

ORION STEM SCHOOL WARRENVILLE CAMPUS

Warrenville, Illinois

FINAL LANDSCAPE IMPROVEMENT PLANS

PREPARED BY:



Schoppe Design Associates, Inc.
LAND PLANNING & LANDSCAPE ARCHITECTURE

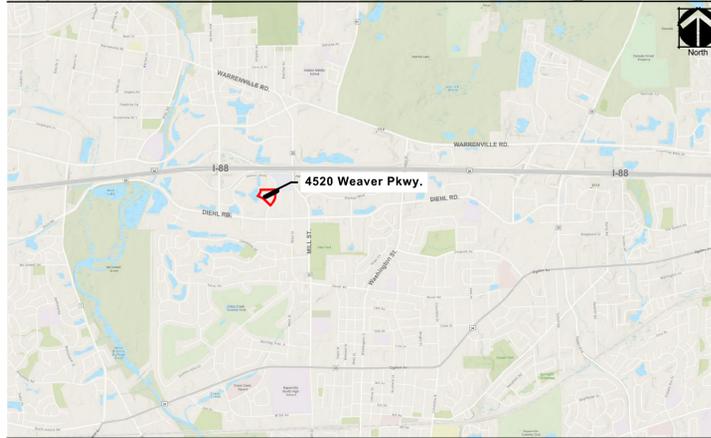
126 S. Main Street
Oswego, IL 60543
p: 630 551-3355
f: 630 551-3639
schoppedesign.net

CIVIL ENGINEER / SURVEYOR:

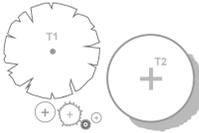
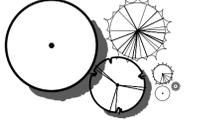
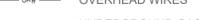


CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

LOCATION MAP



LEGEND

	EXISTING TREES, SHRUBS, PERENNIALS		GAS MANHOLE
			GAS METER
	PROPOSED TREES, SHRUBS, PERENNIALS		GAS REGULATOR
	BOUNDARY LIMITS		GAS VALVE
	ADJACENT PROPERTY OR R.O.W. LINE		GAS MARKER POST
	EASEMENT LIMITS		HAND HOLE
	OVERHEAD WIRES		ELECTRIC JUNCTION BOX
	UNDERGROUND GAS LINE		ELECTRIC MANHOLE
	UNDERGROUND STORM LINE		ELECTRIC METER
	UNDERGROUND SANITARY LINE		ELECTRIC PEDESTAL
	UNDERGROUND WATER LINE		ELECTRIC TRANSFORMER
	UNDERGROUND ELECTRIC LINE		LIGHT STANDARD
	UNDERGROUND PHONE LINE		UTILITY POLE
	UNDERGROUND FIBER OPTIC LINE		GUY WIRE
	FENCE		LANDSCAPE LIGHT
	AIR CONDITIONER		MAILBOX
	BOLLARD		SIGN
	CABLE TV PEDESTAL		FIBER OPTIC MARKER POST
	CABLE TV MARKER POST		TELEPHONE JUNCTION BOX
	STORM MANHOLE		TELEPHONE MANHOLE
	CATCH BASIN		TELEPHONE PEDESTAL
	INLET		CONCRETE SURFACE
	FLARED END SECTION		BRICK SURFACE
	DRAIN		R.O.W. RIGHT OF WAY
	SANITARY MANHOLE		B-B BACK-TO-BACK
	SANITARY CLEANOUT		E-E EDGE-TO-EDGE
	FIRE HYDRANT		DEPRESSED CURB
	WATER VALVE		
	VALVE VAULT		
	SIAMESE FIRE HOSE CONNECTION		
	IRRIGATION CONTROL BOX		

PREPARED FOR:

W Estate, LLC.

3644 WHITE EAGLE DR.
NAPERVILLE, IL 60564

SHEET INDEX

- L0 COVER SHEET
- L1 PRESERVATION AND REMOVALS PLAN
- L2 FINAL LANDSCAPE PLAN
- L3 LANDSCAPE DETAILS & SPECIFICATIONS

LANDSCAPE CONCEPT STATEMENT

Orion STEM School landscape concept combines existing and proposed vegetation to enhance seasonal interest while providing functional and attractive perimeter plantings, foundation landscape, enhanced parking lot vegetation, applicable screening, and right-of-way trees. Landscape maintenance shall be provided as part of the property owner's total site maintenance responsibility.

LANDSCAPE ORDINANCE STATEMENT

The Developer is aware of the City of Warrenville Zoning Ordinance Section 11 Landscape and Screening, in addition to applicable zoning, landscaping, and jurisdictional regulations set forth in Cantera Development Control Regulations for Special Development District (Revised 11/6/2012) and Cantera Design Guidelines (1995).

GENERAL NOTES

- Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.
- Topographic & boundary information obtained from TOPOGRAPHIC SURVEY (09/24/2024), A.L.T.A. LAND TITLE SURVEY (12/06/2024), and FINAL SITE PLAN (02/11/2025) prepared by CEMCON Engineering, LLC.
- Property zoned Special Development (SD) - Light Industrial Park Use Area per City of Warrenville. Property follows Cantera Development Control Regulations and Cantera Design Guidelines.
- Verify site conditions and information on drawings prior to commencement of work. Promptly report any concealed conditions, mistakes, discrepancies, or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
- Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
- Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.
- Refer to the specifications for additional conditions, standards and notes.
- Electric meters shall have a minimum of four feet (4') clear to the front and two feet (2') clear to each side. Transformer pads shall have a minimum five foot (5') clearance from all sides and ten feet (10') from the front. Trees shall be separated from electric facilities by a minimum of five feet (5').
- Trees shall be set back a minimum of ten feet (10') horizontally from utility structures, including, but not limited to, manholes, valve vaults, valve boxes, fire hydrants, transformers and switch cans. Trees shall be set back a minimum of five feet (5') horizontally from storm sewer lines, sanitary sewer lines, and water mains in addition to storm sewer, sanitary sewer and water services. Contractor to make necessary adjustments under the approval of owner. Refer to civil drawings prepared by others.
- Property owner shall be responsible for the maintenance, repair and replacement of all landscape materials and barriers, including refuse disposal areas, as may be required by the provisions of City of Warrenville Zoning Ordinance Section 11, in accordance with the approved Landscape Plan, Landscape Maintenance Plan, and Landscape Maintenance Schedule. Property owner will contact Cantera Owners Association prior to construction regarding new use and fees associated with maintenance of pond, path, and areas identified within limits of Stormwater Management Easement C.

UTILITY LOCATION NOTICE

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.



REVISION HISTORY

REV.	DATE	SHEET	PURPOSE
1	2025-02-13	ALL	ISSUED FOR CITY REVIEW
0	2025-02-05	ALL	ISSUED FOR CLIENT REVIEW

EXISTING MATERIALS LIST

Code	Botanical Name	Common Name	Qty.	Spacing, Typ.
Canopy Trees				69
AFM	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	27	25' (min.)
FAA	Fraxinus Americana 'Autumn Purple'	Autumn Purple White Ash	5	25' (min.)
GTI	Gleditsia triacanthos v. inermis 'Skyline'	Skyline Honeylocust	14	25' (min.)
STORMWATER EASEMENT C Existing Trees				7
WEAVER PARKWAY Existing Trees				16
Evergreen Trees				4
PAB	Picea abies	Norway Spruce	1	15' (min.)
PNI	Pinus nigra	Austrian Pine	4	15' (min.)
Understory Trees				25
SRE	Syringa Reticulata	Japanese Tree Lilac	9	15' (min.)
CCI	Crataegus crus-galli var. inermis	Thornless Cockspur Hawthorn	13	15' (min.)
MSS	Malus 'Spring Snow'	Spring Snow Crabapple	3	15' (min.)
Deciduous Shrubs				145
RDP	Rosa 'Double Pink Knockout'	Double Pink Knockout Rose	18	30" O.C.
SBF	Spirea x Bumalda 'Forebelii'	Forebel Spirea	14	3" O.C.
SMP	Syringa Meyer 'Palibin'	Dwarf Korean Lilac	9	5" O.C.
VDE	Viburnum dentatum	Arrowwood Viburnum	104	5" O.C.
Evergreen Shrubs				180
JCK	Juniperus chinensis 'Kallay's Compact'	Kallay's Compact Juniper	34	5" O.C.
JCM	Juniperus Chinensis 'Mint Julep'	Mint Julep Juniper	146	4" O.C.
Perennials, Ornamental Grasses and Groundcovers				82
CKF	Calamagrostis a. 'Karl Foerster'	Karl Foerster Feather Reed Grass	82	30" O.C.
HHR	Hemerocallis 'Happy Returns'	Happy Returns Daylily	49	15" O.C.
NFW	Nepeta faassenii	Walker's Low Catmint	4	15" O.C.
PVS	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	2	30" O.C.
SHE	Sporobolus heterolepis	Prairie Dropseed	19	30" O.C.

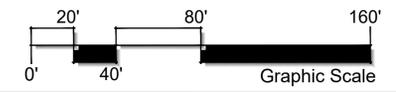
NOTES

- EXISTING LANDSCAPE TO BE REMOVED MARKED WITH 'X'. 10 TREES, 25 SHRUBS, AND 3 PERENNIAL LANDSCAPE BEDS SHALL BE REMOVED DUE TO CONFLICTS WITH PROPOSED BUILDING CONSTRUCTION AND RE-CONFIGURATION OF SOUTH PARKING LOT.
- EXISTING TREES (T1 - T98) INVENTORY, INCLUDING SPECIES AND QUALITY, ON L3 CHART.
- AFTER REMOVALS, 64 SHADE TREES (RANGING FAIR TO GOOD CONDITION), 1 EVERGREEN TREE (FAIR/POOR), 25 UNDERSTORY TREES (RANGING FAIR TO GOOD), AND 145 SHRUBS (GOOD CONDITION) SHALL BE PRESERVED AND CREDITED TOWARDS REQUIRED LANDSCAPING.
- 5 WHITE ASH (FAIR / GOOD CONDITION) AND 4 AUSTRIAN PINE TREES (FAIR CONDITION) SHALL REMAIN BUT MAY NOT BE CREDITED TOWARDS MINIMUM PLANTING REQUIREMENTS PER CHAPTER 11, RESTRICTED SPECIES LIST.
- INSTALL PROTECTIVE FENCING BEFORE BEGINNING ANY SITE WORK. SEE SHEET L3, DETAIL 5 TREE PROTECTION FENCE DETAIL.

LEGEND



—	BOUNDARY LIMITS	⊕	GAS MANHOLE
---	ADJACENT PROPERTY OR R.O.W. LINE	⊗	GAS METER
- - -	EASEMENT LIMITS	⊕	GAS REGULATOR
—	OVERHEAD WIRES	⊕	GAS VALVE
—	UNDERGROUND GAS LINE	⊕	GAS MARKER POST
—	UNDERGROUND STORM LINE	⊕	HAND HOLE
—	UNDERGROUND SANITARY LINE	⊕	ELECTRIC JUNCTION BOX
—	UNDERGROUND WATER LINE	⊕	ELECTRIC MANHOLE
—	UNDERGROUND ELECTRIC LINE	⊕	ELECTRIC METER
—	UNDERGROUND PHONE LINE	⊕	ELECTRIC PEDESTAL
—	UNDERGROUND FIBER OPTIC LINE	⊕	ELECTRIC TRANSFORMER
- X -	FENCE	⊕	LIGHT STANDARD
⊕	AIR CONDITIONER	⊕	UTILITY POLE
⊕	BOLLARD	⊕	GUY WIRE
⊕	CABLE TV PEDESTAL	⊕	LANDSCAPE LIGHT
⊕	CABLE TV MARKER POST	⊕	MAILBOX
⊕	STORM MANHOLE	⊕	SIGN
⊕	CATCH BASIN	⊕	FIBER OPTIC MARKER POST
⊕	INLET	⊕	TELEPHONE JUNCTION BOX
⊕	FLARED END SECTION	⊕	TELEPHONE MANHOLE
⊕	DRAIN	⊕	TELEPHONE PEDESTAL
⊕	SANITARY MANHOLE	⊕	CONCRETE SURFACE
⊕	SANITARY CLEANOUT	⊕	BRICK SURFACE
⊕	FIRE HYDRANT	⊕	R.O.W.
⊕	WATER VALVE	⊕	B-B
⊕	VALVE VAULT	⊕	E-E
⊕	SIAMESE FIRE HOSE CONNECTION	⊕	DEPRESSED CURB
⊕	IRRIGATION CONTROL BOX		



Prepared By:

 Scheppe Design Associates, Inc.
 LAND PLANNING & LANDSCAPE ARCHITECTURE
 126 S. Main Street
 Oswego, IL 60553
 F: 630.531.3639
 scheppe@design.net

Project Name:
W Estate, LLC
 3644 White Eagle Dr.
 Naperville, IL 60564

ORION STEM SCHOOL
 WARRENVILLE CAMPUS
 4520 Weaver Pkwy.
 Warrenville, Illinois

Sheet Name:
**PRESERVATION AND
 REMOVALS PLAN**



Revisions

1.	2025-02-13	ISSUED FOR CITY REVIEW
0.	2025-02-05	ISSUED FOR CLIENT REVIEW

Date: 2025-02-05
 Scale: 1" = 40'-0"
 Job #: 431.001.03a
 Drawn:
 File #

SHEET:
L1

