LANDSCAPE SPECIFICATIONS

1. SITE CONDITIONS

A. Access in and out of the site shall be maintained at all times. No obstructions shall be permitted on roadways, parking areas, bike paths, public right-of-ways, etc.

B. Determine location and depths of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, as required. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.

C. When conditions detrimental to plant growth are encountered, such as rubble fill, adverse drainage conditions, or obstructions, notify Landscape Architect before planting.

D. Substitutions of plant material due to lack of availability or hardiness shall be approved by the Landscape Architect. Adjustments of plant locations shall be permitted as dictated by site conditions and approved by Landscape Architect.

E. All permits, if required, are to be secured by the General Contractor.

F. If there is a discrepancy between drawn and written quantities, the quantity drawn shall take precedent over the plant list.

2. PLANTING OPERATIONS

A. Provide plant material of quantity, size, genus, species, and variety shown and scheduled for landscape work and complying with recommendations and requirements of ANSI Z60.1 "American Standard for Nursery Stock". Provide healthy, vigorous stock, grown in recognized nursery in accordance with good horticultural practice and free of disease, insects, eggs, larvae, and defects such as knots, sun-scald, injuries, abrasions, or disfigurement.

B. Landscape Architect may inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements for genus, species, variety, size, and quality. The Landscape Architect retains right to further inspect trees and shrubs for size and condition of balls and root systems, insects, injuries and latent defects, and to reject unsatisfactory or defective material at any time during progress of work. Remove rejected trees or shrubs immediately from project site.

C. All plant material shall be balled and burlapped (B&B) unless otherwise noted on the Plant List.

D. Provide freshly dug trees, evergreens and shrubs. Do not prune prior to delivery unless otherwise approved by Landscape Architect. Do not bend or bind-tie trees or shrubs in such manner as to damage bark, break branches, or destroy natural shape. Do not drop balled and burlapped stock during delivery.

E. Deliver plant material after preparations for planting have been completed and plant immediately. If planting is delayed more than 6 hours after delivery, set trees, evergreens and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by covering with mulch, burlap or other acceptable means of retaining moisture.

F. Do not remove container-grown stock from containers until planting time.

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

H. All plant material shall be grown in Northeastern Illinois or other areas of equal or greater hardiness if approved by the Landscape Architect. Verification shall be provided upon request of the Landscape Architect.

I. Plant handling and installation shall conform to accepted landscape practices. Protect all plants in leaf with acceptable coverings during transportation.

J. Plant or install materials during normal planting seasons for each type of plant material required.

K. Dig holes large enough to allow for root ball and backfill with planting soil. Work soil around ball to eliminate air pockets and leave a slight saucer indentation around plants to hold water. Water thoroughly after planting, taking care not to cover crowns of plants with wet soils.

L. All plant prices quoted shall include delivery, installation, storage if necessary, fertilizing, pruning, thinning and maintenance as described in section 5.

Prune broken or cross branching before planting. Do not remove tree leader, but prune any double leaders.

N. Wrap all newly planted tree trunks with commercial tree
M. wrap at time of planting. Start at ground and cover trunk to height of first branches and securely attach.

O. The need for guying of newly planted deciduous trees and evergreens will be determined by the Landscape Architect on site. Provide 3 wire ties and guys of cable not smaller than 1/8, 7 x 7 strand with wire rope clips of galvanized U-bolt and nut assemblies sized to cable. Provide not less than 1/2 inch diameter rubber or plastic hose, cut to 18" lengths and of uniform color, material, and size to protect tree trunks from damage by the cables.

Provide three steel tree anchors equidistant from the plant trunk. Anchors shall be 1/2"x15" or 9/16"x30" eye anchors with 4" helix or equal. Provide protective markings to cables and stakes as approved by the Landscape Architect. The cost of this procedure will be considered an "extra" to the basic landscape contract.

3. LAWN DEVELOPMENT

A. Preparation

a. Loosen subgrade of lawn areas to a minimum depth of 4 inches. Remove stones measuring over 1 inch in any dimension. Remove sticks, roots, rubbish, and other extraneous matter. Limit preparation to areas which will be planted promptly after preparation.

b. Fine grade lawn areas to smooth, even surface with loose, uniformly fine texture. Roll, rake, and drag lawn areas, remove ridges and fill depressions, as required to meet finish grades. Limit fine grading to areas which can be planted immediately after grading.

c. After fine grading but prior to planting, if any lawn areas have been eroded or disturbed, the disturbed lawn areas are to be restored to specified condition.

d. For lawns, provide fertilizer with percentage of nitrogen required to provide not less than 1 pound of actual nitrogen per 1,000 sq. ft. of lawn area and not less than 4 percent phosphoric acid and 2 percent potassium. Provide nitrogen in a form that will be available to lawn during initial period of growth; at least 50 percent of nitrogen to be organic form.

e. Recondition existing lawn areas damaged by Contractor's operations including storage of materials and equipment and movement of vehicles. Also recondition existing lawn areas where minor regrading is required.

f. All lawn areas shall not be higher than adjacent paved surfaces in order to maintain positive surface drainage.

B. Sod Installation

a. Provide strongly rooted sod, not less than 2 years old, free of weeds and undesirable native grasses, and machine cut to pad thickness of 3/4 inch (plus or minus 1/4 inch), excluding top growth and thatch. Provide only sod capable of vigorous growth and development when planted (viable, not dormant). Sod shall be composed principally of Kentucky Bluegrass (Poa pratensis) and be northern grown.

b. Time delivery so that sod will be placed within 24 hours after stripping. Protect sod against drying and breaking of rolled strips.

c. Lay sod to form a solid mass with tightly fitted joints. Butt ends and sides of sod strips; do not overlap. Stagger strips to offset joints in adjacent courses. Work from boards to avoid damage to subgrade or sod. Tamp or roll lightly to ensure contact with subgrade. Work sifted soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent grass.

d. Anchor sod on all slopes or flow lines of ditches where slippage could be a problem.

e. Water sod thoroughly with a fine spray immediately after planting.

f. The Landscape Contractor shall maintain sod by watering, weeding and mowing until final acceptance.

C. Seed Installation

a. Provide Class I IDOT Lawn Mix, apply at a rate of 6 LB/100 SF

b. Provide premium starter fertilizer (12-12-12), apply at a rate of 3 LB/1000 SF

c. Provide North American Green SD-75 Straw Blanket, Install with blanket staples, use 1 per 10 SF

d. Apply seed with drop spreader in two directions and rake into soil.

e. Apply fertilizer with broadcast spreader.

f. Do not seed when wind velocity exceeds: 5 M.P.H.

g. Water sod thoroughly with a fine spray immediately after planting.

h. The Landscape Contractor shall maintain sod by watering, weeding and mowing until final acceptance.

D. Seeded Lawn and Erosion Control Blanket

a. Install excelsior blanket on all seeded lawn areas immediately after seed has been placed. The blankets shall be placed so that the netting is on the top and the fibers are in contact with the soil. The blanket shall be laid out flat, evenly and smoothly, without pulling or stretching the material.

b. The blankets shall be applied either horizontally or vertically to the slope, butt ends and sides and staple.

c. Use wire staples, .091" in diameter or greater, "U" shaped with legs 6" in length and a 1" crown as recommended by the blanket supplier.

d. Drive staples vertically into the ground. Use four (4) staples across at the start of each roll. For slope installation, continue to staple along the length of the roll at 6 ft. intervals. Another row of staples in the center of each blanket should be alternately spaced between the side staples. Use a common row of staples on adjoining blankets.

4. MULCH

A. Mulch all plantings with shredded hardwood bark mulch to a depth of 3".

B. Mulched beds shall encompass all groups of plant material and be generous enough to permit ease of landscape maintenance.

C. Mulch rings shall be a minimum 5'-0" diameter for individual trees, evergreens and ornamental trees.

D. Where plants are placed within 3'-0" of hard surface, mulch shall encompass plant(s) and extend to surface edge.

E. Mulch areas between groundcover and perennial plants; place not less than 3 inches thick.

F. Where mulch beds meet lawn areas, provide a sharp vertical shovel-cut edge.

5. MAINTENANCE

A. Maintenance of all plant materials and turf shall begin immediately upon installation and continue until 60 days after preliminary acceptance by Landscape Architect. The end of the 60 day period shall be considered the substantial completion date of the landscaping.

B. The Landscape Contractor shall be responsible for all watering equipment and procedures. Water supply shall be provided by the Contractor or coordinated with Village.

C. The Landscape Contractor shall provide to the Owner written recommendations for the Owner's ongoing maintenance program.

D. Maintain trees, shrubs, and other plants by watering, pruning, cultivating, and weeding as required for healthy growth. Restore planting saucers. Tighten and repair stake and guy supports and reset trees and shrubs to proper grades or vertical position as required. Restore or replace damaged wrappings. Spray as required to keep trees and shrubs free of insects and disease.

E. Maintain lawns sodded, seeded, hydroseeded and restored by watering, trimming, weeding, mowing and other operations such as rolling, regrading and replanting as required to establish a smooth, acceptable lawn, free of eroded or bare areas

6. CLEAN UP AND PROTECTION

A. During landscape work, keep pavements clean and work area in an orderly condition.

B. Protect landscape work and materials from damage due to landscape operations, operations by other contractors and trades, and trespassers. Maintain protection during installation and maintenance periods. Treat, repair, or replace damaged landscape work as directed.

C. Seeded or sodded areas shall be enclosed by temporary fencing between the times of installation and "substantial completion".

7. INSPECTION AND ACCEPTANCE

A. Inspection of the landscape work for "preliminary acceptance" may be requested in writing after installation, fertilizing, pruning, trimming, watering and mulching of all trees and shrubs, and after the first mowing(to a height of at least 2") of seeded or sodded lawns.

B. Landscape work may be inspected for acceptance in portions or stages as agreeable to the Landscape Architect, provided each portion of work offered for inspection is complete.

C. When inspected landscape work does not comply with requirements, replace rejected work and continue specified maintenance until reinspected by the Landscape Architect and found to be acceptable. Remove rejected plants and materials promptly from project site.

D. Preliminary acceptance will not be unnecessarily withheld or delayed. When the work is acceptable, the Landscape Architect shall provide written notice to the Landscape Contractor of such acceptance, and the sixty (60) day maintenance period shall begin on that date.

8. WARRANTY

A. The warranty period shall begin on the substantial completion date for the landscaping or portion thereof if accepted in stages or areas.

B. All plant material shall be guaranteed 100% for one (1) year from date of final acceptance. Guarantee is for one (1) replacement only against defects including death and unsatisfactory growth, except for defects resulting from neglect by the Owner, abuse or damage by others, vandalism, salt injury, wildlife damage or unusual phenomena or incidents which are beyond Landscape Contractor's control.

C. Remove and replace trees, shrubs, or other plants found to be dead or in unhealthy condition during warranty period. Make replacements during growth season following end of warranty period. Replace trees and shrubs which are in doubtful condition at end of warranty period; unless, in opinion of the Owner, it is advisable to extend warranty period for a full growing season.

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PLANTING SPECIFICATIONS

Revisions		
1	02-15-07	Issue for Review
2	04-19-07	Issue for Permit
3	07-12-07	Per Village Review

Date:	07/12/07
Drawn By:	AM
Checked By:	ME

L-03