



EXHIBIT F

2020-05-28

Village of Prospect Heights

Lexington Homes, Reserves at Muir Park (formerly Prospect Pointe)

Landscape Architecture Design Narrative:

In order to prepare a proposed landscape plan, a tree survey and inventory were completed. The inventory was completed by a certified arborist. The arborist compared each existing tree with a like species of specimen quality, in order to determine the condition / overall health of each tree. Findings included that there are (234) existing trees onsite, including a mix of deciduous and evergreen species. Due to the proposed re-grading for the new development, it is currently proposed that all onsite, existing trees will need to be removed (pending final engineering). Common Buckthorn is the most prevalent tree onsite, followed by Eastern Cottonwood, Boxelder, and White Mulberry. There are no Oaks, Sugar Maples, nor Hickory trees onsite.

Existing trees include:

- (1) American Elm, (9) Autumn Olive, (1) Basswood, (6) Blue Spruce, (41) Boxelder, (5) Callery Pear, (47) Buckthorn, (1) Crabapple, (44) Eastern Cottonwood, (9) Honeylocust, (4) Norway Maple, (1) Norway Spruce, (12) Red Maple, (2) River Birch, (6) Siberian Elm, (15) Silver Maple, (1) Unknown (*dead*), (5) White Ash, (23) White Mulberry, & (1) Willow

The proposed landscape is conducive to the site climate zone, offers multiple seasons of interest, and shall include a diversity of plant species, sizes, textures, bloom times, and colors. All plants will be selected for quality, long-term sustainability, and desired growth habits. Proposed plant material will enhance the overall development and the proposed building architecture. Plant material is carefully and purposely sited, it buffers neighboring residential and it takes into consideration window locations, pedestrian travel, and vehicular visibility (both for aesthetics and safety). The proposed landscape plan includes shade, ornamental and evergreen trees, deciduous and evergreen shrubs, ornamental grasses, and perennials.

The stormwater basin, located in the center east of the property, to be shared by the public park site and the private townhome community, will be naturalized with native plantings and able to withstand periods of wet and dry times. Native plantings will aid in water storage and water purification. The monitoring and care of the basin will be handled by the development HOA.



Reserves at Muir Park will have one entry monument, located at the southeast corner of the intersection of Drake Terrace and Oak Avenue. The entry monument complements the architectural style and brick materials of the proposed homes. It consists of brick with limestone-like caps and a double-sided sign panel. The sign measures around 15' long, 5' tall, and 3' deep. An ornamental tree grounds the south end of the sign, while lower-growing plant material flanks the base of the sign. The proposed sign and surrounding plant material will provide a pleasing and welcoming entrance to the development.

All homes will have foundation landscape flanking their front and side elevations. In order to provide continuity and cohesion throughout the entire development, each building will receive a similar planting design at its foundation. The planting design will remain fairly consistent building to building, but actual plant species will vary. Each foundation landscape for each unit will include a mixture of deciduous and evergreen shrubs and some will also include perennials. Proposed plant material has been chosen to complement the architecture, to pay careful attention to window placement and height, and to offer 4-seasons of interest with a variety of plant types and species.

The southern portion of the site, or public park site, will involve the re-design and re-develop of the existing baseball field into a multi-purpose sports field (i.e. soccer, football, lacrosse). It will also include a connecting sidewalk to the existing park to the east. Lastly, a parking lot will be constructed to be shared by the public park and private townhome community.

Dickson Design Studio, Inc.



Sharon L. Dickson PLA | ASLA

