

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



SITE LOCATION MAP
NOT TO SCALE

INDEX OF LANDSCAPE SHEETS

<u>SHEET No.</u>	<u>DESCRIPTION</u>
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

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

NICOR GAS CONTACT:
BRUCE KOPPANG
DOT LIAISON - ENGINEERING
1844 FERRY ROAD
NAPERVILLE, ILLINOIS 60563
Ph. (630) 368-3040 OFFICE
Ph. (708) 243-5136 MOBILE
Email: bkoppa@southernco.com

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



R E V I S I O N S					
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
20140130
DRAWN BY: ech
CHECKED BY: J.H.

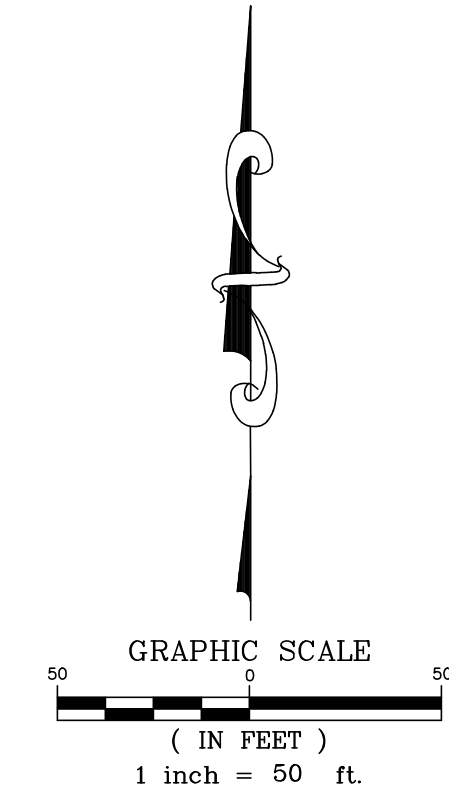
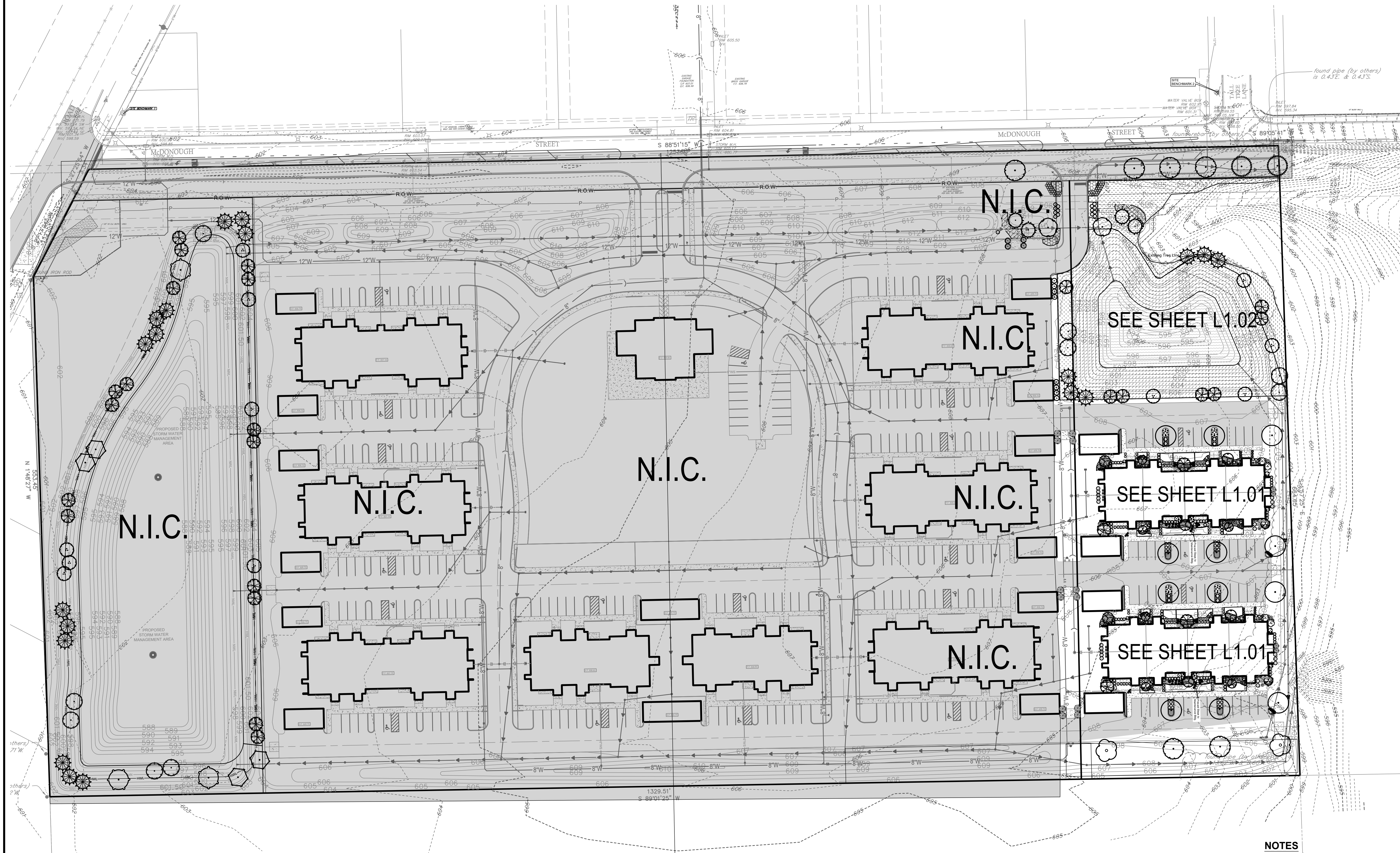


Ruettiger, Tonelli & Associates, Inc.
Surveyors • Engineers • Planners • Landscape Architects • G.I.S. Consultants
129 CAPISTA DRIVE - SHOREWOOD, ILLINOIS 60404
PH. (815) 744-6600 FAX (815) 744-0101
website: www.ruettigertonelli.com

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.

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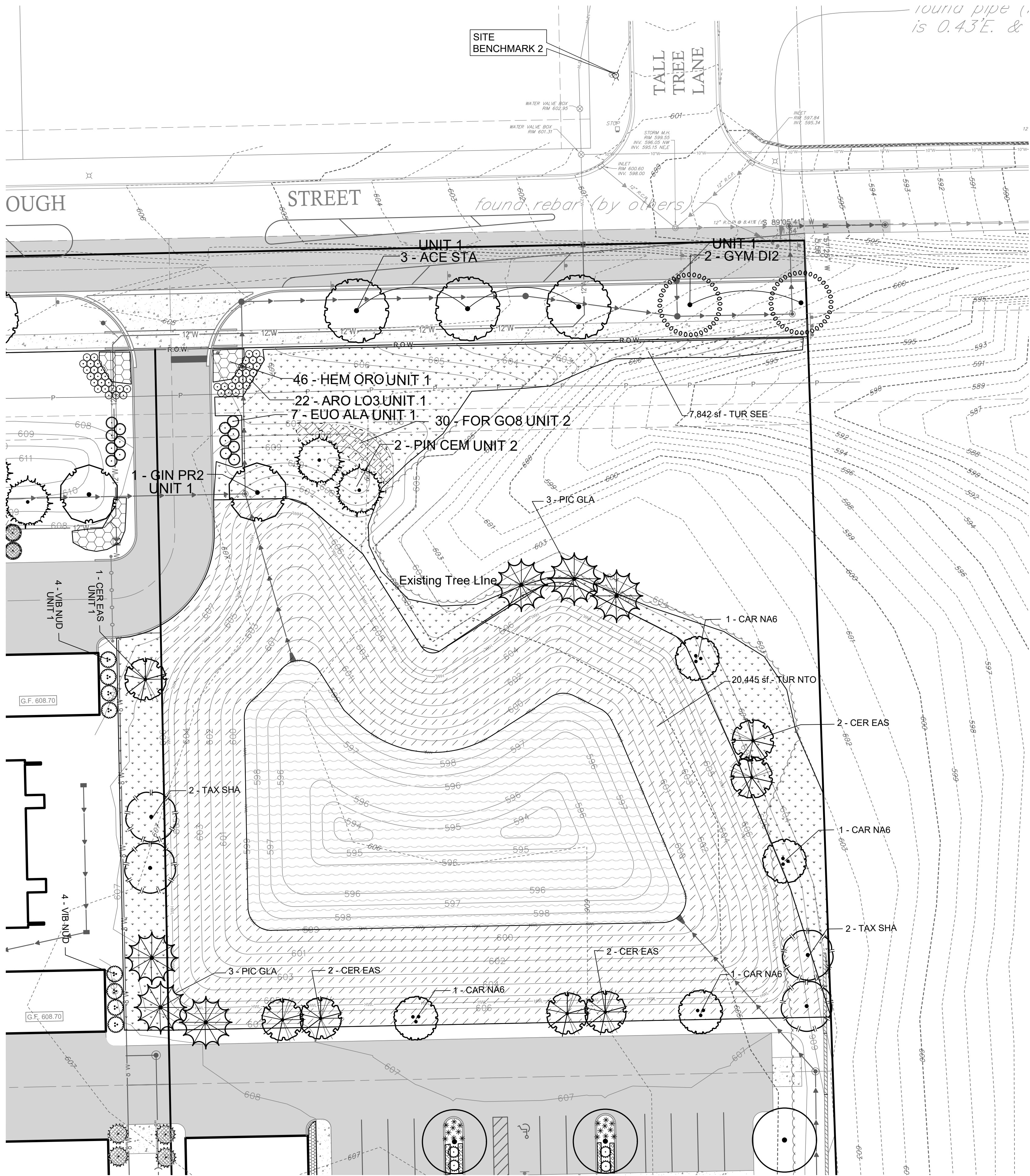
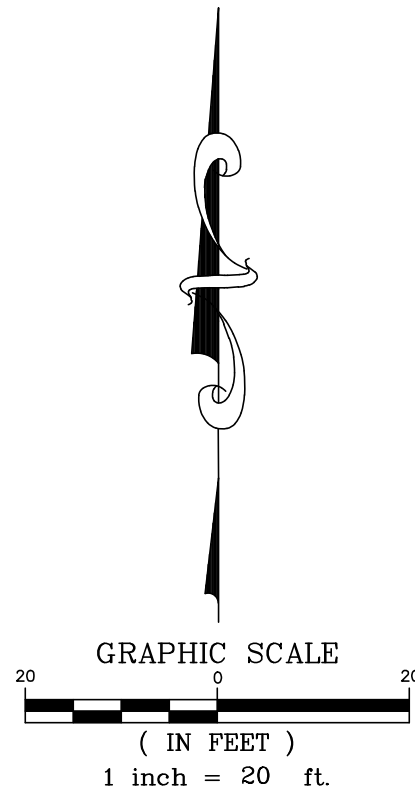
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DRAWING TITLE:
OVERALL SHEET

DRAWING No.
315-0950-L3 Unit 2 LS Plans
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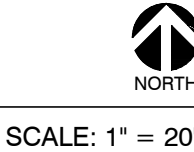




PLANT SCHEDULE UNIT 2 TOWNHOME - DETENTION AREA

TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
CAR NA6	4	Carpinus caroliniana `Native Flame` / Native Flame Hornbeam	8-10` Ht, BB	
EVERGREEN TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
PIC GLA	6	Picea glauca / White Spruce	6-8` Ht, BB	
TAX SHA	4	Taxodium distichum `Shawnee Brave` TM / Bald Cypress	10-12` Ht, Evg	
PIN CEM	2	Pinus cembra / Swiss Stone Pine	8-10` Ht, BB	
FLOWERING TREES	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
CER EAS	6	Cercs canadensis / Eastern Redbud Multi-trunk	6` Ht, BB	
SHRUBS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	
VIB NUD	4	Viburnum nudum `Winterthur` / Smooth Witherod	3` Ht	
SHRUB AREAS	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
FOR GO8	30	Forsythia x intermedia `Gold Tide` TM / Gold Tide Forsythia	3 gal	36` o.c.
SOD/SEED	QTY	BOTANICAL NAME / COMMON NAME	SIZE	SPACING
TUR NTO	20,445 sf	Turf Seed Low Maintenance Turf Mix / Low Maintenance Turf Mix 20% Creeping Red Fescue, 20% Interm. Ryegrass, 20% Hard Fescue, 30% Bluegrass-min 2 varieties, 10% Perennial Ryegrass. Rate: 4.5 lbs/1,000 sf.	seed (sq.ft.)	
TUR SEE	9,902 sf	Turf Seed / See Specifications	seed (sq.ft.)	

UNIT 2 DETENTION AREA



NOTES

1. See Sheet L1.03 for Seed and Sod Locations.



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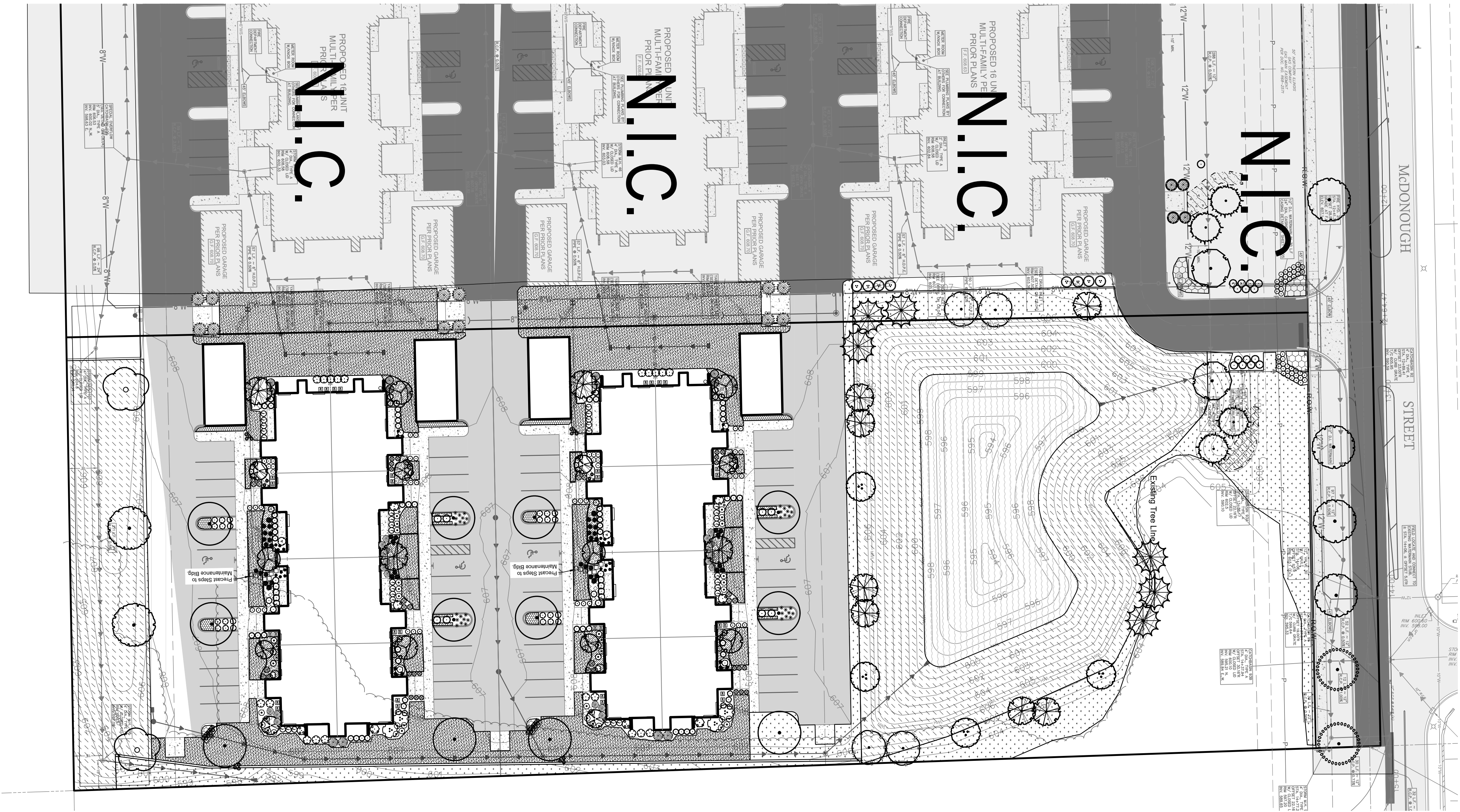
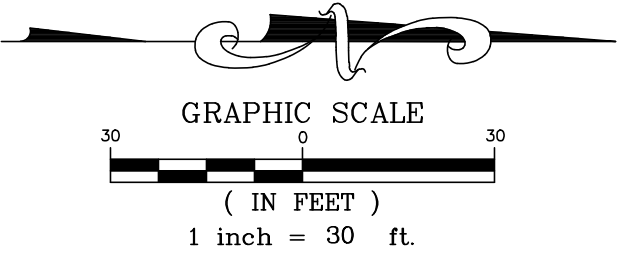


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DRAWING TITLE:
**STORM WATER MANAGEMENT
AREA
LANDSCAPE PLAN**

DRAWING No.
315-0950-L3 Unit 2 LS Plans
SCALE:
AS NOTED
SHEET L1.02



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% Interm. 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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DRAWING TITLE:
**OVERALL SEED / SOD
LANDSCAPE PLAN**

DRAWING No.
315-0950-L3 Unit 2 LS Plans
SCALE:
AS NOTED
SHEET L1.03



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 RESEEDD 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

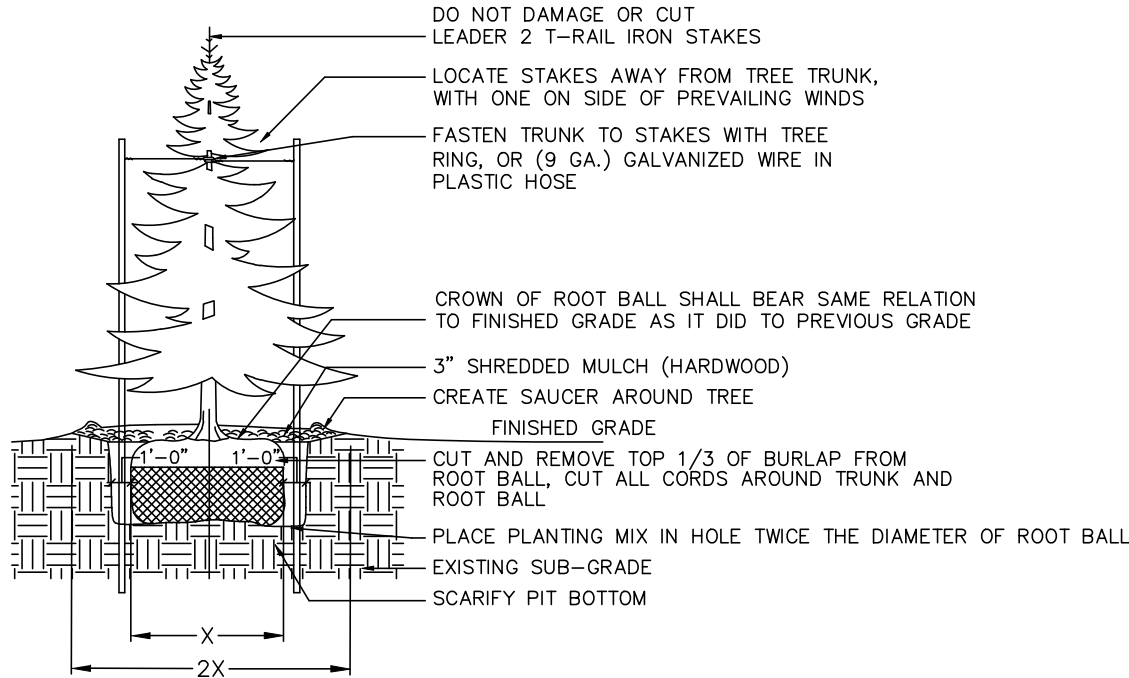
- DURING SITE PREPARATION AND PRIOR TO SEEDING, APPLY A GRANULAR, NON-BURNING FERTILIZER OF NOT LESS THAN 50% ORGANIC SLOW RELEASE PRODUCT AT A RATE OF 8 LBS. PER 1,000 SQUARE FEET.
- STARTER FERTILIZER SHALL HAVE AN APPROXIMATE ANALYSIS OF 6:24:24 OR SIMILAR APPROVED COMPOSITION.
- APPLY FERTILIZER 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

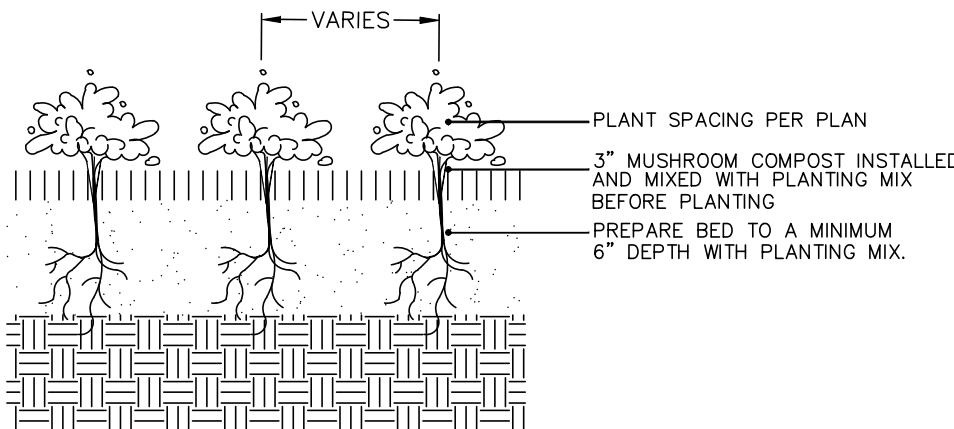
- GRASS SEED SHALL BE CLEAN, CERTIFIED SEED FREE OF NOXIOUS WEEDS AND MIXED TO THE APPROPRIATE PROPORTIONS BY WEIGHT ACCORDING TO PERCENT BY SPECIES INDICATED.
- SEED AND SOD CERTIFICATION TAGS SHALL BE PROVIDED TO THE OWNER FOR APPROVAL PRIOR TO INSTALLING. CONTRACTOR SHALL SUBMIT SOD GROWER'S CERTIFICATION 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 3/4". 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

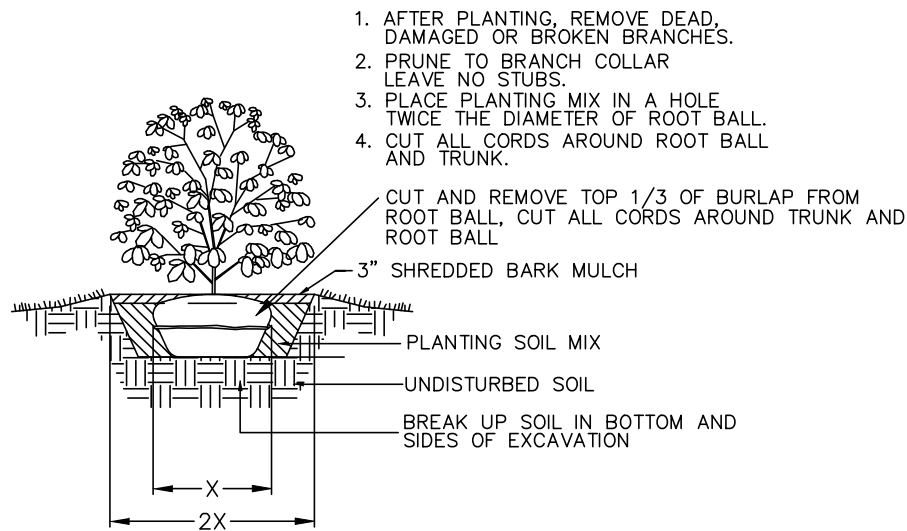
- MAINTENANCE PERIOD BEGINS AFTER EACH AREA IS PLANTED AND CONTINUES UNTIL PLANTINGS ARE ACCEPTABLY HEALTHY AND WELL-ESTABLISHED, BUT NOT FOR LESS THAN THE TYPICAL MAINTENANCE PERIODS NOTED BELOW:
 - TREES/SHRUBS: MINIMUM 12 MONTHS
 - PERENNIALS/GROUNDCOVERS: MINIMUM 3 MONTHS
 - SEEDED AREAS: MINIMUM 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.



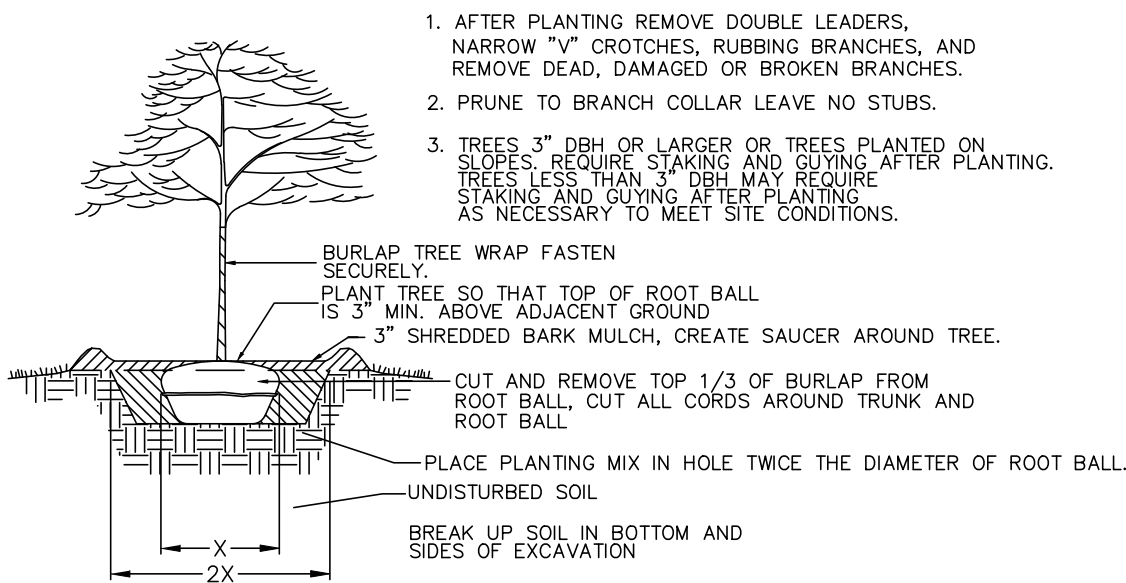
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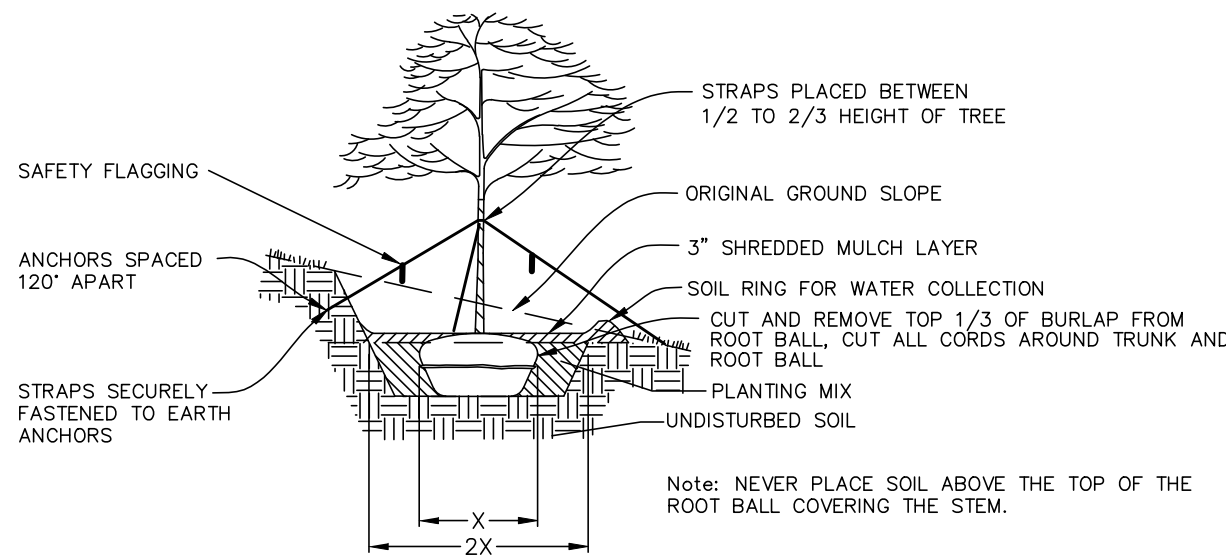
2 ANNUAL, PERENNIAL & GROUND COVER DETAIL
SCALE: NOT TO SCALE



3 SHRUB PLANTING DETAIL
SCALE: NOT TO SCALE



4 TREE PLANTING DETAIL
SCALE: NOT TO SCALE



5 SLOPE PLANTING DETAIL
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