



NORTHWEST
◀ CROSSING ▶

STREET TREE GUIDELINES

WEST BEND PROPERTY COMPANY LLC

UPDATED MARCH 2013

INTRODUCTION

The NorthWest Crossing street tree plan is intended to help create a sense of place within the development. The concept of the plan is to use street trees to help identify different areas or districts of NorthWest Crossing. When a specific area is planted with a selected group of trees, both in designed and random patterns, those areas begin to take on their own identity, which is important in helping define Northwest Crossing as a place of diversity and individuality. A successful street tree planting will enhance the overall streetscape, wildlife habitat, and air quality.

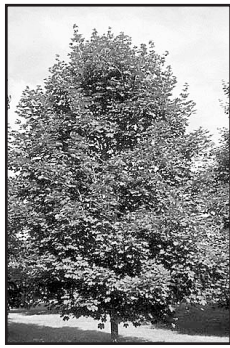
There are five different districts within NorthWest Crossing identified to have their own selection of street trees. These districts are comprised of three residential areas, each encompassing a neighborhood park, as well as commercial and industrial areas.

Streets within each district have also been designated to have a designed street tree pattern or a non-designed street tree pattern. A designed street tree pattern requires that specific trees be planted in specific locations, which will help create a desired pattern for a street. These patterns are necessary to help define different districts, create street hierarchy, and connect important elements within the development.

A non-designed street tree pattern requires that specific trees be planted in their respective districts, but in no particular order. These streets will each take on their own identity yet they will still be associated with their surrounding district.

We have selected specific varieties of trees to be planted in each district. The same type of tree may be planted in more than one district, such as the Green Ash, but by designating a specific variety of Green Ash to a district, such as the ‘Summit’ or ‘Patmore’, each district will maintain subtle differences. The NorthWest Crossing street tree plan has been carefully developed to help promote the development’s vision of a healthy and environmentally sensitive community, and a successful implementation of the plan will truly be rewarded in decades to come.

Note: The maps included in these guidelines are representational only. Actual location of trees is subject to change.



‘Deborah’ or ‘Easy Street™’ Norway Maple
(Acer platanoides ‘Deborah’) or
(Acer platanoides ‘Ezestre’)

Zone: 3
Height: 40’
Spread: 35’
Shape: Broadly oval to rounded
Foliage: Reddish purple in the spring, becoming dark bronze-green in summer



‘Red Sunset’ Maple
(Acer rubrum ‘Franksred’)

Zone: 4
Height: 40’
Spread: 30’
Shape: Upright branching, oval
Foliage: Dark green, glossy
Fall Color: Brilliant orange-red to red



Summit Ash
(Fraxinus pennsylvanica ‘Summit’)

Zone: 3
Height: 40’
Spread: 20’
Shape: Upright branching, narrow oval
Foliage: Medium green
Fall Color: Yellow
Fruit: Seedless



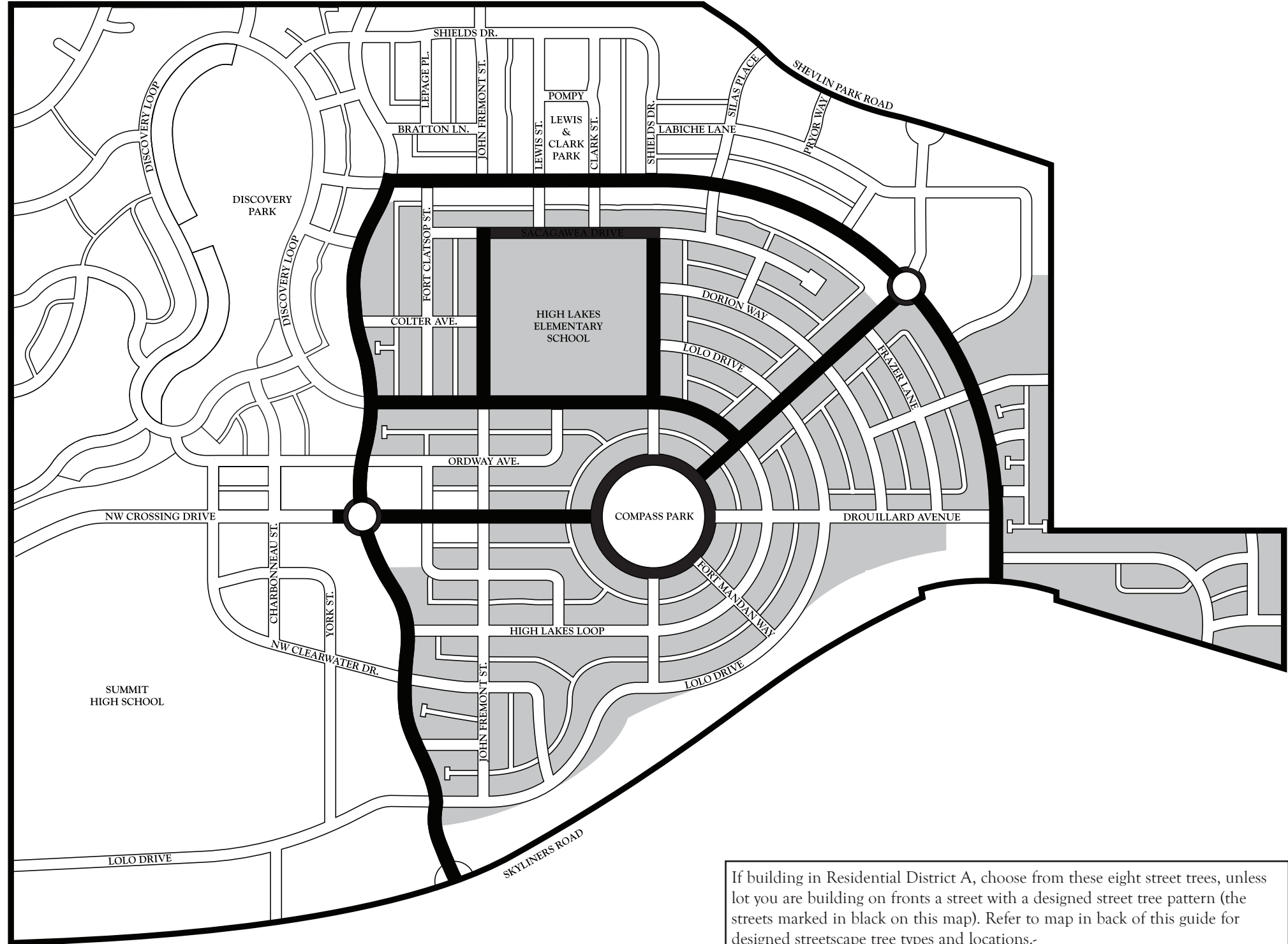
Greenspire Linden
(Tilia cordata ‘Greenspire’)

Zone: 4
Height: 35’
Spread: 25’
Shape: Pyramidal, symmetrical
Foliage: Dark green
Fall Color: Yellowish

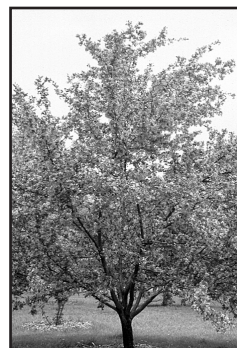


Sargent Cherry
(Prunus sargentii)

Zone: 4
Height: 25’
Spread: 20’
Shape: Upright spreading branches, rounded crown
Foliage: Dark green
Fall Color: Bronze orange to orange-red
Flower: Single pink, in clusters



If building in Residential District A, choose from these eight street trees, unless lot you are building on fronts a street with a designed street tree pattern (the streets marked in black on this map). Refer to map in back of this guide for designed streetscape tree types and locations.-



Robinson Crabapple
(Malus ‘Robinson’)

Zone: 4
Height: 20’
Spread: 20’
Shape: Upright, spreading, rounded
Foliage: Bronze green
Fall Color: Bronze Red
Flower: Deep pink
Fruit: Red, 3/8”



‘Karpick®’ Maple
(Acer rubrum ‘Karpick’)

Zone: 4
Height: 40’
Spread: 20’
Shape: Narrow oval shape
Foliage: Yellow
Fall Color: Orange



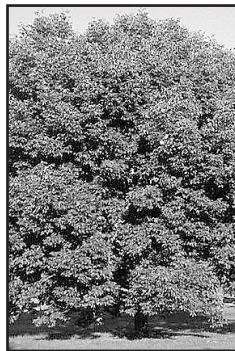
‘Chanticleer’ Callery Pear
(Pyrus calleryana ‘Chanticleer’)

Zone: 4
Height: 40’ - 60’
Spread: 15’ - 20’
Shape: Upright conical
Foliage: Dark Green
Fall Color: Red
Flower: White



Hedge Maple
(Acer campestre)

Zone: 5
Height: 25
Spread: 20
Shape: Dense and rounded
Foliage: Dark green, glossy
Fall Color: Yellowish



Autumn Purple Ash
(Fraxinus americana 'Junginger')

Zone: 2
Height: 40'
Spread: 30'
Shape: Rounded
Foliage: Green
Fall Color: Reddish-purple



Emerald Queen Maple
(Acer platanoides 'Emerald Queen')

Zone: 4
Height: 45'
Spread: 35'
Shape: Dense, upright spreading branches
Foliage: Deep green reddish tint in spring
Fall Color: Yellow



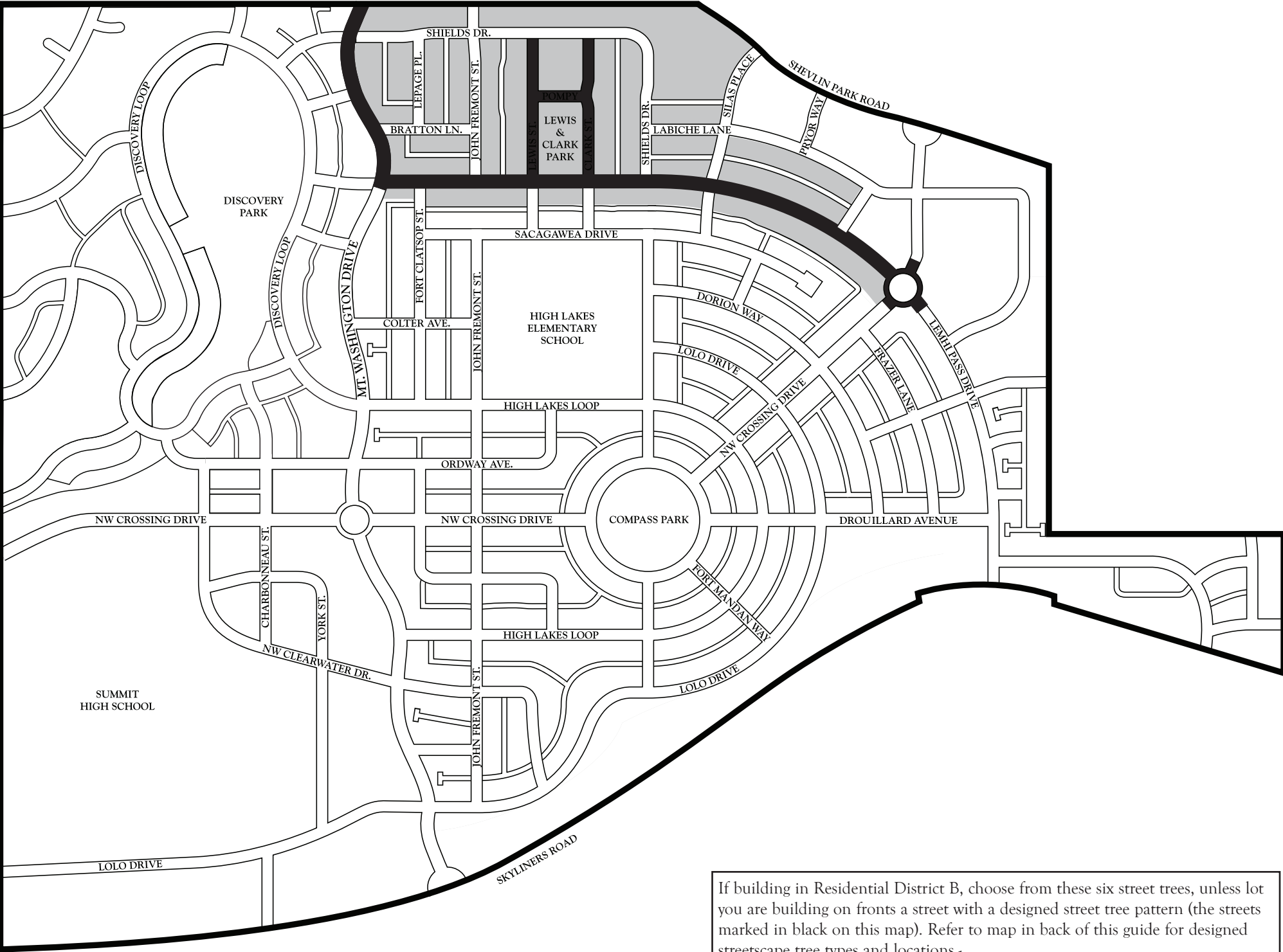
Pin Oak
(Quercus palustris)

Zone: 4
Height: 50'
Spread: 35'
Shape: Pyramidal
Foliage: Green
Fall Color: Rusty orange to red



Eastern Redbud
(Cercis canadensis)

Zone: 3
Height: 25'
Spread: 20'
Shape: Oval
Foliage: Medium green
Fall Color: Yellow
Flower: Reddish purple in bud, rosy-pink when open



If building in Residential District B, choose from these six street trees, unless lot you are building on fronts a street with a designed street tree pattern (the streets marked in black on this map). Refer to map in back of this guide for designed streetscape tree types and locations.-



Eastern Redbud 'Alba'
(Cercis canadensis 'alba')

Zone: 3
Height: 25'
Spread: 20'
Shape: Oval
Foliage: Medium green
Fall Color: Yellow
Flower: White



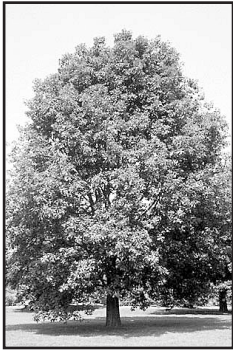
Autumn Blaze Maple
(Acer x freemanii)

Zone: 3
Height: 45’
Spread: 30’
Shape: Upright branching oval
Foliage: Medium green
Fall Color: Orange red



Amur Chokecherry
(Prunus maackia)

Zone: 3
Height: 25’
Spread: 20’
Shape: broadly oval
Foliage: green
Fall Color: Yellowish
Flower: white



Red Oak
(Quercus rubra)

Zone: 4
Height: 45’
Spread: 40’
Shape: Rounded
Foliage: Dark green
Fall Color: Red



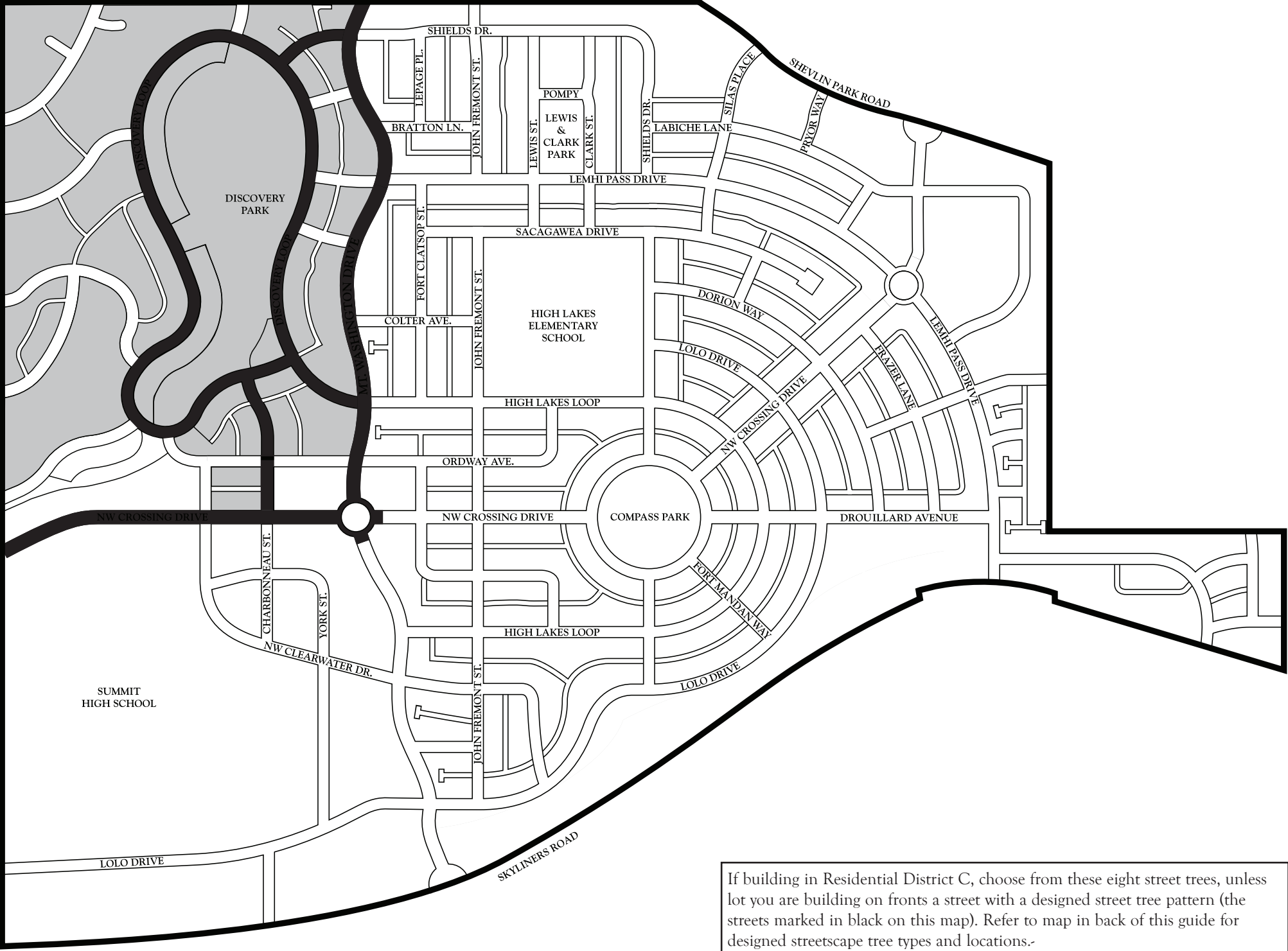
European Hornbeam
(Carpinus betulus)

Zone: 4
Height: 30’
Spread: 20’
Shape: Oval, dense
Foliage: Dark green
Fall Color: Yellow



Accolade Elm
(Ulmus ‘Accolade’)

Zone: 4
Height: 50’
Spread: 30’
Shape: Upright arching
Foliage: Green
Fall Color: Yellow

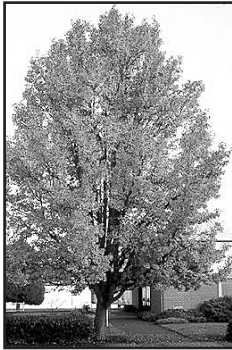


If building in Residential District C, choose from these eight street trees, unless lot you are building on fronts a street with a designed street tree pattern (the streets marked in black on this map). Refer to map in back of this guide for designed streetscape tree types and locations.-



Callery Pear ‘Aristocrat’
(Pyrus calleryana ‘Aristocrat’)

Zone: 4
Height: 35’
Spread: 23’
Shape: Pyramidal, with open, spreading branches
Foliage: Narrow, dark green, glossy
Fall Color: Deep red
Flower: White



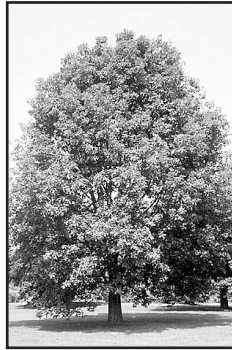
Callery Pear ‘Aristocrat’
(*Pyrus calleryana* ‘Aristocrat’)

Zone: 4
Height: 35’
Spread: 23’
Shape: Pyramidal, with open, spreading branches
Foliage: Narrow, dark green, glossy
Fall Color: Deep red
Flower: White



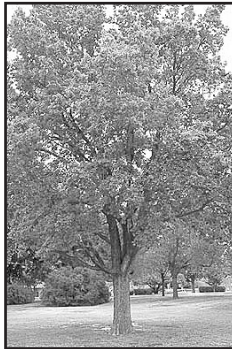
Parkway Norway Maple
(*Acer platanoides* ‘Columnarbroad’)

Zone: 3
Height: 35’
Spread: 20’
Shape: Oval, with good central leader
Foliage: Dark green
Fall Color: Yellow



Red Oak
(*Quercus rubra*)

Zone: 4
Height: 45’
Spread: 40’
Shape: Rounded
Foliage: Dark green
Fall Color: Red



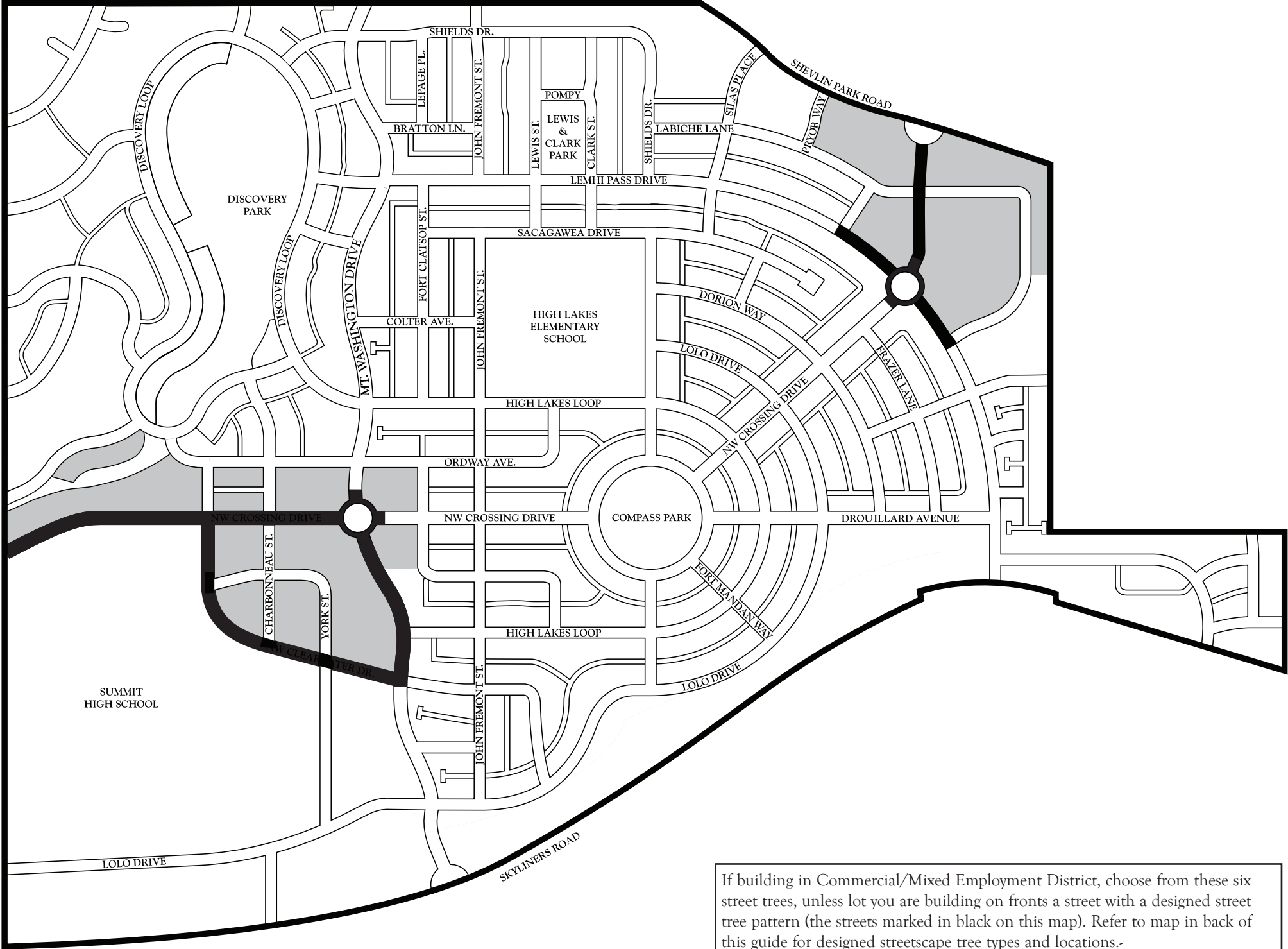
Hackberry
(*Celtis occidentalis*)

Zone: 2
Height: 35’
Spread: 25’
Shape: Broad top with ascending, arching branches
Foliage: Light green
Fall Color: Yellow



Scarlet Sentinel Maple
(*Acer rubrum* ‘scarsen’)

Zone: 4
Height: 35’
Spread: 15’
Shape: Upright narrow
Foliage: Dark green
Fall Color: Yellowish orange to orange-red



If building in Commercial/Mixed Employment District, choose from these six street trees, unless lot you are building on fronts a street with a designed street tree pattern (the streets marked in black on this map). Refer to map in back of this guide for designed streetscape tree types and locations.-



Greenspire Linden
(*Tilia cordata* ‘Greenspire’)

Zone: 4
Height: 35’
Spread: 25’
Shape: Pyramidal, symmetrical
Foliage: Dark green
Fall Color: Yellowish



Cimmarron Green Ash
(*Fraxinus pennsylvanica* ‘Cimmzam’)

Zone: 3
Height: 45’
Spread: 25’
Shape: Upright oval
Foliage: Gloss, dark green
Fall Color: Brick red to orange-red



Redmond Linden
(*Tilia americana* x *euchlora* ‘Redmond’)

Zone: 3
Height: 30’
Spread: 20’
Shape: Pyramidal
Foliage: Light green
Fall Color: Yellowish



Skyline Honeylocust
(*Gleditsia triacanthos* ‘Skycole’)

Zone: 4
Height: 40’
Spread: 30’
Shape: Broadly pyramidal
Foliage: Fine textured medium green
Fall Color: Golden



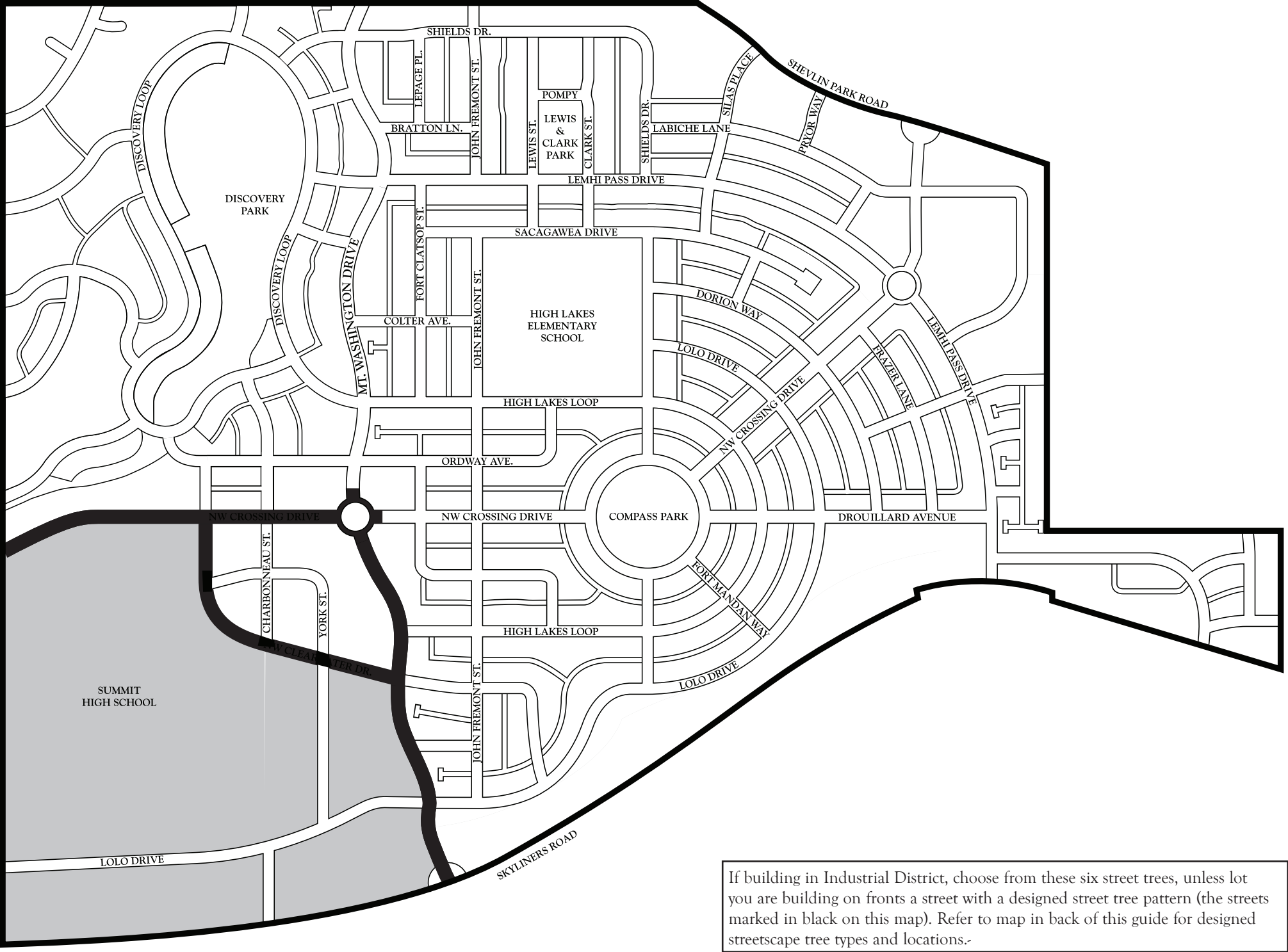
Pin Oak
(*Quercus palustris*)

Zone: 4
Height: 50’
Spread: 35’
Shape: Pyramidal with slender horizontal branches
Foliage: Green
Fall Color: Rusty orange to red

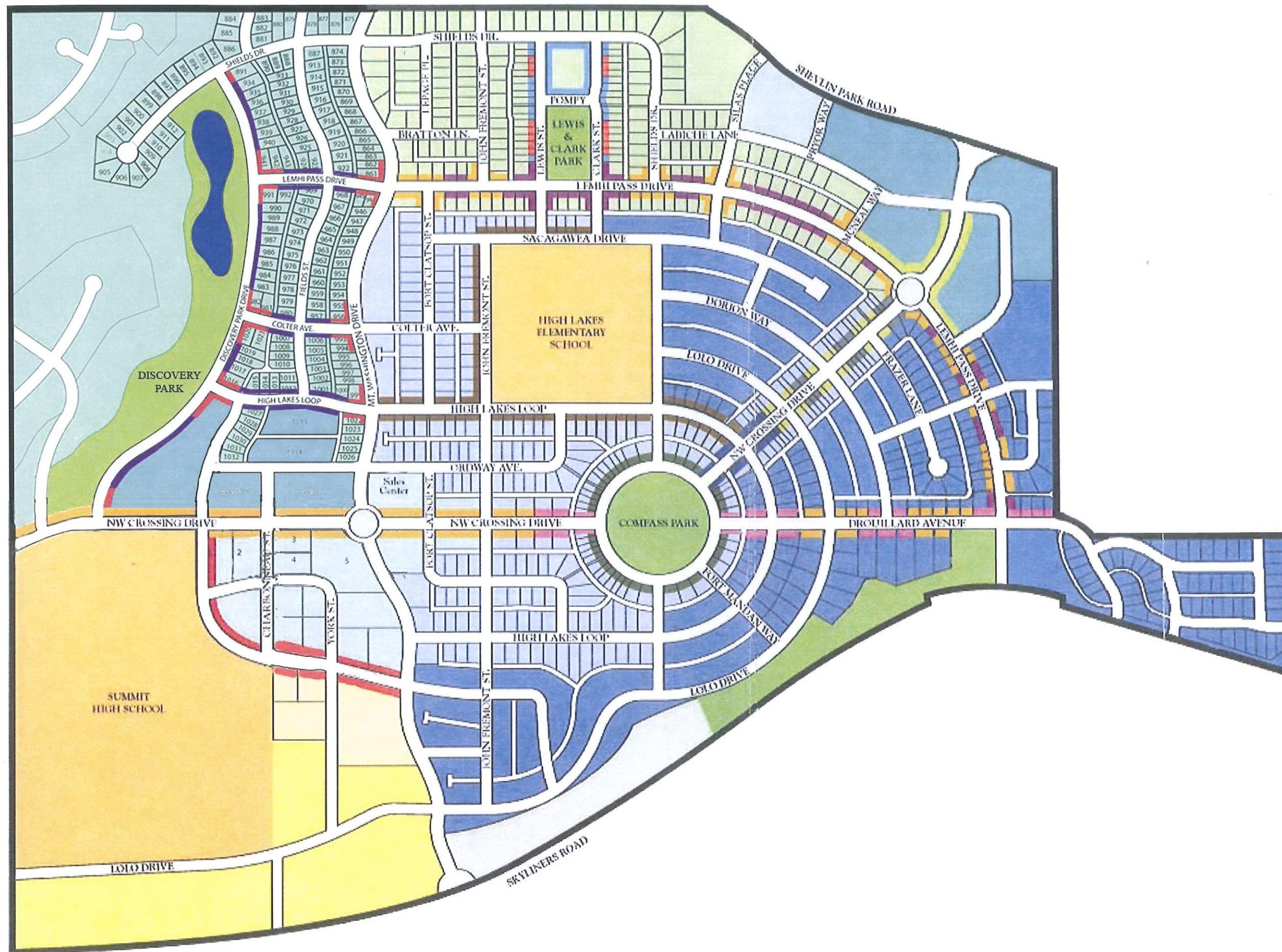


Canada Red Chokecherry
(*Prunus virginiana* ‘Canada Red’)

Zone: 2
Height: 20’
Spread: 15’
Shape: Upright spreading, rounded
Foliage: Leaves emerge green, turn to purple in summer
Fall Color: Red to reddish purple
Flower: Small white, in long clusters



If building in Industrial District, choose from these six street trees, unless lot you are building on fronts a street with a designed street tree pattern (the streets marked in black on this map). Refer to map in back of this guide for designed streetscape tree types and locations.-



LEGEND

Districts:

- Residential District A (developed lots)
- Residential District B (developed lots)
- Residential District C (developed lots)
- Commercial/Mixed Employment District (developed lots)
- Industrial District (developed lots)

Trees:

- Red Maple
- Pin Oak
- Ash Autumn Purple
- Redmond Linden
- Red Oak
- Greenspire Linden
- Galleria Pear (Chanticleer)
- Norway Maple (2nd Street)
- Summit Ash
- Karpick® Maple
- Autumn Blaze Maple

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