



PROPOSED EXTERIOR VIEW LOOKING NORTHEAST FROM UNION AVENUE

LEGEND

	BRICK COLOR 1		BRICK COLOR 4
	BRICK COLOR 2		ASPHALT SHINGLES
	BRICK COLOR 3		

SERTOMA CENTER MULTI-FAMILY RESIDENCES

Union Ave.
Orland Park, IL 60462

WORN JERABEK WILTSE ARCHITECTS, P.C.

401 West Superior St, Suite 400
Chicago, IL 60654

PH: 312.642.5587 FAX: 312.642.4189 www.wjwarchitecture.com

NO.	ISSUED FOR:	DATE
1	PRELIMINARY ZONING SUBMISSION	8/30/17
2	ZONING SUBMISSION	12/08/17

**NOT FOR
CONSTRUCTION**

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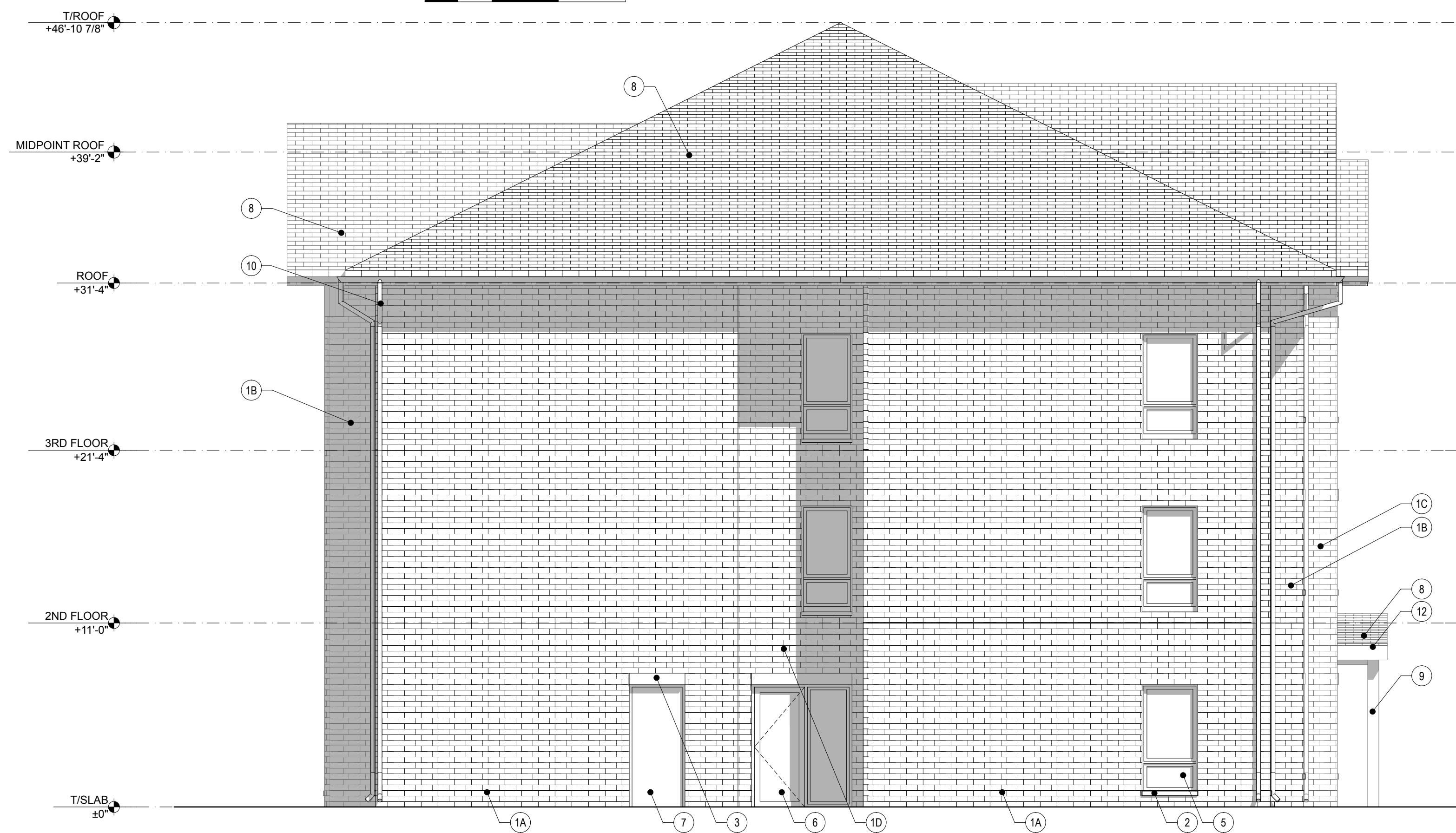
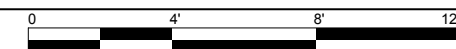
STAMP		PROJECT NUMBER:	SHEET NUMBER:
		17787	A1.9
DR. BY:	CK. BY:		
CC	DZ		

EXPIRATION DATE: 11.30.2018



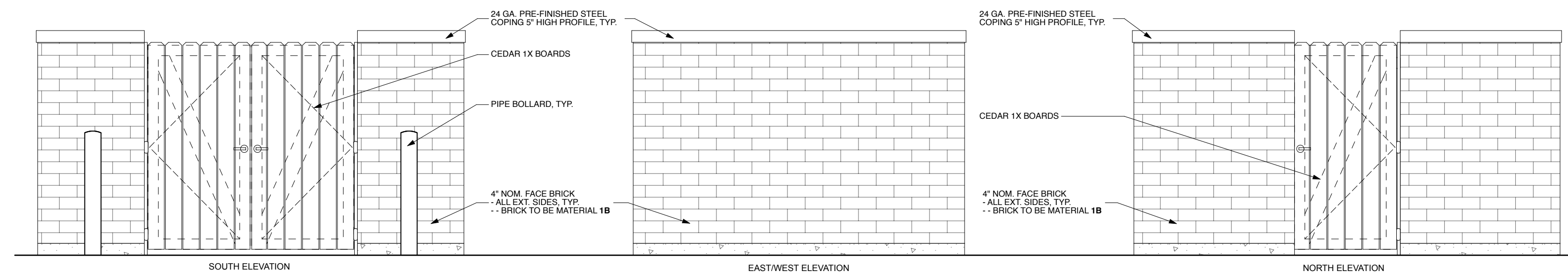
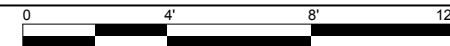
A SOUTH ELEVATION

SCALE: 3/16" = 1'-0"



B WEST ELEVATION

SCALE: 3/16" = 1'-0"



C TRASH ENCLOSURE ELEVATIONS

SCALE: 3/8" = 1'-0"



ELEVATION MATERIAL KEY	
1A - FACE BRICK #1 - 2 1/4" (H) x 3 5/8" (D) x 11 5/8" (L) - MANUF., COLOR & TEXTURE BY ARCH.	5 - PRE-FINISHED FIBERGLASS CASEMENT WINDOW UNIT
1B - FACE BRICK #2 - 2 1/4" (H) x 3 5/8" (D) x 11 5/8" (L) - MANUF., COLOR & TEXTURE BY ARCH.	6 - PRE-FINISHED ALUMINUM STOREFRONT GLASS DOOR W/ SIDELIGHT
1C - FACE BRICK #3 - 2 1/4" (H) x 3 5/8" (D) x 11 5/8" (L) - MANUF., COLOR & TEXTURE BY ARCH.	7 - INSULATED STEEL ENTRY DOOR
1D - FACE BRICK #4 - 2 1/4" (H) x 3 5/8" (D) x 11 5/8" (L) - MANUF., COLOR & TEXTURE BY ARCH.	8 - ASPHALT SHINGLE ROOFING - COLOR BY ARCH.
2 - 3 5/8" (H) CAST STONE SILL - ACCUCAST STONE - SMOOTH FINISH - COLOR BY ARCH.	9 - FIBER CEMENT WRAPPED COLUMN
3 - 7 5/8" (H) CAST STONE HEAD TRIM - ACCUCAST STONE - SMOOTH FINISH - COLOR BY ARCH.	10 - PRE-FINISHED ALUMINUM GUTTER & DOWNSPOUT - COLOR BY ARCH.
4 - PRE-FINISHED FIBERGLASS SINGLE-HUNG WINDOW UNIT	11 - WALL MOUNTED LIGHT FIXTURE
	12 - PROJECTING CANOPY
	13 - WOODEN TRELLIS - COLOR BY ARCH

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		17787	A1.6
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CC	DZ		

EXPIRATION DATE: 11.30.2018



A NORTH ELEVATION
SCALE: 3/16" = 1'-0"



B EAST ELEVATION
SCALE: 3/16" = 1'-0"

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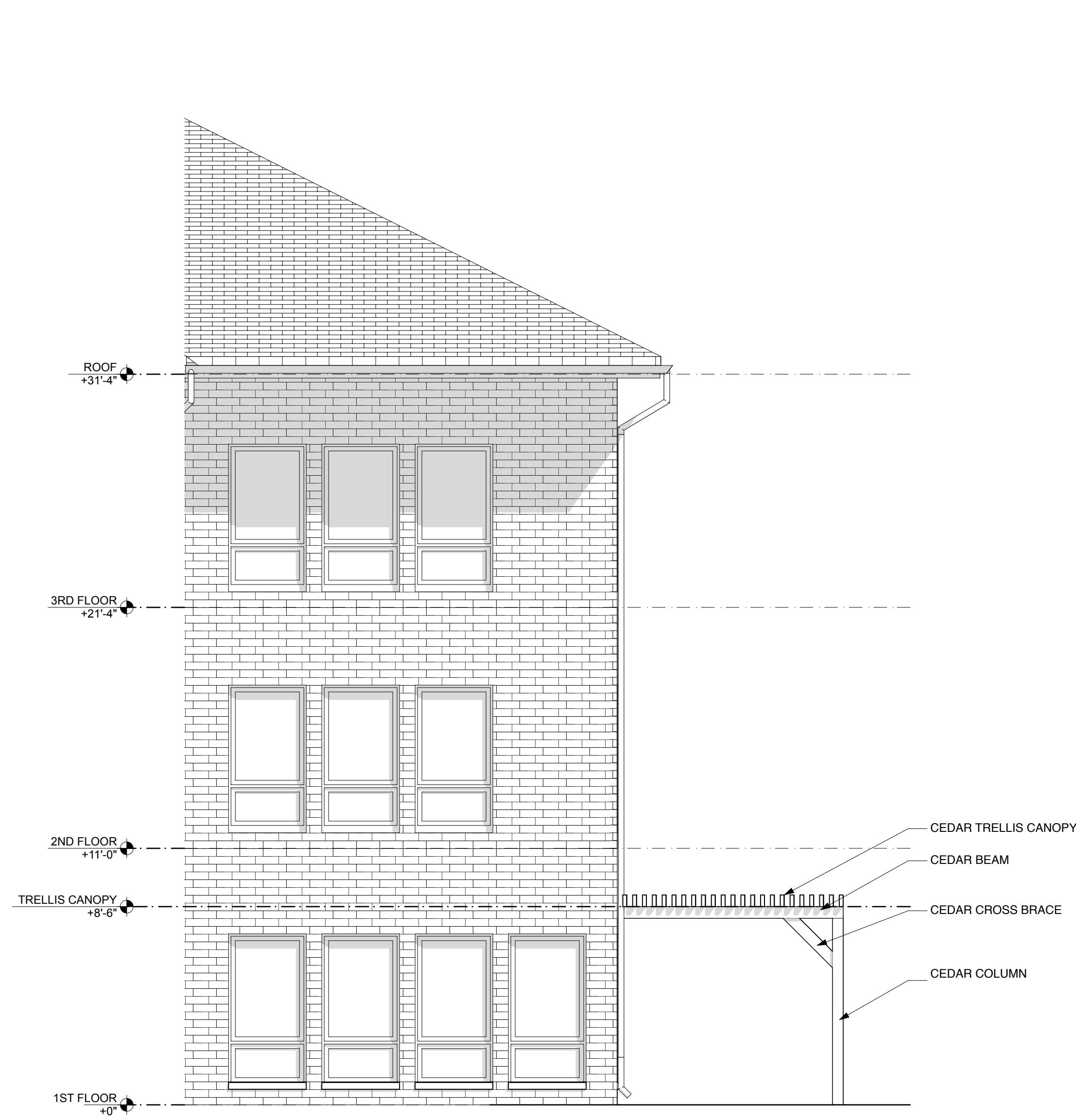
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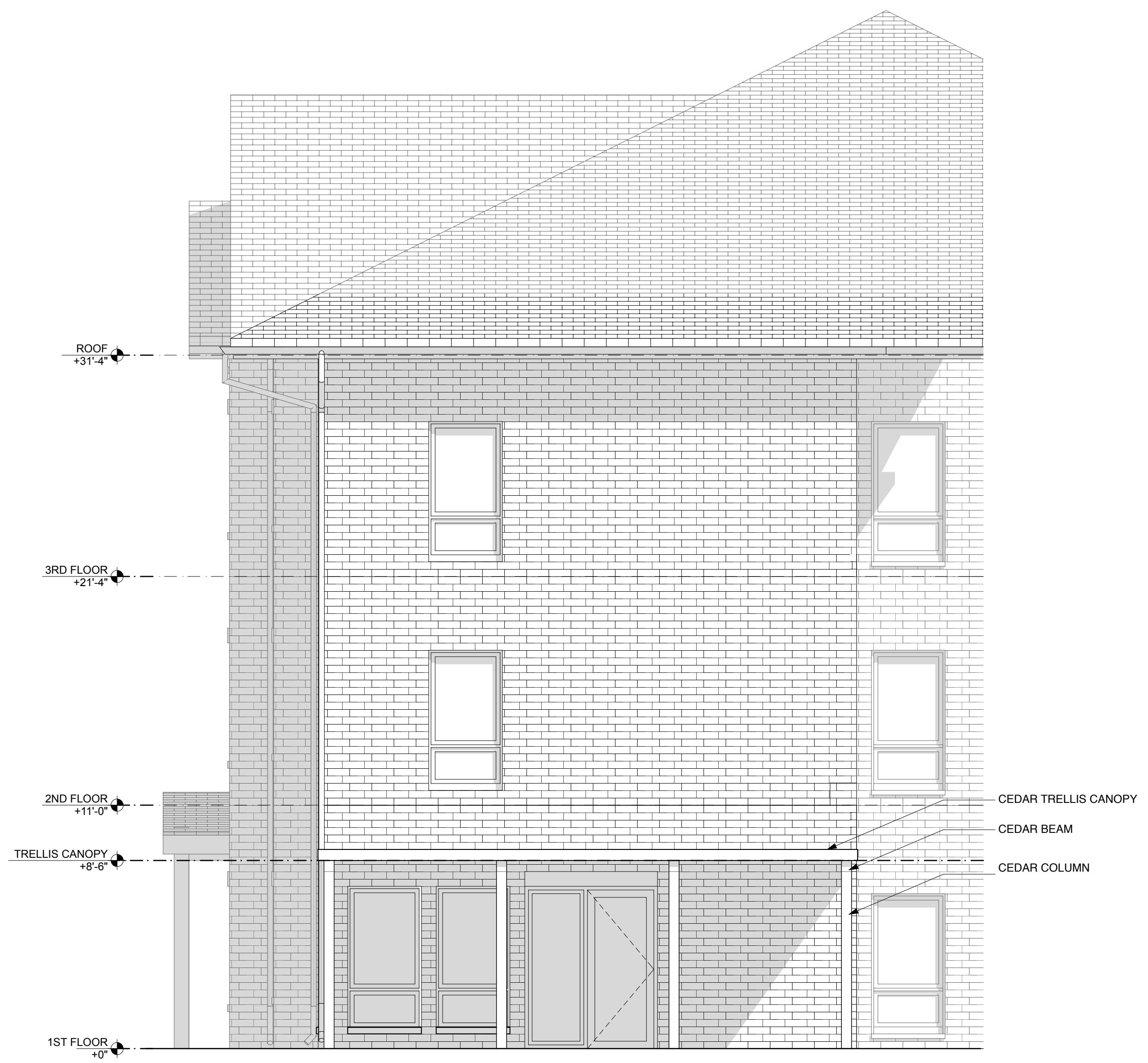
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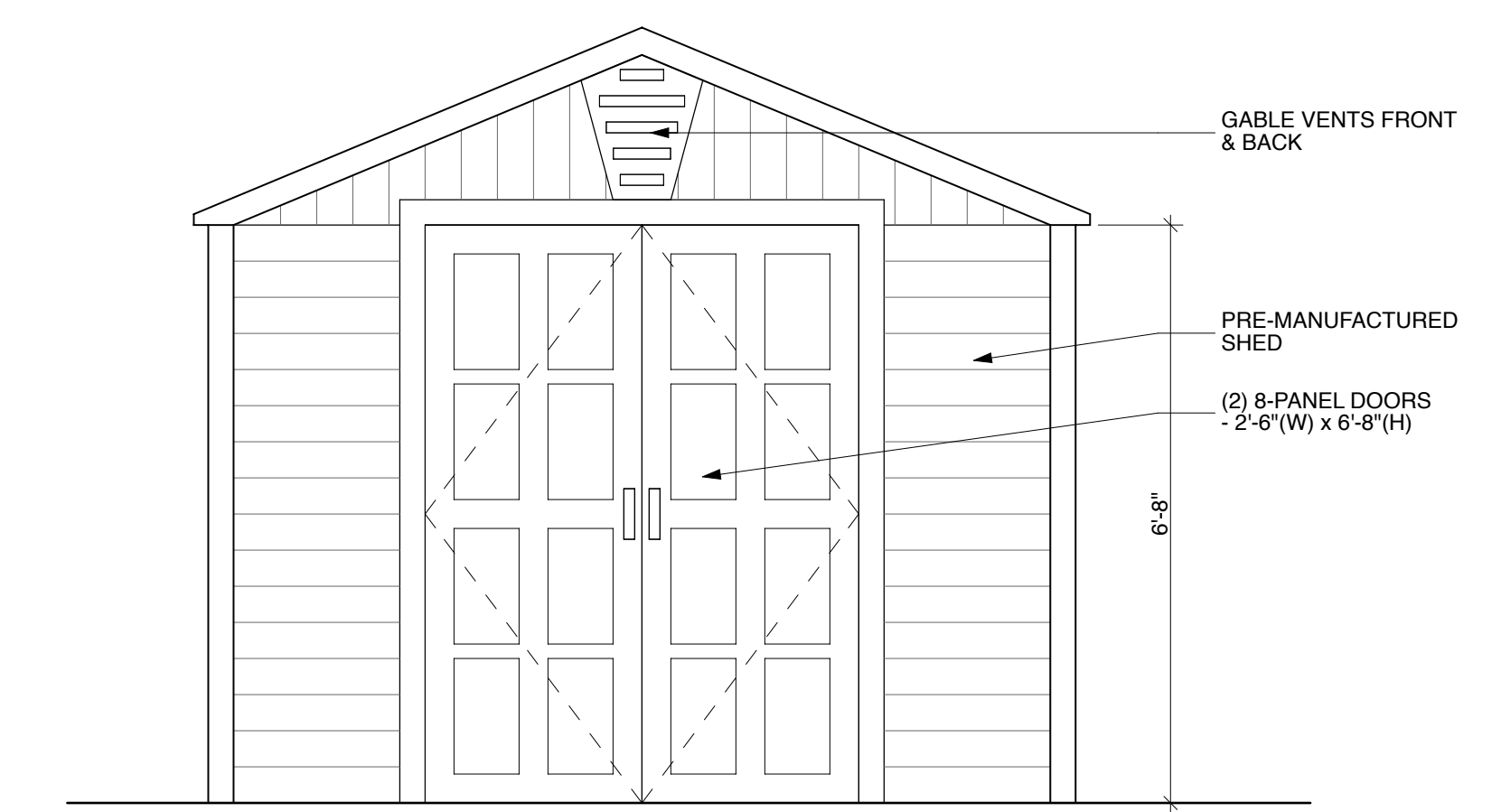
EXPIRATION DATE: 11.30.2018



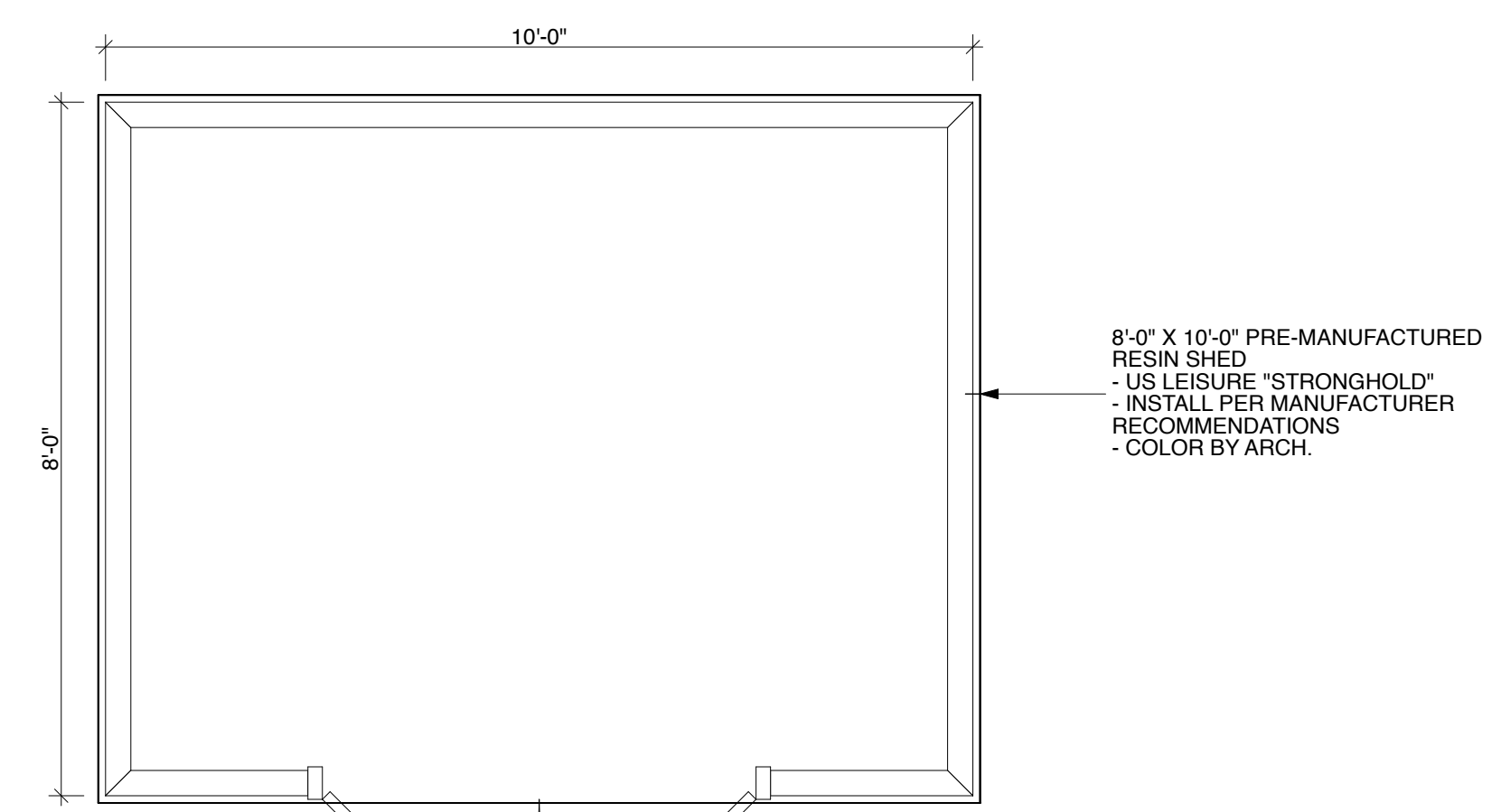
1 TRELLIS SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 TRELLIS EAST ELEVATION
SCALE: 1/4" = 1'-0"



STORAGE SHED FRONT ELEVATION
3 STORAGE SHED
SCALE: 1/2" = 1'-0"



STORAGE SHED PLAN

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EXPIRATION DATE: 11.30.2018



A 1ST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 N

SERTOMA CENTER MULTI-FAMILY RESIDENCES

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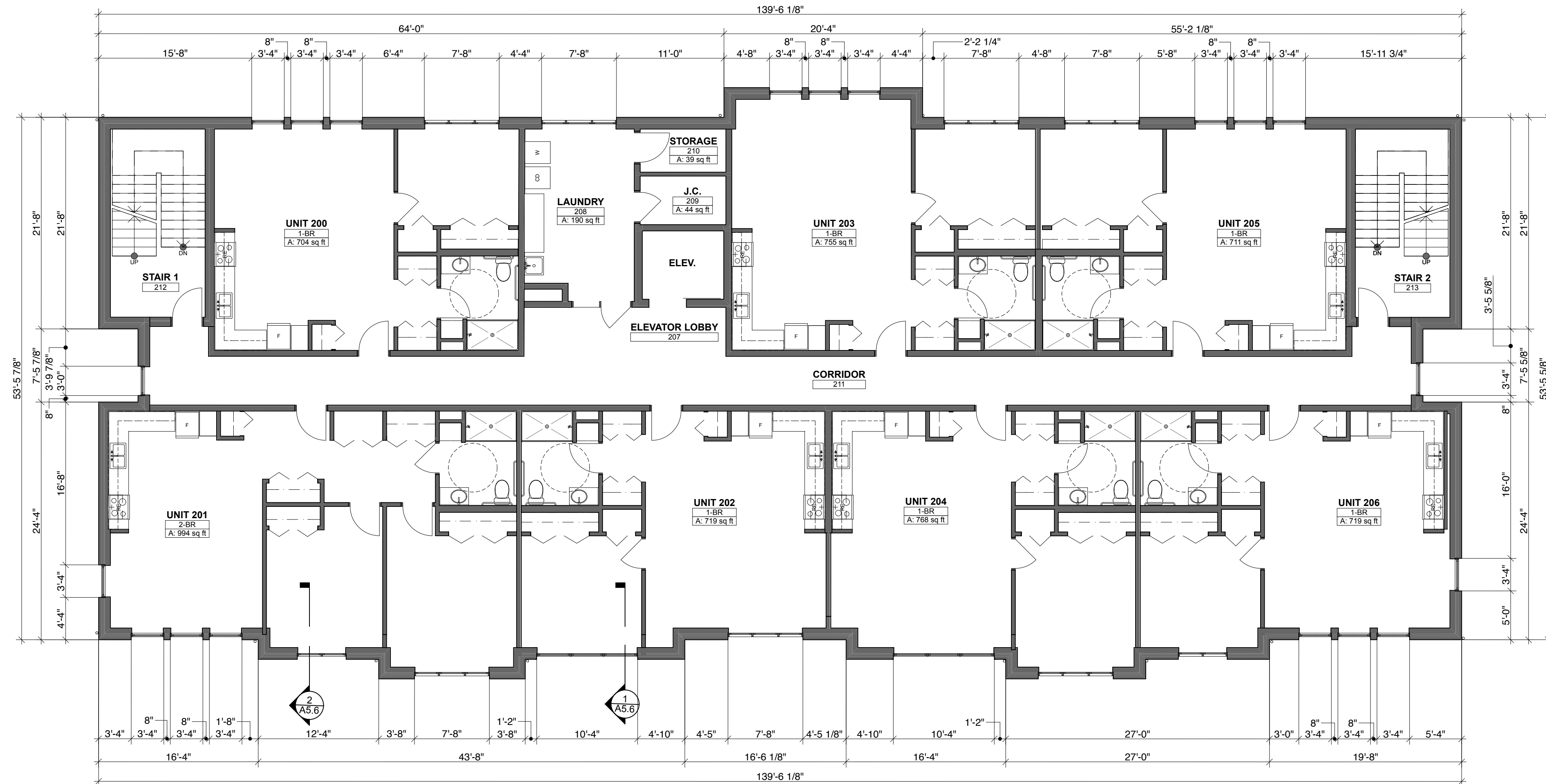
NO.	ISSUED FOR:	DATE
2	ZONING SUBMISSION	12/08/17

NOT FOR CONSTRUCTION

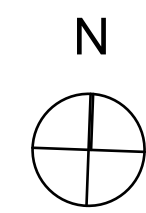
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	17787	A1.4
DR. BY:	CK. BY:	
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EXPIRATION DATE: 11.30.2018



A TYPICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"



SERTOMA CENTER MULTI-FAMILY RESIDENCES

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NO.	ISSUED FOR:	DATE
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		EXPIRATION DATE: 11.30.2018	

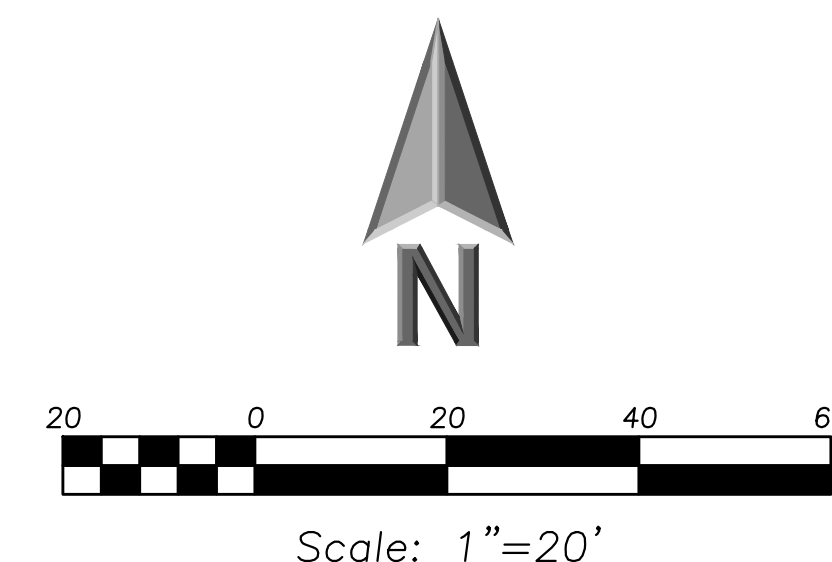


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LICENSE NO. 184-003220
EXPIRES: 04/30/2019

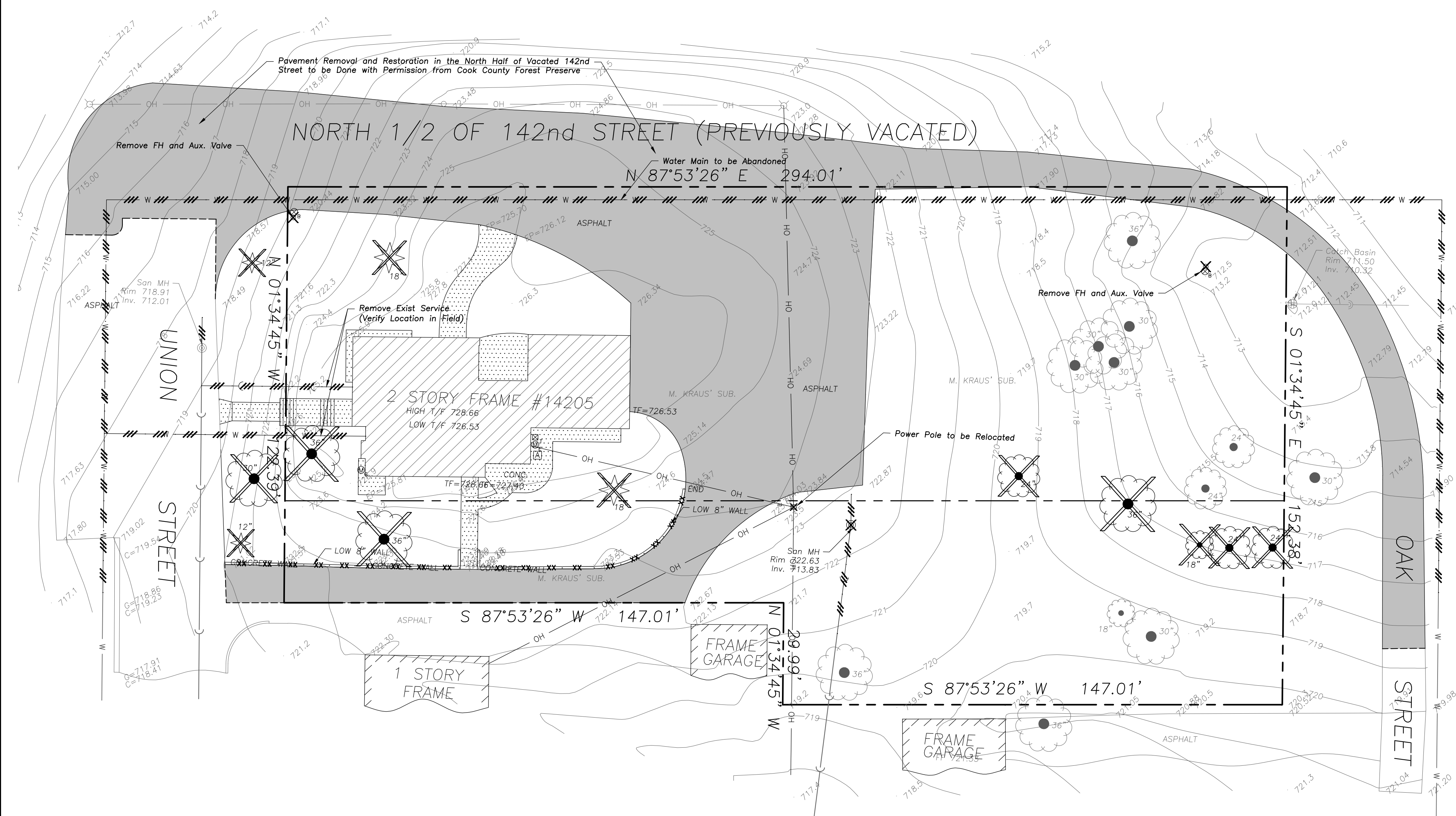
**SERTOMA CENTER
MULTI-FAMILY RESIDENCES**

Union Street
Orland Park, Illinois



EXISTING	PROPOSED

DEMOLITION LEGEND	
	Utility Line Removal
	Bituminous Pavement Removal (Full Depth)
	Concrete Pavement Removal (Full Depth)
	Building Removal
	Pavement Sawcut
	Curb & Gutter Removal
	Structure Removal
	Tree Removal



GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between The Drawings and Existing Field Conditions.
- Notify The Owner, Engineer and The Village of Orland Park A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which May Include All Detention Basins, Including All Storm and Sanitary Sewers and Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s) and Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

DEMOLITION NOTES

- All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
- Keep All Village of Orland Park Streets Free and Clear of Construction Related Dirt/Dust/Debris.
- Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
- Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
- All Sawcutting Shall Be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curbs, Sidewalks, etc. All Sawcut Locations Shown Are Approximate and May Be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
- Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
- All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
- Perform Tree Pruning in All Locations Where Proposed Pavement And/OR Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter Are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
- Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed in Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Mulch for Proposed Landscaping Where Applicable and Acceptable to Architect.
- Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By R. H Granath Survey Service For Eriksson Engineering Associates, Ltd. on August 18, 2017. File Number 0017-07-021.

PROJECT BENCHMARK

- Site Benchmark: SW Flange Bolt on Fire Hydrant Near Northwest Corner of Site.
Elevation = 721.65 NAVD88

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
1	11/17/17	Revised Per Village Review
2	12/08/17	Revised Per Village Review

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Design By: R.M.S.	Date: 09/01/17
Approved By: M.J.R.	Project No.: 0000.00

**PRELIMINARY
SITE DEMOLITION
PLAN**

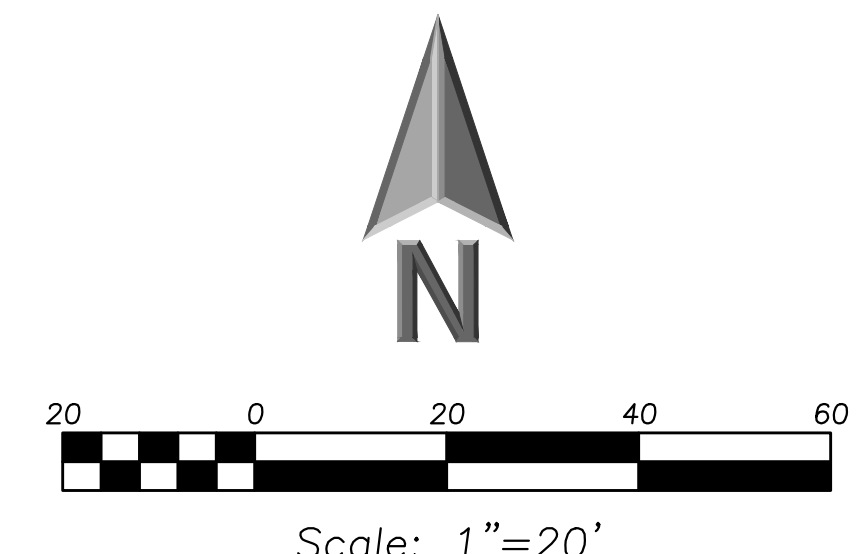
Sheet No:

C-101

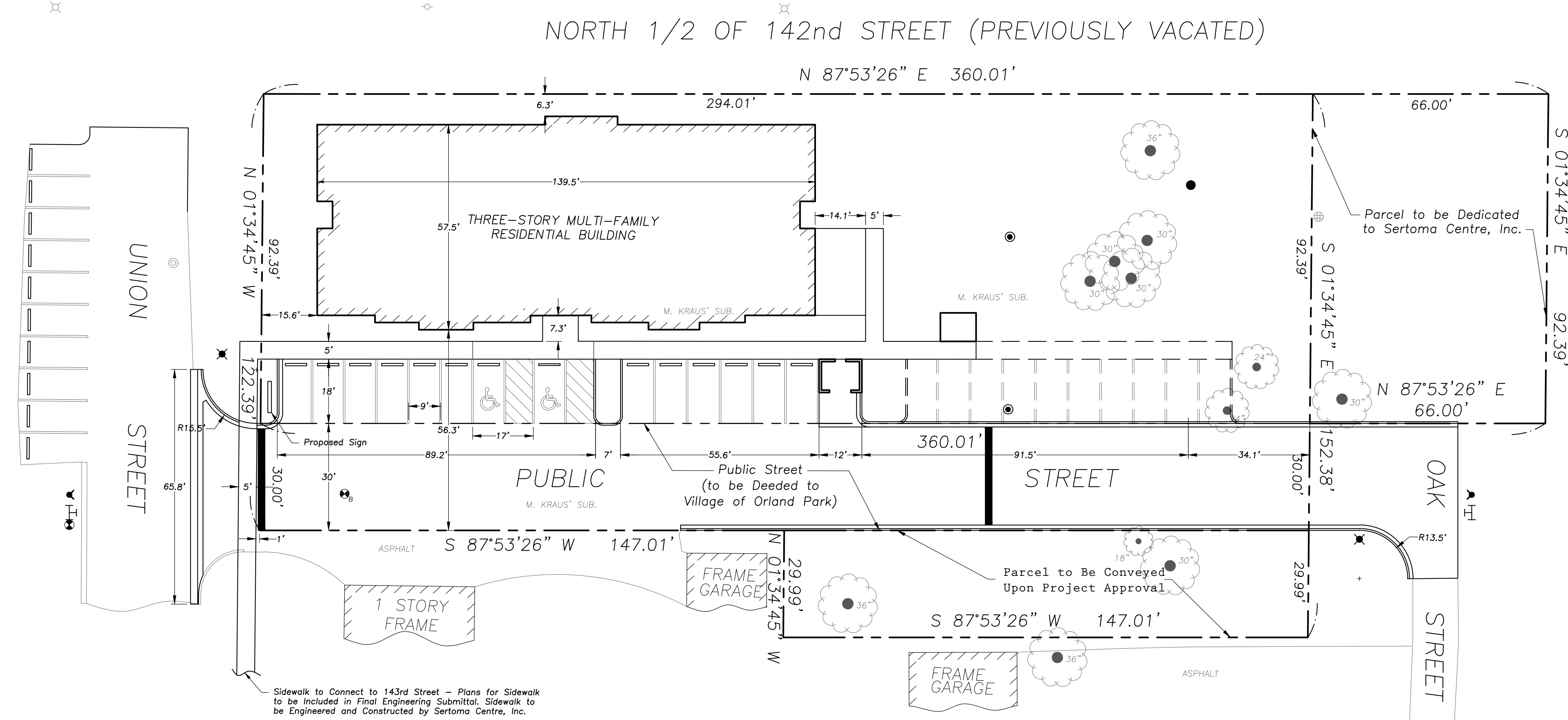


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LICENSE NO. 184-003220
EXPIRES: 04/30/2019



EXISTING	PROPOSED



GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
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- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
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- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which May Include All Detention Basins, Including All Storm and Sanitary Sewers and Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s) and Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

GEOMETRY NOTES

- All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
- All Pavement Striping Shall Be 4" Wide Yellow Thermoplastic Per Specifications, Unless Otherwise Noted. All Cross Hatch Striping Shall Be 45" At 2'-0" Centers.
- All Accessible Parking Signs (R7-B) Must Be Placed at the Center of the Space and Within 5 Feet of the Space.
- Refer to Architectural Drawings for Exact Locations of All Buildings.
- Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By R. H Granth Survey Service For Eriksson Engineering Associates, Ltd. on August 18, 2017. File Number 0017-07-021.

PROJECT BENCHMARK

- Site Benchmark: SW Flange Bolt on Fire Hydrant Near Northwest Corner of Site.
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**SERTOMA CENTER
MULTI-FAMILY RESIDENCES**
Union Street
Orland Park, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
1	11/17/17	Revised Per Village Review
2	12/08/17	Revised Per Village Review
3	12/29/17	Revised Per Village Review

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Design By: R.M.S.	Date: 09/01/17
Approved By: M.J.R.	Project No.: 0000.00

**PRELIMINARY
SITE GEOMETRY
PLAN**

Sheet No:

C-102

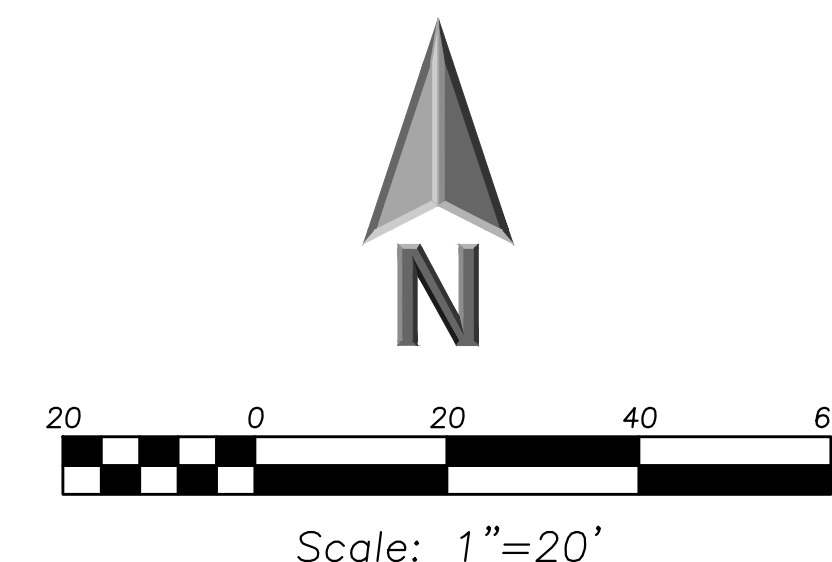


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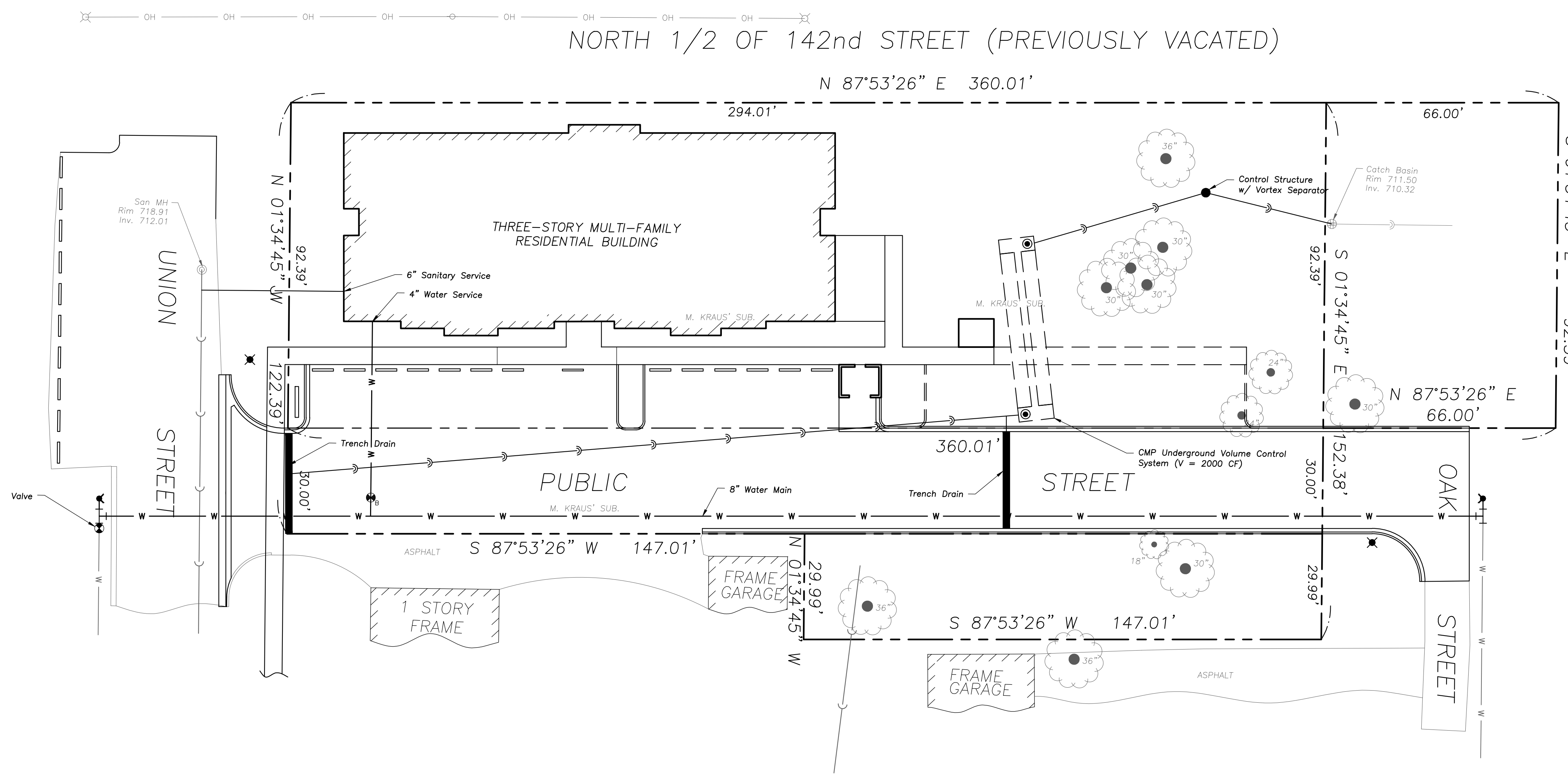
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- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

UTILITY NOTES

- Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
- Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
- Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
- Coordinate the Relocation of Any Utilities Encountered And Replacement of Any Utilities Damaged Within Influence Zone of New Construction. Contact Engineer If The Existing Utilities Vary Appreciably From The Plans.
- All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
- Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
- Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
- The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.

STRUCTURE NOTES

- All Catch Basins to Be Installed in Paved Areas Shall Have East Jordan Iron Works 1050Z1 Frame & Open Lid Grate or Approved Equal.
- All Catch Basins to Be Installed in Landscaped Areas Shall Have Neenah R4340-B Frame & Grate or Approved Equal. For Cone Sections Install a Minimum of 4" Grade Rings For Topsoil Respread. For Flat Slab Tops Install the Following Minimum Height of Grade Rings:
4" Diameter Structure- 4"
5" Diameter Structure- 6"
6" Diameter Structure- 8"
- All Catch Basins to Be Installed Along Curb and Gutter (B-6.12) Shall Have Neenah R3281-A Frame & Grate or Approved Equal.
- All Catch Basins to Be Installed Along Depressed Curb and Gutter (Dep B-6.12) Shall Have East Jordan Iron Works 5120 Catch Basin Inlet Frame and Grate, or Approved Equal.
- Where Structures are Shown Along the Curbline, Unless Specifically Stated Otherwise, It is Intended That the Frame of the Structure Is To Fall Within the Flowline of The Gutter or at the Pavement Edge Where No Gutter Exists.
- All Manholes Shall Have East Jordan Iron Works 1050Z1 Frame & 1020A Cover or Approved Equal, with "Storm" or "Sanitary" Imprinted as Appropriate.
- For All Manhole Structures to Be Adjusted, Install or Remove Adjusting Rings, New Cone Section or New Barrel Section As Necessary.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By R. H Granth Survey Service For Eriksson Engineering Associates, Ltd. on August 18, 2017. File Number 0017-07-021.

PROJECT BENCHMARK

- Site Benchmark: SW Flange Bolt on Fire Hydrant Near Northwest Corner of Site.
Elevation = 721.65 NAVD88

J.U.L.I.E.

Note: The exact location of all utilities shall be verified by the contractor prior to construction activities. For utility locations call: J.U.L.I.E. 1 (800) 892-0123

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
1	11/17/17	Revised Per Village Review
2	12/08/17	Revised Per Village Review

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Design By:	Date:
R.M.S.	09/01/17
Approved By:	Project No.:
M.J.R.	0000.00

**PRELIMINARY
SITE UTILITY
PLAN**

Sheet No:

C-103

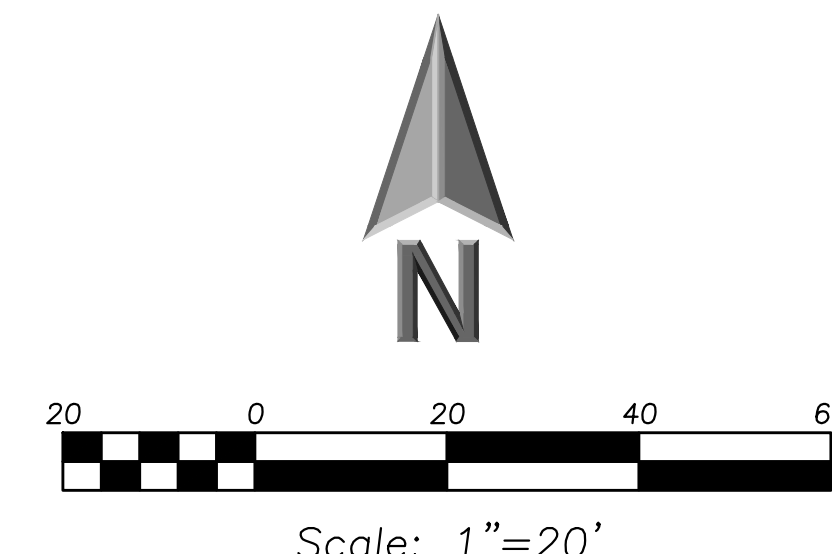


**ERIKSSON
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EXPIRES: 04/30/2019

**SERTOMA CENTER
MULTI-FAMILY RESIDENCES**

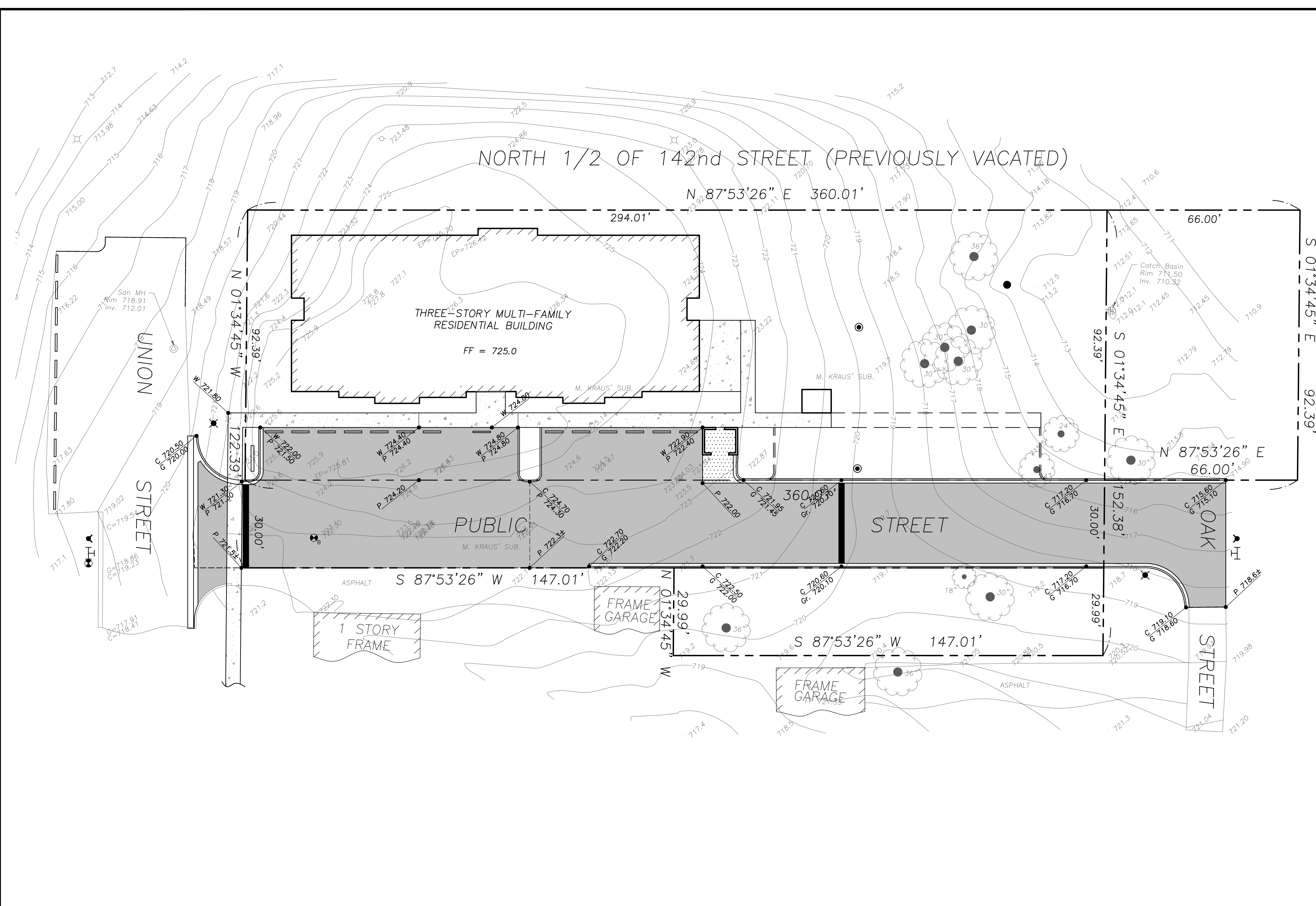
Union Street
Orland Park, Illinois



EXISTING	PROPOSED

PAVING & SURFACE LEGEND

	Asphalt Pavement Section 2" Hot Mix Asphalt, Mix D, IL-9.5, NS0 2 1/2" Hot Mix Asphalt, IL-19.0, NS0 Prime Coat (0.25 gal/sq yd) 10" Aggregate Base Course, Type B, Crushed
	Concrete Dumpster Pad Section 8" Portland Cement Concrete 6"x6" W2.9xW2.9 Welded Wire Fabric 6" Aggregate Base Course, Type B, Crushed
	Concrete Sidewalk Section 5" Portland Cement Concrete 62" Aggregate Base Course, Type B, Crushed
	Stormwater Overland Flow Path
	Ridge Line/High Point



GENERAL NOTES

- The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and Is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
- Notify The Engineer Without Delay of Any Discrepancies Between The Drawings and Existing Field Conditions.
- Notify The Owner, Engineer and The Village of Orland Park A Minimum of 48 Hours In Advance of Performing Any Work.
- All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
- These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) and Stake All Site Improvements Accordingly.
- No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
- The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
- Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which May Include All Detention Basins, Including All Storm and Sanitary Sewers and Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s) and Watermain and Valve and Appurtenance Locations.
- The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

GRADING NOTES

- Install And Maintain Silt Fence at the Perimeter of the Construction Zone. Install Hay Bale Erosion Control Around All Proposed and Existing Structures Receiving Drainage From Disturbed Areas. Silt Fabric Under the Lid is Not an Acceptable Alternative in Landscaped Areas.
- The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
- All Landscaped Areas Disturbed By Construction Shall Be Respaved With 6 Inches (Min.) to 36 Inches (Max.) Topsoil and Hydrosseeded Unless Noted Otherwise On The Landscape Drawings.
- Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
- Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% in Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall be 4.9%. Contact Engineer if Conflicts Exist.
- Conditions May Require Contractor to Excavate Clay Borrow Pit in Order to Produce Suitable Fill Material for Building Pad Preparation or Site Paving. Borrow Pit Shall Not Be Located in Proposed Hardscape Areas. Contractor Shall Backfill Borrow Pit to Meet Proposed Grades, or Existing Grades in Otherwise Undisturbed Areas, and May Use Topsoil and Unsuitable Material to Backfill. Review Soil Studies Prior to Excavation.

SURVEY PROVIDED BY:

Plot of Survey and Topography Provided By R. H Granath Survey Service For Eriksson Engineering Associates, Ltd. on August 18, 2017. File Number 0017-07-021.

PROJECT BENCHMARK

- Site Benchmark: SW Flange Bolt on Fire Hydrant Near Northwest Corner of Site.
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J.U.L.I.E.

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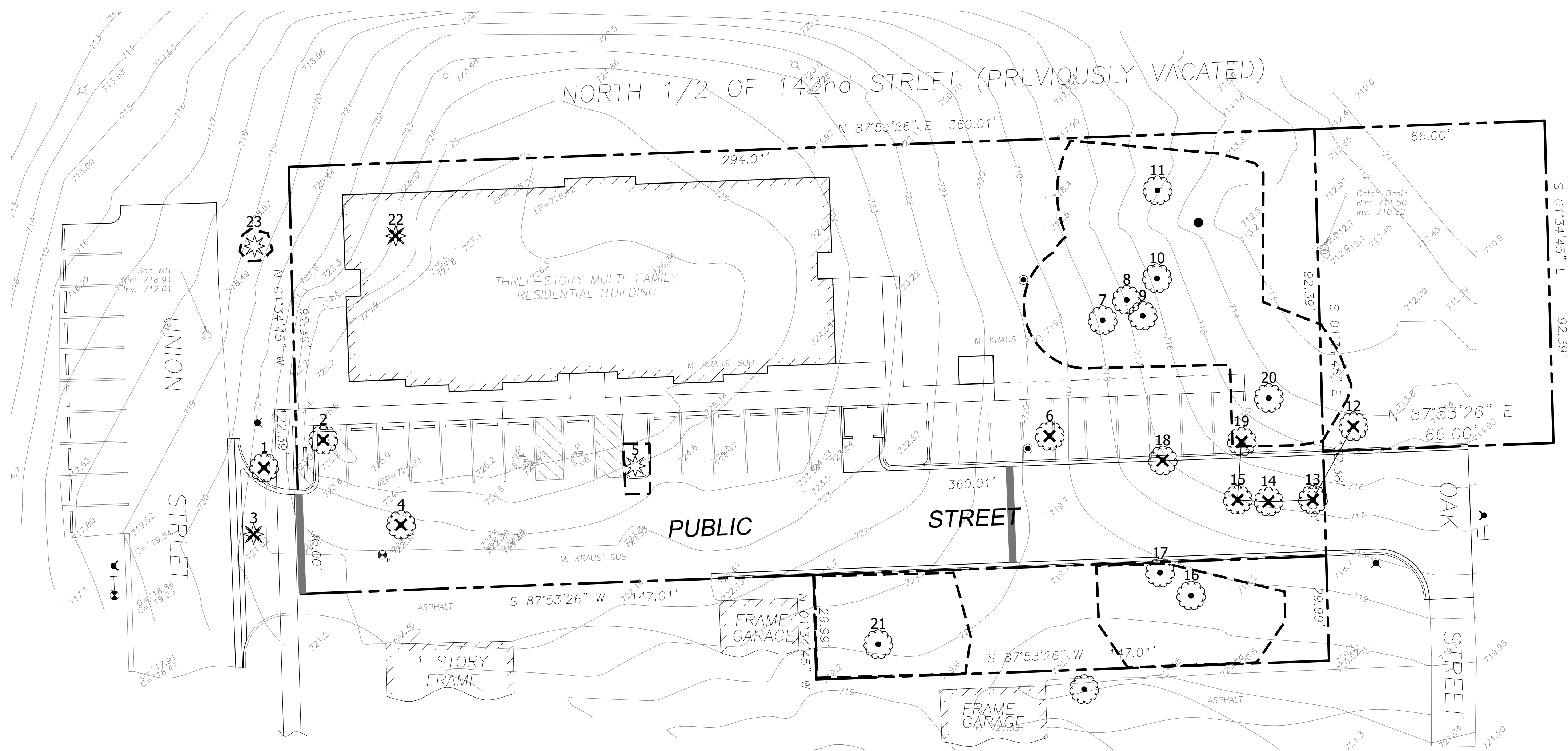
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Design By:	R.M.S.	Date:	09/01/17
Approved By:	M.J.R.	Project No.:	0000.00

Sheet Title:
**PRELIMINARY
GRADING AND
PAVING PLAN**

Sheet No:

C-104



A TREE PRESERVATION PLAN
SCALE: 1" = 20'-0"

TREE PRESERVATION LEGEND

No	Common Name	Scientific Name	Size	Ht	Cond	Form	CL 2	Notes	Pres	Replace
1	Bur Oak	<i>Quercus macrocarpa</i>	27	4	2				X	3
2	Bur Oak	<i>Quercus macrocarpa</i>	31	4	2				X	3
3	Colorado Spruce	<i>Picea pungens</i>	14'	2	3				X	2
4	Bur Oak	<i>Quercus macrocarpa</i>	35	4	2				X	3
5	Colorado Spruce	<i>Picea pungens</i>	20'	2	3		Leaning, sweep in trunk.		P	
6	Shagbark Hickory	<i>Carya ovata</i>	20	2	2				X	2
7	White Oak	<i>Quercus alba</i>	24	4	3	X			P	
8	White Oak	<i>Quercus alba</i>	25	5	5	X	Heavy deadwood.		P	
9	White Oak	<i>Quercus alba</i>	29	5	5	X	Heavy deadwood.		P	
10	White Oak	<i>Quercus alba</i>	28	3	3	X	One sided.		P	
11	White Oak	<i>Quercus alba</i>	29	4	4	X	Heavy deadwood, one sided.		P	
12	White Oak	<i>Quercus alba</i>	28	5	5		Basal decay, heavy deadwood.	X	Exempt	
13	White Oak	<i>Quercus alba</i>	25	2	4		One sided, overtopped.	X	3	
14	Bur Oak	<i>Quercus macrocarpa</i>	24	2	4		One sided, overtopped.	X	3	
15	Shagbark Hickory	<i>Carya ovata</i>	12	3	4		One sided, overtopped.	X	1	
16	Bur Oak	<i>Quercus macrocarpa</i>	27	4	4	X	One sided, overtopped.	P		
17	Shagbark Hickory	<i>Carya ovata</i>	18	2	3	X	One sided.	P		
18	White Oak	<i>Quercus alba</i>	31	5	4		Decay in trunk, heavy deadwood. Investigate for decay higher in the trunk.		X	Exempt
19	Shagbark Hickory	<i>Carya ovata</i>	18	2	4		One sided, overtopped.	X	2	
20	Bur Oak	<i>Quercus macrocarpa</i>	25	3	4	X	One sided.	P		
21	Bur Oak	<i>Quercus macrocarpa</i>	26	3	3	X	One sided, pruned for overhead wires.	P		
22	Colorado Spruce	<i>Picea pungens</i>	20'	2	3			X	3	
23	Colorado Spruce	<i>Picea pungens</i>	14'	2	3			P		

Total number of 4" caliper replacement trees required per Ordinance Section 6-305.1.C. 25
Prepared by: David Coulter, Osage Inc.
ISA Certified Arborist #L-0094 (Exp. 12/31/19)

Cond - Tree Condition A visual assessment and rating of the overall health and vigor

- 1 - Excellent
- 2 - Very Good
- 3 - Good
- 4 - Below Average
- 5 - Poor
- 6 - Dead

Form - Tree Form A visual assessment and rating of the form of the tree, as follows:

- 1 - Excellent
- 2 - Very Good
- 3 - Good
- 4 - Below Average
- 5 - Poor
- 6 - Dead

Pres - Preservation Intention

- P - Tree to be preserved
- X - Tree to be removed

CL2 - Class 2 Tree Pruning recommended

Class 2 Tree Pruning is recommended when structural enhancement and tree health are concerns. Class 2 Tree Pruning consists of the removal of dead, dying, diseased, decaying, interfering, objectionable, obstructing, and weak branches, as well as selective thinning to lessen wind resistance.

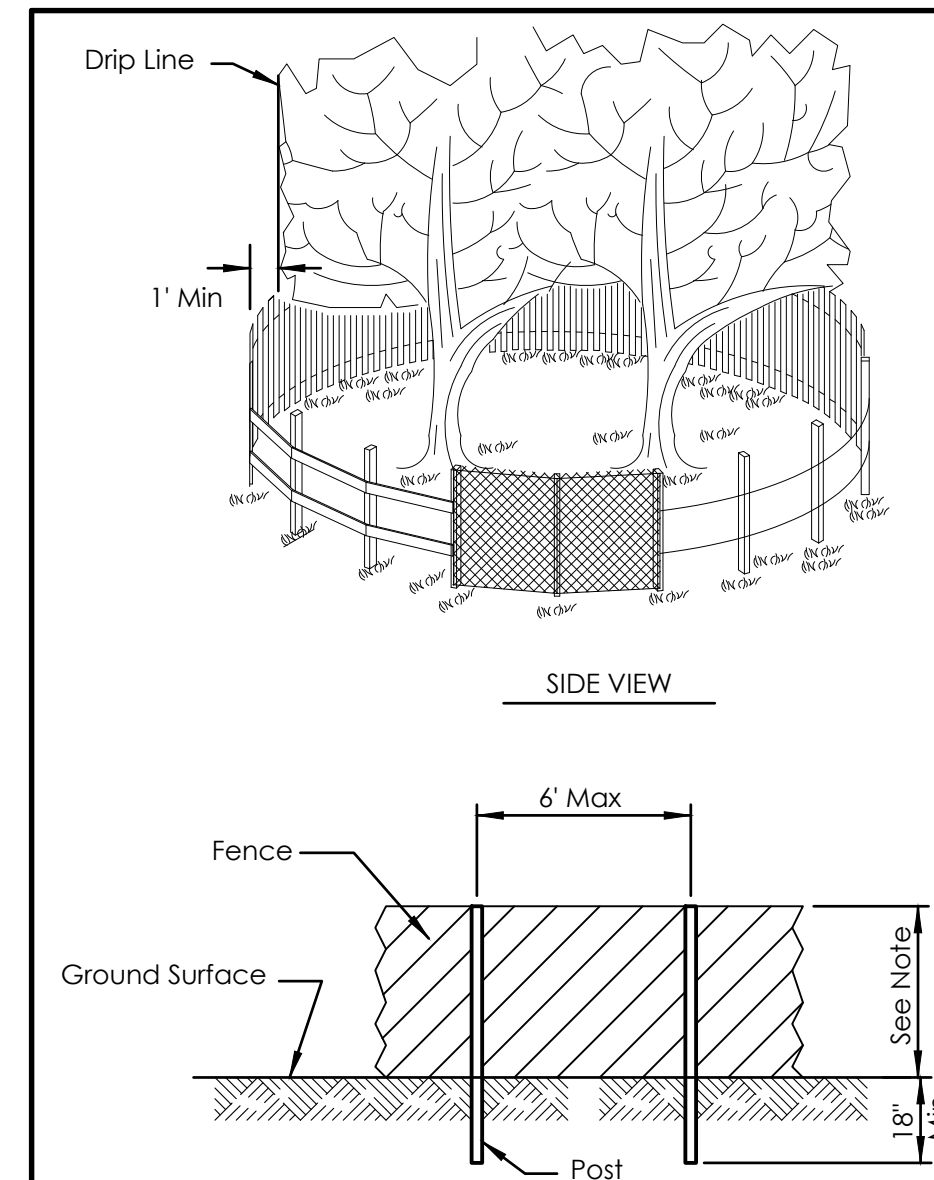
Replace - Replacements required per the Tree Preservation Ordinance
Number of 4" caliper trees required for remediation of tree removal

TREE PRESERVATION NOTES

1. Tree protection zones shall be created as indicated on the plans and herein to preserve significant wooded areas, trees and other plants which are to remain.
2. Provide highway quality snow fencing at the limits of grading for perimeter areas or at the critical root zone or selected tree clusters prior to the commencement of any grading on the site. Maintain the fencing throughout construction.
3. Carefully remove trees designated for removal to avoid damage to adjacent trees to remain.
4. Protect existing trees and other vegetation indicated to remain in place against unnecessary cutting, breaking or skimming of roots. Protect against skimming and bruising of bark.
5. Do not cut or fill within the critical root zone.
6. At no time shall construction materials or excavated materials be stockpiled within the critical root zone.
7. At no time shall construction debris and refuse be disposed of within the critical root zone, including but not limited to concrete washout.
8. Vehicular and pedestrian traffic and parking of vehicles is strictly prohibited within the tree protection zones.
9. At no time shall attachments or wires other than those of a protective or non-damaging nature be affixed to trees during construction.
10. Maintain existing drainage patterns during construction operations as to not impede the existing overland flow in and around woodland areas and existing trees to remain.
11. Water trees and other vegetation to remain within limits of contract work as required to maintain their health during the course of construction.
12. Provide protection for roots over 1.5" diameter cut during construction operations. Coat cut faces with an emulsified asphalt or other acceptable coating formulated for use on damaged plant tissues. Temporarily cover exposed roots with wet burlap to prevent roots from drying out. Cover with soil as soon as possible.

LEGEND

- ## ## EXISTING TREE TO REMAIN
TREE NUMBER
- ## ## EXISTING TREE TO REMOVE
TREE NUMBER
- TREE PRESERVATION
SNOW FENCING



NOTES:
The fence shall be located 1' minimum outside the dripline of the existing trees to remain or as shown on the tree preservation plans.

Fence posts shall be standard steel posts.

All fencing shall be highway quality 40" height snow fence. Posts may be no more than 6' on center.

At the contractor's option, chain link fencing may be substituted for the snow fencing.

Where chain link tree protection fencing is indicated on the plan, fencing shall be 6'ht, temporary construction chain mesh fencing.

B	TREE PRESERVATION FENCE	06/07/13
	N.T.S.	C.64

beyond the seasons

8337 Nashua Drive
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o-630.761.8450
info@laflindesigngroup.com

prepared for:

Sertoma Centre Inc.
4343 West 123rd Street
Alsip, Illinois 60803

project:

**Sertoma Center
Multi-Family
Residences**
Union Avenue
Orland Park, Illinois 60462

sheet title:

Tree Preservation Plan

project #: 2885

issue date: 09/01/17

checked by:

drafted by:

file: 2885_2017-09-01_dd

plot: TreePres

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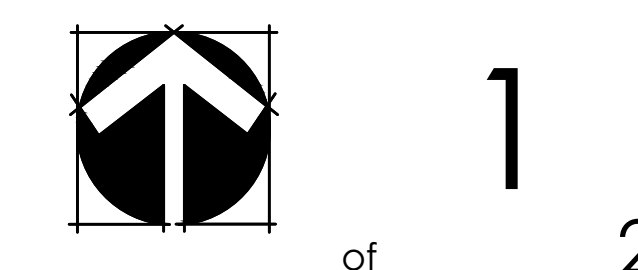
revisions:

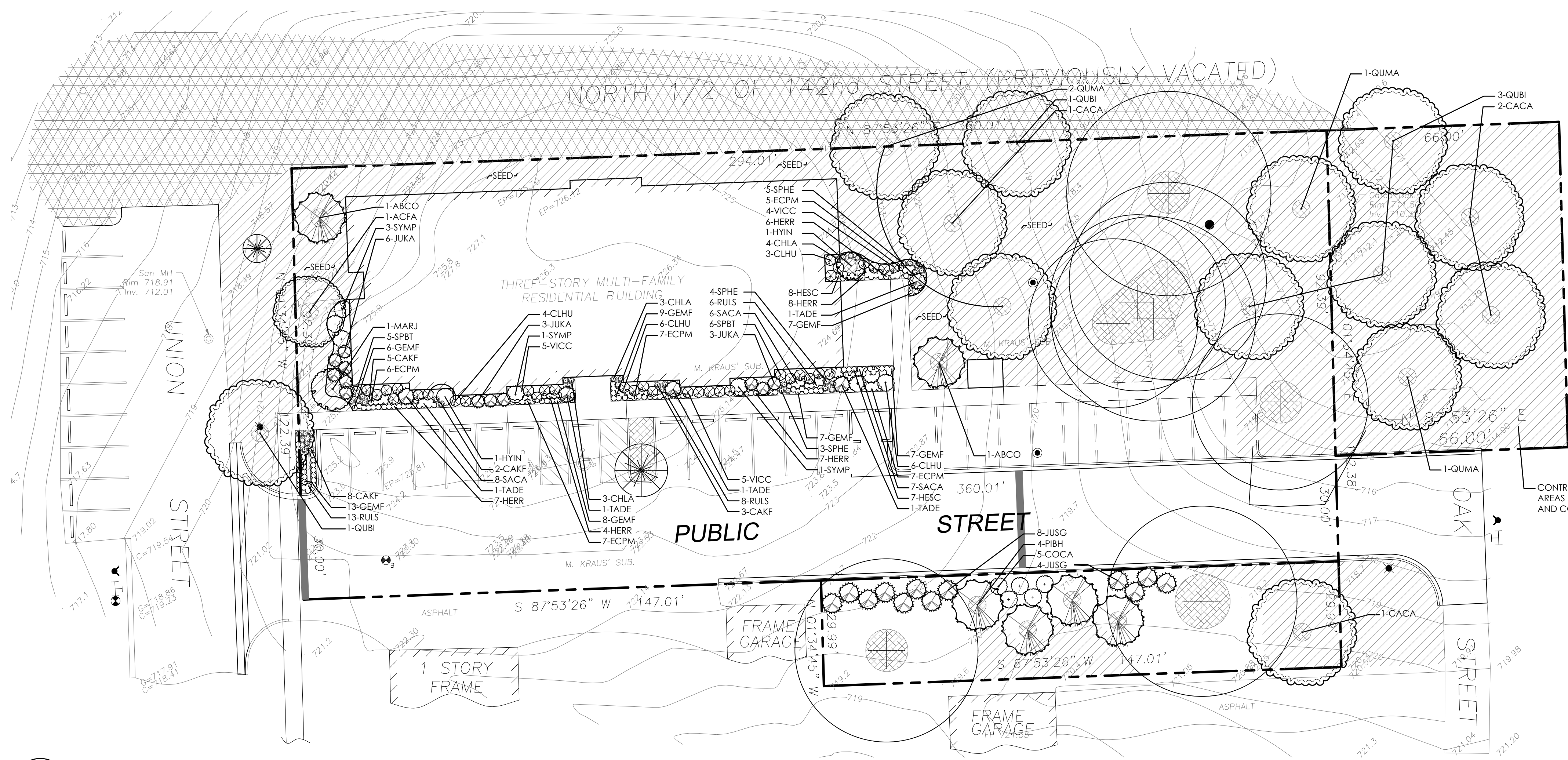
no.	date	description	by
1	11/15/2017	per Village comments	
2	12/08/2017	per Village comments	

scale: 1" = 20'-0"



north: sheet:



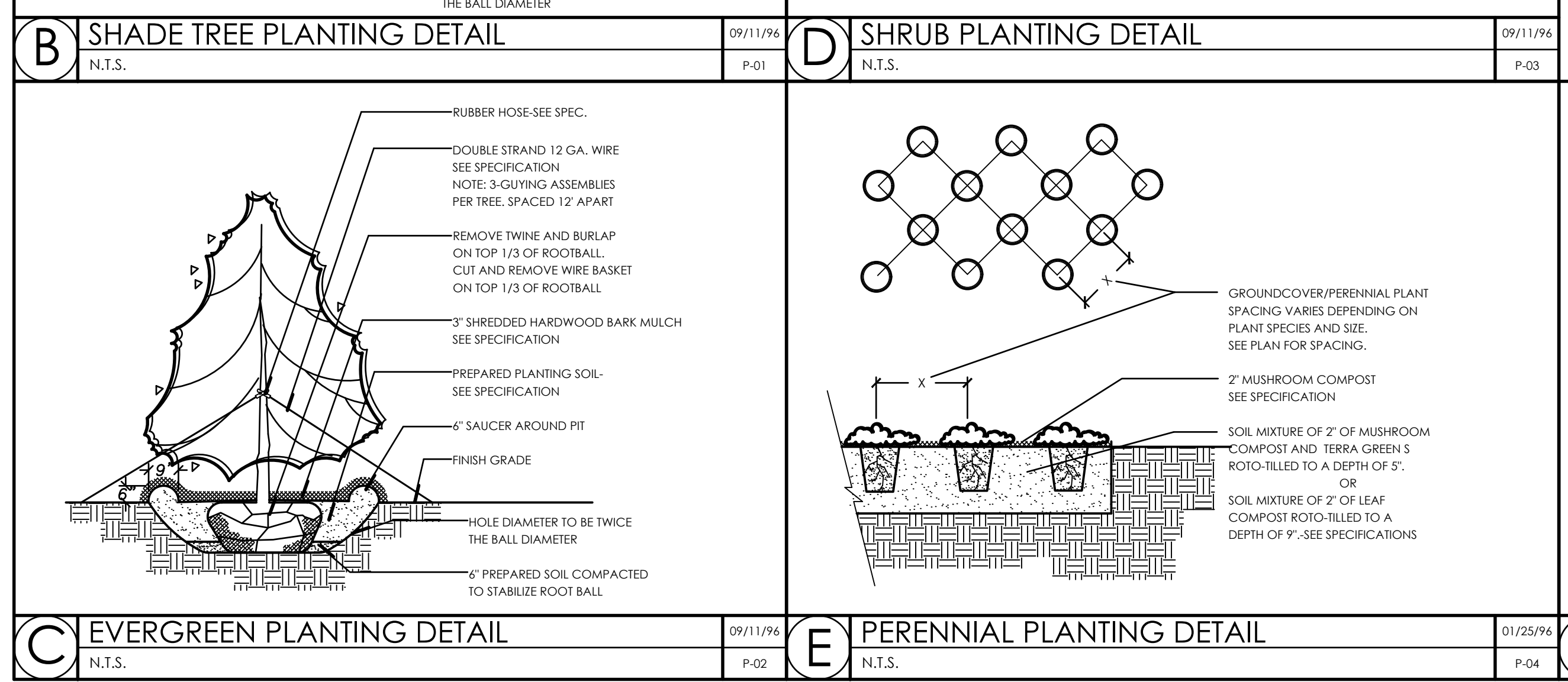
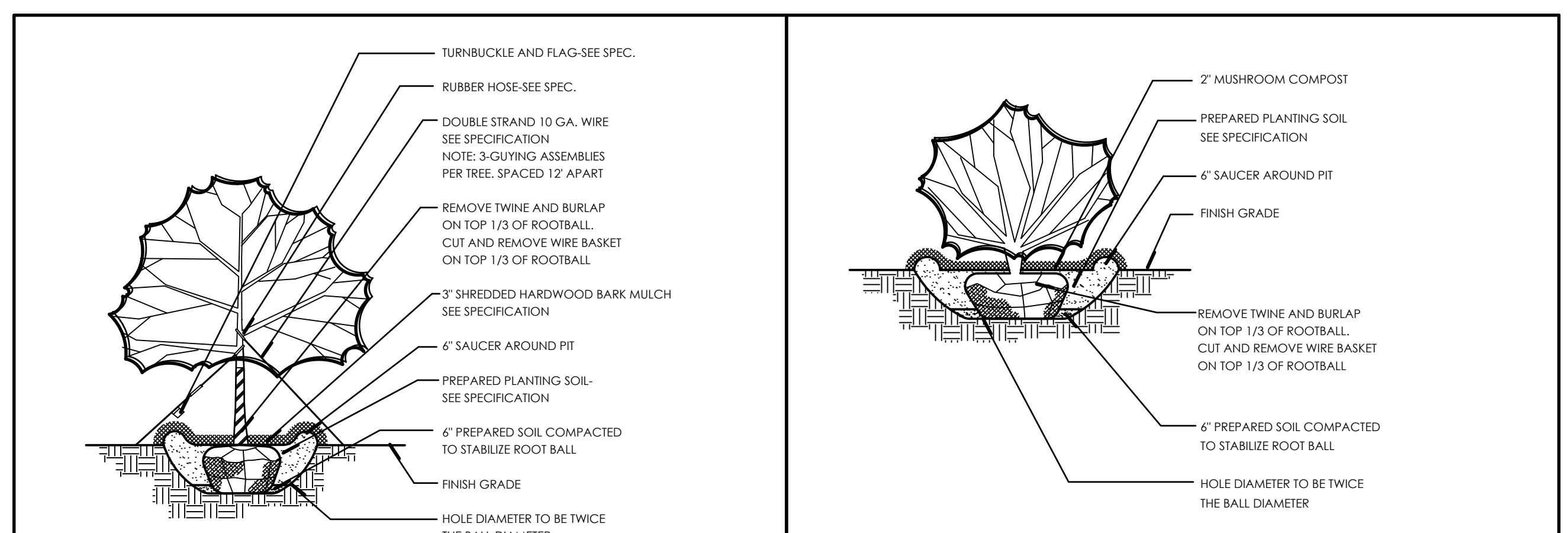


PLANT LEGEND

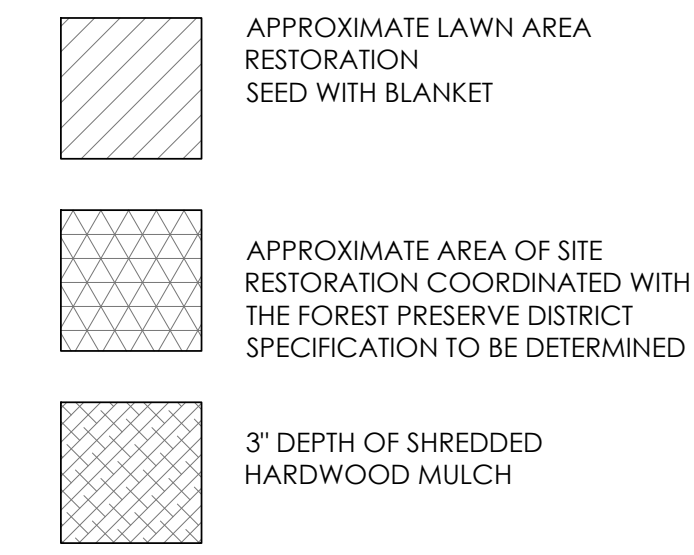
QTY	KEY	BOTANICAL NAME / COMMON NAME	SIZE	HEIGHT	MATURE WIDTH
Shade, Ornamental and Evergreen Trees					
2	*ABCO	Abies concolor White Fir	8' ht	30-50'	25-40'
1	*ACFA	Acer freemanii 'Armstrong' Columnar Freeman Maple	4' cal	40-55'	15-18'
4	*CACA	Carpinus caroliniana American Hornbeam	4' cal	20-30'	20-30'
1	MARJ	Malus 'Jewelcole' Red Jewel Crabapple	6' ht	12'	12'
4	PIBH	Picea glauca var. densata Black Hills Spruce	8' ht	20-40'	10-15'
5	*QUBI	Quercus bicolor Swamp White Oak	4' cal	50-60'	50-60'
4	*QUMA	Quercus macrocarpa Bur Oak	4' cal	60-80'	60-80'
Deciduous and Evergreen Shrubs					
19	CLHU	Clethra alnifolia 'Hummingbird' Hummingbird Sweet Pepperbush	#5	2-4'	3-5'
5	COCA	Cornus sericea 'Cardinal' Cardinal Redtwig Dogwood	#5	6-9'	8-12'
2	HYIN	Hydrangea arborescens 'Abelow' Incrediball Hydrangea	#5	4-5'	4-5'
12	JUKA	Juniperus x pfitzeriana 'Kallay's Compact' Kallay's Pfitzer Juniper	#5	2-3'	3-6'
12	JUSG	Juniperus x pfitzeriana 'Sea Green' Sea Green Juniper	#5	4-6'	6-8'
11	SPBT	Spirea betulifolia 'Tor' Tor Birchleaf Spirea	#5	2-3'	2-3'
5	SYMP	Syringa meyeri 'Palibin' Dwarf Korean Lilac	#5	4-5'	5-7'
5	TADE	Taxus x media 'Densiflora' Dense Anglojap Yew	#5	3-4'	4-6'
14	VICC	Viburnum carlesii 'Compactum' Dwarf Koreanspice Viburnum	#5	2.5-4'	2.5-4'
Perennials, Groundcover, Ornamental Grasses & Vines					
18	CAKF	Calamagrostis x acutiflora 'Karl Foerster' Karl Foerster Feather Reed Grass	#1	36-48"	24-36"
10	CHLA	Chasmanthium latifolium Northern Sea Oats	#1	24-36"	18-24"
32	ECPM	Echinacea 'CBG Cone 2' Pixie Meadowbrite Coneflower	#1	18-24"	18-24"
57	GEMF	Geranium sanguineum 'Max Frei' Max Frei Bloody Cranesbill	#1	8-12"	18-24"
32	HERR	Hemerocallis 'Rosy Returns' Rosy Returns Daylily	#1	12-18"	12-18"
15	HESC	Heuchera sanguinea 'Chatterbox' Chatterbox Coral Bells	#1	12-18"	12-18"
27	RULS	Rudbeckia fulgida 'Vielte's Little Suzy' Little Suzy Black-eyed Susan	#1	12-18"	18-24"
21	SACA	Salvia nemorosa 'Caradonna' Caradonna Salvia	#1	18-24"	18-24"
12	SPHE	Sporobolus heterolepis Prairie Dropseed	#1	24-36"	18-24"

* = Counts toward replacement trees per Article 6 Section 305.1 Tree Preservation Stand

A LANDSCAPE PLAN
SCALE: 1" = 20'-0"



LEGEND



LANDSCAPE NOTES

Contractor is responsible for verification of underground utility lines and is responsible for any damage occurring as a product of his work.

Contractor shall maintain clear and open access to the vehicular and pedestrian entrances to and from the property during all periods of work.

Contractor is responsible for verification of all existing conditions in the field prior to bidding and construction and shall notify the Landscape Architect and/or Owner of any variances.

Contractor is responsible for acquisition of and payment for all permits, fees and inspections necessary for the proper execution of this work and for compliance with all codes applicable to this work.

Contractor shall protect the property and is directly responsible for all damages caused by his work and for daily removal of all trash and debris from his work area to the satisfaction of the Landscape Architect and/or the Owner.

Material quantities are shown only for the convenience of the Contractor. The Contractor is responsible for verification of all materials and supplies in sufficient quantity to complete the job per plan.

All work shall conform to American Nursery & Landscape Association 2004 edition of the American Standard for Nursery Stock, State of Illinois Horticultural Standards and local municipal requirements.

All pruning work shall be performed only with hand pruners.

All deciduous plant material shall be thin pruned to remove 1/4 interior branches, dead branches and broken branches. Pruning shall compliment the plants natural form. Absolutely no tip pruning is allowed, except for hedges as noted on the Drawing. Any plant that is tip pruned is subject to rejection by the Landscape Architect and/or Owner.

Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect and/or Owner.

The Landscape Architect and/or Owner reserves the right to inspect trees and shrubs either at the place of growth or at the site prior to planting for compliance with requirements of variety, size and quality.

Planting beds shall be prepared with a 2" depth of mushroom compost and a 1" depth of calcined clay filled to an overall depth of 6-9".

Prior to mulching, all individual trees, shrub beds and groundcover areas shall be treated with a pre-emergent herbicide, such as Snap-Shot®. All areas shall be free from weeds prior to herbicide application.

All shrub beds, proposed trees and areas designated on the plan as 'MULCH' shall be mulched to a depth of 3" with finely shredded hardwood mulch.

All perennial, groundcover and annual planting beds shall be mulched to a depth of 2" with leaf compost. Mushroom compost may be substituted if leaf compost is unavailable.

Water trees, shrubs and groundcover beds within the first 12 hours of initial planting. Continue watering weekly or as needed until the end of the maintenance period.

Sod shall be Kentucky Bluegrass and is required in all areas as noted on the Drawings.

Seed shall be IDOT 1A Salt Tolerant Lawn mixture of the previous year's crop with 0.5% or less weed seed and 1.75% or less crop seed, by weight. Seed shall be dry and free of mold and delivered to the site in it's original packaging.

Contractor shall maintain all planting under the contracted work for a period of no less than 90 days or until establishment of seeding, whichever is longer.

Maintenance operations shall include watering, pruning, cultivating, weeding, resetting settled plants, application of pesticides if required and application of fertilizer as needed to insure proper establishment of planting and lawns until such time as substantial completion is accepted by the Owner.

Laflin Design Group
Landscape Architecture

beyond the seasons

8337 Nashua Drive
Indianapolis, Indiana 46260
o-630.761.8450
info@laflindesigngroup.com

prepared for:
Sertoma Centre Inc.
4343 West 123rd Street
Alsip, Illinois 60803

project:
Sertoma Center Multi-Family Residences
Union Avenue
Orland Park, Illinois 60462

sheet title:
Landscape Plan

project #: 2885

issue date: 09/01/17

checked by:

drafted by:

file: 2885_2017-09-01_dd

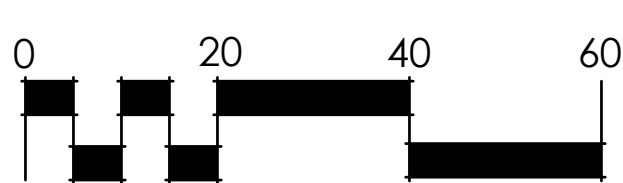
plot: Planting

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revisions:

no.	date	description	by
1	11/15/2017	per Village comments	
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scale: 1" = 20'-0"



north: sheet: 2

