

DETENTION / NATURAL AREAS NOTES

PART ONE -- INSTALLATION - EXECUTION:

- A. The CONTRACTOR shall furnish, transport, and install the native seed / plugs in the areas specified on the Landscape Plan.
- B. The optimal time to install seed is from the fall (October 1) to late spring (June 15) under favorable hydrologic conditions. (Avoid mid-to-late summer seeding because of limited soil moisture and rainfall. Many native species require a cold stratification in order to break dormancy; when conditions are right in the spring, the seed will be in place to germinate.) The basin bottom shall be saturated. If seeding/planting is conducted outside that window, CONTRACTOR should realize that extra irrigation and/or replanting efforts may be necessary to achieve the minimum performance criteria at no additional cost to the OWNER.
- C. The ECOLOGICAL CONSULTANT OR LANDSCAPE ARCHITECT shall approve all species substitutions to the designated seed mixture at least two-weeks prior to planting. Unapproved species delivered to the site shall not be accepted.
- D. All native seed / plugs shall be in good condition and sourced from a reputable nursery; native seed shall be of high quality and able to germinate.
- E. The genotype of all seed sources shall be within a 100-mile radius of the project site.
- F. All plugs shall be treated with a mycorrhizal fungi mix to promote the development of a vigorous root system and to increase the roots' ability to capture nutrients, also increasing the plant's resistance to disease, drought, and insect damage.
- G. Prior to installing seed / plants, the site shall be properly prepared, which involves identifying any existing native plants, removing unwanted vegetation, stabilizing any erodible areas, and preparing the area:
- Check for any buried utilities.
 - Clear area of debris that would interfere with planting.
 - Mow any excess existing vegetation growth.
 - Apply broad spectrum or targeted herbicide, depending on species present.
 - De-compact any areas of special concern:
 - Lightly compact tilled or loose soil with a roller, cultipacker, or similar equipment.
 - If using a no-till seed drill, tilling can usually be omitted.
 - If ground is wet, tilling should not occur until the soil dries enough to break apart when tilled.
 - Scarify soil surface with shallow tilling or raking
- K. Seed / plugs shall be evenly distributed throughout all planting areas.
- L. Seed installation techniques:
- Broadcasting:
 - For small (typically two acres or less) or irregularly shaped areas, seed can be planted by hand broadcasting. To aid seed distribution, combine the seed mix with filler materials, such as sawdust, peat moss, or vermiculite. Mix the material evenly into the inert material, which should be slightly damp so that the seed sticks to it. If not already included in the seed mix, plant a temporary cover crop along with the seed, to stabilize the soil while the permanent native species germinate and becomes established, especially in highly erodible areas. Do not use a heavy amount of cover crop seed, which could smother the native seed and inhibit germination.
 - Using a hand-crank or tow-behind broadcaster, start with half of the seed and try to cover the entire area with that amount of seed. Take the remaining half of the seed, go to the opposite end of the site and cover it again. (This approach helps prevent running out of seed, a common occurrence.) After broadcasting is complete, it is important to use a cultipacker or roller over the area to make good seed-to-soil contact. If a roller is not available, tractor tires can be used instead. Do not cover seed more than ¼ inch deep.
 - No-Till Drill: For larger areas and sites with existing vegetation, use a no-till seed drill, which does not require the soil to be tilled before planting, resulting in minimal soil disturbance. No-till drills plant seed in rows opening slits in the soil, into which seed is deposited. If using a no-till drill, follow the manufacturer's specifications, the diversity of seed sizes makes drill calibration a challenge, perform a few test areas first to help prevent running out of seed.
- M. The CONTRACTOR shall water all seed / plugs throughout the first growing season as necessary to achieve the performance criteria specified below. (Typically, one inch of water per week is sufficient to encourage proper germination and growth.)
- N. Once planting is completed, an erosion control blanket should be placed over all seeded areas.

INSTALLATION - QUALITY ASSURANCE:

- A. The CONTRACTOR and ECOLOGICAL CONSULTANT OR LANDSCAPE ARCHITECT shall review survivorship during a field inspection 1-year from installation. The CONTRACTOR shall install additional seed / plugs to achieve 90% survivorship at no additional cost to OWNER. The CONTRACTOR shall water all replacement seed / plugs during the establishment period. All irrigation costs associated with plant establishment is incidental to the contract and shall be included in the lump sum price. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall perform vegetative management for 3-years following planting as specified under the section "Three-Year Vegetation Management Period", to assist with performance standard achievement.
- B. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall keep detailed records of the number of each species installed in each basin, and the corresponding date(s) the seeds / plugs were installed. A similar log shall be kept for each watering event. The CONTRACTOR OR ECOLOGICAL CONSULTANT shall submit a copy of these records to the CONSTRUCTION MANAGER before invoices will be approved for payment.

INSTALLATION - GUARANTY:

- Satisfactory performance of all native planting shall include the following:
- A. 90% survivorship 1-year from seed / plug installation and 100% survivorship 3-years from seed / plug installation.

- B. There shall be no un-vegetated areas that exceed one square yard.

INSTALLATION - CLEAN-UP:

Provide clean-up as soon as practicable after work has been completed (i.e., daily and at project completion).

PART 2 -- MANAGEMENT - EXECUTION:

To help ensure success, native areas need a maintenance and management plan that is flexible and supports site development goals. While native plants tend to germinate and develop at a slower rate than ornamental perennials or turf grass, regular maintenance during the establishment period greatly improves success. Regular maintenance and monitoring controls invasive species, ensures optimal moisture levels are present, and identifies other necessary management actions. An ECOLOGICAL CONSULTANT shall assemble a management plan appropriate for each site/basin and they shall oversee the implementation of the management plan.

- A. Monitoring and maintenance activities include:
- Regular Site Inspections: During the establishment period (the first 2-3 years), address any invasive species, preventing them from becoming a problem.
 - Mowing: During the establishment period, native plants concentrate their energy toward expanding their root systems. Mowing can suppress non-native annual plants without negatively affecting natives. Mowing also thins out the canopy, allowing more light to reach new seedlings. Mow to 8-10" high. During the first growing season, perform 1-3 mowing events, depending on the height and growth of the vegetation. If weed pressure is high, more mowing may be needed.
 - Selective Herbicide Application: Many perennial weed species are best controlled through chemical applications. Use caution when applying chemicals to minimize collateral damage to desirable plant species. Chemicals should only be applied by a licensed, professional applicator who can assure that the chemical selection, rates, and application methods are legal and appropriate.
 - Over-Seeding and Supplemental Planting: Most native species grow slowly from seed. Supplemental plantings are often used to increase diversity or to introduce conservative species to an established planting. Typically, the second growing season following installation is the time to assess whether the site needs over-seeding and/or supplemental planting.
 - Water Control and Temporary Irrigation: 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 require more frequent mowing or herbicide application.
 - Prescribed Burning: Controlled burns can be important to long-term native area maintenance. Burning simulates historical processes that once maintained native areas. Burning greatly reduces the number of woody species and enhances the health of herbaceous species. Burning also clears thatch, while the black, burned surface absorbs and retains heat, making way for new growth in the spring. A trained professional and their trained personnel should manage all burning, insuring that proper techniques, safety, and equipment are used, only if burning is a viable option.
- B. The ECOLOGICAL CONSULTANT shall conduct chemical and/or mechanical/hand weed control activities in each of the native planting areas for a 3-year period following seed / plug installation. The ECOLOGICAL CONSULTANT shall conduct at least three weed control application periods within each basin for the first year and as needed for the following two management years. The ECOLOGICAL CONSULTANT is responsible to achieve a 100% kill of reed canary grass, purple loosestrife, thistle, teasel, cattails, and common reed, and an 95% kill of other problematic, nuisance species (i.e., red/white clover, sweet clover, ragweed, field bindweed, quack grass, smooth brome, Indian hemp, late boneset, tall boneset, tall goldenrod, common milkweed, etc.) to successfully complete each of the application periods specified below.

MANAGEMENT - APPLICATION PERIODS:

- A. The three annual application periods shall occur during the time period specified below, and consist of, but not limited to, controlling the following problematic nuisance species per each period:
- Application Period One (late spring to mid summer): problematic species such as, but not limited to, white/yellow sweet clover, wild carrot, thistle, cattails, purple loosestrife, reed canary grass, and common reed.
 - Application Period Two (mid to late summer): problematic species such as, but not limited to, ragweed, cattails, purple loosestrife, reed canary grass, and common reed.
 - Application Period Three (late summer and fall): problematic species such as, but not limited to, reed canary grass, common reed, and red/white clover.

MANAGEMENT - QUALITY ASSURANCE: The ECOLOGICAL CONSULTANT shall keep detailed records of each of all chemical and/or mechanical/hand weed control events conducted within each basin. The ECOLOGICAL CONSULTANT shall submit a copy of these records to the CONSTRUCTION MANAGER before invoices will be approved for payment.

MANAGEMENT - GUARANTY:

Satisfactory performance of management activities shall include the following:

- A. 0% species present of reed canary grass, purple loosestrife, thistle, teasel, cattails, and common reed.
- B. ≤ 5% species presence of all other non-native and weedy species.
- C. Vegetated basins are appropriately and actively managing stormwater, restoring watersheds, managing nutrient loading, mitigating habitat impacts, increasing wildlife habitat, and enhancing natural beauty.

GENERAL LANDSCAPE NOTES

- CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS REQUIRED. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STANDARDS AND CODES.
- CALL J.U.L.I.E. UTILITY LOCATING SERVICE (TEL 800.892.0123), 48 HOURS PRIOR TO THE START OF ANY DIGGING.
- GENERAL PLANT NOTES:
 - ALL PLANT MATERIAL SHALL CONFORM IN SIZE AND GRADE IN ACCORDANCE WITH AMERICAN STANDARD FOR NURSERY STOCK.
 - ALL PLANT MATERIAL SHALL BE MAINTAINED ALIVE, HEALTHY, AND FREE FROM DISEASE AND PESTS.
 - ALL NEW PLANT MATERIAL SHALL BE FROM A LOCAL SOURCE WHENEVER POSSIBLE (LESS THAN 50 MILES).
 - PLANTS SHALL BE ALLOWED TO GROW IN THEIR NATURAL FORM / HABIT. PLANTS SHALL NOT BE PRUNED/HEDGED UNLESS ABSOLUTELY NECESSARY (DUE TO VISIBILITY OR HAZARD OBSTRUCTION).
 - ALL LANDSCAPED AREAS SHALL BE FREE OF WEEDS, LITTER, AND SIMILAR SIGNS OF DEFERRED MAINTENANCE.
 - MAINTENANCE AND CARE OF PLANT MATERIAL SHALL INCLUDE, BUT NOT BE LIMITED TO, WATERING, FERTILIZING (IF NECESSARY), DEAD-HEADING, WEEDING, AND MULCHING.
- LOCATIONS OF PROPOSED PLANT MATERIAL MAY BE ADJUSTED AT TIME OF INSTALLATION DUE TO FINAL ENGINEERING AND FINAL LOCATION OF SITE UTILITIES.
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING AND SPREADING TOPSOIL (6"-12" DEEP), FINE GRADING, AND PREPARATION OF ALL LAWN AND LANDSCAPE AREAS. ALL SOILS SHALL BE FREE OF CONSTRUCTION DEBRIS, PRIOR TO INSTALLING ANY PLANT MATERIAL.
- PRIOR TO SPREADING TOPSOIL, THE LANDSCAPE CONTRACTOR SHALL INSPECT AND ACCEPT ALL BASE GRADES. ANY DEVIATION FROM GRADES INDICATED ON THE GRADING PLAN SHALL BE CORRECTED BEFORE PLACING ANY TOPSOIL.
- ALL SHRUB, GROUNDCOVER, PERENNIAL, AND ANNUAL PLANTING BEDS SHALL BE PREPARED WITH A SOIL AMENDMENT MIX - 1/3 TOPSOIL, 1/3 MUSHROOM COMPOST, AND 1/3 TORPEDO SAND. MATERIAL SHALL BE ROTO-TILLED JUST PRIOR TO THE INSTALLATION OF PLANT MATERIAL.
- ALL PLANTING ISLANDS SHALL BE MOUNDED TO A CENTER HEIGHT OF TWELVE INCHES (12").
- ALL PLANTING BEDS ADJACENT TO LAWN AREAS SHALL HAVE A SPADED EDGE BORDER, UNLESS METAL OR OTHER BORDER IS SPECIFIED.
- ALL PLANTING BED AREAS SHALL MAINTAIN A MAX. 3" DEEP LAYER OF SHREDDED HARDWOOD MULCH (COLOR: NON-DYED, BROWN).
- LANDSCAPE CONTRACTOR SHALL COORDINATE PLANTING SCHEDULE WITH LANDSCAPE MAINTENANCE CONTRACTOR, TO ENSURE PROPER WATERING OF PLANTED AND SODDED AREAS AFTER INITIAL INSTALLATION.
- LANDSCAPE CONTRACTOR SHALL COORDINATE WORK WITH OTHER CONTRACTORS ON SITE TO MINIMIZE ANY REDO OF COMPLETED LANDSCAPE WORK AND DAMAGE TO PLANT MATERIAL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR HIS/HER OWN LAYOUT WORK. UPON REQUEST, LANDSCAPE ARCHITECT SHALL BE AVAILABLE TO ASSIST/APPROVE CONTRACTOR LAYOUT.
- EVERY ATTEMPT HAS BEEN MADE TO DEPICT ALL EXISTING UTILITY LINES. CONTRACTOR SHALL USE PRECAUTION WHEN DIGGING. CONTRACTOR SHALL MAKE THEMSELVES THOROUGHLY FAMILIAR WITH ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING, VERIFYING LOCATIONS AND DEPTHS OF ALL UTILITIES.
- IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE PRIOR TO BID SUBMITTAL, TO BECOME FAMILIAR WITH EXISTING CONDITIONS AT THE SITE.
- PLANT LIST QUANTITIES PROVIDED AT TIME OF FINAL PLANS ARE APPROXIMATIONS. CONTRACTORS ARE RESPONSIBLE FOR COMPLETING THEIR OWN QUANTITY TAKE-OFFS. IF A DISCREPANCY IS FOUND BETWEEN THE PLAN AND THE PLANT LIST, THEN THE PLAN SHALL PREVAIL.
- PLANT SUBSTITUTIONS ARE ALLOWED DUE TO PLANT AVAILABILITY OR PLANTING TIME OF YEAR, ONLY WITH THE PRIOR CONSENT OF THE LANDSCAPE ARCHITECT. IF SUBSTITUTIONS ARE MADE WITHOUT PRIOR CONSENT, THE LANDSCAPE ARCHITECT MAINTAINS THE RIGHT TO REJECT MATERIAL IN THE FIELD, AT THE COST TO THE CONTRACTOR.
- CONTRACTOR TO PROVIDE TEST OF EXISTING AND IMPORTED SOILS PER SPECIFICATIONS. PLANTING SOIL SHALL BE AMENDED PER SPECIFICATIONS.
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IF AREAS OF POOR DRAINAGE OR OTHER UNUSUAL SUBSURFACE CONDITIONS ARE ENCOUNTERED DURING EXCAVATION FOR PLANTING PITS.
- ALL TURF SHALL BE KENTUCKY BLUEGRASS BLEND SOD (MINERAL, NOT PEAT), UNLESS OTHERWISE NOTED ON THE PLAN.
- CONTRACTOR SHALL RESTORE LAWN AREAS THAT HAVE REMAINED PARTIALLY INTACT, TOP DRESSING WITH SOIL, SCARIFYING, AND SEEDING TO FORM A SMOOTH, FULL, EVEN LAWN, FREE OF BARE SPOTS, INDENTATIONS, AND WEEDS.
- LANDSCAPE DETAILS SHOWN ARE FOR DESIGN INTENT ONLY, LANDSCAPE ARCHITECT ASSUMES NO LIABILITY. CONTRACTOR IS RESPONSIBLE FOR ERECTING AND INSTALLING PROPERLY BUILT AMENITIES PER CODE, PER SITE CONDITIONS (FINAL GRADING & UTILITY LOCATIONS), AND PER AREA CLIMATE CONDITIONS. ALL LANDSCAPE SITE DETAILS FOR STRUCTURES AND FOOTINGS SHALL BE REVIEWED & APPROVED BY A STRUCTURAL ENGINEER.
- CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A ONE-YEAR WARRANTY ON ALL PLANT MATERIAL.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

PROJECT TEAM

DEVELOPER:

LEXINGTON HOMES
1731 N. MARCEY STREET, #200
CHICAGO, IL

CONTACT: JOHN AGENLIAN

ARBORIST:

URBAN FOREST MANAGEMENT

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CIVIL ENGINEER:

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CONTACT: RON ADAMS / ANGELO ZOGRAFOS

LANDSCAPE ARCHITECT:

DICKSON DESIGN STUDIO, INC.
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CONTACT: SHARON DICKSON

SHEET KEY

L0.1 PROJECT TEAM

GENERAL LANDSCAPE NOTES

DETENTION / NATURAL AREAS NOTES

L0.2 TREE INVENTORY LISTING - PRESERVED TREES

PLANT & MATERIALS LIST

PLANT SYMBOLS KEY

PLANTING DETAILS

L1.0 SHEET KEY (LANDSCAPE PLAN)

CONTEXT MAP

TYPICAL FOUNDATION LANDSCAPE PLAN

L1.1 OVERALL LANDSCAPE PLAN

L1.2 OVERALL LANDSCAPE PLAN



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

FEBRUARY 4, 2015

REVISIONS

1.	PER CLIENT 2/12/16
2.	PER CLIENT 2/17/16
3.	PER TREE PRES 2/17/16
4.	PER COMMENTS 4/4/16
5.	PER COMMENTS 4/11/16
6.	PER COMMENTS 4/12/16
7.	PER COMMENTS 4/13/16
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L0.1

TREE INVENTORY LISTING - PRESERVED TREES

NOTE!
 REFER TO TREE PRESERVATION & REMOVAL PLAN, PREPARED BY DICKSON DESIGN STUDIO, INC., FOR ADDITIONAL INFORMATION.

Tag No.	Location	Common Name	Botanical Name	Size	Cond.	Form	OUTCOME
TREES TO PRESERVE							
1301	Kaspar parkway	Silver Maple	Acer saccharinum	31	3	3	PRESERVE
1302	Kaspar parkway	Silver Maple	Acer saccharinum	28	4	4	PRESERVE
1303	Kaspar parkway	Silver Maple	Acer saccharinum	24	3	3	PRESERVE
1304	Kaspar parkway	Silver Maple	Acer saccharinum	29	3	3	PRESERVE
1305	Kaspar parkway	Silver Maple	Acer saccharinum	30	3	3	PRESERVE
1306	Kaspar parkway	Silver Maple	Acer saccharinum	28	3	3	PRESERVE
1309	E. property line	Hackberry	Celtis occidentalis	3	2	4	PRESERVE
1311	E. property line	Norway Maple	Acer platanoides	8	2	3	PRESERVE
1335	E. property line	Black Walnut	Juglans nigra	14	3	4	PRESERVE
1338	E. property line	Hackberry	Celtis occidentalis	4	3	3	PRESERVE
1366		Hackberry	Celtis occidentalis	30	3	3	PRESERVE
1382	N. property line	Hackberry	Celtis occidentalis	23	3	3	PRESERVE
1384		Hackberry	Celtis occidentalis	2.5	2	4	PRESERVE
1386		Norway Maple	Acer platanoides	3.5	2	3	PRESERVE
1388		American Elm	Ulmus americana	6	3	4	PRESERVE
1398		American Elm	Ulmus americana	2.5	2	4	PRESERVE
1438	Along Sigwalt	American Elm	Ulmus americana	9	3	2	PRESERVE
1455	Along Sigwalt	Crabapple	Malus spp.	5	2	3	PRESERVE
1456	Along Sigwalt	Mulberry	Morus spp.	9	3	3	PRESERVE
1457	Along Sigwalt	White Ash	Fraxinus americana	4	3	2	PRESERVE
1459	Along Sigwalt	Crabapple	Malus spp.	6	3	3	PRESERVE
1460	S.E. property corner	American Elm	Ulmus americana	2.5	2	3	PRESERVE
1494	W. property line	Norway Maple	Acer platanoides	18	3	3	PRESERVE
1562	E. property line	Honeylocust	Gleditsia triacanthos	4	2	3	PRESERVE
1563	E. property line	Honeylocust	Gleditsia triacanthos	2.5	2	3	PRESERVE
1564	E. property line	Black Walnut	Juglans nigra	4	2	3	PRESERVE
1565	E. property line	Honeylocust	Gleditsia triacanthos	5	3	4	PRESERVE
1566	E. property line	Honeylocust	Gleditsia triacanthos	4	3	3	PRESERVE
1567	E. property line	Honeylocust	Gleditsia triacanthos	3	3	4	PRESERVE
1608	W. property line	Silver Maple	Acer saccharinum	14	3	4	PRESERVE
1609	W. property line	Norway Maple	Acer platanoides	15	3	4	PRESERVE
1663	W. property line	Hackberry	Celtis occidentalis	2.5	3	4	PRESERVE
1672	E. property line	Cottonwood	Populus deltoides	33	3	4	PRESERVE
1682		Black Walnut	Juglans nigra	15	2	3	PRESERVE
1689		Silver Maple	Acer saccharinum	44	5	3	PRESERVE
1702	Sigwalt parkway	Honeylocust	Gleditsia triacanthos	24	3	4	PRESERVE
1703	Sigwalt parkway	Honeylocust	Gleditsia triacanthos	23	3	3	PRESERVE
1704	Sigwalt parkway	Norway Maple	Acer platanoides	19	4	3	PRESERVE
1706	Campbell parkway	Norway Maple	Acer platanoides	2	3	3	PRESERVE
1707	Campbell parkway	Honeylocust	Gleditsia triacanthos	23	3	3	PRESERVE
1708	Campbell parkway	Honeylocust	Gleditsia triacanthos	26	3	4	PRESERVE

PLANT & MATERIALS LIST

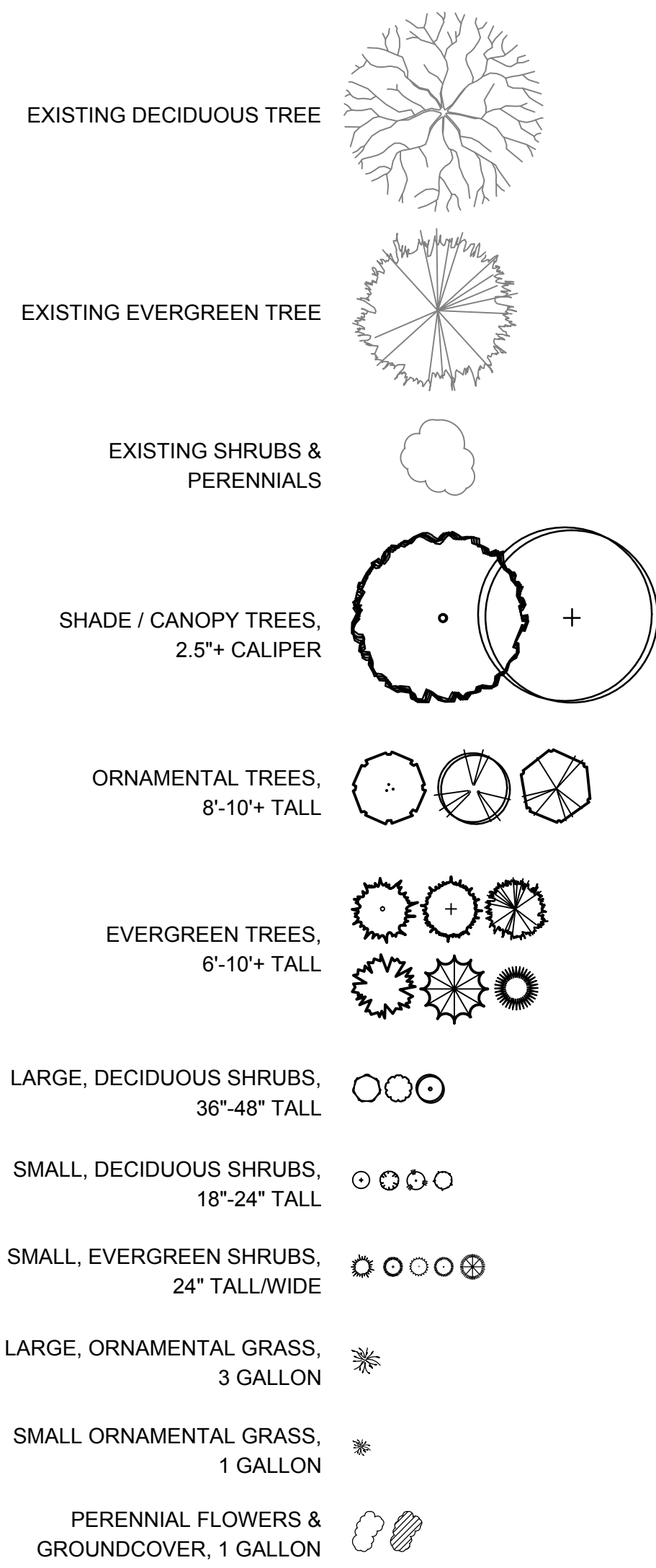
NOTE!
 NATIVE SEED VARIETIES FOR THE DETENTION SIDE SLOPES AND BASIN BOTTOM SHALL BE PROVIDED AT TIME OF FINAL LANDSCAPE PLAN.

CODE	QTY	SIZE	BOTANIC NAME	COMMON NAME
Shade Trees				
-	30	4" caliper	-	Misc. sp. on lots (<i>species TBD at time of final</i>)
AS	4	4" caliper	Acer saccharum	Sugar Maple
CO	6	4" caliper	Celtis occidentalis	Hackberry
GT1	4	4" caliper	Gleditsia triacanthos var. inermis	Thornless Common Honeylocust
LT	3	4" caliper	Liriodendron tulipifera	Tulip Tree
PAMC	6	4" caliper	Platanus acerifolia 'Morton Circle'	Exclamation London Planetree
PCC	1	4" caliper	Pyrus calleryana 'Chanticleer'	Chanticleer Flowering Pear
Evergreen Trees				
-	22	8'-12' high	-	Misc. sp. on lots (<i>species TBD at time of final</i>)
PGD10	1	10' high	Picea glauca 'Densata'	Black Hills Spruce
PGD8	2	8' high	Picea glauca 'Densata'	Black Hills Spruce
PM12	1	12' high	Pseudotsuga menziesii	Douglas Fir
PM10	3	10' high	Pseudotsuga menziesii	Douglas Fir
PS8	1	8' high	Pinus strobus	White Pine
Ornamental Trees				
-	38	8' high	-	Misc. sp. on lots (<i>species TBD at time of final</i>)
-	15	8' high	-	Misc. sp. on house foundations (<i>species TBD at time of final</i>)
AC	4	8' high	Amelanchier canadensis	Shadblow Serviceberry
CM	1	8' high	Cornus mas	Comelian Cherry
MRR	2	8' high	Malus x 'Royal Raindrops'	Royal Raindrops Flowering Crabapple
Large Deciduous Shrubs				
RCM	27	5 gal.	Rhus copallina 'Morton'	Praire Flame Shining Sumac
SMP	33	48"	Syringa meyeri 'Palibin'	Dwarf Korean Lilac
Ornamental Grasses				
PVN3	18	3 Gal.	Panicum virgatum 'Northwind'	Northwind Switch Grass
Detention Plantings				
-	830	S.Y.	-	Native Seed Mix (<i>side slopes</i>)
-	830	S.Y.	-	DS-75 Erosion Control Blanket (<i>side slopes</i>)
-	1,260	S.Y.	-	Native Seed Mix (<i>bottom</i>)
-	1,260	S.Y.	-	SC-150 Erosion Control Blanket (<i>bottom</i>)
Materials				
-	8	C.Y.	-	Soil Amendments
-	24	C.Y.	-	Shredded Hardwood Mulch
-	TBD	S.Y.	-	Kentucky Bluegrass Blend Seed & Blanket
-	TBD	S.F.	-	Kentucky Bluegrass Blend Sod

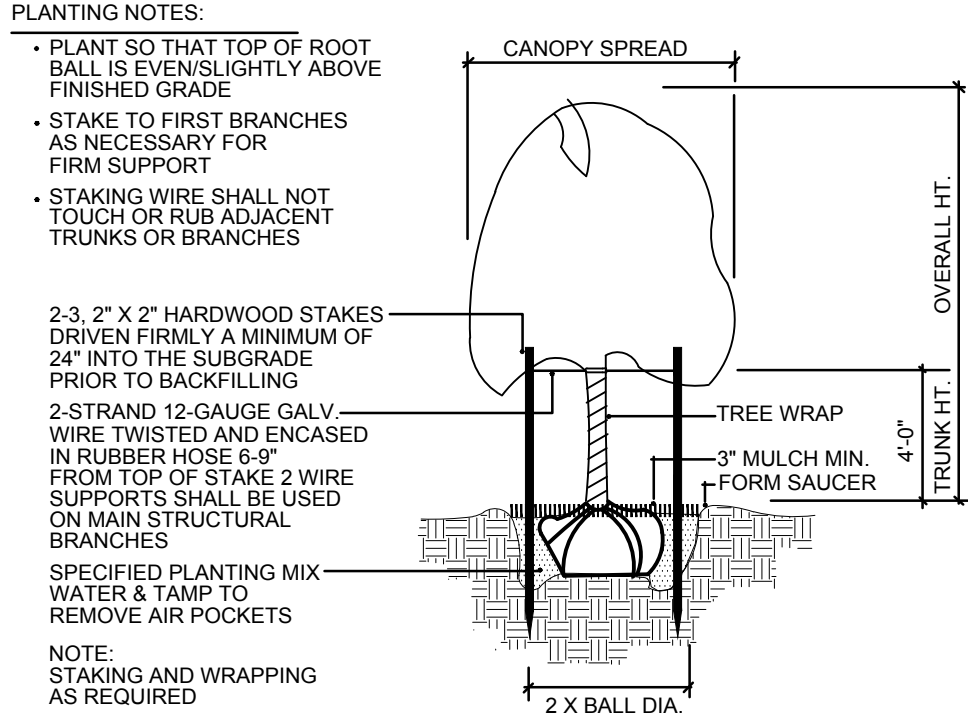
NOTE!
 144 TOTAL NEW TREES TO BE PLANTED,
 INCLUDING PARKWAY TREES, TREES ON
 LOTS, AND TREES AROUND THE
 DETENTION AREA

PLANT SYMBOLS KEY

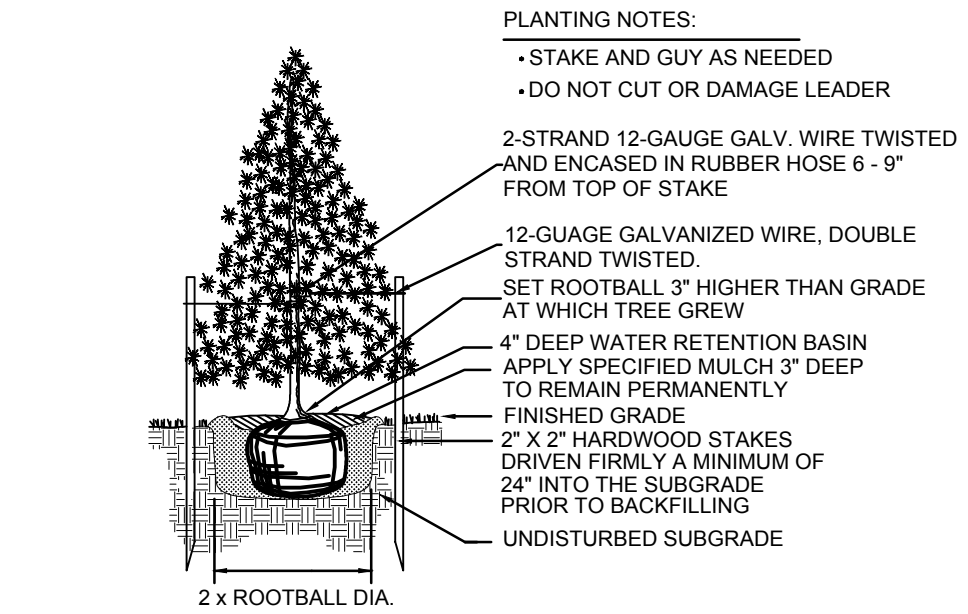
NOTE!
 NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.



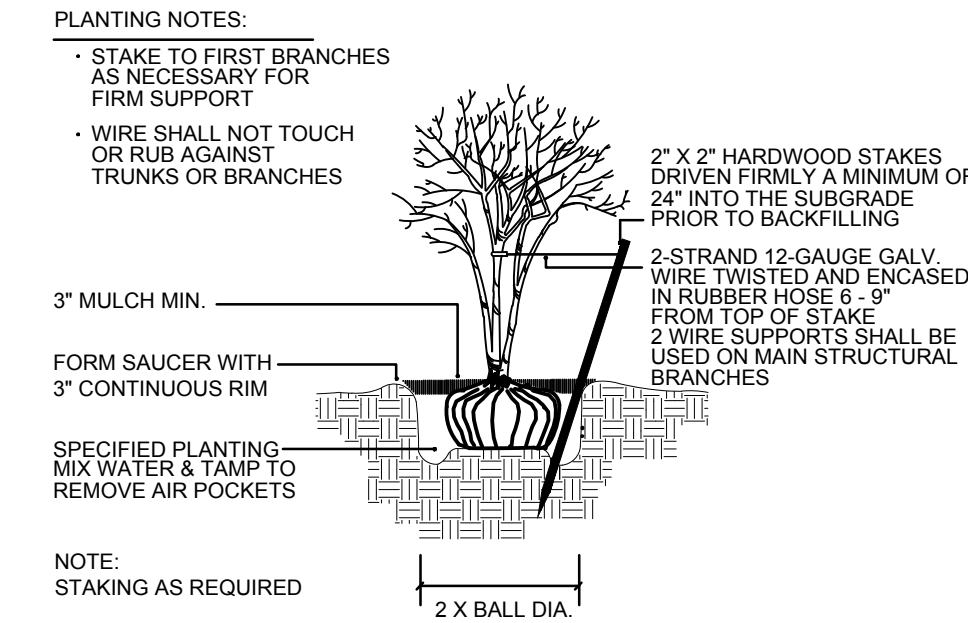
PLANTING DETAILS



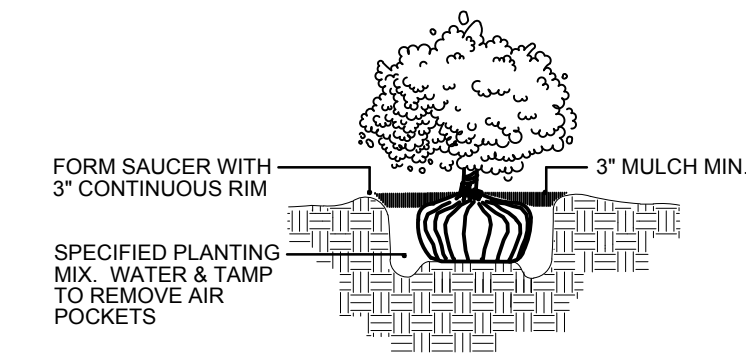
TREE PLANTING & STAKING
 NOT TO SCALE



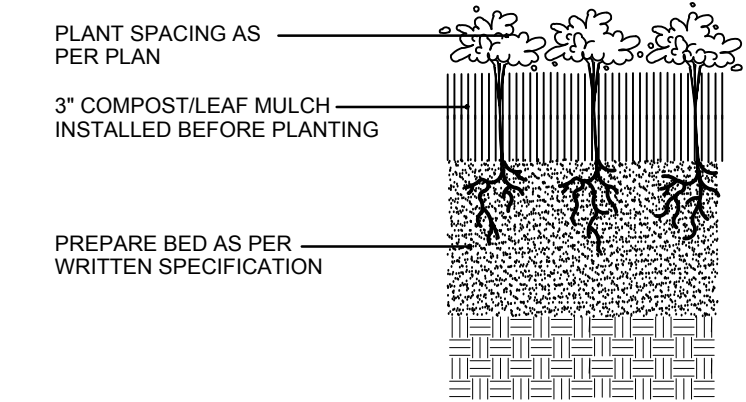
EVERGREEN TREE PLANTING
 NOT TO SCALE



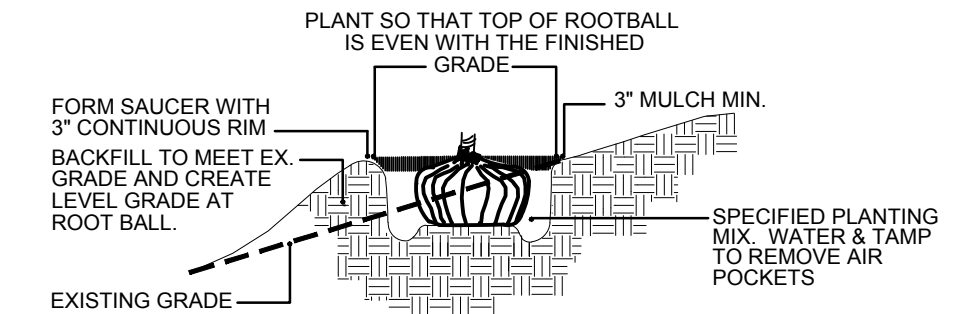
MULTI-TRUNK TREE STAKING
 NOT TO SCALE



SHRUB PLANTING
 NOT TO SCALE



PERENNIAL PLANTING
 NOT TO SCALE



HILLSIDE PLANTING
 NOT TO SCALE



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 STUDIO

526 SKYLINE DRIVE
 ALGONQUIN IL 60102
 847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
 CHICAGO, IL

PLAN DATE

FEBRUARY 4, 2015

REVISIONS

1.	PER CLIENT	2/12/16
2.	PER CLIENT	2/17/16
3.	PER TREE PRES	2/17/16
4.	PER COMMENTS	4/4/16
5.	PER COMMENTS	4/11/16
6.	PER COMMENTS	4/12/16
7.	PER COMMENTS	4/13/16
8.		
9.		
10.		

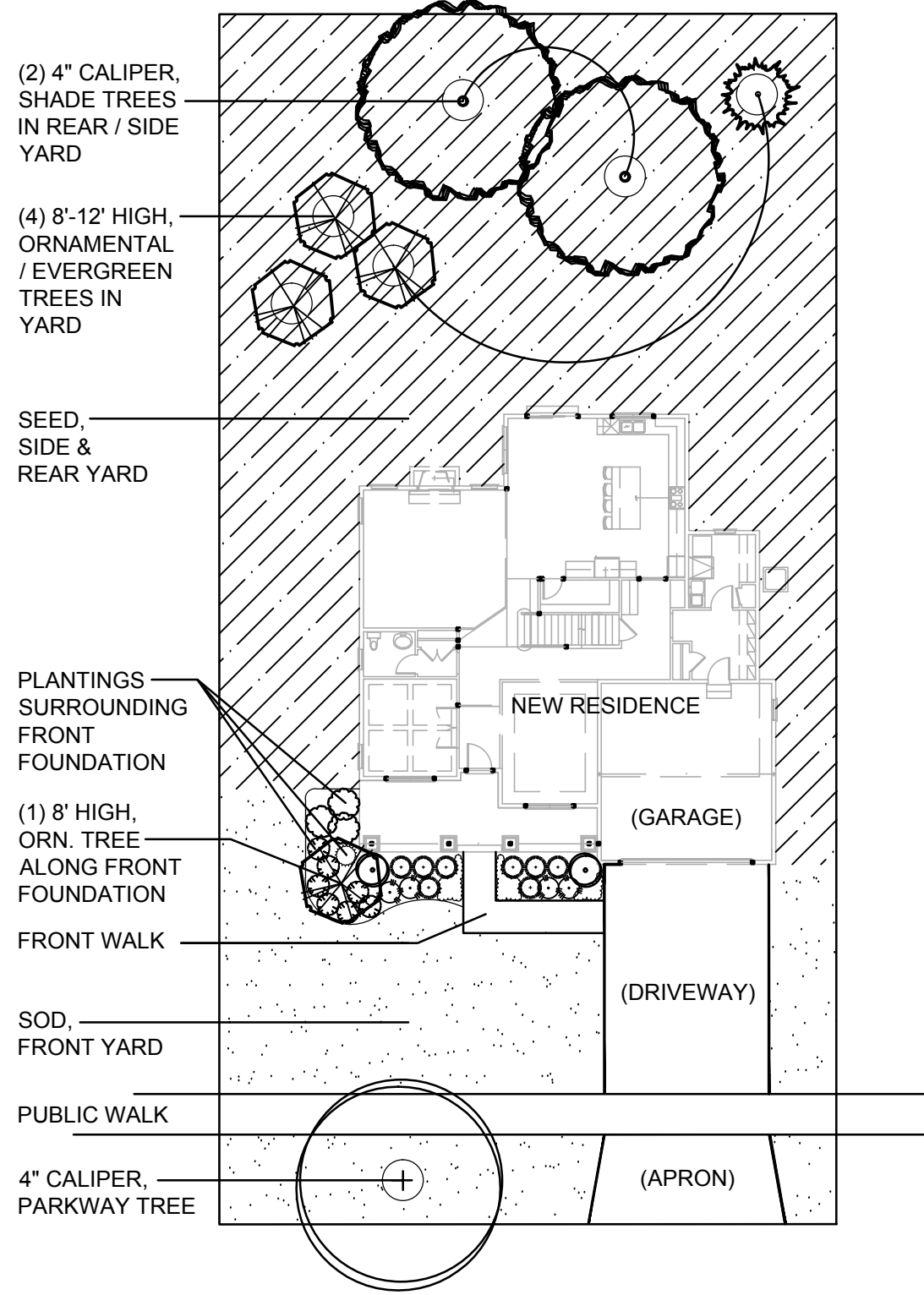
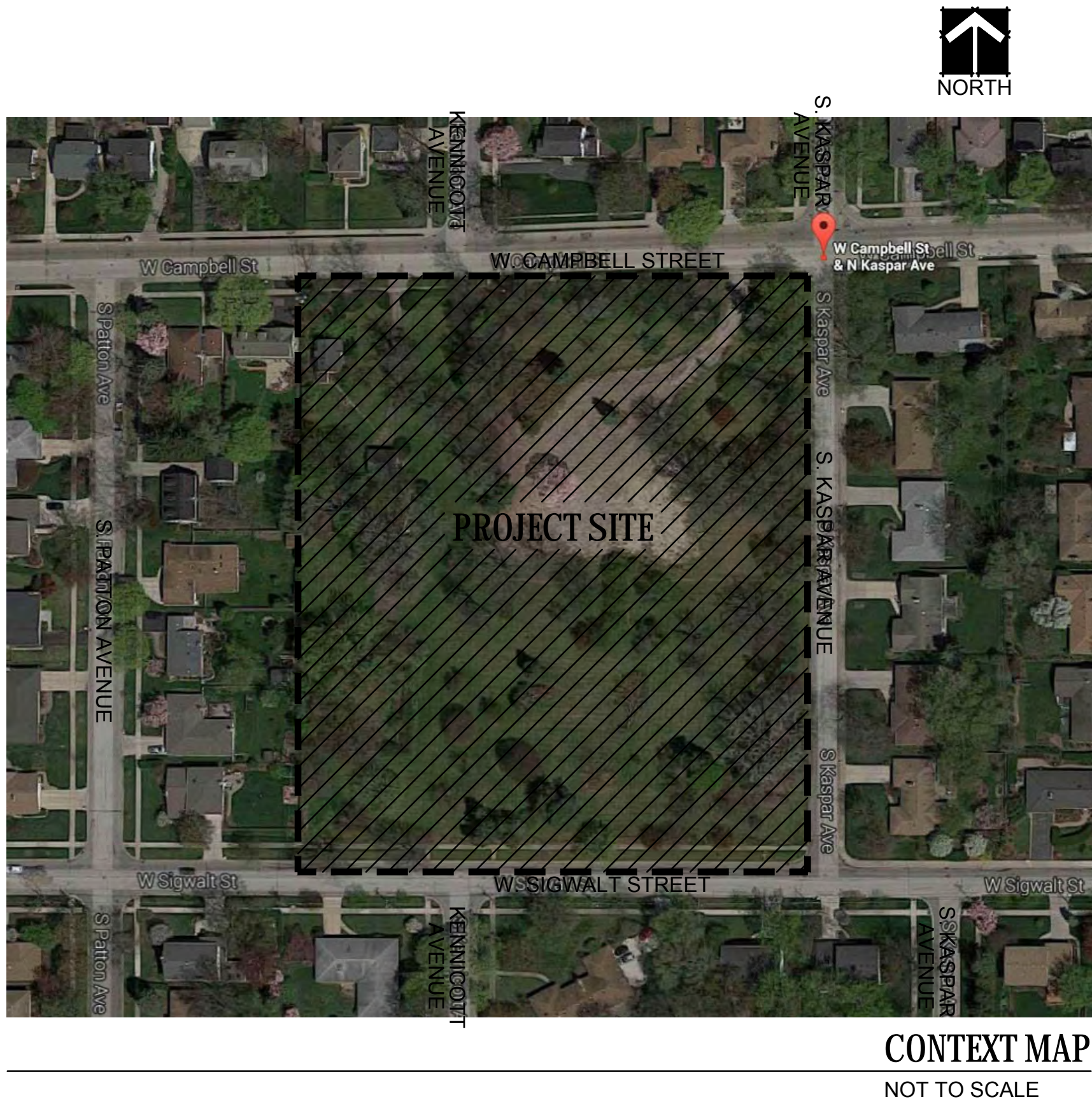
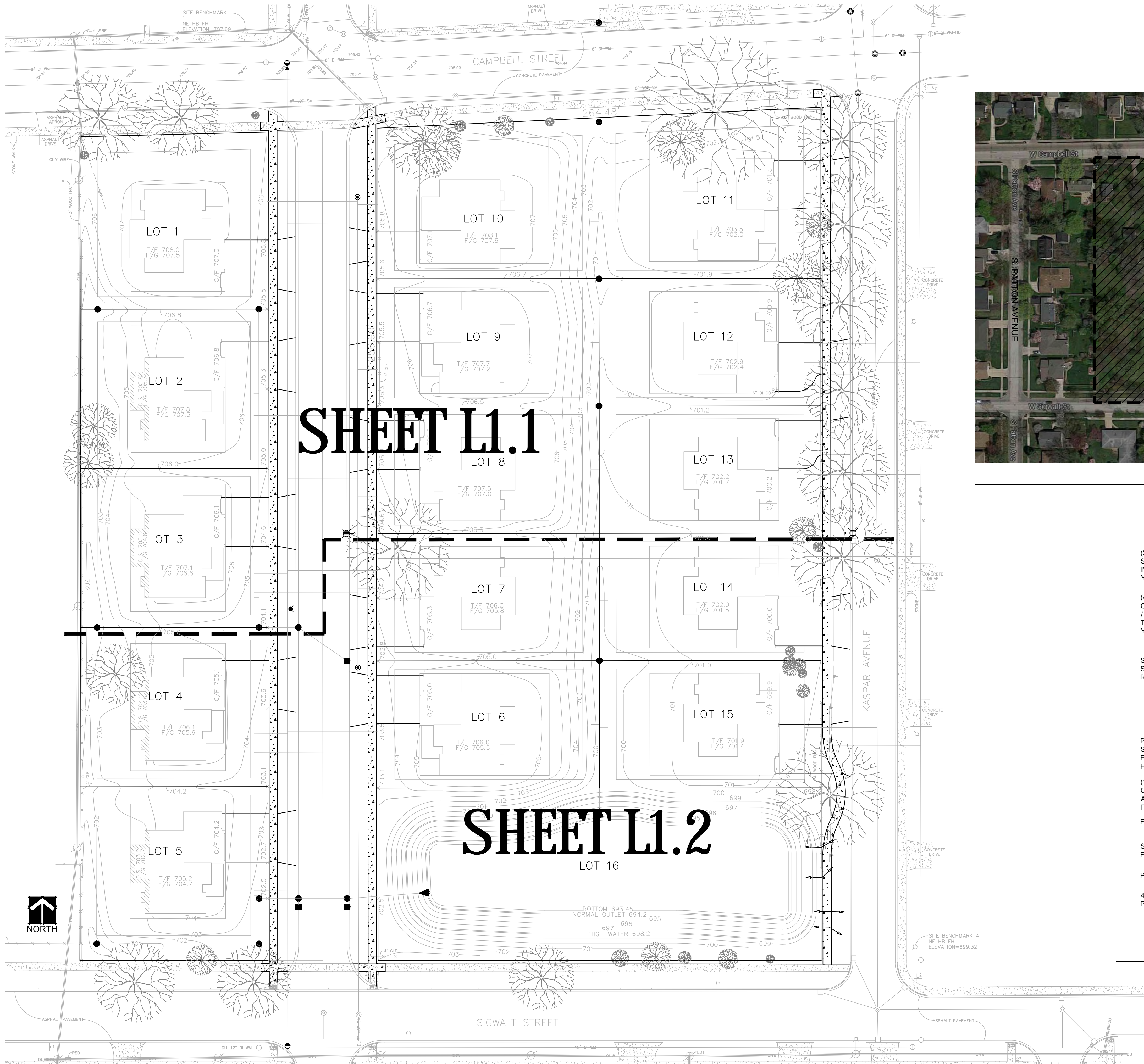
PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
 ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L0.2



TYPICAL FOUDATION LANDSCAPE PLAN
SCALE: 1" = 20'-0"

LAND DEVELOPMENT LANDSCAPE PLAN - SHEET KEY
SCALE: 1" = 30'-0"



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL

PLAN DATE

FEBRUARY 4, 2015

REVISIONS

1.	PER CLIENT 2/12/16
2.	PER CLIENT 2/17/16
3.	PER TREE PRES 2/17/16
4.	PER COMMENTS 4/4/16
5.	PER COMMENTS 4/11/16
6.	PER COMMENTS 4/12/16
7.	PER COMMENTS 4/13/16
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.0





SCALE: 1" = 20'-0"



dickson design
STUDIO

526 SKYLINE DRIVE
ALGONQUIN IL 60102
847 878 4019

CLIENT NAME AND ADDRESS

LEXINGTON HOMES

**1731 N. MARCEY STREET, SUITE 200
CHICAGO, IL**

PLAN DATE

FEBRUARY 4, 2015

REVISIONS

PROJECT NAME AND SHEET TITLE

LEXINGTON TOWNE
ARLINGTON HEIGHTS, IL

PRELIMINARY LANDSCAPE PLAN

SHEET NUMBER

L1.2