

Landscape Plan

BEYOND SELF STORAGE

Naperville, Illinois

November 21, 2019

CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
JACOB & HEFNER ASSOCIATES
1333 BUTTERFIELD ROAD, SUITE 300
DOWNER'S GROVE, ILLINOIS 60515



LOCATION MAP

SCALE: 1"=200'

INDEX OF SHEETS

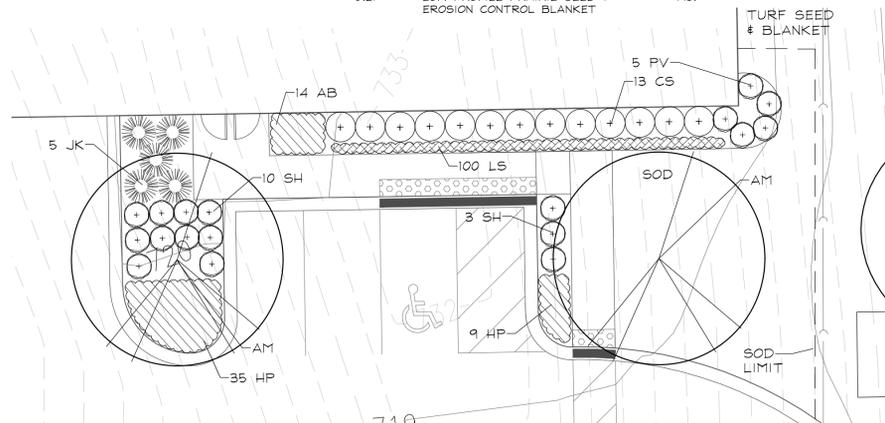
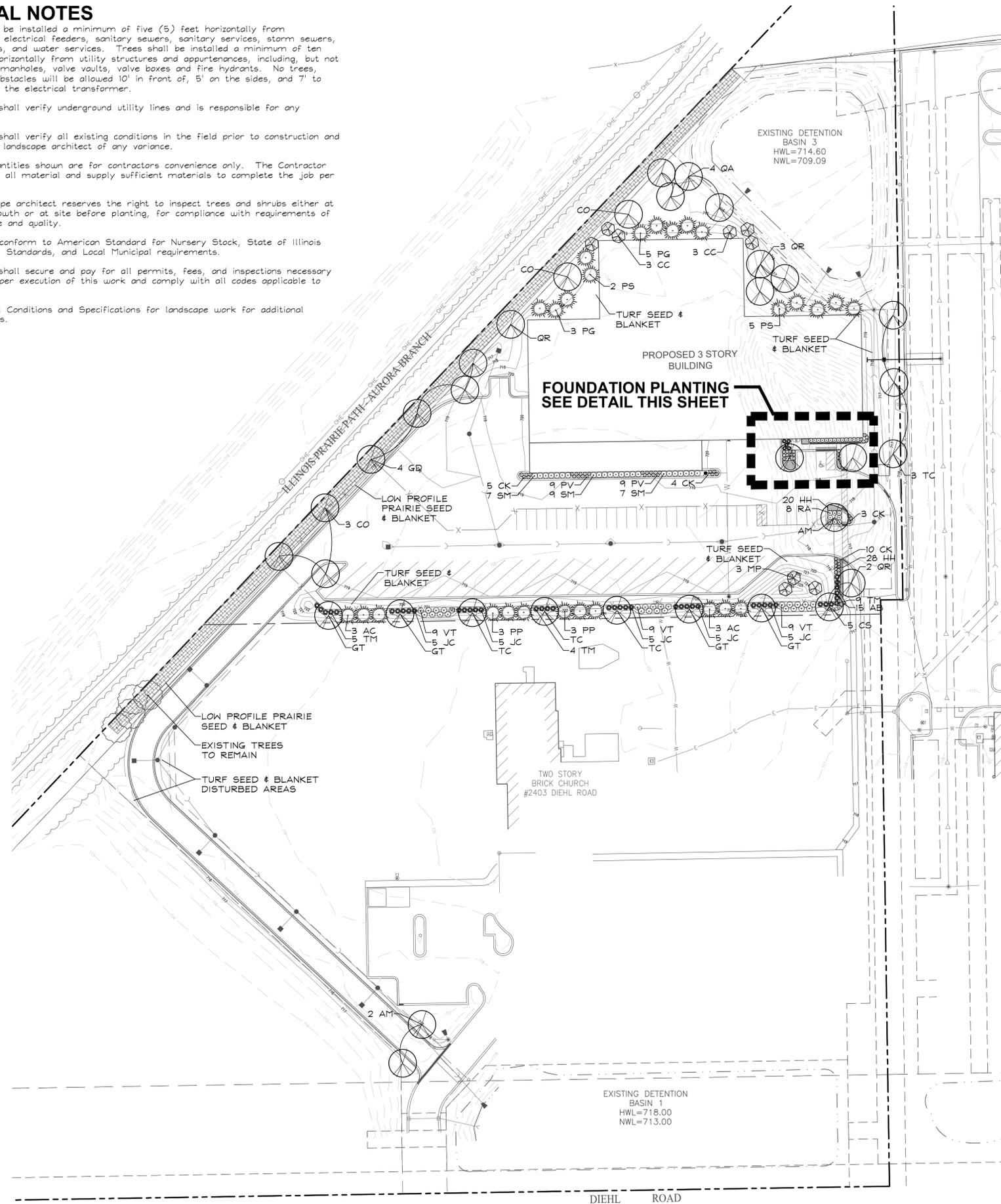
<u>SHEET NO.</u>	<u>DESCRIPTION</u>
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1	LANDSCAPE PLAN
2	TREE PRESERVATION PLAN
3	LANDSCAPE SPECIFICATIONS

PLANT LIST

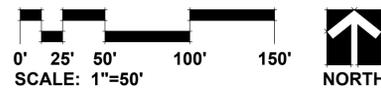
Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AM	5	Acer miyabei 'Morton' STATE STREET MAPLE	2 1/2" Cal.	
CO	5	Celtis occidentalis COMMON HICKBERRY	2 1/2" Cal.	
GT	4	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
GD	4	Gymnocladus dioica 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	2 1/2" Cal.	
QA	4	Quercus alba WHITE OAK	2 1/2" Cal.	
QR	6	Quercus rubra RED OAK	2 1/2" Cal.	
TC	6	Tilia cordata 'Greenspire' GREENSPIRE LITTLELEAF LINDEN	2 1/2" Cal.	
ORNAMENTAL TREES				
CC	6	Crataegus crus-galli var. inermis THORNLESS COCKSPUR HAWTHORN	8' Ht.	Multi-Stem
MP	3	Malus 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
EVERGREEN TREES				
AC	6	Abies concolor WHITE FIR	6' Ht.	
PG	8	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
PP	6	Picea pungens COLORADO GREEN SPRUCE	6' Ht.	
PS	7	Pinus strobus WHITE PINE	8' Ht.	
DECIDUOUS SHRUBS				
CS	18	Cornus sericea 'Farrow' ARCTIC FIRE REDTWIG DOGWOOD	24" Tall	3' O.C.
RA	8	Rhus aromatica 'Gro-low' GRO-LOW SUMIAC	24" Wide	3' O.C.
SM	23	Syringa meyeri 'Palabini' DWARF KOREAN LILAC	24" Tall	4' O.C.
VT	27	Viburnum trilobum 'Redwing' JN SELECT CRANBERRYBUSH VIBURNUM	36" Tall	5' O.C.
EVERGREEN SHRUBS				
JK	5	Juniperus chinensis 'Kallays Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
JC	25	Juniperus chinensis 'Sea Green' SEA GREEN JUNIPER	30" Wide	5' O.C.
TM	18	Taxus x media 'Densiflora' DENSE YEW	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
CK	22	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	36" O.C.
PV	23	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	36" O.C.
SH	13	Sporobolus heterolepis PRAIRIE DROPSEED	#1	36" O.C.
PERENNIALS				
AB	29	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
HH	48	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
HP	44	Hemerocallis 'Pardon Me' PARDON ME DAYLILY	#1	18" O.C.
GROUNDCOVERS				
LS	100	Liriope spicata CREEPING LILYTURF	#SP4	12" O.C.
MISC. MATERIALS				
41		SHREDDED HARDWOOD MULCH	C.Y.	
78		SOD	S.Y.	
0.88		TURF SEED & EROSION CONTROL BLANKET	AC.	
0.21		LOW PROFILE PRAIRIE SEED & EROSION CONTROL BLANKET	AC.	

GENERAL NOTES

- Trees shall be installed a minimum of five (5) feet horizontally from underground electrical feeders, sanitary sewers, sanitary services, storm sewers, 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.
- 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 contractors 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.



FOUNDATION LANDSCAPE DETAIL
SCALE: 1"=10'



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BEYOND SELF STORAGE - NAPERVILLE LANDSCAPE PLAN

Rev 2 11.21.2019
Rev 1 9.06.2019
REVISIONS

DATE 8.02.19
PROJECT NO. JH1954
DRAWN GFB
CHECKED MGM
SHEET NO.

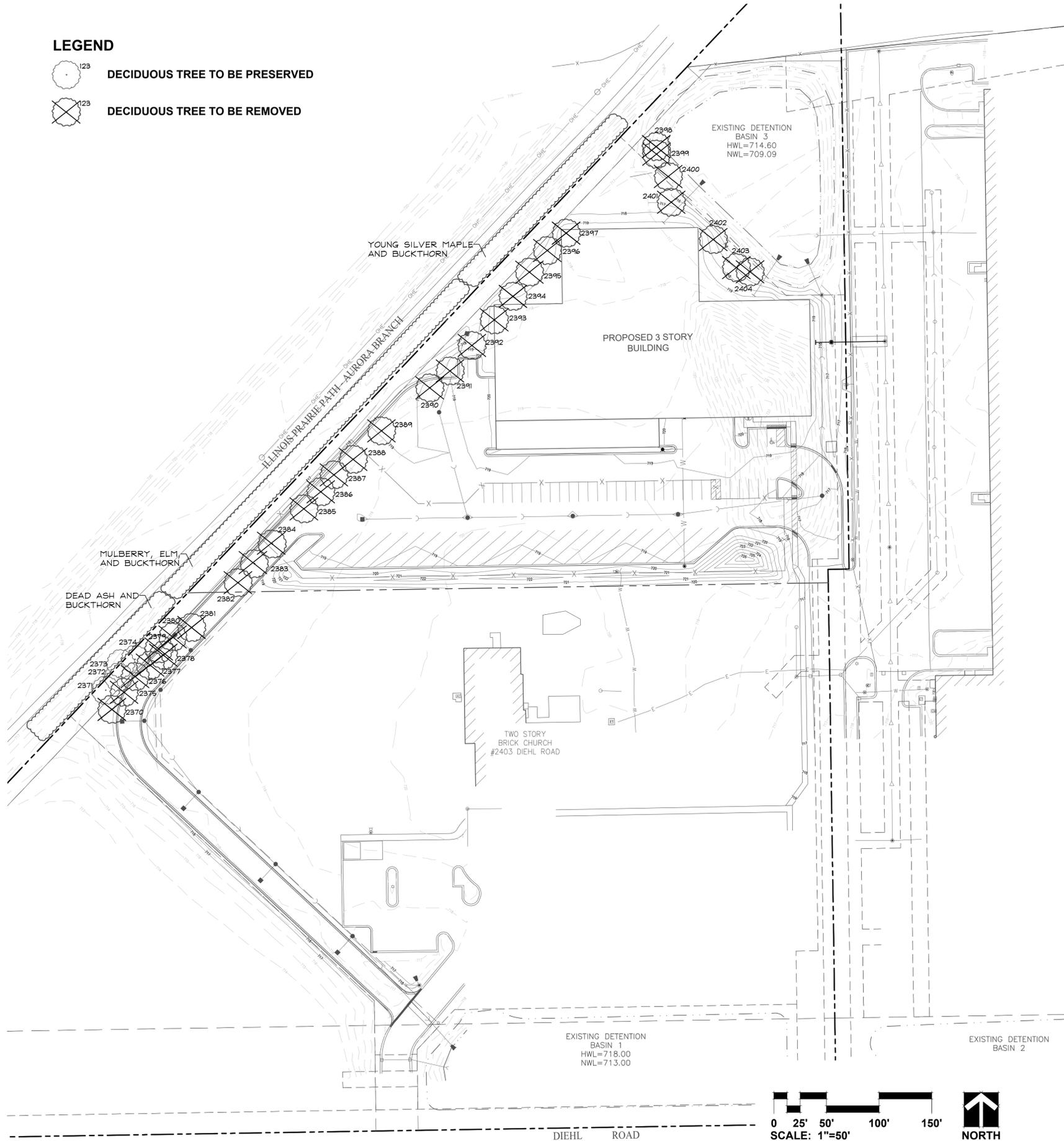


TREE INVENTORY

TAG NO.	BOTANICAL NAME	COMMON NAME	SIZE	HEALTH/STRUCTURE	NOTES	PROPOSED ACTIONS
2370	<i>Populus deltoides</i>	Eastern Cottonwood	6,2	Fair; dead branches	dbl leader	Remove
2371	<i>Prunus serotina</i>	Black Cherry	6	Fair; dead branches, lean		Preserve
2372	<i>Prunus serotina</i>	Black Cherry	6	Fair; dead branches, lean		Preserve
2373	<i>Celtis occidentalis</i>	Hackberry	5	Good		Preserve
2374	<i>Celtis occidentalis</i>	Hackberry	8, 6, 2	Good		Preserve
2375	<i>Populus deltoides</i>	Eastern Cottonwood	8	Fair; dead branches		Remove
2376	<i>Populus deltoides</i>	Eastern Cottonwood	8	Fair; dead branches, lean		Remove
2377	<i>Morus alba</i>	White Mulberry	6.5	Fair; dead branches, lean		Remove
NO TAG		3 DEAD ASH TREES				Remove
2378	<i>Salix nigra</i>	Black Willow	6.5, 4, 4	Fair; dead branches	3 leaders	Remove
2379	<i>Fraxinus pennsylvanica</i>	Ash	6	Fair; insect damage		Remove
2380	<i>Populus deltoides</i>	Eastern Cottonwood	9	Fair; dead branches		Remove
2381	<i>Populus deltoides</i>	Eastern Cottonwood	7	Fair; dead branches		Remove
2382	<i>Populus deltoides</i>	Eastern Cottonwood	8.5, 6	Poor; dead branches, v-shape split risk	dbl leader	Remove
2383	<i>Morus alba</i>	White Mulberry	6	Fair; dead branches, crowded by buckthorn		Remove
2384	<i>Populus deltoides</i>	Eastern Cottonwood	9	Fair; dead branches		Remove
2385	<i>Ulmus americana</i>	American Elm	6	Good		Remove
2386	<i>Ulmus americana</i>	American Elm	4	Good		Remove
2387	<i>Pyrus calleryana</i>	Pear	8, 5	Good	dbl leader	Remove
2388	<i>Fraxinus pennsylvanica</i>	Ash	4.5	Good		Remove
2389	<i>Salix nigra</i>	Black Willow	5, 2, 3	good	3 leaders	Remove
2390	<i>Populus deltoides</i>	Eastern Cottonwood	8	Fair; dead branches		Remove
2391	<i>Populus deltoides</i>	Eastern Cottonwood	13	Fair; dead branches		Remove
2392	<i>Populus deltoides</i>	Eastern Cottonwood	6	Fair; dead branches		Remove
2393	<i>Populus deltoides</i>	Eastern Cottonwood	6, 3	Fair; dead branches		Remove
2394	<i>Populus deltoides</i>	Eastern Cottonwood	12	Fair; dead branches		Remove
2395	<i>Populus deltoides</i>	Eastern Cottonwood	6	Fair; dead branches		Remove
2396	<i>Populus deltoides</i>	Eastern Cottonwood	8, 6	Fair; dead branches		Remove
2397	<i>Populus deltoides</i>	Eastern Cottonwood	10	Fair; dead branches		Remove
2398	<i>Pyrus calleryana</i>	Pear	5	Good	on slope of basin	Remove
2399	<i>Pyrus calleryana</i>	Pear	4.5	Good		Remove
2400	<i>Pyrus calleryana</i>	Pear	4, 4	Good	dbl leader	Remove
2401	<i>Pyrus calleryana</i>	Pear	6	Fair; overgrown		Remove
2402	<i>Pyrus calleryana</i>	Pear	6	Fair; overgrown		Remove
2403	<i>Pyrus calleryana</i>	Pear	5	Fair; overgrown		Remove
2404	<i>Pyrus calleryana</i>	Pear	4	Fair; overgrown		Remove

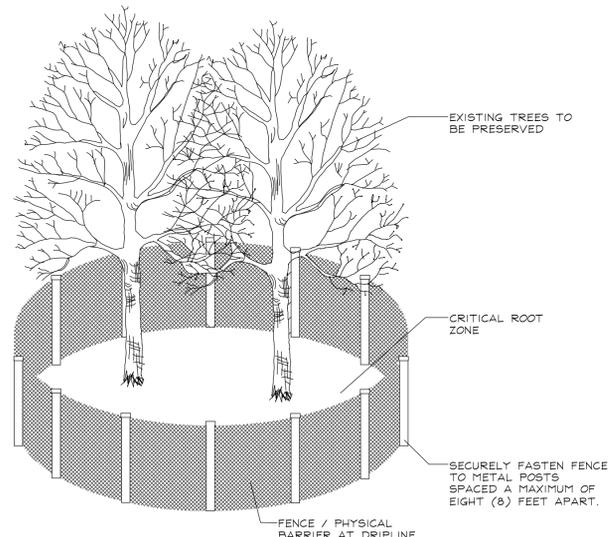
LEGEND

-  DECIDUOUS TREE TO BE PRESERVED
-  DECIDUOUS TREE TO BE REMOVED



TREE PRESERVATION NOTES

- 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.
- 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.
- 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.
- Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- 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.
- 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.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



TREE PRESERVATION DETAIL

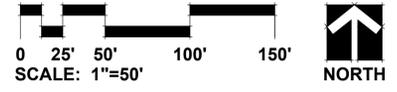
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BEYOND SELF STORAGE - NAPERVILLE NAPERVILLE, ILLINOIS TREE PRESERVATION PLAN

Rev 2 11.21.2019
 Rev 1 9.06.2019
REVISIONS

DATE 8.02.19
 PROJECT NO. JH1954
 DRAWN GFB
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DATE PLOTTED: 8/2/19 10:58 AM

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:

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

1.2 QUALITY ASSURANCE

- Work shall conform to State of Illinois Horticultural Standards and local municipal requirements. Comply with governing regulations applicable to landscape materials.
- Quality Control Procedures:
 - Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
 - 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.
 - Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

- Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting.
- 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.
- Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- 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.
- Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or Municipality upon request.

1.4 JOB CONDITIONS

- 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.
- 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.
- 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

- Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.
- Guarantee trees, shrubs, 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.
- 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.

Invasive species for this project shall include the following: *Ambrosia artemisiifolia* f. *trifida* (Common & Giant Ragweed), *Girardinia arvensis* (Canada Thistle), *Dipsacus laciniatus* (Cut-leaved Teasel), *Dipsacus sylvaticus* (Common Teasel), *Lithrum salicaria* (Purple Loosestrife), *Melilotus* sp. (Sweet Clover), *Phalaris arundinacea* (Reed Canary Grass), *Phragmites australis* (Giant Reed), *Fallopia japonica* (Japanese Knotweed), *Rhamnus cathartica* f. *frangula* (Common & 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 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysis of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.

- 50% Kentucky Bluegrass 98/85
- 15% Cutter Perennial Ryegrass
- 10% Spartan Hard Fescue
- 10% Edge Perennial Ryegrass
- 10% Express Perennial Ryegrass
- 5% Perennial Creeping Red Fescue

B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.

- 40% Kentucky Bluegrass 98/85
- 40% Perennial Ryegrass
- 20% Annual Ryegrass

2.3 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.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

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

A. Temporary Cover Crop

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.

Avena sativa Seed Oats 40.0 lbs.

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

Botanical Name Common Name lbs./AC.

Triticum aestivum Regreen 50.0 lbs.

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

Botanical Name Common Name lbs./AC

Grosses

<i>Bouteloua curtipendula</i>	Side Oats Grama	8,000
<i>Panicum virgatum</i>	Prairie Switch Grass	1,000
<i>Elymus canadensis</i>	Prairie Wild Rye	1,000
<i>Schizachyrium scoparium</i>	Little Blue Stem	6,000
Total Grosses:		15,125

Wildflowers/Broadleaves

<i>Allium cernuum</i>	Nodding Wild Onion	0.190
<i>Amorpha canescens</i>	Lead Plant	0.125
<i>Asclepias tuberosa</i>	Butterflyweed	0.500
<i>Asclepias verticillata</i>	Whorled Milkweed	0.063
<i>Astragalus canadensis</i>	Canada Milk Vetch	0.063
<i>Carex palmata</i>	Prairie Carex	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 Bergamot	0.063
<i>Parthenium integrifolium</i>	Wild Quinine	0.016
<i>Penstemon digitalis</i>	Foxglove Beardtongue	0.125
<i>Petalostemum candidum</i>	White Prairie Clover	0.125
<i>Petalostemum purpureum</i>	Purple Prairie Clover	0.500
<i>Portacilla 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. sullivantii</i>	Shouy 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 ohioensis</i>	Spiderwort	0.063
<i>Verbena stricta</i>	Hoary Vervain	0.125
<i>Zizia aurea</i>	Golden Alexanders	0.050
Total Wildflowers/Broadleaves:		5.190
Total Lo Pro Prairie Seed Mixture:		20.315

C. Highlands Fescue Seed Mixture - Mixture-7 lbs. / 1,000 sq. ft.

- 25% Discovery Hard Fescue
- 25% Tiflany Cheeping Fescue
- 25% Florentine Creeping Red Fescue
- 25% Bighorn Sheeps Fescue

2.4 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.

2.5 TREES AND SHRUBS

- Name and Variety: Provide nursery grown plant material true to name and variety.
- 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.
- 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 (BBB) deciduous trees.
- 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 (BBB) deciduous shrubs.
- 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 (BBB) evergreen trees and containerized shrubs.
- Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conforming to specification requirements as to quality, right of inspection and rejection upon delivery at 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.

2.6 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 I.3.C.

2.7 EROSION CONTROL

- Erosion Control Blanket: North American Green S150, or equivalent approved equal.

2.8 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

- Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
- 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.
- 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.
- Lay sod within 24 hours from time of stripping.
- 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.
- Water sod thoroughly with a fine spray immediately after planting.

B. Seeding New Lawns

- Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
- 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.

- 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.
- Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
- 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.
- Sow not less than specified rate.
- Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
- DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

C. Seeding Native Areas

- The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.
- The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed 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.
- 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 disking.
- 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.
- 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.
- 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.
- 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.
- 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.
- 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.
- Net 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.
- After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.
- 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.
- 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 planting indicated on plan.

F. Trees and Shrubs

- Set balled and burlapped (BBB) 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, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
- Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
- Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
- 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.
- Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
- 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

- Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- 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.
- Highlands Fescue 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 Municipality upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the Municipality with a copy of the planting locations, species, and quantities for verification.

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 I.5.C Guarantees). A monitoring report will be provided to the Municipality by January 31st following each inspection.

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, Fourth, and Fifth Years:

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.

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/Municipality/USACE 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.

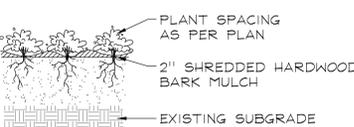
3.5 CLEAN UP AND PROTECTION

- During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- 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.

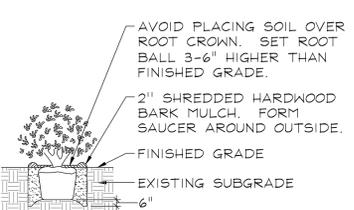
3.6 INSPECTION AND ACCEPTANCE

- 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.
- Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- 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.

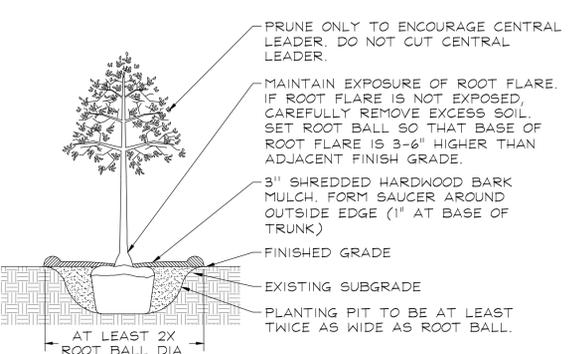
PLANTING DETAILS



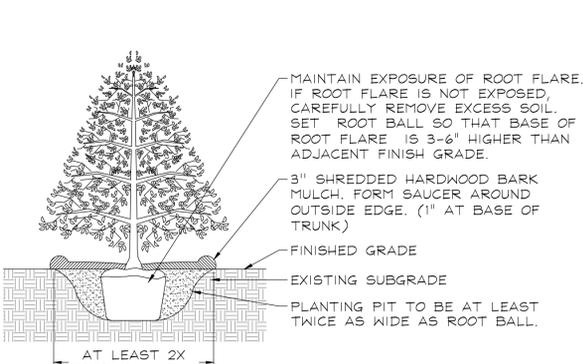
PERENNIALS AND GROUNDCOVERS NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS NOT TO SCALE



DECIDUOUS TREES NOT TO SCALE



EVERGREEN TREES NOT TO SCALE

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BEYOND SELF STORAGE - NAPERVILLE
 NAPERVILLE, ILLINOIS
LANDSCAPE SPECIFICATIONS

Rev 2	11.21.2019
Rev 1	9.06.2019
REVISIONS	

DATE	8.02.19
PROJECT NO.	JH1954
DRAWN	GF8
CHECKED	MGM
SHEET NO.	

