Landscape Implementation Plan

GRAMERCY SQUARE

Aurora, Illinois May 1, 2018

CONSULTANTS:



LANDSCAPE ARCHITECT:

GARY R. WEBER ASSOCIATES, INC 212 SOUTH MAIN STREET WHEATON, ILLINOIS 60187

CIVIL ENGINEER:





LOCATION MAP

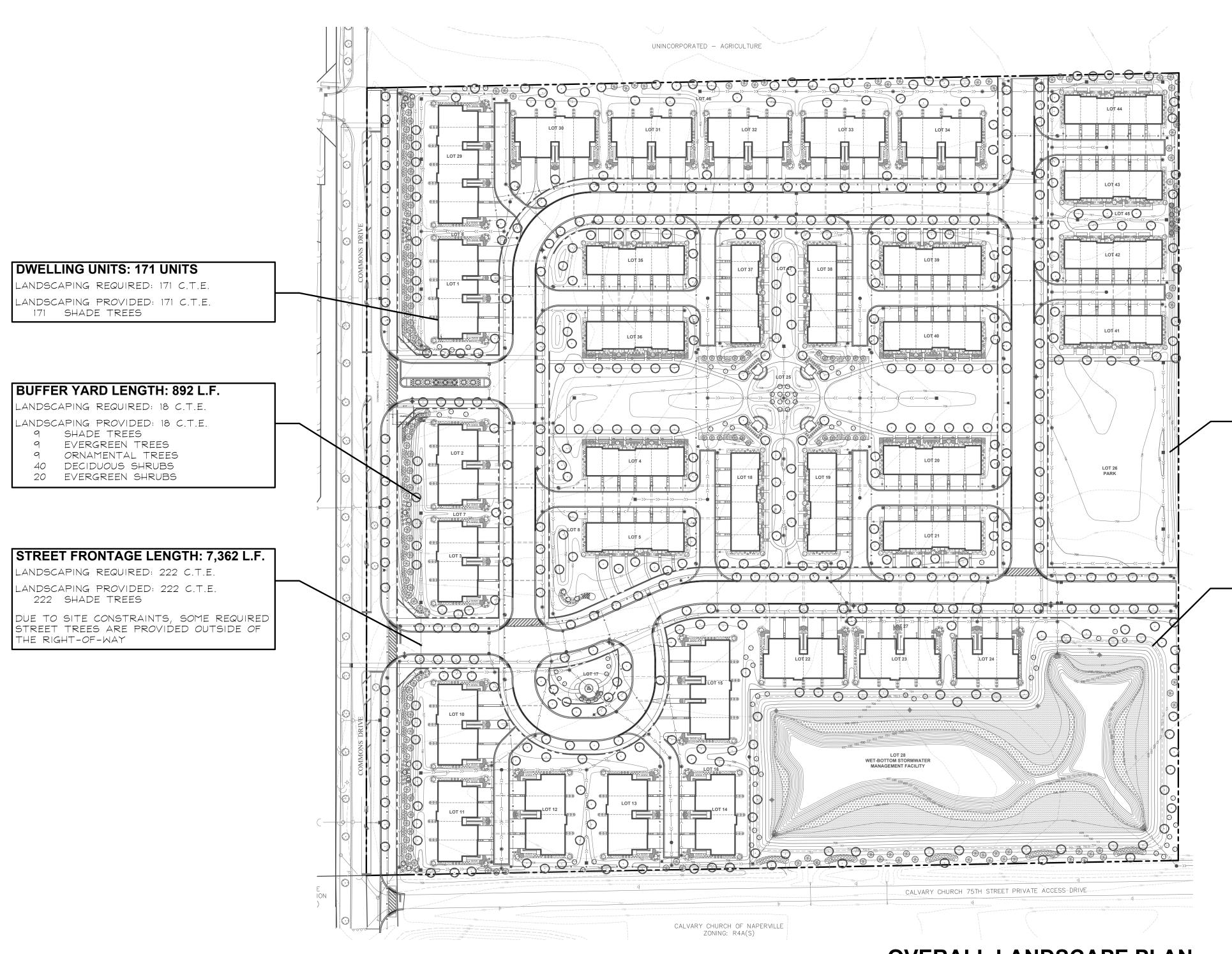
SCALE: 1"=500'

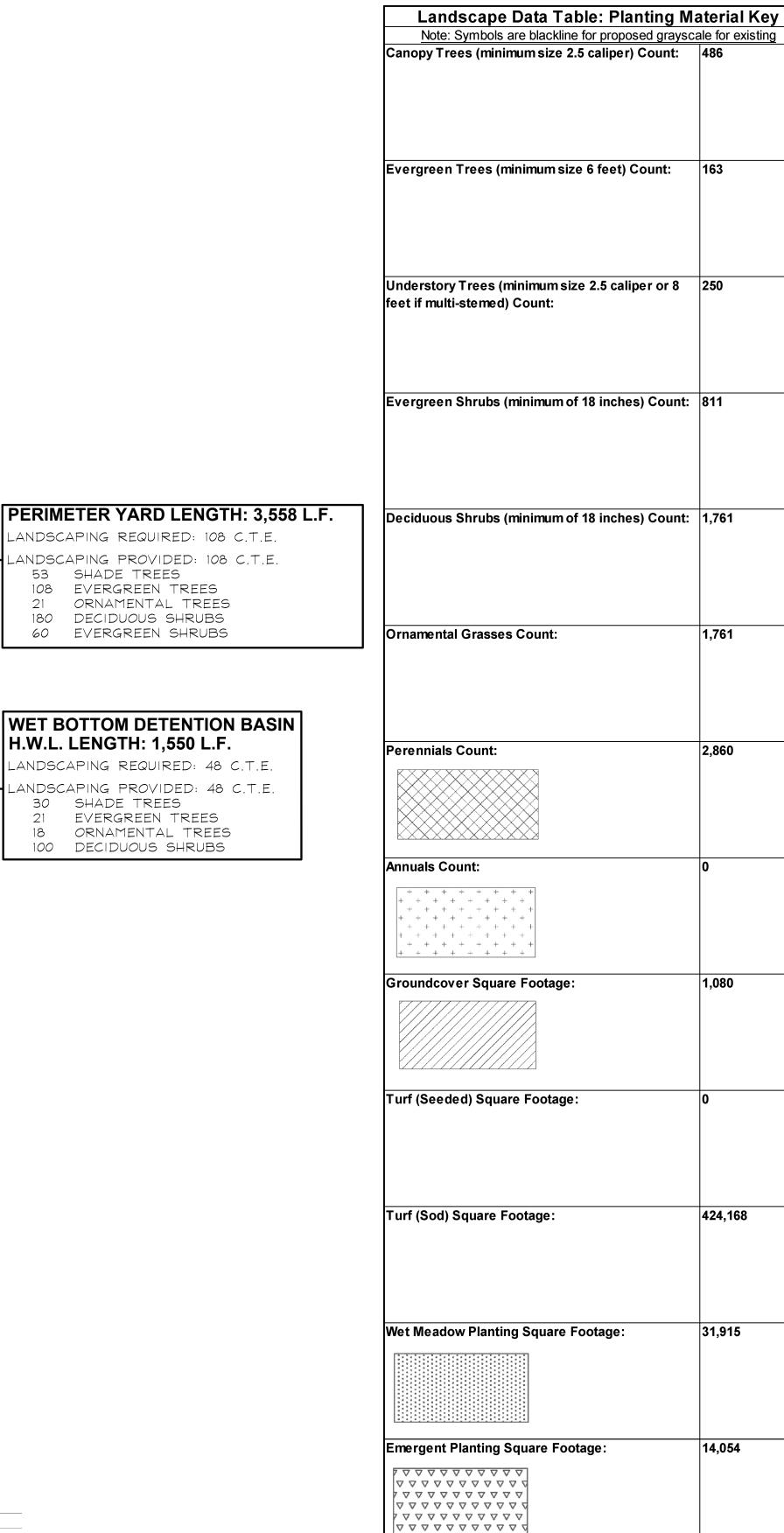
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	LANDSCAPE DETAILS
5	TYPICAL FRONT LOADED FOUNDATION PLANS
6	TYPICAL FRONT LOADED FOUNDATION PLANS
7	TYPICAL REAR LOADED FOUNDATION PLANS
8	AMENITY DETAILS
9	LANDSCAPE SPECIFICATIONS









ANDSCAPING REQUIRED: 108 C.T.E.

ANDSCAPING PROVIDED: 108 C.T.E.

WET BOTTOM DETENTION BASIN

LANDSCAPING REQUIRED: 48 C.T.E.

ANDSCAPING PROVIDED: 48 C.T.E.

EVERGREEN TREES

18 ORNAMENTAL TREES

100 DECIDUOUS SHRUBS

53 SHADE TREES

108 EVERGREEN TREES

21 ORNAMENTAL TREES

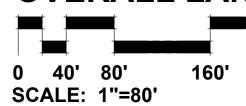
180 DECIDUOUS SHRUBS

60 EVERGREEN SHRUBS

H.W.L. LENGTH: 1,550 L.F.

30 SHADE TREES





SHEET KEY SCALE: 1"=200'

GENERAL NOTES

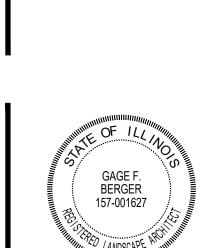
- 1. Contractor shall verify underground utility lines and is responsible for any damage.
- 2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- 3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per
- 4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- 5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- 6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this
- 8. Landscape Plan shows details \$ locations for seat walls \$ raised planters, all other walls are specified on engineering plans.

7. See General Conditions and Specifications for landscape work for additional

CVMDOL LECEND

SYMBOL	LEGEND
STORM SEWER SANITARY SEWER WATER MAIN SANITARY MANHOLE STORM MANHOLE CATCH BASIN STORM INLET	
RIP RAP VALVE IN VAULT VALVE IN BOX FIRE HYDRANT FLARED END SECTION STREET LIGHT	
1 FOOT CONTOURS CURB AND GUTTER	702
PROPERTY LINE EASEMENT LINE SETBACK LINE NATURALIZED AREA SIGN	

Landscape Data Table: CTEs Provided						
	CTE Value	Count Provided	Total CTEs Provided			
Canopy Trees	1	486	486			
Evergreen Trees	3	163	54			
Understory Trees	3	250	83			
Deciduous Shrubs	20	1761	88			
Evergreen Shrubs	20	811	41			
	Total:	3471	752			



GARY R. WEBER ASSOCIATES, INC. LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE 212 SOUTH MAIN STREET

WHEATON, ILLINOIS 60187

PHONE: 630-668-7197

M/I HOMES 400 E. DIEHL ROAD, SUITE 230

NAPERVILLE, IL 60563

CEMCON, LTD.

2280 WHITE OAK CIRCLE SUITE 100 AURORA, IL 60502

<u>Ω</u>

CIVIL ENGINEER:

REVISIONS	
1	4.04.1
2	5.01.1

DATE	3.21.18
PROJECT NO.	MI1775
DRAWN	GFB
CHECKED	MGM
SHEET NO	

LANDSCAPE DATA TABLE : PLANT LIST

<u>Symbol</u>	Key	<u>Qty.</u>	<u>Description</u>	<u>Value / Size</u>	<u>Unit/Size</u>	<u>Remarks</u>														
			a) Canopy Trees	486	Count															
			Acer x freemanii 'Jeffer's Red'	2.88%	Percent of Canopy Trees															
+	AF	14	AUTUMN BLAZE MAPLE	4"	Caliper at Installation (inches)															
			Acer x freemanii 'Marmo'	5.14%	Percent of Canopy Trees															
	AA	25	MARMO FREEMAN MAPLE	3"	Caliper at Installation (inches)															
			A	4.32%	Percent of Canopy Trees															
	AM	21	Acer miyabei 'Morton' STATE STREET MAPLE	3"	Caliper at Installation (inches)															
				5.56%	Percent of Canopy Trees															
	AS	27	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	3.30%	Caliper at Installation (inches)															
				7.20%																
	СО	35	Celtis occidentalis HACKBERRY	3"	Percent of Canopy Trees															
				-	Caliper at Installation (inches)															
	GT	37	Gleditsia triacanthos v. inermis 'Skyline' SKYLINE HONEYLOCUST	7.61%	Percent of Canopy Trees															
			SKI EIKE TIONETEOOSST	3"	Caliper at Installation (inches)															
	GD	36	Gymnocladus dioicus 'Espresso-JFS' ESPRESSO KENTUCKY COFFEETREE	7.41%	Percent of Canopy Trees															
			ESTRESSO RENTUCKT COTTLETREE	3"	Caliper at Installation (inches)															
	LT	33	Liriodendron tulipifera	6.79%	Percent of Canopy Trees															
			TULIPTREE	3"	Caliper at Installation (inches)															
	PA	41	Platanus acerifolia 'Morton Circle'	8.44%	Percent of Canopy Trees															
		. , , ,	EXCLAMATION! LONDON PLANETREE	3"	Caliper at Installation (inches)															
	QB	39	Quercus bicolor	8.02%	Percent of Canopy Trees															
	נשט	31	SWAMP WHITE OAK	3"	Caliper at Installation (inches)															
		ç	Quercus imbricaria	7.82%	Percent of Canopy Trees															
	QI	38	SHINGLE OAK	3"	Caliper at Installation (inches)															
			Tilia americana 'Redmond'	7.40%	Percent of Canopy Trees															
	TA	36	REDMOND AMERICAN LINDEN	3"	Caliper at Installation (inches)															
	TT 35 Tilia tomentosa 'Sterling STERLING SILVER LINDER		Tilia tomentosa "Sterlina"	7.20%	Percent of Canopy Trees															
			3"	Caliper at Installation (inches)																
																	Ulmus carpinifolia 'New Horizon'	7.41%	Percent of Canopy Trees	
	UC	36	NEW HORIZON SMOOTHLEAF ELM	3"	Caliper at Installation (inches)															
				6.79%	Percent of Canopy Trees															
	UM	33	Ulmus 'Morton' ACCOLADE ELM	3"	Caliper at Installation (inches)															
			b) Evergreen Trees	163	Count															
			, ,	15.34%	Percent of Evergreens															
	AC	25	Abies concolor WHITE FIR	81	Height at Installation (feet)															
				14.72%	Percent of Evergreens															
	PN	24	Picea abies NORWAY SPRUCE	81	Height at Installation (feet)															
				14.72%	Percent of Evergreens															
	PG	24	Picea glauca 'Densata' BLACK HILLS SPRUCE	10'	Height at Installation (feet)															
				16.56%	Percent of Evergreens															
	PO	27	Picea omorika SERBIAN SPRUCE	81	Height at Installation (feet)															
				16.56%	Percent of Evergreens															
	PP	27	Picea pungens GREEN COLORADO SPRUCE	81	Height at Installation (feet)															
				14.72%	Percent of Evergreens															
	PS	24	Pinus strobus WHITE PINE	81	Height at Installation (feet)															
		WHITE PINE	7.36%	Percent of Evergreens																
	TN	12	Thuja occidentalis 'Nigra' DARK GREEN AMERICAN ARBORVITAE	7.36% 8¹	Height at Installation (feet)															
			c) Understory Trees	250	Count Persont of Understany Trees															
<u></u>		18	Amelanchier grandiflora APPLE SERVICEBERRY	7.20%	Percent of Understory Trees	Multi-Stem														
+	AG	10		8'	Multi-Stemed Height at Installation (feet)															
+	AG	10		7 (00)	Beneaut of the dense to the con-															
+	AG BN	19	Betula nigra 'Cully' HERITAGE RIVER BIRCH	7.60%	Percent of Understory Trees	Multi-Stem														
+			Betula nigra 'Cully' HERITAGE RIVER BIRCH Betula populifolia 'Whitespire'	7.60% 8' 10.40%	Percent of Understory Trees Multi-Stemed Height at Installation (feet) Percent of Understory Trees	Multi-Stem														

<u>Symbol</u>	Кеу	Qty.	Description	<u>Value / Size</u>	<u>Unit/Size</u>	Remarks	
			c) Understory Trees Continued				
			Carpinus caroliniana	9.20%	Percent of Understory Trees		
+	CA	23	AMERICAN HORNBEAM	81	Multi-Stemed Height at Installation (feet)	Multi-Stem	
			Cercis canadensis	10.00%	Percent of Understory Trees		
	CC	25	EASTERN REDBUD	6'	Multi-Stemed Height at Installation (feet)	Multi-Stem	
			Conus alternifolia	9.20%	Percent of Understory Trees		
	CP	23	PAGODA DOGWOOD	81	Multi-Stemed Height at Installation (feet)	— Multi-Stem	
	65.4		Conus mas	9.20%	Percent of Understory Trees	M 11: CI	
	CM	23	CORNELIANCHERRY DOGWOOD	81	Multi-Stemed Height at Installation (feet)	Multi-Stem	
			Malus 'Prairifire'	7.60%	Percent of Understory Trees	M III. CI	
	MP	19	PRAIRIFIRE CRABAPPLE	8'	Multi-Stemed Height at Installation (feet)	→ Multi-Stem	
	M A	00	Malus 'Purple Prince'	8.80%	Percent of Understory Trees	— Multi-Stem	
	MA	22	PURPLE PRINCE CRABAPPLE	6'	Multi-Stemed Height at Installation (feet)	- Multi-Stem	
	C.D.	0.4	Syringa pekinensis 'Morton'	10.40%	Percent of Understory Trees	— Multi-Stem	
	SP	26	CHÍNA SNÓW PEKING LILAC	8'	Multi-Stemed Height at Installation (feet)	- Multi-Stem	
	C.D.	0.0	Syringa reticulata 'Ivory Silk'	10.40%	Percent of Understory Trees	— Multi-Stem	
	SR	26	IVORY SILK JAPANESE TREE LILAC	81	Multi-Stemed Height at Installation (feet)	1 lotti-Sterri	
			d) Deciduous Shrubs	1,761	Count		
			Cornus sanquinea 'Cato'	9.82%	Percent of Shrubs	-1	
	cs	173	ARCTIC SUN DOGWOOD	24"	Height at Installation (inches)	3' O.C.	
			Cornus sericea 'Isanti'	7.61%	Percent of Shrubs	11 - 2 - 2	
	CI	134	REDOSIER DOGWOOD	36"	Height at Installation (inches)	4' O.C.	
			Fothergilla gardenii	6.59%	Percent of Shrubs		
	FG	116	DWARF FÖTHERGILLA	24"	Height at Installation (inches)	3' O.C.	
			Hydrangea macrophylla 'Bailmer'	12.95%	Percent of Shrubs		
	HM	228	ENDLESS SUMMER HYDRANGEA	24"	Height at Installation (inches)	3' O.C.	
			Itea virginica 'Sprich'	8.46%	Percent of Shrubs		
	IV 149		LITTLE HENRY VIRGINIA ŠWEETSPIRE	24"	Height at Installation (inches)	3' O.C.	
	RA	013	Rhus aromatica 'Gro-low'	12.10%	Percent of Shrubs	4' O.C.	
	KA	213	GRO-LOW FRAGRANT SUMAC	24"	Width at Installation (inches)	4 0.0.	
	RM	51	Rhododendron 'Mandarin Lights'	2.90%	Percent of Shrubs	4' O.C.	
	KIT	21	MANDARIN LIGHTS AZALEA	30"	Height at Installation (inches)	4 0.0.	
	RR	148	Rosa 'Radrazz'	8.40%	Percent of Shrubs	3' O.C.	
		140	RED KNOCK-OUT ROSE	24"	Height at Installation (inches)	3 0.0.	
	SM	220	Syringa meyeri 'Palibin'	12.49%	Percent of Shrubs	4' O.C.	
	511	220	DWARF KOREAN LILAC	24"	Height at Installation (inches)	4 0.0.	
	VD	113	Viburnum dentatum 'Christom'	6.42%	Percent of Shrubs	4' O.C.	
			BLUE MUFFIN ARROWWOOD VIBURNUM	36"	Height at Installation (inches)	4 0.0.	
	LV	143	Viburnum x juddii	8.12%	Percent of Shrubs	4' O.C.	
		,,,,	JUDD VIBURNUM	36"	Height at Installation (inches)	-i U.U.	
	WF	73	Weigela florida 'Bramwell'	4.15%	Percent of Shrubs	3' O.C.	
		, , ,	FINE WINE WEIGELA	24"	Height at Installation (inches)	3 0.0.	
+ Line			e) Evergreen Shrubs	811	Count		
+	BG	136	Buxus 'Glencoe'	16.77%	Percent of Shrubs	3' O.C.	
** ** ********************************	عود ا	المحاد	CHICAGOLAND GREEN BOXWOOD	24"	Height at Installation (inches)	J 0.0.	
	JK	117	Juniperus chinensis 'Kallay's Compact'	14.43%	Percent of Shrubs	4' O.C.	
)/	'''	KALLAY'S COMPACT PFITZER JUNIPER	30"	Width at Installation (inches)	7 0.0.	
	JC	79	Juniperus chinensis 'Sea Green'	9.74%	Percent of Shrubs	51.00	
		, -1	SEA GREEN JUNIPER	36"	Width at Installation (inches)	5' O.C.	
	TM	96	Taxus x media 'Densiformis'	11.84%	Percent of Shrubs	4' O.C.	
		- 10	DENSE YEW	30"	Width at Installation (inches)	7 0.0.	
	ТВ	164	Thuja occidentalis 'Bailjohn'	20.22%	Percent of Shrubs	4' O.C.	
		"5"	TECHNY ARBORVITAE	4'	Height at Installation (feet)		
	TO	219	Thuja occidentalis 'Smaragd'	27.00%	Percent of Shrubs	4' O.C.	
	'		EMERALD GREEN ARBORVITAE	6'	Height at Installation (feet)	7 0.0.	

<u> </u>		C.			"=40'		DRTH
<u>Symbol</u>	Key	Qty.	<u>Description</u>		/ Size	<u>Unit/Size</u>	Remark
+++++			f) Ornamental Grasses	· ·	761 #2	Count	
+ +	cĸ	230	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS		#3	Size - Mature Height = 4'-6'	30" 0.0
	СВ	290	Carex bicknellii COPPER-SHOULDERED OVAL SEDGE	:	#1	Size - Mature Height = 24"-36"	24" 0.0
	PV	215	Panicum virgatum 'Haense Herms' HAENSE HERMS SWITCHGRASS	:	#1	Size - Mature Height = 4'-6'	30" 0.0
	PR	81	Panicum virgatum 'Ratstrahlbusch' RED SWITCHGRASS	:	#1	Size - Mature Height = 4'-6'	30" 0.0
	PH	170	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	:	#1	Size - Mature Height = 24"-36"	24" 0.0
	SH	775	Sporobolus heterolepis PRAIRIE DROPSEED	:	#1	Size - Mature Height = 24"-36"	24" 0.0
			g) Perennials	2,	,863	Count	
	AB	256	Allium 'Summer Beauty' SUMMER BEAUTY ALLIUM	:	#1	Size	18" 0.0
			Coreopsis 'Jethro Tull'	:	#1	Size	
	CJ	59	JETHRO TULL COREOPSIS				— 18" O.C
	EP	192	Echinacea 'Pixie Meadowbrite' PIXIE MEADOWBRITE CORNFLOWER	=	#1	Size	18" 0.0
	GB	148	Geranium 'Brookside' BROOKSIDE GERANIUM	:	#1	Size	18" 0.0
	нн	383	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	:	#1	Size	18" 0.0
	HR	431	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	:	#1	Size	18" 0.0
	HL	288	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	:	#1	Size	18" 0.0
	HB	316	Hosta 'Hadspen Blue' HADSPEN BLUE HOSTA	:	#1	Size	18" 0.0
	H0	390	Hosta 'Patriot' PATRIOT HOSTA	:	#1	Size	18" 0.0
	IS	48	Iris sibirica 'Caesar's Brother' CAESAR'S BROTHER SIBERIAN IRIS	:	#1	Size	18" 0.0
	PL	72	Perovskia atriplicifolia 'Little Spire' LITTLE SPIRE RUSSIAN SAGE	:	#1	Size	24" 0.0
	RG	277	Rudbeckia fulgida 'Goldsturm' BLACK-EYED SUSAN	=	#1	Size	18" 0.0
			g) Groundcover	48	30	Count	
	AL	240	Allium schoenoprasum 'Forescate' FORESCATE CHIVES	#5	5P4	Size	18" 0.0
	VM	240	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#5	6P4	Size	18" 0.0
			i) Misc. Materials				
		646	Shredded Hardwood Mulch		C.Y.	Volume	
		47,130	Sod (All Lawn Areas)	9	5.Y.	Area	
		0.73	Wet Meadow Seed Mix \$ Blanket		AC.	Area	
		0.32	Emergent Seed Mix	4	AC.	Area	
		5	Naturalized Area Sign	E	EA.		
		1	3" River Rock		 C.Y.	Volume	

0 20' 40'



ECOLOGICAL CONSULTING

LANDSCAPE ARCHITECTURE

WHEATON, ILLINOIS 60187 PHONE: 630-668-7197



CIVIL ENGINEER: CEMCON, LTD. 2280 WHITE OAK CIRCLE

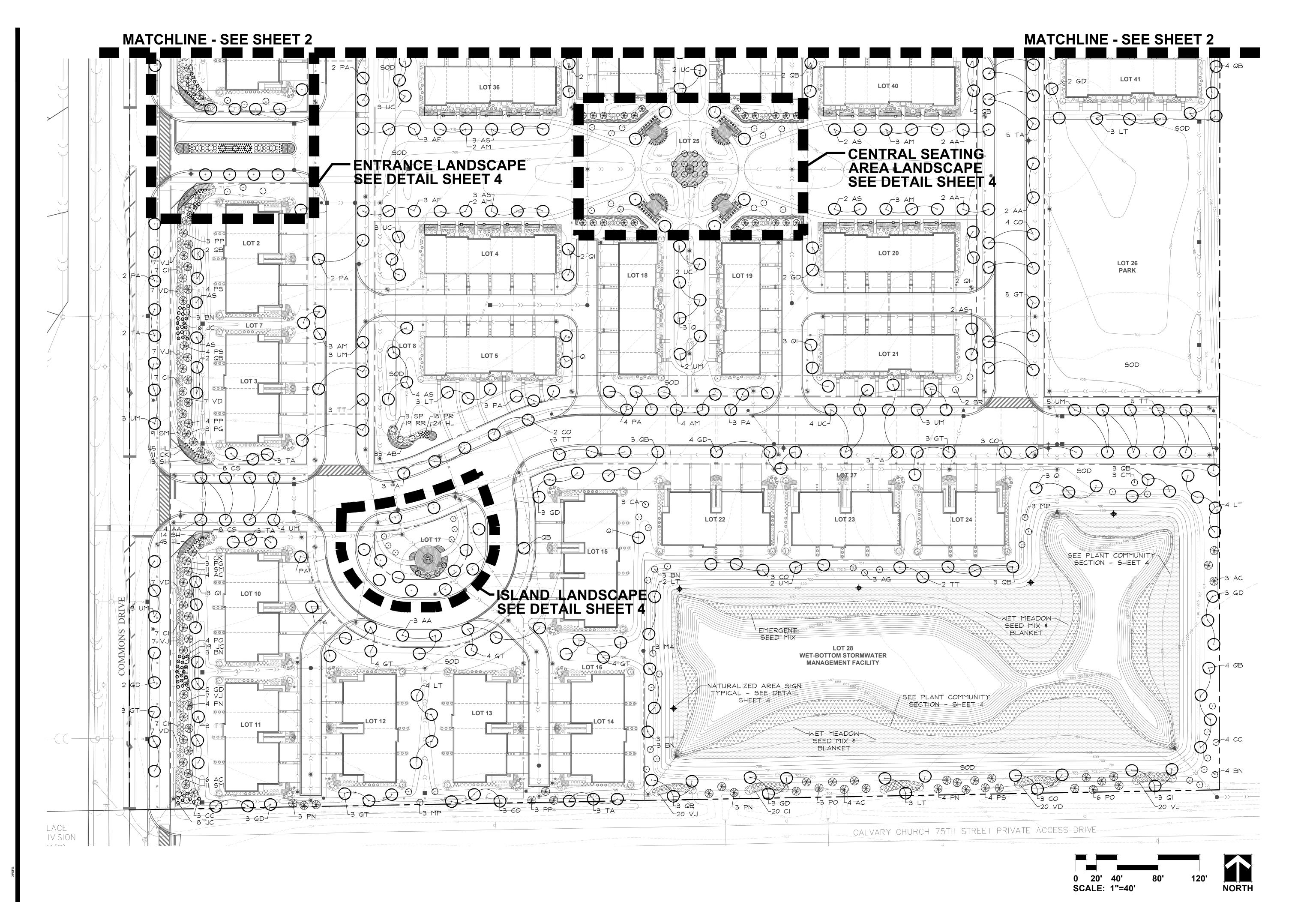
SUITE 100 AURORA, IL 60502

Z SQU GRAMERC **ANDSC**

5.01.18 4.04.18

DATE	3.21.18
PROJECT NO.	MI1775
DRAWN	GFB
CHECKED	MGM
SHEET NO.	







GARY R. WEBER ASSOCIATES, INC. LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE 212 SOUTH MAIN STREET WHEATON, ILLINOIS 60187 PHONE: 630-668-7197

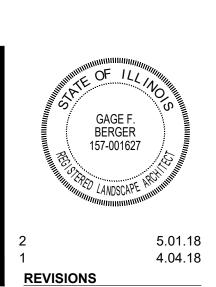
M/I HOMES 400 E. DIEHL ROAD, SUITE 230 NAPERVILLE, IL 60563

CEMCON, LTD. 2280 WHITE OAK CIRCLE SUITE 100

AURORA, IL 60502

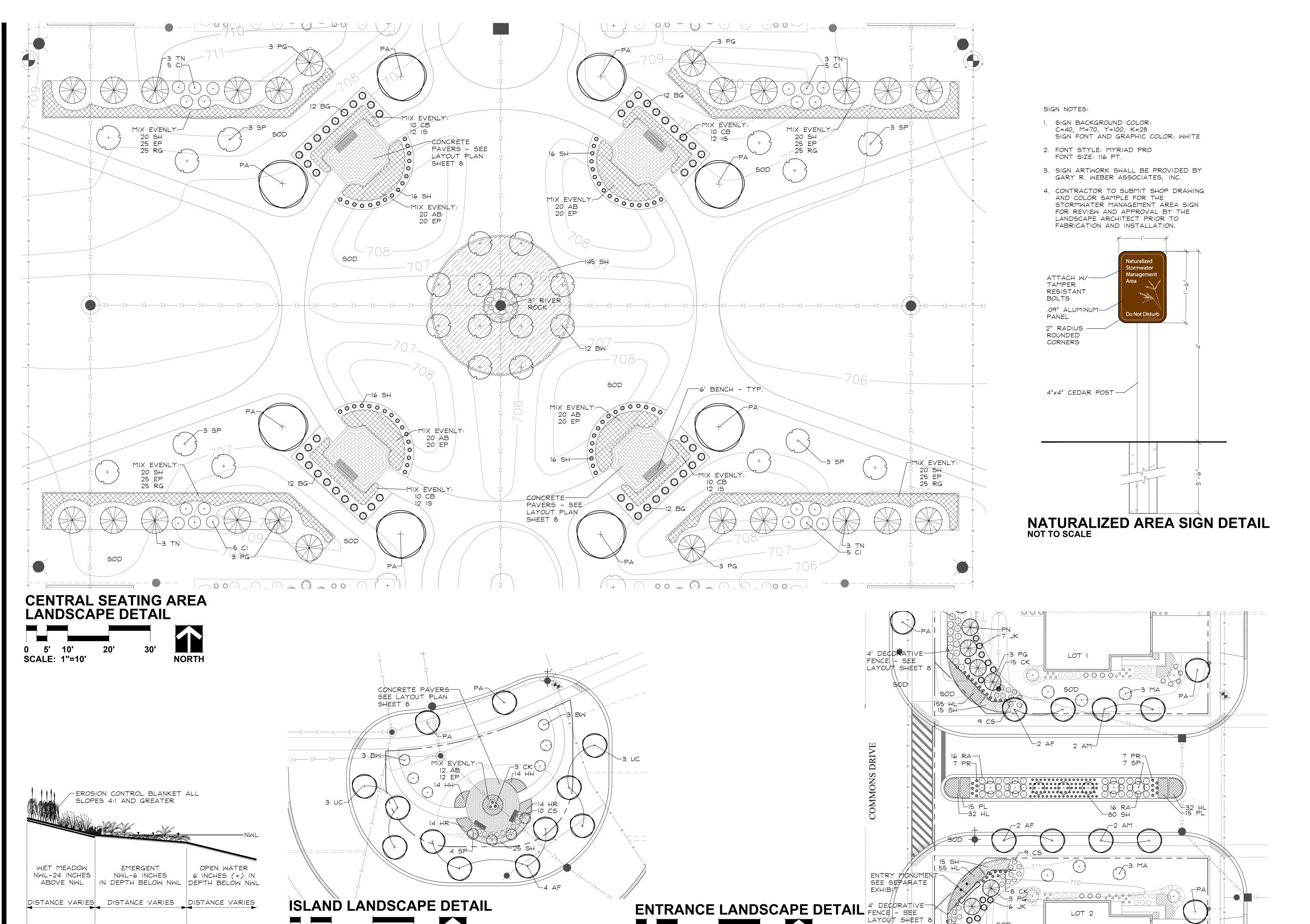
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DATE	3.21.18
PROJECT NO.	MI1775
DRAWN	GFB
CHECKED	MGM
SHEET NO.	
3 OF	9





SCALE: 1"=20'

NORTH

PLANT COMMUNITY SECTION NOT TO SCALE

SCALE: 1"=20'



GARY R. WEBER ASSOCIATES, INC.

LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE 212 SOUTH MAIN STREET WHEATON, ILLINOIS 60187

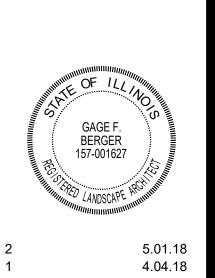
PHONE: 630-668-7197

M/I HOMES 400 E. DIEHL ROAD, SUITE 230 NAPERVILLE, IL 60563

CIVIL ENGINEER: CEMCON, LTD. 2280 WHITE OAK CIRCLE

SUITE 100 AURORA, IL 60502

GRAMERC



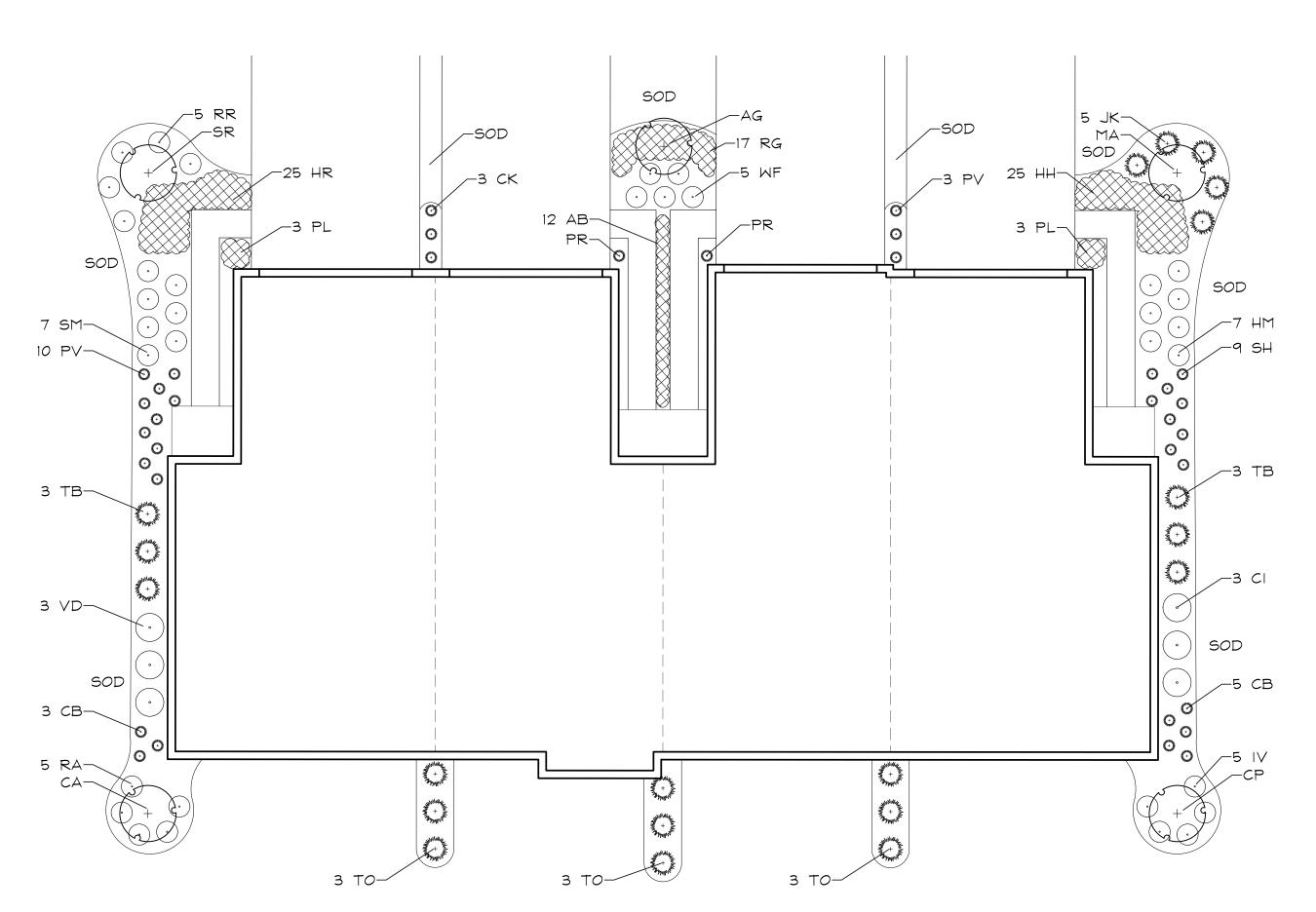
CHECKED

SHEET NO. 4 OF 9

TYPICAL 4 UNIT FRONT LOAD FOUNDATION LANDSCAPE PLAN - A SCALE: 1"=10"

BUILDINGS: 3, 11, 13, 22, & 23

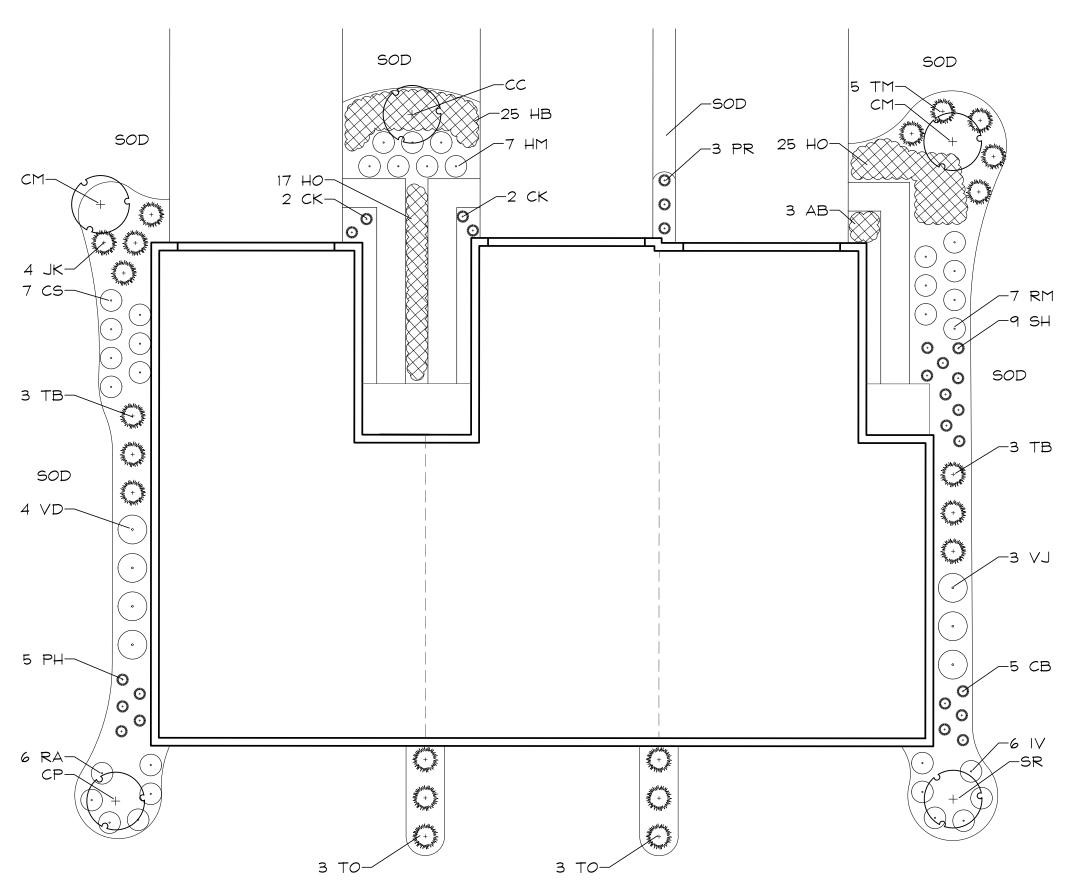
FOUNDATION LENGTH: 362 L.F. ANDSCAPING REQUIRED: 4 C.T.E. LANDSCAPING PROVIDED: 4.6 C.T.E. 5 ORNAMENTAL TREES 40 DECIDUOUS SHRUBS 20 EVERGREEN SHRUBS



TYPICAL 4 UNIT FRONT LOAD FOUNDATION LANDSCAPE PLAN - B SCALE: 1"=10"

BUILDINGS: 2, 10, 30, 32, & 34

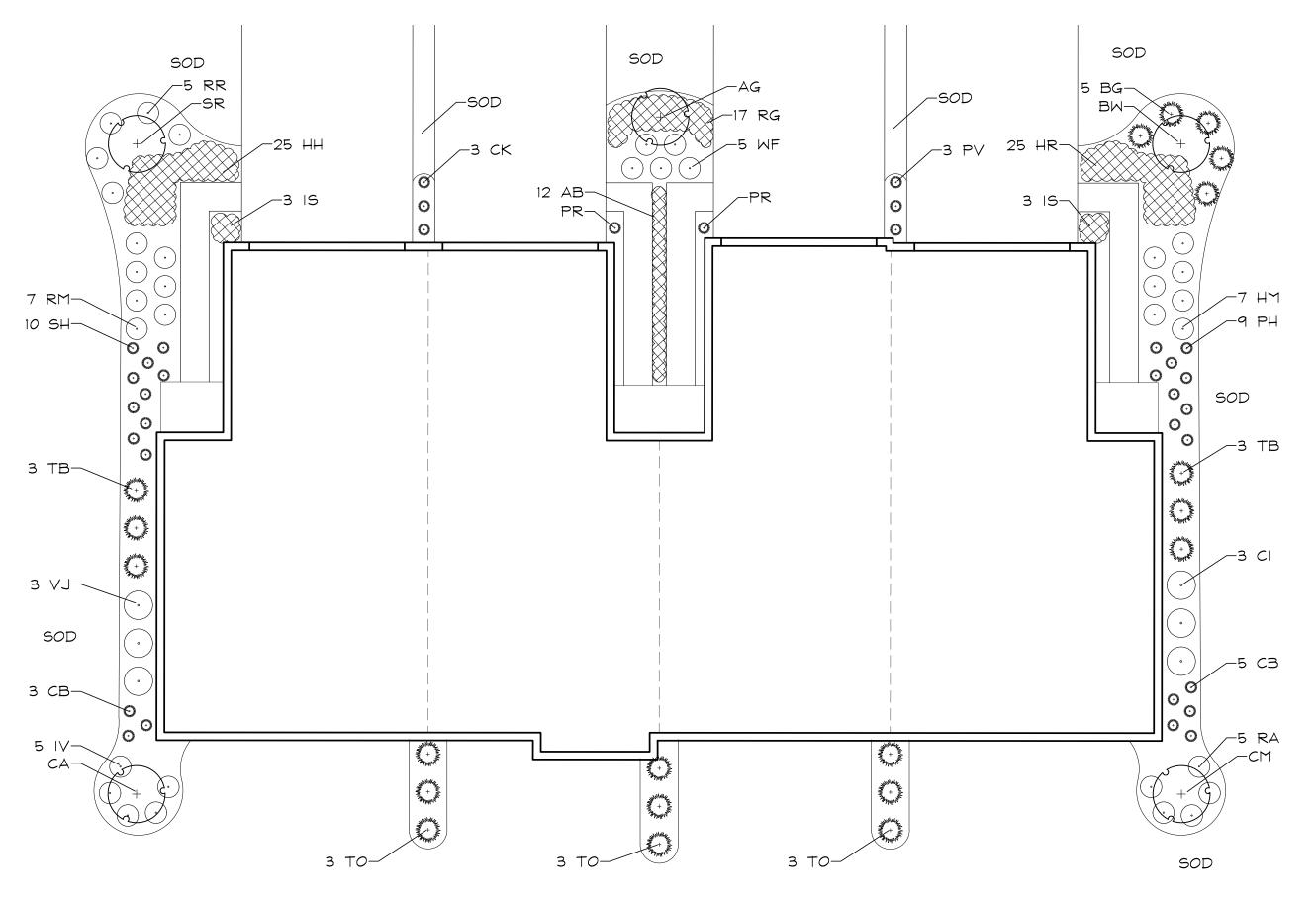
FOUNDATION LENGTH: 362 L.F. ANDSCAPING REQUIRED: 4 C.T.E. LANDSCAPING PROVIDED: 4.6 C.T.E. 5 ORNAMENTAL TREES 40 DECIDUOUS SHRUBS 20 EVERGREEN SHRUBS



TYPICAL 3 UNIT FRONT LOAD FOUNDATION LANDSCAPE PLAN SCALE: 1"=10"

BUILDING: 24

FOUNDATION LENGTH: 314 L.F. ANDSCAPING REQUIRED: 3.5 C.T.E. LANDSCAPING PROVIDED: 3.5 C.T.E.
5 ORNAMENTAL TREES
40 DECIDUOUS SHRUBS
21 EVERGREEN SHRUBS



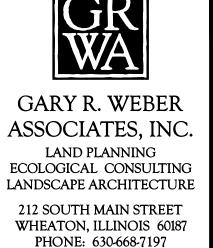
TYPICAL 4 UNIT FRONT LOAD FOUNDATION LANDSCAPE PLAN - C SCALE: 1"=10"

BUILDINGS: 12, 14, 31, & 33

FOUNDATION LENGTH: 362 L.F. ANDSCAPING REQUIRED: 4 C.T.E.

LANDSCAPING PROVIDED: 4.6 C.T.E.
5 ORNAMENTAL TREES
40 DECIDUOUS SHRUBS EVERGREEN SHRUBS





M/I HOMES 400 E. DIEHL ROAD, SUITE 230 NAPERVILLE, IL 60563

CEMCON, LTD. 2280 WHITE OAK CIRCLE SUITE 100

AURORA, IL 60502

ADED

5.01.18 4.04.18

PROJECT NO. CHECKED

PLANTING DETAILS

-PLANT SPACING AS PER PLAN 2" SHREDDED HARDWOOD BARK MULCH EXISTING SUBGRADE

PERENNIALS AND GROUNDCOVERS **NOT TO SCALE**

- AVOID PLACING SOIL OVER ROOT CROWN. SET ROOT BALL 3-6" HIGHER THAN FINISHED GRADE. -2" SHREDDED HARDWOOD BARK MULCH. FORM SAUCER AROUND OUTSIDE. FINISHED GRADE

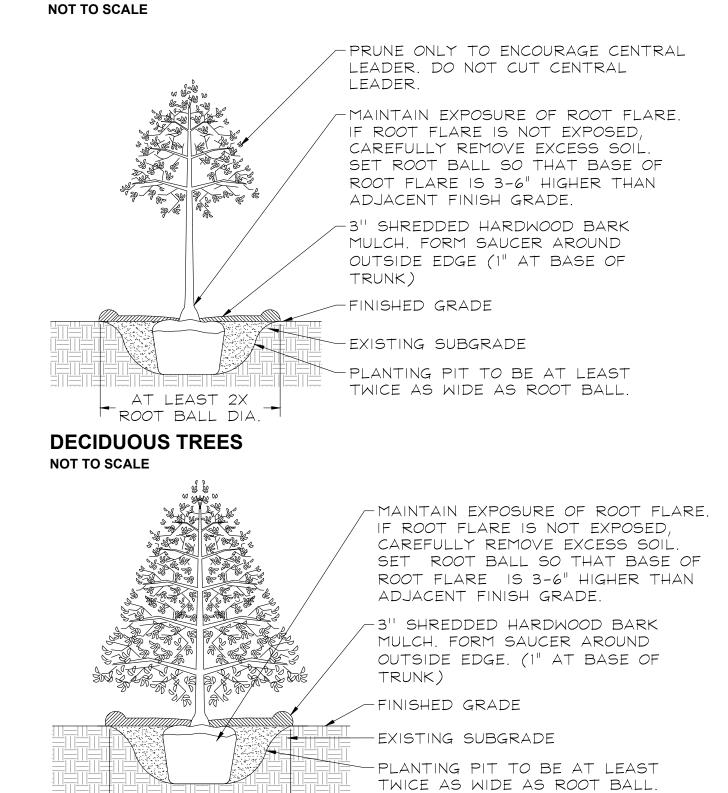
EXISTING SUBGRADE

AT LEAST 2X Root Ball Dia.

EVERGREEN TREES

NOT TO SCALE

DECIDUOUS AND EVERGREEN SHRUBS



CK-0 0 0 0 SOD 4 VJ___ SOD 3 CB-3 TO-

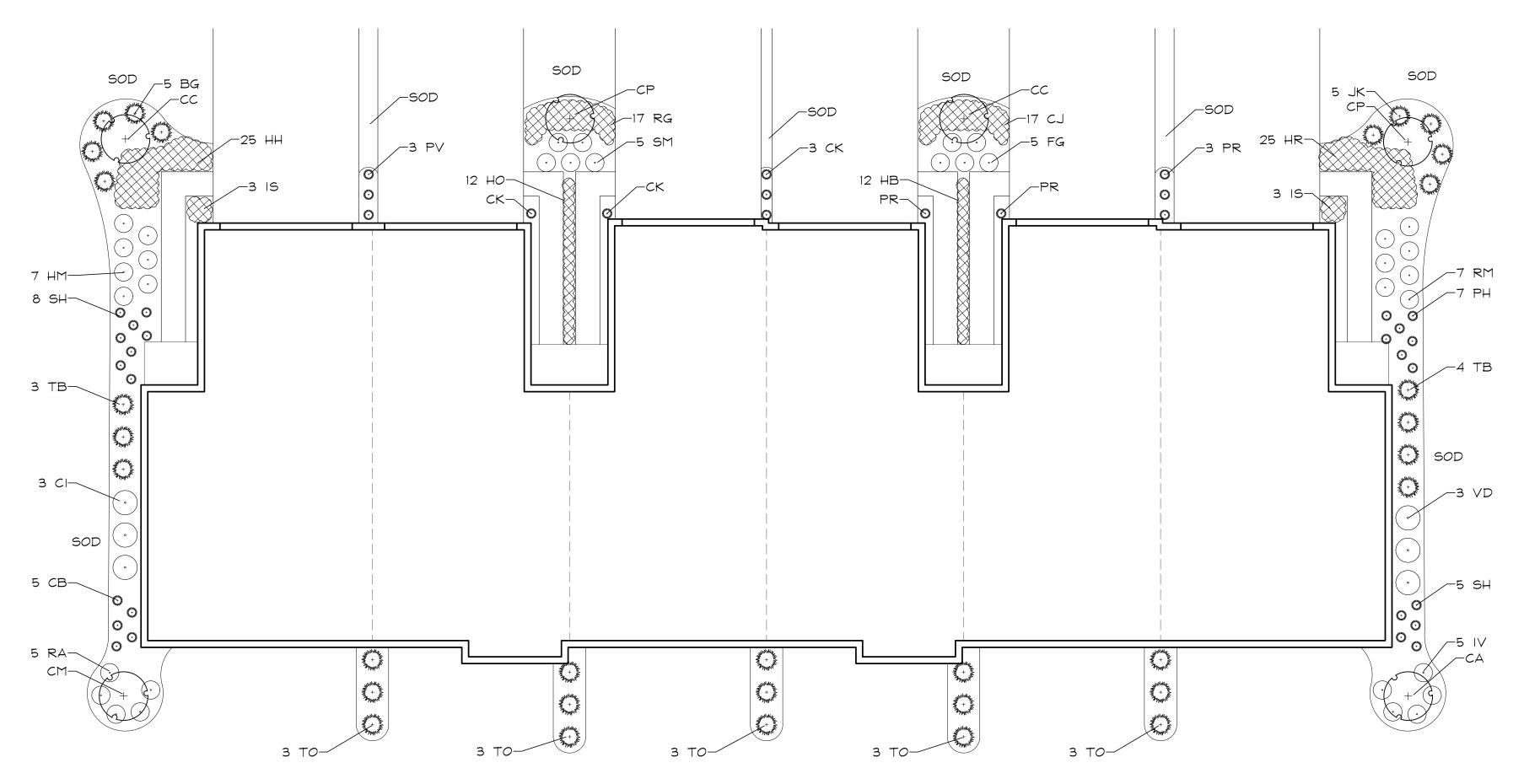
TYPICAL 5 UNIT FRONT LOAD FOUNDATION LANDSCAPE PLAN

SCALE: 1"=10'

BUILDINGS: 1 & 15

FOUNDATION LENGTH: 452 L.F.

ANDSCAPING REQUIRED: 5 C.T.E. ANDSCAPING PROVIDED: 5.1 C.T.E. 5 ORNAMENTAL TREES 40 DECIDUOUS SHRUBS 30 EVERGREEN SHRUBS



TYPICAL 6 UNIT FRONT LOAD FOUNDATION LANDSCAPE PLAN SCALE: 1"=10"

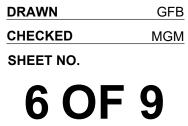
BUILDING: 29

FOUNDATION LENGTH: 504 L.F.

32 EVERGREEN SHRUBS

-ANDSCAPING REQUIRED: 5.5 C.T.E. ANDSCAPING PROVIDED: 5.5 C.T.E. ORNAMENTAL TREES DECIDUOUS SHRUBS





PROJECT NO.

157-001627

5.01.18 4.04.18

3.21.18

GARY R. WEBER

ASSOCIATES, INC. LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE 212 SOUTH MAIN STREET WHEATON, ILLINOIS 60187 PHONE: 630-668-7197

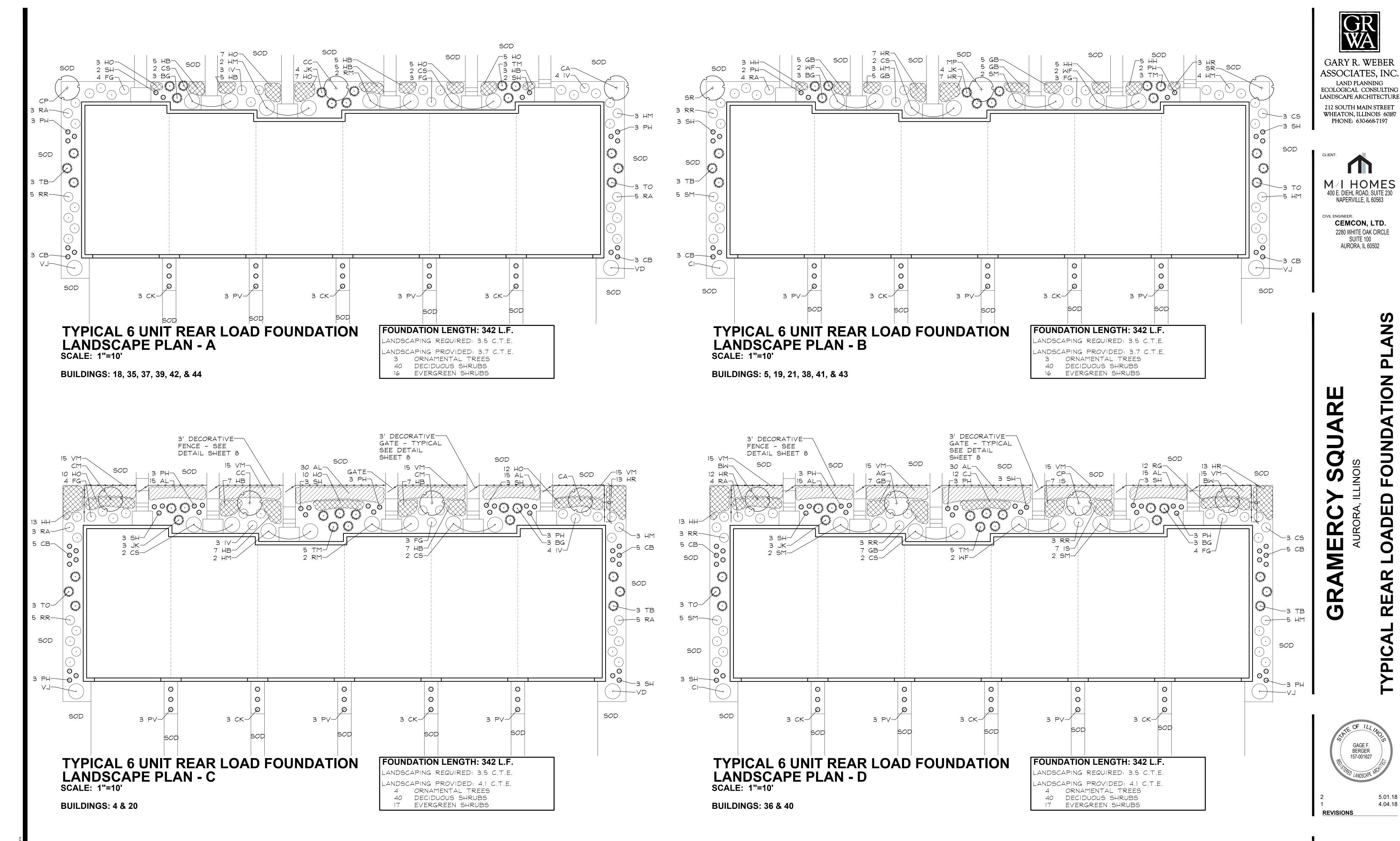
M/I HOMES 400 E. DIEHL ROAD, SUITE 230 NAPERVILLE, IL 60563

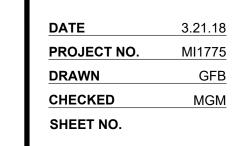
> CIVIL ENGINEER: CEMCON, LTD. 2280 WHITE OAK CIRCLE SUITE 100

AURORA, IL 60502

ADED

GR





5.01.18

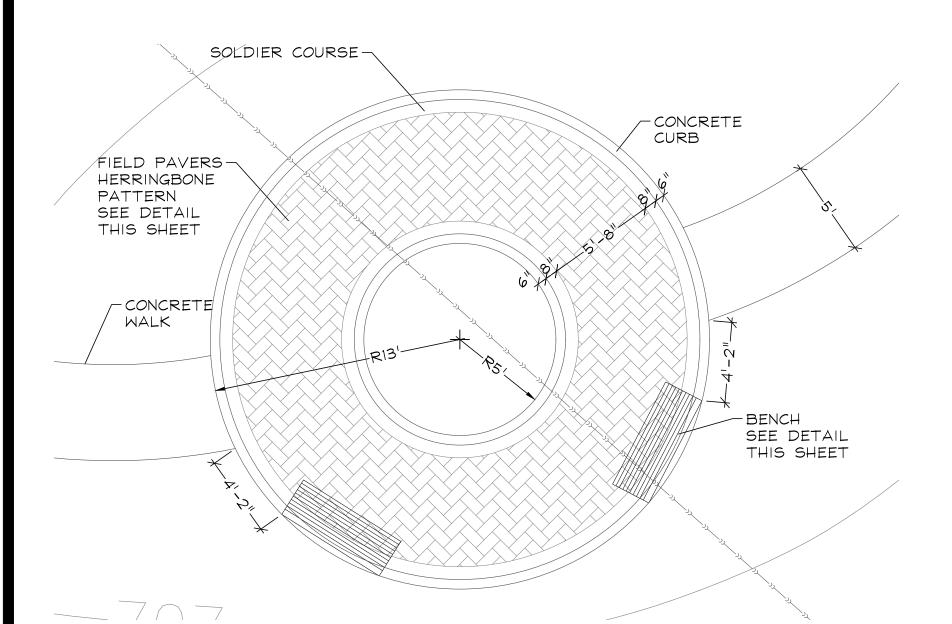
4.04.18

OUNDATION

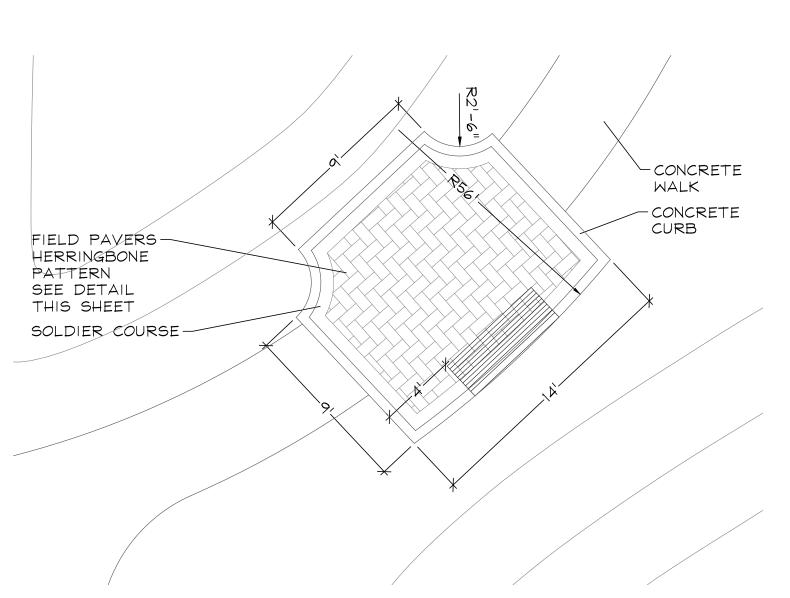
DED

ENTRANCE MONUMENT
/ FENCE LAYOUT DETAIL
SCALE: 1"=20"

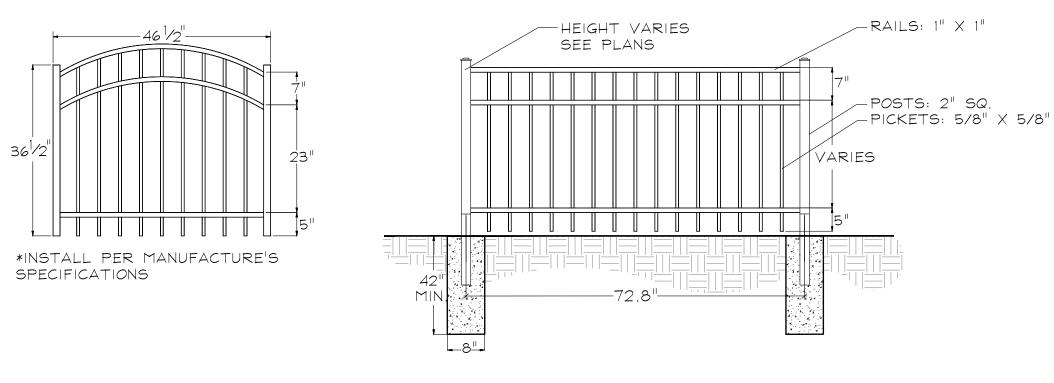




ISLAND SEATING AREA LAYOUT DETAIL
SCALE: 1"=5"

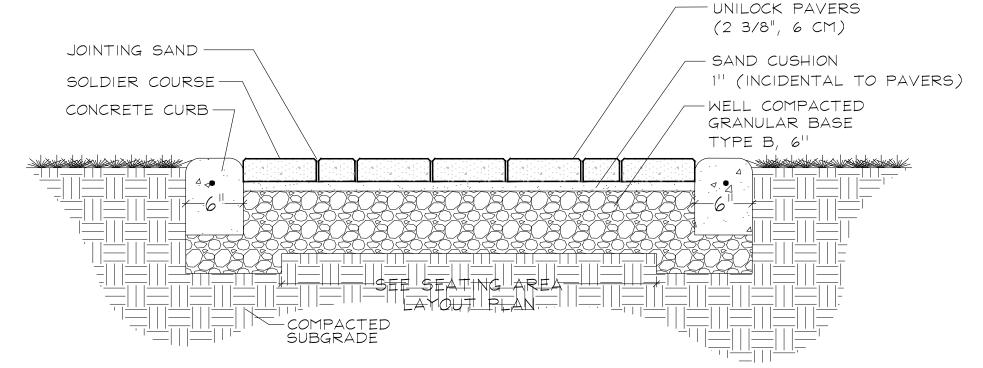


CENTER SEATING AREA LAYOUT DETAIL
SCALE: 1"=5"



*INSTALL PER MANUFACTURE'S SPECIFICATIONS

DECORATIVE FENCE & GATE DETAILS NOT TO SCALE



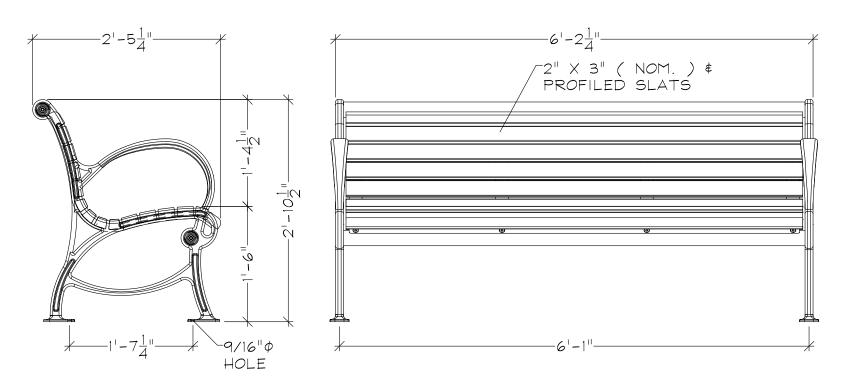
CONCRETE PAVER & CURB DETAIL NOT TO SCALE

SITE FURNISHINGS SCHEDULE

ITEM	MODEL	MANUFACTURER	QUANTITY	COMMENTS/CONTACT
6' BENCH	447	DU MOR, INC.	6	DU MOR, INC. (800) 598-4018
CONCRETE PAVERS	COPTHORNE	UNILOCK	921 S.F.	COLOR: BURGUNDY RED SOLDIER COLOR: BASALT
DECORATIVE FENCE	GRANITE - 4' HT. GRANITE - 3' HT.	ACTIVE YARDS	95 L.F. 496 L.F.	COLOR: BLACK SERIES: HOME
DECORATIVE GATE	GRANITE - 3' HT.	ACTIVE YARDS	24	COLOR: BLACK

LIGHTING SCHEDULE

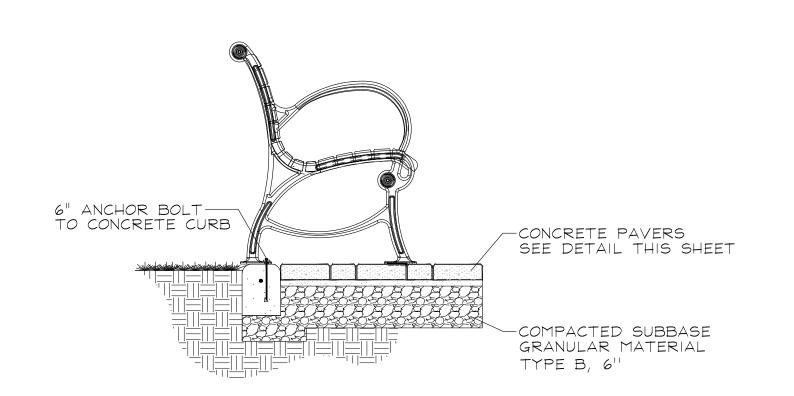
ITEM	MODEL	MANUFACTURER	QUANTITY	COMMENTS/CONTACT
UPLIGHT	YOSEMITE	B-K LIGHTING	2	CATALOG NUMBER: YO-LED-x45-WW-BZP-9-11-CV



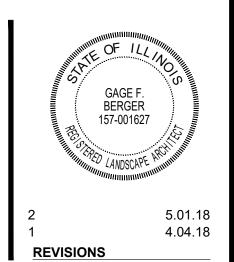
MANUFACTURER: DUMOR SITE FURNISHINGS MODEL: 447 - 6 FT. COLOR: BLACK SLATS: WOOD - IPE MOUNTING: SURFACE MOUNTED

INSTALL PER MANUFACTURER'S SPECIFICATIONS

6' BENCH DETAIL NOT TO SCALE



BENCH MOUNTING DETAIL NOT TO SCALE



GARY R. WEBER ASSOCIATES, INC. LAND PLANNING ECOLOGICAL CONSULTING

LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET

WHEATON, ILLINOIS 60187

PHONE: 630-668-7197

M/I HOMES

CIVIL ENGINEER:

Q

GRAMERC

AMENITY

400 E. DIEHL ROAD, SUITE 230 NAPERVILLE, IL 60563

> CEMCON, LTD. 2280 WHITE OAK CIRCLE SUITE 100

AURORA, IL 60502

DATE	3.21.18
PROJECT NO.	MI1775
DRAWN	GFB
CHECKED	MGM
SHEET NO	

8 OF 9



1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

- 1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape
- 2. The provision of post-planting management as specified herein; Any remedial operations necessary in conformance with the plans as specified in this document; 4. Permits which may be required.

1.2 QUALITY ASSURANCE

A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.

B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.

- 2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
- 3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

A. Planting Schedule

Submit three (3) copies of the proposed planting schedule showing dates for each type of planting

B. Maintenance Instruction - Landscape Work

Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

- Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written
- Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request

14 IOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.
- C. Guarantee shade trees indicated as replacement trees for a period of three years after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

D. Native Planting Area Performance Criteria

1st Full Growing Season: 90% of cover crop shall be established. There shall be no bare areas greater than two (2) square feet in seeded areas. At least 25% of vegetation coverage shall be native, non-invasive species. At least 50% of the emergent species, if planted as plugs shall be

2nd Full Growing Season: All areas with the exception of emergent zones shall exhibit full vegetative cover. At least 50% of the vegetation coverage shall be native, non-invasive species.

3rd Full Growing Season: At least 75% of vegetation coverage shall be native, non-invasive species. Non-native species shall constitute no more than 25% relative aerial coverage of the planted area. Non-native/ Invasive species for this project shall include but are not limited to the following: Ambrosia artemisiifolia \$ trifida (Common \$ Giant Ragweed), Cirsium arvense (Canada Thistle), Dipsacus laciniatus (Cut-leaved Teasel), Dipsacus sylvestris (Common Teasel), Lythrum salicaria (Purple Loosestrife), Melilotus sp. (Sweet Clover), Phalaris arundinacea (Reed Canary Grass), Phragmides australis (Giant Reed), Polygonum cuspidatum (Fallopia japonica) (Japanese Knotweed), Rhamnus cathardica \$ frangula (Common \$ Glossy Buckthorn), Typha sp. (Broadleaf, Narrowleaf, and Hybrid Cattail).

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 NATIVE PLANTING MIXTURES

Provide fresh, clean, new crop of the species and proportions as specified. Native seed and live plant material shall be obtained from a reputable supplier (approved by Landscape Architect) that has collected from sources east of the Mississippi River within the same EPA Level III Ecoregion as the project site (Central Corn Belt Plains). Any material sourced from outside this ecoregion must be approved by the Landscape Architect prior to installation.

It is the sole responsibility of the Native Landscape Contractor to provide approved seed that meets industry-standard PLS requirements.

A. Temporary Cover Crop:

Tricticum aestivum

Cover crops shall be installed in all planting areas containing dry mesic, mesic, and wet mesic soils to, stabilize soils, and combat weed pressure during the germination and establishment of the native seeding area.

10.0 lbs.

For	spring	plantings	use	Seed	Oats	at	the	specified	rate	below:
Boto	nical N	Name		Corr	nmon	Nar	ne		<u>lb</u>	s /AC.

Reareen

30.0 lbs.

For fall or dormant plantings, use Regreen at the specified rates below: Common Name Botanical Name lbs /AC

B. Emergent Plantings - Stormwater Basin Bottoms in areas with 6" water depth <u>Botanical Name Common Name</u> 1bs /AC Plugs/AC

Acorus calamus	Sweet Flag	0.500	494
Alisma subcordatum	Water Plantain	1.250	
Eleocharis obtusa	Blunt Spike Rush	0.375	
Eleocharis palustris	Marsh Śpike Rush	0.375	
Glyceria grandis	Reed Manna Grass	0.375	
Hibiscus laevis	Rose Mallow	0.250	
Iris virginica shrevei	Blue Flaa	0.500	494
Juncus effusus	Common Rush	0.500	
Leersia Oryzoides	Rice Cut Grass	1.250	494
Pontederia Cordata	Pickerelweed	0.250	494
Sagittaria latifolia	Common Arrowhead	1.250	494
Scirpus acutus	Hardstem Bulrush	0.250	988
Scirpus pungens	Chairmakers Rush	0.250	
Scirpus validus	Great Bulrush	0.250	988
Sparganium eurycarpum	Bur Reed	1.000	988
Total:		8.125	5434
, 0 00			

Note: If emergent zone is permanently flooded seeding will be impossible and live plugs shall be installed at the specified rate. Plugs are specified at a standard 38 cell flat and shall measure 2.25" x 5" with a volume of 11.30 inches. Substitution of plug size must be approved by the Landscape Architect prior to installation

C. Wet Meadow Seed Mixture – Lower slopes of basin

Botanical Name	Common Name	lbs /AC
Grasses and Sedges		
Carex bebbii Carex bicknellii Carex brevior Carex cristatella Carex molesta Carex normalis Carex scorparia Carex stipata Carex vulpinoidea Elymus virginicus Glyceria striata Juncus dudleyi Juncus torreyi Panicum virgatum Scirpus atrovirens Scirpus cyperinus	Bebbs Oval Sedge Bicknells Sedge Plains Oval Sedge Crested Oval Sedge Field Oval Sedge Speading Oval Sedge Pointed Broom Sedge Common Fox Sedge Brown Fox Sedge Virginia Wild Rye Fowl manna grass Dudleys Rush Torreys Rush Switch Grass Dark Green Rush Wool Grass	0.250 0.125 0.250 0.060 0.250 0.015 0.190 0.060 0.250 3.000 0.130 0.020 0.031 3.000 0.060 0.030
Total Grasses and Se	edges:	8.036
Wildflowers/Broadleaves		
Alsclepias incarnata Bidens cernua Boltonia asteroids Chamaecrista fasciculate Euthamia gramnifolia Eupatorium perfoliatum Helenium autumnale hIris virginica shrevei Loebelia siphilitica Mimulus ringens Symphyotrichum novae-angliae Pycnanthemum virginianum Rudebeckia fulgida var.sullvantii Zizia aurea	Swamp Milkweed Nodding Bur Marigold False Aster Partridge pea Grassleaved Goldenrod Common Boneset Sneezeweed Blue Flag Great Blue Lobelia Monkey Flower New England Aster Common Mountain Mint Showy Black-Eyed Susan Golden Alexanders	0.125 0.190 0.031 0.188 0.300 0.015 0.063 1.000 0.031 0.031 0.250 0.063 0.250
Total Wildflowers/Bro Total Wet Meadow Se		3. <i>0</i> 37 11. <i>0</i> 73

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching confiauration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B\$B) deciduous
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B\$B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B\$B) evergreen trees and containerized shrubs.
- Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

Provide amended soil mixture consisting of 20% sand, 30% compost \$ 50% topsoil. Compost shall consist of 35% - 65% organic material and less than 1% manufactured inert material. Amended soil mixture shall pass through a 1/2" screen. Mix materials thoroughly.

2.7 EROSION CONTROL

- A. Native Areas Erosion Control Blanket: Futerra EnviroNet, or equivalent approved equal
- B. Shoreline and Sloped Berm Areas Erosion Control Blanket: Futerra EnviroNet, or approved equal. To be installed per manufacturer's recommendations.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

A. Sodding New Lawns

- Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns
- 2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally
- 3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
- 4. Lay sod within 24 hours from time of stripping.
- 5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of
- 6. Water sod thoroughly with a fine spray immediately after planting.

B. Seeding Native Areas

shall not receive fertilizer

- 1. The period for planting prairie seed shall be from April 1 to June 15 or September 15 to just before the first frost. Seeding outside of these timeframes must be approved by the
- be properly prepared before seeding begins. Equipment having low unit pressure ground contact shall be utilized within the planting areas. 3. If present, compacted soils shall be disked or raked prior to seeding. Remedial measures for

2. The General Contractor and Native Landscape Contractor shall be responsible for performing all work necessary to achieve and maintain an acceptable seedbed prior to seeding. All areas must

- the access area may, at the direction of the Wetland Consultant, involve ripping from 12 to 18 inches of the soil horizon prior to disking. 4. Prior to seeding, planting areas shall have at least twelve inches of clean un-compacted topsoil.
- Clumps, clods, stones over 2" diameter, roots and other extraneous matter shall be removed and disposed of legally off-site. 5. Granular mycorrhizal innoculants shall be installed with the seed mix at a rate of 40lbs/ acre.

Inoculant can be banded under seed, worked into seed or added into spray tanks. Native areas

6. Contractor shall be solely responsible for the proper handling and storage of the seed according to the best seed handling and storage practices, including fungicide treatments and stratification considerations. Owner shall make no compensation for damage to the seed because of improper storage, cleaning, threshing, or screening operations.

- 7. Except where site conditions preclude their use, seeding shall be performed using a Truax drill, Truax Trillion seeder, or comparable equipment designed specifically for installation of native seed. For areas where site conditions preclude the use of specialized equipment, seed may be installed through hand broadcasting and followed by light raking. Hand broadcast seed shall be spread at twice the specified rate. Other methods of seed installation may be used with prior approval from the Landscape Architect.
- 8. Prior to starting work, all seeding equipment shall be calibrated and adjusted to sow seeds at the proper seeding rate. In general, the optimum seeding depth is 0.25 inch below the soil surface. Areas where the seed has not been incorporated into the soil to the proper depths will not be accepted, and no compensation for materials or labor for the rejected work will be made by the Owner.
- 9. Seeding and soil tracking/firming shall not be done during periods of rain, severe drought, high winds, excessive moisture, frozen ground, or other conditions that preclude satisfactory results.
- 10. Wet mesic and emergent areas shall be planted, and seed allowed to germinate (if possible), prior to flooding with significant amounts of water. Any areas of significant permanent water located within the planting area will receive live plugs in lieu of seed.
- 11. After the seeding operation is completed, install erosion control blanket per manufacturer's
- 12. Emergent plugs shall be planted in natural groupings within designed areas containing saturated soils or shallow inundation. Plants within groupings shall be planted at 2 foot centers.
- 13. Emergent plugs shall not be planted less than the specified rate and shall be protected with goose exclosures surrounding all natural groupings of plugs.

C. Groundcover and Perennial Beds Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a

1. Set balled and burlapped (B\$B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulchina. Remove burlap from top and sides of balls: retain on bottoms. When set, place additional topsoil backfill

around base and sides of ball and work each layer to settle backfill and eliminate voids and air

pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder

of backfill. Repeat watering until no more is absorbed. Water again after placing final layer

- 2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of
- 3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at
- 4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
- 5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
- 6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the

Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
- C. Compensatory Storage and Native Planting areas are to be mowed only once per spring during the initial three year establishment period
- 3.4 NATIVE LANDSCAPED AREAS CONTINUED MONITORING # MAINTENANCE

minimum of 8" deep. Install per spacing indicated on plan.

excavations to form shallow saucer to collect water.

The Owner shall notify the County upon completion of plantings. The Owner's Environmental Specialist shall inspect the plantings and provide the County with a copy of the planting locations, species, and quantities for verification by the County.

The Owner's Environmental Specialist shall inspect the plantings at least twice per year during the three-year term of the Establishment and Maintenance Cash Bond or Letter of Credit, to determine compliance with the minimum annual performance criteria (See 1.5C Guarantees). A monitoring report will be provided to the County by January 31st following each growing season.

B. Maintenance:

With the exception of the emergent area, native seeding areas should be mowed to a height of 6" to control annual nonnative and invasive species early in the growing season. Mowing, including weed whipping, should be conducted during prior to weed seed production. Mowing height and timing may need to be adjusted per target species. Small quantities of undesirable plant species, shall be controlled by hand pulling prior to the development and maturity of the plant. Hand removal shall include the removal of all above-ground and below-ground stems, roots and flower masses prior to development of seeds. Herbicide should be applied as necessary by a trained and licensed operator that is competent in the identification of native and nonnative herbaceous plants. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Control of undesirable plant species during the second growing season shall consist primarily of precise herbicide application. Mowing and weed whipping shall be conducted as needed during the early growing season and as needed to a height of 6 to 8 inches to prevent annual weeds from producing seed. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary.

Third Season

Seasonal mowing and herbicide will continue as above but should be reduced over time. Debris and litter shall be removed from the native areas and storm structures shall be inspected and maintained as necessary. At the completion of the third growing season (dependent on fuel availability; dominance of graminoid species; and favorable weather conditions), fire may be introduced to the planted areas as the primary management tool.

State and local permits shall be required prior to controlled burning. Burning shall be conducted by trained professionals experienced in managing smoke in urban environments. Prior to a controlled burn, surrounding property owners as well as local fire and police departments shall be notified. A burn plan detailing preferred wind direction and speed, location of fire breaks, and necessary personnel and equipment shall be prepared and utilized in planning and burn

The initial burn shall be dependant on fuel availability which is directly related to the quantity and quality of grasses contained within the plant matrix. Timing of the burn shall be determined based on results of the annual monitoring indicating species composition of the management area and other analysis of management goals. Generally, burns shall be scheduled from spring to fall on a rotational basis. Burn frequency shall also be dependent on the species composition within the management area. Generally, a new prairie restoration area shall be burned annually for two years after the second or third growing season after planting and then every 2-3 years thereafter, burning 50-75% of the area.

C. Long Term Wetland and Prairie Management/Maintenance

A final compliance report and Long-Term Operation and Maintenance Plan shall be submitted by the Developer/Owner's Environmental Specialist no less than 60 days prior to the expiration of any landscape Cash Bond or Letter of Credit posted for the native areas. Final acceptance and release shall be determined by the County or Municipality upon inspection of the site to verify compliance.

The Long -Term Operation and Maintenance Plan shall be written to include guidelines and schedules for burning, mowing, application of herbicide, debris/litter removal and inspection schedule for storm structures and sediment removal.

3.5 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.

- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.

SITE AMENITIES

4.0 DESCRIPTION OF WORK

- A. The work consist of all labor, materials, work and equipment necessary and required to complete site amenities as shown on drawings or specified herein, including, but not limited to:
- 1. Submission of color and material samples to Owner for design concept conformance review prior to construction
- 2. Submission of shop drawings to Landscape Architect and Owner for design concept conformance review prior to construction.
- 3. Submission of construction schedule to Landscape Architect. 4. Verification of existing conditions and underground utilities in the field prior to construction. Contractor shall notify Landscape Architect of any variance from construction drawinas.
- Contractor is responsible for any damage to utilities. 5. Secure and pay for all permits, fees, inspections and schedule all inspections related to work,
- including J.U.L.I.E. locates. 6. Comply with all applicable codes.

4.1 JOB CONDITIONS

- A. Examine and evaluate grades, and soils. Provide soil testing and verify soils structural integrity. Observe the conditions under which work is to be performed and notify owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plan; Notify J.U.L.I.E; demonstrate an awareness of utility location; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. All streets and curbs must be cleaned at the end of each working day. D. All OSHA requirements for safety must be adhered to at all times.

4.2 GUARANTEES

A. Guarantee site amenities I year from final acceptance by Owner on workmanship and materials. B. Where failures have occurred resulting from the concrete not meeting the specified design strength, or workmanship, it shall be the responsibility of the subcontractors in connection with the supplier to take responsibility to make restitution for their resulting repair work created by the problem.

4.3 SUBMITTALS

- A. Construction Schedule: Promptly after award of the Contract, the Contractor shall prepare and submit an estimated construction progress schedule for the Work, including sub-schedule of related activities which are essential to its progress, as well as lead-time for materials.
- 1. Show complete sequence of construction by activity, with dates for beginning and completion of each element of construction. Schedule to represent a continuous flow of construction activities so that there are no business days of non-activity on site.
- B. Product samples: Submit samples of all pavers, architectural precast, bench and bollard colors for approval prior to delivery to site.

D. Provide names and contact information for any subcontractors and suppliers.

Product Data: Submit product data for all materials.

- 4.4 PRODUCT DELIVER, STORAGE, AND HANDLING A. Loadina and Shipment:
- 1. Pack carefully for transportation, with exercise of all customary and reasonable precautions
- against damage in transit, all materials to be used for the work. 2. Load and ship all materials in a sequence mutually agreed upon by the General Contractor and
- B. Unloading and Storage: 1. Receive and unload at site all materials with necessary care in handling to avoid damage or
- 2. Store materials clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
- 3. Cover materials with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

4.5 INSTALLATION

This work shall consist of providing and installing the Benches and footings as detailed on the plans. The Benches shall be installed per manufacturer's recommendations. This item shall be paid for at the contract unit price per unit of BENCH installed, which price shall include all installation required.

B. Fence This work shall consist of providing and installing the Fence and Gate as detailed on the plans. The Fence shall be installed per manufacturer's recommendations. This item shall be paid for at the contract unit price per linear foot of FENCE installed, which price shall include all installation required.

This work shall consist of providing and installing all concrete and base materials, as detailed on the plans. The concrete shall be installed per the engineering specifications.

This work shall consist of providing and installing all concrete and base materials, as detailed on the plans. The concrete, color and stamp shall be installed per manufacturer's recommendations. This item shall be paid for at the contract unit price per square foot of concrete installed, which

D. Colored/stamped concrete

4.6 CLEAN UP AND PROTECTION A. All material shall be washed prior to completion.

Maintain protection during installation.

documents and specifications.

price shall include all installation required.

4.7 INSPECTION AND ACCEPTANCE A. Owner's representative reserves the right to inspect materials and workmanship at the site prior to, during construction, or at the time of inspection for compliance with the construction

B. Notify representative when completed, for final inspection and review for conformance with design

B. Protect work and materials from damage due to operations by other trades and trespassers.



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3.21.18 PROJECT NO. MI1775 DRAWN GFB **CHECKED** MGM

REVISIONS

SHEET NO.

