

Final Landscape Plan

MARCUS THEATRE

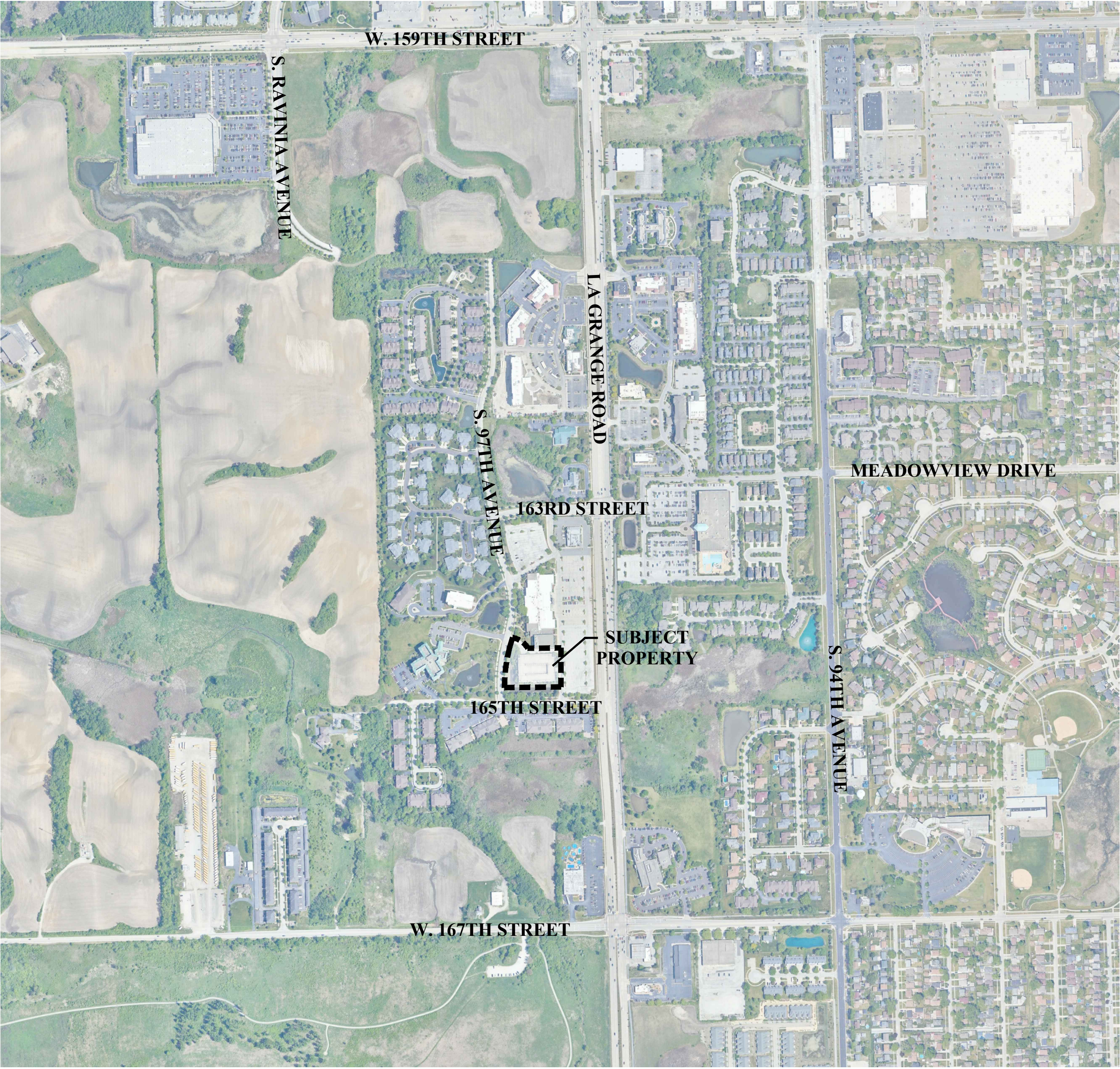
Orland Park, Illinois

November 11, 2024

CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



LOCATION MAP

SCALE: 1"=500'

INDEX OF PLAN SHEETS

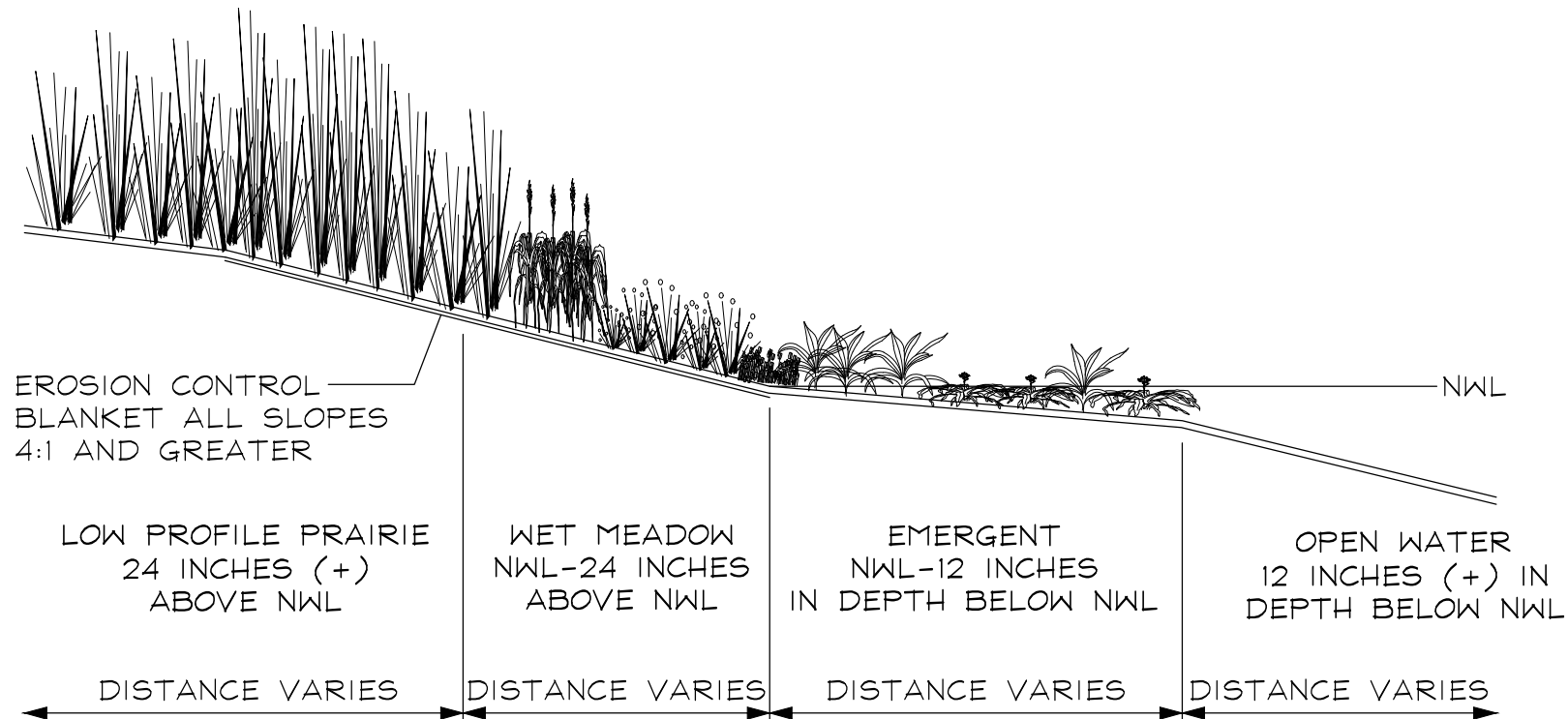
SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	LANDSCAPE PLAN
L1.2	TREE PRESERVATION PLAN
L1.3	LANDSCAPE SPECIFICATIONS

PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks	Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES					MISC. MATERIALS				
AS	4	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.		16	SHREDDED HARDWOOD MULCH	C.Y.		
TT	6	Tilia tomentosa 'Sterling' STERLING SILVER LINDEN	2 1/2" Cal.		0.9	TURF SEED & EROSION CONTROL BLANKET	AC.		
ORNAMENTAL TREES									
AG	6	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Clump Form					
BN	5	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem					
CC	6	Cercia canadensis EASTERN REDBUD	6' Ht.	Multi-Stem					
EVERGREEN TREES									
PG	14	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.						
PP	8	Picea pungens COLORADO SPRUCE	8' Ht.						
PS	2	Pinus strobus EASTERN WHITE PINE	8' Ht.						
DECIDUOUS SHRUBS									
SM	17	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.					
ORNAMENTAL GRASSES									
PV	12	Panicum virgatum 'Northwind' NORTHWIND SWITCHGRASS	#1	30" O.C.					

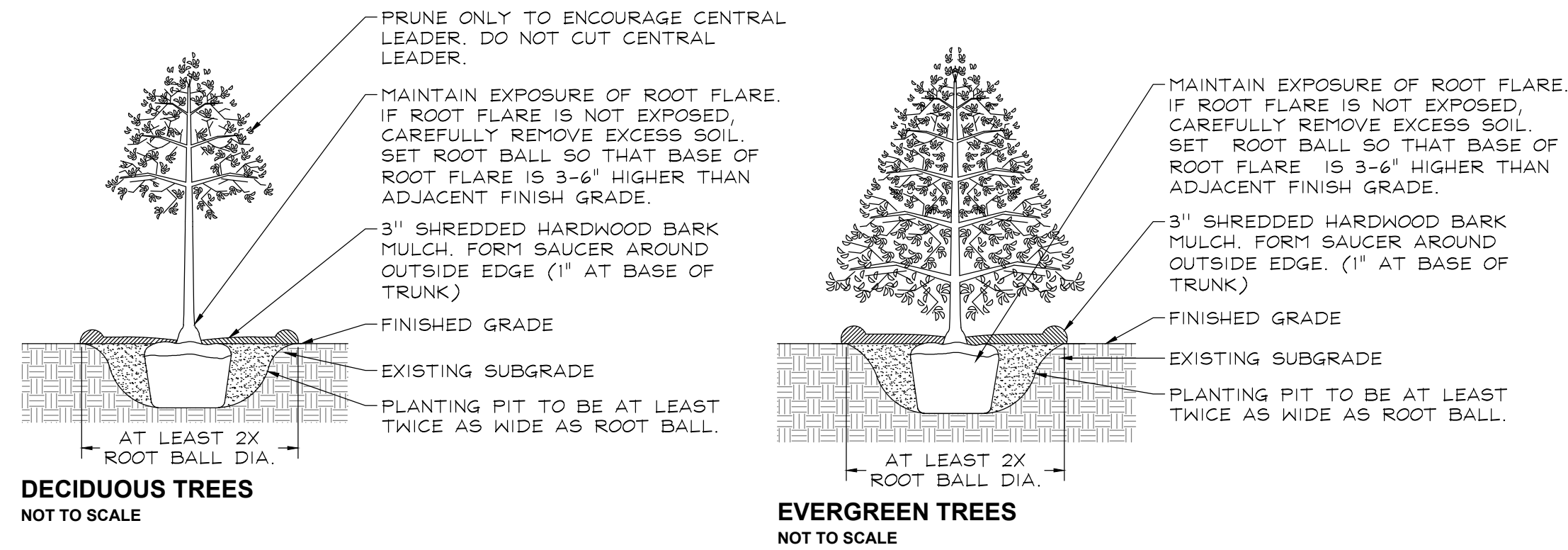
NATIVE LEGEND

Key	Qty	Description
	892 S.Y.	LOW PROFILE PRAIRIE SEED & BLANKET
	230 S.Y.	EMERGENT SEED & PLUG MIX
	535 S.Y.	WET MEADOW SEED & BLANKET



NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE

PLANTING DETAILS



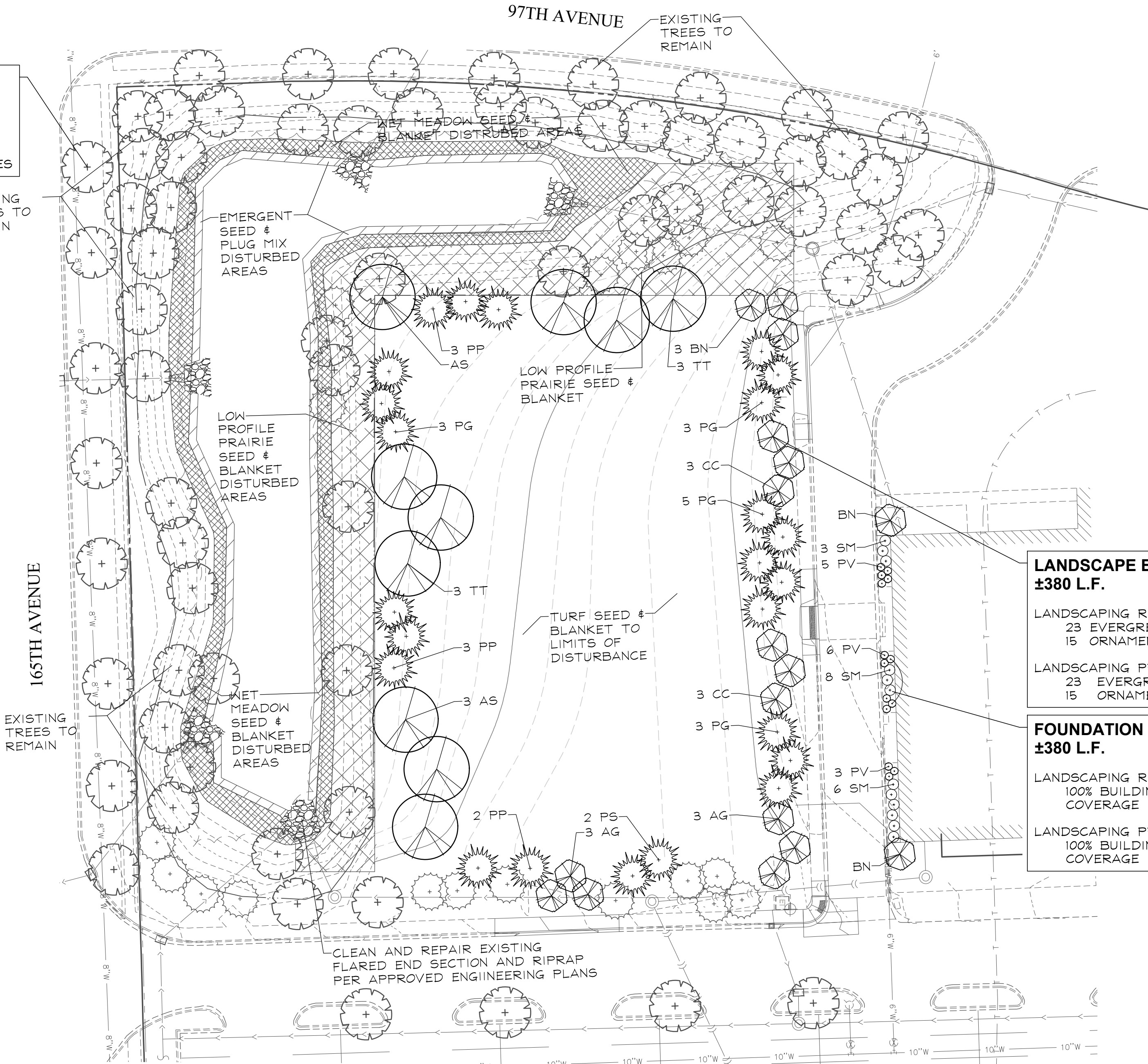
Botanical Name	Common Name	lbs / AC
Grasses		
Bouteloua curtipendula	Side Oats Grama	8.000
Panicum virgatum	Prairie Switch Grass	0.125
Elymus canadensis	Prairie Wild Rye	1.000
Schizachyrium scoparium	Little Bluestem	6.000
Total Grasses		15.125
Wildflowers/Broadleaves		
Allium cernuum	Nodding Wild Onion	0.190
Amorpha canescens	Lead Plant	0.125
Asclepias tuberosa	Butterflyweed	0.500
Astragalus canadensis	Canada Milk Yetch	0.063
Coreopsis palmata	Prairie Coreopsis	0.025
Chamaecrista fasciculata	Partridge pea	0.188
Echinacea pallida	Pale Purple Coneflower	1.000
Echinacea purpurea	Purple Coneflower	0.500
Eryngium yuccifolium	Rattlesnake Master	0.125
Lespedeza capitata	Round-Headed Bush Clover	0.125
Liatris aspera	Rough Blazing Star	0.250
Liatris pycnostachya	Prairie Blazing Star	0.188
Monarda fistulosa	Prairie Bergamot	0.063
Parthenium integrifolium	Wild Quinine	0.016
Penstemon digitalis	Foxglove Beard Tongue	0.125
Petalostemum candidum	White Prairie Clover	0.125
Petalostemum purpureum	Purple Prairie Clover	0.156
Potentilla arguta	Prairie Cinquefoil	0.031
Pycnanthemum tenuifolium	Slender Mountain Mint	0.031
Ratibida pinnata	Yellow Coneflower	0.125
Rudbeckia fulgida var. sullivantii	Showy Black-Eyed Susan	0.500
Rudbeckia hirta	Black-Eyed Susan	0.500
Rudbeckia subtomentosa	Sweet Black-Eyed Susan	0.063
Symphyotrichum leave	Smooth Blue Aster	0.063
Tradescantia ohioensis	Common Spiderwort	0.063
Verbena stricta	Hoary Vervain	0.125
Zizia aurea	Golden Alexanders	0.500
Total Forbs		5.765
Total Low Profile Prairie Seed Mix		20.890

Wet Meadow Seed Mixture		
Lower slopes of basin		
Botanical Name	Common Name	lbs / AC
Grasses / Sedges		
Carex bebbii	Bebbs Oval Sedge	0.250
Carex bicknellii	Bicknells Sedge	0.125
Carex brevior	Plains Oval Sedge	0.250
Carex cristatella	Crested Oval Sedge	0.060
Carex molesta	Field Oval Sedge	0.250
Carex normalis	Spreading Oval Sedge	0.015
Carex scoparia	Pointed Broom Sedge	0.190
Carex stipata	Common Fox Sedge	0.060
Carex vulpinoidea	Brown Fox Sedge	0.250
Elymus virginicus	Virginia Wild Rye	3.000
Glyceria striata	Fowl Manna Grass	0.130
Juncus dudleyi	Dudleys Rush	0.020
Juncus torreyi	Torreys Rush	0.031
Panicum virgatum	Switch Grass	3.000
Scirpus atrovirens	Dark Green Bulrush	0.060
Scirpus cyperinus	Wool Grass	0.030
Total Grasses / Sedges		7.721
Wildflowers/Broadleaves		
Asclepias incarnata	Swamp Milkweed	0.125
Bidens cernua	Nodding Bur Marigold	0.190
Boltonia asteroides	False Aster	0.031
Euthamia graminifolia	Grassleaved Goldenrod	0.300
Eupatorium perfoliatum	Common Boneset	0.015
Helenium autumnale	Sneezeweed	0.063
Iris virginica shrevei	Blue Flag Iris	1.000
Lobelia siphilitica	Great Blue Lobelia	0.031
Mimulus ringens	Monkey Flower	0.031
Symphyotrichum novae-angliae	New England Aster	0.250
Pycnanthemum virginianum	Common Mountain Mint	0.063
Zizia aurea	Golden Alexanders	0.500
Total Forbs		2.599
Total Wet Meadow Seed Mix		10.320

PARKWAYS: ±605 L.F.

LANDSCAPING REQUIRED:
TREES 40' O.C. = 15 TREES

LANDSCAPING PROVIDED:
16 EXISTING PARKWAY TREES



LANDSCAPE BUFFER YARD:
±380 L.F.

LANDSCAPING REQUIRED:
23 EVERGREEN TREES
15 ORNAMENTAL TREES

LANDSCAPING PROVIDED:
23 EVERGREEN TREES
15 ORNAMENTAL TREES

FOUNDATION LANDSCAPING:
±380 L.F.

LANDSCAPING REQUIRED:
100% BUILDING FACADE
COVERAGE

LANDSCAPING PROVIDED:
100% BUILDING FACADE
COVERAGE

GENERAL LANDSCAPE NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

NATIVE SEED MIXTURES

Temporary Cover Crop

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

Botanical Name	Common Name	lbs / AC
Spring Cover Crop		
Avena sativa	Seed Oats	30.000
Fall or Dormant Cover Crop		
Avena sativa	Seed Oats	30.000

Emergent Wetland Plant Mix

Stormwater basin bottoms in areas with 6" of water

Botanical Name	Common Name	lbs / AC	Plugs / AC.
Acorus calamus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Iris virginica shrevei	Blue Flag	0.500	494
Juncus effusus	Common Rush	0.500	
Leersia oryzoides	Rice Cut Grass	1.250	494
Pontederia cordata	Pickered Weed	0.250	494
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus acutus	Hardstem Bulrush	0.500	988
Scirpus fluvialis	River Bulrush	1.000	494
Scirpus pungens	Chairmaker's Rush	0.250	
Scirpus validus	Great Bulrush	0.500	988
Spartanium eurycarpum	Bur Reed	1.000	494
Total Emergent Wetland Mix		8.750	5434

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MARCUS THEATRE
ORLAND PARK, ILLINOIS
LANDSCAPE PLAN

2	11.11.2024
1	08.12.2024

REVISIONS	
DATE	5.24.2024
PROJECT NO.	MTH2401
DRAWN	TC/CLE
CHECKED	DHS
SHEET NO.	

L1.1

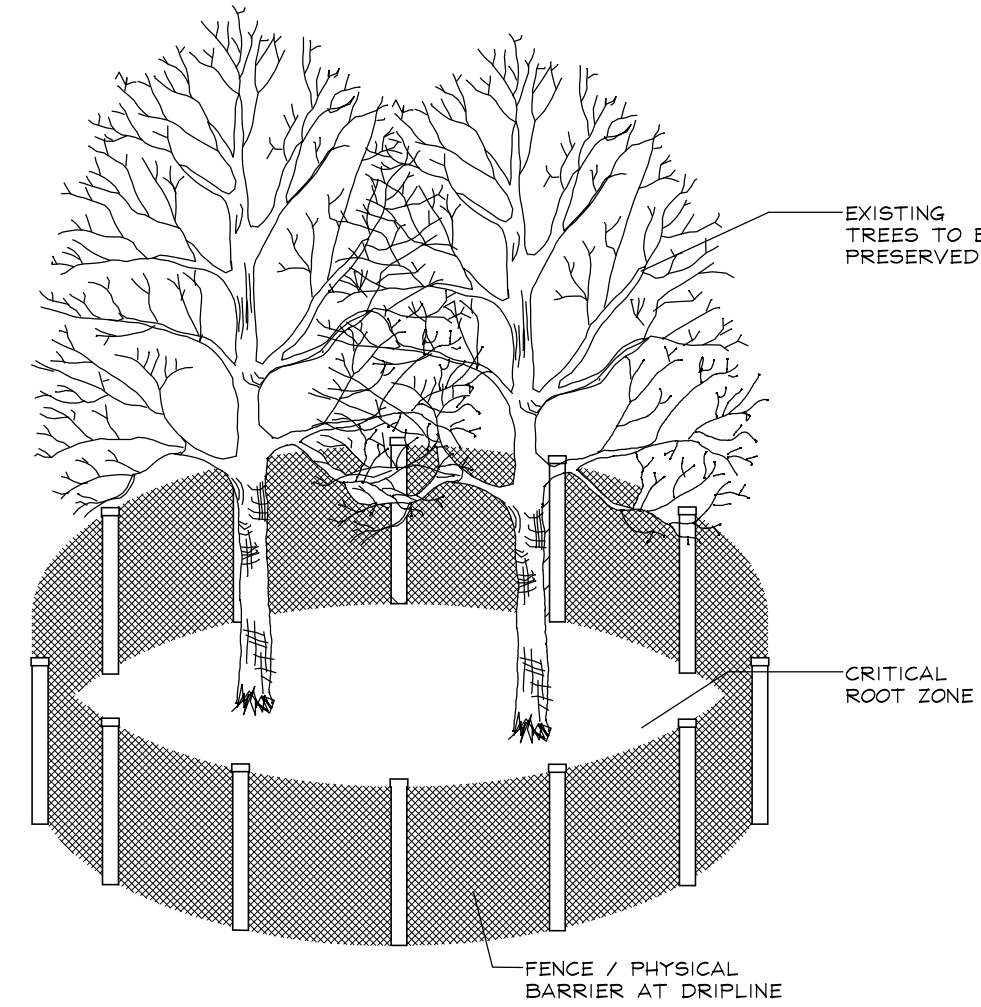
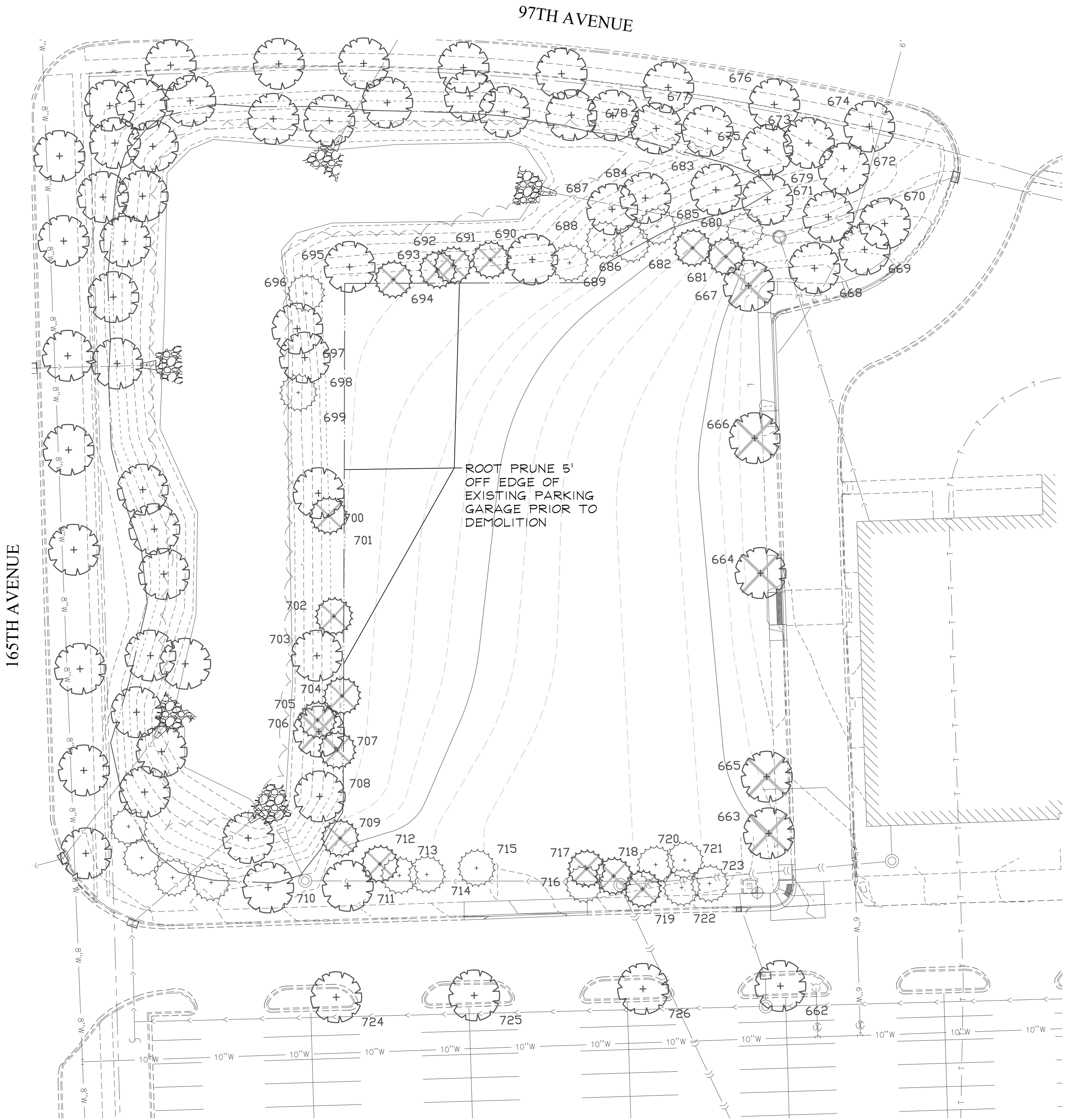
RATING AND SURVEY CRITERIA

- 1) Trees measured at 4.5 ft. above the ground - DBH (diameter Breast Height)
2) All trees 4" DBH and above tagged. Dead trees were tagged for removal. Invasive shrubs were not tagged.

Rating Criteria		
Rating	Description	Criteria
1	Excellent	Less than 10% dead wood, typical growth for species, no observed defects
2	Good	Less than 20% dead wood, minor defects, sound structure, no decay
3	Fair	Less than 30% dead wood, minor crown die-back, minor trunk damage or cavities
4	Fair to Poor	Approximately 30-50% dead wood, lacking full crown, minor disease evidence, trunk damage
5	Poor	Over 50% dead wood, lacking full crown, disease or decay evident, structural damage/cavities
6	Dead	Less than 10% living wood, greater than 50% missing bark, adventitious growth only, decay

TOTAL TREE COUNT: 65

Tag No.	NAME	COMMON NAME	DBH (inches)	CONDITION	STRUCTURE	HEALTH	PROPOSED ACTION	ILLINOIS NATIVE	REPLACEMENT RATE (CANOPY)	REPLACEMENT RATE (EVERGREEN)
662	<i>Gleditsia triacanthos</i>	Honey Locust	12	2 - Good		20% dead wood	Preserve	Y		
663	<i>Malus sp.</i>	Crabapple	4.4, 3.3, 2.3	3 - Fair	V-shaped joint, Multi Leader, Lean	20% dead wood	Remove	Y	2	
664	<i>Malus sp.</i>	Crabapple	4.3, 2.2, 2.4	4 - Fair/Poor	V-shaped joint, Multi Leader, Lean	Wood rot	Remove	Y	0	
665	<i>Malus sp.</i>	Crabapple	4.3, 3.3, 3.3	3 - Fair	V-shaped joint, Multi Leader, Lean		Remove	Y	2	
666	<i>Malus sp.</i>	Crabapple	4.3, 3.3, 3.3	3 - Fair	V-shaped joint, Multi Leader, Lean		Remove	Y	2	
667	<i>Acer sp.</i>	Maple Cultivar	15	2 - Good			Remove	Y	4	
668	<i>Acer sp.</i>	Maple Cultivar	11	2 - Good			Preserve	Y		
669	<i>Acer sp.</i>	Maple Cultivar	7	2 - Good			Preserve	Y		
670	<i>Acer sp.</i>	Maple Cultivar	8	2 - Good			Preserve	Y		
671	<i>Acer sp.</i>	Maple Cultivar	9	2 - Good			Preserve	Y		
672	<i>Malus sp.</i>	Crabapple	8.4, 4.3	4 - Fair/Poor	V-shaped joint, Split Risk, Strong lean		Preserve	Y		
673	<i>Malus sp.</i>	Crabapple	9.4, 4.3	6 - Dead			Preserve	Y		
674	<i>Acer rubrum</i>	Red Maple	8	2 - Good			Preserve	Y		
675	<i>Malus sp.</i>	Crabapple	5.4, 3.3	6 - Dead			Preserve	Y		
676	<i>Gleditsia triacanthos</i>	Honey Locust	11	3 - Fair		30% dead wood	Preserve	Y		
677	<i>Gleditsia triacanthos</i>	Honey Locust	10	4 - Fair/Poor		40% dead wood, Large amount of inner branching dead	Preserve	Y		
678	<i>Gleditsia triacanthos</i>	Honey Locust	12	4 - Fair/Poor		40% dead wood, Large amount of inner branching dead	Preserve	Y		
679	<i>Acer sp.</i>	Maple Cultivar	12	2 - Good		20% dead wood	Preserve	Y		
680	<i>Pinus sylvestris</i>	Scotch Pine	8, 25'	5 - Poor		>50% dead wood	Preserve	N		
681	<i>Pinus sylvestris</i>	Scotch Pine	10, 35'	5 - Poor		>50% dead wood	Remove	N		0
682	<i>Pinus sylvestris</i>	Scotch Pine	12, 40'	4 - Fair/Poor		30% dead wood, Adventitious Growth, Sparse branching	Remove	N		0
683	<i>Quercus bicolor</i>	Swamp White Oak	14	3 - Fair	V-shaped joint	30% dead wood	Preserve	Y		
684	<i>Quercus bicolor</i>	Swamp White Oak	12	2 - Good		20% dead wood, in lower 1/3	Preserve	Y		
685	<i>Picea pungens</i>	Colorado Blue Spruce	12, 25'	3 - Fair		30% dead wood, in lower 1/3	Preserve	N		
686	<i>Picea pungens</i>	Colorado Blue Spruce	8.8, 25'	3 - Fair	V-shaped joint, Balanced	20% dead wood, in lower 1/3	Preserve	N		
687	<i>Celtis occidentalis</i>	Hackberry	9	3 - Fair		30% dead wood, Healed trunk scar	Preserve	Y		
688	<i>Picea pungens</i>	Colorado Blue Spruce	9, 35'	2 - Good		20% dead wood	Preserve	N		
689	<i>Pinus sylvestris</i>	Scotch Pine	8, 25'	3 - Fair		30% dead wood	Preserve	N		
690	<i>Acer sp.</i>	Maple Cultivar	5	2 - Good			Preserve	Y		
691	<i>Pinus sylvestris</i>	Scotch Pine	12, 40'	4 - Fair/Poor		40% dead wood	Remove	N		0
692	<i>Pinus sylvestris</i>	Scotch Pine	12, 40'	4 - Fair/Poor	Crowded	40% dead wood	Remove	N		0
693	<i>Pinus sylvestris</i>	Scotch Pine	8, 40'	4 - Fair/Poor		40% dead wood	Remove	N		0
694	<i>Pinus sylvestris</i>	Scotch Pine	11, 40'	3 - Fair		30% dead wood	Remove	N		0
695	<i>Quercus bicolor</i>	Swamp White Oak	11	3 - Fair		30% dead wood, Stressed	Preserve	Y		
696	<i>Pinus sylvestris</i>	Scotch Pine	13, 30'	3 - Fair	Lean	20% dead wood	Preserve	N		
697	<i>Celtis occidentalis</i>	Hackberry	8	3 - Fair		20% dead wood, Root damage	Preserve	Y		
698	<i>Celtis occidentalis</i>	Hackberry	8	3 - Fair		30% dead wood	Preserve	Y		
699	<i>Pinus sylvestris</i>	Scotch Pine	11, 35'	3 - Fair		30% dead wood	Preserve	N		
700	<i>Quercus bicolor</i>	Swamp White Oak	11	3 - Fair		30% dead wood	Preserve	Y		
701	<i>Picea pungens</i>	Colorado Blue Spruce	9, 30'	2 - Good			Remove	N		3
702	<i>Picea pungens</i>	Colorado Blue Spruce	9, 35'	3 - Fair		30% dead wood	Remove	N		3
703	<i>Celtis occidentalis</i>	Hackberry	11	3 - Fair		30% dead wood, Stressed	Preserve	Y		
704	<i>Pinus sylvestris</i>	Scotch Pine	11, 30'	2 - Good		20% dead wood	Remove	N		0
705	<i>Picea pungens</i>	Colorado Blue Spruce	9, 15'	6 - Dead			Remove	N		0
706	<i>Morus alba</i>	White Mulberry	5.4, 4	5 - Poor	V-shaped joint, Multi Leader, Split Risk, Lean	30% dead wood	Remove	N	0	
707	<i>Pinus sylvestris</i>	Scotch Pine	12, 40'	2 - Good		20% dead wood	Remove	N		0
708	<i>Quercus bicolor</i>	Swamp White Oak	13	2 - Good			Preserve	Y		
709	<i>Picea pungens</i>	Colorado Blue Spruce	14, 45'	2 - Good		Burlap and wire still around rootball	Remove	N		3
710	<i>Gleditsia triacanthos</i>	Honey Locust	13	3 - Fair		30% dead wood, Crowded crown	Preserve	Y		
711	<i>Acer rubrum</i>	Red Maple	7	2 - Good			Preserve	Y		
712	<i>Picea pungens</i>	Colorado Blue Spruce	12, 30'	3 - Fair		30% dead wood	Remove	N		3
713	<i>Picea pungens</i>	Colorado Blue Spruce	11, 30'	3 - Fair		30% dead wood	Preserve	N		
714	<i>Picea pungens</i>	Colorado Blue Spruce	13, 40'	2 - Good			Preserve	N		
715	<i>Picea pungens</i>	Colorado Blue Spruce	13, 40'	2 - Good		20% dead wood	Preserve	N		
716	<i>Pinus sylvestris</i>	Scotch Pine	9, 20'	3 - Fair	Crowded	30% dead wood	Preserve	N		
717	<i>Pinus sylvestris</i>	Scotch Pine	8, 15'	5 - Poor		>50% dead wood	Remove	N		0
718	<i>Pinus sylvestris</i>	Scotch Pine	11, 25'	4 - Fair/Poor	Poor form	30% dead wood	Remove	N		0
719	<i>Pinus sylvestris</i>	Scotch Pine	12, 30'	5 - Poor		>50% dead wood	Remove	N		0
720	<i>Picea pungens</i>	Colorado Blue Spruce	8, 30'	2 - Good		20% dead wood	Preserve	N		
721	<i>Picea pungens</i>	Colorado Blue Spruce	8, 30'	2 - Good		20% dead wood	Preserve	N		
722	<i>Picea pungens</i>	Colorado Blue Spruce	8, 35'	2 - Good			Preserve	N		
723	<i>Pinus sylvestris</i>	Scotch Pine	11, 25'	3 - Fair		30% dead wood	Preserve	N		
724	<i>Gymnocladus dioica</i>	Kentucky Coffee	6	2 - Good			Preserve	Y		
725	<i>Gleditsia triacanthos</i>	Honey Locust	8	3 - Fair		30% dead wood, Yellow lichen	Preserve	Y		
726	<i>Ginkgo biloba</i>	Ginkgo	6	2 - Good	Lean		Preserve	N		



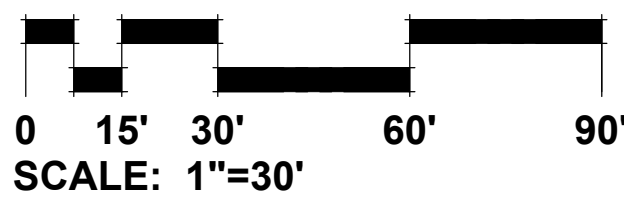
TREE PRESERVATION DETAIL
(NOT TO SCALE)
SEE NOTES

TREE PRESERVATION NOTES

- 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

LEGEND

- TREE TO BE PRESERVED
- TREE TO BE REMOVED



2	11.11.2024
1	08.12.2024
REVISIONS	

DATE	5.24.2024
PROJECT NO.	MTH2401
DRAWN	TC/CLE
CHECKED	DHS
SHEET NO.	

L1.2

MARCUS THEATRE
ORLAND PARK, ILLINOIS
TREE PRESERVATION PLAN & INVENTORY

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LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. The design, furnishing and installation of a complete underground sprinkler system; and
5. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturers certified analysis.

C. Insect Control

1. For areas containing standing water less than 3-ft that persist for greater than 7 days, mosquito control may be necessary. Mosquito control should be limited to larvicides applications such as Natulor or Vectolex FG, per the EPA and CDC guidance. Larvicide application should be provided by a qualified professional. Contract the North Shore Mosquito Abatement District for service.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.

- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.

- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.

- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.

- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final inspection.

- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

C. Native Planting Area Performance Criteria

^{1st} Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be alive and apparent.

^{2nd} Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

^{3rd} Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Invasive species for this project shall include the following: *Ambrosia artemisiifolia* & *trifida* (Common & Giant Ragweed), *Cirsium arvense* (Canada Thistle), *Dipsacus laciniatus* (Gut-leaved Teasel), *Dioscorea sylvestris* (Common Teasel), *Lythrum salicaria* (Purple Loosestrife), *Melilotus* sp. (Sweet Clover), *Phalaris arundinacea* (Reed Canary Grass), *Phragmites australis* (Giant Reed), *Fallopia japonica* (Japanese Knotweed), *Rhamnus cathartica* & *frangula* (Common & Glossy Buckthorn), *Typha* sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 50% Kentucky Bluegrass (98/85)
 - 15% Cutter Perennial Ryegrass
 - 10% Spartan Hard Fescue
 - 10% Edge Perennial Ryegrass
 - 10% Express Perennial Ryegrass
 - 5% Pennlawn Creeping Red Fescue

- B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- 40% Kentucky Bluegrass (98/85)
 - 40% Perennial Ryegrass
 - 20% Annual Ryegrass

2.2 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native care and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

For each species, the amount of seed indicated on the specifications shall mean the total amount of pure live seed (PLS) per acre. Seed tags and PLS testing information shall be provided to the Landscape Architect prior to seeding.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

2.3 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.

- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.

- D. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.4 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.5 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.

- B. Native Areas Erosion Control Blanket: North American Green SC250, or equivalent approved equal.

- C. Shoreline Areas: Erosion Control Blanket: North American Green SC250, or equivalent approved equal. To be installed per manufacturer's recommendations three feet above and below NWL.

- D. Refer to latest Engineering & Erosion Control Plans for any areas to receive permanent or long-term blanket installation.

- E. Hydroseed Mulch: Conweb 2000 wood fiber mulch with tackifier. Other mulches may be used subject to approval of Landscape Architect.

2.6 MULCH

Provide mulch consisting of premium shredded hardwood bark. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Seeding New Lawns

1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.

2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.

3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.

4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.

5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.

6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.

8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tackifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

9. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

B. Seeding Native Areas

1. The period for planting prairie seed shall be from April 1 to May 15 or November 1 to just before the first frost. Seeding outside of these timeframes must be approved by the landscape architect. Native seed planted outside of specified timeframes must have at least 60 days of growth prior to frost. Dormant seeding in winter is possible if soil conditions allow.

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seeded prior to seeding. All areas must be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas.

3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to diskings.

4. Prior to seeding, planting areas shall have at least two inches of clean un-compacted topsoil tilled into the top four inches of existing soil. Do not cut, tear, or otherwise remove roots of existing trees when tilling topsoil. If tilling is not possible underneath existing trees, loosen existing soil by raking, spread topsoil, and install erosion control blanket immediately. Clumps, clods, stones over 2" diameter and other extraneous matter shall be removed and disposed of legally off-site.

5. Granular mycorrhizal inoculants shall be installed with the seed mix at a rate of 40lbs/acre. Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas shall not receive fertilizer.

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.

8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.

9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.

10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.

11. After the seeding operation is completed, install erosion control blanket per manufacturer's specifications.

12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.

13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose enclosures surrounding all natural groupings of plugs.

C. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

3. Mulch pits, trenches and planted areas. Provide not less than 3" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.

4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.

5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.

6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.

- C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 NATIVE LANDSCAPED AREAS
CONTINUED MONITORING & MAINTENANCE

A. Monitoring

The Owner shall notify the Village of Orland Park upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the Village of Orland Park with a copy of the planting locations, species, and quantities for verification by the Village.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the County by January 31st following each inspection.

B. Maintenance:

First Season

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Second Season

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be

conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Year:

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as a management tool.

State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn implementation.

The initial burn shall be dependent on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the Village of Oswego upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.

- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.

- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.

- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

GR
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LANDSCAPE SPECIFICATIONS

2	11.11.2024
1	08.12.2024

REVISIONS

DATE	5.24.2024
PROJECT NO.	MTH2401
DRAWN	TC/CLE
CHECKED	DHS
SHEET NO.	

L1.3