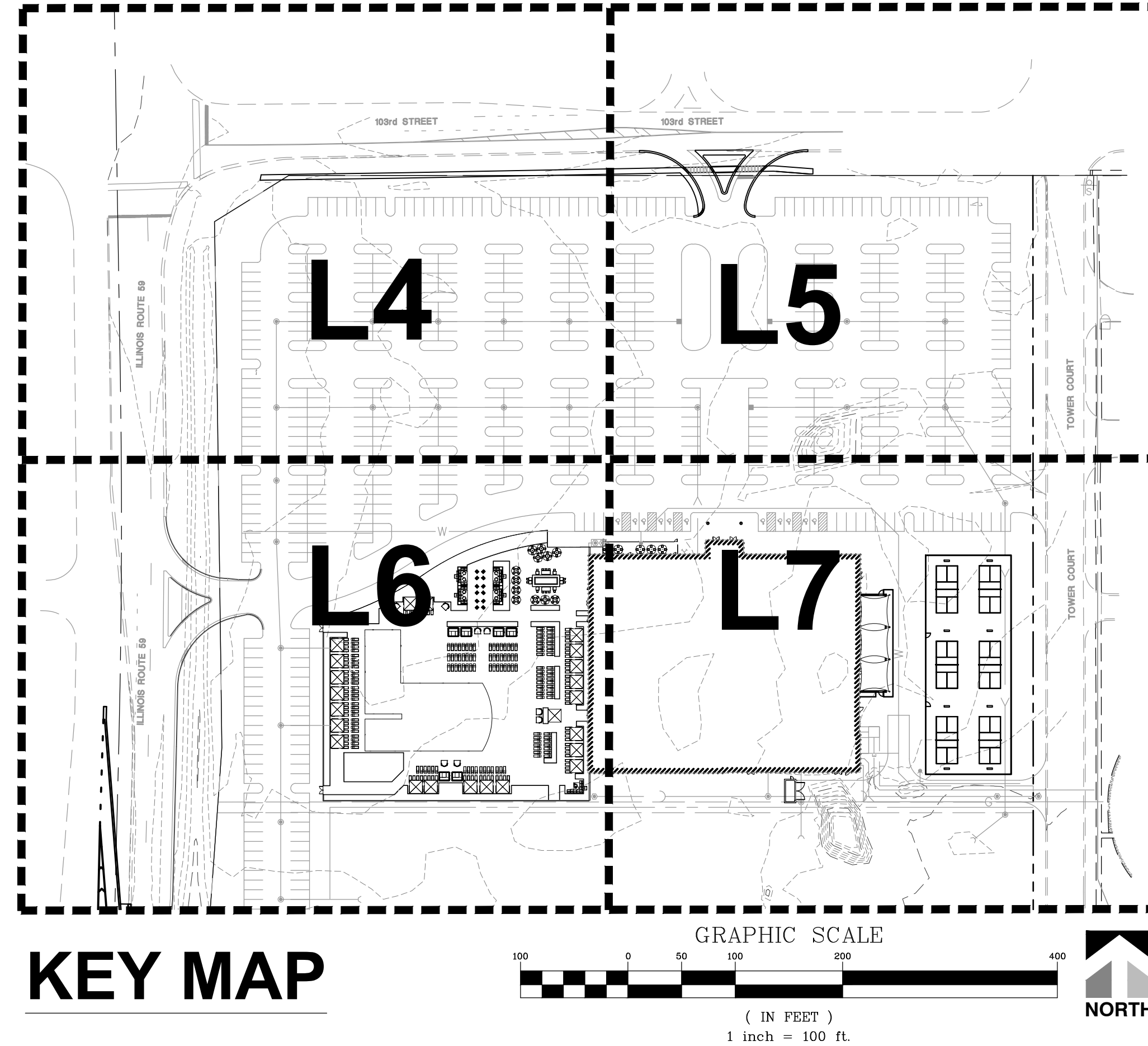


PRELIMINARY LANDSCAPE PLAN
for
LIFE TIME NAPERVILLE
ROUTE 59 & 103RD STREET
CITY OF NAPERVILLE, ILLINOIS

CONCEPT PLANT SCHEDULE

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
L1	LANDSCAPE COVER SHEET
L2	LANDSCAPE PLAN OVERALL
L3	TREE PRESERVATION PLAN
L4	LANDSCAPE PLAN NORTHWEST
L5	LANDSCAPE PLAN NORTHEAST
L6	LANDSCAPE PLAN SOUTHWEST
L7	LANDSCAPE PLAN SOUTHEAST
L8	LANDSCAPE DETAILS
L9	LANDSCAPE SPECIFICATIONS



Landscape Notes:

- Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
- Contractor responsible for erosion control in all seeded/ sodded areas.
- Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.
- Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
- All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
- Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
- For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
- For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
- It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
 - Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
 - The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
- Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
- A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
- Contractor shall promptly repair all damages to existing site at no cost to owner.
- Refer to landscape specifications for additional conditions, standards, and notes.

	PARKWAY TREE 2.5" CALIPER AT 6" ABOVE GRADE	28
	PERIMETER EVERGREEN TREE 6' tall at planting	25
	PERIMETER SHADE TREE 2.5"	21
	ORNAMENTAL TREE	29
	COLUMNAR SHADE TREE	20
	EVERGREEN TREE	4
	PARKING LOT TREE 2.5"	144
	6' SHRUB: DECIDUOUS	139
	5' SHRUB: EVERGREEN	138
	5' SHRUB: DECIDUOUS	46
	4' SHRUB: EVERGREEN	193
	3' SHRUB	273
	4' SHRUB: DECIDUOUS	284
	TALL ORNAMENTAL GRASS	748
	TALL EVERGREEN SHRUB	113
	LOW PARKING LOT SHRUB	255
	BROADLEAF EVERGREEN	74
	LOW ORNAMENTAL GRASS	2,492
	SUCCULENT	58
	PERENNIAL	3,061 sf
	PERENNIAL INTERPLANTED WITH BULBS	2,767 sf
	GROUNDCOVER	2,479 sf
	TURF AREA	

Village of Naperville Required Landscaping

PARKWAY TREES

Shall have a minimum trunk size of 2.5" in diameter as measured 6" above the established ground level. Evenly spaced not more than 40' apart and not less than 4' from sidewalk line. Sight Triangles: 30' at the intersection of 2 streets - parkway trees not required in this area. Maximum 5 trees of one species planted adjacently.

On Plan: Parkway Trees placed maximum 40' apart along 103rd Street and Tower Drive. IDOT does not allow trees in parkway along Rte. 59. Requirement is met.

PERIMETER LANDSCAPING

Required for all developments. Trees 2.5" diameter or evergreens 6' in height spaced at the equivalent of not more than 70' apart along all property lines, exclusive of access drives perpendicular to the lot lines. Ground cover shall be sodded or seeded in turf grass except where occupied in landscape beds.

On Plan: Trees planted less than 70' apart along the south property line adjacent to detention. Requirement is met.

FOUNDATION LANDSCAPING

Foundation plantings shall be located adjacent to all sides of buildings which face a public ROW or internal street access drive, in a planting bed of minimum of 2' in width. Minimum ratio of one plant for every 3 lf of building length. A combination of shrubs, evergreens, flowers, ornamental grasses, and other native ground covers shall be used. **On Plan:** Requirement is met.

PARKING LOT LANDSCAPING

Interior Parking Lot Landscaping: Parking islands shall be located at the end of each parking row and provided within the parking lot to divide a parking row so that no more than 20 adjacent spaces are located in a row without landscaping. Islands shall be a minimum of 130 sf and min. 8' in width, back of curb to back of curb. One shade tree of 2.5" per 130 sf of landscape island. Minimum 50% of every landscape island shall be planted with live plants to a maximum 30" at maturity. The rest of the area shall be organic mulch. Thorny trees and shrubs are prohibited in islands.

Perimeter Parking Lot Landscaping:

Front and Corner Yards: Minimum 5' wide landscape area shall be provided around the perimeter of all parking lots that abut a public right of way or another parcel. Where a parking lot is located across a public ROW from non-residential zoning, landscaping shall be provided across 50% of the parking lot, exclusive of driveways, to a min height of 30". Shall consist of shrubs spaced at maximum of 4' o.c.

On Plan: All adjacent lots are non-residential. Plantings provided. Requirement is met.

REFUSE DISPOSAL AREAS & GROUND MOUNTED EQUIPMENT

Shall be screened on all 4 sides by solid commercial grade wood fence, wall, or equivalent material to 6'.

On Plan: Requirement is met.

GAME COURTS

Screening required with shrubs. May be placed at any point between the sides of the court facing adjacent lots and the lot line. Need not provide a complete visual barrier but shall provide partial screening to the sides of the court facing adjacent lots. Shrubs placed at max. 4' o.c. and each shrub shall have minimum height of 3' at the time of planting. Solid wood or board on board fence, or equivalent screening shall be sufficient in lieu of landscape screening in this area.

On Plan: Requirement is met.

Property owner shall be responsible for the maintenance, repair, and replacement of all required landscape materials. Shall be maintained in good condition.

CLEARANCE REQUIREMENTS

Transformers, switches, and pedestals: No structures, fences, or shrubs may be placed within 10' of the front and 5' from the sides of an electric transformer or switch. All pedestals must have at least 3' clearances.

Electric Meters: There must be no obstructions for meter reading, testing, or maintenance, allowing 2' and 4' front clearances.

DATE	REVISIONS	BY
		JSH

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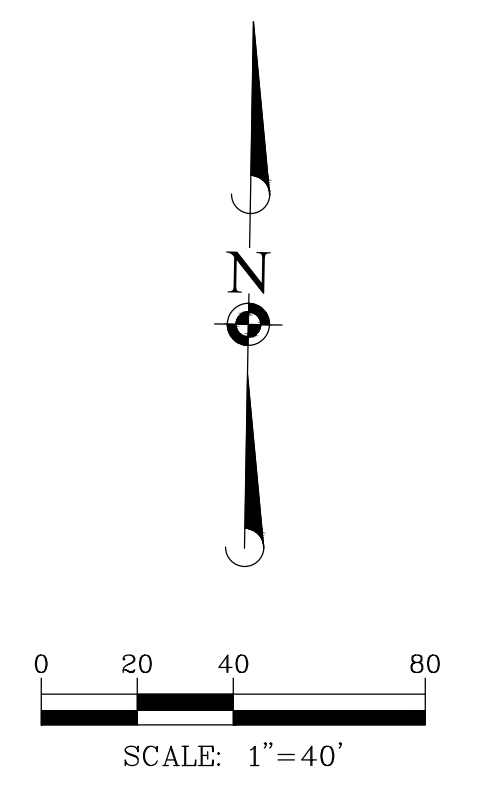
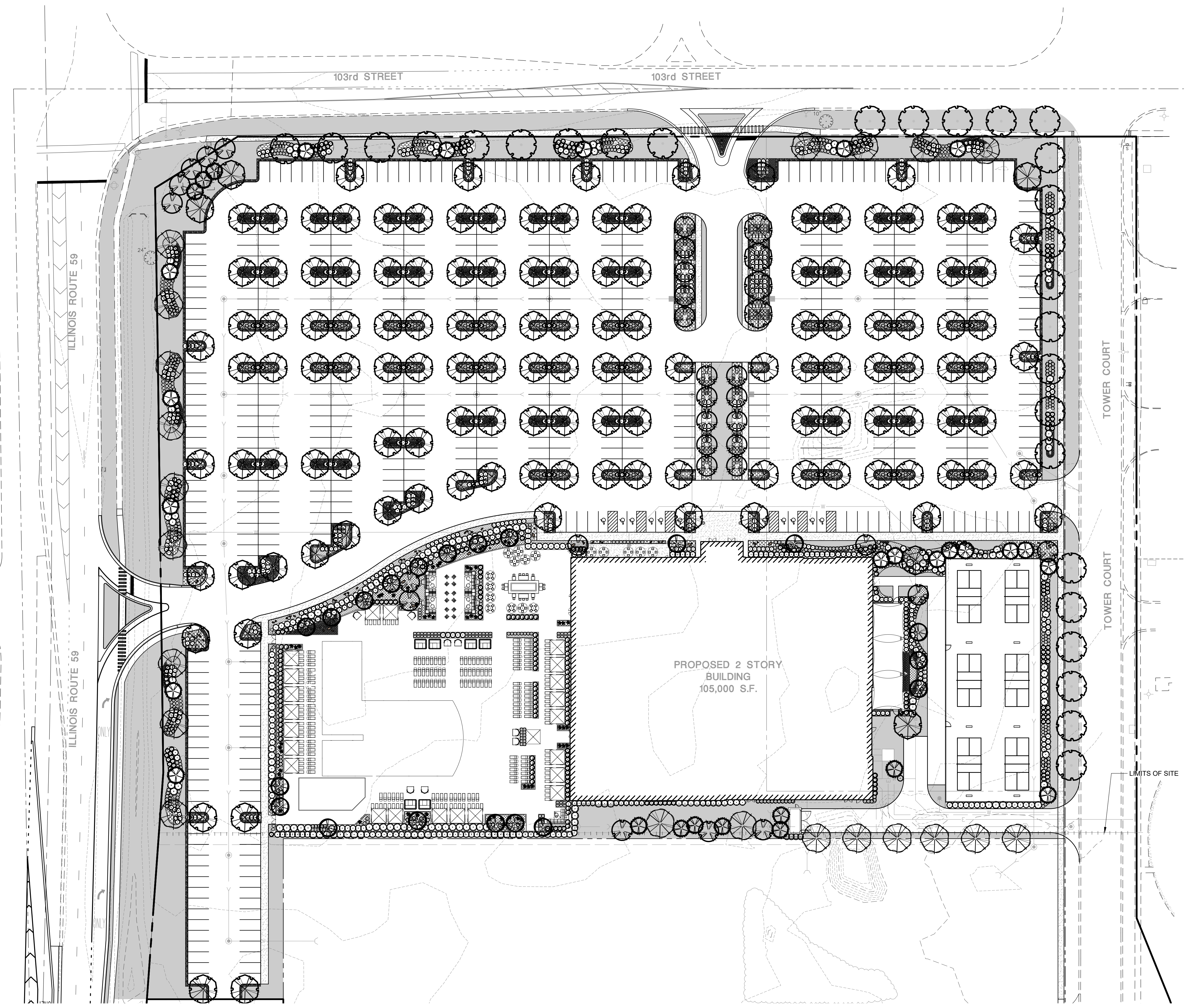
2501 N. Naperville Rd., Suite 200, Naperville, IL 60563
630-353-8800
www.manhardconsulting.com



City Engineers • Surveyors • Water Resource Engineers • Wetland & Wetland Assessment Engineers • Environmental Scientists • Landscape Architects • Planners

LIFE TIME NAPERVILLE
NAPERVILLE, ILLINOIS
LANDSCAPE COVER SHEET

PROJ MGR:	FF
PROJ ASSOC:	TC
DRAWN BY:	JSH
DATE:	8/23/23
SCALE:	1" = 40'
SHEET	
L1 OF L9	
LTF.NVLO1	

January 26, 2024, 11:36 Des Name: P:\Work\01\Drawings\01-Prelim\01-Landscape-Plan.dwg Updated By: Mblison



- Legend**
-  Turf
 -  Landscape Boulders: Salvage on-site or imported landscape boulders to be randomly placed throughout the landscape area as indicated per plan. Size to vary, 24" dia. min. Contractor to provide samples to owner's rep prior to installation.

DATE	REVISIONS	BY
		JSH

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**LIFE TIME NAPERVILLE
 NAPERVILLE, ILLINOIS
 LANDSCAPE PLAN OVERALL**

PROJ. MGR.: FF
 PROJ. ASSOC.: TC
 DRAWN BY: JSH
 DATE: 8/23/23
 SCALE: 1" = 40'

SHEET
L2 OF **L9**
 LTF.NVLO1

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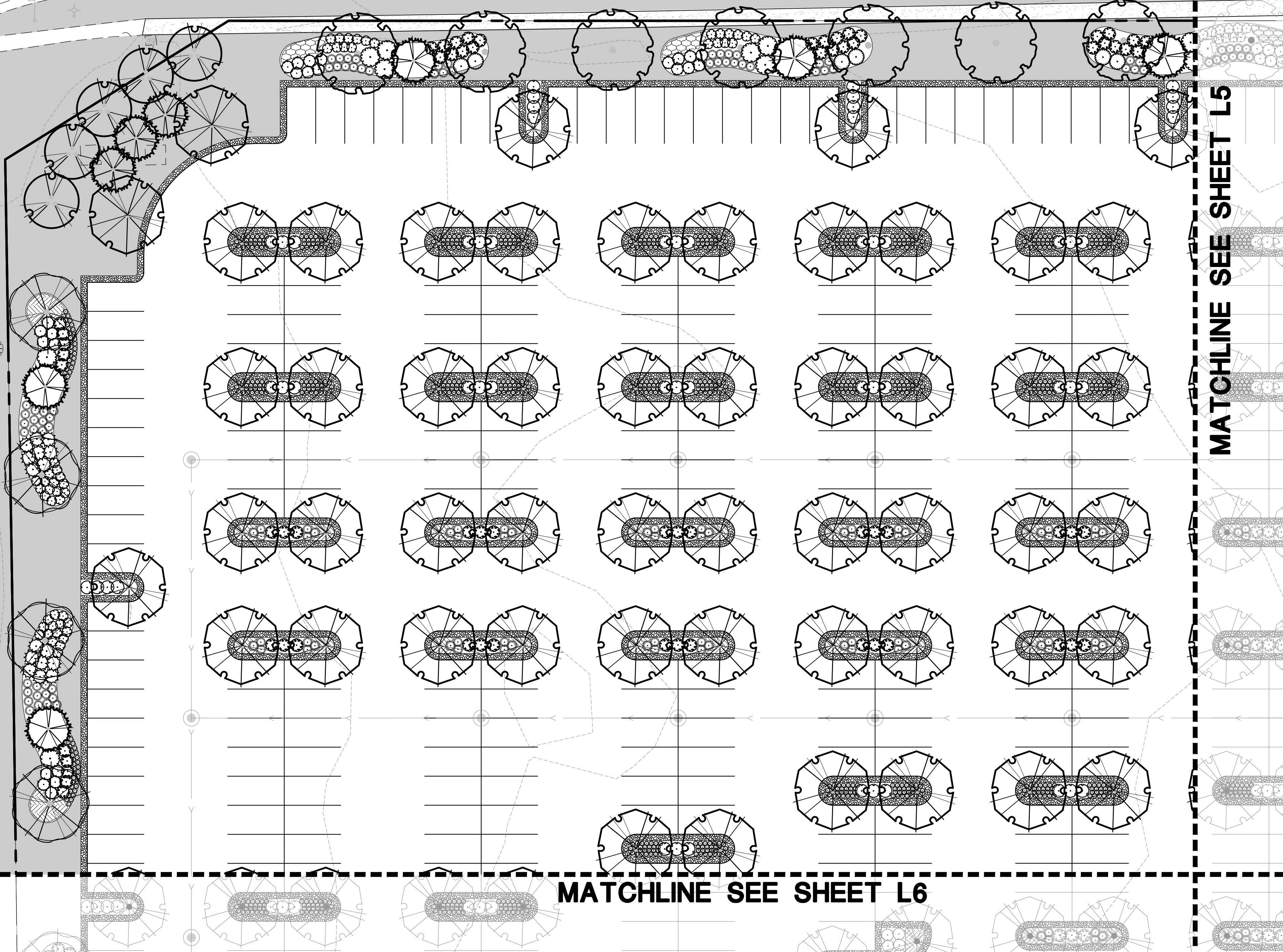
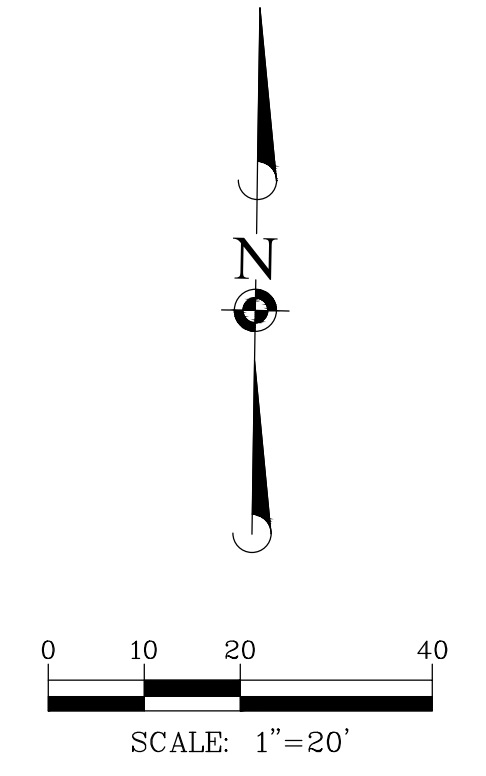
ILLINOIS ROUTE 59

103rd STREET

Legend

Turf

Landscape Boulders: Salvage on-site or imported landscape boulders to be randomly placed throughout the landscape area as indicated per plan. Size to vary, 24" dia. min. Contractor to provide samples to owner's rep prior to installation.



MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L6

DATE	REVISIONS	BY
		JSH

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LIFE TIME NAPERVILLE
NAPERVILLE, ILLINOIS
LANDSCAPE PLAN NORTHWEST

PROJ. MGR.: FF
PROJ. ASSOC.: TC
DRAWN BY: JSH
DATE: 8/23/23
SCALE: 1"=20'
SHEET
L4 OF L9
LTF.NVLO1

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January 26, 2024, 11:36 Des Name: P:\Work\Drawings\01-Preliminary\01-Landscape-Plan.dwg Updated By: MJohnson

ILLINOIS ROUTE 59

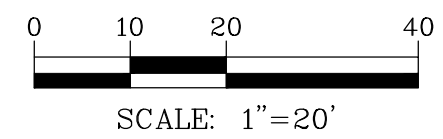
ONLY

ONLY

MATCHLINE SEE SHEET L4

MATCHLINE SEE SHEET L7

LIMITS OF SITE



Legend

Turf

Landscape Boulders: Salvage on-site or imported landscape boulders to be randomly placed throughout the landscape area as indicated per plan. Size to vary, 24" dia. min. Contractor to provide samples to owner's rep prior to installation.



LIFE TIME NAPERVILLE
NAPERVILLE, ILLINOIS
LANDSCAPE PLAN SOUTHWEST

PROJ MGR: FF
PROJ ASSOC: TC
DRAWN BY: JSH
DATE: 8/23/23
SCALE: 1"=20'

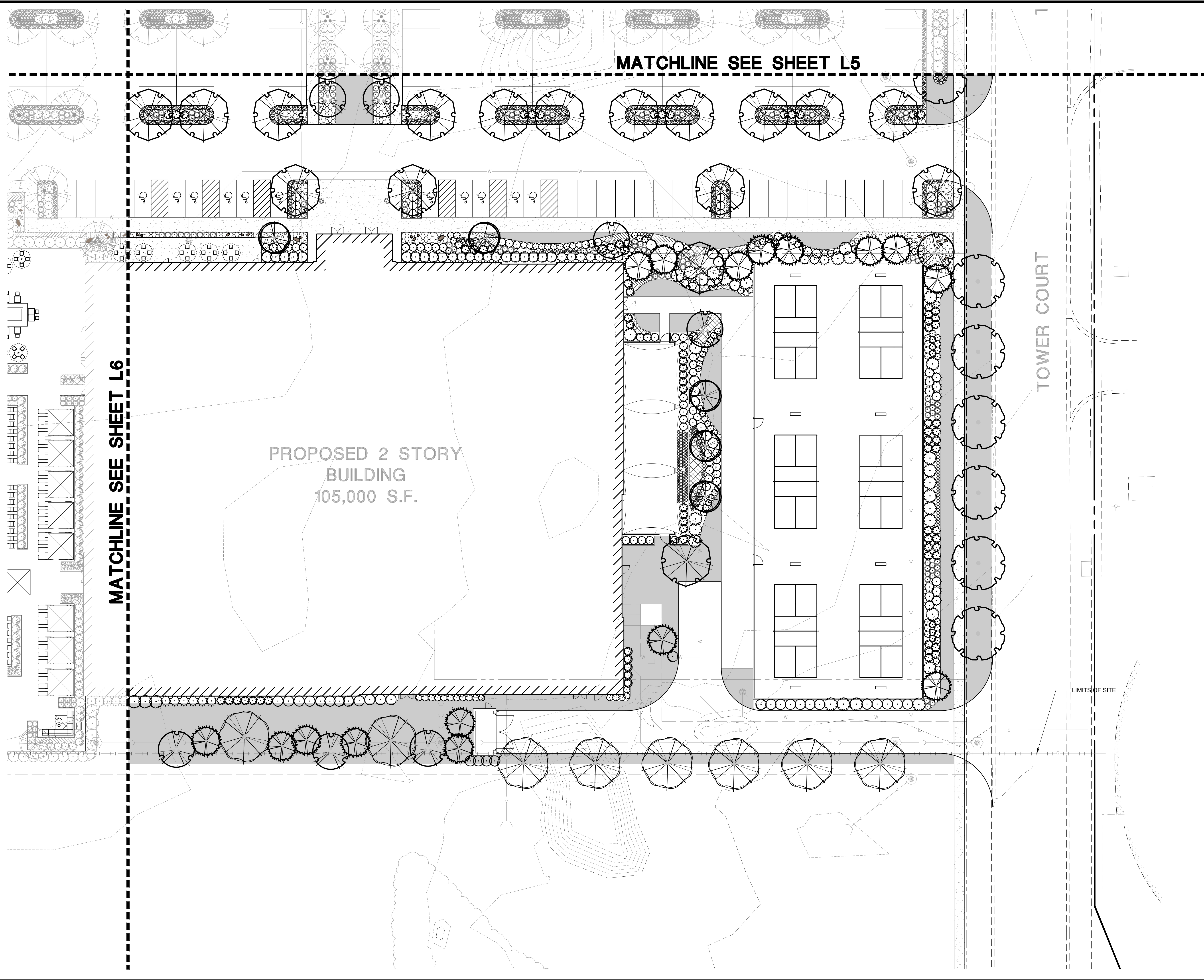
SHEET
L6 OF **L9**
LTF.NVLO1

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DATE	REVISIONS	DRAWN BY
01-26-24	REVISED PER CITY REVIEW	JSH

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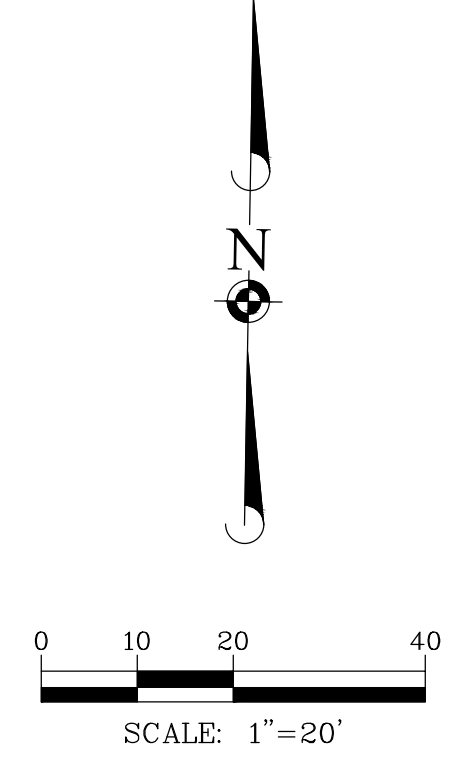
MATCHLINE SEE SHEET L5

MATCHLINE SEE SHEET L6

PROPOSED 2 STORY BUILDING
105,000 S.F.

TOWER COURT

LIMITS OF SITE



Legend

- Turf
- Landscape Boulders: Salvage on-site or imported landscape boulders to be randomly placed throughout the landscape area as indicated per plan. Size to vary, 24" dia. min. Contractor to provide samples to owner's rep prior to installation.

DATE	REVISIONS	DRAWN BY
		JSH

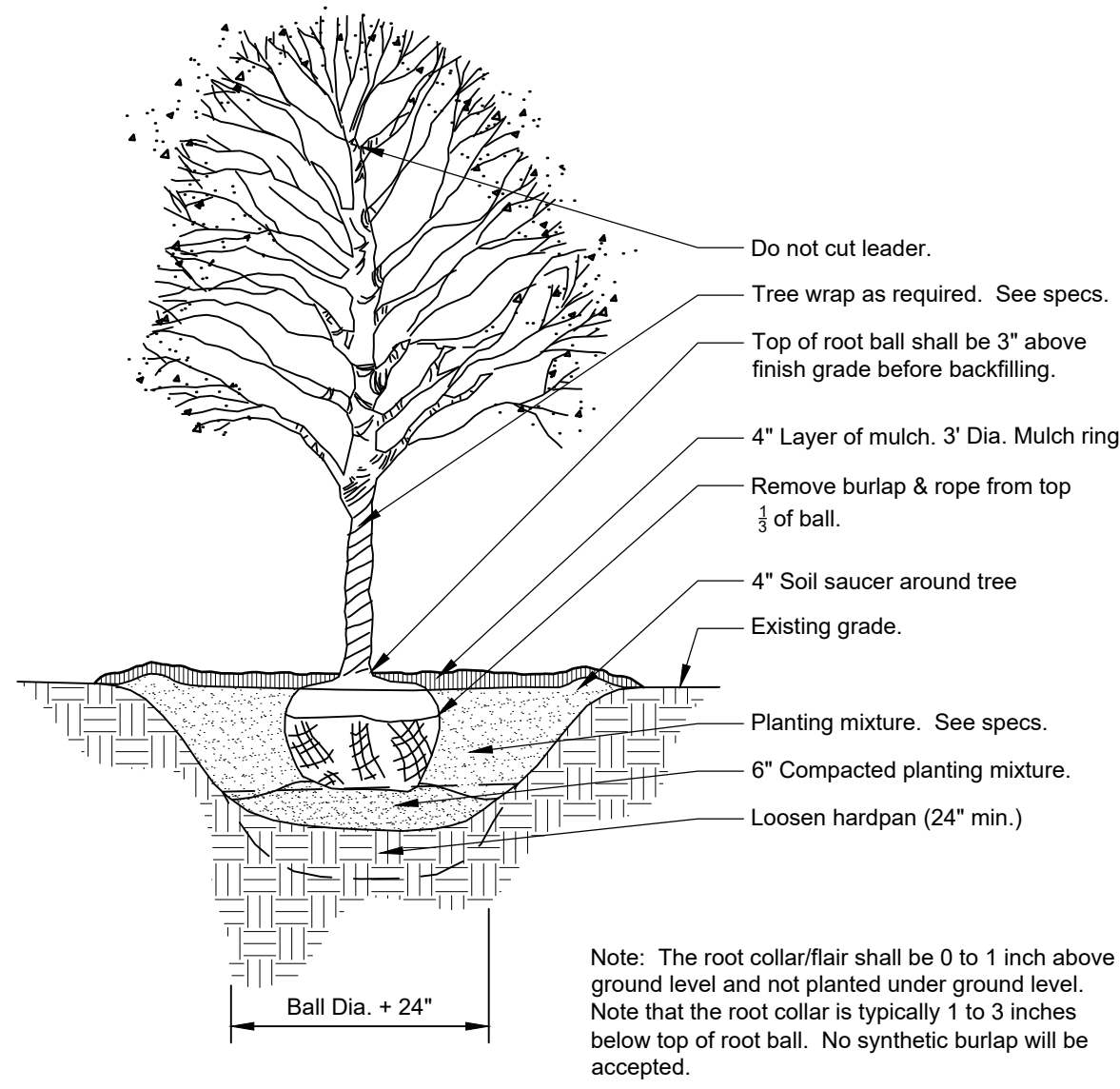
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LIFE TIME NAPERVILLE
 NAPERVILLE, ILLINOIS
 LANDSCAPE PLAN SOUTHEAST

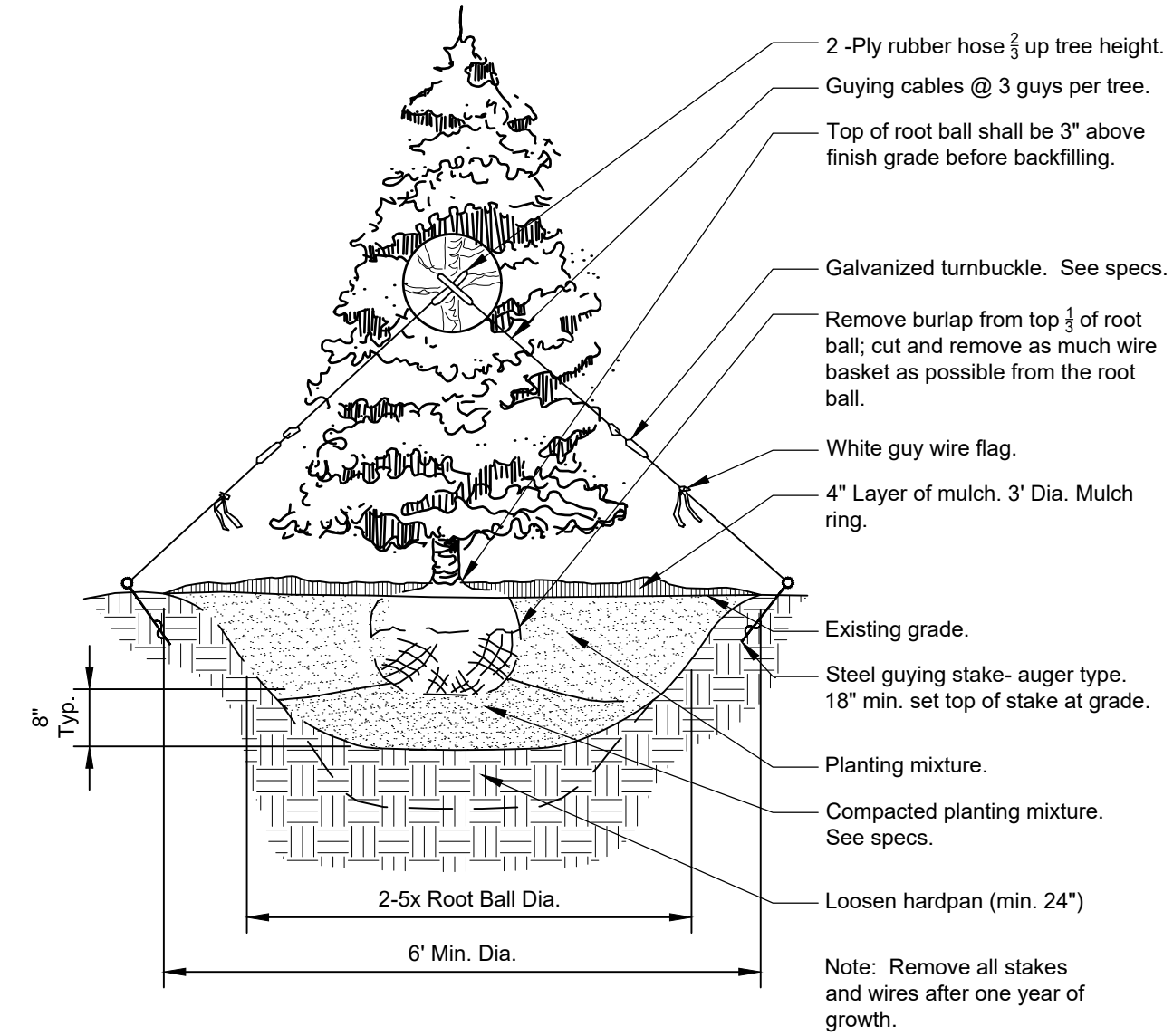
PROJ. MGR: FF
 PROJ. ASSOC: TC
 DRAWN BY: JSH
 DATE: 8/23/23
 SCALE: 1"=20'

SHEET
L7 OF **L9**
 LTF.NVLO1

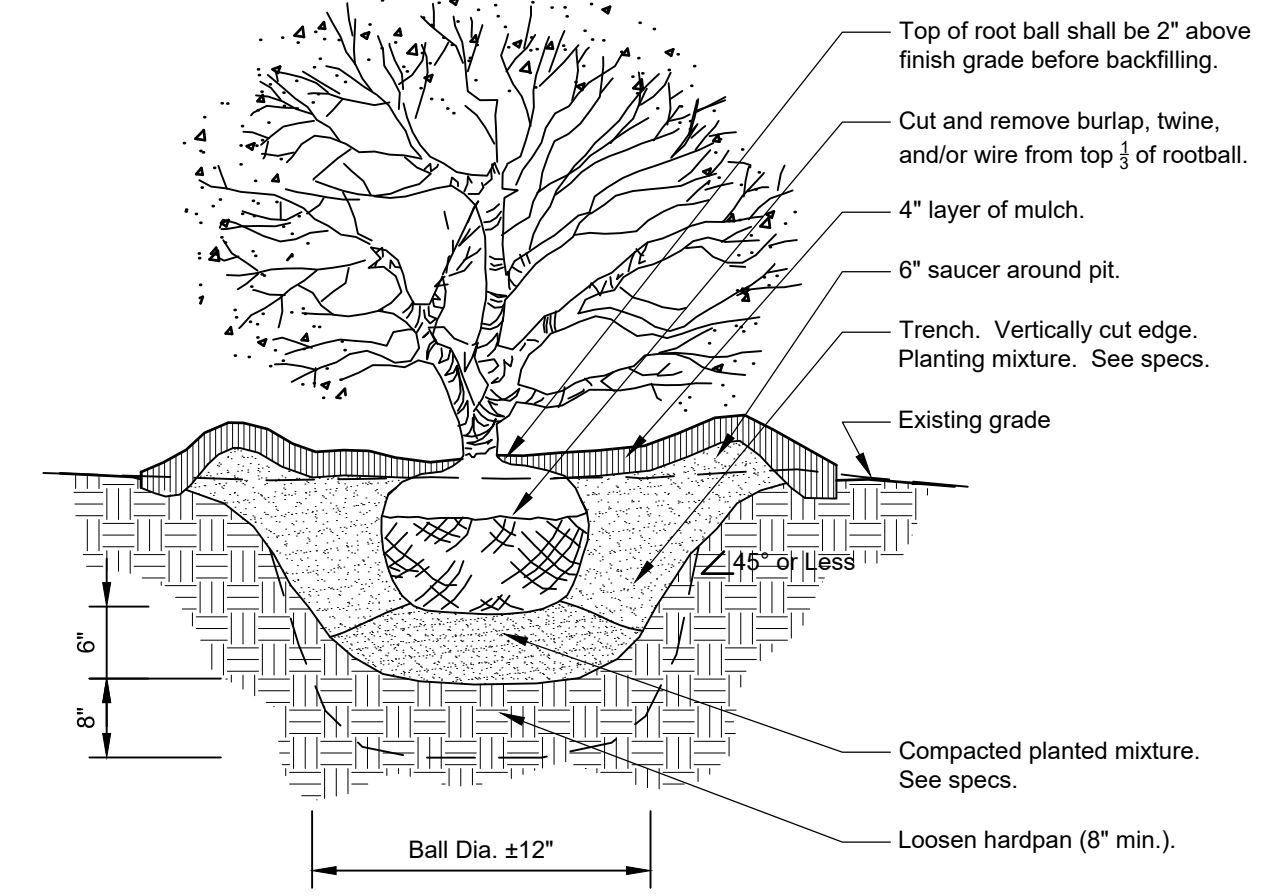
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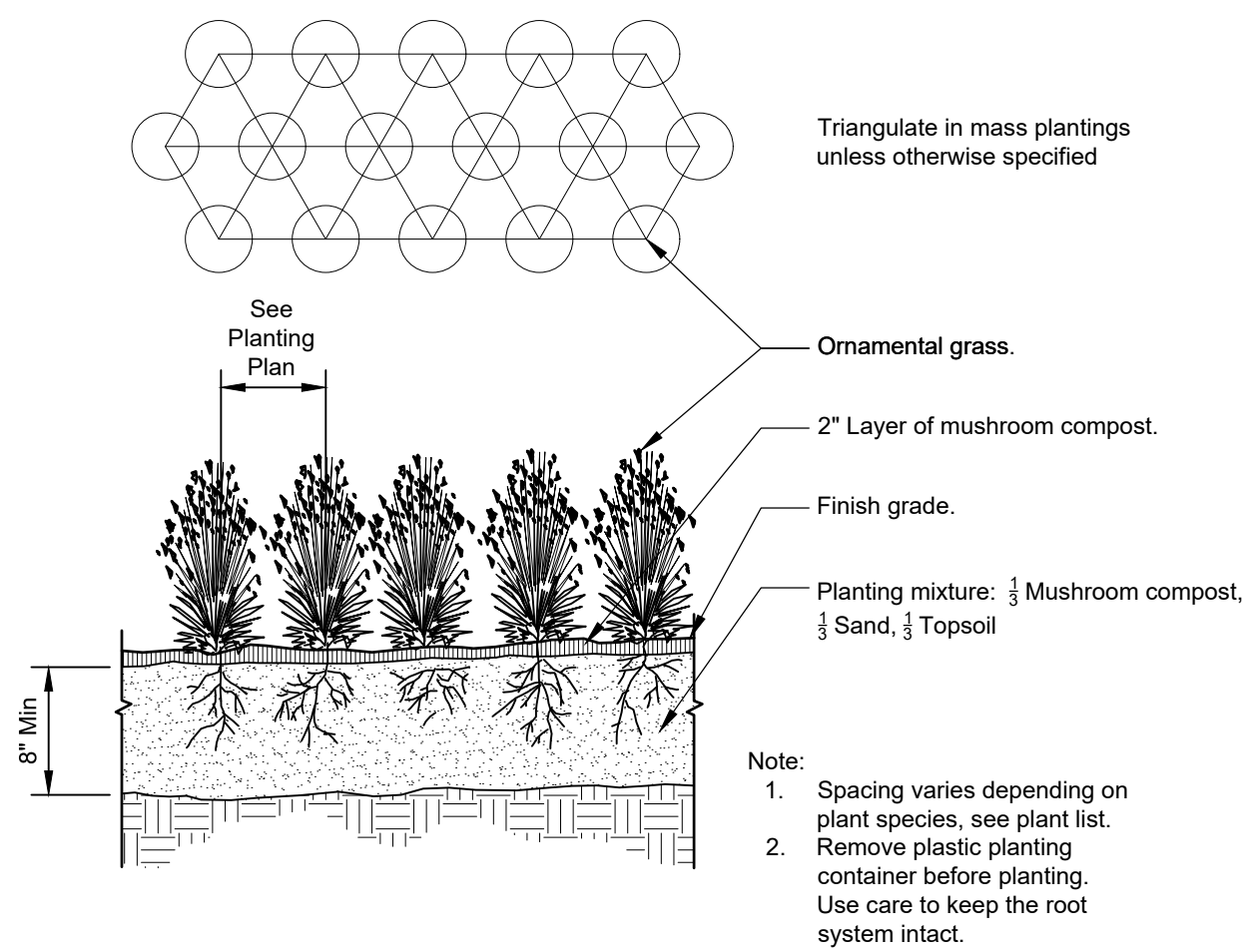
1 DECIDUOUS TREE PLANTING
1/4" = 1'-0" 32 9343.33-20



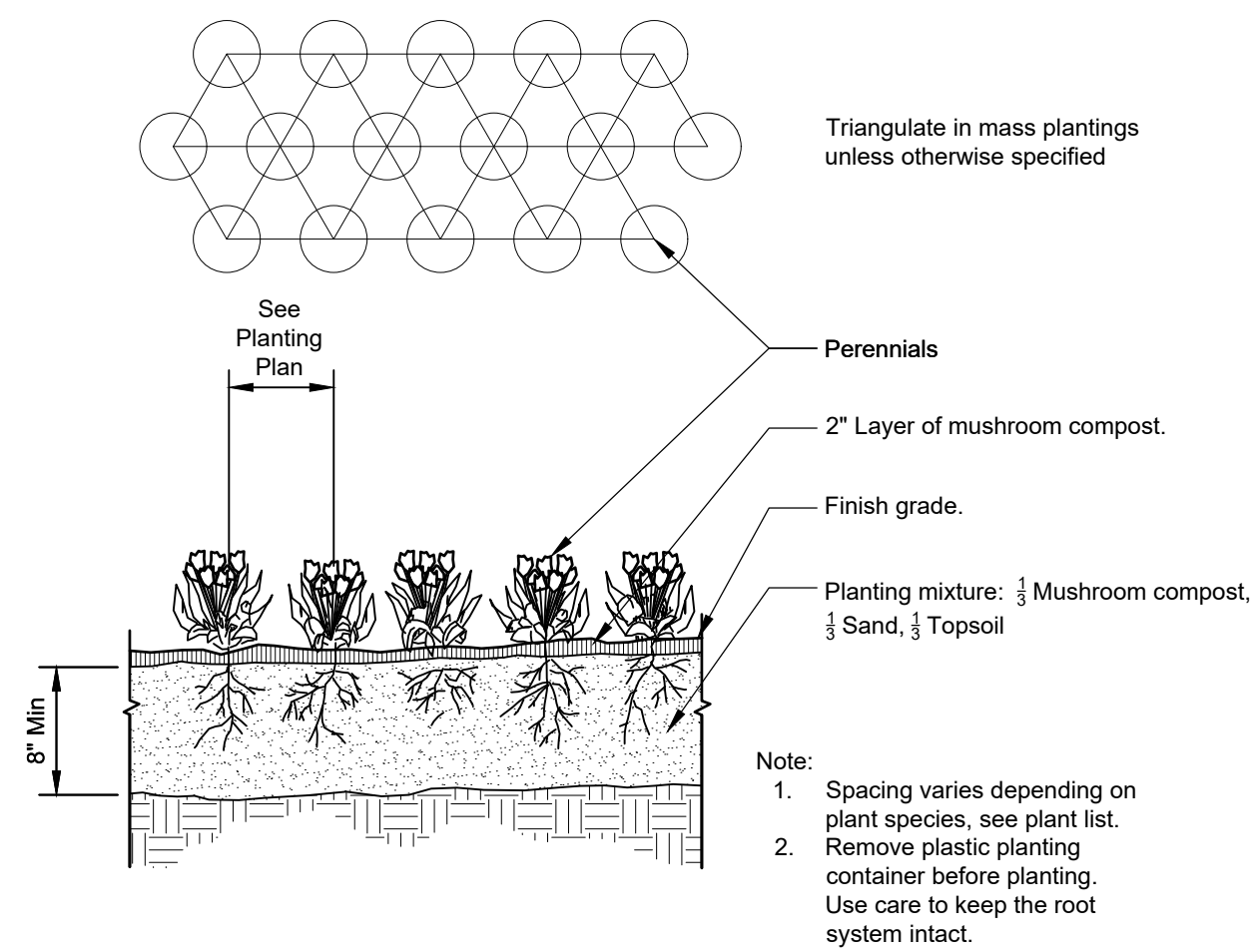
2 CONIFER TREE PLANTING
1/4" = 1'-0" 32 9343.46-01



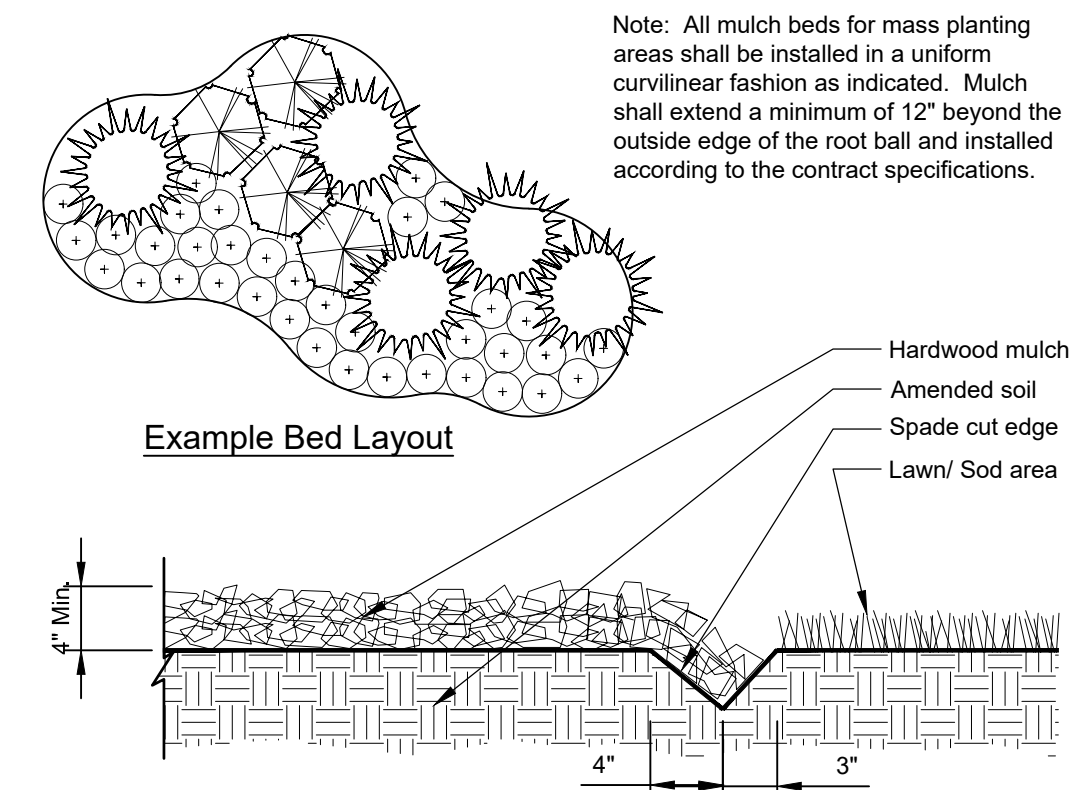
3 SHRUB PLANTING DETAIL
3/4" = 1'-0" 32 9333.16-05



4 ORNAMENTAL GRASS PLANTING
1" = 1'-0" 32 9313-01



5 PERENNIAL / ANNUAL PLANTING
1" = 1'-0" 32 9313-02



6 CONTINUOUS MULCH EDGING
1" = 1'-0" 32 9113.26-01

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DATE	REVISIONS	DRAWN BY
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**LIFE TIME NAPERVILLE
 NAPERVILLE, ILLINOIS
 LANDSCAPE DETAILS**

PROJ. MGR.: FF
 PROJ. ASSOC.: TC
 DRAWN BY: JSH
 DATE: 8/23/23
 SCALE: 1" = 20'

SHEET
L8 OF L9
 LTF.NVLO1

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PART 1 - GENERAL

1-01 DESCRIPTION:

- A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:
1. Spreading of topsoil or soil preparation
2. Trees, shrubs, perennials and groundcovers
3. Planting mixes
4. Mulch and planting accessories
5. Fertilizer and herbicide
6. Maintenance
7. Warranty of plant material
B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

1-02 QUALITY ASSURANCE:

- A. Comply with site work requirements
B. Plant names indicated must comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature.
C. All plant materials shall conform to the 'American Standards for Nursery Stock' (ANS), latest edition, published by the American Association of Nurserymen, Washington, D.C.
D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons.
E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project.
F. Stock that is furnished shall be at least the minimum size shown.
G. All shrubs shall be dense in form.
H. All plant materials are subject to inspection and approval.
I. Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock.

1-03 DELIVERY, STORAGE & HANDLING:

- A. Fertilizer shall be delivered in original, unopened and undamaged packaging.
B. Take all precautions customary concerning proper trade practice in preparing plants for transport.
C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn.
D. Dry, loose topsoil shall be provided for planting bed mixes.

1-04 PROJECT CONDITIONS:

- A. Notify landscape architect at least seven (7) working days prior to installation of plant material.
B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities.
C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas.
D. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees.
E. A complete list of plants including a schedule of sizes, quantities and other requirements is shown on the Drawings and on the bid form.

1-05 PRELIMINARY ACCEPTANCE:

- A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative.

1-06 WARRANTY:

- A. All plant material (excluding annual color) shall be warranted for one (1) year after the end of the 90 day maintenance period.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

- A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems.
1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant.
2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil together.
3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
4. Evergreen trees shall be branched to the ground.
5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list.

2-02 ACCESSORIES:

- A. Topsoil:
1. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material.
B. Topsoil for seed areas shall be a minimum of 6".
C. Soil amendments shall be as follows:
1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
2. For perennials and ornamental grasses the soil mixture will be as follows:
D. Fertilizer:
1. For trees and shrubs use: 14-4-6 briquettes 17 g or equivalent available from Arthur Clesen, Inc.
2. For turf areas use 6-24-16 Clesen Fairway with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn available from Arthur Clesen or approved equal.
E. Herbicide:
1. Round-Up or approved equal
F. Mulch:
1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients.
2. Mushroom compost as available from Midwest Trading.
G. Water:
1. Water service will be available on the site, with the cost of water being paid by the Owner.
H. Guying:
1. Stakes: 5/8" x 40" steel eye anchor with 4" helix
2. Cable:
a. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved equal
b. Trees 5" and over: flexible 3/16" galvanized aircraft cable, 7x7 strand or approved equal.
3. Turnbuckles: 5/16", eye and eye, with 4" takeup.
4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.
I. Tree wrap: Burlap tree wrap 4" wide.
J. Twine: Soft nursery jute.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

- A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

3-02 PREPARATION:

- A. All planting techniques and methods shall be consistent with the latest edition of 'Horticulture Standards of Nurserymen, Inc.' and as detailed on these Drawings.
B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
C. All underground utilities must be located and marked clearly.
D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted.

- E. Prior to all planting, rototill all areas to be landscaped to prepare for plant installation to a minimum depth of 12".
F. Topsoil shall be spread over the site at a minimum depth of 6".
G. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed.
H. Locate all plant material as indicated or as approved in the field by the Landscape Architect.
I. Planting holes shall be constructed as shown on the planting details.
J. Provide pre-mixed planting mixture for use around root systems and root balls of the plants.
K. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.
L. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds.
E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species.
F. Staking and guying of trees is optional.
G. Seeding of specified lawn areas on plans will be treated as follows:
1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted.
2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc.
3. Apply fertilizers and conditioners at the rate specified per soil test findings.
4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding.
5. Watering seeded areas shall be done to ensure proper germination.
6. Turf is being established on a variety of slope conditions.
H. Erosion Control Blanket
1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown on the plan.
2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved equal.
3. Blanket should be premarked with staple pattern.
4. Staples should be 8" wire staples, applied at two (2) per square yard minimum.
5. Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.
I. Sodding of specified lawn areas on plans will be completed as follows:
1. Rake soil surface to receive sod to completely remove any soil crust no more than one day prior to laying sod.
2. Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns.

3-03 PLANTING PROCEDURES:

- A. Set plant material in the planting hole to proper grade and alignment.
B. Set balled and burlapped plants in the planting hole and compact 8" of soil around the base of the ball.
C. Space groundcover plants according to dimensions given on the plans.
D. Mulching:
1. Install 4" depth of mulch around all tree and shrub beds as indicated on drawings or planting details.
2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost.
E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species.

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2. Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns.

- moisture to dry before planting lawns. Do not create a muddy soil condition.
3. Sod shall be laid within 24 hours from the time of stripping.
4. Lay sod to form a solid mass with tightly fitted joints.
5. Place top elevation of sod 1/2 inch below adjoining edging or paving.
6. Water sod thoroughly with a fine spray immediately after planting.
7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil.
8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.
9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period.
10. Note: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction.

- J. Timing of plant material and seeding operations:
1. Seeding of specified areas shall occur when the soil temperature is above 55° F.
2. Sod shall be installed when the ground is not frozen or snow covered and temperatures are less than 80° F.
3. Herbaceous ornamental plants shall be planted between May 1 and June 15 or between August 15 and December 1.
4. Spring planting of woody ornamental plants shall be performed from the time the soil can be easily worked until June 1, except that evergreen planting shall end on May 15.

3-04 MAINTENANCE:

- A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material plus annual flower maintenance.

3-04 ACCEPTANCE:

- A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period.

3-06 SITE CLEAN-UP:

- A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the daily removal of all trash and debris from his/her work area to the satisfaction of the landscape architect.

Table with columns for DATE, REVISIONS, and DRAWN BY. Includes a signature line for JSH.

Manhard CONSULTING logo and contact information including address, phone, and website.

Project title block containing: LIFE TIME NAPERVILLE NAPERVILLE, ILLINOIS LANDSCAPE SPECIFICATIONS, PROJ. MGR.: FF, PROJ. ASSOC.: TC, DRAWN BY: JSH, DATE: 8/23/23, SCALE: 1"=20', SHEET L9 OF L9, LTF.NVLO1.