

**EXISTING CONDITIONS NOTES:**

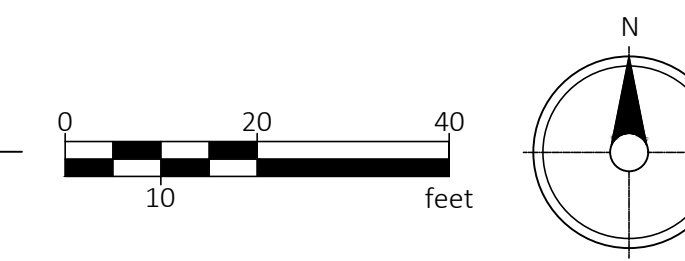
- EXISTING CONDITION INFORMATION IS BASED ON RECORD DRAWINGS PROVIDED BY VANRYN ARCHITECTS DATED 01/15/2011. ANY DISCREPANCIES SHALL BE IMMEDIATELY REPORTED TO THE OWNER.
- ADDITIONAL SITE INFORMATION WAS OBTAINED THROUGH COUNTY GIS DATA AND FIELD VERIFICATION BY PEA ON 05/18/2023.
- UTILITIES SHOWN ON PLANS ARE APPROXIMATE IN LOCATION AND ARE FOR INFORMATIONAL PURPOSES ONLY AND MAY NOT BE ALL INCLUSIVE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT 811 TO CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION. SHOULD A CONFLICT EXIST, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE LANDSCAPE ARCHITECT & OWNER. CONTRACTOR SHALL TAKE RESPONSIBILITY FOR DAMAGES TO SUCH UTILITIES CAUSED AS RESULT OF CONSTRUCTION.
- TREES 4-INCHES OR GREATER IN DIAMETER HAVE BEEN LOCATED AND SHOWN.
- CONTRACTOR RESPONSIBLE FOR SETTING BENCHMARKS AND VERIFYING PROPERTY LINES ON-SITE.

**SITE PREPARATION NOTES:**

- CONTRACTOR SHALL REMOVE ALL PERENNIALS AND SHRUBS AS NOTED. REMOVAL TO INCLUDE GREATEST EXTENT OF ROOT MATTER ALONG WITH THE PLANTS. DISPOSAL OF MATERIALS SHALL BE DONE LEGALLY OFF-SITE.
- CONTRACTOR SHALL REMOVE ALL TREES AS NOTED ON PLANS. STUMPS SHALL BE GROUND BELOW GRADE, UNLESS OTHERWISE NOTED.

**EXISTING CONDITIONS & SITE PREPARATION PLAN**

SCALE: 1" = 20'-0"



EXISTING TREE LIST	
CODE	SPECIES
CAT	NORTHERN CATALPA
COF	KENTUCKY COFFEETREE
GNK	GINKGO
HL	HONEYLOCUST
LIN	LINDEN
MAP	MAPLE
TOH	TREE OF HEAVEN

PROJECT NAME:  
**LANDSCAPE RENOVATIONS**  
17510 SOUTH HALSTED  
HOMERWOOD, IL 60430

OWNER NAME:  
**KRYGIER COMPANIES /  
HOMEPLATE PROPERTIES, LLC.**  
1055 EAGLE RIDGE DRIVE  
SCHERERVILLE, IN 46375  
p. 219.864.4043

CONSULTANTS:  
**INTERTECH DESIGN SERVICES**  
p. 513.791.5588

**PLANED ENVIRONMENT ASSOCIATES**  
(219) 299-0383  
www.planed.com  
P.O. BOX 2266  
CHRISTEVILLE, IN 46034

SUBMITTAL & REVISIONS	
1	05/18/23 FIELD VERIFICATION
2	05/24/23 INITIAL DESIGN REVIEW

STAMP:  
  
 EXP: 8/31/2023

TITLE:  
**EXISTING & SITE PREP PLAN**

SHEET:  
**L001**

DRAWN BY: JRR  
CHECK BY: JJF  
PROJECT #: 23-018

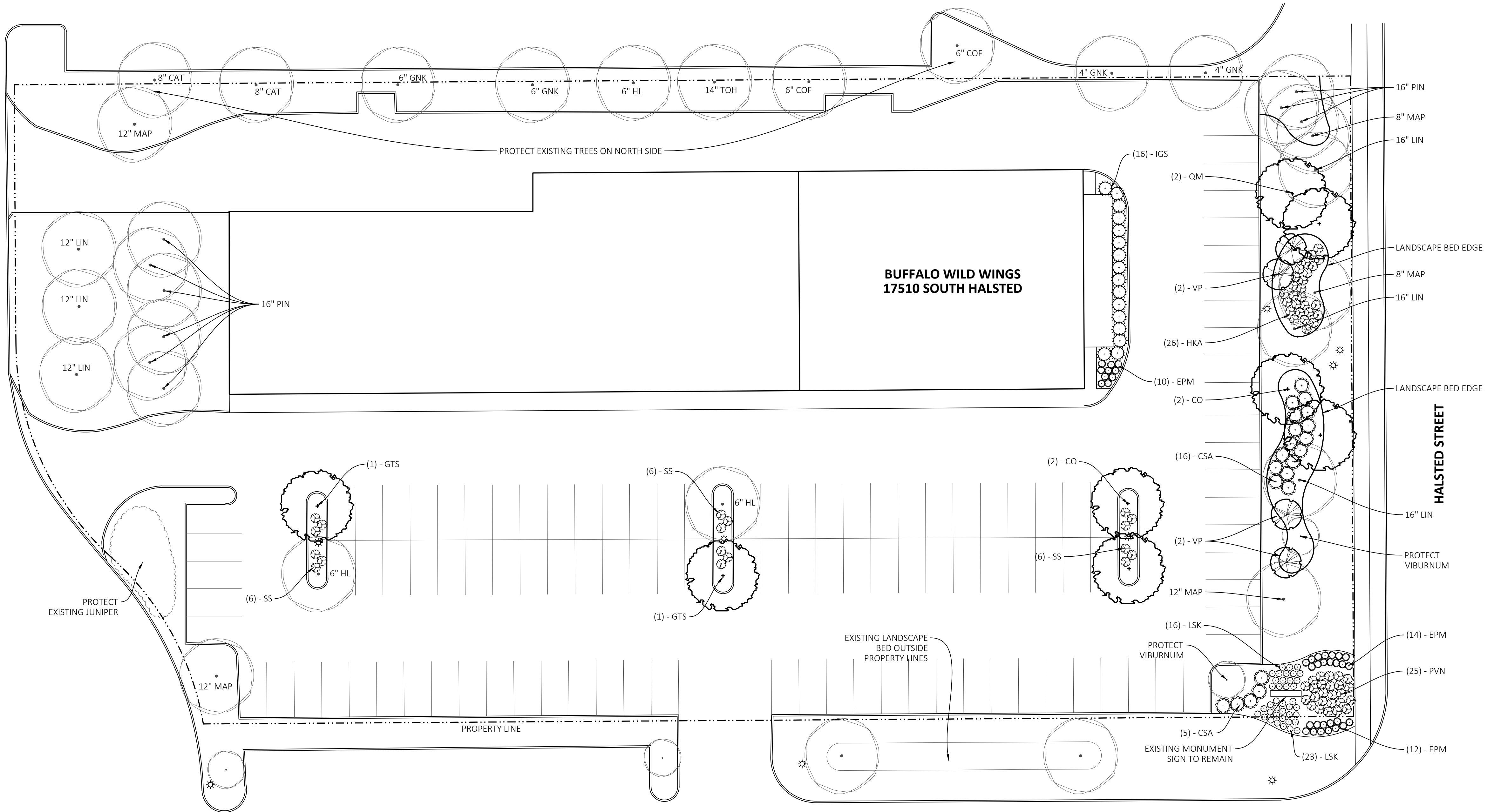


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**LANDSCAPE PLAN**

SCALE: 1" = 20'-0"

LANDSCAPE ORDINANCE REVIEW: HOMEWOOD, ILLINOIS (B-4 ZONING)			
SPECIFIC ORDINANCE	CODE REQUIRES	CALCULATION	COMPLIANCE
44-05-06.B.6.b	FOR PARCELS GREATER THAN ONE-HALF (0.5) ACRE AND LESS THAN FIVE (5) ACRES, A MINIMUM OF SIXTY PERCENT (60%) OF THE PLANT MATERIAL ON A PARCEL SHALL BE DROUGHT TOLERANT NATIVE SPECIES. TOTAL PLANT MATERIAL, EXCLUDING TURF AND OTHER GROUND COVER, SHALL NOT BE COMPRISED OF MORE THAN THIRTY PERCENT (30%) OF ANY SINGLE SPECIES OR FIFTY PERCENT (50%) PERCENT OF ANY GENUS	PARCEL = 2.03 ACRES	TOTAL PROPOSED PLANTS = 193 NATIVE DROUGHT TOLERANT = 100% SPECIES MAX. = 20% (LIATRIS) GENUS MAX. = 20% (LIATRIS)
44-05-06.F.3.b.ii	FOR EVERY THREE (3) FEET OF LANDSCAPE AREA LENGTH, PROVIDE A MINIMUM OF ONE SHRUB OR NATIVE GRASS.	HALSTED FRONTAGE = 210 LF 210 LF / 3 = 70 SHRUBS OR NATIVE GRASS REQ'D	72 SHRUBS & NATIVE GRASSES PROVIDED ALONG HALSTED
44-05-06.F.3.b.iii	FOR EVERY TWENTY-FIVE FEET (25') OF LANDSCAPE AREA LENGTH, PROVIDE A MINIMUM OF ONE (1) UNDERSTORY/EVERGREEN TREE.	HALSTED FRONTAGE = 210 LF 210 LF / 25 = 8 UNDERSTORY OR EVERGREEN TREE REQ'D	3 EXISTING EVERGREEN TREES + 1 EXISTING UNDERSTORY TREE + 4 PROPOSED ORNAMENTAL TREES
44-05-06.F.3.b.iii	FOR EVERY TWENTY-FIVE FEET (25') OF LANDSCAPE AREA LENGTH, PROVIDE A MINIMUM OF ONE (1) CANOPY TREE.	HALSTED FRONTAGE = 210 LF 210 LF / 25 = 8 CANOPY TREES REQ'D	6 EXISTING & 2 PROPOSED CANOPY TREES
44-05-06.G.3.b	A MINIMUM OF ONE (1) CANOPY TREE AND THREE (3) SHRUBS OR NATIVE GRASSES SHALL BE PROVIDED FOR EVERY PARKING AREA END CAP. IF THE END CAP EXTENDS THE WIDTH OF A DOUBLE BAY, THEN TWO (2) CANOPY TREES SHALL BE PROVIDED.	N/A	PROVIDED

PLANTING SCHEDULE						
KEY	QTY.	BOTANICAL NAME	COMMON NAME	SIZE	SPACING	COMMENTS
<b>DECIDUOUS TREES</b>						
CO	4	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL.	50' O.C.	B&B SPECIMEN
GTS	2	GLEDITSIA TRIACANTHOS 'SKYCOLE'	SKYLINE HONEYLOCUST	2.5" CAL.	30' O.C.	B&B SPECIMEN
QM	2	QUERCUS MACROCARPA	BUR OAK	2.5" CAL.	60' O.C.	B&B SPECIMEN
<b>ORNAMENTAL TREES</b>						
VP	4	VIBURNUM PRUNIFOLIUM	BLACKHAW VIBURNUM	8' HT.	12' O.C.	MULTI-STEM SPECIMEN
<b>DECIDUOUS SHRUBS</b>						
CSA	21	CORNUS SERICEA 'FARROW'	ARCTIC FIRE DOGWOOD	#3 CONT.	48" O.C.	
HKA	26	HYPERICUM KALMIANUM	KALM'S ST. JOHNSWORT	#3 CONT.	36" O.C.	
<b>EVERGREEN SHRUBS</b>						
IGS	16	ILEX GLABRA 'SHAMROCK'	SHAMROCK INKBERRY	#3 CONT.	36" O.C.	
<b>ORNAMENTAL GRASSES</b>						
PVN	25	PANICUM VIRGATUM 'NORTHWIND'	NORTHWIND SWITCH GRASS	#3 CONT.	36" O.C.	
SS	18	SCHIZACHYRIUM SCOPARIUM	LITTLE BLUESTEM	#3 CONT.	36" O.C.	
<b>PERENNIALS &amp; GROUNDCOVERS</b>						
EPM	36	ECHINACEA 'CBG CONE2'	PIXIE MEADOWBRITE CONEFLOWER	#1 CONT.	24" O.C.	
LSK	39	LIATRIS SPICATA 'KOBOLD'	KOBOLD BLAZINGSTAR	#1 CONT.	12" O.C.	

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**LANDSCAPE PLAN**

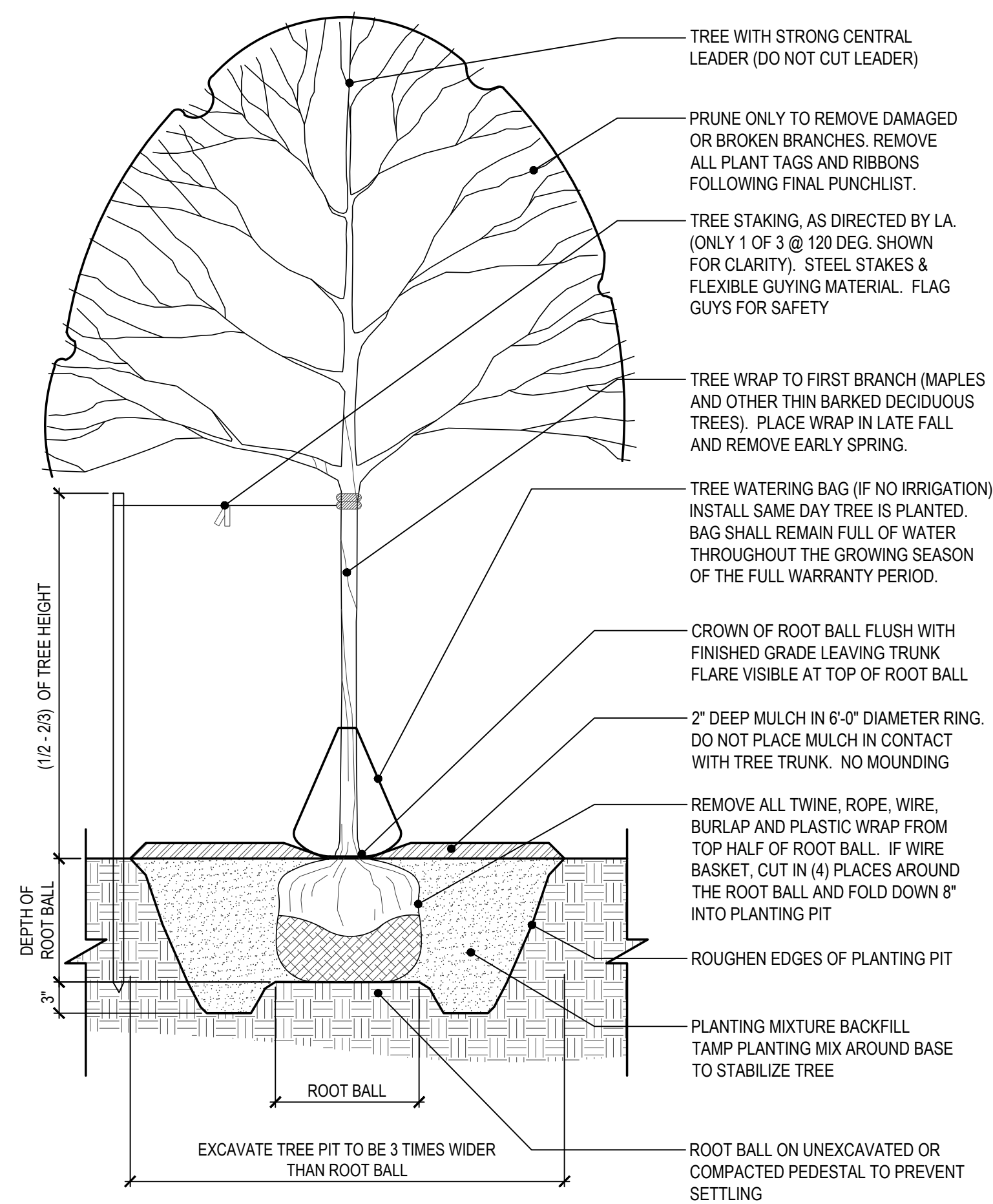
SHEET:  
**L101**

DRAWN BY: JRR  
CHECK BY: JJF  
PROJECT #: 23-018

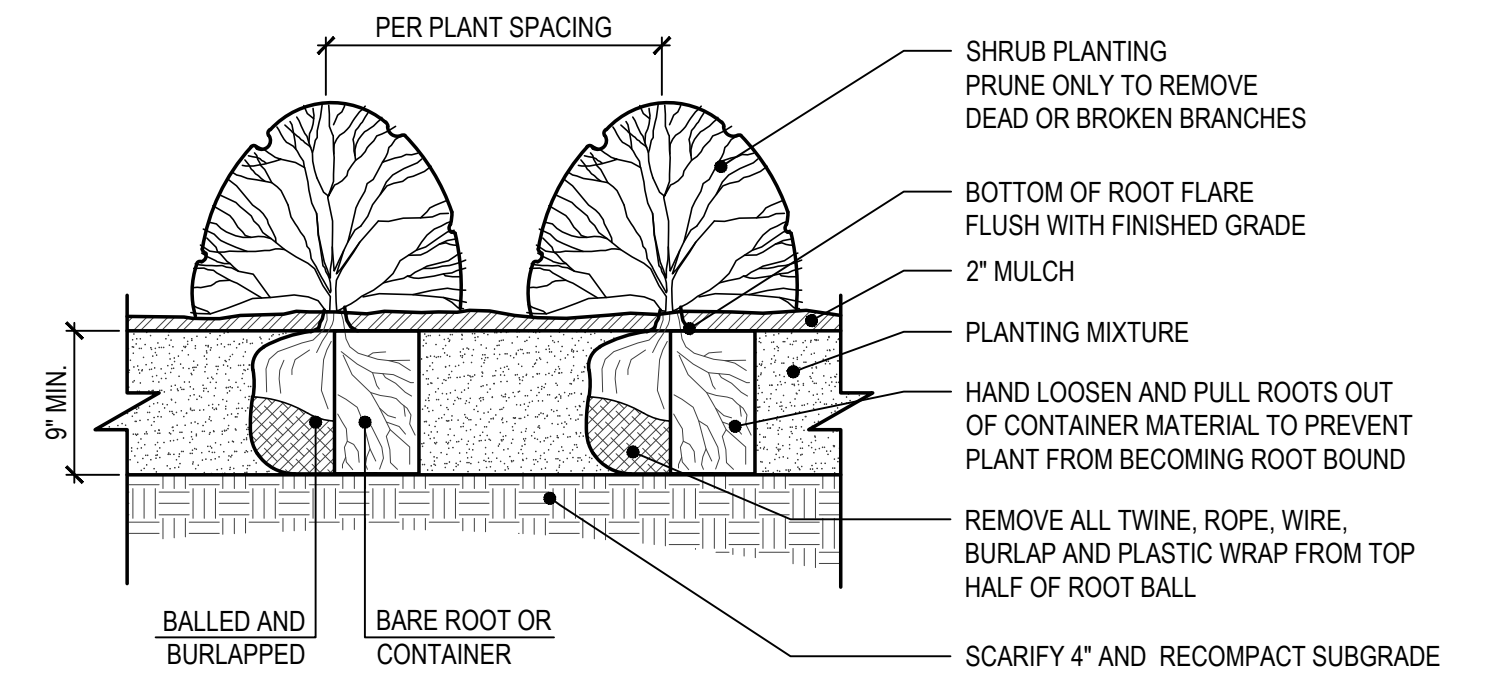


**PLANTING NOTES**

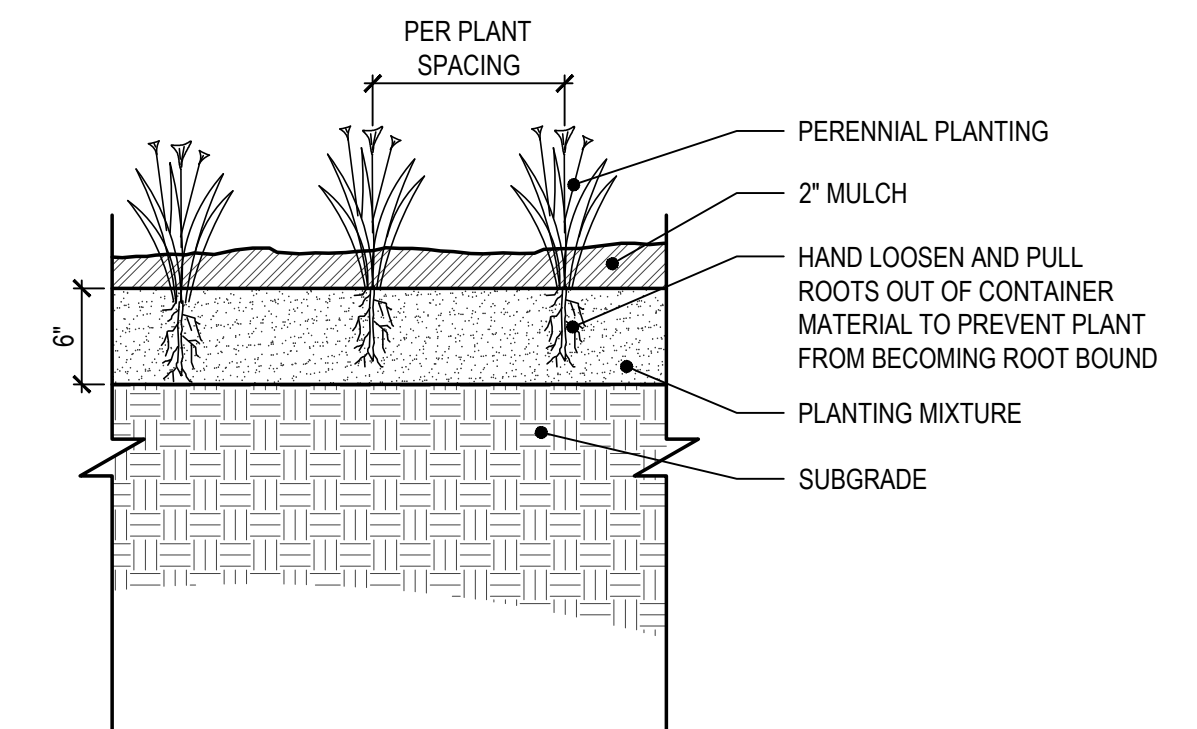
1. SEE SHEET L101 FOR LANDSCAPE ORDINANCE REVIEW DATA TABLE AND PLANT SCHEDULE.
2. THE CONTRACTOR SHALL OBTAIN AND PAY FOR ALL PERMITS AND FEES THAT MAY BE REQUIRED FOR HIS PORTION OF WORK.
3. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO WORK.
4. IN CASE OF DISCREPANCIES BETWEEN THE PLAN AND THE PLANT LIST, 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, MOST CURRENT EDITION, AS SET FORTH BY AMERICAN ASSOCIATION OF NURSERYMEN.
  - 5.2. PLANTS SHALL BE EQUAL TO OR EXCEED THE MEASUREMENTS SPECIFIED IN THE PLANT LIST.
  - 5.3. PLANTS SHALL BE SOUND, HEALTHY, VIGOROUS AND FREE FROM INSECT PESTS, PLANT DISEASES, AND INJURIES.
  - 5.4. TREES SHALL HAVE STRAIGHT TRUNK WITH LEADER INTACT, UNDAMAGED AND UNMISSED. BRANCHING MUST BE WELL DEVELOPED.
  - 5.5. ALL PLANT MATERIAL AND SEED SHALL BE PROVIDED FROM A NURSERY (WITHIN 200 MILES) WITH A SIMILAR PLANT HARDINESS ZONE AS PROJECT LOCATION.
  - 5.6. NO SUBSTITUTIONS OF PLANT MATERIALS WILL BE ALLOWED. IF PLANTS ARE NOT AVAILABLE, THE CONTRACTOR SHALL NOTIFY OWNER AND LANDSCAPE ARCHITECT PRIOR TO BID IN WRITING.
  - 5.7. ALL PLANTS ARE SUBJECT TO INSPECTION AND APPROVAL. THE LANDSCAPE ARCHITECT AND OWNER RESERVE THE RIGHT TO SELECT AND TAG ALL PLANT MATERIAL AT THE NURSERY PRIOR TO PLANTING AND REJECT UNACCEPTABLE PLANT MATERIAL AT ANY TIME DURING THE PROGRESS OF THE PROJECT.
  - 5.8. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT IN WRITING PRIOR TO BID DATE OF ANY PLANTS THEY FEEL MAY NOT SURVIVE IN LOCATIONS NOTED ON PLANS.
6. IRRIGATION:
  - 6.1. CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHMENT WATERING THROUGH TEMPORARY FACILITIES, WATERING BAGS, ETC., AS APPROVED BY OWNER FOR PLANT WARRANTY.
7. TOPSOIL & PLANTING MIXTURES:
  - 7.1. 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. TOPSOIL SHALL BE MATERIALS CONSISTING OF FERTILE, FRIABLE, FINE SANDY LOAM, UNIFORM IN COMPOSITION AND FREE OF SUBSOIL, STONES, LUMPS, CLOUDS OF HARD EARTH, PLANTS, PLANT ROOTS, STECKS, NOXIOUS WEEDS, SLAG, CINDERS, DEMOLITION DEBRIS OR OTHER EXTRANEOUS MATTER OVER 1" IN LARGEST DIMENSION.
  - 7.4. EXISTING TOPSOIL SHALL BE PREPARED BY THOROUGHLY MIXING IN COMPOST AT THE RATE OF 1/3 VOLUME OF SOIL REPLACED.
  - 7.4. TOPSOIL SHALL BE TESTED AND AMENDED (AS SPECIFIED BY THE TESTING AGENCY) TO THE FOLLOWING:
    - 7.4.1. ADJUST SOIL TO A pH OF 6.0 TO 6.5.
    - 7.4.2. ORGANIC MATTER: 4% MIN, 10% MAX
    - 7.4.3. AVAILABLE PHOSPHORUS: 25 PPM, MIN
    - 7.4.4. EXCHANGEABLE POTASSIUM: 125 PPM, MIN
  - 7.5. THE FOLLOWING FERTILIZERS SHALL BE USED AS FOLLOWS, OR ALTERNATIVES SUBMITTED BY CONTRACTOR TO OWNER AND LANDSCAPE ARCHITECT FOR APPROVAL:
    - 7.5.1. TREES & SHRUBS = 14-4-6 BRIQUETTES @ 17g
    - 7.5.2. LAWN = HIGH NITROGEN STARTER FERTILIZER
  - 7.6. LAWN SEED & SOD AREAS SHALL RECEIVE A MINIMUM OF 4" DEPTH OF TOPSOIL.
  - 7.7. PLANTING BEDS SHALL RECEIVE MINIMUM 6" DEPTH OF AMENDED TOPSOIL.
  - 7.8. NATIVE LANDSCAPE SEEDING AREAS SHALL RECEIVE A MINIMUM 18" DEPTH OF TOPSOIL.
8. MULCH MATERIALS:
  - 8.1. 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.
  - 8.2. MULCH SHALL BE 2-INCH THICK MINIMUM COVERAGE IN ALL AREAS OF TREE PITS OR PLANTING BEDS, UNLESS OTHERWISE NOTED.
  - 8.3. MULCH SHALL BE HELD 1" BELOW SURFACE ELEVATION OF DOWNHILL SIDE OF WALK, SLAB, CURB, LAWN, ETC.
9. LANDSCAPE BED EDGING:
  - 9.1. ALL LANDSCAPE BED EDGING SHALL BE SHOVEL-CUT SPADE EDGE BETWEEN LAWN AREAS UNLESS OTHERWISE NOTED.
10. STORAGE & INSTALLATION:
  - 10.1. CONFIRM LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION.
  - 10.2. EXISTING TREES FOUND ON SITE SHALL BE PROTECTED AND SAVED UNLESS NOTED TO BE REMOVED OR ARE LOCATED IN AN AREA TO BE GRADED. NO VEHICLES OR EQUIPMENT ARE ALLOWED WITHIN THE DRIP LINE OF TREES TO BE PROTECTED. QUESTIONS REGARDING EXISTING PLANT MATERIAL SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO REMOVAL.
  - 10.3. PRUNING AND REMOVAL OF BRANCHES ON EXISTING TREES SHALL BE DIRECTED IN THE FIELD BY OWNER OR LANDSCAPE ARCHITECT.
  - 10.4. EQUIPMENT, PLANTS AND ALL OTHER MATERIALS TO BE STORED ON SITE WILL BE STORED OUTSIDE OF THE DRIP LINE OF TREES TO BE PROTECTED AND PLACED WHERE THEY WILL NOT CONFLICT W/ CONSTRUCTION OPERATIONS.
  - 10.5. NEW PLANTING AREAS ARE TO BE TREATED WITH HERBICIDE (APPROVED BY STATE CHEMIST) TO KILL ALL EXISTING GROUND COVER. THERE SHALL BE A MINIMUM OF TWO (2) APPLICATIONS SEPARATED BY 10 DAYS. IF ALL EXISTING GROUND COVER VEGETATION IS NOT KILLED WITHIN 10 DAYS OF 2ND APPLICATION, A 3RD APPLICATION IS REQUIRED.
  - 10.6. WHERE PROPOSED PLANTINGS ARE INDICATED IN EXISTING PAVING AREAS, CONTRACTOR SHALL EXCAVATE A MINIMUM OF 2'-0" BELOW PAVING SURFACE.
  - 10.7. FINAL PLACEMENT OF PLANT MATERIALS, ETC., ARE SUBJECT TO APPROVAL BY OWNER AND LANDSCAPE ARCHITECT BEFORE PLANTING OPERATIONS ARE TO PROCEED. ALL TREE LOCATIONS SHALL BE MARKED WITH A WOOD STAKE OR FLAG 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. OWNER RESERVES THE RIGHT TO ADJUST PLANT LOCATIONS ON SITE.
  - 10.8. ALL DISTURBED AREAS OUTSIDE THE LIMITS OF WORK SHALL BE RESTORED TO ORIGINAL OR BETTER CONDITION AT NO ADDITIONAL COST TO THE OWNER.
  - 10.9. PRIOR TO FINAL PAYMENT, CONTRACTOR SHALL COORDINATE A FINAL INSPECTION WALK-THROUGH WITH OWNER AND LANDSCAPE ARCHITECT FOR OWNER ACCEPTANCE. THE LANDSCAPE ARCHITECT WILL PROVIDE A PUNCHLIST OF ANY DEFICIENCIES AND PROVIDE TO OWNER AND CONTRACTOR FOR REVIEW AND REMEDIATION.
11. MAINTENANCE:
  - 11.1. INCLUDE PRICING WITH THE BID FOR A 60-DAY MAINTENANCE PERIOD OF ALL LANDSCAPE PLANTINGS FOLLOWING COMPLETE INSTALLATION AND FINAL INSPECTION BY OWNER AND LANDSCAPE ARCHITECT. MAINTENANCE SHALL INCLUDE WATERING, WEEDING, CULTIVATING, MULCHING, MOWING, AND ALL OTHER NECESSARY OPERATIONS REQUIRED FOR PROPER ESTABLISHMENT OF LAWNS AND PLANTINGS.
12. WARRANTY:
  - 12.1. ALL LANDSCAPE PLANTINGS SHALL BE WARRANTED FOR A PERIOD OF ONE YEAR FOLLOWING 60-DAY MAINTENANCE PERIOD. AT THE END OF THIS PERIOD, PLANT MATERIAL TERMED DEAD OR UNSATISFACTORY (EXCEPT FOR DEFECTS RESULTING FROM ABUSE OR DAMAGE BY OTHERS, OR OTHER ACTS DETERMINED AS FORCE MAJEURE) BY OWNER AND LANDSCAPE ARCHITECT SHALL BE REPLACED AT NO ADDITIONAL CHARGE BY THE CONTRACTOR. THE REPLACEMENTS SHALL ALSO BE WARRANTED FOR 1 YEAR.



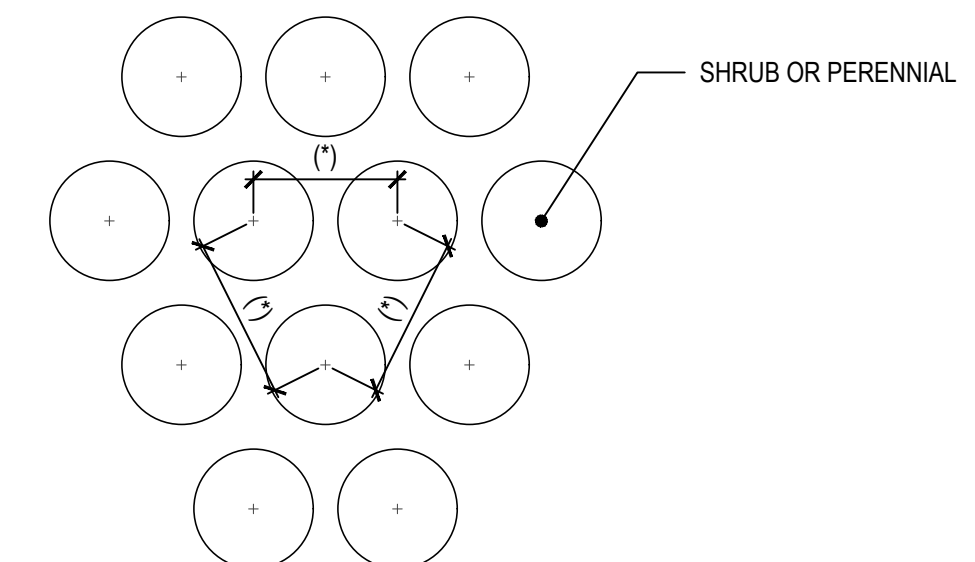
**1 TREE PLANTING**  
SCALE: 1/2" = 1'-0"



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



**3 PERENNIAL PLANTING**  
SCALE: 1" = 1'-0"



(\*) = SPECIFIED PLANT SPACING IN PLANT SCHEDULE

**4 PLANT SPACING**  
NOT TO SCALE

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STAMP:  
LANDSCAPE ARCHITECT  
**JON RUBLE**  
157-01948  
STATE OF ILLINOIS  
*J. Ruble*  
EXP: 8/31/2023

TITLE:  
**PLANTING NOTES & DETAILS**

SHEET:  
**L201**

DRAWN BY: JRR  
CHECK BY: JJF  
PROJECT #: 23-018

