

Landscape Plans for **TIMBER POINTE - UNIT 2** **McDonough Street** City of Joliet Will County, Illinois

INDEX OF LANDSCAPE SHEETS

SHEET No.	DESCRIPTION
L0.00	COVER SHEET
L1.00	OVERALL SITE PLAN
L1.01	16-UNIT TOWNHOME LANDSCAPE PLAN - NORTH AND SOUTH
L1.02	STORMWATER MANAGEMENT AREA LANDSCAPE PLAN
L1.03	OVERALL SITE SEED/SOD LANDSCAPE PLAN
L2.00	LANDSCAPE SPECIFICATIONS AND PLANTING DETAILS



SITE LOCATION MAP
NOT TO SCALE

NOTES:
 1.) PROPERTY LINE GEOMETRY AND EASEMENTS DEPICTED ON THE IMPROVEMENT PLANS DO NOT NECESSARILY REPRESENT THE FINAL GEOMETRY AND EASEMENTS SHOWN ON THE MOST RECENT PLAT OF SUBDIVISION. REFER TO THE PLAT OF SUBDIVISION FOR THIS INFORMATION.

2.) DUE TO THE UNCERTAINTY OF SEASONAL GROUND WATER TABLES AND THE GEOPHYSICAL CONDITIONS AFFECTING GROUND WATER MOVEMENT, RUETTIGER, TONELLI & ASSOCIATES TAKES NO RESPONSIBILITY FOR THE MANAGEMENT OF GROUND WATER ASSOCIATED WITH SUB-GRADE CONSTRUCTION, BASEMENTS OR OTHER LIKE FACILITIES CONSTRUCTED BELOW THE FINISHED SURFACE GRADE OF THE PROPERTY ARE AT THE RISK OF THE BUILDER/OWNER.

OWNER / DEVELOPER:

TALL OAKS GROUP, L.L.C.
 c/o EDWARD MATTOX
 1230 W. JEFFERSON STREET
 JOLIET, ILLINOIS 60404
 Email: emattox@kiplinggrp.com

LAND SURVEYOR / ENGINEER:

RUETTIGER, TONELLI & ASSOCIATES, INC.
 129 CAPISTA DRIVE
 SHOREWOOD, ILLINOIS 60404
 Ph. (815) 744-6600

LANDSCAPE ARCHITECT:

RUETTIGER, TONELLI & ASSOCIATES, INC.
 129 CAPISTA DRIVE
 SHOREWOOD, ILLINOIS 60404
 Ph. (815) 744-6600

CONTRACTOR SHALL NOTIFY NICOR GAS IN ADVANCE OF ANY WORK NEAR THEIR PIPELINE.

NICOR GAS CONTACT:
 BRUCE KOPPPANG
 DOT LIAISON - ENGINEERING
 1844 FERRY ROAD
 NAPERVILLE, ILLINOIS 60563
 Ph. (630) 388-3040 OFFICE
 Ph. (708) 243-5136 MOBILE
 Email: bkoppang@southernco.com



REVISIONS					
No.	DATE	DESCRIPTION	BY	No.	DATE
0	3-3-2023	Landscape Plans Created	ech		

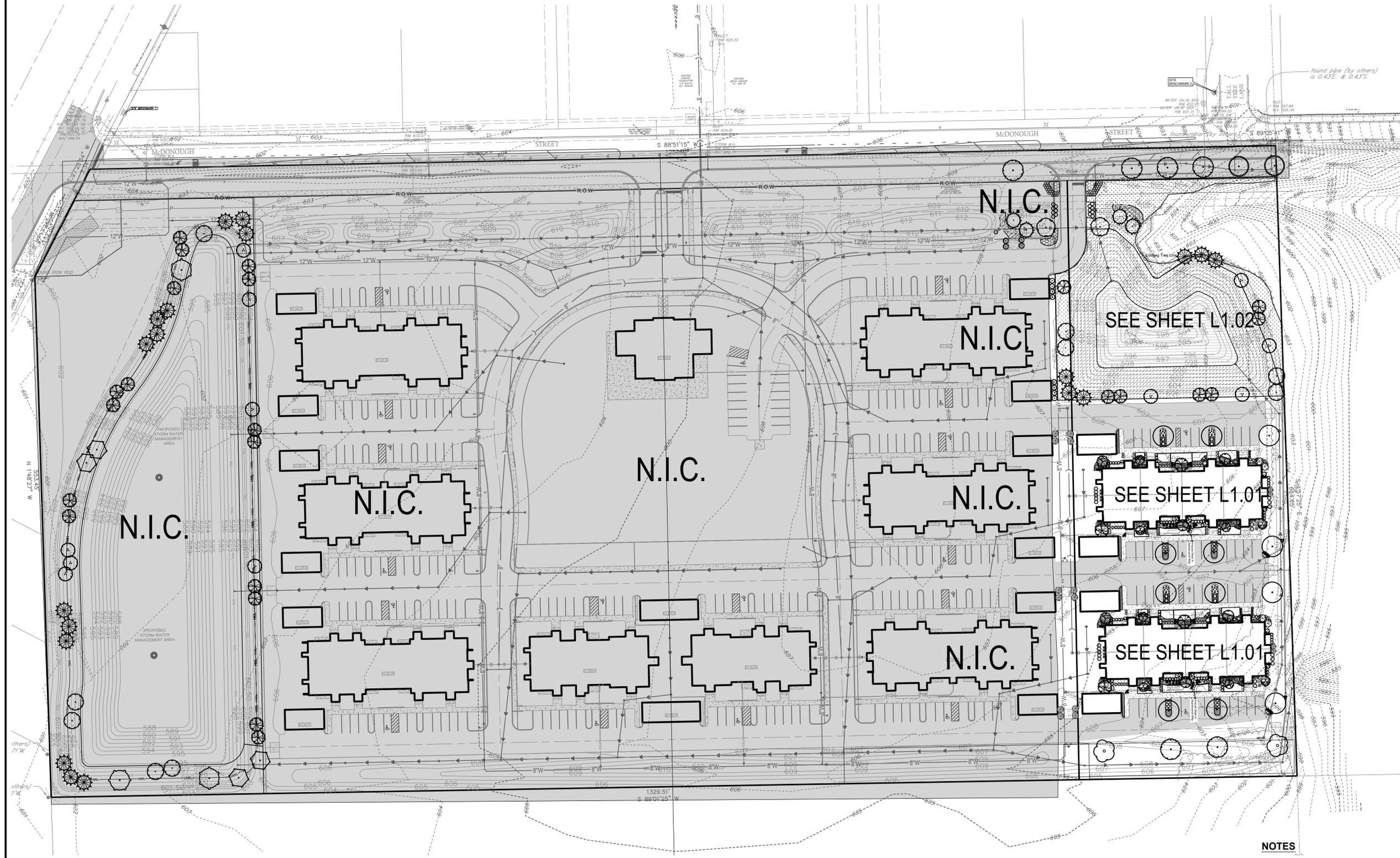
DOCUMENTATION:
 PROJECT No.: 20150950.00
 DATE: 2-06-2023
 FIELD BOOK: 20012161.00
 20021854.00
 TIMBER RIDGE
 20140139
 DRAWN BY: ech
 CHECKED BY: J.H.



Ruettiger, Tonelli & Associates, Inc.
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 website: www.ruettigertonelli.com

PROJECT TITLE:
**TIMBER POINTE
 UNIT 2 LANDSCAPE PLANS**
 McDONOUGH STREET
 JOLIET, ILLINOIS

DRAWING TITLE:
COVER SHEET
 DRAWING No.
 315-0950-L3 Unit 2 LS Plans
 SCALE:
 AS NOTED
SHEET L0.00



- NOTES**
1. See Sheet L1.03 for Seed and Sod Locations.

Call Before You Dig
JULIE
 ILLINOIS
 ONE-CALL SYSTEM
 CONTACT J.U.L.I.E. at 811 or 800-892-0123
 48 Hours (2 Working Days) BEFORE YOU DIG.
 Include the following:
 County, City/Township, Section & X, Section No.

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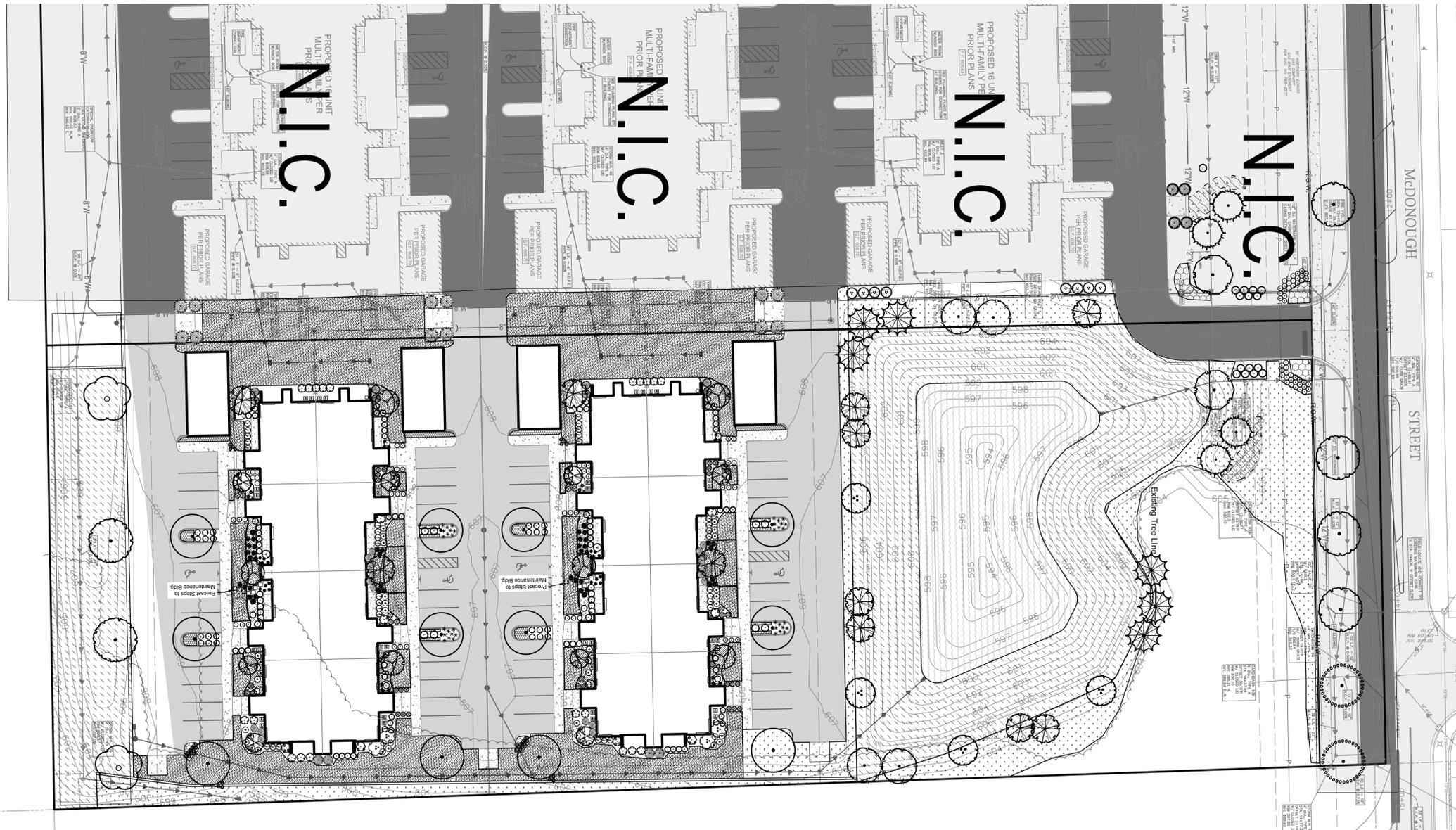
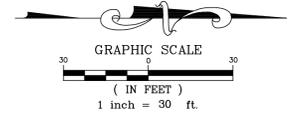


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N:\Timber\20150950\Drawings - 1111_Sketches - Landscape Plans - Timber Point Unit 2 LS Plans Overall Site Layout - 3/2/2023 3:27:09 PM.dwg



PLANT SCHEDULE UNIT 2 SEED / SOD PLAN

SOD/SEED	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	SPACING
	TUR SEE	4,617 sf	Turf Seed / See Specifications	seed (sq.ft.)	
	TUR NTO	8,475 sf	Turf Seed Low Maintenance Turf Mix / Low Maintenance Turf Mix 20% Creeping Red Fescue, 20% Intern. Ryegrass, 20% Hard Fescue, 30% Bluegrass-min 2 varieties, 10% Perennial Ryegrass. Rate: 4.5 lbs/1,000 sf.	seed	
	SOD	17,668 sf	Turf Sod / Min 3 varieties Bluegrass	sod (sq.ft.)	

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LANDSCAPE SPECIFICATIONS

A. GENERAL

- CONTRACTOR SHALL VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES PRIOR TO DIGGING AND VERIFY SITE CONDITIONS AND INFORMATION ON DRAWINGS. PROMPTLY REPORT ANY CONCEALED CONDITIONS, DISCREPANCIES, OR DEVIATIONS FROM THE INFORMATION SHOWN IN THE CONTRACT DOCUMENTS. THE OWNER IS NOT RESPONSIBLE FOR UNAUTHORIZED CHANGES OR EXTRA WORK REQUIRED TO CORRECT UNREPORTED DISCREPANCIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR DAILY CLEANUP OF ALL TRASH AND DEBRIS FROM HIS WORK.
- CONTRACTOR SHALL SECURE AND PAY FOR PERMITS, FEES AND INSPECTIONS NECESSARY FOR THE PROPER EXECUTION OF THE WORK. CONTRACTOR SHALL COMPLY WITH APPLICABLE LOCAL CODES AND LANDSCAPE DESIGN STANDARDS IN THE PERFORMANCE OF THE WORK.
- LANDSCAPE CONTRACTOR SHALL SUBMIT CERTIFICATES OF INSURANCE FOR WORKMAN'S COMPENSATION AND GENERAL LIABILITY.
- MINOR ADJUSTMENTS TO PLANT LOCATIONS MAY BE NECESSARY DUE TO FIELD CONDITIONS, FINAL GRADING, AND UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY THE OWNER IF MAJOR ADJUSTMENTS ARE REQUIRED.
- NO SUBSTITUTIONS IN TYPE OR SIZE WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM OWNER'S REPRESENTATIVE. PLANTS NOT CONFORMING TO PLANT LIST SHALL NOT BE ACCEPTED WITHOUT WRITTEN APPROVAL AND MAY BE REPLACED AT THE CONTRACTOR'S EXPENSE.
- ALL LANDSCAPE WORK SHALL BE IN ACCORDANCE TO STANDARDS ESTABLISHED FOR LANDSCAPE CONSTRUCTION AND PLANTING IN THE ILLINOIS STANDARDIZED LANDSCAPE SPECIFICATIONS (ASLA), AMERICAN ASSOCIATION OF NURSERYMAN, AND LOCAL LANDSCAPE ORDINANCES.
- CONTRACTOR SHALL PROVIDE UNIT PRICING FOR ALL MATERIALS UNLESS STATED OTHERWISE BY BID DOCUMENTS.

B. SITE PREPARATION

- FINE GRADE LANDSCAPE AREAS TO SMOOTH, FREE DRAINING, EVEN SURFACE, FREE OF LARGE STONES, DEBRIS, AND DEPRESSIONS.
- SITE FOR SEEDING TO HAVE A MINIMUM OF 6" OF TOPSOIL APPLIED BEFORE SEEDING.
- AREAS OF WEED GROWTH SHALL BE HERBICIDED AND REMOVED OR TILLED, RAKED AND REMOVED PRIOR TO SEEDING.
- NO SEEDING SHALL START UNTIL FINAL GRADES HAVE BEEN APPROVED BY THE OWNER. SEEDING DONE WITHOUT GRADE APPROVAL MAY RESULT IN AREAS BEING RESEEDDED AT CONTRACTOR'S EXPENSE.
- PLANTING AREAS CREATED WITHIN EXISTING PARKING LOTS SHALL BE EXCAVATED A MINIMUM OF 3 FEET BELOW PAVEMENT SURFACE. EXCAVATED MATERIAL SHALL BE REMOVED AND NOT MIXED WITH PLANTING MIX. PROVIDE UNDERDRAINAGE AS NECESSARY OR AS SHOWN ON PLANS AND DETAILS.

C. PLANTINGS AND TOPSOIL

- PLANTING MIX FOR TREES AND SHRUBS SHALL CONSIST OF 60% ACCEPTABLE, ORGANIC TOPSOIL AND 40% MUSHROOM COMPOST, OR OTHER MEDIUM APPROVED BY OWNER.
- ALL PLANTS SHALL BE NURSERY GROWN WITH SHAPES AND DIMENSIONS IN ACCORDANCE WITH AMERICAN STANDARDS FOR NURSERY STOCK. ALL PLANTS SHALL HAVE PLANT TAGS AT TIME OF INSTALLATION.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE, AND SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS.
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
- ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST. PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING. THE TOP 1/3 OF BURLAP SHALL BE PULLED BACK AT PLANTING TIME AND ALL TWINES AROUND TREE TRUNKS SHALL BE CUT AND REMOVED.
- SHRUB, PERENNIAL AND GROUND COVER MASSES SHALL BE PLACED IN PLANTING BEDS PREPARED TO INCLUDE 10-10-10 FERTILIZER TO PLANTING SOIL AT THE RATE OF 1/2 POUND PER CUBIC YARD OF PLANTING SOIL. A PRE-EMERGENCE HERBICIDE SHALL BE APPLIED TO THE PLANTING BED IN ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS. PLANTING BEDS SHALL BE MULCHED WITH GROUND HARDWOOD MULCH, MINIMUM 3" THICK.
- SHRUB BEDS AND TREES SHALL BE MULCHED WITH HARDWOOD MULCH AS NOTED.
- DO NOT LOCATE PLANTS WITHIN 10 FEET OF FIRE HYDRANTS, TRANSFORMERS, OR OTHER ABOVE GROUND UTILITIES UNLESS NOTED OTHERWISE ON THE DRAWINGS.
- ALL BED LINES AND TREE SAUCERS SHALL REQUIRE A HAND-SPADED EDGE BETWEEN LAWN AND MULCHED AREAS UNLESS NOTED OTHERWISE.
- NO BARE ROOT PLANT MATERIAL ALLOWED, UNLESS APPROVED IN WRITING FROM THE OWNER.

D. FERTILIZER AND AMENDMENTS

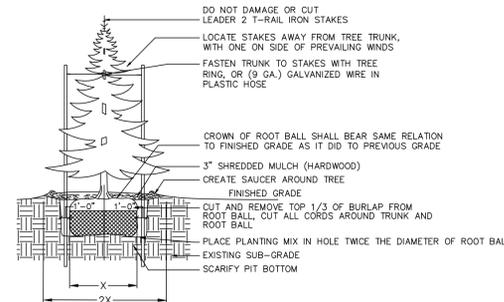
- DURING SITE PREPARATION AND PRIOR TO SEEDING, APPLY A GRANULAR, NON-BURNING FERTILIZER OF NOT LESS THAN 50% ORGANIC SLOW RELEASE PRODUCT AT A RATE OF 8 LBS. PER 1,000 SQUARE FEET.
- STARTER FERTILIZER SHALL HAVE AN APPROXIMATE ANALYSIS OF 6:24:24 OR SIMILAR APPROVED COMPOSITION.
- APPLY FERTILIZER BY MECHANICAL MEANS THOROUGHLY AND EVENLY DISTRIBUTED WITH SOIL BY DISKING, TO A DEPTH OF 3".
- CONTRACTOR SHALL APPLY A PRE-EMERGENT HERBICIDE TO ALL PLANTING BEDS BEFORE APPLICATION OF MULCH.

E. TURF

- GRASS SEED SHALL BE CLEAN, CERTIFIED SEED FREE OF NOXIOUS WEEDS AND MIXED TO THE APPROPRIATE PROPORTIONS BY WEIGHT ACCORDING TO PERCENT BY SPECIES INDICATED.
- SEED AND SOD CERTIFICATION TAGS SHALL BE PROVIDED TO THE OWNER FOR APPROVAL PRIOR TO INSTALLING. CONTRACTOR SHALL SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES AND IDENTIFY LOCATION.
- TURF SEED MIX, UNLESS SPECIFIED OTHERWISE ON THE PLANS, SHALL CONSIST OF THE FOLLOWING SPECIES PROPORTIONED BY WEIGHT AS FOLLOWS: 40% KENTUCKY BLUEGRASS (MIN 3 VARIETIES), 25% CREEPING RED FESCUE (DAWSON), 15% TURF-TYPE PERENNIAL RYEGRASS, 20% HARD FESCUE (WARWICK).
- SEED SHALL BE APPLIED AT A RATE OF 5 LBS. PER 1,000 SQUARE FEET, UNLESS NOTED OTHERWISE.
- APPLY SEED WITH A ROTARY OR DROP-TYPE DISTRIBUTOR, OR MECHANICAL SLIT-SEEDER. INSTALL SEED EVENLY BY SOWING EQUAL QUANTITIES IN TWO DIRECTIONS AT RIGHT ANGLES TO EACH OTHER. AFTER SEEDING, RAKE SOIL SURFACE LIGHTLY TO INCORPORATE SEED INTO SURFACE. ROLL WITH LIGHT LAWN ROLLER.
- WITHIN 24 HOURS SEEDED AREAS SHALL BE MULCHED WITH PELLETIZED STRAW MULCH (100 LBS/1,000 SF.), MULCH BLANKETS, OR HYDRO MULCH AT THE RATE OF 1,500 LBS./ACRE. IF STRAW MULCH IS USED, IT SHALL BE SPREAD UNIFORMLY AT 2.5 TONS PER ACRE, AND CRIMPED INTO SOIL. ON SLOPES OF 5:1 OR STEEPER, LANDSCAPE MULCH BLANKETS SHALL BE USED.
- NATIVE SEED, IF SPECIFIED, SHALL BE INSTALLED WITH A COVER CROP PER SEED VENDOR RECOMMENDATIONS. NATIVE SEED AREAS SHALL NOT REQUIRE FERTILIZER.
- SOD SHALL BE A CERTIFIED TURF GRASS CONTAINING A MINIMUM OF THREE VARIETIES OF BLUEGRASS, UNLESS NOTED DIFFERENTLY ON THE PLANS AND CUT AT A UNIFORM THICKNESS OF 1/2". INSTALL SOD WITHIN 48 HOURS OF CUTTING FROM NURSERY. SOD SHALL BE MINERAL BASE ONLY. SOD SHALL BE ROLLED AND STAKED ON SLOPES.

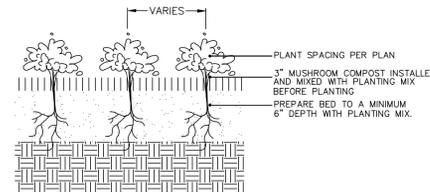
F. MAINTENANCE - WARRANTY

- MAINTENANCE PERIOD BEGINS AFTER EACH AREA IS PLANTED AND CONTINUES UNTIL PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL-ESTABLISHED, BUT NOT FOR LESS THAN THE TYPICAL MAINTENANCE PERIODS NOTED BELOW:
 - TREES/SHRUBS: MINIMUM 12 MONTHS
 - PERENNIALS/GROUNDCOVERS: MINIMUM 3 MONTHS
 - SEEDED AREAS: MINIMUM 3 MONTHS (BEGINNING AFTER FIRST MOWING-2.5" HEIGHT)
- MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WATERING, WEEDING, FERTILIZING, ADJUSTING, REPAIRING, AND SPRAYING TO KEEP PLANTS FREE OF INSECTS AND DISEASE AS REQUIRED TO ESTABLISH HEALTHY, VIABLE PLANTINGS. SEEDED AREAS SHALL BE WATERED AT A RATE MEETING A MINIMUM OF 1" PER WEEK DURING ESTABLISHMENT, AND THROUGHOUT THE MAINTENANCE PERIOD UNTIL FINAL ACCEPTANCE. WATERING OF TREES AND SHRUBS SHALL CONSIST OF A THOROUGH SOAKING EVERY 18 DAYS AT MINIMUM, BETWEEN APRIL 15 AND NOVEMBER 15, UNLESS CONDITIONS REQUIRE MORE OR LESS FREQUENT WATERING.
- PLANT MATERIAL SHALL BE WARRANTED AGAINST DEATH AND UNSATISFACTORY GROWTH FROM THE DATE OF SUBSTANTIAL COMPLETION AT 100% OF INSTALLED PRICE AS FOLLOWS:
 - TREES AND SHRUBS: 12 MONTHS
 - PERENNIALS/GROUNDCOVERS: 3 MONTHS
 - SEEDED AREAS: 3 MONTHS
- PLANT MATERIAL INSTALLED IN THE FALL (SEPTEMBER OR LATER) SHALL HAVE MAINTENANCE AND WARRANTY POSTPONED TO SPRING SEASON.
- LAWN/ SEEDED AREAS SHALL BE ACCEPTED PROVIDED AT THE END OF THE MAINTENANCE PERIOD A HEALTHY, UNIFORM, CLOSE STAND OF GRASS HAS BEEN ESTABLISHED, FREE OF WEEDS, DEBRIS, AND SURFACE IRREGULARITIES WITH COVERAGE EXCEEDING 90% OVER ANY 10 SQUARE FEET AREA AND BARE SPOTS NOT EXCEEDING 5" X 5". AREAS NOT MEETING THIS CRITERIA SHALL BE RE-SEEDED AT CONTRACTOR'S EXPENSE.
- ANY NECESSARY MEANS TO MEET THE ABOVE CRITERIA IS TO BE INCLUDED IN THE COST OF INSTALLATION. WATERING FOR SEASONAL PLANTING TIMES ARE INCIDENTAL TO THE CONTRACT.
- ANY PLANT MATERIAL FOUND TO BE DEFECTIVE SHALL BE REMOVED AND REPLACED WITHIN 30 DAYS OF NOTIFICATION OR IN GROWTH SEASON DETERMINED TO BE BEST FOR PLANT.



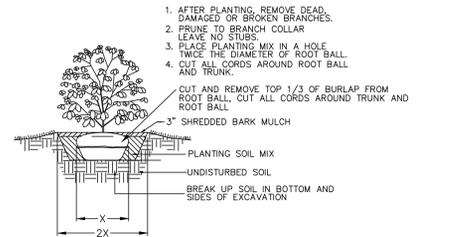
1 CONIFEROUS TREE DETAIL

SCALE: NOT TO SCALE



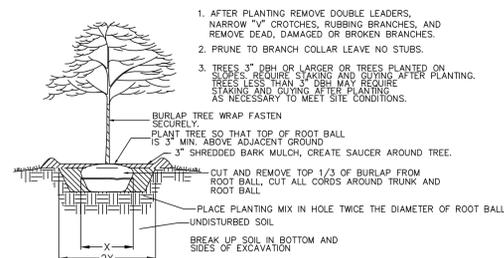
2 ANNUAL, PERENNIAL & GROUND COVER DETAIL

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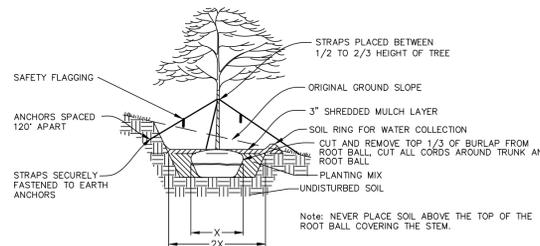
3 SHRUB PLANTING DETAIL

SCALE: NOT TO SCALE



4 TREE PLANTING DETAIL

SCALE: NOT TO SCALE



5 SLOPE PLANTING DETAIL

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