

Landscape Plan

METRO WEST

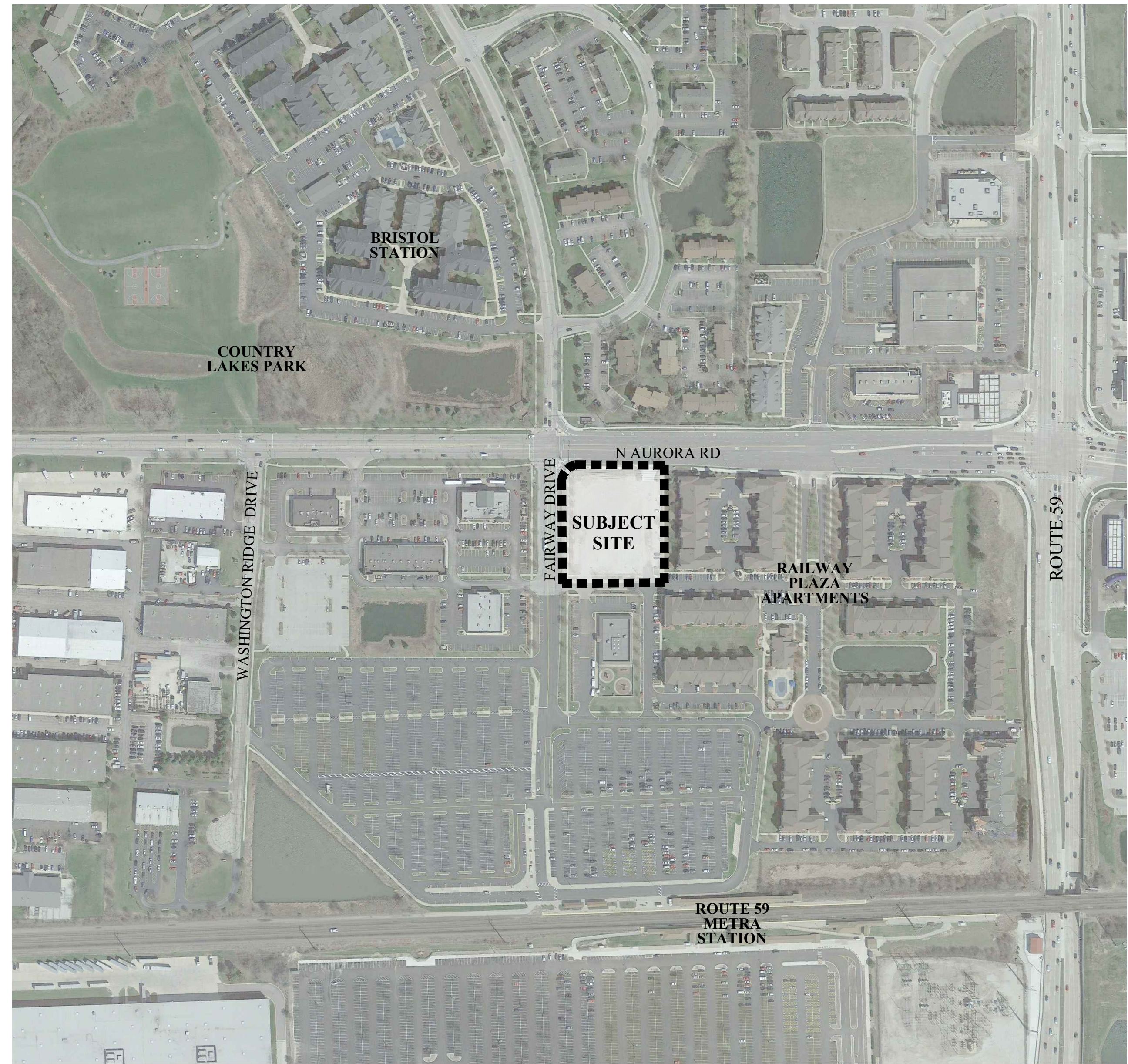
Naperville, Illinois
September 25, 2017

CONSULTANTS:



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

CIVIL ENGINEER:
CIVWORKS CONSULTING, LLC
3343 N. NEVA AVENUE
CHICAGO, IL 60634



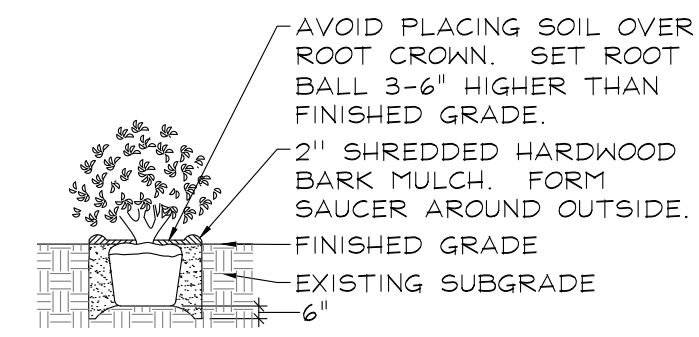
LOCATION MAP
SCALE: 1"=200'

INDEX OF SHEETS

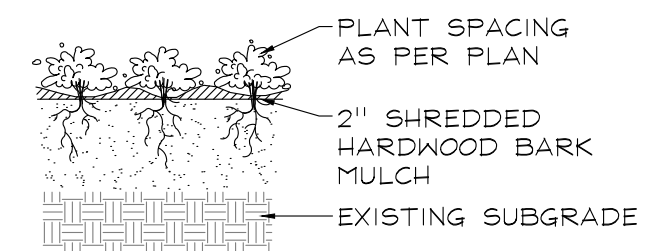
SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE PLAN
3	LANDSCAPE PLAN
4	TREE PRESERVATION PLAN
5	MONUMENT DETAILS
6	LANDSCAPE SPECIFICATIONS



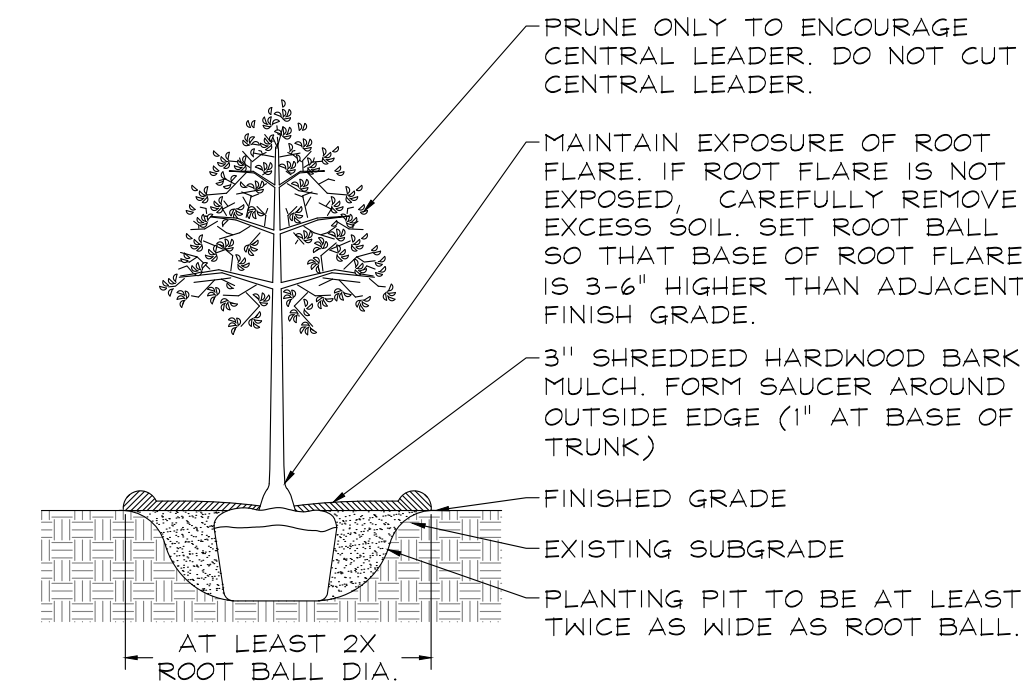
PLANTING DETAILS



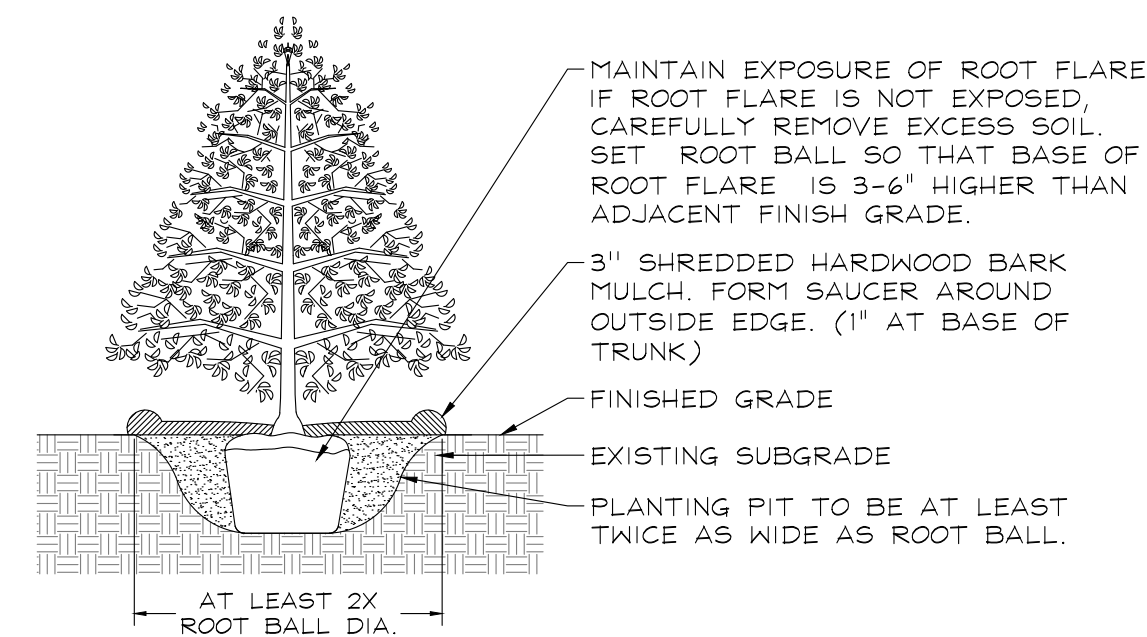
DECIDUOUS AND EVERGREEN SHRUBS
NOT TO SCALE



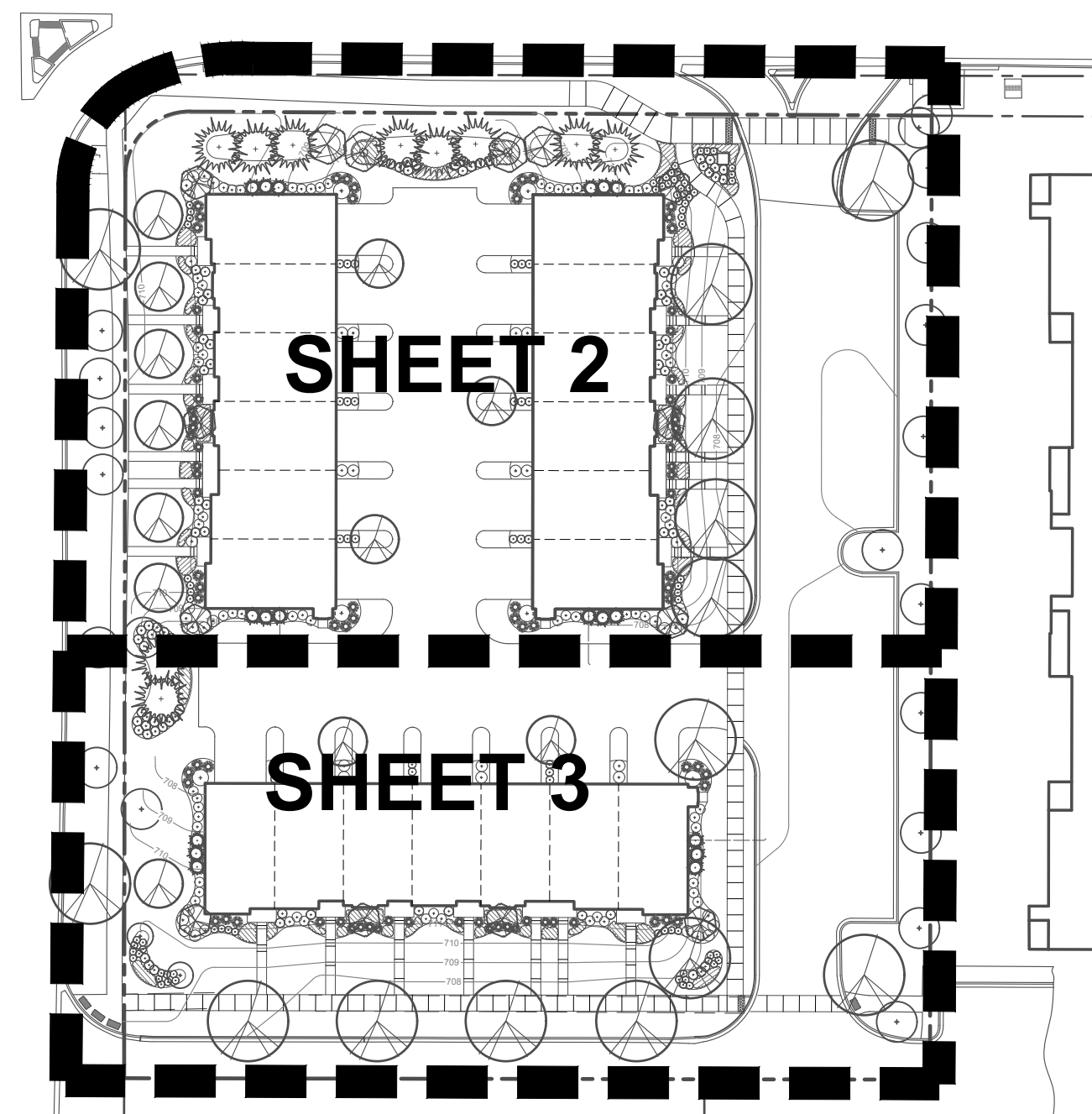
PERENNIALS AND GROUNDCOVERS
NOT TO SCALE



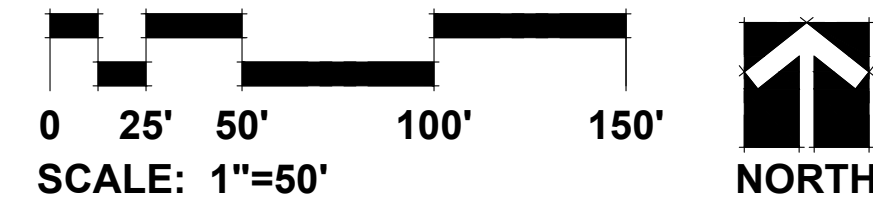
DECIDUOUS TREES
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE

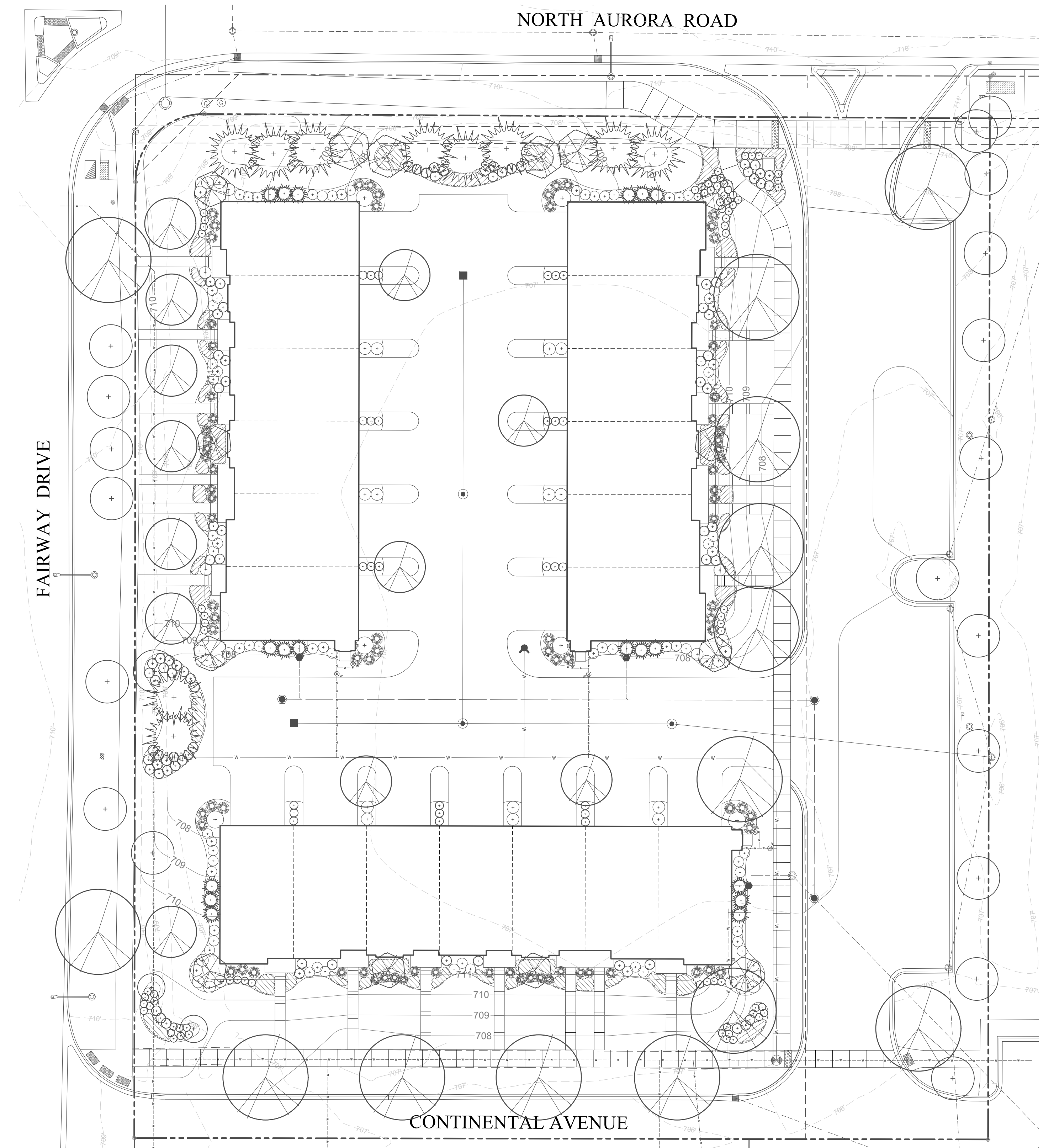


SHEET KEY



PLANT LIST

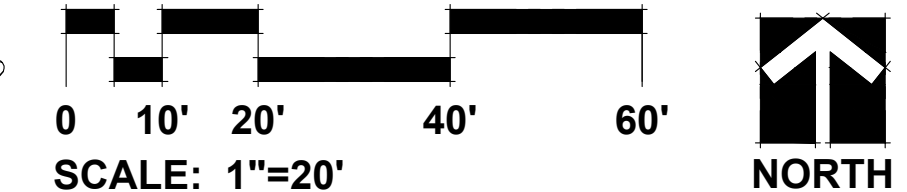
Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	5	Acer x freemanii 'Jeffer's Red' AUTUMN BLAZE MAPLE	3" Cal.	
PM	4	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	3" Cal.	
SR	12	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	3" Cal.	Tree Form
UM	5	Ulmus 'Morton Glossy' TRIUMPH ELM	3" Cal.	
ORNAMENTAL TREES				
AG	3	Amelanchier x grandiflora APPLE SERVICEBERRY	8' Ht.	Multi-Stem
CC	4	Cercis canadensis EASTERN REDBUD	10' Ht.	Multi-Stem
CM	2	Cornus mas CORNELIANCHERRY DOGWOOD	8' Ht.	Clump form
MS	3	Magnolia stellata 'Royal Star' ROYAL STAR MAGNOLIA	8' Ht.	Clump form
SM	2	Syringa pekinensis 'Morton' CHINA SNOW PEKING LILAC	8' Ht.	Multi-Stem
EVERGREEN TREES				
PG	5	Picea glauca 'Densata' BLACK HILLS SPRUCE	10' Ht.	
PO	5	Picea amarika SERBIAN SPRUCE	10' Ht.	
TO	18	Thuja occidentalis 'Brabant' BRABANT ARBORVITAE	6' Ht.	4' O.C.
DECIDUOUS SHRUBS				
AR	9	Aronia melanocarpa 'Morton' IROQUOIS BEAUTY BLACK CHOKEBERRY	24" Tall	3' O.C.
CS	21	Cornus sanguinea 'Gato' ARCTIC SUN DOGWOOD	24" Tall	3' O.C.
HP	16	Hydrangea paniculata 'Jane' LITTLE LIME HYDRANGEA	24" Tall	3' O.C.
IV	17	Itea virginica 'Sprich' LITTLE HENRY VIRGINIA SWEETSPIRE	24" Tall	3' O.C.
RA	39	Rhus aromatica 'Gro-Low' GRO-LOW SUMAC	30" Wide	4' O.C.
RR	6	Rosa 'Radraz' RED KNOCKOUT ROSE	24" Tall	3' O.C.
SP	4	Syringa patula 'Miss Kim' MISS KIM LILAC	30" Tall	4' O.C.
VD	6	Viburnum dentatum ARROWWOOD VIBURNUM	36" Tall	3' O.C.
EVERGREEN SHRUBS				
BG	18	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Tall	3.5' O.C.
JK	40	Juniperus chinensis 'Kallay's Compact' KALLAY'S COMPACT JUNIPER	24" Wide	3' O.C.
TM	26	Taxus x media 'Densiformis' DENSE YEW	24" Wide	3.5' O.C.
PERENNIALS				
AB	108	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
EM	59	Echinacea purpurea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
HH	126	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
HL	64	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
HO	72	Hosta 'Patriot' PATRIOT HOSTA	#1	18" O.C.
ORNAMENTAL GRASSES				
CK	37	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#3	24" O.C.
PV	32	Panicum virgatum 'Northwind' NORTHWIND SWITCH GRASS	#3	36" O.C.
PR	39	Panicum virgatum 'Rotstrahlbusch' RED SWITCH GRASS	#3	36" O.C.
SH	71	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
MISC. MATERIALS				
57		SHREDDED HARDWOOD MULCH	C.Y.	
1,899		SOD	S.Y.	
12		ORNAMENTAL FENCE	L.F.	



GENERAL NOTES

- TREES SHALL BE INSTALLED A MINIMUM OF FIVE (5) FEET HORIZONTALLY FROM UNDERGROUND ELECTRICAL FEEDERS, SANITARY SEWERS, SANITARY SERVICES, WATER MAINS, WATER SERVICES AND STORM LINES. TREES SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET HORIZONTALLY FROM UTILITY STRUCTURES AND APPURTENANCES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES, FIRE HYDRANTS AND STORM STRUCTURES. NO TREES, SHRUBS OR OBSTACLES WILL BE ALLOWED 10' IN FRONT OF, 5' ON THE SIDES, AND 7' TO THE REAR OF THE ELECTRICAL TRANSFORMER.
- LOCATION OF TREES MAY REQUIRE ADJUSTMENT BASED ON FINAL ENGINEERING PLANS.
- CONTRACTOR SHALL VERIFY UNDERGROUND UTILITY LINES AND IS RESPONSIBLE FOR ANY DAMAGE.
- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY VARIANCE.
- MATERIAL QUANTITIES SHOWN ARE FOR CONTRACTOR'S CONVENIENCE ONLY. THE CONTRACTOR MUST VERIFY ALL MATERIAL AND SUPPLY SUFFICIENT MATERIALS TO COMPLETE THE JOB PER PLAN.
- 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.
- WORK SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, STATE OF ILLINOIS HORTICULTURAL STANDARDS, AND LOCAL MUNICIPAL REQUIREMENTS.
- 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 WORK.
- SEE GENERAL CONDITIONS AND SPECIFICATIONS FOR LANDSCAPE WORK FOR ADDITIONAL REQUIREMENTS.

OVERALL LANDSCAPE PLAN



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

APPLICANT:

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

CIVIL ENGINEER:
CIVWORKS CONSULTING, LLC
3343 N. NEVA AVENUE
CHICAGO, ILLINOIS
P: 773-230-0317

METRO WEST
NAPERVILLE, ILLINOIS
OVERALL LANDSCAPE PLAN

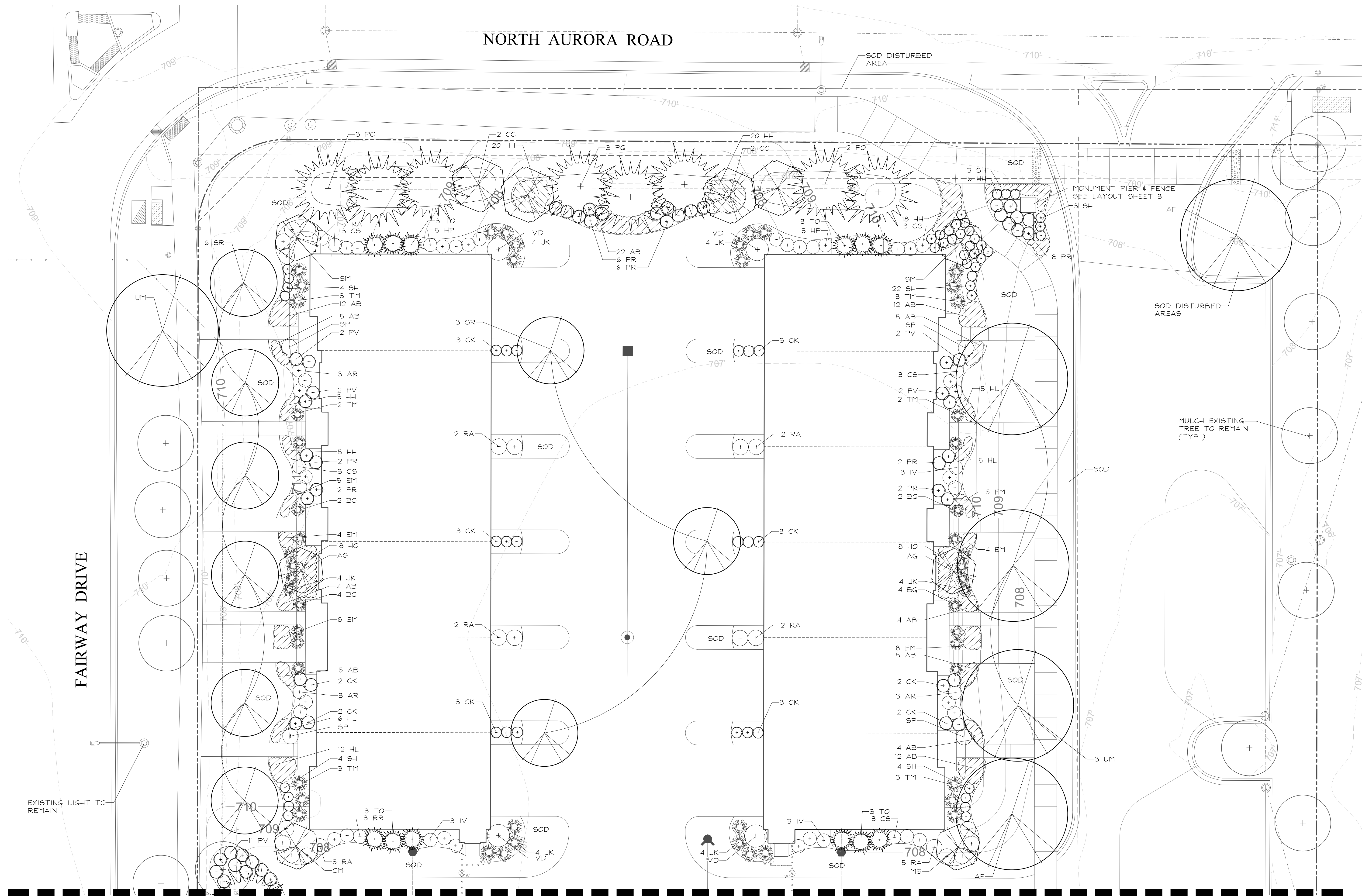
REVISIONS 9.25.2017

DATE 8.21.2017
PROJECT NO. M11796
DRAWN MGM
CHECKED JCT
SHEET NO.



811
Call before you dig
CHICAGO PROJECT NUMBER: #17-1000092

1 OF 6



FAIRWAY DRIVE

NORTH AURORA ROAD

MATCH LINE - SEE SHEET 3

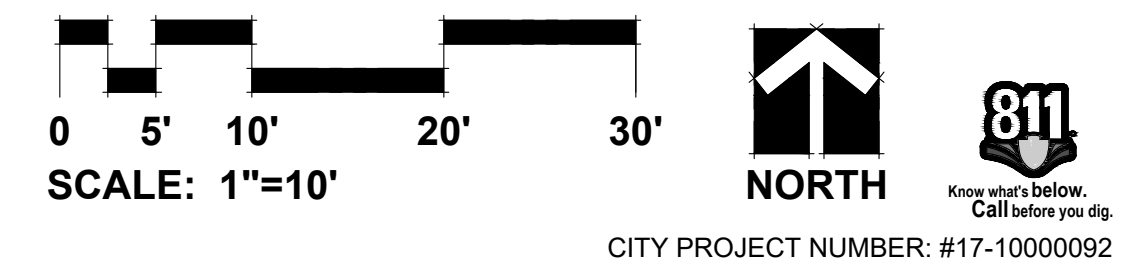
MATCH LINE - SEE SHEET 3

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

APPLICANT:
M/I HOMES
 Move Up
 400 E. DIEHL ROAD, SUITE 230
 NAPERVILLE, IL 60563
 CIVIL ENGINEER:
CIVWORKS CONSULTING, LLC
 3343 N. NEVA AVENUE
 CHICAGO, ILLINOIS
 P: 773-230-0317

METRO WEST
 NAPERVILLE, ILLINOIS
LANDSCAPE PLAN

DATE	8.21.2017
PROJECT NO.	MI1796
DRAWN	MGM
CHECKED	JCT
SHEET NO.	2 OF 6



CITY PROJECT NUMBER: #17-10000092

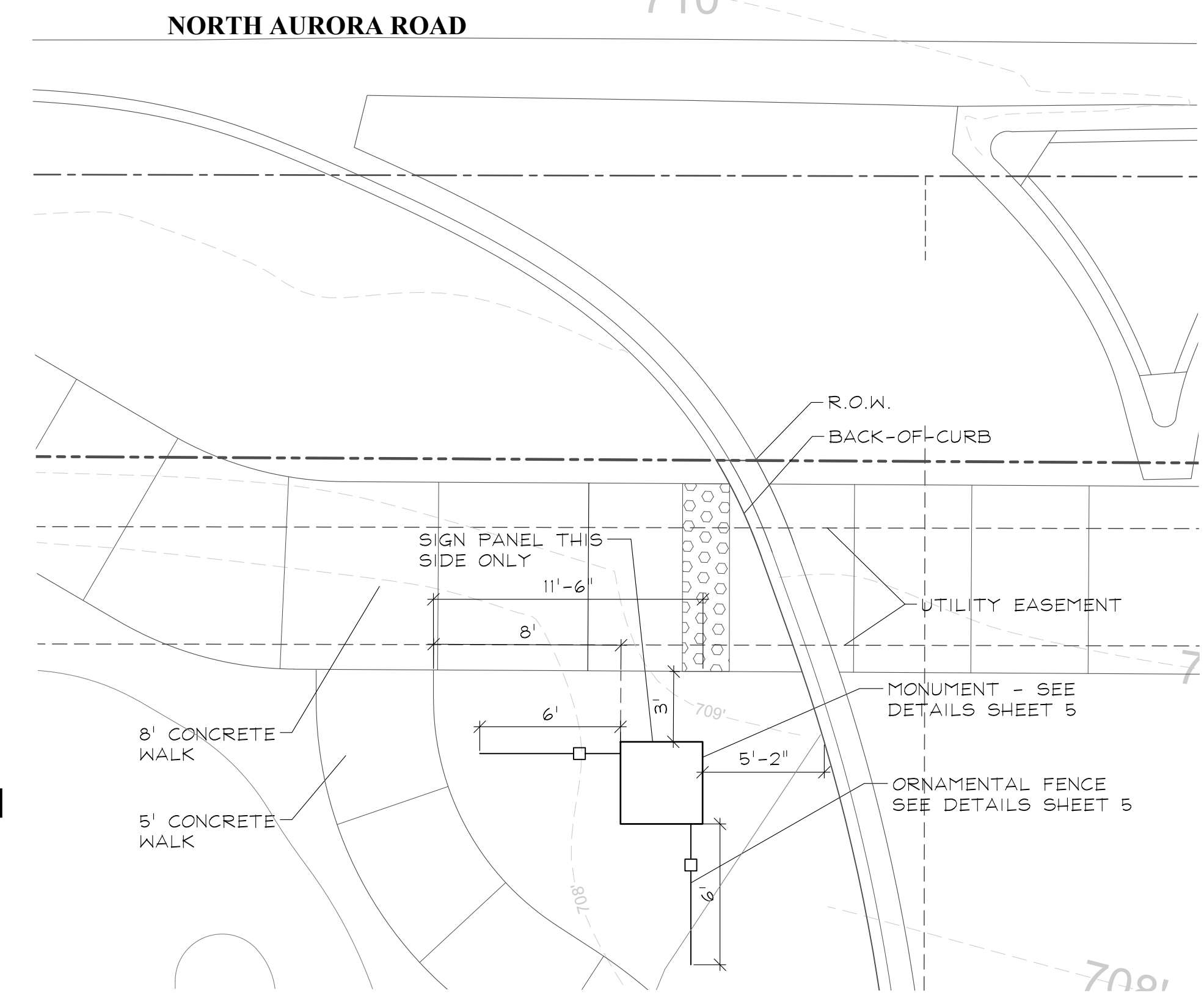


GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

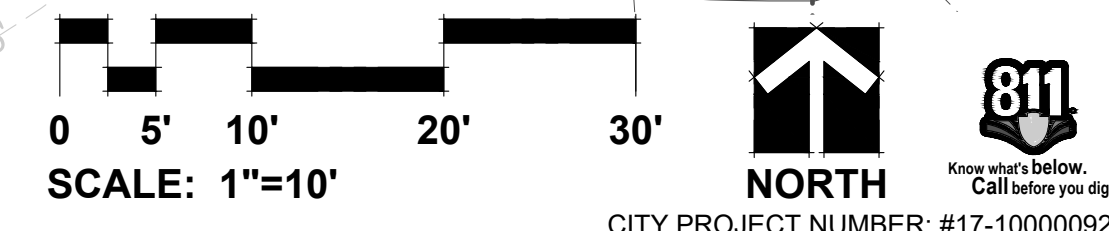
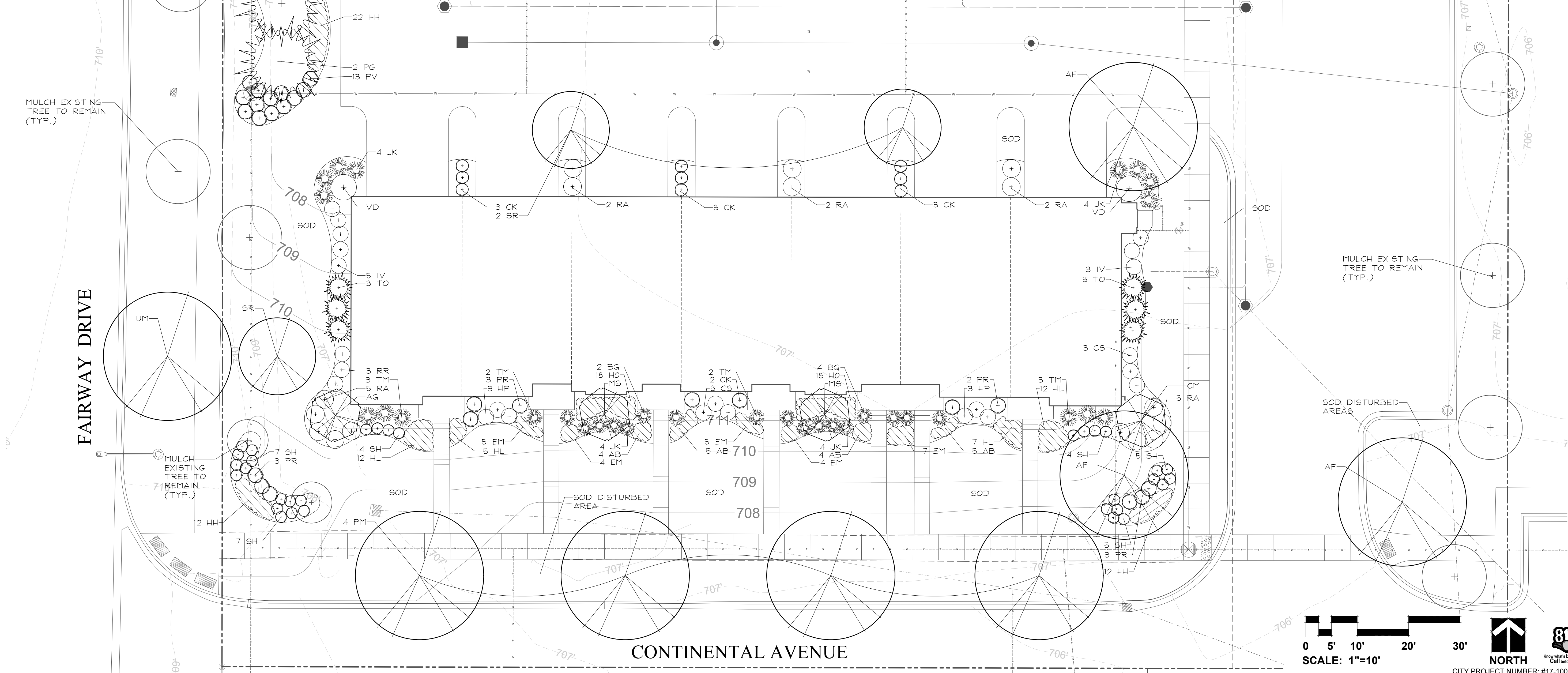
APPLICANT:
 M/I HOMES
Move Up
400 E. DIEHL ROAD, SUITE 230
NAPERVILLE, IL 60563

CIVIL ENGINEER:
CIVWORKS CONSULTING, LLC
3343 N. NEVA AVENUE
CHICAGO, ILLINOIS
P: 773-230-0317

METRO WEST
NAPERVILLE, ILLINOIS
LANDSCAPE PLAN



MATCH LINE - SEE SHEET 2



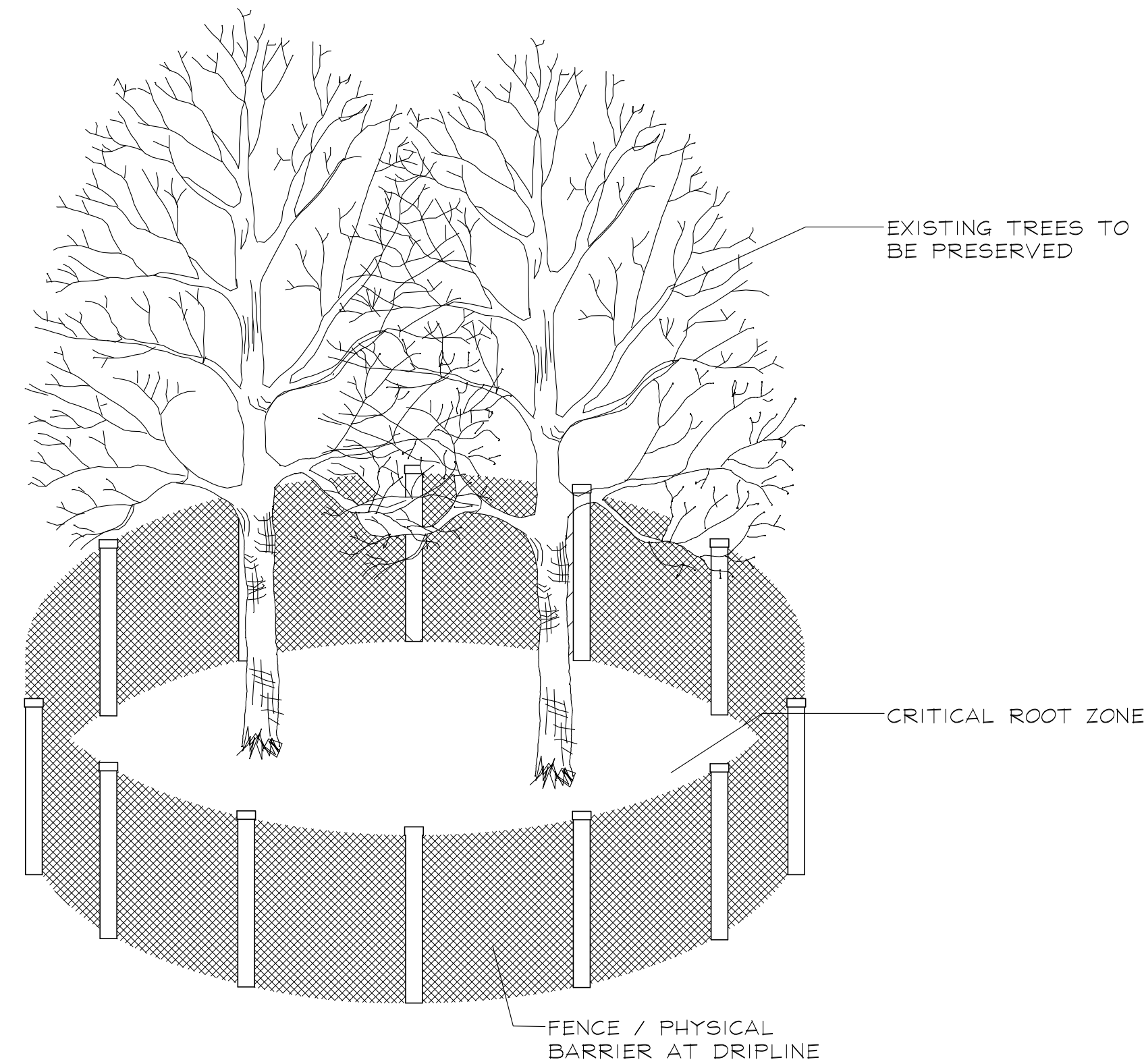
REVISIONS

1	9.25.2017
---	-----------

DATE: 8.21.2017
PROJECT NO.: MI1796
DRAWN: MGM
CHECKED: JCT
SHEET NO.

EXISTING TREE INVENTORY

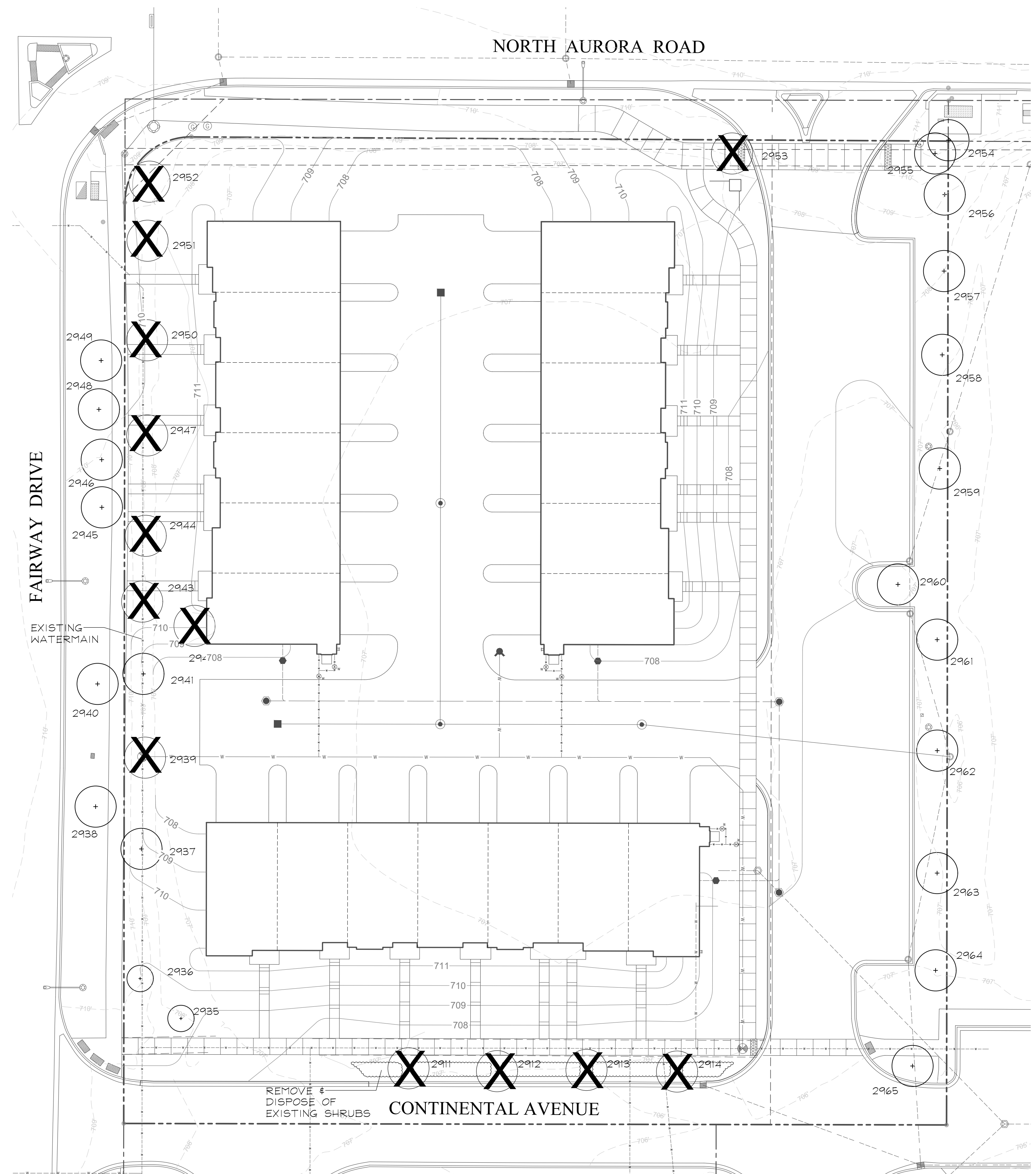
TAG NO.	BOTANICAL NAME	COMMON NAME	SIZE	HEALTH/STRUCTURE	PROPOSED ACTION
2935	<i>Pyrus calleryana</i>	Callery Pear	7"	Good	Preserve
2936	<i>Pyrus calleryana</i>	Callery Pear	10"	Good	Preserve
2937	<i>Pyrus calleryana</i>	Callery Pear	9"	Good	Preserve
2938	<i>Pyrus calleryana</i>	Callery Pear	7"	Fair; Sparse crown	Preserve
2939	<i>Pyrus calleryana</i>	Callery Pear	9"	Good	Preserve
2940	<i>Pyrus calleryana</i>	Callery Pear	8"	Fair; Sparse crown	Preserve
2941	<i>Pyrus calleryana</i>	Callery Pear	7"	Poor; Sparse crown	Preserve
2942	<i>Pyrus calleryana</i>	Callery Pear	10"	Good	Remove
2943	<i>Pyrus calleryana</i>	Callery Pear	7"	Fair; Sparse crown	Preserve
2944	<i>Pyrus calleryana</i>	Callery Pear	9"	Good	Preserve
2945	<i>Pyrus calleryana</i>	Callery Pear	10"	Poor; Split Risk	Preserve
2946	<i>Pyrus calleryana</i>	Callery Pear	9"	Poor; Dead limbs, sparse crown	Preserve
2947	<i>Pyrus calleryana</i>	Callery Pear	9"	Fair; Dead limbs	Preserve
2948	<i>Pyrus calleryana</i>	Callery Pear	7"	Poor; Dead limbs	Preserve
2949	<i>Pyrus calleryana</i>	Callery Pear	7"	Poor; Dead limbs, sparse crown	Preserve
2950	<i>Pyrus calleryana</i>	Callery Pear	9"	Fair; Missing/Dead Limbs	Preserve
2951	<i>Pyrus calleryana</i>	Callery Pear	10"	Good	Preserve
2952	<i>Morus spp.</i>	Mulberry	8"	Poor	Remove
2953	<i>Gleditsia triacanthos</i>	Honey Locust	4", 4", 3.5"	Poor; Split Risk	Remove
2954	<i>Populus deltoides</i>	Eastern Cottonwood	20"	Good	Preserve
2955	<i>Populus deltoides</i>	Eastern Cottonwood	16"	Good	Preserve
2956	<i>Acer sacchrum</i>	Sugar Maple	7"	Fair; Crowded	Preserve
2957	<i>Acer sacchrum</i>	Sugar Maple	7"	Fair; Leaning	Preserve
2958	<i>Acer sacchrum</i>	Sugar Maple	7"	Good	Preserve
2959	<i>Acer x freemanii</i>	Autumn Blaze Maple	7"	Good	Preserve
2960	<i>Acer sacchrum</i>	Sugar Maple	9"	Good	Preserve
2961	<i>Acer x freemanii</i>	Autumn Blaze Maple	7"	Fair; Leaning	Preserve
2962	<i>Acer sacchrum</i>	Sugar Maple	10"	Good	Preserve
2963	<i>Acer sacchrum</i>	Sugar Maple	10"	Good	Preserve
2964	<i>Acer sacchrum</i>	Sugar Maple	10"	Good	Preserve
2965	<i>Acer sacchrum</i>	Sugar Maple	8"	Fair; Leaning	Preserve
2911	<i>Fraxinus pennsylvanica</i>	Green Ash	3", 3", 3" 4"	Poor	Remove
2912	<i>Fraxinus pennsylvanica</i>	Green Ash	8", 3", 3" 3"	Poor	Remove
2913	<i>Fraxinus pennsylvanica</i>	Green Ash	8"	Poor	Remove
2914	<i>Fraxinus pennsylvanica</i>	Green Ash	8", 2", 2", 2"	Poor	Remove



TREE PRESERVATION DETAIL

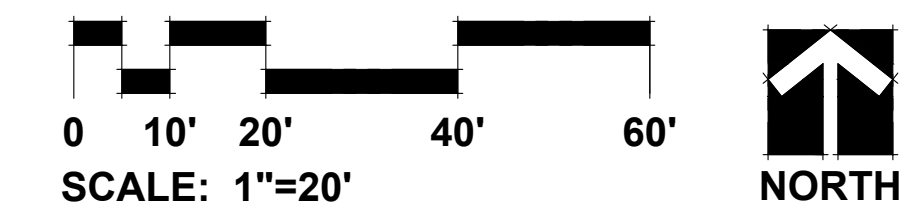
LEGEND

- EXISTING TREE TO BE PRESERVED
- EXISTING TREE TO BE REMOVED



TREE PRESERVATION NOTES

- 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
- All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
- Broken or badly bruised branches shall be removed with a clean cut. If recommended by the professional Arborist, Landscape Architect or Horticulturist.
- Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
- Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
- When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.



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

APPLICANT:

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

CIVIL ENGINEER:
CIVWORKS CONSULTING, LLC
 3343 N. NEVA AVENUE
 CHICAGO, ILLINOIS
 P: 773-230-0317

METRO WEST NAPERVILLE, ILLINOIS TREE PRESERVATION PLAN

REVISIONS 9.25.2017

DATE 8.21.2017
 PROJECT NO. MI1796
 DRAWN MGM
 CHECKED JCT
 SHEET NO.



CITY PROJECT NUMBER: #17-10000092



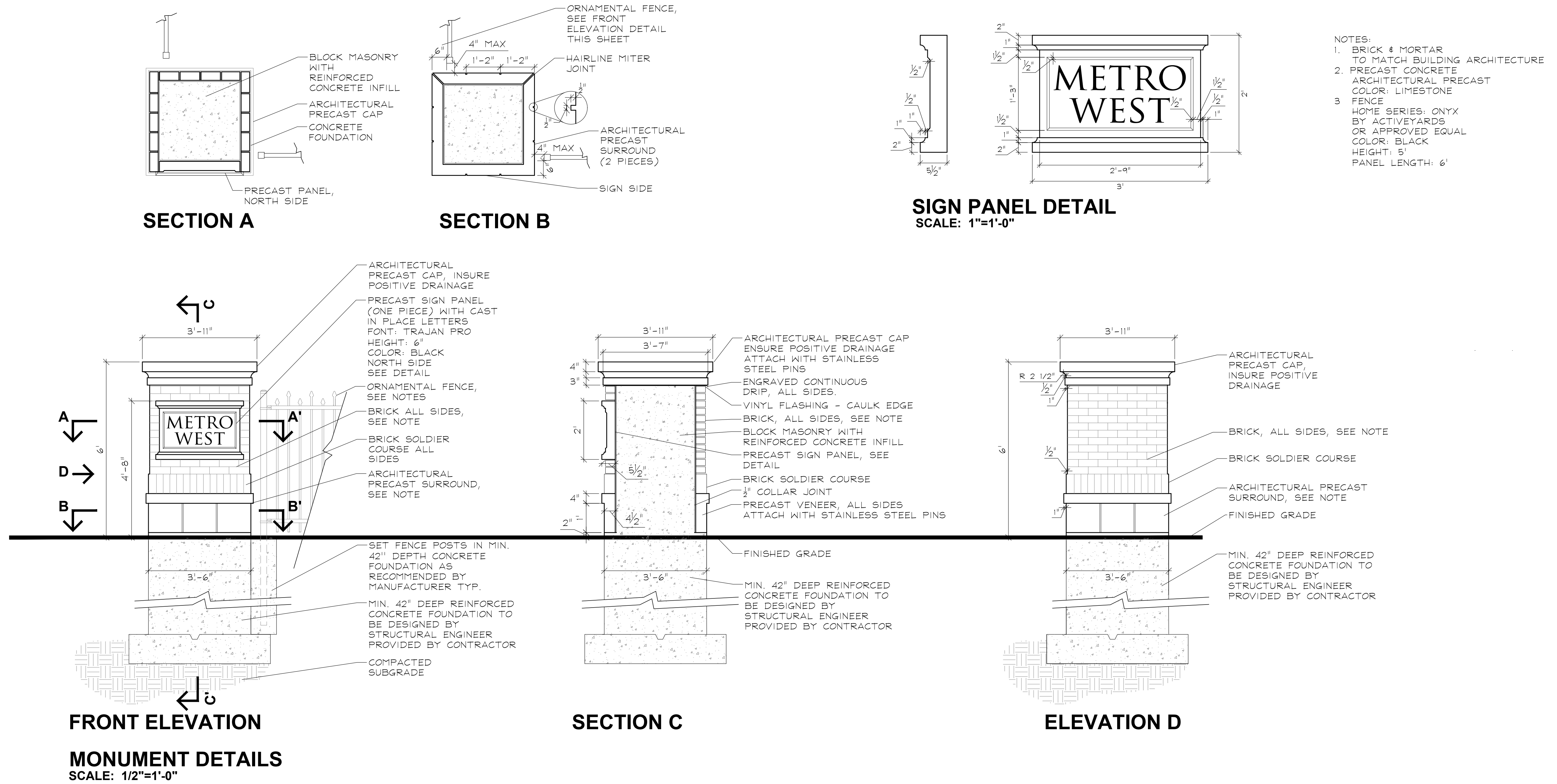
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
212 SOUTH MAIN STREET
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

APPLICANT:



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

CIVIL ENGINEER:
CIVWORKS CONSULTING, LLC
3343 N. NEVA AVENUE
CHICAGO, ILLINOIS
P: 773-230-0317



ENTRANCE MONUMENT SPECIFICATIONS

1.0 DESCRIPTION OF WORK

- The work consists of all labor, materials, work and equipment necessary and required to complete monuments, fence and foundations as shown on drawings or specified herein, including, but not limited to:
 - Submission of color and material samples
 - Submission of shop drawings
 - Submission of construction schedule
 - Verification of existing conditions and underground utilities
 - Secure and pay for all permits, fees, inspections and schedule all inspections related to work, including J.U.L.I.E. locates.
 - Comply with all applicable codes

2.0 QUALITY ASSURANCE

- Construction shall conform to Building Code Requirements for Engineered Brick Masonry, BIA, latest edition.
- All brick and stone shall be finest architectural grade free of cracks, chips, defects, etc.
- Installation shall be by a company continuously and regularly employed in the installation of brick and stone monuments for a period of at least 5 consecutive years.
- No masonry shall be laid when the temperature is expected to fall below 40 degrees F, unless suitable means, submitted in writing to the owner, are provided to heat materials and protect the work. Protect work from cold and frost and insure that mortar will harden without freezing. No additives shall be used, unless approved in writing by the owner.
- All corners of monuments and piers are to be staked by engineer and verified by the contractor.

3.0 JOB CONDITIONS

- 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 the owner of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- Utilities: Review underground utility location maps and plans; Notify J.U.L.I.E.; 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 property.
- All streets and curbs must be cleaned at the end of each working day.
- All OSHA requirements for safety must be adhered to at all times.

4.0 GUARANTEES

- Guarantee monuments 1 year from final acceptance on owner's representative on workmanship and materials.
- 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 whatever corrective actions are necessary to eliminate the problem. In addition, it shall be their responsibility to make restitution for their resulting repair work created by the problem.

5.0 SUBMITTALS

- Construction Schedule: After award of the Contract, the Contractor shall prepare and submit to the owner or an owner authorized representative an estimated construction progress schedule for the work, including sub-schedules of related activities which are essential to its progress, as well as lead-time for materials.
- Product Samples: Submit samples of stone, architectural pre-cast, mortars and sealants, slate, light fixtures, tile, and ornamental fencing for the owner's design conformance review prior to delivery to site.
- Product Data: Submit product data for stone, limestone, architectural pre-cast, mortars and joint sealants, slate, tile, light fixtures, and ornamental fencing.
- Provide certificate of insurance per the owner's requirements.
- Provide names and contact information for any subcontractors and suppliers.
- Shop Drawings:
 - Prepare and submit to the Owner's Representative for design conformance review complete cutting and setting drawings for all masonry work;
 - Submit one (1) set prints with following items in detail:
 - Sizes
 - Sections
 - Dimensions and numbering of stone and brick.
 - Arrangements of joints and bond.
 - Show jointing as indicated on the contract drawings, unless modification is reviewed for design conformance by Owner's Representative prior to preparation of shop drawings.
 - Establish jointing in accordance with industry standards and practices where not indicated on contract drawings.

6.0 PRODUCT DELIVERY, STORAGE, AND HANDLING

- Loading and Shipment:
 - Pack carefully for transportation, with exercise of all customary and reasonable precautions against damage in transit; all brick, and limestone to be used for the work.
 - Load and ship all brick and out stone in a sequence mutually agreed upon by the General Contractor and the material supplier.
- Unloading and Storage:
 - Receive and unload at site all brick and stone with necessary care in handling to avoid damage or soiling.
 - Store brick and stone clear of ground on non-staining skids. Wood containing tannin, chemical treatment, or excessive amounts of resin shall not be used.
 - Cover brick and stone with waterproof, clean canvas, or polyethylene for protection from construction or natural elements.

7.0 INSTALLATION

- Mortar:
 - Cement: white, non-staining masonry cement, conforming to ASTM-C91.
 - Sand: Clean, sharp, and washed, capable of passing a No. 16 sieve, and in conformance with ASTM-C144. Carefully select sand for use in pointing mortar for color to match limestone. For pointing mortar, select a white sand.
 - Lime: Hydrated, conforming to ASTM-C207, Type S.
 - Water: Clear, non-alkaline, potable and free of oils, salts, and other harmful elements.
- Foundation:

Concrete mix air entrainment, compressive strength at twenty-eight (28) days, and slump are to be designed and specified by the contractor's structural engineer.
- Mortar Beds:
 - Lay brick with full mortar coverage on horizontal and vertical joints in all courses.
 - Provide sufficient mortar on ends of brick to completely fill head joints.
 - Rock closure into place with head joints thrown against two adjacent bricks in place.
- Mortar Joints: Horizontal and vertical face joints:
 - Nominal thickness: 3/8 inch.
 - Construct uniform joints.
 - Shove vertical joints tight.

- Tool concave joints in exposed surfaces when thumbprint hard.
- Width, depth, and tooling of all mortar joints shall be consistent and shall not vary more than 1/8".
- Movement joints: Keep clean of all mortar and debris.
- Flashing:
 - Install complete and continuous under stone copings and other projections.
 - Lap joints 6". Seal entire contact surface with mastic.
 - Provide a mortar wash at the base of the cavity, underneath the through-wall flashing, pitching out.
 - Cover flashing with mortar.
- Weepholes:
 - Provide 3/8" cotton rope weeps. Rope weeps shall extend thru the veneer face and inside the cavity, lying on top and along the bottom length of the flashing. Cut rope flush with wall face.
 - Maximum spacing: rope weeps: 16 inches o.c., at wall base; 16 inches o.c. at lintels above openings.
 - Keep weepholes and area above flashing free of mortar droppings.
- CLEAN UP AND PROTECTION
 - All material shall be washed with fiber brushes, soap powder, and clean water or Owner reviewed mechanical cleaning process.
 - Sand blasting, wire brushes, or acids shall not be used. Exceptions may be considered if reviewed by the Owner or an Owner authorized representative.
 - During work, store materials and equipment as directed by the owner.
 - Protect work and materials from damage due to operations by other trades and trespassers. Maintain protection during installation.
- INSPECTION AND ACCEPTANCE
 - The Owner and or the 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 these specifications.
 - Notify the Owner's representative when completed, for final design conformance review.

1 REVISIONS 9.25.2017

DATE 8.21.2017
PROJECT NO. MI1796
DRAWN MGM
CHECKED JCT
SHEET NO.

METRO WEST
NAPERVILLE, ILLINOIS
MONUMENT DETAILS



811
Know what's below.
Call before you dig.

CITY PROJECT NUMBER: #17-10000092

5 OF 6

LANDSCAPE WORK PART 1 - GENERAL

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 Plan;
2. The provision of post-planting management as specified herein;
3. 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.

C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and 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 approval.

E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB 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 property.

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 acceptance.

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.

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 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.

2.3 AMENDED SOIL MIXTURE

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.

2.4 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.

2.5 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

1. 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 off-site.

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 adjacent grass.

6. Water sod thoroughly with a fine spray immediately after planting.

B. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

C. Trees and Shrubs

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 mulching. 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 of backfill.

2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.

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 all times.

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 installation.

3.3 INITIAL MAINTENANCE

A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.

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.

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.



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

APPLICANT:



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

CIVIL ENGINEER:
CIVWORKS CONSULTING, LLC
3343 N. NEVA AVENUE
CHICAGO, ILLINOIS
P: 773-230-0317

METRO WEST
NAPERVILLE, ILLINOIS
LANDSCAPE SPECIFICATIONS

1 9.25.2017
REVISIONS

DATE 8.21.2017
PROJECT NO. M11796
DRAWN MGM
CHECKED JCT
SHEET NO.

6 OF 6



King who's Below,
Call before you dig.

CITY PROJECT NUMBER: #17-10000092