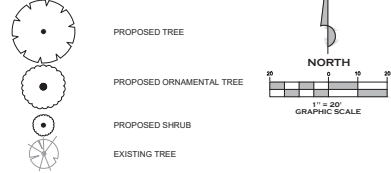


DATE: 07/13/2018	ISSUED FOR REVIEW
DATE: 08/08/2018	REVISED PER CITY (08-03-18)
DESCRIPTION: PLANNING - SUBMITTING - ENVIRONMENTAL	
PROJECT: WASHU NAPERVILLE 1150 E OGDEN AVE NAPERVILLE, ILLINOIS	
PRELIMINARY PLAN SET	
LANDSCAPE PLAN	

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LEGEND



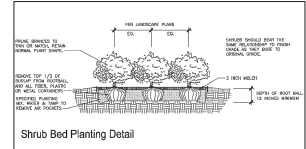
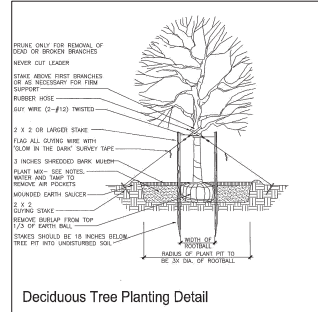
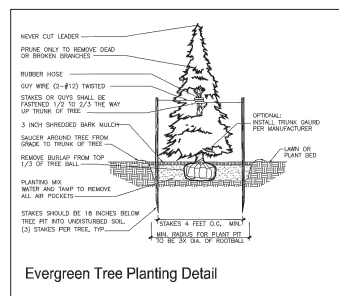
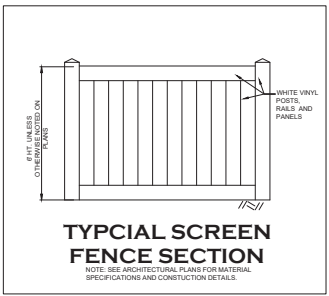
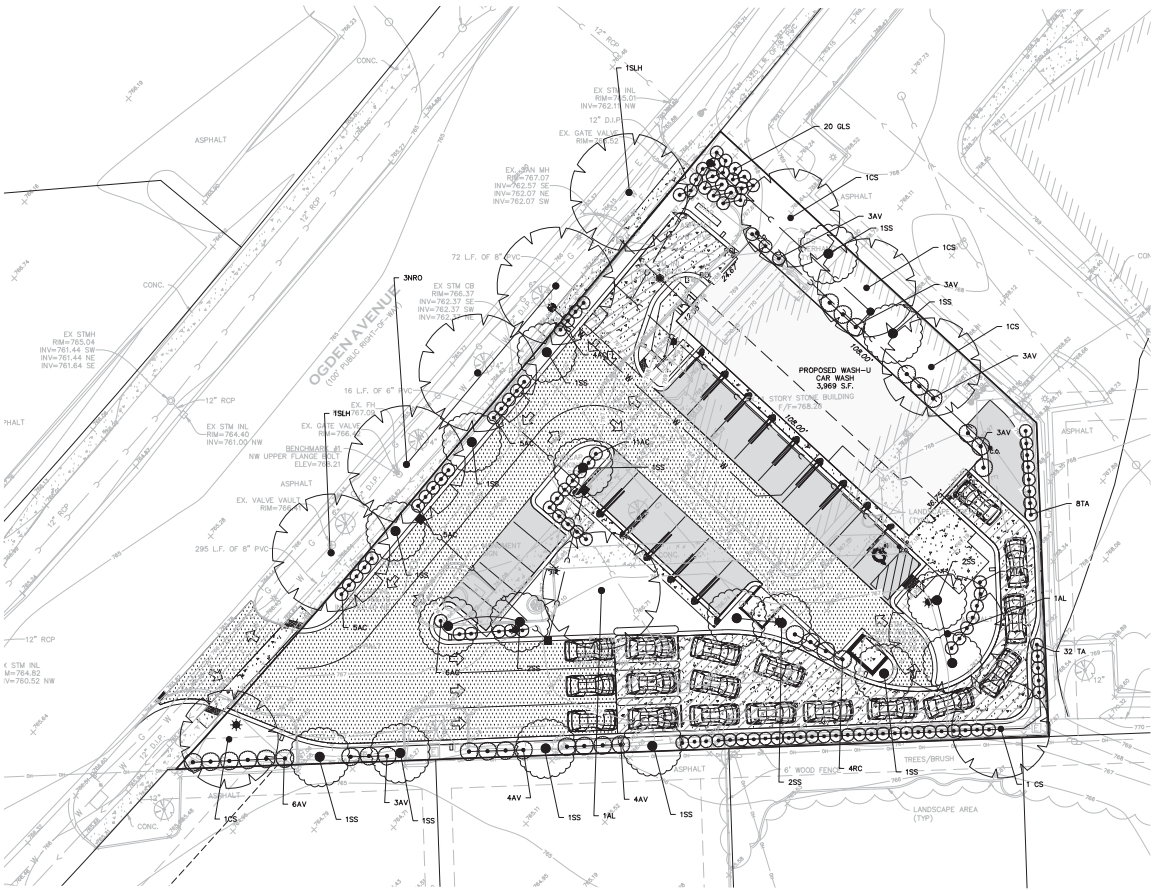
SPECIAL NOTE
 LANDSCAPE CONTRACTOR TO HAVE ALL UNDERGROUND UTILITIES (SANITARY, STORM, WATER, GAS, ELECTRIC, TELEPHONE AND CABLE) LOCATED BEFORE ANY PLANTING. SEE NOTE #16 ON THIS SHEET OF THE LANDSCAPE NOTES FOR THE PLACEMENT OF TREES RELATIVE TO UTILITIES, UTILITY STRUCTURES AND APPURTENANCES. FLAG ALL TREE LOCATIONS AND HAVE UTILITIES MARKED BY SPRAY PAINT. CALL LANDSCAPE ARCHITECT AT 708-657-6455 FOR REVIEW OF TREE PLACEMENT PRIOR TO ANY DIGGING.

LANDSCAPE NOTES

1. PLANTING MATERIAL INSTALLATION AND MAINTENANCE. PLANTING MATERIAL SHALL BE INSTALLED PRIOR TO THE END OF THE FIRST AVAILABLE PLANTING SEASON PRIOR TO THE ISSUANCE OF AN OCCUPANCY PERMIT. SAID PLANTING MATERIAL SHALL BE MAINTAINED AND KEPT IN A HEALTHY CONDITION, AND ANY REQUIRED PLANTING MATERIAL THAT DOES NOT BE REPLACED PRIOR TO THE END OF THE NEXT AVAILABLE PLANTING SEASON, AN IRRECOVERSIBLE LETTER OF CREDIT SHALL BE REQUIRED AS DETERMINED BY THE ZONING ADMINISTRATION TO GUARANTEE INSTALLATION OF APPROPRIATE MATERIAL. THE APPROVED LANDSCAPE PLAN PRIOR TO THE ISSUANCE OF A PERMIT. THE AMOUNT OF SAID LETTERS OF CREDIT SHALL BE BASED ON WRITTEN BIDS FROM CONTRACTORS COVERING THE INSTALLATION OF ALL ELEMENTS OF THE LANDSCAPE PLAN INCLUDING BUT NOT LIMITED TO ALL PLANTING MATERIAL, FENCING, SCREENS, WALLS AND PAVERS. SAID LETTERS OF CREDIT MAY BE REQUIRED WHERE THERE ARE EXTENSIVE ELEMENTS REQUIRED BY THE APPROVED LANDSCAPE PLAN AS DETERMINED BY THE ZONING ADMINISTRATION.
2. TIMING EXTENSION FOR INSTALLATION. IF CONSTRUCTION WORK IS COMPLETED DURING THE OFF-PLANTING SEASON, A TEMPORARY CERTIFICATE OF OCCUPANCY MAY BE ISSUED FOR THE PROPERTY WHICH SHALL SPECIFY THAT ALL PLANTING MATERIAL AS REQUIRED BY THIS SECTION BE INSTALLED TO THE END OF THE NEXT PLANTING SEASON.
3. LANDSCAPE CONTRACTOR TO LOCATE ALL UTILITIES BEFORE DIGGING.
4. LANDSCAPE CONTRACTOR TO REMOVE COMPACTED SOIL, STONE, BROKEN CONCRETE AND OTHER DEBRIS TO A DEPTH OF 18" AND PROVIDE CLEAN FILL PRIOR TO PLACING TOPSOIL.
5. ALL UNPAVED SITE AREAS TO RECEIVE 6" DEPTH OF PULVERIZED TOPSOIL PRIOR TO PLANTING.
6. TREES (IF DIAM. RING) AND ENTIRE SHRUB BEDS ARE TO RECEIVE 3" DEPTH PREMIUM SHREDED BARK MULCH (DARK COLOR).
7. ALL TOPSOIL AREAS OUTSIDE SHRUB BEDS AND TREE RINGS ARE TO BE PLANTED WITH PREMIUM TURFGRASS SOIL.
8. SOME ADJUSTMENTS OF PLANT MATERIAL LOCATIONS MAY BE REQUIRED DURING PLANT LAYOUT. CALL LANDSCAPE ARCHITECT WITH QUESTIONS.
9. ALL PLANTS, MATERIALS AND PLANTING PRACTICES TO BE IN ACCORDANCE WITH USDA, ILLINOIS NURSERYMAN'S ASSOCIATION AND ICA STANDARDS.
10. THE TYPE AND QUANTITY OF LANDSCAPING MATERIALS IS SUBJECT TO A ZONING FINAL RELEASE INSPECTION.
11. TREES SHALL BE BALLED AND BULFAPED.
12. EACH TREE SHALL HAVE BEEN NORTHERN NURSERY GROWN.
13. TREES SHALL HAVE BEEN TRANSPLANTED TWICE, THE LAST TRANSPLANTING BEING NOT LESS THAN FOUR (4) YEARS PRIOR TO PLANTING.
14. ALL TREES SHALL BE TAGGED AND IDENTIFIED AS TO SPECIES, SIZE AND PLACE OR ORIGIN. SUCH TAGS SHALL NOT BE REMOVED BY THE DEVELOPER PRIOR TO INSPECTION BY THE CITY.
15. TREES SHALL BE PLANTED PLUMB (AFTER SETTLEMENT) AND AT THE SAME RELATIVE HEIGHT ABOVE THE FINISHED GRADE AS WAS THEIR HEIGHT ABOVE GRADE AT THE NURSERY. HOLES SHALL BE BACKFILLED WITH A PLANTING SOIL MIXTURE CONSISTING OF THREE (3) PARTS FERTILE TOPSOIL AND ONE (1) PART PEAT MOSS, AND SHALL BE THOROUGHLY WATERED WHEN HOLES ARE TWO THIRDS (2/3) FULL. AFTER WATERING, THE FILLING SHALL BE COMPLETED AND THE SOIL THOROUGHLY TAMPED. AFTER PLANTING, A THREE (3) INCH MULCH OF SHREDED HARDWOOD BARK SHALL BE APPLIED OVER THE DISTURBED GROUND, AND A SLOWLY WATERING BASIN SHALL BE PROVIDED AROUND THE TREE.
16. THE DEVELOPER SHALL BE WHOLLY RESPONSIBLE FOR ASSUMING THAT ALL TREES ARE PLANTED IN A VERTICAL AND PLUMB POSITION, AND REMAIN SO THROUGHOUT THE GUARANTEED PERIOD. DECIDUOUS TREES MAY OR MAY NOT BE STAKED AND GUYED DEPENDING UPON THE INDIVIDUAL PREFERENCE OF THE DEVELOPER. HOWEVER, ANY STAKING PROCEDURES MUST BE APPROVED BY THE SUPERINTENDENT OF PUBLIC WORKS PRIOR TO INSTALLATION.
17. ALL TREES ORIGINAL OR REPLACEMENT DETERMINED BY THE VILLAGE TO BE DISEASED OR NOT IN VIGOROUS GROWING CONDITION AFTER TWO (2) GROWING SEASONS SHALL BE REPLACED AT THE BEGINNING OF THE NEXT SUCCEEDING PLANTING SEASON AT NO COST TO THE VILLAGE.
18. TREES SHALL NOT BE PLANTED WITHIN FOUR (4) FEET OF ANY SIDEWALK OR OTHER PAVED AREA WITHIN THE PARKWAY.
19. 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 SHALL BE ALLOWED IN FRONT OF 2' ON THE SIDES AND 7' TO THE REAR OF THE ELECTRICAL TRANSFORMER.

PLANT SCHEDULE

KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	ROOTING	COMMENTS
NRO	3	NORTHERN RED OAK	QUERCUS RUBRA	2-1/2 IN. CAL.	B&B	
SLH	2	SKYLINE HONEY LOCUST	GLEDITSIA TRI "SKYLINE"	2-1/2 IN. CAL.	B&B	
AL	2	AMERICAN LINDEN	TILIA AMERICANA	2-1/2 IN. CAL.	B&B	
CS	5	NORTHERN CATALPA	CATALPA SPECIOSA	2-1/2 IN. CAL.	B&B	
SS	17	SHADBLEW SERVICEBERRY	AMELANCHIER CANADENSIS	6-7 FT. HT.	B&B	MULTI-STEM
TA	47	TECHNY ARBORVITAE	THUJIA OCCIDENTALIS "TECHNY"	6-7 FT. HT.	B&B	
AV	29	ARROWWOOD VIBURNUM	VIBURNUM DENTATUM	36-42 IN. HT.	B&B	
RC	4	SHINING SUMAC	RHUS COPPALINA	36" HT.	B&B	
AC	36	ALPINE CURRANT	RIBES ALPIMUM	24-30 IN. HT.	B&B	
GLS	20	GRO LOW SUMAC	RHUS AROMATICA "GROW-LOW"	24-30 IN. SP.	5 GAL.	



Plan prepared by:
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PROJECT NO. M18085
 DRAWN BY: YL
 CHECKED BY: TDR
 SHEET NO. 4 / 6