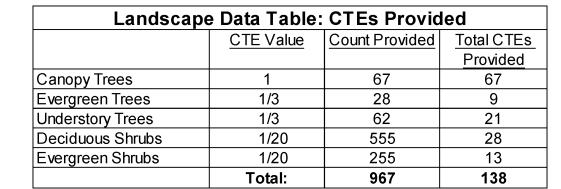
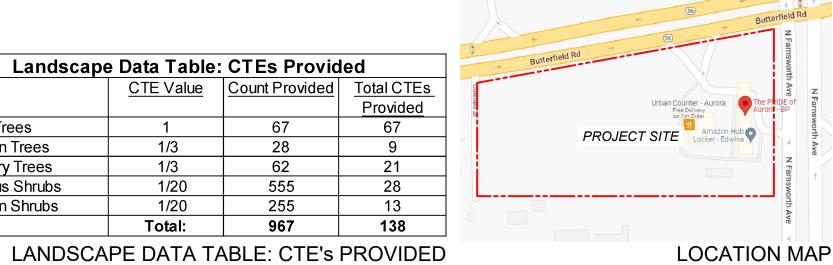
LANDSCAPE PLAN for PAS PLAZA SUBDIVISION





LOCATION MAP



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

Landscaping CTE Requirement Worksheet

Project Number:	2018.196							
<u>Petitioner:</u>	CIMA Developers							
Street Frontage	1,170	L.F.				Perimeter Yard	2,211	L.F.
Stormwater HWL	880.00	L.F. Wet Bottom				Buffer Yard	-	L.F.
	-	L.F. Dry Bottom			<u>Surf</u>	face Parking Spaces	101	space
eighborhood Border	-	L.F.				Parking Lot Islands	_	Numb
Dwelling Units	-	units			ļ	Building Foundation	500	L.F.
Cubdivision Name	DAS Diozo	11.	s:t/Dhass.	/	Lot Number			

Standard Requirements	<u>Plant Mix Guidelines</u>						
		Canopy Trees	Evergreen	Understory	Evergreen	Deciduous	
			Trees	Trees	Shrubs	Shrubs	
			(CTE Equivilant V	alue		
	Total CTEs Required	1	1/3	1/3	1/20	1/20	
Street Trees	35.0	35	0	0	0	0	
Wet Stormwater Facility	26.0	13	10	9	68	62	
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	66.0	33	30	30	132	132	
Buffer Yard	0.0	0	0	0	0	0	
Parking Lot Islands	8.0	5	0	0	27	27	
Building Foundation	5.0	0	0	0	50	50	
Total:	140.0	86	40	30	277	271	

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

LANDSCAPE CTE REQUIREMENT: DATA TABLE 1-22

Landscape Data Table: Planting Ma	
Note: Symbols are blackline for proposed graysca	
Canopy Trees (minimum size 2.5 caliper) Count:	67
(+)	
Evergreen Trees (minimum size 6 feet) Count:	28
Understory Trees (minimum size 2.5 caliper or 8	62
feet if multi-stemed) Count:	
(+ 9	
Evergreen Shrubs (minimum of 18 inches) Count:	255
Myny	

The same of the sa	
· r-n	
Deciduous Shrubs (minimum of 18 inches) Count:	555
(0)	
Ornamental Grasses Count:	0
allili.	
+ 11111	
Perennials Count:	62
[XXXXXXXXX	
KXXXXXXXXX	
Annuals Count:	0
* + + + + * * + † + * * * * * * * *	
+ + + + + + + + + + + + + + + + + + + +	
+ + + + + + + + + + + + + + + + + + + +	
· · · · · · · · · · · · · · · · · · ·	
Groundcover Square Footage:	0
Trust (Condad) Courses France	97200
Turf (Seeded) Square Footage:	87300
[[]]	
Turf (Sod) Square Footage:	0
,	_
* * * * *	
\(\psi\) \(\	
* * * *	
Native Prairie Planting Square Footage:	0
Native Wetland Planting Square Footage:	4900
>	

LANDSCAPE DATA TABLE: PLANTING MATERIAL KEY

LANDSCAPE PLAN for PAS PLAZA SUBDIVISION

SW Corner of Butterfield & Farnsworth Aurora, IL

Petitioner & Owner: CIMA Developers, LP 30W 180 Butterfield Rd. Warrenville, IL 60555

ISSUANCE AND REVISIONS

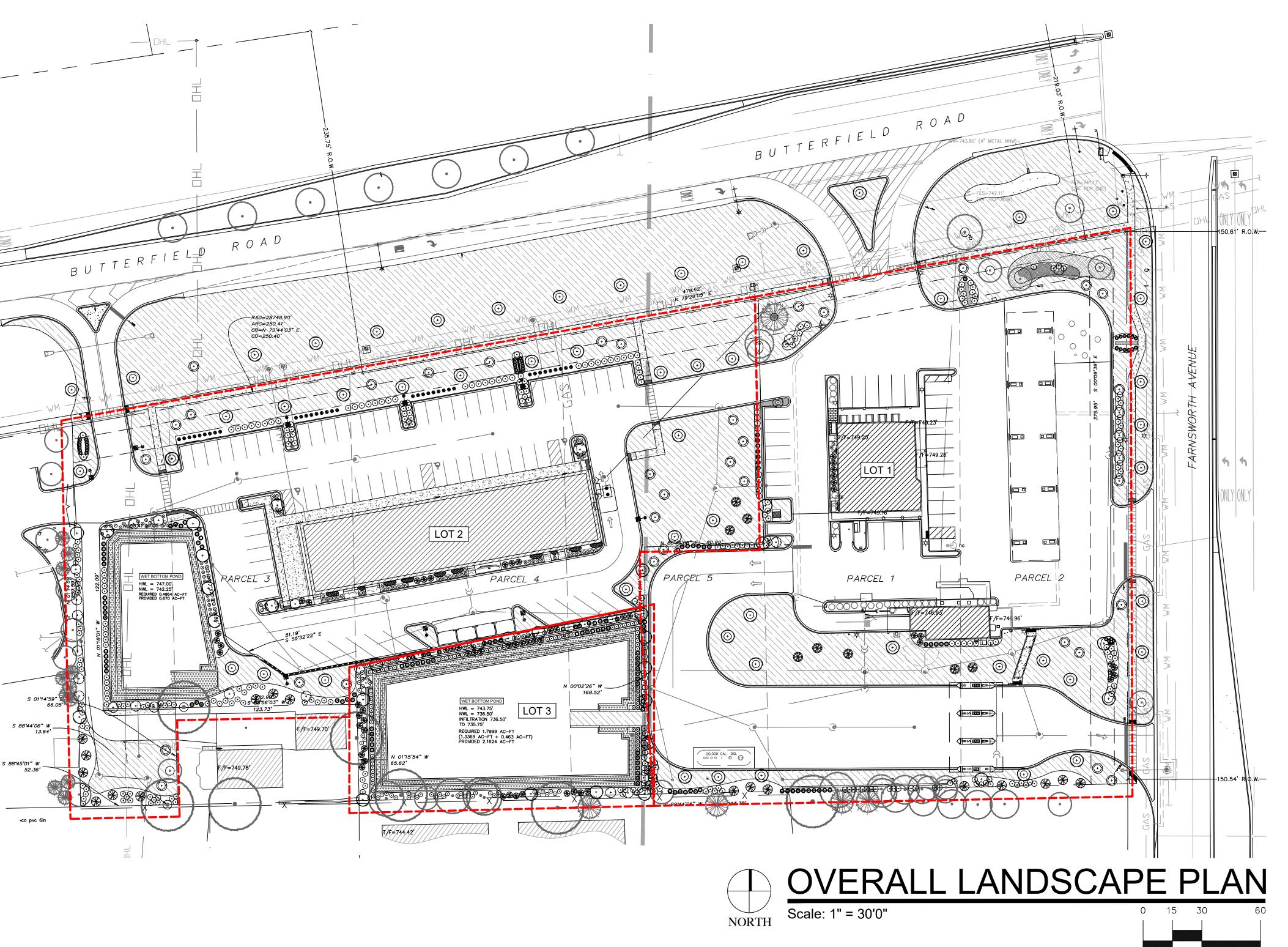
DATE	DESCRIPTION
10.27.21 11.18.21 11.03.22 12.05.22 1.13.23 2.14.23	ISSUE TO OWNER REVISIONS REVIEW COMMENTS REVIEW COMMENTS REVIEW COMMENTS PLANTING PLAN

These plans were prepared by: W. David Heller, ASLA Registered Landscape Architect

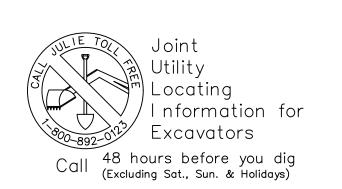
Information contained herein is based on survey information, field inspection, and believed to be accurate. SHEET TITLE

LANDSCAPE TITLE PAGE

PROJECT MANAGER 21-072 PROJECT NUMBER 2.14.23 DATE SHEET NUMBER



48 hours before you dig (Excluding Sat., Sun. & Holidays)



SHADE TREES (DECIDUOUS)

ARM Armstrong Red Maple
ABM Autumn Blaze Maple

SSM State Street Miyabe Maple
CLH Chicagoland Hackberry
SHL Skyline Honeylocust

Swamp White Oak

Northern Red Oak

Greenspire Linden

ABS Autumn Brilliance Serviceberry

RJFC Red Jewel Flowering Crabapple
JTL Ivory Silk Japanese Tree Lilac

Thornless Cockspur Hawthorn
Adams Flowering Crabapple

Bald Cypress

ORNAMENTAL TREES (DECIDUOUS)

EVERGREEN TREES

EVERGREEN SHRUBS

DECIDUOUS SHRUBS

NS Norway Spruce

BHS Black Hills Spruce

TA Techny Arborvitae

Eastern White Pine

Nigra Arborvitae

GMB Green Mountain Boxwood

SGJ Sea Green Juniper

Green Velvet Boxwood

KCPJ Kallay Compact Pfitzer Juniper

BRC Brilliant Red Chokeberry
CRD Cardinal Redtwig Dogwood

Common Witchhazel
Gro Low Fragrant Sumac

Goldflame Spirea

Goldmound Spirea

Neon Flash Spirea

SBW Sonic Bloom Weigela

HERBACEOUS PERENNIALS

KKC Dwarf Catmint

BES Black-eyed Susan

Miss Kim Dwarf Lilac

Blue Muffin Viburnum

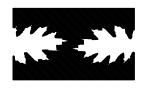
Autumn Jazz Arrowood Viburnum

PLANT ABBREVIATIONS

EX 14" TREE EX 20" TREE EX 8" TREE EX 8" TREE $^{\perp}$, 18 EXISTING SHRUBS 10 GMS -EXISTING MONUMENT SIGN -- EXISTING EVERGREEN TREE EXISTING MONUMENT SIGN = - EXISTING 12" TWIN 12 KCPJ -/ TRUNK TREE 5 JTL 🖳 ┌ 1 JTL 4 EXISTING SHRUBS* SWO LOT 1 √3 EXISTING SHRUBS

↓ eq 2 EXISTING SHRUBS* ─12 CRD PARCEL 2 PARCEL 1 3 EXISTING SHRUBS 5 EXISTING SHRUBS 1 ARM - PROPOSED MONUMENT SIGN 9 EXISTING SHRUBS* ₩<u>00000000000</u> 7 NFS 3 NS ² - 2 SSM ─2 BHS _ 1 BC _ 1 TCH _ 7 CRD _ EX 10" TREE 9 NFS -/ 2 AFC -3 SWO 7 Ч1 ARM l EX 8" TREE -**∮**9€ **5 CW** DS EX 6" TREE -EX 20" TREE ¬ 10 SGJ -ENLARGED LANDSCAPE PLAN Scale: 1" = 20'0" LOT 1 NORTH

HELLER & ASSOCIATES, LLG ANDSCAPE ARCHITECTUR:
O. Box 1359
ake Geneva, Wisconsin 53147-1359
alvid@wdavidheller.com



PROJECT

LANDSCAPE PLAN for PAS PLAZA SUBDIVISION

SW Corner of Butterfield & Farnsworth Aurora, IL

Petitioner & Owner:
CIMA Developers, LP
30W 180 Butterfield Rd.
Warrenville, IL 60555

ISSUANCE AND REVISIONS

DATE	DESCRIPTION
10.27.21	ISSUE TO OWNER
11.18.21	REVISIONS
11.03.22	REVIEW COMMENTS
12.05.22	REVIEW COMMENTS
1.13.23	REVIEW COMMENTS
2.14.23	PLANTING PLAN

These plans were prepared by: W. David Heller, ASLA Registered Landscape Architect #157-000558

Information contained herein is based on survey information, field

inspection, and believed to be accurate.

SHEET TITLE

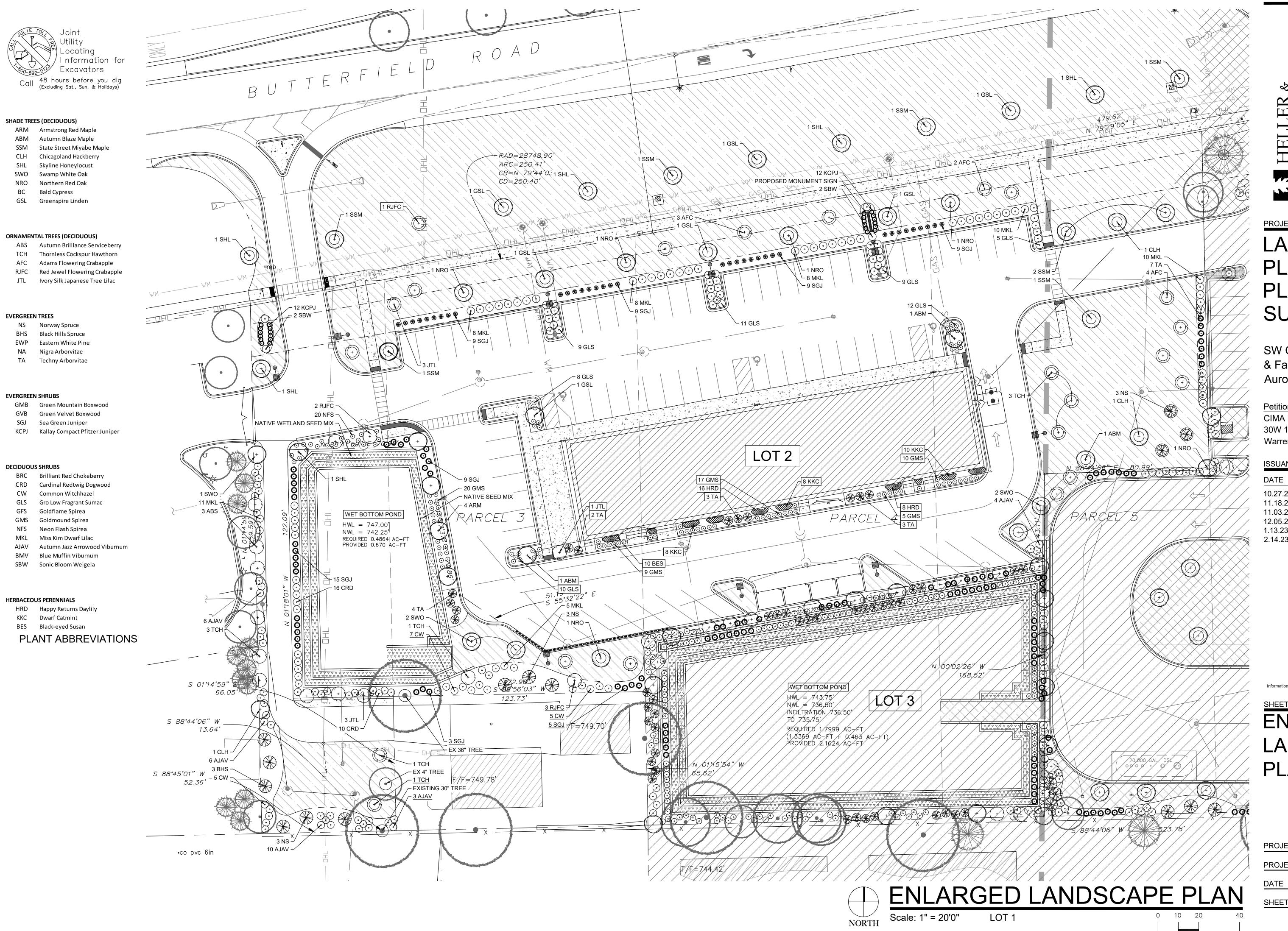
ENLARGED
LANDSCAPE
PLAN: LOT 1

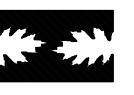
PROJECT MANAGER WDH
PROJECT NUMBER 21-072

DATE 2.14.23

SHEET NUMBER

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PROJECT

LANDSCAPE PLAN for PAS **PLAZA** SUBDIVISION

SW Corner of Butterfield & Farnsworth Aurora, IL

Petitioner & Owner: CIMA Developers, LP 30W 180 Butterfield Rd. Warrenville, IL 60555

ISSUANCE AND REVISIONS

10.27.21 ISSUE TO OWNER 11.18.21 REVISIONS 11.03.22 REVIEW COMMENTS 12.05.22 REVIEW COMMENTS 1.13.23 REVIEW COMMENTS
2.14.23 PLANTING PLAN

These plans were prepared by: W. David Heller, ASLA Registered Landscape Architect

Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE

ENLARGED LANDSCAPE PLAN: LOT 2

*	PROJECT MANAGER	WDł
	PROJECT NUMBER	21-07
/	DATE	2.14.23
	SHEET NUMBER	

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are alled incorrectly will be replaced at the time and expense of the Landscape Contractor

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a 5\% n mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{1}{2}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diamter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp,

amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately

smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place. 11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments)

Per 100 SF of bed area 3/4 CY Peat Moss or Mushroom Compost

3/4 CY blended/pulverized Topsoil 2 pounds starter fertilizer

1/4 CY composted manure

12. Lawn Installation for all sodded turfgrass areas: Contractor to furnish and prepare blended topsoil (2" minimum) and sod bed, removing all debris and stones ½" and larger. Apply a 10-10-10 starter lawn fertilizer uniformly throughout areas prior to laying sod. Use only premium sod blend according to TPI (revised 1995) and ASPA Standards. Install sod uniformly with staggered joints, laid tightly end to end and side to side. Roll sod with a walk behind roller and water immediately upon installation to a 3" depth. Stake any sod installed on slopes steeper than 1:3, and in all swale applications. Contractor is responsible to provide a smooth, uniform, healthy turf, and is responsible for the first two mowings of the newly installed turf, and is also responsible for watering during this

13. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be

An acceptable quality seed installation is defined as having: No bare spots larger than one (1) square foot

No more than 10% of the total area with bare areas larger than one (1) square foot A uniform coverage through all turf areas

14. No-Mow seed areas: "No-Mow" fine fescue seed mix with annual rye nurse crop (available at Cedar Creek Seed Farm 888-313-6807; or Prairie Nursery 608-296-3679) or approved equivalent mix from a reputable seed mix provider. Apply at 220 lbs per acre or at rate recommended by supplier. Prepare seed bed and soil as specified in item #13 above.

15. Native Prairie Seed Mix / Stormwater Seed Mix: Native seed mixes as listed on the Plant and Material List or other seeding schedules outlined on the landscape plan set. Seed mixes available from Prairie Nursery 608-296-3679 or JF New 608-848-1789 or approved equivalent mix from a reputable seed mix

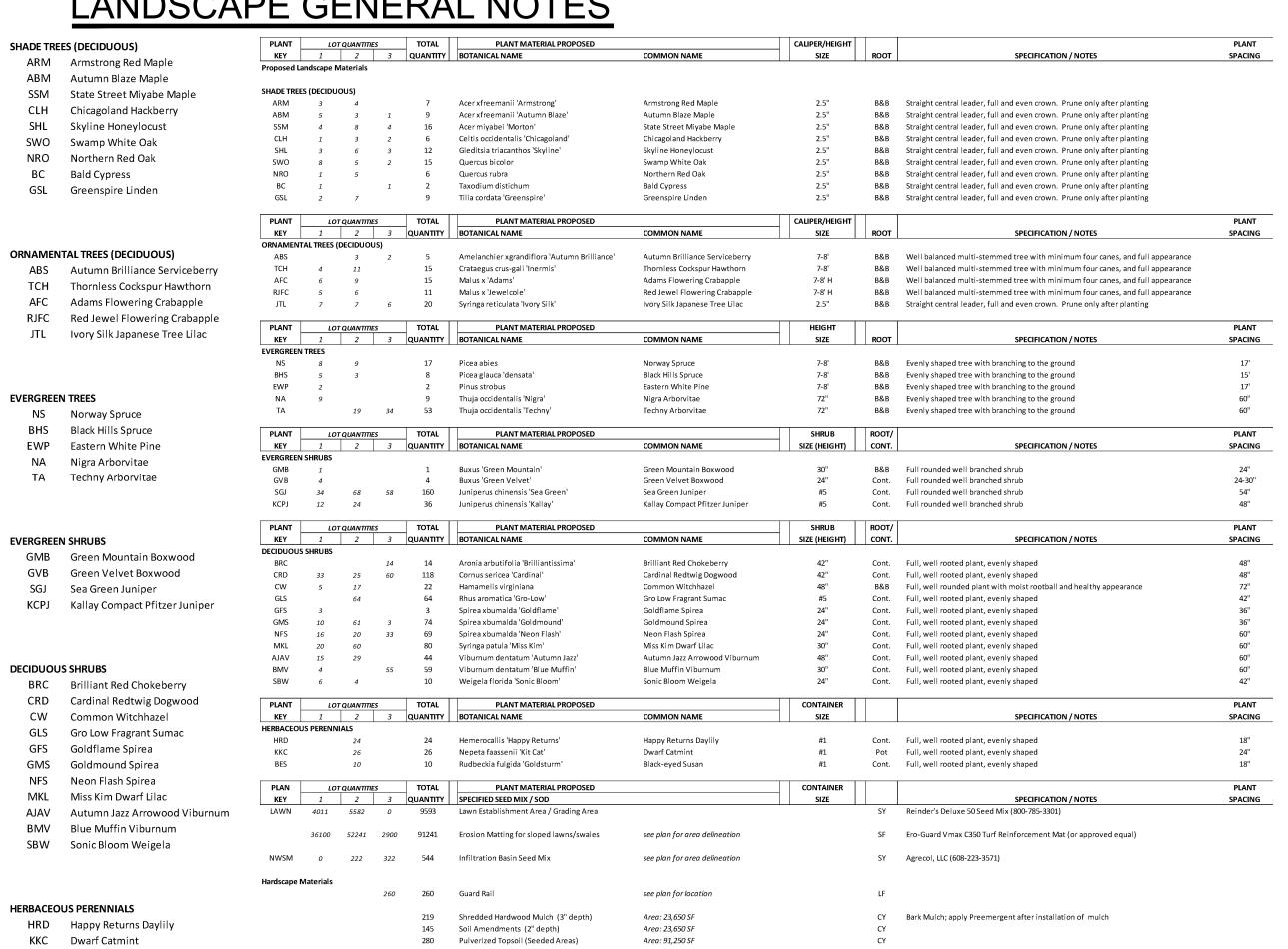
provider. Apply at rates specified herein, or per supplier recommendation. Prepare soil and seed bed as in item #13 above. 16. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per

ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project. 17. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and

plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general

18. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all

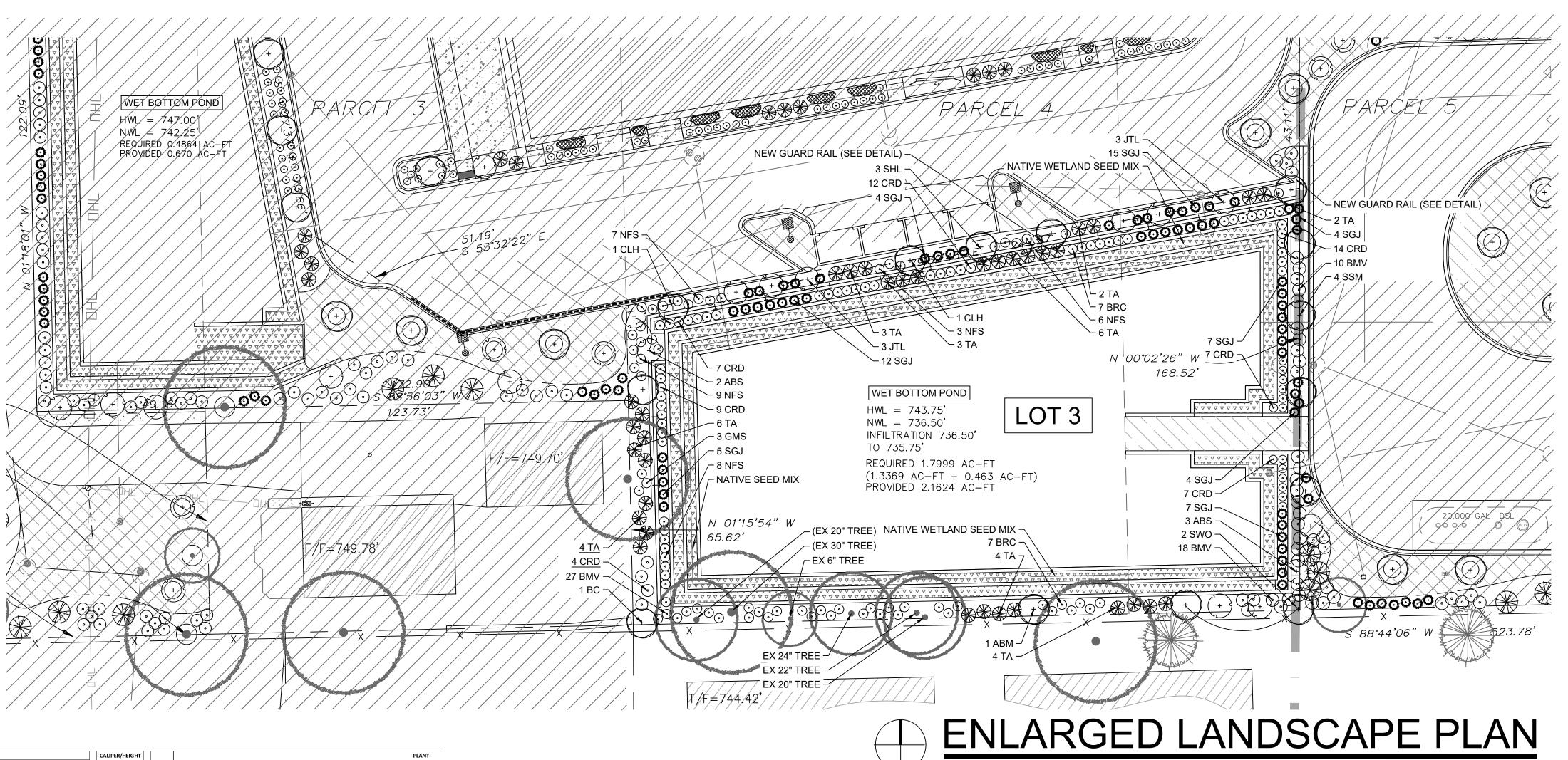
LANDSCAPE GENERAL NOTES



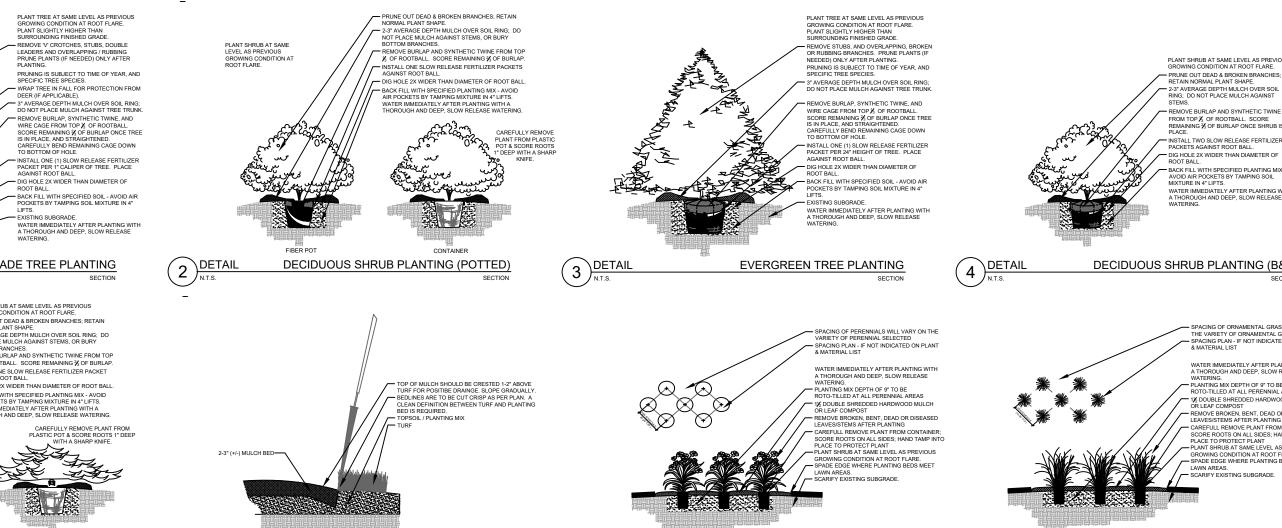
145 Pulverized Topsoil (2" over bed areas) Area: 23,650 SF BES Black-eyed Susan **PLANT ABBREVIATIONS** installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan, the Landscape Master Plan.

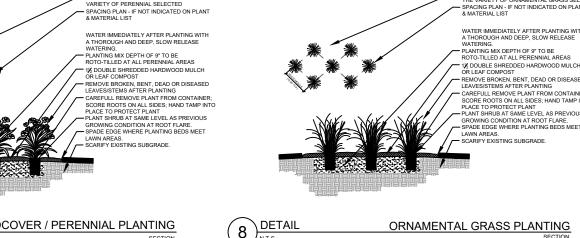
> Reinder's Deluxe 50 Seed Mix (800-785-3301): 20% Kentucky Bluegrass (Sod Quality) 15% Newport Kentucky Bluegrass 15% Ken Blue Kentucky Bluegrass 25% Creeping Red Fescue

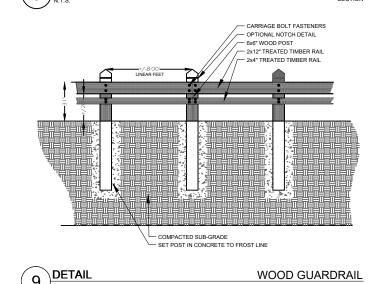
15% Quebec Perennial Ryegrass 10% Fiesta III Perennial Ryegrass











PLANTING & HARDSCAPE DETAILS

LANDSCAPE PLAN for PAS **PLAZA** SUBDIVISION

SW Corner of Butterfield & Farnsworth Aurora, IL

Petitioner & Owner: CIMA Developers, LP 30W 180 Butterfield Rd Warrenville, IL 60555

ISSUANCE AND REVISIONS

1330ANCE AND REVISIONS			
	DATE	DESCRIPTION	
	10.27.21 11.18.21 11.03.22 12.05.22 1.13.23 2.14.23	ISSUE TO OWNER REVISIONS REVIEW COMMENTS REVIEW COMMENTS REVIEW COMMENTS PLANTING PLAN	

These plans were prepared by: W. David Heller, ASLA Registered Landscape Architect #157-000558 Information contained herein is based on survey information, field inspection, and believed to be accurate.

SHEET TITLE **ENLARGED** LANDSCAPE PLAN: LOT 3

PROJECT MANAGER WDH PROJECT NUMBER 21-072 DATE 2.14.23

SHEET NUMBER

Information for Excavators 48 hours before you dig (Excluding Sat., Sun. & Holidays)

PLANT & MATERIAL SCHEDULE