



1 SITE LOCATION MAP
Scale: NTS

GENERAL PROJECT NOTES:

1. THE LANDSCAPE CONTRACTOR IS REQUIRED TO CONTACT J.U.L.I.E., NAPERVILLE PUBLIC WORKS DEPARTMENT, THE CITY OF NAPERVILLE ENGINEERING DEPARTMENT, AND ANY OTHER PUBLIC OR PRIVATE AGENCY NECESSARY FOR UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THIS DRAWING IS PART OF A COMPLETE SET OF BID DOCUMENTS, SPECIFICATIONS, ADDITIONAL DRAWINGS, AND EXHIBITS. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED FOR CONSTRUCTION PURPOSES WITHOUT EXAMINING ACTUAL LOCATIONS OF UTILITIES ON SITE, AND REVIEWING ALL RELATED DOCUMENTS MENTIONED HEREIN, INCLUDING ANY RELATED DOCUMENTS PREPARED BY THE PROJECT ENGINEERS, CIVIL AND ENVIRONMENTAL CONSULTANTS, INC.
3. THE LANDSCAPE ARCHITECT AND CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ACCURACY AND COMPLETENESS OF THE WORK PRODUCT THEREIN BEYOND A REASONABLE STANDARD OF PROFESSIONAL CARE.
4. IF ANY MISTAKES, OMISSIONS, OR DISCREPANCIES ARE FOUND TO EXIST WITH THE WORK PRODUCT, THE LANDSCAPE ARCHITECT SHALL BE PROMPTLY NOTIFIED SO THAT THEY MAY HAVE THE OPPORTUNITY TO TAKE ANY STEPS NECESSARY TO RESOLVE THE ISSUE. FAILURE TO PROMPTLY NOTIFY THE OWNER AND THE LANDSCAPE ARCHITECT OF SUCH CONDITIONS SHALL ABSOLVE THEM FROM ANY RESPONSIBILITY FOR THE CONSEQUENCES OF SUCH FAILURE.
5. ACTIONS TAKEN WITHOUT THE KNOWLEDGE AND CONSENT OF THE OWNER AND THE LANDSCAPE ARCHITECT OR IN CONTRADICTION TO THE OWNER AND THE LANDSCAPE ARCHITECT'S WORK PRODUCT OR RECOMMENDATIONS, SHALL BECOME THE RESPONSIBILITY NOT OF THE OWNER AND THE LANDSCAPE ARCHITECT BUT FOR THE PARTIES RESPONSIBLE FOR THE TAKING OF SUCH ACTION.
6. THE LOCATION OF THE UNDERGROUND UTILITIES AND/OR DRIVEWAYS ARE LOCATED ON ENGINEERING DRAWINGS PREPARED BY THE PROJECT ENGINEER, CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. THE MOST CURRENT REVISIONS ARE HEREIN MADE PART OF THIS DOCUMENT.
7. UNDERGROUND UTILITIES EXIST THROUGHOUT THIS SITE AND MUST BE LOCATED PRIOR TO CONSTRUCTION.
8. WHERE UNDERGROUND UTILITIES EXIST, FIELD ADJUSTMENT MUST BE APPROVED BY A REPRESENTATIVE OF THE OWNER PRIOR TO INSTALLATION.
9. NEITHER THE OWNER NOR THE LANDSCAPE ARCHITECT ASSUMES RESPONSIBILITY WHATSOEVER, IN RESPECT TO THE CONTRACTOR'S ACCURACY IN LOCATING THE INDICATED PLANT MATERIAL.
10. UNDER NO CIRCUMSTANCES SHOULD THESE PLANS BE USED WITHOUT REFERENCING THE ABOVE MENTIONED DOCUMENTS.
11. CIVIL ENGINEERING BASE INFORMATION HAS BEEN PROVIDED BY CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. SEE CIVIL AND ENVIRONMENTAL CONSULTANTS, INC. DRAWINGS FOR UTILITY LOCATIONS. THE LOCATIONS OF VARIOUS UTILITIES ON THIS SET OF DRAWINGS IS ONLY ILLUSTRATIVE AND SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES.
12. REFER TO CIVIL ENGINEERING DOCUMENTS FOR DETAILED INFORMATION REGARDING SIZE, LOCATION, DEPTH AND TYPE OF UTILITIES.
13. LOCATIONS OF ALL PLANT MATERIAL ILLUSTRATED ON THE LANDSCAPE PLANS ARE APPROXIMATE. FINAL LOCATIONS SHALL BE DETERMINED IN THE FIELD.
14. CONTRACTOR TO ENSURE SOD IS PLACED BELOW SIDEWALK AND PATIO ELEVATIONS TO ALLOW FOR PROPER DRAINAGE.
15. IRRIGATION DESIGN PLAN WILL BE SUBMITTED BY LANDSCAPE CONTRACTOR WITH BUILDING PERMIT APPLICATION.

16. THE PLANS CONTAINED HEREIN HAVE BEEN PREPARED TO MEET CERTAIN LANDSCAPING ORDINANCE REQUIREMENTS. ANY DEVIATION FROM THESE PLANS MAY RENDER THEM IN NON-COMPLIANCE WITH THE CITY OF NAPERVILLE LANDSCAPING ORDINANCE.

LANDSCAPE DEVELOPMENT PLANS

Ogden Aurora Subdivision

1520 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540

PREPARED FOR:
**CA MOB PROPERTY
MANAGEMENT SERVICES, LLC**

PREPARED BY:

The J N L Design Group, Inc.

Planning + Landscape Architecture

1955 Raymond Drive
Suite 119
Northbrook, Illinois 60062
224-269-4290

City of Naperville, Chapter 10-Landscaping, Screening and Tree Preservation			
Zoning District: B-1 Commercial Zoning District			
City of Naperville General Landscape Requirements			
Zoning Code	Requirement	Landscape Required	Landscape Proposed
Sec. 5-10-3-Landscape and Screening			
3. Parkway Landscaping	1 Tree per 40' in Parkway Areas Seed or Sod 2.5" Cal. Trees	Aurora Avenue 9 Parkway Trees	4 Existing Trees 1 Proposed Sight Visibility & Utility Conflicts exist in Parkway
4. Perimeter Landscaping	2.5" Cal. Trees spaced 70' along all Property Lines	Site Perimeter =1,287' 18 2.5" Cal. Trees	19 Shade, & Ornamental Trees
4.2 Foundation Landscaping	1 Plant for every 3' of building length Shrubs, evergreens, Perennials & Grasses combination	716 LF of Building Foundation 239 Shrubs, Groundcovers Perennials & Grasses	Deciduous & Evergreen Shrubs 121 Perennials & Grasses 122 Total Foundation: 243
5. Parking Lot Landscaping			
5.1 Interior Parking Lot Landscaping Interior Island per 20 Spaces	130 Sq. Ft. Landscaped Islands 1- 2.5" Cal. Shade Tree per 130 Sq. Ft. Shrubs, Groundcovers, Grass	21 Interior Trees	21 Interior Shade Trees 17 Interior Trees 4 Trees Relocated to Perimeter due to Light Poles/ FH
5.2 Perimeter Parking Lot Landscaping 5.2.3.2 Front Yard: Across ROW & Non-Residential Property 5.2.4.1 Rear & Interior Side: Across ROW & Non-Residential Property	Min. 5' wide landscape area at parking lot perimeter 50% Screened, Shrub Ht. at 30", 4' on Center 50% Screened, Shrub Ht. at 30", 4' on Center Shade Trees 2.5" Cal. at 70' spacing	Min. 5' Landscape Area 45 Shrubs at Front Yard 116 Shrubs at Rear & Side Yards 13 Shade Trees	Min. 5' Landscape Perimeter 45 Shrubs at Front Yard 118 Shrubs at Rear & Side Yards 9 Shade, Evergreen & Ornamental Trees
7. Screening of Refuse Disposal Areas	Areas shall be screened on 4 sides by 6' fence, or wall	6' solid fence, or wall	Steel Access Door 8' Ht. Fiber Cement & Masonry Screen Wall
6-16-5 SIGNS ON COMMERCIAL & INSTITUTIONAL PROPERTY			
2.2.8.4 Landscaping	1 Sq. Ft. per 1 Sq. Ft. of Sign Area	(2) Sign Area=56 SF	Min. 56 SF Landsc. Area

DRAWING INDEX

SHEET #	SHEET TITLE
CVR	DRAWING INDEX AND GENERAL NOTES
LP-1	LANDSCAPE PLAN DETAILS
LP-2	LANDSCAPE PLAN DETAIL-MONUMENT SIGN & STARBUCK'S
LP-3	PLANT SCHEDULE & PLANTING DETAILS
LP-4	PLANTING & MAINTENANCE SPECIFICATIONS

REVISIONS

DESCRIPTION



**NOT FOR CONSTRUCTION
ISSUED FOR BID/ PERMIT ONLY
June 21, 2022**

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The J N L Design Group, Inc.

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DRAWING INDEX & GENERAL NOTES

ODGEN AURORA SUBDIVISION
1520 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540

SHEET TITLE:

ISSUED FOR:

DATE:

CITY SUBMITTAL

6/21/2022

PRINCIPAL:

PROJECT NUMBER:

2022.10

DESIGNED BY:

LD

SCALE:

AS NOTED

REVIEWED BY:

LD

DATE:

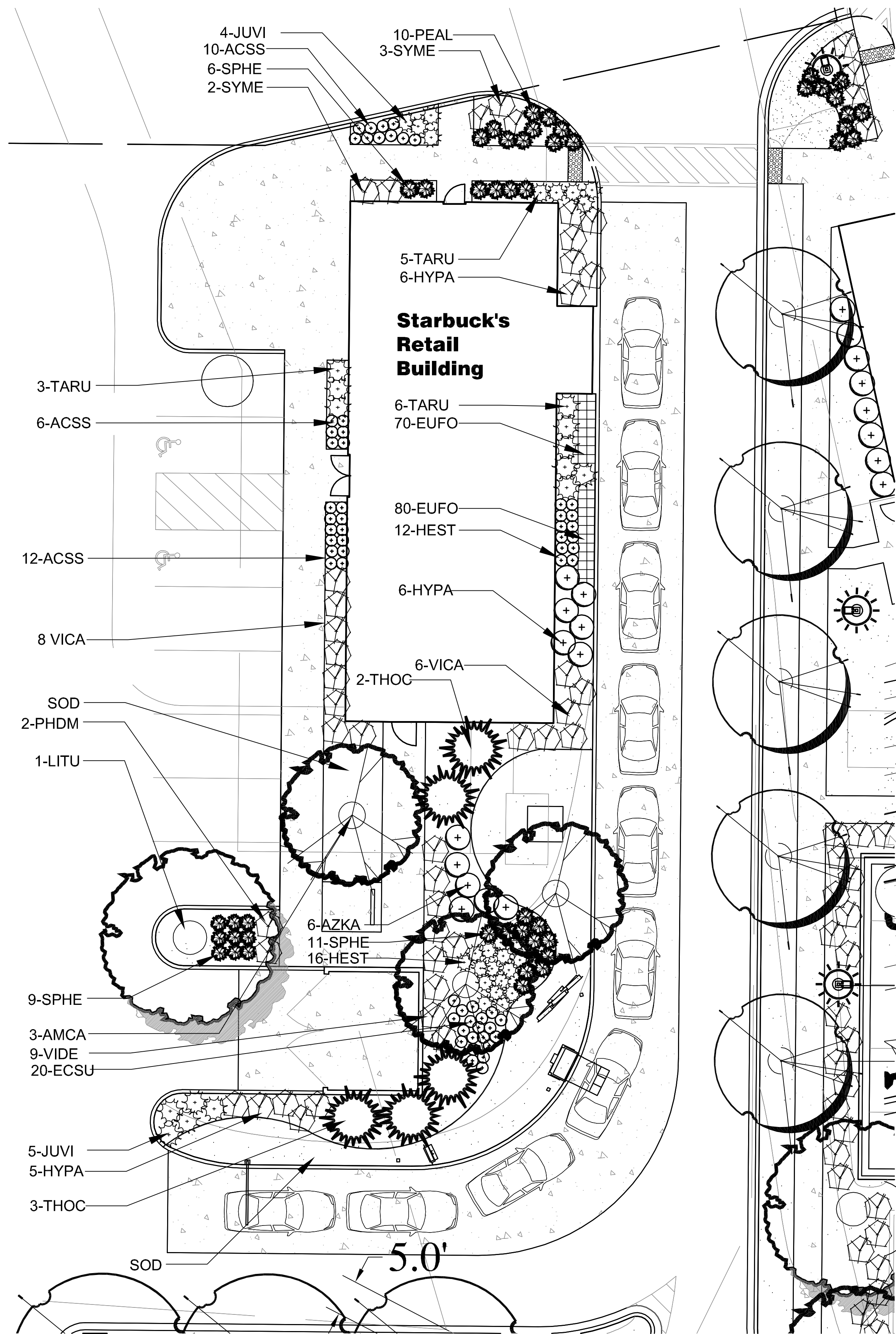
5-27-2022

PROJECT MANAGER:

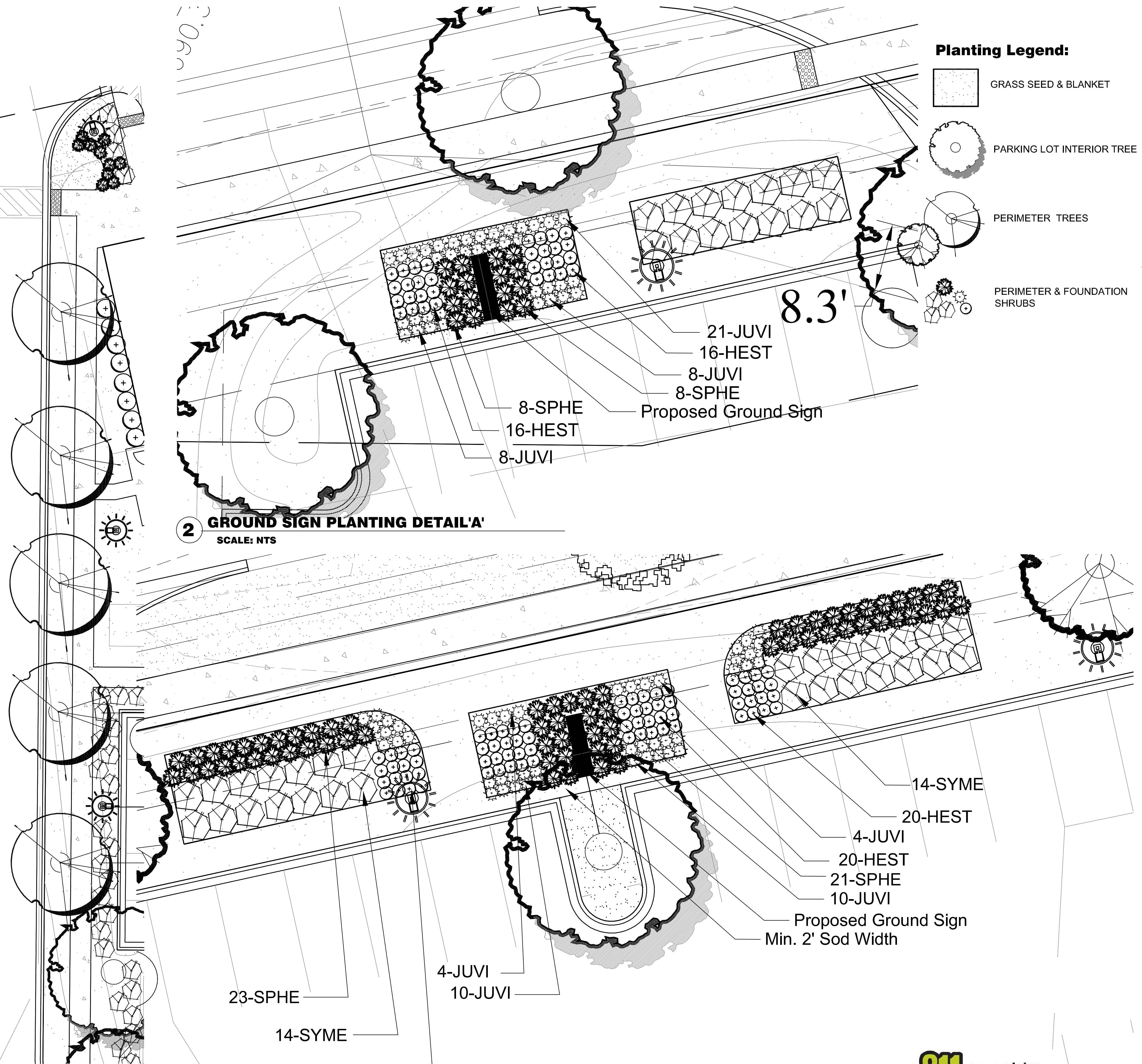
LD

SHEET NUMBER:

CVR



1 LANDSCAPE PLAN DETAIL-
SCALE: 1"=20'



2 GROUND SIGN PLANTING DETAIL 'A'
SCALE: NTS

3 GROUND SIGN PLANTING DETAIL 'B'
SCALE: NTS

Planting Legend:

- GRASS SEED & BLANKET
- PARKING LOT INTERIOR TREE
- PERIMETER TREES
- PERIMETER & FOUNDATION SHRUBS

GROUND SIGN & STARBUCKS PLANTING DETAIL

ODGEN AURORA SUBDIVISION
1520 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540

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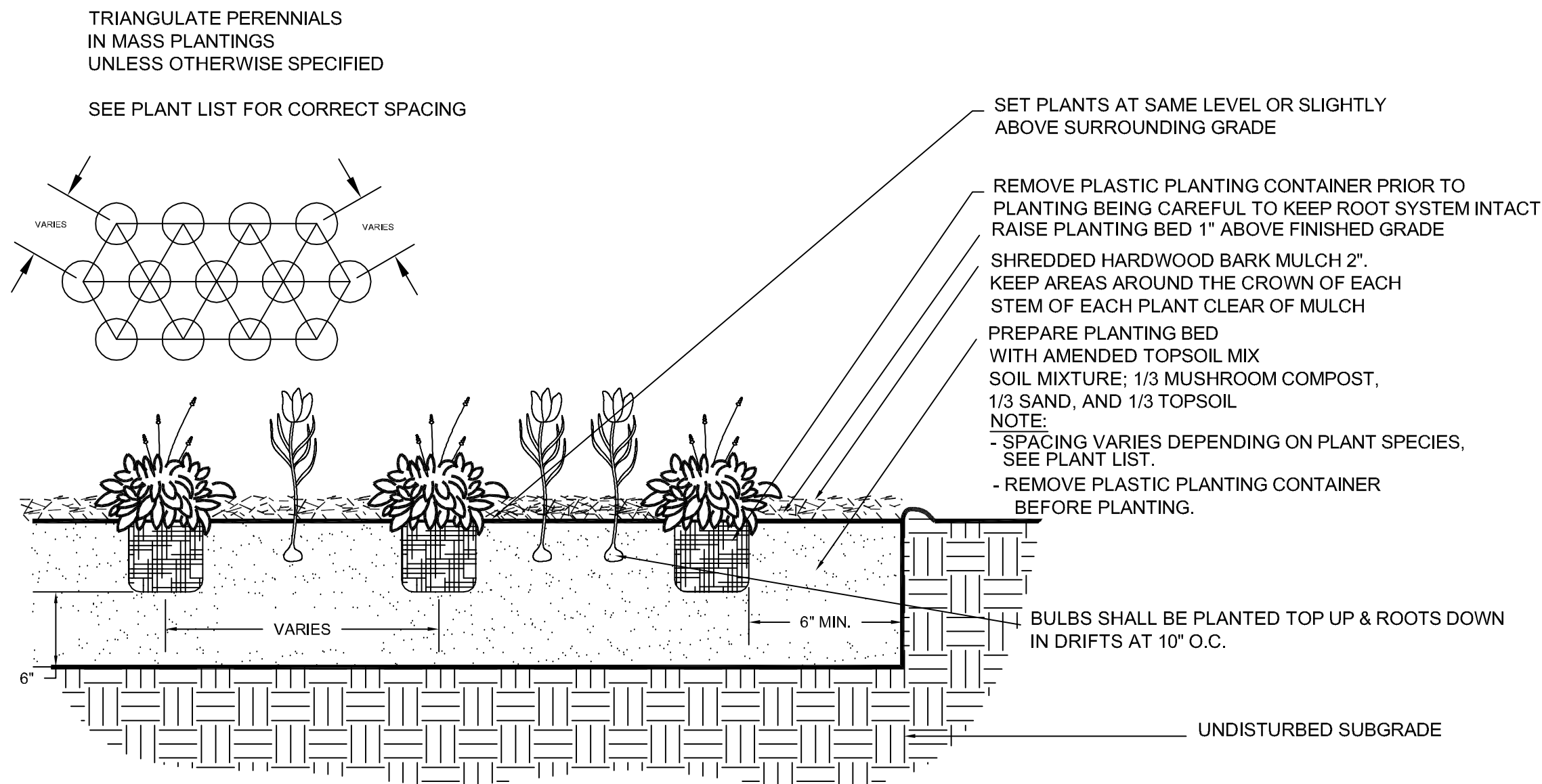
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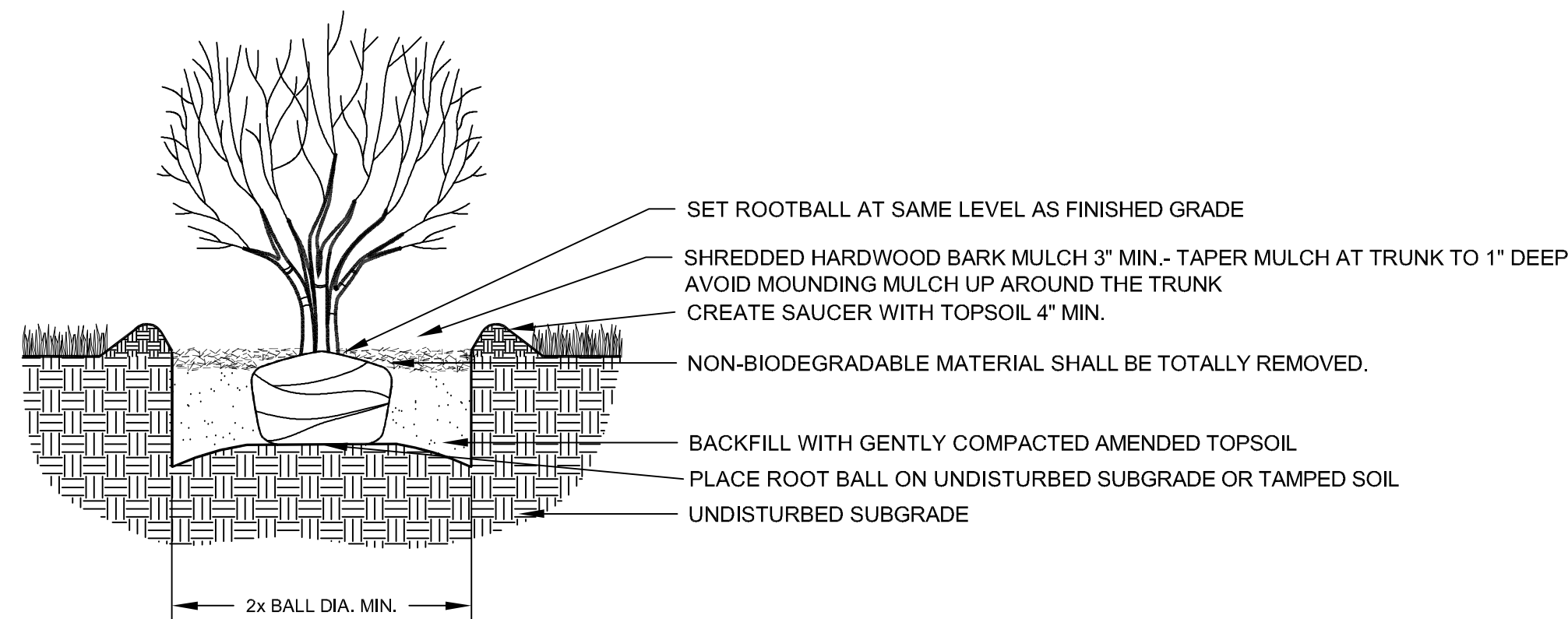
LP-2



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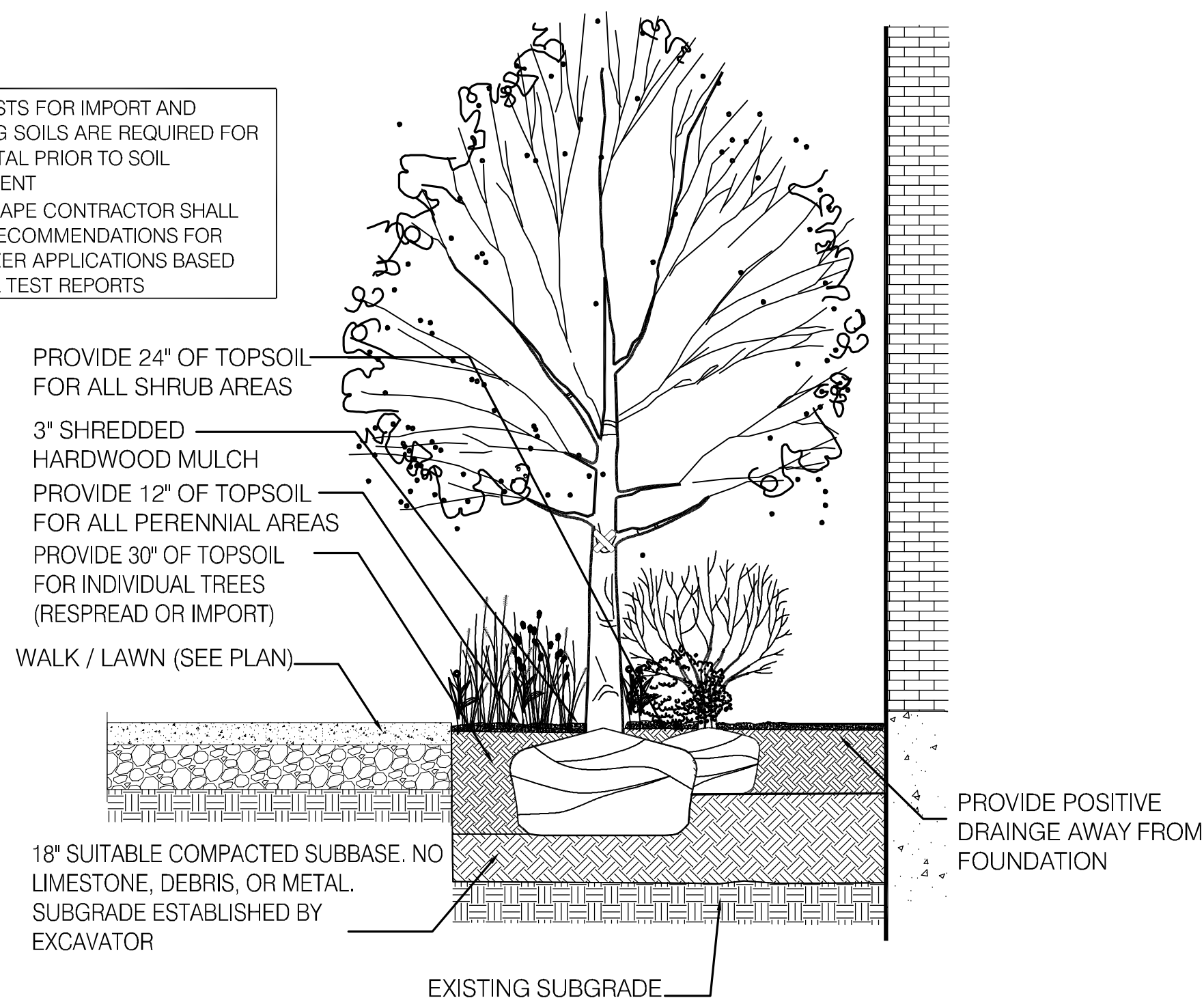


1 GROUNDCOVER & PERENNIAL PLANTING DETAIL
SCALE: N.T.S.



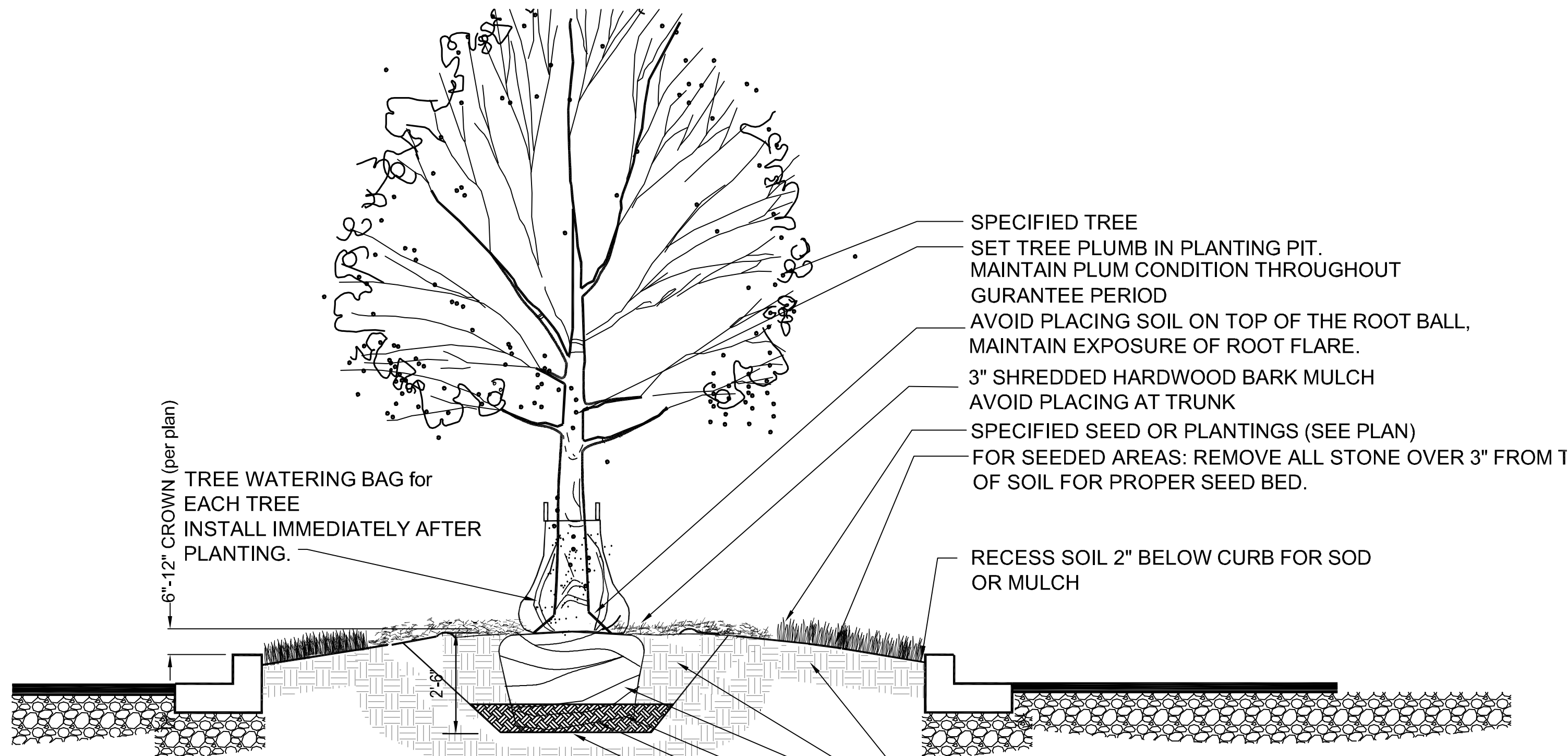
2 SHRUB PLANTING DETAIL
SCALE: N.T.S.

SOIL TESTS FOR IMPORT AND
EXISTING SOILS ARE REQUIRED FOR
SUBMITTAL PRIOR TO SOIL
PLACEMENT
LANDSCAPE CONTRACTOR SHALL
MAKE RECOMMENDATIONS FOR
FERTILIZER APPLICATIONS BASED
ON SOIL TEST REPORTS



3 TYPICAL BUILDING PLANTING DETAIL-SOIL DEPTHS
SCALE: N.T.S.

LANDSCAPE CONTRACTOR SHALL VERIFY ALL SOIL, GRADES AND NOTIFY
GENERAL CONTRACTOR WITH CONCERNS OR DISCREPENCIES
LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR
FINAL GRADING AND ACHIEVING POSITIVE DRAINAGE AWAY
FROM THE BUILDING



CONTRACTOR TO REMOVE ALL EXISTING
SOIL, CLAY, STONE 1" OR LARGER AND DEBRIS PRIOR TO
INSTALLING PLANTING SOIL MIX.
LANDSCAPE ARCHITECT SHALL OBSERVE ISLAND
CONDITION PRIOR TO SOIL INSTALLATION.
COORDINATE IRRIGATION SLEEVING IF SPECIFIED

4 TREE PLANTING DETAIL IN ISLAND

PLOT	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	NOTES
SHADE TREES					
ACRP	5	Acer rubrum 'Redpointe'	Redpointe Red Maple	2.5' Cal. BB	Specimen
PLAC	6	Platanus x acerifolia 'Morton Circle'	Morton Circle Planetree	2.5' Cal. BB	Specimen
LITU	3	Liriodendron tulipifera	Tuliptree	2.5' Cal. BB	Specimen
QUBI	7	Quercus bicolor	Swamp White Oak	2.5' Cal. BB	Specimen
ACMI	5	Acer miyabei State Street 'Morton'	State Street Miyabei Maple	2.5' Cal. BB	Matched
QUWA	5	Quercus x warei 'Nadler'	Kindred Spirit Ware's Oak	2.5' Cal. BB	Matched
EVERGREEN TREES					
THOC	5	Thuja occidentalis 'Wintergreen'	Wintergreen Arborvitae	8' HT. BB	Heavy Branched
ORNAMENTAL TREES					
MAOC	8	Malus 'Orange Crush'	Malus 'Orange Crush'	8' Ht. BB	Multi-Stem
AMCA	6	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	8' Ht. BB	Multi-Stem
SHRUBS					
AZKA	6	Azalea 'Karens'	Karens Azalea	#5 / 24" ht.	Cont.
HYPH	33	Hydrangea paniculata 'Little Lamb'	Little Lamb Hydrangea	#5 / 24" Ht.	Cont.
PHDM	44	Physocarpus opulifolius 'Donna May'	Little Devil Ninebark	#5 -24" Ht.	Cont.
SYME	90	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	#5 24" BB	
VIDE	59	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	#5 24" BB	
VICA	40	Viburnum carlesii	Koreanspice Viburnum	#5 24" BB	Cont.
EVERGREEN SHRUBS					
TARU	14	Taxus media 'Runyani'	Runyan Intermediate Yew	24" SPWD	CONT.
JUVI	74	Juniperus virginiana 'Grey Owl'	Grey Owl Juniper	24" SPWD	CONT.
PERENNIALS and ORNAMENTAL GRASSES					
HEST	157	Hemerocallis 'Stella de Oro'	Stella De Oro Daylily	1 Gal. Cont.	18" o.c.
PEAL	36	Pennisetum alopecuroides	Fountain Grass	1 Gal. Cont.	18" o.c.
ACSS	39	Achillea millefolium 'Strawberry Seduction'	Strawberry Seduction Yarrow	1 Gal. Cont.	18" o.c.
EUFO	150	Euonymus fortunei 'Coloratus'	Purple Leaf Wintercreeper	38 cell flat	10" o.c.
SPHE	177	Sporobolus heterolepis 'Tara'	Tara Prairie Dropseed	1 Gal. Cont.	2" o.c.
ECSU	30	Echinacea Big Sky Sundown	Sundown Orange Coneflower	1 Gal. Cont.	18" o.c.
BULBS					
HYSW	500	Hyacinth Mix-Front Beds at Retail	Sweet Hyacinth Mix	Bulbs	
NARC	1000	Narcissus Mix-Aurora Ave.	Daffodil Mix	Bulbs	
TPMX	500	Tulipa Mix- Starbucks Retail	Tulip Mix	Bulbs	

5 PLANT SCHEDULE



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PLANTING DETAILS & PLANT SCHEDULE

ODGEN AURORA SUBDIVISION
1520 AURORA AVENUE
NAPERVILLE, ILLINOIS 60540

ISSUED FOR: _____ DATE: _____

CITY SUBMITTAL: _____ 6/21/2022

PRINCIPAL: _____
PROJECT NUMBER: 2022.10 DESIGNED BY: LD
SCALE: AS NOTED REVIEWED BY: LD
DATE: 5-27-2022 PROJECT MANAGER: LD

SHEET NUMBER: **LP-3**

PROJECT SPECIFICATIONS

1. Field Verification
The Contractor ("Landscape Contractor") shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his representative.

2. Protection of Existing Site and Existing Site Features
The Contractor shall provide at his own expense, protection against trespassing and damage to seeded areas, planted areas and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, written warning or policing as may be required to protect such areas.

The Landscape Contractor shall not be responsible for any damage caused by the Owner's General Contractor or subcontractors after such warning as been issued.

It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities when performing the work. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, shrubs, lawns, paved areas and other landscaped areas that are to remain.

Existing trees which may be subject to construction damage shall be boxed, fenced or otherwise protected before any work is started. Boxing or other protection will be removed at the end of construction. Do not locate heavy equipment or stockpiles within the drip-line of existing trees identified on the plans.

Any damage to utilities, structures, plantings or lawn which results from the Contractor's work shall be repaired in kind at the Contractor's expense in a reasonably short period of time with as little inconvenience to the Owner as possible.

3. Planting Techniques
All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc.", and as detailed on these drawings. Prune to remove dead branches. Pruning shall compliment plants natural form. Absolutely NO tip pruning is allowed, except hedges. Any plant that is tip pruned is subject to rejection by the Landscape Architect. Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect. All pruning work shall be done with hand pruners only. EVERGREEN SHRUBS SHALL NOT BE PRUNED AT TIME OF INSTALLATION. SHRUBS PRUNED WILL BE REJECTED BY OWNER.

4. Workmanship
A. All work shall be completed by qualified installers that are knowledgeable and experienced in operations they are performing.
B. Installation methods and procudures shall in accordance with the accepted industry practice and with standards of manufacturing and contracting associations applicable to all work.

5. Inspection of Plant Material
All plant materials shall be subject to inspection and approval. The Landscape Architect reserves the right to reject any plants which fail to meet this inspection. All rejected material shall be removed from the site by the Contractor. Height of evergreen trees are measured from the ground to the first lateral branch closest to the top. Height and/or width of other plants so specified are measured by the mass of the plant.

6. Plant Material-On-Site
Upon delivery to the site, all nursery stock shall be planted as soon as possible. Plants shall not be exposed to excessive sun or drying winds. Nursery stock which is not satisfactory in the opinion of the Landscape Architect of Record, or Owners representatives shall immediately be replace with acceptable stock at the expense of the Contractor.

7. Plant Substitution
Substitution from the specified list will be accepted only when evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. Acceptance or rejection of substitute plant materials will be issued in writing by the Landscape Architect.

8. Planting Soil-Import & On-site
A. Topsoil Testing
The Contractor shall engage an approved agronomic soil testing laboratory. The cost of topsoil testing to be borne by the Contractor. Landscape architect shall approve in writing contractor's proposed soil testing laboratory.

B. Required topsoil Tests
1. Chemical analysis indicating:
a. Chemical Analysis: pH, Phosphate phosphorous, potassium, calcium, magnesium, caution exchange capacity, organic matter, available phosphorous potassium, exchangeable magnesium, percent base saturation, soluble salts by saturation, extract, estimated nitrogen release, and sodium adsorption ratio.
b. Nutrient data to be given in parts per million (ppm).
2. Physical properties including:
a. Organic content
b. Particle size distribution including percentages of sand, silt, and clay; USDA textural class designation and sand fractionation by ASTMD 422-63
3. IMPORT TOPSOIL SOURCE
a. Landscape Architect shall approve the topsoil source prior to site delivery.

D. At the discretion of the Landscape Architect soil handling procedures and spreading operations will be demonstrated for conformance approval for conformance with industry standards

E. Planting soil mix shall be protected from water and wind erosion by some type of temporary vegetative cover. All erosion methods shall be approved by the landscape architect.
F. Topsoil for landscape work shall be furnished as specified below:
1. A fertile, friable, sandy, loamy surface soil without admixture of subsoil and free of stones, stumps, root, trash, debris, and other materials deleterious to plant growth.
a. Particle size distribution - Loam texture having the proper mix of sand, silt and clay distribution to give favorable fertility, water drainage, and water holding capacity for plant growth as well as soil strength.

2. The pH range shall be 6.8 to 7.4. Topsoil that does not meet this pH range will be amended by the addition of pH adjusters approved by the Landscape Architect.
3. Organic content shall not be less than 4% and not greater than 8% determined by loss through ignition.

9. Mulch
All shrub beds and individual trees shall be mulched with a minimum of 3" finely shredded hardwood or bark mulch. Perennial, groundcover and annual flower beds shall be mulched with 2" of decomposed compost.

10. Pre-emergent Herbicide
All shrub beds, individual tree rings and groundcover beds shall be treated with a pre-emergent herbicide prior to the mulch being installed. These areas shall be weed free prior to herbicide application.

11.Sod
Sod shall be Kentucky Bluegrass and is required in all areas as noted on the landscape plan. Sod should be grown from at least four varieties of quality seed. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout. Watering shall continue until all sod areas are thoroughly knit to the ground.

12.Subgrade Preparation
A. The Contractor shall examine the subgrade and verify that elevations are correct per the Civil Plans. Contractor shall observe the conditions under which the work is to be performed and ina written formay convey any and all concerns to the General Contractor.

B. The rough grade shall be reviewed by the General Contractor, Civil Engineer, Landscape Architect of Record, and Owners Representatives.

13. Finish Grade Preparation
A. Correct , adjust and / or repair rough graded areas including mounds and ridges. Fill gullies and depressional areas and perform other necessary repairs as needed for a smooth graded appearance.
B. Bring all subgrades to specified elevations, evenly and properly compacted along all hardscape edges and drainage structures.

C. Topsoil depth at all sod areas shall be 6" . Generally, finish grade shall be 1 1/4" -2" below top of adjacent curbs, walks, and concrete slabs. Finish Grade tolerances is 0.1 ft. plus / minus from indicated contours and or elevations. Finish grade shall be reviewed by the General Contractor, Civil Engineer, Landscape Architect of Record, Owner's Representative prior to installing plantings and mulch.

14.Lawn Seeding
All lawn areas on landscape plan specified to be seeded shall be treated as specified below:
A. Topsoil
Shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by those other than Landscape Contractor).
B. Seed Mixture Application Rate
Kentucky Bluegrass (4 varieties): 70%
Perennial Ryegrass: 10%
Redtop or Creeping Red Fescue: 20%

C. Fertilization
Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two tons ground agricultural limestone and 1,000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.

D. Watering
Seeded areas shall be watered to insure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued for approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an "as needed" basis.

E. Establishment
Turf is being established on a variety of slope conditions. It shall be the contractor's responsibility to determine and implement whatever procedures he deems necessary to establish the turf as part of his work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 60 days have elapsed since the completion of this work. The Contractor shall submit with his bid a description of the methods and procedures he intends to use.

15. Preliminary Acceptance
All plantings shall be maintained by the Contractor for a period of 60 days after preliminary acceptance by the Owner. Maintenance shall include, but is not limited to, mowing and edging turf, pulling weeds, watering turf and plant material, and annual flower maintenance.

16. Warranty
A. Warranty: Warrant that all work in this section shall be free from defects of materials and workmanship for a period of one (1) year from the date of Substantial Completion of the project. Warrant all plant materials, including pre-lagged or pre-purchased materials, for a period of one year from the date of acceptance to be a good, healthy and flourishing condition.

B. Acceptance Procedure:
1. Completion of Work: Upon completion of the work, a review will be made by the Landscape Architect upon written notice requesting such a review submitted by the Contractor at least (10) days in advance of the anticipated date. The purpose of the review shall be to determine whether or not the contractor has completed all the work of the contract, including maintenance of all planted areas.
2. Review for Substantial Completion: This review shall take place at the same time as the maintenance review. The Landscape Architect will make a review to begin the warranty of planting areas and initiate the 60 day maintenance period on the date requested, by the Contractor, as above specified, or as soon thereafter as possible. Of the work is found to be in compliance with the Contract Documents, the Landscape Architect will notify in writing the Contractor and owner of the beginning of the warranty period.
3. Warranty Period: Make periodic inspections during the warranty period to determine what changes should be made to the maintenance program. Submit in writing to the Landscape Architect any recommended changes. Upon completion of the warranty period submit a request for a review at least ten (10) days in advance of the anticipated date.
4. Review for Final Acceptance & 11-Month Walk-thru: The Landscape Architect will make a review for Final Acceptance of the Contract work, including maintenance and replacement material. If the work is found to be in compliance, the Architect will recommend acceptance by the Owner, exclusive of possible replacement of plants subject to warranty. If there are any deficiencies in the maintenance, the contractor will be notified of these deficiencies in writing and the work shall be subject to re-review before acceptance.

17. Maintenance 60 DAY MAINTENANCE PERIOD AFTER PRELIMINARY ACCEPTANCE
A. Maintain trees and shrubs by pruning, cultivating, watering, weeding, fertilizing, restoring planting saucers, tightening and repairing stakes and guy supports, and resetting to proper grades or vertical position, as required to establish healthy, viable plantings. Spray as required to keep trees and shrubs free of insects and disease. Restore or replace damaged tree wrappings.
B. Maintenance Periods: Perform landscape maintenance, as specified hereunder, for the following periods:
1. Initial Maintenance: The Contractor is responsible for maintenance of each area until it has been granted preliminary acceptance by the Landscape Architect and the warranty period is formally started. Begin maintenance immediately upon delivery to the site and as each plant and each portion is planted, and continue until the end of the 60 day maintenance period.
2. Work Not Included: Maintenance of project after the 60 day required maintenance period performed by the Owner's work forces and are not apart of this Contract.

18. Site Cleanup
The Contractor shall protect the property of the Owner and the work of other Contractors. The Contractor shall also be directly responsible for all damage caused by his activities and for the daily removal of all trash and debris from his work area to the satisfaction of the Landscape Architect.

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PLANTING AND MAINTENANCE SPECIFICATIONS

ODGEN AURORA SUBDIVISION

1520 AURORA AVENUE

NAPERVILLE, ILLINOIS 60540

SHEET TITLE:	
ISSUED FOR:	
DATE:	
CITY SUBMITTAL	6/21/2022

PRINCIPAL:	
PROJECT NUMBER: 2022.10	DESIGNED BY: LD
SCALE: AS NOTED	REVIEWED BY: LD
DATE: 5-27-2022	PROJECT MANAGER: LD

SHEET NUMBER:
LP-4