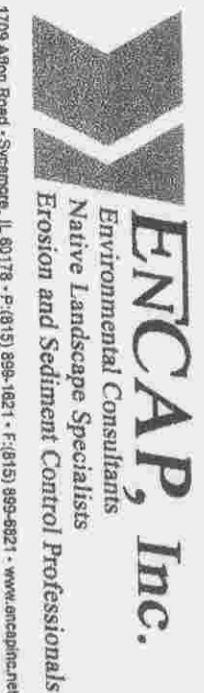




BOARD APPROVED  
 CASE NO. 2008-0444  
 DATE 8-4-08  
 W/CONDITIONS  
 W/O CONDITIONS



The Olson Design Group, L.L.C.

4908 Main Street, Suite 101, Littleton, Colorado 80120  
 (800) 725-9800 (800) Fax 725-9803

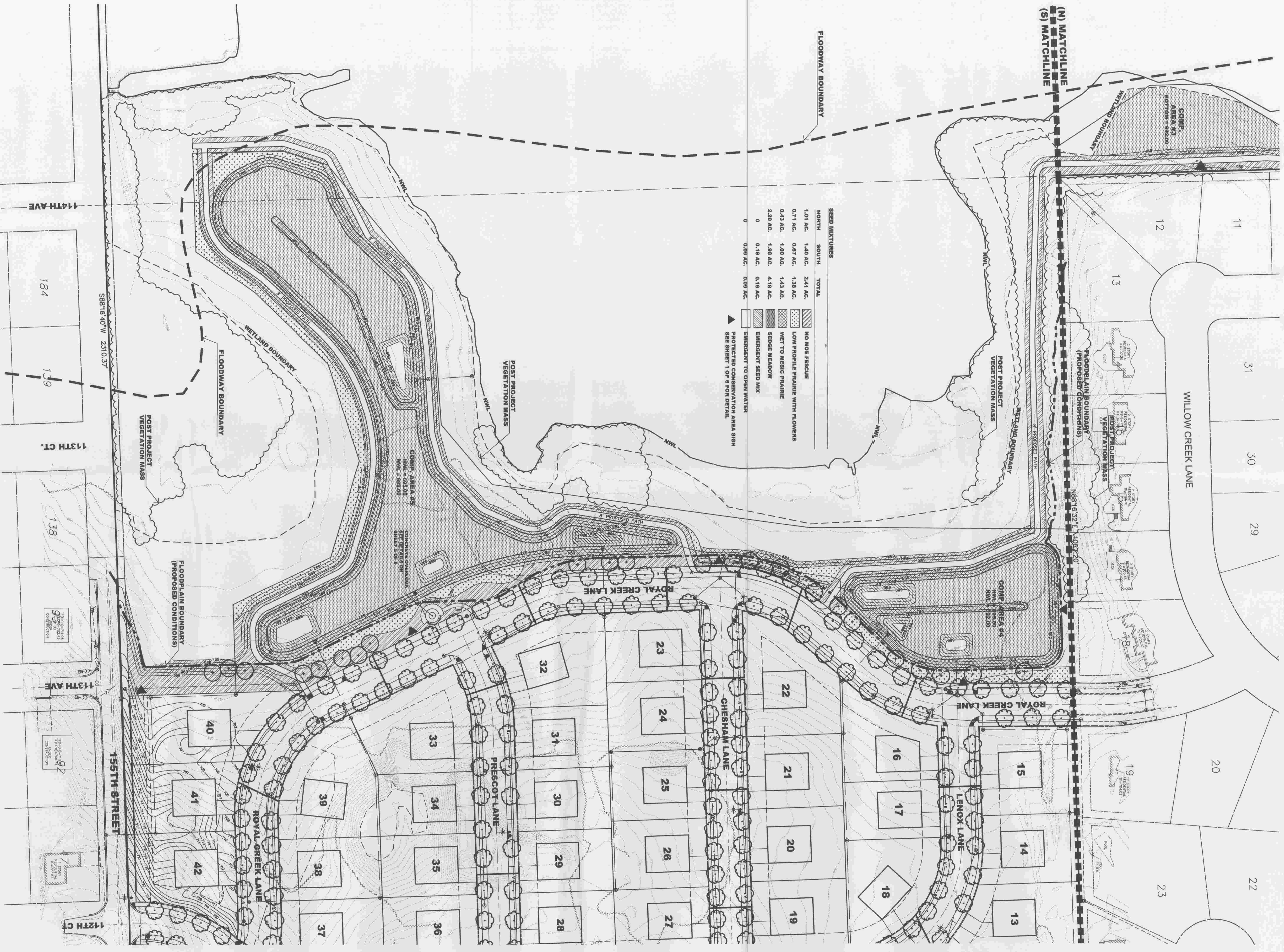
DATE	REVISION	BY

RECEIVED  
 JUL 15 2008  
 BUILDING DEPT.

NATIVE LANDSCAPE PLAN  
 DOCTOR EAST - ORLAND PARK, IL  
 GALLAGHER & HENRY

PROJ. MGR. T.M. RW  
 DRAWN BY: T.M. RW  
 CHECKED BY: 4/29/08  
 DATE  
 SCALE 1" = 60'

SHEET 1 OF 6  
 716-040



**ENCAP Inc.**  
 Environmental Consultants  
 Erosion and Sediment Control Professionals

**The Olson Design Group, L.L.C.**  
 4806 Main Street, Suite 101, Lake Villa, Illinois 60052  
 (847) 725-8600 • (847) 725-8600

DATE	REVISIONS	BY

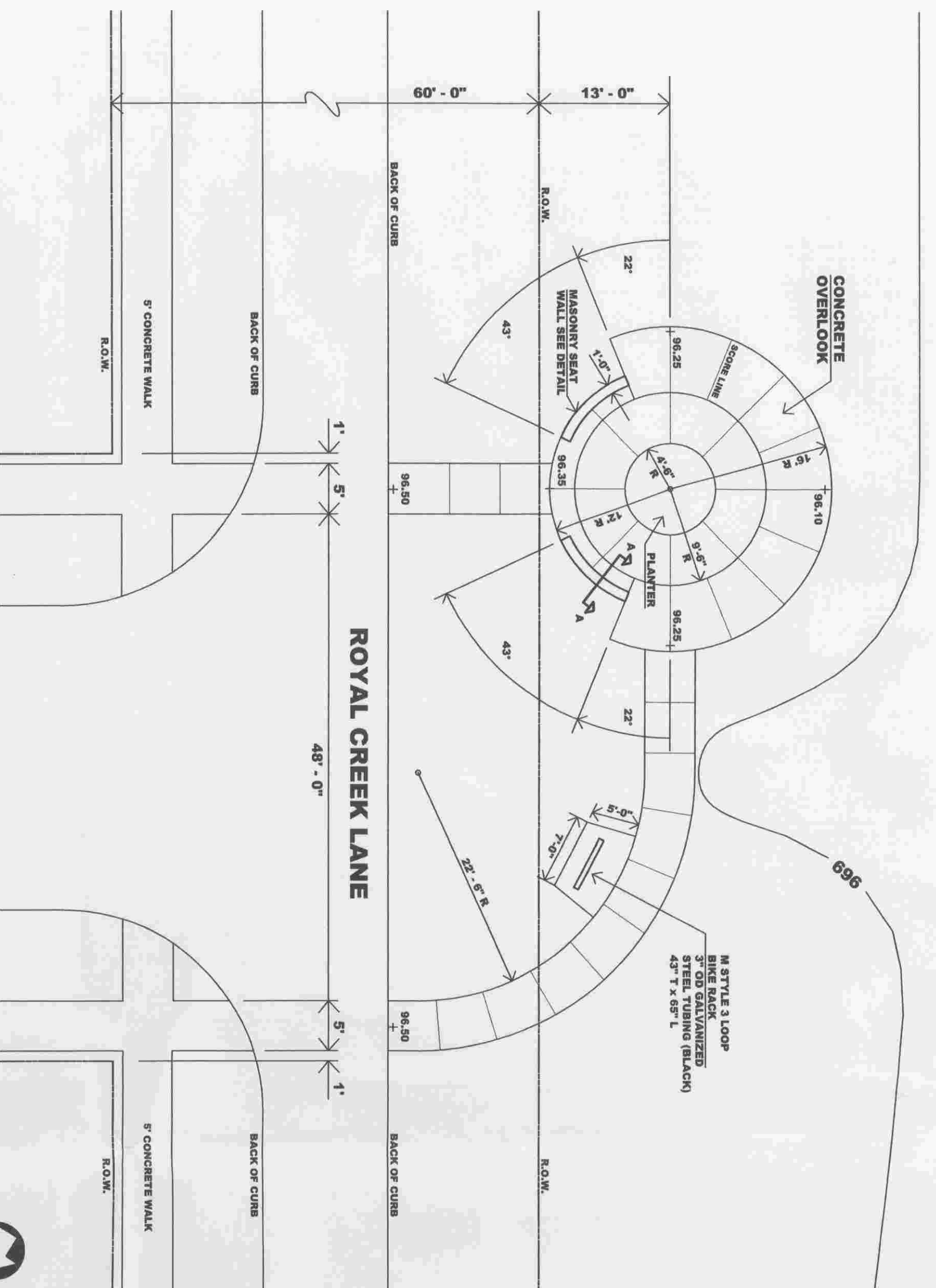
**NATIVE LANDSCAPE PLAN**  
**DOCTOR EAST - ORLAND PARK, IL**  
**GALLAGHER & HENRY**

PROJ. MGR. **TJM**  
 DRAWN BY: **TJM, BH**  
 CHECKED BY: **4/22/08**  
 DATE: **4/22/08**  
 SCALE: **1" = 60'**

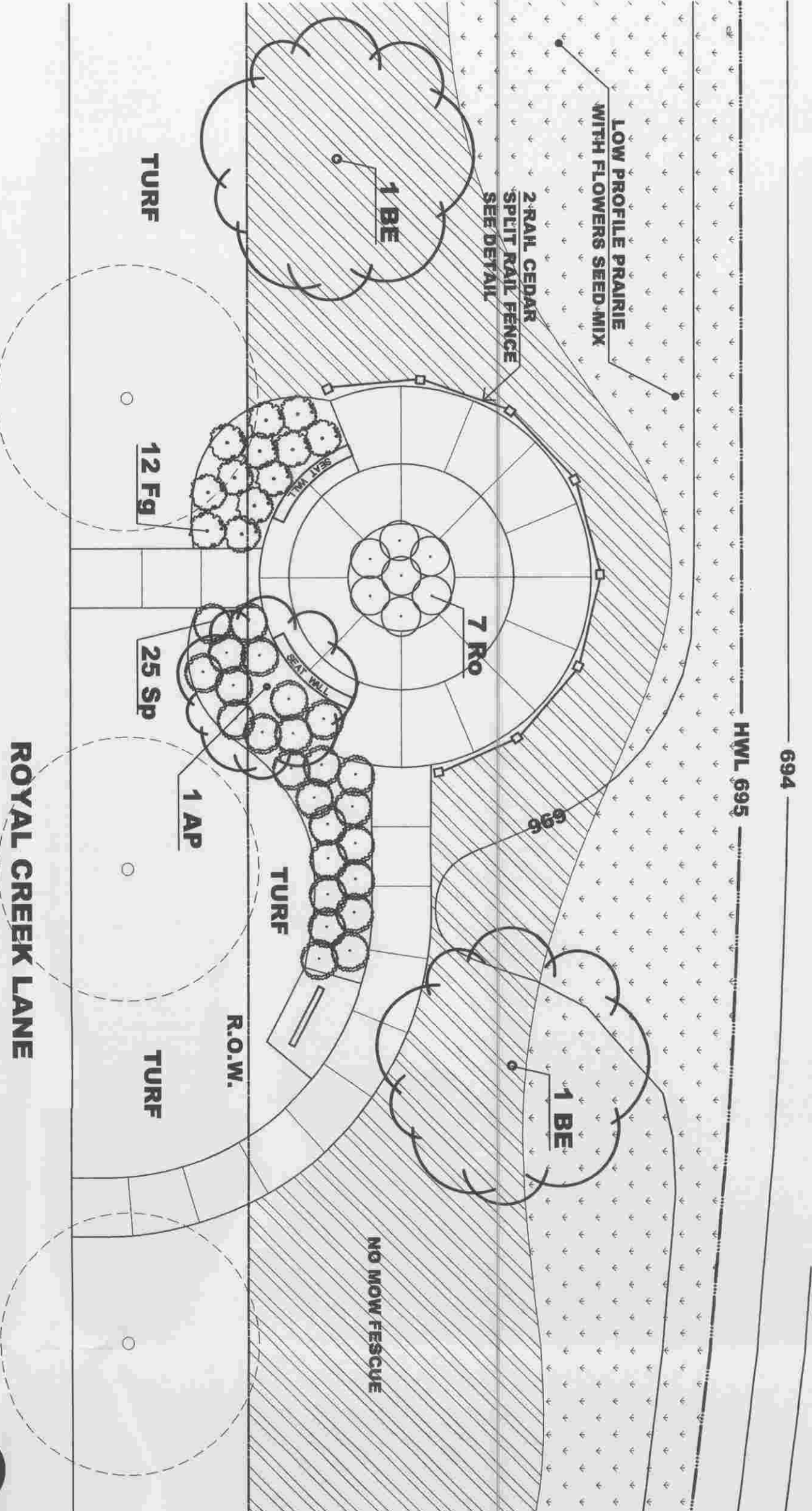
SHEET **2** OF **6**  
 716-040



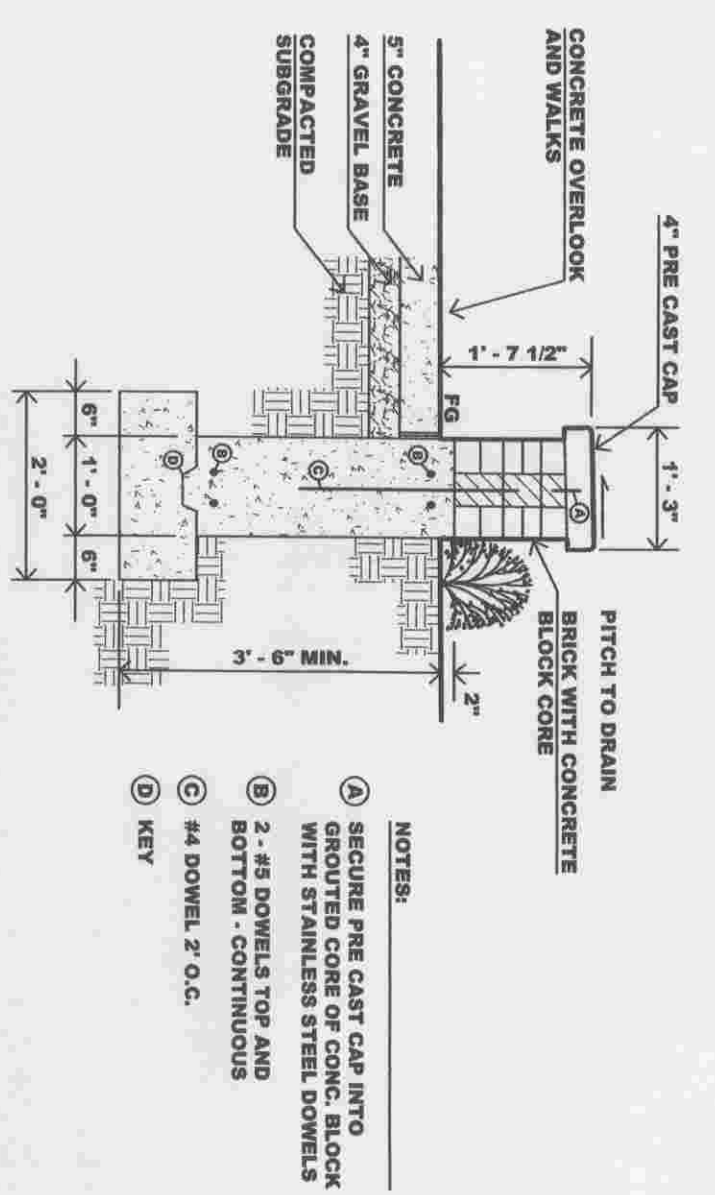




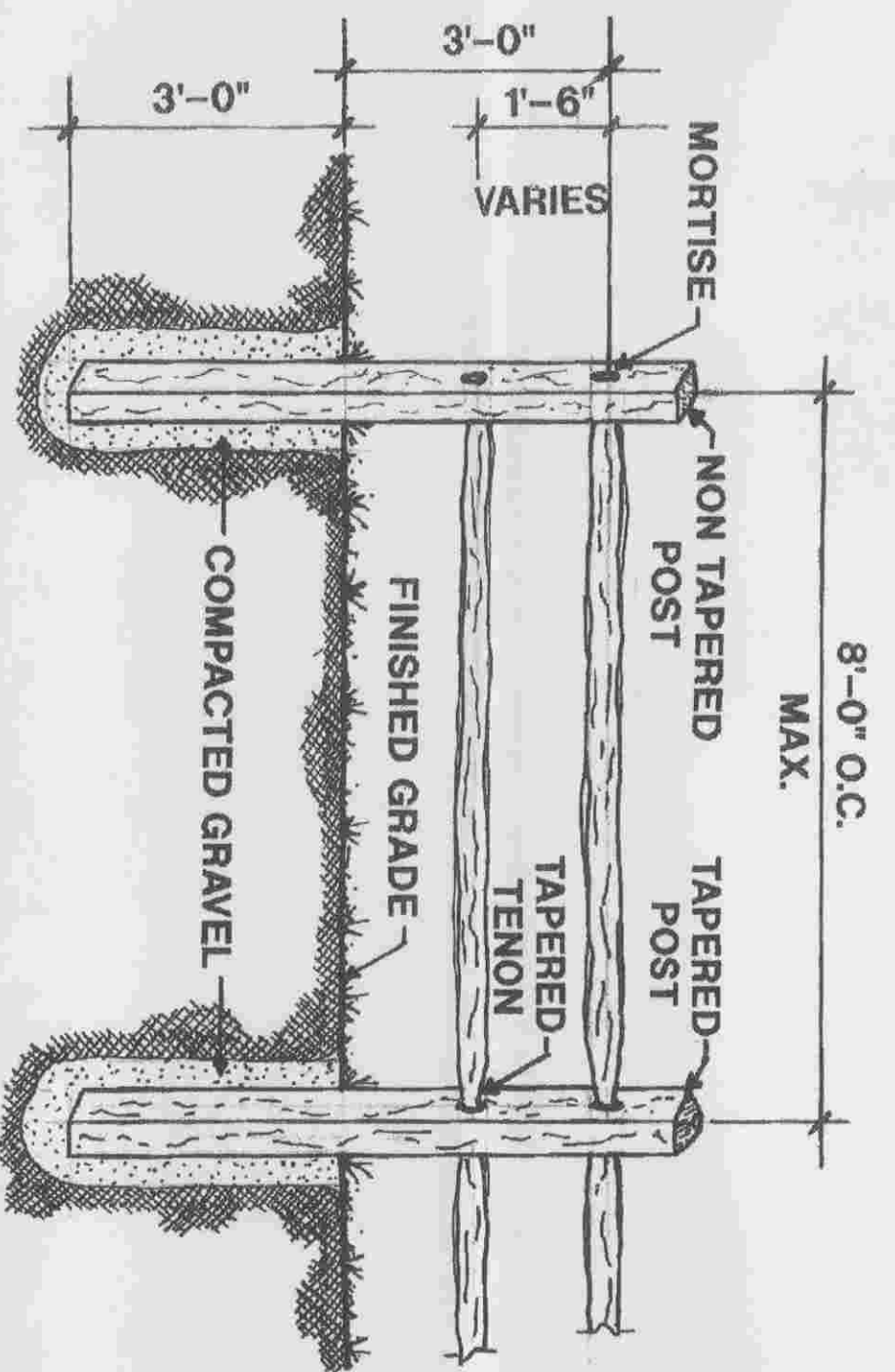
CONCRETE OVERLOOK LAYOUT PLAN  
1" = 10"



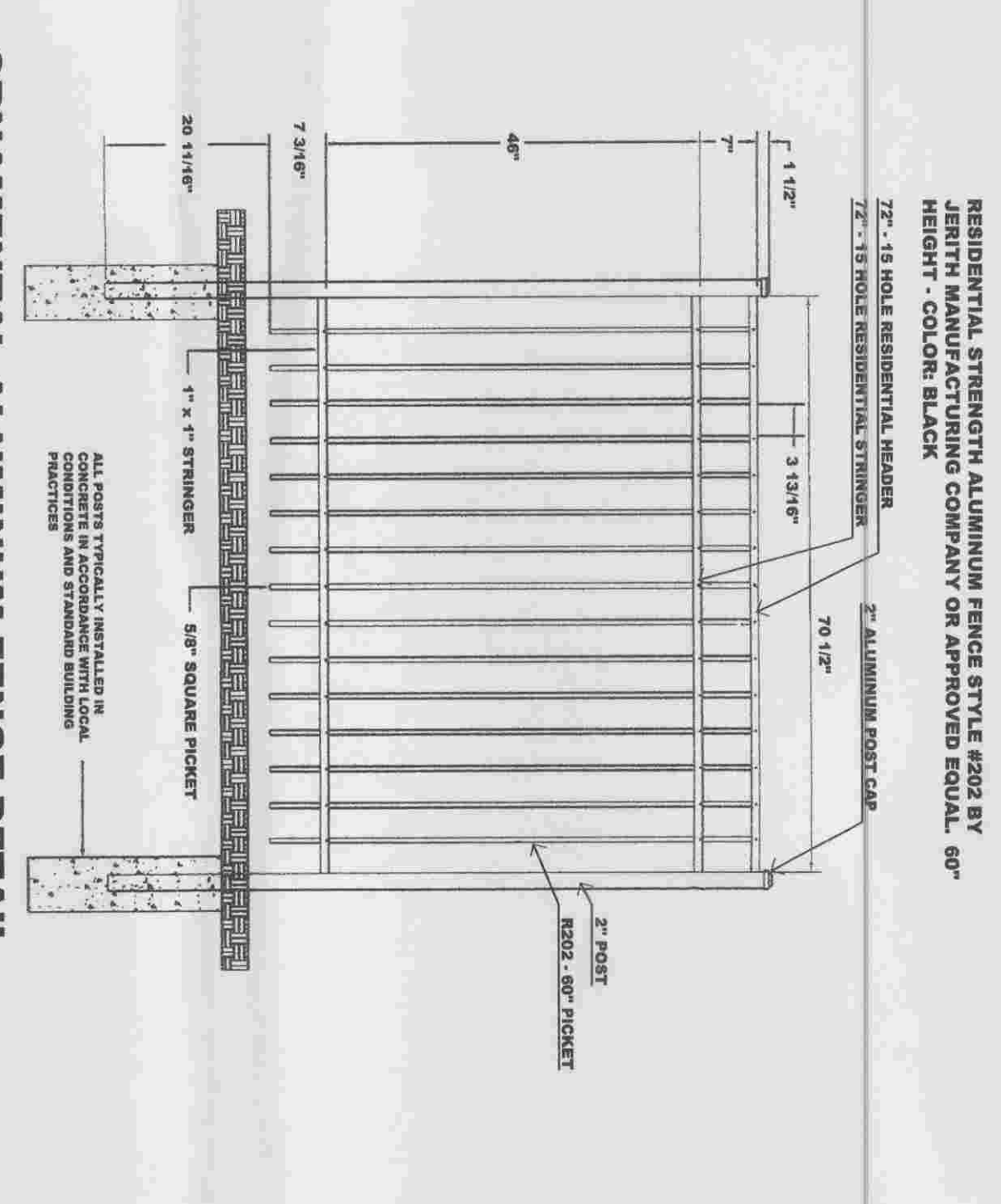
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1" = 10"



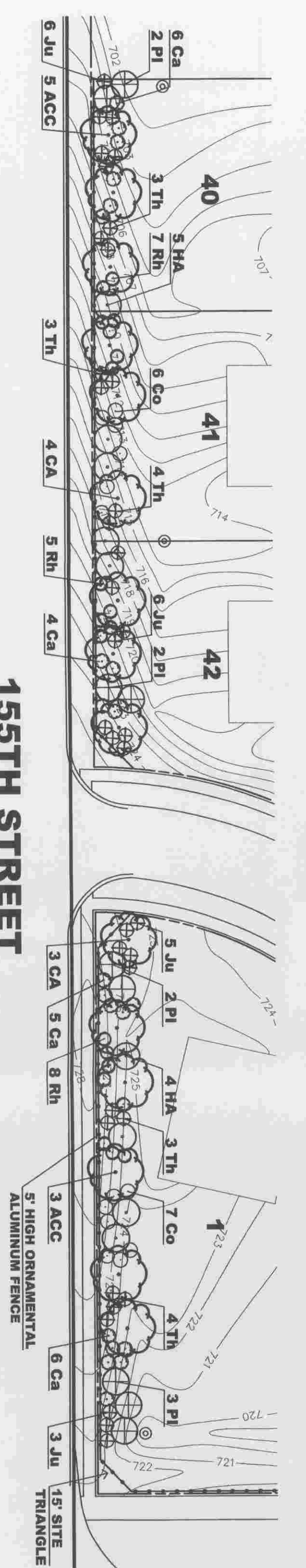
MASONRY SEAT WALL SECTION A-A  
1/2" = 1'



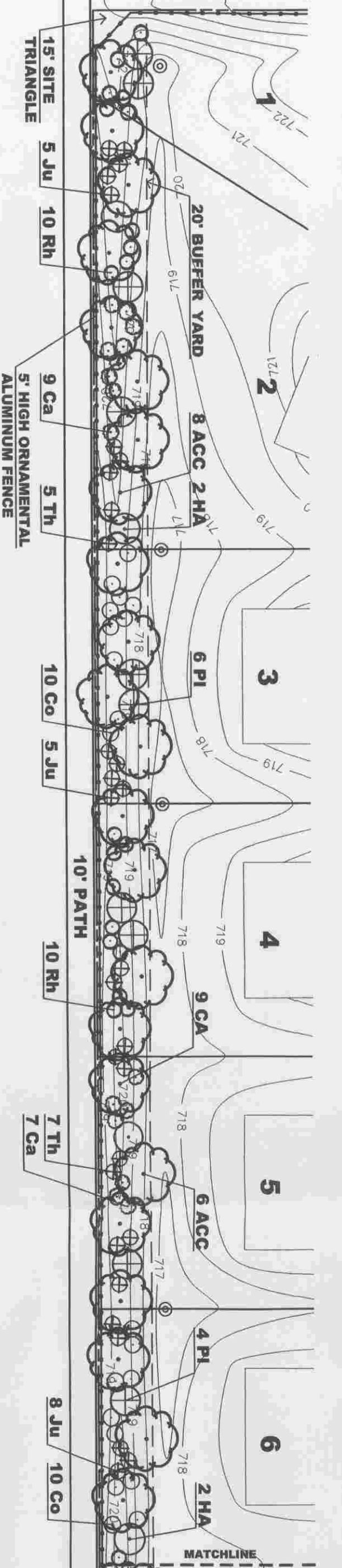
SPLIT CEDAR OR TREATED SOUTHERN PINE POSTS & RAILS  
2 RAIL SPLIT-RAIL FENCE DETAIL  
1/2" = 1'



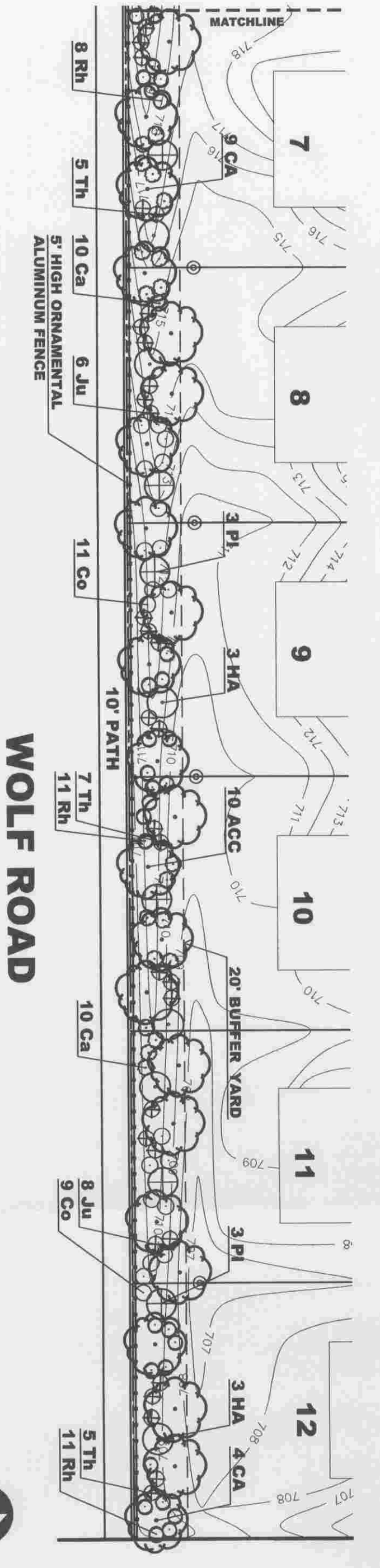
ORNAMENTAL ALUMINUM FENCE DETAIL  
NTS



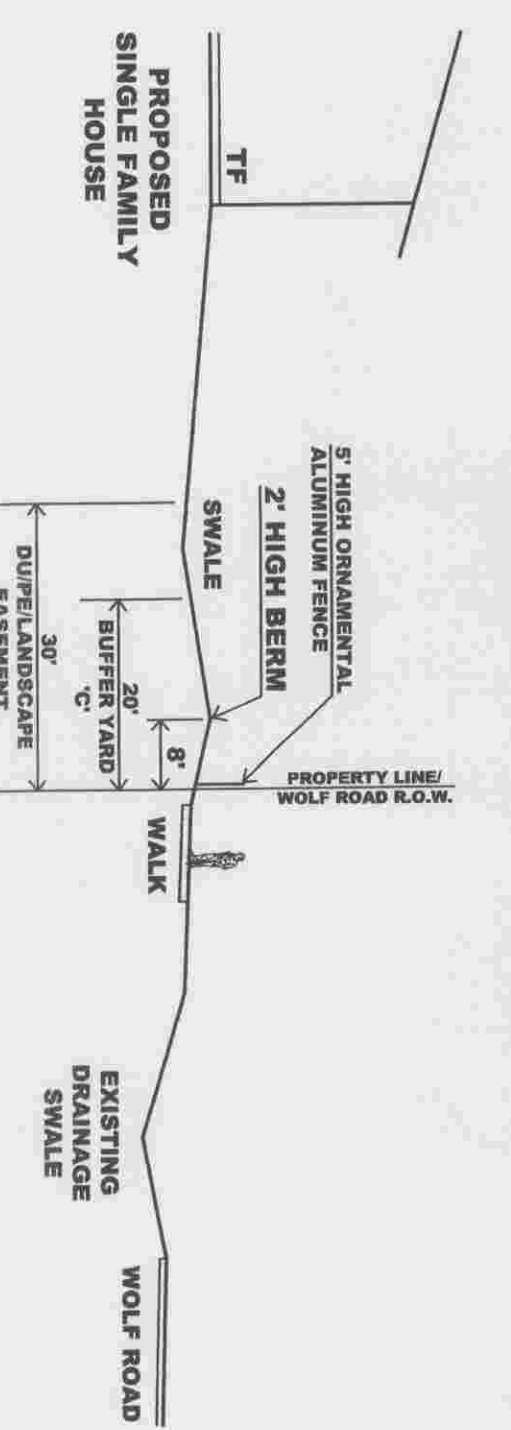
155TH STREET - 20' BUFFERYARD 'C' PLANTING PLAN DETAIL  
1" = 40'



WOLF ROAD  
1" = 40'



WOLF ROAD - 20' BUFFERYARD 'C' PLANTING PLAN DETAIL  
1" = 40'



WOLF ROAD - 20' BUFFERYARD 'C' SECTION A-A  
1" = 20'

DATE	REVISIONS	BY

**TECHNICAL SPECIFICATIONS: SEEDING AND SOODING**

- SCOPE OF WORK:** The work includes finished grading, furnishing fertilizer, seed and/or sod as stipulated in the project specifications and performance of all operations in connection with seeding and/or sodding in strict accordance with the applicable drawings and subject to the terms and conditions of the Contract.
  - MATERIALS**
    - Turf for all seeding and sodding operations** will be supplied by the Owner.
    - Commercial Fertilizer and Delivery:** Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand or trademark, and manufacturer's guaranteed analysis. The fertilizer shall contain a minimum basic percentage by weight of the following:
 

Nitrogen	24%
Phosphorus	24%
Potash	24%

 Fertilizer Strength - The fertilizer shall be a complete fertilizer containing a minimum basic percentage by weight of the following:
 

Nitrogen	24%
Phosphorus	24%
Potash	24%

 Prior to Seeding and/or Sodding 6-24-24  
 Nitrogen.....24%  
 Phosphorus.....24%  
 Potash.....24%  
 or as approved by the Landscape Architect
    - Grass Seed** shall be delivered seed of the most recent seed crop available. All seed shall meet requirements established by the state and federal seed and weed control laws.
    - Mixing of Seed:** The seed shall be mixed thoroughly in accordance with the following:
 

Quantity	Purity	Germination
Kentucky Bluegrass.....	95%	90%
Fine Leafed Perennial Ryegrass.....	25%	85%
Red Fescue.....	10%	85%

 or as approved by the Landscape Architect
    - Match** shall consist of clean straw free from noxious weed seed and other elements harmful to lawns, or any of the commercially used materials available. Where specified on the plans, hydro-mulch shall consist of wood cellulose fiber and shall contain no growth or germination inhibiting factors and shall be dyed green to facilitate metering. The fiber shall have the additional characteristic of dispersing rapidly in water to form a homogeneous slurry and remain in such state while silted in a hydraulic mulching unit.
    - Broadcast Seed** shall comply with state and federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, five, nursery grown sod, not less than one and one-half (1 1/2) inches thick having well-developed roots. The turf shall be a Kentucky Bluegrass mixture and shall contain no bait or grass grass nor any other noxious weed growth. It shall be firm, tough texture having a compact growth of grass. The sod sections shall be standard in size (6 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight. Sod cut for more than 60 hours shall not be used without the approval of the Landscape Architect.
  - SITE PREPARATION**
    - Rough Grading:** All rough grading will be completed by the Owner. This will include the rough grading of each room (if applicable) and the grading and filling of all areas. Owner will also spread black top.
    - Finish Grading:** The Contractor shall complete all finish grading operations. In all areas, surfaces shall have a smooth, continuous grade and shall be left in an even and properly compacted condition which, under its grade, will not provide dips and pockets where water may stand. All areas shall be finish graded as needed to correct surface irregularities produced by preceding operations or by any other cause. A finish grade and earth mounds shall be approved by the Landscape Architect or his authorized representative before any planting, seeding or sodding takes place.
    - Filling:** Areas to be seeded and sodded shall be thoroughly prepared to the required depth of approximately three inches (3") by digging, harrowing or other approved means. Limited areas as shown on the drawings which are too small to make these operations practicable shall receive special specification prior to final filling. Filling shall conform to the condition of the soil is suitable for the specified type of seeding and/or sodding.
    - Clean-Up:** After completion of filling operations, the surface shall be cleared of all stumps, stumps and other objects larger than one inch (1") in diameter or gravel and rocks, brush, wire, grade stakes and other objects that may be a hindrance to planting, installation, and maintenance operations. Adjacent paved areas shall be kept clean and soil or other dirt that may be brought upon the surface shall be promptly removed.
    - Seeding and Sodding:** Fertilizer shall be distributed uniformly over all areas indicated to be seeded or sodded at the manufacturer's recommended rate and shall be incorporated into the soil to the depth of at least two inches (2") by digging, harrowing or other acceptable methods.
  - SEEDING (Applies to all areas specified for sod on the Contract drawings)**

65% Topsoil (Black topsoil furnished by the Owner)	
30% Peat (Minimum of 80% finely shredded organic peat moss)	
5% Manure (Well-rotted unchopped horse or cow manure, free from chemicals and not more than 60% moisture by weight)	
  - Time Limits:** The season for seeding shall be in lawn areas shall be from April 1 to June 1 and from August 15 to October 1 or at such other times as are approved by the Landscape Architect. All sowing of seed shall be completed after trees and shrubs have been planted.
  - Seeding:** No seeds shall be sown during high winds. Seed shall be applied at the rate of 5 pounds per 1,000 sq. ft. or 200 pounds per acre by mechanical means. Half the seed shall be sown with the sower moving in one direction and the remainder shall be sown with the sower moving at right angles to the first sowing. The seeded area shall be lightly raked being careful not to rake seed from one area to another, thus, causing an uneven seeding. The seed shall be covered to a depth from 1/8 inch to 3/8 inch. Seeding shall be done by individuals experienced in the type of work. In the event that seeding equipment does not compact, a separate rolling will be required.
  - Mulching:** Mulching shall be performed immediately after seeding operations and shall consist of a hand or machine application of mulch uniformly to a depth of 2" loose measurement.
 

Nitrogen	4%
Phosphorus	20%

 Where specified, hydro-mulch shall be applied uniformly with a hydrocorder at the rates of:
 

Surfaces sloping < 4:1	35 lbs. per 1,000 sq. ft. or 500 lbs. per acre
Surfaces sloping > 4:1	45 lbs. per 1,000 sq. ft. or 2,000 lbs. per acre
  - Revised Maintenance:** Maintenance shall begin immediately after each seeding operation is complete and shall continue for 90 days through the period from April 1 to November 15. Maintenance activities that are incomplete on November 15 shall be completed beginning May 1 of the following year. Maintain seeded areas by watering, reseeding, leveling and repair of all erosion and settlement where required to establish a uniform turf. Watering of seeded areas shall be as required to grow healthy turf. The Contractor shall be responsible for maintaining all seeded areas until final acceptance by the Landscape Architect.
- Acceptance of Seeded Areas:** When the grass has all been cut a minimum of three times and a uniform distribution of grass plants is established without evidence of excessive weed or crab grass infestation, the acceptance of seeded areas will be determined by the inspecting Landscape Architect.
  - If an infestation of weeds or crabgrass develops prior to acceptance of the lawn, the Contractor shall treat the infestation by hand weeding or chemical control. The chemical control shall be furnished and installed by the Contractor as recommended by the manufacturer. At least two weeks shall elapse after chemical control is applied before a repeat of inspection for acceptance is made to the Landscape Architect.
  - Areas having bare spots larger than one (1) square foot will not be accepted. In this situation, the bare spots must be reseeded in accordance with the seeding specifications, when less than fifty percent (50%) of the area contains bare spots, the entire area shall be completely reseeded also in accordance with the seeding specifications.

- Labels:** The surface on which the sod is laid shall be dug to the depth necessary to allow for positive drainage. During periods of high temperature, the sod shall be lightly moistened immediately prior to laying the sod.
 

The sod shall be handled and laid by hand. The first row shall be laid in a straight line with subsequent rows placed parallel to and tightly against each other. Lateral joints shall be staggered (i.e. running bonds) to promote more uniform growth and strength. Care should be exercised to insure that the soil is not stretched or overlaid and that all joints are bedded tightly in order to prevent voids which could cause air drying of the roots and weed growth. On sloping areas where erosion may be a problem (3% or greater), sod shall be laid parallel to the contours of the slope with staggered lateral joints and secured by wooden pegs at a minimum of four (4) stakes per sloping area should be laid at the toe of the slope.

As sodding is completed in any one section, the entire area shall be rolled by the Contractor to insure contact between the sod root system and the prepared subgrade. The Contractor shall water the sod immediately after installation to prevent excessive drying during the progress of the work.

Any disturbed joints or depressions caused by workmen or equipment shall be reworked to conform to the proper grade.
- Required Maintenance:** The Contractor shall be responsible for maintaining all seeded areas until such time as these areas are accepted by the Landscape Architect. This acceptance will be granted after the Contractor has established an acceptable standard of turf that has met the sodding goal.
- Inspection and Acceptance of Seeded Areas:** When the sod has all been cut a minimum of three times and has met the soil without evidence of excessive weed or crab grass infestation, the acceptance of seeded areas will be determined by the Landscape Architect.
 

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Areas which are dead or are in an unhealthy, unsightly or badly infested condition shall be unacceptable and shall be re-accepted using the same type acceptable stand of grass.

- Plant Materials**
  - Planting:** The Contractor shall be responsible for maintaining all seeded areas until such time as these areas are accepted by the Landscape Architect. This acceptance will be granted after the Contractor has established an acceptable standard of turf that has met the sodding goal.
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