

Preliminary
Landscape Development Plans



△ 1.26.2017 - Per City Review Comments
dated 1.11.2017

COLUMBIA PARK TOWNES

NAPERVILLE, ILLINOIS



DEVELOPER :

1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173
(847) 230.5331 voice

ENGINEER :

CEMCON, Ltd.
2280 White Oak Circle
Aurora, Illinois 60502
(630) 862.2100 voice
Project Manager: Chris Morgart, P.E.

LANDSCAPE ARCHITECT :

Signature Design Group, Inc.
132 N. Washington Street
Naperville, Illinois 60540
(630) 305.3980 Fax: (630) 305.3994
Project Manager: Greg G. Sagen, RLA



LOCATION MAP

INDEX OF DRAWINGS

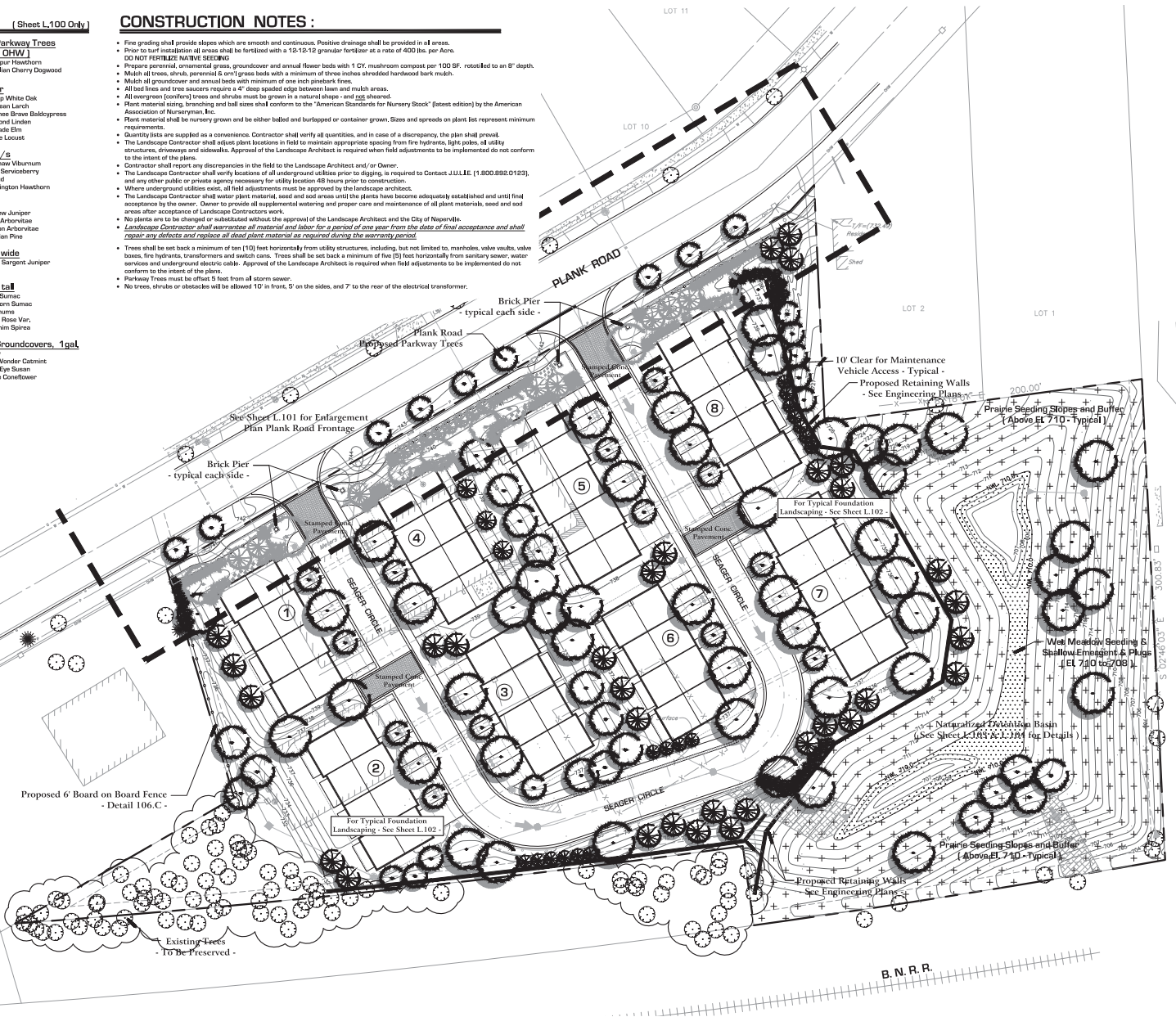
- L.100 Overall Landscape Plan
- L.101 Plank Rd, Entrance Enlargement
- L.102 Typical Townhome Foundation Plantings
- L.103 Native Planting Details
- L.104 Native Planting Specifications
- L.105 General Landscape Specifications
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- TS.101 Existing Tree Survey
- TS.102 Tree Inventory Data
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Plant Material Legend : (Sheet L100 Only)

- Plank Road & Seager Circle Parkway Trees**
- 2.5' Understory Trees [OHV]**
 - Juniper Tree Life
 - Sweetgum
 - Corkspine Hawthorn
 - Common Chervy Dogwood
- Shade Trees, 2.5' - 4' Caliper**
 - Swamp White Oak
 - State Street Maple
 - Chicagoland Hackberry
 - Kentucky Coffeetree
 - Exclamation London Planetree
 - Bur Oak
 - Swamp Larch
 - Shawnee Brave Baldpate
 - Rainwood Linden
 - Accolade Elm
 - Skyline Locust
- Ornamental Trees, 6' - 10' in/s**
 - River Birch
 - Praine Fire Crab
 - Norway Spruce
 - Colorado Spruce
 - White Pine
 - White Fir
 - Blackhow Viburnum
 - Apple Serviceberry
 - Redbud
 - Washington Hawthorn
- Evergreen Trees, 6' - 10' tall**
 - Norway Spruce
 - Colorado Spruce
 - White Pine
 - White Fir
 - Fairview Juniper
 - Nigra Arborvitae
 - Mission Arborvitae
 - Austrian Pine
- Evergreen Shrubs, 18" - 24" wide**
 - Sea Green Juniper
 - Kalley Compact Juniper
 - Green Sargent Juniper
- Deciduous Shrubs, 18" - 36" tall**
 - Northern Bayberry
 - Black Chokeberry
 - Dogwoods
 - Panicle Hydrangea
 - Texas Scarlet Quince
 - Grub Sumac
 - Staghorn Sumac
 - Viburnums
 - Shrub Rose Var.
 - Greifsm Spruce
- Perennials, Orn Grasses & Groundcovers, 1ga**
 - Faither Reed Grass
 - Praine Dropseed
 - Stitchgrass
 - Lily turf
 - Daily
 - Blue Wonder Catmint
 - Black Eye Susan
 - Purple Coniflower

CONSTRUCTION NOTES :

- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to surf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- **DO NOT FERTILIZE NATIVE SPECIES**
- Precede perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF, rotted to an 8" depth.
- Mutch all groundcover and annual beds with minimum of one inch granular bark mulch.
- All bed lines and tree saucers require a 4" deep spaced edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape and sold 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 location 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 guarantee 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 15 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

84 WASHINGTON ST. - NAPERVILLE, IL 60563 - (630) 363-3880 FAX (630) 363-3888

project:
COLUMBIA PARK TOWNES
Naperville, Illinois

sheet description:
Preliminary Landscape Plan

owner:
Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, IL 60173



revisions: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

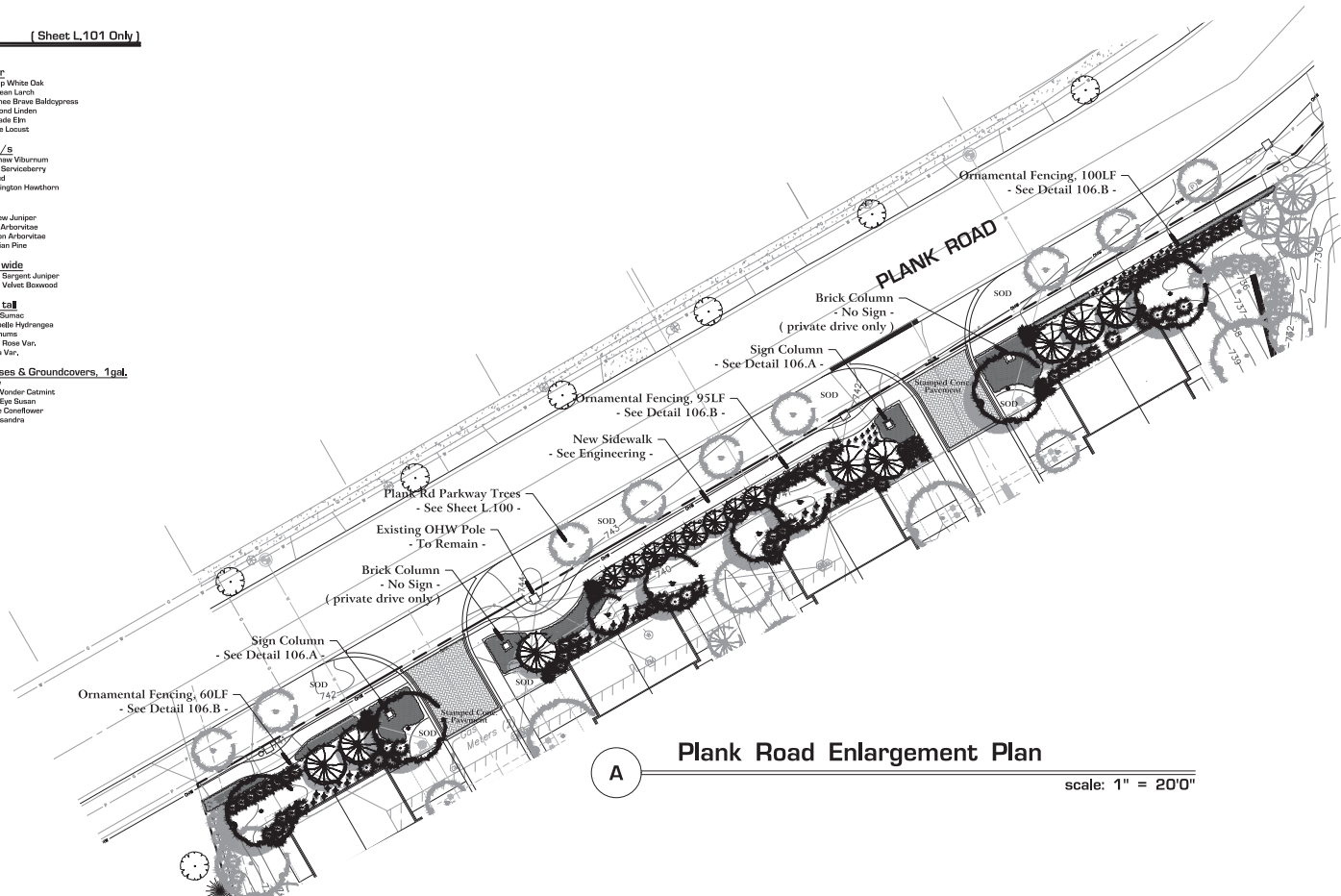
original issue date: **12 December 2016**

drawn by: _____
checked by: _____
project no.: **26040**
sheet no.: _____

L.100

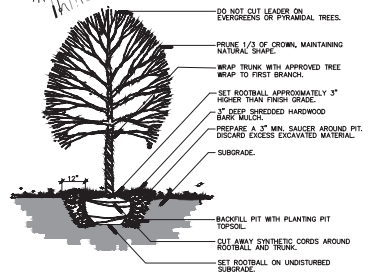
Plant Material Legend : (Sheet L.101 Only)

	Shade Trees, 2.5"-4" Caliper	Autum Blaze Maple	Swamp White Oak
	Ornamental Trees, 6'-10' m/s	Blackhaw Viburnum	
	Evergreen Trees, 6'-10' tall	Norway Spruce	Fairview Juniper
	Evergreen Shrubs, 18"-24" wide	Dwarf Yucca	Green Sargent Juniper
	Deciduous Shrubs, 18"-36" tall	Northern Bayberry	Gro-L-Sumac
	Perennials, Ornamental Grasses & Groundcovers, 1gal.	Feather Reed Grass	Daylily

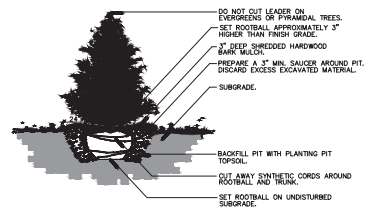


Plank Road Enlargement Plan

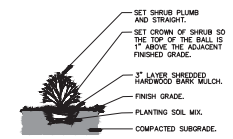
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1
A Typical Tree Planting Detail NTS



1
B Typical Evergreen Planting Detail NTS



1
C Typical Shrub Planting Detail NTS

- For Sign & Fence Detail - See Sheet L.106
- For SWM Basin Section - See Sheet L.103
- For SWM Basin Seed / Plug Mixes - See Sheet L.104
- For General Landscape Specifications - See Sheet L.105



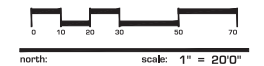
Landscape Planning
Landscape Architecture
Environmental Site Design

904 WASHINGTON ST. - NAPERVILLE, IL 60563 - 630.335.3880 FAX 630.335.9886

project:
COLUMBIA PARK TOWNES
Naperville, Illinois

sheet description:
Plank Road Enlargement Plan

owner:
Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, IL 60173



revisions:

1	1.18.2017	Per City Review Comments dated 1.11.2017
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original issue date: **12 December 2016**

drawn by: _____
checked by: _____
project no.: **26040**
sheet no.: _____

PLANT MATERIAL LEGEND : (Sheet L.102 Only)



Upright Evergreens, 5' - 6' tall
 Brabant Arborvitae Fairview Upright Juniper
 Spartan Upright Juniper Mission Arborvitae



Evergreen Shrubs, 18" - 24" wide
 Dense Yew Green Velvet Boxwood
 Kallay Compact Juniper Bigleaf Euonymus (Vegetus)



Deciduous Shrubs, 18" - 36" tall
 Northern Bayberry Grob Sumac
 Black Chokeberry Staghorn Sumac
 Redtwig Dogwood Viburnums Var.
 Panicle Hydrangea Shrub Rose Var.
 Texas Scarlet Quince Grefshim Spirea
 G.M. Alpine Currant Div. Bush Honeysoilde
 Goldmound Spirea Miss Kim Lilac
 Annabelle Hydrangea H.G. Sweetspire



Perennials & Grasses, 1 Gal.
 Black Eye Susan Switchgrass
 Purple Coneflower Prairie Dropseed
 Russian Sage Feather Reed Grass
 Blue Catmint Northern Sea Oats
 Daylily Sp. Autumn Moor Grass

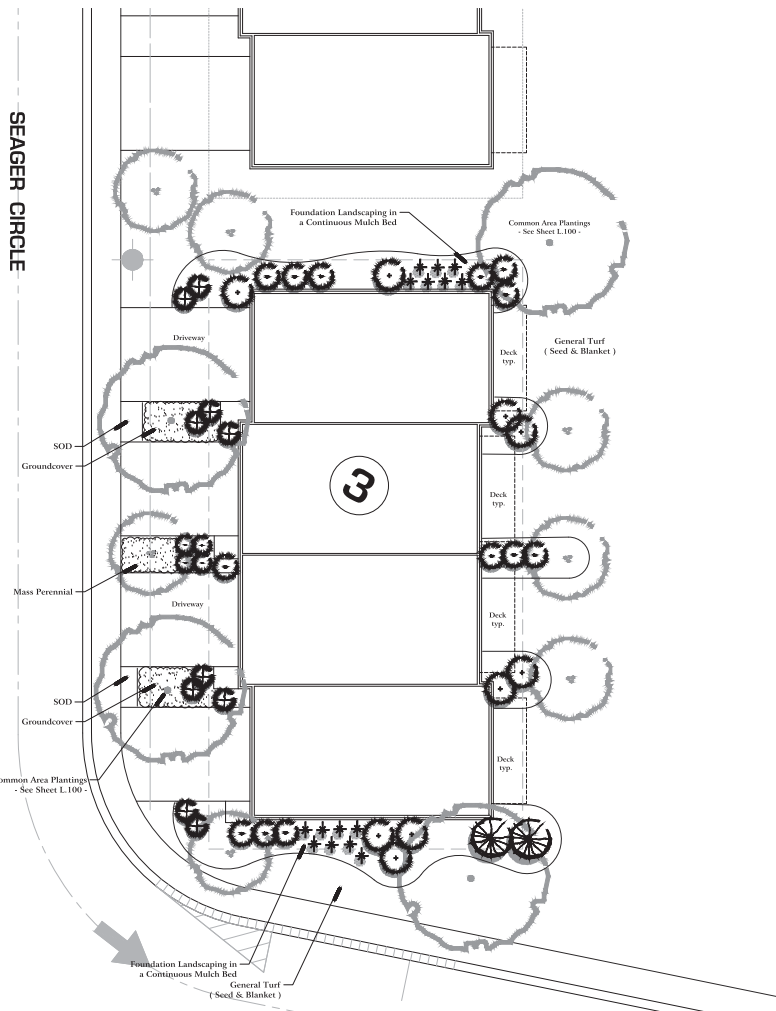
CONSTRUCTION NOTES :

- Sod at turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Final 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 & ornamental 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 spalled 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.
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- No plants are to be changed or substituted without the approval of the Landscape Architect and the City of Naperville.
- Landscape Contractor shall warrant 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.

Note: Adjacent common area trees, evergreens and ornamentals are gray tone on this exhibit. See Common area landscape plans for additional plantings.

Note: Typical Home Planting Plans show the ground level of landscaping, plant material selections and design intent. Final Plans will be adjusted as required for unit mix, front and sideyard setback requirements.

- For Sign & Fence Detail - See Sheet L.106
- For SWM Basin Section - See Sheet L.103
- For SWM Basin Seed / Plug Mixes - See Sheet L.104
- For General Landscape Specifications - See Sheet L.105



A

Typical 4 Unit Building

scale: 1" = 100'



Land Planning
 Landscape Architecture
 Environmental Site Design

844 WASHINGTON ST. - NAPERVILLE, IL 60563 - 630.205.3800 Fax: 630.205.3866

project:

COLUMBIA PARK TOWNES

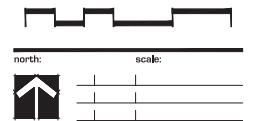
Naperville, Illinois

sheet description:

Typical Townhome Foundation Plantings

owner:

Pulte Homes
 1900 E. Golf Road - Suite 300
 Schaumburg, IL 60173

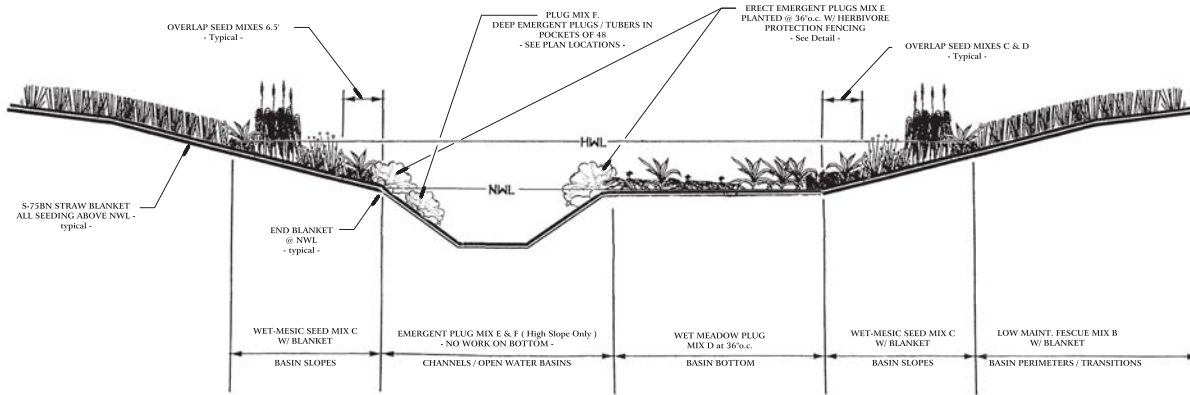


revisions: 1.08.2017 Per City Review Comments dated 1.11.2017

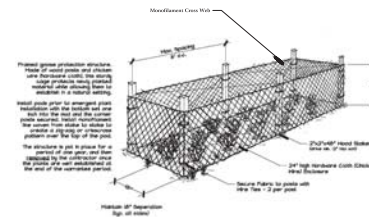
original issue date: 12 December 2016

drawn by:
 checked by:
 project no.: 26040
 sheet no.:

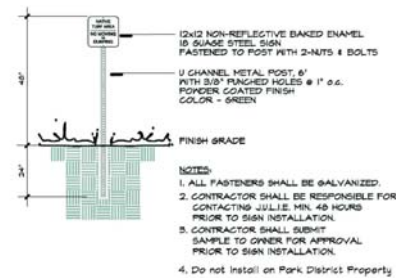
L.102



A TYPICAL NATIVE BASIN SECTION
N.T.S.



B HERBIVORE PROTECTION FENCING DETAIL
N.T.S.



C NATIVE AREA SIGN DETAIL
N.T.S.

project:

**COLUMBIA
PARK
TOWNES**

Naperville, Illinois

sheet description:

**Native
Planting
Details**

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, IL 60173



north: scale:



revisions: **A** 1.26.2017 New City Review Comments dated 1.11.2017

original issue date: **12 December 2016**

drawn by:

checked by:

project no: **26040**

sheet no:

project:

**COLUMBIA
PARK
TOWNES**

Naperville, Illinois

sheet description:

**Preliminary
Construction
Details**

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, IL 60173



north: scale:



revisions: 1, 2&3 2017 New City Review Comments dated 1.11.2017

original issue date: 12 December 2016

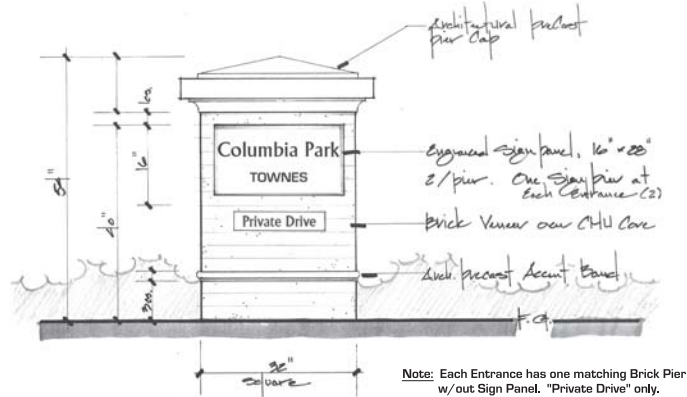
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project no: 26040

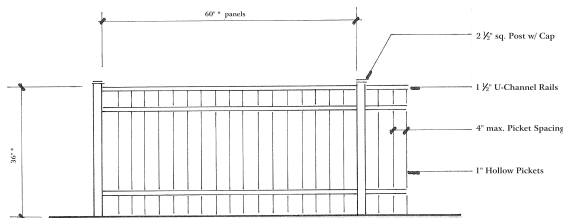
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L.106



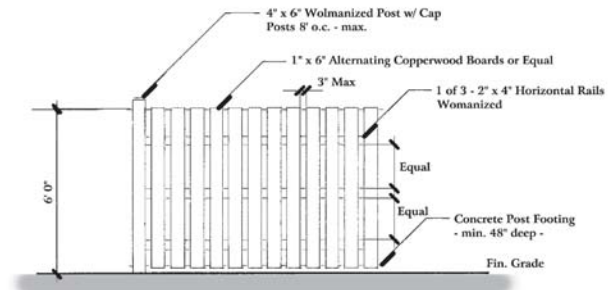
Note: Each Entrance has one matching Brick Pier w/out Sign Panel. "Private Drive" only.

A Entrance Sign Columns - 2 Total (1 at each Entrance)
Scale : 1" = 1' 0"







NOTES:
1. Submit shop drawings for all installations
2. Height and panel width may vary
3. Color: Black

B Typical Aluminum Fence Detail - Plank Road
N.T.S.



C Perimeter Wood Fence - Elevation
N.T.S.

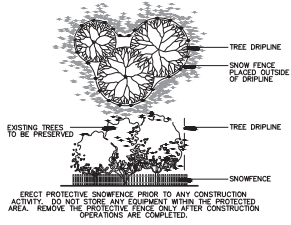
LEGEND :

-  - Existing Tree & Tag No.
-  - Existing Tree To Be Preserved
-  - Existing Key Trees
-  - Existing Tree To Be Removed

TREE SURVEY DATE :

Existing tree inventory and rating completed by Signature Design Group on November 2-4, 2016. Location Survey and Tree Sizing Plan prepared by CEMCON, Ltd.

- See Sheets TS.102 - TS.103 for Existing Tree Inventory Data



Typical Tree Preservation Fencing
NTS



Land Planning
Landscape Architecture
Environmental Site Design

948 WASHINGTON ST. - NAPERVILLE, IL 60563 - 630.205.3880 Fax: 630.205.9969

project:

**NAPERVILLE
GLASS**

Naperville, Illinois

sheet description:

**Existing
Tree Survey**


owner:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, IL 60173



north: scale: 1" = 30'0"

↑	

revisions:  1.08.2017 Per City Review Comments dated 1.11.2017
original issue date:

drawn by: _____
checked by: _____
project no.: **26040**
sheet no.:

TS.101

TREE INVENTORY DATA:

682	Spruce	Picea pungens	6	3 fair	R
683	Spruce	Picea pungens	6	3 fair	R
684	Juniper	Juniperus virginiana	14	3 fair	Ms
685	Spruce	Picea pungens	6	2 poor	R
686	Spruce	Picea pungens	10	3 fair	R
687	Spruce	Picea pungens	9	2 poor	R
688	Juniper	Juniperus virginiana	12	3 fair	Ms
689	Juniper	Juniperus virginiana	10	3 fair	Ms
690	Austrian pine	Pinus nigra	10	2 poor	R
691	Spruce	Picea pungens	6	2 poor	R
692	Spruce	Picea pungens	15	3 fair	R
693	Spruce	Picea pungens	14	3 fair	R
694	Austrian pine	Pinus nigra	14	2 poor	R
695	Spruce	Picea pungens	16	3 fair	R
696	Spruce	Picea pungens	15	3 fair	R
697	Austrian pine	Pinus nigra	15	2 poor	R
698	Spruce	Picea pungens	10	3 fair	R
699	American elm	Ulmus americana	10	3 fair	R
700	Walnut	Juglans	4	3 fair	R
701	American elm	Ulmus americana	10	3 fair	Ms
702	Siberian elm	Ulmus pumila	8	3 fair	R
703	Siberian elm	Ulmus pumila	6	3 fair	R
704	Siberian elm	Ulmus pumila	6	3 fair	R
705					R
706	Poplar	Populus	14	3 fair	R
707	Siberian elm	Ulmus pumila	4	3 fair	R
708	American elm	Ulmus americana	5	3 fair	R
709	Siberian elm	Ulmus pumila	7	3 fair	R
710					R
711	Siberian elm	Ulmus pumila	10	3 fair	R
712	Poplar	Populus	14	3 fair	R
713	Siberian elm	Ulmus pumila	62	3 fair	R
714	Box elder	Acer negundo	4	3 fair	R
715	Walnut	Juglans	8	3 fair	Ms
716	Buckthorne	Rhamnus	7	2 poor	Ms
717	Mulberry	Morus alba	7	3 fair	R
718	Buckthorne	Rhamnus	5	2 poor	R
719	Ash	Fraxinus Pennsylvania	10	2 poor	R
720	Buckthorne	Rhamnus	7	2 poor	R
721	Mulberry	Morus alba	25	3 fair	Ms
722	Ash	Fraxinus Pennsylvania	13	2 poor	R
723	Mulberry	Morus alba	18	3 fair	Ms
724	Siberian elm	Ulmus pumila	16	3 fair	R
725	Siberian elm	Ulmus pumila	4	3 fair	R
726	Siberian elm	Ulmus pumila	4	3 fair	R
727	Siberian elm	Ulmus pumila	9	3 fair	R
728	Siberian elm	Ulmus pumila	7	3 fair	R
729	Buckthorne	Rhamnus	4	3 fair	R
730	Buckthorne	Rhamnus	5	3 fair	R
731	American elm	Ulmus americana	6	3 fair	R
732	Mulberry	Morus alba	3	3 fair	R
733	Siberian elm	Ulmus pumila	6	3 fair	R
734	Siberian elm	Ulmus pumila	5	3 fair	R
735	Siberian elm	Ulmus pumila	6	3 fair	R
736	Poplar	Populus	12	3 fair	R
737	Siberian elm	Ulmus pumila	7	3 fair	R
738	American elm	Ulmus americana	8	3 fair	R
739	Poplar	Populus	16	3 fair	R
740	Poplar	Populus	15	3 fair	R
741	Siberian elm	Ulmus pumila	8	3 fair	R
742	Mulberry	Morus alba	6	3 fair	R
743	Catalpa	Catalpa	6	3 fair	R
744	Siberian elm	Ulmus pumila	6	3 fair	R
745	Siberian elm	Ulmus pumila	5	3 fair	R
746	American elm	Ulmus americana	15	3 fair	Ms
747	Siberian elm	Ulmus pumila	16	3 fair	Ms
748	Buckthorne	Rhamnus	4	2 poor	R
749	American elm	Ulmus americana	5	2 poor	R
750	Box elder	Acer negundo	4	2 poor	R
751	Siberian elm	Ulmus pumila	21	3 fair	Ms
752	Ash	Fraxinus Pennsylvania	3	2 poor	R
753	Black cherry	Prunus serotina	7	3 fair	R
754	Black cherry	Prunus serotina	6	3 fair	R
755	Mulberry	Morus alba	5	3 fair	R
756	Buckthorne	Rhamnus	9	3 fair	R
757	Mulberry	Morus alba	9	3 fair	Ms
758	Chinese elm	Ulmus parvifolia	8	3 fair	R
759	Chinese elm	Ulmus parvifolia	7	3 fair	R
760	Black locust	Robinia pseudoacacia	10	3 fair	R
761					R
762					R
763	Black locust	Robinia pseudoacacia	7	3 fair	R
764	Mulberry	Morus alba	12	3 fair	R
765	Black cherry	Prunus serotina	33	3 fair	Ms
766	Black cherry	Prunus serotina	10	3 fair	R
767	Buckthorne	Rhamnus	5	3 fair	R
768	Buckthorne	Rhamnus	8	3 fair	Ms
769	Buckthorne	Rhamnus	7	3 fair	R
770	Hackberry	Celtis occidentalis	5	3 fair	R
771	Black cherry	Prunus serotina	7	3 fair	R
772					R
773	Black cherry	Prunus serotina	13	3 fair	R
774	Mulberry	Morus alba	4	3 fair	R
775	Black cherry	Prunus serotina	12	3 fair	R
776	Buckthorne	Rhamnus	19	3 fair	Ms
777	Buckthorne	Rhamnus	8	2 poor	R
778	Mulberry	Morus alba	11	3 fair	R
779	American elm	Ulmus americana	11	3 fair	R
780	Poplar	Populus	18	1 dead	R
781	Siberian elm	Ulmus pumila	18	3 fair	R
782					S
783	Mulberry	Morus alba	42	3 fair	Ms
784	Black cherry	Prunus serotina	8	2 poor	R
785	Mulberry	Morus alba	7	3 fair	Ms
786	Ash	Fraxinus Pennsylvania	11	2 poor	R
787	Chinese elm	Ulmus parvifolia	15	3 fair	Ms
788					R
789	Siberian elm	Ulmus pumila	7	3 fair	R
790	Siberian elm	Ulmus pumila	14	3 fair	Ms



Land Planning
Landscape Architecture
Environmental Site Design

84 WASHINGTON ST., NAPERVILLE, IL 60563 - 630.205.2880 Fax: 630.205.9866

project:

NAPERVILLE GLASS

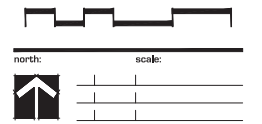
Naperville, Illinois

sheet description:

Existing Tree Inventory

owner:

Pulte Homes
1900 E. Golf Road - Suite 300
Schaumburg, IL 60173



revisions: 1.08.2017 Per City Review Comments dated 1.11.2017
original issue date:

drawn by:
checked by:
project no.: 26040
sheet no.:

TS.103

Condition Rating Key :

Rating	Description	General Criteria
5	Excellent	The tree is typical of the species, has less than 10% deadwood in the crown that is attributable to normal causes, has no other observed problems, and requires no remedial action
4	Good	The tree is typical of the species and / or has less than 20% deadwood in the crown, only 1 or 2 minor problems that are easily corrected with normal care.
3	Fair	The tree is typical of the species and / or has less than 40% deadwood in the crown, only 1 or 2 minor problems that are not imminently lethal to the tree and no significant decay or significant decay or structural problems, but the tree must have remedial care above normal care in order to minimize the impact of future stress and to ensure continued health.
2	Poor	The tree is not typical of the species and / or has over 50% deadwood in the crown, major decay or structural problems, is hazardous or is severely involved with insects, disease, or other problems that even if aggressively corrected would not result in the long term survival of the tree.
1	Dead	Less than 10% of the tree shows signs of life

Status Key :

S - Save - To Be Preserved
R - Remove