

F.A.U. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
2678	08-00169-00-LT	DuPAGE	39	39
STA.		TO STA.		
FED. ROAD DIST. NO.	ILLINOIS	FED. AID PROJECT		

CONTRACT NO. 63027

LAKOTA
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Planning
Urban Design
Landscape Architecture
Community Relations

POLICE PLAZA
Elmhurst, Illinois

City of Elmhurst

GENERAL NOTES

1. Landscape Contractor shall verify all utility locations (existing and proposed) along with existing conditions and grades (existing and proposed), and note any discrepancies to owner, Engineer, and Landscape Architect immediately, before proceeding with any work.
2. Base information for these plans was taken from Engineer's site survey, geometric, and grading plans. Contractor shall verify all dimensions and locations of existing and proposed features, and familiarize themselves with any obstacles encumbering the installation of this project.
3. Any existing tree surveys or locations for these plans were prepared by the Engineer or a certified arborist. See plans for information.
4. All soil/underground conditions shall be referred to soil testing reports prepared by the owner's consultant.
5. Any archeological information relevant to these plans shall be referred to archeological survey and reports (if appropriate to job site) by the owner's consultant.

6. All surface drainage shall be diverted away from structures and noted site features in all areas as shown on the Civil Engineer's grading plans. Surface drainage shall be diverted to existing or proposed basin structures or inlets as directed by the grading plans. Any site underdrainage as shown in the landscape drawings shall be provided at Landscape Architect's direction. Where poor subsurface drainage conditions occur in the field, Contractor shall notify Landscape Architect immediately and make recommendations for solutions to drainage issues before proceeding with work.
7. Where possible, and at Engineer's approval and per code, all underdrainage shall be tied into existing or proposed storm structures.
8. Landscape accent lighting as shown on these plans is for general location and intent only. The specified fixture and wattage shall be provided and installed on the desired feature at Landscape Architect's direction. Contractor shall field stake all accent lighting locations and obtain Landscape Architect's approval before final installation. Please refer to electrical plans for conduit or low-voltage cable routing and power-source (timer, transformers, switch boxes, etc.).

GENERAL PLANTING NOTES

GENERAL CONDITIONS

1. Contractor shall familiarize themselves with all landscape specifications prior to commencement of work. Any questions or concerns shall be directed to Project Engineer or Landscape Architect in writing prior to landscape work commencement.
2. All project limits shall be fenced with temporary plastic fencing at 48" height, staked at 4' on center, and clearly signed for construction activities. All existing, protected vegetation shall be fenced at a minimum of the plants drip line or as approved by Landscape Architect.
3. The Landscape Contractor shall keep all areas clean and orderly at all times.
4. The Landscape Contractor shall keep all roadways and walkways clear of mud and debris that result from landscape operations.

SITE GRADING & BERMING

5. Berming shall occur along all noted landscape areas to the designed berming heights shown on the plans. All grading, drainage, and utilities shall be evaluated in the field for conflict points with designed berming. Landscape Architect and Project Engineer shall review and approve prior to finished grading. Finished shape and contouring shall be at Landscape Architect's direction.
6. All grading and drainage shall be properly pitched to existing or proposed drainage swales and structures. Landscape Architect and Project Engineer shall field verify and approve.
7. All stone work to be approved by Landscape Architect in field. All stone color samples shall be approved by Landscape Architect prior to ordering.

SOIL & PLANTING MIX

8. All soil planting mix for backfill or beds, whether from on-site stockpile or new imported soil, shall be tested for approved specified pH levels and nutrient content. Submit testing agency with laboratory report to project Landscape Architect for approval, along with recommendations to amending soil as appropriate for use in planting.
9. Topsoil shall be clean, pulverized soil from an acceptable source. Topsoil shall be free of debris, stones, and other material not more than one inch (1") diameter in size. Contractor shall provide the Landscape Architect with receipt of soil source and soil test results from a qualified lab upon request.
10. It is anticipated that all planting areas, including lawn, shall be thoroughly tilled to a minimum of 12-18" depth. All on-site topsoil shall be amended and reused as approved, or removed off-site and disposed of properly. New planting soil mix shall be PM-35 soil mix by Midwest Trading, St. Charles, Illinois.
11. Clean topsoil mix should have a tested and approved pH of 6.0 - 7.0
12. All planting beds shall be thoroughly tilled and amended with topsoil/compost mix to a minimum of 12" depth.
13. The Landscape Contractor shall prepare planting beds by adding PM-35 soil mix manufactured by Midwest Trading, St. Charles, Illinois.
14. All excess materials and spoils resulting from the landscape work shall be legally disposed of off-site by the Landscape Contractor.

PLANTING STANDARDS

15. All plant material shall be top-quality grade, free of defects, and meet accepted horticultural standards established by the American Nurserymen's Association (AAN) and as deemed appropriate by Landscape Architect. Landscape Architect shall have the right to reject any, and all, plant material delivered to the site that does not meet acceptable standards.
16. Sizes shown on plant schedule are minimum acceptable sizes.
17. All plants to be balled-in-burlap or container-grown as specified in plant schedule. All plastic root wrapping material and metal wire baskets shall be removed.
18. All new and transplanted plants to be sprayed with an antidesiccant within twenty-four (24) hours after planting. Antitranspirant shall be "Willpruf" or an approved equal.
19. Landscape Architect shall field verify and approve all final staked tree, shrub, and perennial bed locations prior to installation.
20. The Landscape Contractor shall repair to its original condition any plant material which becomes damaged as a result of landscape operations.
21. All perennials shall be planted at least two (2) feet from the tree trunks planted within planting areas.
22. Landscape Architect shall approve all plant materials for quality, condition and specified sizes. Plant material shall be approved at nursery location, during tagging or before removal and transport to job site. Shrubs, perennials and groundcovers shall be approved at job site prior to installation.

FERTILIZER & MULCHING

23. Prior to mulching tree and shrub planting areas, apply time-release fertilizer by broadcasting over entire planting areas. Rate is to manufacturer's recommendations. Fertilizer is to have no less than 10% available phosphoric acid, and 3-8% total nitrogen soluble potash.
24. All plantings shall receive a slow-release fertilizer with a ratio of 10/10/10.
25. All trees and shrub beds shall receive a minimum of 3" thick shredded hardwood mulch top-dressing.
26. All perennials and groundcover beds shall be top-dressed with two inches (2") minimum of mushroom compost.

MAINTENANCE & WARRANTIES

27. All plants shall be thoroughly watered in at time of planting and watered and maintained throughout construction until final acceptance by owner. Contractor shall water all plants immediately after planting. Flood plants twice during the first twenty-four (24) hours after planting.
28. Landscape Contractor shall warranty all trees, shrubs, perennials, and ornamental grasses under this contract will be healthy and in flourishing condition of active growth one year from date of final acceptance.
29. All newly sodded or seeded areas shall be maintained, watered, and mowed throughout their growing seasons during construction and until final acceptance by owner.

ISSUED FOR BID



PLANTING NOTES

Revisions	
Issued for Bid	02/22/08
Date:	02/22/08
Drawn By:	MR, DS
Checked By:	ME

L-09