

PROPOSED BUSINESS CAMPUS

LANDSCAPE PLAN

FORMER BAXTER PROPERTY - DEERFIELD IL

Kathryn Talty
landscape architecture

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c 847.612.5154 | www.ktlandarch.com

DATE: 04-14-23



EXISTING VEGETATION TO REMAIN ALONG SAUNDERS ROAD



NATIVE PLANTINGS

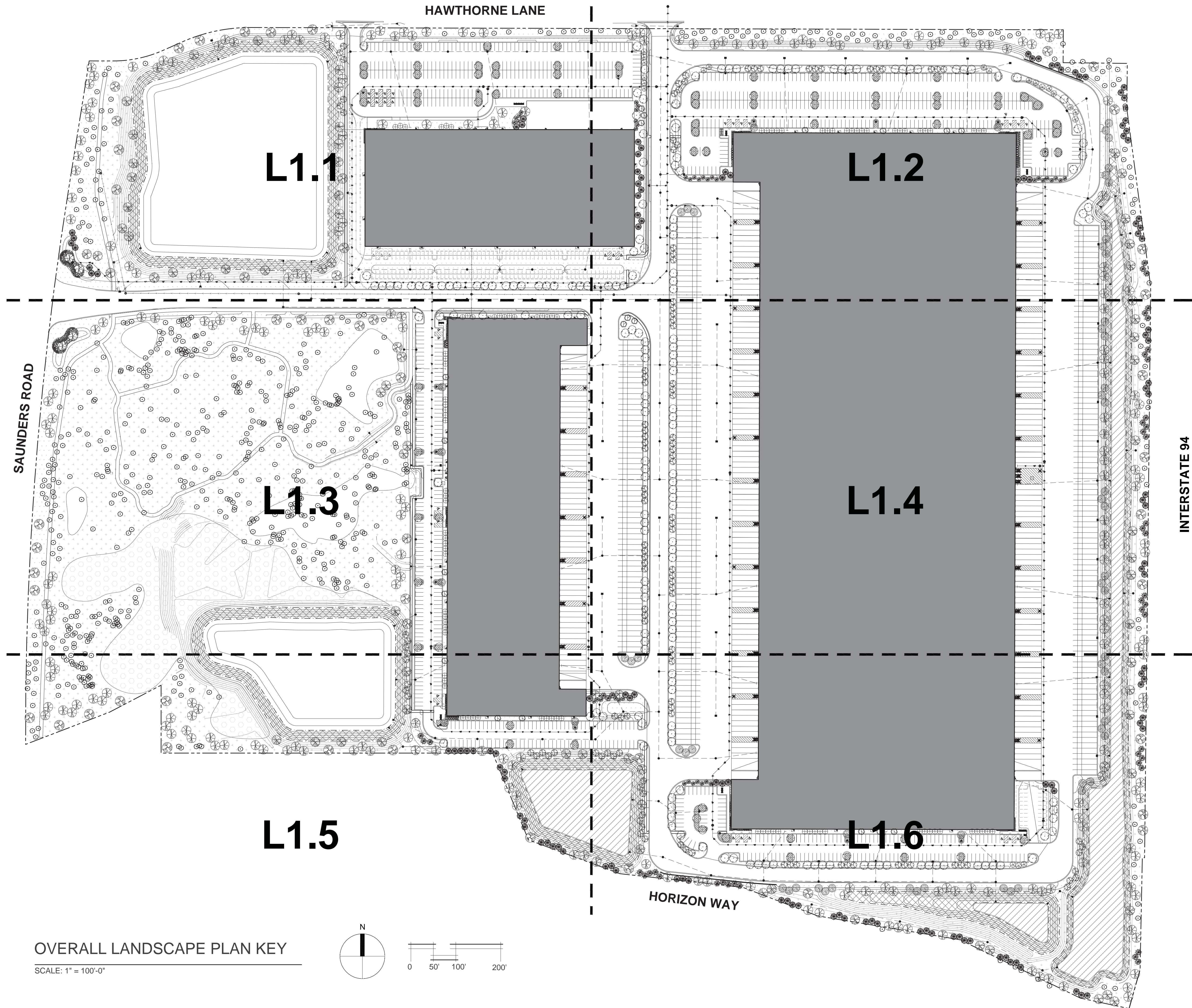


WALKING PATH



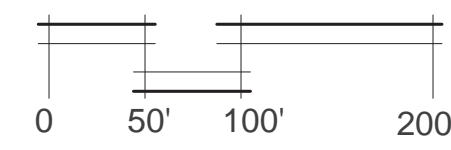
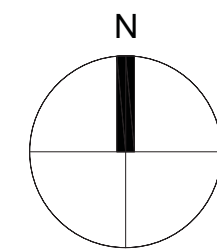
BERM WITH MIXED PLANTING





OVERALL LANDSCAPE PLAN KEY

SCALE: 1" = 100'-0"



LANDSCAPE PLAN

PROPOSED
BUSINESS CAMPUS
DEERFIELD, IL

date 01-26-23
drawn DW
checked KMT

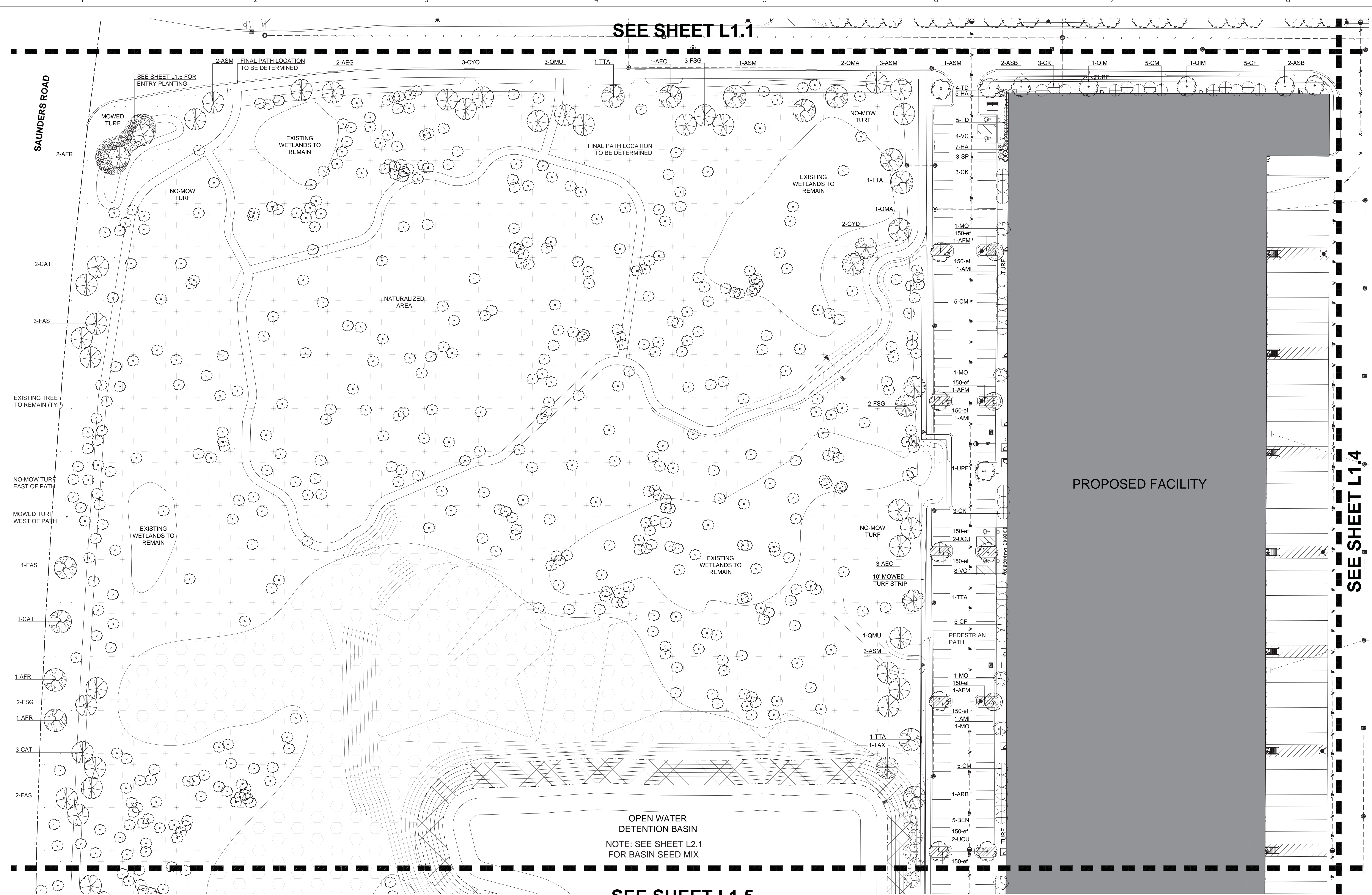
job no. 23060

sheet no. L 1.0

no.	revision	description	initial	date
1	ISSUED FOR REVIEW		KMT	03-23-23
2	PER VILLAGE COMMENTS		KMT	04-14-23



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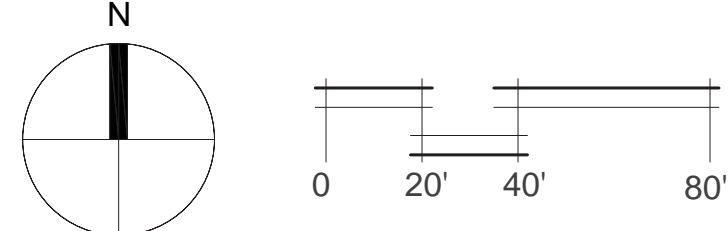
SEE SHEET L1.1

SEE SHEET L1.4

SEE SHEET L1.5

LANDSCAPE PLAN

SCALE: 1" = 40'-0"



OPEN WATER
DETENTION BASIN
NOTE: SEE SHEET L2.1
FOR BASIN SEED MIX

PROPOSED FACILITY

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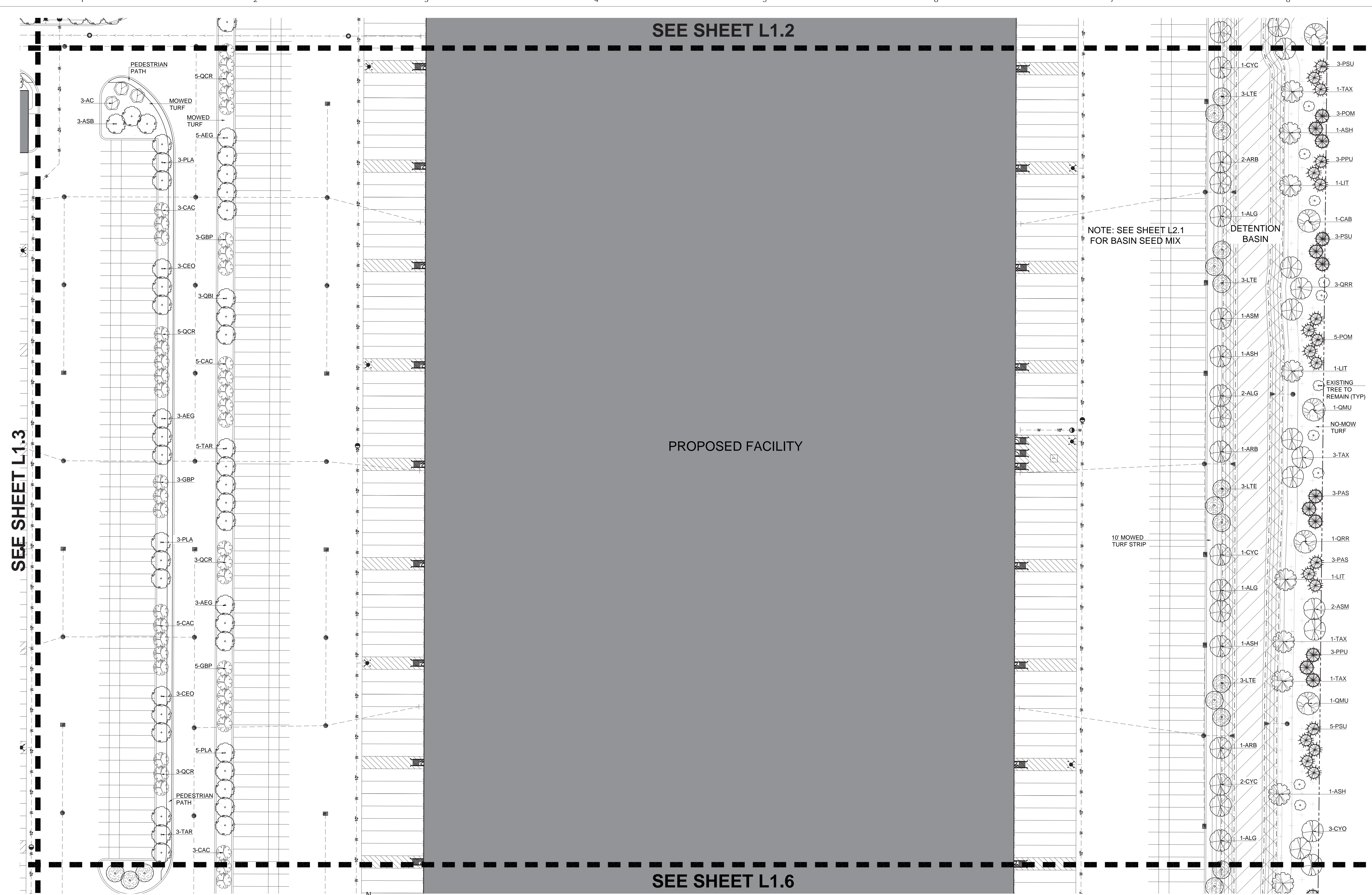


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LANDSCAPE PLAN
**PROPOSED
BUSINESS CAMPUS**
DEERFIELD, IL

date	drawn	checked
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job no. **23060**
sheet no. **L 1.3**



SEE SHEET L1.2

PROPOSED FACILITY

SEE SHEET L1.6

NOTE: SEE SHEET L2.1 FOR BASIN SEED MIX

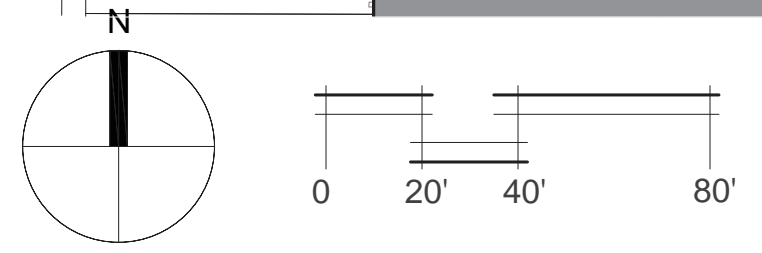
DETENTION BASIN

10' MOWED TURF STRIP

SEE SHEET L1.3

LANDSCAPE PLAN

SCALE: 1" = 40'-0"



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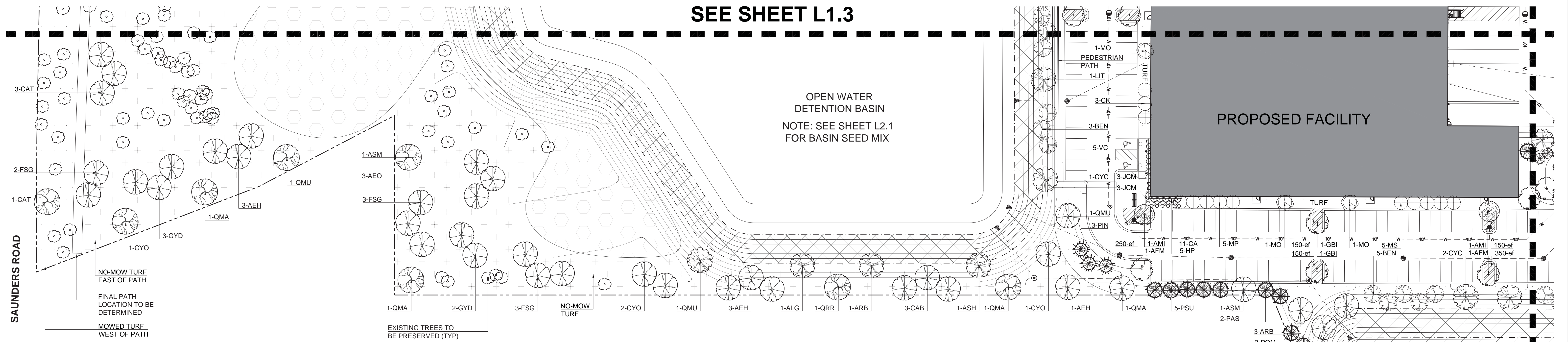
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DEERFIELD, IL

LANDSCAPE PLAN

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sheet no. L 1.4



SEE SHEET L1.3

OPEN WATER
DETENTION BASIN
NOTE: SEE SHEET L2.1
FOR BASIN SEED MIX

PROPOSED FACILITY

DETENTION BASIN
NOTE: SEE SHEET L2.1
FOR BASIN SEED MIX

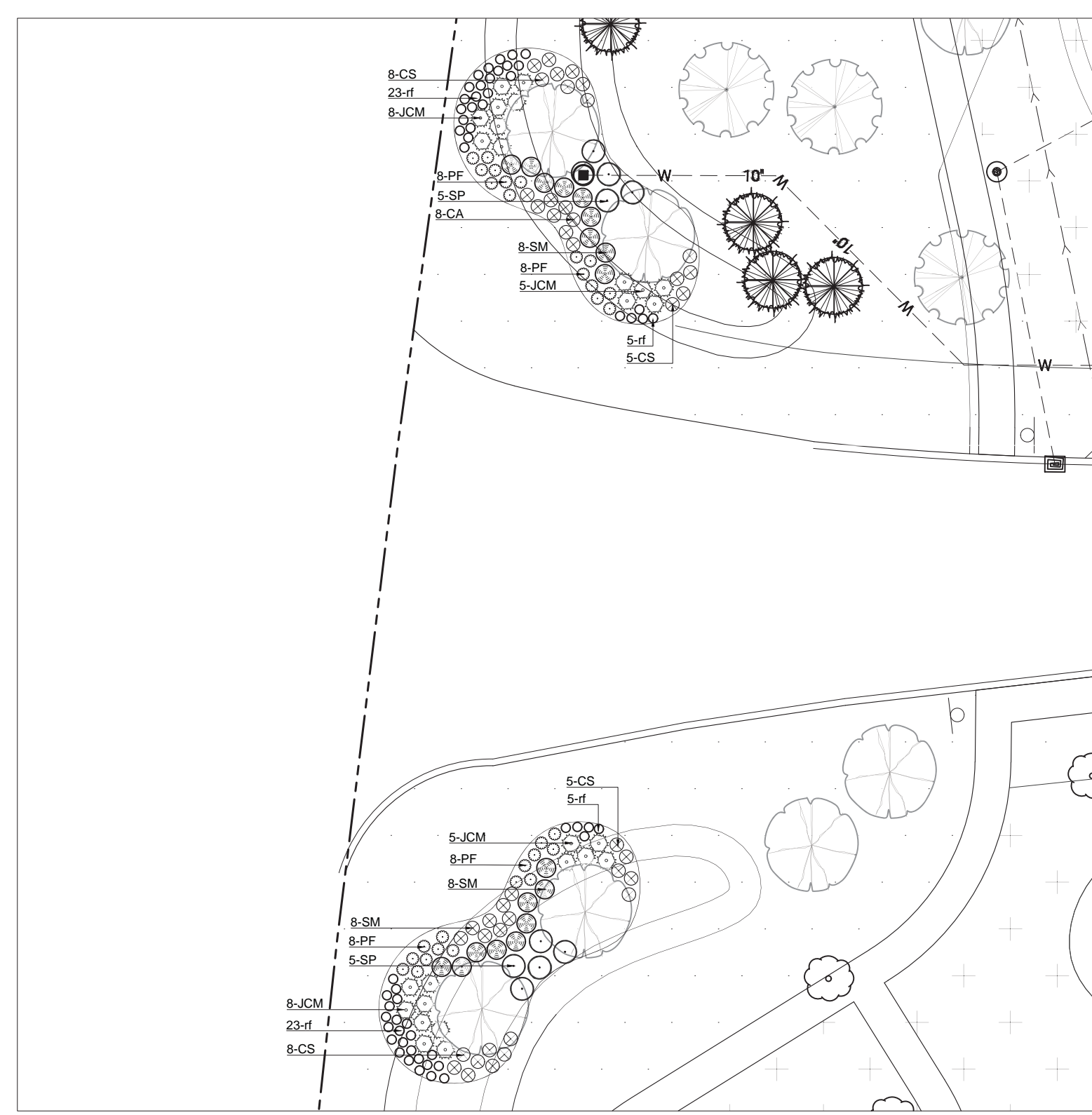
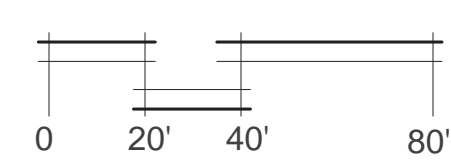
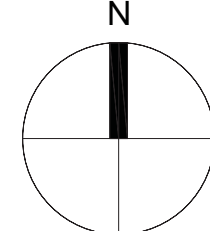
SEE SHEET L1.6

SAUNDERS ROAD

HORIZON WAY

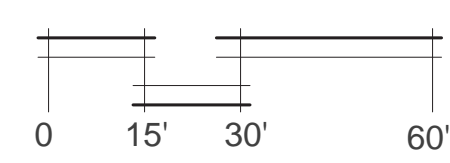
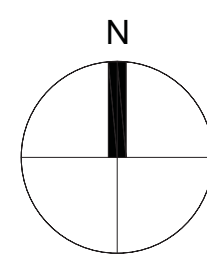
LANDSCAPE PLAN

SCALE: 1" = 40'-0"



SAUNDERS ROAD
ENTRY PLANTING

SCALE: 1" = 30'-0"



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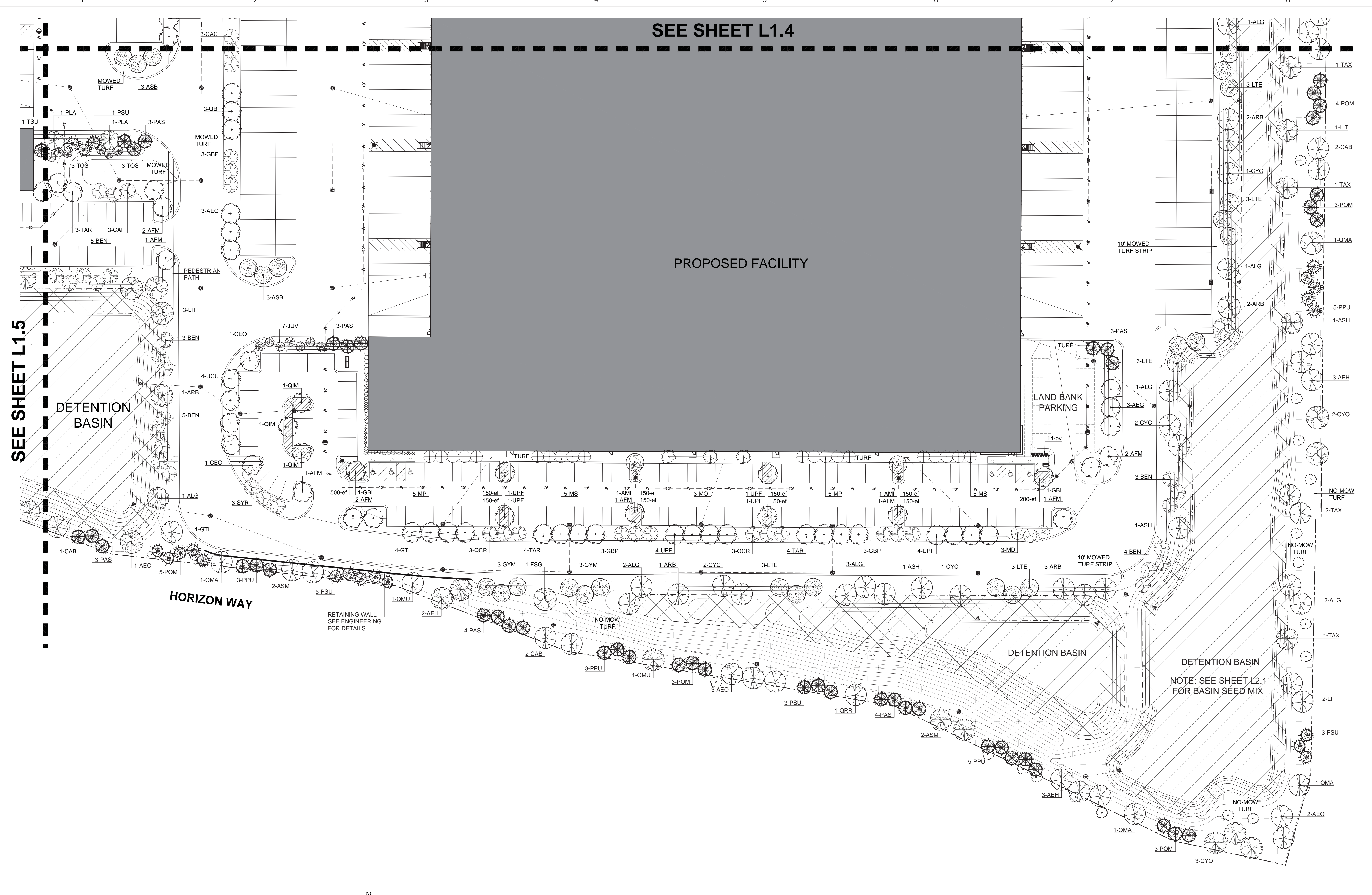
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job no.
23060

sheet no.
L 1.5



SEE SHEET L1.4

PROPOSED FACILITY

LAND BANK PARKING

DETENTION BASIN

HORIZON WAY

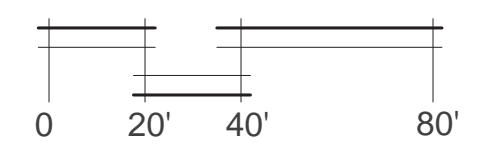
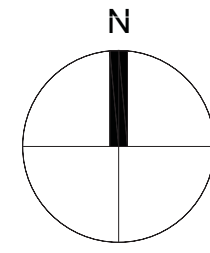
DETENTION BASIN

DETENTION BASIN

NOTE: SEE SHEET L2.1 FOR BASIN SEED MIX

LANDSCAPE PLAN

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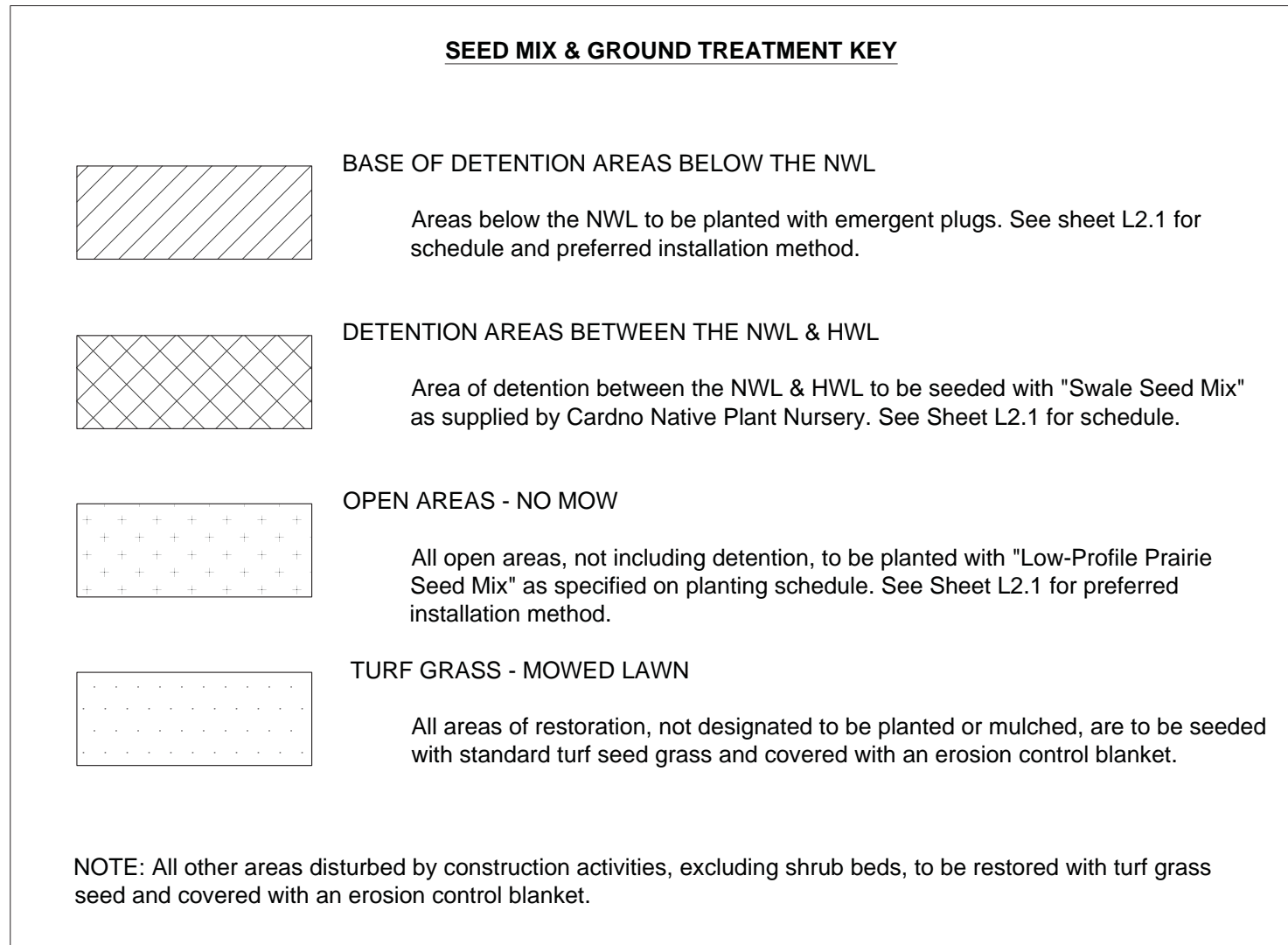
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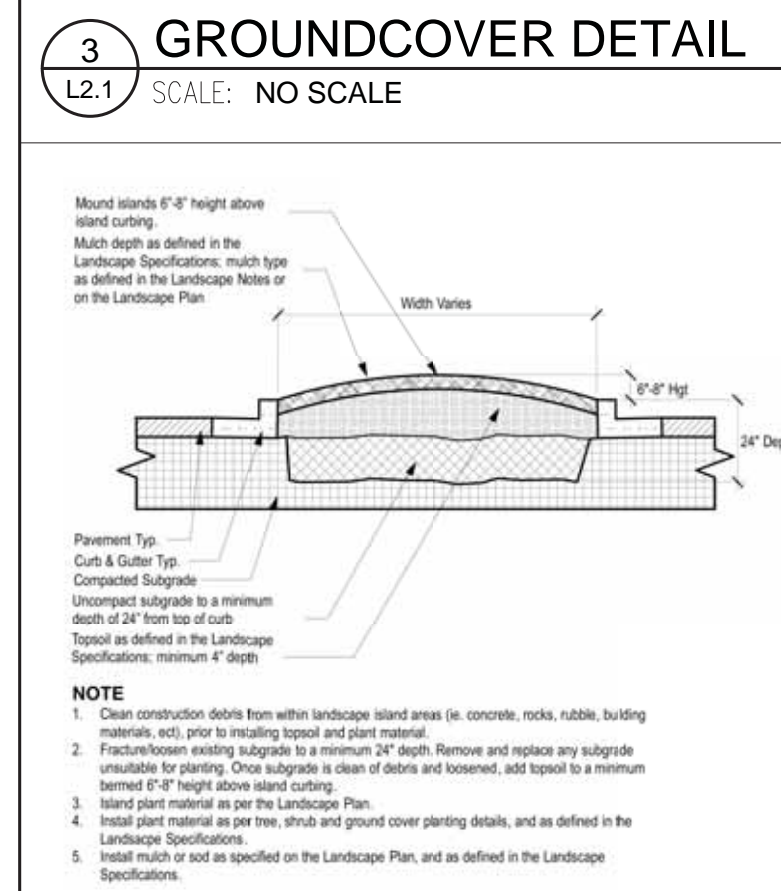
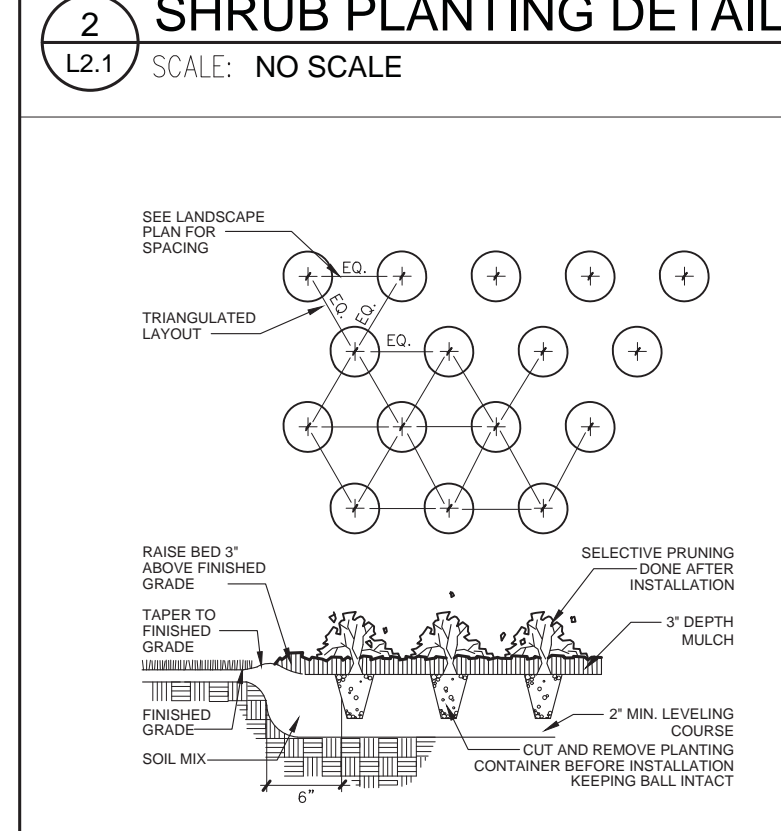
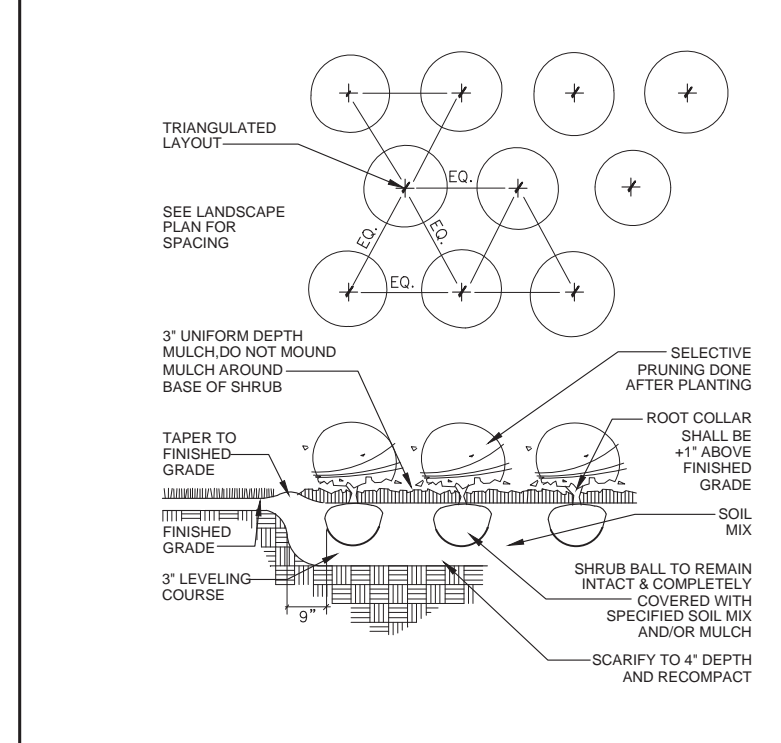
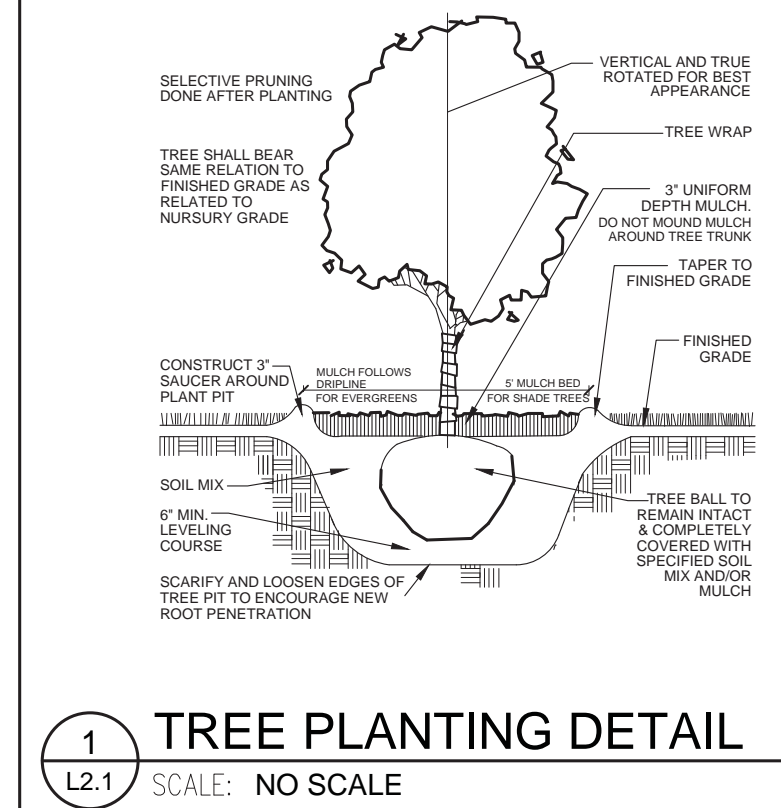
Master Plant List						
Shade Trees						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
AEG	25	AESCULUS GLABRA	OHIO BUCKEYE	3" BB	NATIVE	
AEO	15	AESCULUS OCTANDRA (FLAVA)	YELLOW BUCKEYE	3" BB	NATIVE	PREF MOIST SOIL
AEH	17	AESCULUS HIPPOCASTANUM	COMMON HORSECHESTNUT	3" BB	NATIVE	
AFM	21	ACER X FREEMANII 'MARMO'	MARMO FREEMAN MAPLE	3" BB	MOIST	
AFR	20	ACER X FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE FREEMAN MAPLE	3" BB	MOIST	
AMI	10	ACER MIYABEI	STATE STREET MAPLE	3" BB	URBAN	
ARB	25	ACER RUBRUM	RED MAPLE	3" BB	NATIVE	URBAN, MOIST
ASB	21	ACER SACCHARUM 'BARRETT COLE'	APOLLO SUGAR MAPLE	3" BB		COLUMNAR
ASH	10	ACER SACCHARINUM 'SILVER QUEEN'	SILVER MAPLE	3" BB	NATIVE	
ASM	34	ACER SACCHARUM 'COMMEMORATION'	SUGAR MAPLE	3" BB	NATIVE	
ALG	23	ALNUS GLUTINOSA	BLACK ALDER	3" BB		MOIST SOIL
BEN	34	BETULA NIGRA	RIVER BIRCH	10' HT	NATIVE	MOIST SOIL
CAF	16	CARPINUS BETULUS 'FASTIGIATA'	COLUMNAR EUROPEAN HORNBEAM	3" BB		
CAB	17	CARPINUS BETULUS	EUROPEAN HORNBEAM	3" BB		URBAN
CAC	24	CARPINUS CAROLINIANA	AMERICAN HORNBEAM	3" BB	NATIVE	SMALL SPACES
CYO	17	CARYA OVATA	SHAGBARK HICKORY	3" BB	NATIVE	
CAT	27	CATALPA SPECIOSA	NORTHERN CATALPA	3" BB	NATIVE	
CEO	15	CELTIS OCCIDENTALIS	HACKBERRY	3" BB		URBAN, MOIST
FSG	17	FAGUS GRANDIFOLIA	AMERICAN BEECH	3" BB	NATIVE	
FAS	20	FAGUS SYLVATICA	EUROPEAN BEECH	3" BB		
GBP	26	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY GINKGO	3" BB		
GBI	17	GINKGO BILOBA	GINKGO	3" BB		URBAN, MALE SPEC. ONLY
GTI	26	GLEDITSIA TRIACANTHOS F. INERMIS	THORNLESS HONEYLOCUST	3" BB		URBAN, MOIST
GYD	11	GYMNOCLADUS DIOICUS	KENTUCKY COFFEETREE	3" BB	NATIVE	MOIST
GYM	12	GYMNOCLADUS DIOICA 'MORTON'	KENTUCKY COFFEETREE	3" BB	NATIVE	COLUMNAR, MALE
LIT	19	LIRODENDRON TULIPIFERA	TULIP TREE	3" BB	NATIVE	MOIST
LTE	30	LIRODENDRON TULIPIFERA 'EMERALD CITY'	EMERALD CITY TULIP TREE	3" BB		
PLA	18	PLATANUS X ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		URBAN, MOIST
OBI	19	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
OCR	26	QUERCUS 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	3" BB		
QIM	9	QUERCUS IMBRICARIA	SHINGLE OAK	3" BB		
QMA	19	QUERCUS MACROCARPA	BUR OAK	3" BB	NATIVE	URBAN
QMU	13	QUERCUS MUEHLENBERGII	CHINKAPIN OAK	3" BB	NATIVE	URBAN
ORR	14	QUERCUS ROBER 'REGAL PRINCE'	ENGLISH OAK	3" BB		URBAN
TAX	27	TAXODIUM DISTICHUM	BALD CYPRESS	3" BB		URBAN, MOIST
TAR	29	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVE	URBAN, MOIST
TTA	8	TILIA TORMENTOSA	SILVER LINDEN	3" BB		URBAN
UCU	18	ULMUS CULTIVAR 'ACCOLADE' 'TRIUMPH'	ACCOLADE ELM	3" BB		URBAN
UPF	26	ULMUS PAVIFLORA 'FRONTIER'	FRONTIER ELM	3" BB		URBAN
Evergreen Trees						
JLV	23	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	8' BB	NATIVE	
PAS	38	PICEA AIBES	NORWAY SPRUCE	8' BB		
POM	32	PICEA OMORICA	SERBIAN SPRUCE	8' BB		URBAN
PPU	35	PICEA PUNGENS	COLORADO SPRUCE	8' BB		
PIN	15	PINUS STROBUS	EASTERN WHITE PINE	8' BB		URBAN
PSU	41	PSEUDOTSUGA MENZIESII	DOUGLAS FIR	8' BB		
TOS	17	THUJA OCCIDENTALIS 'TECHNY'	TECHNY ARBORVITAE	6' BB		
TSU	7	TSUGA CANADENSIS	CANADIAN HEMLOCK	8' BB	NATIVE	
Ornamental Trees						
AC	12	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6' BB	NATIVE	MOIST SOIL
CF	20	CORNUS FLORIDA	FLOWERING DOGWOOD	6' BB		
CK	21	CORNUS KOUSA	KOUSA DOGWOOD	6' BB		
CM	18	CORNUS MAS	CORNELIANCHERRY DOGWOOD	6' BB		URBAN
MO	10	MAGNOLIA X SOULANGIANA	SAUCER MAGNOLIA	8' BB		
MV	4	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	6' BB	NATIVE	MOIST SOIL
MD	12	MALUS 'DONALD WYMAN'	CRABAPPLE	6' BB		25' GREEN, LT PINK
MP	15	MALUS 'PRAIRIE FIRE'	CRABAPPLE	6' BB		20' RED, PINK
MS	15	MALUS 'SARGENT'	SARGENT CRABAPPLE	6' BB		6' GREEN, PINK
SYR	12	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	8' BB		
Evergreen Shrubs						
JCM	32	JUNIPERUS CHINENSIS 'MINT JULIP'	MINT JULIP SPREADING JUNIPER	24" BB		
TD	39	TAXUS x MEDIA 'DENSII'	DENSE YEW	24" BB		
Deciduous Shrubs						
AM	20	ARONIA MELANOCARPA 'IROQUOIS BEAUTY'	IROQUOIS BEAUTY BLACK CHOKEBERRY	24" BB	NATIVE	
CA	22	CLETHRA ALNIFOLIA 'HUMMINGBIRD'	HUMMINGBIRD CLETHRA	5 GAL		NATIVE
CS	26	CORNUS SERICEA 'SANTI'	ISANTI RED TWIG DOGWOOD	24" BB	NATIVE	
HA	36	HYDRANGEA ARBORESCENS	ANNABELLE HYDRANGEA	5 GAL	NATIVE	
HP	10	HYDRANGEA PANICULATA 'TARDIVA'	TARDIVA HYDRANGEA	36" BB		
PF	32	POTENTILLA FRUITICOSA 'GOLD DROP'	GOLD DROP POTENTILLA	5 GAL	NATIVE	
RA	27	RHUS AROMATICA 'GRO LOW'	GRO LOW SUMAC	5 GAL	NATIVE	
SM	16	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	24" BB		
SP	18	SYRINGA PATULA 'MISS KIM'	MISS KIM LILAC	36" BB		
VC	23	VIBURNUM CARLESII 'COMPACTUM'	DWARF KOREANSPICE VIBURNUM	36" BB		
Groundcover						
ef	15000	EUONYMUS FORTUNEI 'COLORATUS'	PURPLELEAF WINTERCREEPER	3" POTS		
Perennials						
rf	56	RUDBECKIA FULGIDA 'GOLDSTURM'	BLACK-EYED SUSAN	1 GAL		24" YELLOW
Grasses						
pv	25	PANICUM VIRGATUM 'NORTH WIND'	SWITCH GRASS	3 GAL		4'

Low-Profile Prairie Seed Mix				
Botanical Name	Common Name	PLS	Ounces/Acre	
Permanent Grasses:				
<i>Bouteloua curtipendula</i>	Side-Oats Grama		16.00	
<i>Carex spp.</i>	Prairie Sedge Species		4.00	
<i>Elymus canadensis</i>	Canada Wild Rye		32.00	
<i>Koeleria macrantha</i>	June Grass		1.00	
<i>Panicum virgatum</i>	Switch Grass		1.00	
<i>Schizachyrium scoparium</i>	Little Bluestem		36.00	
		Total	90.00	
Temporary Cover:				
<i>Avena sativa</i>	Common Oat		512.00	
		Total	512.00	
Forbs:				
<i>Amorpha canescens</i>	Lead Plant		0.50	
<i>Asclepias syriaca</i>	Common Milkweed		2.00	
<i>Asclepias tuberosa</i>	Butterfly Weed		2.00	
<i>Baptisia alba</i>	White Wild Indigo		2.00	
<i>Chamaecrista fasciculata</i>	Pasture Pea		10.00	
<i>Coneopsis lanceolata</i>	Sand Coneopsis		5.00	
<i>Coneopsis palmata</i>	Prairie Coneopsis		5.00	
<i>Delia candida</i>	White Prairie Clover		1.50	
<i>Dalea purpurea</i>	Purple Prairie Clover		1.50	
<i>Desmanthus illinoensis</i>	Illinois Sensitive Plant		3.00	
<i>Echinacea purpurea</i>	Broad-Leaved Purple Coneflower		8.00	
<i>Eryngium yuccifolium</i>	Rattlesnake Master		2.00	
<i>Lespedeza capitata</i>	Round-Headed Bush Clover		2.00	
<i>Liatris aspera</i>	Rough Blazing Star		0.50	
<i>Lupinus perennis v. occidentalis</i>	Wild Lupine		4.00	
<i>Moranda fistulosa</i>	Wild Bergamot		0.50	
<i>Oligoneuron rigidum</i>	Stiff Goldenrod		1.00	
<i>Parthenium integrifolium</i>	Wild Quinine		1.00	
<i>Penstemon digitalis</i>	Foxglove Beard Tongue		0.50	
<i>Penstemon hirsutus</i>	Hairy Beard Tongue		1.00	
<i>Rudbeckia hirta</i>	Yellow Coneflower		4.00	
<i>Rudbeckia hirta</i>	Black-Eyed Susan		5.00	
<i>Rudbeckia subtomentosa</i>	Sweet Black-Eyed Susan		1.00	
<i>Silphium terebinthinaceum</i>	Prairie Dock		1.00	
<i>Solidago canadensis</i>	Showy Goldenrod		0.50	
<i>Symphoricarpos ericoides</i>	Heath Aster		0.25	
<i>Symphoricarpos laevis</i>	Smooth Blue Aster		1.00	
<i>Symphoricarpos novae-angliae</i>	New England Aster		0.50	
<i>Cover</i>			578.000	
Totals			37.00	

Emergent Plugs						
Symbol	Quantity	Botanical Name	Common Name	Size	Mean height	Notes
	8	ASCLEPIAS INCARNATA	SWAMP MILKWEED	3" PLUG	4'	36" O.C. - FORB
	8	BOLTONIA ASTEROIDES	FALSE ASTER	3" PLUG	3'	36" O.C. - FORB
	8	CAREX STRICTA	COMMON TUSsock SEDGE	3" PLUG	3'	36" O.C. - GSR
	8	CAREX VULPINOIDEA	FOX SEDGE	3" PLUG	3'	36" O.C. - GSR
	4	CHELONE GLABRA	WHITE TURTLEHEAD	3" PLUG	5'	48" O.C. - FORB
	4	HIBISCUS LAEVIS	ROSEMALLOW	3" PLUG	5'	48" O.C. - FORB
	4	IRIS VERSICOLOR	BLUE FLAG IRIS	3" PLUG	3'	48" O.C. - FORB
	8	LIATRIS Pycnostachya	PRAIRIE BLAZING STAR	3" PLUG	4'	36" O.C. - FORB
	8	LOBELIA CARDINALIS	CARDINAL FLOWER	3" PLUG	4'	36" O.C. - FORB
	4	SCHOENOPLECTUS ACUTUS	HARD-STEMMED BULRUSH	3" PLUG	6'	48" O.C. - GSR
	8	SOLIDAGO OHIOENSIS	OHIO GOLDENROD	3" PLUG	3'	36" O.C. - FORB
	8	SPARGANIUM EURYCARPUM	GREAT BUR REED	3" PLUG	4'	36" O.C. - FORB
	4	SPARTINA PECTINATA	PRAIRIE CORDGRASS	3" PLUG	7'	48" O.C. - GSR
	4	VERBENA HASTATA	BLUE VERVAIN	3" PLUG	5'	48" O.C. - FORB
Notes: Plant quantities are estimated based on spacing recommended. Quantity reflects 1,000 SF Plugs to be planted in groupings of "like species" Final layout to be approved by Landscape Architect						



Swale Seed Mix				
Botanical Name	Common Name	PLS	Ounces/Acre	
Permanent Grasses/Sedges:				
<i>Andropogon gerardii</i>	Big Bluestem		4.00	
<i>Carex cristatella</i>	Crested Owl Sedge		0.50	
<i>Carex lurida</i>	Botsethush Sedge		3.00	
<i>Carex spp.</i>	Prairie Sedge Species		8.00	
<i>Carex vulpinoidea</i>	Brown Fox Sedge		3.00	
<i>Elymus canadensis</i>	Canada Wild Rye		16.00	
<i>Elymus virginicus</i>	Virginia Wild Rye		16.00	
<i>Juncus canadensis</i>	Canadian Rush		1.00	
<i>Panicum virgatum</i>	Switch Grass		3.00	
<i>Scirpus atrovirens</i>	Dark Green Rush		2.00	
<i>Scirpus cyperinus</i>	Wool Grass		0.50	
<i>Spartina pectinata</i>	Prairie Cord Grass		3.00	
		Total	60.00	
Temporary Cover:				
<i>Avena sativa</i>	Common Oat		512.00	
		Total	512.00	
Forbs:				
<i>Alisma subcordatum</i>	Common Water Plantain		1.00	
<i>Asclepias incarnata</i>	Swamp Milkweed		2.00	
<i>Careopsis iriginis</i>	Tall Coneopsis		1.00	
<i>Euthamia graminifolia</i>	Common Grass-Leaved Goldenrod		0.50	
<i>Eutrochium maculatum</i>	Spotted Joe-Pye Weed		1.00	
<i>Iris virginica v. shrevei</i>	Blue Flag		4.00	
<i>Liatris spicata</i>	Marsh Blazing Star		1.00	
<i>Lycopus americanus</i>	Common Water Horehound		0.50	
<i>Mimulus ringens</i>	Monkey Flower		0.50	
<i>Penthorum sedoides</i>	Ditch Stonewort		1.00	
<i>Pycnanthemum virginianum</i>	Common Mountain Mint		0.50	
<i>Rudbeckia hirta</i>	Brown-Eyed Susan		1.00	
<i>Senna hebecarpa</i>	Wild Senna		1.00	
<i>Silphium terebinthinaceum</i>	Prairie Dock		1.00	
<i>Symphoricarpos novae-angliae</i>	New England Aster		0.50	
<i>Verbena hastata</i>	Blue Vervain		1.50	
<i>Zizia aurea</i>	Golden Alexanders		2.00	
		Total	20.00	
Mix Statistics				
Native Component	PLS lbs./Acre	PLS Seeds/Acre	PLS Seeds/Sq. Ft.	% of Native Mix
Forbs	1.25	1,181,855	27.13	31.09%
Grasses	3.75	2,619,949	60.15	68.91%
Total Natives	5.00	3,801,804	87.28	100.00%
Cover	32.00	578,000	13.22	
Totals	37.00	4,377,804	100.50	



NATIVE PLANT & SEED INSTALLATION MANAGEMENT AND MONITORING PLAN

All native planting and seeding installation, management and monitoring to be conducted by a qualified, experienced contractor specializing in restoring and managing natural landscapes in the Midwest. The selected contractor is to be held accountable for the appropriate installation methods and management and monitoring of all native areas.

PLANT MATERIAL INSTALLATION - NATIVE SEEDING

Prepare area for seeding - prepare the soil and create optimal plant conditions, before disturbing any ground:

- Check for any buried utilities
- Clear area of debris that would interfere with planting
- Mow any excess existing vegetation growth
- Apply broad-spectrum or targeted herbicide, depending on species present
- De-compact any areas of special concern
 - Lightly de-compact tilled or loose soil with a roller, cultipacker, or similar equipment. If using a no-till seed drill, tilling can usually be omitted.
 - If ground is wet, tilling should not occur until the soil dries enough to break apart when tilled.

Follow the appropriate timing:

- The optimal time to install seed is from the fall (November 1) to late spring (June 15).
- Wetlands should be seeded in the winter while the site is frozen and equipment can more easily access the site.

Method for seeding and erosion control:

- Broadcasting:
 - For small (typically two acres or less) or irregularly shaped areas, seed can be planted by hand broadcasting. To aid seed distribution, combine the seed mix with filler materials, such as dry sawdust, sand, or vermiculite.
 - Using a hand-crank or tow-behind broadcaster, start with half of the seed and try to cover the entire area with that amount of seed. Take the remaining half of the seed, go to the opposite end of the site and cover it again. After broadcasting is complete, it is important to use a cultipacker or roller over the area to make good seed-to-soil contact. Do not cover seed more than 1/4-inch deep.
- No-Till Drill:
 - For larger areas and sites with existing vegetation, use a no-till seed drill, which does not require the soil to be tilled before planting, resulting in minimal soil disturbance. No-till drills plant seed in rows by opening slits in the soil, into which seed is deposited. If using a no-till drill, seed should not be buried below 1/8" depth per specific manufacturer's recommendations. Because the diversity of seed sizes makes drill calibration a challenge, perform a few test areas first to help prevent running out of seed.
- Erosion control method:
 - Install biodegradable erosion control blanket (NAG S75BN or equal) until seed has germinated.

PLANT MATERIAL MANAGEMENT - NATIVE SEEDING - 5-YEAR PERIOD

To help ensure success, projects need a maintenance and monitoring plan that is flexible and supports site development goals. While native plants tend to germinate and develop at a slower rate than ornamental perennials or turf grass, regular maintenance during the establishment period greatly improves project success. Regular maintenance and monitoring controls invasive species, ensures optimal moisture levels are present, and identifies other necessary management actions.

- Native areas need between 3 to 5 years to establish.
- Preferred planting late fall (any time after November 1; if the soil surface is dry and cold enough to prevent germination and seed can be worked into soil.
- Let seed germinate and grow for one full season. **Do not** apply herbicides for weed control within the first growing season. If large weeds are unsightly, clip off; **do not pull** weeds to keep growth down. **Do not** allow seed heads to form.
- Mow first time when established in first season to 12"-18" high, to scatter seed heads. If clumping occurs lightly rake to disburse seed.
- Mow 2-3 additional times to maintain 6-9 inches in height.
- Some perennial seeds may not germinate until the following year.
- If fall planting is not possible, spring seeding can be done (weather permitting) as early as January - preferably before April 15.
- Second season mow 3-4 times to maintain 8-10 inches in height.
- At the end of the third season a controlled burn program to be performed.
- 4 (four) annual weed control events (selective herbicide and mechanical) to be performed throughout all native plant communities starting once the seed is sown until sign-off is granted.

MINIMUM PERFORMANCE STANDARDS AND MONITORING ACTIVITIES

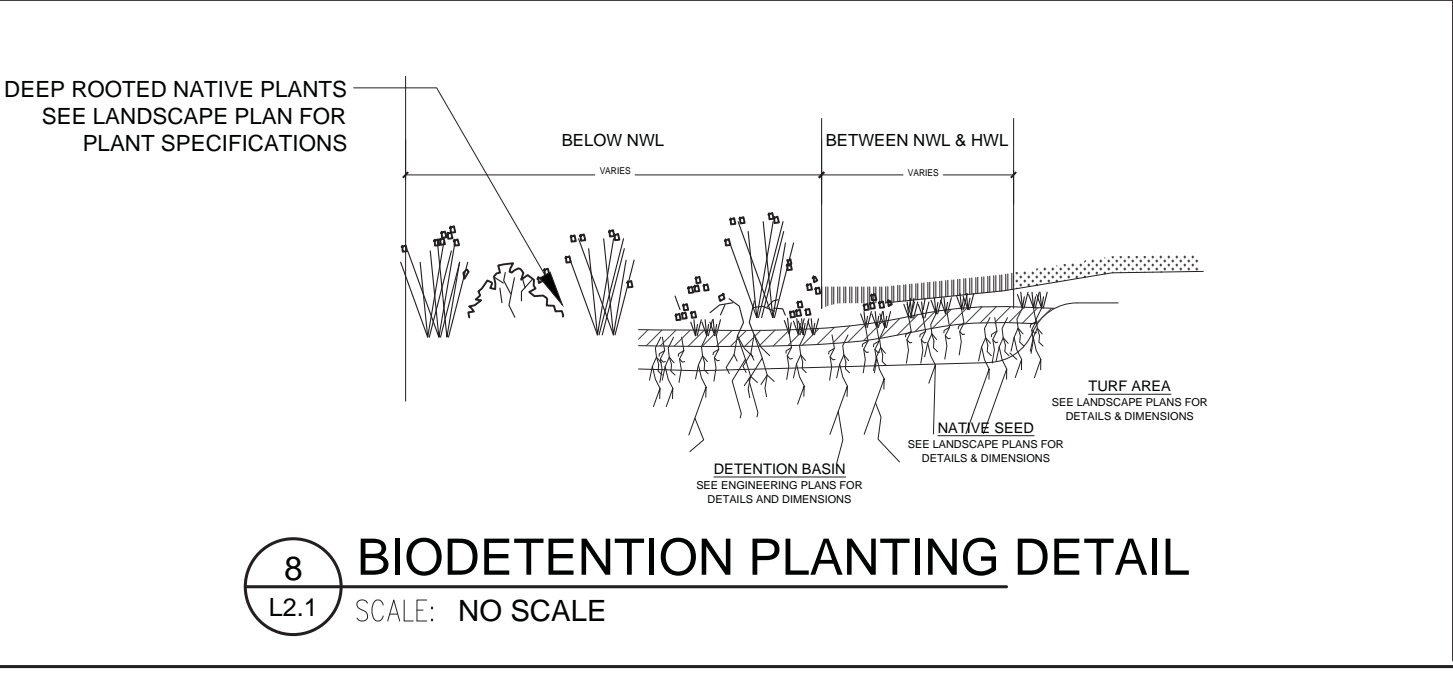
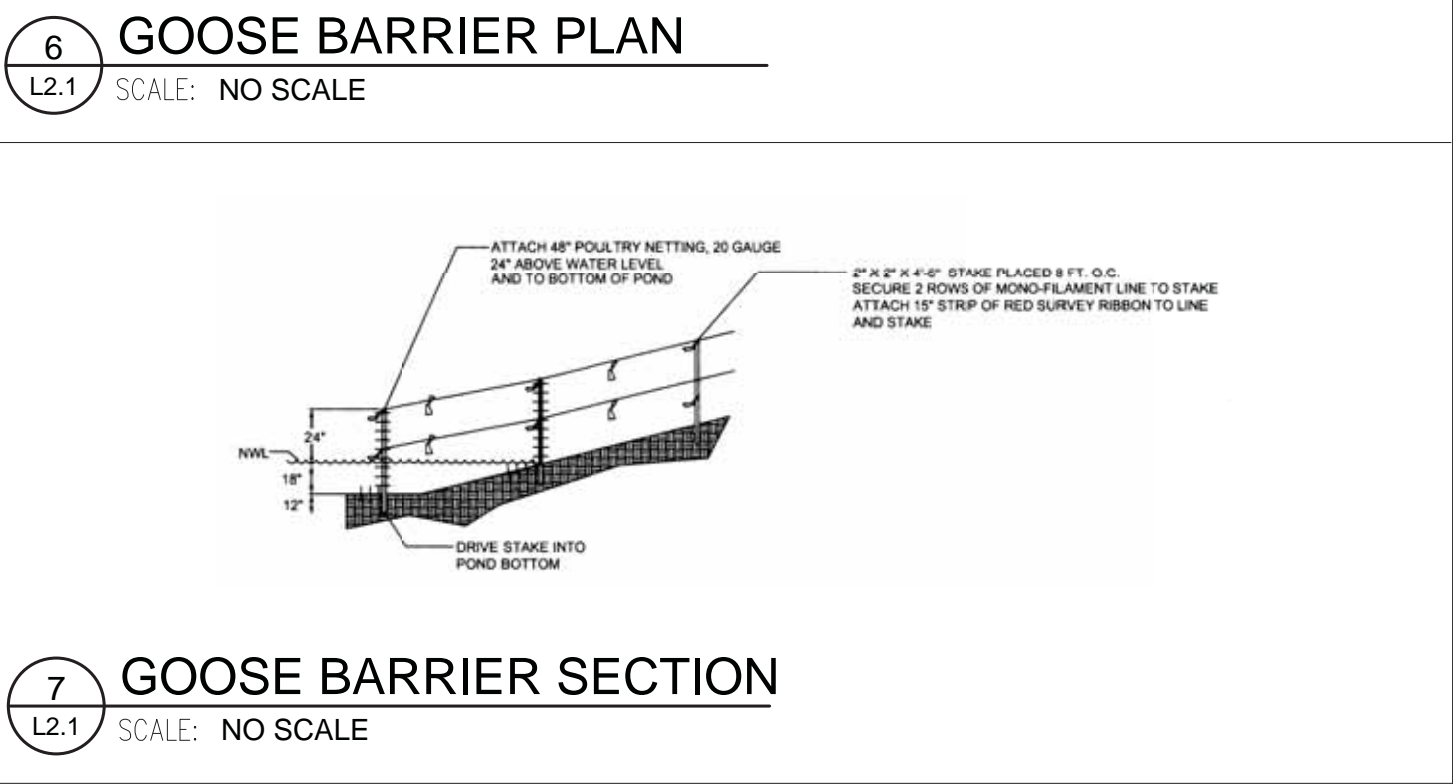
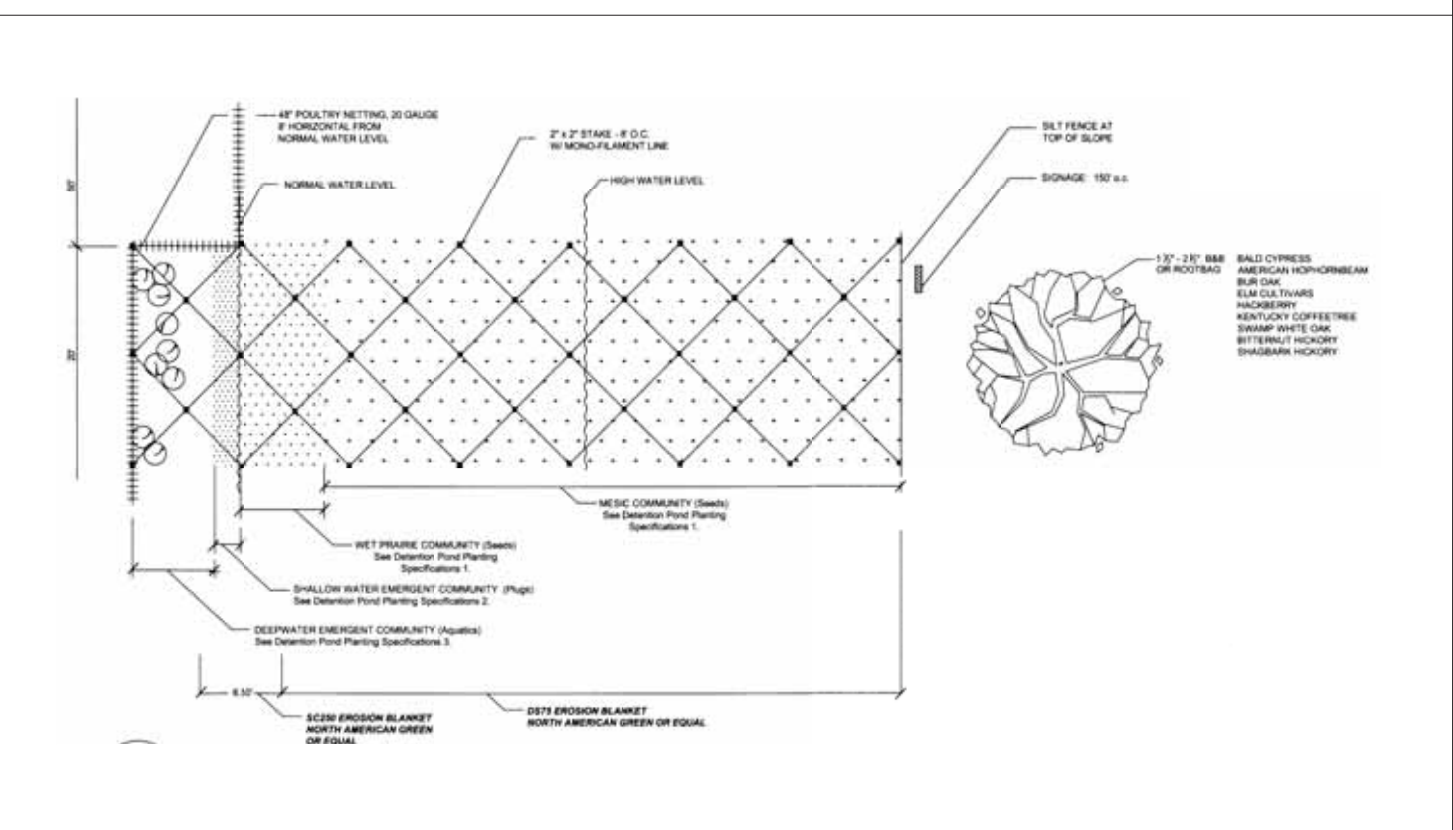
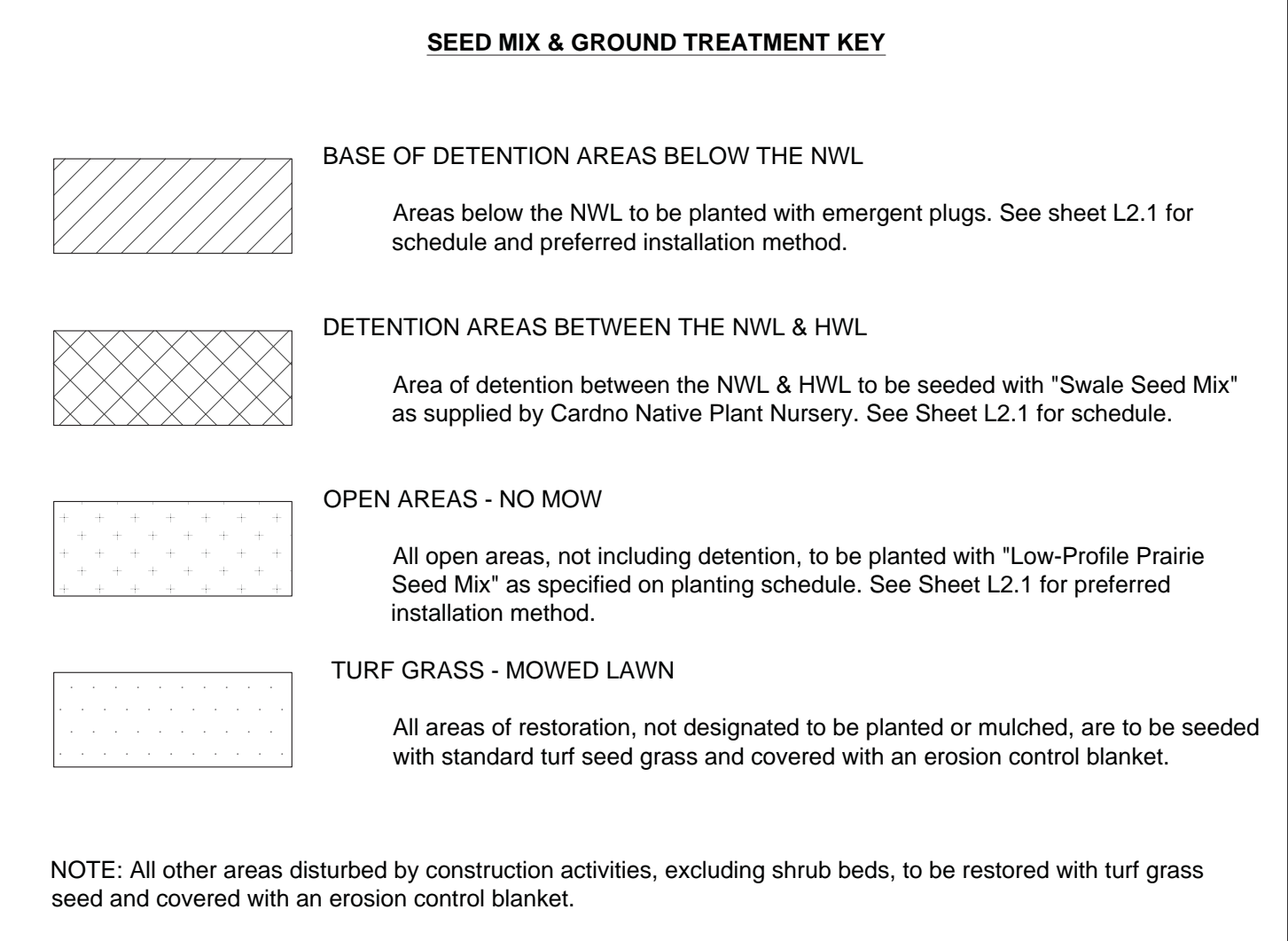
NATIVE PLANT MATERIALS

Performance standards are established for all proposed projects involving naturalized areas so that the relative success of creation and enhancement efforts may be evaluated. If the performance standards are not achieved by the end of the five-year management and monitoring program, acceptance meetings shall be held to determine the future course of action. It is likely that in a such case that the maintenance and monitoring period will be extended.

- Notification - The developer shall notify [MUNICIPALITY] upon completion of plantings.
 - The Owner's Environmental Specialist shall inspect the plantings upon completion of all maintenance procedures and notify Mundelein of the remedial actions taken.
- Native areas are to be monitored for a minimum of 5 (five) years from date of installation.
 - Monitor all native areas 2 (two) times annually at a time of year when plants are evident and identifiable. Visits should occur at spaced intervals throughout the growing season.
 - Conduct monitoring visits utilizing systematic field techniques. Traverse entire native area, document flora and note top 3 dominant species.
- Within 3 months of seed installation, at least 90% of the seeded areas ("Low Profile", "Stormwater" and "Swale" seed mix), as measured by aerial coverage, shall be vegetated. A minimum 100% vegetative coverage shall be maintained throughout, and at the end of, the five-year period for these areas.
 - This standard does not apply to the emergent zones.
- The naturalized areas shall not contain any rills greater than 4 inches wide and 4 inches deep throughout, and at the end, of the three-year period.
- At the end of the second growing season, 30% seed mix presence for the "Low Profile", "Stormwater" and "Swale" seed mixes shall be achieved. At the end of the third growing season, 50% seed mix presence for the "Low Profile", "Stormwater" and "Swale" seed mixes shall be achieved.
 - Seed mix presence shall be evaluated separately for these three mixes.
- No area over the entire native planted site greater than 1 square meter will be devoid of vegetation (as measured by aerial coverage/ocular estimation), unless specified on approved plans.
 - This annual performance standard does not apply to emergent and aquatic communities.
- The native planted areas will meet the following annual standards for the presence of native, non-invasive perennial species (as measured by aerial coverage/ocular estimation): Year 1 - 15%, Year 2 - 50%, Year 3 - 75%, Year 4 & 5 - 85%
 - This standard to be measured separately for each seed mix zone.
- At the end of the third growing season, none of the three most dominant species within the planted areas will be invasive or non-native species as inspected annually. The project manager will determine the appropriate target invasive or non-native species. They will typically include, but are not limited to, the following: Ragweed (*Ambrosia* spp.), Cattail (*Typha* spp.), Reed Canary Grass (*Phalaris arundinacea*), Purple Loosestrife (*Lythrum salicaria*), Common Reed (*Phragmites australis*), Canadian Thistle (*Cirsium arvense*), Sandbar Willow (*Salix interior*), Kentucky Blue Grass (*Poa pratensis*), Yellow Sweet-Clover (*Melilotus officinalis*), Teasel (*Dipsacus* spp.), Japanese-Knotweed (*Reynoutria japonica*), and Asian Bittersweet (*Celastrus orbiculatus*), Buckthorn (*Rhamnus* spp.).
 - This standard to be measured separately for each seed mix zone.
- Seed: At the end of the third growing season, 50% vegetative coverage shall be achieved (as measured by aerial coverage/ocular estimation).
- Emergents: Relative coverage of cattails (as measured by aerial coverage/ocular estimation) shall be less than 5% throughout, and at the end of, the three year monitoring period.
- Plugs: 90% of the plants will be alive, in healthy condition, and representative of the individual species at the end of each growing season. Replanting will take place until this standard is achieved.
- Woody plants: 100% of the planted trees and shrubs will be alive, in healthy condition, and representative of the individual species at the end of the 3rd growing season.
 - Annual replacements are required to achieve this standard.
- Relative coverage (determined by ocular estimation) of invasive species (i.e., common reed, reed canary grass, purple loosestrife, etc.) in aggregate shall be less than 5% throughout, and at the end of, the three-year period.
 - This standard shall be evaluated separately for each seed and plant mix zone (i.e., "Low Profile", "Stormwater" and "Swale" seed mix, emergent).
- Native Mean C value > 3.0 and Native FQI value > 20.0 for all native plant communities.
 - This standard shall be evaluated separately for each seed and plant mix zone (i.e., "Low Profile", "Stormwater" and "Swale" seed mix, emergent).
- Soil erosion and sediment control measures shall be regularly maintained. Any erosion observed on-site shall be repaired to the designed condition within 30 days of observation.

PLANTING NOTES FOR DETENTION AREAS

- REFER TO CIVIL ENGINEERING DRAWINGS FOR CONSTRUCTION DETAILS OF DETENTION AREAS
- REQUIRED LANDSCAPE MATERIAL SHALL SATISFY AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS AND BE WATERED AND MULCHED PER CONSTRUCTION DOCUMENTS.
- ALL PROPOSED PLANT SUBSTITUTIONS WITHIN DETENTION AREAS MUST BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- ALL REQUIRED LANDSCAPE MATERIAL INDICATED ON THE APPROVED PLANS WILL BE MAINTAINED THROUGHOUT THE LIFE OF THE PROJECT AND MUST BE REPLACED SHOULD IT DIE.
- CONTRACTOR RESPONSIBLE FOR THE MAINTENANCE ALL PLANT MATERIAL WITHIN DETENTION AREAS AS SPECIFIED BY THE LANDSCAPE ARCHITECT FOR THE FIRST YEAR AFTER INSTALLATION.
- ALL PLANT MATERIAL WITHIN DETENTION AREAS TO HAVE A 1 YEAR WARRANTY STARTING UPON LANDSCAPE ARCHITECT ISSUING "SUBSTANTIAL COMPLETION".
- WATER FOWL BARRIER CONTROL TO BE INSTALLED AT 8" O.C. IN ALL DETENTION AREAS PLANTED WITH PLUGS.
- METAL SIGNS (12"x18") TO BE INSTALLED AT 150' INTERVALS AROUND ALL NATIVE AREAS STATING "NATIVE PLANTING DO NOT MOW".
- ALL WORK AND OPERATIONS SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL CODES AND ORDINANCES.



LANDSCAPE MAINTENANCE SPECIFICATIONS

LANDSCAPE MAINTENANCE SPECIFICATIONS

The Contractor shall provide as a separate bid, maintenance for a period of 1 year after final acceptance of the project landscaping. The Contractor must be able to provide continued maintenance if requested by the Owner or provide the name of a reputable landscape contractor who can provide maintenance.

STANDARDS

All landscape maintenance services shall be performed by trained personnel using current, acceptable horticultural practices.

All work shall be performed in a manner that maintains the original intent of the landscape design.

All chemical applications shall be performed in accordance with current county, state and federal laws, using EPA registered materials and methods of application. These applications shall be performed under the supervision of a Licensed Certified applicator.

APPROVALS

Any work performed in addition to that which is outlined in the contract shall only be done upon written approval by the Owner's Representative.

All seasonal color selections shall be approved by the Owner's Representative prior to ordering and installation.

SOIL TESTING

The maintenance contractor shall perform soil tests as needed to identify imbalances or deficiencies causing plant material decline. The owner shall be notified of the recommendation for approval, and the necessary corrections made at an additional cost to the owner.

Acceptable Soil Test Results:

	Landscape Trees & Shrubs	Turf
pH Range	5.0-7.0	6.0-7.0
Organic Matter	>1.5%	>2.5%
Magnesium (Mg)	100+lbs./acre	100+lbs./acre
Phosphorus (P2O5)	150+lbs./acre	150+lbs./acre
Potassium (K2O)	120+lbs./acre	120+lbs./acre
Soluble salts	Not to exceed 900ppm/1.9 mmhos/cm in soil; not to exceed 1400 ppm/2.5 mmhos/cm in high organic mix	Not to exceed 750ppm/0.75 mmhos/cm in soil; not to exceed 2000 ppm/2.0 mmhos/cm in high organic mix

For unusual soil conditions, the following optional tests are recommended with levels not to exceed:

Boron	3 pounds per acre
Manganese	50 pounds per acre
Potassium (K2O)	450 pounds per acre
Sodium	20 pounds per acre

WORKMANSHIP

During landscape maintenance operations, all areas shall be kept neat and clean. Precautions shall be taken to avoid damage to existing structures. All work shall be performed in a safe manner to the operators, the occupants and any pedestrians.

Upon completion of maintenance operations, all debris and waste material shall be cleaned up and removed from the site, unless provisions have been granted by the owner to use on-site trash receptacles.

Any damage to the landscape, the structure, or the irrigation system caused by the maintenance contractor, shall be repaired by the maintenance contractor without charge to the owner.

GENERAL CLEAN UP

Prior to mowing, all trash, sticks, and other unwanted debris shall be removed from lawns, plant beds, and paved areas.

TURF

MOWING

Turf grasses, including blue grass, tall fescue, perennial ryegrass, etc., shall be maintained at a height of 2" to 3" in spring and fall. From June through September, mowing height shall be maintained at no less than 3".

The mowing operation includes trimming around all obstacles, raking excessive grass clippings and removing debris from walks, curbs, and parking areas. Caution: Mechanical weeders should NOT be used around trees because of potential damage to the bark.

EDGING

Edging of all sidewalks, curbs and other paved areas shall be performed once every other mowing. Debris from the edging operations shall be removed and the areas swept clean. Caution shall be used to avoid flying debris.

FERTILIZING

Seasonally stepped fertilizer shall be applied in areas based on the existing turf species.

LAWN WEED CONTROL: HERBICIDES

Selection and proper use of herbicides shall be the landscape contractor's responsibility. All chemical applications shall be performed under the supervision of a Licensed Certified Applicator. Read the label prior to applying any chemical.

INSECT & DISEASE CONTROL FOR TURF

The contractor shall be responsible for monitoring the site conditions on each visit to determine if any insect pest or disease problems exist. The contractor shall identify the insect pest or disease, as well as the host plant, and then consult the most current edition of the Cooperative Extension Service's "Commercial Insecticide Recommendation for Turf" for control. The licensed applicator shall be familiar with the label provided for the selected product prior to application.

Inspection and treatment to control insect pests shall be included in the contract price.

TREES, SHRUBS, & GROUND COVER

PRUNING

All ornamental trees, shrubs and ground cover shall be pruned when appropriate to remove dead or damaged branches, develop the natural shapes. Do not shear trees or shrubs. If previous maintenance practice has been to shear and ball, then a natural shape will be restored gradually.

Pruning Guidelines:

- Prune plants that flower before the end of June (spring blooming) immediately after flowering. Flower buds develop during the previous growing season. Fall, winter or spring pruning would reduce the spring flowering display.
- Prune plants that flower in July - September (summer or autumn blooming) in winter or spring before new growth begins, since these plants develop flowers on new growth.
- Delay pruning plants grown for ornamental fruits, such as Cotoneasters and Viburnums.
- Hollies and other evergreens may be pruned during winter in order to use their branches for seasonal decoration. However, severe pruning of evergreens should be done in early spring only.
- Broadleaf evergreen shrubs shall be hand-pruned to maintain their natural appearance after the new growth hardens off.
- Hedges or shrubs that require shearing to maintain a formal appearance shall be pruned as required. Dead wood shall be removed from sheared plants before the first shearing of the season.
- Conifers shall be pruned, if required, according to their genus.
 - Yews, Junipers, Hemlocks and Arborvitae may be pruned after new growth has hardened off in late summer. If severe pruning is necessary, it must be done in early spring.
 - Firs and spruces may be lightly pruned in late summer, fall, or winter after completing growth. Leave side buds. Never cut central leader.
 - Pines may be lightly pruned in early June by reducing candles.
- Groundcover shall be edged and pruned as needed to contain it within its borders.
- Thinning: Remove branches and water sprouts by cutting them back to their point of origin on parent stems. This method results in a more open plant, without stimulating excessive growth. Thinning is used on Crab Apples, Lilacs, Viburnums, etc.
- Renewal pruning: Remove oldest branches of shrub at ground, leaving the younger, more vigorous branches. Also remove weak stems. On overgrown plants, this method may be best done over a three-year period. Renewal pruning may be used on Forsythia, Hydrangea, Spiraea, etc.

Plants overhanging passageways and parking areas and damaged plants shall be pruned as needed.

Shade trees that cannot be adequately pruned from the ground shall not be included in the Maintenance Contract. A certified arborist under a separate contract shall perform this type of work.

SPRING CLEANUP

Plant beds shall receive a general cleanup before fertilizing and mulching. Cleanup includes removing debris and trash from beds and cutting back herbaceous perennials left standing through winter, e.g. ornamental grasses, Sedum Autumn Joy.

FERTILIZING

For trees, the rate of fertilization depends on the tree species, tree vigor, area available for fertilization, and growth stage of the tree. Mature specimens benefit from fertilization every 3 to 4 years; younger trees shall be fertilized more often during rapid growth stages.

The current recommendation is based on the rate of 1000 square feet of area under the tree to be fertilized. For deciduous trees, 2 to 6 pounds of Nitrogen per 1000 square feet; for broadleaf evergreens, 1 to 3 pounds of Nitrogen per 1000 square feet.

Shrubs and groundcover shall be top-dressed with compost 1" deep or fertilized once in March with 10-6-4 analysis fertilizer at the rate of 3 pounds per 100 square feet of bed area. Ericaceous material shall be fertilized with an ericaceous fertilizer at the manufacturer's recommendation rate. If plants are growing poorly, a soil sample should be taken.

TREES, SHRUBS, & GROUND COVER (CONT.)

MULCHING

Annually, all tree and shrub beds will be prepared and mulched, to a minimum depth of 3" with quality mulch to match existing. Bed preparation shall include removing all weeds, cleaning up soil beds, edging and cultivating decayed mulch into the soil. Debris from edging is to be removed from beds where applicable. If deemed necessary, a pre-emergent herbicide may be applied to the soil to inhibit the growth of future weeds.

Organically maintained gardens shall not receive any pre-emergent herbicides. Mulch in excess of 4" will be removed from the beds. SPECIAL CARE shall be taken in the mulching operation not to over-mulch or cover the base of trees and shrubs. This can be detrimental to the health of the plants.

WEEDING

All beds shall be weeded on a continuous basis throughout the growing season to maintain a neat appearance at all times.

Pre-emergent (soil-applied) and post-emergent (foliar-applied) herbicides shall be used where and when applicable and in accordance with the product's label.

INSECT & DISEASE CONTROL: TREES, SHRUBS & GROUND COVER

The maintenance contractor shall be responsible for monitoring the landscape site on a regular basis. The monitoring frequency shall be monthly except for growing season, which will be every other week. Trained personnel shall monitor for plant damaging insect activity, plant pathogenic diseases and potential cultural problems in the landscape. The pest or cultural problem will be identified under the supervision of the contractor.

For plant damaging insects and mites identified in the landscape, the contractor shall consult and follow the recommendations of the most current edition of the state Cooperative Service publication on insect control on landscape plant material.

Plant pathogenic disease problems identified by the contractor that can be resolved by pruning or physical removal of damaged plant parts will be performed as part of the contract. For an additional charge, plant pathogenic diseases that can be resolved through properly timed applications of fungicides shall be made when the owner authorizes it.

If the contractor notes an especially insect-or disease-prone plant species in the landscape, he/she will suggest replacement with a more pest-resistant cultivar or species that is consistent with the intent of the landscape design.

NOTE: For identification of plant-damaging insects and mites, a reference textbook that can be used is Insects that feed on Trees and Shrubs by Johnson and Lyon, Comstock Publishing Associates. For plant pathogenic diseases, two references are suggested: Scouting and Controlling Woody Ornamental Diseases in Landscapes and Nurseries, authorized by Gary Moorman, published by Penn State College of Agricultural Sciences, and Diseases of Trees and Shrubs by Sinclair and Lyon, published by Comstock Publishing Press.

TRASH REMOVAL

The maintenance contractor shall remove trash from all shrub and groundcover beds with each visit.

LEAF REMOVAL

All fallen leaves shall be removed from the site in November and once in December. If requested by the owner, the maintenance contractor, at an additional cost to the owner shall perform supplemental leaf removals.

WINTER CLEAN-UP

The project shall receive a general clean-up once during each of the winter months, i.e., January, February, and March.

Clean-up includes:

- Cleaning curbs and parking areas
- Removing all trash and unwanted debris
- Turning mulch where necessary
- Inspection of grounds

SEASONAL COLOR: PERENNIALS, ANNUALS, AND BULBS

The installation of perennials, annuals, and bulbs, unless specified herein, shall be reviewed with the owner, and, if accepted, installed and billed to the owner.

SEASONAL COLOR MAINTENANCE

Perennialization of Bulbs:

- After flowering, cut off spent flower heads.
- Allow leaves of daffodils and hyacinths to remain for six weeks after flowers have faded. Cut off at base.
- Allow leaves of other bulbs to yellow naturally and then cut off at base.
- Apply fertilizer after flowering in spring, possibly again in fall. Apply 10-10-10 at the rate of 2 pounds per 1000 square feet or top-dress with compost 1" deep. Fall fertilization with a bulb fertilizer or mulching with 1" of compost is optional.

Flower Rotation:

- Bulbs: Remove the entire plant and bulb after flowers have faded or at the direction of the owner and install new plants if included in contract.
- Summer Annuals or Fall Plants:
 - Dead heading: Pinch and remove dead flowers on annuals as necessary.
 - Fertilizing Summer Annuals: Fertilize using one or two methods: Apply a slow-release fertilizer in May following manufacturer's recommendations. A booster such as 10-10-10 may be necessary in late summer.
 - Or, apply liquid fertilizations of 20-20-20 water-soluble fertilizers, not to exceed 2 pounds of 20-20-20 per 100 gallons of water, monthly, or mulch with compost 1" deep.
 - Removal: If fall plants are to be installed, summer annuals shall be left in the ground until the first killing frost and then removed, unless otherwise directed by the owner.

Perennials:

- After initial installation, if a time-release fertilizer has been incorporated during plant installation, no more fertilizer need be applied the first growing season.
- The following year:
 - Fertilize perennials with a slow-release fertilizer or any 50% organic fertilizer, or mulch perennials with compost 1" deep.
 - Cut all deciduous perennials flush to the ground by March 1, if this was not done the previous fall, to allow new growth to develop freely.
 - Mulch the perennial bed once in early spring at 1"-2" depth. If soil is bare in late fall, re-mulch lightly after ground is frozen to protect perennials.
 - Inspect for insect or disease problems on perennials. Monitor and control slugs on hostas and ligularias. Powdery mildew on phlox, monardas, and asters can be prevented with properly timed fungicides or use of disease-resistant varieties.
 - Weed perennial bed as specified in "WEEDING" above.
 - Prune branching species to increase density. Cut only the flowering stems after blooming. Do not remove the foliage.
- The following fall cut back deteriorating plant parts unless instructed to retain for winter interest, e.g. Sedum Autumn Joy and ornamental grasses.
- Long-term Care:
 - Divide plants that overcrowd the space provided. Divide according to the species. Some need frequent dividing, e.g. asters and yarrow every two years; other rarely, if ever, e.g. peonies, hostas, and astilbe.
 - For detailed information regarding the care of specific perennials, refer to All About Perennials by Ortho; Perennials: How to Select, Grow and Enjoy by Pamela Harper and Frederick McGuffy, Hp Books Publisher; Herbaceous Perennial Plants: A Treatise on their Identification, Culture and Garden Attributes by Allan Armitage, Stipes Pub LLC.

SUMMARY OF MAINTENANCE

LAWN MAINTENANCE

- Soil analysis performed annually to determine pH. If pH does not fall within specified range, adjust according to soil test recommendations.
- Maintain proper fertility and pH levels of the soil to provide an environment conducive to turf vitality for turf grasses.
- Mow turf on a regular basis and as season and weather dictates. Remove no more than the top 1/3 of leaf blade. Clippings on paved and bed areas will be removed.
- Aerate warm season turf areas to maintain high standards of turf appearance.
- Apply pre-emergent to turf in two applications in early February and early April to extend barrier.
- Apply post emergent as needed to control weeds.
- Mechanically edge curbs and walks.
- Apply non-selective herbicide, to mulched bed areas and pavement and remove excess runners to maintain clean defined beds.

TREE, GROUND COVER AND SHRUB BED MAINTENANCE

- Prune shrubs, trees and groundcover to encourage healthy growth and create a natural appearance.
- Mulch to be applied in February/March with a half rate in late summer to top dress.
- Apply pre-emergent herbicides in February and April.
- Manual weed control to maintain clean bed appearance.
- Apply fungicides and insecticides as needed to control insects and disease.
- Ornamental shrubs, trees and groundcovers to be fertilized three (3) times per year with a balanced material (January/February, April/May, and October/November)
- Edge all mulched beds.
- Remove all litter and debris.

GENERAL MAINTENANCE

- Remove all man-made debris, blow edges.
- Inspect grounds on a monthly basis and schedule inspection with Unit Operator.

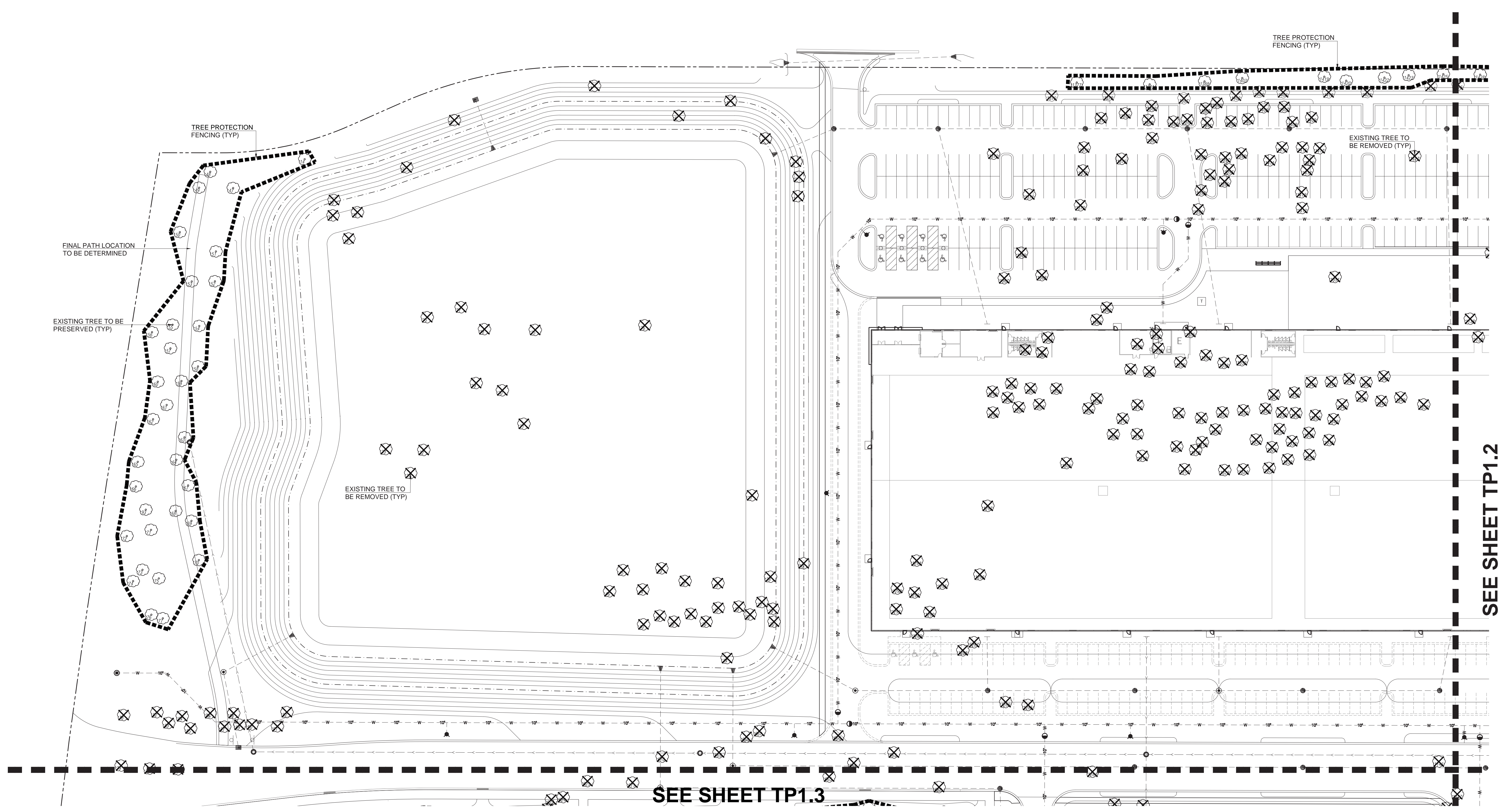
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no.	revision	description	initial	date
1	ISSUED FOR REVIEW		KMT	03-23-23
2	FOR VILLAGE COMMENTS		KMT	04-14-23
3				
4				
5				

PROPOSED BUSINESS CAMPUS DEERFIELD, IL

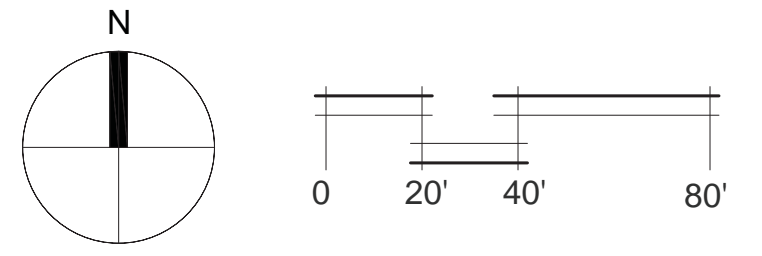
LANDSCAPE INSTALLATION AND MONITORING SPECIFICATIONS DETENTION AREA DETAILS

date	03-23-23	checked
drawn	JTW	
dwg		
job no.	23060	
sheet no.	L 2.2	



TREE PRESERVATION PLAN

SCALE: 1" = 40'-0"



SEE SHEET TP1.3

SEE SHEET TP1.2

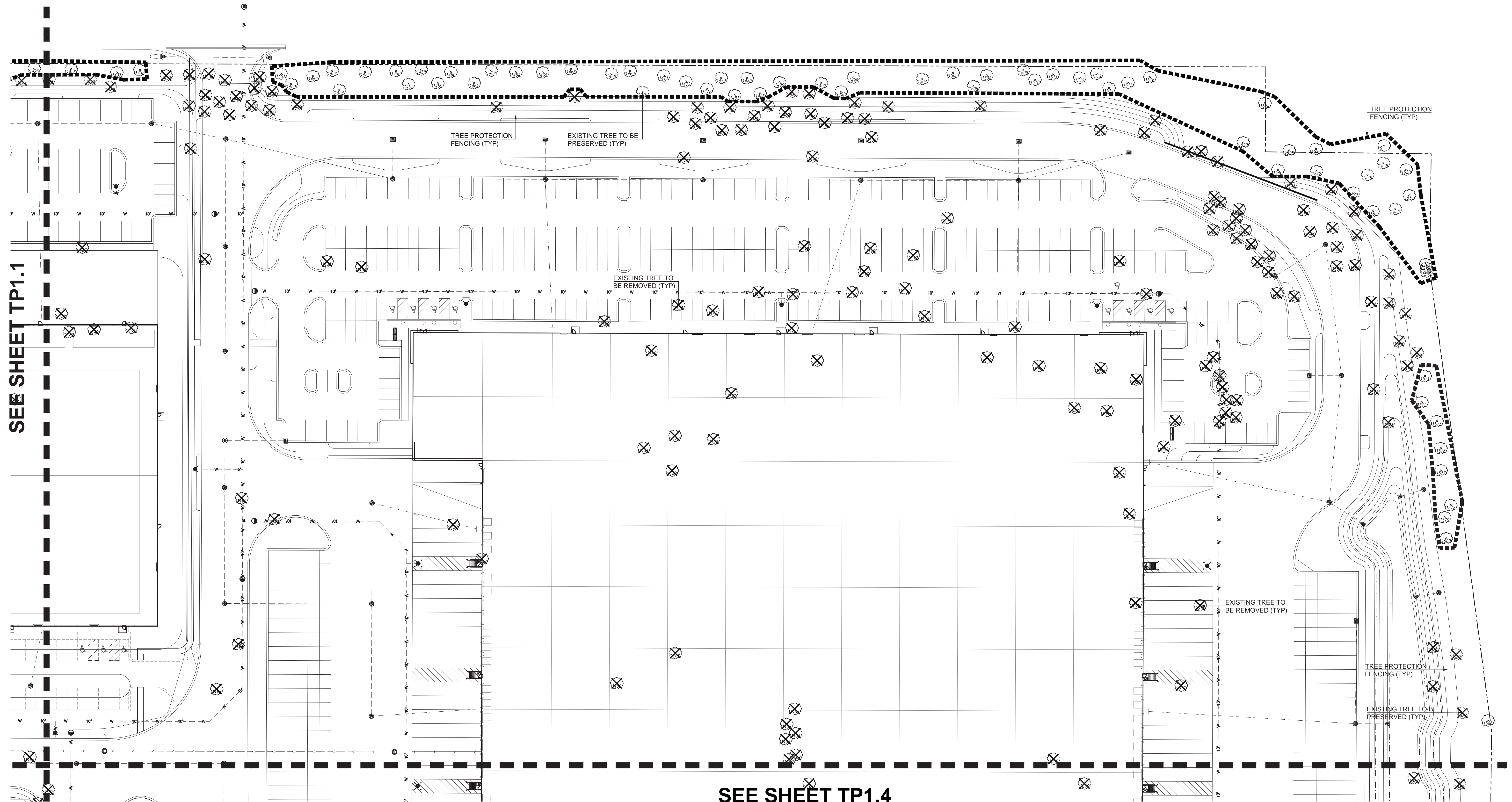
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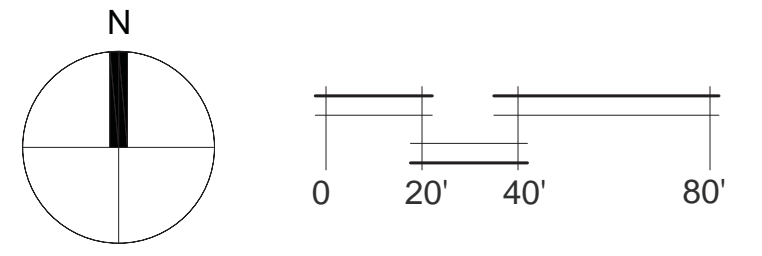
TREE PRESERVATION PLAN
PROPOSED BUSINESS CAMPUS
DEERFIELD, IL

date	01-26-23	checked	KMT
drawn	DW		
job no.	23060		
sheet no.	TP1.1		



TREE PRESERVATION PLAN

SCALE: 1" = 40'-0"



no.	revision	description	initial	date
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2	PER VILLAGE COMMENTS		KMT	04-14-23

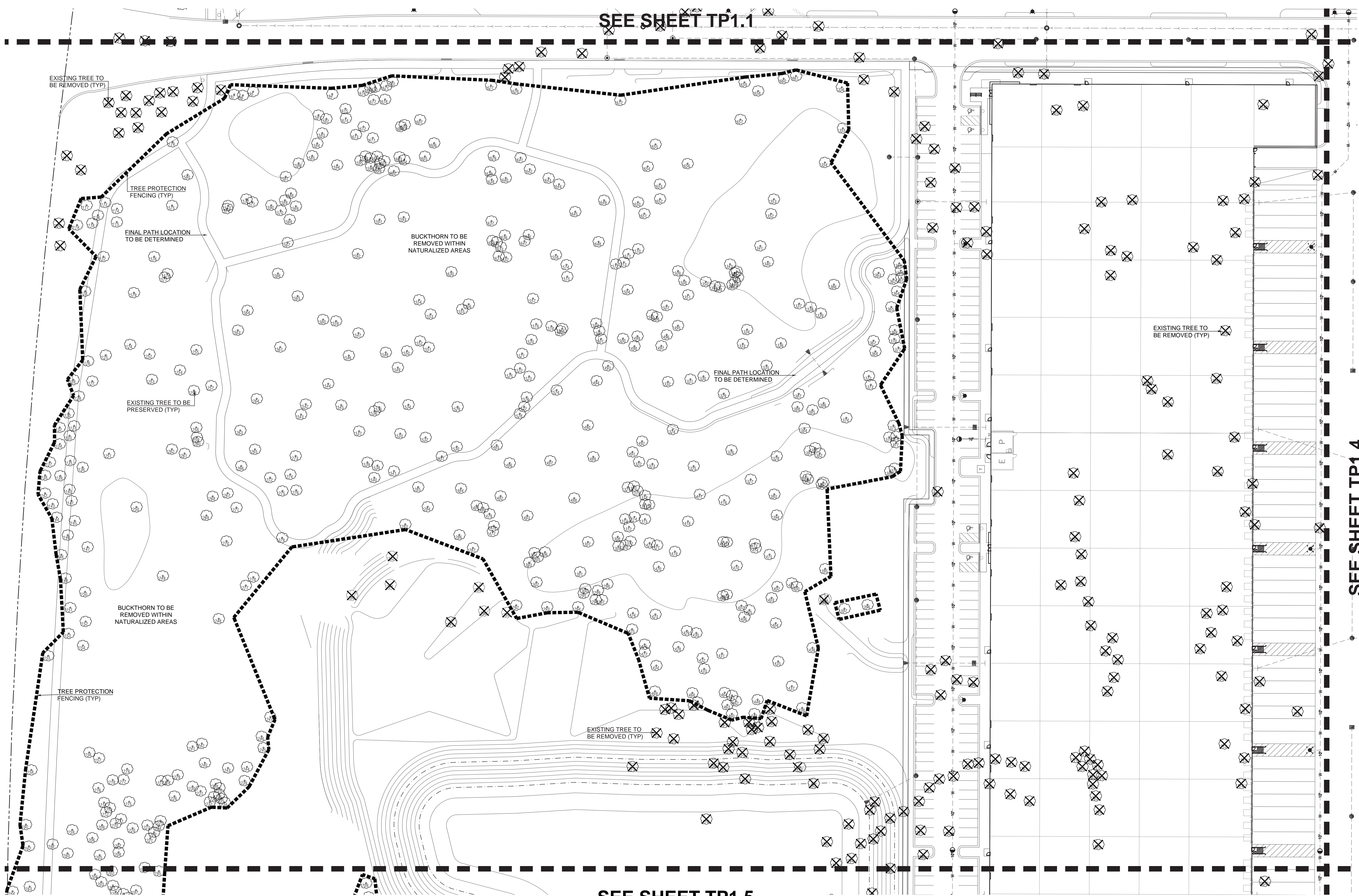
**PROPOSED
BUSINESS CAMPUS
DEERFIELD, IL**

TREE PRESERVATION PLAN

date	01-26-23	checked	KMT
drawn	DW		

job no. **23060**

sheet no. **TP1.2**



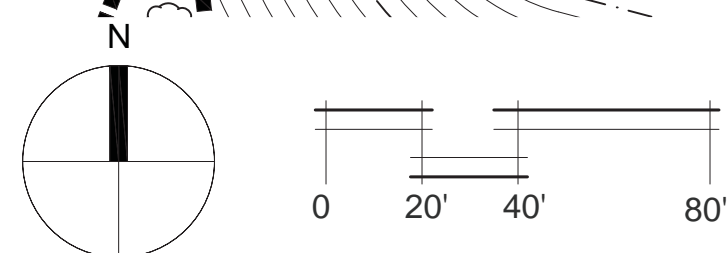
SEE SHEET TP1.1

SEE SHEET TP1.4

SEE SHEET TP1.5

TREE PRESERVATION PLAN

SCALE: 1" = 40'-0"



Kathryn Talty
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no.	revision	description	initial	date
1	ISSUED FOR REVIEW		KMT	03-23-23
2	PER VILLAGE COMMENTS		KMT	04-14-23

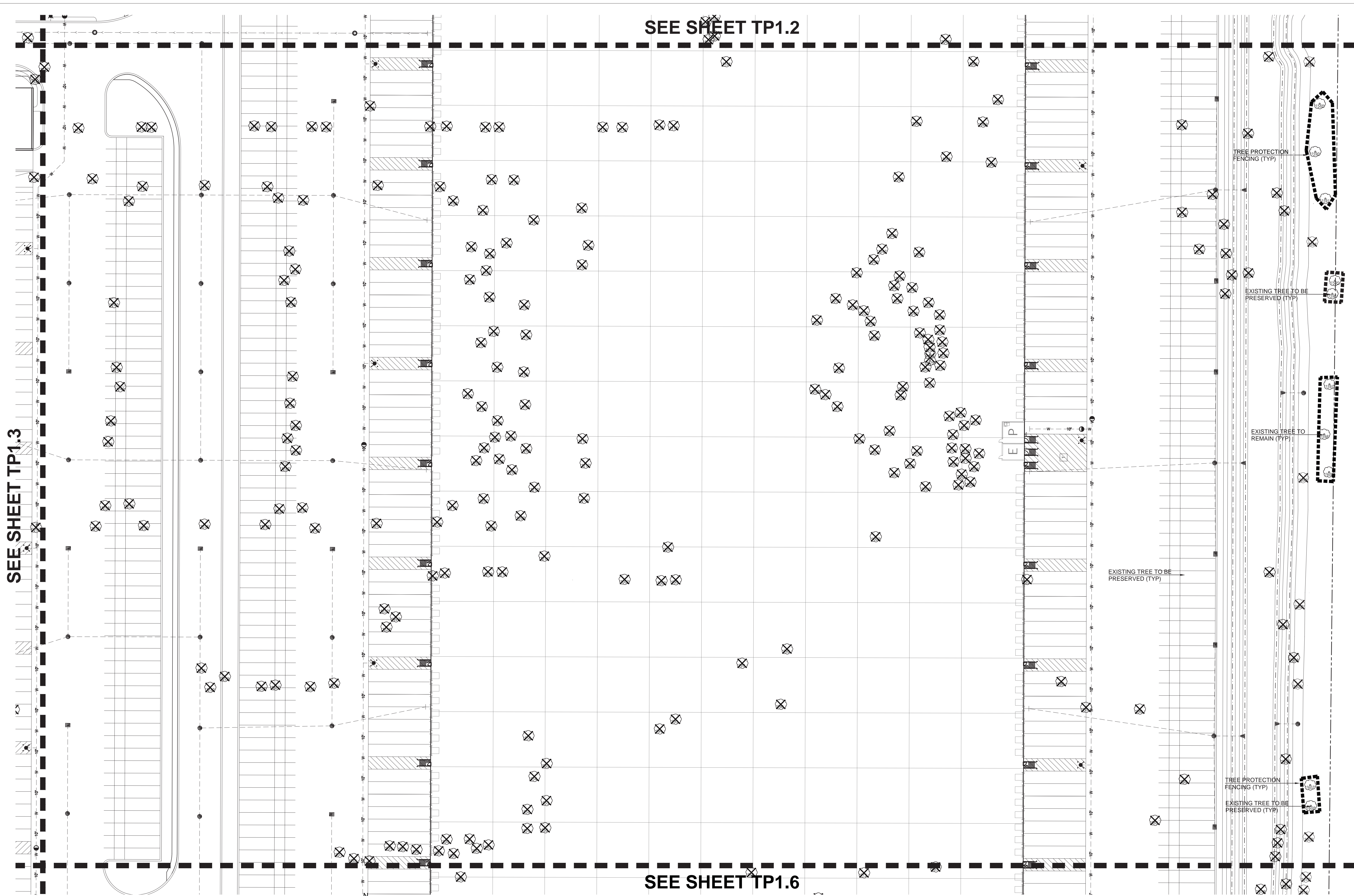
**PROPOSED
 BUSINESS CAMPUS**
 DEERFIELD, IL

TREE PRESERVATION PLAN

date	01-26-23	checked	KMT
drawn	DW		

job no. **23060**

sheet no. **TP1.3**



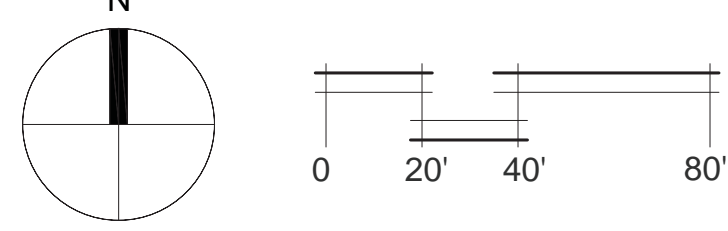
SEE SHEET TP1.2

SEE SHEET TP1.3

SEE SHEET TP1.6

TREE PRESERVATION PLAN

SCALE: 1" = 40'-0"



12345678

SEE SHEET TP1.3
SEE SHEET TP1.2
SEE SHEET TP1.6

TREE PRESERVATION PLAN
PROPOSED BUSINESS CAMPUS
DEERFIELD, IL

date
01-26-23

drawn
DW

checked
KMT

initial
KMT

revision description
ISSUED FOR REVIEW
PER VILLAGE COMMENTS

date
03-23-23

initial
KMT

no.

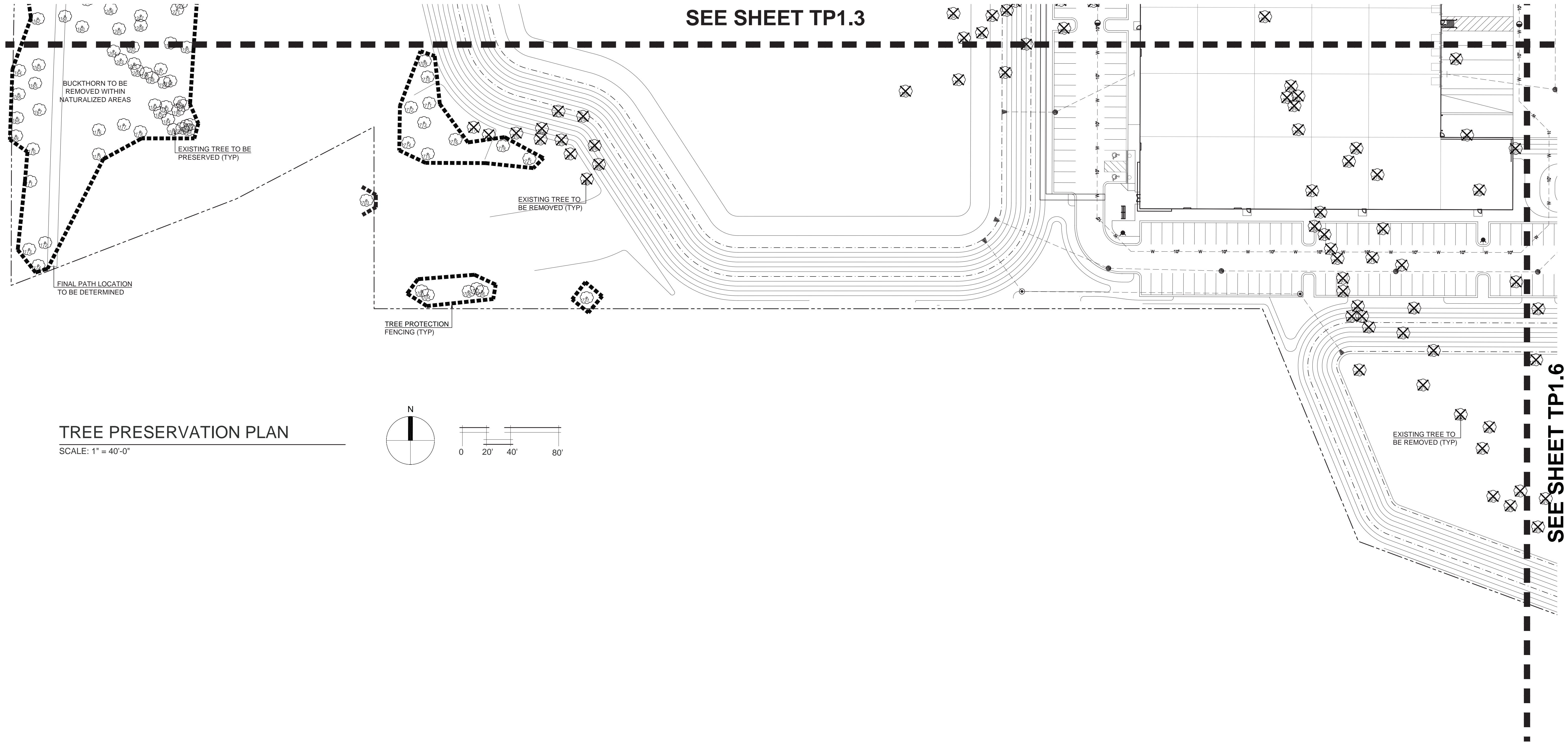
job no.
23060
sheet no.
TP1.4

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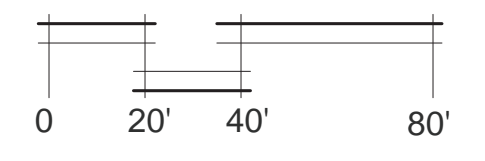
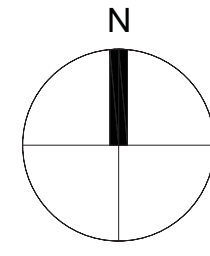
REGISTERED LANDSCAPE ARCHITECT
KATHRYN MAXWELL TALTY
157-001176
STATE OF ILLINOIS
K. Talty

SEE SHEET TP1.3



TREE PRESERVATION PLAN

SCALE: 1" = 40'-0"



SEE SHEET TP1.6

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no.	revision	description	initial	date
1	ISSUED FOR REVIEW		KMT	03-23-23
2	PER VILLAGE COMMENTS		KMT	04-14-23

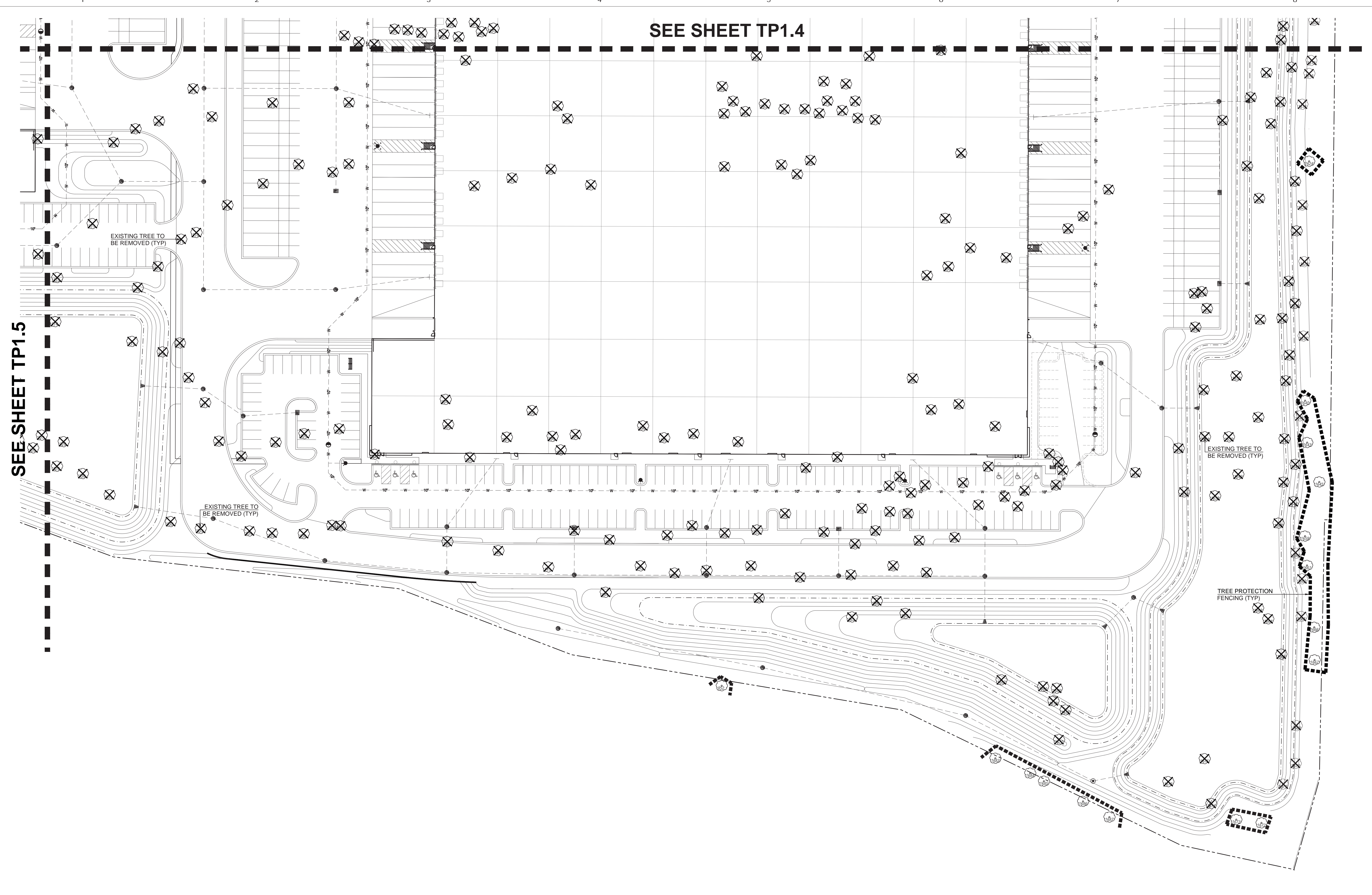
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DEERFIELD, IL**

TREE PRESERVATION PLAN

date	01-26-23	checked	KMT
drawn	DW		

job no.
23060

sheet no.
TP1.5



SEE SHEET TP1.4

SEE SHEET TP1.5

EXISTING TREE TO BE REMOVED (TYP)

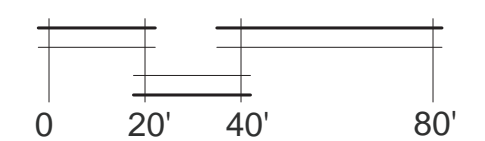
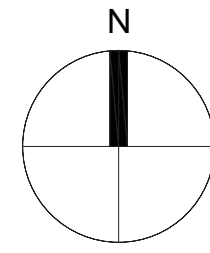
EXISTING TREE TO BE REMOVED (TYP)

EXISTING TREE TO BE REMOVED (TYP)

TREE PROTECTION FENCING (TYP)

TREE PRESERVATION PLAN

SCALE: 1" = 40'-0"



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TREE PRESERVATION PLAN

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drawn: DW
checked: KMT

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job no. **23060**

sheet no. **TP1.6**

