

Final Landscape Development Plans



2.28.2024 - Preliminary Plan Submittal

▲ 8.26.2024 - Final Plan Submittal
Per Village Review

WISE COMMONS

SCHAUMBURG, ILLINOIS

DEVELOPER :



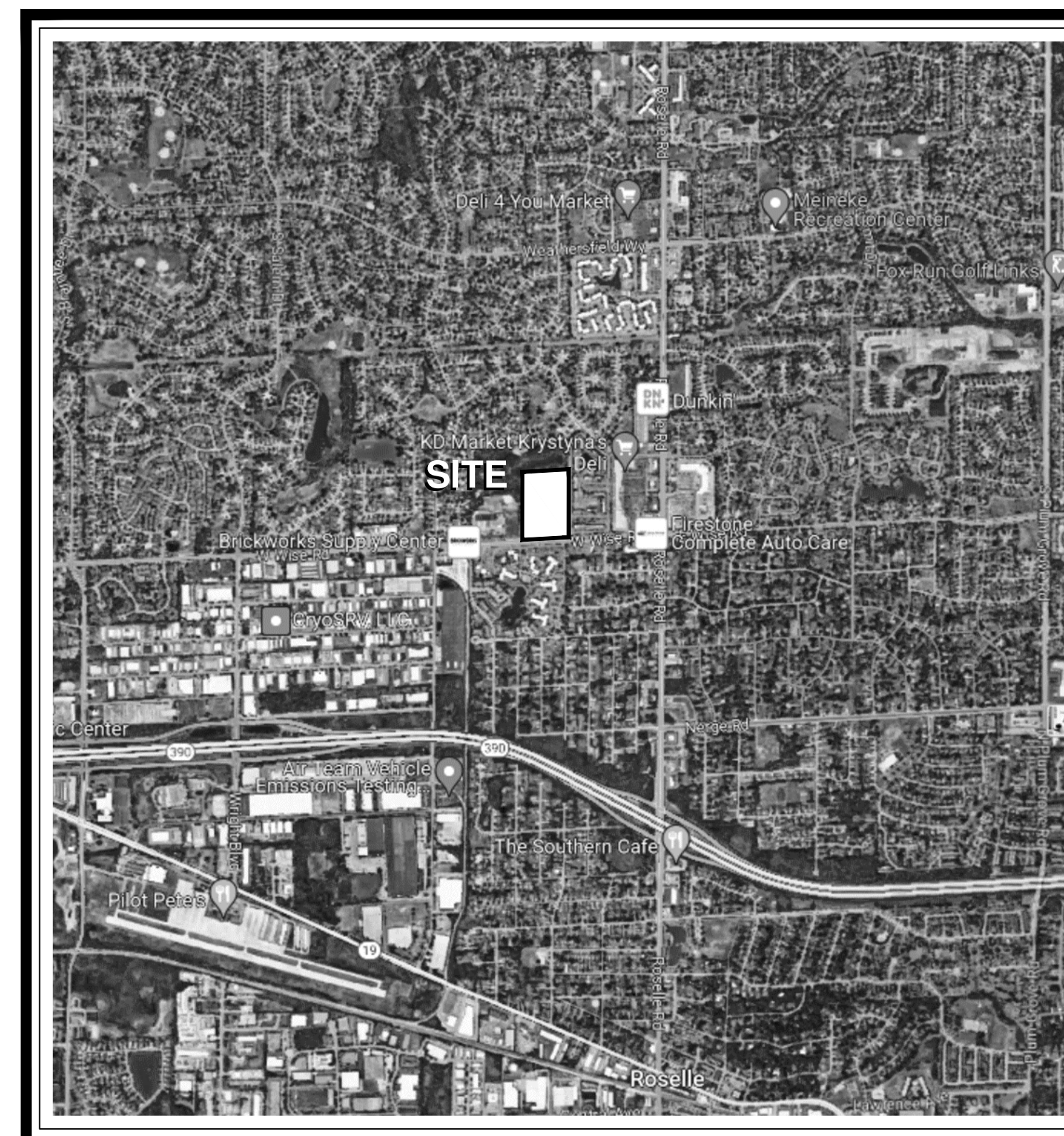
1900 E. Golf Road - Suite 300
Schaumburg, Illinois 60173
Project Manager : Matt Brolley, P.E.

ENGINEER :

CEMCON, Ltd.
2280 White Oak Circle
Aurora, Illinois 60502
(630) 862-2100 voice
Project Manager : Chris Morgart, P.E.

LANDSCAPE ARCHITECT :

Signature Design Group, Inc.
132 N. Washington Street
Naperville, Illinois 60540
(630) 305.3980 voice
Project Manager: Greg G. Sagen, RLA



LOCATION MAP

▲ INDEX OF DRAWINGS

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- L.101 Final Landscape Plan - NW
- L.102 Final Landscape Plan - NE
- L.103 Final Landscape Plan - SW
- L.104 Final Landscape Plan - SE
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- L.106 Plant List & Planting Details
- L.107 Monument Sign & Fence Detail
- L.108 Park Details

- TS.100 Existing Overall Tree Survey
- TS.101 Existing Tree Survey - NW
- TS.102 Existing Tree Survey - NE
- TS.103 Existing Tree Survey - SW
- TS.104 Existing Tree Survey - SE
- TS.105 Existing Tree Inventory
- TS.106 Existing Tree Inventory & Notes



project:

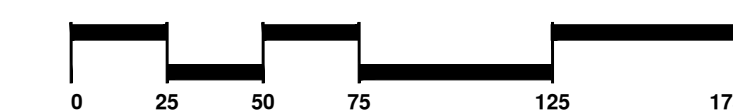
WISE COMMONS

Wise Road
Schaumburg, Illinois

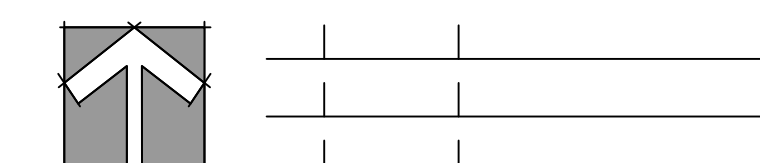
sheet description:

Overall Landscape Plan

owner:



north: scale: 1" = 50' 0"



revisions: 8.26.2024 Final Plan Submittal Per Village Review

original issue date: 28 February 2024

drawn by:

checked by:

project no.: 23024

sheet no.:

L.100

Plan Legend :

- Fire Hydrant
- ★ Street Light
- Manhole
- Storm Inlet
- Parkway Trees, 2.5" Caliper
To Be Planted by the Village of Schaumburg
- Shade Trees, 2.5" - 3" Caliper
- Narrow Shade Trees, 2.5" - 3"
- Ornamental Trees, 2.5" - 6" m/s
- Evergreen Trees, 6' tall
- Evergreen Shrubs, 18" - 24" wide
- Deciduous Shrubs, 24" - 36" tall
- Perennials, Orn'l Grass & Groundcover, 1gal.

East Bufferyard (type B)

500 LF x 15' wide

1 Tree / 35 = 14 Trees: Req'd Proposed

Shade	7	6 + 1 exist.
Ornamental	5	7
Evergreen	2	4

1 Shrubs / 12 = 42 Shrubs: Req'd Proposed

Deciduous	30	36
Evergreen	12	13

West Bufferyard (type B)

500 LF x 15' wide

1 Tree / 35 = 14 Trees: Req'd Proposed

Shade	7	7
Ornamental	5	5
Evergreen	2	2

1 Shrubs / 12 = 42 Shrubs: Req'd Proposed

Deciduous	30	33
Evergreen	12	12

SITE DATA TABLE :

Total Site Area	14.65 Ac
Existing Wetland (Outlot A)	(6.22 Ac)
Public Streets ROW	(1.57 Ac)
SWM (B, G, H below HWL)	(1.38 Ac)
Subtotal Site Area	5.48 Ac
Site Area	238,708 SF
Green Space	57,448 SF (24.1%)
- Outlot C	
- Parts of B, G, H above HWL	
- Parts of D, E, I	
Trees 1 / 750 = 77 Required	
Shrubs 1 / 200 = 287 Required	

77 Trees:	Req'd	Proposed
Shade	39	59
Ornamental	31	27
Evergreen	8	28

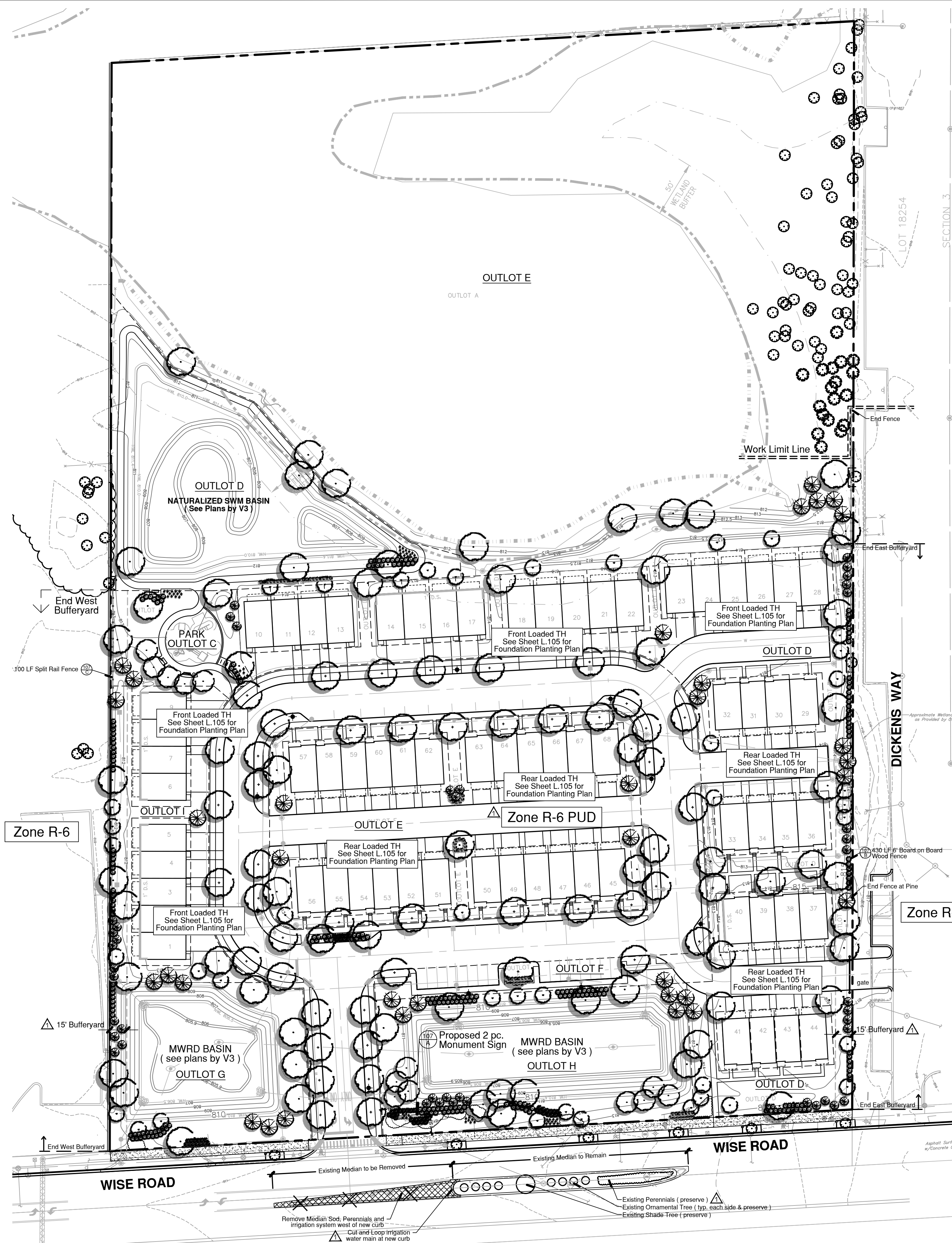
287 Shrubs:	Req'd	Proposed
Deciduous	201	221
Evergreen	86	67

Frontyards 40% See L.105

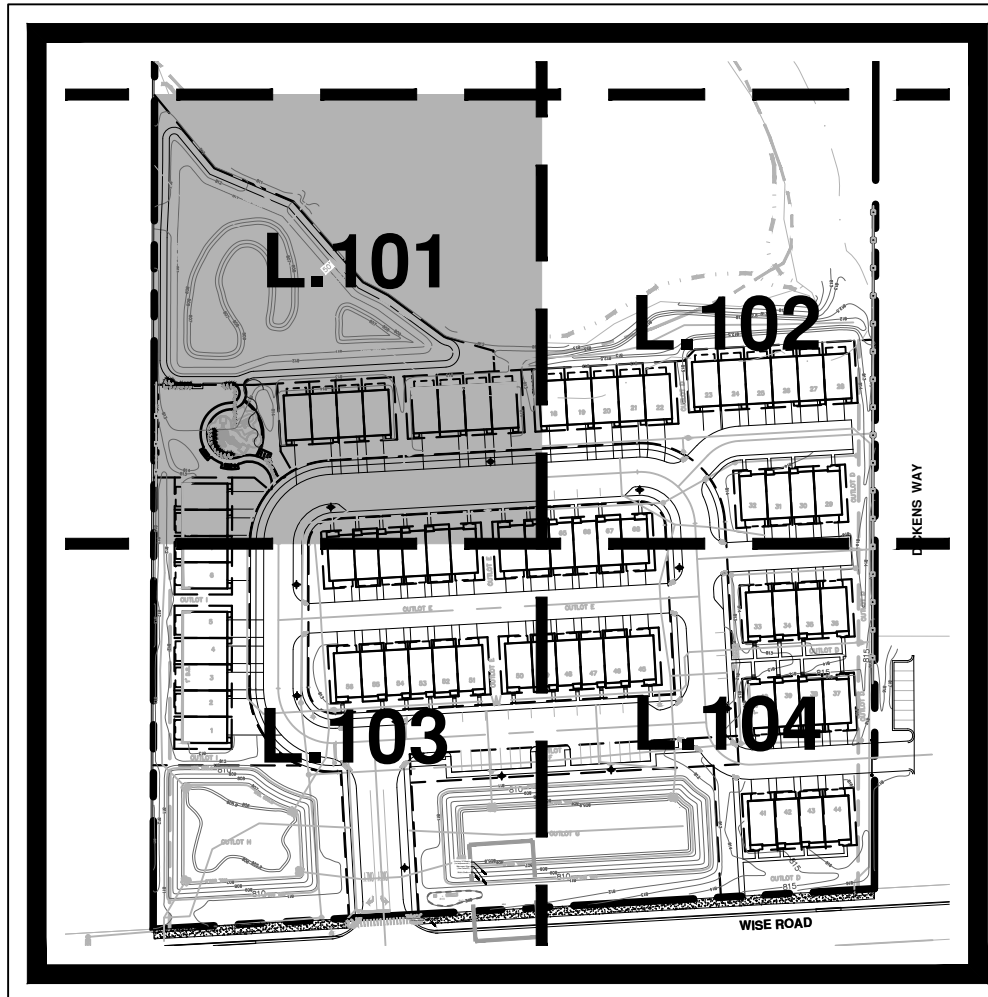
Note: Site Data Table quantities excludes Parkway Trees and Bufferyard Plantings

Notes :

- See Sheet L.106 for Final Plant List
- Site Turf Shall be Full SOD - Except for SWM Basins
- See Sheet L.105 for Townhome typical Foundation Plantings

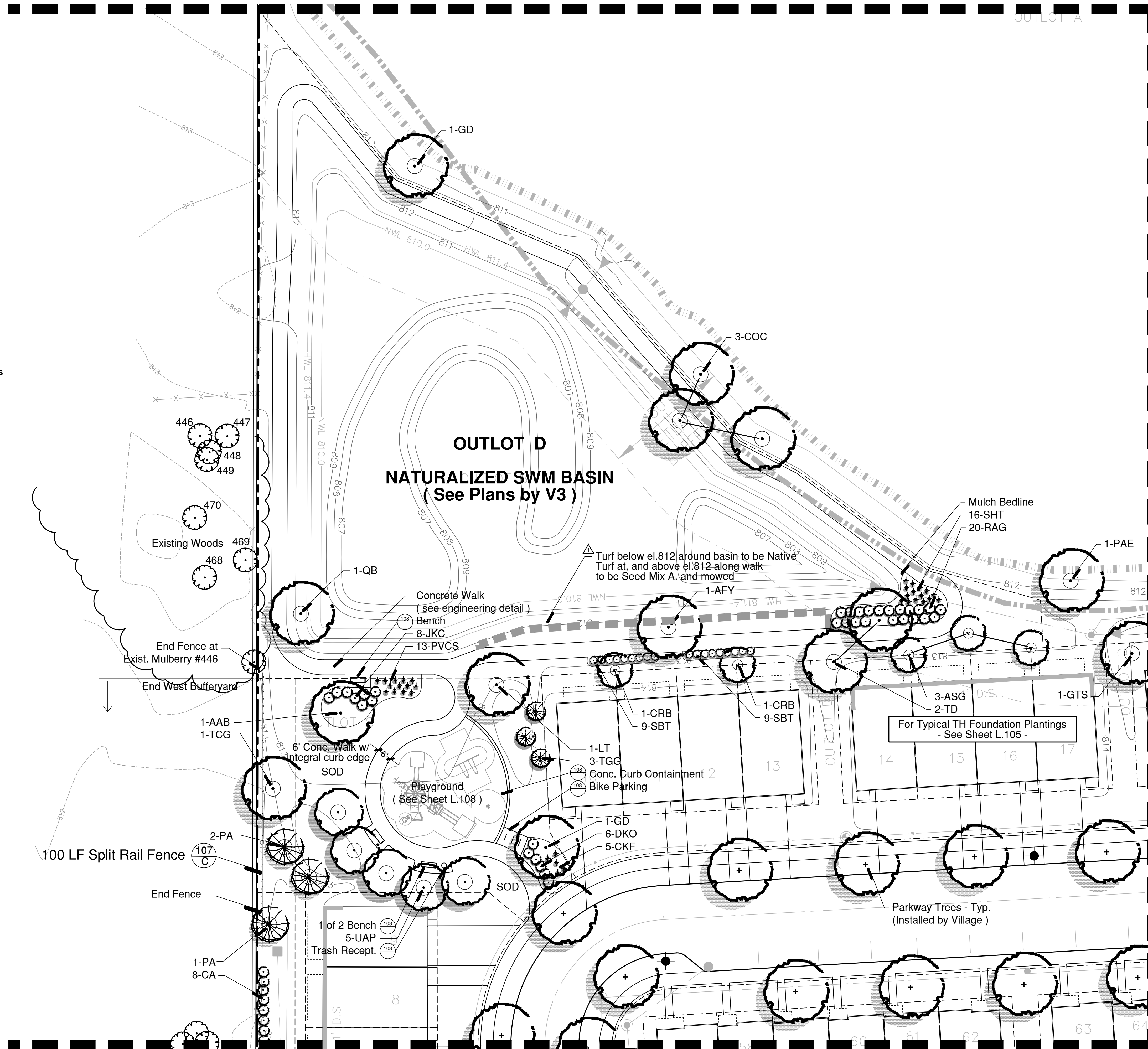


Sheet Key:



Notes :

- See Sheet L.106 for Final Plant List
- Site Turf Shall be Full SOD - Except for SWM Basins
- See Sheet L.105 for Townhome typical Foundation Plantings



Land Planning
Landscape Architecture
Environmental Site Design

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project:

WISE COMMONS

Wise Road
Schaumburg, Illinois

sheet description:

Final Landscape Plan

owner:

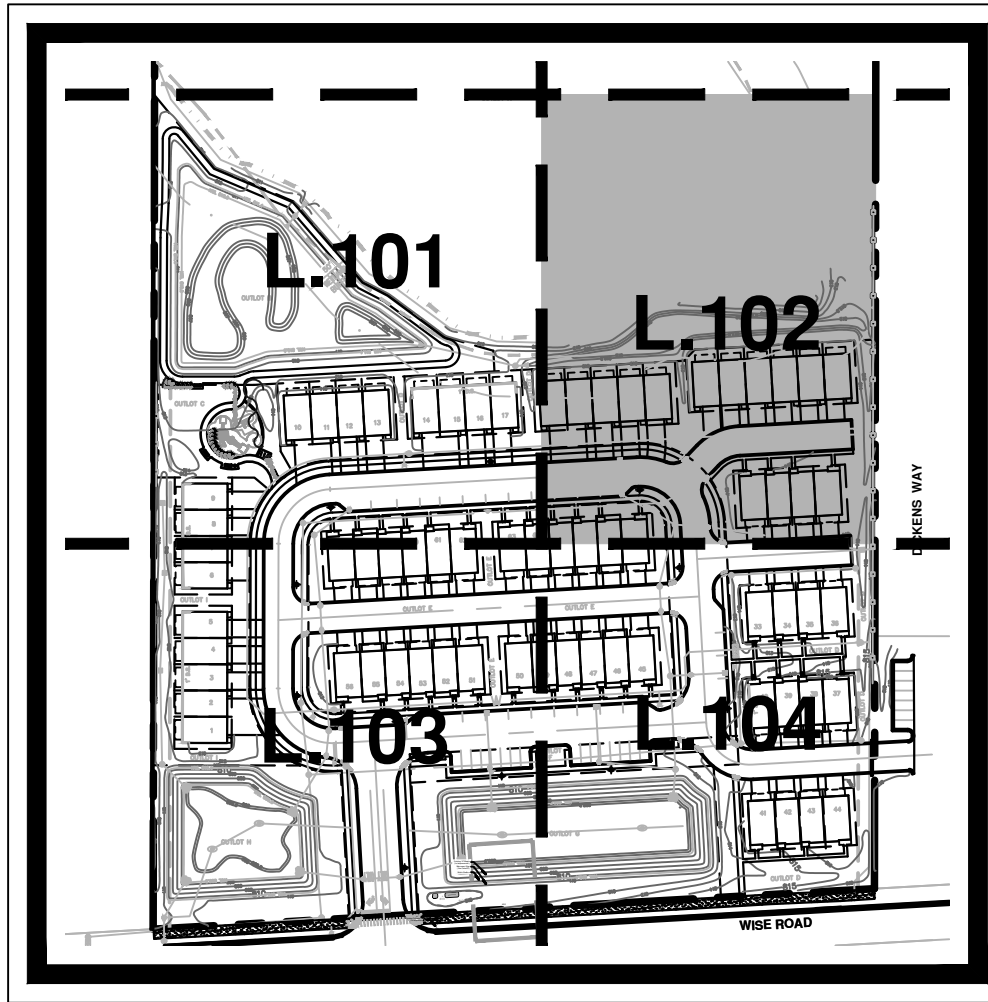


north: scale: 1" = 20' 0"

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sheet no.:	L.101	

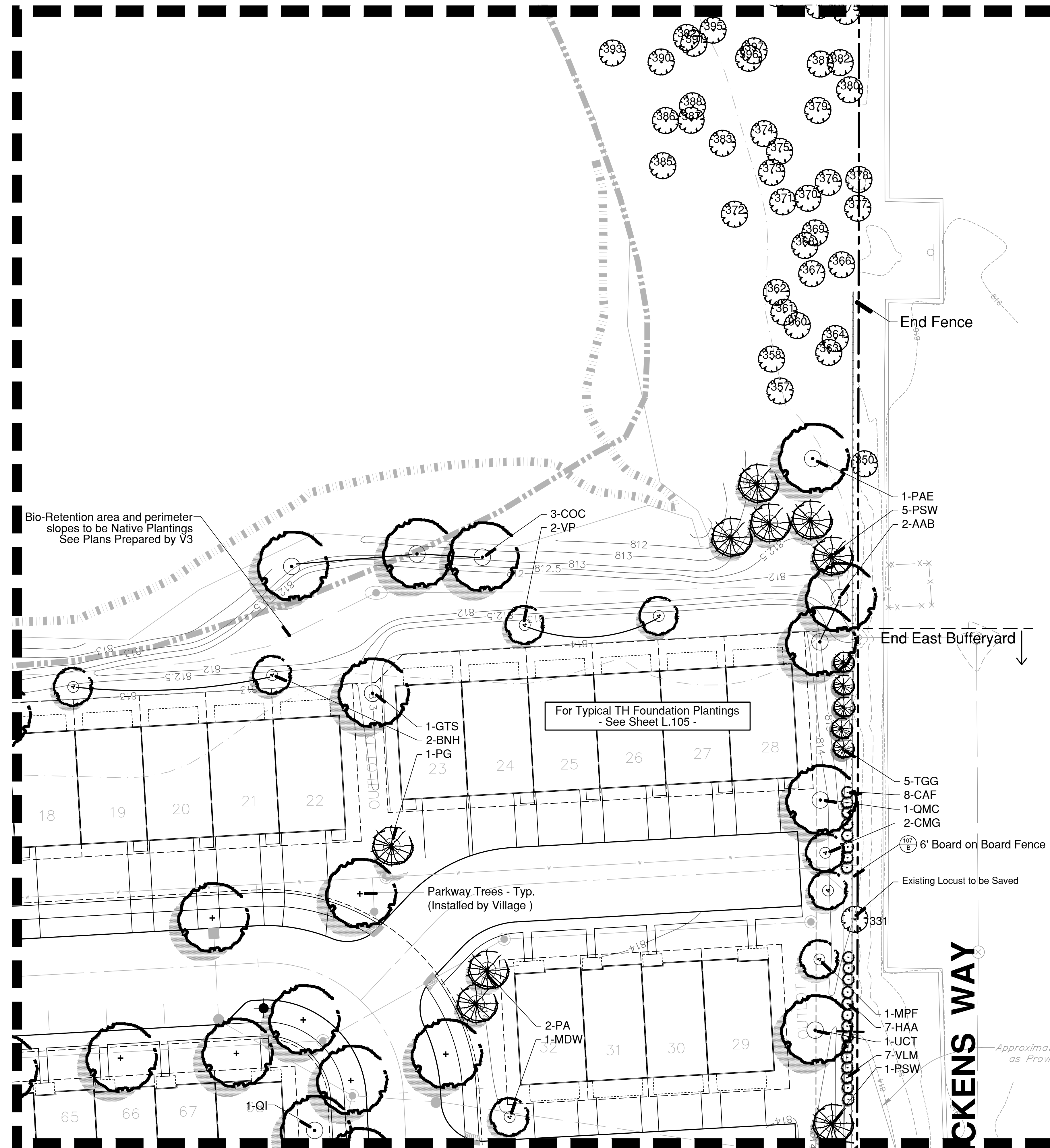
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Notes :

- See Sheet L.106 for Final Plant List
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- See Sheet L.105 for Townhome typical Foundation Plantings



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project:

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Schaumburg, Illinois

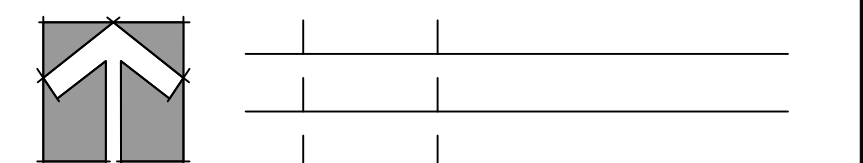
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owner:



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project no.: 23024
sheet no.:

L.102

Plant Material Legend : (Sheet L.105 Only)

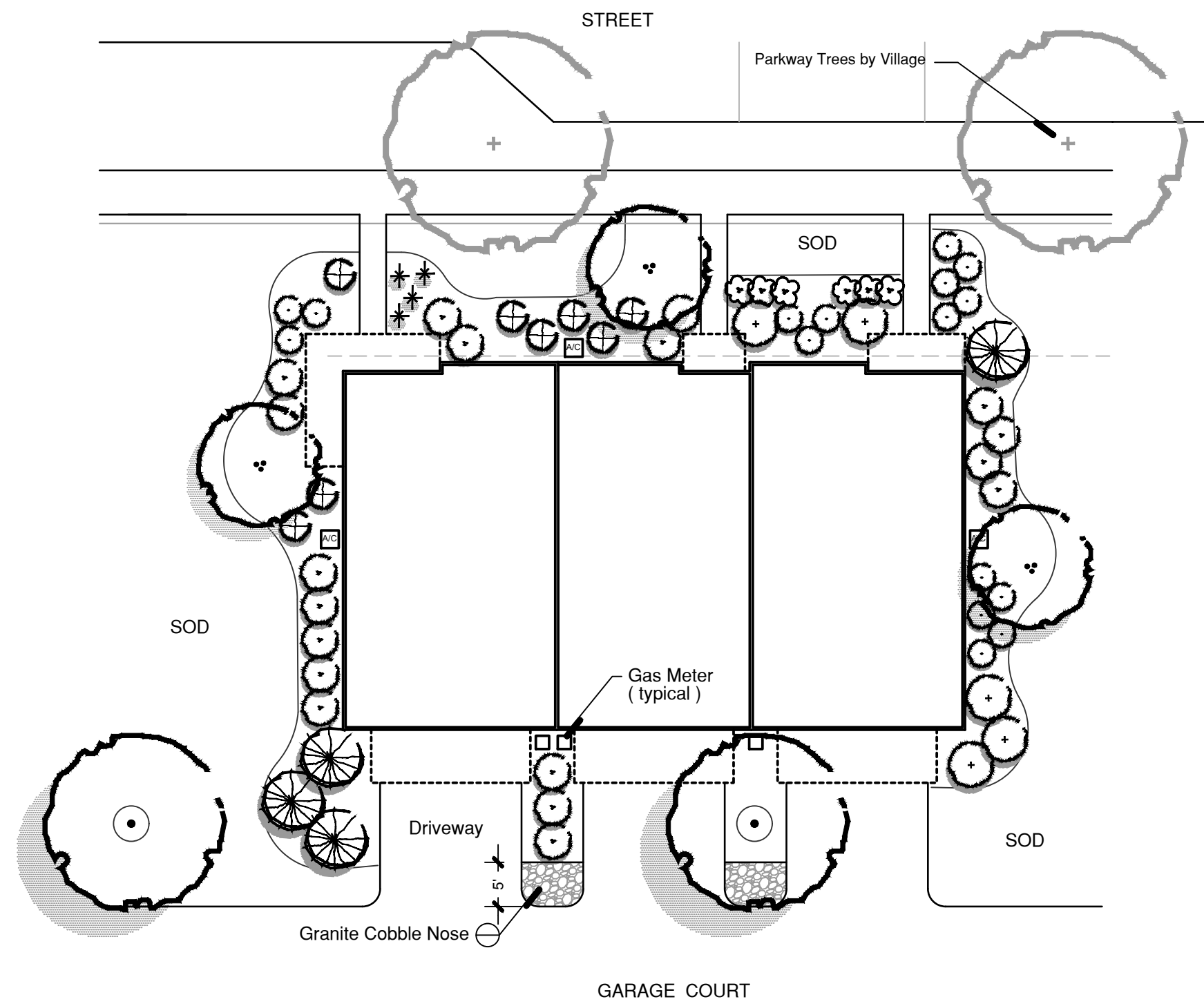
▲ SUN TOLERANT PLANTS - Use on South or West Facing Elevations

- Shade Trees, 2.5" Caliper**
 Swamp White Oak Kentucky Coffee Tree
 Triumph Elm Chinkapin Oak
 Greenspire Linden
- Ornamental Trees, 6' m/s or 2.5" Caliper**
 River Birch Ann Magnolia
 Prairie Fire Crab Apple Serviceberry
 Red Jewel Crab Jap. Tree Lilac
- Large Evergreen Trees, 6' tall**
 White Pine Black Hills Spruce
 White Fir - Concolor
- Upright Evergreens, 4' - 5' tall**
 Fairview Upright Juniper
 Spartan Upright Juniper Mission Arborvitae
- Evergreen Shrubs, 18" - 24" wide**
 Dense Yew Kallay Compact Juniper
 Woodward Arborvitae
- Deciduous Shrubs, 18" - 36" tall**
 Large, 36" M. Black Chokeberry S. Grolo Sumac
 Medium, 24" L. Bergeson Comp. Dogwood L. Blue Muffin Viburnums
 Small, 18" M. Shurb Rose Var. M. Texas Scarlet Quince
 M. Grefshim Spirea S. G.M. Alpine Currant
 S. Dw. Bush Honeysuckle L. Miss Kim Lilac
- Perennials, Ornamental Grasses, 1gal.**
 Black Eye Susan Switchgrass - 'Cheyenne Sky'
 Millenium Allium Dw Prairie Dropseed 'Tara'
 K.F. Feather Reed Grass Autumn Joy Sedum
 Blue Catmint Happy Return Daylily

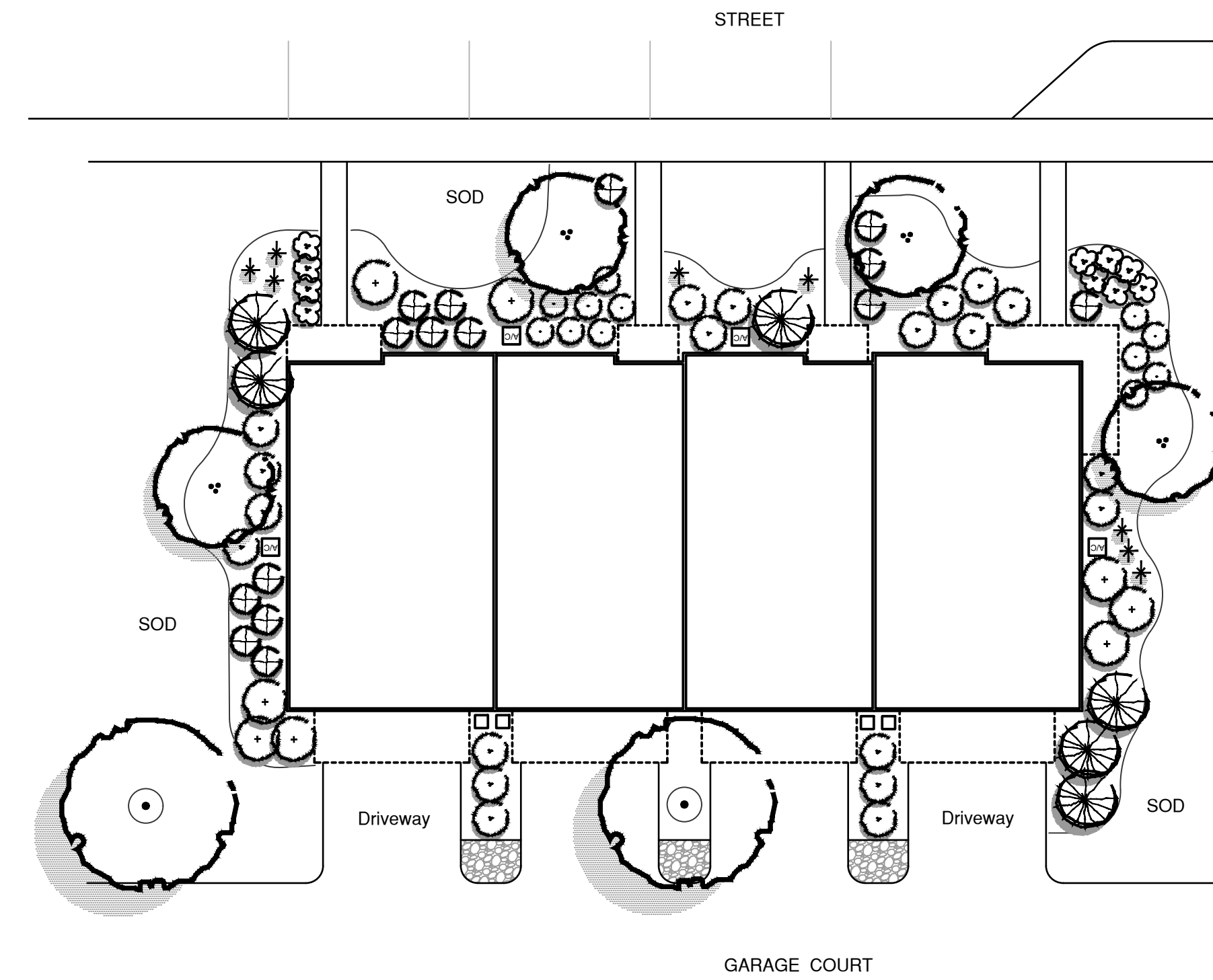
▲ SHADE TOLERANT PLANTS - Use on North or East Facing Elevations

- Shade Trees, 2.5" Caliper**
 Common Hackberry Red Oak
 Basswood Sugar Maple
- Ornamental Trees, 6' m/s or 2.5" Caliper**
 Ann Magnolia Apple Serviceberry
 Redbud Blackhaw Viburnum
- Large Evergreen Trees, 6' tall**
 White Pine Canadian Hemlock
- Upright Evergreens, 4' - 5' tall**
 Nigra Arborvitae Mission Arborvitae
- Evergreen Shrubs, 18" - 24" wide**
 Dense Yew Green Velvet Boxwood
 Woodward Arborvitae
- Deciduous Shrubs, 18" - 36" tall**
 Large, 36" M. Black Chokeberry S. Grolo Sumac
 Medium, 24" L. Bergeson Comp. Dogwood L. Blue Muffin Viburnums
 Small, 18" S. G.M. Alpine Currant S. Dw. Bush Honeysuckle
 M. Annabelle Hydrangea (shade) M. Oakleaf Ruby Slipper Hydrangea
- Perennials, Ornamental Grasses, 1gal.**
 Patriot Hosta Heuchera 'Caramel'
 Ivory Prince Helleborus Fanal Astilbe
 All Gold Jap Forest Grass Gold Standard Hosta

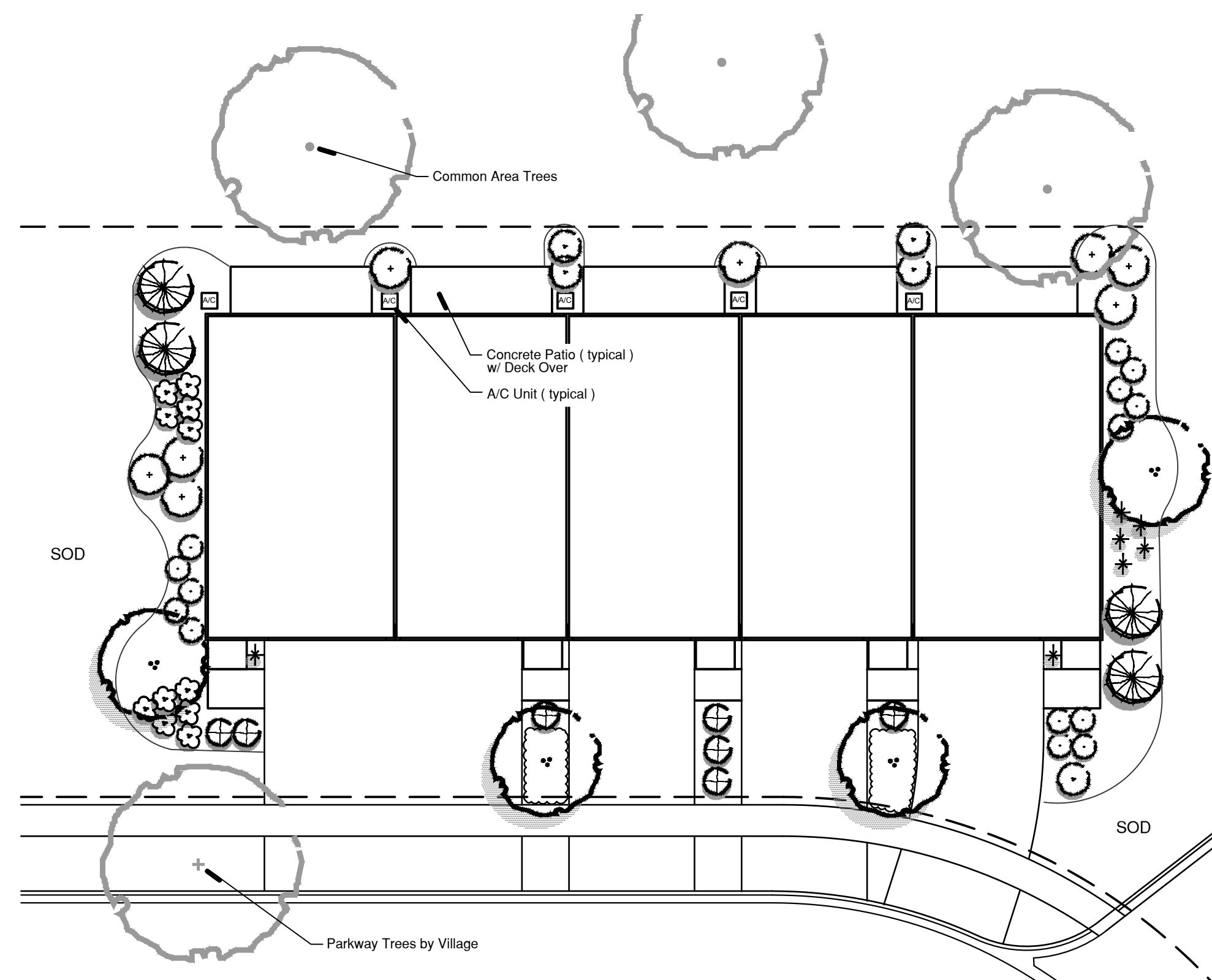
Note: All Townhome area turf shall be sod.
Note: All Parkways shall have min 6" topsoil & sod.
Note: Adjacent common area trees, evergreens and ornamentals are not shown on this exhibit. See Common area landscape plans for additional plantings.
Note: Typical Home Planting Plans show the general layout, plant material selections and design intent.



A Typical 3 or 6 - Unit - Rear Loaded
 scale: 1" = 15' 0"



B Typical 4 or 5 - Unit - Rear Loaded
 scale: 1" = 15' 0"



C Typical 5 or 6 - Unit - Front Loaded
 scale: 1" = 15' 0"



Land Planning
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 Environmental Site Design
 132 N. WASHINGTON ST. - NAPERVILLE, IL 60540 - 630.305.3880 Fax 630.305.3994

project:
WISE COMMONS

Wise Road
 Schaumburg, Illinois

sheet description:
Prototypical Townhome Landscape Package



revisions:

no.	date	description
1	8.26.2024	Final Plan Submittal Per Village Review

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 checked by:
 project no.: **23024**
 sheet no.:

Final Plant Material List

(Sheet L.101 & L.104)

Code	Scientific Name	Common Name	Size	Qty	Remarks
AAB	Acer x freemanii 'Autumn Blaze'	Autumn Blaze Maple	2.5"	9	B & B
AAMS	Acer miyabei 'Morton'	State Street Maple	2.5"	5	B & B
AFY	Aesculus flava	Yellow Buckeye	2.5"	2	B & B
COG	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5"	6	B & B
CO	Corymocladius dioicus	Kentucky Coffeetree	2.5"	2	B & B
GTS	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	2.5"	6	B & B
LT	Liriodendron tulipifera	Tuliptree	2.5"	2	B & B
PAE	Platanus x acerifolia 'Exclamation'	Exclamation London Planetree	2.5"	3	B & B
QB	Quercus bicolor	Swamp White Oak	2.5"	4	B & B
QI	Quercus imbricaria	Shingle Oak	2.5"	1	B & B
QM	Quercus macrocarpa	Bur Oak	2.5"	3	B & B
QMC	Quercus muehlenbergii	Chinkapin Oak	2.5"	1	B & B
TRAR	Tilia americana 'Redmond'	Redmond American Linden	2.5"	6	B & B
TCG	Tilia cordata 'Greenspire'	Greenspire Littleleaf Linden	2.5"	2	B & B
TD	Taxodium distichum	Bald Cypress	3.0"	10	B & B
UAP	Ulmus americana 'Princeton'	Princeton American Elm	2.5"	6	B & B
UCT	Ulmus carpinifolia 'Morton Glossy'	Triumph Elm	2.5"	3	B & B

EVERGREEN TREES					
JCF	Juniperus chinensis 'Fairview'	Fairview Upright Juniper	6'	8	B & B
JVC	Juniperus virginiana 'Canaseri'	Canaseri Juniper	6'	5	B & B
PA	Picea abies	Norway Spruce	6'	10	B & B
PFV	Pinus flexilis 'Vander Wolf'	Vander Wolf Limber Pine	6'	6	B & B
PG	Picea glauca 'Densata'	Black Hills Spruce	6'	5	B & B
PSW	Pinus strobus	Eastern White Pine	6'	13	B & B
TGG	Thuja Green Giant	Green Giant Arborvitae	6'	21	B & B
TOM	Thuja occidentalis 'Mission'	Mission Arborvitae	6'	8	B & B

ORNAMENTAL TREES					
ASG	Amelanchier x grandiflora	Apple Serviceberry	6'	3	B & B, Multi-Stem
BNH	Betula nigra 'Heritage'	Heritage River Birch	10'	2	B & B, Multi-Stem
CCI	Crataegus crusgalli var. inermis	Thornless Cockspur Hawthorn	2.5"	4	B & B
CCJN	Carpinus Caroliniana 'J.N. Strain'	J.N. Select American Hornbeam	2.5"	1	B & B
CMG	Cornus mas 'Golden Glory'	Golden Glory Cherry Dogwood	6'	5	B & B, Multi-Stem
CSB	Cercis canadensis	Eastern Redbud	6'	5	B & B, Multi-Stem
MDW	Malus Donald Wyman	Donald Wyman Flowering Crab	8'	4	B & B, Multi-Stem
MF	Malus floribunda	Japanese Flowering Crab	8'	3	B & B, Multi-Stem
MFP	Malus 'Prairifire'	Prairifire Flowering Crab	8'	6	B & B, Multi-Stem
SBG	Syringa pekinensis 'Zhang Zhiming'	Beijing Gold Tree Lilac	6'	5	B & B, Multi-Stem
VP	Viburnum prunifolium	Blackhaw Viburnum	6'	2	B & B, Multi-Stem

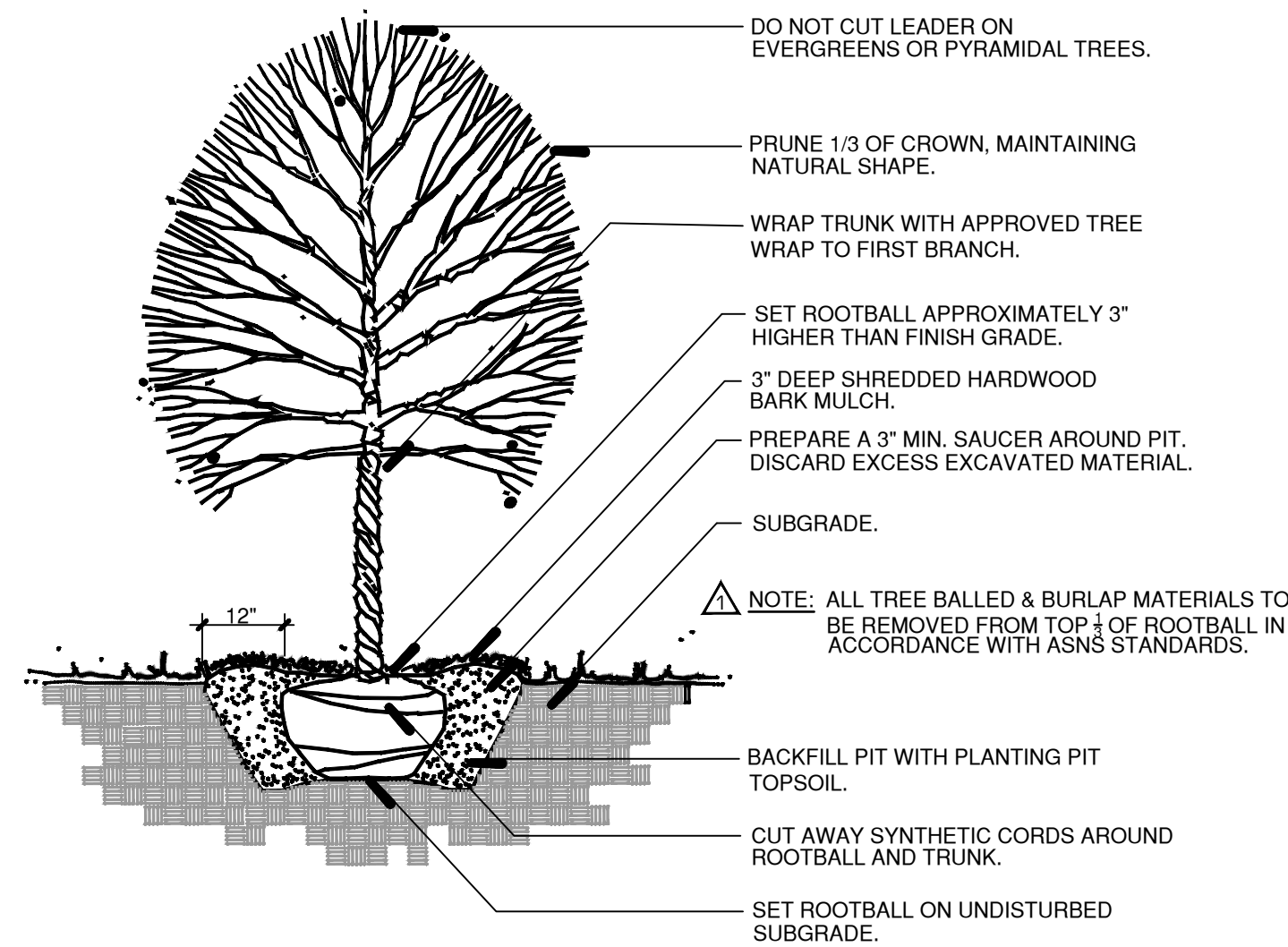
EVERGREEN SHRUBS					
JHH	Juniperus horizontalis 'Hughes'	Hughes Creeping Juniper	18"	9	5 Gallon Container
JKC	Juniperus chinensis 'Kallays Compacta'	Kallays Compact Juniper	18"	54	5 Gallon Container

ORNAMENTAL SHRUBS					
CA	Cotoneaster acutifolia	Peking Cotoneaster	30"	23	5 Gallon Container
CAF	Corylus americana	American Hazelnut	30"	8	5 Gallon Container
CBC	Cornus sericea 'Bergeson Compact'	Compact Bergeson Dogwood	30"	32	5 Gallon Container
OKO	Oenothera litoralis 'Orange'	Kodiak Orange Honeysuckle	18"	29	3 Gallon Container
HAA	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	24"	24	5 Gallon Container
RAG	Rhus aromatica 'Gro-low'	Gro-Low Fragrant Sumac	18"	20	3 Gallon Container
RKO	Rosa 'Knockout'	Knockout Shrub Rose	18"	-	3 Gallon Container
SBT	Spiraea betulifolia 'Tor'	Birchleaf Spirea	18"	57	3 Gallon Container
SLL	Sambucus 'Lemony Lace'	Gold Elderberry	24"	11	5 Gallon Container
SMK	Syringa patula 'Miss Kim'	Miss Kim Lilac	24"	29	5 Gallon Container
VDC	Viburnum dentatum 'Christom'	Viburnum Blue Muffin	30"	46	5 Gallon Container
VLM	Viburnum lanatana 'Mohican'	Mohican Viburnum	30"	13	5 Gallon Container

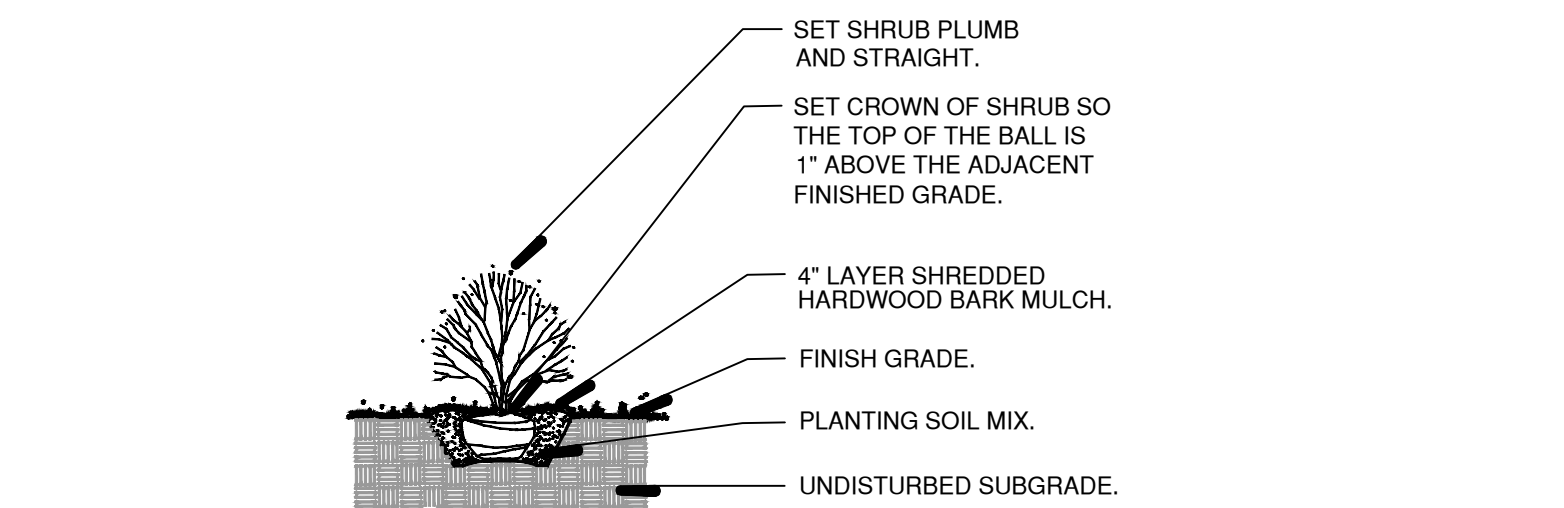
PERENNIALS					
AM	Allium Millenium	Millenium Allium	1 G	20	Container
CKF	Calamagrostis acutiflora 'Karl Forester'	Karl Forester Feather Reed Grass	1 G	31	Container
HH	Hemerocallis 'Hyperion'	Hyperion Daylily	1 G	160	Container
NCP	Nepeta 'Cats Pajamas'	Cats Pajamas Catmint	1 G	10	Container
PDL	Perovskia atriplicifolia 'Denim 'n' Lace'	Denim 'n' Lace Sage	1 G	32	Container
PVCS	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Red Switchgrass	1 G	13	Container
RAGR	Rudbeckia 'American Gold Rush'	American Gold Rush	1 G	40	Container
SHT	Sporobolus heterolepis 'Tara'	Dwarf Prairie Dropseed	1 G	16	Container
SK	Sedum kamtschaticum	Kamtschka Sedum	3"	240	24 flats

CONSTRUCTION NOTES :

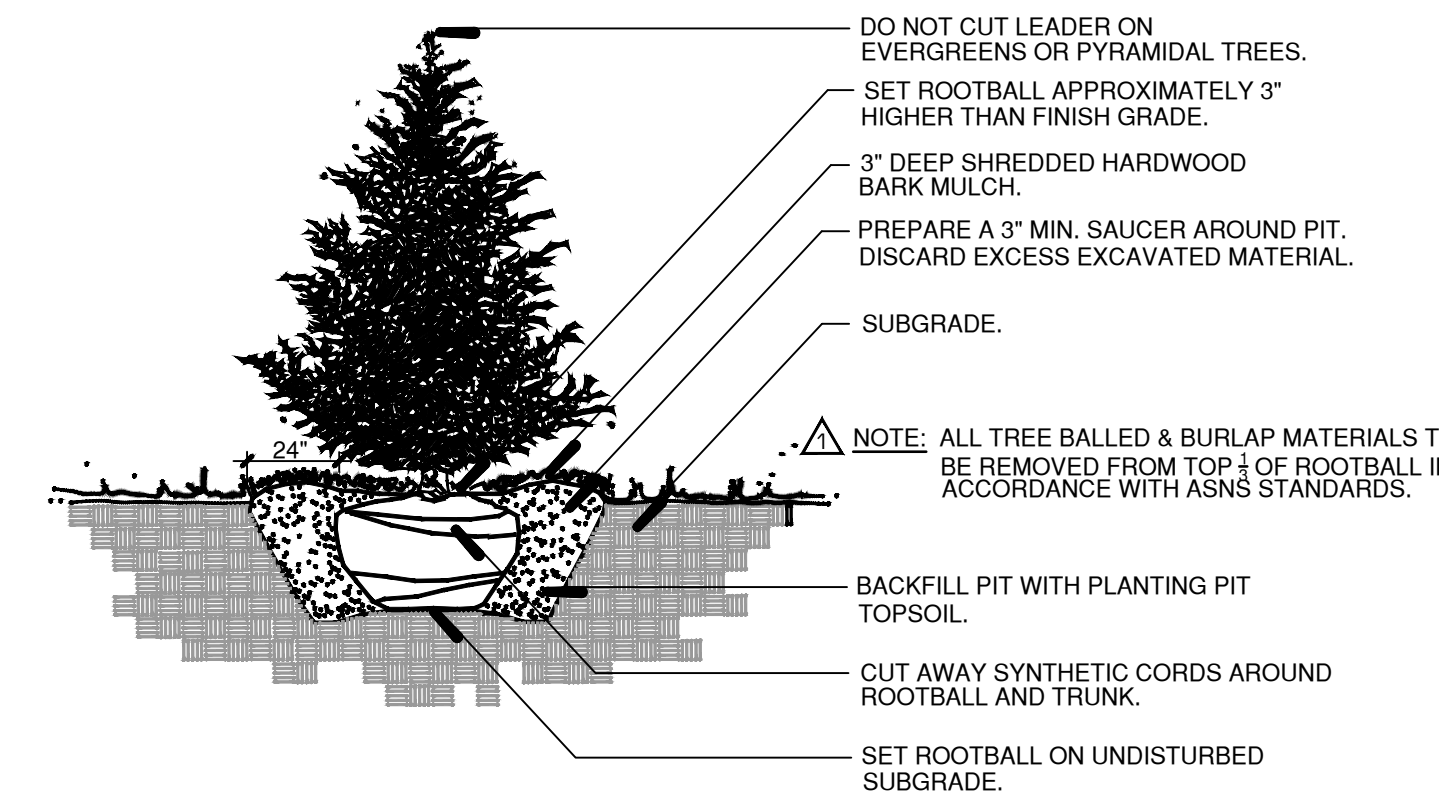
- Sod all turf areas as noted with an approved blend of improved Kentucky Bluegrass Sod with a mineral soil back.
- Drill seed all remaining turf areas as noted and cover with an S-75 Straw Erosion Control Blanket and staple in place.
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Prepare perennial, ornamental grass, groundcover and annual flower beds with 1 CY. mushroom compost per 100 SF. rototilled to an 8" depth.
- Mulch all trees, shrub, perennial & orn'l grass beds with a minimum of three inches shredded hardwood bark mulch.
- Mulch all groundcover and annual beds with minimum of one inch pinebark fines.
- All bed lines and tree saucers require a 4" deep spaded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the "American Standards for Nursery Stock" (latest edition) by the American Association of Nurseryman, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact J.U.L.I.E. (1.800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the Village of Schaumburg.
- Landscape Contractor shall warrantee all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.
- Trees shall be set back a minimum of ten (10) feet horizontally from utility structures, including, but not limited to, manholes, valve vaults, valve boxes, fire hydrants, transformers and switch cans. Where possible, trees shall be set back a minimum of five (5) feet horizontally from sanitary sewer, water services and underground electric cable. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.



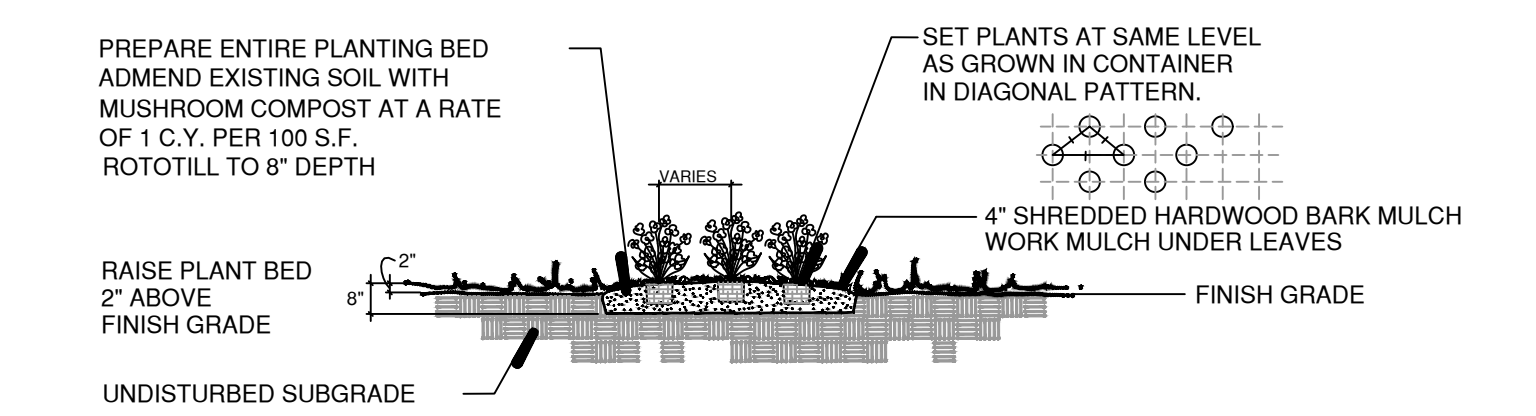
A Typical Tree Planting Detail NTS



C Typical Shrub Planting Detail NTS



B Typical Evergreen Planting Detail NTS



D Typical Perennial Planting Detail NTS



Land Planning
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Environmental Site Design

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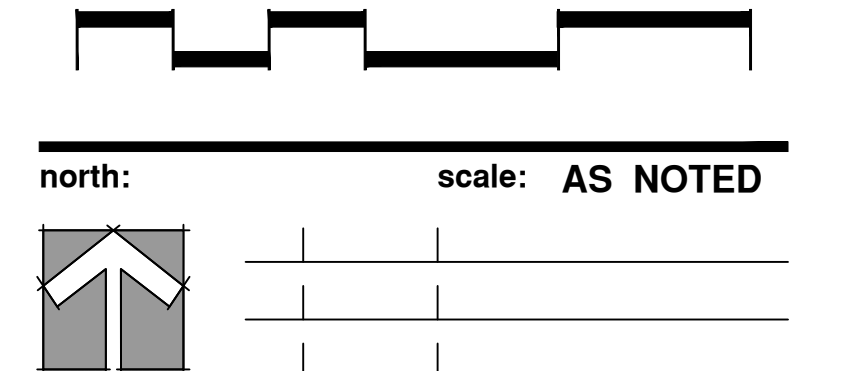
WISE COMMONS

Wise Road
Schaumburg, Illinois

sheet description:

Plant List, Notes & Planting Details

owner:



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original issue date: 28 February 2024

drawn by:

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sheet no.:

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WISE COMMONS

Wise Road
Schaumburg, Illinois

sheet description:

Monument Sign & Fence Details

owner:



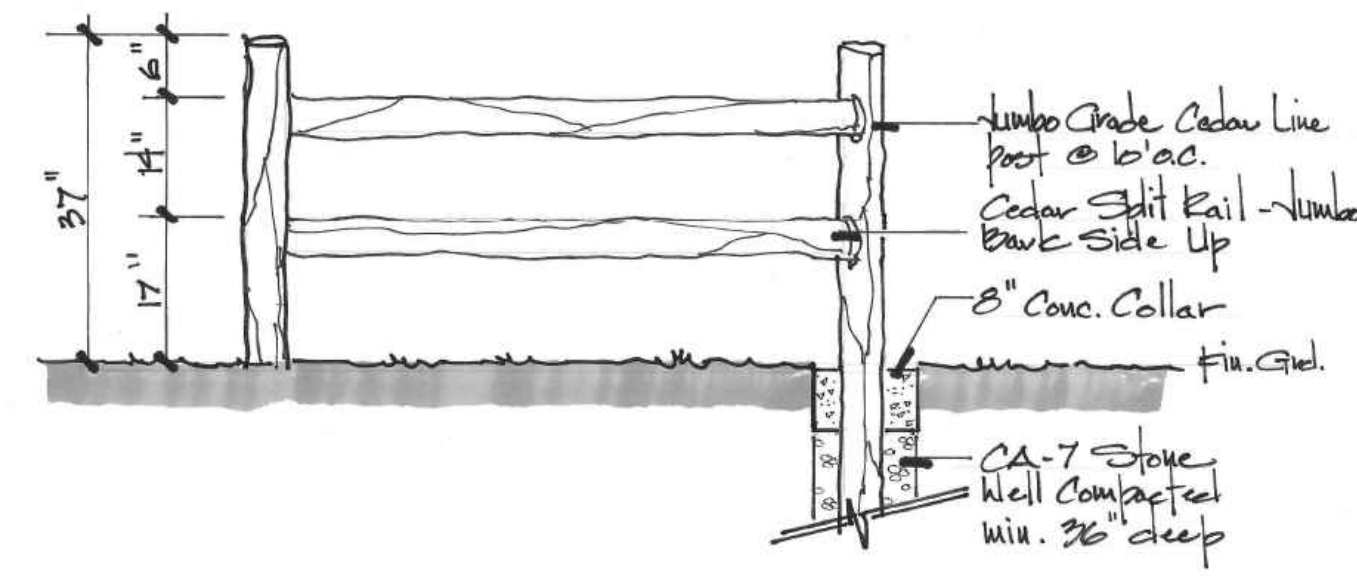
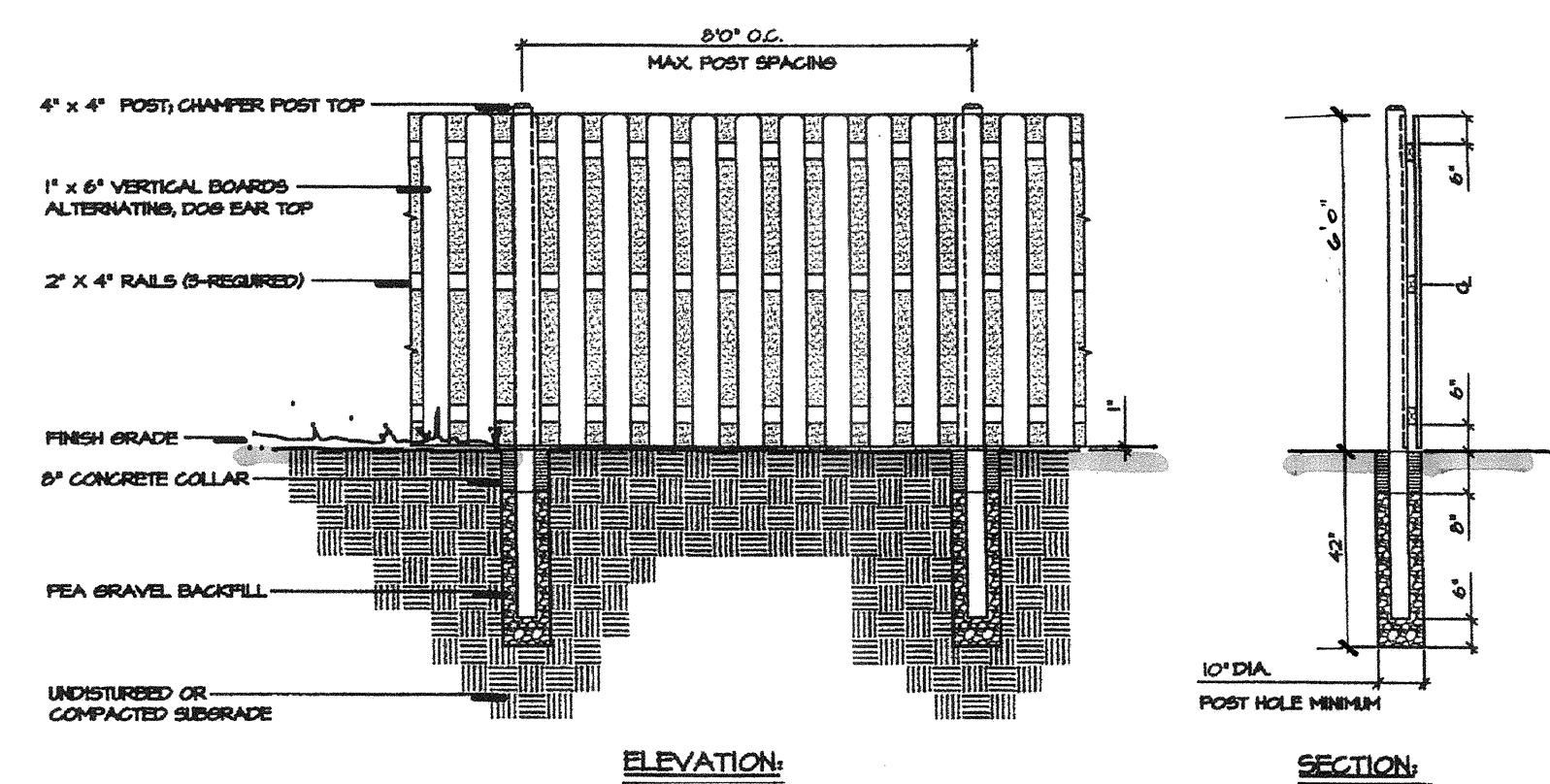
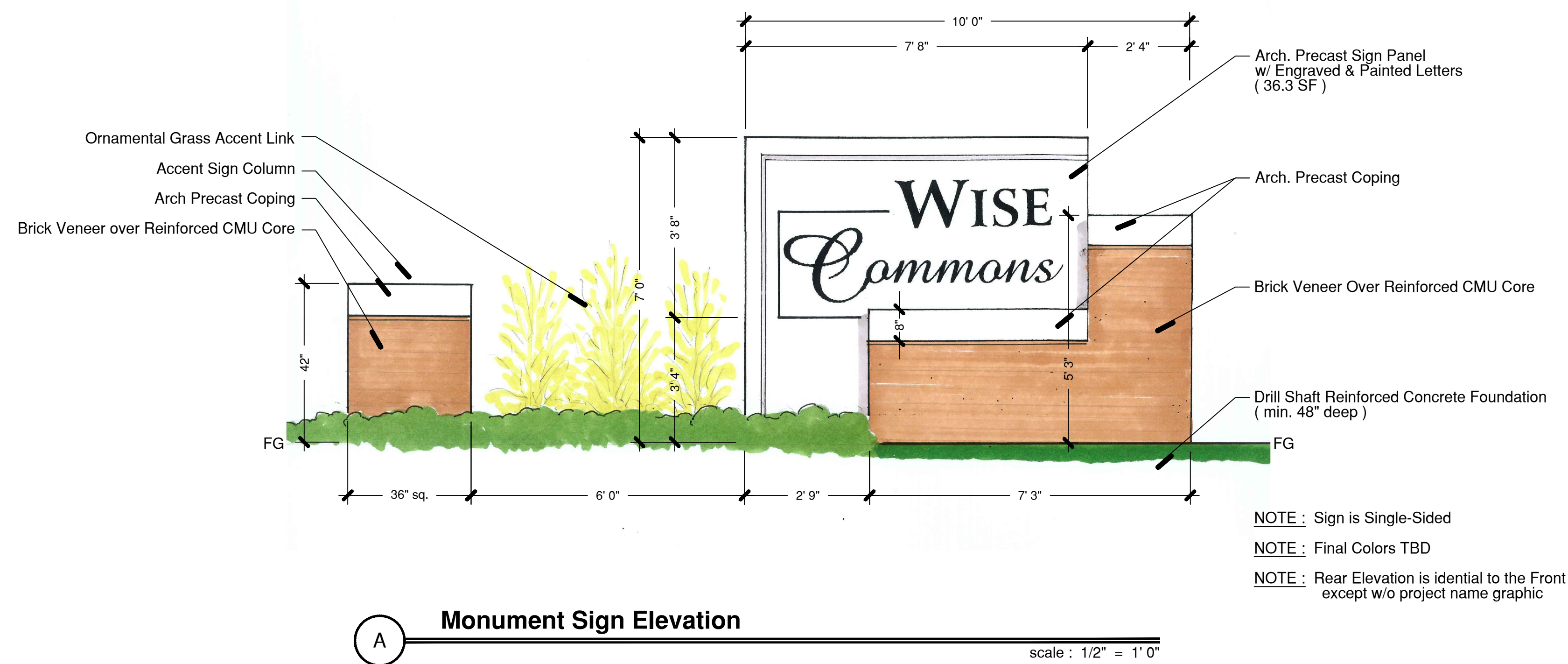
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Wise Road
Schaumburg, Illinois

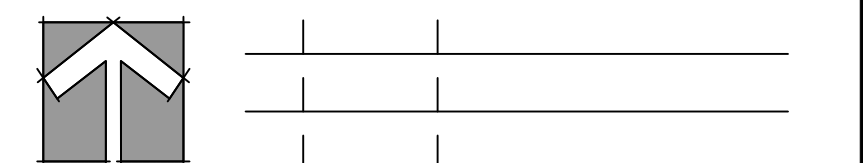
sheet description:

Park & Playground Details

owner:



north: scale: AS NOTED



revisions:

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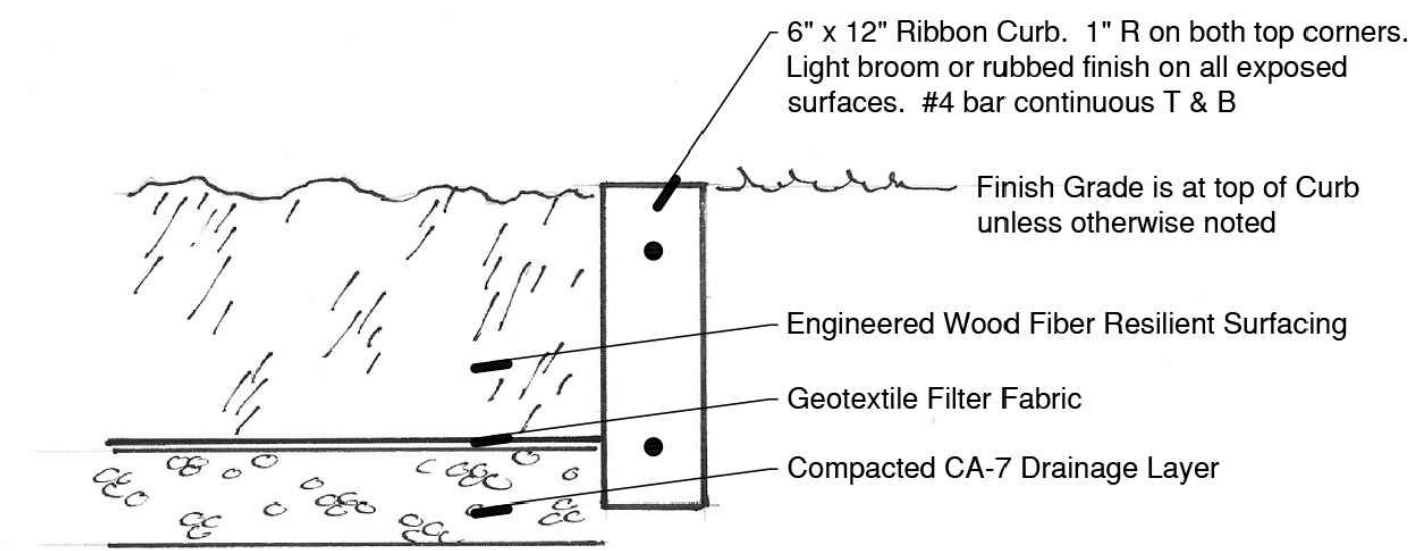
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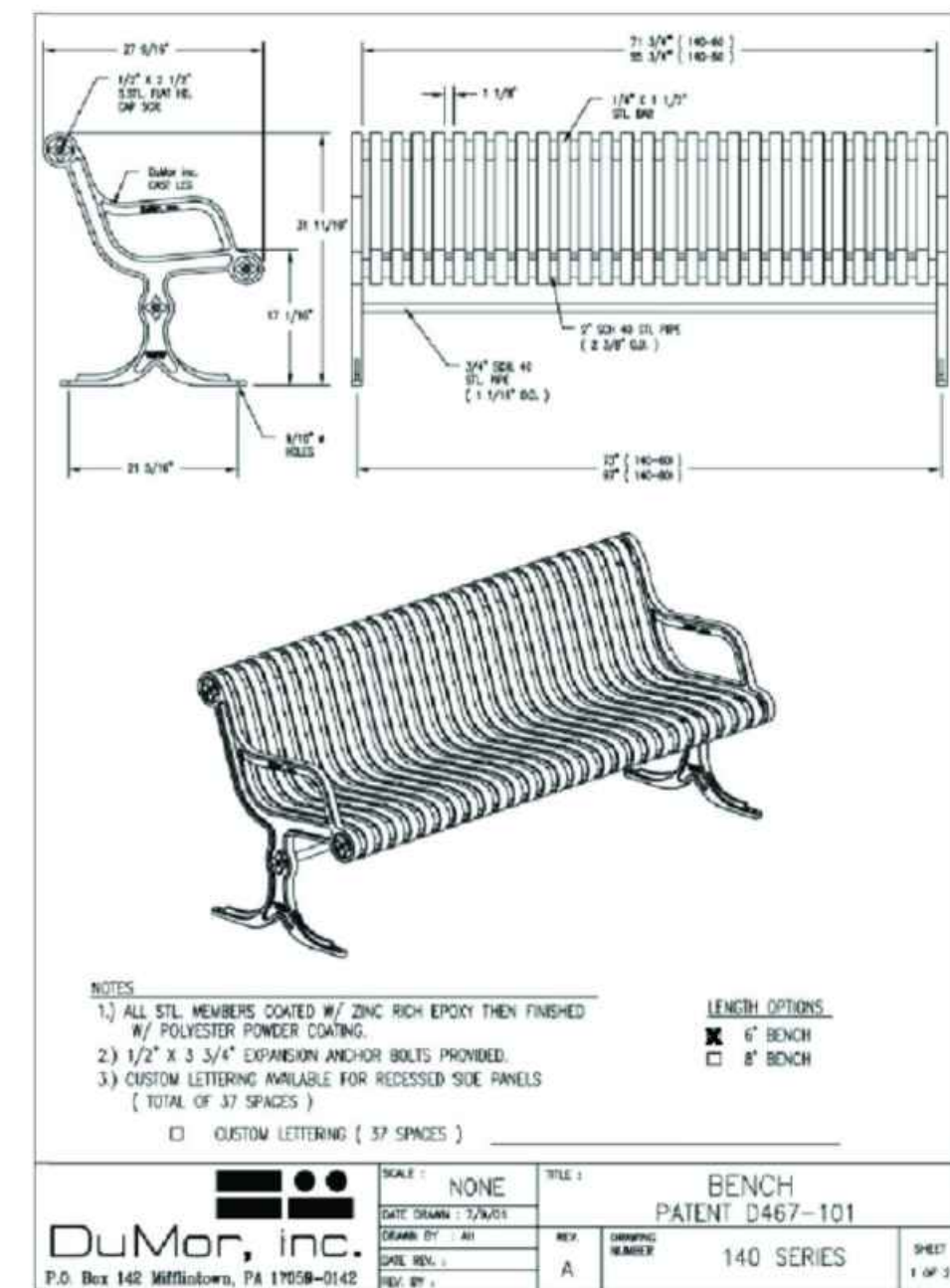
project no.: 23024

sheet no.:

L.108

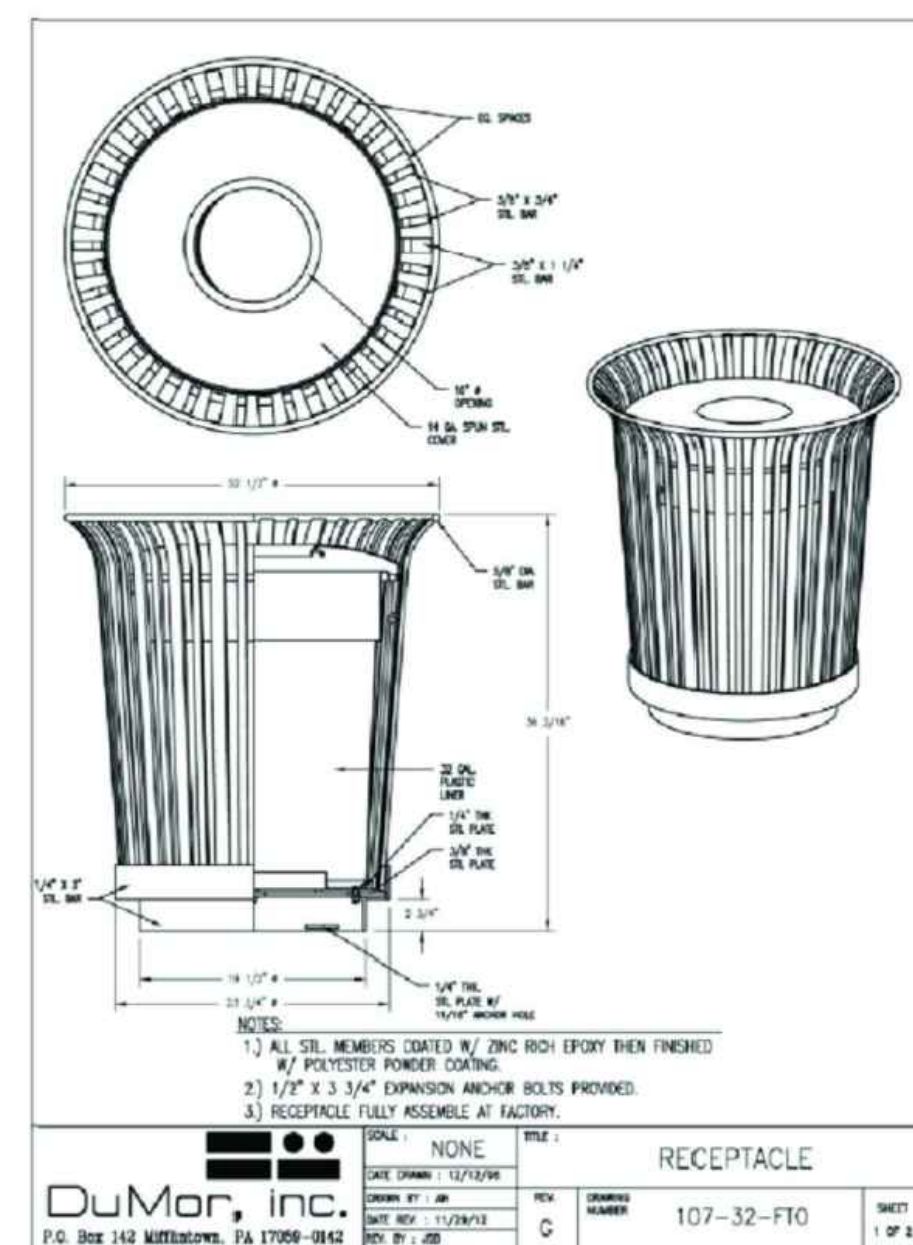


A Resilient Surface & Perimeter Curb



Color: Black - 6 foot

B 6' Bench - 3 Required

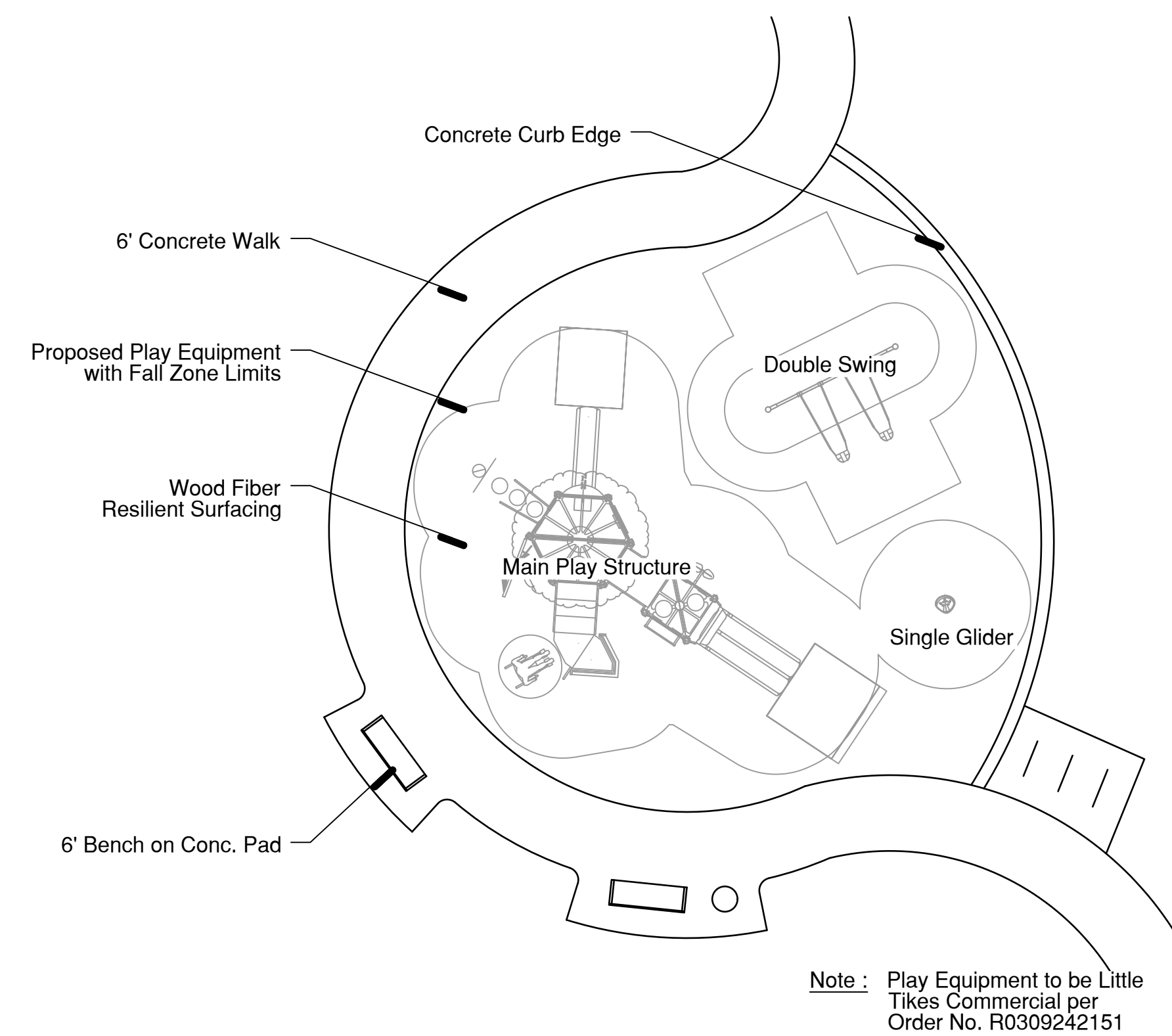


Color: Black - Surface Mount
on 48\"/>

C Trash Receptacle - 1 Required



D Playground Illustration



E Play Equipment Layout - PLAN VIEW