

GENERAL NOTES:

Plant material shall be nursery grown and be either balled and bur-lapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest addition of ANSI Z60.1, AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl).

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

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.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

Contractor shall verify location of all underground utilities prior to digging. For location outside the City of Chicago call "J.U.L.I.E." (Joint Utility Location for Excavators) 1-800-892-0123.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch; Annuals & groundcovers shall be covered with an additional two inch (2") layer of mushroom compost.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one-half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro-mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

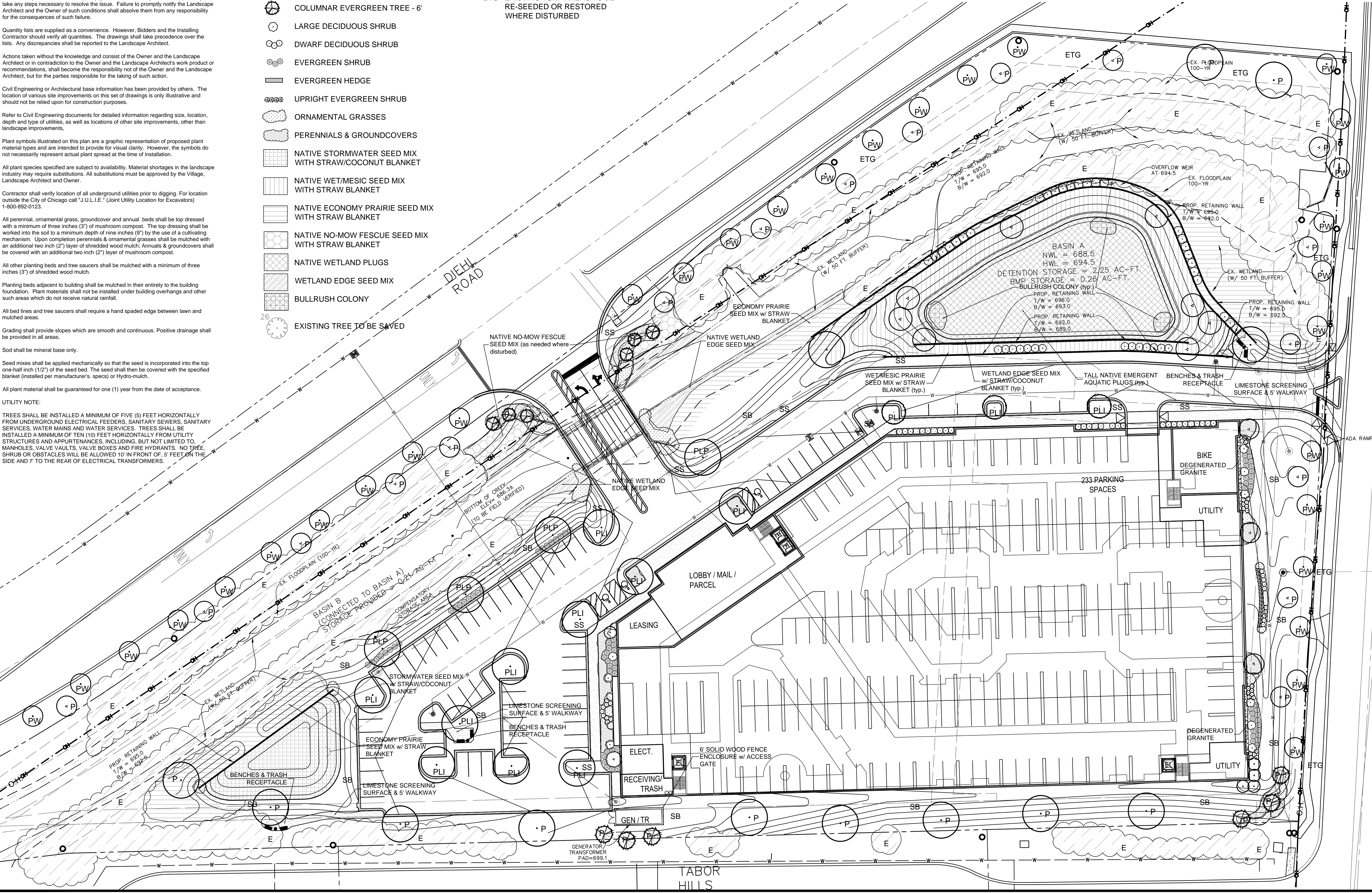
UTILITY NOTE:

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 TREE SHRUB OR OBSTACLES WILL BE ALLOWED 10' IN FRONT OF, 5' FEET ON THE SIDE AND 7' TO THE REAR OF ELECTRICAL TRANSFORMERS.

LEGEND

- DECIDUOUS SHADE TREE - 2.5"
- COLUMNAR SHADE TREE - 2.5"
- ORNAMENTAL TREE - 2.5'/6' cl.
- EVERGREEN TREE - 6'
- COLUMNAR EVERGREEN TREE - 6'
- LARGE DECIDUOUS SHRUB
- DWARF DECIDUOUS SHRUB
- EVERGREEN SHRUB
- EVERGREEN HEDGE
- UPRIGHT EVERGREEN SHRUB
- ORNAMENTAL GRASSES
- PERENNIALS & GROUNDCOVERS
- NATIVE STORMWATER SEED MIX WITH STRAW/COCONUT BLANKET
- NATIVE WET/MESIC SEED MIX WITH STRAW BLANKET
- NATIVE ECONOMY PRAIRIE SEED MIX WITH STRAW BLANKET
- NATIVE NO-MOW FESCUE SEED MIX WITH STRAW BLANKET
- NATIVE WETLAND PLUGS
- WETLAND EDGE SEED MIX
- BULLRUSH COLONY
- EXISTING TREE TO BE SAVED

- PW REQUIRED PARKWAY TREES (shade & ornamental)
- P REQUIRED PERIMETER TREES
- PLI REQUIRED PARKING LOT INTERIOR TREES
- PLP REQUIRED PARKING LOT PERIMETER TREES
- SB SEED & BLANKET
- SS SALT SOD
- E EXISTING TREES & VEGETATION
- ETG EXISTING TURF AREAS TO BE RE-SEED OR RESTORED WHERE DISTURBED



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REVISIONS

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McDOWELL
POINT
NAPERVILLE, ILLINOIS

AG Real Estate Investors LLC
1000 Devonshire Avenue
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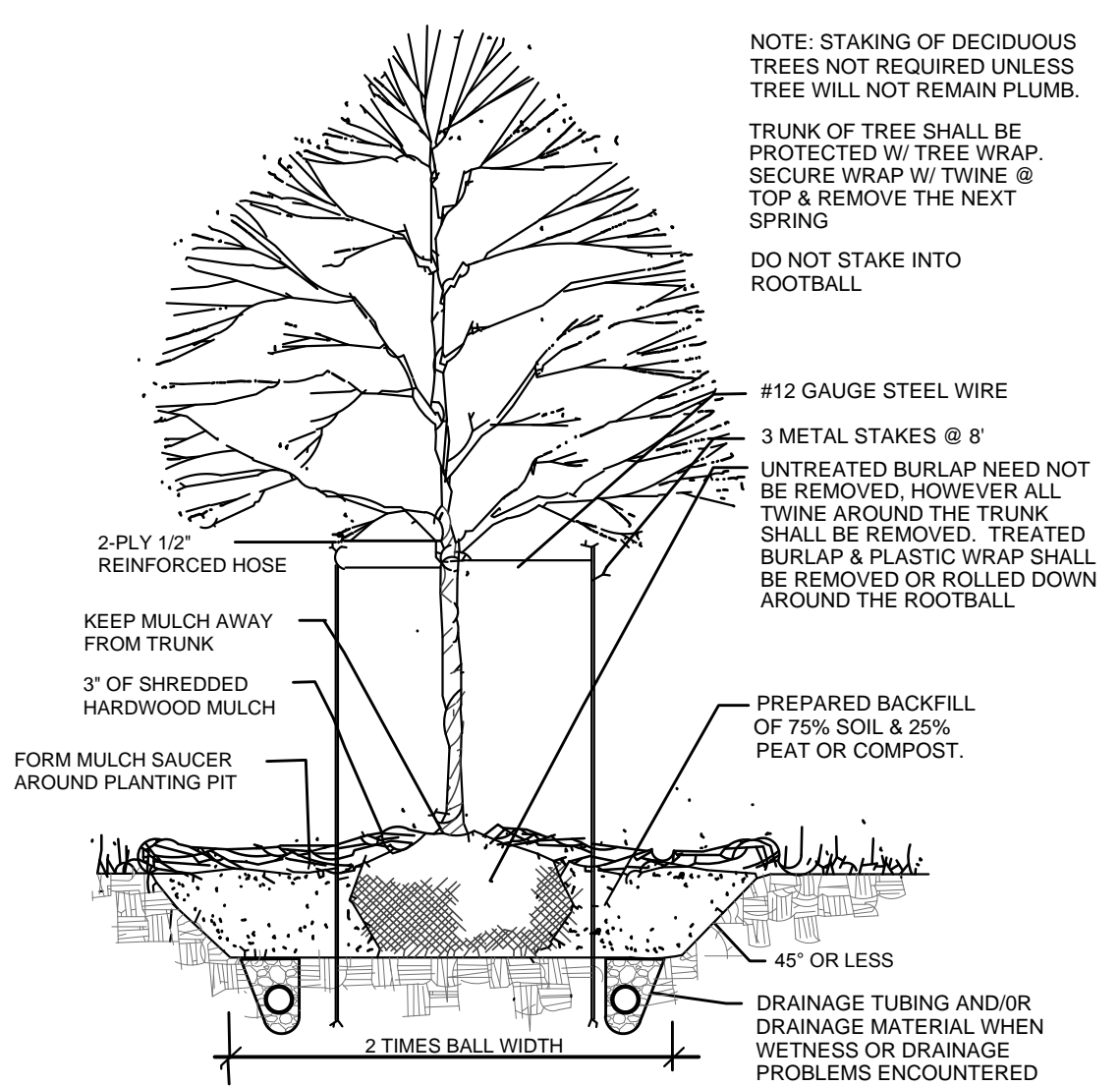
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PRELIMINARY
LANDSCAPE
PLAN

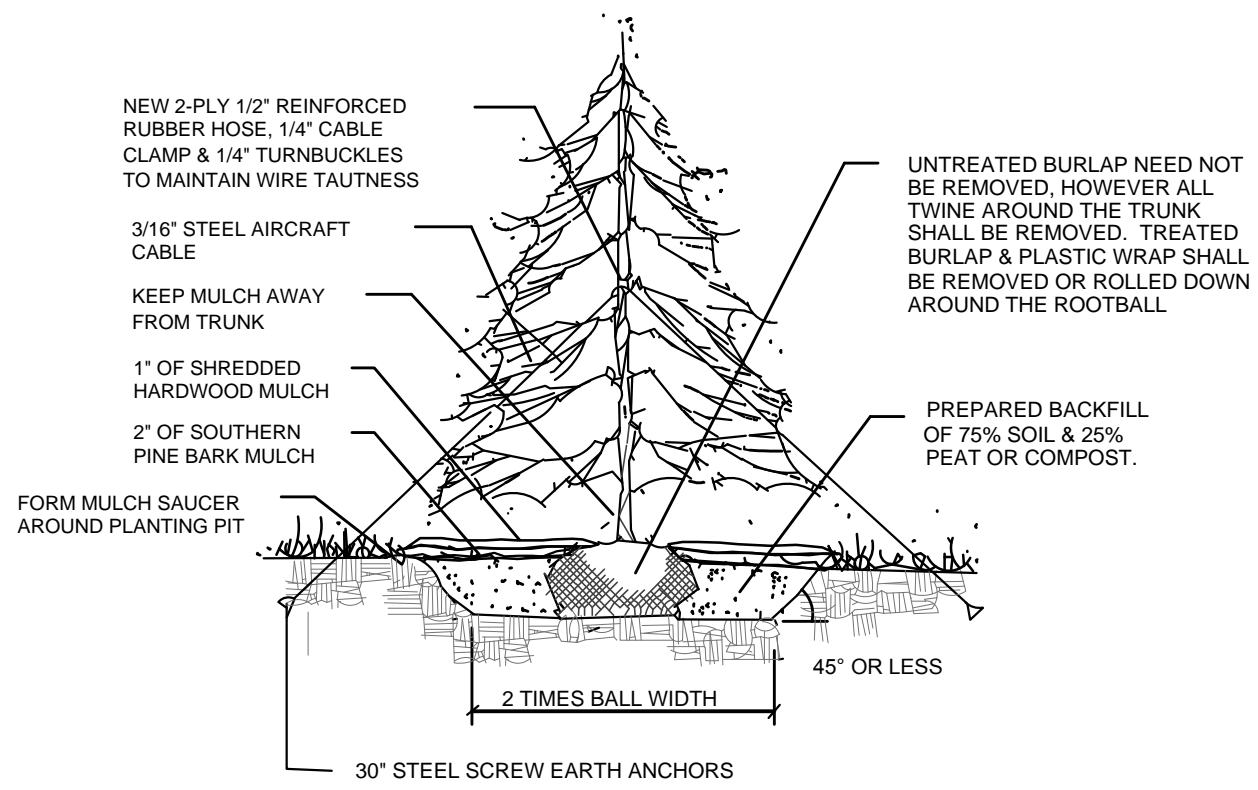
PROJECT NO.: JOB NO.:
L1916 8878A

DATE: 10/11/16
SCALE: 1"=30'
PLANNER: JMR
DRAWN BY: RM
CHECKED: _____

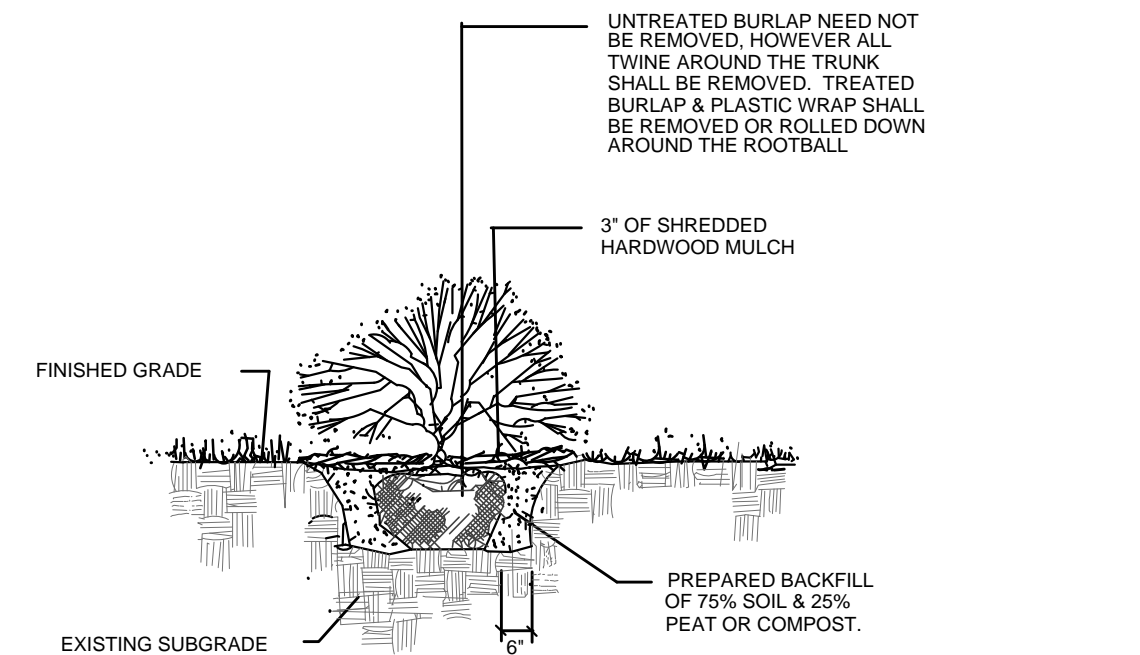
SHEET
L-1



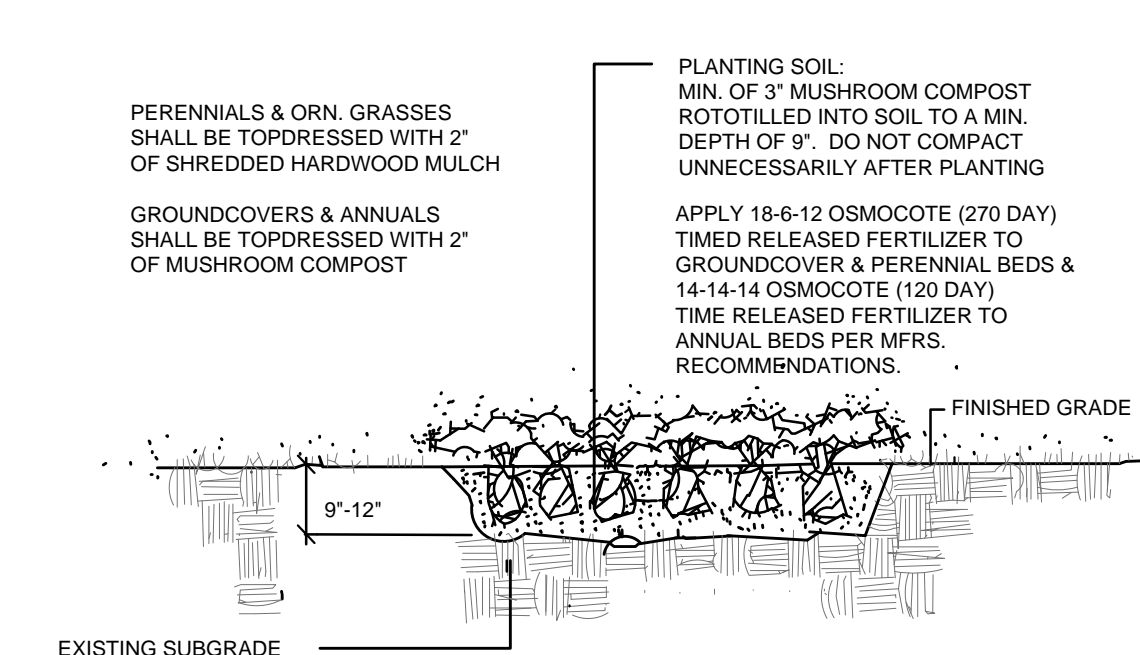
DECIDUOUS TREE



EVERGREEN TREE

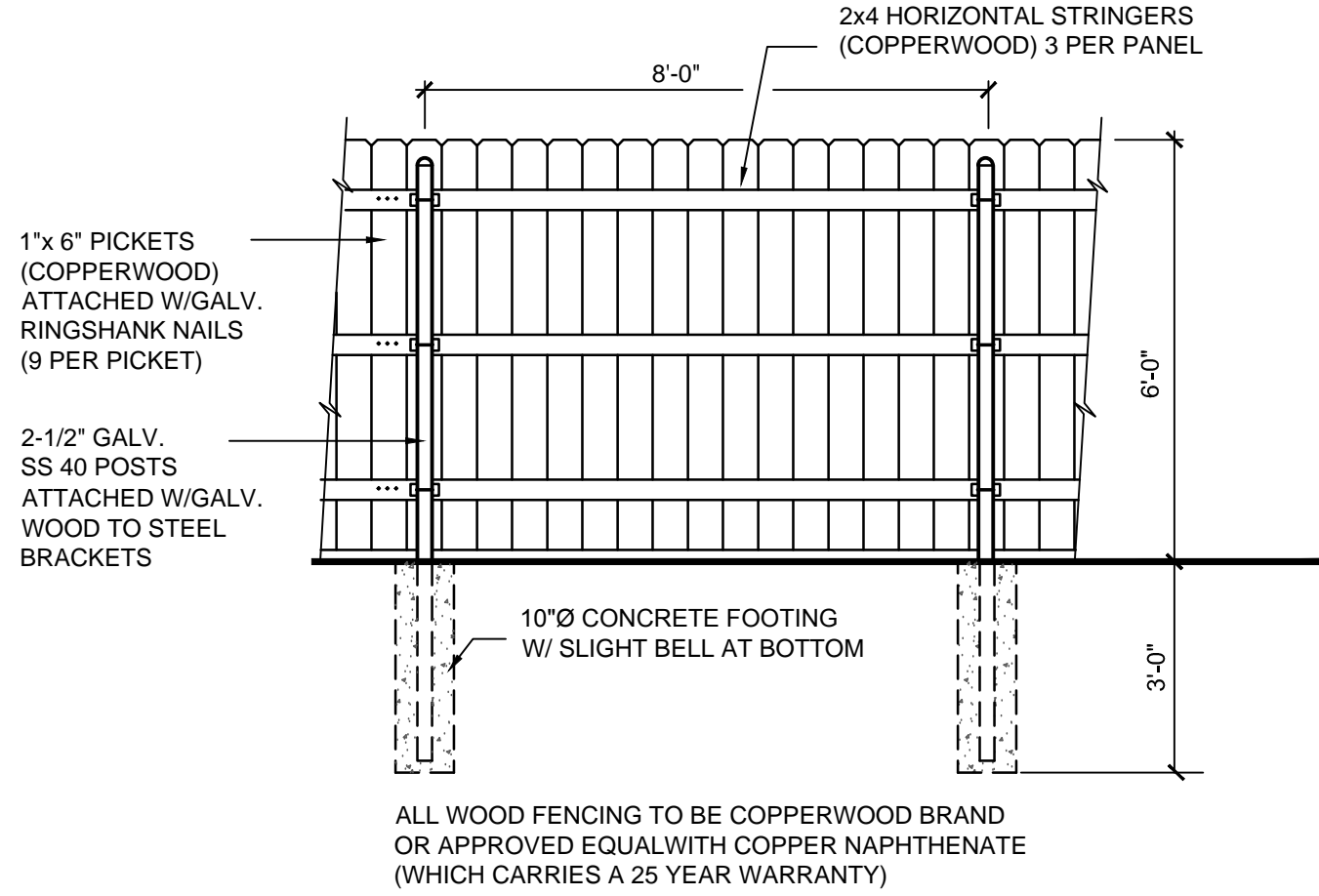


SHRUBS

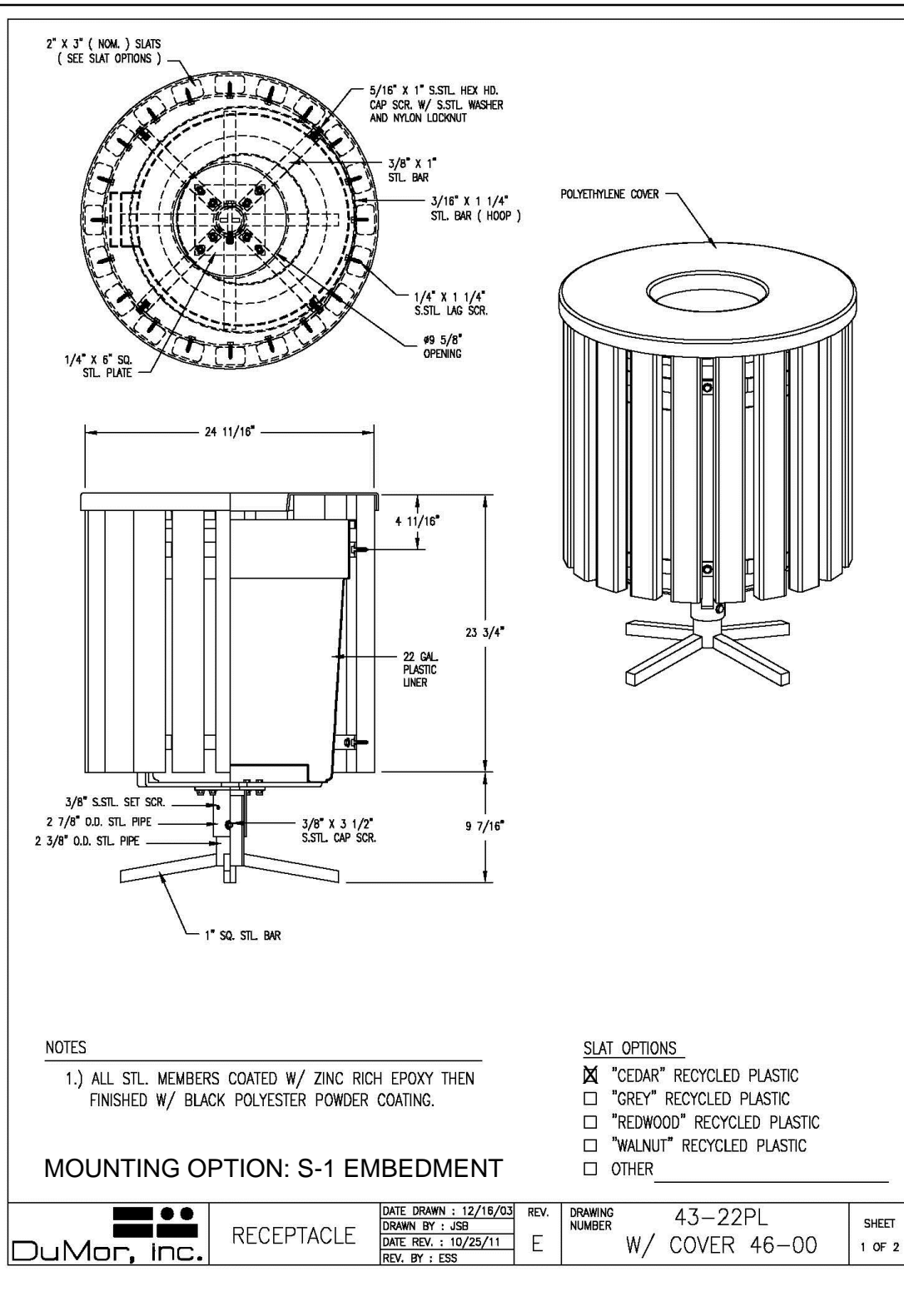
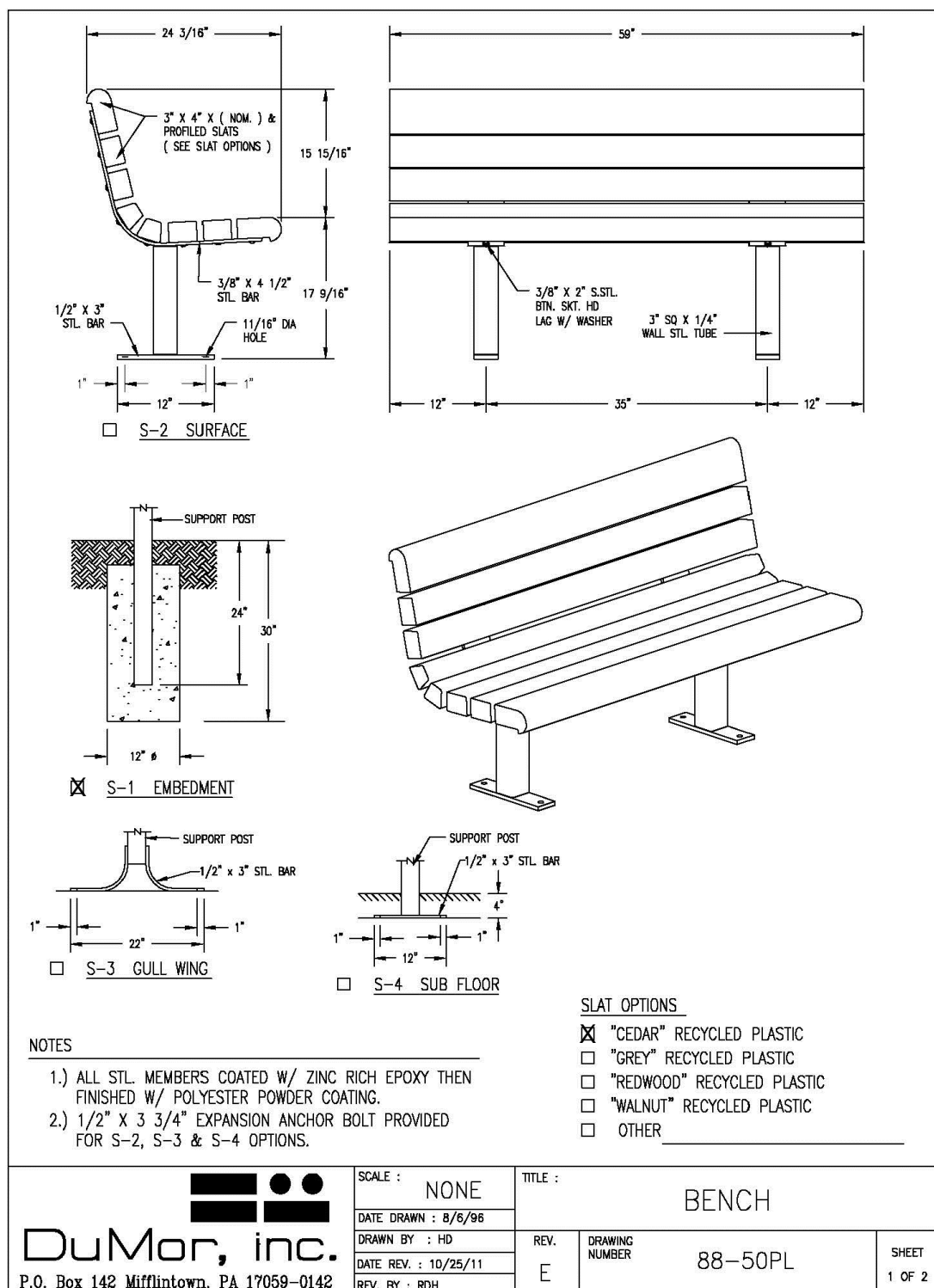


BED PLANTING DETAIL

(PERENNIALS, ORNAMENTAL GRASSES, VINES, GROUNDCOVERS & ANNUALS)



6' WOOD FENCE DETAIL (W/ STEEL POSTS)



STORMWATER SEED MIX

Cardno-JFNew - Apply @ 32.6 PLS pounds per acre

BOTANICAL/ (COMMON) NAME	PLS OZ/AC
PERMANENT MATRIX:	
Carex cristatella (Crested Oval Sedge)	1.00
Carex lurida (Bottlebrush Sedge)	2.00
Carex vulpinoidea (Brown Fox Sedge)	6.00
Elymus virginicus (Virginia Wild Rye)	12.00
Glyceria striata (Fowl Manna Grass)	1.25
Juncus effusus (Common Rush)	1.00
Juncus torreyi (Torrey's Rush)	0.25
Leersia oryzoides (Rice Cut Grass)	1.00
Panicum virgatum (Switch Grass)	8.00
Scirpus atrovirens (Dark Green Bulrush)	1.00
Scirpus cyperinus (Wool Grass)	0.50
Scirpus fluviatilis (River Rush)	0.25
Scirpus validus (Great Bulrush)	6.00
TOTAL	40.25

TEMPORARY COVER:

Avena sativa (Seed Oats)	360.00
Lolium multiflorum (Annual Rye)	100.00
TOTAL	460.00

FORBS:

Alisma spp. (Water Plantain Mix)	4.25
Asclepias incarnata (Swamp Milkweed)	2.00
Bidens spp. (Bidens Mix)	2.00
Helenium autumnale (Sneezeweed)	2.00
Lycopus americanus (Common Water Horehound)	0.25
Mimulus ringens (Monkey Flower)	1.00
Penthorum sedoides (Ditch Stonewort)	0.50
Polygonum pensylvanicum (Pinkweed)	4.00
Rudbeckia subtomentosa (Sweet Black-Eyed Susan)	1.00
Sagittaria latifolia (Common Arrowhead)	1.00
Senna hebecarpa (Wild Senna)	1.00
Thalictrum dasycarpum (Purple Meadow Rue)	2.00
TOTAL	20.50

WETLAND EDGE SEED MIX

Cardno-JFNew

BOTANICAL/ (COMMON) NAME	PLS OZ/AC
PERMANENT MATRIX:	
Carex comosa (Bristly Sedge)	1.00
Carex cristatella (Crested Oval Sedge)	2.00
Carex frankii (Bristly Cattail Sedge)	6.00
Carex vulpinoidea (Brown Fox Sedge)	3.00
Eleocharis palustris (Great Spike Rush)	0.50
Elymus virginicus (Virginia Wild Rye)	12.00
Glyceria striata (Fowl Manna Grass)	1.00
Leersia oryzoides (Rice Cut Grass)	1.50
Scirpus atrovirens (Dark Green Bulrush)	1.00
Scirpus cyperinus (Wool Grass)	0.75
Scirpus pungens (Charmaker's Rush)	1.00
Scirpus validus (Great Bulrush)	2.50
TOTAL	32.25

TEMPORARY COVER:

Avena sativa (Seed Oats)	360.00
Lolium multiflorum (Annual Rye)	100.00
TOTAL	460.00

FORBS:

Acorus calamus (Sweet Flag)	0.50
Alisma spp. (Water Plantain Mix)	2.00
Asclepias incarnata (Swamp Milkweed)	1.00
Aster pinnatus (Bristly Aster)	1.00
Bidens spp. (Bidens Mix)	2.00
Eupatorium perfoliatum (Common Boneset)	1.00
Helenium autumnale (Sneezeweed)	2.00
Iris virginica (Blue Flag)	2.50
Lobelia siphilitica (Great Blue Lobelia)	1.00
Lycopus americanus (Common Water Horehound)	0.25
Mimulus ringens (Monkey Flower)	1.50
Penthorum sedoides (Ditch Stonewort)	0.50
Polygonum spp. (Smartweed Mix)	0.50
Rudbeckia laciniata (Wild Golden Glow)	0.75
Sagittaria latifolia (Common Arrowhead)	2.00
Senna hebecarpa (Wild Senna)	2.00
Sparganium eurycarpum (Common Bur Reed)	4.00
Thalictrum dasycarpum (Purple Meadow Rue)	0.50
Verbena hastata (Blue Vervain)	1.50
Vernonia spp. (Ironweed Mix)	3.50
TOTAL	28.50

WET-TO-MESIC PRAIRIE SEED MIX

Cardno-JFNew

BOTANICAL/ (COMMON) NAME	PLS OZ/AC
PERMANENT MATRIX:	
Andropogon gerardii (Big Bluestem)	24.00
Calamagrostis canadensis (Bluejoint Grass)	1.00
Carex spp (Prairie Sedge Mix)	4.00
Carex lurida (Bottlebrush Sedge)	2.00
Elymus virginicus (Virginia Wild Rye)	24.00
Panicum virgatum (Switch Grass)	2.00
Scirpus pendulus (Red Bulrush)	0.25
Sorghastrum nutans (Indian Grass)	6.00
Spartina pectinata (Prairie Cord Grass)	3.00
TOTAL	66.25

TEMPORARY COVER:

Avena sativa (Seed Oats)	360.00
Lolium multiflorum (Annual Rye)	100.00
TOTAL	460.00

FORBS:

Aster novae-angliae (New England Aster)	0.25
Baptisia lactea (White Wild Indigo)	0.75
Chamaecrista fasciculata (Partridge Pea)	12.00
Coreopsis lanceolata (Sand Coreopsis)	3.50
Coreopsis tripteris (Tall Coreopsis)	3.00
Desmodium illinoense (Illinois Tick Trefoil)	0.50
Echinacea purpurea (Purple Coneflower)	3.50
Eryngium yuccifolium (Rattlesnake Master)	2.00
Helenium autumnale (Sneezeweed)	2.50
Helianthus grosseserratus (Sawtooth Sunflower)	0.50
Liatris spicata (Marsh Blazing Star)	1.00
Monarda fistulosa (Wild Bergamot)	1.00
Parthenium integrifolium (Wild Quinine)	1.00
Physostegia virginiana (Obedient Plant)	0.25
Pycnanthemum virginianum (Common Mountain Mint)	1.00
Ratibida pinnata (Yellow Coneflower)	5.00
Rudbeckia hirta (Black-Eyed Susan)	5.50
Rudbeckia laciniata (Wild Golden Glow)	1.00
Rudbeckia subtomentosa (Sweet Black-Eyed Susan)	0.50
Silphium integrifolium (Rosin Weed)	1.00
Silphium laciniatum (Compass Plant)	2.00
Silphium perfoliatum (Cup Plant)	3.00
Silphium terebinthaceum (Prairie Dock)	6.00
Solidago juncea (Early Goldenrod)	0.25
Solidago rigida (Stiff Goldenrod)	1.00
Solidago rugosa (Rough Goldenrod)	0.25
Tradescantia ohiensis (Common Spiderwort)	1.25
Vernonia spp. (Ironweed Mix)	3.00
Veronicastrum virginicum (Culver's Root)	0.25
Zizia aurea (Golden Alexanders)	0.50
TOTAL	63.25

ECONOMY PRAIRIE SEED MIX

Cardno-JFNew - Apply at 37.2 PLS pounds per acre

BOTANICAL/ (COMMON) NAME	PLS OZ/AC
PERMANENT MATRIX:	
Andropogon gerardii (Big Bluestem)	16.00
Bouteloua curtipendula (Side Oats Grama)	18.00
Carex spp. (Prairie Carex Mix)	1.00
Elymus canadensis (Canada Wild Rye)	16.00
Panicum virgatum (Prairie Switch Grass)	2.50
Schizachyrium scoparium (Little Bluestem)	24.00
Sorghastrum nutans (Indian Grass)	18.00
TOTAL	95.50

TEMPORARY COVER:

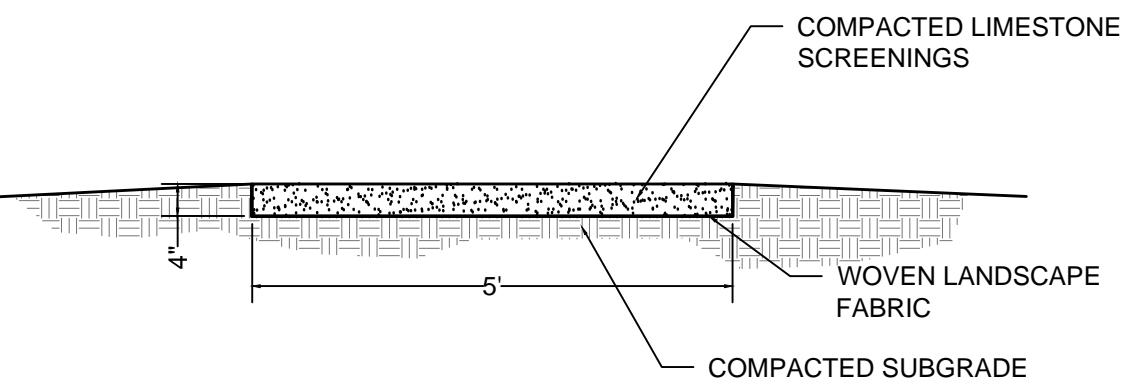
Avena sativa (Seed Oats)	360.00
Lolium multiflorum (Annual Rye)	100.00
TOTAL	460.00

NO MOW FESCUE SEED MIX

Prairie Nursery Westfield, WI

COMMON NAME	PERCENT	GERMINATION
SR5100 Chewings Fescue	23.52%	85%
Sheep Fescue	23.52%	85%
Dawson Red Fescue	11.76%	85%
SR100 Hard Fescue	11.76%	85%
Scadids Hard Fescue	11.76%	85%
Creeping Red Fescue	11.70%	85%
Annual Ryegrass	3.88%	90%

Seed Rate 5 lbs per 100 sq. ft. or 220 lbs per acre



LIMESTONE SCREENING PATH

NATIVE AREA MAINTENANCE

The Installing Contractor shall provide a three (3) year maintenance program as part of the installation contract for all native prairie and native pond bottoms (if applicable), shorelines, and banks. The installing contractor shall be responsible for seeding, replanting, exotic and invasive species control, and any other factor that may contribute to the failure of the natural area establishment. The contractor must have supervisors and crew who are experienced with identification of both native and non-native plants. All crew members performing chemical applications must be licensed in accordance with state laws pertaining to the specific application being performed. To obtain qualified bids, the submittal should include a statement of contractor's qualifications including projects summaries with contact names and information, and resumes of field installation personnel who will be working on the project. The maintenance contractor should be versed in principals of restoration ecology and the tools utilized in site management. Because natural areas are dynamic systems, the maintenance plan must be flexible in order to accommodate the development of the site. The installing contractor may subcontract the required maintenance program to a qualified native plant community maintenance specialist contractor approved by the Landscape Architect and/or Owner.

This program shall include:

- The Contractor shall be responsible for volunteer cattail control by way of wicking with Rodeo herbicide and/or burning for a period of three (3) years.
- If installed, the Contractor shall be responsible for protecting the emergent aquatic plants from predators (e.g., geese, ducks) for a minimum of one (1) full growing season. Goose grids, mesh barriers, etc. shall be employed as the Contractor sees fit to insure development of an erect emergent plant community as specified on the drawings. Over planting to attain required minimum established quantities is suggested.
- All areas specified for native seed mixes shall be subject to a three (3) maintenance contract by the Installing Contractor. The installing contractor may subcontract the required maintenance program to a qualified native plant community maintenance specialist contractor approved by the Landscape Architect and/or Owner. The Contractor will be responsible for prairie maintenance until Final Acceptance. This maintenance program shall consist of mowing, burning and selective herbicide control of invasive perennial weeds according to the schedule below.

Invasive and non-native species, and non-native woody plant species not specified as part of the planting plan shall be controlled by appropriate management practices. None of the three most dominant species may be non-native or invasive or constitute greater than 25% aerial coverage (individually or cumulatively) by the end of the third growing season. Invasive species for the purpose of this project shall include, but not be limited to, the following: Ambrosia artemisiifolia & trifida (Common & Giant Ragweed), Cirsium arvense (Canada Thistle), Dipscus laciniatus (Cut-leaf Teasel), Dipscus sylvesteris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmites australis (Giant Reed), and Polygonum cuspidatum (Japanese Knotweed).

Selective herbicide treatment of certain aggressive perennial weeds may be necessary during the 2nd & 3rd growing seasons if mowing and burning fail to control them. Only careful contact application shall be performed. NO SPRAYING WILL BE ALLOWED. As a general rule of thumb, most species are most effectively treated at or near the time of inflorescence. Control methods shall include:

- Direct hand application via "herbicide glove" to the individual plant consisting of a rubber herbicide glove with a large absorbent cotton glove over the rubber glove. A strong solution of Round-up or other appropriate herbicide shall be mixed in a small non spill squirt or spray bottle. As needed, use the bottle to carefully saturate the cotton glove(s) and then grab the leaves and stem of the unwanted perennial weed to apply the herbicide to that plant only. Take care not to touch or drip the herbicide on other adjacent plantings. Perform only on cool, non-windy days.
- Cut unwanted perennial weeds (esp. Canada Thistle) to the ground when they are one foot (1') or taller, but prior to flowering. The cut stump should be treated with undiluted Garlon-3 using a small plastic bottle set on "stream" or "mist". The herbicide should be applied sparingly so that it just soaks the cut stem of the unwanted perennial weed.

Maintenance Schedule:

1st Growing Season

Mow up to three times (3x) to keep annual weeds from going to seed and to avoid too much shade for young seedlings. Maintain to a height of between 6" and 12". Note: Burning should always be utilized in lieu of mowing when enough plant material fuel is available to conduct a burn.

2nd Growing Season

Mow in Spring to the ground and remove cuttings. Repeat mowing in late spring or early summer if weeds remain a problem. Target biennial weeds by mowing to six inches (6") when in bloom. Sweet Clover in particular must be mowed if present. Mowing in full bloom (mid-summer) will kill it. Native species shall be allowed to seed. Selective herbicide application of perennial weeds shall be performed in accordance with the provisions of Item No. 3 above. Note: Burning should always be utilized in lieu of mowing when enough plant material fuel is available to conduct a burn.

3ed Growing Season

Burn between October 15 and May 1, with a mid Spring burning being preferred, and continue other weed management practices as needed during the 3rd growing season. Note: Contractor shall be responsible for all burning.

NATIVE AREA MAINTENANCE

NATIVE PRAIRIES, NATIVE POND SHORELINES & BANKS

The Contractor shall be responsible for the satisfactory growth of permanent species of grasses, forbs, reeds and sedges on all areas seeded and/or planted under the contract until final acceptance of the work. The Contractor shall conduct an inspection of the native planting areas during the 1st and 2nd growing seasons and provide the Owner with a written assessment of the establishment progress and remedial action taken or proposed by January 31st of the following year. A more detailed inspection shall be conducted at the end of the 3rd growing season for the purpose of Final Acceptance. A written report of this inspection shall also be provided to the Owner by January 31st of the following year. Acceptance of the work will be determined using a time meander search. The time meander search shall be conducted at the end of the 3rd full growing season after seedling and/or planting (not to exceed thirty-six (36) months). The search will sample 20% of each plant community that was seeded and/or planted. If a minimum of 80% ground cover by native vegetation and a cumulative native floristic quality index (FQI) of 20 and a (C-) value of 3.5 or greater is achieved, the work will be approved. If not accepted, the Contractor will replant, to fulfill Contract responsibilities, at no additional cost to the Owner.

None of the three (3) most dominate species may be non-native or weedy species, including but not limited to, Canary Reed Grass, Common Reed Grass, Teasel, Canadian Thistle, Horse-nettle, Spotted Knapweed, Purple Loosestrife, Sandbar Willow, Sweet Clover or Cattails, unless otherwise indicated on the approved planting plan.

LONG TERM MAINTENANCE (OWNER)

The Contractor shall provide a copy of the Long-Term Operation and Maintenance Plan to the Owner, Facilities Manager or Home Owners Association for continued maintenance of the native planting areas. Best Management Practices shall be maintained according to approved management practices and shall include:

- Prescribed burning every other year, or at least every three (3) years. Burning requires a permit requires a permit from Illinois EPA and notification of the local fire department. Burning shall be performed by a contractor with prior prescribed burn experience.
- Late winter/early spring mowing to a height of six to twelve inches, with removal of hay, may be performed in alternate years where burning is not practical or conditions not conducive to burning.
- Application of herbicide to control invasive species may be necessary if burning does not control or eliminate them. A certified and licensed pesticide applicator shall select herbicide, which is non-toxic to animals and aquatic life, and shall apply herbicide by the appropriate method, to prevent killing of desirable native species.
- A schedule for inspection and removal of sediments deposited in the native areas is required.

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McDOWELL POINT

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DETAILS & SEED MIXES

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L1916 8878A

DATE: 10/11/16
SCALE: 1"=30'
PLANNER: JMR
DRAWN BY: RM
CHECKED: _____

SHEET
L-2