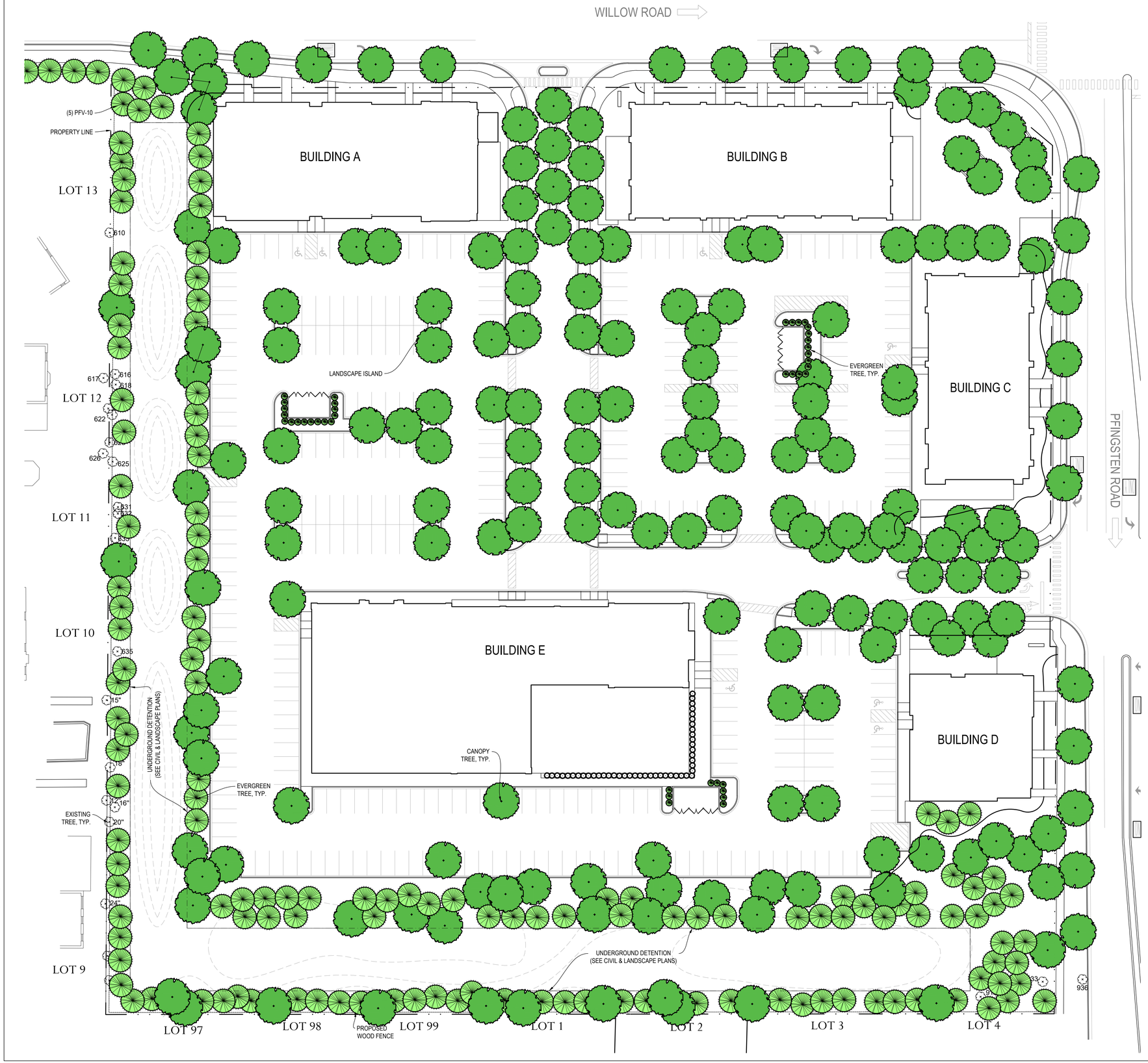

N

0 30 60
15 feet

BUFFER TREE EXHIBIT

WILLOWS CROSSING
SWC WILLOW RD & PFINGSTEN RD
GLENVIEW, ILLINOIS 60062

DESIGN STUDIO 24 LLC
PROJECT DESIGNER: 630.854.8585
PROJECT MANAGER: 847.989.7551
PROJECT ENGINEER: 630.854.8585
PROJECT LANDSCAPE ARCHITECT: 847.989.7551
1S150 STEPHEN AVE, GLENDALE HEIGHTS, ILLINOIS 60139

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CAUTION: Contractor to verify all existing conditions, dimensions and grades prior to the start of construction. Contractor to notify owner and landscape architect of any discrepancies found. Do not scale drawings. Any deviations from these plans must be approved in writing. Failure to do so may necessitate the removal and replacement of any deficient work at the contractor's expense. Any deviations from drawings will not be accepted.

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STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision the attached plans and specifications and state that to the best of my knowledge and belief, and to the extent of my professional obligation, they are in compliance with the codes and ordinances of Schaumburg, Illinois.

STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision the attached plans and specifications and state that to the best of my knowledge and belief, and to the extent of my professional obligation, they are in compliance with the Preliminary Planned Unit Development Plan for Willows Crossing, Glenview, Illinois, dated May 2, 2022, and the Subdivision and Development Ordinance of the Village of Glenview, Illinois.

REVISIONS	
04.15.2022	TREE PLAN
05.11.2022	VILLAGE REVIEW
05.17.2022	SITE PLAN REVISIONS
06.02.2022	VILLAGE COMMENTS
SCALE:	
DRAWN BY:	JRR

Jon Ruble
REG. LANDSCAPE ARCHITECT

LICENSED LANDSCAPE ARCHITECT
JON RUBLE
157-001343
STATE OF ILLINOIS

TREE PLAN

TREE TYPE	2020 QUANTITY	2021 QUANTITY	2022 QUANTITY
PROPOSED CANOPY TREES	140	126	226
PROPOSED EVERGREEN TREES	90	151	192
PROPOSED ORNAMENTAL TREES	2	0	0
TOTAL	232	277	418

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L-1.3

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LEGEND:

893 ⊗ REMOVE OR REPLACE TREE (SEE L-0.2)

CRITICAL ROOT ZONE

TREE PROTECTION FENCE

N

0 30 60
15 feet

TREE PRESERVATION AND REMOVAL NOTES:

1. TREE INVENTORY PROVIDED BY DAVID COULTER, OSAGE INC. ISA CERTIFIED ARBORIST (IL-0094, EXP. 12/31/2019). EXISTING TREES WERE RE-VERIFIED ON NOVEMBER 16, 2020. OWNER CAN SUPPLY ARBORIST'S FULL REPORT.
2. UNREGULATED TREES WERE REMOVED BY OWNER FROM THE SITE DUE TO TREE HEALTH AND SAFETY ISSUES.
3. TREES NOTED FOR REMOVAL ARE DUE TO BEING IN CONFLICT WITH PROPOSED IMPROVEMENTS (DETENTION POND GRADING) OR IN POOR OR DEAD CONDITION AND RECOMMENDED FOR REMOVAL BY ARBORIST.
4. SEE SHEET L-0.2 FOR TREE INVENTORY LIST.
5. ALL TREES OVER 6" DBH SHOWN.
6. NO TREE REMOVAL (REGARDLESS OF SIZE, SPECIES, OR CONDITION) SHALL BE PERMISSIBLE WITHOUT A TREE REMOVAL PERMIT.
7. CALL J.U.L.I.E. FOR UTILITY LOCATIONS BEFORE DIGGING OR TREE PLANTING.
8. PRIOR TO COMMENCEMENT OF ANY WORK ON THIS SITE, THE PROTECTIVE FENCING SHALL BE REVIEWED BY THE VILLAGE INSPECTIONAL SERVICES DEPARTMENT.
9. ALL WORK MUST BE PERFORMED ACCORDING TO THE APPROVED DEMOLITION/DEVELOPMENT/TREE PRESERVATION PLAN.
10. AN APPROVED DEMOLITION/DEVELOPMENT/TREE PRESERVATION PLAN MUST BE AVAILABLE ON THE BUILDING SITE.
11. STAY WITHIN DESIGNATED WORK ACCESS AREAS SHOWN ON THE PLAN.
12. THERE SHALL BE NO GRADING OR FILLING WITHIN THE PROTECTED CRITICAL ROOT ZONES.
13. NO PLANTINGS SHALL OBSTRUCT DRAINAGE OR UTILITY EASEMENTS.
14. NO BALLED AND BURLAPPED PLANTS SHALL BE INSTALLED IN THE CRITICAL ROOT ZONES OF PROTECTED TREES.
15. NO EQUIPMENT SHALL BE DRIVEN OVER OR MATERIAL STORED ON THE CRITICAL ROOT ZONES OF PROTECTED TREES.
16. ALL NEW PLANTINGS SHALL CONFORM TO THE MOST RECENTLY ADOPTED AMERICAN STANDARD FOR NURSERY STOCK.
17. TREE PROTECTION FENCE AND SILT FENCE FOR ALL PROTECTED TREES MUST BE PROPERLY MAINTAINED THROUGHOUT CONSTRUCTION. TREE FENCE FOR PROTECTED TREES SHOULD REMAIN IN PLACE THROUGHOUT CONSTRUCTION, EXCEPT WHEN DIRECT ACCESS IS NECESSARY. BEFORE ENTERING CRITICAL ROOT ZONE AREA, CHECK WITH SITE SUPERVISOR.
18. ALL REQUIRED TREE AND SILT FENCING SHALL REMAIN IN PLACE UNTIL THE TIME OF FINISH GRADING AND LANDSCAPING AND CAN ONLY BE REMOVED UPON REVIEW AND APPROVAL BY A VILLAGE INSPECTIONAL SERVICES INSPECTOR.
19. ATTACHMENTS (WIRES, FENCES, ETC.) OTHER THAN THOSE APPROVED FOR GUYING, BRACING, OR WRAPPING MUST NOT BE ATTACHED TO LANDMARK/PROTECTED TREES.

TREE PRESERVATION & REMOVAL PLAN

WILLOWS CROSSING
SWC WILLOW RD & PFINGSTEN RD
GLENVIEW, ILLINOIS 60062

DESIGN STUDIO 24, LLC
PROJECT DESIGNER: JON RUBLE
1111 N. ESTATE AVE., CHICAGO, IL 60614
PH: 847.985.7551

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STATEMENT OF COMPLIANCE

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STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared under my supervision the attached plans and specifications and state that to the best of my knowledge and belief and to the extent of my professional obligation they are in compliance with the Preservation Ordinance of the Village of Glenview, Illinois. Jon Ruble, ASLA, Registered Landscape Architect, 157-001343, My License Expires on November 30, 2020.

REVISIONS	
05.11.2022	VILLAGE REVIEW
05.17.2022	SITE PLAN REVISIONS
06.02.2022	VILLAGE COMMENTS

SCALE:

DRAWN BY: JRR

Jon Ruble
REG. LANDSCAPE ARCHITECT

REGISTERED LANDSCAPE ARCHITECT
JON RUBLE
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L-0.1

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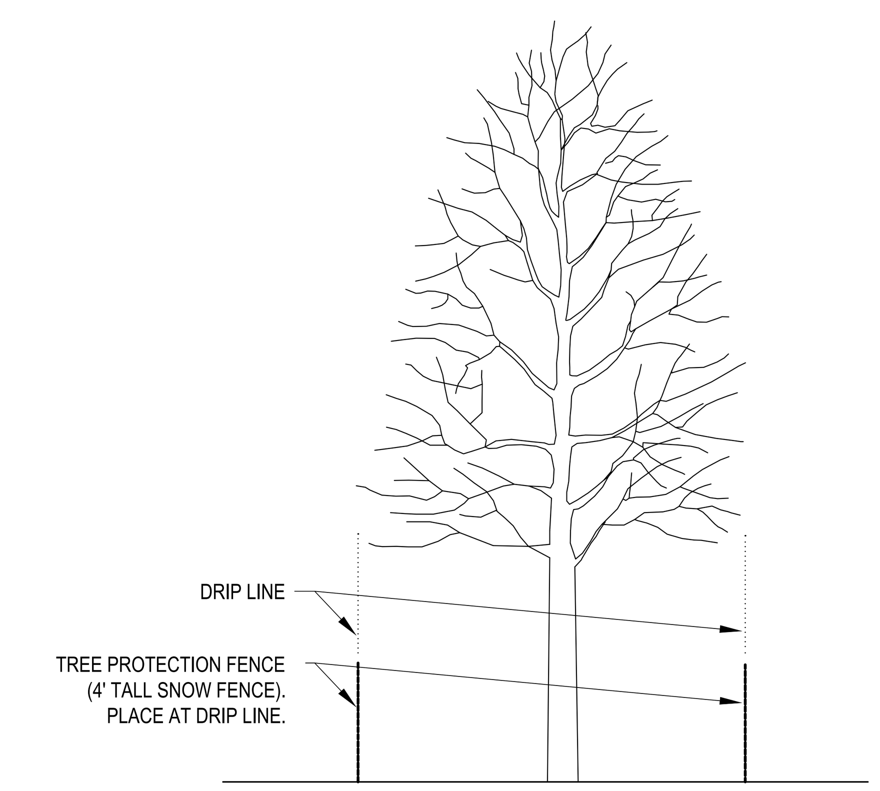
TREE SURVEY PER OSAGE, INC.
(ALL TREES 6" DBH AND OVER ON SITE AS OF 11/16/2020)

Tag	Common Name	Scientific Name	Size	Cond.	Form	Status
610	Mulberry	*Morus alba*	21	4	4	Protect
614	Mulberry	*Morus alba*	25	5	5	Remove
616	American Elm	*Ulmus americana*	16	4	4	Protect
617	Honeylocust	*Gleditsia triacanthos*	16	5	5	Protect
618	American Elm	*Ulmus americana*	24	4	4	Protect
621	Honeylocust	*Gleditsia triacanthos*	26	4	4	Protect
622	Honeylocust	*Gleditsia triacanthos*	16	4	4	Protect
623	Honeylocust	*Gleditsia triacanthos*	20	3	4	Protect
624	Mulberry	*Morus alba*	24	5	5	Remove
625	American Elm	*Ulmus americana*	15,18	3	4	Protect
626	Honeylocust	*Gleditsia triacanthos*	23	4	4	Protect
628	Mulberry	*Morus alba*	8	5	4	Remove
631	American Elm	*Ulmus americana*	16	3	4	Protect
632	American Elm	*Ulmus americana*	21	5	4	Protect
633	Hawthorn	*Crataegus spp.*	16,12,8	4	4	Protect
634	Mulberry	*Morus alba*	28	5	5	Remove
635	Mulberry	*Morus alba*	9	4	4	Protect
636	Mulberry	*Morus alba*	24	5	5	Remove
639	Mulberry	*Morus alba*	13	4	4	Remove
640	Mulberry	*Morus alba*	11	4	4	Remove
641	Mulberry	*Morus alba*	9	4	4	Remove
642	Boxelder	*Acer negundo*	12	4	4	Remove
643	Mulberry	*Morus alba*	7	3	4	Remove
644	American Elm	*Ulmus americana*	7	3	3	Remove
645	Hawthorn	*Crataegus spp.*	9	5	4	Remove
646	Boxelder	*Acer negundo*	8	3	4	Remove
647	Boxelder	*Acer negundo*	12	3	4	Remove
648	Boxelder	*Acer negundo*	15	3	4	Remove
649	Mulberry	*Morus alba*	9	4	4	Remove
650	Mulberry	*Morus alba*	17	4	4	Remove
651	Mulberry	*Morus alba*	18	3	3	Remove
652	Austrian Pine	*Pinus nigra*	12	5	5	Remove
653	Mulberry	*Morus alba*	26	4	4	Remove
654	Mulberry	*Morus alba*	22	3	3	Remove
655	Cottonwood	*Populus deltoides*	25	3	4	Remove
656	Cottonwood	*Populus deltoides*	24	3	4	Remove
657	American Elm	*Ulmus americana*	6,5,3,3	3	4	Remove
658	Cottonwood	*Populus deltoides*	20	3	4	Remove
660	Cottonwood	*Populus deltoides*	26	3	4	Remove
661	Cottonwood	*Populus deltoides*	20	3	4	Remove
662	Cottonwood	*Populus deltoides*	23	6	6	Remove
664	Cottonwood	*Populus deltoides*	18	3	4	Remove
665	Cottonwood	*Populus deltoides*	18	3	4	Remove
666	Cottonwood	*Populus deltoides*	21	3	4	Remove
667	Boxelder	*Acer negundo*	16,19,15	4	4	Remove
668	American Elm	*Ulmus americana*	14	4	4	Remove
669	Black Cherry	*Prunus serotina*	7	3	4	Remove
670	Mulberry	*Morus alba*	10	4	4	Remove
671	Austrian Pine	*Pinus nigra*	12	4	4	Remove
672	Black Walnut	*Juglans nigra*	11	2	3	Remove
676	Boxelder	*Acer negundo*	7	3	3	Remove
677	American Elm	*Ulmus americana*	5,5	3	4	Remove
678	Cottonwood	*Populus deltoides*	30	3	4	Remove
679	Cottonwood	*Populus deltoides*	29	3	4	Remove
688	Cottonwood	*Populus deltoides*	34	6	6	Remove
871	Mulberry	*Morus alba*	24	4	4	Remove
872	American Elm	*Ulmus americana*	16	3	4	Remove
873	Norway Maple	*Acer platanoides*	7	2	3	Remove
874	Norway Maple	*Acer platanoides*	18,9	2	3	Remove
876	American Elm	*Ulmus americana*	13	2	4	Remove
877	Mulberry	*Morus alba*	27	4	4	Remove
878	Mulberry	*Morus alba*	11	4	4	Remove
879	Mulberry	*Morus alba*	24	4	4	Remove
880	Honeylocust	*Gleditsia triacanthos*	15	2	3	Remove
881	Norway Maple	*Acer platanoides*	9	3	4	Remove
882	Mulberry	*Morus alba*	16	4	4	Remove
884	Norway Maple	*Acer platanoides*	13	4	4	Remove
885	Norway Maple	*Acer platanoides*	19	3	4	Remove
891	Scotch Pine	*Pinus sylvestris*	20,15	3	3	Remove
894	Honeylocust	*Gleditsia triacanthos*	29	2	3	Remove
895	Norway Maple	*Acer platanoides*	20	3	3	Remove
896	Hawthorn	*Crataegus spp.*	30	5	2	Remove
897	Norway Maple	*Acer platanoides*	20	4	4	Remove
898	Black Cherry	*Prunus serotina*	13	3	4	Remove
901	Silver Maple	*Acer saccharinum*	9	3	4	Remove
902	Norway Maple	*Acer platanoides*	18	5	4	Remove
903	Norway Maple	*Acer platanoides*	22,14	2	3	Remove
904	Norway Maple	*Acer platanoides*	8	2	3	Remove
906	Norway Maple	*Acer platanoides*	15	2	3	Remove
907	Black Cherry	*Prunus serotina*	16	3	3	Remove
908	Mulberry	*Morus alba*	11	4	4	Remove
909	Black Cherry	*Prunus serotina*	7	5	5	Remove
910	Hawthorn	*Crataegus spp.*	17	4	4	Remove
911	Mulberry	*Morus alba*	7	5	5	Remove
912	Mulberry	*Morus alba*	11	4	4	Remove
913	Norway Maple	*Acer platanoides*	11	3	4	Remove
914	Norway Maple	*Acer platanoides*	15	2	3	Remove
915	Norway Maple	*Acer platanoides*	13	4	4	Remove
916	Norway Maple	*Acer platanoides*	11	3	4	Remove
917	Mulberry	*Morus alba*	15	4	4	Remove
918	Norway Maple	*Acer platanoides*	10	2	3	Protect
933	Mulberry	*Morus alba*	27	4	4	Protect
936	Honeylocust	*Gleditsia triacanthos*	10	2	4	Protect
937	Magnolia	*Magnolia spp.*	5,2,2	4	4	Remove
966	Crabapple	*Malus spp.*	17	4	4	Remove
968	Norway Maple	*Acer platanoides*	18	3	4	Remove
971	Mulberry	*Morus alba*	27,20	5	4	Remove
1080	American Elm	*Ulmus americana*	17	4	4	Remove

CONDITION RATING SCALE

RATING	DESCRIPTION	GENERAL CRITERIA
1	EXCELLENT	THE TREE IS TYPICAL OF THE SPECIES, HAS LESS THAN 10% DEADWOOD IN THE CROWN THAT IS ATTRIBUTABLE TO NORMAL CLAUSES, HAS NO OTHER OBSERVED PROBLEMS, AND REQUIRED NO REMEDIAL ACTION.
2	GOOD TO FAIR	THE TREE IS TYPICAL OF THE SPECIES AND/OR HAS LESS THAN 20% DEADWOOD IN THE CROWN, ONLY ONE OR TWO MINOR PROBLEMS THAT ARE EASILY CORRECTED WITH NORMAL CARE.
3	FAIR	THE TREE IS TYPICAL OF THE SPECIES AND/OR HAS LESS THAN 30% DEADWOOD IN THE CROWN, ONE OR TWO MINOR PROBLEMS THAT ARE NOT EMINENTLY LETHAL TO THE TREE, AND NO SIGNIFICANT DECAY OR STRUCTURAL PROBLEMS, BUT THE TREE MUST HAVE REMEDIAL CARE ABOVE NORMAL CARE IN ORDER TO MINIMIZE THE IMPACT OF FUTURE STRESS AND TO INSURE CONTINUED HEALTH
4	FAIR TO POOR	THE TREE IS NOT TYPICAL OF THE SPECIES AND/OR HAS SIGNIFICANT PROBLEMS SUCH AS 30-50% DEADWOOD IN THE CROWN, SERIOUS DECAY OR STRUCTURAL DEFECT, INSECTS, DISEASE OR OTHER PROBLEMS THAT CAN BE EMINENTLY LETHAL TO THE TREE OR CREATE A HAZARDOUS TREE IF NOT CORRECTED IN A SHORT PERIOD OF TIME OR IF THE TREE IS SUBJECTED TO ADDITIONAL STRESS.
5	POOR	THE TREE IS NOT TYPICAL OF THE SPECIES AND/OR HAS OVER 50% DEADWOOD IN THE CROWN, MAJOR DECAY OR STRUCTURAL PROBLEMS, IS HAZARDOUS OR IS SEVERELY INFESTED WITH INSECTS, DISEASE, OR OTHER PROBLEMS THAT EVEN IF AGGRESSIVELY CORRECTED WOULD NOT RESULT IN THE LONG TERM SURVIVAL OF THE TREE.
6	DEAD	LESS THAN 10% OF THE TREE SHOWS SIGNS OF LIFE.



TREE PROTECTION FENCE
NOT TO SCALE

PLANNED ENVIRONMENT ASSOCIATES

P.O. BOX 2256
CHESTERTON, IN 46304
(219) 299.3383
www.planviron.com

TREE INVENTORY AND DETAILS

WILLOWS CROSSING

SWC WILLOW RD & PFINGSTEN RD
GLENVIEW, ILLINOIS 60062

DESIGN STUDIO 24, LLC
ARCHITECTS – DESIGNERS – PLANNERS
2211 N. ELSTON AVE., CHICAGO IL 60614 Fax: 847.885.7751 Tel.: 847.885.8300

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STATEMENT OF COMPLIANCE
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STATEMENT OF COMPLIANCE
I have prepared, or caused to be prepared under my supervision, the attached plans and specifications and state that, to the best of my knowledge and belief and to the extent of my contractual obligation, they are in compliance with the Environmental Barriers Act (Il Rev Stat 1985, ch 111 1/2, pars 3711 at seq as amenened) and the Illinois Accessibility Code, 71 Il, Adm, Code 400.

REVISIONS

05.11.2022	VILLAGE REVIEW
05.17.2022	SITE PLAN REVISIONS
06.02.2022	VILLAGE COMMENTS

SCALE

DRAWN BY: JRR

Jon Ruble
REG. LANDSCAPE ARCHITECT

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STATE OF ILLINOIS

L-0.2

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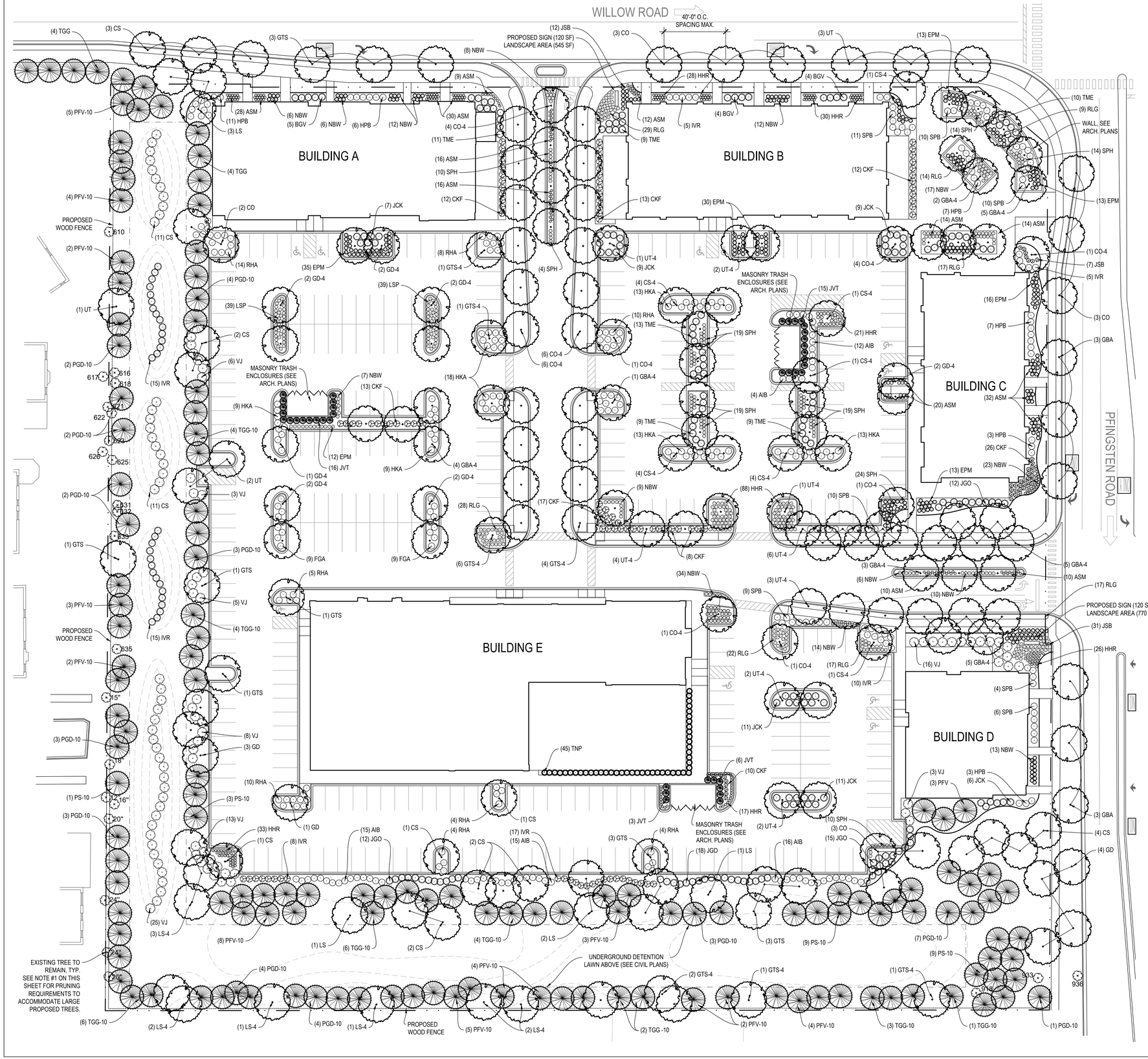

LANDSCAPE NOTES:

1. EXISTING TREES SHALL BE PRUNED AND ROOT PRUNED TO ACCOMMODATE THE INSTALLATION OF PROPOSED TREES. PRUNING & ROOT PRUNING SHALL BE OBSERVED BY A CERTIFIED ARBORIST. PROPOSED TREES WILL BE WARRANTED PER THE NOTES ON SHEET L-2.1.
2. SEE SHEET L-2.0 FOR PLATING LEGEND, LANDSCAPE SPECIFICATIONS.
3. SEE SHEET L-2.1 FOR PLANTING DETAILS AND MAINTENANCE GUIDELINES.

0 15 30 60 feet

LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- 893 EXISTING TREE
- SHRUB MASSING
- DIRECTION OF TRAFFIC
- QUANTITY — PLANT KEY — (2) - XYZ

LANDSCAPE ORDINANCE REVIEW: GLENVIEW, ILLINOIS

SPECIFIC ORDINANCE	CODE REQUIRES	CALCULATION	COMPLIANCE
98-294(e)(10)b.2	SURFACE PARKING LOTS SHALL HAVE A MINIMUM FIVE (5) FOOT WIDE BUFFER, WHICH SHALL BE INCREASED TO SEVEN (7) FEET IF PARKING IS PERPENDICULAR TO THE BUFFER (FOR VEHICULAR OVERHANGS).	N/A	PROVIDED
98-294(e)(10)b.3	ALL PARKING LOTS SHALL BE SCREENED, FOR THE PURPOSE OF MINIMIZING VIEWS OF PARKED CARS FROM THE PUBLIC RIGHT-OF-WAY, BY A LANDSCAPED TREATMENT ALONG ALL PROPERTY LINES WHICH ABUT THE PUBLIC RIGHT-OF-WAY. THREE-FOOT MINIMUM HEIGHT OF SCREENING, EXCEPT WHERE PRE-EXISTING TREES OR PLANNED ADDITIONAL TREES REQUIRE BREAKS.	N/A	PROVIDED
98-294(e)(10)b.4	FOR LOTS WITH 20 OR MORE SPACES, THE PERIMETER OF THE PARKING LOT MAY INCORPORATE UP TO 35 PERCENT OF THE REQUIRED INTERIOR PARKING LOT TREES (SEE SUBSECTION (E)(10)C FOR TREE REQUIREMENTS).	59 TREES REQ'D * 35% = 23 TREES MAXIMUM	PROVIDED
98-294(e)(10)c.2	A MINIMUM OF 65 PERCENT OF THE REQUIRED PARKING LOT TREES SHALL BE PROVIDED WITHIN THE INTERIOR OF SURFACE PARKING LOTS.	65 TREES REQ'D * 65% = 42 TREES REQUIRED	PROVIDED
98-294(e)(10)c.4	THE TOTAL TREE COUNT SHALL BE NO LESS THAN ONE TREE PER FIVE PARKING LOT SPACES.	TOTAL PARKING = 323 SPACES / 5 TREE = 65 TREES REQUIRED	PROVIDED
	PARKWAY TREES ARE REQUIRED AT LEAST EVERY 40.0 FEET ON CENTER ALONG BOTH PFINGSTEN ROAD AND WILLOW ROAD FRONTAGES.	N/A	PROVIDED
	2 SQUARE FEET OF FOUNDATION LANDSCAPING IS PROVIDED FOR EACH 1 SQUARE FOOT OF SIGN AREA ADJACENT TO EACH PROPOSED GROUND SIGN.	120 S.F. SIGNS x 2 = 240 S.F. LANDSCAPE AT EACH SIGN	PROVIDED

SWORN STATEMENT BY REGISTERED LANDSCAPE ARCHITECT:

COMMITS TO THE PREPARATION OF THE LANDSCAPE PLAN IN THE FOLLOWING FORM:

"THE UNDERSIGNED LANDSCAPE ARCHITECT, REGISTERED IN THE STATE OF ILLINOIS, ACKNOWLEDGES THAT THE LANDSCAPE PLANTING PLAN AND THE CONSTRUCTION DETAILS SHOWN ON THE ATTACHED LANDSCAPE PLAN(S) FOR THE PROPERTY AT SWC WILLOW ROAD AND PFINGSTEN ROAD, GLENVIEW, IL 60062, HAS BEEN DESIGNED IN ACCORDANCE WITH THE REQUIREMENTS OF CHAPTER 98 OF THE GLENVIEW MUNICIPAL CODE, THE VILLAGE OF GLENVIEW TREE STANDARDS MANUAL, AND THE PARKING LOT LANDSCAPE ORDINANCE & DESIGN GUIDELINES.

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LANDSCAPE PLAN

WILLOWS CROSSING
SWC WILLOW RD & PFINGSTEN RD
GLENVIEW, ILLINOIS 60062

DESIGN STUDIO 24, LLC
PROJECT DESIGNERS
1135 ESTES AVE. CHICAGO, IL 60614
PH: 847.985.7571

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STATEMENT OF COMPLIANCE

I have prepared, or caused to be prepared, under my supervision, the attached plans and specifications, and state that, to the best of my knowledge and belief, and to the extent of work prepared by me, they are in compliance with the Illinois Environmental Barriers Act (IEBA) (410 ILCS 25/1 et seq.) and its implementing regulations (71 Ill. Adm. Code 400), as applicable, and the Illinois Accessibility Code, 71 Ill. Adm. Code 400.

STATEMENT OF COMPLIANCE

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REVISIONS

05.11.2022	VILLAGE REVIEW
05.17.2022	SITE PLAN REVISIONS
06.02.2022	VILLAGE COMMENTS

SCALE:

DRAWN BY: JRK

Jon Ruble
REG. LANDSCAPE ARCHITECT

LICENSED LANDSCAPE ARCHITECT — JON RUBLE 157-001343 — STATE OF ILLINOIS

L-1.0

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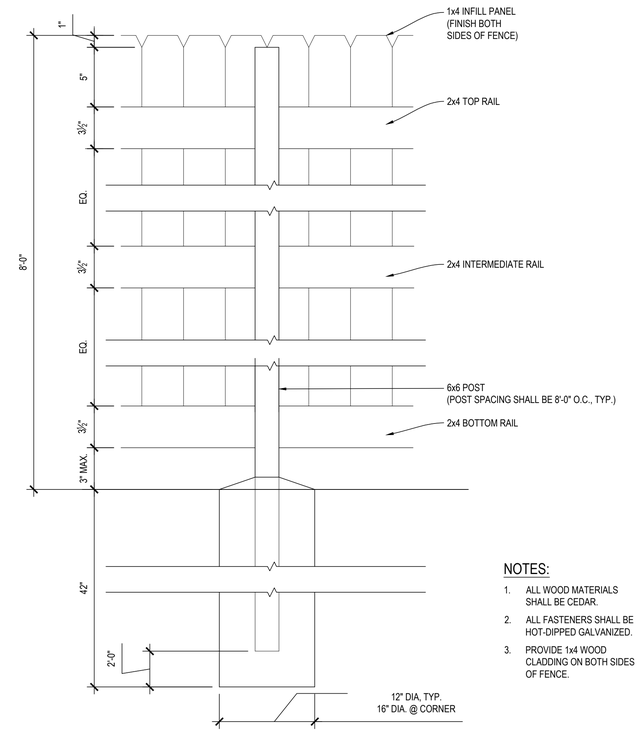

NOTES:

1. ALL WOOD MATERIALS SHALL BE CEDAR.
2. ALL FASTENERS SHALL BE HOT-DIPPED GALVANIZED.
3. PROVIDE 1x4 WOOD CLADDING ON BOTH SIDES OF FENCE.

WOOD FENCE

BUFFERYARD PROTOTYPE ENLARGEMENTS & DETAILS

WILLOWS CROSSING
SWC WILLOW RD & PFINGSTEN RD
GLENVIEW, ILLINOIS 60062

DESIGN STUDIO 24 LLC
PROFESSIONAL DESIGN SERVICES
2010 S. ELSTON AVE., CHICAGO, IL 60616 FAX: 847.885.7551 PH: 847.885.8340

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STATEMENT OF COMPLIANCE

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WILLOW ROAD

PFINGSTEN ROAD

PROPERTY LINE

BUILDING A

BUILDING B

BUILDING C

BUILDING D

BUILDING E

LANDSCAPE ISLAND

UNDERGROUND DETENTION
SEE CIVIL & LANDSCAPE PLAN

UNDERGROUND DETENTION
SEE CIVIL & LANDSCAPE PLAN

610 617 616 618 621 622 623 626 625 631 632 633 635 15" 18" 12" 16" 20" 24" 24" 20" 669 640 639 641 644 643 646 647 648 872 873 874 876 878 879 881 902 904 906 907 908 910 914 915 916 912 913 918 933 936

LANDSCAPE & OPEN SPACE		
TOTAL AREA	LANDSCAPE & OPEN SPACE AREA	LANDSCAPE & OPEN SPACE %
372,511 S.F.	128,142 S.F.	34.4%

N

0 30 60
15 feet

LANDSCAPE AND OPEN SPACE PLAN

WILLOWS CROSSING
SWC WILLOW RD & PFINGSTEN RD
GLENVIEW, ILLINOIS 60062

DESIGN STUDIO 24 LLC
PROFESSIONAL DESIGN SERVICES
201 N. WESTGATE AVE., CHICAGO, IL 60614
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PLANTING SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
DECIDUOUS TREES						
CS	16	CATALPA SPECIOSA	NORTHERN CATALPA	3" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 10' OVERALL HT.
CS-4	19	CATALPA SPECIOSA	NORTHERN CATALPA	4" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 15' OVERALL HT.
CO	11	CELTIS OCCIDENTALIS	COMMON HACKBERRY	3" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 10' OVERALL HT.
CO-4	22	CELTIS OCCIDENTALIS	COMMON HACKBERRY	4" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 15' OVERALL HT.
GBA	6	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	3" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 10' OVERALL HT.
GBA-4	25	GINKGO BILOBA 'AUTUMN GOLD'	AUTUMN GOLD GINKGO	4" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 15' OVERALL HT.
GTS	13	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	3" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 10' OVERALL HT.
GTS-4	16	GLEDITSIA TRIACANTHOS 'SKYLINE'	SKYLINE HONEYLOCUST	4" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 15' OVERALL HT.
GD	8	GYMNOCLADUS DIOCUS	KENTUCKY COFFEE TREE	3" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 10' OVERALL HT.
GD-4	13	GYMNOCLADUS DIOCUS	KENTUCKY COFFEE TREE	4" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 15' OVERALL HT.
LS	7	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	3" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 10' OVERALL HT.
LS-4	9	LIQUIDAMBAR STYRACIFLUA	SWEET GUM	4" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 15' OVERALL HT.
UT	6	ULMUS X TRIUMPH	TRIUMPH ELM	3" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 10' OVERALL HT.
UT-4	21	ULMUS X TRIUMPH	TRIUMPH ELM	4" CAL.		B&B SPECIMEN; 7'-0" MIN. BRANCH HT, 15' OVERALL HT.
	192	**TOTAL DECIDUOUS TREES**				
EVERGREEN TREES						
JVT	40	JUNIPERUS VIRGINIANA 'TAYLOR'	TAYLOR EASTERN REDCEDAR	6" HT.	4' O.C.	B&B SPECIMEN
PGD-10	36	PICEA GLAUCA 'DENSATA'	BLACK HILLS SPRUCE	10' HT.	25' O.C.	B&B SPECIMEN
PFV	3	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PINE	6' HT.	10' O.C.	B&B SPECIMEN
PFV-10	42	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S PINE	10' HT.	10' O.C.	B&B SPECIMEN
PS-10	22	PINUS STROBUS	WHITE PINE	10' HT.	25' O.C.	B&B SPECIMEN
TNP	45	THUJA OCCIDENTALIS 'ART BOLE'	NORTH POLE ARBORVITAE	6'-8' HT.	4' O.C.	B&B SPECIMEN
TGG	8	THUJA PLICATA x STANDISHII 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6" HT.	10' O.C.	B&B SPECIMEN
TGG-10	30	THUJA PLICATA x STANDISHII 'GREEN GIANT'	GREEN GIANT ARBORVITAE	10' HT.	10' O.C.	B&B SPECIMEN
	226	**TOTAL EVERGREEN TREES**				
DECIDUOUS SHRUBS						
AIB	62	ARONIA M. 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY CHOKEBERRY	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
CSA	22	CORNUS SERICEA	RED TWIG DOGWOOD	#3 CONT.	72" O.C.	INSTALL 30" HT., MINIMUM
FGA	18	FOTHERGILLA GARDENII	DWARF FOTHERGILLA	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
HPB	43	HYDRANGEA PANICULATA 'BOBO'	BOBO HYDRANGEA	#5 CONT.	48" O.C.	INSTALL 30" HT., MINIMUM
HKA	75	HYPERICUM KALMIANUM	KALM'S ST. JOHNSWORT	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
IVR	75	ILEX VERTICILLATA 'RED SPRITE'	RED SPRITE WINTERBERRY	#3 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM; (1) MALE PER MASSING
RHA	59	RHUS AROMATICA 'GRO LOW'	GRO-LOW SUMAC	#3 CONT.	48" O.C.	INSTALL 30" HT., MINIMUM
SPB	60	SYRINGA PENDA 'BLOOMERANG'	BLOOMERANG DWARF LILAC	#5 CONT.	36" O.C.	INSTALL 30" HT., MINIMUM
VJ	78	VIBURNUM 'JUDDII'	JUDDII VIBURNUM	#5 CONT.	72" O.C.	INSTALL 30" HT., MINIMUM
EVERGREEN SHRUBS						
BGV	15	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	#3 CONT.	48" O.C.	
JCK	53	JUNIPERUS CHINENSIS 'KALLAY'S COMPACT'	KALLAY'S COMPACT JUNIPER	#5 CONT.	48" O.C.	
JSB	30	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	#3 CONT.	24" O.C.	
JGO	57	JUNIPERUS VIRGINIANA 'GREY OWL'	GREY OWL COMPACT JUNIPER	#3 CONT.	48" O.C.	
TME	61	TAXUS x MEDIA 'EVERLOW'	EVERLOW YEW	#3 CONT.	48" O.C.	
PERENNIALS, GRASSES & GROUNDCOVERS						
ASM	215	ALLIUM 'MILLENIUM'	MILLENIUM ALLIUM	#1 CONT.	18" O.C.	
CKF	98	CALAMOGROSTIS X 'KARL FOERSTER'	KARL FOERSTER REED GRASS	#3 CONT.	36" O.C.	
EPM	132	ECHINACEA 'PIXIE MEADOWBRITE'	PIXIE MEADOWBRITE CONEFLOWER	#1 CONT.	24" O.C.	
HHR	155	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	#1 CONT.	12" O.C.	
LSP	166	LIRIOPE SPICATA	CREEPING LILYTURF	QUARTS	12" O.C.	
NBW	178	NEPETA 'BLUE WONDER'	BLUE WONDER CATMINT	#1 CONT.	18" O.C.	
RLG	153	RUDBECKIA 'LITTLE GOLDSTAR'	LITTLE GOLDSTAR BLACK-EYED SUSAN	#1 CONT.	24" O.C.	
SPH	133	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	#1 CONT.	24" O.C.	

IRRIGATION NOTES:

1. CONTRACTOR SHALL PROVIDE DESIGN/BUILD IRRIGATION SYSTEM PER THE IRRIGATION NOTES BELOW:
2. CONTRACTOR SHALL PROVIDE A QUALIFIED IRRIGATION DESIGNER OR IRRIGATION CONSULTANT TO DESIGN THE SYSTEM FOR EFFICIENT AND UNIFORM DISTRIBUTION OF WATER. "QUALIFIED" MEANS CERTIFIED BY ONE THE FOLLOWING AGENCIES BELOW:
   - 2.1. CERTIFIED IRRIGATION CONTRACTOR (CIC)
   - 2.2. CERTIFIED LANDSCAPE IRRIGATION AUDITOR (CLIA)
   - 2.3. CERTIFIED LANDSCAPE IRRIGATION MANAGER (CLIM)
   - 2.4. CERTIFIED IRRIGATION DESIGNER (CID)
   - 2.5. CERTIFIED WATER CONSERVATION MANAGER-LANDSCAPE (CWCM)
3. SYSTEM DESIGN:
   - 3.1. THE SYSTEM SHALL BE COMPRISED OF EITHER:
     - 3.1.1. DRIP/MICRO-IRRIGATION COMPONENTS THAT ALLOW FOR HIGHER DISTRIBUTION UNIFORMITY AND LOWER EVAPORATION AND RUNOFF.
     - 3.1.2. THE DESIGN AND LAYOUT OF THE EMISSION DEVICES PROVIDES FOR ZERO OVERSPRAY ACROSS OR ONTO A STREET, PUBLIC DRIVEWAY OR SIDEWALK, PARKING AREA, BUILDING, FENCE OR ADJOINING PROPERTY. OVERSPRAY MAY OCCUR DURING THE OPERATION OF THE IRRIGATION SYSTEM DUE TO THE ACTUAL WIND CONDITION THAT DIFFER FROM THE DESIGN CRITERIA.
4. SYSTEM CONTROLLER:
   - 4.1. THE SYSTEM SHOULD USE A CONTROLLER THAT HAS MULTI-PROGRAM CAPABILITY WITH AT LEAST FOUR START TIMES(FOR MULTIPLE REPEAT SOAK CYCLES) AND RUN TIME ADJUSTMENT IN ONE MINUTE INCREMENTS. THE CONTROLLER PROGRAMMING (SCHEDULING) SHOULD BE MANAGED TO RESPOND TO THE CHANGING NEED FOR WATER IN THE LANDSCAPE.
5. DESIGN FEATURES:
   - 5.1. FOLLOW ALL ORDINANCES RELATING TO IRRIGATION SYSTEMS INCLUDING THE INSTALLATION OF BACKFLOW DEVICES.
   - 5.2. INSTALL A MASTER VALVE TO STOP UNSCHEDULED FLOW OF IRRIGATION WATER
   - 5.3. A DESIGN THAT RESULTS IN UNIFORM AND EFFICIENT COVERAGE. SPRINKLER HEAD SPACING SHOULD BE A MINIMUM OF "HEAD-TO-HEAD" (MINIMUM 50% OF DIAMETER) UNLESS THE COVERAGE IS DESIGNED FOR WIND DE-RATING. WIND DE-RATING SHOULD BE BASED ON AVERAGE NIGHTTIME WIND SPEED.
   - 5.4. A MINIMUM OF "HEAD-TO-HEAD" (MINIMUM OF 50% OF DIAMETER) UNLESS THE COVERAGE IS DESIGNED FOR WIND DE-RATING.. WIND DE-RATING SHOULD BE BASED ON AVERAGE NIGHTTIME WIND SPEED. DESIGN TO AVOID OVERSPRAY ONTO HARDSCAPES, FENCES, BUILDINGS AND ADJOINING PROPERTY.
   - 5.5. HAVE SEPARATE STATIONS/ZONES (HYDROZONES) FOR AREAS WITH DISSIMILAR WATER OR SCHEDULING REQUIREMENTS
   - 5.6. PROVIDE RAIN SENSOR TO SUSPEND IRRIGATION DURING WET WEATHER CONDITIONS.
   - 5.7. IN ADDITION TO THE RAIN SENSOR, USE ANY OR ALL WATER-CONSERVING DEVICES SUCH AS:
     - 5.7.1. CHECK VALVES TO MINIMIZE LOW-HEAD DRAINAGE.
     - 5.7.2. PRESSURE REGULATORS OR PRESSURE COMPENSATING SCREENS, STEMS OR NOZZLES TO CONTROL HIGH PRESSURE.
     - 5.7.3. ENVIRONMENTAL SENSORS THAT CAN ACTIVELY MEASURE WEATHER CONDITIONS TO DETERMINE DAILY PLANT WATER NEED.
     - 5.7.4. SOIL MOISTURE SENSORS TO MONITOR SOIL MOISTURE AND SUSPEND IRRIGATION IF THE MOISTURE RESERVE IN THE ROOT ZONE IS SIGNIFICANTLY ABOVE THE ALLOWABLE DEPLETION LIMIT.

LANDSCAPE NOTES:

1. SEE SHEET L-1.0 FOR LANDSCAPE ORDINANCE REVIEW DATA TABLE AND SWORN STATEMENTS.
2. SEE SHEET L-2.1 FOR LANDSCAPE DETAILS AND MAINTENANCE NOTES.
3. THE LANDSCAPE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
4. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, THE GRAPHIC SYMBOLS SHOWN ON THE PLAN SHALL DICTATE.
5. PLANT MATERIALS:
   - 5.1. ALL PLANT MATERIALS SHALL MEET OR EXCEED THE AMERICAN STANDARDS FOR NURSERY STOCK, 1986 EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
   - 5.2. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS, AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES. PLANTS SHALL BE EQUAL TO OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST.
   - 5.3. TREES SHALL HAVE STRAIGHT TRUNK WITH LEADER INTACT, UNDAMAGED AND UNCUT. BRANCHING MUST BE WELL DEVELOPED.
   - 5.4. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
   - 5.5. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING. ALL PLANTS SHALL BE INSPECTED AND TAGGED WITH PROJECT I.D. AT NURSERY OR CONTRACTORS OPERATIONS PRIOR TO MOVING TO JOB SITE. PLANTS MAY BE INSPECTED AND APPROVED OR REJECTED ON THE JOB SITE BY LANDSCAPE ARCHITECT.
   - 5.6. LANDSCAPE CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS HE/SHE FEELS MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS
6. IRRIGATION:
   - 6.1. IRRIGATION SHALL BE PROVIDED PER IRRIGATION PERFORMANCE NOTES.
7. TOPSOIL & PLANTING MIXTURES:
   - 7.1. CONTRACTOR SHALL ENSURE THAT SOIL CONDITIONS AND COMPACTION ARE ADEQUATE TO ALLOW FOR PROPER DRAINAGE AROUND THE CONSTRUCTION SITE. UNDESIRABLE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING OF WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ENSURE PROPER SURFACE AND SUBSURFACE DRAINAGE IN ALL AREAS
   - 7.2. SALVAGE TOPSOIL FROM THE EARTHWORK AREAS AS APPROPRIATE AND/OR AS DIRECTED BY LANDSCAPE ARCHITECT AND STOCKPILE FOR REUSE IN LOCATION APPROVED BY OWNER.
   - 7.3. EXISTING TOPSOIL SHALL BE PREPARED BY THOROUGHLY MIXING IN ORGANIC MATTER AT THE RATE OF 1/3 VOLUME OF SOIL REPLACED. ADJUST SOIL TO A pH OF 6.0 TO 6.5.
   - 7.4. PEATMOSS TO BE USED ON PROJECT SHALL BE DOMESTIC OR IMPORTED MATERIAL, CHOCOLATE BROWN IN COLOR AND COMPOSED OF PARTIALLY DECOMPOSED VEGETABLE MATERIAL. PEAT MOSS TO BE MILDLY ACIDIC IN CHARACTER AND SHALL BE APPROVED BY LANDSCAPE ARCHITECT.
   - 7.5. SEED & SOD AREAS SHALL RECEIVE A MINIMUM OF 6" DEPTH OF TOPSOIL.
   - 7.6. PLANTING BEDS SHALL RECEIVE 18" DEPTH OF PREPARED SOIL.
5. MULCH MATERIALS:
   - 5.1. ALL MULCH MATERIALS SHALL BE PROCESSED DOUBLE SHREDDED HARDWOOD BARK MULCH OF UNIFORM SIZE. NO UTILITY MULCH OR PROCESSED TREE TRIMMINGS WILL BE ALLOWED. SUBMIT SAMPLE TO ARCHITECT.
   - 5.2. MULCH SHALL BE 3 INCH THICKNESS MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
   - 5.3. MULCH SHALL BE HELD 1" BELOW SURFACE ELEVATION OF DOWNHILL SIDE OF WALK, SLAB, CURB, LAWN, ETC.
6. LANDSCAPE BED EDGING:
   - 6.1. ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-CUT SPADE EDGE BETWEEN LAWN AREAS, UNLESS OTHERWISE NOTED.
7. STORAGE, INSTALLATION, MAINTENANCE & WARRANTY:
   - 7.1. CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
   - 7.2. PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS AND AS DIRECTED BY LANDSCAPE ARCHITECT.
   - 7.3. EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
   - 7.4. NEW PLANTING AREAS ARE TO BE TREATED WITH HERBICIDE TO KILL ALL EXISTING GROUNDCOVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUNDCOVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
   - 7.5. WHERE PROPOSED PLANTING ARE INDICATED IN EXISTING PAVING AREAS, CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2'-0" BELOW PAVING SURFACE.
   - 7.6. FINAL PLACEMENT OF PLANT MATERIALS, ETC., SHALL BE APPROVED BY LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE INDICATING VARIETY AND SIZE OF TREE. ALL GROUND COVER AND PLANTING BED LINES SHALL BE MARKED W/ HIGHLY VISIBLE PAINT LINES W/ OCCASIONAL WOOD STAKES FOR REFERENCE. ALL STAKES SHALL BE REMOVED FOLLOWING PLANTING OPERATIONS. LANDSCAPE ARCHITECT RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
   - 7.7. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
   - 7.8. ALL LANDSCAPE PLANTINGS TO BE MAINTAINED BY CONTRACTOR FOR 60 DAYS MIN. FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
   - 7.9. ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING FINAL INSPECTION BY LANDSCAPE ARCHITECT. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY BY LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE LANDSCAPE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.

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SCALE

DRAWN BY: JRR

Jon Ruble
REG. LANDSCAPE ARCHITECT

LICENSED LANDSCAPE ARCHITECT
JON RUBLE
157-001343
STATE OF ILLINOIS

L-2.0

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MAINTENANCE GUIDELINES:

A. TURF

1. MOWING: TURF WILL BE CUT TO A HEIGHT OF 2.5-3.5" ON A WEEKLY BASIS. THIS WILL BE INTERPRETED TO MEAN WEEKLY MAINTENANCE EXCEPT IN THOSE WEEKS WHERE THE GRASS DOES NOT REACH A MINIMUM OF ONE INCH GROWTH FROM THE PRIOR WEEKS MOWING. WEATHER PERMITTING, MOWING WILL BE DONE ON THE SAME DAY EACH WEEK.
2. WATERING: A PERMANENT AND AUTOMATED IRRIGATION SYSTEM WILL BE INCLUDED TO PROVIDE APPROXIMATELY 1-INCH OF WATER PER WEEK DURING THE GROWING SEASON.
3. CLIPPINGS: CLIPPINGS WILL BE PICKED UP AND REMOVED FROM THE PROPERTY WHEN NECESSARY.
4. EDGING: TURF ADJACENT TO ALL SIDEWALKS AND CURBS WILL BE EDGED, TO MAINTAIN A NEAT APPEARANCE.
5. WEED CONTROL: ALL TURF AREAS WILL BE TREATED WITH A POST-EMERGENT BROADLEAF WEED CONTROL IN SPRING. FOLLOW-UP APPLICATIONS WILL BE PERFORMED AS NEEDED THROUGHOUT THE SEASON TO MAINTAIN A WEED-FREE TURF. TURF WILL BE MONITORED ON AN INDIVIDUAL BASIS TO DETERMINE IF ADDITIONAL TREATMENT IS NECESSARY.
6. FERTILIZER: QUALITY, SLOW RELEASE GRANULAR OR ENCAPSULATED FERTILIZERS WILL BE APPLIED BASED ON A FIVE (5) TIMES PER SEASON CYCLE AS FOLLOWS. APPLICATION ANALYSIS AND DATES MAY CHANGE AS CONDITIONS WARRANT.
   - 6.1. #1- TO BEGIN ON OR NEAR APRIL 1 (INCLUDES PRE-EMERGENT WEED CONTROL AND CRABGRASS PREVENTER)#2- TO BEGIN ON OR NEAR JUNE 1 (INCLUDES GRUB CONTROL)
   - 6.2. #3- TO BEGIN ON OR NEAR JULY 1#4- TO BEGIN ON OR NEAR SEPTEMBER 15
   - 6.3. #5- TO BEGIN ON OR NEAR NOVEMBER 1 (LIQUID FERTILIZER)

B. TREES, EVERGREENS, SHRUBS, PERENNIALS AND GROUNDCOVER

1. WATERING: A PERMANENT AND AUTOMATED IRRIGATION SYSTEM WILL BE INCLUDED TO PROVIDE APPROXIMATELY 1-INCH OF WATER PER WEEK DURING THE GROWING SEASON.
2. PERENNIAL CARE: GROUNDCOVER AND PERENNIAL BEDS WILL BE CLEANED OF DEBRIS AS PART OF SPRING CLEAN-UP. ORNAMENTAL GRASSES WILL BE CUT TO CROWN LEVEL. GROUNDCOVER WILL BE TRIMMED TWO TIMES PER SEASON. APPLICABLE PERENNIALS WILL BE TRIMMED AND REMOVED AT THE PLANT CROWN IN THE FALL.
3. SPRAYING: TO AID IN THE CONTROL OF SCALE INSECTS AND MITES, SUSCEPTIBLE SHRUBS AND ORNAMENTAL TREES 15' OR LESS WILL BE SPRAYED WITH DORMANT OIL IN MARCH. PLANT MATERIAL WILL BE MONITORED FOR OTHER INSECT PROBLEMS WHICH MAY OCCUR.
4. TRIMMING: THIS WORK INCLUDES SEASONAL GROWTH OF SHRUBS, EVERGREENS, AND ORNAMENTAL TREES 15' OR LESS THAT CAN BE TRIMMED WITHOUT CLIMBING. ADDITIONAL TRIMMING OF TREES MORE THAN 15' SHALL OCCUR TO REMOVE DEAD BRANCHES AND LIMBS AS OBSERVED. PLANT MATERIAL WILL BE TRIMMED ON A CONTINUAL BASIS, ACCORDING TO EACH SPECIES, TO PROVIDE A NEAT AND UNIFORM APPEARANCE THROUGHOUT THE PROPERTY.
   - O TREES AND SHRUBS THAT FLOWER BEFORE THE END OF JUNE SHOULD BE PRUNED IMMEDIATELY AFTER FLOWERING. FLOWER BUDS DEVELOP DURING THE PREVIOUS SEASON'S GROWTH, THUS, IF PRUNED BEFORE SPRING FLOWERING, THE FLOWER BUDS WILL BE REMOVED, THUS ELIMINATING FLOWERING.
   - O TO PROMOTE A COMPACT PLANT, CONIFEROUS EVERGREENS CAN BE PRUNED IN LATE SPRING AS THE NEW BRANCHES ELONGATE, BUT BEFORE THEY BECOME STIFF. OTHERWISE, THEY, LIKE BROADLEAVED EVERGREENS, CAN BE PRUNED WHENEVER THE WOOD IS NOT FROZEN. HOWEVER, CONIFEROUS TYPES WILL GENERALLY NOT DEVELOP NEW SHOOTS ON OLDER WOOD, SO IT ISN'T ADVISABLE TO CUT BACK BEYOND THE LIVING FOLIAGE PORTION OF THE BRANCHES.
5. FERTILIZING: PLANT MATERIAL WILL BE FERTILIZED ONE TIME DURING THE SEASON WITH APPROPRIATE FERTILIZERS. ADDITIONAL APPLICATIONS WILL BE PERFORMED AS NEEDED FOR PLANT HEALTH, AS DETERMINED BY THE OWNER.
6. CULTIVATING: BEDS WILL BE CULTIVATED, AS NECESSARY, TO PRESENT A NEAT AND WEED-FREE APPEARANCE THROUGHOUT THE SEASON. PRE-EMERGENT HERBICIDES CAN BE APPLIED TO A PLANTING BED AFTER WEEDS ARE REMOVED. APPLY ADDITIONAL SHREDDED BARK MULCH EVERY TWO YEARS.
7. EDGING: GROUNDCOVER AND SHRUB BEDS WILL BE EDGED, THROUGHOUT THE SEASON, TO PROVIDE A NEAT AND UNIFORM APPEARANCE AND TO PREVENT ENCROACHMENT OF TURF INTO THE BEDS.
8. LEAVES AND DEBRIS: LEAVES AND DEBRIS WILL BE REMOVED ON A CONTINUAL BASIS FROM TURF, PLANTING BEDS, AND PAVED AREAS THROUGHOUT THE SEASON.

C. NATIVE LANDSCAPE AREAS

1. WATERING: WILL BE PROVIDED VIA HYDRANTS AND/OR WATERING TRUCKS. IN PERIODS OF DROUGHT, SMALL NATIVE AREAS WILL BENEFIT FROM IRRIGATION, ESPECIALLY DURING THE FIRST GROWING SEASON. TYPICALLY, ONE INCH OF WATER PER WEEK IS SUFFICIENT TO ENCOURAGE PROPER GERMINATION AND GROWTH. WEED PRESSURE WILL INCREASE WITH SUPPLEMENTAL WATERING, WHICH MAY THEN REQUIRE MORE FREQUENT MOWING OR HERBICIDE APPLICATION.
2. MONITORING: DURING THE FIRST 6 TO 12 MONTHS OF A SEEDING PROJECT, IT MAY BE DIFFICULT TO DIFFERENTIATE BETWEEN THE GERMINATED NATIVE SEED AND UNDESIRABLE WEEDS. ALTHOUGH SOME WILDFLOWER AND GRASS SPECIES WILL BE RECOGNIZABLE WITHIN THE FIRST YEAR, IT MAY TAKE TWO TO FOUR YEARS BEFORE THE NATIVE PLANT COMMUNITY IS SUFFICIENTLY ESTABLISHED TO BE RECOGNIZED BY MOST PEOPLE. DURING THIS ESTABLISHMENT PERIOD, ADDRESS ANY INVASIVE SPECIES THAT SUBSEQUENTLY APPEAR ON SITE, TO PREVENT THEM FROM BECOMING A LARGER PROBLEM LATER ON. A PROFESSIONAL HORTICULTURALIST OR ECOLOGIST SHALL INSPECT PROJECT AREAS THROUGHOUT EACH GROWING SEASON TO GAUGE NATIVE PLANT DENSITY AND COMPOSITION, AND MANAGE UNDESIRABLE WEEDS.
3. WEED CONTROL: A CERTIFIED AND TRAINED HERBICIDE APPLICATION STAFF USES CAUTION WHEN APPLYING THESE CHEMICALS, TO MINIMIZE COLLATERAL DAMAGE TO DESIRABLE PLANT SPECIES. THE HERBICIDE APPLICATOR SHALL PROVIDE QUALIFICATIONS TO ENSURE CHEMICAL SELECTION, RATES, AND APPLICATION METHODS ARE LEGAL AND APPROPRIATE.
4. MOWING: MOW NATIVE SEEDING AREAS TO BETWEEN 8 AND 10 INCHES HIGH (1-3 TIMES) DURING THE FIRST GROWING SEASON. IF WEED PRESSURE IS HIGH, MORE MOWING EVENTS MAY BE NEEDED. MOWING CAN SUPPRESS NON-NATIVE ANNUAL PLANTS WITHOUT NEGATIVELY AFFECTING NATIVES. MOWING ALSO THINS OUT THE CANOPY, ALLOWING MORE LIGHT TO REACH NEW SEEDLINGS.

D. DRIVES, WALKS

1. SPOT WEED CONTROL TREATMENTS, WHEN NECESSARY, WILL BE PERFORMED AS ROUTINE MAINTENANCE UP TO TWO TIMES PER SEASON.

E. SPRING CLEAN-UP

1. LEAVES AND DEBRIS WILL BE REMOVED FROM FLOWERBEDS, SHRUB AND EVERGREEN BEDS, GROUNDCOVER BEDS, AND TURF AREAS OF THE PROPERTY. DEBRIS WILL BE REMOVED FROM THE PROPERTY FOR DISPOSAL.
2. SPRING CLEAN-UP WILL BE COMPLETED WHEN WEATHER AND GROUND CONDITIONS PERMIT.

F. FALL CLEAN-UP

1. FALL CLEAN-UP WILL INCLUDE THE REMOVAL OF LEAVES AND DEBRIS FROM FLOWER BEDS, SHRUB AND EVERGREEN BEDS, GROUNDCOVER BEDS, AND TURF AREAS.
2. WEATHER PERMITTING, CLEAN-UPS WILL BE COMPLETED BY THE THANKSGIVING HOLIDAY (WEATHER DEPENDENT). IF ADDITIONAL CLEAN-UP IS REQUESTED,

MONTHLY MAINTENANCE GUIDELINES:

APRIL

- SPRING CLEAN UP IS THE PRIMARY GOAL TO GET THE PROPERTY IN SHAPE
- DORMANT OIL TREATMENTS FOR SPECIFIC PLANT MATERIALS COMPLETED IF REQUIRED
- FIRST FERTILIZATION WHICH TYPICALLY INCLUDES CRABGRASS PREVENTION IN TURF AREAS
- LAWN MOWING BEGINS AS PART OF ROUTINE MAINTENANCE PRACTICES
- BED WEEDING BEGINS AS PART OF ROUTINE MAINTENANCE PRACTICES
- CULTIVATION OF BEDS FOR THE FIRST TIME IS GENERALLY COMPLETED IF CONDITIONS ALLOW
- BED EDGING PERFORMED FOR THE FIRST TIME IF CONDITIONS ALLOW
- SIDEWALK EDGING MAY BE PERFORMED DEPENDING ON GROWTH AND CONDITIONS
- APPLICATION OF PRE EMERGENCE TO BEDS

MAY

- SHRUB TRIMMING AS NEEDED DEPENDING ON PLANT TYPES (NON-FLOWERING DECIDUOUS)
- LAWN MOWING CONTINUES AS PART OF ROUTINE MAINTENANCE PRACTICES
- BED WEEDING CONTINUES AS PART OF ROUTINE MAINTENANCE PRACTICES
- SIDEWALK EDGING MAY BE PERFORMED DEPENDING ON GROWTH AND CONDITIONS
- WEED CONTROL SPOT APPLICATIONS MAY BE MADE TO TURF AREAS IF NECESSARY
- BED EDGING MAY BE PERFORMED IN HIGH PROFILE AREAS IF CONDITIONS ALLOW
- CULTIVATION OF BEDS MAY BE PERFORMED AS NEEDED TO HELP CONTROL WEED DEVELOPMENT
- MONITOR FOR PESTS

JUNE

- SHRUB TRIMMING AS NEEDED DEPENDING ON PLANT TYPES (EVERGREENS FOLLOWING GROWTH FLUSH)
- SECOND FERTILIZATION ACCOMPANIED BY WEED CONTROL/GRUB APPLICATIONS TO TURF
- LAWN MOWING CONTINUES AS PART OF ROUTINE MAINTENANCE PRACTICES
- BED WEEDING CONTINUES AS PART OF ROUTINE MAINTENANCE PRACTICES
- SIDEWALK EDGING MAY BE PERFORMED DEPENDING ON GROWTH AND CONDITIONS
- BED EDGING MAY BE PERFORMED IN HIGH PROFILE AREAS IF CONDITIONS ALLOW
- CULTIVATION OF BEDS MAY BE PERFORMED AS NEEDED TO HELP CONTROL WEED DEVELOPMENT
- MONITOR FOR PESTS

JULY

- SHRUB TRIMMING AS NEEDED DEPENDING ON PLANT TYPES (SPRING FLOWERING SHRUBS)
- LAWN MOWING CONTINUES AS PART OF ROUTINE MAINTENANCE PRACTICES
- BED WEEDING CONTINUES AS PART OF ROUTINE MAINTENANCE PRACTICES
- SIDEWALK EDGING MAY BE PERFORMED DEPENDING ON GROWTH AND CONDITIONS
- BED EDGING MAY BE PERFORMED IN HIGH PROFILE AREAS IF CONDITIONS ALLOW
- CULTIVATION OF BEDS MAY BE PERFORMED AS NEEDED TO HELP CONTROL WEED DEVELOPMENT
- WEED CONTROL SPOT APPLICATIONS MAY BE MADE TO TURF AREAS IF NECESSARY
- MONITOR FOR PESTS

AUGUST

- SHRUB TRIMMING AS NEEDED DEPENDING ON PLANT TYPES (NON-FALL FLOWERING)
- LAWN MOWING CONTINUES AS PART OF ROUTINE MAINTENANCE PRACTICES
- BED WEEDING CONTINUES AS PART OF ROUTINE MAINTENANCE PRACTICES
- SIDEWALK EDGING MAY BE PERFORMED DEPENDING ON GROWTH AND CONDITIONS
- BED EDGING MAY BE PERFORMED AS NEEDED THROUGHOUT SITE IF CONDITIONS ALLOW
- CULTIVATION OF BEDS MAY BE PERFORMED AS NEEDED TO HELP CONTROL WEED DEVELOPMENT
- WEED CONTROL SPOT APPLICATIONS MAY BE MADE TO TURF AREAS IF NECESSARY
- THIRD FERTILIZATION ACCOMPANIED BY WEED CONTROL APPLICATION IN TURF AREAS
- MONITOR FOR PESTS

SEPTEMBER

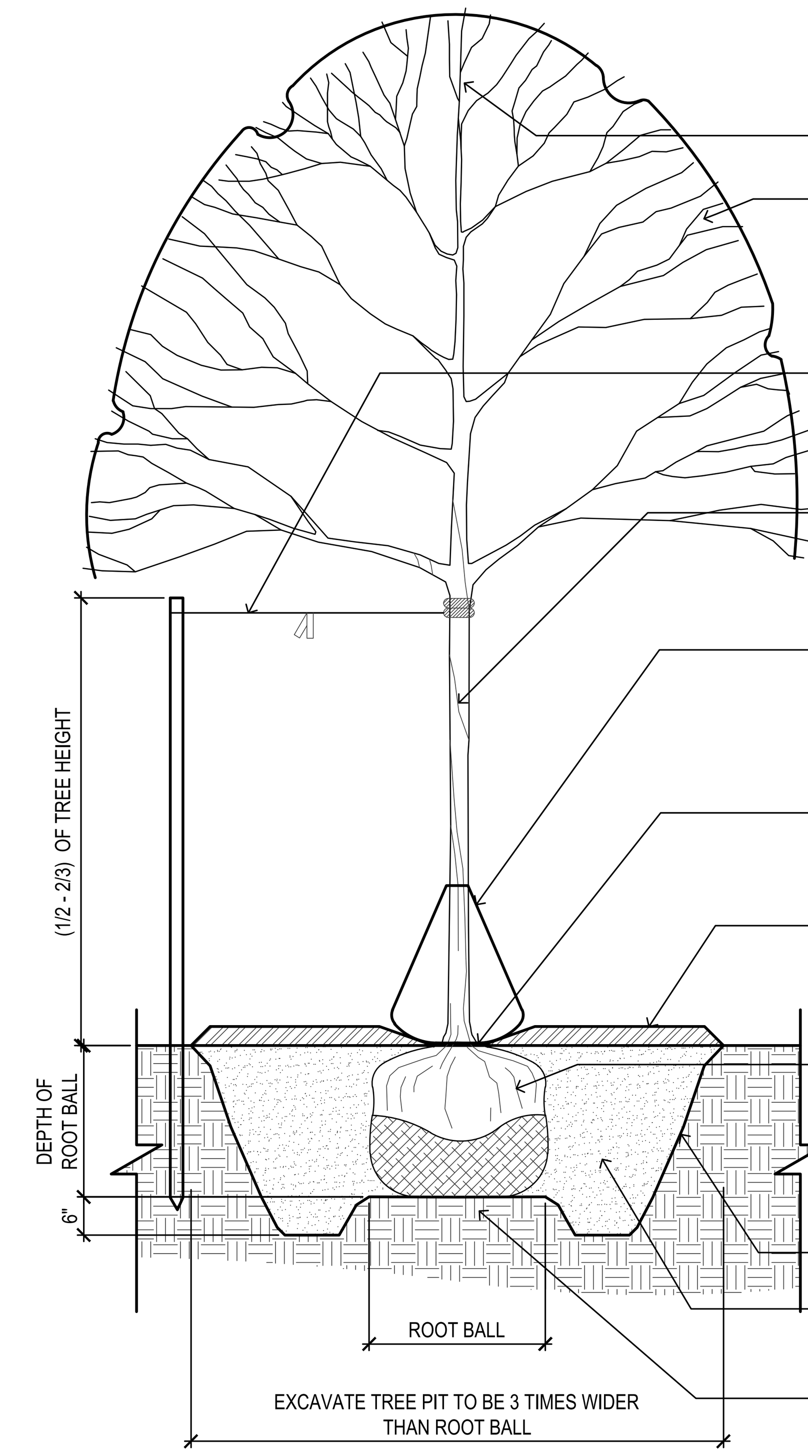
- LAWN MOWING CONTINUES AS PART OF ROUTINE MAINTENANCE PRACTICES
- BED WEEDING CONTINUES AS PART OF ROUTINE MAINTENANCE PRACTICES
- SIDEWALK EDGING MAY BE PERFORMED DEPENDING ON GROWTH AND CONDITIONS
- BED EDGING MAY BE PERFORMED AS NEEDED THROUGHOUT SITE IF CONDITIONS ALLOW
- CULTIVATION OF BEDS MAY BE PERFORMED AS NEEDED TO HELP CONTROL WEED DEVELOPMENT
- WEED CONTROL SPOT APPLICATIONS MAY BE MADE TO TURF AREAS IF NECESSARY
- SHRUB TRIMMING AS NEEDED DEPENDING ON PLANT TYPES
- MONITOR FOR PESTS

OCTOBER

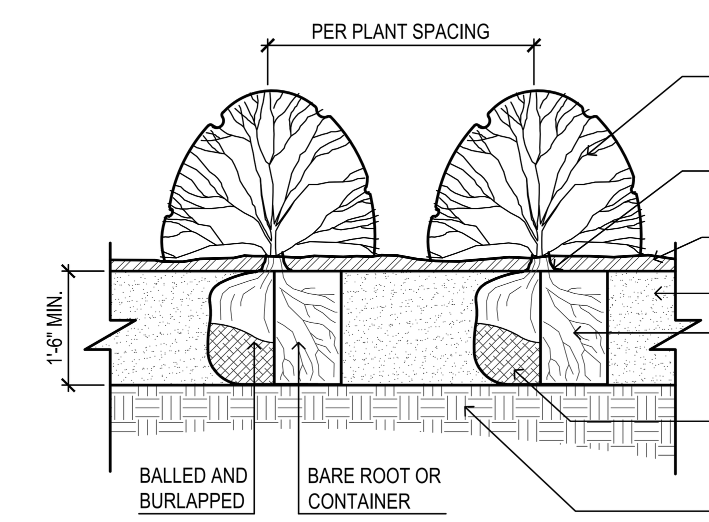
- LAWN MOWING CONTINUES AS PART OF ROUTINE MAINTENANCE PRACTICES
- BED WEEDING CONTINUES AS PART OF ROUTINE MAINTENANCE PRACTICES
- SIDEWALK EDGING MAY BE PERFORMED DEPENDING ON GROWTH AND CONDITIONS
- BED EDGING MAY BE PERFORMED AS NEEDED IN HIGH PROFILE AREAS IF CONDITIONS ALLOW
- LEAF REMOVAL BEGINS IF CONDITIONS WARRANT AS PART OF ROUTINE MAINTENANCE
- MONITOR FOR PESTS

NOVEMBER

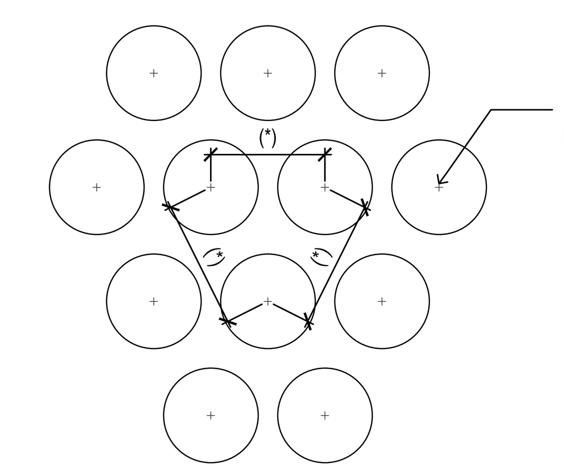
- FALL CLEAN UP BECOMES THE MAIN FOCUS - SCHEDULE MAY BE ALTERED TO ADDRESS LEAF VOLUMES
- FOURTH FERTILIZATION APPLIED TO BOOST TURF GOING INTO NEXT SPRING
- FINAL MOWING OF THE SEASON PERFORMED



TREE PLANTING
SCALE: 1/2" = 1'-0"



SHRUB PLANTING
SCALE: 1" = 1'-0"



(*) = SPECIFIED PLANT SPACING PER PLANTING LIST

PLANT SPACING
NOT TO SCALE

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LANDSCAPE DETAILS

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GLENVIEW, ILLINOIS 60062

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Black Hills Spruce
Picea glauca 'Densata'

H = 30'; W = 15'

Vanderwolf's Pine
Pinus flexis 'Vanderwolf's Pyramid'

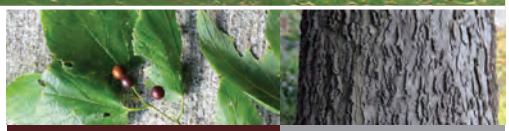
H = 25'; W = 15'

Eastern White Pine
Pinus strobus

H = 60'; W = 30'

Green Giant Cedar
Thuja plicata x standishii 'Green Giant'

H = 30'; W = 10'



JUNE | WINTER

Common Hackberry
Celtis occidentalis

H = 50’; W = 50’

MAY - JUNE | LATE SUMMER

Northern Catalpa
Catalpa speciosa

H = 35’; W = 50’

FALL

Autumn Gold Ginkgo
Ginkgo biloba ‘Autumn Gold’

H = 50’; W = 30’

SUMMER | FALL | WINTER

Espresso Kentucky Coffeetree
Gymnocladus diocus ‘Espresso’

H = 50’; W = 35’

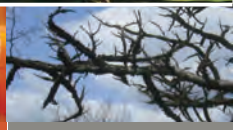
FALL

Skyline Honeylocust
Gleditsia triacanthos inermis 'Skycole'

H = 40'; W = 30'

SUMMER

FALL



WINTER

American Sweetgum
Liquidambar styraciflua

H = 50'; W = 40'

SPRING-SUMMER

FALL

Triumph Elm
Ulmus 'Morton Glossy'

H = 50'; W = 40'