

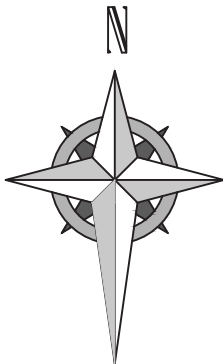
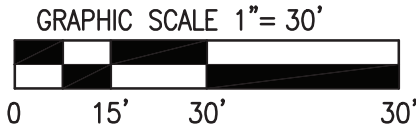
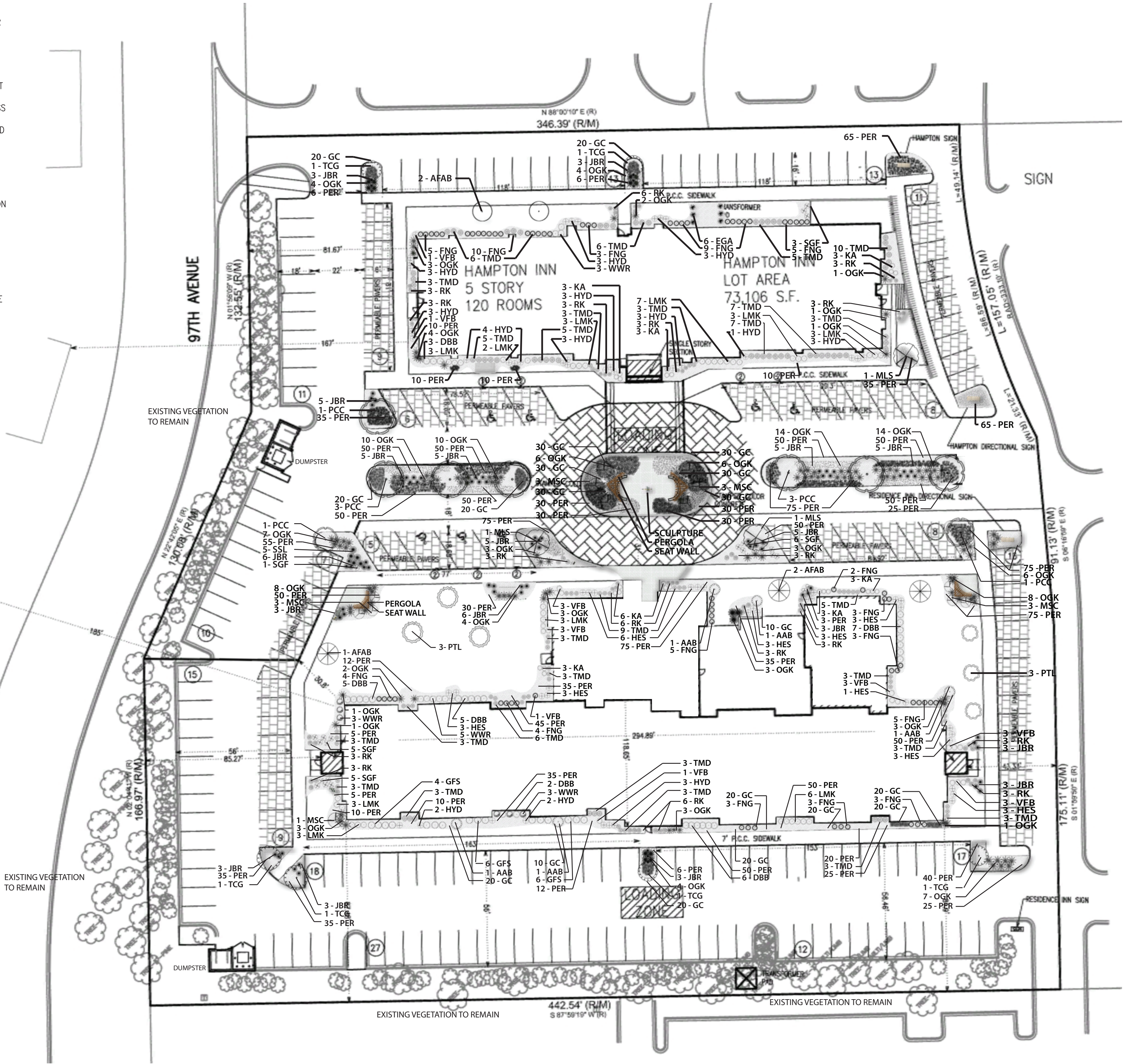
PLANT/MATERIAL LIST:				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	QTY
AFAB	Acer X freemanii	AUTUMN BLAZE MAPLE	2.5"	5
TCG	Tilia C. GLENLEVEN	LITTLE LEAF LINDEN	2.5"	6
PCC	Pyrus C. 'CHANTICLEER'	CHANTICLEER PEAR	2.5"	10
PTL	Platanus x acerifolia	LONDON PLANETREE	2.5"	6
MLS	Malus 'prairie fire'	PRAIRIE FIRE CRABAPPLE	2.5"	2
AAB	Amelanchier arborea	SERVICEBERRY	6"	5
MSC	Malus sargentii	SARGENT CRAB	2"	12
WWR	Weigela florida 'Alexandra'	WeigelaWINE & ROSE	24"	14
SSL	Itea virginica	VIRGINIA SWEETSPIRE	24"	8
TMD	Juniperus horizontalis	BLUE RUG JUNIPER	24"	116
TMD	TAXUS X.M. DENSIFORM	DENSI YEW	24"	116
HYD	HYDRANGEA 'limelight'	LIMELIGHT HYDRANGA	24"	31
HES	HYDRANGEA 'endless summer'	ENDLESS S. HYDRANGA	24"	34
VFB	VIBURNUM D. 'BLUEMUFFIN'	BLUEMUFFIN VIBURNUM	24"	33
FNG	CORNUS S. 'ISANTI'	REDTWIG DOGWOOD	24"	70
DBB	Euonymus alatus 'DWARF'	DWARF BURNING BUSH	24"	21
LMK	Syringa pubescens 'MissKim'	KOREAN LILAC	24"	36
RK	Rosa 'knockout'	KNOCKOUT ROSE	24"	63
KA	Azalea x 'karen'	KAREN AZALEA	18"	24
EGA	Thuja occidentalis 'Smaragd'	EMERALD GREEN ARBOR.	6"	6
SGF	Spiraea x bumalda	GOLDFLAME SPIREA	24"	23
OGK	Calamagrostis x a. 'Karl'	KARL FORESTER GRASS	24"	150
RS	Perovskia atriplicifolia	RUSSIAN SAGE	24"	25
PBB	Monarda	BEE BALM	NA	250
PER	PERENNIALS - MIXED		NA	1500
GC	GROUNDCOVER		3" POT	200
MATERIAL LIST CONT:				
	ROCK OUTCROPPING		5	TON
	MULCH - HARDWOOD		80	CY

- NOTES:
- BOUNDARY AND EASEMENT INFORMATION IS TAKEN FROM TOPOGRAPHIC SURVEY PROVIDED BY DEVELOPER
 - ALL SETBACKS TO BE AS SHOWN ON PLAN
 - ANY CHANGES TO THE PLAN AFTER FINAL DEVELOPMENT APPROVAL REQUIRE REVIEW AND APROVAL BY THE PLANNING & ZONING ADMINISTRATOR.
 - BARE ROOT PLANTS SHALL NOT BE ALLOWED.
 - ALL PLANTED AREAS AND LANDSCAPED ISLANDS SHALL RECEIVE A 3" LAYER OF SHREDDED HARDWOOD BARK MULCH.
 - ALL FRONT AND CORNER SIDE YARDS SHALL BE SODDED AND INCLUDE AN IRRIGATION SYSTEM.
 - MATERIAL QUALITY AND MEASUREMENT SHOULD CONFORM TO THE MOST RECENT EDITION OF THE AMERICAN STANDARDS FOR NURSERY STOCK, ANSIZ60 BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION.
 - ALL SHADE/OVERSTORY TREES SHALL HAVE A 'CENTRAL LEADER'
 - THE LANDSCAPE ARCHITECT/DESIGNER SHALL INSPECT AND APPROVE ALL PLANT MATERIAL PRIOR TO INSTALLATION. ANY MATERIAL INSTALLED WITHOUT APPROVAL MAY BE REJECTED.
 - THE VILLAGE MAY REJECT ANY MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL MATERIALS SHOWN ON THE PLAN IN ACCORDANCE WITH THE PLAN DESIGN AND MATERIALS QUANTITIES.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING UNDERGROUND UTILITIES, SIDEWALKS, AND OTHER PREVIOUSLY CONSTRUCTED SITE IMPROVEMENTS.
 - THE CONTRACTOR IS RESPONSIBLE FOR PROTECTING ALL EXISTING VEGETATION TO BE PRE SERVED.

LEGEND		
PROPOSED	DESCRIPTION	EXISTING
	STORM SEWER	
	WATER MAIN WITH SIZE	
	SANITARY SEWER	
	RIGHT-OF-WAY	
	CONTOUR	
	SPOT GRADE	
	SANITARY MANHOLE	
	STORM MANHOLE	
	STORM INLET	
	STORM CATCH BASIN	
	FIRE HYDRANT	
	BUFFALO BOX	
	GATE VALVE W/VAULT	
	STREET LIGHT	
	STREET LIGHT W/MAST	
	OVERFLOW DIRECTION	
	CURB	
	SILT FENCE	
	ROAD SIGN	
	ELECTRIC	
	GAS	
	UTILITY POLE	
	DEPRESSED CURB FOR RAMP/DRIVEWAY	
	TOP OF FOUNDATION	
	TOP OF CURB, DEPRESSED	
	TOP WALL, BOTTOM OF WALL	
	RIM FOR STRUCTURES	
	RISER FOR SANITARY SERVICE	
	HIGH/NORMAL WATER LEVEL	
SIGN LEGEND		
	STOP SIGN (R1-1-30)	
	HANDICAPPED SIGN WITH \$250 FINE SIGN	

- GENERAL NOTES
1. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE SECTIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS AND STANDARD SPECIFICATIONS FOR SEWER AND WATER MAIN CONSTRUCTION IN ILLINOIS AND THE SUBDIVISION ORDINANCES FOR THE VILLAGE OF HANOVER PARK.
 2. ALL SANITARY SEWERS SHALL BE PVC PIPE, TYPICALLY ASTM D-3034, SDR 26, 8" DIAMETER, UNLESS NOTED OTHERWISE.
 3. ALL STORM SEWERS SHALL BE REINFORCED CONCRETE PIPE ASTM C-76, SIZES TO BE DETERMINED AT TIME OF FINAL ENGINEERING.
 4. ALL WATER MAIN TO BE DUCTILE IRON PIPE (PRESSURE CLASS 350). SIZE TO BE 8" DIAMETER UNLESS NOTED OTHERWISE. DEPTH 5'-6" FROM FINISHED SURFACE ELEVATION.
 5. A MINIMUM HORIZONTAL DISTANCE OF TEN FEET SHALL BE MAINTAINED BETWEEN ALL WATER MAINS AND STORM/SANITARY SEWERS & STRUCTURES.
 6. LOCATIONS OF EXISTING UTILITIES ARE APPROXIMATE AND ARE TO BE VERIFIED PRIOR TO FINAL ENGINEERING AND SHOULD BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION.
 7. PROPOSED ELEVATIONS AND GRADING, PROPOSED UTILITY SIZES AND LOCATIONS, AS WELL AS PROPOSED SECTIONS AND DETAILS SHOWN HEREIN ARE SCHEMATIC AND PRELIMINARY IN NATURE AND ARE SUBJECT TO REVISION AT THE TIME OF FINAL ENGINEERING.
 8. REAR YARD INLETS MAY BE MODIFIED AT TIME OF FINAL ENGINEERING IN CONJUNCTION WITH FINALIZATION OF FINAL SITE GRADING DESIGN.
 9. APPROPRIATE EASEMENTS FOR ALL UTILITIES WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING AND SHALL BE REFLECTED ON THE FINAL PLAT OF SUBDIVISION.
 10. REAR YARD PONDING OF STORM WATER WILL TYPICALLY NOT EXCEED 1' IN HEIGHT, EXCEPT AS NOTED ON PLANS FOR REAR YARD PONDING WITH COMMON OPEN AREAS. 100 YEAR OVERFLOW ROUTE WILL BE VIA STORM SEWER DESIGNED FOR 100 YEAR STORM EVENT.
 11. UTILITY EASEMENTS FOR SEWERS AND WATER MAIN OUTSIDE OF PUBLIC R.O.W. ARE TO BE PROVIDED AS WELL AS STORM WATER CONTROL EASEMENTS FOR STORM WATER MANAGEMENT FACILITIES.
 12. ALL SIDEWALKS ARE TO BE CONCRETE AND HAVE RAMPS AT INTERSECTIONS WITH CURBS TO MEET THE "ILLINOIS ACCESSIBILITY CODE" REQUIREMENTS.
 13. EXISTING ASPHALT TO BE PULVERIZED AND USED FOR BASE FOR PAVING AND BUILDING.
 14. ALL EXISTING UTILITIES WITHIN SITE LIMITS TO BE REMOVED AT MAIN AND PLUGGED.

EXISTING TEES TO REMAIN: **44**
EXISTING SHRUBS TO REMAIN: **208**
EXISTING TREES TO BE REMOVED: **0**



REMARKS

DATE

NO.

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PRELIMINARY LANDSCAPE PLAN

HAMPTON INN/RESIDENCE INN

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APRIL 6, 2016

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SHEET:

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