

Final
Landscape Development Plans



△ 6.19.2017 - Per City Review Comments
dated 6.7.2017

COLUMBIA PARK TOWNES

NAPERVILLE, ILLINOIS



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LOCATION MAP

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DESCRIPTION OF WORK

As part of this project, stormwater management basins will be planted with native vegetation. The purpose of the plan is to maximize the functions of the naturalized areas by installing and maintaining a native plant community. These native plant communities will provide a distinctive landscape that will provide erosion and sediment control, stormwater filtration, infiltration, and wildlife habitat.

PART 1 - NATURALIZED AREAS PLANTING SPECIFICATIONS

1.01 QUALITY CONTROL PROCEDURES

- A. Native seed and live plant material must be shipped, stored and handled in a manner that will insure protection from moisture, heat, or other conditions that would jeopardize viability or cause germination before installation.
- B. Plant species substitutions shall be approved by the Landscape Architect with input from the Native Landscape Contractor if necessary. Perennial Rye, Winter Rye, Grain Rye and Winter Wheat are not to be used as a cover crop.
- C. Seed supplied to the site shall be tagged with seed species, weights, and documentation of PLS (Pure Live Seed) testing. Seed must meet a minimum 75% PLS per species as verified (by independent laboratory test results no more than 1 year old. For Prairie Cord Grass (Spartina pectinata) test results shall be no more than 6 months old. Native seed shall be obtained from sources within the same EPA level III Ecoregion as the project site (Central Corn Belt Plains).

1.02 CONTRACTOR EXPERIENCE

- A. The Native Landscape Contractor chosen for the establishment of the natural areas must be experienced in the restoration, installation and management of said areas. They must have a minimum of five years experience in the field. There shall be a foreman on-site at all times that can identify non-native and native plants by genus and species.
- B. The goal of restoring native plant communities is a long-term process. Therefore it is imperative that a qualified contractor performs the initial installation maintenance.
- C. Qualified bidders shall possess specialized equipment for working in and around water. Including a small boat, hip waders, and flotation life preservers to be worn while working in water.

1.03 ENVIRONMENTAL REQUIREMENTS

- A. Installation shall be performed in soil to late spring, specifically between April 1 and July 1.
- B. Hydrology shall be established prior to installation. Dewatering pond must have an established pool level to utilize as a reference for planting.
- C. Surrounding wetlands shall be stabilized with the specific grass seed mix. No pre-emergent herbicides shall be applied to surrounding turf during the six months prior to installation and for at least 1 year following installation.
- D. Emergent plants shall be installed prior to seeded communities.

1.04 EARTHWORK COORDINATION

- A. The Native Landscape Contractor must coordinate with the on-site Earthwork Contractor to ensure proper soil handling within the planting areas.
- B. A pre-construction meeting shall be held in order to coordinate equipment movement within the planting areas and to avoid soil compaction and to review underground utility location maps and plans. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
- C. If compaction occurs, the soil must be ripped, disked, or otherwise loosened to a depth of at least 12 inches until compaction readings average below 200 psi, to provide proper conditions for plant root growth.
- D. Areas that have been excavated into subsoil should be amended by the following process: Over excavate to 6 inches below the final elevations shown on plans. Apply and evenly spread enough topsoil to achieve final grades as specified in the grading plans.
- E. Earthwork Contractor shall ensure that all planting areas shall have a minimum of 12 inches of topsoil. Acceptable topsoil shall consist of loose friable loam, free of heavy clay, refuse, stumps and large rocks, rocks over 1.5 inch in diameter, trash, weeds and weed seeds, or other material that would be detrimental to the proper development of vegetative growth. Topsoil should contain 3 to 5 percent organic matter.
- F. Earthwork Contractor is to ensure that the planting area is properly protected from sedimentation and erosion by following the erosion and sedimentation control plan prepared by the project engineer.
- G. Upon inspection and acceptance of the planting areas by the Native Landscape Contractor, the planting bed shall be prepared for seeding, utilizing any method that leaves the upper 1-3 inches of soil broken down into fine particle seeded with no clods greater than 3 inches in diameter.

1.05 PLANT MATERIALS

- A. Provide a fresh clean crop of the species and proportions as specified.
- B. Mycorrhizal inoculants shall be pallietized and mixed at 1 lb. per acre with the fine seeds before installation. The inoculants shall contain a diverse mixture of Glomales fungal species (Glomus spp.) in pallietized form.
- C. Plugs shall be deep soil grown and have top growth sufficient to reach above water level after planting. (minimum 12")
- D. Plugs shall be planted between May 1 and July 1.
- E. Emergent plugs shall be installed prior to Wet Meadow seeding.
- F. Wet Meadow plugs shall be installed prior to Wet Meadow seeding.

General Turf Mix A:

To be drilled-seeded and covered with an S-75 8N straw blanket, in all maintained turf areas as specified on the plans. Seed shall be installed at a rate of 200lbs. per acre.

- 65% Improved Kentucky Bluegrass (minimum three varieties)
- 25% Improved Perennial Ryegrass (minimum two varieties with endophytes)
- 10% Creeping Red Fescue

Wet to Mesic Prairie Seed Mix C:

To be planted on the basin slopes between El. 711 and Property Line, and as specified on the plans.

Botanical Name	Common Name	LBS/Acre
Perennial Grasses		
Andropogon gerardii	Big Bluestem	68.00
Chloris cymatodes	Bluestem Grass	1.00
Carex flacca	Bristly Cat-tail Sedge	7.50
Carex lasiocoma	Common Fox Sedge	6.00
Carex oregonensis	Rough-Corred Sedge	6.00
Elymus canadensis	Canada Wild Rye	63.00
Hordeum jubatum	Beard Grass	18.50
Scirpus pendulus	Red Bulrush	6.00
Scirpus riparius	Indian Grass	18.50
Spartina pectinata	Prairie Cord Grass	21.00
	Sub Total	225.50
Temporary Cover:		
Avena sativa	Common Oat	540.00
Lolium multiflorum	Annual Rye	198.00
	Sub Total	738.00
Forbs:		
Aster novae-angliae	New England Aster	0.75
Rhynchos tetra	White Wild Indigo	0.25
Chamaecrista fasciculata	Partridge Pea	6.50
Congea spicata	Tail Conegrass	3.00
Desmodium illinoense	Black Top Trefoil	6.00
Eryngium yuccifolium	Rattlesnake Master	2.00
Flugetaria dubia	Queen of the Prairie	0.25
Gentiana spicata	Butter Spica	0.25
Helenium autumnale	Scrambled	2.50
Helianthus grosseserratus	Great Tooth Sunflower	10.50
Lappula latifolia	Round-Headed Bush Clover	1.50
Lactuca scariola	Marsh Blazing Star	1.50
Moroneja hirsuta	Wild Bergamot	0.75
Phytolacca integrifolia	Wild Quinine	1.00
Physalis virginiana	Chickweed Plant	0.25
Phytolacca americana	Common Mourning Mee	1.50
Rubus odoratus	Yellow-Crowned Blackberry	1.50
Rubus strigosus	Black-Straw Blackberry	2.50
Rubus laciniatus	Cut-Leaf Blackberry	1.50
Rubus odoratus	Blackberry	1.50
Scirpus integrifolium	Reed Weed	1.00
Scirpus perfoliatus	Common Plant	3.00
Scirpus perfoliatus	Cup Plant	3.00
Scirpus tenuiflorus	Prairie Dock	6.00
Scirpus rigida	Early Goldenrod	0.25
Scirpus rigida	Stiff Goldenrod	1.00
Scirpus rigida	Soft Goldenrod	0.25
Tridaxas crinita	Common Spiderwort	1.25
Veronica spicata	Smooth Tall Ironweed	3.00
Veronica spicata	Culver's Root	0.25
Zizia aurea	Golden Alexander	0.50
	Sub Total	47.50

Wet Prairie - Wet Meadow Seed Mix D:

To be planted below NWL El. 710, as specified on the plans. (24"o.c.)

Botanical Name	Common Name	LBS/Acre
Cover Crop:		
Agrostis alba palliata	Creeping Barn	3.000
Avena sativa	Wheat	32.000
Elymus virginicus	Virginian Wild Rye	2.500
	Subtotal	37.500
Sedges, Rushes, and Reeds:		
Carex lasiocoma	Bristly Sedge	0.125
Carex comosa	Bristly Sedge	0.063
Carex crinita	Crested Owl Sedge	0.063
Carex alberta	Common Fox Sedge	0.188
Carex acutata	Lance-Fruited Owl Sedge	0.063
Carex acutata	Ice Sedge	0.063
Echinochloa crusgalli	Red-Rooted Spike Rush	0.125
Junca torreyi	Torrey's Rush	0.063
Scirpus atrovirens	Dark Green Rush	0.250
Scirpus americanus	Wedgegrass	0.063
Scirpus pendulus	Red Bulrush	0.125
Scirpus verticillatus	Great Bulrush	0.250
	Subtotal	1.504
Forbs:		
Actaea racemosa	Common Water Plantain	0.250
Actaea racemosa	Swamp Milkweed	0.125
Aster novae-angliae	New England Aster	0.125
Bidens bipinnata	Nodding Bur Marigold	0.063
Bidens frondosa	Common Beggar's Tick	0.063
Equisetum perfoliatus	Common Horsetail	0.188
Helenium autumnale	Scrambled	0.125
Junca torreyi	Torrey's Rush	0.125
Phytolacca virginiana	Fresh Eragrostis	0.094
Phytolacca americana	Water Smartweed	0.250
Sagittaria arifolia	Common Arrowhead	0.125
Scirpus perfoliatus	Cup Plant	0.188
Veronica spicata	Blue Veronica	0.125
Veronica spicata	Common Ironweed	0.094
	Subtotal	1.840
	Total	40.340

Shallow Emergent Plug Mix E:

To be planted below NWL El. 710, as specified on the plans. (24"o.c.)

Botanical Name	Common Name	Pieces/Acre
Sedges/Rushes/Reeds:		
Scirpus americanus	Common Rush	800
Scirpus americanus	Hard-Strawed Bulrush	400
Scirpus americanus	Soft-Strawed Bulrush	400
Scirpus americanus	Common Three-square	300
Scirpus americanus	Soft-stem Bulrush	300
Scirpus americanus	Common Bur Reed	400
	Subtotal	2,600
Forbs:		
Actaea racemosa	Sweet Flag	400
Helianthus scaberrimus	Blue Flag Iris	300
Phytolacca americana	Flag Poisonweed	400
Rhynchos tetra	White Water Crowfoot	300
Scirpus americanus	Common Arrowhead	400
	Subtotal	2,600
	Total Plugs/Acre	4,800

Wet Meadow Plug Mix D:

To be planted on the low slope, from Normal Water Line (NWL) El. 710 up to El. 711, and as specified on the plans. (38"o.c.)

Botanical Name	Common Name	Pieces/Acre
Grasses:		
Carex crinita	New England Aster	400
Phragmites australis	Prairie Cord Grass	Subtotal
		800
Sedges, Rushes, and Reeds:		
Carex comosa	Bristly Sedge	400
Carex crinita	Crested Owl Sedge	400
Carex alberta	Common Fox Sedge	400
Carex acutata	Lance-Fruited Owl Sedge	400
Carex acutata	Ice Sedge	400
Scirpus americanus	Common Rush	400
Scirpus americanus	Hard-Strawed Bulrush	400
Scirpus americanus	Soft-Strawed Bulrush	400
Scirpus americanus	Common Three-square	400
Scirpus americanus	Soft-stem Bulrush	400
Scirpus americanus	Common Bur Reed	400
	Subtotal	3,200
Forbs:		
Actaea racemosa	Swamp Milkweed	300
Equisetum perfoliatus	Common Horsetail	300
Helianthus scaberrimus	Blue Flag Iris	300
Phytolacca americana	Water Smartweed	300
	Subtotal	800
	Total	4,000

PART 2 - NATURALIZED AREAS MONITORING

2.01 HERBIVORE PROTECTION

- A. A framed goose protection structure/pods made of wood posts and chicken wire (hardware cloth) shall be installed prior to emergent (plug) plant installation as specified on plan. The structure shall remain in place for a period of at least one year, and then removed by the Contractor once the plants are well established.

2.02 PLANT/PLUS INSTALLATION

- A. All aquatic plants must be installed in the appropriate water depths in the herbivore protection pods.
- B. Evenly distribute each species around the pond, planting groups of 5 to 7 plants of each species.

2.03 SEEDING IMPLEMENTATION

- A. Seeding operations must occur when soil moisture is appropriate for the seeding operation.
- B. Native plant seed shall not receive fertilizer.
- C. Wet seed that is moldy or otherwise damaged in transit or storage shall not be used.
- D. All seeding equipment whether broadcast or drilled should be calibrated to deliver the seed at the rates and proportions specified. Hand broadcast seed shall be spread at twice the specified rate. Equipment should be operated in such a manner as to ensure complete coverage of the entire area to be seeded, and seed must be placed no deeper than 1/4 inch in the soil.
- E. After seeding operation is completed, install erosion control blanket per manufacturer's specifications upon all areas at or above the normal water level.

2.04 EROSION CONTROL BLANKET

- A. Seeded areas will be covered with North American Green S-75, or approved equal. 3:1 slopes and/or fall-winter plantings require North American Green S-150 or approved equal. The area 3 feet below the normal water level line (i.e. half of the blanket width) of the stormwater detention basin will be stabilized with North American Green C-25, or approved equal. See manufacturer's specifications for erosion control blanket composition and installation.

2.05 "NO MOVING AND/OR NO DUMPING SIGNAGE"

- A. "No Moving" signage shall be installed along the perimeter of the basin to define the boundary between the basin and adjacent properties.
- B. Sign shall be 12" x 12" Non-reflective Baked Enamel 18 Gauge steel and legible at 10' and shall clearly state "Native Turf Area No Mowing or Dumping". Contractor shall submit sample to Owner for approval prior to installation.
- C. Sign shall be installed 4" above the finish grade, secured to a metal post and maintained at intervals and locations approved by the Owner. (i.e. no less than 150' o.c.)

2.06 CLEAN UP PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements, work areas, and adjoining areas clean and in a normal condition.
- B. Protect landscape work and materials from damage due to landscape operations or operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed by the plan.

2.07 INSPECTIONS AND ACCEPTANCE

- A. The Owner and/or the Owner's Representative reserves the right to inspect all seeds and plants either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Native Landscape Contractor is to keep records of the certificates of composition or invoices of seed mixtures and integrity of plant materials with respect to species, variety, and source of purchase.
- C. Native Landscape Contractor is to notify Owner or Owner's Representative within five days after completing initial and/or supplemental plantings in each area.

PART 3 - NATURALIZED AREAS MANAGEMENT

Management of the naturalized area is essential to the realization of potential functional and habitat benefits of designed native vegetation. Listed below are the management activities for each season.

- 3.01 FIRST SEASON** - Mow the planted areas (not including the emergent areas) two to four times during the growing season. Mowing shall take place prior to or when non-native and weedy species are flowering so as to prevent seed set. Control of undesirable plant species, when present in small quantities, 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. Apply herbicide (as necessary) to non-native and weedy species within the naturalized areas with appropriate herbicide.

- 3.02 SECOND SEASON** - Control of undesirable plant species during the second growing season shall be controlled by hand pulling and selective herbicide application. Mowing shall be conducted two to four times to a height of six (6) to eight (8) inches to prevent annual weeds from producing seed.

- 3.03 THIRD THROUGH FIFTH SEASON** - Management of undesirable plant species during the third growing season shall be controlled by hand pulling and selective herbicide.
- At the completion of the second or third full growing season (depending on fuel availability) after planting, fire shall be introduced into the naturalized areas as the primary management tool. State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in grassland fire control. Prior to controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan designating preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared to be 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, in a new prairie restoration area shall be burned annually for two years after the second or third full growing season after planting and then every 2-3 years thereafter.

Large prairie tracts shall not be burned completely each burn session. Management areas shall be divided into sections, depending on the size of the tract, and burned on a rotational basis. Burning of a section of a prairie may occur each year with the entire prairie burned over a 2-3 year period.

- 3.04 LONG-TERM** - As the natural areas mature, required supplemental management shall be significantly reduced or eliminated. Once accepted by the Owner or Owner's Representative, the Owner will assume routine maintenance activities that should include debris management, structure inspections, vegetation management, water level maintenance, and non-native/weedy species management. A Long Term Management Plan shall be prepared, for the Owner, by the Native Landscape Contractor for on-going maintenance and management including all the components mentioned above, similar to the examples provided in section.



Land Planning
Landscape Architecture
Residential Site Design

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project:

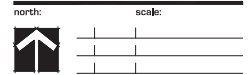
**COLUMBIA
PARK
TOWNES**

Naperville, Illinois

sheet description:

**Native
Planting
Specifications**

**Pulte Homes
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Schaumburg, IL 60173**



revisions:

1	6.18.2017	Per City Review Comments dated 6.7.2017
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original issue date: **2 May 2017**

drawn by: _____

checked by: _____

project no.: **26040**

sheet no.: _____

L.104

PROJECT NO. 26040 - 10/10/17

PART 1 - GENERAL SPECIFICATIONS

- 1.01 SCOPE OF WORK**
 - A. This work shall consist of preparing planting beds, seed beds, seed or ground surface, and furnishing, transporting and installing plants, mulch, seed, soil fertilizer and other materials required for the specific operations.
 - B. Planting required for the work is indicated on the Landscape Plans, and in general consists of the following:
 - 1. The establishment of trees, shrubs, perennials, annuals, lawn and natural areas as shown on the Landscape Plans.
 - 2. The provision of post-planting maintenance as specified herein.
 - 3. Any remedial operations necessary for conformance with the Landscape Plans as specified in these specifications.

- 1.02 GENERAL**
 - A. The Landscape Contractor shall be responsible for obtaining any permits required for the completion of the work and shall be responsible for the cost of the same.
 - B. Field Verification: Upon notice to begin work that the Landscape Contractor shall verify all existing conditions of the site and shall report any conditions that will impede the beginning of the work to the Owner or the Landscape Architect in writing. The Landscape Contractor shall examine areas, conditions, grades, soils and water levels under which work is to be performed and notify the Owner or the Landscape Architect of conditions detrimental to the proper and timely completion of the work.
 - C. Existing Utilities: The Landscape Contractor shall verify location of all underground utilities before construction. Contact I.U.L.E. at 1.800.882.0123, 48 hours prior to digging. Notification of any disturbance of existing utilities shall be given to the Owner or the Landscape Architect immediately. Should unexcused or incorrect utilities be encountered, notify the Owner or the Landscape Architect immediately.
 - D. Inspection of Project: During the construction period, all phases of work shall be available for inspection by the Owner or the Landscape Architect. All plant material shall be subject to inspection and approval, and the Owner or the Landscape Architect reserves the right to reject any plants which fail to meet the standards of this inspection. The Owner or the Landscape Architect reserves the right to inspect nursery stock either at the place of growth or at site for compliance with requirements of variety, size and quality.

- 1.03 QUALITY ASSURANCE**
 - A. All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurseries and Landscapers" published by the American Nursery and Landscape Association.
 - B. The Landscape Contractor shall provide protection for structures, utilities, roads, trees and vegetation from damage caused by settlement, undermining, washout and other hazards created by landscape operations.
 - C. The Landscape Contractor shall not park on any asphalt, concrete or paved driveway at any time.
 - D. Any damage to streets, curbs, driveways, utilities, structures, plantings, lawns or site improvements that result from the Landscape Contractor's course of work shall be repaired by the Contractor in a reasonably timely manner with the same materials as the original work.
 - E. Existing Trees, shrubs and plant material to remain shall be protected. Damage to existing plants that result from the Landscape Contractor's course of work shall be repaired by a qualified nurseryman or replaced with approved plants at the expense of the Landscape Contractor.

- 1.04 SUBSTITUTIONS**
 - A. Substitutions from the approved plans will be accepted when satisfactory evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available.
 - B. Landscape Contractor shall submit request for approval to substitute available plant material. Only those equivalent size planting class having essential characteristics similar to the originally specified material will be approved.
 - C. Any unauthorized substitutions will be removed and replaced by the Landscape Contractor at the expense of the Landscape Contractor.

- 1.05 SUBMITTALS**
 - A. Provide the following material samples, if requested:
 - 1. Much-wood or flagging.
 - B. Submit the following material samples, if requested:
 - 1. Topsoil source and pH value.
 - 2. Plant mix, compost, or other organic soil amendments.
 - 3. Seed: Submit soil composition/ certification of grass species.
 - 4. Seed: Submit seed vendor's certification of seed mixture indicating percentage by weight, and percentages of purity, germination, and weed seed for each grass species.

- 1.06 DELIVERY, STORAGE AND HANDLING**
 - A. Deliver all items to the site in their original containers with all labels intact and legible at the time of delivery.
 - B. Do not transport soil, mulch, rocks, abrasives of any kind, plant disease insecticide, soil survival, soil, or cover soil on public to prevent deterioration.
 - C. Do not tear, stretch, or drop soil during handling and installation.
 - C. Seed: Order seed and fertilizer from the original manufacturer, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.
 - D. Original fertilizer materials shall be stored in original containers showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.
 - E. Take all precautions customary in good trade practices in preparing plants for moving.
 - F. Use all means necessary to protect plant materials before, during and after installation and to protect the installed work and materials of all other trades.

- 2.01 MATERIALS**
 - A. Plants:
 - 1. Provide plants typical of their species or variety, with normal, densely-developed branches and vigorous, fibrous root systems. Provide only sound, healthy, vigorous plants free from defects, disfiguring blemishes, sunscald, insect, root, crown, abrasions of the bark, plant disease insect, root, borers, and all forms of infestation.
 - 2. Dig balled and burlapped plants with firm, natural ball of roots. Provide plants free complying with the latest edition of the "American Standard for Nursery Stock." Cracked or mummified balls are not acceptable. Tree spikes transplanting is not acceptable.
 - 3. Container-grown stock: Grow in a container for sufficient length of time for the roots system to be developed to hold its soil together, firm and airtight.
 - a. No plants shall be boxed in the container.
 - b. Container blocks shall not be put around.
 - 4. When specified to deliver, provide shade and ornamental trees with a single main trunk. When specified by height, provide shade and ornamental trees as multi-stemmed plants with no less than three (3) main trunks and one or more branches that are generous and well-lighted.
 - 5. Provide plants matched in form when arranged in groups.
 - 6. Plants larger than those specified in the plant list may be used when acceptable to the Landscape Architect.
 - 7. Provide plants free from pruning wounds with diameters of more than 1". Acceptable wounds must show vigorous bark on all edges.
 - 8. Provide unhealed wounds free branched to the ground unless otherwise specified or accepted.
 - 9. Provide shrubs and small plants meeting the requirements for spread and height indicated in the plant list.
 - a. The measurements for height shall be taken from the ground level to the average height of the top of the plant and not the longest branch.
 - b. Single stemmed trees plants will be accepted.
 - c. Basis specimens shall be tagged.
 - d. Eavesdrop, and the plant as a whole weighed to the ground.
 - e. Plants shall be a moist, vigorous condition, free from dead wood, bruises, or other root or branch injury.
 - 10. Heavily ornamental perennial plants shall be container grown to specified size.
 - B. Soil:
 - 1. Provide an "improved" nursery grown blend of improved Kentucky Bluegrass varieties that is native to the locality of the work. Soil that has been grown on soil high in organic matter, such as peat, is not acceptable.
 - 2. Provide well-sorted, healthy soil, free of clumps, nematodes and soil borne insects. Provide soil uniform in color, leaf texture, density, and free of weeds, undesirable grasses, stones, rocks, thatch, and ornamental materials, weeds and capable of grass and development with the use of fertilizers and soil amendments.
 - 3. The Landscape Architect reserves the right to reject unacceptable soil at the nursery or the job site.
 - C. Seed:
 - 1. Lawn seed: Fresh, clean seed from most recently harvested crop which complies with all listed, state, and federal seed and weed laws and is free from P.O.A.s, burrs, bent grass and noxious weeds.
 - 2. Erosion Control (Bermud): Shall be North American Green 5275 (Stow Blend), or approved equal, secure with 4 tiesheets.
 - 3. Stow Mix: Clean, cut or wheat straw, well-seasoned before baling, free from manure seed-bearing stalks or roots of prohibited or noxious weeds.
 - 4. Topsoil: Liquid concentrate diluted with water forming a transparent 3-dimensional film-like crust permeable to water and air and containing no agents toxic to seed germination.
 - D. Subdrainage piping: Provide pipe types and sizes indicated. Provide matching manholes, adaptors, couplings, fittings, and accessory components to ensure continuity of the subdrainage system.

- E. Drainage IRI: ASTM1043 (3/8" x 3/4" clean uniformly grade stone or gravel).
- F. Filter fabric: Submittal Type or other approved nonwoven porous, Polypropylene fabric.

- 2.02 ACCESSORIES**
 - A. Topsoil for Planting Beds: Fertilize, hand-applied, natural topsoil of loamy character, without admixture of silt, material, obtained from a well-drained arable site, reasonably free from dirt, lumps, coarse sands, stones, plants, roots, sticks, and other foreign material with acidity range between pH 6.0 and 6.8.
 - B. Amended Topsoil: A mixture of 80% topsoil and 20% mushroom compost which has been thoroughly incorporated.
 - C. Mulch: 6 month old, well rotted, shredded, hardwood bark mulch, not larger than 4" in length and 2" in width, free of sapwood and sawdust.
 - D. Water: Free of substances harmful to turf or growth. Hoses or other methods of transportation furnished by Contractor.
 - E. Stakes for Guying: Hemlock, 2" x 4" x 36' long, or steel screw anchors.
 - F. Guying Wires: Double strand No. 12 gauge galvanized wire.
 - G. Turbidity Tubes: Colored sand size and weight equivalent to provide lengths equal to that of the wire. Turbidity openings shall be at least 3".
 - H. Tree Wraps: Tightly-wrapped garden hose not less than 1" inside diameter.
 - I. Tree Wrap: Standard waterproof tree wrapping paper, 2-1/2" wide, made of 2 layers of crepe kraft paper weighing not less than 30 lbs. per ream.
 - J. Termite: Terrestrial pest control.
 - K. Tree Straps and Greenhouse/Fertilizer:
 - 1. Boronized with an approximate analysis of 4% nitrogen, and 20% phosphorus.
 - 2. Composted 90-100 fertilizer.
 - L. Soil Fertilizer:
 - 1. Provide a granular, non-burning fertilizer from a commercial source. Fertilizer types, ratios and application rates shall be as follows:
 - a. Nitrogen: 10-15-10
 - b. Phosphorus: 10-15-10
 - c. Potassium: 10-15-10
 - M. Seed Fertilizer:
 - 1. Granular non-burning product composed of not less than 50% similar acting, guaranteed analysis professional fertilizer.
 - a. Starter fertilizer with an approximate analysis of EN, 24P2O5, 24K2O, or similar approved composition.
 - b. Pot fertilizer with an approximate analysis of 30-5-5.
 - 2. Herbicide: Herbicide shall be a granular form of herbicide applied in shrub and groundcover beds in strict accordance with the manufacturer's directions and instructions. Acceptable products are "Treflan", "Rostor" or approved equal.
 - 3. Antifungal: Antifungal shall be a fungicide capable of application similar to a fungicide protective film over plant surface, permeable enough to permit transpiration. Acceptable product is "Viti-Proof", manufactured by Fungi Specialty Products, Inc. and applied according to manufacturer's directions.
 - 4. Retaining Wall: Retaining walls must always be installed in strict compliance with manufacturer's recommendations for retaining walls and reinforcement.

- 2.03 PLANTS**
 - 1. Plants shall be as specified on the drawings or as approved by the Landscape Architect.
 - 2. Pavers shall be as specified on the drawings or as approved by the Landscape Architect.

PART 3 - INSTALLATION AND EXECUTION

- 3.01 INSPECTION**
 - A. Prior to all work in this section, carefully inspect work of all other trades and verify that such work is complete to the point where this installation may properly commence.
 - B. Check that quantities in the original design work are correct and in satisfactory conditions.
 - C. Check that grading of berms, including spreading of topsoil and all other subsurface work in lawn areas has been completed and accepted by the Owner or the Landscape Architect. Start all work in this section shall constitute acceptance of grade. Lawn irrigation system must be completed and in operation before seeding and sodding begins.

- 3.02 PREPARATION**
 - A. Time of planting: Install plants and turf during normal planting seasons for each type of material required.
 - 1. Evergreen material: Plant evergreen materials between September 2nd and November 1st or in Spring before new growth begins. Finest requires planting at other times, spray plants in an anti-desiccant prior to planting operations.
 - 2. Deciduous material: Plant deciduous materials in a dormant condition. If deciduous trees are planted in leaf, spray with an anti-desiccant prior to planting operations.
 - 3. Seeding: The generally accepted time for seeding: Spring - April 1st to May 31st, and Fall - August 1st to November 30th.
 - 4. The conditions of the warranty apply regardless of the date of installation. Obtain Landscape Architect's approval for planting, other than indicated, prior to commencing work.
 - B. Install plant material using only experienced workmen familiar with the planting area of a qualified supervisor.
 - C. Seed beds as indicated and approved in the field by the Landscape Architect. If obstructions are encountered that are not shown on the drawings, do not proceed with planting operations until alternate locations have been indicated.
 - D. Excavate circular plant pits with tapered sides as shown on the drawing details. In general, all plant pits shall have a rounded bottom with the depth of the pit equal to the depth of the ball to be planted. The diameter of the pit shall be a minimum of 12 (12) times the width of the ball.
 - E. Excavate all day and debris to a depth beneath all perennial, annuals, grasses, annual flower and groundcover beds. Backfill with 12" amended topsoil, this resulting in all these areas being leveled or crowned at 4" wherever site drainage allows.
 - F. Seed and soil bed preparation shall not be started until all stones, boulders, debris and similar material larger than 3 inches in diameter have been removed. Loosen topsoil of turf areas to a minimum depth of 3 inches and remove all rocks, stones and debris larger than 1 inch in diameter.
 - G. The area to be seeded or sodded shall be established by the Excavator, the Landscape Contractor, however, shall be responsible for the proper drainage of the entire area. The Landscape Contractor shall first grade all turf areas indicating any grading necessary to eliminate ponding of water, ruts and ridges. Limit preparation of turf areas to 40 hours prior to seed and soil installation. Immediately prior to the seed and soil preparation, spotfertilizer nutrients shall be uniformly spread at the following rate: For soil areas, apply fertilizer at the rate of 300 lbs per acre and work into the soil. For seeded areas, apply starter fertilizer to indicated seed areas at a rate equal to 650 lbs. per acre and work into soil.
 - I. Final surface of topsoil immediately before seeding shall be within plus or minus 1/2" of required elevation, with no pockets or low spots in which water can collect. Restore prepared areas to specific conditions if eroded, settled, or otherwise disturbed after the grading and prior to seeding and sodding. Finish grade surfaces with a drag or rake. Round out all breaks in grade, smooth down all lumps and ridges, fill in all holes and crevices.
 - J. In the event of settlement, re-adjust the work to required finished grade.

- 3.03 PLANT INSTALLATION**
 - A. Trees and Shrubs:
 - 1. Set plant material in the planting pit to proper grade and alignment. Set plants upright, plumb, and faced to give best appearance or relationship to its other or adjacent situation. Set plant material 2" above the adjacent grade. The Contractor shall be responsible for grading and alignment and all plants shall be set so that when settled they will have the same relationship to finished grade as they did before being transported.
 - 2. Remove all non-derivative strings and twine from top of ball. Remove non-biodegradable burlap from top 1/3 of ball after the plant is set in the planting hole. The wire basket should remain. Fold the top portion of the wire basket into the soil.
 - 3. Any topsoil excavated from the plant pits will be used in the backfill soil mixture. No filling will be permitted around shrubs or stems. Mo boronized or approved commercial fertilizer at 10 lbs. per cubic yard of topsoil and backfill the pit with topsoil and backfill the pit with topsoil or mulchy mixture for backfilling. Form a ring of soil around the edge of each planting pit to retain water.
 - 4. After plants are set, mulch topsoil with a 2" layer of mulch around the plants. Install enough topsoil to insure finish grades are met after settling.
 - 5. Prepare tree and shrub planting pits and finish beds with 4" spade edge and mulch with required mulching material 2" deep immediately after planting. Thoroughly water mulched areas, after watering, rake mulch to provide a uniform finished grade.
 - 6. Wrap trunks of all trees spirally from bottom to top with specified tree wrap and secure in place. Inspect trees for injury to trunks, evidence of insect infestations and improper pruning before wrapping.
 - 7. All evergreen trees and shrubs shall be carefully inspected and treated for insect and animal damage. Trees 4" caliper or less shall be the option of the Landscape Contractor or as specified on the drawings, however, all trees shall remain culled and straight through final inspection.
 - B. Pave:
 - 1. Pave berms and deceduous stock, planting to preserve the natural character appropriate to the particular plant requirements. Remove cut back, broken, damaged, and unsymmetrical portions of trees and wood.
 - 2. Pave evergreens only to remove broken or damaged branches.

- B. Perennials, Ornamental Grasses, Annual Flowers and Groundcovers:
 - 1. Where perennials, ornamental grasses, annual flowers and groundcovers are specified on the plans, provide planting soil mixture consisting of equal parts cooled mushroom compost and peatbark fines (Same as Midwest Trading CGM mix) at 1 C.Y. per 100 S.F. Planting pits shall be excavated to a depth of 12" and backfilled with topsoil prior to seeding and incorporating planting bed soil mixture. Retain soil entire plant bed incorporating 1/2 C.Y. Layer of planting soil mixture per 100 S.F.
 - 2. Incorporate commercial 10-10-10 fertilizer into prepared soil mixture at an approximate rate of lbs. per square yard.
 - 3. Space plants in accordance with dimensions indicated on the plans. Adjust spacing as necessary to allow 1/4" planting bed with indicated quantity of fill. All plants bed within 18" of the trunks of trees and shrubs or at edge of plant bed, whichever is closer. Plant to within 1/2" of edge of bed.
 - 4. After planting apply specified commercial-powerfeed herbicide (Treflan, Rostor or equal) per manufacturer's directions to all planting beds.
 - 5. Mulch with 2" of specified mulching material using care to keep foliage exposed. Thoroughly water mulched beds, areas.

- 3.04 CARE OF EXISTING TREES**
 - A. Selectively prune existing trees in conjunction limits, under Landscape Architect's direction. Remove sucker shoots, dead, rubbing, and damaged branching.
 - B. Clean up miscellaneous organic debris within construction limits.

- 3.05 TREE RELOCATION**
 - A. Prune, dig, ball and burlap, and move designated trees for relocation to the designated plant storage area for holding in materials until final planting areas are prepared.
 - 1. Maintain plants in storage areas by tracing plants in vertical position and setting balls in an enclosed berm of topsoil and bark. Water as required to maintain adequate root moisture.
 - 2. Rakeballing plant balls if required before final transplanting operations.
 - 3. Move to final locations shown on the drawings and plant in accordance with specified tree planting requirements.

- 3.06 TURF INSTALLATION**
 - A. Sod:
 - 1. Lay sod to form a solid mass with tight-fitting joints. But ends and stakes of sod overlap. Do not overlap edges. Stagger joints of offset pairs in adjacent courses. Remove excess sod to avoid smothering of adjacent grass. Provide sod part top lush with adjacent cuts, sidewalks, drains, and seeded areas.
 - 2. Do not disturb sod in any way until sod is firmly established.
 - 3. Install initial row of sod in a straight line, beginning at bottom of slopes, perpendicular to direction of the slope.
 - 4. Turn or roll sod with tight lawn roller to ensure contact with sub-grade.
 - 5. Stake sod (with organic stakes) on slopes greater than 3:1 to prevent sliding. Sod shall be staked with 2 stakes per yard of sod in necessary to stabilize.
 - 6. Water sod thoroughly with a fine spray immediately after laying. Sod shall not be allowed to dry out. Any sod that is not watered within 24 hours shall be replaced.
 - 7. Landscape Contractor shall insure watering is repeated thereafter as frequently as required to prevent drying of the surface and watering shall continue until preliminary acceptance to ensure proper establishment.
 - 8. Landscape Contractor shall mow the lawn areas as soon as top growth reaches a 3 inch height. Repeat mowing as required maintain a 2 inch height until Landscape Architect issues a written preliminary acceptance of completed work.
 - B. General Turf Seed:
 - 1. Seed immediately after preparation of bed.
 - 2. Seed indicated areas within contract limits and areas adjoining contract limits disturbed as a result of construction operations.
 - 3. Perform seeding operations when the soil is dry and when winds do not exceed 10 mph per hour velocity.
 - 4. Sow grass seed with specified seed mix at rates specified on plan.
 - 5. Broadcast Seeding: Apply seed with rotary or drop type distributor. Install seed evenly by sowing equal quantities in two directions, at right angles to each other. After seeding, rake soil surface lightly to incorporate seed. Roll with light lawn roller.
 - 6. Mechanical Seeding: Use a "Roller-type" seeder and collector, sow seed evenly over entire area sowing equal quantities in two directions at right angles to each other. Use this method, raking and rolling is not required.
 - 7. Follow-up seeding: All seed areas covered with straw mulch or erosion control blanket as specified on plan.
 - 8. Snow Melt: Within 24 hours, disperse snow melt uniformly at 20 lbs/tons per acre using manual or mechanical methods. On slopes of 3:1 or steeper, anchor straw mulch with liquid fabric, applied uniformly at a rate of 60 gallons per acre.
 - 9. Erosion Control Blanket: After covering seed cover areas with specified erosion control blanket and stake in place with organic stakes.
 - C. Landscape Contractor shall mow the lawn areas as soon as top growth reaches a 3 inch height. Repeat mowing as required maintaining a 2 inch height until Landscape Architect issues a written preliminary acceptance of completed work.
 - D. Native Turf Seeding and Pigs - See Natural Areas Planting Specifications
 - E. Reconditioning Existing Turf:
 - 1. Recondition existing turf damaged by Contractor's operations, including storage of materials or equipment and movement of construction vehicles.
 - 2. Provide fertilizer, seed and soil amendments as specified for new lawns and as required to provide a cultivar all bare and compacted areas thoroughly.
 - 3. Where substantial, but thin lawn remains, rake, aerate if compacted, and cultivate soil, fertilizer and seed.
 - 4. Water newly seeded areas. Maintain adequate soil moisture until new grass is established.

- 3.07 MAINTENANCE**
 - A. Landscape Contractor shall maintain all planting, starting at the beginning of planting operations and continuing until receiving preliminary acceptance in writing from the Landscape Architect.
 - 1. Maintenance of plants and planting beds shall include watering, mowing plants to proper grade or upright position, restoring planting operations, tightening and repair of guy wires and stakes, weeding, cultivating, pruning, application of appropriate herbicides and fungicides necessary to keep the plant material in a healthy growing condition and to keep the planted areas neat and attractive.
 - 2. Landscape Contractor shall maintain lawn areas as specified until all substantially completed work has received written preliminary acceptance by the Landscape Architect.
 - B. Landscape Contractor shall maintain lawn areas as specified until all substantially completed work has received written preliminary acceptance by the Landscape Architect.
 - 1. Maintenance of lawn areas shall include watering, spot seeding, mowing, application of herbicides, fungicides, insecticides and soil amendments as specified on the drawings and as required to maintain desirable grass species, disease, insects and aches and accepted by the Landscape Architect.
 - 2. Water newly seeded areas. Maintain adequate soil moisture until new grass is established.

- 3.08 CLEANING**
 - A. Perform thorough cleaning of the project area daily during installation of the work and upon completion of the work from site of excess materials, debris, and equipment and repair damage resulting from all operations.

- 3.09 INSPECTIONS**
 - A. In addition to normal progress inspections, the Landscape Contractor shall schedule and conduct the following inspections, giving the Landscape Architect at least 24 hours prior notice of readiness for inspection.
 - 1. Inspection of plants and containers prior to planting.
 - 2. Inspection of plant location layout to verify compliance with the Landscape Plans.
 - 3. Preliminary acceptance inspector after completion of planting. Schedule this inspection sufficiently in advance of the final inspection in cooperation with the Landscape Architect so that the inspection may be conducted in a timely manner.
 - 4. Final acceptance inspection at the end of the maintenance period provided that all previous deficiencies have been corrected.
 - 5. All other inspections necessary for preliminary warranty work and completion of the project.

PART 4 - WARRANTY AND ACCEPTANCE

- 4.01 PRELIMINARY ACCEPTANCE**
 - A. It shall be the responsibility of the Landscape Contractor to complete and verify all work to be completed for the preliminary acceptance and maintained as per plan prior to notifying the Landscape Architect for inspection of the preliminary acceptance.
 - B. For preliminary acceptance of the initial installation all plant material shall be in a healthy growing condition. Any plants, lawn areas, workmanship, etc., not meeting the standards will be rejected and the Landscape Contractor will be instructed to make the necessary corrections immediately before preliminary acceptance of the initial installation can be given.
 - C. Seeded areas shall be inspected for acceptance after the final mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and when all areas show uniform stand of the specified grass in a healthy, well-rooted, even-covered, viable lawn condition. Free of weeds, undesirable grass species, open plants, bare areas, diseases, insects and irregular surfaces.
 - D. Seeded areas shall be inspected for acceptance after the first mowing by the Landscape Contractor and will be satisfactory provided requirements, including maintenance, have been complied with and when all areas show uniform stand of the specified grass in a healthy, well-rooted, even-covered, viable lawn condition. Free of weeds, undesirable grass species, open plants, bare areas, diseases, insects and irregular surfaces.
 - E. The Landscape Contractor shall assume liability for the correct of this work and liability for any other charges incurred due to the correction of this work.
 - F. Upon the receipt of written acceptance of the preliminary inspection of the initial installation the Owner will be responsible for maintenance.
 - G. The warranty period will begin upon receipt of written acceptance of the preliminary inspection for initial installation from the Landscape Architect.
 - H. After preliminary acceptance of the initial installation and receipt of notification in writing from the Landscape Architect, the Landscape Contractor will recommend the release of payment, less retainers deemed necessary by the Owner, for the completed work.
 - I. The release of all fees will be at the discretion of the Owner upon receipt of written invoice from the Landscape Contractor.

- 4.02 WARRANTY AGREEMENT**
 - A. The Landscape Contractor shall provide a replacement warranty for all plant material and shall guarantee all work free of any defect in quality or workmanship for a minimum period of one (1) year or until final inspection and written acceptance by the Landscape Architect.
 - B. The warranty period will be from the date of the Landscape Architect's written preliminary acceptance of substantial completion and will continue through the end of the following years growing season upon the final inspection and written acceptance of the work.
 - C. The warranty shall provide against defects including death, unsatisfactory growth, and provides the material to be in good, healthy and flourishing condition, except for causes resulting from factors by the owner. Stakes or damage by others or unusual phenomena or incidents which are beyond Landscape Contractor's control. For verification of such defects, neglect, abuse or damage by others, the Landscape Contractor must notify the Landscape Architect in writing immediately upon discovery and occurrence.
 - D. Annual increases in the size of required replacement shall serve to maintain the continuity of the landscape design. At the time of the scheduled replacement, the size of the replacement material shall be increased in size from the original plant to match the new growth size of the surrounding plants.
 - E. During the warranty period, should any plant die, the appearance of any plant indicate weakness and/or probability of dying, the Landscape Contractor shall immediately begin replacement of said plants with new and healthy plants of the same type and size as soon as weather conditions permit and within a specified planting period after notification of such occurrence from the Landscape Architect without additional cost to the Owner.
 - F. The Landscape Contractor shall make all necessary repairs of damage due to plant replacements. Such repairs shall be done at no extra cost to the Owner.
 - G. Replacements shall be in accordance with and subject to all requirements of landscape installation, mowing, maintenance, warranty and acceptance procedures.
 - H. The Contractor is responsible for the watering and maintenance necessary to ensure establishment of the replacement plants until the Landscape Architect accepts the replacement plants and issues final acceptance in writing.
 - I. The Landscape Contractor, upon written final acceptance of the replacement plants, shall warranty all replacements until the end of the following growing season.
 - J. The Landscape Contractor shall remove tree wrapping, leg guy wires, stakes and tags from all established plants prior to contacting the Landscape Architect. The Contractor shall remove tree wrap, guy wires, stakes and stakes shall remain on all replacements until completion of additional warranty period.
 - K. Warranty shall not include on-site relocation of existing plants.
 - L. Within one year of final completion, settlement occurs, make all adjustments without extra cost to the Owner including the complete restoration of a damaged planting, paving, or other improvements of any kind.

- 4.03 FINAL ACCEPTANCE**
 - A. Inspection of all work will be made by the Landscape Architect at the end of the warranty periods upon request of the Landscape Contractor.
 - B. The Landscape Architect shall prepare and submit, to the Owner and the Landscape Contractor, a list of warranty replacement items to be completed before final acceptance shall be deemed to have occurred. The failure to include any items on such list does not alter the responsibility of the Landscape Contractor to complete all work in accordance with the contract.
 - C. The Landscape Contractor shall complete all warranty replacement work as deemed necessary by the Landscape Architect, shall verify completion of all work required to satisfy the contract and shall notify the Landscape Architect upon completion of all work for review and final acceptance.
 - D. The Landscape Architect will perform a final inspection of the completed work with the Landscape Contractor and the Owner or Owner's Representative. At that time if all work is satisfactory, a written statement will be issued by the Landscape Architect that will constitute final acceptance of completed work to date and will recommend release of fees in retention for the completed work, except for retention fees deemed necessary by the Owner and the Landscape Architect for work still under additional warranty.
 - E. The Landscape Architect will make a follow-up inspection of all additional warranty replacements at the written request of the Landscape Contractor and issue a written report accepting satisfactory completion of the warranty obligations and request release of the remaining retention fees.
 - F. The release of all retention fees will be at the discretion of the Owner after receipt of written notification from the Landscape Architect and upon receipt of written invoice from the Landscape Contractor.
 - G. The written final acceptance of all work following any necessary replacements shall terminate the Landscape Contractor's plant warranty period.



Land Planning
Landscape Architecture
Environmental Site Design

COLUMBIA PARK TOWNS

Naperville, Illinois

sheet description:

General Landscape Specifications

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



revisions:

NO.	DATE	DESCRIPTION
1	6.18.2017	Per City Review Comments
2	6.7.2017	

original issue date: **5 May 2017**

drawn by:
checked by:
project no: **26040**
sheet no: **L.105**

project:

**COLUMBIA
PARK
TOWNES**

Naperville, Illinois

sheet description:

**Construction
Details**

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



north: scale:

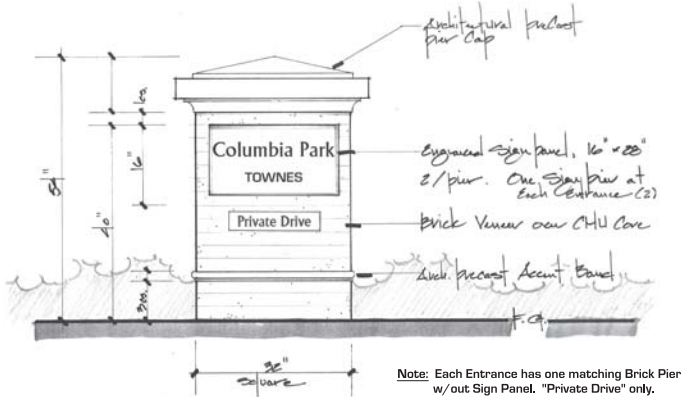


revisions:

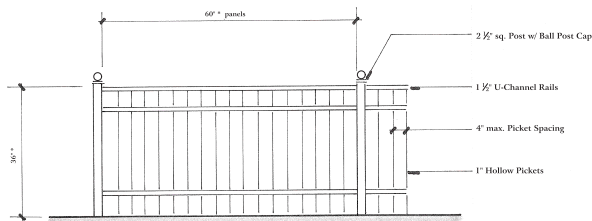
1	6.18.2017	Per City Review Comments dated 6.7.2017
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original issue date: **5 May 2017**

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

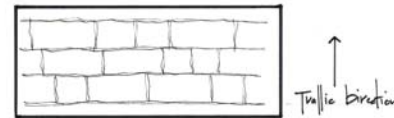


A Entrance Sign Columns - 2 Total (1 at each Entrance)
Scale : 1" = 1' 0"



- 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.



Make: Cobblestone : Stamp Texture
Uni-Mix Integral Color - Color: Georgia Clay
Puma-Coat Anti-Fading Release
As Supplied to: Butterfield Color, or approved equal.
Install per Hqs specifications
See Engineering: Sheet 4 for Cross Section.

C Stamped Concrete Pavement - Pattern

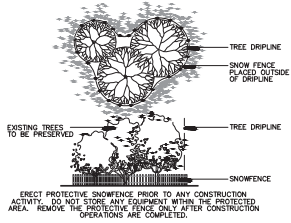
LEGEND :

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

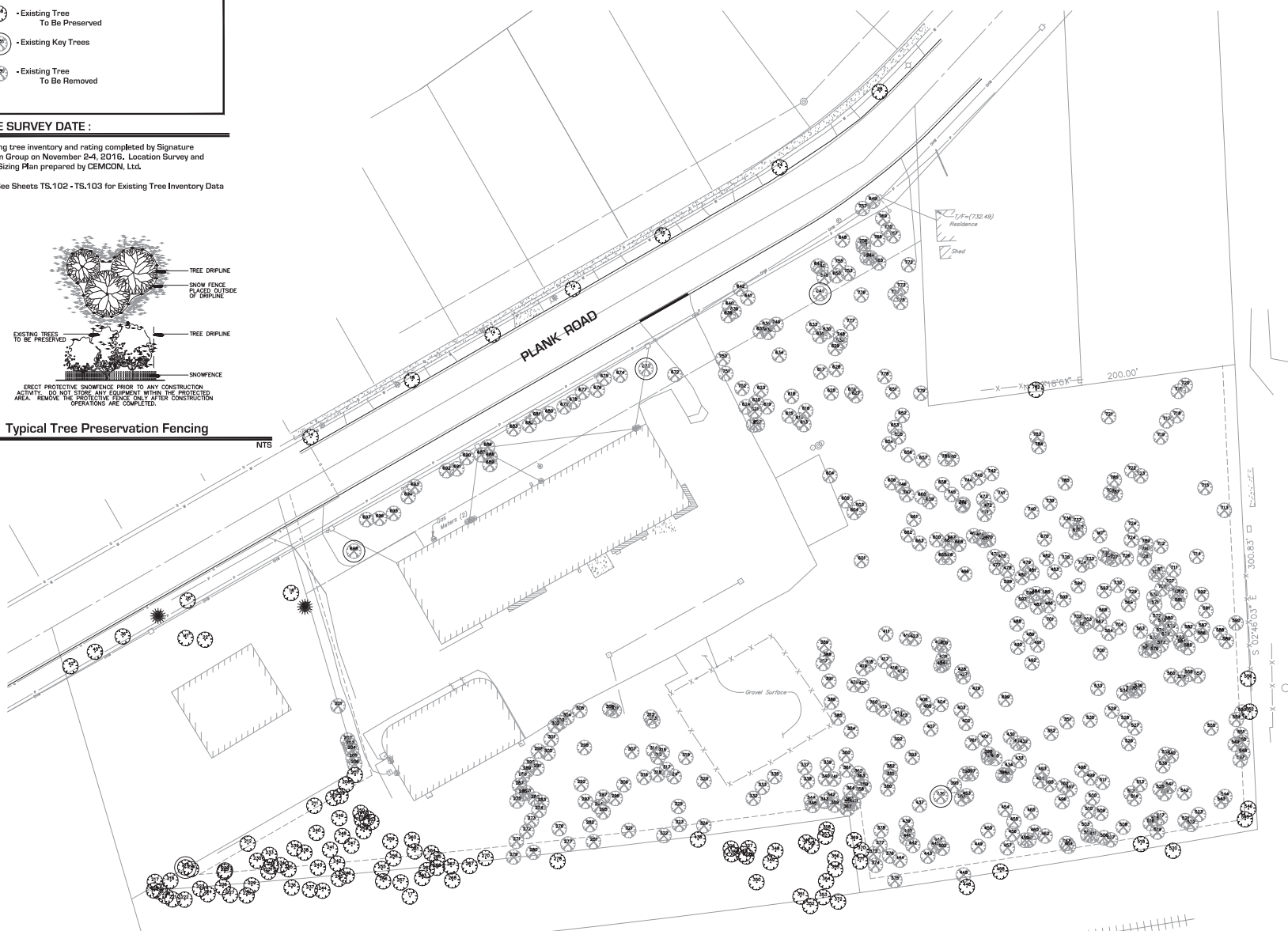
TREE SURVEY DATE :

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

848 WASHINGTON ST - NAPERVILLE, IL 60563 - 630.305.3880 Fax: 630.305.9966

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:  8.18.2017 Per City Review Comments dated 8.3.2017

original issue date: **2 May 2017**

drawn by:

checked by:

project no.: **26040**

sheet no.:

TS.101

TREE INVENTORY DATA:

Tag #	Common Name	Botanic Name	DBH	Condition	Comment	S/R
201	Chinese elm	Ulmus parvifolia	32	3 fair	R	
202	Chinese elm	Ulmus parvifolia	20	3 fair	R	
203	Chinese elm	Ulmus parvifolia	4	2 poor	R	
204	Chinese elm	Ulmus parvifolia	18	3 fair	R	
205	Chinese elm	Ulmus parvifolia	6	3 fair	R	
206	Chinese elm	Ulmus parvifolia	8	3 fair	R	
207	Box elder	Acer negundo	3	3 fair	R	
208	Buckthorne	Rhamnus	4	3 fair	R	
209	Chinese elm	Ulmus parvifolia	40	3 fair	R	
210	Catalpa	Catalpa	12	3 fair	R	
211	Buckthorne	Rhamnus	4	3 fair	R	
212	Black cherry	Prunus serotina	11	3 fair	R	
213	Buckthorne	Rhamnus	4	3 fair	R	
214	Black cherry	Prunus serotina	6	3 fair	R	
215	Sugar maple	Acer saccharum	23	3 fair	R	
216	Black cherry	Prunus serotina	11	2 poor	S	
217	Box elder	Acer negundo	7	3 fair	S	
218	Ash	Fraxinus Pennsylvanica	4	2 poor	S	
219	Black cherry	Prunus serotina	11	3 fair	Ms	
220	Ash	Fraxinus Pennsylvanica	5	2 poor	S	
221	Black cherry	Prunus serotina	3	3 fair	S	
222	Black cherry	Prunus serotina	7	3 fair	S	
223	Buckthorne	Rhamnus	3	3 fair	S	
224	Black cherry	Prunus serotina	3	3 fair	S	
225	Mulberry	Morus alba	10	3 fair	S	
226	Black cherry	Prunus serotina	5	3 fair	S	
227	Chinese elm	Ulmus parvifolia	32	2 poor	S	
228	Black cherry	Prunus serotina	14	2 poor	S	
229	Box elder	Acer negundo	12	2 poor	S	
230	Mulberry	Morus alba	14	3 fair	S	
231	Buckthorne	Rhamnus	3	3 fair	S	
232	Buckthorne	Rhamnus	4	3 fair	S	
233	Buckthorne	Rhamnus	4	3 fair	S	
234	Buckthorne	Rhamnus	2	2 poor	S	
235	Buckthorne	Rhamnus	5	3 fair	S	
236	Catalpa	Catalpa	6	3 fair	S	
237	Hackberry	Celtis occidentalis	7	3 fair	S	
238	Buckthorne	Rhamnus	5	3 fair	S	
239	Ash	Fraxinus Pennsylvanica	12	2 poor	S	
240	Buckthorne	Rhamnus	10	3 fair	Ms	
241	Buckthorne	Rhamnus	8	3 fair	S	
242	Black cherry	Prunus serotina	13	3 fair	S	
243	Buckthorne	Rhamnus	5	3 fair	S	
244	Buckthorne	Rhamnus	7	2 poor	Ms	
245	Black cherry	Prunus serotina	9	3 fair	S	
246	Mulberry	Morus alba	10	2 poor	Ms	
247	Ash	Fraxinus Pennsylvanica	11	2 poor	S	
248	Buckthorne	Rhamnus	10	3 fair	S	
249	Buckthorne	Rhamnus	10	3 fair	Ms	
250	Buckthorne	Rhamnus	2	3 fair	Ms	
251	Mulberry	Morus alba	8	3 fair	S	
252	Buckthorne	Rhamnus	5	3 fair	S	
253	Mulberry	Morus alba	3	3 fair	S	
254	Buckthorne	Rhamnus	2	2 poor	S	
255	Mulberry	Morus alba	9	3 fair	S	
256	Buckthorne	Rhamnus	3	2 poor	Ms	
257	Buckthorne	Rhamnus	4	2 poor	S	
258	Buckthorne	Rhamnus	4	3 fair	S	
259	Box elder	Acer negundo	10	2 poor	S	
260	Mulberry	Morus alba	6	3 fair	S	
261	Spruce	Picea pungens	5	3 fair	S	
262	Chinese elm	Ulmus parvifolia	39	3 fair	Ms	
263	Hackberry	Celtis occidentalis	9	3 fair	S	
264	Buckthorne	Rhamnus	7	3 fair	S	
265	Mulberry	Morus alba	7	3 fair	S	
266	Buckthorne	Rhamnus	5	3 fair	S	
267	Spruce	Picea pungens	4	3 fair	S	
268	Buckthorne	Rhamnus	4	3 fair	S	
269	Spruce	Picea pungens	6	3 fair	S	
270	Spruce	Picea pungens	6	3 fair	S	
271	Honeysuckle	Lonicera	6	2 poor	Ms	
272	Spruce	Picea pungens	3	3 fair	S	
273	Mulberry	Morus alba	3	2 poor	R	
274	Buckthorne	Rhamnus	3	2 poor	R	
275	Mulberry	Morus alba	12	3 fair	Ms	
276	Catalpa	Catalpa	32	3 fair	Ms	
277	Mulberry	Morus alba	9	3 fair	R	
278	Mulberry	Morus alba	10	3 fair	Ms	
279	Chinese elm	Ulmus parvifolia	54	3 fair	Ms	
280	Buckthorne	Rhamnus	4	3 fair	R	
281	Mulberry	Morus alba	10	3 fair	R	
282	American elm	Ulmus americana	8	3 fair	R	
283	Buckthorne	Rhamnus	6	3 fair	R	
284	Mulberry	Morus alba	10	3 fair	Ms	
285	Mulberry	Morus alba	6	3 fair	R	
286	Mulberry	Morus alba	4	3 fair	Ms	
287	Sumac	Rhus	4	3 fair	R	
288	Sumac	Rhus	5	3 fair	R	
289	Sumac	Rhus	3	3 fair	R	
290	Sumac	Rhus	4	2 poor	R	
291	Mulberry	Morus alba	3	3 fair	R	
292	Chinese elm	Ulmus parvifolia	8	3 fair	R	
293	American elm	Ulmus americana	15	3 fair	R	
294	American elm	Ulmus americana	3	3 fair	R	
295	Mulberry	Morus alba	5	3 fair	R	
296	American elm	Ulmus americana	28	3 fair	R	
297	Mulberry	Morus alba	4	2 poor	R	
298	Mulberry	Morus alba	4	3 fair	R	
299	Black cherry	Prunus serotina	4	3 fair	R	
300	Mulberry	Morus alba	5	2 poor	R	
301	Chinese elm	Ulmus parvifolia	20	3 fair	R	
302	Chinese elm	Ulmus parvifolia	13	3 fair	R	
303	Chinese elm	Ulmus parvifolia	8	2 poor	R	
304	Chinese elm	Ulmus parvifolia	3	3 fair	R	
305	Chinese elm	Ulmus parvifolia	13	3 fair	R	
306	Mulberry	Morus alba	6	3 fair	R	
307	Ash	Fraxinus Pennsylvanica	8	2 poor	R	
308	Silver maple	Acer saccharinum	12	3 fair	Ms	
309	Box elder	Acer negundo	12	2 poor	R	
310	Chinese elm	Ulmus parvifolia	35	3 fair	Ms	
311	Mulberry	Morus alba	8	2 poor	Ms	
312	American elm	Ulmus americana	9	3 fair	R	
313	American elm	Ulmus americana	9	3 fair	Ms	
314	Catalpa	Catalpa	9	3 fair	R	
315	Poplar	Populus	26	3 fair	R	
316	Poplar	Populus	17	2 poor	R	
317	Poplar	Populus	17	2 poor	R	
318	Poplar	Populus	16	2 poor	R	
319	American elm	Ulmus americana	8	2 poor	R	
320	Tree of heaven	Allanthus altissima	12	3 fair	R	
321	Ash	Fraxinus Pennsylvanica	7	2 poor	R	
322	American elm	Ulmus americana	49	3 fair	Ms	
323	Catalpa	Catalpa	22	3 fair	R	
324	American elm	Ulmus americana	10	3 fair	R	
325	Buckthorne	Rhamnus	4	3 fair	R	
326	American elm	Ulmus americana	9	3 fair	S	
327	American elm	Ulmus americana	3	3 fair	S	
328	Mulberry	Morus alba	9	3 fair	S	
329	American elm	Ulmus americana	8	3 fair	S	
330	American elm	Ulmus americana	49	3 fair	Ms	
331	American elm	Ulmus americana	13	3 fair	S	
332	Mulberry	Morus alba	8	3 fair	R	
333	Chinese elm	Ulmus parvifolia	6	2 poor	R	
334	American elm	Ulmus americana	5	3 fair	R	
335	Box elder	Acer negundo	3	2 poor	R	
336	Chinese elm	Ulmus parvifolia	13	3 fair	R	
337	American elm	Ulmus americana	5	2 poor	R	
338	Chinese elm	Ulmus parvifolia	4	2 poor	R	
339	Chinese elm	Ulmus parvifolia	5	2 poor	R	
340	Chinese elm	Ulmus parvifolia	8	2 poor	R	
341	American elm	Ulmus americana	9	3 fair	R	
342	American elm	Ulmus americana	4	3 fair	R	
343	Chinese elm	Ulmus parvifolia	9	3 fair	R	
344	Buckthorne	Rhamnus	4	2 poor	R	
345	Chinese elm	Ulmus parvifolia	16	3 fair	Ms	
346	American elm	Ulmus americana	4	3 fair	R	
347	Buckthorne	Rhamnus	5	2 poor	R	
348	Mulberry	Morus alba	8	2 poor	S	
349	Buckthorne	Rhamnus	12	2 poor	Ms	
350	Ash	Fraxinus Pennsylvanica	9	2 poor	Ms	
351	Mulberry	Morus alba	5	3 fair	Ms	
352	Chinese elm	Ulmus parvifolia	4	3 fair	Ms	
353	Mulberry	Morus alba	8	3 fair	Ms	
354	Catalpa	Catalpa	3	3 fair	Ms	
355	Mulberry	Morus alba	6	3 fair	Ms	
356	Buckthorne	Rhamnus	7	2 poor	Ms	
357	Chinese elm	Ulmus parvifolia	5	2 poor	Ms	
358	Buckthorne	Rhamnus	3	3 fair	S	
359	Chinese elm	Ulmus parvifolia	4	3 fair	S	
360	American elm	Ulmus americana	8	2 poor	S	
361	Chinese elm	Ulmus parvifolia	4	3 fair	S	
362	Chinese elm	Ulmus parvifolia	4	2 poor	S	
363	Chinese elm	Ulmus parvifolia	8	2 poor	S	
364	Chinese elm	Ulmus parvifolia	7	2 poor	S	
365	Chinese elm	Ulmus parvifolia	9	3 fair	S	
366	Chinese elm	Ulmus parvifolia	9	3 fair	S	
367	Chinese elm	Ulmus parvifolia	5	3 fair	S	
368	Chinese elm	Ulmus parvifolia	4	3 fair	S	
369	American elm	Ulmus americana	10	3 fair	S	
370	Mulberry	Morus alba	8	3 fair	S	
371	Mulberry	Morus alba	6	3 fair	S	
372	Mulberry	Morus alba	12	2 poor	Ms	
373	Buckthorne	Rhamnus	6	2 poor	Ms	
374	Buckthorne	Rhamnus	6	2 poor	Ms	
375	Mulberry	Morus alba	3	2 poor	S	
376	Chinese elm	Ulmus parvifolia	30	2 poor	Ms	
377	Buckthorne	Rhamnus	4	3 fair	S	
378	Buckthorne	Rhamnus	4	2 poor	S	
379	American elm	Ulmus americana	5	3 fair	S	
380	Chinese elm	Ulmus parvifolia	4	3 fair	S	
381	Black locust	Robinia pseudoacacia	4	3 fair	R	
382	Black locust	Robinia pseudoacacia	10	10	R	
383	Chinese elm	Ulmus parvifolia	5	3 fair	R	
384	Black locust	Robinia pseudoacacia	5	3 fair	R	
385	Black locust	Robinia pseudoacacia	13	3 fair	R	
386	Chinese elm	Ulmus parvifolia	8	3 fair	R	
387	Mulberry	Morus alba	12	3 fair	Ms	
388	American elm	Ulmus americana	12	3 fair	Ms	
389	Catalpa	Catalpa	10	3 fair	Ms	
390	Box elder	Acer negundo	15	3 fair	Ms	
391	American elm	Ulmus americana	4	3 fair	R	
392	Chinese elm	Ulmus parvifolia	13	2 poor	Ms	
393	Black locust	Robinia pseudoacacia	24	3 fair	Ms	
394	American elm	Ulmus americana	10	3 fair	R	
395	American elm	Ulmus americana	10	3 fair	R	
396	Ash	Fraxinus Pennsylvanica	8	2 poor	R	
397	Chinese elm	Ulmus parvifolia	10	3 fair	R	
398	American elm	Ulmus americana	5	3 fair	R	
399	American elm	Ulmus americana	6	3 fair	R	
400	Hickory	Carya	11	3 fair	R	
401	Walnut	Juglans	10	3 fair	R	
402	Walnut	Juglans	14	4 good	Ms	
403	Chinese elm	Ulmus parvifolia	5	2 poor	R	
404	Poplar	Populus	46	3 fair	Ms	
405	American elm	Ulmus americana	5	3 fair	R	
406	American elm	Ulmus americana	8	3 fair	R	
407	American elm	Ulmus americana	6	3 fair	R	
408	American elm	Ulmus americana	6	3 fair	R	
409	American elm	Ulmus americana	5	3 fair	R	
410	Poplar	Populus	13	3 fair	Ms	
411	Chinese elm	Ulmus parvifolia	4	3 fair	R	
412	Chinese elm	Ulmus parvifolia	12	3 fair	R	
413	Black locust	Robinia pseudoacacia	3	3 fair	R	
414	American elm	Ulmus americana	8	3 fair	R	
415	Chinese elm	Ulmus parvifolia	4	3 fair	R	
416	American elm	Ulmus americana	4	3 fair	R	
417	Chinese elm	Ulmus parvifolia	7	3 fair	R	
418	American elm	Ulmus americana	4	3 fair	R	
419	American elm	Ulmus americana	4	3 fair	R	
420	Black locust	Robinia pseudoacacia	5	3 fair	R	
421	Black locust	Robinia pseudoacacia	5	3 fair	R	
422	Chinese elm	Ulmus parvifolia	6	3 fair	R	
423	Chinese elm	Ulmus parvifolia	6	3 fair	R	
424	Ash	Fraxinus Pennsylvanica	4	2 poor	R	
425	American elm	Ulmus americana	6	2 poor	R	
426	Siberian elm	Ulmus pumila	7	3 fair	R	
427	Siberian elm	Ulmus pumila	7	3 fair	R	
428	Mulberry	Morus alba	12	3 fair	R	
429	Mulberry	Morus alba	9	3 fair	R	
430	American elm	Ulmus americana	9	3 fair	R	
431	American elm	Ulmus americana	5	2 poor	S	
432	Chinese elm	Ulmus parvifolia	11	3 fair	R	
433	Chinese elm	Ulmus parvifolia	7	2 poor	R	
434	American elm	Ulmus americana	9	3 fair	R	
435	Mulberry	Morus alba	7	2 poor	R	
436	Walnut	Juglans	15			

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

804 WASHINGTON ST. - NAPERVILLE, IL 60563 - 630.205.2880 Fax-630.205.9966

project:

NAPERVILLE GLASS

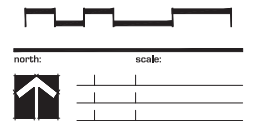
Naperville, Illinois

sheet description:

Existing Tree Inventory

owner:

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



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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