

PLAN HIGHLIGHTS

- A 6 STORY APARTMENT**
 - 192 units
 - 245 garage & 36 surface spaces
 - 14,148 SF of retail
- B PRIVATE ROADS**
 - Elm Street
 - Dawson Drive
- C PUBLIC PARKING DECK**
 - 3-story deck
 - 268 total parking spaces
- D 7-STORY APARTMENT**
 - 65 units
 - 65 internal spaces (2 stories)
 - 21 surface spaces
- E ROWHOMES**
 - 13 Front Load (52 spaces=4.0/du)
 - 43 Rear Load (129 spaces=3.0/du)

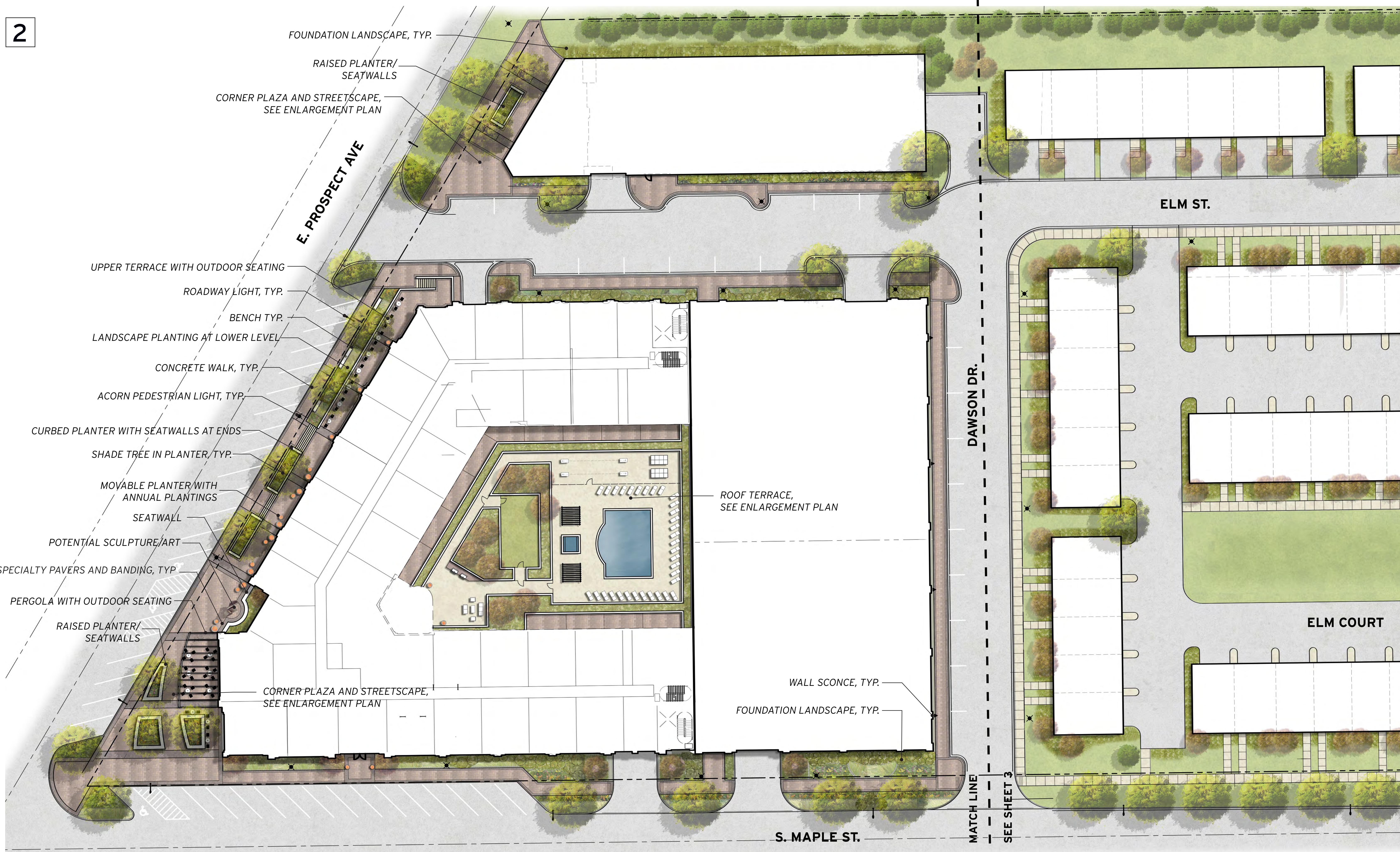
TOTAL AREA = 6.51 AC

RESIDENTIAL = 5.76 AC

MUNICIPAL = 0.75 AC

LIGHTING SCHEDULE

- Valmont Structures Roadway Light to match downtown lights
- ✕ Sternberg Acorn Pedestrian Light to match downtown lights
- ▶ Wall sconce on parking deck



3



8' HT TREX SECLUSION FENCE, TYP. - OR SIMILAR
 EVERGREEN TREE, TYP. PER ORDINANCE

ACORN PEDESTRIAN LIGHT, TYP.
 FOUNDATION LANDSCAPE, TYP.

E. LINCOLN ST.

ROADWAY LIGHT, TYP. PER ORDINANCE

OPEN SPACE

SHADE TREE, TYP. PER ORDINANCE

ORNAMENTAL TREE, TYP

TYPICAL ROWHOME LANDSCAPE, SEE ENLARGEMENT PLAN

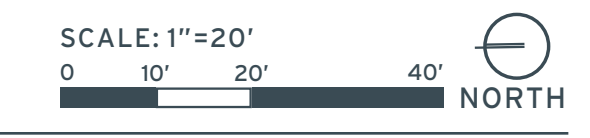


8' HT TREX SECLUSION FENCE, TYP. - OR SIMILAR

MAPLE STREET LOFTS

CONCEPTUAL LANDSCAPE PLAN

MOUNT PROSPECT, ILLINOIS

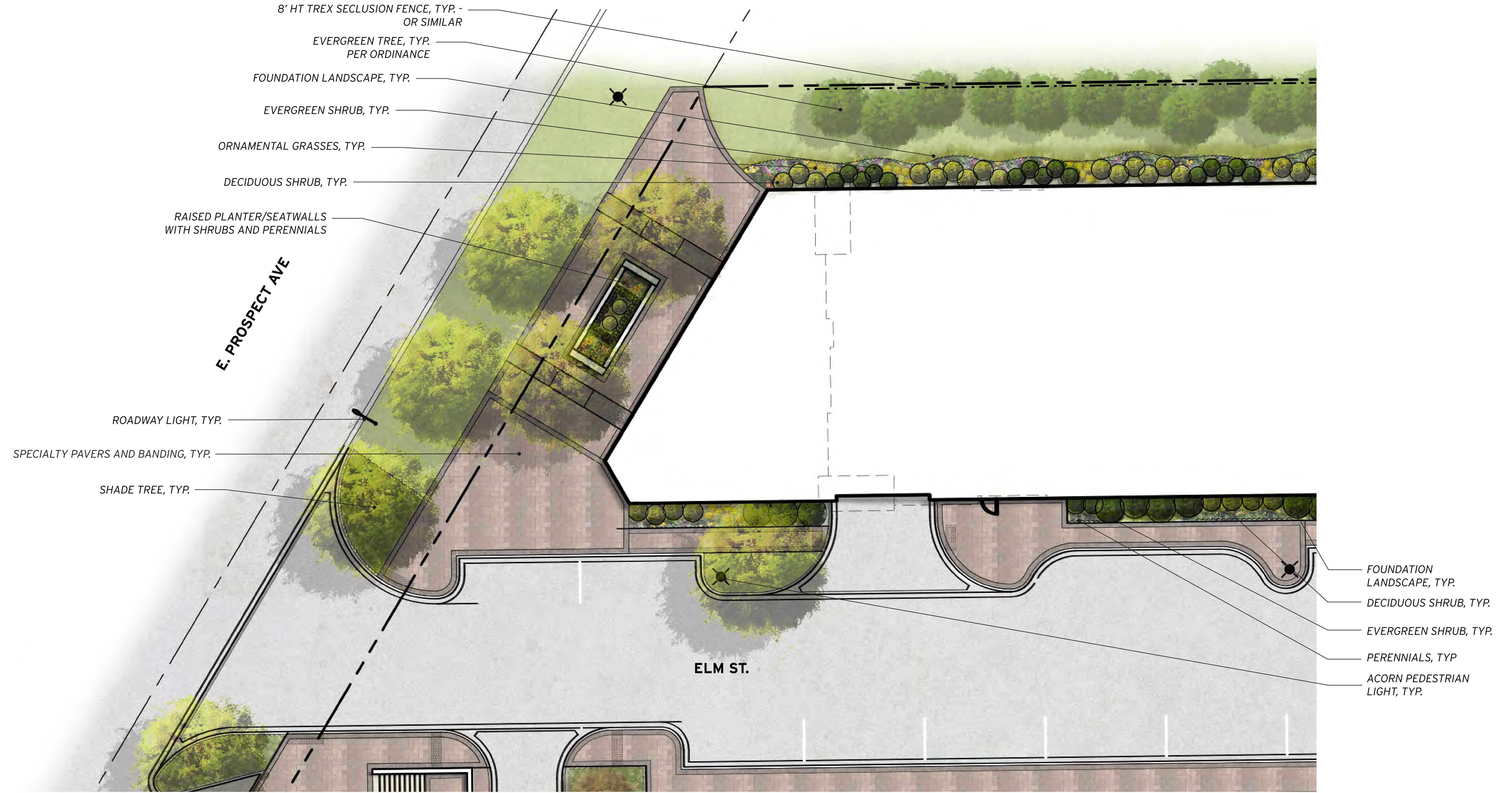


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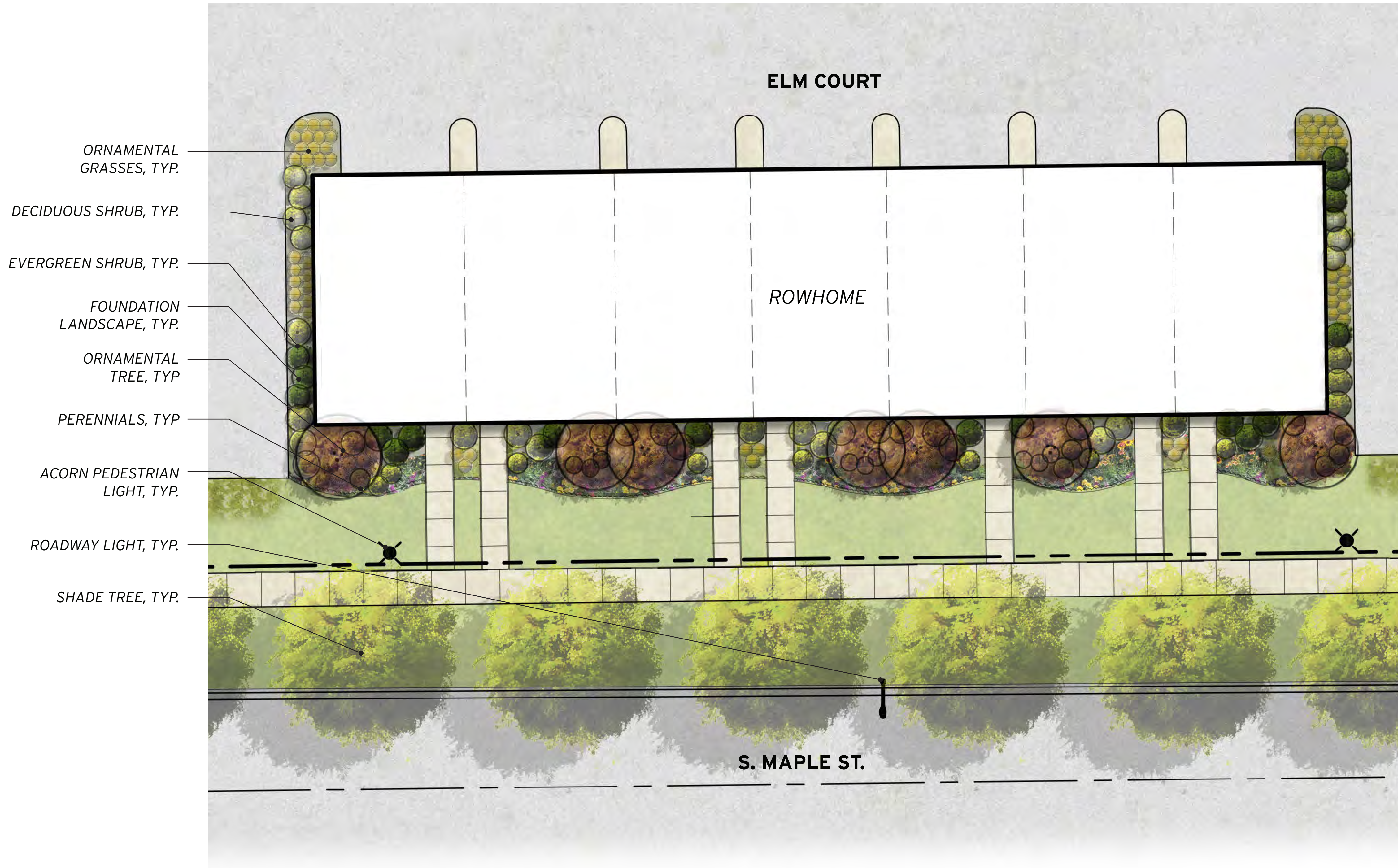




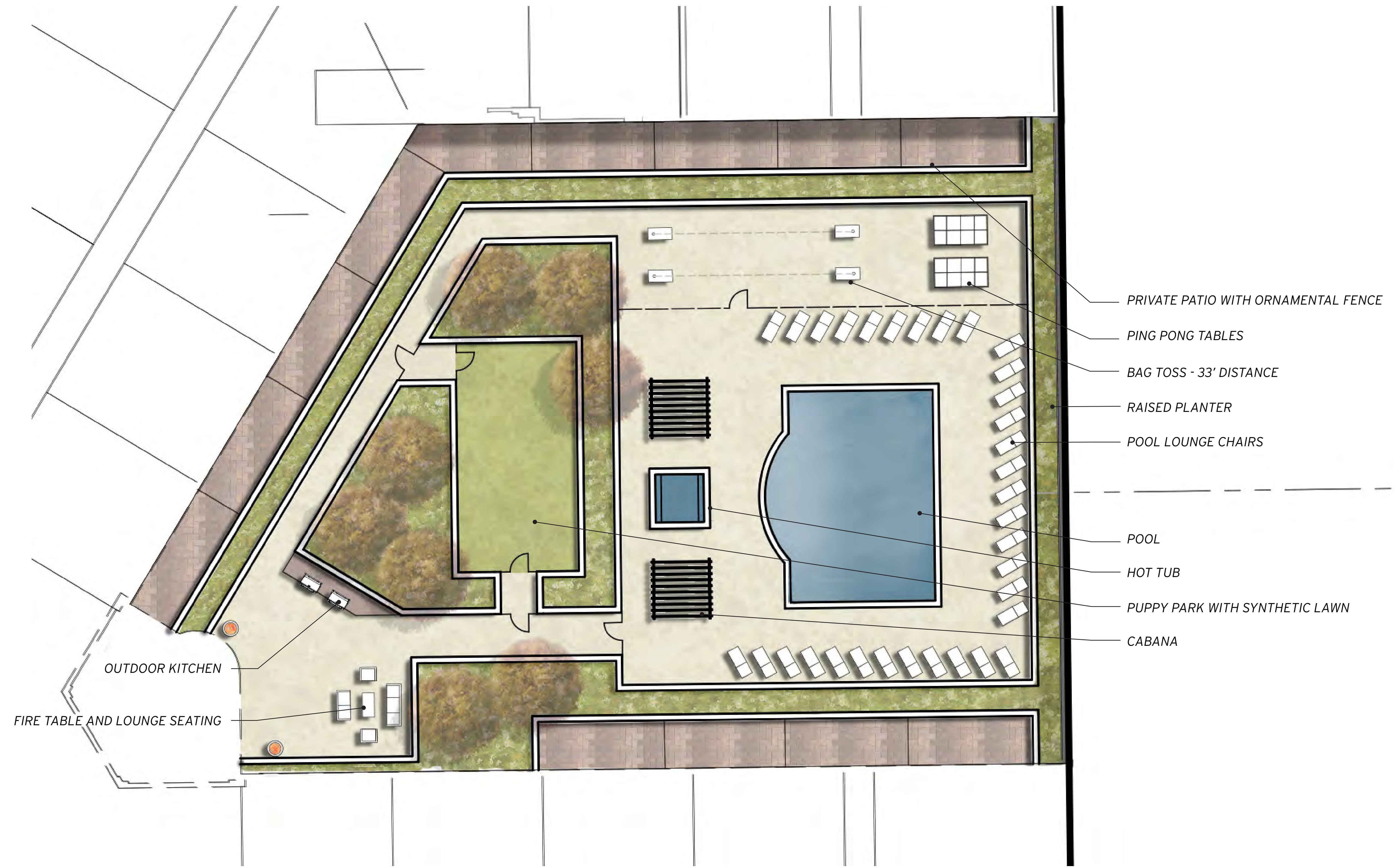


CONCEPTUAL PLANTING PLAN

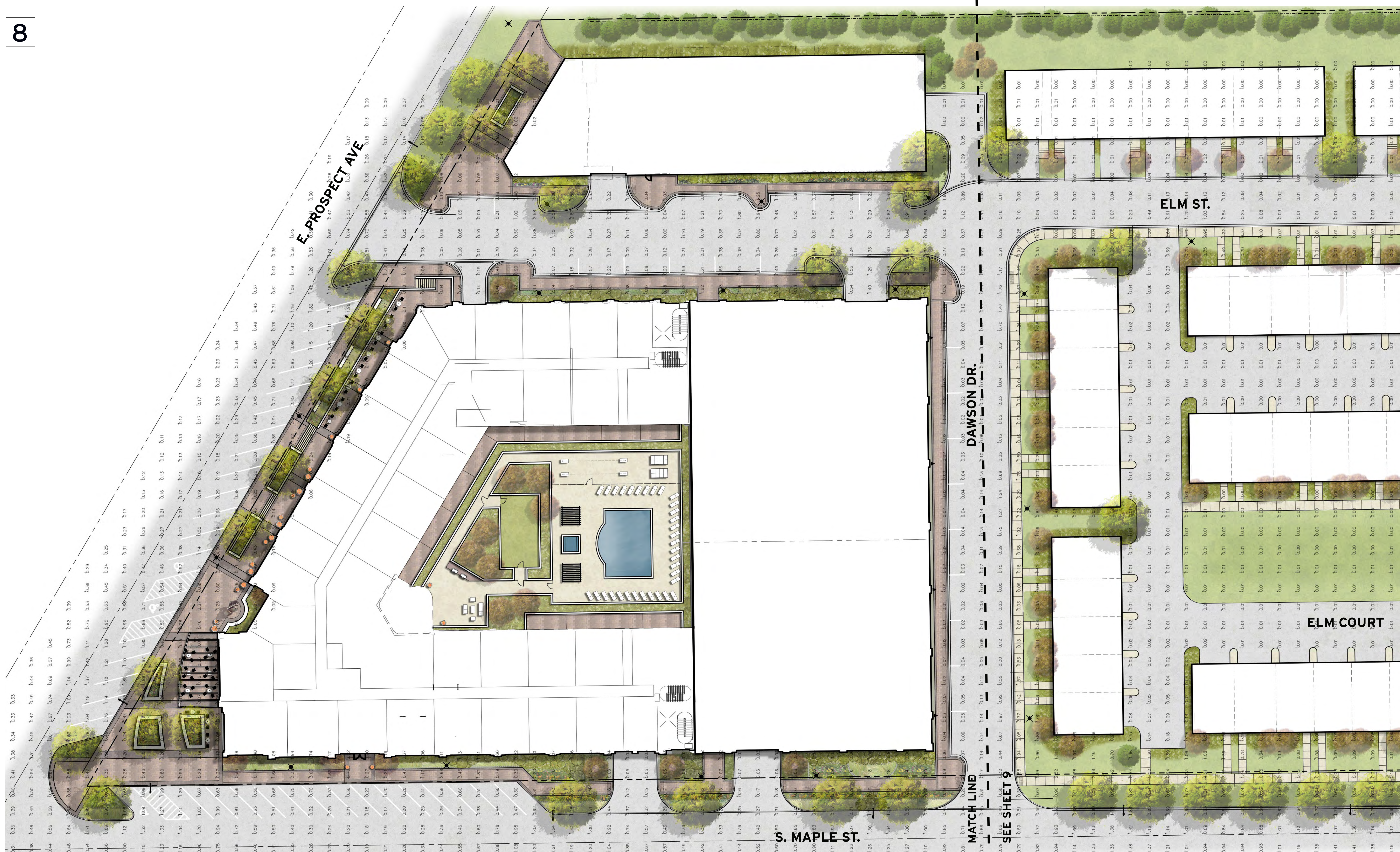
THE PLANT PALETTE WILL CONSIST OF , BUT NOT LIMITED TO, THE FOLLOWING PLANT SPECIES:



SYMBOL	BOTANIC NAME	COMMON NAME	REMARKS
DECIDUOUS TREES			
AA	Acer x freemanii 'Armstrong'	Armstrong Maple	B&B
AF	Acer x freemanii 'Autumn Blaze'	Freemanii Maple	B&B
CO	Celtis occidentalis	Common Hackberry	B&B
GT	Gleditsia triacanthos inermis 'Skyline'	Skyline Thornless Honeylocust	B&B
QC	Quercus coccinea	Scarlet Oak	B&B
QR	Quercus rubra	Red Oak	B&B
TC	Tilia cordata 'Greenspire'	Littleleaf Linden	B&B
UAA	Ulmus 'Morton'	Accolade Elm	B&B
ORNAMENTAL TREES			
AGA	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	B&B/Multi Stem
BN	Betula nigra 'Heritage'	Heritage River Birch	B&B/Multi Stem
CC	Cercis canadensis	Red bud	B&B/Single Stem
HAV	Hamamelis virginiana	Common Witchazel	B&B/Multi Stem
MLM	Magnolia x loebnerii 'Merill'	Dr. Merrill Magnolia	B&B/Multi Stem
MR	Malus x 'Red Jewel'	Red Jewel Crabapple	B&B/Multi Stem
SR	Syringa reticulata 'Ivory Silk'	Japanese Tree Lilac	B&B/Multi Stem
EVERGREEN TREES			
PF	Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	B&B
PGD	Picea glauca 'Densata'	Black Hills Spruce	B&B
PP	Picea pungens	Green Colorado Spruce	B&B
PPG	Picea pungens 'Glauc'	Colorado Blue Spruce	B&B
PM	Pseudotsuga menziesii	Douglas Fir	B&B
DECIDUOUS SHRUBS			
AM	Aronia melanocarpa	Glossy Black Chokeberry	#5 Container
CS	Cornus sericea 'Kelsey'	Dwarf Kelsey Redtwig Dogwood	#5 Container
EAC	Euonymus alatus 'Compactus'	Dwarf Winged Euonymus	#5 Container
HV	Hamamelis virginiana	Common Witch Hazel	B&B
HA	Hydrangea arborescens 'Annabelle'	Annabelle Smooth Hydrangea	#5 Container
HP	Hydrangea paniculata 'Tardiva'	Tardiva Hydrangea	B&B
HPL	Hydrangea paniculata 'Jane'	Little Lime Hydrangea	#5 Container
HPOF	Hydrangea paniculata 'Quick Fire'	Quick Fire Hydrangea	B&B
PO	Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	CG
PCT	Prunus x cistena	Purple Sand Cherry	B&B
RK	Rosa 'Knockout'	Knockout Rose	#5 Container
SM	Syringa meyeri	Dwarf Korean Lilac	#5 Container
SP	Syringa patula 'Ms. Kim'	Ms. Kim Lilac	B&B
WJ	Weigela 'Java Red'	Red Java Weigela	#5 Container
EVERGREEN SHRUBS			
BM	Buxus microphylla 'Wintergreen'	Wintergreen Boxwood	B&B
TM	Taxus media 'Densiflora'	Dense Yew	B&B
TMH	Taxus media 'Hicksii'	Hicks Yew	#5 Container
TOE	Thuja occidentalis 'Emerald Green'	Emerald Green Arborvitae	B&B
PERENNIALS, ORNAMENTAL GRASSES			
asb	Allium 'Summer Beauty'	Summer Beauty Allium	CG/12" o.c. spacing
apb	Astilbe 'Peach Blossom'	Peach Blossom Astilbe	CG/18" o.c. spacing
cas	Calamagrostis x acutiflora 'Karl Foerster'	Karl Foerster Feather Reed Grass	CG/24" o.c. spacing
ep	Echinacea 'CBG Cone 2'	Pixie Meadowbrite Coneflower	CG/18" o.c. spacing
gs	Geranium sanguineum	Bloody Red Cranesbill	CG/18" o.c. spacing
hp	Heuchera micrantha 'Purple Palace'	Purple Palace Coral Bells	CG/18" o.c. spacing
hg	Hosta 'Guacamole'	Guacamole Hosta	CG/36" o.c. spacing
hpt	Hosta 'Patriot'	Patriot Hosta	CG/36" o.c. spacing
hss	Hosta Sum and Substance	Sum and Substance Hosta	CG/60" o.c. spacing
isc	Iris siberica 'Caesar's Brother'	Caesar's Brother Iris	CG/18" o.c. spacing
pah	Pennisetum apeloocroides 'Hameln'	Dwarf Fountain Grass	CG/24" o.c. spacing
rf	Rudbeckia fulgida 'Viette's Little Suzy'	Viette's Little Suzy Black-eyed Susan	CG/18" o.c. spacing
sn	Salvia nemorosa 'East Friesland'	East Friesland Salvia	CG/18" o.c. spacing
sa	Sedum 'Autumn Joy'	Autumn Joy Sedum	CG/18" o.c. spacing
sh	Sporobolus heterolepis	Prairie Dropseed	CG/24" o.c. spacing
sbz	Stachyz byzantina 'Silver Carpet'	Lambsear Silver Carpet	CG/18" o.c. spacing
GROUNDCOVERS			
ef	Euonymus fortunei 'Coloratus'	Purpleleaf Wintercreeper	CG/10" o.c. spacing
lsp	Liriope spicata	Lilyturf	CG/12" o.c. spacing
pt	Pachysandra terminalis	Japanese Flowering Spurge	CG/6" o.c. spacing



CONCEPTUAL ROOF TERRACE LANDSCAPE PLAN



MAPLE STREET LOFTS
PHOTOMETRICS PLAN
 MOUNT PROSPECT, ILLINOIS

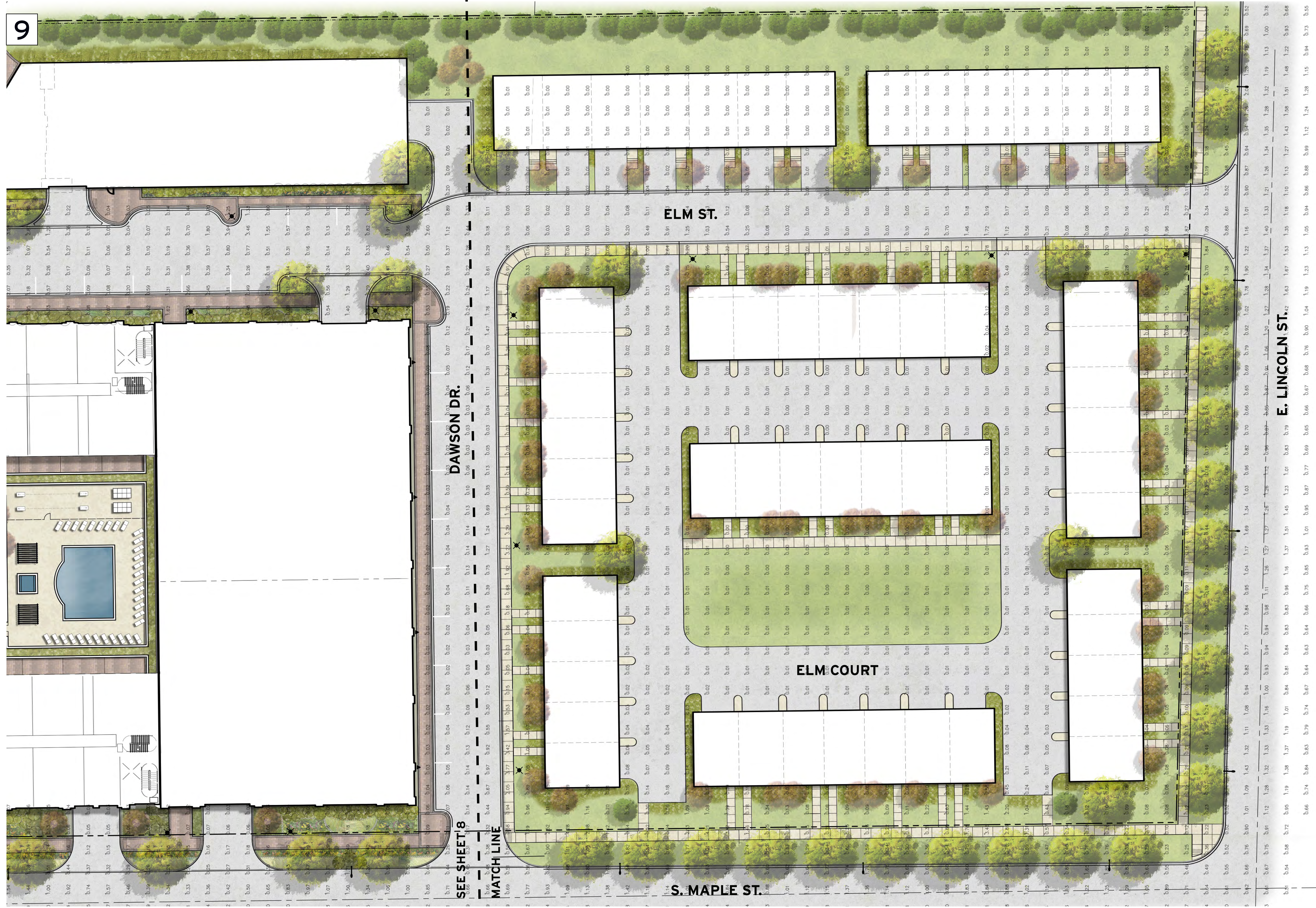
SCALE: 1"=20'
 0 10' 20' 40' NORTH

MARCH 1, 2019

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MAPLE STREET LOFTS
CONCEPTUAL LANDSCAPE PLAN
 MOUNT PROSPECT, ILLINOIS

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

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