Drawing name: K:\CHS_LDEV\168492000_Location Finders International_156th St Retail\2 Design\CAD\PlanSheets\L2.0-LANDSCAPE PLANS.dwg L2.6 Aug 29, 2017 3:40pm by: Tom.Runisle
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LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.
2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
4. ALL NURSERY STOCK SHALL BE WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. DECIDUOUS TREES SHALL BE FREE OF FRESH SCARS. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS A PART OF THIS CONTRACT.
5. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
6. AMENDED SOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.
7. PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHANGUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
8. SEED LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES.
9. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4 FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.
10. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES.
11. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
12. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN.
13. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

BIOSWALE NATIVE PLANTING NOTES

1. ALL WORK DEEMED NATURAL AREA TO BE SEEDED OR PLANTED SHALL BE PERFORMED BY A NATURALS 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.
2. SEED LIMIT LINES ARE APPROXIMATE. THE NATURAL AREAS CONTRACTOR SHALL SEED ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED MIXES. SEED MIXES ARE TO BE SOURCED RESPECTIVELY THROUGH THE SPECIFIED COMPANY ON PLANS. REQUESTS FOR COMPARABLE SEED MIXES ARE TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
3. SEED 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.
4. 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.
5. 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.
6. STEWARDSHIP OF THE NATURAL AREA SHALL BE CONDUCTED BY A NATURAL AREAS CONTRACTOR TO BEGIN IMMEDIATELY AFTER INSTALLATION FOR THREE YEARS.

BIOSWALE MINIMUM MAINTENANCE REQUIREMENTS

MAINTENANCE PROGRAMS SHALL BE SITE SPECIFIC AND COORDINATED WITH THE NATURAL AREAS CONTRACTOR AND VILLAGE OF ORLAND PARK 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 WITH COORDINATING PRESCRIBED BURNS EVERY OTHER YEAR.

FIRST YEAR
SPRING:
-INSTALLATION PERFORMED IN THE SPRING REQUIRE 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 THOROUGH PHYSICAL REMOVAL OR SPOT HERBICIDE TREATMENTS.
-CONDUCT MOWING ATLEAST 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 ATLEAST 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 ATLEAST 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 ATLEAST 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 ATLEAST 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 ATLEAST ONE TO TWO SPOT HERBICIDE TREATMENTS.
FALL:
-CONDUCT A PRESCRIBED BURN IF A SPRING BURN WAS UNFEASIBLE.
-CONTROL INVASIVE WOODY AND HERBACEOUS FLORA WITH ATLEAST 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 ATLEAST ONE TO TWO SPOT HERBICIDE TREATMENTS.
FALL:
-COLLECT SEEDS FROM NATIVE SPECIES TO DISPERSE IN MOWN OR HERBICIDE TREATED AREAS FOR THE FOLLOWING SPRING.

MONTH	VISITS BY CREW	HERBICIDE	BRUSH CLEARING	MOW	COLLECT & DISPERSE	PRESCRIBED BURN	MONITORING
APRIL	0-1	X	X			X	
MAY	1-2	X	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	X
DECEMBER - MARCH	0-1	X	X		X	X	

No.	REVISIONS	DATE	BY
	FINAL LANDSCAPE PLAN	08/14/17	TR
	PER SITE PLAN REVISION	05/19/17	TR
	PER VILLAGE COMMENTS	04/26/17	TR

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LANDSCAPE NOTES

RETAIL DEVELOPMENT
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ORLAND PARK, IL

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