

LexingtonHomes

Riverwoods Reserve

BOARD OF TRUSTEES MEETING

MAY 25, 2023

Note: All renderings/perspectives shown are for illustration purposes only and depict plant sizing post-installation by +/-10 years.

Project Team

- Land Attorney: MPS Law | *Harold Francke*
- Developer: Lexington Homes | *Nate Wynsma*
- Land Planner: Haeger Engineering | *Tom Jasek*
- Landscape Architecture: Dickson Design Studio | *Sharon Dickson*
- Architecture: BSB Design | *Jeff Mulcrone*
- Traffic Engineer: KLOA | *Luay Aboona*
- Civil Engineer: Haeger Engineering | *Todd Shaffer*
- Wetland Consultant: Midwest Ecological | *Robert Vanni*

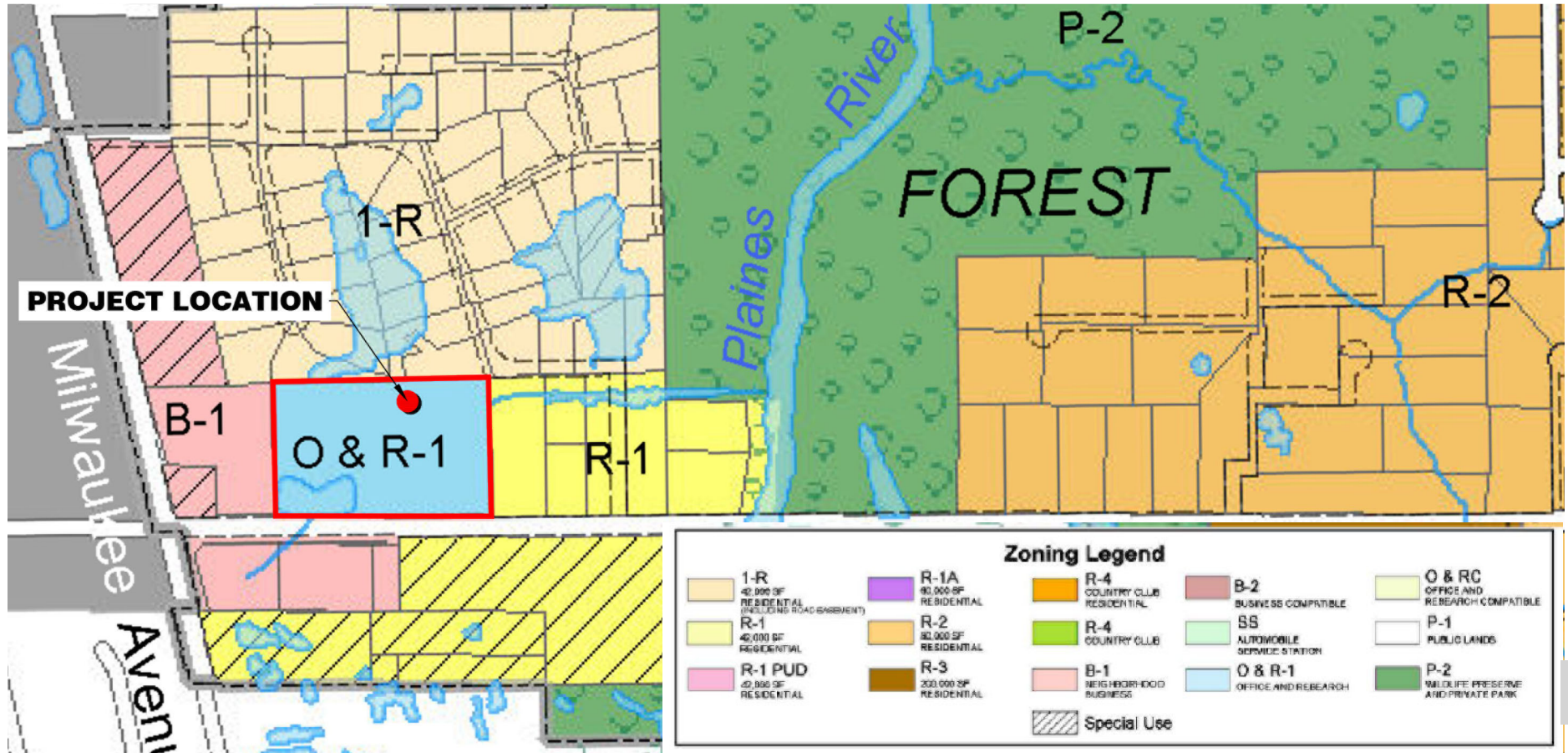
Project Location | Existing Land Use & Zoning

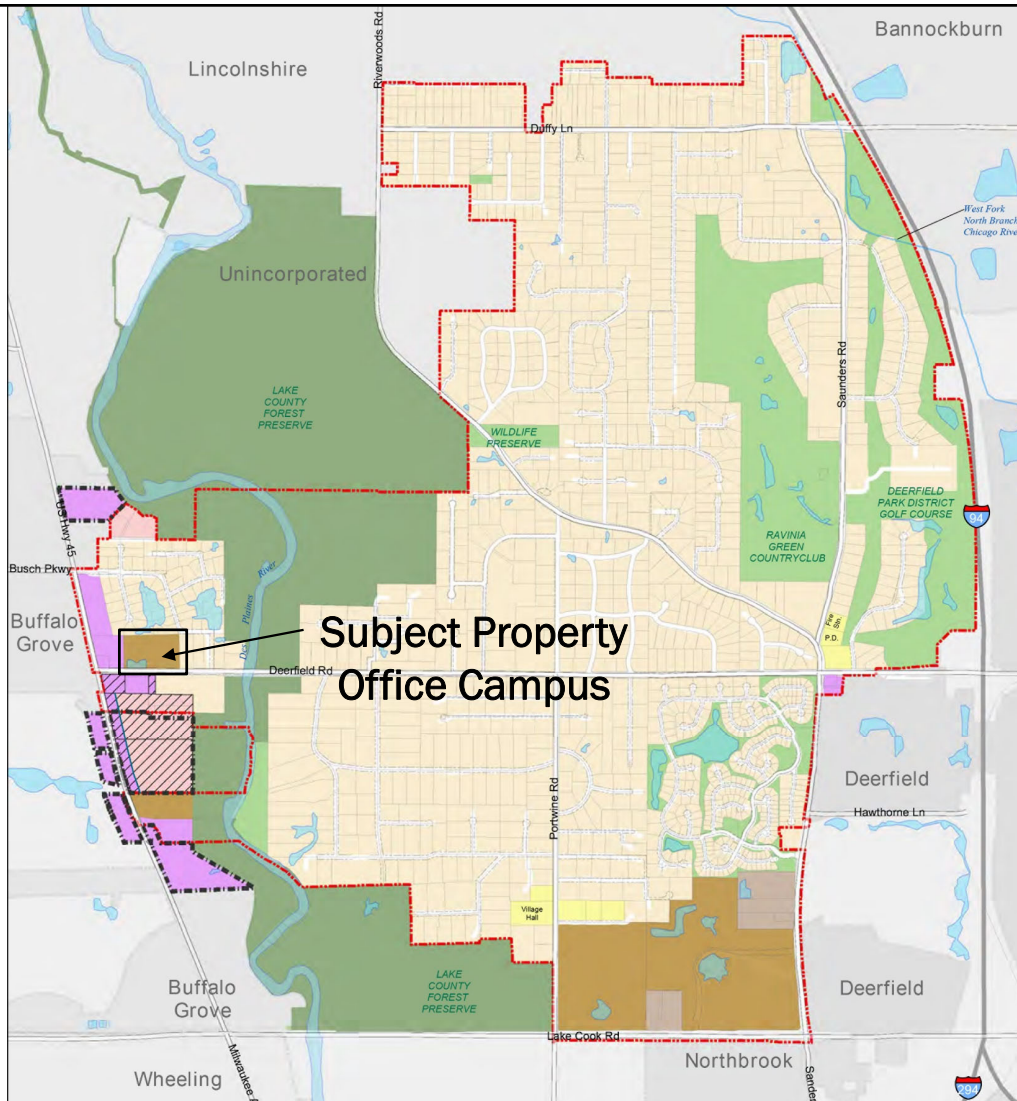




Bird's Eye View: Subject Site

Project Location | Existing Land Use & Zoning



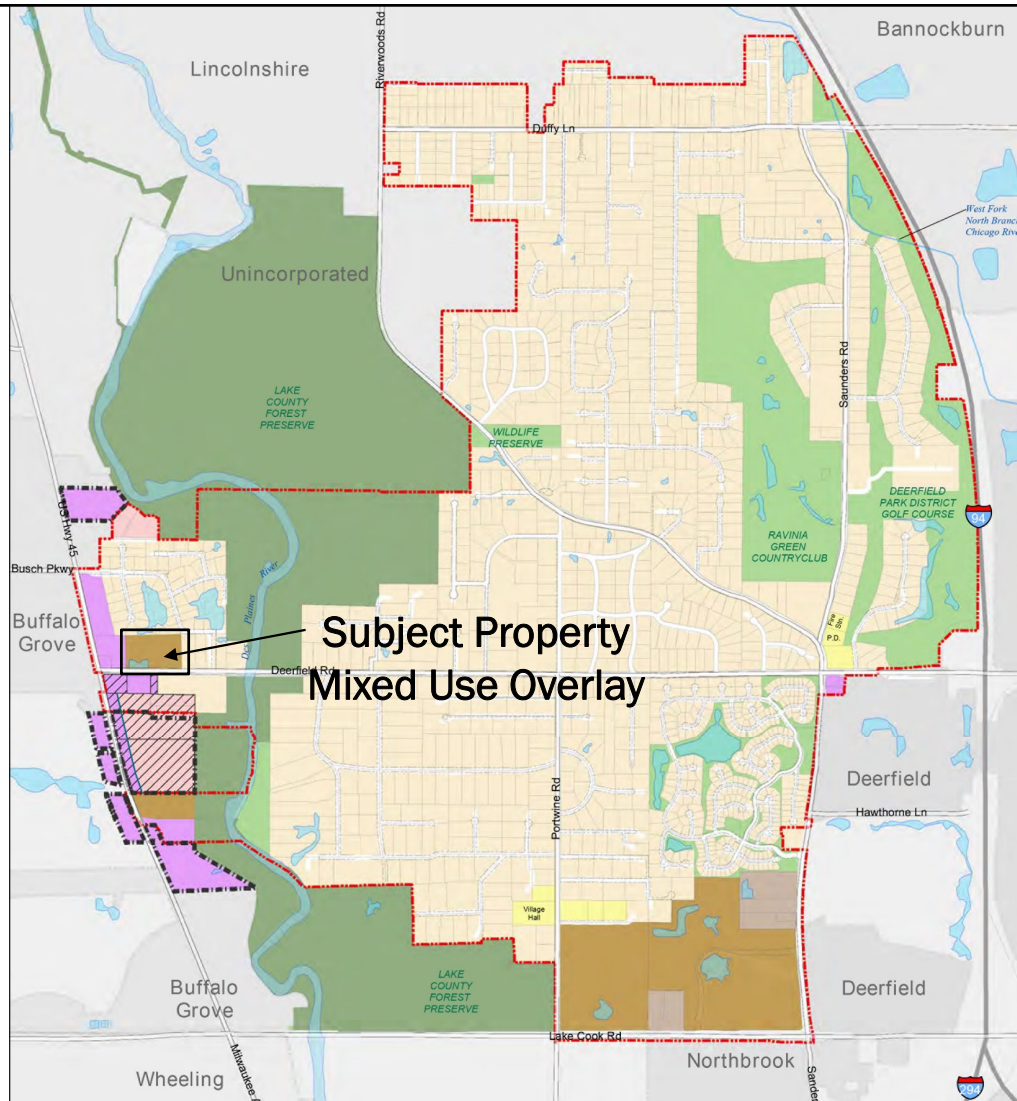


Areas Suitable for Annexation

Legend

-  Single Family Residential
-  Business
-  Business Compatible
-  Office Campus
-  Office Compatible
-  Governmental
-  Open Space
-  Forest Preserve
-  Mixed Use Overlay





- 1) **October 7, 2021:**
Plan Commission unanimously recommends approval of Comp Plan Amendment
- 2) **Introduces Mixed Use Overlay Category for the first time**
- 3) **Purpose:** To encourage consideration of office, business and residential uses, including multifamily development that works harmoniously to benefit the larger planning area
- 4) **Agrees the Mixed Use Overlay Category would be appropriate for the Federal Life property**



Subject Property | Current & Proposed Zoning

Current Zoning

O & R1 Office and Research District One

Proposed Zoning

Special Use for Multi-Family Housing



Site Plan 54 Units (as proposed)

Additional Enhancements

- 1) Fence Added
(NWC)
- 2) Woodland Path & Footbridge Access Removed
- 3) Evergreen Tree Screening Added
(N of new homes, S of preserved woodland)

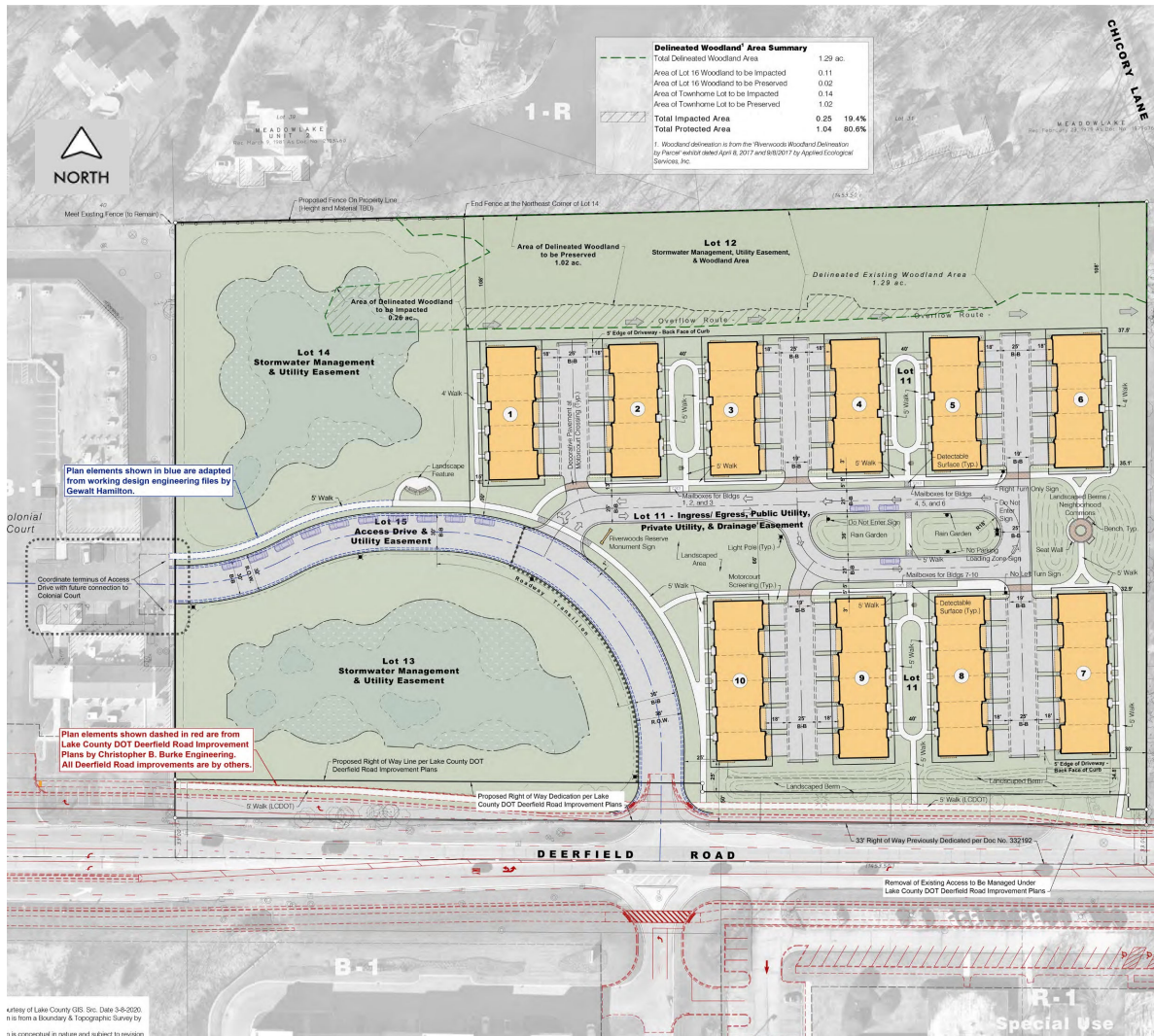


Site Plan 54 Units (reflective of Plan Commission recommendations)

54-Unit Plan:

Elements of Zoning & Subdivision Relief Requested

- 1) Amend Section 9-4A-3 to provide for Village Board establishment of all bulk regulations for a multiple-family housing development
- 2) Rezone Property from O & R1 Office and Research District One to 1-R District
- 3) Grant special use for a multiple family housing development with specific bulk regulations that are determined in accordance with Section 9-4A-3, as amended
- 4) Approve preliminary plat of subdivision



Site Data

Gross Property Area	9.38 ac.
Rear Load Townhomes	54 Units
Net Density	5.8 DU/ Ac.

Building Separation

Front - Front	40'
Back - Back	61'

Roadway Width (Back/ Back Curb)

Loop Road	25'
Motor Courts	25'
Access Drive	36' and 30'

Building Height

Yard Summary

Front	25'
Side	30'
Side Adjacent to Street (at Proposed Access Drive)	25'
Rear	108'



Affordable Housing

Lexington proposes to advance the Village's goal of providing affordable housing options in the Village.

Riverwoods Reserve will provide a total of 8 units, equating to 15% of the total number of dwelling units, including:

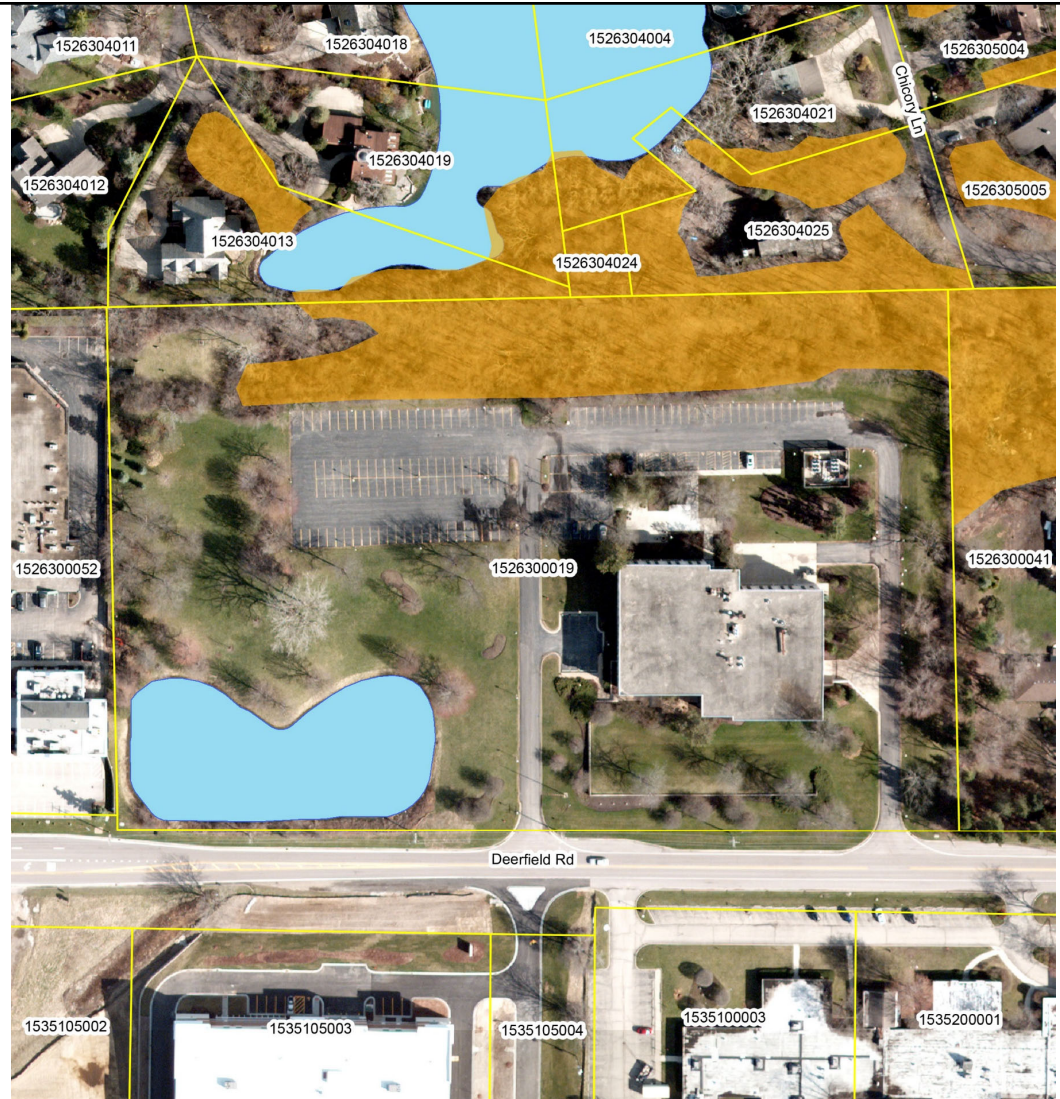
- 1) Construct and sell 3 affordable townhomes on the Subject Property.
- 2) Pay a fee-in-lieu of \$125,000 per unit for 5 additional affordable units (\$625,000 total fee).
- 3) Affordability requirement will be maintained in perpetuity through the recording of an, Affordable Housing Restrictive Covenant.

Legend

-  Parcel Boundaries
-  Delineated Woodlands (April 8, 2017)
-  Water bodies

Delineated Woodland¹ Area Summary

Total Delineated Woodland Area	1.29 ac.	
Area of Lot 16 Woodland to be Impacted	0.11	
Area of Lot 16 Woodland to be Preserved	0.02	
Area of Townhome Lot to be Impacted	0.14	
Area of Townhome Lot to be Preserved	1.02	
Total Impacted Area	0.25	19.4%
Total Protected Area	1.04	80.6%





Woodland Protection Area: Existing Conditions



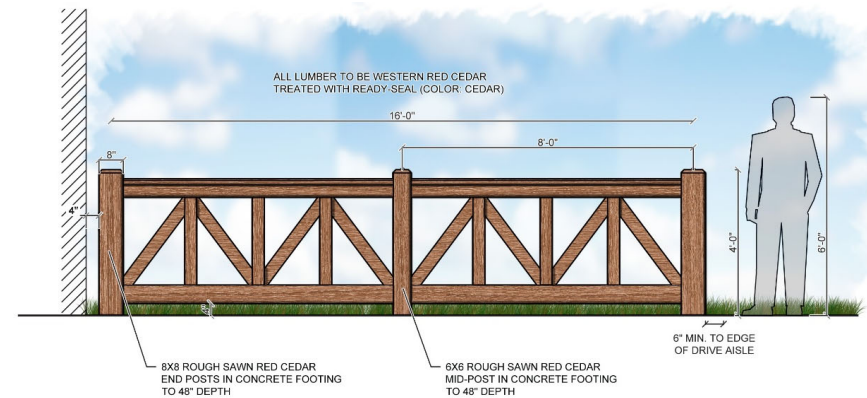
Woodland Protection Area: Existing Conditions









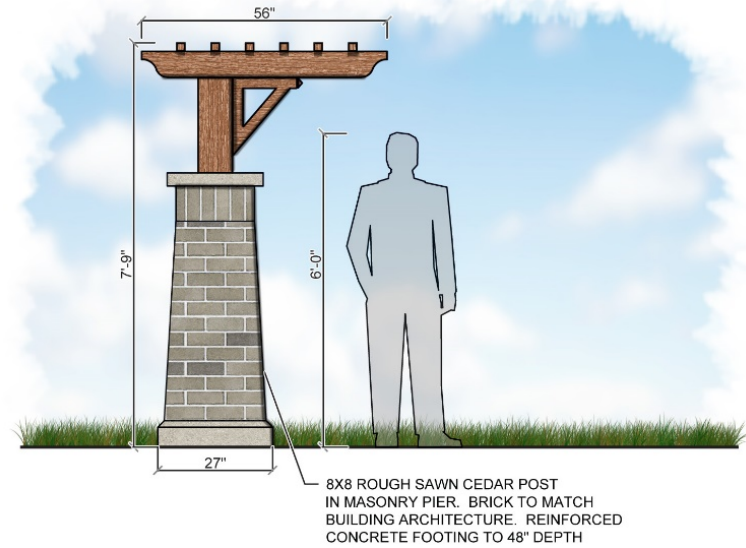


DETAIL - MOTOR COURT ENHANCEMENT FEATURE

SCALE: 1/2" = 1'-0"



ALL LUMBER TO BE WESTERN RED CEDAR
TREATED WITH READY-SEAL (COLOR: CEDAR)



DETAIL - COURTYARD ENHANCEMENT FEATURE

SCALE: 1/2" = 1'-0"









View 3 | Looking East Along New Access Road



View 4 | Overlook Plaza Area



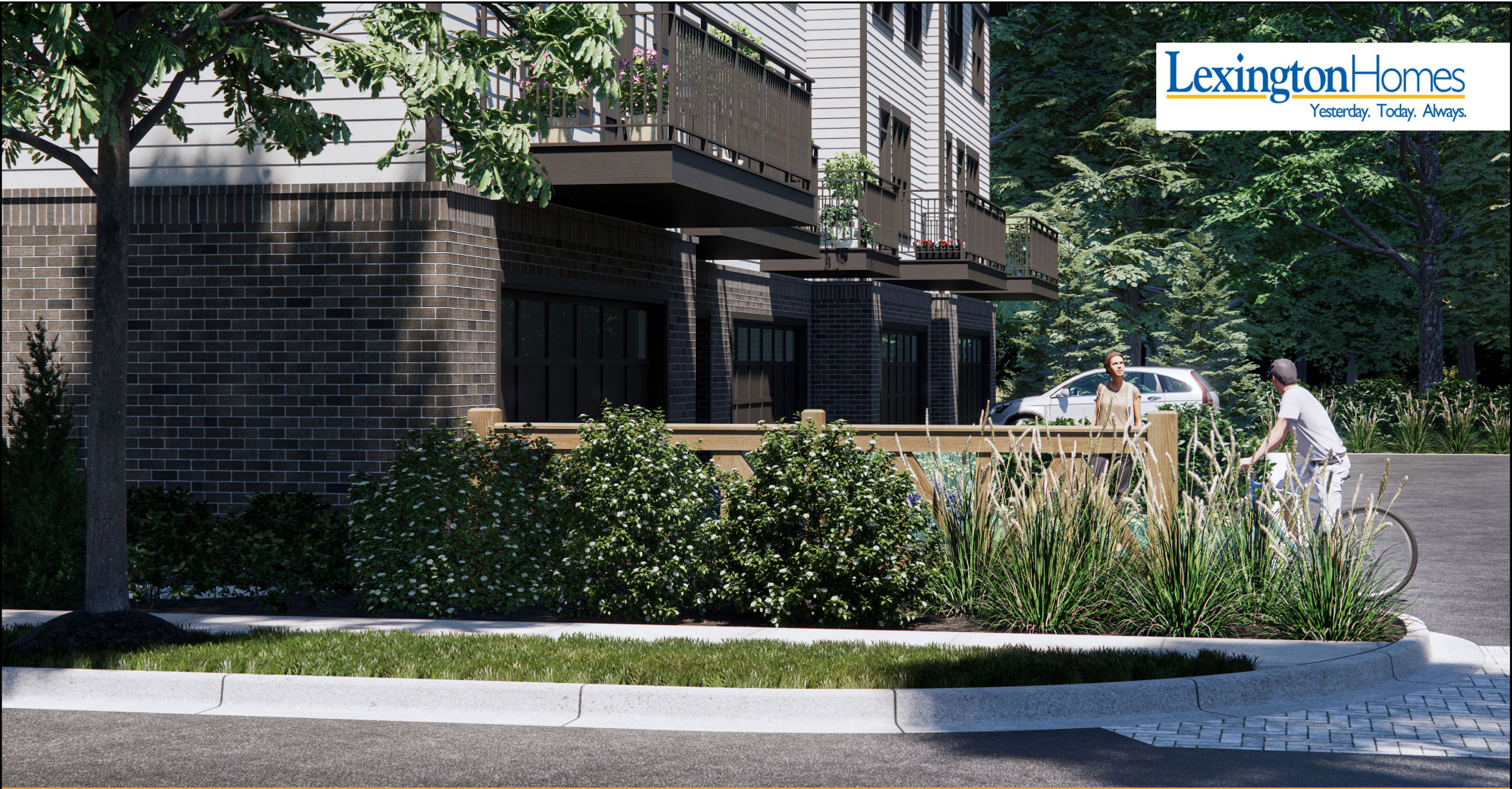
View 5 | Overlook Plaza Area



View 6 | Looking East Along Internal Boulevard



View 7 | Rain Garden





View 9 | East Seating Area





View 11 | At New Intersection Along Deerfield Road



View 12 | Looking Northeast Along Deerfield Road

Project Benefits

- 1) **Provision of new housing option for existing residents**
- 2) **Dedication of right-of-way and granting of easements that will facilitate construction of planned Deerfield Road improvements**
- 3) **Construction of stormwater management improvements that will facilitate the construction of planned Deerfield Road improvements**
- 4) **Dedication of right-of-way and granting easements that will facilitate construction of access road that will provide alternate access route to and from Deerfield Road for commercial properties at corner of Deerfield Road and Milwaukee Avenue**
- 5) **Improve drainage conditions by working with Village and owners of properties to the east**
- 6) **Construction of affordable housing units**
- 7) **Contribution for construction of additional housing units**
- 8) **New tax revenues for the Village, local school districts and other taxing jurisdictions with little impact on those taxing bodies**

Plan Commission Recommendations

- 1) Approve the text amendment amending Section 9-4A-3 of the Village Code in accordance with the changes shown below:
- 2) (a) Rezone the Subject Property to the 1-R 42,000 square feet district
 - (b) Approve the Preliminary Subdivision Plat
 - (c) Grant a special use under Section 9-4A-3 (as amended) and under section 9-11-9 for multiple family dwellings, and for subdivision that includes lots without frontage on public rights of ways, for a project to be constructed and operated subject to the following conditions:
 - (ii) The access road shall be dedicated to the Village per the Subdivision Plat; all public and infrastructure improvements will be assured by completion security.
 - (iii) The project shall comply with the requirements of the Woodland Protection Ordinance.
 - (iv) The project shall satisfy the requirements of the Village's Affordable Housing Plan; the Plan Commission recommends that there should be 5 or 6 onsite affordable units and the fee-in-lieu for offsite units should be based upon the recommendation of a knowledgeable consultant.
 - (v) The project shall satisfy the requirements of the Lake County Watershed Development Ordinance as enforced by the Village.

Plan Commission Recommendations

- (vi) A homeowner's declaration of covenants to provide for perpetual care and maintenance of the common areas and improvements, including the engagement of a qualified ecological contractor to maintain native plantings, shall be submitted and approved by the Village and recorded before issuance of a certificate of occupancy.**
- (vii) The project shall grant easements to Lake County and the Village (which may be notated on the Subdivision Plat) for compensatory storage as reflected in the applicant's storm water reports, as requested by the County in connection with the widening of Deerfield Road and the creation of the Access Road.**
- (viii) The project shall maximize native plantings in manicured areas and, in consultation with the village ecologist, enhance the northern woodland buffer area, especially with native plants.**
- (ix) The Board should explore the desirability of installing a fence and removing the mulch path in the northern woodland buffer area, to address concerns of the Meadowlake community.**

Riverwoods Reserve

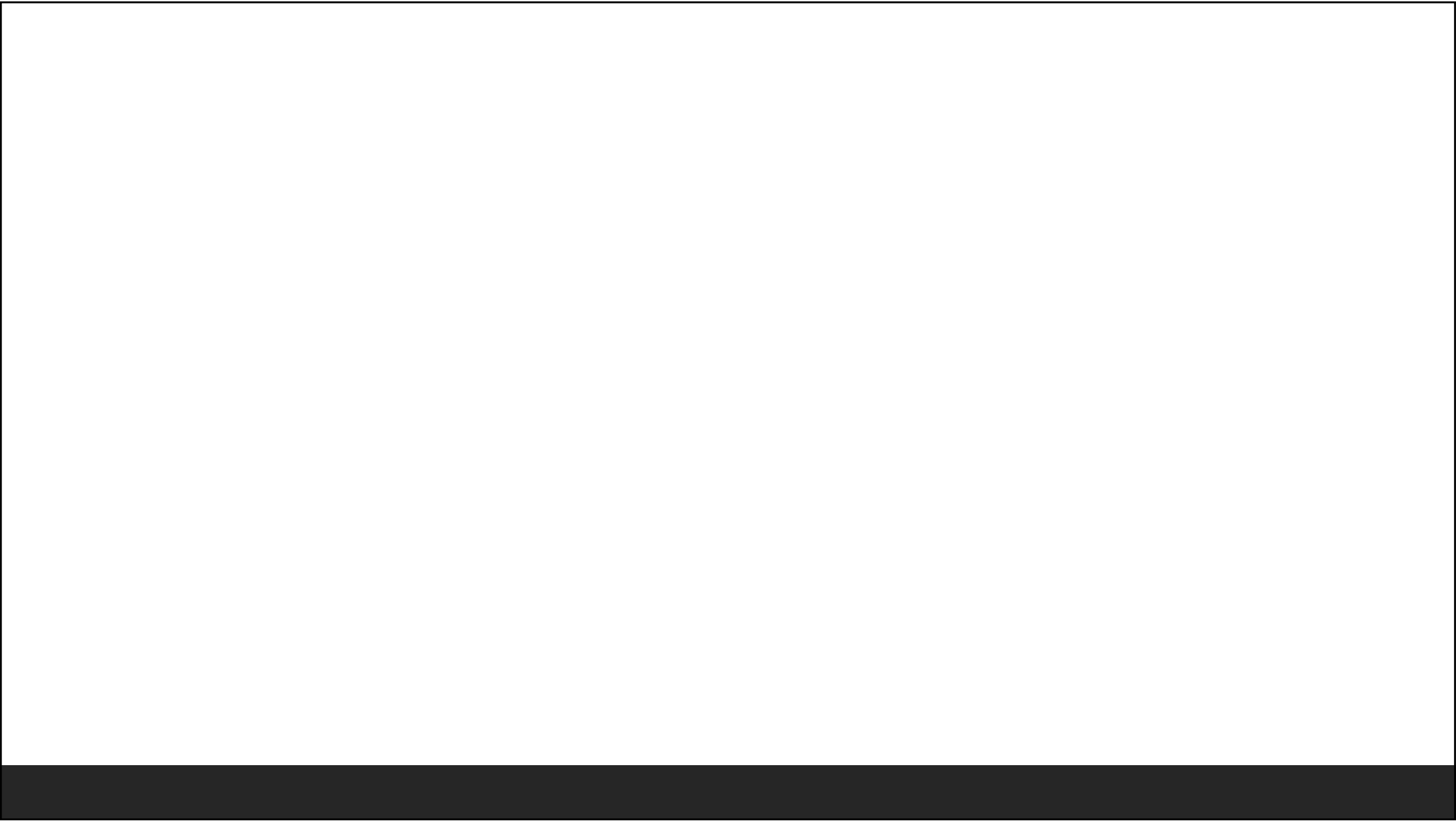


Lexington Homes
Yesterday. Today. Always.

Thank You | Open Discussion



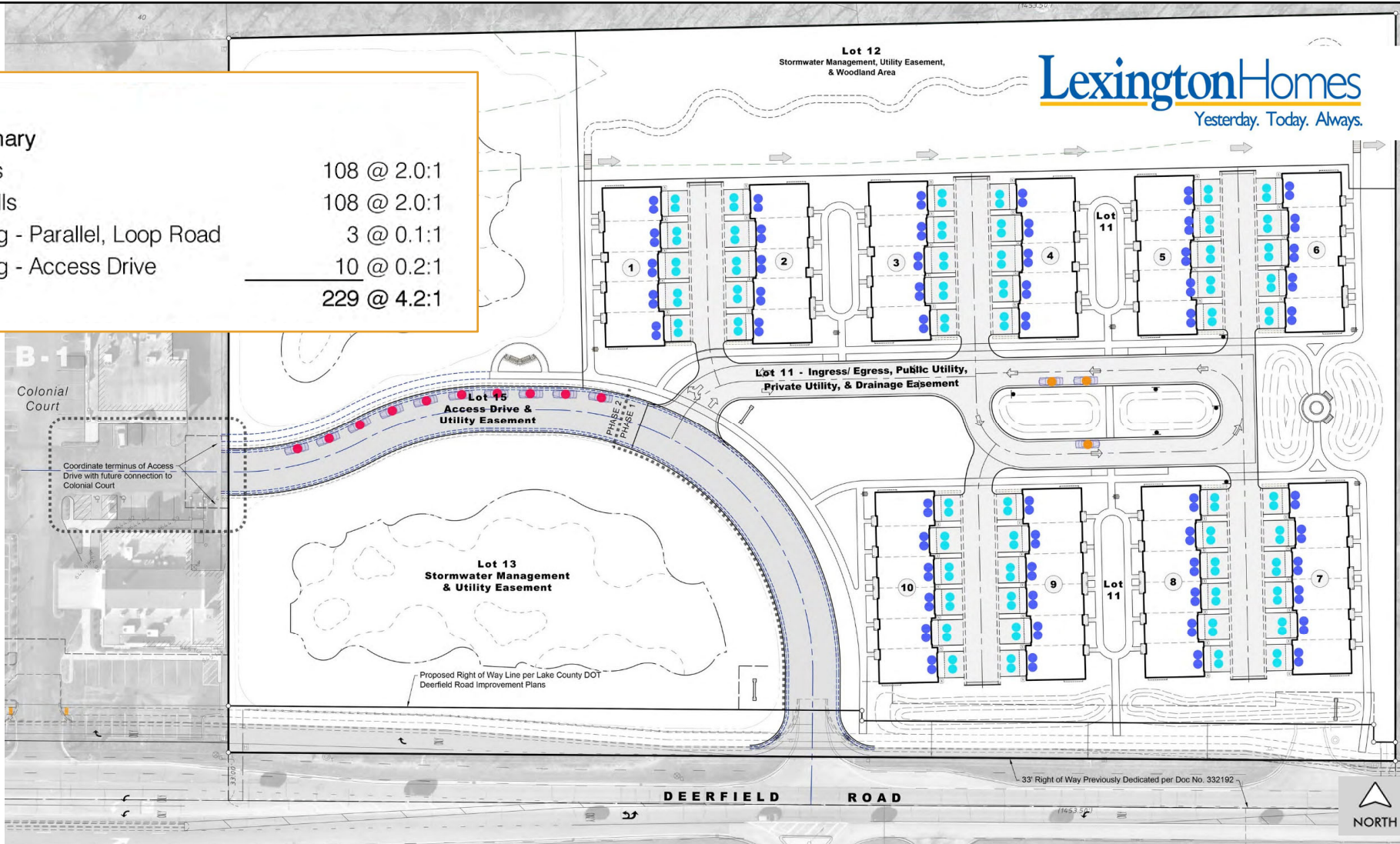
Riverwoods Reserve



Site Data

Parking Summary

Garage Stalls	108 @ 2.0:1
Driveway Stalls	108 @ 2.0:1
Guest Parking - Parallel, Loop Road	3 @ 0.1:1
Guest Parking - Access Drive	10 @ 0.2:1
Total	229 @ 4.2:1





Typical Front Elevation
Scale: 3/16" = 1'-0"



Typical Rear Elevation
Scale: 3/16" = 1'-0"



Typical Side Elevation
Scale: 3/16" = 1'-0"



Typical Rear Elevation
Scale: 3/16" = 1'-0"



Typical Side Elevation
Scale: 3/16" = 1'-0"



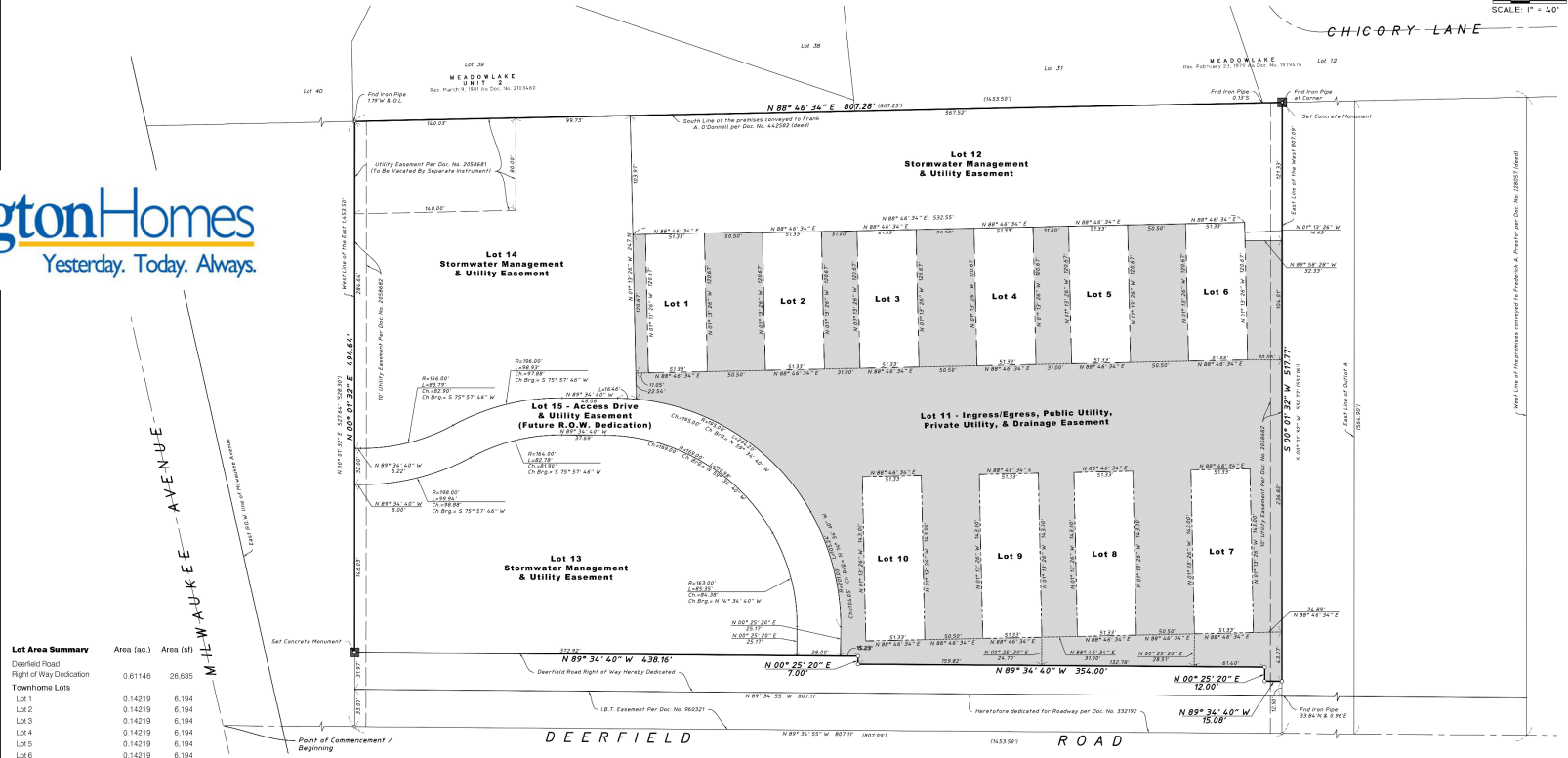
The proposed redevelopment of this property will be completed via three phases:

- *Phase 1 includes the stormwater improvements in preparation for the Deerfield Road widening for the benefit of the County and Village. Rough grading and tree removals for the second half of the Phase 3 access road installation are also included.*
- *Phase 2 includes the construction of the first half of the new access road and the new housing community.*
- *Phase 3 includes the construction of the second half of the new access road from the residential site to the commercial/retail property immediately to the west for the benefit of the Village and community at large.*

P.L.N. 15-26-300-019
 MAIL PLAT TO:
 HAEGER ENGINEERING LLC
 CONSULTING ENGINEERS AND LAND SURVEYORS
 100 EAST STATE PARKWAY
 SCHUMBERG, IL 60073

PRELIMINARY PLAT OF RIVERWOODS RESERVE

SHEET 1 OF 1



Lot Area Summary

Area (ac.)	Area (sq ft)
Deerfield Road Right of Way Dedication	0.61146 26,635
Townhome Lots	
Lot 1	0.14219 6,194
Lot 2	0.14219 6,194
Lot 3	0.14219 6,194
Lot 4	0.14219 6,194
Lot 5	0.14219 6,194
Lot 6	0.14219 6,194
Lot 7	0.16853 7,341
Lot 8	0.16853 7,341
Lot 9	0.16853 7,341
Lot 10	0.16853 7,341
Lot 11 Common Area	2.62645 114,408
Subtotal Lots 1 - 11	4.15372 180,956
Stormwater Management Lots	
Lot 12	1.36456 59,440
Lot 13 South Pond	1.45499 63,379
Lot 14 North Pond	1.44583 62,661
Open Space	
Lot 15 Access Drive	0.43175 18,807
Total	8.80086 385,543

Legal Description

THE WEST 60 (60) FEET OF THE EAST 1/4 (1/4) AS SAID FEET MEASURED ALONG THE CENTER LINE OF DEERFIELD ROAD; OF THAT PORT OF THE SOUTH HALF OF SECTION 26, TOWNSHIP 43 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS, COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF MILWAUKEE AVENUE WITH THE CENTER LINE OF DEERFIELD ROAD; THENCE EAST ALONG THE CENTER LINE OF DEERFIELD ROAD TO THE WEST LINE OF PROPERTY CONVEYED TO FREDERICK A. FREESTON BY WARRANTY DEED RECORDED AS DOCUMENT NO. 28807; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF PREMISES CONVEYED TO FRANK A. O'DONNELL BY WARRANTY DEED RECORDED AS DOCUMENT NO. 44258; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID PROPERTY CONVEYED TO SAID FRANK A. O'DONNELL TO THE CENTER LINE OF MILWAUKEE AVENUE; THENCE SOUTHERLY ALONG THE CENTER LINE OF MILWAUKEE AVENUE TO THE PLACE OF BEGINNING IN LAKE COUNTY, ILLINOIS.



- Notes:**
- The basis of bearing shown herein is based on N40° 03'01" (true) East Zone 1701 State Plane Coordinates as indicated from Cook County GIS Records.
 - Underground utilities are not shown herein.
 - Based on information provided on the Flood Insurance Rate Map, Community Flood No. 170012000X dated September 18, 2013 produced by the Federal Emergency Management Agency (FEMA) and Cook County, Illinois, the property shown and described herein is located within Zone X, which is defined by FEMA as Areas determined to be outside the 1% annual chance floodplain, and Zone AE - Special Flood Hazard Areas (SFHA) Subject to inundation by the 1% Annual Chance Flood. Base Flood Elevations determined by the Insurance Company of North America (ICNA) are indicated on the map.
 - In the preparation of this survey reference was made to Chicago Title Insurance Company Commitment for Title Insurance Order No. CO470009581 with an Effective Date of November 02, 2020.
 - Lot 12 is a "Common Area / Easement for Ingress / Egress, Public Utilities, Private Utilities and Drainage" benefiting Lots 1 to 12.

Originally Prepared: 04/08/2023 Project No: 20-147

HAEGER ENGINEERING
 consulting engineers • land surveyors

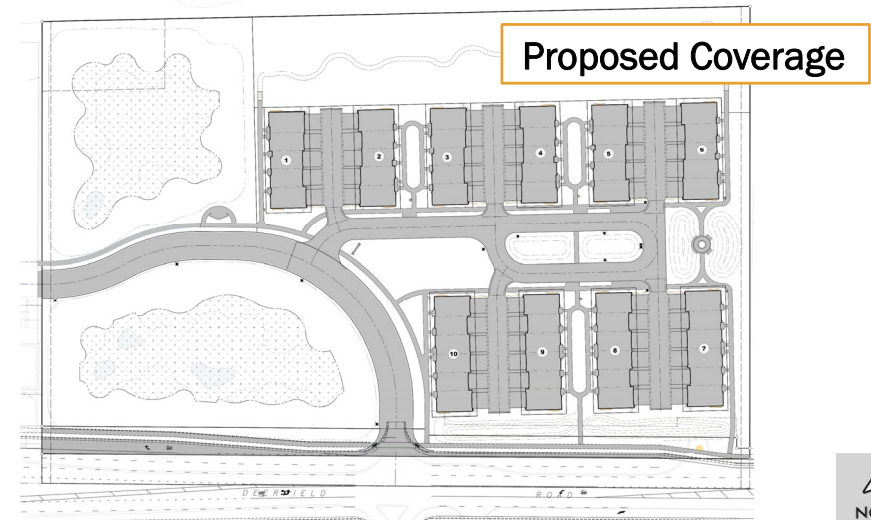
100 East Hennepin, Chicago, IL 60611
 Tel: 617.374.4816 Fax: 617.374.4800
 Email: hhaeger@haeger-engineering.com www.haeger-engineering.com

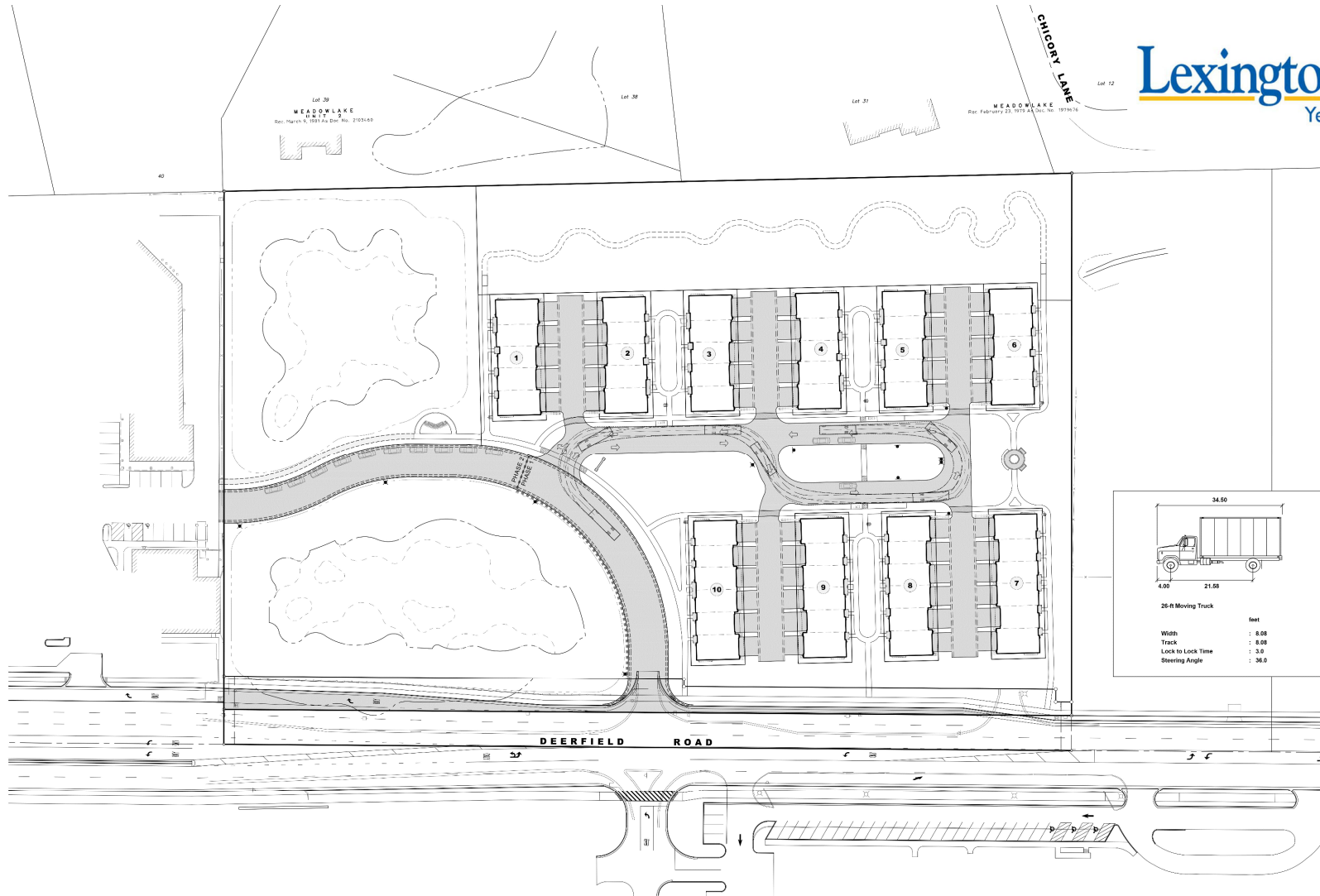
Existing Conditions:

Impervious	104,523 s.f.	2.40 acres
Pervious	269,860 s.f.	6.20 acres
Water Surface	34,170 s.f.	0.78 acres
Total Site	408,553 s.f.	9.38 acres

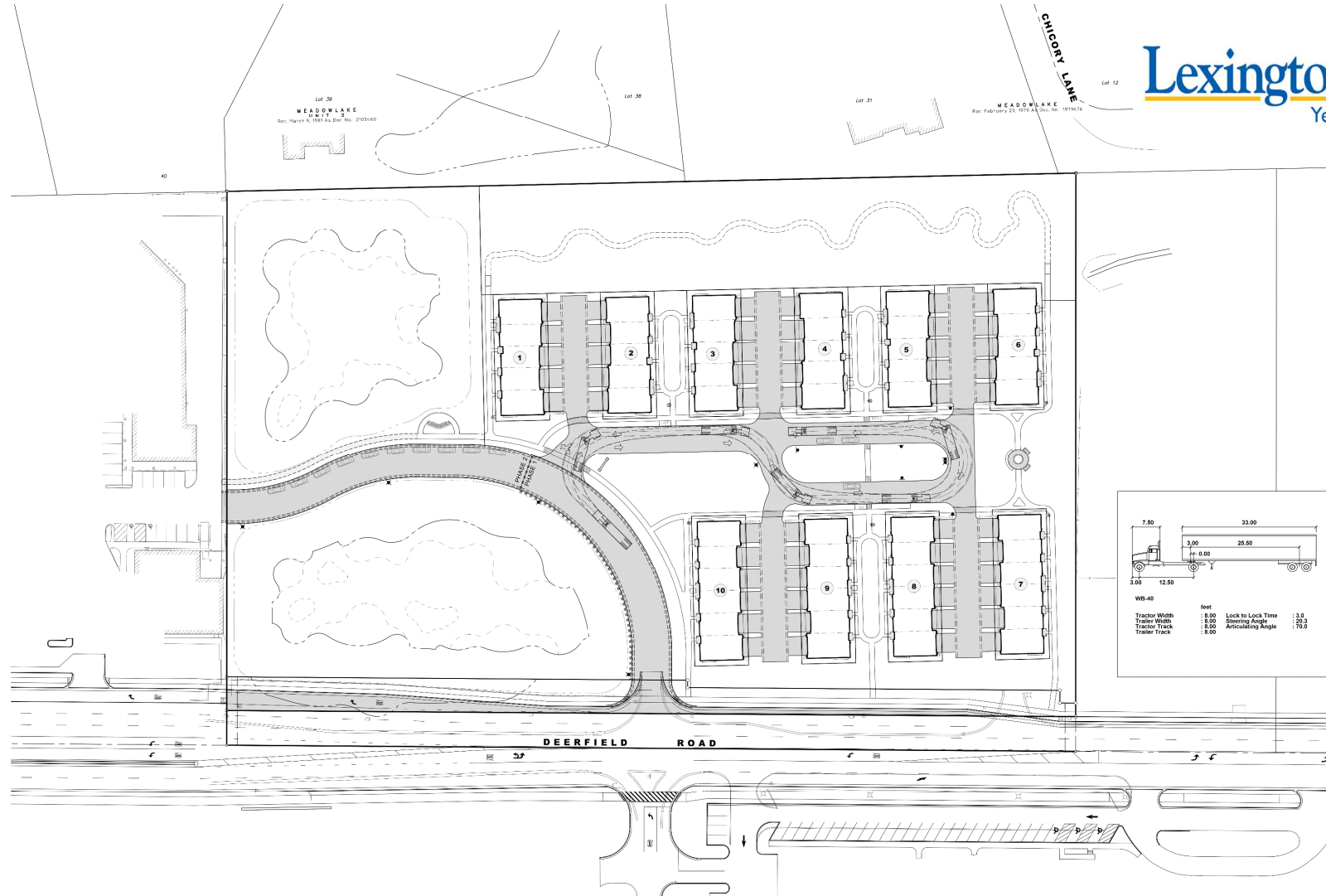
Proposed Conditions:

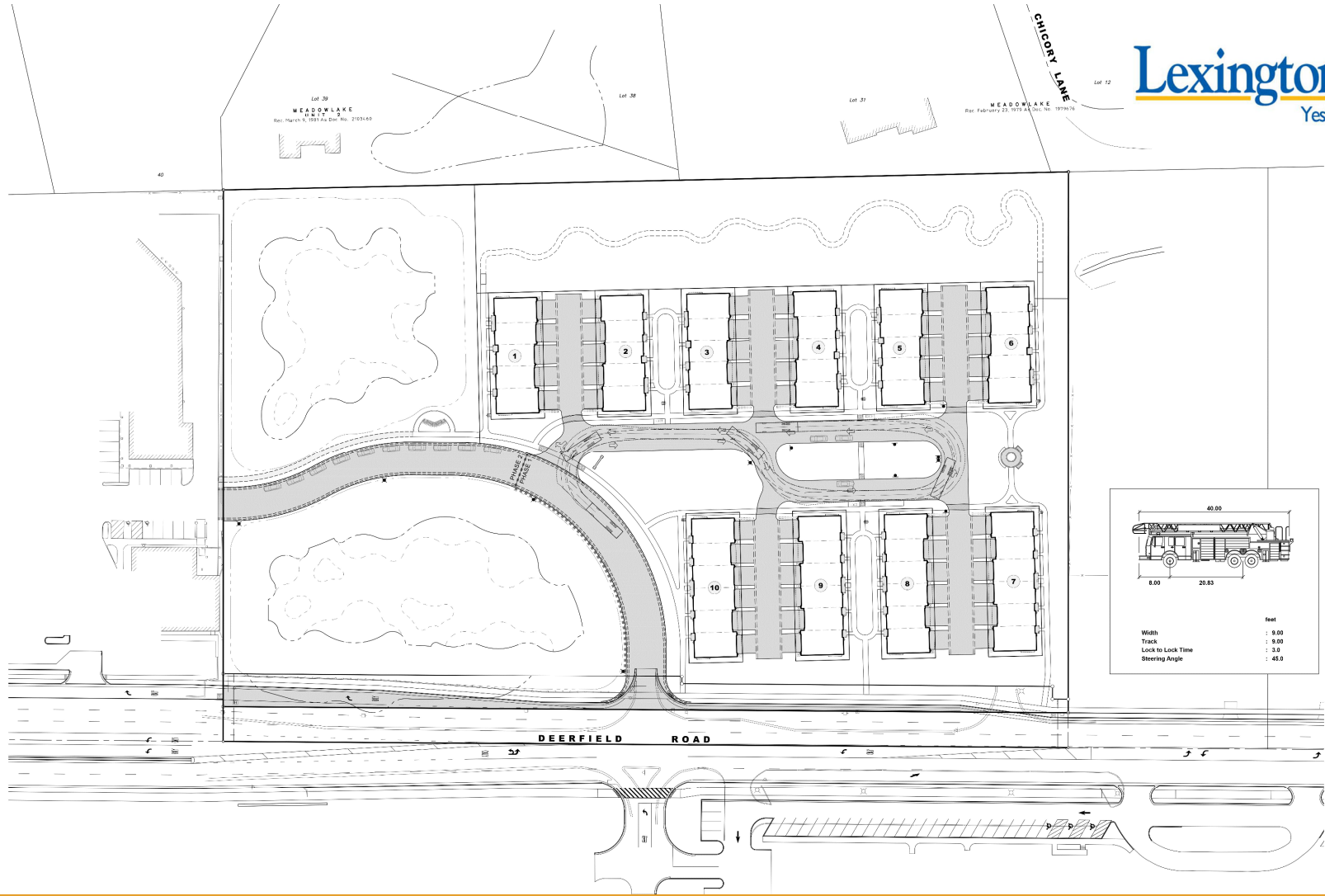
Impervious	148,630 s.f.	3.41 acres
Pervious	209,033 s.f.	4.80 acres
Water Surface	50,890 s.f.	1.17 acres
Total Site	408,553 s.f.	9.38 acres



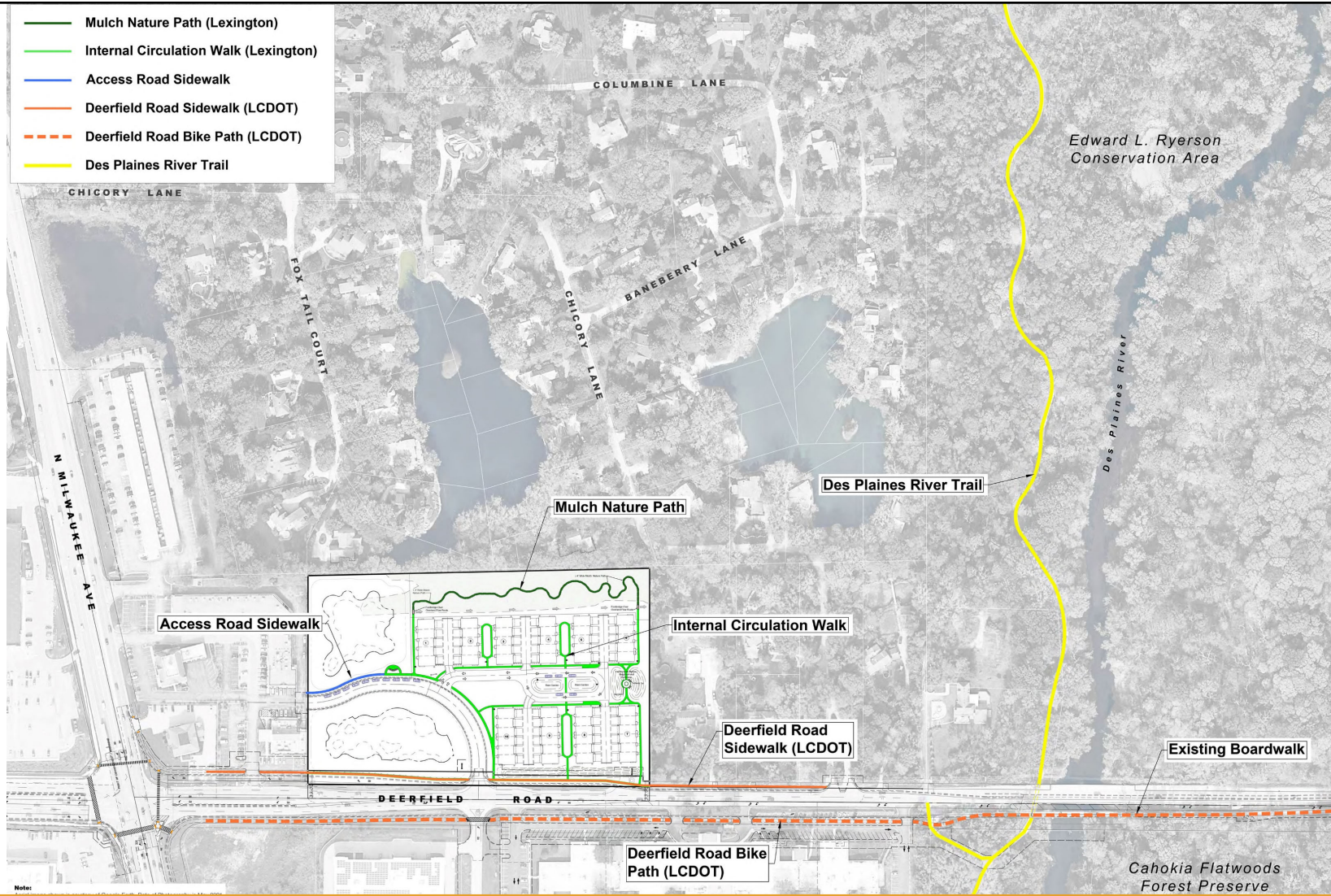


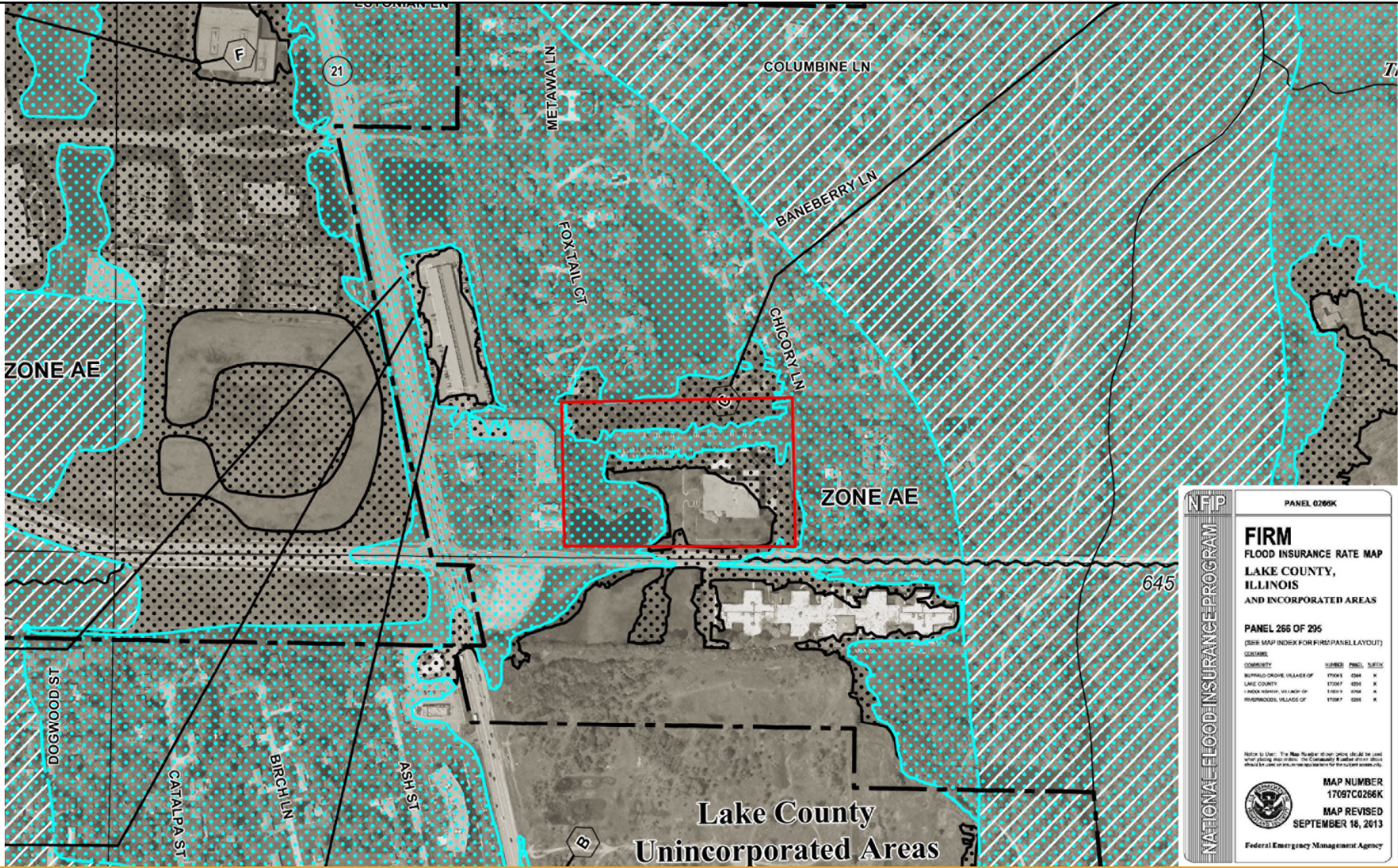
Site Plan 54 Units – Vehicular Turning (Moving / Delivery Truck)





- Mulch Nature Path (Lexington)
- Internal Circulation Walk (Lexington)
- Access Road Sidewalk
- Deerfield Road Sidewalk (LCDOT)
- Deerfield Road Bike Path (LCDOT)
- Des Plaines River Trail





NFIP PANEL 0269K

FIRM
FLOOD INSURANCE RATE MAP
LAKE COUNTY,
ILLINOIS
AND INCORPORATED AREAS

PANEL 266 OF 295
 (SEE MAP INDEX FOR FIRM PANEL LAYOUT)

COMMUNITY	SURVEY	PANEL	SHEET
BUFFALO GROVE, VILLAGE OF	17003	0268	K
LAKE COUNTY	17007	0266	K
LAKE MARY, VILLAGE OF	17007	0264	K
RIVERWOODS, VILLAGE OF	17007	0262	K

Note to User: The Map Number shown on this map should be used when obtaining flood insurance. The Community Number and sheet shown should be used on insurance applications for the subject address only.

MAP NUMBER
17097C0266K
MAP REVISED
SEPTEMBER 16, 2013

Federal Emergency Management Agency

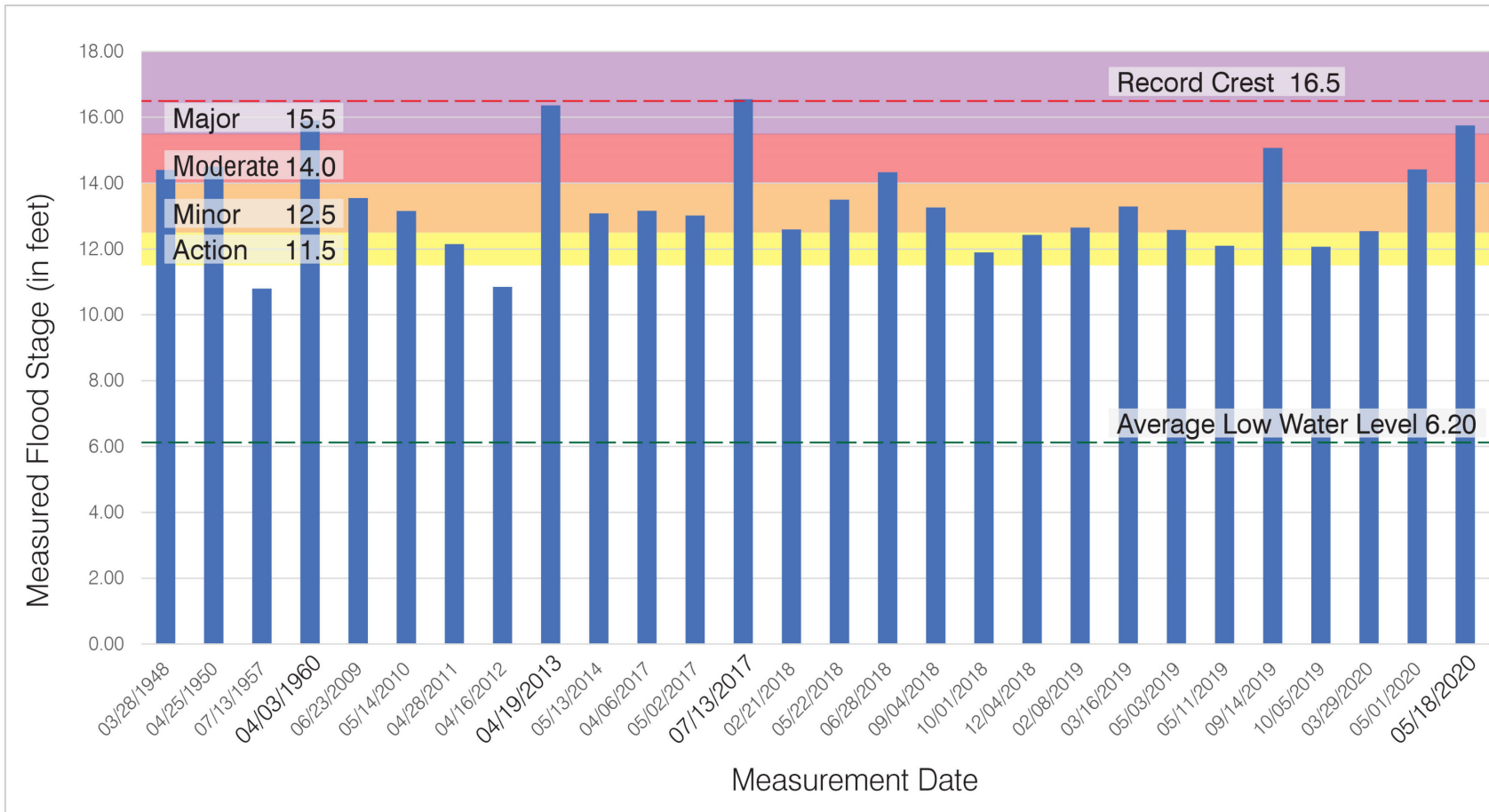


Annual Flood Peaks for Des Plaines River at Lincolnshire



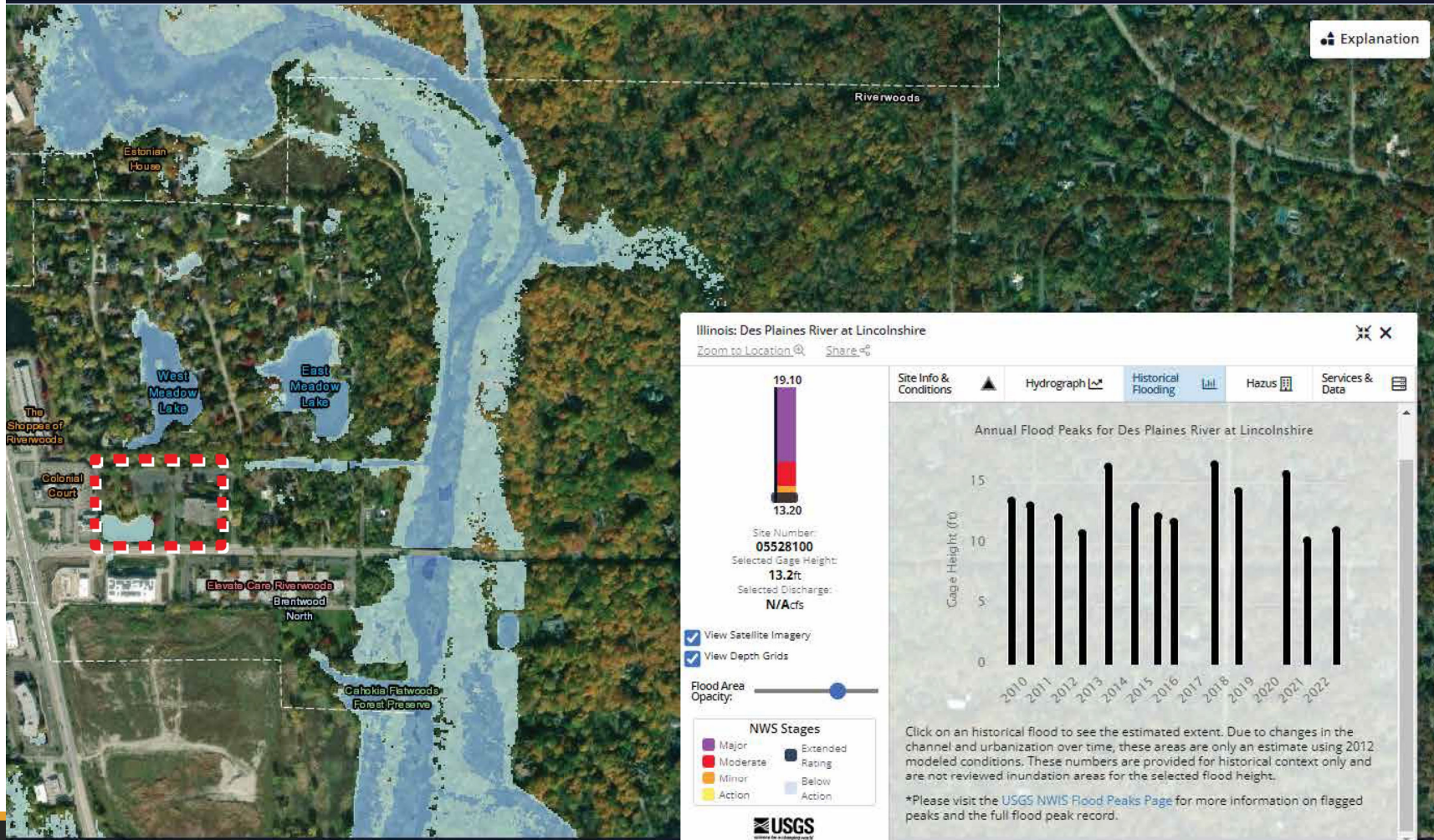
Historical Record of Des Plaines River Crest

As Measured at USGS Lincolshire Water Gauge Site No. 05528100

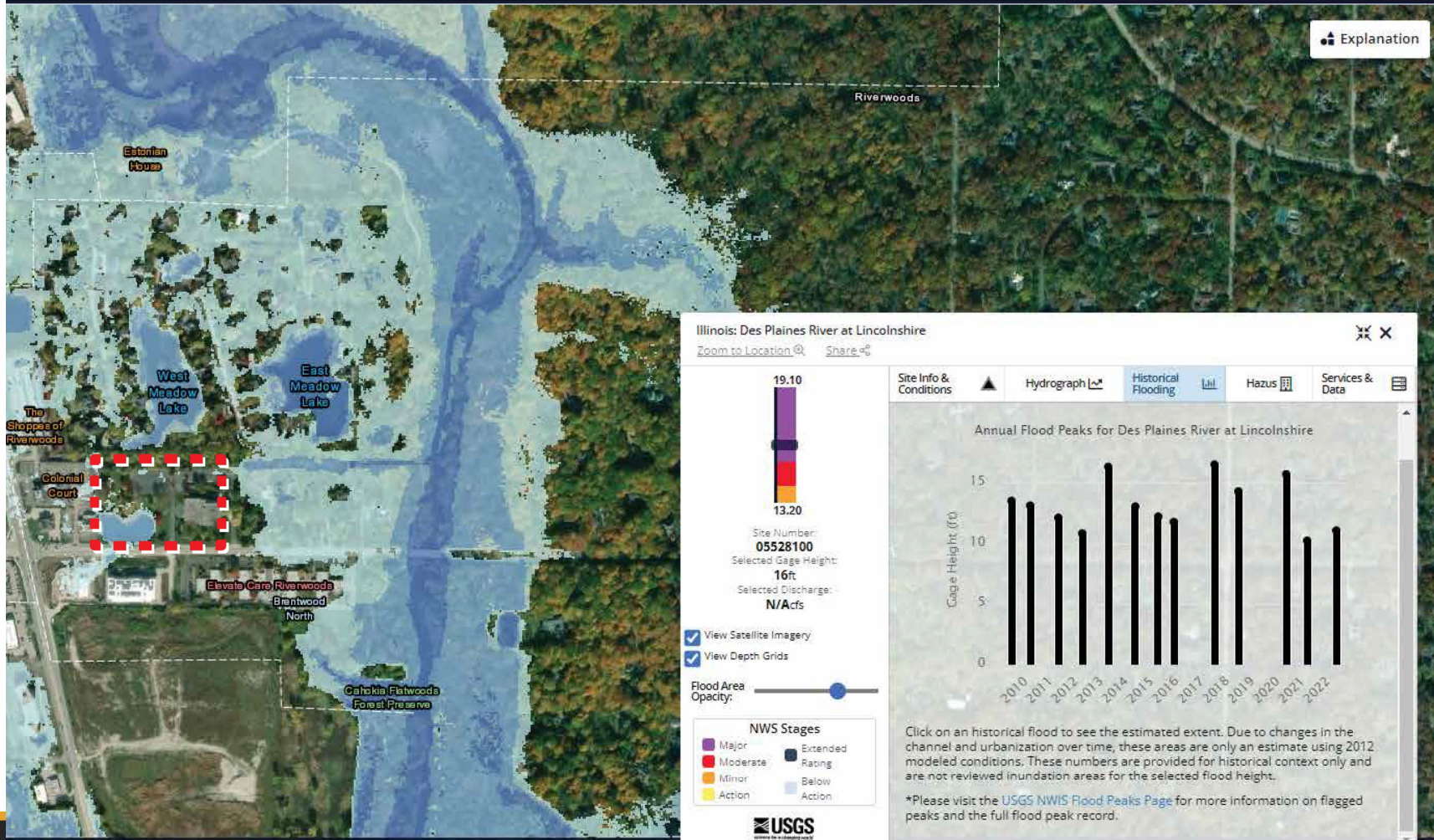


Note:
 Data shown is a compilation of publicly available information from the USGS and NOAA websites, accessed in Spring, 2023. Add 630 to gauge elevations for approximate NAVD88 datum.

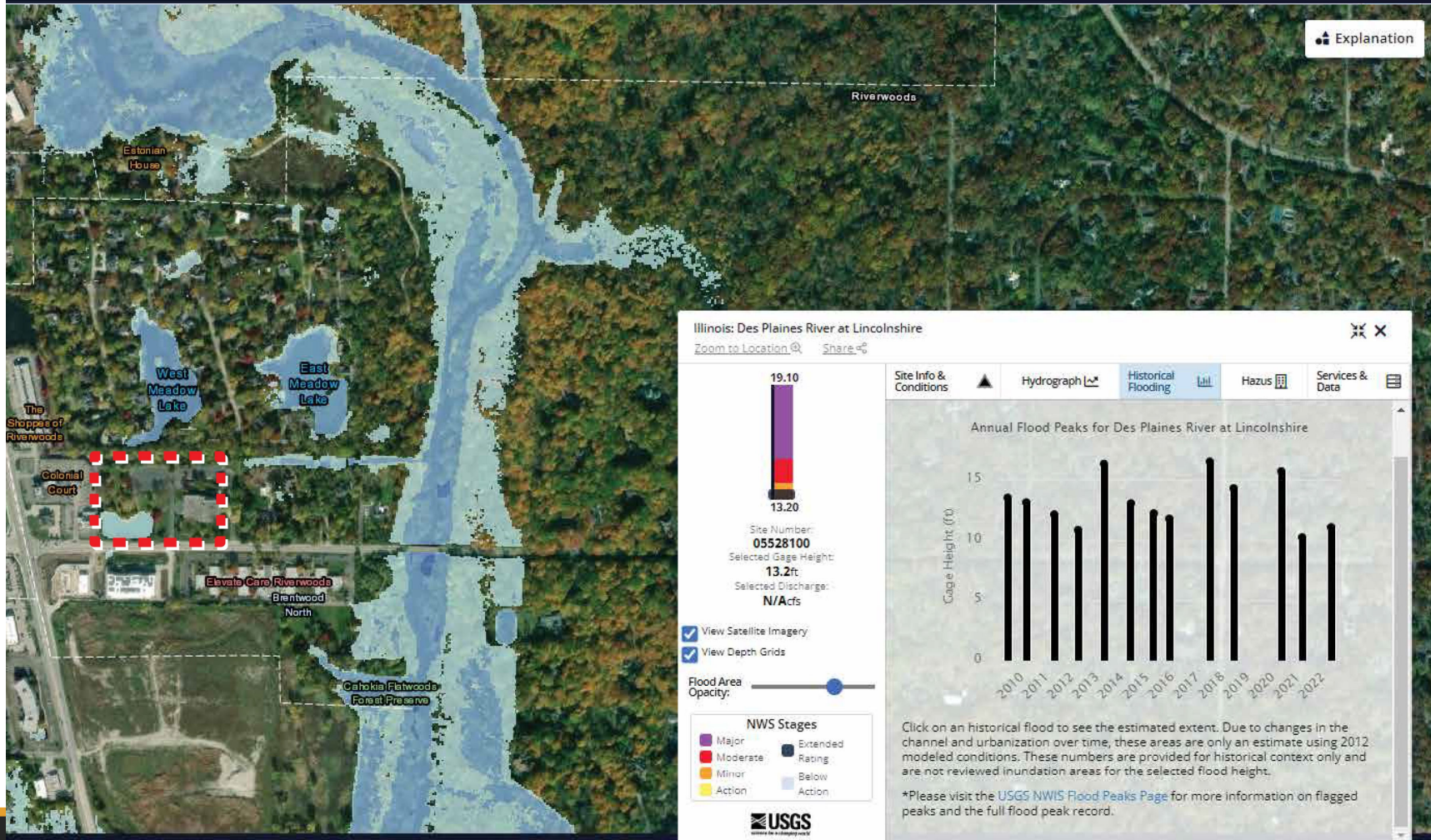
Annual Flood Peak Inundation Map 2009



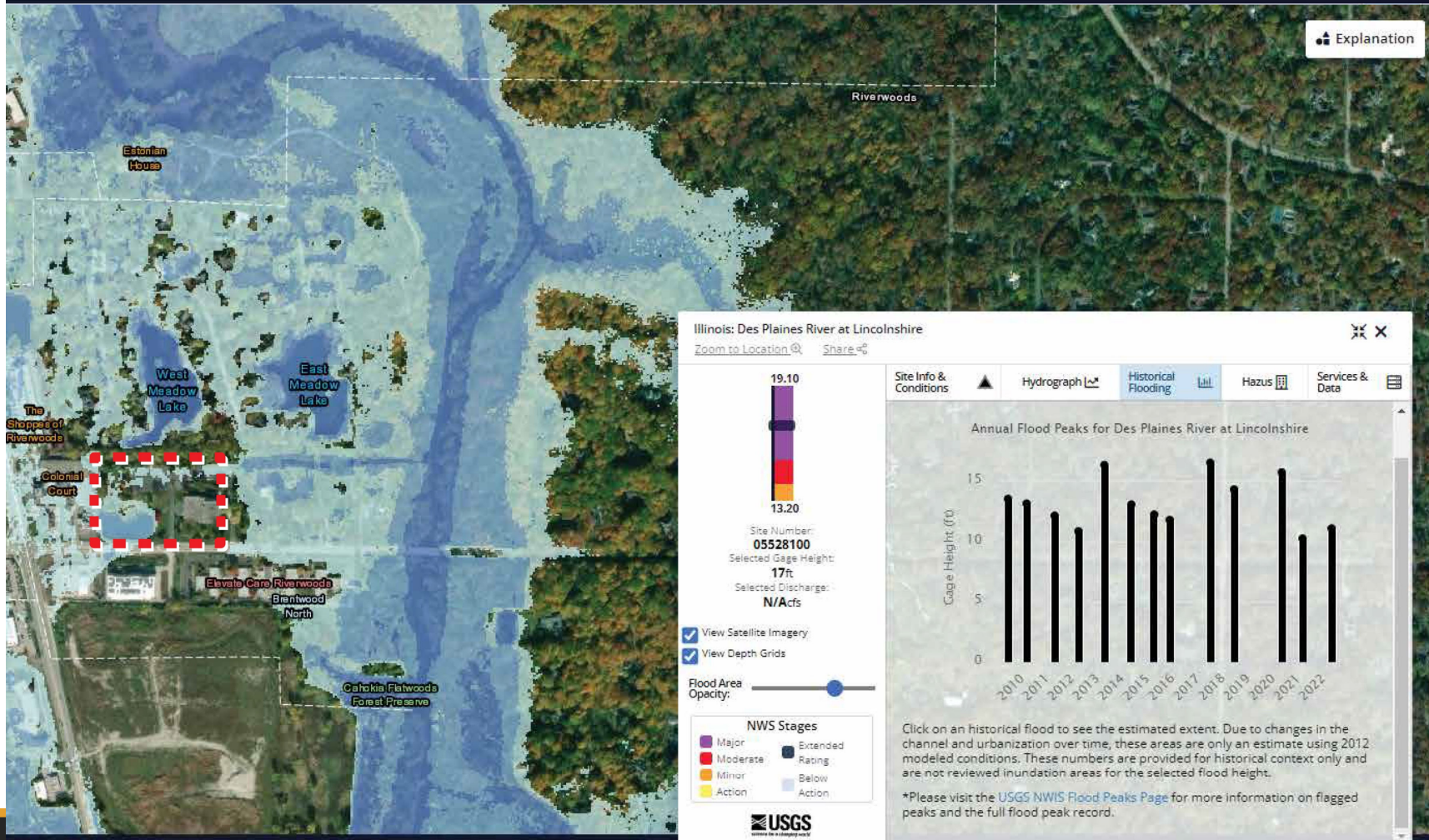
Annual Flood Peak Inundation Map 2013



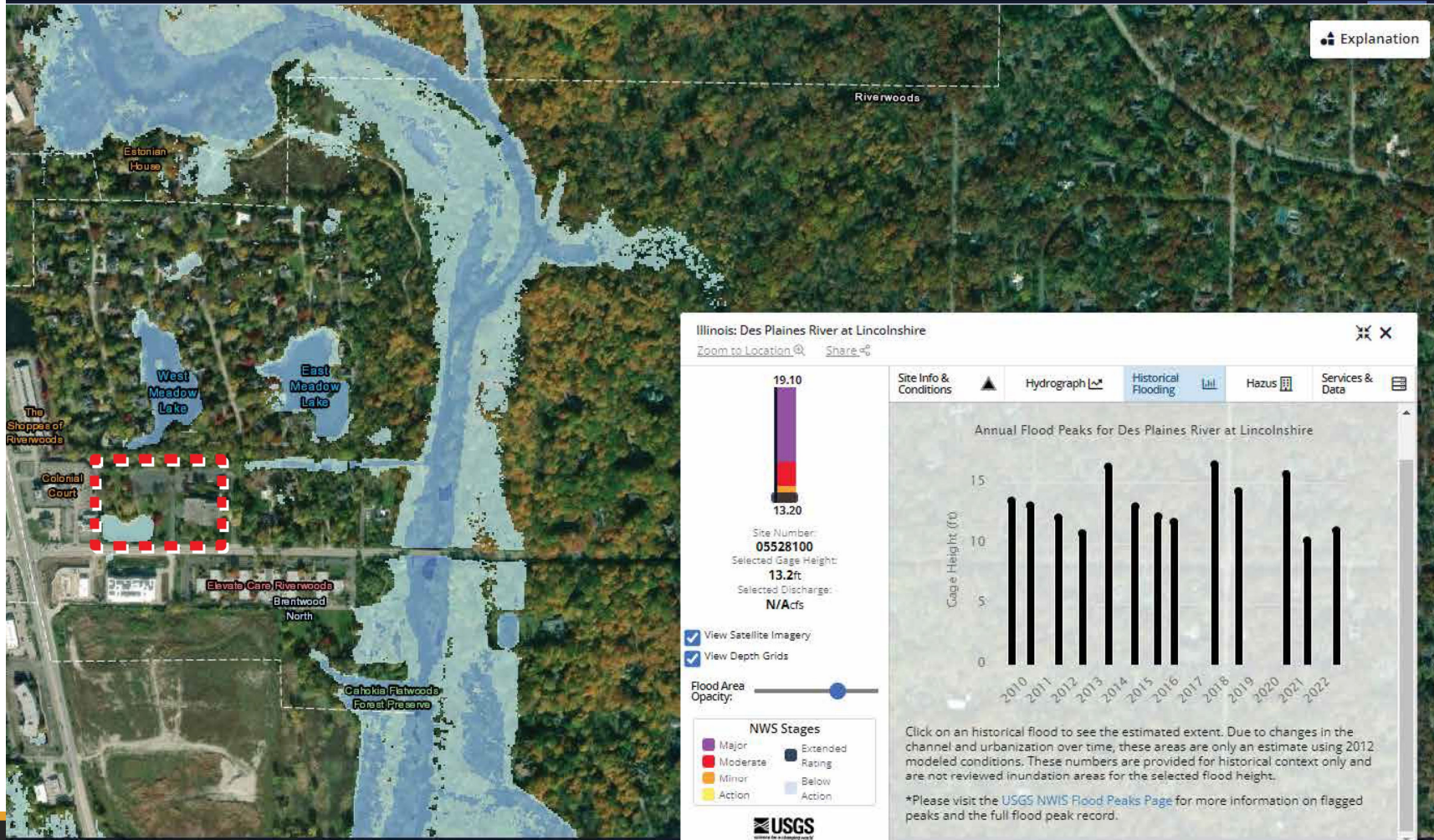
Annual Flood Peak Inundation Map 2014



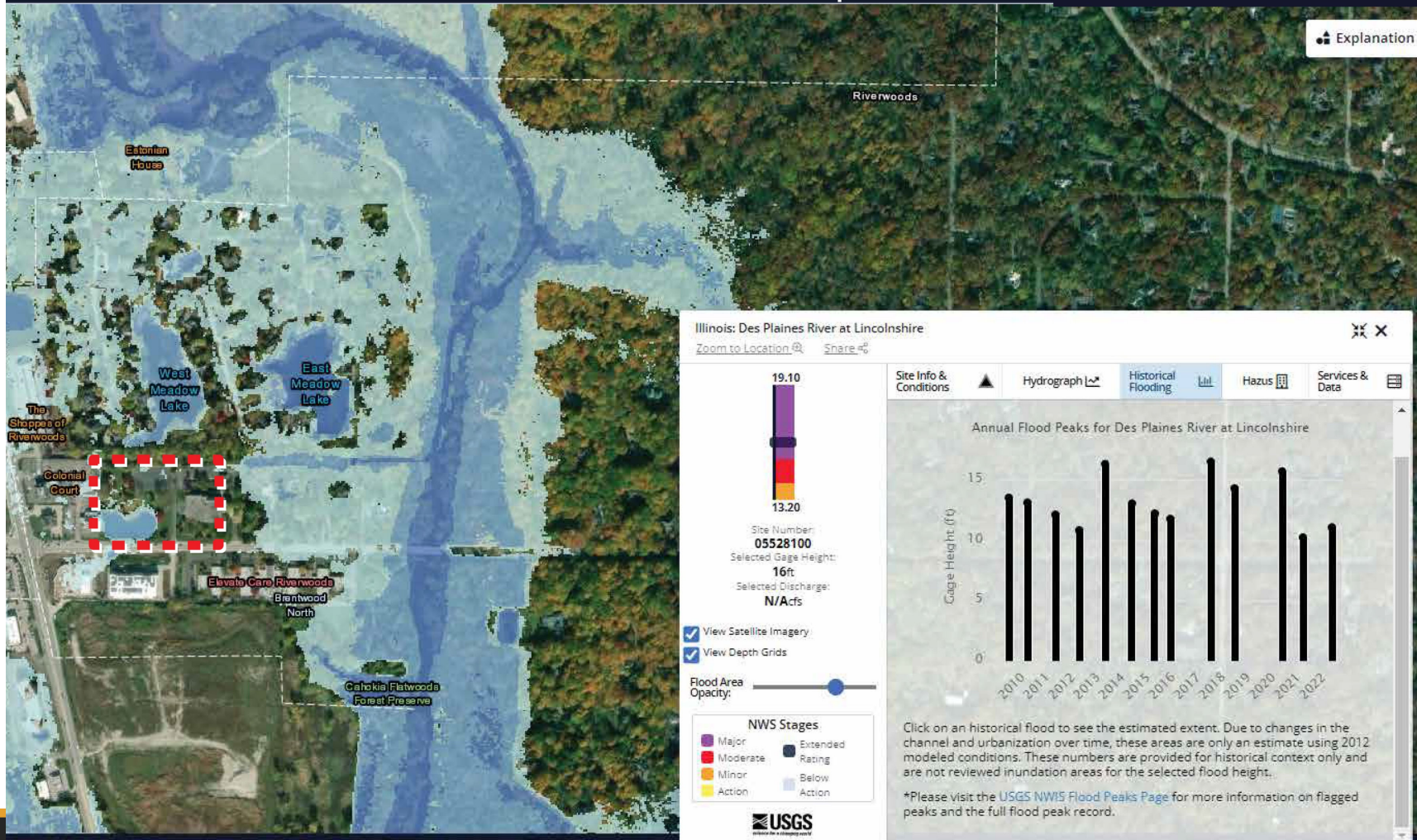
Annual Flood Peak Inundation Map 2017



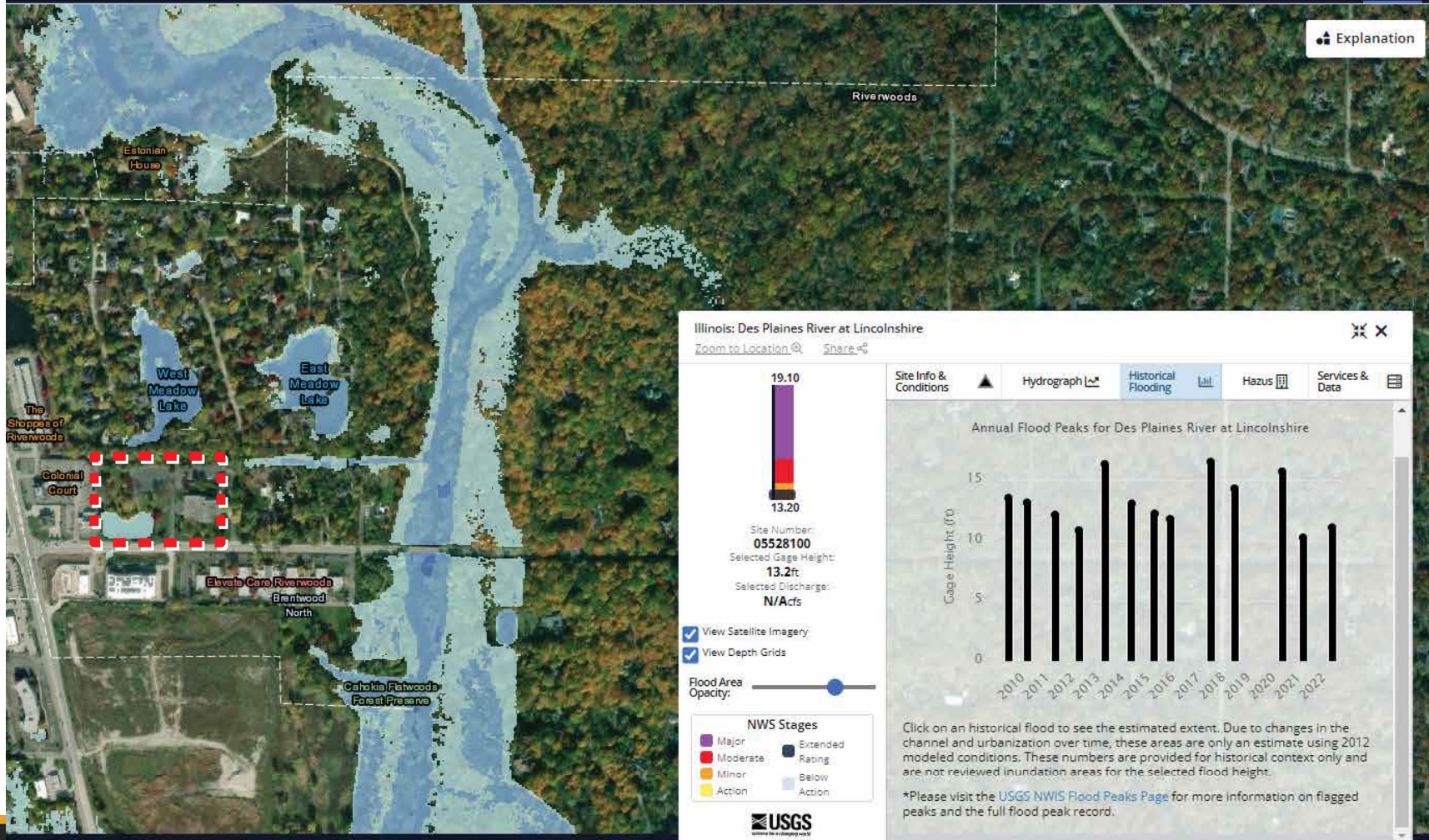
Annual Flood Peak Inundation Map 2018

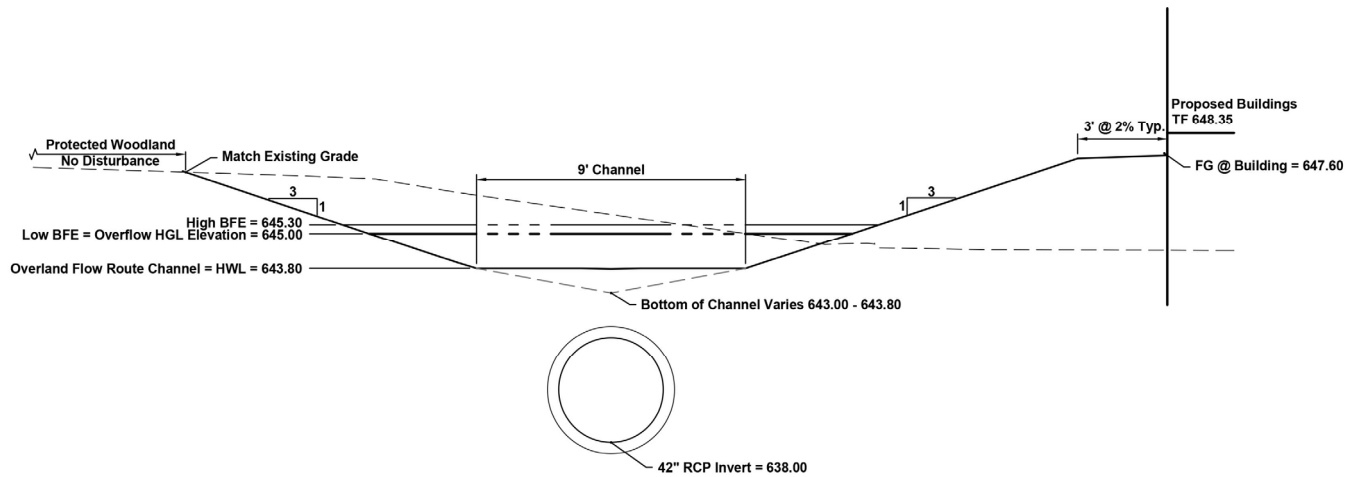


Annual Flood Peak Inundation Map 2020

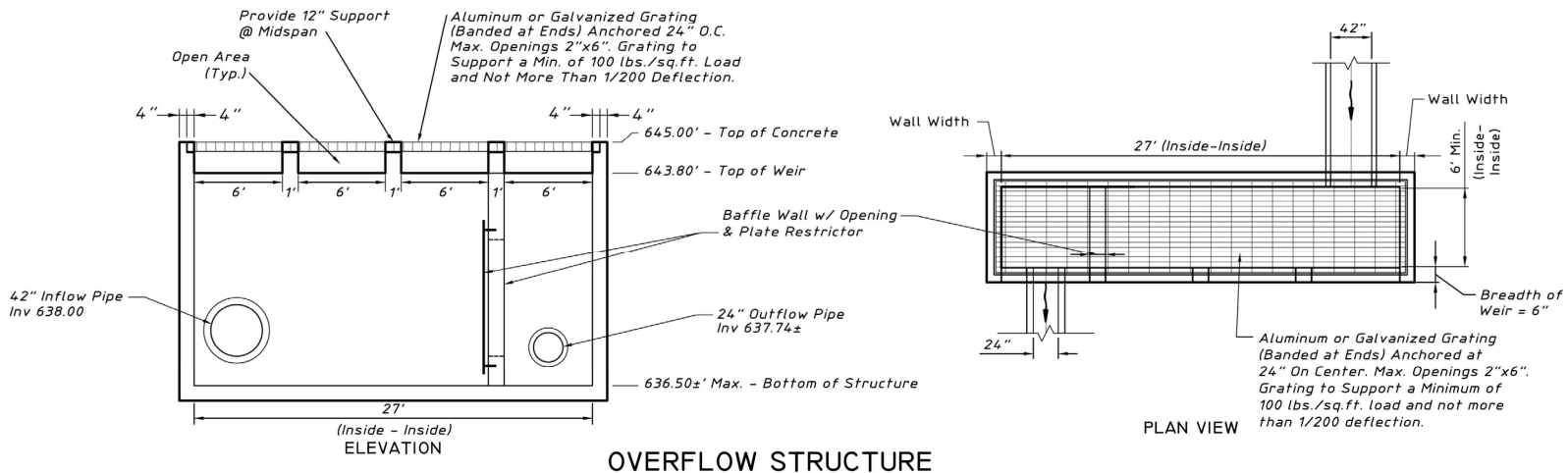


Annual Flood Peak Inundation Map 2021





OVERLAND FLOW ROUTE CROSS SECTION



OVERFLOW STRUCTURE

2-Year Analysis

Table 1: 2-Year Model Comparison (Existing vs Proposed)

Scenario	Peak Flow (cfs)	Peak Elevation (ft)	Storage @ Peak Elevation (ac-ft)	Storm Event (100 Year)
Existing Conditions	12.55	641.95	3.450	24 Hour
Proposed Conditions	0.78	640.24	3.863	72 Hour
Change	-11.77	-1.71	+0.413	+48 Hour

Table 2: 2-Year Peak Flow Comparison (Existing vs Proposed)

ID	Existing Conditions		Proposed Conditions		Reduction
	2-Year Peak Flow (cfs)	Storm Event (2 Year)	2-Year Peak Flow (cfs)	Storm Event (2 Year)	Change in Flow (cfs)
To Drainage Ditch (Des Plaines River)	8.83	48 Hour	0.78	72 Hour	-8.05
To Meadowlake	0.02	18 Hour	0.01	18 Hour	-0.01
To 3700 Deerfield Road	0.07	18 Hour	0.04	18 Hour	-0.03
To Deerfield Road	0.08	18 Hour	---*	---	---*

*Discharge tributary to Deerfield Road to be determined in Final Engineering, but shall not exceed existing

100-Year Analysis

Table 3: 100-Year Model Comparison (Existing vs Proposed)

Scenario	Peak Flow (cfs)	Peak Elevation (ft)	Storage @ Peak Elevation (ac-ft)	Storm Event (100 Year)
Existing Conditions	13.58	643.97	5.818	18 Hour
Proposed Conditions	3.37	643.82	11.623	48 Hour
Change	-10.20	-0.15	+5.805	+30 Hour

Table 4: 100-Year Peak Flow Comparison (Existing vs Proposed)

ID	Existing Conditions		Proposed Conditions		Reduction
	100-Year Peak Flow (cfs)	Storm Event (100 Year)	100-Year Peak Flow (cfs)	Storm Event (100 Year)	Change in Flow (cfs)
To Drainage Ditch (Des Plaines River)	9.64	18 Hour	3.37	48 Hour	-6.27
To Meadowlake	0.33	2 Hour	0.12	2 Hour	-0.21
To 3700 Deerfield Road	0.98	2 Hour	0.64	2 Hour	-0.34
To Deerfield Road	1.26	1 Hour	---*	---	---*

*Discharge tributary to Deerfield Road to be determined in Final Engineering, but shall not exceed existing



Site Plan 54 Units – Proposed Conditions vs. Existing Conditions (Plan)

Student Generation Estimates
Lexington Homes - Riverwoods Reserve Residential Development
Riverwoods, Illinois



Table 1. Residential Multipliers for All School Age Children -- Illinois

Unit Type	Total SAC	Elementary Grades K-2	Elementary Grades 3-6	Jr High Grades 7-8	Total Grades K-8	High School Grades 9-12
2 Bedroom	0.06	0.01	0.02	0.01	0.04	0.02
3 Bedroom	0.20	0.06	0.05	0.01	0.12	0.08
4 Bedroom	0.55	0.16	0.13	0.09	0.38	0.17

Source: Rutgers University

Table 2. Estimated Number of All School Age Children by Grade and by District

Unit Type	Unit Count	School Age Children by Grade					School District	
		Grades K-2	Grades 3-6	Grades 7-8	Grades K-8	Grades 9-12	ES 102	HS 125
2 Bedroom	21	0.2	0.4	0.2	0.8	0.4	0.8	0.4
3 Bedroom	30	1.8	1.5	0.3	3.6	2.4	3.6	2.4
4 Bedroom	3	0.5	0.4	0.3	1.1	0.5	1.1	0.5
Totals	54	2.5	2.3	0.8	5.6	3.3	5.6	3.3

Sources: Lexington Homes, Rutgers University, JRG

Table 3. Ratio of Public to Private School Attendance

School District	Public	Private
Aptakisic-Tripp School District 102	95.8%	4.2%
Stevenson High School District 125	97.1%	2.9%

Source: U.S. Census, American Community Survey (5-Year Estimates, 2020), JRG

Table 4. Estimated Number of Public School Age Children by Grade and by District

Unit Type	Unit Count	Grades K-2	Grades 3-6	Grades 7-8	Grades K-8	Grades 9-12	ES D102	HS D125
2 Bedroom	21	0.2	0.4	0.2	0.8	0.4	0.8	0.4
3 Bedroom	30	1.7	1.4	0.3	3.4	2.3	3.4	2.3
4 Bedroom	3	0.5	0.4	0.3	1.1	0.5	1.1	0.5
Totals	54	2.4	2.2	0.7	5.3	3.2	5.3	3.2

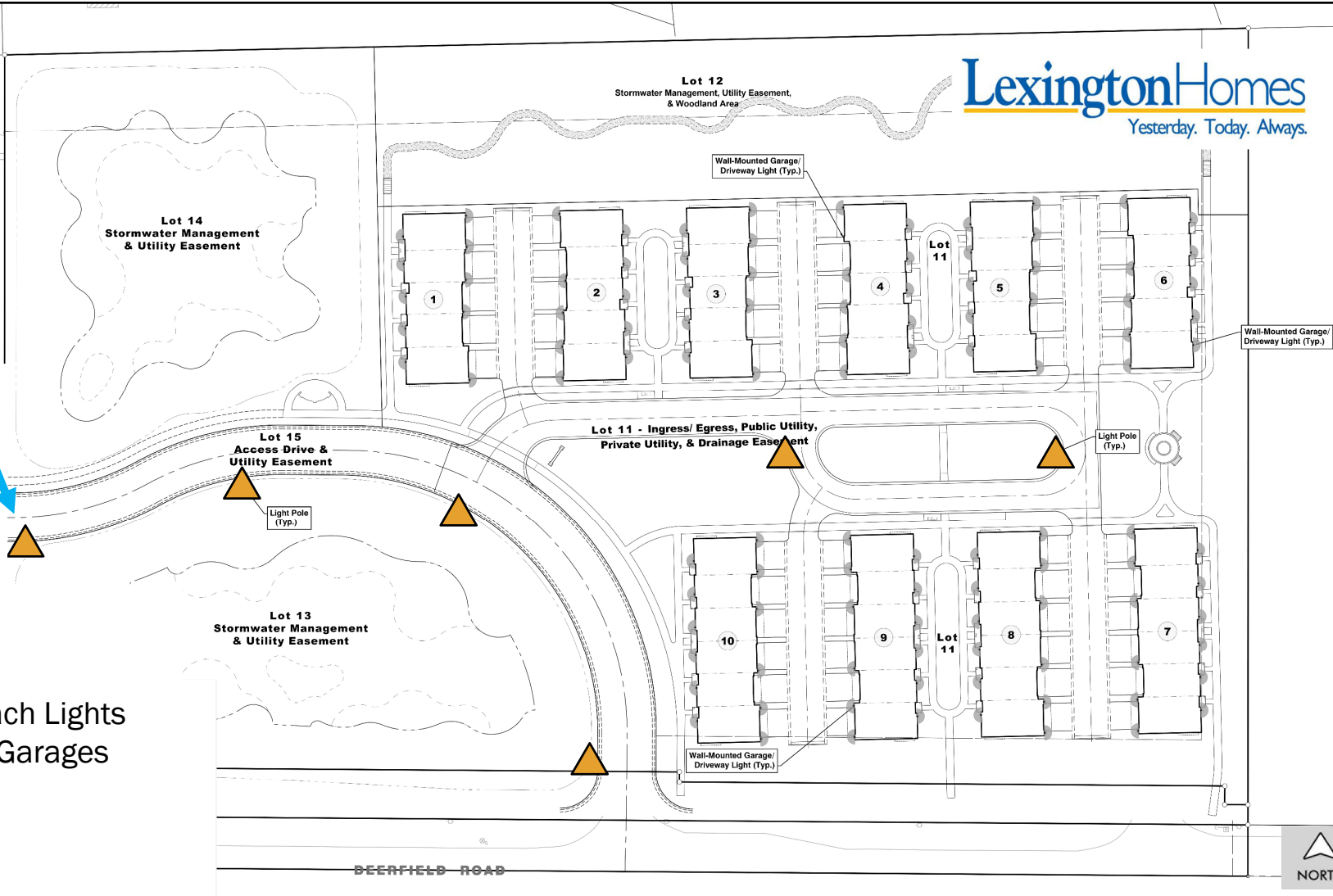
Johnson Research Group, Inc.

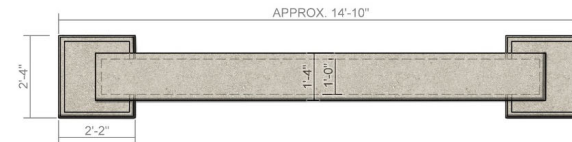
4/12/23

Street Light Location



Coach Lights for Garages





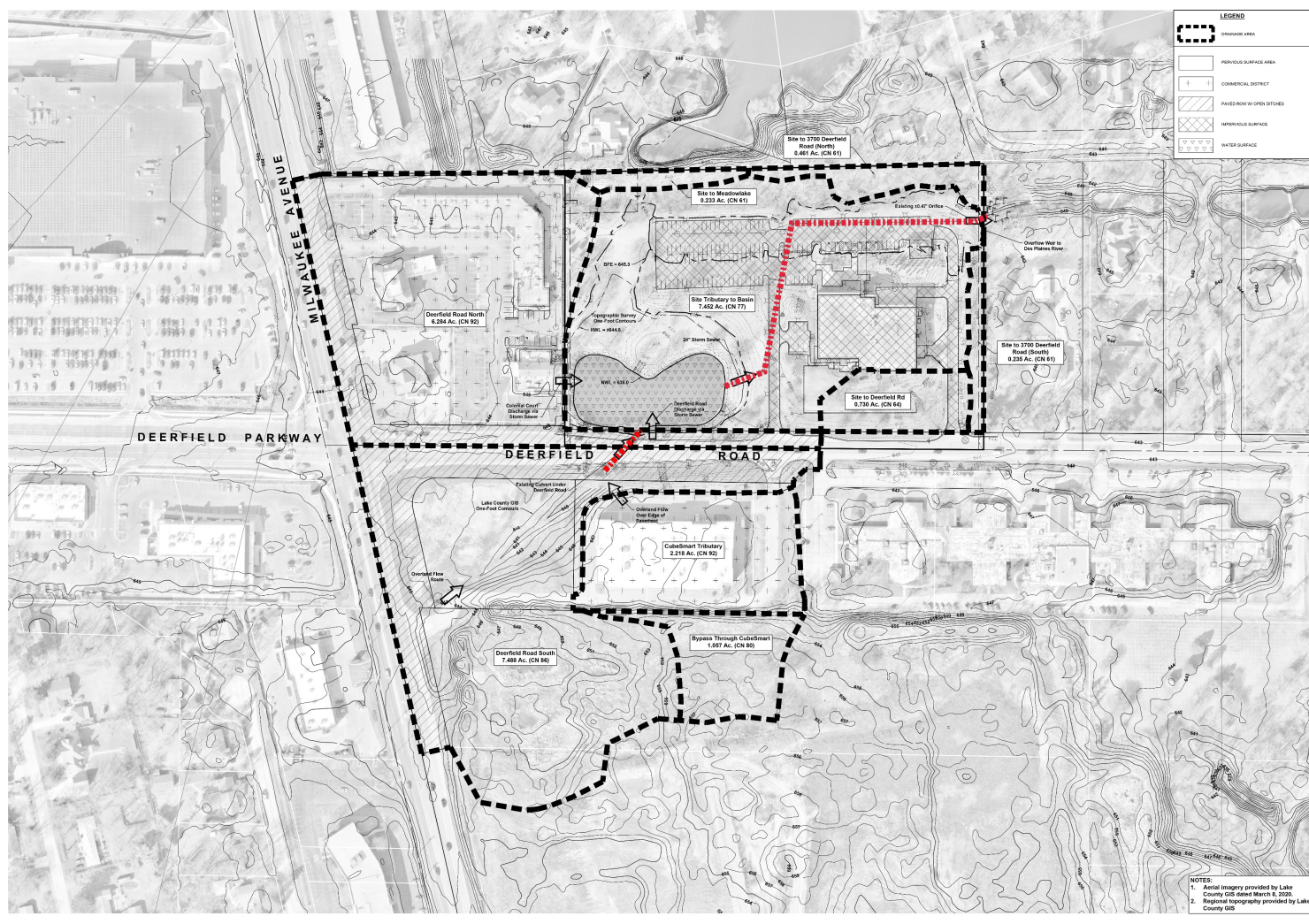
PLAN



ELEVATION



Landscape Site Enhancements: Berm, Plantings, & Stone Outcropping Along Deerfield Road



File Name: 11-03-11-001 - 11-03-11-001 - Revision: 00
 Plot Name: P:\2010\11-03-11-001\11-03-11-001.dwg
 Plot Date: 11/03/2011 11:03:11 AM

NOTES:
 1. Aerial imagery provided by Lake County GIS dated March 8, 2008.
 2. Regional topography provided by Lake County GIS.

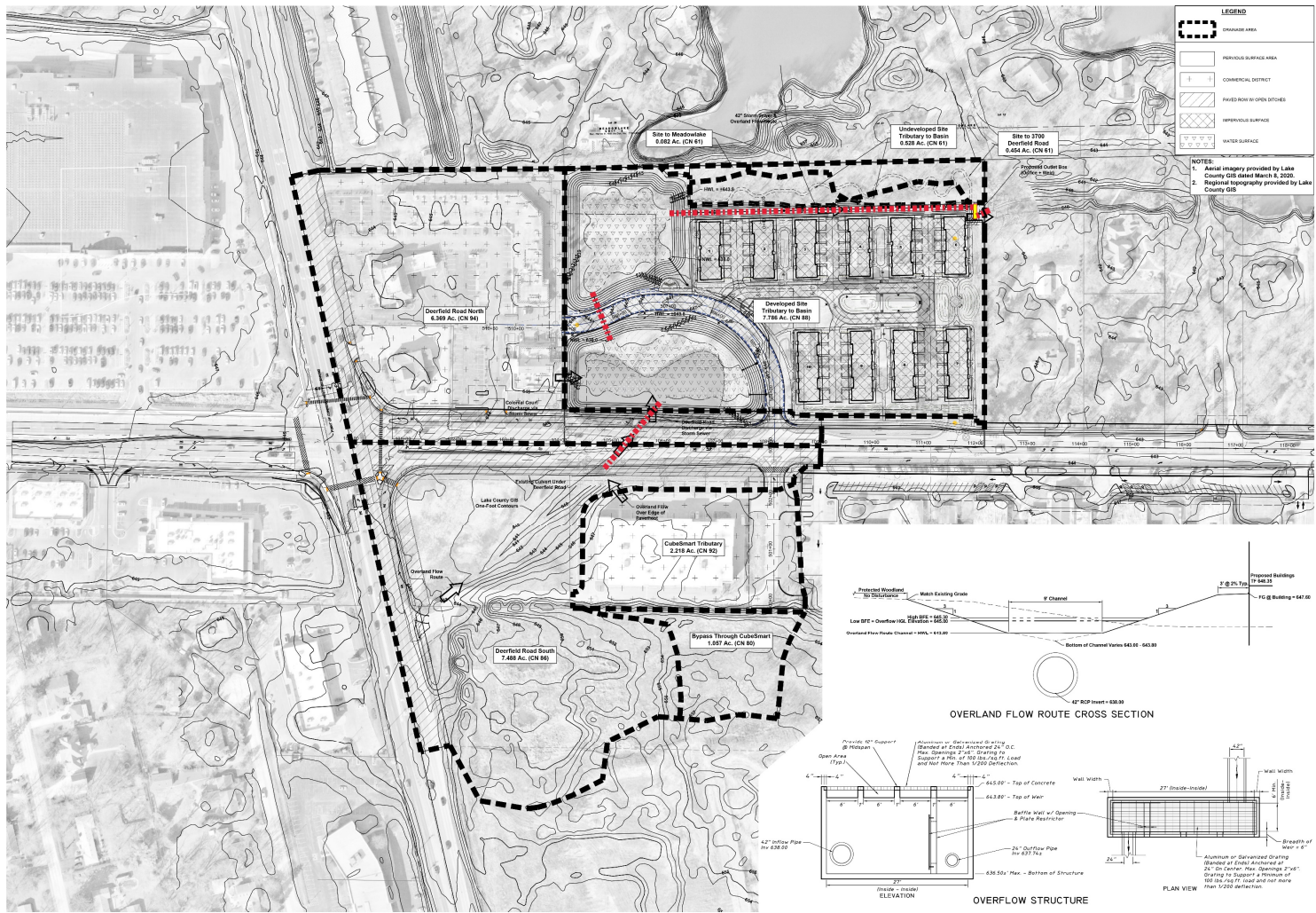


Scale: 1" = 80'

HAEGER ENGINEERING
 consulting engineers and architects
 100 East Main Street, Suite 200, Waukesha, WI 53190
 Phone: 262.533.1100
 Fax: 262.533.1101
 www.haeger-engineering.com

EXISTING REGIONAL DRAINAGE EXHIBIT
LEXINGTON RIVERWOODS MEWS
3750 DEERFIELD ROAD
 WILSONVILLE, IN 46093

Project Manager: P.A.C.
 Engineer: C.J.B.
 Date: 11/03/2011
 Project No.: 2011-047
 Sheet: 1



File Name: 2020-10-15 - 1000 - Riverwoods Res. Rev. 10/15/2020
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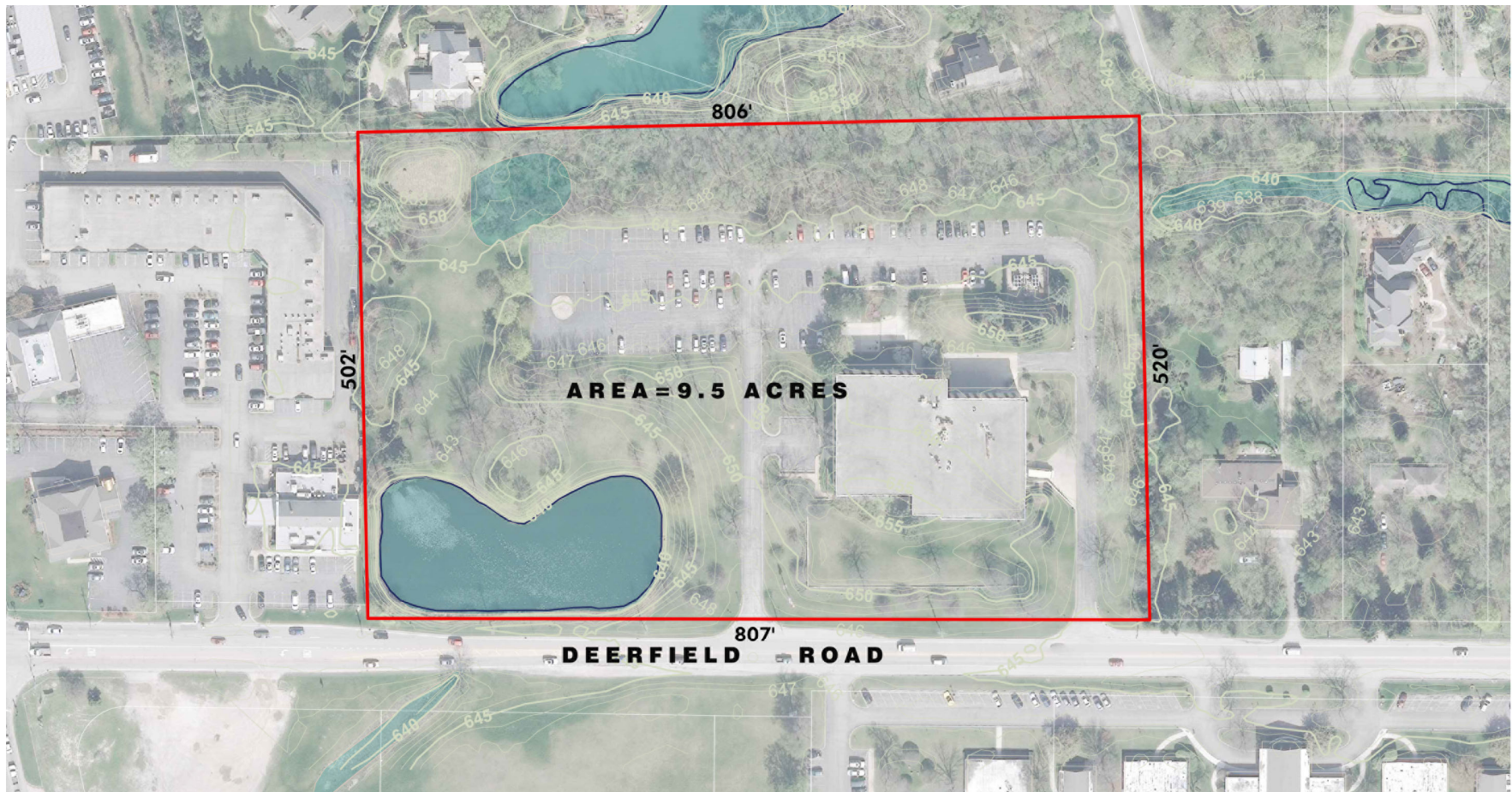
NORTH
Scale: 1" = 60'

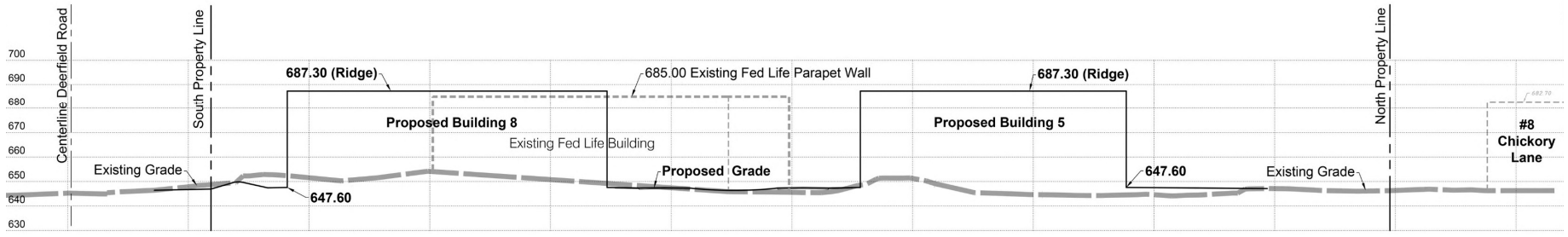
HAEGER ENGINEERING
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 LAND SURVEYORS

**PROPOSED REGIONAL DRAINAGE EXHIBIT
 RIVERWOODS RESERVE
 3750 DEERFIELD ROAD**

Project Manager: P.A.C.
 Engineer: C.J.B.
 Date: 11/16/2022
 Project No.: 20-142
 Sheet: 1

Civil Engineering: Existing Conditions





Site Plan 54 Units – Proposed Conditions vs. Existing Conditions (Plan & Section)

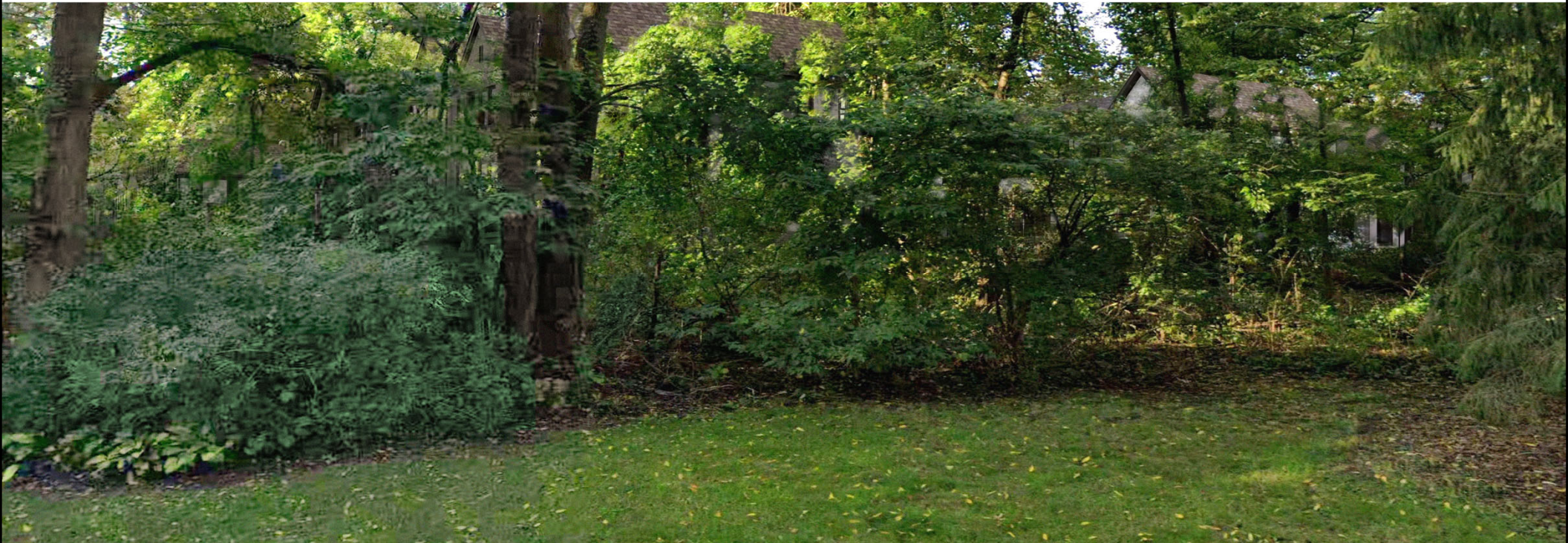


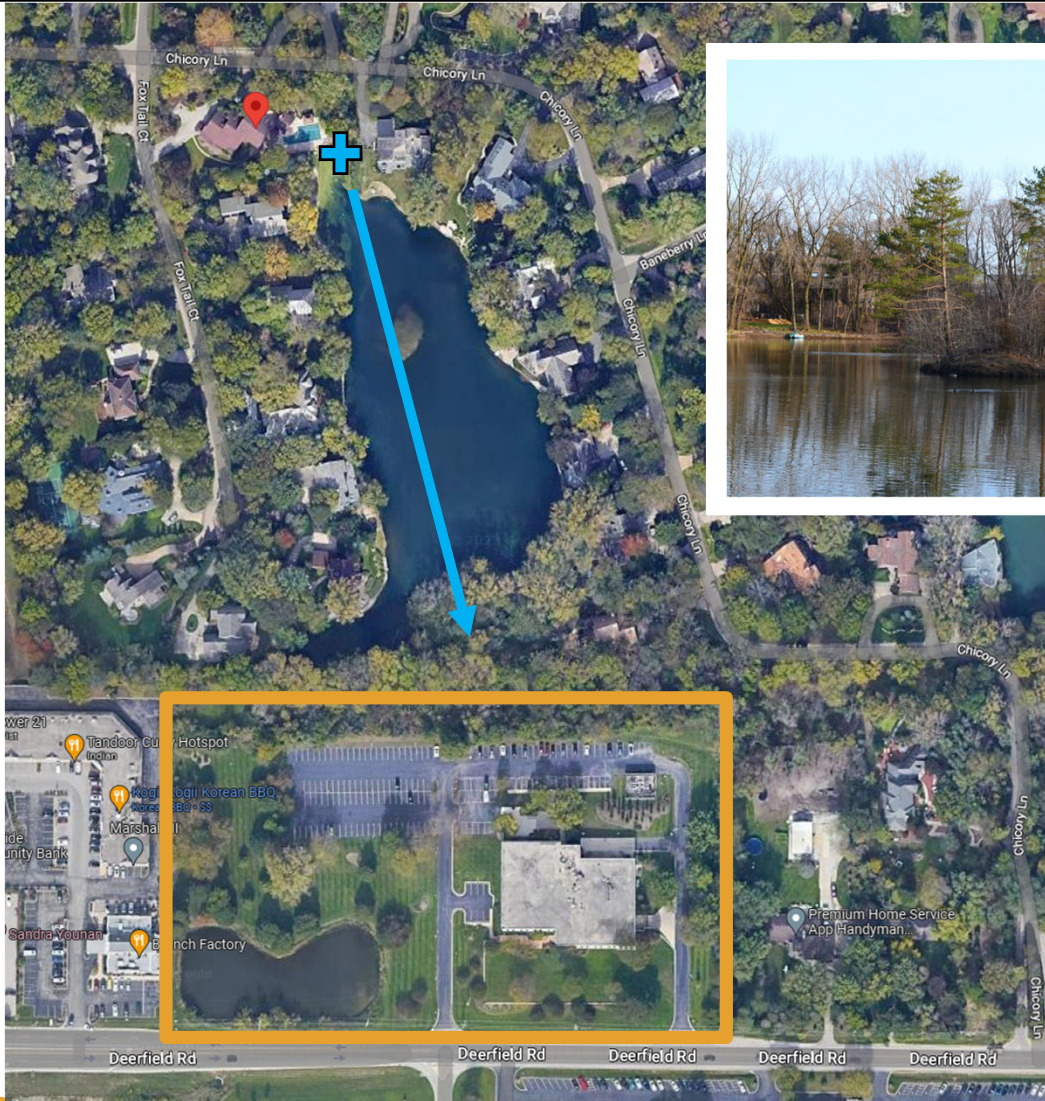
View A | Looking From Meadowlake (Adjacent to 8 Chicory Lane) South – Positioning & EXISTING VIEW



View A1 | Looking From Meadowlake (Adjacent to 8 Chicory Lane) South – EXISTING VIEW







View B | Looking From Meadowlake (1 Foxtail Court) South – Positioning & EXISTING VIEW



View B1 | Looking From Meadowlake (1 Fox Tail Court) South - EXISTING VIEW



View B2 | Looking From Meadowlake (1 Fox Tail Court) South – PROPOSED VIEW



View B3 | Looking From Meadowlake (1 Fox Tail Court) South – PROPOSED VIEW

Trees – Canopy & Understory

- Autumn Fantasy Freeman Maple (*Acer freemanii* 'Autumn Fantasy')
- Sugar Maple (*Acer saccharum*)
- Autumn Splendor Horsechestnut (*Aesculus x arnoldiana* 'Autumn Splendor')
- Shadblow Serviceberry (*Amelanchier canadensis*)
- Common Hackberry (*Celtis occidentalis*)
- Princeton Sentry Ginkgo (*Ginkgo biloba* 'Princeton Sentry')
- Honeylocust var. (*Gleditsia* sp.)
- Vernal Witchhazel (*Hamamelis vernalis*)
- Common Witchhazel (*Hamamelis virginiana*)
- American Sweetgum (*Liquidambar styraciflua*)
- Emerald City Tuliptree (*Liriodendron tulipifera* 'JFS-Oz')
- Royal Star Magnolia (*Magnolia stellata* 'Royal Star')
- Butterflies Magnolia (*Magnolia x 'Butterflies'*)
- Tina Sargent Flowering Crabapple (*Malus sargentii* 'Tina')
- Dawn Redwood (*Metasequoia glyptostroboides*)
- White Oak (*Quercus alba*)
- Swamp White Oak (*Quercus bicolor*)
- Red Oak (*Quercus rubra*)
- Regal Prince Hybrid Oak (*Quercus robur x bicolor* 'Regal Prince')
- Ivory Silk Japanese Tree Lilac (*Syringa reticulata* 'Ivory Silk')
- Valley Forge American Elm (*Ulmus americana* 'Valley Forge')



Trees – Evergreen

- Mission Arborvitae (*Arborvitae occidentalis* 'Techny')
- Fairview Juniper (*Juniperus chinensis* 'Fairview')
- Norway Spruce (*Picea abies*)
- Black Hills Spruce (*Picea glauca* var. *densata*)
- White Pinus (*Pinus strobus*)
- Douglas Fir (*Pseudotsuga menziesii*)



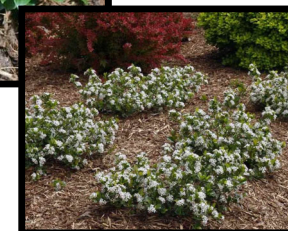
Shrubs – Evergreen

- Green Velvet Boxwood (*Buxus x 'Green Velvet'*)
- Enci Dwarf Mugo Pine (*Pinus mugo 'Enci'*)
- Green Wave Japanese Yew (*Taxus cuspidata 'Green Wave'*)
- Hicks Intermediate Yew (*Taxus media 'Hicksii'*)



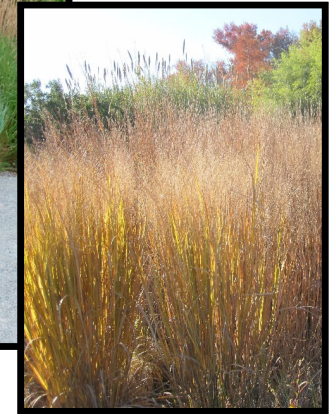
Shrubs – Deciduous

- Iroquois Beauty Black Chokeberry (*Aronia melanocarpa* 'Iroquois Beauty')
- Low Scape Mound Black Chokeberry (*Aronia melanocarpa* 'Low Scape Mound')
- Artic Fire Red-Osier Dogwood (*Cornus sericea* 'Farrow')
- Kodiak Orange Southern Bush Honeysuckle (*Diervilla* x 'Kodiak Orange')
- Cranberry Cotoneaster (*Cotoneaster apiculatus*)
- Yuki Cherry Blossom Deutzia (*Deutzia* x 'NCDX2')
- Invincibelle Ruby Smooth Hydrangea (*Hydrangea arborescens* 'Invincibelle Ruby')
- Annabelle Smooth Hydrangea (*Hydrangea arborescens* 'Annabelle')
- Little Quick Fire Panicle Hydrangea (*Hydrangea paniculate* 'SMHPLQF')
- Blue's Festival St. John's Wort (*Hypericum kalmianum* 'SMHKBF')
- Little Devil Ninebark (*Physocarpus opulifolius* 'Donna May')
- Dwarf Koreanspice Viburnum (*Viburnum carlesii* 'Compactum')
- Midnight Wine Weigela (*Weigela florida* 'Midnight Wine')



Ornamental Grasses

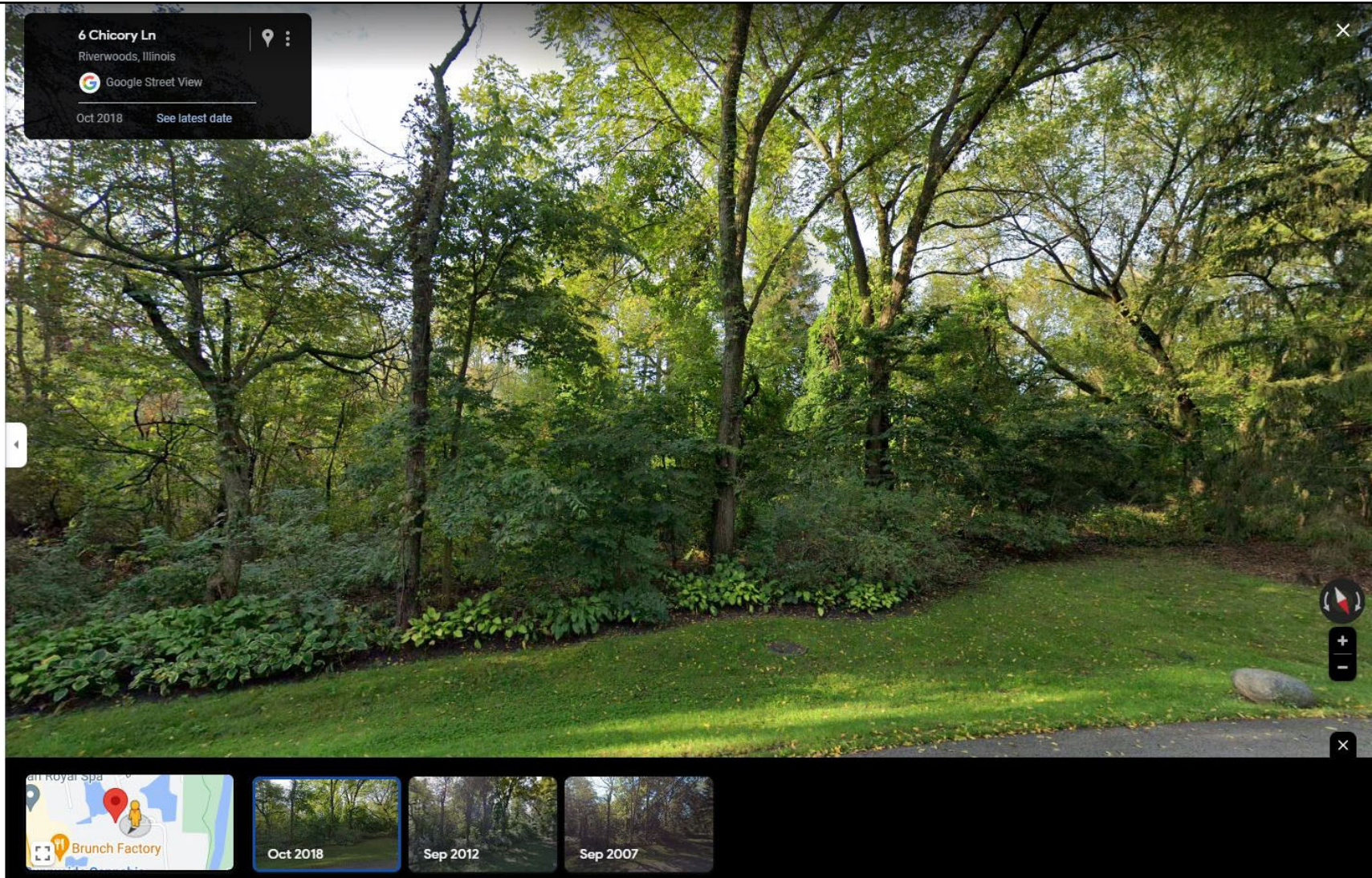
- Beyond Blue Blue Fescue (*Festuca ovina glauca* 'Beyond Blue')
- Heavy Metal Switch Grass (*Panicum virgatum* 'Heavy Metal')
- Red Head Fountain Grass (*Pennisetum alopecuroides* 'Red Head')
- Standing Ovation Bluestem Grass (*Schizachyrium scoparium* 'S.O')
- Autumn Moor Grass (*Sesleria autumnalis*)
- Prairie Dropseed (*Sporobolus heterolepsis*)



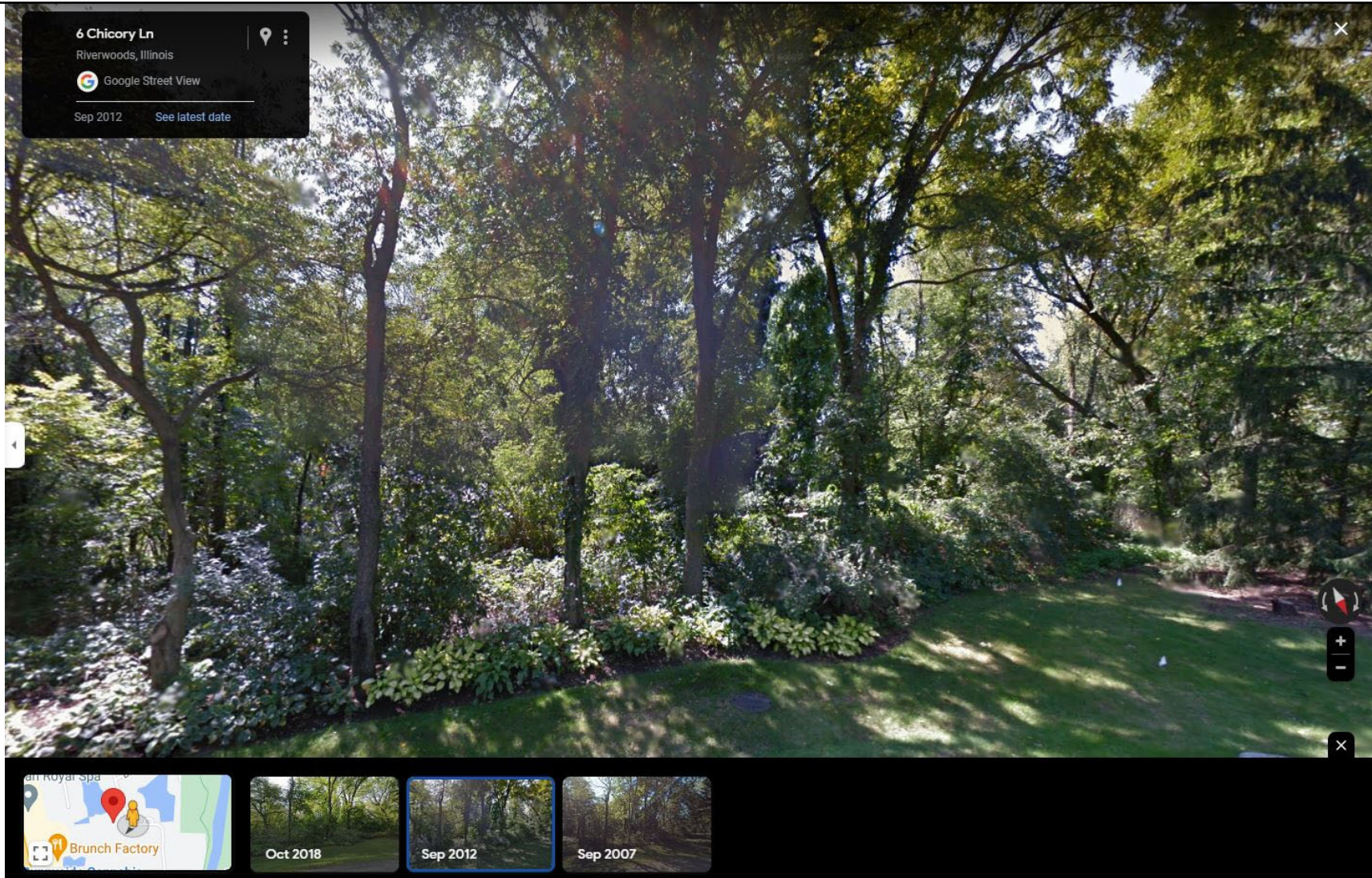
Perennials & Groundcovers

- Bugleweed var. (*Ajuga reptans*)
- Summer Beauty Ornamental Onion (*Allium x 'Summer Beauty'*)
- Blue Ice Blue Star (*Amsonia montana 'Blue Ice'*)
- Montrose White Calamint (*Calamintha nepeta 'Montrose White'*)
- Rozanne Cranesbill (*Geranium sanguineum 'Gerwat'*)
- Catmint var. (*Nepeta sp.*)
- Black-Eyed Susan var. (*Rudbeckia sp.*)
- Hummelo Lambs Ear (*Stachys monieri 'Hummelo'*)

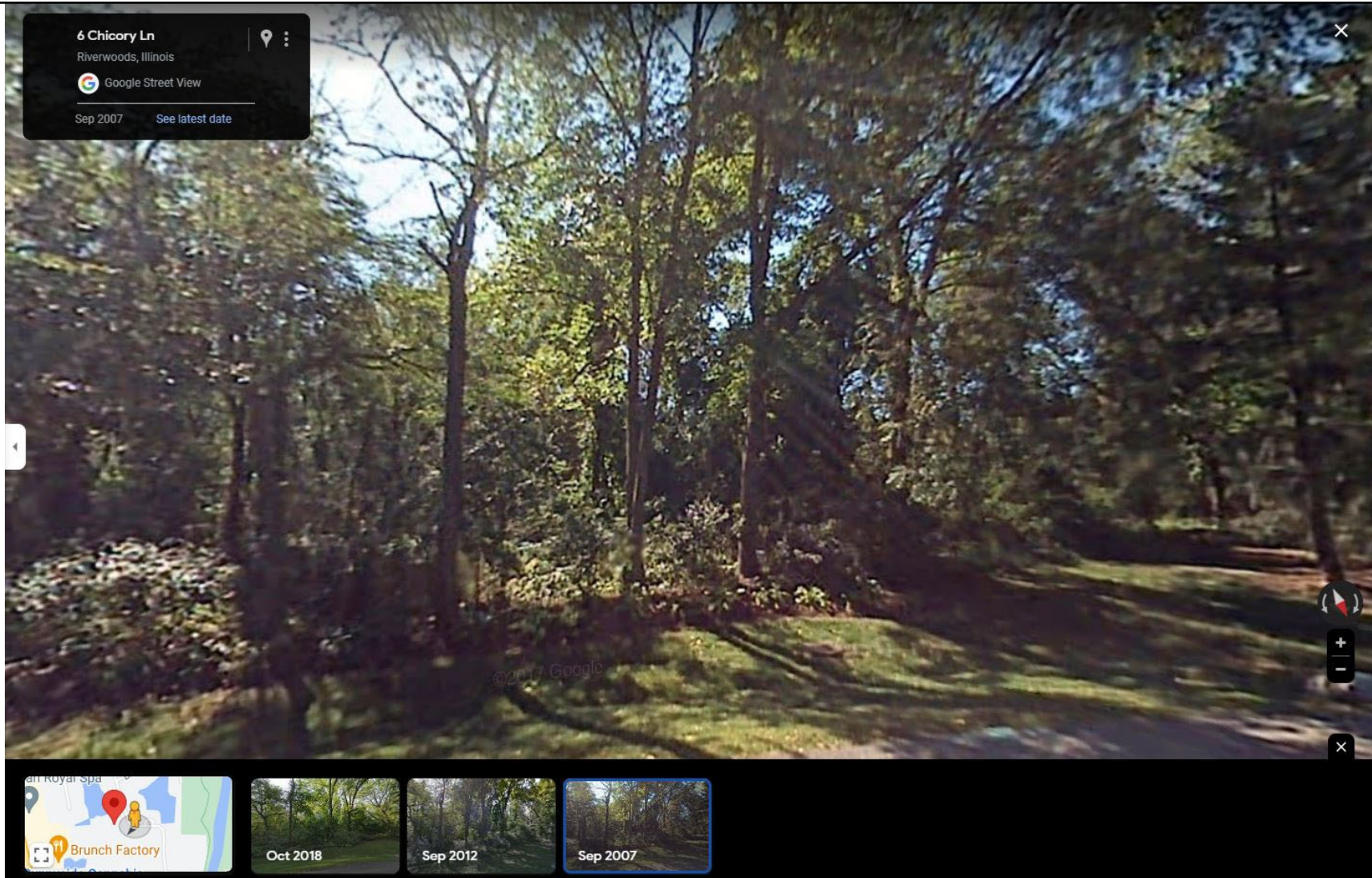




Historic View, October 2018 | Looking From Meadowlake (Adjacent to 8 Chicory Lane) South



Historic View, September 2012 | Looking From Meadowlake (Adjacent to 8 Chicory Lane) South



Historic View, September 2007 | Looking From Meadowlake (Adjacent to 8 Chicory Lane) South



Virginia Creeper*

*Can act weedy in a lower quality woodland.



Celandine Poppy



Red Trillium



Honeysuckle



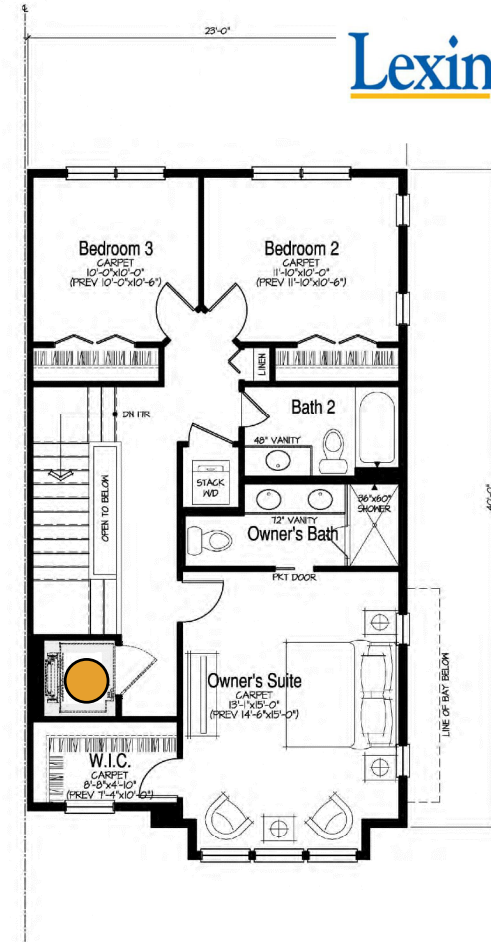
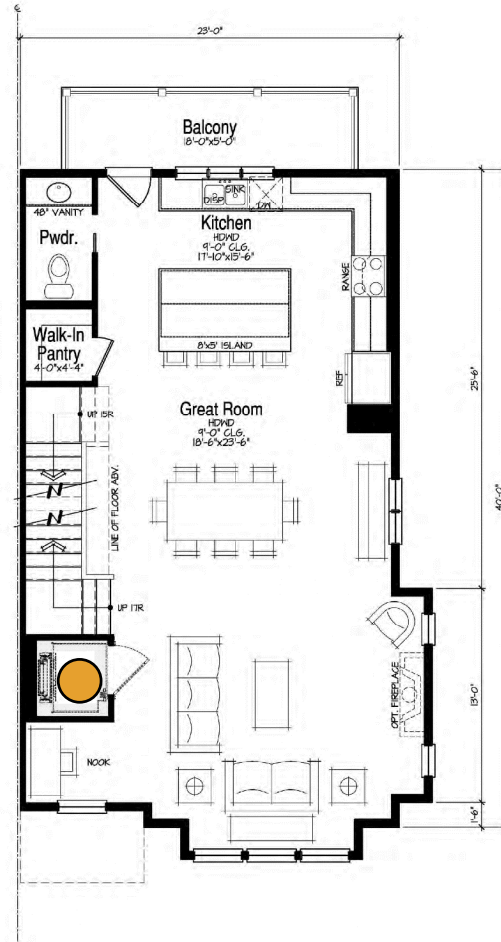
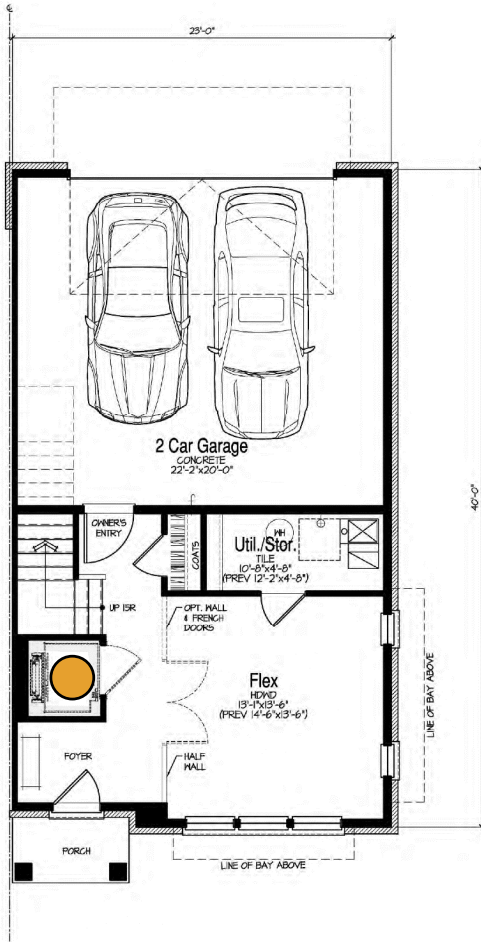
Buckthorn

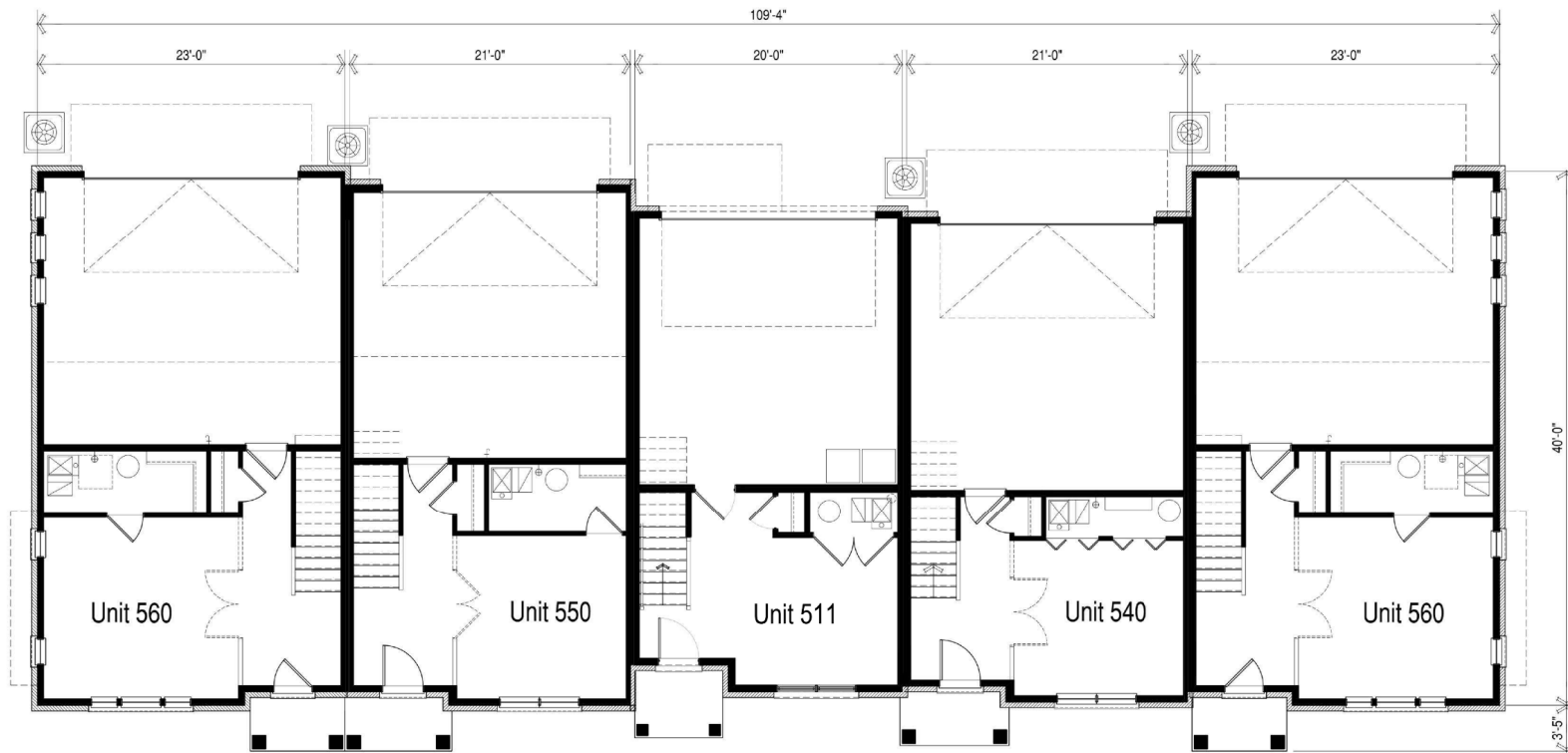


Wild Raspberry



Sumac







Architecture 5-Unit Floor Plan, Main Level

