

Final Landscape Plan

LOT 108 BUTTERFIELD PHASE II UNIT 1C

Aurora, Illinois

May 16, 2023

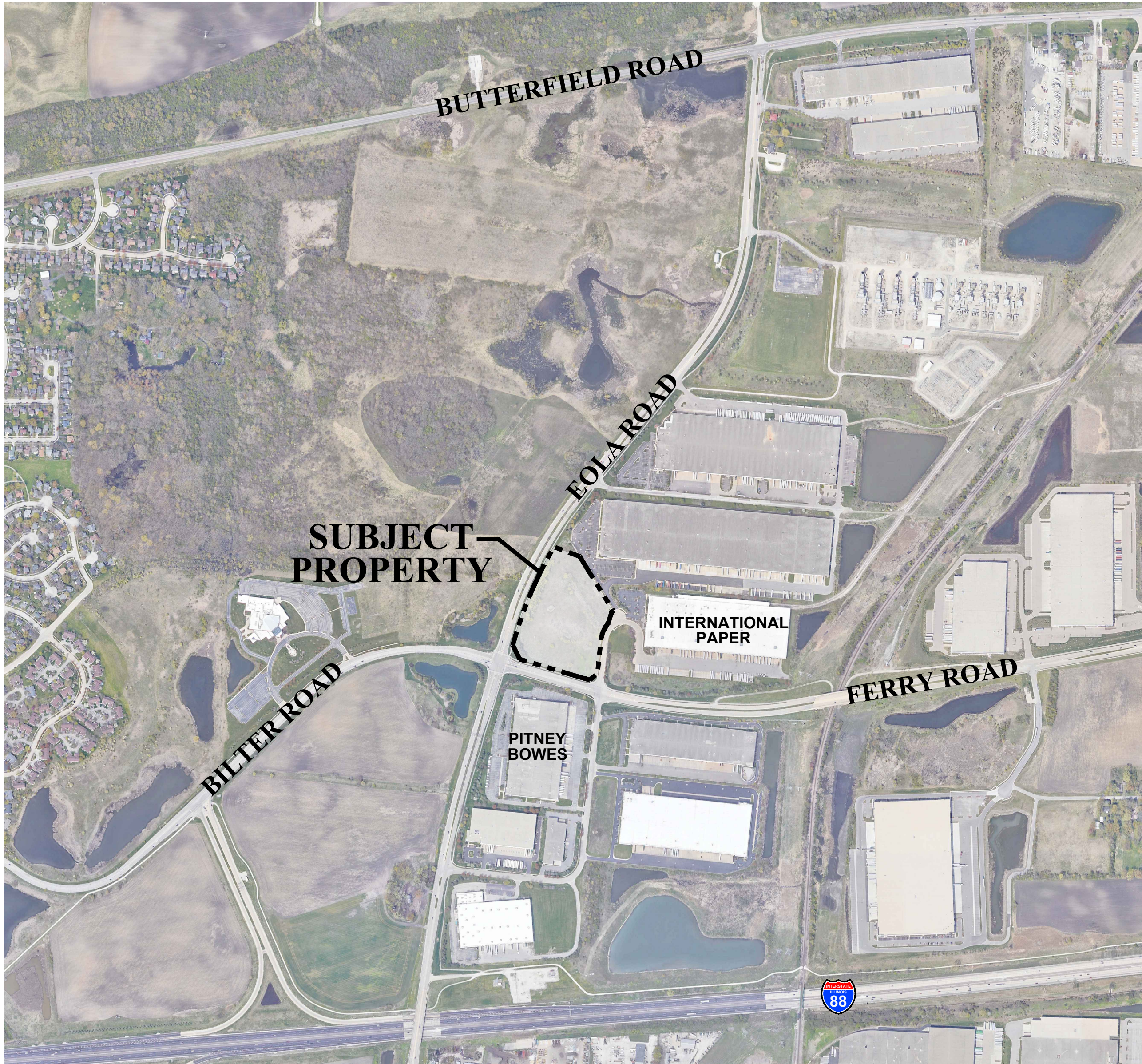
CONSULTANTS:



LANDSCAPE ARCHITECT:
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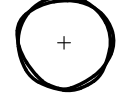
LOCATION MAP


SCALE: 1"=600'

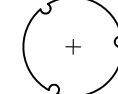
INDEX OF SHEETS

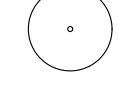
SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE SPECIFICATIONS

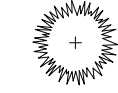
PLANT LIST


Symbol	Key	Qty	Description	Value / Size	Unit / Size	Remarks
	a) Canopy Trees			79	Count	
	AM	8	Acer miyabei 'Morton'	10.13%	Percent of Canopy Trees	
			STATE STREET MAPLE	2.5" Cal.	Caliper at Installation (inches)	
	CO	8	Celtis occidentalis	10.13%	Percent of Canopy Trees	
			COMMON HACKBERRY	2.5" Cal.	Caliper at Installation (inches)	
	GT	7	Gleditsia triacanthos v. inermis 'Skyline'	8.86%	Percent of Canopy Trees	
			SKYLINE HONEYLOCUST	2.5" Cal.	Caliper at Installation (inches)	
	LT	8	Liriodendron tulipifera	10.13%	Percent of Canopy Trees	
			TULIPTREE	2.5" Cal.	Caliper at Installation (inches)	
	LI	7	Liquidambar styraciflua 'Moraine'	8.86%	Percent of Canopy Trees	
			MORaine SWEETGUM	2.5" Cal.	Caliper at Installation (inches)	
	PA	6	Platanus xacerifolia 'Morton Circle'	7.59%	Percent of Canopy Trees	
			EXCLAMATION! LONDON PLANETREE	2.5" Cal.	Caliper at Installation (inches)	
	QB	7	Quercus bicolor	8.86%	Percent of Canopy Trees	
			SWAMP WHITE OAK	2.5" Cal.	Caliper at Installation (inches)	
	QI	7	Quercus imbricaria	8.86%	Percent of Canopy Trees	
			SHINGLE OAK	2.5" Cal.	Caliper at Installation (inches)	
	TA	7	Tilia americana 'Redmond'	8.86%	Percent of Canopy Trees	
			REDMOND AMERICAN LINDEN	2.5" Cal.	Caliper at Installation (inches)	
	TC	7	Tilia cordata 'Greenspire'	8.86%	Percent of Canopy Trees	
			GREEN SPIRE LITTLELEAF LINDEN	2.5" Cal.	Caliper at Installation (inches)	
	UM	7	Ulmus 'Morton'	8.86%	Percent of Canopy Trees	
			ACCOLADE ELM	2.5" Cal.	Caliper at Installation (inches)	

	b) Evergreen Trees			51	Count	
	AC	10	Abies concolor	19.61%	Percent of Evergreen Trees	
			WHITE FIR	6'	Height at Installation (feet)	
	PI	10	Picea abies	19.61%	Percent of Evergreen Trees	
			NORWAY SPRUCE	6'	Height at Installation (feet)	
	PG	9	Picea glauca 'Densata'	17.65%	Percent of Evergreen Trees	
			BLACK HILLS SPRUCE	6'	Height at Installation (feet)	
	PO	10	Picea omorika	19.61%	Percent of Evergreen Trees	
			SERBIAN SPRUCE	6'	Height at Installation (feet)	
	PS	12	Pinus strobus	23.53%	Percent of Evergreen Trees	
			WHITE PINE	6'	Height at Installation (feet)	


	c) Understory Trees			35	Count	
	AG	6	Amelanchier x grandiflora	17.14%	Percent of Understory Trees	Multi-stem
			APPLE SERVICEBERRY	6'	Multi-Stemmed Height at Installation (feet)	
	BN	8	Betula nigra 'Cully'	22.86%	Percent of Understory Trees	Multi-stem
			HERITAGE RIVER BIRCH	6'	Multi-Stemmed Height at Installation (feet)	
	CH	8	Carpinus caroliniana	22.86%	Percent of Understory Trees	Multi-stem
			AMERICAN HORNBEAM	6'	Multi-Stemmed Height at Installation (feet)	
	CC	6	Cercis canadensis	17.14%	Percent of Understory Trees	Multi-stem
			EASTERN REDBUD	6'	Multi-Stemmed Height at Installation (feet)	
	MP	7	Malus 'Prairiefire'	20.00%	Percent of Understory Trees	Multi-stem
			PRAIRIFIRE CRABAPPLE	6'	Multi-Stemmed Height at Installation (feet)	

	d) Deciduous Shrubs			231	Count	
	CS	45	Cornus sanguinea 'Cato'	19.48%	Percent of Deciduous Shrubs	3" O.C.
			ARCTIC SUN DOGWOOD	24"	Height at Installation (inches)	
	PD	46	Physocarpus opulifolius 'Little Devil Ninebark'	19.91%	Percent of Deciduous Shrubs	3" O.C.
			LITTLE DEVIL NINEBARK	24"	Height at Installation (inches)	
	RA	52	Rhus aromatica 'Gro-Low'	22.51%	Percent of Deciduous Shrubs	4" O.C.
			GRO-LOW FRAGRANT SUMAC	24"	Height at Installation (inches)	
	SP	45	Syringa meyeri 'Palabini'	19.48%	Percent of Deciduous Shrubs	4" O.C.
			DWARF KOREAN LILAC	24"	Height at Installation (inches)	
	VJ	43	Viburnum x juddii	18.61%	Percent of Deciduous Shrubs	4" O.C.
			JUDD VIBURNUM	36"	Height at Installation (inches)	

	e) Evergreen Shrubs			99	Count	
	JK	31	Juniperus chinensis 'Kallay's Compact'	31.31%	Percent of Evergreen Shrubs	4" O.C.
			KALLAY'S COMPACT PFTZER JUNIPER	30"	Width at Installation (inches)	
	TM	33	Taxus x media 'Densiformis'	33.33%	Percent of Evergreen Shrubs	4" O.C.
			DENSE YEW	36"	Width at Installation (inches)	
	IG	35	Ilex glabra 'Shamrock Inkberry'	35.35%	Percent of Evergreen Shrubs	3" O.C.
			SHAMROCK INKBERRY	24"	Width at Installation (inches)	

	f) Ornamental Grasses			211	Count	
	CK	103	Calamagrostis x acutiflora 'Karl Foerster'	#1	Size - Mature Height = 4'-6'	30" O.C.
			FEATHER REED GRASS			
	SH	108	Sporobolus heterolepis	#1	Size - Mature Height = 24-36"	24" O.C.
			PRAIRIE DROPS EED			

	g) Perennials			122	Count	
	AB	47	Allium 'Summer Beauty'	#1	Size	18" O.C.
			SUMMER BEAUTY ONION			
	HH	32	Hemerocallis 'Happy Returns'	#1	Size	18" O.C.
			HAPPY RETURNS DAYLILY			
	HL	43	Hemerocallis 'Little Wine Cup'	#1	Size	18" O.C.
			LITTLE WINE CUP DAYLILY			

	i) Misc. Materials					
	85		Shredded Hardwood Mulch		C.Y.	
	0		Sod		S.Y.	
	2.87		Turf Seed and Blanket		AC.	

Standard Requirements

	Total CTEs Required	Total CTEs Provided	1 CTE	1 per 12" Cal CTE	1/3 CTE	1/3 CTE	1/20 CTE
Street Trees	25.0	25.0	21.0	4.0	0.0	0.0	0.0
Parking Islands	9.0	12.0	6.0	0.0	0.0	0.0	6.0
Foundation	11.0	12.0	0.0	0.0	0.0	0.0	12.0
Perimeter Yard	77.0	80.0	49.0	3.0	17.0	11.0	0.0
Total:	122.0	129.0	76.0	7.0	17.0	11.0	18.0

PERIMETER YARD LENGTH: 2,547 L.F.

LANDSCAPING REQUIRED: 77 C.T.E.
LANDSCAPING PROVIDED: 77 C.T.E.
52 SHADE TREES
11 EVERGREEN TREES
11 UNDERSTORY TREES
3 EXISTING TREES

FOUNDATION LANDSCAPING: 1072 L.F.

LANDSCAPING REQUIRED: 11 C.T.E.
LANDSCAPING PROVIDED: 12 C.T.E.
244 SHRUBS

SIGN LANDSCAPE
SEE DETAIL SHEET L1.2

STREET FRONTAGE LENGTH: 827 L.F.

LANDSCAPING REQUIRED: 25 C.T.E.
LANDSCAPING PROVIDED: 21 C.T.E.
21 SHADE TREES
4 EXISTING TREES

DUE TO SITE CONSTRAINTS, SOME REQUIRED STREET TREES ARE PROVIDED OUTSIDE OF THE RIGHT-OF-WAY

PARKING ISLANDS: 6 EA

LANDSCAPING REQUIRED: 9 C.T.E.
LANDSCAPING PROVIDED: 9 C.T.E.
6 SHADE TREES
60 SMALL SHRUBS

GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect plant materials either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

LOT 108 BUTTERFIELD PHASE II UNIT 1C

AURORA, ILLINOIS

LANDSCAPE PLAN

1 5.16.2023
REVISIONS

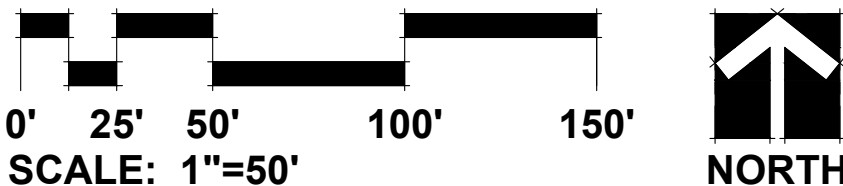
DATE 4.20.2023
PROJECT NO. JH23172
DRAWN NKF
CHECKED GFB
SHEET NO.

L1.1



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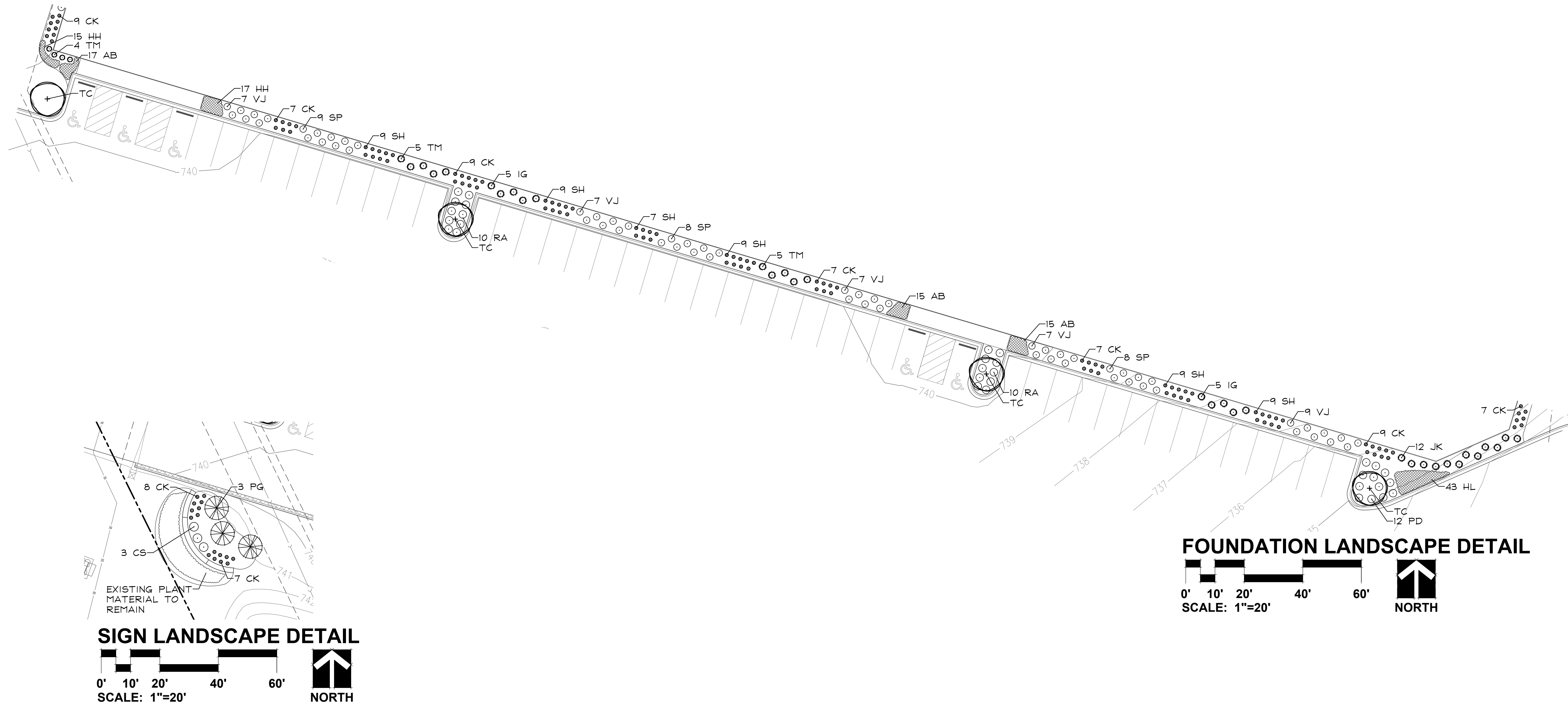
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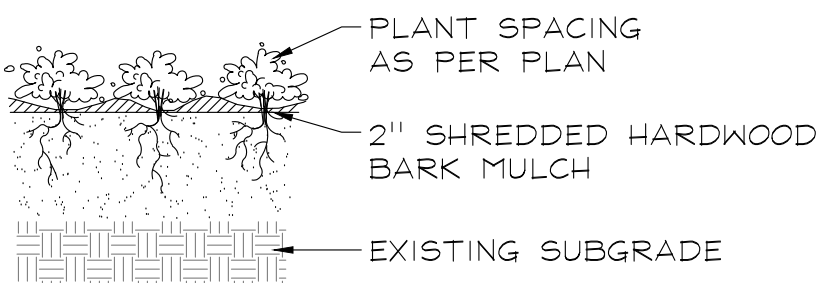
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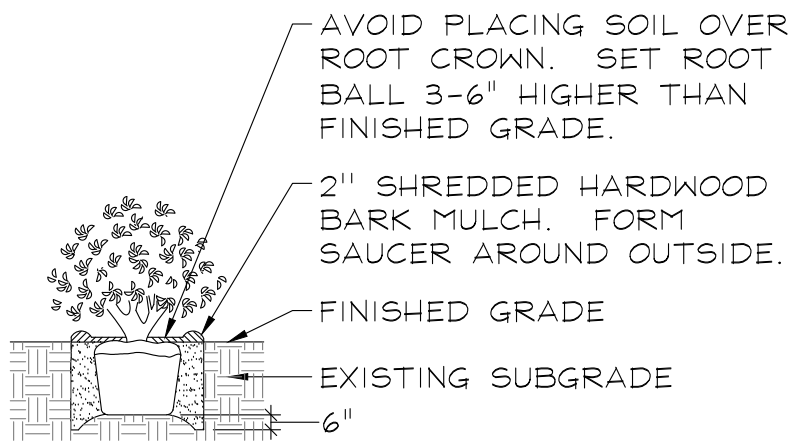
LANDSCAPE PLAN



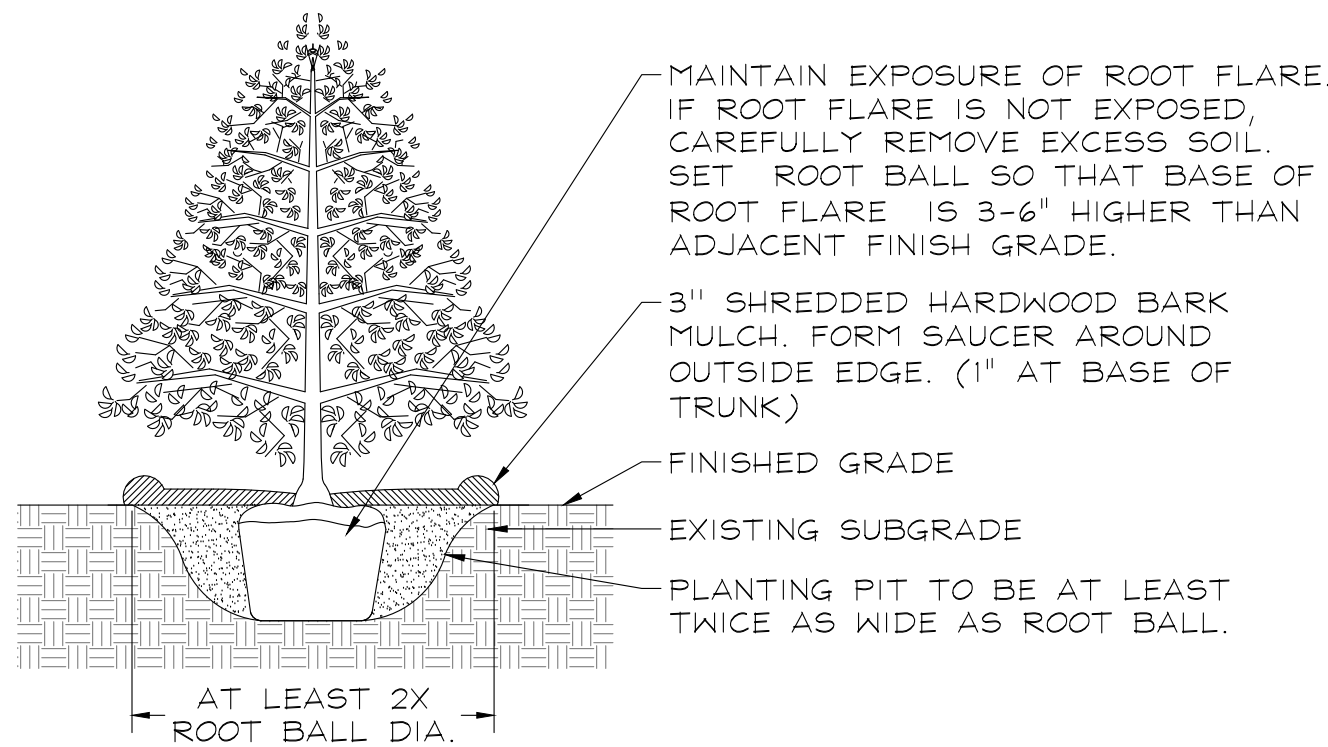
PLANTING DETAILS



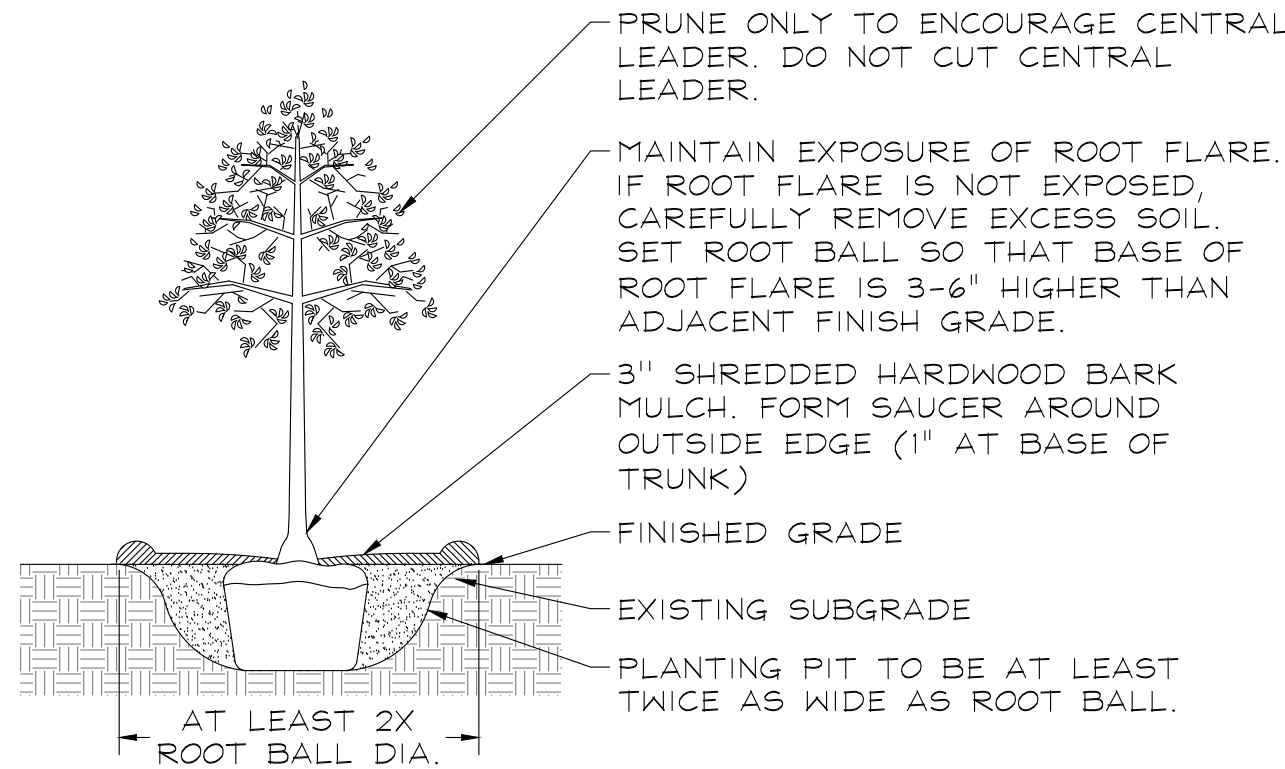
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE

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NOT CONFORMING
SHEETS

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
 1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

- A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

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 provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. 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.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; 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.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.
 - 50% Kentucky Bluegrass 98/85
 - 15% Cutter Perennial Ryegrass
 - 10% Spartan Hard Fescue
 - 10% Edge Perennial Ryegrass
 - 10% Express Perennial Ryegrass
 - 5% Pennlawn Creeping Red Fescue

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B#B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B#B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B#B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.6 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.
- B. Native Areas Erosion Control Blanket: North American Green SI50, or equivalent approved equal.

2.7 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Sodding New Lawns
 1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
 2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
 3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
 4. Lay sod within 24 hours from time of stripping.
 5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
 6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
6. Sow not less than specified rate.
7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

C. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

D. Trees and Shrubs

1. Set balled and burlapped (B#B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

3.4 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.5 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



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L1.3

