

**VILLAGE OF VERNON HILLS
ORDINANCE 2022-097**

**AN ORDINANCE AUTHORIZING CERTAIN APPROVAL FOR
REDEVELOPMENT OF PROPERTY LOCATED AT 890 MILWAUKEE AVENUE,
IN THE VILLAGE OF VERNON HILLS, LAKE COUNTY**

WHEREAS, representatives of Gateway 9 LLC located at 890 Milwaukee Avenue and legally described in Exhibit A, has petitioned the Village of Vernon Hills for the following:

1. Preliminary and final approval of the site and landscaping plans; and
2. Preliminary and final approval of the architectural elevations; and
3. Approval of certain variations related to the Sign Code; and
4. Approval of a Certificate of Building Use Conversion.

WHEREAS, upon due notice and after a public hearing held on August 10, 2022 by the Planning and Zoning Commission of the Village of Vernon Hills, and pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, said Planning and Zoning Commission has filed its report and recommendation concerning said petition referenced herein; and

WHEREAS, based upon the evidence adduced at said hearing and in their application, the petitioner has entered into the record evidence and findings of fact that address the standards in Section 18.3 of the Zoning Ordinance; and

WHEREAS, the Village Board, having considered the Planning and Zoning Commissions report and recommendation at its Committee of the Whole meeting on August 16, 2022, found that sufficient facts were presented which, in its judgment, would justify approving site, landscape and architectural plans along with approval of certain variations related to the Sign Code. The Village Board also found that sufficient facts were presented which, in its judgment, would justify approval of a Certificate of Building Use Conversion.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF VERNON HILLS, COUNTY OF LAKE AND STATE OF ILLINOIS:

SECTION I. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval of preliminary and final site and landscaping plans is hereby granted, subject to the Terms and Conditions of Approval set forth in Exhibit B.

SECTION II. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval of preliminary and final architectural plans is hereby granted, subject to the Terms and Conditions of Approval set forth in Exhibit B.

SECTION III. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval of certain variations related to the Sign Code listed in Exhibit C is hereby granted, subject to the Terms and Conditions of Approval set forth in Exhibit B.

SECTION IV. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, approval of a Certificate of Building use Conversion is hereby granted, subject to the Terms and Conditions of Approval set forth in Exhibit B.

SECTION V. Pursuant to the Vernon Hills Zoning Ordinance of 1982, as amended, and the recommendations of the Planning and Zoning Commission, the Terms and Conditions of Approval as set forth in Exhibit B are hereby approved and are made a part of the approvals as listed in the Sections above.

SECTION VI. SEVERABILITY. In the event that any section, clause, provision, or part of this ordinance shall be found and determined to be invalid by a court of competent jurisdiction, all valid parts that are severable from the invalid parts shall remain in full force and effect. If any part of this ordinance is found to be invalid in any one or more of its several applications, all valid applications that are severable from the invalid applications shall remain in effect.

SECTION VII. REPEAL AND SAVINGS CLAUSE. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions or causes of action which shall have accrued to the Village of Vernon Hills prior to the effective date of this ordinance.

SECTION VIII. SUCCESSORS AND ASSIGNS. All of the provisions of this Ordinance and the attachments hereto are binding on all successors and assigns of the petitioner and property owner.

SECTION IX. EFFECTIVE DATE. This ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION X. ORDINANCE NUMBER. This ordinance shall be known as Ordinance Number 2022-097

Adopted by roll call vote as follows:

AYES: 6 – Marquardt, Forster, Oppenheim, Takaoka, Schenk, Koch
NAYS: 0 - None
ABSENT AND NOT VOTING: 1 - Byrne


Thom Koch Jr., Chairman Pro Tem

PASSED: 09/06/2022
APPROVED: 09/06/2022
ATTEST: 09/06/2022


Kevin Timony, Village Clerk



Exhibit A
Legal Description

EXHIBIT "A"
Legal Description

PARCEL 1: LOT 1 IN RESUBDIVISION OF LOTS 5, 8 AND 9 IN HAWTHORN CENTER, BEING A SUBDIVISION OF PARTS OF SECTIONS 33 AND 34, TOWNSHIP 44 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED AUGUST 22, 1980 AS DOCUMENT NUMBER 2074279, IN LAKE COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS UPON AND ACROSS THE OUTER RING ROAD AS SHOWN ON THE EXHIBIT ATTACHED TO THE INSTRUMENT CREATING SAID EASEMENT FOR THE BENEFIT OF PARCEL 1, AS CREATED BY THE DOCUMENT ENTITLED GRANT OF EASEMENT DATED DECEMBER 30, 1975 AND RECORDED JUNE 18, 1976, AS DOCUMENT NUMBER 1773409, IN LAKE COUNTY, ILLINOIS.

Exhibit B

AMENDED

DEVELOPMENT PERMIT

For Gateway 9 LLC, 890 Milwaukee Avenue

Pursuant to the Entitlement Package dated 08/10/2022

General Compliance with the following plans:

1. General compliance with the civil engineering plans, consisting of 11 pages, prepared by Spaceco, Inc, dated June 3, 2022; and
2. General Compliance with the Landscape Plan, consisting of 4 pages, prepared by Couture Landscape Construction, dated June 14, 2022; and
3. General compliance with the Architectural plans and color elevations of the building and monument signs, consisting of 4 pages, prepared by Soos and Associates, dated August 11, 2022; and

Terms and Conditions of Approval:

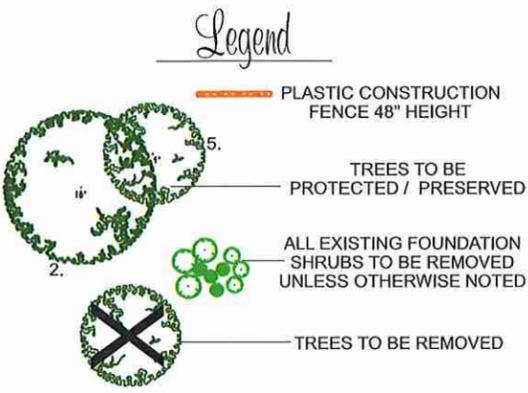
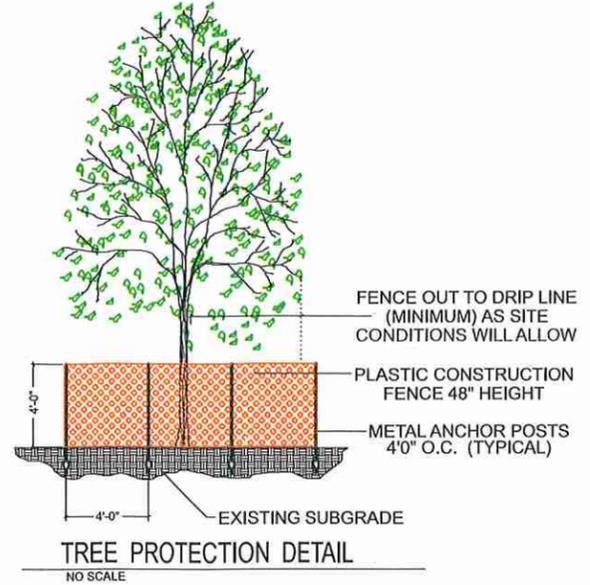
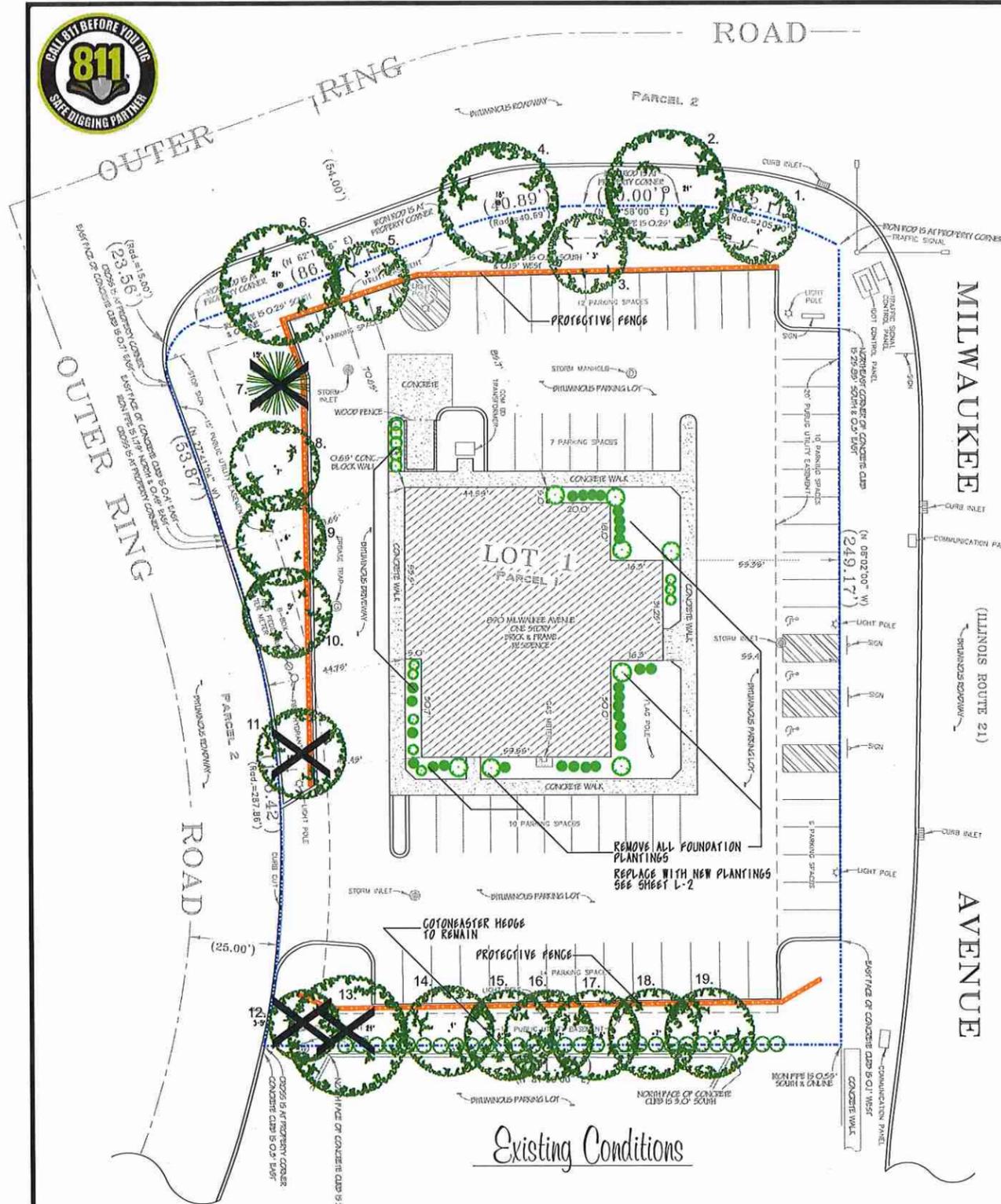
1. Review and approval of landscaping plans by the Village Landscape Technician shall be required prior to issuance of a full building permit for the project. The Landscape Technician may require plant substitutions where, in his opinion, the substitution is appropriate for this project; and
2. Final engineering is subject to review and approval by the Village Engineer prior to issuance of building permit; and
3. Compliance with all ordinances and standards of the Village

Exhibit C

Approved Sign Code Variations For Gateway 9 LLC, 890 Milwaukee Avenue Pursuant to the Entitlement Package dated 08/10/2022

Approval of the following variations from the Sign Code are hereby granted:

1. *Section 19-3(c)(4)*: Allowing the logos for Wild Fork (2-total one located on the east façade and the other located on the north facade) being 26.7 square feet in lieu of the maximum permitted size of 4 square feet; and
2. *Section 19-3(c)(6)a*: Allowing Wild Fork having more than one wall sign on the east and north facades; and; and
3. *Section 19-3(c)(6)a*: Allowing Wild Fork having a combined total size of all wall signs on the east elevation to be 123.45 square feet in lieu of the maximum permitted size of 53.47 square feet; and
4. *Section 19-3(c)(6)b*: Allowing Wild Fork having a combined total size of all wall signs on the north elevation to be 80.9 square feet in lieu of the maximum permitted size of 26.7 square feet; and
5. *Section 19-3(c)(6)b*: Allowing Wild Fork having a wall sign on the west elevation to be 49.3 square feet in lieu of the maximum permitted size of 26.7 square feet; and
6. *Section 19-3(c)(7)b*: Allowing two monument signs to each display two tenant panels rather than one as permitted.



- EROSION CONTROL NOTES**
- SEDIMENT AND EROSION CONTROL DEVICES SHALL BE FUNCTIONAL BEFORE LAND IS OTHERWISE DISTURBED ON THE SITE.
 - VEHICULAR ACCESS TO THE SITE SHALL BE RESTRICTED TO A GRAVEL DRIVE. SAID GRAVEL DRIVE SHALL BE INSTALLED BEFORE ANY CONSTRUCTION BEGINS ABOVE THE TOP OF FOUNDATION.
 - ANY SOIL, MUD OR DEBRIS THAT IS WASHED, TRACKED OR DEPOSITED ONTO THE STREET SHALL BE REMOVED BEFORE THE END OF EACH WORKDAY.
 - THE SURFACE OF STRIPPED AREAS SHALL BE PERMANENTLY OR TEMPORARILY PROTECTED FROM SOIL EROSION WITHIN 15 DAYS AFTER FINAL GRADE IS REACHED. STRIPPED AREAS NOT AT FINAL GRADE THAT WILL REMAIN UNDISTURBED FOR MORE THAN 15 DAYS AFTER INITIAL DISTURBANCE SHALL BE PROTECTED FROM EROSION.
 - IF A STOCKPILE IS TO REMAIN IN PLACE FOR MORE THAN THREE DAYS, THEN SEDIMENT AND EROSION CONTROL SHALL BE PROVIDED FOR SUCH STOCKPILE.
 - STORM SEWER INLETS SHALL BE PROTECTED WITH SEDIMENT TRAPPING OR FILTER CONTROL DEVICES DURING CONSTRUCTION.
 - WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING CONSTRUCTION DEWATERING SHALL BE FILTERED.

TREE NO.	TREE DESCRIPTION			CLASSIFICATION				ACTION			
	SPECIES	CONDITION	D.O.M.	PARKWAY TREE	RETAIN TREE	PROTECTED TREE	UNPROTECTED TREE	REMOVE	ROOT PRUNE	SEASON PRUNE	REUTILIZE
1.	HONEYLOCUST	6000	4'	X	X	X				X	
2.	HONEYLOCUST	6000	24'	X	X	X				X	
3.	HONEYLOCUST	6000	3'	X	X	X				X	
4.	HONEYLOCUST	6000	18'	X	X	X				X	
5.	HONEYLOCUST	6000	3'	X	X	X				X	
6.	HONEYLOCUST	6000	24'	X	X	X				X	
7.	PINE	6000	15'					X			
8.	HACKBERRY	6000	6'						X		
9.	HACKBERRY	6000	7'						X		
10.	HACKBERRY	6000	5'						X		
11.	PEAR	MARGINAL	12'						X		
12.	PEAR	POOR	3/6'						X		
13.	PEAR	MARGINAL	24'						X		
14.	HACKBERRY	6000	4'						X		
15.	HACKBERRY	6000	6'						X		
16.	HONEYLOCUST	6000	7'						X		
17.	HONEYLOCUST	6000	6'						X		
18.	HACKBERRY	6000	7'						X		
19.	HONEYLOCUST	6000	6'						X		

*DIAMETER BREAST HEIGHT - THE DIAMETER OF THE TREE MEASURED 4.5 FEET ABOVE GROUND LINE.

PRECAUTIONS DURING CONSTRUCTION

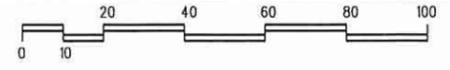
- NO CONSTRUCTION ACTIVITY, MOVEMENT, AND/OR PLACEMENT OF EQUIPMENT OR ZONE OF ANY PROTECTED TREE ON THE TREE PRESERVATION PLAN. NO EXCESS MATERIAL OR SPILLS STORAGE SHALL BE PERMITTED WITHIN THE CRITICAL ROOT SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE.
- NO ATTACHMENTS, FENCES, OR WIRES, OTHER THAN THOSE APPROVED FOR BRACING CONSTRUCTION PERIOD, GUYING, OR WRAPPING, SHALL BE ATTACHED TO PROTECTED TREES DURING THE CONSTRUCTION PERIOD.
- UNLESS OTHERWISE SHOWN ON THE APPROVED TREE PRESERVATION PLAN, NO SOIL IS TO BE ADDED TO OR REMOVED FROM WITHIN THE CRITICAL ROOT ZONE OF ANY PROTECTED TREE THAT IS TO REMAIN. TREES ON ADJACENT LOTS WITHIN FIFTEEN (15) FEET OF THE LOT LINE MUST BE PROTECTED.
- REGULATED PUBLIC UTILITIES, TO THE EXTENT PERMITTED BY LAW, SHALL BE RESPONSIBLE FOR ADHERING TO SAID TREE PRESERVATION PLAN DURING INSTALLATION OF NECESSARY UTILITY SERVICE LINES. A PROPERTY OWNER OR CONTRACTOR SHALL NOT BE RESPONSIBLE FOR DAMAGES CAUSED BY THE ACTION OF A PUBLIC UTILITY UNLESS THAT PERSON DIRECTED THE LOCATION AND MANNER OF WORK OF THE UTILITY.
- STAY WITHIN DESIGNATED WORK ACCESS AREAS SHOWN ON THE PLAN.
- NO PLANTINGS SHOULD OBSTRUCT DRAINAGE OR UTILITY EASEMENTS.
- NO BALLED AND BULAPPED PLANTS SHOULD BE INSTALLED IN THE CRITICAL ROOT ZONES OF PROTECTED TREES.
- NO EQUIPMENT SHOULD BE DRIVEN OVER OR MATERIAL STORED ON THE CRITICAL ROOT ZONES OF PROTECTED TREES.
- ALL NEW PLANTINGS SHOULD CONFORM TO THE MOST RECENTLY ADOPTED AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS.

TREE PRESERVATION GUIDELINES

- CALL J.U.L.I.E. FOR UTILITY LOCATION BEFORE DIGGING OR TREE PLANTING.
- PRIOR TO COMMENCEMENT OF ANY WORK ON THIS SITE, THE PROTECTIVE FENCING SHALL BE REVIEWED BY THE VILLAGE FORESTER OR BUILDING OFFICIAL.
- AN APPROVED TREE PRESERVATION PLAN WILL BE AVAILABLE ON THE BUILDING SITE AT ALL TIMES. ALL SUBCONTRACTORS AND THEIR WORKERS MUST ADOBE BY APPROVED PLAN.
- TREE PRESERVATION MEASURES FOR PROTECTED TREES MUST REMAIN IN PLACE OR RELOCATED UNLESS AUTHORIZED BY CONTRACTOR AND MUST DURING THE ENTIRE CONSTRUCTION PERIOD. FENCING SHALL NOT BE REMOVED OR REINSTALLED IMMEDIATELY AFTER COMPLETION OF WORK IN THAT AREA.

Tree Preservation Plan

SCALE 1" = 20'-0"



COUTURE
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Landscape Architects / Contractors
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Normal, Illinois 61754
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www.CoutureLandscape.com

Building Remodel
890 N. Milwaukee Avenue
Vernon Hills, Illinois 60061

REVISIONS	03-28-22 VILLAGE COMMENTS
	06-14-22 VILLAGE COMMENTS
DATE	03-09-22
SCALE	AS SHOWN
DRAWN	PAG
SHEET	L-1
OF FOUR	

Landscape Plans Prepared By:
Paul A. Couture
Paul A. Couture, P.E.A., A.S.P.A.
I.L. License Number 157-00928



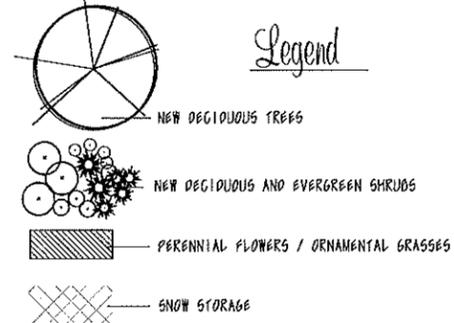


PLANT LIST

QTY	CODE	PLANT NAME	SIZE
2	OUS	QUERCUS BICOLOR	SWAMP WHITE OAK 2.5' GAL
3	GYM	GYMNOCLADUS SPECIES	KENTUCKY COFFEE TREE 2.5' GAL
1	ARS	ACER FREEMANT 'ARMSTRONG'	ARMSTRONG RED MAPLE 2.5' GAL
13	TXH	TAXUS HICKSI	HICKS YEW 3' HT
38	TXI	TAXUS TAUTONI	TAUTON YEW 24"
9	JSG	JUNIPERUS CHINENSIS	SEA GREEN JUNIPER 24"
6	RHG	RHODODENDRON CAROLINIANA	P. J. M. RHODODENDRON 24"
15	WSH	WEIGELA SPECIES	SPILLED WINE WEIGELA 18'
16	RGS	ROSA SPECIES	KNOCKOUT SHRUB ROSE 18'
51	RCS	ROSA SPECIES	CORAL CARPET ROSE 18'
12	RHA	RHUS COPPELIANA	PRAIRIE PLANE SUMAC 3' HT
12	HYO	HYDRANGEA MACROPHYLLA	BLOOMSTRUCK HYDRANGEA 30"
16	HLL	HYDRANGEA SPECIES	LIMELIGHT HYDRANGEA 30"
216	SKC	SECUM KAMTCHATICUM	YELLOW STONECROP 3'
20	PAL	ALLIUM SPECIES	SUMMER BEAUTY ALLIUM 1 GAL
92	PSY	HEMEROCALLIS SPECIES	GOING BANANAS DAYLILY 1 GAL
39	PEP	HEUCHERA NIGRANTHA	GEORGIA PEACH CORALDEL 1 GAL
24	PNP	NEPETA RACEMOSA	WALKERS LOW GATHINI 1 GAL
51	PGG	GERANIUM SPECIES	MAX FREI GERANIUM 1 GAL
15	PHK	HAKONECHLOA MACRA	JAPANESE FOREST GRASS 1 GAL
20	PAN	PANICUM VIRGATUM	SWITCH GRASS 2 GAL
62	POS	SPOROBIUS SPECIES	PRAIRIE DROPSSEED 1 GAL

NOTE:

- QUANTITY LISTS ARE SUPPLIED AS A CONVENIENCE. CONTRACTOR SHALL VERIFY ALL MATERIALS QUANTITIES ON SITE.
- ALL PLANT MATERIAL TO BE LOCALLY GROWN. ALL PLANT MATERIAL WITH THE EXCEPTION OF LOW TYPE JUNIPER, GROUNDCOVERS, PERENNIALS, SHRUBS UNDER 36" SIZE, BE BALLED AND WRAPPED 'D & D' UNLESS OTHERWISE SPECIFIED. PLANT MATERIAL TO BE GROWN IN ACCORDANCE TO STANDARDS SET BY THE AMERICAN NURSERY AND LANDSCAPE ASSOCIATION. "A.N.L.A."
- ALL PLANTINGS SHALL BE WATERED THOROUGHLY IN THE FIRST 24 HOURS AFTER PLANTING. ENSURE ALL AIR POCKETS ARE REMOVED AROUND ROOT BALL.
- CONTRACTOR TO GUARANTEE PLANT MATERIAL FOR ONE YEAR FROM TIME OF PLANTING.
- ALL PLANT BED AREAS TO BE MULCHED WITH PREMIUM SHREDDED HARDWOOD MULCH 3" DEEP AND SHALL BE SEPARATED FROM LAWN AREAS WITH A SPADED EDGING. APPLY TREPLAN HERBICIDE PER MANUFACTURER SPECIFICATIONS TO ALL PLANT BED AREAS.
- ALL NEW LAWN AREAS TO BE A BLENDED BLUEGRASS 500. CONTRACTOR TO MAINTAIN LAWNS UNTIL APPROVAL AND ACCEPTANCE BY OWNERS REPRESENTATIVE. RESTORE ALL OTHER DAMAGED LAWN AREAS DUE TO CONSTRUCTION "V.I.F.A."
- IT IS CONTRACTORS OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMED UNTIL THE END OF GUARANTEE PERIOD.
- PLANT SIZES LISTED ARE THE MINIMUM SIZE REQUIRED. PLANTS THAT DO NOT MEET THESE MINIMUM SIZES SHALL BE REJECTED AT CONTRACTORS EXPENSE.
- NO PLANT SPECIES OR SIZES SHALL BE SUBSTITUTED WITHOUT PRIOR APPROVAL FROM LANDSCAPE ARCHITECT OR OWNERS REPRESENTATIVE.
- PROVIDE ENGINEERED SOIL MIX OF 60% TOPSOIL, 30% COMPOST, 10% SAND AT A DEPTH OF 24" MIN. FOR ALL PARKING LOT ISLANDS, PENINSULAS, OR BUMP OUTS.
- ALL TREES AND VEGETATION BEYOND PROPERTY BOUNDRIES AT NORTH OUTER ROAD AND RT 21 TO BE PROPERLY MAINTAINED BY BUILDING OWNER.
- SEE SHEETS L-3, L-4 FOR ADDITIONAL SPECIFICATIONS AND PLANTING DETAILS.



Landscape Plans Prepared By:
Paul A. Couture, P.E.L.A.
 P.E.L. License Number 157-00328

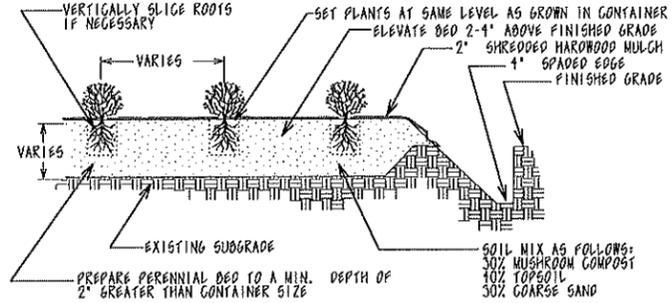


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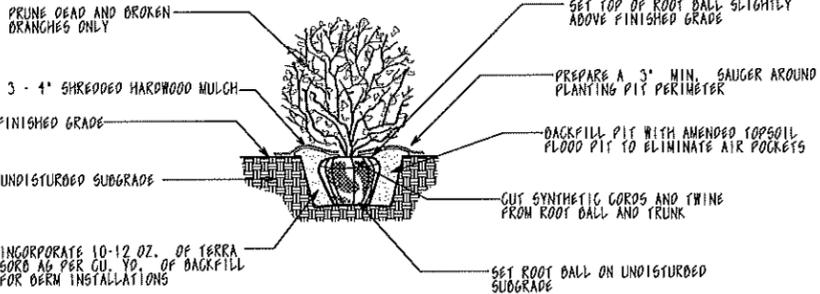
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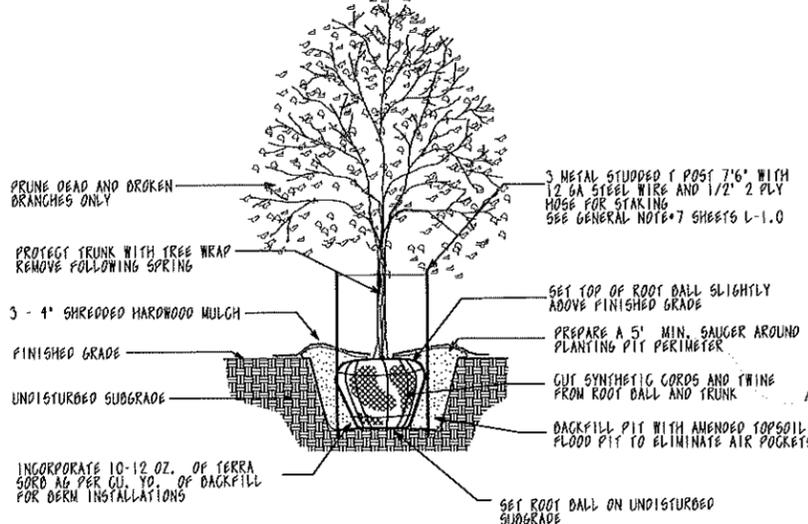
PERENNIAL PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK



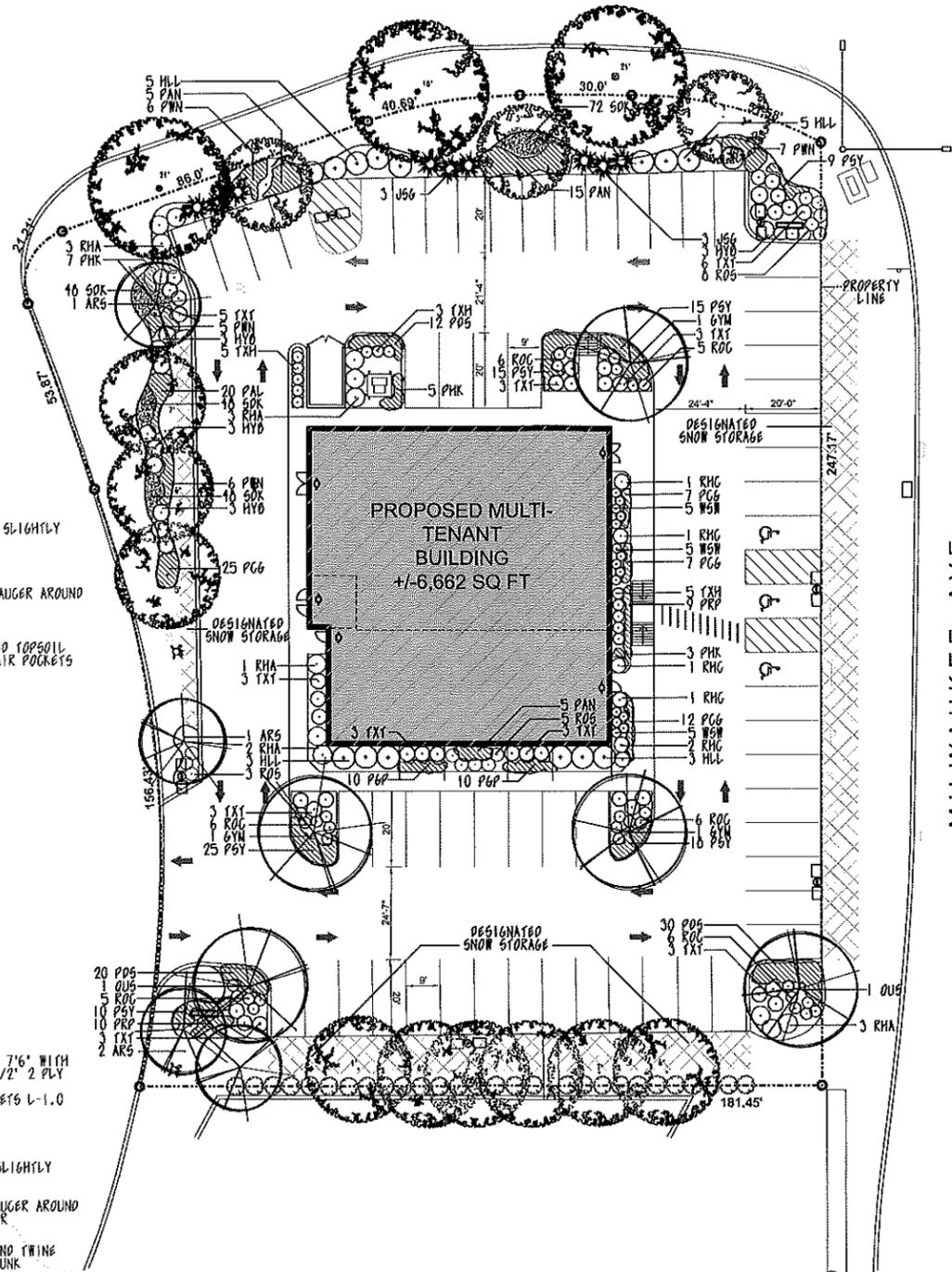
SHRUB PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK



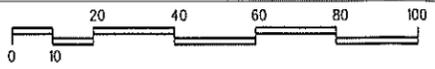
TREE PLANTING DETAIL

NOT TO SCALE USE ONLY LOCALLY GROWN NURSERY STOCK



Landscape Plan

SCALE 1" = 20'-0"



LANDSCAPE SPECIFICATIONS

SECTION 0001 LANDSCAPE WORK

PART 1 GENERAL

1.01 DESCRIPTION

THESE GENERAL REQUIREMENTS APPLY TO ALL LANDSCAPE OPERATIONS. REFER TO SPECIFICATION SECTIONS FOR SPECIFIC GENERAL, PRODUCT, AND EXECUTION REQUIREMENTS.

1.02 QUALITY ASSURANCE

- COMPLY WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL REQUIREMENTS REGARDING MATERIALS, METHODS OF WORK, AND DISPOSAL OF EXCESS AND WASTE MATERIALS.
- OBTAIN AND PAY FOR ALL REQUIRED INSPECTIONS, PERMITS, AND FEES. PROVIDE NOTICES REQUIRED BY GOVERNMENTAL AUTHORITIES.
- OWNER SHALL APPOINT A QUALIFIED REPRESENTATIVE TO OVERSEE THE WORK AND ASSURE ITS ADHERENCE TO THE PLANS AND THESE SPECIFICATIONS. HENCEFORTH, THIS PERSON SHALL BE DESIGNATED AS OWNER'S REPRESENTATIVE.
- CONTRACTOR TO HAVE AN EXPERIENCED ENGLISH SPEAKING SUPERVISOR / FOREMAN ON-SITE AT ALL TIMES THAT CAN APPROPRIATELY COMMUNICATE WITH OWNER'S REPRESENTATIVE WHEN NECESSARY, AND HAVE EXPERIENCED INSTALLERS WHO HAVE COMPLETED LANDSCAPING WORK SIMILAR IN MATERIAL, DESIGN, AND EXTENT AS TO THAT INDICATED FOR THIS PROJECT WITH A RECORD OF SUCCESSFUL LANDSCAPE ESTABLISHMENT.
- CONTRACTOR'S WORKFORCE SHALL BE KNOWLEDGEABLE AND OR MAKE THEMSELVES KNOWLEDGEABLE OF ALL SAFETY REGULATIONS AND REQUIREMENTS PERTAINING TO THIS PROJECT INCLUDING WEARING ALL PROTECTIVE GEAR NEEDED TO COMPLY WITH THESE REQUIREMENTS. WORKMAN NOT IN COMPLIANCE CAN AND WILL BE DENIED ACCESS TO THE JOBSITE BY THE GENERAL CONTRACTOR. A SAFETY CLASS FOR WORKERS MAY BE REQUIRED BY THE GENERAL CONTRACTOR.

1.03 PROJECT CONDITIONS

- LOCATE AND IDENTIFY EXISTING UNDERGROUND AND OVERHEAD SERVICES AND UTILITIES WITHIN CONTRACT LIMIT WORK AREAS. CONTACT UTILITY LOCATE AT 811. PROVIDE ADEQUATE MEANS OF PROTECTION OF UTILITIES AND SERVICES DESIGNATED TO REMAIN. REPAIR UTILITIES DAMAGED DURING SITE WORK OPERATIONS AT CONTRACTOR'S EXPENSE.
- WHEN UNCHARGED OR INCORRECTLY CHARGED UNDERGROUND PIPING OR OTHER UTILITIES AND SERVICES ARE ENCOUNTERED DURING SITE WORK OPERATIONS, NOTIFY THE APPLICABLE UTILITY COMPANY IMMEDIATELY TO OBTAIN PROCEDURE DIRECTIONS. COOPERATE WITH THE APPLICABLE UTILITY COMPANY IN MAINTAINING ACTIVE SERVICES IN OPERATION.
- LOCATE, PROTECT, AND MAINTAIN BENCHMARKS, MONUMENTS, CONTROL POINTS AND PROJECT ENGINEERING REFERENCE POINTS. RE-ESTABLISH DISTURBED OR DESTROYED ITEMS AT CONTRACTOR'S EXPENSE.
- OBTAIN GOVERNING AUTHORITIES' WRITTEN PERMISSION WHEN REQUIRED TO CLOSE OR OBSTRUCT STREET, WALKS AND ADJACENT FACILITIES. PROVIDE ALTERNATE ROUTES AROUND CLOSED OR OBSTRUCTED TRAFFIC WAYS WHEN REQUIRED BY GOVERNING AUTHORITIES.
- CONTROL DUST CAUSED BY THE WORK. DAMPEN SURFACES AS REQUIRED. COMPLY WITH POLLUTION CONTROL REGULATIONS OF GOVERNING AUTHORITIES.
- PROTECT EXISTING BUILDINGS, PAVING, AND OTHER SERVICES OR FACILITIES ON SITE AND ADJACENT TO THE SITE FROM DAMAGE CAUSED BY WORK OPERATIONS. COST OF REPAIR AND RESTORATION OF DAMAGED ITEMS AT CONTRACTOR'S EXPENSE.
- PROTECT AND MAINTAIN STREETLIGHTS, UTILITY POLES AND SERVICES, TRAFFIC SIGNAL CONTROL BOXES, CURB BOXES, VALVES AND OTHER SERVICES, EXCEPT ITEMS DESIGNATED FOR REMOVAL. REMOVE OR COORDINATE THE REMOVAL OF TRAFFIC SIGNS, PARKING METERS AND POSTAL MAILBOXES WITH THE APPLICABLE GOVERNMENTAL AGENCY.
- AT THE CONCLUSION OF EACH WORK DAY, THE CONTRACTOR IS RESPONSIBLE FOR LEAVING THE SITE IN A CLEAN AND SAFE CONDITION.

PART 2 PRODUCTS

2.01 MATERIALS AND EQUIPMENT

- MATERIALS AND EQUIPMENT: AS SELECTED BY CONTRACTOR, EXCEPT AS INDICATED.
- EQUIPMENT: 100% STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION
- MATERIALS: 100% STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION

PART 3 EXECUTION

3.01 PREPARATION

- EXAMINE THE AREAS AND CONDITIONS UNDER WHICH WORK IS TO BE PERFORMED. DO NOT PROCEED WITH THE WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.
- CONSULT THE AVAILABLE RECORDS AND DRAWINGS OF ADJACENT WORK AND OF EXISTING SERVICES AND UTILITIES WHICH MAY AFFECT WORK OPERATIONS, AS PROVIDED BY OWNER.

END OF SECTION 0001

SECTION 0002

TREE AND SHRUB PLANTING

PART 1 GENERAL

1.01 DESCRIPTION

- PROVIDE TREES AND SHRUBS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
 - SOIL PREPARATION.
 - TREES, SHRUBS.
 - PLANTING MIXES.
 - MULCH AND PLANTING ACCESSORIES.
 - EXISTING PLANT RELOCATION.
- RELATED WORK:
 - SECTION 00001: EARTHWORK.
 - SECTION 00004: SEEDING.
 - SECTION 00005: SOODING.
 - SECTION 00003: PERENNIAL, ORNAMENTAL GRASS, GROUNDCOVER PLANTING.

1.02 QUALITY ASSURANCE

- COMPLY WITH SECTION 00001 REQUIREMENTS.
- COMPLY WITH SECTION 00003 REQUIREMENTS WHEN APPLICABLE.
- PROVIDE STOCK TRUE TO BOTANICAL NAME. DO NOT SUBSTITUTE WITHOUT PERMISSION OF OWNER OR OWNER'S REPRESENTATIVE. NONCONFORMING PLANTS WILL BE REJECTED AT CONTRACTOR'S EXPENSE.
- COMPLY WITH SIZING AND BRADING STANDARDS OF THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK'. A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION. NONCONFORMING PLANTS WILL BE REJECTED AT CONTRACTOR'S EXPENSE.
- ALL PLANTS SHALL BE LOCALLY GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE WITHIN REASON, AT NO ADDITIONAL COST TO OWNER. ROOT SYSTEMS MUST MEET ANA STANDARDS AS SPECIFIED. PLANTS SHOULD NOT BE ALTERED BY PRUNING OR OTHER MEANS TO MEET SPECIFICATIONS.
- PROVIDE SPECIMEN PLANTS WITH A SPECIAL HEIGHT, SHAPE OR CHARACTER OF GROWTH. SPECIMEN TREES OR SHRUBS MAY BE TAGGED AT THE SOURCE OF SUPPLY. THE OWNER'S REPRESENTATIVE MAY CHOOSE TO INSPECT SPECIMEN SELECTIONS AT THE SOURCE OF SUPPLY FOR SUITABILITY AND ADAPTABILITY TO SELECTED LOCATION. WHEN SPECIMEN PLANTS CANNOT BE PURCHASED LOCALLY, PROVIDE SUFFICIENT PHOTOGRAPHS OF THE PROPOSED SPECIMEN PLANTS FOR APPROVAL IF SO REQUESTED. NO 'PARK GRADE' MATERIAL WILL BE ACCEPTED.
- PLANTS MAY BE INSPECTED AND APPROVED AT THE PLACE OF GROWTH, FOR COMPLIANCE WITH SPECIFICATION REQUIREMENTS FOR QUALITY, SIZE AND VARIETY.

CONTINUE SECTION 0002 TREE AND SHRUB PLANTING

1.03 SUBMITTALS

- SUBMIT THE FOLLOWING MATERIAL SAMPLES, IF REQUESTED:
 - MULCH - BULK OR BAGGED.
 - DECORATIVE STONE OR GRAVEL - BAG OR BULK.
- SUBMIT THE FOLLOWING MATERIALS CERTIFICATION, IF REQUESTED:
 - TOPSOIL SOURCE AND PH VALUE.
 - PEAT MOSS, COMPOST, OR OTHER ORGANIC SOIL AMENDMENTS.
 - PLANT FERTILIZER.

1.04 DELIVERY, STORAGE, AND HANDLING

- DELIVER FERTILIZER MATERIALS IN ORIGINAL, UNOPENED AND UNHANDLED CONTAINERS SHOWING WEIGHT, ANALYSIS, AND NAME OF MANUFACTURER. STORE IN MANNER TO PREVENT HEATING AND DETERIORATION.
- TAKE ALL PRECAUTIONS CUSTOMARY IN GOOD NURSERY PRACTICE TO PREPARE PLANTS FOR TRANSPORT. WORKMANSHIP, WHICH FAILS TO MEET THE HIGHEST STANDARDS, WILL BE REJECTED. SPRAY DECIDUOUS PLANTS IN FOLIAGE WITH AN APPROVED ANTI-DESICCANT IMMEDIATELY BEFORE PLACING TO PREVENT DEHYDRATION WHEN IN LEAF. DIB, PACK, TRANSPORT, AND HANDLE PLANTS WITH CARE TO ENSURE PROTECTION AGAINST INJURY.
- COVER PLANTS TRANSPORTED ON OPEN VEHICLES WITH A PROTECTIVE COVERING TO PREVENT WITHDROWN.
- WATER ALL BURLAP ROOT BALL BEFORE TRANSPORTING. PREVENT SURFACE FROM DRYING DURING TRANSPORTING.

1.05 PROJECT CONDITIONS

- WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST TWO (2) WORKING DAYS PRIOR TO INSTALLATION OF PLANT MATERIAL.
- PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY LANDSCAPING OPERATIONS. CALL 811 TO MARK UNDERGROUND UTILITIES A MINIMUM OF 48 HOURS BEFORE DIGGING.
- A COMPLETE LIST OF PLANTS, INCLUDING A SCHEDULE OF SIZES, QUANTITIES, AND OTHER REQUIREMENTS IS SHOWN ON THE DRAWINGS. IN THE EVENT THAT QUANTITY DISCREPANCIES OR MATERIAL OMISSIONS OCCUR IN THE PLANT MATERIALS LIST, THE PLANTING PLANS SHALL GOVERN. PAYMENT SHALL BE BASED ON ACTUAL INSTALLED PLANT COUNT.

1.06 WARRANTY

- WARRANTY PLANT MATERIAL TO REMAIN ALIVE AND BE IN A HEALTHY, VIGOROUS CONDITION FOR A PERIOD OF ONE (1) YEAR AFTER ACCEPTANCE, PROVIDED PLANTS ARE GIVEN PROPER CARE BY OWNER DURING THIS PERIOD.
- CONTRACTOR TO CALL FOR FINAL INSPECTION OF PLANTS.
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSPECT THE WATERING, CULTIVATION AND OTHER MAINTENANCE OPERATIONS PERFORMED BY THE OWNER DURING THE WARRANTY PERIOD.
- ANY METHODS OR PRACTICES, WHICH THE CONTRACTOR CONSIDERS UNSATISFACTORY AND NOT IN ACCORD WITH STANDARD HORTICULTURAL PRACTICES SHALL BE REPORTED TO THE OWNER IN WRITING.
- REMOVE AND IMMEDIATELY REPLACE ALL PLANTS, AS DETERMINED BY THE OWNER'S REPRESENTATIVE, TO BE UNSATISFACTORY DURING THE INITIAL PLANTING INSTALLATION.
- REPLACE ONCE, IN ACCORDANCE WITH THE DRAWINGS AND SPECIFICATIONS, ALL PLANTS THAT ARE DEAD OR, AS DETERMINED BY OWNER'S REPRESENTATIVE, ARE IN A SEVERELY UNHEALTHY CONDITION WITHIN WARRANTY PERIOD. REPLACEMENTS TO BE INSTALLED AT NEXT BEST PLANTING SEASON.
- WARRANTY SHALL NOT INCLUDE DAMAGE OR LOSS OF TREES, PLANTS, OR GROUND COVERS CAUSED BY FIRES, FLOODS, DROUGHT, FREEZING RAINS, LIGHTNING STROKES, OR WINDS OVER 75 MPH PER HOUR. WINTER KILL CAUSED BY EXTREME COLD AND SEVERE WINTER CONDITIONS NOT TYPICAL OF PLANTING AREAS, ACTS OF VANDALISM, ANIMAL DESTRUCTION OR NEGLIGENCE ON THE PART OF THE OWNER. ANY REPLACEMENT ATTRIBUTED TO THESE CAUSES MUST BE IN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

2.01 MATERIALS

- PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMALLY DEVELOPED BRANCHES AND VIGOROUS ROOT SYSTEMS. PROVIDE ONE'S SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, DISTURBING DISEASES, SUNSCALD INJURIES, ROOT CRACKS, ABRASIONS OF THE BARK, PLANT DISEASES, INSECT EGGS, BORERS, AND ALL FORMS OF INFESTATION.
- DIB CALLED AND OURLAPPED PLANTS WITH FIRM, NATURAL BALLS OF EARTH OF SUFFICIENT DIAMETER AND DEPTH AS NECESSARY FOR FULL RECOVERY OF THE PLANT. PROVIDE BALL SIZES COMPLYING WITH THE LATEST EDITION OF THE 'AMERICAN STANDARD FOR NURSERY STOCK'. CRACKED OR WITHERED BALLS ARE NOT ACCEPTABLE.
- CONTAINER-GROWN STOCK SHALL HAVE GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
- NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
- CONTAINER STOCK SHALL NOT BE POT BOUND.
- IF THE USE OF LARGER THAN SPECIFIED PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR ROOT BALL IN PROPORTION TO THE SIZE OF THE PLANT.
- THE HEIGHT OF THE TREES, MEASURED FROM THE CROWN OF THE ROOTS TO THE TOP OF THE TOP BRANCH, SHALL NOT LESS THAN THE MINIMUM SIZE AND VARIETY DESIGNATED IN THE PLANT LIST AND ACCORDING TO THE ANA STANDARDS FOR NURSERY STOCK.
- SHRUBS AND SMALL PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST AND BE IN ACCORDANCE WITH ANA STANDARDS.

2.02 ACCESSORIES

- TOPSOIL FOR PLANTING BEDS: FERTILE, FRIABLE, NATURAL TOPSOIL WITHOUT ADMIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMPS, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 5.5 TO 6.0 AND BE TYPICAL OF THE AREA.
 - IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THE PROJECT.
 - PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS WHICH WILL BE GROWN IN THE SOIL.
- PEAT MOSS: BROWN TO BLACK IN COLOR, WET AND SEEP FREE GRANULATED RAW PEAT OR Baled PEAT, CONTAINING NOT MORE THAN 9% MINERAL ON A DRY BASIS.
- ORGANIC MATTER: ORGANIC MATTER CAN BE FROM PEAT MOSS, COMPOST, OR LOCALLY AVAILABLE ORGANIC WASTE. ORGANIC MATTER SHOULD BE WELL COMPOSTED, FREE FROM DISEASES, AND INSECTS OR DISEASES WHICH MAY BE HARMFUL TO THE INTENDED PLANTING.
- MULCH: DARK PERMANENT GRADE, DOUBLE PROCESSED SHREDED HARDWOOD UNLESS OTHERWISE APPROVED BY OWNER'S REPRESENTATIVE.
- FERTILIZER:
 - PLANT FERTILIZER: COMMERCIAL TYPE APPROVED BY THE OWNER'S REPRESENTATIVE, CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT OR EQUIVALENT IN A SLOW RELEASED GRANULAR FORM.
 - PEE EMERGENT HERBICIDE: TRIFLURALIN, KONSTAR-G OR APPROVED EQUIVALENT APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS TO ALL PLANT BED AREAS UNLESS OTHERWISE INDICATED.
- ANTI-DESICCANT: PROTECTIVE FILM SOLUTION PROVIDING A PROTECTIVE FILM OVER PLANT SURFACES; PERMEABLE TO PERMIT TRANSPIRATION. MIXED AND APPLIED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
- WATER: HOSES OR OTHER METHODS OF TRANSPORTATION TO BE FURNISHED BY CONTRACTOR. WATER TO BE PROVIDED BY THE OWNER AT THE SITE.
 - STAKES FOR STAKING: HARDWOOD, 2" X 2" 6'-0" LONG 2X4 PINE IS PERMISSIBLE.
 - STAKES FOR GUYING: HARDWOOD, 2" X 2" 8'-0" LONG OR 'DUCKBILL' OR 'SPEED STAKE' EARTH ANCHORS.
- GUYING/STAKING WIRE: 12- OR 14-GAUGE GALVANIZED WIRE.
 - TURBUCKLES: GALVANIZED STEEL OF SIZE AND GAUGE REQUIRED TO PROVIDE TENSILE STRENGTH EQUAL TO THAT OF THE WIRE. TURBUCKLE OPENINGS SHALL BE AT LEAST 3".
 - STAKING AND GUYING HOSES: 1/2-PLY, REINFORCED GARDEN HOSE NOT LESS THAN 1/2" INSIDE DIAMETER. SHALL BE UNIFORM IN COLOR.
 - PLASTIC GUY MATERIAL: NO LESS THAN 1/4". SHALL BE UNIFORM IN COLOR AND LEVEL AS APPLIED.
 - WIRE: TWO-PLY GUY MATERIAL.
 - SEED CONTROL BARRIER: IF INDICATED: ROT RESISTANT POLYPROPYLENE FABRIC OR EQUIVALENT, WATER AND AIR PERMEABLE.

PART 3 EXECUTION

3.01 INSPECTION

- EXAMINE PROPOSED PLANTING AREAS AND CONDITIONS BEFORE INSTALLATION. DO NOT START PLANTING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION

- COORDINATION AND SCHEDULING - TIME OF PLANTING
COORDINATE INSTALLATION OF PLANTING MATERIALS DURING NORMAL PLANTING SEASONS FOR EACH TYPE OF PLANT MATERIAL REQUIRED. NORMAL SEASONS FOR THE INSTALLATION OF PLANT MATERIAL SHALL BE AS FOLLOWS:
 - SPRING PLANTING: PERFORM FROM TIME SOIL BECOMES WORKABLE TO JUNE 15. INSTALL EVERGREEN TREES PRIOR TO NEW GROWTH BEGINNING IN THE SPRING.
 - FALL PLANTING: PERFORM FROM SEPTEMBER 1 TO NOVEMBER 15. PERENNIALS AND GROUND COVERS SHALL BE COMPLETED BY OCTOBER 15.
 - SUMMER PLANTING: PLANTING PERFORMED BETWEEN JUNE 15 AND AUGUST 31, SHALL BE CONSIDERED UNSEASONABLE AND WILL REQUIRE OWNER'S APPROVAL.
- PLANTING SHALL BE PERFORMED ONLY BY EXPERIENCED WORKMEN FAMILIAR WITH PLANTING PROCEDURES UNDER THE SUPERVISION OF A QUALIFIED SUPERVISOR.
- LOCATE PLANTS AS INDICATED ON DRAWINGS. IF OBSTRUCTIONS ARE ENCOUNTERED THAT ARE NOT SHOWN ON THE DRAWINGS, DO NOT PROCEED WITH PLANTING OPERATIONS UNTIL OWNER'S REPRESENTATIVE HAS SELECTED ALTERNATE PLANT LOCATIONS.

- EXCAVATE CIRCULAR PLANT PITS WITH VERTICAL SIDES, EXCEPT FOR PLANTS SPECIFICALLY INDICATED TO BE PLANTED IN BEDS. PROVIDE SHED PITS AT LEAST TWICE AS WIDE AS THE ROOT SYSTEM AND 2" GREATER FOR TREES. DEPTH OF PIT SHALL BE NO GREATER THAN THE ROOT BALL DEPTH. SECURIFY BOTTOM OF THE PIT. REMOVE EXCESS EXCAVATED MATERIALS FROM THE SITE.

- PLANTING MIXTURE FOR USE AROUND THE BALLS AND ROOTS OF TREES AND SHRUBS SHALL CONSIST OF FIVE (5) PARTS EXISTING SOIL TO ONE (1) PART PEAT MOSS AND 1 LB. PLANT FERTILIZER FOR EACH CUBIC YARD OF MIXTURE OR EQUIVALENT. BAGGED BARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.

3.03 INSTALLATION

- SET PLANT MATERIAL IN THE PLANTING PIT TO PROPER GRADE AND ALIGNMENT. SET PLANTS UPRIGHT, PLUM AND PAGED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO EACH OTHER OR ADJACENT STRUCTURE. SET PLANT MATERIAL NO LOWER THAN THE FINISH GRADE OR 2"-3" ABOVE FINISHED GRADE. NO FILLING WILL BE PERMITTED AROUND TRUNKS OR STEMS. BACK FILL THE PIT WITH EXISTING SOIL OR APPROVED TOP SOIL OR MIX. FORM A KING OF SOIL AROUND THE EDGE OF EACH PLANTING PIT TO RETAIN WATER.
- AFTER PLANTS ARE SET, MIDDLE PLANTING SOIL MIXTURE AROUND BASES OF BALLS AND FILL ALL VOIDS.
- REMOVE ALL SYNTHETIC BURLAP AND ROPES, AND WIRES FROM THE COLLAR OF BALLS.
- SPACE PLANTS IN ACCORDANCE WITH SCALED DRAWINGS.
- WATERING: WATER PLANTING THOROUGHLY TO PULL SOILS AGAINST ROOT BALL AND SETTLE AIR POCKETS. ADDITIONAL SOIL MAY BE NEEDED, WATER AGAIN TO ENSURE COMPLETE COMPACTION.
- MULCHING: TREES AND SHRUBS SHALL HAVE MULCH APPLIED IMMEDIATELY AFTER PLANTING. AFTER WATERING, RAKE MULCH TO PROVIDE A UNIFORM FINISHED SURFACE.
 - MULCH TREES AND SHRUBS WITH REQUIRED MULCHING MATERIAL 3"-4"
 - MULCH PERENNIAL BEDS 2"-3" DEEP
 - MULCH GROUND COVER BEDS TO A DEPTH OF 1-2" (NO MORE THAN 2") BEFORE INSTALLING GROUNDCOVER PLANTS. BRUSH MULCH OFF OF FOLIAGE.
- WRAPPING, GUYING, STAKING: IT IS THE CONTRACTOR'S OPTION TO STAKE TREES, BUT HIS RESPONSIBILITY TO ASSURE PLANTS REMAIN PLUMD UNTIL END OF THE GUARANTEE PERIOD.
 - WRAPPING SHOULD BE DONE ONLY ON AN AS NEEDED BASIS.
 - STAKING/GUYING (IF NEEDED)
 - STAKES/GUY SHOULD ONLY BE USED WHEN TREES ARE LOOSE OR WEAK STEMMED.
 - SEE STAKING DETAILS ON THE DRAWINGS.
- PRUNING:
 - REMOVE OR CUT BACK BROKEN, DAMAGED AND ASYMMETRICAL GROWTH OF NEW WOOD.
 - UNLESS OTHERWISE DIRECTED, PRUNE EVERGREENS ONLY TO REMOVE BROKEN OR DAMAGED BRANCHES.
- EXISTING PLANT RELOCATION:
 - TRANSPLANT TREES AND SHRUBS DESIGNATED FOR RELOCATION TO LOCATIONS SHOWN ON THE DRAWINGS. PRUNE, DIB, BALL AND BURLAP. MOVE AND PLANT IN ACCORDANCE WITH SPECIFIED TREE PLANTING REQUIREMENTS.
 - PRUNE, DIB, BALL AND BURLAP, AND MOVE DESIGNATED TREES FOR RELOCATION TO THE DESIGNATED PLANT STORAGE AREA FOR HEELING IN OF MATERIALS UNTIL FINAL PLANTING AREAS ARE PREPARED, IF REQUIRED.
- MAINTAIN PLANTS IN STORAGE AREAS BY ORCING PLANTS IN VERTICAL POSITION AND SETTING BALLS IN AN ENCLOSED BERM OF TOPSOIL OR BARK. WATER AS REQUIRED TO MAINTAIN ADEQUATE ROOT MOISTURE.
- RE-BURLAP PLANT BALLS IF REQUIRED BEFORE FINAL TRANSPLANTING OPERATIONS.
- MOVE TO FINAL LOCATIONS SHOWN ON THE DRAWINGS AND PLANT IN ACCORDANCE WITH SPECIFIED TREE PLANTING REQUIREMENTS.
- TRANSPLANTS ARE NOT UNDER WARRANTY UNLESS INDICATED.

3.04 MAINTENANCE

- MAINTENANCE OF INSTALLED AND ACCEPTED PLANTINGS WILL BE PERFORMED BY THE OWNER.
- CONTRACTOR'S MAINTENANCE SHALL INCLUDE PRUNING, CULTIVATING, WEEDING, WATERING, AND APPLICATION OF APPROPRIATE INSECTICIDES AND FUNGICIDES NECESSARY TO MAINTAIN PLANTS FREE OF INSECTS AND DISEASE UNTIL ACCEPTANCE.
 - RE-SET SETTLED PLANTS TO PROPER GRADE AND POSITION. RESTORE PLANTING SAUCER AND ADJACENT MATERIAL AND REMOVE DEAD MATERIAL.
 - TIGHTEN AND REPAIR GUY WIRES AND STAKES AS REQUIRED, ONLY IF ORIGINALLY NEEDED.
 - CORRECT DEFECTIVE WORK AS SOON AS POSSIBLE AFTER DEFICIENCIES BECOME APPARENT AND WEATHER AND SEASON PERMIT.
 - WATER ALL PLANT MATERIAL AS NECESSARY.

3.05 ACCEPTANCE

- PLANTED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
- INSPECTION UPON CONTRACTOR'S REQUEST TO DETERMINE ACCEPTANCE OF PLANTED AREAS WILL BE MADE BY THE OWNER'S REPRESENTATIVE.
 - PLANTED AREAS WILL BE ACCEPTED PROVIDED ALL REQUIREMENTS HAVE BEEN COMPLIED WITH AND PLANT MATERIALS ARE ALIVE AND IN A HEALTHY, VIGOROUS CONDITION.
 - SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
 - UPON ACCEPTANCE, THE OWNER WILL ASSUME PLANT MAINTENANCE.

3.06 CLEANING

- PERFORM CLEANING DURING INSTALLATION AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, SOIL, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM PLANTING OPERATIONS.

END OF SECTION 0002

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LANDSCAPE SPECIFICATIONS

SECTION 0003

PERENNIALS - ORNAMENTAL GRASSES - GROUNDCOVER PLANTING

PART 1 GENERAL

1.01 DESCRIPTION

- A. PROVIDE PERENNIALS, ORNAMENTAL GRASSES AND GROUND COVERS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
 1. SOIL PREPARATION.
 2. PERENNIAL, ORNAMENTAL GRASSES AND GROUNDCOVERS.
 3. PLANTING MIXES.
 4. MULCH AND PLANTING ACCESSORIES.
- B. RELATED WORK:
 1. SECTION 02000: EARTHWORK.
 2. SECTION 00001: SEEDING.
 3. SECTION 00005: SODDING.
 4. SECTION 00002: TREE AND SHRUB PLANTING.

1.02 QUALITY ASSURANCE

- A. COMPLY WITH SECTION 00001 REQUIREMENTS.
- B. COMPLY WITH SECTION 00002 WHEN APPLICABLE.
- C. LANDSCAPE CONTRACTOR SHALL PROVIDE STOCK TREES TO BOTANICAL NAME AND LEGIBLY TAGGED. DO NOT SUBSTITUTE WITHOUT PERMISSION OF LANDSCAPE ARCHITECT.
- D. COMPLY WITH SIZING AND GRADING STANDARDS OF THE LATEST EDITION OF "AMERICAN STANDARD FOR NURSERY STOCK". A PLANT SHALL BE DIMENSIONED AS IT STANDS IN ITS NATURAL POSITION.
 1. SPECIFIED POT SIZES AND PLANT GRADES SHOULD COMPLY WITH THE STANDARDS ACCEPTED BY THE ANLA. THESE STANDARDS LIST MINIMUM DIMENSIONS FOR CONTAINERS IN VARIOUS CLASSES AND DEFINE MINIMUM STANDARDS FOR BARE ROOT LINES, DIVISIONS, AND FIELD CLINGS.
- E. ALL PLANTS SHALL BE LOCALLY GROWN UNDER CLIMATIC AND SOIL CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- F. STOCK FURNISHED SHALL BE AT LEAST THE MINIMUM SIZE INDICATED. LARGER STOCK IS ACCEPTABLE WITHIN REASON, AT NO ADDITIONAL COST TO OWNER. ROOT SYSTEMS MUST MEET ANLA STANDARDS AS SPECIFIED. PLANTS SHOULD NOT BE ALTERED BY PRUNING OR OTHER MEANS TO MEET SPECIFICATIONS.
- G. PLANTS MAY BE INSPECTED AND APPROVED AT THE PLACE OF GROWTH, FOR COMPLIANCE WITH SPECIFICATION REQUIREMENTS FOR QUALITY, SIZE AND VARIETY.

1.03 SUBMITTALS

- A. AFTER PREPARATION, A SAMPLE OF THE PLANTING SOIL SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION OF THE PLANTS. ADDITIONAL ORGANIC MATTER AND PREPARATION MAY BE REQUIRED BASED ON THE PHYSICAL PROPERTIES OF THE SAMPLE SUBMITTED. A SEPARATE SAMPLE FROM EACH PLANTING BED SHALL BE SUBMITTED IF REQUESTED.
- B. A SAMPLE OF THE ORGANIC MATTER SPECIFIED SHALL BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO USE. A LABORATORY ANALYSIS MAY BE REQUESTED IF DEEMED NECESSARY.
- C. PRIOR TO USE, LABELS OF ALL SOIL AMENDMENTS SHALL BE INSPECTED BY THE LANDSCAPE ARCHITECT TO VERIFY COMPLIANCE WITH THE DESIGN SPECIFICATIONS. SAMPLES MAY BE REQUESTED FOR LABORATORY ANALYSIS.
- D. EACH SEPARATELY CONTAINERIZED PLANT BROUGHT TO THE SITE SHALL BE LABELED WITHIN REASON. PLANTS OF THE SAME PLANTS MAY HAVE ONE LABEL PER PLANT. EACH CONSOLE OF BARE ROOT PLANTS SHALL BE LABELED. THESE LABELS MUST SHOW THE BOTANICAL NAME OF THE PLANT. THE LANDSCAPE ARCHITECT SHALL INSPECT THE LABELS, CONTAINER SIZES, AND DIVISION SIZES OF BARE ROOT PLANTS FOR COMPLIANCE WITH THE DESIGN SPECIFICATIONS PRIOR TO PLANTING. THE LANDSCAPE ARCHITECT SHALL ALSO VERIFY THAT THE PLANTS DELIVERED TO THE SITE ARE LABELED TRUE TO NAME. UPON ACCEPTANCE OF THE PLANTS BY THE OWNER, THE LANDSCAPE CONTRACTOR SHALL PROVIDE WRITTEN MAINTENANCE PROCEDURES FOR MAINTENANCE OF THE PLANTS.
- E. FOLLOWING THE INSTALLATION, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE LANDSCAPE ARCHITECT WITH A COPY OF THE ORIGINAL PLAN NOTING ANY SITE ADJUSTMENTS TO THAT ORIGINAL PLAN.

PART 2 PRODUCTS

2.01 MATERIALS

- A. PLANTS: PROVIDE PLANTS TYPICAL OF THEIR SPECIES OR VARIETY, WITH NORMALLY DEVELOPED HABIT AND VIGOROUS ROOT SYSTEMS. PROVIDE ONLY SOUND, HEALTHY, VIGOROUS PLANTS FREE FROM DEFECTS, SUNSCALD INJURIES, PLANT DISEASES, INSECT PESTS, AND ALL FORMS OF INFESTATION.
 1. CONTAINER-GROWN STOCK SHALL HAVE GROWN IN A CONTAINER FOR SUFFICIENT LENGTH OF TIME FOR THE ROOT SYSTEM TO HAVE DEVELOPED TO HOLD ITS SOIL TOGETHER, FIRM AND WHOLE.
 2. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
 3. CONTAINER STOCK SHALL NOT BE POT BOUND.
 4. IF THE USE OF LARGER THAN SPECIFIED PLANTS IS ACCEPTABLE, INCREASE THE SPREAD OF ROOTS OR CONTAINER SIZE IN PROPORTION TO THE SIZE OF THE PLANT.
 5. PLANTS SHALL MEET THE REQUIREMENTS FOR SPREAD AND/OR HEIGHT INDICATED IN THE PLANT LIST AND BE IN ACCORDANCE WITH ANLA STANDARDS.

2.02 PLANT SPECIFICATIONS

- A. PERENNIAL AND GROUNDCOVER PLANTS ARE SPECIFIED FOR DESIGN BY THE CONTAINER CLASS AND SIZE (I.E. 2" SQUARE CONTAINER OR 1 QUART CONTAINER, ETC.) OR, IF BARE ROOT, BY GRADE AS ACCEPTED BY ANLA STANDARDS FOR NURSERY STOCK. AND THE PRODUCTION TRADE (I.E. 1-EYE DIVISION, 2-3 EYE DIVISION, FIELD CLUMP, ETC.).
- B. PERENNIALS ARE SPECIFIED BY TYPE:
 1. CONTAINER-GROWN - GROWN TO A SPECIFIED SIZE IN A CONTAINER.
 2. BARE ROOT - PURCHASED FREE OF ANY GROWING MEDIUM REGARDLESS OF GROWING METHOD.
 3. FIELD-ROOTED - FIELD-GROWN PLANTS WHICH ARE POTTED FOR DELIVERY AS THEY ARE DUG FROM THE FIELD.

2.03 SOIL REQUIREMENTS

- DEPENDENT ON EXISTING CONDITIONS OF TOPSOIL ON SITE, PREPARED SOIL MIX MAY BE PREPARED ON SITE THROUGH MANUAL AND MECHANICAL MEANS, OR IN THE EVENT EXISTING SOIL IS IN UNACCEPTABLE CONDITION AND MAKEUP, NEW TOPSOIL OR A COMPLETE MIX TO BE INSTALLED AFTER EXISTING SOIL IS EXCAVATED TO PROPER DEPTH AND REMOVED / DISPOSED OFF SITE.
- FINAL SOIL COMPOSITION IN PERENNIAL, ORNAMENTAL GRASS AND GROUNDCOVER BEDS TO BE 10% TOPSOIL, 30% ORGANIC MATTER, 30% COARSE SAND, PLUS 1 LB. FERTILIZER PER CUBIC YARD OF SOIL MIX
- A. SOIL FOR PERENNIAL BEDS SHOULD BE ROTOTILLED 6 INCHES DEEP MINIMUM. GROUNDCOVER BEDS AT 6" MINIMUM UNLESS OTHERWISE NOTED. TOP SOIL SHOULD BE DRY, LOOSE, AND FREE OF DEBRIS. WHERE HORIZON EXISTS BENEATH THE PREPARED BED, DEEPER PREPARATION MAY BE SPECIFIED. ADDITIONALLY, THE LANDSCAPE CONTRACTOR SHOULD IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IF ANY BEDS DO NOT DRAIN PROPERLY. BAGGED BARK PROFESSIONAL MIXES ARE AN EQUIVALENT SUBSTITUTE FOR PEAT MOSS.

2.04 AMENDMENTS

- A. TOPSOIL: TOPSOIL FOR PLANTING BEDS: FERTILE, FRIABLE, NATURAL TOPSOIL WITHOUT MIXTURE OF SUBSOIL MATERIAL, OBTAINED FROM A WELL-DRAINED ARABLE SITE, REASONABLY FREE FROM CLAY, LUMP, COARSE SANDS, STONES, PLANTS, ROOTS, STICKS, AND OTHER FOREIGN MATERIALS, WITH ACIDITY RANGE OF BETWEEN PH 5.5 TO 6.0 AND BE TYPICAL OF THE AREA.
 1. IDENTIFY SOURCE LOCATION OF TOPSOIL PROPOSED FOR USE ON THIS PROJECT.
 2. PROVIDE TOPSOIL FREE OF SUBSTANCES HARMFUL TO THE PLANTS WHICH WILL BE GROWN IN THE SOIL.
- B. ORGANIC MATTER: ORGANIC MATTER CAN BE FROM PEAT MOSS, COMPOST, OR LOCALLY AVAILABLE ORGANIC WASTE. ORGANIC MATTER SHOULD BE WELL COMPOSTED, FREE FROM DEBRIS, WEED SEEDS, AND INSECTS OR DISEASES WHICH MAY BE HARMFUL TO THE INTENDED PLANTING
- C. FERTILIZERS: TO BE DELIVERED TO THE JOB SITE IN THEIR ORIGINAL PACKAGING WITH LEGIBLE, INTACT LABELS INDICATING NUTRIENT CONTENT AND SOURCE. LABELS SHOULD BE CHECKED PRIOR TO USE AND A SAMPLE MAY BE REQUESTED FOR LABORATORY ANALYSIS.
 1. COMMERCIAL TYPE APPROVED BY THE OWNER'S REPRESENTATIVE, CONTAINING 10% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT OR EQUIVALENT IN A SLOW RELEASED GRANULAR FORM.
- D. COARSE SAND: GRADATION PA-2

PART 3 EXECUTION

3.01 PRE-PLANTING AND POST-PLANTING INSTRUCTIONS

- A. PRE-PLANTING.
 1. PLANTS SHALL BE BROUGHT TO THE SITE THE DAY THEY ARE TO BE INSTALLED; IF POSSIBLE. IF SITUATIONS ARISE WHERE EARLIER DELIVERY CANNOT BE AVOIDED IF PLANTING IS DELAYED AFTER THE PLANTS HAVE BEEN DELIVERED, THEY SHALL BE STORED WHERE THEY CAN BE PROPERLY WATERED, SHUTTERED FROM DIRECT SUNLIGHT, AND PROTECTED FROM MECHANICAL DAMAGE BY CONSTRUCTION EQUIPMENT, ANIMALS, ETC. IF STORAGE NEEDS TO BE MORE THAN TWO DAYS, THE PLANTS SHALL BE SEPARATED FAR ENOUGH FROM EACH OTHER TO PROVIDE GOOD AIR CIRCULATION TO THEIR TOPS, REDUCING THE RISK OF FUNGUS. BARE ROOT PLANTS WHICH MUST BE HEALD SHALL BE HEALD-IN WHERE THEY CAN BE WATERED AS NEEDED.
 2. ALL PLANTS SHALL BE WATERED THOROUGHLY AND ALLOWED TO DRAIN PRIOR TO PLANTING.
 3. WHILE PLANTING, BARE ROOT PLANTS MUST BE PROTECTED FROM HOT SUN AND DRYING WIND BY SHADING THEM WITH DURLAP, LANDSCAPE FABRIC, STRAW OR OTHER DEGRADEABLE MATERIAL. PLASTIC IS UNACCEPTABLE. CONTAINERIZED PLANTS MUST BE LEFT IN THEIR CONTAINERS UNTIL EACH IS PLANTED; THEY SHALL NOT BE REMOVED FROM THE CONTAINERS TO BE LAID OUT ON THE BED WHERE SUN AND WIND WILL DAMAGE THE ROOTS PRIOR TO PLANTING.
 4. ANY DEAD OR DAMAGED PLANT PARTS SHALL BE REMOVED FROM THE PLANTS UPON PLANTING.
 5. SPACING: SPACE GROUNDCOVERS AND PERENNIALS IN ACCORDANCE WITH DESIGNATED AREAS ON DRAWINGS. IN CASE OF AREA SIZE DISCREPANCIES, A TIGHTER SPACING IS PREFERRED.
- B. POST-PLANTING.
 1. MULCH: WHERE MULCHING IS SPECIFIED, THE MULCH MUST BE PULLED AWAY FROM THE STEMS AND CROWNS OF PERENNIALS AND GROUNDCOVERS TO REDUCE THE OCCURRENCE OF ROT OR ROOTROT DAMAGE. MULCH THICKNESS IN BED AREAS SHOULD BE 2-3" FOR PERENNIALS AND 1-2" FOR GROUNDCOVERS.
 2. PERENNIAL AND GROUNDCOVER BED AREAS TO BE THOROUGHLY WATERED IMMEDIATELY AFTER INSTALLATION AND CLEANUP.

3.02 MAINTENANCE

- A. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF THE PERENNIALS FROM THE TIME THEY ARE BROUGHT ONTO THE JOB SITE UNTIL THEY ARE PLANTED AND ACCEPTED BY THE LANDSCAPE ARCHITECT.
 1. PLANTS SHALL BE WATERED OFTEN ENOUGH TO PREVENT WILTING PRIOR TO PLANTING. AFTER PLANTING, THEY SHALL BE WATERED INITIALLY TO SETTLE THE SOIL, THEN TO PREVENT WILTING AND TO ALLOW THEM TO BECOME ESTABLISHED ON THE SITE.
 2. THE BEDS SHALL BE FREE OF WEEDS AT PLANTING TIME AND SHALL BE MAINTAINED FREE FREE BY THE CONTRACTOR UNTIL THE PLANTING IS ACCEPTED BY THE CLIENT.
 3. SHOULD INSECTS OR DISEASES ATTACK THE PLANTS AFTER INSTALLATION AND PRIOR TO ACCEPTANCE OF THE PLANTING, APPROPRIATE PESTICIDES SHALL BE PROPERLY APPLIED TO CORRECT THE SITUATION.
 4. THE BEDS SHOULD BE CHECKED REGULARLY FOR SOIL SETTLING WHICH MAY EXPOSE THE ROOT BALLS OR OTHERWISE ENDANGER THE HEALTH OF THE PLANTING. SHOULD THIS OCCUR, THE CONTRACTOR SHALL CORRECT THE SETTLING PROBLEMS.
 5. NEWLY PLANTED PERENNIALS AND GROUNDCOVERS MAY BE HEAVED OUT OF THE GROUND BY ALTERNATE FREEZES AND THAWS. SHOULD THIS OCCUR PRIOR TO ACCEPTANCE OF THE PLANTING, THE CONTRACTOR SHALL RE-SET THOSE AFFECTED PLANTS.
 6. ANY NOTED DEFECTS, SUCH AS REVERSIONS, BREAKT GROWTH OR COLOR NOT TYPICAL FOR THE SPECIES OR CULTIVAR, SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE RECOMMENDATIONS OF THE LANDSCAPE ARCHITECT SHALL BE FOLLOWED TO CORRECT THE SITUATION. RECOMMENDATIONS MAY INCLUDE REMOVAL OF THE ENTIRE PLANT.
- B. THE CLIENT OR THE CLIENT'S ASSIGNED AGENT BECOMES RESPONSIBLE FOR THE MAINTENANCE OF THE PLANTS AFTER THE PLANTING HAS BEEN ACCEPTED BY THE LANDSCAPE ARCHITECT. FAILURE TO PROPERLY MAINTAIN THE PLANTING SHALL VOID ANY WARRANTY.
 1. THE CLIENT SHALL WATER THE PLANTS TO PREVENT WILTING. THE SCHEDULE WILL VARY WITH THE GROWTH OF THE PLANTS AND PREVAILING CLIMATE. GENERALLY, NEW PLANTINGS WILL NEED TO RECEIVE 1 INCH OF WATER PER WEEK. A RAIN GAGE SHOULD BE PLACED IN THE PLANTING TO CATCH BOTH RAINFALL AND IRRIGATION WATER TO VERIFY THE AMOUNT OF APPLICATION.
 2. THE CLIENT SHALL PROPERLY PINCH, PRUNE, AND DEADHEAD THE HERACIOUS PERENNIALS AS NEEDED AND AS REQUIRED TO MEET THE AESTHETIC GOAL OF THE PLANTING.
 3. THE CLIENT SHALL MAINTAIN THE PLANTING FREE FROM COMPETING WEEDS.
 4. THE CLIENT SHALL REGULARLY INSPECT THE PLANTING FOR INSECTS AND DISEASES, NOTIFYING THE LANDSCAPE ARCHITECT OF ANY NOTED OCCURRENCES. IF PESTICIDES ARE DEEMED NECESSARY, THEY SHALL BE APPLIED ACCORDING TO THE MANUFACTURER'S RECOMMENDATIONS.
 5. AFTER THE ACCEPTANCE OF THE PLANTING, THE CLIENT IS RESPONSIBLE FOR CORRECTING ANY SETTLING OF THE PLANTING BEDS.
 6. AFTER ACCEPTANCE, THE CLIENT IS RESPONSIBLE FOR SETTING ANY PLANTS WHICH ARE HEAVED OUT OF THE GROUND IN WHOLE OR IN PART BY CLIMATE CHANGES.
 7. UNSATISFACTORY PERFORMANCE OF THE PERENNIALS AND GROUNDCOVERS NOTED BY THE CLIENT AFTER ACCEPTANCE OF THE PLANTING SHOULD IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT.

3.03 WARRANTY

- ALL PLANTS WILL BE GUARANTEED TO BE TRUE TO NAME AS LABELED AND FREE FROM INSECTS, DISEASES, AND MECHANICAL DAMAGES WHEN DELIVERED TO THE SITE. ALL PLANTS WILL BE GUARANTEED TO RESUME ACTIVE GROWTH IN THE APPROPRIATE SEASON AND TO SURVIVE FOR A MINIMUM OF ONE YEAR AFTER ACCEPTANCE BY THE CLIENT, PROVIDED THE RECOMMENDED MAINTENANCE PROCEDURES ARE FOLLOWED BY THE CLIENT. MAINTENANCE INCLUDES, BUT IS NOT LIMITED TO WATERING, FERTILIZING, MULCHING, PRUNING, PROTECTING FROM UNSEASONABLE WEATHER AND ALL OTHER NORMAL CULTURAL PRACTICES.

END OF SECTION 0003

SECTION 0005

SODDING

PART 1 GENERAL

1.01 DESCRIPTION

- A. PROVIDE SODDED LAWNS AS SHOWN AND SPECIFIED. THE WORK INCLUDES:
 1. SOIL PREPARATION.
 2. SODDING LAWNS.
- B. RELATED WORK:
 1. SECTION 02000: EARTHWORK.
 2. SECTION 00001: SEEDING.
 3. SECTION 00002: TREES AND SHRUB PLANTING.
 4. SECTION 00003: PERENNIAL, ORNAMENTAL GRASS, GROUNDCOVER PLANTING

1.02 QUALITY ASSURANCE

- A. COMPLY WITH SECTION 00001 REQUIREMENTS.
- B. 50% COMPLY WITH AMERICAN SOD PRODUCERS ASSOCIATION (ASPA) CLASSES OF SOD MATERIALS.

1.03 SUBMITTALS

- A. SUBMIT SOD GROWER'S CERTIFICATION OF GRASS SPECIES. IDENTIFY SOURCE LOCATION.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. CUT, DELIVER AND INSTALL SOD WITHIN A 24-HOUR PERIOD.
 1. DO NOT HARVEST OR TRANSPORT SOD WHEN MOISTURE CONTENT MAY ADVERSELY AFFECT SOD SURVIVAL.
 2. PROTECT SOD FROM DEHYDRATION PRIOR TO INSTALLATION.

1.05 PROJECT CONDITIONS

- A. WORK NOTIFICATION: NOTIFY OWNER'S REPRESENTATIVE AT LEAST FIVE (5) WORKING DAYS PRIOR TO START OF SODDING OPERATIONS.
- B. PROTECT EXISTING UTILITIES, PAVING, AND OTHER FACILITIES FROM DAMAGE CAUSED BY SODDING OPERATIONS.
- C. PROVIDE HOSE AND LAWN WATERING EQUIPMENT AS REQUIRED. OWNER TO PROVIDE WATER ON SITE.

1.06 WARRANTY

- A. DISCLAIMER - ACTS OF GOD AND OTHER CONDITIONS BEYOND THE LANDSCAPE CONTRACTOR'S CONTROL SUCH AS VANDALISM SHALL NOT BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR. ANY RE-SODDING OR RE-GRADING CONTRIBUTED TO THIS MUST BE AN ADDITION TO THE CONTRACT AMOUNT.

PART 2 PRODUCTS

2.01 MATERIALS

- A. SOD: TO BE HARVESTED FROM LOCAL SOD NURSERY AND UNLESS OTHERWISE INDICATED TO BE A (5) FIVE WAY MINIMUM BLUEGRASS BLEND. (FIVE VARIETIES OF BLUEGRASS)
- B. PROVIDE WELL-ROOTED, HEALTHY SOD. PROVIDE SOD UNIFORM IN COLOR, LEAF TEXTURE, DENSITY AND DEVELOPMENT WHEN PLANTED.
 1. FURNISH SOD UNIFORMLY MACHINING-STRIPPED FROM 3/4" - 1 1/2" THICK WITH CLEAN CUT EDGES.
- C. FERTILIZER:
 1. GRANULAR, NON-BURNING PRODUCT COMPPOSED OF NOT LESS THAN 50% ORGANIC SLOW ACTING, GUARANTEED ANALYSIS PROFESSIONAL FERTILIZER.
 2. STARKER FERTILIZER CONTAINING 5% NITROGEN, 10% PHOSPHORIC ACID AND 10% POTASH BY WEIGHT, OR ACCORDING TO SPECIAL PROVISIONS.
- D. WATER: FREE OF SUBSTANCE HARMFUL TO SOD GROWTH. HOSES OR OTHER METHODS OF TRANSPORTATION FURNISHED BY CONTRACTOR. WATER WILL BE PROVIDED BY THE OWNER ON SITE.

PART 3 EXECUTION

3.01 INSPECTION

- A. EXAMINE FINISH SURFACES, GRADES, TOPSOIL QUALITY, AND DEPTH. DO NOT START SODDING WORK UNTIL UNSATISFACTORY CONDITIONS ARE CORRECTED.

3.02 PREPARATION

- A. LIMIT PREPARATION TO AREAS WHICH WILL BE IMMEDIATELY SODDED.
- B. ROTOTILL TOPSOIL OF LAWN AREAS TO MINIMUM DEPTH OF 3", IF COMPACTED. REMOVE STONES OVER 1" IN ANY DIMENSION, STICKS, ROOTS, RUBBISH, AND EXCESSIVE WATER.
- C. APPLY FERTILIZER AT THE RATE EQUAL TO 1.0 LB. OF ACTUAL NITROGEN PER 1,000 SQ. FT. (20 LBS./ACRE). APPLY FERTILIZER BY MECHANICAL ROTARY OR DROP TYPE DISTRIBUTOR, THOROUGHLY AND EVENLY INCORPORATE IT INTO THE SOIL TO A DEPTH OF 3" BY DISKING OR OTHER APPROVED METHODS. FERTILIZE AREAS INACCESSIBLE TO POWER EQUIPMENT WITH HAND TOOLS AND INCORPORATE IT INTO SOIL.
- D. GRADE LAWN AREAS TO SMOOTH, FREE-DRAINING AND EVEN SURFACE WITH A LOOSE, UNIFORM FINE TEXTURE.
- E. RESTORE PREPARED AREAS TO SPECIFIED CONDITION IF GROUDED, SETTLED, OR OTHERWISE DISTURBED AFTER FINE GRADING AND PRIOR TO SODDING.

3.03 INSTALLATION

- A. TIME OF INSTALLATION: THE ACCEPTABLE TIME TO INSTALL SOD AND BE CONSIDERED "IN SEASON" ARE AS FOLLOWS.
 1. SPRING - FROM THE TIME THE SOIL IS WORKABLE AND SOD IS BEING HARVESTED, UNTIL JUNE 15TH.
 2. FALL - FROM AUGUST 15TH TO NOVEMBER 1ST.

ALL OTHER TIMES ARE CONSIDERED "OUT OF SEASON" AND ARE NOT ACCEPTABLE TO INSTALL SOD AT THIS TIME WITHOUT APPROVAL OF LANDSCAPE ARCHITECT (L.A.) AND WITH THE ADDITIONAL CONDITIONS AS FOLLOWS:

1. JUNE 16TH TO AUGUST 14TH
 - A. SOD TO BE IRRIGATED BY AUTOMATIC SPRINKLER SYSTEM OR
 - B. SOD TO BE IRRIGATED BY MANUAL MEANS WITH SUFFICIENT QUANTITIES OF HOSE AND SPRINKLER HEADS SO AS TO KEEP SOD LUSH AND HEALTHY UNTIL TIME OF KNOTTING AND MOWING MAINTENANCE HAS BEGUN. WATERING TO BE MONITORED DAILY.
2. AFTER NOVEMBER 1ST, SOD MAY ONLY BE INSTALLED WITH (L.A.) APPROVAL AND MILD TEMPERATURES / CONDITIONS EXIST. SOD MAY NOT BE INSTALLED ON FROZEN GROUND AND UNTIL FINAL (FINE) GRADING AND GROUND PREPARATION HAS BEEN APPROVED FOR SOD INSTALLATION BY LANDSCAPE ARCHITECT.

3.04 SODDING:

1. LAY SOD TO FORM A SOLID MASS WITH TIGHTLY-FITTED JOINTS. BUT ENDS AND SIDES OF SOD STRIPS. DO NOT OVERLAY EDGES. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. REMOVE EXCESS SOD TO AVOID SMOTHERING OF ADJACENT GRASS. PROVIDE SOD PAD TOP FLUSH WITH ADJACENT CURBS, SIDEWALKS, DRAINS, AND SEWER AREAS.
2. INSTALL INITIAL ROW OF SOD IN A STRAIGHT LINE, BEGINNING AT BOTTOM OF SLOPES, PERPENDICULAR TO DIRECTION OF THE SLOPED AREA. PLACE SUBSEQUENT ROWS PARALLEL TO AND LIGHTLY AGAINST PREVIOUSLY INSTALLED ROW.
3. TAMP OR ROLL WITH ROLLER TO ENSURE CONTACT WITH SUB-GRADE SOIL.
4. WATER SOD THOROUGHLY IMMEDIATELY AFTER LAYING.
5. STAKE SOD ON SLOPES OVER 2:1 TO ANCHOR.
6. SOD INDICATED AREAS WITHIN CONTRACT LIMITS. AREAS OUTSIDE CONTRACT LIMITS DISTURBED AS A RESULT OF CONSTRUCTION OPERATIONS ARE TO BE CHARGED ACCORDING TO SIZE OF AREA.

3.04 MAINTENANCE

- A. MAINTENANCE OF INSTALLED AND ACCEPTED SODDED LAWNS WILL BE PERFORMED BY THE OWNER.

3.05 ACCEPTANCE

- A. SODDED AREAS WILL BE INSPECTED AT COMPLETION OF INSTALLATION AND ACCEPTED SUBJECT TO COMPLIANCE WITH SPECIFIED MATERIALS AND INSTALLATION REQUIREMENTS.
- B. INSPECTION TO DETERMINE ACCEPTANCE OF SODDED LAWNS WILL BE MADE BY THE OWNER'S REPRESENTATIVE, UPON CONTRACTOR'S REQUEST.
 1. SODDED AREAS WILL BE ACCEPTABLE PROVIDED ALL REQUIREMENTS HAVE BEEN COMPLIED WITH, AND A HEALTHY, EVEN-COLORED VISIBLE LAWN IS PROVIDED.
- C. SECTIONS OF THE WORK MAY BE ACCEPTED WHEN COMPLETE UPON AGREEMENT OF THE OWNER'S REPRESENTATIVE AND THE CONTRACTOR.
- D. UPON ACCEPTANCE, THE OWNER WILL ASSUME LAWN MAINTENANCE.

3.06 CLEANING

- A. PERFORM CLEANING DURING INSTALLATION OF THE WORK AND UPON COMPLETION OF THE WORK. REMOVE FROM SITE ALL EXCESS MATERIALS, DEBRIS, AND EQUIPMENT. REPAIR DAMAGE RESULTING FROM SODDING OPERATIONS.

END OF SECTION 0005

END

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REVISIONS
 03-26-22 VILLAGE COMMENTS

DATE
 03-09-22

SCALE
 AS SHOWN

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OF FOUR

- GENERAL NOTES**
1. REFERENCED CODES
 - A. ALL PAVEMENT AND STORM SEWER CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION (SBRBC), AND SUPPLEMENTAL SPECIFICATIONS AND RECORDS SPECIAL PROVISIONS: ADOPTED APRIL 1, 2018 BY ILLINOIS DEPARTMENT OF TRANSPORTATION AND ALL AMENDMENTS THEREIN, AND IN ACCORDANCE WITH THE LATEST EDITION OF THE CODE OF THE MUNICIPALITY, EXCEPT AS MODIFIED HEREIN. IN CASE OF CONFLICT, MUNICIPAL CODE SHALL TAKE PRECEDENCE.
 - B. ALL SANITARY SEWER AND WATERMAIN CONSTRUCTION SHALL CONFORM TO THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, PUBLISHED JANUARY 2014 AND IN ACCORDANCE WITH THE CODE OF THE MUNICIPALITY EXCEPT AS MODIFIED HEREIN BY ANY PUBLIC AGENCY PERMITS ISSUED FOR THIS WORK. IN CASE OF CONFLICT, THE MORE RESTRICTIVE PROVISIONS SHALL APPLY.
 - C. ALL SIDEWALK AND PUBLIC AREAS MUST BE CONSTRUCTED IN ACCORDANCE WITH CURRENT ADA, ILLINOIS HUMANITY ACCESSIBILITY AND ANY APPLICABLE LOCAL ORDINANCES, WHEN CONFLICTS EXIST BETWEEN THE GOVERNING AGENCIES, THE MORE RESTRICTIVE SHALL GOVERN.
 - D. THE CITED STANDARD SPECIFICATIONS, CODES AND PERMITS, WITH THESE CONSTRUCTION PLANS AND DETAILS, ARE ALL TO BE CONSIDERED PART OF THE CONTRACT. INCIDENTAL ITEMS OR ACCESSORIES NECESSARY TO COMPLETE THIS WORK MAY NOT BE SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.
 2. UTILITY LOCATIONS
 - A. THE UTILITY COMPANIES HAVE BEEN CONTACTED BY REFERENCE TO UTILITIES THEY OWN AND OPERATE WITHIN THE LIMITS FOR THIS PROJECT. DATA FROM THESE AGENCIES HAS BEEN INCORPORATED INTO THE PLANS. IT IS, HOWEVER, THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM OR ESTABLISH THE EXISTENCE OF ALL UTILITY FACILITIES AND THEIR EXACT LOCATIONS, AND TO SAFELY SCHEDULE ALL UTILITY RELOCATIONS. FOR ADDITIONAL INFORMATION, THE AGENCIES LISTED ON THIS SHEET MAY BE CONTACTED.
 - B. THE CONTRACTOR SHALL BE RESPONSIBLE FOR HAVING THE UTILITY COMPANIES LOCATE THEIR FACILITIES IN THE FIELD PRIOR TO CONSTRUCTION AND SHALL ALSO BE RESPONSIBLE FOR THE MAINTENANCE AND PRESERVATION OF THESE FACILITIES. THE ENGINEER DOES NOT WARRANT THE LOCATION OF ANY EXISTING UTILITIES SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL, CALL LOG, AND RECORD AND THE MUNICIPALITY, FOR UTILITY LOCATIONS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES AND THE MUNICIPALITY TWENTY-FOUR (24) HOURS PRIOR TO STARTING ANY CONSTRUCTION.
 - C. EASEMENTS FOR THE EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITH PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION IN THE FIELD OF THESE UTILITY LINES AND THEIR PROTECTION FROM DAMAGE DUE TO CONSTRUCTION OPERATIONS. IF EXISTING UTILITY LINES OR ANY EXISTING UTILITIES WHICH COME INTO CONFLICT WITH LOCATIONS OF THE NEW CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER AND ENGINEER SO THAT THE CONFLICT MAY BE RESOLVED.
 3. UTILITY COORDINATION
 - A. OWNER SHALL OBTAIN EASEMENTS AND PERMITS NECESSARY TO FACILITATE CONSTRUCTION OF THE PROPOSED UTILITIES. THE CONTRACTOR, HOWEVER, SHALL FURNISH ALL REQUIRED BONDS AND EVIDENCE OF INSURANCE NECESSARY TO SECURE THESE PERMITS.
 - B. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING THE NATURE AND STATUS OF ALL UTILITY RELOCATION WORK PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO INSURE THAT CONSTRUCTION OPERATIONS DO NOT INTERFERE WITH UTILITY FACILITIES AND RELOCATION WORK. THE SCHEDULE SHOULD REFLECT CONSTRUCTION SEQUENCING WHICH COORDINATES WITH ALL UTILITY RELOCATION WORK. THE CONTRACTOR SHALL BE REQUIRED TO ADJUST THE ORDER OF WORK FROM TIME TO TIME TO COORDINATE SAME WITH UTILITY RELOCATION WORK AND SHALL MAINTAIN SCHEDULES IN COMPLIANCE THEREWITH AS DIRECTED BY THE OWNER.
 - C. THE OWNER AND THE ENGINEER SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR AT LEAST 48 HOURS PRIOR TO THE START OF ANY OPERATION REQUIRING COOPERATION WITH OTHERS. THAT SHALL BE CONTACTED THE MONTH PRIOR TO START OF CONSTRUCTION IN ITS UTILITY AREAS. ALL OTHER AGENCIES, UNDER OTHERWISE NOTED, SHALL BE NOTIFIED IN WRITING BY THE CONTRACTOR TEN (10) DAYS PRIOR TO THE START OF ANY SUCH OPERATION.
 4. NO PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED "FOR CONSTRUCTION". PRIOR TO COMMENCEMENT OF CONSTRUCTION THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AFFECTING THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE TIME AND CARE IN THE FIELD TO VERIFY THE LOCATION OF ALL UTILITIES SHOWN ON THE CONSTRUCTION PLANS. HE MUST IMMEDIATELY REPORT SAME TO ENGINEER BEFORE DOING ANY WORK, OTHERWISE THE CONTRACTOR ASSUMES FULL RESPONSIBILITY. IN THE EVENT OF DISCREPANCY BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL BEFORE WRITING INSTRUCTION FROM THE ENGINEER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY DISCREPANCY OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE PROCEEDED AT HIS OWN RISK AND EXPENSE. IN THE EVENT OF ANY DOUBT OR QUESTIONS ARISING WITH RESPECT TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE ENGINEER SHALL BE FINAL AND CONCLUSIVE.
 5. ALL PROPOSED ELEVATIONS SHOWN ON THE PLANS ARE FINISHED SURFACE ELEVATIONS, UNLESS OTHERWISE SPECIFIED.
 6. UPON AWARDING OF THE CONTRACT, AND WHEN REQUIRED BY THE MUNICIPALITY OR OWNER, THE CONTRACTOR SHALL FURNISH A LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED GUARANTEEING COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY OR OWNER, AS APPROPRIATE.
 7. THE CONTRACTOR SHALL PLAN THEIR WORK BASED ON THEIR OWN BORINGS, EXPLORATIONS AND OBSERVATIONS TO DETERMINE SOIL CONDITIONS AT THE LOCATION OF THE PROPOSED WORK. HOWEVER, IF THE OWNER HAS A SOILS REPORT, THE RESULTS WILL BE AVAILABLE FROM THE OWNER UPON WRITTEN REQUEST.
 8. CONTRACTOR SHALL VIDEO TAPE WORK AREA PRIOR TO CONSTRUCTION FOR THE PURPOSE OF DOCUMENTING EXISTING CONDITIONS.
 9. COMMENCING CONSTRUCTION
 - A. THE CONTRACTOR SHALL NOTIFY THE OWNER AND/OR HIS REPRESENTATIVE AND THE AFFECTED GOVERNMENTAL AGENCIES IN WRITING AT LEAST THREE FULL WORKING DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION. IN ADDITION, THE CONTRACTOR SHALL NOTIFY AS NECESSARY, ALL TESTING AGENCIES, OTHER MUNICIPALITIES OR THE OWNER, IMMEDIATELY IN ADVANCE OF CONSTRUCTION. ALL MATERIAL TESTING SHALL BE THE RESPONSIBILITY AND EXPENSE OF THE CONTRACTOR. THE TESTING AGENCY SHALL MEET THE APPROVAL OF THE OWNER.
 - B. FAILURE OF CONTRACTOR TO ALLOW PROPER NOTIFICATION TIME WHICH RESULTS IN TESTING COMPANIES TO BE UNABLE TO VISIT SITE AND PERFORM TESTING WILL CAUSE CONTRACTOR TO SUSPEND OPERATION (DRAWING TO TESTING) UNTIL TESTING AGENCY CAN SCHEDULE TESTING OPERATIONS. COST OF SUSPENSION WORK WILL BE BORNE BY CONTRACTOR.
 10. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR ALL TYPES OF TRAFFIC, AT NO TIME SHALL ACCESS BE DENIED TO ADJACENT PROPERTIES.
 11. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED, ANY STAKES DISTURBED OR OBTUSURED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE DEVELOPER'S ENGINEER AT CONTRACTOR'S COST.
 12. ANY EXISTING SIGNS, LIGHT STANDARDS AND UTILITY POLES WHICH INTERFERE WITH CONSTRUCTION OPERATIONS AND NOT NOTED FOR DISPOSAL SHALL BE REMOVED AND RESET BY THE CONTRACTOR AT HIS OWN EXPENSE AS SHOWN ON THE ENGINEERING PLANS OR AS DIRECTED BY THE DEVELOPER. ANY DAMAGE TO THESE ITEMS SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT HIS OWN EXPENSE TO THE SATISFACTION OF THE OWNER. ANY SIGNS NOT REQUIRED TO BE RESET, SHALL BE DELIVERED TO THE RESPECTIVE OWNER.
 13. REMOVAL OF SPECIFIED ITEMS, INCLUDING BUT NOT LIMITED TO, PAVEMENT, SIDEWALK, CURB, CURB AND GUTTER, CULVERTS, ETC., SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE. HE IS RESPONSIBLE FOR ANY PERMIT REQUIRED FOR SUCH DISPOSAL.
 14. ALL FIELDS ENCOUNTERED DURING CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR SHALL BE RESTORED TO PROPER OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELDS OR ORLAND PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND TURNED OVER TO THE ENGINEER, DEVELOPER OR MUNICIPAL ENGINEER UPON COMPLETION OF THE PROJECT. THE COST OF THIS WORK SHALL BE CONSIDERED AS INCIDENTAL TO THE CONTRACT AND NO ADDITIONAL COMPENSATION WILL BE ALLOWED.
 15. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR SAFETY ON THE JOB.
 16. THE CONTRACTOR SHALL COLLECT AND REMOVE ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OIL AND GREASE RESIDUE, MACHINERY, TOOLS AND OTHER MISCELLANEOUS ITEMS WHICH WERE NOT PRESENT PRIOR TO PROJECT COMMENCEMENT AT NO ADDITIONAL EXPENSE TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACCORDING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL. REQUIRED FOR CLEAN-UP AS DIRECTED BY THE ENGINEER OR OWNER. BURNING ON THE SITE IS NOT PERMITTED.
 17. ALL EXISTING UTILITIES OR IMPROVEMENTS, INCLUDING WALKS, CURBS, PAVEMENT AND PARKWAYS DAMAGED OR REMOVED DURING CONSTRUCTION SHALL BE PRIMARILY RESTORED TO THEIR RESPECTIVE ORIGINAL CONDITION. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT UNLESS SPECIFICALLY NOTED ON THE PLANS.
 18. TREES NOT MARKED FOR REMOVAL SHALL BE CONSIDERED AS DESIGNATED TO BE SAVED AND SHALL BE PROTECTED UNDER THE PROVISIONS OF (65CS05) ARTICLE 201.05.
 19. LAND PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF THE LANDSCAPE ARCHITECT MEETING THE OWNER'S APPROVAL AND SHALL BE UNDERTAKEN IN A TIMELY FASHION SO AS NOT TO INTERFERE WITH CONSTRUCTION.
 20. ALL LIMBS, BRANCHES, AND OTHER DEBRIS RESULTING FROM THIS WORK SHALL BE DISPOSED OF OFF-SITE BY THE CONTRACTOR AT HIS OWN EXPENSE OFF-SITE.
 21. ALL CUTS OVER 1" IN DIAMETER SHALL BE MADE FLUSH WITH THE NEXT LARGER BRANCH, WOUNDS OVER 1" IN DIAMETER SHALL BE PAINTED WITH AN APPROVED TREE PAINT.

22. GENERAL EXCAVATION/UNDERGROUND NOTES
 - A. SLOPE SIDES OF EXCAVATIONS TO COMPLY WITH CODES AND ORDINANCES HAVING JURISDICTION. SHORE AND BRACE WHERE SLOPING IS NOT POSSIBLE EITHER BECAUSE OF SPACE RESTRICTIONS OR STABILITY OF MATERIAL. EXCAVATED, MAINTAIN SIDES AND SLOPES OF EXCAVATIONS IN A SAFE CONDITION UNTIL COMPLETION OF BACKFILLING.
 - B. PROVIDE MATERIALS FOR SHORING AND BRACING, SUCH AS SHEET PILING, UPRIGHTS, STRINGERS AND CROSS BRACES, IN GOOD SERVICEABLE CONDITION. PROVIDE WINDOW REQUIREMENTS FOR TRUCKS, SIGNING AND BRACING TO COMPLY WITH CODES AND AUTHORITIES HAVING JURISDICTION. MAINTAIN SHORING AND BRACING IN EXCAVATIONS REGARDLESS OF TIME PERIOD EXCAVATIONS WILL BE OPEN. CARRY DOWN SHORING AND BRACING AS EXCAVATION PROGRESSES IN ACCORDANCE WITH OSHA AND GOVERNING AUTHORITY.
 - C. PREVENT SURFACE WATER AND SUBSURFACE OR GROUNDWATER FROM FLOWING INTO EXCAVATIONS. REMOVE WATER TO PREVENT SETTLEMENT OF FOUNDATION FOOTINGS, UNDERSTANDING FOOTINGS, AND SOIL CHANGES DETRIMENTAL TO STABILITY OF SUBGRADES AND FOUNDATIONS. PROVIDE AND MAINTAIN PUMPS, SUMPS, SUCTION AND DISCHARGE LINES AND OTHER DRAINAGE SYSTEM COMPONENTS NECESSARY TO CONVEY WATER AWAY FROM EXCAVATIONS. COUNTY WATER MAINS FROM EXCAVATIONS AND RAINWATER TO COLLECTING OR RUN-OFF AREAS ACCEPTABLE TO AUTHORITIES HAVING JURISDICTION. PROVIDE AND MAINTAIN TEMPORARY DRAINAGE DITCHES AND OTHER DRAINAGE DITCHES AND DRAINAGE LOCATIONS WITHIN EACH STRUCTURE. DO NOT USE TRENCH EXCAVATIONS AS TEMPORARY DRAINAGE DITCHES.
 - D. IMMEDIATELY REPORT CONDITIONS THAT MAY CAUSE UNSOUND BEARING TO THE OWNER/DEVELOPER BEFORE CONTINUING WORK.
23. RIVAL ACCEPTANCE
 - A. ALL WORK PERFORMED UNDER THIS CONTRACT SHALL BE GUARANTEED BY THE CONTRACTOR AND HIS SURETY FOR A PERIOD OF TWELVE (12) MONTHS FROM THE DATE OF FINAL ACCEPTANCE OF THE PROJECT AND THE CONTRACTOR SHALL BE HELD RESPONSIBLE FOR ALL DEFECTS IN MATERIALS AND WORKMANSHIP OF WHATEVER NATURE OCCUR DURING THAT PERIOD. THIS GUARANTEE SHALL BE PROVIDED IN THE FORM OF MAINTENANCE BOND IN THE AMOUNT OF 10% OF THE COST OF IMPROVEMENTS.
 - B. BEFORE ACCEPTANCE BY THE OWNER AND FINAL PAYMENT, ALL WORK SHALL BE INSPECTED BY THE OWNER OR HIS REPRESENTATIVE. FINAL PAYMENT WILL BE MADE AFTER ALL THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED.
 - C. NO UNDERGROUND WORK SHALL BE COVERED UNTIL IT HAS BEEN APPROVED BY THE MUNICIPALITY. APPROVAL TO PROCEED MUST BE OBTAINED FROM THE MUNICIPALITY PRIOR TO INSTALLING PAVEMENT BASE, SLOPE, SURFACE, AND PRIOR TO FILLING ANY CONCRETE AFTER FORMS HAVE BEEN SET.
 - D. AT THE CLOSE OF EACH WORKING DAY AND AT THE CONCLUSION OF CONSTRUCTION OPERATIONS, ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE FREE FROM DIRT AND DEBRIS.
24. UNDERGROUND NOTES
 - A. UNDERGROUND WORK SHALL INCLUDE TRENCHING, INSTALLATION OF PIPE, CASTINGS, STRUCTURES, BACKFILLING OF TRENCHES AND COMPACTION AND TESTING AS SHOWN ON THE CONSTRUCTION PLANS, FITTINGS AND ACCESSORIES NECESSARY TO COMPLETE THE WORK MAY NOT BE SPECIFIED, BUT SHALL BE CONSIDERED AS INCIDENTAL TO THE COST OF THE CONTRACT.
 - B. WHERE SHOWN ON THE PLANS OR DIRECTED BY THE ENGINEER, EXISTING DRAINAGE STRUCTURES AND SYSTEMS SHALL BE CLEANED OF DEBRIS AND PATCHED AS NECESSARY TO ASSURE INTEGRITY OF THE STRUCTURE. THIS WORK SHALL BE PAID FOR BY THE CONTRACTOR UNDER EACH FOR STRUCTURES AND CONTRACT UNIT PRICE PER LINEAL FOOT FOR SYSTEMS WHICH SHALL BE PAID FOR FULL FOR CLEANING, PATCHING, REMOVAL AND DISPOSAL OF DEBRIS AND DIRT. DRAINAGE STRUCTURES AND SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT SHALL BE MAINTAINED BY THE CONTRACTOR AT HIS EXPENSE. NO PAYMENT WILL BE MADE FOR CLEANING STRUCTURES OR SYSTEMS CONSTRUCTED AS PART OF THIS PROJECT.
 - C. ANY DETOURING OF SEWER AND WATER TRENCHES AS WELL AS TEMPORARY SHEETING OR BRACING THAT MAY BE REQUIRED SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND SHALL NOT BE CONSIDERED EXTRA WORK UNLESS THERE IS A SPECIAL LINE ITEM FOR DETOURING. IN THE EVENT OF SOFT MATERIALS WITH UNCONFINED COMPRESSIVE STRENGTH LESS THAN 0.5 TON ARE ENCOUNTERED IN SEWER CONSTRUCTION, THE CONTRACTOR SHALL, UPON APPROVAL FROM THE ENGINEER, OVER EXCAVATE TO A DEPTH OF ONE (1) FOOT BELOW THE BOTTOM OF THE PIPE AND BACKFILL WITH COMPACTED CRUSHED STONE, PROPERLY FORMED TO FIT THE BOTTOM OF THE PIPE.
 - D. TRENCH BACKFILL WILL BE REQUIRED FOR THE FULL TRENCH DEPTH WITHIN TWO (2) FEET OF PROPOSED OR EXISTING PAVEMENTS, UTILITIES, CONCRETS, AND SIDEWALKS AND EXTENDING A DISTANCE EQUAL TO A 1:1 SLOPE FROM SURFACE ELEVATION TO TOP OF PIPE. THE TRENCH BACKFILL SHALL CONSIST OF GRANULAR MATERIAL MEETING DOT CA-8 GRADATION. THE TRENCH BACKFILL SHALL BE COMPACTED IN ACCORDANCE WITH (SBRBC) SPECIFICATIONS. TESTING WITH WATER SHALL NOT BE PERMITTED. THE COST OF SUCH CONSTRUCTION SHALL BE CONSIDERED INCIDENTAL TO THIS CONTRACT AND SHALL BE INCLUDED IN THE UNIT PRICE OF THE PIPE. NO SEPARATE PAYMENT SHALL BE MADE FOR THIS ITEM.
 - E. THE CONTRACTOR SHALL INSTALL A 4" X 4" X 8' (MINIMUM) POST AT THE PERIMETER OF THE SANITARY, WATER AND STORM SERVICE, SANITARY AND STORM MANHOLES, CATCH BASINS, INLETS AND WATER VALVES. THE POST SHALL EXTEND 4' ABOVE THE GROUND. THE TOP 12" OF SAID POST SHALL BE PAINTED AS FOLLOWS: SANITARY - RED, WATERMAIN - BLUE, STORM - GREEN.
 - F. AFTER THE STORM SEWER SYSTEM HAS BEEN CONSTRUCTED, THE CONTRACTOR SHALL PLACE EROSION CONTROL AT ROAD AND INLET LOCATIONS, AND AT OTHER LOCATIONS SELECTED BY THE ENGINEER, TO MINIMIZE THE AMOUNT OF SILTATION WHICH NORMALLY WOULD ENTER THE STORM SEWER SYSTEM.
 - G. HYDRANTS SHALL NOT BE FLUSHED DIRECTLY ON THE ROAD SURFACES, WHENEVER POSSIBLE, HOSES SHALL BE USED TO DIRECT THE WATER INTO LOT AREAS OR THE STORM SEWER SYSTEM IF AVAILABLE. DAMAGE TO THE ROAD SURFACES OR LOT DRAINAGE DUE TO EXCESSIVE WATER SATURATION AND/OR EROSION FROM HYDRANT FLUSHING, OR FROM LEAKS IN THE WATER MAIN SYSTEM, WILL BE REPAIRED BY THE CONTRACTOR AT HIS OWN COST.
 - H. ALL TOP OF FRAMES FOR STORM AND SANITARY SEWERS AND VALVE VAULT COVERS ARE TO BE ADJUSTED TO MEET FINAL FINISH GRADE. THIS ADJUSTMENT IS TO BE MADE BY THE SEWER AND WATER CONTRACTOR AND THE COST IS TO BE CONSIDERED INCIDENTAL. THESE ADJUSTMENTS TO FINISH GRADE WILL NOT ALLEViate THE CONTRACTOR FROM ANY ADDITIONAL ADJUSTMENTS AS REQUIRED BY THE MUNICIPALITY FROM FINAL INSPECTION OF THE PROJECT. (FINAL GRADES TO BE DETERMINED BY THE MUNICIPALITY AT THE TIME OF FINAL INSPECTION AND MAY VARY FROM PLAN GRADE.)
 - I. BELIEVERS FOR UTILITY (CABLE, TELEPHONE, ETC.) STREET CROSSINGS, SHALL BE INSTALLED WHERE DIRECTED BY THE OWNER. SLEEVES SHALL BE 8" PCD INSTALLED 24" BELOW THE TOP OF CURB AND EXTEND 20 FEET OUTSIDE THE CURB. TRENCH SHALL BE BACKFILLED WITH COMPACTED GRANULAR MATERIAL.
 - J. THE CONTRACTOR SHALL VERIFY THE SIZE AND INVERT ELEVATION OF ALL CONNECTIONS TO AVOID ANY CONFLICTS BEFORE STARTING WORK. NOTIFY OWNER OF ANY DISCREPANCIES.
25. IT SHALL BE UNDERSTOOD THAT NEITHER THE MUNICIPALITY, ITS OFFICIALS, CONSULTANTS, NOR ITS EMPLOYEES ARE AGENTS OR REPRESENTATIVES OF THE OWNER, NONE-THE-LESS, THE MUNICIPALITY, ITS OFFICIALS AND EMPLOYEES ARE TO BE PROVIDED SAFE ACCESS TO ALL PHASES OF ALL WORK PERFORMED ON THE PROJECT SITE TO MONITOR THE QUALITY OF THE WORK AND ASSURE ITS CONFORMITY WITH THE PLANS AND SPECIFICATIONS. THERE SHALL BE NO PERSONAL LIABILITY UPON ANY OFFICIAL OR EMPLOYEE OF THE MUNICIPALITY ON ACCOUNT OF ACTIONS TAKEN OR NOT TAKEN IN THE COURSE OF THEIR WORK. THE CONTRACTOR WILL AT ALL TIMES MAINTAIN A SAFE ACCESS TO THE WORK FOR INSPECTORS. SAFETY MEASURES CONFORMING WITH ALL PROVISIONS OF ALL APPLICABLE AND RECOGNIZED SAFETY STANDARDS, FEDERAL, STATE AND LOCAL. IF ACCESS IS NOT SAFE AND INSPECTORS CANNOT BE MADE UNDER SAFE CONDITIONS, THE INSPECTOR CAN ORDER CESSATION OF THE WORK SO AFFECTED UNTIL SUCH TIME AS CONTRACTOR PROVIDES SAFE ACCESS.

- LAKE COUNTY PUBLIC WORKS NOTES FOR SANITARY SEWER AND WATER MAIN IMPROVEMENTS**
- GENERAL**
1. ALL SEWER AND WATER MAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS AND CONSTRUCTION DETAILS AND ORDINANCES OF LAKE COUNTY PUBLIC WORKS (LCPW). RECORD RECOMMENDED STANDARD FOR SEWER WORKS, LATEST EDITION AND THE STANDARD SPECIFICATIONS FOR SEWER AND WATER CONSTRUCTION IN ILLINOIS, LATEST EDITION.
 2. CONTRACTOR SHALL NOTIFY LCPW AT LEAST TWO (2) WORKING DAYS (48 HOURS) PRIOR TO THE START OF WATER AND/OR SEWER CONSTRUCTION AT 847-377-7500.
 3. LCPW SHALL BE GRANTED ACCESS TO ALL PARTS OF THE CONSTRUCTION SITE AND SHALL HAVE THE AUTHORITY TO INSPECT, APPROVE, AND/OR REJECT ALL WATER MAIN, WATER SERVICE, SANITARY SEWER AND SANITARY SERVICE IMPROVEMENTS.
 4. ALL SANITARY SEWER AND WATER MAIN SHALL BE INSPECTED AND APPROVED BY LCPW PRIOR TO BACKFILL.
- SANITARY SEWER**
1. SANITARY SEWERS AND SEWER SERVICES UP TO A DEPTH OF 14 FEET SHALL BE CONSTRUCTED OF POLYPROPYLENE OR HDPE PLASTIC GRANULAR SEWER PIPE (PVC) CONFORMING TO ASTM D2688 WITH AN SDR OF 26 (UNWID) WITH PUSH-ON ELASTOMER GASKET JOINTS CONFORMING TO ASTM D3212. SEE LCPW STANDARD SPECIFICATIONS FOR PIPE MATERIAL OVER 14 FEET IN DEPTH.
 2. ALL SANITARY SERVICE CONNECTIONS TO NEW MAINLINE SEWER SHALL BE MADE WITH PRECAST WYES OR TEES MANUFACTURED SPECIFICALLY FOR THAT PURPOSE. SANITARY SEWER RISER AND SERVICE MATERIAL SHALL BE SAME AS MAINLINE SEWER. PIPE AND FITTINGS SHALL BE A MINIMUM OF SDR 26.
 3. SANITARY SERVICES SHALL BE LAID TO A MINIMUM GRADE OF 1.00%. THE END OF EACH SERVICE SHALL BE SEALED WITH A MANUFACTURER'S WATER-TIGHT FLOP. SANITARY SERVICE STUBS SHALL BE MARKED WITH A 4" X 4" POST THAT EXTENDS A MINIMUM OF 3 FEET INTO THE GROUND AND 4 FEET ABOVE FINISH GRADE WITH THE TOP 12-INCHES PAINTED RED.
 4. SEWER SERVICE RISER SHALL BE USED WHEN MAINLINE SEWER EXCEEDS 12 FEET IN DEPTH.
 5. A QUANTITY COLOR WOOD RECORDING AND A TYPE WRITTEN TRANSCRIPTION OF THE INTERNAL INSPECTION OF THE NEWLY CONSTRUCTED SANITARY SEWER SYSTEM SHALL BE SUBMITTED TO LCPW AND THE MUNICIPALITY AS APPLICABLE. THIS WORK SHALL INCLUDE THE NOTATION OF THE LEAKS TO LOOK UPON EACH SERVICE.
 6. ALL SANITARY SEWERS INCLUDING SERVICE LINES SHALL BE CLEANED AND SUBJECTED TO AN AIR TEST, APPLICABLE DEFLECTION TEST AND TV INSPECTION BY THE CONTRACTOR.
 7. SANITARY MANHOLES SHALL BE VACUUM TESTED IN ACCORDANCE WITH ASTM C969 OR ASTM C1244.
 8. AN ACCEPTABLE INFLATABLE SEWER PRESSURE PLUS SHALL BE INSTALLED IN THE DOWNSTREAM CONNECTION MANHOLE ON THE NEW PIPE. THE SEWER PLUS SHALL HAVE A RAISED PLATE JUST UNDER THE MANHOLE RIM FOR VISUAL INSPECTION OF PLEGE INFLATION WITHOUT RECORDING MANHOLE ACCESS.
- WATER MAIN**
1. WATER MAIN SHALL BE POLYETHYLENE GLYCOL (PE) PRESSURE RATED PIPE CONFORMING TO ASTM D1744 AND ANHYA C902, HAVING A MINIMUM WALL THICKNESS CORRESPONDING TO A DR 9.18, IN LIEU OF PVC PIPE. DUCTILE IRON CLASS 52 PIPE CONFORMING TO ANHYA C111, WITH CEMENT MORTAR LINING CONFORMING TO ANHYA C114 AND PUSH ON TYPE JOINTS CONFORMING TO ANHYA C111.
 2. WATER MAIN FITTINGS SHALL BE DUCTILE IRON CONFORMING TO ANHYA A21.11 AND ANHYA C110 AND ANHYA C114. DUCTILE IRON FITTINGS SHALL BE CEMENT LINED CONFORMING TO ANHYA A21.1 AND ANHYA C104.
 3. ALL WATER MAIN FITTINGS SHALL HAVE MEGA-LOG GLANDS WITH STAINLESS STEEL NUTS AND BOLTS. ALL FASTENERS SHALL BE TYPE 304, AUSTENITIC, STAINLESS STEEL INSTALLED WITH ANTI-SEIZE COATING (SOLV-LUBRICANTS, IS-74 OR APPROVED EQUAL).
 4. FOR OPEN CUT CONSTRUCTION, A CONTINUOUS, INSULATED, 1/2-INCH COPPER WIRE SUITABLE FOR DIRECT BURIAL SHALL BE LAPPED ON TOP OF ALL PIPES TO PROTECT FROM LOCATING FOLLOWING CONSTRUCTION. A MECHANICALLY SECURED OR SOLDERED CONNECTION SHALL BE PROVIDED FOR ALL WIRE SPLICES. WHERE CONSTRUCTION IS BY DIRECTIONAL DRILLING OR SIMILAR TECHNIQUES, WIRE SHALL BE 1/2" X 1/2" COPPER COATED STAINLESS STEEL AIRCRAFT CABLE WITH MINIMUM BREAKING STRENGTH OF 3,100 LBS. (LEICO, CHICAGO, ILL). BEFORE ACCEPTANCE AND FINAL APPROVAL OF ANY WATER MAIN, THERE WILL BE A LCPW MONITORED TRACER WIRE CONFORMITY TEST PERFORMED BY THE CONTRACTOR TO GUARANTEE THAT A SIGNAL CAN BE OBSERVED THE ENTIRE LENGTH OF THE TRACER WIRE. (SEE APPLICABLE DETAILS FOR TRACER WIRE ACCESS AND TERMINATIONS)
 5. ALL WATER MAINS SHALL BE FLESHED PRIOR TO PRESSURE TESTING AND DISINFECTION. ALL WATER MAINS SHALL BE PRESSURE TESTED AT 150 PSI FOR A PERIOD OF 2 HOURS WITH THE ALLOWABLE LEAKAGE CALCULATED PER SECTION 41-2.14 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION. ALL WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SECTION 41-2.14 OF THE STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS, LATEST EDITION.
 6. A MINIMUM OF 15 FEET OF RESTRAINED PIPE LENGTH SHALL BE PROVIDED AS FOLLOWS: EACH SERVICE, BEND AND VALVE.
 7. ALL FITTINGS, BENDS AND VALVES SHALL HAVE METALGUS WITH STAINLESS STEEL NUTS AND BOLTS.
 8. ALL FITTINGS, BENDS AND VALVES SHALL BE BLOCKED HORIZONTALLY AND VERTICALLY.
 9. WATER MAIN UNDER OTHER UTILITIES SHALL BE A FINAL LENGTH OF PIPE CENTERED UNDER THE UTILITY.
 10. TRANSITION COUPLINGS SHALL BE TOTAL PIPING SOLUTIONS, INC. T33 EXTENDED RANGE TRANSITION COUPLING.
 11. RETAINING WALLS SHALL BE 60# IRON REBAR 1950 WITH STAINLESS STEEL RODS, BOLTS AND NUTS OR APPROVED EQUAL.
 12. GATE VALVES SHALL BE RESILIENT WEDGE EPXY COATED GATE VALVES FOR ALL WATER MAINS LESS THAN 18-INCH DIAMETER. GATE VALVES (12" AND SMALLER) SHALL BE MULLER A2361 OR WATERWORKS 2500 MEETING ANHYA C539 OR C515.
- RECORD DRAWINGS**
1. DRAWINGS MUST BE SIGNED AND SEALED BY A PROFESSIONAL ENGINEER OR PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF ILLINOIS. DRAWINGS SHALL BE CREATED USING CAD, APPROVED RECORD DRAWING FILES SHALL BE SUBMITTED IN EITHER ACD/CS (PREFERRED), MICROSTATION, OR AUTOCAD FORMAT WITH ONE PAPER COPY, UNDER EITHER CIRCUMSTANCE, AN ADDED PDF OF THE RECORD DOCUMENTS SHALL BE INCLUDED.
 2. SUBMITTED DRAWINGS SHALL BE NO SMALLER THAN 11" X 17" OR LARGER THAN 24" X 36". THE SCALE SHALL BE 1" = 50' OR GREATER.
 3. STATE PLANE COORDINATES, EASTERN ZONE, NAD 83 NAD83Z07, WITH MINIMUM SUB FOOT ACCURACY. VERTICAL DATUM SHALL BE NAVD83.
 4. THE DRAWINGS SHALL INCLUDE ANY AND ALL APPROVED FIELD CHANGES.
 5. ALL STRUCTURES (MANHOLES, VALVE VAULTS, VALVE BOXES, HYDRANTS, B-BOXES) SHALL HAVE GPS COORDINATES INCLUDING NORTING, EASTING AND VERTICAL ELEVATION.
- SANITARY SEWER IMPROVEMENTS - RECORD DRAWINGS**
1. ALL MANHOLES SHALL BE NUMBERED WITH RECORD RIM AND INVERT ELEVATIONS.
 2. ALL PIPES SHALL INCLUDE LINEAL FOOTAGE BETWEEN CENTER OF MANHOLES, DIAMETER OF PIPE, MATERIAL TYPE, AND RECORD SLOPE.
 3. ALL SEWER SERVICES SHALL BE IDENTIFIED BY STATONING FROM THE NEAREST DOWNSTREAM MANHOLE AND THE END OF THE SERVICE SHALL HAVE GPS COORDINATES (NORTHING AND EASTING). INFORMATION REQUIRED INCLUDES LINEAL FOOTAGE OF LATERAL AND HEIGHT OF RISER.
- WATER MAIN IMPROVEMENTS - RECORD DRAWINGS**
1. ALL VALVE VAULTS OR VALVE BOXES SHALL BE NUMBERED WITH RECORD RIM AND TOP OF PIPE ELEVATIONS.
 2. ALL WATER MAINS SHALL BE IDENTIFIED BY PIPE DIAMETER AND MATERIAL TYPE.
 3. ALL WATER SERVICES SHALL BE IDENTIFIED BY PIPE DIAMETER, PIPE MATERIAL, AND LOCATION OF B-BOX.
 4. IN ADDITION, ANY DEVIATIONS FROM THE APPROVED PROFILE SHALL BE SHOWN ON THE RECORD DRAWINGS.

LEGEND

EXISTING	DESCRIPTION	PROPOSED
	DRAIN TILE	
	STORM SEWER	
	SANITARY SEWER	
	SANITARY TRUNK SEWER	
	WATER MAIN (WITH SIZE)	
	PIPE TRENCH BACKFILL	
	GAS MAIN	
	TELEPHONE LINES	
	ELECTRIC LINE	
	FENCE	
	RIGHT-OF-WAY	
	EASEMENT	
	PROPERTY LINE	
	SETBACK LINE	
	CENTERLINE	
	CONTOUR	
	SANITARY MANHOLE	
	STORM MANHOLE	
	CATCH BASIN	
	INLET	
	FIRE HYDRANT	
	PRESSURE CONNECTION	
	PIPE REDUCER	
	VALVE AND VAULT, VALVE	
	FLARED END SECTION	
	STREET LIGHT	
	UTILITY POLE	
	CONTROL POINT	
	SIGN	
	SPOT ELEVATION	
	SID. BORING	
	OVERLAND FLOW ROUTE	
	DRAINAGE SLOPE	
	GUARDRAIL	
	WATER EDGE	
	CONCRETE	
	REVERSE PITCH CURB	
	TREE, FOR TREE, BUSH, R	
	PROPOSED TREE TO REMOVE	

ABBREVIATIONS

M = STORM MANHOLE	I = INVERT OR INLET	T/P = TOP OF PIPE
S = SANITARY MANHOLE	TF = TOP OF FOUNDATION	BP = BOTTOM OF PIPE
CB = CATCH BASIN	GF = GARAGE FLOOR	WM = WATERMAIN
LP = LIGHT POLE	TC = TOP OF CURB	SAN = SANITARY SEWER
V = VALVE VAULT	TO = TOP OF DEPRESSED CURB	STM = STORM SEWER
E = END SECTION	TW = TOP OF RETAINING WALL	LO = LOOK OUT
FH = FIRE HYDRANT	BY = BOTTOM OF RETAINING WALL	PLD = PARTIAL LOOK OUT
GR = GRADE RING (HYDRANT)	OP = OUTLET OF PIPE	

PERMITS

DESCRIPTION	LOG NO.	PERMIT NO.	DATE ISSUED

TYPICAL SIDEWALK/PEDESTRIAN PATH SECTION
N.T.S.

TYPICAL SECTIONS AND GENERAL NOTES

890 N MILWAUKEE AVENUE
VERNON HILLS, ILLINOIS

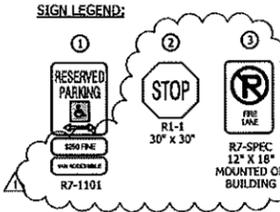
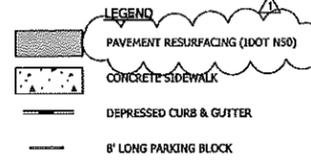
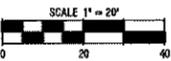
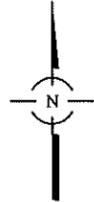
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

9475 W. Higgins Road, Suite 700,
Scottsdale, Arizona 85260
Phone: (602) 986-4089 Fax: (602) 986-4085

SPACEO INC.

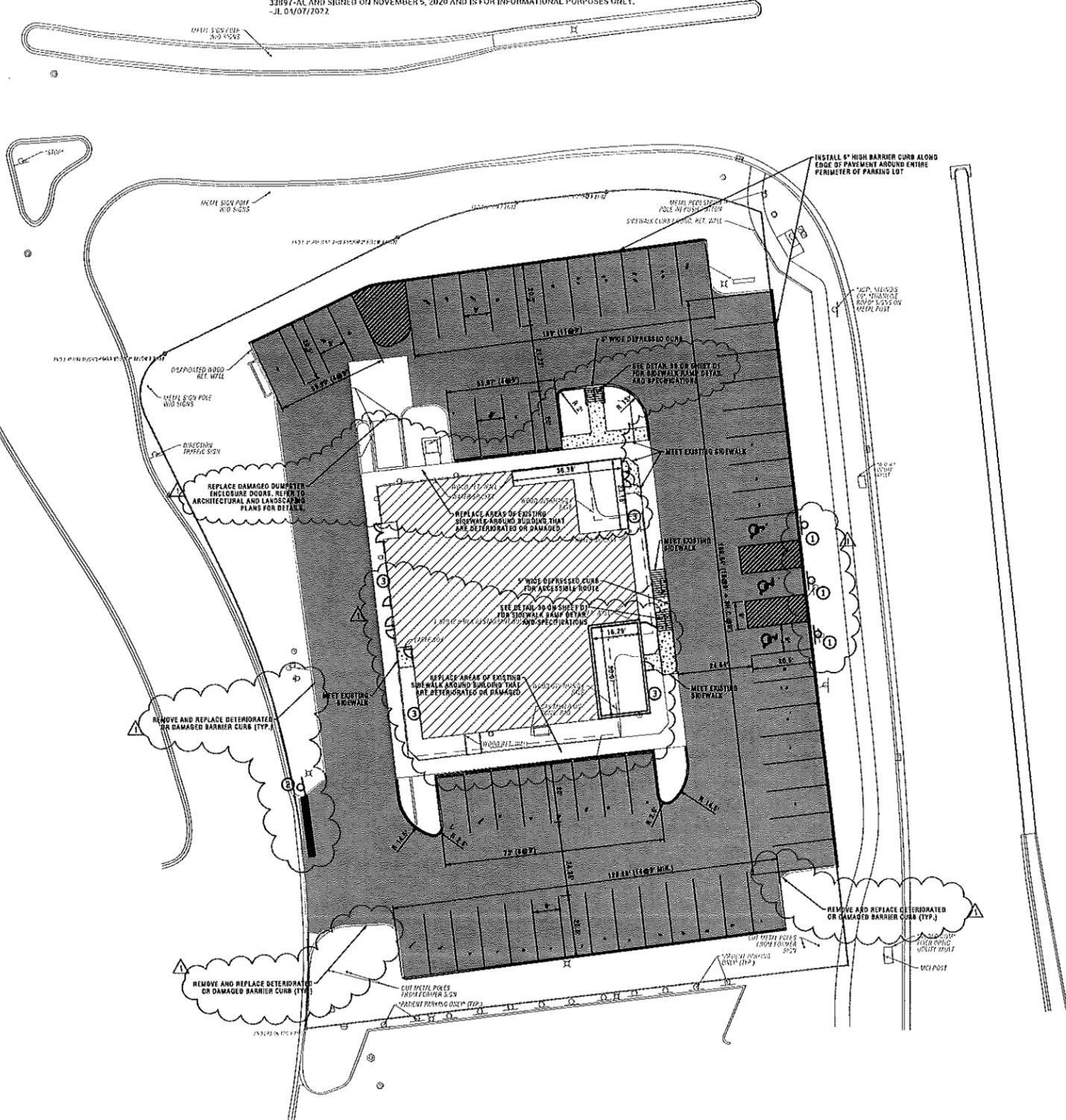
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DATE: 06/03/22
JOB NO. 3864.05
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2 OF 12

BOUNDARY PER ALI/AMSP'S SURVEY BY CARBADUS LAND SURVEY, INC. PROJECT NUMBER 33897-AL AND SIGNED ON NOVEMBER 5, 2020 AND IS FOR INFORMATIONAL PURPOSES ONLY. -JL 01/07/2022



NOTES:

1. 6" BARRIER CURB TO BE INSTALLED AROUND PERIMETER OF PARKING LOT.
2. ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
3. SEE SHEET GN FOR PAVEMENT SECTION DETAILS.
4. ALL PAVEMENT MARKINGS SHALL BE PAINT. ACCESSIBLE PARKING SPACE PAINT SHALL BE YELLOW.
5. ALL ACCESSIBLE PARKING SPACE SIGNAGE AND PLACEMENT SHALL CONFORM TO ILLINOIS ACCESSIBILITY CODE AND THE VILLAGE OF VERNON HILLS.
6. ALL DETERIORATED OR DAMAGED EXISTING BARRIER CURB IS TO BE REMOVED AND REPLACED.



AREAS SUMMARY

PARCEL AREA = 1.08 ACRES

EXISTING CONDITIONS

IMPERVIOUS COVERAGE:
 - BUILDINGS = 5,690 SF
 - SIDEWALK = 2,110 SF
 - GRAVEL = 1,215 SF
 - PARKING LOT = 48,710 SF
TOTAL = 57,725 SF

PERVIOUS COVERAGE = 11,330 SF

PROPOSED CONDITIONS

IMPERVIOUS COVERAGE:
 - BUILDING = 5,690 SF
 - BUILDING ADDITIONS = 970 SF
 - SIDEWALK = 2,220 SF
 - PARKING LOT = 26,245 SF
TOTAL = 35,125 SF

PERVIOUS COVERAGE = 11,920 SF

NET NEW IMPERVIOUS AREA = -590 SF

NO.	DATE	REMARKS

NO.	DATE	REVISIONS PER TECHNICAL REVIEW	REMARKS
1	07/14/22		

GEOMETRIC PLAN

890 N MILWAUKEE AVENUE
VERNON HILLS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS

5675 W. Higgins Road, Suite 700,
 Rosemont, Illinois 60018
 Phone: (847) 686-4400 Fax: (847) 686-4665

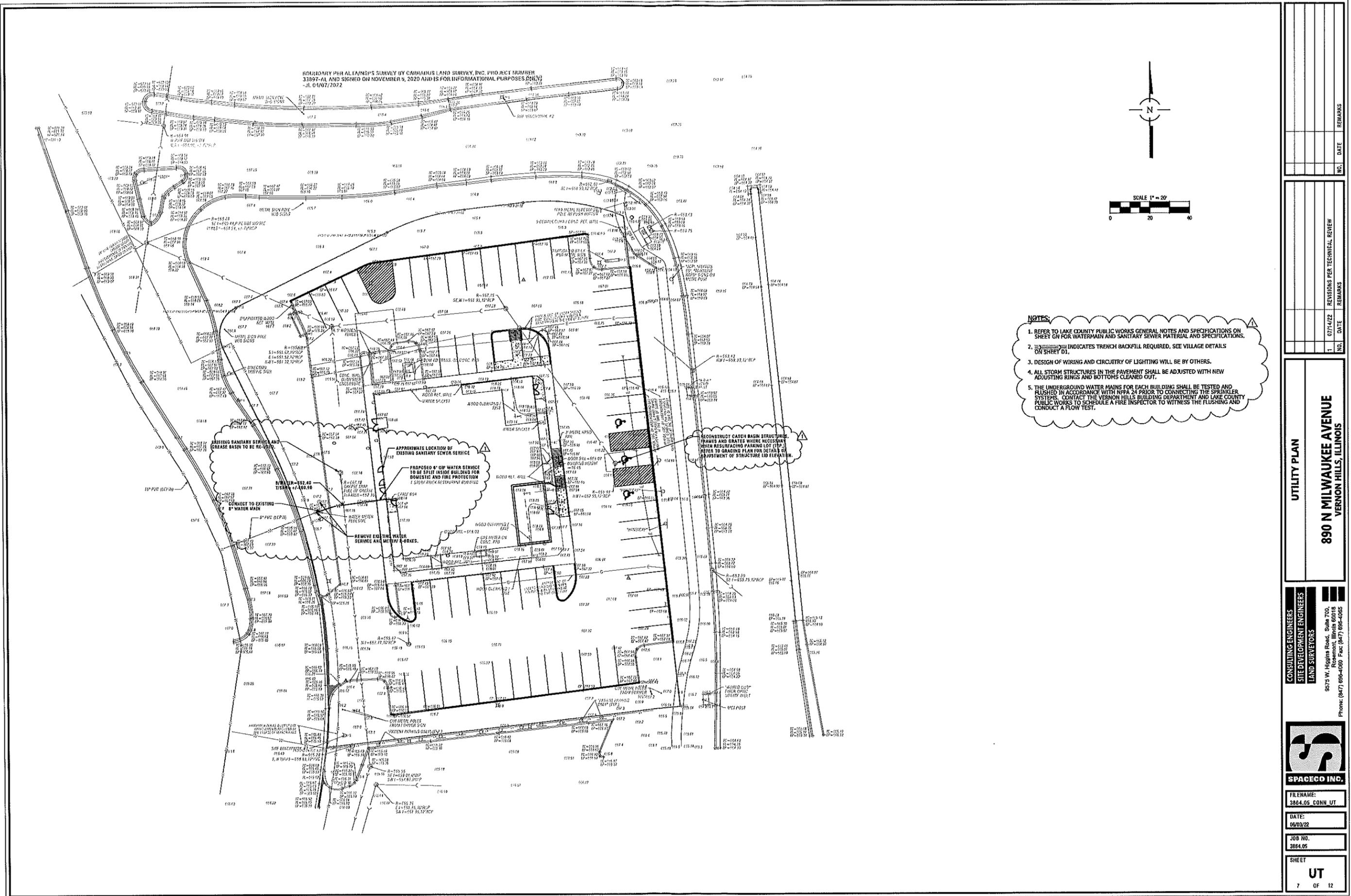


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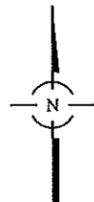
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5 OF 12



BOUNDARY PER ALTA/MNS'S SURVEY BY CARRHAIN'S LAND SURVEY, INC. PROJECT NUMBER 33897-AL AND SIGNED ON NOVEMBER 5, 2020 AND IS FOR INFORMATIONAL PURPOSES ONLY -JL 04/07/2022



- NOTES:**
1. REFER TO LAKE COUNTY PUBLIC WORKS GENERAL NOTES AND SPECIFICATIONS ON SHEET GN FOR WATERMAIN AND SANITARY SEWER MATERIAL AND SPECIFICATIONS.
 2. HATCHED AREAS INDICATES TRENCH BACKFILL REQUIRED. SEE VILLAGE DETAILS ON SHEET D1.
 3. DESIGN OF WIRING AND CIRCUITRY OF LIGHTING WILL BE BY OTHERS.
 4. ALL STORM STRUCTURES IN THE PAVEMENT SHALL BE ADJUSTED WITH NEW ADJUSTING RINGS AND BOTTOMS CLEANED OUT.
 5. THE UNDERGROUND WATER MAINS FOR EACH BUILDING SHALL BE TESTED AND FLUSHED IN ACCORDANCE WITH NFPA 24 PRIOR TO CONNECTING THE SPRINKLER SYSTEMS. CONTACT THE VERNON HILLS BUILDING DEPARTMENT AND LAKE COUNTY PUBLIC WORKS TO SCHEDULE A FIRE INSPECTOR TO WITNESS THE FLUSHING AND CONDUCT A FLOW TEST.

UTILITY PLAN
890 N MILWAUKEE AVENUE
VERNON HILLS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS



FILENAME:
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DATE:
06/03/22

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SHEET
UT
7 OF 12

NO.	DATE	REVISIONS PER TECHNICAL REVIEW	REMARKS
1	07/14/22		

This Soil Erosion & Sediment Control (SESC) Plan has been prepared to fulfill one of the requirements of the National Pollutant Discharge Elimination System (NPDES) General Permit No. IL110. The SESC Plan shall be maintained on file as an integral component of the Storm Water Pollution Prevention Plan (SWPPP). The SWPPP, including the SESC Plan, should be amended whenever there is a change in design, construction, operation, or maintenance, which has a significant effect on the potential for the discharge of pollutants to the Waters of the State. The SESC Plan, including the SWPPP, shall also be amended if it proves to be ineffective in eliminating or significantly reducing pollutants, or in otherwise reducing the general objectives of controlling pollutants in storm water discharges associated with construction site activity. In addition, the SWPPP shall be amended to identify any new contractor and/or subcontractor that will implement a measure of the SWPPP.

1. SITE DESCRIPTION
A. The following is a description of the nature of the construction activity:
REARLAND EXCAVATION, LOT 1, SUBDIVISION ADJACENT TO LOT 1, COMPUTER BARRICADE, INC.

9. The following is a description of the intended sequence of construction activities which will disturb soils for major portions of the construction site:
1) Construct sediment trapping devices
2) Install water service
3) Install storm sewer
4) Permanently stabilize lots
5) Remove all temporary soil erosion and sediment control measures after the site is stabilized with vegetation

C. The site has a total acreage of approximately 1.22 acres. Construction activity will disturb approximately 1.22 acres of the site.
D. 1) An estimated runoff coefficient of the site after construction activities are completed is _____.
2) Existing data describing the soil at or nearby of any discharge from the site is included in _____.

E. Refer to Sheet _____ for a site plan indicating:
1) drainage patterns;
2) approximate slopes anticipated before and after major grading activities;
3) location where vehicles enter or exit the site and controls to minimize off-site sediment tracking;
4) extent of soil disturbance;
5) the location of major structural and nonstructural controls;
6) the location of areas where stabilization practices are expected to occur;
7) surface waters (including wetlands); and,
8) locations where storm water is discharged to a surface water.

F. 1) The name of the receiving water(s) is/are: _____
2) The name of the ultimate receiving water is: _____
3) The nature of pollution discharge at the site is: _____.

G. Potential sources of pollution associated with this construction activity may include:
- sediment from disturbed soils
- portable sanitary stations
- fuel tanks
- storage areas
- waste containers
- chemical storage areas
- oil or other petroleum products
- adhesives
- lubricants
- solvents
- detergents
- tires
- raw materials (e.g., bagged portland cement)
- construction debris
- landscape waste
- chemicals and concrete trucks
- etc.

2. CONTROLS
This section of the SESC Plan addresses the various controls that should be implemented for each of the major construction activities on the site. For each measure identified in the SWPPP, the contractor(s) or subcontractor(s) that will implement the measure should be identified. All contractors and subcontractors that are identified should be required to sign a copy of the certification statement that Part 1.0 of the IL110 Permit is incorporated into their contract documents, and that the IL110 Permit, as amended certification statements should be maintained in the SWPPP.

A. Approved State or Local Plan
The management practices, controls and other provisions contained in the SWPPP should be at least as protective as the requirements contained in the Illinois Environmental Protection Agency's (IEPA) and the United States Department of Agriculture Natural Resources Conservation Service's (NRCS) 2012. Requirements specified in sediment and erosion control plans or site permits or storm water management plans or site permits approved by local officials that are applicable to promoting surface water resources are, upon approval of a permit (100) to be submitted to the IL110 permit. Incorporated by reference and are enforceable under the IL110 permit even if they are not specifically included in a SWPPP issued under the IL110 permit. This provision does not apply to portions of permit plans, construction plans, non-enforceable technical guidance documents that are not identified in a specific plan or permit that is issued for the construction site.

The soil erosion and sediment control measures for this site should meet the requirements of the following agencies:
- Municipality
- IEPA

B. Control Implementation Schedule
Best Management Practices will be implemented on an as-needed basis to protect water quality. Preliminary controls of the site should be installed prior to soil disturbance (including soil disturbance necessary to install the controls), including disturbance activities. Preliminary controls, including the site fence, should be actively maintained until final stabilization of those portions of the site beyond the preliminary control. Stabilization controls (erosion and sediment traps) should be installed as described in the intended sequence of construction activities. The contractor is responsible for the adequate protection (including sediment control) of existing areas and new structures during construction operations. An necessary, the appropriate sediment control measures should be installed prior to land disturbing activities.

Stabilization measures should be installed where construction activities have temporarily or permanently ceased, in accordance with Local and State requirements, as described below. Once construction activity in an area has permanently ceased, that area should be permanently stabilized. Temporary protective controls should be removed after final stabilization of those portions of the site upward of the preliminary control.

C. Erosion and Sediment Controls
The appropriate soil erosion and sediment controls should be implemented on site and should be modified to reflect the current phase of construction. All temporary sediment and erosion control measures should be repaired or replaced as soon as practicable to maintain NPDES compliance. Permits or an authorized agent is responsible for inspecting all sediment and erosion control measures at a minimum of every 7 calendar days and within 24 hours of one working day of the end of a 0.5-inch (or greater) rain event.

Unless otherwise indicated, all erosion and sediment control measures should be installed by the contractor. The contractor is responsible for the installation of any additional erosion and sediment control measures necessary to maintain erosion and sedimentation as determined by the Engineer or Primary Contact.

1) Stabilization Practices - Areas that will not be paved or covered with non-erodible material should be stabilized using procedures in substantial compliance with the Illinois Urban Manual. This SESC Plan includes site-specific soil erosion and sediment control measures. Additional erosion controls should be implemented as necessary, as determined by the Engineer or Primary Contact.

The following temporary and permanent stabilization practices, at a minimum, are proposed:
- permanent seeding
- erosion control blankets

Site-specific scheduling of the implementation of these practices is included in the Soil Protection Chart. A record of the dates when major grading activities occur, when construction activities cease in a portion of the site, and when stabilization measures are installed should be included in the SWPPP.

Stabilization of disturbed areas must be initiated within 7 working days of permanent or temporary cessation of earth activities and shall be completed as soon as possible but not later than 14 days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:
a. Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable.

b. In areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization measure can be used. Temporary stabilization techniques and materials shall conform to the SWPPP.

2) Structural Practices - Provided below is a description of structural practices that should be implemented, to the degree attainable to divert flows from exposed soils, store flows or otherwise limit runoff and the discharge of pollutants from exposed areas of the site. Structural practices should be installed on upland soils to the degree practicable. The installation of the following devices may be subject to Section 404 of the Clean Water Act:
- silt fence
- sediment traps

D. Storm Water Management
Provided below is a description of measures that will be installed during the construction process to control the potential storm water discharges that will occur after the construction operations have been completed. The installation of these devices may be subject to Section 404 of the Clean Water Act.

1) The practices selected for implementation were determined on the basis of technical guidance contained in IEPA's Illinois Urban Manual, Federal, State, and/or Local Requirements. The storm water management measures include: N/A

2) Velocity dissipation devices, such as drop-up boxes or flood and venturis or level spreaders, shall be placed at discharge locations and along the length of any outlet channel as necessary to provide a non-erosive velocity flow from the structure to a watercourse so that the natural, physical, and biological characteristics and functions are maintained and protected to a maximum extent of hydrologic continuity, such as the hydrograph and hydro-chemicals present prior to the initiation of construction activities).

E. Waste Management
Solid waste materials including trash, construction debris, excess construction materials, machinery, tools and other items will be collected and disposed of off site by the contractor. The contractor is responsible to secure the permit required for such disposal. Burying on site will not be permitted. No solid materials, including building materials, shall be discharged to Waters of the State, except as authorized by a Section 404 permit. All waste materials shall be collected and stored to approved receptacles. No wastes should be placed in any location other than in the approved containers appropriate for their disposal. Containers should be placed in a secure location, away from structures or other containers which may leak. Receptacles with deficiencies should be replaced as soon as possible and the appropriate clean-up activities should take place, if necessary. Construction waste materials not to be buried on site. Waste disposal should comply with Local, State, and Federal regulations.

On-site hazardous material storage should be minimized and stored in labeled, separate receptacles from non-hazardous waste. All hazardous waste should be disposed of in the manner specified by Local or State regulation or by the manufacturer.

F. Concrete Waste Management
Concrete wash or washout should not be allowed to drain or allowed to reach a storm water drainage system or watercourse. When practicable, a sign should be posted at each location to identify the washout. To the extent practicable, concrete washout areas should be located in a reasonable distance from a storm water drainage pipe or watercourse, and should be located at least 10 feet behind the curb. If a washout area is adjacent to a paved road, a stabilized drainage that meets Illinois Urban Manual standards should be installed at such washout area.
The containment facilities should be of sufficient volume to completely contain all liquid and concrete waste materials including enough capacity for additional wash of materials. The dried concrete waste material should be placed and disposed of properly when 65% capacity is reached. Harvested concrete can be properly recycled and used again on site (as approved by the Engineer) or hauled off site to an appropriate landfill.

G. Concrete Cutting
Concrete waste management should be implemented to contain and dispose of saw-cutting slurry. Concrete cutting should not take place during or immediately after a rainfall event. Water generated from concrete cutting should be cleaned-up and disposed into the concrete washout facility as described above.

H. Vehicle Storage and Maintenance
When not in use, construction vehicles should be stored in a designated area(s) outside of the regulatory floodplain, away from any natural or created watercourse, pond, drainage-way or storm drain. Containers should be installed to minimize the potential of runoff from the potential of runoff from the vehicle when rains or water courses. Vehicle maintenance (including both routine maintenance as well as on-site repairs) should be made within a designated area(s) to prevent the migration of mechanical fluids (oil, lubricants, etc.) into watercourses, wetlands or storm drains. Oil pans or absorbent pads should be used for all vehicle and equipment maintenance activities that involve grease, oil, lubricants, or other vehicle fluids. Construction vehicles should be inspected frequently to identify any leaks which should be repaired immediately. The vehicle should be repaired from the site. Disposal of all used oil, antifreeze, solvents and other vehicle-related materials in accordance with United States Environmental Protection Agency (USEPA) and IEPA regulations and standards (including the State (ISD) and other maintenance instructions. Contractors should immediately report spills to the Primary Contact.

I. Material Storage and Good Housekeeping
Materials and/or components should be stored in a manner that minimizes the potential to discharge into storm drains or watercourses. No on-site area should be designated for material delivery and storage. All materials kept on site should be stored in their original containers with labels intact, and be positioned under a roof or other structure. Labels should be replaced if damaged or difficult to read. Storage areas are an acceptable control measure to prevent contamination of storm water. MSDS should be available for materials used on-site. Contractors should immediately report all spills to the Primary Contact, who should notify the appropriate agencies, if needed.
To reduce the risks associated with hazardous materials on site, hazardous products should be kept in original containers unless they are not re-usable. The original labels and MSDS should be maintained on site at all times. Hazardous materials and all other materials on site should be stored in containers with manufacturer or MSDS specifications. When disposing of hazardous materials, follow manufacturer or Local and State requirements.

The following good housekeeping practices should be followed on site during the construction project:
- An effort should be made to store only enough product required to do the job.
- All materials stored on site should be stored in a neat, orderly manner in their appropriate containers and adequately protected from the weather.
- Products should be kept in their original containers with the original manufacturer's label.
- Substances should not be mixed with one another unless recommended by the manufacturer.
- Operations should be observed as necessary to ensure proper use and disposal of materials on site.
- Whenever possible, all of a product should be used up before disposing of the container.
- Manufacturer's recommendations for proper use and disposal should be followed.

J. Management of Portable Sanitary Stations
To the extent practicable, portable sanitary stations should be located in an area that does not drain to any protected natural areas, Waters of the State, or storm water structures and should be anchored to the ground to prevent from tipping over. Portable sanitary stations located on impervious surfaces should be placed on top of a secondary containment device, or be surrounded by a concrete curb (e.g., gravel-tie curb). The container should not create or allow unobstructed conditions. Sanitary waste should be disposed of in accordance with applicable State and/or Local requirements.

K. Spill Prevention and Clean-Up Procedures
Manufacturer's recommended methods for spill clean-up should be available and site personnel should be made aware of the procedures and the location of the information and clean-up supplies. Materials and equipment necessary for spill clean-up should be kept in the material storage area on site. Equipment and materials should include, but are not limited to: mops, sponges, rags, gloves, goggles, heavy shoes, sand, sawdust and plastic and/or metal trash containers specifically for this purpose. Discharges of a hazardous substance or oil caused by a spill (e.g., a spill of oil into a vegetative storm sewer or Waters of the State) will not be subject to the IL110 permit. If a spill occurs, notify the Primary Contact immediately. The contractor shall have the capacity to contain, control, and remove spills, if they occur. Spills should be cleaned up immediately (after cleanup) in accordance with MSDS and should not be buried on site or washed into storm sewer drainage ditches, drainage ways, or Waters of the State.

Spills in excess of Federal Reportable Quantities (as established under 49 CFR Parts 110, 117, or 302), should be reported to the National Response Center by calling (800) 424-9343. MSDS often include information on Federal Reportable Quantities for materials. Spills of toxic or hazardous materials should be reported to the appropriate State or local government agency, or required. When cleaning up a spill, the area should be kept well ventilated and appropriate personal protective equipment should be used to minimize injury from contact with a hazardous substance.
In addition to the good housekeeping and other management practices discussed in the previous sections of these Notes, the following minimum practices should be followed to reduce the risk of spills:
- On-site vehicles should be maintained for leaks and should receive regular preventative maintenance to reduce the chance of leakage.
- Petroleum products should be stored in tightly sealed and clearly labeled containers.
- Contractors should follow the manufacturer's recommendations for proper use, storage, and disposal of materials. Excess materials should be disposed of according to the manufacturer's instructions or State and Local regulations, and should not be discharged to the storm sewer or waterbody.

L. De-Watering Operations
During de-watering/pumping operations, only uncontaminated water should be allowed to discharge to protected natural areas, Waters of the State, or to a storm sewer system (in accordance with Local permits). Silt basins should be placed in a stabilized sump pit or located at the outlet of the water in order to trap the amount of sediment before. Pumping operations may be discharged to a sump basin that contains an energy dissipater (e.g., stone, riprap, concrete filter box, or baffle). Adequate erosion controls should be used during de-watering operations as necessary. Stabilized energy dissipaters should be installed to direct water to the desired location as applicable. Additional control measures may be included at the option of the Engineer or Primary Contact.

M. Off-Site Vehicle Tracking
The site should have one or more stabilized construction entrances in conformance with the Plan details. Stabilized construction entrances should be installed to high-traffic vehicle tracks of sediment. Streets should be swept as needed to reduce excess sediment, dirt, or stone tracked from the site. Maintenance may include top dressing the stabilized entrance with additional stone and reapplying layers of stone over sediment, as needed. Vehicles having excessive material on them from the construction site should be covered with a tarp.

N. Tarped Stockpile Management
If exposed to be stockpiled on the site, select a location so that it will not erode, block drainage, or interfere with water flow. Tarped stockpiles should not be located in the 100-year floodplain or designated buffer protecting Waters of the State. During construction of the project, soil stockpiles should be stabilized or protected with sediment trapping measures. Protective covers, such as silt fence, should be placed around the stockpile perimeter. Stabilization of the stockpile should be completed if the stockpile is to remain undisturbed for longer than fourteen days.

O. Dust Control
Dust control should be implemented on site as necessary. Wettable treatment should be applied as needed to accomplish control when temporary dust control measures are used. A water truck should be present on site (or available) for spraying application to limit the amount of dust being the site. Wetting should be applied daily (or more frequently) to effective. Caution should be used not to over-wet, as that may cause erosion.
If field observations indicate that additional protection from wind erosion (in addition to, or in place of, wetting) is necessary, alternate dust suppression controls should be implemented at the discretion and approval of the Engineer and/or Primary Contact.
Street sweeping should also be used as necessary to control dust. Paved areas that have soil on them from the construction site should be cleaned as needed, utilizing a street sweeper or bucket-type end-loader or scraper at the direction of the Engineer and/or Primary Contact.

3. MAINTENANCE
Maintenance of the controls incorporated into this project should be performed as needed to assure their continued effectiveness. This includes prompt and effective repair and replacement of different control measures. The following is a description of procedures that should be used to maintain, in good and effective operating condition, erosion and sediment control measures and other protective measures identified in the SESC Plan and Standard Specifications.
Dust control: When temporary dust control measures are used, wettable treatment should be applied as needed to accomplish control.
Sediment trap bags: Sediment trap bags should be installed on pump out hoses that discharge off site or to sensitive areas, and should be replaced in an area that allows for the bag to be removed without producing a sediment discharge. The bags should be inspected frequently and replaced or repaired as needed.

Silt fence: Silt fences should be inspected regularly for undercutting where the fence meets the ground, overtopping, and tears along the length of the fence. Deficiencies should be repaired immediately. Runoff accumulated in front of the fence has when the silt fence is inspected. During final stabilization, promptly dispose of any sediment that has accumulated on the silt fence. Alternative sediment control measures should be considered for areas where silt fences are not feasible.
Stabilized construction entrance: The stabilized construction entrance should be maintained to prevent tracking of sediment onto public streets. Maintenance includes the driving with additional stone and reapplying top layer of stone and sediment. The sediment tracked onto the public right-of-way should be removed immediately.
Temporary sediment traps: Temporary sediment traps should be inspected after each period of significant rainfall. Remove sediment and restore the trap to its original dimensions when the sediment has accumulated to one-half the design depth of the permanent pool. Place the sediment in a designated disposal area. Check the structure for damage from erosion or piping. After all sediment-producing areas have been permanently stabilized, remove the structure and it erodible sediment. Areas the area to flow with the adjacent areas and stabilize properly.

4. INSPECTIONS
The Permittee (or their authorized representative) will be responsible for conducting site inspections in accordance with the IL110 NPDES Permit. After each inspection, a report should be prepared by the qualified personnel who performed the inspection. The inspection report should be maintained on site as part of the SWPPP.
Inspections should be conducted at least once every seven calendar days and within 24 hours of the end of the following work day, of the end of a storm event that is 0.5 inches or greater, or equivalent rainfall.
Inspections may be reduced to once per month when construction activities have ceased due to inclement conditions. Weekly inspections will resume when construction activities are conducted, or there is 0.5" or greater rain event, or a discharge due to inclement occurs.
Each inspection should include the following components:
A. Disturbed areas and areas used for the storage of materials that are exposed to precipitation should be inspected for evidence of, or the potential for, pollutants entering the drainage system. The erosion and sediment control measures installed in the SWPPP should be observed to ensure that they have been installed and are operating correctly. Where discharge points are accessible, they should be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to the receiving waterbody. Locations where vehicles enter or exit the site should be inspected for off-site sediment tracking. All pumping operations and other potential non-storm water discharge sources should also be inspected.

B. Based on the results of the inspection, the description of potential sediment sources identified, and the pollution prevention measures described in the SWPPP should be revised, as appropriate, as soon as practicable after the inspection. The modification, if any, shall comply for timely implementation of any changes to the SWPPP within 7 calendar days following the inspection.
C. A report summarizing the scope of the inspection, findings and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP, and actions taken in accordance with paragraph 0, above should be made and retained as part of the SWPPP for at least three years from the date that permit coverage expires or is terminated. The report shall be signed in accordance with Part V.E. (Signatory Requirements) of the IL110 NPDES Permit.
D. The Permittee shall notify the appropriate agency field operations section office by e-mail at: epa.temporary@il.epa.gov, telephone or fax within 74 hours of any incidence of non-compliance for any violation of the Storm Water Pollution Prevention Plan observed during any inspection conducted for or by the Permittee. The Permittee should notify and inform within 5 days of "incidence of non-compliance" (NOI) report for any violations of the SWPPP observed during an inspection conducted, including those not covered by the SWPPP. Submittals should be in form provided by IEPA and include specific information on the nature of non-compliance, actions which were taken to prevent any further cases of non-compliance, and a statement describing any environmental impact, which may have resulted from the non-compliance.
E. All reports of non-compliance shall be stored by a responsible agency field operations section office. All reports of non-compliance shall be mailed to IEPA at the following address:
Illinois Environmental Protection Agency
Division of Water Pollution Control
Compliance Assistance Division
1021 North Grand Avenue East
Peotich Office Box 19274
Springfield, Illinois 62764-9274

5. NON-STORM WATER DISCHARGES
Except for flows from the following activities, possible sources of non-storm water that may be combined with storm water discharges associated with the proposed activity, as described below:
- The following activities:
- Fire hydrant buildings
- Water used to wash vehicles when detergents are not used
- Water used to control dust
- Portable toilet sources including uncontaminated waterbody flushings
- Landscape irrigation discharges
- Routine central building washdown which does not use detergents
- Pavement wash waters where spills or leaks of toxic or hazardous materials have not occurred
- (Unless silted materials have been removed) and where detergents have not been used.
- Uncontaminated air conditioning condensate
- Spillages
- Irrigation ditches
- Uncontaminated ground water
- Foundation or loading drains where flows are not contaminated with process materials such as solvents

6. PROHIBITED NON-STORM WATER DISCHARGES
- Concrete and wastewater from washout of concrete (unless managed by an appropriate control)
- Diesel fuel compound
- Washwater from washout and cleanup of solvents, paint
- Form release oils
- Curing compounds and other construction materials
- Oils, greases, or other pollutants used in vehicle or equipment operation and maintenance
- Soaps, detergents, or detergents
- Toxic or hazardous substances from a spill or other release
- Any other pollutant that could cause or tend to cause water pollution
Pollution prevention measures should be implemented for non-storm water components of the discharge.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING			A									
DORMANT SEEDING	B										B	
TEMPORARY SEEDING			C									
SODDING			E**									
MULCHING	F											

	A	B	C	D	E	F
KENTUCKY BLUEGRASS 90 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE.						
KENTUCKY BLUEGRASS 135 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 45 LBS/ACRE + STRAW MULCH 2 TONS/ACRE.						
SPRING GRASS 100 LBS/ACRE						
WHEAT OR CEREAL RYE 150 LBS/ACRE.						
STRAW						
MULCH 2 TONS/ACRE.						

* IRRIGATION NEEDED DURING JUNE AND JULY.
** IRRIGATION NEEDED FOR 2 TO 3 WEEKS AFTER APPLYING SOG.
SOIL PROTECTION CHART

CONTRACTOR CERTIFICATION
I CERTIFY UNDER PENALTY OF LAW THAT I UNDERSTAND THE TERMS AND CONDITIONS OF THE GENERAL NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES) PERMIT (IL110) THAT APPLICABLE TO THE STORM WATERS ASSOCIATED WITH INDUSTRIAL ACTIVITY FROM THE CONSTRUCTION SITE IDENTIFIED AS PART OF THIS CERTIFICATION.
PROJECT: _____
PERMIT #: _____ DATE: _____
CONTRACTOR SIGNATURE: _____ TELEPHONE NUMBER: _____
PRINTED NAME & TITLE: _____
NAME OF CONTRACTING FIRM: _____
STREET ADDRESS: _____
CITY, STATE, ZIP CODE: _____
TRADE/RESPONSIBILITIES: _____
NOTE: ALL CONTRACTORS PERFORMING WORK ON THIS SITE ARE REQUIRED TO SIGN A CONTRACTOR CERTIFICATION STATEMENT AS ILLUSTRATED ABOVE. THE SIGNED STATEMENTS WILL BE MAINTAINED ON THE SITE WITH THE SWPPP.

OWNER SWPPP CERTIFICATION
PROJECT: _____
PERMIT #: _____
I CERTIFY UNDER PENALTY OF LAW THAT THIS DOCUMENT AND ALL ATTACHMENTS WERE PREPARED UNDER MY DIRECTION OR SUPERVISION IN ACCORDANCE WITH A SYSTEM DESIGNED TO ASSURE THAT QUALIFIED PERSONNEL, PROPERLY TRAINED AND EVALUATED THE INFORMATION SUBMITTED, BASED ON MY JUDGMENT OF THE PERSON OR PERSONS WHO MANAGE THE SYSTEM, OR THOSE PERSONS DIRECTLY RESPONSIBLE FOR OBTAINING INFORMATION FROM THE INFORMATION TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE, ACCURATE, AND COMPLETE. I AM AWARE THAT THERE ARE SIGNIFICANT PENALTIES FOR SUBMITTING FALSE INFORMATION, INCLUDING THE POSSIBILITY OF FINE AND IMPRISONMENT FOR KNOWING VIOLATIONS.
SIGNATURE OF OWNER: _____ DATE: _____
PRINTED NAME OF OWNER: _____
NOTE: THE CERTIFICATION ILLUSTRATED ABOVE SHALL BE SIGNED BY THE OWNER LISTED ON THE NOTICE OF PERMIT AS ACCORDANCE WITH PART 1.0 OF THE IL110 PERMIT. THE SIGNED STATEMENT SHALL BE MAINTAINED ON THE SITE WITH THE SWPPP.

SOIL EROSION AND SEDIMENT CONTROL PLAN
890 N MILWAUKEE AVENUE
VERNON HILLS, ILLINOIS

CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9675 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 686-4080 Fax: (847) 686-4065



FILE NAME:
2864.05 CONN SE01
DATE:
08/02/22
JOB NO.
2864.05
SHEET
8 OF 12

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