

NOTE:
CONTRACTOR TO RESTORE ALL DISTURBED AREAS WITHIN THE PUBLIC ROW WITH 4" (MIN.) PULVERIZED TOPSOIL AND SOD (TYP) ENSURE POSITIVE DRAINAGE.



GENERAL NOTES:
1. THESE PLANS ARE BASED ON THE SITE PLAN DATED 06/01/18 PREPARED BY: MACKIE CONSULTANTS, LLC 9575 W. HIGGINS ROAD, SUITE 500 ROSEMONT, IL 60018
2. PRIOR TO CONSTRUCTION, CONTRACTOR TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.

ON SITE LANDSCAPE DATA

| | | | |
|------------------|---|--------------|-----------------|
| LOT AREA | = | 220,045 S.F. | (5.05 AC.) |
| IMPERVIOUS AREA | = | 178,372 S.F. | (4.09 AC.)(81%) |
| PERVIOUS AREA | = | 41,673 S.F. | (0.96 AC.)(19%) |
| PARKING LOT AREA | = | 110,712 S.F. | (2.66 AC.) |
| BUILDING AREA | = | 48,080 S.F. | |

LANDSCAPE - PARKING LOT CALCULATIONS

PARKING LOT AREA = 110,712 S.F. (2.54 AC.)

1 SHADE TREE PER 1,500 S.F. FOR 1ST 8,000 S.F.
1 SHADE TREE PER 3,000 S.F. FOR REMAIN THEREAFTER

110,712 - 6000 = 4 SHADE TREES REQUIRED
104,712 / 3000 = 35 SHADE TREES REQUIRED
39 SHADE TREES REQUIRED
49 SHADE TREE PROVIDED

50% OF SHADE TREES SHALL BE IN THE PARKING LOT INTERIOR
39 * 50% = 20 INTERIOR TREES REQUIRED
26 INTERIOR TREES PROVIDED

PARKING LOT SCREENING 4' WIDE (MIN.) PLANTING STRIP
4' WIDE PLANTING STRIP PROVIDED

BUILDING FOUNDATION LANDSCAPE 6' WIDE REQUIRED
BUILDING FOUNDATION LANDSCAPE 6' WIDE PROVIDED

LANDSCAPE HEDGE SHALL BE INSTALLED AT 3' MINIMUM HEIGHT WHERE PARKING LOT IS ADJACENT TO STREET FRONTAGES.

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES

| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|---|--------------------------------|------|
| 7 | AFM | Acer x franseria 'DTR 102' | Autumn Fantasy Maple | 3" |
| 8 | CHB | Celtis occidentalis 'Chicagoland' | Chicagoland Hackberry | 3" |
| 8 | SLH | Gleditsia triacanthos var. inermis 'Skyline' | Skyline Honeylocust | 3" |
| 5 | KCT | Gymnocladia dioica (Male Only) | Kentucky Coffee Tree | 3" |
| 8 | BLP | Plantanus acerifolia 'Morton Circle' | Exclamation London Planetree | 3" |
| 3 | BOK | Quercus macrocarpa | Bur Oak | 3" |
| 4 | AML | Tilia americana 'American Sentry' | American Sentry Linden | 3" |
| 6 | ACE | Ulmus x acoelade | Acolade Elm | 3" |
| 8 | ABS | Amelanchier x grandiflora 'Autumn Brilliance' | Autumn Brilliance Serviceberry | 6" |
| 6 | ISL | Syringa reticulata 'Ivory Silk' | Ivory Silk Tree Lilac | 6" |
| 5 | NWS | Picea abies | Norway Spruce | 6" |
| 9 | BHS | Picea glauca var. densata | Black Hills Spruce | 6" |

FLOWERING AND EVERGREEN SHRUBS

| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|-------------------------------|-------------------------------------|--------|
| 3 | IBB | Aronia melanocarpa 'Morton' | Liquido Beauty Black Chokeberry | 5 Gal. |
| 30 | ARD | Cornus sericea 'Allema' | Allema Compact Redosier Dogwood | 5 Gal. |
| 6 | VSS | Hydrangea paniculata 'Rensun' | Vanilla Strawberry Sundae Hydrangea | 5 Gal. |
| 150 | GLS | Rhus aromatica 'Grow-Low' | Grow-Low Sumac | 5 Gal. |
| 78 | MKL | Syringa patula 'Miss Kim' | Miss Kim Lilac | 5 Gal. |
| 37 | WFW | Weigela florida 'Bramwell' | Weigela Fine Wine | 3 Gal. |
| 37 | DNY | Taxus x media 'Densiformis' | Densiformis Yew | 5 Gal. |

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS

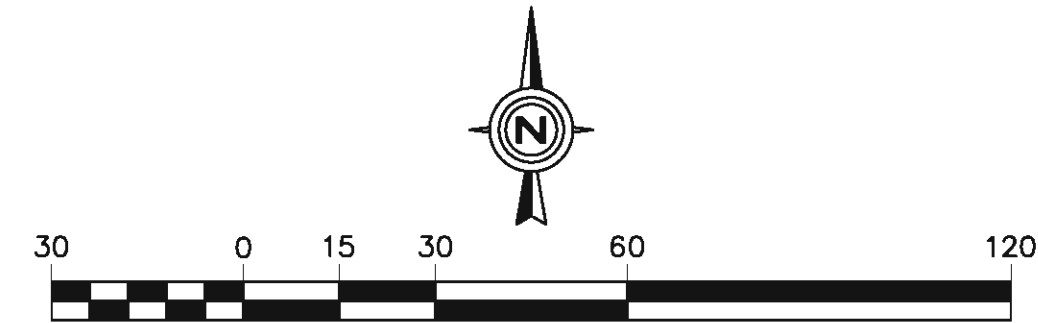
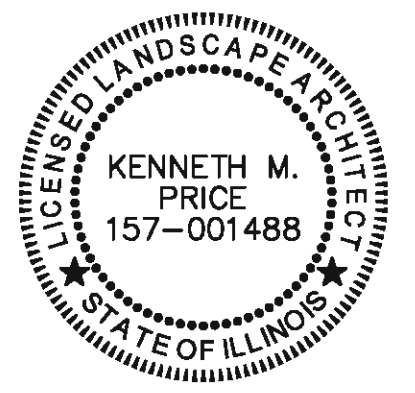
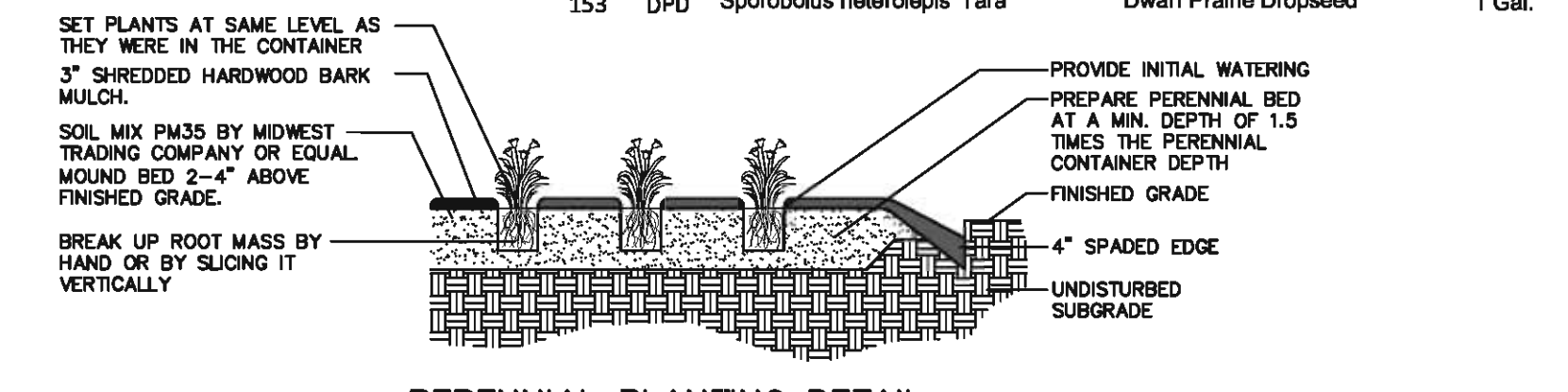
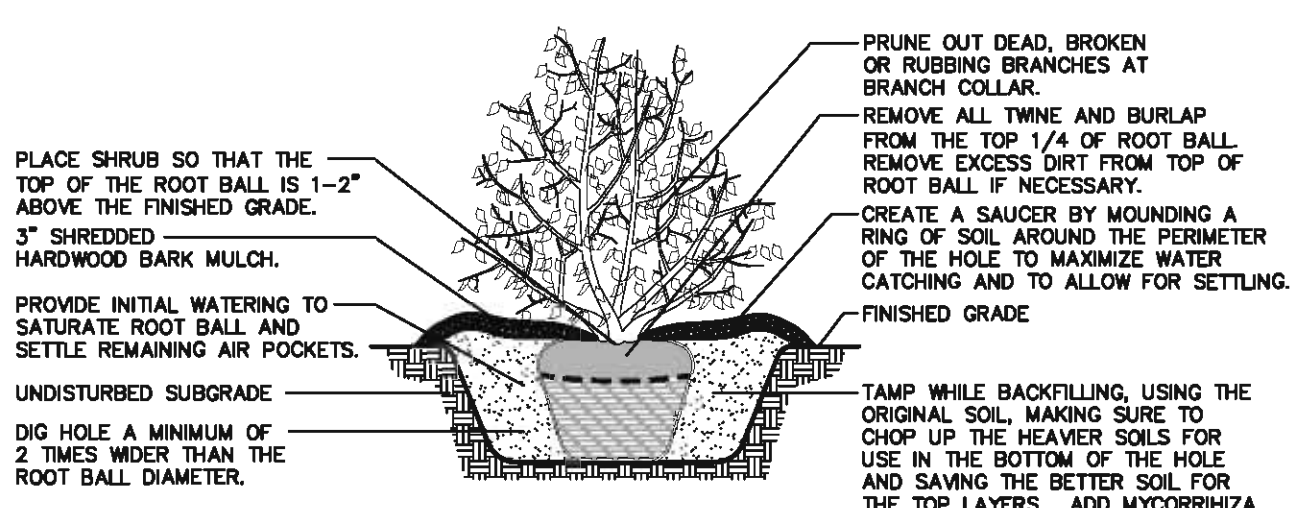
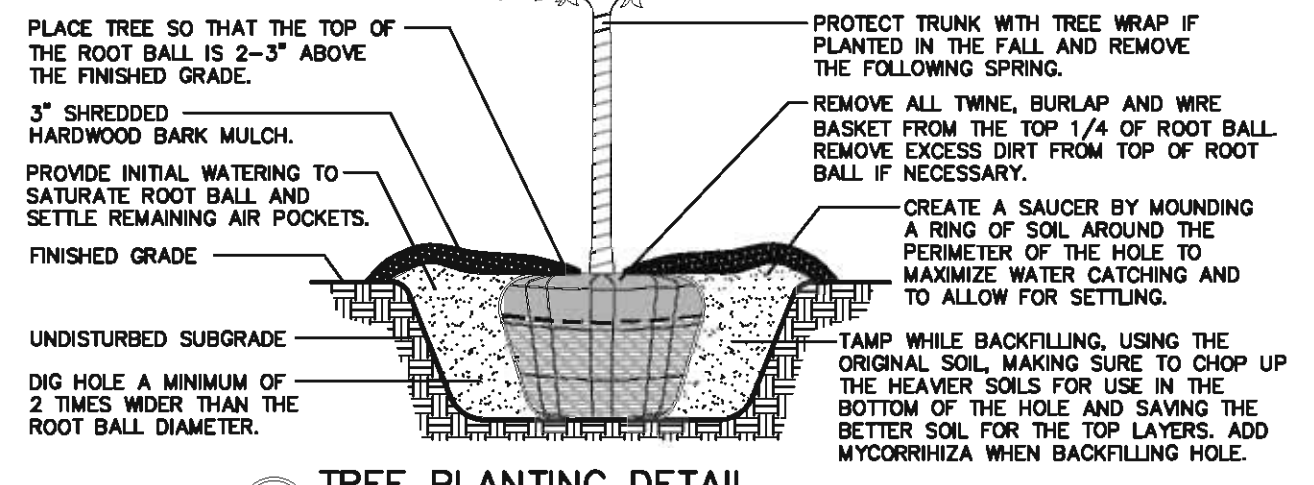
| QTY. | ABRV. | BOTANICAL NAME | COMMON NAME | SIZE |
|------|-------|--|----------------------------------|--------|
| 10 | AZB | Gaillardia x grandiflora 'Arizona Sun | Arizona Sun Blanket Flower | 1 Gal. |
| 10 | GGR | Geranium 'Gerwat' Rozanne | Rozanne Geranium | 1 Gal. |
| 25 | DFS | Helopsis helianthoides 'Tuscan Sun' | Tuscan Sun False Sunflower | 1 Gal. |
| 139 | GBH | Hemerocallis 'Going Bananas' | Going Bananas Daylily | 1 Gal. |
| 18 | HRB | Penstemon digitalis 'Husker Red' | Husker Red Beardtongue | 1 Gal. |
| 19 | LSB | Rudbeckia speciosa (fulgida) var. sultivanti | Showy Black Eyed Susan | 1 Gal. |
| 26 | NES | Sedum spectabile 'Neon' | Neon Sedum | 1 Gal. |
| 107 | CSS | Calamagrostis x acutiflora 'Karl Foerster' | Karl Foerster Feather Reed Grass | 1 Gal. |
| 17 | KFF | Foerster | Grass | 1 Gal. |
| 107 | CSS | Panicum virgatum 'Cheyenne Sky' | Cheyenne Sky Switch Grass | 1 Gal. |
| 153 | DPD | Sporobolus heterolepis 'Tara' | Dwarf Prairie Dropseed | 1 Gal. |

NOTE:
CONTRACTOR TO PROVIDE BASE BID FOR SOD AROUND BUILDING; PROVIDE SEED AND BLANKET FOR ALL OTHER ON-SITE LAWN AREAS. SEE LANDSCAPE NOTES FOR TOPSOIL RE-SPREAD, ETC.

NOTE:
CONTRACTOR TO MULCH ALL PLANT BEDS (PROPOSED AND EXISTING) WITH TWICE SHREDDED HARDWOOD BARK, DARK BROWN IN COLOR, AND SPADE EDGE WHERE APPLICABLE (TYP)

LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICTED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE STONE, CRUSHED ASPHALT, BRICK ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF THE PLANT MATERIAL. A SLOW RELEASE GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNITTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
- AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SO THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED STRAIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE EXISTING PLANT MATERIAL SHOWN ON THIS PLAN IS INTENDED SOLELY TO IDENTIFY THEM AS OBSERVED IN THE FIELD. THIS PLAN DOES NOT MAKE ANY CLAIMS ABOUT THE CONDITION OR SAFETY OF ANY OF THE PLANT MATERIAL DESCRIBED HEREIN OR OBSERVED IN THE FIELD.
- ALL TRANSPLANTED PLANT MATERIAL MUST BE INSTALLED IMMEDIATELY UPON EXTRACTION FROM ITS ORIGINAL LOCATION, UNLESS SPECIFIC ARRANGEMENTS HAVE BEEN MADE WITH THE LANDSCAPE ARCHITECT/DESIGNER. SHOULD IT BECOME UNREASONABLE TO TRANSPLANT ANY OF THE PLANT MATERIAL AS DESCRIBED IN THIS PLAN, DUE TO SITE CONSTRAINTS OR OTHERWISE, CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT/DESIGNER TO MAKE ALTERNATIVE ARRANGEMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- IF EXISTING IRRIGATION IS PRESENT ON SITE, CONTRACTOR SHALL ADJUST, ADD TO, OR SUBTRACT FROM THE EXISTING IRRIGATION SYSTEM TO ACCOMMODATE ANY PROPOSED ALTERATIONS/ADDITIONS TO THE EXISTING LANDSCAPE. CONTRACTOR SHALL PROVIDE THE OWNER AN AS BUILT OF THE IRRIGATION SYSTEM AND ALL CHANGES TO THE SYSTEM AFFECTED BY THIS PROJECT.
- PROVIDE TOPSOIL RE-SPREAD PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - 4" MINIMUM IN GRASS OR SOD AREAS
 - 6" MINIMUM IN PLANTING AREAS
 - 12" MINIMUM IN LANDSCAPE ISLANDS



LANDSCAPE PLAN

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DRAWN BY: K. PRICE
DATE: JUNE 11, 2018
SCALE: 1" = 30'
PROJECT NO.: 18-065

LANDSCAPE PLAN