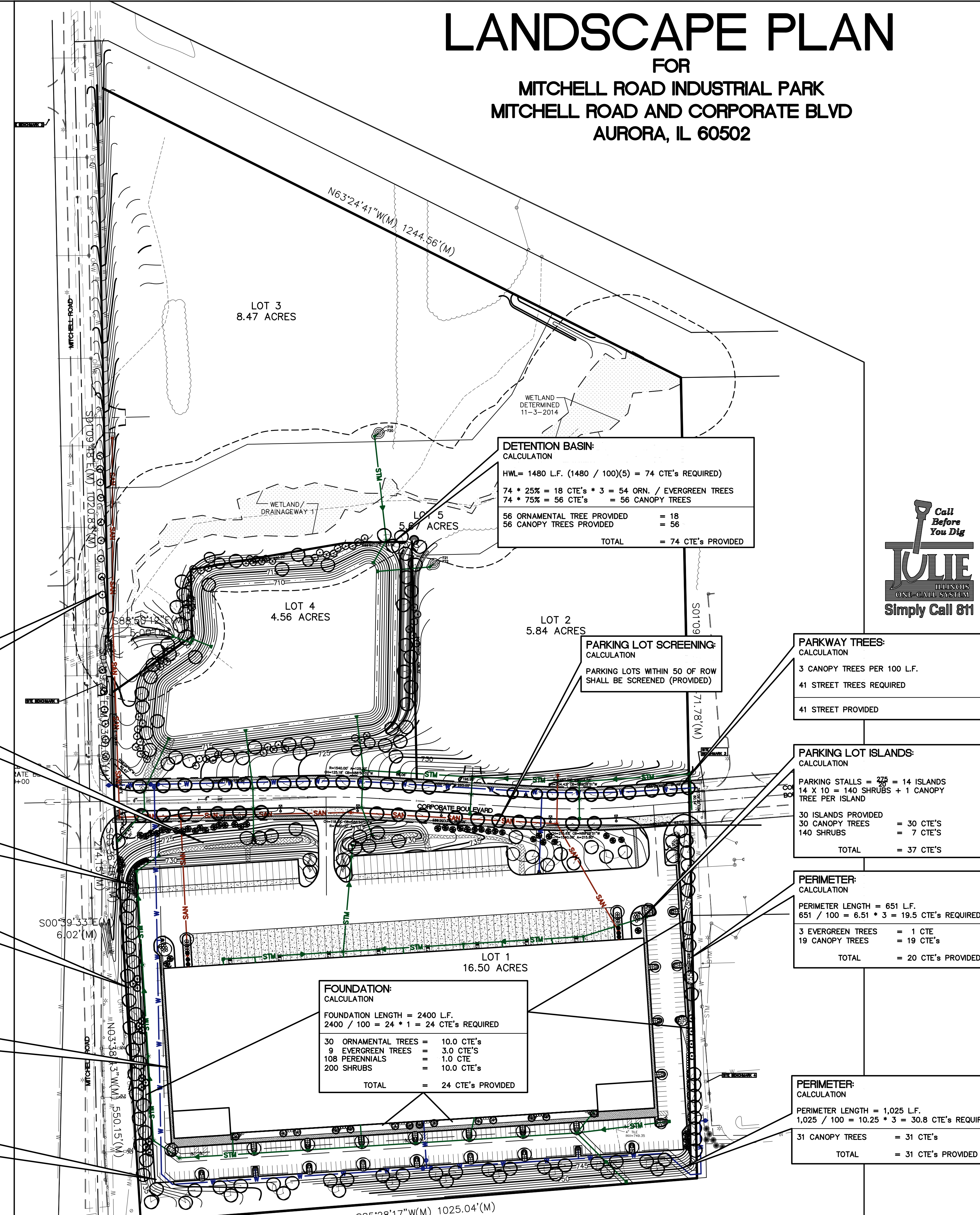


# LANDSCAPE PLAN

FOR  
MITCHELL ROAD INDUSTRIAL PARK  
MITCHELL ROAD AND CORPORATE BLVD  
AURORA, IL 60502



**DETENTION BASIN: CALCULATION**  
 HWL = 1480 L.F. (1480 / 100)(5) = 74 CTE'S REQUIRED)  
 74 \* 25% = 18 CTE'S \* 3 = 54 ORN. / EVERGREEN TREES  
 74 \* 75% = 56 CTE'S = 56 CANOPY TREES  
 56 ORNAMENTAL TREE PROVIDED = 18  
 56 CANOPY TREES PROVIDED = 56  
 TOTAL = 74 CTE'S PROVIDED

**PARKWAY TREES: (BY OTHERS) CALCULATION**  
 3 CANOPY TREES PER 100 L.F.  
 16 STREET TREES REQUIRED  
 16 STREET PROVIDED (ORNAMENTAL TREE SUBSTITUTION DUE TO OHW)

**PERIMETER: CALCULATION**  
 PERIMETER LENGTH = 1,025 L.F.  
 1,025 / 100 = 10.25 \* 3 = 30.8 CTE'S REQUIRED  
 39 EVERGREEN TREES = 13 CTE'S  
 19 CANOPY TREES = 18 CTE'S  
 TOTAL = 31 CTE'S PROVIDED

**PARKING LOT SCREENING: CALCULATION**  
 PARKING LOTS WITHIN 50 OF ROW SHALL BE SCREENED (PROVIDED)

**PERIMETER: CALCULATION**  
 PERIMETER LENGTH = 705 L.F.  
 705 / 100 = 7 \* 3 = 21 CTE'S REQUIRED  
 21 CANOPY TREES = 21 CTE'S  
 TOTAL = 21 CTE'S PROVIDED

**FOUNDATION: CALCULATION**  
 FOUNDATION LENGTH = 313 L.F.  
 313 / 100 = 3.13 \* 1 = 3.1 CTE'S REQUIRED  
 10 ORNAMENTAL TREES = 3 CTE  
 9 SHRUBS = 0.4 CTE'S  
 TOTAL = 3.4 CTE'S PROVIDED

**PARKING LOT SCREENING: CALCULATION**  
 PARKING LOTS WITHIN 50 OF ROW SHALL BE SCREENED (PROVIDED)

**FOUNDATION: CALCULATION**  
 FOUNDATION LENGTH = 2400 L.F.  
 2400 / 100 = 24 \* 1 = 24 CTE'S REQUIRED  
 30 ORNAMENTAL TREES = 10.0 CTE'S  
 9 EVERGREEN TREES = 3.0 CTE'S  
 108 PERENNIALS = 1.0 CTE  
 200 SHRUBS = 10.0 CTE'S  
 TOTAL = 24 CTE'S PROVIDED

**PARKING LOT SCREENING: CALCULATION**  
 PARKING LOTS WITHIN 50 OF ROW SHALL BE SCREENED (PROVIDED)

**PARKWAY TREES: CALCULATION**  
 3 CANOPY TREES PER 100 L.F.  
 41 STREET TREES REQUIRED  
 41 STREET PROVIDED

**PARKING LOT ISLANDS: CALCULATION**  
 PARKING STALLS = 275 = 14 ISLANDS  
 14 X 10 = 140 SHRUBS + 1 CANOPY TREE PER ISLAND  
 30 ISLANDS PROVIDED  
 30 CANOPY TREES = 30 CTE'S  
 140 SHRUBS = 7 CTE'S  
 TOTAL = 37 CTE'S

**PERIMETER: CALCULATION**  
 PERIMETER LENGTH = 651 L.F.  
 651 / 100 = 6.51 \* 3 = 19.5 CTE'S REQUIRED  
 3 EVERGREEN TREES = 1 CTE  
 19 CANOPY TREES = 19 CTE'S  
 TOTAL = 20 CTE'S PROVIDED

**PERIMETER: CALCULATION**  
 PERIMETER LENGTH = 1,025 L.F.  
 1,025 / 100 = 10.25 \* 3 = 30.8 CTE'S REQUIRED  
 31 CANOPY TREES = 31 CTE'S  
 TOTAL = 31 CTE'S PROVIDED

**Landscape Data Table: Planting Material Key**

Evergreen Trees (minimum size 6 feet) Count:	51
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	102
Evergreen Shrubs (minimum of 18 inches) Count:	107
Deciduous Shrubs (minimum of 18 inches) Count:	277
Ornamental Grasses Count:	81
Perennials Count:	260
Annuals Count:	0
Groundcover Square Footage:	0
Turf (Seeded) Square Footage:	161000
Turf (Sod) Square Footage:	0
Native Prairie Planting Square Footage:	274650
Native Wetland Planting Square Footage:	66330



**LEGEND**

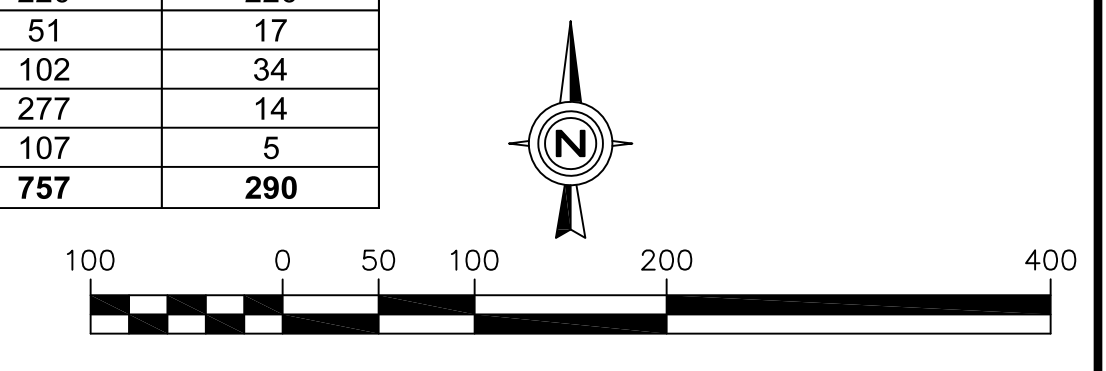
EXISTING	DESCRIPTION	PROPOSED
Symbol	WATER MAIN	Symbol
Symbol	SEWER MAIN	Symbol
Symbol	ELECTRICAL POWER POLE	Symbol
Symbol	OVERHEAD TRAFFIC SIGNAL	Symbol
Symbol	TRAFFIC SIGNAL MANHOLE	Symbol
Symbol	OVERHEAD ELECTRIC WIRE	Symbol
Symbol	TELEPHONE PEDESTAL	Symbol
Symbol	CABLE TELEVISION PEDESTAL	Symbol
Symbol	COMMERCIAL HEALTHY EDISON MANHOLE	Symbol
Symbol	SOFT POLE	Symbol
Symbol	SOLID POLE	Symbol
Symbol	GAS MAIN	Symbol
Symbol	ELECTRIC MARKER	Symbol
Symbol	TELEPHONE MARKER	Symbol
Symbol	WATER MAIN	Symbol
Symbol	ELECTRIC LINE	Symbol
Symbol	TELEPHONE LINE	Symbol
Symbol	CABLE TV LINE	Symbol
Symbol	SANITARY SEWER	Symbol
Symbol	STORM SEWER	Symbol
Symbol	SOFT POLE	Symbol
Symbol	CONFIRMED TREE W/DIAMETER	Symbol
Symbol	DECIDUOUS TREE W/DIAMETER	Symbol
Symbol	WOOD FENCE	Symbol
Symbol	CHAIN LINK FENCE	Symbol
Symbol	METAL GUARDRAIL	Symbol
Symbol	CONCRETE SURFACE	Symbol
Symbol	CONTOUR LINE	Symbol
Symbol	PROPOSED FLOOR ELEVATION	Symbol
Symbol	PROPOSED ELEVATION	Symbol
Symbol	EXISTING ELEVATION	Symbol
Symbol	TOP OF FINISH WALL ELEVATION	Symbol
Symbol	TOP OF CURB ELEVATION	Symbol
Symbol	PROPOSED WETLAND DIRECTION	Symbol
Symbol	OVERLAND OVERFLOW DIRECTION	Symbol
Symbol	WETLAND DIRECTION	Symbol
Symbol	WETLAND DIRECTION	Symbol

**Landscape Implementation Data Table: Plant List by Category**

QTY	Percent	SYM	BOTANICAL NAME (Family / Genus / Species)	COMMON NAME	SIZE	COMMENTS
10	5%	ABM	Aceraceae Acer x fremontii 'Jefferson'	Autumn Blaze Maple	2 1/2" Cal.	
6	3%	MAM	Asteraceae Acer x fremontii 'Marmy'	Marmy Maple	2 1/2" Cal.	
3	1%	HCN	Sapindaceae Aesculus hippocastanum	Horse Chestnut	2 1/2" Cal.	
13	6%	RVB	Betulaceae Betula nigra 'Cully Heritage'	Heritage River Birch	14" HT.	Multi-stem
7	3%	AHB	Betulaceae Carpinus caroliniana	American Hornbeam	2 1/2" Cal.	
8	4%	SBH	Juglandaceae Carya ovata	Shagbark Hickory	2 1/2" Cal.	
3	1%	NCA	Bignoniaceae Catalpa speciosa	Northern Catalpa	2 1/2" Cal.	
10	5%	CHB	Cannabaceae Celtis occidentalis 'ChicagoLand'	ChicagoLand Hackberry	2 1/2" Cal.	
18	8%	PSG	Ginkgoaceae Ginkgo biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	2 1/2" Cal.	
29	13%	SLH	Fabaceae Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	2 1/2" Cal.	
23	10%	KCT	Fabaceae Gymnocladus dioica (Male Only)	Kentucky Coffee Tree	2 1/2" Cal.	
2	1%	SWG	Altingiaceae Liquidambar styraciflua	Sweetgum	2 1/2" Cal.	
2	1%	TLP	Magnoliaceae Liriodendron tulipifera	Tulip Tree	2 1/2" Cal.	
5	2%	BLG	Nyssaceae Nyssa sylvatica	Black Gum	2 1/2" Cal.	
10	5%	BLP	Platanaceae Platanus acerifolia 'Bloodgood'	London Planetree	2 1/2" Cal.	
24	11%	SWQ	Fagaceae Quercus bicolor	Swamp White Oak	2 1/2" Cal.	
22	10%	BOK	Fagaceae Quercus macrocarpa	Bur Oak	2 1/2" Cal.	
9	4%	AML	Malaquaceae Tilia americana 'American Sentry'	American Sentry Linden	2 1/2" Cal.	
5	2%	NHE	Ulmaceae Ulmus americana 'New Harmony'	New Harmony Elm	2 1/2" Cal.	
6	3%	PE	Ulmaceae Ulmus 'Pioneer'	Pioneer Smoothleaf Elm	2 1/2" Cal.	
5	2%	ACE	Ulmaceae Ulmus 'Morton'	Accolade Elm	2 1/2" Cal.	
<b>Total:</b>	<b>220</b>	<b>100%</b>				
6	12%	CNJ	Cupressaceae Juniperus virginiana 'Canaertii'	Canaertii Juniper	5'-6'	
9	18%	NWS	Piceaceae Picea abies	Norway Spruce	6'	
11	22%	BHS	Piceaceae Picea glauca var. densata	Black Hills Spruce	6'	
9	18%	CGS	Piceaceae Picea pungens	Colorado Green Spruce	6'	
16	31%	EWP	Pinaceae Pinus strobus	Eastern White Pine	6'	
<b>Total:</b>	<b>51</b>	<b>100%</b>				
9	9%	ERB	Fabaceae Cercis canadensis	Eastern Redbud	6'	
16	16%	CDW	Cornaceae Cornus mas	Cornelian-Cherry Dogwood	6'	
7	7%	RPS	Anacardiaceae Cotinus coccinea 'Royal Purple'	Royal Purple Smokebush	6'	
27	26%	TCH	Rosaceae Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	6'	
7	4%	RJC	Rosaceae Malus 'Red Jewel'	Red Jewel Crabapple	6'	
20	20%	ISL	Oleaceae Syringa reticulata 'Vony Silk'	Vony Silk Tree Lilac	6'	
7	7%	NVB	Adoxaceae Viburnum lentago	Nannyberry Viburnum	4'	
<b>Total:</b>	<b>102</b>	<b>97%</b>				
49	18%	IBB	Anacardiaceae Rhus aromatica 'Grow-Low'	Grow-Low Sumac	4 Gal.	
106	60%	GLS	Rosaceae Aronia melanocarpa 'Morton'	Inquis Beauty Black Chokeberry	5 Gal.	
16	6%	MKL	Oleaceae Syringa reticulata 'Miss Kim'	Miss Kim Lilac	5 Gal.	
26	9%	JVB	Adoxaceae Viburnum x juddii	Judd Viburnum	36"	
20	7%	DHW	Caprifoliaceae Weigela x 'Dark Horse'	Dark Horse Weigela	3 Gal.	
<b>Total:</b>	<b>277</b>	<b>100%</b>				
5	5%	GCP	Cupressaceae Thuja occidentalis	Techy Arborvitae	5'	
5	5%	BPH	Aquifoliaceae Ilex mesaeae 'Blue Prince'	Blue Prince Holly	5 Gal.	
8	7%	KCJ	Cupressaceae Juniperus x pfitzeriana 'Kally's Compact'	Kally's Compact Juniper	5 Gal.	
89	83%	DNY	Taxaceae Taxus x media 'Densiformis'	Densiformis Yew	5 Gal.	
<b>Total:</b>	<b>107</b>	<b>100%</b>				

**Landscape Data Table: CTEs Provided**

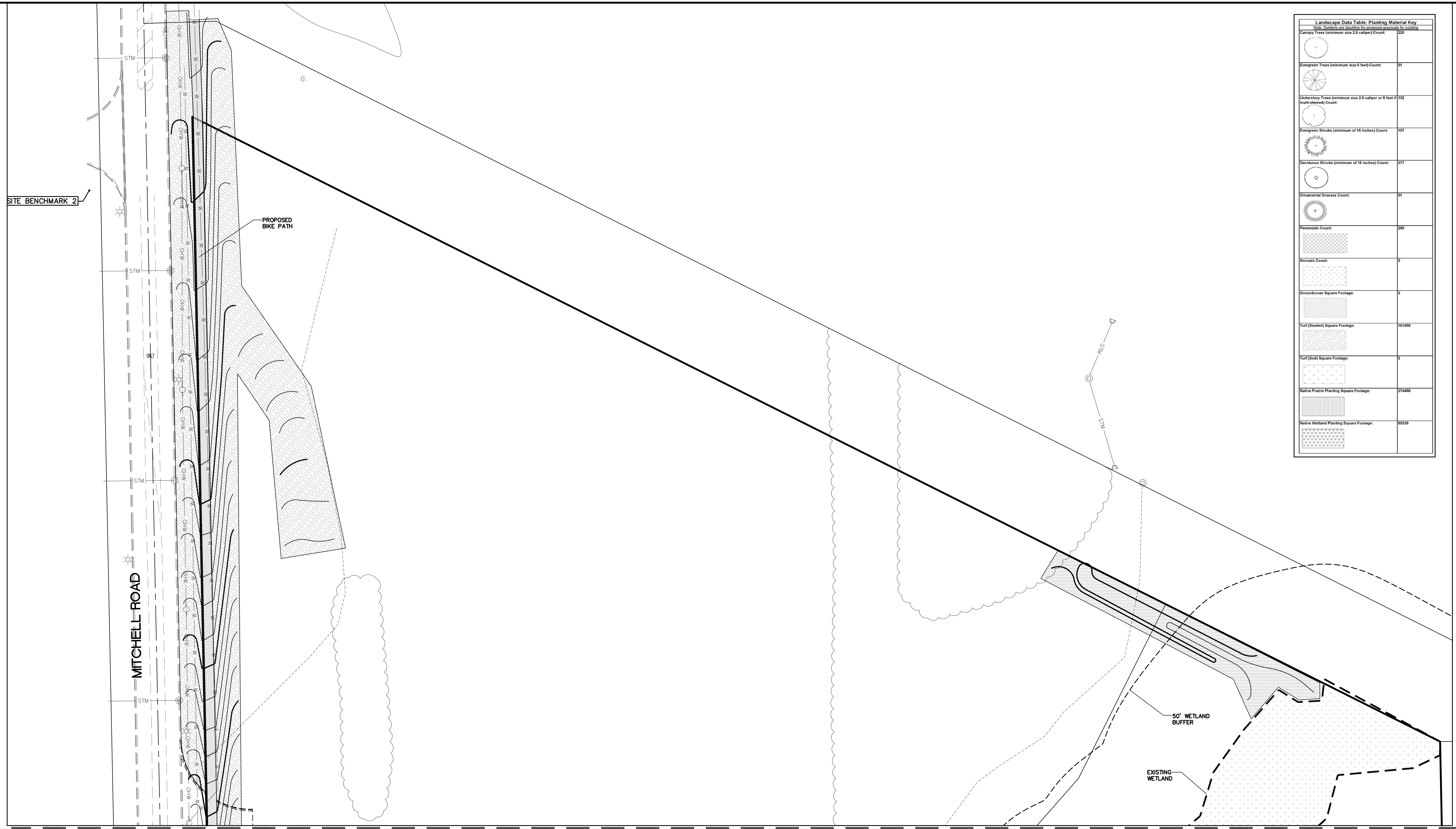
	CTE Value	Count Provided	Total CTEs Provided
Canopy Trees	1	220	220
Evergreen Trees	1/3	51	17
Understory Trees	1/3	102	34
Deciduous Shrubs	1/20	277	14
Evergreen Shrubs	1/20	107	5
<b>Total:</b>		<b>757</b>	<b>290</b>



## OVERALL LANDSCAPE PLAN

DATE: 7/17/18  
 REVISIONS:  
 PER CITY REVIEW COMMENTS:  
 NO. 1  
 Prepared For:  
 The Pizzuti Companies  
 2001 Butterfield Road, Suite 440  
 Downers Grove, IL 60515  
 MITCHELL RD. INDUSTRIAL PARK - AUFOFA, IL  
 Mitchell Road at Corporate Blvd.  
 Aurora, Illinois  
 Prepared By:  
 Watermark Engineering Resources, Ltd.  
 2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502  
 phone 630-575-1800 fax 630-236-9600 www.watermark-engineering.com  
 CHECKED BY: B. PERRY  
 DESIGN BY: K. PRICE  
 DRAWN BY: K. PRICE  
 DATE: JUNE 28, 2018  
 SCALE: 1" = 100'  
 PROJECT NO.: 17-062  
 L-1.0  
 OVERALL LANDSCAPE PLAN





MATCH LINE A-A SEE SHEET L 1.2

Landscape Data Table: Planting Material Key	
Note: Symbols are Shown for proposed quantities for counts.	
Canopy Trees (minimum size 2.5 caliper) Count:	220
Evergreen Trees (minimum size 6 feet) Count:	41
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	102
Evergreen Shrubs (minimum of 18 inches) Count:	107
Deciduous Shrubs (minimum of 18 inches) Count:	277
Ornamental Grasses Count:	41
Perennials Count:	260
Annuals Count:	0
Groundcover Square Footage:	0
Turf (Seed) Square Footage:	161000
Turf (Soil) Square Footage:	0
Native Prairie Planting Square Footage:	274400
Native Wetland Planting Square Footage:	60300

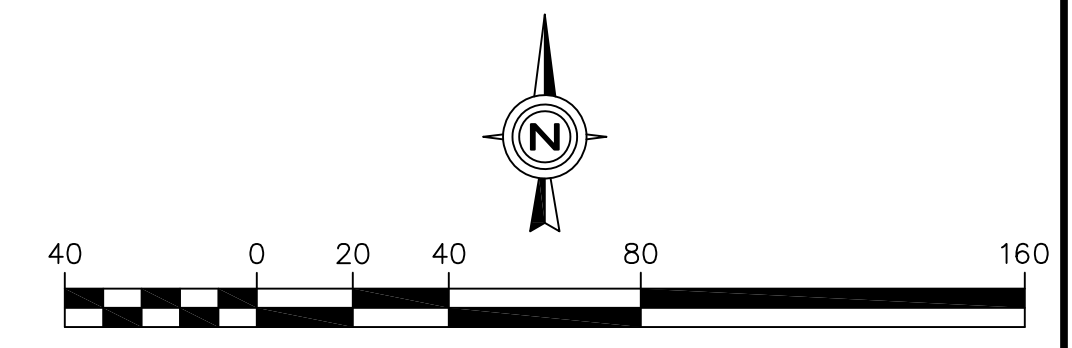
NO.	REVISIONS	DATE
1	PER. CITY REVIEW COMMENTS	7/17/18

Prepared For:  
**The Pizzuti Companies**  
 2001 Butterfield Road, Suite 440  
 Downers Grove, IL 60515  
**MITCHELL RD. INDUSTRIAL PARK - AUFOFA, IL**  
 Mitchell Road at Corporate Blvd.  
 Aurora, Illinois

Prepared By:



CHECKED BY: B. PERRY  
 DESIGN BY: K. PRICE  
 DRAWN BY: K. PRICE  
 DATE: JUNE 28, 2018  
 SCALE: 1" = 20"  
 PROJECT NO.: 17-062



LANDSCAPE PLAN

L-1.1

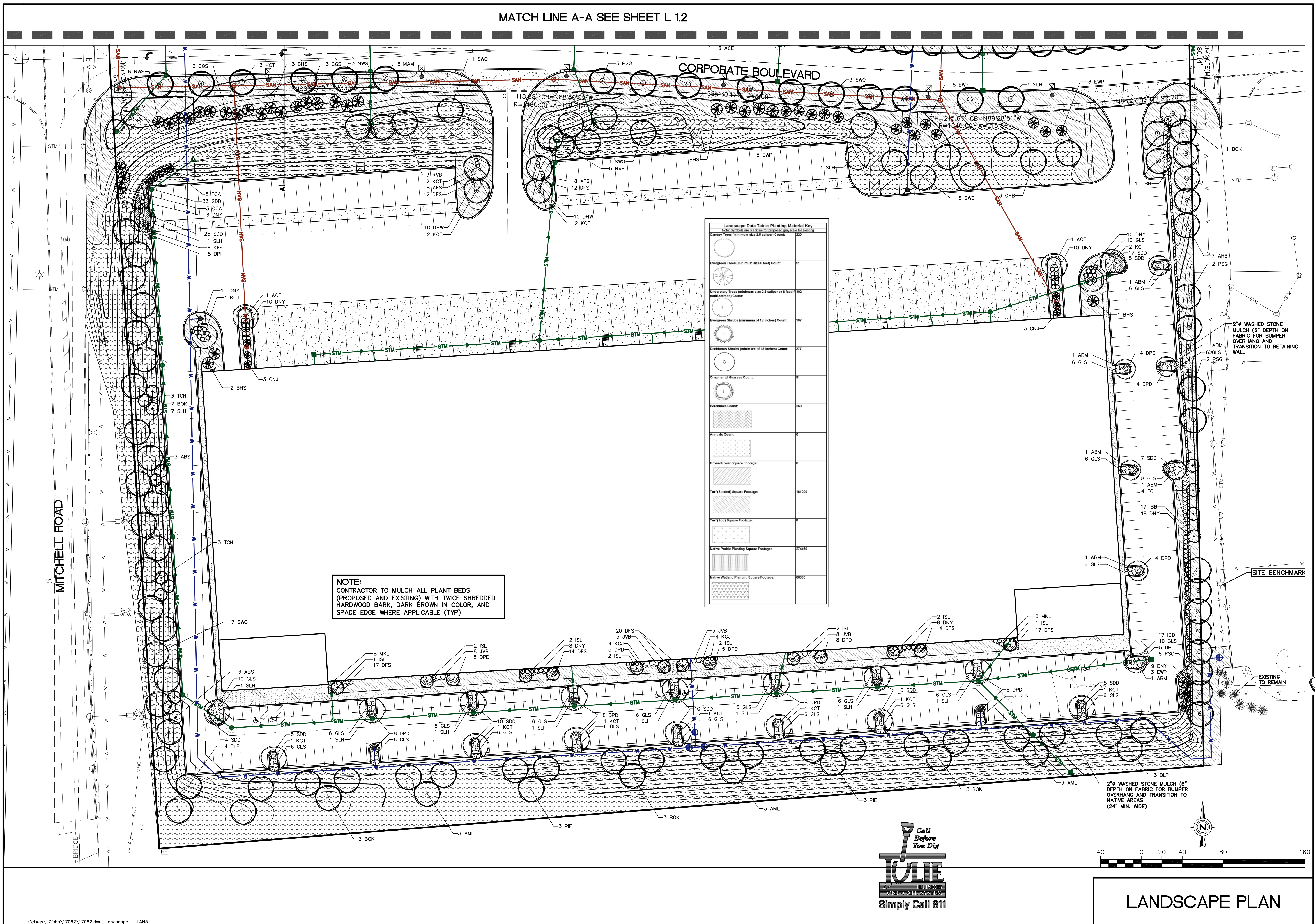








MATCH LINE A-A SEE SHEET L.12



DATE	7/17/18
REVISIONS	PER CITY REVIEW COMMENTS
NO.	1

Prepared For:

The Pizzuti Companies  
2001 Butterfield Road, Suite 440  
Downers Grove, IL 60515  
**MITCHELL RD. INDUSTRIAL PARK - AURORA, IL**  
Mitchell Road at Corporate Blvd.  
Aurora, Illinois

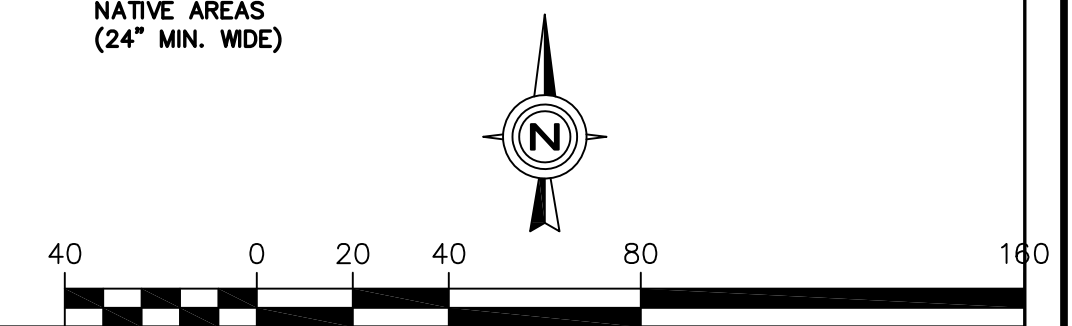
Prepared By:

**Watermark Engineering Resources, Ltd.**  
2637 Ginger Woods Parkway, Suite 100, Aurora, IL 60502  
phone 630-375-7800 fax 630-238-9800 www.watermark-engineering.com

CHECKED BY: B. PERRY
DESIGN BY: K. PRICE
DRAWN BY: K. PRICE
DATE: JUNE 28, 2018
SCALE: 1" = 20'
PROJECT NO.: 17-062

L-13

LANDSCAPE CALCULATIONS PLAN



LANDSCAPE PLAN



**NATIVE PLANTING SPECIFICATIONS FOR STORMWATER BMP'S**  
DESCRIPTION AND GENERAL REQUIREMENTS

- WORK SHALL CONSIST OF PROVIDING, DELIVERING, AND INSTALLING ALL SEEDS, PLUGS, PLANTS, OR OTHER MATERIALS REQUIRED FOR THE ESTABLISHMENT OF THE PROPOSED STORMWATER BMP. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL POST-PLANTING MAINTENANCE UNTIL RELEASED BY THE LANDSCAPE ARCHITECT/DESIGNER OR OWNER'S REPRESENTATIVE, AND ANY TASKS AND OPERATIONS IN COMPLIANCE WITH THE PLANS AS SPECIFIED IN THIS PROVISION OR AS DEEMED NECESSARY BY THE LANDSCAPE ARCHITECT/DESIGNER OR OWNER'S REPRESENTATIVE.
  - COMPLIANCE WITH LOCAL REQUIREMENTS AS RELATED TO THE WORK AS DESCRIBED HEREIN INCLUDING PERFORMANCE AND MAINTENANCE STANDARDS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND/OR SUB-CONTRACTORS.
  - WORK SHALL BE PERFORMED ONLY BY A COMPANY SPECIALIZING IN NATIVE/ WETLAND INSTALLATION AND MAINTENANCE WITH A MINIMUM OF 7 YEARS OF EXPERIENCE. PERSONAL ASSIGNED TO SITE SHALL HAVE A MINIMUM OF 3 YEARS OF PROFESSIONAL EXPERIENCE IN ASSIGNED WORK. IN NO CASE SHALL ANYONE WORK ON-SITE WITHOUT A QUALIFIED SUPERVISOR.
  - THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE APPLICABLE AGENCIES.
  - THE CONTRACTOR SHALL NOTIFY THE DESIGNER, ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE APPROPRIATE CONSTRUCTION INSPECTIONS.
  - THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS.
  - PRIOR TO CONSTRUCTION, THE CONTRACTOR IS TO CONTACT THE DESIGNER TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.
  - THE CONTRACTOR IS TO FOLLOW ALL ORDINANCES AND REQUIREMENTS OF THE STATE, COMMUNITY, AND LOCAL DISTRICTS. ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS FOR THE PROJECT.
  - PRIOR TO BID AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS AT THE SITE. IF ANY DISCREPANCIES ARE FOUND, AT ANY TIME BEFORE OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY (BEFORE ANY ADDITIONAL IMPROVEMENTS ARE INSTALLED) IN ORDER TO OBTAIN WRITTEN CONFIRMATION BY THE LANDSCAPE ARCHITECT/DESIGNER AS TO ANY REVISIONS/SUBSTITUTIONS THAT MAY NEED TO BE MADE TO THE PLANS.
  - CONTRACTOR SHALL GUARANTEE ALL SEED, PLUGS, PLANTS, LABOR AND ANY MATERIAL FOR THE DURATION OF ANY AND ALL INSTALLATION AND MAINTENANCE CONTRACT OR 1 YEAR, WHICHEVER IS GREATER.
  - THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES ON AND OFF-SITE AND THE CONTRACTOR SHALL PROVIDE A WRITTEN STATEMENT TO HOLD HARMLESS THE OWNER AND ANY OTHER AGENTS OF THE PROJECT.
  - THE CONTRACTOR SHALL INDEMNIFY WATERMARK ENGINEERING RESOURCES, LTD (THE ENGINEER), ARCHITECT AND OWNER, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION.
- SEEDS, PLUGS AND PLANTS**
- ALL SEEDS, PLUGS AND PLANTS SHALL BE GUARANTEED TO BE TRUE TO BOTANICAL NAME AND VARIETIES.
  - SEED MIX PERCENTAGES SHALL MATCH SEED COUNT AND PERCENTAGES SPECIFIED.
  - SEED MIX PERCENTAGES / QUANTITY INDICATED PER ACRE SHALL MEAN THE TOTAL AMOUNT OF PLS (PURE LIVE SEED) PER ACRE FOR ALL SPECIES EXCLUDING FORBS.
  - SEED MIXTURES TAGS SHALL BE SUBMITTED A MINIMUM OF 2 WEEKS PRIOR TO SEEDING TIME FOR APPROVAL BY THE LANDSCAPE ARCHITECT/ DESIGNER OR OWNER'S REPRESENTATIVE.
  - ALL SEEDS SHALL HAVE THE PROPER STRATIFICATION AND/OR SCARIFICATIONS TO BREAK SEEDS OUT OF DORMANCY FOR ANY PLANTING TO OCCUR OTHER THAN FALL PLANTING.
  - LEGUMES SHALL BE INOCULATED WITH THE PROPER RHIZOBIA AS NECESSARY FOR SCHEDULED PLANTING TIME.
  - IF NOT ALREADY INCLUDED IN THE SEED MIX, PLANT A TEMPORARY COVER CROP ALONG WITH THE SEED TO STABILIZE THE SOIL WHILE THE PERMANENT NATIVE SPECIES GERMINATE AND BECOME ESTABLISHED, ESPECIALLY IN HIGHLY ERODIBLE AREAS.
  - SEEDS AND PLUGS SHALL BE FROM A SOURCE WITHIN A MAXIMUM OF 200 MILES FROM THE PROJECT LOCATION.
  - ALL QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. IF DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT/ DESIGNER OR OWNER'S REPRESENTATIVE IMMEDIATELY AND NO WORK IS TO BE DONE UNTIL APPROVED BY THE LANDSCAPE ARCHITECT/ DESIGNER OR OWNER'S REPRESENTATIVE.
- INSTALLATION**
- CONSTRUCTION REQUIREMENTS AND TIMELINES SHALL BE SCHEDULED WITH THE GENERAL CONTRACTOR.
  - NOW ANY EXCESS EXISTING VEGETATION SCHEDULED TO REMAIN TO A HEIGHT OF 6" MAXIMUM.
  - APPLY BROAD SPECTRUM OR TARGETED HERBICIDE, DEPENDING ON SPECIES PRESENT. HERBICIDE APPLICATION MUST BE PERFORMED BY A LICENSED PESTICIDE APPLICATOR. CONTRACTOR TO VERIFY EXISTING TOPSOIL PH AND ORGANIC MATTER.
  - SOIL PH SHALL BE MONITORED AND ADJUSTED AS NEEDED FOR VIGOROUS PLANT HEALTH.
  - CONTRACTOR IS RESPONSIBLE FOR ALL TESTING AND LABOR FOR ANNUAL SOIL TESTS AND AS NEEDED TO DIAGNOSE ANY PROBLEMATIC AREA.
  - CONTRACTOR TO VERIFY WITH SEED SOURCE FOR APPROPRIATE PLANTING TIMES AND CONDITIONS AS NEEDED.
  - CONTRACTOR SHALL AVOID THE USE OF HEAVY EQUIPMENT AND ANY OTHER ACTIVITY THAT WILL RESULT IN OVER COMPACTION OF THE AREAS TO BE PLANTED.
  - WHEN APPLICABLE, CONTRACTOR SHALL INSTALL THE AMENDED SOIL MIX PER PLAN. MATERIALS MAKING UP AMENDED SOIL MIXTURE SHALL BE WELL BLENDED AND SHALL NOT BE INSTALLED SEPARATELY IN "LAYERS".
  - TOPSOIL SHALL BE TILLED AS NECESSARY TO COINCIDE WITH SEEDING METHODOLOGY WHETHER IT BE BROADCAST, DRILL, HYDRO-SEEDING, OR NO-TILL TYPES. SEEDING METHODOLOGY SHALL BE AT THE DISCRETION OF THE CONTRACTOR BUT SHALL BE IN A MANNER NECESSARY TO MAXIMIZE PLANT ESTABLISHMENT, UNIFORM COVERAGE AND THE PREVENTION OF SOIL EROSION.
  - TOPSOIL AND FINISH GRADE SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR FOR SUPPLY, QUALITY, QUANTITY AND PLACEMENT OF TOPSOIL.
  - THE FINISH GRADE WILL BE SHAPED TO THE ELEVATION SHOWN ON THE PLANS. TOPSOIL WILL BE FREE OF DEBRIS, CLODS, STONES, ROOTS, STICKS, WASHOUTS, CRUSTING/ CAKING, WITH SOIL PARTICLES NOT TO EXCEED 2" IN DIAMETER. A TEMPORARY COVER CROP WILL BE REQUIRED TO BE ESTABLISHED AFTER THE FIRST FULL GROWING SEASON PER PLAN.

- IF BROADCAST SEEDING IN DORMANCY, INSTALL WHEN THE EVENING TEMPERATURES DROP BELOW FREEZING. USE APPROPRIATE EROSION CONTROL MEASURES TO PROVIDE STABILIZATION UNTIL THE FOLLOWING GROWING SEASON.
  - CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DETERMINING AND IMPLEMENTING THE MEANS AND METHODS NECESSARY FOR THE SAFE AND SUCCESSFUL EXECUTION OF THE APPROVED PLANS. THIS INCLUDES BUT IS NOT LIMITED TO:
  - SEED INSTALLATION METHODS AND EQUIPMENT, PROTECTION OF PLANT MATERIAL/SEED FROM WILDLIFE AND OTHER ENVIRONMENTAL FACTORS DURING ESTABLISHMENT, APPROPRIATE MAINTENANCE TIMING AND TECHNIQUES ETC.
  - THIS SHALL BE DONE IN ACCORDANCE WITH THE PROVIDED DETAILS, SPECIFICATIONS AND PERFORMANCE STANDARDS WHICH ARE INTEGRAL TO THE APPROVED PLANS.
  - ANY RESTORATION NEEDED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- MAINTENANCE AND MANAGEMENT**
- TO ENSURE PROPER ESTABLISHMENT, A MAINTENANCE AND MANAGEMENT PLAN SHALL BE REQUIRED TO SUPPORT SITE DEVELOPMENT GOALS. THEREFORE REGULAR MAINTENANCE AND MONITORING CONTROLS TO PREVENT INVASIVE SPECIES AND MAINTAIN OPTIMAL MOISTURE LEVELS ARE NECESSARY. MANAGEMENT ACTIONS ITEMS FOR DURATIONS AS SPECIFIED. SELECTION OF MAINTENANCE METHODS PARTLY DEPENDS UPON TIMING AND OTHER FACTORS SUCH AS AESTHETIC GOALS, PROJECT SIZE, AND BUDGET TO DETERMINE WHAT TECHNIQUES WILL BE USED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR BECOMING FAMILIAR WITH THE PERFORMANCE STANDARDS AND, IN CONJUNCTION WITH THE OWNER, DEVELOPING THE APPROPRIATE MAINTENANCE TECHNIQUES AND SCHEDULE IN ORDER TO MEET THE CRITERIA AS DEFINED IN THE AFOREMENTIONED PERFORMANCE STANDARDS.
  - THE MAINTENANCE OF A NATIVE LANDSCAPE INCLUDES MANY DIFFERENT ACTIONS: REGULAR SITE INSPECTION AND MONITORING, MOWING, SELECTIVE HERBICIDE/ PESTICIDE APPLICATION, OVER-SEEDING AND SUPPLEMENTAL PLANTING, WATER CONTROL AND TEMPORARY IRRIGATION AND PRESCRIBED BURNING.

**CITY OF AURORA NATIVE LANDSCAPE PERFORMANCE SPECIFICATIONS**

- EMERGENT/OPEN WATER**  
A. BY THE END OF THE FIFTH YEAR, 80% OF THE SPECIES INSTALLED SHALL BE PRESENT, AND AT LEAST 60% OF THE TOTAL COVER SHALL BE NATIVE SPECIES.  
B. TOTAL VEGETATION COVER WITHIN EMERGENT/OPEN WATER ZONES SHALL BE AT LEAST 60% BY THE END OF YEAR FIVE.  
C. TOTAL REED CANARY GRASS COVER SHALL NOT EXCEED 20%.  
D. TOTAL CATTAIL COVER SHALL NOT EXCEED 40%.
- WET PRAIRIE**  
A. BY THE END OF THE FIFTH YEAR, 80% OF THE SPECIES INSTALLED SHALL BE PRESENT, AND AT LEAST 60% OF THE TOTAL COVER SHALL BE NATIVE SPECIES.  
B. BY THE END OF THE THIRD THROUGH THE FIFTH YEAR, TOTAL VEGETATION COVER WITHIN THE WET PRAIRIE SHALL BE AT LEAST 90%.  
C. TOTAL REED CANARY GRASS COVER SHALL NOT EXCEED 10%.  
D. TOTAL CATTAIL COVER SHALL NOT EXCEED 40%.
- MESIC PRAIRIE**  
A. BY THE END OF THE FIFTH YEAR, 80% OF THE SPECIES INSTALLED SHALL BE PRESENT, AND AT LEAST 60% OF THE TOTAL COVER SHALL BE NATIVE SPECIES.  
B. TOTAL VEGETATION COVER WITHIN MESIC PRAIRIE ZONES SHALL BE AT LEAST 90% BY THE END OF THE THIRD THROUGH THE FIFTH YEAR.  
C. TOTAL REED CANARY GRASS COVER SHALL NOT EXCEED 10%.
- SAVANNA/WOODLAND**  
A. DURING YEAR ONE, REDUCE WOODY PLANT COVER SO AT LEAST 60% OF THE AVAILABLE LIGHT CAN REACH GROUND LAYER VEGETATION.  
B. NON-NATIVE WOODY VEGETATION SHALL NOT EXCEED 10% TOTAL COVER.  
C. BY THE END OF THE FIFTH YEAR, 80% OF THE SPECIES INSTALLED SHALL BE PRESENT, AND AT LEAST 60% OF THE TOTAL COVER SHALL BE NATIVE SPECIES.

**WATERING NOTE:**

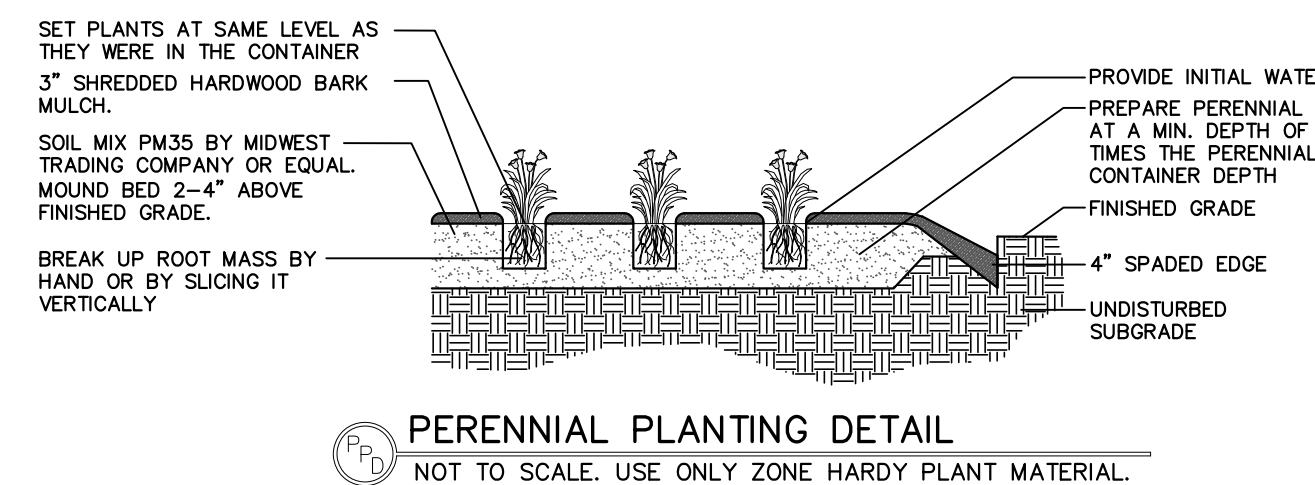
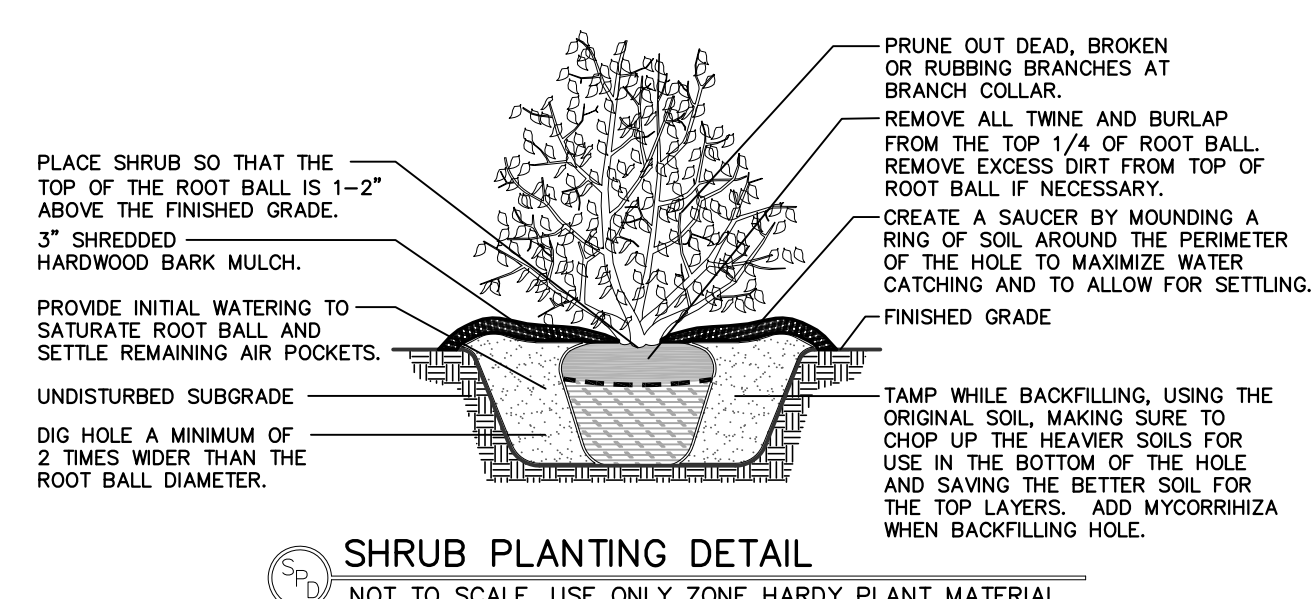
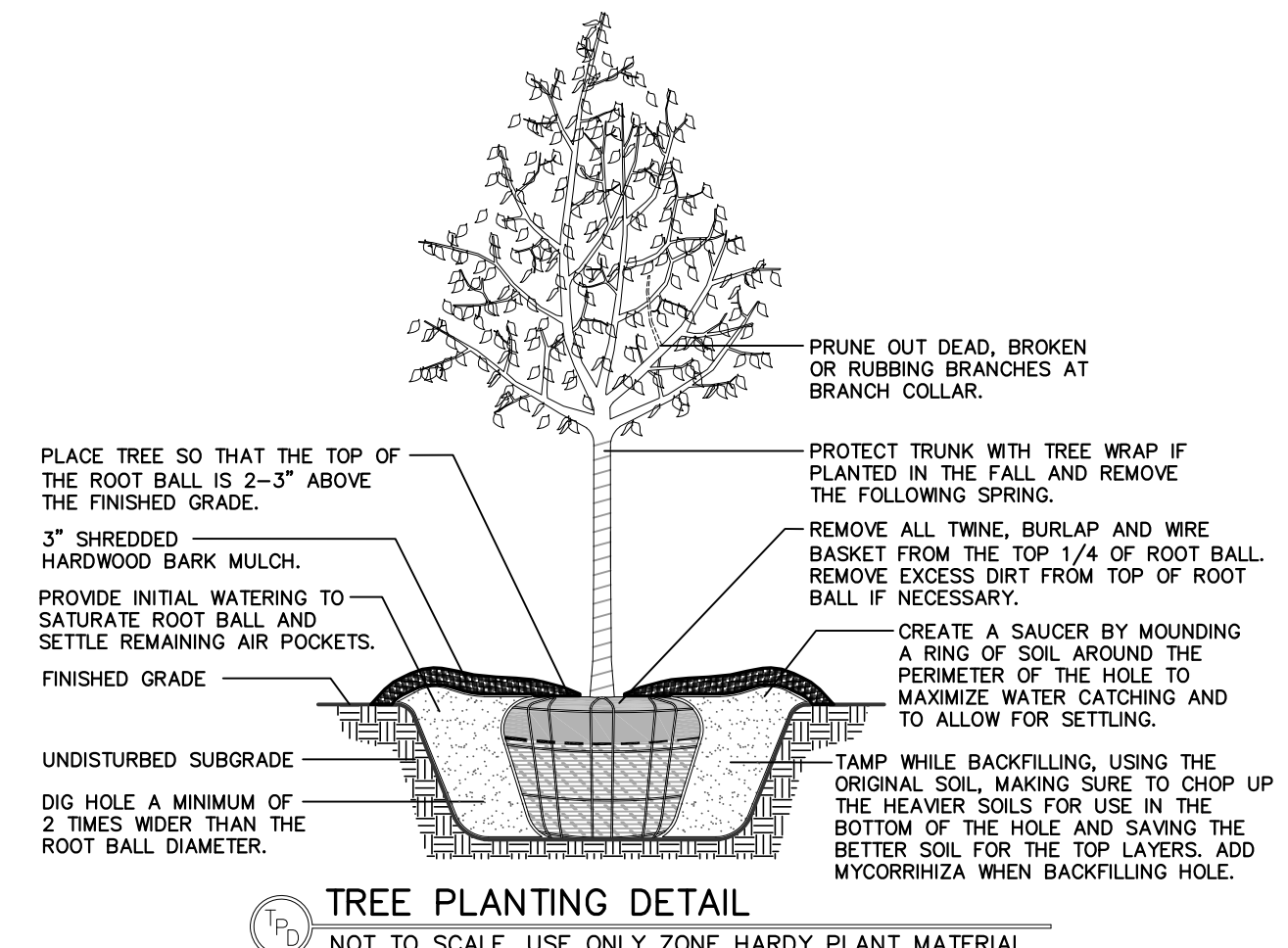
LANDSCAPE CONTRACTOR TO PROVIDE ALL LANDSCAPE WATERINGS AS NEEDED FOR THE INITIAL 30 DAY PERIOD TO PROVIDE ADDITIONAL WATERINGS IF REQUESTED BY OWNER.

LANDSCAPE CONTRACTOR TO PROVIDE SEPARATE ITEMIZED UNIT PRICE FOR WATERINGS AFTER THE INITIAL 30 DAY PERIOD TO PROVIDE ADDITIONAL WATERINGS IF REQUESTED BY OWNER.

IF LANDSCAPE IS SCHEDULED TO BE INSTALLED IN PHASES, CONTRACTOR SHALL PROVIDE UNIT PRICE WATERING BIDS FOR EACH PHASE.

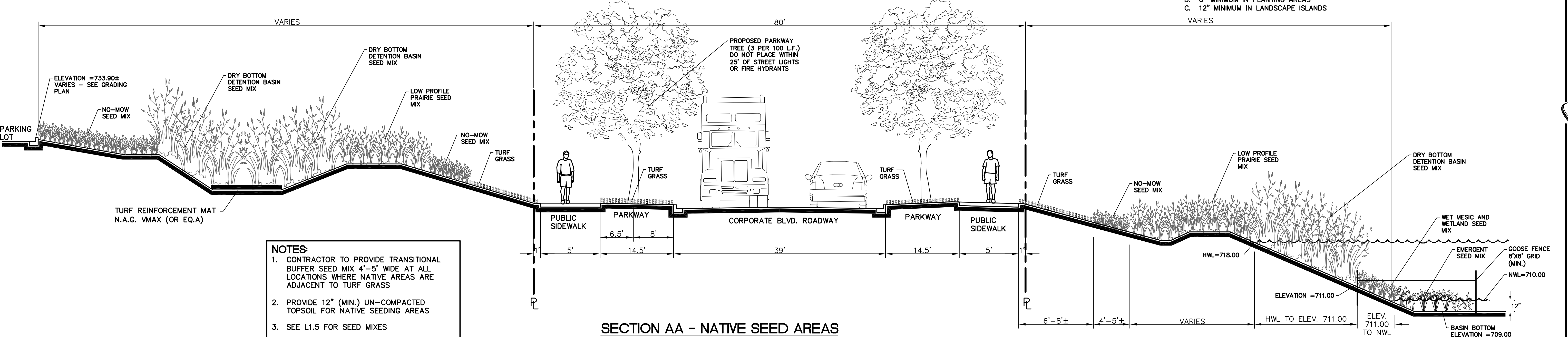
DUE TO WATERING RESPONSIBILITIES AND WARRANTEE CRITERIA, LANDSCAPE CONTRACTOR SHALL INSTALL LANDSCAPE IN SUBSTANTIAL INTERVALS. SMALL QUANTITY PLANT INSTALLATIONS ARE NOT ACCEPTABLE UNLESS APPROVED BY OWNER OR LANDSCAPE ARCHITECT.

LANDSCAPE CONTRACTOR TO CONFIRM IN WRITING TO THE OWNER OR LANDSCAPE ARCHITECT THAT THEY UNDERSTAND THEIR COMPLETE OBLIGATION FOR LANDSCAPE WATERINGS.



**LANDSCAPE NOTES**

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
- AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM, THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-SREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:  
A. 4" MINIMUM IN GRASS OR SOD AREAS  
B. 6" MINIMUM IN PLANTING AREAS  
C. 12" MINIMUM IN LANDSCAPE ISLANDS



- NOTES:**
- CONTRACTOR TO PROVIDE TRANSITIONAL BUFFER SEED MIX 4'-5' WIDE AT ALL LOCATIONS WHERE NATIVE AREAS ARE ADJACENT TO TURF GRASS
  - PROVIDE 12" (MIN.) UN-COMPACTED TOPSOIL FOR NATIVE SEEDING AREAS
  - SEE L1.5 FOR SEED MIXES
  - MAINTENANCE CONTRACTOR TO FOLLOW MAINTENANCE PLAN FOR NATIVE SEED AREAS. PLAN PREPARED BY CHRISTOPHER BURKE ENGINEERING DATED:

**LANDSCAPE DETAILS AND SPECIFICATIONS**

DATE	7/17/18
REVISIONS	
PER CITY REVIEW COMMENTS	
NO.	
Prepared For:	The Pizzuti Companies 2001 Butterfield Road, Suite 440 Downers Grove, IL 60515 MITCHELL RD. INDUSTRIAL PARK - AUFOFA, IL Mitchell Road at Corporate Blvd. Aurora, Illinois
Prepared By:	Watermark Engineering Resources, Ltd 2631 Ginger Woods Parkway, Suite 100, Aurora, IL 60502 phone 630-375-1800 fax 630-236-9600 www.watermark-engineering.com
CHECKED BY: B. PERRY	DESIGN BY: K. PRICE
DRAWN BY: K. PRICE	DATE: JUNE 28, 2018
SCALE: N.T.S.	PROJECT NO.: 17-062
<b>L-14</b>	



