

QUICK SHINE CAR WASH

SWC Liberty St. & N. Eola Road
Aurora, Illinois

LANDSCAPE PLAN FOR LIBERTY AND EOLA SUBDIVISION

LOCATION MAP



LEGEND

SANITARY MANHOLE	⊗
STORM MANHOLE	⊙
CATCH BASIN	○
PRECAST FLARED END SECTION	▷
VALVE VAULT	⊗
VALVE BOX	■
FIRE HYDRANT	⋈
SANITARY SEWER	—◁—
STORM SEWER	—▷—
WATER MAIN	—•••—
STREET LIGHT SYMBOLS	⊕
ELECTRICAL CABLE	—E—
ELECTRICAL TRANSFORMER	⊞
POWER POLE	⊕
STREET SIGN	⋈
GAS MAIN	—G—
CONTOUR	- - - 749 - - -
NORMAL WATER LEVEL (NWL)	⋯⋯⋯
EXISTING TREE TO REMAIN SEE CIVIL AND TREE SURVEY	⊕
FENCE LINE, WOOD OR PLASTIC	—□—
CONCRETE SIDEWALK	=====
CURB AND GUTTER	=====
DEPRESSED CURB	=====

SHEET INDEX

- 0 COVER SHEET
- L1 FINAL LANDSCAPE PLAN
- L2 LANDSCAPE DETAILS & SPECIFICATIONS

GENERAL NOTES

1. Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.
2. Topographic & boundary information obtained from Final Site Development Plans for Quick Shine Car Wash prepared by CEMCON Engineering, LLC dated 09/04/2024.
3. Landscape Requirements and calculations based on B-2 Zoning requirements per property's annexation agreement and City of Aurora municipal code.
4. Verify site conditions and information on drawings prior to commencement of work. Promptly report any concealed conditions, mistakes, discrepancies, or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies.
5. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
6. Plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies. Confirm and install sufficient quantities to complete the work as drawn. No additional payments will be made for materials required to complete the work as drawn.
7. Refer to the specifications for additional conditions, standards and notes.
8. Final locations of trees within rights-of-ways are subject to change based on the final drive and utility locations.
9. Trees shall be set back a minimum of ten feet (10') horizontally from utility structures, including, but not limited to, manholes, valve vaults, valve boxes, fire hydrants, transformers and switch cans. Trees shall be set back a minimum of twenty-five feet (25') horizontally from streetlights.
10. Trees shall be set back a minimum of ten feet (10') horizontally from storm sewer lines, sanitary sewer lines, and water mains in addition to storm sewer, sanitary sewer and water services. Contractor to make necessary adjustments under the approval of owner. Refer to civil drawings prepared by others.

UTILITY LOCATION NOTICE

Contractor and or sub-contractors shall verify locations of all underground utilities prior to digging. Contact J.U.L.I.E. (Joint Utility Locating for Excavators) at 1-800-892-0123 or dial 811.



PROFESSIONAL CERTIFICATION

SIGNED: 08.12.2024
LICENSE EXPIRATION: 08.31.2025



REVISION HISTORY

REV.	DATE	SHEET	PURPOSE
2	2024-09-12	ALL	PERMIT / ZONING RESUBMITTAL
1	2024-08-22	ALL	REVISED PER CITY COMMENTS
0	2024-06-12	ALL	PERMIT SET

PREPARED BY:

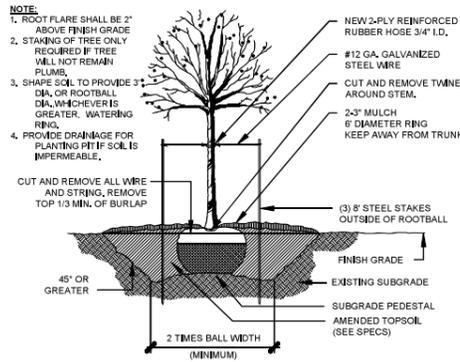


CIVIL ENGINEER / SURVEYOR:



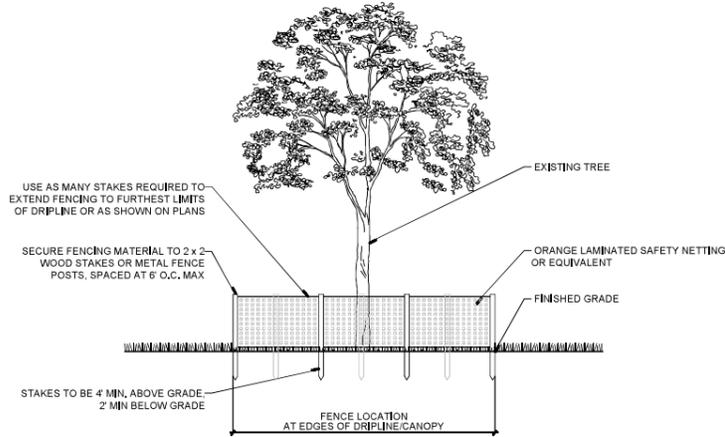
PREPARED FOR:



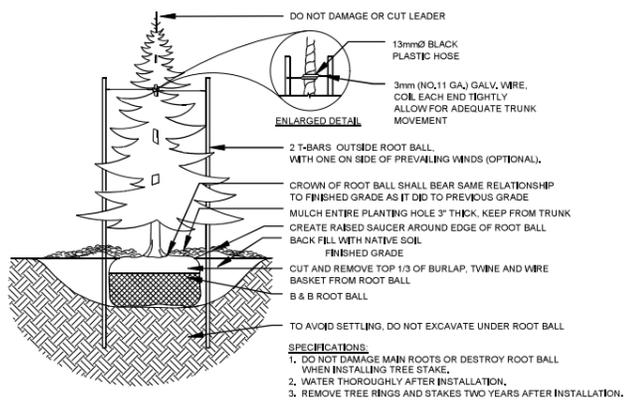


1 CANOPY TREE DETAIL
SCALE: N.T.S.

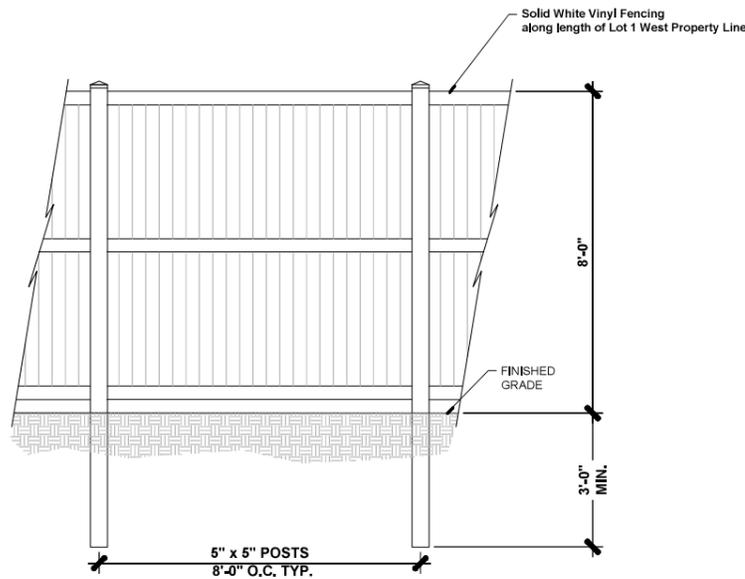
- NOTES:**
- TREE PROTECTION FENCING TO BE INSTALLED PRIOR TO LAND DISTURBANCE ON SITE.
 - LOCATE FENCING AT EDGE OF DRIPLINE OR AGAINST PAVEMENT EDGES, AS PER APPROVED SITE PLANS.
 - FENCING MUST REMAIN THROUGH THE DURATION OF ALL CONSTRUCTION ACTIVITIES, REMOVAL OR RELOCATION OF FENCING FOR TEMPORARY ACCESS MUST BE REPLACED DAILY AND IMMEDIATELY UPON COMPLETION OF WORK REQUIRING ACCESS.
 - ACTIVITIES WITHIN TREE PROTECTION AREA ARE NOT PERMITTED, INCLUDING STAGING OF MATERIALS, PARKING, PEDESTRIAN ACCESS, ETC.
 - WHERE TREE PROTECTION IS ADJACENT TO EROSION CONTROL FENCING, TREE FENCE MUST BE VISIBLE AND AT A FULL 4' HEIGHT MIN. ON THE INSIDE OF TREE SAVE AREA.
 - WHERE TREE PROTECTION FENCING ENDOUCHES ON DRIPLINE OF EXISTING TREES TO REMAIN, OF ANY SIZE, IN AREAS OF CUTTING GRADE, TREE ROOTS ARE TO BE CUT BELOW GRADE TO DEPTH OF 12" WITH CLEAN SHARPENED IMPLEMENTS.



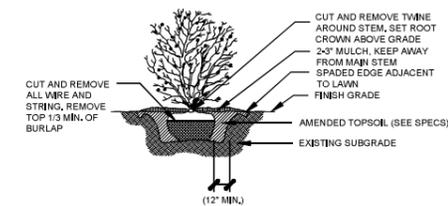
5 TREE PROTECTION DETAIL
SCALE: N.T.S.



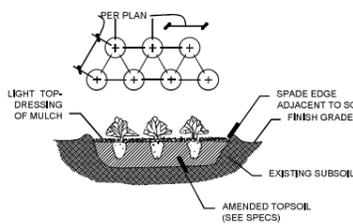
2 EVERGREEN TREE DETAIL
SCALE: N.T.S.



6 PRIVACY FENCE DETAIL
SCALE: N.T.S.



3 SHRUB DETAIL
SCALE: N.T.S.



4 PERENNIAL DETAIL
SCALE: N.T.S.

LANDSCAPE REQUIREMENTS

Street Tree Requirement

Provide 3 Canopy Trees per 100 linear feet of right-of-way frontage, in the parkway on each side of the public street.

LOT 1 - 255.54 LF of right-of-way frontage
255.54 LF / 100LF right-of-way Liberty Street
2.56 x 3 Canopy Trees = 8 Street Trees Required

LOT 2 - 189.88 LF of right-of-way frontage
189.88 LF / 100 LF right-of-way Liberty Road
1.9 x 3 Canopy Trees = 6 Street Trees Required

275.99 LF of right-of-way frontage
275.99 LF / 100 LF right-of-way Eola Road
2.8 x 3 Canopy Trees = 9 Street Trees Required

LOT 3 - 206.41 LF of right-of-way frontage
206.41 LF / 100 LF right-of-way Eola Road
2.1 x 3 Canopy Trees = 7 Street Trees Required

Stormwater Facility Requirement

Lake Facilities require 3 CTE per 100 feet of high water line.

LOT 4 - HWL (Elevation 713.1) = 766 LF
766 LF / 100 LF of high water line
7.66 x 3 CTE required = 23 CTE

NOTE: Native Plantings Maintenance and Management
A Stormwater Maintenance and Management Plan shall be designed, planned for and implemented by owner per City of Aurora Naturalized Planting Area Requirements. If a prairie is dormant seeded during the fall, maintenance during the first growing season generally involves two to three mowings and spot herbiciding. During the second growing season, one to two mowings and spot herbiciding is recommended. If the seeding was successful, there's generally permit a burn during year three or four. Once the prairie is well established, maintenance is limited to spot herbiciding weeds as necessary, and burning every two to three years.

Perimeter Yard Requirement

Provide 3 Canopy Tree Equivalents per 100 feet of lot perimeter, which may be clustered.

LOT 1 - West Perimeter Yard = 277.64 LF
2.77 x 3 = 9 CTE

LOT 2 - North Perimeter Yard = 189.88 LF
1.9 x 3 = 6 CTE

East Perimeter Yard = 275.99 LF
2.76 x 3 = 9 CTE

South Perimeter Yard = 217.33 LF
2.17 x 3 = 7 CTE

West Perimeter Yard = 309.15 LF
3.09 x 3 = 10 CTE

Bufferyard Requirement

Provide 2 Canopy Tree Equivalents per 100 feet of lot line, of which 50% shall be non-canopy tree planting material. Alternatively, a wall or fence may satisfy the requirement as determined by the City.

LOT 1 - West Bufferyard = 277.64 LF
2.77 x 2 = 6 CTE

Parking Lot Requirement

a. Internal Landscape Requirement, A 9' x 19' landscape island is required every 20 parking spaces. Islands shall be planted with 1.5 CTE, with preferred planting material mix including 1 canopy tree.

LOT 2 Parking Lot = 29 parking spaces
2 Islands = 1.5 CTE x 2 = 3 CTE Total Required

b. LOT 2 Parking Lot Screening Provision. Screen Parking Lots within 50 feet of public right-of-way with compact hedging, berming, decorative fencing, decorative masonry, or a combination of these techniques, to a height of two and a half feet (2.5').

Foundation Planting Requirement

Provide 1 Canopy Tree Equivalent per 100 lineal feet of building foundation, which 100% of the requirement shall be non canopy tree planting material.

LOT 2 Building Foundation = ± 373 LF
1 CTE x 3.73 = 4 CTE Required

NATIVE PLANTINGS SEED MIX

NATIVE WETLAND SEED MIX		
Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
<i>Andropogon gerardii</i>	Big Bluestem	16.00
<i>Calamagrostis canadensis</i>	Bluejoint Grass	1.00
<i>Carex lurida</i>	Bottlebrush Sedge	3.00
<i>Carex stricta</i>	Common Tussock Sedge	1.00
<i>Carex vulpinoidea</i>	Brown Fox Sedge	1.00
<i>Elymus virginicus</i>	Virginia Wild Rye	24.00
<i>Juncus canadensis</i>	Canada Rush	0.50
<i>Panicum virgatum</i>	Switch Grass	2.00
<i>Scirpus cyperinus</i>	Wool Grass	0.50
<i>Sorghastrum nutans</i>	Indian Grass	8.00
<i>Spartina pectinata</i>	Prairie Cord Grass	3.00
Total		60.00

Temporary Cover:		
Botanical Name	Common Name	PLS Ounces/Acre
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
Total		460.00

Forbs:		
Botanical Name	Common Name	PLS Ounces/Acre
<i>Asclepias syriaca</i>	Common Milkweed	2.00
<i>Baptisia alba</i>	White Wild Indigo	1.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	10.00
<i>Coreopsis lanceolata</i>	Sand Coreopsis	4.00
<i>Coreopsis tripteris</i>	Tall Coreopsis	2.00
<i>Desmodium illinoense</i>	Illinois Tick Trefoil	0.50
<i>Doellingeria umbellata</i>	Flat-Top Aster	0.50
<i>Echinacea purpurea</i>	Broad-Leafed Purple Coneflower	4.00
<i>Eryngium yuccifolium</i>	Rattlesnake Master	2.00
<i>Helenium autumnale</i>	Sneezeweed	2.00
<i>Helianthus grosseserratus</i>	Sawtooth Sunflower	0.50
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	1.50
<i>Liatris spicata</i>	Marsh Blazing Star	1.00
<i>Monarda fistulosa</i>	Wild Bergamot	1.00
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.00
<i>Parthenium integrifolium</i>	Wild Quinine	1.00
<i>Physostegia virginiana</i>	Obelisk Plant	0.25
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.50
<i>Ratibida pinnata</i>	Yellow Coneflower	4.00
<i>Rudbeckia hirta</i>	Black-Eyed Susan	4.00
<i>Rudbeckia laciniata</i>	Wild Golden Glow	1.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.50
<i>Senna hebecarpa</i>	Wild Senna	2.25
<i>Silphium integrifolium</i>	Rosin Weed	1.00
<i>Silphium laciniatum</i>	Cowparsnip Plant	2.00
<i>Silphium perfoliatum</i>	Cup Plant	2.00
<i>Silphium terebinthinaceum</i>	Prairie Dock	3.00
<i>Solidago juncea</i>	Early Goldenrod	0.25
<i>Solidago rugosa</i>	Rough Goldenrod	0.25
<i>Symphoricarpos novae-angliae</i>	New England Aster	0.50
<i>Tradescantia ohioensis</i>	Common Spiderwort	1.25
<i>Vernonia fasciculata</i>	Common Ironweed	3.00
<i>Veronicastrum virginicum</i>	Culver's Root	0.25
<i>Zizia aurea</i>	Golden Alexanders	1.00
Total		59.00

NATIVE PRAIRIE SEED MIX		
Botanical Name	Common Name	PLS Ounces/Acre
Permanent Grasses:		
<i>Bouteloua curtipendula</i>	Side-Oats Gramma	16.00
<i>Carex spp.</i>	Prairie Sedge Species	4.00
<i>Elymus canadensis</i>	Canada Wild Rye	22.00
<i>Koeleria macrantha</i>	June Grass	1.00
<i>Panicum virgatum</i>	Switch Grass	1.00
<i>Schizachyrium scoparium</i>	Little Bluestem	36.00
Total		90.00

Temporary Cover:		
Botanical Name	Common Name	PLS Ounces/Acre
<i>Avena sativa</i>	Common Oat	360.00
<i>Lolium multiflorum</i>	Annual Rye	100.00
Total		460.00

Forbs:		
Botanical Name	Common Name	PLS Ounces/Acre
<i>Amorpha canescens</i>	Lead Plant	0.50
<i>Asclepias syriaca</i>	Common Milkweed	2.00
<i>Asclepias tuberosa</i>	Butterfly Weed	2.00
<i>Baptisia alba</i>	White Wild Indigo	2.00
<i>Chamaecrista fasciculata</i>	Partridge Pea	10.00
<i>Coreopsis lanceolata</i>	Sand Coreopsis	5.00
<i>Coreopsis palmata</i>	Prairie Coreopsis	1.00
<i>Dalea candida</i>	White Prairie Clover	1.50
<i>Dalea purpurea</i>	Purple Prairie Clover	1.50
<i>Desmanthus illinoensis</i>	Illinois Sensitive Plant	3.00
<i>Echinacea purpurea</i>	Broad-Leafed Purple Coneflower	8.00
<i>Eryngium yuccifolium</i>	Rattlesnake Master	2.00
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	2.00
<i>Liatris spicata</i>	Rough Blazing Star	0.50
<i>Lupinus perennis v. occidentalis</i>	Wild Lupine	4.00
<i>Monarda fistulosa</i>	Wild Bergamot	0.50
<i>Oligoneuron rigidum</i>	Stiff Goldenrod	1.00
<i>Parthenium integrifolium</i>	Wild Quinine	1.00
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.50
<i>Penstemon hirsutus</i>	Hairy Beard Tongue	1.00
<i>Ratibida pinnata</i>	Yellow Coneflower	4.00
<i>Rudbeckia hirta</i>	Black-Eyed Susan	5.00
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	1.00
<i>Silphium terebinthinaceum</i>	Prairie Dock	0.50
<i>Solidago speciosa</i>	Showy Goldenrod	1.00
<i>Symphoricarpos ovalis</i>	Heath Aster	0.25
<i>Symphoricarpos laevis</i>	Smooth Blue Aster	1.00
<i>Symphoricarpos novae-angliae</i>	New England Aster	0.50
<i>Tradescantia ohioensis</i>	Common Spiderwort	1.00
<i>Verbeno stricta</i>	Hoary Vervain	1.00
<i>Vernonia gigantea</i>	Smooth Tall Ironweed	1.50
<i>Veronicastrum virginicum</i>	Culver's Root	0.25
Total		66.00

SIGNED: 09.12.2024
LICENSE EXPIRATION: 08.31.2025



Know what's below.
Call before you dig.



HARBOUR CONTRACTORS, INC.
23830 W. Main Street
Plainfield, Illinois

LANDSCAPE PLAN FOR LIBERTY AND EOLA SUBDIVISION
Aurora, Illinois

LANDSCAPE DETAILS AND SPECIFICATIONS



Revisions

No.	Description

2_09-12-24 PERMIT / ZONING RESUBMITTAL
1_09-22-24 REVISED PER CITY COMMENTS
0_06-12-24 PERMIT SET ISSUED FOR REVIEW

Date: 2024-06-12
Scale: AS NOTED
Job #: 422.001.01
Drawn:
File #: 422.001.FSIP

L2