

Final Landscape Plan

Lot 3 in Mitchell Road Industrial Park


Aurora, Illinois

January 8, 2026

CONSULTANTS:

GRWA

LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
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1333 BUTTERFIELD ROAD, SUITE 300
DOWNERS GROVE, ILLINOIS 60515



LOCATION MAP

SCALE: 1"=300'

INDEX OF PLAN SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	LANDSCAPE PLAN
L1.2	LANDSCAPE SPECIFICATIONS

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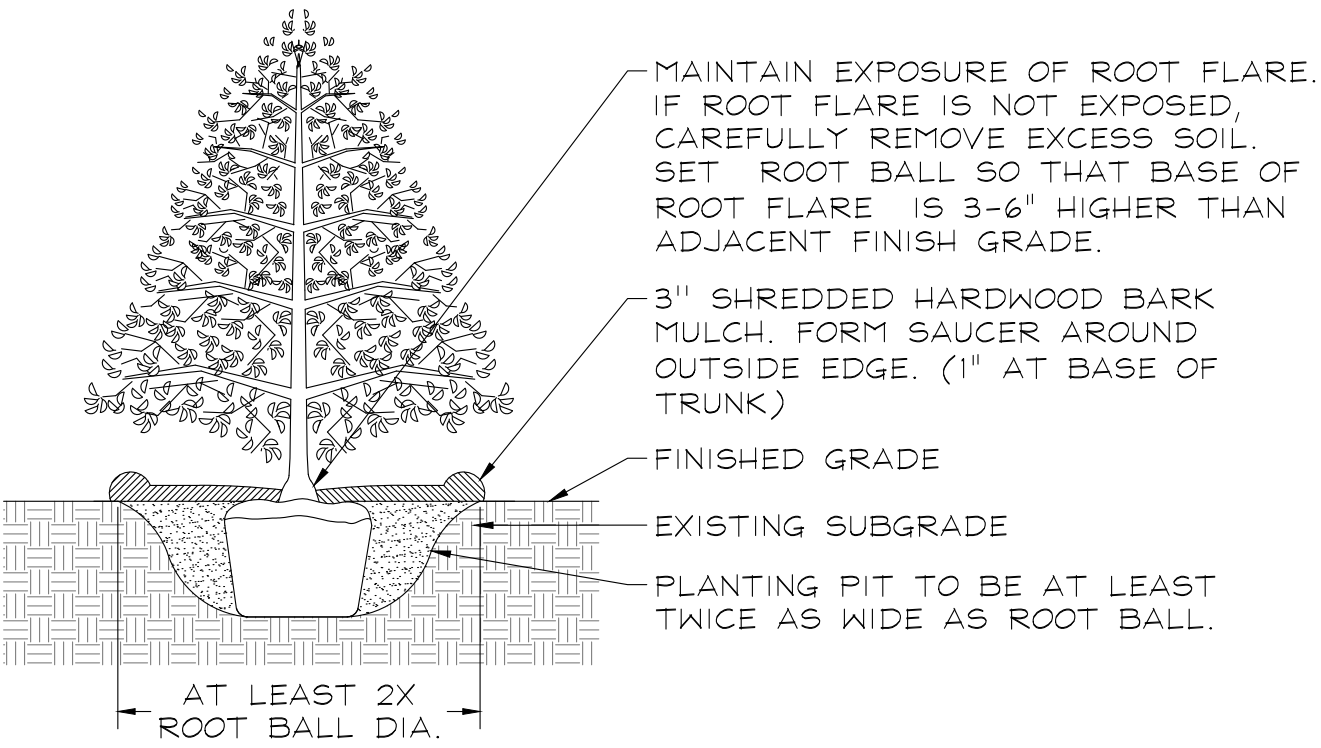
Landscape Implementation Data Table: Plant List by Category							
	QTY	Percent	SYM	BOTANICAL NAME (Family / Genus / Species)	COMMON NAME	SIZE	COMMENTS
Canopy Trees	14	25%	CO	Celtis occidentalis	COMMON HACKBERRY	2.5"	
	9	16%	AM	Acer miyabei 'Morton'	STATE STREET MAPLE	2.5"	
	11	20%	AF	Acer x freemanii 'Marmo'	MARMO FREEMAN MAPLE	2.5"	
	2	4%	TC	Tilia cordata 'Greenspire'	GREENSPIRE LITTLELEAF LINDEN	2.5"	
	12	22%	GD	Gymnocladus dioicus 'Espresso-JFS'	ESPRESSO KENTUCKY COFFEETREE	2.5"	
Evergreen Trees	3	5%	PM	Platanus x acenifolia 'Morton Circle'	EXCLAMATION! LONDON PLANETREE	2.5"	
	4	7%	TT	Tilia tomentosa 'Sterling'	STERLING SILVER LINDEN	2.5"	
	Total:	55	100%				
	7	28%	PO	Picea omorika	SERBIAN SPRUCE	8' HT	
	5	20%	PA	Picea abies	NORWAY SPRUCE	8' HT	
Understory Trees	5	20%	PP	Picea pungens	COLORADO SPRUCE	8' HT	
	5	20%	PG	Picea glauca var. densata	BLACK HILLS SPRUCE	8' HT	
	3	12%	PS	Pinus strobus	EASTERN WHITE PINE	8' HT	
	Total:	25	100%				
	6	9%	AG	Amelanchier x grandiflora	APPLE SERVICEBERRY	6' HT	
Deciduous Shrubs	14	22%	CC	Cercis canadensis	EASTERN REDBUD	6' HT	
	10	16%	CM	Cornus mas	CORNELIANCHERRY DOGWOOD	6' HT	
	18	28%	SR	Syringa reticulata 'Ivory Silk'	IVORY SILK JAPANESE TREE LILAC	6' HT	
	16	25%	MP	Malus 'Prairifire'	PRAIRIFIRE CRABAPPLE	6' HT	
	Total:	64	100%				
Evergreen Shrubs	78	23%	AM	Aronia melanocarpa	LOW SCAPE MOUND	24" TALL	3' O.C.
	82	24%	CS	Cornus sericea 'Bailey'	BAILEY'S REDTWIG DOGWOOD	36" TALL	5' O.C.
	20	6%	HA	Hydrangea arborescens 'Abetwo'	INCREDIBALL HYDRANGEA	24" TALL	4' O.C.
	70	21%	HP	Hydrangea paniculata 'SMHPLQF'	LITTLE QUICK FIRE HYDRANGEA	24" TALL	4' O.C.
	18	5%	SM	Syringa meyeri 'Palabin'	DWARF KOREAN LILAC	24" TALL	4' O.C.
Misc. Planting	73	21%	HB	Hydrangea paniculata 'BOBO'	BOBO HYDRANGEA	24" TALL	3' O.C.
	Total:	341	100%				
	40	19%	JB	Juniperus conferta 'Blue Pacific'	BLUE PACIFIC JUNIPER	24" WIDE	4' O.C.
	52	25%	BS	Buxus sempervirens	COMMON BOXWOOD	24" WIDE	3' O.C.
	54	26%	JC	Juniperus chinensis 'Gold Star'	GOLD STAR JUNIPER	24" WIDE	5' O.C.
Turf (Seeded) Square Footage:	62	30%	JH	Juniper horizontalis	CREeping JUNIPER	24" WIDE	5' O.C.
	Total:	208	100%				
	62711	S.F.	N/A	TURF SEED AND BLANKET			
	79	C.Y.	N/A	HARDWOOD MULCH			

Landscape Data Table: Planting Material Key	
Note: Symbols are blackline for proposed grayscale for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	55
Evergreen Trees (minimum size 6 feet) Count:	25
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	64
Evergreen Shrubs (minimum of 18 inches) Count:	208
Deciduous Shrubs (minimum of 18 inches) Count:	341
Turf (Seeded) Square Footage:	62711

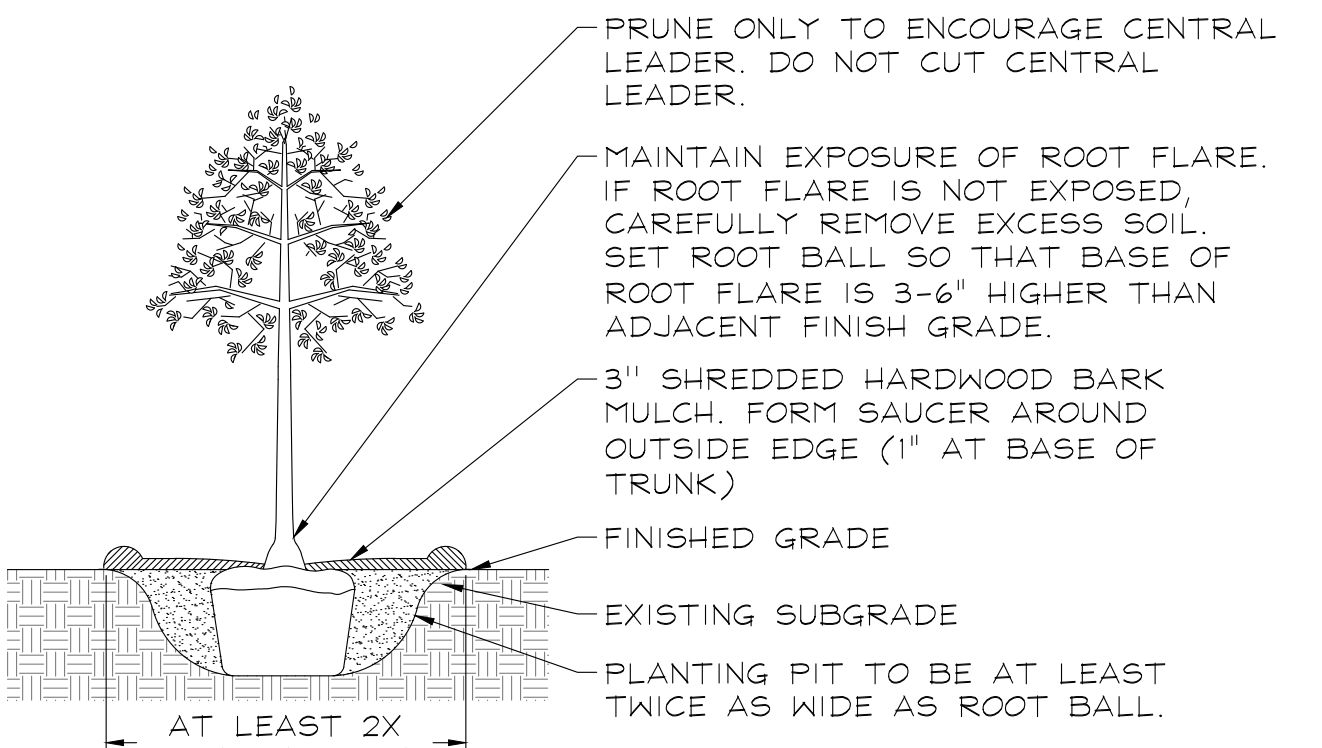
PARKWAY PLANTING:
DESCRIPTION: 1 ORNAMENTAL TREE PER 26 LF

Landscape Data Table: CTEs Provided			
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	55	55
Evergreen Trees	1/3	25	8
Understory Trees	1/3	64	21
Deciduous Shrubs	1/20	341	17
Evergreen Shrubs	1/20	208	10
Total:		693	112

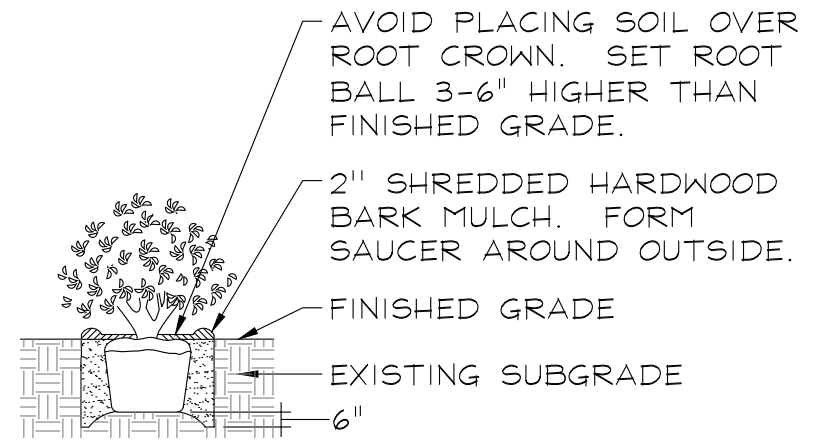
PLANTING DETAILS



EVERGREEN TREES
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE

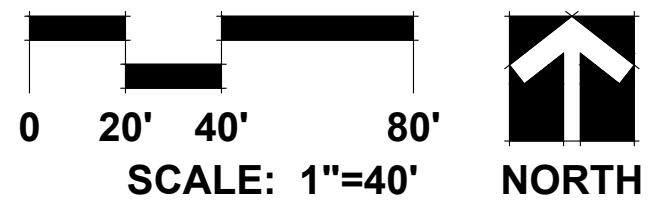


DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE

FOUNDATION PLANTING: 1758 LF
CODE SECTION: 49-105-D-B-4
DESCRIPTION: 1 CTE PER 100 LF OF BUILDING FOUNDATION
LANDSCAPE REQUIRED:
- 17.6 CTEs
LANDSCAPE PROVIDED:
- 17.6 CTEs

INTERNAL PARKING LOT: 138 SPACES
CODE SECTION: 49-105-D-B-3
DESCRIPTION: ONE 9'X9' PARKING ISLAND PER 20 PARKING SPACES. 1.5 CTEs PER ISLAND
LANDSCAPE REQUIRED:
- 7 PARKING ISLANDS
- 10.5 CTEs
LANDSCAPE PROVIDED:
- 11 CTEs

PERIMETER YARD LANDSCAPING: 2646 LF
CODE SECTION: 49-105-D-B-1
DESCRIPTION: 3 CTEs PER 100 LF
LANDSCAPE REQUIRED:
- 79.4 CTEs
LANDSCAPE PROVIDED:
- 79.4 CTEs



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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturers certified analysis.
- C. Insect Control
1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natarlar or VectoLex FG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional.

1.3 SUBMITTALS

- A. Planting Schedule
- Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Maintenance Instruction - Landscape Work
- Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.
- Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.

- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 50% Kentucky Bluegrass (98/85)
 - 15% Cutter Perennial Ryegrass
 - 10% Spartan Hard Fescue
 - 10% Edge Perennial Ryegrass
 - 10% Express Perennial Ryegrass
 - 5% Pennlawn Creeping Red Fescue
- B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 40% Kentucky Bluegrass (98/85)
 - 40% Perennial Ryegrass
 - 20% Annual Ryegrass
- C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.
- 25% Discovery Hard Fescue
 - 25% Tiffany Chewings Fescue
 - 25% Florentine Creeping Red Fescue
 - 25% Bighorn Sheeps Fescue
- D. Detention Seed Mixture - 7 lbs. / 1000 sq. ft.
- 70% Kentucky 31 Tall Fescue
 - 30% Perennial Ryegrass

2.2 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.3 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.4 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.5 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.
- B. Native Areas Erosion Control Blanket: North American Green SI50, or equivalent approved equal.
- C. Shoreline Areas: Erosion Control Blanket: North American Green SCI50, or equivalent approved equal. To be installed per manufacturer's recommendations three feet above and below NAL.
- D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.
- E. Hydroseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.6 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Seeding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
 2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
 3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
 4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
 5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
 6. Sow not less than specified rate.
 7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
 8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.
 9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

C. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

D. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
- C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.
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GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. Contractor shall monitor landscape throughout the installation process and ensure regular manual watering of all plants and turf areas is sufficient for normal establishment.
8. See General Conditions and Specifications for landscape work for additional requirements.


GR
WA

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DOWNERS GROVE, IL 60515

LOT 3 IN MITCHELL ROAD INDUSTRIAL PARK

CHICAGO, ILLINOIS

FINAL LANDSCAPE PLAN

LANDSCAPE SPECIFICATIONS

2	2026.01.08
1	2025.12.04
REVISION	DATE

DATE	2025.11.21
PROJECT NO.	JH25253
DRAWN	EAN
CHECKED	TSB
SHEET NO.	

L1.2