

BOTANICAL NAME

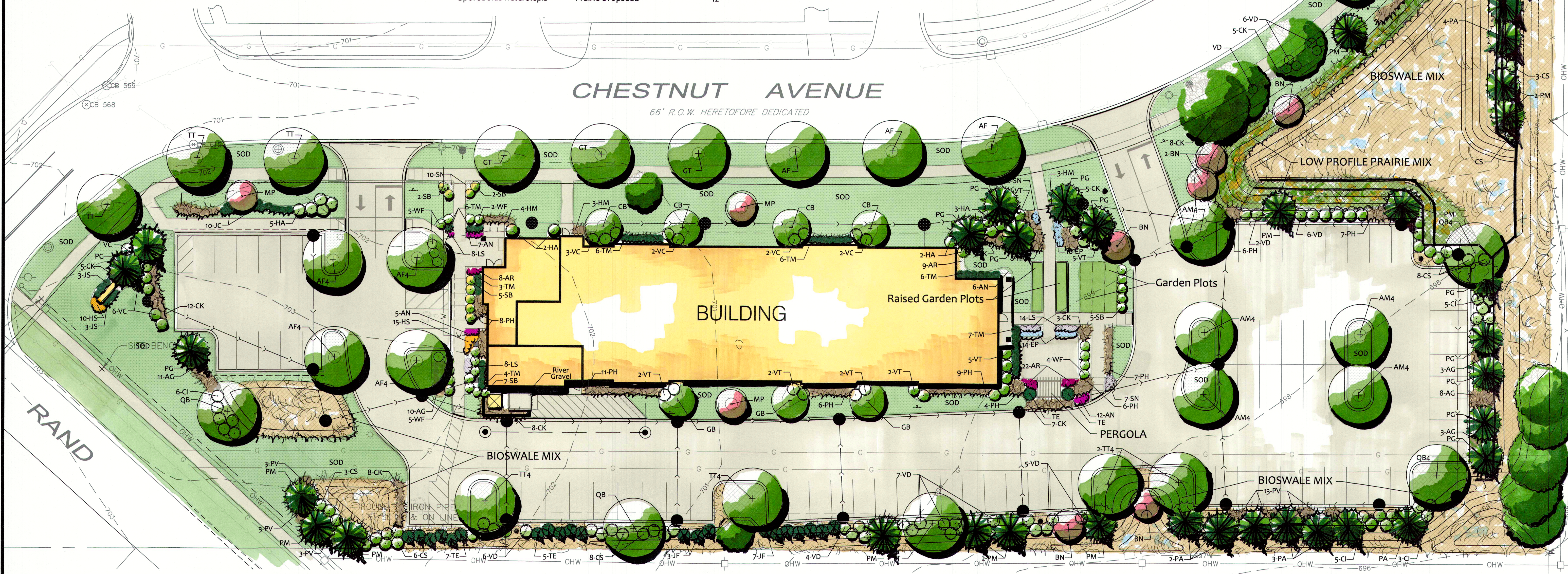
COVER CROP

## LOW PROFILE PRAIRIE

Andropogon scoparius

*Sporobolus heterophyllus*

1. QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES, AND FOR PROVIDING SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN. LANDSCAPE ARCHITECT SHALL BE NOTIFIED OF ANY VARIATION TO QUANTITIES.
2. CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LOCATIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR SHALL AVOID ALL EXISTING UTILITIES, UNDERGROUND AND OVERHEAD WHERE APPLICABLE, AND IS RESPONSIBLE FOR ANY DAMAGE. IF ANY CONFLICTS SHOULD EXIST BETWEEN UTILITIES AND PROPOSED MATERIAL LOCATIONS, FIELD ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
3. CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO COMMENCEMENT OF CONSTRUCTION, AND SHALL REPORT TO LANDSCAPE ARCHITECT ANY VARIANCE OR CONDITION WHICH WOULD PREVENT ADHERENCE TO SCHEDULE, PLANS OR SPECIFICATIONS.
4. WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
5. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO REJECT LANDSCAPE MATERIAL ON SITE WHETHER STOCK PILED OR INSTALLED IN PLACE.
6. THE LANDSCAPE ARCHITECT RESERVES THE RIGHT TO INSPECT ALL PLANTED MATERIAL EITHER AT PLACE OF GROWTH OR AT SITE BEFORE PLANTING, FOR COMPLIANCE WITH REQUIREMENTS OF VARIETY, SIZE AND QUALITY.
7. ALL PLANTS SHALL BE INSTALLED PER THE LANDSCAPE PLAN AND SPECIFICATIONS. PLANTINGS NOT FOUND TO BE IN COMPLIANCE SHALL BE REPLANTED CORRECTLY AT NO ADDITIONAL EXPENSE TO THE OWNER.
8. FINE GRADE, FERTILIZE AND SOD/SEED ALL DISTURBED AREAS WITHIN THE CONSTRUCTION LIMITS AS SHOWN. ALL AREAS SHALL DRAIN COMPLETELY AND SHALL NOT POND OR PUDDLE.
9. WHERE PLANTING BEDS MEET TURF AREAS, THE CONTRACTOR SHALL PROVIDE A CULTIVATED EDGE. MULCH ALL SHRUB BEDS TO THE LINE SHOWN.
10. FOR TREES PLANTED IN TURF AREAS, PROVIDE 3'-0" dia. MULCH RING (REMOVE EXISTING TURF) AT 2" THICK WITH A CULTIVATED EDGE.
11. CONTRACTOR SHALL SECURE AND PAY FOR ALL PERMITS, FEES, AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THIS WORK AND COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
12. ENSURE ALL TREES ARE, 4 FEET FROM DRIVES, 8 FEET FROM HYDRANTS AND 5 FEET FROM MANHOLES.
13. MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIz60 by THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
14. ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'.
15. THE LANDSCAPE ARCHITECT/DESIGNER SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. ANY MATERIAL INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
16. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
17. THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.
18. NO HARDWOOD MULCH SHALL BE INSTALLED IN AREAS DESIGNED TO DRAIN STORMWATER OR IN AREAS LESS THAN 15" ABOVE LOCAL DEPRESSIONS



**Crescent Place  
Arlington Heights, IL  
LANDSCAPE PLAN**

**L1**



## TREE INVENTORY

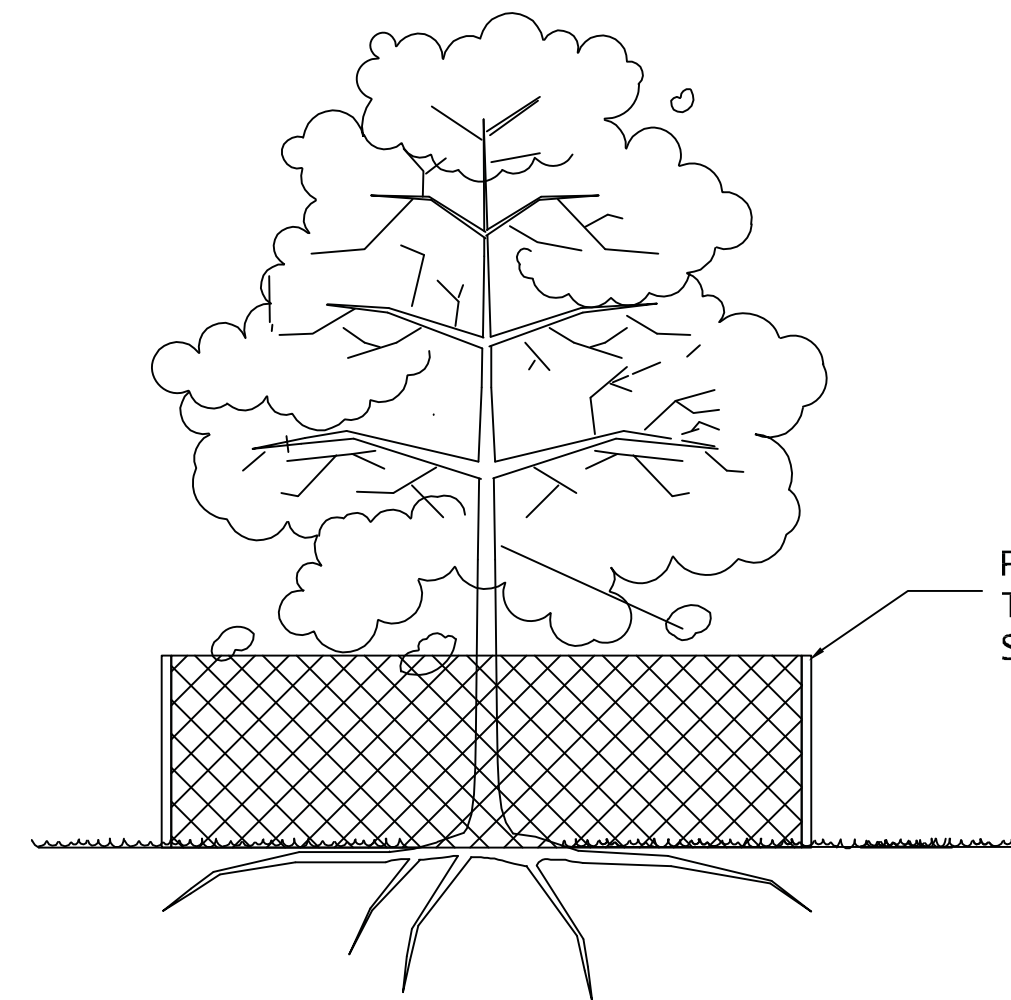
Tag #	Common Name	Scientific Name	Diameter	Health	Form	Comments	Action
101	Siberian Elm	Ulmus pumila	7"	3	4		Preserve
102	Basswood	Tilia americana	5"	3	4		Preserve
103	Siberian Elm	Ulmus pumila	4", 5"	4	4	in asphalt	Preserve
104	Siberian Elm	Ulmus pumila	4", 6"	5	5		Preserve
105	Siberian Elm	Ulmus pumila	3", 4"	5	5		Preserve
106	Malberry	Morus alba	3"	4	5	leaning	Preserve
107	Siberian Elm	Ulmus pumila	18"	4	4	broken branches	Remove
108	White Willow	Salix alba	17"	5	5		Remove
109	White Willow	Salix alba	14"	4	5		Remove
110	Siberian Elm	Ulmus pumila	14"	5	5		Remove
111	Eastern Cottonwood	Populus deltoides	29"	3	3		Remove
112	Eastern Cottonwood	Populus deltoides	25"	3	4	growing into sidewalk	Preserve
113	Eastern Cottonwood	Populus deltoides	17"	3	4	leaning	Preserve
114	Eastern Cottonwood	Populus deltoides	11"	3	4	leaning	Preserve
115	Eastern Cottonwood	Populus deltoides	12", 19"	3	4	growing into sidewalk	Preserve
116	Eastern Cottonwood	Populus deltoides	18"	3	4		Preserve
117	Black Cherry	Prunus serotina	5", 6"	3	5	growing into lamp	Remove
118	Common Buckthorn	Rhamnus cathartica	clump	4	4		Remove
119	Siberian Elm	Ulmus pumila	6", 7"	3	4		Preserve
120	Siberian Elm	Ulmus pumila	10", 11"	3	4	codominant	Preserve

CONDITION KEY:

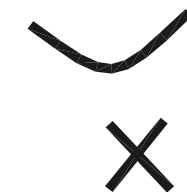
- |     |           |                                    |  |  |  |  |  |
|-----|-----------|------------------------------------|--|--|--|--|--|
| 1 - | EXCELLENT | NOTE: NO DEAD TREES WERE INCLUDED. |  |  |  |  |  |
| 2 - | GOOD      | TREE INVENTORY CONDUCTED 3/3/21    |  |  |  |  |  |
| 3 - | FAIR      |                                    |  |  |  |  |  |
| 4 - | POOR      |                                    |  |  |  |  |  |
| 5 - | VERY POOR |                                    |  |  |  |  |  |
| 6 - | DEAD      |                                    |  |  |  |  |  |
- TREE REMOVAL NOTES:
1. TREE REMOVAL SHALL BE PREPARED BY A CERTIFIED ARBORIST, LICENCED AND BONDED WITHIN THE MUNICIPALITY.
  2. TREE REMOVAL CONTRACTOR IS RESPONSIBLE FOR LOCATION AND PROTECTION OF UNDERGROUND UTILITIES IN AREAS WHERE STUMPS ARE TO BE GROUND AND REMOVED.
  3. TREE REMOVAL CONTRACTOR IS RESPONSIBLE TO PROTECT ALL OVERHEAD UTILITIES DURING REMOVAL.
  4. TREE REMOVAL SHALL BE CONDUCTED IN A MANNER THAT PROTECTS ALL SURROUNDING STRUCTURES AND PRESERVED TREES FROM DAMAGE. TREES SHALL BE CUT DOWN, AND STUMPS GROUND. AT NO TIME SHALL VEGETATION BE FORCIBLY REMOVED IN SUCH A MANNER THAT WOULD DAMAGE THE ROOT SYSTEM OR SURROUNDING VEGETATION.

TREE PRESERVATION NOTES:

1. ALL GRADING AND CONSTRUCTION EQUIPMENT SHALL BE FORBIDDEN FROM ENCRoACHING WITHIN THE PROTECTIVE FENCE AREA . NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE PROTECTIVE ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED.
2. CRUSHED LIMESTONE HYDROCARBONS AND OTHER MATERIALS DETRIMENTAL TO TREES SHALL NOT BE DUMPED WITHIN THE PROTECTIVE ZONE OF ANY TREE NOR AT ANY HIGHER LOCATION WHERE DRAINAGE TOWARD THE TREE COULD CONCEIVABLY EFFECT THE HEALTH OF THE TREE.
3. APPROPRIATE PROTECTIVE FENCING SHALL BE TEMPORARILY INSTALLED FOR PROTECTION OF PRESERVED TREES AS SHOWN.
4. ALL REQUIRED PROTECTIVE FENCING MUST BE IN PLACE PRIOR TO CONSTRUCTION AND MUST REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND SPACED NO FURTHER THAN 6 FEET APART.
5. NO ATTACHMENTS, FENCES OR WIRES, OTHER THAN APPROVED MATERIALS FOR BRACING, GUYING OR WRAPPING SHALL BE ATTACHED TO ANY VEGETATION DURING THE CONSTRUCTION PERIOD.
6. DURING CONSTRUCTION, ALL REASONABLE STEPS NECESSARY TO PREVENT THE DESTRUCTION OR DAMAGING OF TREES (OTHER THAN THOSE SPECIFIED TO BE REMOVED) SHALL BE TAKEN.
7. NO SOIL IS TO BE REMOVED FROM WITHIN THE PROTECTIVE FENCE OF ANY TREE THAT IS TO REMAIN.

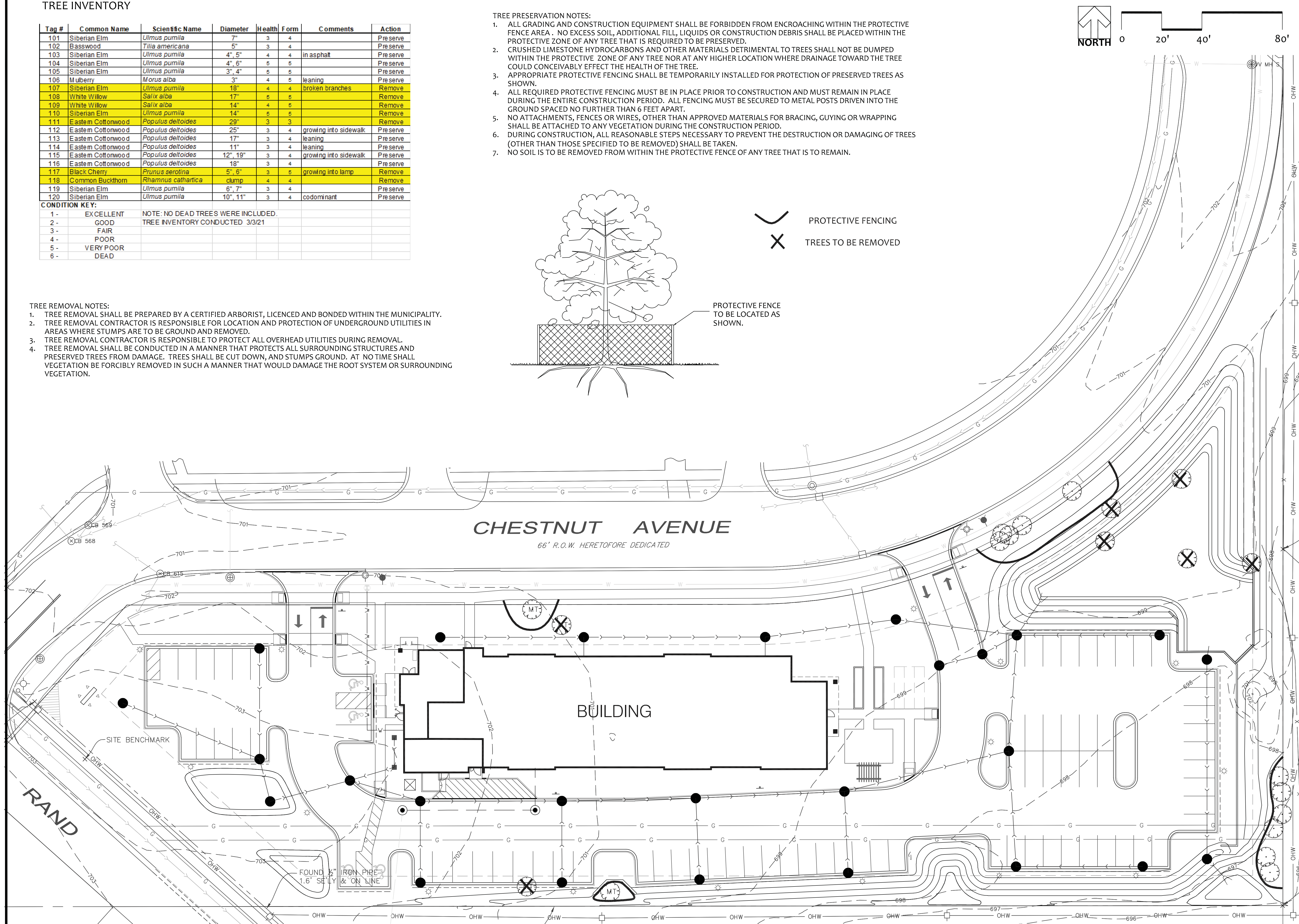


PROTECTIVE FENCE  
TO BE LOCATED AS  
SHOWN.



## PROTECTIVE FENCING

TREES TO BE REMOVED



**KROGSTAD**  
LAND DESIGN LIMITED  
LANDSCAPE ARCHITECTURE • CONSULTING  
3135 PEMBROOK CT., N. CRYSTAL LAKE, IL 60014  
P: 815-529-1511  
KROGSTAD@LANDDESIGNLIMITED.COM

**CRESCENT PLACE**  
Arlington Heights, IL  
**TREE PRESERVATION PLAN**

## REVISIONS

Revised	6/3/2021
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DATE 5/18/21PROJECT GRW2111DRAWN KTK

HECKED KTK

SHEET NO.

2



LANDSCAPE WORK

PART 1 - GENERAL

1.01 SUMMARY

- A.Landscape work includes the following:
1. Lawns
  2. Native plantings
  3. Groundcovers, perennials, and annuals
  4. Trees and shrubs
  5. Planting soil mixture
  6. Fertilizer
  7. Erosion control
  8. Trunk wrap
  9. Stakes and guys
  10. Mulch

1.02 SUBMITTALS

- A.Planting schedule
- Submit two (2) copies of the proposed planting schedule to client and Landscape Architect showing dates for each type of planting.
- B.Certification of seed mixture for sod, identifying sod source, including name and address of supplier.
- C.Certification of lawn seed from seed vendor for each grass - seed mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination and weed seed. Include the year of production and date of packaging.
- D.Certification of native plantings and native seed from vendor for each plant type and seed mixture stating the botanical and common name and percentage by weight of each species and variety, and percentage of purity, germination and weed seed. Include the year of production and date of packaging.
- E.Data substantiating that groundcovers, perennials, and annuals. Comply with specified requirements.
- F.Data substantiating that trees and shrubs comply with specified requirements.
- G.Material test reports from a qualified independent testing agency indicating and interpreting test results for the following materials.
1. Analysis of existing topsoil
  2. Analysis of imported soil
- Submittal should include recommendations for soil additive requirement for Landscape Architect's review.
- H.Provide shredded hardwood mulch sample to Landscape Architect.

- I. Qualification data for firms and individuals dedicated to the job, to demonstrate their capabilities and experience. Include list of completed projects, with project and owner's names and addresses, and other pertinent information.
- J. Maintenance instructions recommending procedures to be established by the owner to maintain the landscaping during the entire year. Submit two (2) copies before expiration of required maintenance period. Instructions shall include: watering, fertilizing, spraying, mulching, pruning and trimming for plant material, groundcovers and perennials. Instructions for watering, fertilizing, and mowing turf areas shall be provided.

1.03 QUALITY ASSURANCE

- A.Installing contractor to have a minimum of 5 years experience on comparable projects.
- B.Installing Contractor to maintain an experienced fulltime supervisor on the project site during times that landscape installation is in progress.
- C.Landscape Contractor to conduct a pre-construction meeting with owner's representative and Landscape Architect prior to commencement of construction.
- D.Substitution will not be permitted without approval of the Landscape Architect and governing municipality.

1.04 DELIVERY, STORAGE, AND HANDLING

- A.Packaged materials: Deliver packaged materials in containers showing weight, analysis, and name of manufacturer. Protect materials from moisture and deterioration during delivery and while stored at site.
- B.Seed: Deliver seed in original sealed, labeled, and undamaged containers.
- C.Sod: Harvest, deliver, store, and handle sod according to the requirements of the American Sod Producer's Association's (ASPA) "Specifications for Turf grass Sod Materials and Transplanting/Installing."
- D.Trees and shrubs: Deliver freshly dug trees and shrubs directly to jobsite. Do not prune before delivery. Protect bark, branches, and root systems from sun scald, drying, whipping and other handling and typing damage. Do not bend or tie the plant material in such a manner as to destroy the natural shape. Provide protective covering during transport and delivery.
- E.Handle balled and bur lapped stock by the root ball. Handle container stock by the container.
- F.Deliver plant material after planting preparations have been completed, and install immediately, If planting is delayed more than 8 hours, after delivery, set plant material in shade, protect from weather and mechanical damages, and keep roots moist.
1. Set balled and bur lapped stock on ground and cover ball with soil, peat moss or shredded hardwood mulch.
  2. Do not remove container-grown stock from containers before time of planting.

1.05 PROJECT CONDITIONS

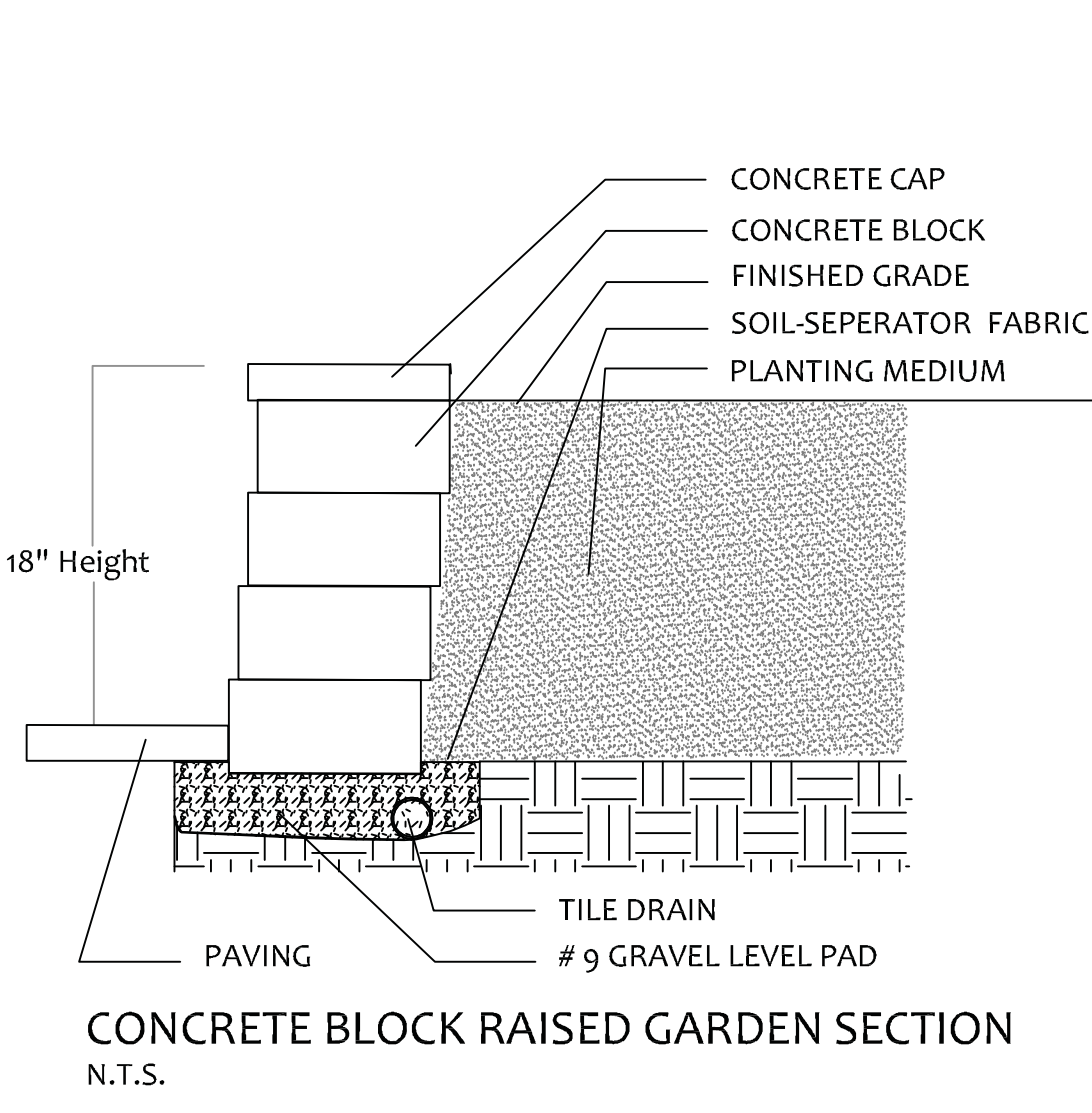
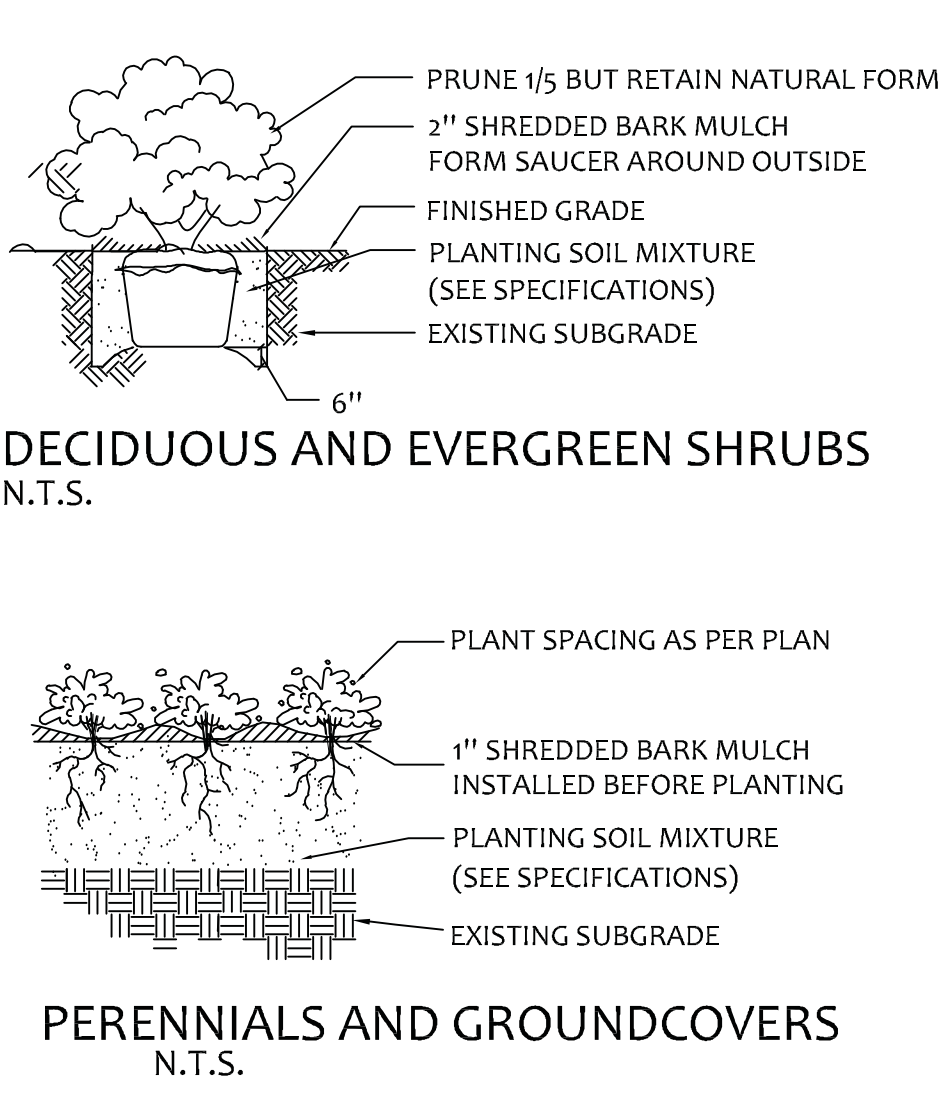
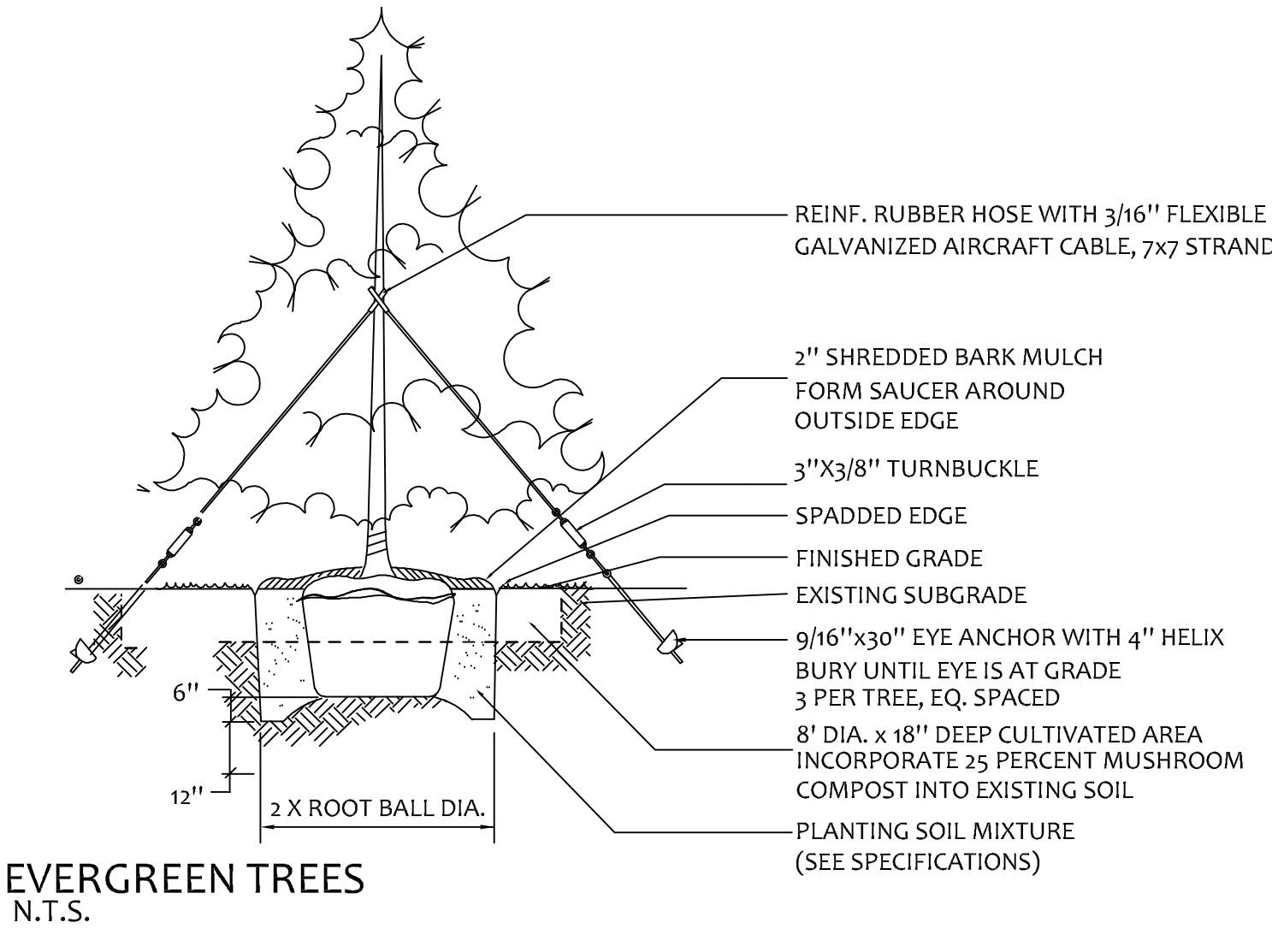
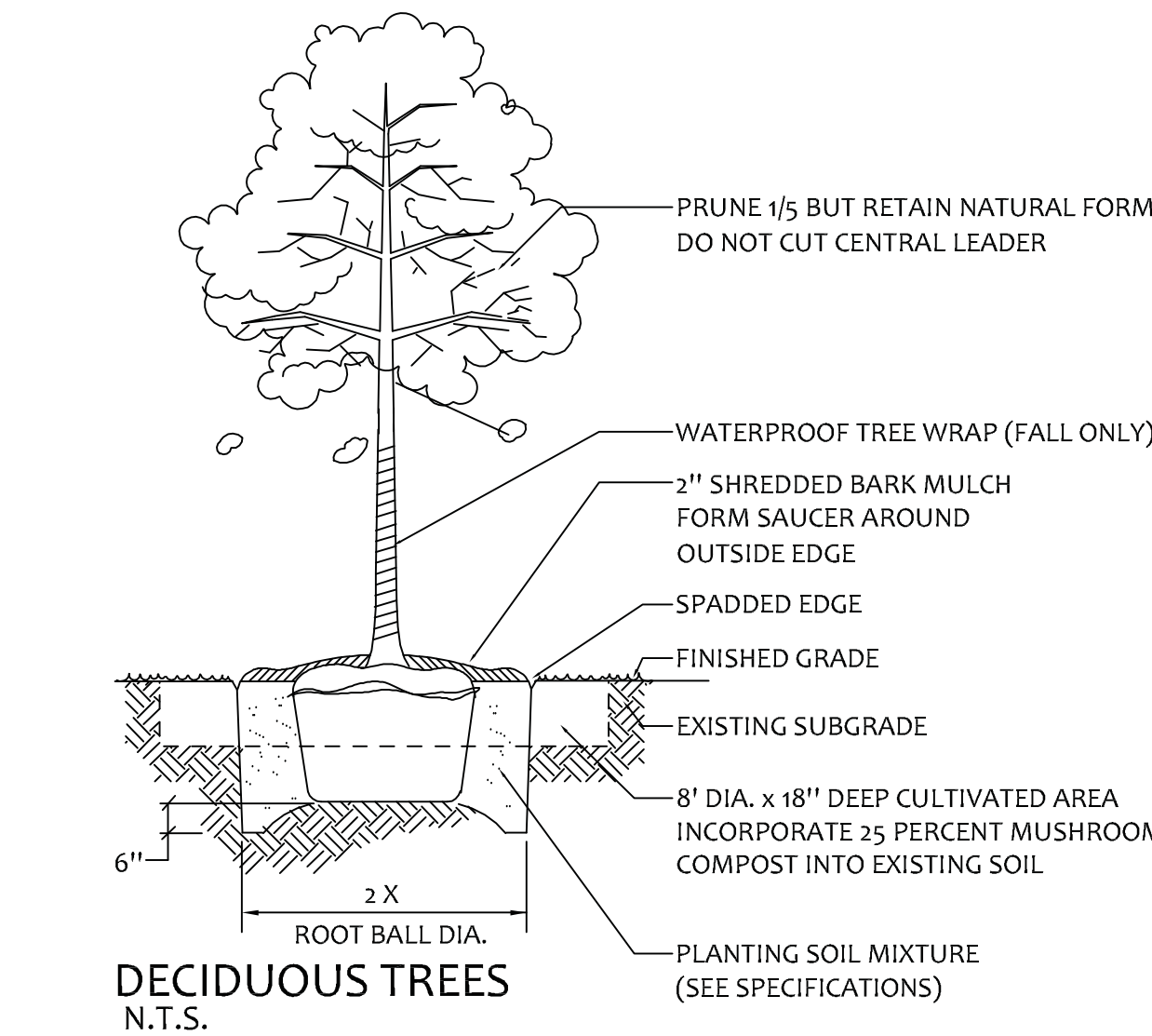
- A.Examine and evaluate entire site including grades, soils; water level, and existence of debris. Observe the conditions under which work is to be performed and notify Landscape Architect immediately of any unsatisfactory conditions. Do not proceed with work until all unsatisfactory conditions have been addressed in an acceptable manner.
- B.Utilities: Prior to commencement of work, review all underground utility location plans, notify local utility location service to clearly mark all underground utilities. Determine the location of all above grade and overhead utilities and perform work in a manner that will avoid damage. Provide plan for protection of utilities, including hand excavation, as necessary. Contractor shall be responsible for any damage to utilities or property.
- C.Excavation: When conditions detrimental to plant growth are encountered, including but not limited to rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect prior to planting.

1.06 COORDINATION AND SCHEDULING

- A.Coordinate installation of planting materials during industry accepted planting seasons for each type of plant or seed specified.
- B.Coordinate with other trades performing work on site to minimize potential conflicts and prevent damage to plant materials.
- C.Contractor shall secure all plants and materials for landscaping immediately after being awarded contract to ensure availability.

1.07 WARRANTY

- A.Warrant the following plant materials for a period of one year after date of final acceptance, against defects including death, unsatisfactory growth, except for defects resulting from lack of adequate maintenance, neglect by owner, abuse, vandalism or inadvertent damage by others, or unusual phenomena including abnormal weather conditions or incidents during the warranty period that are beyond the Landscape Contractor's control:
1. Trees
  2. Shrubs
  3. Groundcovers, Perennials, & Vines
  4. Ornamental grasses
- B.Remove and replace dead plant material immediately. If replacement is delayed to the next planting season, the dead plant material shall be removed immediately.



2.05 SOIL

- A.Existing Soil: Revise pulverized surface soil stockpiled on the site. Verify suitability, of topsoil, free of stones 1" or larger in any dimension, and other extraneous materials harmful to plant growth, to produce topsoil meeting requirements and amend when necessary. Supplement with imported topsoil when quantities are insufficient. Clean topsoil of roots, plants, sods, stones, clay lumps and other extraneous materials harmful to plant growth.
- B.Imported Topsoil: Import topsoil from off-site sources that meets the criteria established for existing topsoil. Obtain topsoil from naturally well-drained sites where topsoil occurs at least 4" deep.
- C.Planting Soil Mixtures: Provide planting soil mixture consisting of three (3) parts friable topsoil (stockpiled at site) and one part mushroom compost (1) for all planting pits, perennial, annual, and groundcover areas.

2.06 FERTILIZER

- A.Slow Release Fertilizer: Granular fertilizer consisting of 50% water-insoluble nitrogen, phosphorus, and potassium in composition and amounts recommended in soil reports from a qualified soil-testing agency.

2.07 EROSION CONTROL

- A.Erosion Control Mulch: Lebanon PennMulch or other recycled material, subject to approval of Landscape Architect.
- B.Erosion Control Blanket: North American Green S75, or equal subject to approval of Landscape Architect. Install per manufacturer's specifications.

2.08 TREE WRAP

- A.Standard waterproofed tree wrapping paper, 2 ½ inches wide, made of two (2) layers of crepe kraft paper, weighing not less than 30 pounds per ream (Fall planting only).

2.09 MULCH

- A.Organic mulch, free from deleterious materials and suitable as a top dressing of trees and shrubs, consisting of shredded hardwood mulch. Provide sample to Landscape Architect for approval.

2.10 STAKES & GUYS

- A.Upright and Guys Stakes: Rough-sawn, sound, new hardwood, free of knots, holes, cross grain, and other defects, 2 by 2 inches by length indicated on landscape details, pointed on one end.
- B.Guy and Tie Wire: ASTM A 641 Class 1, Galvanized-steel wire, 2-strand, twisted 0.106 inches in diameters.
- C.Guy Cable: 5-strand, 3/16 inches diameter, galvanized-steel cable, with zinc-coated turn buckles, 3 inches long minimum, with two (2) 3/8 inches galvanized eyebolts.
- D.Hose Chafing Guard: Reinforced rubber on plastic hose at least ½ inches in diameter, cut in lengths required to protect tree trunk, from damage.

PART 3 - EXECUTION

3.01 PLANTING SCHEDULE

- A.At least thirty (30) days prior to commencement of work for each area or phase, Landscape Contractor shall submit a planting schedule for approval by the Landscape Architect.

3.02 EXAMINATION

- A.Landscape Contractor shall examine all areas to receive landscaping for compliance with requirements and for conditions affecting performance of work. Notify owner and Landscape Architect of unsatisfactory conditions. Do not proceed with installation until unsatisfactory conditions have been corrected.

3.03 PREPARATION

- A.Lay out individual tree and shrub locations and plant beds. Stake locations, outline areas and secure Landscape Architect's acceptance before the start of planting work. Adjust as required. Any planting completed without prior approval may be subject to alteration in field by Landscape Architect.

3.04 PLANTING SOIL PREPARATION

- A.Before mixing, remove all roots, vegetation, turf, stones, clay lumps, and other extraneous materials harmful to plant growth.
- B.Mix soil Amendments and fertilizers as determined with topsoil, based on material test reports.

3.05 GENERAL LAWN PLANTING PREPARATIONS

- A.General: Limit subgrade preparation to areas that will be planted within five (5) days.
- B.Remove existing grasses, vegetation, and turf.
- C.Loosen subgrade to a minimum depth of two (2) inches. Remove stones larger than one (1) inch in any dimensions, sticks, roots, rubbish, and other extraneous materials.
- D.Dispose of all removed material legally off-site, do not turn over into soil being prepared for lawns, or other areas on site.
- E.Spread topsoil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Do not spread if planting soil or subgrade is frozen.
1. Respread approximately ½ the depth of topsoil mixture required, work into top of loosened subgrade to create a transition layer. Upon completion, respread remainder of topsoil mixture.
  2. Allow for sod thickness when setting grades where sod is to be installed.
- F.Preparation of unchanged grades: Where lawns are to be planted in areas unaltered or undisturbed by excavating, grading, or surface soil stripping operations, prepare soil as follows:
1. Remove and dispose legally off-site existing grass, vegetation, and turf. Do not turn over into soil being prepared for lawns, plant beds or native seeding.
  2. Till surface soil to a depth of at least 2 inches. Apply required soil amendments and mix thoroughly into top 2 inches of soil. Trim high areas and fill in depressions. Till soil to a homogenous mixture of fine texture.
  3. Clean surface soil of roots, vegetation, grass, stones over 1 inch in any dimension, clay lumps and other extraneous materials harmful to plant growth. Dispose of legally off-site.
- G.Grade lawn areas to a smooth, even surface with loose, uniformly fine texture. Roll and rake, remove ridges, and fill depressions to meet finish grades. Limit fine grading to areas that can be planted within 5 days. Remove trash, debris, stones larger than 1 inch in any dimension, and other objects that may interfere with planting or maintenance operations.
- H.Moisten prepared lawn areas before planting when soil is dry. Water evenly and allow surface to dry before installation. Do not allow water to pond or create muddy soil.
- I.Restore prepared areas if eroded or otherwise distributed after fine grading and before installation.

3.06 SOD PREPARATION

- A.Sodded areas shall receive an application of commercial fertilization at a rate of 10 pounds per 1,000 sq. ft.
- B.Lay sod within 24 hours from time of stripping.
- C.Lay sod to from a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap and do not leave gaps. Adjacent to planting beds, lay first row of sod strip to follow bed line. Trim adjacent sod strips to fit snugly against initial strip. On slopes, length of sod strips shall follow contour. On slopes greater than 3:1, secure sod with degradable pine spikes to assure that strips remain in place. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil or fine sand into minor cracks between pieces of sod: remove excess to avoid smothering beds.
- D.Water sod thoroughly with a fine spray immediately after planting.
- E.Remove all sod waste and spoils legally off-site.

3.09 GENERAL NATIVE SEED PREPARATIONS

- A.Remove existing grass, vegetation and turf, dispose of material legally off-site. Do not turn over into soil being prepared for lawns, plant beds, or native seeding.
- B.Till to a depth of not less than 3 inches, apply soil amendments, remove high areas, and fill in depressions; till soil to a homogenous mixture of fine texture. Remove clumps, clods, and stones over 2 inches in diameter, roots and other extraneous matter. Dispose of legally off-site.
- C.Do not fertilize Native Seed areas.
- D.For areas receiving Emergent, Sedge or Prairie mix, mark area with survey flags. Do not mowEmergent, Sedge or Prairie.

3.12 GROUNDCOVER, & PERENNIAL BED PREPARATION

- A.Loosen subgrade of planting bed areas to a minimum depth of 6 inches. Remove stones larger than 1 inch in any dimension and sticks, roots, rubbish, and other extraneous materials.
- B.Spread planting soil mixture to depth required to meet thickness, grades, and elevations shown, after light rolling and natural settlement. Place approximately 4 inches of planting soil mixture, and work into top of loosened subgrade to create a transition layer. Place remainder of planting soil mixture, for a minimum of 8 inch depth.

3.13 GROUNDCOVER & PERENNIALS

- A.Install holes large enough to allow spreading of roots, and backfill with planting soil. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover plant crowns with wet soil.

3.14 EXCAVATION FOR TREES & SHRUBS

- A.Trees And Shrub Pits: Exchange with vertical sides and bottom of excavation slightly raised at center to assist drainage. Loosen hard subsoil or existing subgrade in bottom of tree pit.
1. Balled And Burlapped Trees And Shrubs: Excavate approximately 2 times as wide as ball diameter and 1 inch less than ball depth. Cultivate soil around tree pits to a depth of 18 inches and diameter of 8 inches and incorporate 25% mushroom compost into existing soil to promote root growth.
  2. Container Grown Shrubs: Excavate approximately 2 times as wide as container width equal to container depth.
- B.Objectructions: Notify Landscape Architect if unexpected rock or obstructions detrimental to trees or shrubs are encountered in excavation.
- C.Drainage: Notify Landscape Architect if subsoil conditions evidence or unexpected water seepage or retention in tree or shrub pits.
- D.Fill excavations with water and allow to percolate out before placing, setting layer, and positioning trees and shrubs.

3.15 PLANTING TREES & SHRUBS

- A.Set balled and burlapped plant material plumb and in center of pit or trench with top of ball raised 1 inch above adjacent finished grades. Remove burlap and wire baskets from tops of ball, and partially from sides, but do not remove from under balls. Do not use plant material if ball is cracked, or broken before or during planting operation.
- B.Set container-grown shrubs plumb and in center of pit with top of ball raised 1 inch above adjacent finished grade. Carefully remove containers so as not to damage root balls. Place shrub on setting layer of compacted planting soil.
- C.Place backfill around root ball in layers, tamping to settle backfill and eliminate voids and air pockets. When pit is approximately ½ backfilled, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing and tamping final layer of backfill.
- D.Dish and tamp top of backfill to form a 3 inch high mound around rim of pit. Do not cover top of root ball with backfill.
- E.Cut a 3 inch deep spaded trench around all individual tree pits, or around plant beds.
- F.Mulch tree rings and plant beds. Spread mulch evenly at a depth of 2 inches. Cover root balls and match finish level with adjacent finish grades. Remove any bark pieces in excess of 6 inches, and dispose of legally off-site.
- G.Prune, thin and shape trees and shrubs according to standard horticultural practice. Prune trees to retain required height and spread unless otherwise directed by Landscape Architect. Do not cut leaders; remove only injured or dead branches from flowering trees. Prune shrubs to retain natural character. Shrub sizes indicated are size after pruning. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

3.16 TREE GUYING AND STAKING

- A.The Landscape Contractor shall be wholly responsible for assuring that all trees are planted in vertical and plumb position and remain so throughout the life of the contract and warranty period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor, except where specified by the Landscape Architect.
- B.Upright Staking and Tying: Use a minimum of 2 stakes of length required to penetrate at least 18 inches below bottom of backfilled excavation and to extend at least 54 inches above grade. Set stakes vertical and space to avoid penetrating root balls or masses. Support trees with strands of tie wire encased in hose sections at contact points with tree trunks. Allow enough slack to avoid rigid restraint of tree. Remove stakes and guys when trees are able to stand on their own.
- C.Guying and Staking: Guy and Stake trees exceeding 14 feet and more than 3 inch caliper unless otherwise indicated. Securely attach no fewer than 3 guys to stakes 30 inches long, driven to grade.

3.17 CLEANUP AND PROTECTION

- A.During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B.Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation, maintenance and warranty period. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

REVISIONS

revised 6/3/2021

DATE 5/18/21

PROJECT GRW2111

DRAWN KTK

CHECKED KTK

SHEET NO.



# BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

E-MAIL: info@plslisle.com

## SYMBOL LEGEND

- |                             |  |
|-----------------------------|--|
| ○ - MANHOLE                 | (R) - RECORD DATA                      |
| ○ - CATCHBASIN              | (M) - MEASURED DATA                    |
| □ - INLET                   | (D) - DEED DATA                        |
| ⊕ - POWER POLE              | T/F - TOP OF FOUNDATION                |
| ⌵ - STREET SIGN             | F/F - FINISHED FLOOR                   |
| ⌵ - STREET LIGHT            | ----- EXIST. CONTOURS                  |
| ● - SIGN POST               | ----- FENCE LINE                       |
| ⊙ - VALVE & VAULT           | --- SANITARY SEWER                     |
| ⊙ - DOWNSPOUT               | --- STORM SEWER                        |
| ⊙ - LIGHT POLE W/ARM        | --- WATERMAIN                          |
| ⊙ - ELECTRIC RISER          | --- OHW - OVERHEAD WIRES               |
| ⊙ - PHONE VAULT             | --- G - UNDERGROUND GAS MAIN PER ATLAS |
| XXX.XX - EXISTING ELEVATION | ○ - TREE WITH TAG NUMBER               |
| --- DEPRESSED CURB          | ○ - MULTI-TRUNK TREE WITH TAG NUMBER   |
| --- CONCRETE SURFACE        |  |
| --- ADA SURFACE             |  |

SCALE: 1" = 30'

PERMANENT TAX INDEX NUMBER

PARCEL 1

03-18-204-008

PARCEL 2

03-18-204-024

## NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

## LEGAL DESCRIPTION

PARCEL 1:

THAT PART OF THE SOUTH 150 FEET OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE CENTERLINE OF RAND ROAD AND SOUTHEASTERLY OF A LINE DRAWN AT RIGHT ANGLES TO SAID CENTERLINE OF RAND ROAD 94.89 FEET NORTHWESTERLY (AS MEASURED ALONG SAID CENTERLINE) OF THE INTERSECTION OF SAID CENTERLINE AND THE SOUTH LINE OF THE NORTHEAST ¼ OF SECTION 18, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT D IN FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS BEING A SUBDIVISION IN THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(STONEBRIDGE HILL APARTMENTS PLAT RECORDED AS DOCUMENT 21837755)

## BENCHMARKS

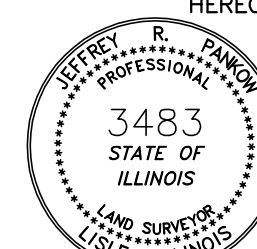
REFERENCE BM - COOK COUNTY NGS PID ME1712 - BOLT SET IN THE TOP OF A CONCRETE MONUMENT LOCATED IN THE SOUTHEAST QUARTER OF THE INTERSECTION OF 31ST STREET AND WOLF ROAD.

ELEVATION = 652.81 (NAVD 88)

SITE BENCHMARK - CROSS CUT IN WALK ALONG NORTHERLY SIDE OF RAND ROAD SOUTHEASTERLY OF THE INTERSECTION OF RAND ROAD AND CHESTNUT AVENUE AS SHOWN HEREON.

ELEVATION = 703.22

PREPARED FOR: HTG ILLINOIS DEVELOPER, L.L.C.  
ADDRESS: 310 W. RAND ROAD, ARLINGTON HEIGHTS, IL  
BOOK & PG: 245/38 DATE: 02/24/21 JOB NO.: 2019018  
DRAWN BY: JRP CHECK BY: GLK  
REVISED: 2/25/2021 V2 GLK PER CLIENTS REVIEW



PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

SURVEYED AREA: 107,308± SQ. FT.

THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE IN BLUE INK

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS NOT SHOWN HEREON.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS )  
COUNTY OF DUPAGE )

FIELD WORK COMPLETED AND DATED THIS 15TH DAY OF MARCH, 2021.

IPLS No. 3483  
MY LICENSE EXPIRES 11/30/2022

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

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