

Drawing name: K:\GIS\LDE\26896000_Jamison Commercial_Aurora.L12 Design\CAD\PlanSheets\L0.0 - LANDSCAPE COVER SHEET.dwg L0.0 Sep 23, 2025 1:30pm by: Hope Lipick
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FINAL LANDSCAPE PLANS FOR

FOX VALLEY PROPERTIES, LTD. PHASE II, LOT 19

3170 E NEW YORK ST

AURORA, IL 60502



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COMMONWEALTH EDISON (COMED)
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CONTACT: LANE SIBLEY

NATURAL GAS COMPANY
NICOR GAS
TEL: (630) 605-1586
CONTACT: KELLY TURNER

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LOCATION MAP

(NOT TO SCALE)



Sheet List Table

Sheet Number	Sheet Title
L1.0	LANDSCAPE PLAN
L1.1	LANDSCAPE SCHEDULES
L2.0	LANDSCAPE NOTES & DETAILS

Landscape Data Table: Planting Material Key	
Note: Symbols are blackline for proposed and white for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	42
Evergreen Trees (minimum size 6 feet) Count:	31
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	30
Evergreen Shrubs (minimum of 18 inches) Count:	201
Deciduous Shrubs (minimum of 18 inches) Count:	186
Ornamental Grasses Count:	0
Perennials Count:	0
Annuals Count:	0
Groundcover Square Footage:	0
Turf (Seeded) Square Footage:	18,377
Turf (Sod) Square Footage:	0
Native Prairie Planting Square Footage:	3,734

BENCHMARKS

NORTH AMERICAN VERTICAL DATUM 1988

BENCHMARK #1 ELEVATION = 724.34'
SQUARE CUT AT TOP OF CURB 237 FEET EAST AND 386 FEET NORTH OF BENCHMARK #2.

BENCHMARK #2 ELEVATION = 717.70'
SQUARE CUT ON NORTH SIDE OF EAST NEW YORK STREET SIDEWALK APPROX. 196 FEET WEST OF 3050 EAST NEW YORK STREET ENTRANCE.

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 19 IN FOX VALLEY PROPERTIES, LTD. PHASE II PLAT OF SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4, 5, 6, 7 (EXCEPT THE SOUTH 55 FEET THEREOF FOR ROADWAY PURPOSES) AND LOT 1 (EXCEPT THE WEST 483.83 FEET THEREOF) OF STUBB'S ASSESSMENT PLAT OF PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 1997 AS DOCUMENT NUMBER R97-169393, DUPAGE COUNTY, ILLINOIS.

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: HL
DRAWN BY: HL
CHECKED BY: JGC

JAMISON
COMMERCIAL PARTNERS
DEVELOPER: JAMISON COMMERCIAL PARTNERS
135 W. CENTRAL BLVD, SUITE 450
ORLANDO, FL 32801

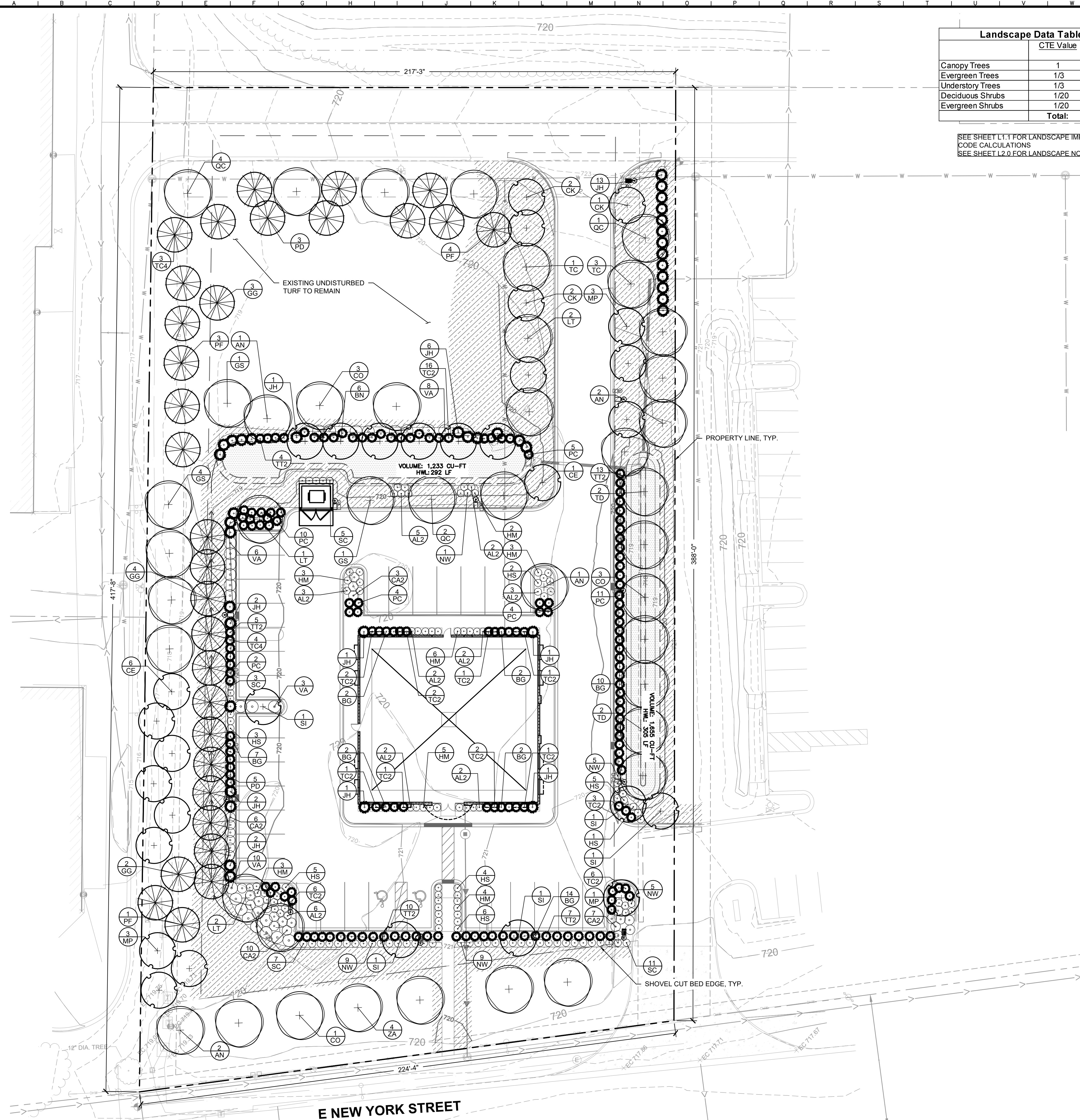
**LANDSCAPE
COVER SHEET**

AURORA M.O.B.
3170 E. NEW YORK ST
AURORA, IL 60502
OWNER: FOX VALLEY PROPERTIES LTD.
1001 E. MAIN STREET, SUITE G
ST. CHARLES, IL 60174

ORIGINAL ISSUE:
07/22/2025
KHA PROJECT NO.
268966000
SHEET NUMBER

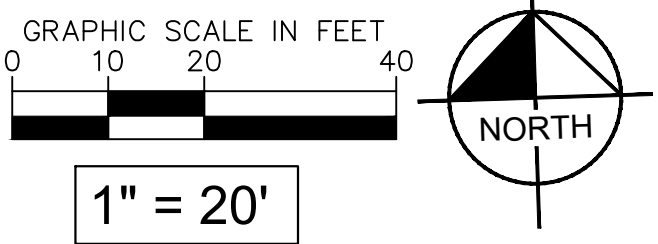
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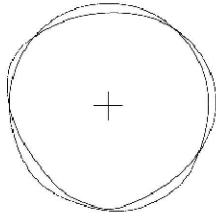
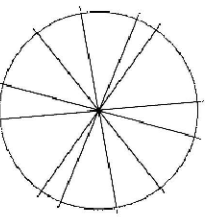
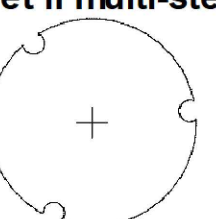
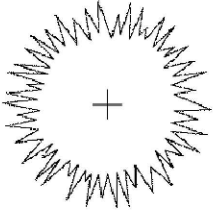
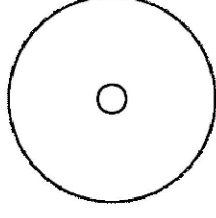
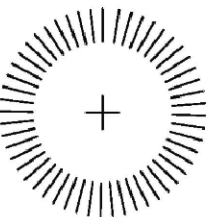
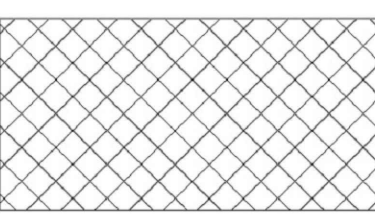
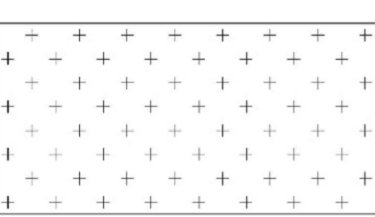
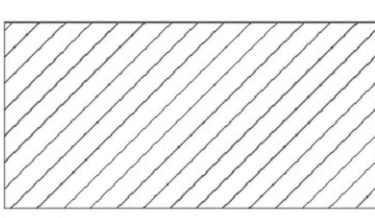
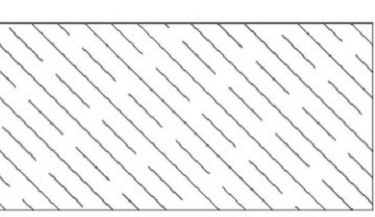
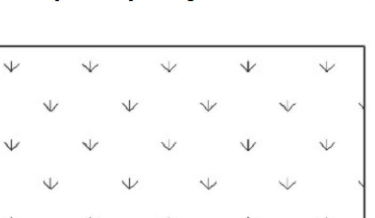
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	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	42	42
Evergreen Trees	1/3	31	10
Understory Trees	1/3	30	10
Deciduous Shrubs	1/20	186	9
Evergreen Shrubs	1/20	201	10
	Total:	490	82

SEE SHEET L1.1 FOR LANDSCAPE IMPLEMENTATION DATA TABLE AND
CODE CALCULATIONS
SEE SHEET L2.0 FOR LANDSCAPE NOTES AND DETAILS



Landscape Data Table: Planting Material Key	
Note: Symbols are blackline for proposed grayscale for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	42
	
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Deciduous Shrubs (minimum of 18 inches) Count:	186
	
Ornamental Grasses Count:	0
	
Perennials Count:	0
	
Annuals Count:	0
	
Groundcover Square Footage:	0
	
Turf (Seeded) Square Footage:	18,377
	
Turf (Sod) Square Footage:	0
	
Native Prairie Planting Square Footage:	3,734
	

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3170 E. NEW YORK ST
AURORA, IL 60502
OWNER: FOX VALLEY PROPERTIES, LTD
1001 E. MAIN STREET, SUITE G
ST. CHARLES, IL 60174

LANDSCAPE PLAN

JAMISON
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DEVELOPER: JAMISON COMMERCIAL
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Drawing Date: 07/22/2025
Drawing Time: 1:30pm
Drawing User: Hopsi.Litok
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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	6	14%	AN	ACER FREEMANII 'AUTUMN BLAZE'		AUTUMN BLAZE MAPLE	2.5' CAL MIN	
	6	14%	CO	CELTIS OCCIDENTALIS		COMMON HACKBERRY	2.5' CAL MIN	
	6	14%	GS	GLEDISTIA TACANTHOS INERMIS 'SKYLINE'		SKYLINE HONEYLOCUST	2.5' CAL MIN	
	5	12%	LT	LRIODENDRON TULIPIFERA		TULIP POPLAR	2.5' CAL MIN	
	7	17%	QC	QUERCUS ROBUR X ALBA 'CRMSCHMIDT'		CRIMSON SPIRE OAK	2.5' CAL MIN	
	4	10%	TC	TILIA CORDATA		LITTLELEAF LINDEN	2.5' CAL MIN	
	4	10%	TD	TAXODIUM DISTICHUM		BALD CYPRESS	2.5' CAL MIN	
	4	10%	ZA	ZELKOVA SERRATA 'AUTUMN GLOW'		AUTUMN GLOW JAPANESE ZELKOVA	2.5' CAL MIN	
Total:	42	100%						
Evergreen Trees	8	26%	PF	PNIUS FLEXIUS 'VANDERWOLF'S PYRAMID'		VANDERWOLF'S LIMBER PINE	6' HT MIN	
	8	26%	PD	PSEUDOTSUGA MENZUESII		DOUGLAS FIR	6' HT MIN	
	8	26%	GC	THUJA STANDISHIII X PLICATA 'GREEN GIANT'		GREEN GIANT ARBORVITAE	6' HT MIN	
	7	23%	TC4	TSUGA CANADENSIS		CANADIAN HEMLOCK	6' HT MIN	
Total:	31	100%						
Understory Trees	7	23%	CE	CERCIS CANADENSIS		EASTERN REDBUD	2.5' CAL MIN	
	5	17%	CK	CORNUS KOUSA		KOUSA DOGWOOD	2.5' CAL MIN	
	7	23%	MP	MALUS X 'PRAIRIFIRE'		PRAIRIFIRE CRABAPPLE	2.5' CAL MIN	
	6	20%	BN	BETULA NIGRA		RIVER BIRCH MULTI-TRUNK	MULTI STEM	6' HT
	5	17%	SI	SYRINGA RETICULATA 'IVORY SILK'		IVORY SILK JAPANESE LILAC	2.5' CAL MIN	
Total:	30	100%						
Deciduous Shrubs	27	15%	AL2	ARONIA MELANOCARPA 'UCONNAM165'		LOWSCAPE MOUND BLACK CHOKEBERRY	18" HT MIN	
	26	14%	CA2	CEANOTHUS AMERICANUS		NEW JERSEY TEA	18" HT MIN	
	25	13%	HS	DIERVILLA X SPLENDENS 'EL MADRIGAL'		FIREFLY NIGHT GLOW BUSH HONEYSUCKLE	18" HT MIN	
	26	14%	HM	HYDRANGEA ARBORESCNES 'NCHA7'		INVINCIBELLE MINI MAUVETTE HYDRANGEA	18" HT MIN	
	27	15%	VA	VIBURNUM DENTATUM 'CHRISTOM'		BLUE MUFFIN VIBURNUM	24" HT MIN	
	26	14%	SC	SPIREA BUMALDA 'WALBUMA'		MAGIC CARPET SPIREA	12" HT MIN.	
	29	16%	NW	NEPETA X 'WALKERS LOW'		WALKER'S LOW CATMINT	12" HT MIN.	
Total:	186	70%						
Evergreen Shrubs	39	19%	BG	BUXUS X 'GREEN MOUND'		GREEN MOUND BOXWOOD	24" HT MIN	
	39	19%	PC	PINUS MUGO 'COMPACTA'		DWARF MUGO PINE	24" HT MIN	
	39	19%	TT2	TAXUS X MEDIA 'TAUNTONII'		TAUNTON'S ANGLO-JAPANESE YEW	24" HT MIN	
	39	19%	JH	JUNIPERUS VIRGINIANA 'HILLSPIRE'		HILLSPIRE EASTERN RED CEDAR	48" HT MIN.	
	45	22%	TC2	THUJA OCCIDENTALIS 'CONCENSARINI' TM		PANCAKE ARBORVITAE	18" HT MIN	
Total:	201	100%						

AURORA, IL LANDSCAPE CODE REQUIREMENTS		
ZONING ORDINANCE	REQUIRED	PROPOSED
SECTION 49-105.4 LANDSCAPING		
STREET TREE REQUIREMENT: PROVIDE THREE CANOPY TREES PER 100 FEET OF RIGHT OF WAY FRONTAGE.	E NEW YORK ST 224 LF 224 / 100 = 2.24 2.24 TREES X 3 = 6.72	7 CANOPY TREES PROPOSED ALONG E NEW YORK STREET
	7 CANOPY TREES REQUIRED ALONG E NEW YORK ST.	
PARKING LOT INTERNAL REQUIREMENT: 1 LANDSCAPE ISLAND SHALL BE PROVIDED FOR EVERY 20 PARKING SPACES. SAID LANDSCAPE ISLANDS SHALL BE PLANTED WITH 1.5 CANOPY TREE EQUIVALENTS (INCLUDING 1 CANOPY TREE).	TOTAL NUMBER OF PARKING SPACES = 32 32 SPACES / 20 = 1.6 1 TREE REQUIRED PER ISLAND = 2 TREES REQUIRED 2 X 1.5 CANOPY TREE EQUIVALENTS = 3 3 CANOPY TREE EQUIVALENTS REQUIRED	3 CANOPY TREES 20 DECIDUOUS SHRUBS (1 CTE) 20 EVERGREEN SHRUBS (1 CTE) 6 ORNAMENTAL TREES (2 CTE) PROPOSED THROUGHOUT THE PARKING LOT
PERIMETER YARD REQUIREMENT: PROVIDE 3 CANOPY TREE EQUIVALENTS PER 100 FEET OF LOT PERIMETER, WHICH MAY BE CLUSTERED.	LENGTH OF LOT = 1,247 LF 1,247 / 100 = 12.47 12.47 X 3 CANOPY TREE EQUIVALENTS = 37	TOTAL PERIMETER TREE EQUIVALENTS PROVIDED: 37 PERIMETER TREE EQUIVALENTS
FOUNDATION PLANTING REQUIREMENT: PROVIDE ONE CANOPY TREE EQUIVALENT PER 100 LINEAL FEET OF BUILDING FOUNDATION OF WHICH 100% OF THE REQUIREMENT SHALL BE NON CANOPY TREE PLANTING MATERIAL	BUILDING IN LINEAL FEET: 286 LF 286 / 100 = 2 2 TREE EQUIVALENTS REQUIRED	20 DECIDUOUS SHRUBS AND 20 EVERGREEN SHRUBS ARE PROPOSED (2 CTE)
STORMWATER FACILITY PLANTING REQUIREMENT: PROVIDE 5 CTE PER 100 LF OF HWL. A MINIMUM OF 25% OF THE REQUIRED CTE SHALL BE NON-CANOPY TREES	TOTAL DRY HWL = 597 597 LF / 100 LF = 6 6 * 5 = 30 CTE 30 TREE EQUIVALENTS REQUIRED	30 TREE EQUIVALENTS PROPOSED 50% PROPOSED NON-CANOPY MATERIAL
PARKING LOT SCREENING PROVISIONS: SCREEN PARKING LOTS WITHIN 50 FEET OF PUBLIC RIGHT-OF-WAY WITH COMPACT HEDGING, BERMING, DECORATIVE FENCING, DECORATIVE MASONRY OR A COMBINATION.	PARKING ADJACENT TO E NEW YORK STREET WITHIN 50 LF OF PUBLIC ROW REQUIRED PARKING LOT SCREEN	PARKING LOT SCREENING HEDGE PROPOSED

TEMPORARY SEED APPLICATION TIMELINE											
LATIN NAME	COMMON NAME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	DEC
AVENA SATIVA	COMMON OAT	●									●
LOLIUM MULTIFLORUM	ANNUAL RYEGRASS				●						
SECALE CEREALE	CEREAL RYE			●							
TRITICUM AESTIVUM	WINTER WHEAT	●									●
GROUND COVER APPLICATION TIMELINE											
TEMPORARY SEEDING		JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	DEC
PERMANENT SEEDING											
DORMANT SEEDING											
SODDING											
MULCHING											
LEGEND											
● ACCEPTABLE TIMELINE FOR NATIVE SEED & FORB APPLICATION											
[] 2-3 WEEKS OF IRRIGATION REQUIRED FOLLOWING APPLICATION											
[] STRAW MULCH RECOMMENDED DURING APPLICATION AT A RATE OF 5 TONS PER ACRE											
○ SEEDING IS RECOMMENDED FOR ONLY DROUGHT TOLERANT SPECIES											

VEGETATION MANAGEMENT SCHEDULE											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	DEC
VEGETATION EVALUATION											
PHYSICAL WEED REMOVAL*											
MOWING (WEED CONTROL)											
MOWING (HEIGHT MANAGEMENT)											
RE-SEED / OVERSEED											
HERBICIDE TREATMENT*											
CUT & REMOVE WOODY VEGETATION*											
GRAZING** (IF APPLICABLE)											
PERFORMANCE STANDARD EVALUATION											
DETHATCHING											
*DENOTES STEWARDSHIP MANAGEMENT ACTIONS ARE TO BE EVALUATED TO DETERMINE IF IT IS REQUIRED OR IF NO ACTION IS NEEDED UNTIL THE FOLLOWING EVALUATION PERIOD.											
** IF LIVESTOCK GRAZING IS PERFORMED ROTATIONALLY ON-SITE, THE NEXT PERIOD SHOULD BE SKIPPED TO ALLOW VEGETATION TIME TO REGENERATE (MAXIMUM 4 GRAZINGS PER YEAR). GRAZINGS MAY TAKE PLACE THROUGHOUT THE SEASON UNTIL BROWNOUT OF GROUND COVER HAS OCCURRED.											

LEGEND
◇ YEAR 0 & YEAR 1
[] YEAR 2
○ YEAR 3
○ YEAR 4

SECTION 32.92.15
NATIVE GRASSES AND FORBS PLANTING

PART 1 - GENERAL

1.1 SUMMARY

A. Section Includes:

- 1. Plants, planting and necessary planting operations including site preparation, seed and seedling, plants and planting, mulching and management
- 2. Protection, maintenance and guarantee of work

1.2 REFERENCES

- A. AASHTO: American Association of State Highway and Transportation Officials: www.aashto.org
- B. AOA: Association of Official Agricultural Chemists: www.aoac.org
- C. AOSA: Association of Official Seed Analysts: <https://www.nasda.org/about-nasda/affiliates/association-of-official-seed-analysts-aoas/>
- D. ASTM: American Society of Testing Materials: www.astm.org/
- E. DOT: Illinois Department of Transportation: <https://dot.illinois.gov/>
- F. IDOT: Illinois Standards Specifications for Highway Construction, latest edition.
- G. ICIA: Illinois Crop Improvement Association: <https://www.ilcrop.com/>
- H. LIPA: Landscape Illinois Professional Organization: <https://landscapeillinois.org>
- I. USDA: United States Department of Agriculture: www.usda.gov

1.3 DEFINITIONS

A. Dormant Seeding: Seeding allowed in the late fall when the ground temperature is too low to cause seed germination so that the seed remains in a dormant condition until spring.

B. Duff Layer: The surface layer of native topsoil that is composed of mostly decayed leaves, twigs, and detritus.

C. Finish Grade: Elevation of finished surface of planting soil.

D. Forb: shall mean a native wildflower plant. "Forb" and "wildflower" are used interchangeably.

E. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. Also includes substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.

F. Pests: Living organisms that occur where they are not desired or that cause damage to plants, animals, or people. Pests include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), unwanted plants (weeds), fungi, bacteria, and viruses.

G. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified with soil amendments per an agronomic soil testing report to produce a soil mixture best for plant growth.

H. Subgrade: The surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

I. Subsoil: Soil beneath the topsoil layer of the soil profile and typified by the lack of organic matter and soil organisms and/or leached out of nutrients.

J. Surface Soil: Soil that is present at the top layer of the existing soil profile at the Project site. In undisturbed areas, the surface soil is typically topsoil, but in disturbed areas such as urban environments, the surface soil can be subsoil.

1.4 PREINSTALLATION MEETINGS

A. Preinstallation Conference: Contractor to setup and conduct conference at Project site.

1.5 INFORMATIONAL SUBMITTALS

A. Coordinate "Qualification Data" Paragraph and submit qualifications meeting the requirements set forth in this specification for Quality Assurance.

B. Qualification Data: For native seed & forb landscape installer.

C. Certification of Native Seed: For seed vendor for each mixture stating the botanical and common name, percentage by weight of each species and variety, origin (county of genetic origin for each native species) and percentage of purity, germination, and pure live seed. Include the year of production and date of packaging.

1. Certification of each seed mixture including identification of source and name and telephone number of supplier(s).

2. Seed shall be supplied from a vendor subject to compliance with requirements, and selected from the following:

- a. Pests Native Plant Nursery
- b. Genetics Native Seed Nursery
- c. Roundstone Seed
- d. Or approved equal

D. Growers Certification:

- 1. Compliance with State and Federal quarantine restrictions.
- 2. Data showing grass and wildflower species and location of field from which seed and seedlings were harvested.

E. Quality Control Submittals:

- 1. Submit certificates upon arrival on site and prior to use or installation.
- 2. Analysis and Standards: Deliver products with manufacturer's certified analysis.
- 3. Provide healthy, vigorous stock free of disease, insects, eggs, larvae and defects.
- 4. All native grass seed shall be provided on the basis of pure live seed (PLS) except where otherwise noted. All seed shall have a current test from a certified seed lab no older than 9 months submitted to the Landscape Architect prior to installation.

F. Documentation that the mulch is certified by the Illinois Crop Improvement Association (ICIA).

G. Submit work schedule prior to start of work. Include the following:

- 1. Installation schedule
- 2. Equipment schedule
- 3. Manpower schedule
- 4. Seedplant maintenance and management schedule

H. Samples:

- 1. Erosion Control Blanket

I. Maintenance Records: For all establishment maintenance activities in seeding and planting area.

- a. Date and time of visit
- b. Maintenance staff on site
- c. Record of weather conditions
- d. Record of herbicide(s) use
- e. Record of mowing, weeding, or other vegetation removal activities
- f. Record of watering
- g. Record of mulching, erosion control, repair, or vegetation restoration or enhancement activities
- h. Narrative of site conditions observed
- i. Photos of Site Conditions

2. Maintenance records are to be submitted to Landscape Architect or Owner's Representative following each maintenance visit during the growing season.

J. Annual Establishment and Maintenance Review: Maintenance provider shall meet with Owner annually in late winter to review yearly work and anticipated maintenance activities for the following season. Annual review shall occur no later than March 31st of each year of establishment.

K. Annual End of Season Plant Survey: Maintenance provider shall conduct a plant survey at the end of each growing season for the first three years.

1. Plant survey is to include:

- a. Date and time of visit
- b. Maintenance staff on site
- c. Record of weather conditions
- d. Baseline plant survey at end of year one and years two and three survey:
- 1) Survey should document germination rates of each species planted on the site
- 2) Survey should identify plant species that are not germinating as expected and propose solutions for establishment.

e. Photos of Site Conditions

2. Plant survey records should be submitted to Landscape Architect or Owner's Representative following each maintenance visit during the growing season.

L. Retain "Product Certificates" Paragraph below to require submittal of product certificates from manufacturers.

M. Product Certificates: For fertilizers, soil amendments, and erosion control products, from manufacturer.

N. Pesticides and Herbicides: Product label and manufacturer's application instructions specific to Project.

O. Schedule: Contractor to supply a seeding/seeding schedule, including dates and method of seeding to be approved by Landscape Architect or Owner's Representative prior to installation of seeding.

1.6 QUALITY ASSURANCE

A. Native Seeding Contracting: The Contractor seeding the native prairie areas shall meet the following criteria and documentation requirements:

- 1. Expertise:
- a. Installer's business shall specialize in native plant community restoration and ecologically based land management practices, including native seeding and establishment maintenance.
- b. The installer has access to the equipment necessary for installing and maintaining a native landscape.
- c. Professional Membership: Installer shall be a member in good standing of either the Professional Landcare Network or the American Nursery and Landscape Association, Member in Society of Ecological Restoration affiliate chapter or equivalent organization.

- 2. Experience:
- a. Installer shall have at least five years of experience planting, establishing, and maintaining native landscape installations of similar scope and size to this project. Demonstrated experience in at least 5 successfully completed native prairie installations with good species diversity and a low occurrence of non-natives with addresses and client contact information of the projects. The installer shall provide a project owner contact with address and phone number.

3. Installation & Maintenance Supervisor:

- a. This person must be present full-time during installation and maintenance procedures.
- b. This person must have a minimum of 5 years' experience in landscape restoration and maintenance supervision with experience or training in plant and landscape management, entomology, pest control, soils, fertilizers, and plant identification.
- c. This person must hold a current license & certification in:
- 1) Pesticide Applicator: State licensed, commercial.

4. Labor Force: Shall be thoroughly familiar with and trained in the work to be accomplished and perform in a competent, efficient manner acceptable to the Landscape Architect or Owner's Representative.

B. Seeding Mixtures: Install 10x10 min size seeding installation to verify soil conditions, seeding & germination rates, to demonstrate aesthetic effects, and to set quality standards for materials, execution, and management.

a. Install mulch on top of, or under, seed as per grass and forb seed mixtures.

b. Install mulch on top of, or under, seed as per grass and forb seed mixtures.

5. Protect mulch with construction fence and signage.

3. Subject to compliance with requirements, approved mulches may become part of the completed Work if undisturbed at end of Substantial Completion.

C. Seed Testing and Viability: Provide seed tested in accordance with the official rules for testing on file with the AOSA and meeting the minimum germination requirements of 38.0% ± 2, Minimum PLS ± 2, during installation. Plant seed within 12 months of viability testing inclusive of the month the test was completed.

D. Soil Testing and Analysis: For each unamended soil type, Contractor shall furnish soil analysis and a written report by a qualified soil laboratory stating percentages of organic matter, gradation of sand, silt, and clay content, cation exchange capacity, sodium absorption ratio, deleterious material, pH; and mineral and plant-nutrient content of the soil in accordance with related sections.

- 1. Based on the test results, state recommendations for soil treatments and soil amendments to be incorporated per plant type specified in the Contract Documents.
- 2. Prohibit presence of problem soils, minerals, or heavy metals, including aluminum, arsenic, barium, cadmium, chromium, cobalt, lead, lithium, and vanadium. If such problem materials are present, provide additional recommendations for corrective action.

E. All substitutions are subject to the approval of the Landscape Architect or Owner's Representative.

1.7 DELIVERY, STORAGE AND HANDLING

A. Packaged Products:

- 1. Deliver packaged products in original containers showing product name, weight, analysis and instructions for use and name of manufacturer.
- 2. Deliver products from deterioration, contamination or leaking during delivery and storage on site.

B. Mulch: Provide mulch on day of initial installation. Protect from deterioration. Complete installation within 48 hours of product arrival on site.

C. Protection: The Contractor shall be responsible for any damage to other areas resulting from planting operation and shall bear the full cost to repair the damage. Accomplishment of repairs shall be to the original installation prior to damage. Any damage shall be immediately reported to the Landscape Architect and Contractor shall repair as approved by both.

1.8 PROJECT/SITE CONDITIONS

A. Environmental Requirements: Maintain grade stakes set by others until removal is mutually agreed by parties concerned.

1.9 WARRANTY

A. Provide Warranty of guarantee for plantings for a period of one-year after end of Substantial Completion against defects including death and unsatisfactory growth, but not including defects resulting from neglect by Owner, abuse or damage by others or insect or disease damage, or other causes entirely beyond Contractor's control.

B. Inspect plantings during and on at least a monthly basis during guarantee period. Report any soil loss, drainage problems, poor maintenance, vandalism, insect damage, disease or any other damage or unhealthy condition to the Landscape Architect. By failing to report any condition, which leads to damage or death of turf, the Contractor forfeits any claim of non-responsibility.

C. Remove and replace any plantings found to be dead or in unhealthy condition during guarantee period. Make replacements immediately or during next growing season as appropriate.

D. All replacements shall be of same kind as previously installed. All replacement costs shall be borne by Contractor.

E. Replacement turf is subject to inspection and rejection by Landscape Architect before and after installation.

F. Inspection: At end of warranty period, inspection will be made by Landscape Architect upon written notice by Contractor at least five (5) days prior to end of period. Plantings required under this Contract that is dead or not in satisfactory condition, as determined by the Landscape Architect, shall be removed from site and replaced as soon as conditions permit during planting season.

PART 2 - PRODUCTS

2.1 MATERIALS

A. Seed Mixes as noted on the Plans.

- 1. Rates of application are as recommended by Seed Supplier.

B. Temporary Cover (Erosion Control)

- 1. Fall Cover (Avg./Mu):
- a. Winter Wheat - Min/DoT Mixture 100, 100%
- b. Rate: 100.0 lbs./Acre
- 2. Spring/Summer Cover:
- a. Oats - Min/DoT Mixture 110, 110%
- b. Rate: 100.0 lbs./Acre

C. Erosion Control Blanket:

- 1. Curtex 1 CL
- 2. Supplied by: American Excelsior Company <https://americanexcelsior.com/erosion-control/>
- 3. Or approved equal

D. Mulch:

- 1. Type: Native grass straw mulch, ICIA Certified free of weed seed and foreign materials.
- 2. Rate: 2 Tons/Acre

E. Fungi:

- 1. Mycorrhizal Inoculant amendment
- 2. Rate: 60 lbs/Acre

F. Herbicide:

- 1. Apply per manufacturer's directions.
- 2. Type: Preemergent Herbicide - Lebanon Tenfold 5G or approved equal.
- 3. Type: Postemergent Herbicide - Glyphosate Roundup or approved equal.

2.2 SOURCE QUALITY CONTROL

A. Seed Quality

- 1. All native grass seed shall be provided on the basis of pure live seed (PLS) except where otherwise noted. Prior to installation the Contractor shall provide the Landscape Architect with a seed test no older than 9 months, on native grass seed to be used from a certified seed-testing laboratory.
- 2. All forb seed shall be current year crop with a germination rate no less than 50%.
- 3. All seed to be source certified and produced by approved collection procedures.

B. Substitutions: If a specified product is not obtainable, submit to Architect proof of non-availability and recommendation to use of equivalent material.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas to be planted for compliance with requirements and other conditions affecting installation and performance of the Work.

- 1. Verify that soil preparation and related preceding work have been completed. Coordinate with the general contractor and/or grading contractor to ensure the correct amount of topsoil has been placed and to the required grade elevations required. Notify the General Contractor immediately of deficiencies and have them corrected prior to modification of seeding work.
- 2. Verify that no debris or deleterious material in liquid or solid such as paint, paint warmer, concrete, surplus, rocks or chunks, cement, plaster, oils, gasoline, diesel fuel, paint, tar, herbicide, lime, roofing compound, or other has been deposited in soil within a planting area.

3. Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain desired germination results.

4. Uniformly moisten excessively dry soil that is not workable, or which is dusty.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

C. Coordinate with contractor for foreign or deleterious material or liquids is present in soil within a planting area, remove the soil and contamination as directed by Landscape Architect and replace with new planting soil.

3.2 SITE PREPARATION

A. General: Prepare planting area for soil placement and mix planting soil to the specification.

B. Protect structures, utilities, sidewalks, pavements; and other facilities, trees, shrubs, and plantings from damage caused by planting operation.

- 1. Protect grade stakes set by others until directed to remove them.

C. Ensure erosion control measures are still in place to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or storms due to adjacent properties and walkways. Surface of restoration site and planting sites shall be free from weeds. If site developed weed growth since soil preparation completed, apply a third round of herbicide/SCD Decomposition requirement:

In all proposed landscape areas and prior to planting or placing any topsoil, fracture any area and all compacted soils to the depth of compaction. This may require use of jack hammers, excavation and pulverizing, ripping in several directions with a chisel point or foot ripper.

After fracturing, apply any necessary soil amendments such organic matter or soil modifying agents. Rollout the finished seed mix twice, in two perpendicular directions to a depth of 2". Avoid and protect underground utilities.

Grade soils to finish grades and protect from compaction until planting area is planted. In all areas where paving abuts landscape areas, the finish grade of the landscape area shall be set 1" ± below the downhill edge of the paving to allow runoff to the street onto adjacent landscape areas.

Subgrade preparation:

- Grass Grading: Grade seeding areas to a smooth, uniform surface plane with loose, uniformly fine texture. Grade to within plus or minus 1/2 inch (13 mm) of final elevation. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted in the immediate future.
- Eliminate unwanted vegetation from areas to be seeded
- a. as per the manufacturer's directions.
- b. provide one application of herbicide.
- 2. Application must be applied a minimum of fourteen (14) days before disturbing the vegetation with other procedures or planting. A complete kill (burn-down) of weeds and scrub must be made prior to seed bed preparation.
- 3. Thoroughly incorporate dead vegetation into soil by diskings.
- a. If viable weed seeds are present, remove and dispose weed material off site.
- b. Holes, depressions and ruts shall be filled or brought to a smooth finish grade. Do not plant on land that does not have a properly prepared seed bed in accordance with these specifications.

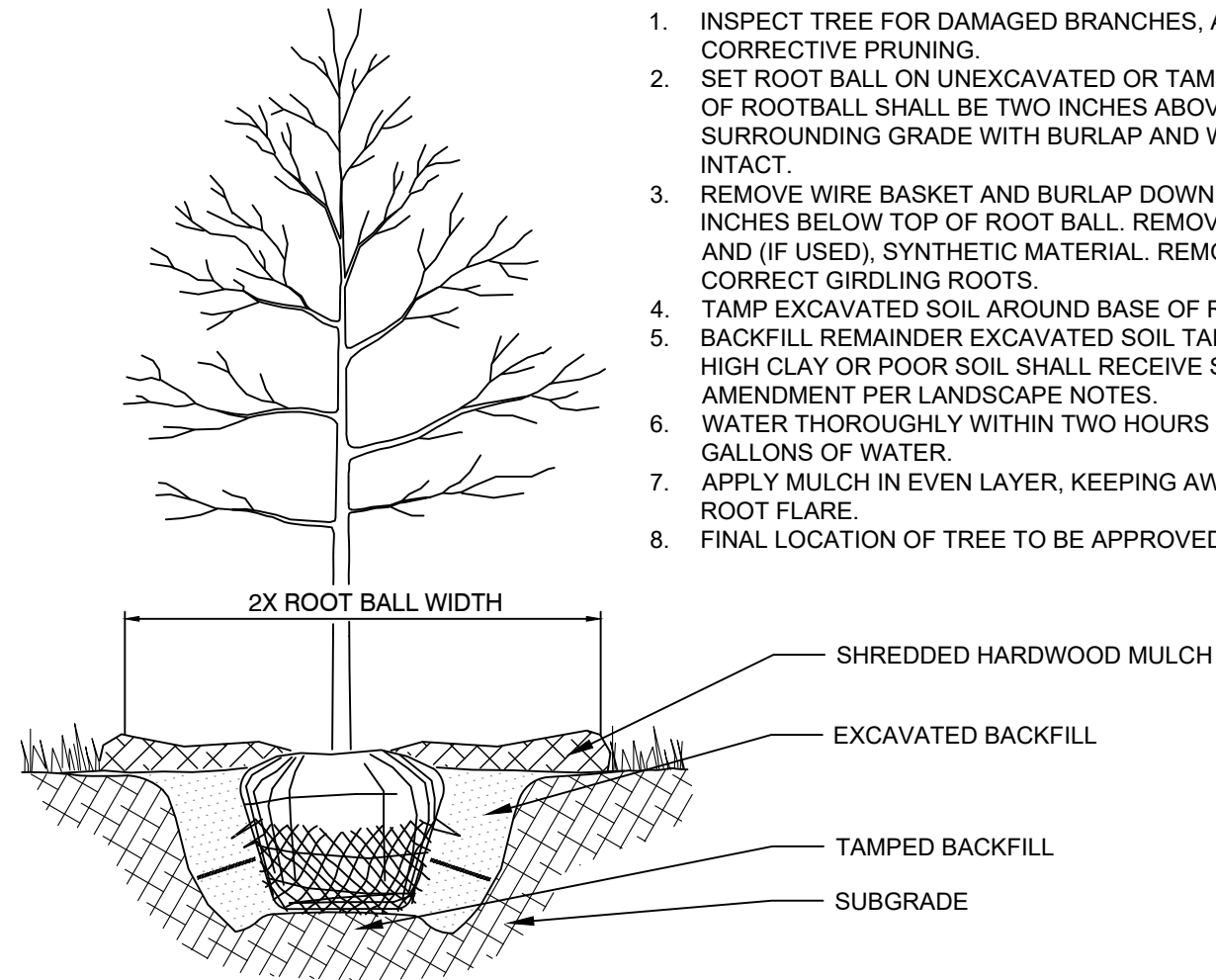
E. Remove sticks, branches, stones, debris, or lumps over 10" diameter which will interfere with the seedling. Methods include hand-raking, mechanical grading and Harley Power Box Rake.

F. Scarify, disk, or harrow-kil a minimum of the top six inches of topsoil. For heavily compacted soils, multiple passes with tillage equipment may be necessary to achieve an acceptable seed bed and to check the seed bed for any debris that may be present.

G. Harrow or rake the area to be seeded in order to CREATE A FIRM SMOOTH SEED BED in initial grade preparation. This operation shall break up root systems and soil clods so that the average clump is less than 2" inch diameter. Remove all rocks greater than 4" and all debris. (If one walks across seed bed areas and leaves footprints greater than 1/2" in depth, the seed bed needs to be further compacted.) At steep slope areas, harrowing shall be done perpendicular to direction of slope. Areas identified as "No Till Areas" shall not be harrowed or tilled.

H. Using a rolling-type packer, pack any areas of filled, loose, or degraded soil into the zone to be seeded.

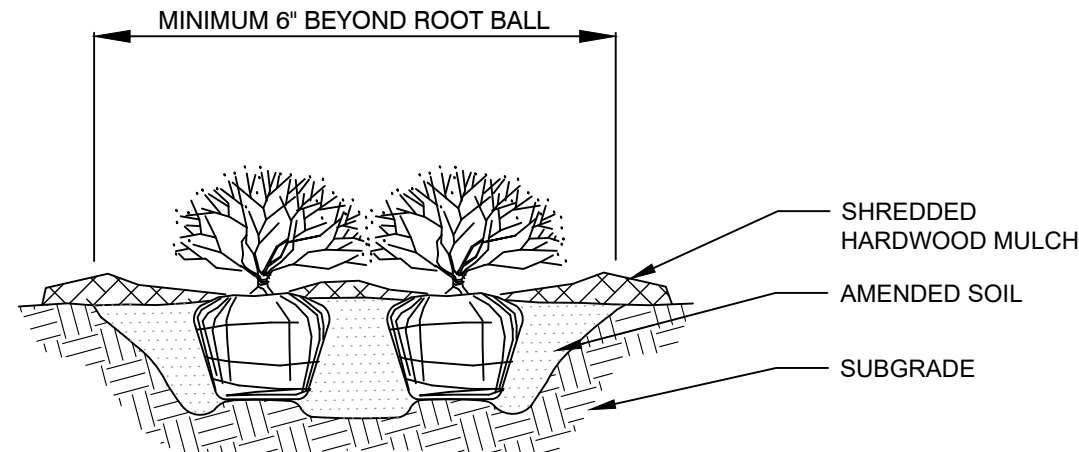
I. Application of preemergence herbicide is to be applied to all areas receiving native seeding after soil preparation. Contractor to water in preemergence herbicide into the top inch to inch and a half of the topsoil. The contractor is to read and follow the manufacturer's intended use of application and is to check the label for any other instructions.



- ## NOTES:
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
 2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOT BALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
 3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CUT OFF GIRDING ROOTS.
 4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
 5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
 6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
 7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
 8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

1 TREE PLANTING

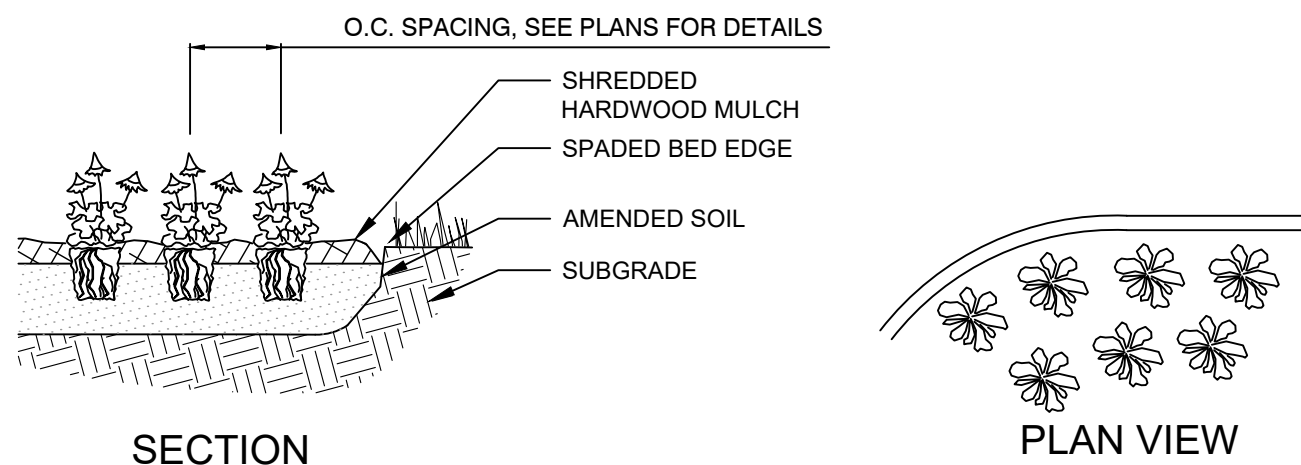
NTS



- ## NOTES:
1. APPLY CORRECTIVE PRUNING.
 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
 3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR LARGER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
 4. REMOVE OR CORRECT GIRDLING ROOTS.
 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
 6. ADD MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

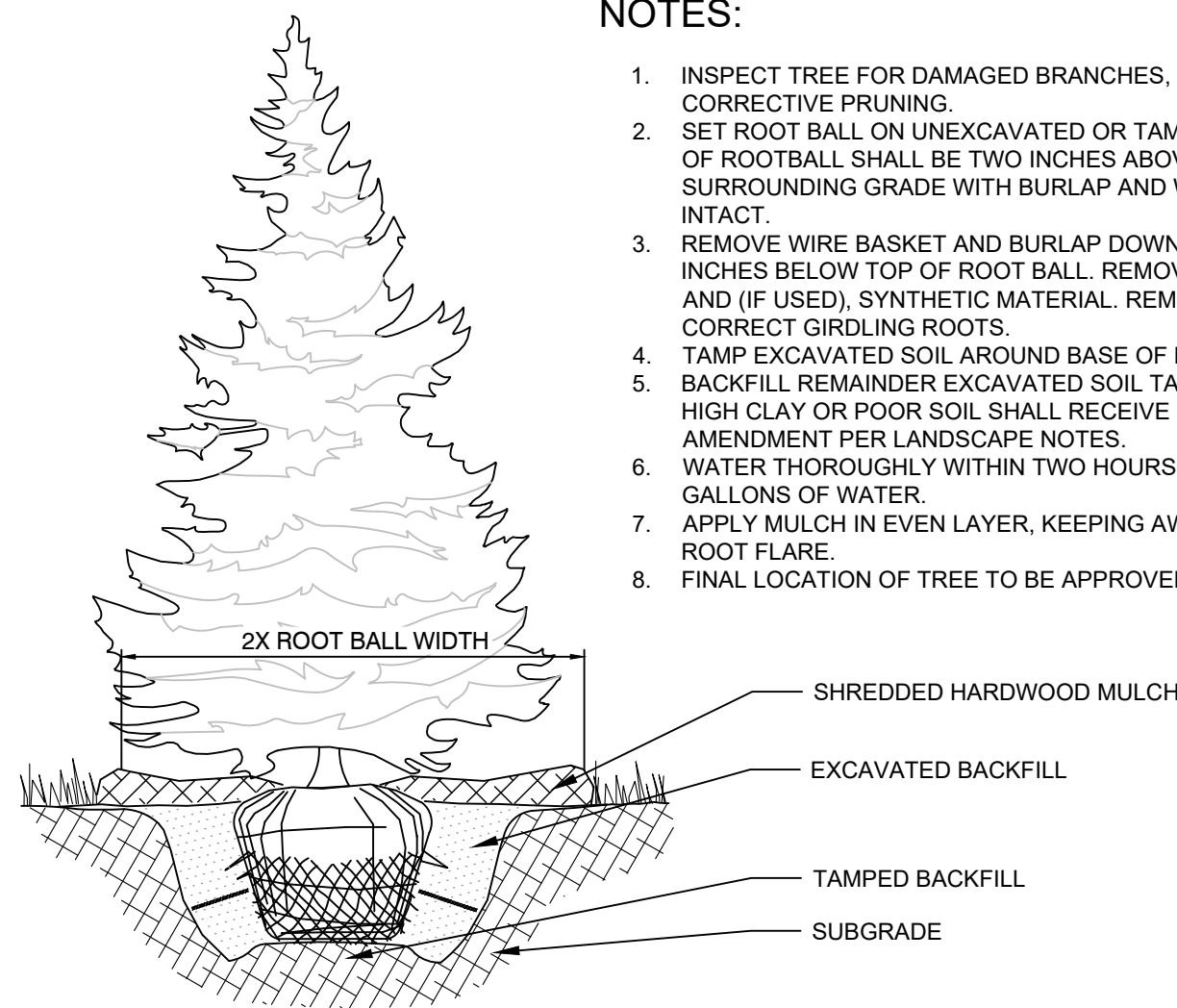
2 SHRUB PLANTING

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5 PERENNIAL PLANTING

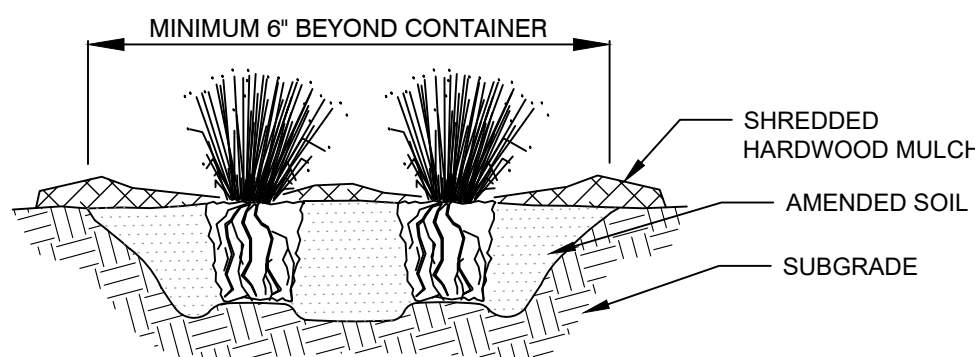
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- ## NOTES:
1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
 2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOT BALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
 3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CUT BACK GIRDLING ROOTS.
 4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
 5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
 6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
 7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
 8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.

2 EVERGREEN TREE PLANTING

NTS



- ## NOTES:
1. APPLY CORRECTIVE PRUNING.
 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
 3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
 4. REMOVE OR CORRECT GIRDLING ROOTS.
 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES.
 6. WATER THOROUGHLY WITHIN TWO HOURS.
 7. APPLY MULCH IN ONE INCH LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

1 ORNAMENTAL GRASS PLANTING

NTS

LANDSCAPE NOTES

NTS

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.
6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.
8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.
9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.
10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.
12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUND COVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH.
15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED.
18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.



AURORA M.O.B. 370 E NEW YORK ST AURORA, IL 60602 OWNER: FOX VALLEY PARTNERS, LTD. 1001 E MAIN STREET, SUITE G ST. CHARLES, IL 60174	LANDSCAPE		JAMISON COMMERCIAL PARTNERS DEVELOPER: JAMISON COMMERCIAL PARTNERS 135 W. CENTRAL BLVD, SUITE 450 ORLANDO FL 32801	SCALE: AS NOTED		Kimley»Horn							
	DESIGNED BY: HL			DESIGNED BY: HL		© 2025 KIMLEY-HORN AND ASSOCIATES, INC. 1000 N. LAKE SHORE DRIVE WARENVILLE, IL 60055 TEL: 630-582-1000 WWW.KIMLEY-HORN.COM							
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