ORDINANCE NO. O-2022-44

AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NOS. E-3972, F-1471, F-1480, AND O-2021-09 "AN ORDINANCE CONDITIONALLY AMENDING THE WHEATON ZONING MAP AND CONDITIONALLY GRANTING A SPECIAL USE PERMIT FOR PLANNED UNIT DEVELOPMENT ON A CERTAIN PIECE OF PROPERTY COMMONLY LOCATED AT THE NORTHEAST CORNER OF EAST LOOP ROAD AND BUTTERFIELD GRADY'S/ COZYMEL'S RESTAURANTS"
(WASHU REAL ESTATE, LLC.)

WHEREAS, on March 21, 1994, the City of Wheaton, Illinois, ("City"), enacted City Ordinance No. E-3972 ("Original Ordinance"), which granted a special use permit for a planned unit development to allow the construction and use of two (2) restaurants, all on property commonly known as 301 and 311 East Loop Road, Wheaton, Illinois 60189; and

WHEREAS, on February 1, 2010, the City enacted City Ordinance No. F-1471 ("First Amended Ordinance"), which amended the special use permit for a planned unit development to allow the demolition of the existing restaurant on the property commonly known as 301 East Loop Road in order to construct a new restaurant with a drive-thru lane; and

WHEREAS, on April 19, 2010, the City enacted City Ordinance No. F-1480 ("Second Amended Ordinance"), which further amended the special use permit for a planned unit development to revise the drive-thru lane configuration (to allow a multi-point ordering layout) on property commonly 301 East Loop Road; and

WHEREAS, on March 1, 2021, the City enacted City Ordinance No. O-2021-09 ("Third Amended Ordinance"), which further amended the special use permit for a planned unit development to allow the construction of a dual lane drive-thru configuration (which necessitated the construction of a small addition on the rear of the restaurant, face-to-face order, delivery canopies and several other site plan modifications) on property commonly 301 East Loop Road; and

WHEREAS, an application has been submitted to further amend the special use permit for a planned unit development approved in the: Original Ordinance; First Amended Ordinance; Second Amended Ordinance; and Third Amended Ordinance to allow the demolition of the existing vacant restaurant on the property commonly known as 311 East Loop Road in order to construct a car wash; and

WHEREAS, pursuant to notice as required by the Illinois Municipal Code and the Wheaton Zoning Ordinance, a public hearing was conducted by the Wheaton Planning and Zoning Board on July 26, 2022, August 9, 2022, and August 23, 2022, to consider the issuance of an amendment to the special use permit for a planned unit development; and the Board has recommended the issuance of the special use permit for a planned unit development; and

WHEREAS, the City Council has reviewed the public hearing record before the Wheaton Planning and Zoning Board, as well as the exhibits for the proposed car wash, and considered a staff recommendation, and has concluded in its legislative judgment that the information and testimony presented at the public hearing was inadequate to properly determine what, if any, traffic congestion minimizing efforts may be necessary, or prudent, as conditions to be imposed on the special use permit for this specific car wash in a manner consistent with the public safety, health and welfare; and

WHEREAS, the law provides that a special use permit, allowed in a zoning ordinance for a business, is tantamount to a permitted use, subject to imposition of lawful conditions. *Paul v. County of Ogle*, 218 Ill. App. 2d 170696, 422 Ill. Dec. 453 (2nd Dist. 2018); and

WHEREAS, for the City Council to determine what lawful special use permit conditions for the proposed car wash are necessary or prudent, the City Council has concluded a more detailed traffic study and report than what has been submitted to date is necessary.

NOW, THEREFORE BE IT ORDAINED by the City Council of the City of Wheaton, DuPage County, Illinois, pursuant to its home rule powers, as follows:

Section 1: The following described property has been, and continues to be, zoned and classified in the C-5 Planned Commercial District zoning classification:

LOT 2 IN DANADA FARMS EAST UNIT 4, BEING A SUBDIVISION OF LOT 11 IN DANADA FARMS EAST UNIT 1, BEING A SUBDIVISION OF PART OF SECTION 28, AND THE NORTH 1/2 OF SECTION 33, IN TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 10, 1996 AS DOCUMENT R96-058160, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH THOSE CERTAIN NON-EXCLUSIVE EASEMENTS AS GRANTED AND MORE FULLY SET FORTH IN MUTUAL EASEMENT AND USE AGREEMENT DATED DECEMBER 21, 1995 AND RECORDED JUNE 21, 1996 AS DOCUMENT R96-103888, MADE BY AND BETWEEN PACIFIC INDUSTRIAL PROPERTIES HOLDINGS, INC. AND GRADY'S AMERICAN GRILL RESTAURANT CORPORATION.

PIN: 05-28-403-029

Section 2: An amendment to the Original Ordinance, First Amended Ordinance, Second Amended Ordinance, and Third Amended Ordinance to allow the demolition of the existing restaurant on the property commonly known as 311 East Loop Road in order to construct a new car wash is granted in full compliance with the following plans: "WashU Wheaton – Preliminary Engineering Plans," prepared by Merit Corp, Aurora, IL, sheets 1-11, dated June 30, 2022; "WashU Wheaton – Bold Curb Exhibit", prepared by Merit Corp, Aurora, IL, sheet 1-1, dated August 11, 2022; "Peak Times Proposed Traffic Flow Patterns", prepared by KLOA, Rosemont, IL, sheet 1-1, dated August 21, 2022, "WashU Car Wash", prepared by Design Perspectives, Naperville, IL, sheets TP 100, LP 101, 102, 103, 500, 501, 502, and 503, dated July 1, 2022, "WashU Elevations and Floor Plan", prepared by WashU, sheets 1-2; and "WashU Sign Package, prepared by Midwest Sign Company, Wayland, MI, sheets 1-4, dated May 16, 2022, subject to the following conditions:

1. Additional shrubs shall be added in the landscaping area between Chick-fil-A and the car wash.
2. Some of the existing trees located at the southeast corner of East Loop and the access drive shall be removed (and replaced with lower shrubs) to improve safety and visibility as depicted on the revised land swap exhibit, subject to approval by the Director of Planning of Economic Development.
3. The drive lanes shall be reconfigured to improve outbound queuing as depicted on the revised land swap exhibit, subject to approval by the Director of Engineering.
4. Even though the northern portion of the property is not being redeveloped at this time, the parking lot lights, and the light remnant shall be replaced with new lights to match the parking lot lights for the car wash.

5. A mainline water valve shall be installed by the applicant east of the proposed water connection to improve the City of Wheaton system and the costs of the material and installation shall be paid for by the applicant; the City shall maintain the installed mainline water valve.
6. The preliminary engineering plan shall be subject to further staff review prior to the issuance of a site development permit.
7. An independent traffic study and report, contracted by the City, evaluating and recommending possible, necessary, or prudent improvements, to protect the public health, safety, and welfare by minimizing ingress and egress traffic congestion at the property's current intersection with East Loop Road, shall be completed prior to the final determination of what conditions should be imposed on the special use permit. The cost of this independent traffic report shall be divided equally between the applicant and the City.
8. A precondition to approval of the special use permit shall also include the applicant's agreement to pay one hundred percent (100%) of the recommended traffic improvements exclusive to the property proposed by the independent traffic report and a proportionate share of the costs not exclusive to the property recommended by the independent traffic report, that are necessary or prudent to minimize the negative traffic impacts.
9. The Corporate Authorities shall determine whether said improvements, or no improvements, recommended by the independent traffic study to minimize traffic congestion satisfy the standards for issuance of a special use permit as set forth in Section 5.10D of the Wheaton Zoning Ordinance.

Section 3: In all other respects, the terms and provisions of the Original Ordinance, First Amended Ordinance, Second Amended Ordinance, and Third Amended Ordinance are ratified and remain in full force and effect.

Section 4: All ordinances and parts of ordinances in conflict with these provisions are hereby repealed.

Section 5: This ordinance shall become effective after its passage, approval, and publication in pamphlet form in the manner prescribed by law. The special use permit shall not become effective until the conditions imposed by this ordinance are fully satisfied.

Philip J Suess
Mayor

ATTEST:
Andrea Rosedale
City Clerk

Roll Call Vote

Ayes: Councilman Weller
Councilwoman Bray-Parker
Councilman Barbier
Councilman Brown
Mayor Suess
Councilwoman Robbins

Nays: None

Absent: Councilwoman Fitch

Motion Carried Unanimously

Passed: October 17, 2022
Published: October 18, 2022

WASH-U WHEATON

PRELIMINARY ENGINEERING PLANS

311 E. LOOP ROAD

WHEATON, DUPAGE COUNTY, ILLINOIS

MASTER NOTES

1. ALL ITEMS OF THIS PROJECT SHALL BE GOVERNED BY SPECIFICATIONS INCLUDED IN THE DOCUMENTS LISTED BELOW

A. "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" PREPARED BY THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS AND ADOPTED BY SAID DEPARTMENT (LATEST REVISION") AND HEREINAFTER REFERRED TO AS THE "STANDARD SPECIFICATIONS"
B. "SUPPLEMENTAL SPECIFICATIONS AND RECURRING SPECIAL PROVISIONS" ADOPTED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION
C. "ILLINOIS URBAN MANUAL" (LATEST REVISION") BY ASSOCIATION OF ILLINOIS SOIL & WATER CONSERVATION DISTRICTS
D. "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS". BY ILLINOIS ENVIRONMENTAL PROTECTION AGENCY
E. "ILLINOIS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS & HIGHWAYS" BY ILLINOIS DEPARTMENT OF TRANSPORTATION
F. "ILLINOIS ACCESSIBILITY CODE", (LATEST EDITION")
G. "CODE OF ORDINANCES CITY OF WHEATON, ILLINOIS" (LATEST EDITION)
H. WHEATON SANITARY DISTRICT

*LATEST REVISION IN EFFECT ON THE DATE OF THESE PLANS

2. PRIOR TO BID, THE CONTRACTOR SHALL VERIFY CONFORMANCE BETWEEN PLANS AND THE ABOVE REFERENCED CODES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY DISCREPANCIES PRIOR TO BID

3. IN THE EVENT OF A CONFLICT BETWEEN THESE VARIOUS STANDARDS, MUNICIPAL STANDARDS SHALL APPLY

4. ALL TRAFFIC CONTROL AND OTHER ADVISORY SIGNS NEEDED FOR CONSTRUCTION ARE TO BE FURNISHED BY THE CONTRACTOR IN ACCORDANCE WITH SECTION 701 OF THE STANDARD SPECIFICATIONS.

5. ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE RULES AND REGULATIONS OF OSHA

6. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING JULIE 1-800-892-8123 AT LEAST 48 HOURS IN ADVANCE OF CONSTRUCTION OPERATIONS. ALL UTILITIES MUST BE STAKED/LOCATED BEFORE CONSTRUCTION

7. THE CONTRACTOR IS RESPONSIBLE FOR NOTIFYING THE MUNICIPALITY PUBLIC WORKS DEPARTMENT 630-260-2110 A MINIMUM OF 48 HOURS BEFORE CONSTRUCTION ACTIVITIES. A 48-HOUR NOTICE MUST BE PROVIDED FOR INSPECTIONS AND TESTS. CITY STAFF MUST OPERATE ALL WATERMAIN VALVES AND HYDRANTS ONLY

8. THE CONTRACTOR SHALL PROTECT AND PRESERVE ALL SURVEYING MONUMENTS UNTIL THE OWNER, THEIR AGENT OR A LICENSED SURVEYOR HAS WITNESSED OR OTHERWISE REFERENCED THEIR LOCATIONS.

9. THE CONTRACTOR SHALL BE AWARE OF POTENTIAL CONFLICTS WITH EXISTING UTILITIES AS MAY BE INDICATED ON THE PLANS. THESE AREAS SHALL BE EXCAVATED TO DETERMINE ELEVATIONS BEFORE BEGINNING CONSTRUCTION. CONTRACTOR SHALL NOTIFY ENGINEER OF ANY DISCREPANCIES

10. SAWING OF REMOVAL ITEMS AS NOTED IN THE PLANS OR AS REQUIRED BY THE ENGINEER SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT OF THE ITEM BEING REMOVED AND NO EXTRA COMPENSATION WILL BE ALLOWED

11. ALL ROAD SIGNS, STREET SIGNS AND TRAFFIC SIGNS WHICH NEED TO BE RELOCATED OR MOVED DUE TO CONSTRUCTION SHALL BE TAKEN DOWN AND STORED BY THE CONTRACTOR AT HIS OWN EXPENSE EXCEPT THOSE WHICH THE PERMIT AGENCY SHALL REQUIRE TO BE TEMPORARILY RESET UNTIL COMPLETION OF CONSTRUCTION OPERATIONS. AFTER COMPLETION OF THE WORK, THE CONTRACTOR SHALL, AT HIS OWN EXPENSE, RESET ALL SAID SIGNS AT THE LOCATIONS DESIGNATED BY THE PERMIT AGENCY ENGINEER

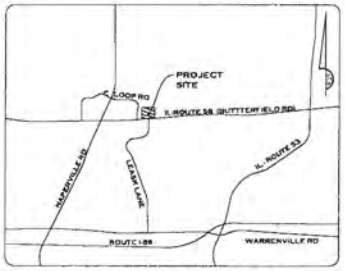
12. THE CONTRACTOR SHALL PRESERVE ALL CONSTRUCTION STAKES UNTIL THEY ARE NO LONGER NEEDED. ANY STAKES DESTROYED BY THE CONTRACTOR PRIOR TO THEIR USE SHALL BE RESET BY THE OWNER'S ENGINEER AT A COST TO BE BORNE BY THE CONTRACTOR THAT DESTROYED THE STAKES

13. CONTRACTOR SHALL USE CARE NEAR ANY AND ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED OR MODIFIED. ANY DAMAGE DONE TO THESE ITEMS BY CONTRACTORS OPERATIONS SHALL BE REPAIRED AND/OR RESTORED BY THE CONTRACTOR AT THE CONTRACTORS OWN EXPENSE

14. THE CONTRACTOR SHALL INDEMNIFY AND SAVE HARMLESS THE OWNER, THE PERMIT AGENCY AND ITS OFFICERS, EMPLOYEES, AND AGENTS, AND THE OWNER'S ENGINEERS, FROM AND AGAINST ALL LOSSES, CLAIMS, DEMANDS, PAYMENTS, SUITS, ACTIONS, RECOVERIES AND JUDGMENT OF EVERY NATURE AND DESCRIPTION BROUGHT OR RECOVERED AGAINST THEM BY REASON OF ANY ACT OR OMISSION OF SAID CONTRACTOR, HIS AGENTS OR EMPLOYEES, IN THE EXECUTION OF THE WORK OR IN THE GUARDING OF IT

15. BURNING ON THE SITE IS NOT PERMITTED.

16. ALL IMPROVEMENTS SHOWN ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR



VICINITY MAP

(NOT TO SCALE)

SYMBOL LEGEND

PROPOSED		EXISTING
	PROPERTY LINE	
	RIGHT-OF-WAY LINE	
	SETBACK LINE	
	EASEMENT LINE	
	DEPRESSED CURB	
—C—	STORM SEWER	
—S—	SANITARY SEWER	
—W—	WATER MAIN	
—G—	GAS LINE	
—E—	ELECTRIC LINE	
—T—	TELEPHONE LINE	
—OH—	OVERHEAD WIRES	
	FENCE LINE	
SF	SILT FENCE	
720	CHASING CONTOUR	
	MANHOLE	
	STORM CURB FRAME & GRATE	
	STORM MANHOLE	
	STORM CATCH BASIN	
	STORM FLARED END SECTION	
	SANITARY MANHOLE	
	VALVE VAULT	
	FIRE HYDRANT	
	BUFFALO BOX	
	GAS VALVE	
	ELECTRIC STRUCTURE	
	TRANSFORMER	
	POWER POLE	
	UTILITY BOX	
	TRAFFIC SIGNAL MANHOLE	
	DRAINAGE FLOW ARROW	
	OVERFLOW ROUTE	
	AIR CONDITIONER	
	SINGLE POLE SIGN	
	DOUBLE POLE SIGN	
	STREET LIGHT	
BD.	BOLLARD	
C.O.	CLEAN OUT	
D.S.	DOWN SPOUT	
	TREE	
	EROSION CONTROL BLANKET (SEE DETAIL SHEET)	
	FINAL STABILIZATION (SEE DETAIL SHEET)	
	CONCRETE SIDEWALK	
	NEW HEAVY DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)	
	STANDARD DUTY ASPHALT PAVEMENT (SEE DETAIL SHEET)	
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9	STANDARD CONSTRUCTION DETAILS
10	STANDARD CONSTRUCTION DETAILS
11	STANDARD CONSTRUCTION DETAILS

PROJECT TEAM

WASHU REAL ESTATE LLC
P.O. BOX 1384
ELMHURST, ILLINOIS 60126

MeritCorp Group, LLC
4222 MERIDIAN PARKWAY STE 112
AURORA, IL 60504
Ph (630)554.6655

NOTE

1. DETAILS AND NOTES WITHIN THESE PLANS, ALONG WITH NOTATIONS TO SUPPLEMENT SAME ARE CRUCIAL TO THE PROPER CONSTRUCTION OF THE DESIGN CONTAINED HEREIN.

2. CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE HIMSELF WITH ALL CONDITIONS PRIOR TO ENGAGING IN A CONTRACT TO PERFORM WORK AS PROPOSED HEREIN.

3. PLANS ARE NOT VALID WITHOUT ORIGINAL SIGNATURE AND SEAL OF THE ENGINEER.

SITE BENCHMARKS

ELEVATIONS SHOWN ARE RELATIVE TO NAVD88

SITE BM #1:
NE UPPER FLANGE BOLT ON FIRE HYDRANT NEAR SOUTHERLY LIMITED OF TOPOGRAPHIC COVERAGE, AS NOTED HEREON
ELEV=743.12'

SITE BM #2:
NE UPPER FLANGE BOLT ON FIRE HYDRANT SOUTHWEST OF THE EXISTING BUILDING AT 311 E. LOOP RD, AS NOTED HEREON

ABBREVIATIONS

ADJ	ADJACENT (PAVE)	F.F.	FACE TO FACE	R	RADIUS		
ALT	ALTERNATE	FES	FLARED END SECTION	RCP	REINFORCED CONCRETE PIPE		
B.M.	BENCH MARK	F.H.	FINISHED FLOOR	R.O.W.	RIGHT OF WAY		
BOB	BOTTOM OF BANK	F.L.	FLOW LINE	RWD	ROOF DRAIN		
BFH	BUFFALO BOX	FT.	FRACTIONAL (INCH)	SAN	SANITARY		
BW	BOTTOM OF WALL	GAL	GALLON	SAN MH	SANITARY MANHOLE		
BC/BW	BACK OF CURB/BACK OF WALK	GB	GRADE BREAK	SD	STORM		
BS	BY OTHERS	GV	GATE VALVE	SMH	STORM MANHOLE		
BVW	BOTTOM OF WALL	HH	HAND HOLE	SQ FT	SQUARE FEET		
BW	BOTTOM OF WALL	HYD	HYDRANT	SQ YD	SQUARE YARD		
CB	CATCH BASIN	INV	INVERT	SW	SIDEWALK		
CMP	CORRUGATED METAL PIPE	LF	LINEAR FEET	SWMH	SEWER MANHOLE		
CO	CLEAN OUT	MH	MANHOLE	TC	TOP OF CURB		
CONC	CONCRETE	MIN	MINIMUM	TF	TOP OF FOUNDATION		
CPP	CORRUGATED METAL PIPE	MON	MONUMENT	TW	TOP OF WALL		
D.I.	DROP INLET	N.T.S.	NOT TO SCALE	TYP	TYPICAL		
DIP	DUCTILE IRON WATER MAIN	OHW	OVERHEAD WIRES	UG	UNDERGROUND		
DS	DOWN SPOUT	PC	POINT OF CURVE	VAULT	VALVE VAULT		
E	EDGE OF PAVEMENT	PCC	POINT OF COMPOUND CURVE	W	WATER		
EOP	EDGE OF PAVEMENT	PI	POINT OF INTERSECTION	WM	WATER MAIN		
EL	ELEVATION	PRC	POINT OF REVERSE CURVE	WMH	WATER MANHOLE		
FF	FINISH FLOOR	PT	POINT OF TANGENCY	WV	WATER VALVE		
FG	FINISH GRADE	PVC	POINT OF VERTICAL CURVE	WW	WATER WORKS		
FH	FIRE HYDRANT	PVI	POINT OF VERTICAL INTERSECTION				
FL	FLOW LINE	PVT	POINT OF VERTICAL TANGENCY				
FP	FINISH PAVEMENT	R	PROPERTY LINE				
FW	FINISH WALK	RP	RADIUS POINT				
FENCE	FENCING	PVC	POLYVINYL CHLORIDE PIPE				

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DATE:	DESCRIPTION:
06/30/2022	ISSUED FOR REVIEW

MeritCorp
4222 Meridian Parkway, Suite 112
Aurora, IL 60504
Office 630.554.6655
Lic. No. 184.005860
Other Office Locations: Gurnee, IL
www.meritcorp.com

WASH-U WHEATON
311 E. LOOP ROAD
WHEATON, ILLINOIS 60189

PRELIMINARY ENGINEERING PLANS

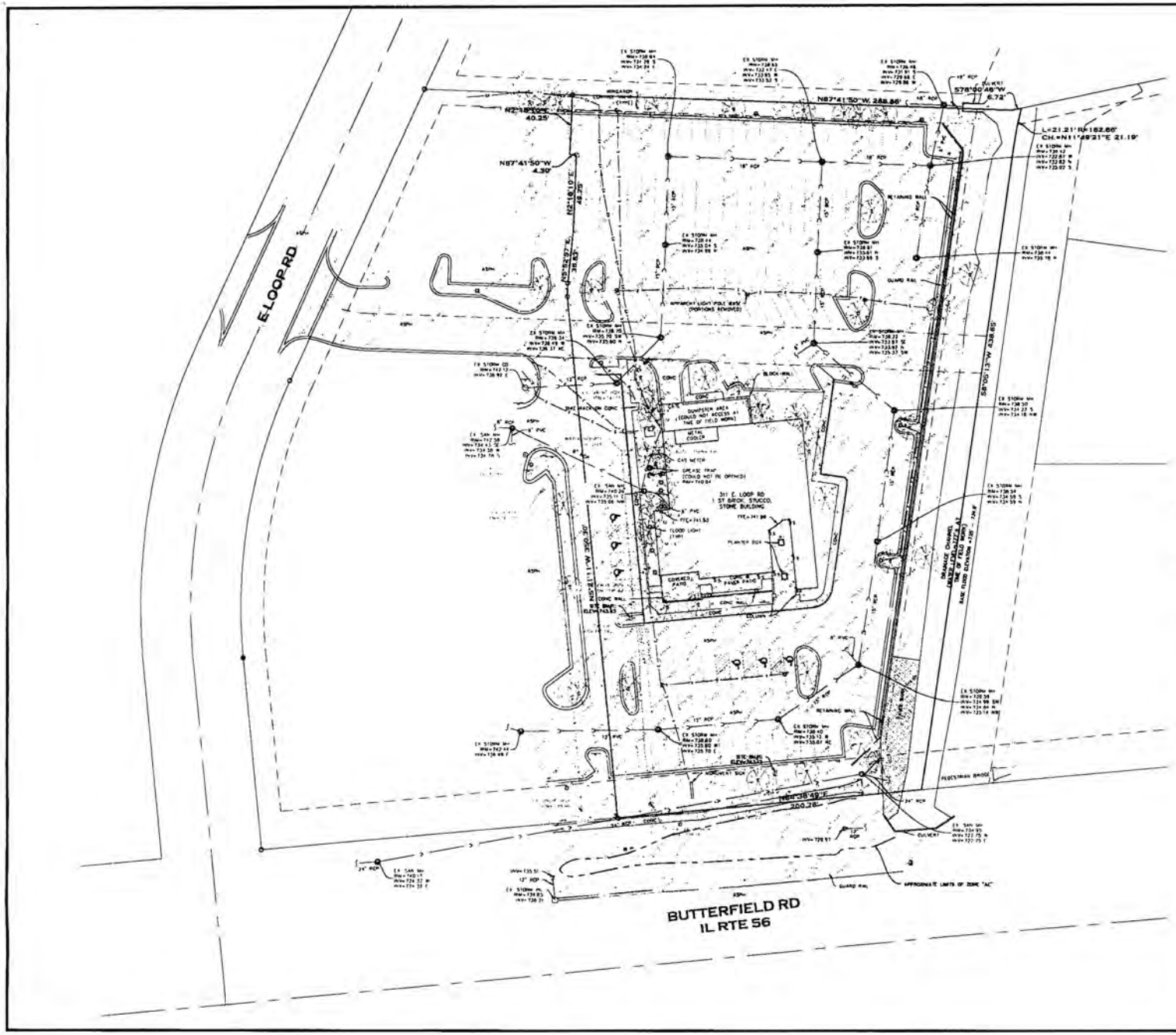
COVER SHEET

PROJECT NO. M21180

DRAWN BY: ZDS & JDS

CHECKED BY: CLS

SHEET NO. 1 / 11



SURVEYOR NOTES

1. FIELD WORK COMPLETED ON APRIL 4, 2022
2. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR TOPOGRAPHIC SURVEYS
3. SEE CURRENT PLAT OF SURVEY FOR ADDITIONAL INFORMATION.
4. SURFACE INDICATIONS OF UTILITIES HAVE BEEN SHOWN, INCLUDING OVERHEAD WIRES AND UTILITY POLES (IF ANY) - HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDED ADDITIONAL INFORMATION EXCEPT WHERE OTHERWISE NOTED HEREON
5. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. CONTROLLED UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "JULIE" OR "DIGGER" MARKINGS IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. "JULIE" WILL NOT MARK UTILITIES FOR LAND SURVEYORS FOR THE PURPOSE OF TOPOGRAPHIC SURVEYS IN ILLINOIS
6. SURVEY COMPLETED FOR
WASH-U REAL ESTATE
PO BOX 1384
ELMHURST, IL 60126
7. ONLY TREES OVER 6" SHOWN HEREON
8. COMMUNICATION LINES WERE MARKED IN ORANGE PAINT OR FLAGS WITHOUT INDICATION OF TELEPHONE, CABLE, OR FIBER OPTIC UNDERGROUND COMMUNICATION LINES ARE TO BE VERIFIED AND MAY DIFFER FROM HEREON

SITE BENCHMARKS

ELEVATIONS SHOWN ARE RELATIVE TO NAVD'88.

SITE BM #1
NE UPPER FLANGE BOLT ON FIRE HYDRANT NEAR SOUTHERLY LIMITED OF TOPOGRAPHIC COVERAGE, AS NOTED HEREON
ELEV=743.12'

SITE BM #2
NE UPPER FLANGE BOLT ON FIRE HYDRANT SOUTHWEST OF THE EXISTING BUILDING AT 311 E. LOOP RD. AS NOTED HEREON.
ELEV=743.83'

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WASH-U WHEATON
311 E. LOOP ROAD
WHEATON, ILLINOIS 60189

PRELIMINARY ENGINEERING PLANS

EXISTING CONDITIONS PLAN

PROJECT NO. M21180
DRAWN BY: ZDS & JDS
CHECKED BY: CLS
SHEET NO. 2/11

WASH-U WHEATON
311 E. LOOP ROAD
WHEATON, ILLINOIS 60189

PRELIMINARY ENGINEERING PLANS

DEMOLITION PLAN

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Gurnee, IL

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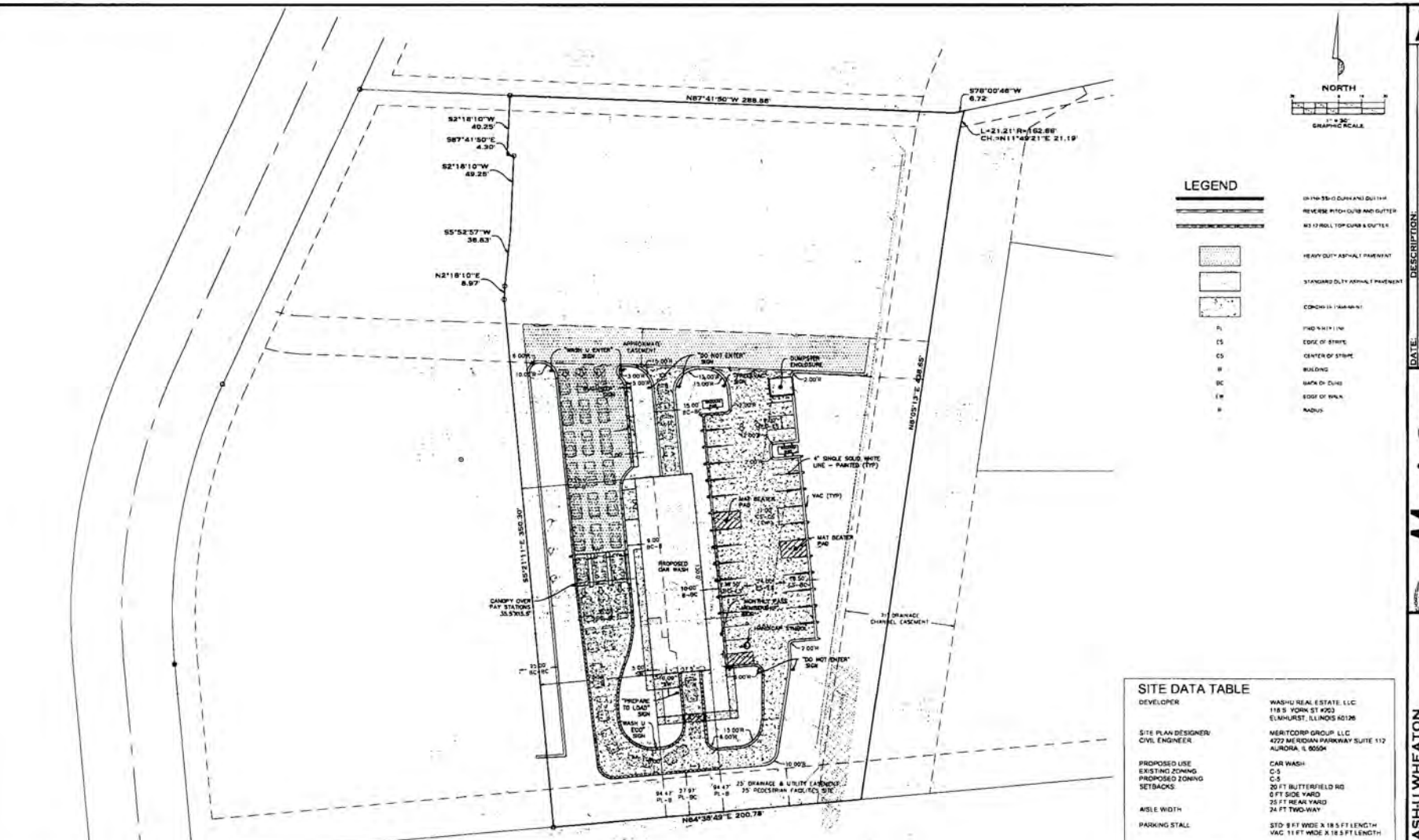
PROJECT NO: M21180
DRAWN BY: ZDS & JDS
CHECKED BY: CLS
SHEET NO. 3/11



SITE DATA TABLE

DEVELOPER	WASHU REAL ESTATE, LLC 118 S. YORK ST #203 ELMHURST, ILLINOIS 60126
SITE PLAN DESIGNER/ CIVIL ENGINEER	MERITCORP GROUP, LLC 4222 MERIDIAN PARKWAY SUITE 112 AURORA, IL 60504
PROPOSED USE	CAR WASH
EXISTING ZONING	C-3
PROPOSED ZONING	C-3
SETBACKS	20 FT BUTTERFIELD RD 0 FT SIDE YARD 25 FT REAR YARD
AISLE WIDTH	24 FT TWO-WAY
PARKING STALL	STD: 9 FT WIDE X 18.5 FT LENGTH VAC: 11 FT WIDE X 18.5 FT LENGTH

PARKING CALCULATIONS

EMPLOYEES + 1 SPACE/ 1 EMPLOYEE	= 5 STANDARD SPACES	
NUMBER OF EMPLOYEES	= 5	
SPACES PROVIDED	= 8 SPACES (1 ACCESSIBLE)	
VACUUM SPACES	= 21 SPACES	
SITE AREA	= 118,198 SF	(2.71 ACRES)
PERVIOUS AREA	= 45,306 SF	(1.04 ACRES)
IMPERVIOUS AREA	= 72,892 SF	(1.67 ACRES)
PERCENT IMPERVIOUS	= 61.7%	

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WASHU WHEATON
311 E. LOOP ROAD
WHEATON, ILLINOIS 60189

PRELIMINARY ENGINEERING PLANS

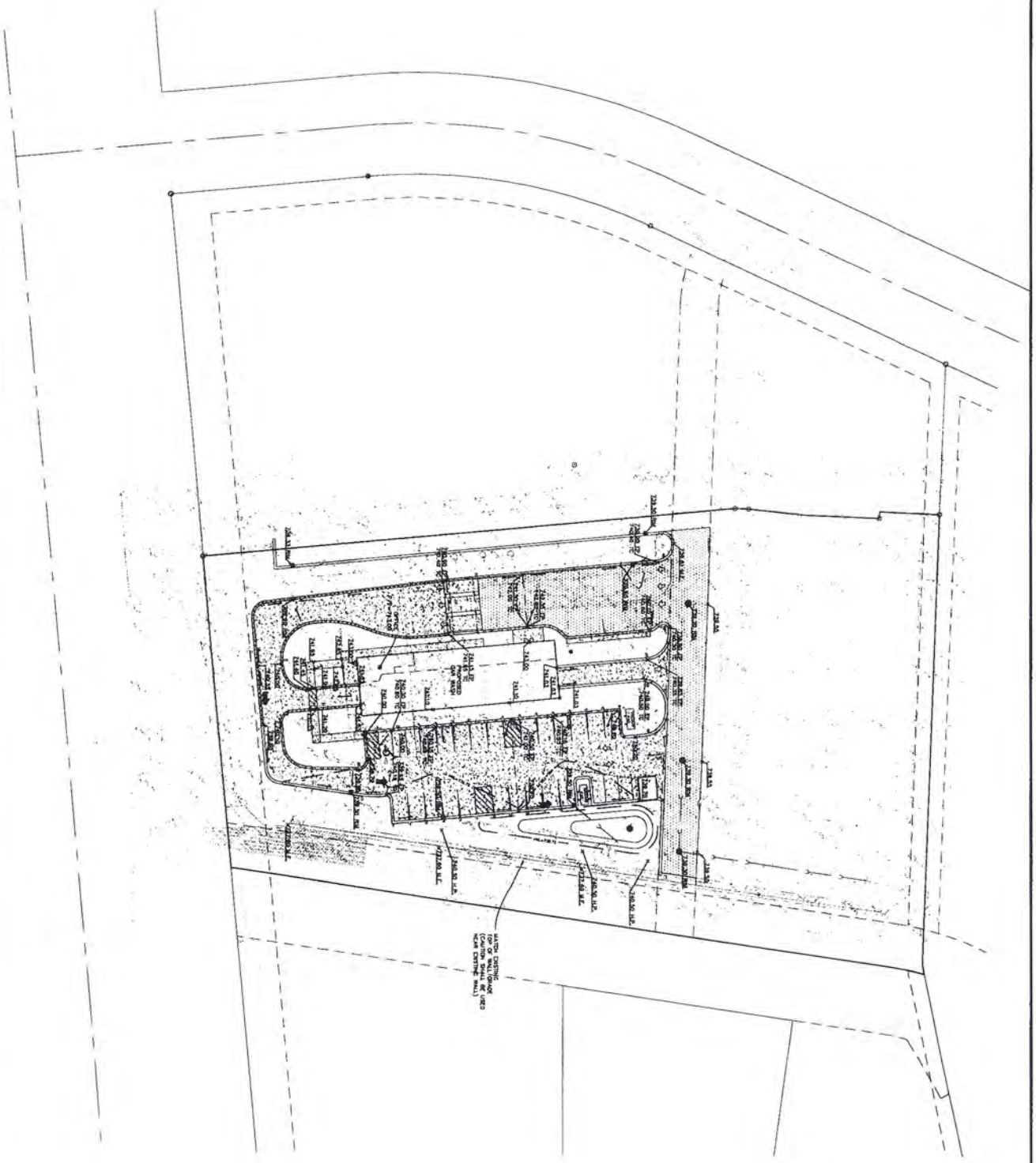
GEOMETRIC PLAN

PROJECT NO. M21180

DRAWN BY: ZDS & JDS

CHECKED BY: CLS

SHEET NO. 4/11



WASH-U WHEATON
311 E. LOOP ROAD
WHEATON, ILLINOIS 60189

PRELIMINARY ENGINEERING PLANS

GRADING PLAN

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PROJECT NO. M21180
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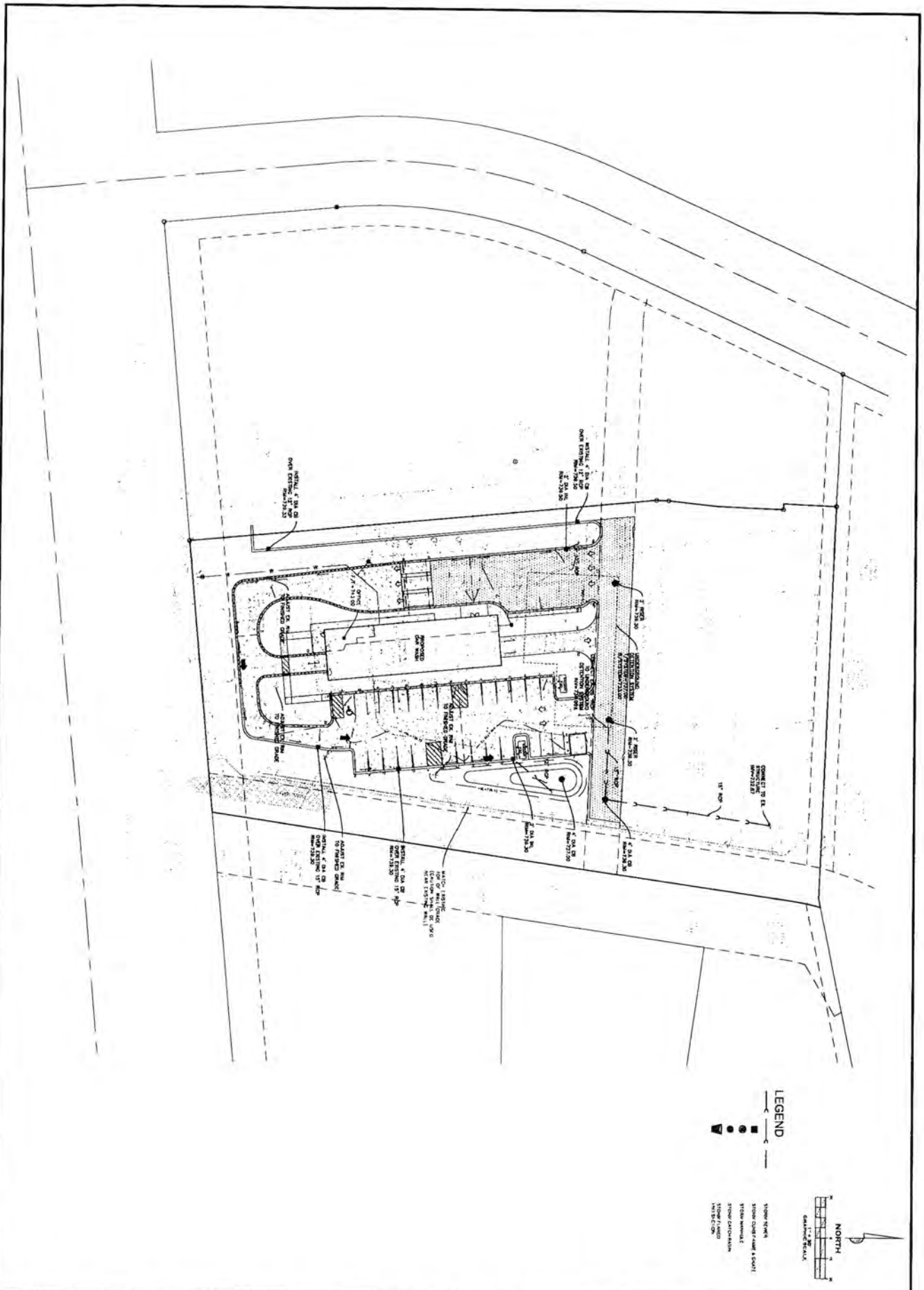
SHEET NO. 5/11



WASH-U WHEATON
311 E. LOOP ROAD
WHEATON, ILLINOIS 60189

PRELIMINARY ENGINEERING PLANS

STORM SEWER PLAN

PROJECT NO: NI21180
DRAWN BY: ZDS & JDS
CHECKED BY: CLS
SHEET NO: 6/11

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06/30/2022	ISSUED FOR REVIEW

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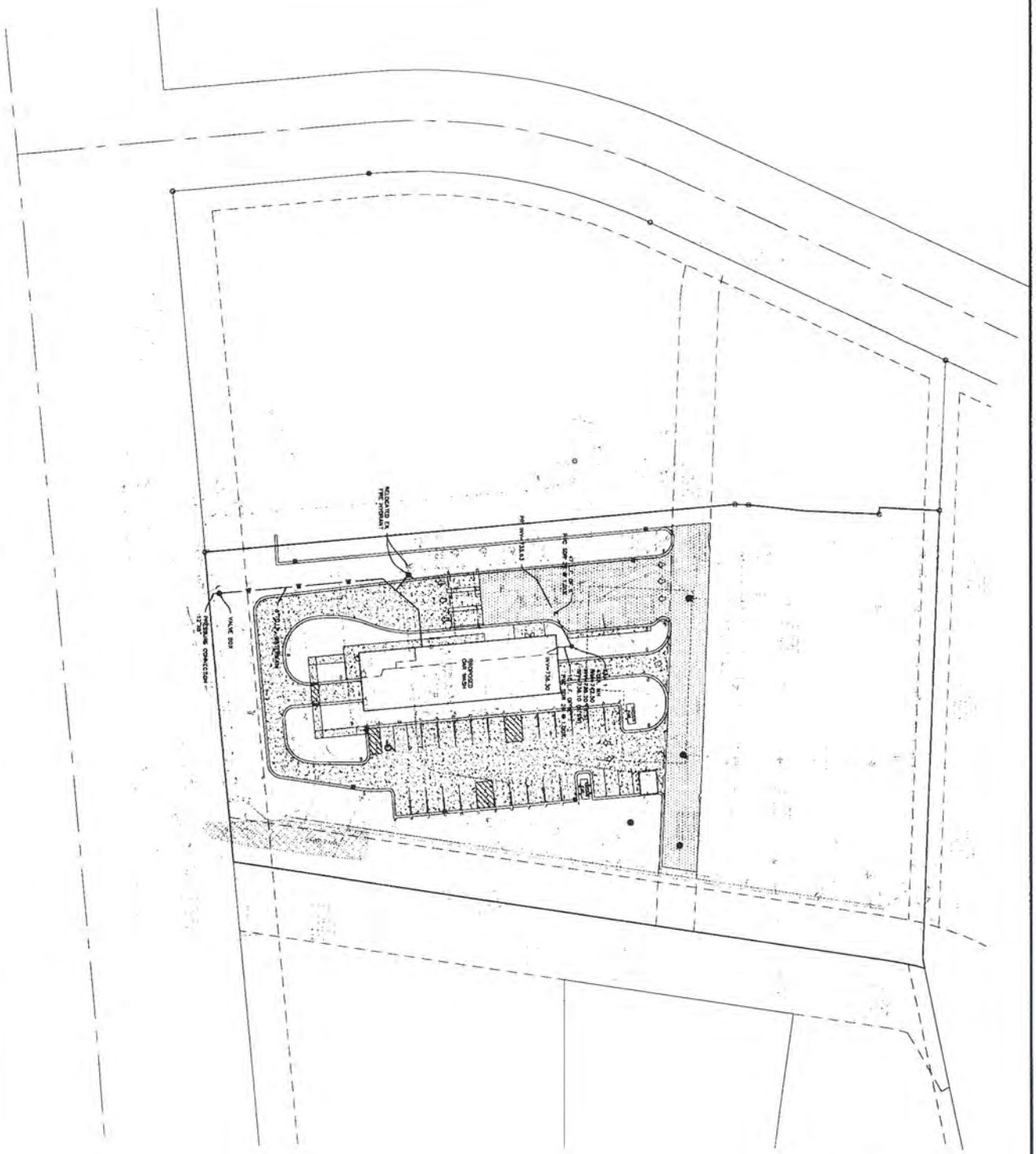

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WHEATON, ILLINOIS 60189

PRELIMINARY ENGINEERING PLANS

UTILITY PLAN

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GENERAL SITE IMPROVEMENTS

1. COPIES OF THE REFERENCED STANDARD SPECIFICATIONS, CONSTRUCTION PLANS AND DETAILS ARE ALL TO BE CONSIDERED AS PART OF THE CONTRACT. INDEMNITIES IN BID BOND SHALL INCLUDE THESE WORK MAY ADD IN SPECIFICALLY NOTED BUT ARE CONSIDERED A PART OF THIS CONTRACT.

2. THE GENERAL PROVISIONS OF THE CONTRACT, INCLUDING GENERAL AND SUPPLEMENTARY CONDITIONS AND GENERAL REQUIREMENTS, IF ANY, APPLY TO THE WORK SPECIFIED IN THE PLANS.

3. EASEMENTS FOR EXISTING UTILITIES, BOTH PUBLIC AND PRIVATE, AND UTILITIES WITHIN PUBLIC RIGHTS-OF-WAY ARE SHOWN ON THE PLANS ACCORDING TO INFORMATION AVAILABLE IN THE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION OF ALL UTILITIES AND SHALL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES FROM THE LOCATION SHOWN ON THE PLANS. THE CONTRACTOR SHALL CALL J.U.L.I.E. (800-892-0123) PRIOR TO CONSTRUCTION.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE AND PUBLIC UTILITIES EVEN THOUGH THEY MAY NOT BE SHOWN IN THE PLANS. ANY UTILITY THAT IS DAMAGED DURING CONSTRUCTION SHALL BE REPAIRED OR REPLACED AT THE CONTRACTOR'S OWN EXPENSE, TO THE SATISFACTION OF THE UTILITY OWNER.

5. RELOCATING UTILITIES SHALL BE THE RESPONSIBILITY OF THE OWNERS EXCEPT WHEN NOTED ON THE PLANS. THE CONTRACTOR SHALL COORDINATE WITH THESE OWNERS WHEN MOVING IS NECESSARY.

6. LOCATING, IN CONNECTING AND COOLING UTILITIES TO BE SALVAGED UTILITIES SHALL BE INCIDENTAL TO THE CONTRACT.

7. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY OWNERS. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO CONSTRUCTION.

8. ALL UTILITY WORK WHERE THE BACK EDGE OF THE TRENCH IS WITHIN EFFECT OF ANY EDGE OF PAVEMENT, CURB, GUTTER, CURB AND GUTTER, STABILIZED SHOULDER OR SIDEWALK SHALL BE DONE TRENCH BACKFILL. TRENCH BACKFILL SHALL BE INSTALLED PER LOCAL MUNICIPAL REQUIREMENTS OR AT A MINIMUM FOLLOW IDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION SECTION 208 FOR TRENCH BACKFILL.

9. ALL FIELD TILE, CIRCULAR PIPE DRAINS, CONSTRUCTION OPERATIONS SHALL BE CONNECTED TO THE PROPOSED STORM SEWER SYSTEM OR EXTENDED TO OUTLET INTO A PROPOSED DRAINAGE SWALE IF THIS CANNOT BE ACCOMPLISHED, THEN IT SHALL BE REPAIRED WITH NEW PIPE OF SIMILAR SIZE AND MATERIAL TO THE ORIGINAL LINE AND PUT IN ACCEPTABLE OPERATING CONDITION. A RECORD OF THE LOCATION OF ALL FIELD TILE OR DRAIN PIPE ENCOUNTERED SHALL BE KEPT BY THE CONTRACTOR AND SUBMITTED TO THE MUNICIPALITY UPON COMPLETION OF THE PROJECT.

10. WHENEVER ANY DOOR, MANHOLE, INLET, POST OR OTHER STRUCTURE IS REMOVED IN CURBS, GUTTERS, DRAINAGE STRUCTURES OR SIDEWALKS SUCH THAT THE NATURAL FLOW LINE OF WATER IS OBSTRUCTED, THE LOOSE MATERIAL SHALL BE REMOVED AT THE CLOSE OF EACH WORKING DAY AT THE CONSTRUCTION OPERATIONS. ALL DRAINAGE STRUCTURES AND FLOW LINES SHALL BE KEPT FREE FROM DIRT AND DEBRIS. THIS WORK SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

11. REMOVED DRIVEWAY PAVEMENT, SIDEWALK AND CURBS AND GUTTER SHALL BE DISPOSED OF OFF SITE AT LOCATIONS KNOWN BY THE CONTRACTOR AT HIS OWN EXPENSE.

12. NO ONE (OR) MORE THAN ONE (1) ACCEPTANCE BY THE OWNER OR THE MUNICIPALITY OR ANY PAYMENT OR ANY WORK SHALL BE CONSTRUED AS AN APPROVAL BY THE MUNICIPALITIES AND WILL OWNER OF THE WORK, SUBSTITUTES, FINAL PAYMENT SHALL BE MADE AFTER ALL OF THE CONTRACTOR'S WORK HAS BEEN APPROVED AND ACCEPTED. THE CONTRACTOR SHALL GUARANTEE HIS WORK FOR A PERIOD OF ONE YEAR FROM THE DATE OF ACCEPTANCE AND SHALL BE HELD RESPONSIBLE FOR ANY DEFECTS IN MATERIAL OR WORKMANSHIP OF THIS WORK DURING THIS PERIOD.

13. TRAFFIC CONTROL SERVICES IN CONFORMANCE WITH IDOT STANDARDS SHALL BE INSTALLED AND PROPERLY MAINTAINED DURING CONSTRUCTION OPERATIONS WHERE THEY MAY BE A HAZARD TO THE PUBLIC. THE MUNICIPALITY MAY ALSO REQUIRE TRAFFIC CONTROL. THE COST OF PROVIDING, INSTALLING AND MAINTAINING NECESSARY TRAFFIC CONTROL DEVICES SHALL BE INCIDENTAL TO THE CONTRACT.

14. ALL PROPOSED ELEVATIONS SHOWN ON PLANS ARE FINISHED SURFACE ELEVATIONS UNLESS OTHERWISE SPECIFIED.

15. UPON AWARDING OF THE CONTRACT AND WHEN REQUIRED BY THE MUNICIPALITY, THE CONTRACTOR SHALL FURNISH ALL LABOR, MATERIAL AND PERFORMANCE BOND IN THE AMOUNT REQUIRED BY THE MUNICIPALITY TO GUARANTEE COMPLETION OF THE WORK. THE UNDERWRITER SHALL BE ACCEPTABLE TO THE MUNICIPALITY. THE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL REQUIRED INSURANCE IS OBTAINED AND ACCEPTED.

16. ALL PERMITS, BONDS AND EVIDENCE OF INSURANCE AS REQUIRED BY UTILITY COMPANIES AND THE MUNICIPALITY SHALL BE OBTAINED BY THE CONTRACTOR AND THE COST OF THESE PERMITS AND BONDS SHALL BE BORNE BY THE CONTRACTOR AND SHALL BE INCIDENTAL TO THE CONTRACT.

17. THE CONTRACTOR SHALL COLLECT AND REMOVAL ALL CONSTRUCTION DEBRIS, EXCESS MATERIALS, TRASH, OILAND GREASE FROM SITE, AND SHALL DISPOSE OF ALL SUCH MATERIALS IN A LEGAL MANNER. DISPOSAL OF ALL DEBRIS RESULTING FROM CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ACQUIRING ANY AND ALL PERMITS NECESSARY FOR THE HAULING AND DISPOSAL. THE BURNING FOR CLEAN UP AS DIRECTED BY THE MUNICIPALITY OR OWNER BURNING ON THE SITE IS NOT PERMITTED.

18. NO CONSTRUCTION PLAN SHALL BE USED FOR CONSTRUCTION UNLESS SPECIFICALLY MARKED FOR CONSTRUCTION. PRIOR TO COMMENCEMENT OF CONSTRUCTION, THE CONTRACTOR SHALL EXAMINE AND CONFIRM ALL EXISTING CONDITIONS IN THE FIELD IN CONNECTION WITH THE WORK WITH THE ACTUAL CONDITIONS AT THE JOB SITE. IN ADDITION, THE CONTRACTOR MUST VERIFY ALL LINE AND GRADE STAKES PROVIDED BY THE OWNER. IF THOSE ARE ANY DISCREPANCIES WITH WHAT IS SHOWN ON THE CONSTRUCTION PLANS OR MUST IMMEDIATELY NOTIFY IN THE OWNER IN WRITING BEFORE DOING ANY WORK OR ASSUME FULL RESPONSIBILITY FOR ANY WORK DONE IN CASE OF DISAGREEMENT BETWEEN THE CONSTRUCTION PLANS, SPECIFICATIONS AND/OR SPECIAL DETAILS, THE CONTRACTOR SHALL SECURE WRITTEN INSTRUCTION FROM THE OWNER PRIOR TO PROCEEDING WITH ANY PART OF THE WORK AFFECTED BY OMISSIONS OR DISCREPANCIES. FAILING TO SECURE SUCH INSTRUCTION, THE CONTRACTOR WILL BE CONSIDERED TO HAVE INSTALLED AT HIS OWN RISK AND EXPENSE, IN THE EVENT OF ANY DOUBT ON ALL QUESTIONS ARISING AS TO THE TRUE MEANING OF THE CONSTRUCTION PLANS OR SPECIFICATIONS, THE DECISION OF THE OWNER SHALL BE FINAL.

19. NOTIFICATION OF 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 PUBLIC AGENCIES HAVING JURISDICTION IN CONNECTION WITH THE WORK WHICH SUCH NOTIFICATION SHALL BE GIVEN CONFORMING TO EACH AGENCY'S REQUIREMENTS. B. PRIOR TO THE CONTRACTOR'S INITIAL VISIT TO THE SITE AND PERFORMING ANY WORK, THE CONTRACTOR SHALL ARRANGE FOR A MEETING WITH THE OWNER'S REPRESENTATIVE AND THE TESTING AGENCY FOR THE PURPOSE OF REVIEWING THE METHODS AND MANNER IN WHICH TESTING OPERATIONS WILL BE CONDUCTED. FAILURE TO SO ARRANGE FOR SUCH A MEETING SHALL CAUSE THE CONTRACTOR TO BE SUBJECT TO IMMEDIATE SUSPENSION OF WORK WITHOUT RIGHT TO ANY EXTENSION OF CONTRACT TIME. THE COST OF SUSPENSION OF WORK SHALL BE BORNE BY THE CONTRACTOR.

20. ALL CONTRACTORS SHALL KEEP ACCESS AVAILABLE AT ALL TIMES FOR EMPLOYEES AND EMERGENCY VEHICLES. AT NO TIME SHALL ACCESS BE DENIED TO EMPLOYEES OR THE SITE.

21. THE CONTRACTOR SHALL PROVIDE ELECTRONIC COPIES AND 2 SETS OF BLUE LINE PRINTS OF ALL AS-BUILT DRAWINGS TO THE MUNICIPALITIES AND OWNER PRIOR TO ANY REQUEST FOR FINAL INSPECTION. SAID PLANS SHALL INDICATE THE FINAL LOCATIONS AND LAYOUT OF ALL IMPROVEMENTS AND SHALL INCLUDE VERIFICATION OF ALL BUILDING PADS, INVERTS, RIMS AND SPOT GRADES AT VALVES AND INCIDENTALS. ALL AS-BUILT SHOP DRAWINGS SHALL BE SUBMITTED WITH THE AS-BUILT DRAWINGS SHALL BE INCLUDED WHEN THE FINAL PAY ESTIMATE IS SUBMITTED TO THE MUNICIPALITY.

22. THE CONTRACTOR SHALL KEEP DUST TO A MINIMUM DURING CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DUST CONTROL ON ALL HAUL ROADS AND WORK AREAS UNDER THE CONTRACT AND SHALL PROVIDE WATER TRUCKS AS NECESSARY TO CONTROL DUST ON EXISTING PAVEMENTS, HAUL ROADS AND WORK AREAS.

23. ALL IMPROVEMENTS SHOWN ON THE PLANS ARE THE RESPONSIBILITY OF THE CONTRACTOR.

EARTHWORK

1. ALL SITE WORK, GRADING AND EMBANKMENT CONSTRUCTION WITHIN THE LIMITS OF THIS PROJECT SHALL BE DONE IN ACCORDANCE WITH THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS' (STANDARD SPECIFICATIONS), THE MOST RECENT EDITION.

2. EARTH EXCAVATION SHALL INCLUDE CLEARING, STRIPPING AND STOCKPILING TOPSOIL, REMOVING UNSUITABLE MATERIALS, THE CONSTRUCTION OF EMBANKMENTS, NON-STRUCTURAL FILLS, FINAL SHAPING AND TRIMMING TO THE LINES, GRADES AND CROSS SECTIONS SHOWN ON THE PLANS. THIS WORK SHALL BE PERFORMED IN ACCORDANCE WITH APPLICABLE PROVISIONS OF SECTION 201 OF THE STANDARD SPECIFICATIONS. ALL UNSUITABLE OR EXCESS MATERIAL SHALL BE DISPOSED OF BY THE CONTRACTOR.

3. TOPSOIL EXCAVATED SHALL BE STOCKPILED ON THE SITE OR IN AREAS DESIGNATED BY THE OWNER UNTIL SUCH TIME THAT THIS TOPSOIL CAN BE USED FOR FINAL GRADING.

4. THE CONTRACTOR IS RESPONSIBLE TO SOLICIT AN INVESTIGATION OF THE SITE AND ALL ADJACENT AREAS TO BID. BIDDING THE RESULTS OF SUBSURFACE INVESTIGATION MADE ON THIS SITE. COPIES OF SAID SOILS REPORTS ARE ON FILE WITH THE OWNER AND ARE AVAILABLE FOR INSPECTION. THE RECOMMENDATIONS OF SOIL INVESTIGATIONS AS STATED IN SAID REPORT ARE HEREBY INCORPORATED INTO THESE CONSTRUCTION NOTES BY REFERENCE AND SHALL BE CONSIDERED IN THE CONSTRUCTIONS THE CHANGE ORDERS AND THE SOILS ENGINEER SHALL BE NOTIFIED IMMEDIATELY DURING THE REMOVAL OF UNSUITABLE MATERIAL AND THE CONSTRUCTION OF EMBANKMENTS BY THE SOILS ENGINEER OR HIS REPRESENTATIVE.

5. THE GRADING AND CONSTRUCTION OF THE IMPROVEMENTS SHALL NOT FAVOR PONDING OF STORM WATER ALL AREAS ADJACENT TO THESE IMPROVEMENTS SHALL BE GRADED TO ALLOW POSITIVE DRAINAGE.

6. ALL IN-SITU, INSPECTION AND SUBVARIATION OF SOILS QUALITY UNDER ALL REMOVAL AND FILL OPERATIONS AND OTHER SOILS RELATED OPERATIONS SHALL BE ENTIRELY THE RESPONSIBILITY OF THE SOILS ENGINEER AND THE OWNER.

7. THE PROPOSED GRADING ELEVATIONS SHOWN ON THE PLANS AND FINISH GRADE A MINIMUM OF SIX (6) INCHES OF TOPSOIL IS TO BE PLACED IN OPEN AREAS BEFORE FINISH GRADE ELEVATIONS ARE ACHIEVED.

8. THE CONTRACTOR WILL USE CARE WHEN GRADING NEAR TREES, SHRUBS AND BUSHES WHICH ARE NOT TO BE REMOVED SO AS NOT TO CAUSE INJURY TO ROOTS OR TRUNKS. SHOULD TREE, LANDSCAPING, GRADES, OR OIL CONTINUATION SHALL REPLACE IN KIND AT THE CONTRACTOR'S OWN EXPENSE AND SHALL BE INCIDENTAL TO THE CONTRACT. SEE LANDSCAPE PLANS FOR TREES THAT ARE NOT TO BE REMOVED.

9. THE CONTRACTOR SHALL USE CARE IN CHASING OR EXCAVATING IN AND AT ALL EXISTING ITEMS WHICH ARE NOT INDICATED TO BE REMOVED. ANY DAMAGE DONE TO THESE EXISTING ITEMS BY CONTRACTOR'S OPERATIONS SHALL BE REPAIRED BY HIM AT HIS OWN EXPENSE.

10. UNSUITABLE MATERIAL ENCOUNTERED IN EXCAVATING FOR PAVEMENT SUBGRADES SHALL BE REMOVED AND REPLACED WITH SUITABLE MATERIAL TO THE LIMITS APPROVED BY THE OWNER. UNSUITABLE MATERIAL THAT IS EXCAVATED, AS DIRECTED BY THE SOILS ENGINEER AND OWNER, SHALL BE DISPOSED OF BY THE CONTRACTOR'S OWN EXPENSE AND SHALL BE INCIDENTAL TO THE CONTRACT.

11. THE EARTHWORK CONTRACTOR SHALL BE RESPONSIBLE FOR BACKFILLING OF ALL CURBS, AS SOON AS THE CONCRETE HAS SET SUFFICIENTLY, TO PREVENT EXCESSIVE UNDERMINING WITH SUITABLE MATERIAL WHICH SHALL BE COMPACTED UNTIL FREE AND SOLID, AND NEATLY GRADED.

12. THE PAVEMENT SUBGRADE SHALL BE GRADED WITHIN +0.1 FT (AVERAGING ZERO) OF PROPOSED SUBGRADE AS SHOWN ON THE PLANS AND SHALL BE FREE OF ALL UNSUITABLE MATERIAL. ANY FILL REQUIRED IN THIS AREA SHALL BE CLEAN CLAY COMPACTED TO 95% OF THE MAXIMUM DENSITY SHOWN ON THE DRY WEIGHT FLOWS DETERMINED BY THE MODIFIED PROCTOR ANALYSIS.

13. WASTE EXCAVATION SHALL BE DISPOSED OF BY THE CONTRACTOR AT HIS OWN EXPENSE AND AT A LOCATION PROVIDED BY THE CONTRACTOR WHICH LOCATION BE APPROVED BY OWNER.

14. SUITABLE EXCAVATION IS CLASSIFIED AS EXCAVATION CAPABLE OF 3,000 PSF BEARING WHEN COMPACTED TO 95% MODIFIED PROCTOR.

15. SUITABLE EMBANKMENT IS CLASSIFIED AS EMBANKMENT CAPABLE OF 3,000 PSF BEARING WHEN COMPACTED TO 95% MODIFIED PROCTOR. TO BE USED WITHIN PAVEMENT AREAS. SUITABLE EMBANKMENT CONTAINS 15% COMPACTION FACTOR.

16. UNCLASSIFIED EXCAVATION IS CLASSIFIED AS EXCAVATION NOT NECESSARILY CAPABLE OF A 3,000 PSF BEARING WHEN COMPACTED.

17. UNCLASSIFIED EMBANKMENT IS CLASSIFIED AS EMBANKMENT NOT REQUIRING 3,000 PSF BEARING WHEN COMPACTED. THIS FILL IS TO BE USED IN AREAS OUTSIDE ROADWAY LIMITS AND PAD AREAS.

18. UNCLASSIFIED EMBANKMENT SHALL BE COMPACTED TO 90% MAXIMUM COMPACTION. SUITABLE EMBANKMENT SHALL BE COMPACTED TO 95% MODIFIED PROCTOR.

19. EARTHWORK QUANTITIES SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO BIDDING. ANY DISCREPANCIES IN QUANTITIES SHALL BE REPORTED TO OWNER.

20. ALL UNDERCUTTING SHALL BE DONE AT THE DIRECTION OF THE OWNER OR HIS REPRESENTATIVE. THE UNDERCUT SHALL BE CROSS-SECTIONED BY AN AUTHORIZED REPRESENTATIVE BEFORE ANY UNDERCUTTING HAS BEEN DONE TO DETERMINE QUANTITY.

21. ALL UTILITY SPOIL PILES SHALL BE CLEANED UP BY THE UTILITY CONTRACTOR. MATERIAL SHALL NOT BE REMOVED FROM THE SITE WITHOUT THE APPROVAL OF THE OWNER AND IDENTIFICATION OF DISPOSAL ON THE SITE SHALL BE APPROVED BY THE OWNER.

22. EXCAVATION BELOW TOPSOIL FOR PAVEMENT SHALL BE TO 2 FEET BEHIND CURB OR PAVEMENT EDGE IN CUT AREA. EXCAVATION BELOW TOPSOIL FOR PADS SHALL BE 1 FEET BEYOND BUILDING LIMITS.

23. TOPSOIL PRESENT IN "CUT" AREAS SHALL BE STOCKPILED OR USED AS UNCLASSIFIED EMBANKMENT ON SITE OR DISPOSED OF AT THE DIRECTION OF THE OWNER. STOCKPILE LOCATIONS SHALL BE APPROVED BY OWNER OR AS SHOWN ON THE PLANS.

24. IF NECESSARY, BORROW EXCAVATION SHALL BE OBTAINED OFF SITE. ON-SITE BORROW AREAS SHALL BE DETERMINED BY THE OWNER'S PRIOR TO BORROW EXCAVATION. THE CONTRACTOR SHALL HAVE THE AREA CROSS-SECTIONED BY AN AUTHORIZED AGENT OF THE OWNER AND SHALL HAVE THE AREA CROSS-SECTIONED BY THE SAME AFTER THE BORROW AREA HAS BEEN EXCAVATED. IF BORROW MATERIAL IS REQUIRED, THE COST OF OBTAINING, TRANSPORTING AND PLACING IT IN THE BORROW MATERIAL ALONG WITH ANY COSTS FOR LEASING OF BORROW PITS, IF REQUIRED, SHALL BE AGREED UPON BETWEEN OWNER AND CONTRACTOR PRIOR TO COMMENCEMENT OF BORROW WORK.

25. SEEDING FOR LANDSCAPING SHALL BE THROUGH DISABLED TO WITHIN 6" OF FINISHED GRADES AS SHOWN ON LANDSCAPE PLANS.

GENERAL PAVING AND SURFACING

1. ALL PAVING OPERATIONS SHALL BE CONSTRUCTED IN CONFORMANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS" (STANDARD SPECIFICATIONS), LATEST EDITION AND WITH THE REQUIREMENTS OF THE MUNICIPALITY.

2. FINE GRADING A PRIOR TO THE CONSTRUCTION OF THE CURB AND GUTTER AND THE PLACEMENT OF THE BASE MATERIAL THE STREETS SHALL BE FINE GRADED TO WITHIN 0.1' FOOT OF FINAL SUBGRADE ELEVATION TO ALLOW 0.8" TWO (2) FEET IN FRONT THE BACK OF CURB.

3. THE CONTRACTOR SHALL PROOF ROLL THE SUBGRADE AND BASE BEFORE PAVEMENT CONSTRUCTION PROCEEDS. THE SUBGRADE AND BASE WILL NOT BE APPROVED AND ACCEPTED BY THE MUNICIPALITY OR APPROVED BY THE PROOF ROLLING PROOF ROLLING SHALL BE DONE WITH A RUBBER TIRED VEHICLE HAVING A GROSS WEIGHT OF NOT LESS THAN 30,000 POUNDS (15 TONS). IF THE SUBGRADE OR BASE HAS FAILURES OR PUMPING AS INDICATED BY PROOF ROLLING, THE SUBGRADE OR BASE SHALL BE STABILIZED AND/OR REPLACED WITH SUITABLE MATERIAL TO A DEPTH AS DIRECTED BY THE OWNER OR OTHER CORRECTIVE MEASURES AS DIRECTED BY THE OWNER.

4. THE BITUMINOUS PRIME COAT APPLICATION RATE AND TYPE SHALL CONFORM TO THE RECOMMENDATIONS OF THE ASPHALT INSTITUTE AND SHALL BE APPROVED BY THE OWNER PRIOR TO APPLICATION.

5. PAVEMENT: THE PAVEMENT MATERIALS SHALL BE DETAILED ON THE ENGINEERING PLANS. THICKNESSES SPECIFIED SHALL BE CONSIDERED TO BE THE MINIMUM COMPACTED THICKNESS.

6. GENERAL: THE PAVING CONTRACTOR SHALL: A. REPAIR ANY BASE COURSE AND BINDER COURSE FAILURES PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE. B. SWEEP THE KNOWN COURSE PRIOR TO THE INSTALLATION OF THE FINAL BITUMINOUS CONCRETE SURFACE COURSE.

7. ACCEPTANCE: A. PRIOR TO THE PLACEMENT OF THE BASE COURSE, THE CONTRACTOR SHALL BE NOTIFIED BY THE OWNER A PRIOR TO PLACEMENT OF THE SURFACE COURSE, THE CONTRACTOR, WHEN REQUIRED, SHALL CUT AN SPECIMENS OF THE BINDER COURSE WITH A CORE DRILL, WHERE DIRECTED FOR THE PURPOSE OF THICKNESS VERIFICATION.

8. WHEN REQUESTED BY THE OWNER, DOCUMENTATION FOR THICKNESS AND AREAS OF PLACEMENT FOR THE BASE COURSE AND BITUMINOUS CONCRETE SHALL BE SUBMITTED FOR VERIFICATION.

9. ALL NOTES AND CONDITIONS SHOWN ON THE PLANS SHALL APPLY.

STORMWATER DISTRIBUTION SYSTEM

1. ALL STORM DRAIN CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION IN ILLINOIS" (STANDARD SPECIFICATIONS), LATEST EDITION AND TO THE REQUIREMENTS OF THE IDOT AND THE MUNICIPALITY.

2. STORM SEWER WITH LESS THAN 9' OF COVER SHALL BE CLASS V RCP CONFORMING TO ASTM C 76. STORM SEWER WITH MORE THAN 9' OF COVER SHALL BE CLASS III RCP CONFORMING TO ASTM C 76 "O" RING JOINTS CONFORMING TO ASTM C443 SHALL BE USED ON ALL R.C.P. SIZE 18" SLOPE, 15" SLOPE, 12" SLOPE, 10" SLOPE, 8" SLOPE, 6" SLOPE, AND ALL SIZES WITH JOINTS CONFORMING TO AND ASTM C 361 WITH JOINTS CONFORMING TO AND ASTM C 443.

3. ALL STORM DRAINS WHICH ARE WITHIN PAVED AREAS SHALL BE BACKFILLED WITH GRANULAR TRENCH BACKFILL ACCORDING TO THE STANDARD SPECIFICATIONS AND THE DETAILS HEREON.

4. ALL STORM PIPE JOINTS AND FITTINGS SHALL BE INSTALLED AND BACKFILLED PER THE CORRESPONDING MANUFACTURER SPECIFICATIONS. SHOULD THERE BE ANY DISCREPANCIES BETWEEN MANUFACTURERS SPECIFICATIONS AND THESE NOTES AND/OR LOCAL CRITERIA, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BIDDING AND ORDERING THE MATERIAL.

5. ALL NOTES AND CONDITIONS SHOWN ON THE PLANS SHALL APPLY.

SANITARY DISTRIBUTION SYSTEM NOTES

1. ALL SANITARY SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE IEPA, DUPAGE AND THE MUNICIPALITY.

2. THE CONTRACTOR SHALL NOTIFY PUBLIC WORKS A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO THE CONSTRUCTION OF THE SEWER.

3. ALL SANITARY SEWERS SHALL BE INSPECTED, TESTED AND LOW EXFILTRATION AS REQUIRED IN ACCORDANCE WITH DIVISION 31-1-11 OF THE STANDARD SPECIFICATIONS. ALL MANHOLES SHALL BE VACUUM TESTED AS PER ASTM C1244-93.

4. "EXFILTRATION" TESTING ALL SANITARY SEWERS SHALL BE PERFORMED AND WITNESSED BY THE MUNICIPALITY AND A WRITTEN REPORT SUBMITTED BEFORE ACCEPTANCE. TESTING SHALL BE WITNESSED AND APPROVED BY THE MUNICIPALITY.

5. IF THE SANITARY SEWER INSTALLATION FAILS TO MEET THE TEST REQUIREMENTS SPECIFIED, THE CONTRACTOR SHALL DETERMINE THE CAUSE OR CAUSES OF THE DEFECT AND SHALL AT HIS OWN EXPENSE, REPAIR OR REPLACE ALL MATERIALS AND WORKMANSHIP AS MAY BE NECESSARY TO COMPLY WITH THE REQUIREMENTS.

6. SANITARY SEWER MANHOLES SHALL HAVE REINFORCED CONCRETE RISERS MEETING ASTM C-478 AND AN ECCENTRIC CONE INSTALLED TO PROVIDE MINIMUM STEPS AS MANDATED BY THE MUNICIPALITY. STEPS SHALL BE IN CONFORMANCE WITH MUNICIPAL STANDARDS.

7. ALL MANHOLE JOINTS SHALL BE SEALED WITH BUTYL RUBBER MASTIC.

8. NOT MORE THAN 2 RINGS OR 2 INCHES MINIMUM SHALL BE USED TO A MAXIMUM OF 12 INCHES OF PRECAST RISER RINGS SHALL BE USED TO ADJUST FRAME ELEVATIONS.

9. ALL MANHOLE LIDS MUST BE SET WITH PREFORMED BUTYL MASTIC.

10. ALL MANHOLES SHALL BE THOROUGHLY CLEANED OF DIRT AND DEBRIS AND ALL VISIBLE LEAKAGE ELIMINATED BEFORE FINAL INSPECTION AND ACCEPTANCE.

11. ANY UNSUITABLE MATERIAL ENCOUNTERED SHALL BE REMOVED AND REPLACED WITH COMPACTED GRAVEL CRUSHED CHANNEL OR STONE.

12. WATERMAINS SHALL BE SEPARATED FROM SANITARY SEWERS AND STORM SEWERS IN ACCORDANCE WITH IEPA REQUIREMENTS AS SPECIFIED IN "WATER DISTRIBUTION SYSTEM" SECTION.

13. THE CONTRACTOR SHALL FURNISH "AS BUILT" DRAWINGS OF SANITARY SEWERS AND SERVICES AT THE COMPLETION OF THE CONSTRUCTION.

14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DEWATERING NECESSARY TO CONSTRUCT TRENCHES AND TO INSTALL THE SANITARY SEWERS. ANY DEWATERING SHALL BE CONSIDERED INCIDENTAL TO THE CONTRACT.

15. WATER PUMPED OR OTHERWISE DISCHARGED FROM THE SITE DURING ANY CONSTRUCTION OPERATIONS SHALL BE DISCHARGED IN SUCH A MANNER AS TO PREVENT EROSION.

16. CONTRACTOR IS SHALL BE THE RESPONSIBILITY TO ENSURE THAT ALL MANUFACTURERS TO CERTIFY THAT PIPE AND JOINT MATERIALS FURNISHED ARE CAPABLE OF MEETING THE LOWER PRESSURE AIR TEST, INFILTRATION TEST, AND EXFILTRATION TEST, AND MANUFACTURED IN CONFORMANCE WITH THE ASTM, ANSI, AWWA, OR AASHTO ITEMS SPECIFIED.

17. ALL SANITARY PIPE JOINTS AND FITTINGS SHALL BE INSTALLED AND BACKFILLED PER THE CORRESPONDING MANUFACTURER SPECIFICATIONS. SHOULD THERE BE ANY DISCREPANCIES BETWEEN MANUFACTURERS SPECIFICATIONS AND THESE NOTES, STATE, OR LOCAL CRITERIA, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BIDDING AND ORDERING THE MATERIAL.

18. ALL NOTES AND CONDITIONS SHOWN ON THE PLANS SHALL APPLY.

WATER DISTRIBUTION SYSTEM

1. ALL WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE "STANDARD SPECIFICATIONS FOR WATER AND SEWER MAIN CONSTRUCTION IN ILLINOIS" (STANDARD SPECIFICATIONS), LATEST EDITION, AND THE REQUIREMENTS OF THE IEPA, DUPAGE AND THE MUNICIPALITY.

2. ALL WATER MAIN SHALL BE DUCTILE IRON CLASS 52 WITH MECHANICAL JOINTS AS SHOWN ON THE PLANS. ALL WATER SERVICES LEADS SHALL BE TYPE "K" COPPER UNLESS OTHERWISE SPECIFIED ON THE PLANS.

3. ALL VALVES IN SIZE VALVES AND VALVE MARKER SHALL BE AS-QUALITY SUITABLE WITH A CONCRETE WASHED AND SUPPORTED LATERALLY WITH POURED IN PLACE THRUST BLOCKING AGAINST UNDISTURBED EARTH.

4. DISINFECTION OF THE WATER MAINS: UPON COMPLETION OF THE NEW WATER MAINS, THE WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH THE AMERICAN WATER WORKS ASSOCIATION METHOD AND/OR ALTERNATIVE METHOD AWWA C651-05 LATEST EDITION. THE CONTRACTOR IS RESPONSIBLE FOR COLLECTING SAMPLES AND HAVING BACTERIOLOGICAL TESTING PERFORMED AS REQUIRED BY THE IEPA. THE CONTRACTOR SHALL FURNISH TO THE MUNICIPALITY THE REQUIRED DOCUMENTATION THAT WATER HAS PASSED TWO CONSECUTIVE DAYS OF BACTERIOLOGICAL TESTING BEFORE THE WATER MAINS ARE PLACED IN SERVICE AND/OR SECURING AN OPERATING PERMIT.

5. WATER MAINS AND WATER SERVICE LINES SHALL BE INSTALLED WITH MINIMUM SANITARY SEPARATIONS FROM SANITARY SEWERS, STORM SEWERS, COMBINED SEWERS, HOUSE SEWER SERVICE CONNECTIONS AND DRAINS IN ACCORDANCE WITH TITLE 35 ENVIRONMENTAL PROTECTION AGENCY SUBTITLE F, PUBLIC WATER SUPPLIES, CHAPTER I: ENVIRONMENTAL PROTECTION AGENCY, PARTS 841.114 REGIONAL POLICY STATEMENTS, SECTION 653.113.

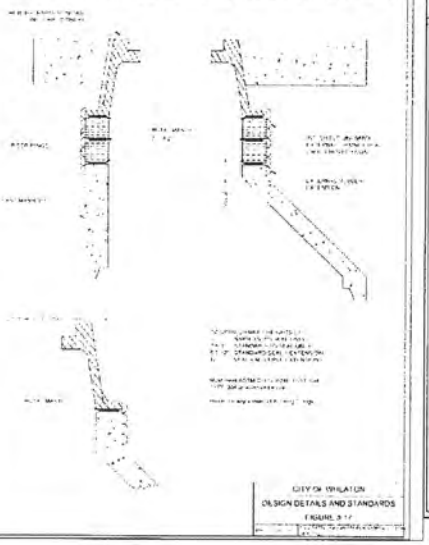
6. WHENEVER POSSIBLE, A WATER MAIN MUST BE LAID AT LEAST TEN FEET HORIZONTALLY FROM ANY EXISTING OR PROPOSED DRAIN OR SEWER LINE. SHOULD LOCAL CONDITIONS EXIST WHICH WOULD PREVENT A LATERAL SEPARATION OF TEN FEET, A WATER MAIN MAY BE LAID CLOSER THAN TEN FEET TO A STORM OR SANITARY SEWER PROVIDED THAT THE WATER MAIN IS LAID AT LEAST EIGHTEEN INCHES ABOVE THE CROWN OF THE SEWER, AND IS EITHER IN A SEPARATE TRENCH OR IN THE SAME TRENCH ON AN UNDISTURBED EARTH SHELF LOCATED TO ONE SIDE OF THE SEWER, IF IT IS IMPOSSIBLE TO OBTAIN PROPER HORIZONTAL OR VERTICAL SEPARATION AS STIPULATED ABOVE, EITHER THE SEWER MUST BE CONSTRUCTED OF WATER MAIN TYPE MATERIAL (DUCTILE IRON PIPE, PRESSURE CLASS 150 OR HIGHER) AND/OR SPECIAL PROTECTION OF THE WATER MAIN MUST BE PROVIDED AS APPROVED BY THE MUNICIPALITY. THIS PROTECTION SHALL BE ACCOMPLISHED BY CONSTRUCTING THE SEWER FACILITY WITH WATER MAIN TYPE JOINTS USING MECHANICAL JOINT PIPE, PRESSURE CLASS 150 OR HIGHER, AND/OR ENCASING THE SEWER FACILITY IN CONCRETE FOR A DISTANCE OF TEN FEET ON EACH SIDE OF THE WATER MAIN. THE MINIMUM THICKNESS OF CONCRETE ENCASEMENT SHALL BE SIX INCHES.

7. WATER VALVES AND FIRE HYDRANTS SHALL BE OPERATED BY MUNICIPAL PERSONNEL ONLY.

8. ALL WATERMAIN PIPE JOINTS AND FITTINGS SHALL BE INSTALLED AND BACKFILLED PER THE CORRESPONDING MANUFACTURER SPECIFICATIONS. SHOULD THERE BE ANY DISCREPANCIES BETWEEN MANUFACTURERS SPECIFICATIONS AND THESE NOTES, STATE, OR LOCAL CRITERIA, CONTRACTOR SHALL NOTIFY THE ENGINEER PRIOR TO BIDDING AND ORDERING THE MATERIAL.

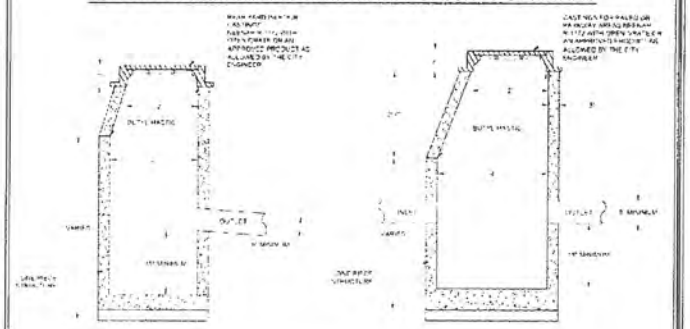
9. ALL NOTES AND CONDITIONS SHOWN ON THE PLANS SHALL APPLY.

SANITARY MANHOLE EXTERNAL CHIMNEY SEAL



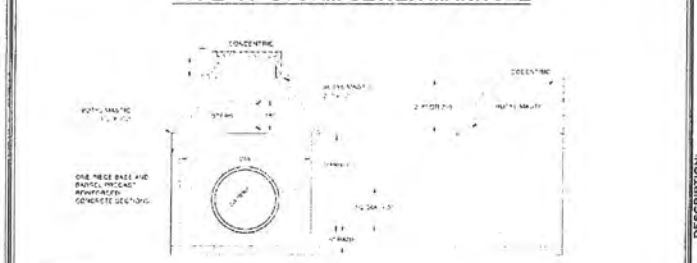
CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 17

CATCH BASIN WITH FRAME AND GRATE FOR INLET



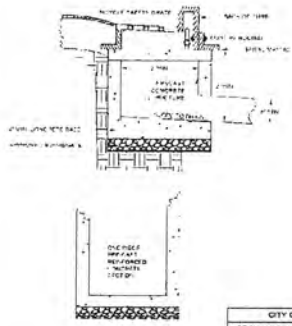
CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 25

TYPE "A" STORM SEWER MANHOLE



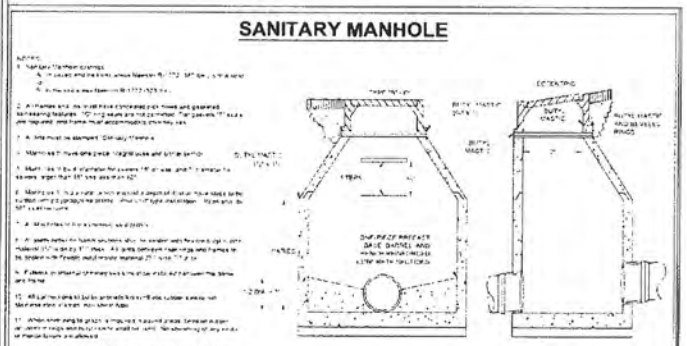
CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 21

CURBLINE INLET OR CATCH BASIN



CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 5

SANITARY MANHOLE



CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 16

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WASH-U WHEATON
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WHEATON, ILLINOIS 60189

PRELIMINARY ENGINEERING PLANS

STANDARD CONSTRUCTION DETAILS

PROJECT NO. M21180
DRAWN BY: ZDS & JDS
CHECKED BY: CLS
SHEET NO. 9/11

VALVE BOX SETTER

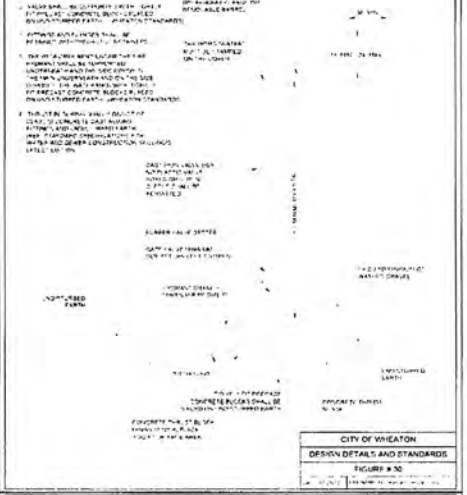
Valve Box Adaptor II

ADVANTAGES

- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]
- [illegible]

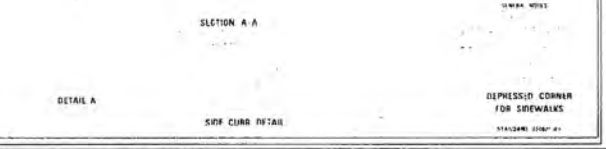
CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 32

FIRE HYDRANT AND VALVE DETAIL



CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 30

DEPRESSED CORNER FOR SIDEWALKS



VALVE BOX SETTER

Valve Box Adaptor II

All work done shall be installed upon the work with the use of a Valve Box Adaptor II as manufactured by Adaptor Inc or an approved equal.

The VBA II shall be installed in lieu of the standard blocking and shall be centered to the valve and box installation.

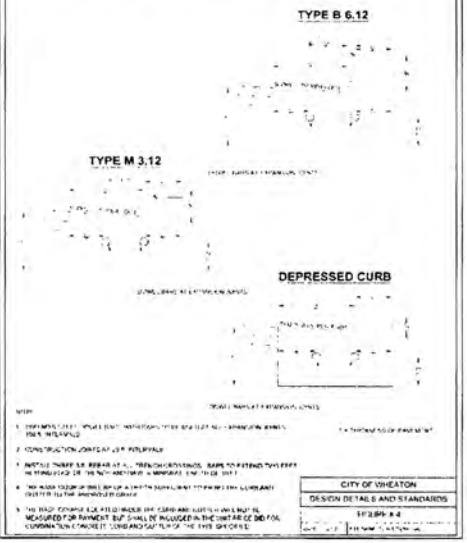
Manufactured from recycled "Green" resin of rubber.

AMERICAN MADE PRODUCTS

WWW.ADAPTORINC.COM

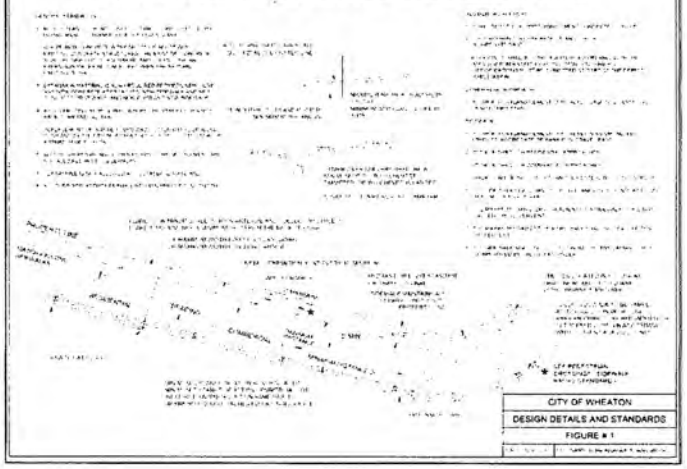
CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 33

CURB & GUTTER SPECIFICATIONS



CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 4

DRIVE APPROACH & SIDEWALK SPECIFICATIONS



CITY OF WHEATON
DESIGN DETAILS AND STANDARDS
FIGURE # 1

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PRELIMINARY ENGINEERING PLANS

STANDARD CONSTRUCTION DETAILS

PROJECT NO. M21180
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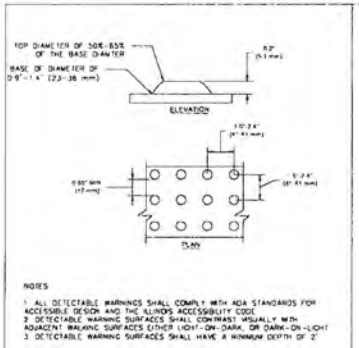
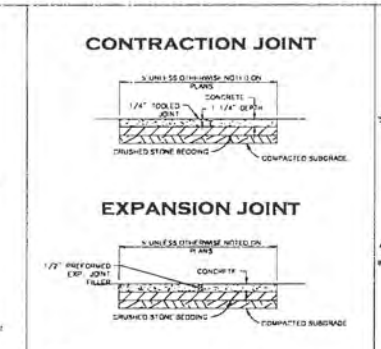
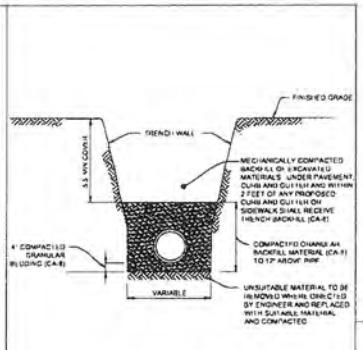


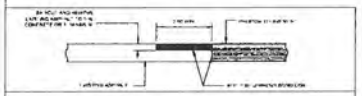
DETECTABLE WARNINGS



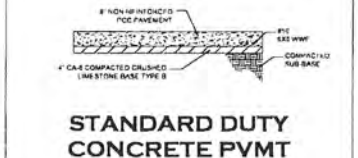
CONCRETE JOINT



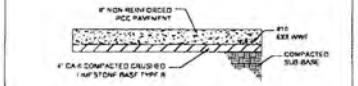
SANITARY SEWER TRENCH DETAIL



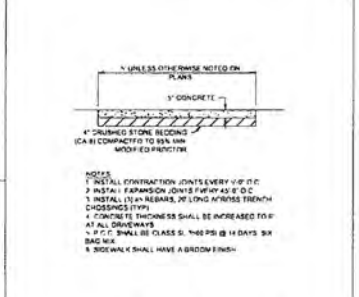
BUTT JOINT



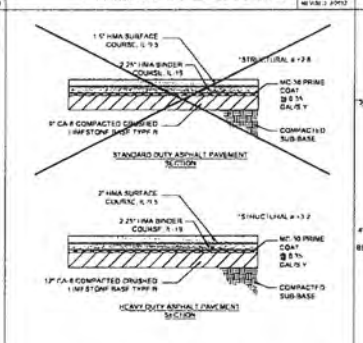
STANDARD DUTY CONCRETE PVMT



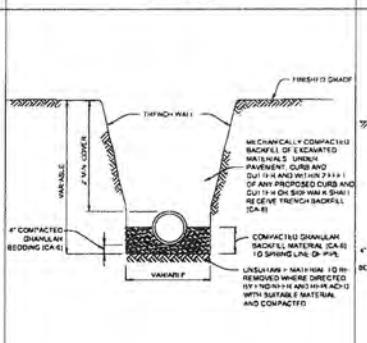
HEAVY DUTY CONCRETE PVMT



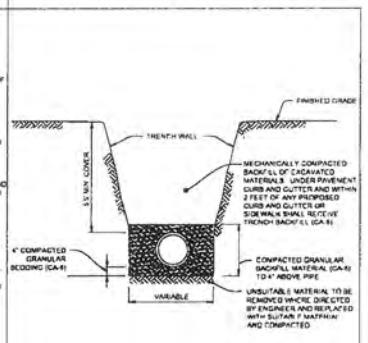
PCC SIDEWALK



ASPHALT PAVEMENT SECTIONS



STORM SEWER TRENCH DETAIL



WATER MAIN/SERVICE TRENCH DETAIL

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311 E. LOOP ROAD
WHEATON, ILLINOIS 60189

PRELIMINARY ENGINEERING PLANS

STANDARD CONSTRUCTION DETAILS

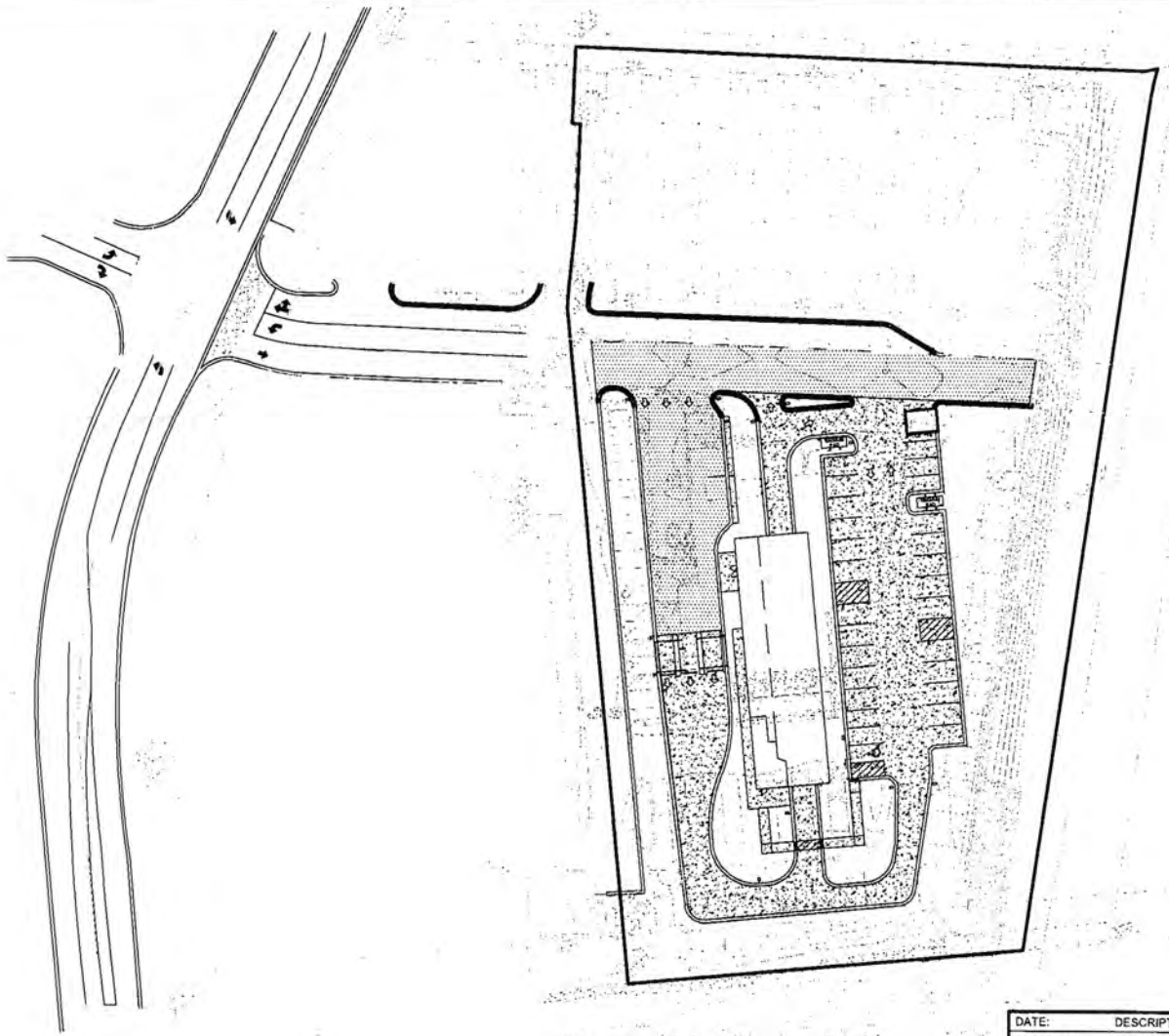
PROJECT NO. M21180

DRAWN BY: ZDS & JDS

CHECKED BY: CLS

SHEET NO. 11 / 11

SHEET No.: 1/1



NORTH

0 30 60

1" = 60'
GRAPHIC SCALE

DATE:	DESCRIPTION:
08-11-2022	ISSUED FOR REVIEW

WASH-U WHEATON
311 E. LOOP ROAD
WHEATON, ILLINOIS
BOLD CURB EXHIBIT

PROJECT No.: M21180

DRAWN BY: ZDS | CHECKED BY: CLS

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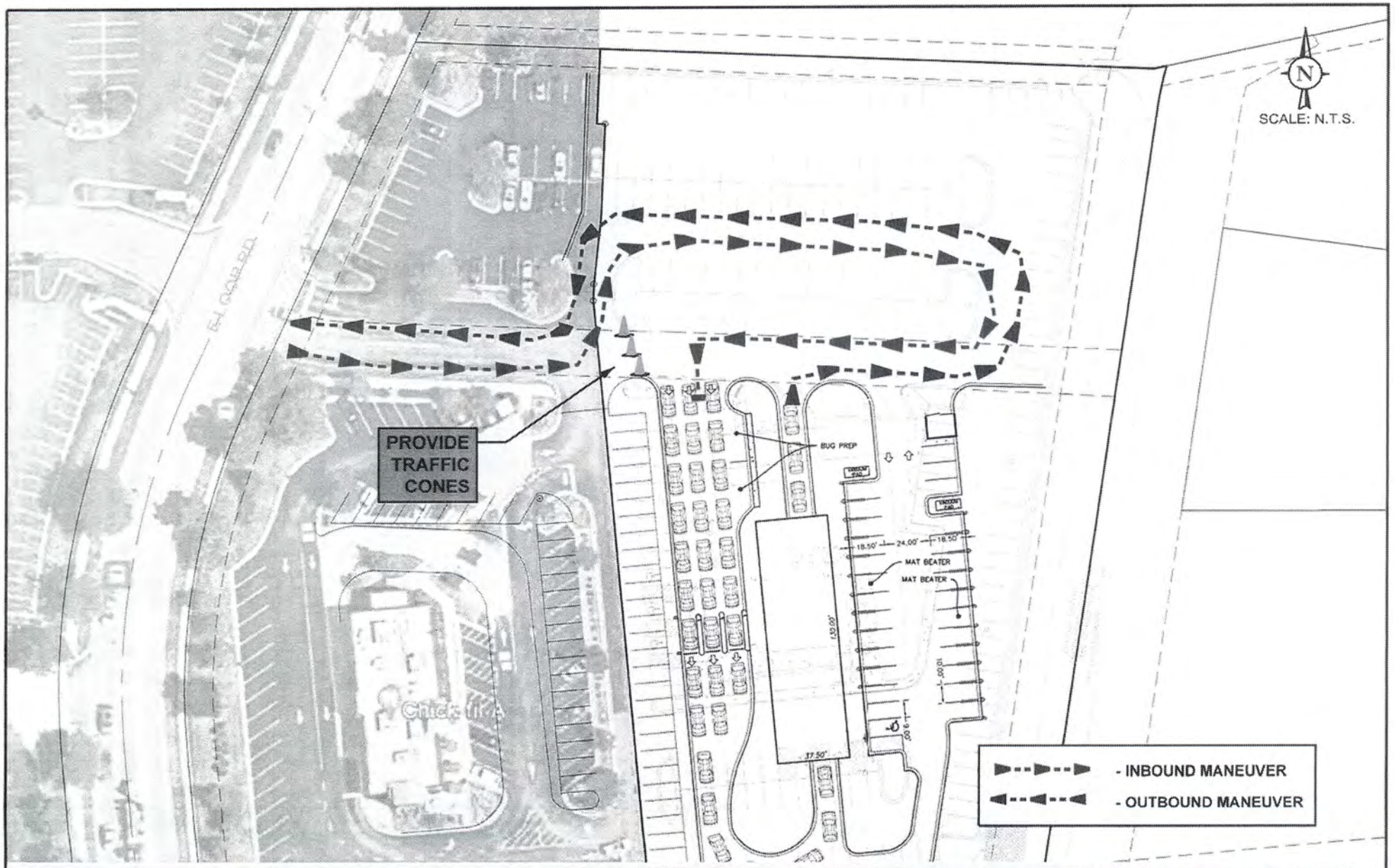
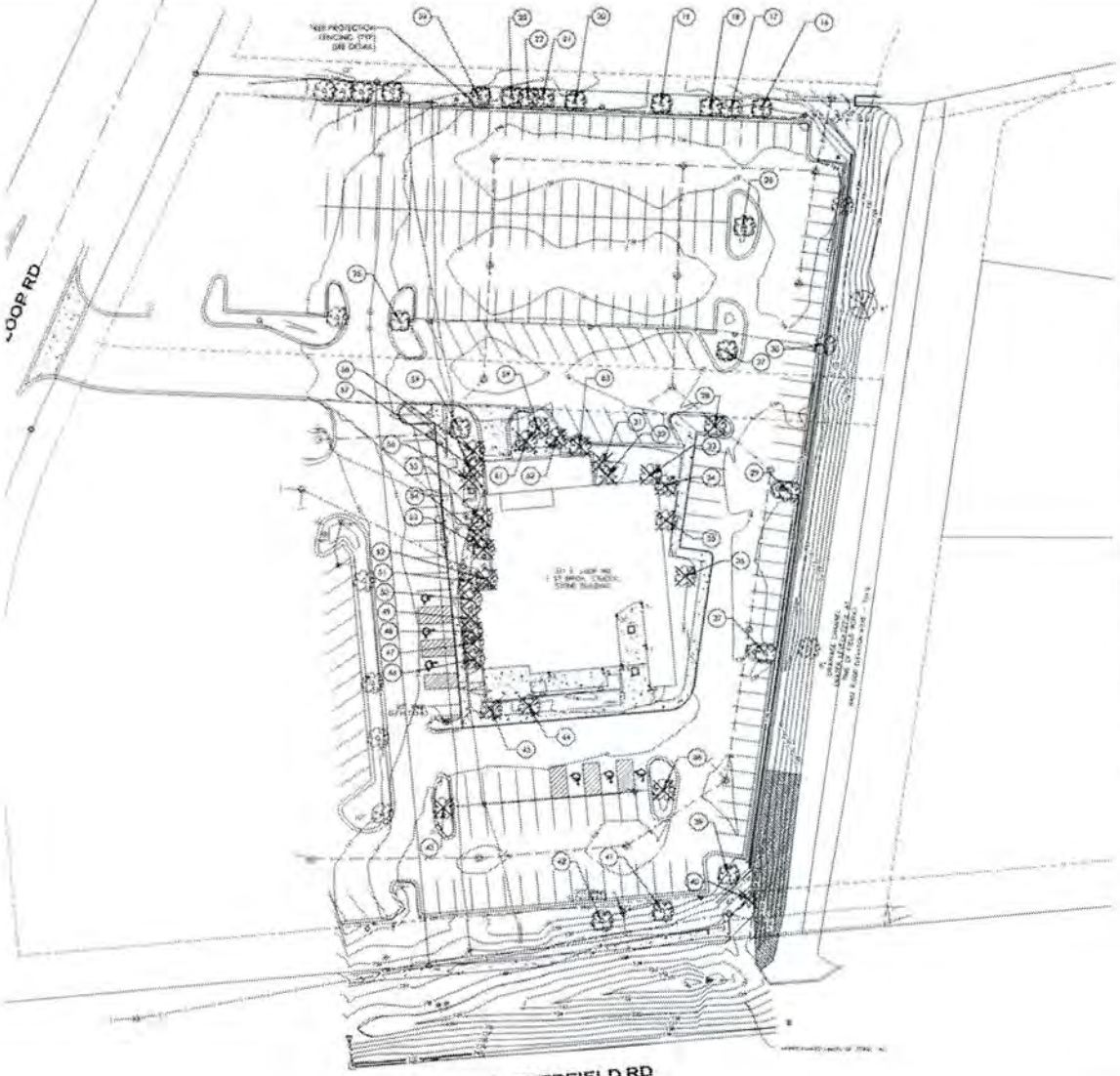


CARWASH
WHEATON, ILLINOIS

PEAK TIMES PROPOSED TRAFFIC FLOW PATTERNS

DRAWN: MD CHECKED: JM
DATE: 05-21-22 REV:
PROJECT # 22-163
EXHIBIT: A

KLOA
Kenig,Lindgren,O'Hara,Aboona,Inc.



EXISTING TREE CALCULATIONS:

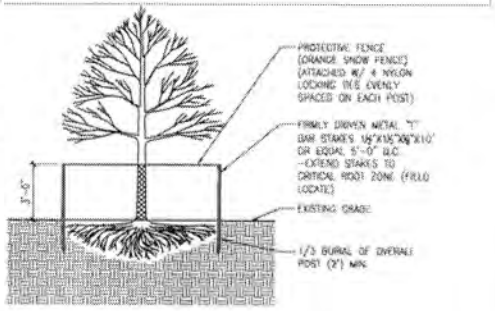
1. EXISTING TREES ON-SITE TO REMAIN	18
EXISTING TREES ON-SITE TO BE REMOVED	29
PROPOSED ON-SITE TREES INSTALLED*	18

2. TOTAL DBH TO BE REMOVED IS 214".
TOTAL DBH TO BE REPLACED IS 45".
3.* SEE LANDSCAPE PLANS FOR THE REPLACEMENT TREES @ 2.5" CALIPER.

= TREE PROTECTION FENCING

X = TREE TO BE REMOVED

Tag Number	DBH	Action	Species	Condition
16	8"	Remain	Acer Spp. (Maple)	2 (Good)
17	12"	Remain	Malus Spp. (Crabapple)	2 (Good)
18	12"	Remain	Malus Spp. (Crabapple)	2 (Good)
19	6"	Remain	Acer Spp. (Maple)	2 (Good)
20	7"	Remain	Acer Spp. (Maple)	2 (Good)
21	8"	Remain	Malus Spp. (Crabapple)	2 (Good)
22	8"	Remain	Malus Spp. (Crabapple)	2 (Good)
23	8"	Remain	Malus Spp. (Crabapple)	2 (Good)
24	6"	Remain	Acer Spp. (Maple)	2 (Good)
25	6"	Remain	Gleditsia triacanthos Spp. (Honeylocust)	2 (Good)
26	12"	Remain	Gleditsia triacanthos Spp. (Honeylocust)	2 (Good)
27	10"	Remain	Gleditsia triacanthos Spp. (Honeylocust)	2 (Good)
28	10"	Remove	Gleditsia triacanthos Spp. (Honeylocust)	2 (Good)
29	8"	Remain	Malus Spp. (Crabapple)	3 (Fair)
30	8"	Remain	Juniperus Spp. (Eastern Red Cedar)	3 (Fair)
31	14"	Remove	Pinus Spp. (Pine)	3 (Fair)
32	12"	Remove	Pinus Spp. (Pine)	3 (Fair)
33	6" (Multi-Stem)	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
34	4" (Multi-Stem)	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
35	4" (Multi-Stem)	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
36	24"	Remove	Gleditsia triacanthos Spp. (Honeylocust)	2 (Good)
37	10"	Remain	Malus Spp. (Crabapple)	2 (Good)
38	10"	Remove	Gleditsia triacanthos Spp. (Honeylocust)	2 (Good)
39	8"	Remain	Acer Spp. (Maple)	2 (Good)
40	18"	Remove	Picea Spp. (Spruce)	3 (Good)
41	8"	Remain	Malus Spp. (Crabapple)	2 (Good)
42	10"	Remain	Acer Spp. (Maple)	2 (Good)
43	10"	Remove	Gleditsia triacanthos Spp. (Honeylocust)	2 (Good)
44	8"	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
45	8"	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
46	4" (Multi-Stem)	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
47	5" (Multi-Stem)	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
48	8"	Remove	Pyrus calleryana Spp. (Pear)	2 (Good)
49	8"	Remove	Pinus Spp. (Pine)	3 (Fair)
50	4" (Multi-Stem)	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
51	4" (Multi-Stem)	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
52	4" (Multi-Stem)	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
53	10"	Remove	Gleditsia triacanthos Spp. (Honeylocust)	2 (Good)
54	8"	Remove	Pinus Spp. (Pine)	3 (Fair)
55	4" (Multi-Stem)	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
56	12"	Remove	Pinus spp. (Pine)	3 (Fair)
57	4" (Multi-Stem)	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
58	5" (Multi-Stem)	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
59	10"	Remain	Gleditsia triacanthos Spp. (Honeylocust)	2 (Good)
60	12"	Remove	Pyrus calleryana Spp. (Pear)	2 (Good)
61	3" (Multi-Stem)	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
62	7" (Multi-Stem)	Remove	Crataegus Spp (Hawthorne)	3 (Fair)
63	6"	Remove	Crataegus Spp (Hawthorne)	3 (Fair)



1 TREE PROTECTION FENCE
SCALE: NTS

SURVEY INFORMATION PROVIDED BY OTHERS.

NORTH

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

Wash U Car Wash
311 East Loop Road
Wheaton, IL 60189

DesignPerspectives Inc
Dreamed In Creativity
1167 Hobson Mill Drive
Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

REV.	COMMENT	DATE

SEAL:

DATE: 7/1/2022
JOB NO.: 22-9386
DRAWN BY: TS
CHECKED BY: TS

DRAWING TITLE:
TREE REMOVAL & REPLACEMENT PLAN

SHEET NO.:
TP-100

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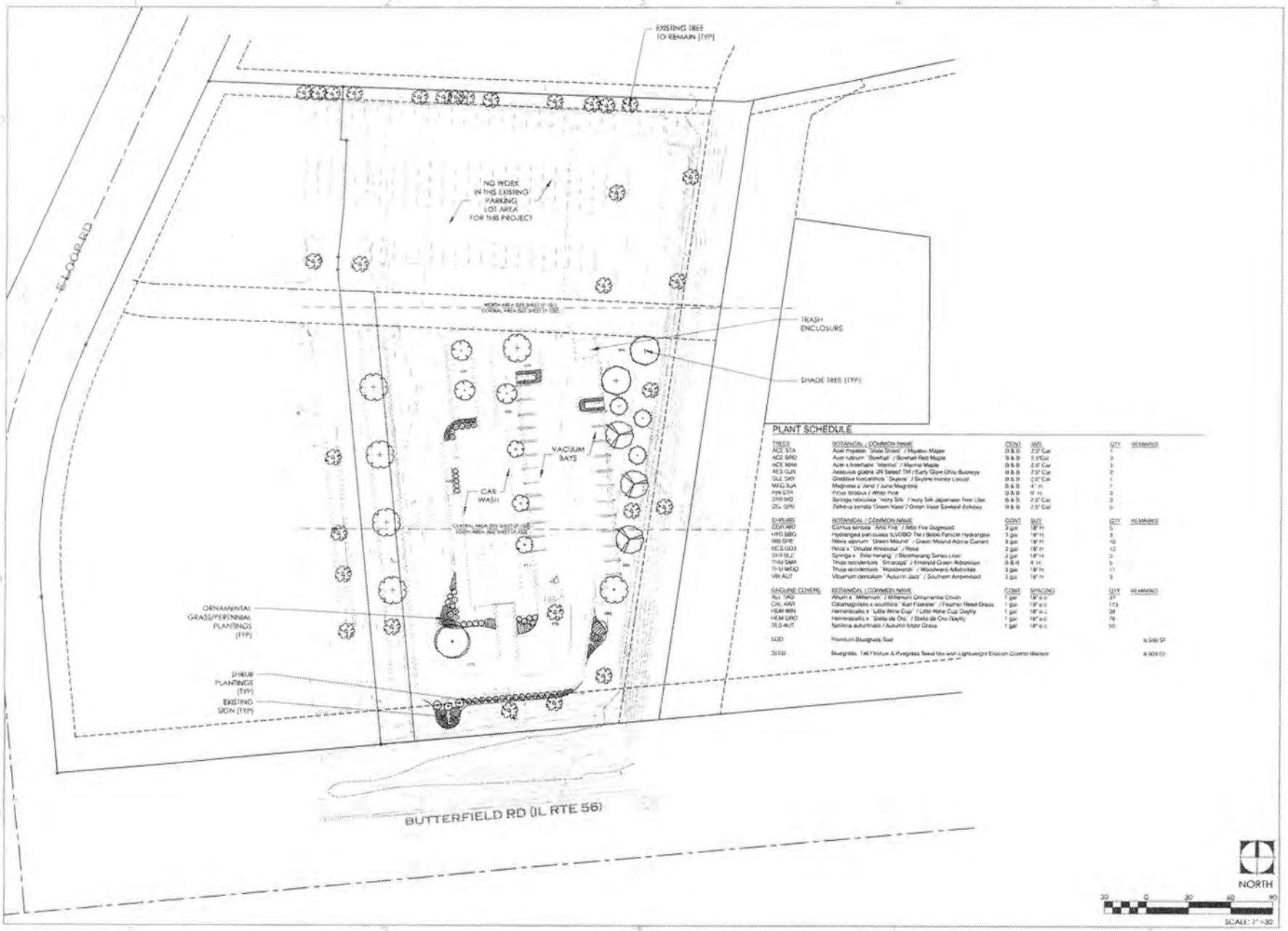

PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
ACE SYA	Acer miyabei 'Shade Shield' / Miyabei Maple	B & B	2.5" Cal	1	
ACE RRD	Acer rubrum 'Bowhall' / Bowhall Red Maple	B & B	2.5"Cal	3	
ACE MAR	Acer x freemanii 'Marmo' / Marmo Maple	B & B	2.5" Cal	3	
AES GLH	Aesculus glabra UN Select TM / Early Glow Ohio Buckeye	B & B	2.5" Cal	2	
GLE SKY	Gleditsia triacanthos 'Skyline' / Skyline Honey Locust	B & B	2.5" Cal	1	
MAG JUA	Magnolia x 'Jane' / Jane Magnolia	B & B	4' Ht	1	
PIN STR	Pinus strobus / White Pine	B & B	10' Ht	3	
SYR IVO	Syringa reticulata 'Ivory Silk' / Ivory Silk Japanese Tree Lilac	B & B	2.5" Cal	3	
ZEL SPR	Zelkova serrata 'Green Vase' / Green Vase Sawleaf Zelkova	B & B	2.5" Cal	5	

SHRUBS	BOTANICAL / COMMON NAME	CONT	SIZE	QTY	REMARKS
COR ART	Cornus sericea 'Artic Fire' / Artic Fire Dogwood	3 gal	18" Ht	5	
HYD BBG	Hydrangea paniculata 'ILVOBO' TM / Bobo Panicle Hydrangea	3 gal	18" Ht	8	
RIB GRE	Ribes alpinum 'Green Mound' / Green Mound Alpine Currant	3 gal	18" Ht	10	
ROS DID	Rosa x 'Double Knockout' / Rose	3 gal	18" Ht	10	
SYR BLZ	Syringa x 'Bloomerang' / Bloomerang Series Lilac	3 gal	18" Ht	5	
THU SMA	Thuja occidentalis 'Smaragd' / Emerald Green Arborvitae	B & B	6' Ht	5	
TH U WOO	Thuja occidentalis 'Woodwardii' / Woodward Arborvitae	3 gal	18" Ht	11	
VIB AUT	Viburnum carlcephalum 'Autumn Jazz' / Southern Arrowwood	3 gal	18" Ht	3	

GROUND COVERS	BOTANICAL / COMMON NAME	CONT	SPACING	QTY	REMARKS
ALL TAG	Allium x 'Millenium' / Millenium Ornamental Onion	1 gal	18" o.c.	37	
CAL KAR	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass	1 gal	18" o.c.	173	
HEM WIN	Hemerocallis x 'Little Wine Cup' / Little Wine Cup Daylily	1 gal	18" o.c.	29	
HEM GRO	Hemerocallis x 'Stella de Oro' / Stella de Oro Daylily	1 gal	18" o.c.	78	
SES AUT	Sesleria autumnalis / Autumn Moor Grass	1 gal	18" o.c.	50	
SOD	Premium Bluegrass Sod				9,580 SF
SEED	Bluegrass, Tall Fescue & Ryegrass Seed Mix with Lightweight Erosion Control Blanket				4,900 SY

NORTH

30 0 30 60 90

SCALE: 1" = 30'

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DesignPerspectives Inc
Grounded in Creativity

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Naperville, Illinois 60540
Telephone: (630) 806-9774
www.design-perspectives.net

REV.	COMMENT	DATE

SEAL:

DATE: 7/1/2022
JOB NO.: 22-9386
DRAWN BY: TS
CHECKED BY: TS

DRAWING TITLE:
OVERALL LANDSCAPE PLAN

SHEET NO.:
LP-100

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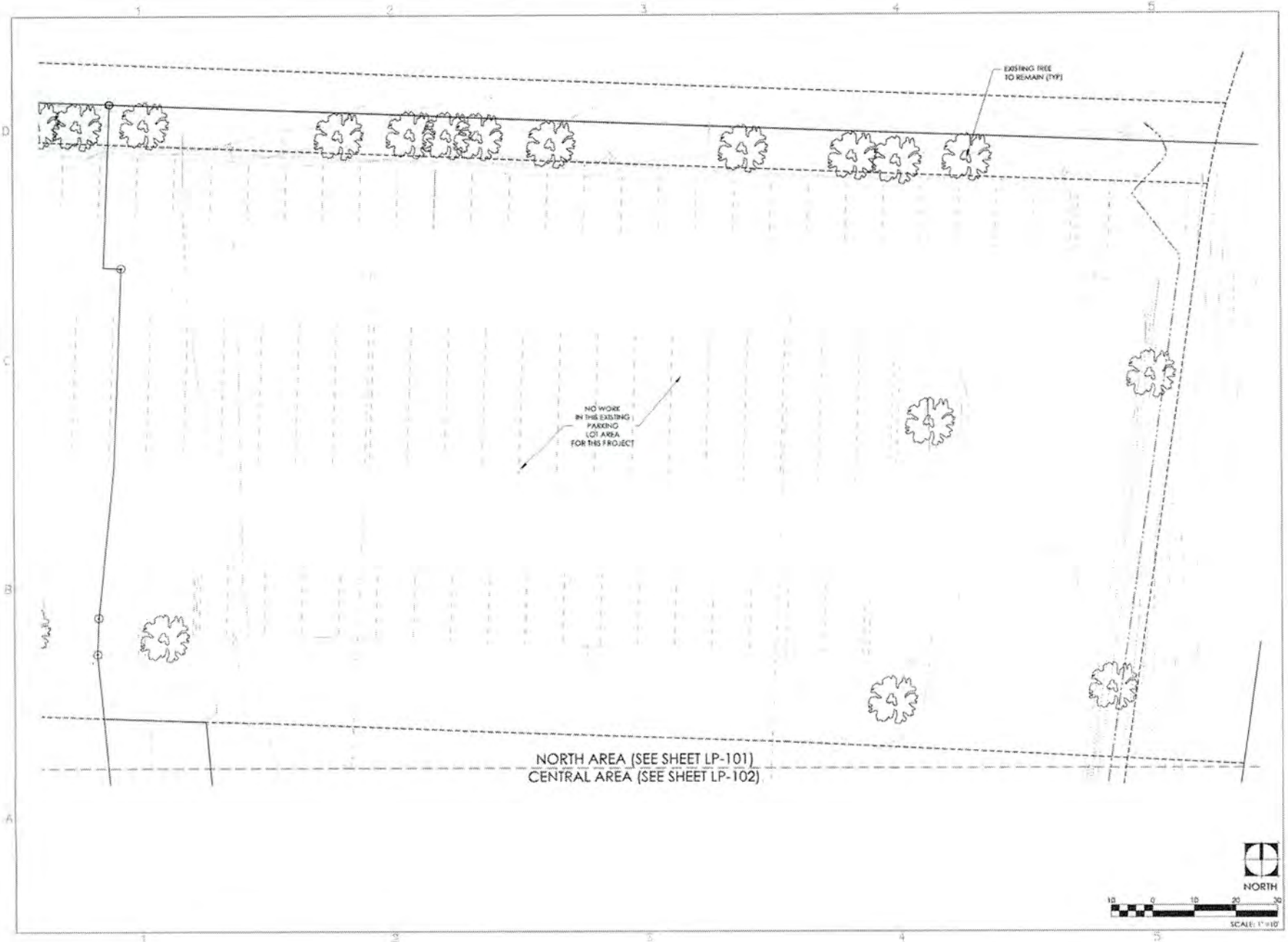

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LANDSCAPE PLAN-
NORTH

SHEET NO.:
LP-101

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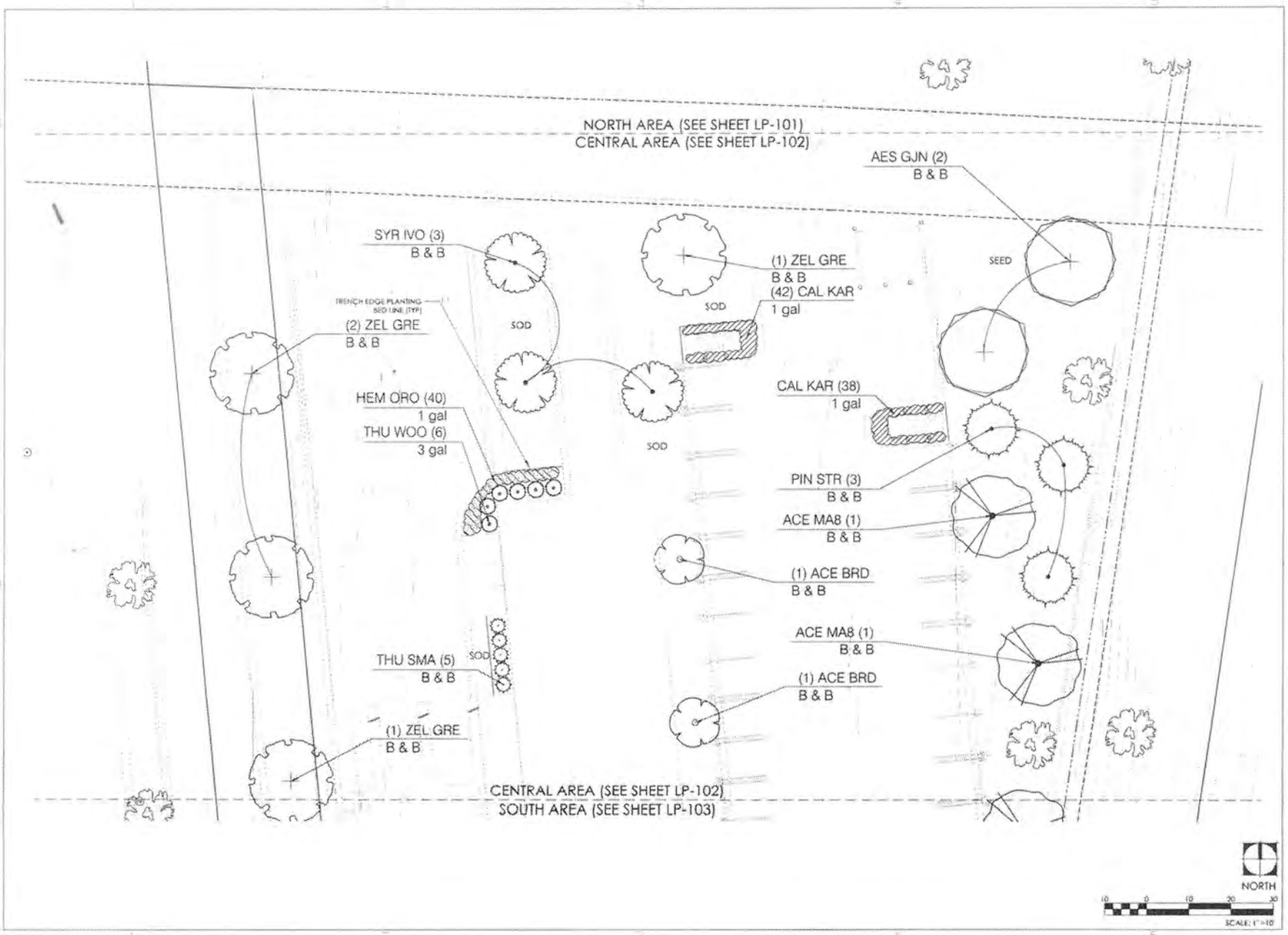

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LANDSCAPE PLAN-
CENTRAL

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LP-102

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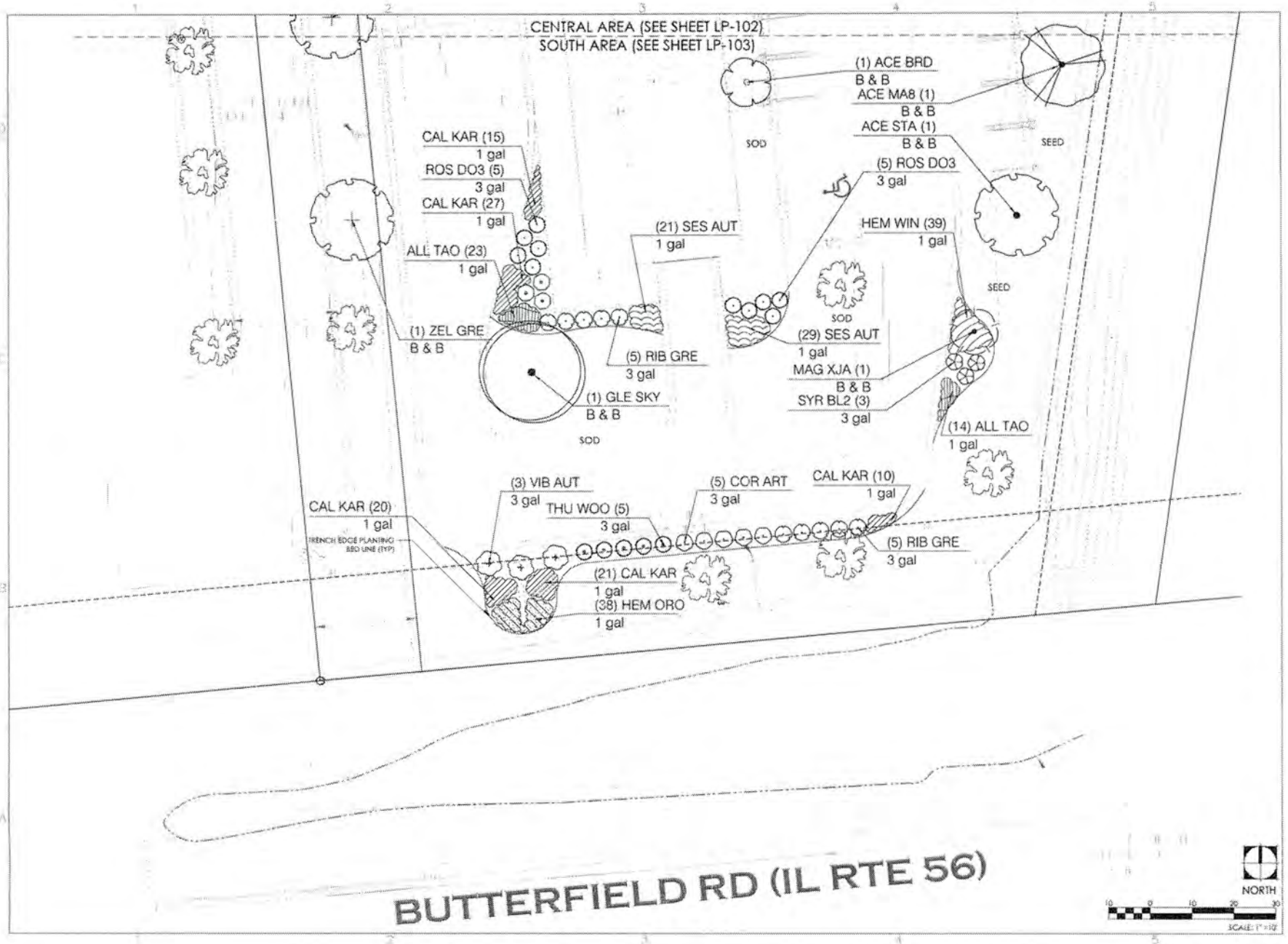

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DRAWING TITLE:
LANDSCAPE PLAN-
SOUTH

SHEET NO.:
LP-103

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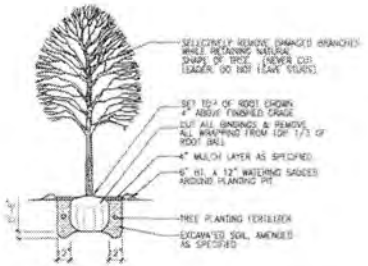
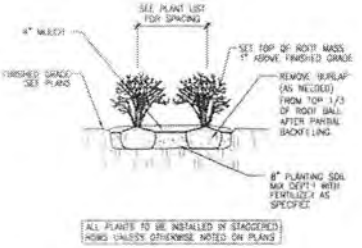
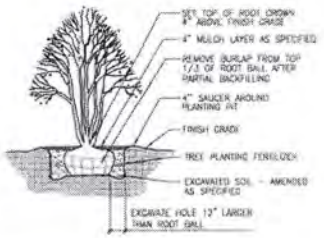


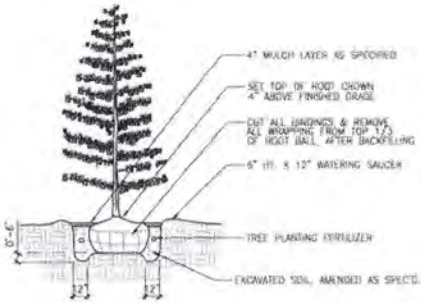
SHADE TREE PLANTING



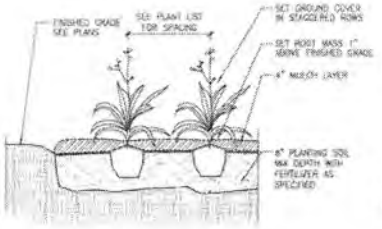
SHRUB PLANTING



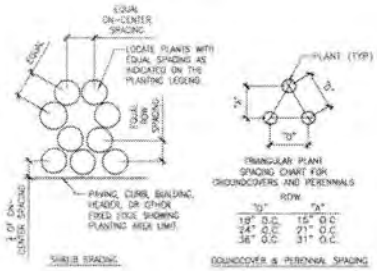
ORNAMENTAL TREE PLANTING



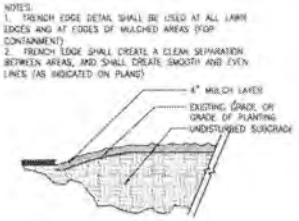
EVERGREEN TREE PLANTING



GROUNDCOVER PLANTING



PLANT SPACING DETAIL



TRENCH EDGE DETAIL

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR MAKING HIMSELF FAMILIAR WITH ALL UNDERGROUND UTILITIES AND STRUCTURES. SEE CONSTRUCTION NOTES.

2. DO NOT WILLFULLY PROCEED WITH PLANTINGS AS DESIGNED WHEN IT IS OBVIOUS THAT OBSTRUCTIONS AND/OR GRADE DIFFERENCES EXIST THAT MAY NOT HAVE BEEN KNOWN DURING THE DESIGN PROCESS. SUCH CONDITIONS SHALL BE IMMEDIATELY BROUGHT TO THE ATTENTION OF THE PROJECT MANAGER. THE LANDSCAPE CONTRACTOR WILL BE HELD RESPONSIBLE FOR ANY NECESSARY REVISIONS AND COSTS DUE TO FAILURE TO GIVE SUCH NOTIFICATION.

3. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY COORDINATION WITH SUBCONTRACTORS AND/OR SUPPLIERS AS REQUIRED TO ACCOMPLISH PLANTING OPERATIONS.

4. THE LANDSCAPE CONTRACTOR IS TO ROUGH FINISH SITE AT +/- 1/10TH OF AN INCH. THE LANDSCAPE CONTRACTOR SHALL OBTAIN A LETTER OF GRADE FROM THE GENERAL CONTRACTOR PRIOR TO BEGINNING WORK.

5. REFER TO SPECIFICATIONS FOR PLANTING REQUIREMENTS, MATERIALS, AND EXECUTION.

6. ALL TREES SHALL BE TAGGED BY THE PROJECT MANAGER AT A NURSERY SELECTED BY THE LANDSCAPE CONTRACTOR OR AT THE DISCRETION OF THE PROJECT MANAGER.

7. FINAL LOCATION OF ALL PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF THE PROJECT MANAGER PRIOR TO DIGGING ANY HOLES. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR PROVIDING PROJECT MANAGER ADEQUATE ADVANCE NOTICE FOR ON-SITE APPROVALS. THE LANDSCAPE CONTRACTOR IS TO THE FOLLOWING BEFORE BEGINNING INSTALLING PLANTINGS:

SHRUBS -- LAY OUT THE ACTUAL CONTAINERS ON-SITE BEFORE DIGGING HOLES.

TREES -- STAKE THE LOCATIONS BEYOND DIGGING HOLES. ANY TREE PLANTED WITHOUT ITS FINAL LOCATION APPROVED BY THE PROJECT MANAGER MAY BE REQUESTED TO BE RELOCATED AT THE SOLE EXPENSE OF THE LANDSCAPE CONTRACTOR.

8. THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE PROJECT MANAGER AT LEAST 48 HOURS IN ADVANCE PRIOR TO COMMENCEMENT OF WORK TO COORDINATE PROJECT OBSERVATION SCHEDULES.

9. IF CONFLICTS ARISE BETWEEN THE ACTUAL SIZE OF AREAS ON THE SITE AND THE DRAWINGS, CONTACT THE PROJECT MANAGER FOR RESOLUTION.

10. IT IS THE LANDSCAPE CONTRACTOR'S RESPONSIBILITY TO FURNISH PLANTS FREE OF PESTS AND/OR DISEASES. PRE-SELECTED OR "PROJECT MANAGER TAGGED" PLANT MATERIAL MUST BE INSPECTED BY THE LANDSCAPE CONTRACTOR AND CERTIFIED PEST AND DISEASE FREE. IT IS THE LANDSCAPE CONTRACTOR'S OBLIGATION TO WARRANTY ALL PLANT MATERIAL PER THE SPECIFICATIONS.

11. GROUNDCOVERS AND SHRUBS ARE TO BE TRIANGULARLY SPACED UNLESS INDICATED ON THE PLANS.

12. ALL TREES WITHIN A SPECIES SHALL HAVE MATCHING FORM, UNLESS OTHERWISE NOTED.

13. ALL TREES, SHRUB AND GROUNDCOVER AREAS (EXCLUDING TURF AND SLOPE AREAS) ARE TO BE MULCHED PER DETAILS.

14. ALL MULCH TO BE SHREDDED HARDWOOD MULCH MINIMUM 4" THICK.

15. TREES SHALL BE SET BACK A MINIMUM OF TEN FEET (10') HORIZONTALLY FROM UTILITY STRUCTURES, INCLUDING, BUT NOT LIMITED TO, MANHOLES, VALVE VAULTS, VALVE BOXES, FIRE HYDRANTS, TRANSFORMERS AND SWITCH CANS. TREES SHALL BE SET BACK A MINIMUM OF FIVE (5') HORIZONTALLY FROM SANITARY SEWER AND WATER SERVICES. CONTRACTOR TO MAKE NECESSARY ADJUSTMENTS UNDER THE APPROVAL OF OWNER.

16. PLANTING RESTRICTIONS: PLANT DURING ONE OF THE FOLLOWING PERIODS. COORDINATE PLANTING PERIODS WITH MAINTENANCE PERIODS TO PROVIDE REQUIRED MAINTENANCE FROM DATE OF SUBSTANTIAL COMPLETION.

1. SPRING PLANTING: 5/1 -- 6/15
2. FALL PLANTING: 9/15 -- 12/1

PLANTING NOTES

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REV.	COMMENT	DATE

SEAL:

DATE: 7/1/2022
JOB NO.: 22-9386
DRAWN BY: TS
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DRAWING TITLE:
LANDSCAPE DETAILS

SHEET NO.:
LP-500

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SECTION 02920 - LANDSCAPING

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

Revise or delete this article in all Sections of Project Manual.

A. Drawings and general provisions of the Contract, including General and Supplementary Conditions and Division 01 Specification Sections, apply to this Section.

1.2 SUMMARY

A. Furnish all trees, shrubs, and other plant materials, labor equipment, and non-plant materials required to complete installation of planting indicated on the Landscape Drawings and Details.

Furnish all soil preparation, fertilizer, soil mulching, trees, shrubs, groundcovers, sodding, bed mulching, labor and equipment required to landscape all areas as indicated on the Landscape Drawings.

B. Seeding Includes:
1. Trees
2. Shrubs
3. Perennials
4. Annuals
5. Ornamental grasses
6. Mulch
7. Pruning
8. Guying and Staking
9. Landscape Edging
10. Tree Watering Devices
11. Seeding
12. Hydroseeding
13. Sodding
14. Plugging
15. Meadow grasses and wildflowers
16. Turf renovation
17. Erosion-control material(s)

C. Related Requirements (If Used):
1. Section 02231 "Tree Protection and Trimming" for protecting, trimming, pruning, repairing, and replacing existing trees to remain that interfere with, or are affected by, execution of the Work.
2. Section 02810 "Design-Build Irrigation System".
3. Section 02100 "Earthwork".

1.3 ALLOWANCES

A. Perform planting work under quantity allowances and only as authorized. Authorized work includes work required by Drawings and the Specifications and work authorized in writing by the Project Manager.

B. Notify Project Manager weekly of extent of work performed that is attributable to quantity allowances.

C. Furnish trees as part of tree allowance.

1.4 UNIT PRICES

A. Work of this Section is affected by unit prices specified in Section 012100 "Unit Prices."

B. Unit prices apply to authorized work covered by quantity allowances.

C. Unit prices apply to additions to and deletions from the Work as authorized by Change Orders.

1.5 DEFINITIONS

A. Backfill: The earth used to replace or the act of replacing earth in an excavation.

B. Ball and Burlapped Stock: Plants dug with firm, natural balls of earth in which they were grown, with a ball size not less than diameter and depth recommended by ANSI Z60.1 for type and size of plant required; wrapped with burlap, tied, rigidly supported, and drum laced with twine with the root flare visible at the surface of the ball as recommended by ANSI Z60.1.

C. Container-Grown Stock: Healthy, vigorous, well-rooted plants grown in a container, with a well-established root system reaching sides of container and maintaining a firm ball when removed from container. Container shall be rigid enough to hold ball shape and protect root mass during shipping and be sized according to ANSI Z60.1 for type and size of plant required.

D. Finish Grade: Elevation of finished surface of planting soil.

E. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. They also include substances or mixtures intended for use as a plant regulator, defoliant, or desiccant.

F. Pests: Living organisms that occur where they are not desired or that cause damage to plants, animals, or people. Pests include insects, mites, grubs, mollusks (snails and slugs), rodents (gophers, moles, and mice), invasive plants (weeds), fungi, bacteria, and viruses.

G. Planting Area: Areas to be planted.

H. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified with soil amendments and perhaps fertilizers to produce a soil mixture best for plant growth. Plant; Plants; Plant Material: The terms refer to vegetation in general, including trees, shrubs, vines, groundcovers, ornamental grasses, bulbs, plugs, or herbaceous vegetation.

I. Root Flare: Also called "trunk flare." The area at the base of the plant's stem or trunk where the stem or trunk broadens to form roots; the area of transition between the root system and the stem or trunk.

J. Stem Girdling Roots: Roots that encircle the stems (trunks) of trees below the soil surface.

K. Subgrade: The surface or elevation of subsoil remaining after excavation is complete, or the top surface of a fill or backfill before planting soil is placed.

1.6 COORDINATION

A. Coordination with turf areas (lawns): Plant trees, shrubs, and other plants after finish grades are established and before planting turf areas unless otherwise indicated.
1. When planting trees, shrubs, and other plants after planting turf areas, protect turf areas, and promptly repair damage caused by planting operations.

1.7 SUBMITTALS

A. Qualification Data: For landscape Installer.

B. Product Data: For each type of product.
1. Plant Materials: Include quantities, sizes, quality, and sources for plant materials.
2. Plant Photographs: Include color photographs in digital format, of each species and size of plant materials as it will be furnished to the Project. Take photographs from an angle depicting true size and condition of the typical plant to be furnished. Include scale rod or other measuring device in each photograph. For species where more than ten (10) plants are required, include a minimum of three (3) photographs showing the average plant, the best quality plant, and the worst quality plant to be furnished. Identify each photograph with the full botanical name of the plant, plant size, and name of the growing nursery.

C. Grower or Nursery Certifications:
1. All State, Federal, or other certificates shall be submitted to the Project Manager prior to acceptance of plant material along with other information showing the source or origin.
2. Current grower or nursery certifications indicating that all contractor supplied plant material is healthy, vigorous, and free from insects, pests, plant diseases, and injuries.

D. Certification of Topsoil Mixture: Submit topsoil mix test reports to Project Manager for review. If existing material is to be re-used, topsoil to be tested and reviewed by Project Manager.

E. Certification of each soil/seed mixture. Include identification of source and name and telephone number of supplier.

F. Product Certificates: For fertilizers, from manufacturer.

G. Pesticides and Herbicides: Product label and manufacturer's application instructions specific to Project.

H. Samples: Submit physical samples of each of the following materials for approval. All samples shall be submitted in a one quart, clear, plastic bag (Ziploc type) or appropriate container. Submittals must be made prior to commencing any activities. All samples shall be clearly labeled with the following information:
- Project Name Site Improvements
- Material name as shown on plans and specifications
- Supplier or distributor's name
- Supplier or distributor's product name and/or order number

Required samples are as follows:
1. Mulch
2. Compost

I. Slow-Release, Tree-Watering Device: One (1) unit of each size required.

J. Edging Materials and Accessories:
1. Manufacturer's product information sheet.
2. 12" length of Manufacturer's standard size, to verify color selected.

1.8 CONSTRUCTION SCHEDULE

A. Prior to beginning installation of the landscape, the Contractor is to submit a project construction schedule to the Project Manager for approval. The schedule should include the areas and types of construction to be undertaken and the sequence which will be used to accomplish the completion of the project. Schedule must be submitted prior to commencing any activities.

B. At the completion of the work, furnish three (3) copies of written maintenance instructions to the Owner for maintenance and care of the landscaping. Instructions shall include directions for irrigation, weeding, pruning, fertilization, and spraying as required for maintenance of proper maintenance through a full growing season and dormant period.

C. Guarantee of Warranty: At completion of work, furnish written guarantee, and warranty, to the Owner based on the requirements of this section.

1.9 QUALITY ASSURANCE

A. Reference Standards:
1. U.S. Department of Agriculture Rules and Regulations under the Federal Seed Act and equal in quality to standards for Certified Seed.
2. Requirements for measurements, grading, branching, quality, and the balling and burlapping of plants found in the plant list shall follow the current issue of American Standards for Nursery Stock issued by the American Association of Nurserymen, Inc. (ANSI-Z 60.1-1990).
3. Plants shall equal or exceed the measurements specified in the plant list, which are minimum acceptable sizes. Plants shall be measured before pruning with branches in normal position. Any necessary pruning shall be done at the time of planting.

B. Quality of Materials:
1. All materials shall be subject to inspection and approval. The Project Manager reserves the right to reject at any time any plant, prior to acceptance, the work and all materials which in the Project Manager's opinion fails to meet these specifications requirements.
2. Inspection is primarily for quality, however, other requirements are not waived even though visual inspection at the place of growth shall not preclude the right of rejection at the site. Inspection may be made periodically during installation of materials, at completion, and at the end of guarantee periods by the Project Manager. Plants shall have a habit of growth that is normal for the species. They shall be healthy, vigorous, and free from insect pests, plant diseases, and injuries. All plant material shall be inspected stock conforming to all State and Federal Regulations.
3. Trees and Shrubs: Measure with branches and trunks or canes in their normal position. Take height measurements from or near the top of the root flare for field-grown stock and container-grown stock. Measure main body of tree or shrub for height and spread. Do not measure branches or roots tip to tip. Take caliper measurements 6 inches (150 mm) above the root flare for trees up to 4-inch (100-mm) caliper size, and 12 inches (360 mm) above the root flare for larger sizes.
4. Other Plants: Measure with stems, peduncles, and foliage in their normal position.

C. Installer Qualifications: A qualified landscape installer whose work has resulted in successful establishment of plants.
1. Professional Membership: Installer shall be a member in good standing of either the Professional Landcare Network in the American Nursery and Landscape Association.
2. Experience: Five years' experience in landscape installation in addition to requirements in Section 01400 "Quality Requirements."
3. Installer's Field Supervision: Require Installer to maintain an experienced full-time supervisor on Project site when work is in progress.
4. Personnel Certifications: Installer's field supervisor shall have certification in one of the following categories from the Professional Landcare Network:
   a. Landscape Industry Certified Technician - Exterior.
   b. Landscape Industry Certified Horticultural Technician.
5. Pesticide Applicator: State licensed, commercial.

D. Plant Material Observation: Project Manager may observe plant material either at place of growth or at site before planting for compliance with requirements for genus, species, variety, cultivar, size, and quality. Project Manager may also observe trees and shrubs further for size and condition of balls and root systems, pests, disease symptoms, injuries, and latent defects and may reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from Project site.
1. Notify Project Manager of sources of planting materials five days in advance of delivery to site.

E. Vandalism: The Contractor will not be responsible for malicious destruction of plantings after final acceptance of the project. He will, however, be responsible for replacement of vandalized materials stored but not yet installed, and vandalized material prior to final acceptance. All cases of vandalism shall be promptly reported to the Owner. The Contractor shall inform the Owner in writing if additional protection must be installed to protect the landscaping from damage after installation.

1.1 DELIVERY, STORAGE, AND HANDLING

A. Packing and Shipping:
1. Deliver fertilizer to site in original unopened containers bearing the manufacturer's guaranteed chemical analysis, name, trade name, trademark, and conformance to State law. Notify Project Manager of delivery schedule in advance so material may be inspected upon arrival at the job site.
2. Deliver packaged materials in original, unopened containers showing weight, analysis and name of manufacturer, and indication of compliance with state and Federal laws, if applicable. Provide copies of delivery receipts for materials to be incorporated into the construction to the Project Manager as deliveries are made. Materials to be accounted for include: fertilizers, soil amendments, peat moss, manure, grass seed, plant tabs, and mulch.
3. Plants shall be containerized with fibre bound, properly wrapped and prepared for shipping in accordance with recognized standard practice. The root system shall be kept moist and plants shall be protected from adverse conditions due to climate and transportation, between the time they are dug and actual planting.
4. Each plant shall be identified by means of a grower's label affixed to the plant. The grower's label shall give the data necessary to indicate conformance to specifications. Use durable waterproof labels with water resistant ink which will remain legible for at least 60 days. Notify the Project Manager prior to delivery of plant materials to the site so that a pre-planting inspection may be made or indicate delivery schedule in advance so plant material may be inspected upon arrival at job site, whichever is more appropriate. Grower's labels shall be removed prior to the walk through for initial acceptance.
5. Do not prune trees and shrubs before delivery.
6. Handle planting stock by root ball. Do not drop plants. Do not lift plants by the trunk, stems, or foliage. The ball of the plant shall be natural, and the plant shall be handled by the ball at all times. All plants shall be protected at all times from drying out or other injury. Minor broken and damaged roots shall be pruned before planting.

B. Acceptance at Site:
1. Remove unacceptable plant material immediately from job site.
2. Major damage shall be cause for rejection.
3. No balled or burlapped plant shall be accepted if the ball is broken or the trunk is loose in the ball.

C. Storage and Protection:
1. Deliver plants after preparations for planting have been completed, and install immediately. If planting is delayed more than six hours after delivery, set plants and trees in their appropriate aspect (sun, filtered sun, shade), protect from weather and mechanical damage, and keep roots moist.
   a. Heel-in bare-root stock. Soak roots that are in less than moist conditions in water for two hours. Reject plants with dry roots.
   b. Set balled stock on ground and cover ball with soil, peat moss, mulch, or other acceptable material.
   c. Do not remove container-grown stock from containers before time of planting.
   d. Water root systems of plants stored on-site deeply and thoroughly with a fine-mist spray. Water as often as necessary to maintain root systems in a moist, but not overly wet condition.
2. Protect bark, branches, and root systems from sun scald, drying, wind burn, sweating, whipping, and other handling and tying damage. Do not bend or bind-tie trees or shrubs in such a manner as to destroy their natural shape. Provide protective covering of plants during shipping and delivery. Do not drop plants during delivery and handling.
3. Apply antidesiccants to trees and shrubs using power spray to provide an adequate film over trunks (before wrapping), branches, stems, twigs, and foliage to protect during digging, handling, and transportation.
   a. If deciduous trees or shrubs are moved in full leaf, spray with antidesiccant at nursery before moving and again one weeks after planting.
4. Wrap trees and shrubs with burlap fabric over trunks, branches, stems, twigs, and foliage to protect from wind and other damage during digging, handling, and transportation.
5. Protect all existing and newly planted trees, shrubs, and groundcovers within the areas of construction and related excavation as herein specified. Provide suitable barricades and/or fences as required.
6. Store bulbs in a dry place at 60 to 65 deg. F (16 to 18 deg. C) until planting.

D. Sod: Harvest, deliver, store, and handle sod according to requirements in "Specifications for Turfgrass Sod Materials" and "Specifications for Turfgrass Sod Transplanting and Installation" sections of TPI's "Guideline Specifications to Turfgrass Sodding." Deliver sod within 24 hours of harvesting and on same day planting promptly. Protect sod from breakage and drying.

E. Bulk Materials:
1. Do not dump or store bulk materials near structures, utilities, walkways and pavements, or on existing turf areas or plants.
2. Provide erosion-control measures to prevent erosion or displacement of bulk materials, discharge of soil-bearing water runoff, and airborne dust reaching adjacent properties, water conveyance systems, or walkways.
3. Accompany each delivery of bulk materials with appropriate certificates.

1.11 PROJECT CONDITIONS

A. The Contractor must examine the subgrade upon which work is to be performed, verify subgrade conditions, observe the conditions under which work is to be performed, verify suitability of the soil and notify the Project Manager in writing of unsatisfactory conditions. Do not proceed with the work until unsatisfactory conditions have been corrected in a manner acceptable to the Project Manager. Commencement of work shall mean acceptance of the site conditions.

B. Existing Conditions:
1. The site will be provided to the contractor within +/-0.2 foot finish grades.
2. Utilities - Determine location of underground utilities and perform work in a manner which will avoid possible damage. Do not permit heavy equipment, such as trucks, rollers, or bulldozers to damage utilities. Hand excavate when called for to minimize the possibility of damage to underground utilities. Maintain grade stakes set by others until removal is mutually agreed upon by all parties concerned. Any damage to utilities that may result in spite of protective measures must be completely corrected and repaired by the Contractor at no additional cost to the Owner.

1.12 SEQUENCING AND SCHEDULING

A. Planting Schedule:

Schedule each type of landscape work required during the normal season for such work in the area of the site. Establish dates for each type of work and establish a completion date. Complete work with specified maintenance periods to provide maintenance until accepted by the Owner. Do not depart from the accepted schedule, except with written authorization. Submit request to the Project Manager for changes in the planting schedule. When delays in the planting schedule are unavoidable, include documentation of the reason for delay.

B. Plant trees and shrubs during normal season for such work in the location of the project.

C. Weather Limitations: Proceed with planting only when existing and forecasted weather conditions permit planting to be performed when beneficial and optimum results may be obtained. Apply products during favorable weather conditions according to manufacturer's written instructions.

D. Coordination with Lawns:

Plant trees and shrubs after final grades are established and prior to planting of lawns, unless otherwise acceptable to the Project Manager. If planting of trees and shrubs occurs after lawn work, protect lawn areas and promptly repair damage to lawns resulting from planting operations.

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REV	COMMENT	DATE

SEAL:

DATE: 7/1/2022
JOB NO.: 22-9386
DRAWN BY: TS
CHECKED BY: TS

DRAWING TITLE:
LANDSCAPE SPECIFICATIONS

SHEET NO.:
LP-501

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1.11 WARRANTY AND GUARANTEE

A. Guarantee seed, shrubs, groundcovers and all plant material for a period of one year from the date of final acceptance against defects not resulting from neglect of Owner, or abuse and damage by others.

B. For a period of one year after acceptance of work, at no additional cost to the Owner, the Contractor is to replace any plants that are dead, or that are in unhealthy or unsightly condition, or have lost their natural shape due to dead branches or excessive pruning and replace planting materials/products due to faulty performance and/or deterioration beyond normal weathering. Inadequate maintenance by the Owner shall not be cause for replacement. All replacement planting is to be done no later than the succeeding season.

C. Replacement plants shall be of the same variety and size or larger as originally specified in the plant list. Plants shall be planted as originally specified. All areas damaged by planting or replacement operations shall be fully restored to their original condition as specified. Remove all dead or defective plant material from the site immediately.

D. A one year warranty shall also apply to the plants replaced at the first warranty walk-through.

E. Begin routine maintenance period immediately after planting of landscape materials, and after planting of lawn areas, and continue routine maintenance until landscape work is deemed substantially complete and accepted by the Owner or Landscape Architect.

F. The maintenance period, as specified on the bid form, will commence when all areas have received substantial completion. Large or phased projects may require adjustments to that date. That can be negotiated with the Owner and Landscape Architect after installation has begun.

G. Meet with the Owner prior to final acceptance, and prior to the termination of the maintenance period, to go over maintenance requirements of the project. Note that information conveyed to the Owner shall be consistent with the maintenance instructions provided by the contractor, as part of the contract close out submittals.

PART 2 - PRODUCTS

A. Mulches
1. Refer to plans for specified materials.

B. Stakes and Guys (Use only if specified)
1. Stakes - 5' and 2' long, heavy-duty t-bar steel posts.
2. Guys - 12 gauge galvanized steel wire
3. Nylon straps - 1 1/2", with metal grommets every
4. 6" White, PVC pipe, 24" lengths

C. Tree wrapping:
Chase's Tree Wrap, 4" wide, designed to prevent winter bark injury. Secure with flexible grafting ties.

D. Landscape Edging (Use only if specified)
1. Steel edging: Standard commercial-steel edging, fabricated in sections of standard lengths, with loops stamped from or welded to face of sections to receive stakes.
a. Manufacturer: Sure-loc Steel Edging, 800-787-3562, or equal
2. Edging size: 10" x 5" x 16", unless specified otherwise on plans.
3. Stakes: Tapered steel, a minimum of 12 inches long.
4. Accessories: Standard tapered ends, corners, and splicers.
5. Finish: Black powder coat, unless specified otherwise on plans.

E. Tree Watering Devices
1. Slow-Release Watering Device: Standard product manufactured for drip irrigation of plants and targeting its water content over 5 to 9 hours, manufactured from UV-inhibited nylon-modified polyethylene sheet, PVC, or HDPE plastic.
a. Manufacturer: Treegator by Spectrum Products, Inc., 866-873-3428, or equal

F. Turf Seed
1. Grass seed: Fresh clean, dry, new-crop seed complying with AOSA's "Rules for Testing Seeds" for purity and germination tolerances.
2. Refer to plans for seed mixture.
3. Seed mixture is to be applied at a rate of 800 lbs/acre.

G. Turf Sod
1. Nursery: Growers/Processor, excluding limitations on thatch, weeds, diseases, nematodes, and insects, complying with "Specifications for Turfgrass Sod Materials" as per "Guidelines Specifications to Turfgrass Sodding." Furnish viable, and of uniform density, color, and texture that is strongly rooted and capable of vigorous growth and development when planted.
2. Refer to plans for specified sod blend.

H. Native Prairie, Riverside, Decorative Area, and/or Wetland Seed
1. Fresh, clean, and dry new seed from a source specializing in native seed production. Seed shall be sourced no more than 350 miles from the Project site.
2. Refer to plans for seed mixture.
3. Refer to plans for seeding rate.
4. Install a mycorrhizal inoculant with seed mix at a rate of 40 lbs/acre.
5. Refer to plans for cover crop species and seeding rate. At no time shall annual or perennial Rye (Lolium multiflorum or perenne) be utilized as a cover crop.

I. Fertilizer
1. Commercial-grade complete fertilizer of neutral character, consisting of fish and slow-release nitrogen. 50 percent derived from natural organic sources of urea formaldehyde, phosphorous, and potassium to the following composition:
a. In the spring (April 1-15), fertilize trees, shrubs, ornamental grasses, and groundcovers with 16-7-10 formulation, slow release fertilizer at the rate of 6 oz/1,000 sq. ft. Use a broadcast method for application of fertilizer.
(a) For lawn areas (turf grass) April 1-15: Applications of 20-5-10-1% Fe 25% SCD at the rate of 5 lbs. per 1,000 sq. ft. for 1 lb. Actual Nitrogen per 1,000 sq. ft. Thoroughly sweep curb, gutter, and walks after application of fertilizer and prior to irrigation. Do not apply fertilizer during rainfall or when rainfall is imminent. Protect all concrete.
(b) Trace element form Zinc, Copper, Boron, and Manganese.
August 1-15: Repeat June application.
(Another 1-15: 24-6-12 to Fe 10%SCD)

J. Pesticides
1. General: Pesticide, registered and approved by the EPA, acceptable to authorities having jurisdiction, and of type recommended by manufacturer for each specific problem and at required for Project conditions and application. Do not use restricted pesticides unless authorized in writing by authorities having jurisdiction.
2. Pre-Emergent Herbicide (Selective and Nonselective): Effective for controlling the germination or growth of weeds within planted areas at the soil level directly below the mulch layer.
3. Post-Emergent Herbicide (Selective and Nonselective): Effective for controlling weed growth that has already germinated.

K. Erosion Control Materials
1. Erosion-Control Blankets: Biodegradable wood excelsior, straw, or cocoanut-fiber mat enclosed in a photodegradable plastic mesh. Include manufacturer's recommended steel wire staples, 6 inches (150 mm) long.
2. Erosion-Control Fiber Mesh: Biodegradable burlap or open-mesh cloth, a minimum of 0.92 lbs/sq. yd. (0.5 kg/sq. m), with 50 to 65 percent open area. Include manufacturer's recommended steel wire staples, 6 inches (150 mm) long.
3. Erosion-Control Mats: Cellular, multibiodegradable slope-stabilization mats designed to reduce soil erosion, retain soil, and cover steeply sloped surface, min. thickness as specified on the Drawings. Include manufacturer's recommended anchorage system for slope conditions.

L. Water
1. Free of substances harmful to plant growth. Be responsible for furnishing water from underground sprinkler system, quick couplers, or other source.

M. Trees, Shrubs, Ornamental Grasses, and Perennials
1. Provide nursery grown trees, shrubs, ornamental grasses, and perennials except as otherwise indicated, grown in a recognized nursery in accordance with good horticultural practices, with healthy root systems developed by transplanting or root pruning. Provide only healthy vigorous stock, free of diseases, insects, eggs, larvae, and defects such as knots, sunscald, injuries, abrasions, or disfigurement. Plants grown in Hardiness Zones 2, 3, 4, 5, and 6 only, will be accepted. Hardiness Zones are defined in U.S. Department of Agriculture publications. Grower's certificates may be required when doubt exists as to the origin of the plant material.
2. Provide trees, shrubs, ornamental grasses, and perennials true to name and variety established by the American Joint Committee on Horticultural Nomenclature "Standardized Plant Names", Second Edition, 1942.
3. Provide trees, shrubs, ornamental grasses, and perennials of the size shown or specified in the plant list and in accordance with the dimensional relationship requirements of ANSI Z60.1 for the kind and type of plant material required. Plant material of larger than specified size may be used, in which case the sizes of the root balls will be increased proportionately.
a. Label each tree and shrub with a securely attached waterproof tag stating legible designation of botanical and common name and size during shipping. Labels shall be removed prior to initial acceptance (substantial completion).
b. Where formal arrangements or consecutive order of plants are shown, select stock for uniform height and spread, and temporarily label with numbers (if necessary) to assure symmetry in planting. Labels shall be removed prior to initial acceptance (substantial completion).
4. Provide plant material complying with the recommendations and requirements of ANSI Z60.1 "Standard for Nursery Stock" and as further specified.

N. Deciduous Trees
1. Provide trees of the height and caliper listed or shown.
2. Where shade trees are required, provide single stem trees with straight trunk and intact leader, free of branches to a point.
3. Where small trees of upright or spreading type are required, provide trees with single stem, branched or pruned naturally according to species and type, and with the relationship of caliper and branching recommended by ANSI Z60.1, unless otherwise shown.
4. Where shown as "bush form" provide trees with 3 or more stems starting close to the ground in the manner of a shrub.
5. Where shown as a "clump form" provide trees with 3 or more stems starting from the ground.
6. Provide balled and burlapped deciduous trees unless noted as container plants. Balled and burlapped plants shall be dug with firm, natural balls of earth of the diameter specified or larger, to encompass the fibrous and feeding root system necessary for full recovery of the plant. No balled or burlapped plant shall be accepted if the ball is broken, or the trunk is loose in the ball.
7. All labels and tags shall be removed prior to initial acceptance (substantial completion).

O. Deciduous Shrubs and Groundcovers
1. Provide deciduous shrubs with not less than the minimum number of canes required by ANSI Z60.1 for the type and height of shrub specified.
2. Plants furnished in containers shall have been grown in pots, cans, or baskets long enough to have sufficient roots to hold earth together intact after removal from containers, without being root bound.
3. All labels and tags shall be removed prior to initial acceptance (substantial completion).

P. Coniferous and Broadleaf Evergreens
1. Provide evergreens of the size shown. Dimensions indicate minimum spread for spreading and semi-spreading type evergreens and height for all other types such as globe, dwarf, cone, pyramidal, broad- up-right, and columnar.
2. Provide evergreens with well-balanced form complying with requirements for other size relationships in the nursery dimension shown.
3. Trees shall exhibit consistent growth periods, and shall not exhibit signs of accelerated growth.
4. Provide balled and burlapped evergreen trees unless noted as container or collected stock.
5. Foliage shall have a good intense color.
6. Trees shall possess a central dominant leader with evenly spaced branches. Plants containing multiple central leaders will be rejected, unless the Project Manager has made special exception in rugged plant material at the nursery.
7. All labels and tags shall be removed prior to initial acceptance (substantial completion).

Q. Requirements for Balled and Burlapped Stock
1. Where shown or specified to be balled and burlapped, provide trees and shrubs dug with a firm, natural ball of earth in which they were grown.
2. Provide ball size not less than the diameter and depth recommended by ANSI Z60.1 for the type and size of tree or shrub required. Increase ball size as necessary or adjust depth to diameter as required to encompass the fibrous and feeding root system necessary for full recovery of trees or shrubs subject to unusual or atypical conditions of growth, soil conditions, or horticultural practice.
3. Wrap and tie earth ball as recommended by ANSI Z60.1 for the size of balls required. Drum-tree balls with a diameter of ninety inches (90") or greater.
4. All labels and tags shall be removed prior to initial acceptance (substantial completion).

R. Requirements for Container Grown Stock
1. Where specified as acceptable, provide healthy, vigorous well rooted shrubs or ornamental grasses established in the container in which they are sold.
2. No bare rooted or recently containerized stock will be accepted.
3. Established container stock is defined as a tree or shrub transplanted into a container and grown in the container for a length of time sufficient to develop new fine root system, so that the root mass will retain its shape and hold together when removed from the container.
4. Use rigid containers which will hold ball shape and protect root mass during shipment.
5. Provide trees and shrubs established in containers of not less than the minimum sizes recommended by ANSI Z60.1 for the kind, type, and size of trees and shrubs required.
6. All labels and tags shall be removed prior to initial acceptance (substantial completion).

S. Plugs
1. Provide plugs as 2-1/8" square x 3-3/4" deep open-bottomed pots from a source specializing in native species. Plugs shall be sourced no more than 350 miles from the Project site.
2. Plugs shall be thoroughly rooted throughout the container.
3. See plans for species and spacing.
4. All plug installations shall be accompanied by goose exclosure, per the Drawing details, for up to 12 months after installation. Contractor to remove goose exclosure after 12 months.

PART 3 - EXECUTION

3.1 EXAMINATION
A. Examine areas to be planted for compliance with requirements and other conditions affecting installation and performance of the Work.
1. Verify that no foreign or deleterious material or liquid such as paint, paint washout, concrete slurry, concrete layers or chunks, cement, plaster, oils, gasoline, diesel fuel, paint thinner, turpentine, tar, roofing compound, or sand has been deposited in soil within a planting area.
2. Verify that plants and vehicles loaded with plants can travel to planting locations with adequate overhead clearance.
3. Suspend planting operations during periods of excessive soil moisture until the moisture content reaches acceptable levels to attain the required results.
4. Uniformly moisten excessively dry soil that is not workable or which is dusty.
B. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the soil and contamination as directed by Project Manager and replace with new planting soil.
C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION
A. Protect structures, utilities, sidewalks, pavements, and other facilities, trees, shrubs, and plantings from damage caused by planting operations.
1. Protect adjacent and adjoining areas from hydroseeding and hydromulching overspray of seed.
2. Protect grade stakes set by others until directed to remove them.
B. Install erosion-control measures to prevent erosion or displacement of soils and discharge of soil-bearing water runoff or airborne dust to adjacent properties and walkways.

3.3 INSTALLATION
A. General: Prepare planting area for soil placement and mix planting soil or substrate as the drawings.
B. Before planting, obtain Project Manager's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.
C. Proceed with and complete the landscape work as rapidly as portions of the site become available, working within the seasonal limitations for each kind of landscape work required.
D. Cooperate with any other Contractors and trades which may be working in and adjacent to the landscape work areas. Examine drawings which show the development of the entire site and become familiar with the scope of all work required.

3.4 FINAL PLANT LOCATIONS
A. Stake locations of individual trees, for approval by Project Manager, prior to planting or excavating.
B. If a new tree or shrub relocation is necessary due to interference with underground piping or wiring, the Contractor shall notify the Project Manager and receive approval of a new location.
C. The Project Manager must approve the precise location of all plants prior to pit excavation and installation.
D. Make minor adjustments as requested by the Project Manager, or as necessary to avoid conflicts with utility locations.

3.5 EXCAVATION FOR PLANTING
A. Where rubble fill is encountered, notify Project Manager and prepare planting pits properly by removal of rubble or other acceptable methods.
B. If rock, underground construction work, or other obstructions are encountered in excavation for planting of trees or shrubs, notify the Project Manager. If necessary, new locations may be selected by the Project Manager.
C. If subsoil conditions indicate the retention of water in planting areas, as shown by seepage or other evidence indicates the presence of underground water, notify the Project Manager before backfilling.
D. Planting Pits and Trenches: Excavate circular planting pits.
1. Excavate planting pits with sides sloping at a 45-degree angle. Excavations with vertical sides are unacceptable. Treat perimeter of bottom leaving center area of bottom raised slightly to support root ball and assist in drainage away from center. Do not further disturb base. Ensure that root ball will sit on undisturbed base soil to prevent settling. Scarify sides of planting pit smeared or smoothed during excavation.
2. Excavate at least 2-times the diameter of the root ball in width.
3. Do not excavate deeper than depth of root ball, measured from the root flare to the bottom of the root ball.
4. If area under the plant was initially dug too deep, add soil to raise it to the correct level and thoroughly tamp the added soil to prevent settling.
5. Maintain angles of repose of adjacent materials to ensure stability. Do not excavate beyond the angle of repose of adjacent paving, structures, hardscapes, or other new or existing improvements.
6. Maintain supervision of excavations during working hours.
7. Keep excavations covered or otherwise protected when unattended by Installer's personnel.
8. If drain tile is indicated on Drawings, or required under planting areas, excavate to top of porous backfill over tile.
E. At the Project Manager's option, plant pits will be filled with water and must drain completely within twenty-four hours to be acceptable. Pits that do not drain shall be provided with twelve inch (12") diameter X thirty six inch (36") deep auger holes (one per pit) to be filled with 1 1/2" gravel. A change order will be issued if the Project Manager determines drain holes shall be installed.
F. Backfill Soil: Subsoil and topsoil removed from excavations may be used as backfill soil unless otherwise indicated.

3.6 TREE, SHRUB, ORNAMENTAL GRASS, AND PERENNIAL PLANTING
A. Inspection: At time of planting, verify that root flare is visible at top of root ball according to ANSI Z60.1. If root flare is not visible, remove soil in a level manner from the root ball to where the uppermost root emerges from the trunk. After soil removal to expose the root flare, verify that root ball still meets size requirements.
B. Roots: Remove stem girdling roots and kinked roots. Remove injured roots by cutting cleanly; do not break.
C. Set container grown stock, excavate as specified for balled and burlapped stock except excavate width and depth shall govern. Pit shall be at least twice as wide as the container.
D. Set tree ball, plumb and in the center of pit or trench with top of ball 2", maximum, above adjacent landscape grades. Remove burlap from sides and tops of balls, but do not remove from under balls. Remove platforms, if any, before setting. Do not use stock if ball is cracked, or broken before or during planting operations. When setting place additional 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. No burlap shall be pulled out from under balls.
E. A minimum of three-quarters of the wire baskets and surplus nylon or binding shall be completely removed, taking care not to damage the root ball. Any rocks which are bruised or broken shall be pruned at the time of planting.
F. Set container grown stock as specified for balled and burlapped stock, except cut cans on 2 sides with a metal cutter, and remove bottoms of wooden boxes before setting. Carefully remove cans and sides of wooden boxes after partial backfilling so as not to damage root balls.
G. Set out ornamental grasses, perennials, and groundcovers at spacing noted on the Plans in even rows with triangular spacing. Dig holes large enough for spreading of roots. Work soil around roots to eliminate air pockets and leave a slight saucer indentation around plants to hold water.
H. For plantings in non-turf areas, provide berm around the edge of excavation to form shallow saucer to collect water and to hold mulch.
I. After planting, the Contractor shall water each plant regularly until final acceptance.
J. All labels and tags shall be removed.

3.7 EDGING INSTALLATION
A. Steel Edging: Install steel edging where indicated on the Drawings according to manufacturer's written instructions. Anchor with steel stakes spaced approximately 30 inches apart, driven below top elevation of edging.
B. Shovel-Cut (Spade) Edging: Separate mulched areas from turf areas with a 45-degree, 4 - 6 inch deep shovel-cut edge at bedlines drawn on the Drawings.

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C. Mow-Strip/Maintenance Edge Installation:
1. Excavate for mow strip or maintenance edge as indicated on Drawings.
2. Compact subgrade uniformly beneath mow strip or maintenance edge.
3. For mow strips, apply nonselective, pre-emergent herbicide that inhibits growth of grass and weeds. For maintenance edges, install 6-oz min woven geotextile fabric as shown on the Drawing Details.
4. Install steel edging, delineating the edge of the mow strip or maintenance edge.
5. Place interlocked thickness of mulch or stone.
6. Rake mulch to a uniform surface level with adjacent finish grades.

D. Finished Edges: lines with marker or paint for acceptance by Project Manager, before installing irrigation.

E. Spade cut edges shall be to all locations identified on the Drawings. Mark line turning of these lines may be removed after the placement of sod.

3.8 MULCHING

A. Fine grade all planting beds to be mulched allowing for full depth of specified mulch.

B. Place specified mulch evenly over all areas at depth indicated on plans.

C. Rake and feather finish grade of mulch level and ½" below adjacent edges' surfaces (if edger is specified).

D. Make sure mulch is at full depth at adjacent walks and paved surfaces and that mulch doesn't protrude above these surfaces.

E. Mulch a 36" diameter ring around all trees in turf areas with specified deep 6 oz wood mulch, after irrigation areas have been watered in.

F. All trees and shrubs in native areas are to have a mulch ring equal to the diameter of the planting pit. Mulch shall be a uniform three inches in depth. Do not remove saucer (or berm) around plants in native areas when mulching.

3.9 PRUNING

A. Remove only dead, dying, or broken branches. Do not prune for shape.

B. Do not cut tree leaders, and remove only injured or dead branches from flowering trees, if any.

C. Prune shrubs to retain their natural character and shape, and to accomplish their use in the landscape design.

D. Do not apply pruning paint to wounds.

E. Restored shrub sizes are the size after pruning.

F. Remove and replace excessively pruned or deformed stock resulting from improper pruning.

3.10 GUYING AND STAKING

A. Standard guying system:
1. Pound stakes into undisturbed soil beyond the planting pit so that stake is secure (2' deep minimum). Secure wire through metal grommets on nylon strap and wrap above first branch or at mid-point of tree. Secure guy wire to stake so that it is tied but allows some movement and so that no sharp protection of wire are extending from post. Adjust tension on wire if needed. Flag guy wire with 5/8" PVC pipe for visibility.

B. Alternate (conifer) guying system:
1. Pound stakes into undisturbed soil beyond the planting pit so that stake is secure (2' deep min.), angling away from planting pit and so that top is flush with finish grade. Secure wire through metal grommets on canvas strap and wrap at mid-point of tree. Secure guy wire so stake or that it is not too tight and so that no sharp protection of wire are extending from post. Adjust tension on wire if needed. Flag guy wire with 5/8" PVC for visibility.

3.11 INSTALLING SLOW-RELEASE WATERING DEVICE

A. Provide one device for each tree.

B. Place device on top of the mulch at base of tree trunk and fill with water according to manufacturer's written instructions.

3.12 MECHANIZED TREE-SPADE PLANTING (FOR ON-SITE TRANSPLANTS, IF INDICATED ON PLANS)

A. Trees may be planted with an approved mechanized tree spade at the designated locations. Do not use tree spade to move trees larger than the maximum size allowed for a similar field-grown, balled-and-burlapped root ball diameter according to ANSI Z60.1, or larger than manufacturer's maximum size recommendation for the tree spade being used, whichever is smaller.

B. Use the same tree spade to excavate the planting hole as will be used to extract and transport the tree.

C. When excavating the tree, center the trunk within the tree spade and move tree with a solid ball of earth.

D. Cut exposed roots cleanly during transplanting operations.

E. Plant trees following procedures in "Tree, Shrub, Ornamental Grass, and Perennial Planting" Article.

F. Where possible, orient the face in the same direction as in the original location (north with north).

3.13 PLACING SOIL IN PLANTERS

A. Place a layer of drainage gravel at least 4 inches thick at bottom of planter. Cover bottom with filter fabric and wrap filter fabric 4 inches up on all sides. Duct tape along the entire top edge of filter fabric to secure the filter fabric against the sides during the soil-filling process.

B. Fill planter with planting soil. Place soil in lightly compacted layers to an elevation of 1-1/2 inches below top of planter, allowing natural settlement.

3.14 TURF AREA PREPARATION

A. General: Prepare planting area for sod placement and mix planting soil as indicated on the Drawings.

B. Planting Planting Soil: Place planting soil as indicated on the Drawings.

1. Restore elevation of planting soil to allow for soil thickness of sod.

C. Moisten prepared area before planting if soil is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

D. Before planting, obtain Project Manager's acceptance of finish grading; restore planting areas if eroded or otherwise disturbed after finish grading.

3.15 PREPARATION FOR EROSION-CONTROL MATERIALS

A. Prepare area as specified in "Turf Area Preparation" Article.

B. For erosion-control mats, install planting soil in two lifts, with second lift equal to thickness of erosion-control mats. Install erosion-control mat and fasten as recommended by material manufacturer.

C. Fill soils of erosion-control mat with planting soil and compact before planting.

D. For erosion-control blanket or mesh, install from top of slope, working downward, and as recommended by material manufacturer for site conditions. Fasten as recommended by material manufacturer.

E. Moisten prepared area before planting if surface is dry. Water thoroughly and allow surface to dry before planting. Do not create muddy soil.

3.16 SEEDING

A. Sow seed with spreader or seeding machine. Do not broadcast or drop seed when wind velocity exceeds 5 mph (8 km/h).

1. Evenly distribute seed by sowing equal quantities in two directions at right angles to each other.

2. Do not use wet seed or seed that is moldy or otherwise damaged.

3. Do not seed against existing trees. Limit extent of seed to outside edge of planting pocket.

B. Sow seed in a total rate according to the written recommendations of the seed supplier.

C. Rake seed lightly into top 1/4 inch (3 mm) of soil; roll lightly, and water with fine spray.

D. Protect seeded areas with slopes exceeding 3:1 with erosion-control blanket installed and stapled according to manufacturer's written instructions.

E. Protect seeded areas with erosion-control mats where indicated on Drawings, install and anchor according to manufacturer's written instructions.

F. Protect seeded areas with slopes not exceeding 1:4 by spreading straw mulch. Spread uniformly at a minimum rate of 2 tons/acre to form a continuous blanket 1-1/2 inches (38 mm) in loose thickness over seeded areas. Spread by hand, blower, or other suitable equipment.

1. Anchor straw mulch by crimping into soil with suitable mechanical equipment.

2. Bond straw mulch by spraying with asphalt emulsion at a rate of 10 to 13 gal./9000 sq. ft. (38 to 49 L/92.9 sq. m). Take precautions to prevent damage or staining of structures or other plantings adjacent to mulched areas. Immediately clean damaged or planted areas.

G. Protect seeded areas from hot, dry weather or drying winds by applying compost mulch within 24 hours after completing seeding operations. Soak areas, scatter mulch uniformly to a thickness of 3/16 inch (4.8 mm) and roll surface smooth.

3.17 HYDROSEEDING

A. Hydroseeding: Mix specified seed, fertilizer, and fiber mulch in water, using equipment specifically designed for hydroseed application. Continue mixing until uniformly blended into homogeneous slurry suitable for hydraulic application.

1. Mix slurry with fiber-mulch manufacturer's recommended tackifier.

2. Spray-apply slurry uniformly to all areas to be seeded in a one-step process. Apply slurry at a rate so that mulch component is deposited at not less than 1500 lb/acre (1.5 kg/92.9 sq. m) dry weight, and seed component is deposited at not less than the specified seed-sowing rate.

3. Spray-apply slurry uniformly to all areas to be seeded in a two-step process. Apply first slurry coat at a rate so that mulch component is deposited at not less than 500 lb/acre (0.5 kg/92.9 sq. m) dry weight, and seed component is deposited at not less than the specified seed-sowing rate. Apply slurry cover coat of fiber mulch (hydromulching) at a rate of 1000 lb/acre (10.4 kg/92.9 sq. m).

3.18 SODDING

A. Lay sod within 24 hours of harvesting. Do not lay sod if dormant or if ground is frozen or muddy.

B. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod; do not stretch to overlap. Stagger sod strips or pads to offset joints in adjacent courses. Avoid damage to sod or sod during installation. Tamp and roll lightly to ensure contact with soil, eliminate air pockets, and form a smooth surface. Work dirtfine soil or fine sand into minor cracks between pieces of sod; remove excess to avoid smothering sod and adjacent grass.

1. Lay sod across slopes exceeding 1:3.

2. Anchor sod on slopes exceeding 1:6 with biodegradable stakes spaced as recommended by sod manufacturer but not less than two stakes per sod strip to prevent slippage.

C. Saturate sod with fine water spray within two hours of planting. During first week after planting, water daily or more frequently as necessary to maintain moist soil to a minimum depth of 1-1/2 inches (38 mm) below sod.

3.19 PLUGGING

A. Plant plugs in holes or furrows, at spacings indicated on the Drawings in triangular pattern. On slopes, contour furrows to run level.

3.20 TURF RENOVATION

A. Renovate existing turf where indicated.

B. Renovate turf damaged by Contractor's operations, such as storage of materials or equipment and movement of vehicles.

1. Reestablish turf where settlement or washouts occur or where minor regrading is required.

2. Install new planting soil as necessary.

C. Remove sod and vegetation from diseased or unsatisfactory turf areas; do not bury as sod.

D. Remove topsoil containing foreign materials, such as soil sterilants, fuel spills, stones, gravel, and other construction materials resulting from Contractor's operations, and replace with new planting soil.

E. Mark, contour, core aerate, and rake existing turf.

F. Remove weeds before seeding. Where weeds are extensive, apply selective herbicides as required. Do not use pre-emergence herbicides.

G. Remove waste and foreign materials, including weeds, soil cores, grass, vegetation, and turf, and legally dispose of them off Owner's property.

H. Till to spade, fork, and compacted areas thoroughly to a soil depth of 6 inches (150 mm).

I. Apply soil amendments as required based on site-specific soil conditions and initial fertilizer required for establishing new turf and mix thoroughly into top 4 inches (100 mm) of existing soil. Install new planting soil to fill low spots and meet finish grades.

1. Initial Fertilizer: Slow-release fertilizer applied according to manufacturer's recommendations.

J. Apply seed and protect with straw mulch or sod (see Drawings as required for new turf.

K. Water newly planted areas and keep moist until new turf is established.

3.21 TURF MAINTENANCE

A. General: Maintain and establish turf by watering, fertilizing, weeding, mowing, trimming, replanting, and performing other operations as required to establish healthy, viable turf. Roll, regrade, and replant bare or eroded areas and reinstall to produce a uniformly smooth turf. Provide materials and installation the same as those used in the original installation.

1. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace materials and turf damaged in the course of maintenance.

2. In areas where mulch or blanket has been disturbed by wind or maintenance operations, add new mulch/blanket and anchor as required to prevent displacement.

3. Apply treatments as required to keep turf and soil free of pests and pathogens or disease. Use integrated pest management practices whenever possible to minimize the use of pesticides and reduce hazards.

B. Watering:

1. Schedule watering to prevent wilting, puddling, erosion, and displacement of seed or mulch. Lay out temporary watering system to avoid washing over muddy or newly planted areas.

2. When turf was sod, move at a minimum rate of 1 inch (25 mm) per week unless rainfall precipitation is adequate.

C. Mow turf as soon as tall growth is tall enough to cut. Repeat mowing to maintain specified height without cutting more than one-third of grass height. Remove no more than one-third of grass-leaf growth in initial or subsequent mowings. Do not delay mowing until grass blades bend over and become matted. Do not mow when grass is wet. Schedule initial and subsequent mowings to maintain proper grass height.

D. Turf Post-fertilization: Apply as noted in Materials Article, 1. Fertilizer, based on season.

3.22 SATISFACTORY TURF

A. Turf installation shall meet the following criteria as determined by Project Manager:

1. Satisfactory Seeded Turf: At end of maintenance period, a healthy, uniform, close stand of grass has been established, free of weeds and surface irregularities, with coverage exceeding 90 percent over any 10 sq. ft. (0.92 sq. m) and bare spots not exceeding 5 by 5 inches (125 by 125 mm).

2. Satisfactory Sodded Turf: At end of maintenance period, a healthy, well-rooted, even-colored, viable turf has been established, free of weeds, open joints, bare areas, and surface irregularities.

B. Use specified materials to reestablish turf that does not comply with requirements, and continue maintenance until turf is satisfactory.

3.23 PESTICIDE APPLICATION

A. Apply pesticides and other chemical products and biological control agents according to requirements of authorities having jurisdiction and manufacturer's written recommendations. Coordinate applications with Owner's operations and others in proximity to the Work. Notify Owner before each application is performed.

B. Pre-Emergent Herbicides (Selective and Nonselective): Apply to trees, shrub, and groundcover areas according to manufacturer's written recommendations. Do not apply to seeded areas.

C. Post-Emergent Herbicides (Selective and Nonselective): Apply only as necessary to treat already-germinated weeds and according to manufacturer's written recommendations.

3.24 FIELD QUALITY CONTROL

A. When all the landscape work is completed, the Project Manager shall, upon seven (7) calendar days advance notice, make an inspection of the landscape work to determine if the work is complete. The Project Manager shall prepare a punch list of items improperly installed, inadequately sized or otherwise deficient based on the findings of his inspection. The punch list shall be completed not more than seven (7) working days after the field inspection. When the Contractor has completed all deficiencies and completed all items on the punch list, the Contractor shall request another inspection by the Project Manager to determine whether the deficiencies have been adequately corrected. Once the punch list items have been corrected and re-inspected, the Project Manager shall issue a written certificate to the Owner who will then respond to the Contractor in writing, formally accepting the work and beginning the warranty and guarantee period.

B. Additional landscape inspections shall be conducted upon request by the Project Manager, to determine the condition of the work at the completion of the guarantee period.

C. The required maintenance instructions shall be forwarded to the Owner's representative prior to the final acceptance to inform the Owner of any maintenance responsibilities that would be required for the project.

3.25 CLEANING AND PROTECTION

A. During landscape work, store materials and equipment where directed.

B. Keep pavements clean and work areas in an orderly condition.

C. Promptly remove soil and debris created by turf work from paved areas. Clean wheels of vehicles before leaving site to avoid tracking soil onto roads, walks, or other paved areas. At the time of the final inspection of the work and before the issuance of Final Acceptance, all paved areas shall be thoroughly cleaned by the Contractor by sweeping, and washing. All construction equipment and excess materials shall have been removed and any debris or rubbish shall have been removed from the site.

D. Protect landscape work from loss, damage, and deterioration during storage, installation, and maintenance periods.

E. Remove surplus soil and waste material, including excess subsoil, unsuitable soil, trash, and debris, and legally dispose of them off Owner's property.

F. Erect temporary fencing or barricades and warning signs as required to protect newly planted areas from traffic. Maintain fencing and barricades throughout initial maintenance period and remove after plantings are established.

G. Protect from unauthorized persons (trespassers), as well as from operations by other Contractors and tradesmen and landscape operations.

H. Remove non-degradable erosion-control measures after grass establishment period.

END OF SECTION 02920

Wash U Car Wash
311 East Loop Road
Wheaton, IL 60189

DesignPerspectives, Inc.
Grounded in Creativity
1167 Hobson Mill Drive
Naperville, Illinois 60540
Telephone: (630) 606-0776
www.design-perspectives.net

REV	COMMENT	DATE

SEAL:

DATE: 7/1/2022
JOB NO.: 22-9384
DRAWN BY: TS
CHECKED BY: TS

DRAWING TITLE:
LANDSCAPE SPECIFICATIONS

SHEET NO.:
LP-503

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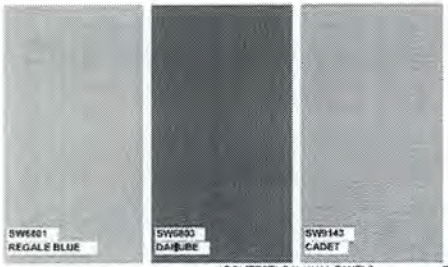
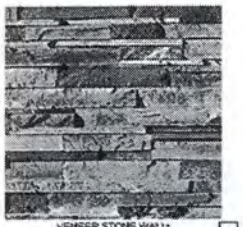


ARCHITECTURAL WALL PANELS-
METAL PANEL SYSTEM, COLOR BY SHERWIN-WILLIAMS 1

SW7006
EXTRA WHITE

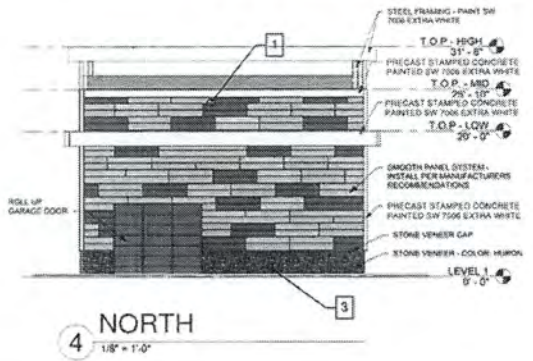
PRECAST STAMPED CONCRETE WITH PAINTED FINISH
COLOR BY SHERWIN-WILLIAMS 2



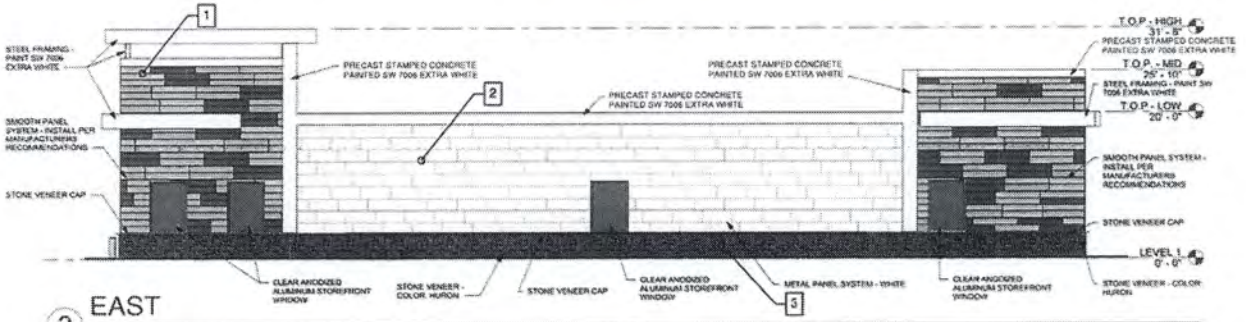
VENEER STONE WALLS
CORONADO STONE- PRO LEDGE HURON 3

EXTERIOR MATERIALS LEGEND

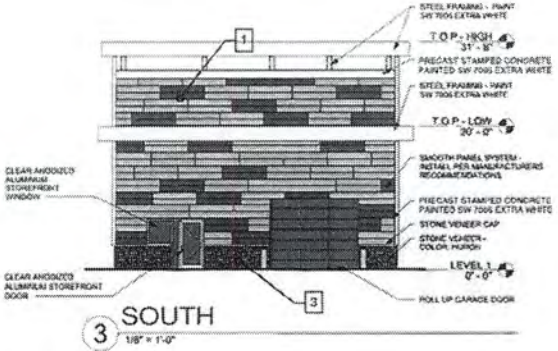
- SMOOTH METAL PANEL SYSTEM - 24 GAUGE
  COLOR: BURKSHIRE BLUE
  CITYSCAPE
  ZINC
- PRECAST STAMPED CONCRETE WITH PAINTED FINISH
  COLOR: SW 7006
- PRECAST STAMPED CONCRETE WITH PAINTED FINISH
  COLOR: SW 7006
- STONE VENEER
  COLOR: HURON



4 NORTH
1/8" = 1'-0"



2 EAST
1/8" = 1'-0"



3 SOUTH
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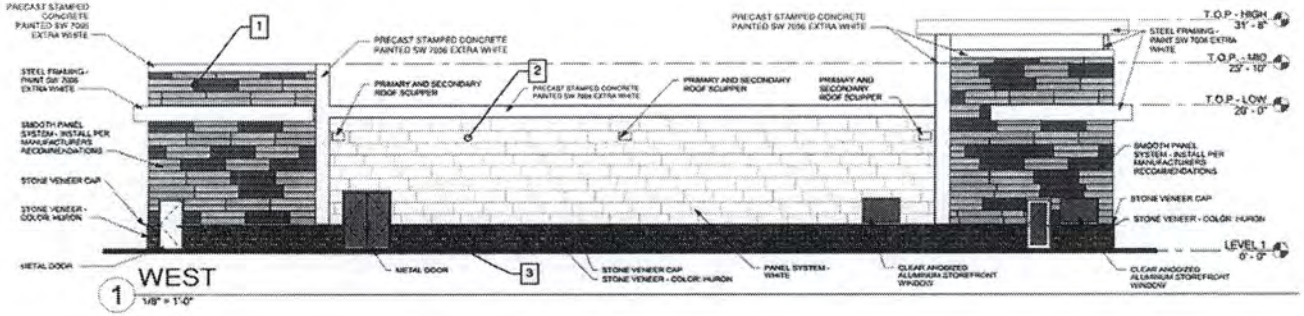
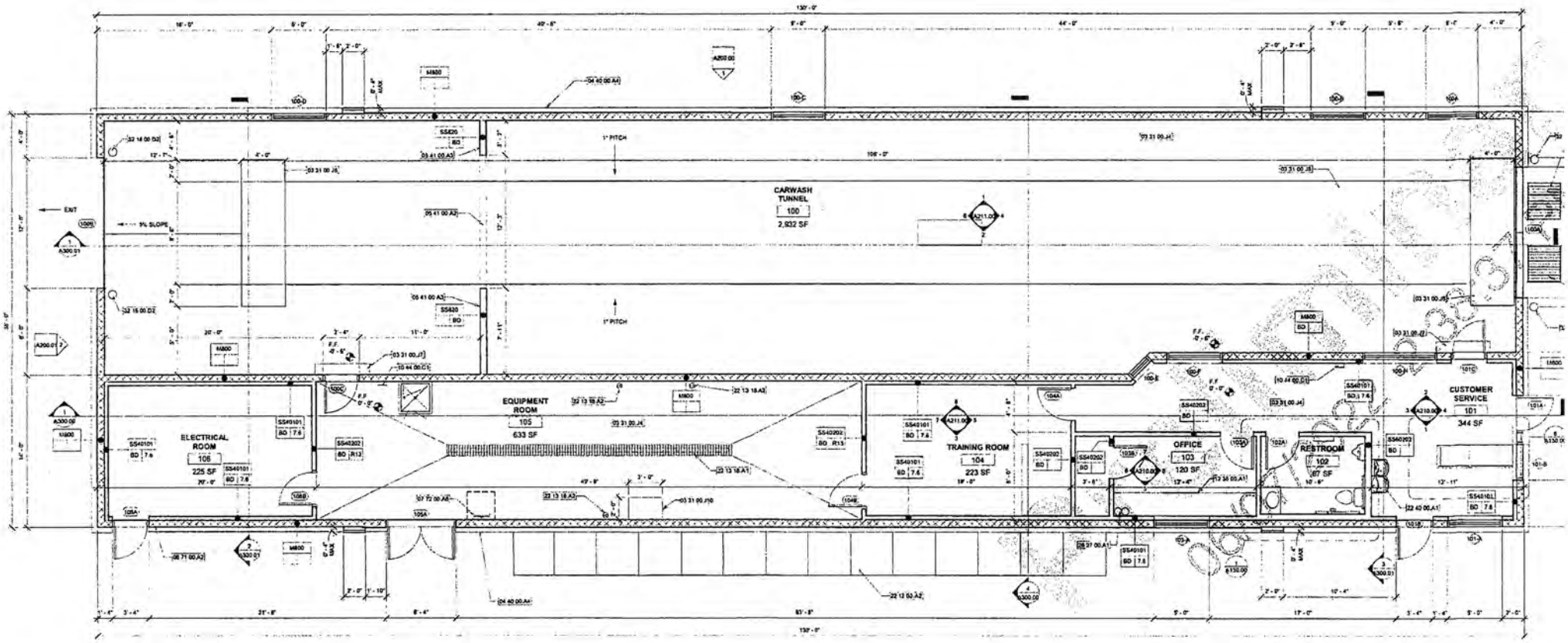
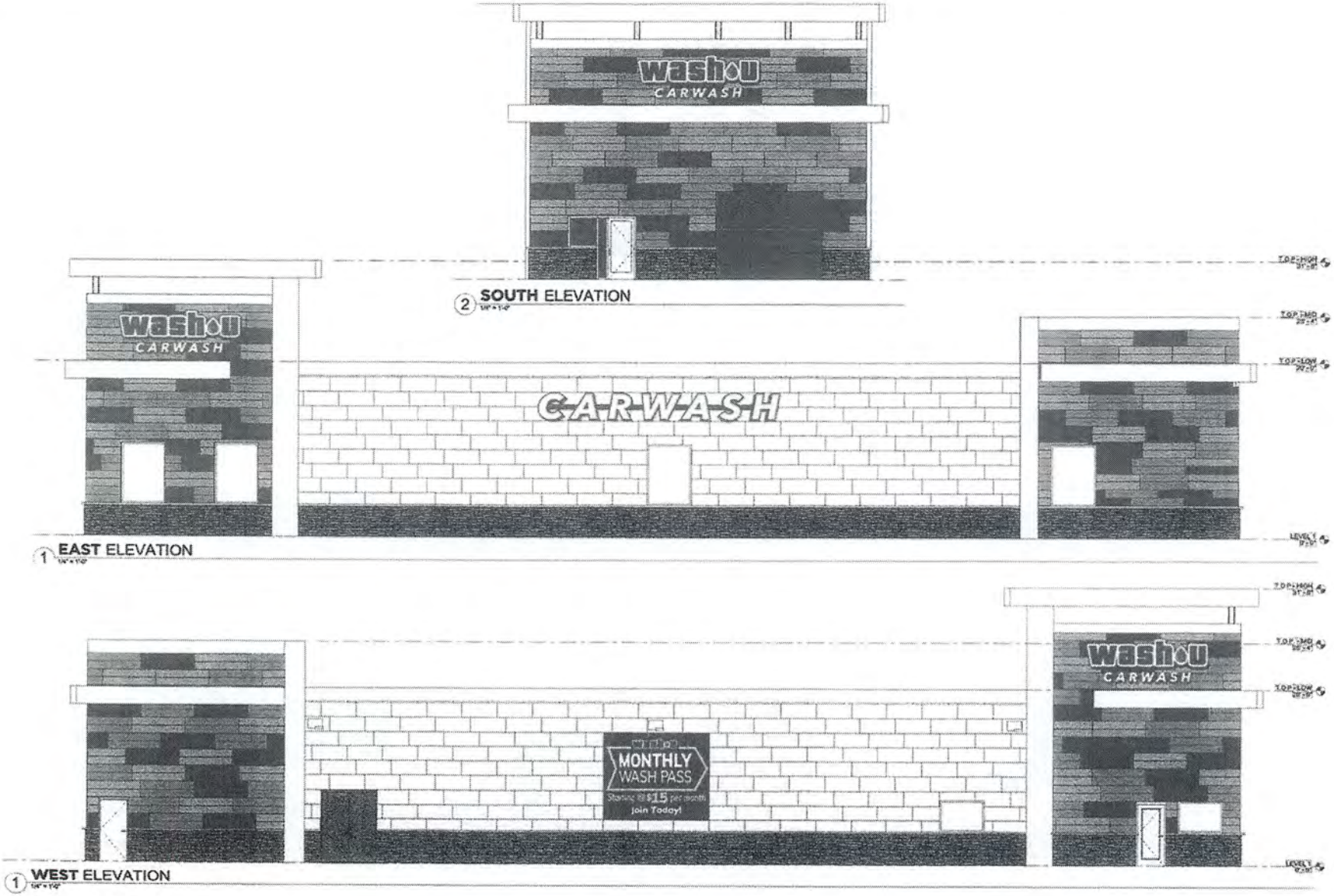


1 WEST
1/8" = 1'-0"



1 PROPOSED FLOOR PLAN
1/4" = 1'-0"

Wash U



NATURE:	DATE:	DRAWING: wheaton exterior	MANAGER: B. Avink	DATE:	
MIDWEST SIGN COMPANY	1124 Electric Ave. Wayland, MI 49348 midwestsignco.com	PROJECT: Wash U/Wheaton IL	DESIGN: R. Sobota	5/16/2022	2.0

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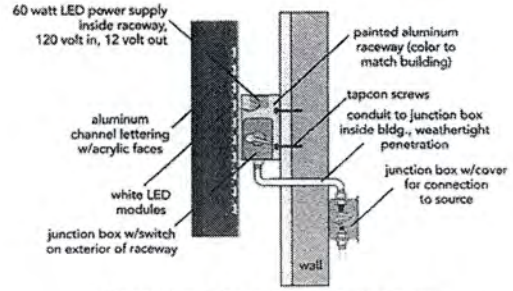
68.75 SF, QTY (3)



electrical: internally illuminated with LEDs, 60 watt power supply housed inside raceway, conduit to feed power through wall, weathertight penetration, 120V, UL listed
FINAL CONNECTION TO BE MADE BY OTHERS

91.4 SF

NATURE:	DATE:	DRAWING: wheaton exterior	MANAGER: B. Avink	DATE:	
MIDWEST SIGN COMPANY	1124 Electric Ave. Wayland, MI 49348 midwestsignco.com	PROJECT: Wash U/Wheaton IL	DESIGN: R. Sobota	5/16/2022	2.0

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Wash U

1-sided 3 piece sign panel, 120 SF

SIGNATURE:	DATE:	DRAWING: wheaton exterior	MANAGER: B. Avink	DATE:	
MIDWEST SIGN COMPANY	1124 Electric Ave. Wayland, MI 49348 midwestsignco.com	PROJECT: Wash U/Wheaton IL	DESIGN: R. Sobota	5/16/2022	2.0

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Wash U

g | criteria: 48 SF maximum, 7 FT height maximum, 50% EMC maximum
as drawn: 46.3 SF double-sided custom fabricated sign structure with internally illuminated channel lettering, 41" x 75" full color Watchfire LED message center (21.35 SF, 46.1%)

SIGNATURE:	DATE:	DRAWING: wheaton main id revB	MANAGER: B. Avink	DATE:
		PROJECT: Wash U/Wheaton, IL	DESIGN: R. Sobota	7/12/2022 4.0

MIDWEST SIGN COMPANY
1124 Electric Ave.
Wayland, MI 49348
midwestsignco.com
616-583-1743

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