

GENERAL CONSTRUCTION NOTES:

- ALL ALTERATIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
- CONTRACTORS MUST VERIFY ALL QUANTITIES AND OBTAIN ALL PROPER PERMITS AND LICENSES FROM THE PROPER AUTHORITIES.
- ALL LANDSCAPE IMPROVEMENTS SHALL MEET MUNICIPALITY REQUIREMENTS AND GUIDELINES, WHICH SHALL BE VERIFIED BY MUNICIPAL AUTHORITIES.
- ALL MATERIAL MUST MEET INDUSTRY STANDARDS AND THE LANDSCAPE ARCHITECT HAS THE RIGHT TO REFUSE ANY POOR MATERIAL OR WORKMANSHIP.
- LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR UNSEEN SITE CONDITIONS.
- EXCAVATE PARKING LOT ISLANDS AND CURBED PLANTERS TO A DEPTH OF 24" AND BACKFILL WITH TOPSOIL.
- PROVIDE POSITIVE DRAINAGE AT ALL TIMES. DO NOT OBSTRUCT NATURAL OR DESIGNED DRAINAGE FLOW PATTERN.
- ANY IMPORTED TOPSOIL FOR THIS PROJECT SHALL CONSIST OF A FRIABLE LOAM OR A SANDY LOAM, COMPRISED OF BETWEEN 20 - 50% SILT, 10 - 25% CLAY AND 30 - 60% SAND. THE PH LEVEL SHALL BE BETWEEN 6.0 AND 7.2 AND THE ORGANIC CONTENT SHALL BE BETWEEN 3 - 6%. THE TOPSOIL SHALL BE SCREENED AND NOT CONTAIN STONES, LARGE CLUMPS GREATER THAN 1", ROOTS, OR ANY INORGANIC DEBRIS.
- BERM ALL PARKING LOT ISLANDS TO A HEIGHT 3" ABOVE BACK OF TOP OF CURB.
- AMENDED SOIL FOR PLANTING SHALL BE MIXED THOROUGHLY PRIOR TO PLANTING.
- AMENDED SOIL SHALL BE AS FOLLOWS:
TREES AND WOODY SHRUBS - 75% TOPSOIL, 25% ANGULAR COARSE SAND
PERENNIALS - 60% TOPSOIL, 20% ANGULAR COARSE SAND, 20% PINE FINES
- ALL PLANTINGS SHALL BE SPACED EQUAL DISTANT, BACKFILLED WITH AMENDED SOIL IN A HOLE TWICE THE ROOTBALL DIAMETER, WATERED, FERTILIZED, PRUNED AND HAVE ALL TAGS AND ROPES REMOVED.
- TREES SHALL BE STAKED AND GUYED AND WATERING SAUCER AT BASE.
- ALL MASS PLANTED SHRUB BEDS TO BE BERMED 2" TO 3" ABOVE GRADE AND MEET DRAINAGE REQUIREMENTS.
- LAWN AND BED AREAS SHALL BE ROTOTILLED AND CLUMPS OF SOIL, AGGREGATES AND DEBRIS RAKED OUT AND REMOVED FROM THE SITE.
- ALL DISTURBED AREAS SHALL HAVE A MIN. OF 6" OF TOPSOIL PLACED AND THEN SODDED.
- ALL BEDS SHALL BE EDGED, HAVE WEED PRE-EMERGENTS APPLIED AT THE RECOMMENDED RATE, AND SHREDDED HARDWOOD MULCH SPREAD AT A MINIMUM OF 3" DEPTH.
- ALL DEBRIS SHALL BE REMOVED FROM THE SITE AND DISPOSED OF PROPERLY.
- ALL EXISTING TREES OF HIGH QUALITY LOCATED OUTSIDE OF THE CONSTRUCTION ZONE SHALL BE SAVED.
- CONTRACTOR TO DEEP SPADE EDGE AND MULCH ALL EXISTING LANDSCAPE BEDS WITHIN THE PROJECT LIMITS.
- BETULA, CELTIS, CERVIS, CRATEGUS, FAGUS, LIRIODENDRON, PLANATUS, POPULUS, PRUNUS, QUERCUS AND TAXODIUM ARE "SPRING DIG ONLY" TREES. THE CONTRACTOR MUST HAVE THESE TREES, ORDERED, ACCEPTED AND DUG IN EARLY SPRING, FOR SUMMER AND FALL INSTALLATIONS.
- STEEL EDGING TO BE USED AS SEPARATION BARRIER BETWEEN RIVER ROCK STONE AND ANY SOFT SURFACE. (TURF, MULCH, PLANTINGS, ETC.). STEEL EDGING TO BE 3/16"x4" DEEP AND SECURED WITH A 1/2" ANCHORING STAKES.

SOD

GENERAL

DESCRIPTION

A.Work Included
Scope as defined for this work shall consist of, but not be limited to:

Sod
To consist of preparation of ground, furnishing, transporting, and placing the sod and other materials required in the sod operations in all the areas designated to be sodded.

Fertilizing
To consist of furnishing and placing fertilizer required for the operation.

Protection
Use all means necessary to protect site sodding before during, and after installation and to protect the installed work and materials of all other trades.

Replacements
In the event of damage to the site sodding, immediately make all repairs or replacements necessary to the approval of the Owner and at all no additional cost to the Owner.

PRODUCT HANDLING
Deliver to site in a moist condition.
Replacements
In the event of damage or rejection, immediately make all repairs and replacements necessary to the approval of the Owners Representative and at no additional cost to the owner.

JOB CONDITIONS
Sod shall be placed when the ground is in a workable condition and temperatures are less than 90 Fahrenheit. Sod shall not be placed when the sod or the ground surface is frozen or during extended drought.

GUARANTEE
Contractor shall guarantee the sod for a period of one year from Date of Substantial Completion of total project, and shall replace any material lost due to defective sod or improper installation procedures.

PRODUCTS
FERTILIZER
All fertilizer shall be a commercial balanced 10-6-4 fertilizer delivered to the site in bags labeled with the manufacturer's guaranteed analysis.

Special Protection:
If stored at the site, protect fertilizer from the elements at all times.

SOD
Sod shall be nursery grown blue grass blend and a mixture approved by the Landscape Architect prior to installation.
Sod shall be free of noxious weeds and other objectionable plant material.
Grass shall be cut to a length of not less than 1-1/2" or more than 2-1/2" before the sod is cut.
Sod shall be cut in rectangular pieces with the shortest side not less than 12 inches in length.
Sod shall be a minimum of 1 3/32 thick. This measurement does not include grass.

EXECUTION

Install sod in locations as indicated on the drawing

SURFACE CONDITIONS
Prior to all work of this section, carefully inspect the installed work of all other trades and verify that all such work is complete to the point where this installation may properly commence. Verify that the sodding may be completed in accordance with the original design and the referenced standards.

GROUND PREPARATION

Fine Grade:
Upon completion of finish grading, perform all fine grading required in planting areas, using topsoil obtained from site or brought in as required. Immediately prior to but not in excess of 24 hours before the sod is placed, the area to be sodded shall be worked to a minimum depth of 3 inches with equipment approved by the Owner. Remove all debris, washes, gullies, clods, and stones.

PLACING SOD

The sod shall be placed on the prepared surface with the edges in close contact and alternate courses staggered. On slopes, starting at the bottom of the slope, the sod shall be placed with the larger dimension parallel to the contours of the ground. The exposed edges of the sod shall be buried flush with the adjacent soil. Sod shall be stacked on all slopes 2:1 or steeper. Sod shall be staked with not less than four stakes per square yard with at least one stake for each piece of sod. Stakes shall be of lath or similar material, painted and driven with the flat side against the slope, 6" into the ground.

MAINTENANCE

Within 8 hours after the sod has been placed, 5 gallons of water per square yard shall be applied. Additional watering shall be at the rate of gallons per square yard as required to prevent the sod from drying out. The Contractor shall bear the cost of these waterings for 30 days after placement of the sod. All watering shall be done with a spray application. Open-end hose application will not be accepted.

INSPECTION

In addition to normal progress inspections, schedule and conduct the following formal inspections, giving the Owner at least 24 hours prior notice of readiness for inspection.

Final inspection after completion of sodding: Schedule this inspection sufficiently in advance, and in cooperation with the Owner so that the final inspection may be conducted within 24 hours after completion of sodding.

CLEAN UP

The entire area in the vicinity of the landscaping work shall be cleaned of all trash and debris, disposed of legally off-site, and left in a satisfactory condition.

END OF SECTION

TREES, SHRUBS AND PERENNIALS

DESCRIPTION

A.Work Included:
Landscaping as defined for this work shall consist of, but not be limited to:

1.Planting:
To consist of digging and preparing plant holes, and of furnishing, transporting, and planting of trees, shrubs and other plant materials.

2. Other:
Work shall also include all incidental operations such as mulching, bracing, wrapping, care of living plants and replacement of unsatisfactory plants.

GUARANTEES

This Contractor shall guarantee the plant material for a period of one year after Date of Substantial Completion of total Project. They shall replace any and all plant material, which has not survived the guarantee period.

Within this period of the guarantee, plants replaced by approval of the Architect shall be guaranteed for 1 year from date of replacement.
At any time within the period of the guarantee, the Contractor shall replace any plant, which has died or is in a dying condition, or has failed to flourish in such a manner or is such a degree that its usefulness or appearance has been impaired due to inferior or defective materials or workmanship, or unfavorable weather conditions. The decision of the Landscape Architect for making replacements shall be conclusive and binding. The Contractor shall also make good damage to persons or property caused by defective workmanship or materials.

TREES & SHRUBS

All materials shall conform to the standards adopted by the American Association of Nurserymen.
All material shall be balled and burlapped or container grown.

SHREDDED HARDWOOD BARK MULCH
Shredded hardwood bark mulch shall be free of harmful chemicals, diseases and insects. Mulch shall have a minimum 1/8 inch dimension and a maximum length of 2-1/2".

TREE WRAP

Tree wrap for wrapping the trunks shall be either burlap strips, or first quality, 4-inch wide bituminous impregnated tape, corrugated or crepe paper, specifically manufactured for tree wrapping and having qualities to resist insect infestation.

FERTILIZER

All fertilizer shall be a commercial balanced 10-6-4 fertilizer delivered to the site in bags labeled with the manufacturer's guaranteed analysis.

OTHER MATERIALS

All other materials, not specifically described but required for complete and proper completion of the work of this section, shall be as selected by the contractor subject to the approval of the Architect.

DIGGING OF PLANTS

A.Plants shall be dug with care, avoiding injury to the plants or loss or damage of the root.
B.Immediately after digging, roots shall be protected against drying out and freezing.

TRANSPORTATION AND STORAGE OF PLANTS

A.Transportation:
The contractor shall exercise care to prevent injury and drying out of the plant material.

B.Storage:

1.Balled and burlapped or container grown plants may remain on the site only 72 hours prior to being planted or put in storage.
2.Plants shall be kept moist and protected from freezing.

C.Rejection:

All plant material shall be inspected and should the roots be dried out, large branches broken, balls of earth broken or loosened, or areas of bark torn, the Owners Representative may reject the injured materials.

PLANTING

A. General:

- Remove all rocks and debris over 1" in diameter from top 3" of planting beds. Remove top two inches of existing soil from entire surface of mass planting beds.
- Apply a 3" layer of mushroom compost over entire surface of mass planting beds and till slightly into the surface.
- Prepared backfill soil shall be in a loose friable condition at the time of planting.
- All plants shall be placed in a plumb position and set at the same depth as they grew in the nursery field.
- Tamping or watering shall accompany the backfilling operation to eliminate air pockets.

B. Balled and Burlapped Plants:

After the plant is placed in the hole, all cords and burlap shall be cut away from the trunk and the burlap and any wire baskets removed from the top of the ball.

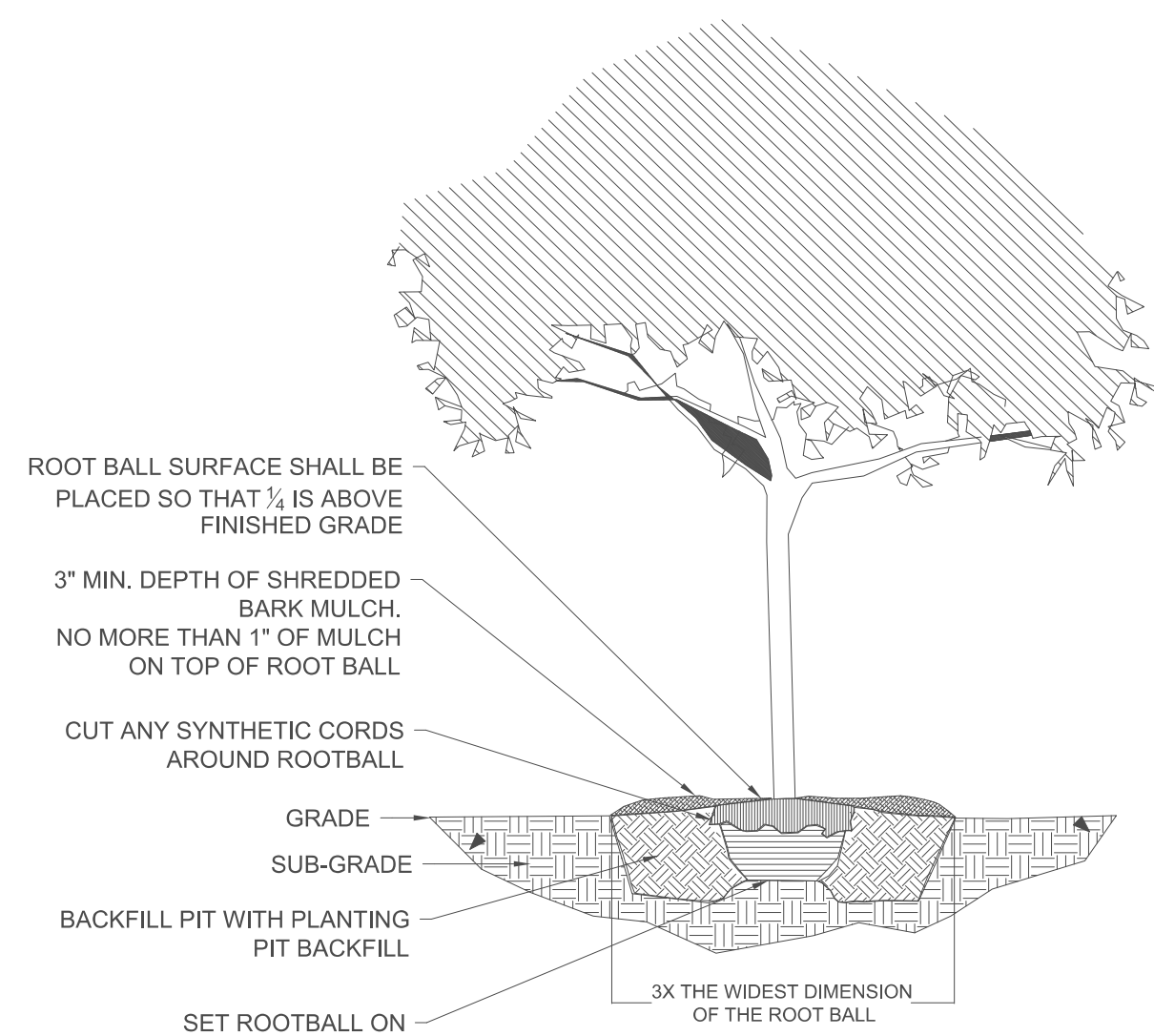
C. Container Grown Plants:

1.Prior to placing the plant in the hole, the container shall be removed with care so as not to disturb the root system.

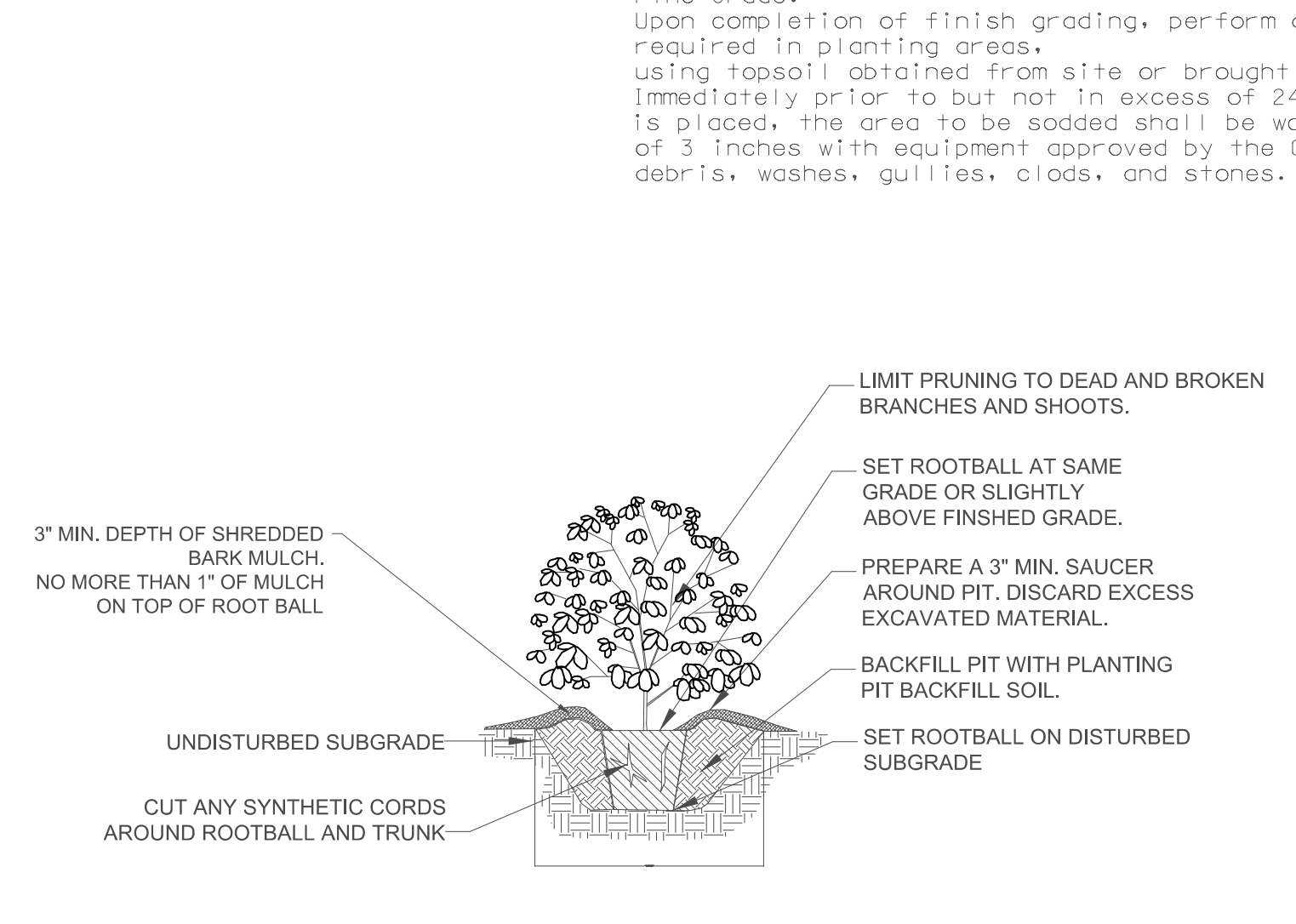
D. After planting and prior to mulching apply a pre-emergent herbicide to all mass planting beds. Apply per manufactures instructions for application.

E. Guarantee:

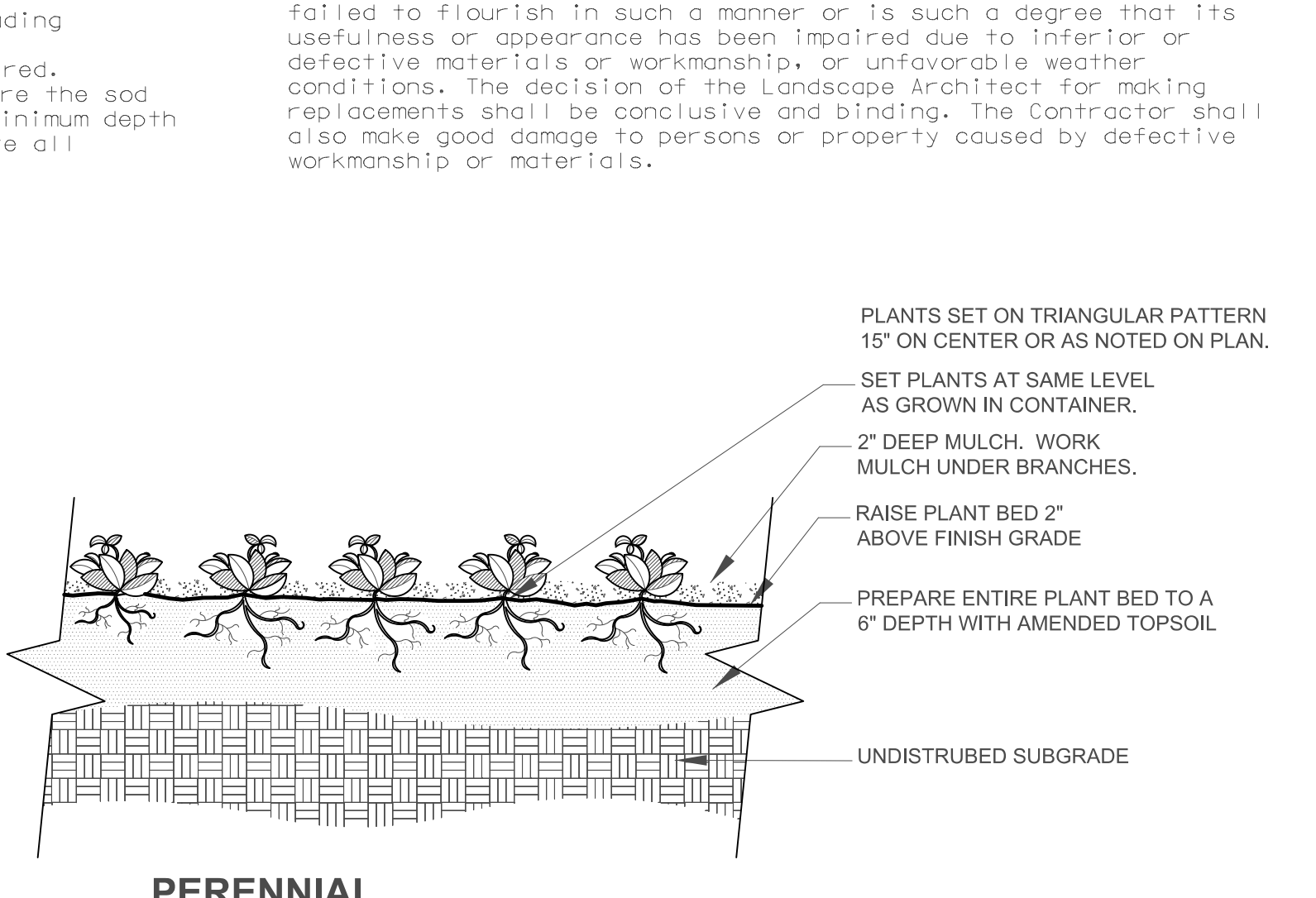
During the life of the contract if trees blow down, sway excessively, or are otherwise injured they shall be replaced or repaired by the contractor.



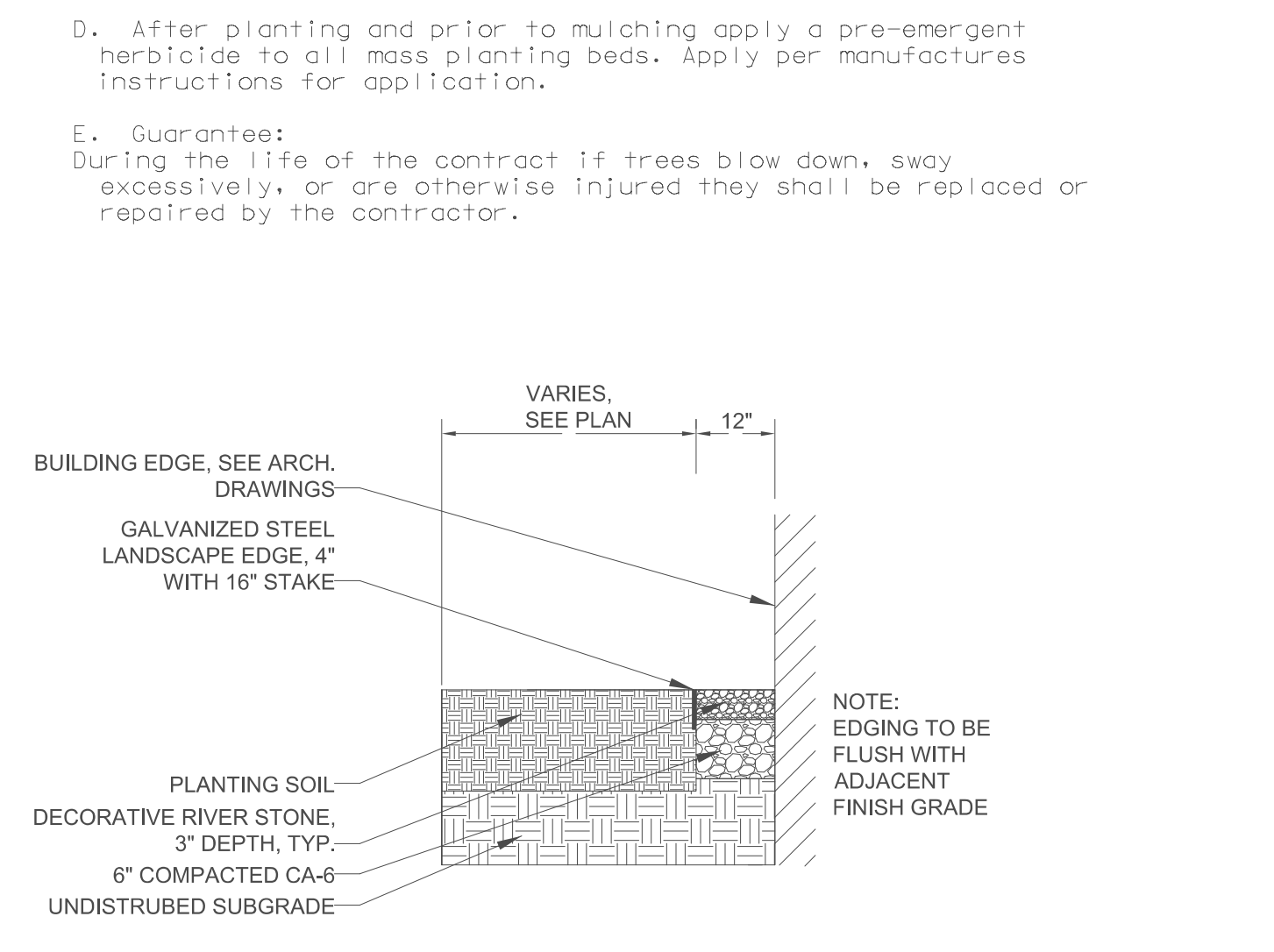
TREE PLANTING DETAIL
NO SCALE



SHRUB PLANTING DETAIL
NO SCALE



PERENNIAL AND GROUND COVER DETAIL
NO SCALE



RIVER ROCK STONE AT BUILDING EDGE
NO SCALE

5/17/2018 9:55:50 AM M:\134231\landscape\134231_LP2_Landscape_Details.dgn

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:
INSITE DEVELOPMENT SERVICES, LLC
1400 16TH STREET SUITE 300
OAKBROOK, IL 60523
TEL: 630-617-9100 FAX: 630-617-9120

DESIGNED	JJA
DRAWN	JJA
APPROVED	DAS
05/15/18	REVISED PER CITY AND FMWRD COMMENTS
04/11/18	FOR VILLAGE RESUBMITTAL
DATE	DESCRIPTION OF REVISION

LANDSCAPE DETAILS
SAVANNAH CROSSING SUBDIVISION - LOT 11
1378 BUTTERFIELD RD, AURORA, ILLINOIS

SHEET
LP2 OF 2
PROJECT NUMBER: 3423
© MACKIE CONSULTANTS LLC, 2018
ILLINOIS FIRM LICENSE 184-002694