

FINAL LANDSCAPE PLAN for PROPOSED HEINEN'S GROCERY STORE 1244 E. CHICAGO AVENUE CITY OF NAPERVILLE, ILLINOIS

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
L1	TITLE SHEET AND LANDSCAPE SUMMARY
L2	FINAL LANDSCAPE PLAN
L3	FINAL LANDSCAPE PLAN
L4	FINAL LANDSCAPE PLAN
L5	FINAL LANDSCAPE PLAN
L6	LANDSCAPE DETAILS
L7	LANDSCAPE SPECIFICATIONS

City 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. Limited to species approved by Public Works.
On Plan: 12 Parkway Trees placed maximum 40' apart along Chicago Ave, 8 along Pembroke Rd. and 9 along Olesen Dr. 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 all property lines except for NE corner at parking lot connected with adjacent commercial. 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. Alternate locations may be provided in container planters.
On Plan: Requirement is met. Foundation Planting provided along North Building Foundation

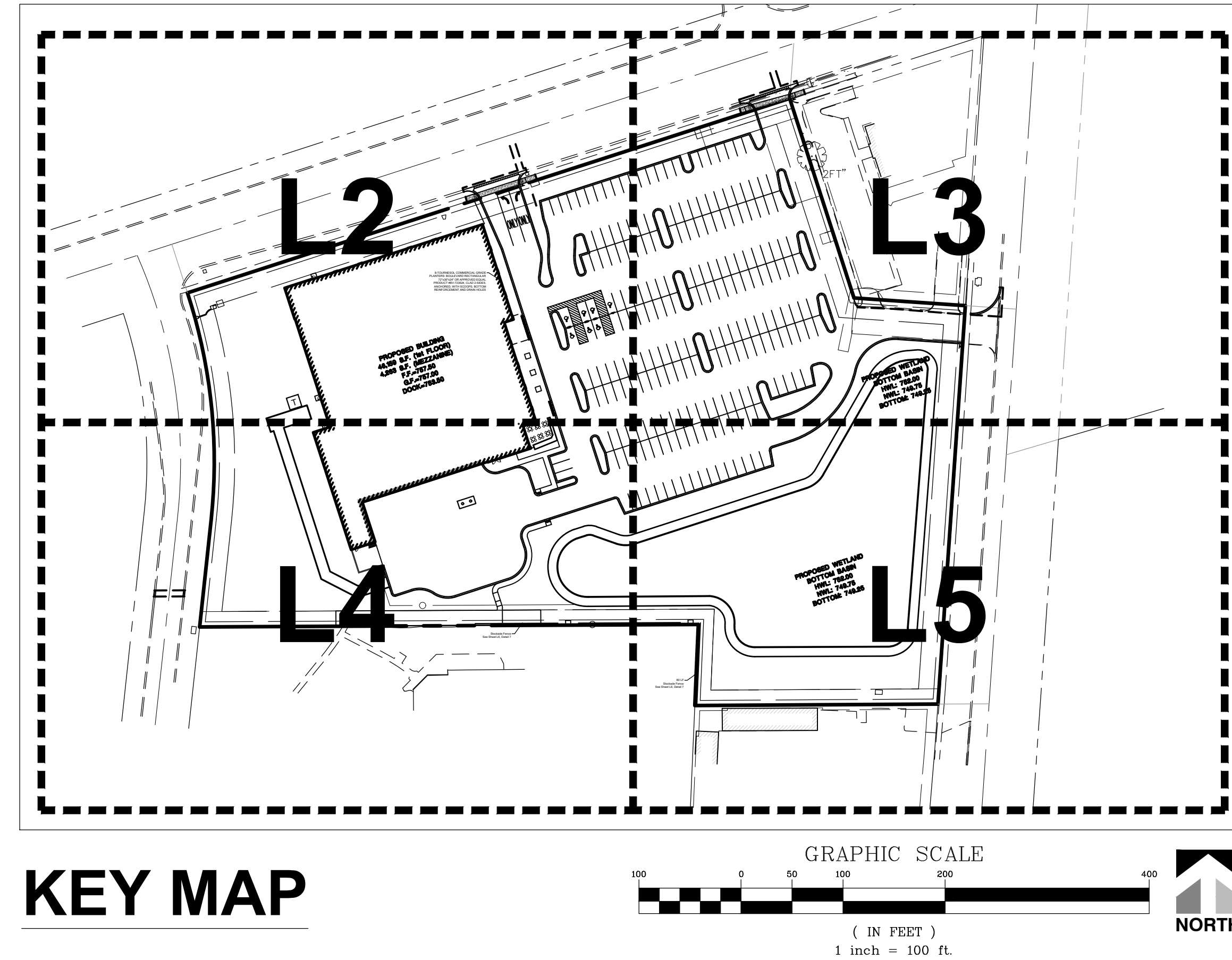
PARKING LOT LANDSCAPING
Interior Parking Lot Landscaping: Parking islands shall be located at the end of each parking row and provided within the parking lot to divide a parking row so that no more than 20 adjacent spaces are located in a row without landscaping. Islands shall be a minimum of 130 sf 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. Across from a residential zoning, landscaping shall be provided across 100% of the lot.
Side and Rear Yards: Residential - a 6' solid wood fence shall be provided along 100% of the parking lot, with continuous landscaping across 50% of the parking lot to a min. ht. of 6' consisting of 50% evergreens and 50% deciduous shrubbery at a max of 4' spacing. Shade trees shall be placed max 35' apart along the parking lot. Non-residential - Landscaping shall be provided across 50% of the parking lot to a min. ht. of 30" @ 4' spacing. Shade trees spaced at 70".
Service Drives adjacent to residential shall be screened with a fence. No landscaping is required.
On Plan: 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.

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.

BUFFER YARD PLANTING REQUIREMENT
Requirement: Nonresidential Adjacent to Residential - Sideyards: a continuous landscape buffer shall be provided in accordance with exhibit 1... with a minimum height of 3' from the front property line of the non residential property to the minimum front yard setback of the adjacent residential district. The min. height of this buffer at the time of planting shall be 36" w/ max OC spacing at 42", then from the front yard setback to the rear property line a min. 6' ht. at 48" spacing. Rear Yards: a continuous landscape buffer shall be maintained to a minimum height of 6'. 50% Reduction allowed at Rear Yard since building over 100' setback.
On Plan: Requirement is met. Heavier plantings provided in SW

TREE PRESERVATION PLAN
See Sheet L2 for TREE PRESERVATION PLAN

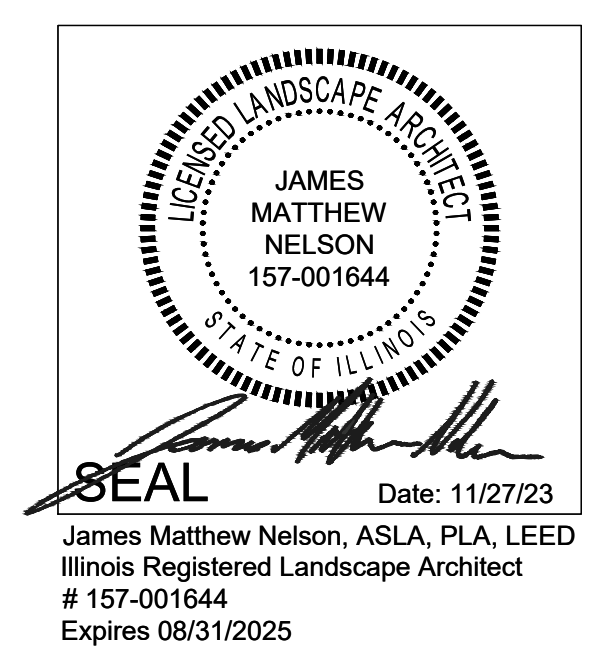


- ### Landscape Notes:
- Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
 - Contractor responsible for erosion control in all seeded/ sodded areas.
 - Tree 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.
 - 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. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.
 - 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.

PLANT SCHEDULE					
CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER
DECIDUOUS TREES					
AS	14	Acer saccharum	Sugar Maple	2.5" Cal.	B&B
GT	8	Gleditsia triacanthos f. inermis	Thornless Honey Locust	2.5" Cal.	B&B
NS	15	Nyssa sylvatica	Tupelo	2.5" Cal.	B&B
QA	18	Quercus alba	White Oak	2.5" Cal.	B&B
QB	8	Quercus bicolor	Swamp White Oak	2.5" Cal.	B&B
QM	11	Quercus macrocarpa	Burr Oak	2.5" Cal.	B&B
TD	10	Taxodium distichum	Bald Cypress	2.5" Cal.	B&B
UM	3	Ulmus x 'Morton Stalwart'	Commendation™ Elm	2.5" Cal.	B&B
EVERGREEN TREES					
AC	8	Abies concolor	White Fir	6' Ht.	B&B
JB	4	Juniperus virginiana 'Burkii'	Burk Eastern Redcedar	6' Ht.	B&B
PD	4	Picea glauca 'Densata'	Black Hills White Spruce	6' Ht.	B&B
DECIDUOUS SHRUBS					
AM	18	Aronia melanocarpa 'Morton'	Iroquois Beauty™ Black Chokeberry	5 gal.	Pot
AB	19	Aronia melanocarpa 'UCONNAM166'	Low Scape Hedge® Black Chokeberry	3 gal.	Pot
CA	45	Ceanothus americanus	New Jersey Tea	3 gal.	Pot
CS	16	Cephalanthus occidentalis 'SMCOSS'	Sugar Shack® Buttonbush	5 gal.	Pot
CI	22	Cornus sericea 'Isanti'	Isanti Red Twig Dogwood	5 gal.	Pot
LR	34	Diervilla x 'G2X88544'	Kodiak® Orange Diervilla	5 gal.	Pot
FG	3	Fothergilla gardenii	Dwarf Fothergilla	3 gal.	Pot
HA2	11	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 gal.	Pot
HJ2	8	Hydrangea paniculata 'Jane'	Little Lime® Panicle Hydrangea	3 gal.	Pot
HB	4	Hydrangea quercifolia 'Brenhill'	Gatsby Gal® Oakleaf Hydrangea	5 gal.	Pot
HU	39	Hypericum kalmianum 'PIIHY-P-I'	First Editions® Cobalt-n-Gold™ St. Johnswort	3 gal.	Pot
IR	12	Ilex verticillata 'Farrow8Pop'	Berry Poppins® Winterberry	3 gal.	Pot
IF	2	Ilex verticillata 'FarrowMrP'	Mr. Poppins® Winterberry	3 gal.	Pot
PB	8	Potentilla fruticosa 'Hachdon'	Bella Sol® Bush Cinquefoil	3 gal.	Pot
RV	5	Rhus copallina latifolia 'Morton'	Prairie Flame™ Winged Sumac	5 gal.	Pot
RF	25	Rosa rugosa 'Fru Dagmar Hastrup'	Fru Dagmar Hastrup Rose	3 gal.	Pot
RL	15	Rosa rugosa 'Purple Pavement'	Purple Pavement Rose	5 gal.	Pot
SS	5	Sorbaria sorbifolia 'Sem'	Sem False Spiraea	5 gal.	Pot
VR	7	Viburnum dentatum 'Ralph Senior'	Autumn Jazz Arrowwood Viburnum	5 gal.	Pot
EVERGREEN SHRUBS					
TD2	13	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	5 gal.	Pot
ORNAMENTAL GRASSES					
AR	21	Andropogon gerardii 'Red October'	Red October Big Bluestem	1 gal.	Pot
CK	93	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	1 gal.	Pot
CM	22	Carex muskingumensis	Palm Sedge	1 gal.	Pot
CS5	64	Carex sprengeii	Sprengel's Sedge	1 gal.	Pot
CL	26	Chasmanthium latifolium	Northern Sea Oats	1 gal.	Pot
FF	59	Festuca x 'Cool as Ice'	Cool as Ice Blue Fescue	1 gal.	Pot
HS	20	Helictotrichon sempervirens 'Saphirsprudel'	Saphire Fountain Blue Oat Grass	1 gal.	Pot
PH	69	Panicum virgatum 'Haense Herms'	Haense Herms Switch Grass	1 gal.	Pot
PS	23	Panicum virgatum 'Shenandoah'	Shenandoah Switch Grass	1 gal.	Pot
PH2	36	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	1 gal.	Pot
PP	74	Pennisetum alopecuroides 'Piglet'	Piglet Dwarf Fountain Grass	1 gal.	Pot
SA	11	Sporobolus airoides	Alkali Sacaton	1 gal.	Pot
SH	50	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot
PERENNIALS					
AN	35	Achillea millefolium 'Balvinrose'	New Vintage™ Rose Common Yarrow	1 gal.	Pot
AT	22	Asclepias tuberosa	Butterfly Milkweed	1 gal.	Pot
HA	10	Helenium autumnale	Sneezeweed	1 gal.	Pot
HR	24	Hemerocallis x 'Rosy Returns'	Rosy Returns Daylily	1 gal.	Pot
IC	16	Iris cristata	Dwarf Crested Iris	1 gal.	Pot
LG	15	Liatris pycnostachya	Prairie Gayfeather	1 gal.	Pot
NN	79	Nepeta x faassenii 'Novanepjun'	Junior Walker™ Catmint	1 gal.	Pot
RS	41	Rudbeckia fulgida 'Little Goldstar'	Little Goldstar Coneflower	1 gal.	Pot
SV	53	Salvia nemorosa 'Pink Profusion'	Pink Profusion Meadow Sage	1 gal.	Pot

PLANTING LEGEND

	ECONOMY PRAIRIE SEED MIX	36,595 sf
	STORMWATER SEED MIX	10,321 sf
	WETLAND EMERGENT SEED MIX	45,787 sf
	TURF Sod or Seed and Blanket. Per owner.	65,657 sf



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 REVISIONS: []
 DATE: []
 08/15/24 REVISION PER SITE PLAN UPDATE
 04/04/2024 REVISION PER CLIENT REQUEST
 03/29/24 REVISION PER CITY OF NAPERVILLE COMMENTS
 02/09/24 REVISION PER CITY OF NAPERVILLE COMMENTS

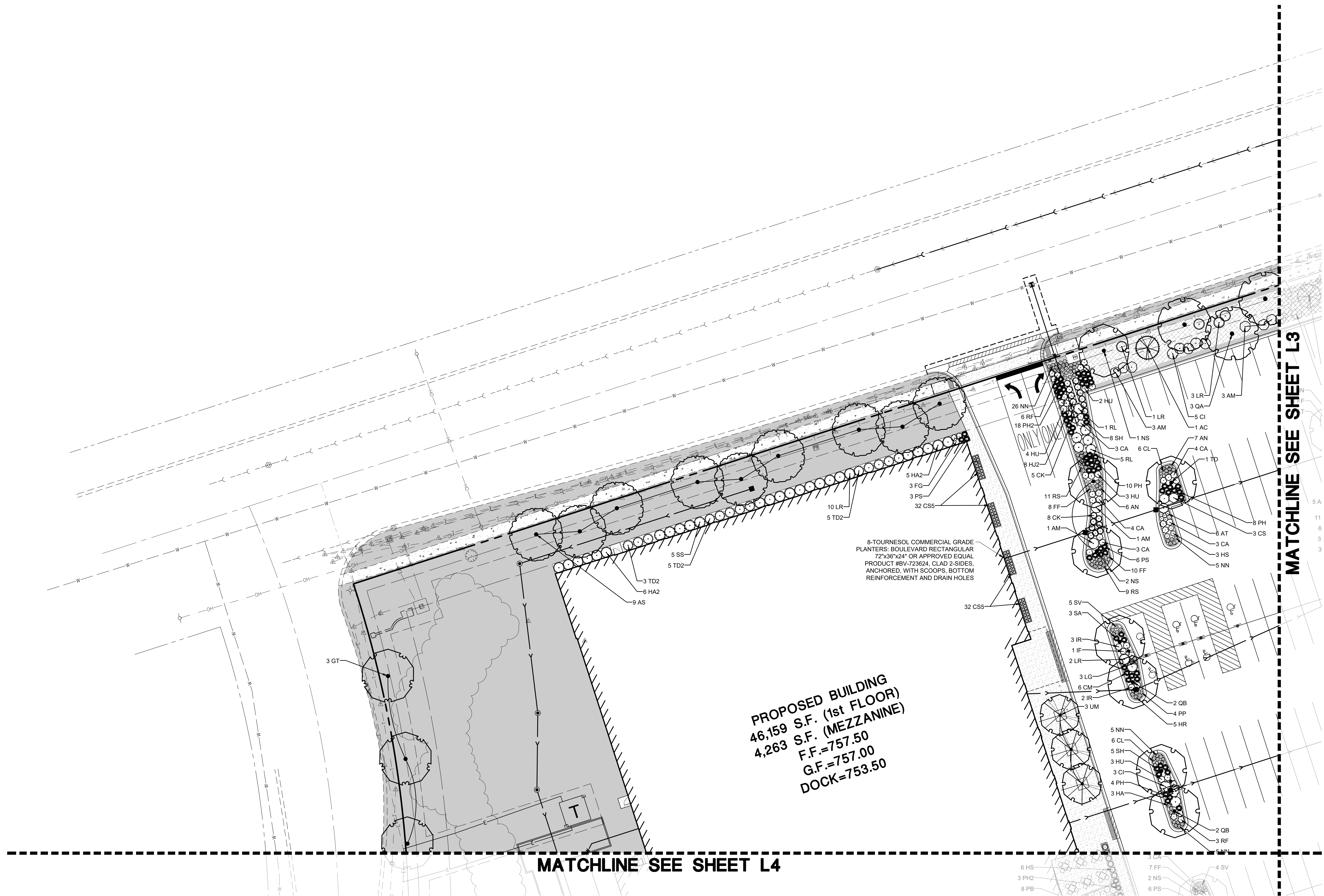
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PROPOSED HEINEN'S GROCERY STORE
 CITY OF NAPERVILLE, ILLINOIS
 TITLE SHEET AND LANDSCAPE SUMMARY
 SHEET
L1 OF **L7**
 ADK.NVIL01

PRE-FINAL ENGINEERING - NOT FOR CONSTRUCTION

PROJ. MGR.: MDE
 PROJ. ASSOC.: MN
 DRAWN BY: MN
 DATE: 08-30-23
 SCALE: NTS
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L1 OF **L7**
 ADK.NVIL01

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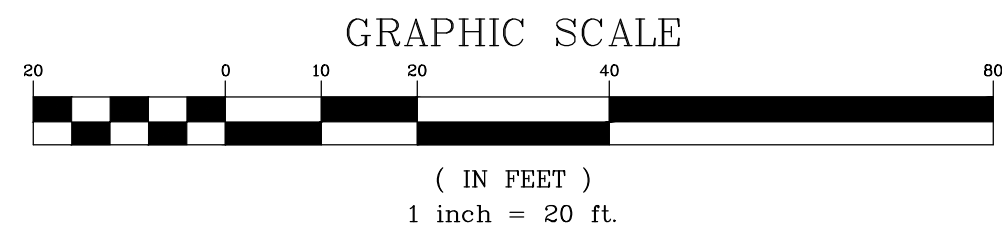


8-TOURNESOL COMMERCIAL GRADE PLANTERS: BOULEVARD RECTANGULAR 72"x36"x24" OR APPROVED EQUAL PRODUCT #BV-723624, CLAD 2-SIDES, ANCHORED, WITH SCOOPS, BOTTOM REINFORCEMENT AND DRAIN HOLES

PROPOSED BUILDING
 46,159 S.F. (1st FLOOR)
 4,263 S.F. (MEZZANINE)
 F.F.=757.50
 G.F.=757.00
 DOCK=753.50

MATCHLINE SEE SHEET L4

MATCHLINE SEE SHEET L3



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FINAL LANDSCAPE PLAN

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 SHEET
L2 OF L7
 ADK.NVIL01

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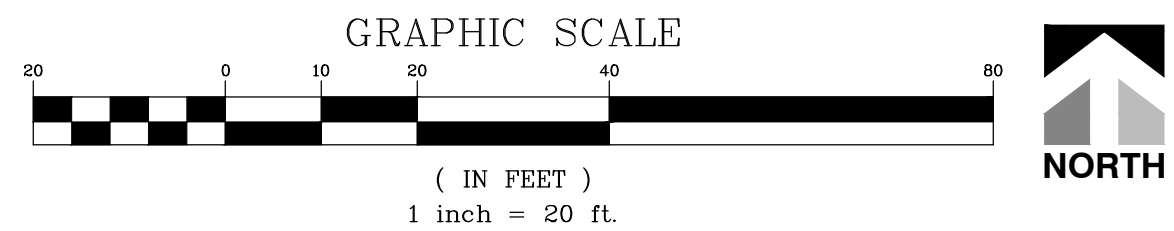
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MATCHLINE SEE SHEET L2

PROPOSED WETLAND
BOTTOM BASIN
HWL: 752.00
NWL: 749.75
BOTTOM: 749.25

MATCHLINE SEE SHEET L5



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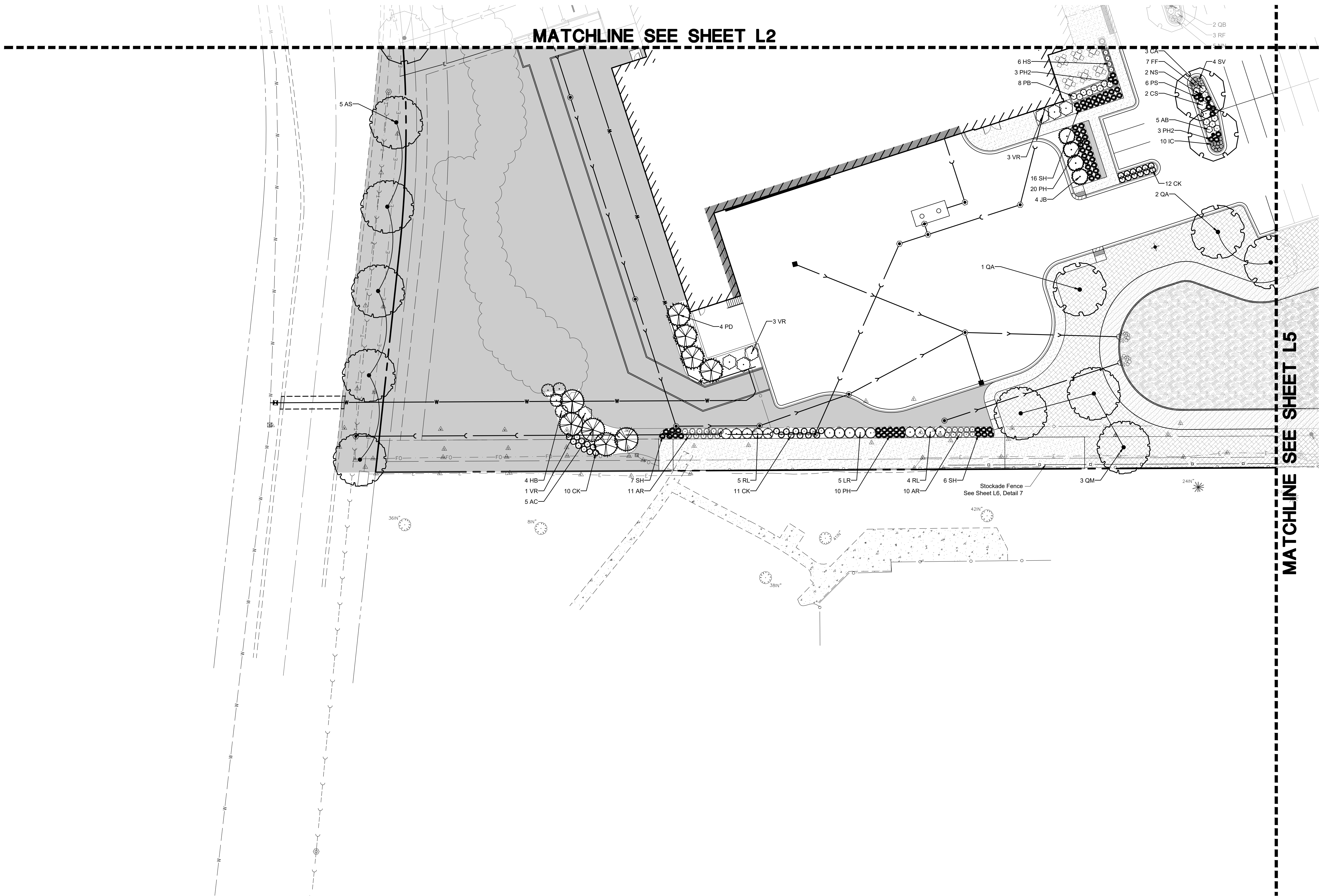
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L3 OF **L7**
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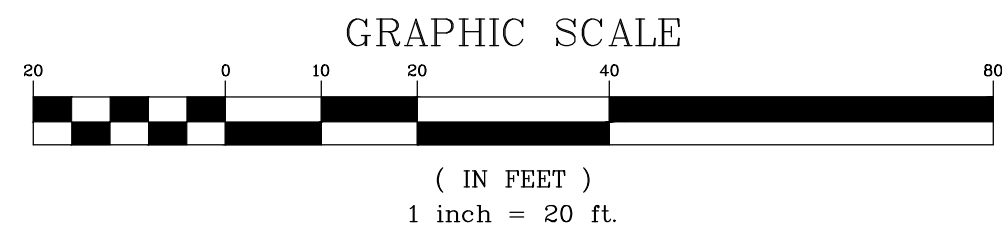
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MATCHLINE SEE SHEET L2

MATCHLINE SEE SHEET L5



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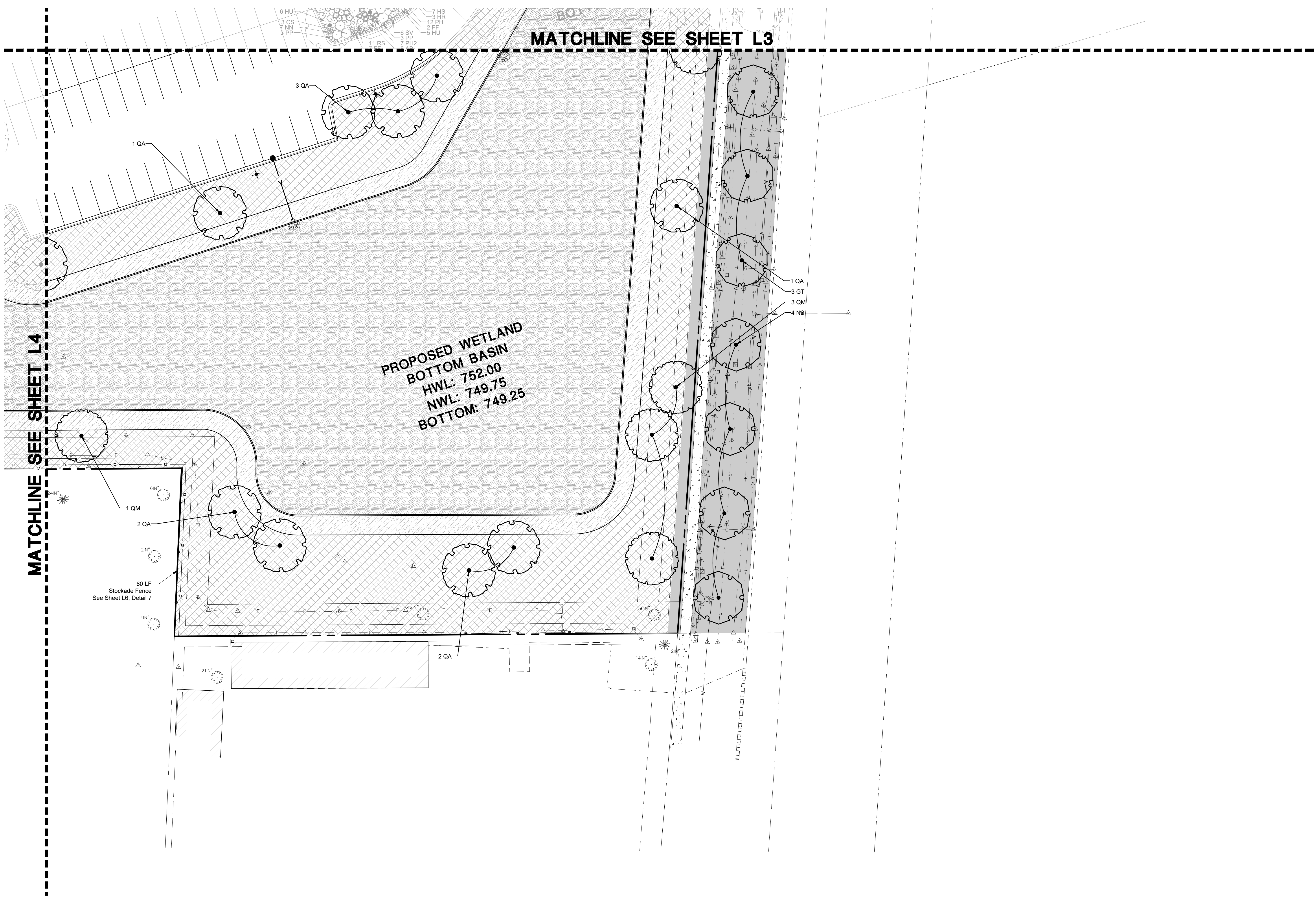
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L4 OF **L7**
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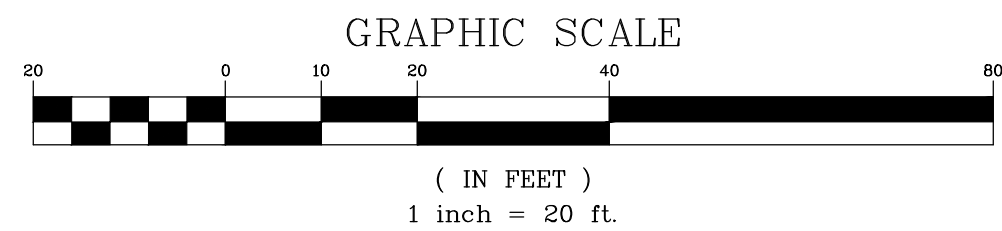
MATCHLINE SEE SHEET L4

MATCHLINE SEE SHEET L3

PROPOSED WETLAND
BOTTOM BASIN
HWL: 752.00
NWL: 749.75
BOTTOM: 749.25

1 QM
2 QA
21"
80 LF
Stockade Fence
See Sheet L6, Detail 7
41"
211"
2 QA

1 QA
3 GT
3 QM
4 NS



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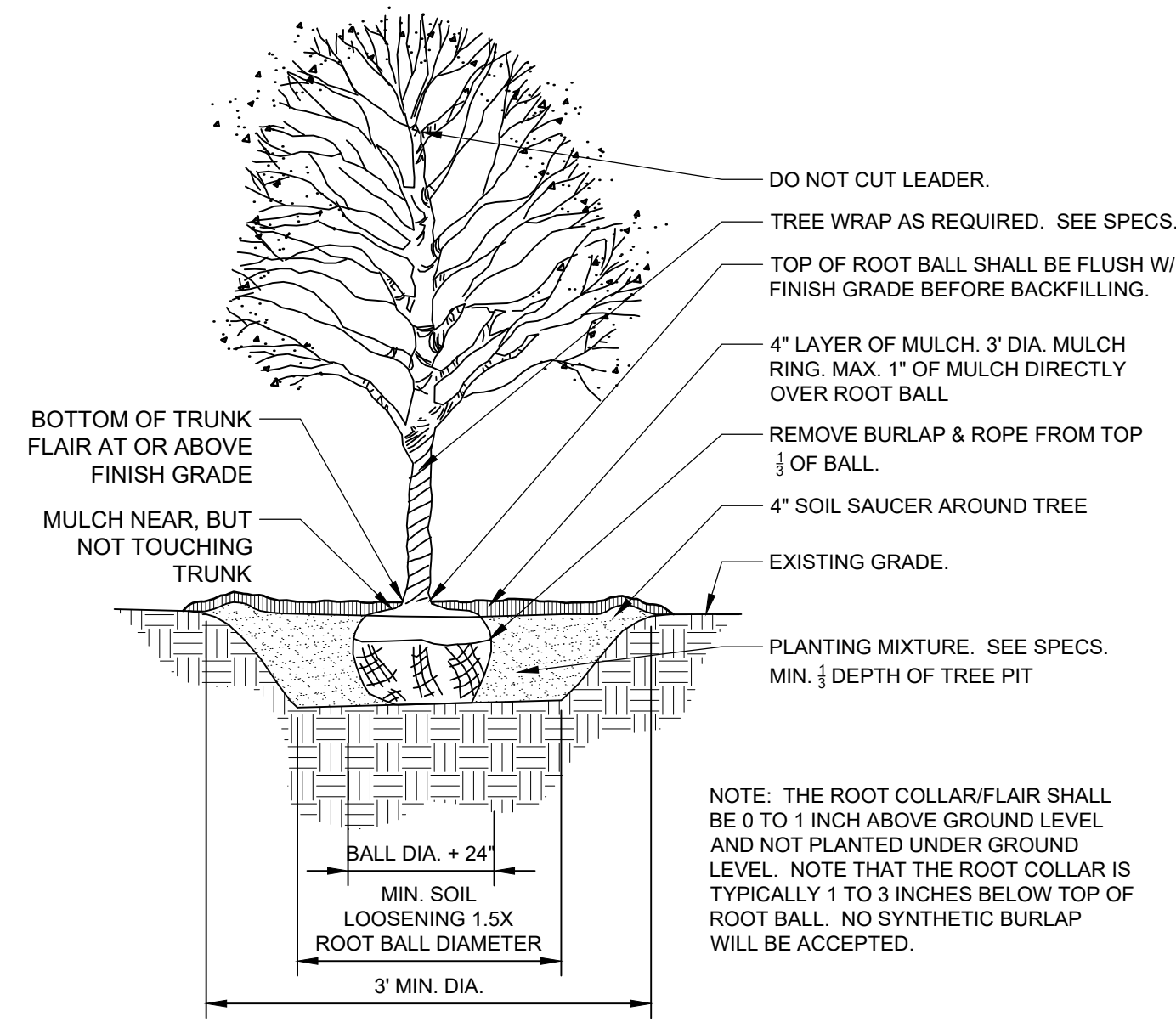
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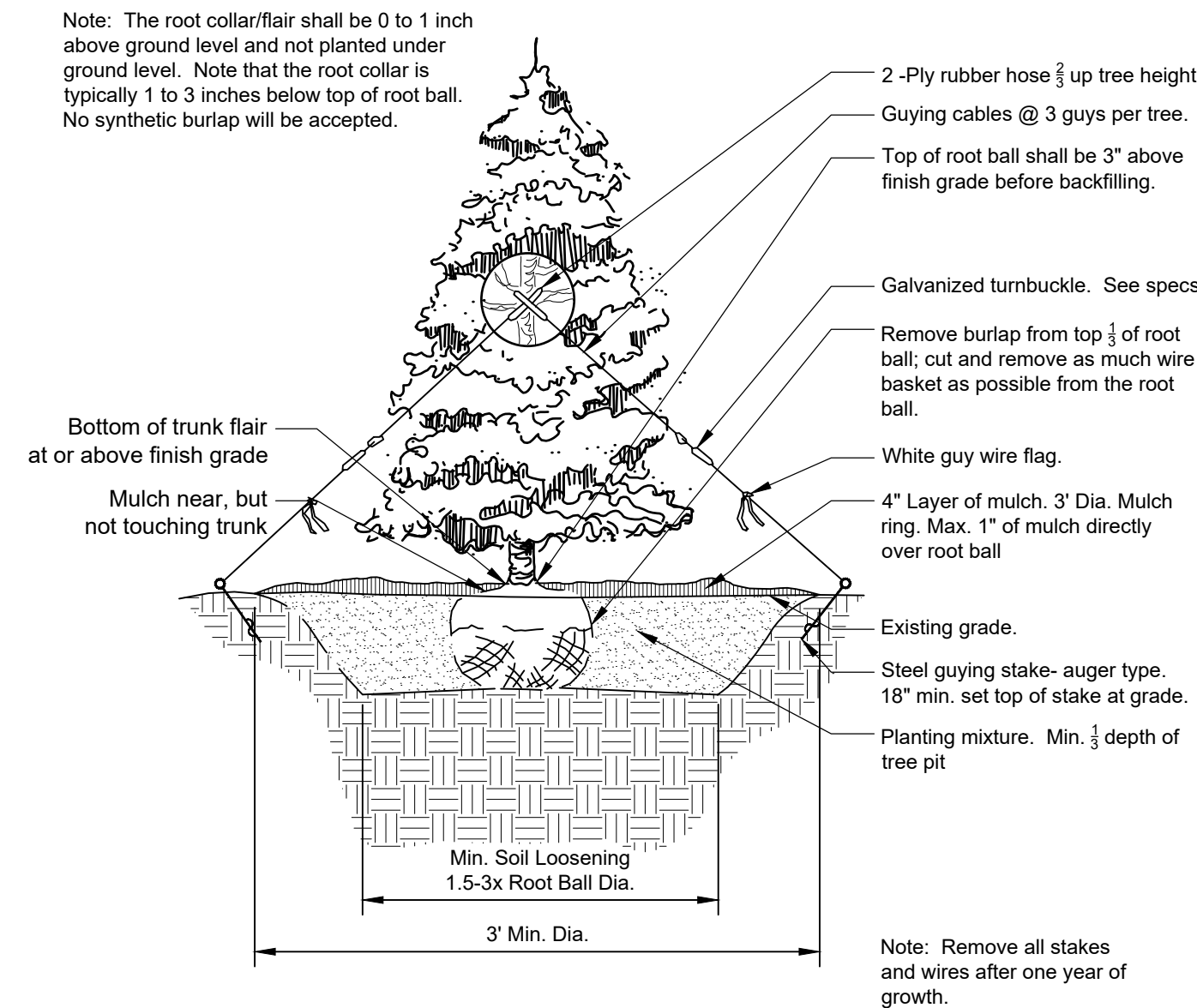
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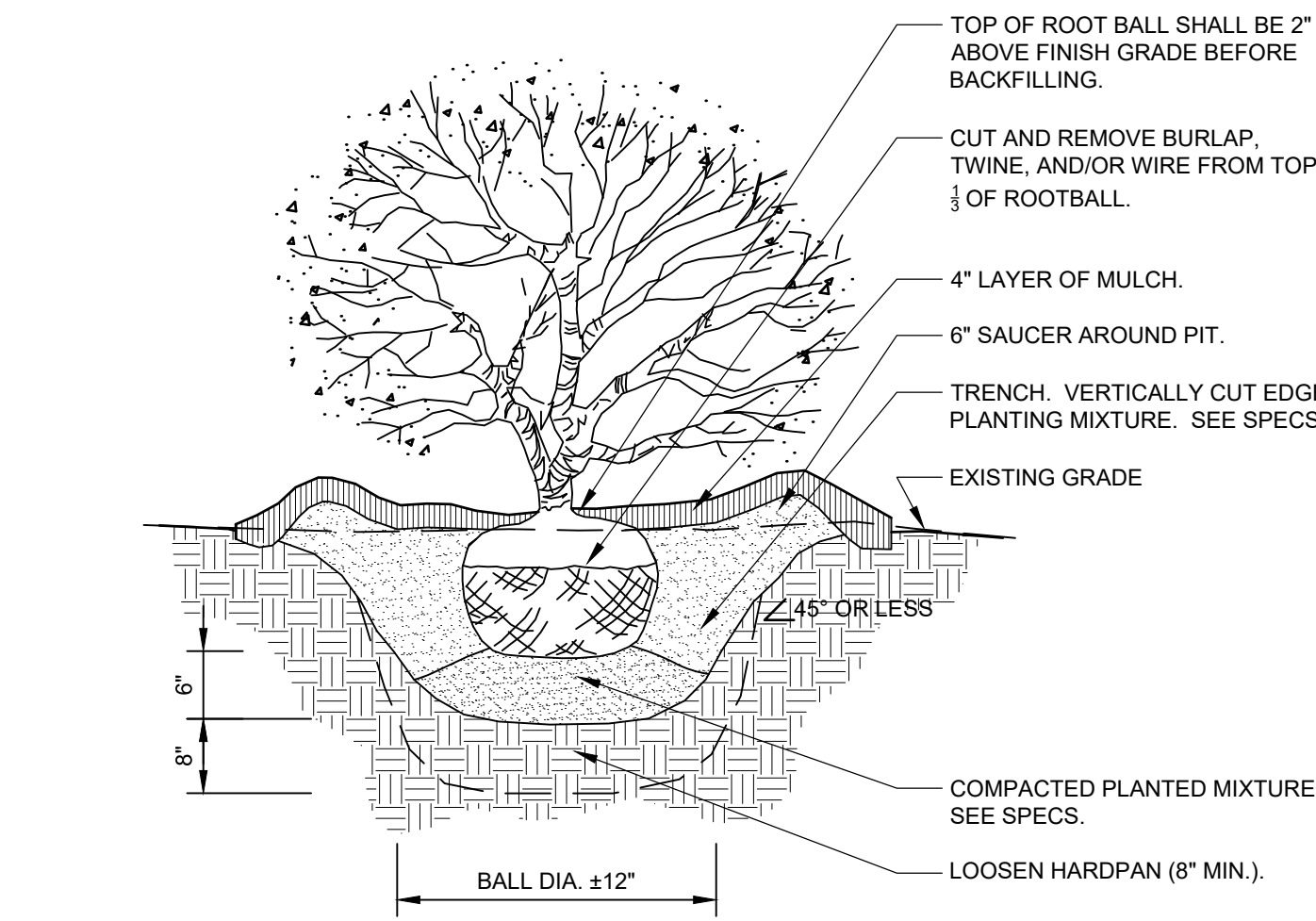
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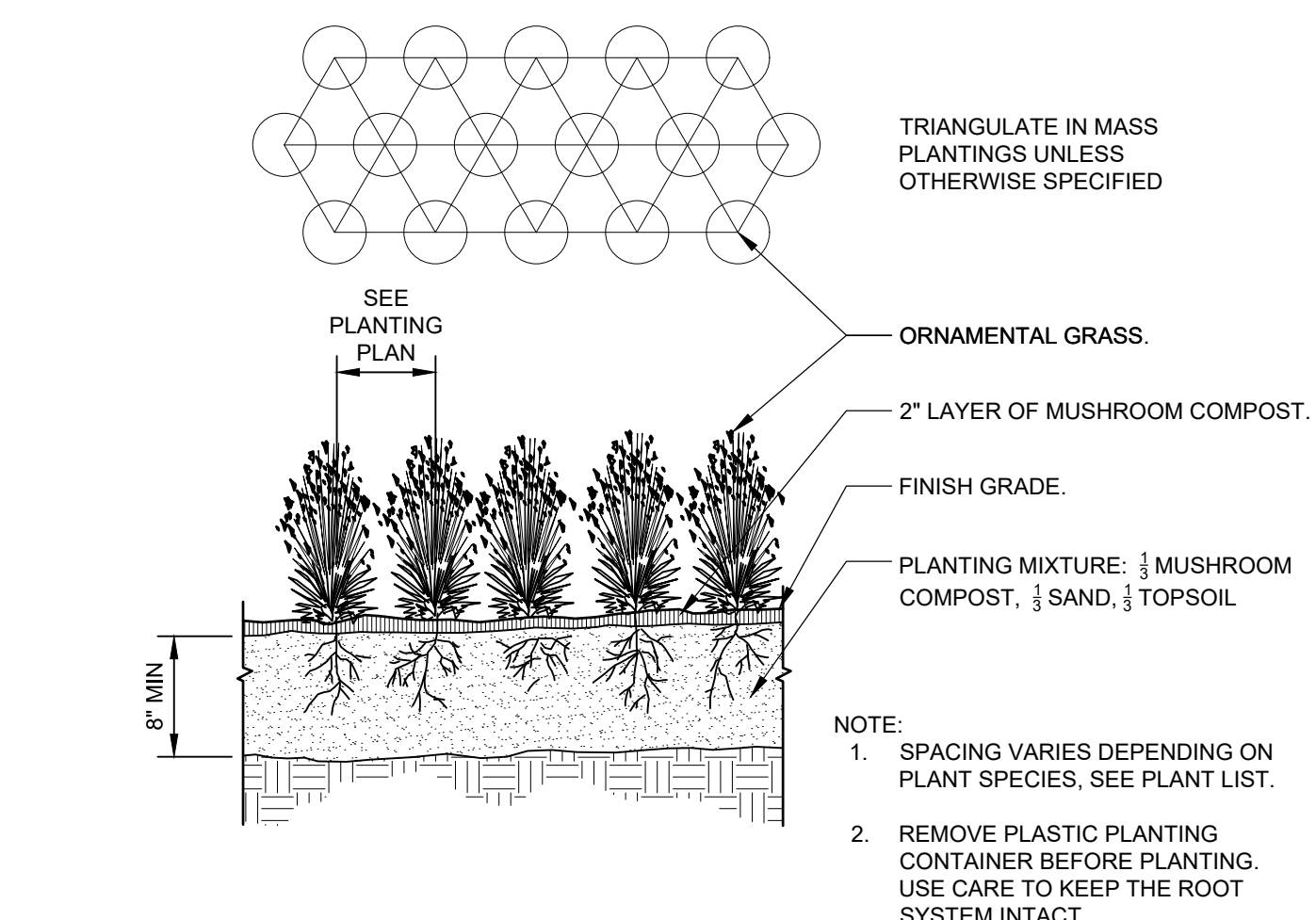
1 DECIDUOUS TREE PLANTING - ANSI A300
1/4" = 1'-0" 329343.33-23



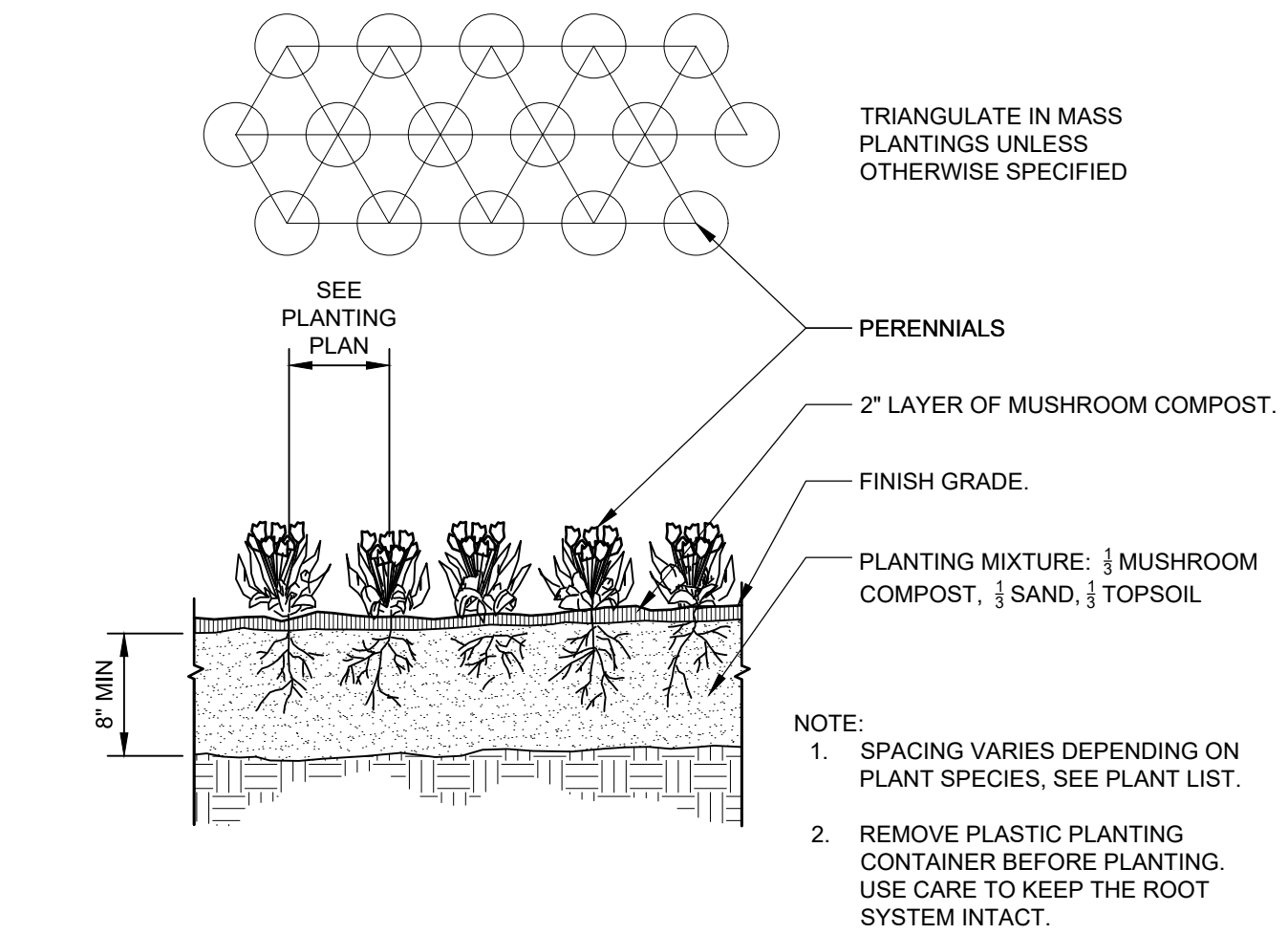
2 CONIFER TREE PLANTING - ANSI A300
1/4" = 1'-0" 329343.46-03



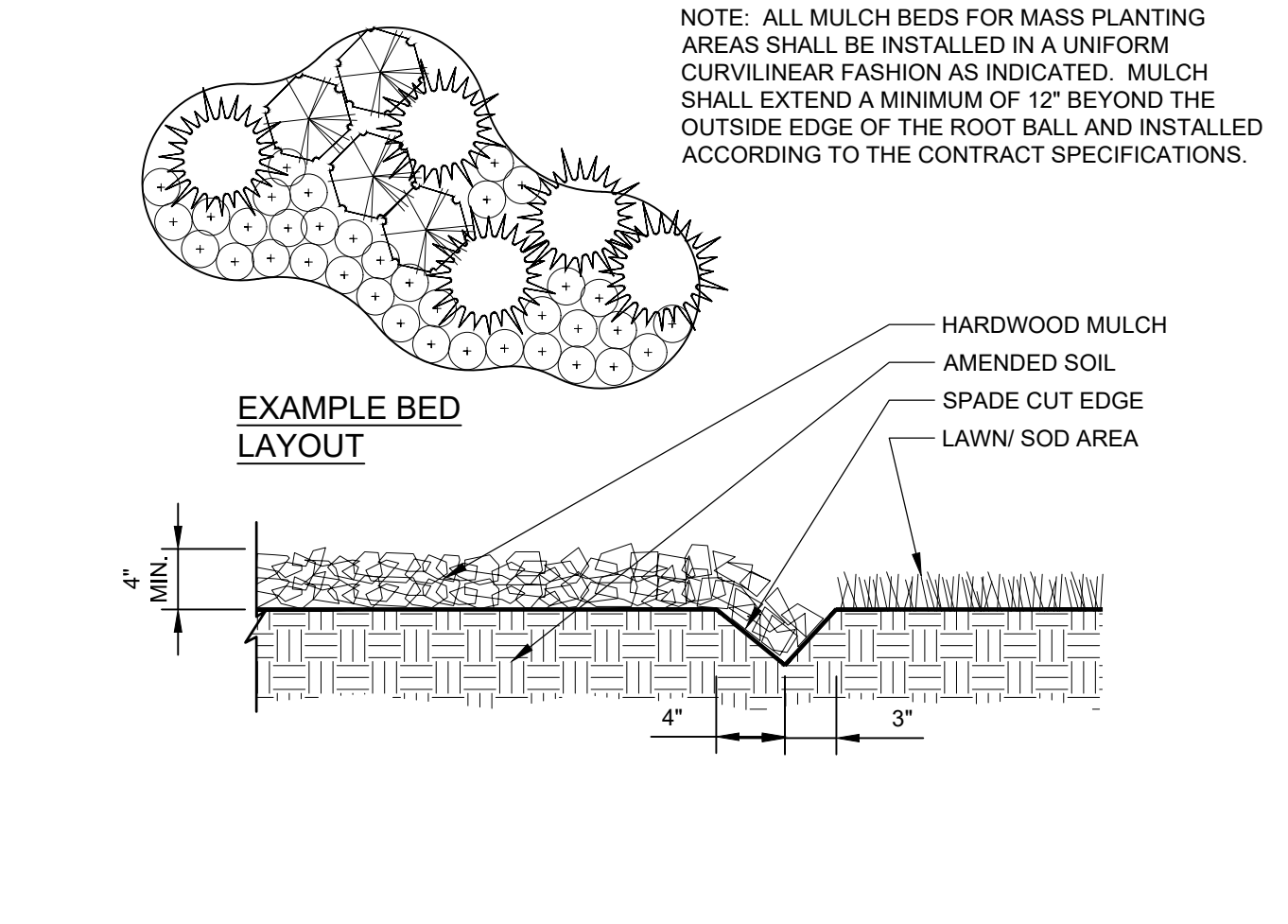
3 SHRUB PLANTING DETAIL
3/4" = 1'-0" 329333.16-05



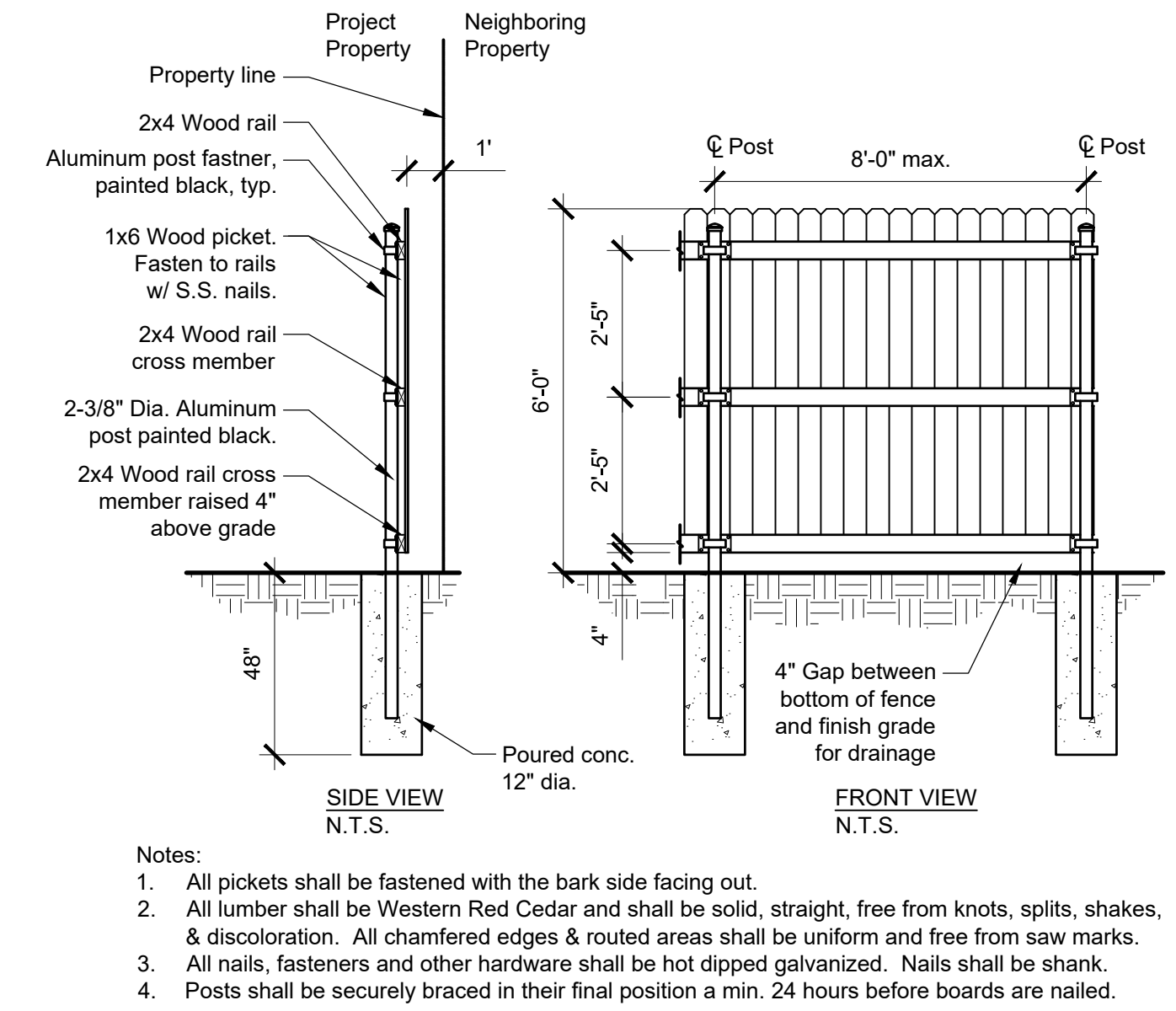
4 ORNAMENTAL GRASS PLANTING
1" = 1'-0" 329313-01



5 PERENNIAL / ANNUAL PLANTING
1" = 1'-0" 329313-02



6 CONTINUOUS MULCH EDGING
1" = 1'-0" 329113.26-01



7 6' HT. STOCKADE FENCE- W/ METAL POSTS & GAP
3/8" = 1'-0" 323129.13-09

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CITY OF NAPERVILLE, ILLINOIS
LANDSCAPE DETAILS

PROJ. MGR.: MDE
PROJ. ASSOC.: MN
DRAWN BY: MN
DATE: 08-30-23
SCALE: AS NOTED
SHEET
L6 OF **L7**
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