

Final Landscape Plan

ABBEY MEADOWS

Aurora, Illinois

May 19th, 2025

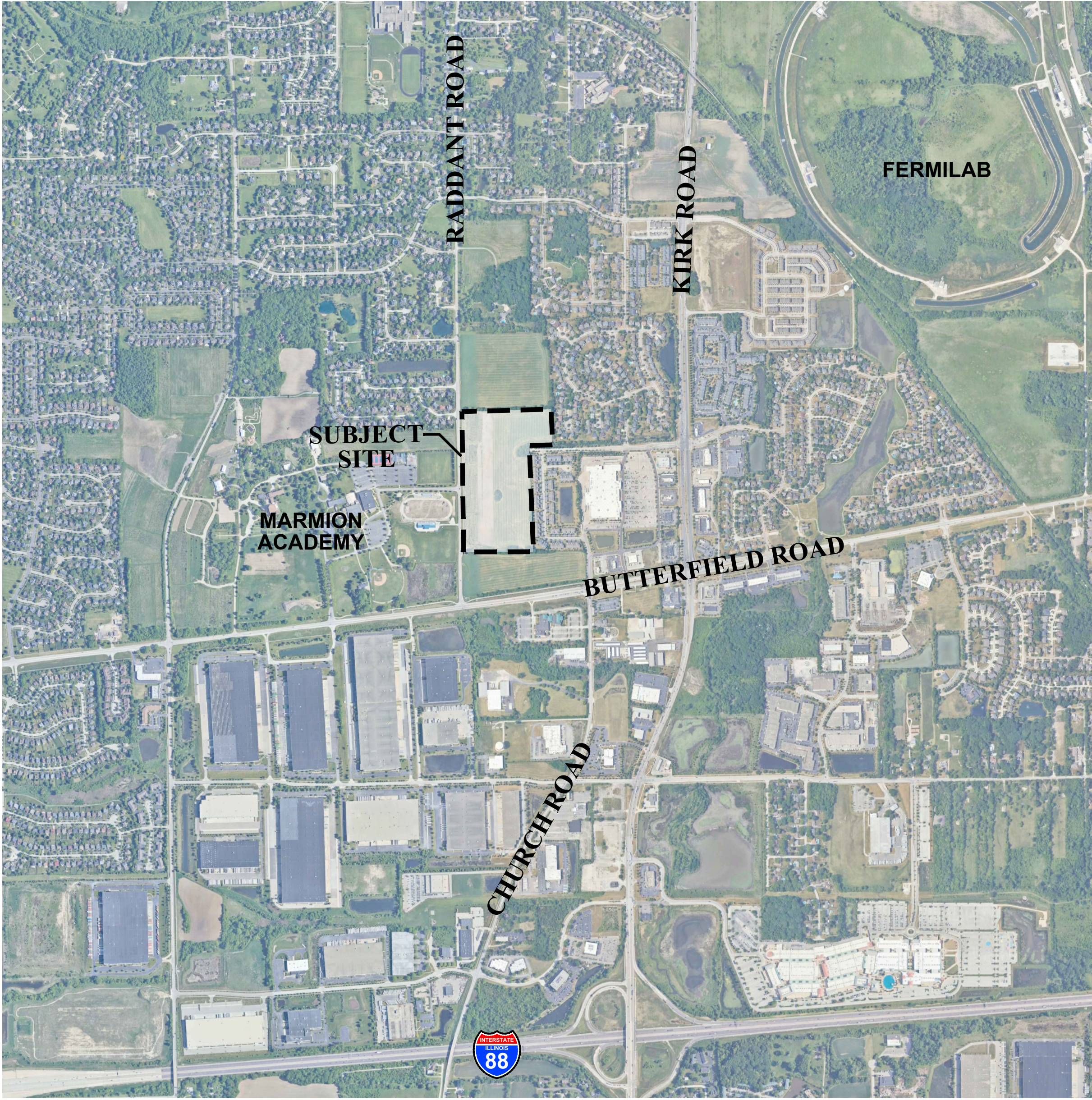
CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
CEMCON, Ltd.
CONSULTING ENGINEERS, LAND SURVEYORS & PLANNERS
2280 WHITE OAK CIRCLE, SUITE 100
AURORA, IL 60502



LOCATION MAP
SCALE: 1"=1000'

INDEX OF SHEETS

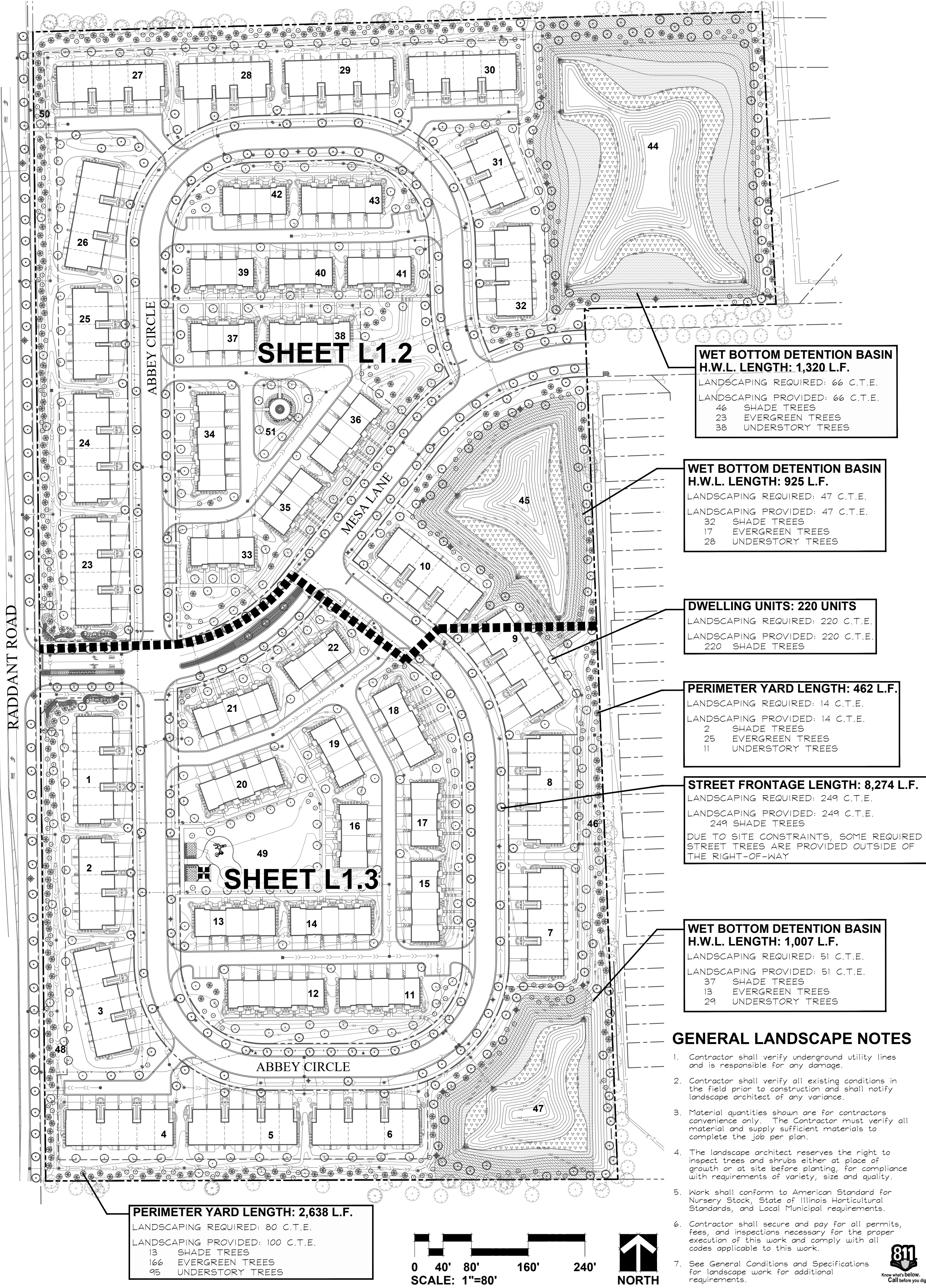
SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE DETAILS
L1.5	LANDSCAPE DETAILS
L1.6	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.7	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.8	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.9	TYPICAL FOUNDATION LANDSCAPE PLANS
L1.10	AMENITY LAYOUT & DETAILS
L1.11	AMENITY DETAILS
L1.12	MONUMENT DETAILS
L1.13	TREE PRESERVATION PLAN
L1.14	TREE INVENTORY
L1.15	LANDSCAPE SPECIFICATIONS
L1.16	LANDSCAPE SPECIFICATIONS

PLANT LIST

Landscape Implementation Data Table: Plant List by Category						
	QTY	Percent	SYM	BOTANICAL NAME (Genus / Species)	COMMON NAME	SIZE
Canopy Trees	44	7%	AR	Acer rubrum 'Red Pointe' (Sapindaceae / Acer / Acer rubrum)	REDPOINTE MAPLE	2.5" Cal.
	39	7%	AM	Acer miyabei 'Morton' (Sapindaceae / Acer / Acer miyabei)	STATE STREET MAPLE	2.5" Cal.
	17	3%	AS	Acer x saccharum 'Green Mountain' (Sapindaceae / Acer / Acer saccharum)	GREEN MOUNTAIN SUGAR MAPLE	2.5" Cal.
	22	4%	CP	Catalpa speciosa (Bignoniaceae / Catalpa / Catalpa speciosa)	NORTHERN CATALPA	2.5" Cal.
	17	3%	CO	Celtis occidentalis (Cannabaceae / Celtis / Celtis occidentalis)	COMMON HACKBERRY	2.5" Cal.
	36	6%	CE	Celtis occidentalis 'Windy City' (Cannabaceae / Celtis / Celtis occidentalis)	WINDY CITY HACKBERRY	2.5" Cal.
	30	5%	GT	Gleditsia triacanthos v. inermis 'Skyline' (Fabaceae / Gleditsia / Gleditsia triacanthos v. inermis)	SKYLINE HONEYLOCUST	2.5" Cal.
	17	3%	GD	Gymnocladus dioica 'Espresso-JFS' (Fabaceae / Gymnocladus / Gymnocladus dioica)	ESPRESSO KENTUCKY COFFEETREE	2.5" Cal.
	22	4%	LT	Liriodendron tulipifera (Magnoliaceae / Liriodendron / Liriodendron tulipifera)	TULIPTREE	2.5" Cal.
	30	5%	LS	Liquidambar styraciflua 'Moraine' (Altingiaceae / Liquidambar / L. styraciflua)	MORAIN SWEETGUM	2.5" Cal.
	41	7%	PM	Platanus x acerifolia 'Morton Circle' (Platanaceae / Platanus / Platanus x acerifolia)	EXCLAMATION! LONDON PLANETREE	2.5" Cal.
	25	4%	QB	Quercus bicolor (Fagaceae / Quercus / Quercus bicolor)	SWAMP WHITE OAK	2.5" Cal.
	25	4%	QI	Quercus imbricaria (Fagaceae / Quercus / Quercus imbricaria)	SHINGLE OAK	2.5" Cal.
	44	7%	QR	Quercus rubra (Fagaceae / Quercus / Quercus rubra)	RED OAK	2.5" Cal.
	24	4%	RP	Robinia pseudacacia 'Chicago Blues' (Fabaceae / Robinia / R. pseudacacia)	CHICAGO BLUES LOCUST	2.5" Cal.
	37	6%	TA	Tilia americana 'Sentry' (Malvaceae / Tilia / Tilia americana)	SENTRY AMERICAN LINDEN	2.5" Cal.
	29	5%	TC	Tilia cordata 'Greenspire' (Malvaceae / Tilia / Tilia cordata)	GREENSPIRE LITTLELEAF LINDEN	2.5" Cal.
	36	6%	TT	Tilia tomentosa 'Sterling' (Malvaceae / Tilia / Tilia tomentosa)	STERLING SILVER LINDEN	2.5" Cal.
	26	4%	UC	Ulmus carpinifolia 'New Horizon' (Ulmaceae / Ulmus / Ulmus carpinifolia)	NEW HORIZON SMOOTHLEAF ELM	2.5" Cal.
	38	6%	UM	Ulmus 'Morton' (Ulmaceae / Ulmus / U. davidiana var. japonica)	ACCOLADE ELM	2.5" Cal.
Total:	599	100%				
Evergreen Trees	22	8%	AC	Abies concolor (Pinaceae / Abies / Abies concolor)	WHITE FIR	8' Ht.
	15	5%	AF	Abies fraseri (Pinaceae / Abies / Abies fraseri)	FRASER FIR	8' Ht.
	54	19%	PA	Picea abies (Pinaceae / Picea / Picea abies)	NORWAY SPRUCE	8' Ht.
	56	20%	PG	Picea glauca 'Densata' (Pinaceae / Picea / Picea glauca)	BLACK HILLS SPRUCE	8' Ht.
	45	16%	PO	Picea omorika (Pinaceae / Picea / Picea omorika)	SERBIAN SPRUCE	8' Ht.
	29	10%	PF	Pinus flexilis (Pinaceae / Pinus / Pinus flexilis)	LIMBER PINE	8' Ht.
	37	13%	PS	Pinus strobus (Pinaceae / Pinus / Pinus strobus)	WHITE PINE	8' Ht.
	20	7%	PZ	Pseudotsuga menziesii (Pinaceae / Pseudotsuga / P. menziesii)	DOUGLAS FIR	8' Ht.
Total:	278	100%				
Understory Trees	10	4%	AL	Amelanchier laevis (Rosaceae / Amelanchier / Amelanchier laevis)	ALLEGHENY SERVICEBERRY	8' Ht. Multi-stem
	10	4%	AG	Amelanchier x grandiflora (Rosaceae / Amelanchier / Amelanchier x grandiflora)	APPLE SERVICEBERRY	8' Ht. Multi-stem
	21	8%	BN	Betula nigra 'Cully' (Betulaceae / Betula / Betula nigra)	HERITAGE RIVER BIRCH	8' Ht. Multi-stem
	14	6%	BP	Betula populifolia 'Whitespire' (Betulaceae / Betula / Betula populifolia)	WHITESPIRE GREY BIRCH	8' Ht. Multi-stem
	15	6%	CH	Carpinus caroliniana (Betulaceae / Carpinus / Carpinus caroliniana)	AMERICAN HORNBEAM	8' Ht. Tree Form
	32	13%	CC	Cercis canadensis (Fabaceae / Cercis / Cercis canadensis)	EASTERN REDBUD	8' Ht. Multi-stem
	33	13%	CM	Cornus mas (Cornaceae / Cornus / Cornus mas)	CORNELIANCHERRY DOGWOOD	8' Ht. Multi-stem
	34	13%	CT	Crataegus crusgalli var. inermis (Rosaceae / Crataegus / Crataegus crusgalli)	THORNLESS COCKSPUR HAWTHORN	2.5" Cal. Tree Form
	21	8%	HV	Hamelis virginiana (Hamamelidaceae / Hamamelis / H. virginiana)	COMMON WITCHHAZEL	8' Ht. Multi-stem
	26	10%	MA	Malus 'Purple Prince' (Rosaceae / Malus / Malus x)	PURPLE PRINCE CRABAPPLE	8' Ht. Tree Form
	21	8%	MJ	Malus 'JFS-KW5' (Rosaceae / Malus / Malus x)	ROYAL RAINDROPS CRABAPPLE	8' Ht. Multi-stem
	16	6%	SP	Syringa pekinensis 'Morton' (Oleaceae / Syringa / Syringa pekinensis)	CHINA SNOW PEKING LILAC	8' Ht. Multi-stem
Total:	253	100%				
Deciduous Shrubs	25	19%	HP	Hydrangea paniculata 'SM-PLQF' (Hydrangeaceae / Hydrangea / H. paniculata)	LITTLE QUICK FIRE HYDRANGEA	30" Ht. 3' O.C.
	20	15%	PD	Physocarpus opulifolius 'Donna May' (Rosaceae / Physocarpus / P. opulifolius)	LITTLE DEVIL NINEBARK	24" Ht. 3' O.C.
	18	14%	PY	Physocarpus opulifolius 'Seward' (Rosaceae / Physocarpus / P. opulifolius)	SUMMER WINE NINEBARK	30" Ht. 4' O.C.
	49	37%	SS	Syringa 'SMSJBPT' (Oleaceae / Syringa / S. 'SMSJBPT')	DARK PURPLE BLOOMERANG LILAC	30" Ht. 3' O.C.
	11	8%	VC	Viburnum carlesii (Adoxaceae / Viburnum / Viburnum x juddii)	KOREANSPICE VIBURNUM	30" Ht. 4' O.C.
	9	7%	WF	Weigela florida 'Alexandra' (Caprifoliaceae / Weigela / Weigela florida)	WINE & ROSES WEIGELA	30" Ht. 4' O.C.
Total:	132	100%				
Evergreen Shrubs	34	30%	BG	Buxus 'Glencoe' (Buxaceae / Buxus / Buxus 'Glencoe')	CHICAGOLAND GREEN BOXWOOD	30" Wd. 3' O.C.
	12	10%	JK	Juniperus chinensis 'Kallay's Compact' (Cupressaceae / Juniperus / Juniperus chinensis)	KALLAY'S COMPACT PFITZER JUNIPER	30" Wd. 4' O.C.
	35	30%	JC	Juniperus conferta 'Blue Pacific' (Cupressaceae / Juniperus / Juniperus chinensis)	BLUE PACIFIC JUNIPER	30" Wd. 3'-6" O.C.
	34	30%	TM	Taxus x media 'Densiformis' (Taxaceae / Taxus / Taxus x media)	DENSE YEW	30" Wd. 3'-6" O.C.
Total:	115	100%				
Ornamental Grasses	15	4%	CK	Calamagrostis x acutiflora 'Karl Foerster' (Poaceae / Calamagrostis / C. x acutiflora)	FEATHER REED GRASS	Mature Height = 48-72" 30" O.C.
	54	13%	PV	Panicum virgatum 'Shenandoah' (Poaceae / Panicum / P. virgatum)	SHENANDOAH SWITCH GRASS	Mature Height = 48-72" 30" O.C.
	46	11%	SA	Sesleria autumnalis (Poaceae / Sesleria / S. autumnalis)	MOORGRASS	Mature Height = 24-36" 24" O.C.
	301	72%	SH	Sporobolus heterolepis (Poaceae / Sporobolus / Sporobolus heterolepis)	PRAIRIE DROPSEED	Mature Height = 24-36" 24" O.C.
Total:	416	100%				
Perennials	34	5%	AW	Achillea millefolium 'Walter Funke' (Asteraceae / Achillea / A. millefolium)	WALTHER FUNKE YARROW	#1 18" O.C.
	290	40%	AB	Allium 'Summer Beauty' (Amaryllidaceae / Allium / Allium x)	SUMMER BEAUTY ONION	#1 18" O.C.
	79	11%	CN	Calamintha nepeta ssp. nepeta (Asteraceae / Allium / Allium x)	LESSER CALAMINT	#1 18" O.C.
	63	9%	EP	Echinacea purpurea 'Magnus' (Asteraceae / Echinacea / E. purpurea)	PURPLE CONEFLOWER	#1 18" O.C.
	259	36%	NC	Nepeta 'Cat's Pajamas' (Lamiaceae / Nepeta / N. faassenii)	CAT'S PAJAMAS CATMINT	#1 18" O.C.
Total:	725	100%				
Misc. Materials	336			Shredded Hardwood Mulch		C.Y.
	31,561			Sod		S.Y.
	4.2			Turf Seed and Blanket		AC.
	1.7			Low Profile Prairie Seed Mix & Erosion Control Blanket		AC.
	1.1			Wet Meadow Seed Mix & Erosion Control Blanket		AC.
	0.8			Emergent Seed Mix		AC.
	13			Naturalized Area Sign		EA.

Landscape Data Table: Planting Material Key	
Note: Symbols are blackline for proposed grayscale for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	599
Evergreen Trees (minimum size 6 feet) Count:	278
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	253
Evergreen Shrubs (minimum of 18 inches) Count:	115
Deciduous Shrubs (minimum of 18 inches) Count:	132
Ornamental Grasses Count:	416
Perennials Count:	725
Annuals Count:	0
Groundcover Square Footage:	0
Low Profile Prairie Seed Square Footage:	73,623 S.F.
Turf (Seed) Square Footage:	180,961 S.F.
Wet Meadow Seed Square Footage:	48,768 S.F.
Emergent Planting Square Footage:	34,989 S.F.

Landscape Data Table: CTEs Provided			
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	599	599
Evergreen Trees	1/3	278	93
Understory Trees	1/3	253	84
Deciduous Shrubs	1/20	132	7
Evergreen Shrubs	1/20	115	6
Total:		1377	788



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ABBEY MEADOWS
AURORA, ILLINOIS
OVERALL LANDSCAPE PLAN

2 5.19.2025
1 5.12.2025
REVISIONS

DATE 3.28.2025
PROJECT NO. LN24199
DRAWN TRC
CHECKED ZML
SHEET NO.
L1.1



CLIENT

LENNAR®

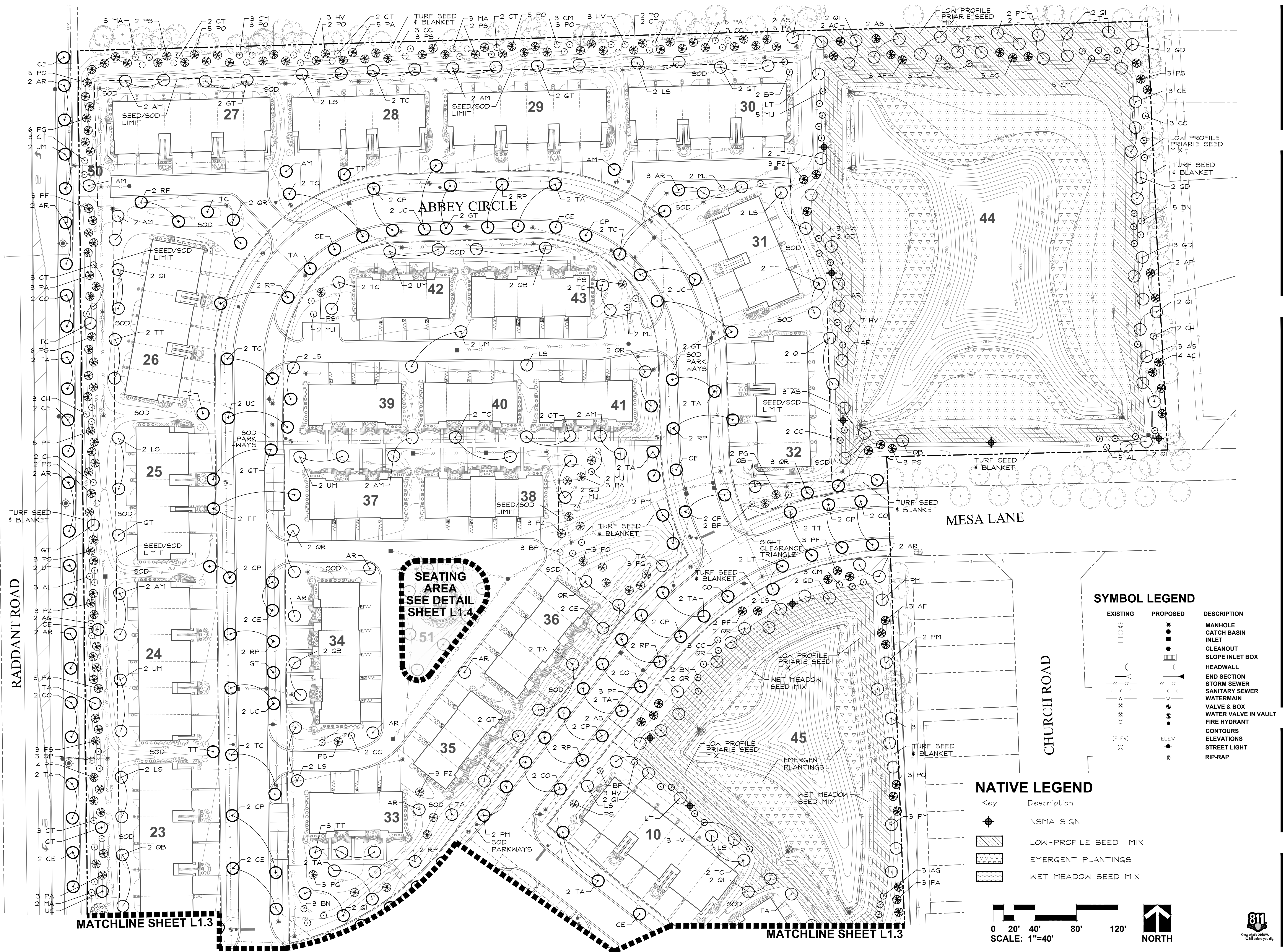
1141 E. MAIN STREET
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ABBEE MEADOWS
AURORA, ILLINOIS
LANDSCAPE PLAN

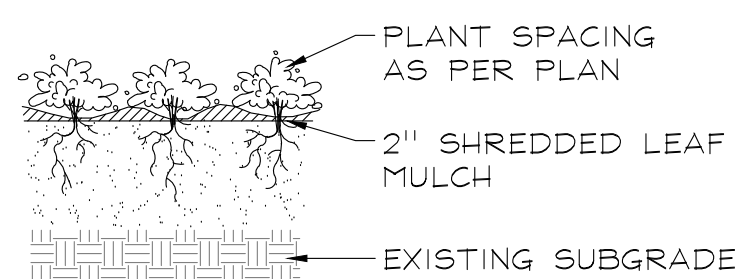


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1	5.12.2025
REVISIONS	

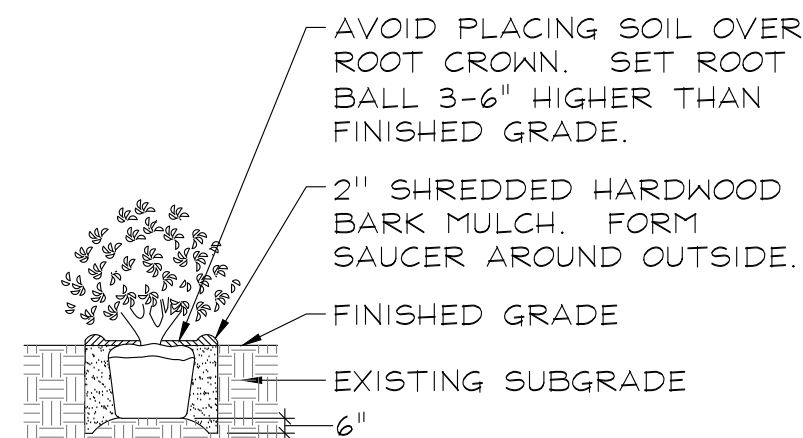
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PROJECT NO.	LN24199
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CHECKED	ZML
SHEET NO.	

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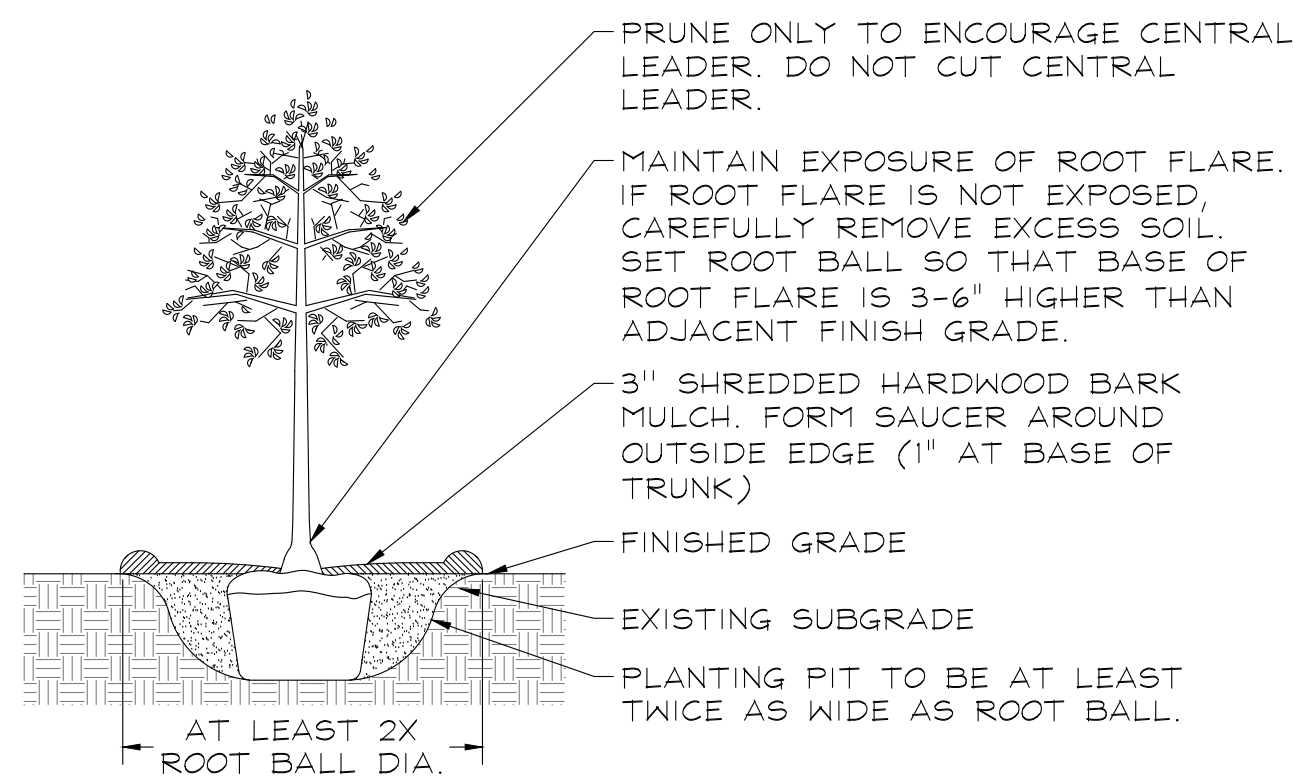
PLANTING DETAILS



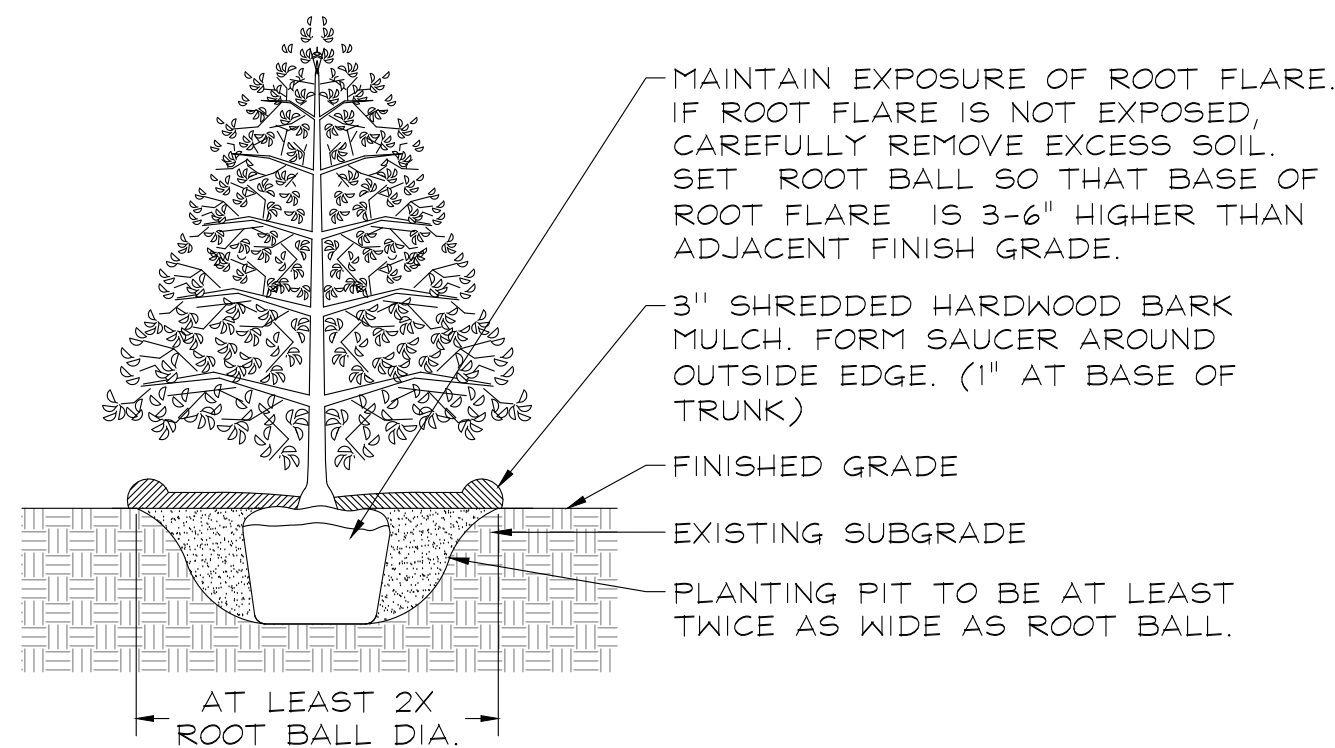
PERENNIALS AND GROUNDCOVERS
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DECIDUOUS AND EVERGREEN SHRUBS
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DECIDUOUS TREES
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EVERGREEN TREES
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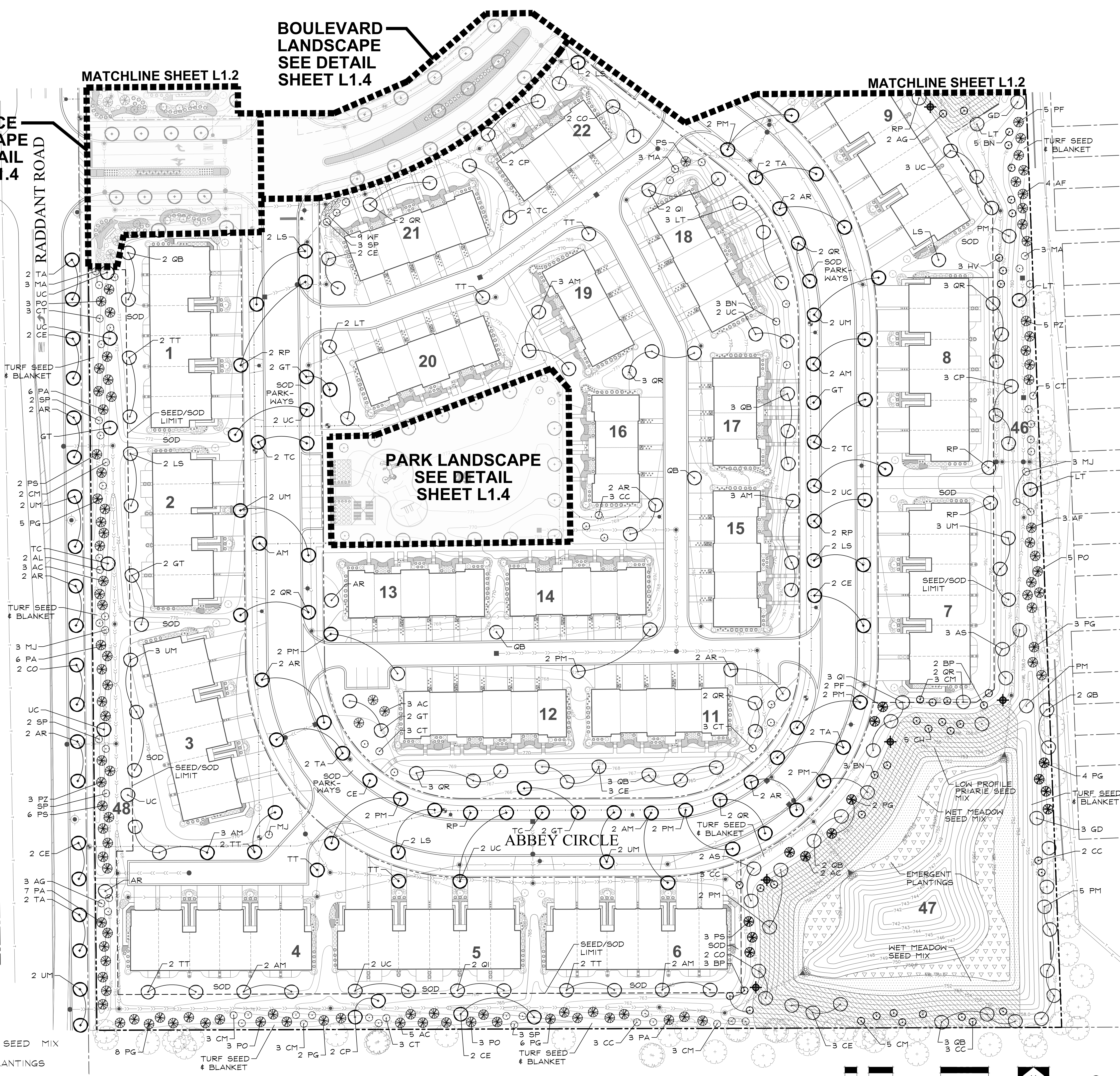
SYMBOL LEGEND

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATIONS
		STREET LIGHT
		RIP-RAP

NATIVE LEGEND

Key	Description
	NSMA SIGN
	LOW-PROFILE SEED MIX
	EMERGENT PLANTINGS
	WET MEADOW SEED MIX

ENTRANCE
LANDSCAPE
SEE DETAIL
SHEET L1.4



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ABBEY MEADOWS
AURORA, ILLINOIS
LANDSCAPE PLAN

2	5.19.2025
1	5.12.2025

DATE	3.28.2025
PROJECT NO.	LN24199
DRAWN	TRC
CHECKED	ZML
SHEET NO.	

L1.3



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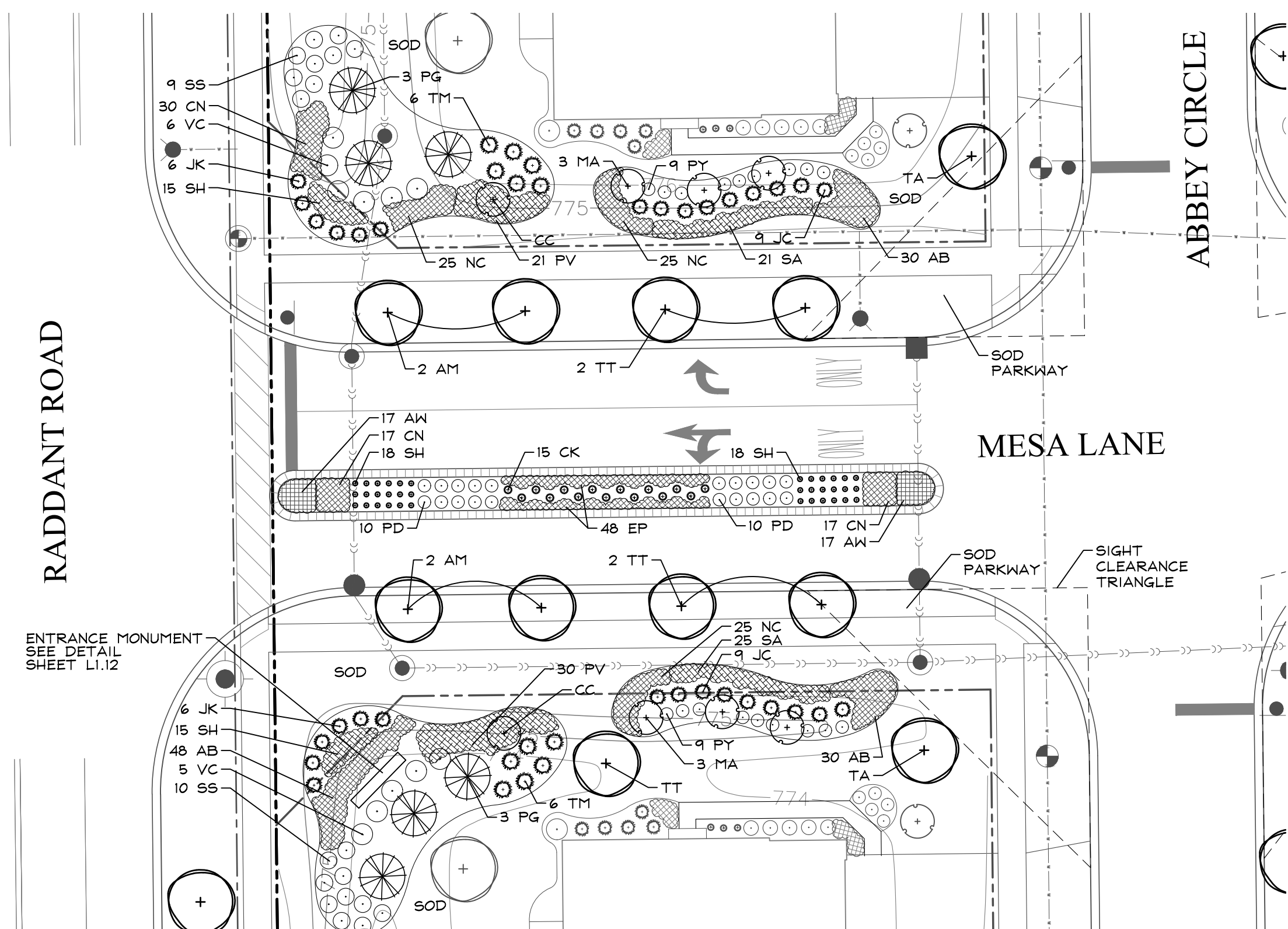
ABBEY MEADOWS

AURORA, ILLINOIS

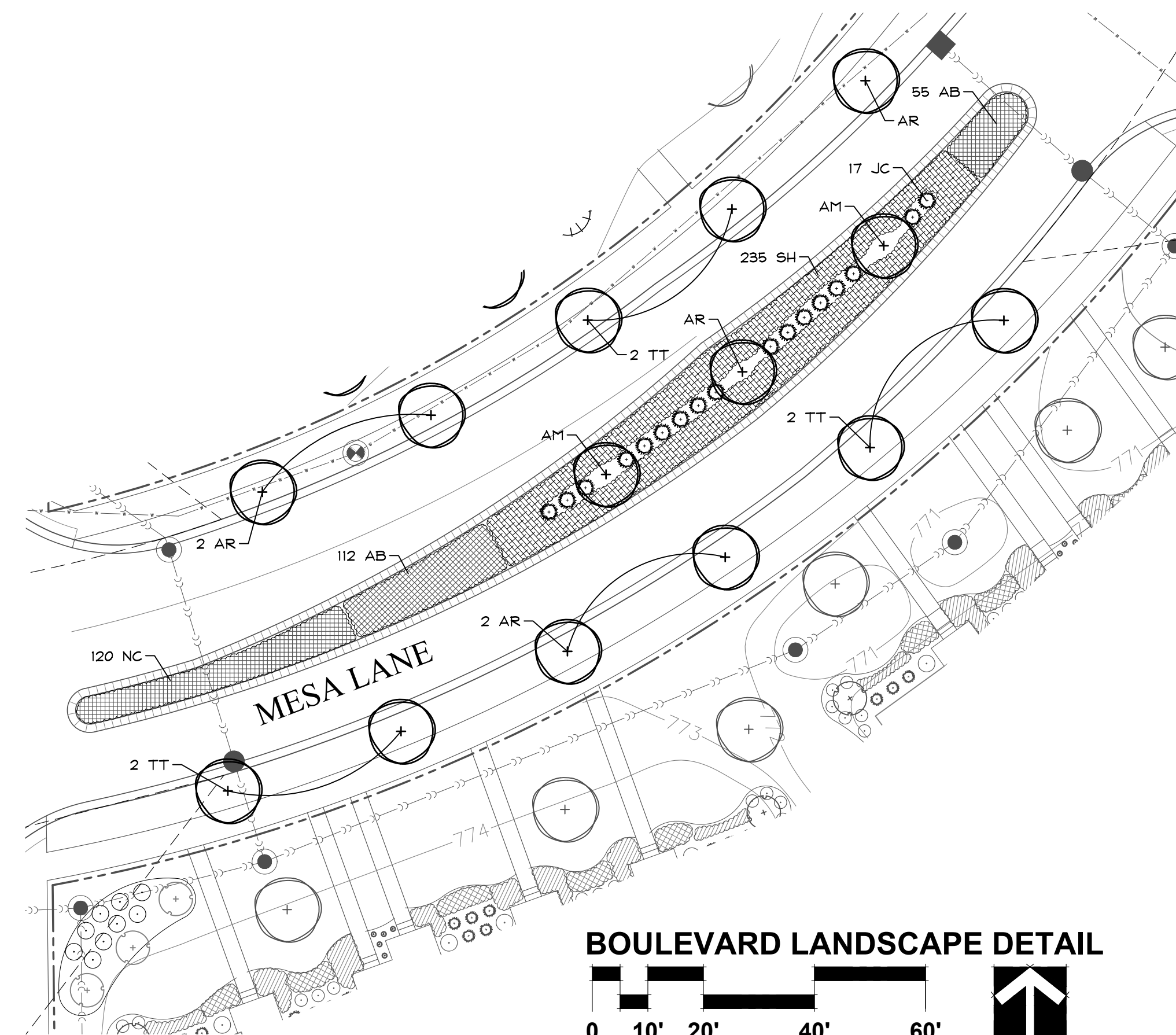
LANDSCAPE DETAILS

REVISIONS	
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PROJECT NO.	LN24199
DRAWN	TRC
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SHEET NO.	

L1.4



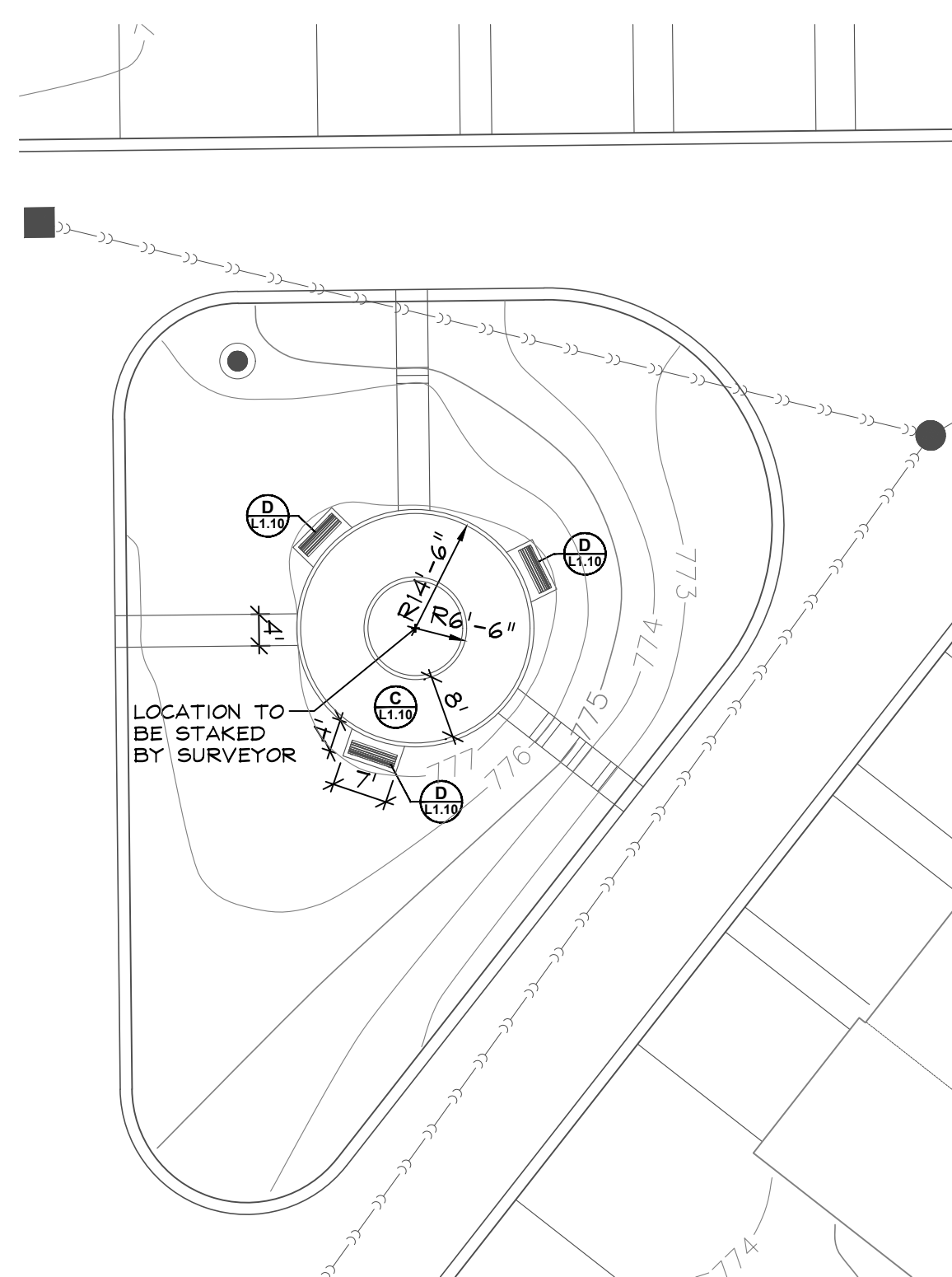
ENTRANCE LANDSCAPE DETAIL
SCALE: 1"=20'
NORTH



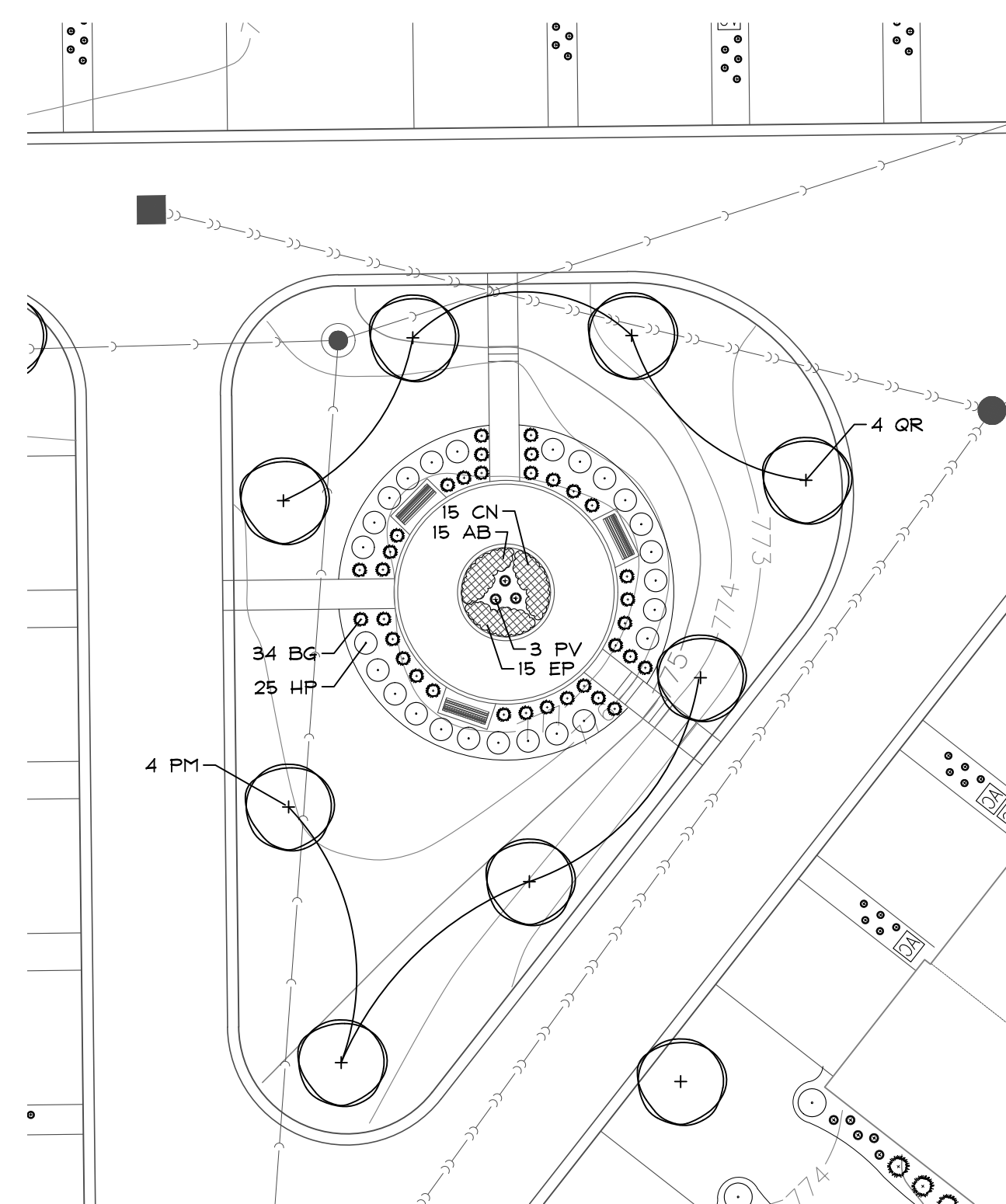
BOULEVARD LANDSCAPE DETAIL
SCALE: 1"=20'
NORTH

SYMBOL LEGEND

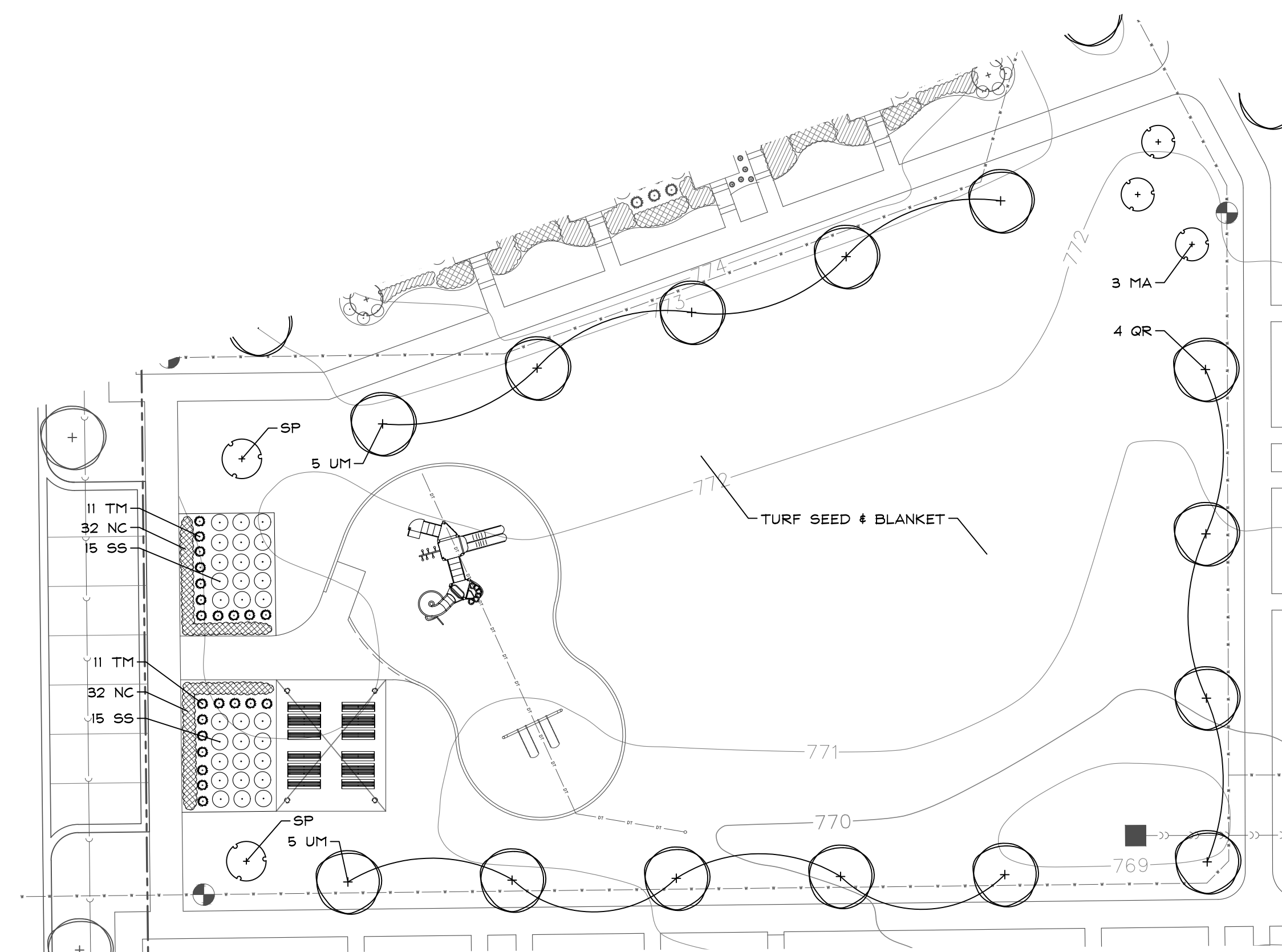
EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		INLET
		CLEANOUT
		SLOPE INLET BOX
		HEADWALL
		END SECTION
		STORM SEWER
		SANITARY SEWER
		WATERMAIN
		VALVE & BOX
		WATER VALVE IN VAULT
		FIRE HYDRANT
		CONTOURS
		ELEVATIONS
		STREET LIGHT
		RIP-RAP



SEATING AREA LAYOUT DETAIL
SCALE: 1"=20'
NORTH



SEATING AREA LANDSCAPE DETAIL
SCALE: 1"=20'
NORTH

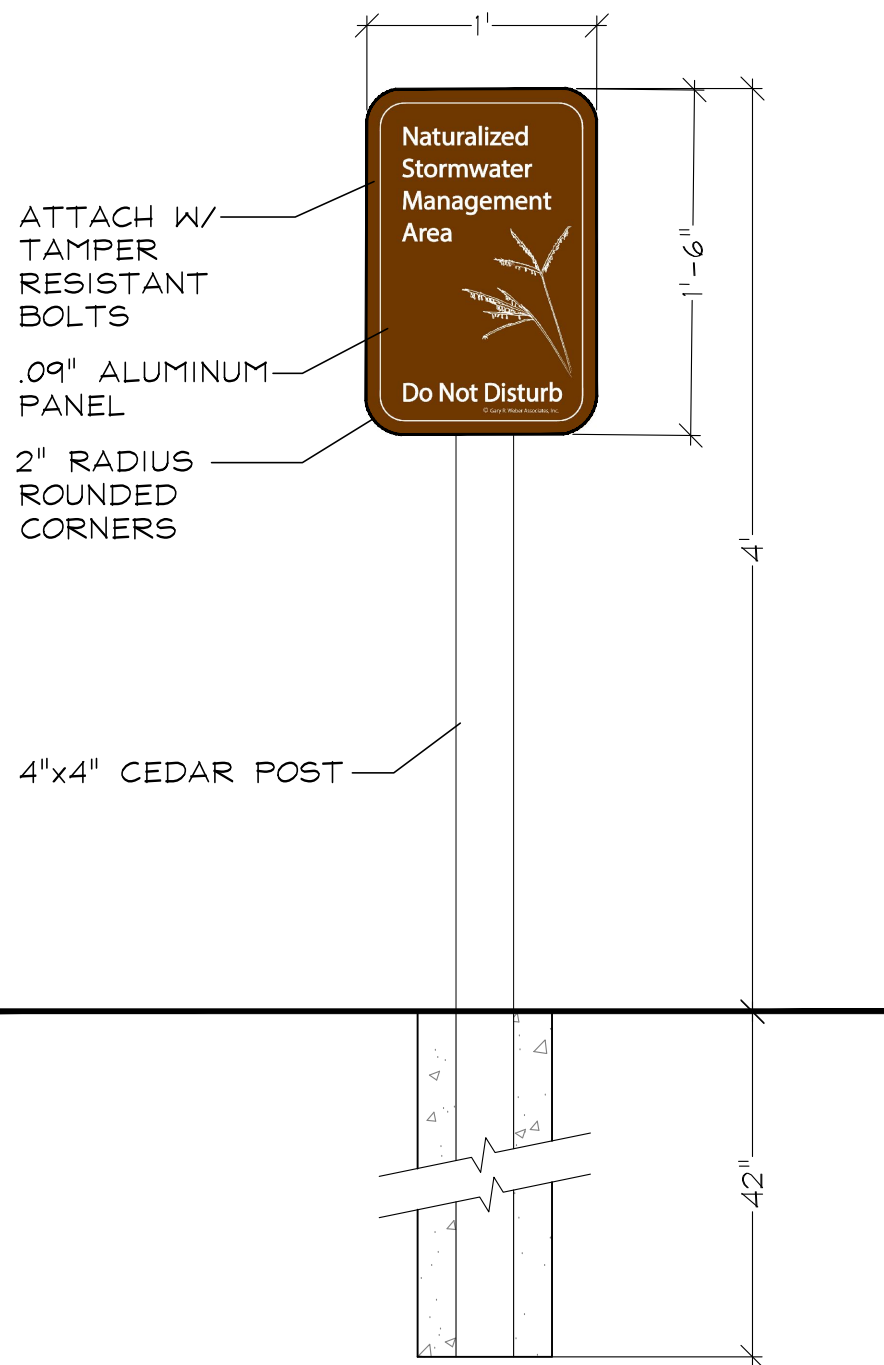


PARK LANDSCAPE DETAIL
SCALE: 1"=20'
NORTH

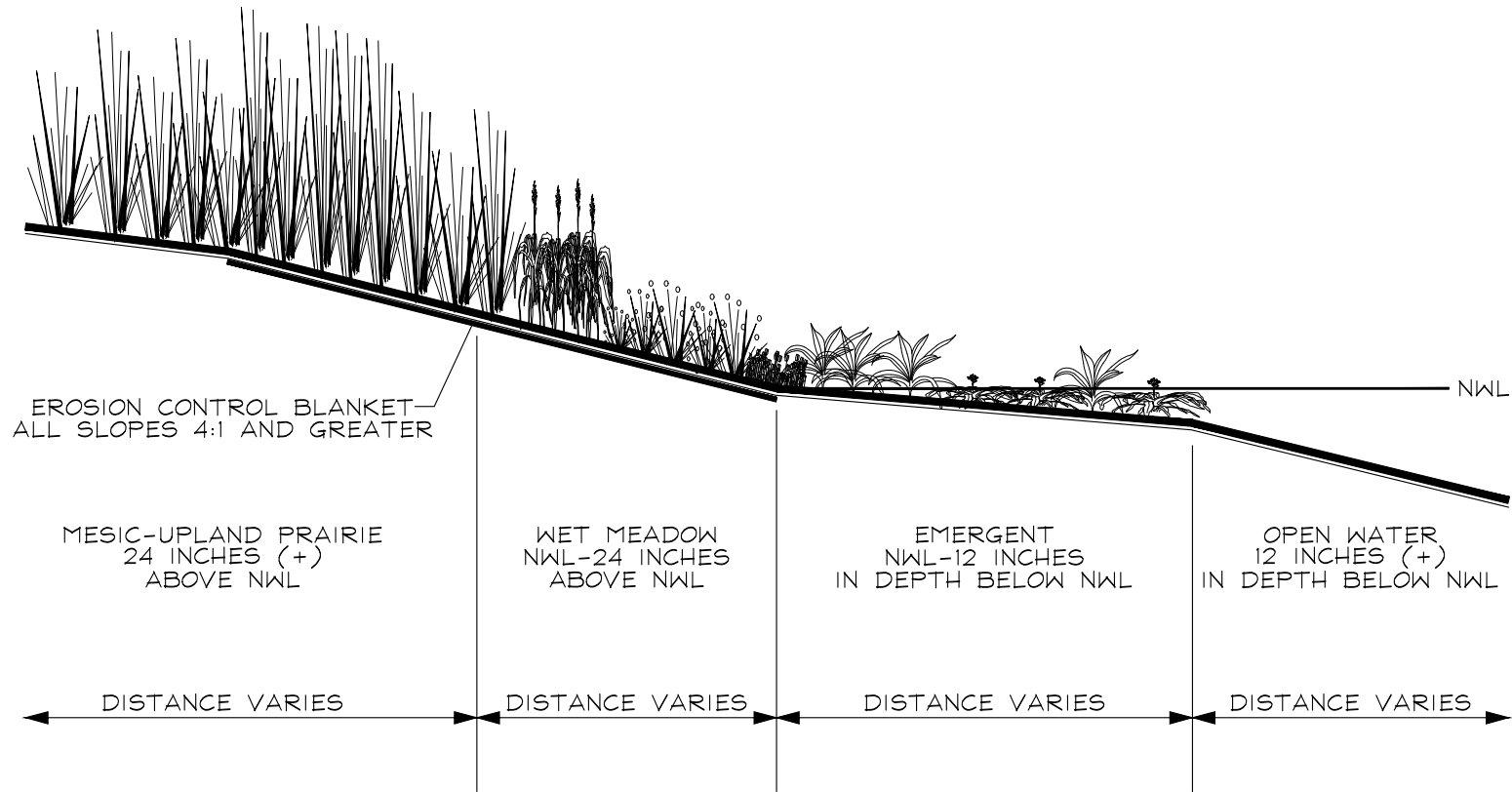


SIGN NOTES:

- SIGN BACKGROUND COLOR:
C=40, M=70, Y=100, K=25
SIGN FONT AND GRAPHIC COLOR: WHITE
- FONT STYLE: MYRIAD PRO
FONT SIZE: 116 PT.
- SIGN ARTWORK SHALL BE PROVIDED BY
GARY R. WEBER ASSOCIATES, INC.
- CONTRACTOR TO SUBMIT SHOP DRAWING AND
COLOR SAMPLE FOR THE STORMWATER
MANAGEMENT AREA SIGN FOR REVIEW AND
APPROVAL BY THE LANDSCAPE ARCHITECT
PRIOR TO FABRICATION AND INSTALLATION.



NATURALIZED AREA SIGN DETAIL
NOT TO SCALE



NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
<i>Avena sativa</i>	Seed Oats	40,000
Fall or Dormant Cover Crop		
<i>Avena sativa</i>	Seed Oats	40,000

Emergent Plant Seed and Plug Mixture

Stormwater basin bottoms from NWL to 12" below NWL

Botanical Name	Common Name	lbs / AC	Plugs / AC.
<i>Acorus americanus</i>	Sweet Flag	0.500	494
<i>Alisma subcordatum</i>	Water Plantain	1.250	
<i>Carex stricta</i>	Tussock Sedge	0.060	
<i>Eleocharis obtusa</i>	Blunt Spike Rush	0.250	494
<i>Iris virginica shrevei</i>	Blue Flag	0.500	988
<i>Juncus effusus</i>	Common Rush	0.500	494
<i>Leersia oryzoides</i>	Rice Cut Grass	1.250	
<i>Pontederia cordata</i>	Pickernel Weed	0.250	988
<i>Sagittaria latifolia</i>	Common Arrowhead	1.250	494
<i>Scirpus fluviatilis</i>	River Bulrush	0.500	988
<i>Scirpus cyperinus</i>	Wool Grass	0.250	494
<i>Schoenoplectus tabernaemontani</i>	Softstem Bulrush	0.500	988
<i>Sparganium eurycarpum</i>	Bur Reed	1.000	988
Total Emergent Wetland Mix		8.060	7410

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
<i>Carex bebbii</i>	Bebbs Oval Sedge	0.250
<i>Carex bicknellii</i>	Bicknells Sedge	0.125
<i>Carex brevior</i>	Plains Oval Sedge	0.250
<i>Carex cristatella</i>	Crested Oval Sedge	0.060
<i>Carex molesta</i>	Field Oval Sedge	0.250
<i>Carex normalis</i>	Spreading Oval Sedge	0.015
<i>Carex scoparia</i>	Pointed Broom Sedge	0.190
<i>Carex stipata</i>	Common Fox Sedge	0.060
<i>Carex vulpinoidea</i>	Brown Fox Sedge	0.250
<i>Elymus virginicus</i>	Virginia Wild Rye	3.000
<i>Glyceria striata</i>	Fowl Manna Grass	0.130
<i>Juncus dudleyi</i>	Dudleys Rush	0.020
<i>Juncus torreyi</i>	Torreys Rush	0.031
<i>Panicum virgatum</i>	Switch Grass	3.000
<i>Scirpus atrovirens</i>	Dark Green Bulrush	0.060
<i>Scirpus cyperinus</i>	Wool Grass	0.030
Total Grasses / Sedges		7.721

Wildflowers/Broadleaves

<i>Asclepias incarnata</i>	Swamp Milkweed	0.125
<i>Bidens cernua</i>	Nodding Bur Marigold	0.190
<i>Bottonia asteroides</i>	False Aster	0.031
<i>Eupatorium perfoliatum</i>	Common Boneset	0.015
<i>Euthamia graminifolia</i>	Grassleaved Goldenrod	0.300
<i>Helenium autumnale</i>	Sneezeweed	0.063
<i>Hibiscus laevis</i>	Halberd-leaved Rose Mallow	0.380
<i>Iris virginica shrevei</i>	Blue Flag Iris	1.000
<i>Lobelia siphilitica</i>	Great Blue Lobelia	0.031
<i>Mimulus ringens</i>	Monkey Flower	0.031
<i>Physostegia virginiana</i>	Obedient Plant	0.031
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.063
<i>Solidago rigida</i>	Stiff Goldenrod	0.125
<i>Symphotrichum novae-angliae</i>	New England Aster	0.250
<i>Vernonia fasciculata</i>	Common Ironweed	0.380
<i>Verbena hastata</i>	Blue Vervain	0.380
<i>Zizia aurea</i>	Golden Alexanders	0.500

Total Forbs 3.895

Total Wet Meadow Seed Mix 11.616

Low Profile Prairie with Flowers Seed Mix

Upper basin slopes

Botanical Name	Common Name	lbs / AC
Grasses		
<i>Bouteloua curtipendula</i>	Side Oats Grama	8.000
<i>Panicum virgatum</i>	Prairie Switch Grass	0.125
<i>Elymus canadensis</i>	Prairie Wild Rye	1.000
<i>Schizachyrium scoparium</i>	Little Bluestem	6.000
Total Grasses		15.125
Wildflowers/Broadleaves		
<i>Allium cernuum</i>	Nodding Wild Onion	0.190
<i>Amorpha canescens</i>	Lead Plant	0.125
<i>Asclepias tuberosa</i>	Butterflyweed	0.500
<i>Astragalus canadensis</i>	Canada Milk Vetch	0.063
<i>Coreopsis palmata</i>	Prairie Coreopsis	0.025
<i>Chamaecrista fasciculata</i>	Partridge pea	0.188
<i>Dalea purpurea</i>	Purple Prairie Clover	0.560
<i>Echinacea pallida</i>	Pale Purple Coneflower	1.000
<i>Echinacea purpurea</i>	Purple Coneflower	0.500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	0.125
<i>Helopsis helianthoides</i>	False Sunflower	1.000
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	0.125
<i>Liatris aspera</i>	Rough Blazing Star	0.250
<i>Liatris pycnostachya</i>	Prairie Blazing Star	0.188
<i>Monarda fistulosa</i>	Prairie Bergamot	0.063
<i>Parthenium integrifolium</i>	Wild Quinine	0.016
<i>Penstemon digitalis</i>	Foxglove Beard Tongue	0.125
<i>Petalostemum candidum</i>	White Prairie Clover	0.125
<i>Petalostemum purpureum</i>	Purple Prairie Clover	0.156
<i>Potentilla arguta</i>	Prairie Cinquefoil	0.031
<i>Pycnanthemum tenuifolium</i>	Slender Mountain Mint	0.031
<i>Ratibida pinnata</i>	Yellow Coneflower	0.125
<i>Rudbeckia hirta</i>	Black-Eyed Susan	0.500
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.063
<i>Rudbeckia triloba</i>	Brown-eyed Susan	0.500
<i>Solidago rigida</i>	Stiff Goldenrod	0.250
<i>Symphotrichum laeve</i>	Smooth Blue Aster	0.063
<i>Symphotrichum novae-angliae</i>	New England Aster	0.250
<i>Tradescantia ohienensis</i>	Common Spiderwort	0.063
<i>Verbena stricta</i>	Hoary Vervain	0.125
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Forbs		7.825
Total Low Profile Prairie Seed Mix		22.950



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ABBEY MEADOWS

AURORA, ILLINOIS

LANDSCAPE DETAILS

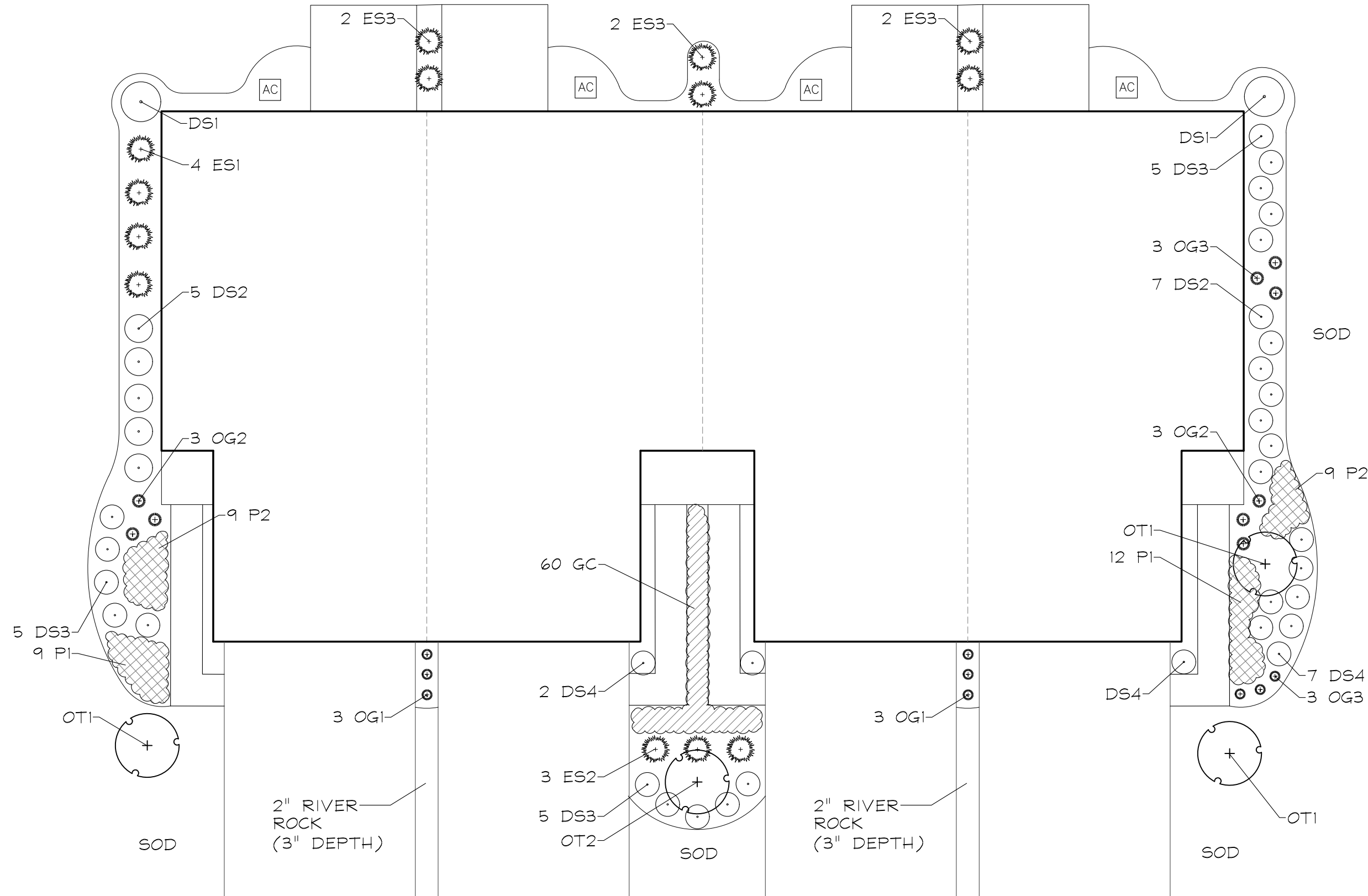
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1	5.12.2025
REVISIONS	

DATE	3.28.2025
PROJECT NO.	LN24199
DRAWN	TRC
CHECKED	ZML
SHEET NO.	

L1.5

4-UNIT TOWNHOME PLANT LIST
(BLDG. 31)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
OT2	1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
DECIDUOUS SHRUBS				
DS1	2	Viburnum x juddii JUDD VIBURNUM	30" Tall	5' O.C.
DS2	12	Cornus sericea 'Farrow' ARCTIC FIRE DOGWOOD	24" Tall	3'-6" O.C.
DS3	15	Diervilla sessilifolia 'Butterfly' SOUTHERN BUSH HONEYSUCKLE	24" Wide	3'-6" O.C.
DS4	10	Viburnum carlesii 'SMVCB' SPICE BABY VIBURNUM	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	4	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	3	Taxus x media 'Densaformis' DENSE YEW	24" Wide	4' O.C.
ES3	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
ORNAMENTAL GRASSES				
OG1	6	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	6	Panicum virgatum 'Shenandoah' SHENANDOAH RED SWITCH GRASS	#1	30" O.C.
OG3	6	Pennisetum alopecuroides 'Desert Plains' PRAIRIE WINDS FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS				
P1	21	Heemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
P2	18	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
GROUND COVER				
GC	60	Ajuga reptans 'Bronze Beauty' BRONZE BEAUTY BUGLEWEED	#SP4	12" O.C.
MISC. MATERIALS				
	8	SHREDDED HARDWOOD MULCH	C.Y.	
	0.5	2-1/2" CLEAN RIVER ROCK	C.Y.	

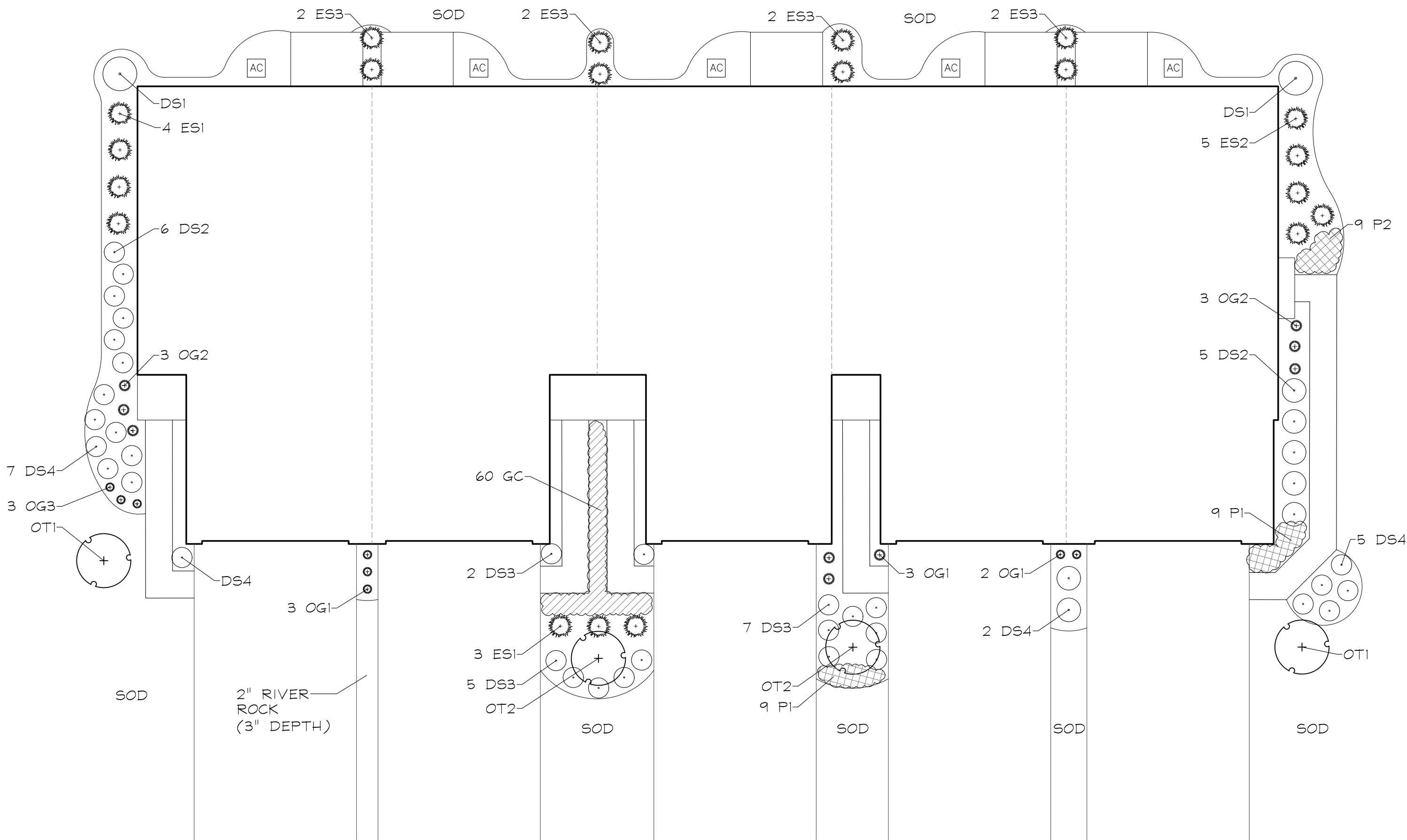


4-UNIT TRADITIONAL TOWNHOME FOUNDATION PLAN - REVERSE END UNIT
SCALE: 1"=10'

FOUNDATION LENGTH: 342 L.F.
LANDSCAPING REQUIRED: 3.5 C.T.E.
LANDSCAPING PROVIDED: 3.6 C.T.E.
3 ORNAMENTAL TREES
39 DECIDUOUS SHRUBS
13 EVERGREEN SHRUBS

5-UNIT TOWNHOME PLANT LIST
(BLDG. 32)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
OT2	2	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
DECIDUOUS SHRUBS				
DS1	2	Cornus sericea 'Isanti' REDOSIER DOGWOOD	30" Tall	5' O.C.
DS2	11	Viburnum carlesii 'SMVCB' SPICE BABY VIBURNUM	24" Tall	3'-6" O.C.
DS3	14	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
DS4	15	Spiraea japonica 'Neon Flash' NEON FLASH SPIREA	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	7	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	5	Taxus x media 'Densaformis' DENSE YEW	24" Wide	4' O.C.
ES3	8	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
ORNAMENTAL GRASSES				
OG1	8	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	6	Panicum virgatum 'Heavy Metal' BLUE SWITCH GRASS	#1	30" O.C.
OG3	3	Carex bicknellii COPPER SHOULDERED OVAL SEDGE	#1	24" O.C.
PERENNIALS				
P1	18	Heemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	9	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
GROUND COVER				
GC	60	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
MISC. MATERIALS				
	9	SHREDDED HARDWOOD MULCH	C.Y.	
	0.5	2-1/2" CLEAN RIVER ROCK	C.Y.	



5-UNIT TRADITIONAL TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'

FOUNDATION LENGTH: 433 L.F.
LANDSCAPING REQUIRED: 4.4 C.T.E.
LANDSCAPING PROVIDED: 4.4 C.T.E.
4 ORNAMENTAL TREES
42 DECIDUOUS SHRUBS
20 EVERGREEN SHRUBS



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ABBEY MEADOWS
AURORA, ILLINOIS
TYPICAL TOWNHOME FOUNDATION PLANS

2 5.19.2025
1 5.12.2025
REVISIONS

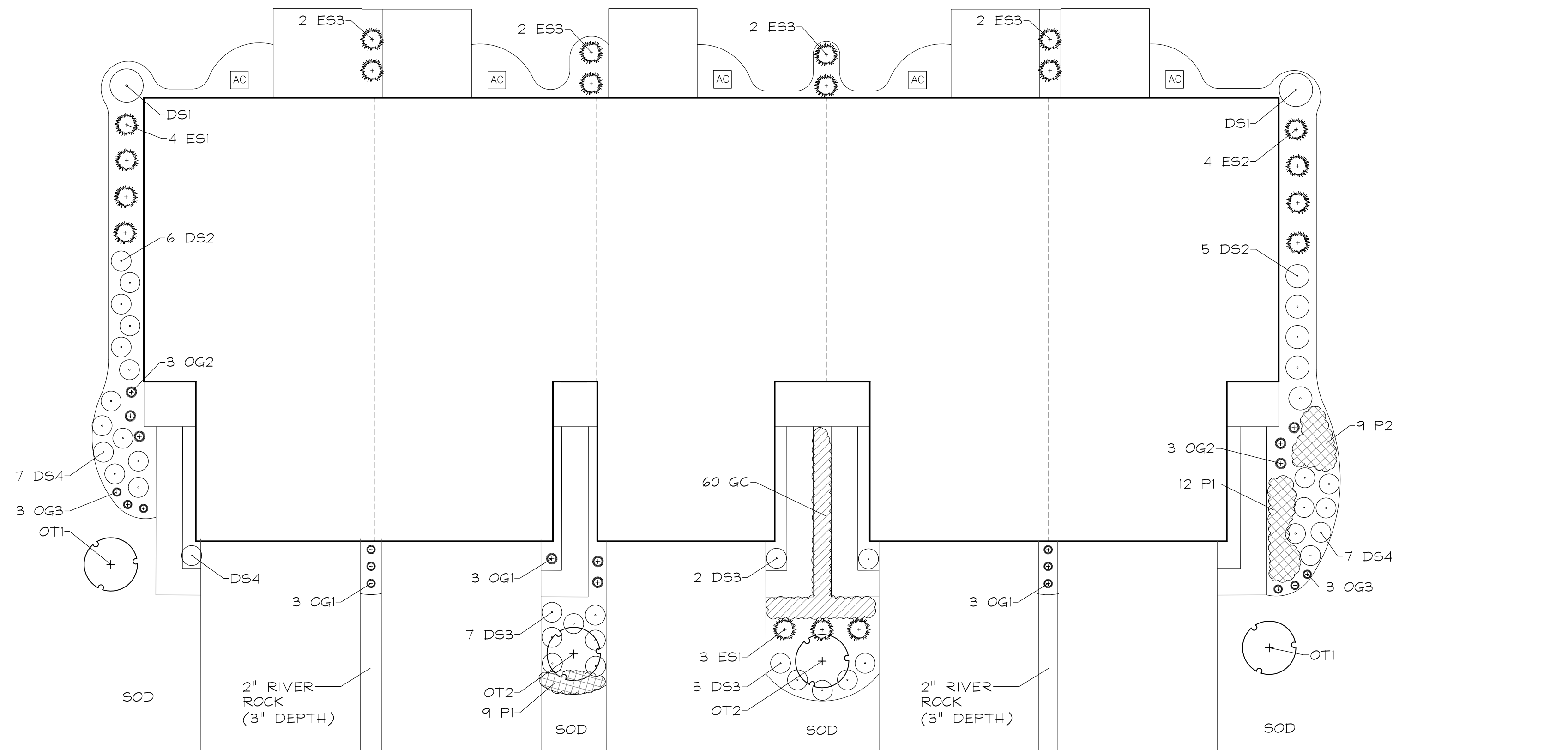
DATE 3.28.2025
PROJECT NO. LN24199
DRAWN TRC
CHECKED ZML
SHEET NO.



L1.6

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Betula populifolia 'Whitespire' WHITESPIRE GRAY BIRCH	6' Ht.	Multi-Stem
OT2	2	Malus 'Jewelalee' RED JEWEL CRABAPPLE	6' Ht.	Multi-Stem
DECIDUOUS SHRUBS				
DS1	2	Syringa patula 'Miss Kim' MISS KIM LILAC	30" Tall	5' O.C.
DS2	11	Weigela Florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3'-6" O.C.
DS3	14	Ites virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
DS4	15	Hydrangea macrophylla 'Balmier' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	7	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	4	Taxus x media 'Densiformis' DENSE YEIN	24" Wide	4' O.C.
ES3	8	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
ORNAMENTAL GRASSES				
OG1	9	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30' O.C.
OG2	6	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	30' O.C.
OG3	6	Sporobolus heterolepis PRAIRIE DROPSSEED	#1	24' O.C.
PERENNIALS				
P1	21	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	9	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
GROUNDCOVER				
GC	60	Ajuga reptans 'Bronze Beauty' BRONZE BEAUTY BUGLENEED	#SP4	12" O.C.
MISC. MATERIALS				
	9	SHREDDED HARDWOOD MULCH	C.Y.	
	0.5	2-1/2" CLEAN RIVER ROCK	C.Y.	

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
OT2	2	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
DECIDUOUS SHRUBS				
D51	2	Cornus sericea 'Isanti' REDOSIER DOGWOOD	30" Tall	5' O.C.
D52	11	Viburnum carlesii 'SMVCB' SPICE BABY VIBURNUM	24" Tall	3'-6" O.C.
D53	14	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
D54	15	Spiraea japonica 'Neon Flash' NEON FLASH SPIREA	24" Tall	3' O.C.
EVERGREEN SHRUBS				
E51	7	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
E52	4	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
E53	8	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
ORNAMENTAL GRASSES				
OG1	9	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	6	Panicum virgatum 'Heavy Metal' BLUE SWITCH GRASS	#1	30" O.C.
OG3	6	Carex bicknellii COPPER SHOULDERED OVAL SEDGE	#1	24" O.C.
PERENNIALS				
P1	21	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	9	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
GROUNDCOVER				
GC	60	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
MISC. MATERIALS				
	9	SHREDDED HARDWOOD MULCH	C.Y.	
	0.5	2-1/2" CLEAN RIVER ROCK	C.Y.	

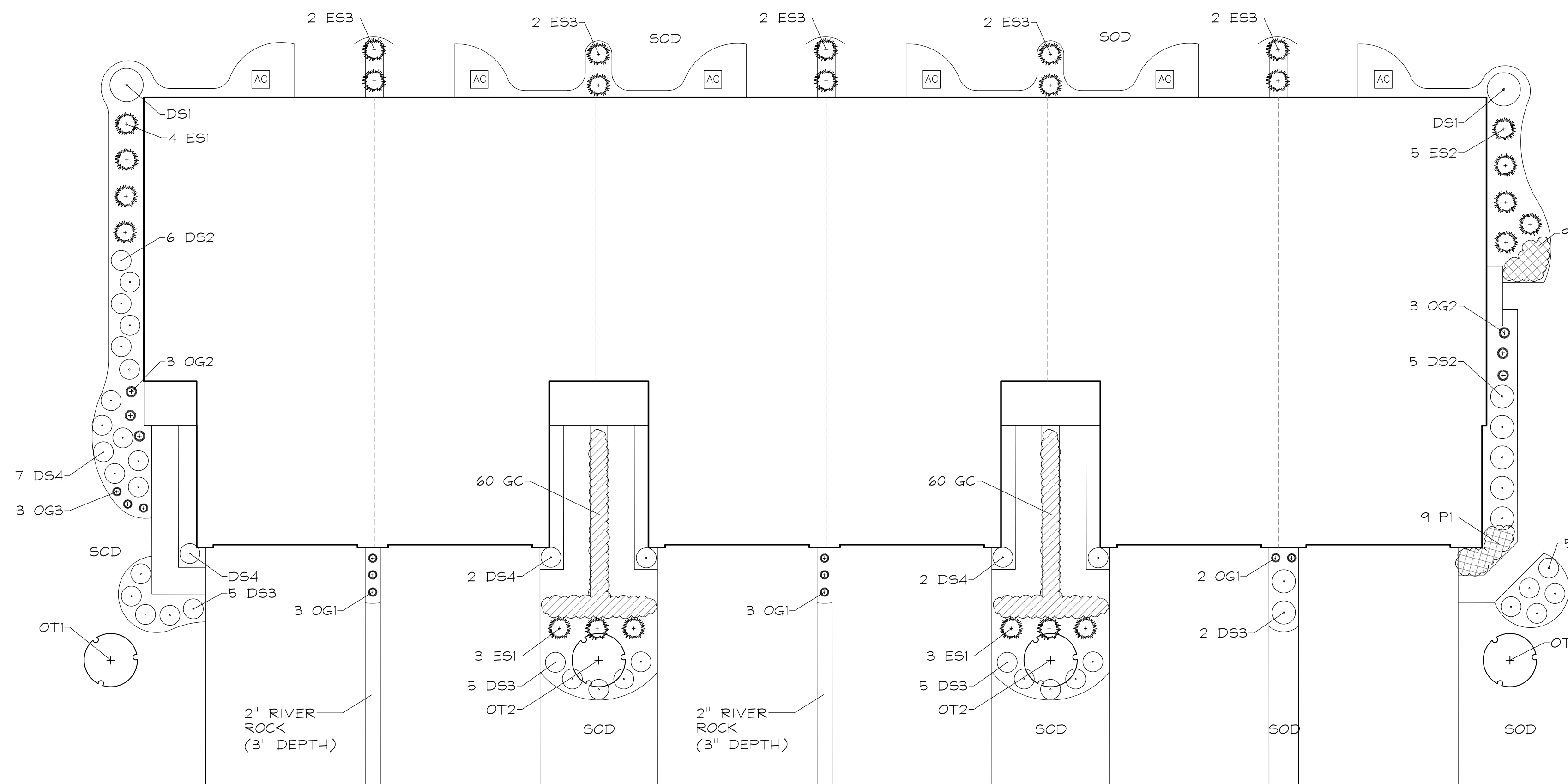


5-UNIT TRADITIONAL TOWNHOME FOUNDATION PLAN - REVERSE END UNIT
SCALE: 1"=10'

FOUNDATION LENGTH: 433 L.F.
LANDSCAPING REQUIRED: 4.4 C.T.E.
LANDSCAPING PROVIDED: 4.4 C.T.E.
4 ORNAMENTAL TREES
42 DECIDUOUS SHRUBS
19 EVERGREEN SHRUBS

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
OT2	2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
		DECIDUOUS SHRUBS		
D51	2	Hydrangea paniculata 'Bulk' QUICK FIRE HYDRANGEA	30" Tall	5' O.C.
D52	11	Cornus sericea 'Farrow' ARCTIC FIRE DOGWOOD	24" Tall	3'-6" O.C.
D53	17	Aronia melanocarpa 'UCONNAMI65' LON SCAPE MOUND CHOKEBERRY	24" Wide	3'-6" O.C.
D54	17	Weigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	10	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	5	Taxus x media 'Densiflora' DENSE YEW	24" Wide	4' O.C.
ES3	10	Thuja occidentalis 'Smorag' EMERALD GREEN ARBOVITAE	5' Ht.	4' O.C.
		ORNAMENTAL GRASSES		
OG1	8	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	6	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	30" O.C.
OG3	3	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
		PERENNIALS		
P1	9	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	9	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
		GROUNDCOVER		
GC	120	Pachysandra terminalis 'Green Carpet' GREEN CARPET JAPANESE SPURGE	#SP4	12" O.C.
		MISC. MATERIALS		
	10	SHREDDED HARDWOOD MULCH	C.Y.	
	0.5	2-1/2" CLEAN RIVER ROCK	C.Y.	

Key	Qty	Botanical/Common Name	Size	Remarks
		ORNAMENTAL TREES		
OT1	2	Syringa pекinensis 'Morton' CHINA SNOW PEKING LILAC	6' Ht.	Multi-Stem
OT2	2	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
		DECIDUOUS SHRUBS		
D51	2	Syringa 'SM5JB7' DARK PURPLE BLOOMERANG LILAC	30" Tall	5' O.C.
D52	11	Weigela florida 'Brammwell' FINE WINE WEIGELA	24" Tall	3'-6" O.C.
D53	17	Aronia melanocarpa 'UCONNAM165' LOW SCAPE MOUND CHOKEBERRY	24" Wide	3'-6" O.C.
D54	17	Itlea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
		EVERGREEN SHRUBS		
E51	10	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
E52	5	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
E53	10	Thuja occidentalis 'Emerald' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
		ORNAMENTAL GRASSES		
OG1	8	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	6	Panicum virgatum 'Shenandoah' SHENANDOAH RED SWITCH GRASS	#1	30" O.C.
OG3	3	Pennisetum alopecuroides 'Desert Plains' PRAIRIE WINDS FOUNTAIN GRASS	#1	24" O.C.
		PERENNIALS		
P1	9	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	9	Nepeta racemosa 'Blue Wonder' WANDER BATHMINT	#1	18" O.C.
		GROUNDCOVER		
GC	120	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
		MISC. MATERIALS		
	10	SHREDDED HARDWOOD MULCH	C.Y.	
	0.5	2-1/2" CLEAN RIVER ROCK	C.Y.	



6-UNIT TRADITIONAL TOWNHOME FOUNDATION PLAN

FOUNDATION LENGTH: 483 L.F.
LANDSCAPING REQUIRED: 4.9 C.T.E.
LANDSCAPING PROVIDED: 4.9 C.T.E.

4	ORNAMENTAL TREES
47	DECIDUOUS SHRUBS
25	EVERGREEN SHRUBS



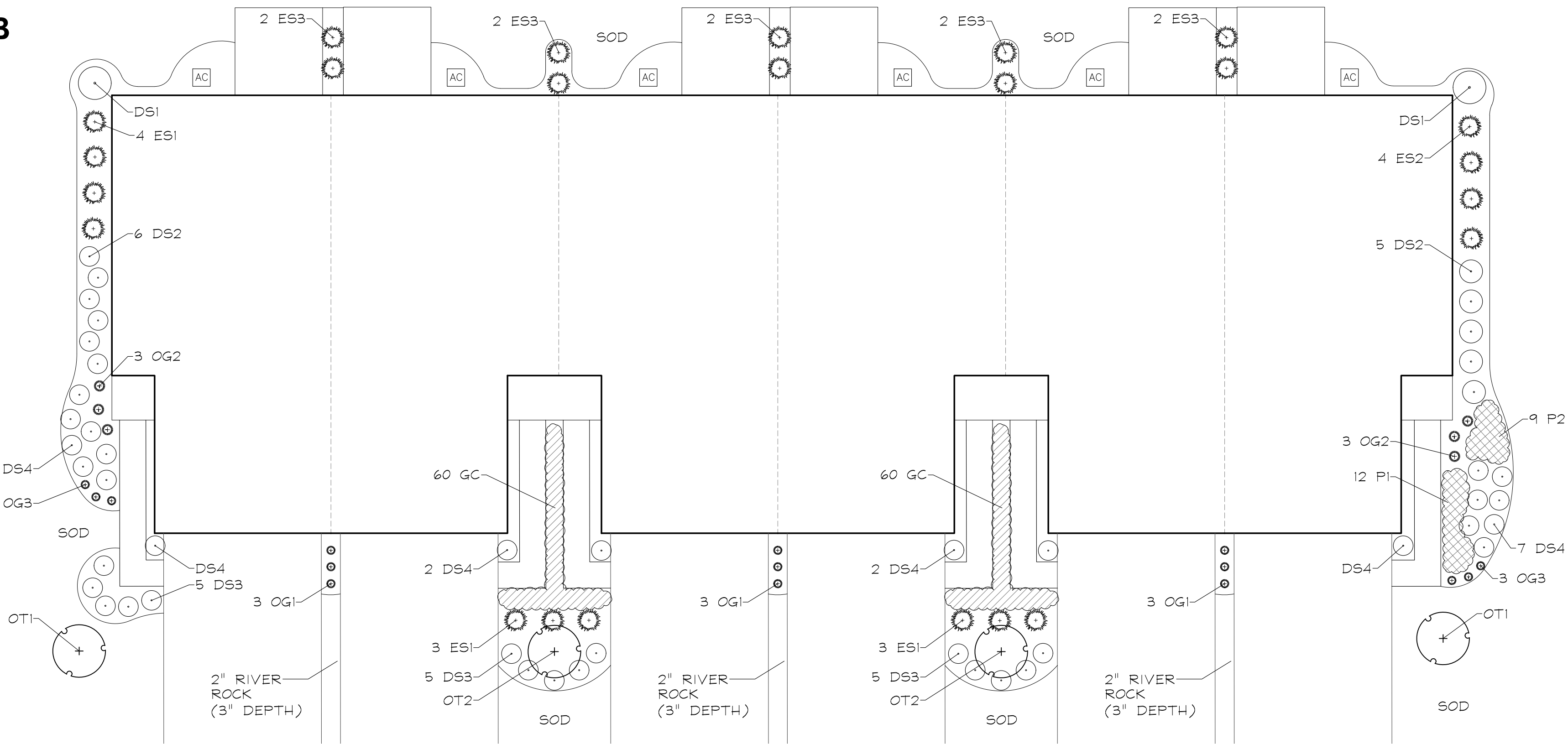
6-UNIT TOWNHOME PLANT LIST - A
(BLDGS. 5, 9, 24 & 29)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
OT2	2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	6' Ht.	Multi-Stem
DECIDUOUS SHRUBS				
DS1	2	Hydrangea paniculata 'Bulk' QUICK FIRE HYDRANGEA	30" Tall	5' O.C.
DS2	11	Cornus sericea 'Farrow' ARCTIC FIRE DOGWOOD	24" Tall	3'-6" O.C.
DS3	15	Anania melanocarpa 'U'CONNAM165' LOW SCAPE MOUND CHOKEBERRY	24" Wide	3'-6" O.C.
DS4	20	Weigela x 'Dark Horse' DARK HORSE WEIGELA	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	10	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	4	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ES3	10	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
ORNAMENTAL GRASSES				
OG1	9	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	6	Schizachyrium scoparium 'Standing Ovation' STANDING OVATION LITTLE BLUESTEM	#1	30" O.C.
OG3	6	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
PERENNIALS				
PI	12	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	9	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
GROUNDCOVER				
GC	120	Pachysandra terminalis 'Green Carpet' GREEN CARPET JAPANESE SPURGE	#SP4	12" O.C.
MISC. MATERIALS				
	10	SHREDDED HARDWOOD MULCH	C.Y.	
	1	2-1/2" CLEAN RIVER ROCK	C.Y.	

6-UNIT TOWNHOME PLANT LIST - B
(BLDG. 8)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Syringa pekinensis 'Morton' CHINA SNOW PEKING LILAC	6' Ht.	Multi-Stem
OT2	2	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
DECIDUOUS SHRUBS				
DS1	2	Syringa 'SMSJBPT' DARK PURPLE BLOOMERANG LILAC	30" Tall	5' O.C.
DS2	11	Weigela florida 'Brammueli' FINE WINE WEIGELA	24" Tall	3'-6" O.C.
DS3	15	Anania melanocarpa 'U'CONNAM165' LOW SCAPE MOUND CHOKEBERRY	24" Wide	3'-6" O.C.
DS4	20	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	10	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	4	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ES3	10	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
ORNAMENTAL GRASSES				
OG1	9	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	6	Panicum virgatum 'Shenandoah' SHENANDOAH RED SWITCH GRASS	#1	30" O.C.
OG3	6	Pennisetum alopecuroides 'Desert Plains' PRAIRIE WINDS FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS				
PI	12	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	9	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
GROUNDCOVER				
GC	120	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
MISC. MATERIALS				
	10	SHREDDED HARDWOOD MULCH	C.Y.	
	1	2-1/2" CLEAN RIVER ROCK	C.Y.	

6-UNIT TRADITIONAL TOWNHOME FOUNDATION PLAN - REVERSE END UNIT
SCALE: 1"=10'



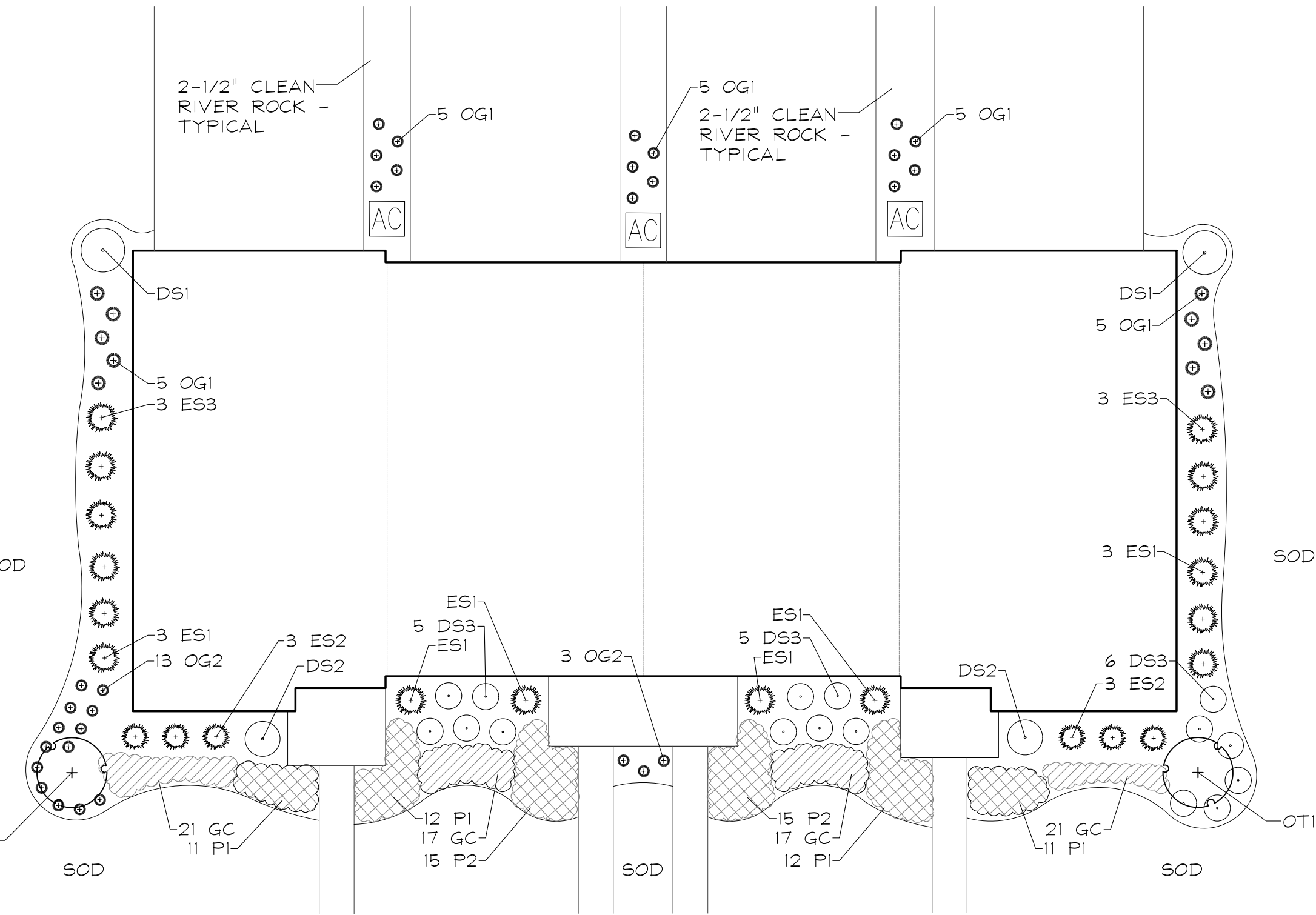
FOUNDATION LENGTH: 483 L.F.
LANDSCAPING REQUIRED: 4.9 C.T.E.
LANDSCAPING PROVIDED: 4.9 C.T.E.
4 ORNAMENTAL TREES
48 DECIDUOUS SHRUBS
24 EVERGREEN SHRUBS

4-UNIT TOWNHOME PLANT LIST- A
(BLDGS. 16,19,22,35,37,40 & 42)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
DECIDUOUS SHRUBS				
DS1	2	Hydrangea paniculata 'Bulk' QUICK FIRE HYDRANGEA	30" Tall	5' O.C.
DS2	7	Cornus sericea 'Farrow' ARCTIC FIRE DOGWOOD	24" Tall	3'-6" O.C.
DS3	11	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	10	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	6	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ES3	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
ORNAMENTAL GRASSES				
OG1	25	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	13	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
PERENNIALS				
PI	46	Hemerocallis 'Happy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	30	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
GROUNDCOVER				
GC	76	Phlox subulata 'Emerald Blue' MOSS PHLOX	#SP4	12" O.C.
MISC. MATERIALS				
	8	SHREDDED HARDWOOD MULCH	C.Y.	
	3	2-1/2" CLEAN RIVER ROCK	C.Y.	

4-UNIT TOWNHOME PLANT LIST- B
(BLDGS. 17,33,39 & 41)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Syringa pekinensis 'Morton' CHINA SNOW PEKING LILAC	6' Ht.	Multi-Stem
DECIDUOUS SHRUBS				
DS1	2	Syringa 'SMSJBPT' DARK PURPLE BLOOMERANG LILAC	30" Tall	5' O.C.
DS2	7	Weigela florida 'Brammueli' FINE WINE WEIGELA	24" Tall	3'-6" O.C.
DS3	11	Anania melanocarpa 'U'CONNAM165' LOW SCAPE MOUND CHOKEBERRY	24" Wide	3'-6" O.C.
EVERGREEN SHRUBS				
ES1	10	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ES2	6	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
ES3	6	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
ORNAMENTAL GRASSES				
OG1	25	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	13	Pennisetum alopecuroides 'Desert Plains' PRAIRIE WINDS FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS				
PI	46	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	30	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
GROUNDCOVER				
GC	76	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.
MISC. MATERIALS				
	8	SHREDDED HARDWOOD MULCH	C.Y.	
	3	2-1/2" CLEAN RIVER ROCK	C.Y.	



4-UNIT URBAN TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'

FOUNDATION LENGTH: 267 L.F.
LANDSCAPING REQUIRED: 2.7 C.T.E.
LANDSCAPING PROVIDED: 2.8 C.T.E.
2 ORNAMENTAL TREES
20 DECIDUOUS SHRUBS
22 EVERGREEN SHRUBS



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ABBEY MEADOWS
AURORA, ILLINOIS
TYPICAL TOWNHOME FOUNDATION PLANS

2 5.19.2025
1 5.12.2025
REVISIONS

DATE 3.28.2025
PROJECT NO. LN24199
DRAWN TRC
CHECKED ZML
SHEET NO.

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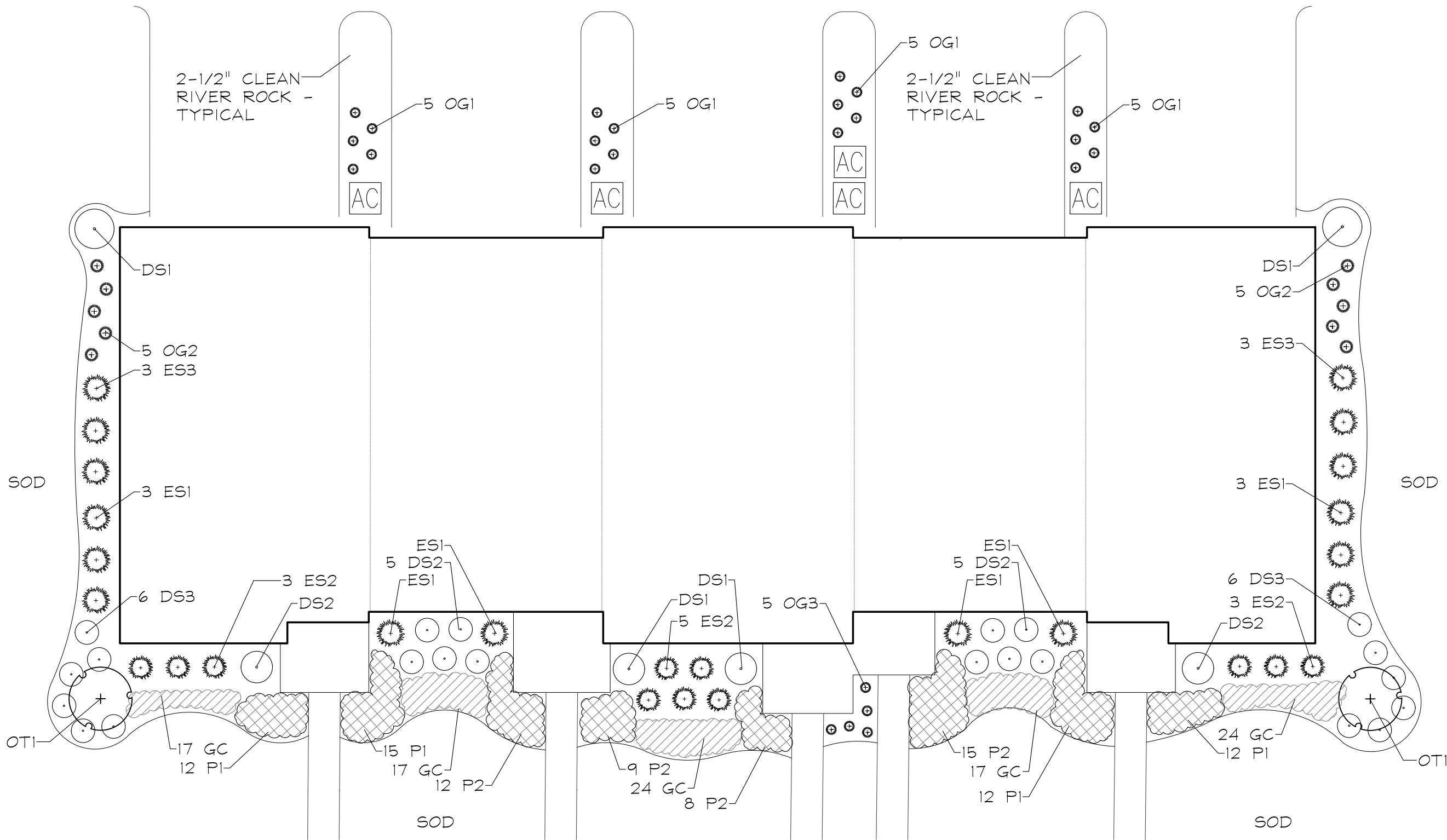


5-UNIT TOWNHOME PLANT LIST - A
(BLDGS. 13,15,18,21,38 & 43)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Amelanchier x grandiflora 'Apple Serviceberry'	6' Ht.	Multi-Stem
DECIDUOUS SHRUBS				
DS1	4	Hydrangea paniculata 'Bulk' Quick Fire Hydrangea	30' Tall	5' O.C.
DS2	12	Cornus sericea 'Farrow' Arctic Fire Dogwood	24' Tall	3'-6" O.C.
DS3	12	Diervilla sessilifolia 'Butterfly' Southern Bush Honeysuckle	24" Wide	3'-6" O.C.
EVERGREEN SHRUBS				
ES1	10	Juniperus x pfitzeriana 'Kallay's Compact' Kallay's Compact Pfitzer Juniper	24' Wide	4' O.C.
ES2	11	Taxus x media 'Densiflora' Dense Yew	24' Wide	4' O.C.
ES3	6	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	5' Ht.	4' O.C.
ORNAMENTAL GRASSES				
OG1	20	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	#1	30' O.C.
OG2	10	Sporobolus heterolepis 'Prairie Dropseed'	#1	24' O.C.
OG3	5	Pennisetum alopecuroides 'Desert Plains' Prairie Winds Fountain Grass	#1	24' O.C.
PERENNIALS				
P1	51	Hemerocallis 'Rosy Returns' Rosy Returns Daylily	#1	18" O.C.
P2	44	Allium 'Summer Beauty' Summer Beauty Onion	#1	18" O.C.
GROUND COVER				
GC	99	Pachysandra terminalis 'Green Carpet' Green Carpet Japanese Spurge	#SP4	12" O.C.
MISC. MATERIALS				
	9	Shredded Hardwood Mulch	C.Y.	
	4	2-1/2" Clean River Rock	C.Y.	

5-UNIT TOWNHOME PLANT LIST - B
(BLDGS. 11,14,20 & 36)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Syringa pekinensis 'Morton' China Snow Peking Lilac	6' Ht.	Multi-Stem
DECIDUOUS SHRUBS				
DS1	4	Syringa 'SMSUBP7' Dark Purple Bloomerang Lilac	30' Tall	5' O.C.
DS2	12	Weigela florida 'Branwell' Fine Wine Weigela	24' Tall	3'-6" O.C.
DS3	12	Aronia melanocarpa 'UConnAm165' Low Scape Mound Chokeberry	24" Wide	3'-6" O.C.
EVERGREEN SHRUBS				
ES1	10	Juniperus x pfitzeriana 'Kallay's Compact' Kallay's Compact Pfitzer Juniper	24' Wide	4' O.C.
ES2	11	Taxus x media 'Densiflora' Dense Yew	24' Wide	4' O.C.
ES3	6	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	5' Ht.	4' O.C.
ORNAMENTAL GRASSES				
OG1	20	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	#1	30' O.C.
OG2	10	Panicum virgatum 'Shenandoah' Shenandoah Red Switch Grass	#1	30' O.C.
OG3	5	Pennisetum alopecuroides 'Desert Plains' Prairie Winds Fountain Grass	#1	24' O.C.
PERENNIALS				
P1	51	Hemerocallis 'Rosy Returns' Rosy Returns Daylily	#1	18" O.C.
P2	44	Nepeta racemosa 'Blue Wonder' Blue Wonder Catmint	#1	18" O.C.
GROUND COVER				
GC	99	Vinca minor 'Dart's Blue' Dart's Blue Periwinkle	#SP4	12" O.C.
MISC. MATERIALS				
	9	Shredded Hardwood Mulch	C.Y.	
	4	2-1/2" Clean River Rock	C.Y.	

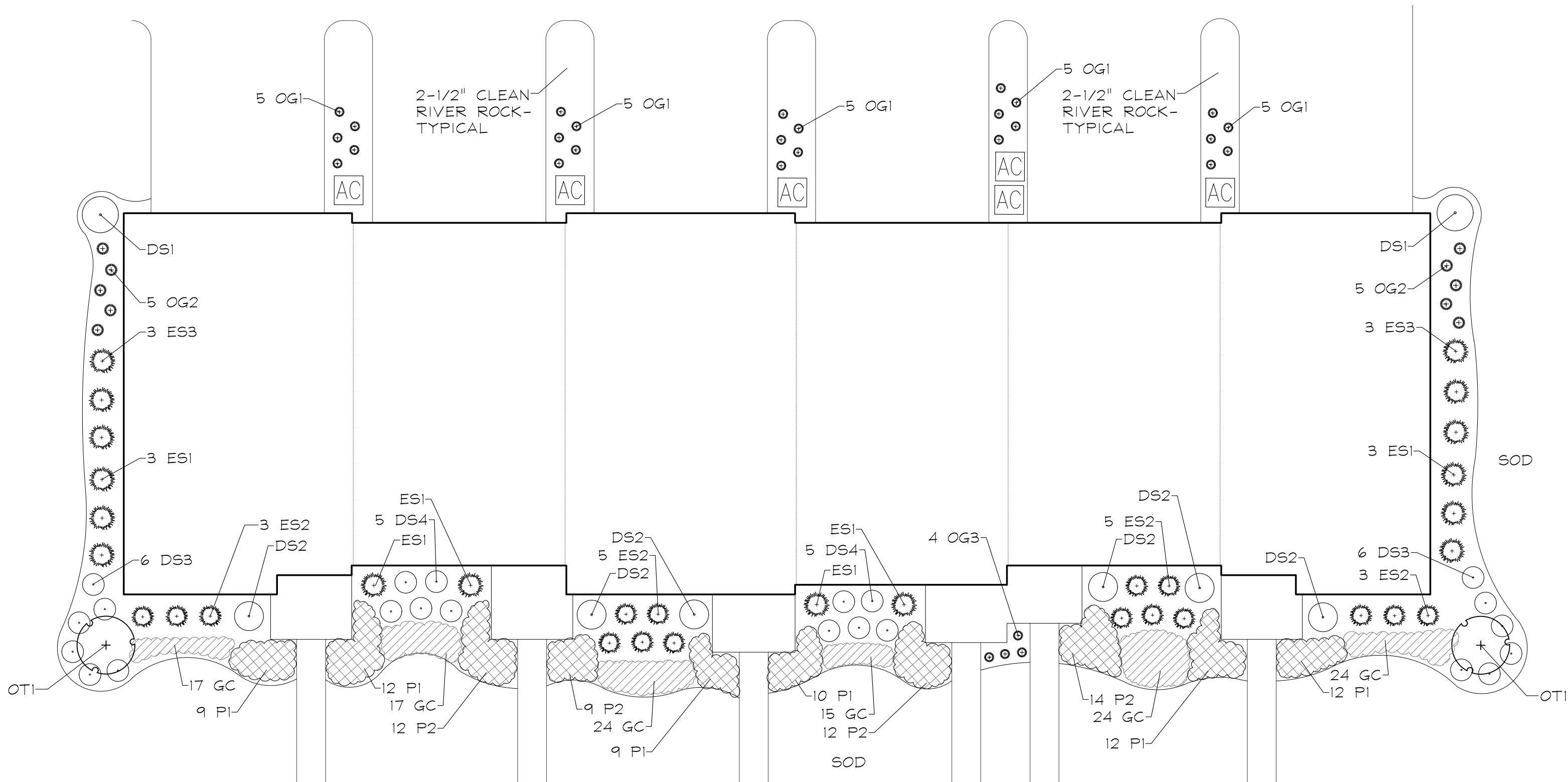


5-UNIT URBAN TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'

FOUNDATION LENGTH: 323 L.F.
LANDSCAPING REQUIRED: 3.3 C.T.E.
LANDSCAPING PROVIDED: 3.4 C.T.E.
2 ORNAMENTAL TREES
28 DECIDUOUS SHRUBS
27 EVERGREEN SHRUBS

6-UNIT TOWNHOME PLANT LIST
(BLDGS. 12 & 34)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Syringa pekinensis 'Morton' China Snow Peking Lilac	6' Ht.	Multi-Stem
DECIDUOUS SHRUBS				
DS1	2	Syringa 'SMSUBP7' Dark Purple Bloomerang Lilac	30' Tall	5' O.C.
DS2	6	Weigela florida 'Branwell' Fine Wine Weigela	24' Tall	3'-6" O.C.
DS3	12	Diervilla sessilifolia 'Butterfly' Southern Bush Honeysuckle	24" Wide	3'-6" O.C.
DS4	10	Itea virginica 'Sprich' Little Henry Virginia Sweetspire	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	10	Juniperus x pfitzeriana 'Kallay's Compact' Kallay's Compact Pfitzer Juniper	24' Wide	4' O.C.
ES2	16	Taxus x media 'Densiflora' Dense Yew	24' Wide	4' O.C.
ES3	6	Thuja occidentalis 'Smaragd' Emerald Green Arborvitae	5' Ht.	4' O.C.
ORNAMENTAL GRASSES				
OG1	25	Calamagrostis x acutiflora 'Karl Foerster' Feather Reed Grass	#1	30' O.C.
OG2	10	Panicum virgatum 'Shenandoah' Shenandoah Red Switch Grass	#1	30' O.C.
OG3	4	Pennisetum alopecuroides 'Desert Plains' Prairie Winds Fountain Grass	#1	24' O.C.
PERENNIALS				
P1	64	Allium 'Summer Beauty' Summer Beauty Onion	#1	18" O.C.
P2	47	Nepeta racemosa 'Blue Wonder' Blue Wonder Catmint	#1	18" O.C.
GROUND COVER				
GC	121	Ajuga reptans 'Bronze Beauty' Bronze Beauty Bugleweed	#SP4	12" O.C.
MISC. MATERIALS				
	10	Shredded Hardwood Mulch	C.Y.	
	5	2-1/2" Clean River Rock	C.Y.	



6-UNIT URBAN TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'

FOUNDATION LENGTH: 367 L.F.
LANDSCAPING REQUIRED: 3.7 C.T.E.
LANDSCAPING PROVIDED: 3.8 C.T.E.
2 ORNAMENTAL TREES
30 DECIDUOUS SHRUBS
32 EVERGREEN SHRUBS



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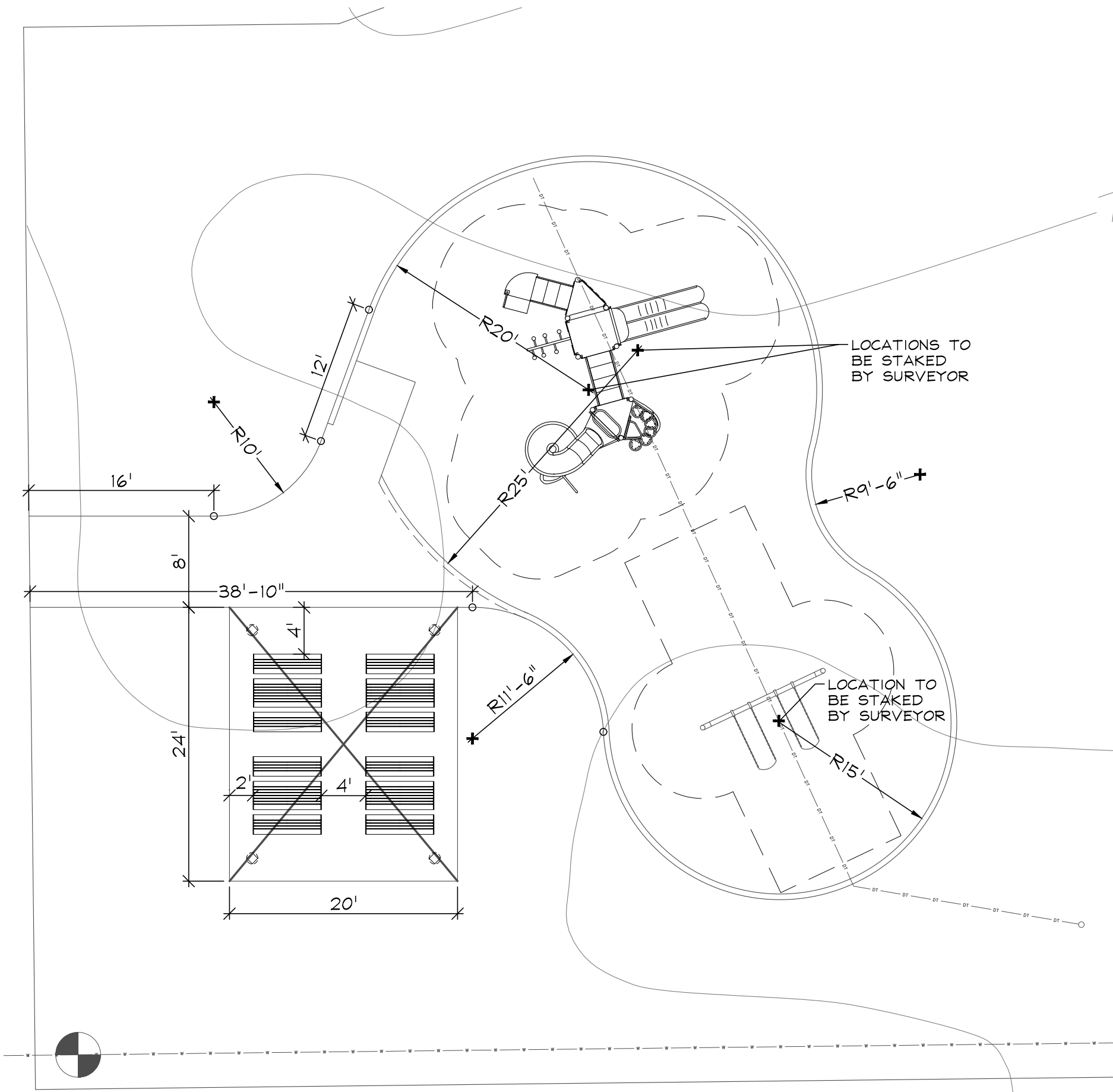
SITE FURNISHINGS SCHEDULE

ITEM	MODEL	MANUFACTURER	QUANTITY	COMMENTS/CONTACT
A L1.10	CONCRETE CURB		158 LF	
B L1.10	THICKENED EDGE		18 LF	
C L1.10	CONCRETE WALK & BENCH PADS		1,282 SF	
D L1.10	6' BENCH	165-60TMR	DUMOR	3
E L1.11	ENGINEERED WOOD FIBER SURFACE		1,978 SF	SLATS: THERMALLY MODIFIED RED OAK COLOR: TEXTURED CHARCOAL
F L1.11	TURF DRAIN		1	
G L1.11	CONCRETE RAMP		1	
H L1.11	PICNIC SHELTER	MAR-20X24	POLYGON	1
I L1.11	6' PICNIC TABLE	475-60TMR	DUMOR	4
				ROOF COLOR: SLATE FRAME COLOR: WHITE ROOF TYPE: MULTI-RIB
				SLATS: THERMALLY MODIFIED RED OAK COLOR: TEXTURED CHARCOAL

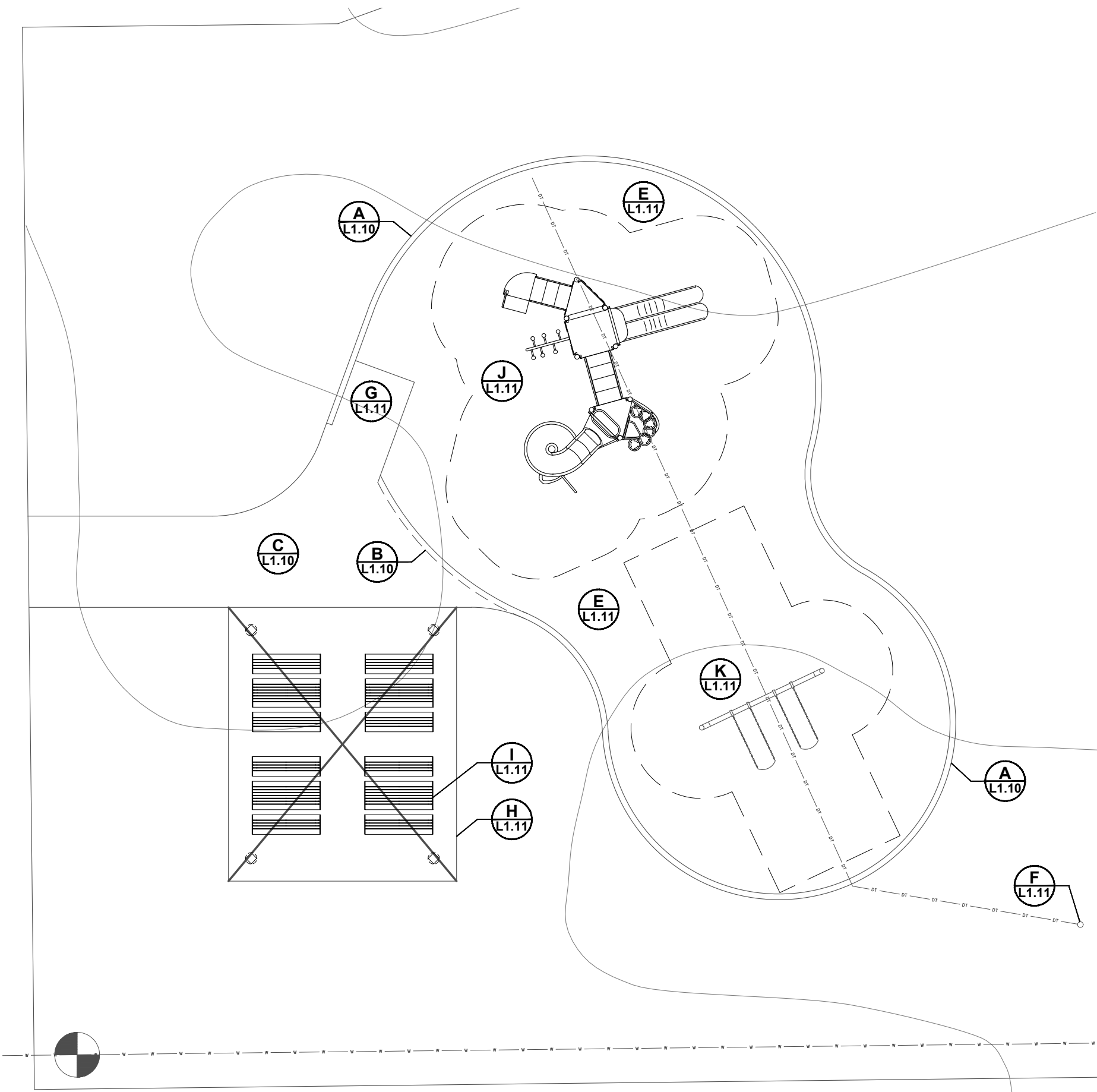
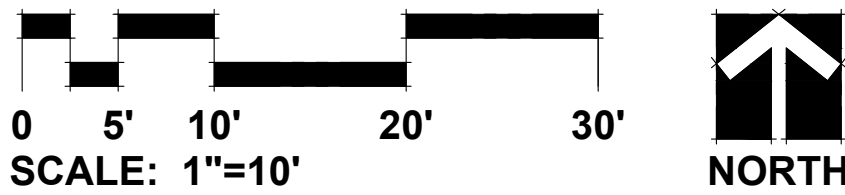
PLAY LOT APPARATUS SCHEDULE

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION.

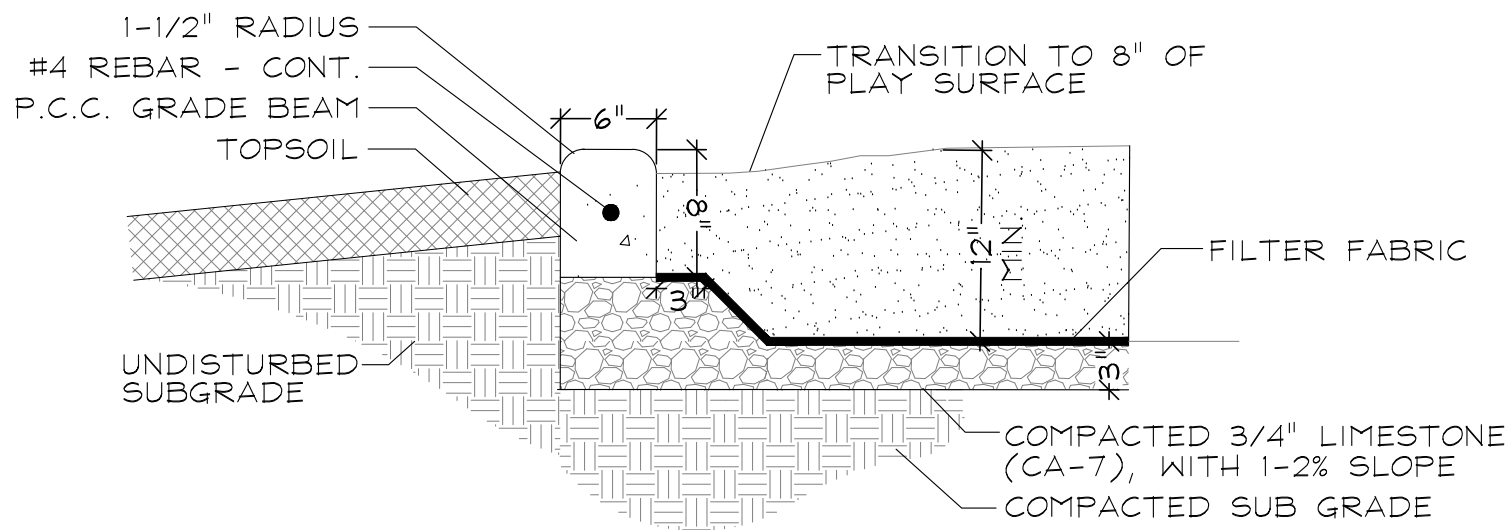
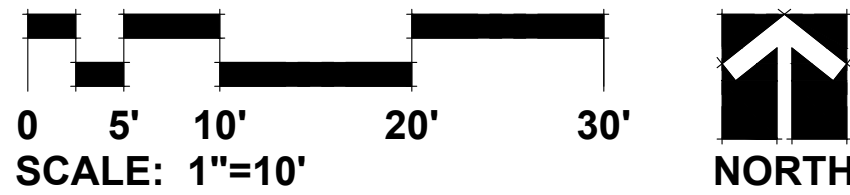
ITEM	MANUFACTURER	COMMENTS
J L1.11	2 - 12 YRS PLAY STRUCTURE	LANDSCAPE STRUCTURES
K L1.11	SWING SET	LANDSCAPE STRUCTURES



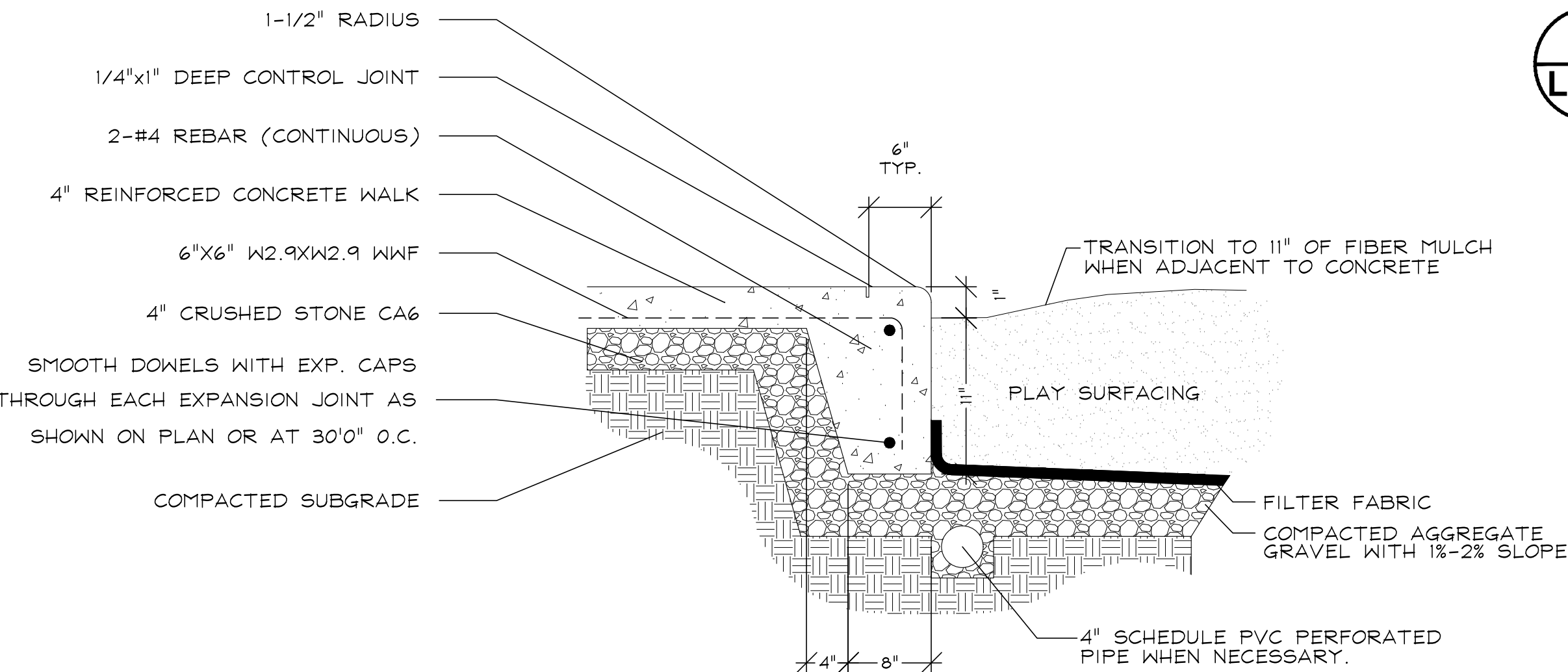
PARK LAYOUT PLAN



PARK CALLOUT PLAN

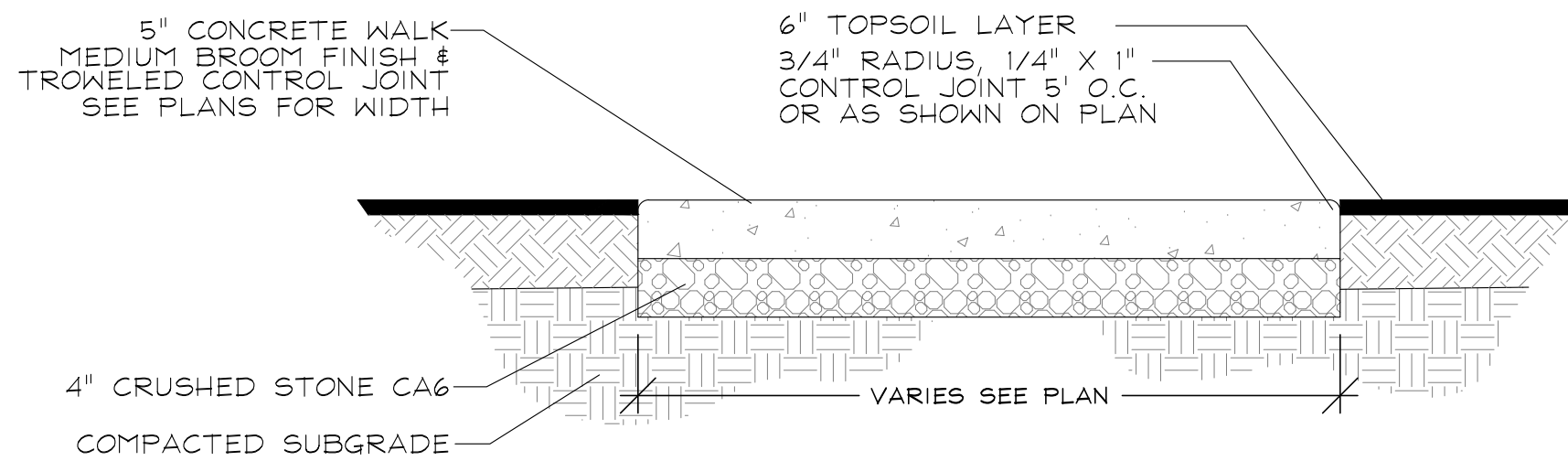


A L1.10 CONCRETE CURB DETAIL
NOT TO SCALE



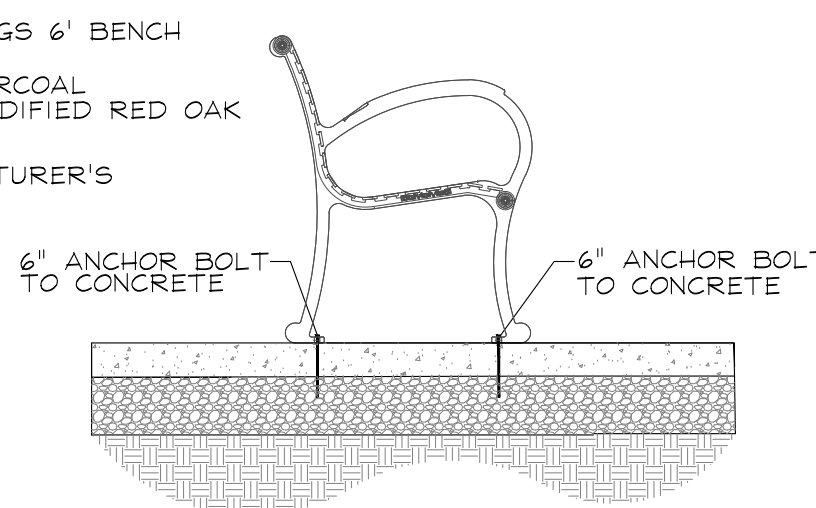
NOTE: THICKENED EDGE TO BE USED ADJACENT TO ALL PLAY AREAS

B L1.10 THICKENED EDGE DETAIL
NOT TO SCALE



C L1.10 CONCRETE WALK DETAIL
NOT TO SCALE

DUMOR SITE FURNISHINGS 6' BENCH
MODEL: 165-60TMR
COLOR: TEXTURED CHARCOAL
SLATS: THERMALLY MODIFIED RED OAK
MOUNTING: SURFACE
INSTALL PER MANUFACTURER'S SPECIFICATIONS



D L1.10 BENCH DETAIL
NOT TO SCALE

PLAY LOT GENERAL NOTES:

- CONCRETE WALK. SCORE WALK IN 5' MODULES OR AS SHOWN AND PROVIDE 1/2" EXPANSION JOINTS AT 30' INTERVALS OR AS SHOWN.
- CONCRETE WALK. EXCAVATE TO SUBGRADES INDICATED AND INSTALL NEW CONC. PITCH WALKWAY AT A MIN. 2% IN THE DIRECTION OF THE DRAINAGE PATTERN SHOWN. BACKFILL WALK WITH TOPSOIL & BLEND INTO SURROUNDING GRADE.
- ALL CONCRETE CURVES SHALL BE SMOOTH AND CONTINUOUS AS SHOWN IN THE DRAININGS. SHARP BENDS OR KINKS IN THE PAVEMENT SHALL BE REMOVED OR REPLACED AT NO ADDITIONAL COST TO THE OWNER.
- DASHED LINE AROUND APPARATUS COMPONENTS AND INDEPENDENT PLAY COMPONENTS REPRESENTS THE MINIMUM REQUIRED SAFETY ZONE (USE ZONE) CLEARANCE OF 6'-0" UNLESS OTHERWISE NOTED.
- THE REQUIRED USE ZONE IN FRONT OF ALL SLIDE EXIT CHUTES SHALL EXTEND A MINIMUM DISTANCE OF THE HEIGHT OF THE SLIDE (ABOVE THE PLAYGROUND SURFACE) + 4'-0".
- FOR PLAY APPARATUS CLUSTERS AND INDEPENDENT PLAY COMPONENTS, SEE THE APPARATUS SCHEDULE FOR ITEM DESCRIPTIONS.
- CONTRACTOR SHALL VERIFY ALL UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
- CONTRACTOR SHALL SURVEY AND LAYOUT SIDEWALK AND CURB.
- CONTRACTOR SHALL INSTALL TEMPORARY PROTECTION FENCING WHILE UNDER CONSTRUCTION.
- CONTRACTOR SHALL GRADE AND EXCAVATE AREAS NECESSARY TO INSTALL THE HARDSCAPE AND PLAY EQUIPMENT AS DETAILED.
- CONTRACTOR SHALL GUARANTEE ALL CONCRETE FOR TWO YEARS.
- CONTRACTOR TO VERIFY POSITIVE DRAINAGE IN ALL AREAS WITHIN LIMITS OF WORK.
- CONTRACTOR TO UNDER DRAIN PLAY AREAS WITH DRAINTILE, AND ENSURING POSITIVE DRAINAGE AWAY FROM PLAY AREAS.

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PARK LAYOUT & DETAILS

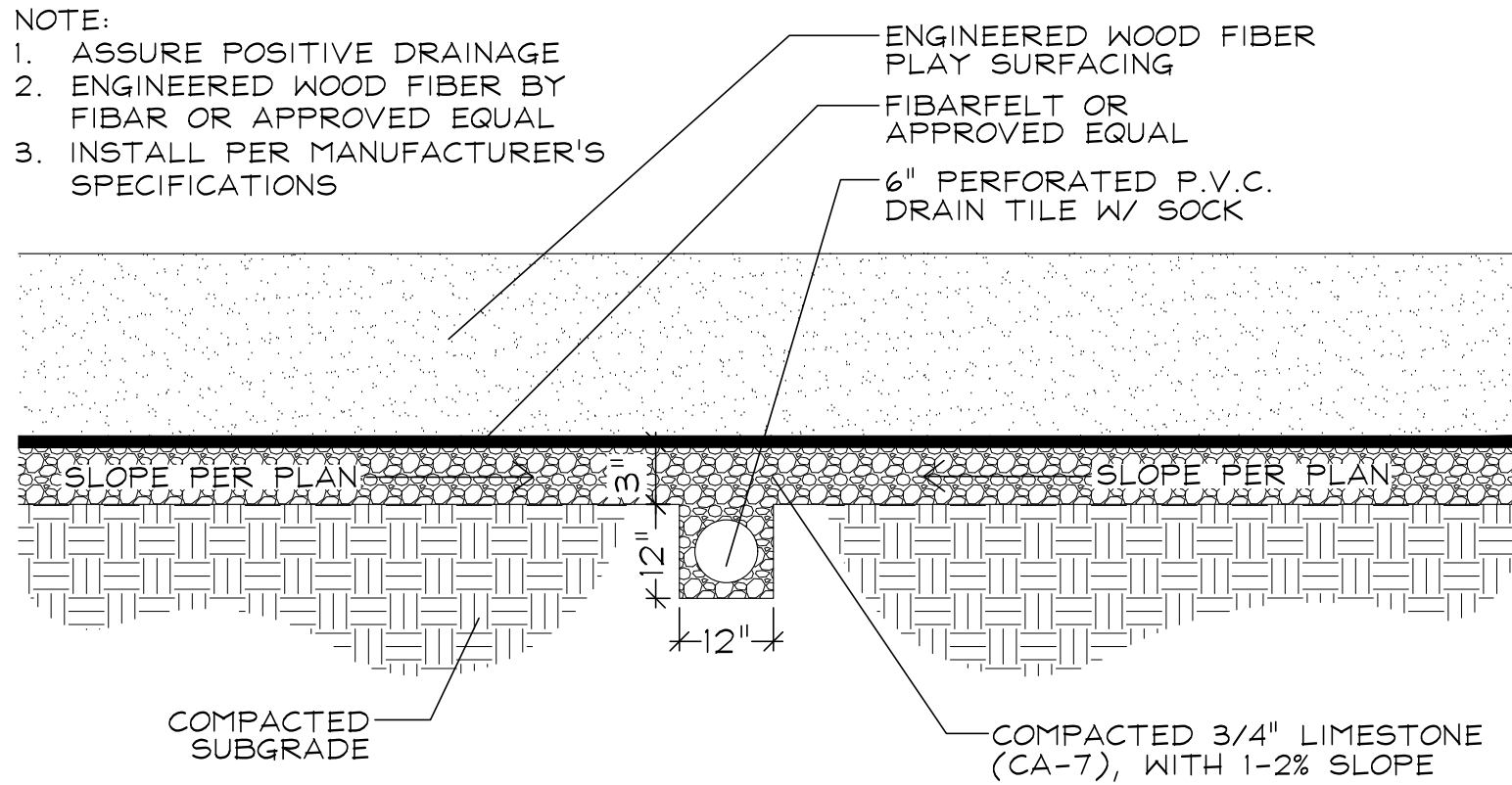
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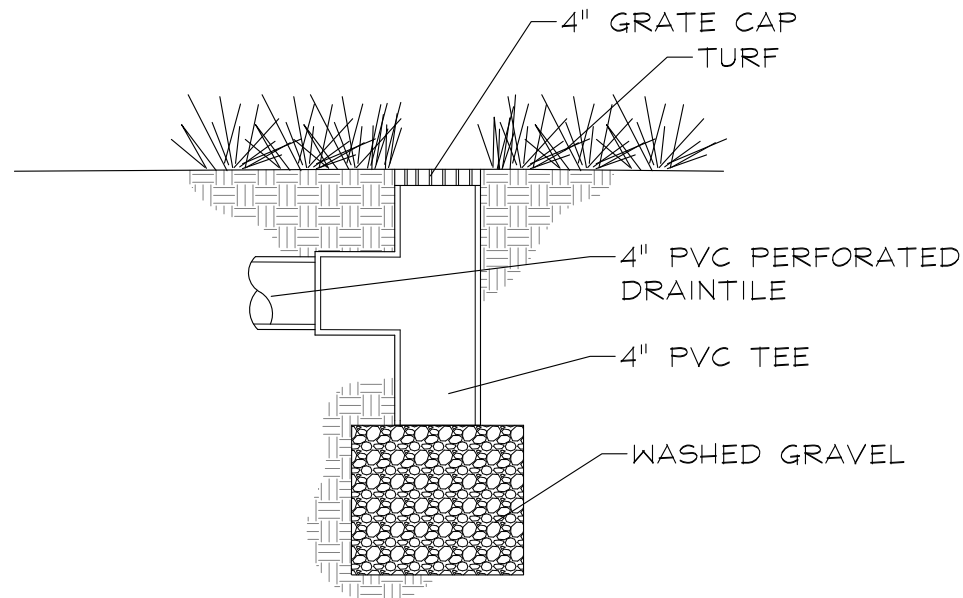
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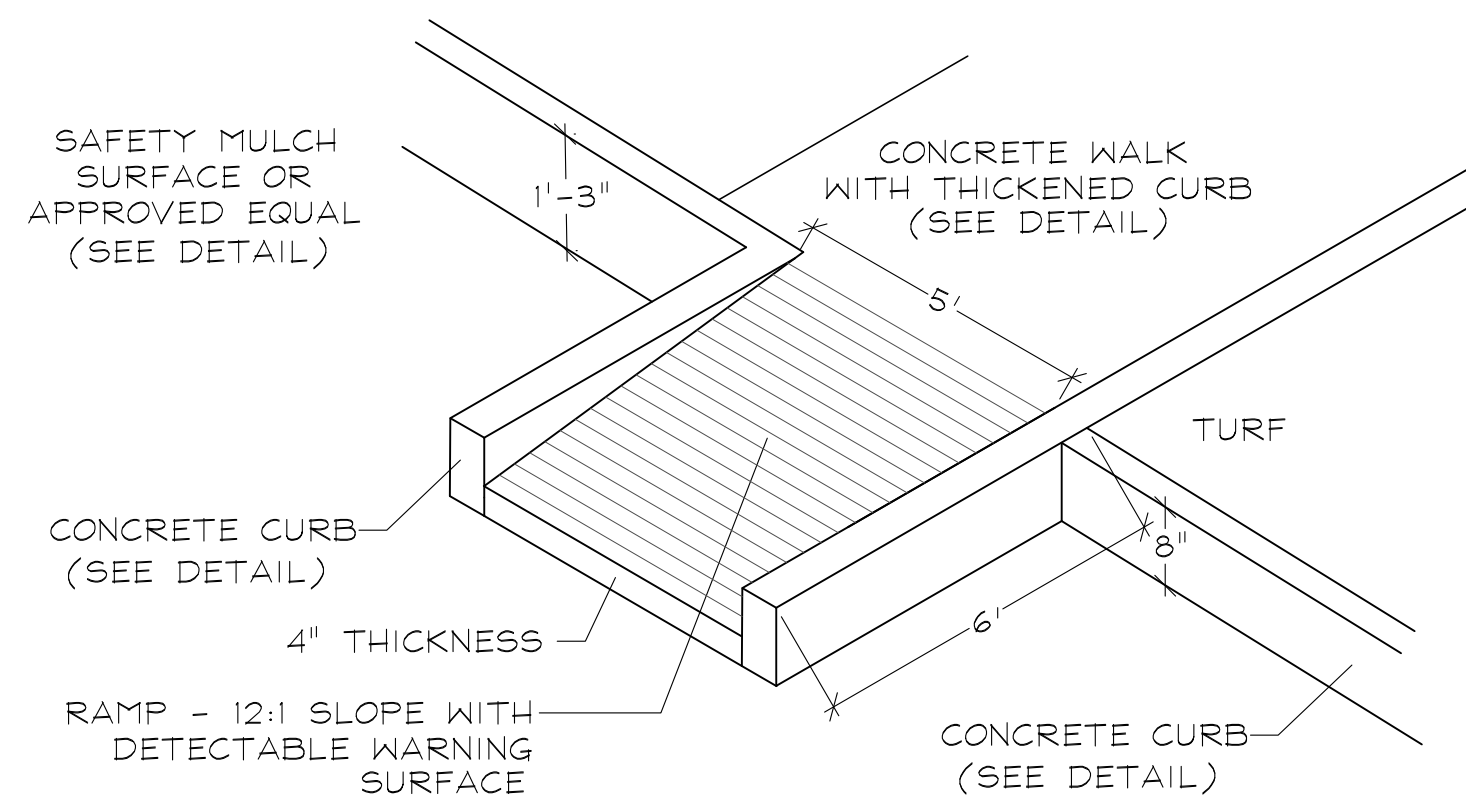
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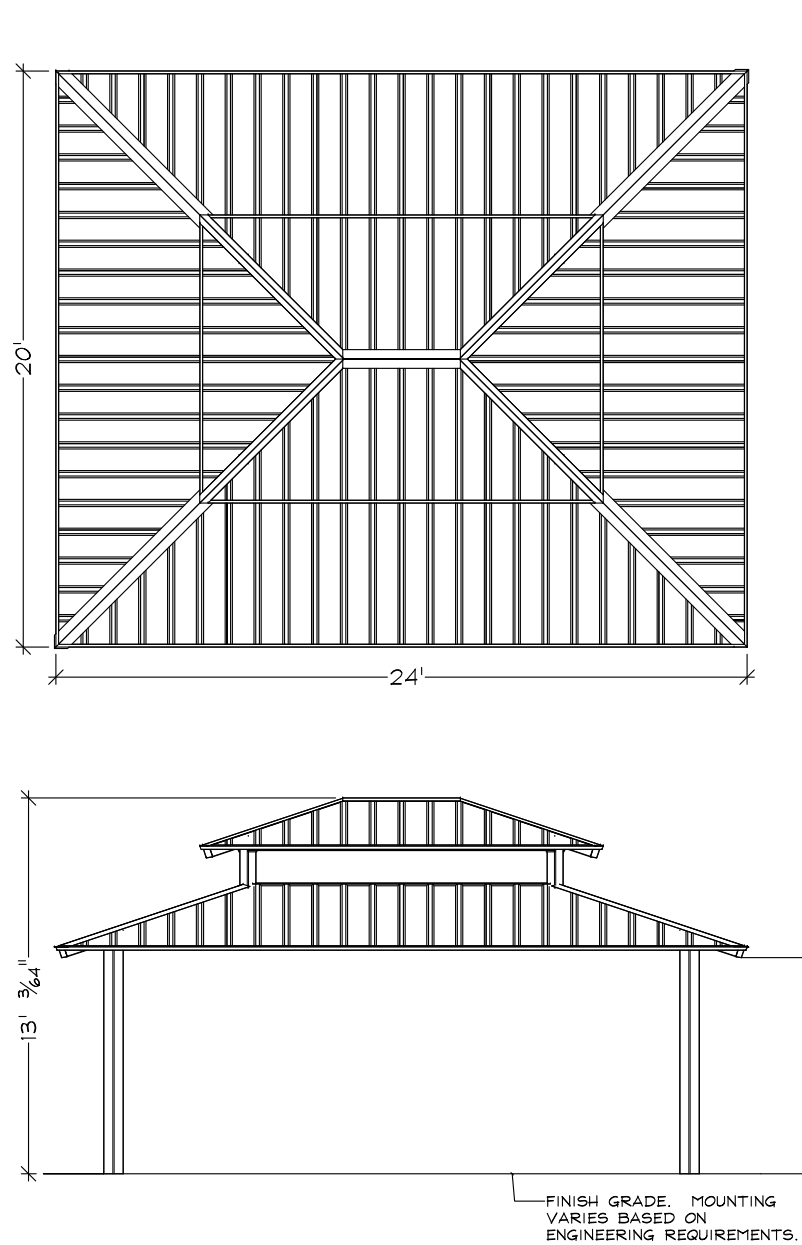
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L1.11 **ENGINEERED WOOD FIBER SURFACING DETAIL**
NOT TO SCALE



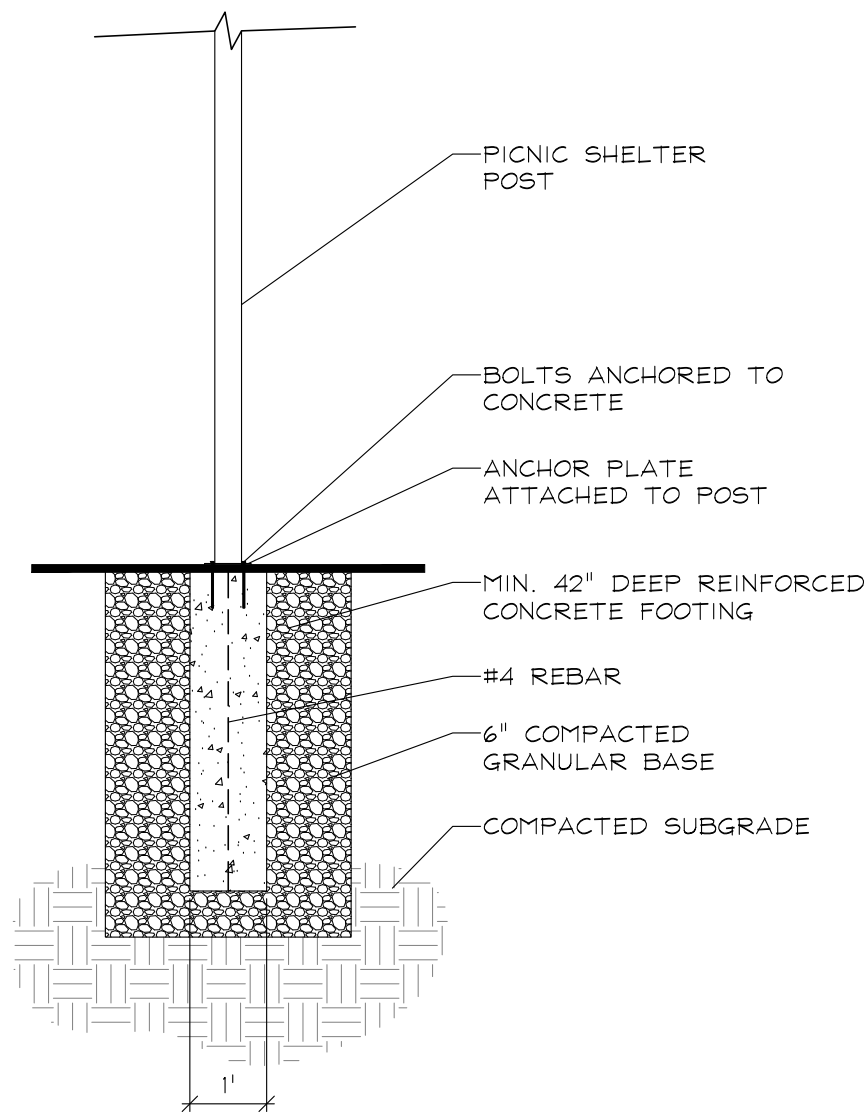
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L1.11 **TURF DRAIN DETAIL**
NOT TO SCALE



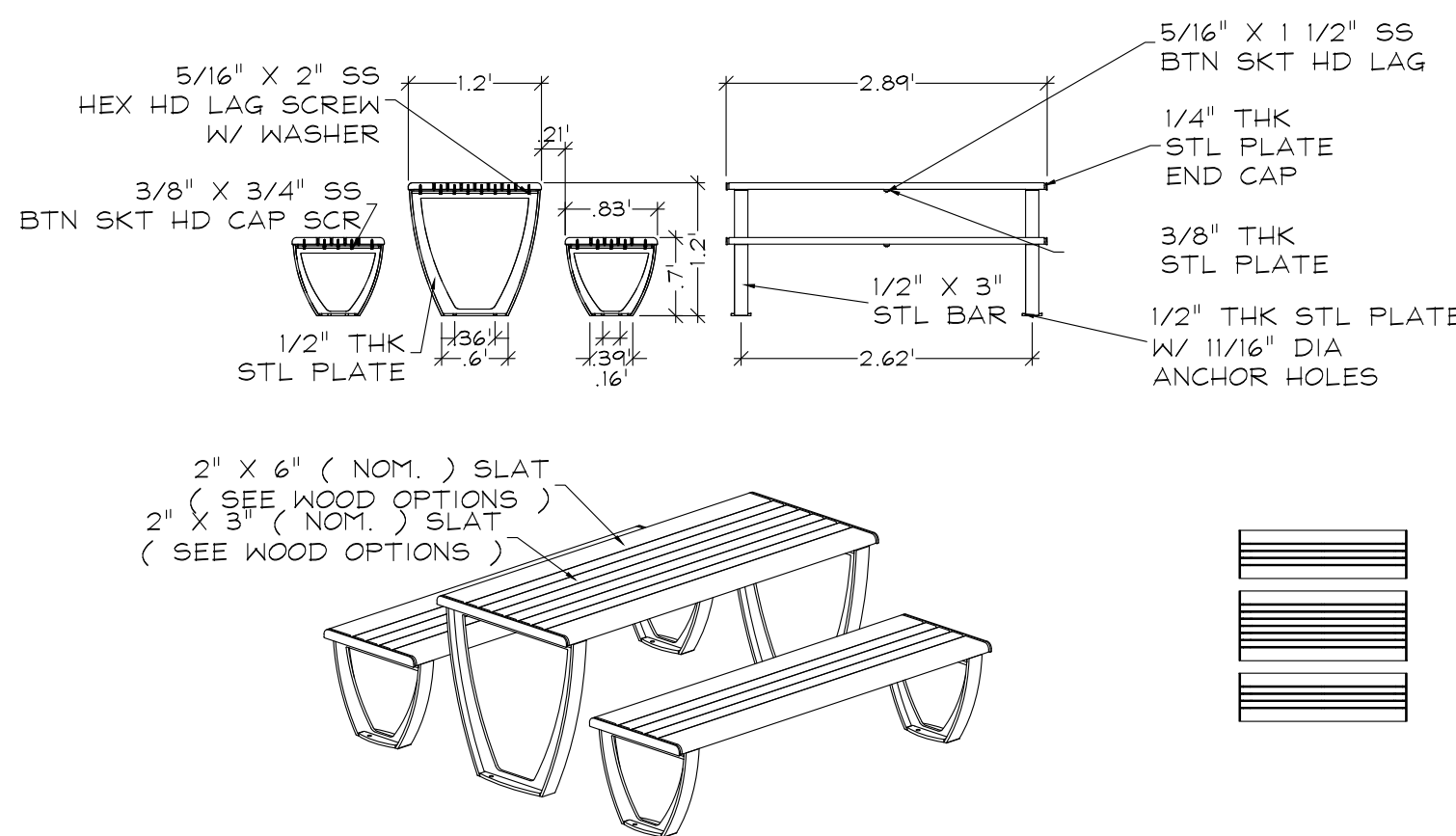
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L1.11 **RAMP DETAIL**
NOT TO SCALE



H
L1.11 **PICNIC SHELTER DETAIL**
NOT TO SCALE

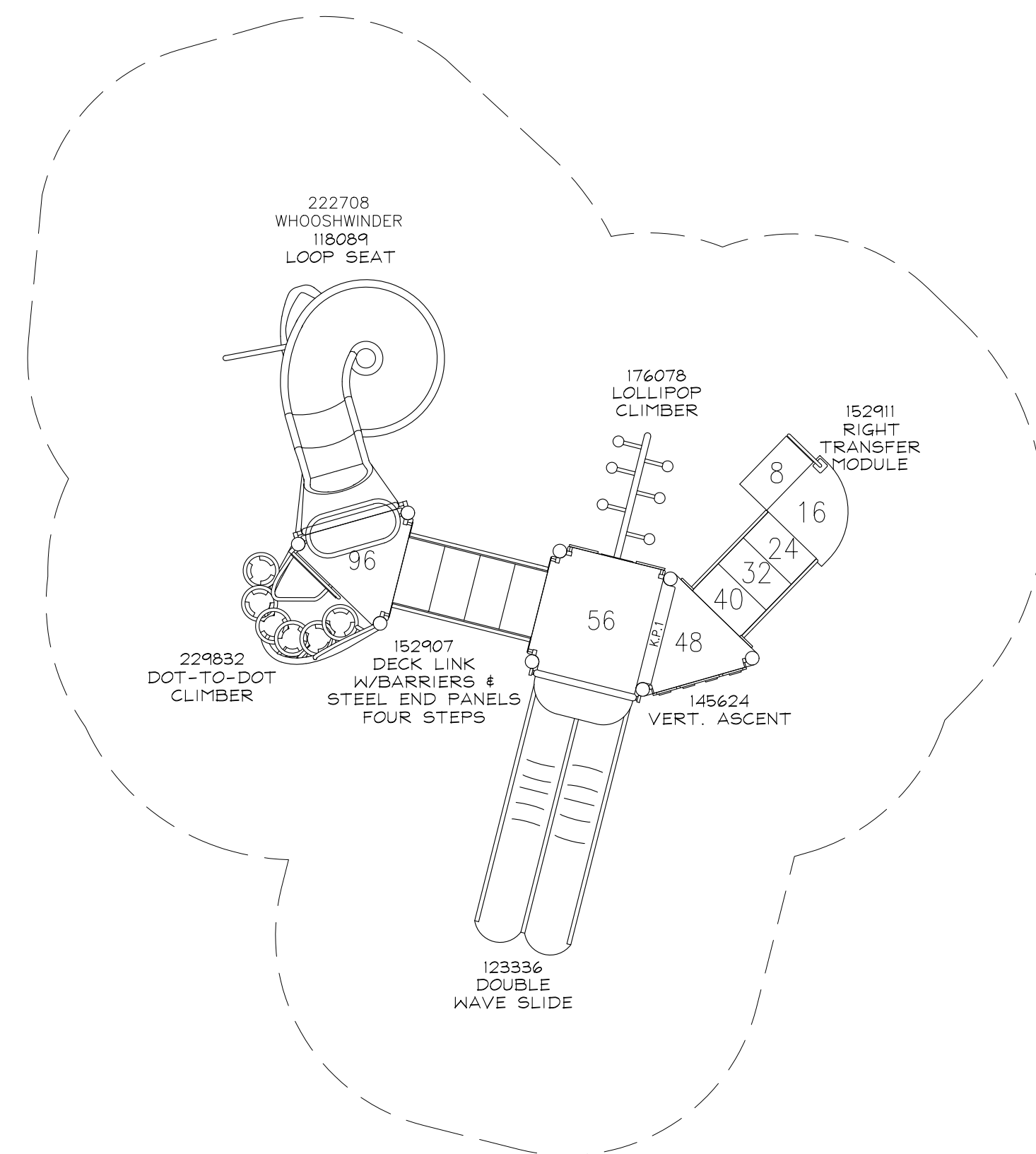


SHELTER FOOTING
NOT TO SCALE

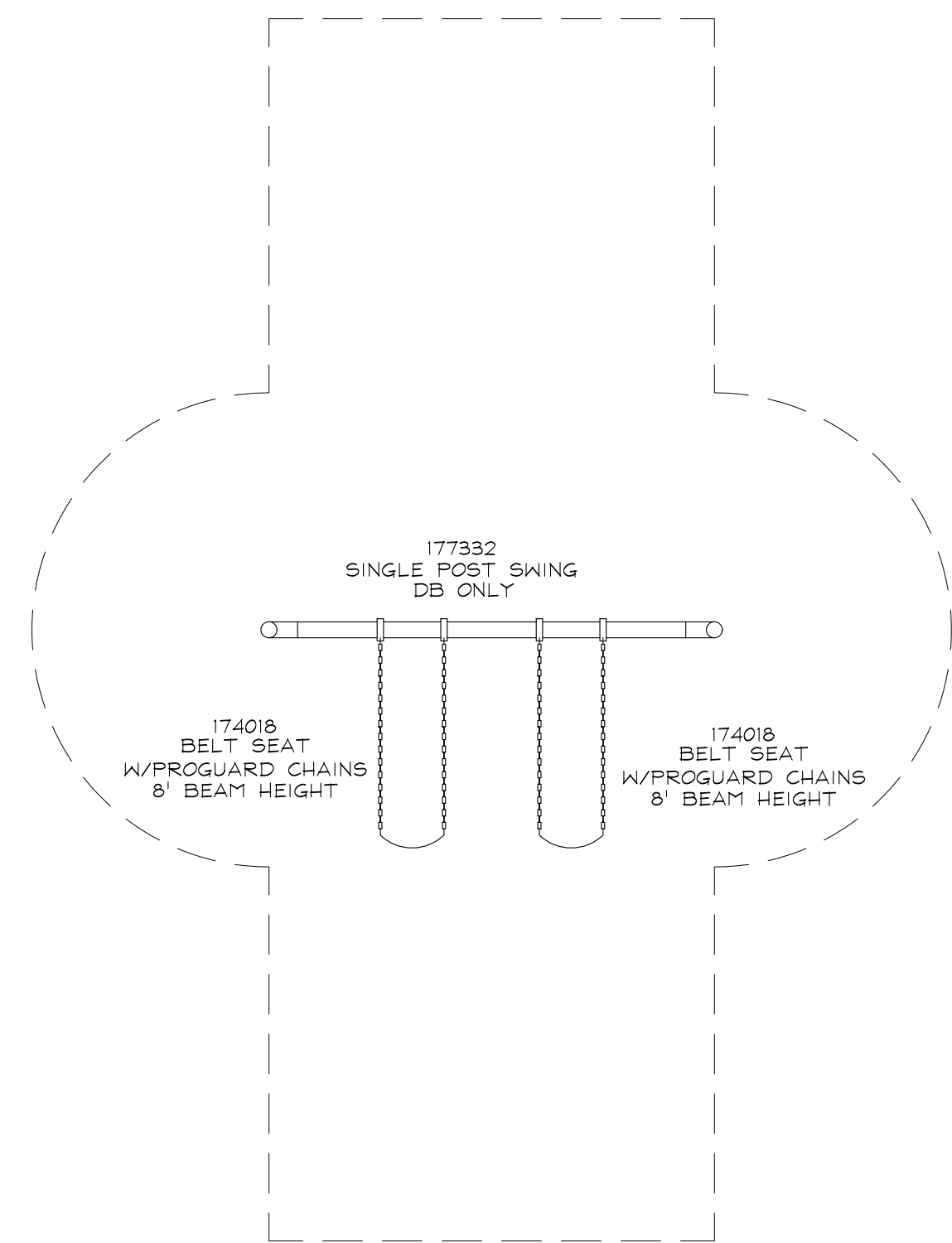


- NOTES
- 1.) ALL STL. MEMBERS COATED W/ZINC RICH EPOXY THEN FINISHED W/ POLYESTER POWDER COATING.
 - 2.) 1/2" X 3 3/4" EXPANSION ANCHOR BOLT PROVIDED.
- DUMOR SITE FURNISHINGS
MODEL: 475-60-TMR
COLOR: TEXTURED CHARCOAL
SLATS: THERMALLY MODIFIED RED OAK
MOUNTING: SURFACE MOUNTED
INSTALL PER MANUFACTURER'S SPECIFICATIONS

I
L1.11 **PICNIC TABLE DETAIL**
NOT TO SCALE



J
L1.11 **2-12 YRS. PLAY STRUCTURE DETAIL**
NOT TO SCALE



K
L1.11 **SWING SET DETAIL**
NOT TO SCALE

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AURORA, ILLINOIS
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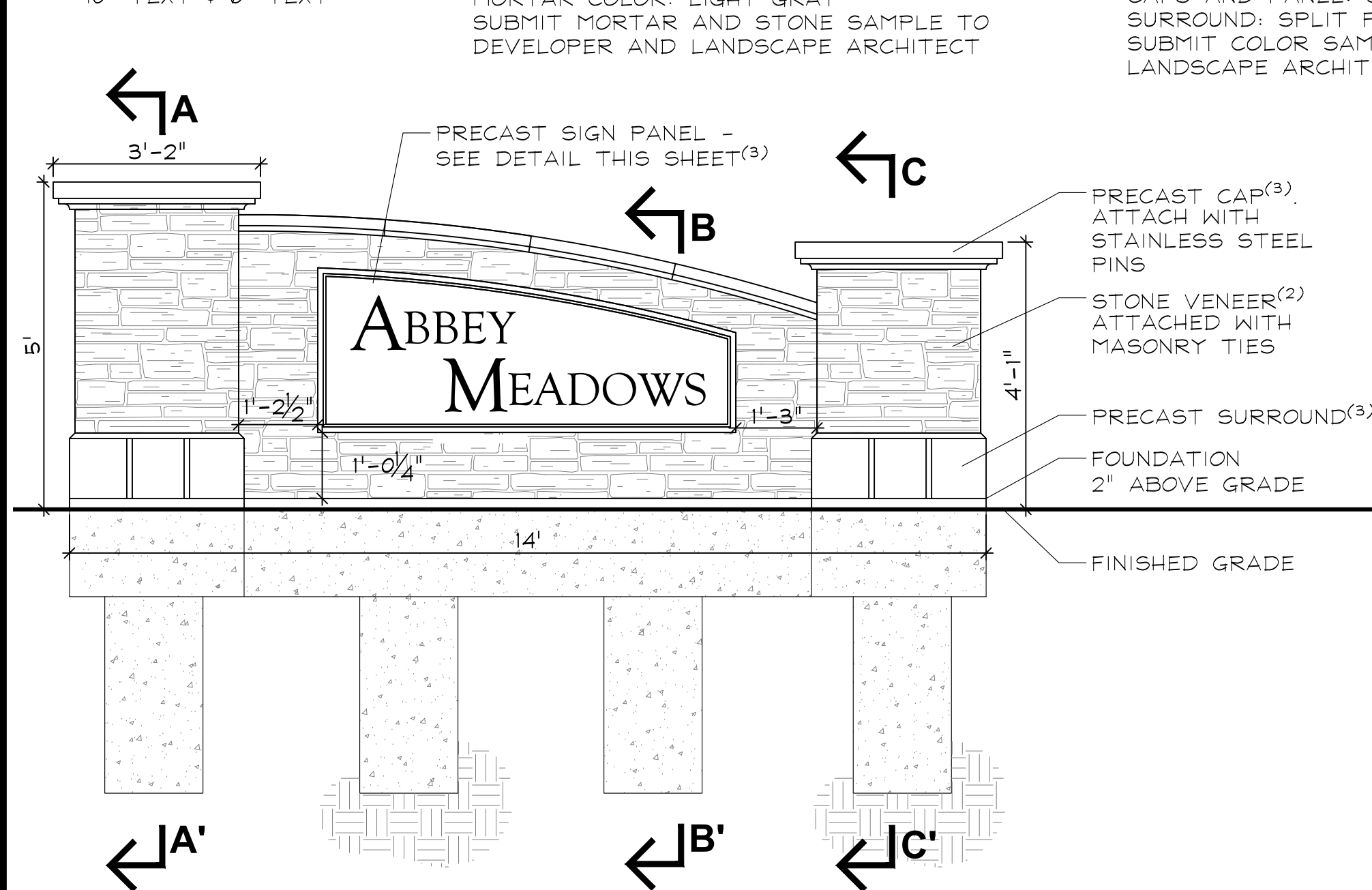


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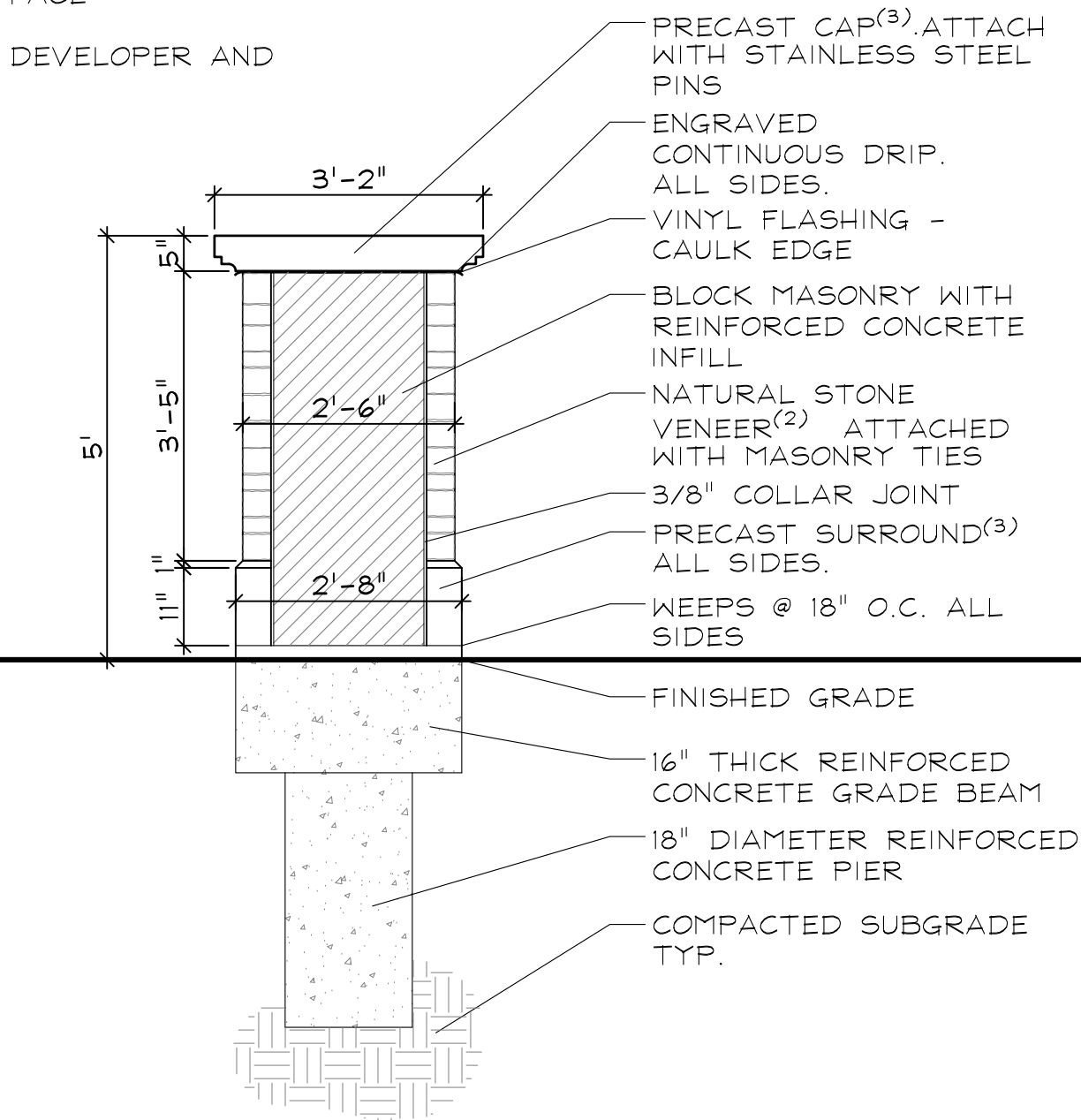
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GOUDY OLD STYLE
10" TEXT & 6" TEXT

(2) NATURAL STONE VENEER: FOND DU LAC
TAILORED BLEND BY BEUGHEL STONE CORP.
MORTAR COLOR: LIGHT GRAY
SUBMIT MORTAR AND STONE SAMPLE TO
DEVELOPER AND LANDSCAPE ARCHITECT

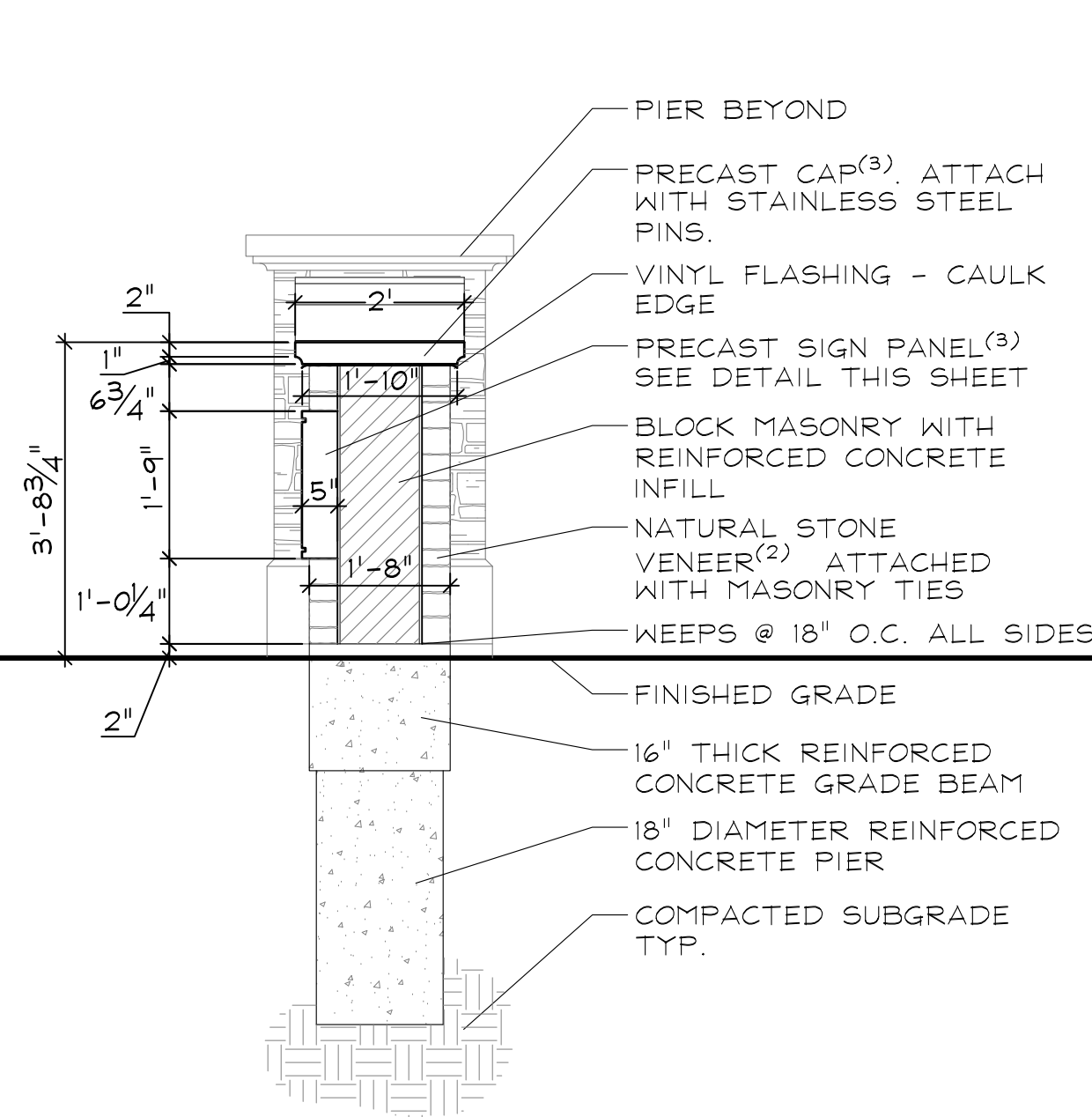
(3) PRE-CAST CONCRETE COLOR: WHITE BY
CUSTOM STONENWORKS OR APPROVED EQUAL.
CAPS AND PANEL: SMOOTH FACE
SURROUND: SPLIT FACE
SUBMIT COLOR SAMPLE TO DEVELOPER AND
LANDSCAPE ARCHITECT.



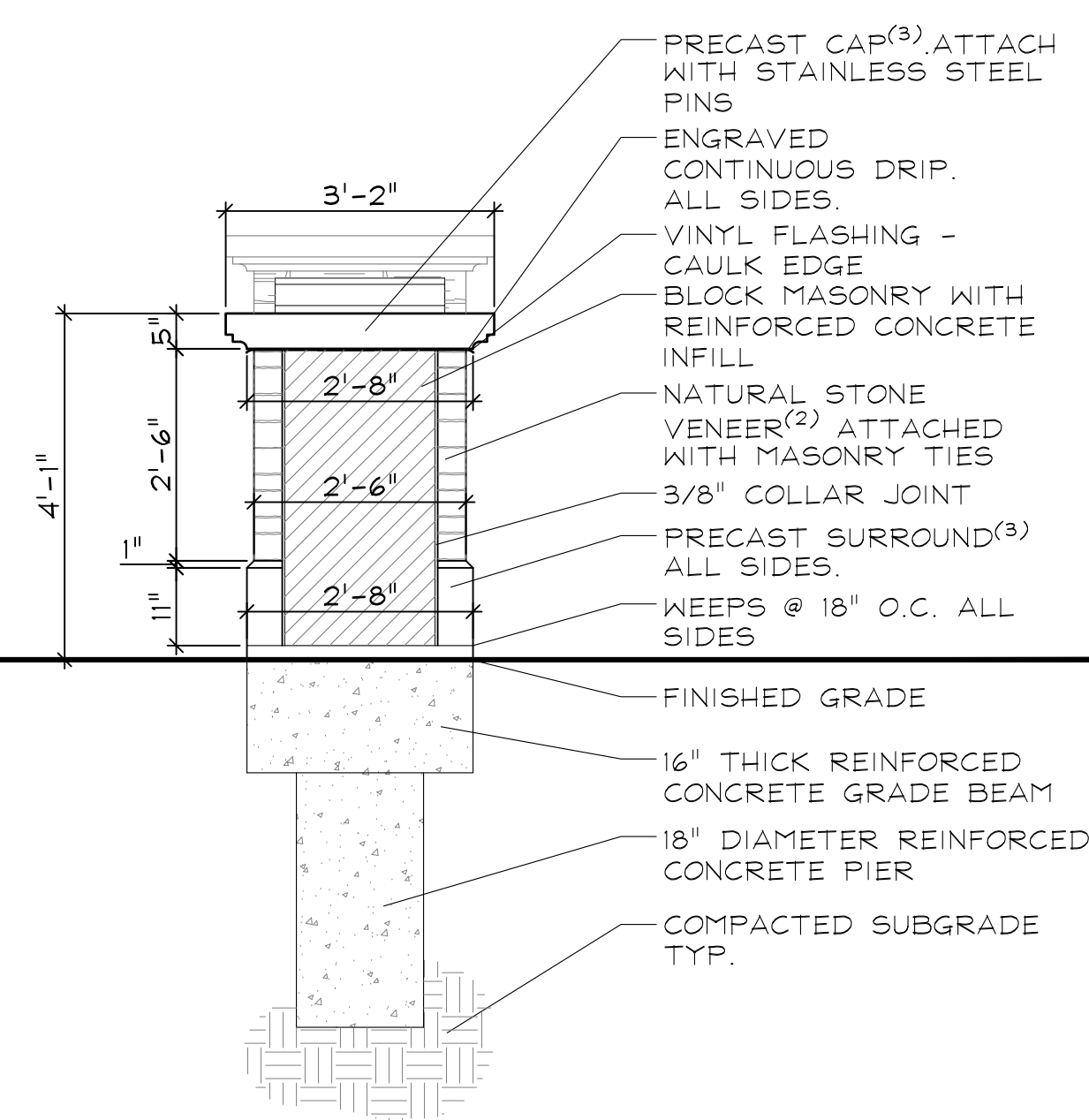
MONUMENT ELEVATION
SCALE: 1/2"=1'



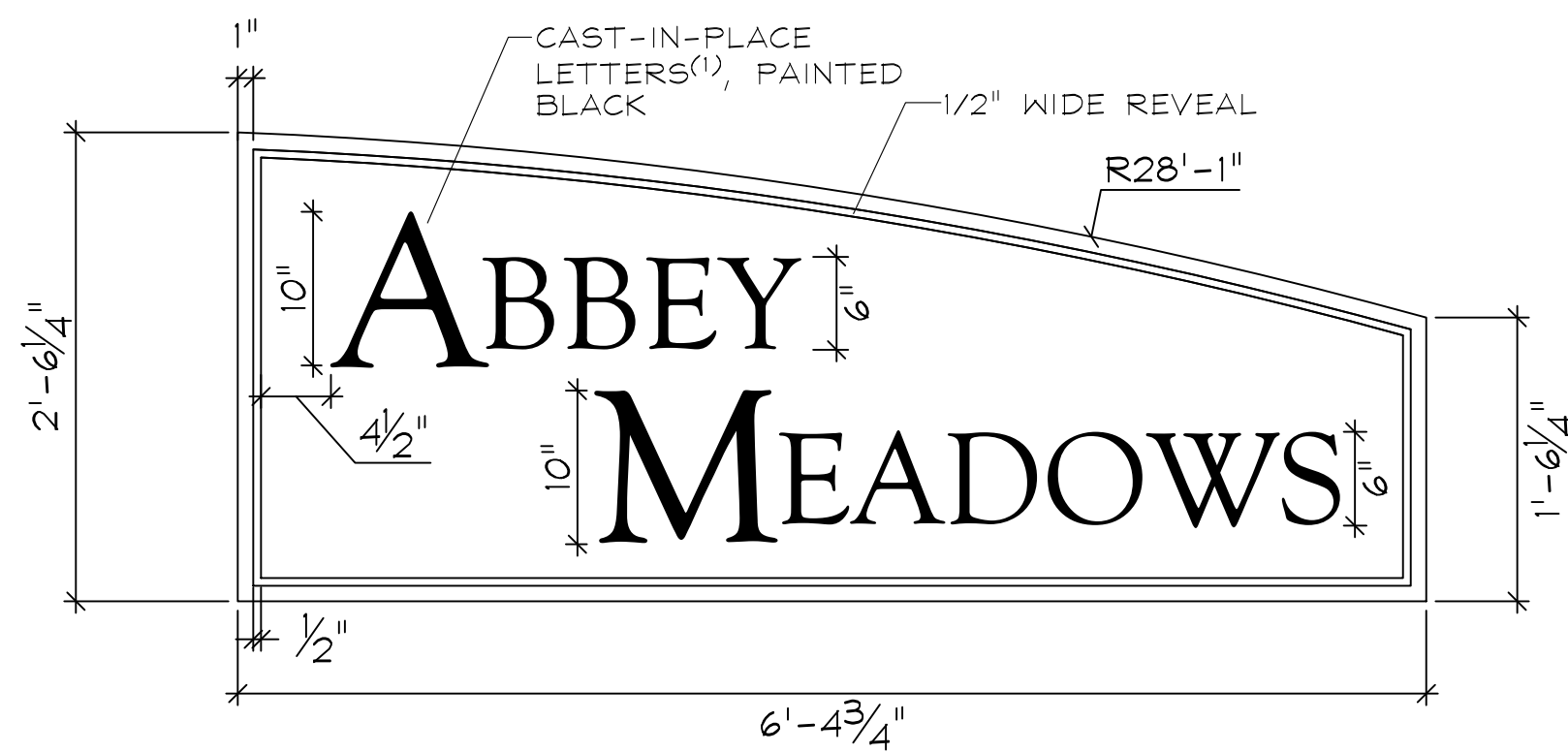
MONUMENT SECTION A-A'
SCALE: 1/2"=1'



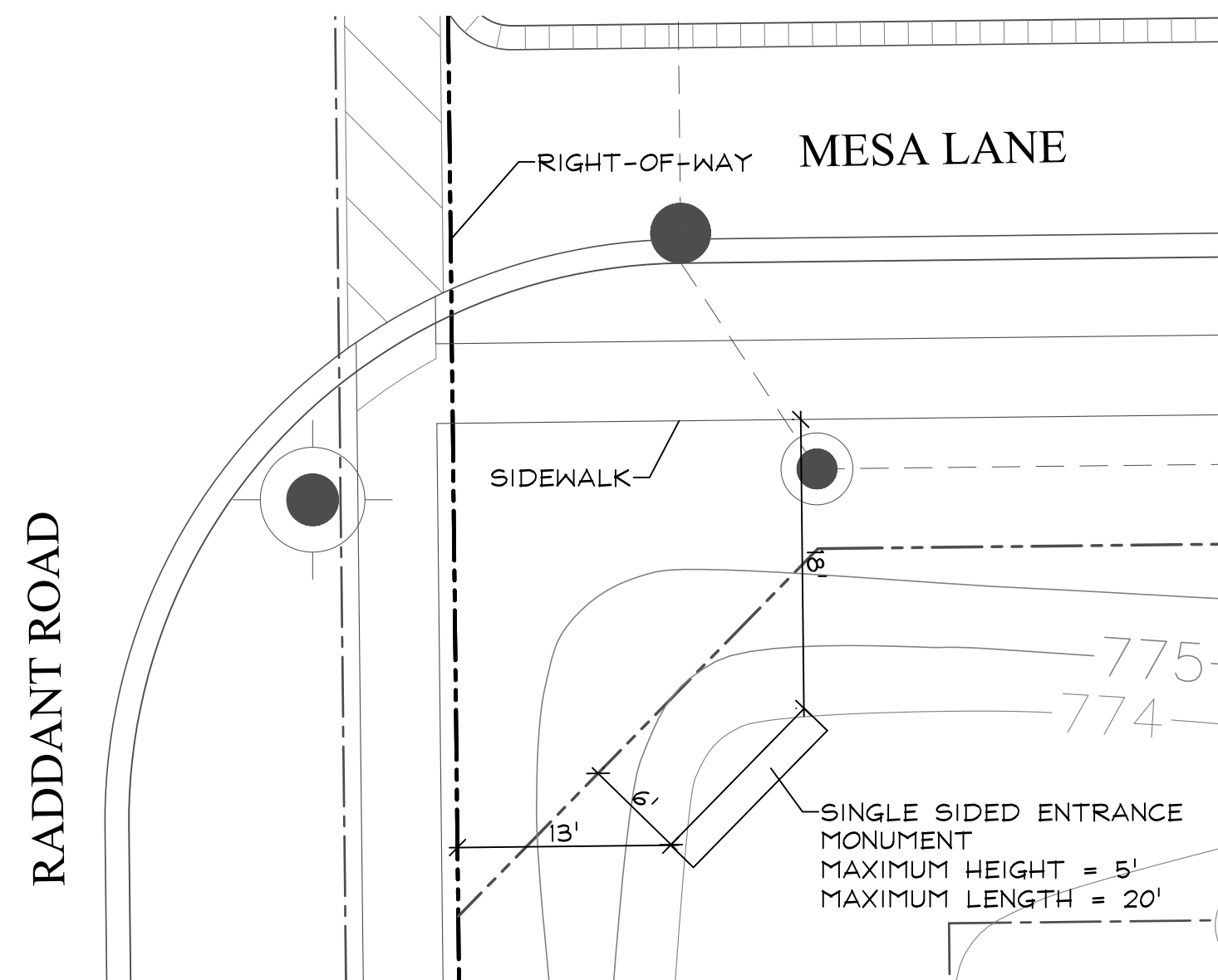
MONUMENT SECTION B-B'
SCALE: 1/2"=1'



MONUMENT SECTION C-C'
SCALE: 1/2"=1'



SIGN PANEL DETAIL
SCALE: 1"=1'-0"



MONUMENT LAYOUT DETAIL
SCALE: 1"=10'

Elevation Data Table: Ground Signage			
Ground Sign #	Description	Value	Unit
1	i) Length of street frontage - on which Sign is Located	1.550	Feet
	ii) Width of Sign Face	6.40	Feet
	iii) Height of Sign Face	2.50	Feet
	iv) Square Footage of Sign Face	16	Square Feet
	v) Height of Sign (overall)	5	Feet
	vi) Width of Sign (overall)	14	Feet
	vii) Type of Sign	Masonry	
	viii) Type of Sign Base	Masonry with concrete footings	
	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

ENTRANCE MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

- The work consists of all labor, materials, work and equipment necessary and required to complete monuments and foundations as shown on drawings or specified herein, including, but not limited to:
 - Submission of color and material samples
 - Submission of shop drawings
 - Submission of construction schedule
 - Verification of existing conditions and underground utilities
 - Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locates.
 - Comply with all applicable codes

2.0 QUALITY ASSURANCE

- Construction shall conform to @Building Code Requirements for Engineered Brick Masonry, BIA, latest edition.
- All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.
- Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.
- No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. No additives shall be used, unless approved in writing by the owner.
- All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

- Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; 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.
- All streets and curbs must be cleaned at the end of each working day.
- All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

- Guarantee monuments one (1) year from final acceptance on owner's representative on workmanship and materials.
- Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

- Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.
- Product Samples: Submit samples of stone, pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.
- Product Data: Submit product data for stone, limestone, pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.
- Provide certificate of insurance per the owner's requirements.
- Provide names and contact information for any subcontractors and suppliers.
- Shop Drawings:

- Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work:
- Submit one (1) set prints with following items in detail:
 - Sizes
 - Sections
 - Dimensions and numbering of stone and brick.
 - Arrangements of joints and bond.
- Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
- Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

- Loading and Shipment:
 - Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit; all brick, and limestone to be used for the work.
 - Load and ship all brick and cut stone in a sequence mutually agreed upon by the General Contractor and the material supplier.
 - Unloading and Storage:
 - Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
 - Store brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
 - Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.
- ### 7.0 INSTALLATION
- Mortar:
 - Cement: white, non-staining masonry cement, conforming to ASTM-C91.
 - Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-C144. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
 - Lime: Hydrated, conforming to ASTM-C207, Type S.
 - Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.
 - Foundation
Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.
 - Mortar Beds:
 - Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
 - Provide sufficient mortar on ends of brick to completely fill head joints.
 - Rack closure into place with head joints thrown against two adjacent bricks in place.
 - Mortar Joints: Horizontal and vertical face joints:
 - Nominal thickness: 3/8 inch.
 - Construct uniform joints.
 - Shove vertical joints tight.

- Tool concave joints in exposed surfaces when thumbprint hard.
 - Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
 - Movement joints: Keep clean of all mortar and debris.
- ### 8.0 CLEAN UP AND PROTECTION
- All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.
 - Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.
 - During work, store materials and equipment as directed by the owner.
 - Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.
- ### 9.0 INSPECTION AND ACCEPTANCE
- The Owner and or the Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with these specifications.
 - Notify the Owner's representative when completed, for final design conformance review.



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SUITE 500
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ABBEY MEADOWS
AURORA, ILLINOIS
MONUMENT DETAILS

2 5.19.2025
1 5.12.2025
REVISIONS

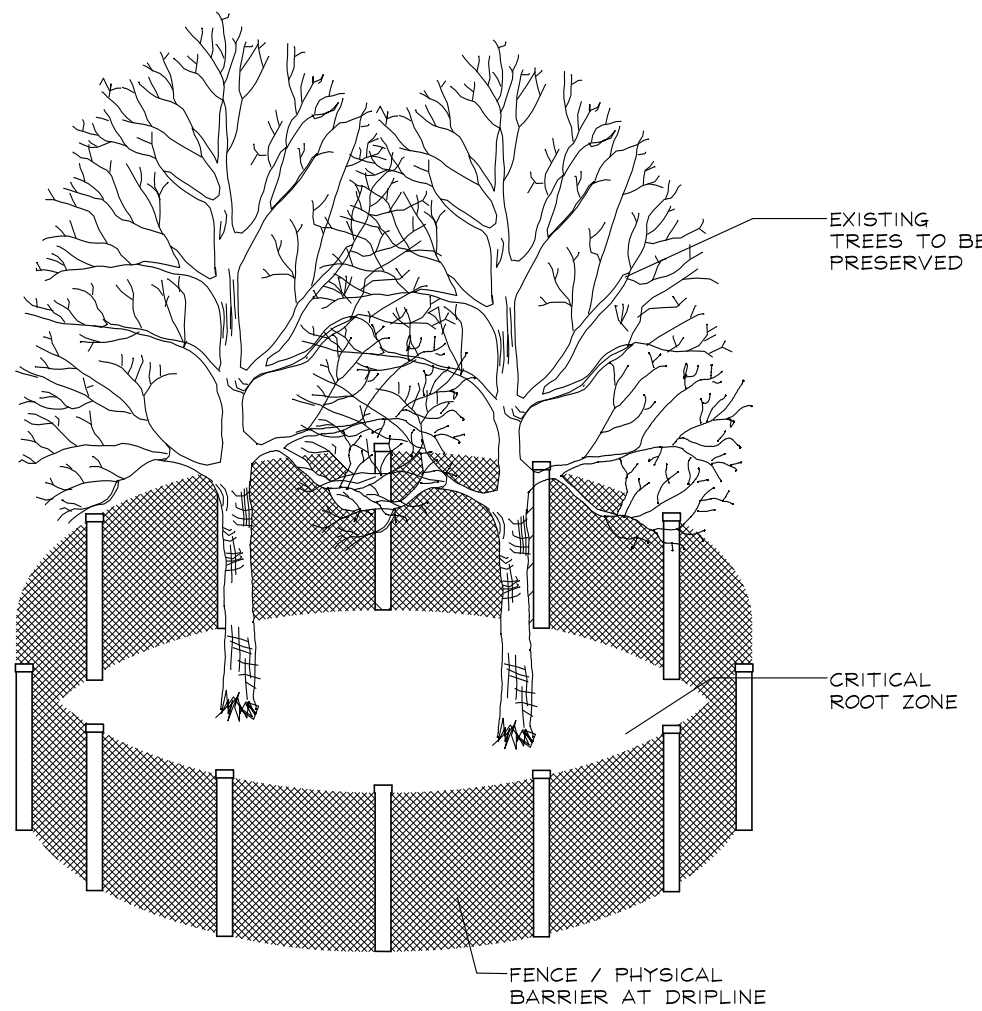
DATE 3.28.2025
PROJECT NO. LN24199
DRAWN TRC
CHECKED ZML
SHEET NO.



L1.12



TREE PRESERVATION NOTES

- Property line shall be located and staked by a professional land surveyor prior to tree removal.
- Tree locations are shown utilizing a Trimble Catalyst GPS which does not constitute a professionally licensed survey. If survey-grade location and elevation of tagged trees is desired, a professional surveyor should be engaged.
- 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- Contractor shall take extreme care to protect the root system of existing trees. Should root pruning be necessary it shall not exceed 25% of the tree's root system and shall be done in accordance with recognized horticulture practices under the supervision of a professional arborists, Landscape Architect or Horticulturist.
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

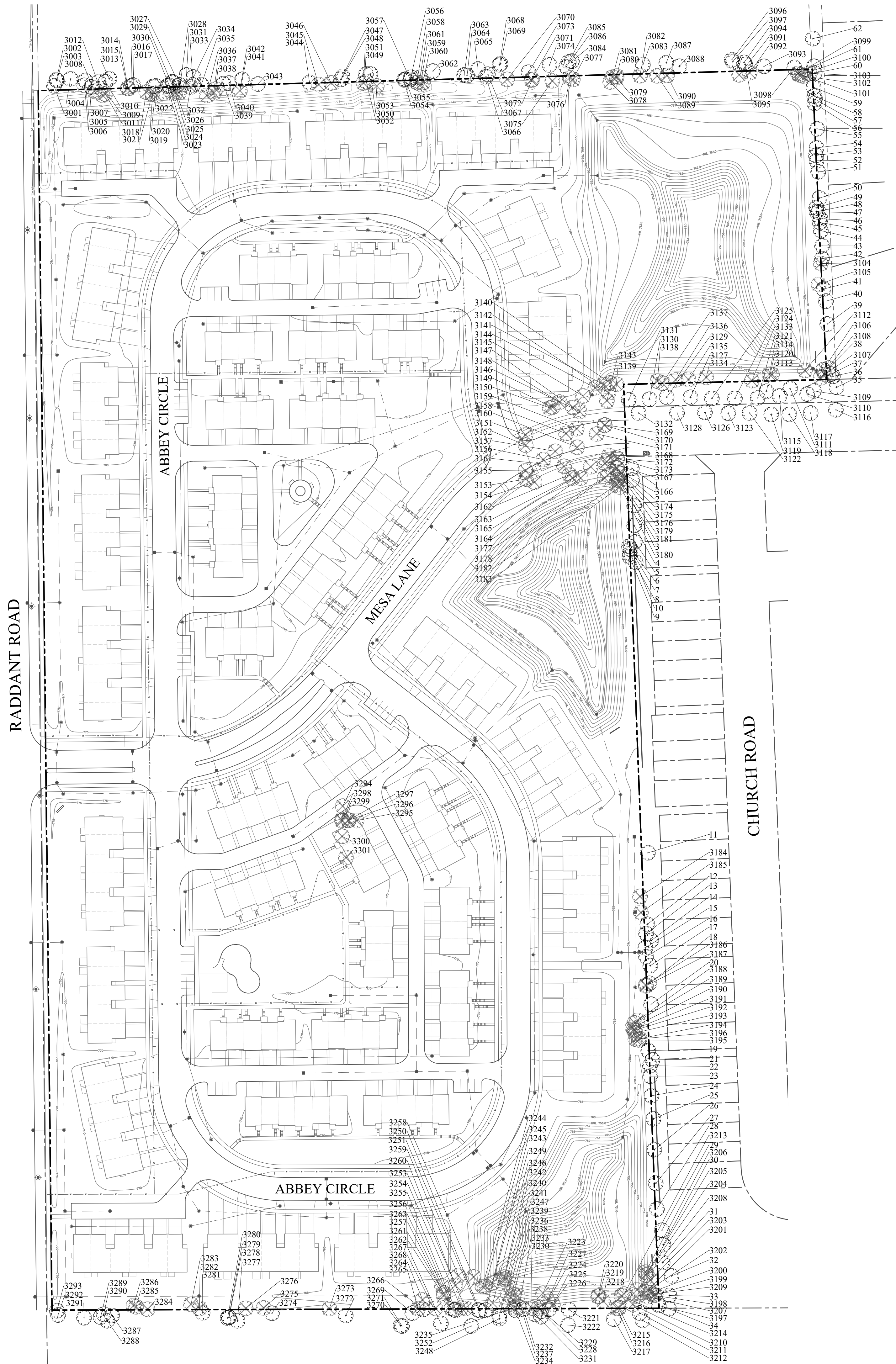


TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

LEGEND

-  **TREE TO BE PRESERVED**
-  **TREE TO BE REMOVED**

0 40' 80' 160' 240'
SCALE: 1"=80'



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ABBEE MEADOWS AURORA, ILLINOIS TREE PRESERVATION PLAN

2	5.19.2025
1	5.12.2025
REVISIONS	

DATE 3.28.2025
PROJECT NO. LN24199
DRAWN TRC
CHECKED ZML
SHEET NO.



L1.13

RATING AND SURVEY CRITERIA

- 1) Trees measured at 4.5 ft. above the ground - DBH (diameter Breast Height)
- 2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.
- 3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

NO.	SCIENTIFIC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION	Location																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																													
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I. GENERAL SPECIFICATIONS

A.Scope of Work

1. This work shall consist of preparing the planting beds, seedbed or ground surface, and furnishing, transporting and placing plants, mulch, seed, sod, fertilizer and other materials required in the specified operations.
2. Planting required for this work is indicated on the Landscape Plans and, in general consists of the following:
- a. The establishment of trees, shrubs, perennials, annuals, lawn and natural areas as shown on the Landscape Plans;
 - b. The provision of post-planting management as specified herein;
 - c. Any remedial operations necessary for conformance with The Landscape Plans as specified in this document;
 - d. The design, furnishing and installation of a complete underground sprinkler system at locations noted on plan.

B.General

1. Permits

The Landscape Contractor shall be responsible for obtaining any permits required for the completion of the work and shall be responsible for the cost of the same.

2. Field Verification

Upon notice to begin work the Landscape Contractor shall verify all existing conditions of the site and shall report any conditions that will impede the beginning of work to the Landscape Architect in writing. The Landscape Contractor shall examine areas, conditions, grades, soils and water levels under which work is to be performed and notify the Landscape Architect of conditions detrimental to the proper and timely completion of the work.

3. Existing Utilities

The Landscape Contractor shall verify location of all underground utilities before construction. Contact J.U.L.I.E at 1.800.892.0123; 48 hours prior to digging. Notification of any disturbance of existing utilities shall be given to the Landscape Architect immediately. Should uncharted or incorrect utilities be encountered, notify the Landscape Architect immediately.

4. Inspections of Project

During the construction period, all phases of work shall be available for inspections by the Landscape Architect. All plant material shall be subject to inspection and approval, and the Landscape Architect reserves the right to reject any plants which fail to meet the standards of this inspection. The Landscape Architect reserves the right to inspect nursery stock either at place of growth or at site for compliance with requirements of variety, size and quality.

C.Quality Assurance

1. The Landscape Contractor shall provide at least one person who shall be present at all times during execution of this portion of the work and who shall be thoroughly familiar with the type of materials being installed and the best methods for their installation and who shall direct all work performed under this Section and shall comply with work site requirements.
2. The Landscape Contractor must verify with the Landscape Architect at the commencement of work that he has the most current set of plans for the project and that one set of the current plans, clearly marked "Field Set", must be on the jobsite at all times.
3. The Landscape Contractor shall provide protection for structures, utilities, roads, trees and vegetation from damages caused by settlement, undermining, washout and other hazards created by landscape operations.
4. The Landscape Contractor shall provide and maintain fences, planking, guard lights, barricades, warning signs and guards as necessary for protection of material storage, curbs, sidewalks, streets, drives and adjoining property.
5. Any damage to utilities, structures, plantings, or lawns which result from the Landscape Contractor's course of work will be repaired at the Landscape Contractor's expense, to the satisfaction of the Landscape Architect, in a reasonably timely manner with as little inconvenience to the Owner as possible.
6. Existing trees, shrubs and plant material to remain shall be protected. Damage to existing plants which result from the Landscape Contractor's course of work shall be repaired by a qualified nurseryman or replaced with approved material per village ordinance at the expense of the Landscape Contractor.
7. All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurseryman" and as detailed on the drawings.
8. Landscape Contractor shall maintain all relevant erosion control devices destroyed or disrupted during landscape installation. Erosion control devices include measures shown on the approved erosion control plans, plus any additional measures deemed necessary by the Owner or public agency having jurisdiction over erosion control. Erosion control devices include, but are not limited to, silt fence, straw bales, erosion control logs, filter fabric in storm structures, filter baskets ditch checks and siltation basins.

D.Substitutions

1. Substitution from the approved plans will be accepted only when satisfactory evidence in writing is submitted to the Landscape Architect,showing that the plant specified is not available.
2. Landscape Contractor shall submit request for approval to substitute plant material available and shall include Common and Botanical names and size of substitute material.
3. Only those substitutions of equivalent size and having essential characteristics similar to the originally specified material will be approved.
4. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect, following approval by Lennar and the governing Municipality or Regulatory Agency.
5. Any unauthorized substitutions will be removed and replaced by the Landscape Contractor at the expense of the Landscape Contractor.

E. Submittals

1. Nursery List: In Bid Proposal Form Landscape Contractor shall identify a list of area nurseries from where nursery stock for the job will be obtained.
2. Materials List: Before any plant materials are delivered to the job site, submit to the Landscape Architect a complete list of all plants and other items to be installed and the nursery sources.
3. Certification of Inspection: Shall accompany each shipment of plants as may be required by law for transportation. File certificates with the Landscape Architect prior to acceptance of the material. Inspection by Federal or State authorities at place of growth does not preclude rejection of the plants at the site.
4. Planting Schedule: Submit proposed planting schedule with dates for review and inspection of plants by the Landscape Architect prior to planting.
5. Soil Tests: Submit two (2) copies of soils test of existing topsoil with recommendations for soil amendments for Landscape Architect's review.
6. Seed: Submit seed vendor's certification for required grass seed mixture, indicating percentage by weight, and percentage of purity, germination, and weed seed for each grass species and date tested.
7. Sod: Submit sod grower's certification of grass species. Identify source location in Bid Proposal Form.
8. Mulch and Erosion Control Blankets: 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.
9. Maintenance Instructions: Submit to the Landscape Architect typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work after preliminary acceptance of plantings and turf areas. Submit prior to beginning of warranty period. 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 submitted prior to request for preliminary inspection for acceptance.

F. Product Handling

1. Delivery and Storage
- a. Deliver all items to the site in their original containers with all labels intact and legible at the time of inspection.
 - b. Immediately remove from the site all plants which are not true to name and all materials which do not comply with the provisions of these Specifications.
 - c. Use all means necessary to protect plant materials before, during, and after installation and to protect the installed work and materials of all other trades.
 - d. Cover all plant material transported in open vehicles with a protective covering to prevent windburn.

2. Time of Planting

- a. All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist.
- b. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Landscape Contractor assumes full and complete responsibility for such plantings and operations.

G.Materials

1. Plant Material

Provide plants typical of their species or variety with normal, densely developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring knots, sunscald injuries, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation. All plants shall have a fully developed form without voids and open spaces.

- a. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass the fibrous and feeding root system necessary for full recovery of the plant. Provide ball sizes complying with the latest edition of the "American Standard for Nursery Stock". Cracked or mushroomed balls are not acceptable
- b. Tree spade transplanting is acceptable for plants 6" caliper and larger after acceptance of plant by the Landscape Architect. Tree spade must be of a size generally accepted in the trade to safely move the tree size.
- c. Container grown stock shall be grown in a container for a sufficient length of time for the root system to have developed to hold its soil together, firm and whole.
 - (i) No plants shall be loose in the container.
 - (ii) Container stock shall not be pot bound.
 - (iii) All container plants used on the project shall conform to the sizes indicated on the plant list and on the drawings.
- d. No evidence of wounds and/or pruning cuts shall be permitted unless approved by the Landscape Architect.
- e. When specified by caliper, provide shade and ornamental trees with a single main trunk. When specified by height, provide shade and ornamental trees as multi-stemmed plants with not less than three main trunks and side branches that are generous and well twigged.
- f. Evergreen trees shall be branched to the ground unless otherwise specified and accepted.
- g. Provide plants matched in form when arranged in groups.
- h. All plants shall be nursery grown under climatic conditions similar to those in the locality of the project for a minimum of two years. Comply with sizing and grading standards of the latest edition of "American Standards of Nursery Stock" A plant shall be dimensioned as it stands in its natural position. No plants shall be loose in the container.
 - (i) Shade Tree and Ornamental Tree caliper shall be measured at a point on the trunk six (6) inches above natural ground line for trees up to and including four (4) inches in diameter, and at a point twelve (12) inches above the natural ground line for trees over four (4) inches in diameter.
 - (ii) Height of Evergreen Trees is measured from the natural ground line to the first lateral branch closest to the top.
 - (iii) Height of Clump Ornamental Trees is measured from the natural ground line to the beginning last year's growth.
 - (iv) Shrub and small plants shall meet the requirements for spread and/or height indicated on the plant list and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required.

2. Sub-drainage Systems

- a. Provide piping types and sizes indicated. Provide matching reducers, adapters, couplings, fittings and accessory components to ensure continuity of the sub-drainage system.
 - i) Plastic tubing shall be ASTM F405, corrugated Polyethylene drainage tubing, perforated or solid as required.
 - ii) Sub-drainage fill shall be AASHTO M43 (3/8" to 3/4") clean uniformly graded stone or gravel.
 - iii) Sub-drainage filter fabric shall be DuPont "Typar" or other non-woven porous polypropylene fabric approved by the Landscape Architect.
3. Grass Seed
- a. All seeds shall be guaranteed by the vendor to be true to name and variety.
 - b. Seed mixtures shall be fresh, clean new crop with a tolerance for purity and germination established by the Official Seed Analysts of North America. Seed will not contain any noxious weed seeds.
 - c. Seed mixtures shall be proportioned by weight and shall be as specified on the drawings. If no seed mix is specified, the following general turf seed mix shall be used:
 - 65% Improved Kentucky Bluegrass (minimum three (3) varieties)
 - 25% Improved Perennial Ryegrass (minimum two (2) varieties with endophytes)
 - 10% Creeping Red FescueIf this general turf seed mix is used, the Landscape Contractor must submit the vendor's seed varieties, composition and application rate to the Landscape Architect for approval prior to ordering.

4. Erosion Control Blanket

- a. North American Green seed blanket matting shall be used. Secure with 4" biostakes.

5. Sod

Sod used shall be an approved blend of improved Kentucky Bluegrass (such as: Midnight, Allure, Viva, Washington and Liberty) with a mineral back that is adapted to the locality of work. It shall be either nursery grown or field grown and be well rooted. The consistency of adherent soil shall be such that it will not break, crumble, or tear during handling and placing of the sod. Landscape Architect reserves the right to reject unacceptable sod.

- a. Each piece of sod shall be well covered with turf grass, shall not be less than two (2) years old, shall be free from noxious weeds and other objectionable plants, and shall not contain substances injurious to growth.
- b. All sod used shall comply with state and federal laws with respect to inspection for plant diseases and insect infestation.
- c. Each sod shipment shall be accompanied by an invoice from the vendor giving quantity and certifying that the sod received meets all requirements contained in these specifications.

6. Seed Fertilizer

- a. Fertilizer for seeded areas shall be a granular non-burning product from a commercial source composed of not less than 50% organic slow acting, guaranteed analysis professional fertilizer, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer types and ratios shall be as follows:
 - i) Starter fertilizer with an approximate analysis of 13-25-12 at the rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
 - ii) Post emergent fertilizer with an approximate analysis of 25-0-5 at a rate of 4 lbs. per 1,000 S.F. or similar composition approved by the Landscape Architect.
7. Sod Fertilizer
- a. Fertilizer for sod areas shall be a granular non-burning professional product from a commercial source, uniform in composition, free flowing and suitable for application with approved equipment. Fertilizer ratio shall be a ratio of 13-25-12 at the rate of 4 lbs. per 1,000 S.F.

8. Plant Fertilizer

- a. Fertilizer for plants shall be a granular non-burning standard commercial grade product, uniform in composition, free flowing and suitable for application with approved equipment and an analysis of 14-14-14 at the rate of 6 lbs. per 1,000 S.F.

9. Native Planting Mixtures

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources west of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

10. Mulch

- a. Mulch for tree and shrub planting beds shall be dark shredded hardwood bark mulch, six month old, not larger than 4" in length and 1/2" in width, free of woodchips and sawdust. Submit sample to Landscape Architect for approval.
- b. Mulch for perennial flower, annual flower and groundcover planting beds shall be pinebark fines. Submit sample to Landscape Architect for approval.

11. Topsoil

- a. Topsoil shall be available adjacent to the community site for use on project or in backfill mixes as specified. Initial fine grading to be done by Excavation Contractor.
- b. Touch up movement and placement of this topsoil shall be at the sole expense of the Landscape Contractor.
- c. Topsoil stockpile placement will be coordinated with Excavator to ensure easy access to Contractor.

12. Planting Bed Soil Mixture (Perennial, Annual and Groundcover Beds)

- a. Provide planting soil mixture consisting of equal parts cooled mushroom compost and pinebark fines (Same as Midwest Trading CM30 mix) at 1 C.Y. per 100 S.F. incorporated into all perennial, annual and groundcover areas. Planting pits shall be excavated and filled with friable topsoil (stockpiled at site) to a depth of 8" prior to adding and incorporating planting bed soil mixture.

13. Accessories

- a. Water: Water provided by the Landscape Contractor shall be free of substances harmful to plant growth. All necessary hose piping, tank truck and other methods of transportation shall be supplied by the Landscape Contractor.
- b. Downspout Splash Areas:
 - i) Downspout splash areas in lawns shall be 24" concrete splash blocks.
 - ii) Downspout splash areas in mulch shall be washed gravel sub-base 0.5-0.75" diameter and 3-4" diameter granite cobblestone surface with geotextile filter fabric lining sides and bottom of trench.
- c. Sand: Sand shall be coarse "torpedo" sand.
- d. Pea gravel: Pea gravel shall be 1/8" to 1/4" washed gravel.
- e. Retaining Walls: Retaining walls must always be installed in strict compliance with manufacturer's recommendations for sizing and reinforcement
 - i) Retaining wall material shall be as specified on the drawings or as approved by the Landscape Architect
- f. Anti-Desiccant: Anti-Desiccant shall be an applicable emulsion which forms a transparent protective film over plant surface, permeable enough to permit transpiration. (Wilt-Pruf, manufactured by Nursery Specialty Products, Inc. or approved equal).
- g. Herbicide: Herbicide shall be a granular form of herbicide applied in shrub and ground cover beds in strict accordance with the manufacturer's directions and recommendations. Acceptable products are "Treflan", "Ronstar" or approved equal.

H.Installation and Execution

1. Inspection

- a. Prior to all work of this Section, carefully inspect the installed work of all other trades and verify that such work is complete to the point where this installation may properly commence. Verify that planting may be completed in accordance with the original design and the referenced standards. Work will commence only when satisfactory conditions exist.
- b. Check that grading, including spreading of topsoil and all other sub-surface work in lawn areas have been completed and accepted by Lennar. Start of work in this section shall constitute acceptance of grade. Lawn irrigation system must be completed and in operation before seeding and sodding begins.
- c. Saturate and fill tree and shrub pits with water to test drainage before planting. Provide gravel drains and venting tubes at pits, which are more than half full of water after 24 hours.
- d. Landscape Contractor shall notify the Landscape Architect prior to plant installation. The Landscape Architect, at his discretion, may inspect all plant material and layout prior to planting.

2. Preparation

Trees, Shrubs, Perennials, Annuals and Groundcovers

- a. Planting shall be performed only by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
- b. Locate plants as indicated or as approved in the field by the Landscape Architect after staking by the Landscape Contractor. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate locations have been selected by the Landscape Architect.
- c. Excavate circular plant pits with tapered sides as shown on the drawing details. In general, all plant pits shall have a rounded bottom with the depth of the pit equal to the depth of the ball to be planted. The diameter of the pit shall be a minimum of two (2) times the width of the ball.
- d. Excavate all clay and debris to 8" depth beneath all perennial, ornamental grass, annual flower, and groundcover beds. Backfill with 12" amended topsoil, thus resulting in all these areas being elevated or crowned by 4" wherever site drainage allows.

Seeding and Sodding

- a. Seed and sod bed preparation shall not be started until all stones, boulders, debris, and similar material larger than 1 inch in diameter have been removed. The area to be seeded shall be worked to a minimum depth of 6 inches with a disk or other equipment, reducing all soil particles to a size not larger than 1 inch in the largest dimension. Bed prep shall occur on the contour, where possible. The prepared surface shall be relatively free from all weeds, stones, roots, sticks, rivulets, gullies, crusting and caking. Do not overwork or powder final seedbed.
- b. Upon completion of the above, any rocks or stones larger than one (1) inch in diameter shall be removed from the surface prior to seeding. If excessive amount of rocks are present in native soil Contractor should contact the Landscape Architect immediately.
- c. Landscape Contractor shall remove all debris and dispose of such material legally off-site.
- d. The areas to be seeded shall be assumed to be at final grades established by Excavator. The Landscape Contractor, however, shall be responsible for the proper drainage of the entire area. The Landscape Contractor shall fine grade all turf areas including any grading necessary to eliminate ponding of water, ruts or ridges. Limit preparation to areas which will be grassing within 48 hours.
- e. Immediately prior to the seed and sod bed preparation, specified fertilizer nutrients shall be uniformly spread at the following rate:
 - i) 5 lbs. per 1000 S.F.
- f. Final surface of topsoil immediately before seeding shall be within plus or minus 1/2" of required elevation, with no pockets or low spots in which water can collect. Restore prepared areas to specific condition if eroded, settled, or otherwise disturbed after fine grading and prior to seeding or sodding. Finish grade surface with a drag or rake, Round out all breaks in grade, smooth down all lumps and ridges, fill in all holes and crevices.
- g. In the event of settlement, re-adjust the work to required finish grade.

3. Planting

Plant nursery stock immediately upon delivery to the site and approval by the Landscape Architect. If immediate planting is not possible a holding area on-site must be established in a location approved by Lennar. All plant material in the holding area must have the rootball heeled in damp mulch and be protected from excessive sun and wind. The Landscape Contractor must operate and maintain the holding area in a neat and orderly appearance.

All planting shall be performed during favorable weather conditions and only during normal and accepted planting seasons when satisfactory growing conditions exist. The planting operations shall not be performed during times of extreme drought, when ground is frozen or during times of other unfavorable climatic conditions unless otherwise approved by the Landscape Architect. The Contractor assumes full and complete responsibility for such plantings and operations.

Trees and Shrubs

- a. Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb and faced to give best appearance or relationship to each other or adjacent structure. Set plant material 2" above the adjacent grade. The Contractor is responsible for planting to correct grades and alignment and all plants shall be set so that when settled will bear the same relationship to finished grade as they did before being transported.
- b. Remove all non-biodegradable strings and twine from top of ball. Remove non-biodegradable burlap from 1/3 of ball after the tree is set in the planting hole. The wire basket should remain. Fold the top portion of the wire basket into the hole.
- c. Any topsoil excavated from plant pits shall be used in the backfill soil mixture. No filling will be permitted around trunks or stems. Backfill the pit with topsoil. Do not use frozen or muddy mixture for backfilling. Form a ring of soil around the edge of each planting pit to retain water.

- d. After setting plants in pit to proper grade compact 6" of soil around base of ball. Fill the entire planting hole with water and allow to soak in. Gradually backfill remaining space around the ball or roots and compact the soil thoroughly using water to eliminate all voids and thoroughly soak the plant root ball.
- e. Within 24 hours of planting slowly re-water the plant thoroughly soaking the root ball again.
- f. Install enough topsoil to insure finished grades are met after settling.
- g. All excess soil, other than topsoil, excavated from pits, shall be removed from the holes and left on site in locations designated by Lennar.
- h. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all shrub beds.

Perennials, Ornamental Grasses, Annual Flowers and Groundcovers

- a. Where perennials, ornamental grasses, annual flowers and groundcovers are specified on the plans, prepare entire plant bed incorporating a 1 C.Y. layer of planting soil mixture per 100 S.F. Incorporate commercial 14-14-14 fertilizer into prepared soil mixture at a approximate rate of 6 lbs. per 1000 S. F.
- b. Space plants in accordance with dimensions indicated on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated quantity of plants. Plant to within 18" of the trunks of trees and shrubs or at edge of plant ball whichever is closest. Plant to within 12" of edge of bed.
- c. After planting apply specified commercial pre-emergent herbicide per manufacturer's directions to all planting beds. Confirm herbicide compatibility with all plant material in beds and notify the Landscape Architect immediately if a conflict exists.

Seeding

- a. Install seed under favorable weather conditions unless approved by the Landscape Architect. The conditions of the guarantee apply regardless of the date of installation. The generally accepted times for seeding are:
 - Spring - April 1st to June 15th
 - Fall - September 15th to just before first frost
- b. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
- c. Seed with specified seed mix at rate specified on the drawings or at a rate of 5 lbs. per 1000 S.F.
- d. Broadcast Seeding: Using a broadcast seeder, sow seed evenly over entire area by sowing equal quantities in two directions at right angles to each other. Do not seed when wind speed exceeds five (5) miles per hour. Seeding by hand is not allowed.
- e. Following seeding the area shall be lightly raked to incorporate seed into top 1/8" to 1/4" of soil. Remove all stones and other debris greater than 1 inch in any dimension which are visible shall be removed and disposed of legally off-site. Areas shall then be smoothed by rolling with an end roller.
- f. Mechanical Seeding: Using a "Brillion-type" seeder and cultipacker, sow seed evenly over entire area sowing equal quantities in two directions at right angles to each other. Using this method raking and rolling is not required.
- g. Following seeding, all seed areas will be covered with specified erosion control seed matting and stapled in place.
- h. Following seeding, raking and matting, the entire area shall be watered by use of lawn sprinklers or other means approved by the Landscape Architect. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire seed surface, at a rate which will not dislodge the seed.
- i. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and to ensure proper establishment.
- j. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 33% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.
- k. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work. Reseed bare areas and provide erosion control as necessary until complete establishment achieved.
- l. Areas of seed installation will not be accepted unit it meets the growth coverage specifications detailed by Illinois Department of Transportation.

Sodding

- a. Transport sod in either a closed van or in properly covered open trucks.
- b. Maintain sod in a moist condition from cutting until placement. Any sod that has dried out, or excessively heated will be rejected and shall be immediately removed and legally disposed of off-site by the Landscape Contractor. Replacement of rejected sod shall be at the expense of the Landscape Contractor.
- c. Sod shall be placed within 24 hours of cutting. Do not use sod cut for more than 24 hours without the approval of the Landscape Architect.
- d. Sod shall be placed when the ground is in a workable condition and temperatures are less than 90oF. Do not lay dormant sod or install sod on saturated or frozen soil or during an extended drought.
- e. The sod shall be placed on the prepared surface with the edges in close contact and alternate courses staggered. Lay sod to form a solid mass with tightly-fitted joints. Butt ends and sides of sod strips. Do not overlay edges. Stagger strips to offset joints in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide sod pad top flush with adjacent curbs, sidewalks, drains, and seeded areas.
- f. In ditches, the sod shall be placed with the longer dimension perpendicular to the flow of water in the ditch. On slopes, install preliminary row of sod in a straight line, starting at the bottom of the slope, the sod shall be placed with the longer dimension parallel to the contours of the ground. Place subsequent rows parallel to and lightly against previously installed row. The exposed edges of sod shall be buried flush with the adjacent soil.
- g. All sod shall be rolled with a light drum roller to ensure contact with sub-grade, uniformity and foster root knitting.
- h. The sod shall be staked on all slopes of 3:1 or steeper to prevent slippage. Sod shall be staked with ±2 stakes per square yard of sod as necessary to stabilize with at least one stake for each piece of sod.
- i. Sodded areas shall be watered to ensure proper establishment. Sod shall be watered thoroughly with fine spray immediately after laying and not be allowed to dry out. Any sod that has shrunk shall be replaced. Landscape Contractor shall assure initial watering continues until the equivalent of two inches of water has been applied to entire sod surface, at a rate which will not dislodge the sod.
- j. Landscape Contractor shall assure watering is repeated thereafter as frequently as required to prevent drying of the surface and watering shall continue through preliminary acceptance to ensure proper establishment.
- k. Landscape Contractor shall mow the lawn area as soon as top growth reaches a 3 inch height. Cut back to 2 inch height. Not more than 40% of grass leaf shall be removed at any single mowing. The contract shall include a minimum of 3 (three) mowings. Repeat mowing as required to maintain specific height until Landscape Architect issues preliminary acceptance of completed work.

Native Seeding and Planting

- a. The period for planting prairie seed shall be between April 1st and June 15th, or as soon thereafter as the soil is free of frost and in workable condition, and from September 15 to freeze up. If these dates are adjusted, it shall be the responsibility of the Landscape Contractor to ensure establishment of the seed.
- b. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
- c. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may at the direction of the Wetland Consultant, involve ripping from 12-18 inches of the soil horizon prior to disking.
- d. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones of 2" diameter, roots and other extraneous matter shall be removed and disposed of legally offsite.
- e. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40 lbs/acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. NATIVE AREAS SHALL NOT RECEIVE FERTILIZER.
- f. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing or screening operations.



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ABBEY MEADOWS
AURORA, ILLINOIS
LANDSCAPE SPECIFICATIONS

2	5.19.2025
1	5.12.2025
REVISIONS	
DATE	3.28.2025
PROJECT NO.	LN24199
DRAWN	TRC
CHECKED	ZML
SHEET NO.	

L1.15



I. GENERAL SPECIFICATIONS CONTINUED

- g. Seeding operations, including installation of erosion control matting, must be accomplished within 24 hours of any area which is fine graded. Fine grade, plant and cover only areas small enough to be completed within the required time frame.
- h. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for the installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.
- i. Do not seed when wind velocity exceeds five (5) miles per hour. Equipment shall be operated in a manner to insure even distribution of seed and complete coverage of the entire area to be seeded.
- j. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the owner.
- k. Seed mixture shall be as specified on the drawings or the specified Prairie planting mixture. Sow not less than specified rate.
- l. If a broadcast method of seeding is used, the following requirements shall be met. Within twelve hours, if conditions permit or as soon thereafter as is practical rake prairie seed lightly into top 1/4" of soil, roll at right angles to the run-off with an approved type roller to compact the seedbed and place the seed in contact with the soil.
- m. If a drill-seed method is used, rolling of the seedbed will not be required.
- n. After the seeding, raking and rolling operations are completed, water with a fine spray and install specified erosion control blanket per manufacturer's specifications over the entire prairie area.
- o. The Landscape Contractor shall monitor all seeded areas to insure at least one inch of water per week from a combination of watering and natural rainfall and shall mow plantings to a height of 6-10 inches for the enhancement of native species until preliminary acceptance by the Landscape Architect.
- p. It shall be the Landscape Contractor's responsibility to determine and implement whatever procedures deemed necessary to establish the turf as part of the work.
- q. Wet mesic and emergent areas shall be planted and seed allowed to germinate (if possible), prior to the flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.
- r. After seeding operation is completed, install erosion control blanket per manufacturer's specifications.
- s. Emergent plugs; if used, shall be planted in natural groupings within designed areas containing saturated soils or inundation. Plants within groupings shall be planted at 2 foot centers.
- t. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.
4. Preparation of Reconditioned Naturalized Areas
- The Contractor chosen for the enhancement and maintenance of native areas must be experienced in the restoration, installation, and management of said areas. They must have a minimum of five years' experience in the field and shall be able to identify non-native and native plants by genus and species. It is imperative that a qualified Native Landscape Contractor perform the initial installation and maintenance.
- A basic work procedure is outlined below. The contractor is required to evaluate all existing conditions prior to bidding the work. Any proposed changes to the work plan shall be submitted to the Landscape Architect as required under Section 1.3 (A)(B)
- a. Woody Vegetation Removal
- i. All woody, non-planted species shall be removed from basin slopes and bottoms for existing ponds
- ii. Contractor will cut all woody species to be removed with hand tools including, but not, limited to gas powered chainsaws, gas powered clearing saws, bow saws, and loppers.
- iii. All stumps shall be cut flat with no sharp points and to within two inches of surrounding grade. Stumps shall be painted with Carlon 4, or equivalent, immediately after cutting.
- iv. A supply of chemical absorbent shall be kept on-site. Spills shall be properly cleaned up and reported immediately to the owner.
- v. The contractor shall maintain copies at the project site of all current pesticide applicator's licenses, herbicide labels, and MSDS's (Material Safety Data Sheets) for all chemicals utilized during completion of work.
- vi. Cut brush piles shall be disposed of off site legally. No cut brush shall be burned within city limits.
- vii. A prescribed burn can be conducted on existing basins as per the Maintenance Section 3.4. Following burn, over-seed lower slopes and bottoms of existing basins with Wet Meadow species as necessary (see section 2.4B)
- viii. Spot treat invasive and undesirable herbaceous species on existing basin slopes with glycolphosphate to remove undesirable species in planted areas. Undesirable species are included, but not limited to, species list in 1.5C Guarantees.
- ix. Over-seed slopes of existing basins with low profile prairie grasses (see section 2.4C) as necessary. Seeding protocol should follow Section 3.2D 8-12 noted below.
- x. If adequate top soil is not present, top soil can be added to slopes with approval of Landscape Architect.
- Repair: Repair any damages caused by Contractor during completion of the work. Said damages may include but are not limited to tire ruts in the ground, damage to lawn areas, damage to trails, etc. In the event any vegetation to be preserved is damaged, notify the owner within 24 hours. The Contractor will be liable for remedying damages to plant materials to the satisfaction of the owner.
5. Reconditioning Existing Turf
- a. Recondition existing turf damaged by Contractor's operations, including storage of materials or equipment and movement of construction vehicles.
- b. Provide fertilizer, seed and soil amendments as specified for new lawns and as required to provide a satisfactory reconditioned lawn. Provide topsoil as required to fill low areas and meet new finished grades.
- c. Prior to over-seeding cultivate or rototill bare and compacted areas thoroughly to a depth of four (4) inches. Remove all rocks, stones, turf clumps and other debris larger than one (1) inch in diameter and rake smooth.
- d. Remove diseased or unsatisfactory lawn areas. Do not bury into soil. Remove topsoil containing foreign materials resulting from contractor's operations, including oil drippings, stone, gravel and other construction materials.
- e. Where substantial, but thin lawn remains, rake, aerate if compacted, and cultivate soil, fertilize and seed.
- f. Water newly seeded areas. Maintain adequate soil moisture as specified for new lawns, until new grass is established.
6. Mulching
- Trees and Shrubs
- a. Apply the specified mulch to a depth of two (2) inches, evenly spread over the entire area of each tree basin and shrub bed. Maintain exposed root flare at all times. Thoroughly water mulched bed areas. After watering, rake mulch to provide a uniform finished surface.
- Perennials, Ornamental Grasses, Annual Flowers and Groundcovers
- a. Apply the specified mulch to a depth of one (1) inch, evenly spread over the entire area of each planting bed using care to keep foliage exposed. Thoroughly water mulched bed areas.
7. Pruning
- a. Prune branches of deciduous stock, after planting, to preserve the natural character appropriate to the particular plant requirements. Remove or cut back dead and badly bruised branches, broken and tangled branches, damaged and unsymmetrical growth of the new wood, suckers, water sprout growth and unnatural growth habits. No plants will be sheared for any reason.
- b. Prune with clean, sharp tools.
- c. Prune trees and evergreens at the direction of the Landscape Architect and in accordance with standard horticulture practice to preserve the natural character of the plant.
- d. In general, tree pruning requires removing 1/4 to 1/3 of the leaf bearing buds. Prune multiple leader plants to preserve the leader which best promote the symmetry of the plant. Do not apply paint to pruning marks.
8. Care of Existing Trees
- a. Selectively prune existing trees in construction limits as required, at the direction of the Landscape Architect. Remove shoots, dead, rubbing and damaged branching.
- b. Clean up miscellaneous organic debris within construction limits and dispose of legally off-site.

9. Clean-up

- a. The Landscape Contractor shall store materials and equipment, during landscape work, where directed by the landscape architect.
- b. The Landscape Contractor shall thoroughly clean the project area daily during the progress of work and upon completion of the work.
- c. Landscape Contractor shall keep pavement clean and all work areas and adjoining areas in an orderly condition. The Landscape Contractor shall remove and clean any excess dirt or mud left on the streets adjacent to the site as a result of this work daily. The Landscape Contractor shall be liable for any future charges incurred to clean streets affected by his work.
- d. No storing of rubbish or debris will be allowed on the site.
- e. No debris shall be buried at the site.
- f. No landscaping debris is allowed on the site dumpsters.
- g. The Landscape Contractor shall protect the property of the owner and the work of other contractors.
- h. The Landscape Contractor shall be directly responsible for all damage caused by the Landscape Contractor's activities and shall remove and properly dispose of all resultant dirt, rubbish, debris and other waste materials resulting from the work daily.
10. Inspections
- In addition to normal progress inspections, the Landscape Contractor shall schedule and conduct the following inspections, giving the Landscape Architect at least 48 hours prior notice of readiness for inspection.
- a. Inspection of plants and containers prior to planting.
- b. Inspection of plant locations to verify compliance with the current revisions of the Landscape Plans and As-Built Drawings.
- c. Preliminary acceptance inspection after completion of planting. Schedule this inspection sufficiently in advance and in cooperation with the Landscape Architect so that the inspection may be conducted in a timely manner.
- d. Final acceptance inspection at the end of the maintenance period provided that all previous deficiencies have been corrected.
- e. All other inspections necessary for replacement warranty work and completion of the project.

I. Maintenance and Monitoring

1. Traditional Landscaping: Landscape Contractor shall maintain all planting, starting with the planting operations and continuing until all planting for that portion of the project is complete and through preliminary acceptance in writing from the Landscape Architect.
- a. Maintenance of plants and planting beds shall include resetting plants to proper grades or upright position, restoring planting saucers, tightening and repair of guy wires and stakes, weeding, cultivating, pruning, application of appropriate insecticides and fungicides necessary to keep the plant materials in a healthy growing condition and to keep the planted areas neat and attractive.
- b. Maintenance of lawn areas shall be as specified, including spot weeding, mowing, application of weed and insect controls and reseeding necessary to promote proper establishment the lawn areas.
- c. Contractor shall water all sod and plantings for the first two weeks following installation.
2. Native Planting Areas: The Owner shall notify the City upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the City with a copy of the planting locations, species, and quantities for verification by applicable regulatory authority.
- a. Native planting areas shall be maintained as specified below, continue for the three full (3) years after preliminary installation acceptance, and meet annual establishment performance criteria:
- i. First Season - With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.
- ii. Second Season - Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.
- iii. Third Year - Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.
- b. General performance criteria is outlined below. Contractor is responsible to ensure native areas meet Federal, County and local requirements as necessary.
- i. 1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.
- ii. 2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.
- iii. 3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted areas. Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail) Lonicera sp. (Honeysuckle).
- c. Long Term Wetland and Prairie Management/Maintenance
- A Long -Term Operation and Maintenance Plan is included in the Home Owner's Association covenants with guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.
- i. State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.
- ii. The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.
- iii. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas (except for native planting areas) after preliminary acceptance of the Landscape Contractor's work.

J. Preliminary Acceptance

1. When the preliminary landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a preliminary inspection of initial installation to determine acceptability.
2. The inspection for preliminary acceptance of the initial installation will be for general conformance to establishment of turf areas, specified size, character and quality of plant materials, workmanship and maintenance and shall not relieve the Landscape Contractor of responsibility for full conformance of the contract documents, including correct species.
3. It shall be the responsibility of the Landscape Contractor to verify all work is completed for the initial installation and maintained as per plan prior to notifying the Landscape Architect for preliminary inspection.
4. For preliminary acceptance of the initial installation all plant material shall be in a healthy growing condition. Any plants, lawn areas, workmanship, etc. not meeting the standards will be rejected and the Landscape Contractor will be instructed to make the necessary corrections immediately before preliminary acceptance of the initial installation will be granted.

5. Seeded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and a uniform healthy close stand of the specified grass is established, free of weeds, bare spots exceeding 5 by 5 inches, undesirable grass species, disease, insects and surface irregularities.
6. Sodded areas will be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and when all areas show a uniform stand of the specified grass in a healthy, well-rooted, even-colored, viable lawn condition, free of weeds, undesirable grass species, open joints, bare areas, disease, insects and irregular surfaces.
7. The Landscape Contractor shall assume liability for the correction of his work and liability for any other charges incurred due to the correction of his work. The cost of follow-up inspections of the initial installation required to receive acceptance will be charged to the Landscape Contractor.
8. Upon the receipt of written acceptance of the preliminary inspection of the initial installation the Owner will be responsible for maintenance.
9. The warranty period will begin upon receipt of written acceptance of the preliminary inspection for initial installation from the Landscape Architect.
10. After preliminary acceptance of the initial installation and receipt of notification in writing from the Landscape Architect, the Landscape Architect will recommend the release of payment, less retainers deemed necessary by the Owner, for the completed work.
11. The release of all fees will be at the discretion of Lennar upon receipt of written invoice from the Landscape Contractor.

K. Warranty Agreement

1. The Landscape Contractor shall provide a replacement warranty for all plant material and shall guarantee all work free of any defect in quality or workmanship for a minimum period of one (1) year or until final inspection and written acceptance by the Landscape Architect.
- a. Warranties of native plantings are excluded from this section and shall conform to the specified establishment performance criteria.
2. The warranty period will be from the date of the Landscape Architect's written preliminary acceptance of the initial installation and will continue through the end of the following years growing season upon the final inspection and written acceptance of the work.
3. The warranty shall provide against defects including death, unsatisfactory growth, and provides the material to be in good, healthy and flourishing condition, except for defects resulting from neglect by the owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Contractor's control. For verification of such defects, neglect, abuse or damage by others the Landscape Contractor must notify the Landscape Architect in writing immediately upon identifying said occurrences.
4. Annual increases in the size of required replacements shall serve to maintain the continuity of the landscape design. At the time of the scheduled replacements, the required landscape replacement material shall be increased in size from the original plan to match the new growth size of the surrounding plants.
5. The Landscape Contractor shall make as many periodic inspections as necessary, at no extra cost to the Owner during the warranty period to determine what changes, if any, should be made to the Owner's maintenance program. The Landscape Contractor shall submit, in writing to the Landscape Architect, any recommended changes.
6. During the warranty period, should the appearance of any plant die, indicate weakness and/or probability of dying, the Landscape Contractor shall immediately begin replacement of said plants with new and healthy plants of the same type and size as soon as weather conditions permit and within a specified planting period after notification of such occurrences from the Landscape Architect without additional cost to the Owner.
7. The Landscape Contractor shall make all necessary repairs of damage due to plant replacements. Such repairs shall be done at no extra cost to the Owner.
8. Replacements shall be in accordance with and subject to all requirements of landscape installation, mulching, maintenance, warranty and acceptance procedures.
9. The Contractor is responsible for the watering and maintenance necessary to ensure establishment of the replacement plants until the Landscape Architect inspects the replacement plants and issues preliminary acceptance in writing.
10. The Landscape Contractor, prior to notifying Landscape Architect for preliminary acceptance, shall maintain the replacement plants for a period of 45 days at no additional cost to the owner.
11. The Landscape Contractor shall notify the Landscape Architect in writing, upon completion of replacements and extended maintenance period, for preliminary acceptance and written notification of new warranty period.
12. The Landscape Contractor, upon written preliminary acceptance of the replacements, shall warranty all replacements until the end of the following growing season and written final acceptance. The Landscape Contractor shall notify the Landscape Architect in writing at the end of the warranty period of replacement plants for final inspection and acceptance.
13. The Landscape Contractor shall remove tree wrapping, tree guy wires, stakes and tags from all established plants prior to contacting the Landscape Architect for final acceptance inspection. Tags, tree wrap, guy wires and stakes shall remain on all replacements until completion of additional warranty period.
14. All subsequent inspections required due to unacceptability of the replacements will be at the cost of the Contractor.

L. Final Acceptance

1. Inspection of all work will be made by the Landscape Architect at the end of the warranty periods upon written request of the Landscape Contractor.
2. The Landscape Architect shall prepare and submit, to Lennar and the Landscape Contractor, a list of warranty replacement items to be completed before final acceptance shall be deemed to have occurred. The failure to include any items on such list does not alter the responsibility of the Landscape Contractor to complete all work in accordance with the contract.
3. The Landscape Contractor shall complete all warranty replacement work as deemed necessary by the Landscape Architect, shall verify completion of all work required to satisfy the contract and shall notify the Landscape Architect upon completion of all work for review and final acceptance.
4. The Landscape Architect will perform a final inspection of the completed work with the Landscape Contractor and a representative from Lennar. At that time if all work is satisfactory, a written statement will be issued by the Landscape Architect that will constitute final acceptance of completed work to date.
5. After the final inspection and acceptance of the work, the Landscape Architect will notify Lennar in writing and will recommend release of fees in retention for the completed work, except for retention fees deemed necessary by Lennar and the Landscape Architect for work still under additional warranty.
6. The Landscape Architect will make a follow-up inspection of all additional warranty replacements at the written request of the Landscape Contractor and issue a written report accepting satisfactory completion of the warranty obligations and request release of the remaining retention fees.
7. The release of all retention fees will be at the discretion of Lennar after receipt of written notification from the Landscape Architect and upon receipt of written invoice from the Landscape Contractor.
8. The written final acceptance of all work following any necessary replacements shall terminate the Landscape Contractor's plant warranty period.

II. DAMAGES: STREET AND SITE

1. The Landscape Contractor shall be responsible for any damages to streets, curbs or site improvements as a result of his work or his employees. The Landscape Contractor shall be responsible for any future charges resulting from the repair/replacement of damage.
2. Curb damage will be billed to the contractor at fault at a rate of \$25.00/lineal foot with a ten foot minimum
3. Subcontractor shall not park on any asphalt or concrete driveways at any time. Violators will be fined \$500 per occurrence.

III. TRADITIONAL 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.

IV. PERSONAL CONDUCT / SAFETY

1. Consumption of alcoholic beverages or drugs on the job site is strictly prohibited.
2. Any offensive or obnoxious behavior (loud radio, profanity, etc.) is strictly prohibited.
3. Reckless operation of vehicles or equipment by Subcontractor's employees while in the subdivision will not be tolerated.
4. Hard hats to be worn by all employees at all times.
5. Failure to comply with Lennar's Safety Policy, OSHA or any other presiding safety institution could result in fines starting at \$100.00 per occurrence.
6. Subcontractor to provide a competent person trained in OSHA requirements on site at all times.

Landscape Contractor Name _____

Landscape Contractor Company _____

Landscape Contractor Signature _____ Date _____



GARY R. WEBER
ASSOCIATES, INC.

LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE

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ABBEY MEADOWS

AURORA, ILLINOIS

LANDSCAPE SPECIFICATIONS

2	5.19.2025
1	5.12.2025
REVISIONS	

DATE	3.28.2025
PROJECT NO.	LN24199
DRAWN	TRC
CHECKED	ZML
SHEET NO.	

L1.16

