

LANDSCAPE IMPLEMENTATION PLAN FOR GREENFIELD COMMONS SUBDIVISION, LOT 1

LANDSCAPE PLAN
LEGEND & KEY NOTES

- VERIFY ALL EXISTING UNDERGROUND UTILITY PRIOR TO WORK
- AVOID EXISTING UNDERGROUND AND OVERHEAD WHERE APPLICABLE
- WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURE STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS
- ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND NOR PUDDLE
- WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN FOR TREES PLANTED IN TURF AREAS, PROVIDE A 3'-0" Ø MULCH RING @ 2" THICK WITH A CULTIVATED EDGE
- LANDSCAPER TO DETERMINE FINAL LOCATIONS & SPACING TO MEET LOCAL ORDINANCES

HATCHED AREA INDICATED AREA OF STREET TREES TO BE INSPECTED. REPLACE ANY DECAYING WITH NEW & PLANT ANY MISSING TO MATCH PLAN AS SHOWN.

HATCHED AREA INDICATED AREA OF TREES & SHRUBS TO BE INSPECTED. REPLACE ANY DECAYING WITH NEW & PLANT ANY MISSING TO MATCH PLAN AS SHOWN.

HATCHED AREA INDICATED NEW BUILDING ADDITION.

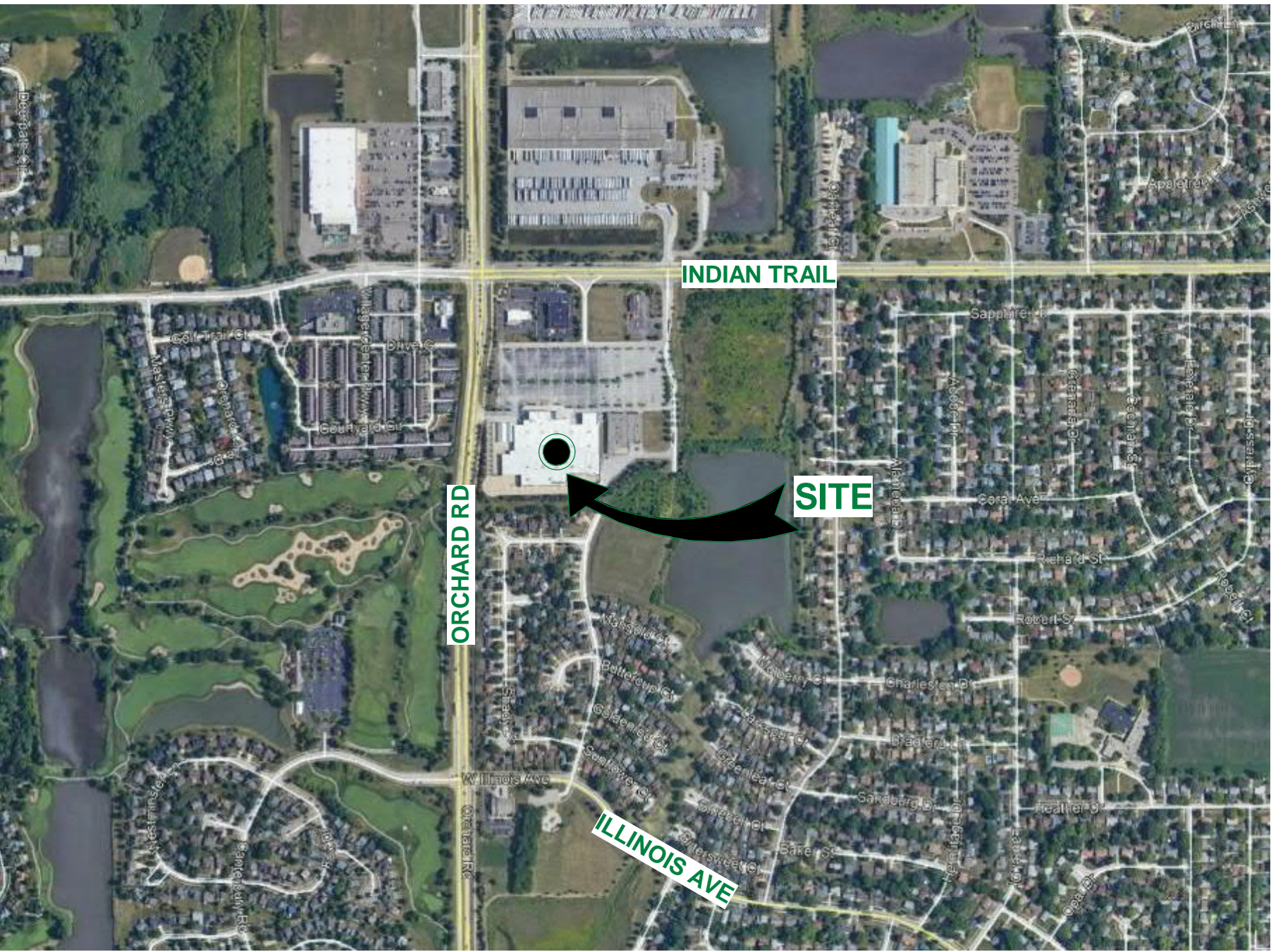
HATCHED AREA INDICATED EXISTING BUILDING TO REMAIN.

Landscaping CTE Requirement Worksheet						
Project Number:	21-240					
Petitioner:	FACTOR 75, LLC					
Street Frontage	743	L.F.			Perimeter Yard	883 L.F.
Stormwater HWL	-	L.F. Wet Bottom			Buffer Yard	- L.F.
	-	L.F. Dry Bottom			Surface Parking Spaces	- spaces
Neighborhood Border	-	L.F.			Parking Lot Islands	- Number
Dwelling Units	-	units			Building Foundation	545 L.F.
Subdivision Name:	GREENFIELD COMMONS	Unit/Phase:		Lot Number	LOT 1	
Standard Requirements		Plant Mix Guidelines				
		Canopy Trees	Evergreen Trees	Understory Trees	Evergreen Shrubs	Deciduous Shrubs
		CTE Equivalent Value				
	Total CTEs Required	1	1/3	1/3	1/20	1/20
Street Trees	22.0	22	0	0	0	0
Wet Stormwater Facility	0.0	0	0	0	0	0
Dry/Turf Stormwater Facility	0.0	0	0	0	0	0
Neighborhood Border	0.0	0	0	0	0	0
Dwelling Unit	0.0	0	0	0	0	0
Perimeter Yard	26.0	13	12	12	52	52
Buffer Yard	0.0	0	0	0	0	0
Parking Lot Islands	0.0	0	0	0	0	0
Building Foundation	5.0	0	0	0	50	50
Total:	53.0	35	12	12	102	102
This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.						

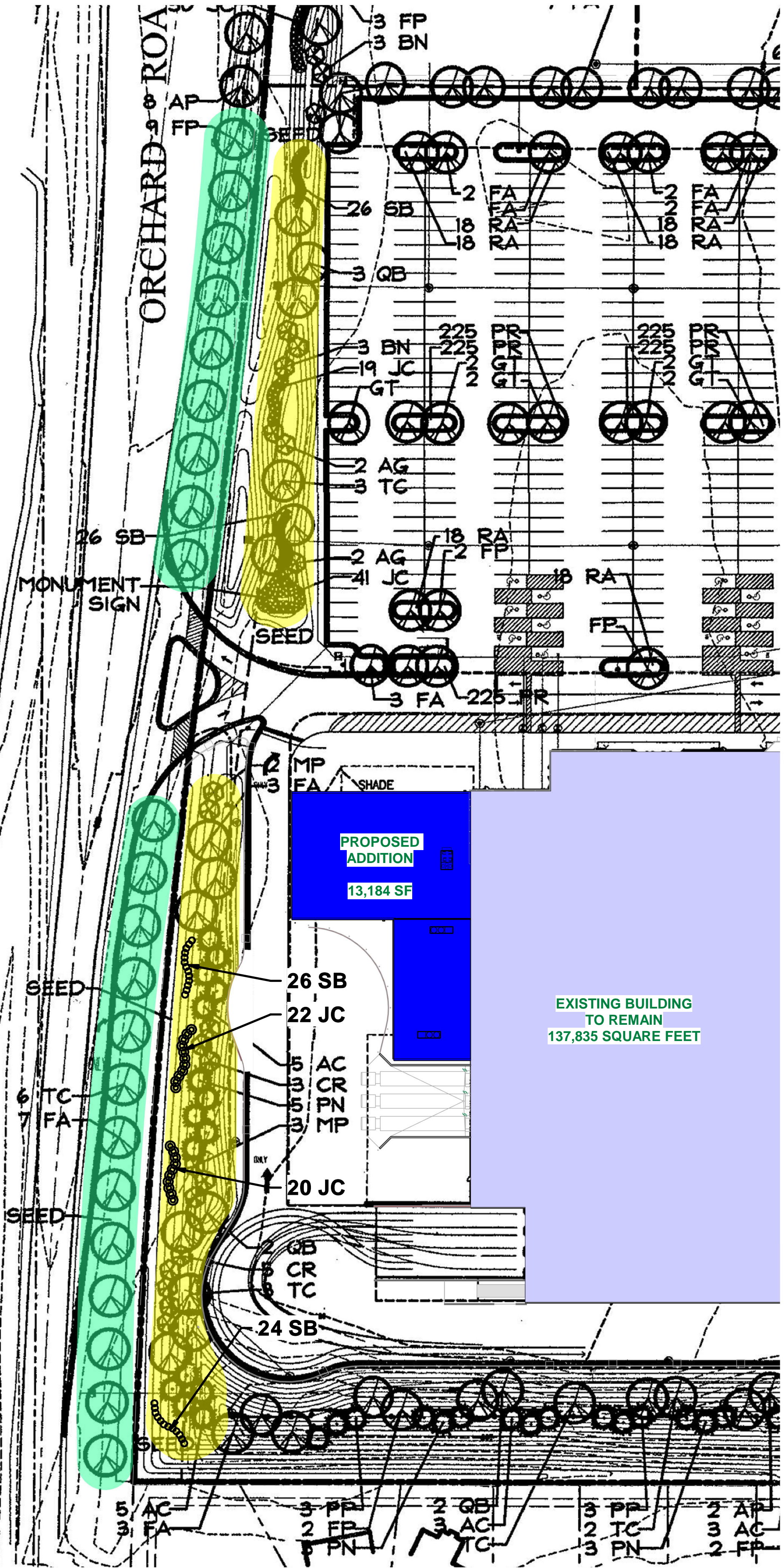
Landscape Data Table: CTEs Provided			
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	36	36
Evergreen Trees	1/3	15	5
Understory Trees	1/3	18	6
Deciduous Shrubs	1/20	102	5
Evergreen Shrubs	1/20	102	5
Total:		273	57

LANDSCAPE PLAN PLANT LIST				
KEY	QTY*	BOTANICAL / COMMON NAME	SIZE	REMARKS
SHADE TREES				
FA	10	Fraxinus americana 'Autumn Purple' AUTUMN PURPLE WHITE ASH	2 1/2" CAL.	
FP	9	Fraxinus pennsylvanica 'Summit' SUMMIT GREEN ASH	2 1/2" CAL.	
QB	5	Quercus bicolor SWAMP WHITE OAK	2 1/2" CAL.	
TC	12	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" CAL.	
EVERGREEN TREES				
AC	10	Abies concolor WHITE FIR	6' - 0" TALL	
PN	5	Pinus nigra AUSTRIAN PINE	6' - 0" TALL	
UNDERSTORY TREES				
AG	4	Amelanchier grandiflora APPLE SERVICEBERRY	6' - 0" TALL	CLUMP FORM
BN	3	Betula nigra RIVER BIRCH	6' - 0" TALL	CLUMP FORM
CR	8	Crataegus crus-galli inermis THORNLESS COCKSPUR HAWTHORN	6' - 0" TALL	CLUMP FORM
MP	3	Malus 'Prairie Fire' PRAIRIE FIRE CRABAPPLE	6' - 0" TALL	CLUMP FORM
DECIDUOUS SHRUBS				
SB	102	Spiraea x bumalda 'Anthony Waterer' ANTHONY WATERER SPIREA	2' - 0" WIDE 1' - 6" TALL	3' O.C.
EVERGREEN SHRUBS				
JC	102	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	2' - 0" WIDE	4' O.C.

* = QUANTITIES INCLUDE BOTH EXIST. & NEW PLANTS



MAP - VICINITY



FACTOR 75

AURORA - WAVE 2

2372 W. INDIAN TRAIL
AURORA, IL 60506

WEST ADDITION
DST SUBMITTAL

SIGNED _____
DATE _____ EXP. NOV. 30, 2022
I HEREBY CERTIFY THAT THESE DRAWINGS AND SPECIFICATIONS HAVE BEEN PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL BUILDING CODES HAVING JURISDICTION, WITH THE CITY HAVING JURISDICTION AND THE STATE OF ILLINOIS RULES & REGULATIONS, INCLUDING THE AMERICANS WITH DISABILITIES ACT, AND WITH THE ILLINOIS ACCESSIBILITY CODE.
THIS DRAWING IS THE PROPERTY OF THE R. T. MILORD COMPANY. IT IS LENT TO THE RECIPIENT FOR HIS CONFIDENTIAL USE ONLY, AND UPON THE CONDITIONS AND AGREEMENTS FOLLOWING. IN CONSIDERATION OF THE LOAN OF THIS DRAWING, THE RECIPIENT PROMISES AND AGREES TO RETURN IT UPON REQUEST, AND AGREES THAT ITS CONTENTS WILL BE KEPT CONFIDENTIAL AND WILL NOT BE REPRODUCED, COPIED, LENT, OR OTHERWISE BE DISPOSED OF, DIRECTLY OR INDIRECTLY. IT WILL NOT BE USED IN ANY WAY DETRIMENTAL TO THE INTERESTS OF THE R. T. MILORD COMPANY.
© COPYRIGHT 2019 R.T. MILORD CO. ALL RIGHTS RESERVED. THIS DRAWING IS THE PROPERTY OF R. T. MILORD COMPANY. IT IS SUBMITTED IN CONFIDENCE AND UNDER CONDITION THAT IT NOT BE USED WITHOUT R. T. MILORD COMPANY'S EXPRESS WRITTEN PERMISSION.

REVISIONS & ISSUANCES			
#	DATE	DESCRIPTION	INITIALS
1	2021-08-28	DST SUBMITTAL SET	SC
2	2021-10-04	DST RESUBMITTAL SET	SC

DRAWN BY **SRC** CHECKED BY **DR**
LANDSCAPE
IMPLEMENTATION
PLAN FOR
GREENFIELD
COMMONS
SUBDIVISION, LOT 1

JOB NO. **21-1597**

SHEET NO.

L-1.01