

PRELIMINARY ENGINEERING PLANS VILLAGE PLACE APARTMENTS

20545 NORMANTOWN ROAD
ROMEOVILLE, ILLINOIS 60446



UTILITY AND GOVERNING AGENCY CONTACTS

ENGINEERING DEPARTMENT
VILLAGE OF ROMEOVILLE
615 ANDERSON DRIVE,
ROMEOVILLE, IL 60446
TEL: (815) 886-1870
CONTACT: JONATHAN ZABROCKI, P.E.

ROADWAY AUTHORITY
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615 ANDERSON DRIVE
ROMEVILLE, IL 60446
TEL: (815) 886-1870
CONTACT: ERIC BJORK

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615 ANDERSON DRIVE
ROMEVILLE, IL 60446
TEL: (815) 886-1870
CONTACT: ERIC BJORK

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OAK BROOK TERRACE, IL 60181
TEL: (630) 437-4130

STORM SEWER SERVICE
VILLAGE OF ROMEVILLE PUBLIC WORKS
615 ANDERSON DRIVE
ROMEVILLE, IL 60446
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NATURAL GAS COMPANY
NICOR GAS COMPANY
90 NORTH FINLEY ROAD
GLEN ELLYN, IL 60137
TEL: (888) 388-2112

TELEPHONE
AT&T ILLINOIS
1001 COMMERCE
OAK BROOK, IL 60523
TEL: (630) 573-6434

WATER SERVICE
VILLAGE OF ROMEOVILLE PUBLIC WORKS
615 ANDERSON DRIVE
ROMEOVILLE, IL 60446
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CONTACT: ERIC BJORK

PROJECT TEAM

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CONTACT: MIKE MACHALINSKI

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SURVEYOR
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7808 W. 103RD ST.
PALOS HILLS, IL 60465
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CONTACT: MARK LANDSTROM, P.E., PLS

ENVIRONMENTAL ENGINEER
CHRISTOPHER B. BURKE ENGINEERING, LTD
9575 W. HIGGINS RD, SUITE 600
ROSEMONT, IL 60018
TEL: (847) 823-0500
CONTACT: TRAVIS KESSLER, PWS

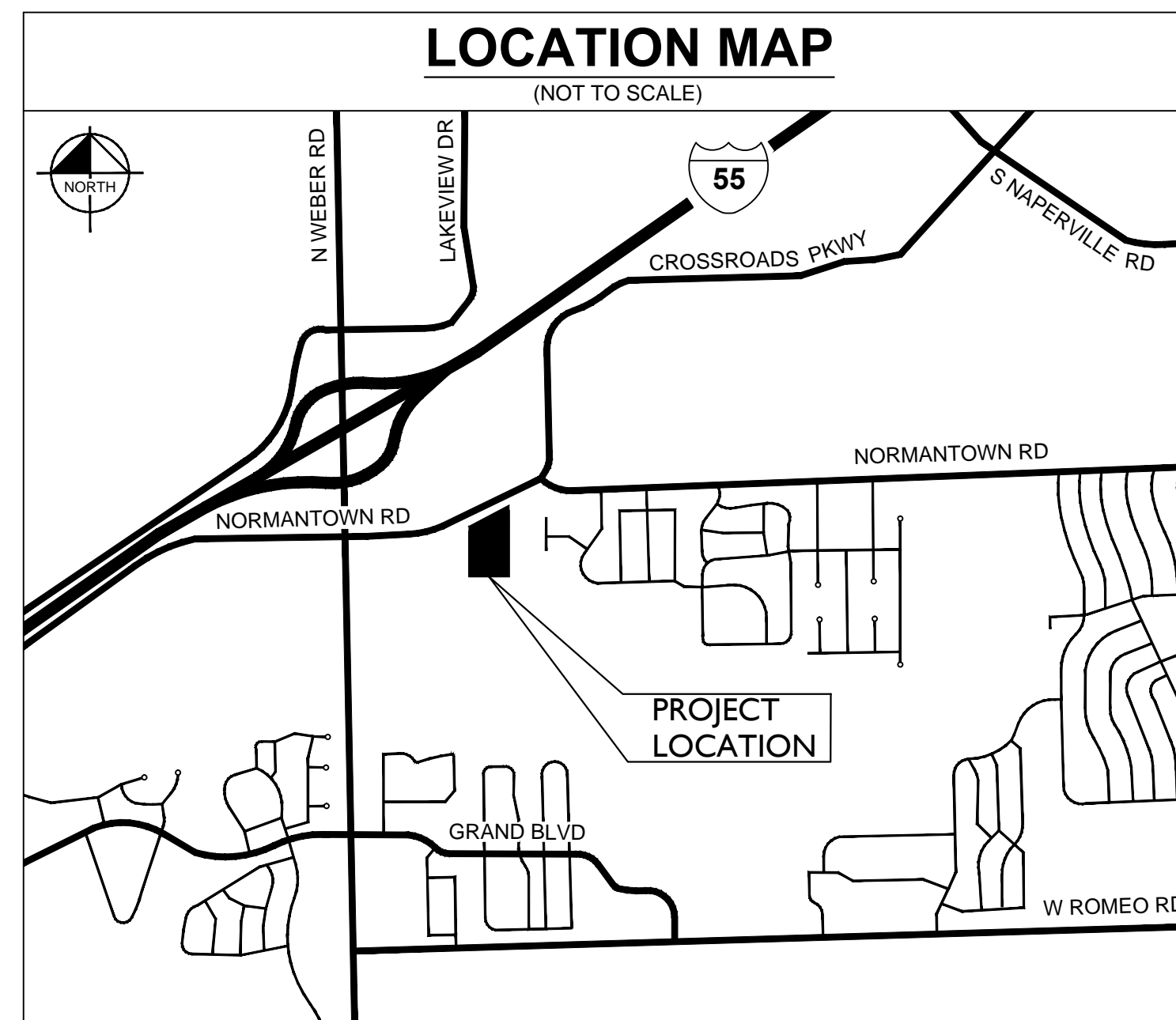
LEGAL DESCRIPTION

PARCEL 1: THE EAST 520 FEET OF THE WEST 586 FEET OF NORTH 838 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPTING THEREFROM THAT PART VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DECREES ENTERED IN CASE NUMBER 89SD11 AND 89ED12, AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED SEPTEMBER 12, 1989, AS DOCUMENT R89-46804, ALL IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 2: THE EAST 260 FEET OF THE WEST 846 FEET OF THE NORTH 838 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPTING THEREFROM THAT PART VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DECREES ENTERED IN CASE NUMBER 89ED11 AND 89ED12, AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED MARCH 13, 1989, AS DOCUMENT R89-011180, ALL IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS..

LOCATION MAP

(NOT TO SCALE)



INDEX OF SHEETS

INDEX OF SHEETS	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
V0.0	TOPOGRAPHIC SURVEY (BY OTHERS)
C1.0	OVERALL SITE PLAN
C2.0	GRADING PLAN
C3.0	OVERALL UTILITY PLAN
L1.0	TREE PRESERVATION PLAN
L1.1	TREE PRESERVATION PLAN
L2.0	PRELIMINARY LANDSCAPE PLAN
L3.0	LANDSCAPE NOTES AND DETAILS

BASE FLOOD ELEVATION

BFE = 616.70

PROFESSIONAL ENGINEER'S CERTIFICATION

I, WILLIAM A. WALKER, A LICENSED PROFESSIONAL ENGINEER OF ILLINOIS, HEREBY CERTIFY THAT THIS SUBMISSION, PERTAINING ONLY TO THE "C" SERIES CIVIL SHEETS LISTED ABOVE, WAS PREPARED ON BEHALF OF EDWARD ROSE & SONS BY KIMLEY-HORN AND ASSOCIATES, INC. UNDER MY PERSONAL DIRECTION. THIS TECHNICAL SUBMISSION IS INTENDED TO BE USED AS AN INTEGRAL PART OF AND IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND CONTRACT DOCUMENTS.

DATED THIS _____ DAY OF _____, A.D., 2016.

ILLINOIS LICENSED PROFESSIONAL ENGINEER 062-066048
MY LICENSE EXPIRES ON NOVEMBER 30, 2017

Kimley»»Horn

S.R. JACOBSON
DEVELOPMENT CORPORATION



EDWARD
ROSE & SONS

TITLE SHEET

**VILLAGE PLACE
APARTMENTS**
NORMANTOWN ROAD
ROMEIOVILLE, IL 60446

ORIGINAL ISSUE: 9/23/2016
KHA PROJECT NO. 168511000

SHEET NUMBER

C0.0

TOPOGRAPHIC PLAT OF SURVEY

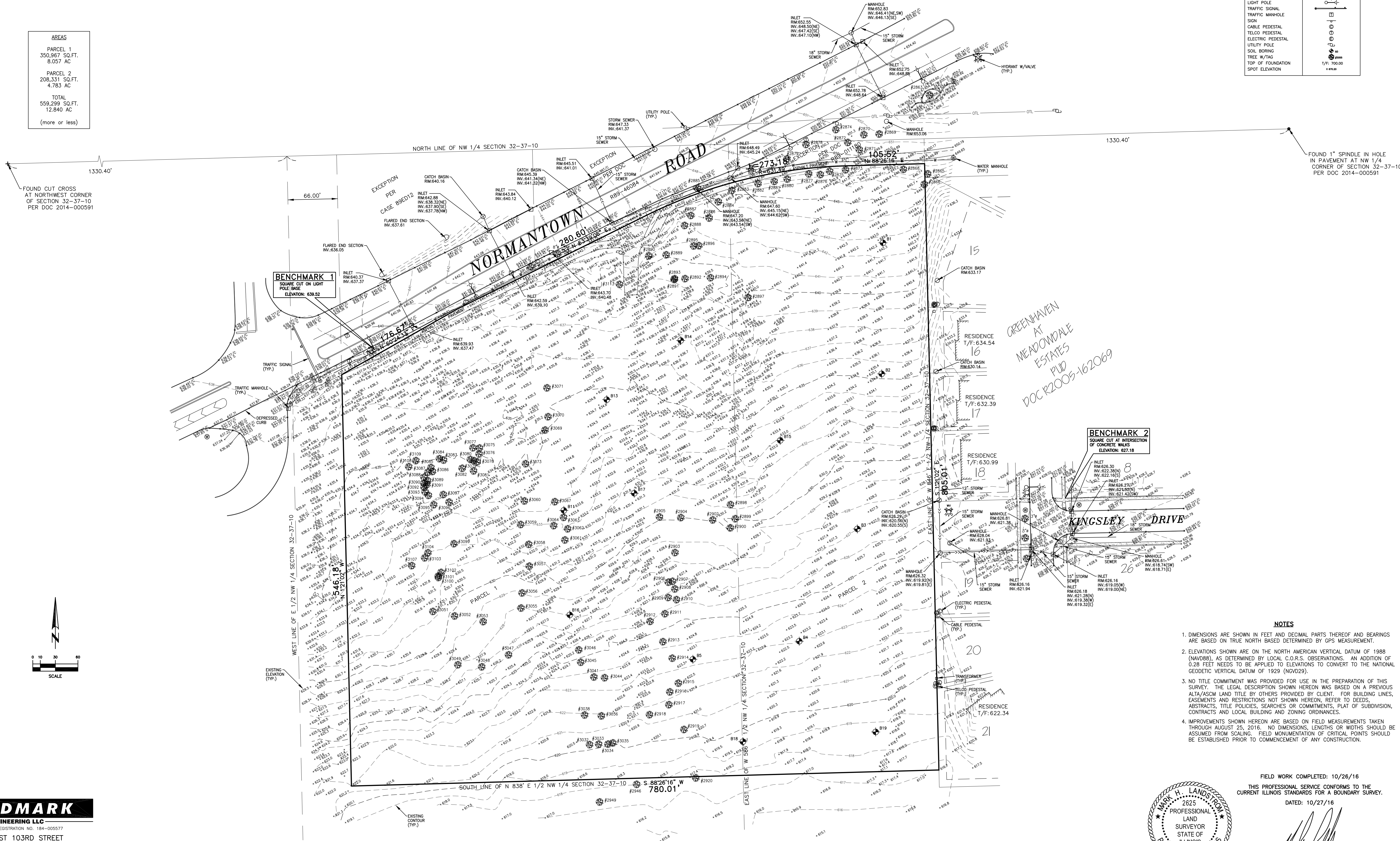
PARCEL 1:
THE EAST 500 FEET OF THE WEST 586 FEET OF THE NORTH 838 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPTING THEREFROM THAT PART VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DECREES ENTERED IN CASE NUMBER 89ED11 AND 89ED12, AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED SEPTEMBER 12, 1989, AS DOCUMENT R89-46084, ALL IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 2:
THE EAST 260.00 FEET OF THE WEST 846.00 FEET OF THE NORTH 838.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPTING THEREFROM THAT PART VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DECREES ENTERED IN CASE NUMBER 89ED11 AND 89ED12, AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED MARCH 13, 1989, AS DOCUMENT R89-011180, ALL IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

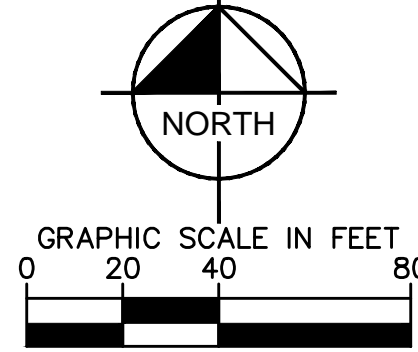
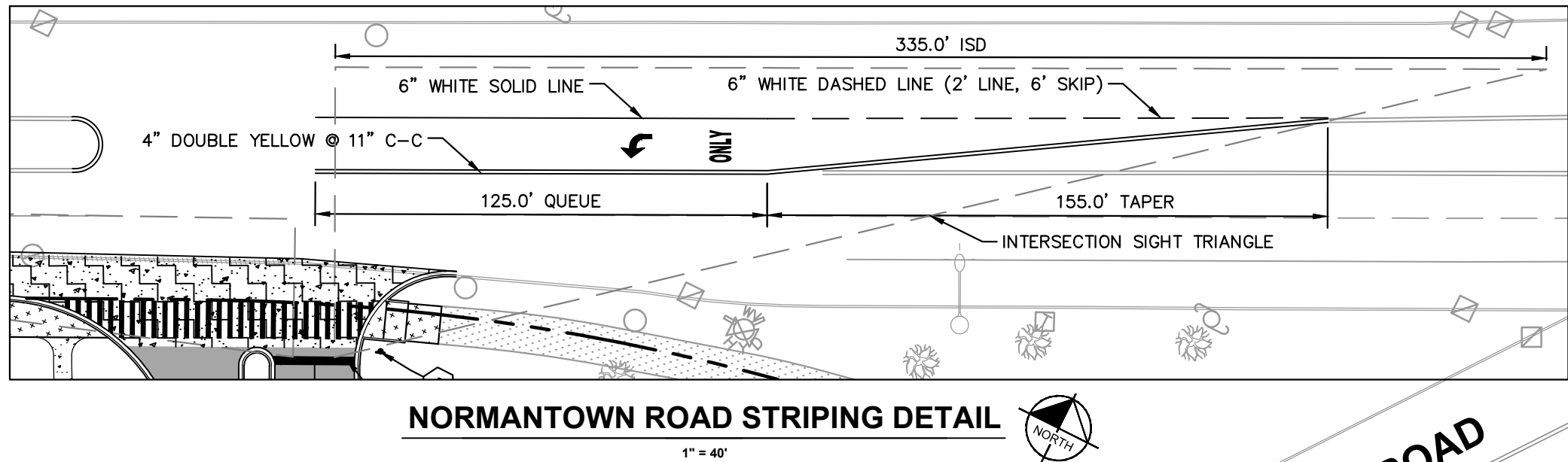
WILL COUNTY PINS:
PARCEL 1
12-02-32-100-008
PARCEL 2
12-02-32-100-006

AREAS
PARCEL 1
350,967 SQ.FT.
8.057 AC
PARCEL 2
208,331 SQ.FT.
4.783 AC
TOTAL
559,298 SQ.FT.
12.840 AC
(more or less)

LEGEND	
EXISTING	
OVERHEAD TRANSMISSION LINES	OTL
ELECTRIC LINE	E
WATER LINE	W
STORM SEWER	SS
SANITARY SEWER	SS
SANITARY MANHOLE	SM
MANHOLE	M
CATCH BASIN	CB
INLET	I
FLARED END SECTION	FES
WATER MANHOLE	WM
HYDRANT	H
WATER VALVE	WV
HYDRANT W/VALVE (TYP.)	HV
LIGHT POLE	LP
TRAFFIC SIGNAL	TS
TRAFFIC MANHOLE	TM
SDN	SDN
CABLE PEDESTAL	CP
TELOP PEDESTAL	TEP
ELECTRIC PEDESTAL	EP
UTILITY POLE	UP
SOIL BORING	SB
TREE W/TAG	TW
TOP OF FOUNDATION	TOF
SPOT ELEVATION	SE



Drawing name: K:\GIS_DEVELOPMENT\16851000_Edward Rose&Sons_Romeoville_IL_V2 Design\CAD\PlanSheets\Primaries\C2.0 OVERALL SITE PLAN.dwg C1.0 Dec 16, 2016 12:36pm by drew.walker
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GENERAL NOTES

1. ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
2. BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
3. REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
4. RADII ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
5. REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
6. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

KEY NOTES

1. B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
2. CONCRETE SIDEWALK, TYP. (7" WIDE WHEN ADJACENT TO CURB AND GUTTER, ALL OTHER 5' WIDE UNLESS OTHERWISE NOTED.)
3. 4" WIDE PAINTED SOLID LINE, TYP.
4. 24" WIDE STOP BAR, TYP. (SEE DETAILS)
5. STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
6. TRASH COMPACTOR AND ENCLOSURE (SEE ARCHITECTURAL PLANS FOR DETAILS)
7. MONUMENT OR PYLON SIGN (SEE ARCHITECTURAL PLANS FOR DETAILS)
8. SEGMENTED BLOCK RETAINING WALL
9. SEGMENTED BLOCK RETAINING WALL WITH 42" BLACK FENCE
10. INTEGRAL CURB AND SIDEWALK
11. EMERGENCY ACCESS DOUBLE SWING GATE WITH KNOX BOX
12. BLACK DECORATIVE FENCE
13. "NO PARKING FIRE LANE" SIGN

PAVING AND CURB LEGEND

- STANDARD DUTY ASPHALT PAVEMENT
(1.5" SURFACE, 2.5" BINDER, 8" CA-6)
- HEAVY DUTY ASPHALT PAVEMENT
(1.5" SURFACE, 3" BINDER, 12" CA-6)
- CONCRETE SIDEWALK
(5" PCC ON 4" CA-6)
- HEAVY DUTY CONCRETE PAVEMENT
(8" PCC ON 4" CA-6)
- STANDARD PITCH CONCRETE CURB AND GUTTER

PARKING DATA

PARKING REQUIREMENTS	
(90) 1 BEDROOM X 1.5	= 135 SPACES
(114) 2 BEDROOM X 2.0	= 228 SPACES
(12) 3 BEDROOM X 2.5	= 30 SPACES
5% GUEST PARKING	= 20 SPACES
TOTAL PARKING REQUIRED	= 413 SPACES
ADA PARKING REQUIRED	= 9 SPACES
PARKING PROVIDED	
STANDARD PARKING SPACES PROVIDED	= 301 SPACES
ATTACHED GARAGE SPACES PROVIDED	= 72 SPACES
DETACHED GARAGE SPACES PROVIDED	= 35 SPACES
ADA PARKING PROVIDED	= 9 SPACES
TOTAL PARKING SPACES PROVIDED	= 417 SPACES

SITE DATA

BUILDING DATA	R-7 ZONING REQUIREMENTS	PROPOSED SITE
BUILDING HEIGHT:	3.5 STORIES OR 40'	TYPE A AND E: 38.0'* COMMUNITY BUILDING: 24.0' DETACHED GARAGE: 16.0' MAINTENANCE BUILDING: 19.0'
<u>SITE DATA (12.8 ACRES TOTAL)</u>		
GROSS DWELLING UNIT DENSITY:	12 UNITS PER ACRE	16.9 UNITS PER ACRE
SETBACKS:	FRONT: 25', SIDE: 20', REAR: 25'	PER SITE PLAN
BUILDING LOT COVERAGE:	40% MAX	2.1 ACRES (16%)
OVERALL SITE LOT COVERAGE:	50% MAX.	7.1 ACRES (55%)
OVERALL SITE LANDSCAPE COVERAGE:	50% MIN.	5.7 ACRES (45%)
FLOOR AREA RATIO (FAR) =	0.65	0.43
EXISTING ZONING: R-6 ATTACHED SINGLE FAMILY RESIDENTIAL/ UNINCORPORATED		<u>AREA BREAKDOWN</u> TYPE A: 3 STORY 38,568 SF (TOTAL) - 3 BUILDINGS TYPE E: 3 STORY 36,522 SF (TOTAL) - 3 BUILDINGS COMMUNITY BUILDING: 6,250 SF DETACHED GARAGE: 1,870 SF - 5 BUILDINGS TOTAL BUILDING SF: 241,860 SF 5.55 AC
		TOTAL PERVIOUS AREA: 248,292 SF (45%) TOTAL IMPERVIOUS AREA: 309,276 SF (55%)

PIN: 12-02-32-200-031
OWNER: VILLAGE OF ROMEOVILLE

PIN: 12-02-32-200-032
OWNER: PLANNED HARVEST LLC

Kimley»Horn
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1001 WARENVILLE ROAD, SUITE 350,
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SCALE: AS NOTED
DESIGNED BY: REG
DRAWN BY: REG
CHECKED BY: WAW

S.R. JACOBSON

EDWARD ROSE & SONS

OVERALL SITE PLAN

VILLAGE PLACE APARTMENTS
NORMANTOWN ROAD
ROMEOVILLE, IL 60446

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Drawing name: K:\GIS_DEVELOPMENT\168511000_Edward Rose&Sons_Romeoville_IL_V2 Design\CAD\Drawings\168511000_032_02_02_16_12.38pm.dwg C2.0 Dec 16, 2016 12:38pm by: drew.walker
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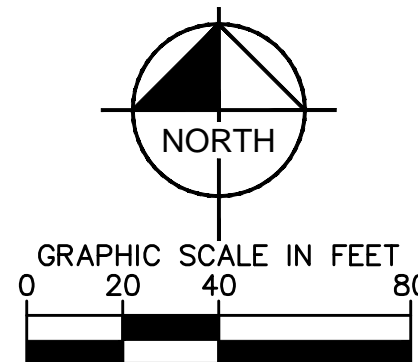
BENCHMARK
SQUARE CUT ON LIGHT
POLE BASE
ELEVATION: 839.52

PIN: 12-02-32-100-002
OWNER: NATURAL GAS PIPELINE

PIN: 12-02-32-200-032
OWNER: PLANNED HARVEST LLC

PIN: 12-02-32-200-031
OWNER: VILLAGE OF ROMEOVILLE

Call
Before
You Dig
811
1-800-892-0123



GRADING NOTES

1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO FLOW LINE ELEVATIONS UNLESS OTHERWISE NOTED.
2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED.
3. NO EARTHEN SLOPE SHALL BE GREATER THAN 3:1, UNLESS OTHERWISE NOTED.
4. MAXIMUM SLOPE IN ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL NOT EXCEED 2.0% IN ALL DIRECTIONS.
5. MAXIMUM RUNNING SLOPE SHALL NOT EXCEED 5% AND CROSS SLOPE SHALL NOT EXCEED 2% ON ALL SIDEWALKS AND ACCESSIBLE ROUTES.
6. MATCH EXISTING ELEVATIONS AT THE PROPERTY LIMITS.

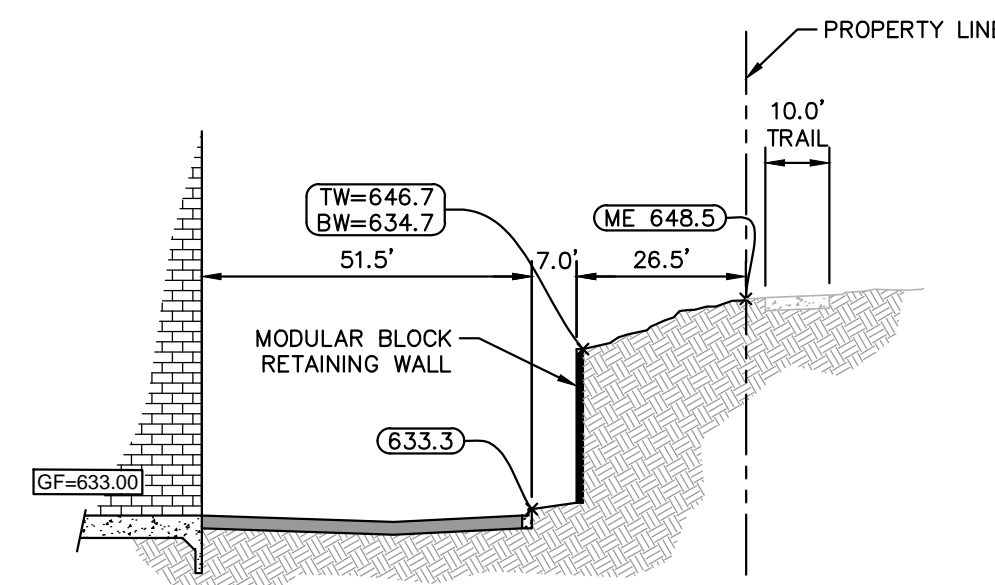
GRADING LEGEND

ME = MATCH ELEVATION
FF = FINISHED FLOOR
FP = FINISHED PAD
GF = GARAGE FLOOR
R = RIM ELEVATION
TW = TOP OF WALL
BW = BOTTOM OF WALL
EW = END OF WALL
FG = FINISHED GRADE
GB = GRADE BREAK

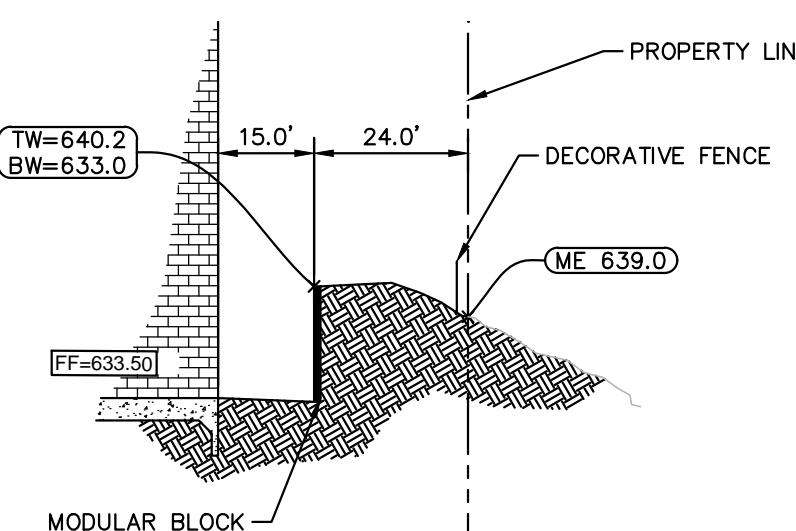
---XXX--- PROPOSED CONTOUR
---XXX--- EXISTING CONTOUR
---RIDGE--- RIDGE LINE
X.XX% SLOPE AND FLOW DIRECTION
100-YEAR OVERLAND OVERFLOW ROUTE
100-YEAR EMERGENCY OVERLAND OVERFLOW ROUTE
---PROPOSED SWALE
---PROPOSED RETAINING WALL

DETENTION SUMMARY

TOTAL TRIBUTARY AREA = 12.84 ACRES
DETENTION REQUIREMENTS
2-YEAR ALLOWABLE RELEASE RATE (0.04 CFS/ACRE) = 0.52 CFS
100-YEAR ALLOWABLE RELEASE RATE (0.15 CFS/ACRE) = 1.93 CFS
DETENTION PROVIDED:
2-YEAR RELEASE RATE = 0.51 CFS
100-YEAR RELEASE RATE = 1.91 CFS
VOLUME PROVIDED = 4.8 AC-FT



SECTION A-A
N.T.S.



SECTION B-B
N.T.S.

Kimley»Horn
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SCALE: AS NOTED
DESIGNED BY: REG
DRAWN BY: REG
CHECKED BY: WAW

ST. JACOBSON

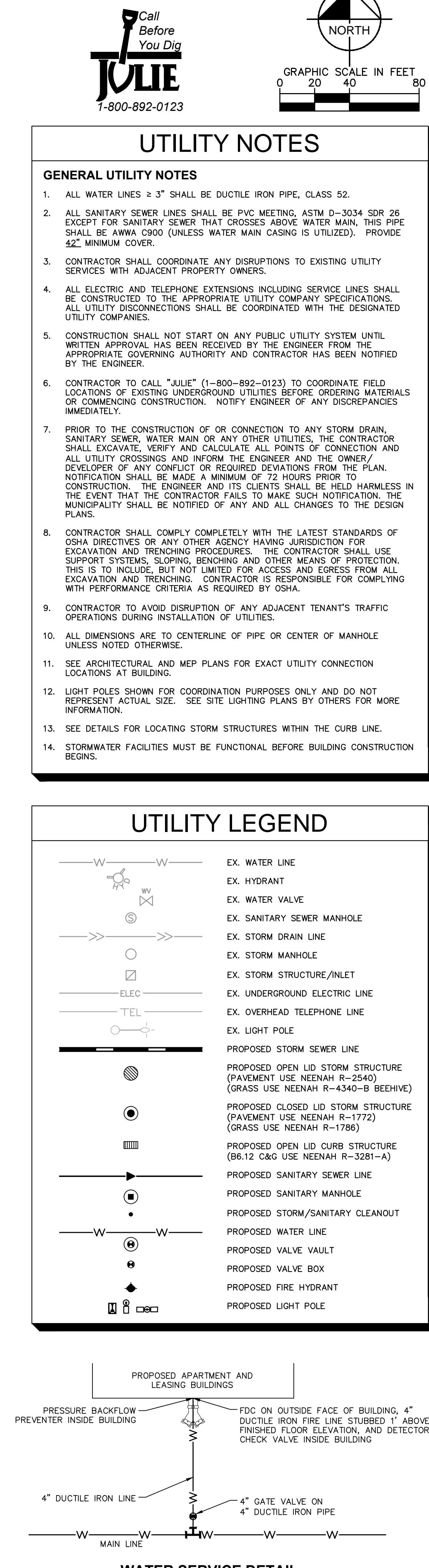
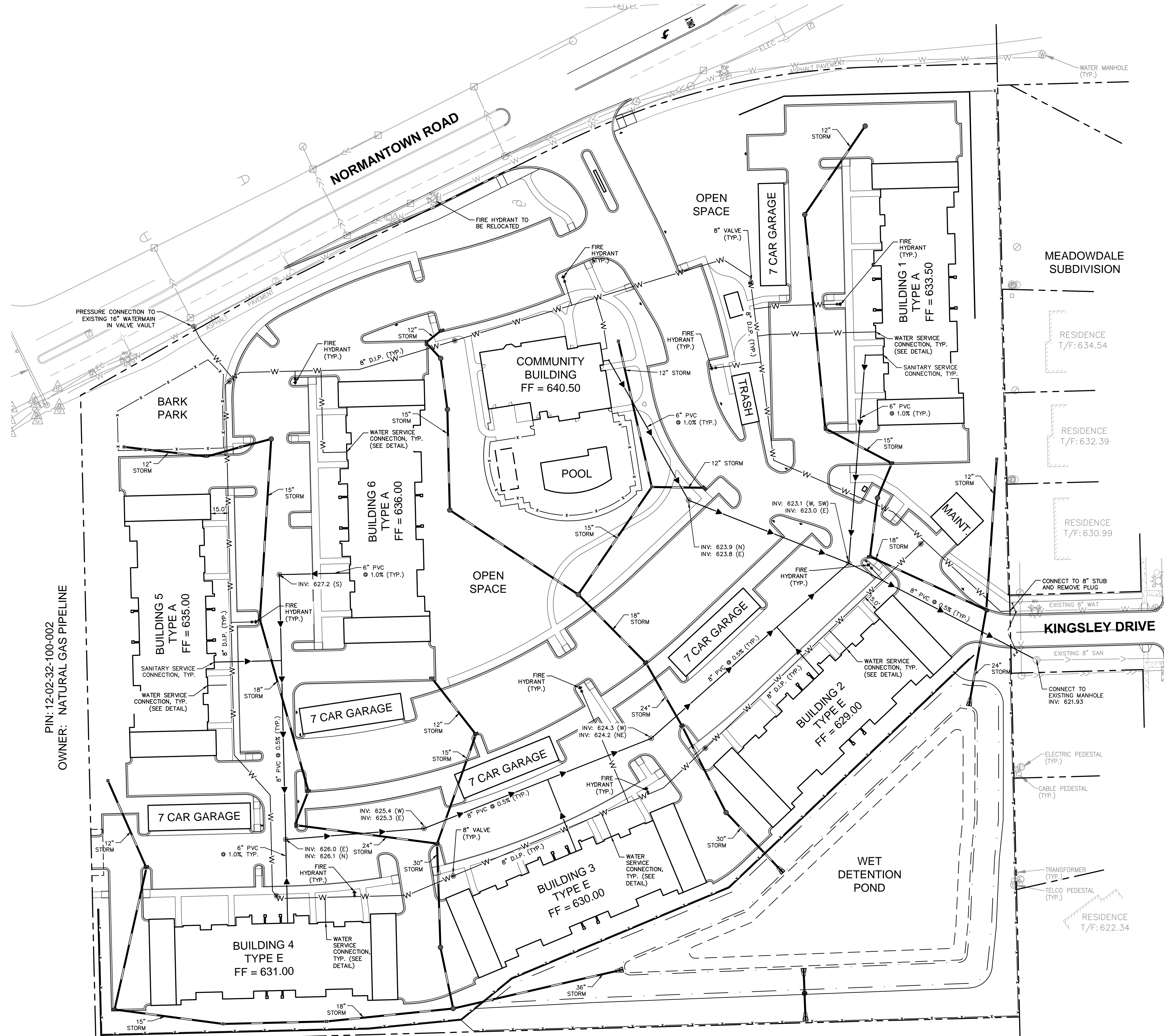
**EDWARD
ROSE & SONS**

GRADING PLAN

**VILLAGE PLACE
APARTMENTS**
NORMANTOWN ROAD
ROMEOVILLE, IL 60446

ORIGINAL ISSUE:
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168511000
SHEET NUMBER

C2.0

[illegible]

TREE INVENTORY AND REMOVALS SCHEDULE

Tag #	Common Name	Botanical Name	Size Cal "	Condi- tion	Form	Required Replacement Trees
2863	Malus Sp.	Malus Sp.	10	1	1	
2865	Little Leaf Linden	Tilia cordata	6	1	1	
2866	Siberian Elm	Ulmus pumila	6	3	3	
2868	Little Leaf Linden	Tilia cordata	6	1	1	
2869	Austrian Pine	Pinus nigra	8	1	1	
2870	Austrian Pine	Pinus nigra	7	1	1	
2871	Austrian Pine	Pinus nigra	7	1	1	
2872	Austrian Pine	Pinus nigra	6	1	1	
2873	Little Leaf Linden	Tilia cordata	7	1	1	
2874	Honey Locust	Gleditsia triacanthos	5	1	1	
2875	Austrian Pine	Pinus nigra	7	1	1	
2876	Austrian Pine	Pinus nigra	7	1	1	
2877	Austrian Pine	Pinus nigra	5	2	1	
2878	Honey Locust	Gleditsia triacanthos	4	1	1	
2879	Honey Locust	Gleditsia triacanthos	4	1	1	
2880	Austrian Pine	Pinus nigra	8	1	1	
2881	Austrian Pine	Pinus nigra	9	1	1	
2882	Little Leaf Linden	Tilia cordata	6	1	1	
2883	Swamp White Oak	Quercus bicolor	7	1	1	
2884	Malus Sp.	Malus Sp.	4	2	2	
2885	Honey Locust	Gleditsia triacanthos	5	1	1	4
2886	Malus Sp.	Malus Sp.	4	2	2	
2887	Malus Sp.	Malus Sp.	4	2	2	4
2888	Silver Maple	Acer saccharinum	10,9,8,7	2	2	0
2889	Green Ash	Fraxinus pennsylvanica	10	5	5	0
2890	River Birch	Betula nigra	7,4	2	2	
2891	Red Oak	Quercus rubra	21	1	1	5
2892	Red Oak	Quercus rubra	18	1	1	5
2893	Red Oak	Quercus rubra	19	1	1	5
2894	Red Oak	Quercus rubra	25	1	1	5
2895	Green Ash	Fraxinus pennsylvanica	9	5	5	0
2896	Green Ash	Fraxinus pennsylvanica	8	5	5	0
2897	White Mulberry	Morus alba	4	2	2	0
2898	Red Oak	Quercus rubra	17	1	1	5
2899	Red Oak	Quercus rubra	19	1	1	5
2900	Red Oak	Quercus rubra	17	1	1	5
2902	Red Oak	Quercus rubra	17	1	1	5
2903	White Mulberry	Morus alba	4,4	2	2	0
2904	White Mulberry	Morus alba	4	3	3	0
2905	Corkscrew Willow	Salix matsudana	15,13,10,14,6,	4	4	0
2906	Catalpa	Catalpa sp.	5	2	2	4
2907	Catalpa	Catalpa sp.	4	2	3	4
2908	Catalpa	Catalpa sp.	4	3	3	4
2909	White Mulberry	Morus alba	4	2	2	0
2910	Catalpa	Catalpa sp.	5,4	3	3	4
2911	Cottonwood	Populus deltoides	7	2	4	0
2912	Sweet Cherry	Punus avium	10,7,5,5	2	2	4
2913	Silver Maple	Acer saccharinum	30	2	2	0
2914	Silver Maple	Acer saccharinum	20	2	2	0
2915	Sugar Maple	Acer saccharum	9	2	2	4
2916	Silver Maple	Acer saccharinum	16,13	2	2	0
2917	Silver Maple	Acer saccharinum	16	2	2	0
2918	Silver Maple	Acer saccharinum	28	2	2	0
2919	White Mulberry	Morus alba	4	2	2	0
2920	Cottonwood	Populus deltoides	23,21	2	2	
2946	Silver Maple	Acer saccharinum	14,12,10	2	3	
2949	Silver Maple	Acer saccharinum	41	2	2	
3032	Silver Maple	Acer saccharinum	15	2	3	0
3033	Silver Maple	Acer saccharinum	10	3	3	0
3034	Silver Maple	Acer saccharinum	7,5	3	3	0
3035	Silver Maple	Acer saccharinum	14	3	3	0
3036	Silver Maple	Acer saccharinum	12,12	3	3	0
3038	Silver Maple	Acer saccharinum	20	2	3	0
3041	Hackberry	Celtis occidentalis	4,4	2	2	4
3044	Paper Birch	Betula papyrifera	7,7	3	3	4
3045	Honey Locust	Gleditsia triacanthos	19	2	2	5
3046	White Mulberry	Morus alba	15	2	2	0
3047	Red Cedar	Juniperus virginiana	9	2	2	4
3048	Catalpa	Catalpa sp.	5	3	3	4
3049	White Mulberry	Morus alba	4	2	3	0
3051	Malus Sp.	Malus Sp.	6	1	2	4

TAG #	COMMON NAME	BOTANICAL NAME	SIZE CAL "	CONDI- TION	FORM	REQUIRED REPLACEMENT TREES
3052	White-Mulberry	<i>Morus alba</i>	4	2	2	0
3053	Honey-Locust	<i>Gleditsia-triacanthos</i>	14	5	2	0
3055	Tree-of-Heaven	<i>Ailanthus-altissima</i>	7	1	1	0
3056	White-Mulberry	<i>Morus alba</i>	5	2	2	0
3057	Apple	<i>Malus Sp.</i>	6,5	2	2	4
3058	Malus Sp.	<i>Malus Sp.</i>	8,8	2	2	4
3059	White-Mulberry	<i>Morus alba</i>	4	3	3	0
3060	Box-Elder	<i>Acer-negundo</i>	13	2	3	0
3061	Silver-Maple	<i>Acer-saccharinum</i>	11	3	3	0
3062	Silver-Maple	<i>Acer-saccharinum</i>	11	3	3	0
3063	Silver-Maple	<i>Acer-saccharinum</i>	8	3	3	0
3064	Honey-Locust	<i>Gleditsia-triacanthos</i>	16	1	1	5
3067	Honey-Locust	<i>Gleditsia-triacanthos</i>	16	2	2	5
3069	White-Mulberry	<i>Morus alba</i>	4	3	3	0
3070	White-Mulberry	<i>Morus alba</i>	4	3	3	0
3071	Weeping-Willow	<i>Salix-babylonica</i>	28,17	4	3	0
3073	White-Pine	<i>Pinus-strobus</i>	11	3	3	4
3075	Prunus Sp.	<i>Prunus Sp.</i>	5	3	3	4
3076	Prunus Sp.	<i>Prunus Sp.</i>	4	3	3	4
3077	Prunus Sp.	<i>Prunus Sp.</i>	4,4	3	3	4
3078	Prunus Sp.	<i>Prunus Sp.</i>	4	3	3	4
3079	Prunus Sp.	<i>Prunus Sp.</i>	4	3	3	4
3080	Prunus Sp.	<i>Prunus Sp.</i>	4	3	3	4
3081	Hackberry	<i>Celtis-occidentalis</i>	5	2	2	4
3082	White-Mulberry	<i>Morus alba</i>	4	3	3	0
3083	White-Pine	<i>Pinus-strobus</i>	11	2	3	4
3084	White-Pine	<i>Pinus-strobus</i>	9	5	5	0
3085	White-Pine	<i>Pinus-strobus</i>	9	3	3	4
3086	White-Pine	<i>Pinus-strobus</i>	11	3	3	4
3087	White-Pine	<i>Pinus-strobus</i>	7	3	3	4
3088	White-Pine	<i>Pinus-strobus</i>	11,10	3	3	4
3089	White-Pine	<i>Pinus-strobus</i>	6	3	3	4
3090	White-Pine	<i>Pinus-strobus</i>	7	3	3	4
3091	White-Pine	<i>Pinus-strobus</i>	8	3	3	4
3092	White-Pine	<i>Pinus-strobus</i>	11	3	3	4
3093	White-Pine	<i>Pinus-strobus</i>	13	3	3	5
3094	White-Pine	<i>Pinus-strobus</i>	10	3	4	4
3095	White-Pine	<i>Pinus-strobus</i>	8	3	4	4
3096	White-Mulberry	<i>Morus alba</i>	5	3	3	0
3097	White-Mulberry	<i>Morus alba</i>	5	3	3	0
3099	Box-Elder	<i>Acer-negundo</i>	14	1	1	0
3100	White-Mulberry	<i>Morus alba</i>	6	3	3	0
3101	White-Mulberry	<i>Morus alba</i>	5	3	3	0
3102	Hackberry	<i>Celtis-occidentalis</i>	4	2	3	4
3103	Malus Sp.	<i>Malus Sp.</i>	9	3	3	4
3104	Malus Sp.	<i>Malus Sp.</i>	5,5	4	4	0
3107	Persimmon	<i>Diospyros-virginiana</i>	7	2	2	4
3108	Prunus Sp.	<i>Prunus Sp.</i>	6,4	3	3	4
3109	White-Mulberry	<i>Morus alba</i>	8	3	3	0
3113	Little Leaf Linden	<i>Tilia-cordata</i>	22,17	2	2	5

TOTAL REQUIRED REPLACEMENT TREES

217


TREE TO BE PRESERVED

TREE TO BE REMOVED

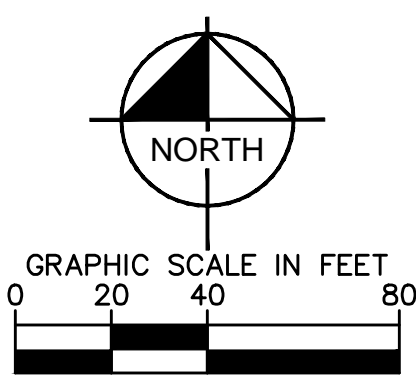
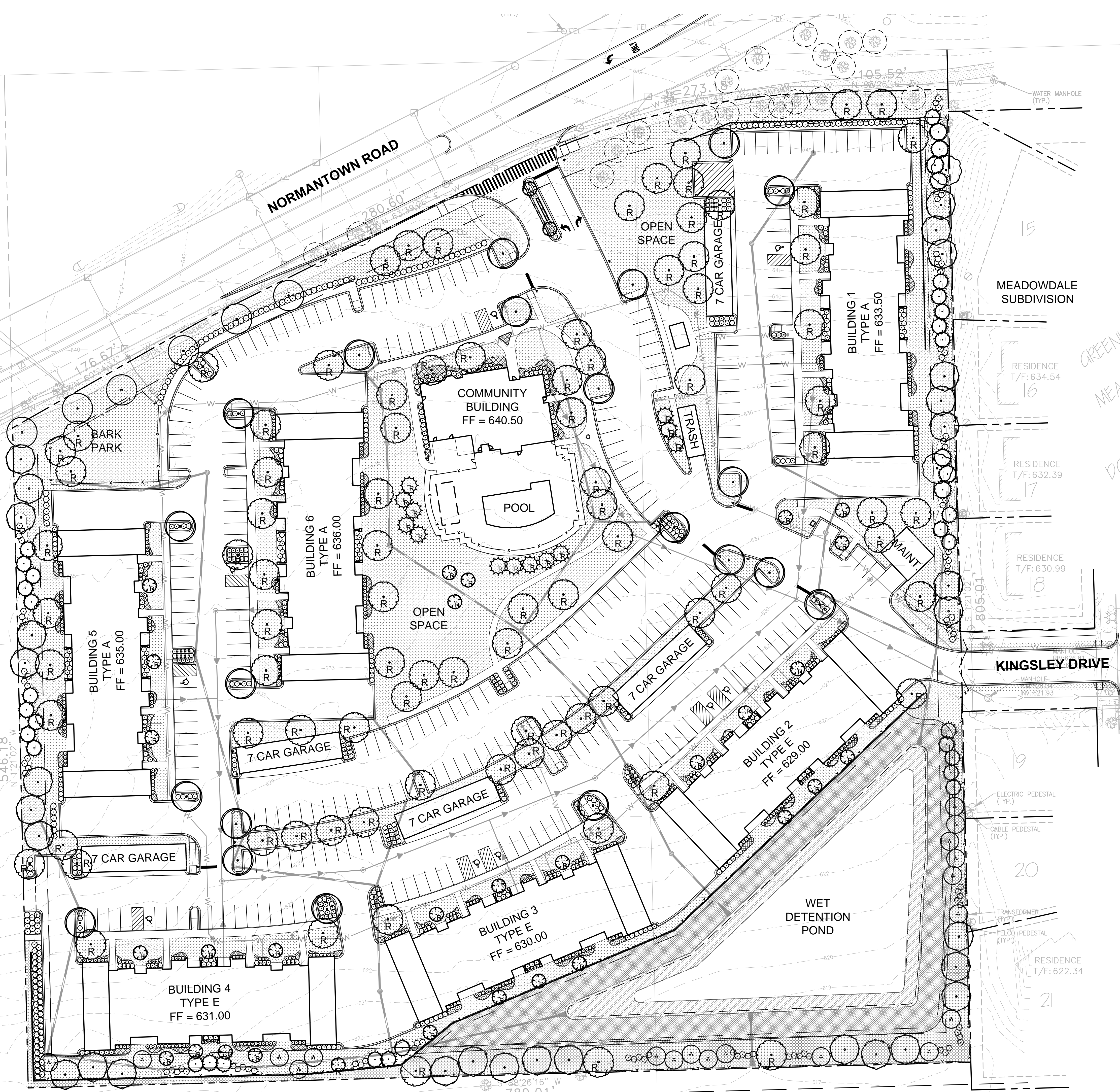
TREE CONDITION AND FORM KEY:

- 1 - EXCELLENT CONDITION
2 - ABOVE AVERAGE
3 - TYPICAL CONDITION
4 - POOR CONDITION
5 - POOR/WORST

TREE REPLACEMENT SCHEDULE		
TYPE OF TREE REMOVED	SIZE (DBH)	NUMBER OF REPLACEMENT TREES REQUIRED
DECIDUOUS OR EVERGREEN	30 OR GREATER	6
	13-29	5
	4-12	4
	INVASIVE, DESTROYED BY STORMS, DISEASE OR INFESTATION	0

VILLAGE PLACE	TREE	 S.R. JACOBSON <small>ARCHITECTS INC.</small>
APARTMENTS	PRESERVATION	
NORMANTOWN ROAD ROMEIOVILLE, IL 60446	PLAN	
ORIGINAL ISSUE: 9/23/2016		
KHA PROJECT NO. 168511000		
SHEET NUMBER		

Drawing name: K:\GIS_DEVELOPMENT\168511000_Edward Rose&Sons_Romeoville_IL_V2 Design CAD\Drawings\168511000_L2.0 LANDSCAPE PLAN.dwg L2.0 OVERALL LANDSCAPE PLAN Dec 16, 2016 12:41pm by: drew.walker
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LANDSCAPE REQUIREMENT DATA TABLE		
	REQUIRED	PROVIDED
158.034(D) - PUBLIC TREE PLANTING		
NORMANTOWN ROAD FRONTAGE - 836 LF	TREES PLANTED A MINIMUM OF 30 FEET AND A MAXIMUM OF 50 FEET APART. 836 LF / 50 = (16.72) 17 TREES MINIMUM	24 TOTAL TREES 18 EXISTING 6 NEW (PLACED ON SOUTH SIDE OF EXISTING TRAIL DUE TO UTILITY LOCATIONS)
159.030(C) 6(b)(ii) - PARKING LOT LANDSCAPE		
TOTAL PARKING SPACES - 417 SPACES	1 LANDSCAPE ISLAND AND TREE FOR EACH 20 PARKING SPACES 417 SPACES / 20 = (20.85) 21 ISLANDS / TREES	21 TREES
159.030(C) 6(c) - PARKING LOT PERIMETER LANDSCAPING		
FRONT YARD	CONTINUOUS LANDSCAPING PROVIDED ACROSS 100% OF PARKING LOT FRONTAGE. PLANTINGS SHALL CONTAIN SEVEN EVERGREEN AND/OR SHRUBS PER 35 LF OF PARKING LOT	CONTINUOUS SHRUB HEDGE
EAST SIDE YARD (ADJACENT TO RESIDENTIAL)	6' MINIMUM HEIGHT SCREENING. 1 SHADE TREE PER 50 LF OF PARKING LOT FRONTAGE. PLANTING MATERIAL COVERING 100% OF PARKING LOT FRONTAGE	CONTINUOUS 6' HEIGHT EVERGREEN TREES, 2 SHADE TREES
WEST SIDE YARD (ADJACENT TO B-3 ZONING)	3' MINIMUM HEIGHT LANDSCAPING PROVIDED ACROSS 50% OF PARKING LOT ABUTTING PROPERTY LINE	SHRUB HEDGE ALONG 50% OF PARKING LOTS
159.030(C)7 - FOUNDATION LANDSCAPING		
ALL MULTIPLE FAMILY RESIDENTIAL BUILDINGS	10' WIDE LANDSCAPE AREA AROUND THE PERIMETER OF BUILDING, EXCLUDING WALKS, ENTRYWAYS, LOADING DOCKS, ETC.	10' MINIMUM WIDTH BUILDING PERIMETER LANDSCAPING
159.030(C)8 - ADDITIONAL PERIMETER LANDSCAPING		
WEST PROPERTY LINE - 546 LF	1 SHADE TREE PER 75 FEET. LANDSCAPING AT INTERMITTENT LOCATIONS ACROSS 50% OF PROPERTY LINE. 546 LF / 75 = (7.28) 8 TREES 546 LF X 0.5 = 273 LF OF LANDSCAPING	8 SHADE TREES 274 LF OF LANDSCAPING
SOUTH PROPERTY LINE - 780 LF	1 SHADE TREE PER 75 FEET. LANDSCAPING AT INTERMITTENT LOCATIONS ACROSS 50% OF PROPERTY LINE. 780 LF / 75 = (10.4) 11 TREES 780 LF X 0.5 = 390 LF OF LANDSCAPING	11 SHADE TREES 390 LF OF LANDSCAPING
EAST PROPERTY LINE - 805 LF	1 SHADE TREE PER 75 FEET. LANDSCAPING AT INTERMITTENT LOCATIONS ACROSS 50% OF PROPERTY LINE. 805 LF / 75 = (10.73) 11 TREES 805 LF X 0.5 = 403 LF OF LANDSCAPING	11 SHADE TREES 416 LF OF LANDSCAPING

CONCEPT PLANT SCHEDULE

	PARKWAY TREES	6
	PARKING ISLAND TREES	21
	PARKING PERIMETER TREES	2
	PARKING PERIMETER EVERGREEN TREES	7
	PROPERTY PERIMETER TREES	30
	PROPERTY PERIMETER EVERGREEN TREES	30
	PROPERTY PERIMETER ORNAMENTAL TREES	19
	REPLACEMENT CANOPY TREE	90
	REPLACEMENT EVERGREEN TREE	13
	REPLACEMENT ORNAMENTAL TREE	32
	PARKING ISLAND SHRUB	230
	PARKING PERIMETER SHRUB	126
	FOUNDATION SHRUB-MEDIUM	257
	FOUNDATION SHRUB-SMALL	444
	PROPERTY PERIMETER SHRUB	133
	FOUNDATION PERENNIALS	3,452 sf
	SIGN PLANTING	311 sf
	TURF	132,955 sf
	NATIVE WET DETENTION SEED MIX	24,682 sf
	EMERGENT PLUG MIX	10,057 sf
	PRAIRIE SEED MIX	16,683 sf
	EXISTING TREES	

PIN: 12-02-32-200-032
OWNER: PLANNED HARVEST LLC

PIN: 12-02-32-200-031
OWNER: VILLAGE OF ROMEOVILLE

Kimley»Horn

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SCALE: AS NOTED
DESIGNED BY: TR
DRAWN BY: AF
CHECKED BY: DG

SR JACOBSON

EDWARD
ROSE & SONS

PRELIMINARY
LANDSCAPE
PLAN

VILLAGE PLACE
APARTMENTS
NORMANTOWN ROAD
ROMEOVILLE, IL 60446

ORIGINAL ISSUE:
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KHA PROJECT NO.
168511000

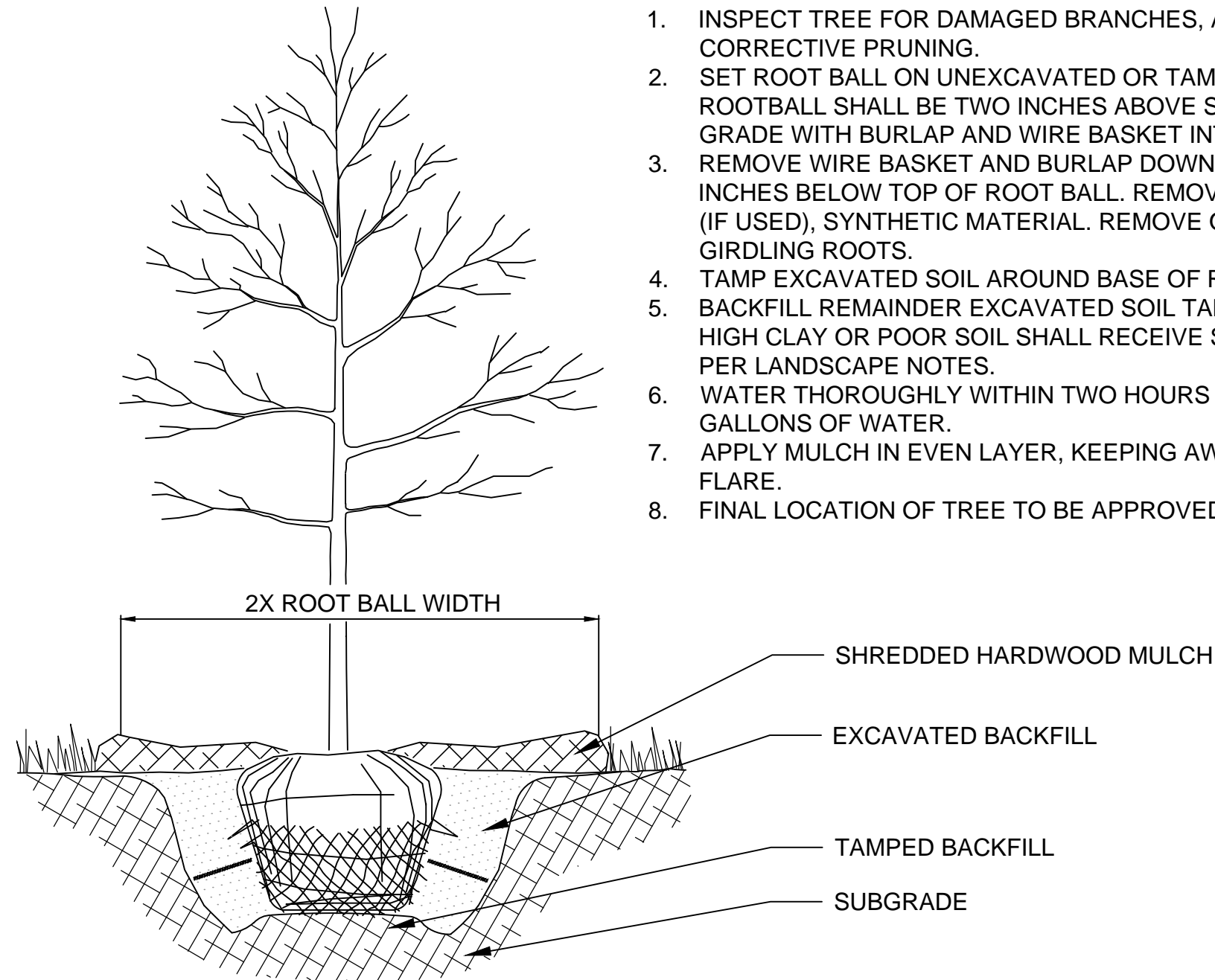
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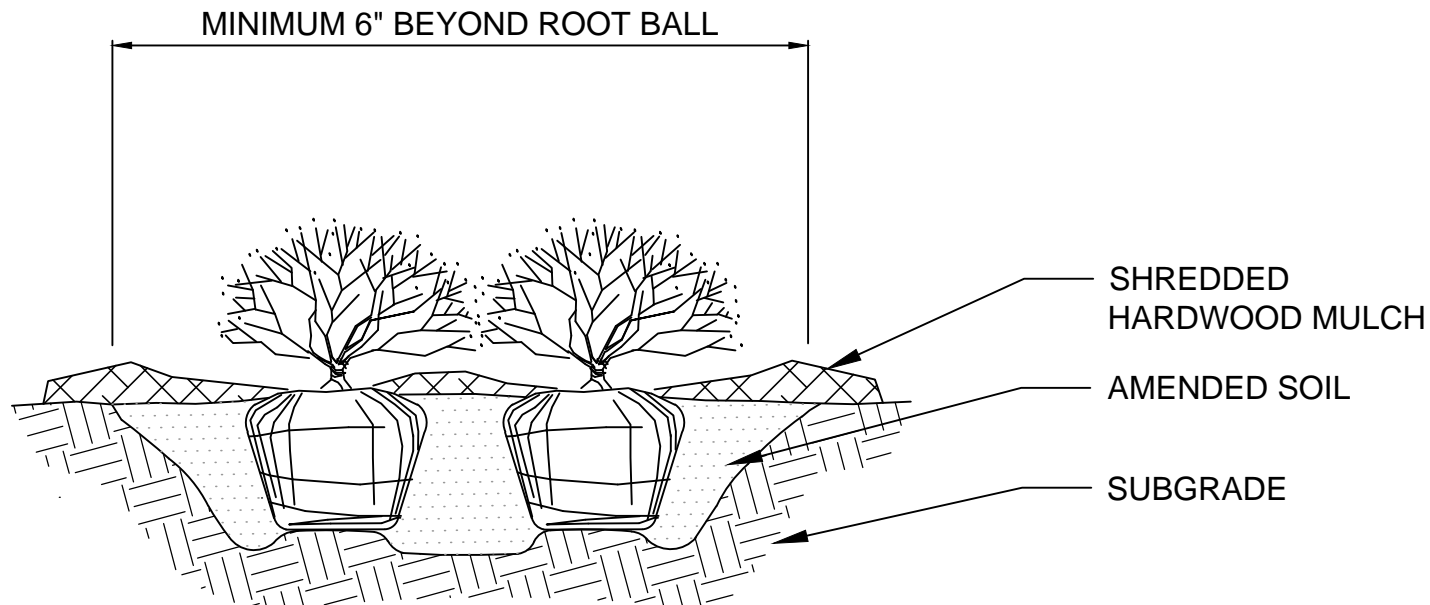
NOTES:

1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET INTACT.
3. REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR CORRECT GIRDLING ROOTS.
4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL.
5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY. HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES.
6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15 GALLONS OF WATER.
7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE.
8. FINAL LOCATION OF TREE TO BE APPROVED BY OWNER.



1 TREE PLANTING

NTS

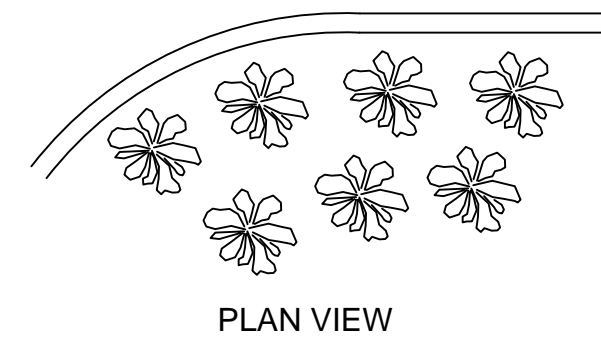


NOTES:

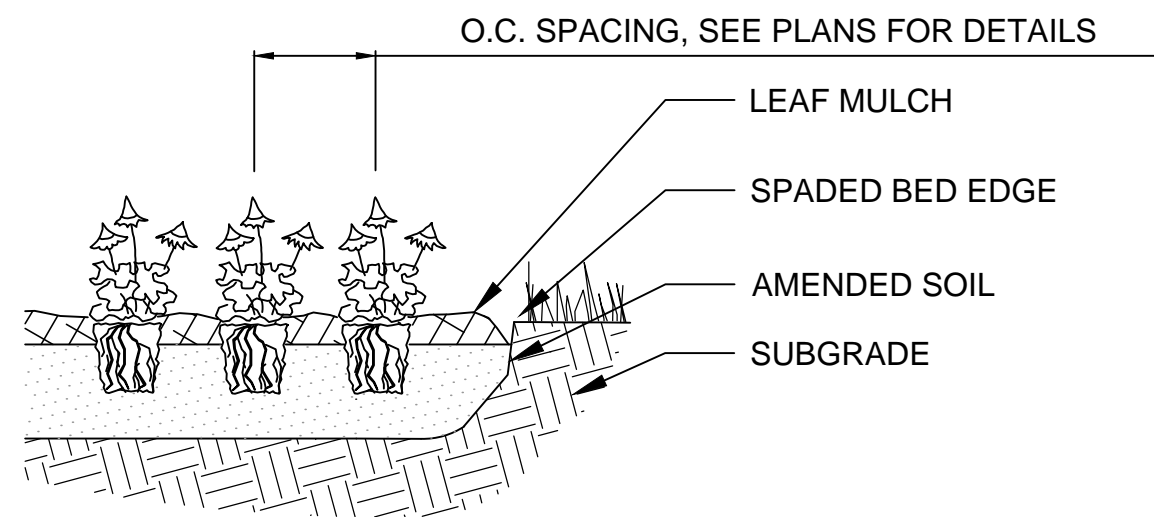
1. APPLY CORRECTIVE PRUNING.
2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
4. REMOVE OR CORRECT GIRDLING ROOTS.
5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

② SHRUB PLANTING

NTS



SECTION



③ PERENNIAL PLANTING

NTS

LANDSCAPE MATERIALS SELECTION LIST

(SUBJECT TO CHANGE DURING FINAL DESIGN)

COMMON NAME	BOTANICAL NAME	SIZE & COND.
DECIDUOUS CANOPY TREES (UNLESS OTHERWISE NOTED)		
STATE STREET MAPLE	ACER MIYABEI 'MORTON'	2.5" CAL. B&B
HONEYLOCUST	GLEDITISIA TRIACANTHOS VAR. INERMIS	2.5" CAL. B&B
HACKBERRY	CELTIS OCCIDENTALIS	2.5" CAL. B&B
KENTUCKY COFFEETREE	GYMNOCLADUS DIOICUS	2.5" CAL. B&B
SWAMP WHITE OAK	QUERCUS BICOLOR	2.5" CAL. B&B
BUR OAK	QUERCUS MACROCARPA	2.5" CAL. B&B
RED OAK	QUERCUS RUBRA	2.5" CAL. B&B
REDMOND AMERICAN LINDEN	TILIA AMERICANA 'REDMOND'	2.5" CAL. B&B
ACCOLADE ELM	ULMUS JAPONICA X WILSONIANA 'MORTON'	2.5" CAL. B&B
DECIDUOUS ORNAMENTAL TREES		
NORWAY SPRUCE	PICEA ABIES	6' HEIGHT. B&B
VANDERWOLF'S PYRAMID LIMBER PINE	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID'	6' HEIGHT. B&B
WHITE PINE	PINUS STROBUS	6' HEIGHT. B&B
EVERGREEN TREES		
APPLE SERVICEBERRY	AMELANCHIER X GRANDIFLORA	6' HEIGHT. B&B
THORNLESS COCKSPUR HAWTHORN	CRATAEGUS CRUSGALLI VAR. INERMIS	6' HEIGHT. B&B
ADIRONDACK CRABAPPLE	MALUS 'ADIRONDACK'	6' HEIGHT. B&B
DECIDUOUS SHRUBS		
BRILLIANT RED CHOKEBERRY	ARONIA ARBUTIFOLIA 'BRILLIANTISSIMA'	36" HEIGHT
CARDINAL REDTWIG DOGWOOD	CORNUS SERICEA 'CARDINAL'	36" HEIGHT
DWARF BUSH HONEYSUCKLE	DIERVILLA LONICERA	24" HEIGHT
ANNABELLE HYDRANGEA	HYDRANGEA ARBORESCENS 'ANNABELLE'	36" HEIGHT
GROW LOW SUMAC	RHUS AROMATICA 'GROW LOW'	24" HEIGHT
MISS KIM MANCHURIAN LILAC	SYRINGA PATULA 'MISS KIM'	36" HEIGHT
BLUE MUFFIN ARROWWOOD VIBURNUM	VIBURNUM DENTATUM 'CHRISTOM'	36" HEIGHT
EVERGREEN SHRUBS		
KALLAY'S COMPACT JUNIPER	JUNIPERUS CHINENSIS 'KALLAY'S COMPACT'	24" HEIGHT
SEA GREEN JUNIPER	JUNIPERUS CHINENSIS 'SEA GREEN'	36" HEIGHT
DENSE YEW	TAXUS X MEDIA 'DENSIFORMIS'	24" HEIGHT
DWARF MUGO PINE	PINUS MUGO VAR. PUMILO	24" HEIGHT
ORNAMENTAL GRASSES		
KARL FOERSTER FEATHER REED GRASS	CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	1 QT., 24" O.C.
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	1 QT., 24" O.C.
PRAIRIE DROPSEED	SPOROBOLUS HETEROLEPIS	1 QT., 18" O.C.
PERENNIALS		
MEADOW ANEMONE	ANEMONE CANADENSIS	1 QT., 18" O.C.
RED SENTINEL ASTILBE	ASTILBE X ARENDsii 'RED SENTINEL'	1 QT., 18" O.C.
ZAGREB COREOPSIS	COREOPSIS VERTICILLATA 'ZAGREB'	1 QT., 18" O.C.
PURPLE CONEFLOWER	ECHINACEA PURPUREA	1 QT., 18" O.C.
ROSEY RETURNS DAYLILY	HEMEROCALLIS 'ROSEY RETURNS'	1 QT., 18" O.C.
PURPLE LEAF CORAL BELLS	HEUCHERA VILLOSA 'PURPUREA'	1 QT., 18" O.C.
AUTUMN JOY SEDUM	HYLOTELEPHIUM 'HERBSTFREUDE'	1 QT., 18" O.C.
WALKER'S LOW CATMINT	NEPETA FASSEENII 'WALKER'S LOW'	1 QT., 18" O.C.

LANDSCAPE NOTES

- 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.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
- 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.
- ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION.
- 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.
- PLANTING AREA SOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 65% PULVERIZED SOIL FOR ALL SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS. AMENDED TURF AREA SOIL SHALL BE STANDARD TOPSOIL.
- SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.
- 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.
- 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.
- DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.
- 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.
- THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.
- THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES.

NATURAL AREA NOTES

1. ALL WORK DEEMED NATURAL AREA TO BE SEED 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, LIVE PLUGS, OR BARE ROOT PLANTS 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 SEEDDED AREAS WITH SINGLE TO DOUBLE NET STRAW AND DOUBLE NET STRAW/COCONUT BLANKET HYDROSEEDING IS UNACCEPTABLE.
6. LIVE PLUG AND BARE ROOT INSTALLATION SHALL BE ACCOMPANIED BY GOOSE EXCLOSURE FOR UP TO 12 MONTHS AFTER INSTALLATION. NATURAL AREAS CONTRACTOR TO REMOVE AT OWN EXPENSE AFTER 12 MONTHS.
7. STEWARDSHIP OF THE NATURAL AREA SHALL BE CONDUCTED BY A NATURAL AREAS CONTRACTOR TO BEGIN IMMEDIATELY AFTER INSTALLATION FOR THREE YEARS.

[illegible]