



LANDSCAPE NOTES:

EXISTING CONDITIONS.

- 1. REFER TO PLAT OF SURVEY FOR LEGAL DESCRIPTION, BOUNDARY DIMENSIONS AND
- 2. REFER TO ARCHITECTURAL PLANS FOR BUILDING MIX, SIZE AND FOOTPRINT.
- REFER TO ENGINEERING PLANS FOR DETENTION CALCULATIONS, UTILITY LOCATIONS, TOPOGRAPHIC INFORMATION AND THE LIKE.
- 4. LANDSCAPE PLAN ALL AREAS AND DIMENSIONS ARE ACCURATE FOR THE PURPOSE OF INSTALLING THE LANDSCAPE MATERIALS ONLY.
- 5. ALL PLANT MATERIAL ON THIS PLANTING PLAN REPRESENTS THE INTENTION AND INTENSITY OF THE PROPOSED LANDSCAPE MATERIAL. THE EXACT SPECIES AND LOCATIONS MAY VARY IN THE FIELD DO TO MODIFICATIONS IN THE SITE IMPROVEMENTS AND THE AVAILABILITY OF PLANT MATERIAL AT THE TIME OF INSTALLATION. ANY SUCH CHANGES MUST FIRST BE APPROVED BY THE CITY IN WRITING
- 6. ALL PLANT MATERIAL SHALL BE PLANTED WITH A MINIMUM OF SIX INCHES OF ORGANIC SOIL AND MULCHED WITH A SHREDDED BARK MATERIAL TO A MINIMUM 3" DEPTH.
- 7. THIS LANDSCAPE PLAN ASSUMES THE SITE WILL BE PREPARED WITH TOP SOIL SUITABLE FOR THE ESTABLISHMENT OF THE LANDSCAPE MATERIAL PRESENTED ON THIS PLAN. IF ADDITIONAL TOP SOIL IS REQUIRED IT IS UP TO THE LANDSCAPE CONTRACTOR ON THE PROJECT TO PROVIDE, SPREAD AND PREPARE THE SITE AS NEEDED FOR THE IMPLEMENTATION OF THIS LANDSCAPE PLAN.
- 8. ALL PLANT MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION 1000 VERMONT AVENUE, NW, SUITE 300 WASHINGTON, DC 20005.
- \circlearrowleft (9. NO GROWTH TO BE OVER 12" HIGH WITHIN 12' BY 12' SIGHT TRIANGLES.
- 10. HOSE BIBS WILL NOT BE PROVIDED AS THE RELATED BUSINESS PROPERTY BUILDING IS ON AN OPPOSITE SIDE OF CENTRAL AVE.
- 11. ALL TREES TO BE PLANTED IN THE PARKWAY WILL BE <u>HAND DUG ONLY</u>. ANY AND ALL UTILITIES ENCOUNTERED DURING THE PLANTING OF THE PARKWAY TREES SHALL BE PROTECTED FROM DAMAGE. IF ANY UTILITIES ARE DAMAGED THE CONTRACTOR IS RESPONSIBLE FOR THE DAMAGE SHALL REPAIR ALL DAMAGES AND RESTORE THE DAMAGED PORTION OF THE UTILITY TO ITS PRE—CONSTRUCTION CONDITION.
- 12. PLANTING FOR THIS LANDSCAPE PLAN SHALL OCCUR ON OR BEFORE DECEMBER 15, 2022.

Parking Lot Landscape Data:

Landscape Screen Data: Site Frontage (Front / Rear)

Parking Lot Trees Provided:

Perimeter Trees Required (1 per 25 L.F.):

6,223 S.F. Vehicular Use Area: Interior Parking Lot Landscape Area Required (7.5%): 467 S.F. Interior Parking Lot Landscape Area Provided: 922 S.F. Parking Lot Trees Required (1 per 125 s.f.): Parking Lot Trees Provided:

ERIKSSON ENGINEERING ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A GRAYSLAKE, ILLINDIS 60030 PHONE (847) 223-4804

_{FAX} (847) 223-4864 EMAIL INFO@EEA-LTD.COM Professional Design Firm LICENSE No. 184-003220

Expires: 04/30/2023



No.	Date	Description
1	02/01/22	Add Accessible Parking Space
2	03/14/22	PERMIT REVISIONS
	04/12/22	OUC EFP Submittal
3	07/29/22	Per OUC EFP Review

© ERIKSSON ENGINEERING ASSOCIATES, LTD., 2022 THIS PLAN & DESIGN ARE THE PROPERTY OF ERIKSSON ENGINEERING ASSOCIATES, LT NO REPRODUCTION OF ANY PART OF THESE PLANS IS PERMITTED WITHOUT THE WRITT CONSENT OF ERIKSSON ENGINEERING ASSOCIATES, LTD. Approved By: Date: 01/21/22 JJA RMS

Sheet Title:

SITE LANDSCAPE PLAN

O.U.C. 20##-####

PLANT SCHEDLILE

PLANT SCHEL	JULE			
CANOPY TREES GYM AET QUE MUE ROB BEN ULM ACC	BOTANICAL / COMMON NAME GYMNOCLADUS DIOICA 'MORTON' TM / SKINNY LATTE KENTUCKY COFFEETREE QUERCUS MUEHLENBERGII / CHINKAPIN OAK ROBINIA PSEUDOACACIA 'BENJAMIN' TM / BENJAMIN BLACK LOCUST ULMUS X 'MORTON' TM / ACCOLADE ELM	COND B & B B & B B & B B & B	<u>SIZE</u> 2.5" CAL. 2.5" CAL. 2.5" CAL. 2.5" CAL.	<u>QTY</u> 2 2 1 2
PARKWAY TREE (TIL RE2	BOTANICAL / COMMON NAME TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN	COND B & B	SIZE 4" CAL.	
<u>UNDERSTORY TREES</u> MAL RE2 PRU CAN	BOTANICAL / COMMON NAME MALUS X 'RED JEWEL' / RED JEWEL CRABAPPLE PRUNUS VIRGINIANA 'CANADA RED' / CANADA RED CHOKECHERRY	<u>COND</u> B & B B & B	<u>SIZE</u> 2.5" CAL. 2.5" CAL.	<u>QTY</u> 2 2
<u>BROADLEAF EVERGREEN</u> BUX GLC ILE GLA	BOTANICAL / COMMON NAME BUXUS X 'GLENCOE' TM / CHICAGOLAND GREEN BOXWOOD ILEX GLABRA / INKBERRY HOLLY	<u>COND.</u> B & B B & B	<u>SIZE</u> 24" 24"	<u>QTY</u> 5 12
<u>DECIDUOUS SHRUBS</u> ARO MOR COM PER HYD WIL RHU GRO VIB RAF	BOTANICAL / COMMON NAME ARONIA MELANOCARPA 'MORTON' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY COMPTONIA PEREGRINA / SWEET FERN HYDRANGEA ARBORESCENS / WILD HYDRANGEA RHUS AROMATICA 'GRO—LOW' / GRO—LOW FRAGRANT SUMAC VIBURNUM RAFINESQUIANUM / DOWNY ARROWWOOD	COND. B & B B & B B & B B & B B & B	<u>SIZE</u> 24" 24" 24" 24"	<u>QTY</u> 17 11 15 13 14
<u>EVERGREEN SHRUBS</u> PIC NID	BOTANICAL / COMMON NAME PICEA ABIES 'NIDIFORMIS' / BIRD'S NEST NORWAY SPRUCE	<u>COND.</u> B & B	<u>SIZE</u> 24"	<u>QTY</u> 9
<u>PERENNIALS</u> HOS LIB SYM PU5	BOTANICAL / COMMON NAME HOSTA X 'LIBERTY' / LIBERTY HOSTA SYMPHYOTRICHUM NOVAE—ANGLIAE 'PURPLE DOME' / NEW ENGLAND ASTER	COND CONT. CONT.	<u>SIZE</u> #1 #1	<u>QTY</u> 35 54
PROPOSED GROUNDCOVER LIR VAR NEP WAL PAC GRE	BOTANICAL / COMMON NAME LIRIOPE MUSCARI 'VARIEGATA' / VARIEGATED LILY TURF NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT PACHYSANDRA TERMINALIS 'GREEN CARPET' / JAPANESE SPURGE	COND CONT. CONT. CONT.	<u>SIZE</u> QUART QUART QUART	<u>QTY</u> 140 100 18

VINCA MINOR 'DART'S BLUE' / DART'S BLUE PERIWINKLE

CONT. QUART 137

Sworn Statements By Owner:

1. The undersigned acknowledges that the landscape planting plan shown on the attached landscape plan(s) for the property at 2423 N. Central Avenue, Chicago, IL 60639 has to the best of the undersigned applicant's knowledge, been designed and will be installed, maintained and replaced as required by current and subsequent owners in accordance with the requirements of Title 10, Chapter 32 of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape

2. Existing parkway and on—site interior trees are to be protected while project is under construction and will be replaced by current and subsequent owner if damaged.

Sworn Statements By Registered Landscape Architect:

1. The undersigned landscape architect, registered in the State of Illinois, acknowledges that the landscape planting plan and construction details shown on the attached landscape plan(s) for the property at 2423 N. Central Avenue, Chicago, IL 60639 has been designed in accordance with the requirements of Title 10, Chapter 32 of the Chicago Zoning Ordinance, and the Guide to the Chicago Landscape

> Registered Landscape Architect License Number: 157-001586

HARDWOOD MULCH 2,842 SF

VIN DAR