

January 29, 2021

Sent VIA Email
Laffa@naperville.il.us

City of Naperville
TED Business Group
Allison Laff
400 S. Eagle Street
Naperville, Illinois 60540

RE: Naper Commons Subdivision, Naperville, Illinois
Plan Revisions

Dear Ms. Laff,

On January 20, 2021 we submitted revised plans for the proposed Naper Commons Subdivision. The revised plans included modifications intended to address concerns raised by various interest groups, each of which are identified below:

1. Fairmeadow Subdivision.

The revised plans shift townhome buildings 180/181 to the west and incorporate a new 25' outlot between Lots 1-11 in Naper Commons and the adjacent Fairmeadow Subdivision. The outlot will be improved with a significant new landscape buffer that will provide separation between the adjacent subdivisions. The landscape buffer is detailed on the revised Landscape Plan and includes an attractive combination of deciduous, ornamental and evergreen trees. Note that the plan includes transplanting a number of existing trees from the berm to the new landscape buffer. The landscape buffer will be owned and maintained by the homeowners' association in perpetuity.

2. Danada Woods Townhomes.

Pulte has made a series of plan modifications to address buffering between the proposed Townhomes at Naper Commons and Danada Woods Townhomes. Building 188 was shifted south. New utility installations interior to proposed Townhomes have been rerouted. The rerouting of utilities facilitated additional tree preservation. Significant new landscape is proposed along the common property line. Fencing has been added where requested by the Danada Townhome Owners Association. These improvements were coordinated with the Danada residents following a meeting with the Landscape Architect for Naper Commons and are detailed in written communications between the parties, a copy of which is attached.

3. Forest Preserve District

Pulte formally responded to written comments from the Forest Preserve District pursuant to

the attached Letter. Most notably, the revised plans now include a natively landscaped transitional buffer yard between the proposed subdivision and the adjacent Forest Preserve Property. The letter and revised plans also address Pulte's efforts to i) install a split rail fence to delineate the boundary of residential yards adjacent to the forest preserve; ii) help remediate invasive species on the forest preserve property; iii) prohibit the installation of invasive species as part of the residential subdivision; and iv) construct a pedestrian connection between the residential subdivision and the existing path on Forest Preserve Property.

4. City of Naperville

Pulte has coordinated with City staff to address other technical zoning issues. Naper Commons complies with the more stringent 30% open space required for townhomes even though only 27% of the homes will be townhomes. The reduced 5' side yard setback will only be required for a small percentage of homes in the Meadows Series- namely ranch homes which will help to diversify the City's north-side housing stock. Finally, the City's electric utility has confirmed that the encroachment of a 1' eave within a required 5' side yard easement (again required only for a ranch home) will not impact their operations and have waived any objection to this condition.

Pulte has developed an extraordinary track record of working with the City of Naperville and its residents. From Atwater to Wagner Farms, and here at Naper Commons, Pulte proposes thoughtful development that is responsive to the housing market. Pulte continuously works through an iterative process to address questions and concerns, ultimately creating a final product that the City can be proud of. We believe the revised plans for Naper Commons meet this high standard and are deserving of the City's support.

Thank you.

Russell G. Whitaker, III

Russell G. Whitaker, III
Attorney for Pulte Home Company, LLC

January 27, 2021

Sent VIA Email

rjones@rjoneslawoffice.com

Danada Woods Homeowner's Association
c/o Robin Jones

RE: Naper Commons

Dear Ms. Jones,

We are in receipt of your letter dated January 5, 2021. We sincerely appreciate efforts of your board to coordinate on behalf of residents in Danada Woods and to work with our team regarding practical solutions to help move the project forward.

Below, we've restated each of the issues raised in your January 5th letter and provided a detailed response thereto. You will find our responses are in red typeface. As you review these responses please note that some of the building or unit numbering has changed on the updated plans. Please note that I'm also attaching hereto updated landscape and engineering detail which reflects changes that have been incorporated into our project plans. I think you will see that we've addressed each of the issues raised by the Homeowner's Association. I sincerely hope that our efforts here will earn your support of the project as we move toward the Planning and Zoning Commission hearing on February 3, 2021.

General Notes:

1. Fencing. Where fencing is planned or contemplated, we request that solid board on board fencing be erected similar to what is currently on our east property line along Naperville Road, at the maximum height allowed by Naperville codes without necessitating a variance.

Agreed. All new fencing proposed along Danada Woods property lines will be 6' tall, solid wood board-on-board fence. The location of the proposed fencing is depicted on the landscape plans sheets attached.

2. Landscaping. It is our desire to retain as much existing landscaping along our south and west property lines as possible. As such, we request that underground utilities be relocated away from our south and west property lines wherever possible to provide planting areas.

Agreed. To comply with your request, we've made the following changes:

- Re-routed the storm sewer located north of building 189
- Shifted building 188 south to provide an additional 10' of separation. The setback is now 35', or 10' greater than required by City Code. With this change we've rerouted the storm sewer in this location to facilitate additional tree preservation

and to avoid the critical root zone of trees on/near the common property line.

- Shifted the water main located north of building 182 away from the property line.
- Re-engineered the stormwater routing behind your units 32-39. The stormwater mains have been relocated to the west side of the basin to facilitate additional tree preservation and to avoid the critical root zone of trees on/near the common property line in this location.

3. Plant materials. The plant material legend indicates that ornamental trees and large evergreen trees will be 6' tall and upright evergreens will be 4' – 5' tall. We understand that Pulte generally plants 8' trees in their developments. We believe 8' tall trees should be a minimum. In addition, we request that a combination fast and medium growing items be utilized.

Agreed. 'Common Area' evergreens adjacent to Danada Woods property lines will be increased to 8' tall for Evergreen Trees, and 6' tall for upright evergreen species. Typical townhome foundation planting sizes will remain the same (see sheet L.112)

Specific Notes:

1. South property line, first approx. 100' west from Naperville Road, adjacent to 2204 Grove Ct. We understand that relocating the currently planned underground utilities in this area is being contemplated. This is appreciated. We are extremely interested in retaining the large, established arborvitae and evergreen trees and adding new plants, as needed.

Agreed. As depicted on the attached plans, we have shifted the location of building 188 and rerouted utilities in this location to facilitate additional tree preservation. The existing arborvitae and spruce will be preserved to the extent possible. We have a storm sewer inlet proposed in that corner that may impact a couple trees growing on our property. New evergreen & deciduous plantings, significantly beyond and applicable City of Naperville requirements, are also proposed in this area.

2. South property line, next approx. 100' – 150' west, adjacent to 2203 Grove Ct. We understand that relocating planned underground utilities is not contemplated. We would like you to reconsider. Providing a landscaping buffer between your Building 190 and 2203 Grove Ct. is particularly important to us, and we are sure will also be for future owners of units in Building 190. Trees tagged 551 – 554 are on or near the property line.

Agreed. We have actually shifted the location of Building 190 (now building 188) to accommodate additional space between our proposed building and 2203 Grove Ct. With this change we rerouted the storm sewer to avoid critical root zones for trees located along the property line. Tree tagged 551, 552 and 554 are located along the property line and will be preserved. Tree 553 is well within our property and will be removed due to required watermain improvements and the location of Building 188.

If retaining other existing landscaping is not possible, we request substantial landscaping using 8' or taller evergreen vegetation to provide solid screening in this area.

Agreed. A substantial evergreen landscape buffer is proposed in this area. As noted above, evergreen trees will be planted at 8' tall.

In addition, when discussing this area with Mr. Sagen, he indicated that a large Ash tree on the Danada Wood's side that has roots extending to Pulte's side of the property line would likely be adversely impacted or possibly killed by the proposed utility installation. This is an extremely large tree and a substantial asset to the Danada Woods community. We request further discussion with regard to mitigation/compensation of this situation.

As discussed at your meeting with our landscape architect Greg Sagen, the large Green Ash (#552) has significant Emerald Ash Borer (EAB) damage. While I understand you are currently treating the tree, numerous damaged branches in the crown are obvious, and can be a serious safety hazard. My recommendation continues to be that the tree is removed during our construction. Nevertheless, per your request, we have rerouted storm sewer to minimize impact to this tree. We will take appropriate and practical actions during construction to minimize disturbance of this Ash Tree; however, trenching for the proposed watermain behind Building 188 may impact the root zone. The future health and survival of this Ash Tree will be the result of EAB, not our construction activity. If the Association elects to remove the tree due to the EAB damage we remain willing to perform the removal on behalf of the Association.

3. South property line, next approx. 200' – 250' west, adjacent to the proposed stormwater basin. The current drawings indicate the regrading to begin immediately north of the property line. This area has trees tagged 556 – 560 on or near the property line. These trees are noted in your tree inventory to be removed. We are extremely interested in retaining these large, established trees. We are concerned that the proposed regrading will damage the tree roots. We understand that immediate slope is required to provide stormwater volume as well as meet City of Naperville grade maximums. We request that the proposed regrading be adjusted south in order provide a level buffer for the existing trees as well as new landscaping. If grading right up to the property line is necessary, we could discuss allowing new Pulte-provided landscaping to be planted on our side of the property line. Although the proposed basin is directly across from our existing pond, it is important that this area also have trees to block diagonal views to/from each other's buildings.

Agreed. As noted above, we have rerouted storm sewer to minimize disturbance along the property line. During construction, we will do what we can to minimize damage to existing vegetation near the property line. Tree # 556 -558 and #560 are now planned for preservation. Additionally, we have increased the proposed landscaping in this area to screen views.

4. South property line, next approx. 200' west, adjacent to proposed Buildings 184 and 186. As these proposed buildings are directly across from 1328 – 1334 Danada Ct and 1340 – 1346 Danada Ct., it is important to us that landscaping be provided. We understand that arborvitae planted 10' – 12' on center is contemplated at the end of the proposed driveway between Buildings 184 and 186. With that spacing, it will take many years to provide a screen from vehicle headlights. We request that, in addition to the landscaping, a fence be

erected beginning at the north end of the driveway and extending northwest along the property line up to the west property line of Danada Woods.

As requested, a fence has been added along the property line from our building 184 northwest to the corner by your unit 39. A substantial grove of River Birch is also planned for this area.

5. South property line, next 100' – 150' west, adjacent to 1316 – 1322 Danada Ct. Like indicated in Note 3, this area is immediately adjacent to a sloping stormwater basin. It is important that regrading not damage existing plants and suitable grading conditions be provided along the property line to plant new trees. In particular, there are a few large trees that Mr. Sagen indicated were not ideal from a landscape architect standpoint, but provide substantial screening. We would like these to stay in place.

Agreed. Existing vegetation is primarily a Buckthorn hedge which will not be impacted by our work. Additional landscaping has been added to this area.

6. West property line. Like the area adjacent to the large stormwater basins, the whole west property line is adjacent to immediate regrading. The tree inventory indicates approx. a dozen trees along this property line – most noted to be removed. We would like as many to remain as possible. We also request that fencing, similar to that described earlier in this letter, be installed the full length of the west property line that abuts Danada Woods property. Fencing north of the emergency access lane would not be necessary unless you are also installing fencing on the immediately adjacent Fairmeadows property line.

Agreed. A fence has been added along your west property line from the corner by unit 39, north to the fire lane. There are 6-large existing trees along this property line, of which we will save 5 (# 530, 533-536). Tree #531 cannot be saved due to conflict with necessary stormwater improvements essential to the function of our development. No fencing is proposed north of the fire lane. Tree # 520-523 will be removed due to conflicts with necessary stormwater improvements. Additional landscaping has been added in this area to provide a visual screen.

We have thoughtfully addressed nearly all of the comments raised by the Homeowners Association. The proposed changes outlined in this letter are substantial and will materially improve the condition of residents in Danada Woods. In the spirit of cooperation, and as a good neighbor, Pulte will bear the cost (tens of thousands of dollars) of these improvements. We hope that your find the changes to be satisfactory and will support the Naper Commons project moving forward.

Thank you.

Russell G. Whitaker, III

Russell G. Whitaker, III
Attorney for Pulte Home Company, LLC

project:

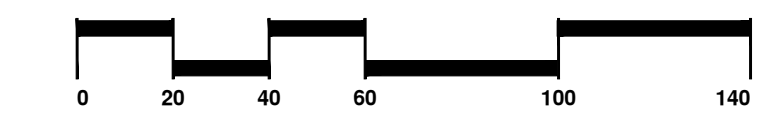
Naper Commons

Naperville, Illinois

sheet description:

Preliminary Landscape Plan EAST

owner:

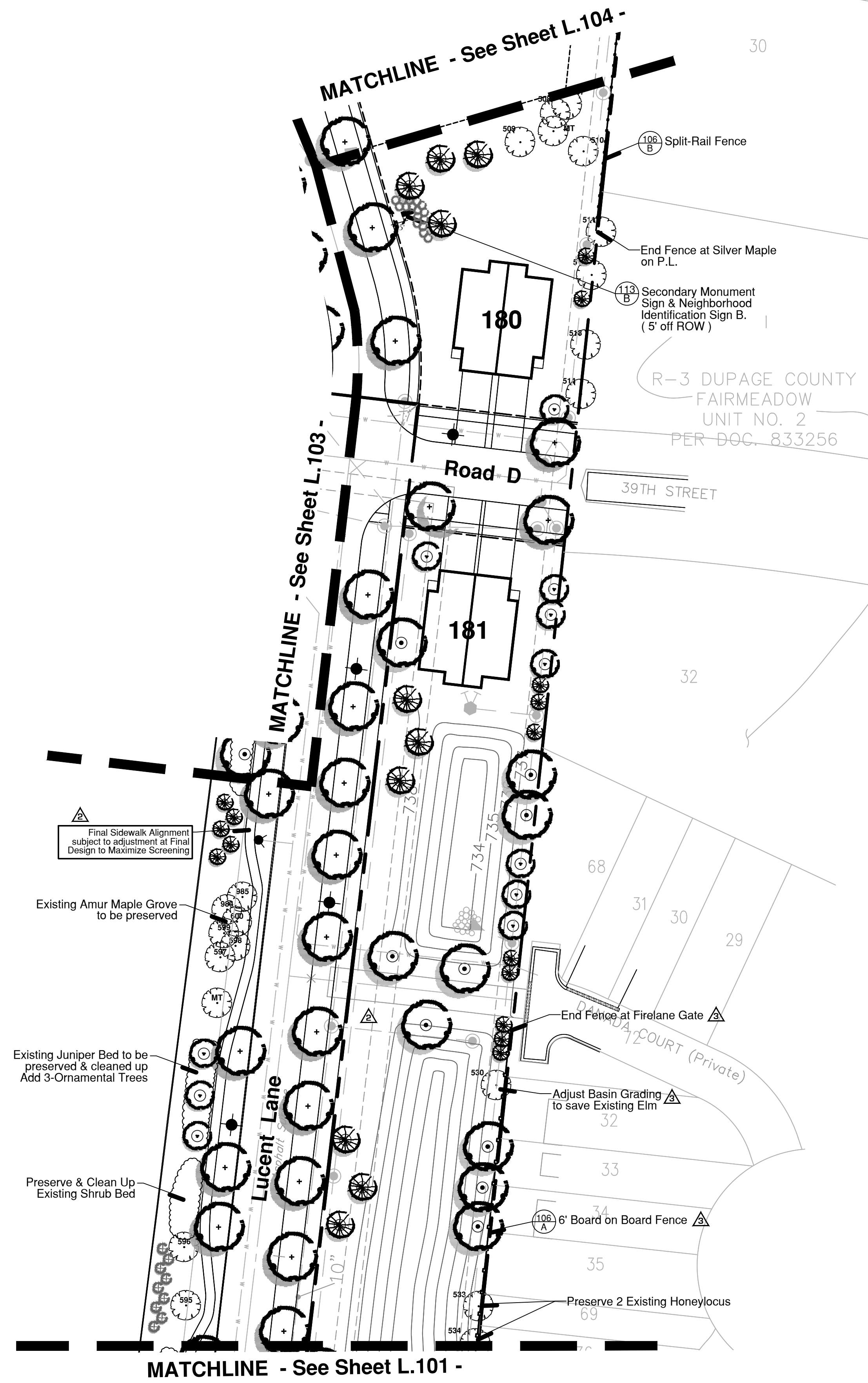


north: scale: 1" = 40'0"

original issue date: **14 September 2020**

drawn by: _____
checked by: _____
project no.: **20219**
sheet no.: _____

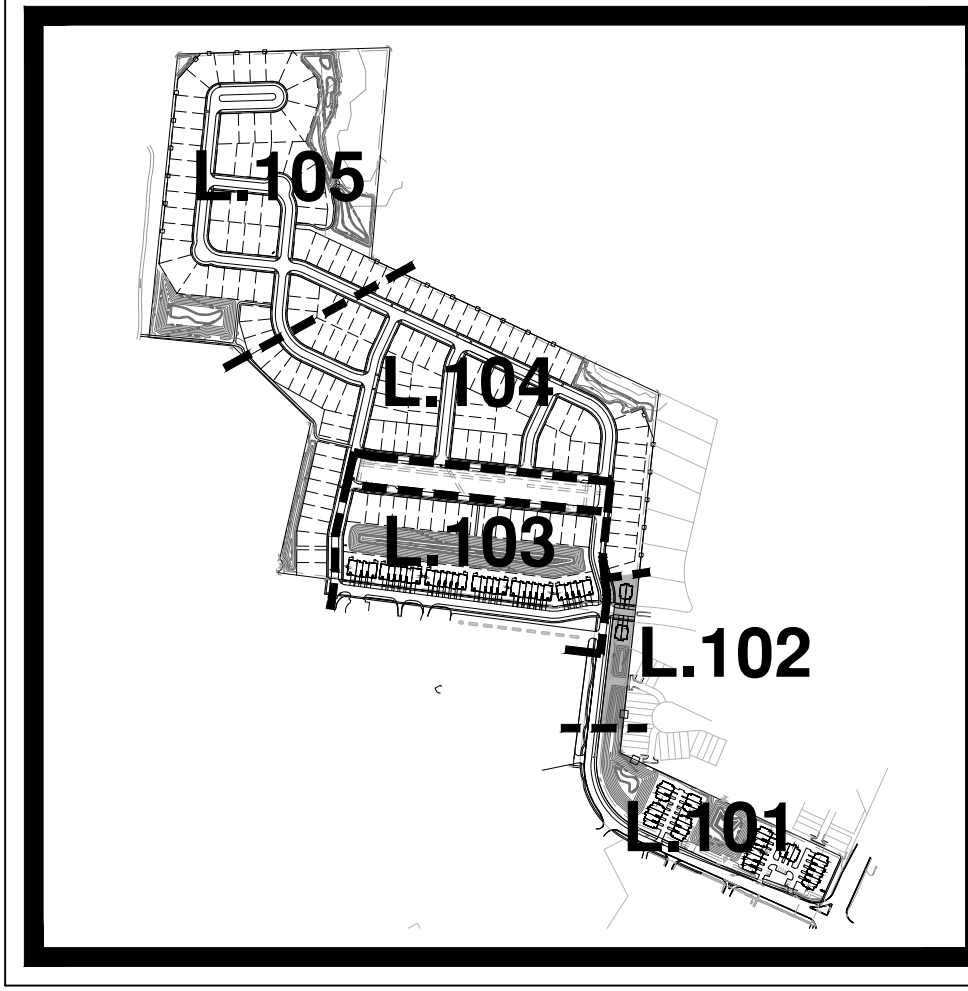
L.102



NOTES :

- See Sheet L.106 for Parkway Trees
- See Sheet L.107 for Plant Material Legend
- See Sheet L.108 for Turf Establishment Plan
- See Sheet L.111 for Typ. House Landscape Plan
- See Sheet L.112 for Typ. Townhome Landscape Plan

Sheet Key:



EMERGENCY
AGENCY
PER DOC. 897-170106

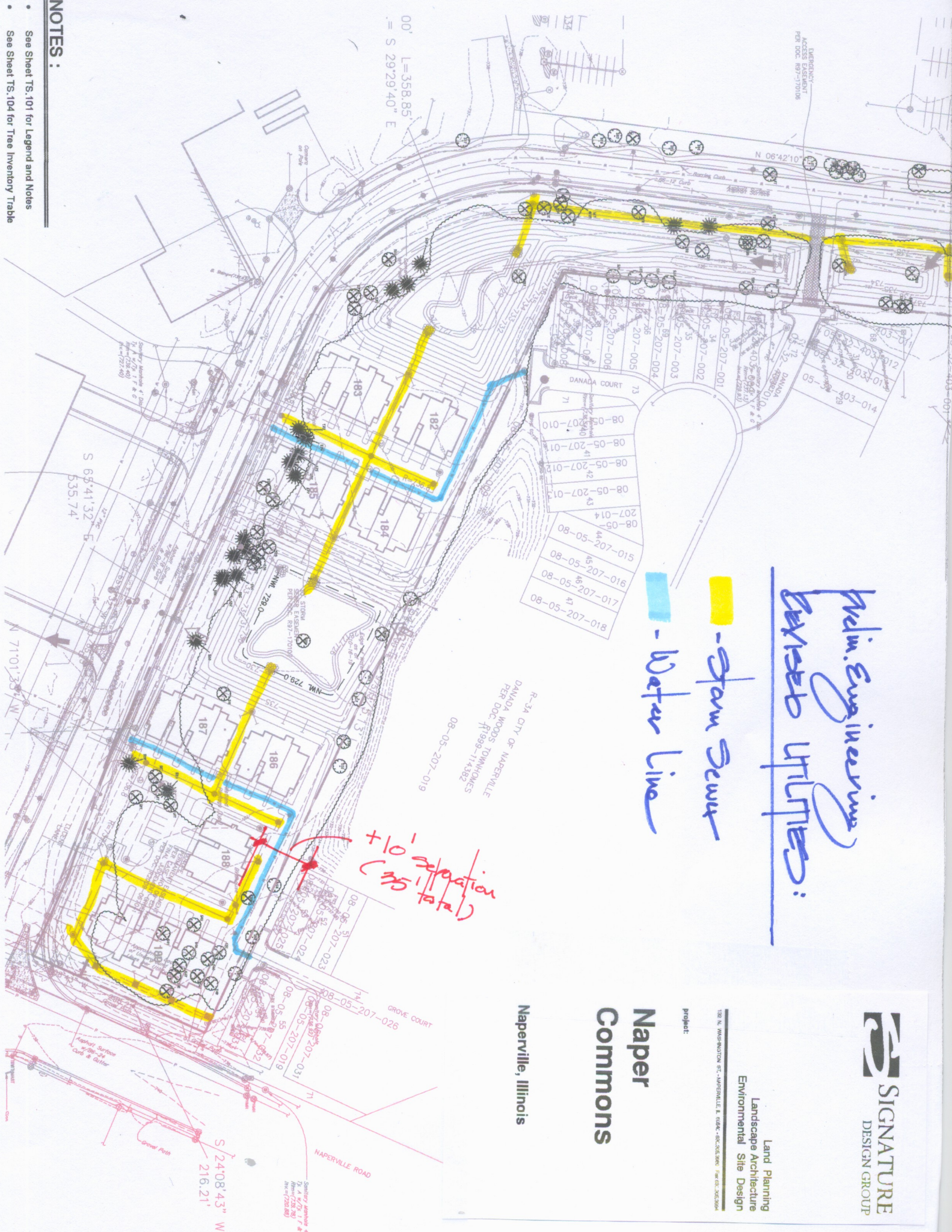
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*Prelim. Engineering
EXISTS UTILITIES:*

*Span Sewer
Water Line*

*+10' elevation
(25' to 10')*

- NOTES:**
- See Sheet TS.101 for Legend and Notes
 - See Sheet TS.104 for Tree Inventory Table



Land Planning
Landscape Architecture
Environmental Site Design

138 N. WASHINGTON ST., NAPERVILLE, IL 60563-5500 TEL: 630.203.2800

Project:

**Naper
Commons**

Naperville, Illinois

January 29, 2021

Sent VIA Email
estevenson@dupageforest.org

Forest Preserve District of DuPage County
Ed Stevenson, Executive Director
3S580 Naperville Road
P.O. Box 5000
Wheaton, IL 60189

RE: Naper Commons Subdivision, Naperville, Illinois

Dear Mr. Stevenson,

I represent Pulte Home Company LLC regarding the development of Lot 4 of the Nokia Campus property. By way of background, I initiated discussions with Forest Preserve District staff regarding the proposed development on November 11th. I hosted a Zoom meeting with Kevin Stough, Eric Neidy and Brock Lovelace on November 19th, at which time we had a detailed discussion about the project and coordination of issues such as i) installing a split rail fence to delineate the boundary between residential lots and the adjacent Forest Preserve Property; ii) brush hogging a 20' to 50' strip of overgrown and invasive species on the Forest Preserve Property; iii) prohibiting the installation of certain invasive species as part of the development project; and iv) constructing a pedestrian connection between the project and the existing path on the Forest Preserve Property.

We are in receipt of your letter to the Naperville Planning and Zoning Commission dated December 14, 2020. Below, we've restated each of the issues raised in your December 14th letter and provided a detailed response thereto. You will find our responses below each issue. Please note that I'm also attaching hereto updated landscape and engineering detail which reflects changes that have been incorporated into our project plans. I think you will see that we've addressed each of the issues raised by the Forest Preserve District. I sincerely hope that our efforts here will earn your support of the project as we move toward the Planning and Zoning Commission hearing on February 3, 2021.

- 1. The Forest Preserve District is concerned about stormwater runoff from the subject property. Both Preserves include ecosystems rated Class III and IV. These Preserves include wetlands where many bird species, including Blue Herons, are known to nest. In fact, there is a Great Blue Heron rookery with many nests about 300 feet from the Nokia property line. Though stormwater basins are routinely incorporated into design plans, they have the potential to damage ecosystems when heavy rain events send invasive plants (seeds), fertilizers, pesticides, salt, and chemical runoff from pavement into the neighboring wetlands.*

Development of the Nokia Campus initially commenced in the 1960's. Prior to development the property was used for agricultural purposes. Since the 1960's, the entirety of the campus has been

“developed,” in that there is no natural condition presently existing on the property. Lot 4 of the Nokia Campus, which is the area subject to redevelopment by Pulte, is presently a parking field while other portions of the property have been utilized for athletic fields. Today, a portion of Lot 4 is tributary to Bell Pond via a modern stormwater system while other portions of the property drain directly into the adjacent Forest Preserve Property. In existing conditions, 17.45 acres of Lot 4 is tributary to the Forest Preserve Property. Water flows overland, through mown turf which has historically been fertilized, and is not put through any sort of modern treatment train or restrained in any manner.

Pulte’s development of Lot 4 will eliminate sheet flow into the Forest Preserve Property through a naturalized stormwater management system consistent with the requirements of the DuPage County Stormwater Ordinance. We believe that the modern stormwater system, which includes naturalized basins with landscape enhancements intended to restore pre-agricultural type habitat, will be a net positive to the adjacent Forest Preserve. In addition to eliminating sheet flow to the Forest Preserve Property, Pulte is reducing the area tributary to the Forest Preserve by approximately 13.33 acres. Note that none of the roadways or other paved surfaces associated with the development are tributary to the Forest Preserve Property. Moreover, water quality of the remaining drainage will be improved since water which ultimately enters the Forest Preserve Property will first pass through a native treatment train in the stormwater basin and through the new wetland buffer.

Pulte’s development plan for Lot 4 was designed around existing wetlands that straddle the common property line with the Forest Preserve District. Through development of Lot 4, these wetland areas will get dedicated buffers to be improved as a “wetland buffer with mix B1” per the Landscape Plan for Naper Commons. The new wetland buffer will provide a native habitat, which does not exist today, and will improve infiltration and provides filtration of water prior to entering the wetland.

In addition to reconfiguring the stormwater management on the property, the Developer is incorporating a 10’ landscape easement in the rear of lots immediately adjacent to the Forest Preserve District property (lots 58-76 & 146-151). This landscape easement will be comprised of native grasses, which will provide a natural buffer between Naper Commons and the Forest Preserve District. Storm sewer and an overland swale within this strip will intercept the runoff prior to reaching the Forest Preserve Property under the 100-year design storm. In a storm event greater than the design storm, the native vegetation will filter the runoff and sediment prior to entering the District’s property.

For all of these reasons, we believe that the proposed subdivision will actually provide a net benefit to the Forest Preserve Property through reductions in runoff rate and improvement of water quality entering the Forest Preserve.

- 2. The use of plant species that are non-native to the Chicago Region have a direct negative impact to natural areas and we discourage the use of hybrids and cultivars and hereby request only native species known to the Chicago region be used for all landscaping.*

We initially discussed this issue with Forest Preserve staff on November 19th. Pulte is happy to work with the Forest Preserve to address this concern in a couple of separate and distinct manners.

First, Pulte understands that the Forest Preserve has an existing problem with invasive species within

the Forest Preserve Property. Specifically, the Forest Preserve has a significant problem with buckthorn that is overgrown along the common property line. As part of our development work Pulte will voluntarily remediate invasive plants on the Forest Preserve Property adjacent to our common property line.

Second, Pulte is agreeable to limiting plantings within certain common areas. Specifically, Pulte would only plant native species in common areas that are proximate to the Forest Preserve Property. Non-native species would be used only in areas where there would be no impact to the Forest Preserve (i.e., the internal park parcel).

Third, Pulte would absolutely prohibit the use of common invasive species throughout the development, whether it be on common areas or private residential yards. The Homeowners' Declaration would specifically include this restriction, which would be enforced by the Homeowners' Association. Plants commonly used by residents, such as burning bush or callery pear, would be absolutely prohibited as a means of helping the Forest Preserve control issues with invasive species on its property. See Landscape Plan Sheet L.107.

- 3. We ask that the PZC heed the recommendations set forth by the International Dark Sky Association and Dark Sky society and require full cutoff shields on streetlights and 0.1 foot-candle limits at property lines to protect our plant and animal neighbors.*

Pulte would respectfully defer to the City of Naperville with respect to this request. The City imposes uniform standards with respect to streetlights that will ultimately be owned and maintained by the City. In lieu of any request from the City of Naperville, Pulte will install street lighting in accordance with the City of Naperville's Subdivision Regulations.

- 4. We ask that the developer refrain from using asphalt sealants that contain coal tar products.*

Pulte would respectfully defer to the City of Naperville with respect to this request. The City imposes uniform standards with respect to roadway improvements that will ultimately be owned and maintained by the City. In lieu of any request from the City of Naperville, Pulte would install roadways consistent with Naperville's Subdivision Regulations.

- 5. We ask the Developer to include language in any HOA Agreement to avoid traditional salt and require alternative forms of deicing the roads and sidewalks.*

Pulte will include a provision in the Homeowners' Declaration that prohibits residents from using traditional salt for deicing private driveways and sidewalks.

Pulte would defer to the City of Naperville with respect to how it will operate and maintain the public roadways following dedication.

- 6. The Forest Preserve District objects to and will not permit the re-route of the storm sewer and will require necessary access to the existing easement.*

As you are aware, the Property is subject to a certain Agreement for the Storm Water Management System for the Danada Hesterman Watershed dated May 29, 1984 and recorded in DuPage County

as Document No. R2011-060601 (the “Hesterman Agreement”). Under Section 6 of the Hesterman Agreement, the owner of the Nokia Property has the right to change the configuration of the stormwater management system, however the Developer must bear the cost of said changes and alterations to that system. Accordingly, Pulte has the right to re-route the storm sewer and will pay for the alterations in accordance with the terms of the Hesterman Agreement.

7. *The Forest Preserve District objects to the placing of numerous residential lots adjacent to the Preserves and also the proposed reduced setbacks and is concerned about encroachments by residential neighbors. The Forest Preserve District suggests an HOA outlot of a minimum of 15ft wide be located between the residential lots and all Forest Preserve District lot lines.*

Pulte has revised its plans to address concerns raised by the Forest Preserve. There are two different treatments adjacent to the Forest Preserve Property, with the type of treatment depending on a number of planning factors.

Pulte has reserved common areas that will be owned and maintained by the Homeowners’ Association along the west line of Naper Commons and adjacent to the existing wetlands. These areas will be replanted with native landscape to create a naturalized transition between Naper Commons and the adjacent Forest Preserve Property. Since these areas are currently developed with mown grass, the naturalized treatment and incorporation of storm sewer through these areas is certainly an improvement to existing conditions.

Along the north property lines, in the rear yards of lots 58-76 and lots 146-151, Pulte has proposed a 10’ landscape easement. The landscape easement will be platted as part of the subdivision and is clearly reflected on the Landscape Plan. The landscape easement and the character of the improvements thereto will also be incorporated into the Declaration that governs the development. Through these restrictions, the Homeowners’ Association, individual homeowners, and the City of Naperville would all have authority to enforce provisions of the easement. A split rail fence will delineate the boundary between usable back yard and the easement area. The easement area will be planted with native grasses as delineated on the Landscape Plan. These native grasses will help improve infiltration, will improve water quality, and will provide a natural transition from the residential lots to the Forest Preserve Property.

8. *We recommend a consultation with the IDNR for the presence of any endangered and threatened species and any impacts that may occur to these natural areas as a result of the proposed development.*

An application was submitted to the IDNR for the referenced consultation. Subsequently, we received a letter from the IDNR indicating the department evaluated the information with respect to protected resources in the area and concluded adverse effects from a residential development on the subject property are unlikely and the IDNR consultation was terminated.

9. *We request copies of all certified wetland delineation reports performed for this project.*

A Wetland Delineation for the Lot 4 property has been completed. DuPage County staff has field verified the findings contained in the Wetland Delineation. A copy of the Wetland Delineation has been submitted to Naperville. We have sent an electronic copy of the Wetland Delineation to Kevin

Stough.

Not raised in the response letter, but a material topic in our November 19th discussion with Forest Preserve staff was the creation of a dedicated connection to the existing Forest Preserve trail system. At the request of Forest Preserve staff we prepared and previously submitted the attached drawings showing the location and the character of the proposed trail connection. We believe that the proposed connection is a material and important improvement that will help to activate the use of the Forest Preserve Property not only for our residents, but also for residents in nearby subdivisions who don't currently have a direct access point. We respectfully request that the Forest Preserve confirm that the proposed trail connection will be permitted.

As you can see, we have taken comments from the Forest Preserve seriously and have thoughtfully addressed concerns. We believe that the changes improve the project and will ultimately benefit nearby residents and the Forest Preserve. We look forward to working with you and would request that you please reach out directly should you have follow-up questions or concerns.





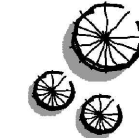



Thank you.

Russell G. Whitaker, III

Russell G. Whitaker, III
Attorney for Pulte Home Company, LLC

cc: Allison Laff – laffa@naperville.il.us
Kevin Stough – kstough@dupageforest.org
Daniel Hebreard – dhebreard@dupageforest.org
Patrick Kelly – kellyp@naperville.il.us

Preliminary Plant Material Legend : (Sheet L.101 - L.105)

-  **Parkway Trees, 2.5" Caliper**
See Sheet L.106
-  **Shade Trees, 2.5" - 3" Caliper**
Autum Blaze Maple Swamp White Oak
State Street Maple Chicagoland Hackberry
Shawnee Brave Baldcypress Kentucky Coffeetree
Redmond Linden Exclamation London Planetree
Accolade Elm Bur Oak
Skyline Locust Triumph Elm
-  **Shade Trees, 8' - 12' m/s**
River Birch
-  **Ornamental Trees, 6' - 8' m/s**
Blackhaw Viburnum Prairie Fire Crab
Apple Serviceberry Ivory Silk Tree Lilac
Redbud Thornless Cockspur Hawthorne
Sargent Crab Common Witchhazel
-  **Evergreen Trees, 6' - 8' tall**
Norway Spruce Fairview Juniper
Colorado Spruce Wintergreen Arborvitae
White Pine Mission Arborvitae
Black Hills Spruce Canaerti Juniper
-  **Evergreen Shrubs, 18" - 24" wide**
Hughes Juniper Green Sargent Juniper
Kallay Compact Juniper
-  **Deciduous Shrubs, 18" - 36" tall**
American Filbert Grolu Sumac
Black Chokeberry Miss Kim Lilac
Dogwood Var. Viburnums Var.
Panicle Hydrangea Shrub Rose Var.
Texas Scarlet Quince Spirea Var.
Annabelle Hydrangea Elderberry
-  **Perennials, Orn'l Grasses & Groundcovers, 1gal.**
Feather Reed Grass Daylily sp.
Prairie Dropseed Blue Wonder Catmint
Switchgrass Black Eye Susan
Lilyturf Russian Sage
Aut. Moor Grass Allium sp.
Sedum sp. Amsonia sp.



Plant Material Restrictions :

Native Plant Material :

All plantings in existing wetland buffers, or in any common areas adjacent to Forest Preserve Property, shall be limited to species native to Northern Illinois. All Residential Lots are exempt from this requirement.

Invasive Plant Material :

Invasive plant materials (as listed below) are prohibited in all areas of the Development - including on Residential Lots.

Prohibited Invasive Species:

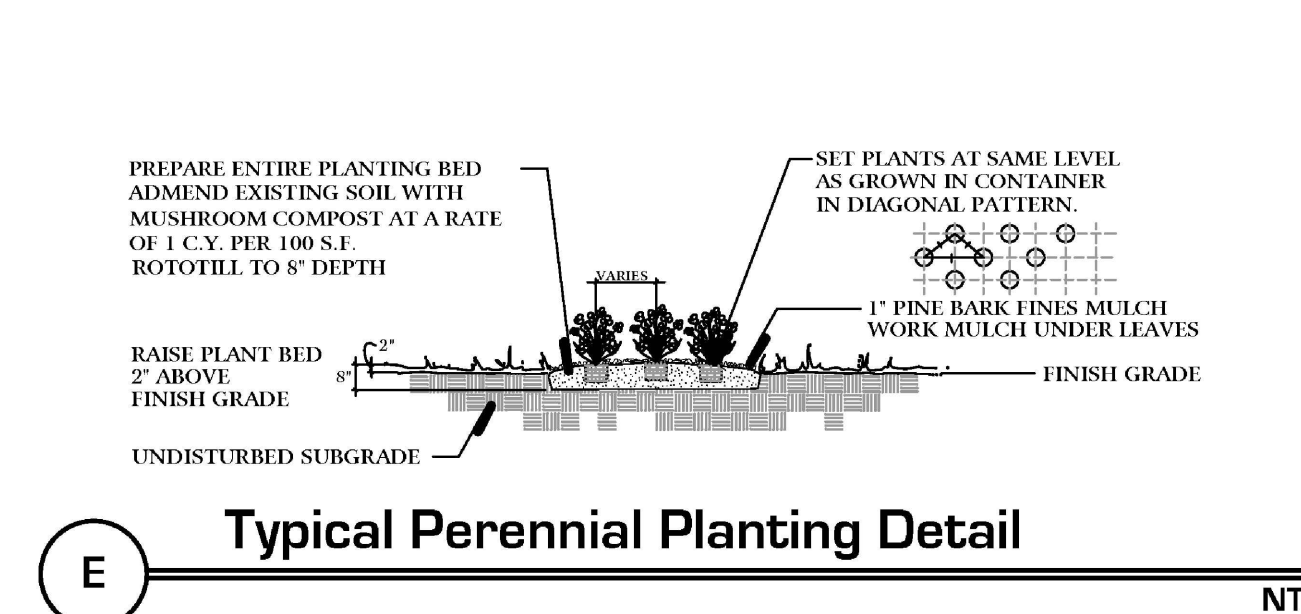
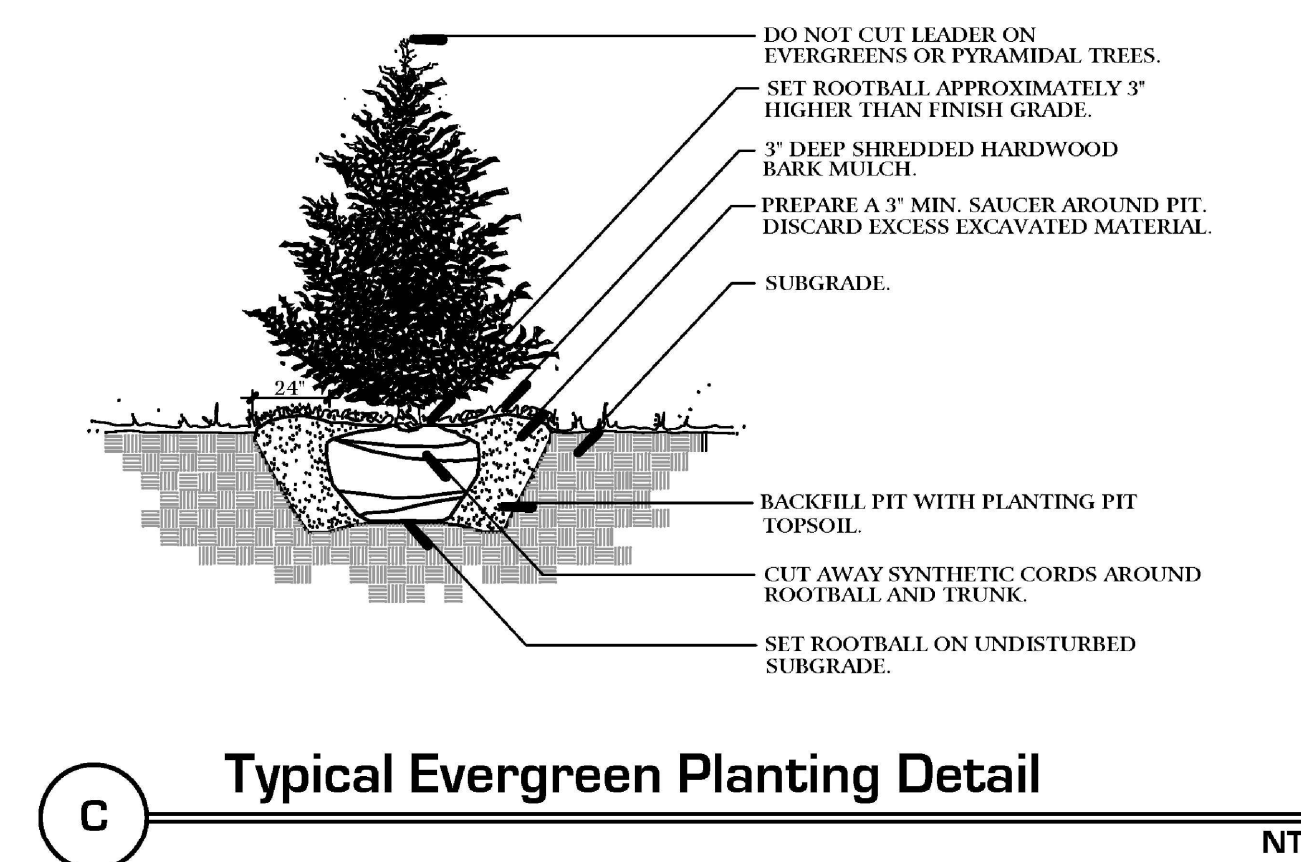
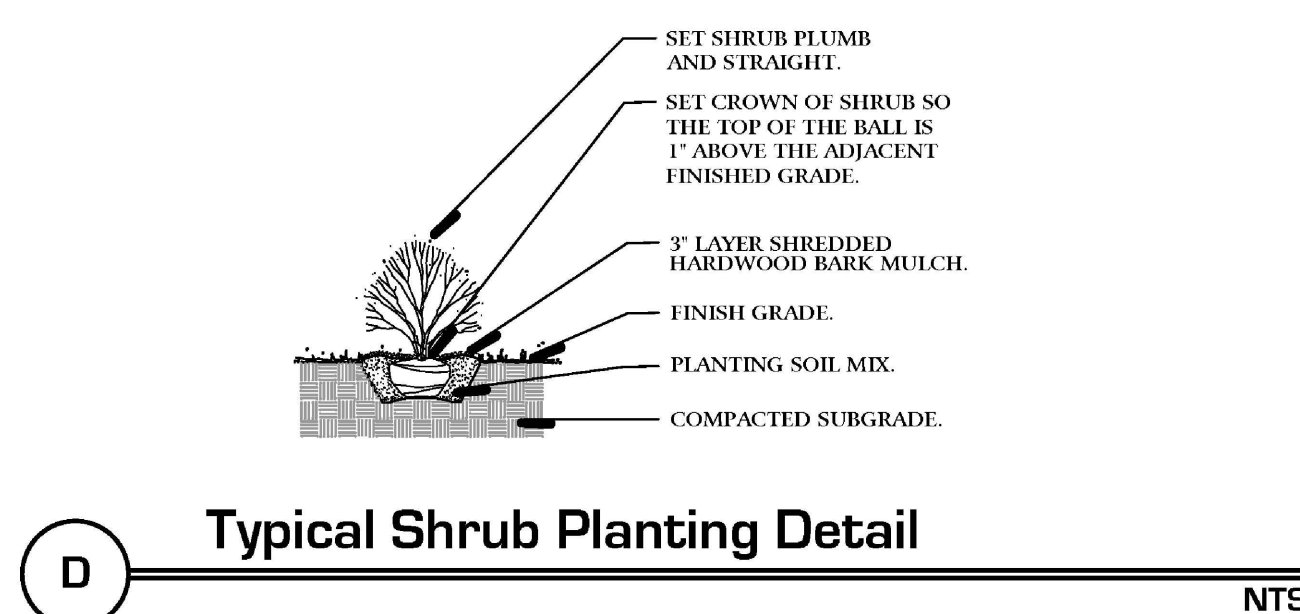
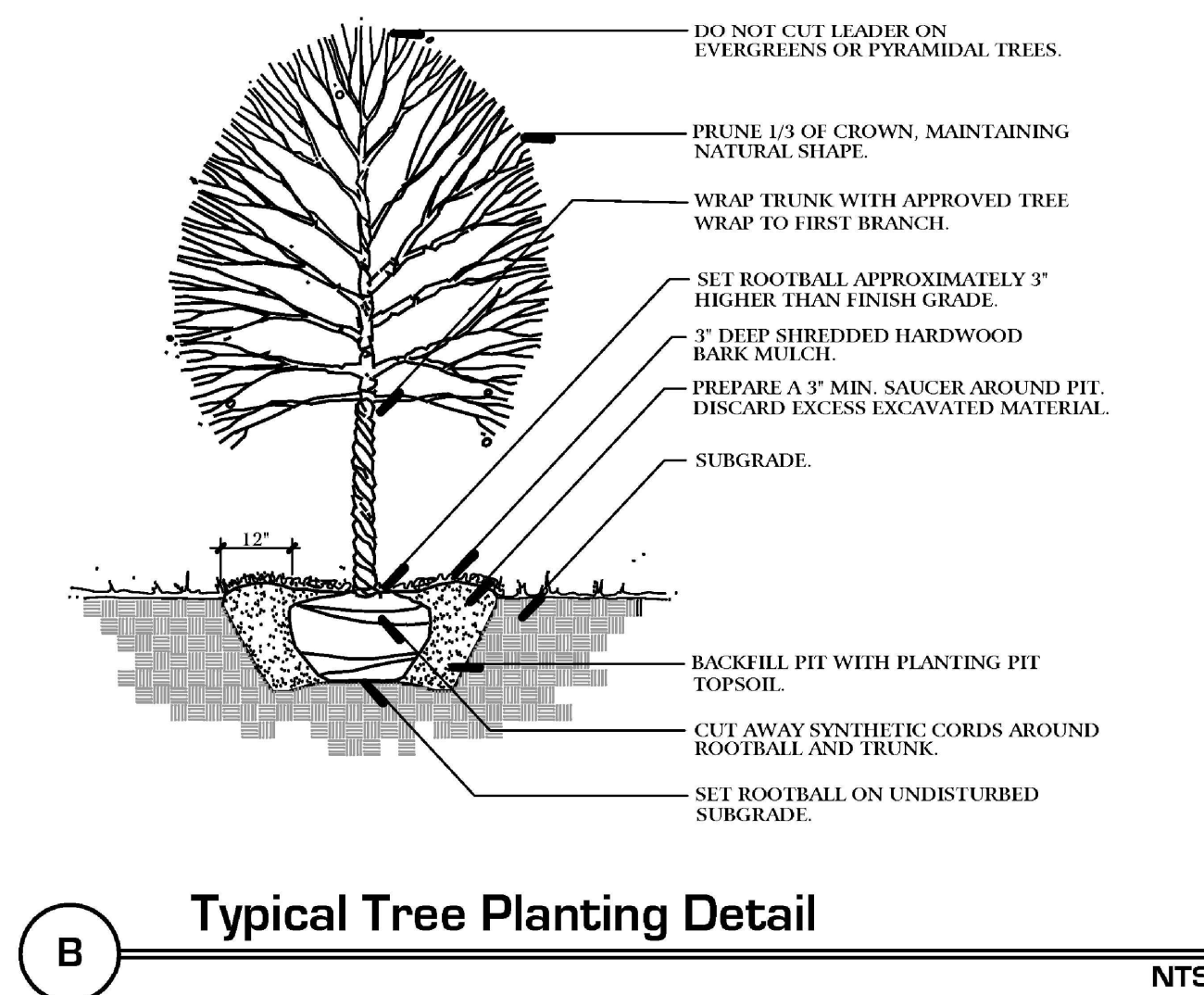
Trees : Callery Pear, Norway Maple, Amur Maple, Cornus mas, Autumn Olive and Black Alder
Shrubs : Jap Barberry, Buckthorn, Amur Honeysuckle, Burning Bush and Common Privet
Perennials & GC : Purple Lossestrife and Purple Wintercreeper (Euonymus coloratus)

Native Species :

- Proposed Plantings in all wetland buffer areas shall be species native to Northern Illinois

Construction Notes :

- Sod all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Drill seed all remaining turf areas as noted and cover with an S-75 Straw Erosion Control Blanket and staple in place. [See Sheet L.105 for Seed Mixes]
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF. rototilled to an 8" depth.
- Mulch all trees, shrub, perennial & orn'l grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one inch pinebark fines.
- All bed lines and tree saucers require a 4" deep spaded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact J.U.L.I.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the City of Naperville.
- **Landscape Contractor shall warrantee all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.**
- Trees shall be set back a minimum of ten (10) feet horizontally from utility structures, including, but not limited to, manholes, valve vaults, valve boxes, fire hydrants, transformers and switch cans. Trees shall be set back a minimum of five (5) feet horizontally from sanitary sewer, water services and underground electric cable. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Parkway Trees must be offset 5 feet from all storm sewer.
- No trees, shrubs or obstacles will be allowed 10' in front, 5' on the sides, and 7' to the rear of the electrical transformer.



Land Planning
Landscape Architecture
Environmental Site Design

132 N. WASHINGTON ST. - NAPERVILLE, IL 60540 - 800.305.3880 Fax 630.305.3894

project:

Naper Commons

Naperville, Illinois

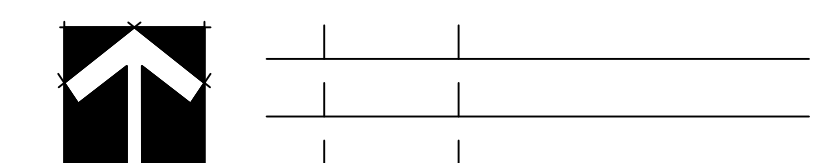
sheet description:

Plant Legend, Notes & Planting Details

owner:



north: scale:



1.20.2021	Per Revised Site Plan & Enhanced Buffers
11.18.2020	Per City Review #2
10.16.2020	Per City Review #1

original issue date: **14 September 2020**

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