SITE DATA

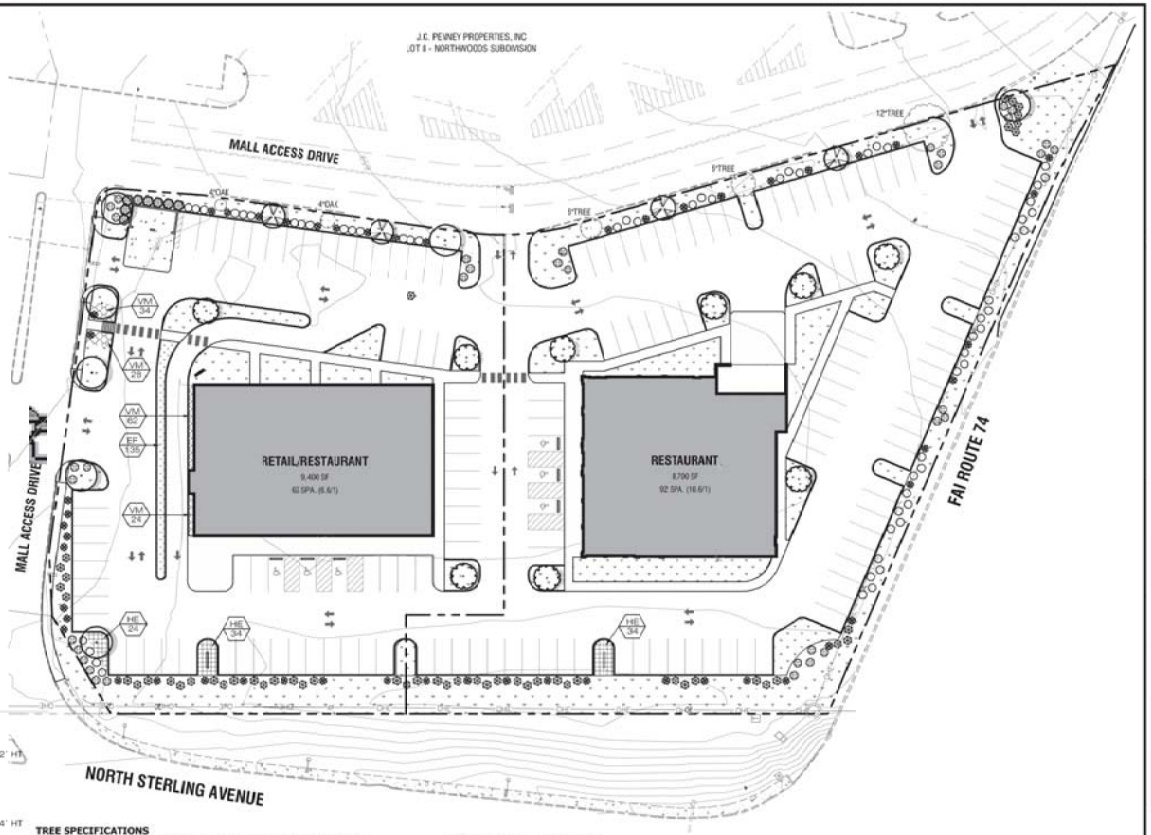
SITE AREA: 2.7B
SITE ZONING: C2 (Large Scale Commercial
179 - PARKING SPACES

LANDSCAPE REQUIREMENTS FRONT AND SIDE YARD LANDSCAPING (16.4.A)		
- NORTH - MALL ACCESS DRIVE - LENGTH 525	REQUIRED 525 / 2 = 263 POINTS	PROPOSED 24 - EXISTING TREES TO REMAIN 60 SHADE TREES (3x20) 60 INTERMEDIATE TREES (4x15) 129 18" HT SHRUBS (40x3)
- EAST - FAI ROUTE 74 - LENGTH 362 NO TREES INSTALLED DUE TO GAS, OVERHEAD, AND SEWER EASEMENTS	REQUIRED 362 / 2 = 181 POINTS	PROPOSED 0 - EXISTING TREES TO REMAIN 0 SHADE TREES (0x20) 0 INTERMEDIATE TREES (0x15) 183 18" HT SHRUBS (61x3)
- SOUTH - N. STERLING AVE - LENGTH 367 NO TREES INSTALLED DUE TO GAS, OVERHEAD, AND SEWER EASEMENTS	REQUIRED 367 / 2 = 184 POINTS	PROPOSED 0 - EXISTING TREES TO REMAIN 0 SHADE TREES (0x20) 0 INTERMEDIATE TREES (0x15) 186 18" HT SHRUBS (62x3)
- WEST - MALL ACCESS DRIVE - LENGTH 271	REQUIRED 271 / 2 = 136 POINTS	PROPOSED 0 - EXISTING TREES TO REMAIN 80 SHADE TREES (4x20) 0 INTERMEDIATE TREES (0x15) 57 18" HT SHRUBS (19x3)
FRONT AND SIDE YARD LANDSCAPING (16.4.A)		
154 PARKING SPACES	REQUIRED 154 POINTS	PROPOSED 6 - EXISTING TREES TO REMAIN 180 SHADE TREES (9x20) 0 INTERMEDIATE TREES (0x15) 0 18" HT SHRUBS (0x3)

Landscape Notes

1. The landscape contractor shall verify the exact location of all utilities and take necessary precautions to prevent damage to these utilities.
2. The landscape contractor shall coordinate all construction with the appropriate utility company and shall be responsible for and damage to utilities.
3. Plant materials and stumps indicated for removal shall be removed and disposed off-site by the contractor. Backfill holes with topsoil free of roots and rocks.
4. All planting and mulch beds shall be hand weeded or sprayed with round-up (contractor's option) prior to the installation of mulch.
4. The landscape contractor shall be responsible for the fine grading of all planting areas.
5. The landscape contractor shall verify all material quantities. In the event of a discrepancy, the quantities shown on the plan will take precedence.
6. The landscape contractor shall be responsible for completely maintaining the work (including but not limited to: watering, mulching, spraying, fertilizing, etc.) of all planting areas and awns per project specifications until total acceptance of the work by the owner.
7. The standards set forth in "American Standard for Nursery Stock" represent genera guideline specifications only and will constitute minimum quality requirements for plant materia. All plants must meet minimum size noted at the materials schedule. Trees shall be No. 1 grade specimen and shrubs shall be heavy well shaped specimens as well.
8. The landscape contractor shall completely guarantee all work for a period of one year beginning at the date of acceptance. The landscape contractor shall make all replacements promptly (as per direction of owner).
9. The landscape contractor shall provide the owner with written instructions or the proper care of all specified plant materials prior to final payment.
10. Existing trees to remain shall be protected from construction damage. Selectively prune dead wood.
11. All disturbed areas shall be planted with turf as indicated on the materials schedule.
12. All deciduous trees, existing and proposed shall be pruned to provide 6' minimum clear trunk unless otherwise noted.
13. ATTENTION OWNER/ INSTALLER:
This landscape plan has been designed to meet the minimum requirements of the City of Peoria zoning ordinance, the approval of the planning commission, and planning department policy. Relocating, substituting, resizing, reducing or deleting material may cause the site to no longer conform to the requirements; Thus problems may arise with receiving the performance/ maintenance bond for landscaping. **Deviation from the approved landscape plan shall not be made without first consulting H+B Land Design and then obtaining approval from either the planning commission or the planning department.**

811 Know what's below. Call before you dig.



PLANT SCHEDULE

FRONT / SIDE - INTERMEDIATE TREES	QTY	COMMON NAME / BOTANICAL NAME	CONT	CAL	SIZE
	4	'Autumn Brilliance' Serviceberry / Amelanchier x grandiflora 'Autumn Brilliance' 3-1" Cains. 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B		10'-12' HT
FRONT / SIDE SHADE TREES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	7	Red Oak / Quercus rubra 5' Clear Trunk. Evenly Branched. Symmetrical Crown. Single; Straight Central Leader. See Tree Specifications.	B & B	2.5"Cal	12'-14' HT
PARKING LOT - SHADE TREES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	9	Green Vase Zelkova / Zelkova serrata 'Green Vase' 5' Clear Trunk. Evenly Branched. Full Symmetrical Crown. See Tree Specifications.	B & B	2.5"Cal	12'-14' HT
SCREENING - EVERGREEN TREES	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**	**CAL**	**SIZE**
	8	Emerald Green Arborvitae / Thuja occidentalis 'Emerald Green' Full to Base. Full Dense Form. See Tree Specifications	B & B		6' HT
SHRUBS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**		
	52	Blue Princess Holly / Ilex x meserveae 'Blue Princess' TM Full, Dense Form. 1 Male per 20 Female	18" HT		
	60	Dense Yew / Taxus x media 'Densiformis' Full. Heavy. Well Branched. Not Sheeted	24" HT		
	35	Lime Light Hydrangea / Hydrangea macrophylla 'Lime Light' Full. Heavy. Well Branched. Properly Pruned	18" HT		
	51	Sonnic Bloom Wegela / Weigela florida 'Sonic Bloom' Full. Heavy	18" HT		
GROUND COVERS	**QTY**	**COMMON NAME / BOTANICAL NAME**	**CONT**		
	21,837 sf	Bluegrass / Turf Sod Install where shown	sod		
	148	Common Periwinkle / Vinca minor Full. Heavy. 8-10 Stolens min.	1 Quart		
	92	Happy Returns Daylily / Hemerocallis x 'Happy Returns' 20" O.C. Triangle Spacing	1 Pint		
	135	Purple-leaf Winter Creeper / Euonymus fortunei 'Colorata' 1O. Pots. Full. 5 Stolens Min.	1 Pint		

MISCELLANEOUS Shredded Hardwood Bark Mulch
REMARKS Minimum 4" depth throughout.

TREE SPECIFICATIONS

NOTE: ALL TREES SHALL HAVE THE FOLLOWING CHARACTERISTICS:

1. Deciduous trees shall have one dominant single straight trunk with the tip o' the leader on the main trunk left intact and the terminal bud on the central leader is at the highest point on the tree.
2. Trees with forked trunks are acceptable if all the following conditions are met:
   a. The fork occurs in the upper 1/3 of the tree.
   b. One fork is less than 2/3 the diameter of the dominan fork.
   c. The top 1/3 of the smaller fork is removed at the time of planting.
3. No branch is greater than 2/3 the diameter of the trunk directly above the branch. The trunk and/or major branches shall not touch
4. Several branches are larger in diameter and obviously mere dominant.
5. Branching habit is more horizontal than vertical, and no branches are oriented nearly vertical to the trunk.
6. Branches are evenly distributed around the trunk with no more than one major branch located directly above another and the crown is full of foliage evenly distributed around the tree
7. Crown spread shall look proportional to the tree.
8. NO flush cuts or open trunk wounds or other bark injury
9. Root ball meets all ANSI standards and is appropriately sized

DEFICIENCIES NOT ACCEPTED:

1. Tip dieback on 5% of branches
2. Crown thin/sparsely foliated
3. Included bark
4. Major Branches touching
5. Asymmetrical branching

Substitution Note:

1. Requirements shown are as per City of Peoria Zoning Ordinance. Substitutions are not allowed unless approved by Heibert+Ball Land Design.
2. After installation, the landscape will be maintained by the owner.
3. Additional screening may be required if the inspection for the release of the performance bond reveals that the screening is not effective.

TO AVOID OVERHEAD UTILITY CONFLICTS:
In the event proposed canopy trees are in conflict (within 5') with proposed or existing overhead utility locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

TO AVOID OVERHEAD &LIGHT POLE CONFLICTS:
In the event proposed canopy trees are in conflict (within 5') with proposed or existing light pole locations, the landscape contractor shall stop work and contact Heibert+Ball Land Design immediately for coordination and field adjustment

/TILITY SCREEN
All utility structures, transformers, meters, and/or units shall be screened with plant material sufficiently to provide an effective screen. Structures not shown on landscape plans will be required to be screened by the CO/. If utilities are added to the site, contact Heibert+Ball Land Design for screening recommendations

PLANT STANDARDS
The standards set forth in "American Standard for Nursery Stock" represent general guideline specifications only and will constitute minimum quality requirements for plant material. All plants must meet minimum size notes at the materials schedule. And meet the characteristics stated on this drawing. All material installed on the site MUST meet or exceed these specifications.
Any trees or shrubs not meeting these standards can be rejected at time of inspection.

PLANT MATERIAL SUBSTITUTIONS
ALL SUBSTITUTION REQUESTS MUST BE SUBMITTED TO HEIBERT & ASSOCIATES AND APPROVED BY H+B AND BY THE CITY OF HURRIESBORO URBAN ENVIRONMENTAL DEPARTMENT PRIOR TO MAKING ANY CHANGES TO THE APPROVED LANDSCAPE PLAN. ANY CHANGES NOT APPROVED AN BE REJECTED ON SITE INSPECTION

0 30 60 90 feet
SCALE: 1" = 30'

ISSUED FOR: ☐ CHECKSET ■ AGENCY REVIEW ☐ BID PURPOSES ☐ CONSTRUCTION

0 30' 60' 90'

SCALE: 1"=30'

PLANS PREPARED FOR:
ANCHOR RETAIL SOLUTIONS
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CINCINNATI, OH 45209
TEL: (513) 784-0010
Anchor ASSOCIATES

PLANS PREPARED BY:
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4209 GALLATIN PIKE
NASHVILLE, TN 37216
TEL: (615) 227-5863; FAX: (615) 227-5866

MULTI-TENANT
RETAIL & RESTAURANT
4200 NORTH STERLING AVENUE
PEORIA, ILLINOIS

NO.	DATE	DESCRIPTION
		REVISIONS

DATE: 05-26-15
DMG Project No: 14121

PRELIMINARY
LANDSCAPE PLAN

L1.0

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