

LANDSCAPE NOTES AND SPECIFICATIONS

1. General Notes
Refer to plat of survey for legal description, boundary dimensions and existing conditions.
Refer to architectural plans for building size and footprint.
Refer to engineering plan for detention calculations, utility locations, topographic information and other sit specifics. This is a landscape plan; all areas and dimensions are approximate.

2. Field Verification
The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his representative.

3. Protection of Existing Site and Existing Site Features
The Contractor shall provide at his own expense, protection against trespassing and damage to seeded areas, planted areas and other construction areas until the preliminary acceptance. The Contractor shall provide barricades, temporary fencing, signs, written warning or policing as may be required to protect such areas.

The Contractor shall not be responsible for any damage caused by the Owner after such warning has been issued.

It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities when performing the work. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, shrubs, lawns, paved areas and other landscaped areas that are to remain.

Existing trees that may be subject to construction damage shall be boxed, fenced or otherwise protected before any work is started. Boxing or other protection will be removed at the end of construction. Do not locate heavy equipment or stockpiles within the drip-line of existing plants or on lawns.

Any damage to utilities, structures, plantings or lawn which results from the Contractor's work shall be repaired in kind at the Contractor's expense immediately with as little inconvenience to the Owner as possible.

All areas shown on the plan as sod, the General Contractor will provide the Landscape Contractor with an excavated area 2" below the curb elevation and proposed grade. It is the Landscape Contractor's responsibility to verify with the General Contractor that the subgrade preparation has been completed.

The Landscape Contractor shall coordinate his/her work with all other trades on site. Any planting areas disturbed as a result of general construction activity shall be immediately repaired/replaced by the Landscape Contractor at no additional expense to the Owner.

4. Plant materials
All plant material shall conform to the latest edition of The American Standards for Nursery Stock as published by The American Association of Nurserymen, Inc. 230 Southern Building, Washington DC 20005 (ANSI Z60.1)

All plant material on this planting plan represents the intention and intensity of the proposed landscape material. The exact species and locations may vary in the field due to modifications in the site improvements and the availability of plant material at the time of installation. Any such changes must first be approved by the landscape architect.

All plant materials shall be nursery grown and shall be free of any deformities, diseases or insect damage. Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected.

All plant materials shall be inspected and approved by the landscape architect prior to installation. Any materials installed without approval may be rejected.

Any overstory/shade trees not exhibiting a central (or single) leader will be rejected unless called out in the Plant Schedule as multi-stem.

Heights of evergreen trees are measured from the top of ball to the first lateral branch closest to the top. Height and/or width of other plants so specified are measured by the mass of the plant not the very tip of the branches.

Plant quantities shown in the Plant Schedule are for convenience only. The contractor is responsible for providing and installing all materials shown on the plan and should not rely on the Plant Schedule for determining quantities.

Plant materials in buffer areas shall be maintained in natural forms in a healthy and viable manner by the property owner and shall be replaced by the property owner as necessary to comply with the approved design and the intent of the buffer.

5. Planting Techniques
All planting techniques and methods shall be consistent with the latest edition of "Horticulture Standards of Nurserymen, Inc.", and as detailed on these drawings. All deciduous plant material shall be thin pruned to remove 1/3 interior branches, dead branches and broken branches. Pruning shall compliment plants natural form. Absolutely NO tip pruning is allowed, except hedges. Any plant that is tip pruned is subject to rejection by the Landscape Architect. Evergreen trees and shrubs shall be pruned of dead and broken branches and as directed by the Landscape Architect. All pruning work shall be done with hand pruners only.

Stake/guy all trees as necessary immediately after installation and prior to acceptance. When high winds or other conditions occur, the Landscape Contractor shall take whatever precautions he deems necessary to protect the survival and appearance of the plants. These steps shall be taken at no additional expense to the Owner.

6. Plant Substitution
Substitution from the specified list will be accepted only when evidence in writing is submitted to the Landscape Architect, showing that the plant specified is not available. Requests for approval of substitute plant material shall include common and botanical names and size of substitute material. Only those substitutions of at least equivalent size and having essential characteristics similar to the originally specified material will be approved. The Landscape Architect will issue acceptance or rejection of substitute plant materials in writing.

7. Planting Soil
All plant material shall be planted with a minimum of six inches of planting mix. The planting mix shall consist of three parts organic topsoil, one part compost, one part sand and five pounds of bone meal per cubic yard.

Planting soil shall be replaced in all disturbed areas at a minimum depth of six inches. The contractor shall use the above mentioned planting mix at the time of placement.

8. Mulch
All disturbed areas including shrub beds and individual trees shall be mulched with a minimum of 3" finely shredded bark mulch to be approved by the Landscape Architect/Owners Representative. Perennial, ground cover and annual flower beds shall be mulched with 2" of finely ground compost.

9. Pre-emergent Herbicide
All shrub beds, individual tree rings and ground cover beds shall be treated with a pre-emergent herbicide prior to the mulch being installed. These areas shall be weed free prior to herbicide application.

10. Sodding
Sod shall be Kentucky Bluegrass and is required in all areas as noted on the landscape plan. Sod should be grown from at least four varieties of quality seed. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout. Sod is to be laid within 8 hours of the delivery time to the site. Watering shall continue until all sod areas are thoroughly knit to the ground.

11. Turf
All lawn areas on landscape plan specified to be seeded shall be treated as specified below:
A. Topsoil: Shall be spread over all areas to be seeded to a minimum depth of 6" when compacted.
B. Seed Mixture and Application Rate
Kentucky Bluegrass (4 varieties) 60%
Perennial Ryegrass 20%
Redtop or Creeping Red Fescue 20%

Apply at the rate of 5.5 lbs. per 1,000 sq. ft.

C. Fertilization
The contractor shall acquire site-specific soil analysis from a reputable firm, amend soil, and fertilize all area per the findings of the analysis. The contractor shall supply the Landscape Architect with all findings, analysis, and recommendations. Apply fertilizers and conditioners at the rate specified per soil test findings. At least 40% of the fertilizer nitrogen shall be of an organic origin.

D. Watering
Seeded areas shall be watered to insure proper germination. Once seeds have germinated, watering may be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued for approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an as needed" basis. All plant material watering will be the responsibility of the contractor until acceptance by the owner and the Landscape Architect/Owners Representative.

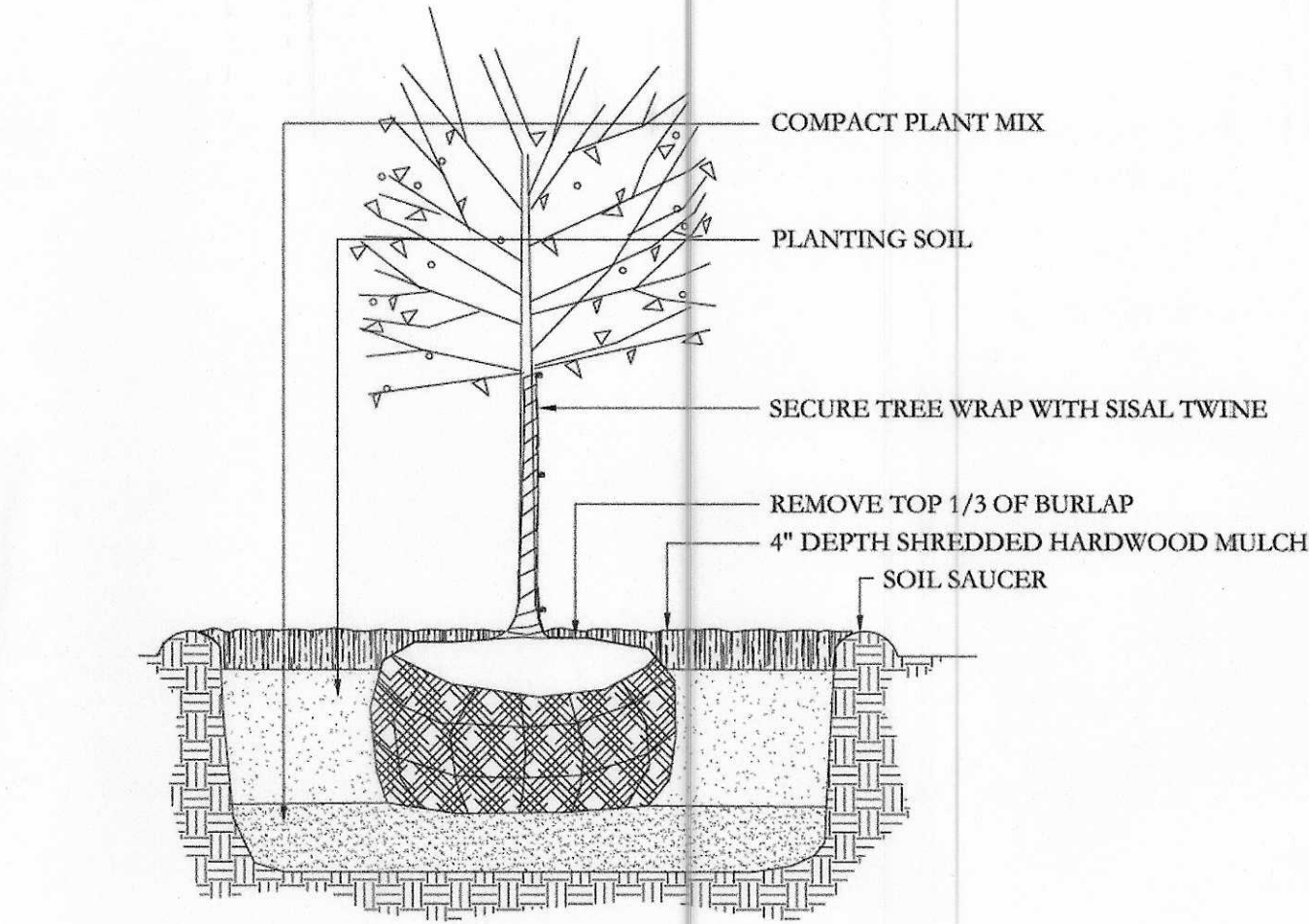
E. Establishment
Turf may being established on a variety of slope conditions. It shall be the contractor's responsibility to determine and implement whatever procedures he deems necessary to establish the turf as part of his work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 60 days have elapsed since the completion of this work. A uniform stand is defined as areas where the grass is growing thickly without bare spots larger than 12" x 12". The Contractor shall submit with his bid a description of the methods and procedures he intends to use.

12. Seed Mixes for Prairie and/or Wetland Restoration
Seed mixes for prairie and/or wetland restoration shall be installed and maintained by a restoration ecology company.

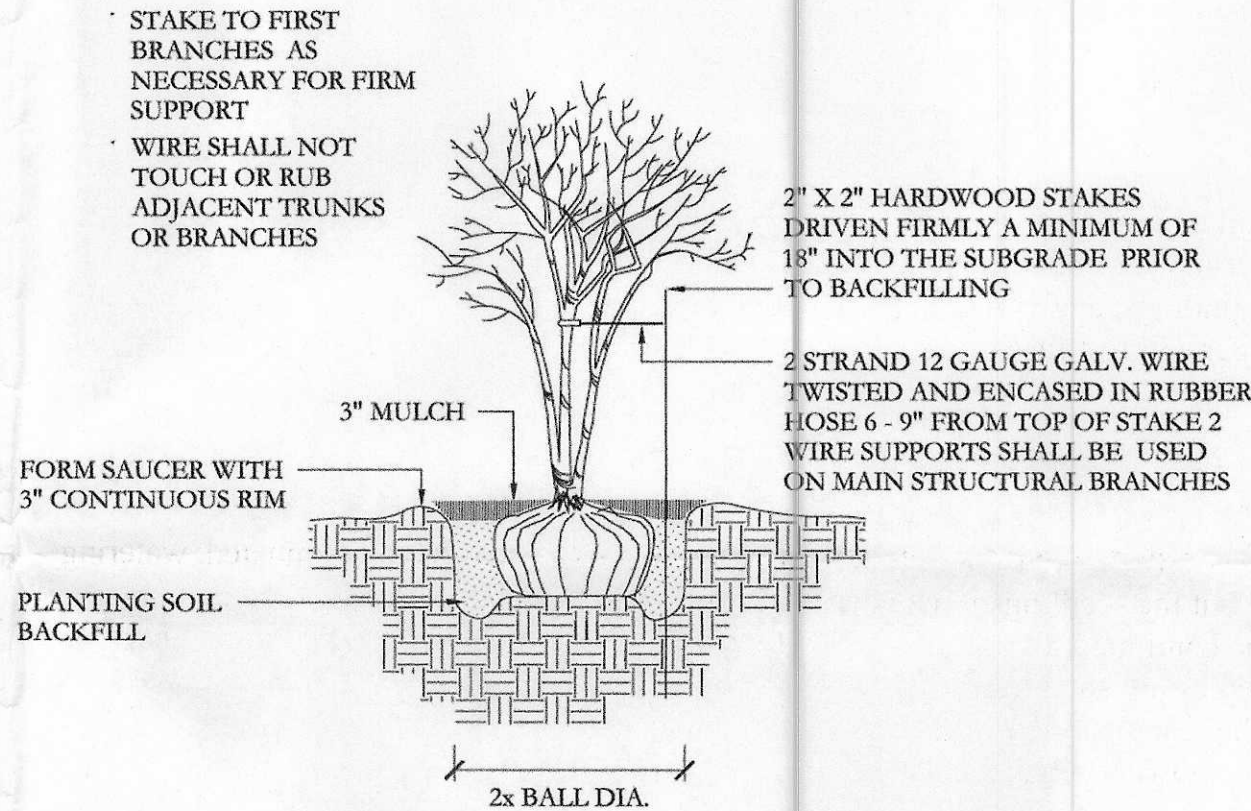
13. Preliminary Acceptance
All plantings shall be maintained by the Contractor for a period of 60 days after preliminary acceptance by the Owner. Maintenance shall include, but is not limited to, mowing and edging turf, pulling weeds, watering turf and plant material, and annual flower maintenance.

14. Final Acceptance
Final acceptance will be granted by the Landscape Architect/Owners Representative upon receipt of written request by the contractor, combined with an acceptable final review of the installation by the Landscape Architect/Owners Representative. All plant material (excluding annual flowers), shall be guaranteed for two year after the end of the 60 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner, and the Landscape Architect/Owners Representative. All plants that are not vigorous, healthy and in good condition shall be replaced by the Landscape Contractor at no additional expense to the Owner. These replacement plants shall meet all specified qualities of the original plant materials and carry the same guarantee from the time of replacement.

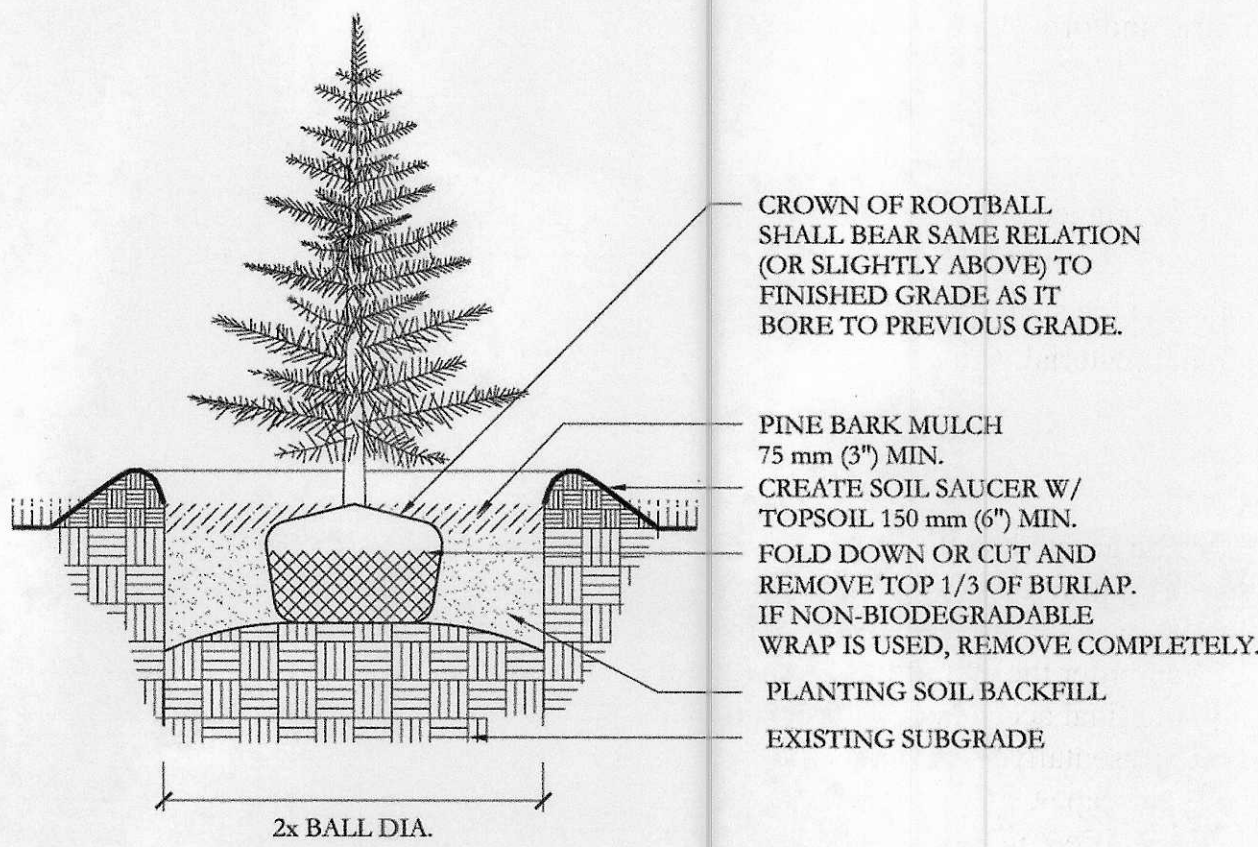
15. Site Cleanup
The Contractor shall protect the property of the Owner and the work of other Contractors. The Contractor shall also be directly responsible for all damage caused by his activities at no additional expense to the owner and for the daily removal of all trash and debris from his work area to the satisfaction of the Landscape Architect/Owners Representative.



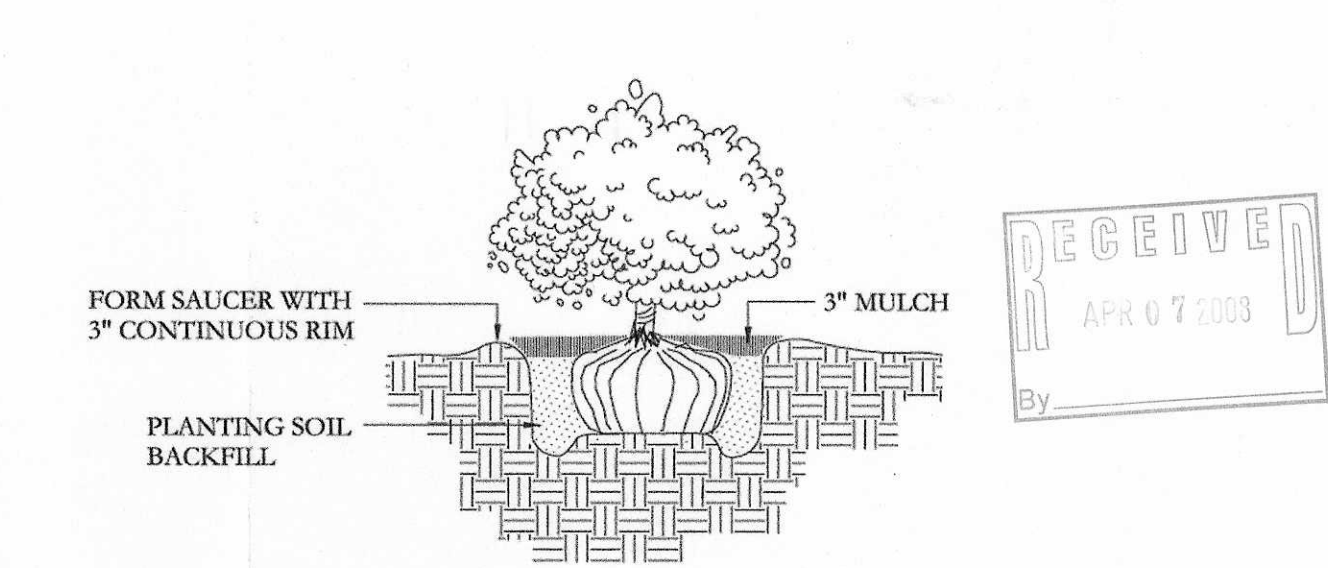
1 Deciduous Tree Planting



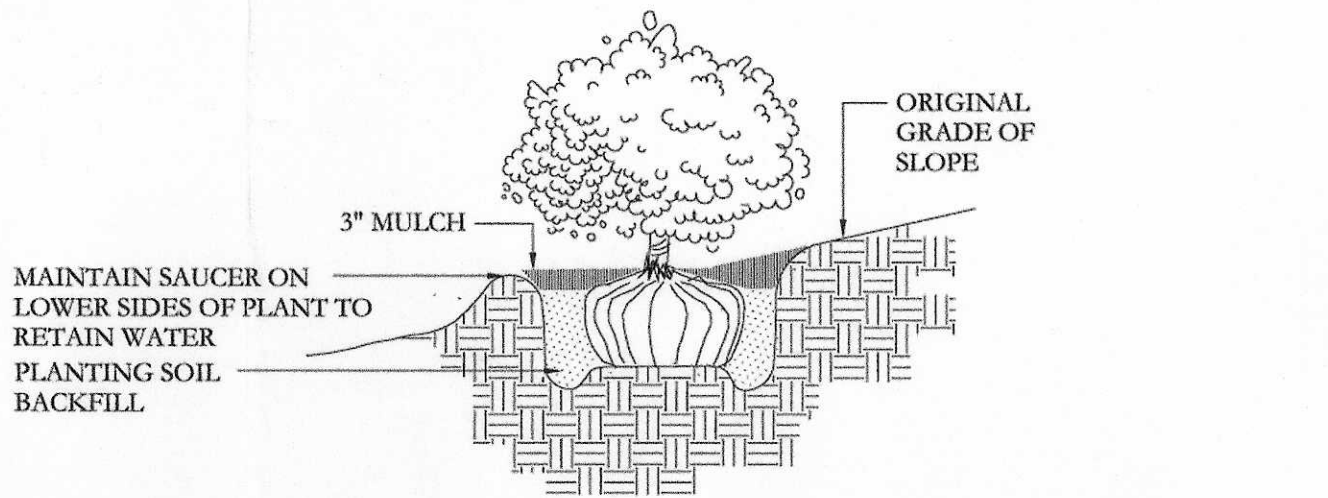
2 Multi-Trunk Tree Planting



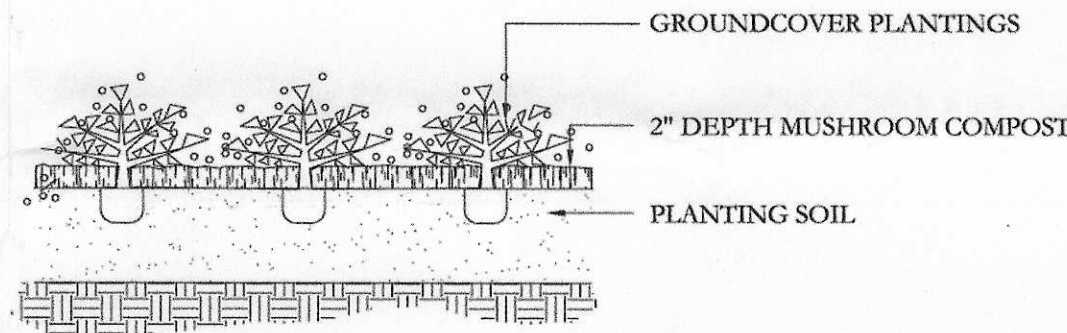
3 Evergreen Tree Planting



4 Shrub Planting



5 Shrub Planting on Slope



6 Groundcover Planting

BOARD APPROVED
CASE NO. 2008-0350
DATE 6-2-08
W/CONDITIONS
W/O CONDITIONS