

Landscape Plan For Eola Preserve

EOLA PRESERVE

Aurora, Illinois

May 17, 2024

CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
CEMCON, Ltd.
CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, IL 60502-9675



LOCATION MAP

SCALE: 1"=500'



INDEX OF SHEETS

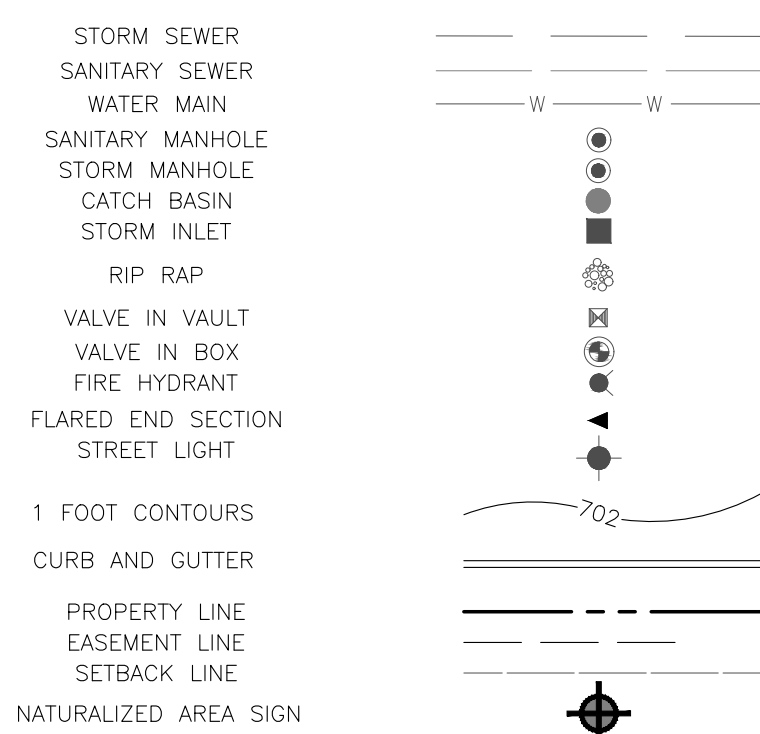
SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
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Landscape Data Table: Planting Material Key	
Note: Symbols are blackline for proposed grayscale for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	225
Evergreen Trees (minimum size 6 feet) Count:	36
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	62
Evergreen Shrubs (minimum of 18 inches) Count:	0
Deciduous Shrubs (minimum of 18 inches) Count:	5
Ornamental Grasses Count:	10
Perennials Count:	35
Annuals Count:	0
Groundcover Square Footage:	0
Turf (Seeded) Square Footage:	51109
Turf (Sod) Square Footage:	84611
Native Prairie Planting Square Footage:	69696
Native Wetland Planting Square Footage:	26136

Landscape Data Table: CTEs Provided			
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	225	225
Evergreen Trees	1/3	36	12
Understory Trees	1/3	62	21
Deciduous Shrubs	1/20	5	0
Evergreen Shrubs	1/20	0	0
Total:		328	258

Landscape Implementation Data Table: Plant List by Category								
	QTY	Percent	SYM	BOTANICAL NAME (Family / Genus / Species)	COMMON NAME	SIZE	COMMENTS	
Canopy Trees	10	4%	AR	Acer x freemanii 'Redpointe'	REDPOINTE MAPLE	2.5" Cal.		
	14	6%	AM	Acer nyababel 'Morton'	STATE STREET MAPLE	2.5" Cal.		
	23	10%	AS	Acer x saccharum 'Green Mountain'	GREEN MOUNTAIN SUGAR MAPLE	2.5" Cal.		
	19	8%	CO	Celtis occidentalis	COMMON HACKBERRY	2.5" Cal.		
	19	8%	GT	Gleditsia tricanthos var. inermis 'Skyline'	SKYLINE HONEYLOCUST	2.5" Cal.		
	18	8%	GD	Gymnocladus dioica 'Espresso-JFS'	ESPRESSO KENTUCKY COFFEE TREE	2.5" Cal.		
	21	9%	PM	Platanus x acerifolia 'Morton Circle'	EXCLAMATION! LONDON PLANETREE	2.5" Cal.		
	20	9%	OB	Quercus bicolor	SWAMP WHITE OAK	2.5" Cal.		
	18	8%	QR	Quercus rubra	RED OAK	2.5" Cal.		
	20	9%	TA	Tilia americana 'Redmond'	REDMOND AMERICAN LINDEN	2.5" Cal.		
21	9%	TT	Tilia tomentosa 'Sterling'	STERLING SILVER LINDEN	2.5" Cal.			
22	10%	UM	Ulmus 'Morton Glossy'	TRIUMPH ELM	2.5" Cal.			
Total:	225	100%						
Evergreen Trees	6	17%	AC	Abies concolor	WHITE FIR	6' Ht.		
	8	22%	PA	Picea abies	NORWAY SPRUCE	6' Ht.		
	8	22%	PG	Picea glauca 'Densata'	BLACK HILLS SPRUCE	6' Ht.		
	6	17%	PO	Picea omorika	SERBIAN SPRUCE	6' Ht.		
	8	22%	PS	Pinus strobus	WHITE PINE	6' Ht.		
Total:	36	100%						
Understory Trees	12	18%	AG	Amelanchier x grandiflora	APPLE SERVICEBERRY	8' Ht.	Multi-Stem	
	12	18%	BN	Betula nigra 'Cully'	HERITAGE RIVER BIRCH	8' Ht.	Multi-Stem	
	9	14%	CA	Carpinus caroliniana	AMERICAN HORNBEAM	8' Ht.	Tree-Form	
	8	12%	CC	Cercis canadensis	EASTERN REDBUD	8' Ht.	Multi-Stem	
	9	14%	CM	Cornus mas	CORNELIANCHERRY DOGWOOD	8' Ht.	Multi-Stem	
	9	14%	MP	Malus 'Prairifire'	PRAIRIFIRE CRABAPPLE	8' Ht.	Multi-Stem	
	6	9%	SR	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	8' Ht.	Tree-Form	
	Total:	65	100%					
	Deciduous Shrubs	5	100%	HP	Hydrangea paniculata 'SMHPLQF'	LITTLE QUICK FIRE HYDRANGEA	24" Ht.	3' O.C.
	Total:	5	100%					
Ornamental Grasses	5	50%	CK	Calamagrostis x acutiflora 'Karl Foerster'	FEATHER REED GRASS	Mature Height = 30"	30" O.C.	
	5	50%	PL	Panicum virgatum 'Heavy Metal'	HEAVY METAL SWITCHGRASS	Mature Height = 4'-6"	30" O.C.	
Total:	10	100%						
Perennials	16	46%	AB	Allium 'Summer Beauty'	SUMMER BEAUTY ONION		18" O.C.	
	9	26%	HH	Hemerocallis 'Happy Returns'	HAPPY RETURNS DAYLILY		18" O.C.	
	10	29%	NM	Nepeta racemosa 'Walker's Low'	WALKER'S LOW CATMINT		18" O.C.	
Total:	35	100%						
Misc. Materials	88			Shredded Hardwood Mulch			C.Y.	
	9401			Sod			S.Y.	
	1.2			Turf Seed and Blanket			AC.	
	1.4			Low Profile Prairie Seed Mix & Erosion Control Blanket			AC.	
	0.2			Wet Meadow Seed Mix & Erosion Control Blanket			AC.	
	0.1			Emergent Plugs			AC.	
	0.5			Emergent Seed Mix			AC.	
	8			Naturalized Area Sign			EA.	

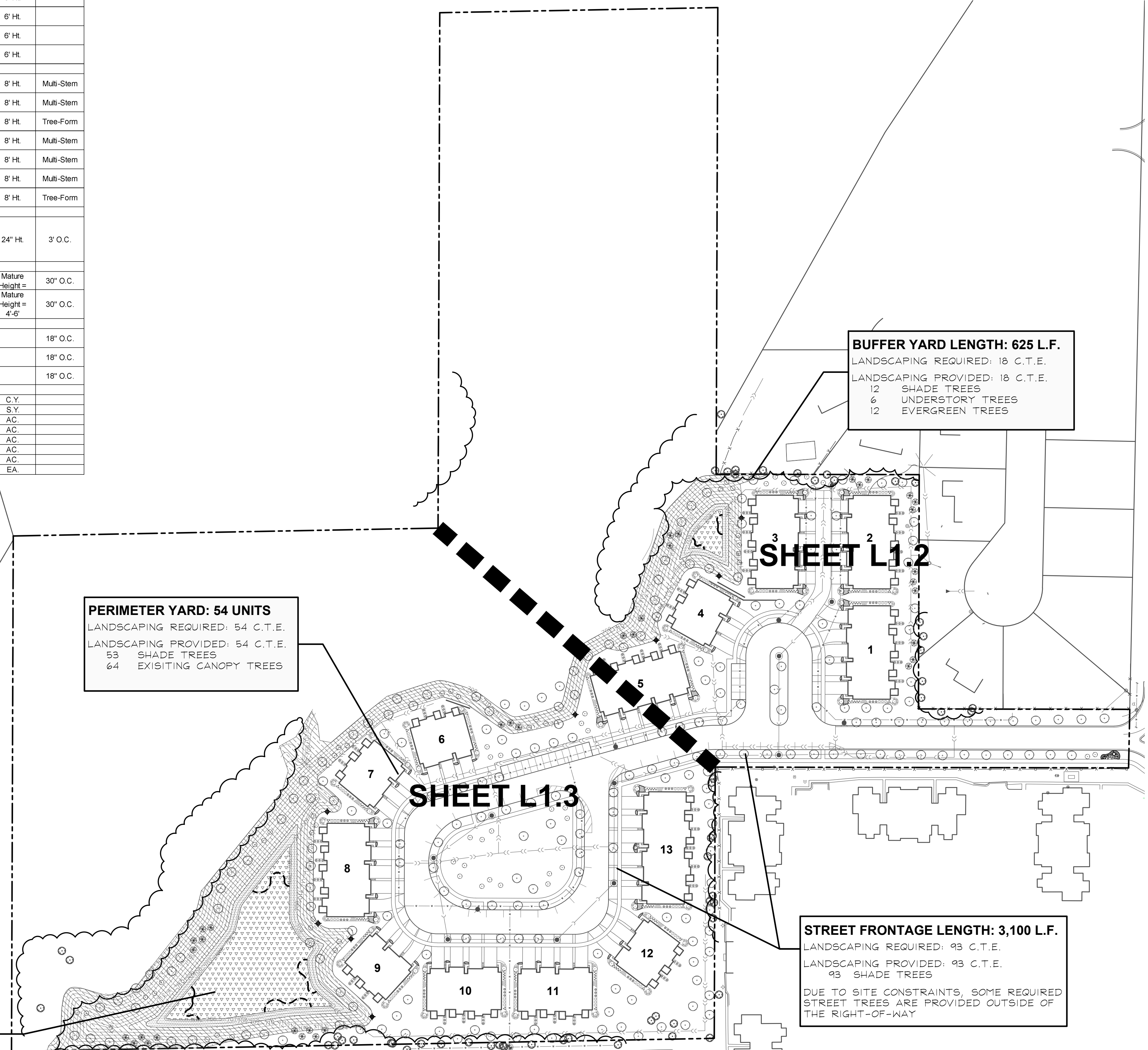
SYMBOL LEGEND



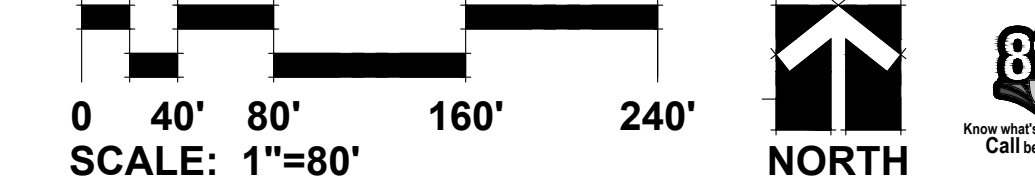
WET BOTTOM DETENTION BASIN
H.W.L. LENGTH: 2,200 L.F.
 LANDSCAPING REQUIRED: 110 C.T.E.
 LANDSCAPING PROVIDED: 110 C.T.E.
 48 SHADE TREES
 48 UNDERSTORY TREES (16 CTE)
 24 EVERGREEN TREES (8 CTE)
 16 EXISTING CANOPY TREES (PER 12" CAL.)

GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.
- Landscape Plan shows details & locations for seat walls & raised planters, all other walls are specified on engineering plans.



OVERALL LANDSCAPE PLAN



GRWA
 GARY R. WEBER
 ASSOCIATES, INC.
 LAND PLANNING
 ECOLOGICAL CONSULTING
 LANDSCAPE ARCHITECTURE
 212 SOUTH MAIN STREET
 WHEATON, ILLINOIS 60187
 PHONE: 630-668-7197

CLIENT:
BRIDGE STREET PROPERTIES
 NAPERVILLE, ILLINOIS 60540
 BRIDGE STREET PROPERTIES
 618 W. JEFFERSON AVE.
 CIVIL ENGINEER:
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EOLA PRESERVE

AURORA, ILLINOIS

OVERALL LANDSCAPE PLAN

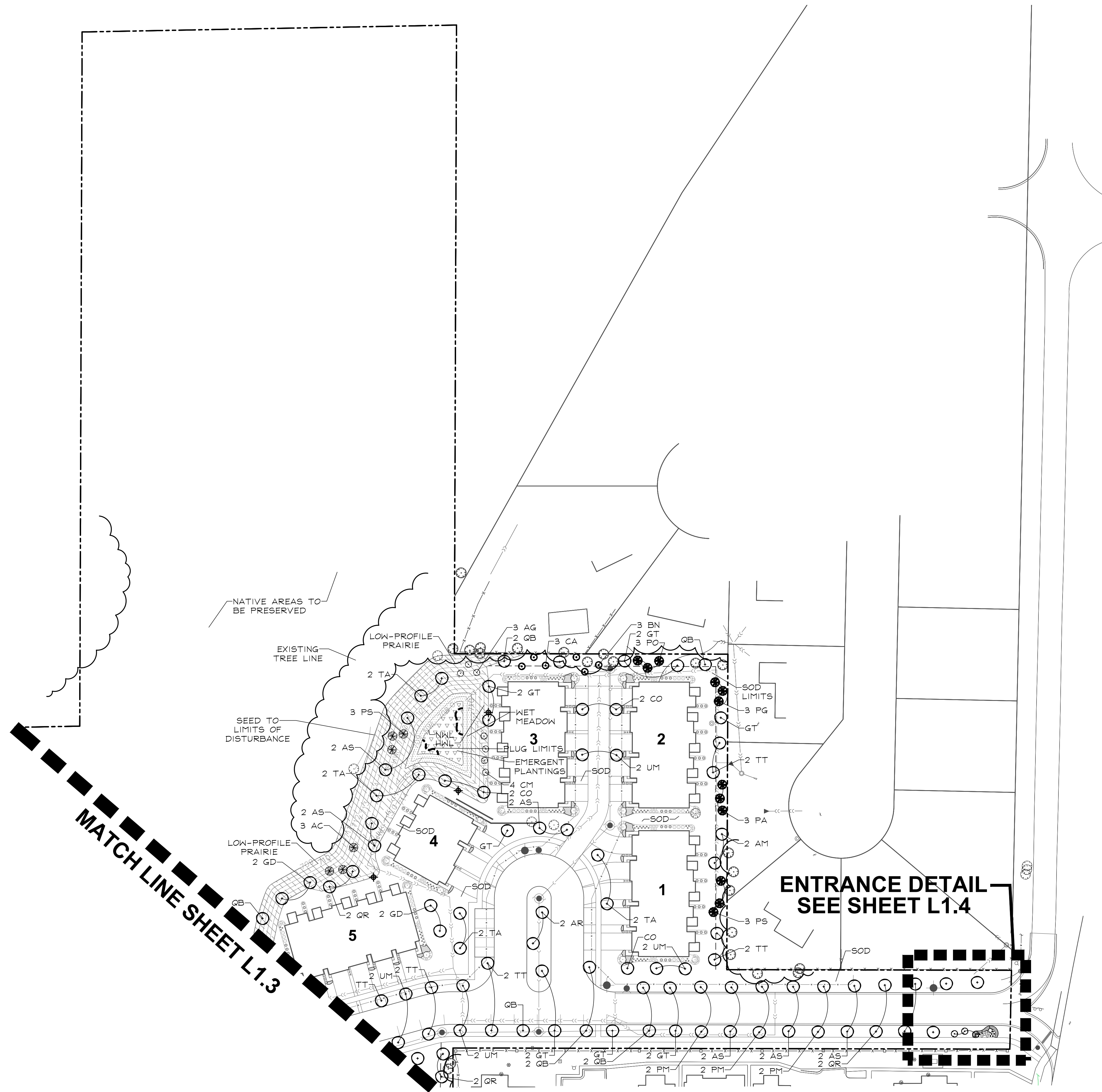
2 05.14.2024
 1 03.27.2024
REVISIONS

DATE 2.09.2024
 PROJECT NO. BS2305
 DRAWN GEH
 CHECKED ZML
 SHEET NO.

L1.1

SYMBOL LEGEND

- STORM SEWER
- SANITARY SEWER
- WATER MAIN
- SANITARY MANHOLE
- STORM MANHOLE
- CATCH BASIN
- STORM INLET
- RIP RAP
- VALVE IN VAULT
- VALVE IN BOX
- FIRE HYDRANT
- FLARED END SECTION
- STREET LIGHT
- 1 FOOT CONTOURS
- CURB AND GUTTER
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- NATURALIZED AREA SIGN



EOLA PRESERVE

AURORA, ILLINOIS

LANDSCAPE PLAN

NO.	DATE	REVISIONS
2	05.14.2024	
1	03.27.2024	

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L1.2

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

 NORTH





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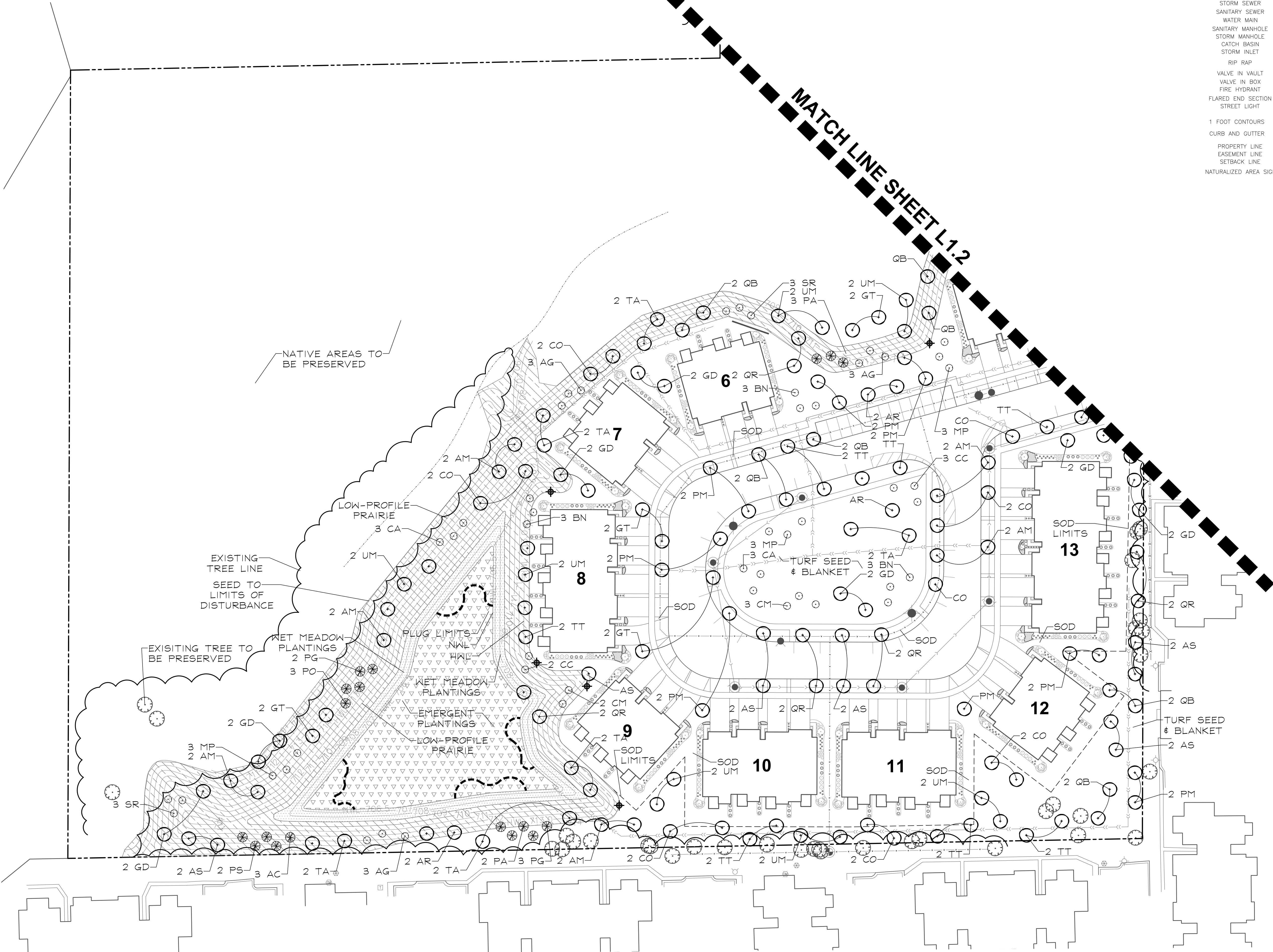
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- SETBACK LINE
- NATURALIZED AREA SIGN

MATCH LINE SHEET L1.2



EOLA PRESERVE

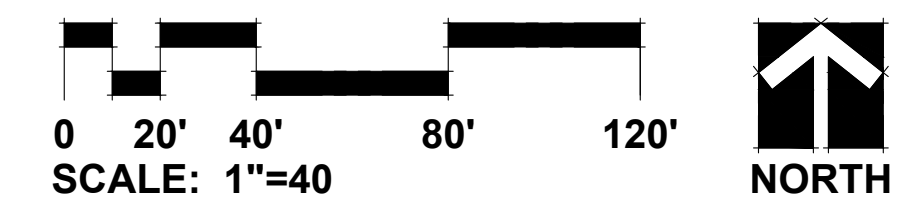
AURORA, ILLINOIS

LANDSCAPE PLAN

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SHEET NO.:

L1.3





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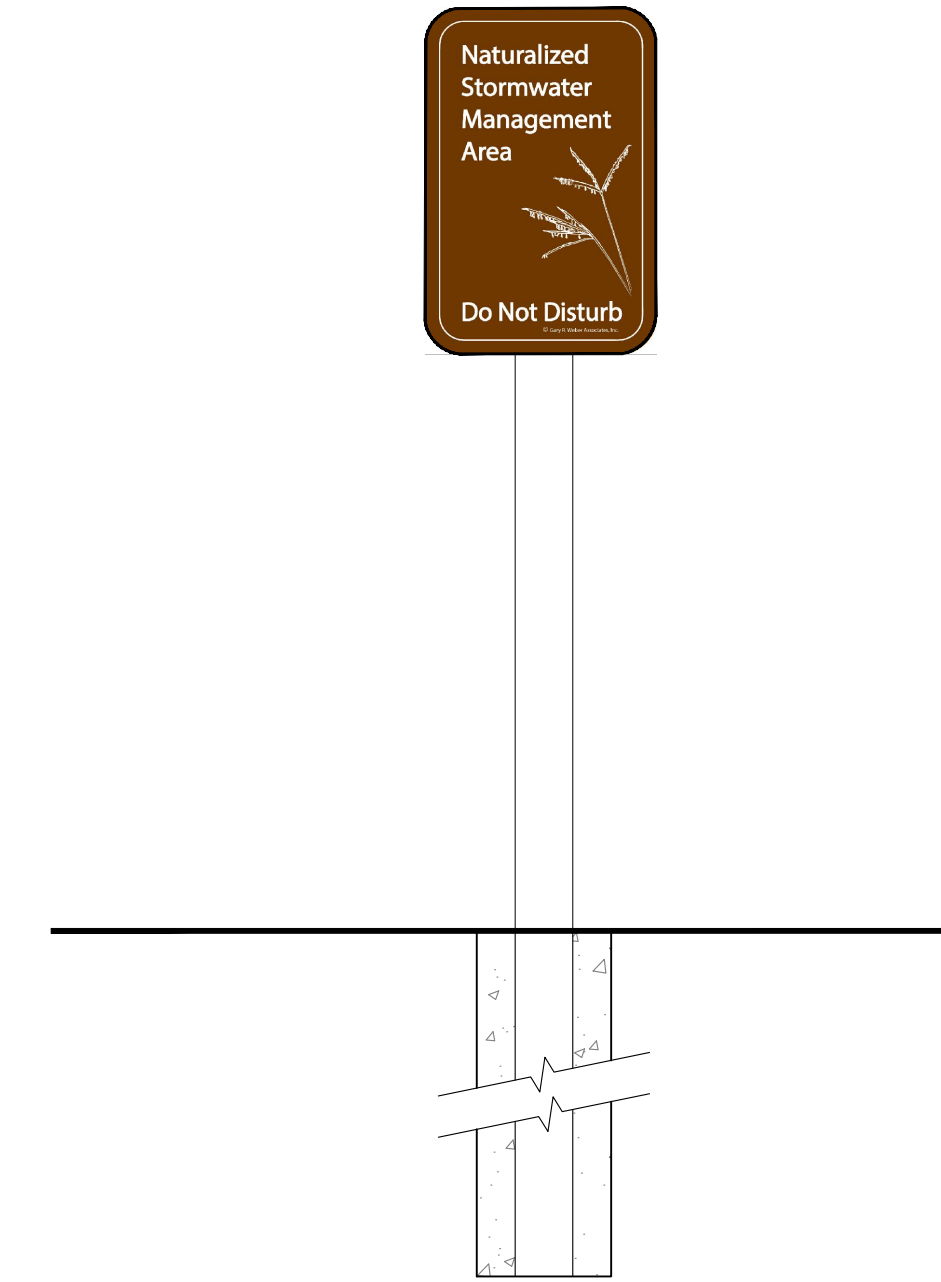
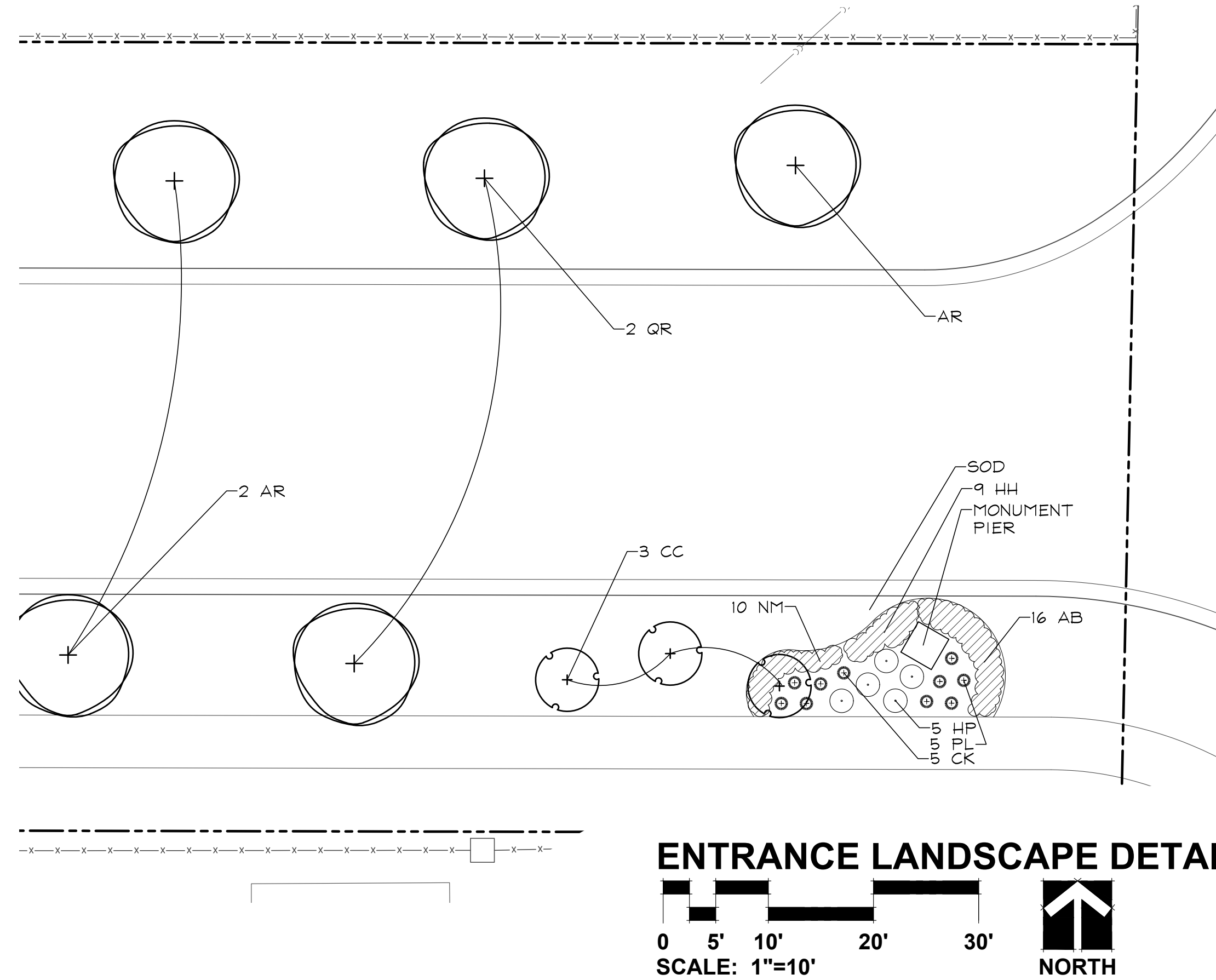
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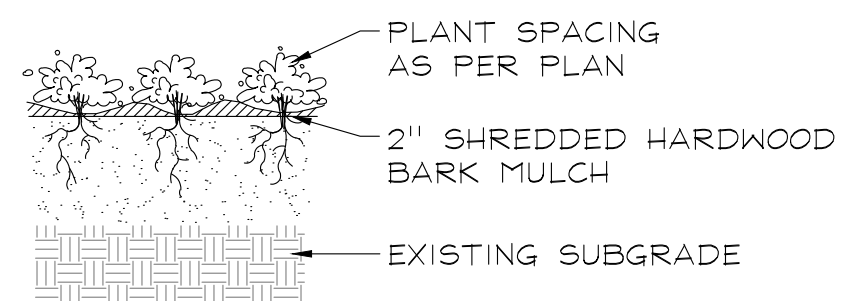
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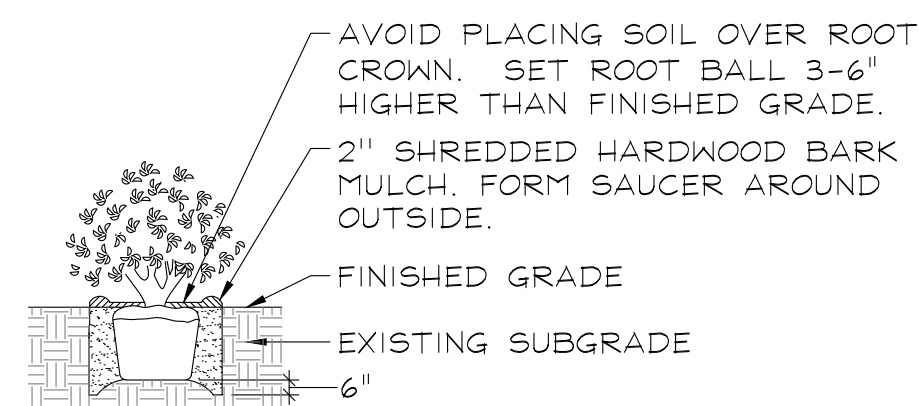
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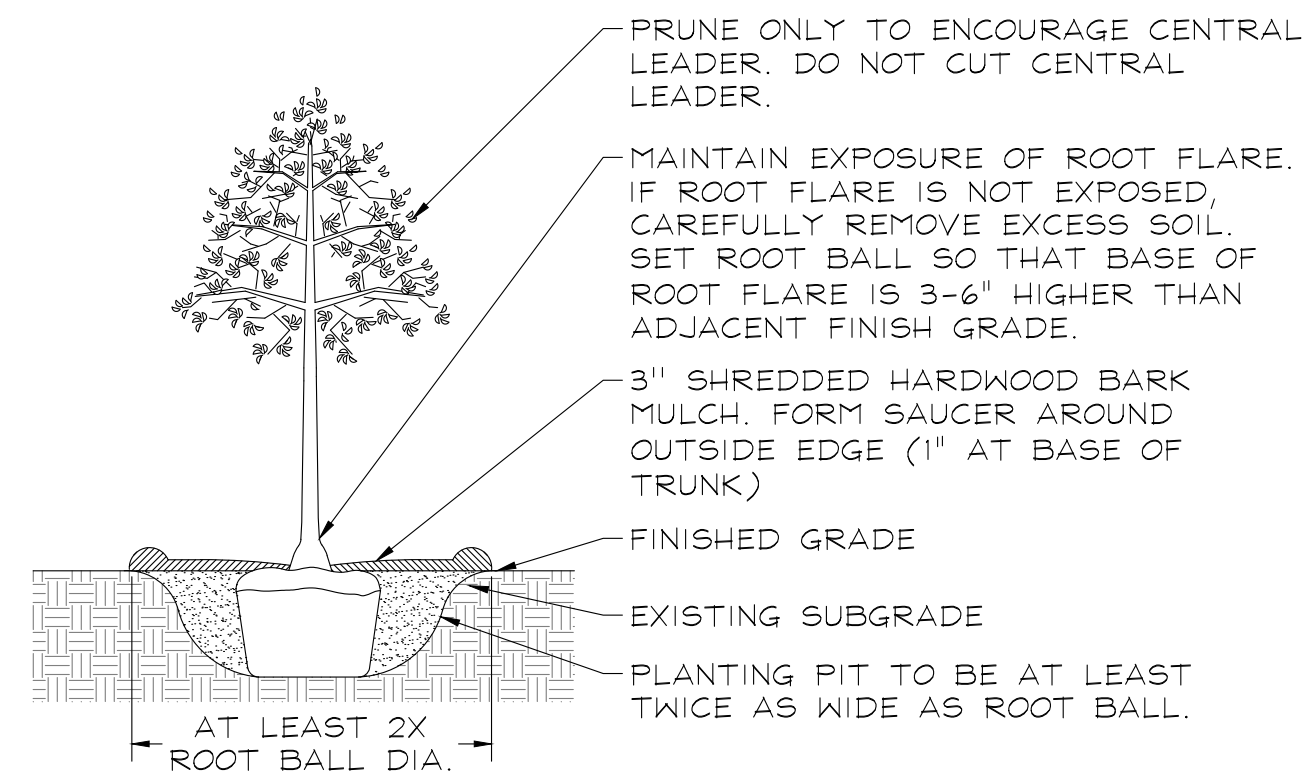
PLANTING DETAILS



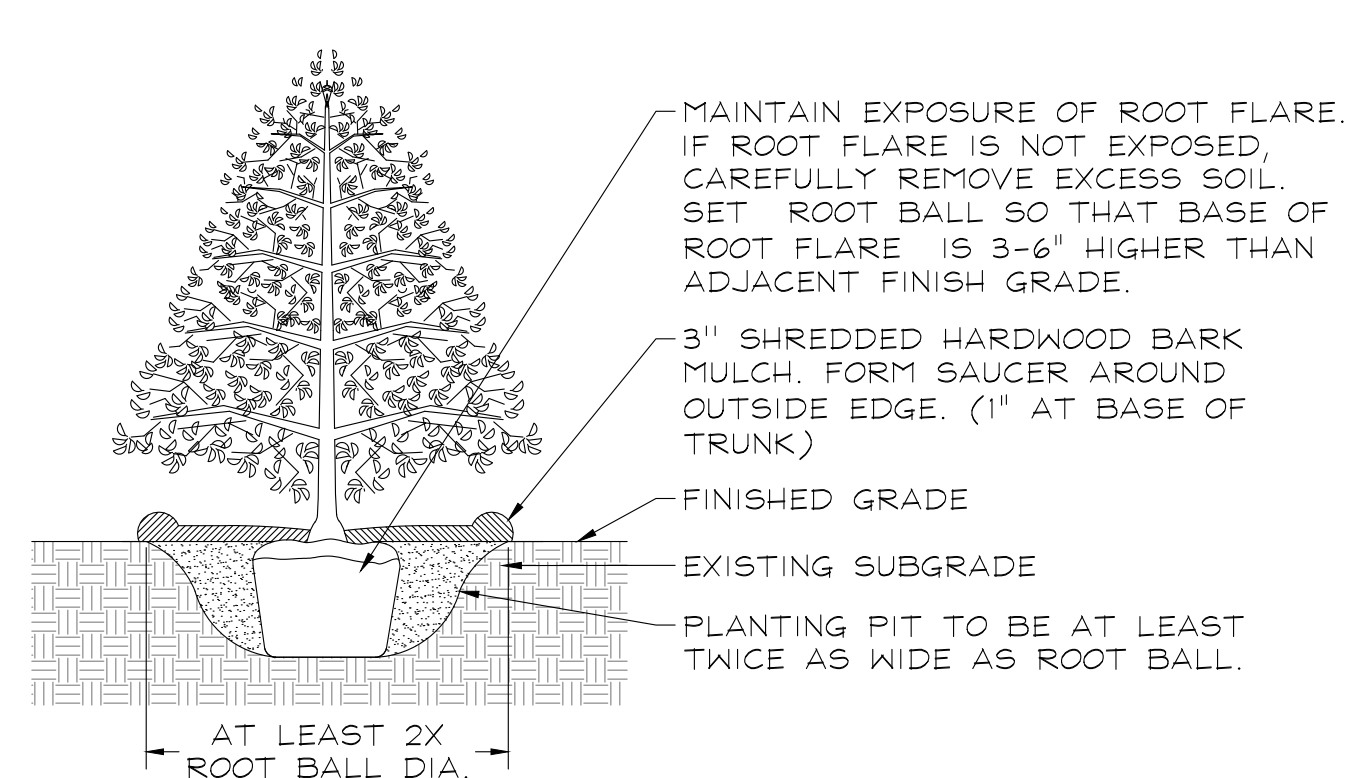
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



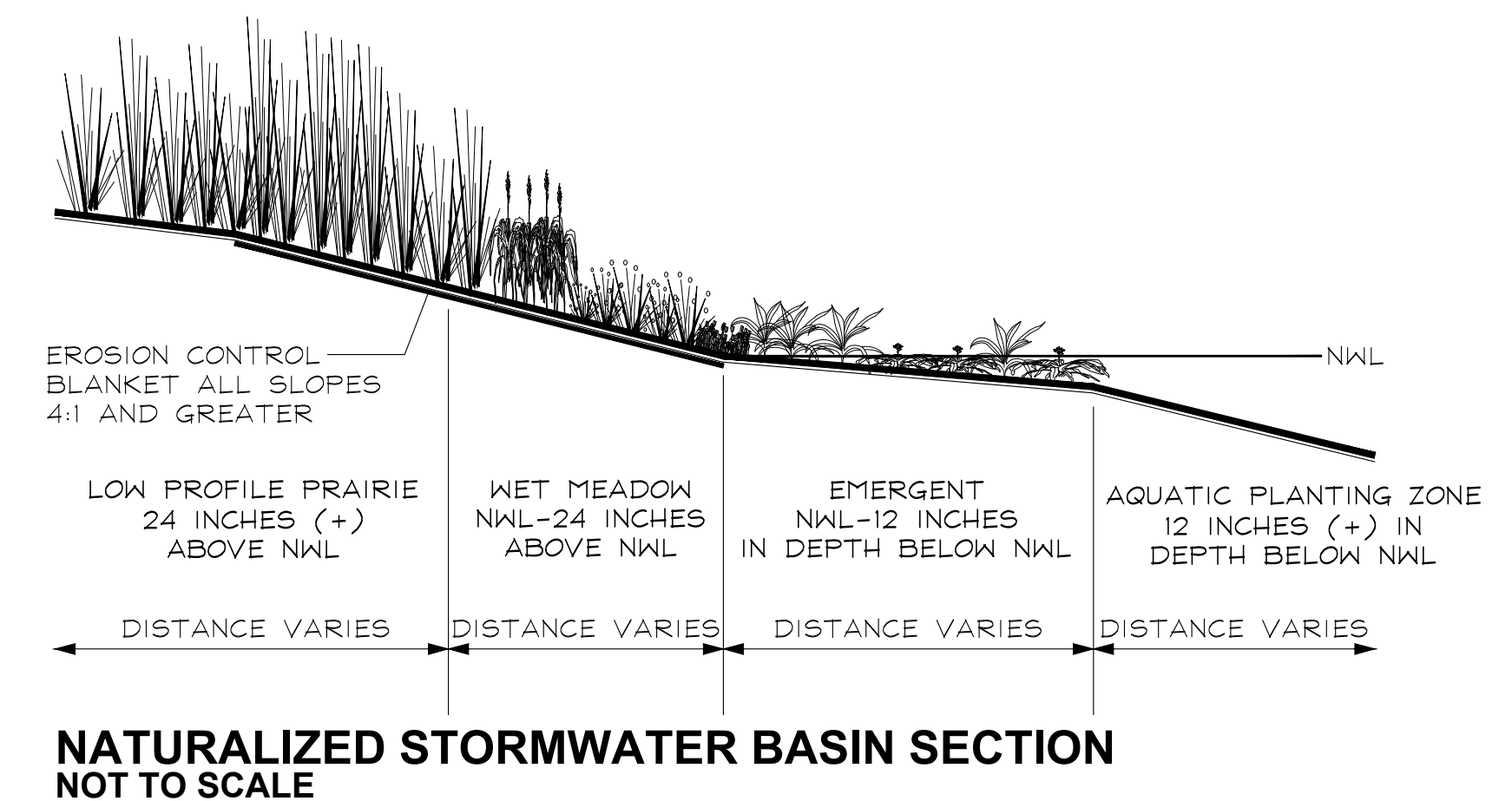
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



EOLA PRESERVE
AURORA, ILLINOIS

LANDSCAPE DETAILS

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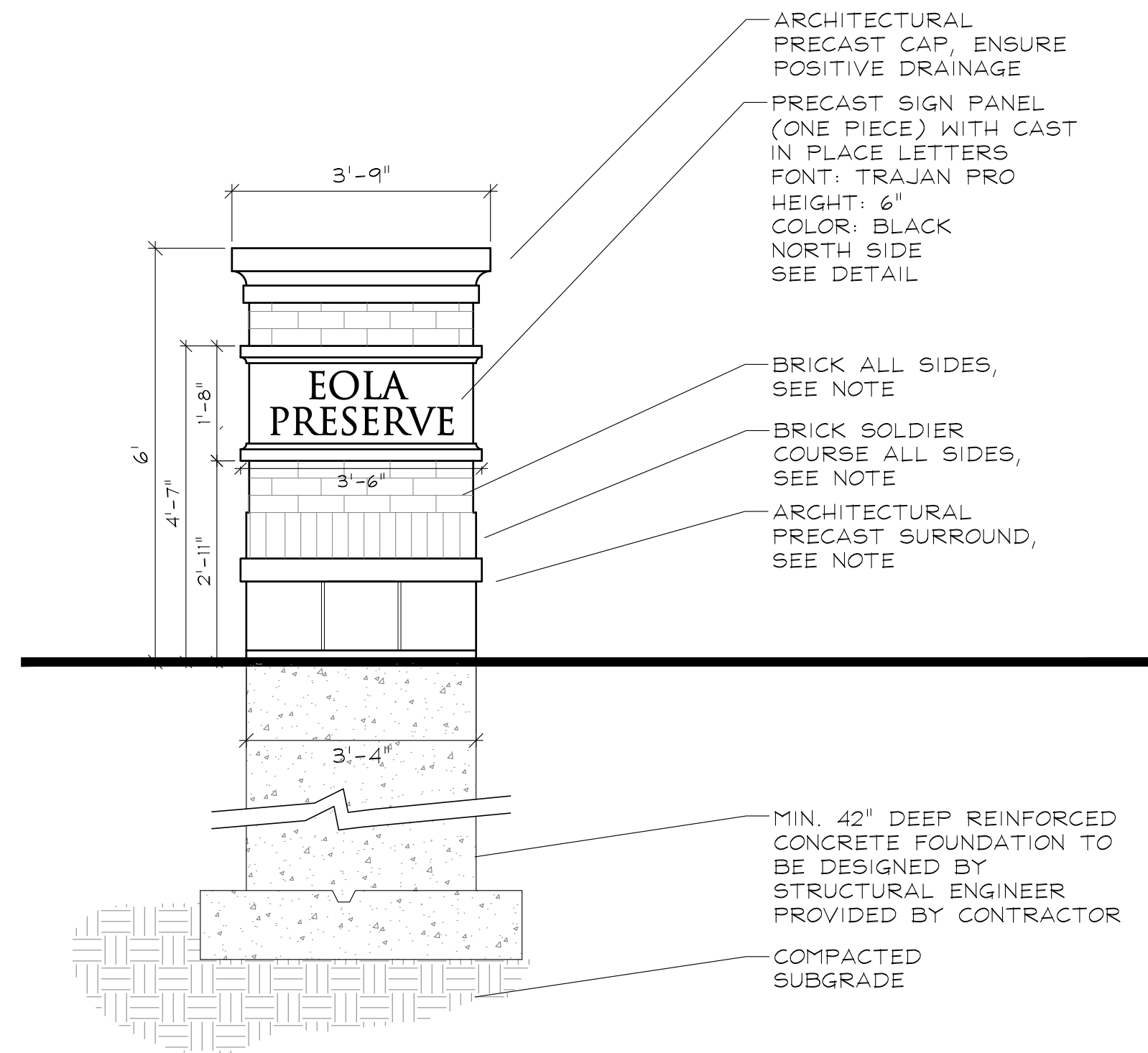
L1.4



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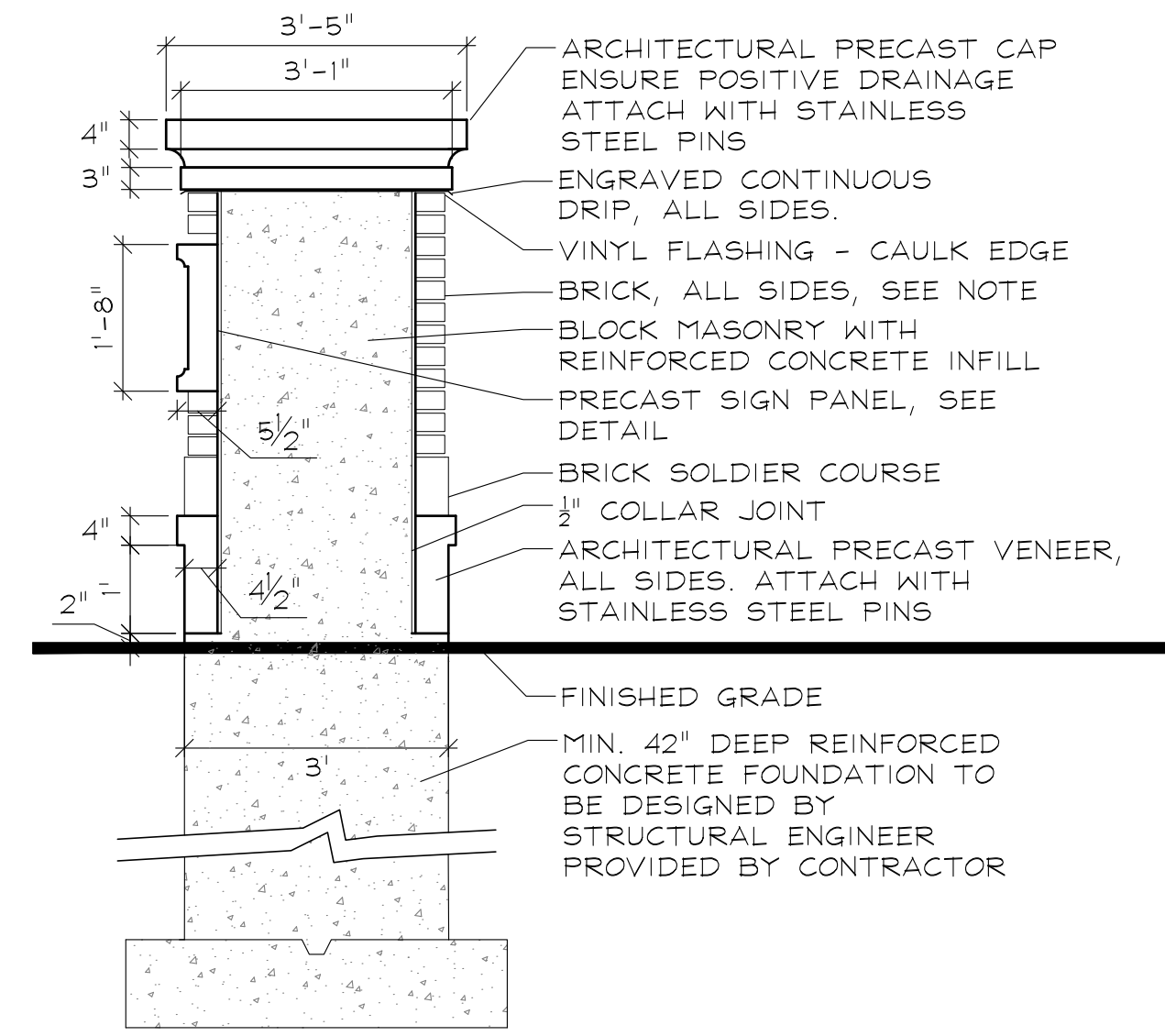
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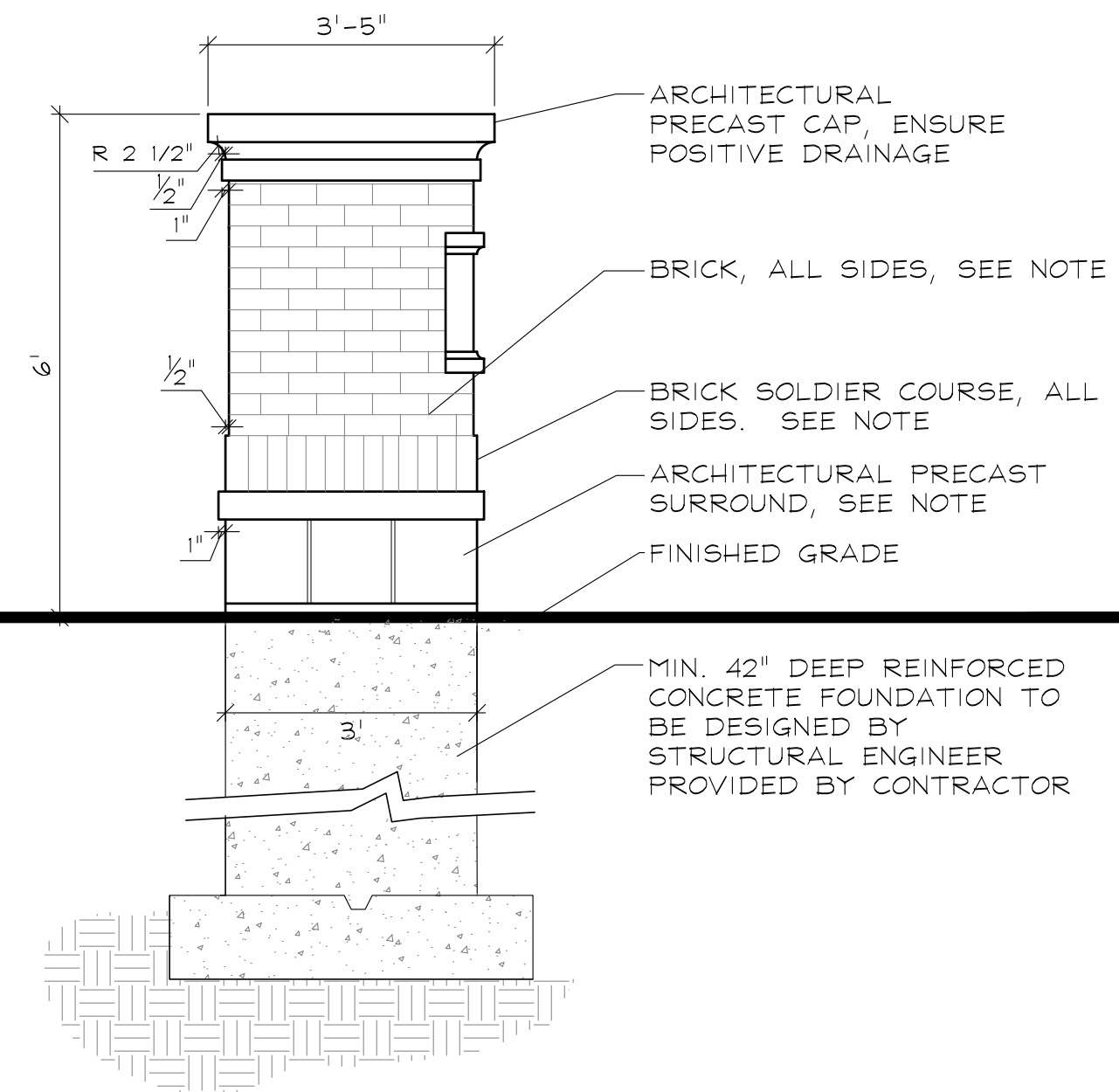
MONUMENT PIER ELEVATION

SCALE: 1/2"=1'



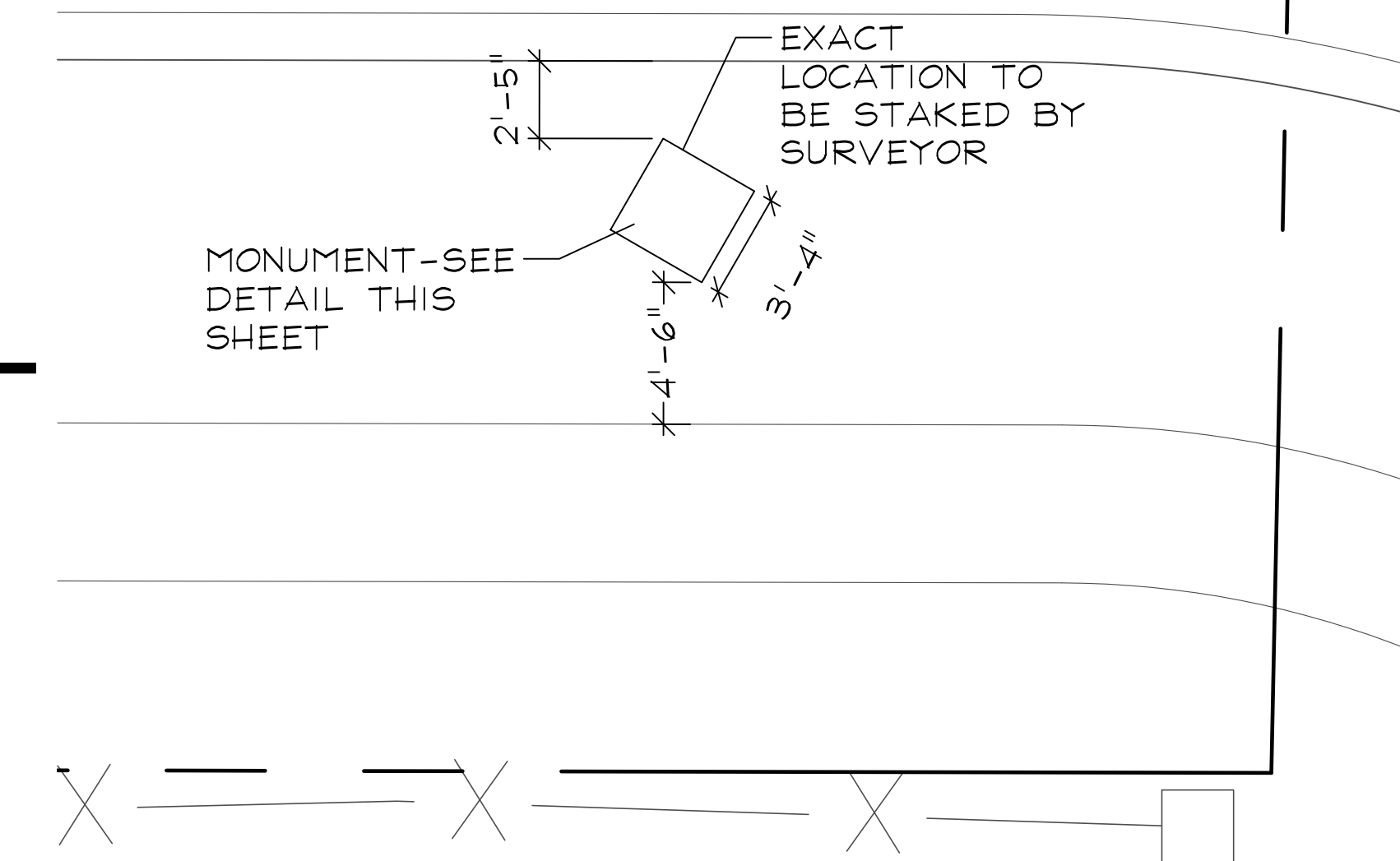
MONUMENT SECTION A-A'

SCALE: 1/2"=1'



MONUMENT ELEVATION B

SCALE: 1/2"=1'



PIER LAYOUT DETAIL

SCALE: 1"=5'

ENTRANCE MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

- The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:
 - Submission of color and material samples
 - Submission of shop drawings
 - Submission of construction schedule
 - Verification of existing conditions and underground utilities
 - Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locates.
 - Comply with all applicable codes

2.0 QUALITY ASSURANCE

- Construction shall conform to "Building Code Requirements for Engineered Brick Masonry," BIA, latest edition.
 - All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.
 - Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.
 - No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work from cold and frost and insure that mortar will harden without freezing. No additives shall be used, unless approved in writing by the owner.
 - All corners of monuments and piers are to be staked by engineer and verified by the contractor.
- #### 3.0 JOB CONDITIONS
- Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
 - Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
 - All streets and curbs must be cleaned at the end of each working day.
 - All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

- Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.
- Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

- Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.
 - Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no days of non-activity on site.
- Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.

- Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.
 - Provide certificate of insurance per the owner's requirements.
 - Provide names and contact information for any subcontractors and suppliers.
- #### F. Shop Drawings:
- Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work:
 - Prepare and submit one (1) set prints with following items in detail:
 - Sizes
 - Sections
 - Dimensions and numbering of stone and brick.
 - Arrangements of joints and bond.
 - Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
 - Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

- Loading and Shipment:
 - Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit, all brick, and limestone to be used for the work.
 - Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.
- Unloading and Storage:
 - Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
 - Store brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
 - Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

- Mortar:
 - Cement: white, non-staining masonry cement, conforming to ASTM-C91.
 - Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-C144. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
 - Lime: Hydrated, conforming to ASTM-C207, Type S.
 - Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.
- Foundation:
 - Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.
- Mortar Beds:
 - Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
 - Provide sufficient mortar on ends of brick to completely fill head joints.
 - Rock closure into place with head joints thru against two adjacent bricks in place.

- Mortar Joints: Horizontal and vertical face joints:
 - Nominal thickness: 3/8 inch.
 - Construct uniform joints.
 - Shove vertical joints tight.
 - Tool concave joints in exposed surfaces when thumbprint hard.
 - Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
 - Movement joints: Keep clean of all mortar and debris.
- Flashing:
 - Install complete and continuous under stone copings and other projections.
 - Lap joints 6". Seal entire contact surface with mastic.
 - Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
 - Cover flashing with mortar.
- Weepholes:
 - Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
 - Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
 - Keep weepholes and area above flashing free of mortar droppings.
- CLEAN UP AND PROTECTION:
 - All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.
 - Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.
 - During work, stone materials and equipment as directed by the owner.
 - Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.
- INSPECTION AND ACCEPTANCE:
 - The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.
 - Notify the Owner's representative when completed, for final design conformance review.

Elevation Data Table: Ground Signage			
Ground Sign #	Description	Value	Unit
1	i) Length of street frontage - on which Sign is Located	530	Feet
	ii) Width of Sign Face	3.50	Feet
	iii) Height of Sign Face	1.60	Feet
	iv) Square Footage of Sign Face	6	Square Feet
	v) Height of Sign (overall)	6	Feet
	vi) Width of Sign (overall)	4	Feet
	vii) Type of Sign		Pier
	viii) Type of Sign Base		Reinforced Concrete
	ix) Is there a Digital Display	no	
		If Yes then, Location of Digital Display on the sign	
	Height of Digital Display		Feet
	Width of Digital Display		Feet
	Square Footage of Digital Display	-	Square Feet
	Percent of Digital Display Sign Coverage		Percent

EOLA PRESERVE

AURORA, ILLINOIS

MONUMENT DETAILS

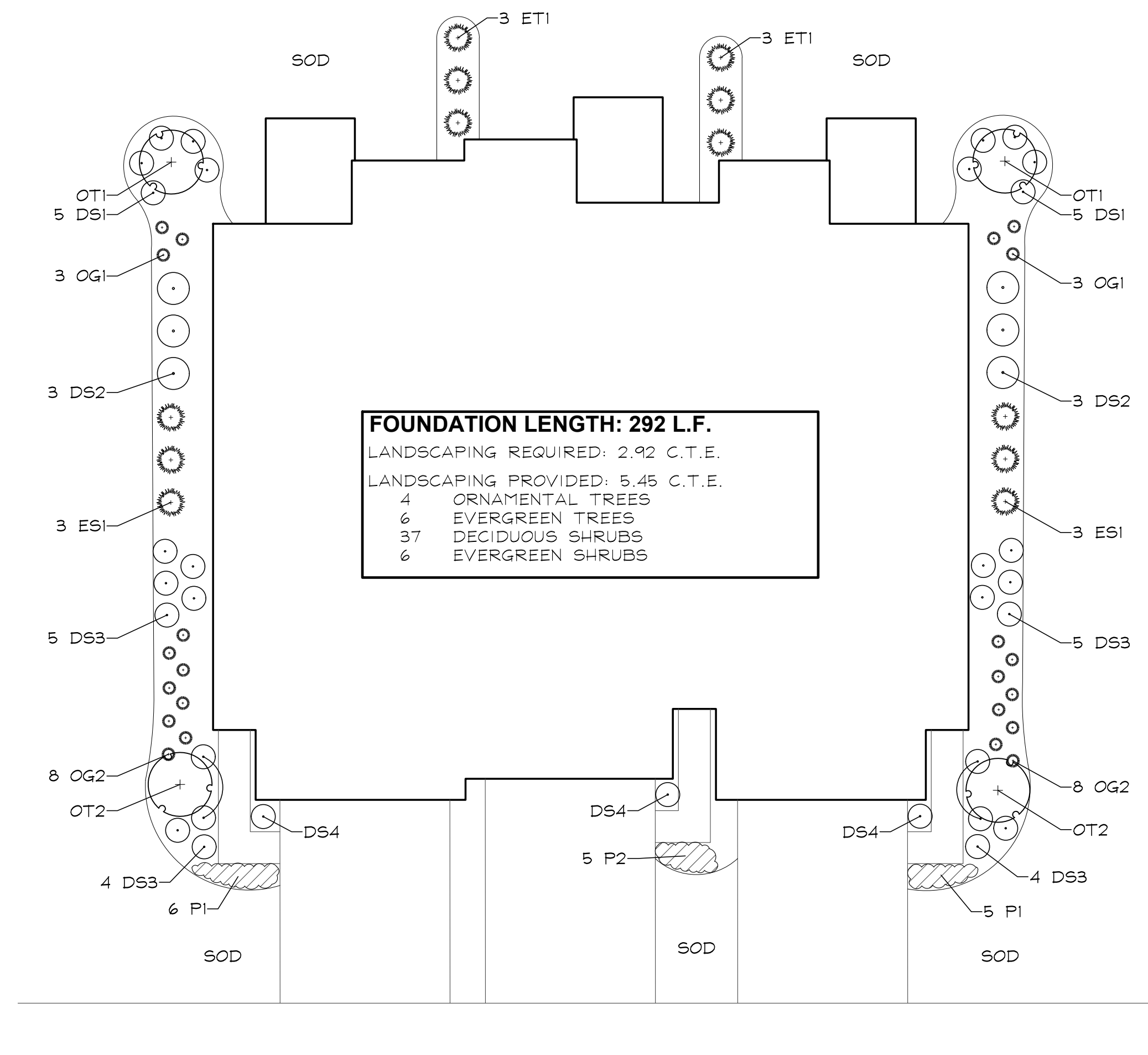
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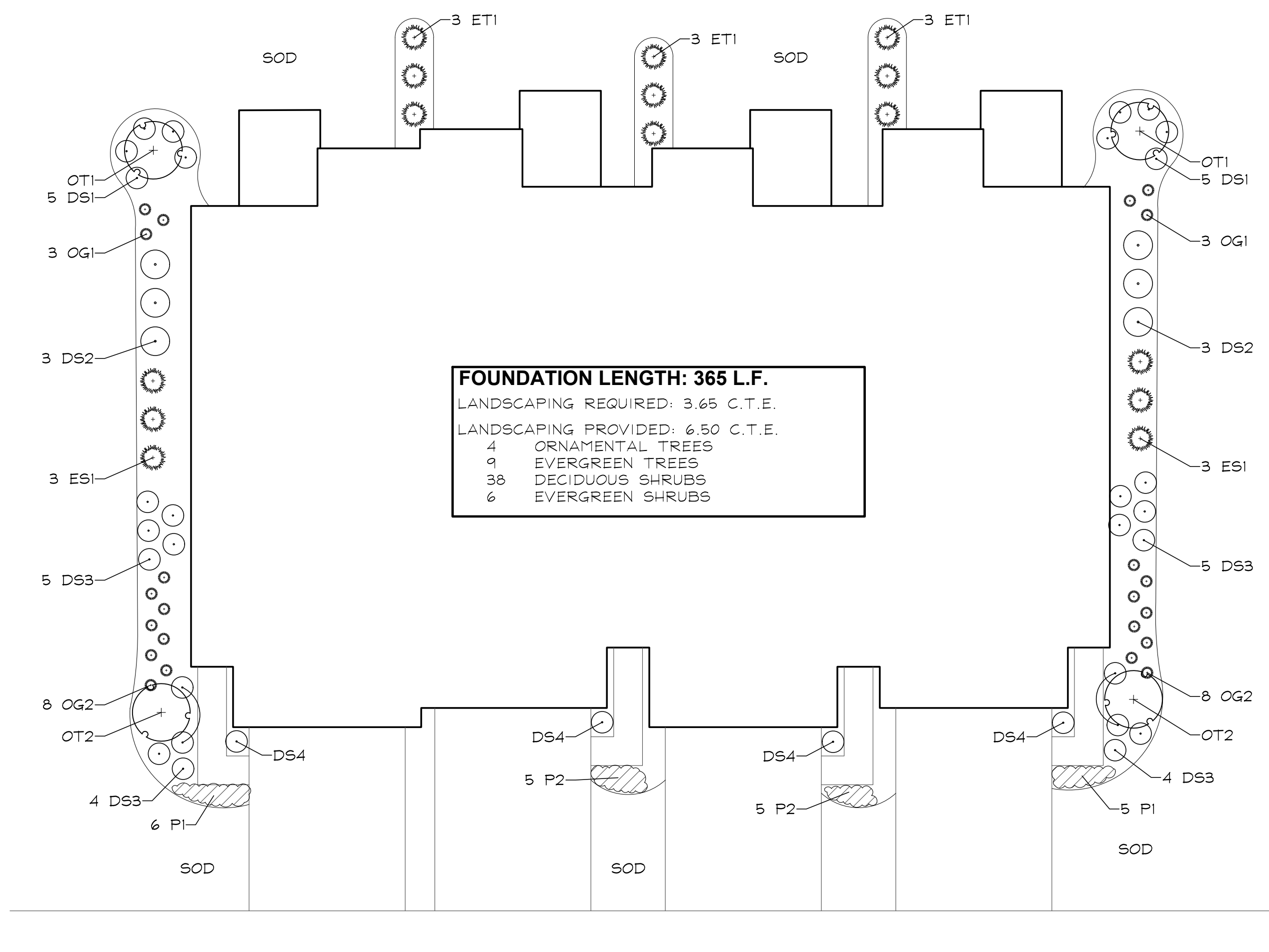
L1.5



Know what's below. Call before you dig.



3 UNIT TYPICAL FOUNDATION
 SCALE: 1"=10'



4 UNIT TYPICAL FOUNDATION
 SCALE: 1"=10'

**3 UNIT TOWNHOME FOUNDATION PLAN
 PLANT LIST A
 (BUILDINGS 6 & 12)**

Key	Botanical/Common Name	Size	Remarks
UNDERSTORY TREES			
OT1 2	Cornus mas CORNELIANHERRY DOGWOOD	6' Tall	Multi-Stem
OT1 2	Carpinus caroliniana AMERICAN HORNBREAM	2" Cal.	Single Stem
EVERGREEN TREES			
ET1 6	Thuja occidentalis 'Techny' TECHNY ARBORVITAE	5' Tall	
DECIDUOUS SHRUBS			
DS1 10	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	3' O.C.
DS2 6	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	4' O.C.
DS3 18	Fothergilla gardenii DWARF FOTHERGILLA	24" Tall	3' O.C.
DS4 3	Physocarpus opulifolius 'Danna May' LITTLE DEVIL NINEBARK	24" Tall	3' O.C.
EVERGREEN SHRUBS			
ES1 6	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
ORNAMENTAL GRASSES			
OG1 6	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG2 16	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
PERENNIALS			
PI 11	Calamintha nepeta 'Montrose White' MONTROSE WHITE CALAMINT	#1	18" O.C.
P2 5	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
MISC. MATERIALS			
8	SHREDDED HARDWOOD MULCH	C.Y.	

**3 UNIT TOWNHOME FOUNDATION PLAN
 PLANT LIST B
 (BUILDINGS 4, 7, & 9)**

Key	Botanical/Common Name	Size	Remarks
UNDERSTORY TREES			
OT1 2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Multi-Stem
OT1 2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
EVERGREEN TREES			
ET1 6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Tall	
DECIDUOUS SHRUBS			
DS1 10	Hydrangea paniculata 'Rensun' STRAWBERRY SUNDAE HYDRANGEA	24" Tall	3' O.C.
DS2 6	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
DS3 18	Weigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
DS4 3	Diervilla 'G2X88544' KODIAK ORANGE BUSH HONEYSUCKLE	24" Tall	3' O.C.
EVERGREEN SHRUBS			
ES1 6	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
ORNAMENTAL GRASSES			
OG1 6	Pennisetum alopecuroides 'Burgundy Bunny'#1 BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
OG2 16	Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS	#1	24" O.C.
PERENNIALS			
PI 11	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2 5	Hemerocallis 'Going Bananas' GOING BANANAS DAYLILY	#1	18" O.C.
MISC. MATERIALS			
8	SHREDDED HARDWOOD MULCH	C.Y.	

**4 UNIT TOWNHOME FOUNDATION PLAN
 PLANT LIST
 (BUILDINGS 10 & 11)**

Key	Botanical/Common Name	Size	Remarks
UNDERSTORY TREES			
OT1 2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Multi-Stem
OT1 2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
EVERGREEN TREES			
ET1 9	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Tall	
DECIDUOUS SHRUBS			
DS1 10	Hydrangea paniculata 'Rensun' STRAWBERRY SUNDAE HYDRANGEA	24" Tall	3' O.C.
DS2 6	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
DS3 18	Weigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
DS4 4	Diervilla 'G2X88544' KODIAK ORANGE BUSH HONEYSUCKLE	24" Tall	3' O.C.
EVERGREEN SHRUBS			
ES1 6	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
ORNAMENTAL GRASSES			
OG1 6	Pennisetum alopecuroides 'Burgundy Bunny'#1 BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
OG2 16	Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS	#1	24" O.C.
PERENNIALS			
PI 11	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2 10	Hemerocallis 'Going Bananas' GOING BANANAS DAYLILY	#1	18" O.C.
MISC. MATERIALS			
9	SHREDDED HARDWOOD MULCH	C.Y.	



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 212 SOUTH MAIN STREET
 WHEATON, ILLINOIS 60187
 PHONE: 630-668-7197

CLIENT:

 BRIDGE STREET PROPERTIES
 618 W. JEFFERSON AVE
 NAPERVILLE, ILLINOIS 60540
 CIVIL ENGINEER:
CEMCON, LTD.
 2280 WHITE OAK CIRCLE
 SUITE 100
 AURORA, IL 60502

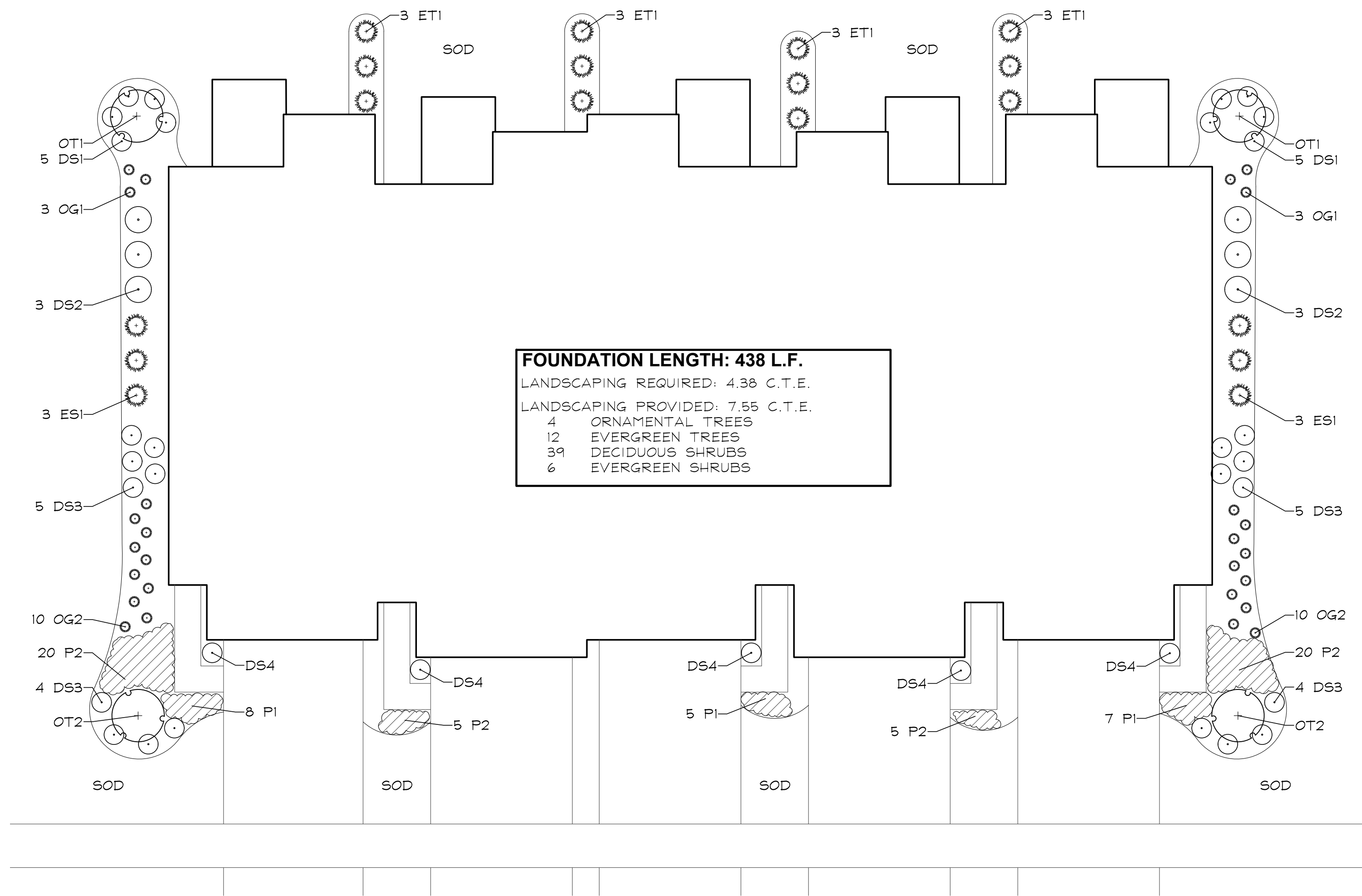
EOLA PRESERVE
 AURORA, ILLINOIS
 TYPICAL FOUNDATION PLANS

2	05.14.2024
1	03.27.2024

DATE	2.09.2024
PROJECT NO.	BS2305
DRAWN	GEH
CHECKED	ZML
SHEET NO.	



L1.6



5 UNIT TYPICAL FOUNDATION
 SCALE: 1"=10'

**3 UNIT TOWNHOME FOUNDATION PLAN
 PLANT LIST A
 (BUILDINGS 1, 2, & 5)**

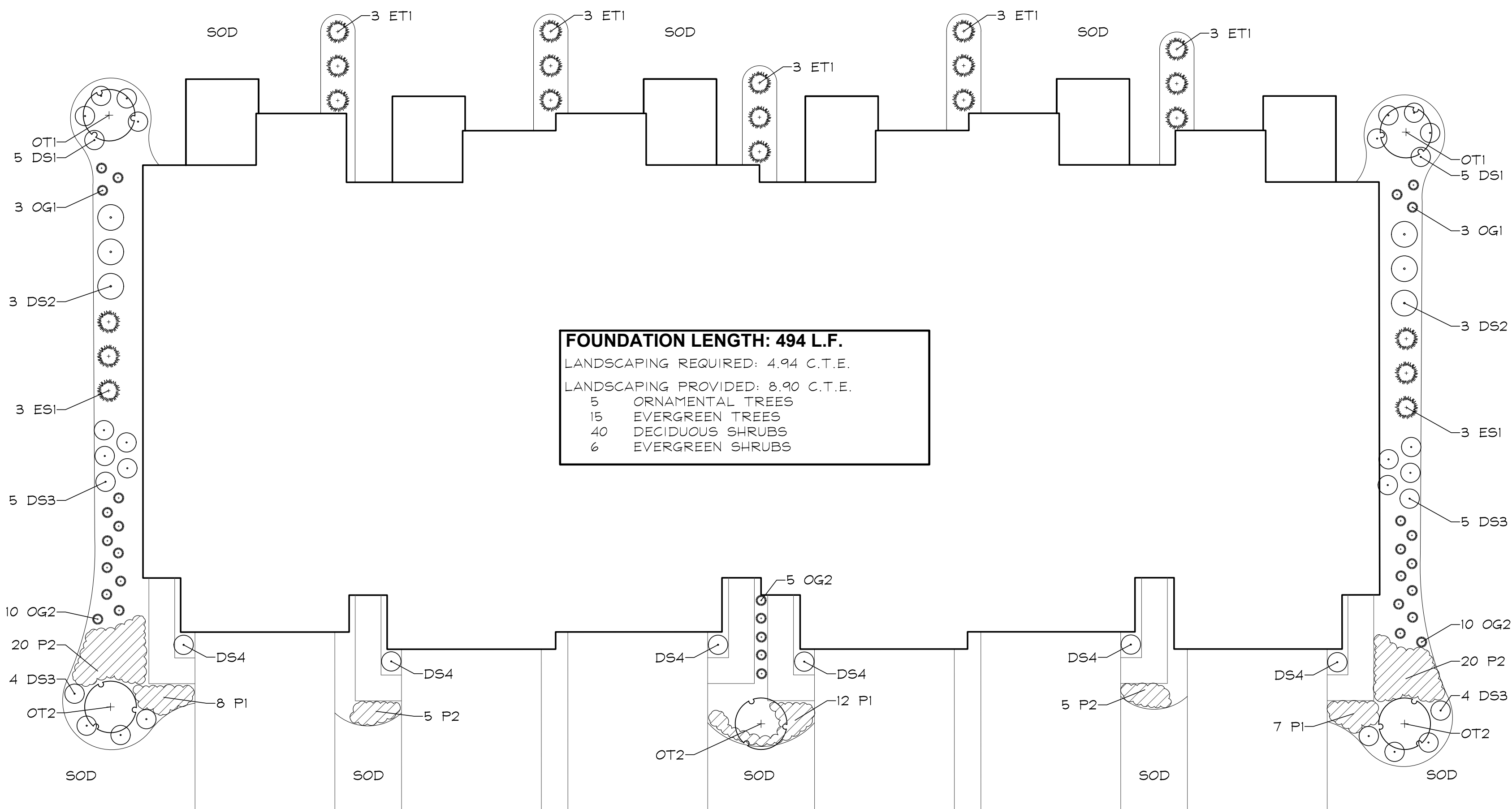
Key	Botanical/Common Name	Size	Remarks
UNDERSTORY TREES			
OT1 2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Tall	Multi-Stem
OT1 2	Carpinus caroliniana AMERICAN HORNBREAM	2" Cal.	Single Stem
EVERGREEN TREES			
ET1 12	Thuja occidentalis 'Smaragd' TECHNY ARBORVITAE	5' Tall	
DECIDUOUS SHRUBS			
DS1 10	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	3' O.C.
DS2 6	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	4' O.C.
DS3 18	Fothergilla gardenii DWARF FOTHERGILLA	24" Tall	3' O.C.
DS4 5	Physocarpus opulifolius 'Danna May' LITTLE DEVIL NINEBARK	24" Tall	3' O.C.
EVERGREEN SHRUBS			
ES1 6	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
ORNAMENTAL GRASSES			
OG1 6	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG2 20	Panicum virgatum 'Heavy Metal' HEAVY METAL SWITCHGRASS	#1	24" O.C.
PERENNIALS			
PI 19	Calamintha nepeta 'Montrose White' MONTROSE WHITE CALAMINT	#1	18" O.C.
P2 50	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
MISC. MATERIALS			
10	SHREDDED HARDWOOD MULCH	C.Y.	

**3 UNIT TOWNHOME FOUNDATION PLAN
 PLANT LIST B
 (BUILDINGS 3 & 8)**

Key	Botanical/Common Name	Size	Remarks
UNDERSTORY TREES			
OT1 2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Multi-Stem
OT1 2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
EVERGREEN TREES			
ET1 12	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Tall	
DECIDUOUS SHRUBS			
DS1 10	Hydrangea paniculata 'Rensun' STRAWBERRY SUNDAE HYDRANGEA	24" Tall	3' O.C.
DS2 6	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
DS3 18	Weigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
DS4 5	Diervilla 'G2X88544' KODIAK ORANGE BUSH HONEYSUCKLE	24" Tall	3' O.C.
EVERGREEN SHRUBS			
ES1 6	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
ORNAMENTAL GRASSES			
OG1 6	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
OG2 20	Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS	#1	24" O.C.
PERENNIALS			
PI 19	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2 50	Hemerocallis 'Going Bananas' GOING BANANAS DAYLILY	#1	18" O.C.
MISC. MATERIALS			
10	SHREDDED HARDWOOD MULCH	C.Y.	

**6 UNIT TOWNHOME FOUNDATION PLAN
 PLANT LIST
 (BUILDING 13)**

Key	Botanical/Common Name	Size	Remarks
UNDERSTORY TREES			
OT1 2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	6' Tall	Multi-Stem
OT1 3	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
EVERGREEN TREES			
ET1 15	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Tall	
DECIDUOUS SHRUBS			
DS1 10	Hydrangea paniculata 'Rensun' STRAWBERRY SUNDAE HYDRANGEA	24" Tall	3' O.C.
DS2 6	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
DS3 18	Weigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
DS4 6	Diervilla 'G2X88544' KODIAK ORANGE BUSH HONEYSUCKLE	24" Tall	3' O.C.
EVERGREEN SHRUBS			
ES1 6	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	4' O.C.
ORNAMENTAL GRASSES			
OG1 6	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
OG2 25	Panicum virgatum 'Cheyenne Sky' CHEYENNE SKY RED SWITCHGRASS	#1	24" O.C.
PERENNIALS			
PI 37	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2 40	Hemerocallis 'Going Bananas' GOING BANANAS DAYLILY	#1	18" O.C.
MISC. MATERIALS			
12	SHREDDED HARDWOOD MULCH	C.Y.	



6 UNIT TYPICAL FOUNDATION
 SCALE: 1"=10'



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 CIVIL ENGINEER:
CEMCON, LTD.
 2280 WHITE OAK CIRCLE
 SUITE 100
 AURORA, IL 60502

EOLA PRESERVE
 AURORA, ILLINOIS
 TYPICAL FOUNDATION PLANS

2	05.14.2024
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CHECKED	ZML
SHEET NO.	



L1.7



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212 SOUTH MAIN STREET
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CLIENT:



NAPERVILLE, ILLINOIS 60540
BRIDGE STREET PROPERTIES
618 W. JEFFERSON AVE

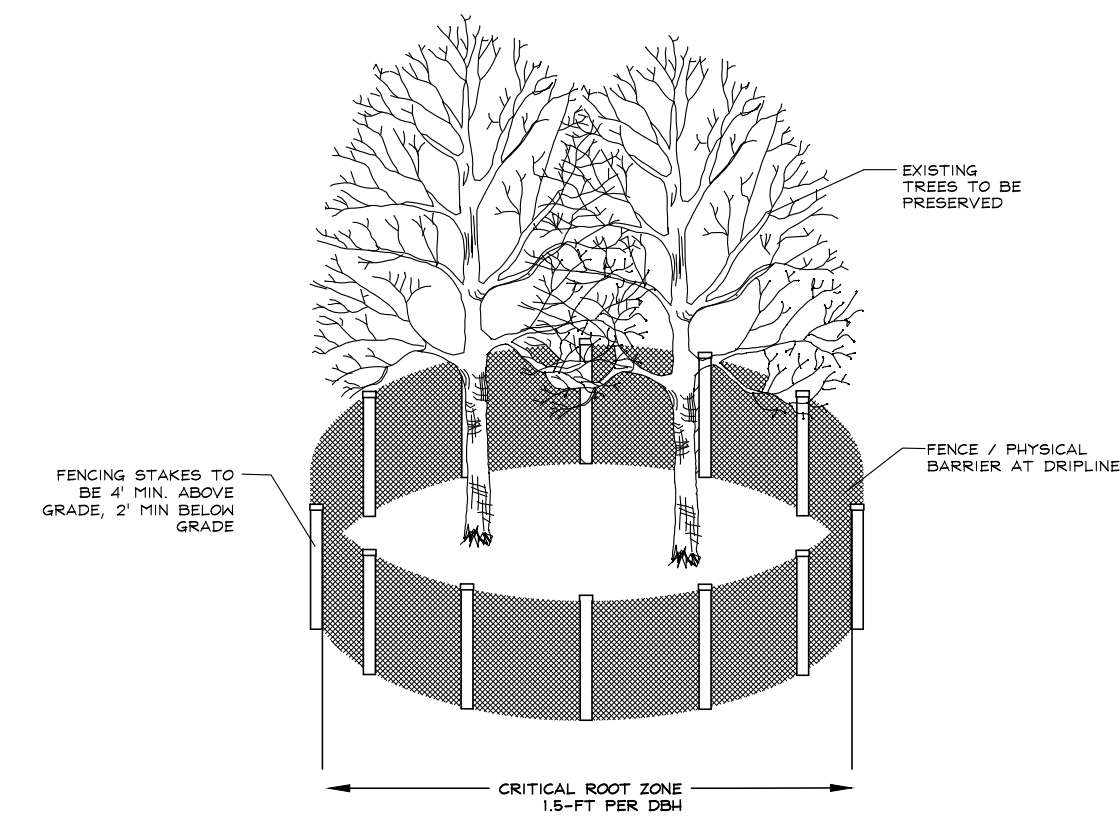
CIVIL ENGINEER:

CEMCON, LTD.
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502

EOLA PRESERVE

AURORA, ILLINOIS

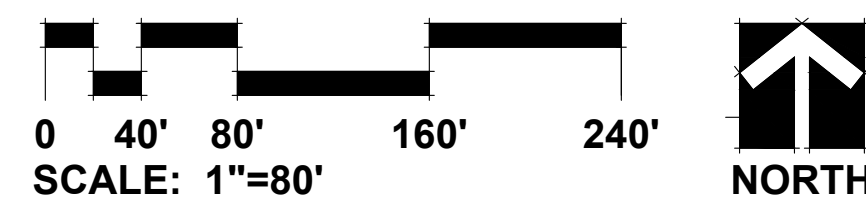
TREE PRESERVATION PLAN



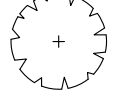

TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

TREE PRESERVATION NOTES

1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. Activities within the tree protection are not permitted, including staging of materials, parking, pedestrian access, etc.
3. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
4. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
5. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
6. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
7. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



LEGEND

-  TREE TO BE PRESERVED
-  TREE TO BE REMOVED

2	05.14.2024
1	03.27.2024

REVISIONS

DATE 2.09.2024
PROJECT NO. BS2305
DRAWN GEH
CHECKED ZML
SHEET NO.

L1.8



RATING AND SURVEY CRITERIA

- 1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.
3) Health Rating:

Table with 3 columns: Rating, Description, Criteria. Rating 1: Excellent, Criteria: Less than 10% dead wood, typical growth for species, no observed defects. Rating 2: Good, Criteria: Less than 20% dead wood, minor defects, sound structure, no decay. Rating 3: Fair, Criteria: Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities. Rating 4: Fair to Poor, Criteria: Approximately 30-50% dead wood, lacking full minor, minor disease evident, trunk damage. Rating 5: Poor, Criteria: Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities. Rating 6: Dead, Criteria: Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay.

TOTAL TREE COUNT: 451

Table with 10 columns: TAG NO., SCIENTIFIC NAME, COMMON NAME, DBH (inches), CONDITION, STRUCTURE, HEALTH, PRESERVE/REMOVE. Contains 451 rows of tree data.

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GARY R. WEBER ASSOCIATES, INC. LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE 212 SOUTH MAIN STREET WHEATON, ILLINOIS 60187 PHONE: 630-668-7197

CLIENT: BRIDGE STREET PROPERTIES 100 S. BRIDGE STREET NAPERVILLE, ILLINOIS 60564 CIVIL ENGINEER: CEMCON, LTD. 2280 WHITE OAK CIRCLE SUITE 100 AURORA, IL 60502

EOLA PRESERVE TREE INVENTORY AURORA, ILLINOIS

DATE: 2.09.2024 PROJECT NO.: BS2305 DRAWN: GEH CHECKED: ZML SHEET NO.: 12 REVISIONS: 1 DATE: 05.14.2024 DATE: 03.27.2024



GARY R. WEBER
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ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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NAPERVILLE, ILLINOIS 60540
BRIDGE STREET PROPERTIES
618 W JEFFERSON AVE

CIVIL ENGINEER:

CEMCON, LTD.
2280 WHITE OAK CIRCLE
SUITE 100
AURORA, IL 60502

TAG NO.	SCIENTIFIC NAME	COMMON NAME	DBH (Inches)	CONDITION	STRUCTURE	HEALTH	PRESERVE/ REMOVE
1398	<i>Morus alba</i>	White Mulberry	30 4	-Fair/Poor	V-shaped joint, Double Leader, Split Risk, Lean	30% dead wood	REMOVE
1399	<i>Rhamnus cathartica</i>	European Buckthorn	8 5	-Poor			REMOVE
1400	<i>Morus alba</i>	White Mulberry	11 4	-Fair/Poor	Unbalanced, Crown Lean, Crowded	30% dead wood	REMOVE
1401	<i>Morus alba</i>	White Mulberry	7.4,3.3 4	-Fair/Poor	Multi Leader, Split Risk, Crown Lean, Crowded	20% dead wood	REMOVE
1402	<i>Morus alba</i>	White Mulberry	9 3	-Fair	Unbalanced	20% dead wood	REMOVE
1403	<i>Fraxinus pennsylvanica</i>	Green Ash	6 3	-Fair	Lean		REMOVE
1404	<i>Prunus serotina</i>	Black Cherry	8 4	-Fair/Poor	Strong lean, Crown Lean, Crowded, Broken Limb		REMOVE
1405	<i>Rhamnus cathartica</i>	European Buckthorn	8.8,8.5 5	-Poor			REMOVE
1406	<i>Prunus serotina</i>	Black Cherry	16 4	-Fair/Poor	Strong lean, Crown Lean	20% dead wood	REMOVE
1407	<i>Celtis occidentalis</i>	Hackberry	10 3	-Fair	Lean		REMOVE
1408	<i>Prunus serotina</i>	Black Cherry	15 4	-Fair/Poor	Lean	20% dead wood, Cavity	REMOVE
1409	<i>Prunus serotina</i>	Black Cherry	19 4	-Fair/Poor	Strong lean, Crown Lean, Crowded		REMOVE
1411	<i>Morus alba</i>	White Mulberry	22 4	-Fair/Poor	Double Leader, Split Risk, Strong lean, Crown Lean	30% dead wood	REMOVE
1412	<i>Prunus serotina</i>	Black Cherry	12 5	-Poor		>50% dead wood, Dead Leader	REMOVE
1413	<i>Rhamnus cathartica</i>	European Buckthorn	6 5	-Poor			REMOVE
1414	<i>Prunus serotina</i>	Black Cherry	6 4	-Fair/Poor	Crown Lean, Crowded	20% dead wood, Cavity	REMOVE
1415	<i>Morus alba</i>	White Mulberry	10 3	-Fair	Unbalanced	20% dead wood	REMOVE
1416	<i>Prunus serotina</i>	Black Cherry	25 4	-Fair/Poor	Lean, Unbalanced, Crown Lean	20% dead wood, Dead Limbs, Cavity	REMOVE
1417	<i>Morus alba</i>	White Mulberry	11 4	-Fair/Poor	Lean, Unbalanced, Crown Lean	20% dead wood	REMOVE
1418	<i>Rhamnus cathartica</i>	European Buckthorn	6.4,4.5 5	-Poor			REMOVE
1419	<i>Morus alba</i>	White Mulberry	30 4	-Fair/Poor	Double Leader, Strong lean, Crown Lean	20% dead wood	REMOVE
1420	<i>Morus alba</i>	White Mulberry	38 4	-Fair/Poor	Strong lean, Crown Lean, Crowded	20% dead wood, Wood rot, Cavity	REMOVE
1421	<i>Prunus serotina</i>	Black Cherry	14 4	-Fair/Poor	Lean, Crown Lean	Dead Limbs	REMOVE
1422	<i>Prunus serotina</i>	Black Cherry	10 4	-Fair/Poor	Strong lean, Crown Lean, Crowded		REMOVE
1423	<i>Prunus serotina</i>	Black Cherry	14.8 4	-Fair/Poor	Double Leader, Strong lean, Crown Lean, Crowded		REMOVE
1424	<i>Prunus serotina</i>	Black Cherry	9 3	-Fair	Crown Lean	20% dead wood	REMOVE
1425	<i>Prunus serotina</i>	Black Cherry	12 4	-Fair/Poor	Strong lean, Unbalanced, Crown Lean		REMOVE
1426	<i>Prunus serotina</i>	Black Cherry	8 4	-Fair/Poor	Crown Lean	20% dead wood, Vines	REMOVE
1427	<i>Prunus serotina</i>	Black Cherry	20 4	-Fair/Poor	Strong lean, Crown Lean	Wood rot, Cavity	REMOVE
1428	<i>Prunus serotina</i>	Black Cherry	12 4	-Fair/Poor	Strong lean, Horizontal Growth	Dead Leader	REMOVE
1429	<i>Morus alba</i>	White Mulberry	14 4	-Fair/Poor	Crown Lean, Crowded, Broken Limb	Cavity	REMOVE
1430	<i>Acer negundo</i>	Box Elder	12 5	-Poor	Lean	>50% dead wood, Dead Leader, Adventitious Growth	REMOVE
1431	<i>Malus sp.</i>	Crabapple	26,16 6	-Dead	Broken Leader	>50% dead wood	REMOVE
1432	<i>Morus alba</i>	White Mulberry	20 4	-Fair/Poor		20% dead wood, Hollow, Cavity, Trunk Scar	REMOVE
1433	<i>Morus alba</i>	White Mulberry	11 3	-Fair	Unbalanced	20% dead wood	REMOVE
1434	<i>Morus alba</i>	White Mulberry	16 3	-Fair		20% dead wood	REMOVE
1435	<i>Morus alba</i>	White Mulberry	12 4	-Fair/Poor	Unbalanced, Crown Lean	20% dead wood	REMOVE
1436	<i>Malus sp.</i>	Crabapple	19 4	-Fair/Poor	Multi Leader, Crown Lean	20% dead wood, Hollow, Cavity	REMOVE
1437	<i>Morus alba</i>	White Mulberry	12 4	-Fair/Poor	Double Leader, Crown Lean	Cavity, Trunk Scar	REMOVE
1438	<i>Rhamnus cathartica</i>	European Buckthorn	8.8,6 5	-Poor			REMOVE
1439	<i>Morus alba</i>	White Mulberry	10 3	-Fair	Unbalanced	20% dead wood	REMOVE
1440	<i>Morus alba</i>	White Mulberry	13 4	-Fair/Poor	Lean, Unbalanced, Crowded	30% dead wood	REMOVE
1441	<i>Ulmus americana</i>	American Elm	20 2	-Good	Unbalanced		PRESERVE
1442	<i>Rhamnus cathartica</i>	European Buckthorn	7.6,6.5 5	-Poor			REMOVE
1443	<i>Ulmus americana</i>	American Elm	9 2	-Good			PRESERVE
1444	<i>Ulmus americana</i>	American Elm	10 2	-Good	Unbalanced		PRESERVE
1445	<i>Morus alba</i>	White Mulberry	26 4	-Fair/Poor	Unbalanced	30% dead wood	PRESERVE
1446	<i>Morus alba</i>	White Mulberry	20 4	-Fair/Poor	Lean, Unbalanced, Crown Lean, Crowded	30% dead wood	REMOVE
1447	<i>Prunus serotina</i>	Black Cherry	9 4	-Fair/Poor	Lean, Crown Lean	30% dead wood	REMOVE
1448	<i>Rhamnus cathartica</i>	European Buckthorn	6 2 5	-Poor			REMOVE
1449	<i>Rhamnus cathartica</i>	European Buckthorn	8 5	-Poor			REMOVE
1450	<i>Rhamnus cathartica</i>	European Buckthorn	18 5	-Poor	Fused Leaders		REMOVE
1451	<i>Morus alba</i>	White Mulberry	28 3	-Fair	Unbalanced	20% dead wood	PRESERVE
1452	<i>Rhamnus cathartica</i>	European Buckthorn	6.4,4.3 5	-Poor			REMOVE
1453	<i>Morus alba</i>	White Mulberry	22 4	-Fair/Poor	V-shaped joint, Split Risk, Crown Lean	20% dead wood	PRESERVE
1454	<i>Morus alba</i>	White Mulberry	18 5	-Poor	Split Leaders, Strong lean	>50% dead wood, Hollow, Cavity	REMOVE
1455	<i>Rhamnus cathartica</i>	European Buckthorn	10 5	-Poor			REMOVE
1456	<i>Rhamnus cathartica</i>	European Buckthorn	8 5 5	-Poor			REMOVE
1457	<i>Morus alba</i>	White Mulberry	17 4	-Fair/Poor	V-shaped joint, Split Risk, Lean	Cavity, Included bark	PRESERVE
1458	<i>Rhamnus cathartica</i>	European Buckthorn	8 5	-Poor			PRESERVE
1459	<i>Prunus serotina</i>	Black Cherry	14 3	-Fair	Unbalanced, Broken Limb	20% dead wood	PRESERVE
1460	<i>Fraxinus sp.</i>	Ash	12 6	-Dead			REMOVE
1461	<i>Rhamnus cathartica</i>	European Buckthorn	6 5 5	-Poor			REMOVE
1462	<i>Prunus serotina</i>	Black Cherry	12 4	-Fair/Poor	Unbalanced, Crown Lean	30% dead wood, Cavity	REMOVE
1463	<i>Acer negundo</i>	Box Elder	8 5	-Poor	Strong lean	>50% dead wood	REMOVE
1464	<i>Prunus serotina</i>	Black Cherry	8 4	-Fair/Poor	Lean	30% dead wood, Overtaken by vines	REMOVE
1465	<i>Morus alba</i>	White Mulberry	12,3,3 4	-Fair/Poor	V-shaped joint, Multi Leader, Split Risk, Strong lean		REMOVE
1466	<i>Prunus serotina</i>	Black Cherry	16 5	-Poor		>50% dead wood, Wood rot, Hollow	REMOVE
1467	<i>Rhamnus cathartica</i>	European Buckthorn	7 5	-Poor			PRESERVE
1468	<i>Gleditsia triacanthos</i>	Honey Locust	18 2	-Good	Unbalanced		PRESERVE
1469	<i>Gleditsia triacanthos</i>	Honey Locust	14 2	-Good			PRESERVE
1470	<i>Gleditsia triacanthos</i>	Honey Locust	14 2	-Good			PRESERVE
1471	<i>Prunus serotina</i>	Black Cherry	13 3	-Fair	Unbalanced	20% dead wood	PRESERVE
1472	<i>Morus alba</i>	White Mulberry	40 4	-Fair/Poor	V-shaped joint, Double Leader, Split Risk	Hollow, Included bark	PRESERVE

EOLA PRESERVE

AURORA, ILLINOIS

TREE INVENTORY

2 05.14.2024
1 03.27.2024

REVISIONS

DATE 2.09.2024
PROJECT NO. BS2305
DRAWN GEH
CHECKED ZML
SHEET NO.

L1.10



Know what's below.
Call before you dig.

