SITE INFORMATION

Residential Data

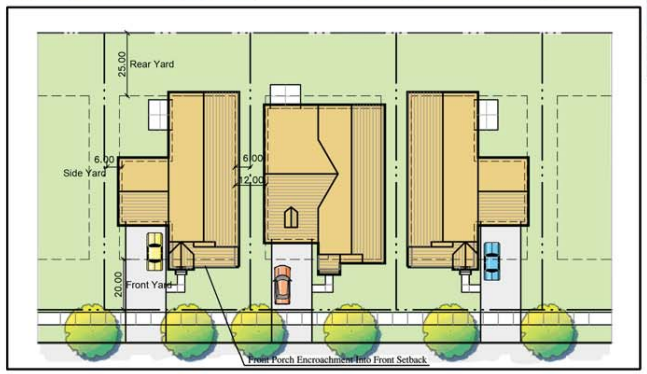
28 - Single Family Lots (56', 58' x 110')
102 - Townhomes
130 Total Units

28.70 acres -Gross Total
5.07 acres -Environmental Constraints
23.63 acres -Net Total
Project Density- 5.50 Du/Ac.

Townhome Lot Area-399,060 SF
Townhome Lot Area/Unit -3,912 SF

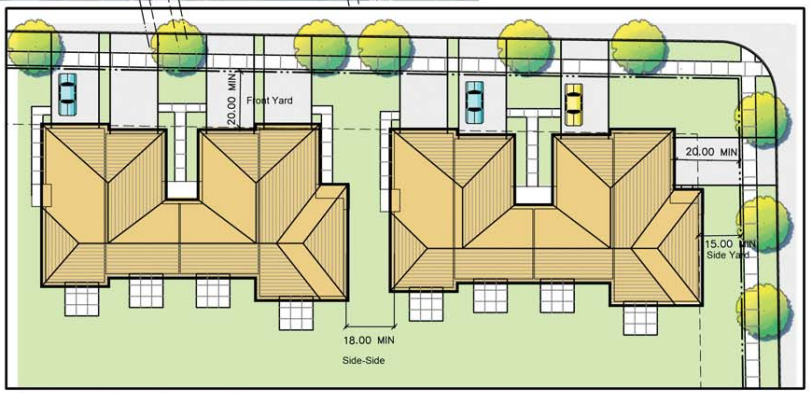
Total Parking

260 Off-Street Guest Spaces
(2 Garages Spaces per Unit)
520 Total Spaces (4.00:1)



Typical Single Family Lot Layout

Scale: 1"=20'



Typical Townhome Layout

Scale: 1"=20'

North

Scale: 1" = 80'

0 40 80 160 320

Concept Site Plan

The Lexington Club
St. Charles, Illinois

Date: April 18, 2012

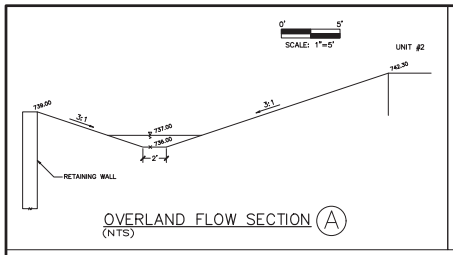
© 2012 BSB Design, Inc.

Lexington Homes
1731 North Marcey Suite 200
Chicago, IL 60614
312-280-0980

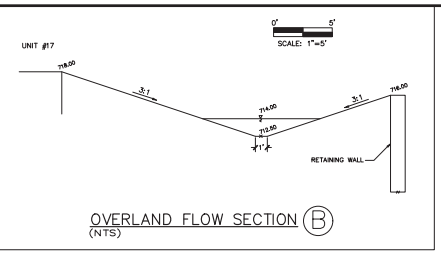
bsbdesign.com

The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)

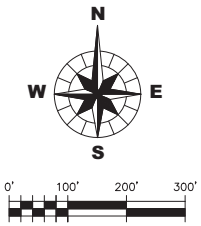
BSB DESIGN

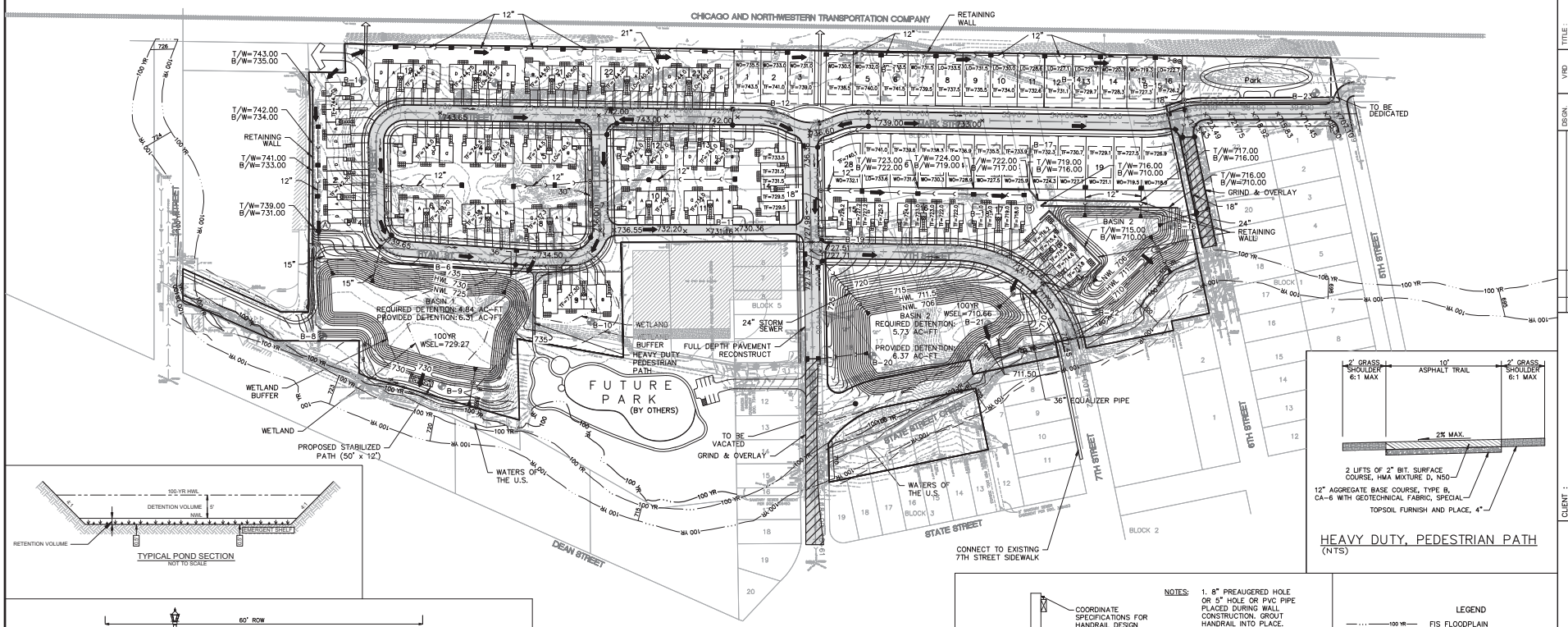


OVERLAND FLOW SECTION (A)
(NTS)

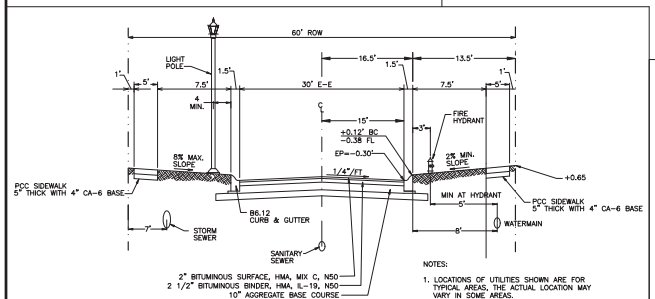


OVERLAND FLOW SECTION (B)
(NTS)

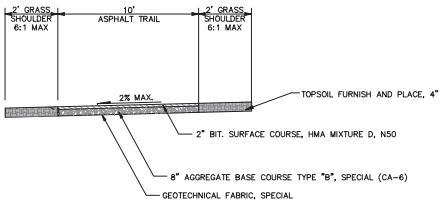




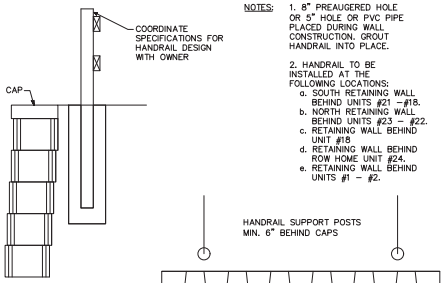
TYPICAL POND SECTION
NOT TO SCALE



TYPICAL PAVEMENT SECTION (PUBLIC ROW)
N.T.S.



LIGHT DUTY, PROPOSED PEDESTRIAN PATH
(NTS)



HANDRAIL DETAIL
N.T.S.

NOTES:

1. 8" PREAUGERED HOLE OR 5" HOLE OR PVC PIPE PLACED DURING WALL CONSTRUCTION. GROUT HANDRAIL INTO PLACE.
2. HANDRAIL TO BE INSTALLED AT THE FOLLOWING LOCATIONS:
   a. SOUTH RETAINING WALL BEHIND UNITS #21 – #18.
   b. NORTH RETAINING WALL BEHIND UNITS #23 – #22.
   c. RETAINING WALL BEHIND UNIT #18
   d. RETAINING WALL BEHIND ROW HOME UNIT #24.
   e. RETAINING WALL BEHIND UNITS #1 – #2.

LEGEND

- FIS FLOODPLAIN
- FLOODPLAIN BY ELEVATION
- OVERLAND FLOW ROUTE
- ROADWAY DRAINAGE ARROWS
- SOIL BORINGS
- GRIND AND OVERLAY

NOTES:

1. OWNER IS AWARE THAT STREET SIGNS SHALL BE REQUIRED PER THE CITY OF ST. CHARLES CODE.
2. ALL PARKWAYS SHALL BE SEEDED AND PARKWAY TREES PLANTED PER CITY OF ST. CHARLES SPECIFICATIONS.
3. THE UNDERGROUND DETENTION CHAMBER AND THE EMERGENCY OVERLAND FLOOD ROUTES WILL BE PRIVATELY OWNED AND MAINTAINED. ALL STORM UTILITIES IN AND AROUND THE BASINS SUCH AS UNDERGROUND DETENTION CHAMBER, CONTROL STRUCTURES, EQUALIZER PIPES, AND FLARED-END SECTIONS WILL ALSO BE PRIVATELY OWNED AND MAINTAINED.

HEAVY DUTY, PEDESTRIAN PATH
(NTS)

LEXINGTON CLUB

GRADING PLAN

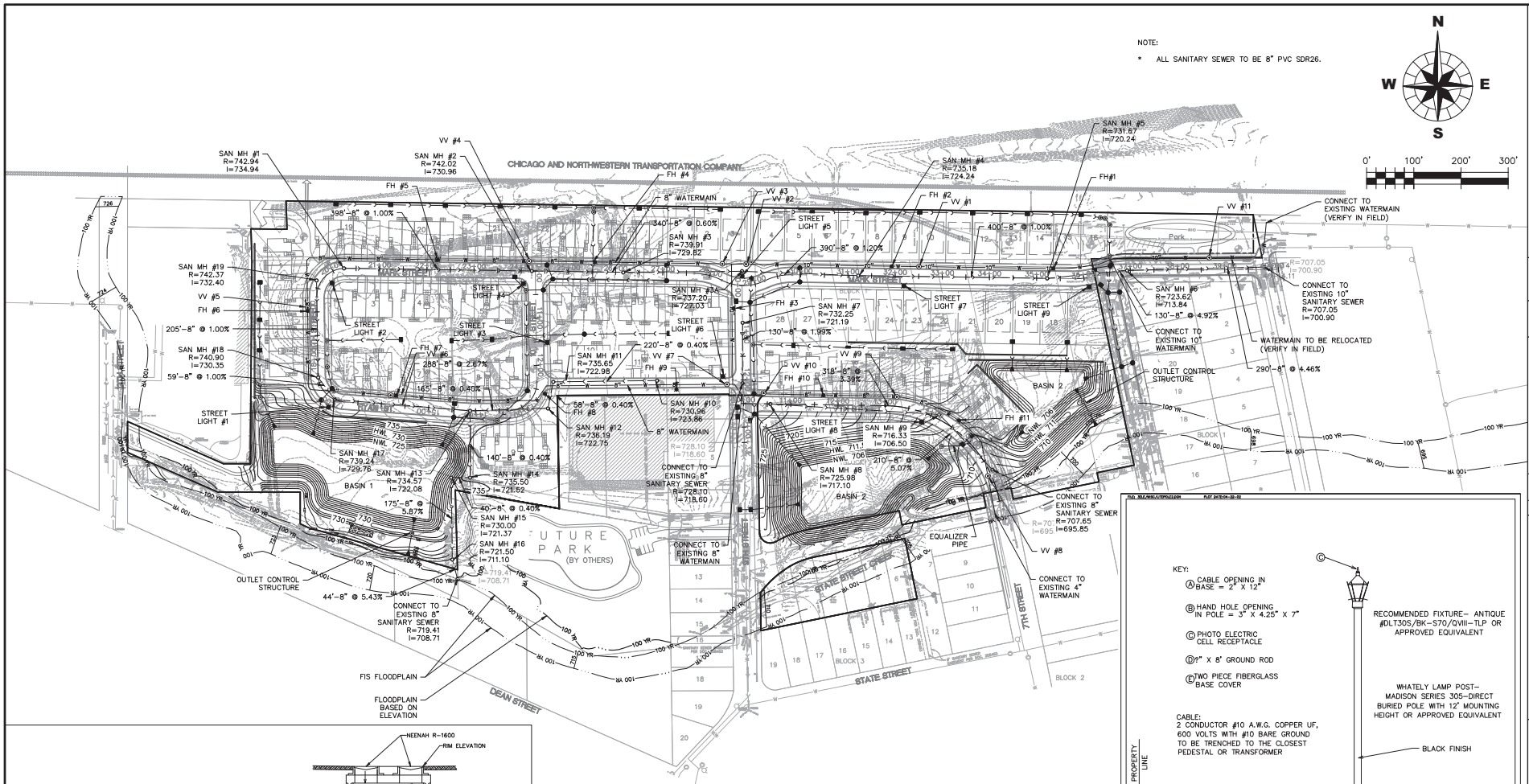
NO.	DATE	NATURE OF REVISION
1	4/18/11	
2	7/20/11	UPDATED LAND PLAN PER CITY OF ST. CHARLES COMMENTS
3	4/20/12	UPDATED LAND PLAN REVISED ROW HOMES PER CITY OF ST. CHARLES

DSGN. VRD | DWN. EAM | CHKD. JCL | SCALE : 1" = 100' | 06-941D-GR.DWG

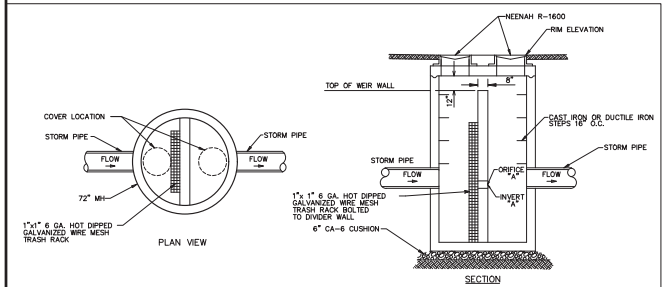
CLIENT :
LEXINGTON HOMES
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614
(773) 360-0300

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 06-941D
DATE : 12/17/2010
SHEET 3 OF 10
DRAWING NO.
GR1

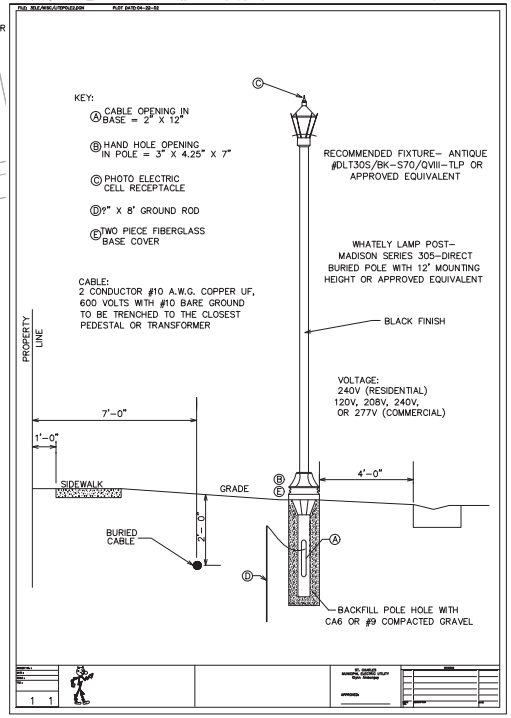


NOTES:
1. ALL SANITARY SEWER MANHOLES AS POINTS OF CONNECTION SHALL BE REPLACED



DETENTION BASIN CONTROL STRUCTURE
NOT TO SCALE

SUMMARY TABLE					
BASIN NUMBER	TOP OF WEIR WALL	INVERT "A"	ORIFICE "A"		
#1	730.00	729.90	4.44"		
#2	711.00	710.90	4.56"		
#3	708.00	705.30	1.2"		



TITLE: LEXINGTON CLUB
UTILITY PLAN

DSGN.	V.R.D.
DWN.	E.A.M.
CHKD.	J.C.L.

SCALE : 1" = 100'

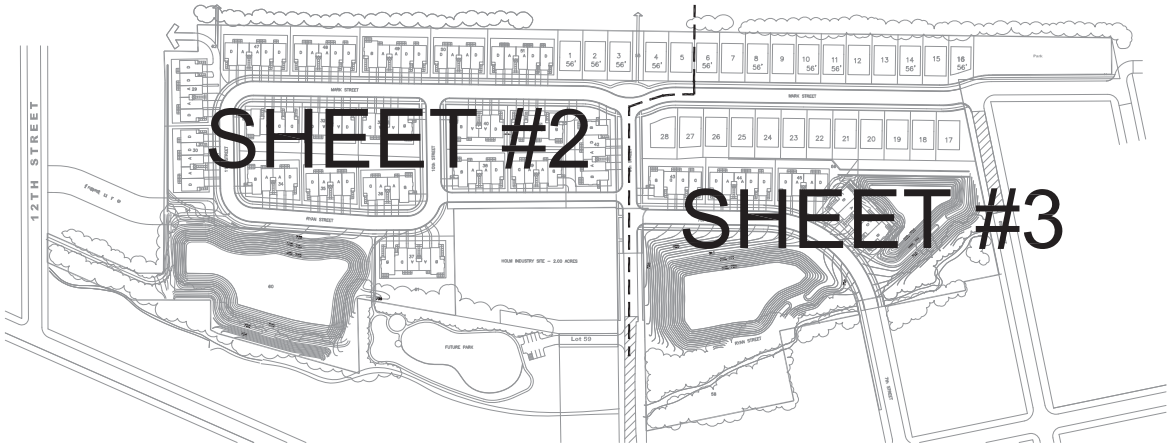
06-941D-UT.DWG

NO.	DATE	NATURE OF REVISION
1	4/18/11	PER CITY OF ST. CHARLES
2	7/20/11	PER CITY COMMENTS
3	4/21/12	UPDATED LAND PLAN/REVISED ROW HOMES

CLIENT :
LEXINGTON HOMES
1731 N. MARCEY ST., SUITE 200
CHICAGO, IL 60614
(773) 360-0300

WILLS BURKE KELSEY ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 06-941D
DATE : 12/17/2010
SHEET 4 OF 10
DRAWING NO.
UT1



OVERALL SHEET KEY
NOT TO SCALE

NOTES
1. ALL PLANTING BEDS AND TREE RINGS SHALL:
   - RECEIVE SHREDDED HARDWOOD MULCH AT A DEPTH OF 3"
   - HAVE A SPADED EDGE.
2. PLANTS SHALL:
   - BE ALLOWED TO GROW AND BE MAINTAINED IN THEIR NATURAL FORM.
   - SHALL BE MAINTAINED IN GOOD CONDITION AT ALL TIMES. ALL DEAD, DISEASED, OR DAMAGED PLANT MATERIAL SHALL BE REPLACED PROMPTLY WITH LIVE MATERIAL IN GOOD CONDITION AND IN QUANTITIES AND SIZES THAT MEET THE REQUIREMENTS OF THE CITY.
   - BE INSTALLED IN ACCORDANCE WITH THE PLANTING PROCEDURES ESTABLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
3. ALL TURF TREATMENT SHALL BE KENTUCKY BLUEGRASS BLEND SOD, UNLESS OTHERWISE NOTED ON PLAN.
   - DETENTION AREA SLOPES SHALL BE TREATED WITH A NATURALIZED SEED MIX AND EROSION CONTROL BLANKET FROM NORMAL WATER LINE (NWL) TO HIGH WATER LINE (HWL); AREAS ABOVE THE HWL SHALL BE SEEDED WITH KENTUCKY BLUEGRASS BLEND SEED AND BLANKET.
   - A THREE-YEAR, MONITORING AND MAINTENANCE PLAN, BY A QUALIFIED PROFESSIONAL, SHALL BE INCORPORATED INTO THE INITIAL CARE OF THE NATURALIZED PLANTING AREAS AROUND ALL DETENTIONS.
   - FRONT YARDS & SIDE YARDS OF SINGLE-FAMILY LOTS SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL SOD ONLY, NO PEAT); REAR YARDS SHALL BE SEEDED WITH KENTUCKY BLUEGRASS BLEND SEED AND BLANKET.
   - FRONT & SIDE YARDS OF ROW HOUSES SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL SOD ONLY, NO PEAT.)
4. LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND LOCATION OF SITE UTILITIES.
5. FOR SYMBOL/PLANT KEY, SEE THIS SHEET.
6. FOR TYPICAL FOUNDATION LANDSCAPE PLANS FOR TOWN HOUSES, SEE THIS SHEET.
   - TYPICAL FOUNDATION LANDSCAPES MAY VARY DUE TO NUMBER OF UNITS PER BUILDING AND/OR ORIENTATION, BUT SHALL REMAIN CONSISTENT IN PLANT MATERIAL TYPES, DESIGN INTENT, & PLANT INTENSITY.
   - TYPICAL FOUNDATIONS FOR SINGLE-FAMILY HOUSES SHALL BE DETERMINED AT TIME OF FINAL LANDSCAPE PLANS.
7. FOR PARK CONCEPT DESIGN DETAIL, SEE THIS SHEET.
8. FOR ARTISTIC RENDERING OF LANDSCAPE BUFFER ALONG INDUSTRIAL-USE NEIGHBORS, SEE SHEET #2.
9. FOR TREE PRESERVATION FENCE DETAIL, SEE SHEET #3.
10. FOR TREE PRESERVATION & REMOVAL PLAN, SEE ENGINEERING PLANS.

PLANT KEY

SHADE TREES, 2.5"-4": AUTUMN BLAZE MAPLE, SUGAR MAPLE, CRIMSON KING NORWAY MAPLE, GINKGO, KENTUCKY COFFEETREE, SWAMP WHITE OAK, ACCOLADE ELM, THORNLESS HONEYLOCUST, LINDEN, & COMMON HACKBERRY

NOTE! ALL PARKWAY SHADE TREES WILL BE INSTALLED AT 2.5" CALIPER, WHILE COMMON AREA SHADE TREES WILL BE INSTALLED IN A RANGE OF SIZES, VARYING FROM 2.5" CALIPER TO 4" CALIPER.

EVERGREEN TREE, 6'-10': COLORADO SPRUCE, NORWAY SPRUCE, AUSTRIAN PINE, DOUGLAS FIR, & ARBORVITAE

ORNAMENTAL TREES, 6'-8': SERVICEBERRY, CORNELIANCHERRY DOGWOOD, FLOWERING CRABAPPLE, RIVER BIRCH, EUROPEAN BLACK ALDER, JAPANESE TREE LILAC, & BLACKHAW VIBURNUM

EVERGREEN SHRUBS, 24": KALLAY COMPACT JUNIPER, DENSE YEW, EMERALD & GOLD EUONYMUS, & EMERALD ARBORVITAE

LARGE, DECIDUOUS SHRUBS, 36": VIBURNUM, REDTWIG DOGWOOD, PEKING COTONEASTER, RED CHOKEBERRY, MEADOWLARK FORSYTHIA, LILAC, BURNING BUSH, HYDRANGEA, & WEIGELA

SMALL, DECIDUOUS SHRUBS, 24": SPIREA, ALPINE CURRANT, CRANBERRY COTONEASTER, CUTLEAF STEPHANANDRA, DIERVILLA, & GRO-LOW SUMAC

ORNAMENTAL GRASSES, 1 GAL.-3 GAL.: MAIDEN GRASS, KARL FOERSTER FEATHER REED GRASS, SWITCH GRASS, DWARF FOUNTAIN GRASS, & PRAIRIE DROPSEED

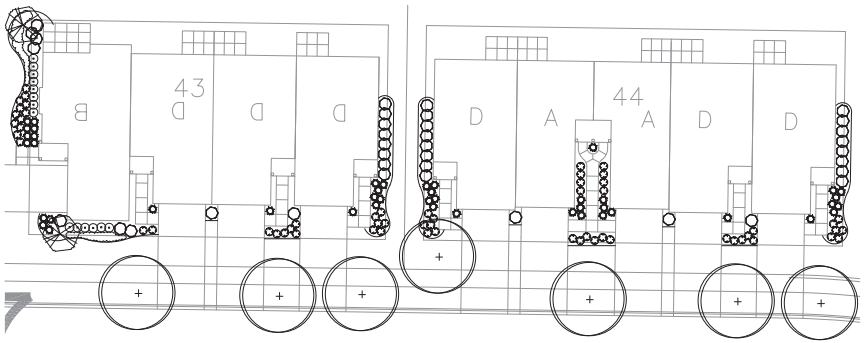
PERENNIALS & GROUNDCOVER, 3" POT-1 GAL.: DAYLILY, ASTER, COREOPSIS, BLACK EYED SUSAN, PURPLE CONEFLOWER, CRANESBILL, HOSTA, SEDUM, BLAZING STAR, & PURPLELEAF WINTERCREEPER

WET-MESIC NATIVE SEED MIX & EROSION CONTROL BLANKET (DETENTION AREA SLOPES): ACTUAL SPECIES & SIZES TO BE DETERMINED AT TIME OF FINAL PLANS

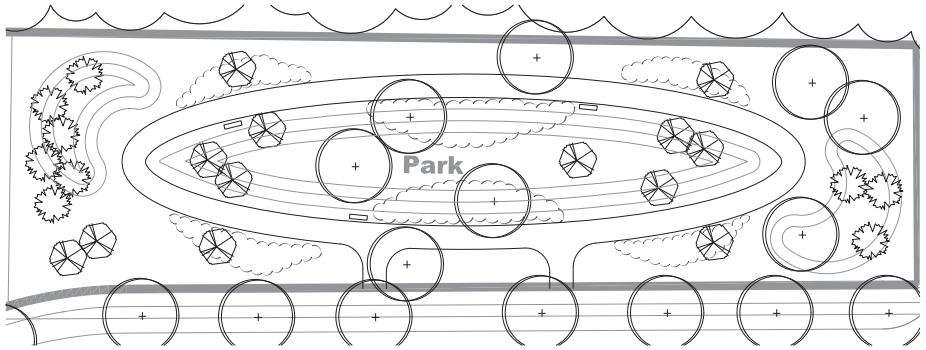
EMERGENT PLANTINGS (DETENTION AREA BASIN BOTTOMS): ACTUAL SPECIES & SIZES TO BE DETERMINED AT TIME OF FINAL PLANS

EXISTING TREES, WITH THE POTENTIAL TO BE PRESERVED

NOTE! REFER TO CIVIL ENGINEERING PLANS FOR ACTUAL TREE PRESERVATION & REMOVAL PLAN.



TYPICAL FOUNDTION LANDSCAPE PLAN - TOWN HOUSES
SCALE: 1" = 20'-0"



PARK
SCALE: 1" = 20'-0"

PUGSLEY & LAHAIE LTD.
LANDSCAPE ARCHITECTS AND CONTRACTORS
24414 N. Old McHenry Rd. Lake Zurich, Illinois 60047-8904
Ph: 847-438.0013 fax: 847-438.0084 e-mail: gerard@pugsleyla.com

revisions
1. Per City comments 12/7/10
2. Per City comments 01/28/11
3. Per City comments 02/22/11
4. Per City comments 03/25/12
5. Per Industrial Buffer 04/16/12

north

scale: AS SHOWN

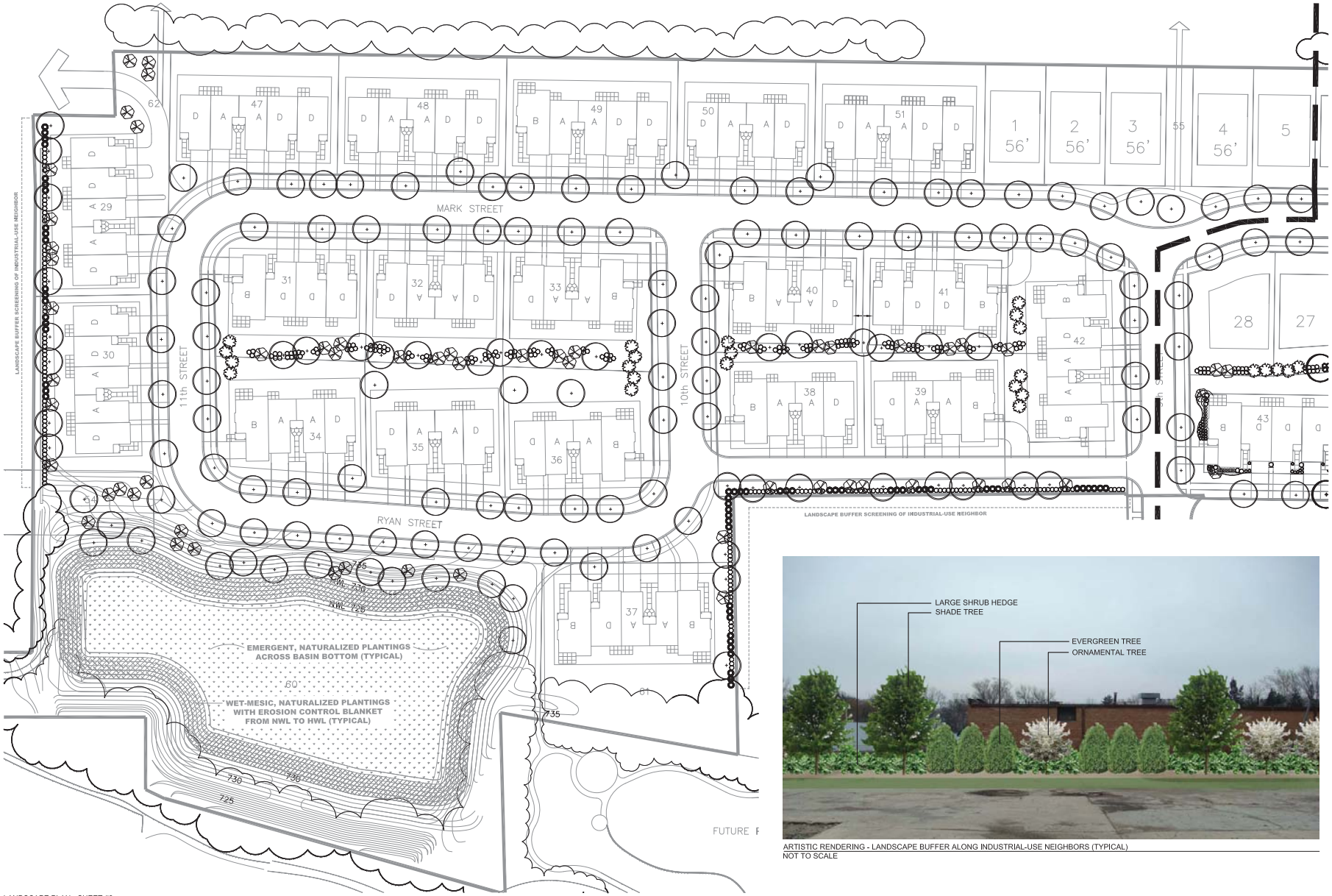
LEXINGTON CLUB
St. Charles, IL
Preliminary Landscape Plan
LEXINGTON HOMES
Chicago, IL

date: 11/25/09

sheet 1 of 3

job no. 093703

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS (INCLUDING COPYRIGHT). THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF PUGSLEY & LAHAIE, LTD.



ARTISTIC RENDERING - LANDSCAPE BUFFER ALONG INDUSTRIAL-USE NEIGHBORS (TYPICAL)
NOT TO SCALE

LANDSCAPE PLAN - SHEET #2
SCALE: 1" = 40'-0"

NOTE! LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND LOCATION OF SITE UTILITIES.

PUGSLEY & LA HAIE LTD.
LANDSCAPE ARCHITECTS AND CONTRACTORS
24414 N. Old McHenry Rd. Lake Zurich, Illinois 60047-8904
Ph: 847.438.0013 fax: 847.438.0084 e-mail: general@pgdesigns.com

revisions:
1. Per City comments 12/17/10
2. Per City comments 05/09/11
3. Per City comments 07/22/11
4. Per City comments 12/13/12
5. Per Site Plan 03/12/12
6. Per Industrial Buffer 04/18/12
7.
8.
9.
10.

north

scale: AS SHOWN

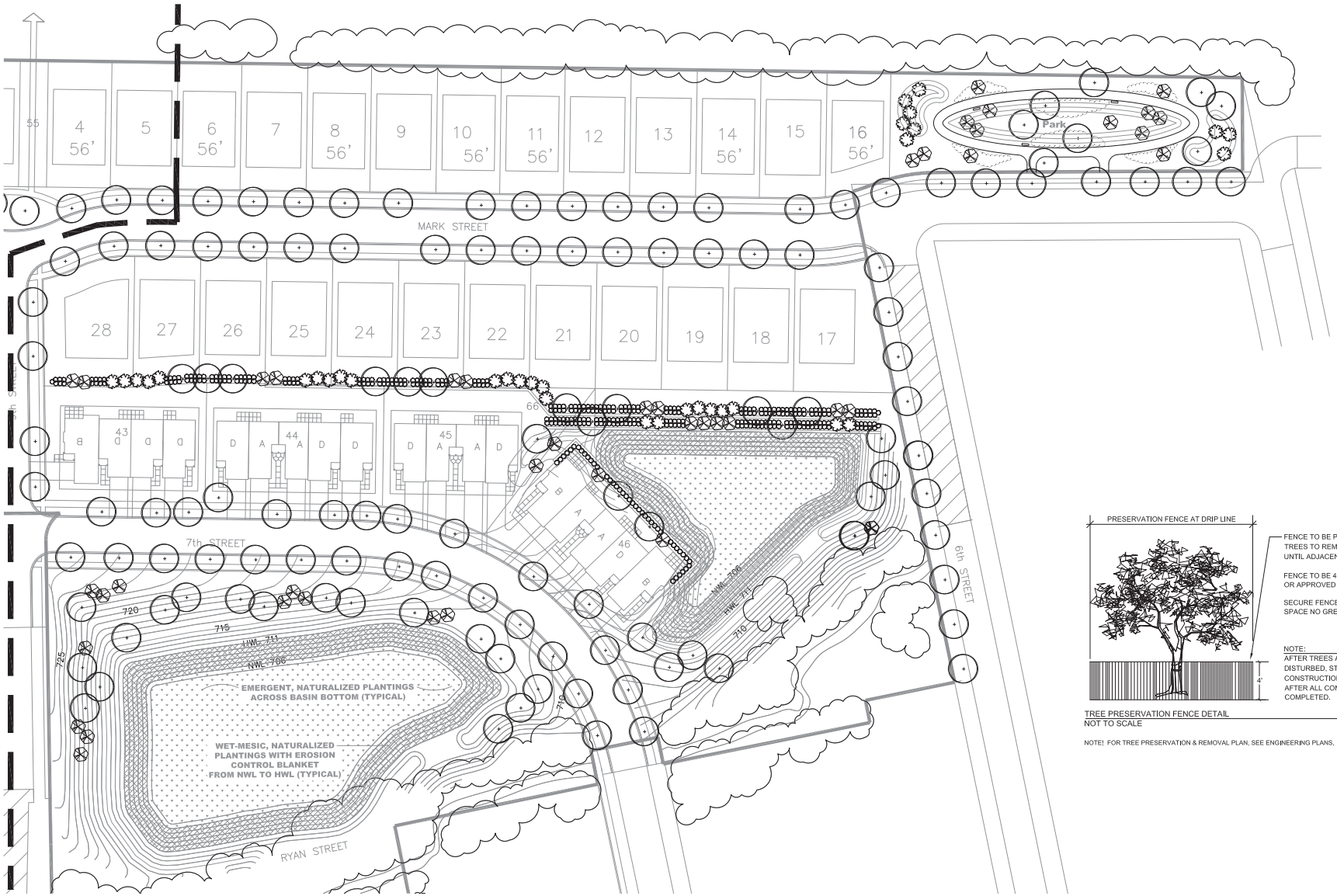
LEXINGTON CLUB
St. Charles, IL
Preliminary Landscape Plan
LEXINGTON HOMES
Chicago, IL

date: 11/25/09

sheet 2 of 3

job no. 093703

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF PUGSLEY & LA HAIE, LTD.



LANDSCAPE PLAN - SHEET #3
SCALE: 1" = 60'-0"

NOTE! LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO CHANGE BASED ON FINAL ENGINEERING AND LOCATION OF SITE UTILITIES.

FENCE TO BE PROVIDED AROUND ALL EXISTING TREES TO REMAIN. FENCE TO REMAIN IN PLACE UNTIL ADJACENT CONSTRUCTION IS COMPLETE.

FENCE TO BE 4' TALL, ROLLED WOOD LATHE OR APPROVED EQUAL.

SECURE FENCE TO METAL STAKES, SPACE NO GREATER THAN 8' O.C.

NOTE:
AFTER TREES ARE FENCED, NOTHING IS TO BE DISTURBED, STORED, OR CUT INSIDE CONSTRUCTION FENCE. REMOVE FENCE ONLY AFTER ALL CONSTRUCTION WORK HAS BEEN COMPLETED.

TREE PRESERVATION FENCE DETAIL
NOT TO SCALE

NOTE! FOR TREE PRESERVATION & REMOVAL PLAN, SEE ENGINEERING PLANS.

PUGSLEY & LA HAIE LTD.
LANDSCAPE ARCHITECTS AND CONTRACTORS
24414 N. Old McHenry Rd. Lake Zurich, Illinois 60047-8904
Ph: 847.438.0013 fax: 847.438.0084 e-mail: general@pigdesigns.com

revisions:
1. Per City comments 12/17/10
2. Per City comments 05/09/11
3. Per City comments 07/22/11
4. Per City comments 02/13/12
5. Per Site Plan 03/12/12
6. Per Industrial Buffer 04/18/12
7.
8.
9.
10.

north

scale: AS SHOWN

LEXINGTON CLUB
St. Charles, IL
Preliminary Landscape Plan
LEXINGTON HOMES
Chicago, IL

date: 11/25/09

sheet 3 of 3

job no. 093703

THESE PLANS ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND ARE PROTECTED BY COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF PUGSLEY & LA HAIE, LTD.