

**Preliminary
Landscape Development Plans**



▲ 10.16.2020 - Per City Review #1

▲ 11.18.2020 - Per City Review #2

NAPER COMMONS

NAPERVILLE, ILLINOIS



DEVELOPER :

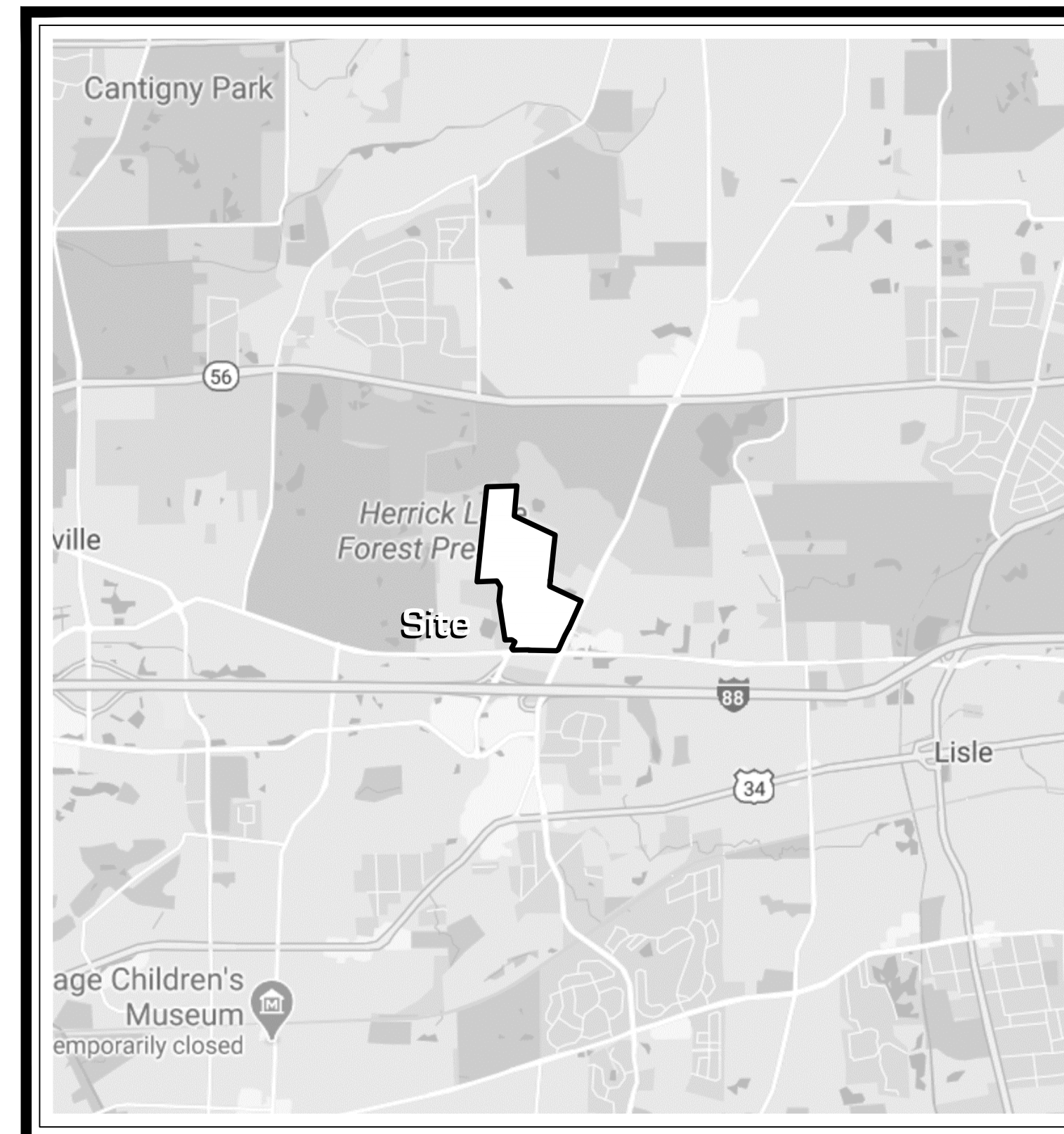
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173
(847) 230.5383 voice
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ENGINEER :

CEMCON, Ltd.
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(630) 862.2100 voice
Project Manager: Chris Morgart, P.E.

LANDSCAPE ARCHITECT :

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



LOCATION MAP

INDEX OF DRAWINGS

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- L.112 Prototypical Townhome Plans
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▲ **City of Naperville Project No. 20 - 10000086**

project:

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Naperville, Illinois

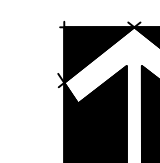
sheet description:

Overall Landscape Plan Preliminary

client:



north: scale: 1" = 175'0"



revisions: 11.18.2020 Per City Review #2
10.16.2020 Per City Review #1

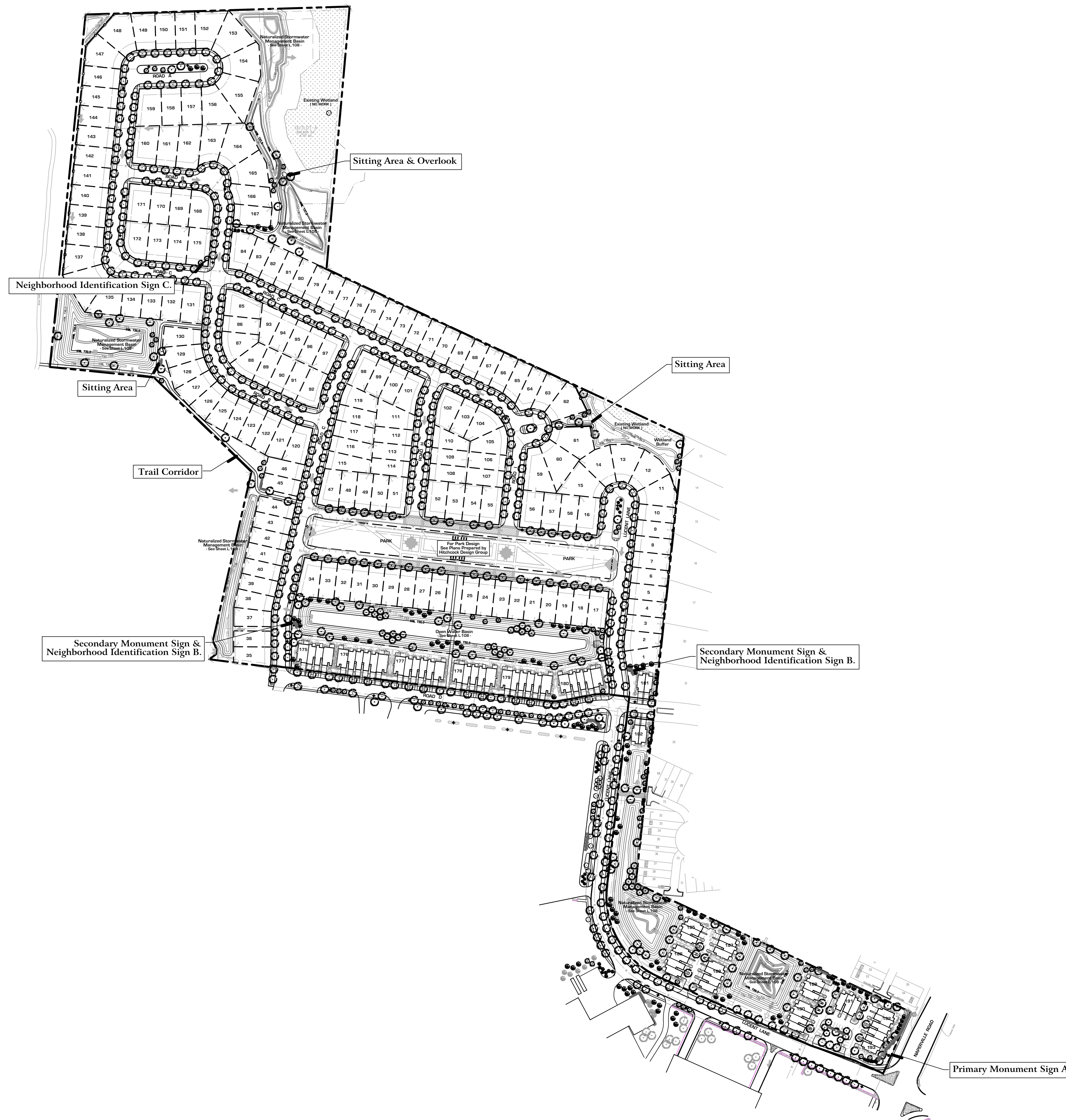
original issue date: **14 September 2020**

drawn by:

checked by:

project no.: 20219

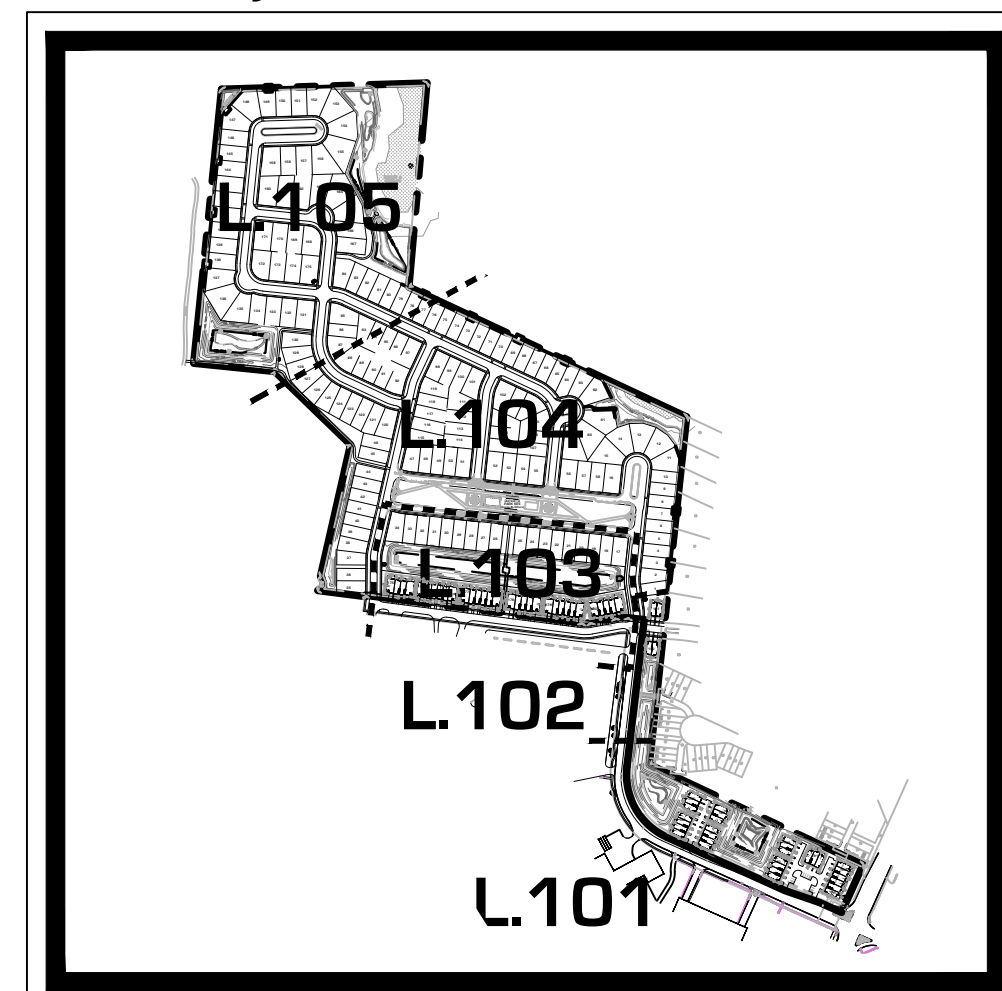
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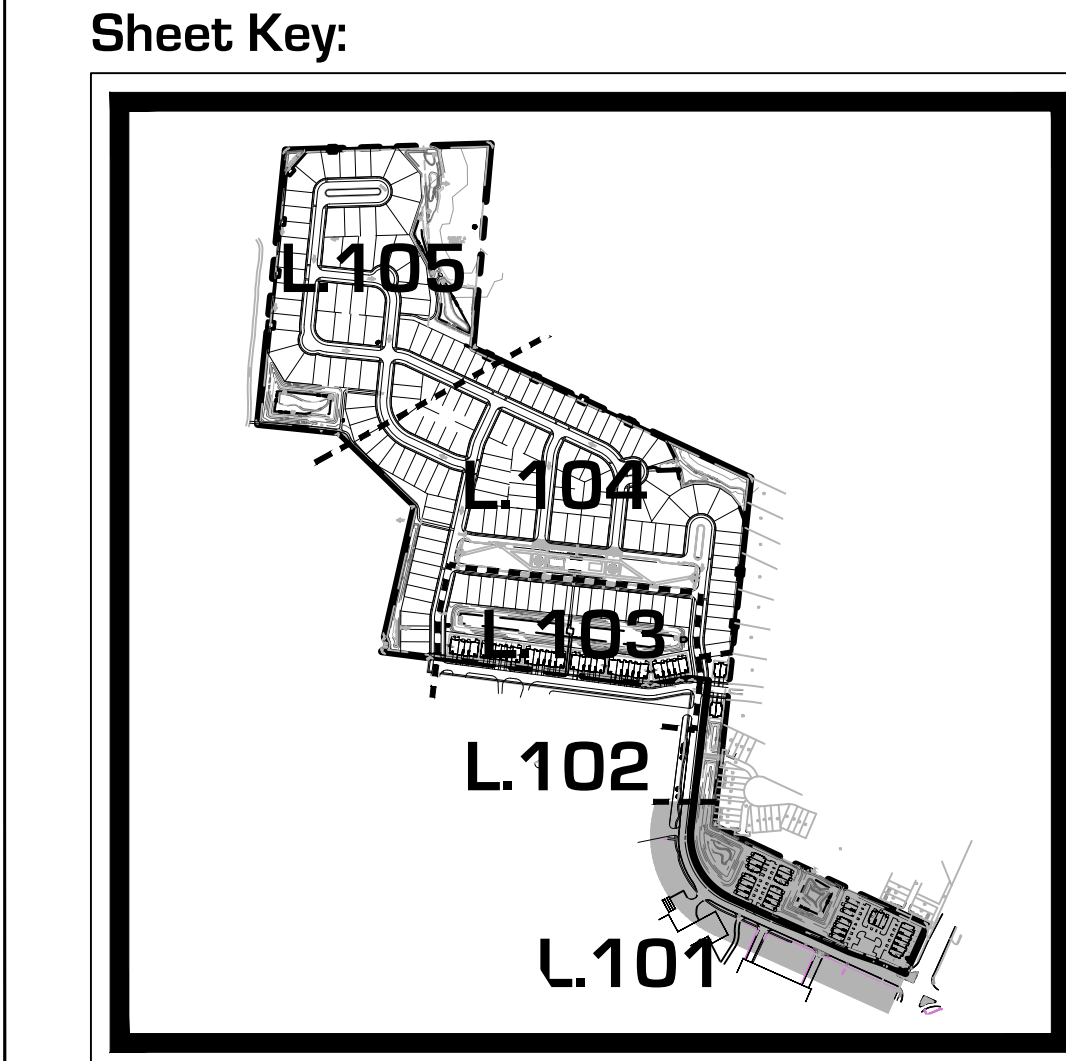
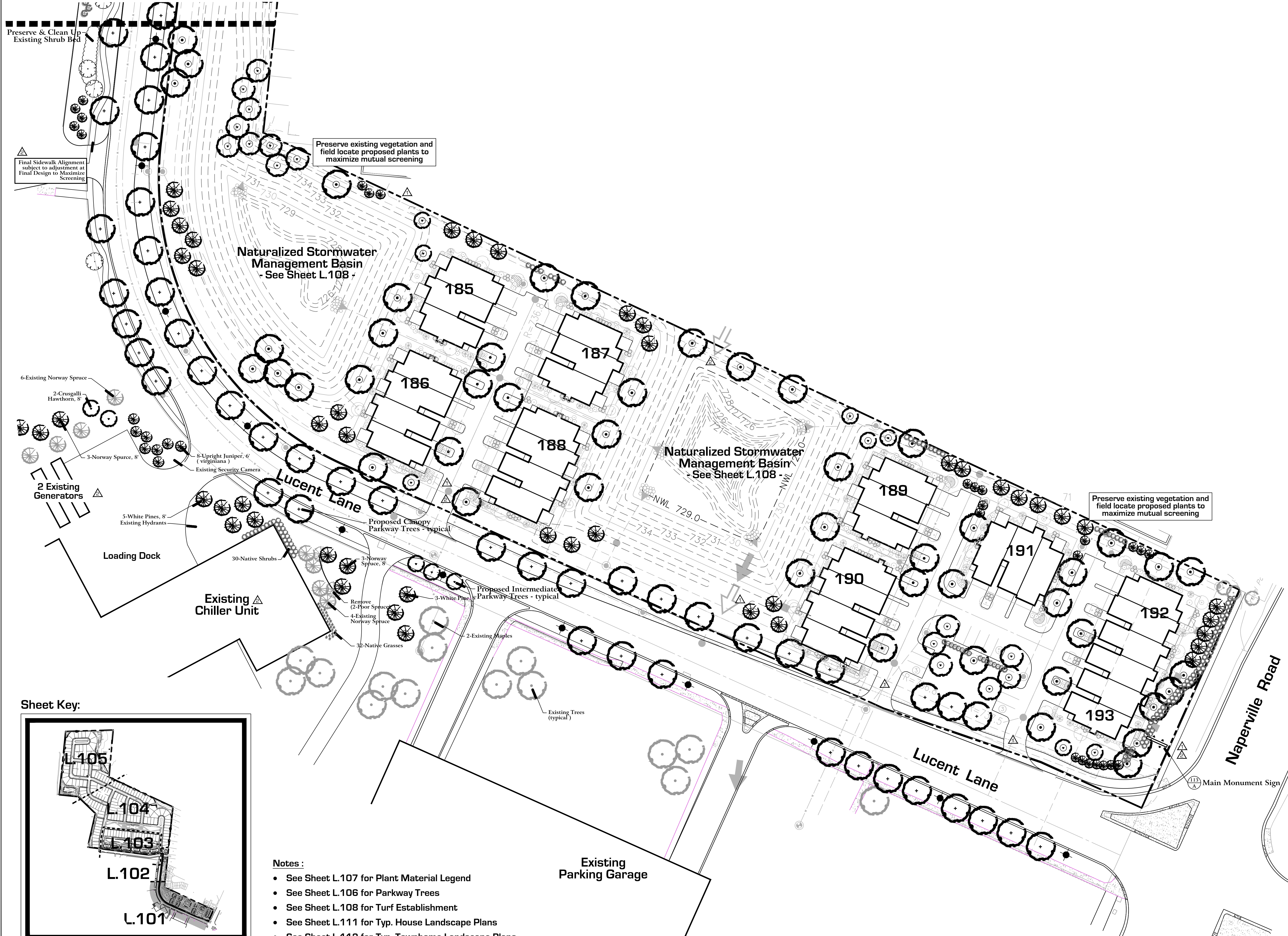
Notes :

- See Sheet L.107 for Plant Material Legend
- See Sheet L.106 for Parkway Trees
- See Sheet L.108 for Turf Establishment
- See Sheet L.111 for Typ. House Landscape Plans
- See Sheet L.112 for Typ. Townhome Landscape Plans

Sheet Key:



MATCHLINE - See Sheet L.102 -



- Notes:
- See Sheet L.107 for Plant Material Legend
 - See Sheet L.106 for Parkway Trees
 - See Sheet L.108 for Turf Establishment
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 - See Sheet L.112 for Typ. Townhome Landscape Plans



Land Planning
Landscape Architecture
Environmental Site Design

132 N. WASHINGTON ST. - NAPERVILLE, IL 60540 - 630.305.3880 Fax 630.305.3994

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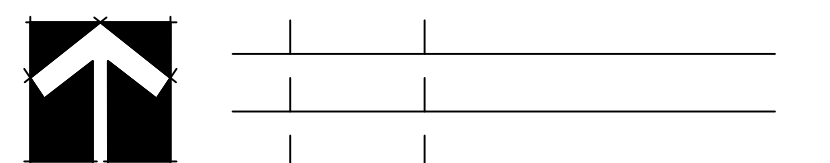
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Preliminary Landscape Plan SOUTHEAST

client:



north: scale: 1" = 40'0"



- revisions:
- ▲ 11.18.2020 | Per City Review #2
 - ▲ 10.16.2020 | Per City Review #1

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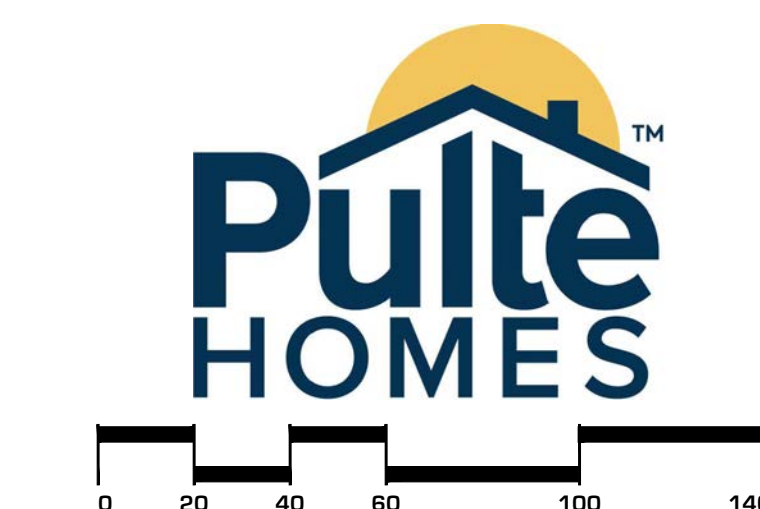
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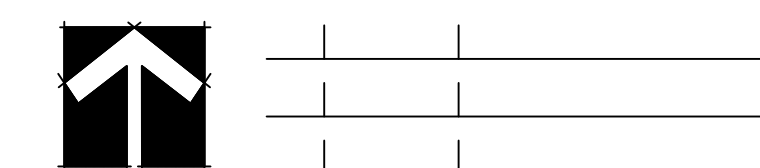
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revisions: 11.18.2020 Per City Review #2
 10.16.2020 Per City Review #1

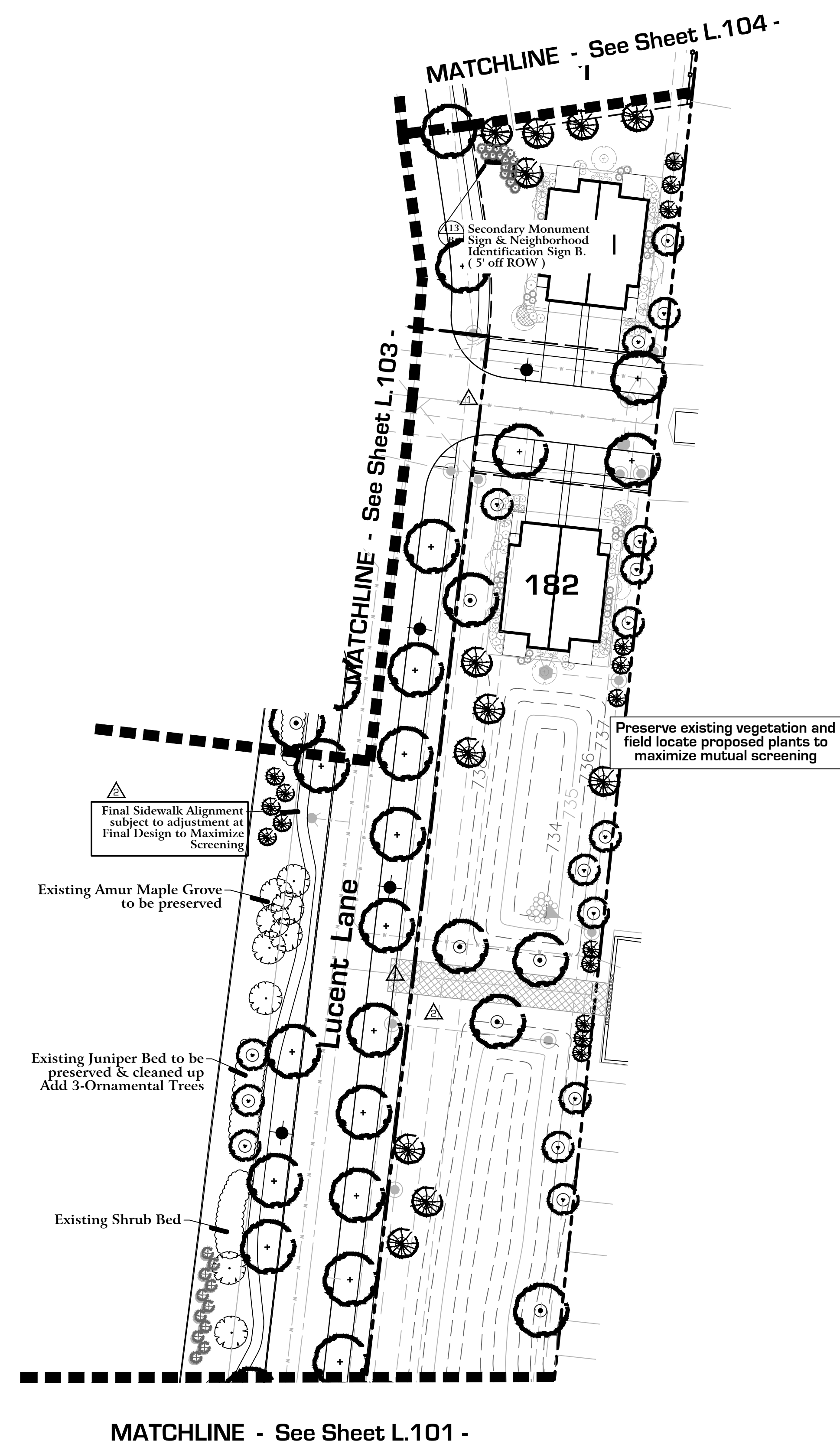
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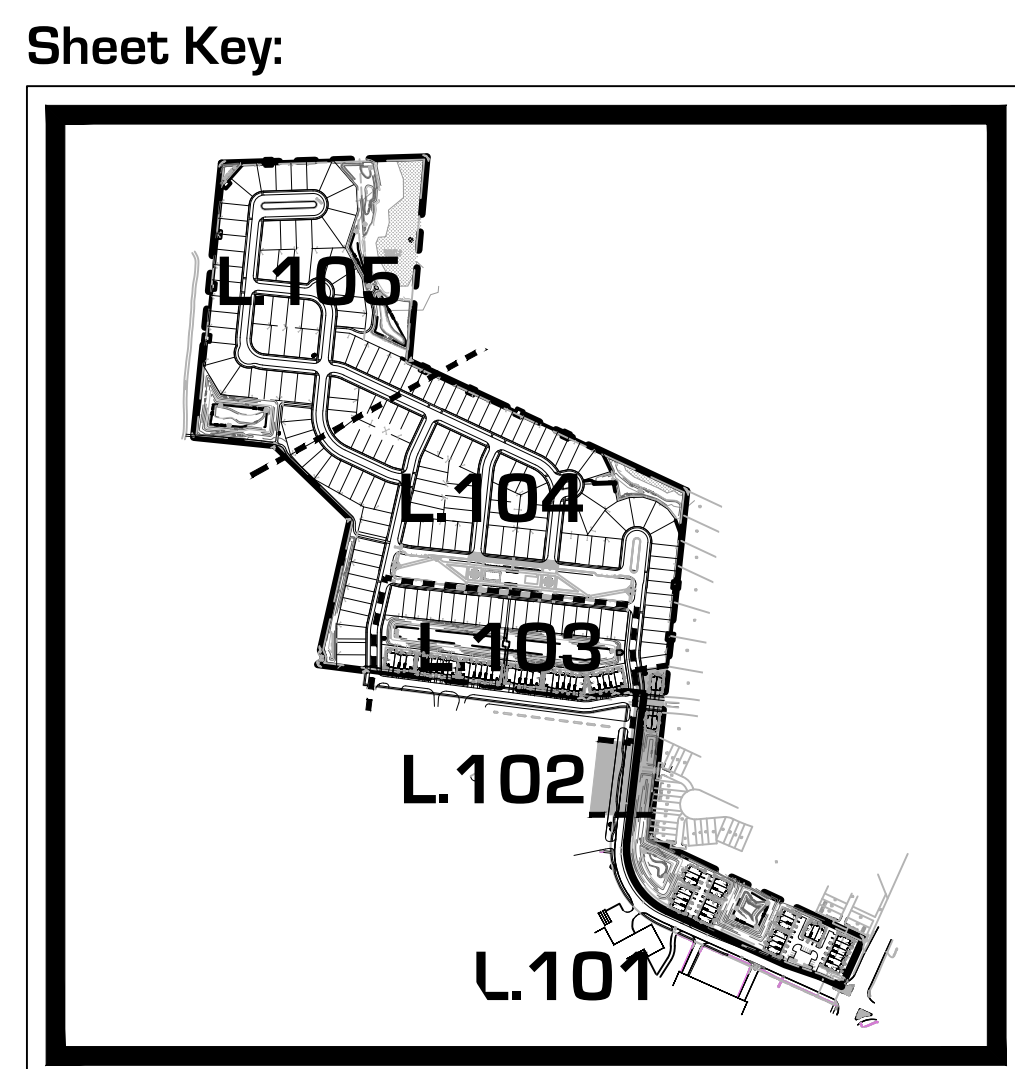
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project no.: **20219**

sheet no.:



- Notes :**
- See Sheet L.107 for Plant Material Legend
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 - See Sheet L.112 for Typ. Townhome Landscape Plans



project:

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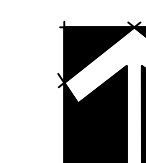
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Preliminary Landscape Plan CENTRAL

client:



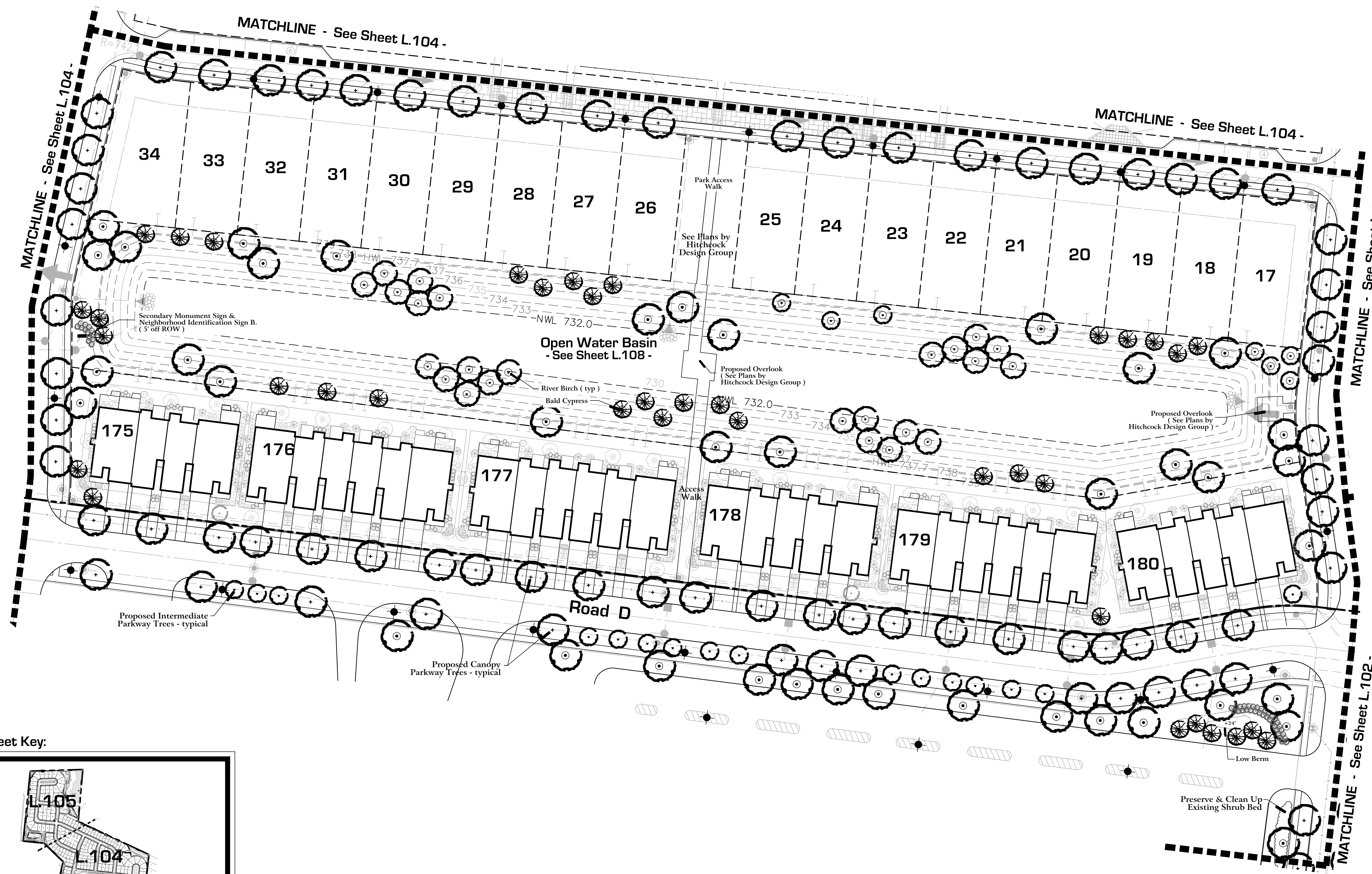
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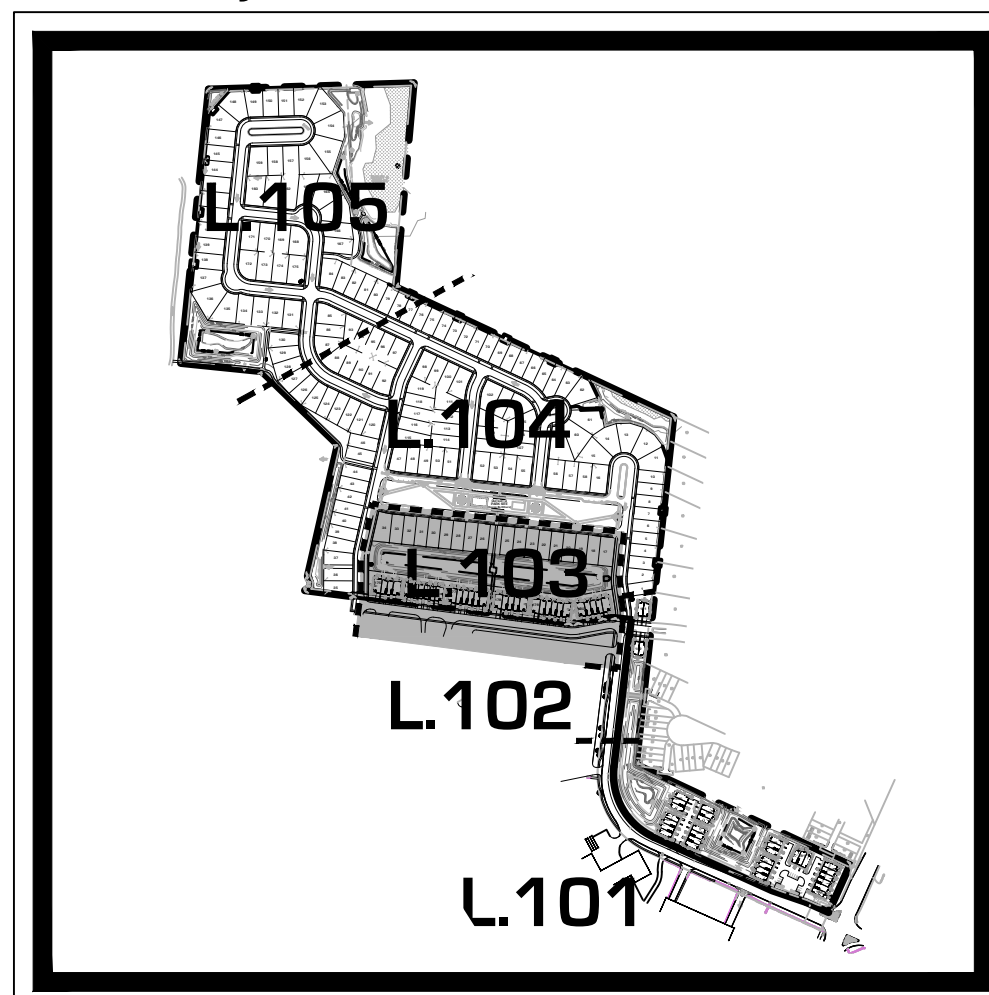
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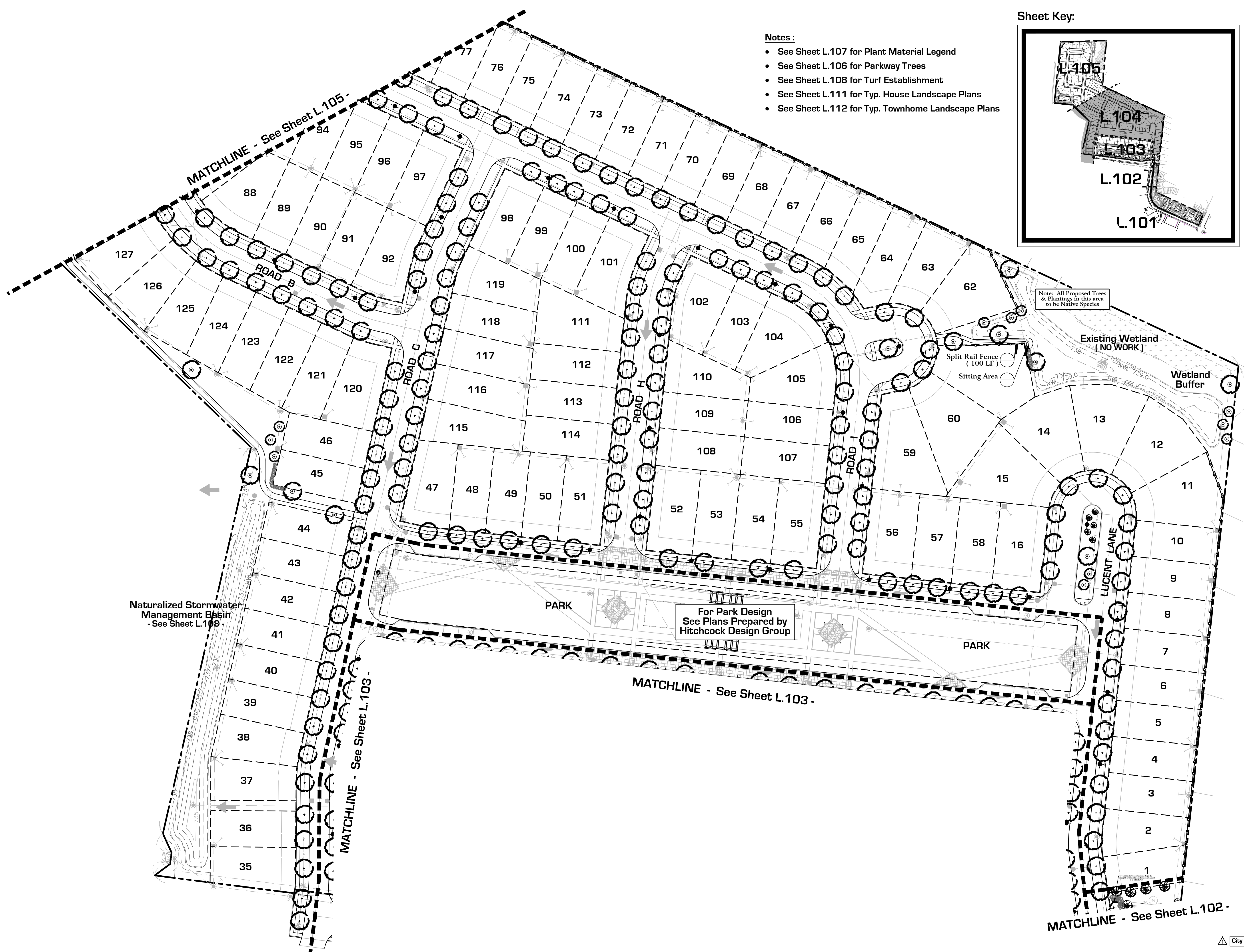


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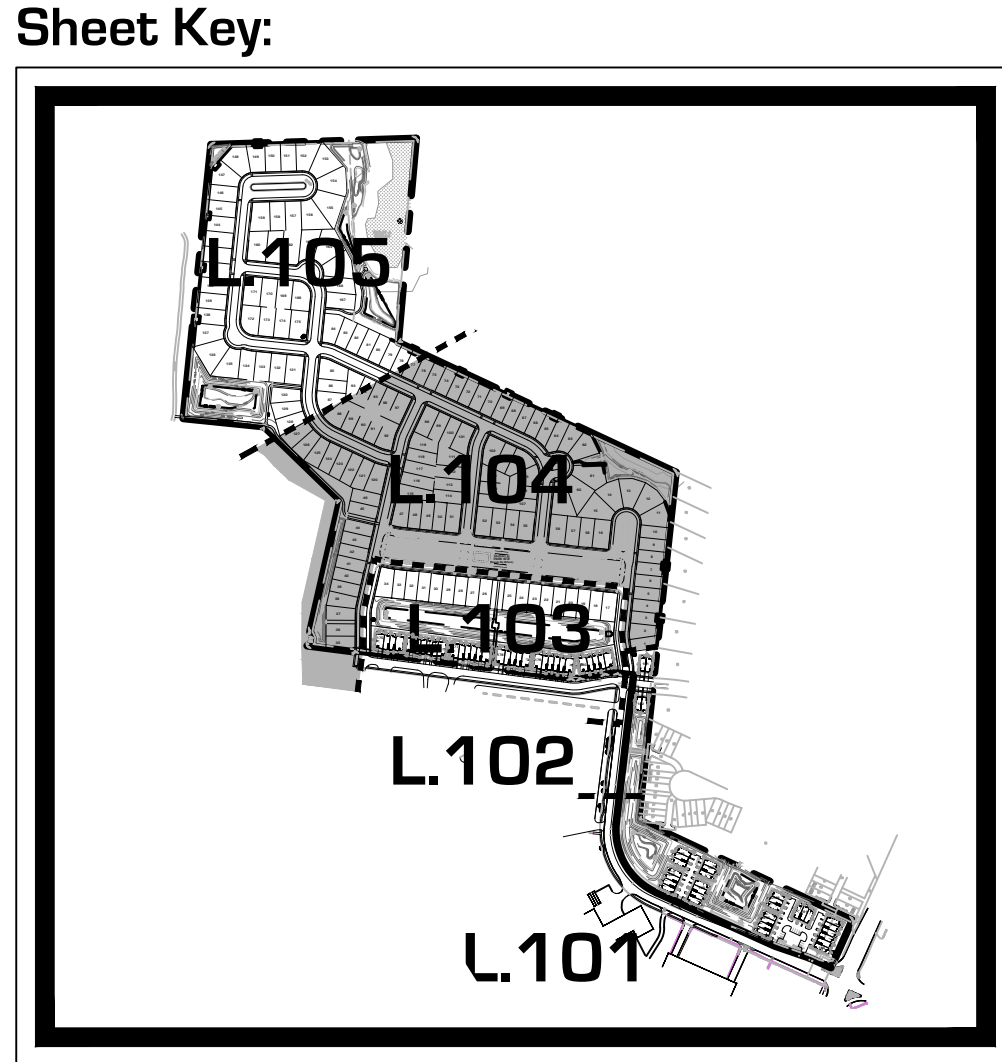


Notes:

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- See Sheet L.106 for Parkway Trees
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- Notes :**
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 - See Sheet L.106 for Parkway Trees
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Note: All Proposed Trees & Plantings in this area to be Native Species

Existing Wetland (NO WORK)
Wetland Buffer
Split Rail Fence (100 LF)
Sitting Area

Naturalized Stormwater Management Basin - See Sheet L.108

For Park Design See Plans Prepared by Hitchcock Design Group



Land Planning
Landscape Architecture
Environmental Site Design

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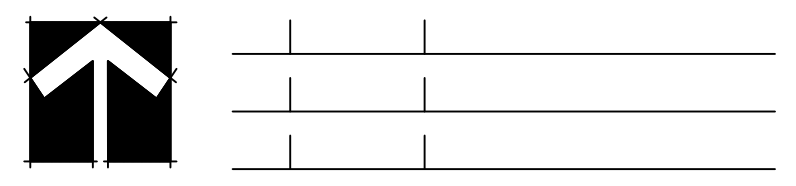
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Preliminary Landscape Plan NORTHEAST

client:



north: scale: 1" = 60'0"



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 ▲ 11.18.2020 Per City Review #2
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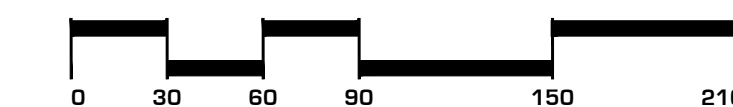
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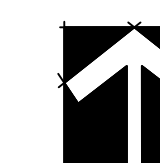
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Preliminary Landscape Plan NORTHWEST

client:



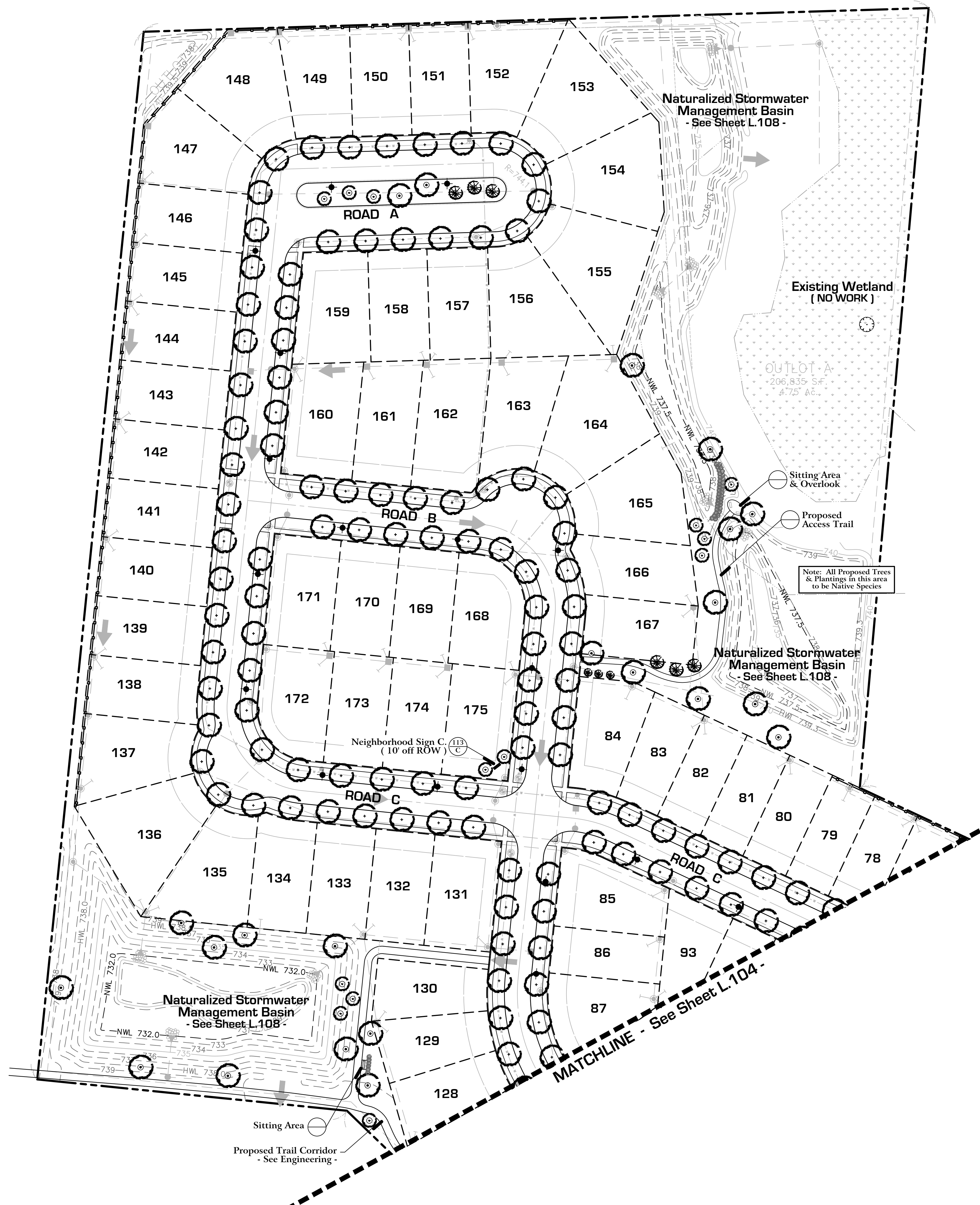
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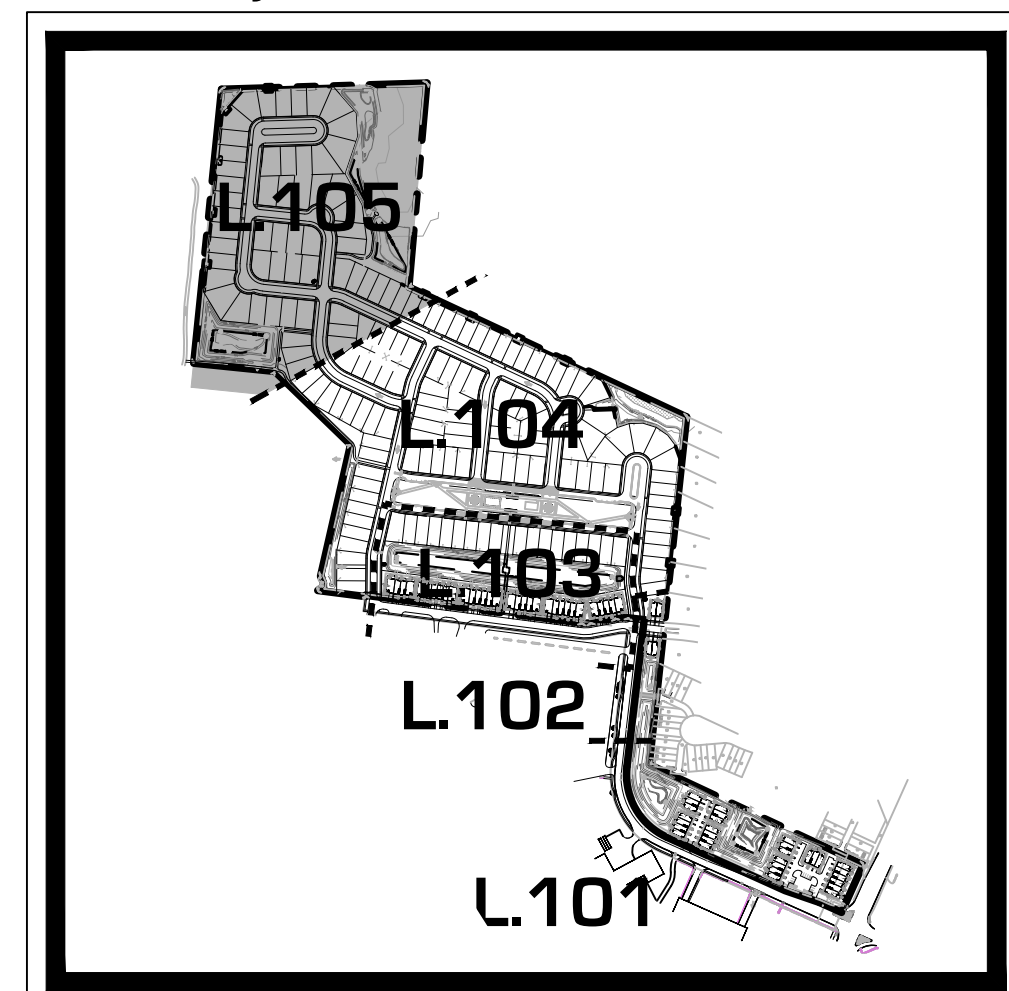
drawn by: _____
 checked by: _____
 project no.: **20219**
 sheet no.: _____



Notes :

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- See Sheet L.106 for Parkway Trees
- See Sheet L.108 for Turf Establishment
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Sheet Key:



PARKWAY TREE LEGEND : (Sheet L.106 Only)

- Proposed Parkway Trees, 2.5" Caliper, Common Areas
Planted at approx. 40' o.c. during Site Development

Species:

Chicagoland Hackberry	Redmond Linden
Magyar Ginkgo	Swamp White Oak
Skyline Locust	Kentucky Coffeetree
Exclamation Planetree	Accolade Elm
Triumph Elm	Emerald Lustre Maple
Autumn Blaze Maple	
- Proposed Individual Lot Parkway Trees, 2.5" caliper at approx. 40' o.c.
To be Planted by Pulte at the time of individual house construction

Species:

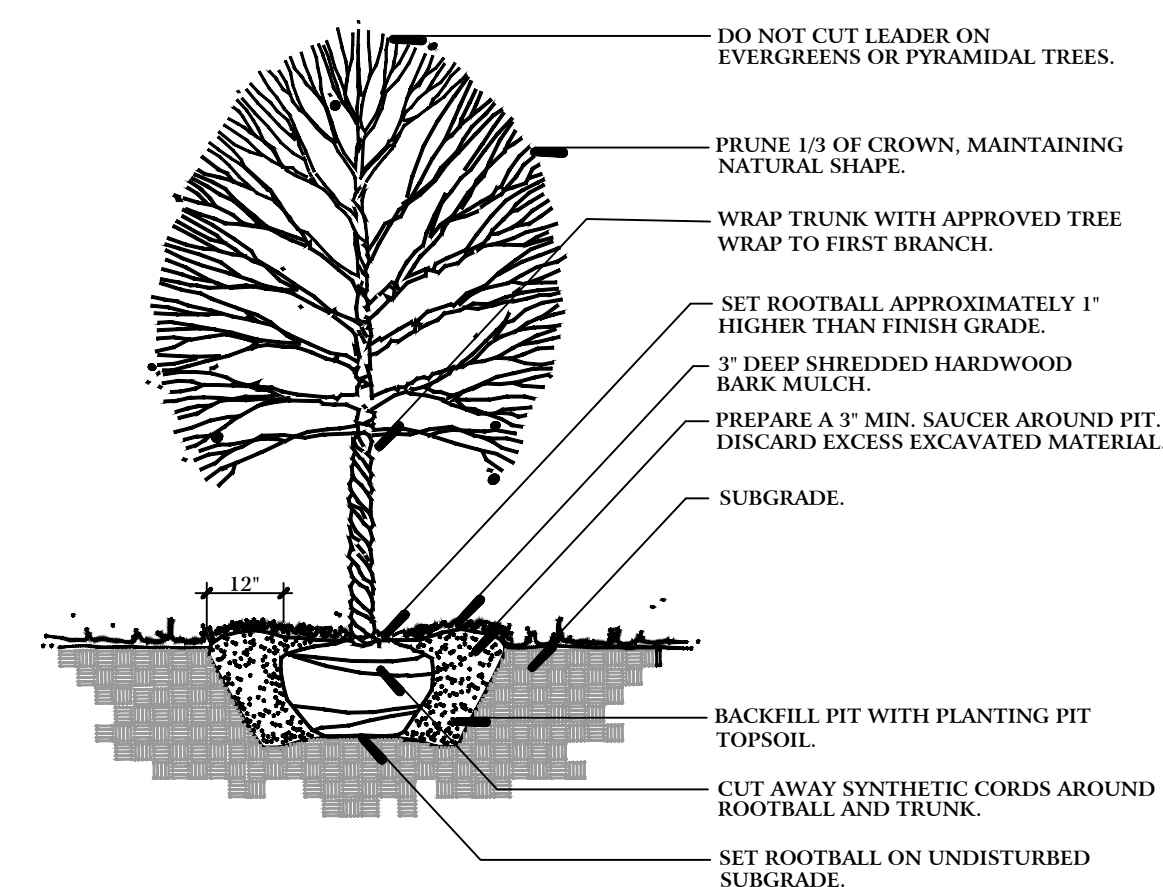
Chicagoland Hackberry	Redmond Linden
Magyar Ginkgo	Swamp White Oak
Skyline Locust	Kentucky Coffeetree
Exclamation Planetree	Accolade Elm
Triumph Elm	Emerald Lustre Maple
Autumn Blaze Maple	Red Oak
- Proposed Intermediate Parkway Trees, 2.5" or 8' m/s, Common Areas
To be Planted at approx 25' o.c. during Site Development

Species:

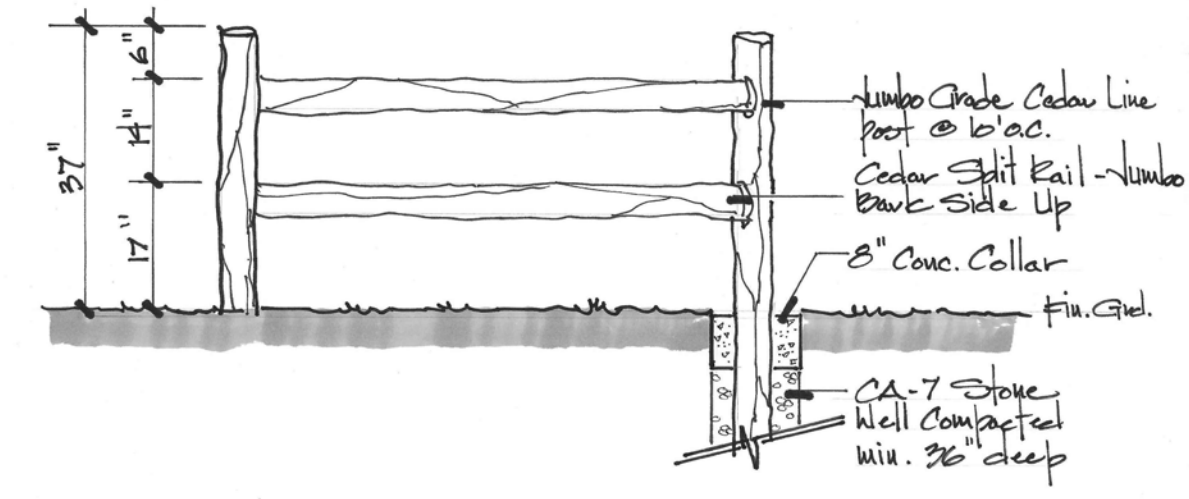
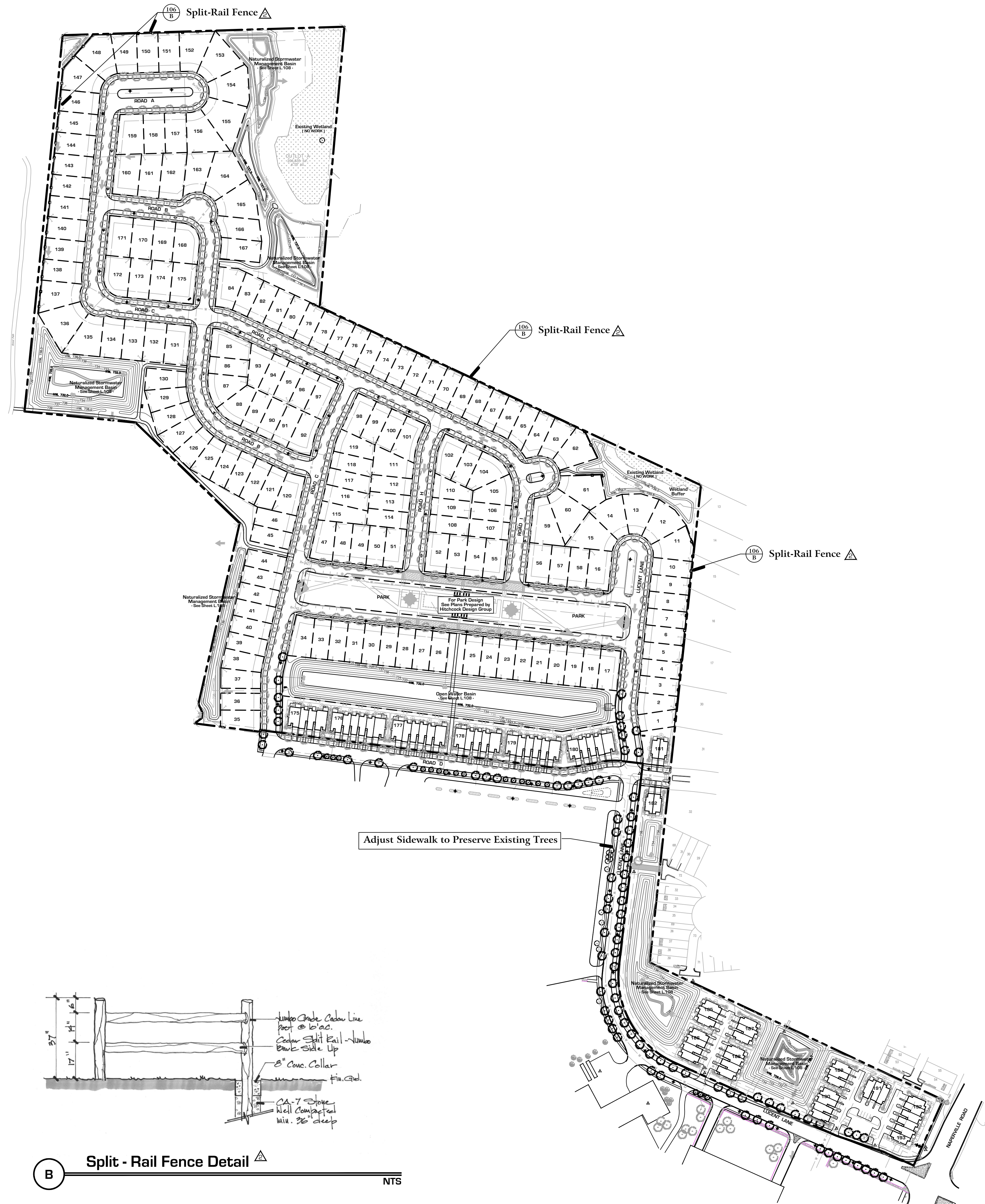
Thornless Hawthorne	Crabapple Var.
Jap. Tree Lilac Var.	Serviceberry
Pekin Tree Lilac Var.	

PARKWAY CONSTRUCTION NOTES :

- No more than 10% of the same species may be used in total.
- No more than 5 trees of the same species may be planted adjacently, except where noted for Boulevard continuity.
- Understory trees must be used in areas with an overhead utility conflict.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurseryman, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- Trees shall be set back a minimum of ten (10) feet horizontally from utility structures, including, but not limited to, manholes, valve vaults, valve boxes, fire hydrants, transformers and switch cans. Trees shall be set back a minimum of five (5) feet horizontally from sanitary sewer, water services and underground electric cable. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- No trees, shrubs or obstacles will be allowed 10' in front, 5' on the sides, and 7' to the rear of the electrical transformer.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact J.U.L.I.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the City of Naperville.
- Landscape Contractor shall warrantee all material and labor for a period of two years from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.



A Typical Tree Planting Detail NTS



B Split - Rail Fence Detail NTS

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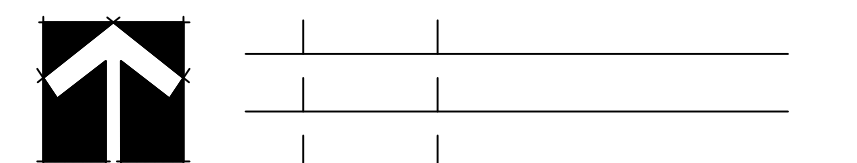
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Preliminary Parkway Tree & Fence Exhibit

client:



north: scale: 1" = 175'0"



- revisions: [11.18.2020] Per City Review #2
- [10.16.2020] Per City Review #1

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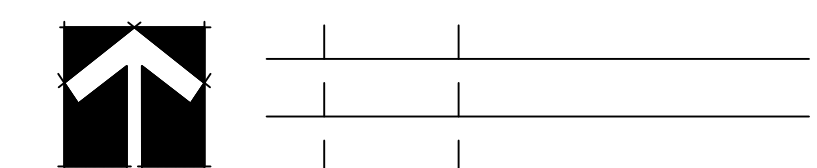
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Plant Legend Parkway Tree Exhibit

client:



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revisions:
 [11.18.2020] Per City Review #2
 [10.16.2020] Per City Review #1

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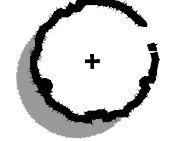

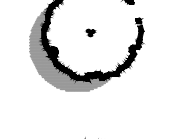

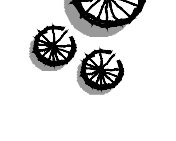



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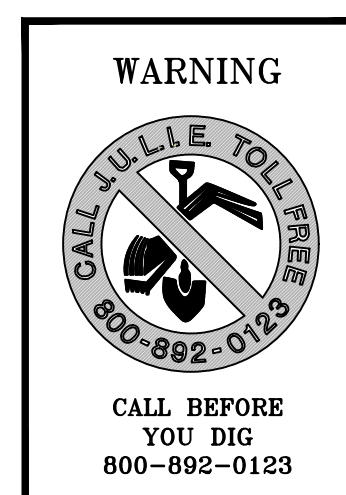
checked by:

project no.: **20219**

sheet no.:

Preliminary Plant Material Legend : (Sheet L.101 - L.105)

-  **Parkway Trees, 2.5" Caliper**
See Sheet L.106
-  **Shade Trees, 2.5" - 3" Caliper**
Autum Blaze Maple Swamp White Oak
State Street Maple Chicagoland Hackberry
Shawnee Brave Baldcypress Kentucky Coffeetree
Redmond Linden Exclamation London Planetree
Accolade Elm Bur Oak
Skyline Locust Triumph Elm
-  **Shade Trees, 8' - 12' m/s**
River Birch
-  **Ornamental Trees, 6' - 8' m/s**
Blackhaw Viburnum Prairie Fire Crab
Apple Serviceberry Ivory Silk Tree Lilac
Redbud Thornless Cockspur Hawthorne
Sargent Crab Common Witchhazel
-  **Evergreen Trees, 6' - 8' tall**
Norway Spruce Fairview Juniper
Colorado Spruce Wintergreen Arborvitae
White Pine Mission Arborvitae
Black Hills Spruce Canaerti Juniper
-  **Evergreen Shrubs, 18" - 24" wide**
Hughes Juniper Green Sargent Juniper
Kallay Compact Juniper
-  **Deciduous Shrubs, 18" - 36" tall**
American Filbert Grolo Sumac
Black Chokeberry Miss Kim Lilac
Dogwood Var. Viburnums Var.
Panicle Hydrangea Shrub Rose Var.
Texas Scarlet Quince Spirea Var.
Annabelle Hydrangea Elderberry
-  **Perennials, Orn'l Grasses & Groundcovers, 1gal.**
Feather Reed Grass Daylily sp.
Prairie Dropseed Blue Wonder Catmint
Switchgrass Black Eye Susan
Lilyturf Russian Sage
Aut. Moor Grass Allium sp.
Sedum sp. Amsonia sp.

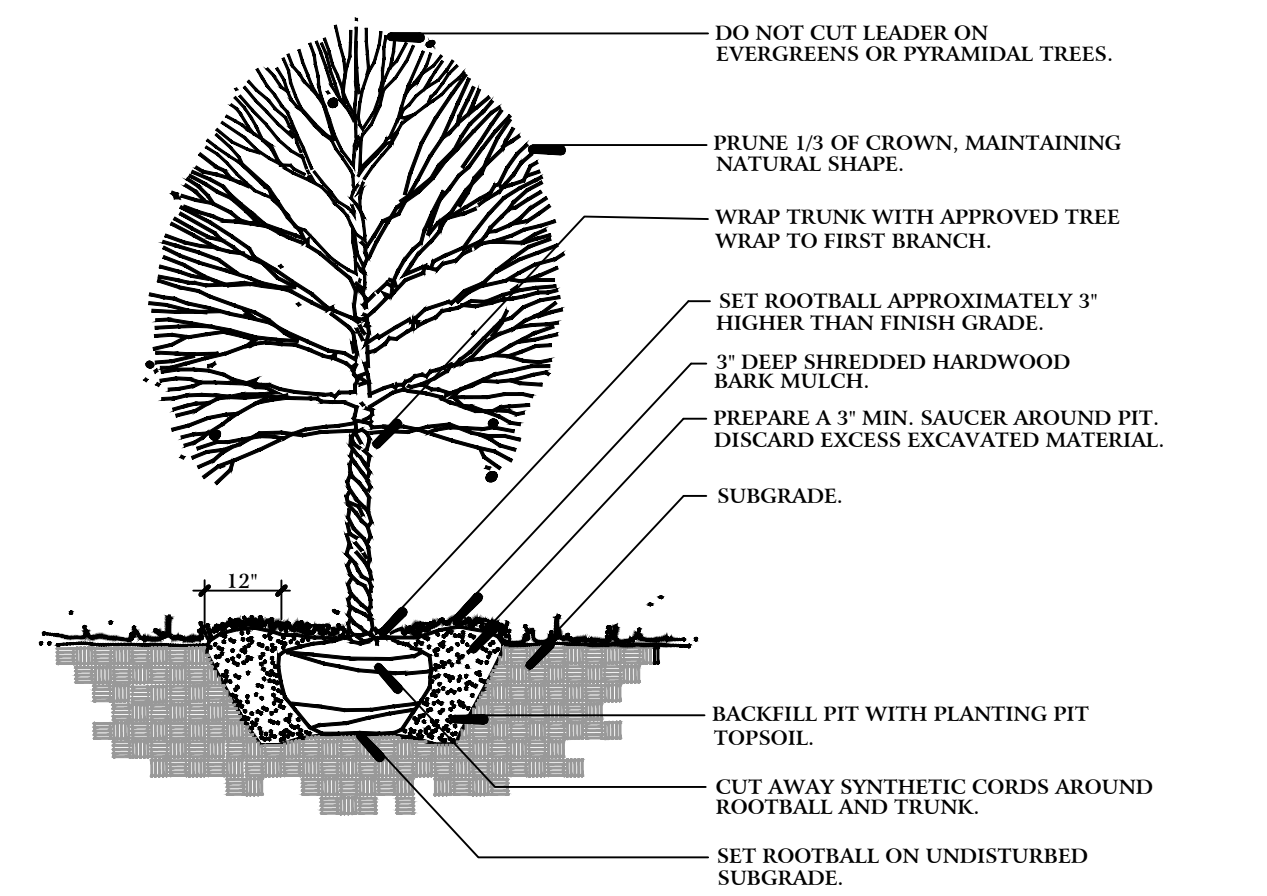


Native Species :

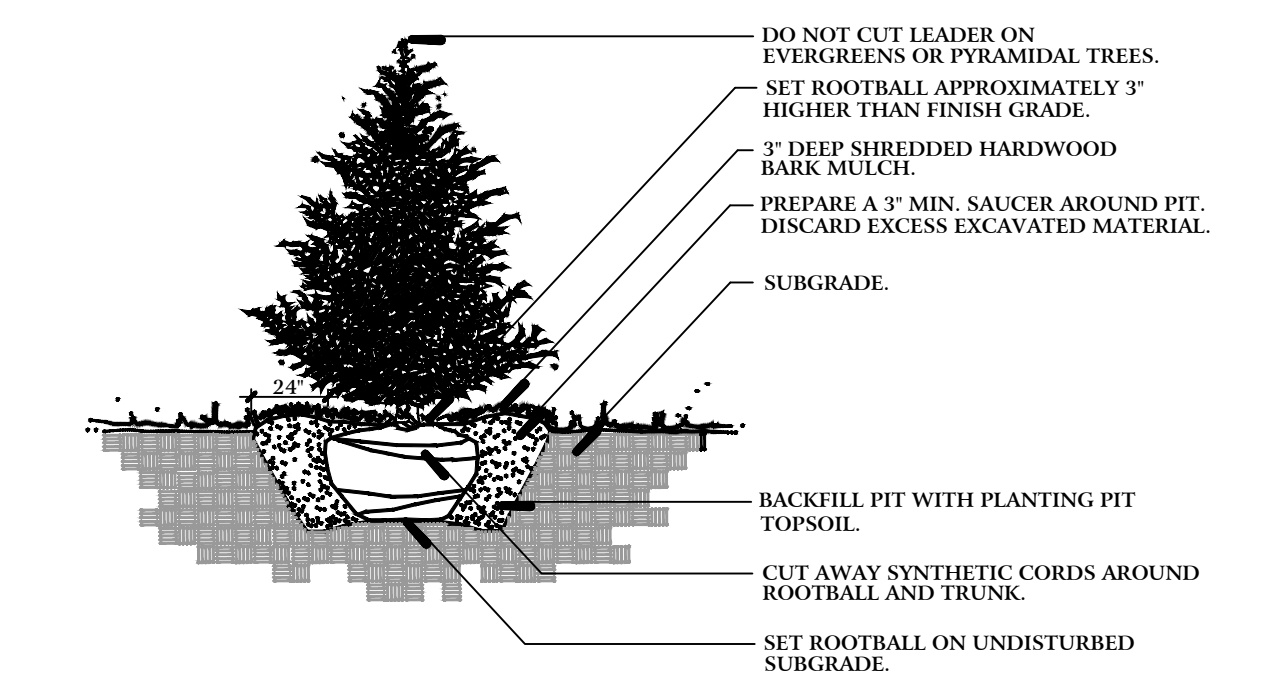
- Proposed Plantings in all wetland buffer areas shall be species native to Northern Illinois

Construction Notes :

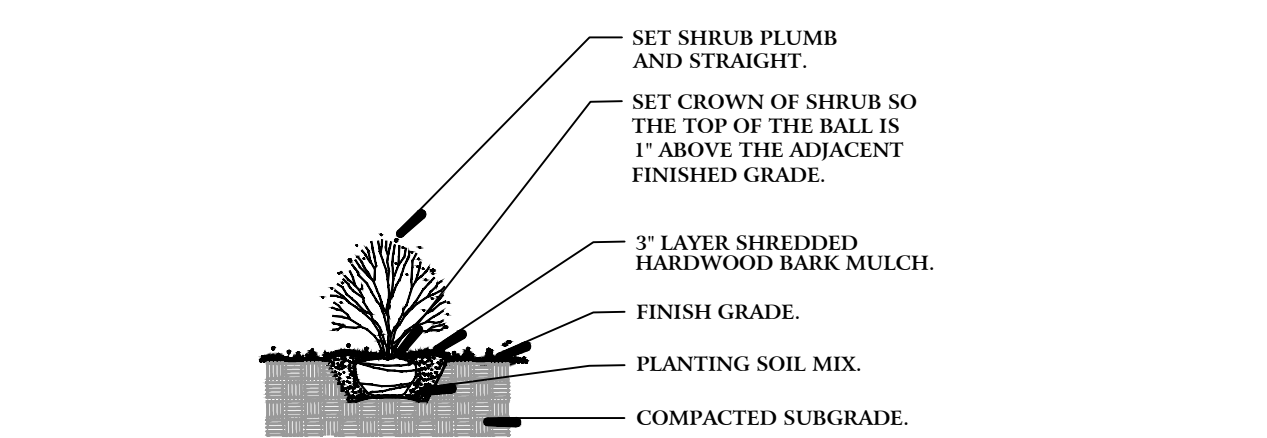
- Sod all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Drill seed all remaining turf areas as noted and cover with an S-75 Straw Erosion Control Blanket and staple in place.
- [See Sheet L.108 for Seed Mixes]
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF. rototilled to an 8" depth.
- Mulch all trees, shrub, perennial & orn'l grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one inch pinebark fines.
- All bed lines and tree saucers require a 4" deep spaded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurseryman, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact J.U.L.I.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the City of Naperville.
- **Landscape Contractor shall warrantee all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.**
- Trees shall be set back a minimum of ten (10) feet horizontally from utility structures, including, but not limited to, manholes, valve vaults, valve boxes, fire hydrants, transformers and switch cans. Trees shall be set back a minimum of five (5) feet horizontally from sanitary sewer, water services and underground electric cable. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Parkway Trees must be offset 5 feet from all storm sewer.
- No trees, shrubs or obstacles will be allowed 10' in front, 5' on the sides, and 7' to the rear of the electrical transformer.



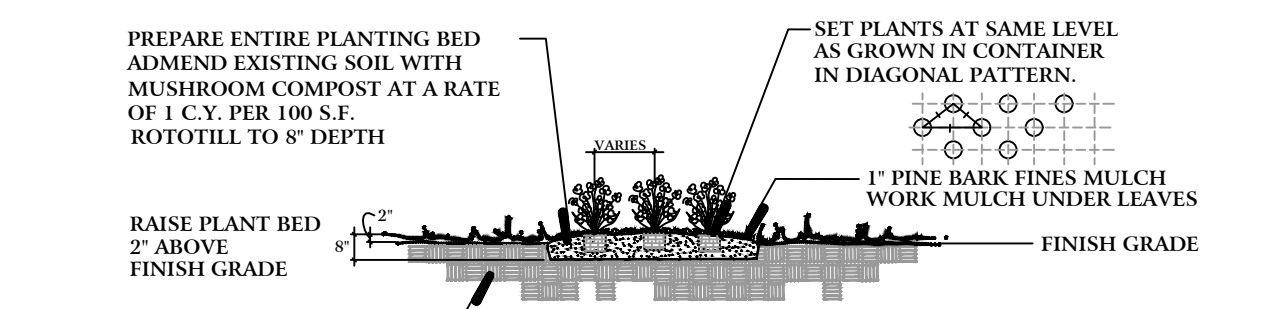
B Typical Tree Planting Detail NTS



C Typical Evergreen Planting Detail NTS



D Typical Shrub Planting Detail NTS



E Typical Perennial Planting Detail NTS

project:

Naper Commons

Naperville, Illinois

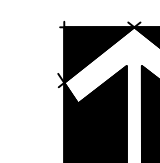
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Preliminary Turf Exhibit & Naturalized SWM Basin

client:



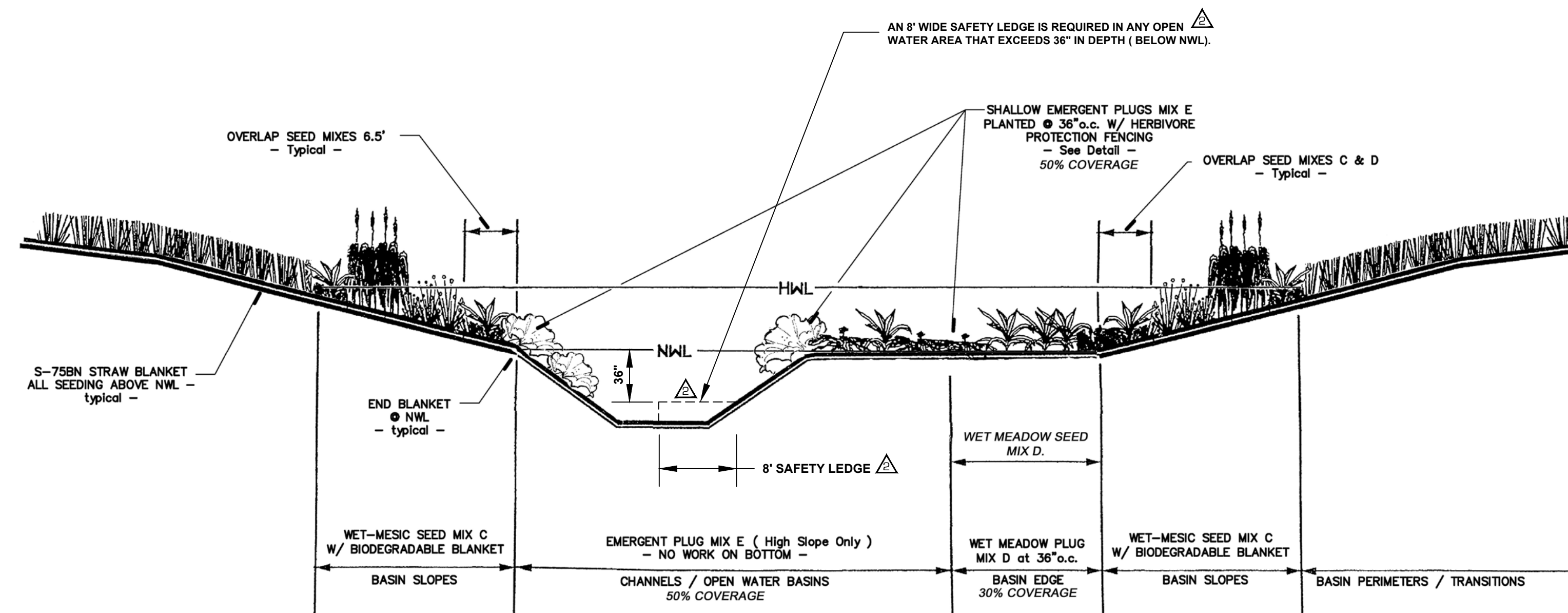
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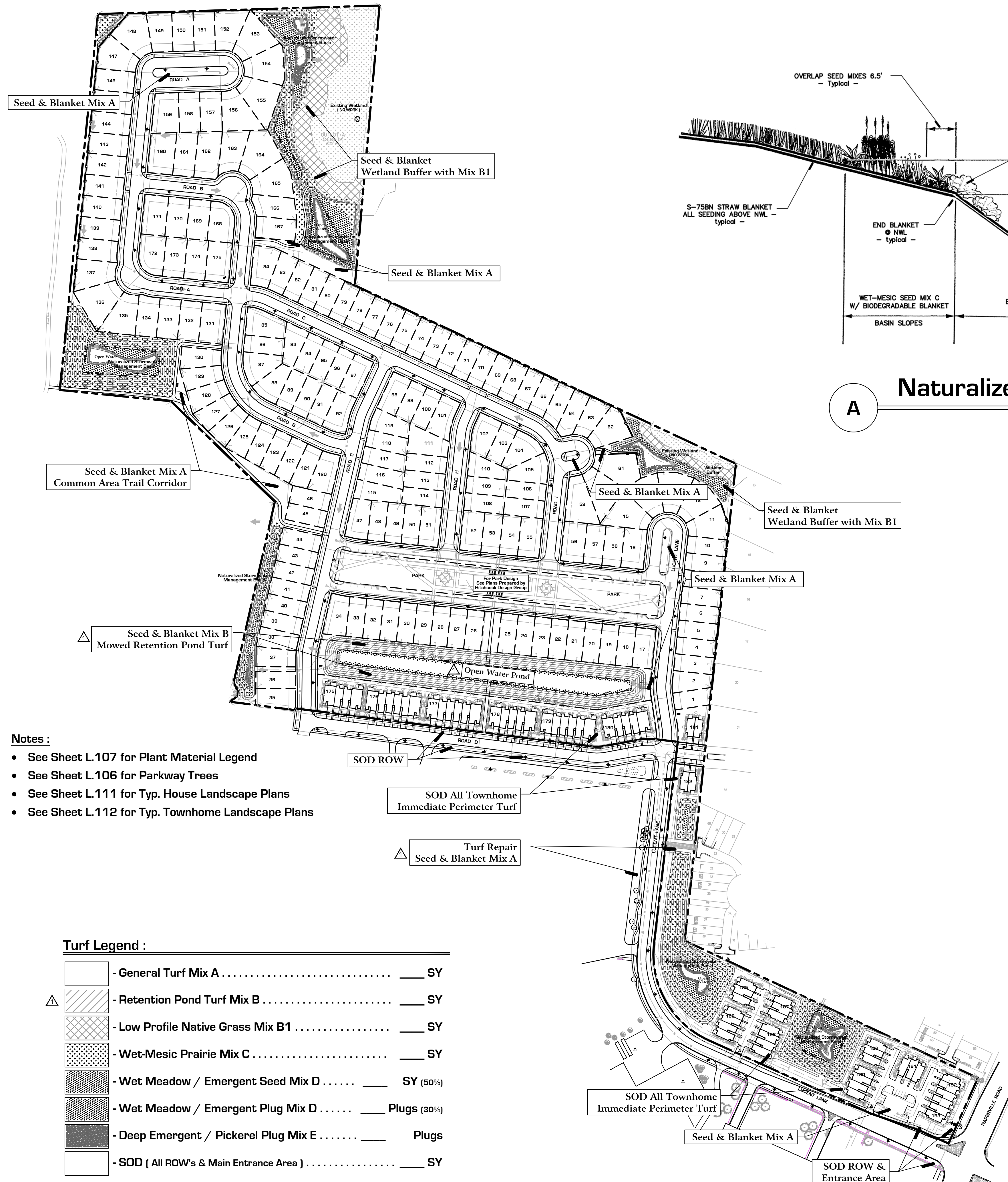
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A Naturalized SWM Basin - Typical Section **N.T.S.**


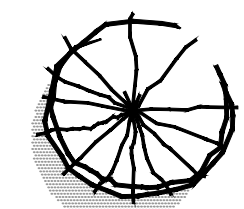
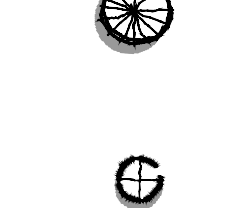

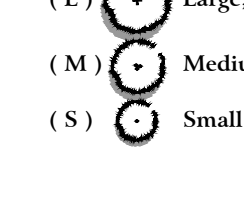
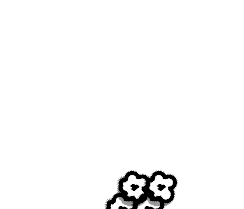



- Notes :**
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Turf Legend :

[Symbol]	- General Turf Mix A	_____ SY
▲ [Symbol]	- Retention Pond Turf Mix B	_____ SY
[Symbol]	- Low Profile Native Grass Mix B1	_____ SY
[Symbol]	- Wet-Mesic Prairie Mix C	_____ SY
[Symbol]	- Wet Meadow / Emergent Seed Mix D	_____ SY (50%)
[Symbol]	- Wet Meadow / Emergent Plug Mix D	_____ Plugs (30%)
[Symbol]	- Deep Emergent / Pickerel Plug Mix E	_____ Plugs
[Symbol]	- SOD (All ROW's & Main Entrance Area)	_____ SY

PLANT MATERIAL LEGEND : (Sheets L.111 Only)

-  **Ornamental Trees, 6' m/s or 2" Caliper**
 River Birch Ann Magnolia
 'Royal Raindrops' Crab Apple Serviceberry
 Red Jewel Crab Jap Tree Lilac
-  **Large Evergreen Trees, 6' tall**
 Black Hills Spruce Colorado Spruce
 Swiss Stone Pine Canadian Hemlock
-  **Upright Evergreens, 4' - 5' tall**
 Hooks #6 Upright Juniper Mission Arborvitae
 Wintergreen Arborvitae Fairview Juniper
-  **Evergreen Shrubs, 18" - 24" wide**
 Dense Yew Green Velvet Boxwood
-  **Junipers, 18" wide**
 Kallay Compact Juniper 'Hughes' Juiper
-  **Deciduous Shrubs, 18" - 36" tall**
 Peking Cotoneaster - L Little Princess Spirea - S
 Black Chokeberry - M Yellow Potentilla - S
 Redtwig Dogwood - L Mohican Viburnums - L
 Limelight Hydrangea - L K.O. Shrub Rose - S
 Double Take Pink Quince - M Snow Mound Spirea - M
 G.M. Alpine Current - S Miss Kim Lilac - L
 Goldmound Spirea - S Bronx Forsythia - S
 Annabelle Hydrangea - M Blue Muffin Vib. - M
-  **Perennials, 1gal.**
 Yellow Coreopsis August Moon Hosta
 Purple Coneflower - Pixie Royal Standard Hosta
 Autumn Joy Sedum Blue Wonder Catmint
 Happy Return Daylily Summer Peek-a-boo Allium
 Max Frei Geranium Montrose White Calamint

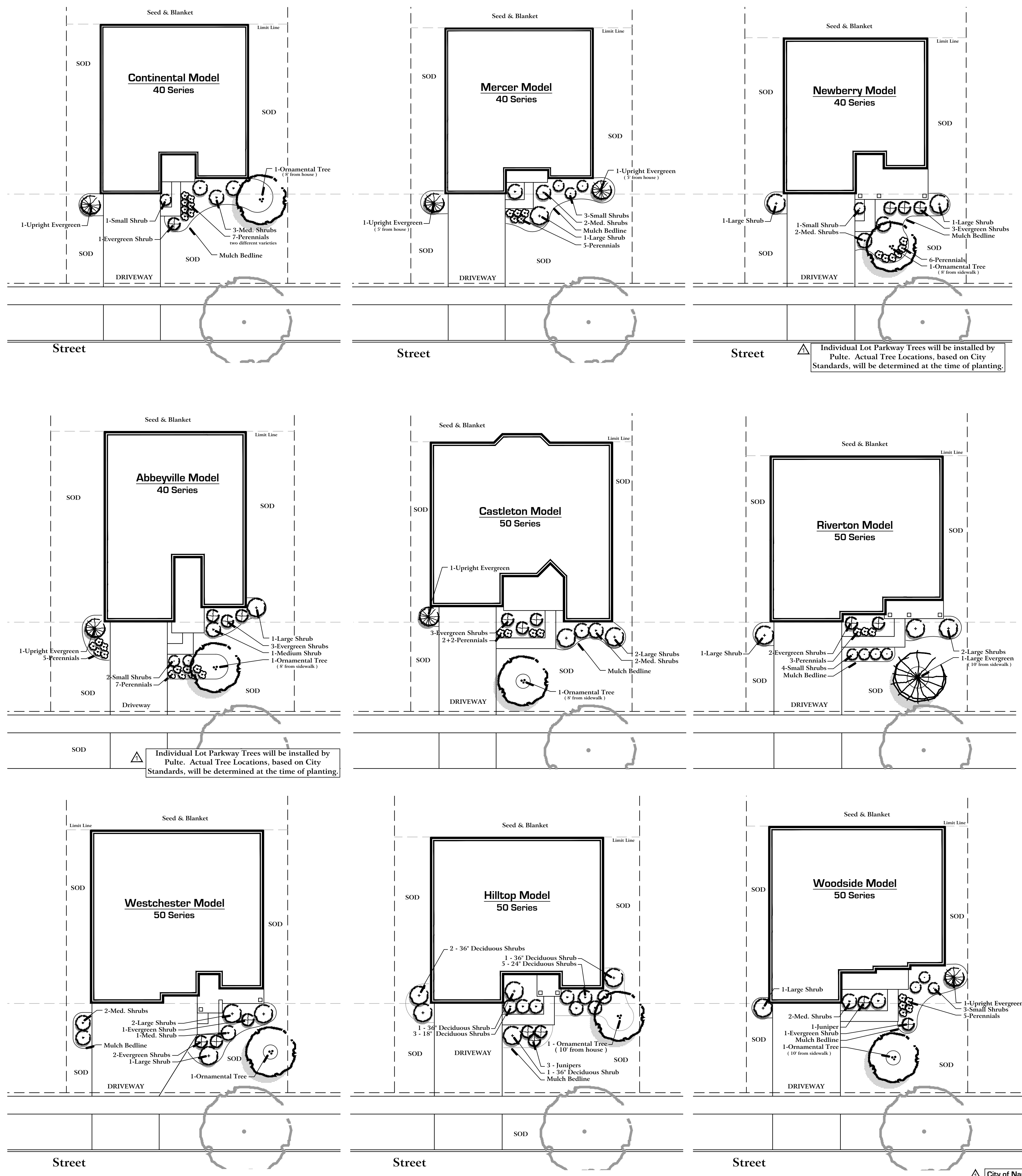
CONSTRUCTION NOTES :

- Sod all Lot turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF. rototilled to an 8" depth.
- Mulch all trees, shrub, perennial & orn' grass beds with a minimum of three (3) inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one (1) inch pinebark fines.
- All bed lines and tree saucers require a 4" deep spaded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurserymen, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact J.U.L.I.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the City of Naperville.
- *Landscape Contractor shall warrantee all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.*

Note: Typical Home Planting Plans show the general layout, plant material selections and design intent. Final Plans will be adjusted as required for utilities, drainage and adjacent plantings.

Contractor Quality Control :

- Upon Completion of landscape installation, and prior to final acceptance, the Contractor Shall :
- Lightly hand-prune all trees and evergreens to remove broken, crossing or mis-shaped branches.
 - On clump-form ornamental trees, remove all minor branches, suckers and stems from the bottom 24" of the main trunks.
 - Lightly hand-prune all shrubs to remove wild branches and insure uniformity in groups of similar shrubs.
 - Dead head all perennials plants to remove all old flowers and dead or discolored foliage.
 - Remove all nursery tags and ribbons from all plantings.
 - Hand water all plant material.
 - Rake out mulch beds to insure a smooth, uniform layer with a sharp, defined spade edge.



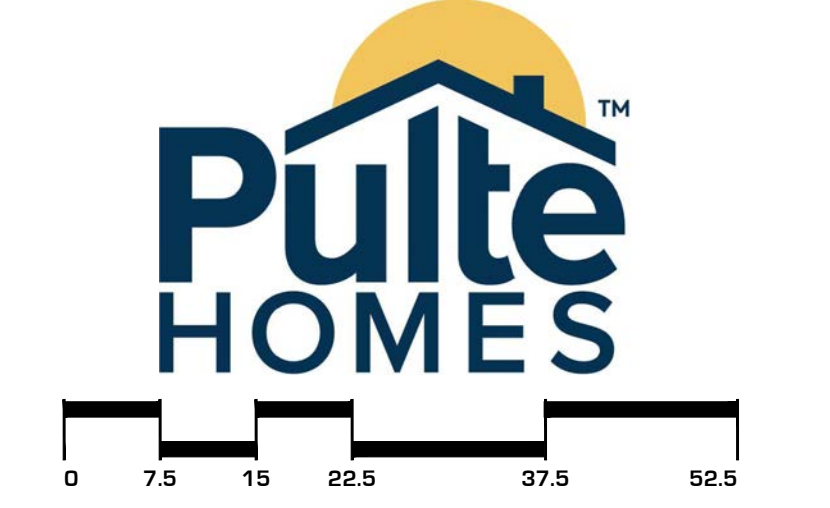
Land Planning
Landscape Architecture
Environmental Site Design
132 N. WASHINGTON ST. - NAPERVILLE, IL 00540 - 630.305.3880 Fax 630.305.3904

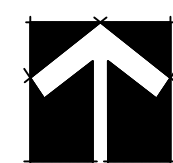
project:
Naper Commons

Naperville, Illinois

sheet description:
Prototypical House Planting Plans

client:

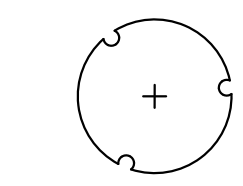
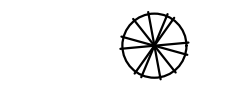

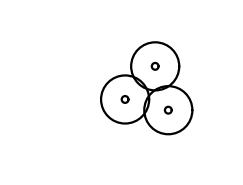
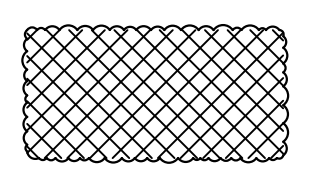


north:  scale: 1" = 15'0"

revisions:
 [11.18.2020] Per City Review #2
 [10.16.2020] Per City Review #1
 original issue date: **14 September 2020**

drawn by:
 checked by:
 project no.: **20219**
 sheet no.:

PLANT MATERIAL LEGEND : [Sheets L.112 only]

-  **Ornamental Trees, 6' - 8' m/s or 2.5" cal.**
 20 % Royal Raindrops, 8' or 2.5"
 20 % Red Jewel Crab, 8' or 2.5"
 20 % Apple Serviceberry, 7'
 20 % Eastern Redbud, 6'
 10 % Common Witchhazel, 6' (shade)
 10 % Ivory Silk Tree Lilac, 6'
-  **Upright Evergreens, 4'-6' tall**
 40 % Mission Arborvitae, 6'
 40 % Fairview Upright Juniper, 5'
 20 % Hetz Wintergreen Arborvitae, 4'
-  **Evergreen Shrubs, 18" - 24" wide**
 40 % Dense Yew, 24"
 20 % Green Velvet Boxwood, 18"
 20 % Kallay Compact Juniper, 18"
 20 % Hughes Juniper, 18"
-  **Deciduous Shrubs, 18" 36" tall**
 20 % Peking Contoneaster, 36" (large)
 20 % Blue Muffin Viburnum, 36" (large)
 20 % Juddi Viburnum, 24" (large)
 20 % Limelight Hydrangea, 30" (large)
 20 % Miss Kim Lilac, 36" (large)
 50 % Annabella Hydrangea, 24" (med.)
 20 % Black Chokeberry, 24" (med.)
 10 % Knockout Shrub Rose, 18" (med.)
 10 % Grefshein Spirea, 24" (med.)
 10 % Little Quickfire Hydrangea, 18" (med.)
 20 % G.M. Alpine Currant, 18" (small)
 20 % Goldmound Spirea, 18" (small)
 20 % Bronx Forsythia (small)
 20 % Potentilla - Yellow, 18" (small)
 20 % Little Princess Spirea, 18" (small)
-  **Perennial**
 20 % Blue Wonder Catmint
 20 % Happy Return Daylily
 20 % Autumn Joy Sedum
 20 % Summer Beauty Allium
 20 % Hosta Gold Standard

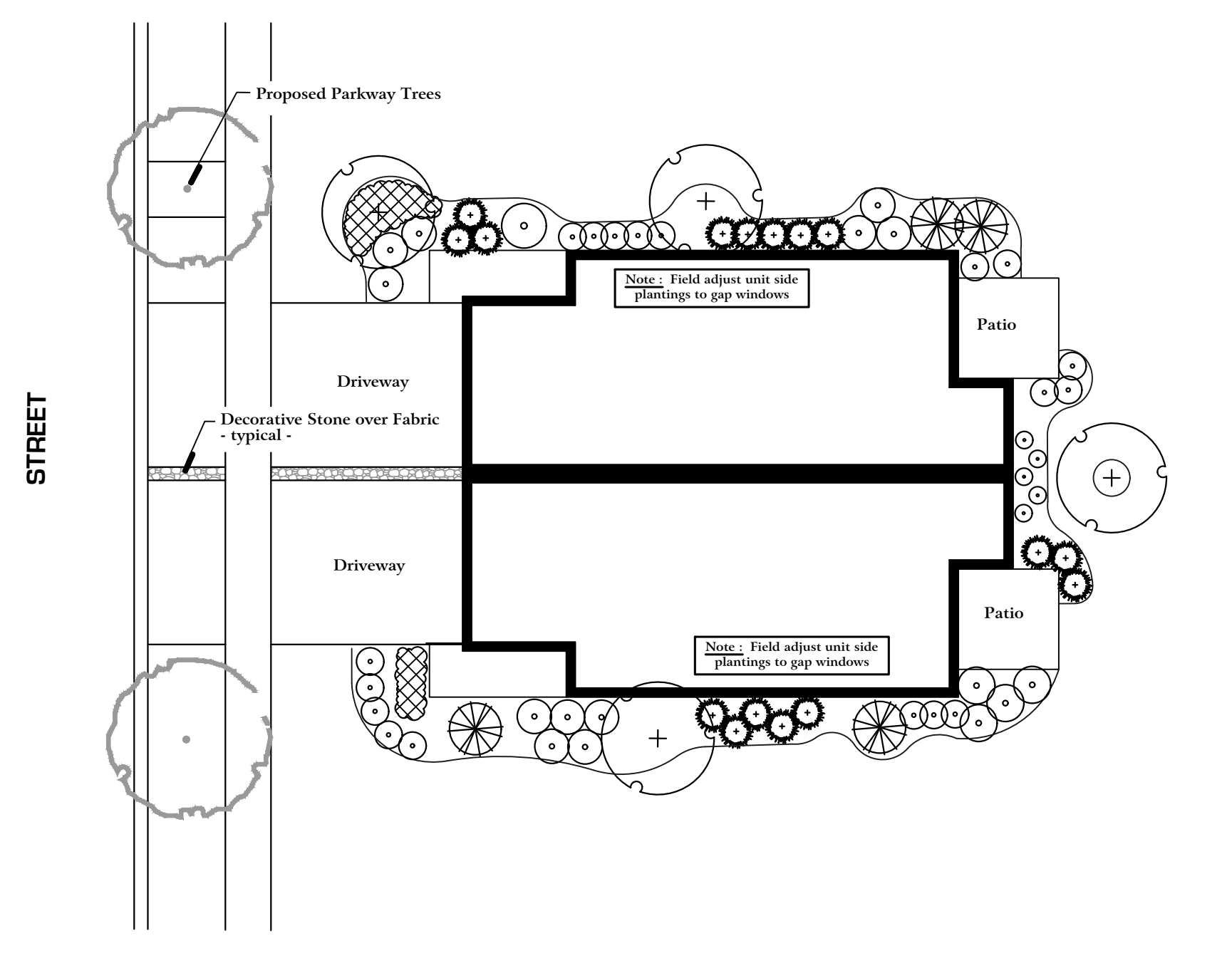
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Note: Typical Home Planting Plans show the general layout, plant material selections and design intent. Final Plans will be adjusted as required for utilities, drainage and adjacent plantings.

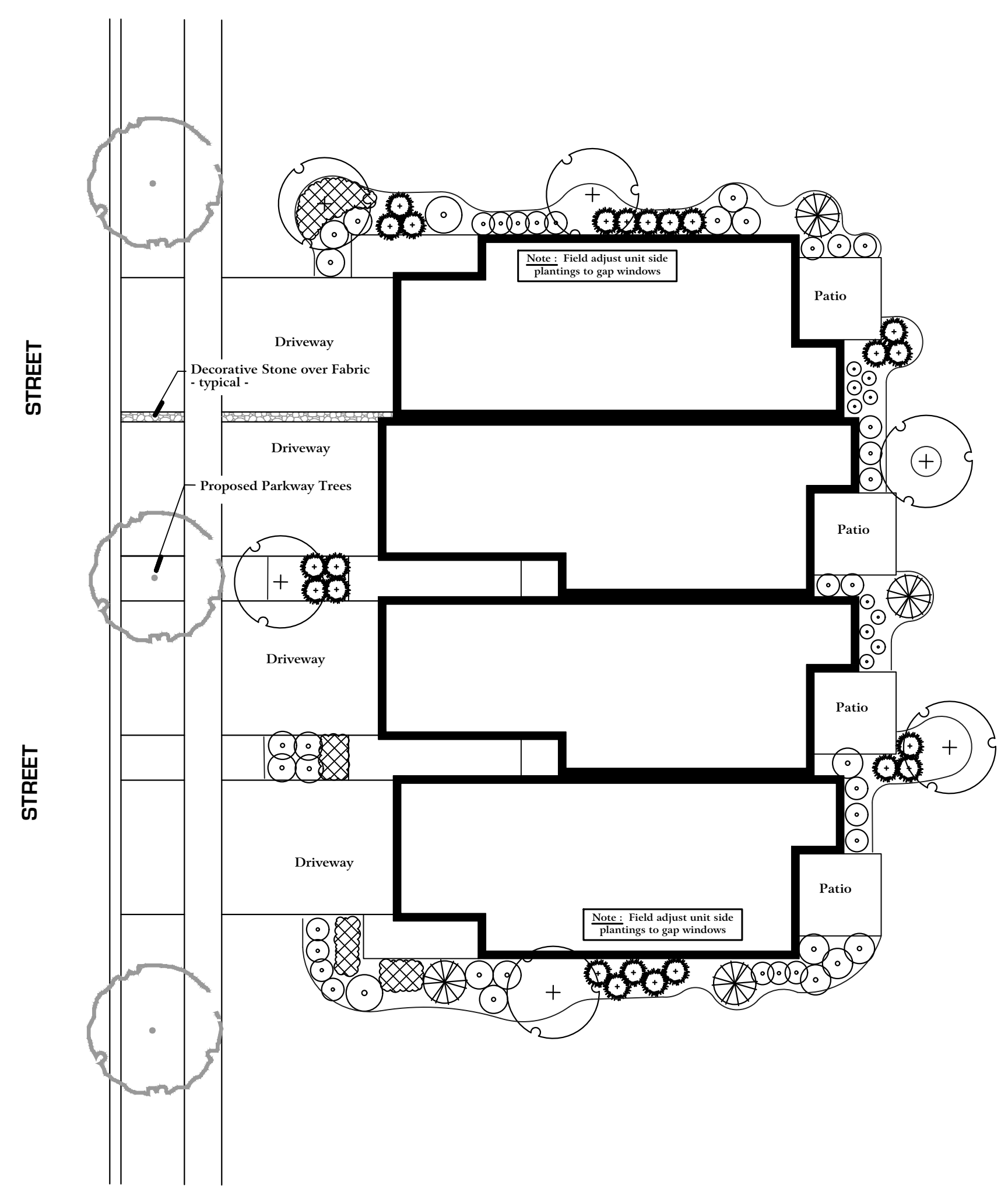
Contractor Quality Control :

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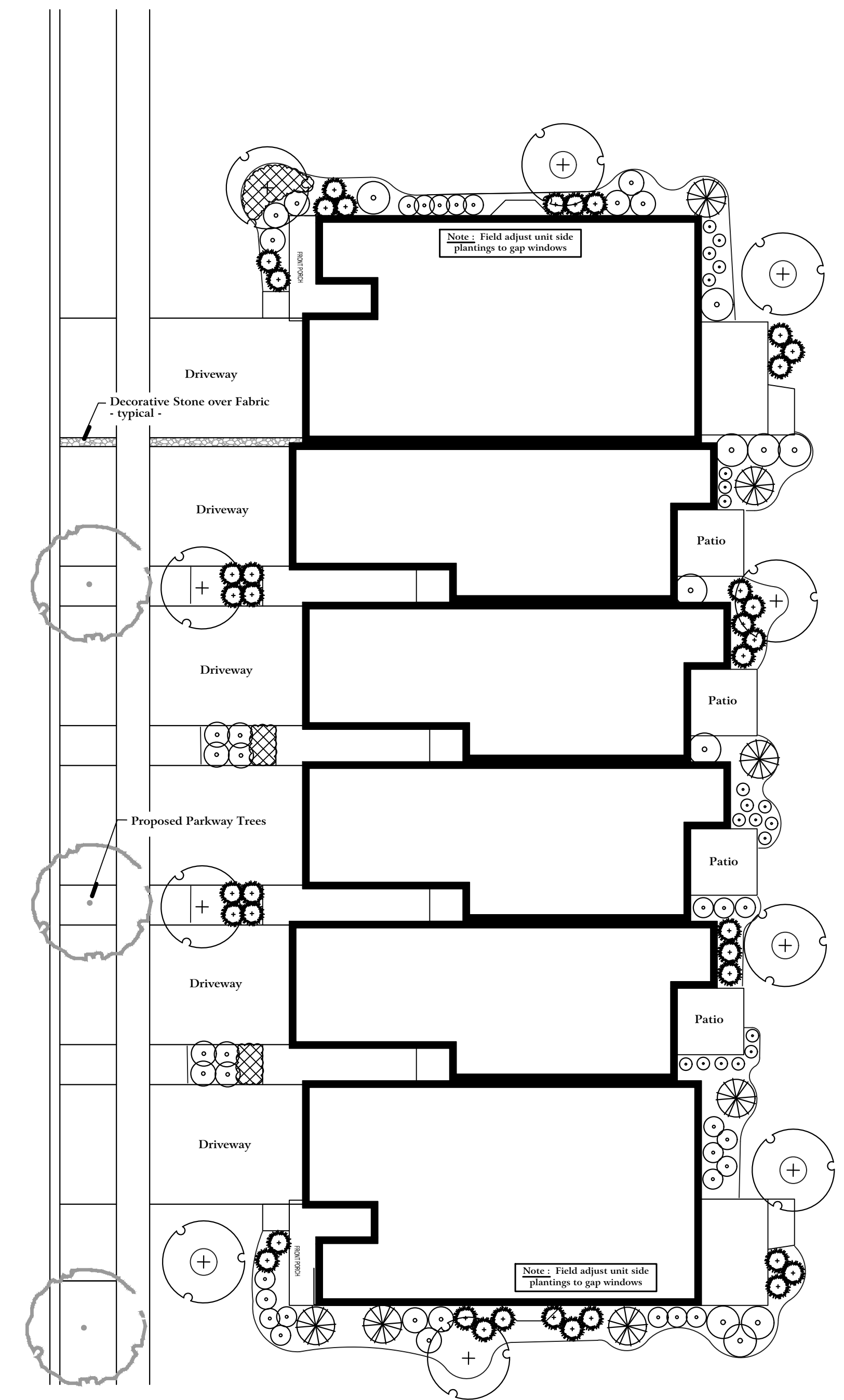
Typical 2 - Unit Building

scale: 1" = 15'0"



Typical 4 - Unit Building

scale: 1" = 15'0"



Typical 6 - Unit Building

scale: 1" = 15'0"



Land Planning
Landscape Architecture
Environmental Site Design

132 N. WASHINGTON ST. - NAPERVILLE, IL 60540 - 630.305.3880 Fax 630.305.3964

project:

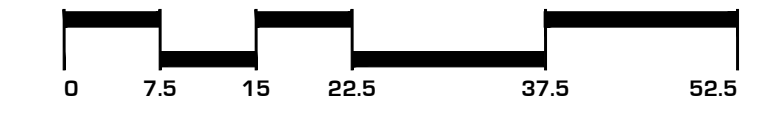
Naper Commons

Naperville, Illinois

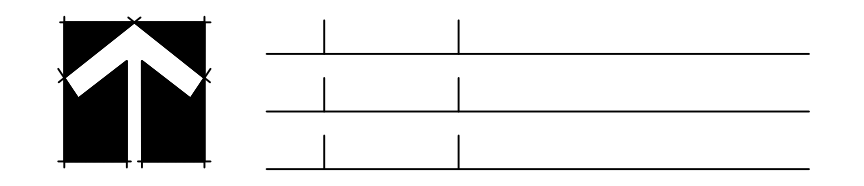
sheet description:

Typical Townhome Landscape Package

client:



north: scale: 1" = 15'0"



- revisions:
- ▲ [11.18.2020] Per City Review #2
 - ▲ [10.16.2020] Per City Review #1

original issue date: **14 September 2020**

drawn by:
checked by:
project no.: **20219**
sheet no.:

project:

Naper Commons

Naperville, Illinois

sheet description:

Preliminary Project Signage

client:

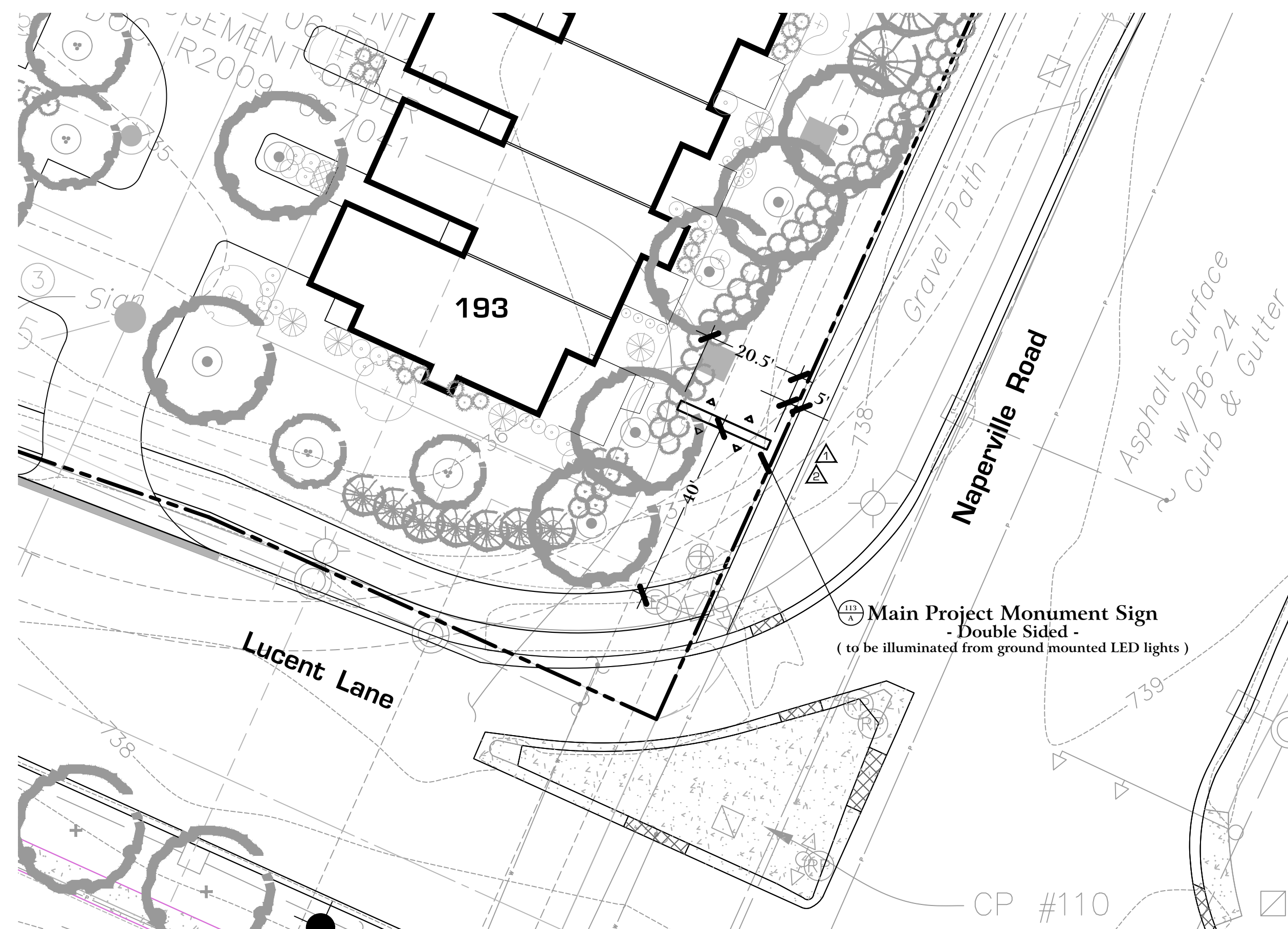


north: scale: As Noted

revisions:
 [11.18.2020] Per City Review #2
 [10.16.2020] Per City Review #1

original issue date: 14 September 2020

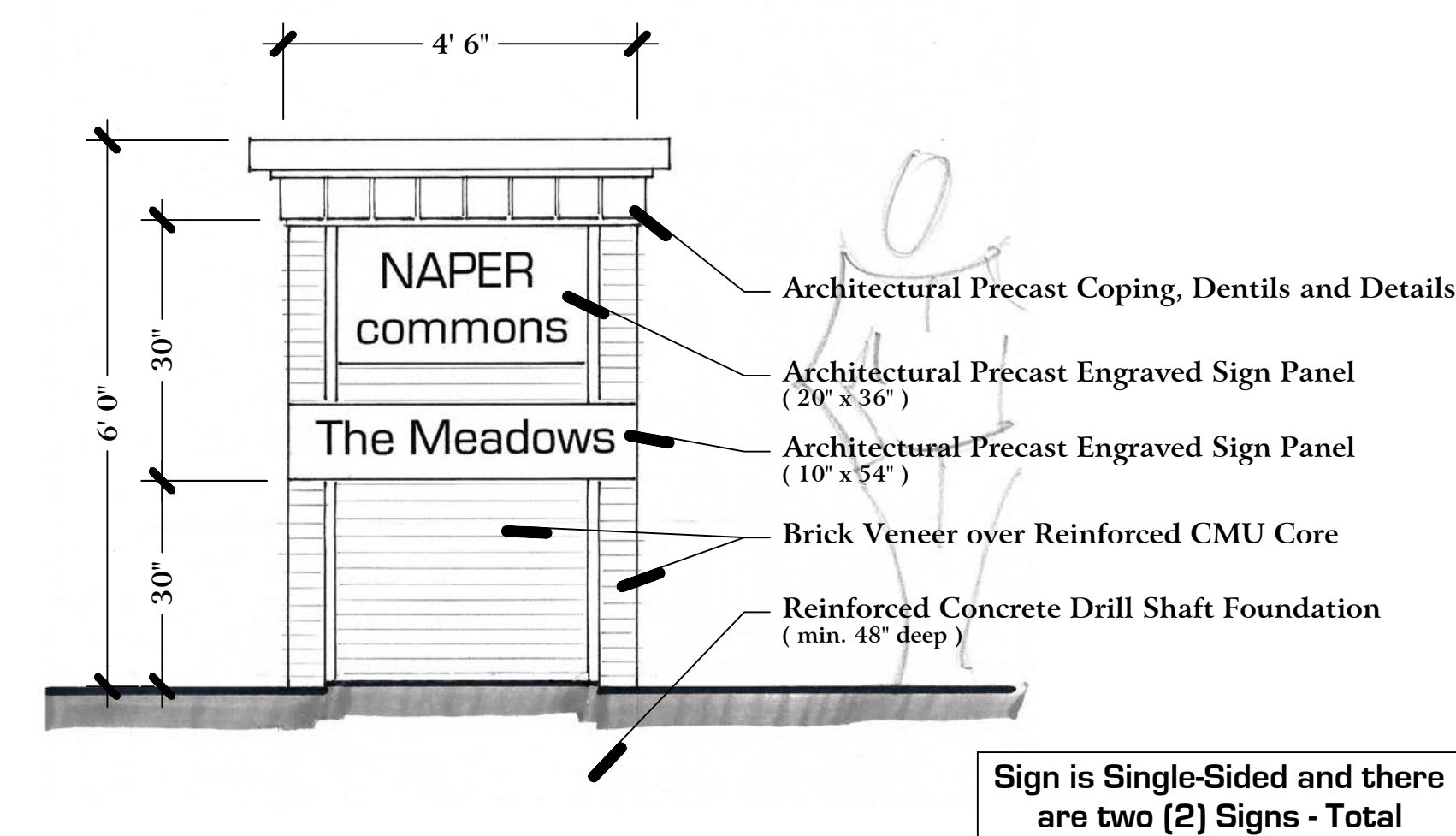
drawn by:
 checked by:
 project no.: 20219
 sheet no.:



A Main Monument Sign - Location Plan

scale: 1" = 20'0"

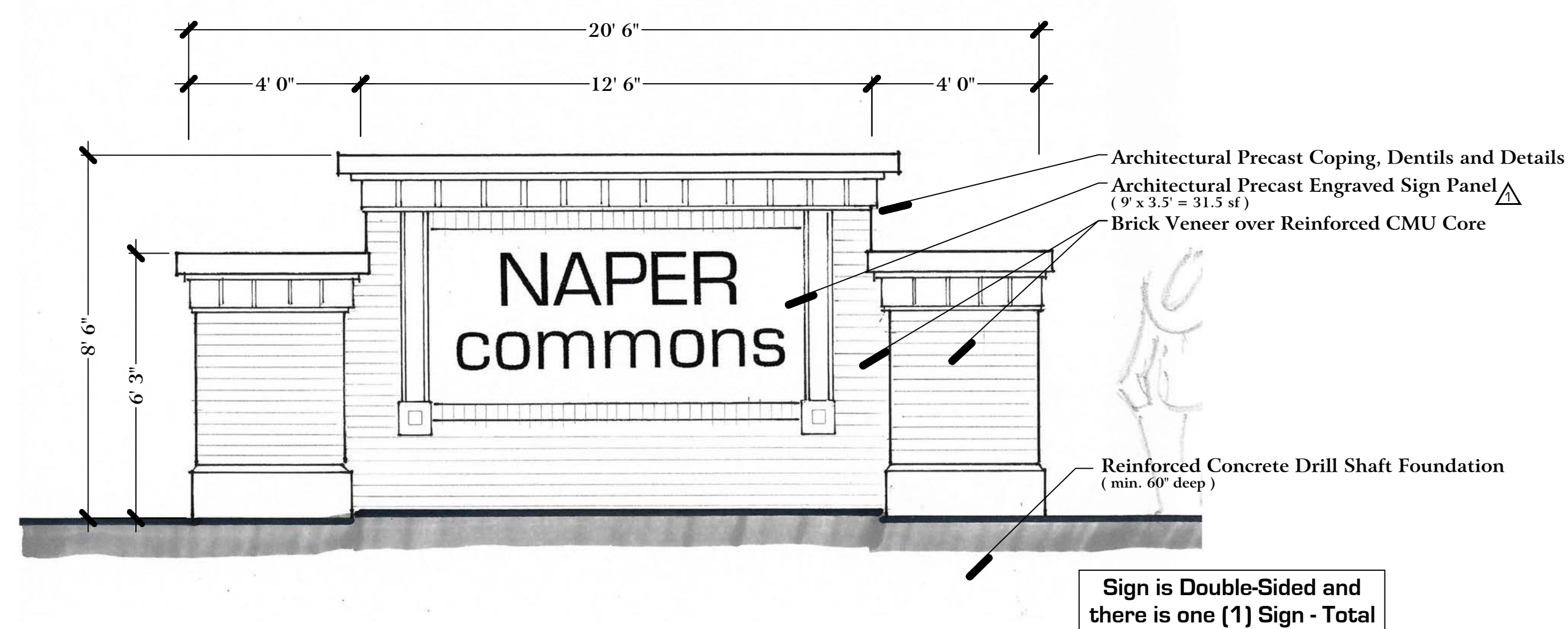
These are Preliminary elevations intended to show overall dimensions, materials and massing. These plans may be modified, or revised, in the Final Design Phase.



B Secondary Monument & Neighborhood Identification Sign

scale: N.T.S.

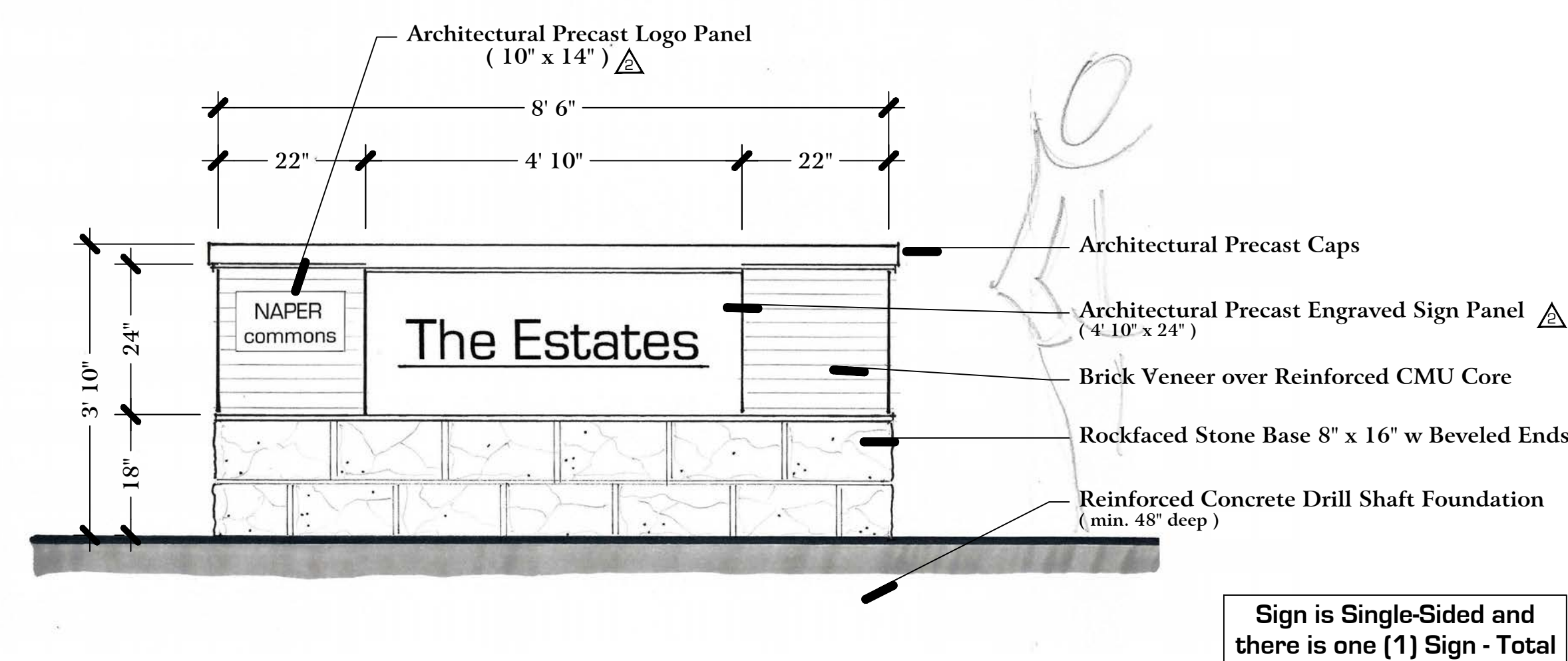
Sign is Single-Sided and there are two (2) Signs - Total



A Main Monument Sign - Elevation

approx. scale: 3/8" = 1'0"

Sign is Double-Sided and there is one (1) Sign - Total



C Neighborhood Identification Sign

approx. scale: 3/4" = 1'0"

Sign is Single-Sided and there is one (1) Sign - Total