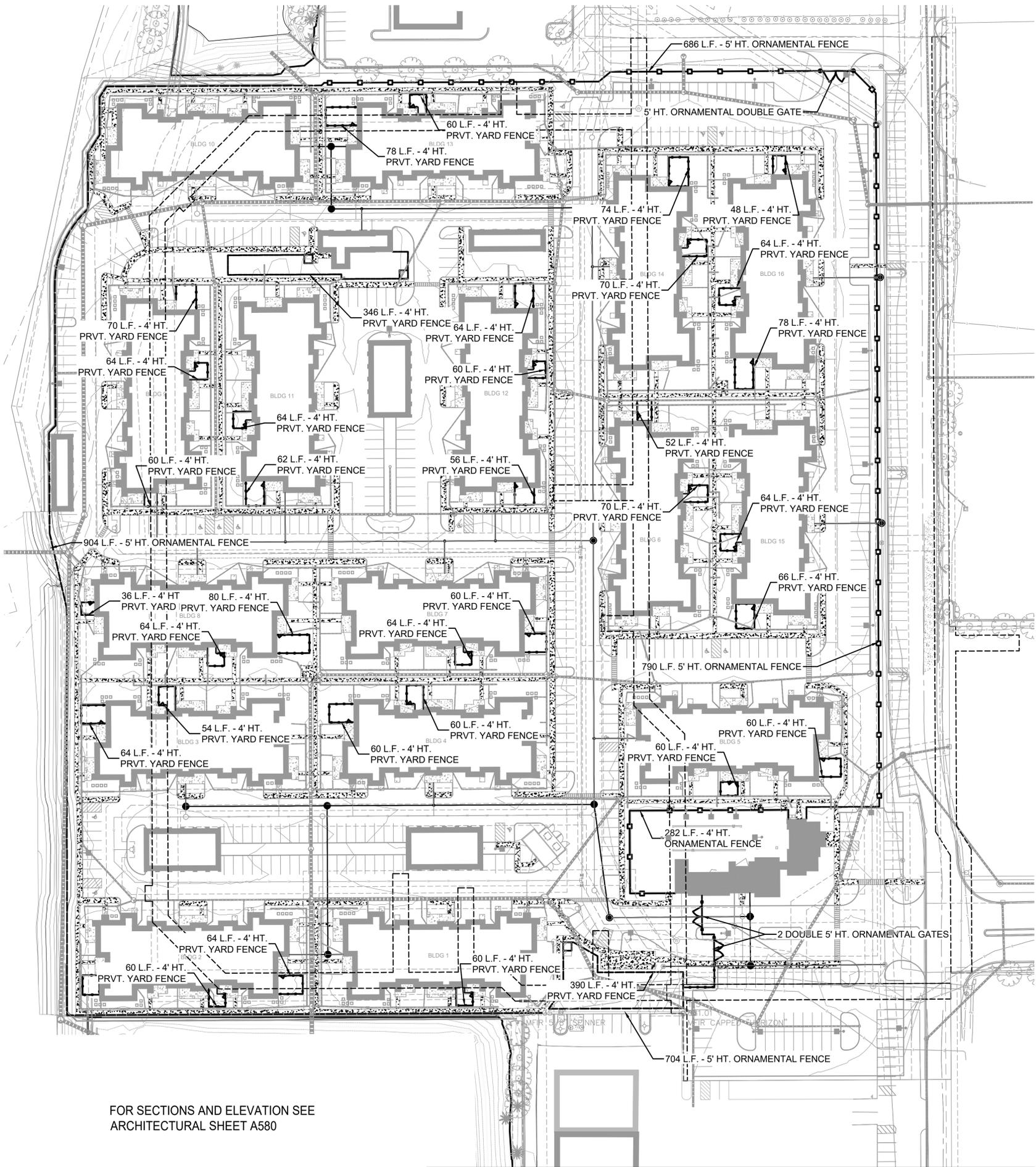
**PROJECT NUMBER**  
 2408046

**DATE**  
 08-23-2025  
**DRAWN BY:** LCG **APPROVED BY:** LCG

**SHEET TITLE**  
 TYPICAL UNIT PLAN / SEED MIXES

**SHEET NUMBER**

**L3.2**



FOR SECTIONS AND ELEVATION SEE ARCHITECTURAL SHEET A580

1 FENCING LAYOUT

SCALE 1"=50'  
0' 25' 50' 100' 150'



EXPIRES 08/2025

PROJECT TEAM

CIVIL ENGINEER:  
**CAGE**  
CIVIL ENGINEERING

DEVELOPER / OWNER INFORMATION  
Company: Continental 834 Fund, LLC, a Delaware limited liability co.  
CONTACT: Jennifer Palko  
ADDRESS: W134 N8975 Executive Parkway  
CITY: Menomonee Falls STATE: WI ZIP: 53051  
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SHEET TITLE  
FENCING LAYOUT

SHEET NUMBER

L3.3

## MAINTENANCE / PERFORMANCE STANDARDS OF NATIVE PLANTINGS

THE CONTRACTOR SHALL INCLUDE AS PART OF THE LANDSCAPE BID, MAINTENANCE FOR A PERIOD OF 6 WEEKS AFTER FINAL ACCEPTANCE OF THE LANDSCAPING INSTALLATION. THE CONTRACTOR MUST BE ABLE TO PROVIDE CONTINUED MAINTENANCE IF REQUESTED BY THE OWNER OR PROVIDE THE NAME OF A REPUTABLE LANDSCAPE CONTRACTOR WHO CAN PROVIDE MAINTENANCE. THE CONTRACTOR SHALL INCLUDE INITIAL 6 WEEK WATERING PROGRAM AFTER INSTALLATION TO SUPPLEMENT RAINFALL. TEMPORARY IRRIGATION OR WATERING ON-SITE, WATER PROVIDED.

### STANDARDS

- ALL LANDSCAPE MAINTENANCE SERVICES SHALL BE PERFORMED BY TRAINED PERSONNEL USING CURRENT, ACCEPTABLE HORTICULTURAL PRACTICES.
- ALL WORK SHALL BE PERFORMED IN A MANNER THAT MAINTAINS THE ORIGINAL INTENT OF THE LANDSCAPE DESIGN
- ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED IN ACCORDANCE WITH CURRENT COUNTY, STATE AND FEDERAL LAWS, USING EPA REGISTERED MATERIALS AND METHODS OF APPLICATION. THESE APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR.

### APPROVALS

- ANY WORK PERFORMED IN ADDITION TO THAT WHICH IS OUTLINED IN THE CONTRACT SHALL ONLY BE DONE UPON WRITTEN APPROVAL BY THE OWNER'S REPRESENTATIVE.

### SOIL TESTING

- THE MAINTENANCE CONTRACTOR SHALL PERFORM SOIL TESTS AS NEEDED TO IDENTIFY ANY IMBALANCES OR DEFICIENCIES CAUSING PLANT MATERIAL DECLINE. THE OWNER SHALL BE NOTIFIED OF THE RECOMMENDATION FOR APPROVAL, AND THE NECESSARY CORRECTIONS MADE AT AN ADDITIONAL COST TO THE OWNER.

### ACCEPTABLE SOIL TEST RESULTS:

	LANDSCAPE TREES & SHRUBS	TURF
PH RANGE	5.0-7.0	6.0-7.0
ORGANIC MATTER	>1.5%	>2.5%
MAGNESIUM (MG)	100+LBS./ACRE	100+LBS./ACRE
PHOSPHORUS (P2O5)	150+LBS./ACRE	150+LBS./ACRE
POTASSIUM (K2O)	120+LBS./ACRE	120+LBS./ACRE
SOLUBLE SALTS	NOT TO EXCEED 900PPM/1.9 MMHOS/CM	NOT TO EXCEED 750PPM/0.75 MMHOS/CM
	IN SOIL; NOT TO EXCEED 1400 PPM/2.5 MMHOS/CM IN HIGH ORGANIC MIX	IN SOIL; NOT TO EXCEED 2000 PPM/2.0 MMHOS/CM IN HIGH ORGANIC MIX
ORGANIC MIX		

FOR UNUSUAL SOIL CONDITIONS, THE FOLLOWING OPTIONAL TESTS ARE RECOMMENDED WITH LEVELS NOT TO EXCEED:

BORON	3 POUNDS PER ACRE
MANGANESE	50 POUNDS PER ACRE
POTASSIUM (K2O)	450 POUNDS PER ACRE
SODIUM	20 POUNDS PER ACRE

### WORKMANSHIP

- DURING LANDSCAPE MAINTENANCE OPERATIONS, ALL AREAS SHALL BE KEPT NEAT AND CLEAN. PRECAUTIONS SHALL BE TAKEN TO AVOID DAMAGE TO EXISTING STRUCTURES. ALL WORK SHALL BE PERFORMED IN A SAFE MANNER TO THE OPERATORS, THE OCCUPANTS AND ANY PEDESTRIANS.
- UPON COMPLETION OF MAINTENANCE OPERATIONS, ALL DEBRIS AND WASTE MATERIAL SHALL BE CLEANED UP AND REMOVED FROM THE SITE, UNLESS PROVISIONS HAVE BEEN GRANTED BY THE OWNER TO USE ON-SITE TRASH RECEPTACLES. ANY DAMAGE TO THE LANDSCAPE, STRUCTURES, OR IRRIGATION SYSTEMS CAUSED BY THE MAINTENANCE CONTRACTOR, SHALL BE REPAIRED BY THE MAINTENANCE CONTRACTOR WITHOUT CHARGE TO THE OWNER.

### TURF

#### GENERAL CLEAN UP

PRIOR TO MOWING, ALL TRASH, STICKS, AND OTHER UNWANTED DEBRIS SHALL BE REMOVED FROM LAWNS, PLANT BEDS, AND PAVED AREAS.

#### MOWING

TURF GRASSES, INCLUDING BLUE GRASS, TALL FESCUE, PERENNIAL RYEGRASS, ETC., SHALL BE MAINTAINED AT A HEIGHT OF 2" TO 3" IN SPRING AND FALL. FROM JUNE THROUGH SEPTEMBER, MOWING HEIGHT SHALL BE MAINTAINED AT NO LESS THAN 3".

THE MOWING OPERATION INCLUDES TRIMMING AROUND ALL OBSTACLES, RAKING EXCESSIVE GRASS CLIPPINGS AND REMOVING DEBRIS FROM WALKS, CURBS, AND PARKING AREAS. CAUTION: MECHANICAL WEEDERS SHOULD NOT BE USED AROUND TREES BECAUSE OF POTENTIAL DAMAGE TO THE BARK.

#### EDGING

EDGING OF ALL SIDEWALKS, CURBS AND OTHER PAVED AREAS SHALL BE PERFORMED ONCE EVERY OTHER MOWING. DEBRIS FROM THE EDGING OPERATIONS SHALL BE REMOVED AND THE AREAS SWEEPED CLEAN. CAUTION SHALL BE USED TO AVOID FLYING DEBRIS.

#### FERTILIZING

SEASONALLY STEPPED FERTILIZER SHALL BE APPLIED IN AREAS BASED ON THE EXISTING TURF SPECIES.

#### LAWN WEED CONTROL: HERBICIDES

SELECTION AND PROPER USE OF HERBICIDES SHALL BE THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY. ALL CHEMICAL APPLICATIONS SHALL BE PERFORMED UNDER THE SUPERVISION OF A LICENSED CERTIFIED APPLICATOR. READ THE LABEL PRIOR TO APPLYING ANY CHEMICAL.

#### INSECT & DISEASE CONTROL FOR TURF

THE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE SITE CONDITIONS ON EACH VISIT TO DETERMINE IF ANY INSECT PEST OR DISEASE PROBLEMS EXIST. THE CONTRACTOR SHALL IDENTIFY THE INSECT PEST OR DISEASE, AS WELL AS THE HOST PLANT, AND THEN CONSULT THE MOST CURRENT EDITION OF THE COOPERATIVE EXTENSION SERVICE'S "COMMERCIAL INSECTICIDE RECOMMENDATION FOR TURF" FOR CONTROL. THE LICENSED APPLICATOR SHALL BE FAMILIAR WITH THE LABEL PROVIDED FOR THE SELECTED PRODUCT PRIOR TO APPLICATION.

INSPECTION AND TREATMENT TO CONTROL INSECT PESTS SHALL BE INCLUDED IN THE CONTRACT PRICE.

## TREES, SHRUBS, & GROUND COVER

### PRUNING

ALL ORNAMENTAL TREES, SHRUBS AND GROUND COVER SHALL BE PRUNED WHEN APPROPRIATE TO REMOVE DEAD OR DAMAGED BRANCHES, DEVELOP THE NATURAL SHAPES. DO NOT SHEAR TREES OR SHRUBS. IF PREVIOUS MAINTENANCE PRACTICE HAS BEEN TO SHEAR AND BALL, THEN A NATURAL SHAPE WILL BE RESTORED GRADUALLY.

### PRUNING GUIDELINES:

- PRUNE PLANTS THAT FLOWER BEFORE THE END OF JUNE (SPRING BLOOMING) IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS GROWING SEASON. FALL, WINTER OR SPRING PRUNING WOULD REDUCE THE SPRING FLOWERING DISPLAY.
- PRUNE PLANTS THAT FLOWER IN JULY - SEPTEMBER (SUMMER OR AUTUMN BLOOMING) IN WINTER OR SPRING BEFORE NEW GROWTH BEGINS, SINCE THESE PLANTS DEVELOP FLOWERS ON NEW GROWTH.
- DELAY PRUNING PLANTS GROWN FOR ORNAMENTAL FRUITS, SUCH AS COTONEASTERS AND VIBURNUMS.
- HOLLIES AND OTHER EVERGREENS MAY BE PRUNED DURING WINTER IN ORDER TO USE THEIR BRANCHES FOR SEASONAL DECORATION. HOWEVER, SEVERE PRUNING OF EVERGREENS SHOULD BE DONE IN EARLY SPRING ONLY.
- BROADLEAF EVERGREEN SHRUBS SHALL BE HAND-PRUNED TO MAINTAIN THEIR NATURAL APPEARANCE AFTER THE NEW GROWTH HARDENS OFF.
- HEDGES OR SHRUBS THAT REQUIRE SHEARING TO MAINTAIN A FORMAL APPEARANCE SHALL BE PRUNED AS REQUIRED. DEAD WOOD SHALL BE REMOVED FROM SHEARED PLANTS BEFORE THE FIRST SHEARING OF THE SEASON.
- CONIFERS SHALL BE PRUNED, IF REQUIRED, ACCORDING TO THEIR GENUS.
  - YEW, JUNIPERS, HEMLOCKS AND ARBORVITAE MAY BE PRUNED AFTER NEW GROWTH HAS HARDENED OFF IN LATE SUMMER. IF SEVERE PRUNING IS NECESSARY, IT MUST BE DONE IN EARLY SPRING.
  - FIRS AND SPRUCES MAY BE LIGHTLY PRUNED IN LATE SUMMER, FALL, OR WINTER AFTER COMPLETING GROWTH. LEAVE SIDE BUDS. NEVER CUT CENTRAL LEADER.
  - PINES MAY BE LIGHTLY PRUNED IN EARLY JUNE BY REDUCING CANDLES.
- RENEWAL PRUNING: REMOVE OLDEST BRANCHES OF SHRUB AT GROUND, LEAVING THE YOUNGER, MORE VIGOROUS BRANCHES. ALSO REMOVE WEAK STEMS. ON OVERGROWN PLANTS, THIS METHOD MAY BE BEST DONE OVER A THREE-YEAR PERIOD. RENEWAL PRUNING MAY BE USED ON FORSYTHIA, HYDRANGEA, SPIRAEA, ETC.

PLANTS OVERHANGING PASSAGEWAYS AND PARKING AREAS AND DAMAGED PLANTS SHALL BE PRUNED AS NEEDED.

SHADE TREES THAT CANNOT BE ADEQUATELY PRUNED FROM THE GROUND SHALL NOT BE INCLUDED IN THE MAINTENANCE CONTRACT. A CERTIFIED ARBORIST UNDER A SEPARATE CONTRACT SHALL PERFORM THIS TYPE OF WORK.

### SPRING CLEANUP

PLANT BEDS SHALL RECEIVE A GENERAL CLEANUP BEFORE FERTILIZING AND MULCHING. CLEANUP INCLUDES REMOVING DEBRIS AND TRASH FROM BEDS AND CUTTING BACK HERBACEOUS PERENNIALS LEFT STANDING THROUGH WINTER, E.G. ORNAMENTAL GRASSES, SEDUM AUTUMN JOY.

### FERTILIZING

- FOR TREES, THE RATE OF FERTILIZATION DEPENDS ON THE TREE SPECIES, TREE VIGOR, AREA AVAILABLE FOR FERTILIZATION, AND GROWTH STAGE OF THE TREE. MATURE SPECIMENS BENEFIT FROM FERTILIZATION EVERY 3 TO 4 YEARS; YOUNGER TREES SHALL BE FERTILIZED MORE OFTEN DURING RAPID GROWTH STAGES.
- THE CURRENT RECOMMENDATION IS BASED ON THE RATE OF 1000 SQUARE FEET OF AREA UNDER THE TREE TO BE FERTILIZED. FOR DECIDUOUS TREES, 2 TO 6 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR NARROW-LEAF EVERGREENS, 1 TO 4 POUNDS OF NITROGEN PER 1000 SQUARE FEET; FOR BROADLEAF EVERGREENS, 1 TO 3 POUNDS OF NITROGEN PER 1000 SQUARE FEET.

## NATIVE PLANT & SEED INSTALLATION MANAGEMENT AND MONITORING PLAN

NATIVE PLANTING AND SEEDING INSTALLATION, MANAGEMENT AND MONITORING TO BE CONDUCTED BY A QUALIFIED, EXPERIENCED CONTRACTOR SPECIALIZING IN RESTORING AND MANAGING NATURAL LANDSCAPES IN THE MIDWEST. THE SELECTED CONTRACTOR IS TO BE HELD ACCOUNTABLE FOR THE APPROPRIATE INSTALLATION METHODS AND MANAGEMENT AND MONITORING OF ALL NATIVE AREAS FOR A PERIOD OF 3 YEARS.

### PLANT MATERIAL INSTALLATION - NATIVE SEEDING

- PREPARE AREA FOR SEEDING - PREPARE THE SOIL AND CREATE OPTIMAL PLANT CONDITIONS, BEFORE DISTURBING ANY GROUND:
  - CHECK FOR ANY BURIED UTILITIES
  - CLEAR AREA OF DEBRIS THAT WOULD INTERFERE WITH PLANTING
  - MOW ANY EXCESS EXISTING VEGETATION GROWTH
  - APPLY BROAD-SPECTRUM OR TARGETED HERBICIDE, DEPENDING ON SPECIES PRESENT
  - DE-COMPACT ANY AREAS OF SPECIAL CONCERN
  - LIGHTLY DE-COMPACT TILLED OR LOOSE SOIL WITH A ROLLER, CULTIPACKER, OR SIMILAR EQUIPMENT. IF USING A NO-TILL SEED DRILL, TILLING CAN USUALLY BE OMITTED.
  - IF GROUND IS WET, TILLING SHOULD NOT OCCUR UNTIL THE SOIL DRIES ENOUGH TO BREAK APART WHEN TILLED.
- FOLLOW THE APPROPRIATE TIMING:
  - THE OPTIMAL TIME TO INSTALL SEED IS FROM THE SEPTEMBER 1 - NOVEMBER 15. SECONDARY SEASON MARCH 1 - MAY 1

### METHOD FOR SEEDING AND EROSION CONTROL:

- BROADCASTING:
  - USING A HAND-CRANK OR TOW-BEHIND BROADCASTER, START WITH HALF OF THE SEED AND TRY TO COVER THE ENTIRE AREA WITH THAT AMOUNT OF SEED. TAKE THE REMAINING HALF OF THE SEED, GO TO THE OPPOSITE END OF THE SITE AND COVER IT AGAIN. AFTER BROADCASTING IS COMPLETE, IT IS IMPORTANT TO USE A CULTIPACKER OR ROLLER OVER THE AREA TO MAKE GOOD SEED-TO-SOIL CONTACT. DO NOT COVER SEED MORE THAN 1/4-INCH DEEP.
- EROSION CONTROL METHOD
  - INSTALL BIODEGRADABLE EROSION CONTROL BLANKET (NAG S75BN OR EQUAL) UNTIL SEED HAS GERMINATED.

### PLANT MATERIAL MANAGEMENT - NATIVE SEEDING - 3-YEAR PERIOD

- TO HELP ENSURE SUCCESS, PROJECTS NEED A MAINTENANCE AND MONITORING PLAN THAT IS FLEXIBLE AND SUPPORTS SITE DEVELOPMENT GOALS. WHILE NATIVE PLANTS TEND TO GERMINATE AND DEVELOP AT A SLOWER RATE THAN ORNAMENTAL PERENNIALS OR TURF GRASS, REGULAR MAINTENANCE DURING THE ESTABLISHMENT PERIOD GREATLY IMPROVES PROJECT SUCCESS. REGULAR MAINTENANCE AND MONITORING CONTROLS INVASIVE SPECIES, ENSURES OPTIMAL MOISTURE LEVELS ARE PRESENT, AND IDENTIFIES OTHER NECESSARY MANAGEMENT ACTIONS.
  - NATIVE AREAS NEED BETWEEN 3 TO 5 YEARS TO ESTABLISH.
  - LET SEED GERMINATE AND GROW FOR ONE FULL SEASON. DO NOT APPLY HERBICIDES FOR WEED CONTROL WITHIN THE FIRST GROWING SEASON. IF LARGE WEEDS ARE UNSIGHTLY, CLIP OFF; DO NOT PULL WEEDS TO KEEP GROWTH DOWN. DO NOT ALLOW SEED HEADS TO FORM.
  - MOW FIRST TIME WHEN ESTABLISHED IN FIRST SEASON TO 12"-18" HIGH, TO SCATTER SEED HEADS. IF CLUMPING OCCURS LIGHTLY RAKE TO DISBURSE SEED. MOW 2-3 ADDITIONAL TIMES TO MAINTAIN 6-9 INCHES IN HEIGHT.
  - SOME PERENNIAL SEEDS MAY NOT GERMINATE UNTIL THE FOLLOWING YEAR.
  - IF FALL PLANTING IS NOT POSSIBLE, SPRING SEEDING CAN BE DONE (WEATHER PERMITTING) AS EARLY AS JANUARY - PREFERABLY BEFORE APRIL 15.
  - SECOND SEASON: MOW 3-4 TIMES TO MAINTAIN 8-10 INCHES IN HEIGHT.
  - 4 (FOUR) ANNUAL WEED CONTROL EVENTS (SELECTIVE HERBICIDE AND MECHANICAL) TO BE PERFORMED THROUGHOUT ALL NATIVE PLAN COMMUNITIES STARTING ONCE THE SEED IS SOWN UNTIL SIGN-OFF IS GRANTED.

- SHRUBS AND GROUND COVER SHALL BE TOP-DRESSED WITH COMPOST 1" DEEP OR FERTILIZED ONCE IN MARCH WITH 10-6-4 ANALYSIS FERTILIZER AT THE RATE OF 3 POUNDS PER 100 SQUARE FEET OF BED AREA.
- ERICACEOUS MATERIAL SHALL BE FERTILIZED WITH AN ERICACEOUS FERTILIZER AT THE MANUFACTURER'S RECOMMENDATION RATE. IF PLANTS ARE GROWING POORLY, A SOIL SAMPLE SHOULD BE TAKEN.

### MULCHING

ANNUALLY, ALL TREE AND SHRUB BEDS WILL BE PREPARED AND MULCHED, TO A MINIMUM DEPTH OF 3" WITH QUALITY MULCH TO MATCH EXISTING. BED PREPARATION SHALL INCLUDE REMOVING ALL WEEDS, CLEANING UP SAID BED, EDGING AND CULTIVATING DECAYED MULCH INTO THE SOIL. DEBRIS FROM EDGING IS TO BE REMOVED FROM BEDS WHERE APPLICABLE. IF DEEMED NECESSARY, A PRE-EMERGENT HERBICIDE MAY BE APPLIED TO THE SOIL TO INHIBIT THE GROWTH OF FUTURE WEEDS.

### WEEDING

ALL BEDS SHALL BE WEEDED ON A CONTINUOUS BASIS THROUGHOUT THE GROWING SEASON TO MAINTAIN A NEAT APPEARANCE AT ALL TIMES.

PRE-EMERGENT (SOIL-APPLIED) AND POST-EMERGENT (FOLIAR-APPLIED) HERBICIDES SHALL BE USED WHERE AND WHEN APPLICABLE AND IN ACCORDANCE WITH THE PRODUCT'S LABEL.

### INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUND COVER

- THE MAINTENANCE CONTRACTOR SHALL BE RESPONSIBLE FOR MONITORING THE LANDSCAPE SITE ON A REGULAR BASIS. THE MONITORING FREQUENCY SHALL BE MONTHLY EXCEPT FOR GROWING SEASON, WHICH WILL BE EVERY OTHER WEEK. TRAINED PERSONNEL SHALL MONITOR FOR PLANT DAMAGING INSECT ACTIVITY, PLANT PATHOGENIC DISEASES AND POTENTIAL CULTURAL PROBLEMS IN THE LANDSCAPE. THE PEST OR CULTURAL PROBLEM WILL BE IDENTIFIED UNDER THE SUPERVISION OF THE CONTRACTOR.
- FOR PLANT DAMAGING INSECTS AND MITES IDENTIFIED IN THE LANDSCAPE, THE CONTRACTOR SHALL CONSULT AND FOLLOW THE RECOMMENDATIONS OF THE MOST CURRENT EDITION OF THE STATE COOPERATIVE SERVICE PUBLICATION ON INSECT CONTROL ON LANDSCAPE PLANT MATERIAL.
- PLANT PATHOGENIC DISEASE PROBLEMS IDENTIFIED BY THE CONTRACTOR THAT CAN BE RESOLVED BY PRUNING OR PHYSICAL REMOVAL OF DAMAGED PLANT PARTS WILL BE PERFORMED AS PART OF THE CONTRACT. FOR AN ADDITIONAL CHARGE, PLANT PATHOGENIC DISEASES THAT CAN BE RESOLVED
- THROUGH PROPERLY TIMED APPLICATIONS OF FUNGICIDES SHALL BE MADE WHEN THE OWNER AUTHORIZES IT. IF THE CONTRACTOR NOTES AN ESPECIALLY INSECT-OR DISEASE-PRONE PLANT SPECIES IN THE LANDSCAPE, HE/SHE WILL SUGGEST REPLACEMENT WITH A MORE PEST-RESISTANT CULTIVAR OR SPECIES THAT IS CONSISTENT WITH THE INTENT OF THE LANDSCAPE DESIGN.

### TRASH REMOVAL

THE MAINTENANCE CONTRACTOR SHALL REMOVE TRASH FROM ALL SHRUB AND GROUND COVER BEDS WITH EACH VISIT.

### LEAF REMOVAL

ALL FALLEN LEAVES SHALL BE REMOVED FROM THE SITE IN NOVEMBER AND ONCE IN DECEMBER. IF REQUESTED BY THE OWNER, THE MAINTENANCE CONTRACTOR, AT AN ADDITIONAL COST TO THE OWNER SHALL PERFORM SUPPLEMENTAL LEAF REMOVALS.

### WINTER CLEAN-UP

THE PROJECT SHALL RECEIVE A GENERAL CLEAN-UP ONCE DURING EACH OF THE WINTER MONTHS, I.E., JANUARY, FEBRUARY, AND MARCH.

### CLEAN-UP INCLUDES:

- CLEANING CURBS AND PARKING AREAS
- REMOVING ALL TRASH AND UNWANTED DEBRIS
- TURNING MULCH WHERE NECESSARY
- INSPECTION OF GROUNDS

### MINIMUM PERFORMANCE STANDARDS AND MONITORING ACTIVITIES

- NATIVE PLANT MATERIALS
  - PERFORMANCE STANDARDS ARE ESTABLISHED FOR ALL PROPOSED PROJECTS INVOLVING NATURALIZED AREAS SO THAT THE RELATIVE SUCCESS OF CREATION AND ENHANCEMENT EFFORTS MAY BE EVALUATED. IF THE PERFORMANCE STANDARDS ARE NOT ACHIEVED BY THE END OF THE THREE-YEAR MANAGEMENT AND MONITORING PROGRAM, ACCEPTANCE MEETINGS SHALL BE HELD TO DETERMINE THE FUTURE COURSE OF ACTION. IT IS LIKELY THAT IN SUCH A CASE THAT THE MAINTENANCE AND MONITORING PERIOD WILL BE EXTENDED.
  - NOTIFICATION - THE DEVELOPER SHALL NOTIFY MUNICIPALITY UPON COMPLETION OF PLANTINGS.
    - THE OWNER'S ENVIRONMENTAL SPECIALIST SHALL INSPECT THE PLANTINGS UPON COMPLETION OF ALL MAINTENANCE PROCEDURES AND NOTIFY VILLAGE OF THE REMEDIAL ACTIONS TAKEN
  - NATIVE AREAS ARE TO BE MONITORED FOR A MINIMUM OF 3 (THREE) YEARS FROM DATE OF INSTALLATION .
    - MONITOR ALL NATIVE AREAS 2 (TWO) TIMES ANNUALLY AT A TIME OF YEAR WHEN PLANTS ARE EVIDENT AND IDENTIFIABLE VISITS SHOULD OCCUR AT SPACED INTERVALS THROUGHOUT THE GROWING SEASON. CONDUCT MONITORING VISITS UTILIZING SYSTEMATIC FIELD TECHNIQUES. TRAVERSE ENTIRE NATIVE AREA, DOCUMENT FLORA AND NOTE TOP 3 DOMINANT SPECIES.
    - WITHIN 3 MONTHS OF SEED INSTALLATION, AT LEAST 90% OF THE SEEDED AREAS ("SEED", "SLOPE", AND "BASIN" SEED MIX), AS MEASURED BY AERIAL COVERAGE, SHALL BE VEGETATED. A MINIMUM 70% VEGETATIVE COVERAGE SHALL BE MAINTAINED THROUGHOUT, AND AT THE END OF, THE THREE-YEAR PERIOD FOR THESE AREAS. THIS STANDARD DOES NOT APPLY TO THE EMERGENT ZONES.
  - THE NATURALIZED AREAS SHALL NOT CONTAIN ANY RILLS GREATER THAN 4 INCHES WIDE AND 4 INCHES DEEP THROUGHOUT AT THE END OF THE THREE-YEAR PERIOD.
  - AT THE END OF THE SECOND GROWING SEASON, 30% SEED MIX PRESENCE FOR THE "PRAIRIE SEED", AND "WETLAND" SEED MIXES SHALL BE ACHIEVED. AT THE END OF THE THIRD GROWING SEASON, 50% SEED MIX PRESENCE FOR THE LISTED SEED MIXES SHALL BE ACHIEVED.
    - SEED MIX PRESENCE SHALL BE EVALUATED SEPARATELY FOR THESE THREE MIXES.
    - NO AREA OVER THE ENTIRE NATIVE PLANTED SITE GREATER THAN 1 SQUARE METER WILL BE DEVOID OF VEGETATION (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION), UNLESS SPECIFIED ON APPROVED PLANS.
      - THE NATIVE PLANTED AREAS WILL MEET THE FOLLOWING ANNUAL STANDARDS FOR THE PRESENCE OF NATIVE, NON-INVASIVE PERENNIAL SPECIES (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION): YEAR 1 - 15%, YEAR 2 - 50%, YEAR 3 - 75%.
        - THIS STANDARD TO BE MEASURED SEPARATELY FOR EACH SEED MIX ZONE.
    - AT THE END OF THE THIRD GROWING SEASON, NONE OF THE THREE MOST DOMINANT SPECIES WITHIN THE PLANTED AREAS WILL BE INVASIVE OR NON-NATIVE SPECIES AS INSPECTED ANNUALLY. THE PROJECT MANAGER WILL DETERMINE THE APPROPRIATE TARGET INVASIVE OR NON-NATIVE SPECIES. THEY WILL TYPICALLY INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING: RAGWEED (AMBROSIA SPP.), CATTAIL (TYPHA SPP.), REED CANARY GRASS (PHALARIS ARUNDINACEA), PURPLE LOOSESTRIFE (LYTHRUM SALICARIA), COMMON REED (PHRAGMITES AUSTRALIS), CANADIAN THISTLE (CIRSIMUM ARVENSE), SANDBAR WILLOW (SALIX INTERIOR), KENTUCKY BLUE GRASS (POA PRATENSIS), YELLOW SWEET-CLOVER (MELILOTUS OFFICINALIS), TEASEL (DIPSACUS SPP.), JAPANESE-KNOTWEED (REYNOUTRIA JAPONICA), AND ASIAN BITTERSWEET (CELASTRUS ORBICULATUS), BUCKTHORN (RHAMNUS SPP.).
  - SEED: AT THE END OF THE THIRD GROWING SEASON, 50% VEGETATIVE COVERAGE SHALL BE ACHIEVED (AS MEASURED BY AERIAL COVERAGE/OCULAR ESTIMATION).
    - RELATIVE COVERAGE (DETERMINED BY OCULAR ESTIMATION) OF INVASIVE SPECIES (I.E., COMMON REED, REED CANARY GRASS, PURPLE LOOSESTRIFE, ETC.) IN AGGREGATE SHALL BE LESS THAN 5% THROUGHOUT, AND AT THE END OF, THE THREE-YEAR PERIOD.
      - THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE.
    - NATIVE MEAN C VALUE > 3.0 AND NATIVE FQI VALUE > 20.0 FOR ALL NATIVE PLANT COMMUNITIES.
      - THIS STANDARD SHALL BE EVALUATED SEPARATELY FOR EACH SEED AND PLANT MIX ZONE
    - SOIL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REGULARLY MAINTAINED. ANY EROSION OBSERVED ON-SITE SHALL BE REPAIRED TO THE DESIGNED CONDITION WITHIN 30 DAYS OF OBSERVATION.

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### SEAL



EXPIRES 08/2025

## PROJECT TEAM

CIVIL ENGINEER:



### DEVELOPER / OWNER INFORMATION

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Company, by Centralnet Properties Company, Inc. a Wisconsin corporation, its manager  
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## PROJECT NAME

LANDSCAPE PLAN  
for  
SPRINGS AT AURORA

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

## DRAWING ISSUED

NO.	TITLE	DATE
1.	For Approval	06/06/25

## SET TYPE LANDSCAPE PLANS

## PROJECT NUMBER 2408046

DATE  
08-23-2025

DRAWN BY: APPROVED BY:  
LCG LCG

## SHEET TITLE LANDSCAPE MAINTENANCE

## SHEET NUMBER

L4.0