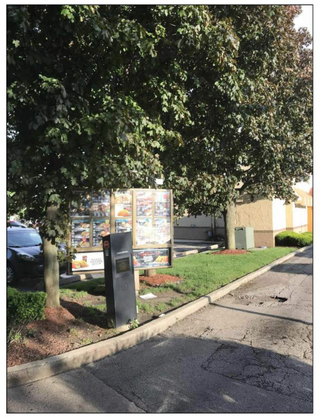
TREE #1

TREES #2-5

TREE #10



TREES #7-9

EXISTING CONDITIONS

Code Compliance

Tree to Remain (verify with site inspection)

Tree #	Common Name	Latin Name	Caliper	Condition	# of Trees to Replace
1	Austrian Pine	*Pinus sp.*	25"	Good	

Treee Removal

Tree #	Common Name	Latin Name	Caliper	Condition	# of Trees to Replace
2	Sugar Maple	*Acer saccharum sp.*	14"	Fair	4
3	Sugar Maple	*Acer saccharum sp.*	8"	Fair	3
4	Sugar Maple	*Acer saccharum sp.*	8"	Fair	3
5	Sugar Maple	*Acer saccharum sp.*	10"	Fair	3
6	Linden	*Tilia sp.*	14"	Fair	4
7	Norway Maple	*Acerplatanoides sp.*	8"	Fair	3
8	Norway Maple	*Acerplatanoides sp.*	12"	Good	3
9	Norway Maple	*Acerplatanoides sp.*	12"	Good	3
10	Crabapple	*Malus sp.*	12"	Poor	3
				Total # of Replacement Trees Needed	**29**

Parking Lot Requirements	**# of Space**	**Trees Reqd.**
1 tree for every 20 parking spaces	23	1

Total # of Trees required (both replacement and parking lot)	**30**
Total # of Trees provided	**23**

CODE COMPLIANCE

CALL JULIE TOLL FREE 1-800-892-0123

Joint Utility Locating Information for Excavators

Call 48 hours before you dig (Excluding Sat., Sun. & Holidays)

SHADE TREES (DECIDUOUS)

ARM	Armstrong Red Maple
SHL	Skyline Honeylocust
AGG	Autumn Gold Maidenhair
KCT	Kentucky Coffee Tree
SWO	Swamp White Oak
RL	Redmond Linden

EVERGREEN TREES

BPJ	Blue Point Juniper (upright)
FVJ	Fairview Upright Juniper (upright)

EVERGREEN SHURBS

GVB	Green Velvet Boxwood
TIY	Taunton Intermediate Yew

DECIDUOUS SHRUBS

HC	Peking (Hedge) Cotoneaster
IH	Incrediball Hydrangea
GLS	Gro Low Fragrant Sumac
KOSR	Knock Out Shrub Rose
MKL	Miss Kim Dwarf Lilac

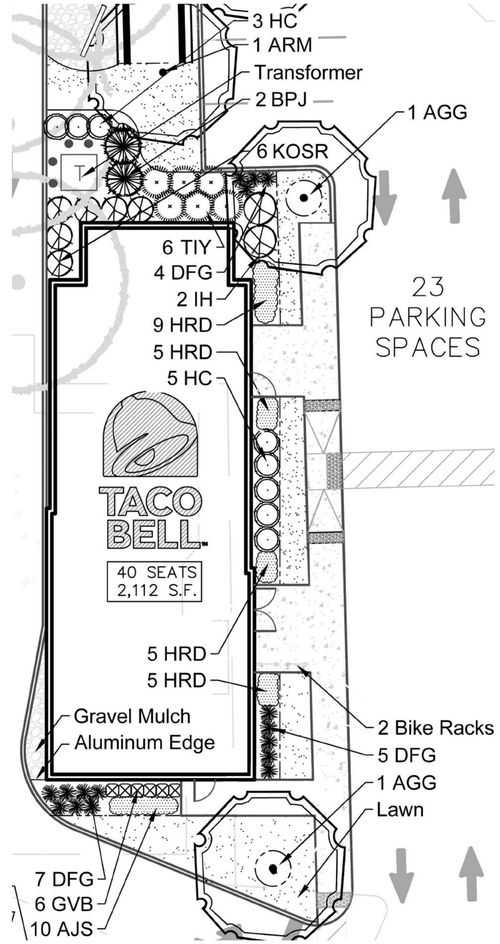
ORNAMENTAL GRASSES

KFRG	Karl Foerster Feather Reed Grass
MG	Maidengrass
DFG	Dwarf Fountain Grass

HERBACEOUS PERENNIALS

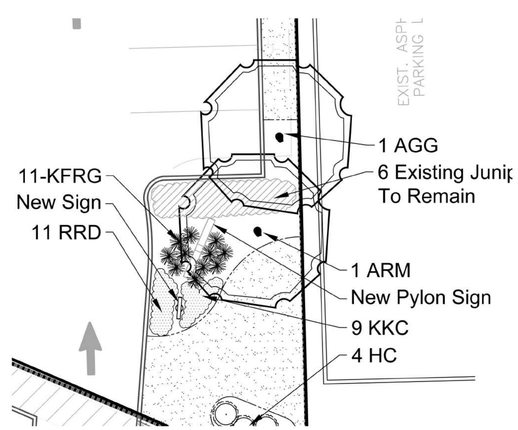
HRD	Happy Returns Daylilly
RRD	Rosy Returns Daylilly
KKC	Dwarf Catmint
AJS	Autumn Joy Sedum

PLANT ABBREVIATIONS



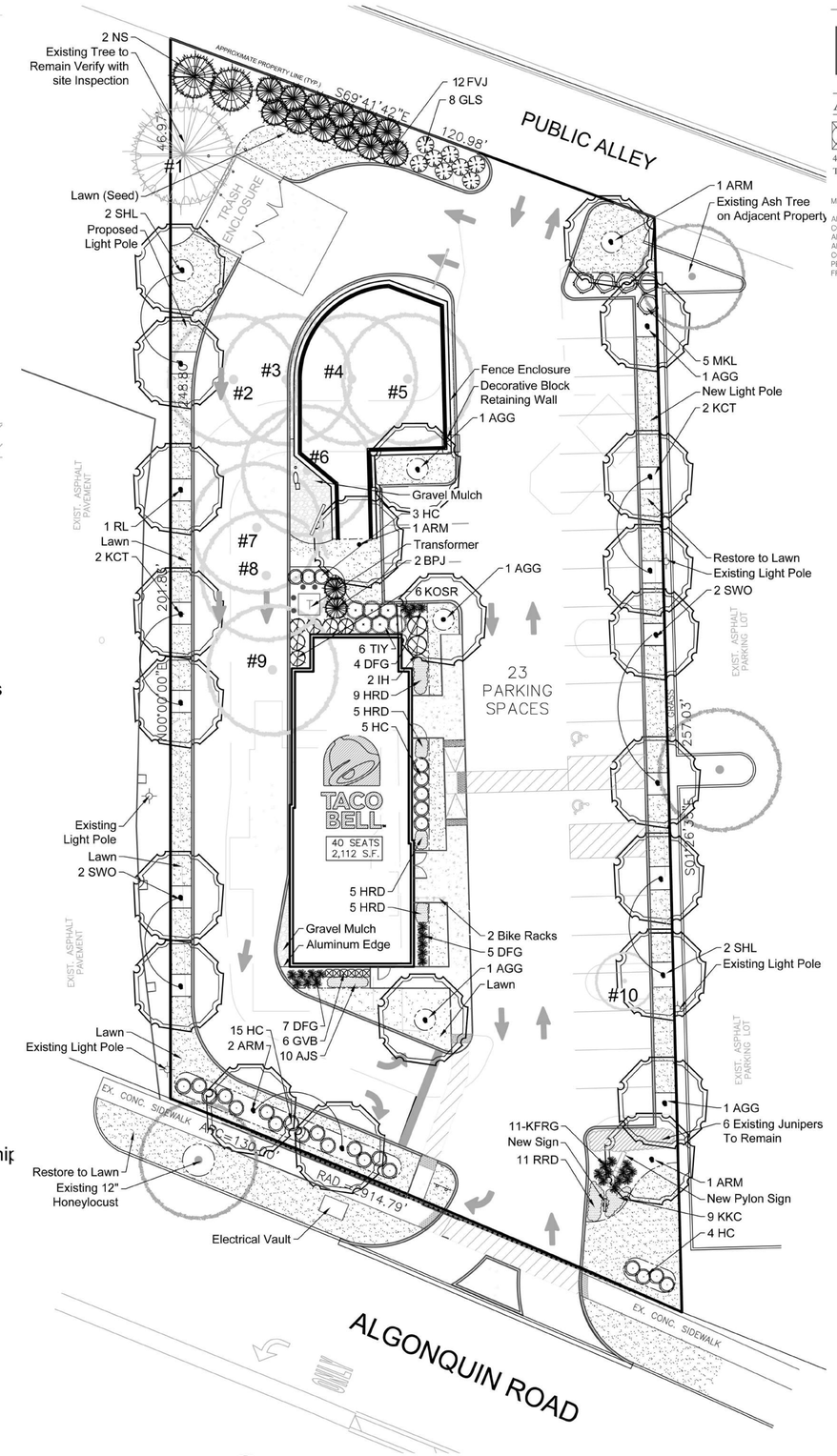
FOUNDATION ENLARGEMENT

Scale: 1"=10'-0"



PYLON SIGN ENLARGEMENT

Scale: 1"=10'-0"



NORTH

LANDSCAPE PLAN

Scale: 1" = 16'0"

0 4 8 16

MRV ARCHITECTS, INC.

409 N. WILLE ST., MT. PROSPECT, IL 60056
TEL: 847-373-5005 FAX: 224-735-3514

MRV ARCHITECTS, INC. 2017

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ph. 262.639.9733
david@wdsinvtheller.com

TACO BELL
EXPLORER
MEDIUM - 40

	VILLAGE COMMENTS

CONTRACT DATE:	XX.XX.XXXX
BUILDING TYPE:	EXP40
PLAN VERSION:	9/19/2018
SITE NUMBER:	XXX-XXX
STORE NUMBER:	XX

TACO BELL

ALGONQUIN RD. & NEW WILKE RD.
ARLINGTON HEIGHTS, IL

LANDSCAPE PLAN

SHEET

L1.0

1. Contractor responsible for contacting JULIE - Utility Locators (811 or 800-892-0123) to have site marked prior to excavation or planting.

2. Contractor to verify all plant quantities shown on Plant & Material List and landscape planting symbols and report any discrepancies to Landscape Architect or General Contractor.

3. All plantings shall comply with standards as described in American Standard of Nursery Stock - Z60.1 ANSI (latest version). Landscape Architect reserves the right to inspect, and potentially reject any plants that are inferior, compromised, undersized, diseased, improperly transported, installed incorrectly or damaged. No sub-standard "B Grade" or "Park Grade" plant material shall be accepted. Plant material shall originate from nursery(ies) with a similar climate as the planting site.

4. Any potential plant substitutions must be approved by Landscape Architect or Owner. All plants must be installed as per sizes indicated on Plant & Material Schedule, unless approved by Landscape Architect. Any changes to sizes shown on plan must be submitted in writing to the Landscape Architect prior to installation.

5. Topsoil in Parking Lot Islands (if applicable): All parking lot islands to be backfilled with topsoil to a minimum depth of 18" to insure long-term plant health. Topsoil should be placed within 3" of finish grade by General Contractor / Excavation Contractor during rough grading operations/activity. The landscape contractor shall be responsible for the fine grading of all disturbed areas, planting bed areas, and lawn areas. Crown all parking lot islands a minimum of 6" to provide proper drainage, unless otherwise specified.

6. Tree Planting: Plant all trees slightly higher than finished grade at the root flare. Remove excess soil from the top of the root ball, if needed. Remove and discard non-biodegradable ball wrapping and support wire. Removed biodegradable burlap and wire cage (if present) from the top $\frac{1}{3}$ of the rootball and carefully bend remaining wire down to the bottom of the hole. Once the tree has been placed into the hole and will no longer be moved, score the remaining $\frac{2}{3}$ of the burlap and remove the twine. Provide three slow release fertilizer for each tree planted.

7. Tree Planting: Backfill tree planting holes 80% existing soils removed from excavation and 20% plant starter mix. Avoid air pockets and do not tamp soil down. Discard any gravel, rocks, heavy clay, or concrete pieces. When hole is $\frac{2}{3}$ full, trees shall be watered thoroughly, and water left to soak in before proceeding to fill the remainder of the hole. Water again to full soak in the new planting. Each tree shall receive a 3" deep, 4-5' diameter (see planting details or planting plan) shredded hardwood bark mulch ring around all trees planted in lawn areas. Do not build up any mulch onto the trunk of any tree. Trees that are installed incorrectly will be replaced at the time and expense of the Landscape Contractor.

8. Shrub Planting: All shrubs to be planted in groupings as indicated on the Landscape Plan. Install with the planting of shrubs a $\frac{50}{50}$ mix of plant starter with topsoil. Install topsoil into all plant beds as needed to achieve proper grade and displace undesirable soil (see planting detail). Remove all excessive gravel, clay and stones from plant beds prior to planting. When hole(s) are $\frac{2}{3}$ full, shrubs shall be watered thoroughly, and water left to soak in before proceeding. Provide slow-release fertilizer packets at the rater of 1 per 24" height/diamter of shrub at planting.

9. Mulching: All tree and shrub planting beds to receive a 3" deep layer of high quality shredded hardwood bark mulch (not pigment dyed or enviro-mulch). All perennial planting areas (groupings) shall receive a 2" layer of shredded hardwood bark mulch, and groundcover areas a 1-2" layer of the same mulch. Do not mulch annual flower beds (if applicable). Do not allow mulch to contact plant stems and tree trunks.

10. Edging: All planting beds shall be edged with a 4" deep spade edge using a flat landscape spade or a mechanical edger. Bedlines are to be cut crisp, smooth as per plan. A clean definition between landscape beds and lawn is required. Pack mulch against lawn edge to hold in place.

11. Plant bed preparation: All perennial, groundcover and annual areas (if applicable) are required to receive a blend of organic soil (Soil Amendments) amendments prior to installation. Roto-till the following materials at the following ratio, into existing soil beds or installed topsoil beds to a depth of approximately 8"-10"

Per 100 SF of bed area:
¾ CY Peat Moss or Mushroom Compost
¾ CY blended/pulverized Topsoil
2 pounds starter fertilizer
¼ CY composted manure

12. Installation preparation for all seeded areas: remove/kill off any existing unwanted vegetation prior to seeding. Prepare the topsoil (if adequate or provide as in item #6 above) and seed bed by removing all surface stones 1" or larger. Apply a starter fertilizer and specified seed uniformly at the specified rate, and provide mulch covering suitable to germinate and establish turf. Provide seed and fertilizer specifications to Landscape Architect and Owner prior to installation. Erosion control measures are to be used in swales and on slopes in excess of 1:3 and where applicable (see Civil Engineering Drawings). Methods of installation may vary are the discretion of the Landscape Contractor on his/her responsibility to establish and guarantee a smooth, uniform, quality turf. A minimum of 2" of blended, prepared and non-compacted topsoil is required for all lawn areas. If straw mulch is used as a mulch covering, a tackifier may be necessary to avoid wind dispersal of mulch covering. Marsh hay containing reed canary grass is NOT acceptable as a mulch covering.

An acceptable quality seed installation is defined as having:
No bare spots larger than one (1) square foot
No more than 10% of the total area with bare areas larger than one (1) square foot
A uniform coverage through all turf areas

13. Warranty and Replacements: All plantings are to be watered thoroughly at the time of planting, through construction and upon completion of project as required. Trees, Evergreens, and Shrubs (deciduous and evergreen) shall be guaranteed (100% replacement) for a minimum of one (1) year from the date of project completion. Perennials, groundcovers, and ornamental grasses shall be guaranteed for a minimum of one (1) growing season. Perennials, groundcovers, and ornamental grasses planted after September 15th shall be guaranteed through May 31st of the following year. Only one replacement per plant will be required during the warranty period, except for losses or replacements due to failure to comply with specified requirements. Watering and general ongoing maintenance instructions are to be supplied by the Landscape Contractor to the Owner upon completion of the project.

14. The Landscape Contractor is responsible for the watering and maintenance of all landscape areas for a period of 45 days after the substantial completion of the landscape installation. This shall include all trees, shrubs, evergreens, perennials, ornamental grasses, turf grass, no-mow grass, and native prairie seed mix / stormwater seed mix. Work also includes weeding, edging, mulching (only if required), fertilizing, trimming, sweeping up grass clippings, pruning and deadheading.

15. Project Completion: Landscape Contractor is responsible to conduct a final review of the project, upon completion, with the Landscape Architect, Client or Owner / Client Representative, and the General Contractor to answer questions, provide written care instructions for new plantings and turf, and insure that all specifications have been met.

LANDSCAPE GENERAL NOTES

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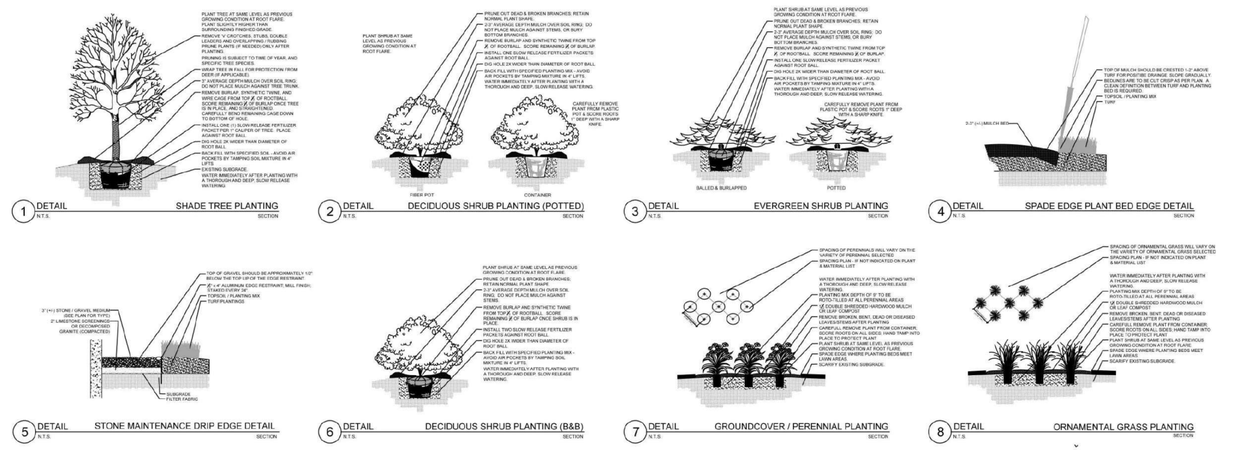
Joint Utility Locating Information for Excavators
Call 48 hours before you dig
(Excluding Sat., Sun. & Holidays)



LANDSCAPE DETAILS

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CALIPER/HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
Proposed Landscape Materials							
SHADE TREES (DECIDUOUS)							
ARM	5	Acer xfreemanii 'Armstrong'	Armstrong Red Maple	4"	B&B	Straight central leader, full and even crown. Prune only after planting	
SHL	4	Gleditsia triacanthos 'Skyline'	Skyline Honeylocust	4"	B&B	Straight central leader, full and even crown. Prune only after planting	
AGG	5	Ginkgo biloba 'Autumn Gold'	Autumn Gold Maidenhair	4"	B&B	Straight central leader, full and even crown. Prune only after planting	
KCT	4	Gymnocladus dioica	Kentucky Coffee Tree	4"	B&B	Straight central leader, full and even crown. Prune only after planting	
SWO	4	Quercus bicolor	Swamp White Oak	2"	B&B	Straight central leader, full and even crown. Prune only after planting	
RL	1	Tilia americana 'Redmond'	Redmond Linden	4"	B&B	Straight central leader, full and even crown. Prune only after planting	

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	HEIGHT SIZE	ROOT	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN TREES							
BPJ	2	Juniperus chinensis 'Blue Point'	Blue Point Juniper (upright)	5'	B&B	Evenly shaped tree with branching to the ground	36"
FVJ	7	Juniperus scopulorum 'Fairview'	Fairview Upright Juniper (upright)	7'	B&B	Evenly shaped tree with branching to the ground	60"
NS	2	Picea abies	Norway Spruce	7-8'	B&B	Evenly shaped tree with branching to the ground	17'

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
EVERGREEN SHRUBS							
GVB	6	Buxus 'Green Velvet'	Green Velvet Boxwood	15" HT	Cont.	Full rounded well branched shrub	24-30"
TIY	6	Taxus xmedia 'Tautoni'	Taunton Intermediate Yew	24"	B&B	Full rounded well branched shrub	42"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	SHRUB SIZE (HEIGHT)	ROOT/ CONT.	SPECIFICATION / NOTES	PLANT SPACING
DECIDUOUS SHRUBS							
HC	24	Cotoneaster acutifolia	Peking (Hedge) Cotoneaster	42"	B&B	Full, well rounded plant with moist rootball and healthy appearance	30-42"
IH	2	Hydrangea arborescens 'Abetwo'	Incrediball Hydrangea	#5	Cont.	Full, well rooted plant, evenly shaped	48"
GLS	8	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#5	Cont.	Full, well rooted plant, evenly shaped	42"
KOSR	5	Rosa 'Knock Out'	Knock Out Shrub Rose	18"	Cont.	Full, well rooted plant, evenly shaped	48"
MKL	5	Syringa patula 'Miss Kim'	Miss Kim Dwarf Lilac	24"	Cont.	Full, well rooted plant, evenly shaped	60"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
ORNAMENTAL GRASSES							
KFRG	11	Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	#1	Cont.	Full, well rooted plant	15-18"
MG	3	Miscanthis sinensis 'Gracillimus'	Maidengrass	#1	Cont.	Full, well rooted plant	42"
DFG	16	Pennisetum alopecuroides 'Hameln'	Dwarf Fountain Grass	#1	Cont.	Full, well rooted plant	24"

PLANT KEY	QUANTITY	PLANT MATERIAL PROPOSED BOTANICAL NAME	COMMON NAME	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
HERBACEOUS PERENNIALS							
HRD	24	Hemerocallis 'Happy Returns'	Happy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped	18"
RRD	11	Hemerocallis 'Rosy Returns'	Rosy Returns Daylilly	#1	Cont.	Full, well rooted plant, evenly shaped	18"
KKC	9	Nepeta faassenii 'Kit Cat'	Dwarf Catmint	#1	Pot	Full, well rooted plant, evenly shaped	24"
AJS	10	Sedum spectable 'Autumn Joy'	Autumn Joy Sedum	#1	Cont.	Full, well rooted plant, evenly shaped	18"

PLAN KEY	QUANTITY	PLANT MATERIAL PROPOSED SPECIFIED SEED MIX / SOD	CONTAINER SIZE		SPECIFICATION / NOTES	PLANT SPACING
LAWN	425	Lawn Establishment Area / Grading Area		SY	Reinder's Deluxe 50 Seed Mix (800-785-3301)	

Hardscape Materials

9	Heritage River Gravel Mulch (1.0-1.5" pieces)	*600 SF*	TN	*3" depth*
25	Aluminum Edge Restraint (gravel areas)	Permaloc ProSlide 3/16"x5.5" Black Duraflex Finish	LF	
650	Landscape Fabric	*SF*	SF	
27	Shredded Hardwood Mulch (3" depth)	*Area: 2,900 SF*	CY	Bark Mulch; apply Preemergent after installation of mulch
18	Soil Amendments (2" depth)	*Area: 2,900 SF*	CY	
23	Pulverized Topsoil (Lawn Area)	*Area: 2,200 SF*	CY	
18	Pulverized Topsoil (2" over bed areas)	*Area: 2,900 SF*	CY	

*Landscape counts & quantities are provided as a service to the Landscape Contractor; Landscape Contractor is responsible for verifying these counts and quantities in order to provide a complete landscape installation as outlined on this Landscape Master Plan. In the event that a discrepancy occurs between this schedule and the Landscape Master Plan, the Landscape Master Plan- including the graphics and notations depicted therein- shall govern.

Seed Compositions:

Reinder's Deluxe 50 Seed Mix (800-785-3301): Seed at rate of 150-200# per acre

20% Kentucky Bluegrass (Sod Quality) — 15% Quebec Perennial Ryegrass
15% Newport Kentucky Bluegrass — 10% Fiesta III Perennial Ryegrass
15% Ken Blue Kentucky Bluegrass
25% Creeping Red Fescue

LANDSCAPE MATERIALS & SCHEDULE

MRV ARCHITECTS, INC.
409 N. WILLE ST., MT. PROSPECT, IL 60056
TEL: 847-373-5005 FAX: 234-735-3514

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P.O. Box 1359
Lake Geneva, Wisconsin 53147
ph. 262.633.9733
david@wisvillrealtor.com

TACO BELL
EXPLORER
MEDIUM - 40

1	VILLAGE COMMENTS
2	
3	
4	
5	
6	
7	
8	
9	
10	

CONTRACT DATE:	XX.XX.XXXX
BUILDING TYPE:	EXP40
PLAN VERSION:	9/19/2018
SITE NUMBER:	XXX-XXX
STORE NUMBER:	XX

TACO BELL
ALGONQUIN RD. & NEW WILKE RD.
ARLINGTON HEIGHTS, IL

LANDSCAPE DETAILS, NOTES & SCHEDULES

SHEET
L1.1