Final Landscape Plan

1960 W. Lucent

Naperville, Illinois

September 26, 2025

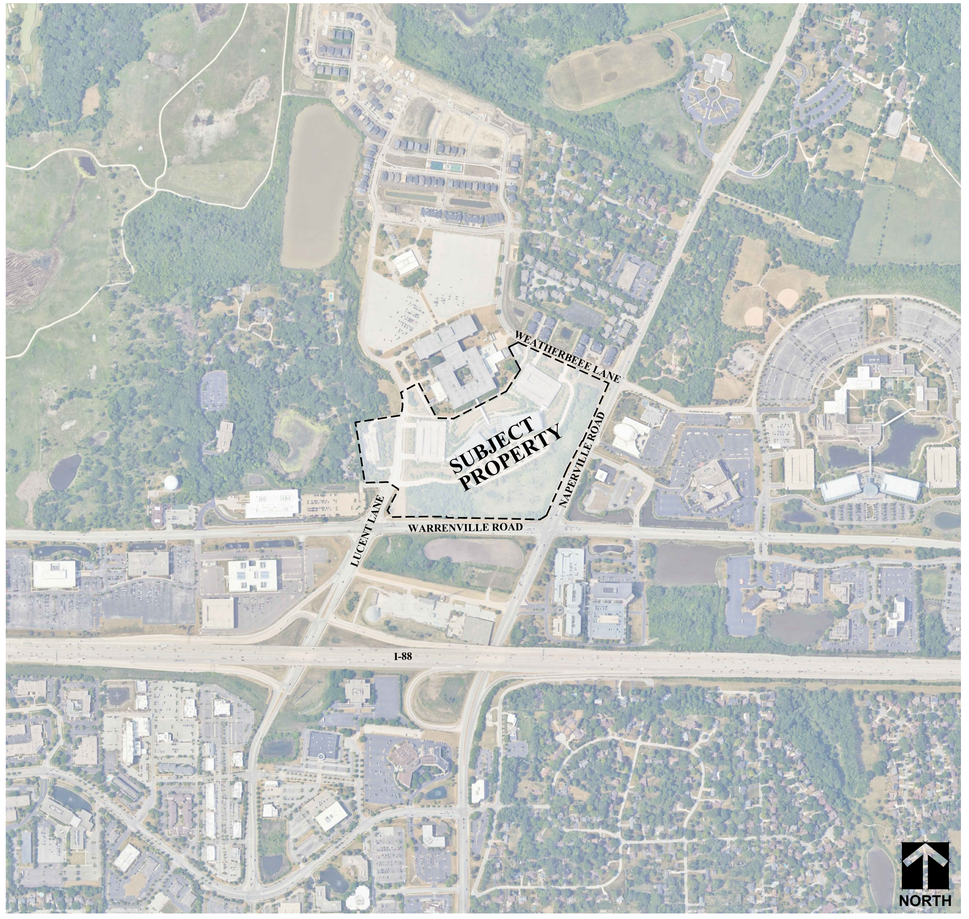
CONSULTANTS:

LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187

CIVIL ENGINEER:

JACOB & HEFNER
1333 BUTTERFIELD ROAD, SUITE #300
DOWNERS GROVE, ILLINOIS 60515



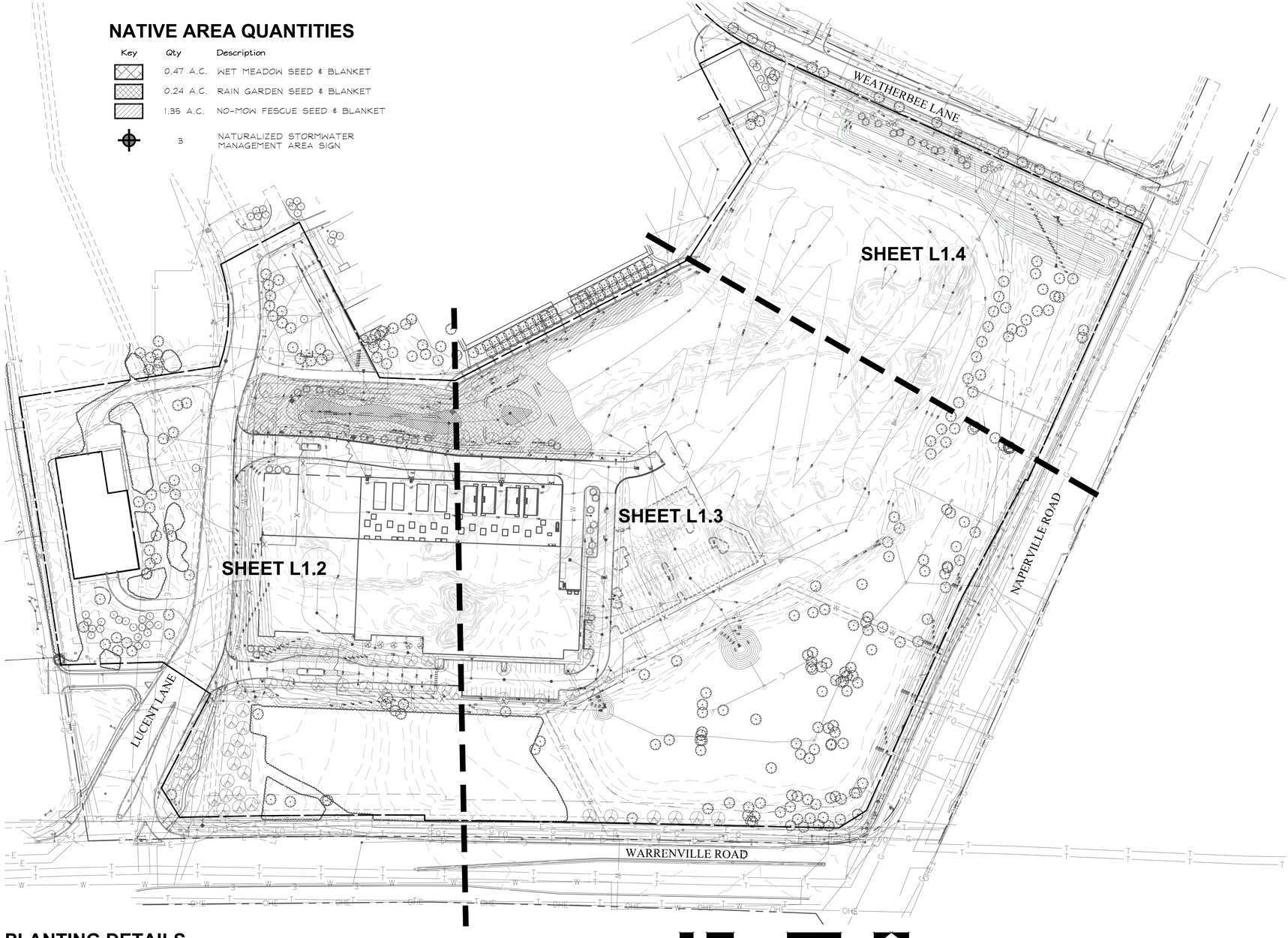
LOCATION MAP

SCALE: 1"=600'

INDEX OF SHEETS

NATIVE AREA QUANTITIES

Key	Qty	Description
	0.47 A.C.	WET MEADOW SEED & BLANKET
	0.24 A.C.	RAIN GARDEN SEED & BLANKET
	1.35 A.C.	NO-MOW FESCUE SEED & BLANKET
	3	NATURALIZED STORMWATER MANAGEMENT AREA SIGN



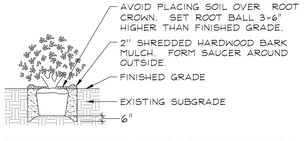
PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
		SHADE TREES		
AF	12	Acer x freemanii 'Marmo' MARMO FREEMAN MAPLE	2 1/2" Cal.	
AM	14	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
AS	2	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
CO	13	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
GD	5	Gymnocladus dioicus 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	
LT	4	Liriodendron tulipifera TULIPTREE	2 1/2" Cal.	
PM	3	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2" Cal.	
QB	11	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
QI	6	Quercus imbricaria SHINGLE OAK	2 1/2" Cal.	
QM	1	Quercus macrocarpa BUR OAK	2 1/2" Cal.	
TC	3	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
TT	4	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.	
UC	8	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTH LEAF ELM	2 1/2" Cal.	
UM	8	Ulmus 'Morton Glossy' TRIUMPH ELM	2 1/2" Cal.	
		ORNAMENTAL TREES		
AG	6	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump Form
CC	3	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-stem
SR	5	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
		EVERGREEN TREES		
PA	16	Picea abies NORWAY SPRUCE	8' Ht.	
PO	8	Picea omorika SERBIAN SPRUCE	8' Ht.	
PS	15	Pinus strobus EASTERN WHITE PINE	8' Ht.	
		DECIDUOUS SHRUBS		
DK	37	Diervilla x KODIAK ORANGE	24" Tall	4' O.C.
		PERENNIALS		
AB	981	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
HP	981	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
		GROUNDCOVERS		
LS	981	Liriope spicata CREEPING LILYTURF	#SP4	18" O.C.
		MISC. MATERIALS		
	41	SHREDDED HARDWOOD MULCH	C.Y.	
	40	SHREDDED LEAF MULCH	C.Y.	
	16.5	TURF SEED & EROSION CONTROL BLANKET	AC.	
	3	NSMA PROECTION SIGN	E.A.	

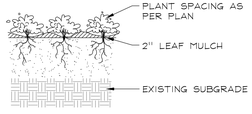
GENERAL LANDSCAPE NOTES

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect plant materials either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. Contractor shall monitor landscape throughout the installation process and ensure regular manual watering of all plants and turf areas is sufficient for normal establishment.
8. See General Conditions and Specifications for landscape work for additional requirements.

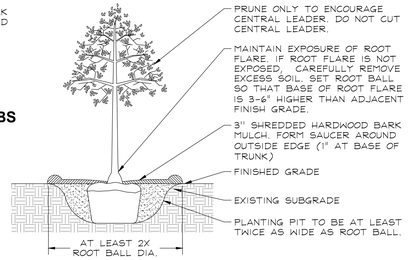
PLANTING DETAILS



DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



DECIDUOUS TREES
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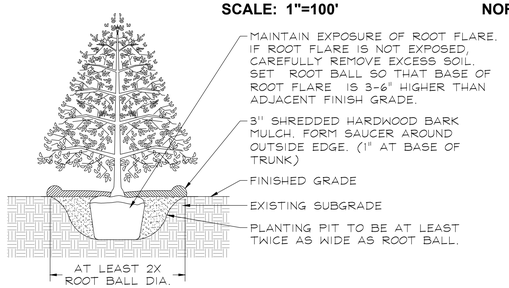
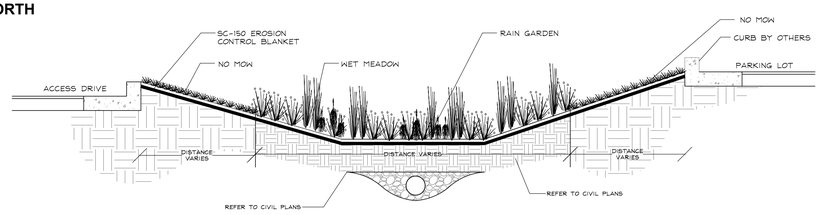


EVERGREEN TREES
NOT TO SCALE



RAIN GARDEN SECTION DETAIL
NOT TO SCALE

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CIVIL ENGINEER
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1333 BUTTERFIELD ROAD
SUITE 300
DOWNERS GROVE, ILLINOIS 60515

1960 W. LUCENT LANE
NAPERVILLE, ILLINOIS

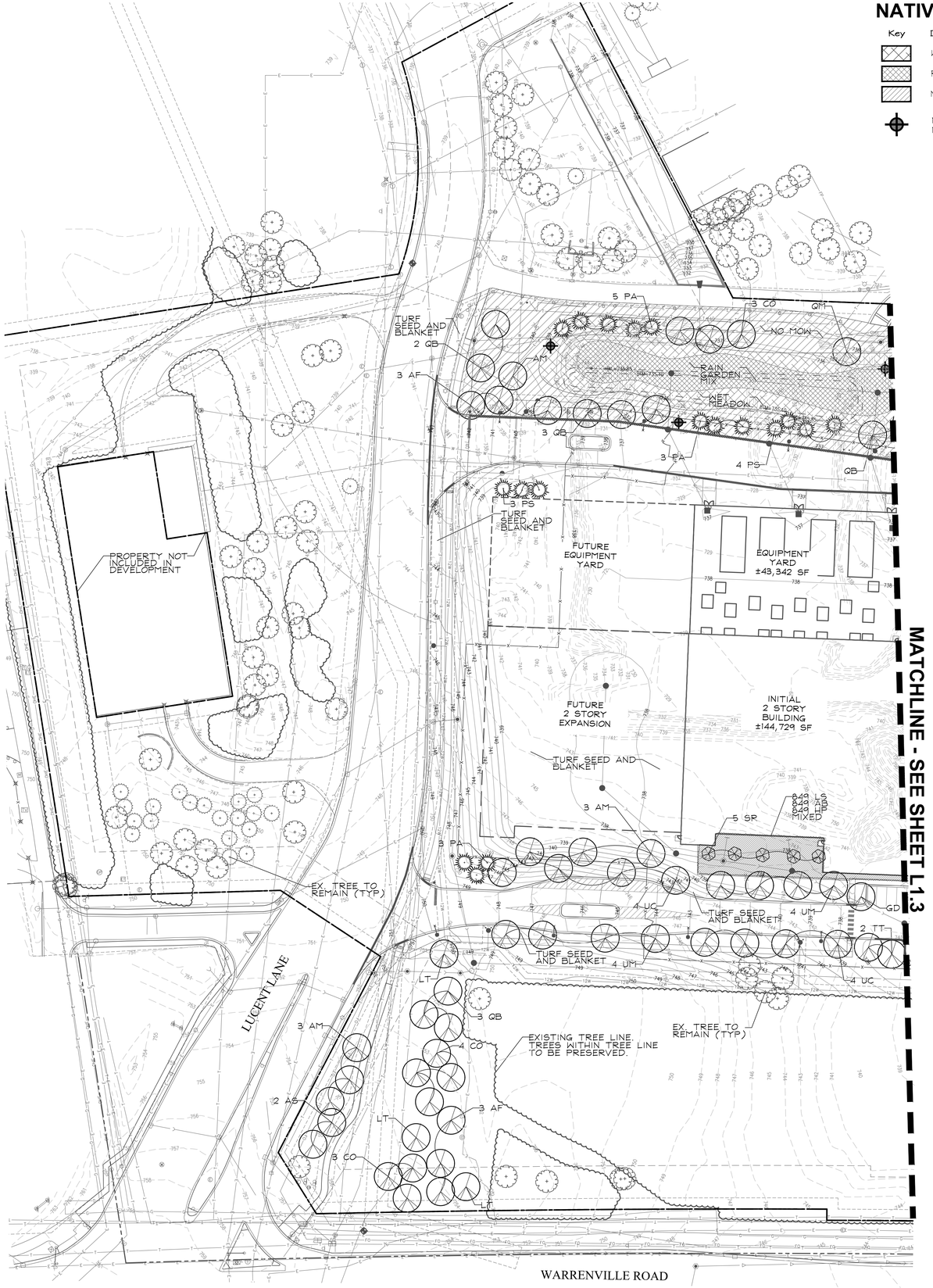
OVERALL LANDSCAPE PLAN

3	09.25.2025
2	07.31.2025
1	06.12.2025
REVISIONS	

DATE	04.07.2025
PROJECT NO.	JH25224
DRAWN	EAN
CHECKED	TSB
SHEET NO.	L1.1

811 Know what's below. Call before you dig.

XREFS:
PLOT CONFIG:



NATIVE SEED LEGEND

Key	Description
	WET MEADOW SEED & BLANKET
	RAIN GARDEN SEED & BLANKET
	NO-MOW FESCUE SEED & BLANKET
	NATURALIZED STORMWATER MANAGEMENT AREA SIGN

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishement of the native seeding area.

Botanical Name	Common Name	lbs / AC
Cover Crop		
Avena sativa	Seed Oats	40.000

Wet Meadow Seed Mixture

Lower slopes of basin

Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Speading Oval Sedge	0.015
Carex scorparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
	Total Grasses / Sedges	**7.721**
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroids	False Aster	0.031
Eupatorium perfoliatum	Common Boneset	0.015
Euthamia grammifolia	Grassleaved Goldenrod	0.300
Helenium autumnale	Sneezeweed	0.063
Hibiscus laevis	Halberd-leaved Rose Mallow	0.380
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Physostegia virginiana	Obedient Plant	0.031
Pycnanthemum virginianum	Common Mountain Mint	0.063
Solidago rigida	Stiff Goldenrod	0.125
Symphyotrichium novae-angliae	New England Aster	0.250
Vernonia fasciculata	Common Ironweed	0.380
Verbena hastata	Blue Vervain	0.380
Zizia aurea	Golden Alexanders	0.500
	Total Forbs	**3.895**
	Total Wet Meadow Seed Mix	**11.616**

Raingarden Seed Mix

Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	2.000
Carex brevior	Plains-Oval Sedge	0.250
Carex cristatella	Crested Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.250
Carex stipata	Common Fox Sedge	0.500
Carex vulpinoidea	Brown Fox Sedge	0.500
Elymus canadensis	Canada Wild Rye	2.000
Elymus virginicus	Virginia Wild Rye	3.000
Panicum virgatum	Switch Grass	3.000
Schizachyrium scoparium	Little Bluestem	3.000
Sporobolus heterolepis	Prairie Dropseed	2.000
	Total Grasses	**16.750**
Wildflowers/Broadleaves		
Allium cemuum	Nodding Wild Onion	0.250
Asclepias incarnata	Swamp Milkweed	0.125
Echinacea pallida	Pale Purple Coneflower	0.500
Echinacea purpurea	Purple Coneflower	0.500
Helenium autumnale	Sneezeweed	0.125
Iris virginica shrevei	Blue Flag Iris	0.500
Liatris spicata	Marsh Blazing Star	0.250
Lobelia siphilitica	Great Blue Lobelia	0.031
Monarda fistulosa	Wild Bergamont	0.125
Solidago rigida	Stiff Goldenrod	0.125
Pycnanthemum virginianum	Common Mountain Mint	0.063
Rudbeckia fulgida	Showy Black-eyed Susan	0.250
Rudbeckia subtomentosa	Sweet Black-eyed Susan	0.250
	Total Wildflowers / Broadleaves	**3.094**

No Mow Fescue Seed Mixture - Mixture -7 lbs. / 1,000 sq. ft.

Festuca longifolia	Hard Fescue	25%
Festuca rubra var. commutate	Chewing Fescue	25%
Festuca rubra var. rubra	Creeping Red Fescue	25%
Festuca ovina	Sheeps Fescue	25%

0' 25' 50' 100' 150'
SCALE: 1"=50'

NORTH

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LANDSCAPE PLAN WEST

3	09.25.2025
2	07.31.2025
1	06.12.2025

REVISIONS

DATE	04.07.2025
PROJECT NO.	JH25224
DRAWN	EAN
CHECKED	TSB
SHEET NO.	L1.2

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NATIVE SEED LEGEND

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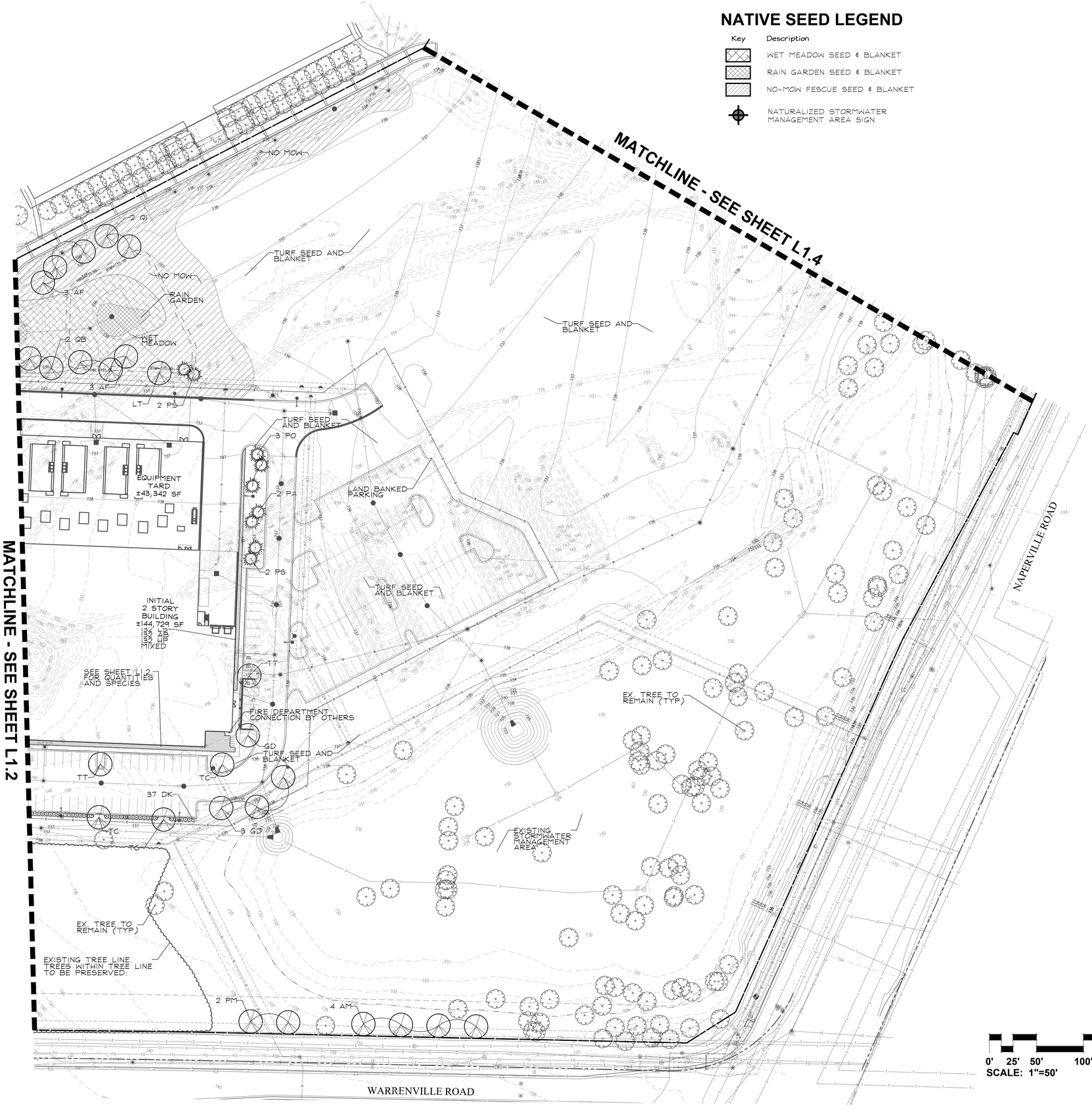
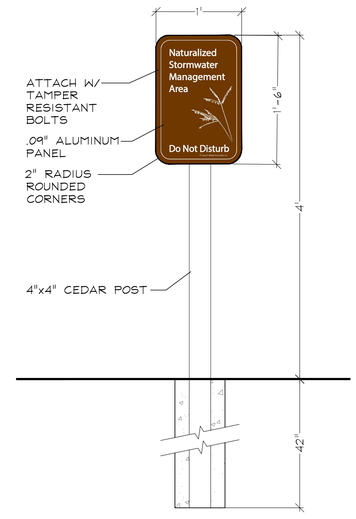


SIGN NOTES:

1. SIGN BACKGROUND COLOR:
   C=40, M=70, Y=100, K=28
   SIGN FONT AND GRAPHIC COLOR: WHITE
2. FONT STYLE: MYRIAD PRO
   FONT SIZE: 116 PT.
3. SIGN ARTWORK SHALL BE PROVIDED BY GARY R. WEBER ASSOCIATES, INC.
4. CONTRACTOR TO SUBMIT SHOP DRAWING AND COLOR SAMPLE FOR THE STORMWATER MANAGEMENT AREA SIGN FOR REVIEW AND APPROVAL BY THE LANDSCAPE ARCHITECT PRIOR TO FABRICATION AND INSTALLATION.



NOT TO SCALE
NATURALIZED AREA SIGN DETAIL

0' 25' 50' 100' 150'
SCALE: 1"=50'

NORTH

GR WA
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LANDSCAPE PLAN CENTRAL

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XREFS
PLOT CONFIG

NATIVE SEED LEGEND

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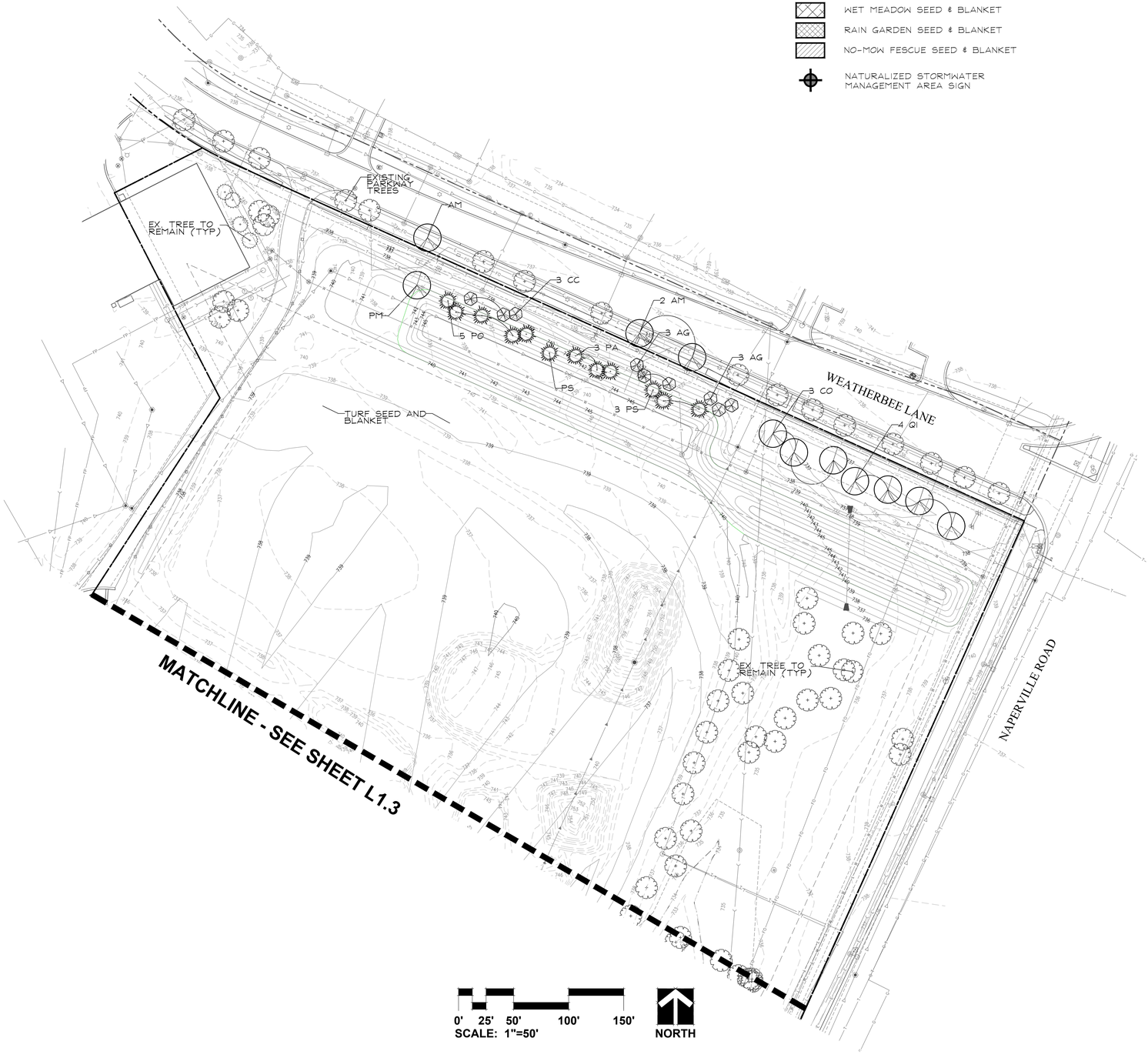

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1960 W. LUCENT LANE
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LANDSCAPE PLAN EAST

3	09.25.2025
2	07.31.2025
1	06.12.2025

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CHECKED	TSB

SHEET NO.

L1.4

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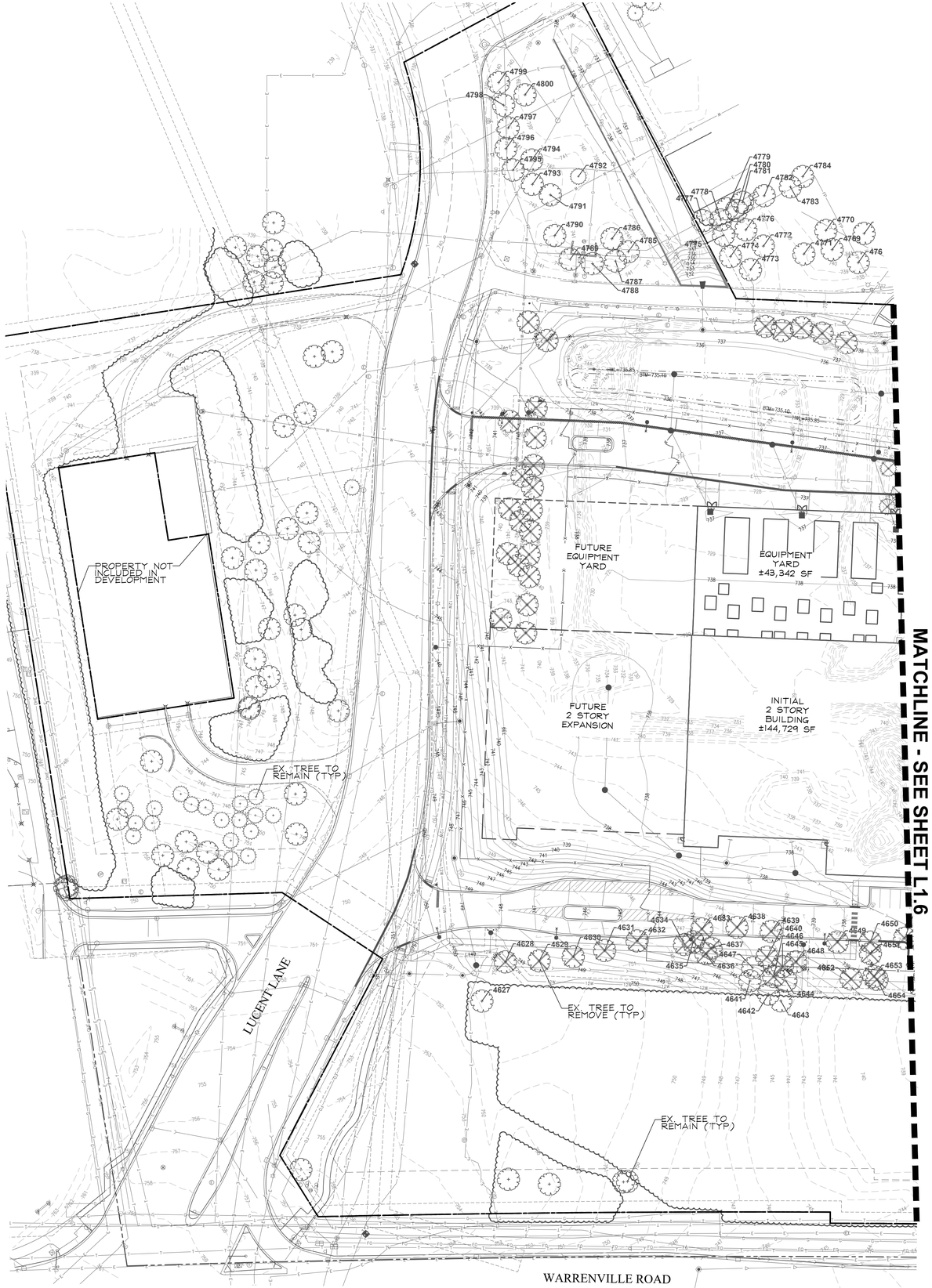
XREFS

PLOT CONFIG



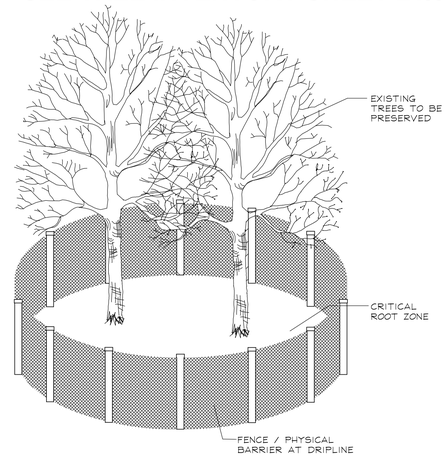
0' 25' 50' 100' 150'
SCALE: 1"=50'

NORTH

TREE PRESERVATION NOTES

1. Property line shall be located and staked by a professional land surveyor prior to tree removal.
2. Tree locations are shown utilizing a Trimble Catalyst GPS which does not constitute a professionally licensed survey. If survey-grade location and elevation of tagged trees is desired, a professional surveyor should be engaged.
3. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
4. Contractor shall take extreme care to protect the root system of existing trees. Should root pruning be necessary it shall not exceed 25% of the tree's root system and shall be done in accordance with recognized horticulture practices under the supervision of a professional arborists, Landscape Architect or Horticulturist.
5. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
6. Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
7. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
8. Contractors shall protect trees and vegetation against spills or discharge of fuels,lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
9. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

SEE TREE INVENTORY SHEET L1.8



TREE PRESERVATION DETAIL

(NOT TO SCALE)
SEE NOTES

LEGEND

EXISTING TREE TO BE PRESERVED

EXISTING TREE TO BE REMOVED

GR WA
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TREE PRESERVATION PLAN WEST

3	09.25.2025
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REVISIONS

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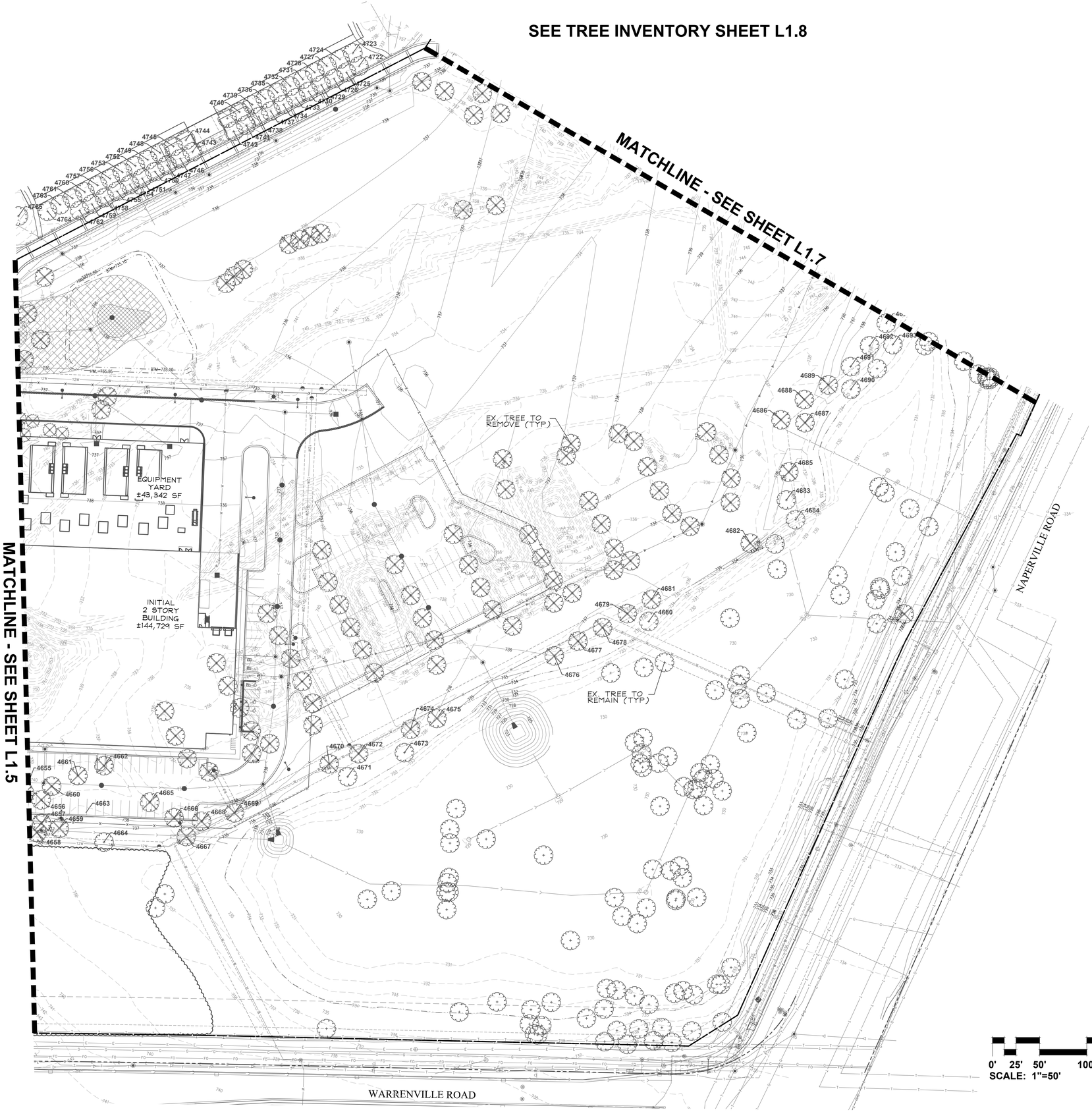
SEE TREE INVENTORY SHEET L1.8



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TREE PRESERVATION PLAN CENTRAL

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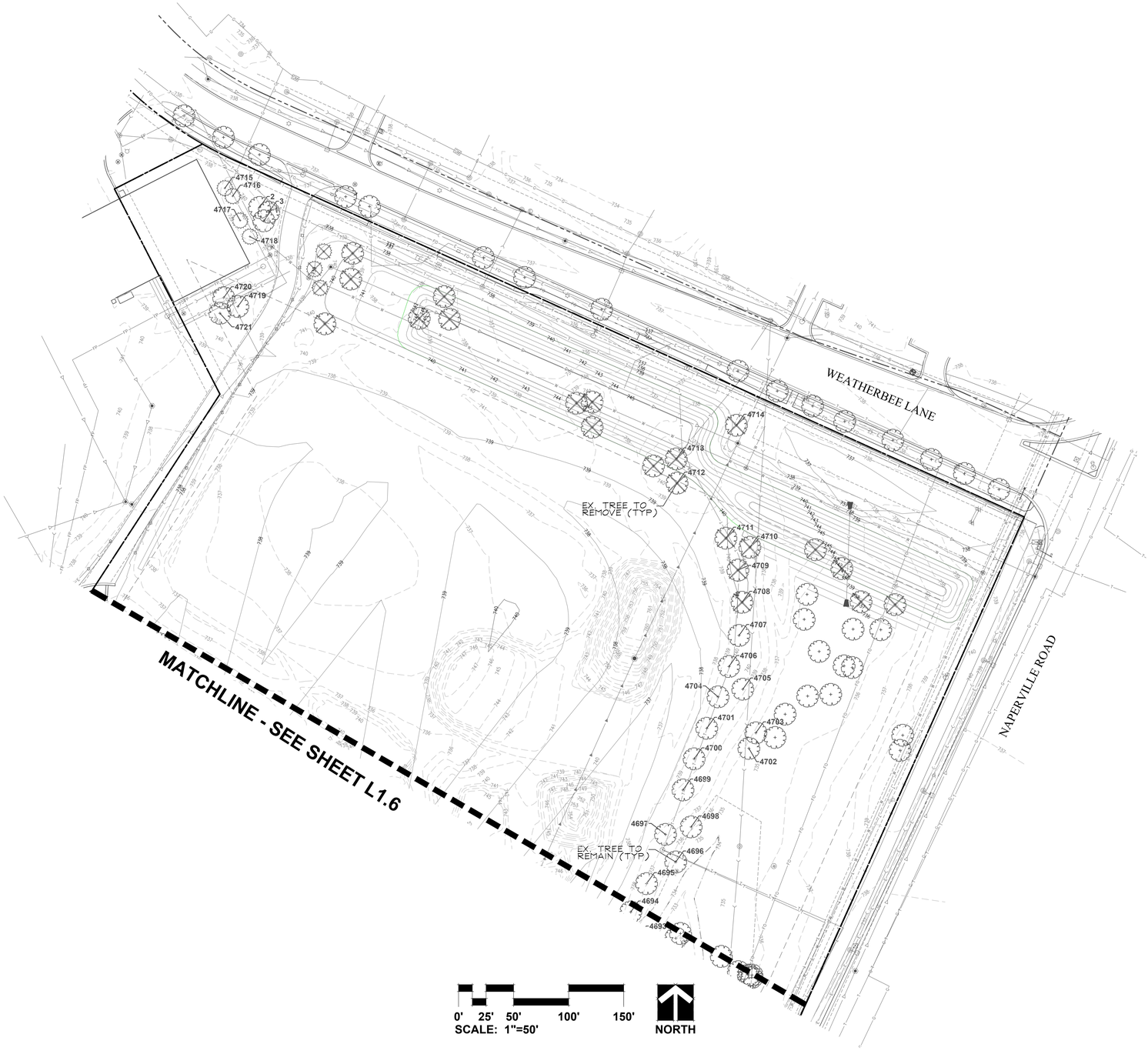

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NAPERVILLE, ILLINOIS

TREE PRESERVATION PLAN EAST

3	09.25.2025
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SHEET NO.

L1.7

811 Know what's below. Call before you dig.

XREFS

PLOT CONFIG

RATING AND SURVEY CRITERIA

1) Trees measured at 4.5 ft above the ground - DBH (diameter Breast Height)
2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.
3) Health Rating:

Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TAG NO.	SCIENTIFC NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION
1	*Picea pungens*	Colorado Spruce	2, 6' Tall	2 - Good			PRESERVE
2	*Picea pungens*	Colorado Spruce	2, 8' Tall	2 - Good			PRESERVE
3	*Picea pungens*	Colorado Spruce	2, 6' Tall	2 - Good			PRESERVE
4627	*Quercus macrocarpa*	Bur Oak	40	3 - Fair		10% dead wood, Fungus-Root	PRESERVE
4628	*Acer saccharum*	Sugar Maple	12	2 - Good			PRESERVE
4629	Acer saccharum	Sugar Maple	14	2 - Good		10% dead wood	PRESERVE
4630	*Acer saccharum*	Sugar Maple	14	4 - Fair/Poor		Dead Leader, Wood rot, Trunk Scar	PRESERVE
4631	*Acer saccharum*	Sugar Maple	14	2 - Good			REMOVE
4632	*Acer saccharum*	Sugar Maple	15	3 - Fair		10% dead wood, Sparse foliage	REMOVE
4633	*Acer saccharum*	Sugar Maple	15	2 - Good		10% dead wood	REMOVE
4634	*Morus alba*	White Mulberry	9,6,6	4 - Fair/Poor	V-shaped joint, Multi Leader, Split Risk, Lean, Crowded		REMOVE
4635	*Pinus nigra*	Austrian Pine	14	4 - Fair/Poor	Crowded	30% dead wood, Sparse foliage	REMOVE
4636	*Pinus nigra*	Austrian Pine	13	6 - Dead			REMOVE
4637	*Acer platanoides*	Norway Maple	6	3 - Fair	Lean, Crown Lean, Crowded		REMOVE
4638	*Acer saccharum*	Sugar Maple	16	3 - Fair	Unbalanced, Crown Lean	Trunk Scar	REMOVE
4639	*Acer saccharum*	Sugar Maple	14	3 - Fair	Crown Lean	10% dead wood	REMOVE
4640	*Acer saccharum*	Sugar Maple	7	3 - Fair	Crown Lean, Crowded		REMOVE
4641	*Gleditsia triacanthos*	Honey Locust	28	3 - Fair	Unbalanced, Crowded, Broken Limb	20% dead wood	PRESERVE
4642	*Gleditsia triacanthos*	Honey Locust	24	3 - Fair	Unbalanced, Crown Lean	30% dead wood	PRESERVE
4643	*Gleditsia triacanthos*	Honey Locust	26	6 - Dead			PRESERVE
4644	*Gleditsia triacanthos*	Honey Locust	22	3 - Fair	Crown Lean	30% dead wood	PRESERVE
4645	*Gleditsia triacanthos*	Honey Locust	24	3 - Fair	Unbalanced, Crown Lean	20% dead wood	REMOVE
4646	*Gleditsia triacanthos*	Honey Locust	26	3 - Fair	Crown Lean, Broken Limb	20% dead wood	REMOVE
4647	*Acer saccharum*	Sugar Maple	5	3 - Fair	Crown Lean, Crowded		PRESERVE
4648	*Gleditsia triacanthos*	Honey Locust	2	3 - Fair	Unbalanced, Crown Lean, Broken Limb	20% dead wood	REMOVE
4649	*Acer saccharum*	Sugar Maple	16	2 - Good			REMOVE
4650	*Acer saccharum*	Sugar Maple	17	2 - Good			REMOVE
4651	*Fraxinus spp.*	Ash	14	6 - Dead			REMOVE
4652	*Acer saccharum*	Sugar Maple	36	2 - Good	Broken Limb	10% dead wood	REMOVE
4653	*Morus alba*	White Mulberry	4	3 - Fair	Crown Lean, Crowded		REMOVE
4654	*Morus alba*	White Mulberry	7	3 - Fair	Lean, Crown Lean, Crowded		REMOVE
4655	*Acer saccharum*	Sugar Maple	14	3 - Fair	Crown Lean	10% dead wood, Dead Limbs	REMOVE
4656	*Acer saccharum*	Sugar Maple	15	2 - Good			REMOVE
4657	*Juglans nigra*	Black Walnut	11	2 - Good			REMOVE
4658	*Quercus rubra*	Red Oak	8	2 - Good			REMOVE
4659	-	Unknown	24	6 - Dead			PRESERVE
4660	*Acer saccharum*	Sugar Maple	12	4 - Fair/Poor		50% dead wood	REMOVE
4661	*Acer saccharum*	Sugar Maple	14	2 - Good			REMOVE
4662	*Acer saccharum*	Sugar Maple	15	2 - Good			REMOVE
4663	*Acer saccharum*	Sugar Maple	26	4 - Fair/Poor	Crown Lean	30% dead wood, Dead Limbs, Cavity	PRESERVE
4664	*Juglans nigra*	Black Walnut	7	3 - Fair	Crown Lean, Crowded		PRESERVE
4665	*Tilia cordata*	Littleleaf Linden	17	2 - Good			REMOVE
4666	*Tilia cordata*	Littleleaf Linden	17	2 - Good			REMOVE
4667	*Tilia cordata*	Littleleaf Linden	18	2 - Good			REMOVE
4668	*Tilia cordata*	Littleleaf Linden	17	4 - Fair/Poor	Broken Limb	Cavity	REMOVE
4669	*Tilia cordata*	Littleleaf Linden	18	2 - Good			REMOVE
4670	*Tilia cordata*	Littleleaf Linden	16	2 - Good			REMOVE
4671	*Tilia cordata*	Littleleaf Linden	17	2 - Good			PRESERVE
4672	*Tilia cordata*	Littleleaf Linden	15	2 - Good			REMOVE
4673	*Tilia cordata*	Littleleaf Linden	18	2 - Good			PRESERVE
4674	*Tilia cordata*	Littleleaf Linden	15	2 - Good			REMOVE
4675	*Tilia cordata*	Littleleaf Linden	13	4 - Fair/Poor		Cavity, Trunk Scar	REMOVE
4676	*Tilia cordata*	Littleleaf Linden	14	3 - Fair		Trunk Scar	REMOVE
4677	*Tilia cordata*	Littleleaf Linden	16	2 - Good			REMOVE
4678	*Tilia cordata*	Littleleaf Linden	14	2 - Good			REMOVE
4679	*Tilia cordata*	Littleleaf Linden	14	2 - Good			REMOVE
4680	*Tilia cordata*	Littleleaf Linden	16	3 - Fair		10% dead wood	PRESERVE
4681	*Tilia cordata*	Littleleaf Linden	15	2 - Good			REMOVE
4682	*Tilia cordata*	Littleleaf Linden	18	2 - Good			REMOVE
4683	*Tilia cordata*	Littleleaf Linden	15	2 - Good			PRESERVE
4684	*Tilia cordata*	Littleleaf Linden	20	2 - Good			PRESERVE
4685	*Tilia cordata*	Littleleaf Linden	17	2 - Good			REMOVE
4686	*Acer saccharum*	Sugar Maple	10	3 - Fair		Trunk Scar	REMOVE
4687	*Acer saccharum*	Sugar Maple	10	3 - Fair		Trunk Scar	REMOVE
4688	*Acer saccharum*	Sugar Maple	10	2 - Good			REMOVE
4689	*Acer saccharum*	Sugar Maple	11	3 - Fair		Trunk Damage	REMOVE
4690	*Acer saccharum*	Sugar Maple	13	4 - Fair/Poor		30% dead wood, Tip die-back	PRESERVE
4691	*Acer saccharum*	Sugar Maple	12	2 - Good			PRESERVE
4692	*Acer saccharum*	Sugar Maple	13	2 - Good			PRESERVE
4693	*Acer saccharum*	Sugar Maple	12	2 - Good			PRESERVE
4694	*Acer saccharum*	Sugar Maple	14	2 - Good			PRESERVE
4695	*Acer saccharum*	Sugar Maple	13	2 - Good			PRESERVE
4696	*Acer saccharum*	Sugar Maple	13	4 - Fair/Poor	Broken Leader	30% dead wood, Trunk Scar	PRESERVE
4697	*Acer saccharum*	Sugar Maple	15	2 - Good			PRESERVE
4698	*Acer saccharum*	Sugar Maple	13	2 - Good			PRESERVE
4699	*Acer saccharum*	Sugar Maple	14	2 - Good			PRESERVE
4700	*Acer saccharum*	Sugar Maple	16	2 - Good			PRESERVE
4701	*Acer saccharum*	Sugar Maple	15	2 - Good			PRESERVE
4702	*Acer saccharinum*	Silver Maple	25	2 - Good	Crown Lean		PRESERVE
4703	*Acer saccharinum*	Silver Maple	24	4 - Fair/Poor	Crown Lean, Crowded, Broken Limb	10% dead wood, Cavity	PRESERVE
4704	*Acer saccharum*	Sugar Maple	14	2 - Good			PRESERVE
4705	*Acer saccharum*	Sugar Maple	12	2 - Good			PRESERVE
4706	*Acer saccharum*	Sugar Maple	13	2 - Good			PRESERVE
4707	*Acer saccharum*	Sugar Maple	15	2 - Good			PRESERVE
4708	*Acer saccharum*	Sugar Maple	16	2 - Good			REMOVE
4709	*Acer saccharum*	Sugar Maple	14	2 - Good			REMOVE
4710	*Acer saccharum*	Sugar Maple	13	2 - Good			REMOVE
4711	*Acer saccharum*	Sugar Maple	7	6 - Dead			REMOVE
4712	*Acer saccharum*	Sugar Maple	11	2 - Good			REMOVE
4713	*Acer saccharum*	Sugar Maple	12	2 - Good			REMOVE
4714	*Acer rubrum*	Red Maple	18	4 - Fair/Poor	Crown Lean	Cavity, Tip die-back	REMOVE
4715	*Picea omorika*	Serbian Spruce	8, 30' Tall	2 - Good			PRESERVE
4716	*Picea omorika*	Serbian Spruce	8, 30' Tall	3 - Fair	Poor Form		PRESERVE
4717	*Picea omorika*	Serbian Spruce	8, 25' Tall	3 - Fair	Poor Form		PRESERVE
4718	*Picea omorika*	Serbian Spruce	7, 20' Tall	3 - Fair	Poor Form , Crowded		PRESERVE
4719	*Acer rubrum*	Red Maple	10	3 - Fair		Trunk Scar	PRESERVE
4720	*Acer rubrum*	Red Maple	9	3 - Fair		20% dead wood, Tip die-back	PRESERVE
4721	*Acer rubrum*	Red Maple	9	3 - Fair		Trunk Scar	PRESERVE
4722	*Acer spp.*	Maple Cultivar	22	5 - Poor		>50% dead wood, Peeling Bark	PRESERVE
4723	*Acer spp.*	Maple Cultivar	12	2 - Good			PRESERVE
4724	*Acer spp.*	Maple Cultivar	14	3 - Fair		Trunk Scar	PRESERVE
4725	*Acer spp.*	Maple Cultivar	11	5 - Poor		50% dead wood	PRESERVE
4726	*Acer spp.*	Maple Cultivar	11	5 - Poor		>50% dead wood	PRESERVE
4727	*Acer spp.*	Maple Cultivar	13	2 - Good			PRESERVE
4728	*Acer spp.*	Maple Cultivar	14	2 - Good			PRESERVE
4729	*Acer spp.*	Maple Cultivar	11	6 - Dead			PRESERVE
4730	*Acer spp.*	Maple Cultivar	11	6 - Dead			PRESERVE
4731	*Acer spp.*	Maple Cultivar	14	2 - Good			PRESERVE
4732	*Acer spp.*	Maple Cultivar	14	2 - Good			PRESERVE
4733	*Acer spp.*	Maple Cultivar	11	5 - Poor		50% dead wood	PRESERVE
4734	*Acer spp.*	Maple Cultivar	10	5 - Poor		>50% dead wood	PRESERVE
4735	*Acer spp.*	Maple Cultivar	13	3 - Fair		Trunk Scar	PRESERVE
4736	*Acer spp.*	Maple Cultivar	11	4 - Fair/Poor		30% dead wood	PRESERVE
4737	*Acer spp.*	Maple Cultivar	11	5 - Poor		>50% dead wood, Trunk Scar	PRESERVE
4738	*Acer spp.*	Maple Cultivar	7	5 - Poor		>50% dead wood, Dead Leader, Trunk Damage	PRESERVE
4739	*Acer spp.*	Maple Cultivar	11	5 - Poor		50% dead wood, Trunk Scar, Peeling Bark	PRESERVE
4740	*Acer spp.*	Maple Cultivar	8	5 - Poor		50% dead wood, Trunk Scar, Peeling Bark	PRESERVE
4741	*Acer spp.*	Maple Cultivar	11	4 - Fair/Poor		40% dead wood	PRESERVE
4742	*Acer spp.*	Maple Cultivar	9	5 - Poor		40% dead wood, Cavity, Trunk Scar	PRESERVE
4743	*Acer spp.*	Maple Cultivar	11	5 - Poor		>50% dead wood, Wood rot, Cavity	PRESERVE
4744	*Acer spp.*	Maple Cultivar	8	5 - Poor		>50% dead wood	PRESERVE
4745	*Acer spp.*	Maple Cultivar	7	5 - Poor		50% dead wood, Dead Leader, Tip die-back	PRESERVE
4746	*Acer spp.*	Maple Cultivar	10	5 - Poor		50% dead wood, Dead Leader	PRESERVE
4747	*Acer spp.*	Maple Cultivar	8	5 - Poor		>50% dead wood, Dead Leader	PRESERVE
4748	*Acer spp.*	Maple Cultivar	11	4 - Fair/Poor		30% dead wood	PRESERVE
4749	*Acer spp.*	Maple Cultivar	13	2 - Good		10% dead wood	PRESERVE
4750	*Acer spp.*	Maple Cultivar	13	5 - Poor		50% dead wood	PRESERVE
4751	*Acer spp.*	Maple Cultivar	11	5 - Poor		>50% dead wood	PRESERVE
4752	*Acer spp.*	Maple Cultivar	13	2 - Good			PRESERVE
4753	*Acer spp.*	Maple Cultivar	12	2 - Good			PRESERVE
4754	*Acer spp.*	Maple Cultivar	11	4 - Fair/Poor		30% dead wood	PRESERVE
4755	*Acer spp.*	Maple Cultivar	11	6 - Dead			PRESERVE
4756	*Acer spp.*	Maple Cultivar	12	2 - Good			PRESERVE
4757	*Acer spp.*	Maple Cultivar	14	2 - Good			PRESERVE
4758	*Acer spp.*	Maple Cultivar	11	5 - Poor		>50% dead wood	PRESERVE
4759	*Acer spp.*	Maple Cultivar	10	6 - Dead			PRESERVE
4760	*Acer spp.*	Maple Cultivar	12	2 - Good			PRESERVE
4761	*Acer spp.*	Maple Cultivar	14	2 - Good			PRESERVE
4762	*Acer spp.*	Maple Cultivar	11	5 - Poor		>50% dead wood	PRESERVE
4763	*Acer spp.*	Maple Cultivar	13	3 - Fair	Broken Limb	Trunk Scar	PRESERVE
4764	*Acer spp.*	Maple Cultivar	11	5 - Poor		>50% dead wood	PRESERVE
4765	*Acer rubrum*	Red Maple	10	2 - Good			PRESERVE
4766	*Acer rubrum*	Red Maple	8	2 - Good			PRESERVE
4767	*Acer rubrum*	Red Maple	9	2 - Good			PRESERVE
4768	*Picea pungens*	Colorado Spruce	4	4 - Fair/Poor	Lean, Poor Form , Crown Lean		PRESERVE
4769	*Acer rubrum*	Red Maple	9	2 - Good			PRESERVE
4770	*Acer rubrum*	Red Maple	8	2 - Good			PRESERVE
4771	*Acer rubrum*	Red Maple	7	2 - Good			PRESERVE
4772	*Acer rubrum*	Red Maple	9	2 - Good			PRESERVE
4773	*Acer rubrum*	Red Maple	10	2 - Good			PRESERVE
4774	*Acer rubrum*	Red Maple	9	3 - Fair		10% dead wood, Tip die-back	PRESERVE
4775	*Acer rubrum*	Red Maple	9	2 - Good		10% dead wood	PRESERVE
4776	*Acer rubrum*	Red Maple	9	2 - Good			PRESERVE
4777	*Picea omorika*	Serbian Spruce	5, 12' Tall	4 - Fair/Poor	Poor Form , Crowded, Broken Leader		PRESERVE
4778	*Picea omorika*	Serbian Spruce	4,4, 20' Tall	4 - Fair/Poor	V-shaped joint, Double Leader, Split Risk		PRESERVE
4779	*Picea omorika*	Serbian Spruce	7, 20' Tall	3 - Fair	Crowded		PRESERVE
4780	*Picea omorika*	Serbian Spruce	6, 20' Tall	3 - Fair	Poor Form		PRESERVE
4781	*Picea omorika*	Serbian Spruce	7, 15' Tall	3 - Fair	Poor Form , Crown Lean		PRESERVE
4782	*Picea omorika*	Serbian Spruce	8, 25' Tall	2 - Good			PRESERVE
4783	*Picea omorika*	Serbian Spruce	8, 25' Tall	2 - Good			PRESERVE
4784	*Picea omorika*	Serbian Spruce	6, 25' Tall	2 - Good			PRESERVE
4785	*Acer rubrum*	Red Maple	7	4 - Fair/Poor		30% dead wood	PRESERVE
4786	*Acer rubrum*	Red Maple	7	4 - Fair/Poor		20% dead wood, Tip die-back, Trunk Scar	PRESERVE
4787	*Acer rubrum*	Red Maple	7	3 - Fair		Tip die-back	PRESERVE
4788	*Acer rubrum*	Red Maple	7	5 - Poor		>50% dead wood, Dead Leader	PRESERVE
4789	*Acer rubrum*	Red Maple	8	4 - Fair/Poor		40% dead wood	PRESERVE
4790	*Acer rubrum*	Red Maple	8	3 - Fair		Tip die-back	PRESERVE
4791	*Fraxinus spp.*	Ash	15	5 - Poor		50% dead wood, Insect damage	PRESERVE
4792	*Picea pungens*	Colorado Spruce	7, 30' Tall	2 - Good			PRESERVE
4793	*Fraxinus spp.*	Ash	15	5 - Poor		30% dead wood, Insect damage, Trunk Scar	PRESERVE
4794	*Fraxinus spp.*	Ash	13	5 - Poor		40% dead wood, Insect damage, Trunk Scar	PRESERVE
4795	*Fraxinus spp.*	Ash	13	4 - Fair/Poor		30% dead wood, Insect damage	PRESERVE
4796	*Fraxinus spp.*	Ash	14	5 - Poor		40% dead wood, Insect damage, Trunk Scar	PRESERVE
4797	*Fraxinus spp.*	Ash	14	5 - Poor		30% dead wood, Insect damage, Trunk Scar	PRESERVE
4798	*Fraxinus spp.*	Ash	11	5 - Poor		40% dead wood, Insect damage, Trunk Scar	PRESERVE
4799	*Fraxinus spp.*	Ash	14	5 - Poor		40% dead wood, Insect damage, Trunk Scar	PRESERVE
4800	*Acer rubrum*	Red Maple	15	2 - Good			PRESERVE

GRWA
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1960 W. LUCENT LANE
NAPERVILLE, ILLINOIS

TREE INVENTORY

3	09.25.2025
2	07.31.2025
1	06.12.2025

REVISIONS

DATE	04.07.2025
PROJECT NO.	JH25224
DRAWN	EAN
CHECKED	TSB
SHEET NO.	

L1.8

Know what's below. Call before you dig.

XREFS

PLOT DOMOS

LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.

3. Analysis and Standards: Package standard products with manufacturers certified analysis.

C. Insect Control

1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natular or Vectolex FG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.

B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), Fallopia japonica (Japanese Knotweed), Rhamnus cathartica & frangula (Common & Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
50% Kentucky Bluegrass (98/85)
15% Cutter Perennial Ryegrass
10% Spartan Hard Fescue
10% Edge Perennial Ryegrass
10% Express Perennial Ryegrass
5% Pennlawn Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
40% Kentucky Bluegrass (98/85)
40% Perennial Ryegrass
20% Annual Ryegrass

C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.
25% Discovery Hard Fescue
25% Tiffany Chewings Fescue
25% Florentine Creeping Red Fescue
25% Bighorn Sheeps Fescue

D. Detention Seed Mixture - 7 lbs. / 1000 sq. ft.
70% Kentucky 31 Tall Fescue
30% Perennial Ryegrass

2.3 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

A. Name and Variety: Provide nursery grown plant material true to name and variety.

B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.

E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.

F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.

C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SC150, or equivalent approved equal. To be installed per manufacturer's recommendations.

D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

E. Hydroseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.8 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.

4. Lay sod within 24 hours from time of stripping.

5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking.

4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS

CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the County upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the County with a copy of the planting locations, species, and quantities for verification by the County.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the County by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third, Fourth, and Fifth Years:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.

State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County/City/USACE upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

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LANDSCAPE SPECIFICATIONS

3	09.25.2025
2	07.31.2025
1	06.12.2025
REVISIONS	

DATE	04.07.2025
PROJECT NO.	JH25224
DRAWN	EAN
CHECKED	TSB
SHEET NO.	L1.9

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XREFS

PLOT CONFIG