

PROJECT SUBMITTAL 07082024

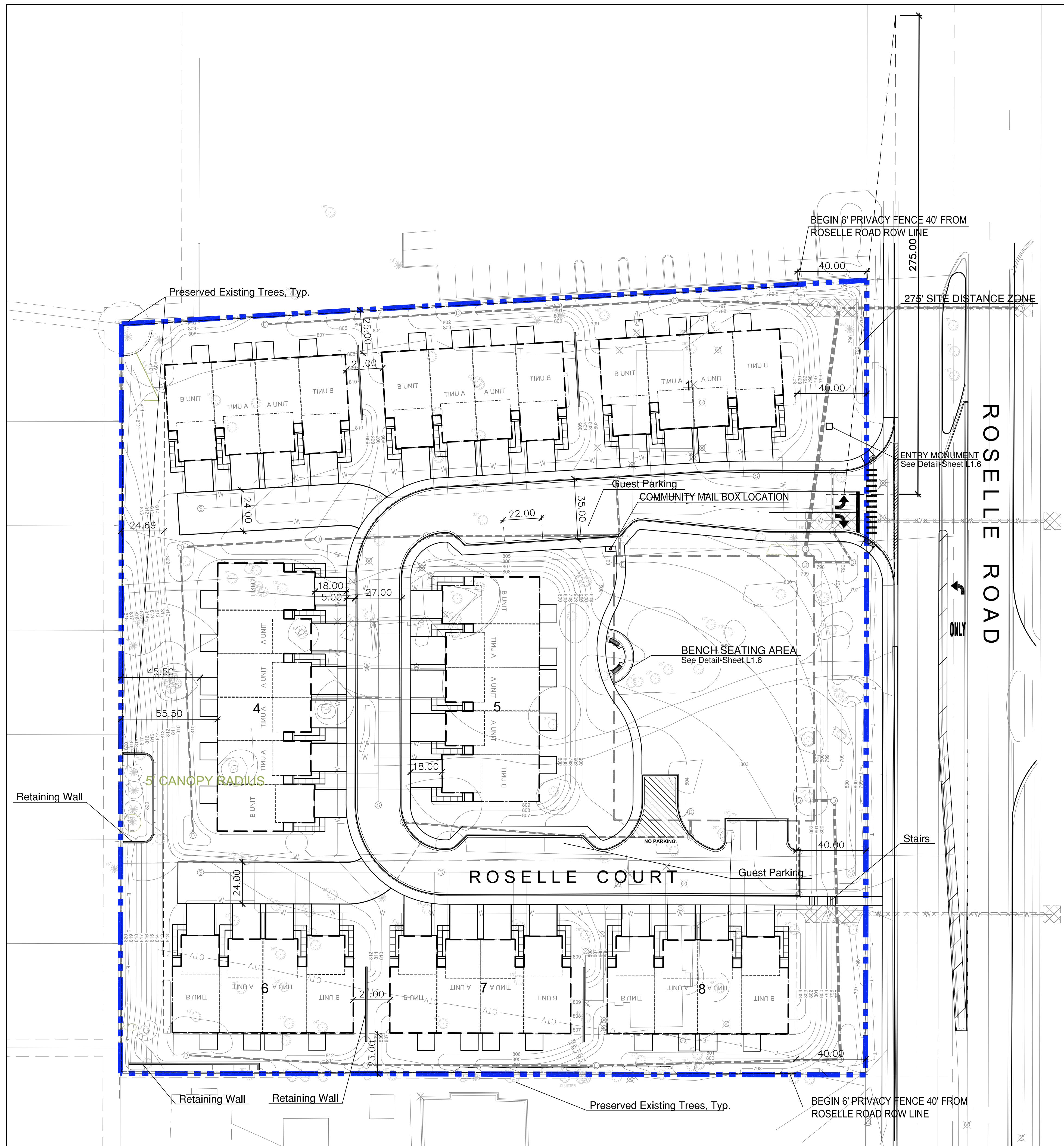
**Schaumburg Townhomes Development**  
 Schaumburg, IL  
 RS Developers, LLC



220 N. Smith Street Suite 210  
 Palatine, Illinois 60067  
 847.705.2200  
 JOB NO: 24-0298 PROJ MGR: TJS  
 DRAWN: CHECKED:  
 ILLUSTRATIVE SITE PLAN

ISSUE DATE:	REVISIONS
06/20/2024	VI. Staff Comments
08/25/2024	VII. Staff Comments
09/05/2024	VIII. Staff Comments

THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT AND ENGINEER AND ARE NOT TO BE USED FOR ANY OTHER PROJECT OR PURPOSE WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT AND ENGINEER.



### SITE DATA

	Proposed Site Plan		
	SQ. FT	ACRES	PERCENT
BUILDING COVERAGE	47,941	1.10	25.23%
PAVEMENT COVERAGE	52,025	1.21	27.38%
LANDSCAPED AREA	90,013	2.05	47.38%
TOTAL SITE AREA	189,979	4.36	100.0%

LAND USE ATTACHED SINGLE FAMILY  
FRONT LOAD TOWN HOMES = 35 UNITS

GROSS SITE DENSITY 8.0 D.U./AC. (35 D.U./4.36 AC.)

FLOOR AREA RATIO	Proposed Plan
NUMBER OF END UNITS	16
FLOOR AREA PER END UNIT (Lower)	1,270
FLOOR AREA PER END UNIT (Upper)	1,203
TOTAL FLOOR AREA	46,987

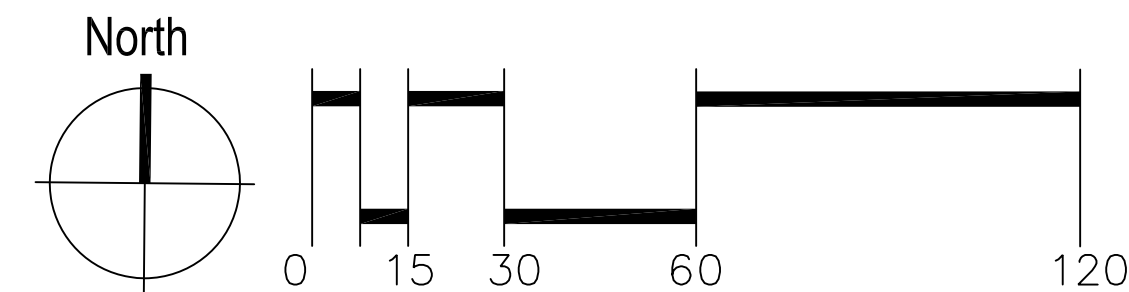
NUMBER OF INTERIOR UNITS	19
FLOOR AREA PER INTERIOR UNIT (Lower)	1,403
FLOOR AREA PER INTERIOR UNIT (Upper)	1,335
TOTAL UNIT FLOOR AREA	43,824 SF
TOTAL FLOOR AREA	90,811 SF
FAR	.48

DESIGN STANDARDS:	PROVIDED
<b>MINIMUM YARDS</b>	
BUILDING FRONT TO PRIVATE DRIVE	23'
BUILDING SIDE TO ROSELLE ROAD	40'
BUILDING SIDE TO PRIVATE DRIVE	15'
<b>BUILDING TO BUILDING</b>	
SIDE TO SIDE	20'
REAR TO REAR	40'
FRONT TO SIDE	50'
SIDE TO REAR	N/A

VEHICLE PARKING					
TOTAL REQUIRED PARKING SPACES					
Units Proposed	Max. BR/Unit	*Pkg Req/Unit	Tot. Unit Pkg Req	Guest Spaces	
35	*3	1.5+.5+.5=2.5	35*2.5=88 Spaces	1 Spaces /20 Req. Spaces	
				88/20=4.4 or 5 Req. Guest Sp.	
Total Parking Required (Unit Parking and Guest Parking)					
93 Spaces (2.7 Spaces/Unit)					

TOTAL PROVIDED PARKING SPACES	
GARAGE	= 70 SPACES
DRIVEWAY	= 70 SPACES
ON STREET GUEST	= 12 SPACES
TOTAL	= 152 SPACES (4.3 SPACES / UNIT)

- NOTES:
- EXISTING ZONING OF THE SUBJECT PROPERTY IS R-4 IN THE VILLAGE OF SCHAUMBURG.
  - \*ASSUMES 3 BEDROOMS PER UNIT TO DEMONSTRATE MAXIMUM PARKING REQUIREMENT



ISSUE DATE: 07-08-2024

REVISIONS	DATE	BY	DESCRIPTION
VIII	06/20/2024	JTS	Staff Comments
VII	06/20/2024	JTS	Staff Comments
VI	06/20/2024	JTS	Staff Comments
V	06/20/2024	JTS	Staff Comments
IV	06/20/2024	JTS	Staff Comments
III	06/20/2024	JTS	Staff Comments
II	06/20/2024	JTS	Staff Comments
I	06/20/2024	JTS	Staff Comments

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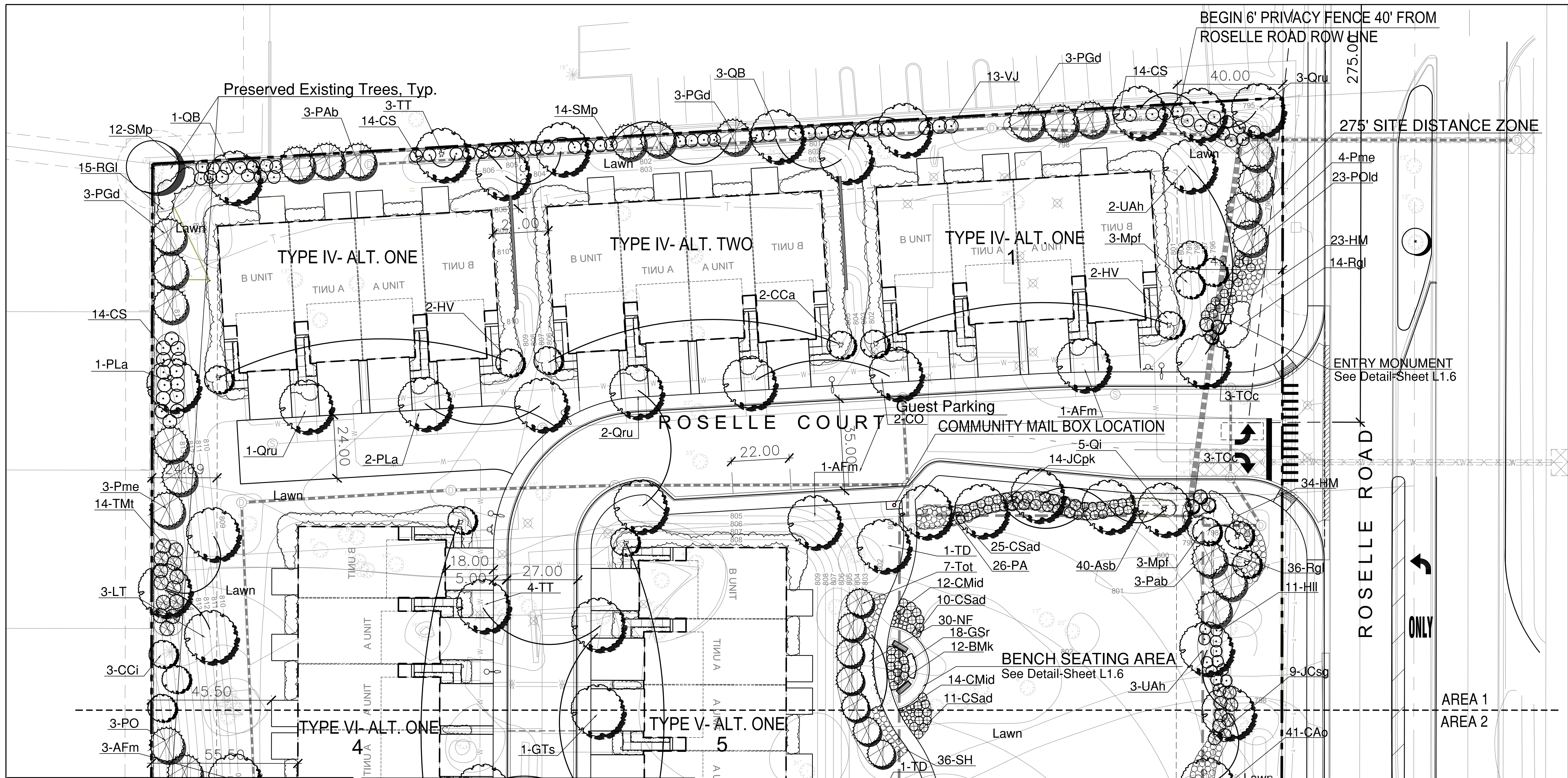
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 Schaumburg, IL  
 RS Developers, LLC



220 N. Smith Street Suite 210  
Palatine, Illinois 60067  
847 705 2200

JOB NO: 24-0298 PROJ MGR: TJS  
DRAWN: CHECKED:  
DIMENSIONED SITE PLAN



**PLANT LIST**

**SHADE TREES**

QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
5	AFm	Acer rubrum 'Marmol'	Marmol Maple	2.5" BB
5	CO	Celtis occidentalis 'Ultra'	Ultra Hackberry	2.5" BB
5	GTs	Gleditsia tricanthos inermis 'Skyline'	Skyline Honey Locust	2.5" BB
3	LT	Liriodendron tulipifera	Tulip Tree	2.5" BB
7	PLa	Platanus acerifolia	London Planetree	2.5" BB
6	QB	Quercus bicolor	Swamp White Oak	2.5" BB
5	QI	Quercus imbricaria	Shingle Oak	2.5" BB
9	QRu	Quercus rubra	Red Oak	2.5" BB
9	TT	Tilia tomentosa 'Sterling'	Sterling Linden	2.5" BB
2	TD	Taxodium distichum	Bald Cypress	2.5" BB
8	UAh	Ulmus americana 'Homestead'	Homestead Elm	2.5" BB

**INTERMEDIATE AND EVERGREEN TREES**

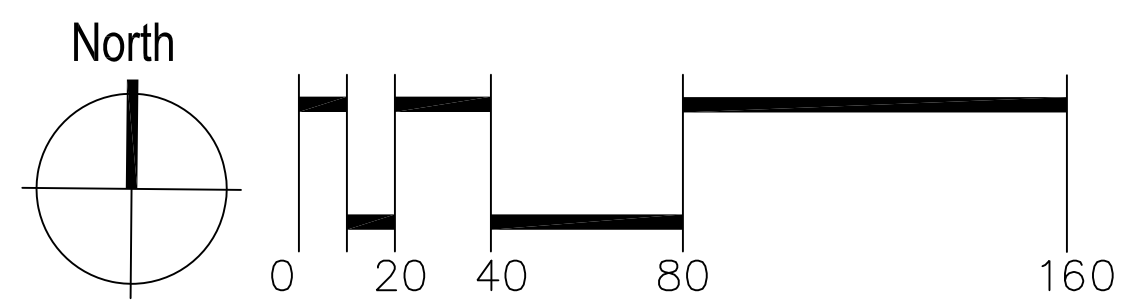
QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
2	AC	Amelanchier canadensis	Serviceberry	10' CL, BB
4	CCa	Carpinus carolina	Carolina Hornbeam	2.5" BB
6	CCI	Craetegus crus-galli inermis	Thornless Cockspur Hawthorn	6' Ht. Clump
6	HV	Hamamelis vernalis	Vernal Witchhazel	6' Ht. BB
6	Mpf	Malus 'Prairie Fire'	Prairie Fire Crab	6' Ht. Clump
4	Mrr	Malus 'Royal Raindrops'	Royal Raindrop's Crab	6' Ht. Clump
4	OV	Ostrya virginiana	Hornbeam	2.5" BB
3	VP	Viburnum prunifolium	Blackhaw Viburnum	8' BB
6	PAb	Picea abies	Norway Spruce	8' BB
9	PGd	Picea glauca 'Densata'	Black Hills Spruce	8' BB
18	Pme	Pseudotsuga menziesii	Douglas Fir	8' BB

**SHRUBS**

QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
21	AM	Aronia melanocarpa	Black Chokeberry	3 Gal. Cont.
68	BMk	Buxus microphylla 'Koreana'	Korean Littleleaf Boxwood	3 Gal. Cont.
9	BMg	Buxus microphylla 'Green Mountain'	Green Mountain Boxwood	3 Gal. Cont.
55	CS	Comus sericea 'Bailey'	Bailey's Redtwig Dogwood	5 Gal. Cont.
46	CSad	Comus sericea 'Alleman's Dwarf'	Alleman's Dwarf Redtwig Dogwood	3 Gal. Cont.
12	DRk	Diervilla rivularis 'Kodiak'	Kodiak Black Bush Honeysuckle	3 Gal. Cont.
0	EAc	Euonymus alata 'Compacta'	Compact Burning Bush	3 Gal. Cont.
72	FG	Fothergilla gardenii	Dwarf Fothergilla	3 Gal. Cont.
6	HAi	Hydrangea arborescens 'Invincibelle'	Invincibelle Hydrangea	3 Gal. Cont.
10	HPit	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5 Gal. Cont.
6	HPt	Hydrangea paniculata 'Rendia'	Rendia Hydrangea	5 Gal. Cont.
21	HiL	Hydrangea 'Little Lamb'	Little Lamb Hydrangea	3 Gal. Cont.
18	Hts	Hydrangea 'Tuff Stuff'	Tuff Stuff Hydrangea	3 Gal. Cont.
22	HK	Hypericum kalmianum	Kalm St. John's Wort	3 Gal. Cont.
48	JCs	Juniperus chinensis 'Sargentii'	Sargent's Juniper	3 Gal. Cont.
21	JCSg	Juniperus chinensis 'Sea Green'	Sea Green Juniper	7 Gal. Cont.
48	JCPk	Juniperus chinensis 'Pfitzeriana Kallay'	Kallay Pfitzer Juniper	5 Gal. Cont.
40	POkI	Physocarpus opulifolius 'Little Devil'	Little Devil Nine Bark	3 Gal. Cont.
8	POs	Physocarpus opulifolius 'Seward'	Seward Nine Bark	5 Gal. Cont.
66	Rsm	Rosa 'Knock Out'	Knock Out Shrub Rose	3 Gal. Cont.
107	Rgl	Rhus aromatica 'Grow-Low' (36" On Center)	Grow-Low Sumac	3 Gal. Cont.
18	SBI	Spiraea betulifolia 'Tor'	Tor Birchleaf Spiraea	3 Gal. Cont.
57	SMP	Syring meyerii 'Palabiri'	Palabiri Lilac	5 Gal. Cont.
12	TCC	Taxus cuspidata 'Capitata'	Upright Yew	36" BB
64	TMT	Taxus media 'Tauntoni'	Tauntoni's Yew	18" BB
7	TOT	Thuja occidentalis 'Tehnyi'	Tehnyi Arborvitae	6' Ht. BB
6	TOeg	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' Ht. BB
24	VDBm	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrow Wood Vib.	3 Gal. Cont.
53	VJ	Viburnum judii	Judd Viburnum	3 Gal. Cont.
23	VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Vib.	3 Gal. Cont.

**PERENNIALS AND GROUNDCOVER**

QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
14	AH	Amsonia hubrichtii	Blazing Star	1 Gal. 24" On Center
10	Afr	Astilbe 'Fanal Red'	Fanal Red Astilbe	1 Gal. 24" On Center
44	CAo	Calamagrostis acutifolia 'Overdam'	Overdam Feather Reed Grass	1 Gal. 18" On Center
62	CMid	Carex morrowi 'Ice Dance'	Ice Dance Sedge	1 QT. Cont. 18" On Center
40	Asb	Allium 'Summer Beauty'	Summer Beauty Onion	1 QT. Cont. 18" On Center
128	DDzr	Dianthus deltooides 'Zing Rose'	Zing Rose Dianthus	1 QT. Cont. 18" On Center
48	GSr	Geranium sanguineum 'Rosanne'	Rosanne Geranium	1 Gal. 24" On Center
22	Hsd	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 Gal. 24" On Center
21	Hhb	Hosta 'Hadsen Blue'	Hadsen Blue Hosta	1 Gal. 24" On Center
80	HM	Heuchera 'Cherry Truffles'	Cherry Truffles Heuchera	1 Gal. 24" On Center
44	NF	Nepeta fasseni 'Walker's Low'	Walker's Low Catmint	1 Gal. 24" On Center
120	PA	Pennisetum alopecuroides	Fountain Grass	1 Gal. 24" On Center
120	PAlb	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 Gal. 18" On Center
97	PVs	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 Gal. 24" On Center
78	RNIg	Rudbeckia neumanii 'Little Goldstar'	Little Goldstar Blackeyed Sus.	1 Gal. 24" On Center
120	SN	Salvia nemerosa 'May Night'	May Night Salvia	1 Gal. 24" On Center
102	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal. 18" On Center
30	SHt	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 Gal. 24" On Center
56	SH	Sporobolus heterolepis	Prairie Dropseed	1 Gal. 24" On Center
402	SKt	Sedum kamtschaticum 'Tekardake'	Tekardake Sedum	1 Qt. Cont. 12" On Center
579	VM	Vinca minor	Periwinkle	1 Qt. 12" On Center



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AREA ONE LANDSCAPE PLAN

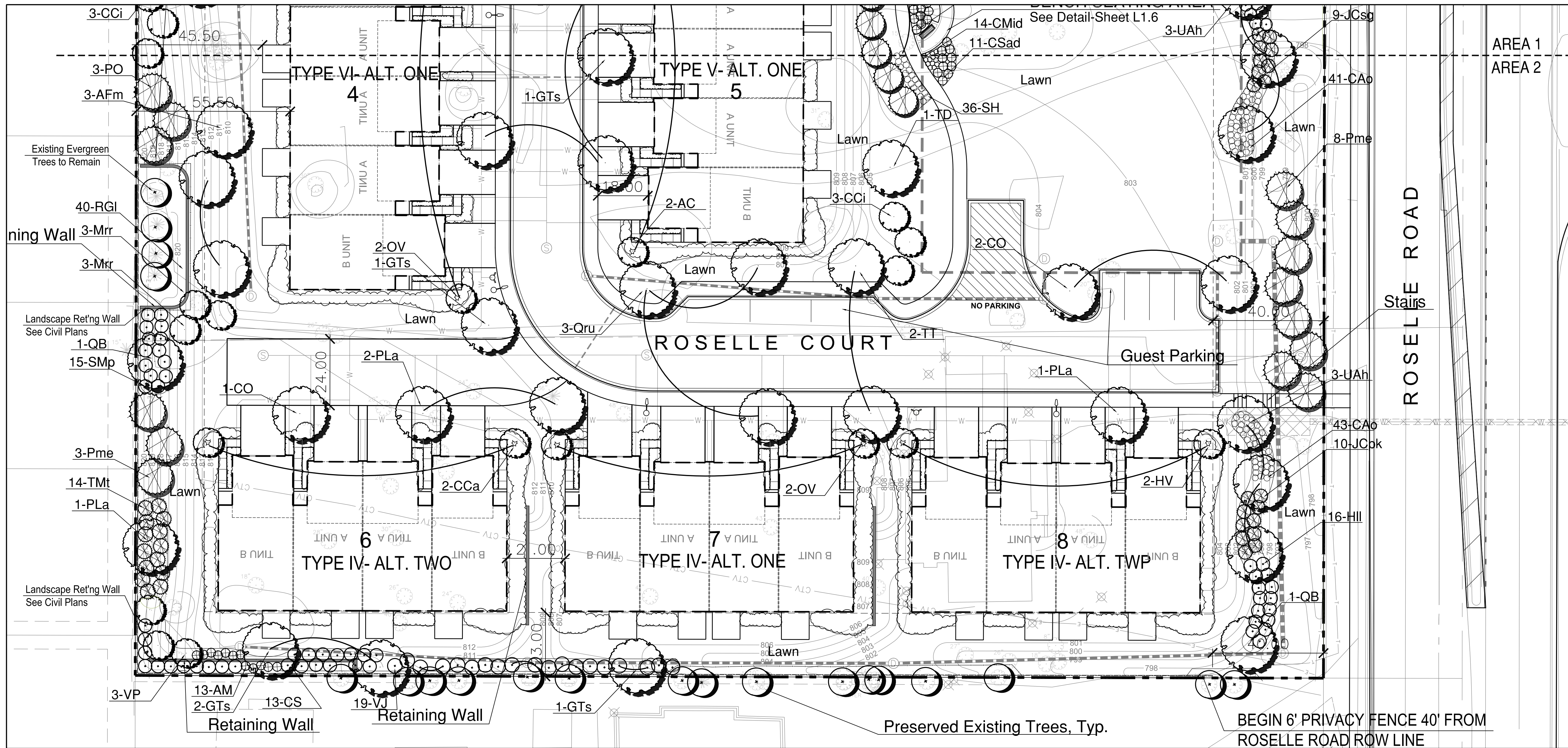
ISSUE DATE: 07-08-2024

REVISIONS

NO.	DATE	DESCRIPTION
1	06/20/2024	Final Staff Comments
2	06/20/2024	Final Staff Comments

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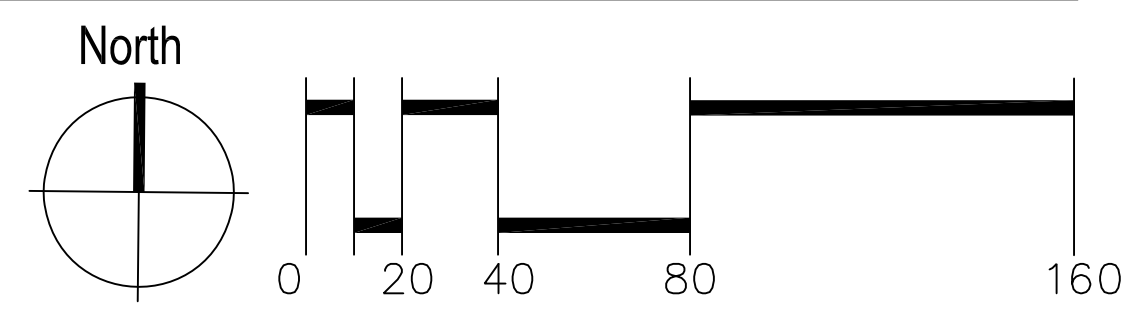
**L1.2**



PLANT LIST			
SHADE TREES			
QTY.	KEY	SCIENTIFIC NAME	COMMON NAME
5	AFm	Acer rubrum 'Marmol'	Marmol Maple
5	CO	Celtis occidentalis 'Ultra'	Ultra Hackberry
5	GTs	Gleditsia triacanthos inermis 'Skyline'	Skyline Honey Locust
3	LT	Liriodendron tulipifera	Tulip Tree
7	PLa	Platanus acerifolia	London Planetree
6	QB	Quercus bicolor	Swamp White Oak
5	QI	Quercus imbricaria	Shingle Oak
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2	TT	Tilia tomentosa 'Sterling'	Sterling Linden
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INTERMEDIATE AND EVERGREEN TREES			
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6	Mpf	Malus 'Prairie Fire'	Prairie Fire Crab
4	MV	Malus 'Royal Raindrops'	Royal Raindrop's Crab
4	OV	Ostrya virginiana	Hornbeam
3	VP	Viburnum prunifolium	Blackhaw Viburnum
6	PAb	Picea abies	Norway Spruce
9	PGd	Picea glauca 'Densata'	Black Hills Spruce
18	Pme	Pseudotsuga menziesii	Douglas Fir

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72	FG	Fothergilla gardenii	Dwarf Fothergilla
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10	HPIt	Hydrangea paniculata 'Limelight'	Limelight Hydrangea
6	HPr	Hydrangea paniculata 'Rendia'	Rendia Hydrangea
21	Hil	Hydrangea 'Little Lamb'	Little Lamb Hydrangea
18	Hts	Hydrangea 'Tuff Stuff'	Tuff Stuff Hydrangea
22	HK	Hypericum kalmianum	Kalm St. John's Wort
14	JCs	Juniperus chinensis 'Sargentii'	Sargent's Juniper
21	JCSg	Juniperus chinensis 'Sea Green'	Sea Green Juniper
48	JKPk	Juniperus chinensis 'Pfitzeriana Kallay'	Kallay Pfitzer Juniper
40	POd	Physocarpus opulifolius 'Little Devil'	Little Devil Nine Bark
8	POs	Physocarpus opulifolius 'Seward'	Seward Nine Bark
66	Rm	Rosa 'Knock Out'	Knock Out Shrub Rose
107	Rgl	Rhus aromatica 'Grow-Low' (36" On Center)	Grow-Low Sumac
18	SBI	Spiraea betulifolia 'Tor'	Tor Birchleaf Spiraea
57	SMP	Syring meyerii 'Palabir'	Palabir Lilac
12	TCC	Taxus cuspidata 'Capitata'	Upright Yew
64	TMT	Taxus media 'Tauntoni'	Tauntoni's Yew
7	TOT	Thuja occidentalis 'Technyi'	Techny Arborvitae
6	TOeg	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae
24	VDm	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrow Wood Vib.
53	VJ	Viburnum judii	Judd Viburnum
23	VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Vib.

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22	Hsd	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily
21	Hhb	Hosta 'Hadsen Blue'	Hadspen Blue Hosta
80	HM	Heuchera 'Cherry Truffles'	Cherry Truffles Heuchera
44	NF	Nepeta fassenii 'Walker's Low'	Walker's Low Catmint
120	PA	Pennisetum alopecuroides	Fountain Grass
120	PAlb	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass
97	PVs	Panicum virgatum 'Shennandoah'	Shennandoah Switch Grass
78	RNIg	Rudbeckia neumanii 'Little Goldstar'	Little Goldstar Blackeyed Sus.
120	SN	Salvia nemerosa 'May Night'	May Night Salvia
102	SA	Sesleria autumnalis	Autumn Moor Grass
30	SHt	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed
56	SH	Sporobolus heterolepis	Prairie Dropseed
402	SKL	Sedum kamtschaticum 'Tekaridake'	Tekaridake Sedum
579	VM	Vinca minor	Periwinkle



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REVISIONS	
06/20/2024	▲ VIII Staff Comments
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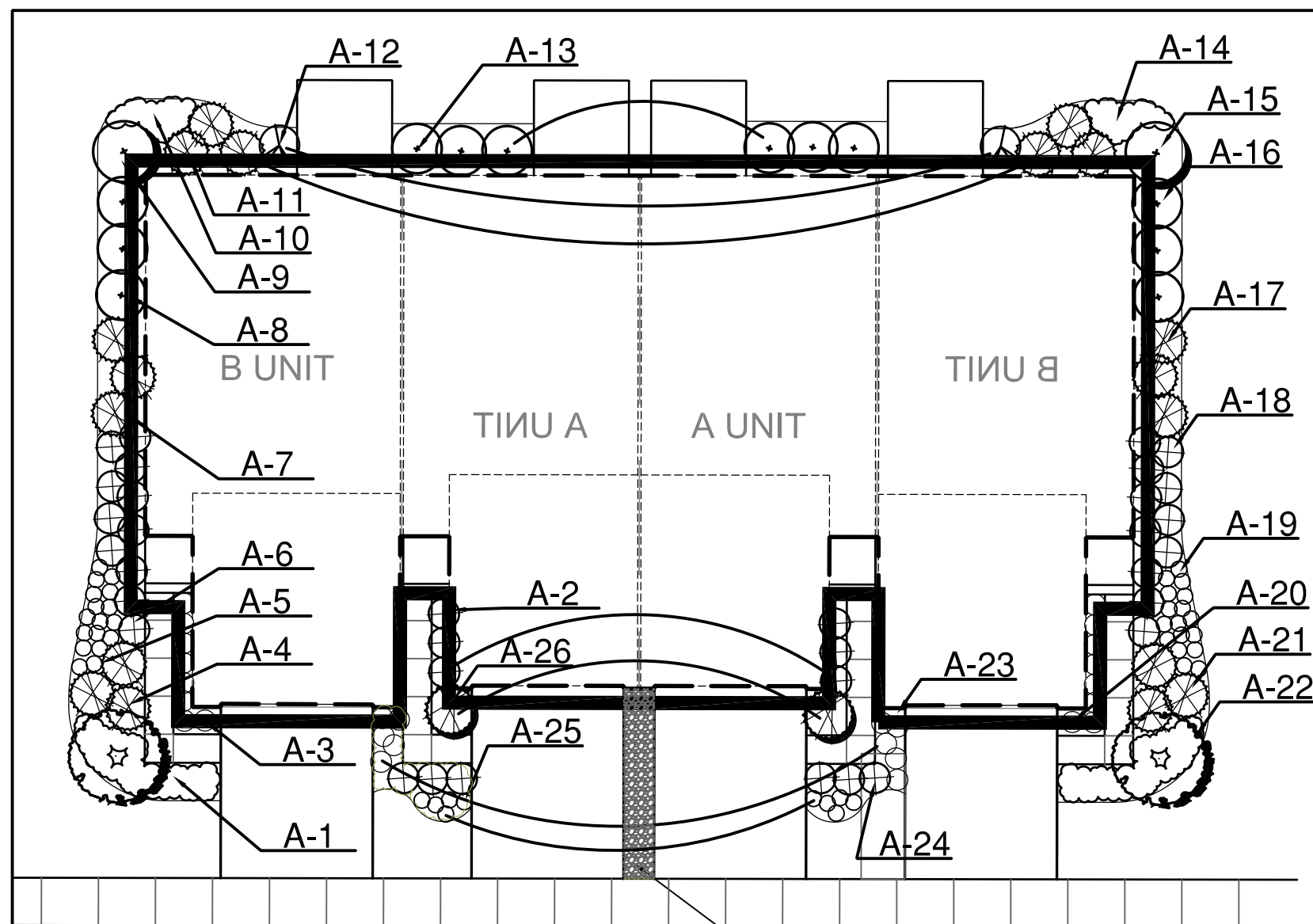
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JOB NO: 24-0298 PROJ MGR: TJS  
 DRAWN: CHECKED:  
 AREA TWO LANDSCAPE PLAN

**L1.3**

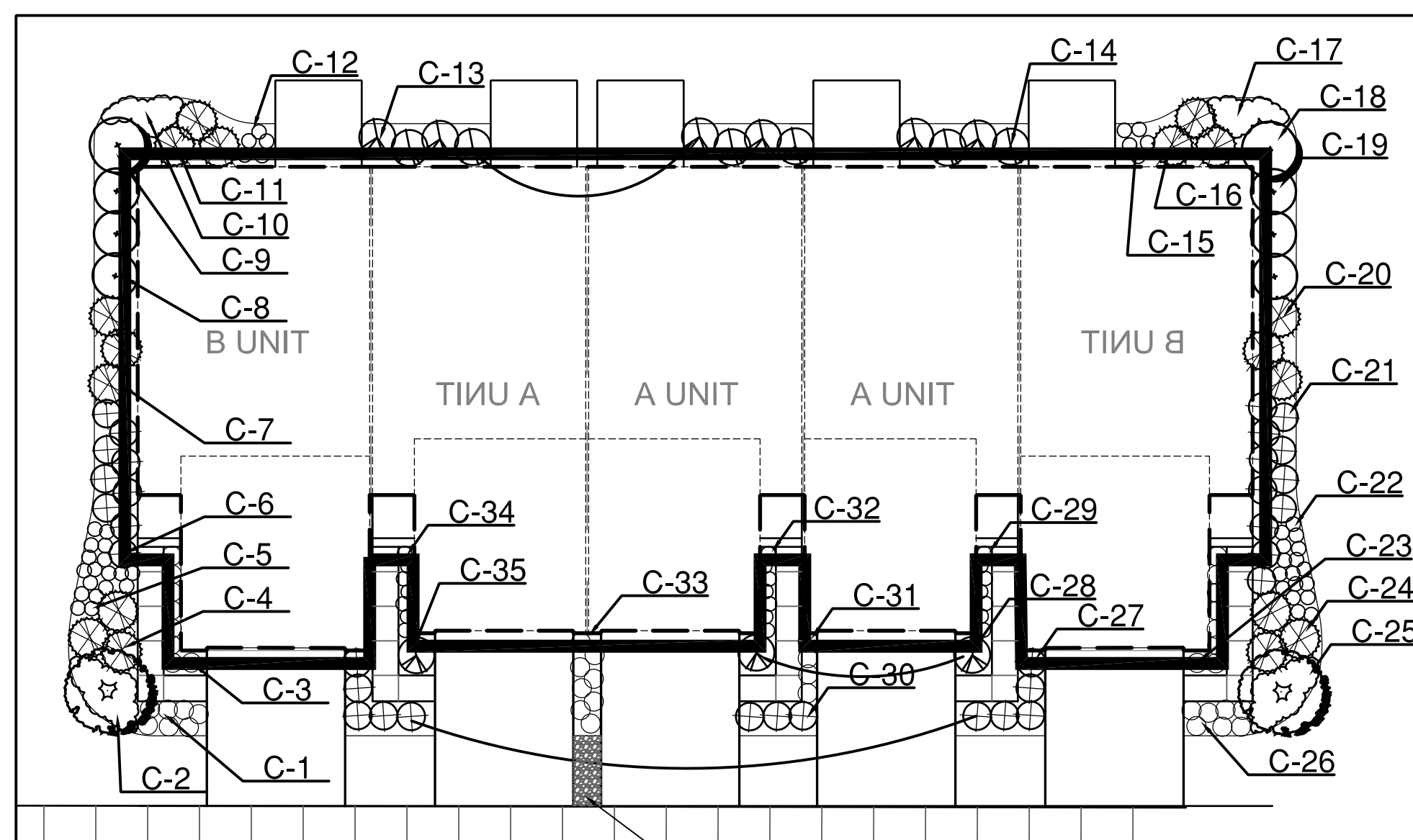


Note: 3" Deep Layer of Washed Stone with Filter Fabric Barrier- Typical

### Four Unit Building

TYPE IV  
PALETTE PLANT KEY

Plant #	Alt. "1"	Alt. "2"
A-1	67-VM	67-SKt
A-2	6-SBt	6-Hts
A-3	8-PA	8-PVs
A-4	3-JCs	3-JCs
A-5	17-RNlg	17-PAIb
A-6	11-Rsm	11-FG
A-7	3-JCpk	3-TMt
A-8	3-VCC	3-SMp
A-9	1-VDbm	1-POr
A-10	21-DDzr	14-SN
A-11	6-JCsg	6-TMt
A-12	2-HAi	2-FG
A-13	6-VJ	6-VDbm
A-14	21-DDzr	14-SN
A-15	1-VDbm	1-POs
A-16	3-VCC	3-SMp
A-17	3-JCpk	3-TMt
A-18	11-Rsm	11-FG
A-19	17-SA	17-SA
A-20	8-PA	8-PVs
A-21	3-JCs	3-JCs
A-22	67-VM	67-SKt
A-23	10-PA	10-PVs
A-24	6-BMK	6-BMK
A-25	10-SHt	10-GSr
A-26	2-TCc	2-TOeg

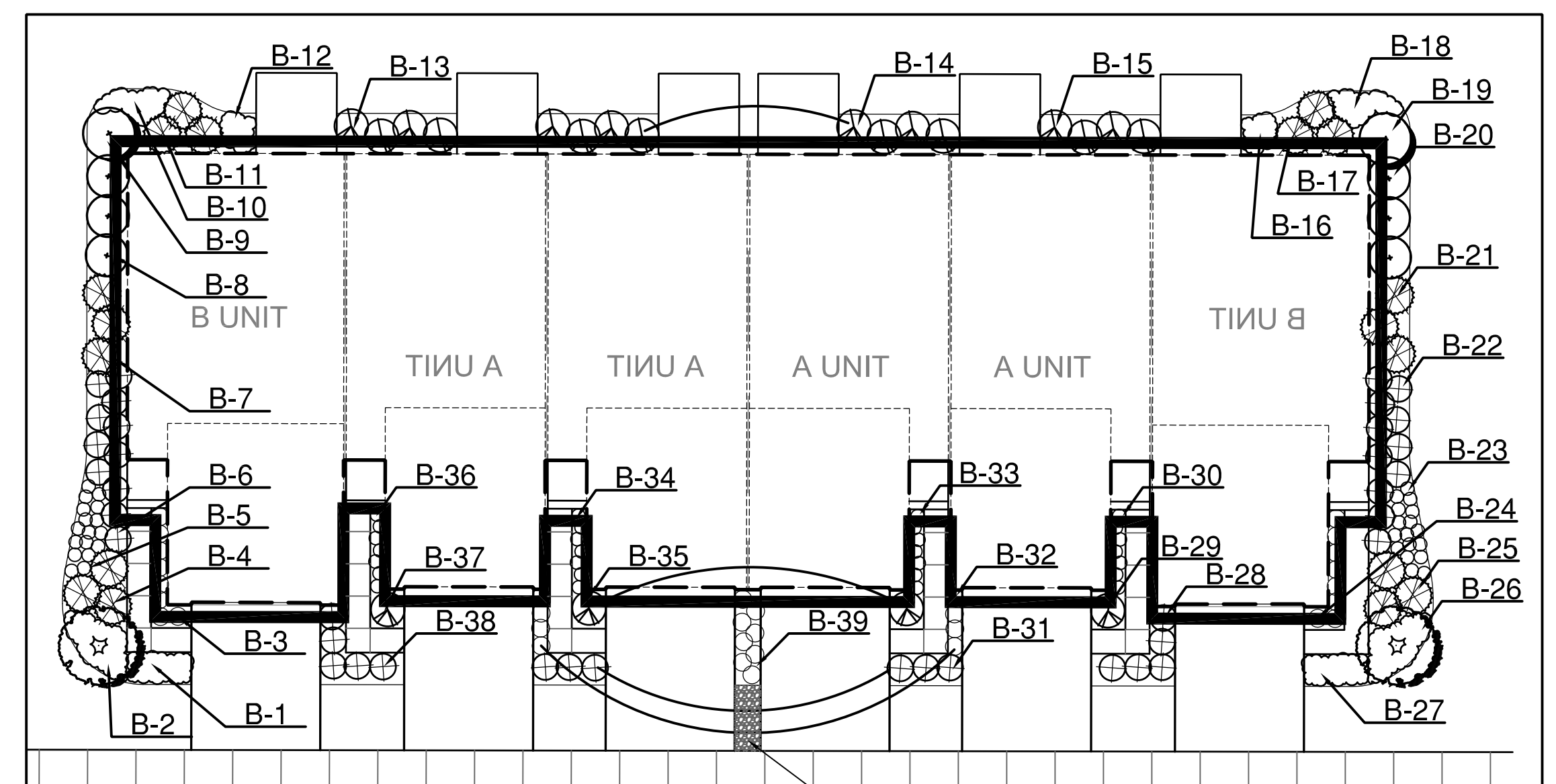


Note: 3" Deep Layer of Washed Stone with Filter Fabric Barrier- Typical

### Five Unit Building

TYPE IV  
PALETTE PLANT KEY

Plant #	Alt. "1"	Plant #	Alt. "1"
C-1	7-AH	C-19	3-HPr
C-2	43-VM	C-20	3-JCpk
C-3	8-PVs	C-21	11-POld
C-4	3-JCs	C-22	18-PAIb
C-5	18-PAIb	C-23	8-PVs
C-6	9-POld	C-24	3-JCs
C-7	3-JCpk	C-25	43-VM
C-8	3-HPr	C-26	7-AH
C-9	1-POs	C-27	10-BMK
C-10	14-RNlg	C-28	2-VCC
C-11	3-TMt	C-29	7-Hsd
C-12	5-HM	C-30	3-BMgM
C-13	8-DRK	C-31	4-SH
C-14	4-DRK	C-32	7-HHb
C-15	5-HM	C-33	8-SH
C-16	3-TMt	C-34	7-Hsd
C-17	14-RNlg	C-35	1-VCC
C-18	1-POs		



Note: 3" Deep Layer of Washed Stone with Filter Fabric Barrier- Typical

### Six Unit Building

TYPE VI  
PALETTE PLANT KEY

Plant #	Alt. "1"	Plant #	Alt. "1"
B-1	7-NF	B-19	1-HPt
B-2	43-VM	B-20	3-VJ
B-3	8-PA	B-21	3-TMt
B-4	3-JCs	B-22	11-Hk
B-5	18-CMid	B-23	18-CMid
B-6	11-Hk	B-24	8-PA
B-7	3-TMt	B-25	3-JCs
B-8	8-HPt	B-26	43-VM
B-9	1-HPt	B-27	7-NF
B-10	8-SN	B-28	5-BMK
B-11	3-JCsg	B-29	1-VTh
B-12	5-Afr	B-30	7-HHb
B-13	4-AM	B-31	6-BMgM
B-14	3-JCsg	B-32	8-Hsd
B-15	4-AM	B-33	7-HM
B-16	5-Afr	B-34	7-HM
B-17	3-VTh	B-35	2-SMp
B-18	8-SN	B-36	7-HHb
		B-37	1-VTh
		B-38	5-BMK
		B-39	8-SH

1 FOUR UNIT FOUNDATION PLTG. PLAN  
Scale: 1/16"=1'-0"

2 FIVE UNIT FOUNDATION PLTG. PLAN  
Scale: 1/16"=1'-0"

3 SIX UNIT FOUNDATION PLTG. PLAN  
Scale: 1/16"=1'-0"

PLANT LIST			
SHADE TREES			
QTY.	Key	SCIENTIFIC NAME	COMMON NAME
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3	LT	Liriodendron tulipifera	Tulip Tree
7	PLA	Platanus acerifolia	London Planetree
6	QB	Quercus bicolor	Swamp White Oak
5	QI	Quercus imbricaria	Shingle Oak
9	QRu	Quercus rubra	Red Oak
9	TT	Tilia tomentosa 'Sterling'	Sterling Linden
2	TD	Taxodium distichum	Bald Cypress
8	UAH	Ulmus americana 'Homestead'	Homestead Elm

INTERMEDIATE AND EVERGREEN TREES			
QTY.	KEY	SCIENTIFIC NAME	COMMON NAME
2	AC	Amelanchier canadensis	Serviceberry
4	CCA	Carpinus caroliniana	Carolina Hornbeam
6	CCI	Craetegus crus-galli inermis	Thornless Cockspur Hawthorn
6	HV	Hamamelis vernalis	Vernal Witchhazel
6	Mpf	Malus 'Prairie Fire'	Prairie Fire Crab
4	Mrr	Malus 'Royal Raindrops'	Royal Raindrop's Crab
4	OV	Ostrya virginiana	Hornbeam
3	VP	Viburnum prunifolium	Blackhaw Viburnum
6	PAb	Picea abies	Norway Spruce
9	PGd	Picea glauca 'Densata'	Black Hills Spruce
18	Pme	Pseudotsuga menziesii	Douglas Fir

QTY.	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
3	PO	Picea omorika	Serbian Spruce	8' BB
21	AM	Aronia melanocarpa	Black Chokeberry	3 Gal Cont.
68	BMK	Buxus microphylla 'Koreana'	Korean Littleleaf Boxwood	3 Gal Cont.
9	BMg	Buxus microphylla 'Green Mountain'	Green Mountain Boxwood	3 Gal Cont.
55	CS	Cornus sericea 'Bailey'	Bailey's Redtwig Dogwood	5 Gal Cont.
46	CSad	Cornus sericea 'Alleman's Dwarf'	Alleman's Dwarf Redtwig Dogwood	3 Gal Cont.
12	DRk	Diervilla rivularis 'Kodiak'	Kodiak Black Bush Honeysuckle	3 Gal Cont.
0	EAc	Euonymus alata 'Compacta'	Compact Burning Bush	3 Gal Cont.
72	FG	Fothergilla gardenii	Dwarf Fothergilla	3 Gal Cont.
6	HAI	Hydrangea arborescens 'Invincibelle'	Invincibelle Hydrangea	3 Gal Cont.
10	HPH	Hydrangea paniculata 'Limelight'	Limelight Hydrangea	5 Gal Cont.
6	HPR	Hydrangea paniculata 'Rendia'	Rendia Hydrangea	5 Gal Cont.
21	Hll	Hydrangea 'Little Lamb'	Little Lamb Hydrangea	3 Gal Cont.
18	Hts	Hydrangea 'Tuff Stuff'	Tuff Stuff Hydrangea	3 Gal Cont.
22	HK	Hypericum kalmianum	Kalm St. John's Wort	3 Gal Cont.
48	JCs	Juniperus chinensis 'Sargentii'	Sargent's Juniper	3 Gal Cont.
21	JGsg	Juniperus chinensis 'Sea Green'	Sea Green Juniper	7 Gal Cont.
48	JCpk	Juniperus chinensis 'Pfitzeriana Kallay'	Kallay Pfitzer Juniper	5 Gal Cont.
40	POld	Physocarpus opulifolius 'Little Devil'	Little Devil Nine Bark	3 Gal Cont.
8	POs	Physocarpus opulifolius 'Seward'	Seward Nine Bark	5 Gal Cont.
66	Rm	Rosa 'Knock Out'	Knock Out Shrub Rose	3 Gal Cont.
107	Rgl	Rhus aromatica 'Grow-Low' (36" On Center)	Grow-Low Sumac	3 Gal Cont.
18	SBl	Spiraea betulifolia 'Tor'	Tor Birchleaf Spirea	3 Gal Cont.
57	SMp	Syring meyeri 'Palabir'	Palabir Lilac	5 Gal Cont.
12	TCc	Taxus cuspidata 'Capitata'	Upright Yew	36" BB
64	TMt	Taxus media 'Tauntoni'	Taunton's Yew	18" BB
7	TOt	Thuja occidentalis 'Techny'	Techny Arborvitae	6' Ht. BB
6	TOeg	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	6' Ht. BB
24	VDbm	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrow Wood Vib.	3 Gal Cont.
53	VJ	Viburnum juddii	Judd Viburnum	3 Gal Cont.
23	VCC	Viburnum carlesii 'Compactum'	Compact Koreanspice Vib.	3 Gal Cont.

PERENNIALS AND GROUNDCOVER				
QTY	KEY	SCIENTIFIC NAME	COMMON NAME	SIZE
14	AH	Amsonia hubrichtii	Blazing Star	1 Gal. 24" On Center
10	Afr	Astilbe 'Fanal Red'	Fanal Red Astilbe	1 Gal. 24" On Center
44	CAo	Calamagrostis acutifolia 'Overdam'	Overdam Feather Reed Grass	1 Gal. 18" On Center
62	CMid	Carex morrowi 'Ice Dance'	Ice Dance Sedge	1 QT. Cont. 18" On Center
40	Asb	Allium 'Summer Beauty'	Summer Beauty Onion	1 QT. Cont. 18" On Center
128	DDzr	Dianthus deltoides 'Zing Rose'	Zing Rose Dianthus	1 QT. Cont. 18" On Center
48	GSr	Geranium sanguineum 'Rosanne'	Rosanne Geranium	1 Gal. 24" On Center
22	Hsd	Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	1 Gal. 24" On Center
21	Hhb	Hosta 'Hadsen Blue'	Hadsen Blue Hosta	1 Gal. 24" On Center
80	HM	Heuchera 'Cherry Truffles'	Cherry Truffles Heuchera	1 Gal. 24" On Center
44	NF	Nepeta fassenii 'Walker's Low'	Walker's Low Catmint	1 Gal. 24" On Center
120	PA	Pennisetum alopecuroides	Fountain Grass	1 Gal. 24" On Center
120	PAIb	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1 Gal. 18" On Center
97	PVs	Panicum virgatum 'Shennandoah'	Shennandoah Switch Grass	1 Gal. 24" On Center
78	RNlg	Rudbeckia neumanii 'Little Goldstar'	Little Goldstar Blackeyed Sus.	1 Gal. 24" On Center
120	SN	Salvia nemerosa 'May Night'	May Night Salvia	1 Gal. 24" On Center
102	SA	Sesleria autumnalis	Autumn Moor Grass	1 Gal. 18" On Center
30	SHt	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 Gal. 24" On Center
56	SH	Sporobolus heterolepis	Prairie Dropseed	1 Gal. 24" On Center
402	SKt	Sedum kamtschaticum 'Tekardake'	Tekardake Sedum	1 Qt. Cont. 12" On Center
579	VM	Vinca minor	Periwinkle	1 Qt. 12" On Center

PROJECT SUBMITTAL 07082024

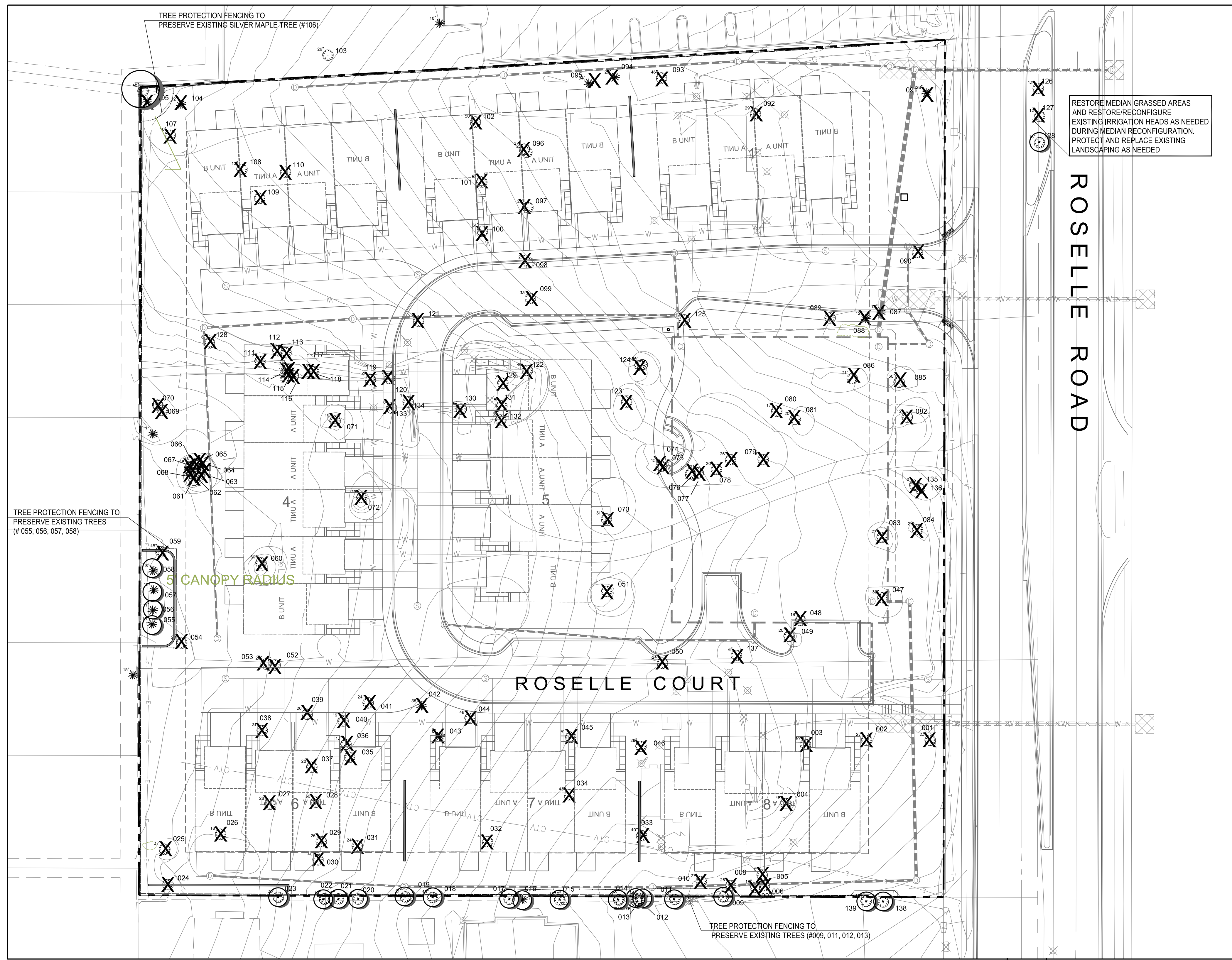
Schaumburg Townhomes Development  
Schaumburg, IL  
RS Developers, LLC

ISSUE DATE:	REVISIONS
06/20/2024	1. VIII. Staff Comments
09/24/2024	2. VIII. Staff Comments
	3. VIII. Staff Comments



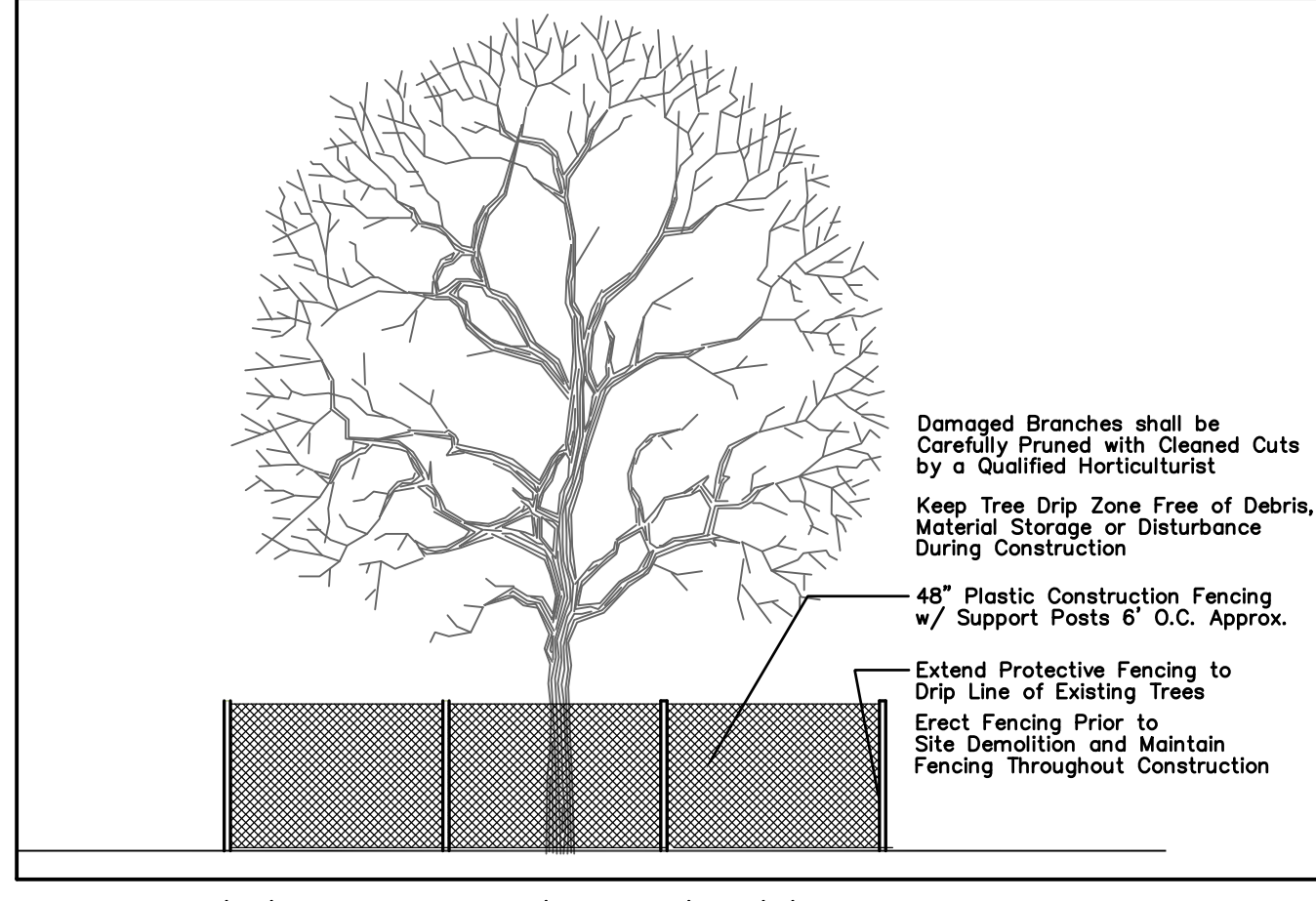
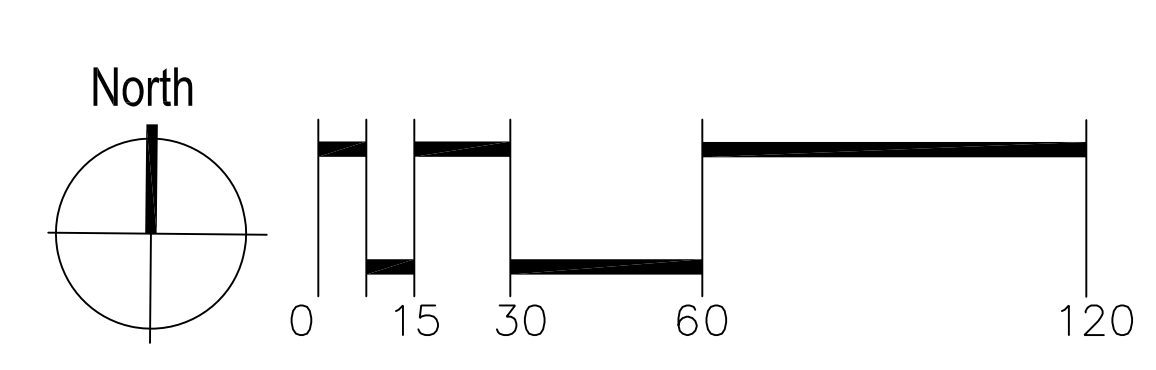
220 N. Smith Street Suite 210  
Palatine, Illinois 60067  
847.705.2200

JOB NO: 24-0298 PROJ. MGR: TJS  
DRAWN: CHECKED:  
FOUNDATION PLANTING PLANS



TREE SURVEY / PRESERVATION PLAN

TAG #	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	COND.	RATING	PRESERVATION
001	Acer platanoides	Norway Maple	23	Fair	4	Remove
002	Acer platanoides	Norway Maple	28	Fair	3	Remove
003	Acer platanoides	Norway Maple	30	Fair	3	Remove
004	Quercus rubra	Red Oak	38	Good	2	Remove
005	Acer platanoides	Norway Maple	7	Fair	3	Remove
006	Acer platanoides	Norway Maple	6	Good	3	Remove
007	Morus alba	White Mulberry	13, 12, 8	Poor	5	Remove
008	Acer platanoides	Norway Maple	15, 14	Poor	4	Remove
009	Acer platanoides	Norway Maple	5	Fair	4	Preserve - Offsite
010	Acer platanoides	Norway Maple	23	Poor	5	Remove
011	Morus alba	White Mulberry	10, 10	Poor	5	Preserve - Offsite
012	Acer platanoides	Norway Maple	9	Good	3	Preserve - Offsite
013	Ulmus pumila	Siberian Elm	7, 6	Poor	5	Preserve - Offsite
014	Acer saccharinum	Silver Maple	6	Poor	5	Preserve - Offsite
015	Morus alba	White Mulberry	7, 5, 3	Poor	4	Preserve - Offsite
016	Juniperus v/r/g/n/ana	Eastern Red Cedar	9	Fair	4	Preserve - Offsite
017	Morus alba	White Mulberry	9	Poor	4	Preserve - Offsite
018	Morus alba	White Mulberry	42	Poor	4	Preserve - Offsite
019	Morus alba	White Mulberry	20	Fair	4	Preserve - Offsite
020	Acer platanoides	Norway Maple	9	Fair	4	Preserve - Offsite
021	Acer platanoides	Norway Maple	5, 5	Poor	4	Preserve - Offsite
022	Ulmus americana	American Elm	8	Fair	4	Preserve - Offsite
023	Morus alba	White Mulberry	34	Poor	4	Preserve - Offsite
024	Ulmus pumila	Siberian Elm	21	Poor	4	Remove
025	Ulmus pumila	Siberian Elm	33	Poor	4	Remove
026	Morus alba	White Mulberry	12	Poor	4	Remove
027	Acer platanoides	Norway Maple	27	Poor	5	Remove
028	Ulmus pumila	Siberian Elm	34	Poor	4	Remove
029	Ulmus pumila	Siberian Elm	22	Poor	4	Remove
030	Ulmus pumila	Siberian Elm	40	Poor	4	Remove
031	Acer platanoides	Norway Maple	22	Fair	4	Remove
032	Gleditsia triacanthos	Honey Locust	19, 16, 16	Fair	4	Remove
033	Acer saccharinum	Silver Maple	52	Fair	4	Remove
034	Acer saccharinum	Silver Maple	42	Fair	4	Remove
035	Acer saccharinum	Silver Maple	26	Fair	3	Remove
036	Acer platanoides	Norway Maple	10	Fair	3	Remove
037	Ulmus pumila	Siberian Elm	30	Poor	4	Remove
038	Acer saccharinum	Silver Maple	18, 15	Poor	4	Remove
039	Ulmus pumila	Siberian Elm	20, 16	Poor	4	Remove
040	Acer saccharinum	Silver Maple	10	Dead	6	Remove
041	Acer saccharinum	Silver Maple	18	Good	2	Remove
042	Acer saccharinum	Silver Maple	48	Fair	3	Remove
043	Picea abies	Norway Spruce	8- 25' Ht	Fair	3	Remove
044	Ulmus pumila	Siberian Elm	48	Fair	3	Remove
045	Acer saccharinum	Silver Maple	34	Fair	4	Remove
046	Acer saccharinum	Silver Maple	25	Poor	4	Remove
047	Acer platanoides	Norway Maple	38	Poor	4	Remove
048	Morus alba	White Mulberry	14	Poor	4	Remove
049	Malus sp.	Crabapple	12	Poor	4	Remove
050	Acer negundo	Box Elder	14, 1, 2	Poor	5	Remove
051	Quercus rubra	Red Oak	40	Good	1, 5	Remove
052	Acer platanoides	Norway Maple	13	Fair	4	Remove
053	Acer negundo	Box Elder	19	Poor	4	Remove
054	Ulmus pumila	Siberian Elm	25	Poor	4	Remove
055	Picea pungens	Colorado Blue Spruce	7-30' Ht	Fair	3	Preserve
056	Picea pungens	Colorado Blue Spruce	7- 25' Ht	Fair	3	Preserve
057	Picea pungens	Colorado Blue Spruce	7- 25' Ht	Fair	3	Preserve
058	Picea pungens	Colorado Blue Spruce	7- 25' Ht	Fair	3	Preserve
059	Acer platanoides	Norway Maple	17	Fair	4	Remove
060	Morus alba	White Mulberry	28	Poor	5	Remove
061	Acer negundo	Box Elder	14, 1, 2	Poor	5	Remove
062	Acer negundo	Box Elder	10	Poor	5	Remove
063	Acer negundo	Box Elder	7	Poor	4	Remove
064	Acer negundo	Box Elder	7	Poor	5	Remove
065	Acer negundo	Box Elder	12	Dead	6	Remove
066	Acer negundo	Box Elder	11	Poor	5	Remove
067	Acer negundo	Box Elder	13	Poor	4	Remove
068	Acer negundo	Box Elder	7	Poor	4	Remove
069	Morus alba	White Mulberry	12	Poor	5	Remove
070	Morus alba	White Mulberry	15, 13, 8	Poor	5	Remove
071	Juglans nigra	Black Walnut	11	Good	2	Remove
072	Acer saccharinum	Silver Maple	3, 120	Good	3	Remove
073	Acer saccharinum	Silver Maple	33	Good	3	Remove
074	Ulmus pumila	Siberian Elm	10	Fair	4	Remove
075	Acer negundo	Box Elder	12	Poor	4	Remove
076	Morus alba	White Mulberry	14, 13	Poor	4	Remove
077	Acer negundo	Box Elder	18	Poor	5	Remove
078	Acer negundo	Box Elder	19	Poor	5	Remove
079	Ulmus pumila	Siberian Elm	17	Good	2	Remove
080	Acer negundo	Box Elder	24	Good	3	Remove
081	Acer negundo	Box Elder	21	Poor	4	Remove
082	Acer negundo	Box Elder	11, 10, 10	Poor	4	Remove
083	Platanus occidentalis	Sycamore	17	Good	3	Remove
084	Robinia pseudoacacia	Black Locust	15	Fair	3	Remove
085	Acer saccharinum	Sugar Maple	24	Poor	4	Remove
086	Acer negundo	Box Elder	18	Poor	4	Remove
087	Picea abies	Norway Spruce	14, 60' Ht	Fair	4	Remove
088	Picea abies	Norway Spruce	9, 50' Ht	Fair	4	Remove
089	Salix amygdaloides	Peach-Leaved Willow	62	Poor	5	Remove
090	Acer saccharinum	Silver Maple	42	Fair	3	Remove
091	Pinus nigra	Austrian Pine	14, 11, 8, 8	Good	2	Remove
092	Picea pungens	Colorado Blue Spruce	18	Fair	3	Remove
093	Morus alba	White Mulberry	33, 19	Poor	4	Remove
094	Picea abies	Norway Spruce	18- 75' Ht	Good	3	Remove
095	Picea abies	Norway Spruce	15' Ht	Good	2	Remove
096	Acer saccharinum	Silver Maple	17	Poor	4	Remove
097	Acer saccharinum	Silver Maple	20	Fair	3	Remove
098	Acer saccharinum	Silver Maple	18	Fair	3	Remove
099	Acer saccharinum	Silver Maple	22	Poor	4	Remove
100	Acer saccharinum	Silver Maple	46	Poor	4	Remove
101	Acer saccharinum	Silver Maple	48	Poor	4	Remove
102	Acer saccharinum	Silver Maple	66	Fair	3	Remove
103	Acer platanoides	Norway Maple	13, 12	Fair	3	Remove
104	Picea abies	Norway Spruce	9	Fair	3	Remove
105	Pinus nigra	Austrian Pine	8	Poor	4	Remove
106	Acer saccharinum	Silver Maple	56	Good	4	Preserve
107	Malus sp.	Crabapple	7	Poor	4	Remove
108	Malus sp.	Crabapple	14	Poor	5	Remove
109	Malus sp.	Crabapple	10, 8, 8, 9	Poor	5	Remove
110	Malus sp.	Crabapple	7	Poor	5	Remove
111	Morus alba	White Mulberry	8	Poor	4	Remove
112	Acer negundo	Box Elder	4	Fair	3	Remove
113	Acer negundo	Box Elder	7	Poor	4	Remove
114	Acer negundo	Box Elder	6, 5	Poor	4	Remove
115	Acer negundo	Box Elder	6	Fair	3	Remove
116	Acer negundo	Box Elder	6	Fair	3	Remove
117	Acer negundo	Box Elder	6	Poor	4	Remove
118	Acer negundo	Box Elder	7	Poor	4	Remove
119	Ulmus pumila	Siberian Elm	7	Fair	3	Remove
120	Ulmus pumila	Siberian Elm	5	Fair	4	Remove
121	Malus sp.	Crabapple	10, 10, 10	Poor	5	Remove
122	Acer saccharinum	Silver Maple	20	Fair	4	Remove
123	Acer platanoides	Norway Maple	24	Poor	4	Remove
124	Ulmus pumila	Siberian Elm	20	Poor	4	Remove
125	Acer saccharinum	Silver Maple	30	Fair	4	Remove
126	Ulmus pumila	Siberian Elm	13	Dead	6	Damaged by Car
127	Prunus caryocarpa	Bradford Pear	12	Fair	3	Damaged by Car
128	Ulmus pumila	Siberian Elm	36	Poor	4	Remove
129	Ulmus pumila	Siberian Elm	6	Poor	4	Remove
130	Ulmus pumila	Siberian Elm	11	Poor	4	Remove
131	Ulmus pumila	Siberian Elm	8	Poor	4	Remove
132	Ulmus pumila	Siberian Elm	7	Poor	4	Remove
133	Not Found					
134	Acer negundo	Boxelder	8	Poor	4	Remove
135	Acer negundo	Green Ash	8	Poor	4	Remove
136	Frax. pennsylvanica	White Mulberry	10	Poor	4	Remove
137	Ulmus pumila	Japanese Tree Lilac	6	Fair	3	Preserve - Offsite
138	Syringa reticulata	Japanese Tree Lilac	10	Fair	3	Preserve - Offsite
139	Syringa reticulata	Japanese Tree Lilac	10	Fair	3	Preserve - Offsite



**Legend**

- Existing Trees to Remain (represented by a circle with an 'X')
- Existing Trees to be Removed (represented by a circle with a star)

*Note: Tree Evaluations are based on the criteria established in the Village Code - Preservation, Landscaping and Screening - § 154.135-C(3)- TREE PRESERVATION.*

Rating	Description	General Criteria
1	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action.
2	Good	The tree is typical of the species and/or has 10%—20% deadwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care.
3	Fair	The tree is typical of the species and has 20%—30% deadwood in the crown, 1 or 2 minor problems that are not eminently lethal to the tree, and no significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued good health.
4	Poor	The tree is not typical of the species and/or has significant problems such as 30%—50% deadwood in the crown, serious decay or structural defect, insects, disease or other problems that can be eminently lethal to the tree or create a hazardous tree if not corrected in a short period of time or if the tree is subjected to additional stress.
5	Dead	The tree is not typical of the species and/or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease or other problems that even if aggressively corrected would not result in the long-term survival of the tree.

**5 TREE PROTECTION**

Scale: None

PROJECT SUBMITTAL 07082024

**Schaumburg Townhomes Development**  
 Schaumburg, IL  
 RS Developers, LLC

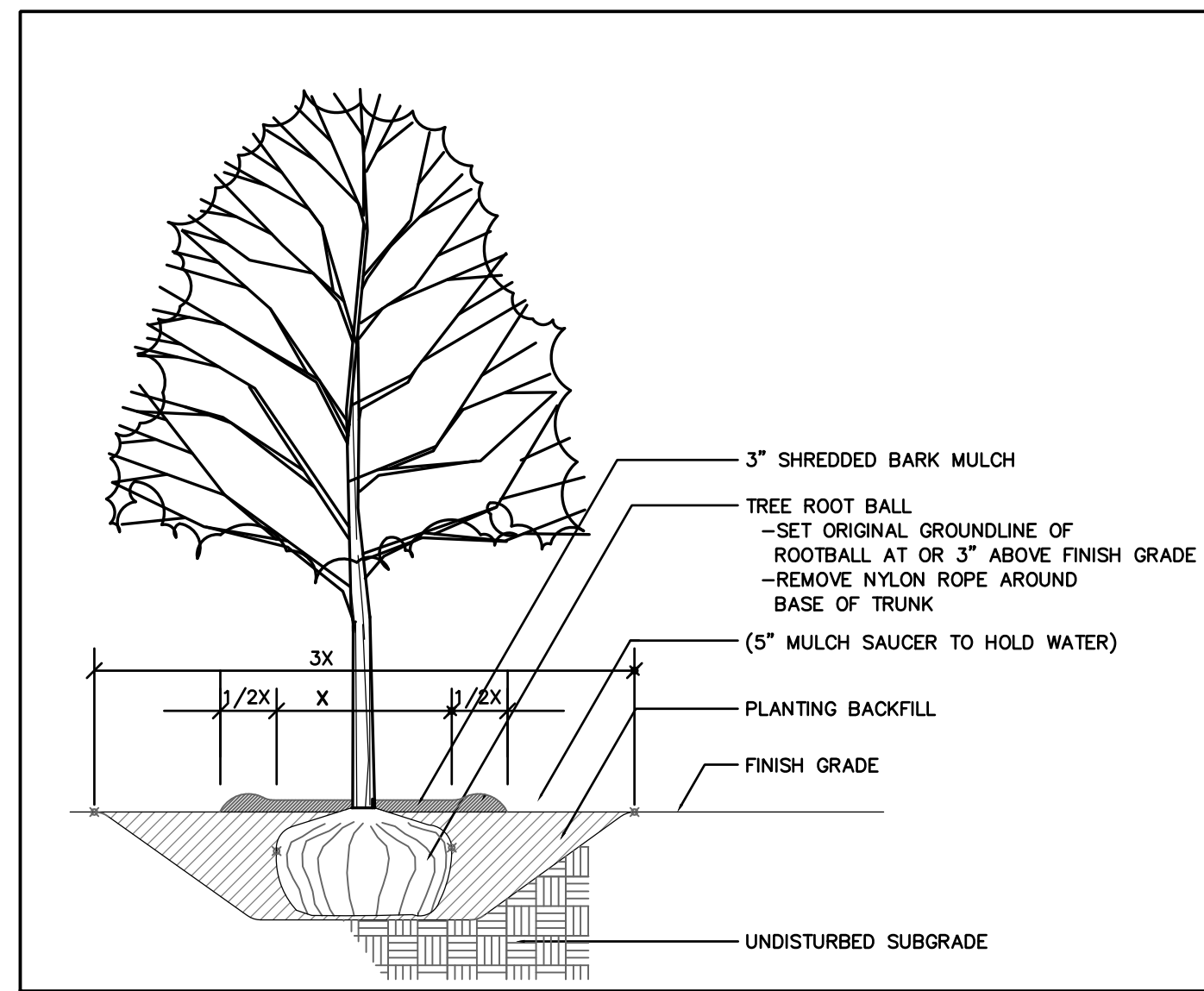


220 N. Smith Street Suite 210  
 Palatine, Illinois 60067  
 847 705 2200

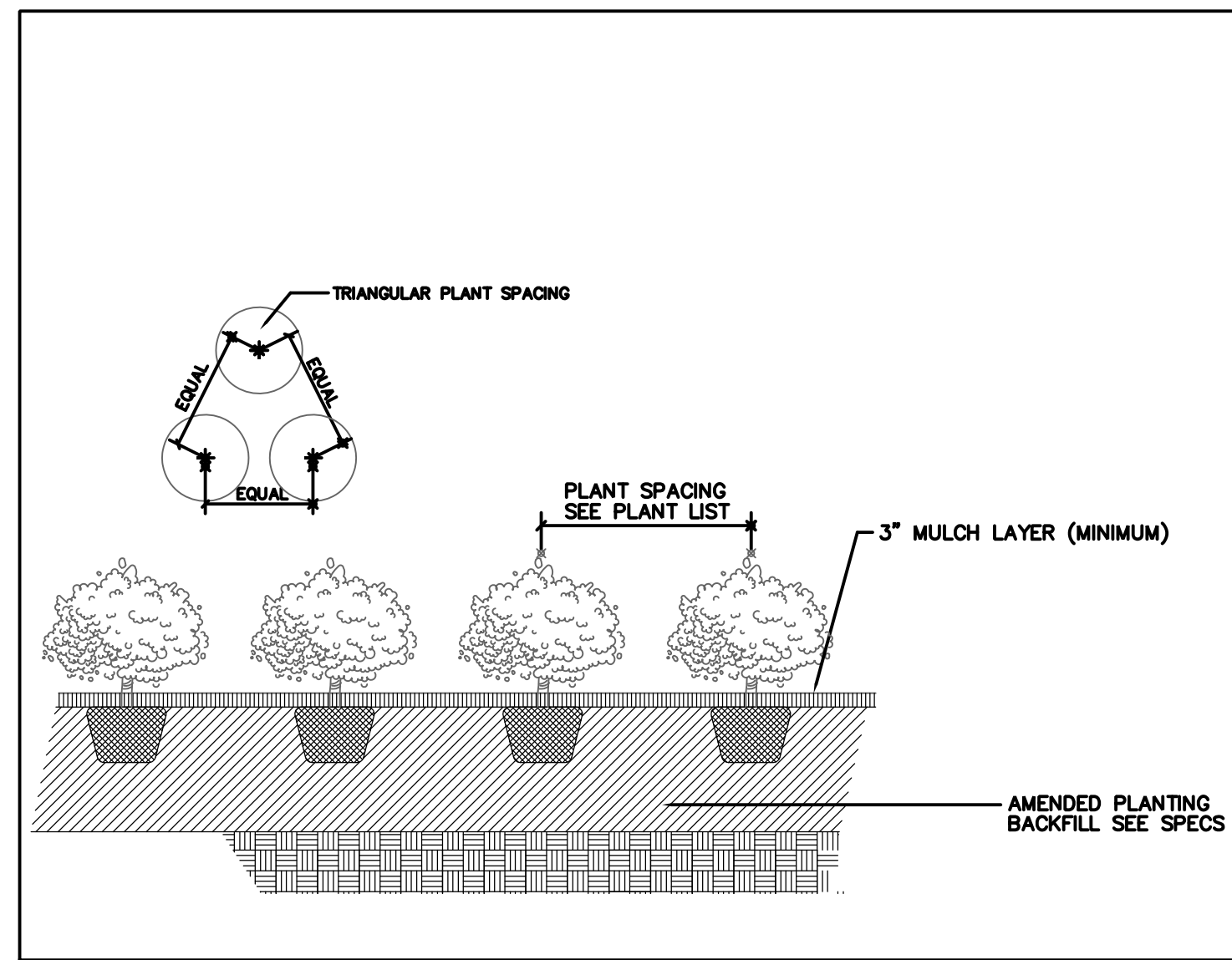
JOB NO: 24-0298 PROJ MGR: TJS  
 DRAWN: CHECKED:  
 TREE SURVEY AND PRES. PLAN

ISSUE DATE: 07-08-2024  
 REVISIONS:  
 06/20/2024 VIII Staff Comments  
 08/29/2024 VIII Staff Comments

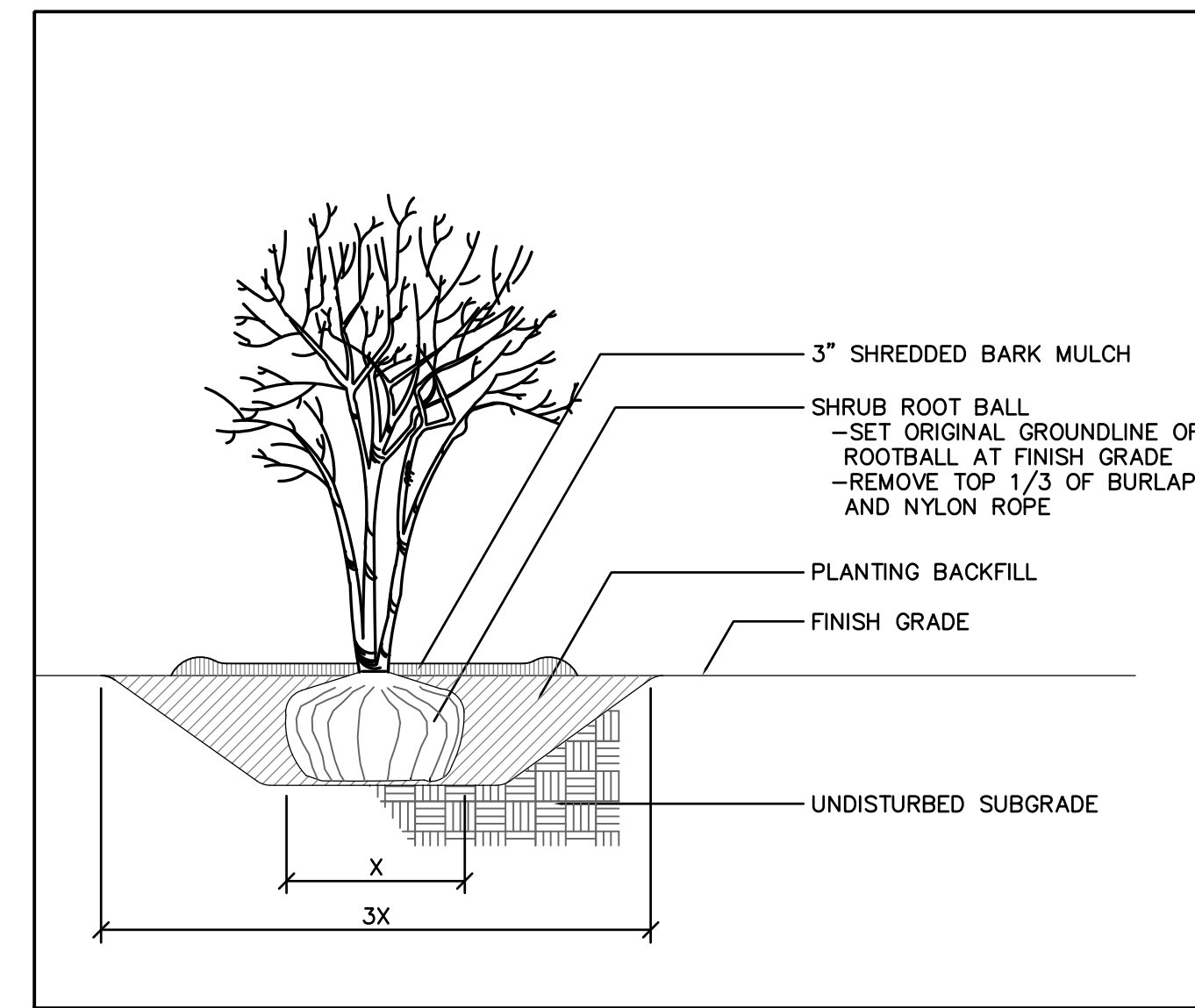
L1.5



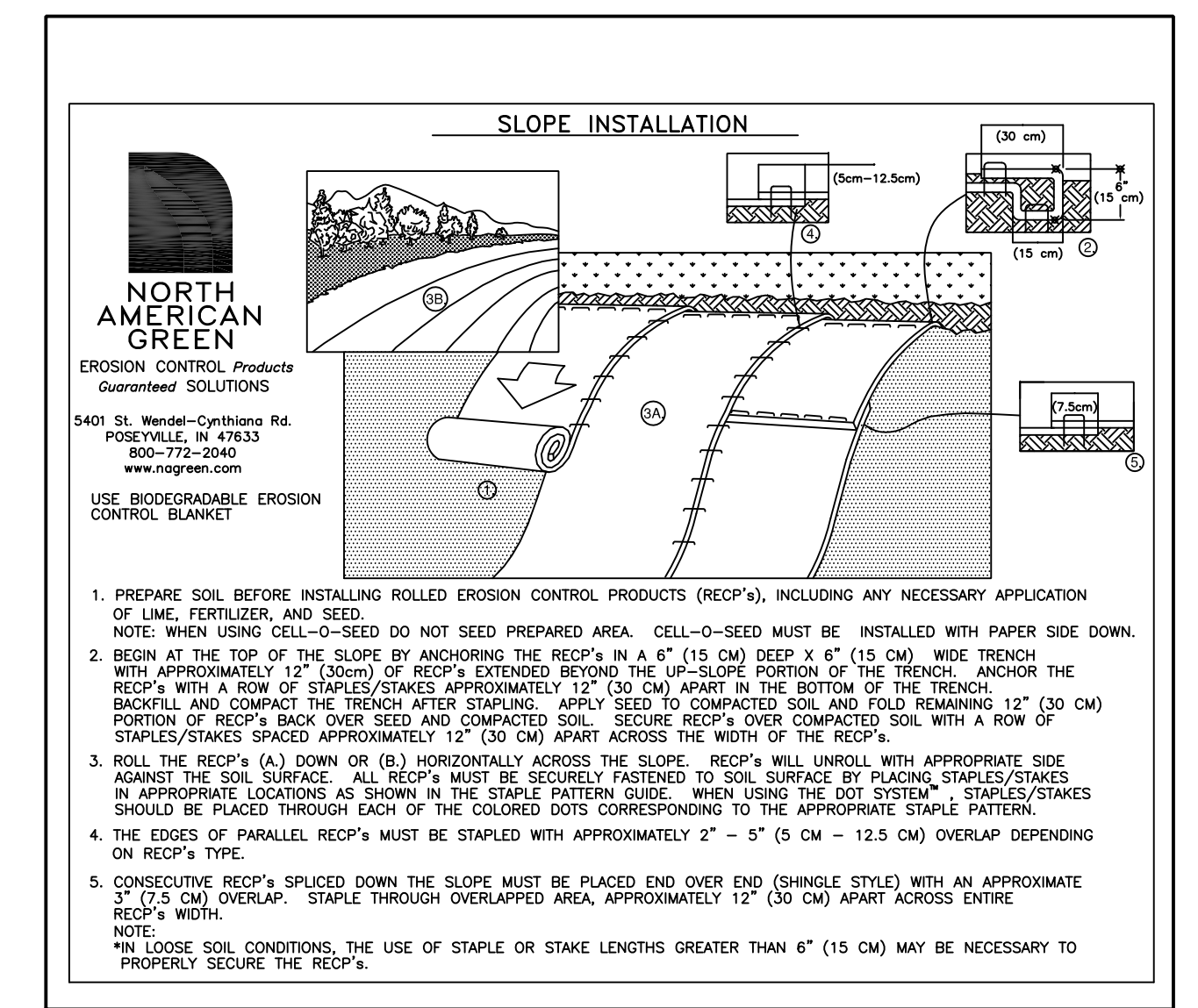
1 TREE PLANTING DETAIL  
 L1.6 -- Scale: None



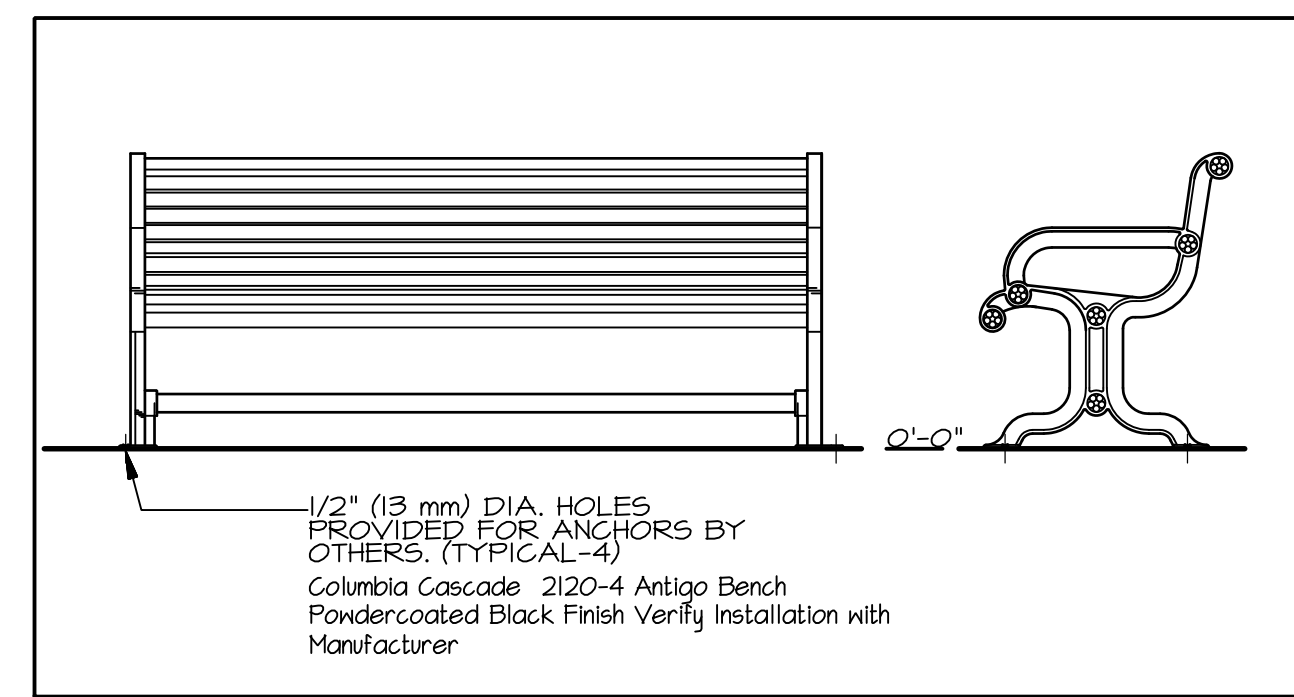
2 PERENNIAL/GC PLTG. DETAIL  
 L1.6 -- Scale: None



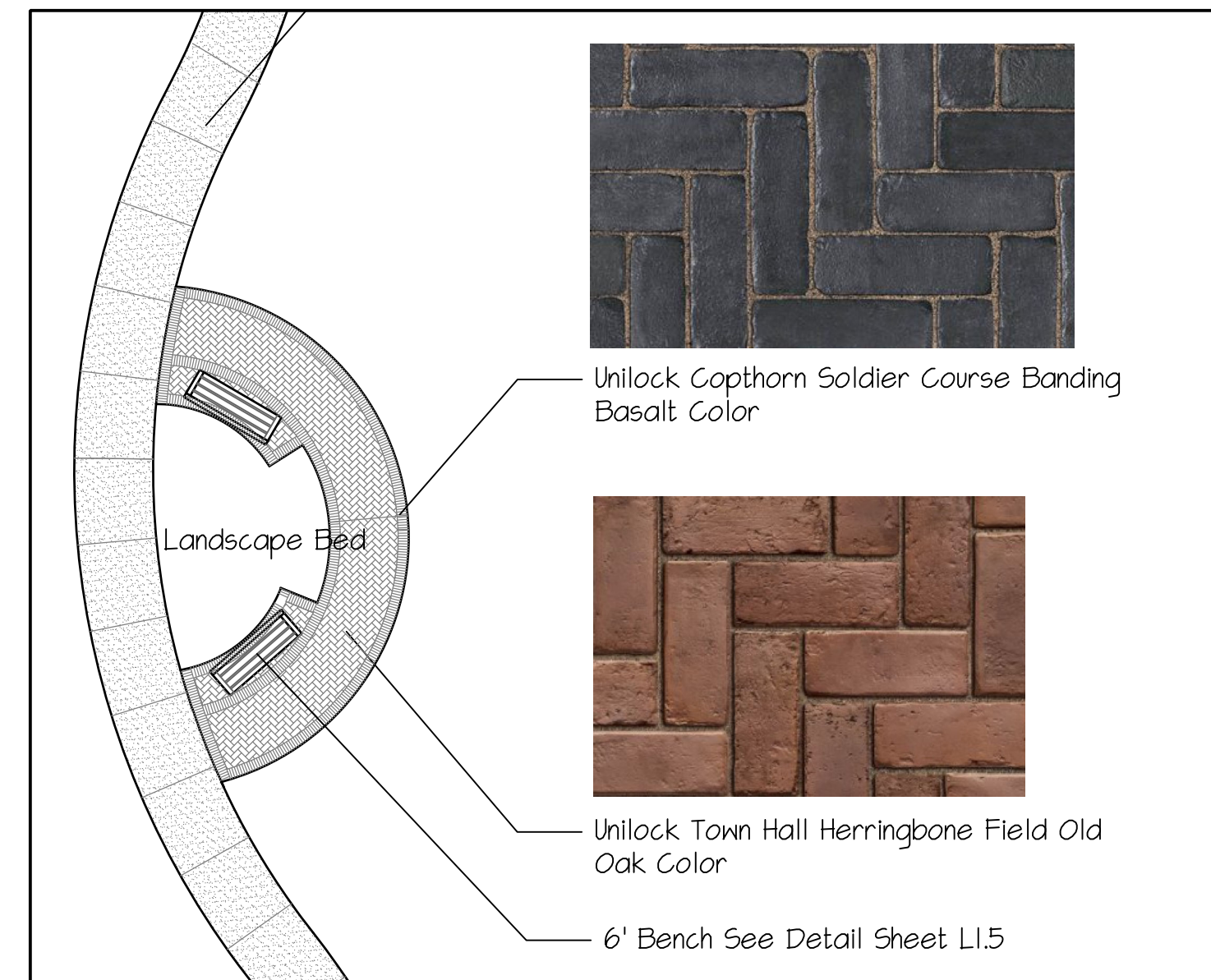
3 SHRUB PLTG. DETAIL  
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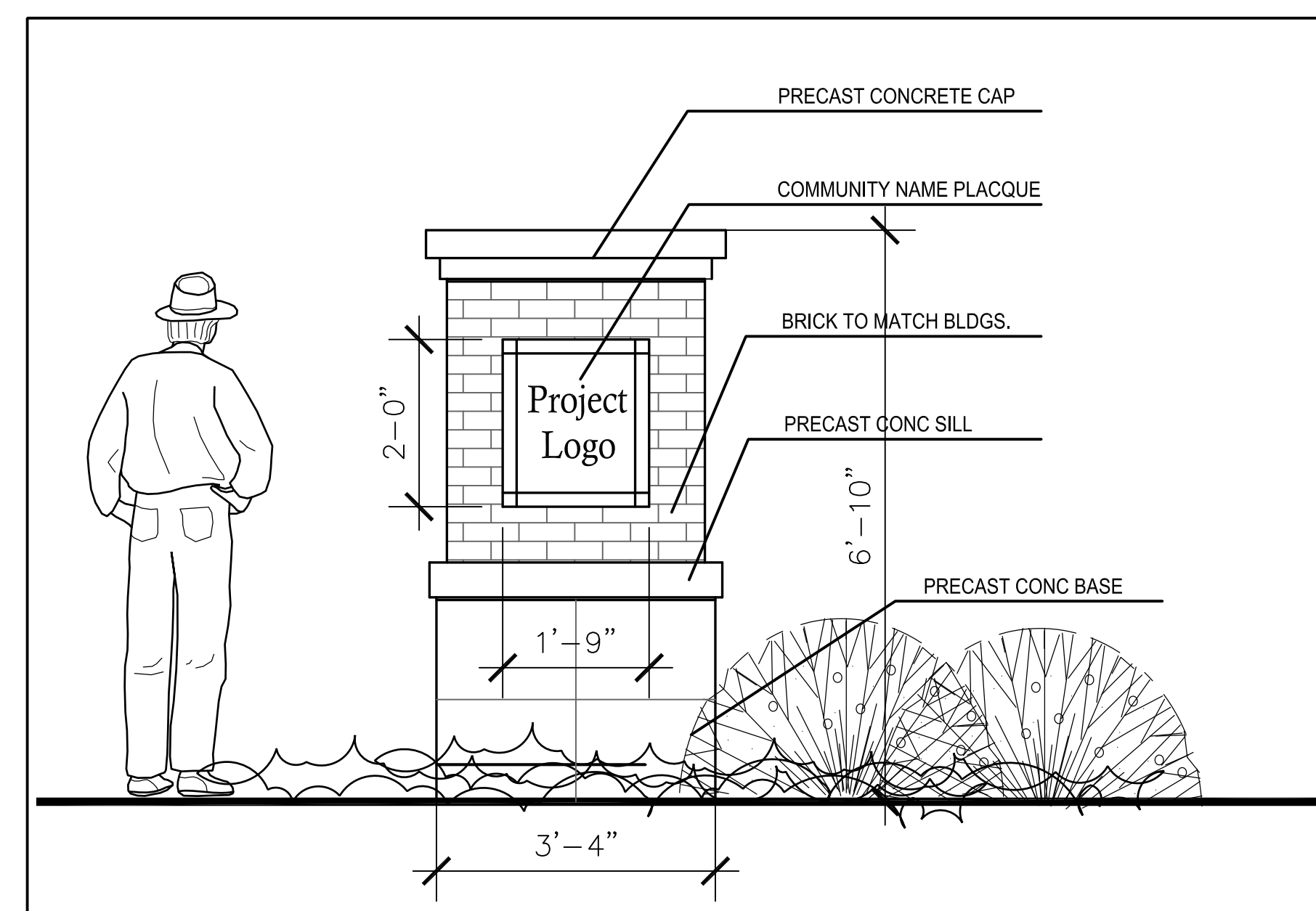
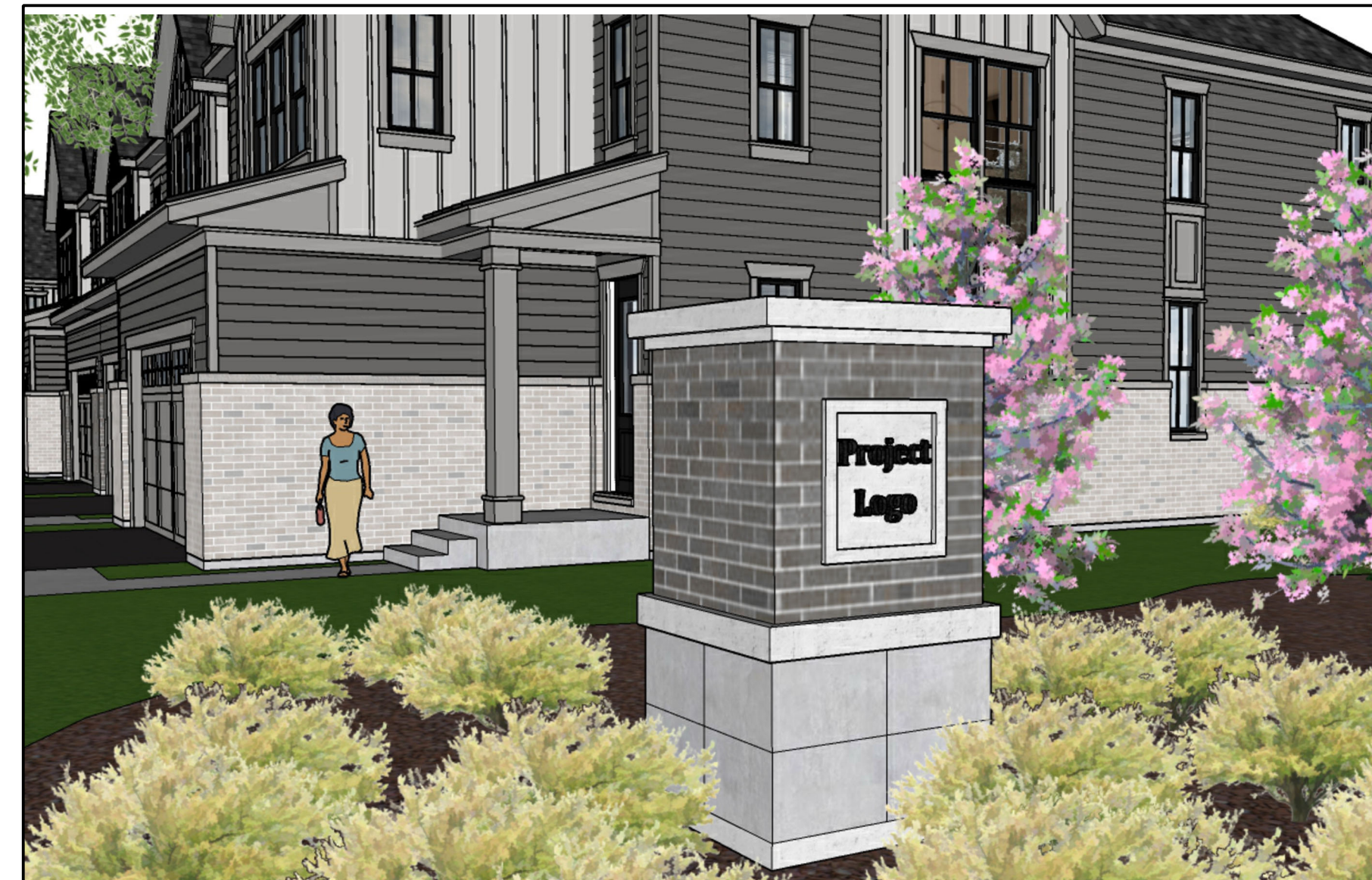
4 EROSION CONTROL BLANKET  
 L1.6 -- Scale: None



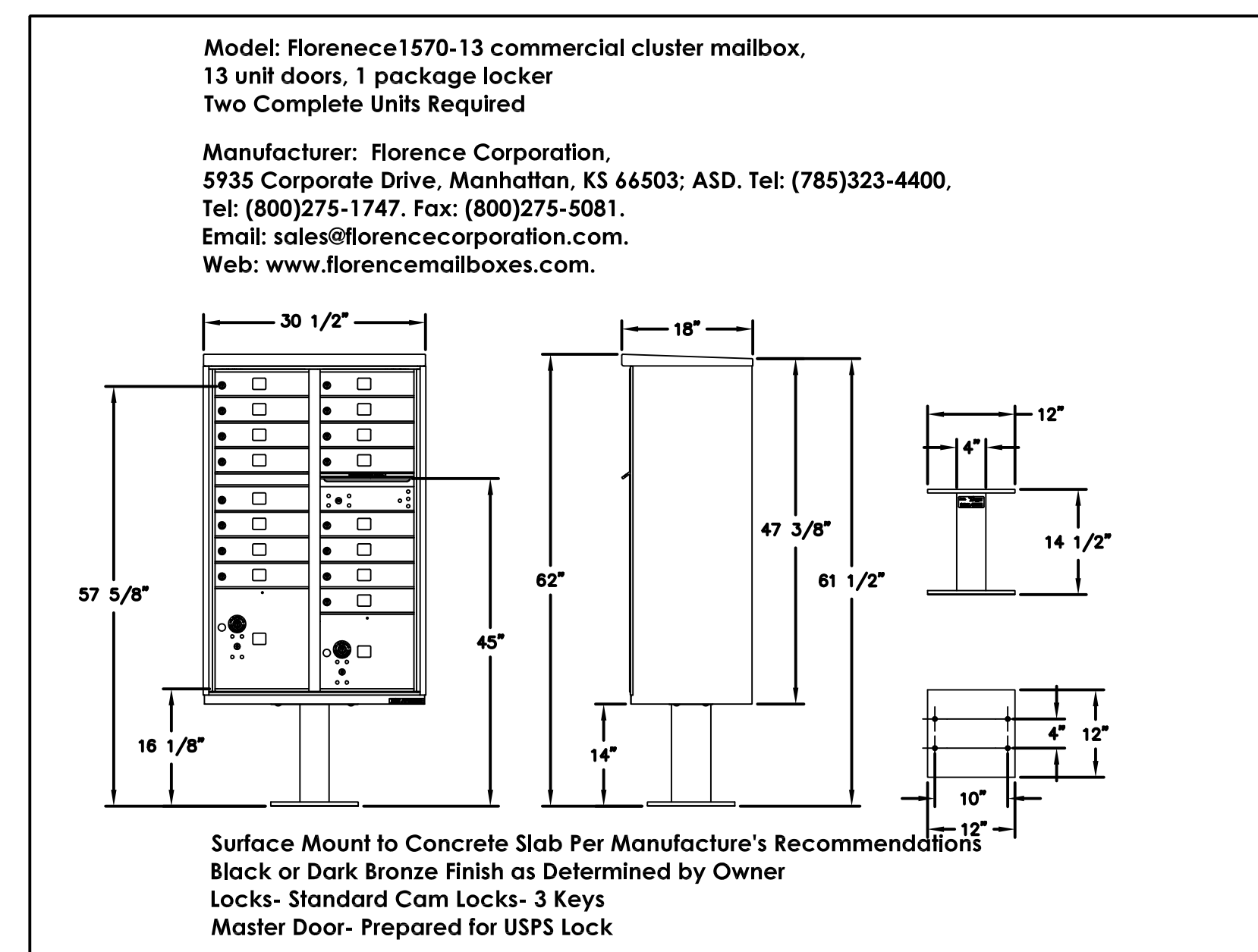
5 SIX FOOT BENCH  
 L1.6 -- Scale: None



6 BENCH SEATING AREA  
 L1.6 -- Scale: 1"=10'



7 MONUMENT SIGN  
 L1.6 -- Scale: None



8 COMMUNITY MAIL BOX  
 L1.6 -- Scale: None

ISSUE DATE: 07-08-2024

REVISIONS

06/20/2024	VIII	Staff Comments
06/20/2024	VIII	Staff Comments

DESIGNED BY: [Signature]  
 CHECKED BY: [Signature]  
 DRAWN BY: [Signature]

PROJECT SUBMITTAL 07082024  
**Schaumburg Townhomes Development**  
 Schaumburg, IL  
 RS Developers, LLC

**BSB DESIGN**  
 BBBDESIGN.COM

220 N. Smith Street Suite 210  
 Palatine, Illinois 60067  
 847.705.2200

JOB NO: 24-0298 PROJ MGR: TJS  
 DRAWN: CHECKED:  
 LANDSCAPE DETAILS