

Final Landscape Plan

HEYDAY AURORA

Aurora, Illinois

May 23, 2025

CONSULTANTS:



LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC

402 W. LIBERTY DRIVE

WHEATON, ILLINOIS 60187



CIVIL ENGINEER:

RWG ENGINEERING, LLC

975 E. 22ND ST., SUITE 400

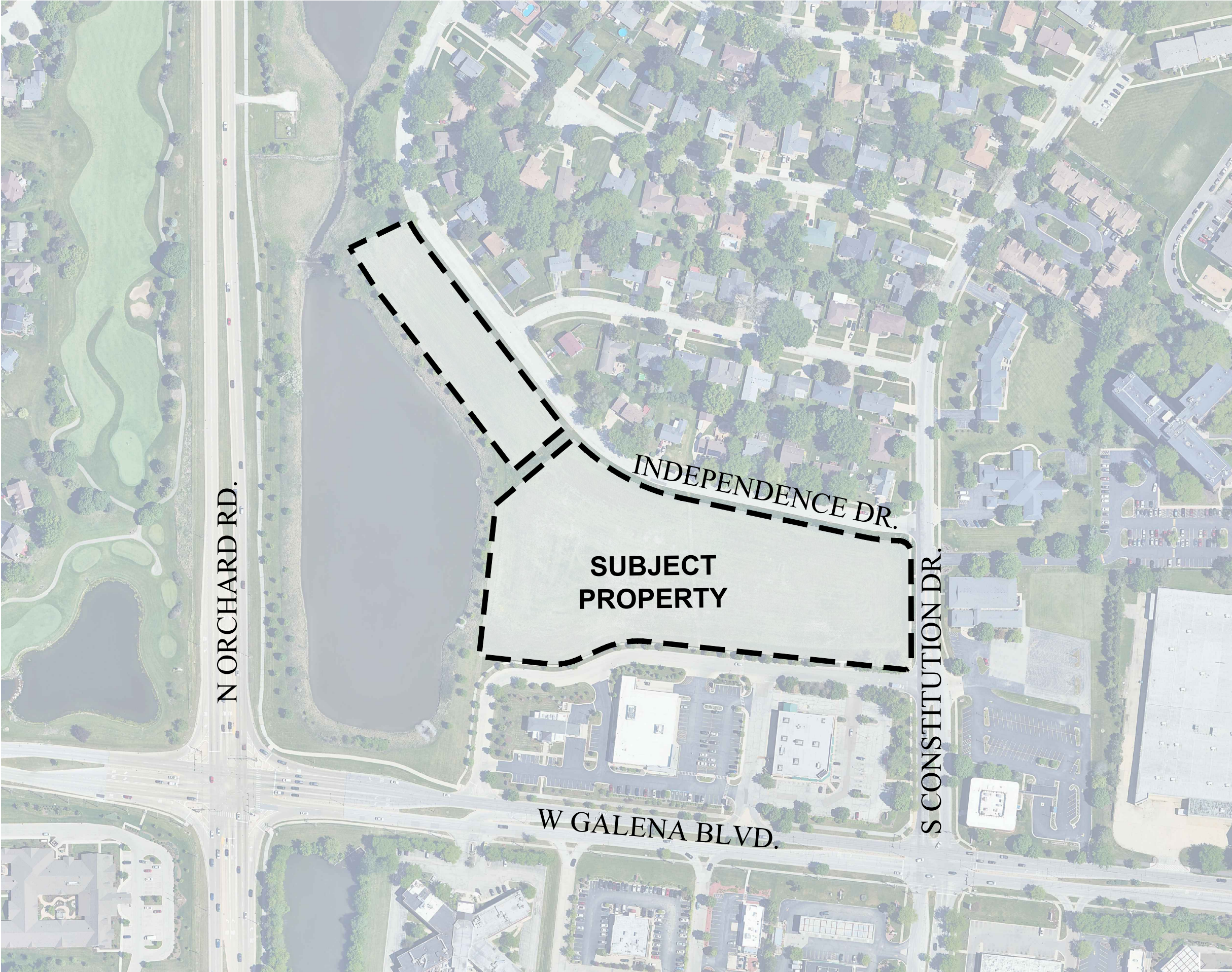
WHEATON, IL 60189

ARCHITECT:

VOCON

3142 PROSPECT AVENUE E

CLEVELAND, OH 44115



LOCATION MAP

SCALE: 1"=200'

HEYDAY

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAILS
5	TYPICAL FOUNDATION LANDSCAPE PLANS
6	TYPICAL FOUNDATION LANDSCAPE PLANS
7	MONUMENT PLAN
8	SOD & SEED EXHIBIT
9	LANDSCAPE SPECIFICATIONS

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. See General Conditions and Specifications for landscape work for additional requirements.

Landscape Data Table: CTEs Provided			
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	173	173
Evergreen Trees	1/3	36	12
Understory Trees	1/3	114	38
Deciduous Shrubs	1/20	722	36
Evergreen Shrubs	1/20	561	28
	<b>Total:</b>	<b>1606</b>	<b>287</b>

\* TOTALS FOR LANDSCAPE DATA TABLES INCLUDES FOUNDATION PLANTINGS  
\* 49 OF CANOPY TREES ABOVE INCLUDE 4" CALIPER PER OUR MEETING THIS EQUATES TO AN ADDITIONAL 29.4 CTES. THIS FOLLOWS THE GIVEN EQUATION:  $(x \times 1.5) / 2.5$

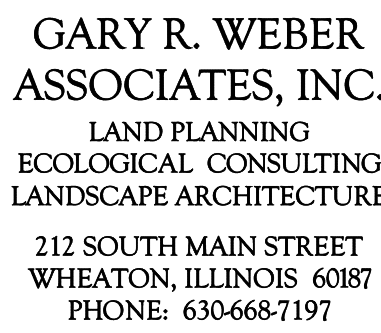
**TOWNHOME FOUNDATION PLANTINGS EXCLUDED FROM OVERALL PLANT LIST  
SEE SHEETS 5 & 6 FOR FOUNDATION PLANTINGS**



DATE	05.23.2025
PROJECT NO.	HEY2501
DRAWN	CLE
CHECKED	CMP
SHEET NO.	

1 OF 9

STORM SEWER	
SANITARY SEWER	
WATER MAIN	
SANITARY MANHOLE	
STORM MANHOLE	
CATCH BASIN	
STORM INLET	
RIP RAP	
VALVE IN VAULT	
VALVE IN BOX	
FIRE HYDRANT	
FLARED END SECTION	
1 FOOT CONTOURS	
CURB AND GUTTER	
PROPERTY LINE	
EASEMENT LINE	
SETBACK LINE	



CLIENT  
HEYDAY  
1400 WEST STONEGATE BLVD SUITE 1  
ARLINGTON HEIGHTS, IL 60005

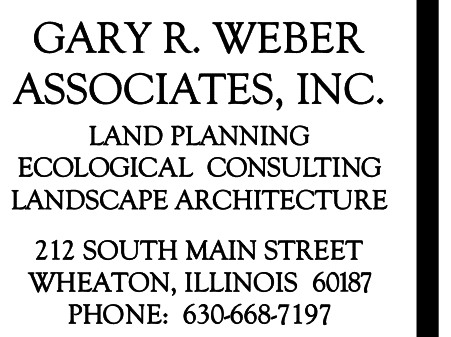
CIVIL ENGINEER  
RWG ENGINEERING  
975 E 22ND ST., SUITE 400  
WHEATON, IL 60189

ARCHITECT  
VOCON  
3142 PROSPECT AVENUE E  
CLEVELAND, OH 44115

**HEYDAY AURORA**  
AURORA, ILLINOIS  
**LANDSCAPE PLAN**

1 05.22.2025  
**REVISIONS**

DATE	05.23.2025
PROJECT NO.	HEY2501
DRAWN	CLE
CHECKED	CMP
SHEET NO.	



CLIENT  
HEYDAY  
1400 WEST STONEGATE BLVD SUITE 101  
ARLINGTON HEIGHTS, IL 60005

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**HEYDAY AURORA**  
AURORA, ILLINOIS  
**LANDSCAPE PLAN**

1 05.22.2025  
REVISIONS

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CHECKED	CMP
SHEET NO.	

811

3 OF 9



GARY R. WEBER  
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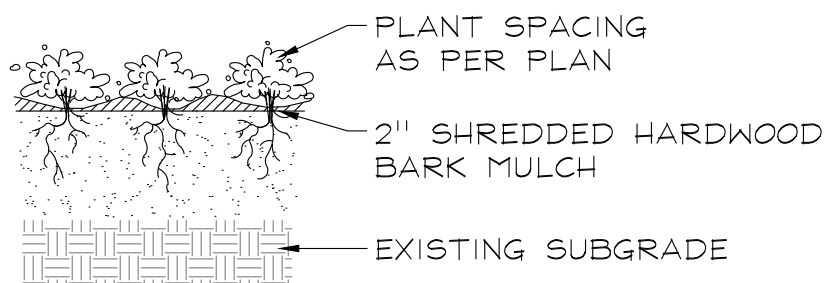
# HEYDAY AURORA AURORA, ILLINOIS LANDSCAPE DETAILS

1 05.22.2025  
REVISIONS

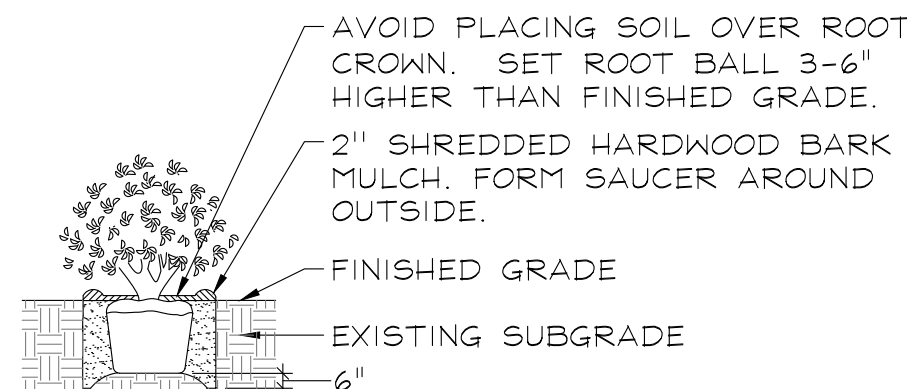
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PROJECT NO. HEY2501  
DRAWN CLE  
CHECKED CMP  
SHEET NO.



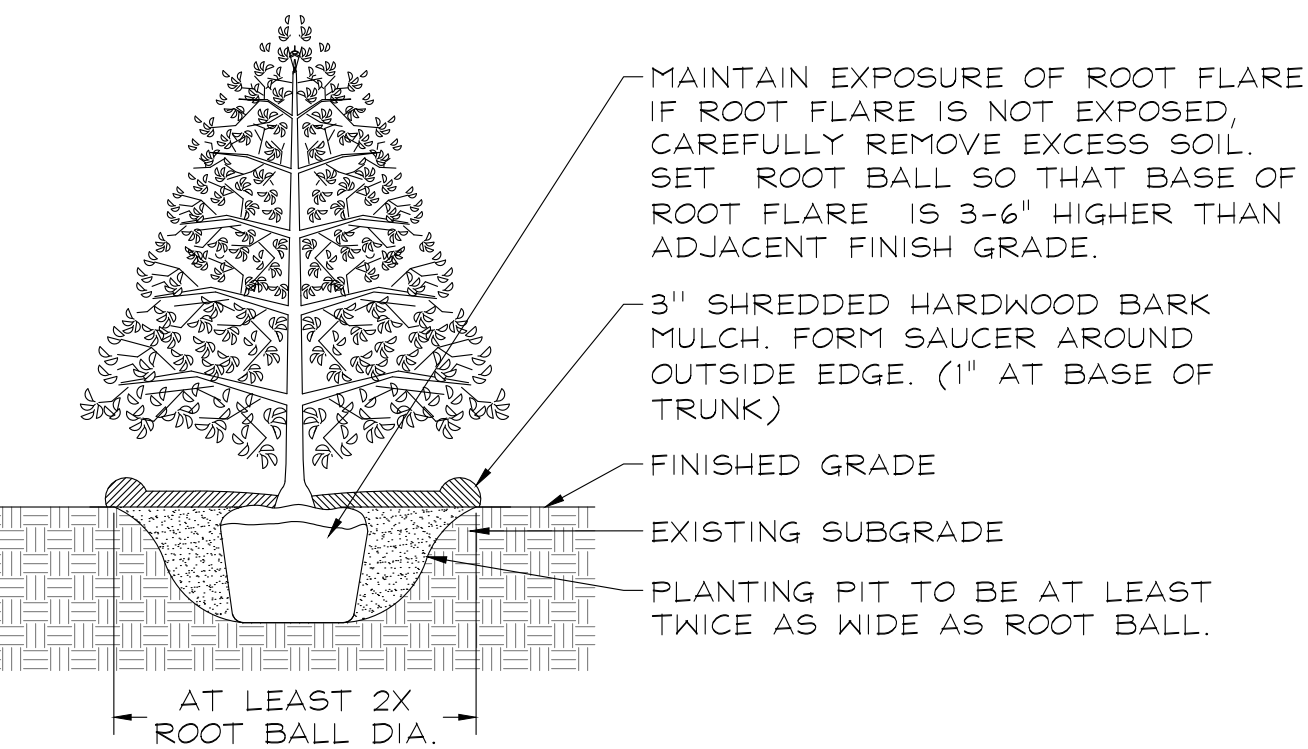
## PLANTING DETAILS



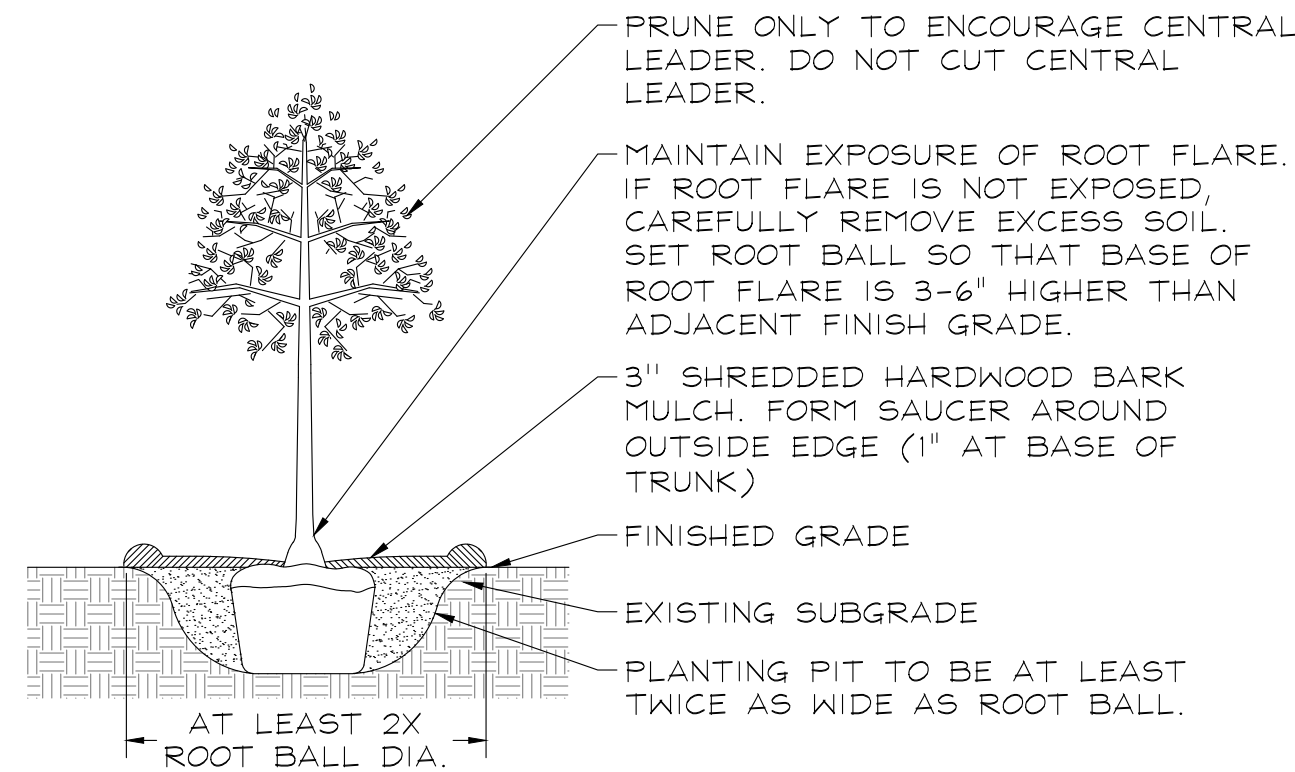
PERENNIALS AND GROUNDCOVERS  
NOT TO SCALE



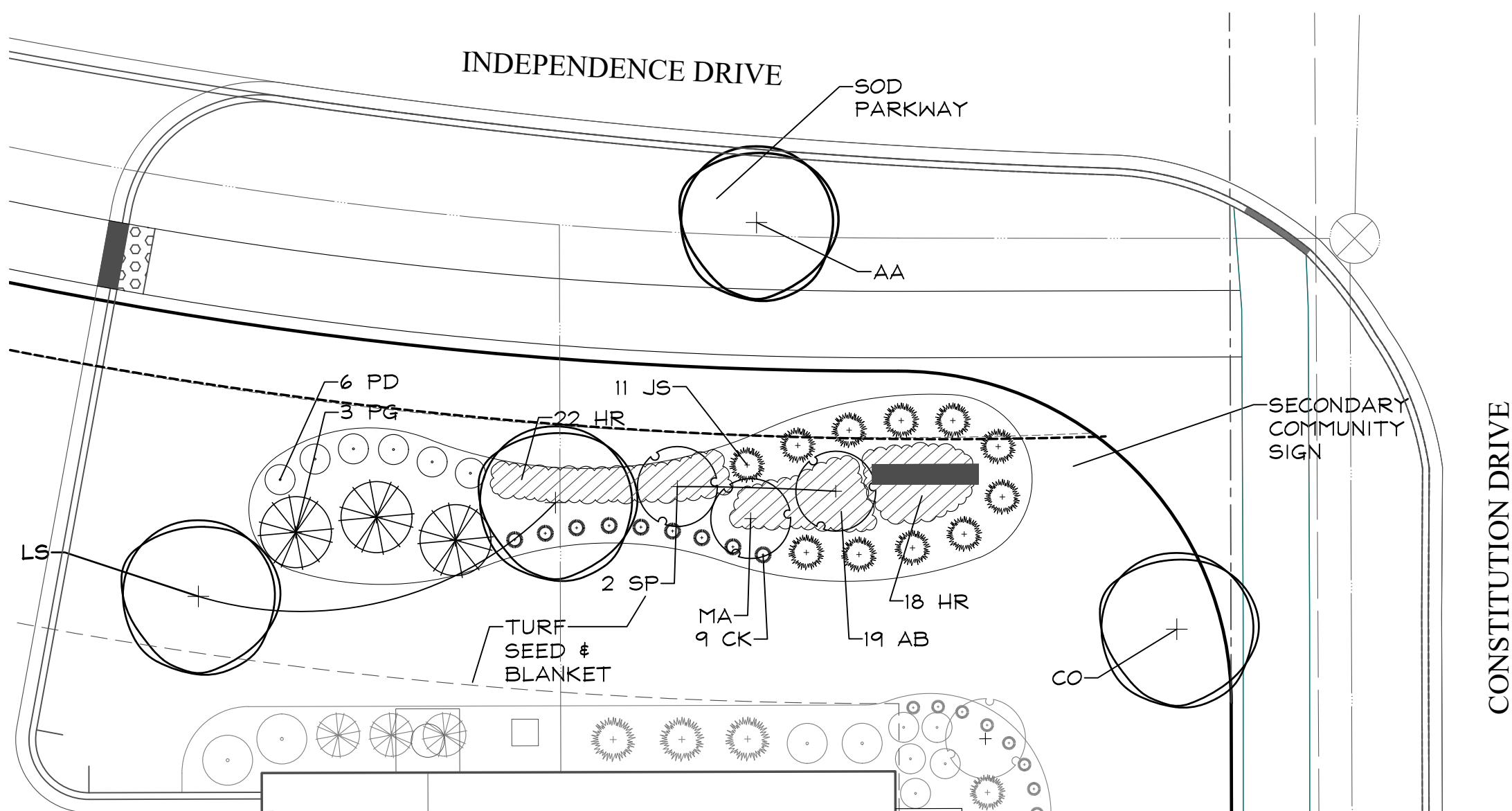
DECIDUOUS AND EVERGREEN SHRUBS  
NOT TO SCALE



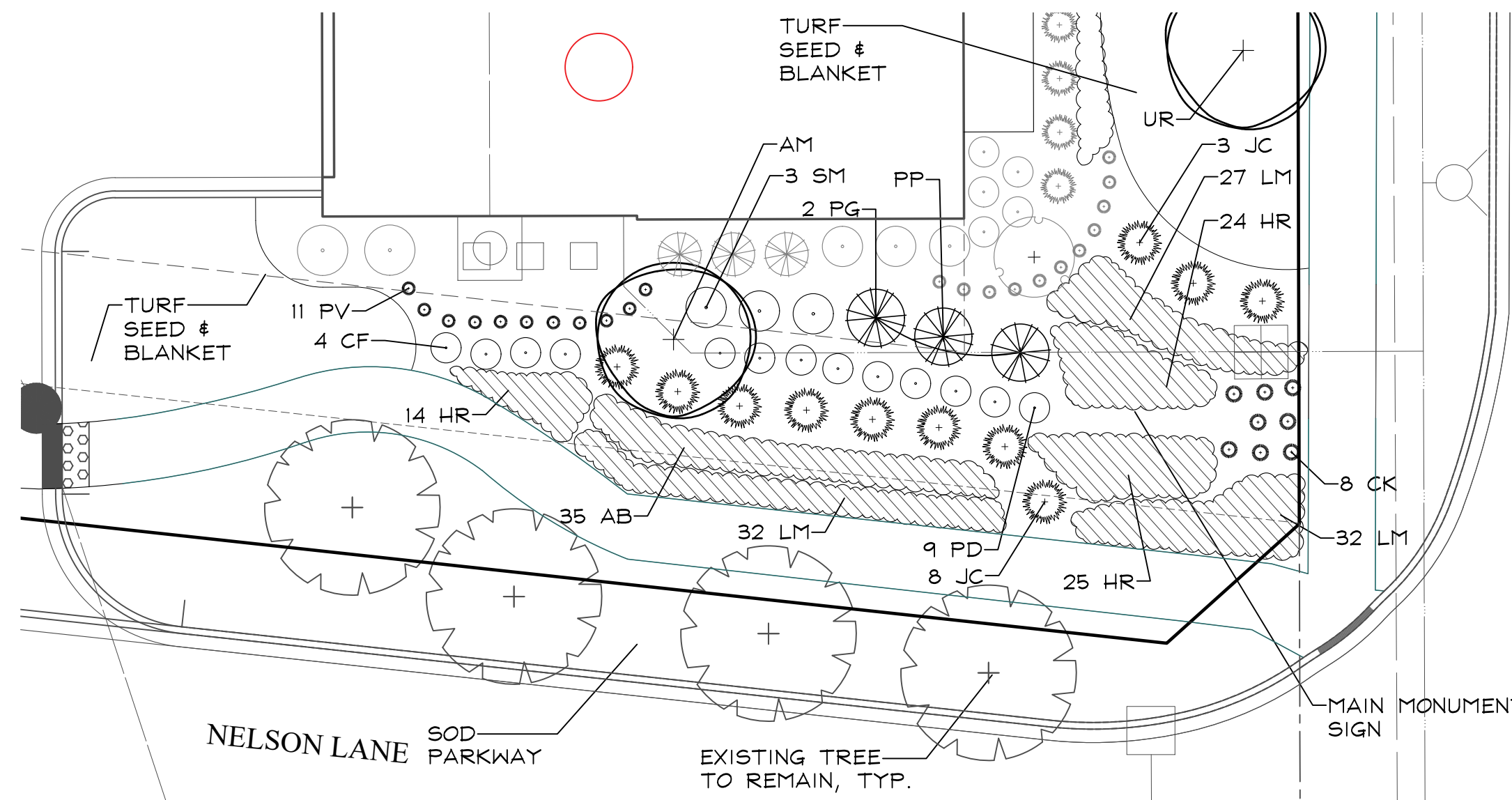
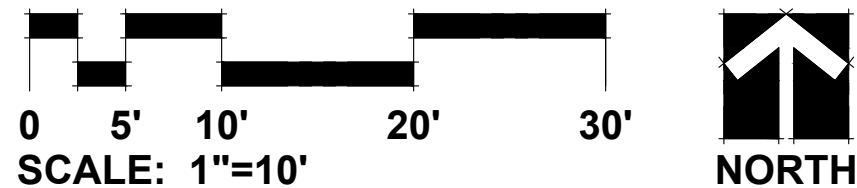
EVERGREEN TREES  
NOT TO SCALE



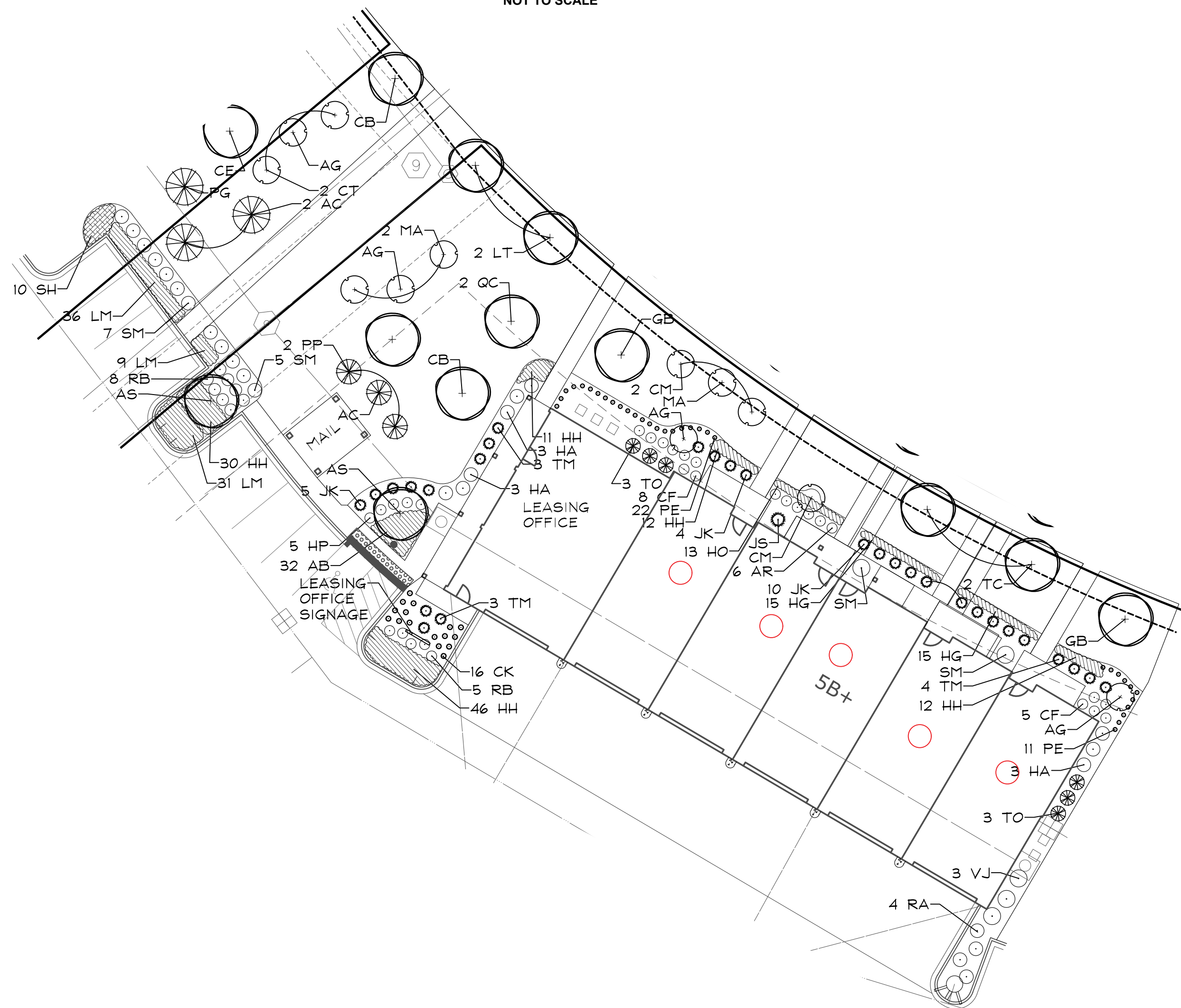
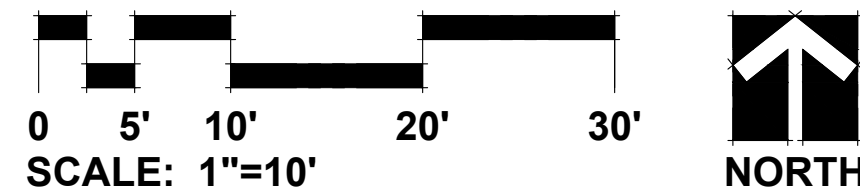
DECIDUOUS TREES  
NOT TO SCALE



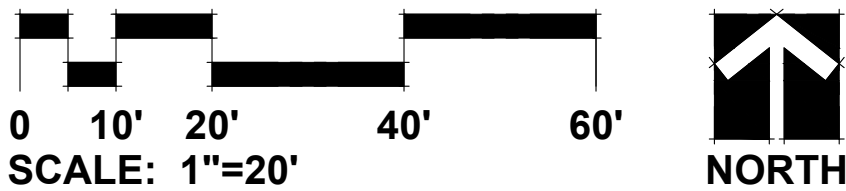
ENTRANCE LANDSCAPE DETAIL



MAIN MONUMENT LANDSCAPE DETAIL



LEASING OFFICE LANDSCAPE DETAIL



6 UNIT FOUNDATION PLAN PLANT LIST A  
BUILDINGS 1-2, 7, 12-14, 16, 19 & 21

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Amelanchier x grandiflora APPLE SERVICEBERRY	5' Ht.	
OT2	2	Cornus mas 'Golden Glory' GOLDEN GLORY CORNELIANCHERRY DOGWOOD	5' Tall	
DECIDUOUS SHRUBS				
DS1	10	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.
DS2	12	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	4' O.C.
DS3	6	Hydrangea quercifolia 'Alice' OAKLEAF HYDRANGEA	36" Tall	4' O.C.
DS4	2	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
DS5	4	Viburnum x juddii JUDD VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	18	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	2	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Tall	
PERENNIALS AND ORNAMENTAL GRASSES				
P1	24	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
P2	26	Hosta 'Patriot' PATRIOT HOSTA	#1	18" O.C.
P3	30	Heuchera 'Palace Purple' PALACE PURPLE CORAL BELLS	#1	18" O.C.
OG1	22	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
MISC. MATERIALS				
10.5		SHREDDED HARDWOOD MULCH	C.Y.	

5 UNIT FOUNDATION PLAN  
BUILDINGS 3, 9 & 18

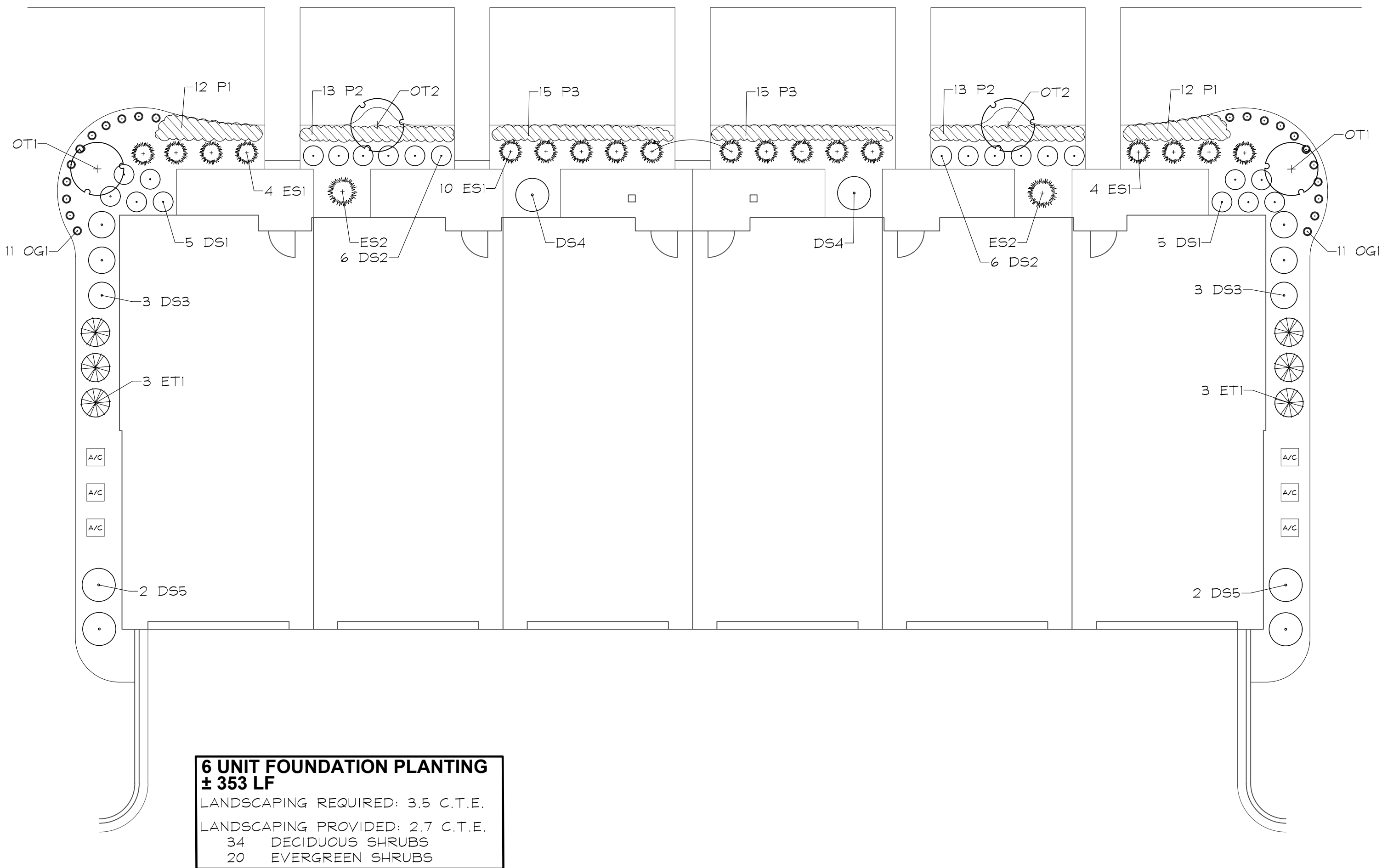
Key	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES			
OT1	2	Amelanchier x grandiflora APPLE SERVICEBERRY	5' Tall
OT2	1	Cornus mas 'Golden Glory' GOLDEN GLORY CORNELIANCHERRY DOGWOOD	5' Tall
DECIDUOUS SHRUBS			
DS1	10	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall
DS2	6	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY CHOKEBERRY	24" Tall
DS3	6	Hydrangea quercifolia 'Alice' OAKLEAF HYDRANGEA	36" Tall
DS4	2	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall
DS4	6	Viburnum 'Juddii' JUDD VIBURNUM	36" Tall
EVERGREEN SHRUBS			
ES1	18	Juniperus chinensis 'Kallay's Compact' KALLAY'S COMPACT JUNIPER	24" Wide
ES2	1	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Tall
PERENNIALS AND ORNAMENTAL GRASSES			
P1	24	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1
P2	13	Hosta 'Patriot' PATRIOT HOSTA	#1
P3	30	Heuchera 'Georgia Peach' GEORGIA PEACH CORAL BELLS	#1
OG1	22	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1
MISC. MATERIALS			
9.5		SHREDDED HARDWOOD MULCH	C.Y.

6 UNIT FOUNDATION PLAN PLANT LIST B  
BUILDINGS 6, 8 & 15

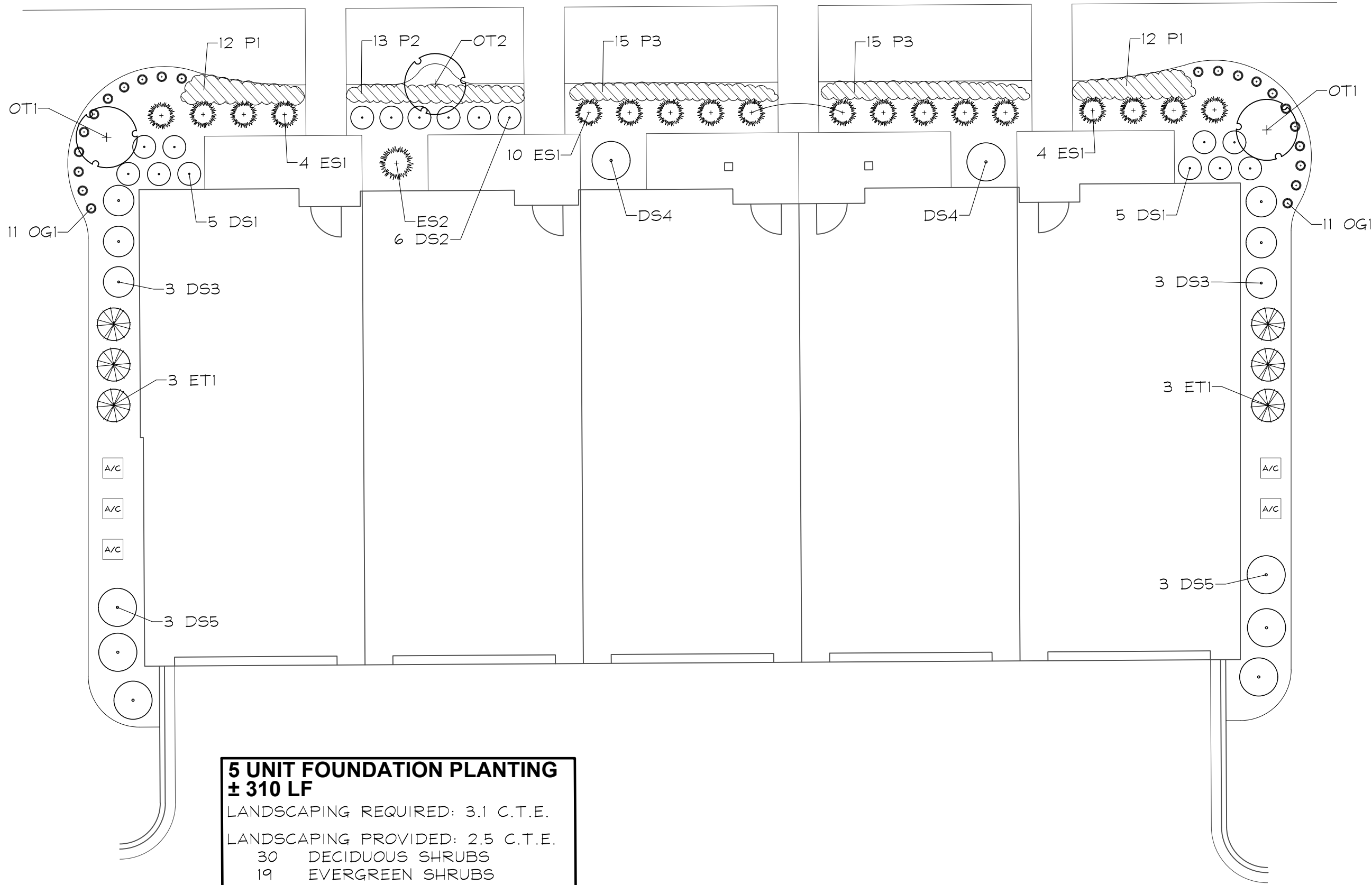
Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	5' Tall	
OT2	2	Malus x 'Red Jewel' RED JEWEL CRABAPPLE	5' Tall	
DECIDUOUS SHRUBS				
DS1	10	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
DS2	12	Weigela X 'Dark Horse' DARK HORSE WEIGELA	24" Wide	4' O.C.
DS3	6	Hydrangea paniculata 'Bulk' QUICKFIRE HYDRANGEA	36" Tall	4' O.C.
DS4	2	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
DS5	4	Viburnum dentatum ARROWWOOD VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	18	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ES2	2	Juniperus conferta 'Blue Pacific' BLUE PACIFIC JUNIPER	24" Wide	5' O.C.
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Tall	
PERENNIALS AND ORNAMENTAL GRASSES				
P1	24	Achillea millefolium 'Balvalolet' NEW VINTAGE VIOLET YARROW	#1	18" O.C.
P2	26	Liriope muscari 'Big Blue' BIG BLUE LILYTURF	#1	18" O.C.
P3	30	Sedum 'Autumn Joy' AUTUMN JOY SEDUM	#1	18" O.C.
OG1	22	Miscanthus sinensis 'Purpurascens' PURPLE MAIDEN GRASS	#1	24" O.C.
MISC. MATERIALS				
10.5		SHREDDED HARDWOOD MULCH	C.Y.	

5 UNIT FOUNDATION PLAN  
BUILDINGS 11 & 17

Key	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES			
OT1	2	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	5' Tall
OT2	1	Malus x 'Red Jewel' RED JEWEL CRABAPPLE	5' Tall
DECIDUOUS SHRUBS			
DS1	10	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall
DS2	6	Weigela X 'Dark Horse' DARK HORSE WEIGELA	24" Wide
DS3	6	Hydrangea paniculata 'Bulk' QUICKFIRE HYDRANGEA	36" Tall
DS4	2	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall
DS5	6	Viburnum dentatum ARROWWOOD VIBURNUM	36" Tall
EVERGREEN SHRUBS			
ES1	18	Taxus x media 'Densiformis' DENSE YEW	24" Wide
ES2	1	Juniperus conferta 'Blue Pacific' BLUE PACIFIC JUNIPER	24" Wide
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Tall
PERENNIALS AND ORNAMENTAL GRASSES			
P1	24	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1
P3	13	Liriope muscari 'Big Blue' BIG BLUE LILYTURF	#1
P2	30	Phlox 'Forever Pink' FOREVER PINK PHLOX	#1
OG1	22	Miscanthus sinensis 'Purpurascens' PURPLE MAIDEN GRASS	#1
MISC. MATERIALS			
9.5		SHREDDED HARDWOOD MULCH	C.Y.



TYPICAL 6 UNIT FOUNDATION PLAN  
SCALE: 1"=10'



TYPICAL 5 UNIT FOUNDATION PLAN  
SCALE: 1"=10'



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212 SOUTH MAIN STREET  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

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ARLINGTON HEIGHTS, IL 60005

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RWG ENGINEERING  
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WHEATON, IL 60189

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VOCON  
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CLEVELAND, OH 44115

HEYDAY AURORA  
AURORA, ILLINOIS  
TYPICAL FOUNDATION LANDSCAPE PLANS

1 05.22.2025  
REVISIONS

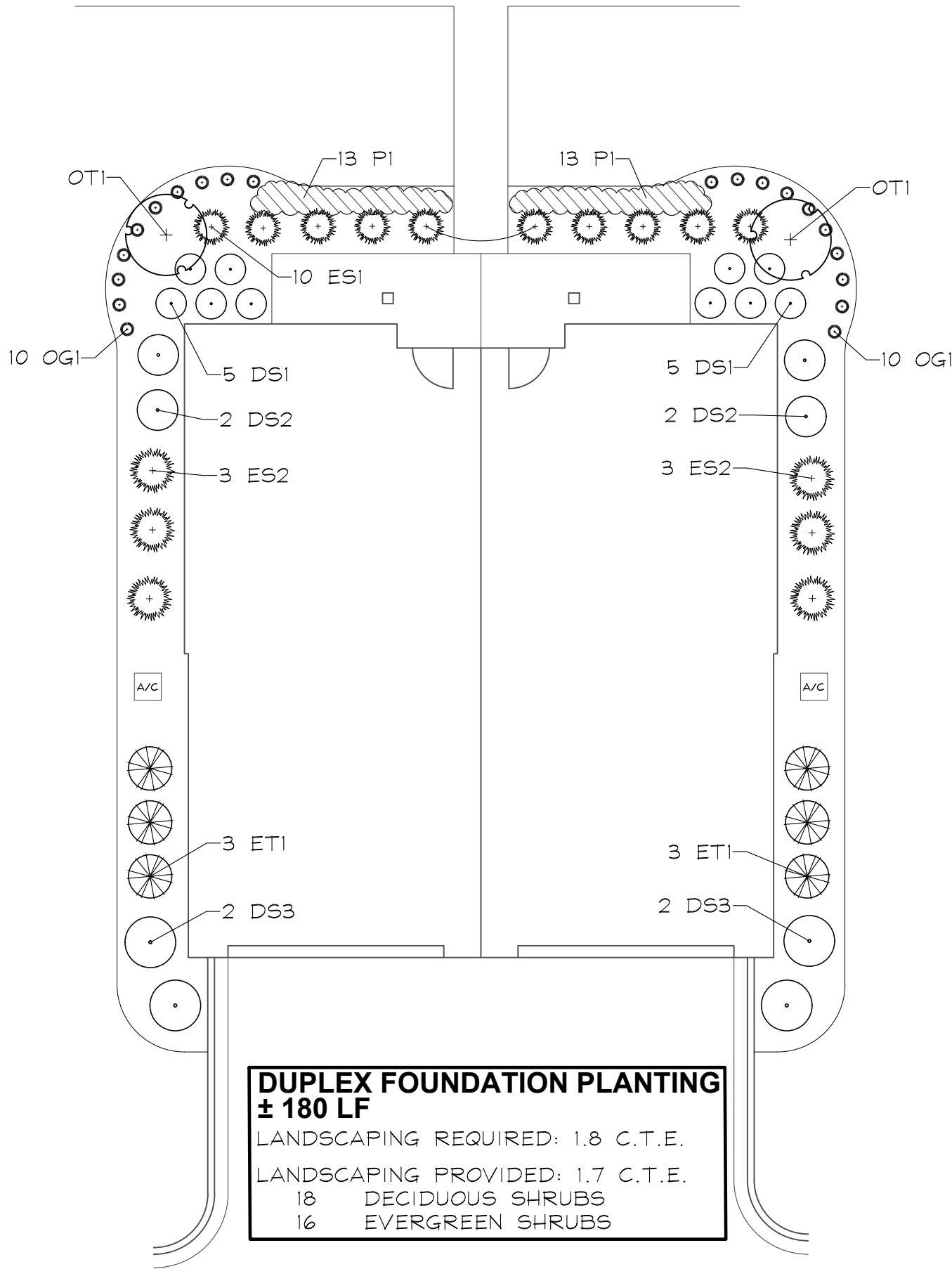
DATE 05.23.2025  
PROJECT NO. HEY2501  
DRAWN CLE  
CHECKED CMP  
SHEET NO.

DUPLEX FOUNDATION PLAN PLANT LIST A  
BUILDINGS 4 & 20

Key		Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Cornus mas 'Golden Glory' GOLDEN GLORY CORNELIANCHERRY	5' Tall	DOGWOOD
DECIDUOUS SHRUBS				
DS1	10	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.
DS2	4	Hydrangea quercifolia 'Alice' OAKLEAF HYDRANGEA	36" Tall	4' O.C.
DS3	4	Viburnum 'Juddii' JUDD VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	10	Juniperus chinensis 'Kallay's Compact' KALLAY'S COMPACT JUNIPER	24" Wide	4' O.C.
ES2	6	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Tall	
PERENNIALS AND ORNAMENTAL GRASSES				
PI	26	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
OG1	20	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
MISC. MATERIALS				
	7.0	SHREDDED HARDWOOD MULCH	C.Y.	

DUPLEX FOUNDATION PLAN PLANT LIST B  
BUILDING 10

Key		Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Malus x 'Red Jewel' RED JEWEL CRABAPPLE	5' Tall	
DECIDUOUS SHRUBS				
DS1	10	Hydrangea paniculata 'SMHPLQF' LITTLE QUICK FIRE HYDRANGEA	24" Tall	3' O.C.
DS2	4	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
DS3	4	Viburnum dentatum ARROWWOOD VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS				
ES1	10	Taxus x media 'Densiflora' DENSE YEW	24" Wide	4' O.C.
ES2	6	Juniperus conferta 'Blue Pacific' BLUE PACIFIC JUNIPER	24" Wide	5' O.C.
ET1	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Tall	
PERENNIALS AND ORNAMENTAL GRASSES				
PI	26	Hemerocallis 'Rasy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
OG1	20	Miscanthus sinensis 'Purpurascens' PURPLE MAIDEN GRASS	#1	24" O.C.
MISC. MATERIALS				
	7.0	SHREDDED HARDWOOD MULCH	C.Y.	



TYPICAL DUPLEX FOUNDATION PLAN  
SCALE: 1"=10'



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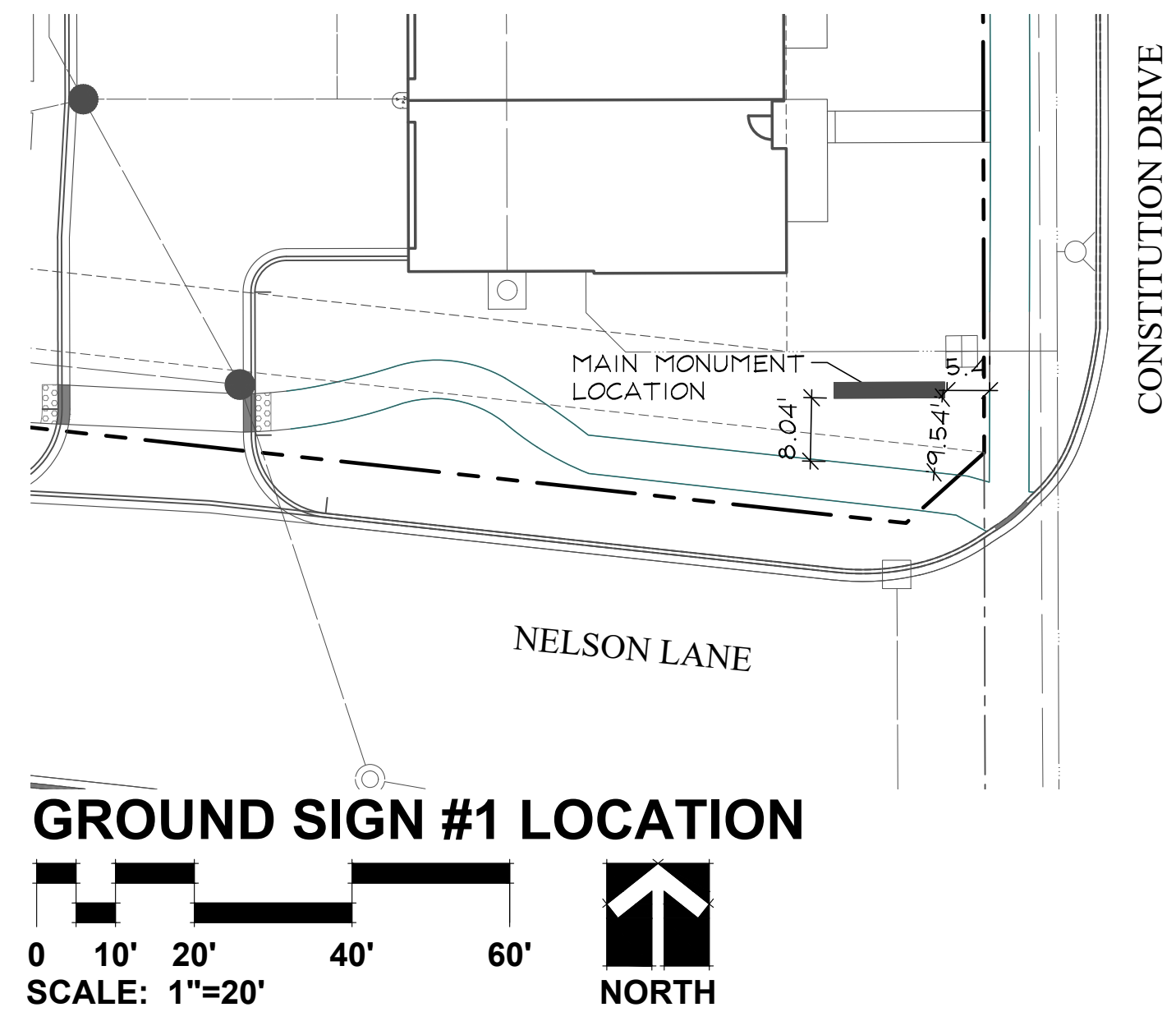
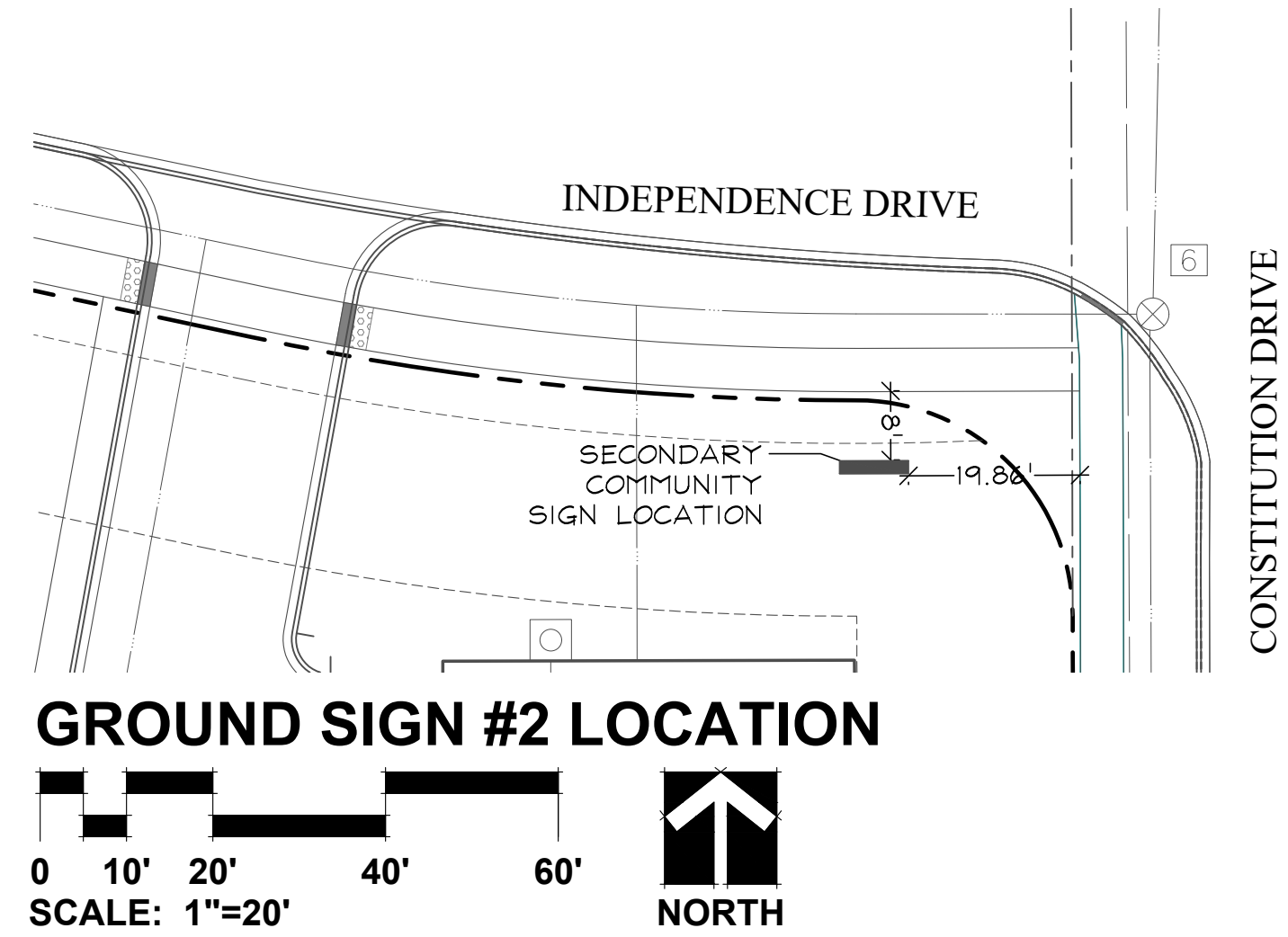
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HEYDAY AURORA  
AURORA, ILLINOIS  
TYPICAL FOUNDATION LANDSCAPE PLANS

1  
REVISIONS  
05.22.2025

DATE 05.23.2025  
PROJECT NO. HEY2501  
DRAWN CLE  
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SHEET NO.

Elevation Data Table: Ground Signage			
Ground Sign #	Description	Value	Unit
1	i) Length of street frontage - on which Sign is Located	319	Feet
	ii) Width of Sign Face	9.75	Feet
	iii) Height of Sign Face	3.25	Feet
	iv) Square Footage of Sign Face	32	Square Feet
	v) Height of Sign (overall)	6	Feet
	vi) Width of Sign (overall)	14	Feet
	vii) Type of Sign	Lit Monument	
	viii) Type of Sign Base	Masonry	
2	ix) Is there a Digital Display	No	
	If Yes then, Location of Digital Display on the sign		
	Height of Digital Display		Feet
	Width of Digital Display		Feet
	Square Footage of Digital Display		Square Feet
	Percent of Digital Display Sign Coverage		Percent
Ground Sign #	Description	Value	Unit
1	i) Length of street frontage - on which Sign is Located	319	Feet
	ii) Width of Sign Face	6.00	Feet
	iii) Height of Sign Face	3.00	Feet
	iv) Square Footage of Sign Face	18	Square Feet
	v) Height of Sign (overall)	5	Feet
	vi) Width of Sign (overall)	8	Feet
	vii) Type of Sign	Lit Monument	
	viii) Type of Sign Base	Masonry	
2	ix) Is there a Digital Display	No	
	If Yes then, Location of Digital Display on the sign		
	Height of Digital Display		Feet
	Width of Digital Display		Feet
	Square Footage of Digital Display		Square Feet
	Percent of Digital Display Sign Coverage		Percent



**D/F LIT MONUMENT**

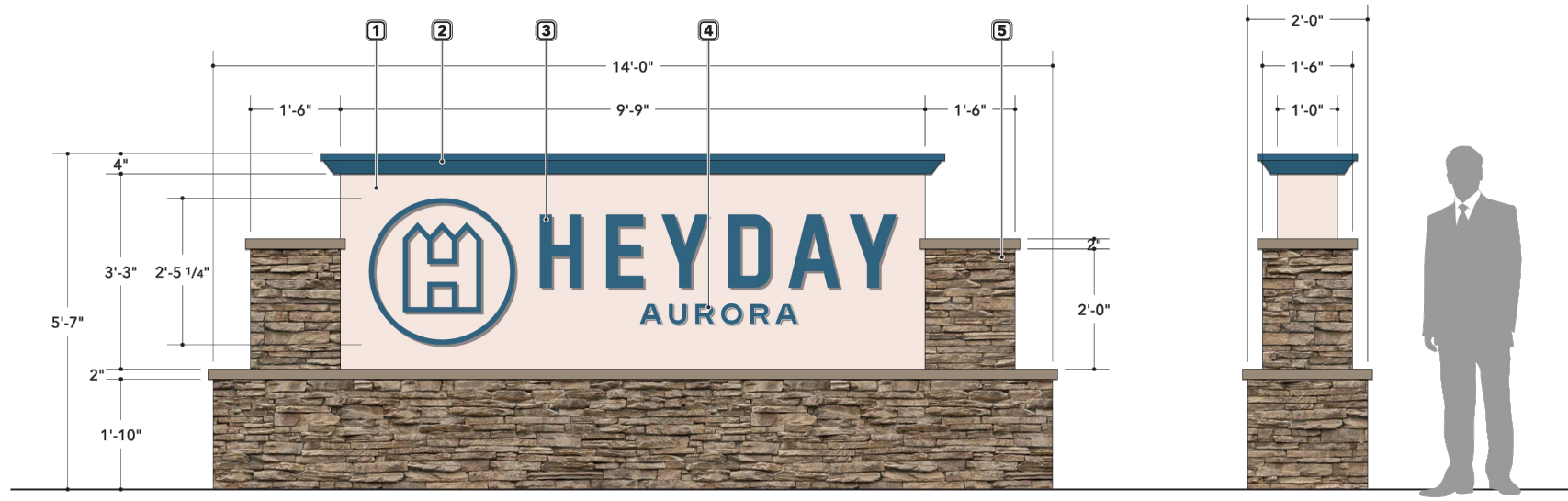
**(1) - LIT CABINET**  
Illumination: Internal White LEDs  
Material: Fabricated Aluminum  
Color: Paint to Match PMS 2940c Beige, Satin Finish - [ ]

**(2) - CAP**  
Material: Fabricated Aluminum  
Color: Paint to Match PMS 2940c Beige, Satin Finish - [ ]

**(3) - HALO-LIT LETTERS**  
Illumination: Internal White LEDs  
Faces: 1/8" Aluminum Painted to Match PMS 2940c Beige, Satin Finish - [ ]  
Returns: 2" Deep 3/32" Gal Painted to Match PMS 2940c Beige, Satin Finish - [ ]  
Backer: 3/16" Clear Lexan  
Installation: Sand-GIT

**(4) - GRAPHICS**  
Material: Push-Thru Acrylic, 3/4" Proud  
Color: Clear, 2nd Surface Diffuser, 1st Surface Blockout Vinyl to Match PMS 2940c Beige, Satin Finish - [ ]  
Installation: Sand-GIT

**(5) - BASE & COLUMNS**  
Material: Fabricated Aluminum Frame with Danck Cladding on All Areas Requiring Stone Work  
(STONEWORK BY OTHERS)



**1 Sign Detail**  
**FRONT MAIN MONUMENT ELEVATION**  
SCALE: 1/2"=1'-0"

elevated identity  
Brand Forward. Experience Driven.

CLIENT: Heyday Orchard Lakes  
ADDRESS: Independence Drive & Constitution Drive  
CITY/STATE: Aurora, IL 60506

PROJECT # 8396  
DATE: 02.17.25  
SCALE: 1/2"=1'

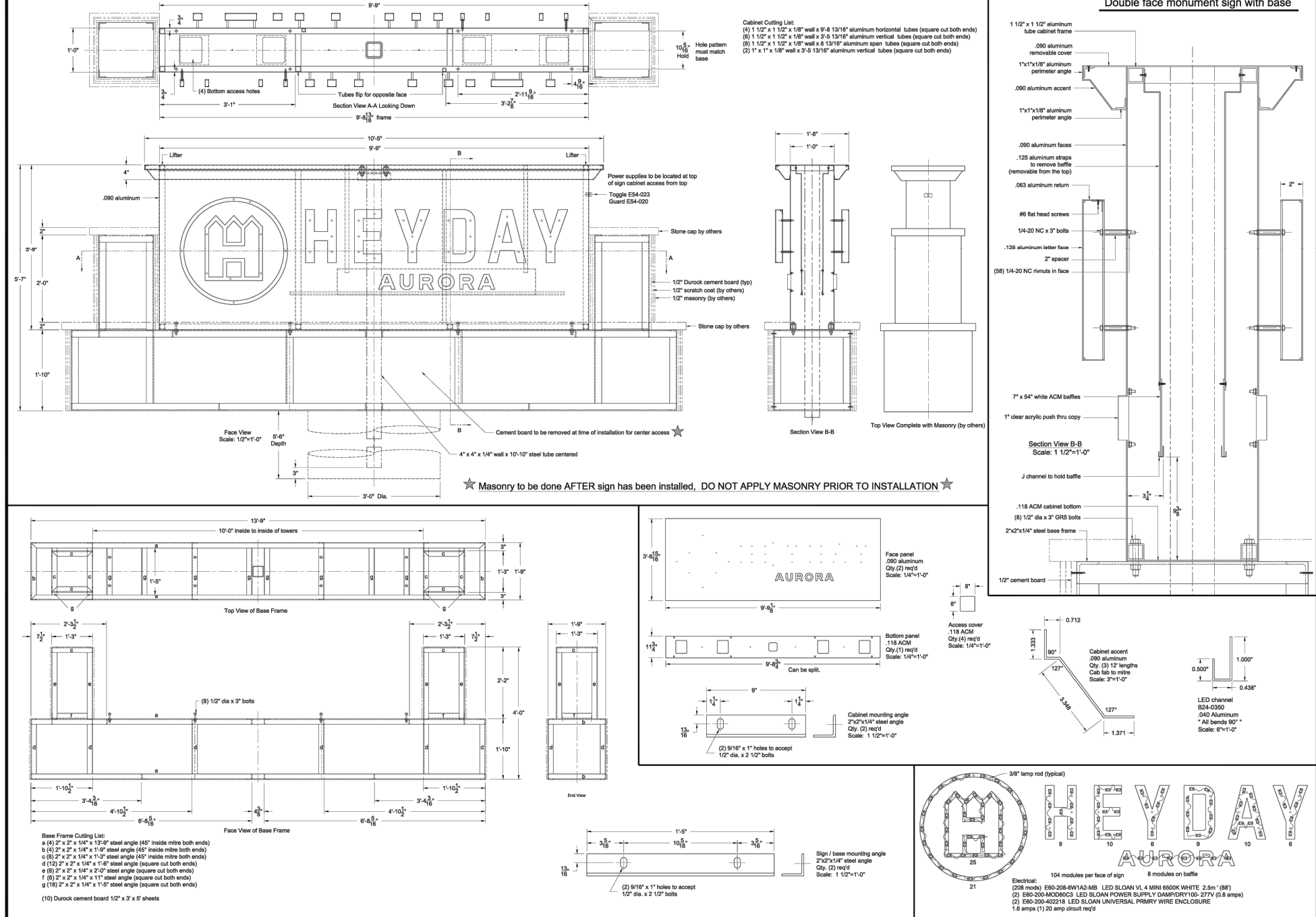
Client Approval:  
APPROVAL: [Signature]

REV 01:  
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REP: Ryan Coffey  
PH: 602.821.8515  
DESIGNER: MH

SIGN TYPE:  
**MON.1**  
SHEET: 1.00



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ARCHITECT: VOCON  
3142 PROSPECT AVENUE E  
CLEVELAND, OH 44115

**HEYDAY AURORA**  
AURORA, ILLINOIS  
**MONUMENT PLAN**

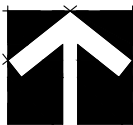
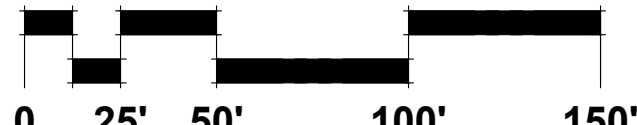
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REVISIONS

DATE: 05.23.2025  
PROJECT NO.: HEY2501  
DRAWN: CLE  
CHECKED: CMP  
SHEET NO.



SEED & SOD LEGEND

- SOD
- TURF SEED & BLANKET



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**GRWA**  
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**HEYDAY AURORA**  
AURORA, ILLINOIS  
**SEED & SOD EXHIBIT**

1	05.22.2025
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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 manufacturer's certified analysis.

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 acceptance.
- 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 SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 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 98/05
  - 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 98/05
  - 40% Perennial Ryegrass
  - 20% Annual Ryegrass

2.3 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.

2.4 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.

2.5 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.

2.6 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green D575, or equivalent approved equal.
- B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

2.7 MULCH

Provide mulch consisting of shredded hardwood. 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. Sodding 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 as needed; 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. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
  4. Lay sod within 24 hours from time of stripping.
  5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
  6. Water sod thoroughly with a fine spray immediately after planting.
- B. 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 (Conweeb 2000 with tacifier 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.

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 2" 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 LANDSCAPE MAINTENANCE

- A. Turf Maintenance
1. Mowing
    - a. All litter (i.e. paper, cans and bottles) will be removed from turf and plant bed areas prior to mowing.
    - b. All lawn areas will be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf.
    - c. Mowing patterns shall be altered on a weekly basis wherever possible. Mowing patterns shall create straight lines for a more manicured appearance.
    - d. Clippings shall be bagged and removed when clipping buildup is such that the excess clipping lay in an unsightly matted condition on the lawn.
    - e. The turf shall be cut in such a manner as to avoid blowing clippings toward structures, patios, air conditioners, and planting beds.
    - f. If the turf could potentially be damaged by equipment due to weather, mowing should not be performed.
    - g. Turf bordering vertical surfaces such as foundations, fences, and utility boxes shall be trimmed to match the mowing height.
    - h. Clippings shall be removed from all pavement areas.

2. Edging
  - a. Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner.
  - b. Shrub beds and tree rings shall be neatly and uniformly edged twice per year; once during the spring cleanup, and again in August or September weather permitting.
3. Fertilizer & Weed Control
  - a. Pesticides must be applied by a licensed individual.
  - b. Notice shall be given to the homeowners association or owner's representative 1 week prior to any pesticide application.
  - c. The lawn shall be fertilized three (3) times with a high quality granular or liquid formula. The applications should be made approximately in April, May and September. Timing, frequency and rate of application shall be adjusted to meet the development's current needs and conditions.
  - d. A pre-emergent weed control application for annual grass prevention shall be incorporated into the first turf fertilization in spring.
  - e. The entire turf area will be treated one (1) time with a post emergent broad leaf weed control at the appropriate time of year. Spot treatment should be done as necessary.
  - f. Flags shall be posted throughout the community following each fertilizer application. Remove flags once the application is dry or as directed by the product's label.

B. Planting Bed Maintenance

1. Pruning
  - a. Trees, shrubs and evergreens should be pruned, trimmed or sheared at the appropriate time for each species to maintain the plant's proper form. Methods and timing shall conform to standard horticultural practices. The initial spring pruning will include:
    1. Removal of dead or injured limbs.
    2. Removal of branches that are touching structures.
    3. Shaping and internal thinning of the plant to allow for its natural form and habit.
  - b. Shrubs will be pruned two (2) additional times at the appropriate time so as not to interfere with flowering.
  - c. Trees over 6' in diameter will not be pruned other than removal of low branches hazardous to pedestrian traffic and sucker growth which may occur.
  - d. Groundcovers should be pruned twice during the season to maintain a neat appearance.
  - e. Ornamental grasses should be trimmed during the spring cleanup.
  - f. All pruning debris shall be removed from the site by the contractor immediately after the work is complete.

2. Fertilizer & Weed Control
  - a. Pesticides must be applied by a licensed individual.
  - b. Notice shall be given to the homeowner's association 1 week prior to any pesticide application.
  - c. Pre-emergent weed control shall be applied at the beginning of the growing season.
  - d. Post emergent applications or hand pulling shall be used on any weeds that appear throughout the season.
  - e. Trees, shrubs and groundcover shall be fertilized one (1) time during the season. The application rate will be determined by the specific needs of the plant material.

C. Spring & Fall Cleanup

1. Spring Cleanup
  - a. Lawn areas and planting beds will be raked as necessary to remove leaves, dead branches, litter and debris.
  - b. All mulch beds shall be cultivated to break up any existing compaction in the mulch.
  - c. Fresh mulch should be applied to any bare spots in the planting beds.
  - d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.
  - e. Debris generated during the cleanup shall be disposed of legally off site.
2. Fall Cleanup
  - a. All lawn areas will have leaves removed either by raking or through the mowing process so as to prevent leaf buildup on the turf on a weekly basis.
  - b. All planting beds will have leaves and debris removed at the end of the season.
  - c. Perennials without winter interest shall be cut back.
  - d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.
  - e. Debris generated during the cleanup shall be disposed of legally off site.

3.5 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.5 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



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