

L1 PRELIMINARY SITE LANDSCAPE REFERENCE PLAN
1" = 30'-0"

GENERAL NOTES

- PROPOSED PLANTINGS SHALL COMPLY WITH SEPARATION DISTANCES FROM UTILITY SERVICES AND STRUCTURES AS NOTED BY THE CITY LANDSCAPE ORDINANCE.
- PROPOSED TREES INDICATED WITHIN THE PARKWAY SHALL BE CHOSEN FROM THE CITY PARKWAY TREE SPECIES GUIDE AND COMPLY WITH THE CITY LANDSCAPE ORDINANCE.
- ALL TREES, SHRUBS, PERENNIALS, AND GROUNDCOVERS INDICATED ON PLAN SHALL MEET MINIMUM CITY STANDARDS AS SET FORTH IN THE CITY LANDSCAPE ORDINANCE.
- PLANTINGS INDICATED IN PRIVATE ANCHOR SPACES ARE SHOWN FOR SCHEMATIC PURPOSES ONLY AND SHALL NOT BE COUNTED TOWARDS ANY CITY LANDSCAPE REQUIREMENTS SHOWN IN THE LANDSCAPE CALCULATIONS.

TREE PRESERVATION/REMOVAL

- THERE ARE TWO (2) EXISTING TREES ON SITE, DUE TO CLOSE PROXIMITY TO PROPOSED SITE IMPROVEMENTS THESE TREES ARE INTENDED TO BE REMOVED SINCE PRESERVATION WOULD LEAD TO INSUFFICIENT TREE PROTECTION MEASURES FOR THERE OVERALL HEALTH AND SUCCESS.

EXISTING TREE INVENTORY:

QUANTITY (TWO (2))	SIZES (AT DBH) 5" AND 2"	PRESERVED: NONE	REMOVED: TWO (2)
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KEYNOTE LEGEND

- L1 MAIN ENTRY DRIVE
- L2 DROP-OFF
- L3 MONUMENT SIGNS (BY OTHERS)
- L4 ELEMCOCH EQUIP
- L5 SURFACE TREATMENT: CONCRETE, TYP., JOINTING PER PLANS
- L6 SURFACE TREATMENT: PLANTING AREAS W/ MIN. OF SHRUBS AND PERENNIALS; SHRIMPED HARDWOOD MULCH, 3" DEPTH
- L7 SURFACE TREATMENT: TURFGRASS; IRRIGATED
- L8 SURFACE TREATMENT: BIONETENTION PLANT MIX; NATIVE PLANT SELECTIONS
- L9 LANDSCAPE EXPOSED; 4" PVC COMMERCIAL BRIDGE, COLOR: BLACK
- L10 PARKWAY WESTREET TREE PLANTINGS
- L11 PARKWAY WESTREET TREE PLANTINGS
- L12 PARKWAY WESTREET TREE PLANTINGS
- L13 INTERNAL COURTYARD
- L14 MEMORY CARE COURTYARD
- L15 PAVE
- L16 FENCING W/ GATED ACCESS
- L17 PROPOSED CROSS ACCESS EASEMENT; TO BE DETERMINED AT THE TIME LOT 2 IS DEVELOPED
- L18 SCREENING WALL ENCLOSURE W/ GATED ACCESS; TO MATCH CHARACTER OF BUILDING
- L19 TRASH ENCLOSURE W/ GATED ACCESS; TO MATCH CHARACTER OF BUILDING

LANDSCAPE CALCULATIONS

PARKWAY LANDSCAPING: Trees spaced @ maximum 40' feet apart. Minimum 2.5' cal. at planting.
Parkway total LF: 696 (696/40) = 18 trees req'd / 18 trees provided

PROHIBITED LANDSCAPING: Deciduous/Evergreen trees spaced no more than (70) feet apart along all property lines.
 • West: 283 LF (283/70) = 5 trees req'd / 5 provided
 • North: 696 LF (696/70) = 10 req'd / 10 provided
 • East: 300 LF (300/70) = 5 req'd / 5 provided
 • South: 696 LF (696/70) = 10 req'd / 10 provided

FOUNDATION LANDSCAPING: Shall be located adjacent to all sides of buildings which face a public ROW or internal access drive. (2) Two foot width minimum required.

Required: 1 plant for every (31) SF of building length.
 • West: 174 LF (174/31) = 56 plants req'd / 56 provided
 • North: 419 LF (419/31) = 140 req'd / 140 provided
 • East: 164 LF (164/31) = 53 req'd / 53 provided
 • South: 419 LF (419/31) = 140 req'd / 140 provided

PARKING LOT LANDSCAPING:

- Rear Landscaping:
 - A. One shade tree for each 130 SF of landscape island.
Total SF of parking lot landscape island: 2,610 SF (2,610 / 130) = 20 trees req'd / 22 trees provided
 - B. Minimum 50% of parking lot landscape to be planted.
 - C. Planting above 30" in height at maturity are prohibited within islands.
 - D. Where parking lot is located across dedicated ROW from property, non-traditional landscape shall be provided for (50%) of the lot frontage to minimum height of forty (40) inches and consist of evergreen & deciduous shrubs.
- Rear and Interior Side Yards:
 - A. Abutting Residential:
 - a. Continuous barrier @ 214' with at least 50% continuous landscaping: 253 LF = 253 LF planting proposed @ 414'
 - Parking Lot East Frontage: 253 LF = 5 req'd / 5 provided
 - Trees: One shade tree not more than 30' apart.
 - b. 253 LF @ 25' = 10 req'd / 10 provided
 - B. Abutting Nonresidential:
 - a. 50% of parking lot length shall be planted to a minimum 30" height.
Deciduous/Evergreen trees spaced no more than (70) feet apart.
 - b. Parking Lot West frontage: 308 LF (308/70) = 4 req'd / 4 provided

SURFACE TREATMENT SCHEDULE

SURFACE TYPE	GRAPHIC ID
Bioretention Plant Mix	[Pattern]
Concrete Pavement	[Pattern]
Concrete-Colored	[Pattern]
Gravel #1	[Pattern]
Planting Areas	[Pattern]
Turfgrass	[Pattern]



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PROJECT INFORMATION
AUDREY SENIOR LIVING

2939 Audrey Avenue
Naperville, IL 60540

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DRAWN BY: JCB
JOB NO.: 70123
CHECKED BY: JCB
DATE: 03/17/2023

ISSUE RECORD

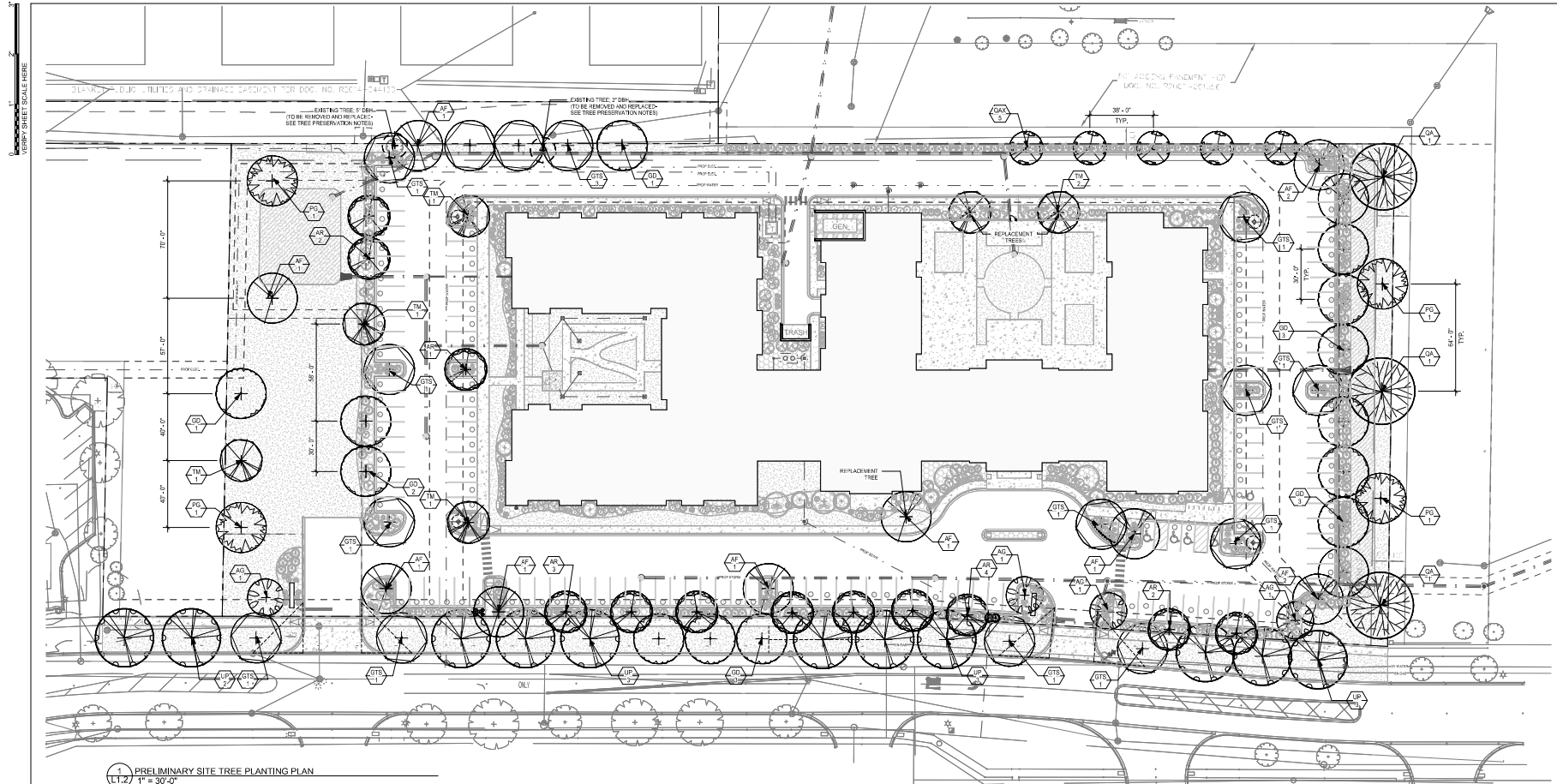
ISSUE	DATE	DESCRIPTION
A	11/04/2022	INITIAL
B	12/13/2022	REVISED
C	01/25/2023	REVISED
D	03/17/2023	REVISED

CITY RESUBMITTAL
03.17.2023

PRELIMINARY SITE LANDSCAPE REFERENCE PLAN

L1.1

NOT FOR CONSTRUCTION



1 PRELIMINARY SITE TREE PLANTING PLAN
1" = 30'-0"

GENERAL NOTES

- PROPOSED PLANTINGS SHALL COMPLY WITH SEPARATION DISTANCES FROM UTILITY SERVICES AND STRUCTURES AS NOTED BY THE CITY LANDSCAPE ORDINANCE.
- PROPOSED TREES INDICATED WITHIN THE PARKWAY SHALL BE CHOSEN FROM THE CITY PARKWAY TREE SPECIES GUIDE AND COMPLY WITH THE CITY LANDSCAPE ORDINANCE.
- ALL TREES, SHRUBS, PERENNIALS, AND GROUNDCOVERS INDICATED ON PLAN SHALL MEET MINIMUM CITY STANDARDS AS SET FORTH IN THE CITY LANDSCAPE ORDINANCE.

PLANTING NOTES

- REFER TO CML GRADING PLAN FOR PROPOSED GRADING AND EROSION CONTROL INFORMATION.
- THE LANDSCAPE PLANT SCHEDULE IS FOR THE CONVENIENCE TO THE LANDSCAPE CONTRACTOR. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE PLANT COUNTS ON PLAN.
- THIS PLAN ILLUSTRATES THE MINIMUM PLANTINGS TO BE PROVIDED FOR CITY APPROVAL. THE OWNER RETAINS THE RIGHT TO INCREASE PLANT SIZES / QUANTITIES.
- ALL TREES AND MASS SHRUB/PERENNIAL BEDS SHALL RECEIVE 4" OF SHREDDED HARDWOOD MULCH.
- ALL OPEN SPACE AREAS SHALL RECEIVE PLANT MATERIALS AND IRRIGATION, EXCLUDED FROM IRIGATION AREAS IS THE BUILDING FOOTPRINT, HARDSCAPE AREAS, ROCK MULCH MAINTENANCE STRIPS AND AREAS BELOW THE NORMAL WATER LEVEL IN STORMWATER BMPs. AREAS RECEIVING NATIVE SEED SHALL BE ON A DEDICATED IRRIGATION ZONE.

LANDSCAPE CALCULATIONS

PARKWAY LANDSCAPING: Trees spaced @ maximum 40' feet apart. Minimum 2.5' cal. at planting.
 Parkway total LF: 689 (689/40) = 17 trees req'd / 18 trees provided

PERIMETER LANDSCAPING: Deciduous/Evergreen trees spaced no more than 170' feet apart along all property lines.
 • West: 283 LF (283/70) = 5 trees req'd / 5 provided
 • North: 696 LF (696/70) = 10 req'd / 10 provided
 • East: 302 LF (302/70) = 5 req'd / 5 provided
 • South: 698 LF (698/70) = 10 req'd / 10 provided

FOUNDATION LANDSCAPING: Shall be located adjacent to all sides of buildings which face a public ROW or internal access drive. (2) Two foot width minimum required.

PARKING LOT LANDSCAPING:

1. Perfor. Landscaping:
 A. One shade tree for every (2) LF of building length.
 • West: 174 LF (174/2) = 87 plants req'd / 87 provided
 • North: 419 LF (419/2) = 140 req'd / 140 provided
 • East: 184 LF (184/2) = 92 req'd / 92 provided
 • South: 419 LF (419/2) = 140 req'd / 140 provided

2. Rear and Interior Side Yards:
 A. Abutting Residential:
 a. Continuous barrier @ 6'W with at least 50% continuous landscaping: 293 LF = 293 LF planting proposed @ 4H
 • Parking Lot East Frontage: 293 LF = 293 LF = 8 req'd / 8 provided
 • Trees: One shade tree not more than 35' apart.
 b. Abutting Nonresidential:
 a. 50% of parking lot length shall be planted to a minimum 30" height.
 b. Deciduous/Evergreen trees spaced no more than 170' feet apart.
 • Parking Lot West Frontage: 208 LF (198/70) = 3 trees req'd / 3 provided

PLANT SCHEDULE

SYM.	QTY	ID	COMMON NAME	SCIENTIFIC NAME	PLANTING SIZE	MATURE HEIGHT x WIDTH	COMMENTS
TREES							
2	EX		EXISTING TREES (N/A)	(varies)			TO BE REMOVED
Deciduous Tree							
4	PG	BLACK HILLS SPRUCE	Picea glauca densata	6" B&B	35/22		
12	NR	ARISTOWING MAPLE	Acer rubrum 'Aristowing'	2 1/2" B&B	40/20		
10	AF	AUTUMN BLAZE MAPLE	Acer x freemanii 'Autumn Blaze'	2 1/2" B&B	55/35		
4	AG	AUTUMN SPILLAGE SERVICEBERRY	Amelanchier x grandiflora 'Autumn Spillage'	2 1/2" B&B	25/20		
15	GTS	SUNBURST HONEYLOCUST	Gleditsia triacanthos var. 'Sunburst'	2 1/2" B&B	35/20		
13	GD	KENTUCKY BLUE COFFEETREE	Gymnocladia dioica 'Kentucky Blue'	2 1/2" B&B	50/20		
3	DA	WHITE OAK	Quercus alba	2 1/2" B&B	30/20		
5	DAV	CRANSON SPICE OAK	Quercus alba x Quercus lobata (P19,103)	2 1/2" B&B	40/22		
6	TM	HARVEST GOLD LINDEN	Tilia mongolica 'Harvest Gold' (P12,252)	2 1/2" B&B	35/25		
11	LP	PATRIOT ELM	Ulmus x 'Patriot'	2 1/2" B&B	45/20		
TOTAL 65							

TREE PRESERVATION/REMOVAL

- THERE ARE TWO (2) EXISTING TREES ON SITE, DUE TO CLOSE PROXIMITY TO PROPOSED SITE IMPROVEMENTS THESE TREES ARE INTENDED TO BE REMOVED SINCE PRESERVATION WOULD LEAD TO INSUFFICIENT TREE PROTECTION MEASURES FOR THEIR OVERALL HEALTH AND SUCCESS.

EXISTING TREE INVENTORY:
 QUANTITY: TWO (2)
 SIZES AT CML: 5" AND 2"
 SPECIES: UNDETERMINED, SAPLINGS

PRESERVED: NONE
 REMOVED: TWO (2)
 REPLACED: THREE (3) SEE LANDSCAPE PLAN L1.2



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JCB	JCB
JOB NO.	DATE
701203	03/17/2023

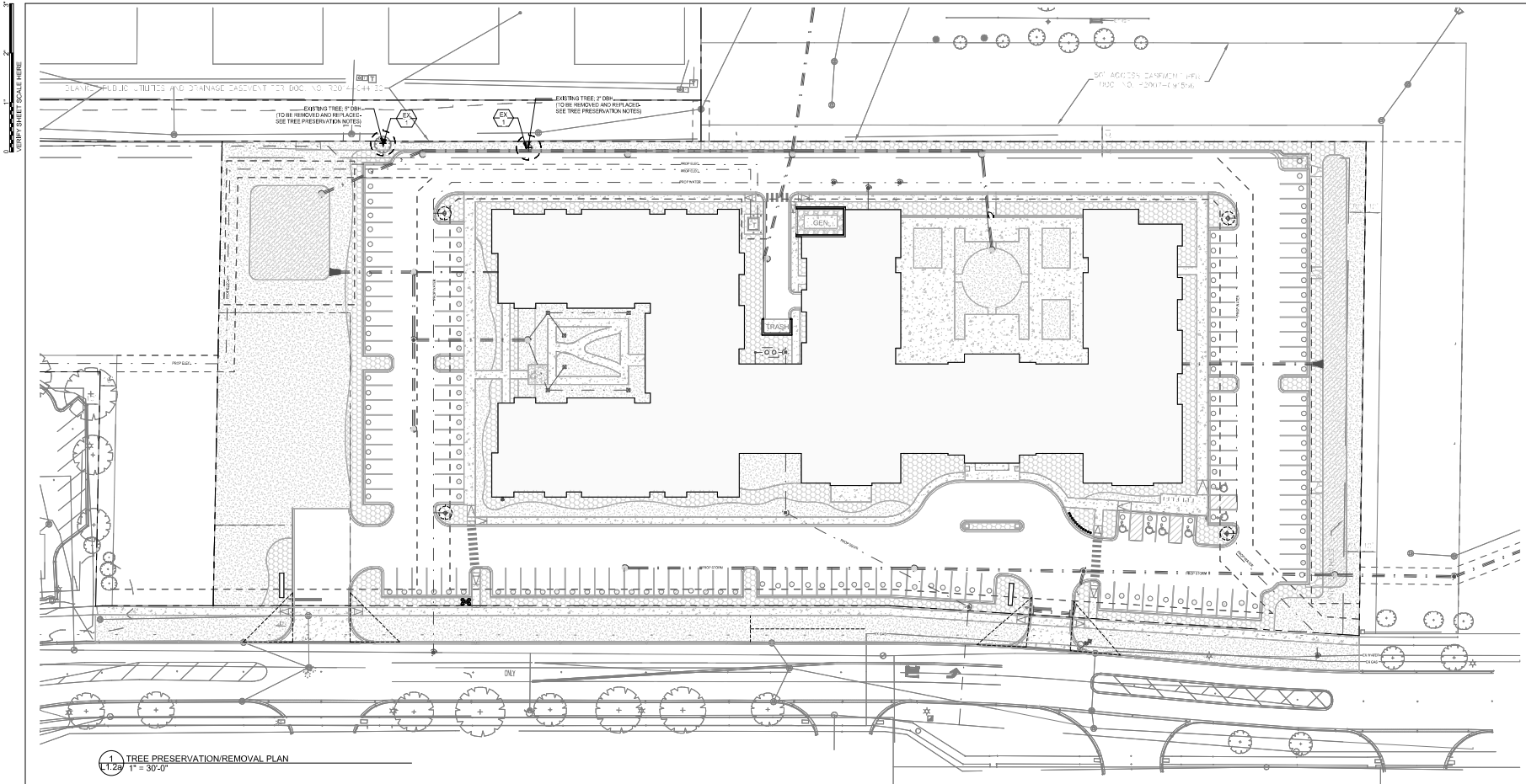
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A	11/04/2022	INITIAL
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D	03/17/2023	REVISED

CITY RESUBMITTAL
 03.17.2023

PRELIMINARY SITE TREE PLANTING PLAN

L1.2

NOT FOR CONSTRUCTION



1 TREE PRESERVATION/REMOVAL PLAN
L1.2a 1" = 30'-0"

TREE PRESERVATION/REMOVAL

- THERE ARE TWO (2) EXISTING TREES ON SITE, DUE TO CLOSE PROXIMITY TO PROPOSED SITE IMPROVEMENTS THESE TREES ARE INTENDED TO BE REMOVED SINCE PRESERVATION WOULD LEAD TO INSUFFICIENT TREE PROTECTION MEASURES FOR THESE OVERALL HEALTH AND SUCCESS.

EXISTING TREE INVENTORY:
 QUANTITY: TWO (2)
 SIZES: 0" DBH, 5" AND 2"
 SPECIES: UNDETERMINED SAPPLINGS
 PRESERVED: NONE
 REMOVED: TWO (2)
 REPLACED: THREE (3) SEE LANDSCAPE PLAN L1.2

SYM.	QTY.	ID	COMMON NAME	SCIENTIFIC NAME	EXISTING SIZE (DBH)	MATURE HEIGHT/WIDTH	COMMENTS
1	EX		EXISTING TREES (SEE CH.1)	NA	0" DBH		TO BE REMOVED
1	EX		EXISTING TREES (SEE CH.1)	NA	2" DBH		TO BE REMOVED

TOTAL 2



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ISSUE RECORD

ISSUE	DATE	DESCRIPTION
C	01/25/2023	CITY RESUBMITTAL
D	03/17/2023	FINAL SUBMITTAL

CITY RESUBMITTAL
 03.17.2023

TREE PRESERVATION PLAN

L1.2a

NOT FOR CONSTRUCTION

