
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, PLANNING AND ZONING ADMINISTRATOR
SUBJECT: ORDINANCE: FINAL PLANNED UNIT DEVELOPMENT FOR SUGAR GROVE CENTER LOT 8
AGENDA: MAY 7, 2024 VILLAGE BOARD MEETING
DATE: MAY 1, 2024

ISSUE

Shall the Village Board approve a Final Planned Unit Development for Sugar Grove Center Lot 8, 421 N Sugar Grove Parkway.

DISCUSSION

Lot 8 in Sugar Grove Center is an undeveloped lot in Sugar Grove Center Planned Unit Development (PUD), also known as 421 N Sugar Grove Parkway. This is the property that is directly north of the Shell station and south of Auto Zone. The applicant, Mackin Land Company, is proposing to develop the lot with a multi-tenant building and is requesting Final PUD approval for Lot 8, as required by the Sugar Grove Center PUD. The applicant has submitted all required plans for review.

The Planning Commission reviewed the proposed site plan, building elevations, and landscaping and determined all were compatible with the building design, materials, and colors established on surrounding buildings in Sugar Grove Center. The building elevations comply with the Jewel covenants as well. The proposed monument sign is in full compliance with the Village of Sugar Grove Zoning Ordinance and the signage plan of the Sugar Grove Center PUD.

The applicant is proposing to build a multi-tenant building on the property that will consist of two tenant spaces. One tenant space is proposed to be the new home of a free standing Starbucks. The Starbucks tenant space will be 2,625 square feet and the second tenant space will be 3,530 square feet. As of now the second space does not have an intended tenant. There will be a drive thru that wraps along the rear of the building and up the north side and the two tenant spaces will have a shared trash enclosure in the rear of the building. The proposed site plan is proposing 14 stacking spaces for the drive thru and 52 parking spaces that will be shared for the two tenants.

Typically we would bring this to the Board for discussion and then back for a vote at a second meeting, however, the Plan Commission did not express any concerns when they reviewed the plans and there were no public present at the meeting on April 24th. Therefore, we are providing an ordinance for approval due to the fact that this project is of high interest to the community and GMX (the project management company) will be out of town at the time of the next Village Board meeting when a vote would typically be done.

Staff from Public Works and Police identified concerns about the visibility when entering the main access to the site from the Jewel Parking lot. Staff advised the applicants that some updates to the Jewel site, including but not limited to, the following should be addressed prior to occupancy:

- Evergreens on the adjacent Jewel site will need to be removed, as these evergreens are obstructing the line of sight for westbound traffic approaching the Starbucks site.
- Dashed pavement marking (yellow paint) for the centerline of the main drive aisle around the curve to keep traffic within their designated lane.
- Provide a CAD Autoturn exhibit demonstrating how well truck traffic navigates a curve in both directions.
- Additional STOP signs may be warranted.

COSTS

All costs associated with the request are borne by the Applicant.

ATTACHMENTS

- Planning Commission Recommendation PC24-06
- Presentation from GMX
- An Ordinance Granting Approval of Final Planned Unit Development for Sugar Grove Center Lot 8

RECOMMENDATION

That the Village Board approve the Ordinance granting Final Planned Unit Development approval for Sugar Grove Center Lot 8.

VILLAGE PRESIDENT

Jennifer Konen

VILLAGE ADMINISTRATOR

Scott Koeppel

VILLAGE CLERK

Tracey Conti



COMMUNITY DEVELOPMENT

VILLAGE TRUSTEES

Matthew Bonnie

Sean Herron

Heidi Lendi

Sean Michaels

Michael Schomas

James F. White

R E C O M M E N D A T I O N

PC24-06

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of April 24, 2024
PETITION: 24-006 Final PUD Lot Sugar Grove Center

PROPOSAL

Mackin Land Company is applying for a Final PUD for Lot 8 (421 N Sugar Grove Parkway) in Sugar Grove Center.

LOCATION MAP



BACKGROUND & HISTORY

The subject property is part of Sugar Grove Center, the preliminary PUD for this property was approved as part of the Sugar Grove Center PUD on September 21, 2004. The Sugar Grove Center PUD included the Jewel building, a couple inline buildings and several out lots. This property is one of the last outlots left to be developed. The applicant is looking for approval for the Final PUD for Lot 8. This property has been vacant since Jewel and the other stores opened in 2006.

The subject property is located south of AutoZone and north of Graham's Market (Shell) gas station on Sugar Grove Parkway. The applicant has owned the property for several years and is now planning to build a multi-tenant building. The building will consist of two tenant spaces and be a total of 6,096 square feet. The space on the north side of the proposed building will be home to Starbucks and the second space will be a new vacant space providing an opportunity for another new business to locate here. Circulation on the property will be connected to the shopping center circulation drive and to the circulation drive on AutoZone's property. No connection to the Graham's Market is contemplated in the approved Sugar Grove Center PUD plan.

The Starbucks space will be a 2,540 square foot space that will have a drive thru lane that wraps around the back of the building as well as a small area for outdoor seating in the front of the building. While there is currently a Starbucks that is located inside Jewel, this stand alone building provides easier access to the business. The Starbucks located within Jewel will remain. The private subdivision covenants give Jewel right of refusal for new uses in the shopping center and Jewel has approved the stand alone Starbucks on this outlot. This is very common practice throughout the area.

DISCUSSION

The Planning Commission discussed the proposed Final PUD. Commissioners discussed the landscaping, they had concerns if it would block the view of the building from the street for safety reasons. They discussed if the applicants knew who the second tenant would be and the possibility of the second space being divided into two. The applicants stated that they did not yet know who the second space would be filled by at this time and there was a possibility that the space could be divided into two. They also inquired about the appearance of the building, the applicant stated that part of the design had to do with the Jewel declarations and covenants.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the proposed Final PUD for Lot 8 in Sugar Grove Center.

AYES: Guddendorf, Wilson, Bieritz, Speciale, Ochsenschlager

NAYES: None

ABSENT: Jones, Sabo



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2024-0507__

**AN ORDINANCE GRANTING APPROVAL OF
FINAL PLANNED UNIT DEVELOPMENT FOR SUGAR GROVE CENTER LOT 8
(421 N Sugar Grove Parkway)**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 7th day of May 2024

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove, Illinois,
this 7th day of May, 2024

ORDINANCE NO. 2024-0507__

**AN ORDINANCE GRANTING APPROVAL OF
FINAL PLANNED UNIT DEVELOPMENT PLAN FOR SUGAR GROVE CENTER
LOT 8 (421 N Sugar Grove Parkway)**

WHEREAS, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.* and other applicable statutes; and,

WHEREAS, the applicant, Mackin Land Company (“Applicant”), has requested approval of Final Planned Unit Development Plan for Sugar Grove Center Lot 8 (“Final PUD”), with the subject property legally described in Exhibit A, attached hereto and incorporated herein by reference (“Subject Property”); and,

WHEREAS, the Planning Commission/Zoning Board of Appeals held a meeting on April 24, 2024, to consider the Final PUD, at which time the Planning Commission/Zoning Board of Appeals recommended approval of the Final PUD as described in their report PC Recommendation 24-06; and ,

WHEREAS, the Village Board has reviewed the request and has deemed that Final PUD is in compliance with the Zoning Ordinance of the Village of Sugar Grove;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: APPROVAL OF FINAL PLANNED UNIT DEVELOPMENT PLAN

Pursuant to Section 11-11-6-D of the Village of Sugar Grove Zoning Ordinance, the Final PUD, attached hereto as Exhibit B and made a part hereof by this reference, is hereby approved on the Subject Property. Development of the Subject Property shall be in general accordance with the plans and elevations herein approved.

SECTION TWO: GENERAL PROVISIONS

REPEALER: That all ordinances or portions thereof in conflict herewith are hereby repealed to the extent of any such conflict.

SEVERABILITY: Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

EFFECTIVE DATE: This ordinance shall be in full force and effect on and after its approval, passage and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Illinois, this 7th day of May, 2024.

Jennifer Konen,
Village President

ATTEST:

Tracey Conti,
Village Clerk

| | Aye | Nay | Absent | Abstain |
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| Trustee Matthew Bonnie | | | | |
| Trustee Sean Herron | | | | |
| Trustee Heidi Lendi | | | | |
| Trustee Sean Michaels | | | | |
| Trustee Michael Schomas | | | | |
| Trustee James F. White | | | | |

LEGAL DESCRIPTION

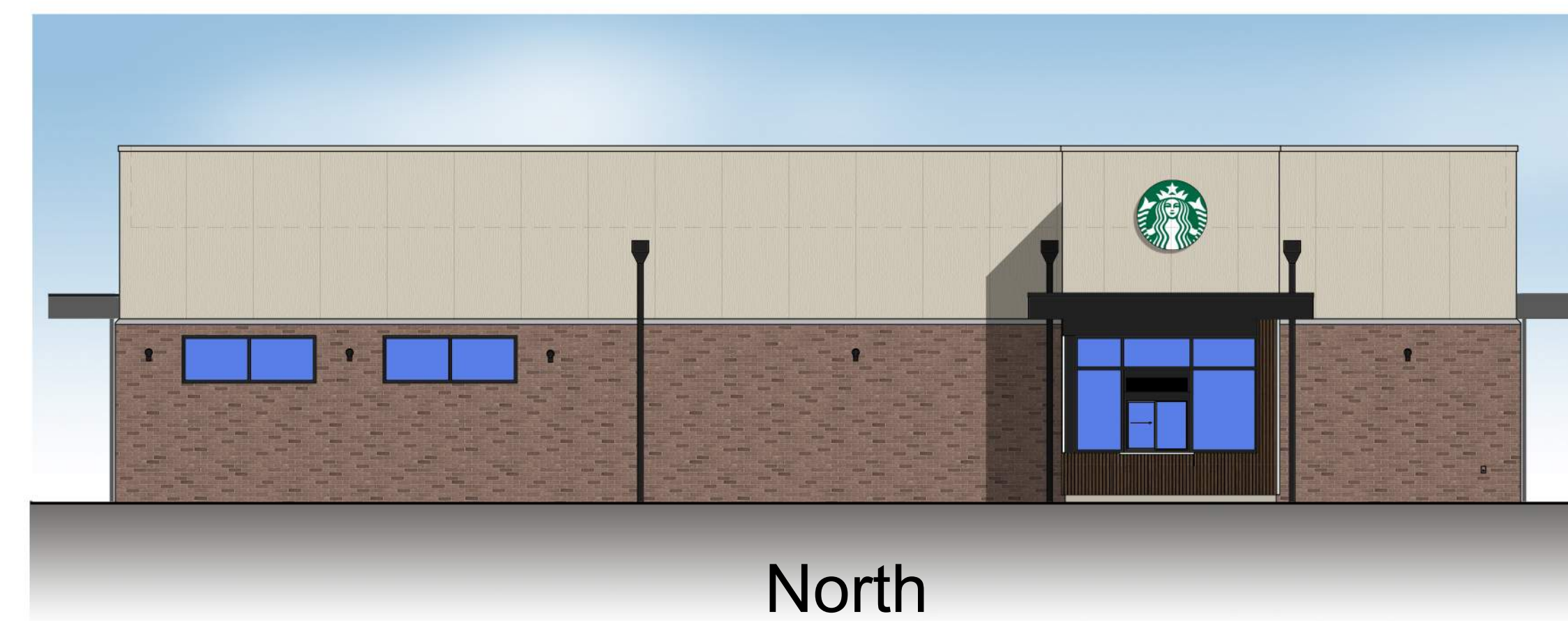
LOT 8 IN SUGAR GROVE CENTER, BEING A RESUBDIVISION OF LOTS 12 AND 13, IN SUGAR GROVE CORPORATE CENTER UNIT 2 AND LOTS 1, 2, 3 AND 4 IN SUGAR GROVE CORPORATE CENTER UNIT 1, IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO A PLAT OF RESUBDIVISION RECORDED FEBRUARY 4, 2002 AS DOCUMENT NO. 2005K014439 IN KANE COUNTY, ILLINOIS

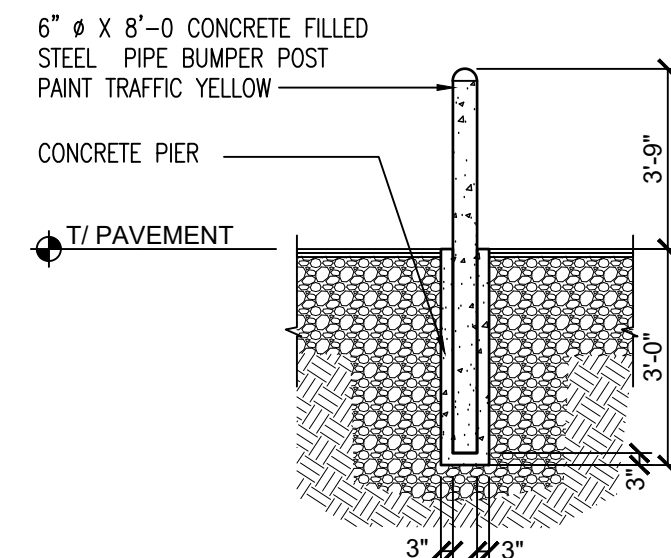
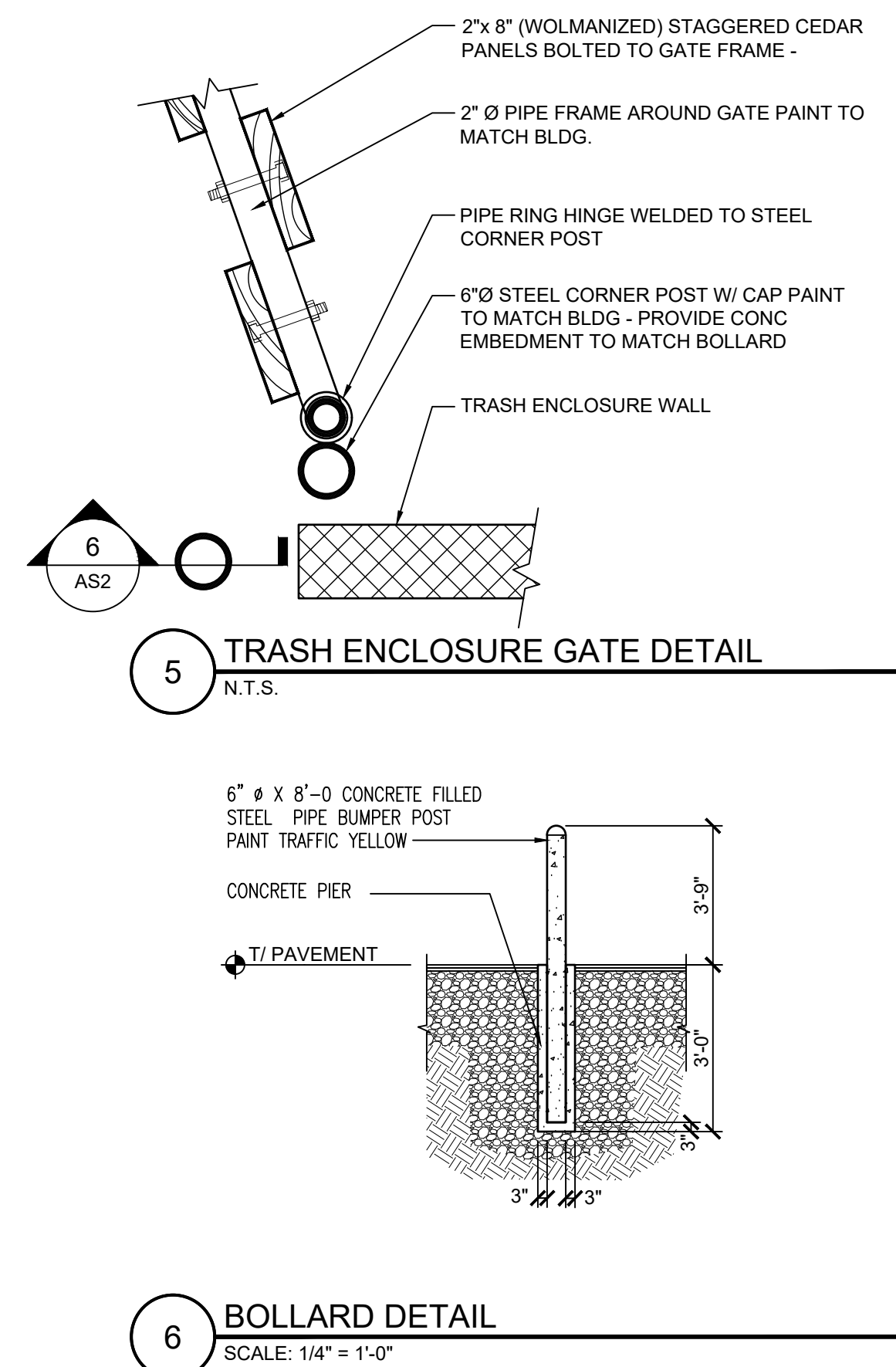
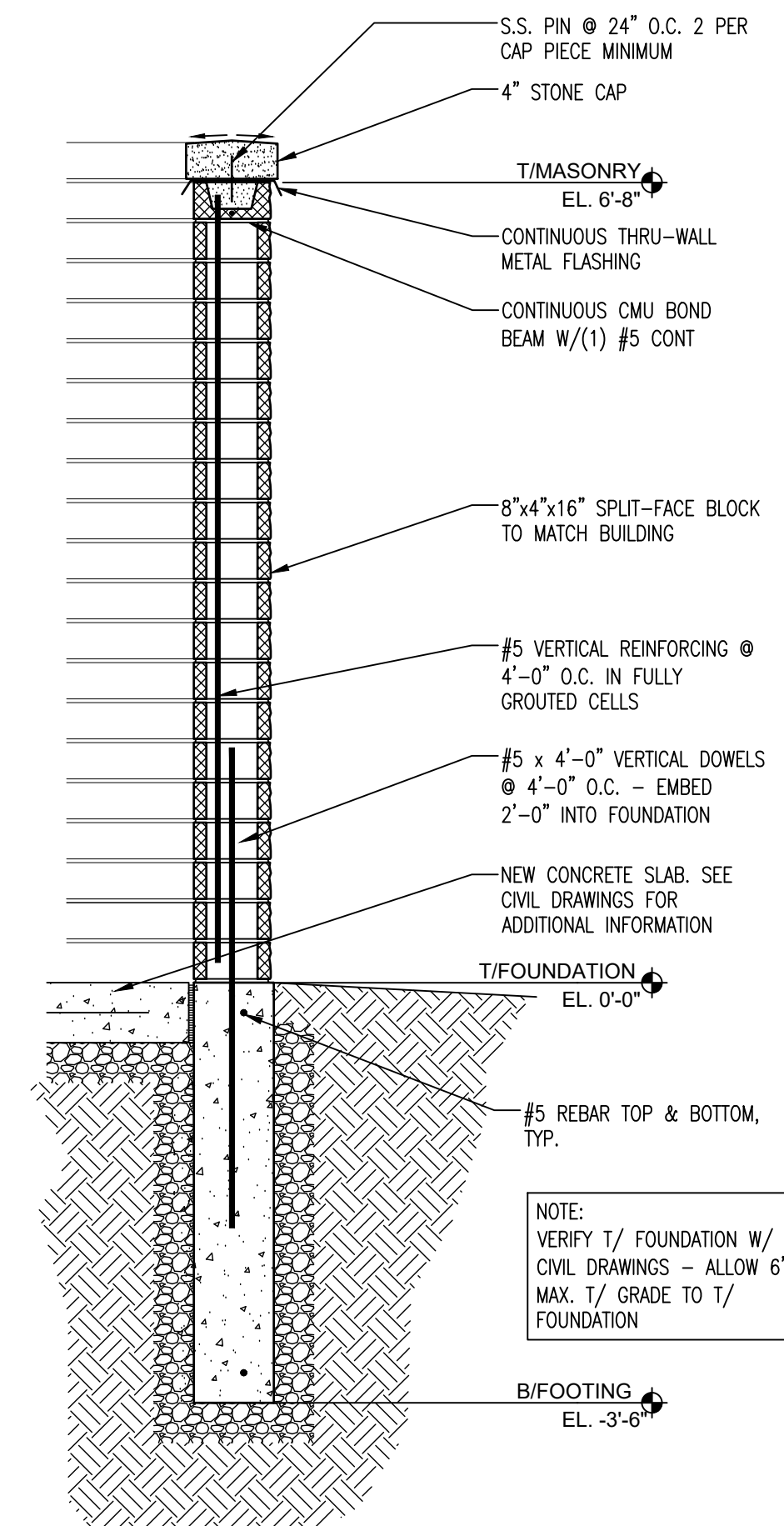
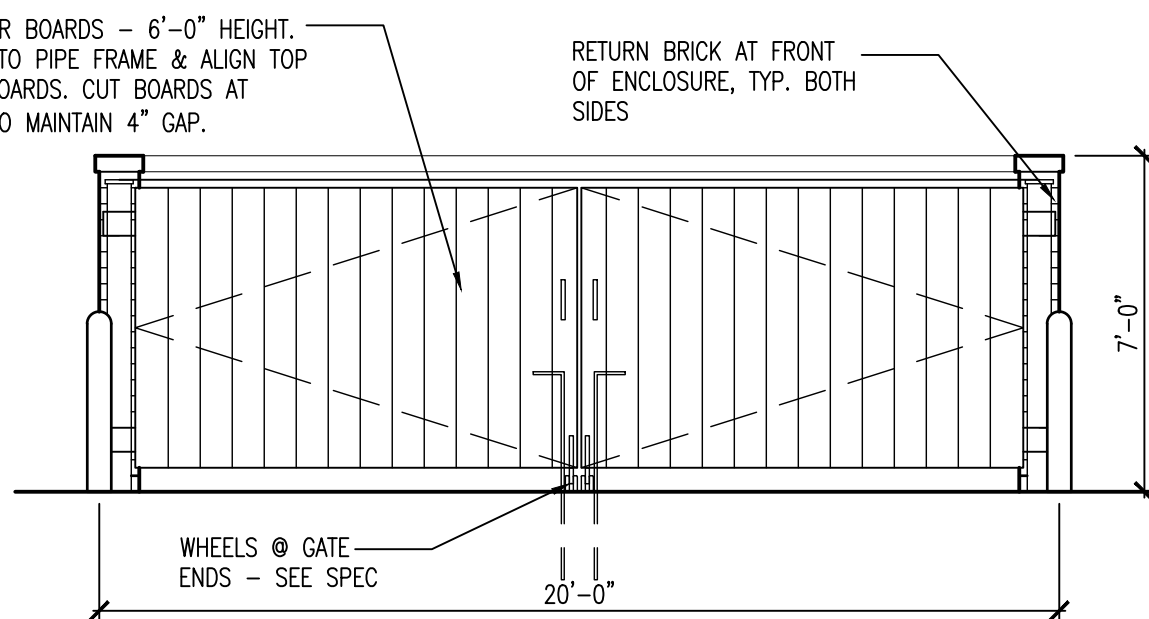
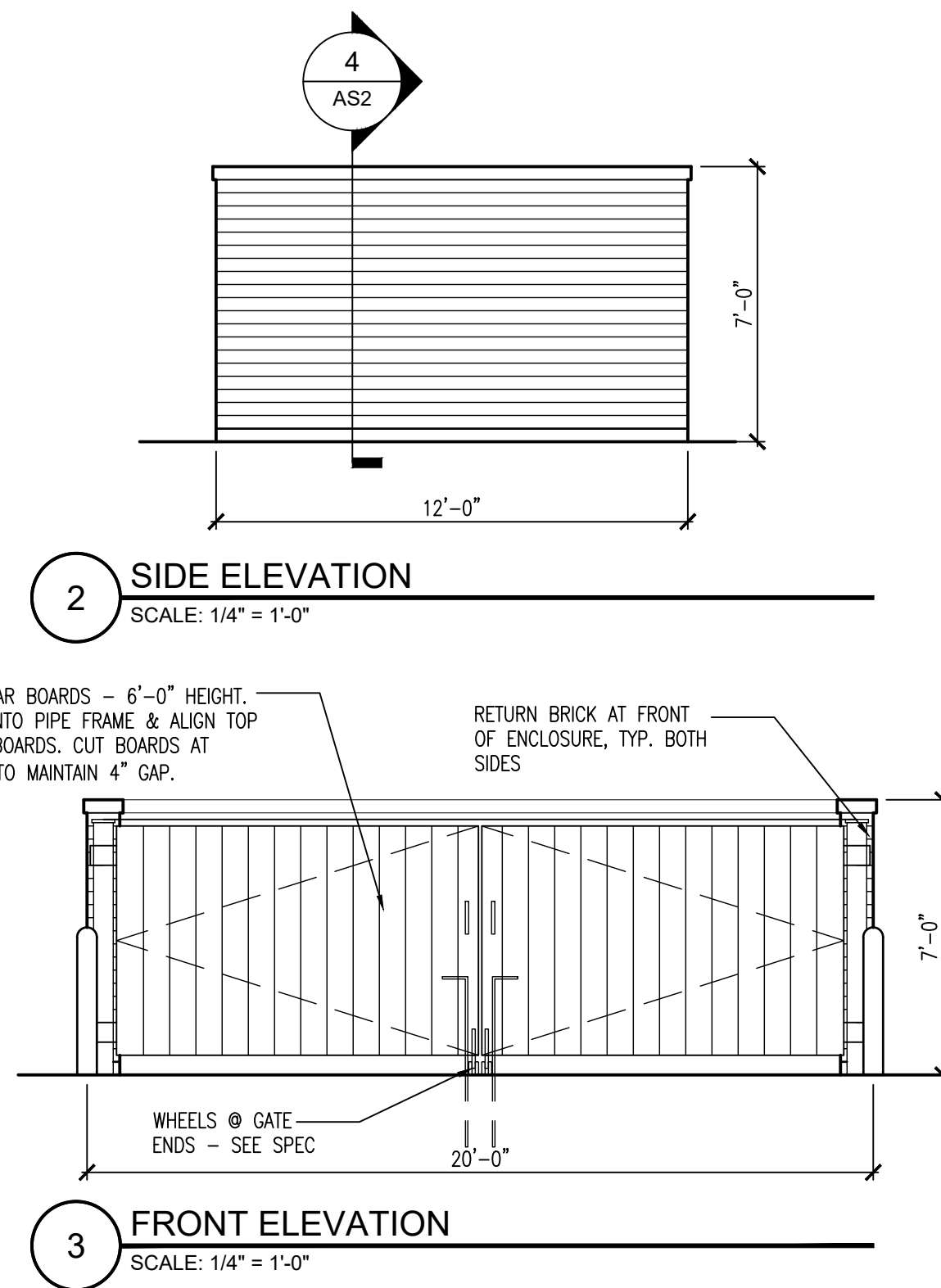
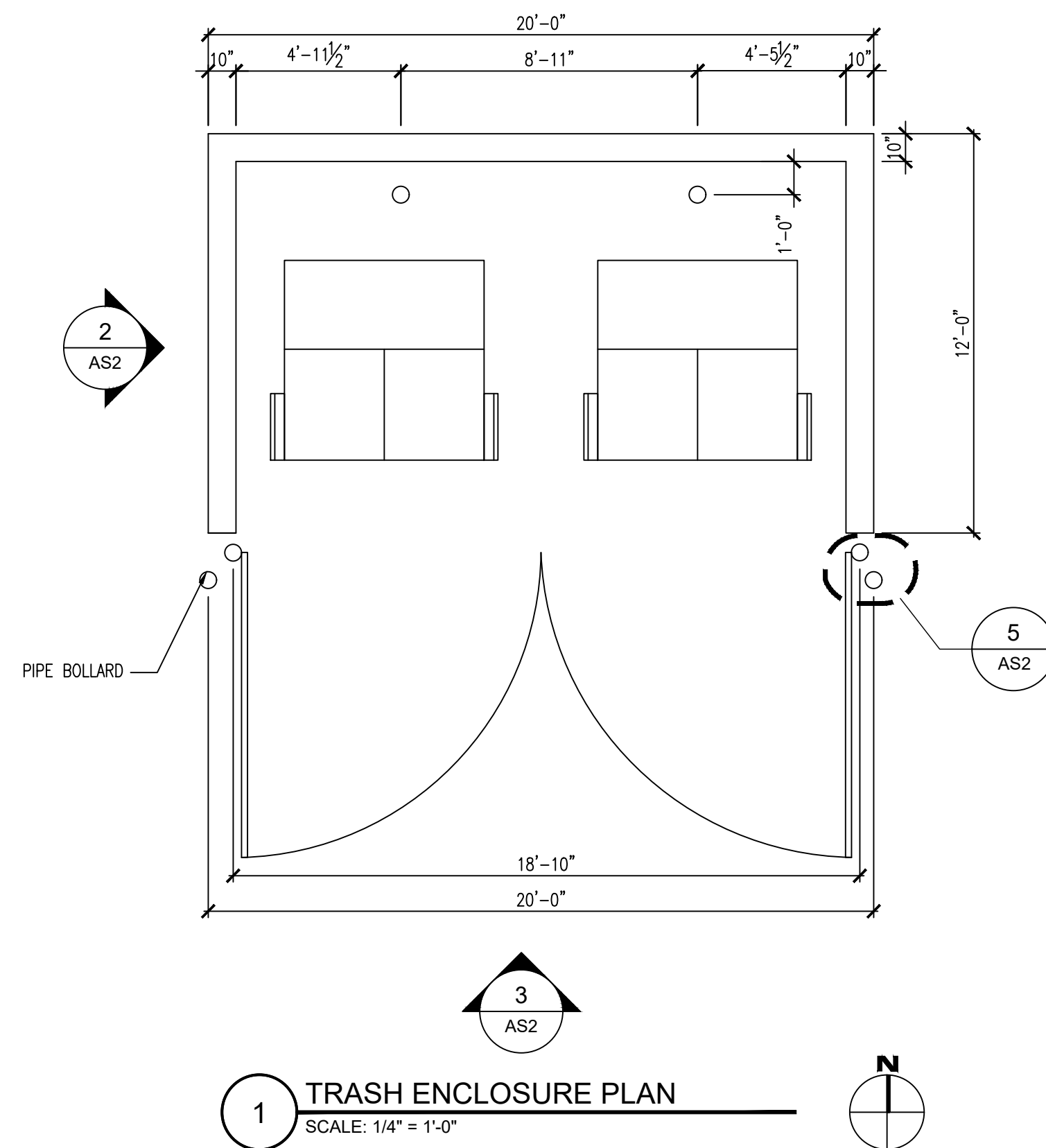
421 N Sugar Grove Parkway Final PUD

Deviations


| Code Section | Code Requirement | Modification Requested | Rationale |
|--------------|--|---|--|
| 11-12-7 B | Primary Road: Berm, 1 evergreen tree, 1 shade tree, 1 ornamental tree, and 12 shrubs per 50 linear feet | As shown on approved landscape plan. | Landscaping as shown is adequate. |
| 11-12-7 B | Interior Yard: 1 tree and 6 shrubs per 50 linear feet | As shown on approved landscape plan. | Landscaping as shown is adequate. |
| 11-12-7 B | Rear Yard: 1 tree and 6 shrubs per 50 linear feet | As shown on approved landscape plan. | Landscaping as shown is adequate. |
| 11-12-7 D 5 | Foundation plantings, installed to meet the minimum interior landscape requirement, shall be located in a landscape area not less than eight feet (8') in width along the front foundation of the principal building. One tree and six (6) shrubs are required per twenty (20) linear feet of building foundation. | As shown on approved landscape plan. | Landscaping as shown is adequate. |
| 11-12-11 A | Off Street Loading: Required number of off street loading berths. Floor Area: 5,000 – 15,000 square feet Loading Berths Required: 1 | Reduce required loading berths to 0. | No loading berth is needed. |
| 11-12-7 D 2 | Interior Landscape Island: One shade tree and six (6) shrubs shall be installed and maintained in each landscape island measuring eighteen feet (18') in length. Landscape islands that measure greater than eighteen feet (18') in length shall provide one shade tree and six (6) | Reduce the landscape requirements located in one landscape island to just ground cover planted within the island. | This is due to the fact that there is also a walkway going through the landscape island. |

| | | | |
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| | shrubs per eighteen feet (18') or fraction thereof length. | | |
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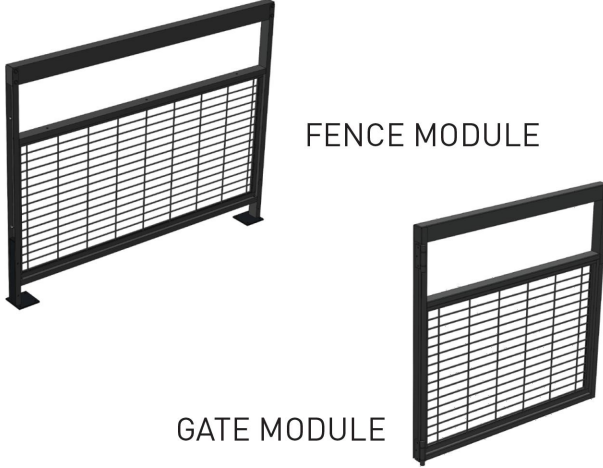




21486-21487



STARBUCKS FENCE



FENCE MODULE

GATE MODULE

Description:

Create the perfect atmosphere with this exclusive Starbucks Patio Fencing system. This flexible sectional design can be configured to fit Starbucks Patios. Finished with Starbucks classic Black and built with 100% recyclable aluminum.

Made in USA.

Specs:

Materials:

- Aluminum Frame
- Steel Mesh and Feet

Finish:

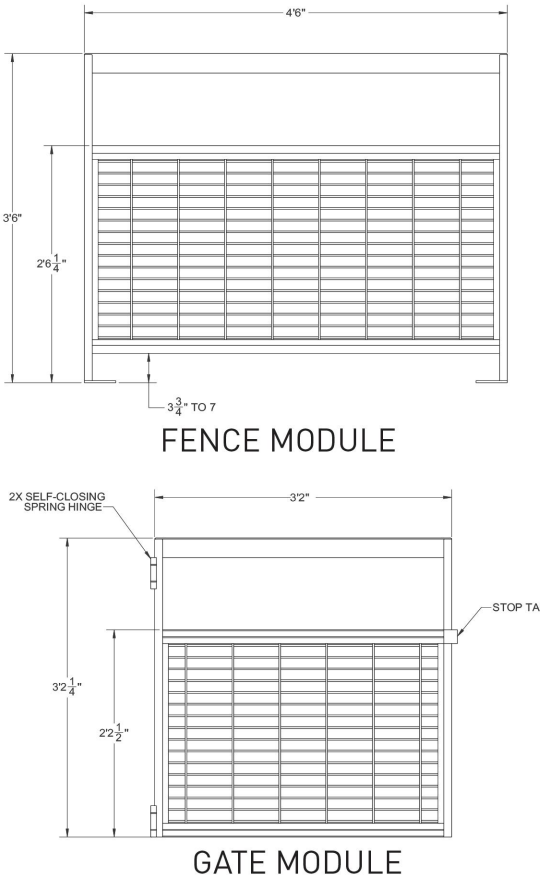
- Powder Coated Starbucks Flat Black, #MT0028

Size:

- Fence, 42" high x 54" wide x 2" thick
- 3" gap between modules
- 4" wide plate at foot
- Gate, 38-1/4" high x 38" wide x 2" thick.

Weight:

- 33 lbs per module



FENCE MODULE

GATE MODULE

How to Request a Quote:

Send your Patio Layout along with dimensions including openings and gates to Awnex.

Contact:

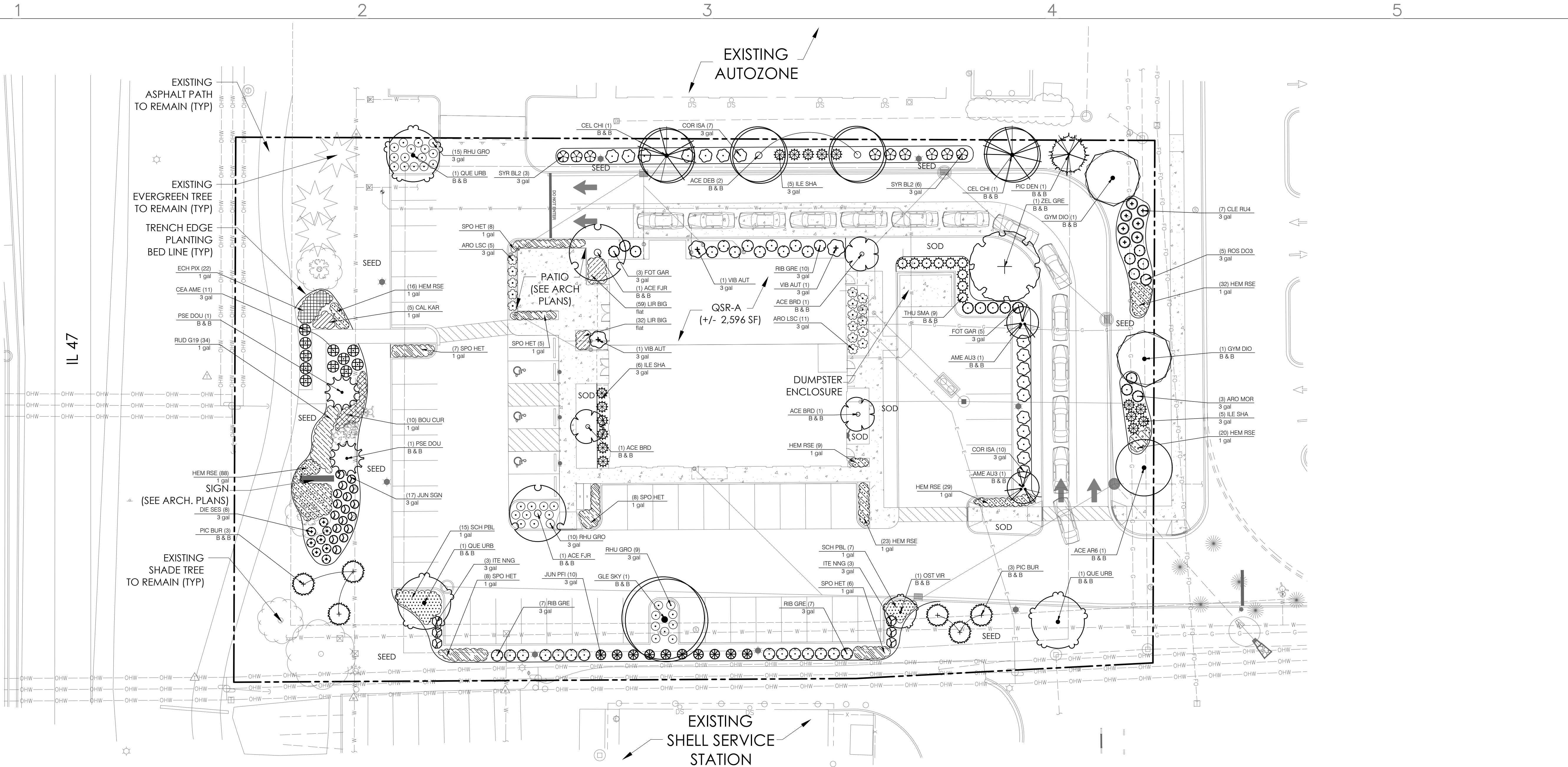
Sales@awnexinc.com 770-704-7140
www.awnexinc.com

260 Valley Street, Suite 100, Ball Ground, GA 30107

GMX REAL ESTATE GROUP
OUTLOT 8
431 N. Sugar Grove
Parkway
Sugar Grove, IL 60554



1167 Hobson Mill Drive
Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

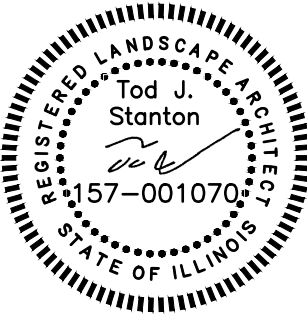


PLANT SCHEDULE

| TREES | BOTANICAL / COMMON NAME | CONT | SIZE | QTY | REMARKS |
|---------------|---|-------|----------|----------|------------|
| ACE DEB | Acer platanoides 'Deborah' / Deborah Norway Maple | B & B | 2.5' Cal | 2 | |
| ACE FJR | Acer rubrum 'Frank Jr.' / Redpointe® Maple | B & B | 2.5' Cal | 2 | |
| ACE BRD | Acer rubrum 'Bowhall' / Bowhall Red Maple | B & B | 2.5' Cal | 3 | |
| ACE AR6 | Acer x freemanii 'Armstrong' / Armstrong Freeman Maple | B & B | 2.5' Cal | 1 | Multi-Stem |
| AME AU3 | Amelanchier canadensis 'Autumn Brilliance' / Autumn Brilliance Serviceberry | B & B | 6' H. | 2 | |
| CEL CHI | Celtis occidentalis 'Chicagoland' / Chicagoland Common Hackberry | B & B | 2.5' Cal | 2 | |
| GLE SKY | Gleditsia triacanthos 'Skyline' / Skyline Honey Locust | B & B | 2.5' Cal | 1 | |
| GYM DIO | Gymnocladus dioica 'Espresso' / Kentucky Coffeetree | B & B | 2.5' Cal | 2 | |
| OST VIR | Ostrya virginiana / American Hophornbeam | B & B | 2.5' Cal | 1 | |
| PIC DEN | Picea glauca 'Densata' / Black Hills Spruce | B & B | 6' H. | 1 | |
| PIC BUR | Picea omorika 'Bruns' / Brun's Spruce | B & B | 6' H. | 6 | |
| PSE DOU | Pseudotsuga menziesii / Douglas Fir | B & B | 6' H. | 2 | |
| QUE URB | Quercus macrocarpa 'Urban Pinnacle' / Urban Pinnacle Oak | B & B | 2.5' Cal | 3 | |
| ZEL GRE | Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova | B & B | 2.5' Cal | 1 | |
| SHRUBS | BOTANICAL / COMMON NAME | CONT | SIZE | QTY | REMARKS |
| ARO LSC | Aronia melanocarpa 'UCONNAM165' / Low Scape Mound® Black Chokeberry | 3 gal | 24" H. | 22 | |
| ARO MOR | Aronia melanocarpa 'Morton' TM / Iroquois Beauty Black Chokeberry | 3 gal | 24" H. | 3 | |
| CEA AME | Ceanothus americanus / New Jersey Tea | 3 gal | 24" H. | 11 | |
| CLE RU4 | Clethra alnifolia 'Ruby Spice' / Ruby Spice Summersweet | 3 gal | 24" H. | 7 | |
| COR ISA | Cornus sericea 'Isanti' / Isanti Red Twig Dogwood | 3 gal | 24" H. | 17 | |
| DIE SES | Diervilla sessilifolia / Bush-honeysuckle | 3 gal | 24" H. | 8 | |
| FOT GAR | Fothergilla gardenii / Dwarf Fothergilla | 3 gal | 24" H. | 8 | |
| ILE SHA | Ilex glabra 'Shamrock' / Inkberry | 3 gal | 24" H. | 16 | |
| ITE NNG | Itea virginica 'SMNIVDFC' / Scentlandia® Sweetspire | 3 gal | 24" H. | 6 | |
| JUN PFI | Juniperus chinensis 'Kallays Compact' / Kallay Compact Pfizer Juniper | 3 gal | 24" H. | 10 | |
| JUN SGN | Juniperus chinensis 'Sargentii' / Sargent Juniper | 3 gal | 24" H. | 17 | |
| RHU GRO | Rhus aromatica 'Gro-Low' / Gro-Low Fragrant Sumac | 3 gal | 24" H. | 34 | |
| RIB GRE | Ribes alpinum 'Green Mound' / Green Mound Alpine Currant | 3 gal | 24" H. | 24 | |
| ROS DO3 | Rosa x 'Double Knockout' / Rose | 3 gal | 24" H. | 5 | |
| SYR BL2 | Syringa x 'Bloomerang' / Bloomerang Series Lilac | 3 gal | 24" H. | 9 | |
| THU SMA | Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae | B & B | 4' H. | 9 | |
| VIB AUT | Viburnum dentatum 'Autumn Jazz' / Southern Arrowwood | 3 gal | 24" H. | 3 | |
| GROUND COVERS | BOTANICAL / COMMON NAME | CONT | SPACING | QTY | REMARKS |
| BOU CUR | Bouteloua curtipendula / Side Oats Grama | 1 gal | 36" o.c. | 10 | |
| CAL KAR | Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass | 1 gal | 36" o.c. | 5 | |
| ECH PIX | Echinacea x 'Pixie Meadowbrite' / Pixie Meadowbrite Purple Coneflower | 1 gal | 24" o.c. | 22 | |
| HEM RSE | Hemerocallis x 'Ruby Sentinel' / Ruby Sentinel Daylily | 1 gal | 18" o.c. | 217 | |
| LIR BIG | Liriope muscari 'Big Blue' / Big Blue Lilyturf | flat | 12" o.c. | 91 | |
| RUD G19 | Rudbeckia fulgida 'Goldstrum' / Black Eyed Susan | 1 gal | 24" o.c. | 34 | |
| SCH PBL | Schizachyrium scoparium 'Prairie Blues' / Prairie Blues Little Bluestem | 1 gal | 36" o.c. | 22 | |
| SPO HET | Sporobolus heterolepis / Prairie Dropseed | 1 gal | 36" o.c. | 42 | |
| SOD | Premium Bluegrass Sod | | | 2,500 SF | |
| SEED | Bluegrass, Fescue, Ryegrass Mix with Lightweight Erosion Control Blanket | | | 9,500 SF | |

| REV. | COMMENT | DATE |
|------|----------------------|----------|
| 1 | VILLAGE RE-SUBMITTAL | 04-17-24 |
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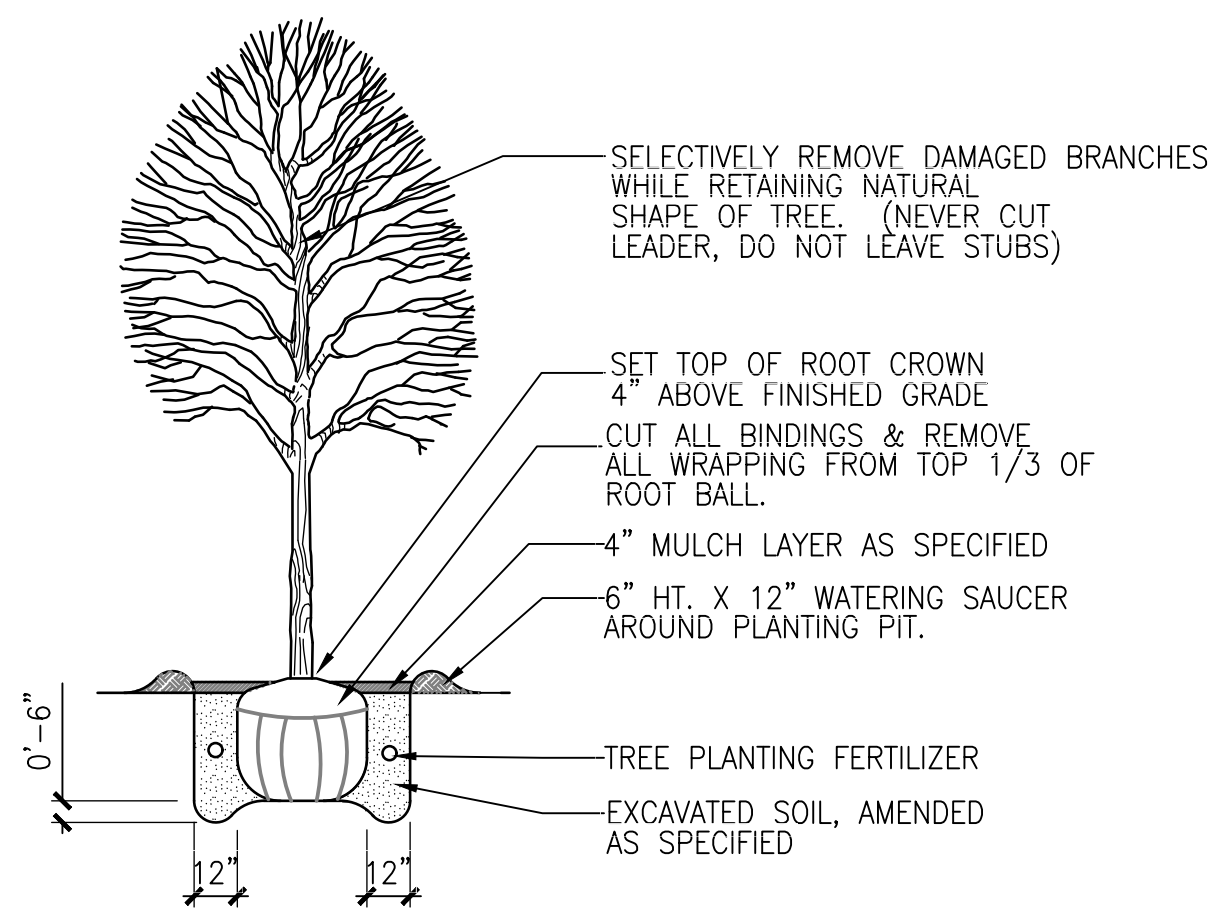
DATE: 2/12/2024
JOB NO.: 24-8712
DRAWN BY: TS
CHECKED BY: TS

DRAWING TITLE:
LANDSCAPE PLAN

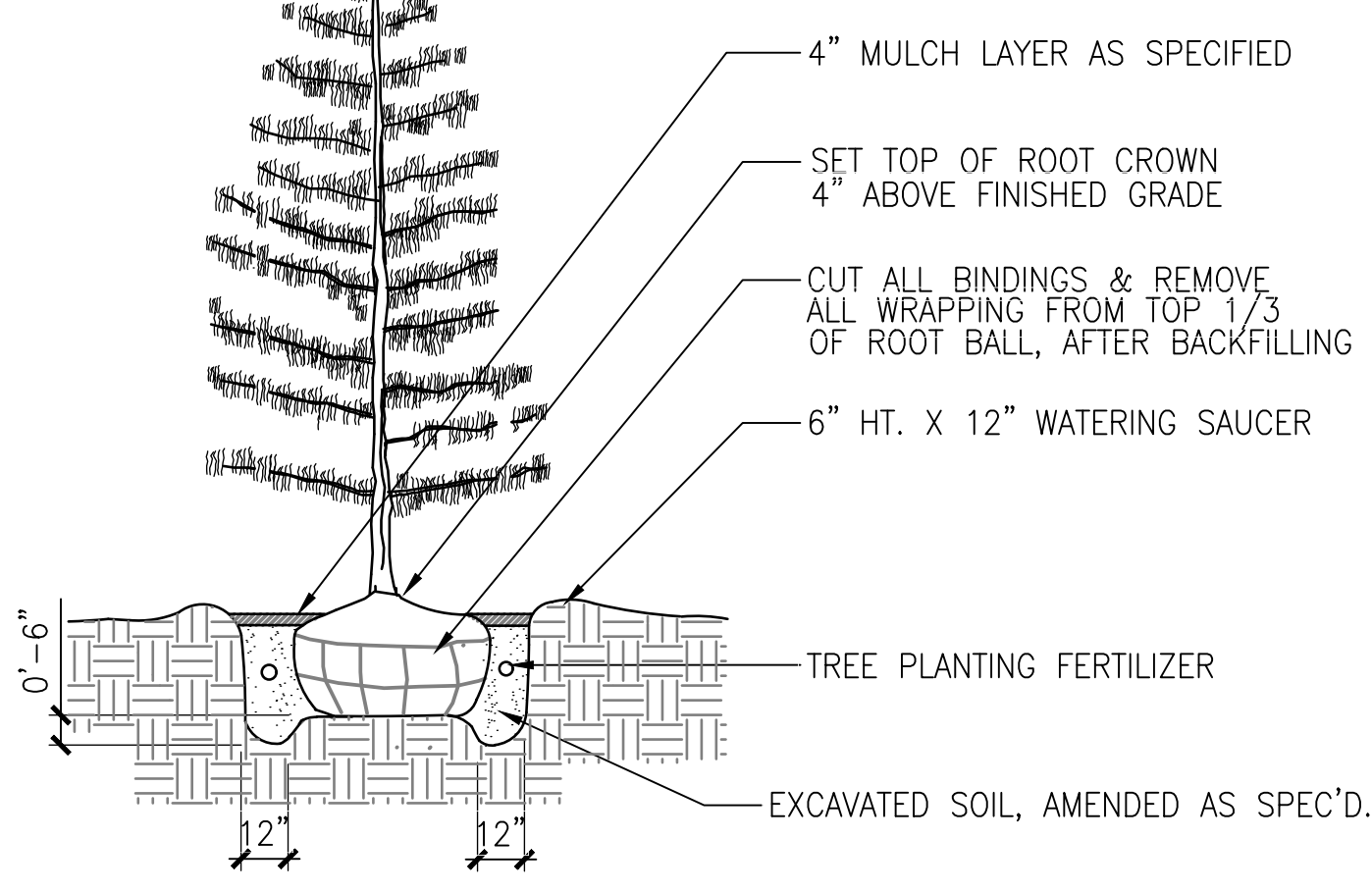
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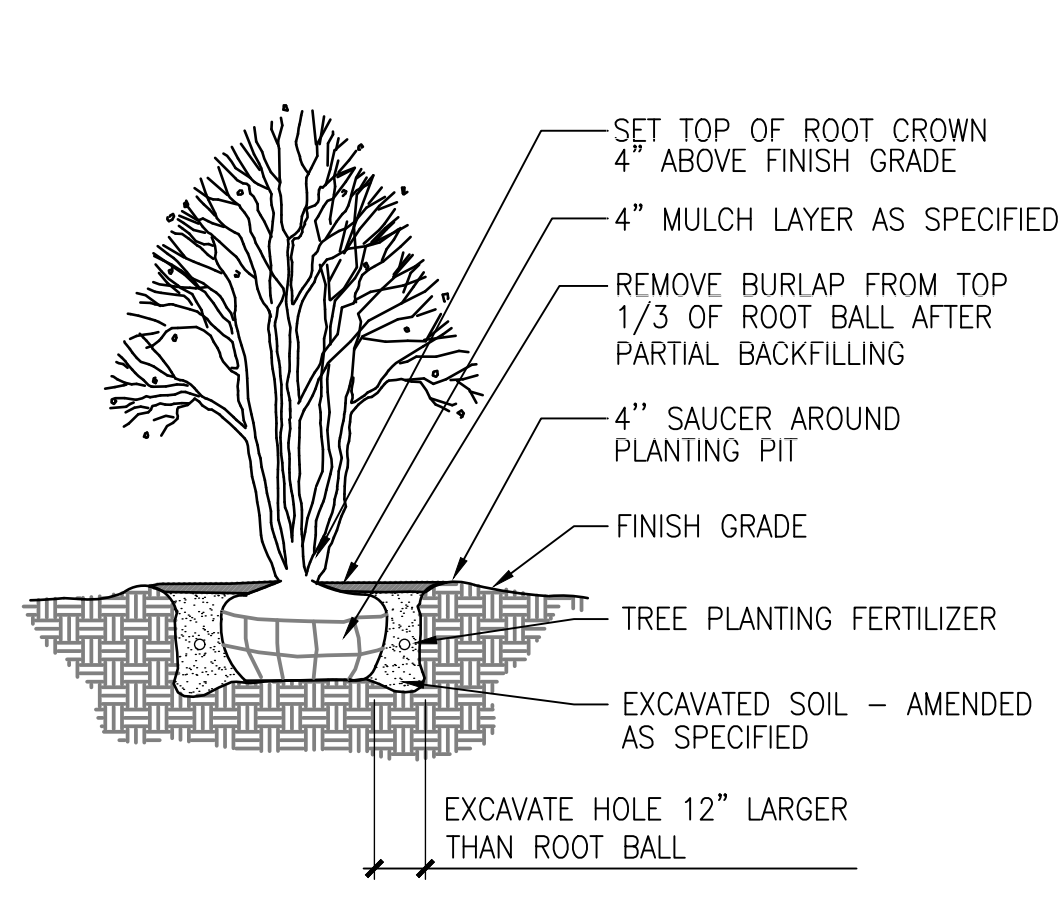
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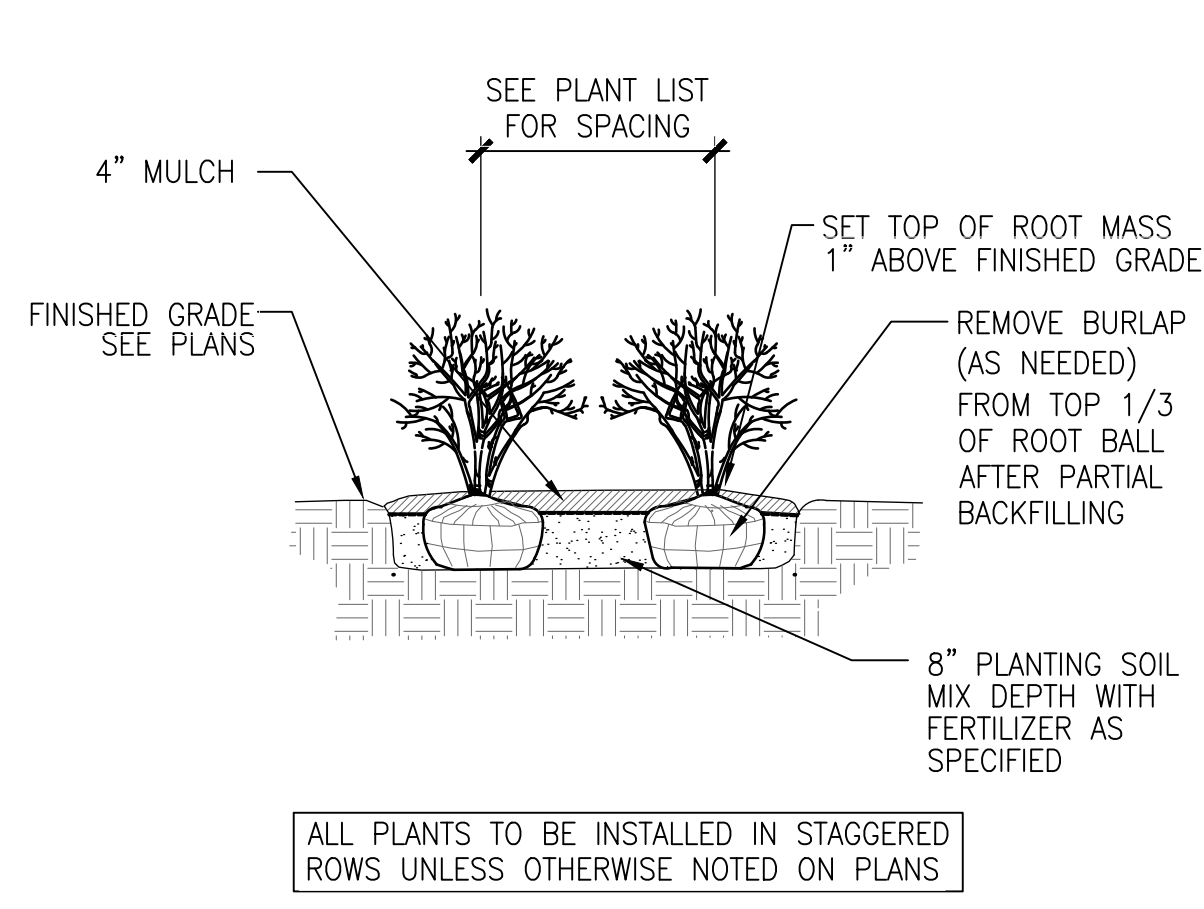
SHADE TREE PLANTING
SCALE: 1/4"=1'-0"



EVERGREEN TREE PLANTING
SCALE: 1/4"=1'-0"

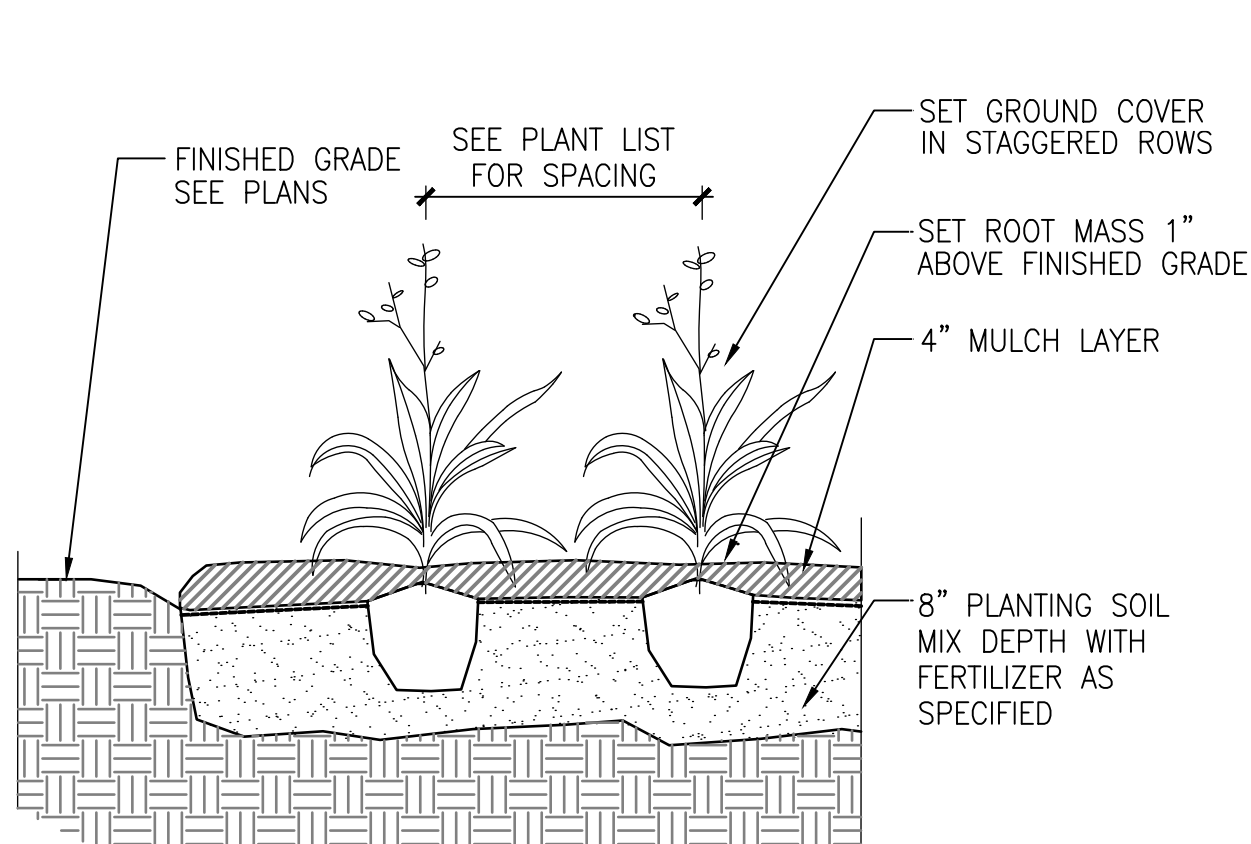


ORNAMENTAL TREE PLANTING
SCALE: 1/4"=1'-0"

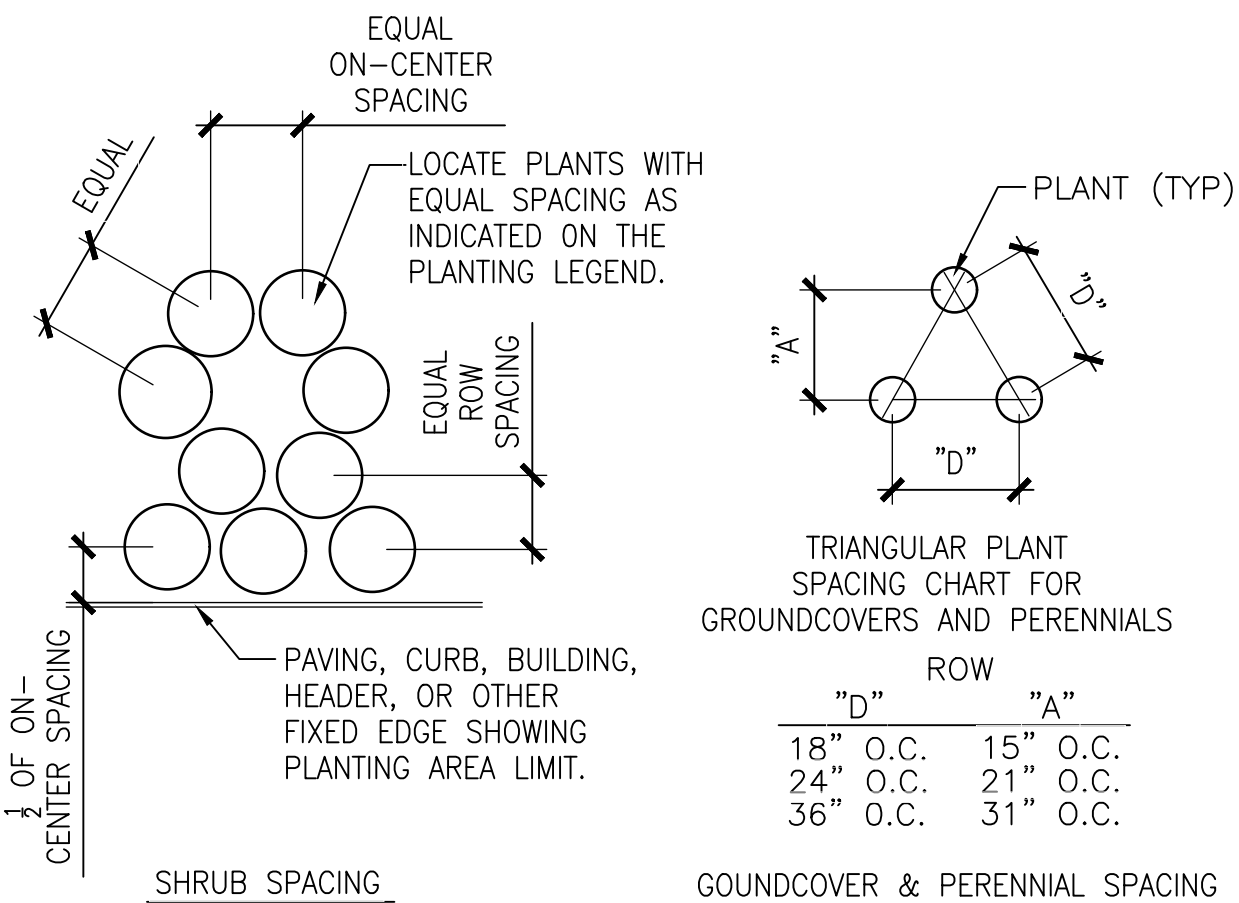


SHRUB PLANTING
SCALE: 1/2"=1'-0"

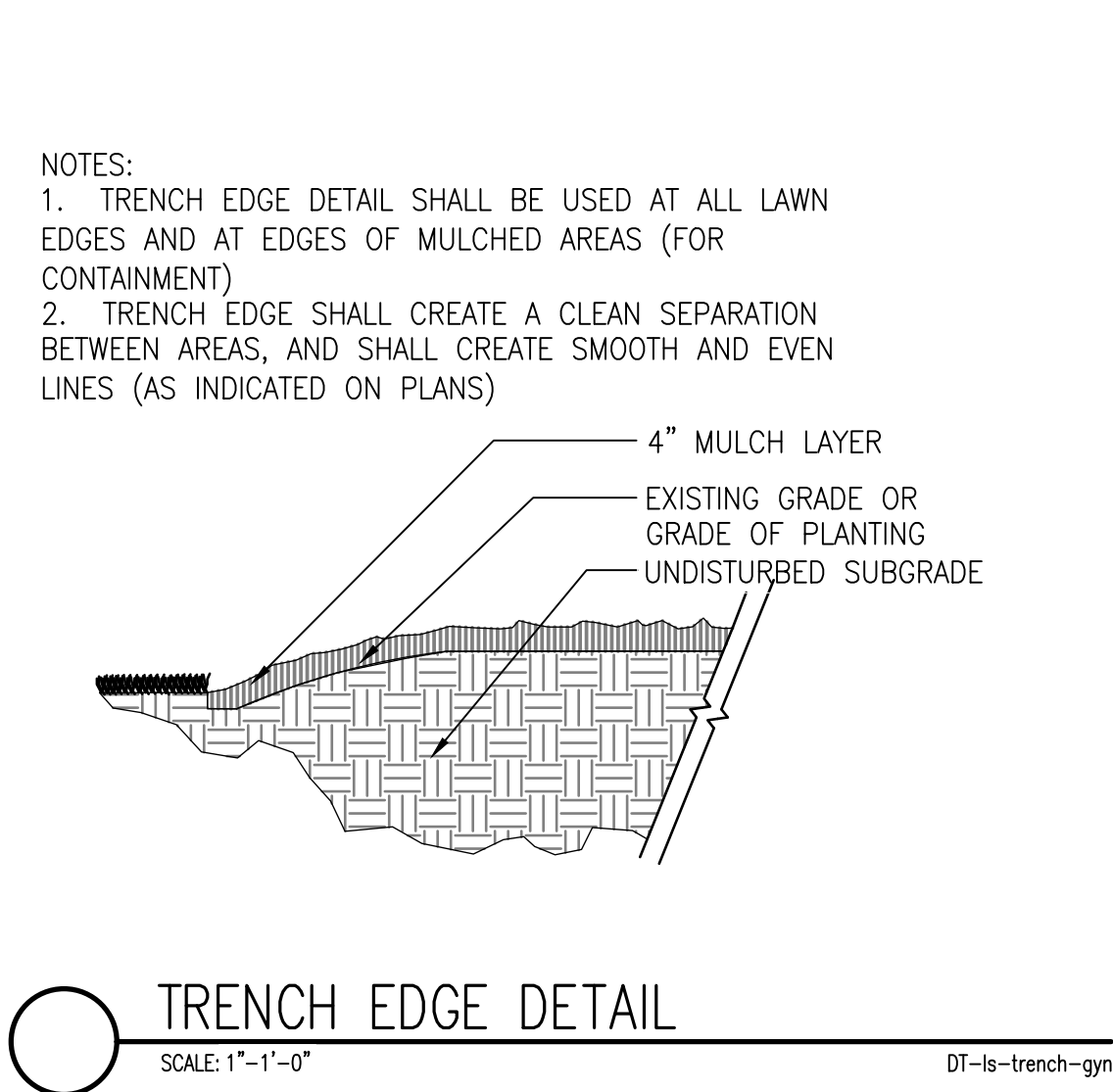
C



GROUNDCOVER PLANTING
SCALE: 1"=1'-0"



PLANT SPACING DETAIL
SCALE: 1/2"=1'-0"



TRENCH EDGE DETAIL
SCALE: 1"=1'-0"

B

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. SEE CONSTRUCTION NOTES.
2. DO NOT WILLFULLY PROCEED WITH PLANTINGS AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY NECESSARY REVISIONS AND COSTS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.
3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AND/OR SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.
4. THE LANDSCAPE CONTRACTOR IS TO RECEIVE THE SITE AT +/- 1/10TH OF AN INCH. THE LANDSCAPE CONTRACTOR SHALL OBTAIN A LETTER OF GRADE FROM THE GENERAL CONTRACTOR PRIOR TO BEGINNING WORK.
5. REFER TO SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.
6. ALL TREES SHALL BE TAGGED BY THE PROJECT MANAGER AT A NURSERY SELECTED BY THE LANDSCAPE CONTRACTOR OR AT THE DISCRETION OF THE PROJECT MANAGER.

PLANTING NOTES
SCALE: NTS

7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE PROJECT MANAGER PRIOR TO DIGGING ANY HOLES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROJECT MANAGER ADEQUATE ADVANCE NOTICE FOR ON-SITE APPROVALS. THE LANDSCAPE CONTRACTOR IS TO THE FOLLOWING BEFORE BEGINNING INSTALLING PLANTINGS:

SHRUBS - LAY OUT THE ACTUAL CONTAINERS ON-SITE BEFORE DIGGING HOLES.

TREES - STAKE THE LOCATIONS BEFORE DIGGING HOLES. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE PROJECT MANAGER MAY BE REQUESTED TO BE RELOCATED AT THE SOLE EXPENSE OF THE LANDSCAPE CONTRACTOR.
8. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.
9. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF AREAS ON THE SITE AND THE DRAWINGS, CONTACT THE PROJECT MANAGER FOR RESOLUTION.
10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANTS FREE OF PESTS AND/OR DISEASES. PRE-SELECTED OR "PROJECT MANAGER TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE LANDSCAPE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIAL PER THE SPECIFICATIONS.

11. GROUNDCOVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS INDICATED ON THE PLANS.
12. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE NOTED.
13. ALL TREES, SHRUB AND GROUNDCOVER AREAS (EXCLUDING TURF AND SLOPE AREAS) ARE TO BE MULCHED PER DETAILS.
14. ALL MULCH TO BE DOUBLE SHREDDED HARDWOOD MULCH, BROWN IN COLOR MINIMUM 4" THICK.
15. TREES SHALL BE SET BACK A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITY STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES, FIRE HYDRANTS, TRANSFORMERS AND SWITCH CANS. TREES SHALL BE SET BACK A MINIMUM OF FIVE (5') HORIZONTALLY FROM SANITARY SEWER AND WATER SERVICES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS UNDER THE APPROVAL OF OWNER.
16. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: 5/1 - 6/15
2. FALL PLANTING: 9/15 - 12/1

A

GMX REAL ESTATE GROUP
OUTLOT 8
431 N. Sugar Grove
Parkway
Sugar Grove, IL 60554

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Grounded in Creativity

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SEAL:



DATE: 2/12/2024
JOB NO.: 24-8712
DRAWN BY: TS
CHECKED BY: TS

DRAWING TITLE:
LANDSCAPE DETAILS

SHEET NO.:
LP-500

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1.13 WARRANTY AND GUARANTEE

A. Guarantee trees, shrubs, groundcovers and all plant material for a period of one year from the date of final acceptance against defects not resulting from neglect of Owner, or abuse and damage by others.

B. For a period of one year after acceptance of work, at no additional cost to the Owner, the Contractor is to replace any plants that are dead, or that are in unhealthy or unsightly condition, or have lost their natural shape due to dead branches or excessive pruning and replace planting materials/products due to faulty performance and/or deterioration beyond normal weathering. Inadequate maintenance by the Owner shall not be cause for replacement. All replacement planting is to be done no later than the succeeding season.

C. Replacement plants shall be of the same variety and size or larger as originally specified in the plant list. Plants shall be planted as originally specified. All areas damaged by planting or replacement operations shall be fully restored to their original condition as specified. Remove all dead or defective plant material from the site immediately.

D. A one year warranty shall also apply to the plants replaced at the first warranty walk-through.

E. Begin interim maintenance period immediately after planting of landscape materials, and after planting of lawn areas, and continue interim maintenance until landscape work is deemed substantially complete and accepted by the Owner or Landscape Architect.

F. The maintenance period, as specified on the bid form, will commence when all areas have received substantial completion. Large or phased projects may require adjustments to this date. This can be negotiated with the Owner and Landscape Architect after installation has begun.

G. Meet with the Owner prior to final acceptance, and prior to the termination of the maintenance period, to go over maintenance requirements of the project. Note that information conveyed to the Owner shall be consistent with the maintenance instructions provided by the contractor, as part of the contract close out submittals.

PART 2 - PRODUCTS

A. Mulches

1. Refer to plans for specified materials.

B. Stakes and Guys (Use only if specified)

1. Stakes - 6' and 2' long, heavy-duty t-bar steel posts.

2. Guys - 12 gauge galvanized steel wire

3. Nylon straps - 1 1/2", with metal grommeted ends.

4. 3/4" White, PVC pipe, 24" lengths.

C. Tree wrapping

Clark's Tree Wrap, 4" wide, designed to prevent winter bark injury. Secure with flexible grafting ties.

D. Landscape Edging (Use only if specified)

1. Steel edging: Standard commercial-steel edging, fabricated in sections of standard lengths, with loops stamped from or welded to face of sections to receive stakes.

a. Manufacturer: Sure-loc Steel Edging, 800-787-3562, or equal

2. Edging size: 1/4" x 5" x 16", unless specified otherwise on plans.

3. Stakes: Tapered steel, a minimum of 12 inches long.

4. Accessories: Standard tapered ends, corners, and splicers.

5. Finish: Black powder coat, unless specified otherwise on plans.

E. Tree-Watering Devices

1. Slow-Release Watering Device: Standard product manufactured for drip irrigation of plants and emptying its water contents over 5 to 9 hours; manufactured from UV-light stabilized nylon-reinforced polyethylene sheet, PVC, or HDPE plastic.

a. Manufacturer: Treegator by Spectrum Products, Inc., 866-873-3428, or equal

F. Turf Seed

1. Grass seed: Fresh clean, dry, new-crop seed complying with AOSA's "Rules for Testing Seeds" for purity and germination tolerances.

2. Refer to plans for seed mixture.

3. Seed mixture is to be applied at a rate of 800 lbs/acre.

G. Turf Sod

1. Number 1 Quality/Premium, including limitations on thatch, weeds, diseases, nematodes, and insects, complying with "Specifications for Turfgrass Sod Materials" in TPI's "Guideline Specifications to Turfgrass Sodding." Furnish viable sod of uniform density, color, and texture that is strongly rooted and capable of vigorous growth and development when planted.

2. Refer to plans for specified sod blend.

H. Native Prairie, Bioswale, Detention Area, and/or Wetland Seed

1. Fresh, clean, and dry new seed from a source specializing in native seed production. Seed shall be sourced no more than 350 miles from the Project site.

2. Refer to plans for seed mixture.

3. Refer to plans for seeding rate.

4. Install a mycorrhizal inoculant with seed mix at a rate of 40 lbs/acre.

5. Refer to plans for cover crop species and seeding rate. At no time should annual or perennial Rye (Lolium multiflorum or perenne) be utilized as a cover crop.

I. Fertilizer

1. Commercial-grade complete fertilizer of neutral character, consisting of fast- and slow-release nitrogen, 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium in the following composition:

a. In the spring (April 1-15), fertilize trees, shrubs, ornamental grasses, and groundcover with 18-7-10 formulation, slow release fertilizer at the rate of 6 oz/1,000 sq. ft. Use a broadcast method for application of fertilizer.

(a) For lawns areas (turf grass) April 1-15: Application of 20-5-10-1% Fe 25% SCU at the rate of 5 lbs. per 1,000 sq. ft. for 1 lb. Actual Nitrogen per 1,000 sq. ft. Thoroughly sweep curb, gutter, and walks after application of fertilizer and prior to irrigating. Do not apply fertilizer during rainfall or when rainfall is imminent. Protect all concrete fr'

(v) Trace element forms Zinc, Copper, Boron, and Manganese

August 1-15: Repeat June application

October 1-15: 24-6-12 no Fe 30%SCU

J. Pesticides

1. General: Pesticide, registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and as required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.

2. Pre-Emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.

3. Post-Emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated.

K. Erosion Control Materials

1. Erosion-Control Blankets: Biodegradable wood excelsior, straw, or coconut-fiber mat enclosed in a photodegradable plastic mesh. Include manufacturer's recommended steel wire staples, 6 inches (150 mm) long.

2. Erosion-Control Fiber Mesh: Biodegradable burlap or spun-coir mesh, a minimum of 0.92 lb/sq. yd. (0.5 kg/sq. m), with 50 to 65 percent open area. Include manufacturer's recommended steel wire staples, 6 inches (150 mm) long.

3. Erosion-Control Mats: Cellular, nonbiodegradable slope-stabilization mats designed to isolate and contain small areas of soil over steeply sloped surface, mat thickness as specified on the Drawings. Include manufacturer's recommended anchorage system for slope conditions

L. Water

1. Free of substances harmful to plant growth. Be responsible for furnishing water from underground sprinkler system, quick couplers, or other source.

M. Trees, Shrubs, Ornamental Grasses, and Perennials

1. Provide nursery grown trees, shrubs, ornamental grasses, and perennials except as otherwise indicated, grown in a recognized nursery in accordance with good horticultural practice, with healthy root systems developed by transplanting or root pruning. Provide only healthy vigorous stock, free of diseases, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or disfigurement. Plants grown in Hardiness Zones 2, 3, 4, 5, and 6 only, will be accepted. Hardiness Zones are defined in U.S. Department of Agriculture publications. Grower's certificates may be required when doubt exists as to the origin of the plant material.

2. Provide trees, shrubs, ornamental grasses, and perennials true to name and variety established by the American Joint Committee on Horticultural Nomenclature "Standardized Plant Names", Second Edition, 1942.

3. Provide trees, shrubs, ornamental grasses, and perennials of the size shown or specified in the plant list and in accordance with the dimensional relationship requirements of ANSI Z60.1 for the kind and type of plant material required. Plant material of larger than specified size may be used, in which case the sizes of the root balls will be increased proportionately.

4. Label each tree and shrub with a securely attached waterproof tag bearing legible designation of botanical and common name and size during shipping. Labels shall be removed prior to initial acceptance (substantial completion).

5. Where formal arrangements or consecutive order of plants are shown, select stock for uniform height and spread, and temporarily label with numbers (if necessary) to assure symmetry in planting. Labels shall be removed prior to initial acceptance (substantial completion).

6. Provide plant material complying with the recommendations and requirements of ANSI Z60.1 "Standard For Nursery Stock" and as further specified.

N. Deciduous Trees

1. Provide trees of the height and caliper listed or shown.

2. Where shade trees are required, provide single stem trees with straight trunk and intact leader, free of branches to a point.

3. Where small trees of upright or spreading type are required, provide trees with single stem, branched or pruned naturally according to species and type, and with the relationship of caliper and branching recommended by ANSI Z60.1, unless otherwise shown.

4. Where shown as "bush form" provide trees with 3 or more stems starting close to the ground in the manner of a shrub.

5. Where shown as a "clump form" provide trees with 3 or more stems starting from the ground.

6. Provide balled and burlapped deciduous trees unless noted as container plants. Balled and burlapped plants shall be dug with firm, natural balls of earth of the diameter specified or larger, to encompass the fibrous and feeding root system necessary for full recovery of the plant. No balled or burlapped plant shall be accepted if the ball is broken or the trunk is loose in the ball.

7. All labels and tags shall be removed prior to initial acceptance (substantial completion).

O. Deciduous Shrubs and Groundcovers

1. Provide deciduous shrubs with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub specified.

2. Plants furnished in containers shall have been grown in pots, cans, or baskets long enough to have sufficient roots to hold earth together intact after removal from container, without being root bound.

3. All labels and tags shall be removed prior to initial acceptance (substantial completion).

P. Coniferous and Broadleaf Evergreens

1. Provide evergreens of the size shown. Dimension indicates minimum spread for spreading and semi-spreading type evergreens and height for all other types such as globe, dwarf, cone, pyramidal, broad-up-right, and columnar.

2. Provide evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown.

3. Trees shall exhibit consistent growth periods, and shall not exhibit signs of accelerated growth.

4. Provide balled and burlapped evergreen trees unless noted as container or collected stock.

5. Foliage shall have a good intense color.

6. Trees shall contain a central dominant leader with evenly spaced branches. Plants containing multiple central leaders will be rejected, unless the Project Manager has made special exception or tagged plant material at the nursery.

7. All labels and tags shall be removed prior to initial acceptance (substantial completion).

Q. Requirements for Balled and Burlapped Stock:

1. Where shown or specified to be balled and burlapped, provide trees and shrubs dug with a firm, natural ball of earth in which they were grown.

2. Provide ball size of not less than the diameter and depth recommended by ANSI Z60.1 for the type and size of tree or shrub required. Increase ball size or modify ratio of depth to diameter as required to encompass the fibrous and feeding root system necessary for full recovery of trees or shrubs subject to unusual or atypical conditions of growth, soil conditions, or horticultural practice.

3. Wrap and tie earth ball as recommended by ANSI Z60.1 for the size of balls required. Drum-lace balls with a diameter of thirty inches (30") or greater.

4. All labels and tags shall be removed prior to initial acceptance (substantial completion).

R. Requirements for Container Grown Stock

1. Where specified as acceptable, provide healthy, vigorous well rooted shrubs or ornamental grasses established in the container in which they are sold.

2. No bare rooted or recently containerized stock will be accepted.

3. Established container stock is defined as a tree or shrub transplanted into a container and grown in the container for a length of time sufficient to develop new fibrous roots so that the root mass will retain its shape and hold together when removed from the container.

4. Use rigid container which will hold ball shape and protect root mass during shipment.

5. Provide trees and shrubs established in containers of not less than the minimum sizes recommended by ANSI Z60.1 for the kind, type, and size of trees and shrubs required.

6. All labels and tags shall be removed prior to initial acceptance (substantial completion).

S. Plugs

1. Provide plugs in 2-3/8" square x 3-3/4" deep open-bottomed pots from a source specializing in native species. Plugs shall be sourced no more than 350 miles from the Project site.

2. Plugs shall be thoroughly rooted throughout the container.

3. See plans for species and spacing.

4. All plug installations shall be accompanied by goose enclosure, per the Drawing details, for up to 12 months after installation. Contractor to remove goose enclosure after 12 months.

PART 3 - EXECUTION

3.1 EXAMINATION

A. Examine areas to be planted for compliance with requirements and other conditions affecting installation and performance of the Work.

1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or acid has been deposited in soil within a planting area.

2. Verify that plants and vehicles loaded with plants can travel to planting locations with adequate overhead clearance.

3. Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.

4. Uniformly moisten excessively dry soil that is not workable or which is dusty.

B. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Project Manager and replace with new planting soil.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Protect structures; utilities; sidewalks; pavements; and other facilities, trees, shrubs, and plantings from damage caused by planting operations.

1. Protect adjacent and adjoining areas from hydroseeding and hydromulching overspray if used.

2. Protect grade stakes set by others until directed to remove them.

B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

3.3 INSTALLATION

A. General: Prepare planting area for soil placement and mix planting soil as indicated on the drawings.

B. Before planting, obtain Project Manager's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

C. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape work required.

D. Cooperate with any other Contractors and trades which may be working in and adjacent to the landscape work areas. Examine drawings which show the development of the entire site and become familiar with the scope of all work required.

3.4 FINAL PLANT LOCATIONS

A. Stake location of individual trees, for approval by Project Manager, prior to planting or excavating

B. If a new tree or shrub relocation is necessary due to interference with underground piping or wiring, the Contractor shall notify the Project Manager and receive approval of a new location.

C. The Project Manager must approve the precise location of all plants prior to pit excavation and installation.

D. Make minor adjustments as requested by the Project Manager, or as necessary to avoid conflicts with utility locations.

3.5 EXCAVATION FOR PLANTING

A. Where rubble fill is encountered, notify Project Manager and prepare planting pits properly by removal of rubble or other acceptable methods.

B. If rock, underground construction work, or other obstructions are encountered in excavation for planting of trees or shrubs, notify the Project Manager. If necessary, new locations may be selected by the Project Manager

C. If subsoil conditions indicate the retention of water in planting areas, as shown by seepage or other evidence indication the presence of underground water, notify the Project Manager before backfilling.

D. Planting Pits and Trenches: Excavate circular planting pits

1. Excavate planting pits with sides sloping at a 45-degree angle. Excavations with vertical sides are unacceptable. Trim perimeter of bottom leaving center area of bottom raised slightly to support root ball and assist in drainage away from center. Do not further disturb base. Ensure that root ball will sit on undisturbed base soil to prevent settling. Scarify sides of planting pit smeared or smoothed during excavation.

2. Excavate at least 2-times the diameter of the root ball in width.

3. Do not excavate deeper than depth of root ball, measured from the root flare to the bottom of the root ball.

4. If area under the plant was initially dug too deep, add soil to raise it to the correct level and thoroughly tamp the added soil to prevent settling.

5. Maintain angles of repose of adjacent materials to ensure stability. Do not excavate subgrades of adjacent paving, structures, hardscapes, or other new or existing improvements.

6. Maintain supervision of excavations during working hours.

7. Keep excavations covered or otherwise protected when unattended by Installer's personnel.

8. If drain tile is indicated on Drawings, or required under planting areas, excavate to top of porous backfill over tile.

E. At the Project Manager's option, plant pits will be filled with water and must drain completely within twenty-four hours to be acceptable. Pits that do not drain shall be provided with twelve inch (12") diameter X thirty six inch (36") deep auger holes (one per tree pit) to be filled with 1 1/2" gravel. A change order will be issued if the Project Manager determines drain holes shall be installed.

F. Backfill Soil: Subsoil and topsoil removed from excavation may be used as backfill soil unless otherwise indicated.

3.6 TREE, SHRUB, ORNAMENTAL GRASS, AND PERENNIAL PLANTING

A. Inspection: At time of planting, verify that root flare is visible at top of root ball according to ANSI Z60.1. If root flare is not visible, remove soil in a level manner from the root ball to where the top-most root emerges from the trunk. After soil removal to expose the root flare, verify that root ball still meets size requirements.

B. Roots: Remove stem girdling roots and kinked roots. Remove injured roots by cutting cleanly; do not break.

C. Set container grown stock, excavate as specified for balled and burlapped stock except container width and depth shall govern. Pit shall be at least twice as wide as the container.

D. Set tree ball, plumb and in the center of pit or trench with top of ball 2", minimum, above adjacent landscape grades. Remove burlap from sides and tops of balls, but do not remove from under balls. Remove platforms, if any, before setting. Do not use stock if ball is cracked, or broken before or during planting operation. When setting place additional 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. No burlap shall be pulled out from under balls.

E. A minimum of three-quarters of the wire basket and surplus nylon or binding shall be completely removed, taking care not to damage the root ball. Any roots which are bruised or broken shall be pruned at the time of planting.

F. Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with a metal cutter, and remove bottoms of wooden boxes before setting. Carefully remove cans and sides of wooden boxes after partial backfilling so as not to damage root balls.

G. Set out ornamental grasses, perennials, and groundcovers at spacing noted on the Plans in even rows with triangular spacing. Dig holes large enough for spreading of roots. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.

H. For plantings in non-turf areas, provide berm around the edge of excavations to form shallow saucer to collect water and to hold mulch.

I. After planting, the Contractor shall water each plant regularly until final acceptance.

J. All labels and tags shall be removed.

3.7 EDGING INSTALLATION

A. Steel Edging: Install steel edging where indicated on the Drawings according to manufacturer's written instructions. Anchor with steel stakes spaced approximately 30 inches apart, driven below top elevation of edging.

B. Shovel-Cut (Spade) Edging: Separate mulched areas from turf areas with a 45-degree, 4 - 6 inch deep shovel-cut edge at bedlines shown on the Drawings.

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| | C. Mow-Strip/Maintenance Edge Installation: 1. Excavate for mow strip or maintenance edge as indicated on Drawings. 2. Compact subgrade uniformly beneath mow strip or maintenance edge. 3. For mow strips, apply nonselective, pre-emergent herbicide that inhibits growth of grass and weeds. For maintenance edges, install 6-oz non-woven geotextile fabric as shown on the Drawing Details. 4. Install steel edging, delineating the edge of the mow strip or maintenance edge. 5. Place indicated thickness of mulch or stone. 6. Rake mulch to a uniform surface level with adjacent finish grades. D. Outline Edger lines with stakes or paint for acceptance by Project Manager before installing irrigation. E. Spade cut edger shall be in all locations identified on the Drawings. Minor fine tuning of these lines may be required after the placement of sod. | | 3.16 SEEDING A. Sow seed with spreader or seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph (8 km/h). 1. Evenly distribute seed by sowing equal quantities in two directions at right angles to each other. 2. Do not use wet seed or seed that is moldy or otherwise damaged. 3. Do not seed against existing trees. Limit extent of seed to outside edge of planting saucer. B. Sow seed at a total rate according to the written recommendations of the seed supplier. C. Rake seed lightly into top 1/8 inch (3 mm) of soil, roll lightly, and water with fine spray. D. Protect seeded areas with slopes exceeding 1:4 with erosion-control blanket installed and stapled according to manufacturer's written instructions. E. Protect seeded areas with erosion-control mats where indicated on Drawings; install and anchor according to manufacturer's written instructions. F. Protect seeded areas with slopes not exceeding 1:4 by spreading straw mulch. Spread uniformly at a minimum rate of 2 tons/acre > to form a continuous blanket 1-1/2 inches (38 mm) in loose thickness over seeded areas. Spread by hand, blower, or other suitable equipment. 1. Anchor straw mulch by crimping into soil with suitable mechanical equipment. 2. Bond straw mulch by spraying with asphalt emulsion at a rate of 10 to 13 gal./1000 sq. ft. (38 to 49 L/92.9 sq. m) Take precautions to prevent damage or staining of structures or other plantings adjacent to mulched areas. Immediately clean damaged or stained areas. G. Protect seeded areas from hot, dry weather or drying winds by applying compost mulch within 24 hours after completing seeding operations. Soak areas, scatter mulch uniformly to a thickness of 3/16 inch (4.8 mm) and roll surface smooth. | | C. Mow turf as soon as top growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than one-third of grass height. Remove no more than one-third of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain proper grass height D. Turf Post-fertilization: Apply as noted in Materials Article, I. Fertilizer, based on season. |
| D | 3.8 MULCHING A. Fine grade all planting beds to be mulched allowing for full depth of specified mulch. B. Place specified mulch evenly over all areas at depth indicated on plans. C. Rake and feather finish grade of mulch level and ½" below adjacent edger surfaces (if edger is specified). D. Make sure mulch is at full depth at adjacent walks and paved surfaces and that mulch doesn't protrude above these surfaces. E. Mulch a 36" diameter ring around all trees in turf areas with specified depth of wood mulch, after irrigation areas have been watered in. F. All trees and shrubs in native areas are to have a mulch ring equal to the diameter of the planting pit. Mulch shall be a uniform three inches in depth. Do not remove saucer (or berm) around plants in native areas when mulching. | | | 3.22 SATISFACTORY TURF A. Turf installations shall meet the following criteria as determined by Project Manager: 1. Satisfactory Seeded Turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 5 by 5 inches (125 by 125 mm) 2. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities. B. Use specified materials to reestablish turf that does not comply with requirements, and continue maintenance until turf is satisfactory. | |
| | 3.9 PRUNING A. Remove only dead, dying, or broken branches. Do not prune for shape. B. Do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any. C. Prune shrubs to retain their natural character and shape, and to accomplish their use in the landscape design. D. Do not apply pruning paint to wounds. E. Required shrub sizes are the size after pruning. F. Remove and replace excessively pruned or deformed stock resulting from improper pruning. | | | 3.23 PESTICIDE APPLICATION A. Apply pesticides and other chemical products and biological control agents according to requirements of authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed. B. Pre-Emergent Herbicides (Selective and Nonselective): Apply to tree, shrub, and groundcover areas according to manufacturer's written recommendations. Do not apply to seeded areas. C. Post-Emergent Herbicides (Selective and Nonselective): Apply only as necessary to treat already-germinated weeds and according to manufacturer's written recommendations. | |
| C | 3.10 GUYING AND STAKING A. Standard guying system 1. Pound stakes into undisturbed soil beyond the planting pit so that stake is secure (2' deep minimum). Secure wire through metal grommets on nylon strap and wrap above first branch or at mid-point of tree. Secure guy wire to stake so that it is taut but allows some movement and so that no sharp projection of wire are extending from post. Adjust tension on wire if needed. Flag guy wire with 3/4" PVC pipe for visibility. B. Alternate (conifer) guying system 1. Pound stakes into undisturbed soil beyond the planting pit so that stake is secure (2' deep min.), angling away from planting pit and so that top is flush with finish grade. Secure wire through metal grommets on canvas strap and wrap at mid-point of tree. Secure guy wire to stake so that it is taut but not overly tight and so that no sharp projection of wire are extending from post. Adjust tension on wire if needed. Flag guy wire with 3/4" PVC for visibility. | | | 3.24 FIELD QUALITY CONTROL A. When all the landscape work is completed, the Project Manager shall, upon seven (7) calendar days advance notice, make an inspection of the landscape work to determine if the work is complete. The Project Manager shall prepare a punch list of items improperly installed, inadequately sized or otherwise deficient based on the findings of his inspection. The punch list shall be completed not more than seven (7) working days after the field inspection. When the Contractor has remedied all deficiencies and completed all items on the punch list, the Contractor shall request another inspection by the Project Manager to determine whether the deficiencies have been adequately corrected. Once the punch list items have been corrected and re-inspected, the Project Manager shall issue a written certificate to the Owner who will then respond to the Contractor in writing formally accepting the work and beginning the warranty and guarantee period. B. Additional landscape inspections shall be conducted upon request by the Project Manager, to determine the condition of the work at the completion of the guarantee period. C. The required maintenance instructions shall be forwarded to the Owner's representative prior to the final acceptance to inform the Owner of any maintenance responsibilities that would be required for the project. | |
| | 3.11 INSTALLING SLOW-RELEASE WATERING DEVICE A. Provide one device for each tree. B. Place device on top of the mulch at base of tree stem and fill with water according to manufacturer's written instructions. | | | 3.25 CLEANING AND PROTECTION A. During landscape work, store materials and equipment where directed. B. Keep pavements clean and work areas in an orderly condition. C. Promptly remove soil and debris created by turf work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas. At the time of the final inspection of the work and before the issuance of Final Acceptance, all paved areas shall be thoroughly cleaned by the Contractor by sweeping, and washing. All construction equipment and excess materials shall have been removed and any debris or rubbish shall have been removed from the site. D. Protect landscape work from loss, damage, and deterioration during storage, installation, and maintenance periods. E. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property. F. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after plantings are established. G. Protect from unauthorized persons (trespassers), as well as from operations by other Contractors and tradesmen and landscape operations. H. Remove non-degradable erosion-control measures after grass establishment period. | |
| B | 3.12 MECHANIZED TREE-SPADE PLANTING (FOR ON-SITE TRANSPLANTS, IF INDICATED ON PLANS) A. Trees may be planted with an approved mechanized tree spade at the designated locations. Do not use tree spade to move trees larger than the maximum size allowed for a similar field-grown, balled-and-burlapped root ball diameter according to ANSI Z60.1, or larger than manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller. B. Use the same tree spade to excavate the planting hole as will be used to extract and transport the tree. C. When extracting the tree, center the trunk within the tree spade and move tree with a solid ball of earth. D. Cut exposed roots cleanly during transplanting operations. E. Plant trees following procedures in "Tree, Shrub, Ornamental Grass, and Perennial Planting" Article. F. Where possible, orient the tree in the same direction as in its original location (north side north). | | | END OF SECTION 02920 | |
| | 3.13 PLACING SOIL IN PLANTERS A. Place a layer of drainage gravel at least 4 inches thick in bottom of planter. Cover bottom with filter fabric and wrap filter fabric 4 inches up on all sides. Duct tape along the entire top edge of filter fabric to secure the filter fabric against the sides during the soil-filling process. B. Fill planter with planting soil. Place soil in lightly compacted layers to an elevation of 1-1/2 inches below top of planter, allowing natural settlement. | | | | |
| | 3.14 TURF AREA PREPARATION A. General: Prepare planting area for soil placement and mix planting soil as indicated on the Drawings. B. Placing Planting Soil: Place planting soil as indicated on the Drawings. 1. Reduce elevation of planting soil to allow for soil thickness of sod. C. Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil. D. Before planting, obtain Project Manager's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading. | | | | |
| A | 3.15 PREPARATION FOR EROSION-CONTROL MATERIALS A. Prepare area as specified in "Turf Area Preparation" Article. B. For erosion-control mats, install planting soil in two lifts, with second lift equal to thickness of erosion-control mats. Install erosion-control mat and fasten as recommended by material manufacturer. C. Fill cells of erosion-control mat with planting soil and compact before planting. D. For erosion-control blanket or mesh, install from top of slope, working downward, and as recommended by material manufacturer for site conditions. Fasten as recommended by material manufacturer. E. Moisten prepared area before planting if surface is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil. | | 3.17 HYDROSEEDING A. Hydroseeding: Mix specified seed, fertilizer, and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogeneous slurry suitable for hydraulic application. 1. Mix slurry with fiber-mulch manufacturer's recommended tackifier. 2. Spray-apply slurry uniformly to all areas to be seeded in a one-step process. Apply slurry at a rate so that mulch component is deposited at not less than1500-lb/acre (15.6-kg/92.9 sq. m) dry weight, and seed component is deposited at not less than the specified seed-sowing rate. 3. Spray-apply slurry uniformly to all areas to be seeded in a two-step process. Apply first slurry coat at a rate so that mulch component is deposited at not less than 500-lb/acre (5.2-kg/92.9 sq. m) dry weight, and seed component is deposited at not less than the specified seed-sowing rate. Apply slurry cover coat of fiber mulch (hydromulching) at a rate of 1000 lb/acre (10.4 kg/92.9 sq. m). 3.18 SODDING A. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy. B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch or overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to soil or sod during installation. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work sifted soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass. 1. Lay sod across slopes exceeding 1:3. 2. Anchor sod on slopes exceeding 1:6 with bio-degradable stakes spaced as recommended by sod manufacturer but not less than two anchors per sod strip to prevent slippage. C. Saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches (38 mm) below sod. 3.19 PLUGGING A. Plant plugs in holes or furrows, at spacings indicated on the Drawings in triangular pattern. On slopes, contour furrows to near level. 3.20 TURF RENOVATION A. Renovate existing turf where indicated. B. Renovate turf damaged by Contractor's operations, such as storage of materials or equipment and movement of vehicles. 1. Reestablish turf where settlement or washouts occur or where minor regrading is required. 2. Install new planting soil as required. C. Remove sod and vegetation from diseased or unsatisfactory turf areas; do not bury in soil. D. Remove topsoil containing foreign materials, such as oil drippings, fuel spills, stones, gravel, and other construction materials resulting from Contractor's operations, and replace with new planting soil. E. Mow, dethatch, core aerate, and rake existing turf. F. Remove weeds before seeding. Where weeds are extensive, apply selective herbicides as required. Do not use pre-emergence herbicides. G. Remove waste and foreign materials, including weeds, soil cores, grass, vegetation, and turf, and legally dispose of them off Owner's property. H. Till stripped, bare, and compacted areas thoroughly to a soil depth of 6 inches (150 mm). I. Apply soil amendments as required based on site-specific soil conditions and initial fertilizer required for establishing new turf and mix thoroughly into top 4 inches (100 mm) of existing soil. Install new planting soil to fill low spots and meet finish grades. 1. Initial Fertilizer: Slow-release fertilizer applied according to manufacturer's recommendations. J. Apply seed and protect with straw mulch or sod (see Drawings) as required for new turf. K. Water newly planted areas and keep moist until new turf is established. 3.21 TURF MAINTENANCE A. General: Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regrade, and replant bare or eroded areas and remulch to produce a uniformly smooth turf. Provide materials and installation the same as those used in the original installation. 1. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace materials and turf damaged or lost in areas of subsidence. 2. In areas where mulch or blanket has been disturbed by wind or maintenance operations, add new mulch/blanket and anchor as required to prevent displacement. 3. Apply treatments as required to keep turf and soil free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards. B. Watering: 1. Schedule watering to prevent wilting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system to avoid walking over muddy or newly planted areas. 2. Water turf with fine spray at a minimum rate of 1 inch (25 mm) per week unless rainfall precipitation is adequate. | | |
| | 1 | 2 | 3 | 4 | 5 |

3.22 SATISFACTORY TURF

A. Turf installations shall meet the following criteria as determined by Project Manager:

1. Satisfactory Seeded Turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 5 by 5 inches (125 by 125 mm)

2. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.

B. Use specified materials to reestablish turf that does not comply with requirements, and continue maintenance until turf is satisfactory.

3.23 PESTICIDE APPLICATION

A. Apply pesticides and other chemical products and biological control agents according to requirements of authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.

B. Pre-Emergent Herbicides (Selective and Nonselective): Apply to tree, shrub, and groundcover areas according to manufacturer's written recommendations. Do not apply to seeded areas.

C. Post-Emergent Herbicides (Selective and Nonselective): Apply only as necessary to treat already-germinated weeds and according to manufacturer's written recommendations.

3.24 FIELD QUALITY CONTROL

A. When all the landscape work is completed, the Project Manager shall, upon seven (7) calendar days advance notice, make an inspection of the landscape work to determine if the work is complete. The Project Manager shall prepare a punch list of items improperly installed, inadequately sized or otherwise deficient based on the findings of his inspection. The punch list shall be completed not more than seven (7) working days after the field inspection. When the Contractor has remedied all deficiencies and completed all items on the punch list, the Contractor shall request another inspection by the Project Manager to determine whether the deficiencies have been adequately corrected. Once the punch list items have been corrected and re-inspected, the Project Manager shall issue a written certificate to the Owner who will then respond to the Contractor in writing formally accepting the work and beginning the warranty and guarantee period.

B. Additional landscape inspections shall be conducted upon request by the Project Manager, to determine the condition of the work at the completion of the guarantee period.

C. The required maintenance instructions shall be forwarded to the Owner's representative prior to the final acceptance to inform the Owner of any maintenance responsibilities that would be required for the project.

3.25 CLEANING AND PROTECTION

A. During landscape work, store materials and equipment where directed.

B. Keep pavements clean and work areas in an orderly condition.

C. Promptly remove soil and debris created by turf work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas. At the time of the final inspection of the work and before the issuance of Final Acceptance, all paved areas shall be thoroughly cleaned by the Contractor by sweeping, and washing. All construction equipment and excess materials shall have been removed and any debris or rubbish shall have been removed from the site.

D. Protect landscape work from loss, damage, and deterioration during storage, installation, and maintenance periods.

E. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.

F. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after plantings are established.

G. Protect from unauthorized persons (trespassers), as well as from operations by other Contractors and tradesmen and landscape operations.

H. Remove non-degradable erosion-control measures after grass establishment period.

END OF SECTION 02920

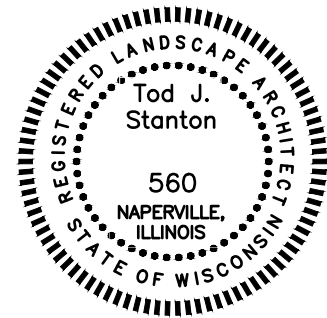
GMX REAL ESTATE GROUP
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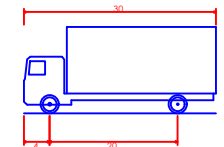
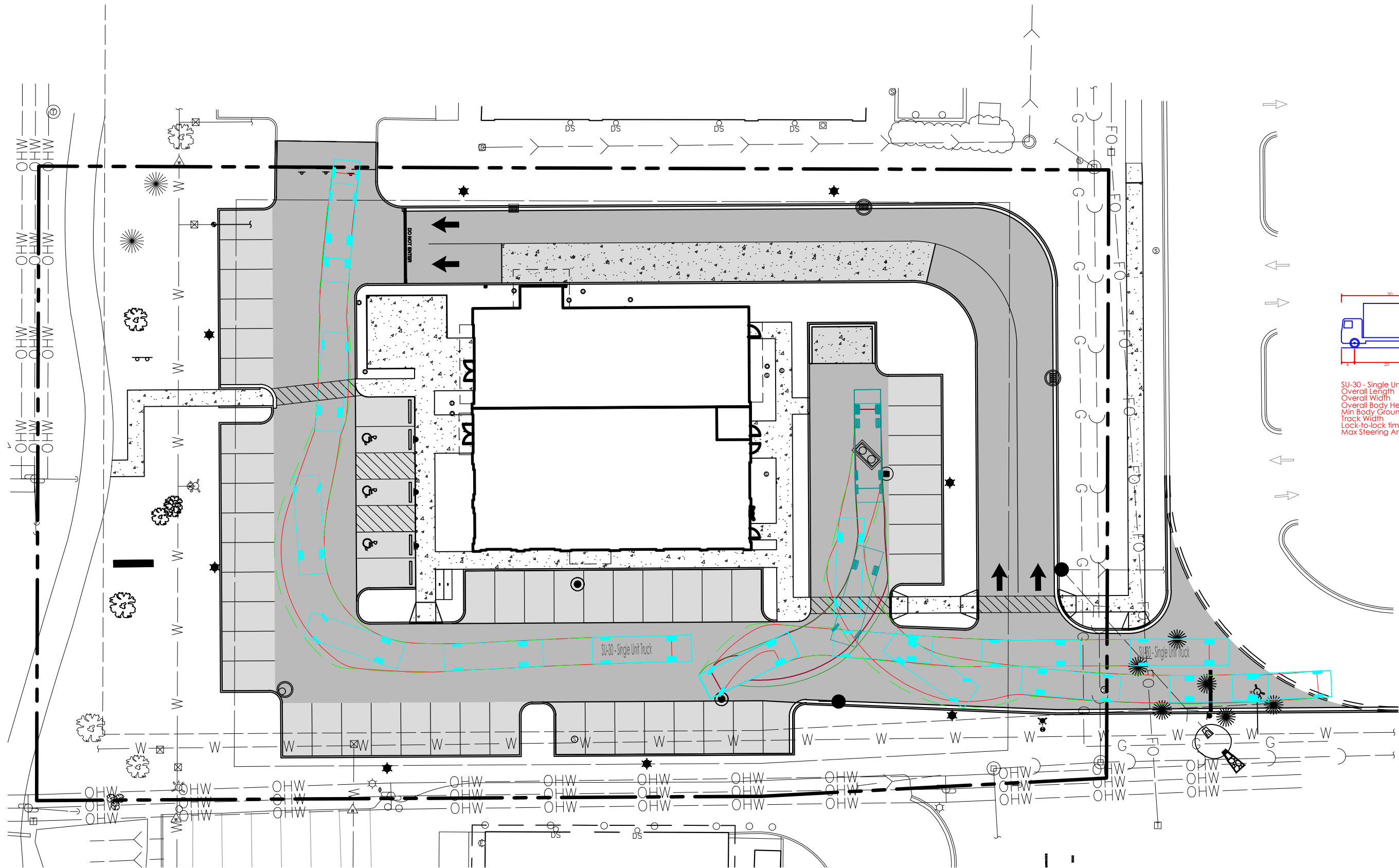
SEAL:



DATE: 2/12/2024
JOB NO.: 24-8712
DRAWN BY: TS
CHECKED BY: TS

DRAWING TITLE:
LANDSCAPE
SPECIFICATIONS

SHEET NO.:
LP-503



SU-30 - Single Unit Truck
 Overall Length 30.000ft
 Overall Width 8.000ft
 Overall Body Height 13.500ft
 Min Body Ground Clearance 1.377ft
 Track Width 8.000ft
 Lock-to-lock time 5.00s
 Max Steering Angle (Virtual) 31.80°

30.000ft
 8.000ft
 13.500ft
 1.377ft
 8.000ft
 5.00s
 31.80°

TRUCK TURN EXHIBIT

