

Final Landscape Plan

Romeoville South Outlot

Romeoville, Illinois

August 15, 2019

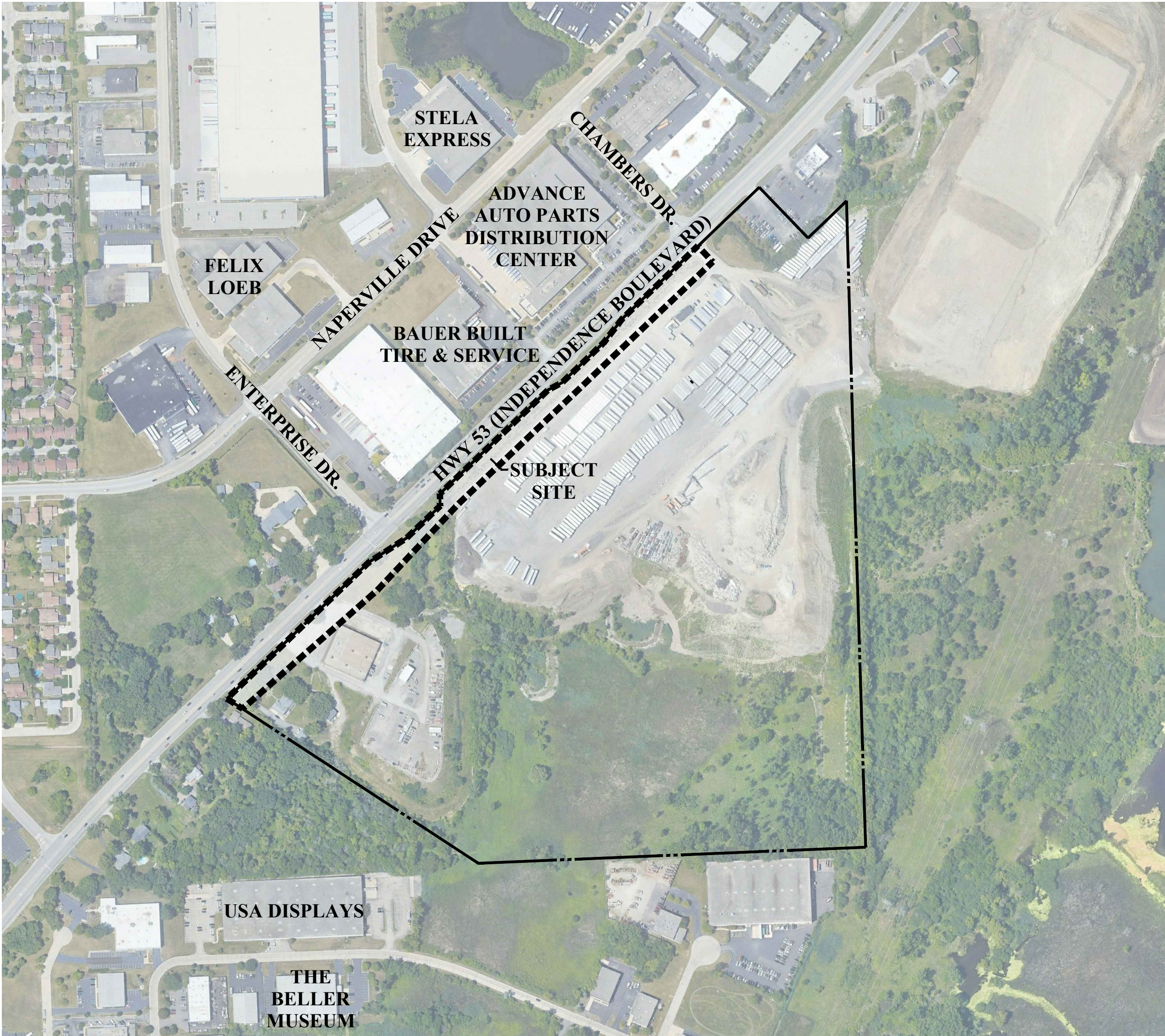
CONSULTANTS:



LANDSCAPE ARCHITECT:  
GARY R. WEBER ASSOCIATES, INC  
402 WEST LIBERTY DRIVE  
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:  
KNIGHT E/A, INC.  
221 NORTH LASALLE STREET  
SUITE 300  
CHICAGO, ILLINOIS 60601



LOCATION MAP

SCALE: 1"=300'

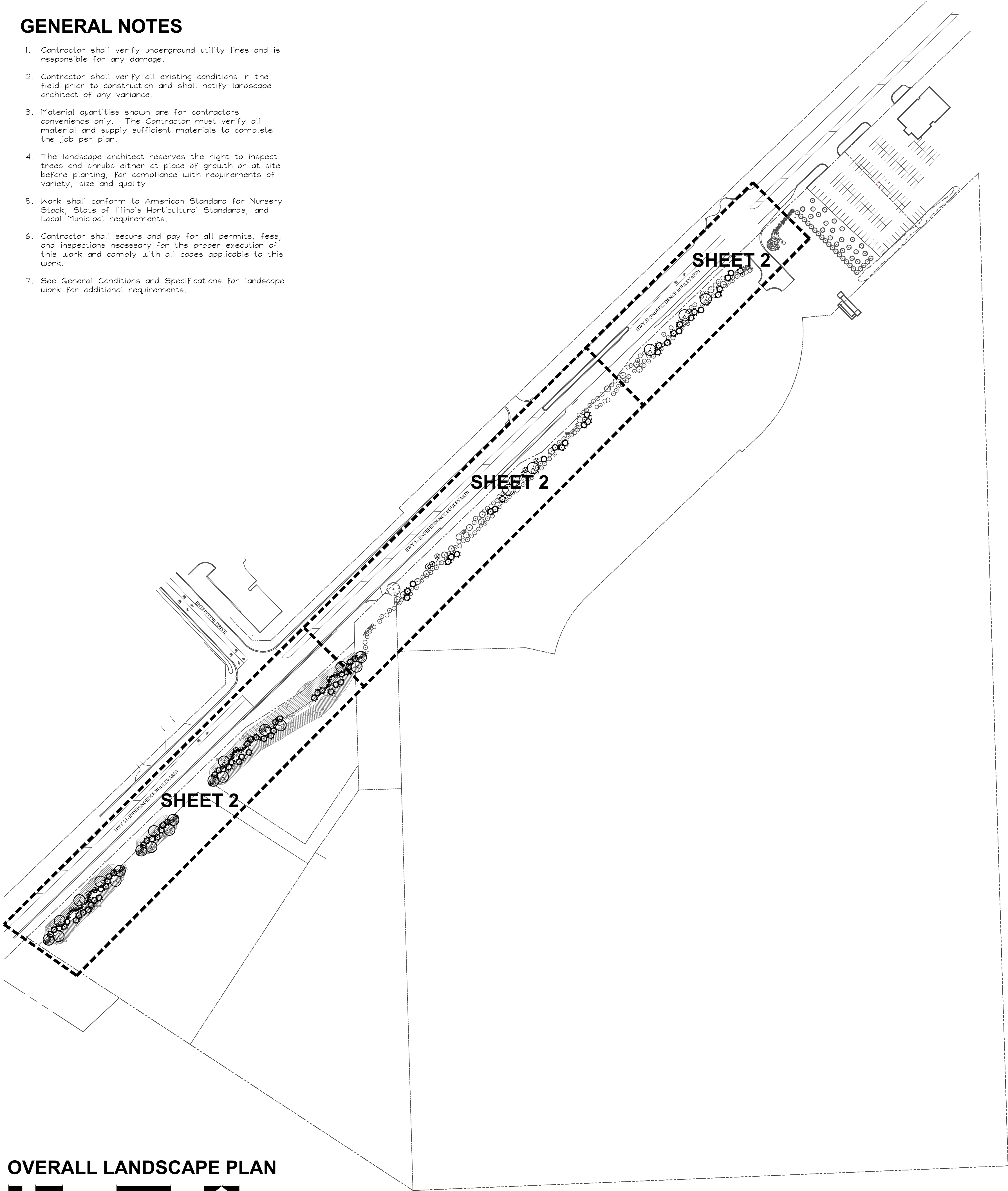
INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	OVERALL LANDSCAPE PLAN
2	LANDSCAPE DETAIL
3	TREE REMOVAL PLAN
4	LANDSCAPE SPECIFICATIONS

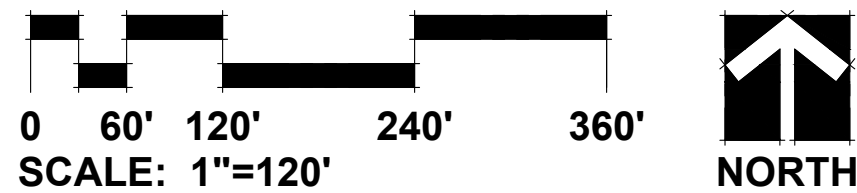


GENERAL NOTES

- 1. Contractor shall verify underground utility lines and is responsible for any damage.
- 2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- 3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- 4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- 5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- 6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- 7. See General Conditions and Specifications for landscape work for additional requirements.



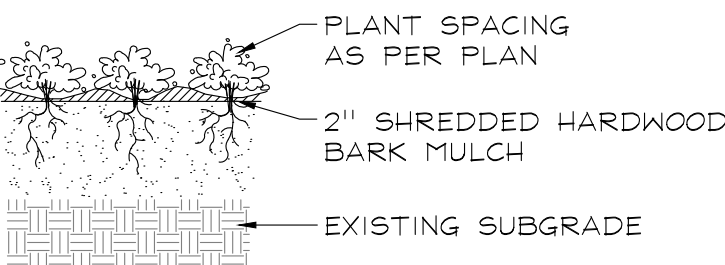
OVERALL LANDSCAPE PLAN



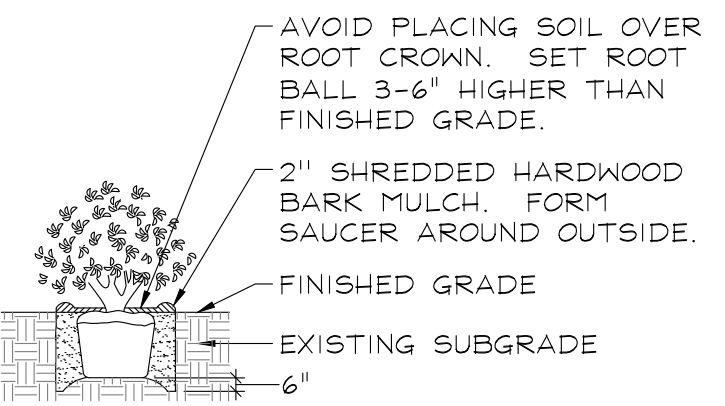
PLANT LIST

Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
CA	3	Catalpa speciosa NORTHERN CATALPA	3' Cal.	
CO	2	Celtis occidentalis 'Chicagoland' CHICAGOLAND COMMON HACKBERRY	3' Cal.	
GS	1	Gleditsia triacanthos var. inermis 'Draves' STREET KEEPER HONEYLOCUST	3' Cal.	
GD	1	Gymnocladus dioica 'Espresso' KENTUCKY COFFEETREE	3' Cal.	Seedless
LT	5	Liriodendron tulipifera TULIP TREE	3' Cal.	
PA	8	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	3' Cal.	
QB	3	Quercus bicolor SWAMP WHITE OAK	3' Cal.	
UC	3	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	3' Cal.	
ORNAMENTAL TREES				
BN	6	Betula nigra 'Cully' HERITAGE RIVER BIRCH	8' Ht.	Multi-Stem
CC	3	Carpinus caroliniana AMERICAN HORNBEAM	8' Ht.	Multi-Stem
CM	3	Cornus mas CORNELIANCHERRY DOGWOOD	8' Ht.	Multi-Stem
MP	6	Malus x 'Prairifire' PRAIRIFIRE CRABAPPLE	8' Ht.	Multi-Stem
EVERGREEN TREES				
AC	6	Abies concolor WHITE FIR	10' Ht.	
ACB	11	Abies concolor WHITE FIR	8' Ht.	
PG	18	Picea glauca var. densata BLACK HILLS SPRUCE	10' Ht.	
PN	11	Picea abies NORWAY SPRUCE	10' Ht.	
PNB	3	Picea abies NORWAY SPRUCE	8' Ht.	
PO	13	Picea omorika SERBIAN SPRUCE	10' Ht.	
POB	6	Picea omorika SERBIAN SPRUCE	8' Ht.	
PP	3	Picea pungens COLORADO SPRUCE	10' Ht.	
PPB	10	Picea pungens COLORADO SPRUCE	8' Ht.	
DECIDUOUS SHRUBS				
VT	7	Viburnum trilobum 'Redwing' JN SELECT CRANBERRYBUSH VIBURNUM	36" Tall	4' O.C.
EVERGREEN SHRUBS				
JS	36	Juniperus x pfitzeriana 'Sea Green' SEA GREEN JUNIPER	30" Wide	4' O.C.
ORNAMENTAL GRASSES				
PE	52	Pennisetum alopecuroides 'Hameln' DWARF FOUNTAIN GRASS	#1	24' O.C.
SS	52	Schizachyrium scaparium 'Twilight Zone' TWILIGHT ZONE LITTLE BLUESTEM	#1	24' O.C.
SH	52	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24' O.C.
PERENNIALS				
HH	24	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
HL	24	Hemerocallis 'Little Wine Cup' LITTLE WINE CUP DAYLILY	#1	18" O.C.
RF	24	Rudbeckia fulgida var. sullivantii 'Little Goldstar' LITTLE GOLDSTAR BLACK-EYED SUSAN	#1	18" O.C.
MISC. MATERIALS				
43.5		SHREDDED HARDWOOD MULCH	C.Y.	
1.14		TURF SEED & EROSION CONTROL BLANKET	AC.	

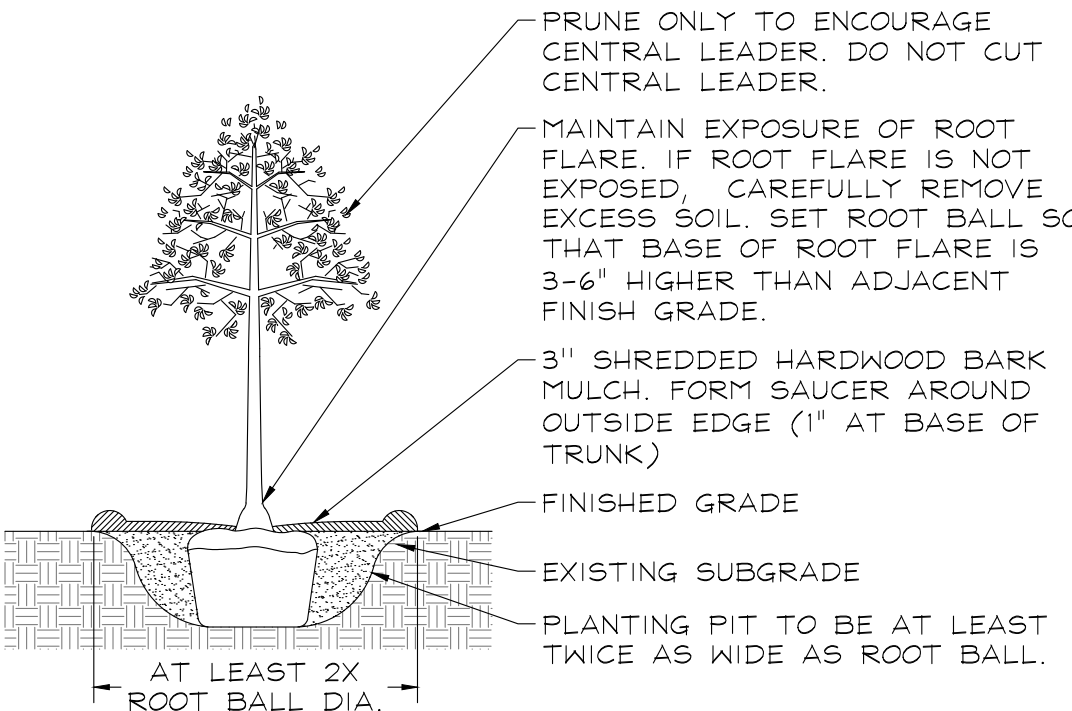
PLANTING DETAILS



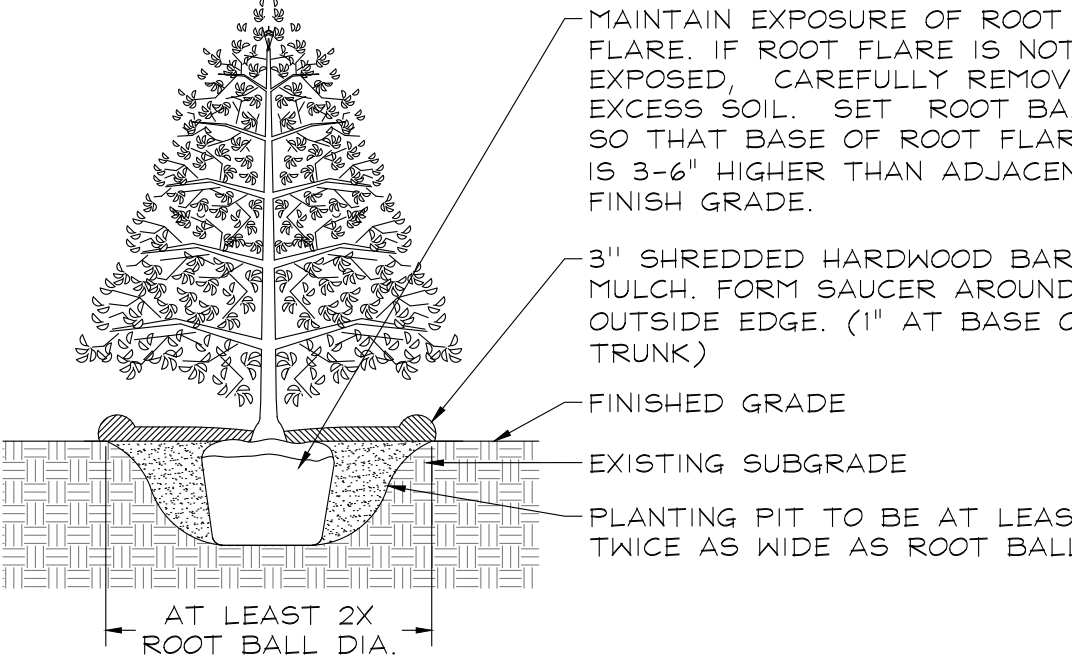
PERENNIALS AND GROUNDCOVERS  
NOT TO SCALE



DECIDUOUS AND EVERGREEN SHRUBS  
NOT TO SCALE



DECIDUOUS TREES  
NOT TO SCALE



EVERGREEN TREES  
NOT TO SCALE





GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 WEST LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

CLIENT

PAL GROUP, INC.  
321 CENTER STREET  
HILLSIDE, IL 60162

CIVIL ENGINEER

KNIGHT E/A, INC.  
221 N. LA SALLE STREET, SUITE 300  
CHICAGO, IL 60601

ROMEOVILLE SOUTH OUTLOT  
ROMEOVILLE, ILLINOIS  
LANDSCAPE DETAIL

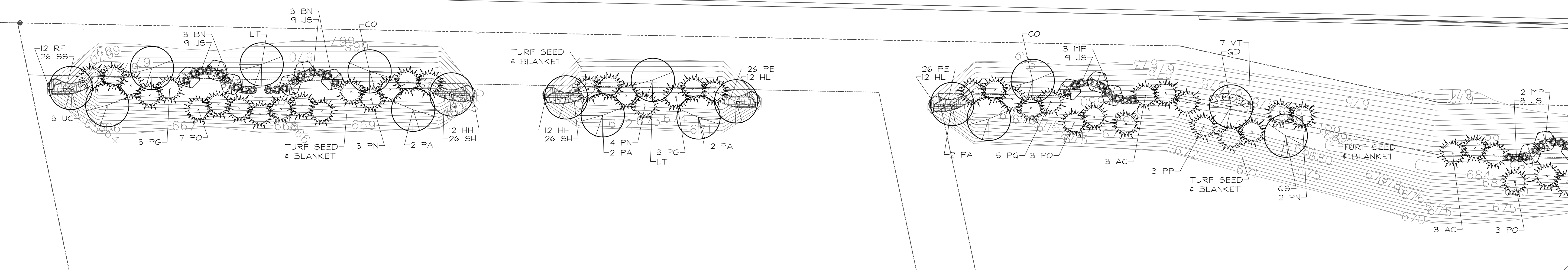
Rev 1 8.15.2019  
REVISIONS

DATE 2.27.2019  
PROJECT NO. PG11601  
DRAWN MGM  
CHECKED GFB  
SHEET NO.

2 OF 4

HWY 53 (INDEPENDENCE BOULEVARD)

MATCH LINE A



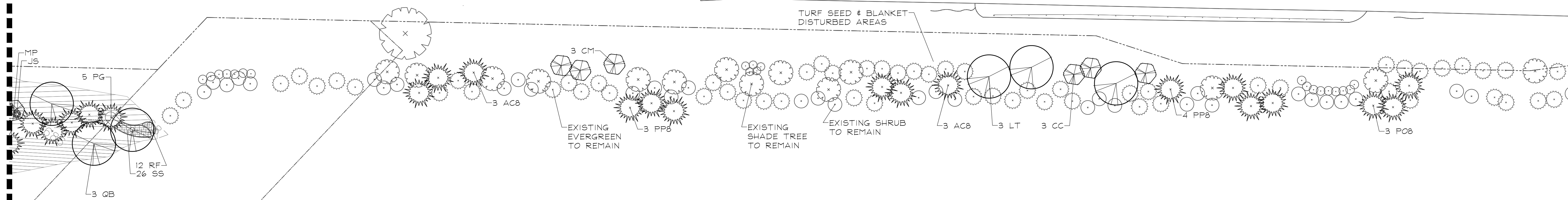
SOUTH BERM

0 15' 30' 60' 90'  
SCALE: 1"=30'



HWY 53 (INDEPENDENCE BOULEVARD)

MATCH LINE B



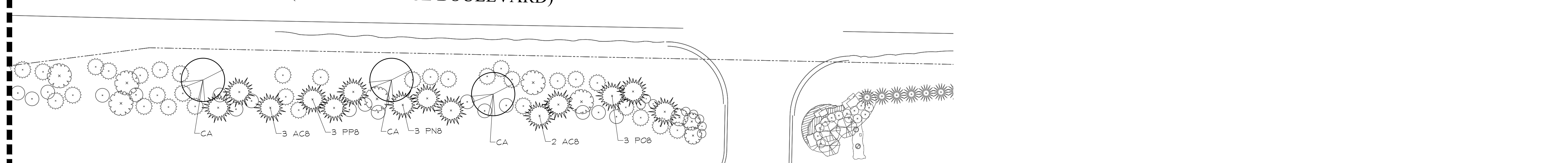
NORTH BERM

0 15' 30' 60' 90'  
SCALE: 1"=30'



HWY 53 (INDEPENDENCE BOULEVARD)

MATCH LINE B



NORTH BERM CONTINUED

0 15' 30' 60' 90'  
SCALE: 1"=30'







GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 WEST LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

CLIENT

PAL GROUP, INC.  
321 CENTER STREET  
HILLSDALE, IL 60162

CIVIL ENGINEER

KNIGHT E/A, INC.  
221 N. LASALLE STREET, SUITE 300  
CHICAGO, IL 60601

# ROMEOVILLE SOUTH OUTLOT ROMEOVILLE, ILLINOIS TREE REMOVAL PLAN

Rev 1 8.15.2019  
REVISIONS

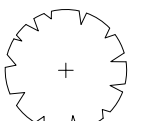
DATE 2.27.2019  
PROJECT NO. PGI1601  
DRAWN MGM  
CHECKED GFB  
SHEET NO.

3 OF 4

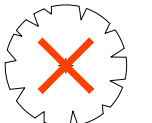


Know what's below.  
Call before you dig.

## LEGEND



EXISTING SHADE TREES  
TO BE PRESERVED



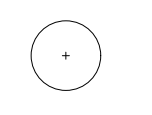
EXISTING SHADE TREES  
TO BE REMOVED



EXISTING EVERGREEN TREES  
TO BE PRESERVED



EXISTING EVERGREEN TREES  
TO BE REMOVED

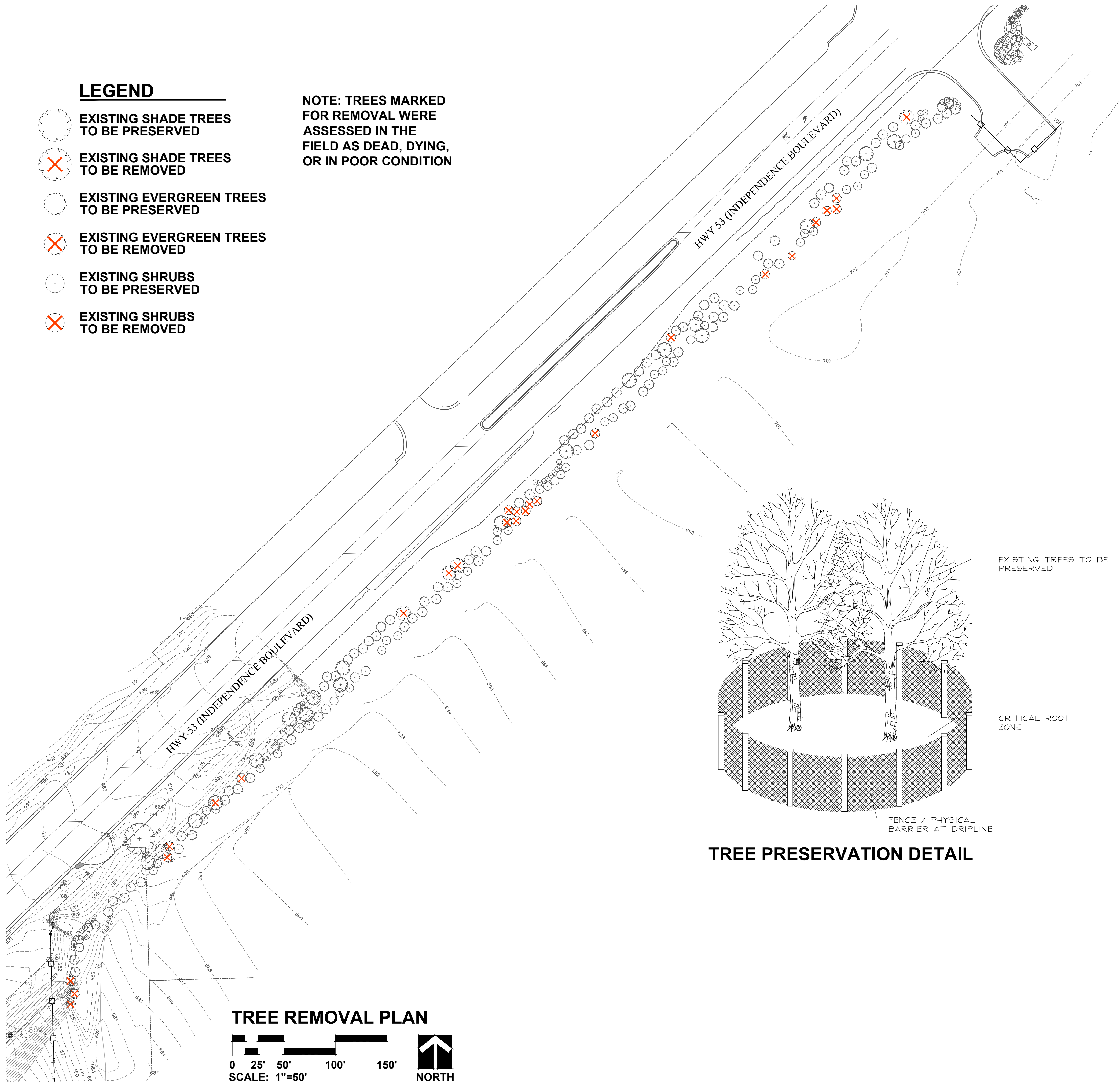


EXISTING SHRUBS  
TO BE PRESERVED



EXISTING SHRUBS  
TO BE REMOVED

NOTE: TREES MARKED  
FOR REMOVAL WERE  
ASSESSED IN THE  
FIELD AS DEAD, DYING,  
OR IN POOR CONDITION



## TREE PRESERVATION NOTES

1. 48" high snow fence or wood barriers shall extend to the dripline of the tree or tree mass whenever possible, shall be installed before construction begins, and should not be removed until the completion of construction.
2. All accidental damage to existing trees that are to be preserved shall be promptly treated as required in accordance with recognized horticultural practices and the instructions of the professional Arborist, Landscape Architect or Horticulturist.
3. Broken or badly bruised branches shall be removed with a clean cut, if recommended by the professional Arborist, Landscape Architect or Horticulturist.
4. Care shall be exercised by the contractors to protect all overhead limbs and branches from damage by contact with material, machinery or equipment and by damage from engine exhaust.
5. Contractors shall protect trees and vegetation against spills or discharge of fuels, lubricating oils, hydraulic fluids, anti-freeze and coolants, calcium chloride, lime and all other similar hydrocarbons, organic chemicals, and other materials which can be harmful.
6. When underground utilities are proposed within 5' of a preserved tree trunk, they must be augered if possible.

## EXISTING VEGETATION CLEARING NOTES

1. All stumps shall be ground below grade.
2. Cut brush shall be removed from the site.
3. Repair any damages caused by Contractor during completion of the work. Said damages may include but are not limited to tire ruts in the ground, damage to trails, damage to existing curb and walkways etc. In the event any vegetation to be preserved is damaged, notify the owner within 24 hours. The Contractor will be liable for remedying damages to plant materials to the satisfaction of the owner.



LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
4. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:

1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
3. Analysis and Standards: Package standard products with manufacturer's certified analysis.

1.3 SUBMITTALS

- A. Planting Schedule
- Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Maintenance Instruction - Landscape Work
- Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.

Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.

- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or City upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.
- B. Guarantee trees, shrubs, groundcover and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.

- A. Lawn Seed Mixture - 5 lbs./1,000 sq. ft.  
50% Kentucky Bluegrass 98/85  
15% Cutter Perennial Ryegrass  
10% Spartan Hard Fescue  
10% Edge Perennial Ryegrass  
10% Express Perennial Ryegrass  
5% Pennlawn Creeping Red Fescue
- B. Temporary Lawn Seed Mixture - 5 lbs./1,000 sq.ft.  
40% Kentucky Bluegrass 98/85  
40% Perennial Ryegrass  
20% Annual Ryegrass

2.3 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.4 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B#B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B#B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B#B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.5 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.6 EROSION CONTROL

- A. Lawn Seed Areas Erosion Control Blanket: North American Green DS75, or equivalent approved equal.
- B. Native Areas Erosion Control Blanket: North American Green SI50, or equivalent approved equal.

2.7 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Sodding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
  2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
  3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
  4. Lay sod within 24 hours from time of stripping.
  5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
  6. Water sod thoroughly with a fine spray immediately after planting.
- B. Seeding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
  2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
  3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
  4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
  5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
  6. Sow not less than specified rate.

7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
8. After the seeding operation is completed, spray a wood fiber mulch (Conweb 2000 with tacifier or approved equal) over the entire grassed area at the rate of 2,000 lbs. per acre. Use a mechanical spray unit to insure uniform coverage. Exercise care to protect buildings, automobiles and people during the application of the mulch.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B#B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 LANDSCAPE MAINTENANCE

- A. Turf Maintenance
1. Mowing
    - a. All litter (i.e. paper, cans and bottles) will be removed from turf and plant bed areas prior to mowing.
    - b. All lawn areas will be mowed weekly to a height of 3" from April through November, or as needed. No more than 1/3 of the grass blade is to be removed per cutting. Mowing height may be seasonally adjusted depending upon weather conditions in order to reduce stress and promote healthy turf.
    - c. Mowing patterns shall be altered on a weekly basis wherever possible. Mowing patterns shall create straight lines for a more manicured appearance.
    - d. Clippings shall be bagged and removed when clipping buildup is such that the excess clipping lay in an unsightly matted condition on the lawn.
    - e. The turf shall be cut in such a manner as to avoid blowing clippings toward structures, patios, air conditioners, and planting beds.
    - f. If the turf could potentially be damaged by equipment due to weather, mowing should not be performed.
    - g. Turf bordering vertical surfaces such as foundations, fences, and utility boxes shall be trimmed to match the mowing height.
    - h. Clippings shall be removed from all pavement areas.

2. Edging

- a. Turf areas adjacent to walks, driveways and curbing will be mechanically edged monthly in a uniform manner.
- b. Shrub beds and tree rings shall be neatly and uniformly edged twice per year; once during the spring cleanup, and again in August or September weather permitting.

3. Fertilizer & Weed Control

- a. Pesticides must be applied by a licensed individual.
- b. Notice shall be given to the homeowners association or owner's representative 1 week prior to any pesticide application.
- c. The lawn shall be fertilized three (3) times with a high quality granular or liquid formula. The applications should be made approximately in April, May and September. Timing, frequency and rate of application shall be adjusted to meet the development's current needs and conditions
- d. A pre-emergent weed control application for annual grass prevention shall be incorporated into the first turf fertilization in spring.
- e. The entire turf area will be treated one (1) time with a post emergent broad leaf weed control at the appropriate time of year. Spot treatment should be done as necessary.
- f. Flags shall be posted throughout the community following each fertilizer application. Remove flags once the application is dry or as directed by the product's label.

B. Planting Bed Maintenance

1. Pruning
  - a. Trees, shrubs and evergreens should be pruned, trimmed or sheared at the appropriate time for each species to maintain the plant's proper form. Methods and timing shall conform to standard horticultural practices. The initial spring pruning will include:
    1. Removal of dead or injured limbs.
    2. Removal of branches that are touching structures.
    3. Shaping and internal thinning of the plant to allow for its natural form and habit.
  - b. Shrubs will be pruned two (2) additional times at the appropriate time so as not to interfere with flowering.
  - c. Trees over 6" in diameter will not be pruned other than removal of low branches hazardous to pedestrian traffic and sucker growth which may occur.

- d. Groundcovers should be pruned twice during the season to maintain a neat appearance.
  - e. Ornamental grasses should be trimmed during the spring cleanup.
  - f. All pruning debris shall be removed from the site by the contractor immediately after the work is complete.
2. Fertilizer & Weed Control
- a. Pesticides must be applied by a licensed individual.
  - b. Notice shall be given to the homeowner's association 1 week prior to any pesticide application.
  - c. Pre-emergent weed control shall be applied at the beginning of the growing season.
  - d. Post emergent applications or hand pulling shall be used on any weeds that appear throughout the season.
  - e. Trees, shrubs and groundcover shall be fertilized one (1) time during the season. The application rate will be determined by the specific needs of the plant material.

C. Spring & Fall Cleanup

1. Spring Cleanup
  - a. Lawn areas and planting beds will be raked as necessary to remove leaves, dead branches, litter and debris.
  - b. All mulch beds shall be cultivated to break up any existing compaction in the mulch.
  - c. Fresh mulch should be applied to any bare spots in the planting beds.
  - d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.
  - e. Debris generated during the cleanup shall be disposed of legally off site.
2. Fall Cleanup
  - a. All lawn areas will have leaves removed either by raking or through the mowing process so as to prevent leaf buildup on the turf on a weekly basis.
  - b. All planting beds will have leaves and debris removed at the end of the season.
  - c. Perennials without winter interest shall be cut back.
  - d. Monitor plant health and notify homeowner's association or owner's representative of any dead plants.
  - e. Debris generated during the cleanup shall be disposed of legally off site.

3.5 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.6 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



**GARY R. WEBER**  
**ASSOCIATES, INC.**  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 WEST LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

CLIENT

PAL GROUP, INC.  
321 CENTER STREET  
HILLSIDE, IL 60162

CIVIL ENGINEER

**KNIGHT E/A, INC.**  
221 N. LASALLE STREET, SUITE 300  
CHICAGO, IL 60601

**ROMEOVILLE SOUTH OUTLOT**

ROMEOVILLE, ILLINOIS

**LANDSCAPE SPECIFICATIONS**

Rev 1 8.15.2019  
**REVISIONS**

DATE 2.27.2019  
PROJECT NO. PGI1601  
DRAWN MGM  
CHECKED GFB  
SHEET NO.

**4 OF 4**





# Landscape Buffer Plan

# ROMEOVILLE SOUTH OUTLOT

Romeoville, Illinois

April 04, 2022

CONSULTANTS:



LANDSCAPE ARCHITECT:  
GARY R. WEBER ASSOCIATES, INC  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187



ENGINEER  
MACKIE CONSULTANTS, LLC  
9575 W. HIGGINS ROAD, SUITE 500  
ROSEMONT, IL 60018



LOCATION MAP  
SCALE: 1"=300'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
0	COVER SHEET
1	LANDSCAPE PLAN
2	LANDSCAPE SPECIFICATIONS



Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	6	Acer x freemanii 'Jeffers' Red' MARMO FREEMAN MAPLE	3" Cal.	
CO	6	Celtis occidentalis 'Chicagoland' CHICAGO LAND COMMON HACKBERRY	3" Cal.	
PM	2	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	3" Cal.	
ORNAMENTAL TREES				
CA	6	Carpinus carolina AMERICAN HORNBEAM	2" Cal.	Tree Form
CM	6	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
MP	6	Malus x 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
EVERGREEN TREES				
PA	13	Picea abies NORWAY SPRUCE	8' Ht.	
PO	18	Picea amara SERBIAN SPRUCE	8' Ht.	
PP	16	Picea pungens COLORADO SPRUCE	8' Ht.	
MISC. MATERIALS				
	24	SHREDDED HARDWOOD MULCH	C.Y.	
	0.71	TURF SEED & EROSION CONTROL BLANKET	AC.	

1. Contractor shall verify underground utility lines and is responsible for any damage.
2. Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
3. Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
4. The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
5. Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
6. Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
7. See General Conditions and Specifications for landscape work for additional requirements.



The diagram shows a cross-section of a tree being planted. The root ball is placed in a planting pit. The pit is filled with soil, and the top is covered with a 3-inch layer of shredded hardwood bark mulch. The mulch is formed into a saucer shape around the base of the trunk, with a 1-inch gap at the base of the trunk. The ground surface is graded to be at least 2 times the width of the root ball diameter. The existing subgrade is shown below the finished grade.

**DECIDUOUS TREES**  
NOT TO SCALE

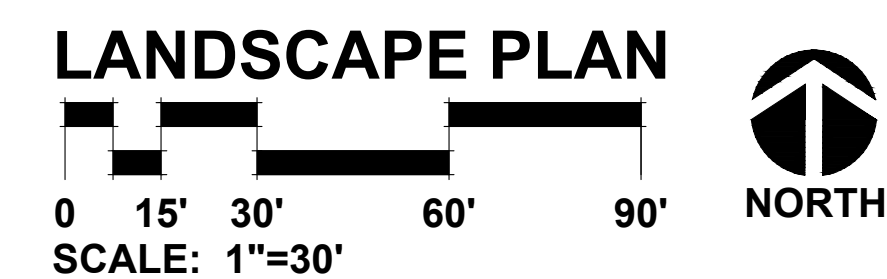
Labels for Deciduous Trees:

- PRUNE ONLY TO ENCOURAGE CENTRAL LEADER. DO NOT CUT CENTRAL LEADER.
- MAINTAIN EXPOSURE OF ROOT FLARE. IF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS SOIL SET ROOT BALL SO THAT BASE OF ROOT FLARE IS 3-6" HIGHER THAN ADJACENT FINISH GRADE.
- 3" SHREDDED HARDWOOD BARK MULCH, FORM SAUCER AROUND OUTSIDE EDGE (1" AT BASE OF TRUNK)
- FINISHED GRADE
- EXISTING SUBGRADE
- PLANTING PIT TO BE AT LEAST TWICE AS WIDE AS ROOT BALL.
- AT LEAST 2X ROOT BALL DIA.

**EVERGREEN TREES**  
NOT TO SCALE

Labels for Evergreen Trees:

- MAINTAIN EXPOSURE OF ROOT FLARE. IF ROOT FLARE IS NOT EXPOSED, CAREFULLY REMOVE EXCESS SOIL. SET ROOT BALL SO THAT BASE OF ROOT FLARE IS 3-6" HIGHER THAN ADJACENT FINISH GRADE.
- 3" SHREDDED HARDWOOD BARK MULCH, FORM SAUCER AROUND OUTSIDE EDGE (1" AT BASE OF TRUNK)
- FINISHED GRADE
- EXISTING SUBGRADE
- PLANTING PIT TO BE AT LEAST TWICE AS WIDE AS ROOT BALL.
- AT LEAST 2X ROOT BALL DIA.





LANDSCAPE WORK PART 1 - GENERAL

1.1 DESCRIPTION OF WORK

The work shall consist of furnishing, transporting and installing all seeds, plants and other materials required for:

1. The establishment of trees, shrubs, perennial, annual and lawn areas as shown on Landscape Plan;
2. The provision of post-planting management as specified herein;
3. Any remedial operations necessary in conformance with the plans as specified in this document;
5. Permits which may be required.

1.2 QUALITY ASSURANCE

- A. Work shall conform to State of Illinois Horticultural Standards and local municipal requirements.
- B. Quality Control Procedures:
1. Ship landscape materials with certificates of inspection as required by governmental authorities. Comply with governing regulations applicable to landscape materials.
  2. Do not make substitutions. If specified landscape material is not obtainable, submit to Landscape Architect proof of non-availability and proposal for use of equivalent material.
  3. Analysis and Standards: Package standard products with manufacturers certified analysis.

1.3 SUBMITTALS

- A. Planting Schedule
- Submit three (3) copies of the proposed planting schedule showing dates for each type of planting
- B. Maintenance Instruction - Landscape Work
- Submit two (2) copies of typewritten instructions recommending procedures to be established by the Owner for the maintenance of landscape work for one full year. Submit prior to expiration of required maintenance periods.
- Instructions shall include: watering, fertilizing, spraying, mulching and pruning for plant material and trimming groundcover. Instructions for watering, fertilizing and mowing grass areas shall be provided ten (10) days prior to request for inspection for final acceptance. Landscape Architect shall receive copies of all instructions when issued.
- C. Submit two (2) copies of soil test of existing topsoil with recommendations for soil additive requirement to Landscape Architect for review and written approval.
- D. Submit two (2) samples of shredded hardwood bark mulch, erosion control blankets, and all other products and materials as specified on plans to Landscape Architect for review and written approval.
- E. Nursery packing lists indicating the species and quantities of material installed must be provided to the Owner and/or Municipality upon request.

1.4 JOB CONDITIONS

- A. Examine and evaluate grades, soils and water levels. Observe the conditions under which work is to be performed and notify Landscape Architect of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in an acceptable manner.
- B. Utilities: Review underground utility location maps and plans; notify local utility location service; demonstrate an awareness of utility locations; and certify acceptance of liability for the protection of utilities during course of work. Contractor shall be responsible for any damage to utilities or property.
- C. Excavation: When conditions detrimental to plant growth are encountered such as rubble fill, adverse drainage conditions or obstructions, notify Landscape Architect before planting.

1.5 GUARANTEES

- A. Guarantee seeded and sodded areas through the specified maintenance period and until final acceptance.
- B. Guarantee trees, shrubs, and perennials for a period of one year after date of acceptance against defects including death and unsatisfactory growth, except for defects resulting from neglect by Owner, abuse or damage by others or unusual phenomena or incidents which are beyond Landscape Installer's control.

LANDSCAPE WORK PART 2 - PLANT MATERIALS

2.1 LAWN SOD

Provide strongly rooted sod, not less than two (2) years old and free of weeds and undesirable native grasses. Provide only sod capable of growth and development when planted (viable, not dormant) and in strips not more than 18" wide x 4' long. Provide sod composed of a 5-way blend of Kentucky Bluegrass such as: Midnight, Allure, Viva, Washington, Liberty.

2.2 LAWN SEED MIXTURE

- Grass Seed: Provide fresh, clean, new crop seed complying with the tolerance for purity and germination established by the Official Seed Analysts of North America. Provide seed of the grass species, proportions and maximum percentage of weed seed, as specified.
- A. Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- |     |                              |
|-----|------------------------------|
| 50% | Kentucky Bluegrass 98/05     |
| 15% | Cutter Perennial Ryegrass    |
| 10% | Spartan Hard Fescue          |
| 10% | Edge Perennial Ryegrass      |
| 10% | Express Perennial Ryegrass   |
| 5%  | Pennlawn Creeping Red Fescue |
- B. Temporary Lawn Seed Mixture - 5 lbs. / 1,000 sq. ft.
- |     |                          |
|-----|--------------------------|
| 40% | Kentucky Bluegrass 98/05 |
| 40% | Perennial Ryegrass       |
| 20% | Annual Ryegrass          |

2.4 GROUNDCOVERS, PERENNIALS AND ANNUALS

Provide plants established and well-rooted in removable containers or integral peat pots and with not less than the minimum number and length of runners required by ANSI Z60.1 for the pot size shown or listed.

2.5 TREES AND SHRUBS

- A. Name and Variety: Provide nursery grown plant material true to name and variety.
- B. Quality: Provide trees, shrubs and other plants complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.
- C. Deciduous Trees: Provide trees of height and caliper listed or shown and with branching configuration recommended by ANSI Z60.1 for type and species required. Provide single stem trees except where special forms are shown or listed. Provide balled and burlapped (B&B) deciduous trees.
- D. Deciduous Shrubs: Provide shrubs of the height shown or listed and with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub required. Provide balled and burlapped (B&B) deciduous shrubs.
- E. Coniferous Evergreen: Provide evergreens of the sizes shown or listed. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for other types. Provide quality evergreens with well-balanced form complying with requirements for other size relationships to the primary dimension shown. Provide balled and burlapped (B&B) evergreen trees and containerized shrubs.
- F. Inspection: All plants shall be subject to inspection and review at the place of growth or upon delivery and conformity to specification requirements as to quality, right of inspection and rejection upon delivery at the site or during the progress of the work for size and condition of balls or roots, diseases, insects and latent defects or injuries. Rejected plants shall be removed immediately from the site.

2.6 PLANTING SOIL MIXTURE

Provide planting soil mixture consisting of clean uncompacted topsoil (stockpiled at site) for all planting pits, perennial, annual and groundcover areas. Topsoil shall be conditioned based on any recommendations resulting from the soil test in 1.3.C.

2.7 EROSION CONTROL

- A. Erosion Control Blanket: North American Green S150, or equivalent approved equal.

2.8 MULCH

Provide mulch consisting of shredded hardwood. Provide sample to Landscape Architect for approval prior to ordering materials.

LANDSCAPE WORK PART 3 - EXECUTION

3.1 PLANTING SCHEDULE

At least thirty (30) days prior to the beginning of work in each area, submit a planting schedule for approval by the Landscape Architect.

3.2 PLANTINGS

- A. Sodding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site, do not turn over into soil being prepared for lawns.
  2. Till to a depth of not less than 6"; apply soil amendments as needed; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
  3. Sodded areas shall receive an application of commercial fertilizer at the rate of 10 lbs. per 1,000 sq. ft. and shall have an analysis of 16-8-8.
  4. Lay sod within 24 hours from time of stripping.
  5. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.
  6. Water sod thoroughly with a fine spray immediately after planting.
- B. Seeding New Lawns
1. Remove existing grass, vegetation and turf. Dispose of such material legally off-site. Do not turn over into soil being prepared for lawns.
  2. Till to a depth of not less than 6"; apply soil amendments; remove high areas and fill in depressions; till soil to a homogenous mixture of fine texture, remove lumps, clods, stones over 1" diameter, roots and other extraneous matter. Dispose of such material legally off-site.
  3. Seeded lawn areas shall receive an application of commercial fertilizer at the rate of 5 lbs. per 1,000 sq. ft. and shall be 6-24-24. Fertilizer shall be uniformly spread and mixed into the soil to a depth of 1" inches.
  4. Do not use wet seed or seed which is moldy or otherwise damaged in transit or storage.
  5. Sow seed using a spreader or seeding machine. Do not seed when wind velocity exceeds five (5) miles per hour. Distribute seed evenly over entire area by sowing equal quantity in two directions at right angles to each other.
  6. Sow not less than specified rate.
  7. Rake lawn seed lightly into top 1" of soil, roll lightly and water with a fine spray.
  8. DO NOT MOW HIGHLANDS FESCUE SEED MIXTURE.

E. Groundcover and Perennial Beds

Groundcover, perennials, and annuals shall be planted in continuous beds of planting soil mixture a minimum of 8" deep. Install per spacing indicated on plan.

F. Trees and Shrubs

1. Set balled and burlapped (B&B) stock plumb and in center of pit or trench with top of ball at an elevation that will keep the root flare exposed upon backfill and mulching. Remove burlap from top and sides of balls; retain on bottoms. When set, place additional topsoil backfill around base and sides of ball and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
2. Dish top of backfill to allow for mulching. Provide additional backfill berm around edge of excavations to form shallow saucer to collect water.
3. Mulch pits, trenches and planted areas. Provide not less than 2" thickness of mulch and work into top of backfill and finish level with adjacent finish grades. Maintain exposed root flare at all times.
4. Prune only injured or dead branches from flowering trees, if any. Protect central leader of tree during shipping and pruning operations. Prune shrubs to retain natural character in accordance with standard horticultural practices.
5. Remove and replace excessively pruned or ill-formed stock resulting from improper pruning.
6. The Contractor shall be wholly responsible for assuring that all trees are planted in a vertical and plumb position and remain so throughout the life of this contract and guarantee period. Trees may or may not be staked and guyed depending upon the individual preference of the Contractor; however, any bracing procedure(s) must be approved by the Owner prior to its installation.

3.3 INITIAL MAINTENANCE

- A. Begin maintenance immediately after planting, continuing until final acceptance. A minimum of thirty (30) days.
- B. Maintain planted and seeded areas by watering, rolling/regrading, replanting and implementing erosion control as required to establish vegetation free of eroded or bare areas.
- C. Highlands Fescue and Native Planting areas are to be mowed only once per spring during the initial three year establishment period.

3.4 CLEAN UP AND PROTECTION

- A. During landscape work, store materials and equipment where directed. Keep pavements clean and work areas and adjoining areas in an orderly condition.
- B. Protect landscape work and materials from damage due to landscape operations, operations by other trades and trespassers. Maintain protection during installation and maintenance periods. Treat, repair or replace damaged landscape work as directed by Landscape Architect.

3.5 INSPECTION AND ACCEPTANCE

- A. The Landscape Architect reserves the right to inspect seeds, plants, trees and shrubs either at place of growth or at site before planting for compliance with requirements for name, variety, size, quantity, quality and mix proportion.
- B. Supply written affidavit certifying composition of seed mixtures and integrity of plant materials with respect to species, variety and source.
- C. Notify the Landscape Architect within five (5) days after completing initial and/or supplemental plantings in each area.
- D. When the landscape work is completed, including maintenance, the Landscape Architect will, upon request, make a final inspection to determine acceptability. After final acceptance, the Owner will be responsible for maintenance.



**GARY R. WEBER**  
**ASSOCIATES, INC.**  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 WEST LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197

CLIENT

PAL GROUP, INC.  
321 CENTER STREET  
HILLSIDE, IL 60162  
ENGINEER  
MACKE CONSULTANTS, LLC  
9575 W. HIGGINS ROAD, SUITE 500  
ROSEMONT, IL 60018

ROMEOVILLE SOUTH OUTLOT  
ROMEOVILLE, ILLINOIS  
LANDSCAPE SPECIFICATIONS

2	04.04.2022
1	03.10.2022

REVISIONS

DATE	11.05.2021
PROJECT NO.	PGI1601
DRAWN	DHS
CHECKED	GB
SHEET NO.	

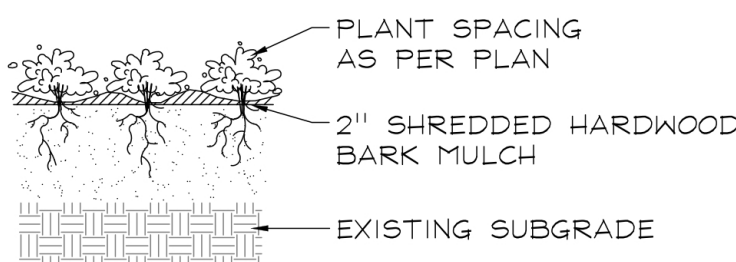


PLANT LIST

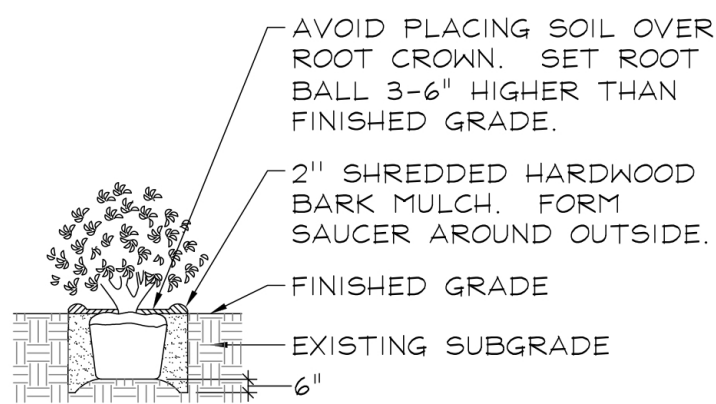
Key	Qty	Botanical/Common Name	Size	Remarks
SHADE TREES				
AF	6	Acer x freemanii 'Jeffers Red' MARMO FREEMAN MAPLE	3" Cal.	
CO	6	Celtis occidentalis 'Chicagoland' CHICAGOLAND COMMON HACKBERRY	3" Cal.	
PM	2	Platanus x acerifolia 'Morton Circle' EXCLAMATION! LONDON PLANETREE	3" Cal.	
UC	2	Ulmus carpinifolia 'New Horizon' NEW HORIZON SMOOTHLEAF ELM	3" Cal.	
ORNAMENTAL TREES				
CA	6	Carpinus caroliniana AMERICAN HORNBEAM	2" Cal.	Tree Form
CM	6	Cornus mas CORNELIANCHERRY DOGWOOD	6' Ht.	Multi-Stem
MP	6	Malus x 'Prairifire' PRAIRIFIRE CRABAPPLE	6' Ht.	Multi-Stem
EVERGREEN TREES				
PA	13	Picea abies NORWAY SPRUCE	8' Ht.	
PO	18	Picea omorika SERBIAN SPRUCE	8' Ht.	
PP	16	Picea pungens COLORADO SPRUCE	8' Ht.	
EVERGREEN SHRUBS				
JS	45	Juniperus chinensis var. sargentii 'Viridis' GREEN SARGENT JUNIPER	30" Wide	5' O.C.
MISC. MATERIALS				
26		SHREDDED HARDWOOD MULCH	C.Y.	
0.71		TURF SEED & EROSION CONTROL BLANKET	AC.	

GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.

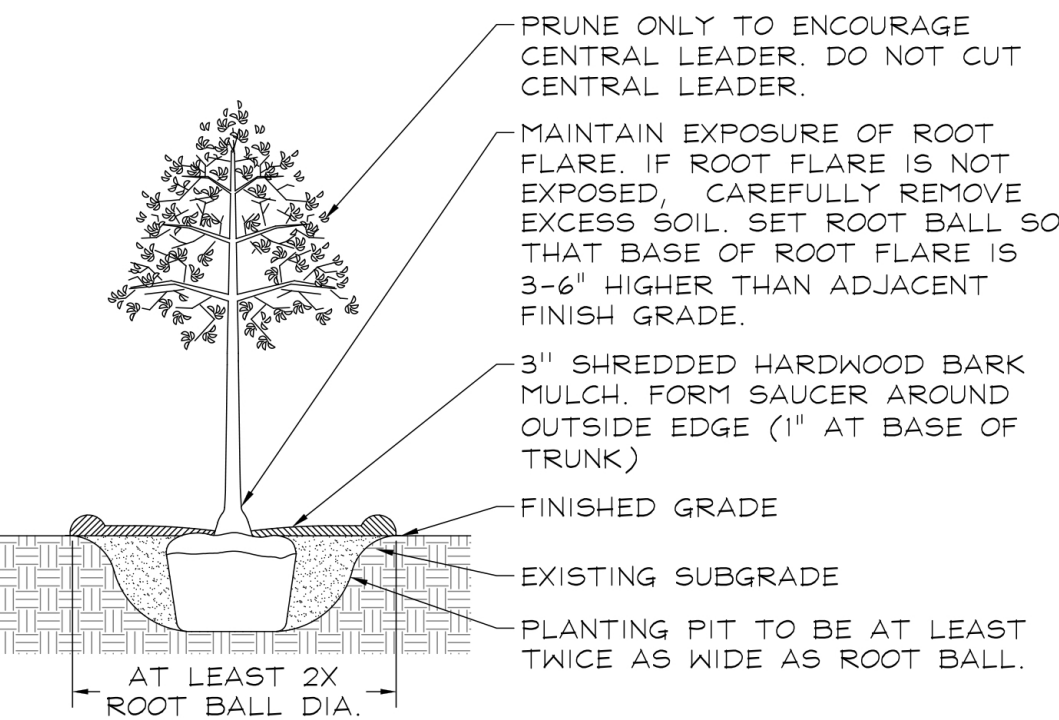


PERENNIALS AND GROUNDCOVERS  
NOT TO SCALE

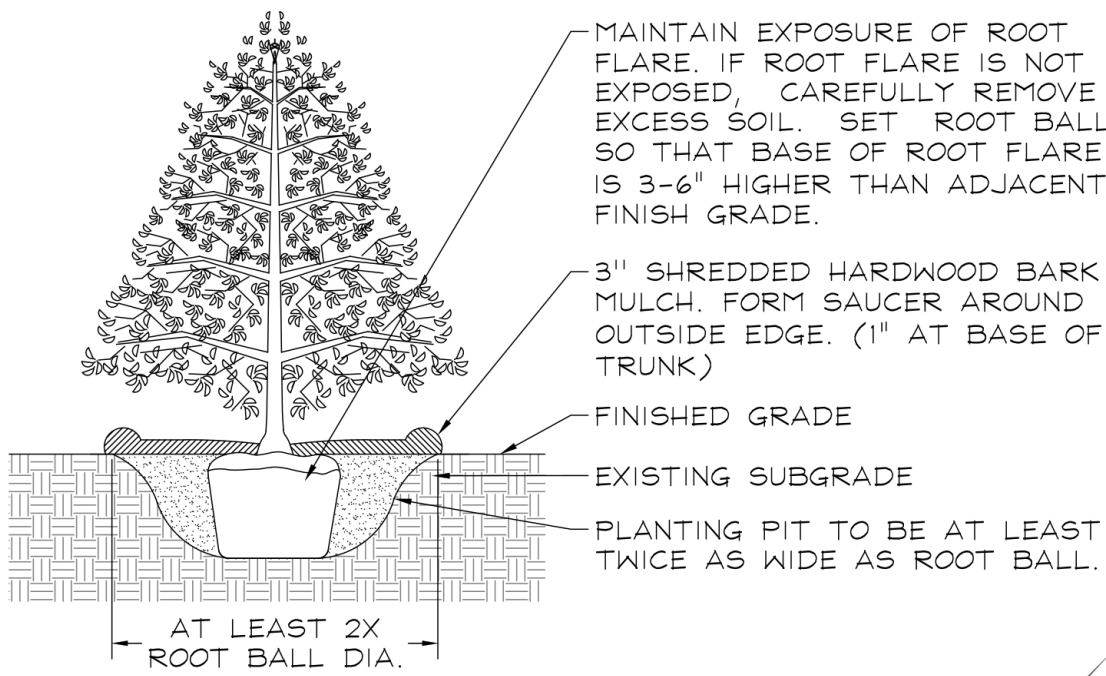


DECIDUOUS AND EVERGREEN SHRUBS  
NOT TO SCALE

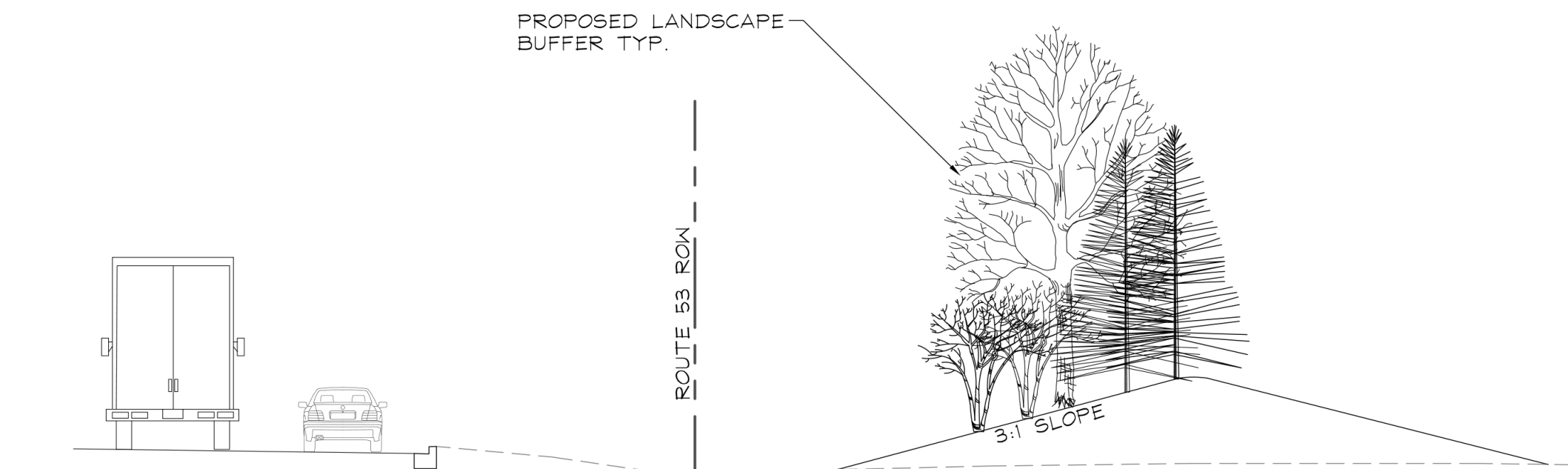
PLANTING DETAILS



DECIDUOUS TREES  
NOT TO SCALE



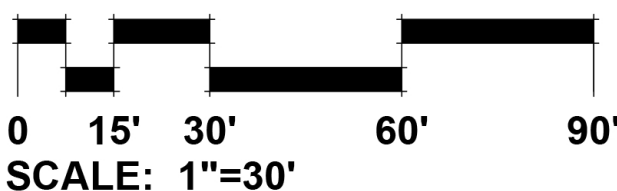
EVERGREEN TREES  
NOT TO SCALE



TYPICAL LANDSCAPE BUFFER SECTION  
NOT TO SCALE



LANDSCAPE PLAN



GARY R. WEBER  
ASSOCIATES, INC.  
LAND PLANNING  
ECOLOGICAL CONSULTING  
LANDSCAPE ARCHITECTURE  
402 W. LIBERTY DRIVE  
WHEATON, ILLINOIS 60187  
PHONE: 630-668-7197  
www.grwainc.com

CLIENT

PAL GROUP, INC.  
321 CENTER STREET  
HILLSDALE, IL 60162  
ENGINEER  
MACKIE CONSULTANTS, LLC  
9575 W. HIGGINS ROAD, SUITE 500  
ROSEMONT, IL 60018

ROMEOVILLE SOUTH OUTLOT  
ROMEOVILLE, ILLINOIS  
LANDSCAPE PLAN

3	04.26.2022
2	04.04.2022
1	03.10.2022

REVISIONS

DATE	11.05.2021
PROJECT NO.	PG11601
DRAWN	DHS
CHECKED	GB
SHEET NO.	