



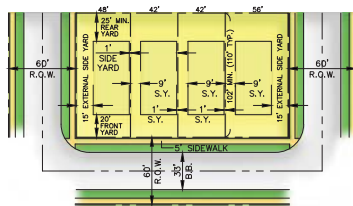
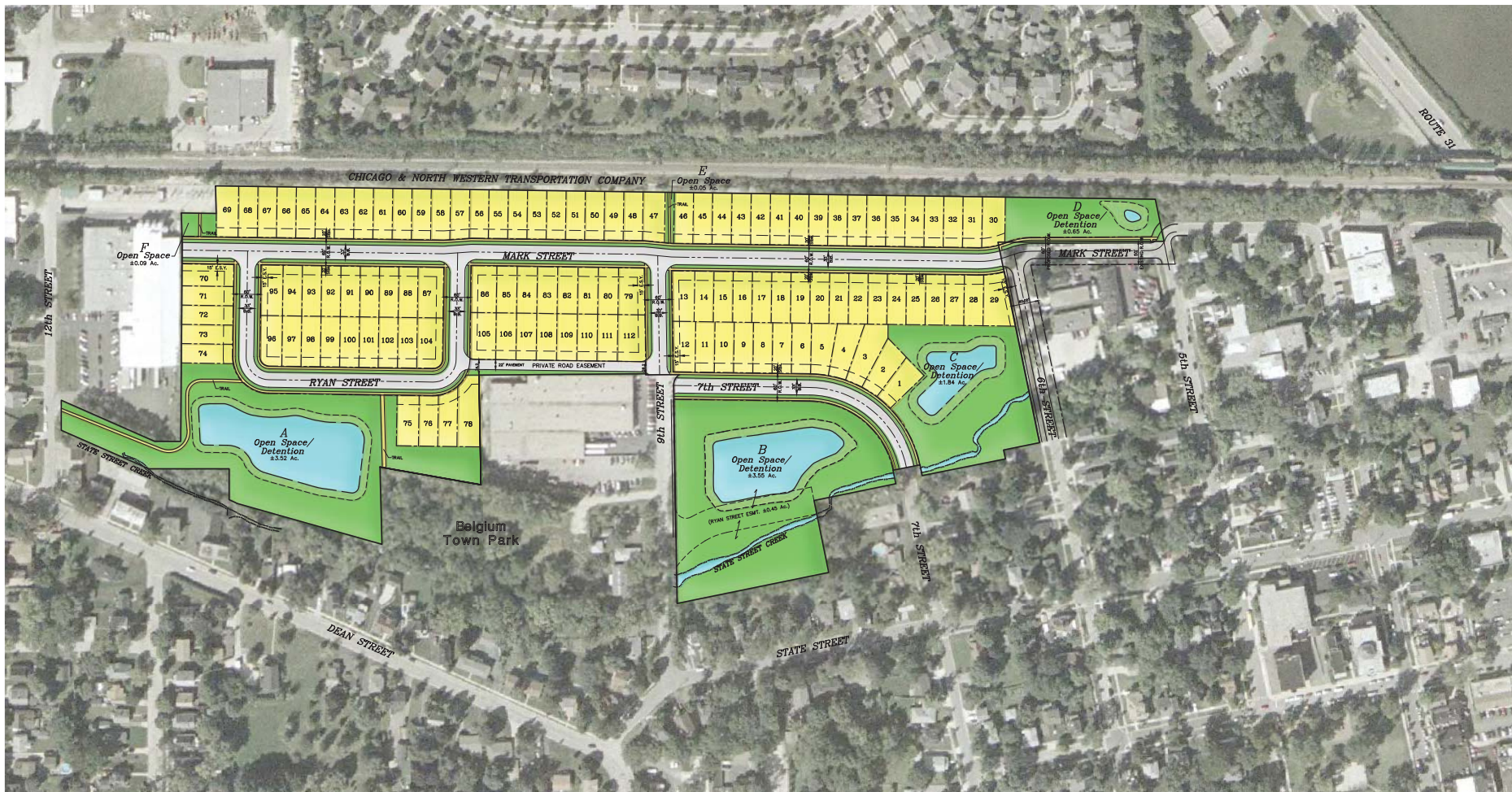
Scale: 1" = 100'

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AERIAL PHOTO EXHIBIT
LEXINGTON CLUB
LEXINGTON HOMES
ST. CHARLES, ILLINOIS

Project Manager: L.A.K.
Engineer: T.J.B.
Date: 10/16/2014
Project No.: 14189
Sheet: 1

2014 CONCEPT PLAN



Typical Lot Details

Scale 1"=50'

Note-All external side yards are 15 feet except Lot 29, which is 10 feet.

Site Data

	Acres	Percent
Total Area*	27.31	100.00
Public R.O.W.	4.94	18.09
Private Road	0.27	0.99
Open Space	9.70	35.52
Area in Lots	12.40	45.40

Total Number of Lots = 112
Gross Density = 4.10 D.U./Ac.

Minimum Lot Size = 4,284 Sq. Ft. (42x102)
Typical Lot Size = 4,620 Sq. Ft. (42x110)
Average Lot Size = 4,823 Sq. Ft.

*Note:

Total Area includes 0.45 Ac. In Ryan Street Storm-water Detention Easement

JEN LAND LLC
LAND PLANNING DESIGN CONSULTATION
P.O. BOX 4397 • OAK PARK, IL 60304
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Concept Plan
LEXINGTON CLUB
St. Charles, Illinois

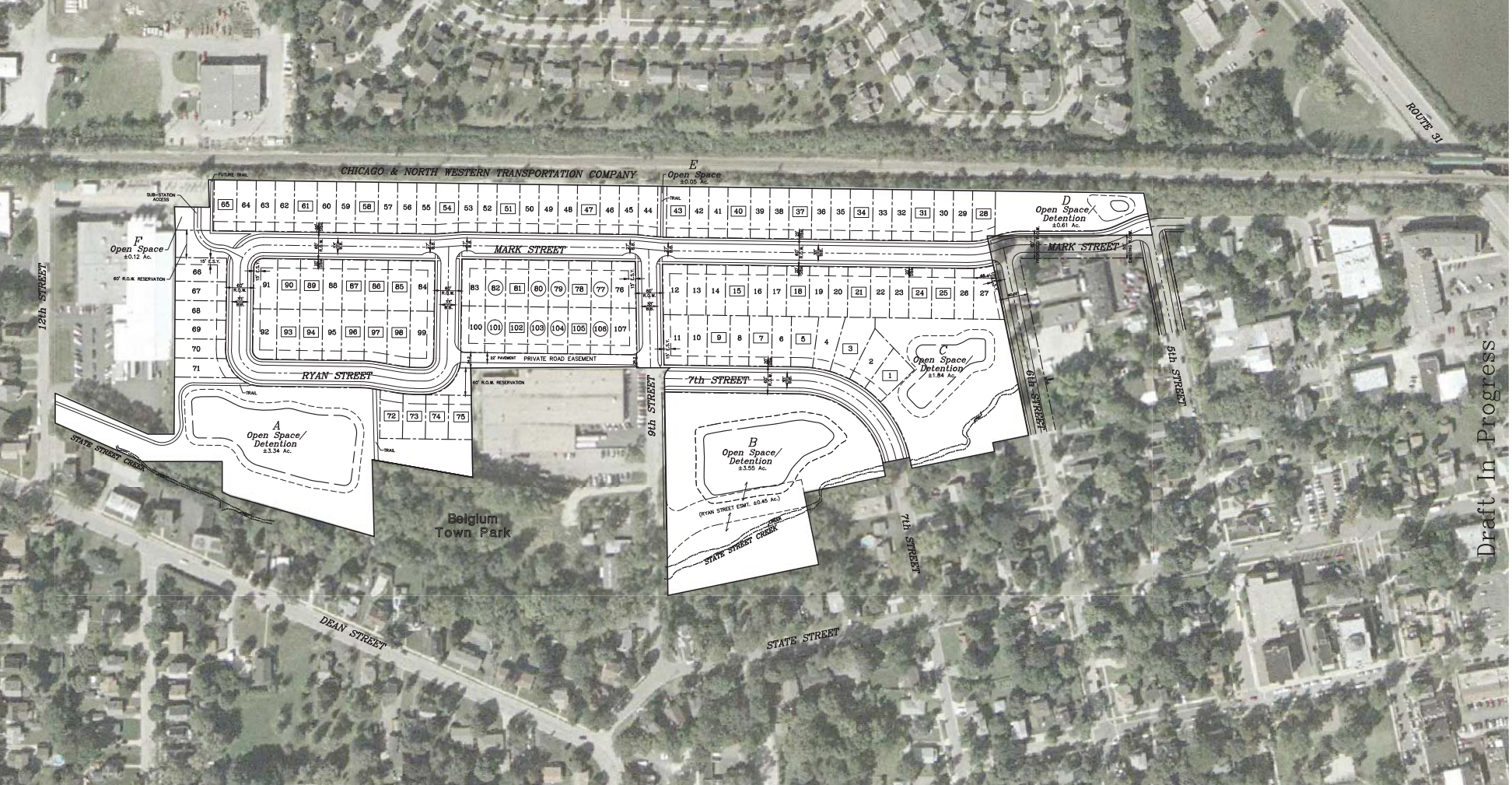
Lexington Homes
1731 N. Marney St., Suite 200
Chicago, IL 60614
(773) 360-0300

Revisions
10-15-14

Job # 2314
Date 8-12-14
Scale 1"=100'



Draft In Progress



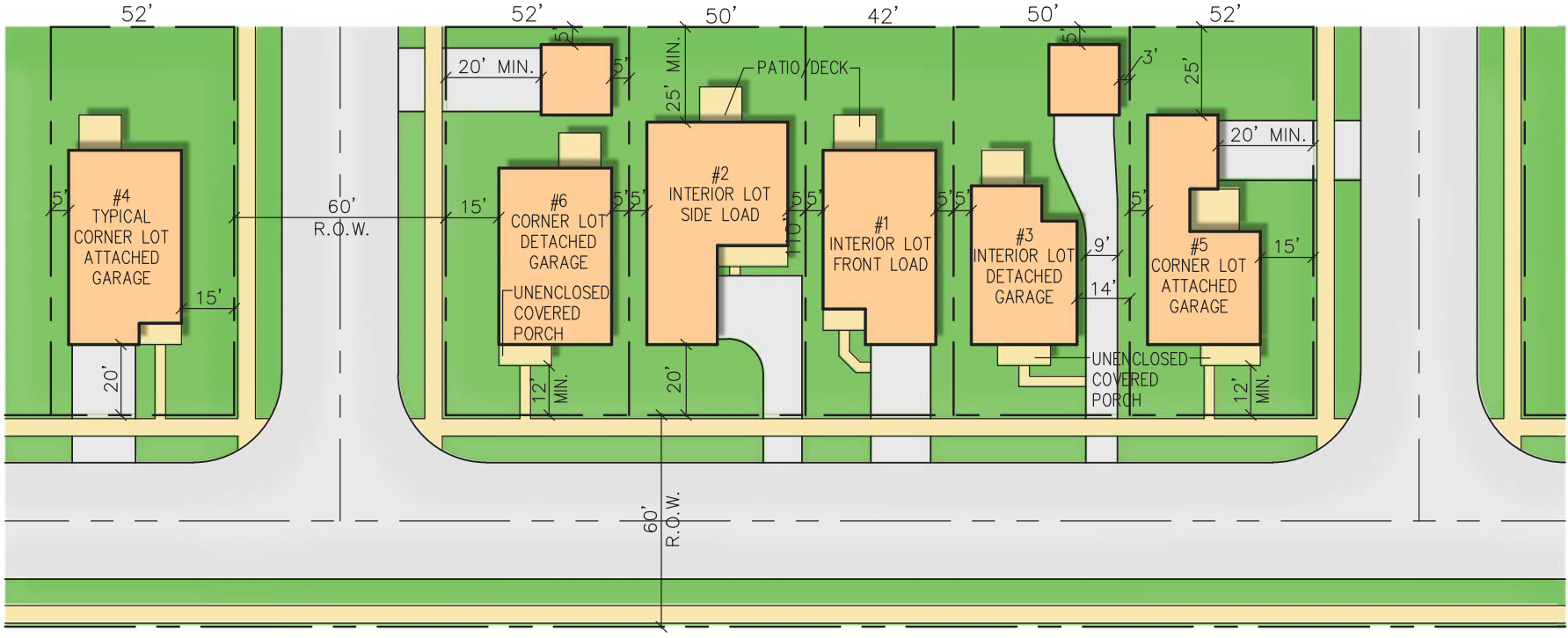
Site Data

	Acres	Percent
Total Area*	27.31	100.00
Public R.O.W.	5.06	18.53
Private Road	0.27	0.99
Open Space	9.51	34.82
Area in Lots	12.47	45.66

	Lots	Percent	Note
Total Number of Lots	107	100.00	
42-Ft. Wide Lots	47	43.95	
43-9.4-Ft. Wide Lots	8	7.48	Indicated by (##)
48.4-Ft. Wide Lots	1	0.93	Lot 27
50-Ft. Wide Lots	40	37.38	Indicated by (FF)
52-Ft. Wide Lots	11	10.28	Corners except Lot 27
Gross Density	= 3.92 D.U./Ac.		

Minimum Lot Size	= 4,452 Sq. Ft. (42x106)
Typical Lot Size	= 4,620 Sq. Ft. (42x110)
Average Lot Size	= 5,076 Sq. Ft.

*Note:
 Total Area includes 0.45 Ac. In Ryan Street Storm-water Detention Easement



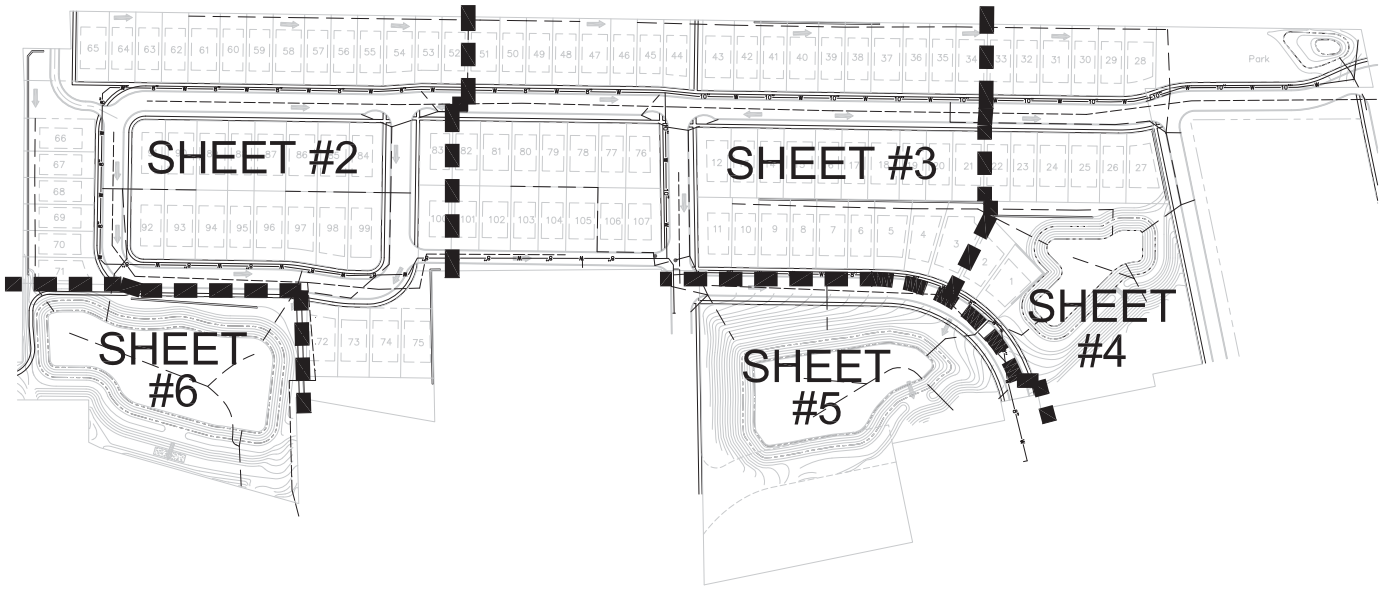
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Date 12-4-16
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Revisions
3-4-15

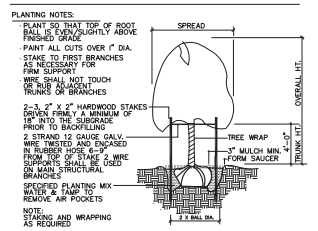
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Lot Detail Exhibit
LEXINGTON CLUB
St. Charles, Illinois

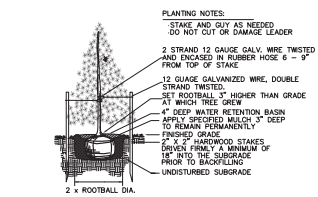
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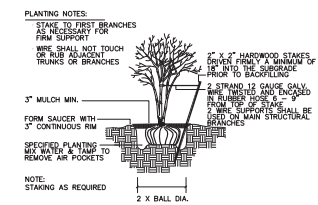
PLANTING DETAILS



TREE PLANTING - TREE STAKING
NOT TO SCALE



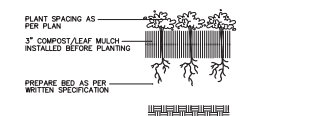
EVERGREEN TREE PLANTING
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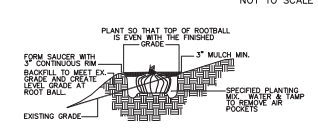
MULTI-TRUNK TREE STAKING
NOT TO SCALE



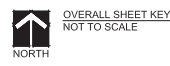
SHRUB PLANTING
NOT TO SCALE



PERENNIAL PLANTING DETAIL
NOT TO SCALE

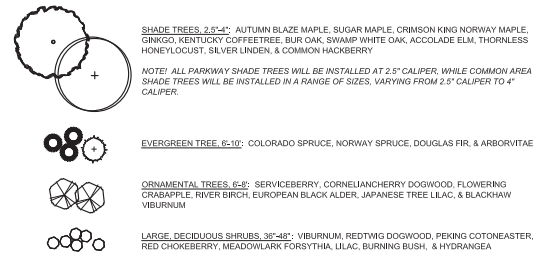


HILLSIDE PLANTING
NOT TO SCALE



- NOTES**
- ALL PLANTING BEDS AND TREE RINGS SHALL:
 - CONTAIN 4-12" OF TOPSOIL, FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL
 - RECEIVE SHREDDED HARDWOOD MULCH AT A DEPTH OF 3"
 - HAVE A SPADED EDGE.
 - 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, INCLUDING THAT ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE UNIFORMLY SHAPED WITH GOOD, FULL BRANCHING AND WELL-DEVELOPED ROOT SYSTEMS, AND THAT ALL TREES SHALL BE FREE FROM INSECTS AND DISEASE, BROKEN BRANCHES AND BARK SCRAPES, AND THAT ALL SHADE TREES MUST HAVE ONE DOMINANT LEADER, SPLIT OR SECONDARY LEADERS ARE NOT ALLOWED.
 - ALL TURF TREATMENT SHALL BE:
 - DETENTION AREA SLOPES SHALL BE TREATED WITH A NATURALIZED SEED MIX AND EROSION CONTROL BLANKET FROM BASIN BOTTOM 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 BASINS.
 - 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.
 - LOCATIONS OF PLANT MATERIAL ARE SUBJECT TO CHANGE BASED ON FINAL GRADING AND FINAL LOCATION OF SITE UTILITIES.
 - FOR DETENTION BASIN PLANTING AND THREE-YEAR MANAGEMENT PERIOD SPECIFICATIONS, SEE SHEET #7.
 - FOR DETENTION BASIN PLANT LISTS, SEE SHEET #8.
 - FOR NO-MOW SIGN DETAILS, SEE SHEET #8.

PLANT SYMBOLS KEY



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526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

REVISIONS

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SCALE
AS SHOWN

CLIENT NAME AND ADDRESS
LEXINGTON HOMES

CHICAGO, IL
PROJECT NAME AND SHEET TITLE
LEXINGTON CLUB
ST. CHARLES, IL

**PRELIMINARY
LANDSCAPE PLAN**

PLAN DATE
JANUARY 23, 2015

SHEET NUMBER
1 OF 8

PROJECT NUMBER
LEX_LEX CLUB



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SCALE
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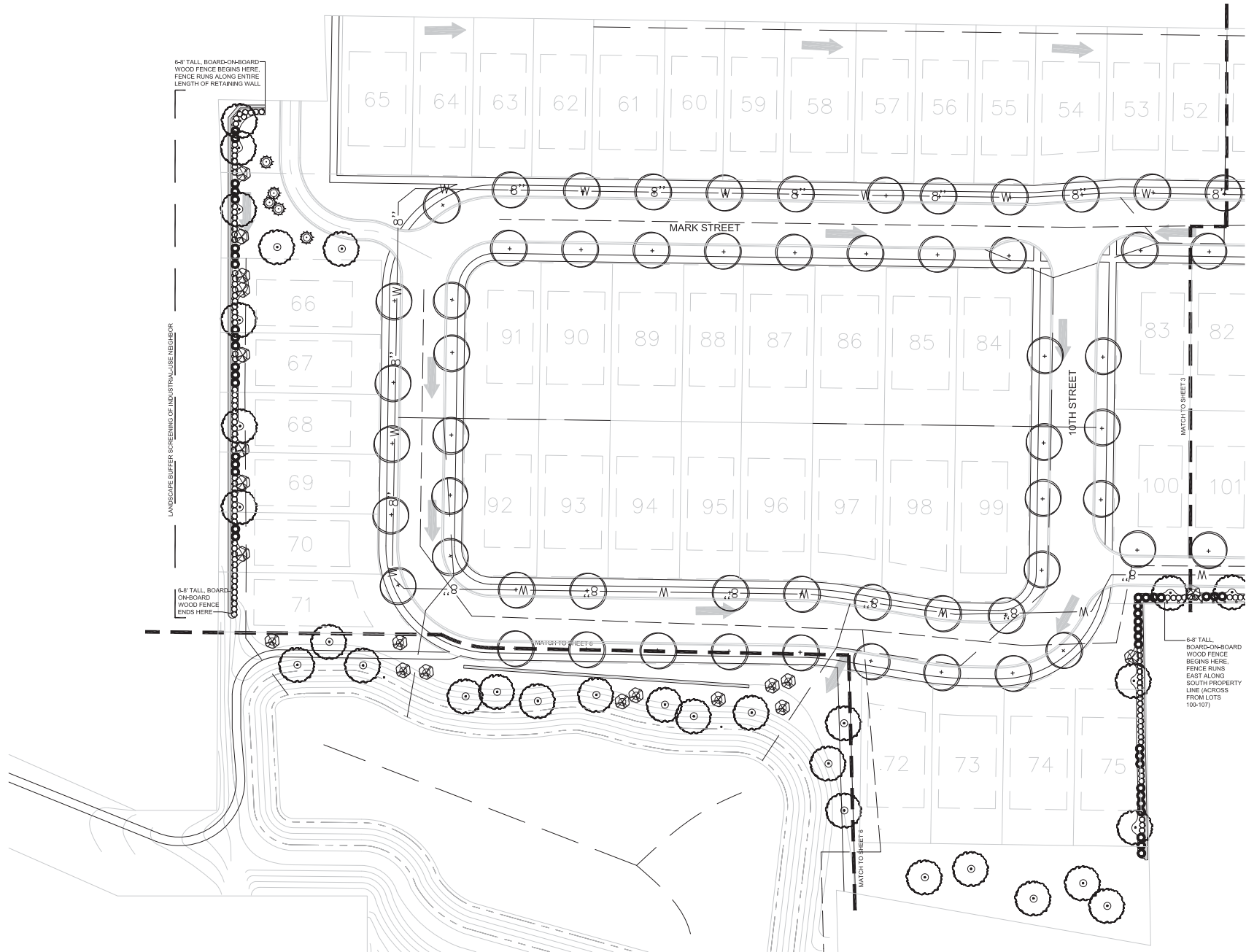
LEXINGTON CLUB
ST. CHARLES, IL

**PRELIMINARY
LANDSCAPE PLAN**

PLAN DATE
JANUARY 23, 2015

SHEET NUMBER
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PROJECT NUMBER
LEX_LEX CLUB





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SCALE

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ST. CHARLES, IL

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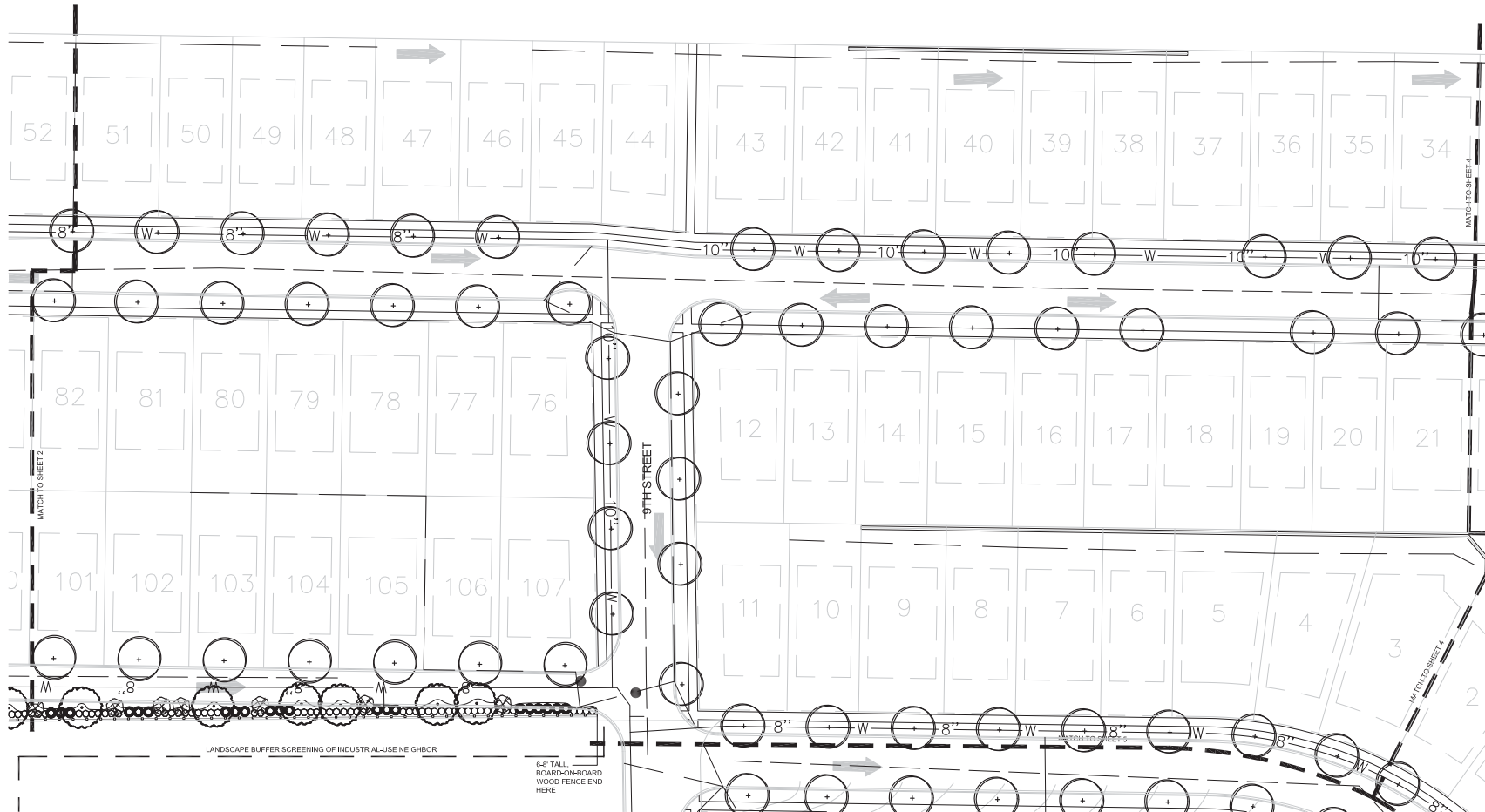
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SHEET NUMBER

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SCALE
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CLIENT NAME AND ADDRESS
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ST. CHARLES, IL

PRELIMINARY LANDSCAPE PLAN

PLAN DATE
JANUARY 23, 2015

SHEET NUMBER
4 OF 8

PROJECT NUMBER
LEX_LEX CLUB



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SCALE

1" = 30'-0"

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

CHICAGO, IL

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LEXINGTON CLUB
ST. CHARLES, IL

**PRELIMINARY
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PLAN DATE

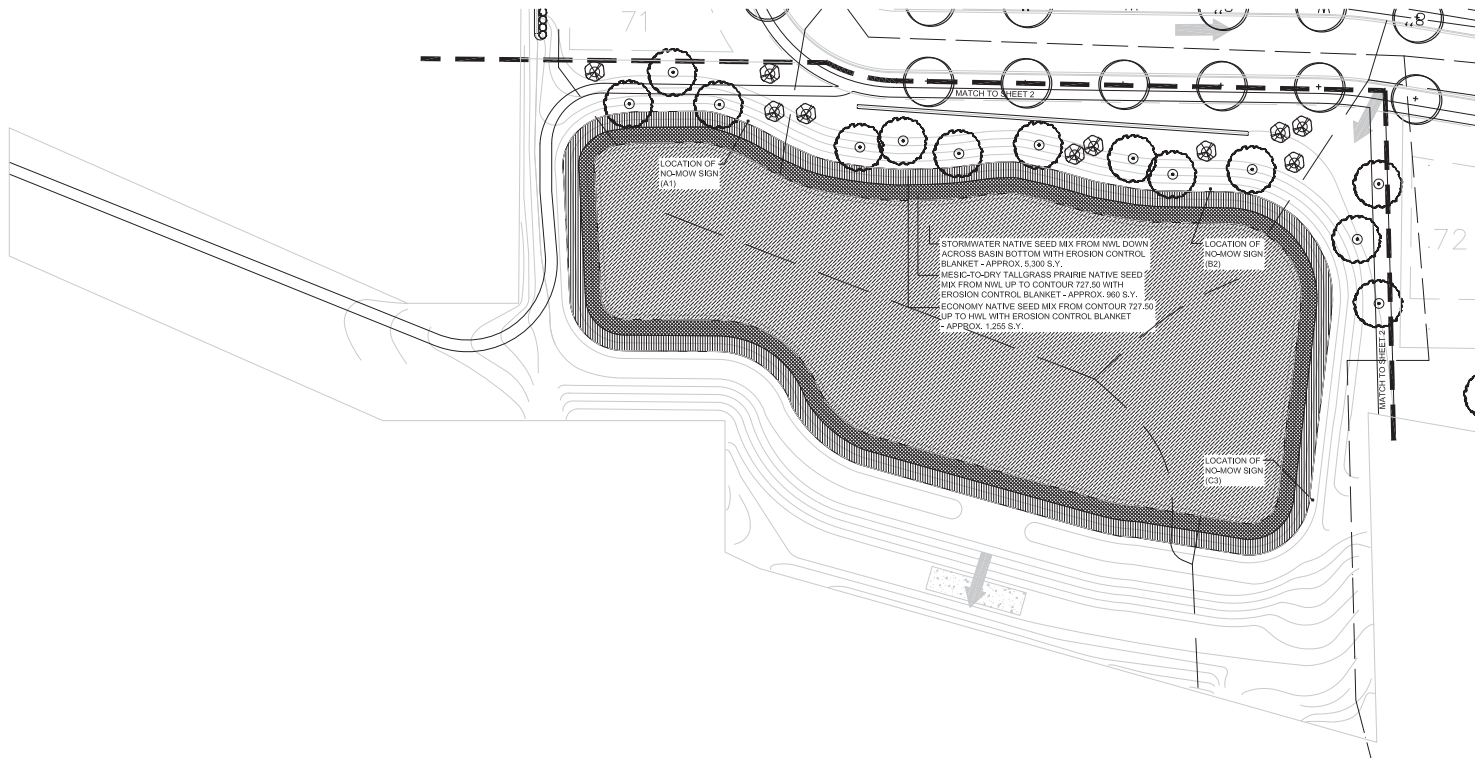
JANUARY 23, 2015

SHEET NUMBER

6 OF 8

PROJECT NUMBER

LEX_LEX CLUB



NOTES - DETENTION BASINS

DETENTION BASIN: PLANTING

PART 1 - GENERAL

1.1 Work under this Section includes plant installation for all vegetated basins.

PART 2 - EXECUTION

2.1 PLANT INSTALLATION

- A. The CONTRACTOR shall furnish, transport, and install the plants/native seed in the areas specified on the Landscape Plan.
- B. The optimal time to install seed is from the fall (October 1) to late spring (June 15) under favorable hydrologic conditions. (Avoid mid-to-late summer seeding because of limited soil moisture and rainfall). Many native species require a cold stratification in order to break dormancy; when conditions are right in the spring, the seed will be in place to germinate.) The basin bottom shall be saturated. If seed/germinating is conducted outside that window, CONTRACTOR should realize that extra irrigation and/or replanting efforts may be necessary to achieve the minimum performance criteria at no additional cost to the OWNER.
- C. The CONTRACTOR shall notify ECOLOGICAL CONSULTANT OR LANDSCAPE ARCHITECT 24 hours prior to planting/seeding.
- D. The ECOLOGICAL CONSULTANT OR LANDSCAPE ARCHITECT shall approve all species substitutions to the designated seed mixture at least two-weeks prior to planting. Unapproved species delivered to the site shall not be accepted.
- E. All seed materials shall be subject to inspection by ECOLOGICAL CONSULTANT OR LANDSCAPE ARCHITECT prior to installation. Any seeds not in compliance with these specifications or unapproved species substitutions shall not be accepted. The CONTRACTOR shall be required to replace unacceptable species within 72 hours from initial inspection. Thus, meeting the seed material specifications is mandatory and no exceptions will be allowed.
- F. All native seed shall be in good condition and sourced from a reputable nursery; native seed shall be of high quality and able to germinate.
- G. The genotype of all seed sources shall be within a 100-mile radius of the project site.
- H. All seed shall be treated with a mycorrhizal fungi mix to promote the development of a vigorous root system and to increase the roots' ability to capture nutrients, also increasing the plant's resistance to disease, drought, and insect damage.
- I. The CONTRACTOR shall provide the ECOLOGICAL CONSULTANT OR LANDSCAPE ARCHITECT copies of all receipts and labels necessary to authenticate the seed materials local origin, as specified above.
- J. Prior to installing seed, the site shall be properly prepared, which involves identifying any existing native plants, removing unwanted vegetation, stabilizing any erodible areas, and preparing the seed beds:
 - i. Check for any buried utilities.
 - ii. Clear areas of debris that would interfere with planting.
 - iii. Mow any excess existing vegetation growth.
 - iv. Apply broad spectrum or targeted herbicide, depending on species present.
 - v. De-compact any areas of special concern:
 - 1. Lightly compact filled or loose soil with a roller, cultipacker, or similar equipment.
 - 2. If using a no-till seed drill, tilling can usually be omitted.
 - 3. If ground is wet, tilling should not occur until the soil dries enough to break apart when tilled.
 - vi. Scarify soil surface with shallow tilling or raking
- K. Seed shall be evenly distributed throughout all planting areas.
- L. Seed installation techniques:
 - i. Broadcasting:
 - 1. For small (typically two acres or less) or irregularly shaped areas, seed can be planted by hand broadcasting. To aid seed distribution, combine the seed mix with filler materials, such as sawdust, peat moss, or vermiculite. Mix the material evenly into the inert material, which should be lightly rump so that the seed sticks to it. If not already included in the seed mix, plant a temporary cover crop along with the seed, to stabilize the soil while the permanent native species germinate and becomes established, especially in highly erodible areas. Do not use a heavy amount of cover crop seed, which could smother the native seed and inhibit germination.
 - 2. 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. (This approach helps prevent running out of seed, a common occurrence.) After broadcasting is complete, it is important to use a cultipacker or roller over the area to make good seed-to-soil contact. If a roller is not available, tractor tires can be used instead. Do not cover seed more than 1/4 inch deep.
 - ii. No-Till Drill: For larger areas and sites with existing vegetation, use a no-till seed drill, which does not require the soil to be tilled before planting, resulting in minimal soil disturbance. No-till drills plant seed in rows opening slots in the soil, into which seed is deposited. If using a no-till drill, follow the manufacturer's specifications, the diversity of seed sizes makes drill calibration a challenge, perform a few test areas first to help prevent running out of seed.
- M. The CONTRACTOR shall water all seed throughout the first growing season as necessary to achieve the performance criteria specified below. (Typically, one inch of water per week is sufficient to encourage proper germination and growth.)
- N. Once planting is completed, an erosion control blanket should be placed over all seeded areas.

PART 3 - QUALITY ASSURANCE

3.1 GENERAL

- A. The CONTRACTOR and ECOLOGICAL CONSULTANT OR LANDSCAPE ARCHITECT shall review survivorship during a field inspection 1-year from installation. The CONTRACTOR shall install additional seed/plants to achieve 90 percent survivorship at no additional cost to OWNER. The CONTRACTOR shall water all replacement seed/plant plugs during the establishment period. All irrigation costs associated with plant establishment is incidental to the contract and shall be included in the lump sum price. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall perform vegetative management for three years following planting as specified under the section "Three-Year Vegetation Management Perform", to assist with performance standard achievement.
 - B. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall keep detailed records of the number of each species installed in each basin, and the corresponding date(s) the seeds/plants were installed. A similar log shall be kept for each watering event. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall submit a copy of these records to the CONSTRUCTION MANAGER before invoices will be approved for payment.
- 3.2 GUARANTEE: Satisfactory performance of all native planting shall include the following:
- A. 90 percent survivorship 1-year from seed/plant installation and 100 percent survivorship 3-years from seed/plant installation.
 - B. There shall be no un-vegetated areas that exceed one meter square.
- 3.4 CLEAN-UP
- A. Provide clean-up as soon as practicable after work has been completed (i.e., daily and at project completion).

NOTES - DETENTION BASINS (CONTINUED)

DETENTION BASIN: THREE-YEAR VEGETATION MANAGEMENT PERIOD

PART 1 - GENERAL

1.1 Work under this Section includes the required management activities for all vegetated basins.

PART 2 - EXECUTION

2.1 MANAGEMENT ACTIVITIES

- A. To help ensure success, native areas need a maintenance and management 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 success. Regular maintenance and monitoring controls invasive species, ensures optimal moisture levels are present, and identifies other necessary management actions. Selection of maintenance methods partly depends upon timing, but other factors such as aesthetic goals, project size, and budget also help determine what techniques will work best. An ECOLOGICAL CONSULTANT shall be commissioned to assemble a management plan appropriate for each site/basin and they shall oversee the implementation of the management plan.
 - B. Monitoring and maintenance activities include:
 - 1. Regular Site Inspection and Monitoring: During the establishment period (the first two to three/four years), address any invasive species, to prevent them from becoming a larger problem later on.
 - 2. Mowing: During the establishment period, native plants concentrate their energy toward expanding their root systems. Mowing can suppress non-native annual plants without negatively affecting natives. Mowing also thins out the canopy, allowing more light to reach new seedlings. Mow to between 8 and 10 inches high. During the first growing season, perform one to three mowing events, depending on the height and growth of the vegetation. If weed pressure is high, more mowing events may be needed.
 - 3. Selective Herbicide Application: Many perennial weed species are best controlled through chemical applications. Use caution when applying chemicals to minimize collateral damage to desirable plant species. Chemicals should only be applied by a licensed, professional applicator who can assure that the chemical selection, rates, and application methods are legal and appropriate.
 - 4. Over-Seeding and Supplemental Planting: Most native species grow slowly from seed. Supplemental plantings are often used to increase diversity or to introduce conservative species to an established planting. Typically, the second growing season following installation is the time to access whether the site needs over-seeding and/or supplemental planting.
 - 5. Water Control and Temporary Irrigation: In periods of drought, small native areas will benefit from irrigation, especially during the first growing season. Typically, one inch of water per week is sufficient to encourage proper germination and growth. Weed pressure will increase with supplemental watering, which may require more frequent mowing or herbicide application.
 - 6. Prescribed Burning: Controlled burns can be important to long-term prairie maintenance. Burning simulates historical processes that once maintained prairies. Burning greatly reduces the number of woody species and enhances the health of herbaceous species. Burning also clears thatch, which the black, tanned surface absorbs and retains heat, making way for new growth in the spring. A trained professional and their trained personnel should manage all burning, insuring that proper techniques, safety, and equipment are used.
 - B. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall conduct chemical and/or mechanical/hand weed control activities in each of the native planting areas for a three-year period following seed/plant installation. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall conduct at least three weed control application periods within each basin for the first year and as needed for the following two management years. The CONTRACTOR OR ECOLOGICAL CONSULTANT is responsible to achieve a 100% kill of reed canary grass, purple loosestrife, thistle, beaver, cattails, and common reed, and an 85% kill of other problematic nuisance species (i.e., redwinged dove, sweet dove, ragweed, field bindweed, quack grass, smooth brome, Indian hemp, late boneset, tall boneset, tall goldenrod, common milkweed, etc.) to successfully complete each of the application periods specified below.
- 2.2 APPLICATION PERIODS
- A. The three annual application periods shall occur during the time period specified below, and consist of, but not limited to, controlling the following problematic nuisance species per each period:
 - 1. Application Period One (late spring to mid summer): problematic species such as, but not limited to, white/yellow sweet dove, wild canard, thistle, cattails, purple loosestrife, reed canary grass, and common reed.
 - 2. Application Period Two (mid to late summer): problematic species such as, but not limited to, ragweed, cattails, purple loosestrife, reed canary grass, and common reed.
 - 3. Application Period Three (late summer and fall): problematic species such as, but not limited to, reed canary grass, common reed, and redwing dove.

PART 3 - QUALITY ASSURANCE

3.1 GENERAL

- A. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall keep detailed records of each of all chemical and/or mechanical/hand weed control events conducted within each basin. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall submit a copy of these records to the CONSTRUCTION MANAGER before invoices will be approved for payment.
- 3.2 GUARANTEE: Satisfactory performance of management activities shall include the following:
- A. 0% species present of reed canary grass, purple loosestrife, thistle, beaver, cattails, and common reed.
 - B. ≤ 5% species presence of all other non-native and weedy species.
 - C. Vegetated basins are appropriately and actively managed stormwater, restoring watersheds, managing nutrient loading, mitigating habitat impacts, increasing wildlife habitat, and enhancing natural beauty.



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SCALE

AS SHOWN

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

CHICAGO, IL

PROJECT NAME AND SHEET TITLE

LEXINGTON CLUB ST. CHARLES, IL

PRELIMINARY LANDSCAPE PLAN

PLAN DATE

JANUARY 23, 2015

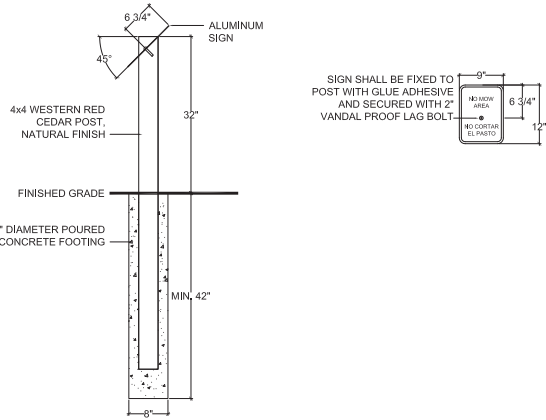
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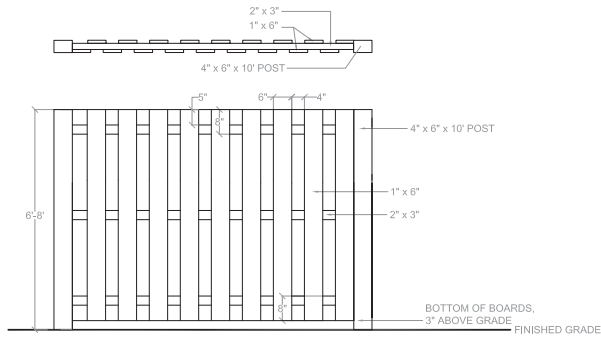
PROJECT NUMBER

LEX_LEK CLUB

NO-MOW SIGN DETAILS
NOT TO SCALE



BOARD-ON-BOARD FENCE
NOT TO SCALE



PLANT & MATERIALS LIST - DETENTION BASINS

STORMWATER SEED MIX

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Permanent Grasses/Sedges/Rushes:				
Carex crinitella	Crested Owl Sedge	1.00	90000	1.35
Carex lurida	Bottlebrush Sedge	2.00	12000	0.55
Carex vulpinoidea	Brown Fox Sedge	6.00	125000	17.22
Elymus virginicus	Virginia Wild Rye	12.00	4275	1.21
Glyceria striata	Fowl Manna Grass	1.25	125000	3.59
Juncus effusus	Common Rush	1.00	281000	6.45
Juncus torreyi	Torrey's Rush	0.25	1134000	6.51
Lernaea oxycolea	Rice Cut Grass	1.00	94500	2.17
Panicum virgatum	Switch Grass	8.00	28356	5.21
Scirpus americanus	Dark Green Rush	1.00	187500	4.30
Scirpus c. geminus	Wood Grass	0.50	562500	6.48
Scirpus flaccidus	River Bulrush	0.25	27500	0.16
Scirpus velutinus	Creed Bulrush	6.00	37813	6.21
Total		40.25		60.38
Temporary Cover:				
Avena sativa	Common Oat	360.00	8125	67.15
Lolium multiflorum	Annual Rye	100.00	14188	32.57
Total		460.00		99.72
Forbs & Shrubs:				
Ailanthus spp.	Water Plantain (Var)	4.25	70175	6.85
Asclepias incarnata	Swamp Milkweed	1.50	4540	0.16
Betula spp.	Biomex (Common Mix)	2.00	14175	0.65
Helenium autumnale	Shneezweed	2.00	141750	6.51
Lycopus americanus	Common Water Hore	0.25	225000	1.25
Mimulus rigoletii	Monkey Flower	1.00	283500	6.51
Pendocarpus sedoides	Ditch Stonecrop	0.50	36063	0.41
Polygonum pennsylvanicum	Pinkweed	4.00	4063	0.37
Rubus c. euromerensis	Sweet Black-Eyed St.	1.00	48000	1.08
Sagittaria latifolia	Common Arrowweed	1.00	56700	1.30
Senecio jacobaea	Wild Senecio	1.00	1400	0.03
Thalictrum flavum	Purple Meadow Rue	2.00	1200	0.62
Total		20.50		25.82

MESIC-TO-DRY TALLGRASS PRAIRIE SEED MIX

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Permanent Grasses:				
Andropogon gerardii	Big Bluestem	18.00	8188	3.38
Bouteloua curtipendula	Side Oats Grama	8.00	9375	1.72
Carex spp.	Prairie Sedge Mix	4.00	33422	3.07
Elymus canadensis	Canada Wild Rye	24.00	4258	2.35
Panicum virgatum	Switch Grass	4.00	28356	2.80
Schizachyrium scoparium	Little Bluestem	20.00	8800	4.54
Sorghastrum nutans	Indian Grass	20.00	85.5	3.91
Total		98.00		21.87
Temporary Cover:				
Avena sativa	Common Oat	360.00	8125	67.15
Lolium multiflorum	Annual Rye	100.00	14188	32.57
Total		460.00		99.72
Forbs:				
Arenaria cylindrica	Thimbaleweed	0.50	22008	0.24
Asclepias tuberosa	Butterfly Weed	1.25	3560	0.10
Aster laevis	Smooth Blue Aster	0.75	4800	0.58
Aster novae-angliae	New England Aster	0.25	70000	0.44
Aster obovatus	Sky-blue Aster	0.25	82000	0.47
Baptisia tinctoria	Cream Wild Indigo	0.50	1750	0.02
Baptisia tincta	White Wild Indigo	2.00	1800	0.07
Chamaecrista fasciculata	Partridge Pea	13.00	3800	1.13
Coneopogon lanceolatus	Sand Coneopsis	3.50	12500	1.00
Coneopogon palmata	Prairie Coneopsis	0.75	11875	0.20
Desmanthus illinoensis	Illinois Sensitive Plant	1.00	4888	0.11
Desmodium illinoense	Illinois Tick	0.50	4250	0.25
Echinacea purpurea	Broad-Leafed Purple Coneflower	6.50	6660	0.98
Eryngium yuccifolium	Rattlesnake Master	2.00	8000	0.37
Lespedeza capitata	Round-Headed Bush Clover	2.00	10000	0.46
Liatris spicata	Rough Blazing Star	2.00	13000	0.60
Liatris pycnostachya	Prairie Blazing Star	0.50	10750	0.12
Lupinus perennis	Wild Lupine	1.25	1000	0.03
Monarda fistulosa	Wild Bergamot	0.75	78000	1.34
Pycnanthemum virginicum	Wild Quinine	1.00	6800	0.16
Potentilla arguta	Prairie Cinquantal	0.50	175000	2.01
Pycnanthemum virginicum	Virginia Mountain Mint	0.50	331250	3.80
Rubus idaeus	Pink Coneflower	1.50	25200	2.03
Rubus laeta	Black-Eyed Susan	5.00	110000	12.83
Silphium laciniatum	Rain Weed	3.00	4000	0.28
Silphium laciniatum	Congress Plant	2.00	600	0.03
Silphium terebinthaceum	Prairie Dock	4.00	1100	0.10
Solidago nemoralis	Oldfield Goldenrod	0.25	240000	1.38
Solidago rigida	Stiff Goldenrod	2.00	48000	2.11
Solidago speciosa	Showy Goldenrod	0.50	105000	1.21
Veronicastrum virginicum	Culver's Root	0.25	70000	4.30
Zizia aurea	Head-Weed Meadow Parsnip	0.50	12000	0.14
Total		62.25		38.90

ECONOMY PRAIRIE SEED MIX

Botanical Name	Common Name	PLS Ounces/Acre	Seeds/Oz	Seeds/SQ FT
Permanent Grasses:				
Andropogon gerardii	Big Bluestem	18.00		8188
Bouteloua curtipendula	Side Oats Grama	8.00		9375
Carex spp.	Prairie Sedge Mix	4.00		33422
Elymus canadensis	Canada Wild Rye	24.00		4258
Panicum virgatum	Switch Grass	2.50		28356
Schizachyrium scoparium	Little Bluestem	24.00		8800
Sorghastrum nutans	Indian Grass	18.00		85.5
Total		95.50		19.21
Temporary Cover:				
Avena sativa	Common Oat	360.00		8125
Lolium multiflorum	Annual Rye	100.00		14188
Total		460.00		32.57
Forbs:				
Asclepias syriaca	Common Milk Weed	0.50		4000
Asclepias tuberosa	Butterfly Weed	1.00		3560
Aster laevis	Smooth Blue Aster	0.25		48000
Aster novae-angliae	New England Aster	0.75		70000
Chamaecrista fasciculata	Partridge Pea	12.00		3800
Coneopogon lanceolatus	Sand Coneopsis	5.00		12500
Echinacea purpurea	Broad-Leafed Purple Coneflower	7.50		6660
Helianthus scaberrimus	Pink Sunflower	0.25		6500
Lupinus perennis	Wild Lupine	0.50		1000
Monarda fistulosa	Wild Bergamot	0.25		78000
Pycnanthemum virginicum	Common Mountain Mint	0.50		331250
Rubus idaeus	Black-Eyed Susan	3.50		25200
Rubus laeta	Black-Eyed Susan	8.00		110000
Total		49.00		31.86

NOTES:

- ALL NATIVE SEED MIXES SHALL BE INSTALLED WITH AN EROSION CONTROL BLANKET.
- NATIVE SEEDS MIXES ARE AVAILABLE THROUGH CARDNO JFNEW NATIVE PLANT NURSERY (WALKERTON, IN - TEL 574.586.2412) OR APPROVED EQUAL.
- PLANTING AND THREE-YEAR MANAGEMENT PERIOD SPECIFICATIONS WERE DEVELOPED BY LANDSCAPE ARCHITECT AND CARDNO JFNEW NATIVE PLANT NURSERY RESOURCE CATALOG.

NATIVE SEED MIX DESCRIPTIONS:

Stormwater Seed Mix
A wetland seed mix for saturated soils in a detention pond, this mix will tolerate highly fluctuating water levels and poor water quality associated with urban stormwater wetlands and ponds. This seed mix includes at least 10 of 13 native permanent grass, sedge, or rush species and 6 of 12 native forb species.

Mesic-To-Dry Tallgrass Prairie Seed Mix
This is a broad-spectrum prairie grass and wildflower seed mix for sites with full sun and medium-to-dry soils. The height profile is varied with species ranging from short to tall. This profile creates a more diverse habitat, offering a variety of cover and food options for wildlife. This seed mix includes at least 6 of 7 native permanent grass and sedge species and 25 of 32 native forb species.

Economy Prairie Seed Mix
This prairie seed mix offers an economical way to establish a prairie. Several of the species have been added to provide quick color and create an aesthetically pleasing prairie. Adding seed or plant plugs at a later date is a wonderful way to increase a prairie's richness and diversity. This seed mix includes at least 6 of 7 native permanent grass and sedge species and 9 of 13 native forb species.



dickson design
STUDIO

DICKSONDESIGNSTUDIO.COM

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

REVISIONS

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10.	

SCALE

AS SHOWN

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

CHICAGO, IL

PROJECT NAME AND SHEET TITLE

LEXINGTON CLUB

ST. CHARLES, IL

PRELIMINARY

LANDSCAPE PLAN

PLAN DATE

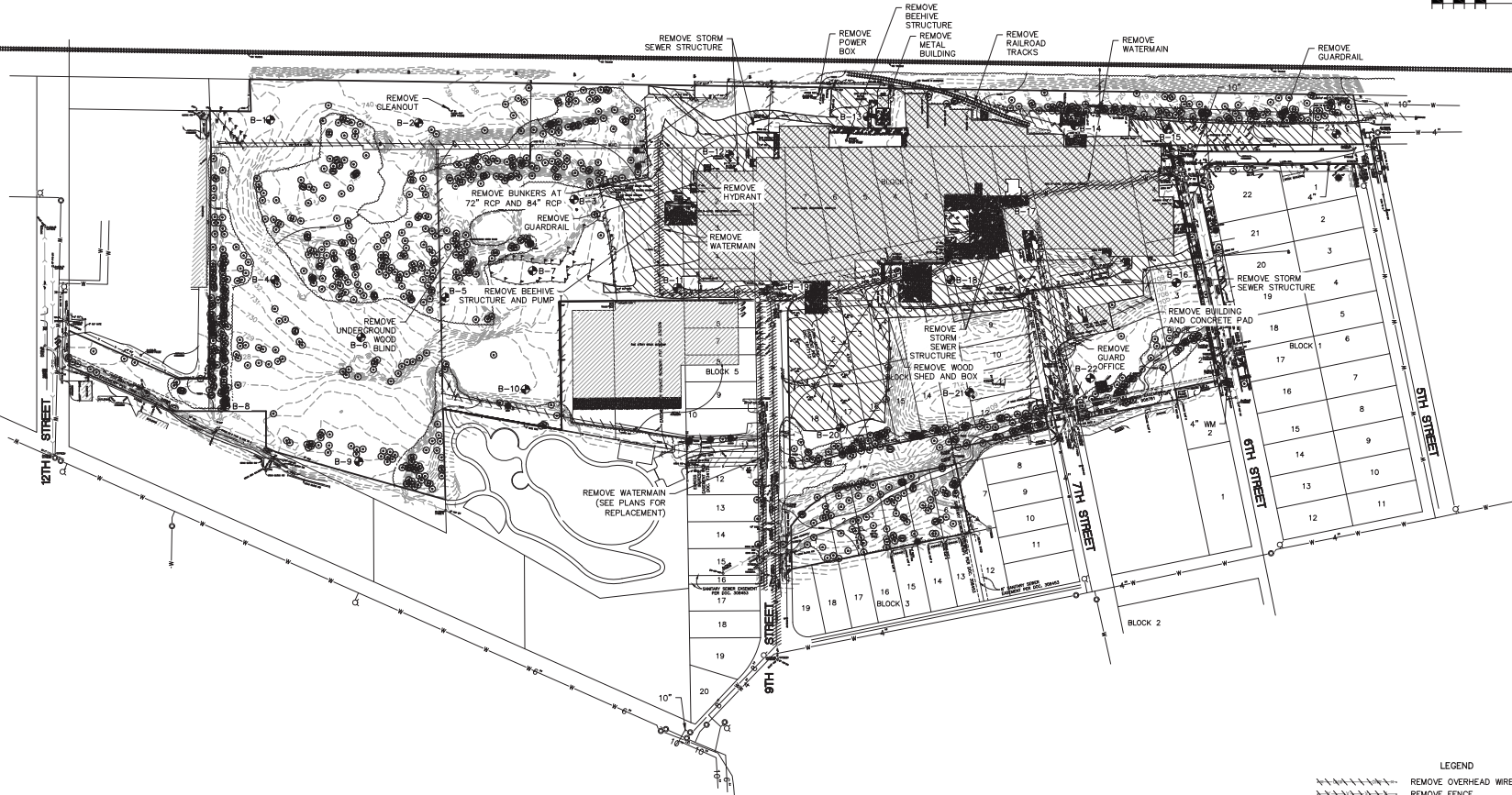
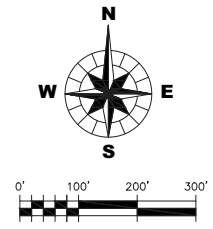
JANUARY 23, 2015

SHEET NUMBER

8 OF 8

PROJECT NUMBER

LEX_LEX CLUB



- LEGEND**
- REMOVE OVERHEAD WIRES AND UTILITY POLES
 - REMOVE FENCE
 - REMOVE STORM SEWER
 - ▨ REMOVE ASPHALT, BUILDING FOUNDATION, CONCRETE, GRAVEL

NOTES:

1. ALL ABANDONED SERVICES SHALL BE ABANDONED AT THE PUBLIC MAIN AND WITNESSED BY A CITY REPRESENTATIVE.

TITLE:
LEXINGTON CLUB
EXISTING CONDITIONS AND
DEMOLITION PLAN

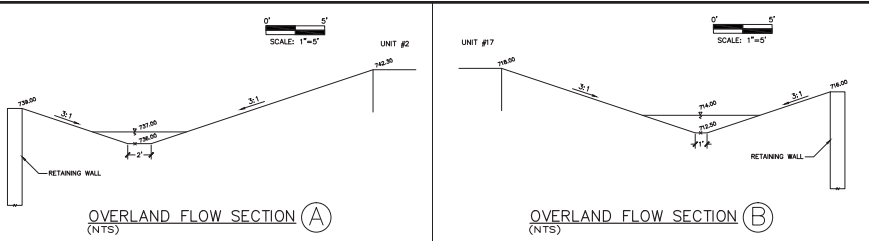
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SCALE: 1" = 100'			
DATE: 12/17/2010			
PROJECT: 06-441D-1, D-2, D-3, D-4, D-5, D-6, D-7, D-8, D-9, D-10, D-11, D-12, D-13, D-14, D-15, D-16, D-17, D-18, D-19, D-20, D-21, D-22			

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

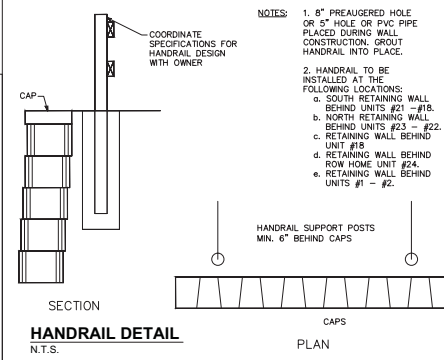
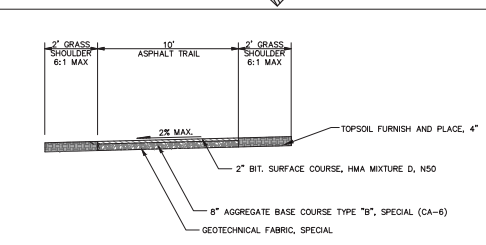
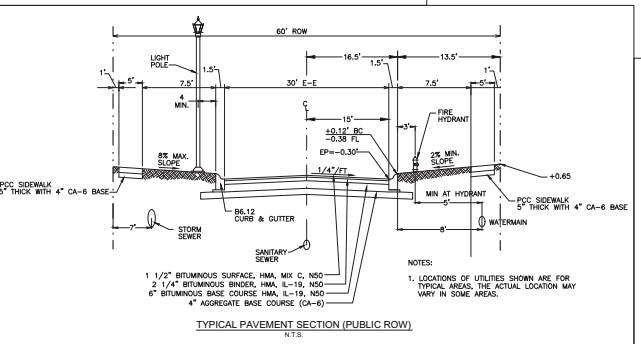
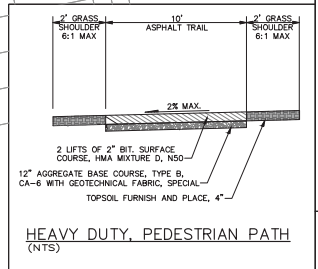
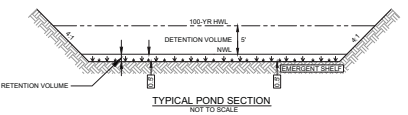
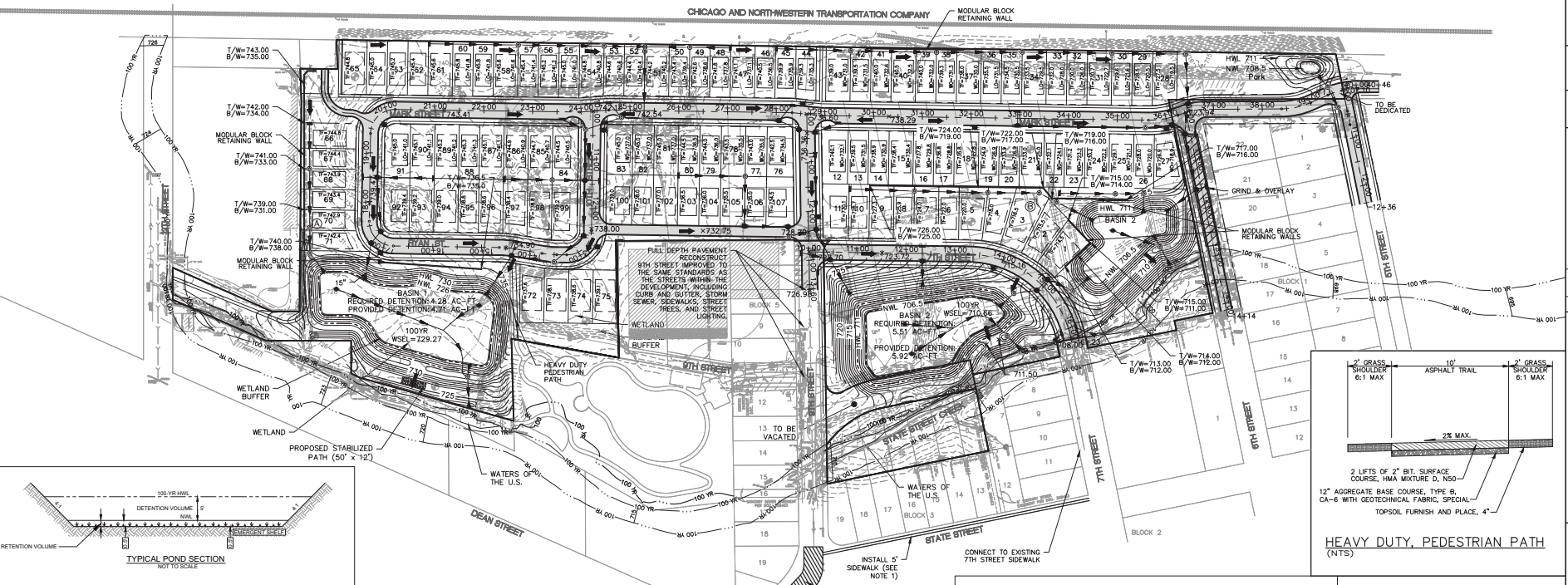
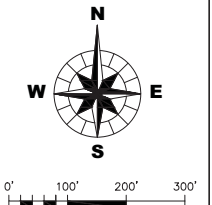
WILLIS TOWERS WATKINS
WILLIS TOWERS WATKINS ASSOCIATES LTD.
 1700 North Dearborn Street, Suite 201
 Chicago, Illinois 60614
 (312) 443-7755

PROJECT NO. 06-441D
DATE: 12/17/2010
SHEET 2 OF 10
DRAWING NO.

ET1



NOTES:
 1. THE INSTALLATION OF THE SIDEWALK ALONG THE NORTH SIDE OF STATE STREET IS CONDITIONAL UPON SUFFICIENT R.O.W. AND THAT THE TOPOGRAPHIC FEATURES AND EXISTING CONDITIONS ARE SUCH THAT STANDARD CONSTRUCTION TECHNIQUES CAN BE FOLLOWED WITHOUT INCURRING UNDUE COSTS.



NOTES:

- OWNER IS AWARE THAT STREET SIGNS SHALL BE REQUIRED PER THE CITY OF ST. CHARLES CODE.
- ALL PARKWAYS SHALL BE SEEDED AND PARKWAY TREES PLANTED PER CITY OF ST. CHARLES SPECIFICATIONS.
- 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.

LEGEND

- 100' WR: FIS FLOODPLAIN
- 100' WL: FLOODPLAIN BY ELEVATION
- : OVERLAND FLOW ROUTE
- : ROADWAY DRAINAGE ARROWS
- ⊕: SOIL BORINGS
- ▨: GRIND AND OVERLAY

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.

LEXINGTON CLUB

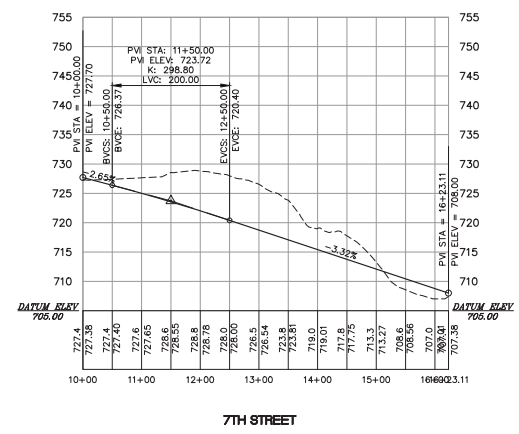
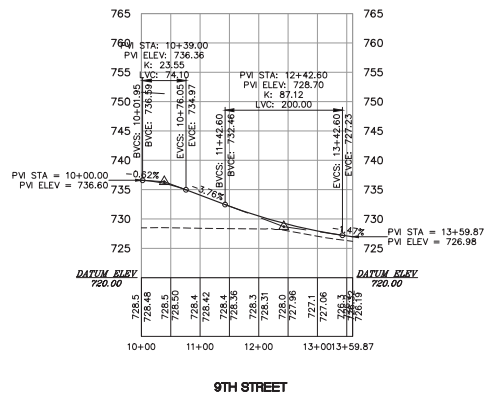
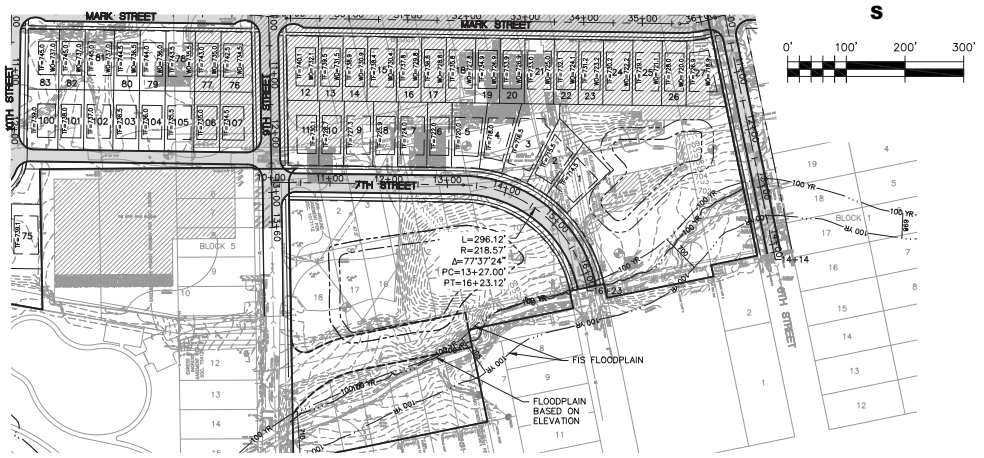
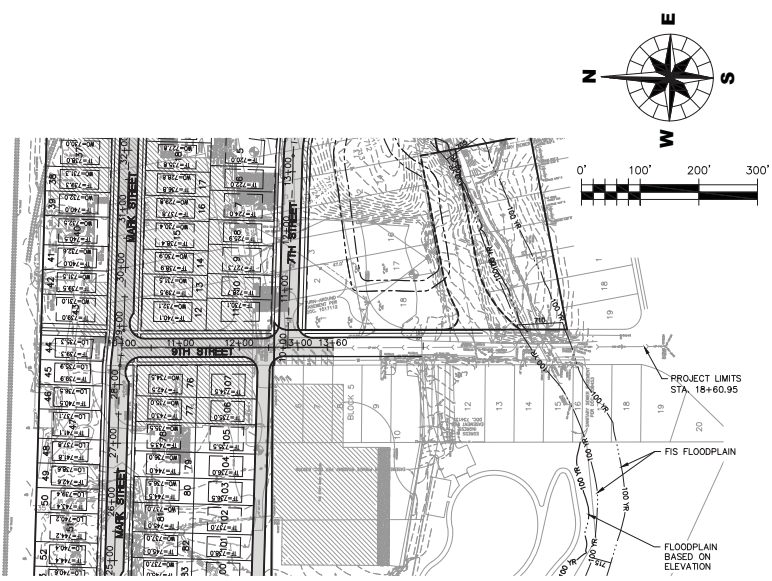
GRADING PLAN

NO.	DESCRIPTION	DATE
1	ISSUED	12/17/2010
2	REVISED	
3	REVISED	
4	REVISED	
5	REVISED	
6	REVISED	

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

PROJECT NO: 06-841D
 DATE: 12/17/2010
 SHEET 3 OF 10
 DRAWING NO.

GR1



LEXINGTON CLUB
PLAN & PROFILES

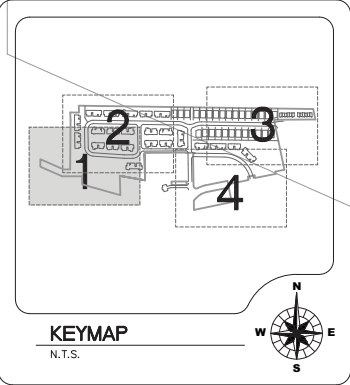
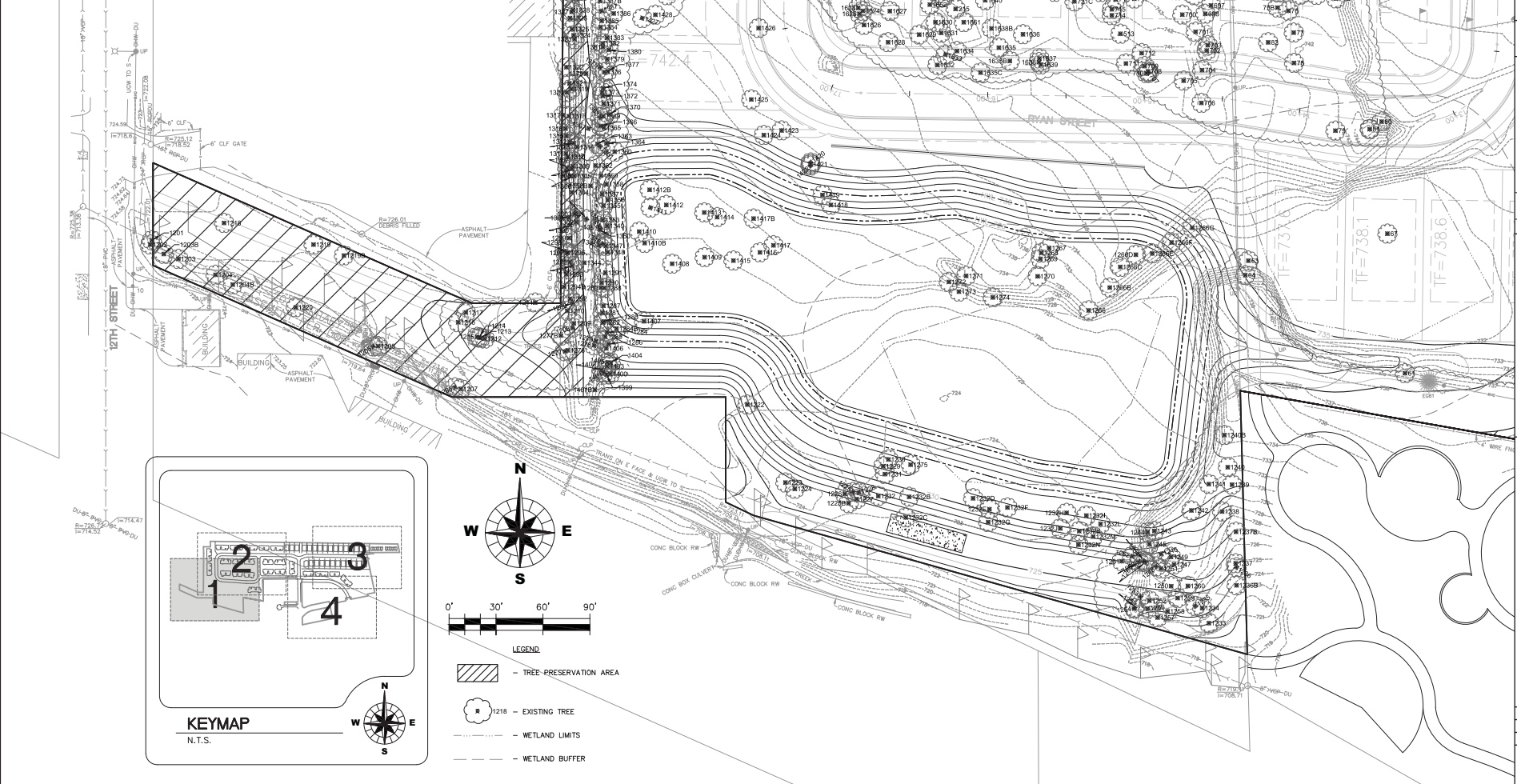
NO.	DATE	REVISION	BY	CHKD.	APP'D.
1	10/03/12	PER CITY REVIEW MEETING 10/03/12			
2	12/01/11	PER CITY COMMENTS			

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

WILLIS TOWERS WATKINS ASSOCIATES LTD.
116 West Main Street, Suite 201
St. Charles, Illinois 60174
(630) 443-7755

PROJECT NO. 06-6410
DATE: 12/17/2010
SHEET 8 OF 10
DRAWING NO.

TREE PRESERVATION SUMMARY				
SCIENTIFIC NAME	COMMON NAME	NUMBER OF TREES PRESERVED	NUMBER OF TREES REMOVED	TOTAL NUMBER OF TREES
ACER NEGUNDO	BOX ELDER	49	109	154
ACER RUBRUM	RED MAPLE	0	1	1
ACER SACCHARUM	SUGAR MAPLE	13	25	38
ACER SACCHARUM	SILVER MAPLE	0	7	7
BETULA Papyrifera	PAPER BIRCH	0	1	1
CARYA CORDIFORMIS	BITTERNUT HICKORY	1	0	1
CARYA OVATA	HICKORY	2	0	2
CATALPA SPECIOSA	CATALPA	11	8	19
CELTIS OCCIDENTALIS	HACKBERRY	0	2	2
CRATAEGUS MOLLIS	RED HAW	0	2	2
FRAXINUS PENNSYLVANICA SUB	GREEN ASH	2	42	44
LIGULANS NIGRA	BLACK WALNUT	8	12	20
JUNIPERUS VIRGINIANA	RED CEDAR	0	7	7
MORUS RUBRA	RED MULBERRY	14	19	33
POPULUS DELTOIDES	COTTONWOOD	17	137	154
PRUNUS SEROTINA	WILD BLACK CHERRY	7	83	90
QUERCUS MACROCARPA	BUR OAK	2	0	2
RHAMNUS CATHARTICA	COMMON BUCKTHORN	0	1	1
ROBINIA PSEUDOACACIA	BLACK LOCUST	14	16	30
SALIX NIGRA	BLACK WILLOW	2	2	4
ULMUS AMERICANA	AMERICAN ELM	20	96	116
ULMUS PUMILA	SIBERIAN ELM	53	203	256
ULMUS RUBRA	SLEPPERY ELM	4	7	11
TOTAL		206	771	977



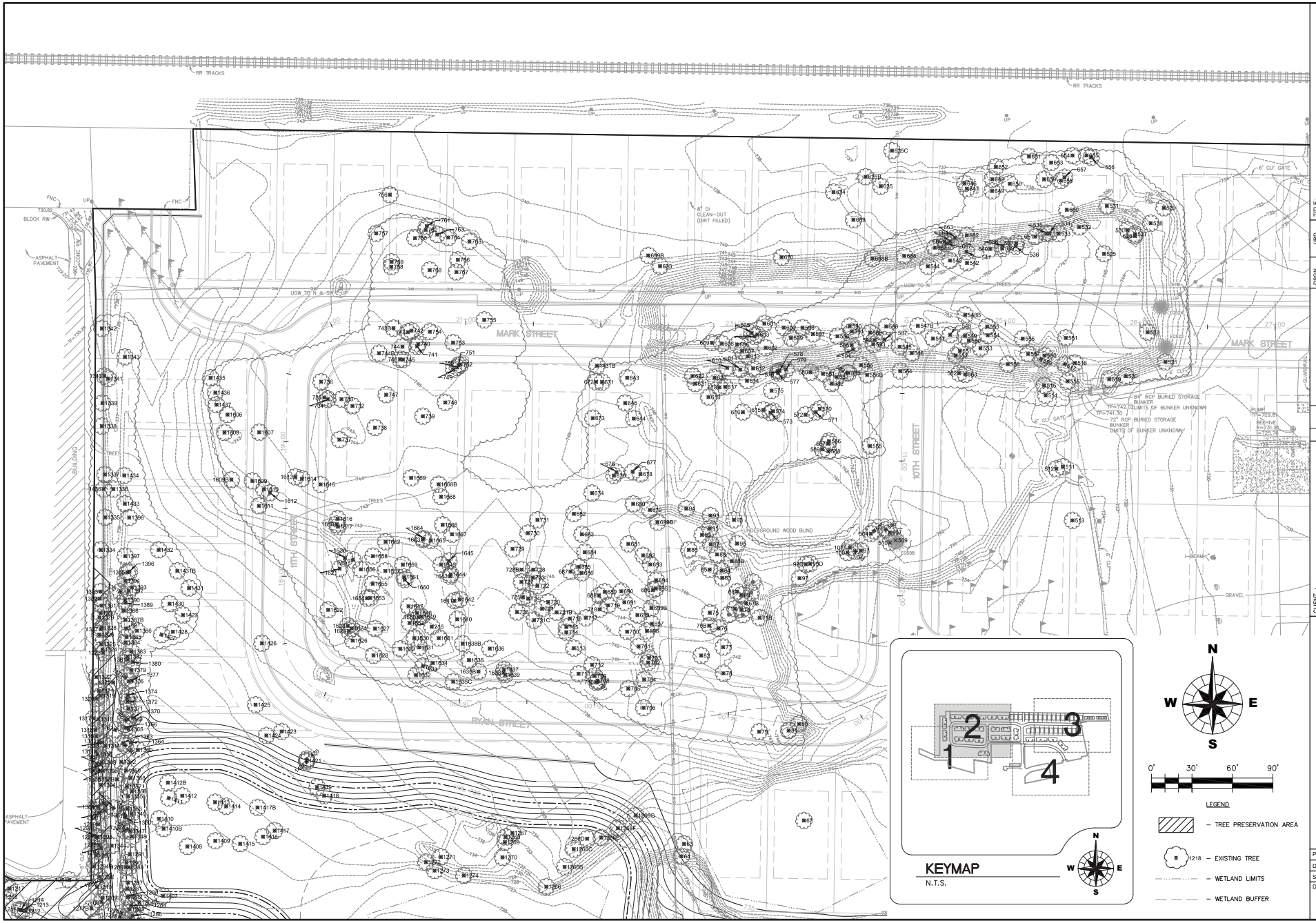
LEXINGTON CLUB
TREE PRESERVATION PLAN

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

PROJECT NO. 06-441D
DATE : 12/17/2010
SHEET 7 OF 10
DRAWING NO. **TP1**

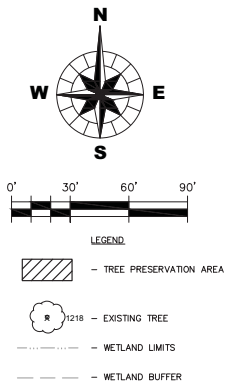
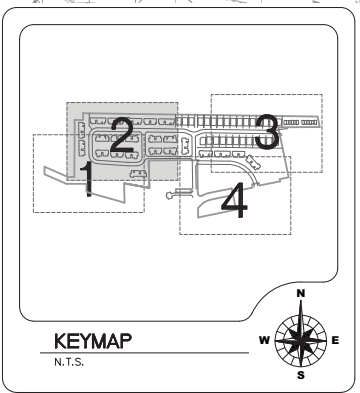
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EAM
DWG: A_CCL
CHKD: A_CCL
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2. 12/2011
3. 12/2011
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100. 12/2011

DATE PLOTTED: 12/17/2010 10:00 AM
PLOTTER: HP DesignJet 2400
SCALE: 1" = 100'



LEXINGTON CLUB			
TITLE:			
DESIGN	VRD	EAM	
CADD	ACL		
SCALE: 1" = 100'			
PER CITY COMMENTS			
PER CITY OF CHICAGO			
PER CITY OF ILLINOIS			
DATE: 06-04-10-TP-DWG			
CLIENT:			
WILLS BURKE KELLEY ASSOCIATES LTD.			
1731 N. MARCEY ST., SUITE 200			
CHICAGO, IL 60614			
(773) 360-0300			
PROJECT NO. 06-041D			
DATE: 12/17/2010			
SHEET 8 OF 10			
DRAWING NO.			

TP2



DRAWN BY: J. BURKE; CHECKED BY: J. BURKE; DATE: 12/17/2010



Typical Streetscape

Lexington Club
St. Charles, IL





**Craftsman
Front Elevation**

SCALE: 1/4"=1'-0"



**Shingle
Front Elevation**

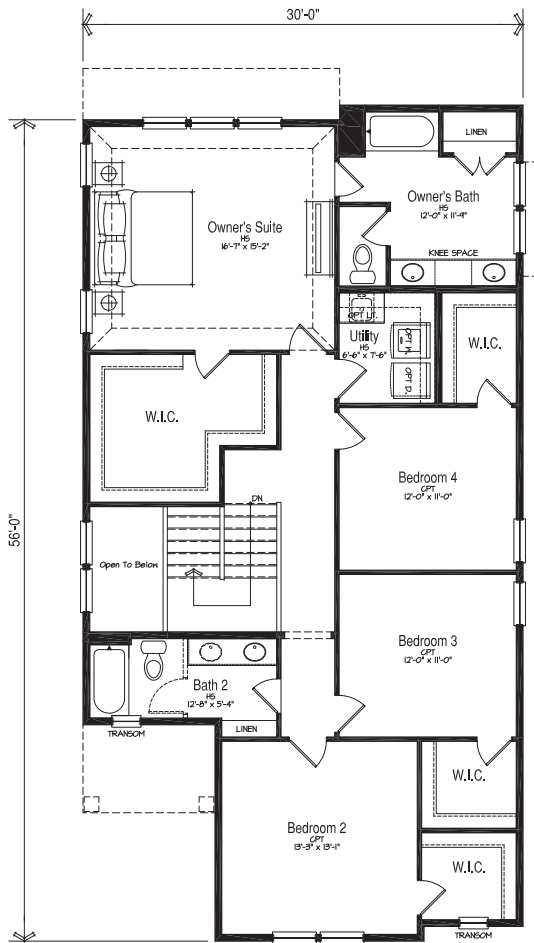
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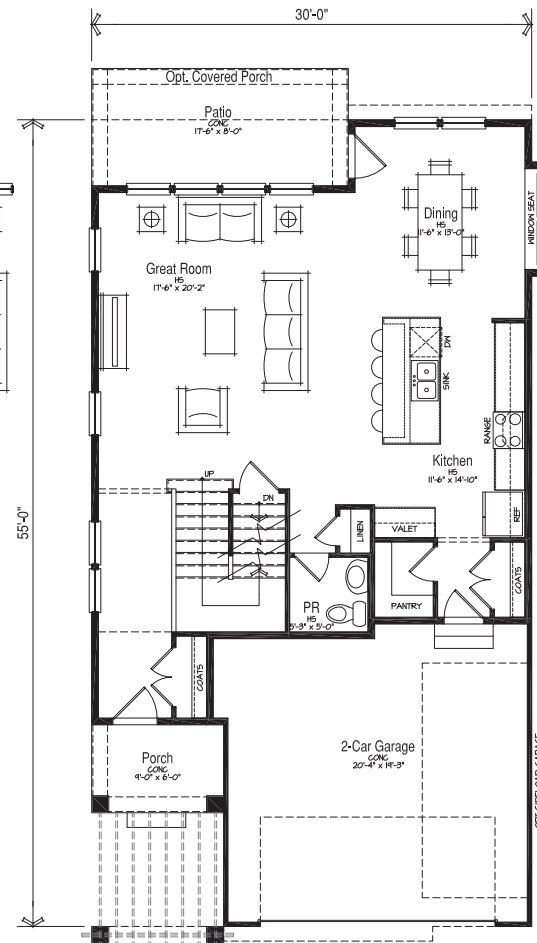
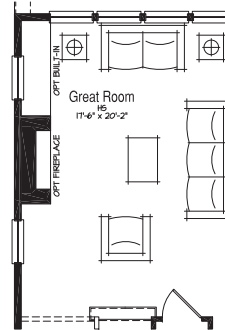
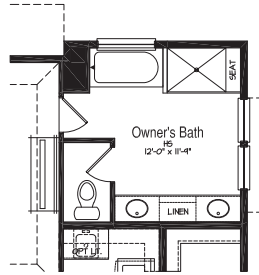
**Traditional
Front Elevation**

SCALE: 1/4"=1'-0"

Unit C: Elevations



1439 SF
Upper Floor Plan
 SCALE: 1/4"=1'-0"



1028 SF
Main Floor Plan
 SCALE: 1/4"=1'-0"

Unit C: 2467 SF

Lexington Club
 St. Charles, IL



**Farmhouse
Front Elevation**

SCALE: 1/4"=1'-0"



**French Country
Front Elevation**

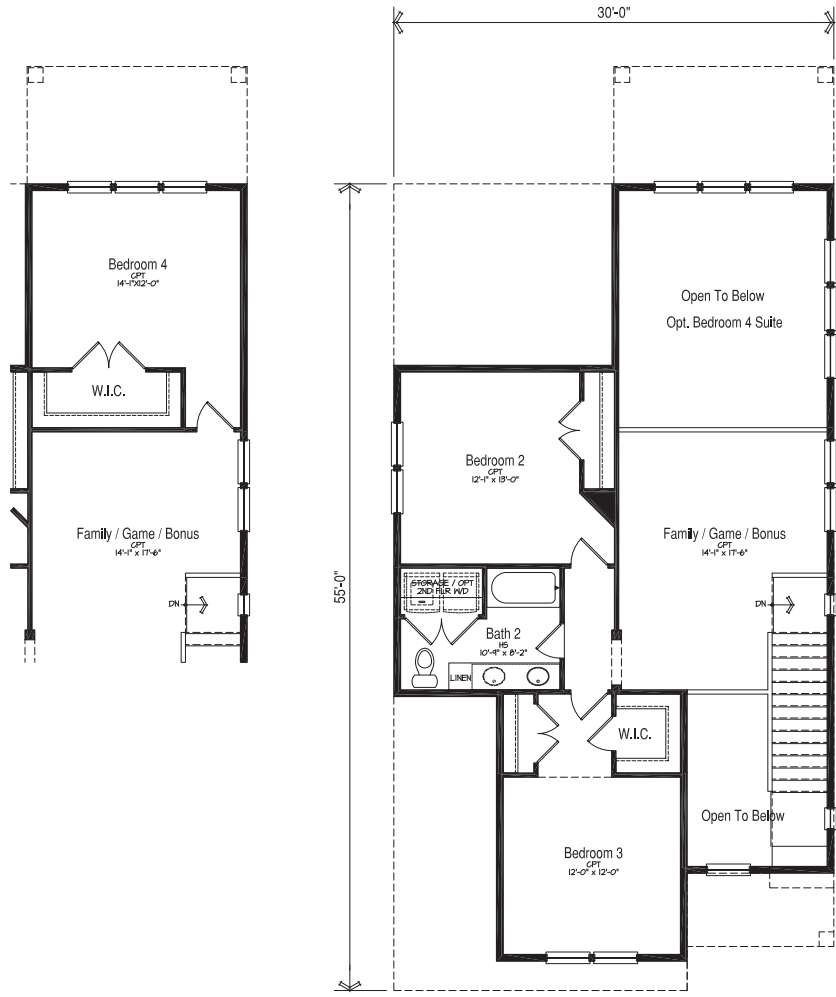
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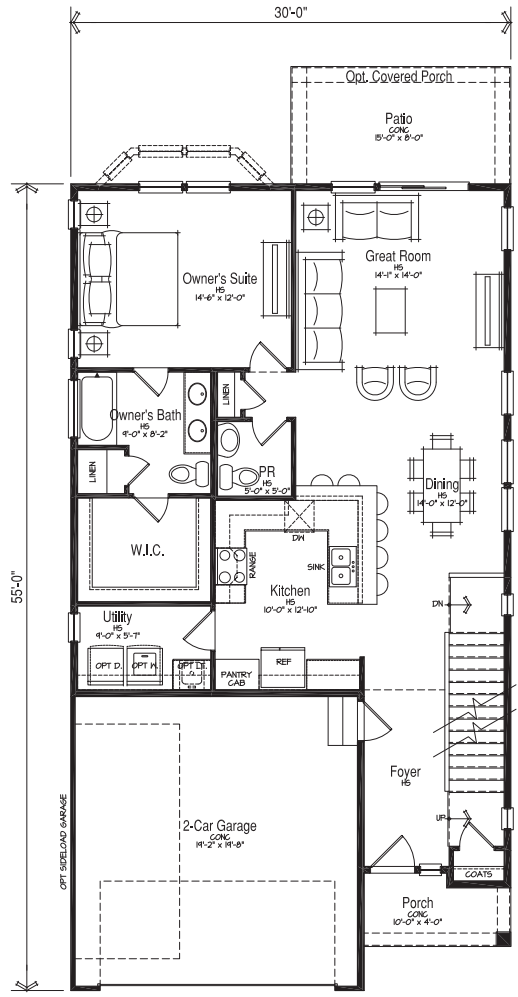
**Craftsman
Front Elevation**

SCALE: 1/4"=1'-0"

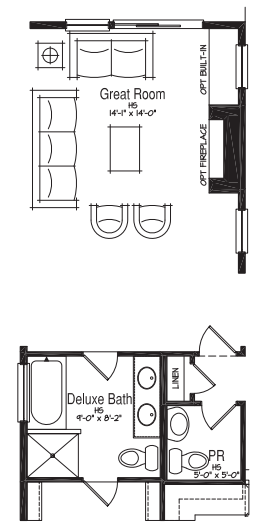
Unit G: Elevations



815 SF
Upper Floor Plan
SCALE: 1/4"=1'-0"



1179 SF
Main Floor Plan
SCALE: 1/4"=1'-0"



Unit G: 1994 SF



**Shingle
Front Elevation**
SCALE: 1/4"=1'-0"



**Traditional
Front Elevation**
SCALE: 1/4"=1'-0"



**Old English
Front Elevation**
SCALE: 1/4"=1'-0"

Unit H2: Elevations



**French Country
Front Elevation**

SCALE: 1/4"=1'-0"



**Classical
Front Elevation**

SCALE: 1/4"=1'-0"



**Traditional
Front Elevation**

SCALE: 1/4"=1'-0"

Unit I: Elevations



1282 SF
Upper Floor Plan
 SCALE: 1/4"=1'-0"



844 SF
Main Floor Plan
 SCALE: 1/4"=1'-0"

Unit I: 2126 SF

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 St. Charles, IL



**Traditional
Front Elevation**

SCALE: 1/4"=1'-0"



**Old English
Front Elevation**

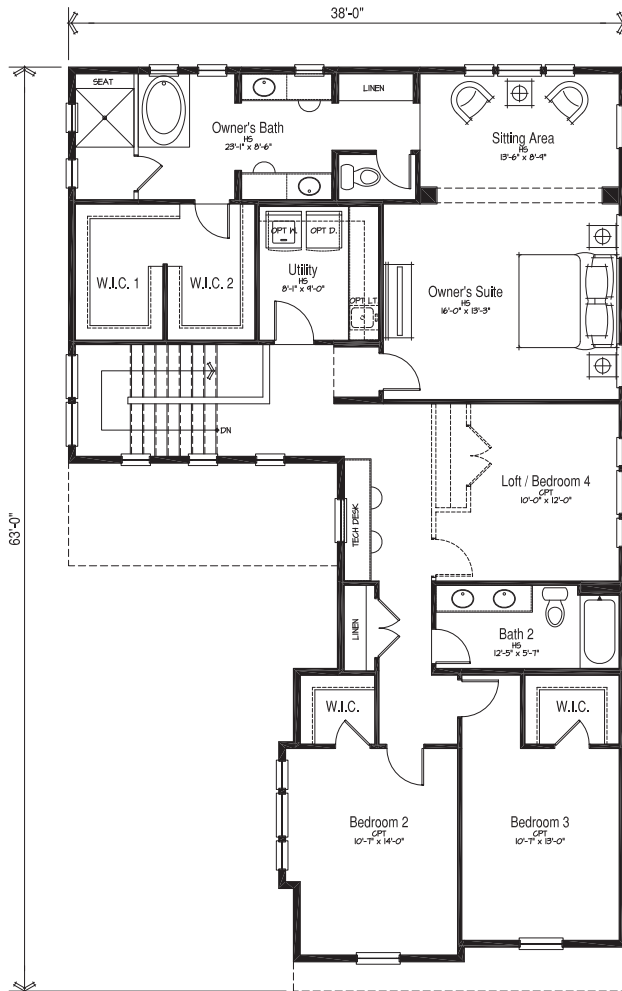
SCALE: 1/4"=1'-0"



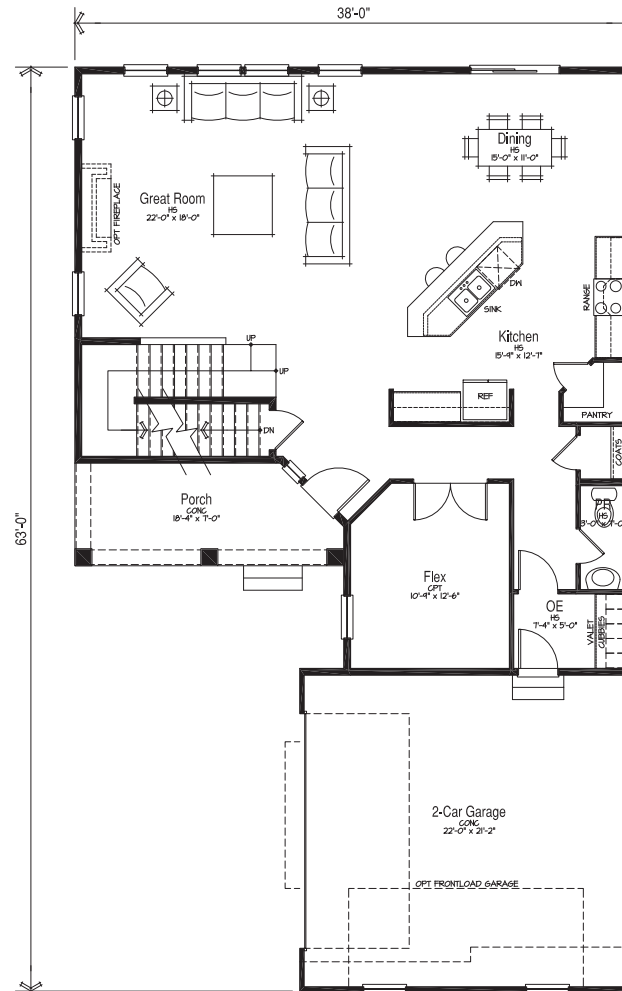
**Shingle
Front Elevation**

SCALE: 1/4"=1'-0"

Unit J: Elevation



1661 SF
Upper Floor Plan
 SCALE: 1/4"=1'-0"



1320 SF
Main Floor Plan
 SCALE: 1/4"=1'-0"

Unit J: 2981 SF



**Shingle
Front Elevation**
SCALE: 1/4"=1'-0"

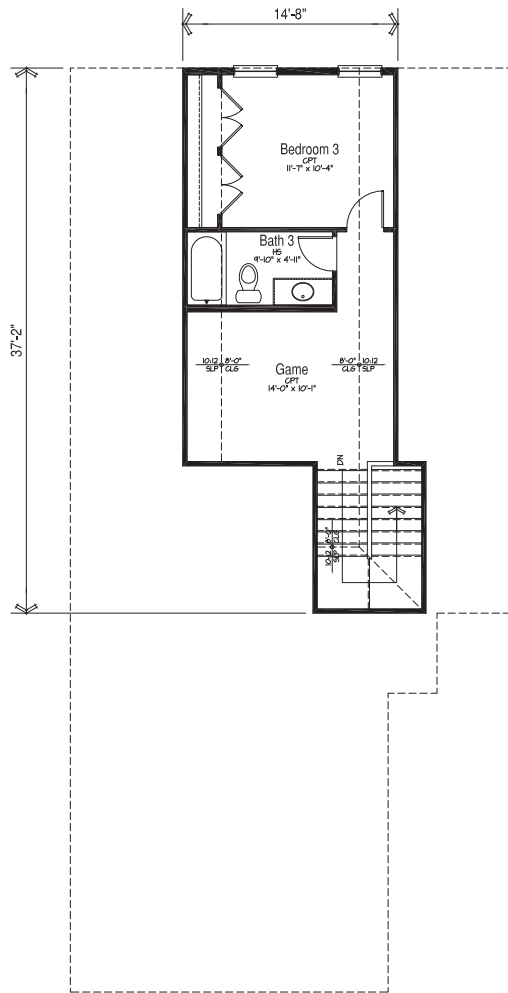


**Craftsman
Front Elevation**
SCALE: 1/4"=1'-0"

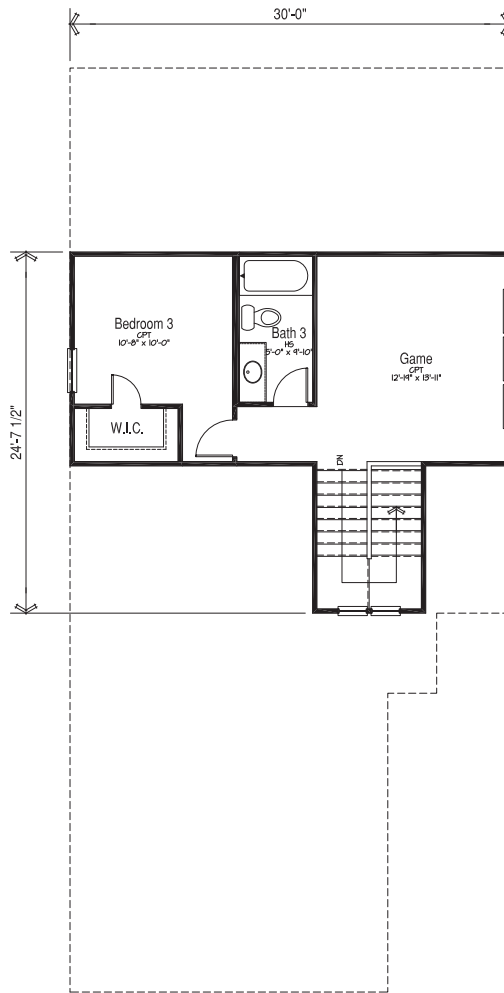


**French Country
Front Elevation**
SCALE: 1/4"=1'-0"

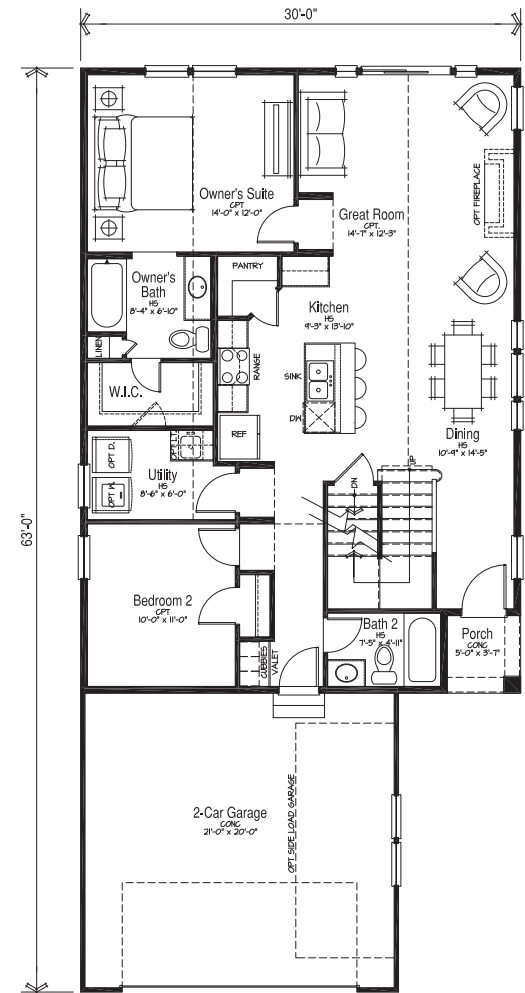
Unit K: Elevation



399 SF
Upper Floor Plan 1
 SCALE: 1/4"=1'-0"



439 SF
Upper Floor Plan 2
 SCALE: 1/4"=1'-0"



1250 SF
Main Floor Plan
 SCALE: 1/4"=1'-0"

Unit K: 1649 SF

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**Traditional
Front Elevation**

SCALE: 1/4"=1'-0"



**Craftsman
Front Elevation**

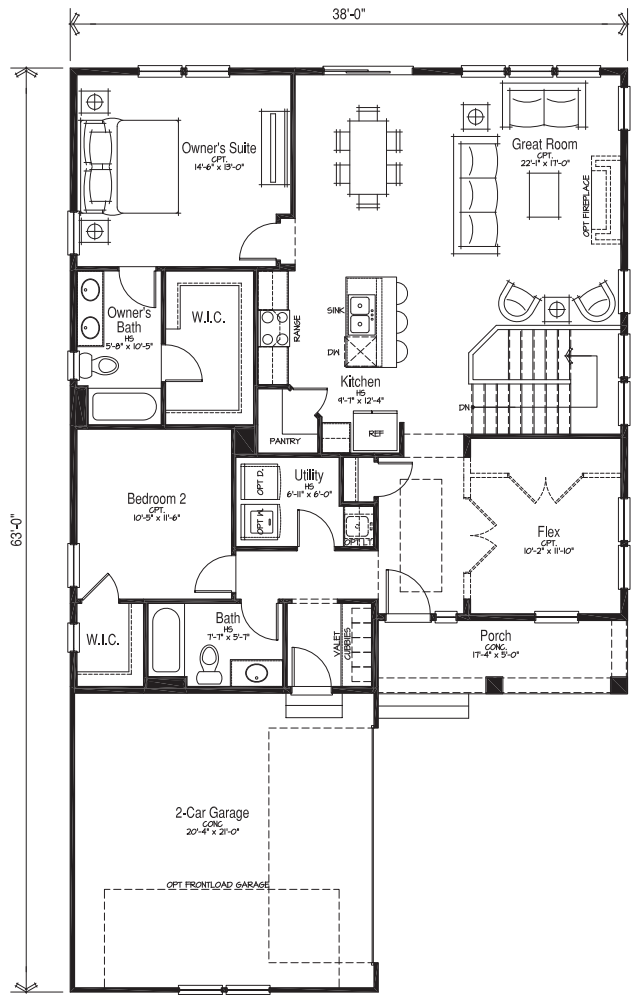
SCALE: 1/4"=1'-0"



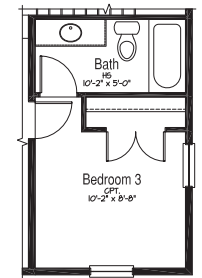
**Old English
Front Elevation**

SCALE: 1/4"=1'-0"

Unit M: Elevation



1535 SF
Main Floor Plan
SCALE: 1/4"=1'-0"



+56 SF
Opt. Bedroom 3
SCALE: 1/4"=1'-0"

Unit M: 1535 SF



**Farmhouse
Front Elevation**
SCALE: 1/4"=1'-0"

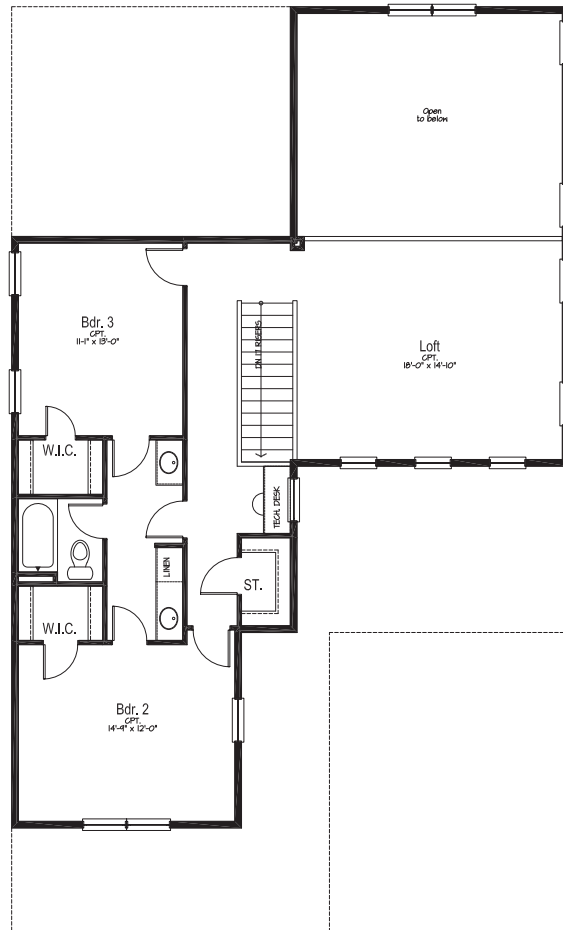


**Old English
Front Elevation**
SCALE: 1/4"=1'-0"

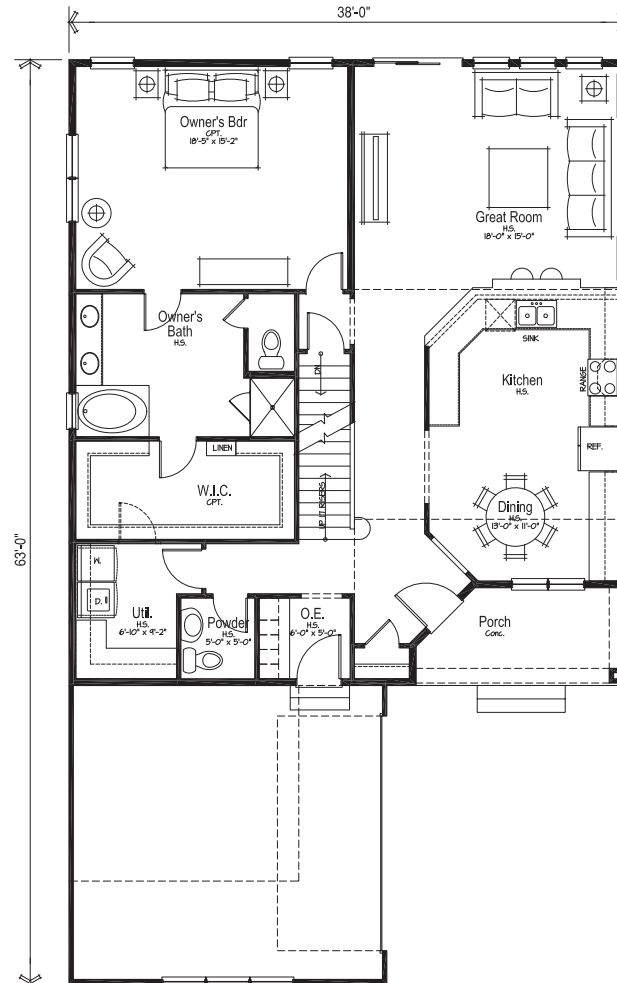


**Classical
Front Elevation**
SCALE: 1/4"=1'-0"

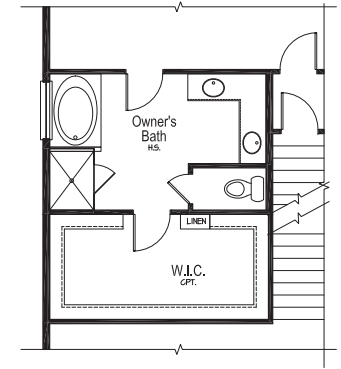
Unit N: Elevation



987 SF
Upper Floor Plan
SCALE: 1/4"=1'-0"



1534 SF
Main Floor Plan
SCALE: 1/4"=1'-0"



Opt. Owner's Bath
SCALE: 1/4"=1'-0"

Unit N: 2521 SF



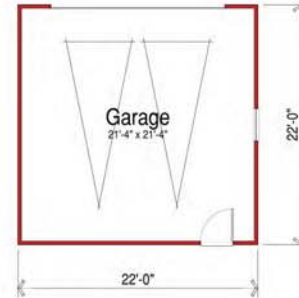
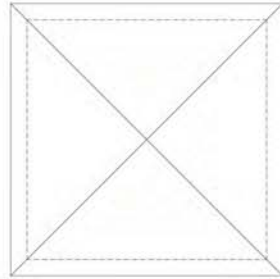
Front Elevation A
3/16"=1'-0"



Front Elevation B
3/16"=1'-0"



Front Elevation C
3/16"=1'-0"



Upper Floor Plan

3/16"=1'-0"

1173 SF



Main Floor Plan

3/16"=1'-0"

1258 SF
Total 2431 SF



ELEV. THREE
SOUTHERN CLASSICAL



ELEV. TWO
FARMHOUSE
COLONIAL REVIVAL



ELEV. FOUR
VICTORIAN



ELEV. ONE
COLONIAL

Unit D

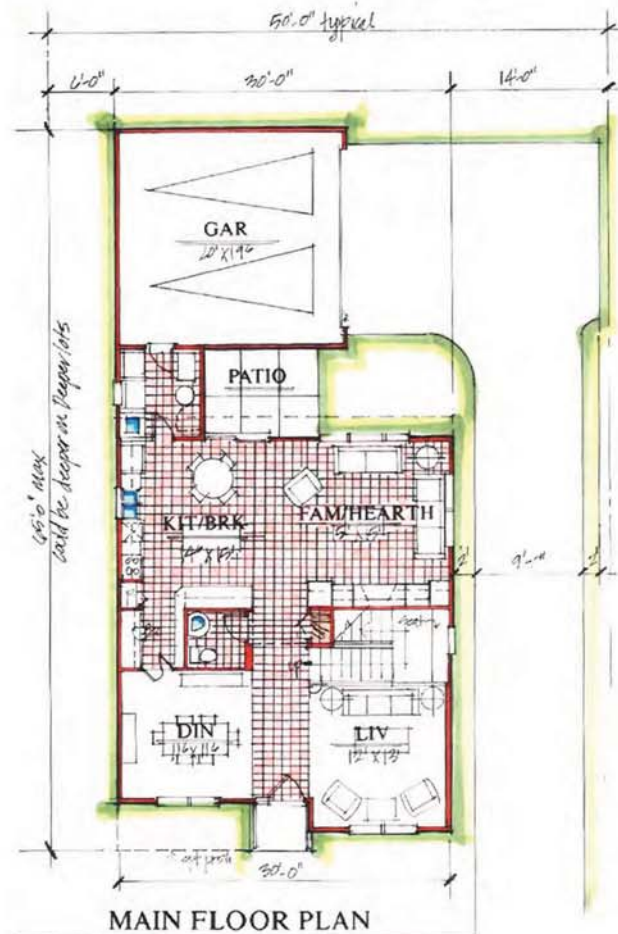
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UPPER FLOOR PLAN

741 sq ft
opt BR4 = 142 sq ft



MAIN FLOOR PLAN

Unit D

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01-23-2015
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