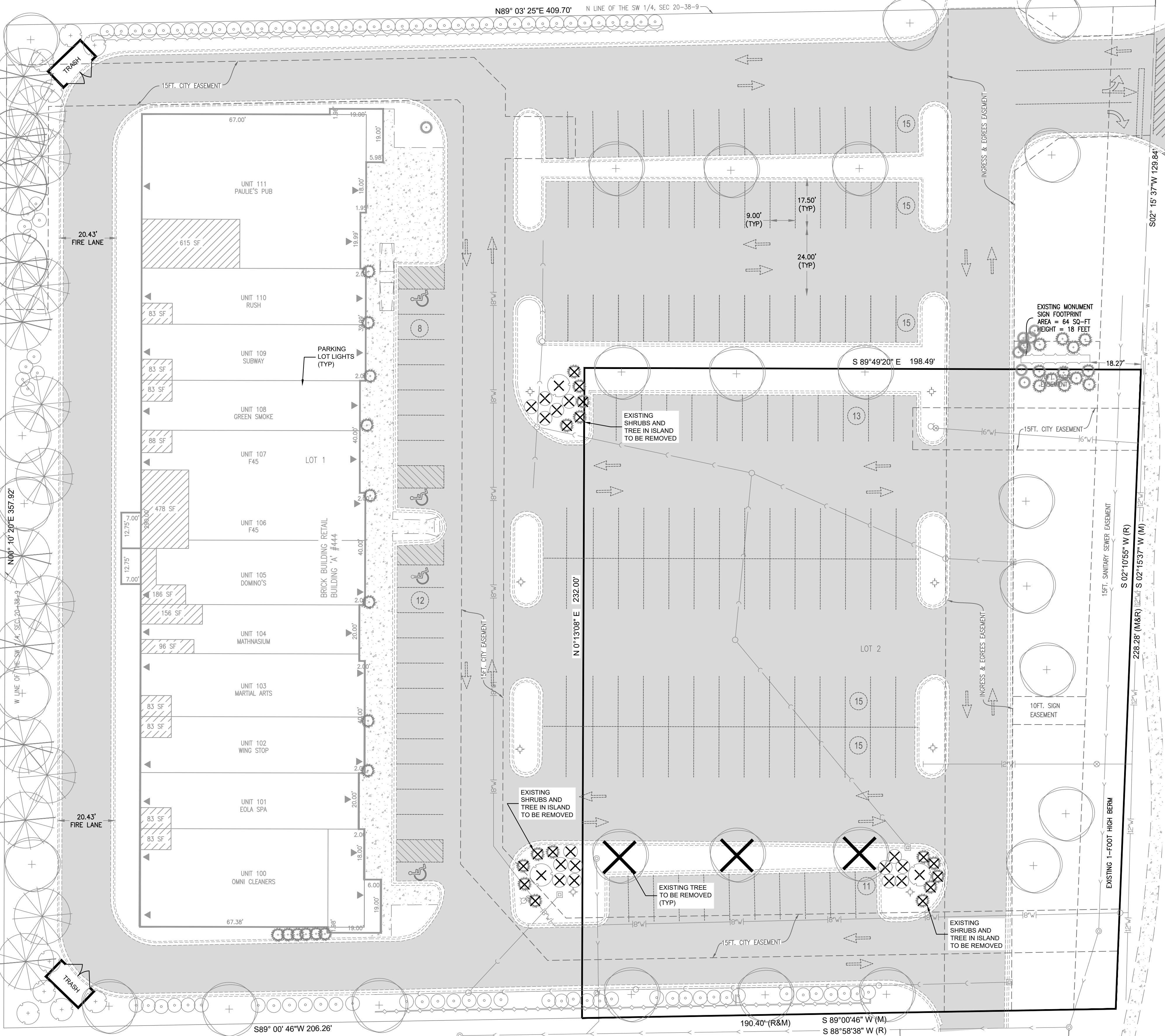


LANDSCAPE PLAN
FOR
LOT 1 AND LOT 2, OAKHURST CENTER
TREE REMOVAL & PRESERVATION PLAN

Landscape Data Table: CTEs Provided			
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	39	39
Evergreen Trees	1/3	18	6
Understory Trees	1/3	14	5
Deciduous Shrubs	1/20	110	6
Evergreen Shrubs	1/20	55	3
Total:		236	58



	EXISTING HMA PAVEMENT
	EXISTING PCC PAVEMENT
	PROPOSED PCC SIDEWALK (1423 SF)
	PROPOSED PCC PAVEMENT (85 SY)

EXISTING

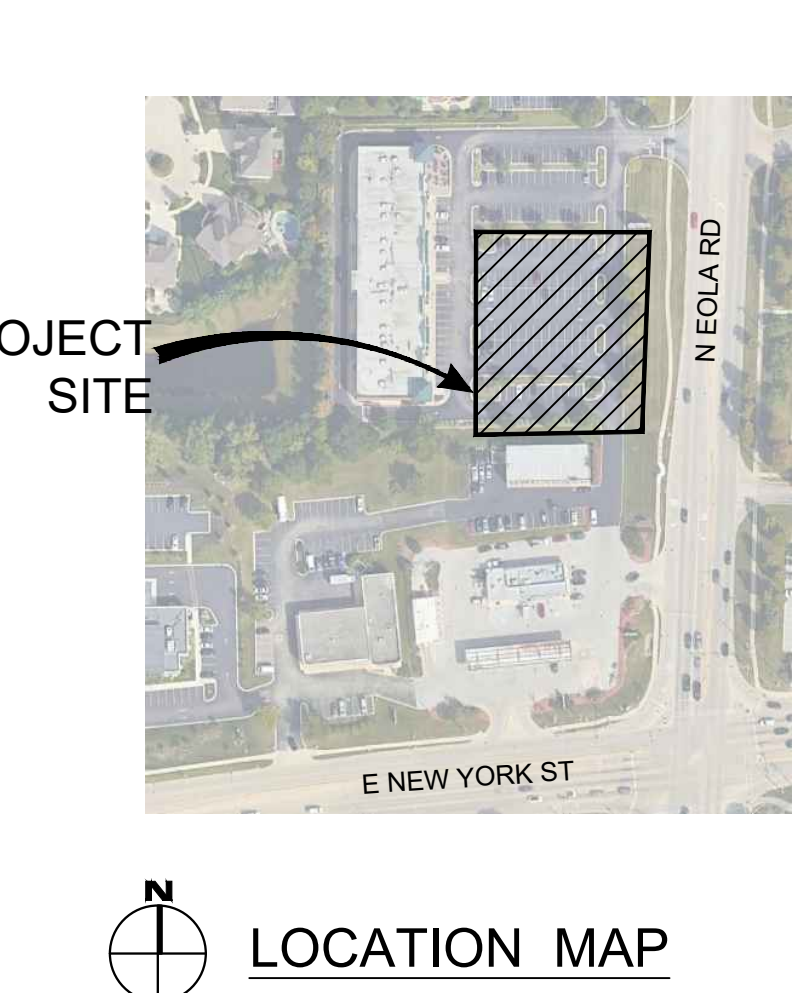
LEGEND

PROPOSED

FLARED END SECTION
STORM MANHOLE
STORM INLET
CATCH BASIN
CLEANOUT
FIRE HYDRANT
VALVE AND VAULT
VALVE BOX
B BOX
SANITARY MANHOLE
STREET LIGHT
WALL PACK LIGHT
STORM SEWER
WATERMAIN
SANITARY SEWER
COMBINED SEWER
CONTOUR
SILT FENCE
ORNAMENTAL FENCE
CHAIN LINK FENCE
OVERLAND FLOW PATH

ELEVATION ABBREVIATIONS

T/F - TOP OF FOUNDATION
F/F - FINISHED FLOOR
G/E - GARAGE ENTRY
B/C - BACK OF CURB
E/P - EDGE OF PAVEMENT
R - RIM

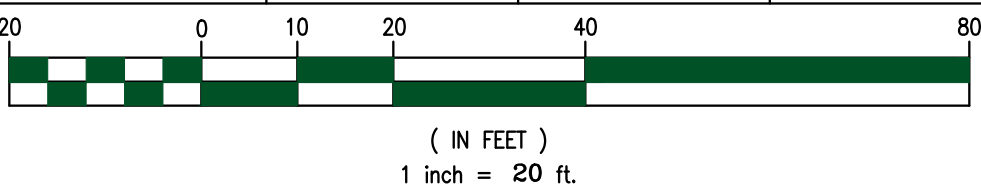


Landscape Data Table: Planting Material Key	
Note: Symbols are blackline for proposed grayscale for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	39
Evergreen Trees (minimum size 6 feet) Count:	18
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	14
Evergreen Shrubs (minimum of 18 inches) Count:	55
Deciduous Shrubs (minimum of 18 inches) Count:	110
Ornamental Grasses Count:	9

Perennials Count:	0
Annuals Count:	0
Groundcover Square Footage:	1343
Turf (Seeded) Square Footage:	0
Turf (Sod) Square Footage:	2790
Native Prairie Planting Square Footage:	0
Native Wetland Planting Square Footage:	0

Landscape Implementation Data Table: Plant List by Category							
	QTY	Percent	SYM	BOTANICAL NAME (Family / Genus / Species)	COMMON NAME	SIZE	COMMENTS
Canopy Trees	39	100%	CC	CARPINUS CAROLINIANA	AMER. HORNBEAM	3" CALIPER	25' MATURE HT
	0	0%					
	0	0%					
	0	0%					
Total:	39	100%					
Evergreen Trees	15	83%	PN	PINUS NIGRA	AUSTRIAN PINE	3" CALIPER	25' MATURE HT
	3	17%	PP	PICEA PUNGENS	COLORADO BLUE SPRUCE	3" CALIPER	25' MATURE HT
	0	0%					
	0	0%					
	0	0%					
Total:	18	100%					
Understory Trees	14	100%	MR	MALUS 'JEWELCOLE'	RED JEWEL CRABAPPLE	2" CALIPER	BRANCHED UP 3'
	0	0%					
	0	0%					
	0	0%					
	0	0%					
Total:	14	100%					
Deciduous Shrubs	110	100%	CA	CEANOTHUS AMERICANUS	NEW JERSEY TEA	3 GALLON	3' MATURE HT
	0	0%					
	0	0%					
	0	0%					
	0	0%					
Total:	110	100%					
Evergreen Shrubs	55	100%	TM	TAXUSMEDIA 'TAUNTONI'	TAUNTON DENSE YEW	5 GALLON	24" HT MINIMUM
	0	0%					
	0	0%					
	0	0%					
	0	0%					
Total:	55	100%					

1. EXISTING SITE TOPOGRAPHY & BOUNDARY INFORMATION COMPLETED BY DLZ INDUSTRIAL SURVEYING, INC. ON MARCH 14, 2025.



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COOK
ENGINEERING
GROUP

LANDSCAPE PLAN FOR
LOT 1 AND LOT 2
OAKHURST CENTER
404 N EOLA ROAD
AURORA, IL 60502

PREPARED FOR
MR. ANDY KOBLER
THE OAKHURST CENTER, LLC
PO BOX 1339
ST CHARLES, IL 60174
630.675.5260 (C)
630.904.1444 (T)

CEG JOB NUMBER
2025-101

SCALE: 1" = 20'

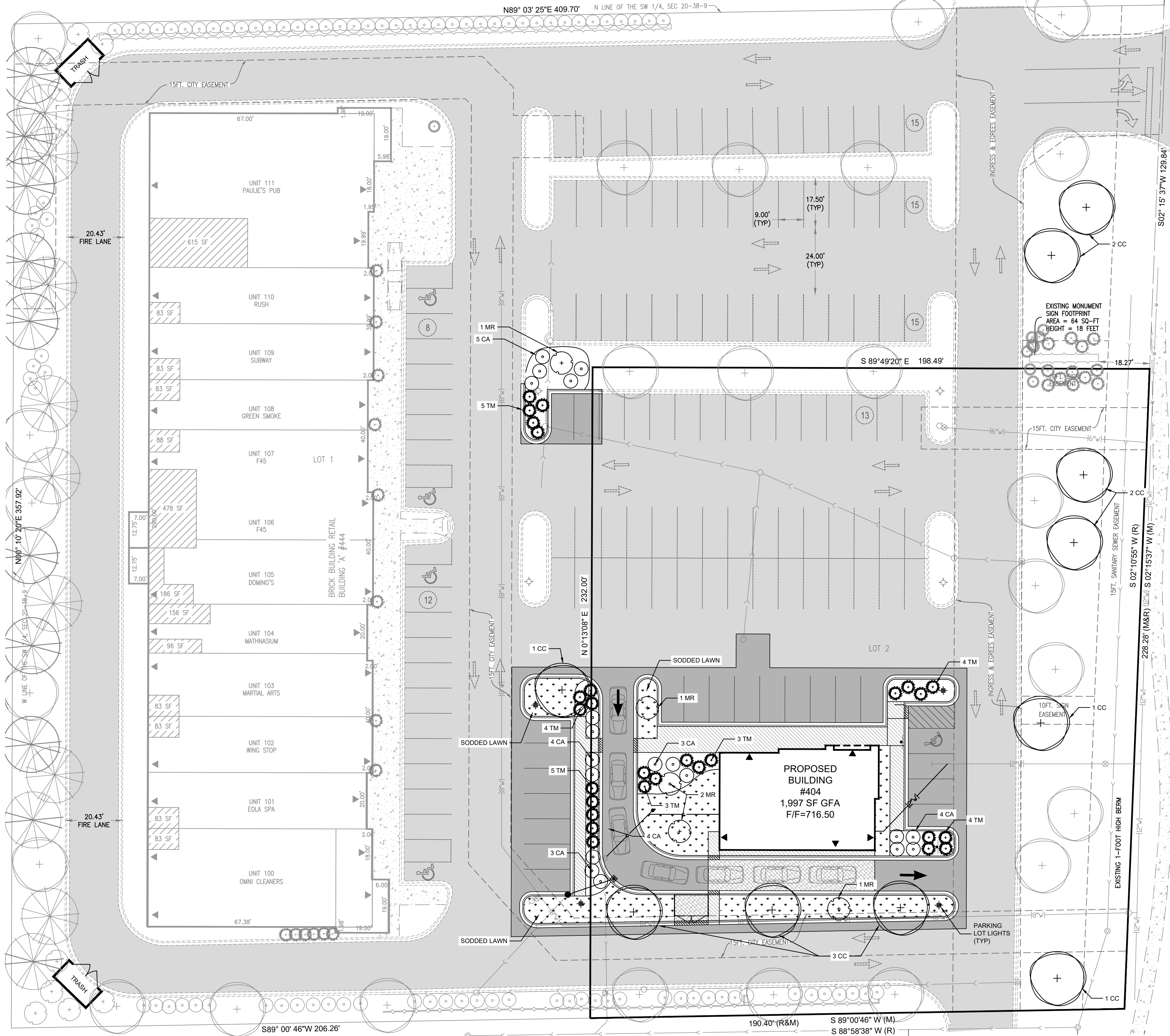
DRAWN BY: CKW

CHECKED BY: EKH

DATE: 04/18/2025

SHEET:
L-1.0
© Copyright, 2025

N89° 03' 25"E 409.70' N LINE OF THE SW 1/4, SEC 20-38-9



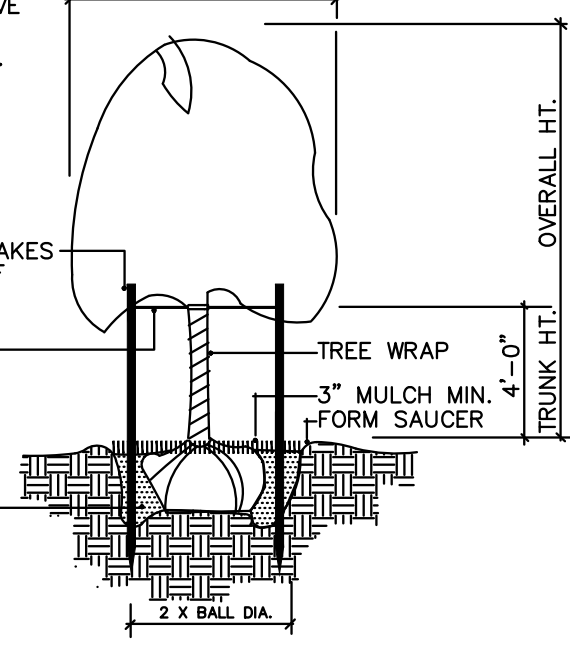
1. TO STARTING WORK, THE SITE CONTRACTOR SHALL PROVIDE A SURVEY AND BE PROVIDED BY OTHERS. NOTIFY THE LANDSCAPE ARCHITECT OF ANY DISCREPANCIES FIRST TO THE LANDSCAPE ARCHITECT.
2. SPECIES AND SIZES OF PLANTS LISTED IN THE PLANT LIST ARE SUBJECT TO AVAILABILITY AT TIME OF INSTALLATION. IF SUBSTITUTIONS ARE REQUIRED, THE CONTRACTOR SHALL SUBMIT REQUESTS TO THE LANDSCAPE ARCHITECT FOR APPROVAL.
3. IF THE CONTRACTOR DETERMINES THAT THE PLANT LIST IS TO BE LOCATED OR EXCAVATION, IF UTILITIES OR OTHER OBSTRUCTIONS ARE DISCOVERED TO CONFLICT WITH GRADING, PLANT OR MATERIALS PLACEMENT, NOTIFY THE LANDSCAPE ARCHITECT SO THAT ADJUSTMENTS MAY BE MADE PRIOR TO PROCEEDING.
4. THE CONTRACTOR SHALL TAKE ALL PRECAUTIONS TO PROTECT EXISTING PLANTS, LAWN AREA, FENCES, SITE FEATURES AND PAVING TO REMAIN. ANY DAMAGE TO THESE AREAS OR TO ANY OF THE EXISTING PLANTS OR LAWN AREAS SHALL BE REPAIRED BY THE CONTRACTOR. DAMAGED LAWN AREAS SHALL BE TILLED, RE-GRADED, TOPSOIL ADDED AS NEEDED AND BE RESTORED WITH SOD. REPLACED FENCES, PLANTS AND SOD SHALL BE WARRANTED BY THE CONTRACTOR FOR A PERIOD OF ONE YEAR.
5. PROVIDE POSITIVE DRAINAGE AT ALL TIMES. DO NOT OBSTRUCT THE NATURAL OR ENGINEERED DRAINAGE FLOW PATTERN. NOTIFY THE LANDSCAPE ARCHITECT OF ANY CONCERNS.
6. IMPORTED TOPSOIL FOR THIS PROJECT SHALL BE FRIABLE LOAM OR SANDY LOAM, COMPRISED OF BETWEEN 20% AND 50% SILT, 10% AND 25% CLAY, AND 30% AND 60% SAND. THE pH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC MATTER CONTENT SHALL BE BETWEEN 3% AND 8%. TOPSOIL SHALL BE FREE OF SEEDS, STONES, LARGE CLUMBS, ROOTS, LEAVES AND DEBRIS, AND SHALL NOT BE DELIVERED WHILE IN A FROZEN OR MUDDY CONDITION. CONTRACTOR SHALL PROVIDE A LETTER OF ANALYSIS TO THE LANDSCAPE ARCHITECT FOR APPROVAL. THE ANALYSIS INFORMATION REQUIRED FOR THE TESTED TOPSOIL, REQUIRES AMENDMENTS TO COMPLY WITH REQUIREMENTS, CONTRACTOR SHALL AMEND THE TOPSOIL, RE-TEST AND RESUBMIT THE ANALYSIS FOR APPROVAL PRIOR TO BRINGING THE TOPSOIL, ON SITE.
7. ALL TOPSOIL FROM ON SITE THAT HAS BEEN STOCKPILED MAY BE USED IF IT MEETS THE REQUIREMENTS FOR IMPORTED TOPSOIL. THIS INCLUDES CONDUCTING SOIL TEST ANALYSIS AND APPLYING AMENDMENTS AS NEEDED SO THAT THE SOIL COMPLIES WITH THE REQUIREMENTS.
8. SOD SHALL BE A TALL, FESCUE BLEND SOD, SUCH AS BLACK BEAUTY OR APPROVED EQUAL. BLUEGRASS BLEND SOD IS NOT ACCEPTABLE, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.
9. NATIVE SEEDING IN THE BIORETENTION AREA TO BE "SWALE SEED MIX" AVAILABLE FROM CARDNO NATIVE PLANT NURSERY. INSTALL SEED MIX WITH TEMPORARY COVER, PERMANENT GRASSES AND FORBS. SEED SHALL BE INSTALLED DURING THE RECOMMENDED DATES AND USING THE RECOMMENDED METHODS BY CARDNO NURSERY. SEED TO BE INSTALLED AT A RATE 37 PLS POUNDS PER ACRE. APPROXIMATELY 16 PLS POUNDS ARE REQUIRED. SEEDED AREAS ARE TO BE COVERED WITH MULCH OR OTHER ACCEPTABLE MATERIAL.
10. ALL PLANT MATERIAL MUST BE SPECIMEN QUALITY, TRUE TO SPECIES AND VARIETY, WITH FULL, DENSE AND HEALTHY FORMS. PLANTS THAT ARE NOT SPECIM QUALITY WILL NOT BE ACCEPTED. ALL PLANTS MUST HAVE BEEN LOCALLY GROWN AT A STATE INSPECTED AND CERTIFIED NURSERY, LOCATED WITHIN 50 MILES OF THE PROJECT SITE.
11. ALL TREES SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT, AT THE NURSERY, PRIOR TO DIGGING. TREES THAT ARE ACCEPTABLE WILL BE SEALED. ALL SEALS APPLIED BY THE LANDSCAPE ARCHITECT MUST REMAIN ON THE TREES AND ARE NOT TO BE REMOVED BY THE CONTRACTOR. ALL TREES MUST HAVE SEALS IN PLACE AT THE TIME OF ACCEPTANCE OR WILL BE AUTOMATICALLY REJECTED. HEED-IN TREES WILL NOT BE ACCEPTED WITHOUT PRIOR APPROVAL FROM THE LANDSCAPE ARCHITECT.
12. PLANT MATERIAL SHALL ONLY BE INSTALLED WITHIN THE FOLLOWING DATES:
DECIDUOUS TREES AND SHRUBS: APRIL 1 THROUGH NOV 15
EVERGREEN SHRUBS: APRIL 1 THROUGH NOV 1
13. TEST TREET PITS AND PLANT BEDS FOR ADEQUATE DRAINAGE. FILL PLANT PIT WITH 12" OF WATER. IF WATER LEVEL DOES NOT DROP A MINIMUM OF ONE INCH PER HOUR, NOTIFY THE LANDSCAPE ARCHITECT OF DRAINAGE ISSUES.
14. ALL PLANT BEDS AND MIX FOR ALL PLANTINGS SHALL BE AS FOLLOWS: 80% APPROVED TOPSOIL AND 20% ONE STEP CONDITIONER FROM MIDWEST TRADING. MIXING OF PLANTING MIX COMPONENTS SHALL BE THOROUGHLY BLENDED OUTSIDE THE PLANTING PITS, PRIOR TO PLANTING.
15. ALL PLANT BEDS ARE TO BE WELL SHAPED "SPADE CUT" EDGES, 3" DEPTH, IN LINES OR IN CURVES AS SHOWN ON THE DRAWINGS.
16. ALL PLANTING MATERIALS SHALL BE MAINTAINED UNTIL ACCEPTANCE. MAINTENANCE SHALL INCLUDE: WATERING, WEEDING, PRUNING, STRAIGHTENING, SPRAYING, MULCH REPLACEMENT AND MOWING.
17. THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING UPON COMPLETION. ACCEPTANCE FOR "GRANTANCE" REQUEST MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO THE END OF THE GUARANTEE PERIOD. REQUESTS FOR "GRANTANCE" MUST BE SUBMITTED TO THE LANDSCAPE ARCHITECT WITHIN TEN DAYS OF UNACCEPTABLE OR OUTSTANDING ITEMS. AFTER THE ITEMS HAVE BEEN SATISFACTORILY COMPLETED AND REVIEWED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "ACCEPTANCE". SOD AND SEED SHALL BE REVIEWED FOR ACCEPTANCE, ONLY AFTER THEY HAVE FULLY ROOTED AND HAVE BEEN MOWN AT LEAST TWICE.
18. ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF "ACCEPTANCE". AT OR NEAR THE END OF THE GUARANTEE PERIOD, THE CONTRACTOR SHALL REQUEST AN INSPECTION OF LANDSCAPE PLANTING FOR "FINAL ACCEPTANCE". REQUEST MUST BE SUBMITTED TO LANDSCAPE ARCHITECT AT LEAST TEN DAYS PRIOR TO ANTICIPATED INSPECTION. UPON INSPECTION THE LANDSCAPE ARCHITECT SHALL PREPARE A PUNCH LIST OF UNACCEPTABLE ITEMS. AFTER ITEMS HAVE BEEN SATISFACTORILY REPLACED OR REPAIRED, REVIEWED AND APPROVED, THE LANDSCAPE ARCHITECT WILL RECOMMEND "FINAL ACCEPTANCE".

3. BY THE CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND THE ACTUAL FIELD CONDITIONS, PRIOR TO THE START OF CONSTRUCTION.
4. TREE PROTECTION FENCE IS TO REMAIN IN PLACE UNTIL GRADING IS COMPLETE AND THE SITE IS READY FOR SOD INSTALLATION.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE FENCE AND KEEPING IT INTACT AT ALL TIMES. ANY TREES DAMAGED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR, AT THE CONTRACTOR'S EXPENSE.
6. VERIFY TREES TO BE REMOVED WITH LANDSCAPE ARCHITECT PRIOR TO REMOVING ANY TREES.
7. PARKED VEHICLES OR VEHICLES SHALL BE STORED, DRIVEN OR PARKED WITHIN TREE PROTECTION FENCING.
8. ALL GRADING, CONSTRUCTION EQUIPMENT AND MATERIALS SHALL BE FORBIDDEN FROM ENCRoACHING WITHIN THE TREE PROTECTION FENCING.
9. ALL LIMESTONE OR OTHER MATERIALS SHALL BE RESTRICTED TO TREES SHALL NOT BE LOCATED WITHIN THE TREE PROTECTION FENCING. NOR SHALL THEY BE LOCATED AT ANY HIGHER ELEVATION WHERE DRAINAGE TOWARD THE TREE(S) COULD CONCEIVABLY AFFECT THE HEALTH OF THE TREE(S).
10. IF IT IS THE CONTRACTOR'S OPINION THAT ANY OF THE TREES TO BE PRESERVED WILL BE NEGATIVELY AFFECTED DURING THE CONSTRUCTION PROCESS, THE OWNER'S REPRESENTATIVE SHALL BE NOTIFIED IMMEDIATELY.
11. ALL TREE ROOTS FROM PRESERVED TREES THAT ARE UNEXPECTED DURING CONSTRUCTION SHALL BE PROTECTED. ALL ROOT PRUNED USING THE STANDARDS OF THE NATIONAL ARBORISTS ASSOCIATION.

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME	ADDITIONAL NOTES
CANOPY TREES					
CC	10	3" CALIPER	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	25' MATURE HT
UNDERSTORY TREES					
MR	5	2" CALIPER	MALUS 'JEWELCOLE'	RED JEWEL CRABAPPLE	BRANCHED UP 3'
DECIDUOUS SHRUBS					
CA	19	3 GAL.	CEANOTHUS AMERICANUS	NEW JERSEY TEA	3' MATURE HT
EVERGREEN SHRUBS					
TM	28	5 GAL.	TAXUS x MEDIA 'TAUNTONI'	TAUNTON DENSE YEW	24" HT MINIMUM

- PLANT SO THAT

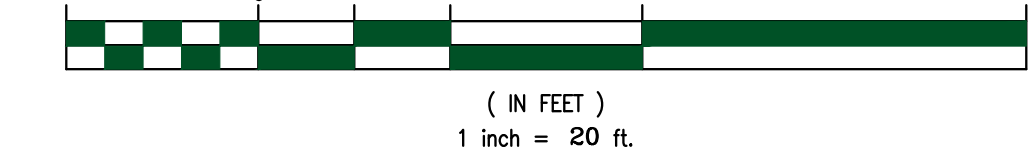
- PAINT ALL CUTS OVER 1" DIA.
 - STAKE TO FIRST BRANCHES AS NECESSARY FOR SUPPORT
 - WIRE SHALL NOT TOUCH OR RUB ADJACENT TRUNKS OR BRANCHES
- 2-3, 2" X 2" HARDWOOD ST. DRIVEN FIRMLY A MINIMUM OF 18" INTO THE SUBGRADE BEFORE TO BACKFILLING
- 2 STRAND 12 GAUGE GALV. - WIRE CLOTH TO BE ENCASED IN RUBBER HOSE 6-9" FROM TOP OF STAKE 2 WIRE STRANDS SHALL BE USED ON MAIN STRUCTURAL BRANCHES
- SPECIFIED PLANTING MIX - WATER & AMP TO REMOVE AIR POCKETS
- NOTE: STAKING AND WRAPPING AS REQUIRED



3" CONTINUOUS RIM

SPECIFIED PLANTING MIX. WATER & TAMP TO REMOVE AIR POCKETS

COMPLETED BY DLZ INDUSTRIAL SURVEYING, INC. ON
MARCH 14, 2025.



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ENGINEERING
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#	DATE	REVISION DESCRIPTION
1	07/14/2025	REVISED PER UPDATED BUILDING FOOTPRINT
2	09/23/2025	REVISED PER COA COMPLETENESS REVIEW (REC'D 08/09/25)
3	10/29/2025	REVISED PER COA P2 & ENVR REVIEW (REC'D 10/02/25)
4		
5		
6		
7		
8		
9		
10		

LANDSCAPE PLAN FOR
LOT 1 AND LOT 2

OAKHURST CENTER
404 N EOLA ROAD
AURORA, IL 60502

MR. ANDY KOBLER
THE OAKHURST CENTER, LLC
PO BOX 1339
ST CHARLES, IL 60174
630.675.5260 (C)
630.904.1444 (T)

2035 101

Drawn by	On
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CHECKED BY: EKH

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