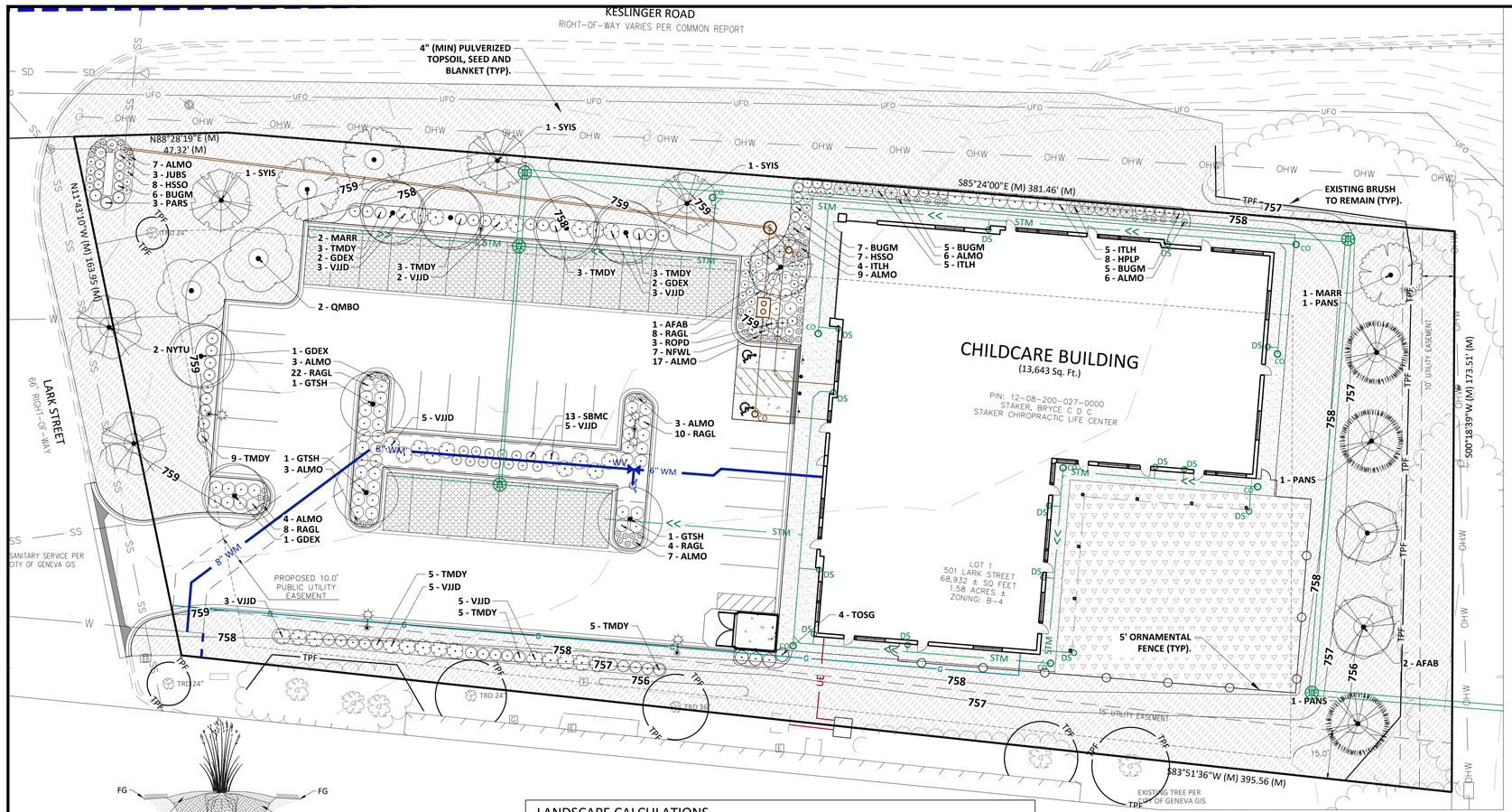
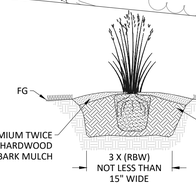
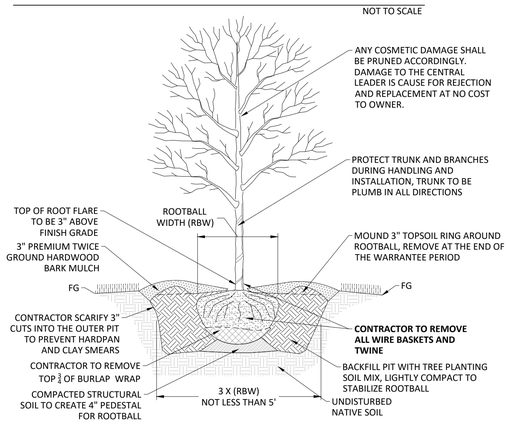




1. ENSURE POSITIVE DRAINAGE AWAY FROM PERENNIALS AND ORNAMENTAL GRASSES.
2. CONTRACTOR TO ENSURE ALL CONTAINER GROWN PLANTS ARE NOT ROOT BOUND.
3. GENTLY SCARIFY EXTERIOR OF ROOTBALL.
4. PERENNIAL BEDS SHALL BE TILLED TO A DEPTH OF 10" EXCEPT UNDER EXISTING TREES.
5. UNDER EXISTING TREES, CONTRACTOR TO DIG STAND ALONE PLANTINGS IN NATIVE SOILS. CONTRACTOR TO FIELD ADJUST IF LARGE ROOTS ARE ENCOUNTERED.

PERENNIAL/ ORNAMENTAL GRASS PLANTING

NOT TO SCALE



1. TREE TO BE HANDLED BY THE ROOTBALL ONLY.
2. ENSURE POSITIVE DRAINAGE AWAY FROM TREE.
3. ALL TREES TO BE FIELD GROWN, ROOT PRUNED, AND SPADE DUG.
4. ALL TREES TO BE BALL AND BURLAP AS NECESSARY FOR ROOT PROTECTION, VIABILITY, HANDLING &TRANSPORT.

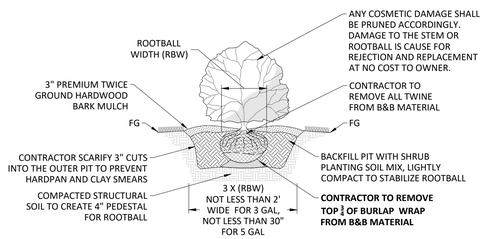
SHADE TREE PLANTING

NOT TO SCALE

LANDSCAPE CALCULATIONS

TOTAL SITE AREA = 68,825 S.F. OR 1.58 AC
TOTAL OFF STREET PARKING AREA = 18,625 S.F.

CODE:	REQUIRED:	PROVIDED:
1 PARKWAY TREE PER EVERY 40'		
LARK STREET = 163 - 30'(DRIVEWAY) / 40 = 3.3	3 TREES	1 EXISTING, 2 PROVIDED
10% MIN INTERIOR LANDSC,APE		
PARKING LOT AREA = 18,625 S.F.	1,862.5 S.F.	2,964 S.F.
1 TREE PER 180 S.F. OF INTERIOR PARKING LOT	11 TREES	11 TREES
50% PARKING LOT PERIMETER LANDSCAPE		
NORTH PARKING LOT PERIMETER = 136'	68'	93'
WEST PARKING LOT PERIMETER = 55'	27.5'	35'
TREE MITIGATION	60"	60.5"
PERIMETER YARD LANDSCAPING		
NORTH	7 TREES	7 TREES
EAST	3 TREES	5 TREES
SOUTH	7 TREES	SHRUBS PROVIDED IN LIEU OF TREES DUE TO 15' UTILITY EASEMENT
WEST	N/A	N/A
INTERNAL LANDSCAPING		
2% OF SITES NET AREA SHALL BE SHRUBS/TREES	1,376.5 S.F.	1,378 S.F.
1 TREE PER EACH 500 S.F.	3 TREES	3 TREES



1. SHRUB TO BE HANDLED BY THE ROOTBALL ONLY.
2. ENSURE POSITIVE DRAINAGE AWAY FROM SHRUB.
3. CONTRACTOR TO ENSURE ALL CONTAINER GROWN PLANTS ARE NOT ROOT BOUND.
4. GENTLY SCARIFY EXTERIOR OF ROOTBALL.

SHRUB PLANTING

NOT TO SCALE

TURFGRASS LEGEND

SYNTHETIC TURF BY OTHERS

TURF GRASS SEED AND BLANKET FIELD OF DREAMS GAMEDAY MIXTURE (OR APPROVED EQUAL) APPLICATION RATE 4 LBS PER 1,000 S.F.
SEED MIX BY CONSERV FS
1110 MCCONNELL RD
WOODSTOCK, IL 60098

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	CONTAINER
TREES					
	AFAB	3	ACER X FREEMANII 'JEFFERSRED' / AUTUMN BLAZE® FREEMAN MAPLE	2.5" CAL.	B&B
	GTSH	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST	2.5" CAL.	B&B
	GDEX	6	GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE	2.5" CAL.	B&B
	MARR	3	MALUS X 'JFS-KWS' / ROYAL RAINDROPS® CRABAPPLE	2" CAL.	B & B
	NYTU	2	NYSSA SYLVATICA / TUPELO	2.5" CAL.	B&B
	QMBO	2	QUERCUS MACROCARPA / BURR OAK	2.5" CAL.	B&B
	SYIS	3	SYRINGA RETICULATA 'IVORY SILK' / IVORY SILK JAPANESE TREE LILAC	2.5" CAL.	B&B
EVERGREEN TREES					
	PANS	3	PICEA ABIES / NORWAY SPRUCE	6` HT.	B&B
	TOSG	4	THUJA OCCIDENTALIS 'SMARAGD' / EMERALD GREEN ARBORVITAE	6` HT.	B&B
SHRUBS					
	BUGM	23	BUXUS X 'GREEN MOUNTAIN' / GREEN MOUNTAIN BOXWOOD	3 GAL.	CONT.
	HPLP	8	HYDRANGEA PANICULATA 'LIMELIGHT' / LIMELIGHT PANICLE HYDRANGEA	5 GAL.	CONT.
	ITLH	14	ITEA VIRGINICA 'SPRICH' / LITTLE HENRY® SWEETSPIRE	3 GAL.	CONT.
	JUBS	3	JUNIPERUS SQUAMATA 'BLUE STAR' / BLUE STAR JUNIPER	3 GAL.	CONT.
	RAGL	52	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC	5 GAL.	CONT.
	ROPD	3	ROSA X 'RADTKOPINK' / PINK DOUBLE KNOCK OUT® ROSE	3 GAL.	CONT.
	SBMC	13	SPIRAEA X BUMALDA 'WALBUMA' / MAGIC CARPET SPIREA	5 GAL.	CONT.
	TMDY	36	TAXUS X MEDIA 'DENSIFORMIS' / DENSE ANGLO-JAPANESE YEW	2.5` HT.	B&B
	VJJD	31	VIBURNUM X JUDDII / JUDD VIBURNUM	2.5` HT.	B&B
PERENNIALS					
	ALMO	65	ALLIUM X 'MILLENIUM' / MILLENIUM ORNAMENTAL ONION	1 GAL.	CONT.
	HSSO	32	HEMEROCALLIS X 'STELLA DE ORO' / STELLA DE ORO DAYLILY	1 GAL.	CONT.
	NFWL	7	NEPETA X FAASSENII 'WALKER'S LOW' / WALKER'S LOW CATMINT	1 GAL.	CONT.
	PARS	3	PEROVSKIA ATRIPLICIFOLIA / RUSSIAN SAGE	1 GAL.	CONT.

SPECIFICATIONS - LANDSCAPE

1. **STANDARDS AND SPECIFICATIONS:** THE CURRENT EDITION OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1 CURRENT ADDITION) PUBLISHED BY AMERICANHORT.
2. **SITE ANALYSIS:** THE LANDSCAPE CONTRACTOR SHALL VISIT THE SITE AND EVALUATE SITE CONDITIONS IN RELATION TO THE LANDSCAPE PLAN AND IT'S ASSOCIATED PLAN SET. NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY ANY CONFLICTS.
3. **PROJECT COORDINATION:** THE LANDSCAPE CONTRACTOR SHALL COORDINATE ALL WORK WITH THE GENERAL CONTRACTOR AND SUBCONTRACTORS AS NECESSARY.
4. **UTILITIES:** THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL UTILITIES AND IRRIGATION SYSTEMS. ALL DAMAGES TO THE PROTECTED SYSTEMS SHALL BE REPLACED/ REPAIRED TO A NEW CONDITION. LABOR AND MATERIALS SHALL BE AT NO COST TO THE OWNER.
5. **LANDSCAPE PROTECTION:** THE LANDSCAPE CONTRACTOR SHALL PROTECT ALL EXISTING LANDSCAPE NOTED FOR PROTECTION AND ON-SITE LANDSCAPE ASSOCIATED WITH CONSTRUCTION. CONTRACTOR IS RESPONSIBLE FOR PROPER SHIPPING, HANDLING, STORAGE, PLANTING, WATERING AND MAINTENANCE OF ALL PROPOSED LANDSCAPE MATERIALS INCLUDING THEFT FROM THE TIME OF ACQUISITION TILL TIME OF ACCEPTANCE.
6. **PLANT QUAUITY:** ALL LANDSCAPE PLANTS SHALL BE TRUE TO THE BOTANICAL SPECIES AND VARIETY AND SIZE SPECIFIED ON THE PLANS. PLANTS SHALL BE MAINTAINED DURING GROWTH DEVELOPMENT TO UNIFORM, SYMMETRICAL AND WELL BRANCHED. PLANTS SHALL BE FREE OF ANY PESTS AND ANY OTHER PLANT GROWING FROM THE ROOT BALL. DAMAGED TRUNKS, BRANCHES AND INDICATIONS OF MISHANDLING ARE SUFFICIENT CAUSE FOR REJECTION. ALL SINGLE STEM TREES SHALL HAVE ONE DOMINANT CENTRAL LEADER.
7. **PRUNING:** THE LANDSCAPE CONTRACTOR SHALL ENSURE ALL BRANCH AND ROOT PRUNING IS DONE BY A CERTIFIED ARBORIST AND IN ACCORDANCE WITH ANSI A300.
8. **TREE ROOT FLARE AND ROOT BALL:** THE LANDSCAPE CONTRACTOR INSPECT ALL ROOT BALLS TO ENSURE NO ROOT GREATER THAN ¼" SHALL CIRCLE ROOT BALL MORE THAN ⅓ OF ROOT BALL CIRCUMFERENCE. ROOT BALL SHALL BE FREE OF "J" ROOTS, KINKED, OR GIRDLING ROOTS OR POT BOUND. ROOT FLARE SHALL NOT BE PLACED BELOW FINISH GRADE, SEE DETAIL FOR ILLUSTRATION. IF TREE OR SHRUB HAS ROOT SYSTEM THAT NEEDS PRUNING FOR WHICH IT WILL NOT LIKELY, THEN IT SHALL BE REJECTED.
9. **PLANT CERTIFICATION:** THE LANDSCAPE CONTRACTOR SHALL PROVIDE PROOF ALL PLANTS ARE CERTIFIED FREE OF DISEASE AND INFESTATIONS IN ACCORDANCE OF STATE AND FEDERAL LAWS.
10. **TIMING:** CONTRACTOR SHALL COORDINATE WITH GENERAL CONTRACTOR FOR LANDSCAPE INSTALLATION TIMING. ANY PROPOSED LANDSCAPE THAT HAS UNIQUE CONSTRAINTS OR INSTALLATIONS CANNOT MEET CONSTRUCTION TIMING REQUIRES PRE APPROVAL BY LANDSCAPE ARCHITECT.
11. **SUBSTITUTIONS:** ALL PLANT SUBSTITUTIONS REQUIRE LANDSCAPE ARCHITECT AND MUNICIPAL APPROVAL (IF REQUIRED).
12. **WATERING:** THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL WATERING FROM TIME OF ACQUISITION TO 30 DAYS AFTER INSTALLATION. CONTRACTOR SHALL REPLACE ALL PLANTS THAT DIE OR SEVERELY DAMAGE AS A RESULT OF LACK OF OR EXCESSIVE WATERING. REPLACEMENT DUE TO PLANT CARE SHALL BE AT NO COST TO THE OWNER. WATERING SHALL BE INCLUDED IN CONTRACTOR'S BID.
13. **WARRANTEE:** THE LANDSCAPE CONTRACTOR SHALL ENSURE ALL LANDSCAPE PLANTS FOR 1 CALENDAR YEAR FROM THE TIME OF ACCEPTANCE. WARRANTEE SHALL INCLUDE ALL LABOR. REPLACEMENT PLANTS SHALL INCLUDE A SUBSEQUENT 1 CALENDAR YEAR. REPLACEMENTS SHALL BE INSTALLED WITHIN 2 WEEKS FROM NOTIFICATION UNLESS APPROVED BY LANDSCAPE ARCHITECT.
14. **CHEMICALS:** PESTICIDES , HERBICIDES, FUNGICIDES, ALGAECIDES, PRE-EMERGENT, ETC. SHALL BE STORED, HANDLED, APPLIED AND RE-APPLIED IN ACCORDANCE WITH ALL STATE AND FEDERAL REQUIREMENTS AND MANUFACTURER'S RECOMMENDATIONS. ALL APPLICATIONS SHALL BE PERFORMED BY A LICENSED APPLICATOR IN THE STATE OF WORK. APPLICATORS SHALL WEAR ALL REQUIRED PPE (PERSONAL PROTECTION EQUIPMENT).
15. **FERTILIZERS AND AMENDMENTS:** ALL FERTILIZERS SHALL BE APPLIED AT THE RATE AS RECOMMENDED FOR THE APPLICABLE CONDITION AND RATES SHALL BE ADJUSTED ACCORDING TO SOIL CONDITIONS AND PLANT NEEDS.
    - 15.1. FOR NEW LAWN AREAS APPLY 8 LBS OF SLOW RELEASE GYPSUM AND 2 LBS OF PELLETED FAST RELEASE GYPSUM PER 100 S.F. INCORPORATE INTO TOP 6" OF SOIL
    - 15.2. FOR ESTABLISHED LAWNS, PERFORM DOUBLE AERARATION THEN APPLY 10 LBS OF SLOW RELEASE GYPSUM
    - 15.3. FOR NEW TREES APPLY 2 LBS PER TREE IN THE 5' RADIUS OF TRUNK
    - 15.4. FOR EXISTING TREES APPLY 10 LBS PER TREE IN THE OUTER 8' OF TREE DRIP LINE
    - 15.5. DO NOT PROVIDE ADDITIONAL GYPSUM IF IN A LAWN AREA ALREADY PART OF THE TREATMENT AREAS.
    - 15.6. FOR NEW SHRUBS APPLY 0.5 LBS PER SHRUB WITHIN 18" RADIUS OF TRUNK.
    - 15.7. FOR EXISTING SHRUBS APPLY 1 LBS PER SHRUB WITH 30" OF TRUNK
    - 15.8. FOR GRASSES AND PERENNIALS APPLY 5 LBS PER 100 S.F.
    - 15.9. FOR NEW LAWN AREAS APPLY 50 LBS OF CALCITIC PELLETIZED LIME ("CALCIUM CARBONATE EQUIVALENT") AND INCORPORATE INTO 4"-5" OF TOPSOIL.
    - 15.10. FOR EXISTING LAWN AREAS APPLY 35 LBS (ONCE IN SPRING AND ONCE IN FALL)
16. **TOPSOIL:** TOPSOIL SHALL MEET ASTM D422, ASTM D2974, AND AASHTO T267. TOPSOIL SHALL BE PULVERIZED NATURAL FRIABLE SURFACE SOIL, FREE OF WEEDS, BRUSH, ROOTS, HARD CLAY, LITTER, CONCRETE, ASPHALT, AND STONE EXCEEDING 1" DIA. TOPSOIL SHOULD CONTAIN AT LEAST 12% ORGANIC CONTENT UNLESS OTHERWISE NOTED ON PLANS. SEE PLANS FOR SOIL COMPOSITION AND DEPTHS FOR LANDSCAPE BEDS AND SPECIALIZED CONDITIONS SUCH AS BMP'S, DRY WELLS, PLANTERS, ETC. SOILS THAT HAVE BEEN CRUSHED AND HAVE NO STRUCTURE OR CAPILLARY SPACE DUE TO COMPACTION SHALL NOT BE USED FOR ANY PLANTING AREAS. TOPSOIL (EXISTING AND IMPORTED) SHALL BE TESTED FOR AGRICULTURAL PURPOSES TO DETERMINE SOIL MAKEUP AND PH. UNLESS A PLANT SPECIFICALLY NEEDS SPECIAL GROWING CONDITIONS, CONTRACTOR SHALL PREPARE SITE SOILS TO HAVE A PH FACTOR BETWEEN 6.0 AND 7.0.
17. **TOPSOIL RE-SPREAD SHALL BE AT THE FOLLOWING UNLESS NOTED OTHERWISE:**
    - (1) 4"-6" FOR LAWN AREAS
    - (2) 8"-10" FOR LANDSCAPE AREAS
    - (3) 12" PLANTING AREAS ABOVE/ BEHIND RETAINING WALLS
    - (4) 18" FOR PARKING LOT LANDSCAPE ISLANDS
18. **SOD:** SOD SHALL BE TRUE TO THE SPECIES AND VARIETY AS SPECIFIED ON THE PLANS. SOD SHALL BE #1 PREMIUM SOD AS NOTED IN THE GUIDELINE SPECIFICATIONS TO TURF GRASS SODDING BY AMERICAN SOD PRODUCERS ASSOCIATION. SOD SHALL BE INSTALLED AND WATERED WITHIN 24 HOURS OF HARVEST. SOD SHALL HAVE ⅜" SOIL ROOTBED. SOD SHALL BE MACHINE CUT. AT THE TIME OF INSTALLATION, ALL CUTS SHALL BE MADE WITH A SHARP KNIFE/ RAZOR. SOD STAPLES SHALL BE USED ON ALL SLOPES GREATER THAN 5:1. SOD SHALL BE PLACED IN CONTACT WITH ALL ADJACENT SOD WITH NO AIR GAPS. JOINTS SHALL BE STAGGERED AND IN NO CASE SOD TO BE CUT INTO SLIVERS LESS THAN 12' WIDE NOR LESS THAN 2 SF IN AREA. UPON INSTALLATION, SOD SHALL BE WATERED THOROUGHLY TO BIND ROOTBED TO PREPARED SOILS. SOD STAKES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AT A MINIMUM. SOD THAT HAS TO BE REPLACED DUE TO SLUMPING SHALL BE AT NO COST TO OWNER.
19. **TURF GRASS SEEDING:** TURF GRASS SEED MIX SHALL BE TRUE TO THE SPECIES AND VARIETIES AS SPECIFIED. SEED SHALL BE AT THE RATE SPECIFIED TO 100% PLS RATES. SEED MIX SHALL BE INSTALLED AT THE DISCRETION OF THE CONTRACTOR BASED ON GROWING CONDITIONS AND WEATHER. TURF SEED GROWIN WILL BE ACCEPTED AS PERFORMANCE BASED. ALL SEEDED AREAS SHALL BE GROWN IN TO ENSURE NO BARE AREAS GREATER THAN 3 SQUARE INCHES AND NOT OCCURRING MORE THAN TWICE WITHIN A 12' RADIUS. ADDITIONAL OVERSEEDING TO ACHIEVE GROWIN PERFORMANCE SHALL BE AT NO COST TO THE OWNER. OWNER IS NOT RESPONSIBLE FOR AREAS DAMAGED BY CONSTRUCTION OR DEWATERING. SEED BLANKET SHALL BE INSTALLED FOR ALL SLOPES 5:1 OR STEEPER (MIN.) BLANKET STAKES SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATION. BLANKETS THAT HAVE TO BE REINSTALLED SHALL BE AT NO COST TO OWNER.
20. **IRRIGATION:** CONTRACTOR SHALL PROTECT ANY EXISTING IRRIGATION ON-SITE. CONTRACTOR TO VERIFY WITH OWNER IF PROPOSED IRRIGATION SYSTEM SHALL BE ADDED ONTO EXISTING SYSTEM. ALL REPAIRS TO EXISTING SYSTEM NOT ANTICIPATED SHALL BE AT NO COST TO THE OWNER.
21. **INSPECTIONS:** IF THE MUNICIPALITY REQUIRES A LANDSCAPE CERTIFICATION BY THE LANDSCAPE ARCHITECT, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT TO BE ON-SITE THE DAY OF COMPLETION. LANDSCAPE ARCHITECT SHALL BE GIVEN 3 BUSINESS DAY ADVANCE NOTICE (MIN.) TO VERIFY LANDSCAPE WILL BE INSTALLED PER PLAN. ANY OUTSTANDING ITEMS THAT ARE ADDRESSED AFTER DATE OF INSPECTION SHALL BE PHOTOGRAPHED BY THE LANDSCAPE CONTRACTOR AND COORDINATED FOR FINAL APPROVAL.

N

SCALE: 1" = 20'
0 10' 20' 40'

EIGHT 814 SERVICES, LLC
1695 TWELVE MILE SUITE 100
BERKLEY, MI 48072

CHILDCARE - GENEVA
501 LARK STREET
GENEVA, IL 60134
LANDSCAPE PLAN

NO.	DATE	REVISION DESCRIPTION	BY
1	09/30/2025	PER CITY AND CLIENT COMMENTS	MSB
2	11/04/2025	PER CITY AND CLIENT COMMENTS	MSB
3	12/02/2025	PER CITY AND CLIENT COMMENTS	MSB

DESIGNED BY: DCG
REVIEWED BY: NCL
DATE: 08/20/2025
PR#: 5811-306-32

Weaver Consultants Group
OFFICE LOCATION:
WEAVER CONSULTANTS GROUP
1316 BOND STREET, SUITE 108
NAPERVILLE, ILLINOIS 60563
(630) 717-4848
wcgrp.com

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SHEET #: L-2

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