

QA Sept 5 2017

Thursday, August 31, 2017 10:58 AM

F. AWARDS AND RECOGNITIONS:

1. 17-610 Presentation of a Fire Chief's Award to Marla Richards, Jackie Cunningham, Kevin Swanson and Korrie Anne Schultz.
2. 17-653 Proclaim September 2017 as Suicide Prevention Month
3. 17-654 Proclaim September 2017 as Pediatric Cancer Awareness Month
4. 17-655 Proclaim September 2017 as National Senior Center Month

I. CONSENT AGENDA:

1. 17-648 Approve the Regular City Council Meeting Minutes of August 15, 2017.
2. 17-595 Approve the Award of Bid 17-156, 2017 Street Patching Program Phase to Brothers Asphalt Paving, Inc. for an amount not to exceed \$166,900, plus a 5% contingency.
3. 17-606 Approve the Award of Bid 17-124, Fire Department Personal Protection Gear for Group 1 to Equipment Management Co and LION First Responder for an Amount not to exceed \$173,000, for Group 2 to WS Darley for an amount not to Exceed \$37,080 and for annual cleaning and inspections to LION First Responder For an amount not to exceed \$25,080 for a total award for the gear, cleaning And inspections not to exceed \$272,440 and for a 26-month period.

Q:	Somewhat confused about the cleaning portion statement in which LION was awarded the cleaning contract. Also curious as to why we went with LION over the less expensive WS Darley for Group 1?	White, Benjamin
A:	LION First Responder is the third lowest cost for the inspection and cleaning of the gear. Municipal Emergency Services Inc. and Air One Equipment, Inc. provided lower bid amounts, but when the firms did not win any of the gear groups they asked to be removed for inspection and cleaning. LION First Responder also won for Group 1. The Fire Department will have two firms providing gear for Group 1. W. S Darley will provide the Innorex brand of gear and LION First Responder will provide the LION gear.	(Puknaitis/Mayer)


4. 17-633 Replacement at Burlington Commuter Station, to F. H. Paschen for an amount not to exceed \$211,514.42.

Q:	How much money is in the Burlington Fund today? How much by year's end?	Gustin, Patty
A:	The Burlington Fund had approximately \$6.5 million in cash at the end of 2016 and after 7 months of performance in 2017, it is running a deficit of \$2.98 million. Staff is projecting the fund to have a 2017 year-end cash balance around \$3.5 million.	(Mayer)


5. 17-607 Waive the applicable provisions of the Naperville Procurement Code to set prices for CY17/18 and Award Procurement 17-176, Roadway Snow Removal, to various contractors for an amount not to exceed \$390,915 for the period of October 1, 2017 through April 30, 2018. (Requires six positive votes)

Q:	Please provide the actual costs for snow removal for the last 3 years.				White, Benjan
A:	The chart below shows the snow removal costs since 2013/14. The highlighted portion is the cost for roadway contractors.				Schwai
	Values	WS13-14	WS14-15	WS15-16	WS16-17
	Event - Plow	18	8	10	5
	Event - De-Ice	31	17	14	12

Snowfall (Inches)	79.14	40.09	24.14	19.90
Tons of Salt	21,964	11,768	7,707	6,952
Salt Cost	1,097,321	617,349	485,037	382,360
CaCl Cost	108,903	69,473	52,735	40,173
Contractor Cost	738,905	276,365	144,567	174,995
Regular Pay	717,619	394,708	226,904	123,606
Overtime Pay	852,896	536,585	362,315	323,475
Total Expense	3,515,644	1,894,481	1,271,557	1,044,609

Q:	Please supply a wage sheet showing the cost of our employees doing the same job in the same equipment. Simply plug in our employees into attachment 1. For sub contractors, do they get overtime or are these set wages no matter how many hours they work?	Hinterl Paul
A:	<p>The hourly rate for an Equipment Operator ranges from \$41.18 for straight time to \$82.36 for overtime. (including benefits). The chart attached shows the range of hourly rates for in-house Operators depending on appropriate rate at time of call-out.</p> <p>The wages shown on the chart for the contractors for each piece of equipment reflects that price that the City pays for the Equipment and the Operator no matter when they are called out or how many hours that they work. There is no overtime rate. The exception to this is the 20% extra to the hourly rate for events larger than 12 inches in a 24-hour period.</p>  <p>176-Snow Removal</p>	Schwar

6. 17-694 Accept the public underground improvements for Atwater Phase I and authorize the City Clerk to reduce the corresponding public improvement surety.
7. 17-656 Approve the City Council Meeting Schedule for September, October & November 2017.
8. 17-674 Pass the Ordinance to establish Temporary Traffic Controls and issue a Special Event permit for the North Central College Homecoming Parade on Saturday, October 21, 2017.
9. 17-675 Pass the Ordinance establishing Temporary Traffic Controls and issue a Special Event Permit, including an Amplifier Permit for the Naperville Half Marathon & 5K Run scheduled for Sunday, October 22, 2017.
10. 17-626 Receive the staff report for Bauer Place Phase 3 located at the southwest corner of Bauer Road and East Avenue, PZC 17-1-067 (Item 1 of 3).

Q:	Will these be benches to sit outside and green space to use versus only retention areas? I notice many residents sitting in their driveways?	Gustin, Patty
A:	<p>Per the petitioner, the central courtyard within Bauer Place is centered around buildings 1, 2, 3 & 4, buildings 2 & 3 are still under construction. Therefore, the gathering area is not yet constructed at this time, but will be completed within the next 60 days as the exteriors for buildings 2 & 3 are completed. Attached is a copy of the approved landscape plans which show in detail the courtyard and the benches that will be installed.</p>  <p>BauerPlace...</p>	Venard

11. 17-679 Pass the Ordinance Granting Rezoning of the Property Located at the Southwest Corner of Bauer Road and East Avenue to R3 (Medium Density Multiple-Family Residence District) - PZC 17-1-067 (Item 2 of 3).
12. 17-680 Pass the Ordinance Approving the Preliminary/Final Plat of Subdivision, the Owner's Acknowledgement and Acceptance (OAA) and a Deviation to Section 7-3-5:5 (Dedication of Park Lands and School Sites) for Bauer Place Phase 3 - PZC 17-1-067 (Item 3 of 3).

13. 17-677 Conduct the First Reading of an Ordinance amending Title 8 (Public Utilities), Chapter 1 (Electricity), Article C (Electric Service Rates), Section 4 (Schedule of Rates), of the Municipal Code to allow for Primary and Transmission Standby Rates.

Q:	Is there any resident rate subsidy due to this agreement?	Gustin, Patty
A:	The proposed rates are cost-of-service based and there is not any resident rate subsidy due to the agreement with Nalco.	Curran

14. 17-678 Adopt the Resolution Authorizing Execution and Approval of New Parallel Operation and Energy Purchase Agreement Between City of Naperville Department of Public Utilities-Electric and Nalco Company LLC

J. PUBLIC HEARINGS:

1. 17-589 Open and continue the public hearing to September 19, 2017 to consider the Annexation Agreement for the Subject Property located at 504 Commons Road (Avenida - Naperville) - PZC 16-1-136.

L. ORDINANCES AND RESOLUTIONS:

1. 17-676 Conduct the First Reading of the Home Rule Sales Tax and Downtown Food and Beverage Tax Ordinances Amending Section 11 of Chapter 1, Title 3, and Amending Section 9 of Chapter 1, Title 3 of the Naperville Municipal Code.

Q:	Please provide legal and legislative definition of Sunset Clause. Page 2, under Citywide Financial principles, final paragraph, bullet points: Please identify which assumptions were correct.	Gustin, Patty
A:	<p><i>Black's Law Dictionary, 7th Edition</i>, defines "sunset law" as "[a] statute under which a government agency or program automatically terminates at the end of a fixed period unless it is formally renewed." The term "sunset" is not specifically used in the enabling ordinance, instead Section 3-1-11:1 of the Naperville Municipal Code, which imposes the home rule sales tax, states: "[t]he taxes imposed by this Ordinance shall terminate on January 1, 2018, unless extended by the City Council by October 1, 2017."</p> <p>Below are the list of assumptions that were used in 2015 when discussing the impact the HRST could have going forward. Each assumption has been classified as either correct or false as of today.</p> <ul style="list-style-type: none"> Limiting the increase in operating budget to no more than 3% annually CORRECT - The General Fund 2016 Budget was \$120.1 million and the 2017 budget was \$122.8 million or 2.2% increase. Planning moderate pension growth FALSE - Public safety pension have increased by 37% or \$4.3 million since 2016. Expecting \$16-\$17 million of capital projects with undedicated revenue sources CORRECT - Unfunded capital projects totaled \$15.0 million in 2016 and \$15.2 million in 2017. Projecting conservatively for future revenues CORRECT - Overall General Fund revenues were projected at \$120.1 million in 2016 and \$122.9 million in 2017 a 2.4% increase. Holding operating expenses in line with planned revenues CORRECT - City passed a structurally balanced budget in both 2016 and 2017. Aligning the fees and charges appropriately with the total cost of service CORRECT - Garbage and Recycling fees matched cost of service and ambulance fees were increased in 2017 to cover a greater portion of the cost of service. Maintaining a flat property tax rate FALSE - Property tax rate has decreased from .8081 in 2016 to .7004 in 2017; for a cumulative reduction in dollars received of approximately \$4.0 million over the 2 year period. Utilizing HRST for debt reduction and reduction in future borrowing CORRECT - All proceeds, with the exception of the Downtown Food & Beverage tax "make-whole" were used to pay-off existing debt service or reduce the annual borrowing amount. In 2016, \$2 million was used to pay debt service and \$4.1 million was used to reduce annual borrowing. In 2017, \$4.1 million was used to pay debt service and \$4.1 million was used to reduce annual borrowing. Continuation of status quo from Springfield FALSE - The State enacted several changes in July of 2017 that reduce the revenues distributed to Naperville. Specifically, we will see a \$750k reduction in the LGDF disbursements and a reduction of approximately \$175k in HRST receipts due to a 2% admin fee that was put in place. Utilizing revenue from sale of assets to offset capital or reduce debt CORRECT - The City sold the property on Quincy Avenue for approximately \$750k; those proceeds were used to fund capital projects in 2017. 	(DiSanto/Mayer)

- Evaluating future revenue against four criteria including equity; consistency; competitive advantage, and service alignment
CORRECT – All current and proposed revenues have been tested against these criteria when evaluating appropriateness of rates.
- Minimizing risk for our bond rating
CORRECT – The City has maintained it's AAA bond rating from both Moody's and S&P.

M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:

1. 17-664 Approve the Recommendation by GCG Financial to Award the Medical Insurance renewal to Blue Cross Blue Shield of Illinois (BCBSIL) for a one-year term and for an amount not to exceed \$2,750,860. (Item 1 of 3)
2. 17-666 Approve the Contract with CVS-Caremark for a one-year term for pharmaceutical management services at no cost. (Item 2 of 3)
3. 17-667 Approve the Contract with OPTUM-Unimerica Insurance Company (OPTUM) for a Specific Stop-Loss Reinsurance Policy for a one-year term for an amount expected to be \$459,286. (Item 3 of 3)

O. REPORTS AND RECOMMENDATIONS:

1. 17-651 Move forward with the Ryan Companies to facilitate a community engagement process, complete market and technical studies, develop a land use concept and financial plan.

**CITY OF NAPERVILLE
ROADWAY SNOW REMOVAL EQUIPMENT RATES
2017/18**

Procurement 17-176

Equipment	2016-2017 Hourly Rates	2017-2018 Hourly Rates	2017-2018 In- house Hourly Rates
Tandem Axle Dump Truck w/min. 11' power-angle plow hydraulic controlled salt spreader, Minimum 50,000# GVWR			
Plowing	\$135.76	\$135.76	\$49.68 - \$90.86
Salting	\$104.90	\$104.90	\$49.68 - \$90.86
Plowing & Salting	\$142.11	\$142.11	\$49.68 - \$90.86
Single Axle Dump Truck w/min. 11' power angle plow, hydraulic controlled salt spreader, Minimum 30,000# GVWR			
Plowing	\$110.47	\$110.47	\$110.47
Salting	\$95.84	\$95.84	\$95.84
Plowing & Salting	\$124.66	\$124.66	\$124.66
Motor Grader w/min. 12' moldboard, min. 135HP	\$176.84	\$176.84	\$48.50 - \$90
Articulated 4WD Endloader, Articulated 4WD Tractor, or Other 4WD Agricultural Tractor w/min. 11' power angle plow, min. 125HP	\$170.51	\$170.51	\$44.93 - \$86.11
Articulated 4WD Endloader , Articulated 4WD Tractor, or Other 4WD Agricultural Tractor with min. 11' power angle plow, min 100HP	\$164.80	\$164.80	\$44.93 - \$86.11
Articulated 4WD endloader w/min. 2 ¾ cy. bucket capable of loading salt and other materials into the City of Naperville and contracted dump trucks, min. 125HP	\$170.51	\$170.51	\$44.93 - \$86.11
4WD pick-up truck w/min. 8' power angle plow or any small 4WD dump truck w/min. 8' power angle plow and a maximum 17,000# GVWR	\$92.09	\$92.09	\$45.18 - \$86.36
Supplemental Supervisor/Forman	\$58.65	\$58.65	\$45.29 - \$90.57

Landscape Plan

BAUER PLACE

Naperville, Illinois

8/05/2016

CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187



CONSULTANT:
CEMCON, LTD.
2280 WHITE CIRCLE, #100
AURORA, IL 60502

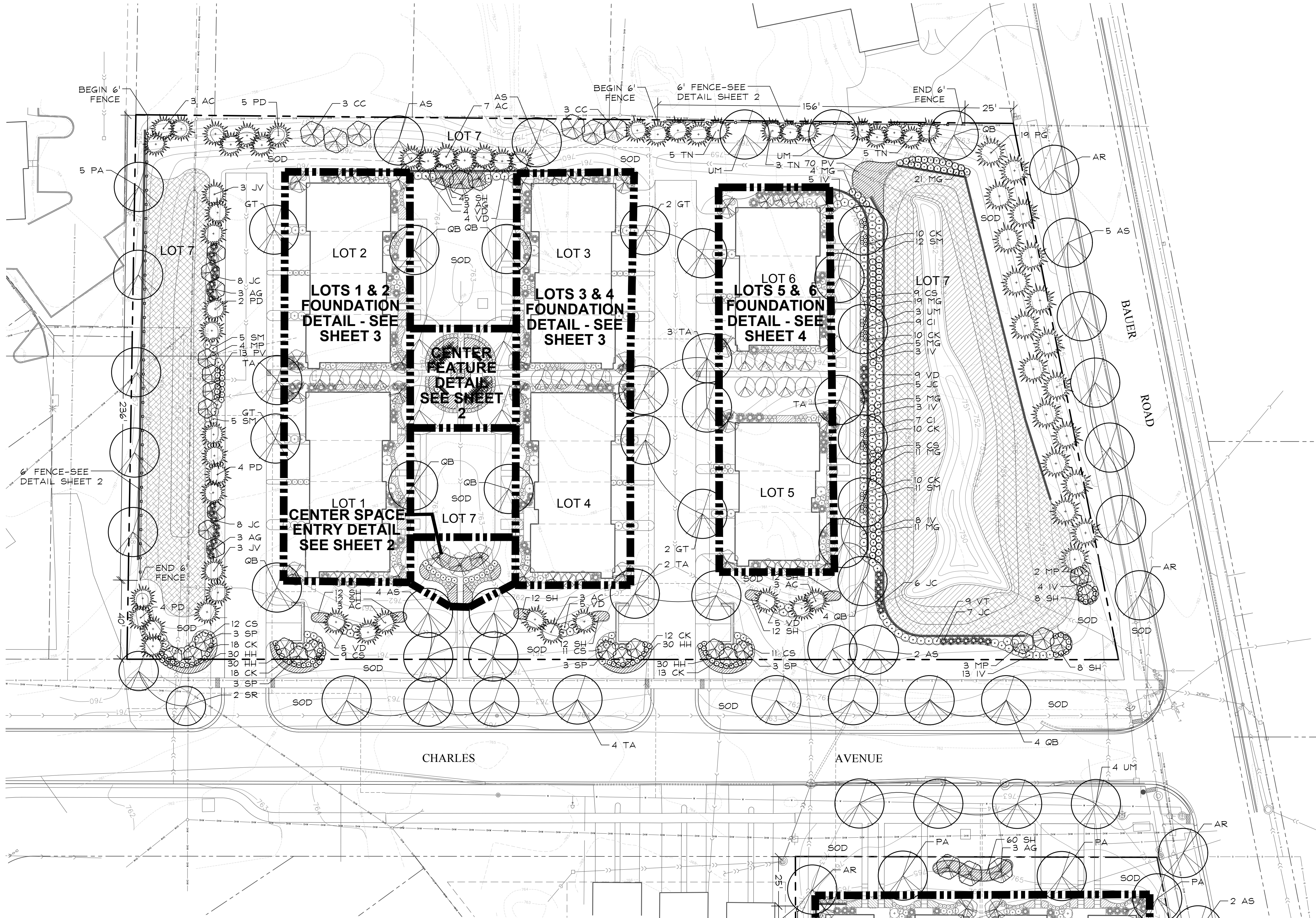


LOCATION MAP

SCALE: 1"=200'

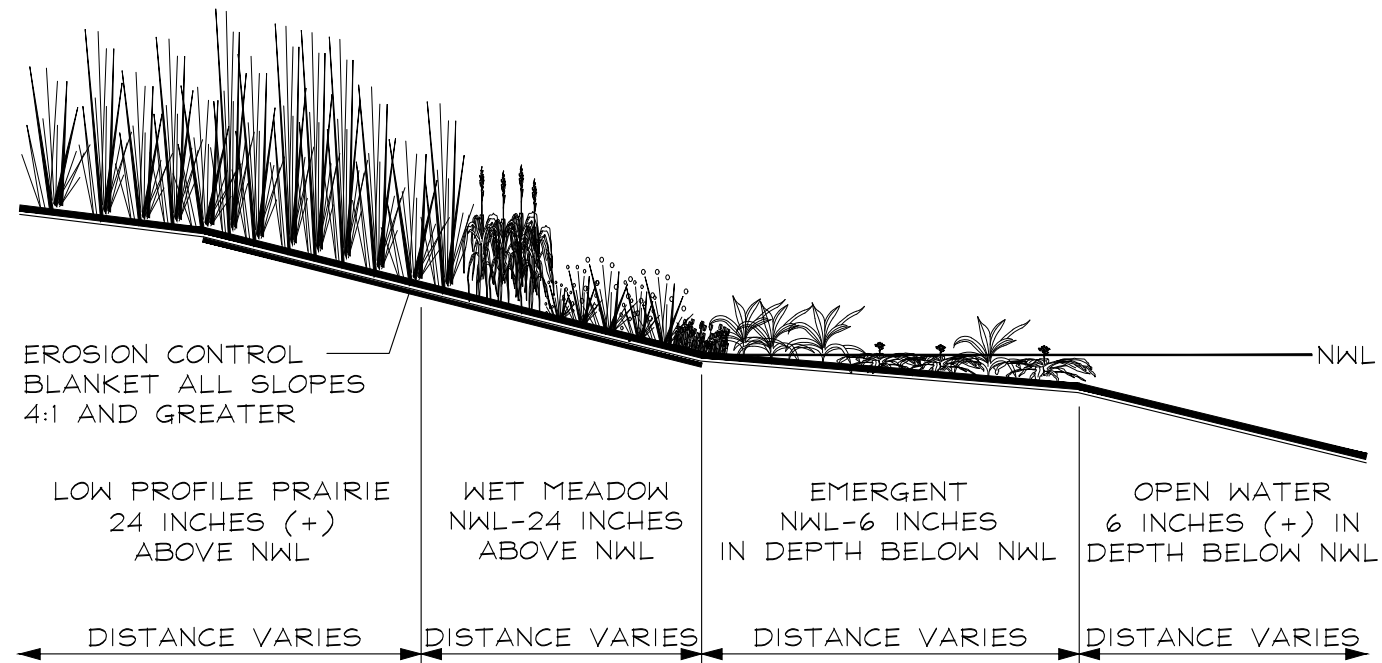
INDEX OF SHEETS

<u>SHEET NO.</u>	<u>DESCRIPTION</u>
0	COVER SHEET
1	LANDSCAPE PLAN
2	LANDSCAPE DETAILS
3	LOTS 1, 2, 3 & 4 FOUNDATION LANDSCAPE PLAN
4	LOTS 5, 6, 8 & 9 FOUNDATION LANDSCAPE PLANS
5	TREE PRESERVATION PLAN
6	LANDSCAPE SPECIFICATIONS



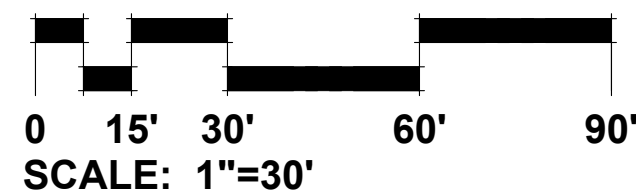
GENERAL NOTES

- TREES SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, AND WATER SERVICES. TREES SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES AND FIRE HYDRANTS. NO TREES, SHRUBS OR OBSTACLES WILL BE ALLOWED 10' IN FRONT OF, 5' ON THE SIDES, AND 7' TO THE REAR OF THE ELECTRICAL TRANSFORMER.
- LOCATION OF TREES MAY REQUIRE ADJUSTMENT BASED ON FINAL ENGINEERING PLANS.
- CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY VARIANCE.
- MATERIAL QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR MUST VERIFY ALL MATERIAL AND SUPPLY SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN.
- THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT TREES AND SHRUBS EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
- WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
- CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- SEE GENERAL CONDITIONS AND SPECIFICATIONS FOR LANDSCAPE WORK FOR ADDITIONAL REQUIREMENTS.



PLANT COMMUNITY SECTION
NOT TO SCALE

OVERALL LANDSCAPE PLAN



KEY	QTY	DESCRIPTION
	0.08 AC.	EMERGENT SEED # PLUGS
	0.14 AC.	WET MEADOW SEED MIX
	0.27 AC.	LOW PROFILE PRAIRIE SEED MIX

COMMON AREAS PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AR	10	Acer rubrum 'Frankford' RED SUNSET RED MAPLE	2 1/2' Cal.	
AS	15	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2' Cal.	
GT	11	Gleditsia triacanthos inermis 'Skyline' SKYLINE HONEYLOCUST	2 1/2' Cal.	
PA	9	Platanus acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	2 1/2' Cal.	
QB	17	Quercus bicolor SWAMP WHITE OAK	2 1/2' Cal.	
SR	2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2 1/2' Cal.	
TA	11	Tilia americana 'Redmond' REDMOND AMERICAN LINDEN	2 1/2' Cal.	
UM	9	Ulmus 'Morton' ACCOLADE ELM	2 1/2' Cal.	
ORNAMENTAL TREES				
AG	15	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Tall	Clump Form
BP	5	Betula populifolia 'Whitespire' WHITESPIRE GRAY BIRCH	6' Tall	Multi-Stem
CC	6	Cercis canadensis EASTERN REDBUD	6' Tall	Multi-Stem
MP	9	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Tall	Clump Form
SP	15	Syringa pekinensis 'Morton' CHINA SNOW PEKING LILAC	6' Tall	Clump Form
EVERGREEN TREES				
AC	19	Abies concolor WHITE FIR	6' Tall	
JV	6	Juniperus virginiana 'Canaertii' CANAERTII RED CEDAR	6' Tall	
PD	25	Picea glauca 'Densata' BLACK HILLS SPRUCE	6' Tall	
PG	22	Picea pungens COLORADO BLUE SPRUCE	8' Tall	
TN	13	Thuja occidentalis 'Nigra' DARK GREEN ARBORVITAE	6' Tall	
DECIDUOUS SHRUBS				
CS	83	Cornus sericea 'Farrow' ARCTIC FIRE DOGWOOD	24" Tall	3' O.C.
CI	16	Cornus sericea 'Isanti' REDOBIE DOGWOOD	24" Tall	4' O.C.
IV	36	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
SM	41	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
VD	32	Viburnum dentatum ARROWWOOD VIBURNUM	36" Tall	5' O.C.
VT	17	Viburnum trilobum 'Hahs' HAH'S CRANBERRYBUSH VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS				
JC	16	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	24" Wide	4' O.C.
PERENNIALS AND ORNAMENTAL GRASSES				
CH	15	Clematis 'Huldine' HULDINE CLEMATIS	#2	12" O.C.
CK	129	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
EP	74	Echinacea purpurea PURPLE CONEFLOWER	#1	18" O.C.
HC	20	Hemerocallis 'Chicago Apache' CHICAGO APACHE DAYLILY	#1	18" O.C.
HH	152	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
LA	74	Liatris aspera ROUGH BLAZING STAR	#1	18" O.C.
LS	38	Leucanthemum x superbum 'Becky' BECKY SHASTA DAISY	#1	18" O.C.
MG	76	Miscanthus sinensis 'Gracillimus' MAIDEN GRASS	#3	36" O.C.
PV	109	Panicum virgatum SWITCH GRASS	#1	24" O.C.
RH	74	Rudbeckia hirta BLACK-EYED SUSAN	#1	18" O.C.
SH	193	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
SH3	56	Sporobolus heterolepis PRAIRIE DROPSEED	#3	24" O.C.
ST	114	Sporobolus heterolepis 'Tara' DWARF PRAIRIE DROPSEED	#1	18" O.C.
MISC. MATERIALS				
90		SHREDDED HARDWOOD MULCH	C.Y.	
7,110		SOD	S.Y.	
516		6' FENCE	L.F.	
4		6' BENCH	EA.	
2		ARBOR	EA.	



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ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT / APPLICANT:
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PARTNERS, LLC
P.O. BOX 716
ST. CHARLES, ILLINOIS 60174

CIVIL ENGINEER:
CEMCON LTD.
2280 WHITE CIR. #100
AURORA ILLINOIS 60002

BAUER PLACE NAPERVILLE, ILLINOIS LANDSCAPE PLAN

9	8.05.16
8	7.18.16
7	6.28.16
6	6.14.16
5	5.09.16
4	3.11.16
3	2.15.16
2	9.25.15
1	9.03.15

REVISIONS

DATE	6.26.15
PROJECT NO.	JE1508
DRAWN	GFB
CHECKED	JCT
SHEET NO.	





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CIVIL ENGINEER:
CEMCON LTD.
2280 WHITE CIR. #100
AURORA, ILLINOIS 60502

BAUER PLACE

NAPERVILLE, ILLINOIS

LOTS 1, 2, 3 & 4 FOUNDATION LANDSCAPE PLAN

9	8.05.16
8	7.18.16
7	6.28.16
6	6.14.16
5	5.09.16
4	3.11.16
3	2.15.16
2	9.25.15
1	9.03.15

REVISIONS

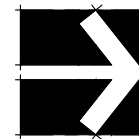
DATE 6.26.15
PROJECT NO. JE1508
DRAWN GFB
CHECKED JCT
SHEET NO.

3 OF 6

FOUNDATION PLANT LIST

Key	Qty.	Botanical/Common Name	Size	Remarks
SHADE TREES				
AA	8	Acer x freemanii 'Armstrong' ARMSTRONG MAPLE	2 1/2" Cal.	Columnar Form
GP	8	Ginkgo biloba 'Princeton Sentry' PRINCETON SENTRY GINKGO	2 1/2" Cal.	Columnar Form
ORNAMENTAL TREES				
AG	10	Amelanchier grandiflora 'Autumn Brilliance' AUTUMN BRILLIANCE SERVICEBERRY	6' Tall	Clump Form
CM	24	Cornus mas CORNELIANCHERRY DOGWOOD	6' Tall	Clump Form
MS	12	Magnolia stellata STAR MAGNOLIA	6' Tall	Clump Form
MJ	10	Malus 'Jewelcole' RED JEWEL CRABAPPLE	6' Tall	Clump Form
DECIDUOUS SHRUBS				
HA	3	Hydrangea arborescens 'Annabelle' ANNABELLE HYDRANGEA	24" Tall	4' O.C.
HQ	20	Hydrangea quercifolia 'Pee Wee' PEE WEE OAKLEAF HYDRANGEA	24" Tall	4' O.C.
IV	67	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
RA	36	Rhus aromatica 'Gro-Low' GRO-LOW SUMAC	24" Wide	3' O.C.
SP	5	Syringa patula 'Miss Kim' MISS KIM LILAC	24" Tall	4' O.C.
VD	5	Viburnum dentatum 'Raspberry Tart' RASPBERRY TART VIBURNUM	36" Tall	4' O.C.
WF	24	Weigela florida 'Dark Horse' DARK HORSE WEIGELA	24" Tall	4' O.C.
EVERGREEN TREES AND SHRUBS				
BG	26	Buxus 'Glencoe' CHICAGOLAND GREEN BOXWOOD	24" Wide	3' O.C.
JH	51	Juniperus horizontalis 'Wilton' BLUE RUG JUNIPER	24" Wide	4' O.C.
TM	40	Taxus x media 'Densiflora' DENSE YEW	24" Wide	4' O.C.
TO	28	Thuja occidentalis 'Ball Joint' DWARF TECHNY ARBORVITAE	4' Tall	3' O.C.
PERENNIALS AND ORNAMENTAL GRASSES				
AV	159	Astilbe chinensis 'Vision in Pink' VISION IN PINK ASTILBE	#1	18" O.C.
CK	111	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	24" O.C.
GB	132	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
HF	68	Hosta 'Frances Williams' FRANCES WILLIAMS HOSTA	#1	24" O.C.
HP	27	Hosta 'Patriot' PATRIOT HOSTA	#1	18" O.C.
RF	155	Rudbeckia fulgida 'Vitte's Little Susan' LITTLE BLACK-EYED SUSAN	#1	18" O.C.
SH	94	Sporobolus heterolepis PRAIRIE DROPSIDE	#1	24" O.C.
SS	64	Salvia superba 'East Friesland' EAST FRIESLAND SALVIA	#1	18" O.C.
GROUNDCOVERS				
EF	116	Euonymus fortunei var. 'Coloratus' PURPLELEAF WINTERCREEPER	#SP4	18" O.C.
VM	308	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.
MISCELLANEOUS MATERIALS				
75		Shredded Hardwood Bark Mulch	C.Y.	

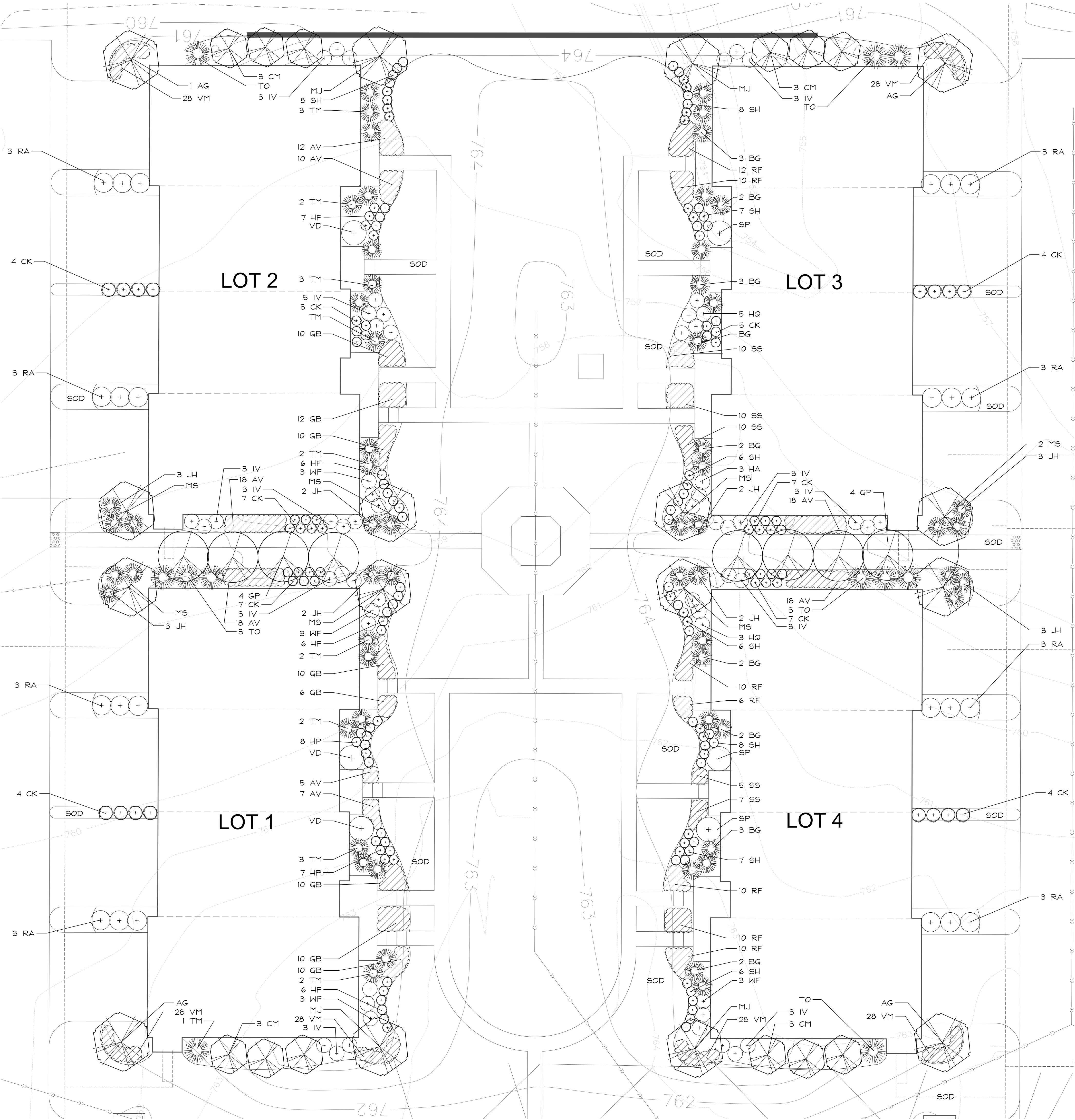
LOTS 1-4 FOUNDATION
LANDSCAPE PLAN
SCALE: 1"=10'

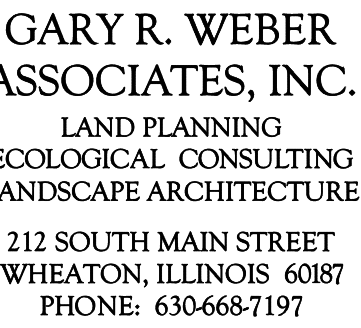


CITY PROJECT NUMBER: #16-1000091



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CLIENT / APPLICANT:
**OAK CREEK CAPITAL
PARTNERS, LLC**
P.O. BOX 716
ST. CHARLES, ILLINOIS 60174

CIVIL ENGINEER:
CEMCON LTD.
2280 WHITE CIR. #100
AURORA ILLINOIS 60502

BAUER PLACE
NAPERVILLE, ILLINOIS

LOTS 5, 6, 8 & 9 FOUNDATION LANDSCAPE PLANS

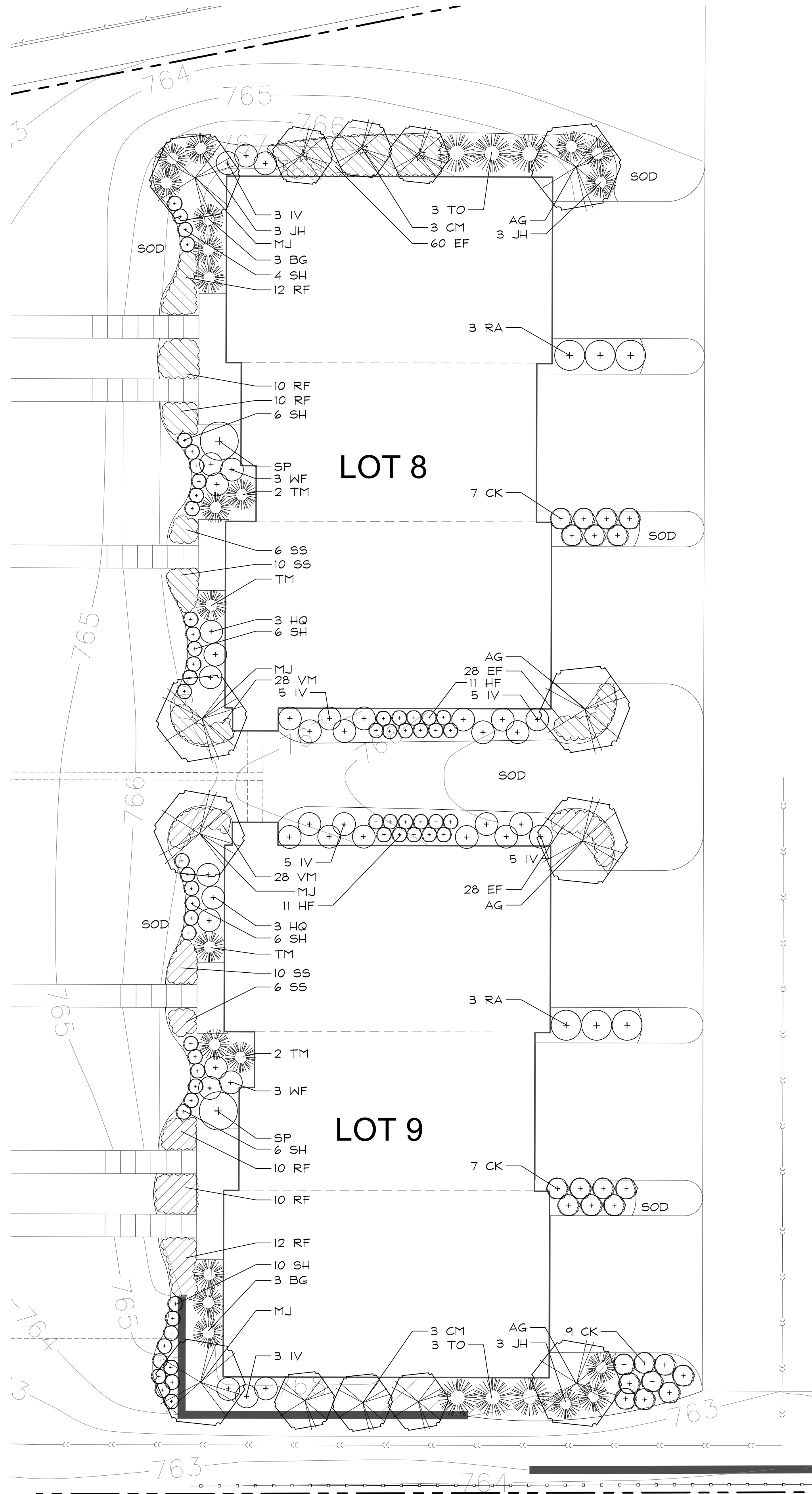
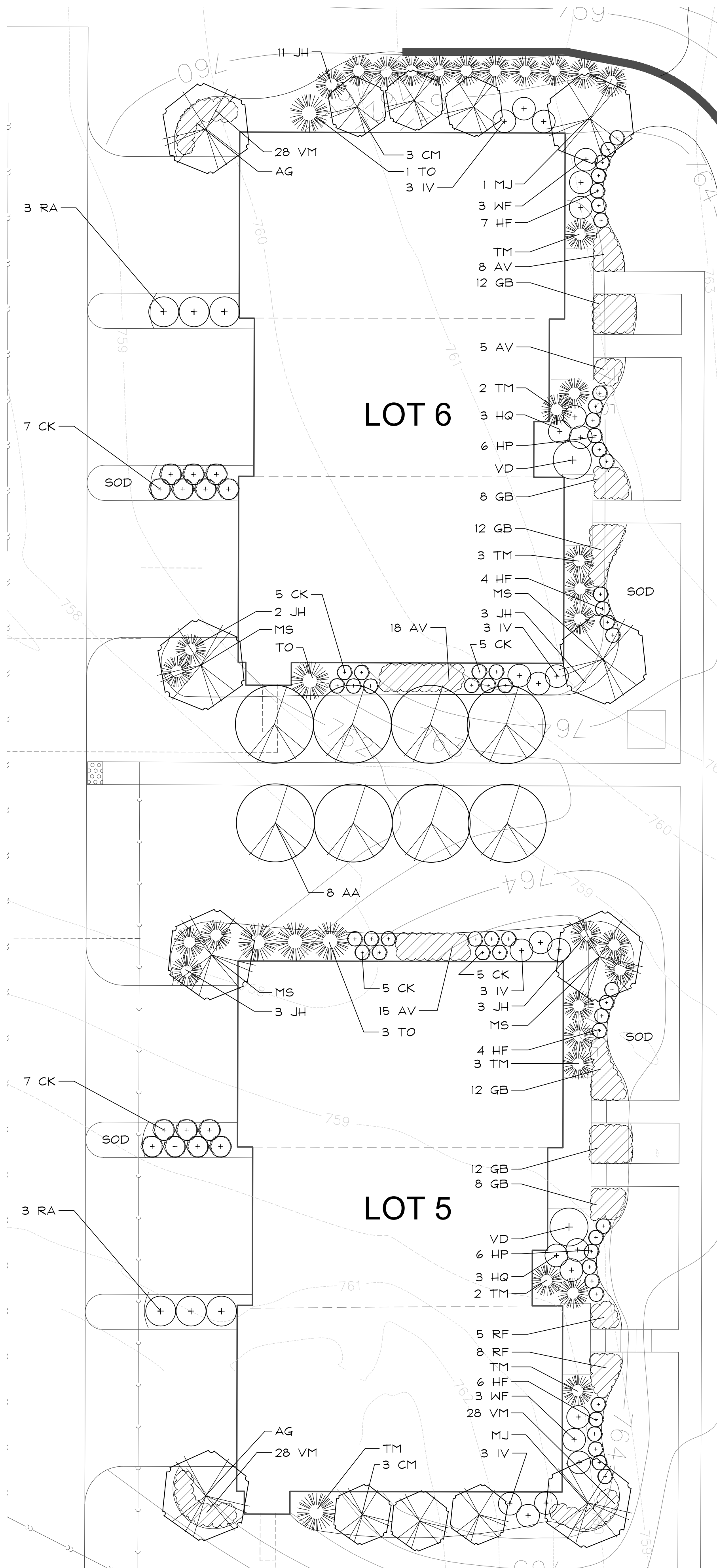
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8	7.18.16
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6	6.14.16
5	5.09.16
4	3.11.16
3	2.15.16
2	9.25.15
1	9.03.15
REVISIONS	

DATE	6.26.15
PROJECT NO.	JE1508
DRAWN	GFB
CHECKED	JCT
SHEET NO.	

4 OF 6

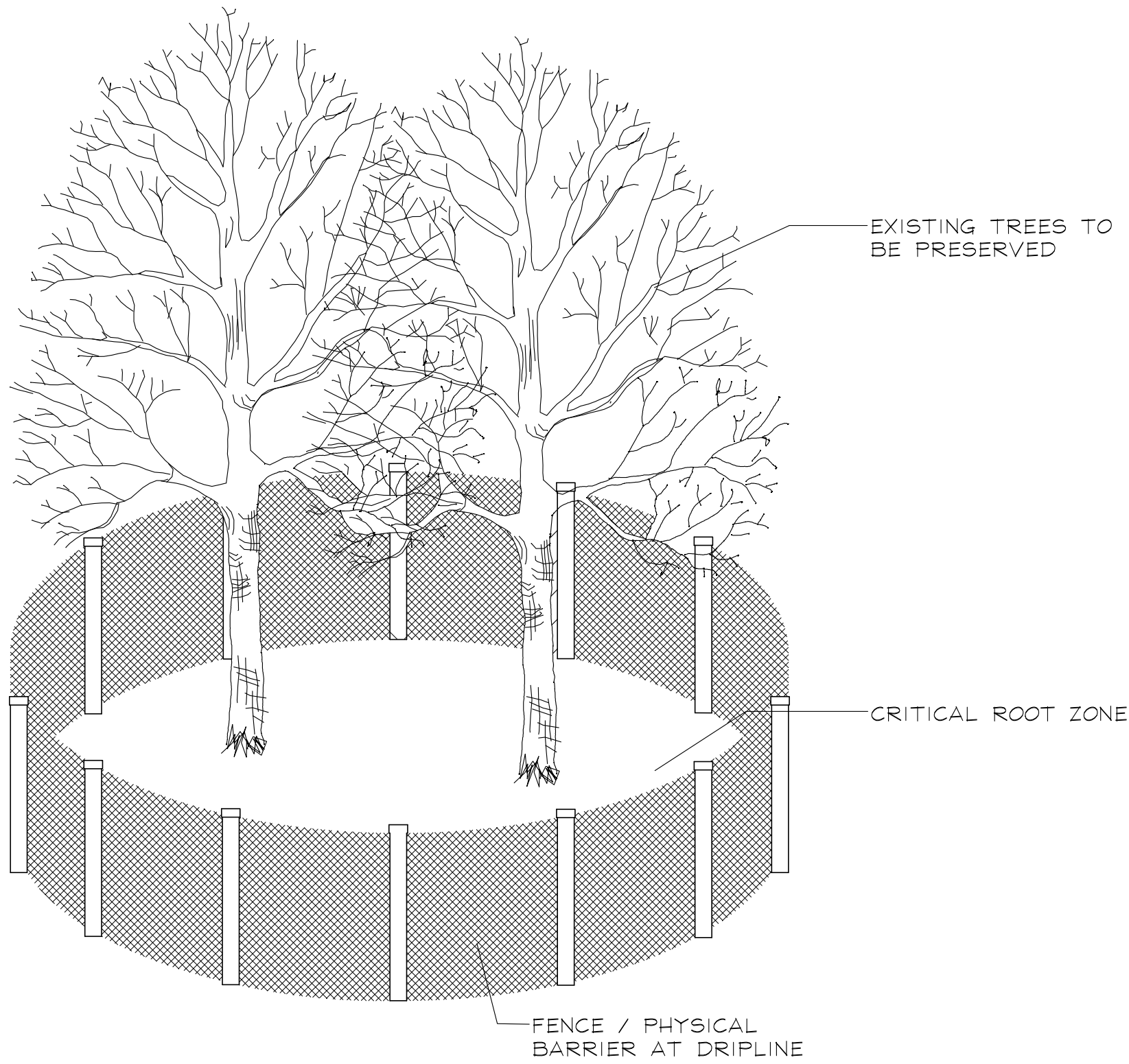


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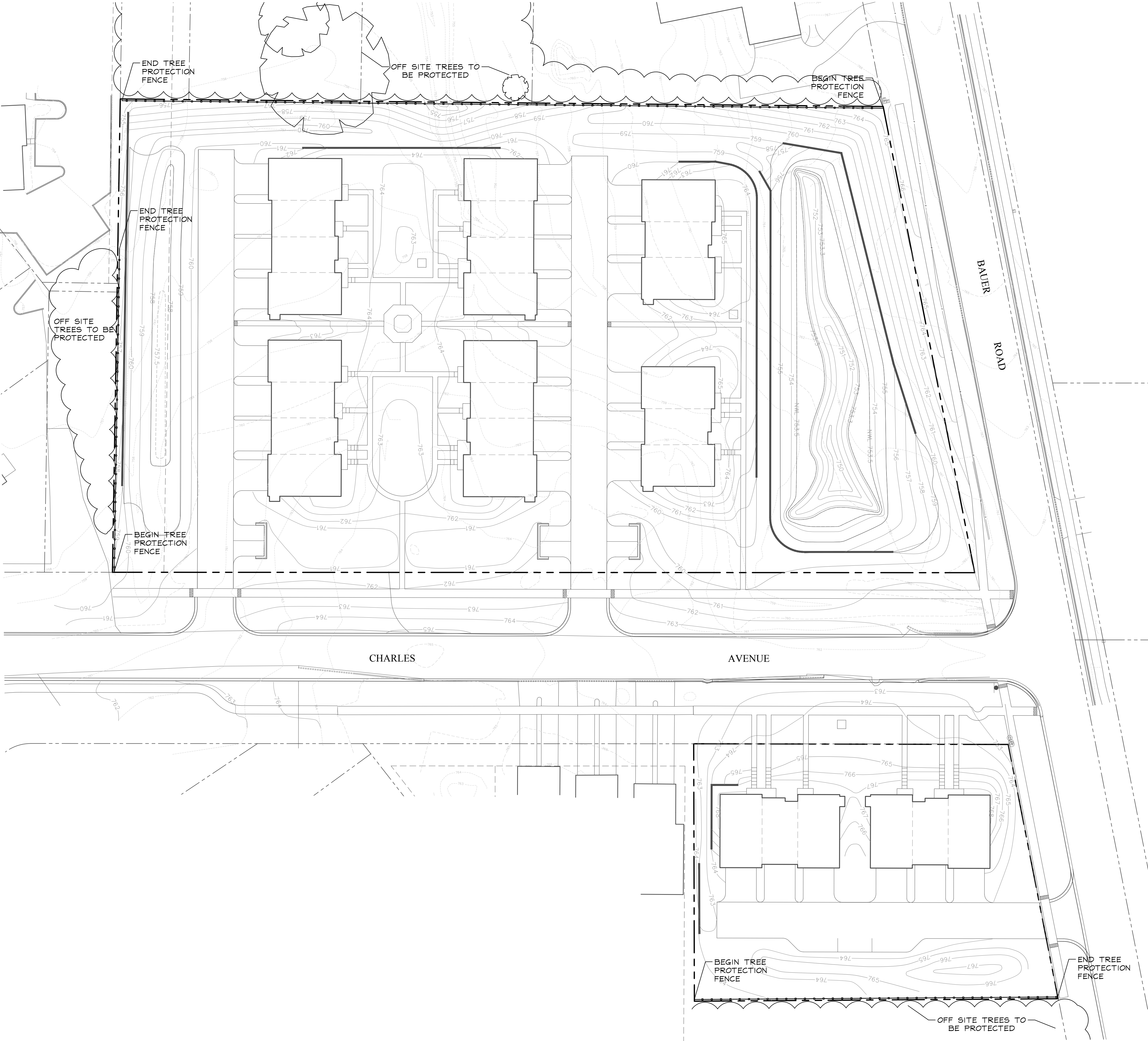


TREE PRESERVATION NOTES

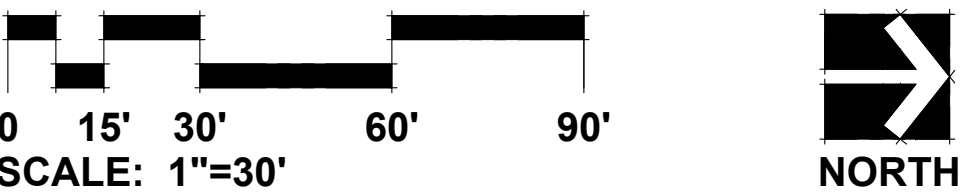
- 1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- 2. Contractor shall take extreme care to protect the root system of existing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



TREE PRESERVATION DETAIL
NOT TO SCALE



TREE PRESERVATION PLAN



GR

WA

GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
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BAUER PLACE
NAPERVILLE, ILLINOIS
TREE PRESERVATION PLAN

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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

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

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

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
 1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
 3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

- A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Maintenance Instruction - Landscape Work

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

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.
- C. Native Planting Area Performance Criteria

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

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

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Non-native/ invasive species for this project shall include but are not limited to the following: *Amorpha artemisiifolia* & *trifida* (Common 4 Giant Ragweed), *Cirsium arvense* (Canada Thistle), *Dipsacus laciniatus* (Cut-leaved Teasel), *Dipsacus sylvestris* (Common Teasel), *Lythrum salicaria* (Purple Loosestrife), *Melilotus* sp. (Sweet Clover), *Phalaris arundinacea* (Reed Canary Grass), *Phragmites australis* (Giant Reed), *Polygonum cuspidatum* (Fallopia japonica) (Japanese Knotweed), *Rhamnus cathartica* & *frangula* (Common 4 Glossy Buckthorn), *Typha* sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

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

2.2 NATIVE PLANTING MIXTURES

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

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

A. Temporary Cover Crops:

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

For spring plantings use Seed Oats at the specified rate below:

Botanical Name	Common Name	lbs./AC.
<i>Avena sativa</i>	Seed Oats	30.0 lbs.

For fall or dormant plantings, use Regenreen at the specified rates below:

Botanical Name	Common Name	lbs./AC.
<i>Triticum aestivum</i>	Regreen	10.0 lbs.

B. Emergent Plantings - Stormwater Basin Bottoms in areas with 6" water depth

Botanical Name	Common Name	lbs./AC.	Plugs/AC.
<i>Acorus calamus</i>	Sweet Flag	0.500	494
<i>Alisma subcordatum</i>	Water Plantain	1.250	
<i>Eleocharis obtusa</i>	Blunt Spike Rush	0.375	
<i>Eleocharis palustris</i>	Marsh Spike Rush	0.375	
<i>Glyceria grandis</i>	Reed Manna Grass	0.375	
<i>Hibiscus laevis</i>	Reed Mallow	0.250	
<i>Iris virginica shrevei</i>	Blue Flag	0.500	494
<i>Juncus effusus</i>	Common Rush	0.500	
<i>Leersia Oryzoides</i>	Rice Cut Grass	1.250	494
<i>Pontederia Cordata</i>	Pickersweeed	0.250	494
<i>Sagittaria latifolia</i>	Common Arrowhead	1.250	494
<i>Scirpus acutus</i>	Hardstem Bulrush	0.250	988
<i>Scirpus pungens</i>	Chairmakers Rush	0.250	988
<i>Scirpus validus</i>	Great Bulrush	0.250	988
<i>Spartanium eurycarpum</i>	Bur Reed	1.000	988
Total:		8.125	5434

Note: If emergent zone is permanently flooded seeding will be impossible and live plugs shall be installed at the specified rate. Plugs are specified at a standard 38 cell flat and shall measure 2.25" x 5" with a volume of 11.30 inches. Substitution of plug size must be approved by the Landscape Architect prior to installation.

C. Wet Meadow Seed Mixture - Lower slopes of basin

Botanical Name	Common Name	lbs./AC.
Grasses and Sedges		
<i>Carex bebbii</i>	Bebbs Oval Sedge	0.250
<i>Carex bicknellii</i>	Bicknells Sedge	0.125
<i>Carex brevior</i>	Plains Oval Sedge	0.250
<i>Carex cristatella</i>	Crested Oval Sedge	0.060
<i>Carex molestia</i>	Field Oval Sedge	0.250
<i>Carex normalis</i>	Spreading Oval Sedge	0.015
<i>Carex scoparia</i>	Pointed Broom Sedge	0.190
<i>Carex stipata</i>	Common Fox Sedge	0.060
<i>Carex vulpinoidea</i>	Brown Fox Sedge	0.250
<i>Elymus virginicus</i>	Virginia Wild Rye	3.000
<i>Glyceria striata</i>	Fowl manna grass	0.130
<i>Juncus dudleyi</i>	Dudleys Rush	0.020
<i>Juncus torreyi</i>	Torreys Rush	0.031
<i>Panicum virgatum</i>	Switch Grass	3.000
<i>Scirpus atrovirens</i>	Dark Green Rush	0.060
<i>Scirpus cyperinus</i>	Knot Grass	0.030
Total Grasses and Sedges:		8.036

Wildflowers/Broadleaves

<i>Asclepias incarnata</i>	Swamp Milkweed	0.125
<i>Bidens cernua</i>	Nodding Bur Marigold	0.190
<i>Boltonia asteroides</i>	False Aster	0.031
<i>Chamaecrista fasciculata</i>	Partridge pea	0.188
<i>Euthamia graminifolia</i>	Grassleaved Goldenrod	0.300
<i>Eupatorium perfoliatum</i>	Common Buneset	0.015
<i>Helianum autumnale</i>	Sneezeweed	0.063
<i>Iris virginica shrevei</i>	Blue Flag	1.000
<i>Loebelia siphilitica</i>	Great Blue Lobelia	0.031
<i>Mimulus ringens</i>	Monkey Flower	0.020
<i>Symphoricaricium novae-angliae</i>	New England Aster	0.250
<i>Pycnanthemum virginianum</i>	Common Mountain Mint	0.063
<i>Rudbeckia fulgida var.sulivantii</i>	Showy Black-Eyed Susan	0.250
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		3.037
Total Wet Meadow Seed Mixture:		11.073

D. Low Profile Prairie With Flowers Seed Mixture - Upper Basin Slopes

Botanical Name	Common Name	lbs./AC.
Grasses		
<i>Bouteloua curtipendula</i>	Side Oats Grama	8.000
<i>Panicum virgatum</i>	Prairie Switch Grass	0.125
<i>Elymus trachycaulus</i>	Slender Wheatgrass	2.000
<i>Elymus canadensis</i>	Prairie Wild Rye	1.000
<i>Schizachyrium scoparium</i>	Little Blue Stem	6.000
Total Grasses:		17.125

Wildflowers/Broadleaves		
<i>Allium cernuum</i>	Nodding Wild Onion	0.190
<i>Amorpha canescens</i>	Lead Plant	0.125
<i>Asclepias tuberosa</i>	Butterflyweeed	0.500
<i>Asclepias canadensis</i>	Whorled Milkweed	0.063
<i>Astragalus canadensis</i>	Canada Milk Vetch	0.063
<i>Coreopsis palmata</i>	Prairie Coreopsis	0.025
<i>Echinacea pallida</i>	Pale Purple Coneflower	1.000
<i>Echinacea purpurea</i>	Purple Coneflower	0.500
<i>Eryngium yuccifolium</i>	Rattlesnake Master	0.125
<i>Lespedeza capitata</i>	Round-Headed Bush Clover	0.125
<i>Liatris aspera</i>	Rough Blazing Star	0.250
<i>Liatris pycnostachya</i>	Prairie Blazing Star	0.188
<i>Monarda fistulosa</i>	Prairie Bergamont	0.063
<i>Parthenium integrifolium</i>	Wild Guinine	0.016
<i>Penstemon digitalis</i>	Poxglove Beardtongue	0.125
<i>Petalostemum candidum</i>	White Prairie Clover	0.125
<i>Petalostemum purpureum</i>	Purple Prairie Clover	0.156
<i>Potentilla arguta</i>	Prairie Cinquefoil	0.031
<i>Pycnanthemum tenuifolium</i>	Slender Mt. Mint	0.031
<i>Ratibida pinnata</i>	Yellow Coneflower	0.125
<i>Rudbeckia fulgida var.sulivantii</i>	Showy Black-Eyed Susan	0.500
<i>Rudbeckia hirta</i>	Black-Eyed Susan	0.500
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan	0.063
<i>Symphoricaricium laeve</i>	Smooth Blue Aster	0.063
<i>Tradescantia chiensis</i>	Spiderwort	0.025
<i>Verbena stricta</i>	Hoary Vervain	0.125
<i>Zizia aurea</i>	Golden Alexanders	0.500
Total Wildflowers/Broadleaves:		4.051
Total Lo Pro Prairie Seed Mixture:		21.176

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

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

2.4 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection at the delivery of the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

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

2.6 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green D975, or equivalent approved equal.
- B. Native Areas Erosion Control Blanket: North American Green S150, or equivalent approved equal.
- C. Shoreline and Sloped Berm Areas Erosion Control Blanket: North American Green SG150, or approved equal. To be installed per manufacturer's recommendations.

2.7 MULCH

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

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

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

3.2 PLANTINGS

A. Sodding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
4. Lay sod within 24 hours from time of stripping.
5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
6. Sow not less than specified rate.
7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
8. After the seeding operation is completed, spray a wood fiber mulch (Conueb 2000 with tacifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

C. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to June 15 or September 15 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect.
2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seeded prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.
3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to diskng.
4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil. Clumps, clods, stones over 2" diameter; roots and other extraneous matter shall be removed and disposed of legally off-site.
5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/ acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.
6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.
7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.
9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.
11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.
12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.
13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.

E. Groundcover and Perennial Beds

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

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, discontinue roughly placing remaining backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work top into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
- C. Compensatory Storage and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING & MAINTENANCE

A. Monitoring

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

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

B. Maintenance:

First Season

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

Second Season

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

Third Season

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

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

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

C. Long Term Wetland and Prairie Management/Maintenance

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

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

3.5 CLEAN UP AND PROTECTION

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

3.6 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



GARY R. WEBER
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LANDSCAPE ARCHITECTURE

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BAUER PLACE
NAPERVILLE, ILLINOIS
LANDSCAPE SPECIFICATIONS

9	8.05.16
8	7.18.16
7	6.28.16
6	6.14.16
5	5.09.16
4	3.11.16
3	2.15.16
2	9.25.15
1	9.03.15

REVISIONS

DATE	6.26.15
PROJECT NO.	JE1508
DRAWN	GFB
CHECKED	JCT
SHEET NO.	