

# Final Landscape Implementation Plans



- △ 6.28.2019 - Per City Checklist
- △ 7.29.2019 - Per PZ Review Comments dated 7.19.2019
- △ 8.5.2019 - Per PZ Review Comments dated 7.31.2019

# MEADOW RIDGE TOWNHOMES

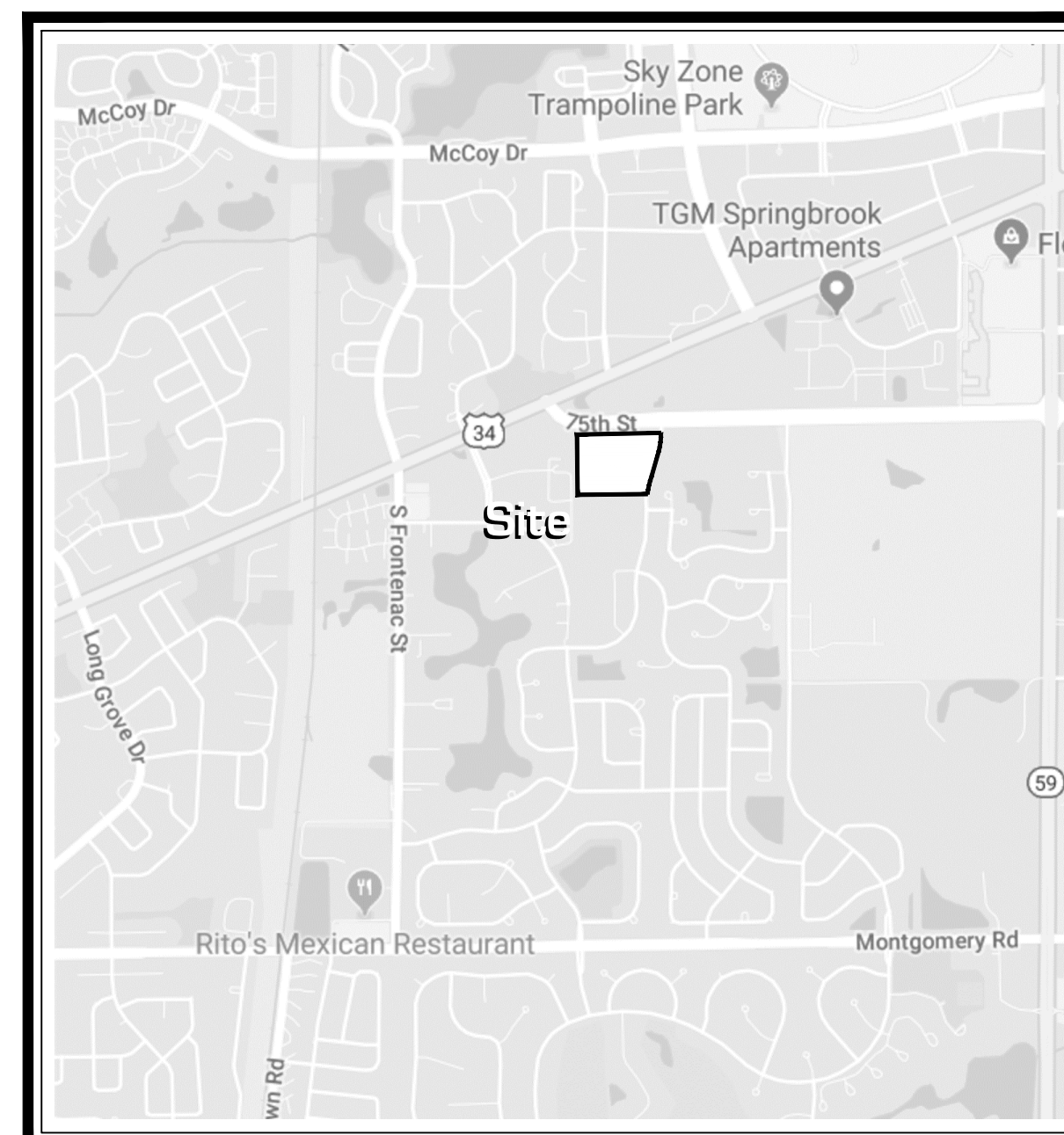
AURORA, ILLINOIS



DEVELOPER : 1900 E. Golf Road, Suite 300  
Schaumburg, Illinois 60173  
(847) 230-5383 voice  
Project Manager: Matt Brolley, PE

ENGINEER : **V3 Companies**  
7325 Janes Avenue  
Woodridge, Illinois 60517  
(630) 724.9200 voice  
Project Manager: Dwayne Gillian, PE

LANDSCAPE ARCHITECT : **Signature Design Group, Inc.**  
132 N. Washington Street  
Naperville, Illinois 60540  
(630) 305.3980 Fax: (630) 305.3994  
Project Manager: Greg G. Sagen, RLA



LOCATION MAP

## △ INDEX OF DRAWINGS

- L.100 Overall Landscape Implementation Plan
- L.101 Turf & Parkway Tree Plan
- L.102 Typical Unit Landscape Package



plan preparer:



Land Planning  
Landscape Architecture  
Environmental Site Design

604 WASHINGTON ST. - NAPERVILLE, IL 60563 - 630.305.3980 Fax 630.305.3994

project:

# Meadow Ridge Townhome

Meadowridge Dr. & 75th Street  
Aurora, Illinois

sheet description:

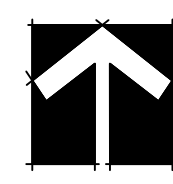
## Turf & Parkway Tree Implementation Plan

owner:

Pulte Home Company, LLC  
1900 East Golf Rd - Suite 300  
Schaumburg, IL 60173



north: scale: 1" = 40' 0"



8.5.2019	Per PZ Review Comments dated 7.29.2019
7.29.2019	Per PZ Review Comments dated 7.11.2019
6.28.2019	Per City Checklist

original issue date: 20 June 2019

drawn by: \_\_\_\_\_  
 checked by: \_\_\_\_\_  
 project no.: 29010  
 sheet no.: \_\_\_\_\_

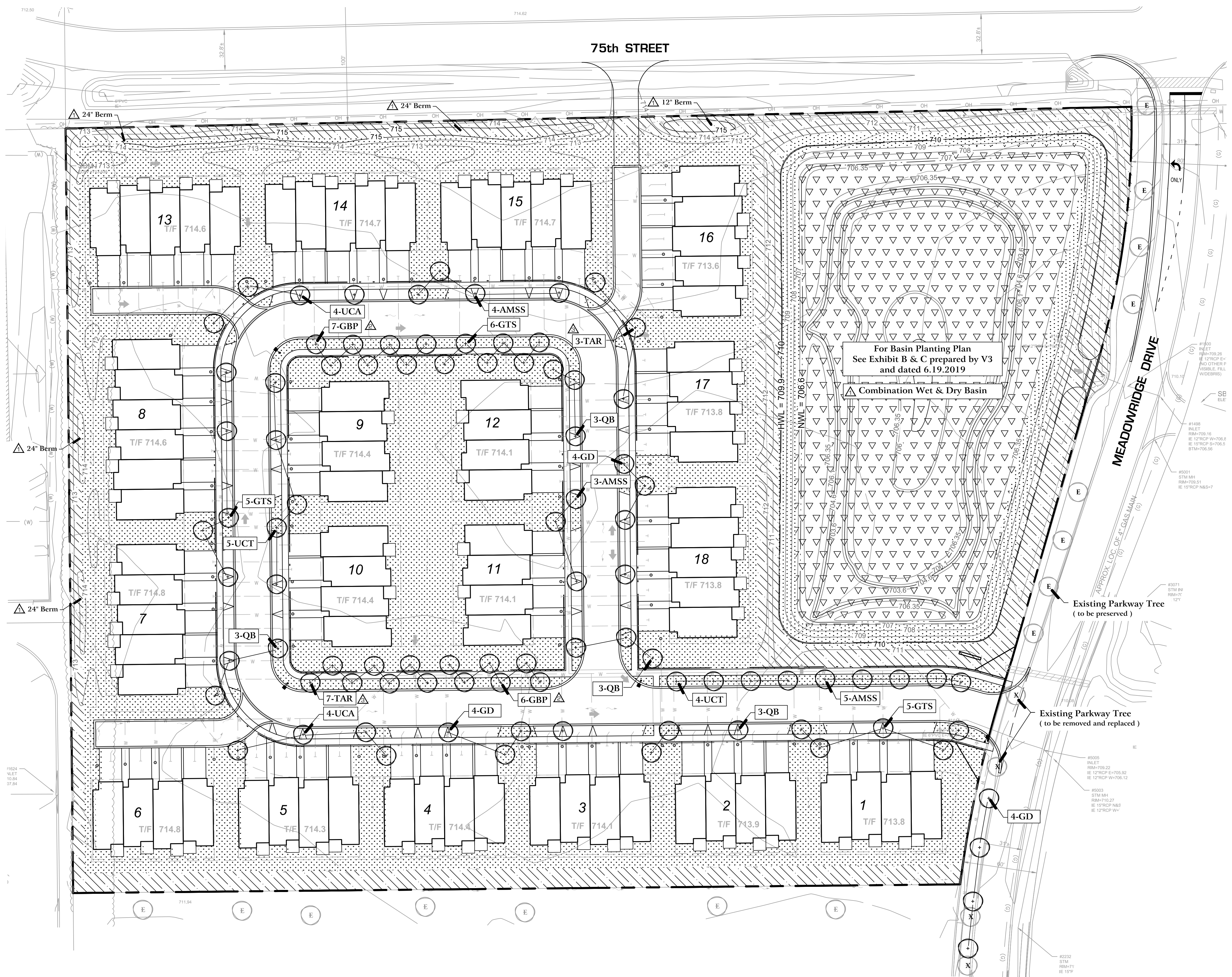
L.101

### Landscape Data Table: Planting Material Key

Parkway Trees (minimum size 2.5 caliper) Count: 100 incl. 10-exist	
Turf (Seeded) Square Footage: 53,795	
Turf (Sod) Square Footage: 114,569	
Native Prairie Planting Square Footage: 16,725	
Native Wetland Planting Square Footage: 73,857	

### NOTES:

- See Sheet L.102 for Plant List "Landscape Implementation Data Table"
- See Sheet S.100 for Monument Sign Detail



**PLANT MATERIAL LEGEND :** (Sheets L.102 only)

- Ornamental Trees, 6' - 8' m/s or 2.5' cal.**  
 20 % Prairie Fire Crab, 8' or 2.5"  
 20 % Red Jewel Crab, 8' or 2.5"  
 20 % Apple Serviceberry, 7'  
 20 % Eastern Redbud, 6'  
 10 % Common Witchhazel, 6'  
 10 % Ivory Silk Tree Lilac, 6'
- Upright Evergreens, 4'-6' tall**  
 40 % Mission Arborvitae, 6'  
 40 % Fairview Upright Juniper, 5'  
 20 % Brabant Arborvitae, 4'
- Evergreen Shrubs, 18" - 24" wide**  
 50 % Dense Yew, 24"  
 25 % Green Velvet Boxwood, 18"  
 25 % Kallay Compact Juniper, 18"
- Deciduous Shrubs, 18" 36" tall**  
 35 % Redtwig Dogwood, 36" (large)  
 25 % Mohican Viburnums, 36" (large)  
 20 % Limeshade Hydrangea, 30" (large)  
 20 % Miss Kim Lilac, 36" (large)
- 50 % Annabella Hydrangea, 24" (med.)  
 20 % Black Chokeberry, 24" (med.)  
 20 % Knockout Shrub Rose, 18" (med.)  
 10 % Snowmound Spira, 24" (med.)
- 20 % G.M. Alpine Currant, 18" (small)  
 20 % Goldmound Spirea, 18" (small)  
 20 % Bronx Forsythia (small)  
 20 % Potentilla - Yellow, 18" (small)  
 20 % Little Princess Spirea, 18" (small)

- Perennial**  
 25 % Blue Wonder Catmint  
 25 % Happy Return Daylily  
 25 % Autumn Joy Sedum  
 25 % Summer Beauty Allium
- Groundcover**  
 50 % Kanchaticum Sedum  
 50 % Bowles Vinca

**CONSTRUCTION NOTES :**

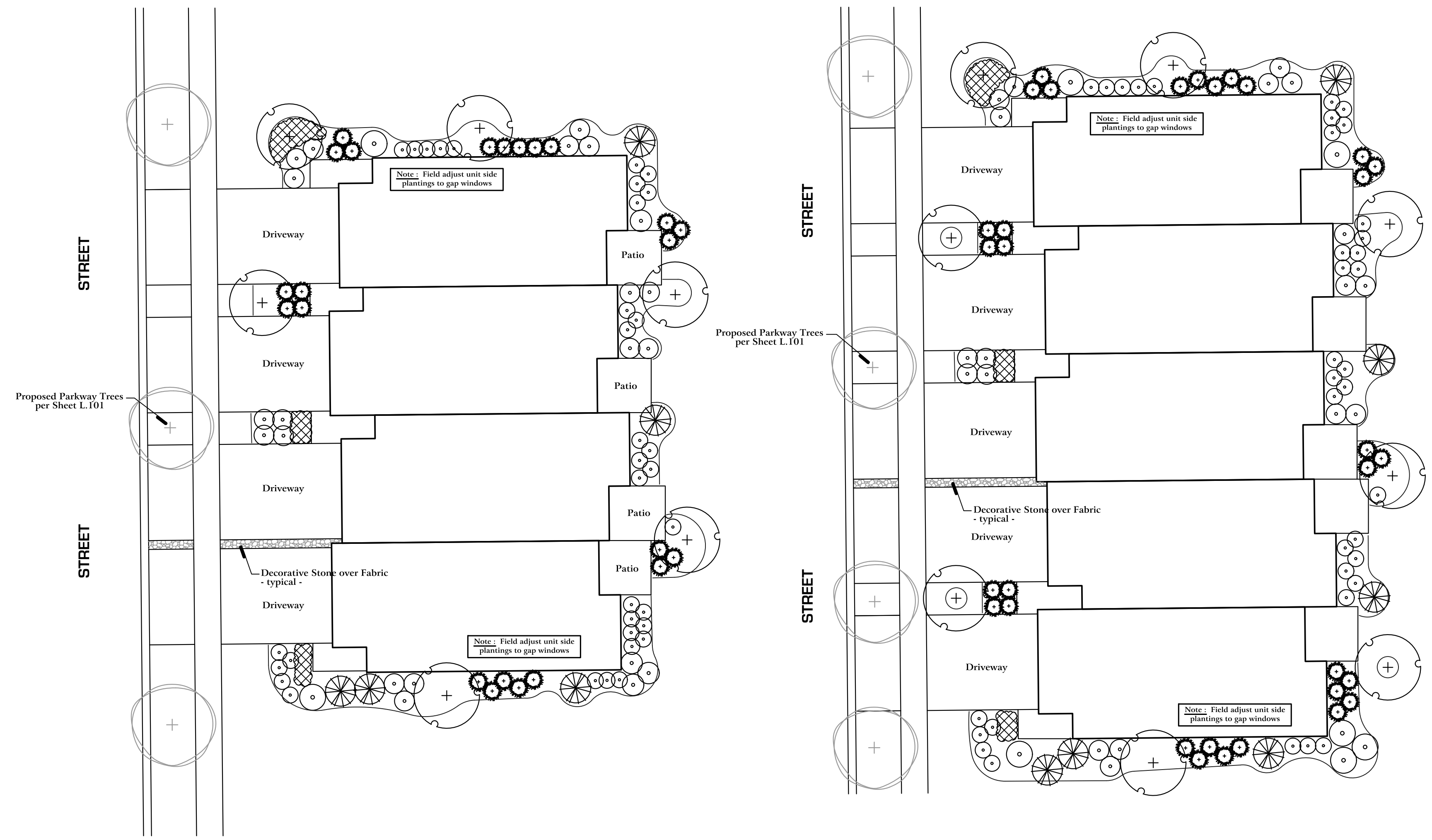
- Sod all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Mulch all trees, shrub, perennial & orn'l grass beds with a minimum of three inches shredded hardwood bark mulch.
- All bed lines and tree saucers require a 4" deep spaded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurseryman, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact J.U.L.I.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the City of Aurora.
- Landscape Contractor shall warrantee all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.

**Contractor Quality Control :**

- Upon Completion of landscape installation, and prior to final acceptance, the Contractor Shall:
  - Lightly hand-prune all trees and evergreens to remove broken, crossing or mis-shaped branches.
  - On clump-form ornamental trees, remove all minor branches, suckers and stems from the bottom 24" of the main trunks.
  - Lightly hand-prune all shrubs to remove wild branches and insure uniformity in groups of similar shrubs.
  - Dead head all perennials plants to remove all old flowers and dead or discolored foliage.
  - Remove all nursery tags and ribbons from all plantings.
  - Hand water all plant material.
  - Rake out mulch beds to insure a smooth, uniform layer with a sharp, defined spade edge.

**Landscape Implementation Data Table :** (Sheet L.100 - L.101)

QUANTITY	PERCENT	SYM	SCIENTIFIC NAME (Genus / Species)	COMMON NAME	SIZE	COMMENTS
<b>Street Trees</b>						
10	11%	14A	Lilac	Lilac	2.5'	
13	14%	GBP	Comptonia	Japanese Quince	2.5'	
8	9%	UCL	Ulmus	Ulmus	2.5'	
16	18%	QTB	Quercus	White Oak	2.5'	
9	10%	MCT	Malus	Malus	2.5'	
12	13%	GB	Geopelia	Boxwood	2.5'	
10	11%	GO	Quercus	Quercus	2.5'	
<b>Total</b>	<b>90</b>	<b>100%</b>				
<b>Canopy Trees</b>						
15	15%	AAB	Abies	Abies	2.5'	
17	17%	CC	Cornus	Cornus	2.5'	
12	12%	GTB	Geopelia	Boxwood	2.5'	
13	13%	GBP	Comptonia	Japanese Quince	2.5'	
7	7%	GB	Geopelia	Boxwood	2.5'	
8	8%	CC	Cornus	Cornus	2.5'	
4	4%	GM	Geopelia	Boxwood	2.5'	
6	6%	ISB	Illicium	Sweetgum	2.5'	
10	10%	UCL	Ulmus	Ulmus	2.5'	
10	10%	LCT	Liriodendron	Tulip Tree	2.5'	
<b>Total</b>	<b>102</b>	<b>100%</b>				
<b>Evergreen Trees</b>						
20	24%	PO	Pinus	Pinus	6'	
15	18%	PO	Pinus	Pinus	6'	
19	22%	PO	Pinus	Pinus	6'	
10	12%	PO	Pinus	Pinus	6'	
12	14%	JCF	Juniperus	Juniperus	6'	
<b>Total</b>	<b>86</b>	<b>100%</b>				
<b>Understory Trees</b>						
5	6%	CC	Cornus	Cornus	2.5'	
15	13%	SB	Salix	Salix	2.5'	
19	24%	IB	Illicium	Sweetgum	2.5'	
15	13%	ASG	Asplenium	Asplenium	2.5'	
15	13%	CMC	Comptonia	Japanese Quince	2.5'	
15	13%	CC	Cornus	Cornus	2.5'	
<b>Total</b>	<b>80</b>	<b>100%</b>				
<b>Deciduous Shrubs</b>						
24	21%	AMM	Amelanchier	Amelanchier	2.5'	
50	44%	AAA	Abies	Abies	2.5'	
3	3%	NL	Nerium	Nerium	2.5'	
20	18%	HT	Hydrangea	Hydrangea	2.5'	
34	30%	HT	Hydrangea	Hydrangea	2.5'	
28	25%	SCM	Scilla	Scilla	2.5'	
36	32%	SCM	Scilla	Scilla	2.5'	
36	32%	SCM	Scilla	Scilla	2.5'	
15	13%	VM	Viburnum	Viburnum	2.5'	
24	21%	VM	Viburnum	Viburnum	2.5'	
15	13%	VM	Viburnum	Viburnum	2.5'	
100	89%	CSB	Cornus	Cornus	2.5'	
110	97%	SCB	Scilla	Scilla	2.5'	
<b>Total</b>	<b>613</b>	<b>100%</b>				
<b>Evergreen Shrubs</b>						
48	17%	JCS	Juniperus	Juniperus	18"	
144	50%	JCS	Juniperus	Juniperus	24"	
6	2%	TMD	Taxus	Taxus	24"	
68	24%	JCS	Juniperus	Juniperus	24"	
<b>Total</b>	<b>286</b>	<b>100%</b>				



**Typical 4 - Unit Building**

scale: 1" = 15'0"

Typical 4 Unit Townhome Landscape Data Table : CTE Provided			
	CTE Value	Count Provided	Total CTEs Provided
Understory Trees	1/3	6	2
Deciduous Shrubs	1/20	56	2.8
Evergreen Shrubs	1/20	28	1.4
<b>Per Building Sub-Total :</b>			<b>6.2</b>
<b>11 x Buildings TOTAL :</b>			<b>68.2</b>

**Typical 5 or 6 - Unit Building**

scale: 1" = 15'0"

Typical 5 Unit Townhome Landscape Data Table : CTE Provided			
	CTE Value	Count Provided	Total CTEs Provided
Understory Trees	1/3	8	2.6
Deciduous Shrubs	1/20	60	3
Evergreen Shrubs	1/20	38	1.9
<b>Per Building Sub-Total :</b>			<b>7.5</b>
<b>6 x Buildings TOTAL :</b>			<b>45</b>

Typical 6 Unit Townhome Landscape Data Table : CTE Provided			
	CTE Value	Count Provided	Total CTEs Provided
Understory Trees	1/3	8	2.6
Deciduous Shrubs	1/20	71	3.5
Evergreen Shrubs	1/20	43	2.1
<b>Per Building Sub-Total :</b>			<b>8.2</b>
<b>1 x Buildings TOTAL :</b>			<b>8.2</b>

plan preparer:



Land Planning  
Landscape Architecture  
Environmental Site Design

604 WASHINGTON ST. - NAPERVILLE, IL 60563 - 630.305.3980 Fax 630.305.3994

project:

**Meadow Ridge Townhome**

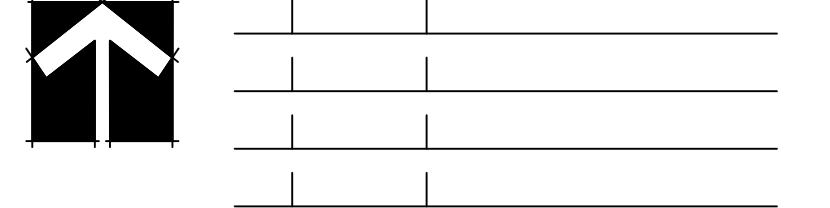
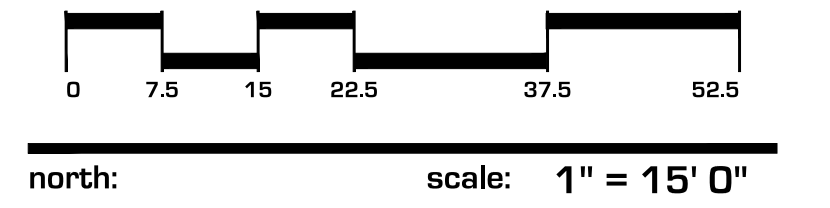
Meadowridge Dr. & 75th Street  
Aurora, Illinois

sheet description:

**Typical Townhome Landscape Package**

owner:

Pulte Home Company, LLC  
1900 East Golf Rd - Suite 300  
Schaumburg, IL 60173



revisions:	date	description
△	8.5.2019	Per PZ Review Comments dated 7.21.2019
△	7.29.2019	Per PZ Review Comments dated 7.11.2019
△	6.28.2019	Per City Checklist

original issue date: **20 June 2019**

drawn by: \_\_\_\_\_

checked by: \_\_\_\_\_

project no.: **29010**

sheet no.: **L.102**