

**Conceptual Landscape Plan
for
SEASONS AT CREST HILL
CREST HILL, ILLINOIS**

Crest Hill Required Landscaping

MINIMUM PLANTING REQUIREMENTS

One approved planting for each 725 sf of gross lot area. For each required planting, there shall be an additional 10 sf of approved ground cover adjacent thereto. Approx. 688,840 sf gross lot area (preliminary) = 950 approved plantings and 9,500 sf approved adjacent groundcover required.

Approved Plantings and Ground Cover: Shade trees min 0.5" caliper, conifers min 6' height, ornamental trees min 6' in height, border plantings and foundation plantings, living ground coverages at a density sufficient to guarantee total coverage within 2 yrs of planting, other ground covers.

SCREENING AND BUFFERING REQUIREMENTS

Multi-family sites shall be buffered from adjacent single-family sites via landscape berms, plantings, and/or fencing to achieve less than a minimum of 75% visual screen at a min. mature height of 6'.

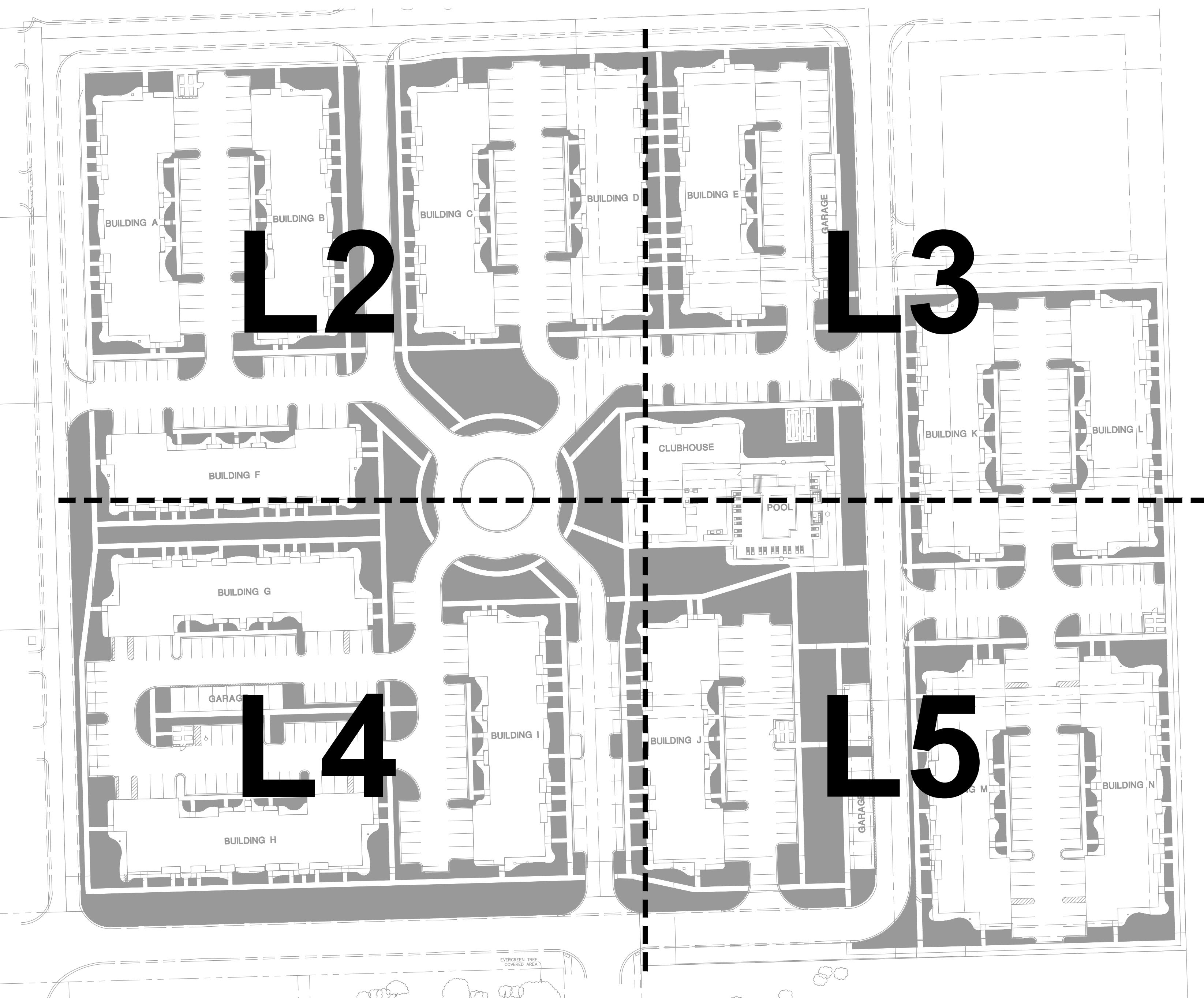
Per 8.3-9.1, a fence, wall, hedge, or shrubbery may be placed along the side and rear lot line. If placed in the front or corner side yard it must maintain a min. setback of 6'. Maximum height 6' in rear and side, 4' in front or corner side.

PARKING REQUIREMENTS

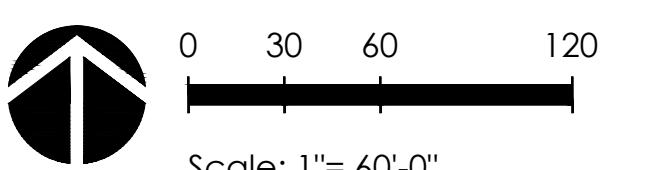
All off-street parking areas containing more than 4 spaces shall be effectively screened on each side adjoining or fronting on any property situated in a R- District. A landscape island shall be required at the end of each parking row. The interior of a parking lot with >20 cars shall include interior landscape islands at 1 tree per 20 parking spaces or fraction thereof, evenly distributed.

Landscape Notes:

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.
3. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
4. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
5. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
6. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
 - a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
 - b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.

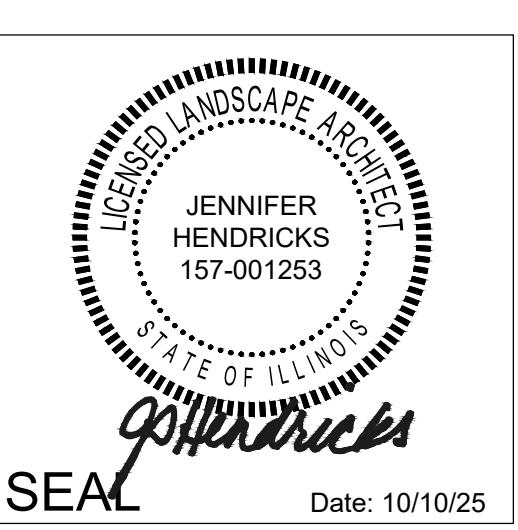


KEY MAP

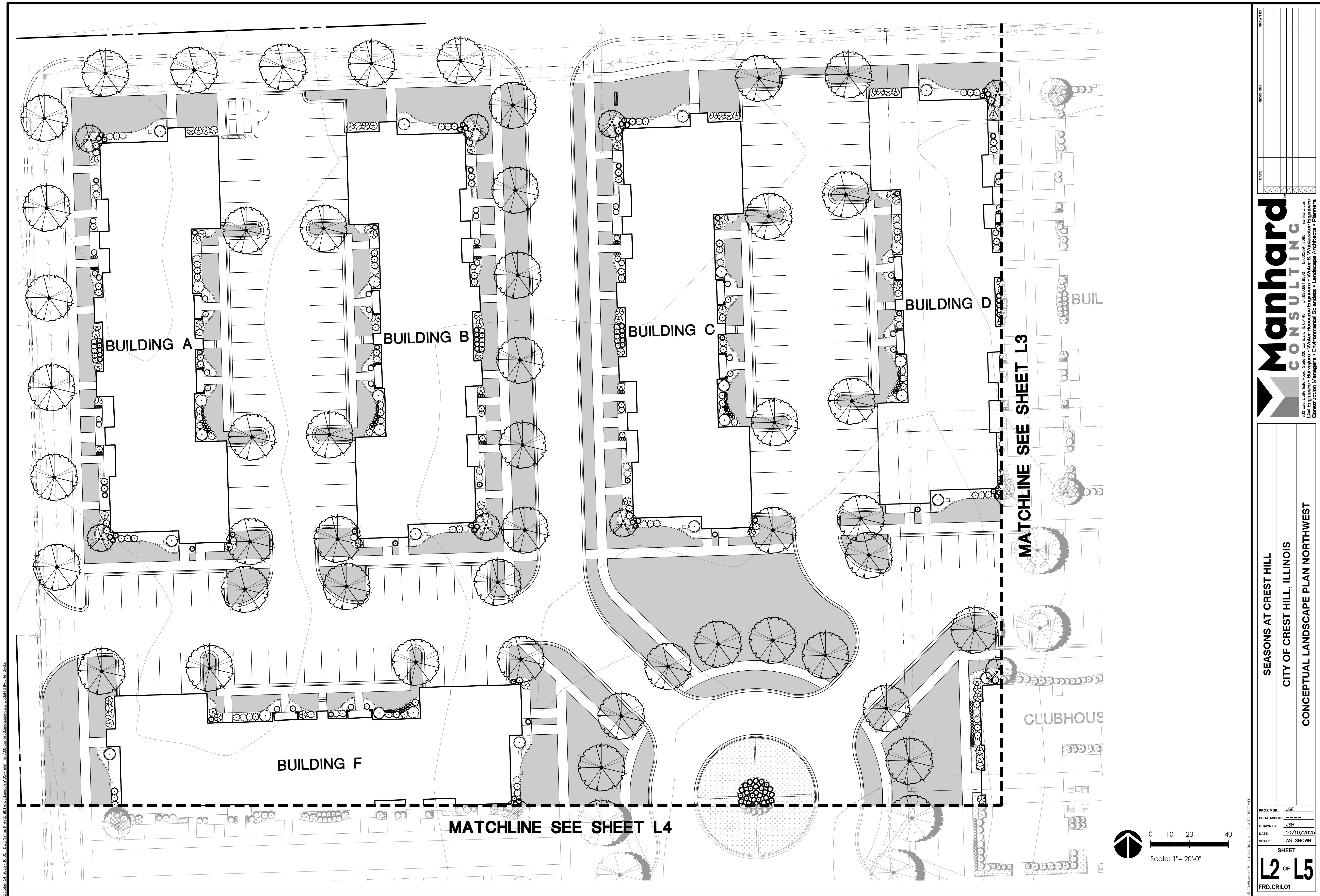


CONCEPT PLANT SCHEDULE

	<u>SHADE TREE</u>	126
	<u>CONIFER</u>	2
	<u>ORNAMENTAL TREE</u>	37
	<u>LARGE SCREENING EVERGREEN</u>	49
	<u>EVERGREEN SHRUB</u>	433
	<u>6' DECIDUOUS SHRUB</u>	72
	<u>4' DECIDUOUS SHRUB</u>	256
	<u>3' DECIDUOUS SHRUB</u>	225
	<u>TALL ORNAMENTAL GRASS/FERN</u>	290
	<u>LOW ORNAMENTAL GRASS</u>	558
	<u>GROUND COVER</u>	1,399 sf
	<u>PERENNIALS</u>	5,527 sf



Jennifer Hendricks, ASLA, PLA
Illinois Registered Landscape Architect # 157-001253
Expires 08/31/2027

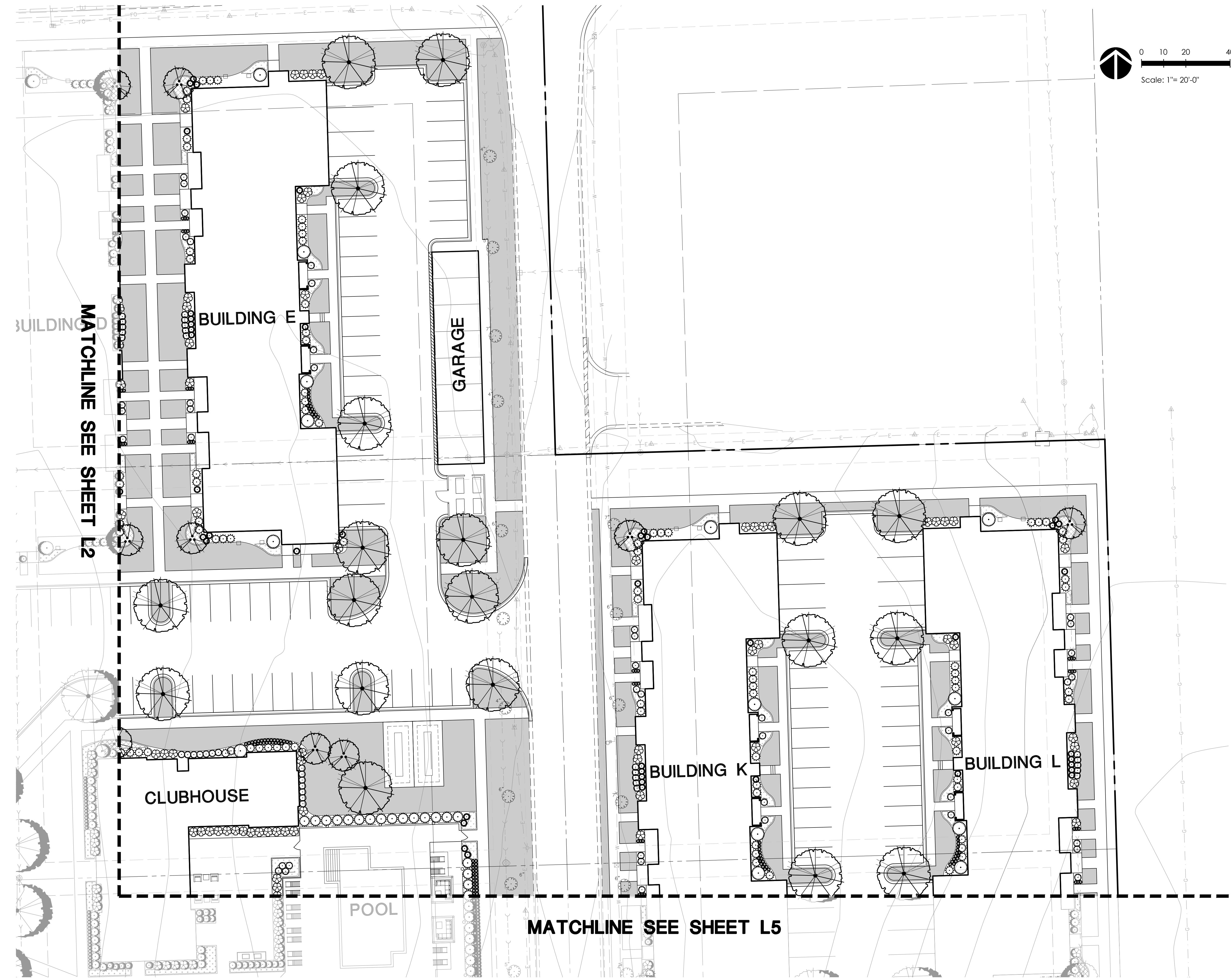


SEASONS AT CREST HILL

CITY OF CREST HILL, ILLINOIS

CONCEPTUAL LANDSCAPE PLAN NORTHWEST

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SEASONS AT CREST HILL
CITY OF CREST HILL, ILLINOIS
CONCEPTUAL LANDSCAPE PLAN NORTHEAST

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Construction Managers • Environmental Consultants

October 14, 2015 10:01:00 Due Date: 10/16/2015 10:00:00 Preliminary/Conceptual/As-Planned
Unlocked by: bheadrick
PROJ. MGR.: JSE
PROJ. ASSOC.: _____
DRAWN BY: JSH
DATE: 10/10/2025
SCALE: AS SHOWN
SHEET
L3 OF L5
FRD.CRL01
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