

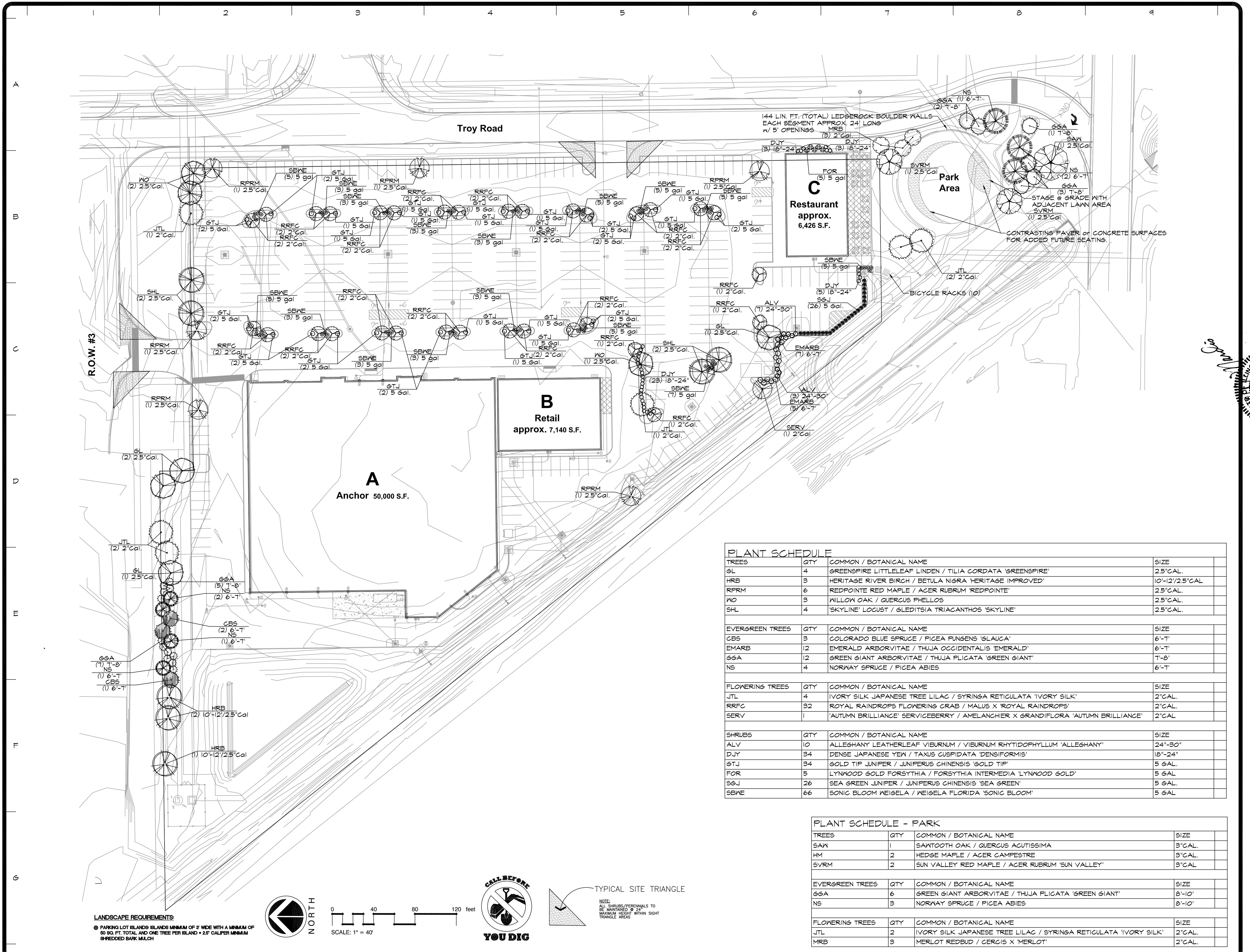
REVISIONS BY	
8/22/2023	RMM
9/15/2023	RMM

Landscape
TECHNOLOGIES

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Landscape Technologies Corporation
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PLANTING PLAN FOR THE PROPOSED OUTLOT 13 + PARK:
Orchard Town Center
ILLINOIS
VILLAGE OF GLEN CARBON,

DRAWN
R. MARDIS
CHECKED
RMM/JB
DATE
6/15/2023
SCALE
1"=40'-0"
JOB NO.
2023-151
SHEET
L-1
OF TWO SHEETS



REVISIONS	BY
8/22/2023	RMM
4/15/2023	RMM

Landscape TECHNOLOGIES
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**PLANTING PLAN FOR THE PROPOSED OUTLOT 13 + PARK:
Orchard Town Center
ILLINOIS
VILLAGE OF GLEN CARBON,**

DRAWN R. MARDIS
CHECKED RMM/JB
DATE 6/13/2023
SCALE NA
JOB No. 2023-131
SHET

L-2

OF TWO SHEETS

LANDSCAPE GUIDELINE SPECS:

GENERAL:

- All natural vegetation shall be maintained where it does not interfere with construction or the permanent plan of operation. Every effort possible shall be made to protect existing structures or vegetation from damage due to equipment usage. Contractor shall at all times protect all materials and work against injury to public and private property. Contractor shall be responsible for coordination and sequencing with other site related work being performed by other contractors. Refer to additional drawings for further coordination of the above.
- Underground facilities, structures and utilities must be considered approximate only. There may be others not presently known or shown. It shall be the landscape contractor's responsibility to determine the locations of these facilities and avoidance of the above (Call utility location services in municipality).
- Plant material shall be planted in the same relationship to grade as was grown in nursery conditions. All planting beds shall be cut to grade and graded smooth immediately before planting of plants. Plant groundcover to within 12" of trunk of trees or shrubs planted within the area.
- It shall be the landscape contractor's responsibility to:
 - Provide single-stem trees unless otherwise noted in plant schedule.
 - Report all discrepancies found with regard to existing conditions or proposed design to the landscape architect.
 - Stake the locations of all proposed plant material and obtain the approval of the owner's representative or landscape architect.
 - Items shown on this drawing take precedence over the material list. It shall be the landscape contractor's responsibility to verify all quantities and conditions prior to implementation of this material list. Any changes to the list will be accepted without written approval from the landscape architect.
 - Provide single-stem trees unless otherwise noted in plant schedule.
 - All plant material shall comply with the recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock".
 - It shall be the contractor's responsibility to provide for inspection of the plant material by the Landscape Architect (or Owners' Representative) prior to acceptance. Inspections may take place before, during or after installation. Plants not conforming exactly to the plant list will not be accepted and shall be replaced at the landscape contractor's expense.
 - All bids shall have a price listed. The contractor has the option to delete any portion of the contract price by canceling the contract at beginning of work. This will be a unit price contract; quotes shall be valid for 12 months.
 - Should eager equipment be utilized in excavating any plant pits, vertical sides of plant pits shall be thoroughly scarified to avoid creation of "polished walls" prior to plant material installation.
 - All excess topsoil, rocks, debris and/or tainted soils shall be removed by the general contractor prior to point project is turned over to the landscape contractor to commence landscape installation.
 - Keep all plant material (except trees) within 36" clear of fire hydrants.
 - Contractor shall kill & remove all existing weeds within the project site.
 - All tags, nursery stakes, labels, etc. shall be removed by the landscape contractor at completion of all landscape installation.
 - Landscape contractor shall be in compliance with all federal, state and local laws / regulations relating to insect infestation and/or plant diseases.
 - All substitution of plant material shall be submitted to landscape architect for approval.

PRUNING:

- Lightly prune trees at time of planting. Prune only the crossover limbs, infrequent leaders and/or any broken branches. Some interior bridge and lateral branches may be removed. Do not remove the terminal buds of branches that extend to the edge of the crown.
- All pruning shall comply with ANSI A300 standards.

INSURANCE:

- The landscape contractor shall submit certificates of insurance for workers' compensation and general liability.

MULCH:

- Mulch to be shredded oak bark mulch at 3" depth (after compaction) unless otherwise noted. Mulch shall be clean and free of all foreign materials, including weeds, mold, deleterious materials, etc.
- No plastic sheeting or filter fabric shall be placed beneath shredded bark mulch beds. Mirafi fabric shall be used beneath all gravel mulch beds.
- Edge all beds with space-cut edge unless otherwise noted.

SIGHT TRIANGLES:

- No landscape material or other obstructions shall be placed or be maintained within the sight distance area so as not to impede the vision between a height of thirty inches (30") and ten feet (10') above the adjacent street or property lines.
- Sight triangles at the intersection of a public street and a private access road (except for single family residences) shall also be formed by measuring from the point of intersection of the street frontage curbs and the entrance curb lines a distance of 35' and connecting the points so established to form the sight triangle area.

TOPSOIL:

- Topsoil mix for all proposed landscape plantings shall be five (5) parts well-drained screened organic topsoil to one (1) part Canadian sphagnum peat moss as per planting details. Roto-till topsoil mix to a depth of 6" prior to grading.
- Provide a soil analysis, as requested, made by an independent soil-testing agency outlining the % of organic matter, inorganic matter, deleterious material, pH and mineral content.
- Any foreign topsoil used shall be free of roots, stumps, rocks, debris, trash, weeds, etc. and shall be clean and free of all foreign or toxic material. Landscape contractor shall be fully responsible for correcting all negative soil issues prior to plant installation. Killing and removal of all weeds shall be the responsibility of the landscape contractor. The point of sale for all topsoil.
- Landscape contractor to apply pre-emergent herbicide to all planting beds upon completion of planting operations and before application of shredded bark mulch.
- Install siltation controls prior to commencement of any grading operations. Inspect and maintain all siltation fences on a weekly basis until vegetation is established.

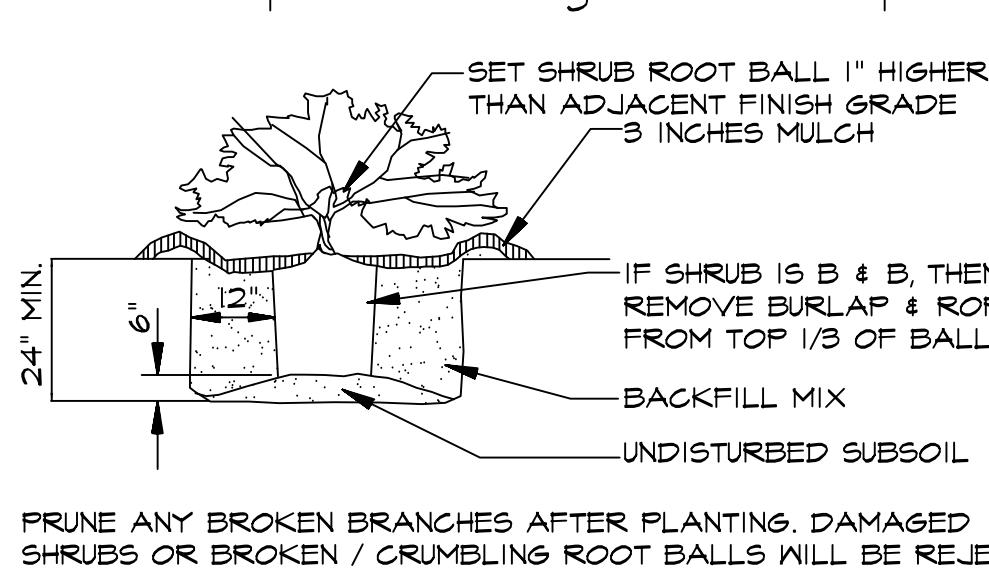
TURF:

- All disturbed lawn areas to be seeded with a mixture of turf-type fescue (300# per acre) and bluegrass (15# per acre). Lawn areas shall be unconditionally warranted for a period of one year from date of final acceptance. Bare areas more than one square foot per any 50 square feet shall be replaced.
- Seed and fertilization operations shall occur between May 1 and October 1 on a minimum of 100% coverage (100% unless directed by others in writing AND irrigation system is operating).
- Granular or pelleted fertilizer consisting of 50% water-insoluble slow release nitrogen, phosphorous and potassium in a 12-12-12 composition.
- The turf contractor shall be responsible for protection of finished grade, reseeding and repairing damage to individual sod and obtain owner approval prior to seeding or sod installation.
- Landscape contractor shall offer an alternate price for sod in lieu of seed. Sod shall be cut at a uniform thickness of 3/4". No torn pieces, irregular pieces or torn pieces will be accepted.
- All points of concentrated water loads and all slopes of 15% or greater shall be sodded.
- All sod shall be placed a maximum of 24 hours after harvesting.
- Recondition existing lawns and damaged areas by Contractor's operations with no equipment entering areas and no motor vehicles.
- Sod Contractor to ensure sod is placed below sidewalk and all paved areas elevations to allow for proper drainage.

WARRANTY:

- All plant material (excluding ground cover, perennials and annuals) are to be warranted for a period of 12 months after complete installation of all landscape material at 100% of the installed price.
- Any plant material found to be defective shall be removed and replaced within 30 days of notification or in growth season determined to be best for that plant.
- Any one replacement per tree or shrub shall be required at the end of the warranty period, unless loss is due to failure to comply with the warranty.
- Lawn establishment period will be in effect once the new lawn has been mowed three times. Plant establishment period shall commence on the date of acceptance and 100% completion.
- A written guarantee shall be provided to the owner per conditions outlined in #1 above.

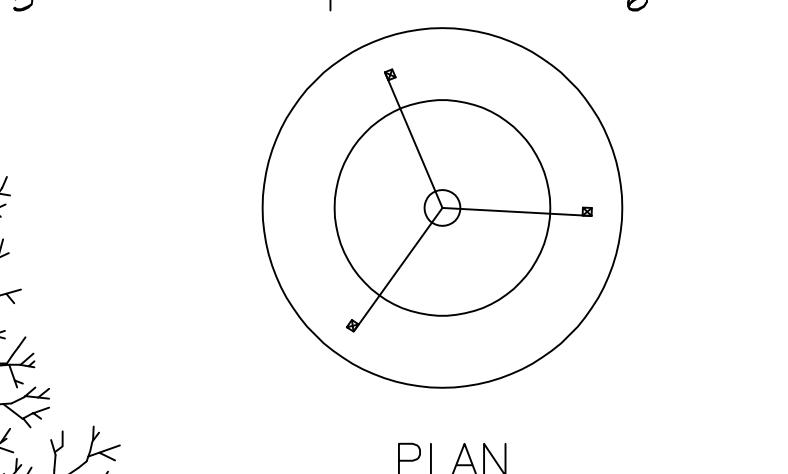
G



SHRUB PLANTING

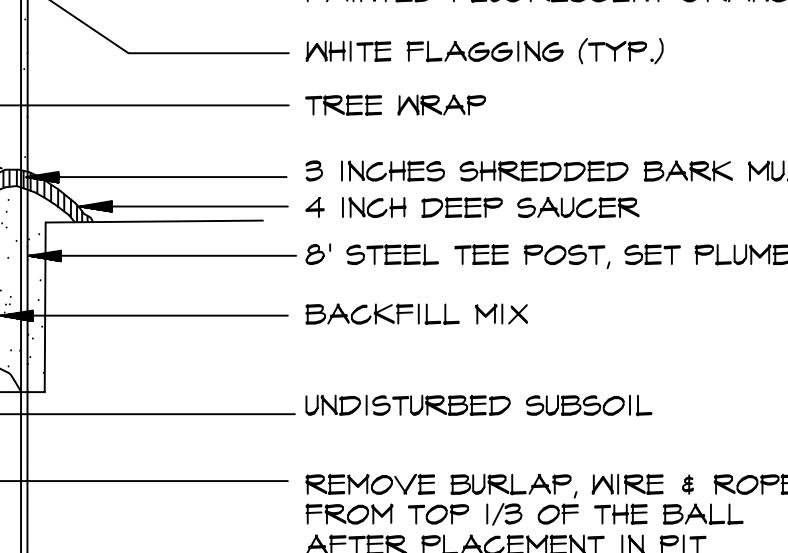
N.T.S.

SET SHRUB ROOT BALL 1" HIGHER THAN ADJACENT FINISH GRADE
3 INCHES MULCH
IF SHRUB IS B & B, THEN REMOVE BURLAP & ROPE FROM TOP 1/3 OF BALL
BACKFILL MIX
UNDISTURBED SUBSOIL
PRUNE ANY BROKEN BRANCHES AFTER PLANTING. DAMAGED SHRUBS OR BROKEN / CRUMBLING ROOT BALLS WILL BE REJECTED.



PLAN

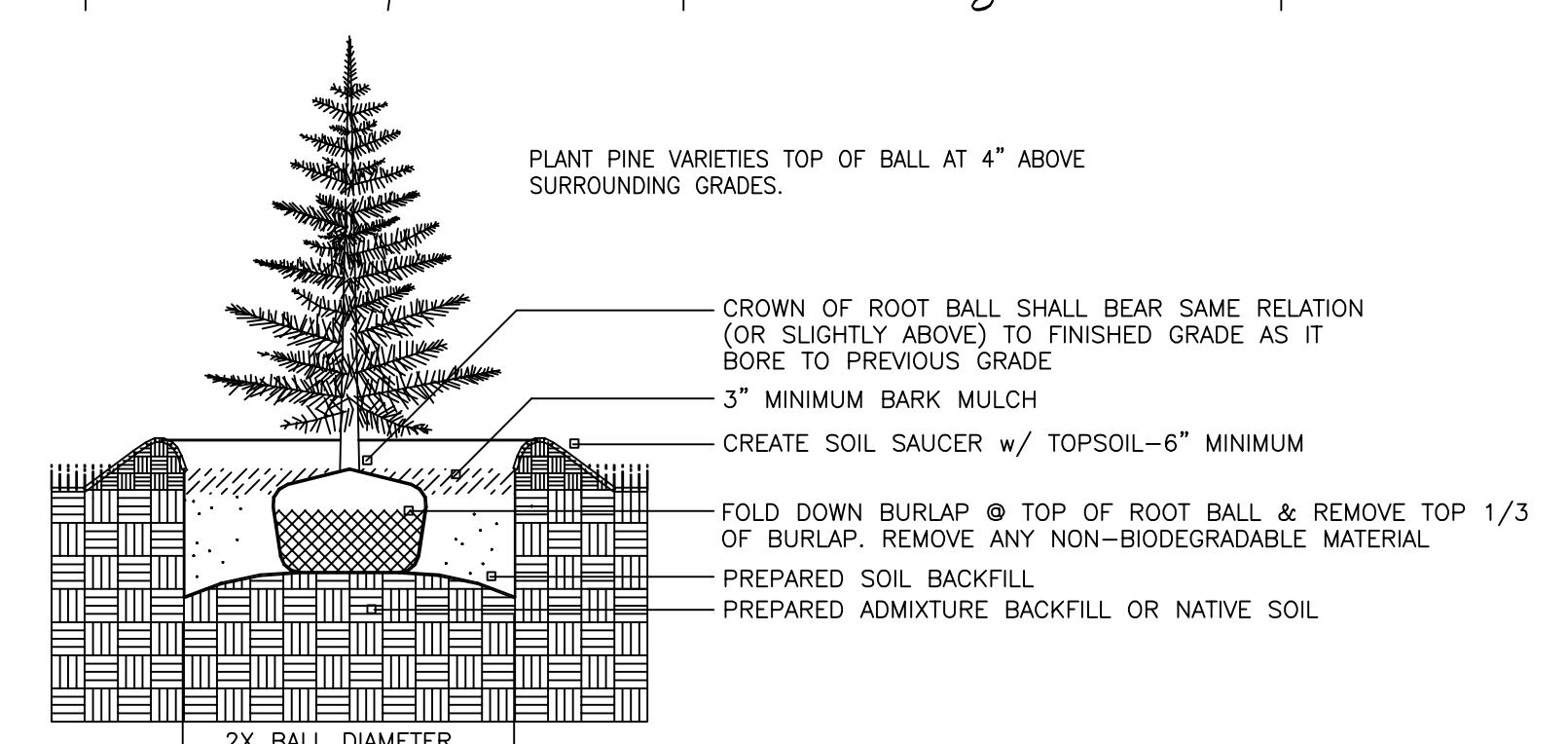
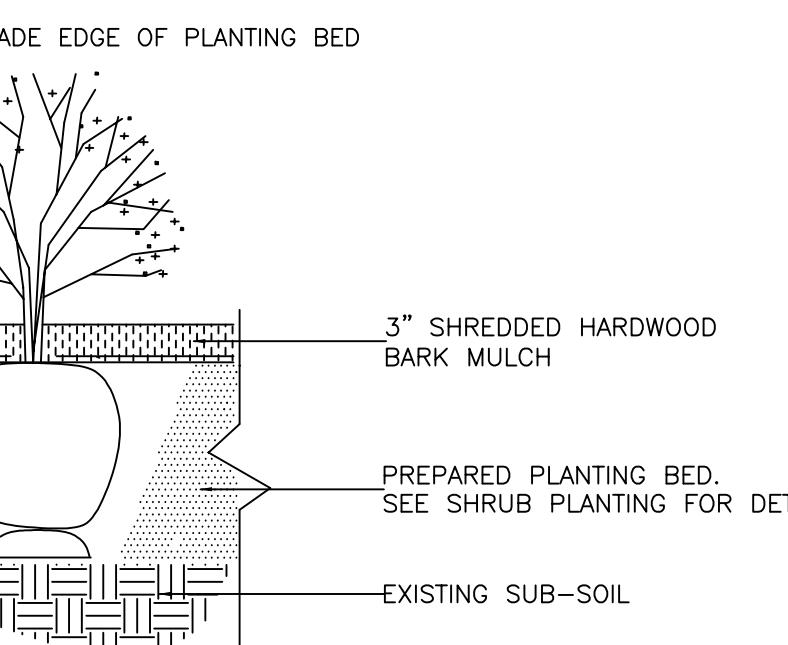
DO NOT CUT CENTRAL LEADER
8" 2-PLY RUBBER HOSE
DOUBLE STRAND 12 GAUGE WIRE COVERED W/2-PLY RUBBER HOSE PAINTED FLUORESCENT ORANGE
WHITE FLAGGING (TYP.)
TREE WRAP



DECIDUOUS TREE PLANTING

N.T.S.

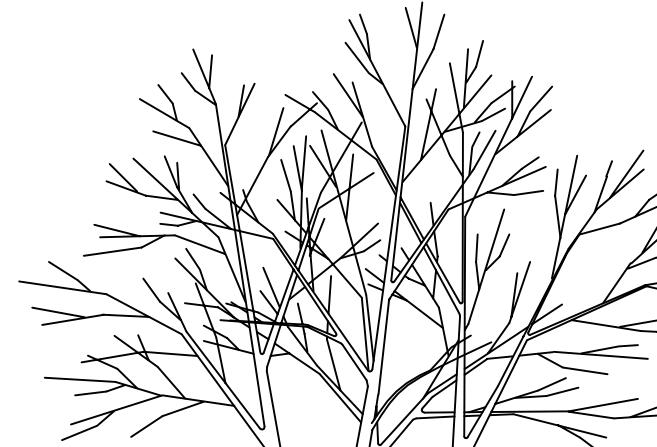
DETERMINE/MARK NORTH SIDE OF TREE IN NURSERY PRIOR TO DIGGING AND PLANT IN SAME RELATIONSHIP TO NORTH WHEN PLANTING ON-SITE



EVERGREEN TREE PLANTING

N.T.S.

3" MINIMUM BARK MULCH
CREATE SOIL SAUCER w/ TOPSOIL - 6" MINIMUM
FOLD DOWN BURLAP @ TOP OF ROOT BALL & REMOVE TOP 1/3 OF BURLAP. REMOVE ANY NON-Biodegradable MATERIAL
PREPARED SOIL BACKFILL
PREPARED ADMIXTURE BACKFILL OR NATIVE SOIL
2X BALL DIAMETER MINIMUM



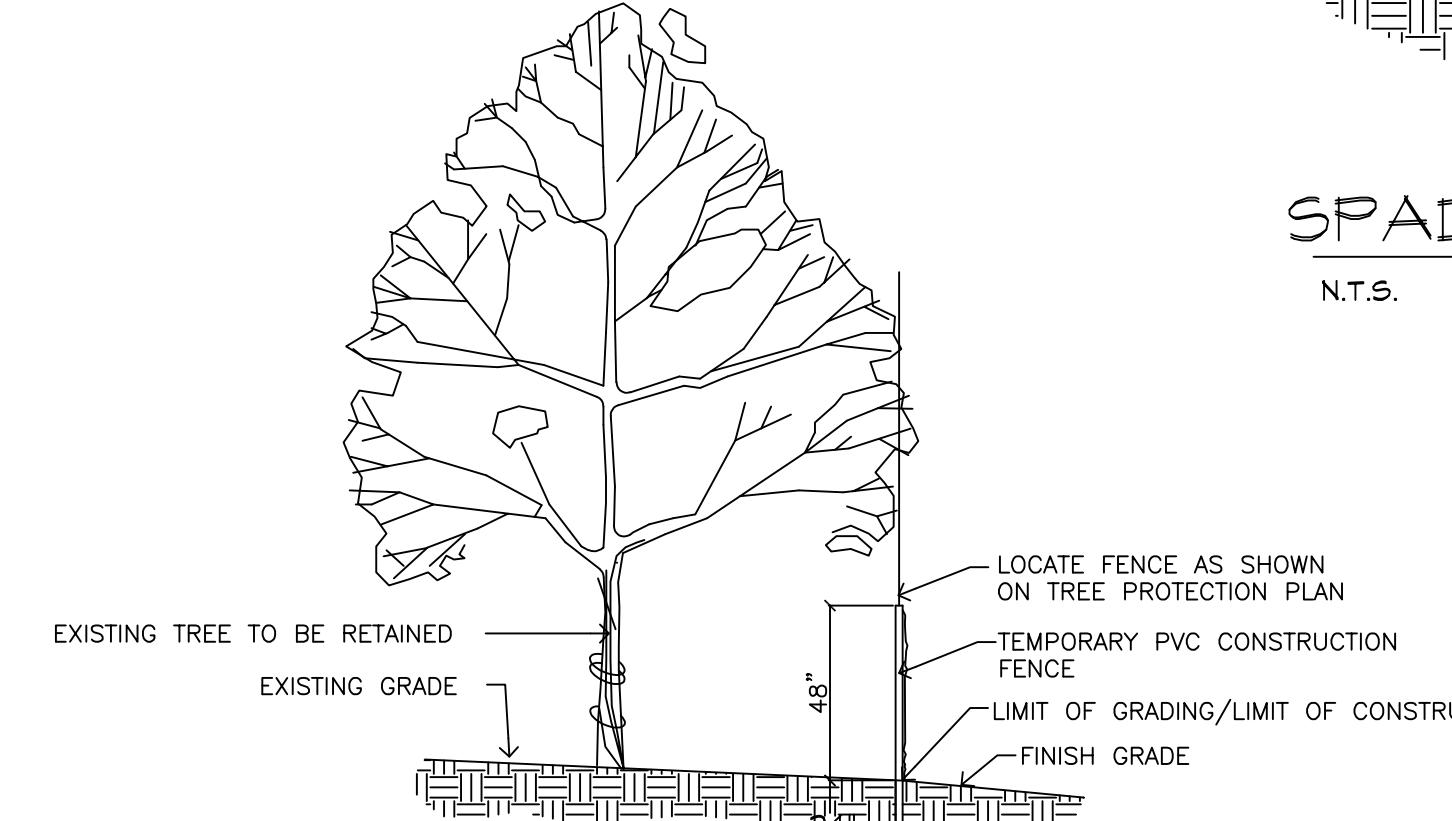
MULTI-STEM TREE PLANTING

N.T.S.

CUT ROPES @ TOP OF ROOT BALL. REMOVE TOP 1/3 OF BURLAP. REMOVE ANY NON-Biodegradable MATERIAL
PREPARED ADMIXTURE BACKFILL
PREPARED SUBGRADE PEDESTAL
2X BALL DIAMETER MIN.

SPADE-CUT EDGE DETAIL

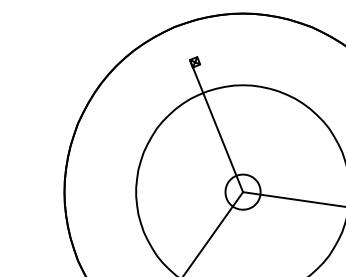
N.T.S.



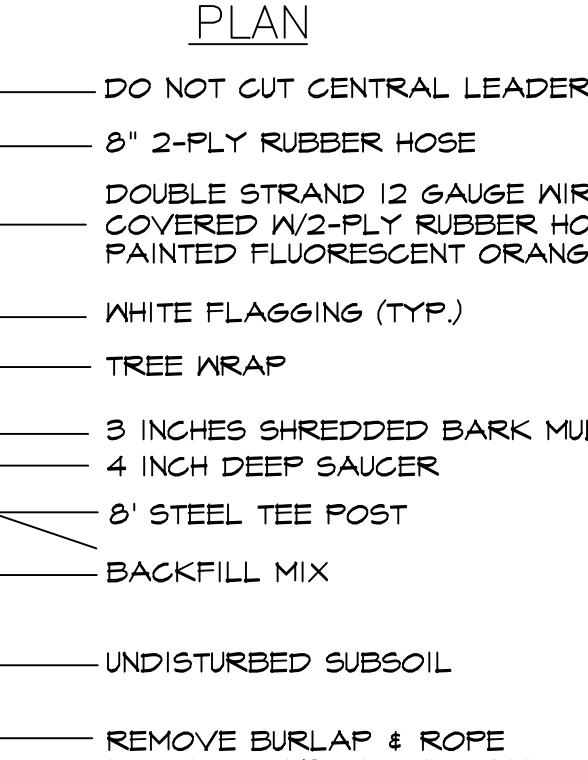
TREE PROTECTION DETAIL

N.T.S.

EXISTING TREE TO BE RETAINED
EXISTING GRADE
LIMIT OF GRADING/LIMIT OF CONSTRUCTION
FINISH GRADE
EXISTING VEGETATION TO BE PROTECTED



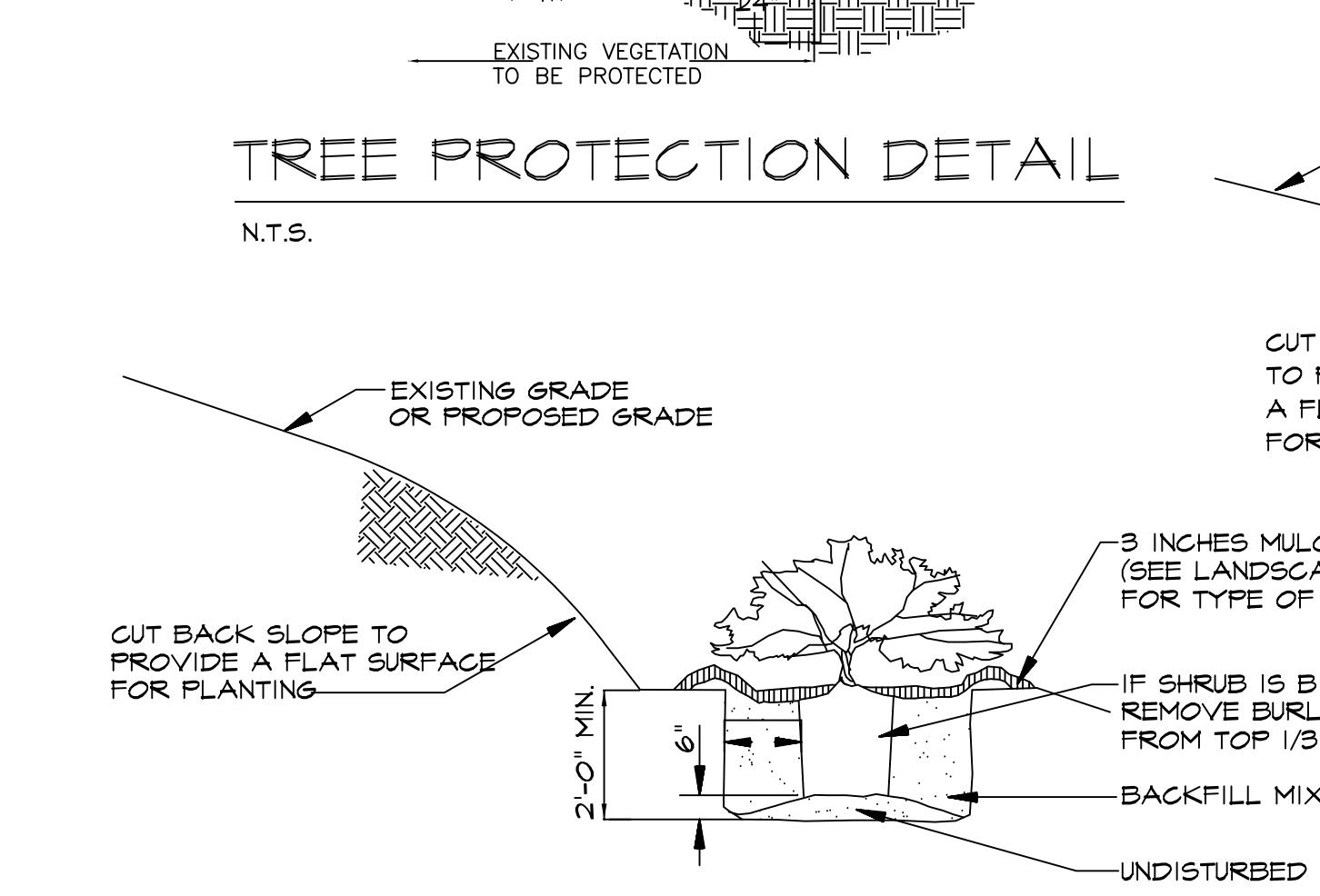
PLAN



TREE PLANTING ON SLOPE

N.T.S.

NOTE: USE SHREDDED BARK MULCH ONLY



SHRUB PLANTING ON SLOPE

N.T.S.

EXISTING GRADE OR PROPOSED GRADE
CUT BACK SLOPE TO PROVIDE A FLAT SURFACE FOR PLANTING
3 INCHES MULCH (SEE LANDSCAPE NOTES FOR TYPE OF MULCH)
IF SHRUB IS B & B, THEN REMOVE BURLAP & ROPE FROM TOP 1/3 OF BALL
BACKFILL MIX
UNDISTURBED SUBSOIL
REMOVE BURLAP & ROPE FROM TOP 1/3 OF THE BALL