

PRELIMINARY ENGINEERING PLANS

SILVER CROSS MEDICAL OFFICE BUILDING

NE CORNER OF LAGRANGE RD & W 171ST ST

ORLAND PARK, IL 60467

ORLAND TOWNSHIP, PART OF PIN 27-27-100-015-0000



UTILITY AND GOVERNING AGENCY CONTACTS

DEVELOPMENT SERVICES
 VILLAGE OF ORLAND PARK
 14700 S RAVINIA AVE
 ORLAND PARK, IL 60462
 TEL: (708) 403-6100
 CONTACT: STEVE MARCIANI

WATER SERVICE
 ILLINOIS AMERICAN WATER
 1406 CARDINAL CT
 URBANA, IL 61801
 TEL: (800) 422-2782
 CONTACT: RAYMOND FOWLER

POWER COMPANY
 COMED
 3 LINCOLN CENTER
 OAK BROOK TERRACE, IL 60181
 TEL: (630) 437-4130

NATURAL GAS COMPANY
 NICOR GAS COMPANY
 90 NORTH FINLEY ROAD
 GLEN ELLYN, IL 60137
 TEL: (888) 388-2112

TELEPHONE
 AT&T ILLINOIS
 1001 COMMERCE DRIVE
 OAK BROOK, IL 60523
 TEL: (630) 573-6434

PROJECT TEAM

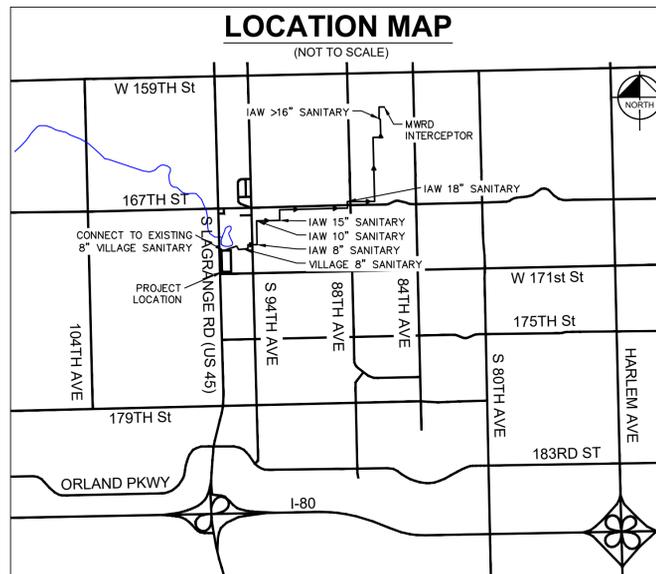
DEVELOPER
 SILVER CROSS HOSPITAL
 1900 SILVER CROSS BLVD.
 NEW LENOX, IL 60451
 TEL: (815) 300-7004
 EMAIL: MJEPSON@SILVERCROSS.ORG
 CONTACT: MARK JEPSON

SURVEYOR
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 7808 WEST 103RD STREET
 PALOS HILLS, IL 60465
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 CONTACT: MARK LANDSTROM, PE, PLS

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 KIMLEY-HORN AND ASSOCIATES, INC.
 4201 WINFIELD RD, SUITE 600
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 TEL: (630) 487-5550
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LANDSCAPE ARCHITECT
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 CONTACT: RORY FANCLER, AICP, PTP



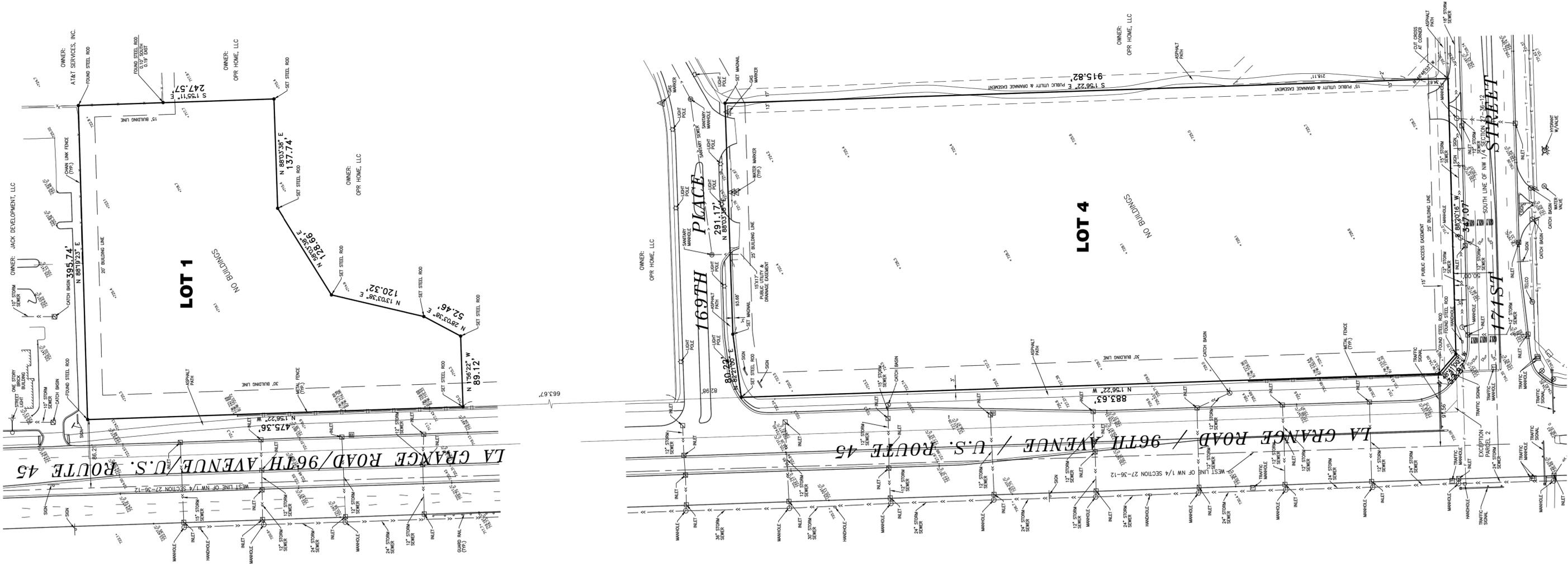
Sheet List Table	
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C0.0	COVER SHEET
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C1.0	SITE DIMENSION PLAN
C2.0	GRADING AND DRAINAGE PLAN
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L3.0	HARDSCAPE PLAN
L3.1	HARDSCAPE PLAN
L3.2	HARDSCAPE DETAILS

Drawing name: K:\CHS_DEVELOPMENT\Silver Cross Medical Office\CAD\Drawings\C0.0 COVER SHEET.dwg C0.0 Aug 19, 2022 2:05pm by: KoylaSullivan
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SCALE: AS NOTED DESIGNED BY: TRE DRAWN BY: JPC CHECKED BY: WAW	VILLAGE COMMENTS: 08/19/22 VILLAGE COMMENTS: 07/15/22 REVISIONS:
COVER SHEET	
SILVER CROSS MEDICAL OFFICE NE CORNER OF LAGRANGE RD & W 171ST ST ORLAND PARK, IL 60467	
ORIGINAL ISSUE: 05/06/2022 KHA PROJECT NO. 268119000 SHEET NUMBER	
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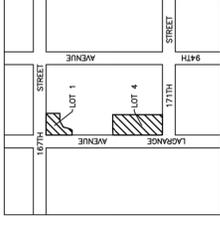
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

LOTS 1 AND 4 IN ORLAND RIDGE ARE A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 27, TOWNSHIP 40N, RANGE 10E, COOK COUNTY, ILLINOIS. THIS SURVEY WAS COMPLETED AND RECORDED JANUARY 12, 2021, AS DOCUMENT 2101222044, IN COOK COUNTY, ILLINOIS.



LEGEND

EXISTING	
	TELLO LINE
	FIBER OPTIC LINE
	WATER LINE
	GAS LINE
	CHAIN LINK FENCE
	METAL FENCE
	GUARD RAIL
	CATCH BASIN
	INLET
	MANHOLE
	VALVE
	LIGHT POLE
	STREET MARKER
	DRAIN TILE MARKER
	TRAFFIC MARKER
	SPOT ELEVATION

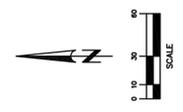


COOK COUNTY PROPERTY INDEX NUMBERS (P.I.N.)

LOT 1	PART OF 27-27-100-019-0000
LOT 4	PART OF 27-27-100-015-0000

NOTES

- DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND BEARINGS ARE BASED ON THE NAD83 ILLINOIS EAST STATE PLANE COORDINATE ZONE 12011, AS DETERMINED BY GPS MEASUREMENT, WHICH IS ALSO THE BASIS FOR THE RECORDED PLAT OF SUBDIVISION.
- ELEVATIONS SHOWN ARE ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), AS DETERMINED BY LOCAL CORRS. OBSERVATIONS.
- SURVEYED PROPERTY LIES ENTIRELY WITHIN SHADDED OR UNSHADDED ZONE X, AREAS WHEN AN UNSHADDED ZONE FLOOD OR LESS AS DETERMINED BY THE ILLINOIS DEPARTMENT OF NATURAL RESOURCES, DISTRICT OF LOGAN INSURANCE RATE MAP 17031070304, REVISION NOVEMBER 1, 2019.
- THE COOK COUNTY GIS COORDINATES WEBSITE CURRENTLY SHOWS THE COMMON ADDRESSES FOR ALL OF LOTS 1 THROUGH 4 OF ORLAND RIDGE AS 16727 LAGRANGE ROAD, ORLAND HILLS, FOR PROPERTY INDEX NUMBER (P.I.N.): 27-27-100-015-0000 AND 16807 LAGRANGE ROAD, ORLAND PARK, FOR PROPERTY INDEX NUMBER (P.I.N.): 27-27-100-019-0000.
- TITLE COMMITMENT No. 21026410WF, DATED NOVEMBER 3, 2021, ISSUED BY THE COOK COUNTY CLERK OF COURTS, CHICAGO, ILLINOIS, IS INCORPORATED BY REFERENCE INTO THIS SURVEY. THE LEGAL DESCRIPTION SHOWN HEREON IS BASED ON ITEM 5 IN SCHEDULE A OF SAID COMMITMENT AND THE RECORDED PLAT OF SUBDIVISION, PART II IN SCHEDULE B OF SAID COMMITMENT. REFERENCES TO THE COOK COUNTY SPECIFIC EASEMENTS THAT ARE REFERRED TO IN THIS SURVEY ARE SET FORTH IN THE ATTACHED EXHIBIT A THAT ANNEXES THAT PORTION OF THE PROPERTY DETEMED BY PIN 27-27-100-015.
- ITEM L 15 NOTES LAND DEDICATED FOR LAGRANGE ROAD PER Doc: 10156686.
- ITEM M 16 NOTES UTILITY RIGHTS PER Doc: 5033190 THAT APPLIES TO THE ROADS.
- ITEM N 17 NOTES PUBLIC RIGHTS TO 94th AVENUE, 96th AVENUE (LAGRANGE ROAD) AND 169th STREET.
- ITEM O 19 NOTES PUBLIC RIGHTS TO ROADS.
- ITEM P 19 NOTES A PIPELINE EASEMENT PER Doc: 16754250 THAT IS NOT LOCATED ON THE SURVEYED PROPERTY.
- ITEM R 21 NOTES A TEMPORARY EASEMENT PER Doc: 1918184004, IN WHICH DOCUMENT "NAME" COUNTY IN THE SECOND RECITAL ON PAGE 1 OF 9 SHOULD BE CORRECTED TO "COOK" COUNTY. IT ALSO APPEARS THAT THE EXHIBIT A LEGAL DESCRIPTION ON PAGE 9 OF 9 IS THE SAME AS THE EXHIBIT B GRANTEE'S PROPERTY DESCRIPTION ON PAGE 8 OF 9.
- ITEM S 22 NOTES A DEVELOPMENT AGREEMENT PER Doc: 2035119052 THAT ESTABLISHES THE RECORDED PLAY OF SUBDIVISION ALONG WITH ITS BUILDING LINES AND RESTRICTIONS.
- ITEM T 23 NOTES A CABLE TELEVISION EASEMENT PER Doc: R2008030972 THAT APPEARS TO BE BLANKET IN NATURE AND NOT PLOTTABLE.
- ITEM V 24 NOTES BUILDING LINES THAT ARE SHOWN HEREON.
- ITEM W 25 NOTES A PUBLIC ACCESS EASEMENT THAT IS SHOWN HEREON. FOR OTHER BUILDING LINES, EASEMENTS AND RESTRICTIONS NOT SHOWN HEREON, REFER TO DEEDS, ABSTRACTS, TITLE POLICIES, SEARCHES OR COMMITMENTS, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.
- ADJACENT OWNERSHIP INFORMATION IS SHOWN BASED ON RECORDS OBTAINED AT THE COOK COUNTY TREASURER AND COOK COUNTY CLERK WEBSITES.
- EVIDENCE OF RECENT EARTH MOVING WORK WAS OBSERVED ON LOT 4 DURING THE PROCESS OF CONDUCTING THE FIELDWORK FOR THIS SURVEY.
- NO FLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS, OTHER THAN THOSE SHOWN, WERE DISCLOSED IN DOCUMENTS PROVIDED FOR USE IN THE PREPARATION OF THIS SURVEY.
- LOCATIONS OF IMPROVEMENTS SHOWN ARE BASED ON FIELD MEASUREMENTS AND PHOTOGRAPHS. DIMENSIONS, DISTANCES, BEARINGS, LENGTHS OR WIDTHS ON THE BASIS OF THIS PLAT ALONE AND NO DIMENSIONS, LENGTHS OR WIDTHS SHOULD BE ASSUMED FROM SCALING. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.



AREAS

LOT 1	131.86 SQ.FT.	3.012 AC
LOT 4	356.649 SQ.FT.	7.779 AC

(more or less)

STATE OF ILLINOIS)
 COUNTY OF COOK) ss
 I, SSM HEALTH - ST. LOUIS
 CHICAGO TITLE INSURANCE COMPANY,
 SILVER CROSS HOSPITAL AND MEDICAL CENTERS

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR LAND SURVEYS AS SET FORTH IN THE ILLINOIS SURVEYING ACT AND THE ILLINOIS TITLE ASSOCIATION AND NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(6), 8, 9, 11, 13, 14, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON DECEMBER 22, 2021.

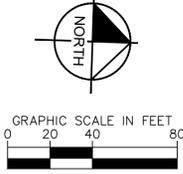
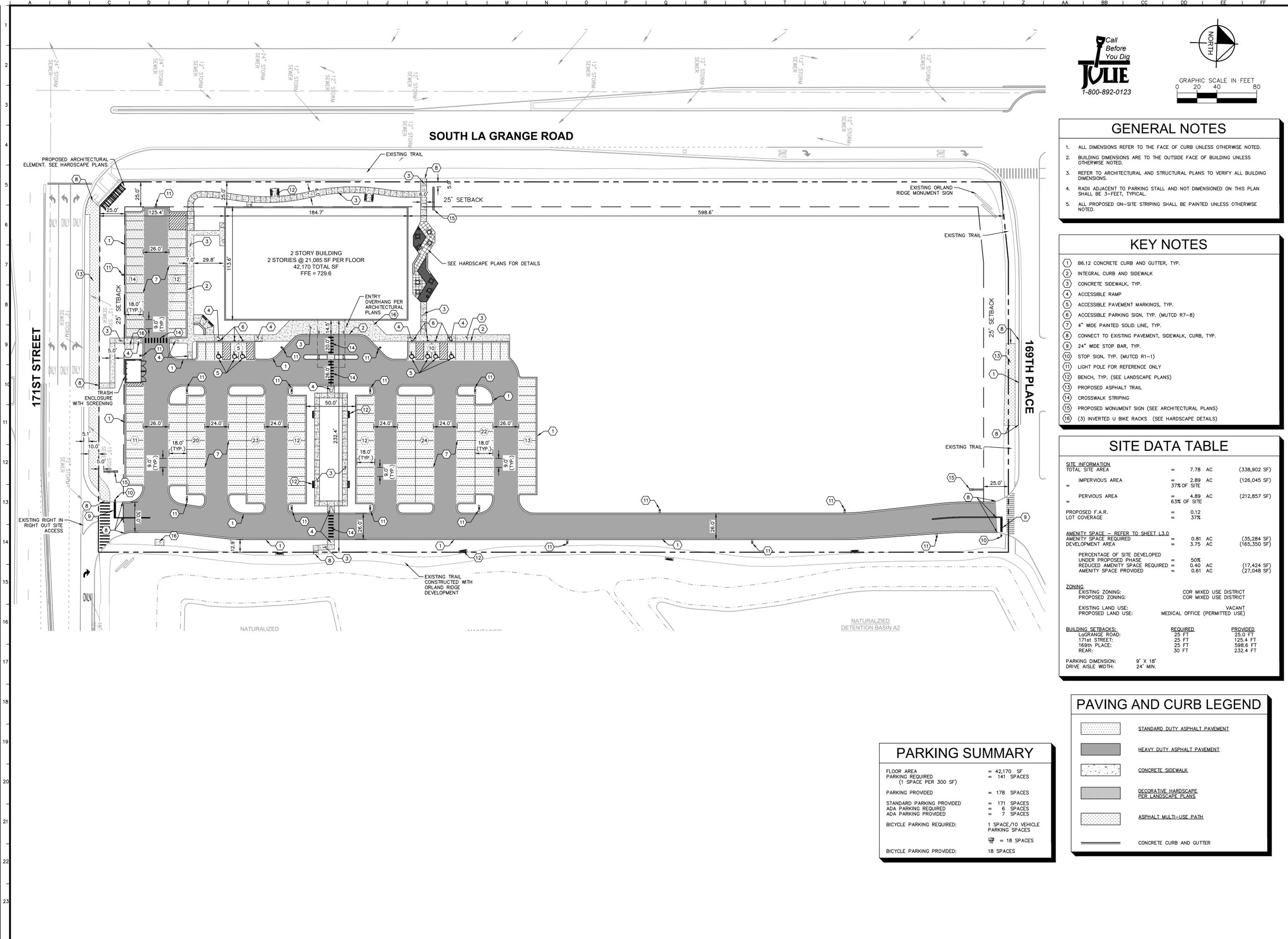


PREPARED FOR:
 SSM HEALTH - ST. LOUIS

PREPARED BY:
 LANDMARK ENGINEERING LLC

DESIGN FIRM REGISTRATION NO. 184-00577-0010
 7808 WEST 103RD STREET
 PALOS HILLS, ILLINOIS 60465-1529
 Phone (708) 599-3737
 SURVEY No. 21-12-055

Drawing name: K:\CHS_LDEV\268119000_Silver Cross MOB_Orland Park_IL\2 Design\CAD\PlanSheets\C1.0 SITE DIMENSION PLAN.dwg C1.0 Aug 19, 2022 2:03pm by: Kaya Osullivan
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- ### GENERAL NOTES
1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3-FEET, TYPICAL.
 5. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

- ### KEY NOTES
- 1 B6.12 CONCRETE CURB AND GUTTER, TYP.
 - 2 INTEGRAL CURB AND SIDEWALK
 - 3 CONCRETE SIDEWALK, TYP.
 - 4 ACCESSIBLE RAMP
 - 5 ACCESSIBLE PAVEMENT MARKINGS, TYP.
 - 6 ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8)
 - 7 4" WIDE PAINTED SOLID LINE, TYP.
 - 8 CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - 9 24" WIDE STOP BAR, TYP.
 - 10 STOP SIGN, TYP. (MUTCD R1-1)
 - 11 LIGHT POLE FOR REFERENCE ONLY
 - 12 BENCH, TYP. (SEE LANDSCAPE PLANS)
 - 13 PROPOSED ASPHALT TRAIL
 - 14 CROSSWALK STRIPING
 - 15 PROPOSED MONUMENT SIGN (SEE ARCHITECTURAL PLANS)
 - 16 (3) INVERTED U BIKE RACKS (SEE HARDSCAPE DETAILS)

SITE DATA TABLE

SITE INFORMATION		
TOTAL SITE AREA	= 7.78 AC	(338,902 SF)
IMPERVIOUS AREA	= 2.89 AC	(126,045 SF)
	= 37% OF SITE	
PERVIOUS AREA	= 4.89 AC	(212,857 SF)
	= 63% OF SITE	
PROPOSED F.A.R.	= 0.12	
LOT COVERAGE	= 37%	
AMENITY SPACE - REFER TO SHEET L3.0		
AMENITY SPACE REQUIRED	= 0.81 AC	(35,284 SF)
DEVELOPMENT AREA	= 3.75 AC	(165,350 SF)
PERCENTAGE OF SITE DEVELOPED UNDER PROPOSED PHASE		
REDUCED AMENITY SPACE REQUIRED	= 0.40 AC	(17,424 SF)
AMENITY SPACE PROVIDED	= 0.61 AC	(27,048 SF)
ZONING		
EXISTING ZONING:		COR MIXED USE DISTRICT
PROPOSED ZONING:		COR MIXED USE DISTRICT
EXISTING LAND USE:		VACANT
PROPOSED LAND USE:		MEDICAL OFFICE (PERMITTED USE)
BUILDING SETBACKS:		
LAGRANGE ROAD:	REQUIRED: 25 FT	PROVIDED: 25.0 FT
171st STREET:	25 FT	125.4 FT
169th PLACE:	25 FT	598.6 FT
REAR:	30 FT	232.4 FT
PARKING DIMENSION:		
DRIVE AISLE WIDTH:	9' X 18'	
	24' MIN.	

PARKING SUMMARY

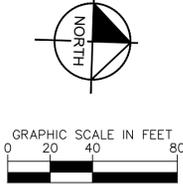
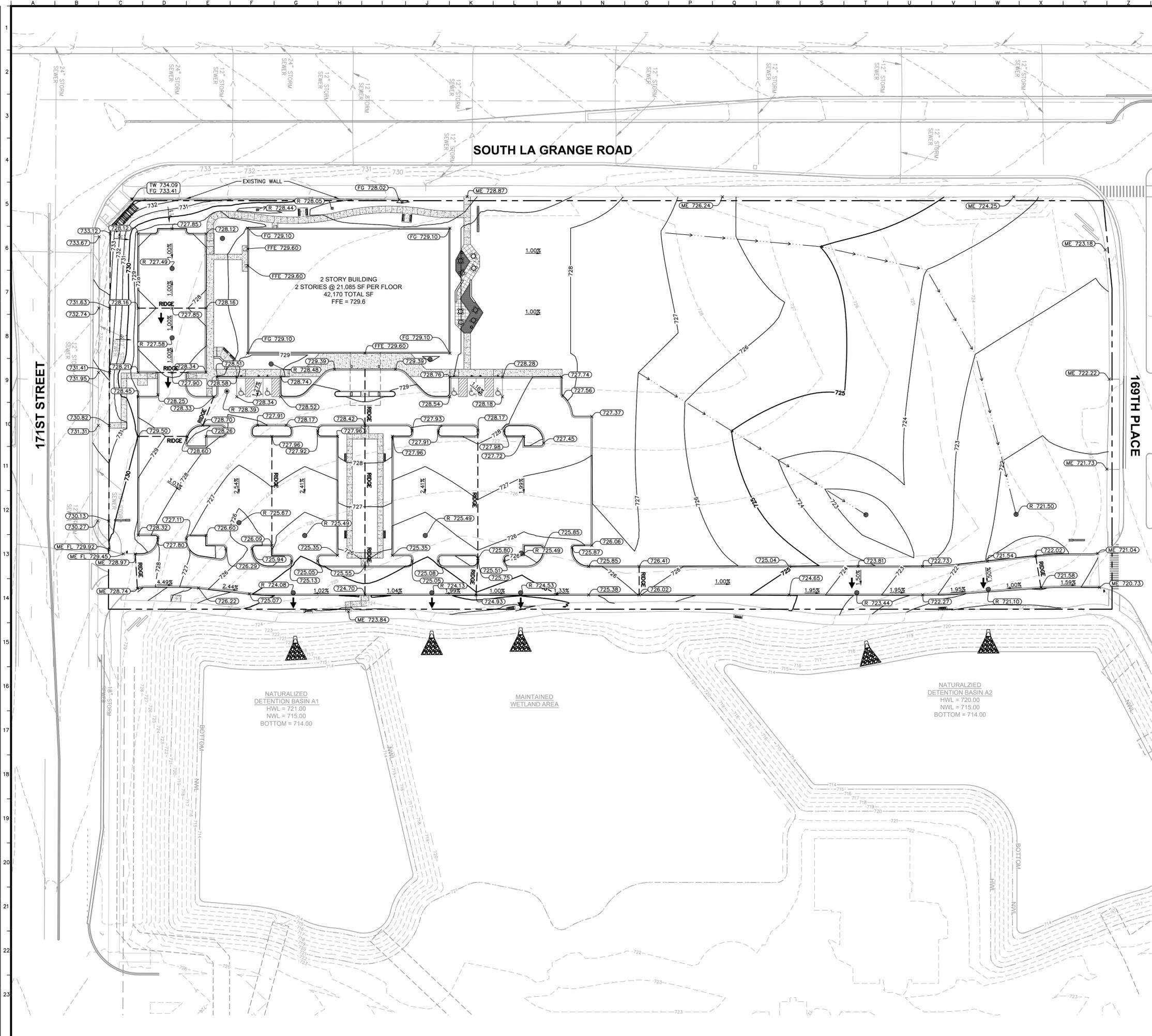
FLOOR AREA	= 42,170 SF
PARKING REQUIRED (1 SPACE PER 300 SF)	= 141 SPACES
PARKING PROVIDED	= 178 SPACES
STANDARD PARKING PROVIDED	= 171 SPACES
ADA PARKING REQUIRED	= 6 SPACES
ADA PARKING PROVIDED	= 7 SPACES
BICYCLE PARKING REQUIRED:	1 SPACE/10 VEHICLE PARKING SPACES
	18 SPACES
BICYCLE PARKING PROVIDED:	18 SPACES

PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT
	HEAVY DUTY ASPHALT PAVEMENT
	CONCRETE SIDEWALK
	DECORATIVE HARDSCAPE PER LANDSCAPE PLANS
	ASPHALT MULTI-USE PATH
	CONCRETE CURB AND GUTTER

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 SILVER CROSS HOSPITAL	ORIGINAL ISSUE: 05/06/2022 KHA PROJECT NO. 268119000 SHEET NUMBER C1.0
SILVER CROSS MEDICAL OFFICE NE CORNER OF LAGRANGE RD & W 171ST ST ORLAND PARK, IL 60467	SITE DIMENSION PLAN
VILLAGE COMMENTS 08/15/22 07/15/22 DATE	REVISIONS NO.

Drawing name: K:\GIS_DEVELOPMENT\268119000_Silver Cross Medical Office\CAD\Drawings\C2.0 GRADING AND DRAINAGE PLAN.dwg C2.0 Aug 19, 2022 2:03pm by Keya Osullivan
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GRADING NOTES

- ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
- ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. GENERAL CONTRACTOR TO COORDINATE WITH EXCAVATION, LANDSCAPE AND PAVING SUBCONTRACTORS REGARDING TOPSOIL THICKNESS FOR LANDSCAPE AREAS AND PAVEMENT SECTION THICKNESS FOR PAVED AREAS TO PROPERLY ENSURE ADEQUATE CUT TO ESTABLISH SUBGRADE ELEVATIONS.
- NO EARTHEN SLOPE SHALL BE GREATER THAN 4:1, UNLESS OTHERWISE NOTED.
- MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
- MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
- MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

GRADING LEGEND

<ul style="list-style-type: none"> —XXX— PROPOSED CONTOUR - - - - - EXISTING CONTOUR —RIDGE— RIDGE LINE X.XX% SLOPE AND FLOW DIRECTION ← 100-YEAR OVERLAND OVERFLOW ROUTE — SWALE PROPOSED SWALE □ RIP RAP (SEE DETAILS) 	<ul style="list-style-type: none"> FL = FLOW LINE TC = TOP OF CURB ME = MATCH ELEVATION R = RIM ELEVATION TW = TOP OF WALL FG = FINISHED GRADE
---	--

NO.	VILLAGE COMMENTS	DATE	BY

Kimley»Horn

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 DRAWN BY: JPC
 CHECKED BY: WAW



GRADING AND DRAINAGE PLAN

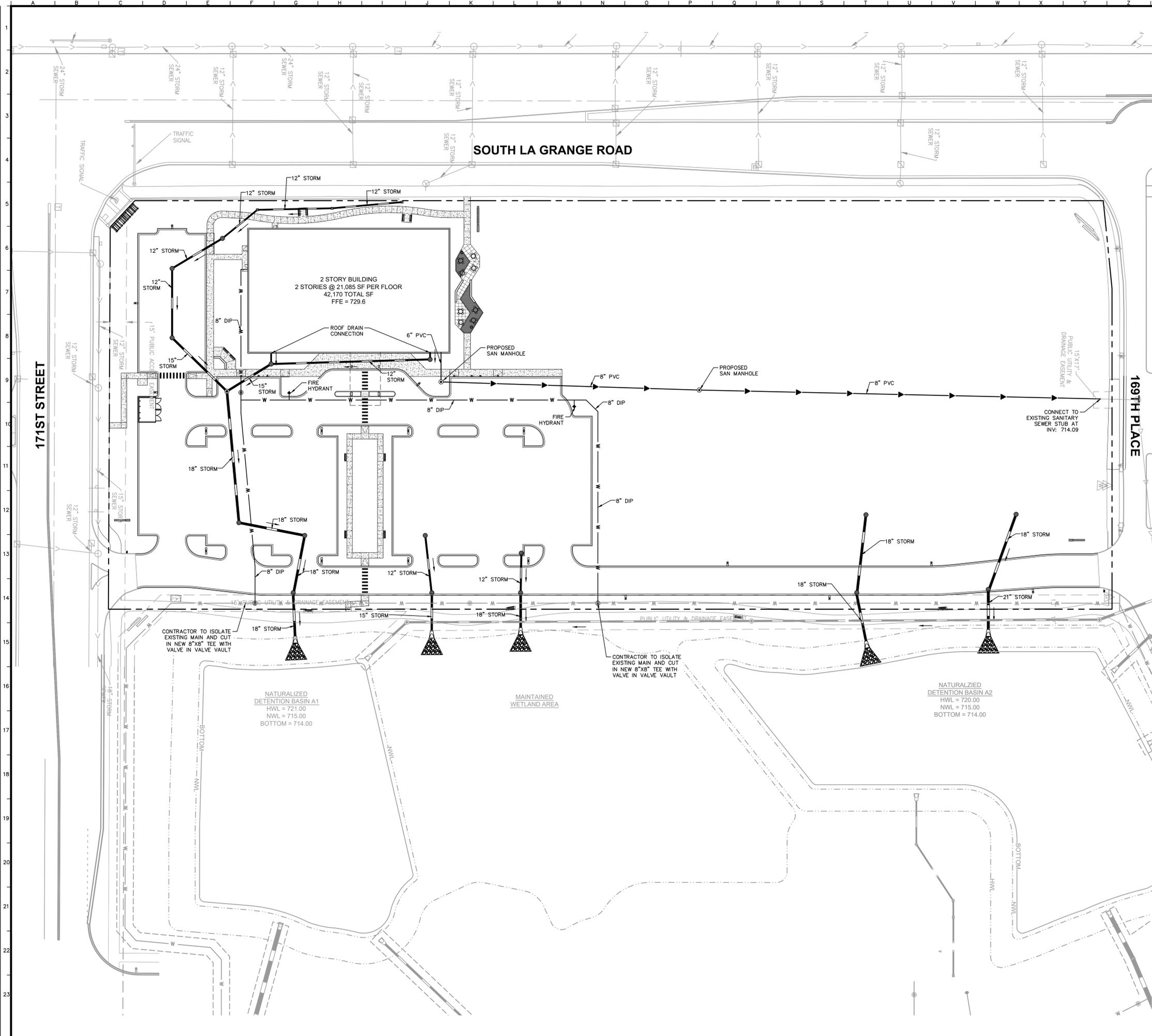
SILVER CROSS MEDICAL OFFICE

NE CORNER OF LA GRANGE RD & W 171ST ST
 ORLAND PARK, IL 60467

ORIGINAL ISSUE: 05/06/2022
 KHA PROJECT NO. 268119000
 SHEET NUMBER

C2.0

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JULIE
 1-800-892-0123


 GRAPHIC SCALE IN FEET

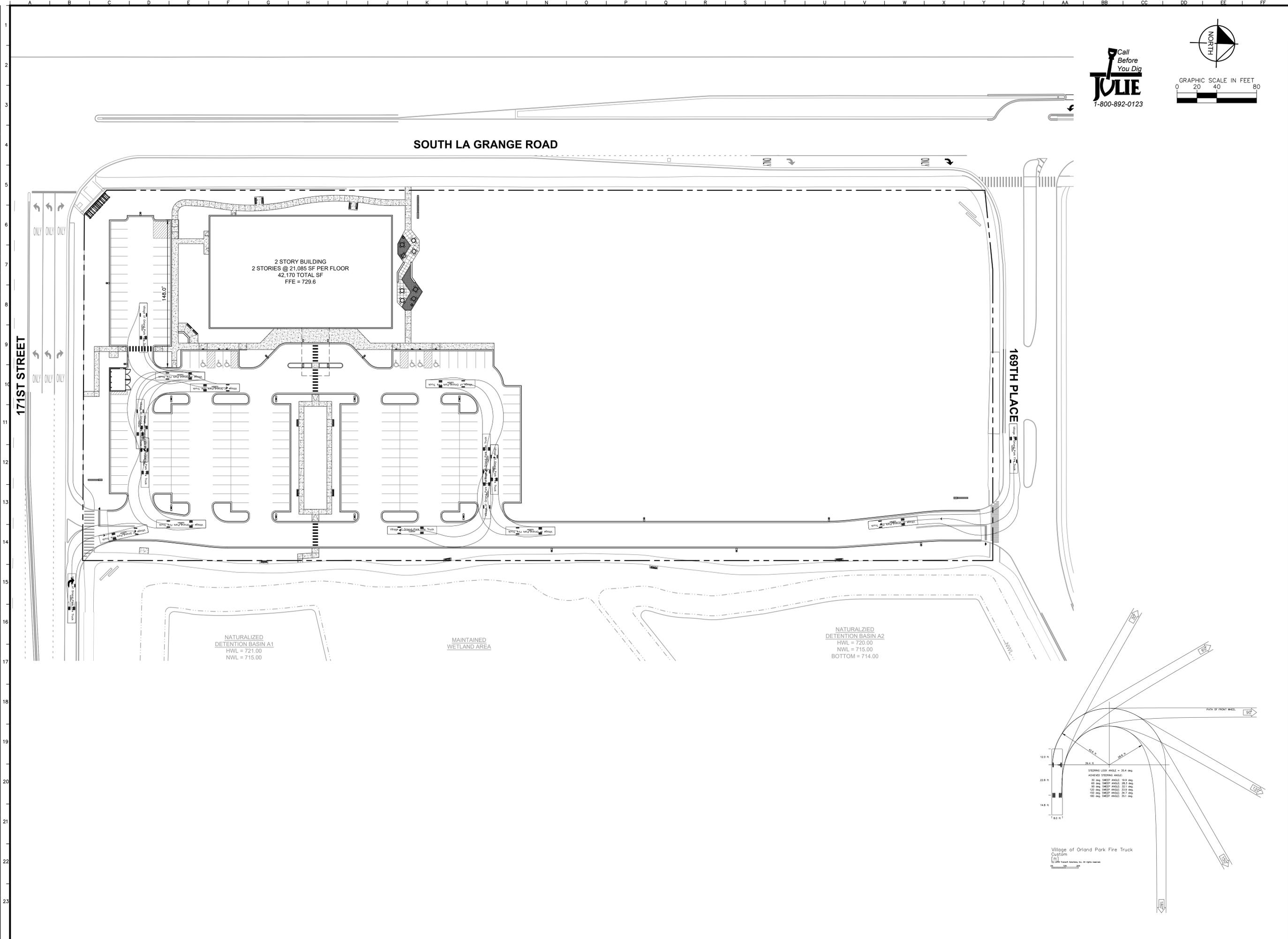

- ### UTILITY NOTES
1. ALL WATER LINES ≥ 3" SHALL BE DUCTILE IRON PIPE, CLASS 52.
 2. ALL SANITARY SEWER LINES SHALL BE PVC MEETING, ASTM D-3034 SDR 26 EXCEPT FOR SANITARY SEWER THAT CROSSES ABOVE WATER MAIN, THIS PIPE SHALL BE AWWA C900 (UNLESS WATER MAIN CASING IS UTILIZED). PROVIDE 42" MINIMUM COVER.
 3. CONTRACTOR SHALL COORDINATE ANY DISRUPTIONS TO EXISTING UTILITY SERVICES WITH ADJACENT PROPERTY OWNERS.
 4. ALL ELECTRIC AND TELEPHONE EXTENSIONS INCLUDING SERVICE LINES SHALL BE CONSTRUCTED TO THE APPROPRIATE UTILITY COMPANY SPECIFICATIONS. ALL UTILITY DISCONNECTIONS SHALL BE COORDINATED WITH THE DESIGNATED UTILITY COMPANIES.
 5. CONSTRUCTION SHALL NOT START ON ANY PUBLIC UTILITY SYSTEM UNTIL WRITTEN APPROVAL HAS BEEN RECEIVED BY THE ENGINEER FROM THE APPROPRIATE GOVERNING AUTHORITY AND CONTRACTOR HAS BEEN NOTIFIED BY THE ENGINEER.
 6. CONTRACTOR TO CALL "JULIE" (1-800-892-0123) TO COORDINATE FIELD LOCATIONS OF EXISTING UNDERGROUND UTILITIES BEFORE ORDERING MATERIALS OR COMMENCING CONSTRUCTION. NOTIFY ENGINEER OF ANY DISCREPANCIES IMMEDIATELY.
 7. PRIOR TO THE CONSTRUCTION OF OR CONNECTION TO ANY STORM DRAIN, SANITARY SEWER, WATER MAIN OR ANY OTHER UTILITIES, THE CONTRACTOR SHALL EXCAVATE, VERIFY AND CALCULATE ALL POINTS OF CONNECTION AND ALL UTILITY CROSSINGS AND INFORM THE ENGINEER AND THE OWNER/DEVELOPER OF ANY CONFLICT OR REQUIRED DEVIATIONS FROM THE PLAN. NOTIFICATION SHALL BE MADE A MINIMUM OF 72 HOURS PRIOR TO CONSTRUCTION. THE ENGINEER AND ITS CLIENTS SHALL BE HELD HARMLESS IN THE EVENT THAT THE CONTRACTOR FAILS TO MAKE SUCH NOTIFICATION. THE MUNICIPALITY SHALL BE NOTIFIED OF ANY AND ALL CHANGES TO THE DESIGN PLANS.
 8. CONTRACTOR SHALL COMPLY COMPLETELY WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING AND OTHER MEANS OF PROTECTION. THIS IS TO INCLUDE, BUT NOT LIMITED TO ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE FOR COMPLYING WITH PERFORMANCE CRITERIA AS REQUIRED BY OSHA.
 9. CONTRACTOR TO AVOID DISRUPTION OF ANY ADJACENT TENANT'S TRAFFIC OPERATIONS DURING INSTALLATION OF UTILITIES.
 10. ALL DIMENSIONS ARE TO CENTERLINE OF PIPE OR CENTER OF MANHOLE UNLESS NOTED OTHERWISE.
 11. LIGHT POLES SHOWN FOR COORDINATION PURPOSES ONLY AND DO NOT REPRESENT ACTUAL SIZE. SEE SITE LIGHTING PLANS BY OTHERS FOR MORE INFORMATION.

UTILITY LEGEND

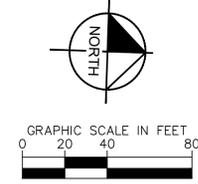
	EX. WATER LINE
	EX. TRAFFIC MANHOLE
	EX. SANITARY SEWER LINE
	EX. SANITARY SEWER MANHOLE
	EX. STORM DRAIN LINE
	EX. STORM MANHOLE
	EX. STORM STRUCTURE/INLET
	EX. GAS LINE
	UTILITY POLE
	EX. OVERHEAD TRANSMISSION LINE
	EX. UNDERGROUND TELEPHONE LINE
	EX. TELEPHONE MANHOLE
	PROPOSED STORM SEWER LINE
	PROPOSED OPEN LID STORM STRUCTURE (PAVEMENT USE NEENAH R-2540) (GRASS USE NEENAH R-4340-B BEEHIVE)
	PROPOSED CLOSED LID STORM STRUCTURE (PAVEMENT USE NEENAH R-1772) (GRASS USE NEENAH R-1786)
	PROPOSED SANITARY SEWER LINE
	PROPOSED SANITARY MANHOLE
	PROPOSED STORM/SANITARY CLEANOUT
	PROPOSED WATER LINE
	PROPOSED VALVE VAULT
	PROPOSED VALVE BOX
	PROPOSED FIRE HYDRANT
	PROPOSED LIGHT POLE
	RIP RAP (SEE DETAILS)

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SCALE: AS NOTED DESIGNED BY: TRE DRAWN BY: JPC CHECKED BY: WAW	VILLAGE COMMENTS VILLAGE COMMENTS REVISIONS NO. DATE BY
<h2 style="margin: 0;">UTILITY PLAN</h2>	
<h3 style="margin: 0;">SILVER CROSS MEDICAL OFFICE</h3> NE CORNER OF LA GRANGE RD & W 171ST ST ORLAND PARK, IL 60467	
ORIGINAL ISSUE: 05/06/2022 KHA PROJECT NO. 268119000 SHEET NUMBER <h1 style="font-size: 2em; margin: 0;">C3.0</h1>	

Drawing name: K:\SIS_DEV\268119000_Silver Cross Medical\Drawings\C4.0 FIRE TRUCK PLAN.dwg C4.0 Aug 19, 2022 2:03pm by: Koyla.05ullivan
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2	08/19/22	TRE	VILLAGE COMMENTS

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 4251 WINFIELD ROAD, SUITE 600
 PHONE: 630-487-2550
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SCALE: AS NOTED
 DESIGNED BY: TRE
 DRAWN BY: JPC
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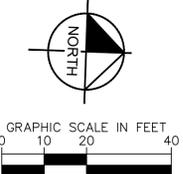
FIRE TRUCK PLAN

SILVER CROSS MEDICAL OFFICE
 NE CORNER OF LA GRANGE RD & W 171ST ST
 ORLAND PARK, IL 60467

ORIGINAL ISSUE: 05/06/2022
 KHA PROJECT NO. 268119000
 SHEET NUMBER

C4.0

SOUTH LA GRANGE ROAD



2 STORY BUILDING
2 STORIES @ 21,085 SF PER FLOOR
42,170 TOTAL SF
FFE = 729.6

171ST STREET

SEE SHEET L1.1

Drawing name: S:\SILVER_CROSS\268119000_silver_cross_med_office\268119000_L1.0_LANDSCAPE_PLAN.dwg Aug 19, 2022 2:03pm by: Kaya.Gallagher
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SCALE:	AS NOTED
DESIGNED BY:	TRE
DRAWN BY:	JFC
CHECKED BY:	WAW
LANDSCAPE PLAN	
SILVER CROSS MEDICAL OFFICE NE CORNER OF LA GRANGE RD & W 171ST ST ORLAND PARK, IL 60467	
ORIGINAL ISSUE:	05/06/2022
KHA PROJECT NO.	268119000
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VILLAGE COMMENTS	08/19/22
VILLAGE COMMENTS	07/15/22
REVISIONS	DATE
BY	

Drawing name: L:\GIS_LDEV\068119000_silver cross med_office.psd V2 Design (CAD) (non-rev) U.S. LANDSCAPE NOTES AND DETAILS Aug 19, 2022 2:03pm by: Koryo Odell
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PLANT SCHEDULE

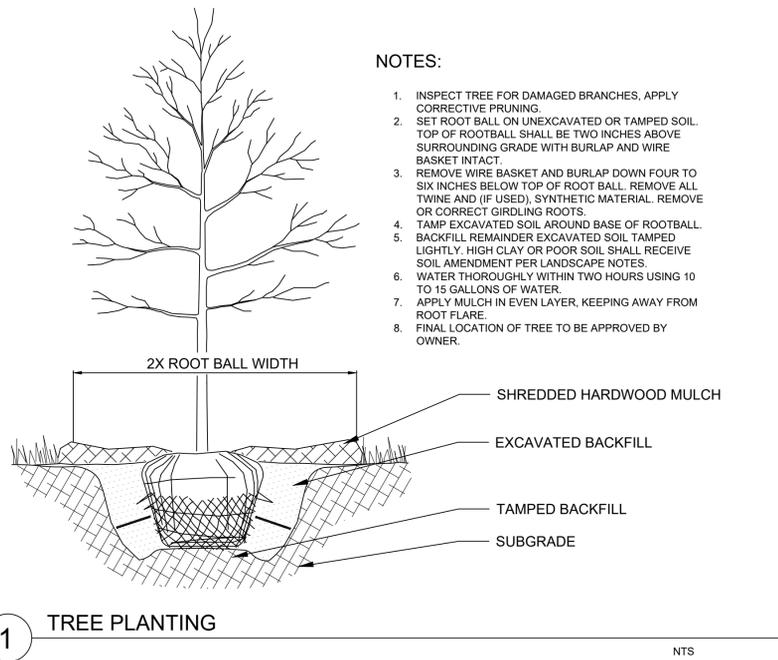
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	AJ	7	ACER GINNALA 'JEFUM' TM / ROYAL CROWN AMUR MAPLE	B & B		
	AS	2	ACER RUBRUM 'SUN VALLEY' / SUN VALLEY RED MAPLE	B & B		
	GB	3	GINKGO BILOBA / MAIDENHAIR TREE	B & B		
	GS	18	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE' / SKYLINE HONEY LOCUST	B & B		
	LT	6	LIRIODENDRON TULIPIFERA / TULIP POPLAR	B & B		
	QB	13	QUERCUS BICOLOR / SWAMP WHITE OAK	B & B		
	TG	8	TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN	B & B		
	UC	12	ULMUS X 'FRONTIER' / FRONTIER ELM	B & B		
	ZA	11	ZELKOVA SERRATA 'AUTUMN GLOW' / AUTUMN GLOW JAPANESE ZELKOVA	B & B		
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	OTHER
	AF	4	ACER GINNALA 'FLAME' / FLAME AMUR MAPLE	B & B		
	AG	6	AMELANCHIER X GRANDIFLORA 'AUTUMN BRILLIANCE' / AUTUMN BRILLIANCE APPLE SERVICEBERRY	B & B		
	CI	6	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	B & B		
	MR	11	MALUS X 'ROYAL RAINDROPS' / ROYAL RAINDROPS CRABAPPLE	B & B		
	SI	3	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	B & B		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AY	34	ARONIA MELANOCARPA 'IROQUOIS BEAUTY' TM / IROQUOIS BEAUTY BLACK CHOKEBERRY	1 GAL	SEE PLAN	18" HT. MIN.
	BG	34	BUXUS X 'GLENCOE' TM / CHICAGOLAND GREEN BOXWOOD	1 GAL	SEE PLAN	18" HT MIN
	CA	39	CEANOTHUS AMERICANUS / NEW JERSEY TEA	3 GAL	SEE PLAN	18" HT MIN
	CC	83	CORNUS SANGUINEA 'CATO' / ARCTIC SUN DOGWOOD	1 GAL	SEE PLAN	18" HT MIN
	CF	10	CORNUS STOLONIFERA 'FLAVIRAMEA' / YELLOWTWIG DOGWOOD	3 GAL	SEE PLAN	24" HT MIN
	FG	14	FOTHERGILLA GARDENII / DWARF FOTHERGILLA	1 GAL	SEE PLAN	24" HT MIN
	HA2	41	HYDRANGEA ARBORESCENS 'BRIAN NITZ' / ANNABELLE SMOOTH HYDRANGEA	3 GAL	SEE PLAN	24" HT MIN
	HJ	34	HYDRANGEA PANICULATA 'JANE' TM / LITTLE LIME PANICLE HYDRANGEA	3 GAL	SEE PLAN	24" HT. MIN.
	IL	13	ITEA VIRGINICA 'LITTLE HENRY' TM / VIRGINIA SWEETSPIRE	1 GAL	SEE PLAN	18" HT MIN
	RG	4	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	1 GAL	SEE PLAN	
	RR	126	ROSA X 'RADGOR' TM / PEACHY KNOCK OUT ROSE	1 GAL	SEE PLAN	18" HT MIN
	RX	30	RHODODENDRON X 'LEMON LIGHTS' / LEMON LIGHTS AZALEA	3 GAL	SEE PLAN	24" HT MIN
	SB	87	SPIRAEA BETULIFOLIA / BIRCHLEAF SPIREA	1 GAL	SEE PLAN	18" HT. MIN.
	VC	62	VIBURNUM CARLESII / KOREANSPICE VIBURNUM	3 GAL	SEE PLAN	24" HT. MIN.
	VD	16	VIBURNUM DENTATUM 'ARROWWOOD' / ARROWWOOD VIBURNUM	3 GAL	SEE PLAN	24" HT MIN
	VM	54	VIBURNUM DENTATUM 'BLUE MUFFIN' / BLUE MUFFIN ARROWWOOD VIBURNUM	3 GAL	SEE PLAN	24" HT MIN
	VR	15	DIERVILLA RIVULARIS 'SMNDRSF' TM / KODIAK BLACK HONEYSUCKLE	3 GAL	SEE PLAN	18" HT MIN
	WD	30	WEIGELA FLORIDA 'DARK HORSE' / DARK HORSE WEIGELA	3 GAL	SEE PLAN	24" HT. MIN.
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	JF2	5	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	B & B	SEE PLAN	6' HT MIN
	JF3	60	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	2 GAL	SEE PLAN	36" HT MIN
	TC	24	TAXUS X MEDIA 'CHADWICKII' / CHADWICK'S ANGLO-JAPANESE YEW	3 GAL	SEE PLAN	24" HT MIN
	TC3	7	THUJA OCCIDENTALIS 'CONGABE' TM / FIRE CHIEF ARBORVITAE	1 GAL	SEE PLAN	24" HT MIN
	TD2	8	TAXUS X MEDIA / ANGLO-JAPANESE YEW	3 GAL	SEE PLAN	24" HT. MIN.

PLANT SCHEDULE

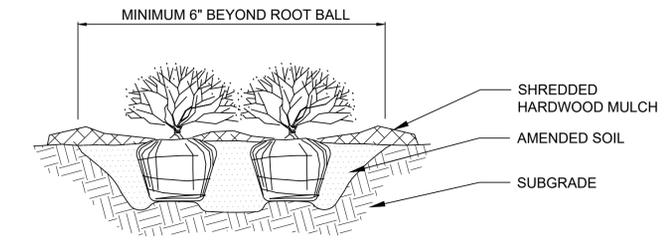
EVERGREEN SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	JF2	5	JUNIPERUS CHINENSIS 'FAIRVIEW' / FAIRVIEW JUNIPER	B & B	SEE PLAN	6' HT MIN
	JF3	60	JUNIPERUS CHINENSIS 'SEA GREEN' / SEA GREEN JUNIPER	2 GAL	SEE PLAN	36" HT MIN
	TC	24	TAXUS X MEDIA 'CHADWICKII' / CHADWICK'S ANGLO-JAPANESE YEW	3 GAL	SEE PLAN	24" HT MIN
	TC3	7	THUJA OCCIDENTALIS 'CONGABE' TM / FIRE CHIEF ARBORVITAE	1 GAL	SEE PLAN	24" HT MIN
	TD2	8	TAXUS X MEDIA / ANGLO-JAPANESE YEW	3 GAL	SEE PLAN	24" HT. MIN.
ORNAMENTAL GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	BC	85	BOUTELOUA CURTIPENDULA / SIDE OATS GRAMA	1 GAL	SEE PLAN	
	CK	102	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS	1 GAL	SEE PLAN	
	CS	28	CAREX X 'SILVER SCEPTRE' / SILVER SCEPTRE SEDGE	1 GAL	SEE PLAN	
	FE	36	FESTUCA CINEREA 'ELIJAH'S BLUE' / ELIJAH'S BLUE FESCUE	1 GAL	SEE PLAN	
	HC	34	HAKONECHLOA MACRA 'ALBOVARIEGATA' / VARIEGATED JAPANESE FOREST GRASS	1 GAL	SEE PLAN	
	MP	49	MISCANTHUS SINENSIS 'PURPURESCENS' / PURPLE EULALIA GRASS	1 GAL	SEE PLAN	
	PB	33	PENNISETUM ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS	1 GAL	SEE PLAN	
	PV	40	PANICUM VIRGATUM / SWITCH GRASS	1 GAL	SEE PLAN	
	SH	24	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED	1 GAL	SEE PLAN	
PERENNIALS AND GRASSES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
	AL	142	ATHYRIUM FILIX-FEMINA 'LADY IN RED' / LADY FERN	1 GAL	18" OC	
	AM3	182	ASTILBE CHINENSIS 'MAGGIE DALEY' / MAGGIE DALEY ASTILBE	1 GAL	18" OC	
	AS2	410	ALLIUM X 'SUMMER BEAUTY' / SUMMER BEAUTY ORNAMENTAL ONION	1 GAL	20" OC	
	AS3	151	ACHILLEA MILLEFOLIUM 'STRAWBERRY SEDUCTION' / STRAWBERRY SEDUCTION COMMON YARROW	1 GAL	24" OC	
	BJ	127	BRUNNERA MACROPHYLLA 'JACK FROST' TM / SIBERIAN BUGLOSS	1 GAL	12" OC	
	CH	127	COREOPSIS X 'HEAVEN'S GATE' / HEAVEN'S GATE TICKSEED	1 GAL	18" OC	
	CT	301	COTONEASTER DAMMERI 'NORDIC CARPET' / NORDIC CARPET COTONEASTER	1 GAL	24" OC	
	EP	96	ECHINACEA PURPUREA 'PIXIE MEADOWBRITE' / PIXIE MEADOWBRITE CONEFLOWER	1 GAL	24" OC	
	GM	143	GERANIUM MACULATUM / SPOTTED GERANIUM	1 GAL	24" OC	
	HB	199	HEUCHERA X 'BLACKBERRY ICE' TM / DOLCE BLACKBERRY ICE CORAL BELLS	1 GAL	18" OC	
	HO	221	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL	24" OC	
	HR	234	HEMEROCALLIS X 'ROSY RETURNS' / ROSY RETURNS DAYLILY	1 GAL	18" OC	
	HT	130	HELIOPSIS HELIANTHOIDES 'TUSCAN SUN' / FALSE SUNFLOWER	1 GAL	18" OC	
	LC	192	LIRIOPE SPICATA / CREEPING LILYTURF	1 GAL	24" OC	
	MB	153	MONARDA FISTULOSA / BERGAMOT	1 GAL	18" OC	
	PB2	124	PHLOX BIFIDA / SAND PHLOX	1 GAL	12" OC	
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME			
			MESIC LOW-PROFILE PRAIRIE SEED MIX			
			NO-MOW SEED MIX			
			TURF SOD			

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ORDINANCE	REQUIREMENT CALCULATION	LANDSCAPE PROPOSED
6-305-D.2 LANDSCAPE PARKWAYS 171ST STREET	PARKWAY TREES SPACED 40' O.C. 372/40 = 10 SHADE TREES	6 SHADE TREES PROVIDED *ADDITIONAL TREE ADDED AROUND SITE TO COMPENSATE
6-305-D.3.b.1 LANDSCAPE CORRIDORS: 171ST STREET	1 SHADE TREE, 1 ORNAMENTAL OR EVERGREEN TREE PER 100' 372 LF / 100 = 3.72 3.72 X 1 = 4 SHADE TREES 3.72 X 1 = 4 ORNAMENTAL OR EVERGREEN TREES	3 SHADE TREES 5 ORNAMENTAL TREES
6-305-D.3.b.2 LANDSCAPE CORRIDORS: SOUTH LA GRANGE ROAD	2 SHADE TREES, 2 ORNAMENTAL OR EVERGREEN TREES PER 100' 884 LF / 100 = 8.84 8.84 X 2 = 18 SHADE TREES 8.84 X 2 = 18 ORNAMENTAL OR EVERGREEN TREES	25 SHADE TREES 16 ORNAMENTAL TREES
6-305-D.5a.2 FOUNDATION LANDSCAPE	10' WIDE AVERAGE AREA ALONG 100% FRONTING PUBLIC STREETS. 7' WIDE AREA ALONG 50% NOT FRONTING A PUBLIC STREET. 1 ORNAMENTAL TREE AND 16 SHRUBS OR ORNAMENTAL GRASSES FOR EVERY 100' OF BUILDING FACE. 595 LF / 100 = 6 6 X 1 = 6 ORNAMENTAL 6 X 16 = 96 SHRUBS/GRASSES	6 ORNAMENTAL TREES 227 SHRUBS AND GRASSES
6-305-D.5b.1 INTERIOR LOT LANDSCAPE	1 SHADE TREE PER 10,000 SF OF LOT AREA 165,365 SF / 10,000 = 17 SHADE TREES	23 SHADE TREES
6-305-D.6.a.1 PARKING LOT PERIMETER	10' WIDE, 3' HEIGHT SCREEN OF PARKING FRONTAGE FROM ADJACENT PROPERTIES AND STREETS	10' WIDE PLANTING BED ALONG PARKING AND ADJACENT STREETS
6-305-D.6.a.2 PARKING LOT ISLAND	1 ISLAND PER 10 PARKING SPACES AND 1 SHADE TREE PER ISLAND 171 / 10 = 18 ISLANDS AND 18 SHADE TREES	18 ISLANDS AND 24 SHADE TREES
TREE REPLACEMENT	4 TREES PER PREVIOUSLY COMPLETED TREE PRESERVATION PLAN.	4 SHADE TREES



- NOTES:
- INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
 - SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
 - REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
 - TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
 - BACKFILL REMAINDER EXCAVATED SOIL. TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
 - WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
 - APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
 - FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



- NOTES:
- APPLY CORRECTIVE PRUNING.
 - SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
 - REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
 - REMOVE OR CORRECT GIRDLING ROOTS.
 - PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
 - APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.

NATIVE PLANTING MAINTENANCE REQUIREMENTS

MAINTENANCE PROGRAMS SHALL BE SITE SPECIFIC AND COORDINATED WITH THE NATURAL AREAS CONTRACTOR AND MUNICIPALITY FOR ADEQUATE MAINTENANCE PROCEDURES. A FIVE YEAR STEWARDSHIP PROGRAM IS RECOMMENDED FOR THE SITE WITH A MINIMUM THREE TO FIVE MAN CREW AND AT LEAST SIX VISITS PER YEAR. AFTER THE FIFTH GROWING SEASON MAINTENANCE PROGRAMS MAY BE REDUCED TO FOUR TO TWO VISITS PER YEAR DEPENDANT UPON SITE CONDITIONS.

FIRST YEAR
SPRING:
 -INSTALLATION PERFORMED IN THE SPRING REQUIRES 6-8 WEEKS OF THOROUGH TEMPORARY IRRIGATION TO MAINTAIN CONSISTENT SOIL MOISTURE.
 -CONDUCT MOWING AS SOON AS THE SEEDED AREA REACH 4-8 INCHES IN HEIGHT.
SUMMER:
 -CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT HERBICIDE TREATMENTS.
 -CONDUCT MOWING AT LEAST TWICE DURING THE GROWING SEASON, KEEPING NEWLY SEEDED AREAS 4-8 INCHES IN HEIGHT.
FALL:
 -CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH SPOT HERBICIDE TREATMENTS. IN AREAS LEFT BARE FROM HERBICIDE TREATMENT HAND SEED WITH THE RESPECTIVE SEED MIX.
 -CONDUCT MOWING AT LEAST TWICE, KEEPING THE SEEDED AREAS 8 INCHES IN HEIGHT.

SECOND YEAR
SPRING:
 -HAND CUT OR MOW DEAD STALKS AND SEED HEADS FROM THE PREVIOUS GROWING SEASON.
 -CONTROL INVASIVE WOODY AND HERBACEOUS FLORA WITH AT LEAST ONE TO TWO SPOT HERBICIDE TREATMENTS.
 -PLANT SUPPLEMENTAL NATIVE SEED AND/OR LIVE PLUGS AT OWNERS DISCRETION TO INCREASE COMPETITION AND BIO-DIVERSITY.
SUMMER:
 -DEAD HEAD OR MOW SPENT COVER CROP TO KEEP NEAT APPEARANCE AND REDUCE SELF-SEEDING.
 -CONDUCT MOWING AT LEAST TWICE DURING THE GROWING SEASON KEEPING VEGETATION AT 6-8 INCHES IN HEIGHT.
FALL:
 -CONTROL INVASIVE WOODY AND HERBACEOUS FLORA WITH SPOT HERBICIDE TREATMENTS. IN AREAS LEFT BARE FROM HERBICIDE TREATMENT HAND SEED WITH THE RESPECTIVE SEED MIX.
 -CONDUCT MOWING AT LEAST TWICE, KEEPING THE SEEDED AREAS 8 INCHES IN HEIGHT.

THIRD YEAR
SPRING:
 -CONDUCT A PRESCRIBED BURN TO DETER INVASIVE WOODY AND HERBACEOUS FLORA. IF A BURN IS NOT PLAUSIBLE CONTROL INVASIVE WOODY AND HERBACEOUS FLORA THROUGH PHYSICAL REMOVAL OR SPOT HERBICIDE TREATMENTS.
SUMMER:
 -CONDUCT MOWING IF TARGETED INVASIVE WOODY SPECIES ARE PREVALENT.
 -CONTROL INVASIVE WOODY AND HERBACEOUS FLORA WITH AT LEAST ONE TO TWO SPOT HERBICIDE TREATMENTS.
FALL:
 -CONDUCT A PRESCRIBED BURN IF A SPRING BURN WAS UNFEASIBLE.
 -CONTROL INVASIVE WOODY AND HERBACEOUS FLORA WITH AT LEAST ONE TO TWO SPOT HERBICIDE TREATMENTS.

FOURTH AND FIFTH YEAR
SPRING:
 -CUT AND REMOVE DEAD STALKS AND SEED HEADS FROM PREVIOUS SEASON
 -CONTROL INVASIVE WOODY AND HERBACEOUS FLORA WITH AT LEAST ONE TO TWO SPOT HERBICIDE TREATMENTS.
SUMMER:
 -CONDUCT MOWING IF TARGETED INVASIVE WOODY SPECIES ARE PREVALENT.
 -CONTROL INVASIVE WOODY AND HERBACEOUS FLORA WITH AT LEAST ONE TO TWO SPOT HERBICIDE TREATMENTS.
FALL:
 -COLLECT SEEDS FROM NATIVE SPECIES TO DISPERSE IN MOWN OR HERBICIDE TREATED AREAS FOR THE FOLLOWING SPRING.

PERFORMANCE STANDARDS

SATISFACTORY LANDSCAPE DEVELOPMENT ASSOCIATED WITH NATURALIZED VEGETATION IN THE STORMWATER FACILITY WILL BE BASED ON THE FOLLOWING ITEMS.

FIRST YEAR:
 • FIRST YEAR: WITHIN THREE MONTHS OF SEED INSTALLATION (OR THREE MONTHS AFTER THE START OF THE GROWING SEASON FOLLOWING DORMANT SEEDING), AT LEAST 90 PERCENT OF THE SEEDED AREA, AS MEASURED BY AERIAL COVER, WILL BE VEGETATED OR OTHERWISE STABILIZED AGAINST EROSION. THE COVER CROP MAY BE INCLUDED IN THIS MEASUREMENT.

SECOND YEAR:
 • SECOND YEAR: BY THE END OF THE SECOND GROWING SEASON, THE PLANTED AREAS SHALL HAVE A MINIMUM OF 50 PERCENT GROUND COVER BY SPECIES IN THE APPROVED PLANT LIST AND/OR NATIVE SPECIES WITH NATIVE COEFFICIENT OF CONSERVATION (C-) VALUES OF 2 OR GREATER (PER SWINK AND WILHELM 1994 OR MORE CURRENT VERSION).

THIRD YEAR:
 • THIRD YEAR: BY THE END OF THE THIRD GROWING SEASON, THE PLANTED AREAS (E.G. WETLAND, PRAIRIE) SHALL HAVE A MINIMUM OF 75 PERCENT GROUND COVER AND EMERGENT AREAS SHALL HAVE MINIMUM OF 35 PERCENT GROUND COVER (BY SPECIES IN THE APPROVED PLANT LIST AND/OR NATIVE SPECIES WITH NATIVE COEFFICIENT OF CONSERVATION (C-) VALUES OF 2 OR GREATER. THE CUMULATIVE PLANT LIST, ACROSS ALL VEGETATIVE COMMUNITIES SHALL HAVE A MINIMUM NATIVE FLORISTIC QUALITY INDEX (FQI) OF 20 AND A (C-) VALUE OF 3.5 OR GREATER.

SECOND AND THIRD YEAR ADDITIONAL PERFORMANCE STANDARDS:
 • NATURALIZED LANDSCAPES SHALL NOT HAVE MORE THAN ONE SQUARE-METER DEVOID OF VEGETATION, AS MEASURED BY AERIAL COVERAGE.

• SEEDED/PLANTED AREAS (EXCLUDING EMERGENT ZONE) SHALL HAVE NO RILLS OR GULLIES GREATER THAN FOUR INCHES WIDE BY FOUR INCHES DEEP.

• AREAS SEEDED TO TURFGRASS OR LOW-MAINTENANCE TURF SHALL HAVE 95 PERCENT GROUND COVER.

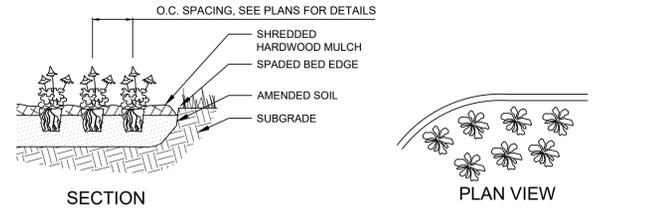
• INSTALLED WOODY MATERIALS WITHIN THE NATURALIZED LANDSCAPE AREA SHALL BE ALIVE, IN HEALTHY CONDITION, AND REPRESENTATIVE OF THE SPECIES.

• NO MORE THAN 25 PERCENT OF ANY SPECIFIC PLANT COMMUNITY SHALL BE INDIVIDUALLY OR COLLECTIVELY DOMINATED BY NON-NATIVE OR WEEDY SPECIES.

MONTH	VISITS BY CREW	HERBICIDE	BRUSH CLEARING	MOW	COLLECT & DISPERSE	MONITORING
APRIL	0-1	X	X			
MAY	1-2	X	X	X	X	X
JULY	1-2	X		X	X	X
AUGUST	1-2	X		X		X
SEPTEMBER	0-1	X		X		X
OCTOBER	1-2	X	X	X	X	X
NOVEMBER	0-1	X	X		X	X
DECEMBER - MARCH	0-1	X	X		X	

NOTES:

- EXCAVATE PLANTING BED.
- BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED.
- REMOVE CONTAINER. SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
- PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
- PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES.
- APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED. SEE PLANS FOR BED LAYOUTS.
- SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.



NATURAL AREA NOTES

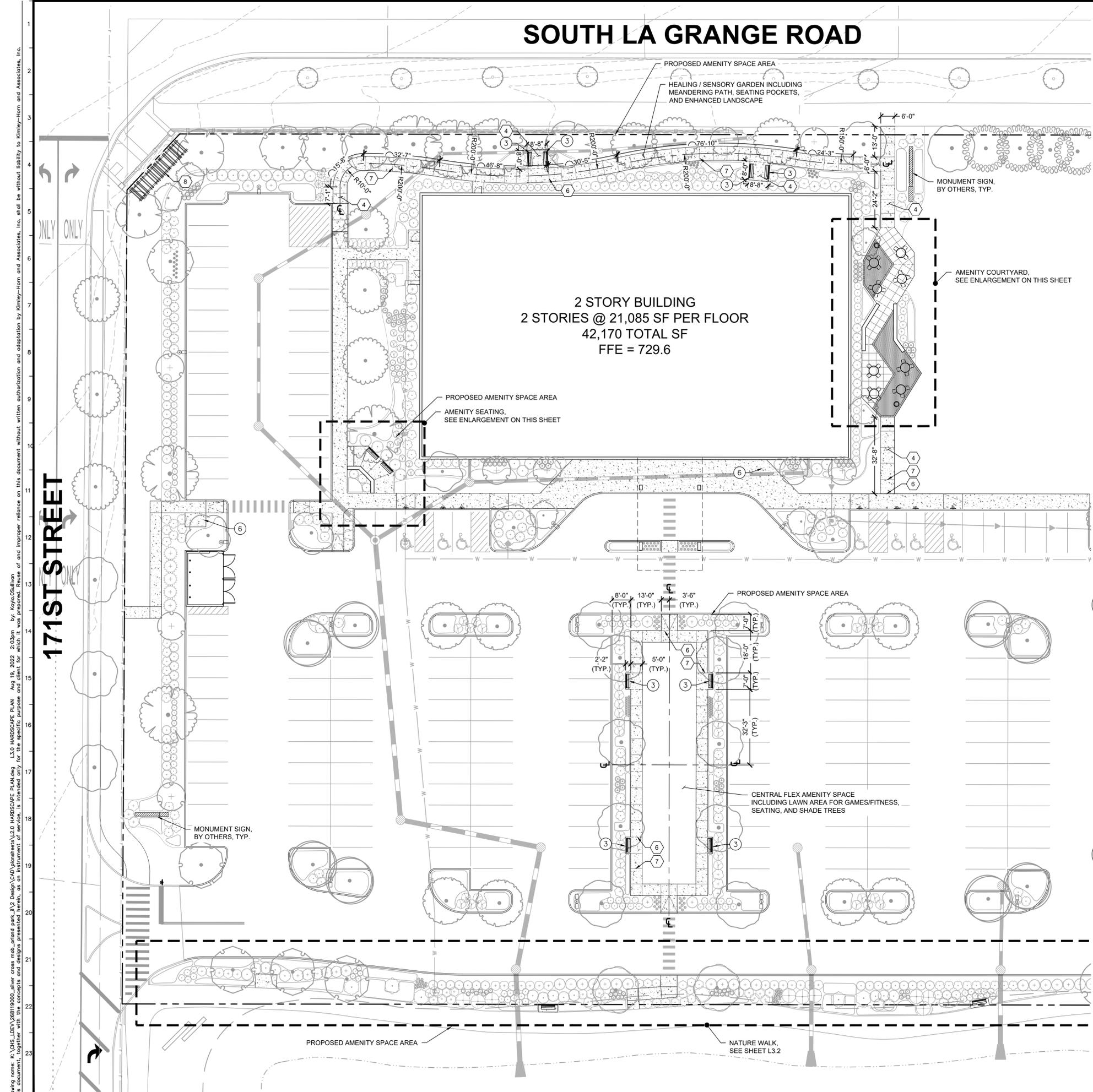
- ALL WORK DEEMED NATURAL AREA TO BE SEEDED OR PLANTED SHALL BE PERFORMED BY A NATURAL AREA CONTRACTOR WITH AT LEAST 5 YEARS OF DOCUMENTED EXPERIENCE IN SELECTIVE BRUSH CLEARING, PLANTING OF NATIVE SPECIES, AND NATURAL AREAS MANAGEMENT FOR THE PURPOSE OF ECOLOGICAL RESTORATION, AND SHALL BE ABLE TO DEMONSTRATE THERE KNOWLEDGE THROUGH REFERENCES AND IN THE FIELD.
- SEED LIMIT LINES ARE APPROXIMATE. THE NATURAL AREAS CONTRACTOR SHALL SEED ALL MIXES WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/PLUG MIXES.
- SEED, LIVE PLUGS, OR BARE ROOT PLANTS SHALL BE OBTAINED FROM SOURCES SPECIALIZING IN NATIVE SPECIES. SEED AND PLANT STOCK SHALL BE SOURCED NO MORE THAN 350 MILES FROM THE JOB SITE.
- ALL SEED MIXES SHALL BE INSTALLED WITH A GRANULAR FORM OF ENDOMYCORRHIZAL INOCULUM PER THE SUPPLIERS SPECIFICATIONS. COVER CROP IS TO BE APPLIED TO ALL SEED MIXES CONSISTING ONLY OF AVENA SATIVA (SEED OATS) FOR SPRING INSTALLATIONS OR REGREEN (WHEAT HYBRID) FOR FALL PLANTINGS. NO OTHER COVER CROP IS TO BE USED ON SITE.
- STANDARD EROSION CONTROL BLANKET SHALL BE APPLIED TO ALL SEEDED AREAS WITH SINGLE TO DOUBLE NET STRAW AND DOUBLE NET STRAW/COCONUT BLANKET. HYDROSEEDING IS UNACCEPTABLE.
- LIVE PLUG AND BARE ROOT INSTALLATION SHALL BE ACCOMPANIED BY GOOSE ENCLOSURE FOR UP TO 12 MONTHS AFTER INSTALLATION. NATURAL AREAS CONTRACTOR TO REMOVE AT OWN EXPENSE AFTER 12 MONTHS.
- STEWARDSHIP OF THE NATURAL AREA SHALL BE CONDUCTED BY A NATURAL AREAS CONTRACTOR TO BEGIN IMMEDIATELY AFTER INSTALLATION FOR THREE YEARS.

4 MAINTENANCE STANDARDS AND SCHEDULE

5 NATURAL AREA NOTES

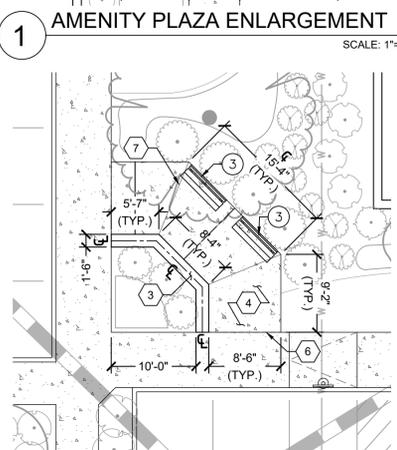
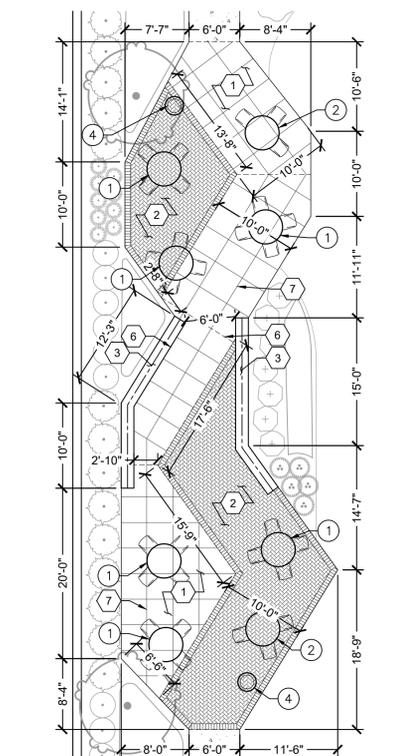
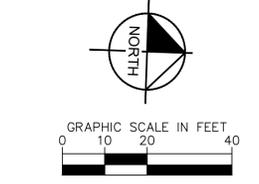
Drawing name: L2.1_NATURALIZED LANDSCAPE NOTES AND DETAILS
 Design: KIMLEY-HORN AND ASSOCIATES, INC.
 Date: AUG 19, 2022 2:03pm
 Project: ORLAND PARK, ILLINOIS
 Location: NE CORNER OF LA GRANGE RD & W 171ST ST
 Drawing No: L2.1
 Scale: AS NOTED
 Designer: JPC
 Checker: WAW
 Title Block: KIMLEY-HORN AND ASSOCIATES, INC.
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SCALE: AS NOTED	DESIGNED BY: TRE	DRAWN BY: JPC	CHECKED BY: WAW	VILLAGE COMMENTS	VILLAGE COMMENTS	REVISIONS	DATE
				08/19/22	07/15/22	TRE	BY
				No.	No.	No.	No.
LANDSCAPE NOTES AND DETAILS							
SILVER CROSS MEDICAL OFFICE NE CORNER OF LA GRANGE RD & W 171ST ST ORLAND PARK, IL 60467							
ORIGINAL ISSUE: 05/06/2022 KHA PROJECT NO. 268119000 SHEET NUMBER							
L2.1							



AMENITY SPACE TABULATION

AMENITY SPACE REQUIRED	=	0.81 AC	(35,284 SF)
DEVELOPMENT AREA	=	3.75 AC	(165,350 SF)
PERCENTAGE OF SITE DEVELOPED UNDER PROPOSED PHASE	=	50%	
REDUCED AMENITY SPACE REQUIRED	=	0.40 AC	(17,424 SF)
AMENITY SPACE PROVIDED:			
HEALING/SENSORY GARDEN	=	0.13 AC	(5,847 SF)
AMENITY COURTYARD	=	0.09 AC	(4,089 SF)
AMENITY SEATING AREA	=	0.02 AC	(883 SF)
CENTRAL FLEX AMENITY SPACE	=	0.14 AC	(6,222 SF)
NATURE WALK	=	0.23 AC	(10,207 SF)
TOTAL AMENITY SPACE PROVIDED	=	0.61 AC	(27,048 SF)



- ### SITE FURNISHING NOTES
- FURNISH & INSTALL PICNIC TABLE PER MANUFACTURER'S RECOMMENDATIONS, MAKE: LANDSCAPE FORMS, MODEL: DINING HEIGHT, CAROUSEL SEATING, 4-SEAT BACKED, 94", FREE STANDING FINISH: POWDERCOATED BLACK
 - FURNISH & INSTALL PICNIC TABLE PER MANUFACTURER'S RECOMMENDATIONS MAKE: LANDSCAPE FORMS, MODEL: DINING HEIGHT, CAROUSEL SEATING, 4-SEAT BACKED, 94", FREE STANDING FINISH: POWDERCOATED BLACK
 - FURNISH & INSTALL BENCH PER MANUFACTURER'S RECOMMENDATIONS MAKE: LANDSCAPE FORMS, MODEL: SCARBOROUGH 72" SURFACE MOUNTED FINISH: POWDERCOATED BLACK
 - FURNISH & INSTALL LITTER RECEPTACLE PER MANUFACTURER'S RECOMMENDATIONS MAKE: LANDSCAPE FORMS, MODEL: SCARBOROUGH 25" DIA. DUAL USE WITH VERTICAL STRAPS FINISH: POWDERCOATED BLACK
 - FURNISH & INSTALL BIKE RACK PER MANUFACTURER'S RECOMMENDATIONS MAKE: BELSON OUTDOORS, MODEL: U RACK #U24-SF-P FINISH: POWDERCOATED BLACK

- ### CONSTRUCTION NOTES
- CONSTRUCT INTEGRAL COLOR CONCRETE PAVEMENT INCLUDING AGGREGATE BASE, TYP. MAKE: DAVIS COLORS OR APPROVE EQUAL COLOR: ADOBE 61078
 - CONSTRUCT DECORATIVE CLAY BRICK PAVERS INCLUDING AGGREGATE BASE & EDGER, TYP. LAYOUT: HARRINGBONE WITH SOLDIRE COARSE AS SHOWN ON PLAN MAKE: UNILOCK HOLLANDSTONE COLOR: SIERRA
 - CONSTRUCT CONCRETE SEATWALL WITH CAP
 - CONSTRUCT CONCRETE SIDEWALK, TYP.
 - CONSTRUCT EXPANSION JOINT, JOINT EVERY 30' UNLESS SHOWN ON PLAN, TYP.
 - SAWCUT CONTROL JOINT, JOINT EVERY 6' UNLESS SHOWN ON PLAN, TYP.
 - CONSTRUCT PERGOLA INCLUDING CONCRETE FOUNDATION, CONTRACTOR TO SUBMIT SHOP DRAWINGS PRIOR TO CONSTRUCTION TO LANDSCAPE ARCHITECT FOR REVIEW AND APPROVAL

Drawing name: L:\GIS_LDEV\068119000_silver cross med_office\plan\l3.0_hardscape PLAN Aug 19, 2022 2:03pm by: kyoj05@kimley-horn.com
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VILLAGE COMMENTS							
DATE							
BY							
No.							

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HARDSCAPE PLAN

SILVER CROSS MEDICAL OFFICE

NE CORNER OF LA GRANGE RD & W 171ST ST
ORLAND PARK, IL 60467

ORIGINAL ISSUE: 05/06/2022
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