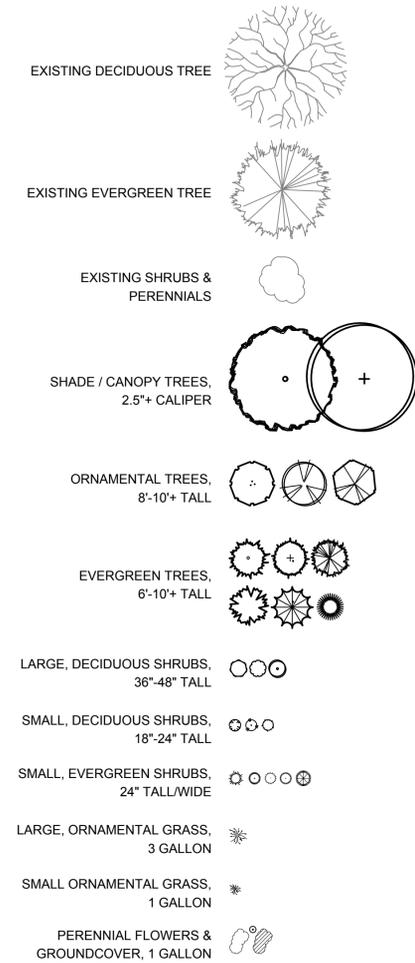


## PLANT SYMBOLS KEY

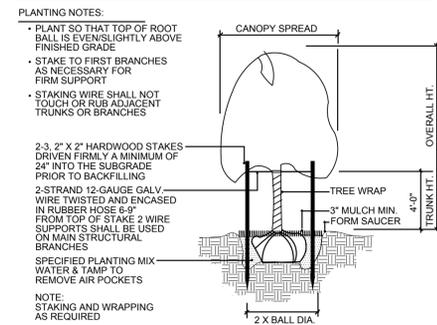
NOTE!  
NOT ALL PLANT SYMBOLS MAY BE DEPICTED ON PLANS.



## LANDSCAPE QUANTITY CALCULATIONS

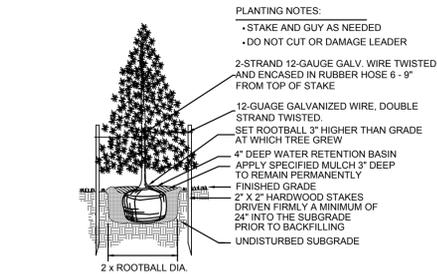
LAND DEVELOPMENT	
TREES, SHADE	48
TREES, ORNAMENTAL	37
TREES, EVERGREEN	18
SHRUBS	111

## PLANTING DETAILS



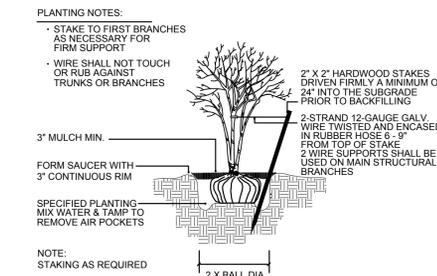
### TREE PLANTING & STAKING

NOT TO SCALE



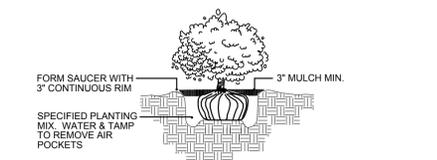
### EVERGREEN TREE PLANTING

NOT TO SCALE



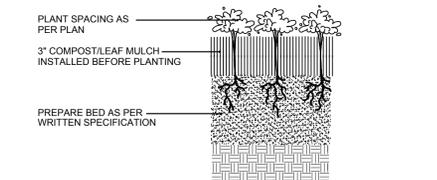
### MULTI-TRUNK TREE STAKING

NOT TO SCALE



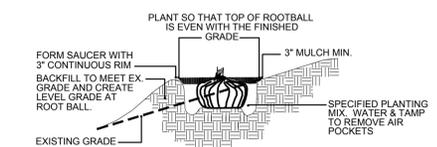
### SHRUB PLANTING

NOT TO SCALE



### PERENNIAL PLANTING

NOT TO SCALE



### HILLSIDE PLANTING

NOT TO SCALE

## 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 PROVIDE POSITIVE DRAINAGE.
- 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), PER VILLAGE, SEED IS NOT ALLOWED.
- 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, IN PERPETUITY.
- (IF APPLICABLE) CONTRACTOR INSTALLATION BIDS SHALL INCLUDE A THREE-YEAR MONITORING AND MAINTENANCE PROGRAM ON ALL NATURALIZED DETENTION AREAS.

## PROJECT TEAM

**DEVELOPER:**  
LEXINGTON HOMES, LLC.  
1731 N. MARCEY STREET, #200  
CHICAGO, IL 60614  
TEL (773) 457-8563

CONTACT: NATE WYNSMA

**LAND PLANNER**  
HAEGER ENGINEERING  
100 E. STATE PARKWAY  
SCHAUMBURG, IL  
TEL (847) 394-6600

CONTACT: TOM JASEK

**CIVIL ENGINEER**  
HAEGER ENGINEERING  
100 E. STATE PARKWAY  
SCHAUMBURG, IL  
TEL (847) 394-6600

CONTACT: TODD SHAFER

**BUILDING ARCHITECT**  
BSB DESIGN  
220 NORTH SMITH STREET, SUITE 210  
PALATINE, IL 60067  
TEL (847) 705-2200

**ARBORIST:**  
DAVEY RESOURCE GROUP  
DIVISION OF THE DAVEY TREE EXPERTS  
MILWAUKEE, WI  
TEL (414) 517-1695

CONTACT: PETE SORENSEN

**LANDSCAPE ARCHITECT:**  
DICKSON DESIGN STUDIO, INC.  
526 SKYLINE DRIVE  
ALGONQUIN, IL 60102  
TEL (847) 878-4019

CONTACT: SHARON DICKSON

## SHEET KEY

- L0.1 PROJECT TEAM  
GENERAL LANDSCAPE NOTES  
PLANTING DETAILS  
PLANT SYMBOLS KEY  
PLANT QUANTITY CALCULATIONS
- L1.0 PROPOSED ENTRANCE MONUMENT - DETAIL  
PROPOSED LANDSCAPE PLAN - SHEET KEY
- L1.1 PROPOSED LANDSCAPE PLAN - DETAIL
- L1.2 PROPOSED LANDSCAPE PLAN - DETAIL
- L1.3 PROPOSED LANDSCAPE PLAN - DETAIL
- L1.4 PROPOSED LANDSCAPE PLAN - DETAIL  
PROPOSED TYPICAL FOUNDATION LANDSCAPE - DETAIL



dickson design  
STUDIO

526 SKYLINE DRIVE  
ALGONQUIN IL 60102  
847 878 4019

CLIENT NAME AND ADDRESS

**LEXINGTON HOMES**

1731 N. MARCEY STREET, #200  
CHICAGO, IL 60614

PLAN DATE

**MAY 28, 2020**

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

**RESERVES AT MUIR PARK**  
PROSPECT HEIGHTS, IL

**PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER

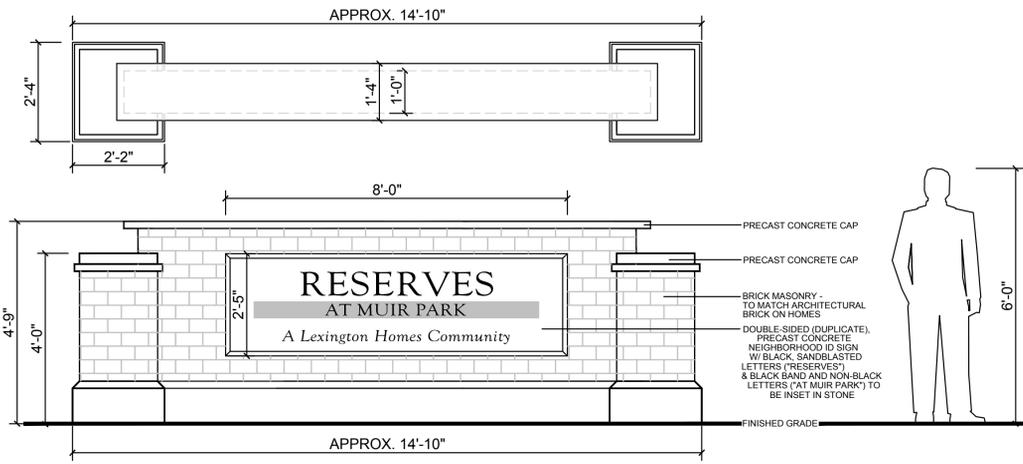
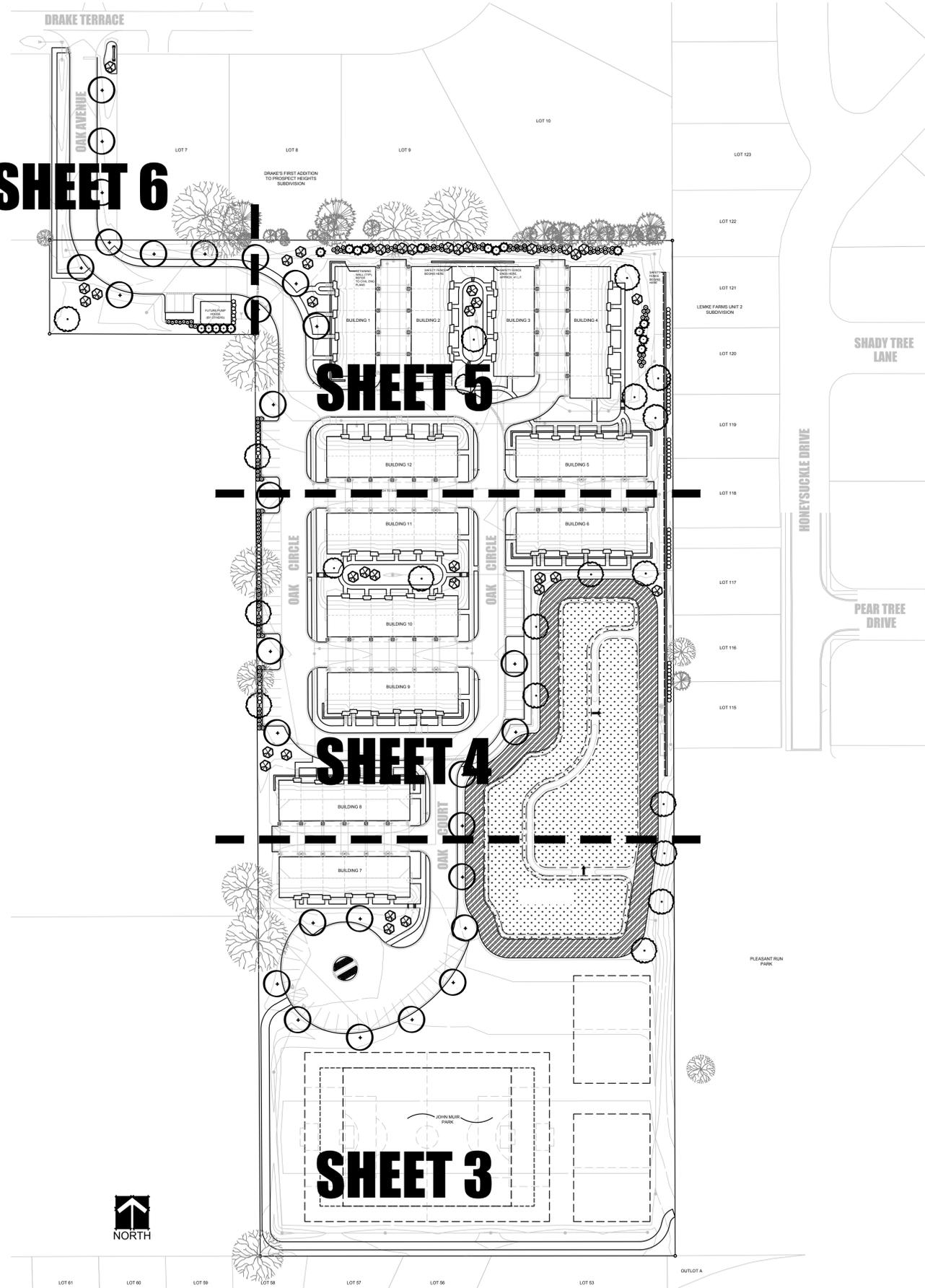
**L0.1**

**SHEET 6**

**SHEET 5**

**SHEET 4**

**SHEET 3**



**PROPOSED ENTRANCE MONUMENT - DETAIL**

SCALE: 1/2" = 1'-0"

**PROPOSED LANDSCAPE PLAN - SHEET KEY**

SCALE: 1" = 60'-0"



**dickson design**  
STUDIO

526 SKYLINE DRIVE  
ALGONQUIN IL 60102  
847 878 4019

CLIENT NAME AND ADDRESS

**LEXINGTON HOMES**

1731 N. MARCEY STREET, #200  
CHICAGO, IL 60614

PLAN DATE

**MAY 28, 2020**

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

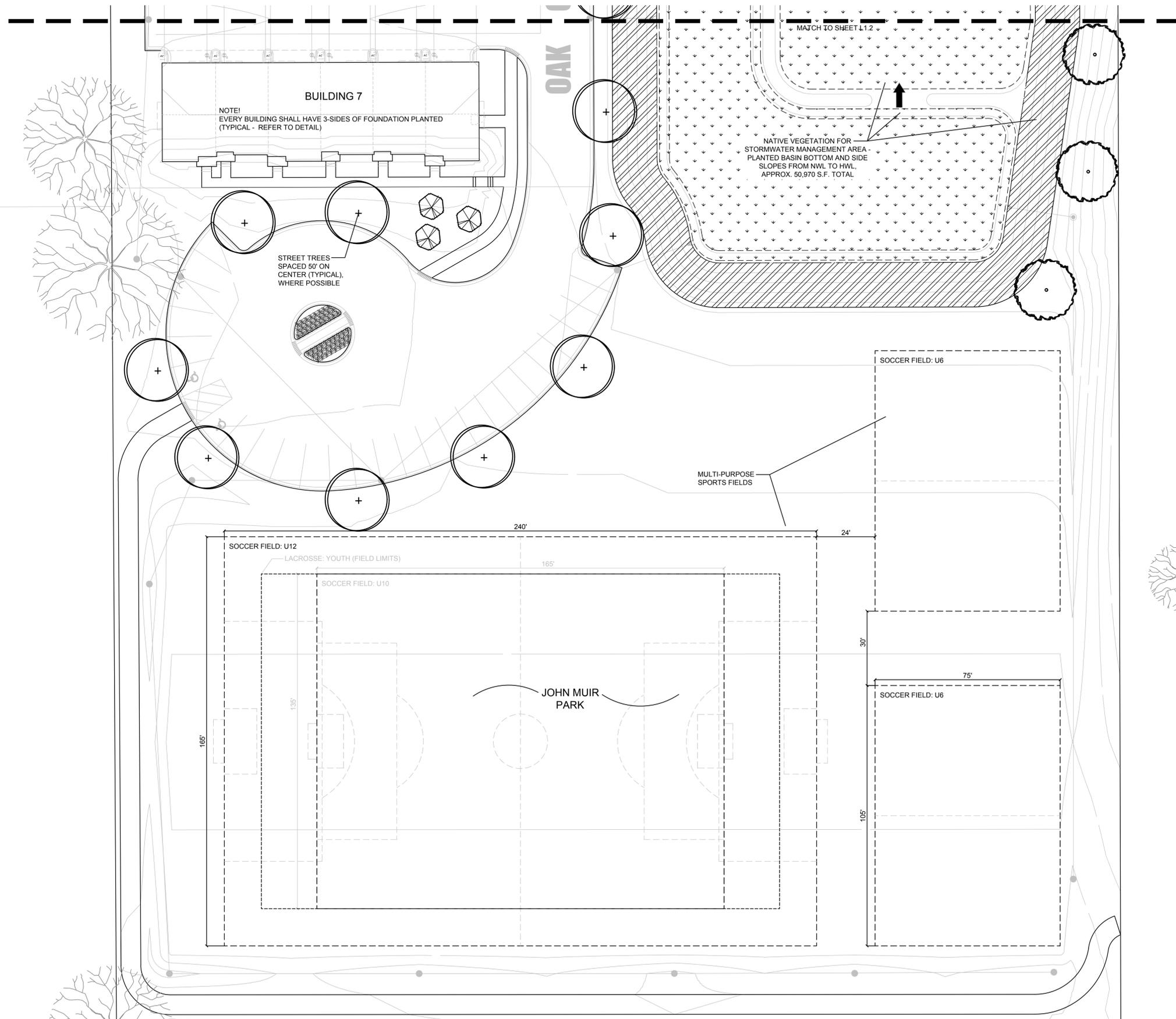
PROJECT NAME AND SHEET TITLE

**RESERVES AT MUIR PARK**  
PROSPECT HEIGHTS, IL

**PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER

**L1.0**



**dickson design**  
STUDIO

526 SKYLINE DRIVE  
ALGONQUIN IL 60102  
847 878 4019

CLIENT NAME AND ADDRESS

**LEXINGTON HOMES**

1731 N. MARCEY STREET, #200  
CHICAGO, IL 60614

PLAN DATE

**MAY 28, 2020**

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

**RESERVES AT MUIR PARK**  
PROSPECT HEIGHTS, IL

**PRELIMINARY LANDSCAPE PLAN**

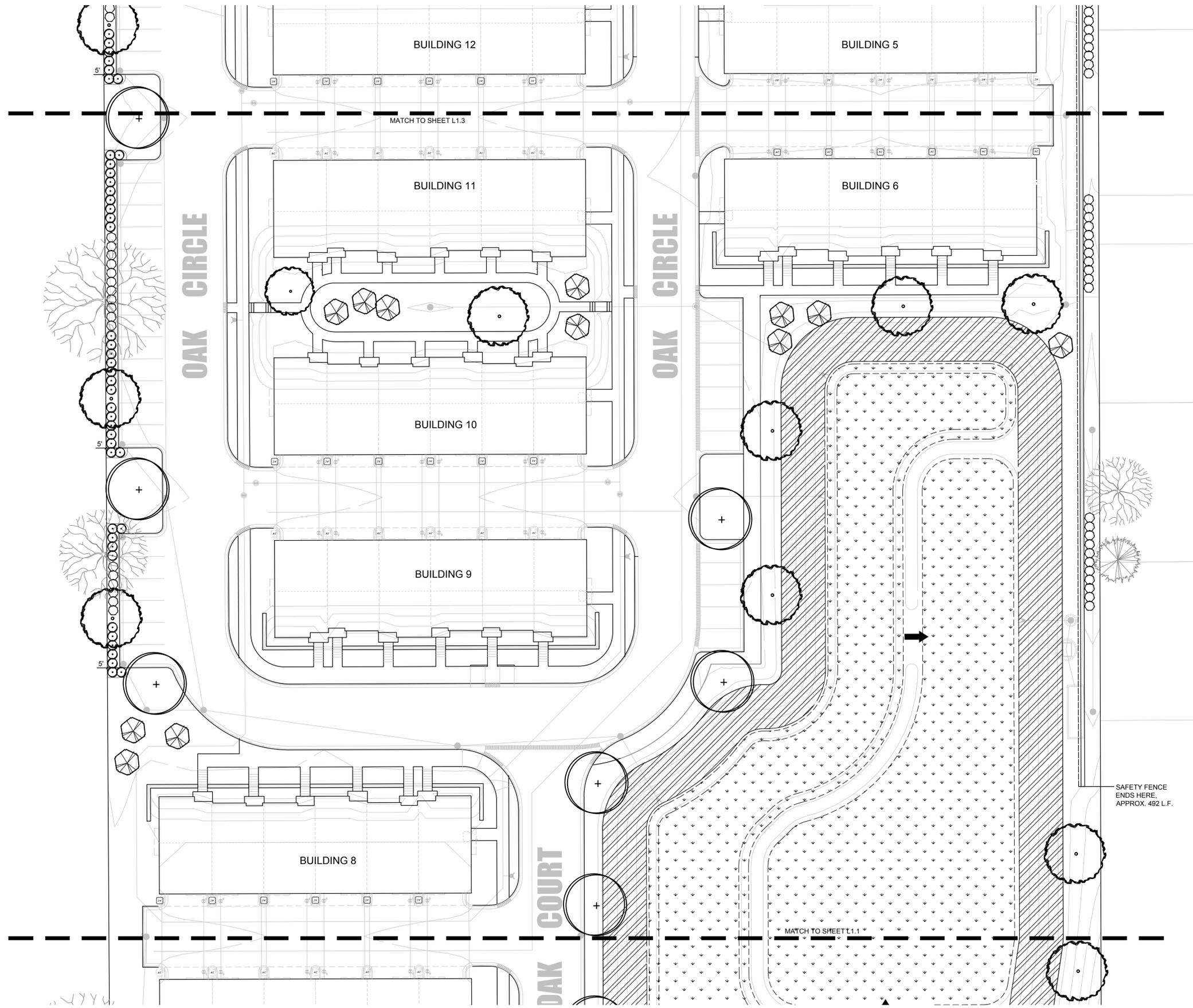
SHEET NUMBER

**L1.1**



**PROPOSED LANDSCAPE PLAN - DETAIL**

SCALE: 1" = 20'-0"



**PROPOSED LANDSCAPE PLAN - DETAIL**  
 SCALE: 1" = 20'-0"

SAFETY FENCE  
 ENDS HERE,  
 APPROX. 492 L.F.



**dickson design**  
 STUDIO

526 SKYLINE DRIVE  
 ALGONQUIN IL 60102  
 847 878 4019

CLIENT NAME AND ADDRESS

**LEXINGTON HOMES**

1731 N. MARCEY STREET, #200  
 CHICAGO, IL 60614

PLAN DATE

**MAY 28, 2020**

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

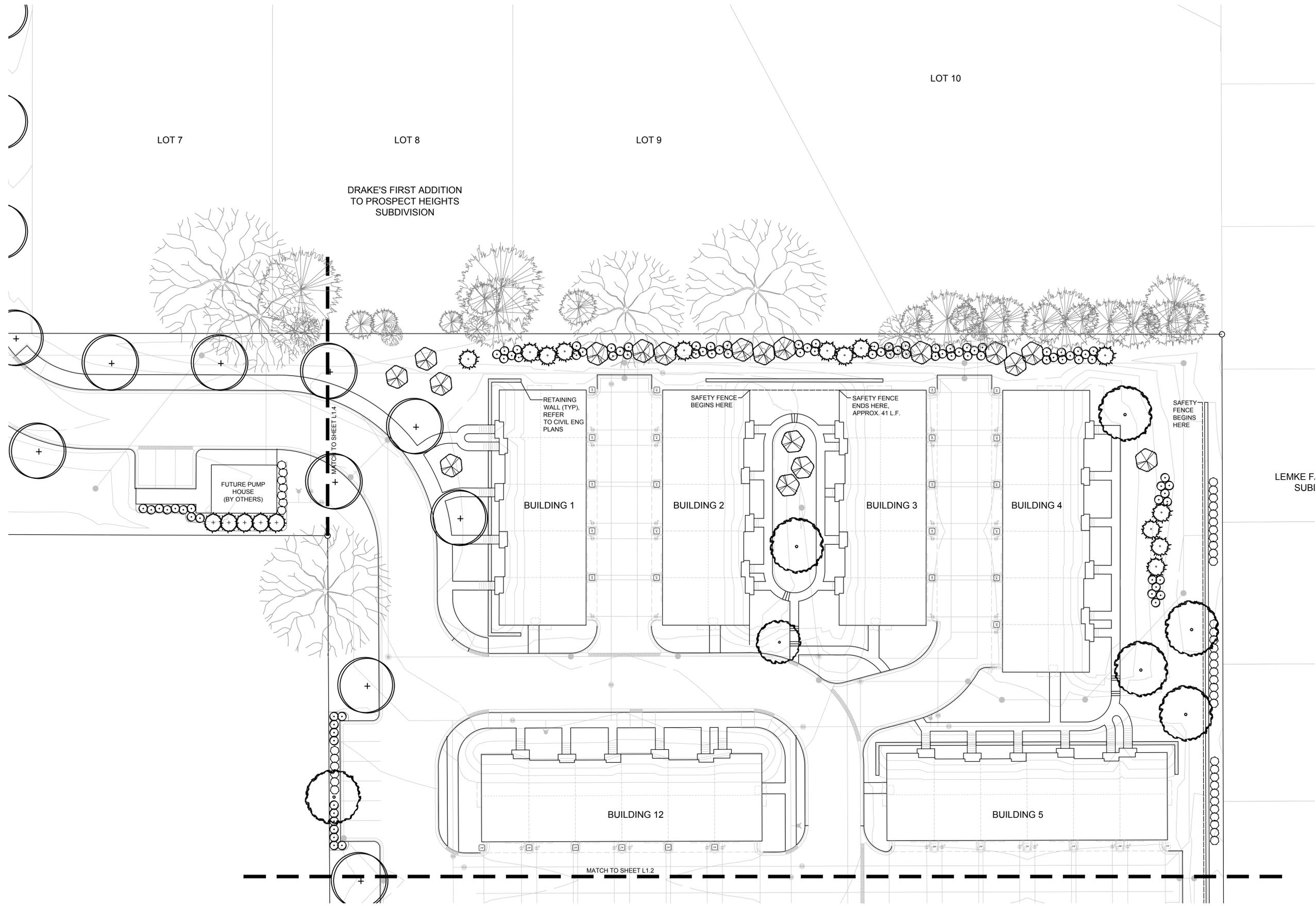
PROJECT NAME AND SHEET TITLE

**RESERVES AT MUIR PARK**  
 PROSPECT HEIGHTS, IL

**PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER

**L1.2**



**dickson design**  
STUDIO

526 SKYLINE DRIVE  
ALGONQUIN IL 60102  
847 878 4019

CLIENT NAME AND ADDRESS

**LEXINGTON HOMES**

1731 N. MARCEY STREET, #200  
CHICAGO, IL 60614

PLAN DATE

**MAY 28, 2020**

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

**RESERVES AT MUIR PARK**  
PROSPECT HEIGHTS, IL

**PRELIMINARY LANDSCAPE PLAN**

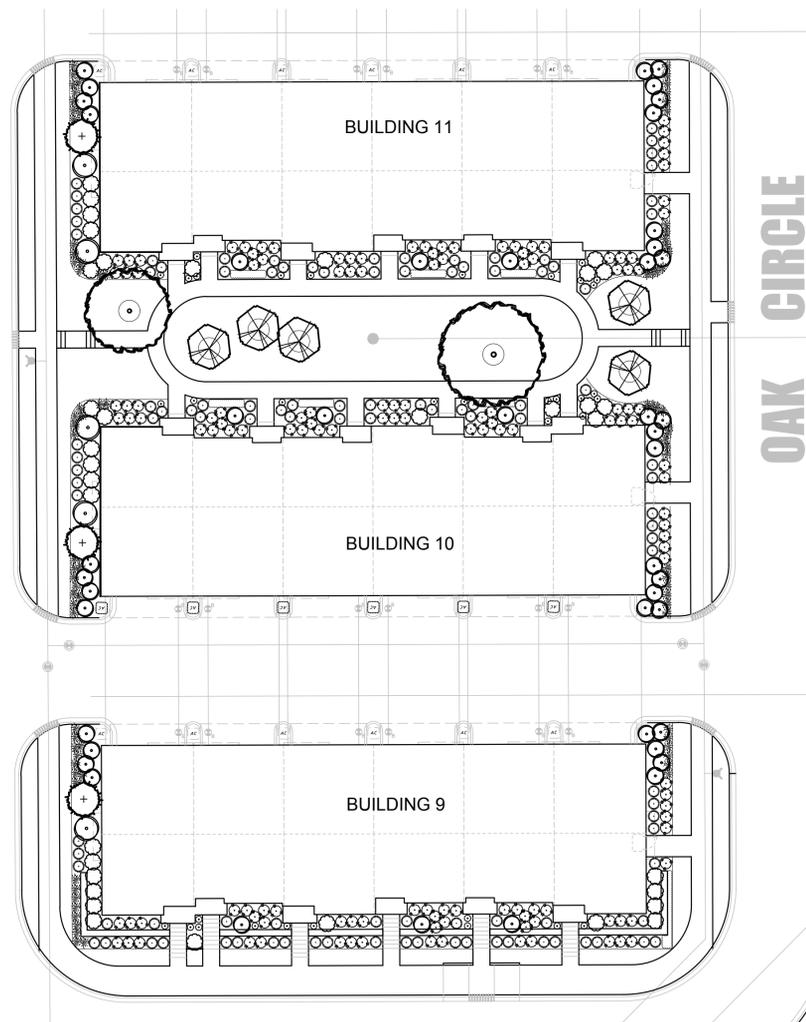
SHEET NUMBER

**L1.3**



**PROPOSED LANDSCAPE PLAN - DETAIL**

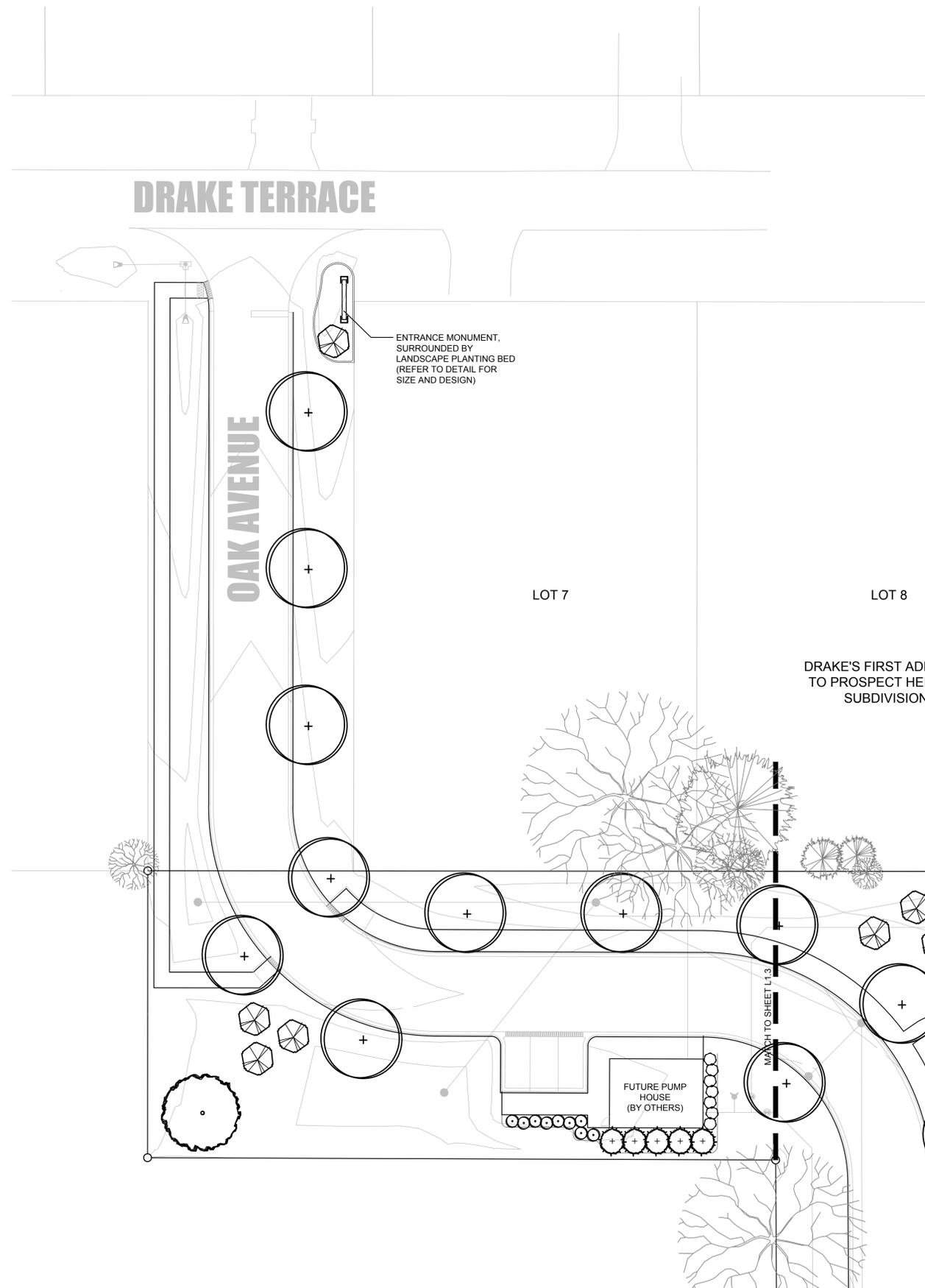
SCALE: 1" = 20'-0"



**PROPOSED TYPICAL FOUNDATION LANDSCAPE - DETAIL**

SCALE: 1" = 20'-0"

NOTE! TYPICAL FOUNDATION LANDSCAPE DESIGN MAY CHANGE.



**PROPOSED LANDSCAPE PLAN - DETAIL**

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, #200  
CHICAGO, IL 60614

PLAN DATE

**MAY 28, 2020**

REVISIONS

1.	
2.	
3.	
4.	
5.	
6.	
7.	
8.	
9.	
10.	

PROJECT NAME AND SHEET TITLE

**RESERVES AT MUIR PARK**  
PROSPECT HEIGHTS, IL

**PRELIMINARY LANDSCAPE PLAN**

SHEET NUMBER

**L1.4**