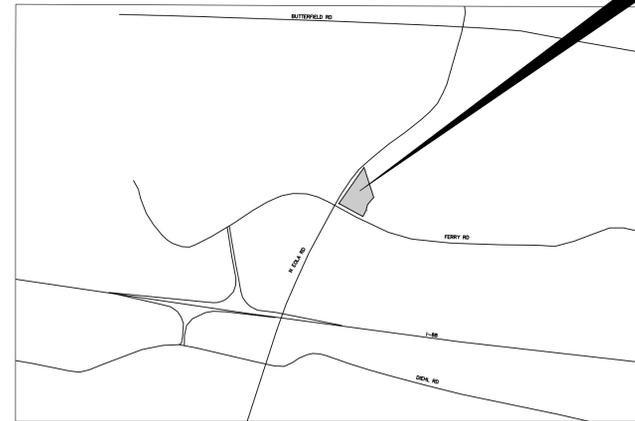


# LANDSCAPE PLAN FOR LOT 108 OF BUTTERFIELD PHASE II, UNIT 1-C

NE CORNER OF N. EOLA ROAD AND FERRY ROAD  
CITY OF AURORA, ILLINOIS

INDEX OF SHEETS	
SHEET NO.	DESCRIPTION
L1	OVERALL LANDSCAPE PLAN AND SUMMARY
L2	LANDSCAPE PLAN - SOUTH
L3	LANDSCAPE PLAN - NORTH
L4	LANDSCAPE DETAILS
L5	LANDSCAPE SPECIFICATIONS
L6	TREE PRESERVATION PLAN

BELOW 0, LLC  
150 HARVESTER DRIVE, SUITE 100  
BURR RIDGE, IL  
CONTACT: ROBERT PALKA



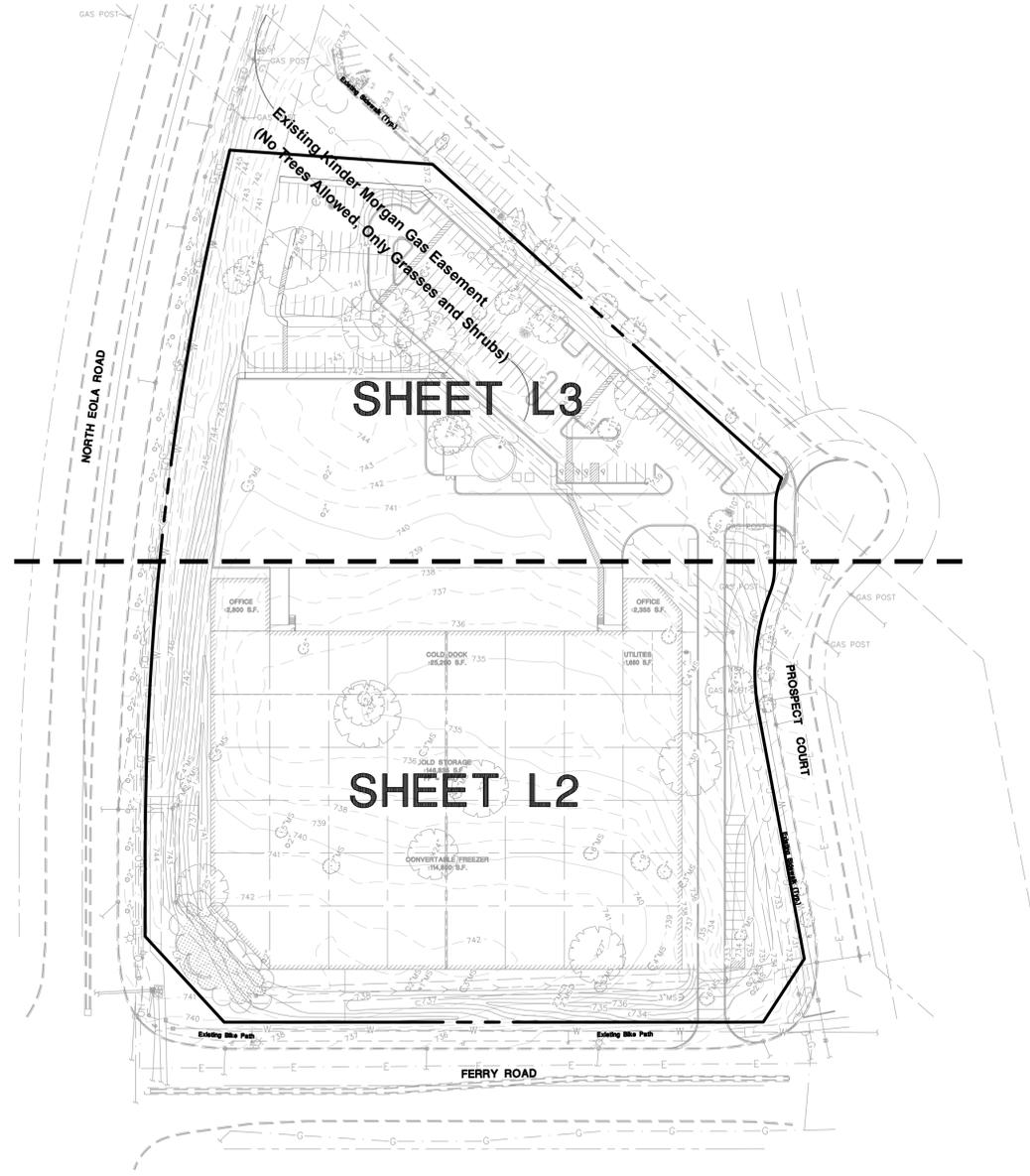
LOCATION MAP  
N.T.S.

## PROJECT LOCATION

Note: SEE SHEET L4 FOR PLANT LIST

## Planting Material Key

Landscape Data Table: Planting Material Key	
Note: Symbols are blackline for proposed grayscale for existing	
Canopy Trees (minimum size 2.5 caliper) Count:	39 Canopy Trees / 53 Street Trees
Evergreen Trees (minimum size 6 feet) Count:	27
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemmed) Count:	23
Evergreen Shrubs (minimum of 18 inches) Count:	443
Deciduous Shrubs (minimum of 18 inches) Count:	569
Ornamental Grasses Count:	0
Perennials Count:	0
Annuals Count:	0
Groundcover Square Footage:	0
Turf (Seeded) Square Footage:	120,977
Turf (Sod) Square Footage:	0
Native Prairie Planting Square Footage:	0
Native Wetland Planting Square Footage:	0



## City of Aurora Required Landscaping

### STREET TREE REQUIREMENT

Requirement: Three (3) Canopy Trees per 100 linear feet of street frontage

N. Eola Road - 714.8 lineal feet parkway (Due to Kinder Morgan Gas Easement)

714.8 lineal feet  
100 feet = (7.15) x 3 = (21.45) = 22 canopy trees

19 Existing Trees to Remain and 3 Proposed Trees to be Provided

Ferry Road - 637.41 lineal feet parkway

637.41 lineal feet  
100 feet = (6.37) x 3 = (19.11) = 20 canopy trees

20 Canopy Trees to be Provided

Prospect Road - 352.18 lineal feet parkway (Due to Kinder Morgan Gas Easement)

352.18 lineal feet  
100 feet = (3.52) x 3 = (10.57) = 11 canopy trees

5 Existing Trees to Remain and 6 Proposed Trees to be Provided

### Required - 53 canopy trees in parkway

On Plan - 53 canopy trees in parkway (24 Existing Trees to Remain and 29 Proposed Trees to be Provided)

### PERIMETER YARD REQUIREMENT

Requirement: 3 Canopy Tree Equivalents (CTE) per 100 feet of lot perimeter

#### NORTH LOT LINE: 638 Linear Feet

638 / 100 = (6.38) x 3 = 19 CTE's

Required: 19 CTE's

Proposed: 3 Canopy Trees, 9 Small Understory Trees, 132 Deciduous Shrubs, 128 Evergreen Shrubs (19 CTE's)

3 Canopy Trees / 1 = 3 Canopy Tree equivalents

9 Small Understory Trees / 3 = 3 Canopy Tree equivalents

132 Deciduous Shrubs / 20 = 6.6 Canopy Tree equivalents

128 Evergreen Shrubs / 20 = 6.4 Canopy Tree equivalents

#### EAST LOT LINE: 534 Linear Feet

533.7 / 100 = (5.34) x 3 = 16.02 = 16 CTE's

Required: 16 CTE's

Proposed: 6 Canopy Trees, 6 Evergreen Trees, 75 Deciduous Shrubs, 85 Evergreen Shrubs (16 CTE's)

6 Canopy Trees / 1 = 6 Canopy Tree equivalents

6 Evergreen Trees / 3 = 2 Canopy Tree equivalents

85 Evergreen Shrubs / 20 = 4.2 Canopy Tree equivalents

75 Deciduous Shrubs / 20 = 3.8 Canopy Tree equivalents

#### SOUTH LOT LINE: 513 Linear Feet

512.8 / 100 = (5.13) x 3 = 16 CTE's

Required: 16 CTE's

Proposed: 7 Existing Canopy Trees, 11 Understory Trees, 57 Deciduous Shrubs, 50 Evergreen Shrubs (16 CTE's)

7 Canopy Trees / 1 = 7 Canopy Tree equivalents

11 Understory Trees / 3 = 3.6 Canopy Tree equivalents

50 Evergreen Shrubs / 20 = 2.5 Canopy Tree equivalents

57 Deciduous Shrubs / 20 = 2.9 Canopy Tree equivalents

### WEST LOT LINE: 861 Linear Feet

861 / 100 = (8.6) x 3 = 26 CTE's

Required: 26 CTE's

Proposed: 11 Canopy Trees (6 existing/5 proposed), 15 Evergreen Trees, 90 Deciduous Shrubs, and 110 Evergreen Shrubs (26 CTE's)

11 Canopy Trees / 1 = 11 Canopy Tree equivalents

15 Evergreen Trees / 3 = 5 Canopy Tree equivalents

110 Evergreen Shrubs / 20 = 5.5 Canopy Tree equivalents

90 Deciduous Shrubs / 20 = 4.5 Canopy Tree equivalents

### PARKING LOT INTERNAL REQUIREMENT

Requirement: Each Parking Lot Island shall be planted with 1.5 Canopy Tree Equivalents (CTE) with at least one (1) Canopy Tree.

Number of Parking Lot Spaces: 180 Spaces

Number of Parking Lot Islands on the Plan: 11 (Includes "Landbanked" Spaces)  
11 x 1.5 = 16.5

Required: 16.5 CTE's

Proposed: 11 Canopy Trees and 110 Deciduous Shrubs

11 Canopy Trees / 1 = 11 Canopy Tree equivalents

110 Deciduous Shrubs / 20 = 5.5 Canopy Tree equivalents

### FOUNDATION PLANTING REQUIREMENT

Requirement: One (1) Canopy Tree Equivalent (CTE) per 100 feet

1,250 Linear Feet of Building Foundation

1,250 / 100 = 12.5 = (12.5 CTE)

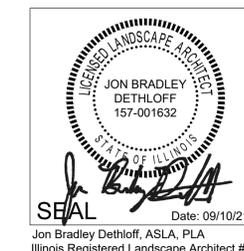
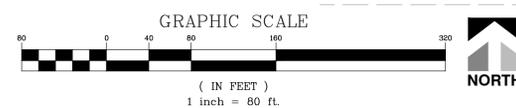
1 Canopy Trees / 1 = 1 Canopy Tree equivalents

6 Evergreen Trees / 3 = 2 Canopy Tree equivalents

3 Understory Trees / 3 = 1 Canopy Tree equivalents

70 Evergreen Shrubs / 20 = 3.5 Canopy Tree equivalents

105 Deciduous Shrubs / 20 = 5 Canopy Tree equivalents



## CTEs Provided Table

Landscape Data Table: CTEs Provided		
	CTE Value	Count Provided
Canopy Trees	1	39
Evergreen Trees	1/3	27
Understory Trees	1/3	23
Deciduous Shrubs	1/20	569
Evergreen Shrubs	1/20	443
<b>Total:</b>		<b>1,101</b>

Note: Additional 53 Street Trees = 53 CTEs = 159.4 Total

DATE	REVISIONS
09/10/21	REVISED PER CITY ZONING COMMENTS

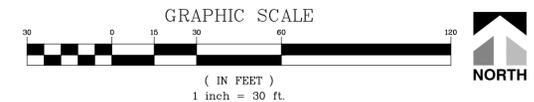


LANDSCAPE PLAN FOR LOT 108 OF BUTTERFIELD PHASE II, UNIT 1-C

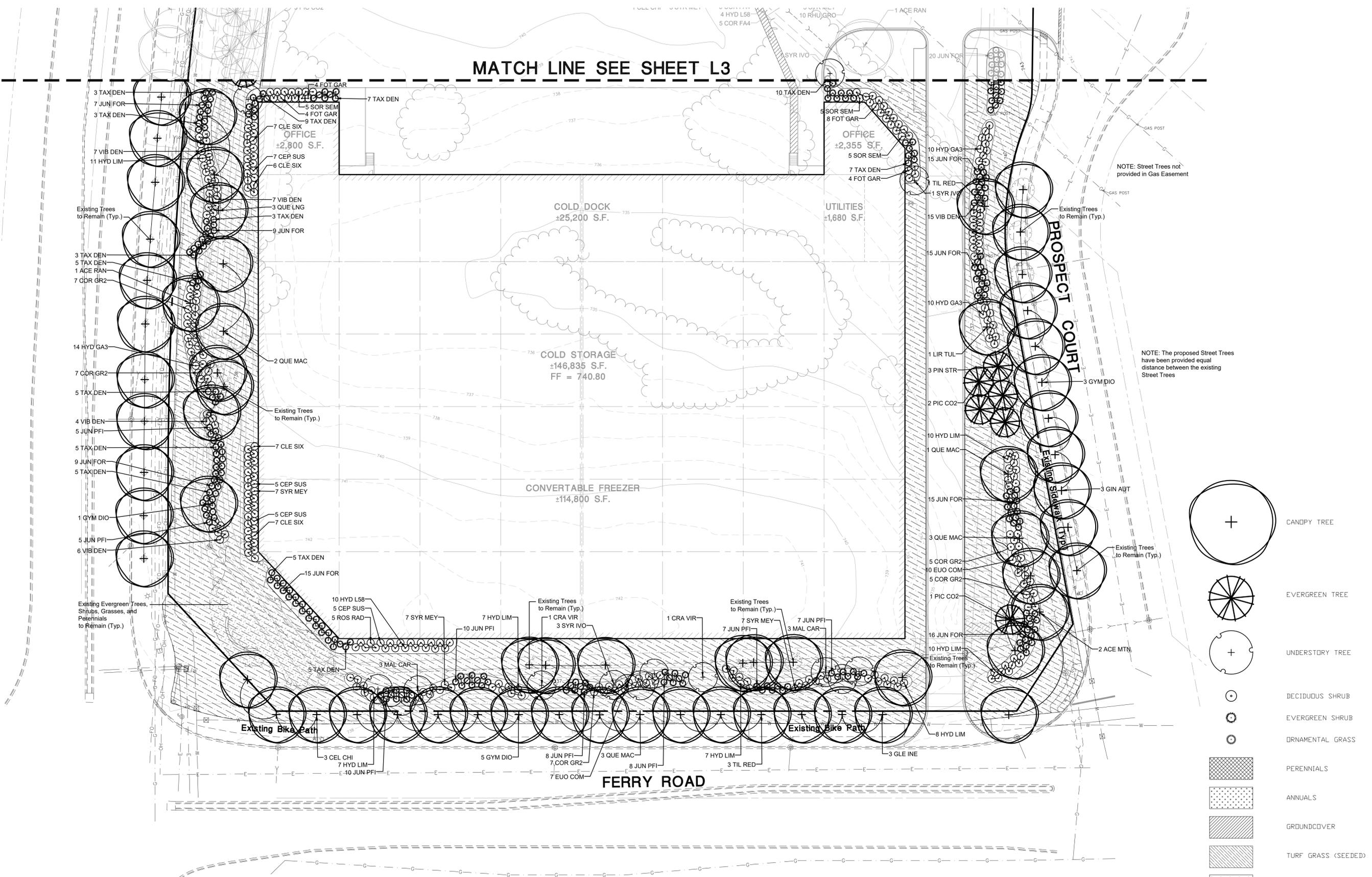
CITY OF AURORA, ILLINOIS

OVERALL LANDSCAPE PLAN AND SUMMARY

PROJ. MGR.:	RW
PROJ. ASSOC.:	MN
DRAWN BY:	JBD
DATE:	08/13/21
SCALE:	AS SHOWN
SHEET	L1 OF L6
MAR.AUL01	

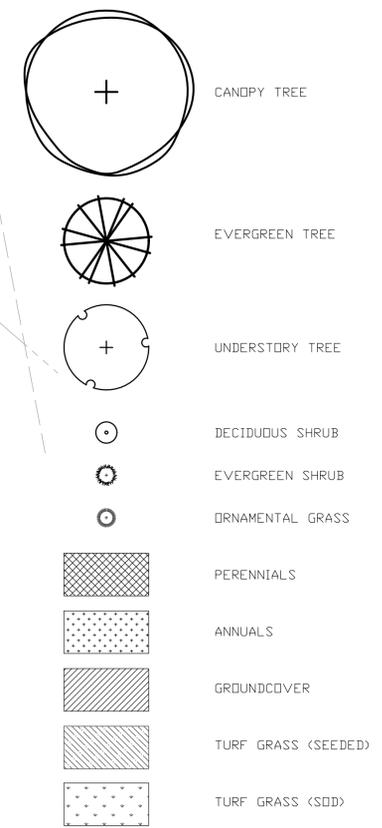


MATCH LINE SEE SHEET L3



NOTE: Street Trees not provided in Gas Easement

NOTE: The proposed Street Trees have been provided equal distance between the existing Street Trees



September 10, 2021 - 10:12 Draw Name: \\manhard\man\Projects\10\Manhard\10\Land\102-Final\01-Final Landscape Plan.dwg Updated by: bdelhoff

DATE	REVISIONS
08/13/21	REVISED PER CITY ZONING COMMENTS

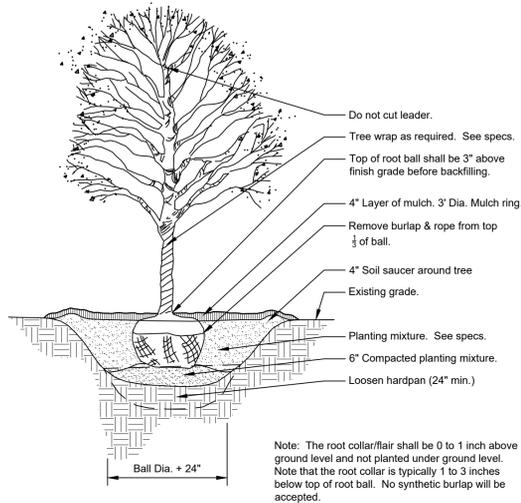
**Manhard CONSULTING**  
 700 Springer Drive, Lombard, IL 60148-8800 Fax: 630.601.8605 manhard.com  
 Civil Engineers | Surveyors | Water Resource Engineers | Water & Waste Water Engineers  
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

LANDSCAPE PLAN FOR LOT 108 OF BUTTERFIELD PHASE II, UNIT 1-C  
 CITY OF AURORA, ILLINOIS  
 LANDSCAPE PLAN - SOUTH

PROJ. MGR.: RW  
 PROJ. ASSOC.: MN  
 DRAWN BY: JBD  
 DATE: 08/13/21  
 SCALE: AS SHOWN

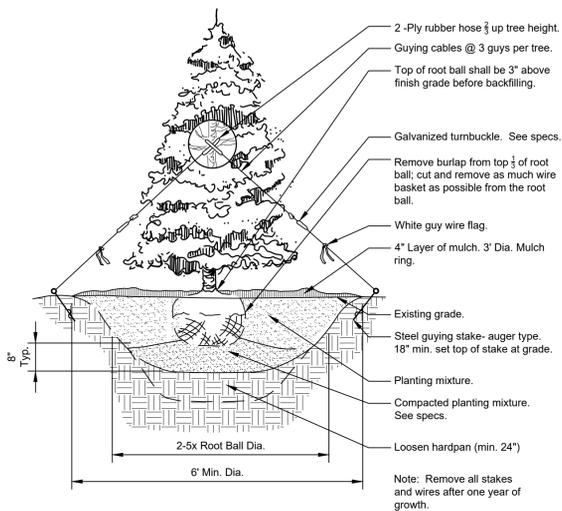
SHEET  
**L2** OF **L6**  
 MAR.AUL01





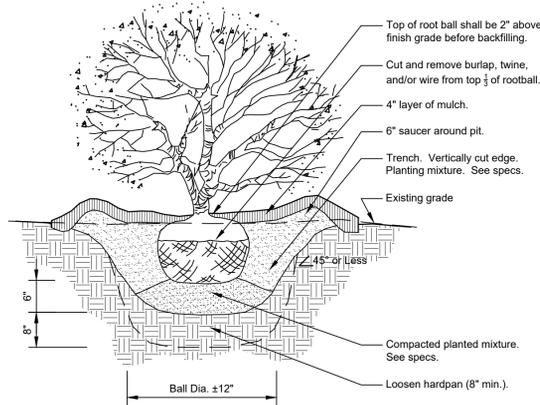
**1** DECIDUOUS TREE PLANTING  
1/4" = 1'-0"

329343.33-20



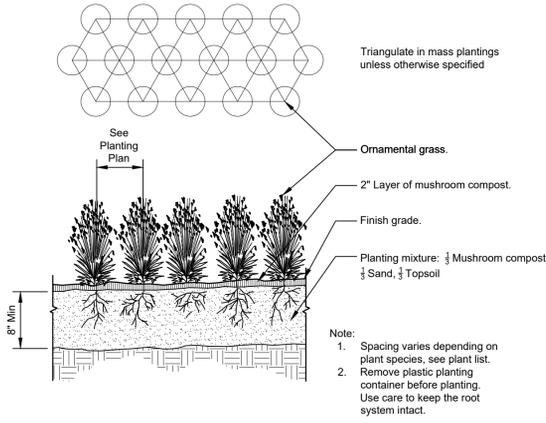
**2** CONIFER TREE PLANTING  
1/4" = 1'-0"

329343.46-01



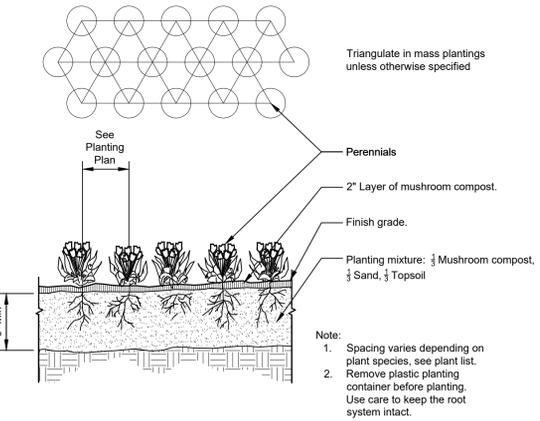
**3** SHRUB PLANTING DETAIL  
3/4" = 1'-0"

329333.16-05



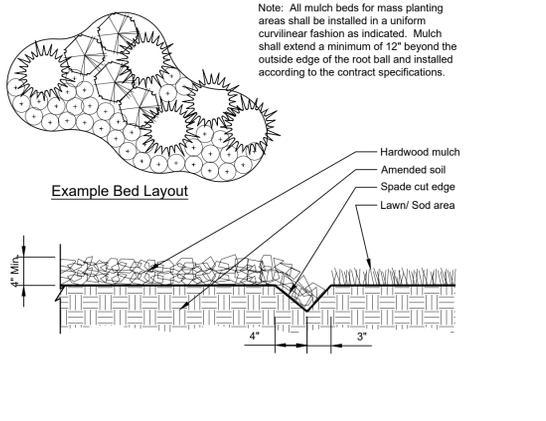
**4** ORNAMENTAL GRASS PLANTING  
1" = 1'-0"

329313-01



**5** PERENNIAL / ANNUAL PLANTING  
1" = 1'-0"

329313-02



**6** CONTINUOUS MULCH EDGING  
1" = 1'-0"

329113.26-01

**PLANT SCHEDULE**

DECIDUOUS TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
ACE MTN	6	Acer miyabei 'Morton' TM	State Street Miyabei Maple	2.5" Cal.	B&B	
ACE RAN	6	Acer x freemanii 'DTR 102' TM	Autumn Fantasy Freeman Maple	2.5" Cal.	B&B	
CEL CHI	6	Celtis occidentalis 'Chicagoland'	Chicagoland Common Hackberry	2.5" Cal.	B&B	
GIN AUT	3	Ginkgo biloba 'Autumn Gold' TM	Autumn Gold Maidenhair Tree	2.5" Cal.	B&B	
GLE INE	6	Gleditsia triacanthos inermis 'Skycole' TM	Skyline Honey Locust	2.5" Cal.	B&B	
GYM DIO	13	Gymnocladus dioica 'Espresso'	Kentucky Coffeetree	2.5" Cal.	B&B	
LIR TUL	2	Liriodendron tulipifera	Tulip Poplar	2.5" Cal.	B&B	
QUE MAC	9	Quercus macrocarpa	Burr Oak	2.5" Cal.	B&B	
QUE LNG	3	Quercus robur x bicolor 'Long' TM	Regal Prince Oak	2.5" Cal.	B&B	
TIL RED	4	Tilia americana 'Redmond'	Redmond American Linden	2.5" Cal.	B&B	

EVERGREEN TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
PIC ABI	6	Picea abies	Norway Spruce	6' Ht.	B&B	
PIC DEN	6	Picea glauca 'Densata'	Black Hills Spruce	6' Ht.	B&B	
PIC CO2	12	Picea pungens	Colorado Spruce	6' Ht.	B&B	
PIN STR	3	Pinus strobus	White Pine	6' Ht.	B&B	
THU TEC	13	Thuja occidentalis 'Techny'	Techny Arborvitae	6' Ht.	B&B	

ORNAMENTAL TREES	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
CRA VIR	6	Crataegus viridis 'Winter King'	'Winter King' Hawthorn	8' Ht.	B&B	
MAL CAR	11	Malus x 'Cardinal'	Cardinal Crabapple	8' Ht.	B&B	
SYR IVO	5	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	8' Ht.	B&B	

DECIDUOUS SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
CEP SUS	38	Cephalanthus occidentalis 'SMCOSS' TM	Sugar Shack Buttonbush	5 gal.	Pot	
CLE SIX	27	Clethra alnifolia 'Sixteen Candles'	Summersweet Clethra	5 gal.	Pot	
COR GR2	82	Cornus racemosa	Gray Dogwood	5 gal.	Pot	
COR FA4	36	Cornus sericea 'Farrow' TM	Arctic Fire Red Twig Dogwood	5 gal.	Pot	
EUO COM	17	Euonymus alatus 'Compactus'	Compact Burning Bush	5 gal.	Pot	
FOT GAR	20	Fothergilla gardenii	Dwarf Fothergilla	5 gal.	Pot	
HYD LIM	74	Hydrangea paniculata 'Limelight' TM	Limelight Hydrangea	5 gal.	Pot	
HYD L58	81	Hydrangea paniculata 'Little Lime'	Little Lime Hydrangea	5 gal.	Pot	
HYD GA3	49	Hydrangea quercifolia 'Gatsby Gal'	Oakleaf Hydrangea	5 gal.	Pot	
RHU GRO	45	Rhus aromatica 'Gro-Low'	Gro-Low Fragrant Sumac	5 gal.	Pot	
ROS RAD	5	Rosa x 'Knockout' TM	Rose	5 gal.	Pot	
SOR SEM	15	Sorbaria sorbifolia 'Sem'	Sem Ash Leaf Spirea	5 gal.	Pot	
SYR MEY	27	Syringa meyeri 'Palibin'	Dwarf Korean Lilac	5 gal.	Pot	
VIB DEN	55	Viburnum dentatum 'Arrowwood'	Arrowwood Viburnum	5 gal.	Pot	

EVERGREEN SHRUBS	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
JUN PFI	155	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	5 gal.	Pot	
JUN FOR	122	Juniperus chinensis 'Sea Green'	Sea Green Juniper	5 gal.	Pot	
TAX DEN	148	Taxus x media 'Densiformis'	Dense Yew	5 gal.	Pot	

September 10, 2021 - 10:12 Draw Name: \\ch-cas\projects\LO\Manhard\02-Final\03-Final Landscape Plan.dwg Updated by: bethhoff

DRAWN BY: JBD  
 REVISIONS:  
 DATE: 09/19/21  
 REVISED PER CITY ZONING COMMENTS  
**Manhard CONSULTING**  
 700 Springer Drive, Lombard, IL 60148-6618  
 630.684.8845 manhard.com  
 City of Aurora, IL 60185  
 Construction Managers | Environmental Scientists | Landscape Architects | Planners

LANDSCAPE PLAN FOR LOT 108 OF BUTTERFIELD PHASE II, UNIT 1-C  
 CITY OF AURORA, ILLINOIS  
 LANDSCAPE DETAILS  
 PROJ. MGR.: RW  
 PROJ. ASSOC.: MN  
 DRAWN BY: JBD  
 DATE: 08/13/21  
 SCALE: AS SHOWN  
 SHEET  
**L4 OF L6**  
 MAR.AUL01

# GENERAL PLANTING SPECIFICATIONS:

## PART 1 - GENERAL

### 1-01 DESCRIPTION:

- A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:
  - 1. Spreading of topsoil or soil preparation
  - 2. Trees, shrubs, perennials and groundcovers
  - 3. Planting mixes
  - 4. Mulch and planting accessories
  - 5. Fertilizer and herbicide
  - 6. Maintenance
  - 7. Warranty of plant material
- B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

### 1-02 QUALITY ASSURANCE:

- A. Comply with site work requirements
- B. Plant names indicated must comply with 'Standardized Plant Names' as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legibly tagged.
- C. All plant materials shall conform to the 'American Standards for Nursery Stock' (ASNS), latest edition, published by the American Association of Nurserymen, Washington, D.C.
- D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons.
- E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.
- F. Stock that is furnished shall be at least the minimum size shown. With permission of the landscape architect, substitution from the specified plant list will be accepted only when satisfactory evidence in writing is submitted to the landscape architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and character to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the landscape architect, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.
- G. All shrubs shall be dense in form. Shrub liners do not meet these specifications. Shrubs specified by height shall have a spread that is equal to the height measurement. Shrubs which are specified by spread shall exhibit the natural growth habit of the plant by having a greater spread than height.
- H. All plant materials are subject to inspection and approval. The landscape architect and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The landscape architect and Owner reserve the right to inspect plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project.
- I. Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock. Size of container grown material must conform to size/height requirements of plant list.

### 1-03 DELIVERY, STORAGE & HANDLING:

- A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and deterioration.
- B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the landscape architect. All plants must be protected from drying out. If plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect. Heeled-in plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bark or break or shear branches.
- C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn.
- D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

### 1-04 PROJECT CONDITIONS:

- A. Notify landscape architect at least seven (7) working days prior to installation of plant material.
- B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities. Utilities can be located and marked (in Illinois) by calling J.U.L.I.E. at (800)892-0123.
- C. The Contractor shall provide, at his/her own expense, protection against trespassing and damage to seeded areas, planted areas, and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, and written warning or policing as may be required to protect such areas. The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.
- D. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, plus shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The contractor shall erect protective tree fencing and tree armor at locations indicated on the drawings and around all trees on site which are to be preserved. Protective fencing shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.
- E. A complete list of plants including a schedule of sizes, quantities and other requirements is shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

### 1-05 PRELIMINARY ACCEPTANCE:

- A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

### 1-06 WARRANTY:

- A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranted against defects including death and unsatisfactory growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

## PART 2 - PRODUCTS

### 2-01 PLANT MATERIALS:

- A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunscald injuries, disfiguring knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all forms of infestation shall be provided. All plants shall have a fully developed form without voids and open patches.
  - 1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the 'American Standards for Nursery Stock' (ASNS). Root balls that are cracked or mushroomed are unacceptable.
  - 2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil together, firm and whole. Plants will not be loose in their containers, nor shall they be pot-bound and all container grown stock will comply with the sizes stated on the plant list.
  - 3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
  - 4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the very tip of the branches.
  - 5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted. Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bruises or other root or branch injuries.

### 2-02 ACCESSORIES:

- A. Topsoil:
  - 1. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from clay, lumps, coarse sand, stones, plants, roots, sticks and other foreign materials with a pH between 6.5 to 7.0.
- B. Topsoil for seed areas shall be a minimum of 6".
- C. Soil amendments shall be as follows:
  - 1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
  - 2. For perennials and ornamental grasses the soil mixture will be as follows: CM-63 General Purpose Peat Based Mix as supplied by Midwest Trading. Top beds with 8" of CM-63 and till into existing beds to a depth of 8". Soil mixtures are available from Midwest Trading. Midwest Trading, St. Charles, IL 60174 (630) 365-1990
- D. Fertilizer:
  - 1. For trees and shrubs use: 14-4-6 briquettes 17 g or equivalent available from Arthur Clesen, Inc. Follow manufacturer's recommendation for application. Arthur Clesen, Inc. 543 Diens Drive, Wheeling, IL 60090 (847)537-2177
  - 2. For turf areas use 6-24-16 Clesen Fairway with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn available from Arthur Clesen or approved equal.
- E. Herbicide:
  - 1. Round-Up or approved equal
- F. Mulch:
  - 1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials. Bark mulch is available from Midwest Trading.
  - 2. Mushroom compost as available from Midwest Trading.
- G. Water:
  - 1. Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of the water from the source to the work areas shall be the responsibility of the Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the Landscape Contractor.
- H. Guying:
  - 1. Stakes: 5/8" x 40" steel eye anchor with 4" helix
  - 2. Cable:
    - a. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved equal
    - b. Trees 5" and over: flexible 3/16" galvanized aircraft cable, 7x7 strand or approved equal.
  - 3. Tumbuckles: 5/16", eye and eye, with 4" takeup.
  - 4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.
- I. Tree wrap: Burlap tree wrap 4" wide.
- J. Twine: Soft nursery jute.

## PART 3 - INSTALLATION OF PLANT MATERIAL

### 3-01 FIELD VERIFICATION:

- A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

### 3-02 PREPARATION:

- A. All planting techniques and methods shall be consistent with the latest edition of 'Horticulture Standards for Nurserymen, Inc.' and as detailed on these Drawings.
- B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor.
- C. All underground utilities must be located and marked clearly.
- D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted. Confirm length of waiting period between chemical application and plant installation with manufacturer. Do not begin planting operations until prescribed post-application waiting period has elapsed. Take extreme care to avoid chemical drift to adjoining properties of landscape plantings.

- E. Prior to all planting, rototill all areas to be landscaped to prepare for plant installation to a minimum depth of 12". Eliminate uneven areas and low spots. Maintain lines, levels, profiles and contour. Changes in grade are to be gradual. Blend slopes into level areas. Remove all debris, weeds and undesirable plants and their roots from areas to be planted. Remove all concrete slag larger than 2" in diameter.
- F. Topsoil shall be spread over the site at a minimum depth of 6". For those areas which are indicated as prairie or natural areas on the Drawings, a topsoil depth of 18" is recommended where possible.
- G. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 6". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
- H. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.
- I. Planting holes shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth, including stones larger than 2" in diameter or other debris. Soil to be used as backfill should be pulverized.
- J. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 2-02.
- K. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.
- L. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade bed and install plants.

### 3-03 PLANTING PROCEDURES:

- A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plumb. Set plant material 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Backfill hole by firmly tamping soil to avoid any air pockets or voids.
- B. Set balled and burlapped plants in the planting hole and compact 8" of soil around the base of the ball. Backfill remaining space with planting mixture. Water plants immediately after planting to eliminate all voids and thoroughly soak the plant root ball.
- C. Space groundcover plants according to dimensions given on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs or at the edge of the plant ball, whichever is closest. Plant to within 12" of edge of bed.
- D. Mulching:
  - 1. Install 4" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds. Do not place mulch directly against tree trunk; form mulch to create an inverted cone around trunk.
  - 2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water mulched areas thoroughly after placing mulch.

- E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The landscape architect will be notified as to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, trunks will be wrapped spirally with approved tree wrapping tape that is not less than 4" wide, and securely tied with suitable cord at the top, bottom and 2" intervals along the trunk. Wrap from ground to the height of the first branch.

- F. Staking and guying of trees is optional. If the Contractor chooses to stake all or part of the trees, he/she shall use the method specified in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4' height and under. Two (2) stakes are to be used on trees of 1" to 2 3/4" caliper. Guy trees of 3" caliper or larger at three (3) per tree. The root ball will not be pierced with a stake. Stakes are to be driven at least eighteen (18) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying should be done immediately after lawn seeding or sodding operations.

- G. Seeding of specified lawn areas on plans will be treated as follows:
  - 1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted (to be performed by others).
  - 2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc. Apply at a rate of 5 lbs./1000 s.f.
  - 3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.
  - 4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
  - 5. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an 'as needed' basis.
  - 6. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.
- H. Erosion Control Blanket
  - 1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown on the plan.
  - 2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved equal.
  - 3. Blanket should be premarked with staple pattern.
  - 4. Staples should be 8" wire staples, applied at two (2) per square yard minimum.
  - 5. Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

- I. Sodding of specified lawn areas on plans will be completed as follows:
  - 1. Rake soil surface to receive sod to completely remove any soil crust no more than one day prior to laying sod.
  - 2. Moisten prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.

- 3. Sod shall be laid within 24 hours from the time of stripping. Do not plant dormant sod or if the ground is frozen.
- 4. 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. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent sod.
- 5. Place top elevation of sod 1/2 inch below adjoining edging or paving.
- 6. Water sod thoroughly with a fine spray immediately after planting.
- 7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil, and to remove minor depressions and irregularities.
- 8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.
- 9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period. If sod fails or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repeat site preparation operations and re-sod affected areas at the Contractor's expense.
- 10. Note: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction. Sod can be placed as long as water is available and the ground surface can be properly prepared. Sod shall not be laid on frozen or snow-covered ground. Sod shall be strongly rooted, not less than two (2) years old and free of weeds and undesirable native grasses. Sod should be machine cut to pad thickness of 3/4" (plus or minus 1/4"), excluding top growth and thatch. Provide only sod capable of vigorous growth and development when planted (viable, not dormant). Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.

- J. Timing of plant material and seeding operations:
  - 1. Seeding of specified areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (G)). Seeding operations for the specified mixes shall occur in the spring time frame of April 15 through June 30 and in the summer time frame of August 15 through December 1. The mixes containing bluegrass and fescue seed must have six weeks to harden off for winter survival.
  - 2. Sod shall be installed when the ground is not frozen or snow covered and temperatures are less than 80° F. It shall not be placed during a period of extended drought.
  - 3. Herbaceous ornamental plants shall be planted between May 1 and June 15 or between August 15 and December 1.
  - 4. Spring planting of woody ornamental plants shall be performed from the time the soil can be easily worked until June 1, except that evergreen planting shall end on May 15. Oak, hawthorn and red maple species will only be planted during this spring planting period. Fall planting will begin August 15 and will continue until the ground cannot be worked satisfactorily, except that evergreen planting shall be performed between August 15 and December 1.

### 3-04 MAINTENANCE:

- A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material plus annual flower maintenance. The Contractor will reset settled plants to proper grade and position. Dead material will be removed. Stakes and guy wires will be tightened and repaired as required.

### 3-04 ACCEPTANCE:

- A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative.

### 3-06 SITE CLEAN-UP:

- A. The Contractor shall protect the property of the Owner and the work of other contractors. The Contractor shall also be directly responsible for all damage caused by the activities and for the daily removal of all trash and debris from his/her work area to the satisfaction of the landscape architect.

DATE	REVISIONS
09/19/21	REVISED PER CITY ZONING COMMENTS

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