



LANDSCAPE NOTES

- ALL PLANT MATERIAL SHALL BE HARDY TO THE ZONE IT IS BEING PLANTED IN. ALL TREES AND SHRUBS ARE TO BE BALLED AND BURLAPED UNLESS OTHERWISE NOTED AND SHALL BE GROWN IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THE LATEST EDITION OF AMERICAN STANDARD FOR NURSERY STOCK PUBLISHED BY AMERICANHORT.
- PLANT SIZES CALLED OUT ON THIS PLAN ARE THE MINIMUM SIZE REQUIRED. PLANTS WHICH FAIL TO MEET THE SIZES LISTED, SHALL BE REJECTED AT THE EXPENSE OF THE CONTRACTOR.
- CONTRACTOR MUST VERIFY ALL MATERIAL QUANTITIES AS DEPICED ON THE DRAWING. THE PLANT LIST PROVIDED ON THIS PLAN IS FOR CONVENIENCE ONLY.
- SUBSTITUTIONS MAY NOT BE MADE WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- THE CONTRACTOR SHALL NOTIFY ALL APPROPRIATE AGENCIES AND UTILITY LOCATORS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL NOT BEGIN ANY WORK ON-SITE UNTIL ALL UTILITIES HAVE BEEN LOCATED. CONTRACTOR SHALL OBTAIN "AS-BUILT" PLANS FOR ALL IRRIGATION AND LIGHTING PRIOR TO CONSTRUCTION.
- CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL UTILITIES INCLUDING IRRIGATION AND LIGHTING. ALL DAMAGE SHALL BE REPAIRED TO A NEW CONDITION IN ACCORDANCE WITH ALL CODES AT NO COST TO THE OWNER - SEE NOTE 5.
- ALL UNSUITABLE MATERIAL (CONCRETE, AGGREGATE, STONE, CRUSHED ASPHALT, BRICK, ETC.) SHALL BE REMOVED, INCLUDING HAUL OFF, PRIOR TO PLANTING AND SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- SOIL MIX PM35 BY MIDWEST TRADING COMPANY OR EQUAL SHALL BE ROTOTILLED INTO ALL PERENNIAL AND ANNUAL PLANTING BEDS PRIOR TO THE INSTALLATION OF PLANT MATERIAL. A SLOW RELEASE, GRANULAR FERTILIZER SHALL BE APPLIED TO ALL ANNUAL AND PERENNIAL PLANTING BEDS AT THE RECOMMENDED RATE, AND SHALL BE ROTOTILLED IN WITH THE ABOVE SOIL MIXTURE BEFORE THE PLANT MATERIAL IS INSTALLED.
- CONTRACTOR TO PROVIDE THOROUGH INITIAL WATERING OF ALL PLANTINGS WITHIN 12 HOURS OF INSTALLATION TO ENSURE ALL AIR POCKETS HAVE BEEN REMOVED AROUND ROOT BALL.
- ALL PLANT BED AREAS ARE TO BE MULCHED WITH 3" OF DOUBLE SHREDDED HARDWOOD MULCH AND SHALL BE SEPARATED WITH A SPADE EDGE ALONG PERIMETERS ADJACENT TO TURF AREAS. FINAL GRADE (AFTER SETTLING) SHALL BE 1" BELOW ADJACENT CURBS.
- ALL TURF AREAS ARE TO BE A MINIMUM OF A FIVE WAY BLUEGRASS BLEND, UNLESS OTHERWISE NOTED. CONTRACTOR IS RESPONSIBLE FOR WATERING ALL INSTALLED TURF AREAS UNTIL TIME OF KNOTTING. IF TURF SEED AND SOD OCCUR ON THE SAME PROJECT, CONTRACTOR SHALL VERIFY AND USE SEED MIXTURES TO MATCH SOD.
- AREAS TO BE SODDED SHALL BE WITH AN "APPROVED TURFGRASS SOD" OF PREMIUM GRADE. SOD SHALL BE A 5 WAY BLEND OF IMPROVED KENTUCKY BLUEGRASS VARIETIES THAT HAS BEEN GROWN LOCALLY TO THE PROJECT SITE. SOD MUST BE MATURED FOR 2 FULL GROWING SEASONS PRIOR TO HARVEST CUTTING AND BE HEALTHY WITH WELL ESTABLISHED ROOTS. SOD SHALL BE FREE OF DISEASE, INSECTS AND DEBRIS. SOD SHALL BE UNIFORM IN LEAF COLOR, TEXTURE, AND DENSITY. SOD SHALL BE DELIVERED, INSTALLED, AND WATERED WITHIN 24 HOURS OF HARVEST IN WHICH TEMPERATURES DO NOT EXCEED 90 DEGREES (F) NOR LESS THAN 55 DEGREES (F). SOD SHALL BE MACHINE-CUT AT A MINIMUM UNIFORM SOIL THICKNESS (1.5" OF SOD IS DESIRED) BUT SOD THICKNESS SHALL BE A THICKNESS NECESSARY FOR PLANT VIABILITY. SOD SHALL BE LAID IN STAGGERED, TIGHT LINES, TIGHTLY AGAINST EACH OTHER WITHOUT STRETCHING OR OVERLAPPING. SOD STAKES SHALL USED ON ALL SLOPES 4:1 OR GREATER.
- CONTRACTOR SHALL REPAIR ALL DISTURBED AREAS (INTENDED OR UNINTENDED) AT A MINIMUM, TO THE ORIGINAL CONDITION UNLESS OTHERWISE NOTED.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE HEALTH AND VIABILITY OF THE PROPOSED PLANT MATERIAL INCLUDING WATERING, PROTECTION FROM PHYSICAL DAMAGE FROM THE TIME PLANT IS SELECTED THROUGH ITS INSTALLATION.
- CONTRACTOR IS RESPONSIBLE FOR ALL PLANT MATERIAL REMAINING PLUMB UNTIL THE END OF THE GUARANTEE PERIOD. PLANTS MAY NOT BE STAKED UNLESS APPROVED BY THE LANDSCAPE ARCHITECT/DESIGNER.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL AND LABOR FOR A MINIMUM OF ONE YEAR FROM THE TIME OF INSTALLATION.
- THE CONTRACTOR IS RESPONSIBLE FOR BECOMING FAMILIAR WITH AND ABIDING BY THE LANDSCAPE ORDINANCES FOR THE SPECIFIC JURISDICTION IN WHICH THE WORK IS TAKING PLACE.
- BIDDERS SHALL BE RESPONSIBLE FOR EXAMINING THE SITE, PRIOR TO PREPARING BID, TO BECOME FAMILIAR WITH THE SPECIFIC SITE CONSTRAINTS.
- ALL EXISTING ON-SITE PLANT MATERIAL NOT EFFECTED BY CONSTRUCTION OR THE PROPOSED LANDSCAPE, SHALL BE PROTECTED AS PART OF THIS PLAN. EXISTING LANDSCAPE IN AREAS OF CONSTRUCTION AND PROPOSED LANDSCAPE SHALL BE REMOVED AS PART OF THIS PLAN.
- THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF ALL THE ITEMS SHOWN ON THE PLANS.
- IF IRRIGATION IS DEEMED NECESSARY, THE DESIGN AND INSTALLATION OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. AN IRRIGATION PLAN ALONG WITH AN AS-BUILT OF THE IRRIGATION SYSTEM SHALL BE PREPARED FOR OWNER REVIEW AND APPROVAL. CONTRACTOR SHALL GUARANTEE PERFORMANCE, PARTS, AND LABOR FOR A PERIOD OF 1 YEAR FROM THE DATE OF FINAL APPROVAL.
- PROVIDE TOPSOIL RE-Spread PER THE FOLLOWING UNLESS OTHERWISE NOTED:
 - A. 4" MINIMUM IN GRASS OR SOD AREAS
 - B. 6" MINIMUM IN PLANTING AREAS
 - C. 12" MINIMUM IN LANDSCAPE ISLANDS
- CONTRACTOR IS TO FOLLOW ALL ORDINANCES AND REQUIREMENTS OF THE STATE, COMMUNITY, LOCAL DISTRICTS AND THE ILLINOIS ACCESSIBILITY CODE (IAC). ALL PROPOSED IMPROVEMENTS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" AS WELL AS THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER CONSTRUCTION IN ILLINOIS" CURRENT EDITIONS.
- THE CONTRACTOR SHALL INDEMNIFY WATERMARK ENGINEERING RESOURCES, LTD (THE DESIGN ENGINEER), ARCHITECT AND OWNER, THEIR AGENTS, ETC., FROM ALL LIABILITY INVOLVED WITH THE CONSTRUCTION. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR CONDUCTING WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS, SPECIFICATIONS, AND ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION OVER THIS DEVELOPMENT.
- THE CONTRACTOR IS RESPONSIBLE TO OBTAIN ALL PERMITS THAT ARE REQUIRED BY THE LOCAL AGENCIES.
- PRIOR TO BID AND PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL INSPECT THE SITE TO VERIFY THAT THERE ARE NO DISCREPANCIES BETWEEN THE PLANS AND THE ACTUAL CONDITIONS AT THE SITE. IF ANY DISCREPANCIES ARE FOUND, AT ANY TIME BEFORE OR DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER IMMEDIATELY (BEFORE ANY ADDITIONAL IMPROVEMENTS ARE INSTALLED) IN ORDER TO OBTAIN WRITTEN CONFIRMATION BY THE DESIGN ENGINEER AS TO ANY REVISIONS THAT MAY NEED TO BE MADE TO THE PLANS.
- PRIOR TO CONSTRUCTION, CONTRACTOR IS TO CONTACT THE DESIGN ENGINEER AND ARCHITECT TO VERIFY THAT THEY ARE WORKING FROM THE MOST CURRENT SET OF PLANS AND SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE DESIGN ENGINEER, ALL GOVERNMENTAL AGENCIES HAVING JURISDICTION, AND ALL UTILITY COMPANIES THAT MAY BE AFFECTED BY THE PROPOSED CONSTRUCTION 2 WORKING DAYS PRIOR TO THE START OF CONSTRUCTION TO ARRANGE APPROPRIATE CONSTRUCTION INSPECTIONS.
- THE MUNICIPALITY SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND REJECT THE CONSTRUCTION OF THE IMPROVEMENTS.
- PRIOR TO CONSTRUCTION OF ANY IMPROVEMENTS, THE CONTRACTOR MUST CALL J.U.L.I.E. FOR THE LOCATION AND STAKING OF EXISTING UNDERGROUND UTILITIES (GAS, ELECTRIC, TELEPHONE) AT 1-800-892-0123, 48 HOURS PRIOR TO DIGGING.
- THE PROPOSED IMPROVEMENTS MUST BE CONSTRUCTED IN ACCORDANCE WITH THE PLANS AS APPROVED BY THE MUNICIPALITY.
- ALL QUANTITIES ARE THE RESPONSIBILITY OF THE CONTRACTOR AND ARE TO BE VERIFIED PRIOR TO CONSTRUCTION. IF DISCREPANCIES OCCUR, THE CONTRACTOR IS TO CONTACT THE LANDSCAPE ARCHITECT IMMEDIATELY AND NO WORK IS TO BE DONE UNTIL APPROVED.
- ANY RESTORATION NEEDED BECAUSE OF CONSTRUCTION SHALL BE PROVIDED BY THE CONTRACTOR AT NO ADDITIONAL COST.
- RESTORATION OF EXISTING RIGHT-OF-WAYS IS TO BE COMPLETED WITH FOUR INCH (4") MINIMUM TOPSOIL AND SALT TOLERANT SOD UNLESS OTHERWISE NOTED.
- ALL INSTRUMENTS ARE TO BE PROPERLY CALIBRATED PRIOR TO CONSTRUCTION USE.
- CONSTRUCTION MEANS, METHODS AND JOB SITE SAFETY IS THE SOLE AND EXCLUSIVE RESPONSIBILITY OF THE CONTRACTOR.
- LANDSCAPE SHALL NOT BE INSTALLED IN SUCH A WAY THAT IT WILL BLOCK THE FLOW OF WATER AWAY FROM THE BUILDING INCLUDING BUT NOT LIMITED TO WEEP HOLES, WICKS, DRAINAGE SCOUPEERS OR PIPES.
- THE PRAIRIE SEED AREAS SHALL BE SPRAYED WITH AN APPROPRIATE BROAD-SPECTRUM HERBICIDE TO ELIMINATE ALL WEEDS AND INVASIVE SPECIES ONE MONTH PRIOR TO PLANTING. THESE AREAS SHALL ALSO BE TILLED TO A 5-6" DEPTH AND MONITORED FOR WEED GROWTH. ANY RETURNING WEEDS SHALL BE RE-SPRAYED WITH HERBICIDE UP UNTIL AT LEAST 2 WEEKS BEFORE SEEDING UNTIL ALL WEEDS HAVE BEEN ELIMINATED. NO SPRAYING SHALL TAKE PLACE WITHIN 2 WEEKS OF PLANTING TIME UNLESS THE HERBICIDE SPECIFICATIONS ALLOW FOR IT.

- GENERAL NOTES:**
- THESE PLANS ARE BASED ON THE ALTA/NSPS LAND TITLE AND TOPOGRAPHIC SURVEY (SURVEY PROJECT #21-22354 DATED 08/16/2021) PREPARED BY: GENTILE AND ASSOCIATES, INC. 550 E. ST. CHARLES PLACE, LOMBARD, ILLINOIS 60148 (630) 916-6262
 - ALL RADIUS DIMENSIONS ARE TO BACK OF CURB.
 - SEE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS.
 - ALL STRIPING TO BE DOUBLE COATED 4" YELLOW PAINT UNLESS OTHERWISE NOTED.
 - WHERE PEDESTRIANS HAVE TO CROSS A TAPERING RAMP OR CURB RAMP THE FACE AND TOP OF CURB ARE TO BE PAINTED USING YELLOW, SLIP RESISTANT PAINT.

NATIVE SEED LEGEND

- WET-MESIC DETENTION BASIN MIX
- NATIVE LO PRO DETENTION/ FLOODPLAIN MIX
- MESIC PRAIRIE MIX
- LO PRO DRY MESIC PRAIRIE WITH FLOWERS MIX

PLANT LIST

SHADE, ORNAMENTAL AND CONIFEROUS TREES	MIN. INSTALL				
QTY.	AREV.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
4	AREV.	<i>Aucuba japonica</i>	Autumn Brilliance	6" Ht.	6'
10	BAC	<i>Taxodium distichum</i>	Bald Cypress	6" Ht.	6'
6	EWV	<i>Pinus strobus</i>	Eastern White Pine	6" Ht.	6'
2	KCT	<i>Gymnodia dioica</i> (Male Only)	Kentucky Coffee Tree	2 1/2" Cal.	12"
2	PDW	<i>Cornus alternifolia</i>	Pagoda Dogwood	6" Ht.	6'
3	PSG	<i>Gingko biloba</i>	Princeton Sentry Ginkgo	2 1/2" Cal.	12"
3	KC	<i>Malus 'Red Jewel'</i>	Red Jewel Crabapple	2 1/2" Cal.	6"
2	SLH	<i>Gleditsia triacanthos var. inermis 'Skyline'</i>	Skyline Honeylocust	2 1/2" Cal.	12"
2	SWO	<i>Quercus bicolor</i>	Swamp White Oak	2 1/2" Cal.	12"
3	TOH	<i>Cataegus sagrarii</i>	Thornless Cockspur Hawthorn	6" Ht.	6'

FLOWERING AND EVERGREEN SHRUBS	MIN. INSTALL				
QTY.	AREV.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
9	AJV	<i>Viburnum dentatum</i>	Autumn Jazz Viburnum	5 Gal.	36"
18	CBH	<i>Gaillardia x 'Garden of Eatin''</i>	Common Blackberry	3 Gal.	18"
4	DNY	<i>Taxus x media 'Densiformis'</i>	Densiformis Yew	5 Gal.	18"
12	GLS	<i>Rhus aromatica 'Growlow'</i>	Growlow Sumac	5 Gal.	18"
18	KC	<i>Jungferns 'Kathleen'</i>	Kathleen's Compact Juniper	5 Gal.	18"
13	KOH	<i>Dienella 'G288584'</i>	Kodlak Orange Honeysuckle	3 Gal.	36"
6	ML	<i>Spirea patula 'Miss Kim'</i>	Miss Kim Spirea	5 Gal.	18"
6	FOR	<i>Rosa 'Radkopink'</i>	Pink Double Knock Out Rose	3 Gal.	18"
19	RDW	<i>Cornus sericea</i>	Red-ovary Dogwood	3 Gal.	18"

PERENNIALS, ORNAMENTAL GRASS AND GROUNDCOVERS	MIN. INSTALL				
QTY.	AREV.	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT
19	AFS	<i>Helianthus scaberrimus</i>	Tuscan Sun	1 Gal.	12"
99	DPD	<i>Sporobolus heterolepis</i>	Dwarf Prairie Dropseed	1 Gal.	12"
12	DTB	<i>Pennisetum digitatum</i>	Dark Towers	1 Gal.	12"
10	KF	<i>Calliopsis xanthiflora</i>	Karl Foerster Feather Reed Grass	3 Gal.	12"
18	NES	<i>Sedum spectabile</i>	Neon Sedum	1 Gal.	12"
14	RAD	<i>Hemerocallis 'Rosy Returns'</i>	Rosy Returns Daylily	1 Gal.	12"
38	SDD	<i>Hemerocallis 'Stella de Oro'</i>	Stella de Oro Daylily	1 Gal.	12"
500		<i>Toddard Lawn</i>	Bluegrass Variety		

NOTE:
ALL TREES AND UNDERSTORY PLANT MATERIAL IN EXISTING WETLAND TO BE PRESERVED AS-IS. NO CONSTRUCTION ACTIVITY TO BE ALLOWED IN THIS AREA.

NOTE:
SEE SHEET L-3 FOR "WETLAND BUFFER PERFORMANCE AND MAINTENANCE & MONITORING PLAN" INFORMATION.

NOTE:
CONTRACTOR TO MULCH ALL PLANT BEDS WITH TWICE SHREDDED HARDWOOD BARK, DARK BROWN IN COLOR, AND SPADE EDGE WHERE APPLICABLE (TYP)

EXISTING TREE LIST
Survey Completed 11/24/2021

TREE #	BOTANICAL NAME	COMMON NAME	SIZE	CONDITION	PRESERVATION STATUS
1	<i>Malus species</i>	Flowering Crabapple	6"	Fair	Save in Place
2	<i>Malus species</i>	Flowering Crabapple	6"	Fair	Remove
3	<i>Malus species</i>	Flowering Crabapple	6"	Fair	Save in Place
4	<i>Malus species</i>	Flowering Crabapple	6"	Fair	Save in Place
5	<i>Picea pungens glauca</i>	Colorado Blue Spruce	12"	Poor	Save in Place (off site)
6	<i>Picea pungens glauca</i>	Colorado Blue Spruce	12"	Poor	Save in Place (off site)
7	<i>Picea pungens glauca</i>	Colorado Blue Spruce	10"	Poor	Save in Place (off site)
8	<i>Acer negundo</i>	Northern Sycamore	8"	Poor	Save in Place (off site)
9	<i>Picea pungens glauca</i>	Colorado Blue Spruce	6"	Poor	Save in Place (off site)
10	<i>Picea pungens glauca</i>	Colorado Blue Spruce	12"	Poor	Save in Place (off site)
11	<i>Picea pungens glauca</i>	Colorado Blue Spruce	10"	Poor	Save in Place (off site)
12	<i>Ulmus pumila</i>	Siberian Elm	6"	Fair/Poor	Remove
13	<i>Acer negundo</i>	Northern Sycamore	8"	Poor	Remove
14	<i>Juglans nigra</i>	Black Walnut	5"	Fair/Poor	Save in Place
15	<i>Ulmus sibirica</i>	Siberian Elm	10"	Poor	Save in Place (off site)
16	<i>Ulmus sibirica</i>	Siberian Elm	6"	Dead	Save in Place (off site)
17	<i>Juglans nigra</i>	Black Walnut	12"	Fair	Save in Place

Know what's Below.
Call before you dig.

JOSEPH D. DAVITO
157-000925
STATE OF ILLINOIS
LICENSED LANDSCAPE ARCHITECT

LANDSCAPE PLAN
DESIGNED BY
JOSEPH D. DAVITO, PLA
J. DAVITO DESIGN, INC.
(847) 469-8797

Scale: 1" = 20'

DATE: 06/05/2023
NO REVISIONS: 7/07/2023
REVISIONS: 8/07/2023
NO REVISIONS: 11/27/2023
REVISIONS PER DOT AND DUPAGE COUNTY: 2/06/2024
REVISIONS PER DUPAGE COUNTY REVIEW LETTER DATED 08/20/2024: 4/24/2024

Prepared For: SAFA PROPERTY, LLC
8060 Lawndale
Skokie, IL

Prepared By: J. MILLER
DESIGN BY: J. DAVITO
DRAWN BY: J. DAVITO
DATE: JANUARY 18, 2023
SCALE: 1" = 20'
PROJECT NO.: 21-055

USMA PRIME
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FINAL LANDSCAPE PLAN
L-1