FINAL LANDSCAPE PLANS FOR FOX VALLEY PROPERTIES, LTD. PHASE II, LOT 19 3170 E NEW YORK ST AURORA, IL 60502



UTILITY AND GOVERNING AGENCY CONTACTS

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BENCHMARKS

NORTH AMERICAN VERTICAL DATUM 1988

BENCHMARK #1 ELEVATION = 724.34SQUARE CUT AT TOP OF CURB 237 FEET EAST AND 386 FEET NORTH OF BENCHMARK #2.

BENCHMARK #2 ELEVATION = 717.70SQUARE CUT ON NORTH SIDE OF EAST NEW YORK STREET SIDEWALK APPROX. 196 FEET WEST OF 3050 EAST NEW YORK STREET ENTRANCE.

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

LOT 19 IN FOX VALLEY PROPERTIES, LTD. PHASE II PLAT OF SUBDIVISION, BEING A RESUBDIVISION OF LOTS 4, 5, 6, 7 (EXCEPT THE SOUTH 55 FEET THEREOF FOR ROADWAY PURPOSES) AND LOT 1 (EXCEPT THE WEST 483.83 FEET THEREOF) OF STUBB'S ASSESSMENT PLAT OF PART OF THE NORTHWEST 1/4 AND SOUTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 5, 1997 AS DOCUMENT NUMBER R97-169393, DUPAGE COUNTY, ILLINOIS.

Sheet List Table									
Sheet Number	Sheet Title								
L1.0	LANDSCAPE PLAN								
L1.1	LANDSCAPE SCHEDULES								
L2.0	LANDSCAPE NOTES & DETAILS								

Note: Symbols are blackline for proposed grayso	
Canopy Trees (minimum size 2.5 caliper) Count:	42
(+)	
vergreen Trees (minimum size 6 feet) Count:	31
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Inderstory Trees (minimum size 2.5 caliper or 8	30
eet if multi-stemed) Count:	
(+ }	
vergreen Shrubs (minimum of 18 inches) Count:	201
ANNIA.	
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2 SWW.	
Deciduous Shrubs (minimum of 18 inches) Count:	186
Ornamental Grasses Count:	0
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William.	
Perennials Count:	0
Annuals Count:	0
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Groundcover Square Footage:	0
urf (Seeded) Square Footage:	18,377
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urf (Sod) Square Footage:	0
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lative Prairie Planting Square Footage:	3,734
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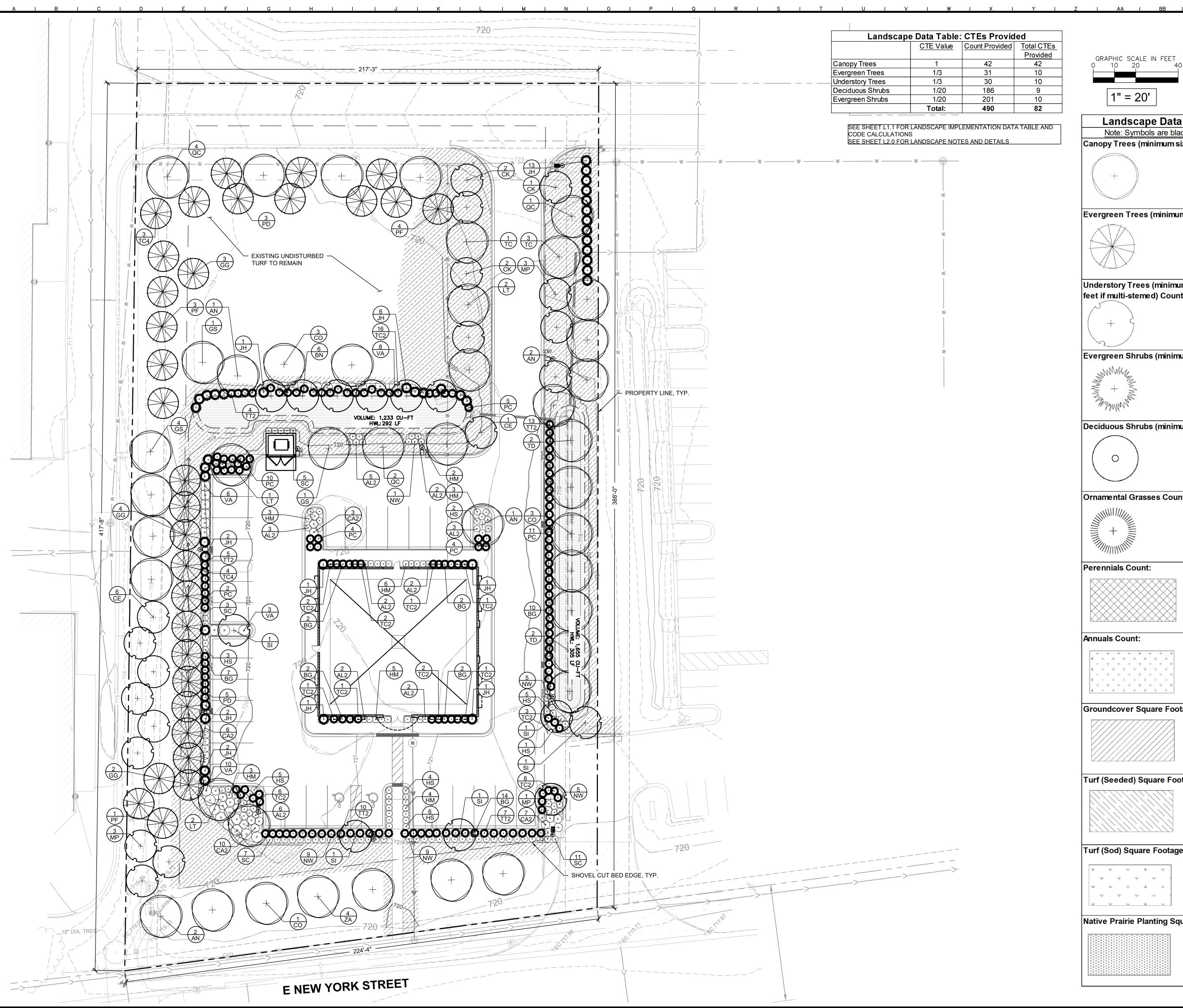
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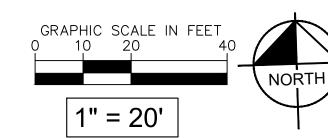
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ORIGINAL ISSUE: 07/22/2025 KHA PROJECT NO. 268966000

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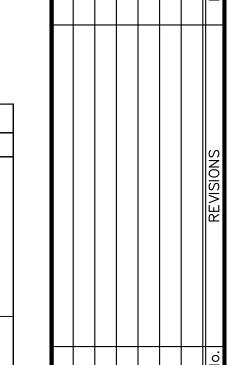
SHEET NUMBER







\ NORTH /	-892-0123
1" = 20'	002 0720
Landscape Data Table: Planting M	aterial Key
Note: Symbols are blackline for proposed grayso	
Canopy Trees (minimum size 2.5 caliper) Count:	42
Evergreen Trees (minimum size 6 feet) Count:	31
Understory Trees (minimum size 2.5 caliper or 8 feet if multi-stemed) Count:	30
$(+ \dot{\varsigma})$	
Evergreen Shrubs (minimum of 18 inches) Count:	201
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English Market Control of the Contro	
NAMAA.	
Deciduous Shrubs (minimum of 18 inches) Count:	186
Ornamental Grasses Count:	0
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Perennials Count:	0
Annuals Count:	0
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Groundcover Square Footage:	0
Turf (Cooded) Course Footons	40.277
Turf (Seeded) Square Footage:	18,377
Turf (Sod) Square Footage:	0
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Native Prairie Planting Square Footage:	3,734
	1



ORIGINAL ISSUE: 07/22/2025 KHA PROJECT NO. 268966000 SHEET NUMBER

L1.0

				Landscape Implementation Data Tab	le: Plant List by Category		
	<u>QTY</u>	Percent	SYM	BOTANICAL NAME (Family / Genus / Species)	COMMON NAME	SIZE	COMMENTS
Canopy Trees	QTY Percent SYM BOTANICAL NAME (Family / Genus / Species) 6 14% AN ACER FREEMANII `AUTUMN BLAZE` 6 14% CO CELTIS OCCIDENTALIS 6 14% GS GLEDISTIA TIACANTHOS INERMIS 'SKYLINE 5 12% LT LRIODENDRON TULIPIFERA 7 17% QC QUERCUS ROBUR X ALBA 'CRIMSCHMIDT 4 10% TC TILIA CORDATA 4 10% TD TAXODIUM DISTICHUM 4 10% ZA ZELKOVA SERRATA 'AUTUMN GLOW' 42 100% A ZELKOVA SERRATA 'AUTUMN GLOW' 42 100% A ZELKOVA SERRATA 'AUTUMN GLOW' 42 100% A ZELKOVA SERRATA 'AUTUMN GLOW' 42 100% B 26% PF PNIUS FLEXIUS 'VANDERWOLF'S PYRAMIE 8 26% PF PNIUS FLEXIUS 'VANDERWOLF'S PYRAMIE 8 26% GC THUJA STANDISHIIIX PLICATA 'GREEN GIAN 7 23% CE CERCIS CANADENSIS <td>ACER FREEMANII 'AUTUMN BLAZE'</td> <td>AUTUMN BLAZE MAPLE</td> <td>2.5" CAL MIN</td> <td></td>	ACER FREEMANII 'AUTUMN BLAZE'	AUTUMN BLAZE MAPLE	2.5" CAL MIN			
	6	14%	СО	CELTIS OCCIDENTALIS	COMMON HACKBERRY	2.5" CAL MIN	
	6	14%	GS	GLEDISTIA TIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEYLOCUST	2.5" CAL MIN	
	5	12%	LT	LRIODENDRON TULIPIFERA	TULIP POPLAR	2.5" CAL MIN	
	7	17%	QC	QUERCUS ROBUR X ALBA 'CRIMSCHMIDT'	CRIMSON SPIRE OAK	2.5" CAL MIN	
	4	10%	TC	TILIA CORDATA	LITTLELEAF LINDEN	2.5" CAL MIN	
	4	10%	TD	TAXODIUM DISTICHUM	BALD CYPRESS	2.5" CAL MIN	
	4	10%	ZA	ZELKOVA SERRATA `AUTUMN GLOW`	AUTUMN GLOW JAPANESE ZELKOVA	2.5" CAL MIN	
Total:	42	100%					
Evergreen Trees	8	26%	PF	PNIUS FLEXIUS 'VANDERWOLF'S PYRAMID'	VANDERWOLF'S LIMBER PINE	6' HT MIN	
	8	26%	PD	PSEUDOTSUGA MENZUESII	DOUGLAS FIR	6' HT MIN	
	8	26%	GC	THUJA STANDISHIII X PLICATA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	6' HT MIN	
	7	23%	TC4	TSUGA CANADENSIS	CANADIAN HEMLOCK	6' HT MIN	
Total:	31	100%					
Understory Trees	7	23%	CE	CERCIS CANADENSIS	EASTERN REDBUD	2.5" CAL MIN	
	5	17%	CK	CORNUS KOUSA	KOUSA DOGWOOD	2.5" CAL MIN	
	7	23%	MP	MALUS X 'PRAIRIFIRE'	PRAIRIFIRE CRABAPPLE	2.5" CAL MIN	
	6	20%	BN	BETULA NIGRA	RIVER BIRCH MULTI-TRUNK	MULTISTEM	6' HT
	5	17%	SI	SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK JAPANESE LILAC	2.5" CAL MIN	
Total:	30	100%					
Deciduous Shrubs	27	15%	AL2	ARONIA MELANOCARPA `UCONNAM165`	LOWSCAPE MOUND BLACK CHOKEBERRY	18" HT MIN	
	26	14%	CA2	CEANOTHUS AMERICANUS	NEW JERSEY TEA	18" HT MIN	
	25	13%	HS	DIERVILLA X SPLENDENS 'EL MADRIGAL'	FIREFLY NIGHT GLOW BUSH HONEYSUCKLE	18" HT MIN	
	26	14%	HM	HYDRANGEA ARBORESCNES 'NCHA7'	INVINCIBELLE MINI MAUVETTE HYDRANGEA	18" HT MIN	
	27	15%	VA	VIBURNUM DENTATUM 'CHRISTOM'	BLUE MUFFIN VIBURNUM	24" HT MIN	
	26	14%	SC	SPIREA BUMALDA 'WALBUMA'	MAGIC CARPET SPIREA	12" HT MIN.	
	29	16%	NW	NEPETA X 'WALKERS LOW'	WALKER'S LOW CATMINT	12" HT MIN.	
Total:	186	70%					
Evergreen Shrubs	39	19%	BG	BUXUS X 'GREEN MOUND'	GREEN MOUND BOXWOOD	24" HT MIN	
	39	19%	PC	PINUS MUGO 'COMPACTA'	DWARF MUGO PINE	24" HT MIN	
	39	19%	TT2	TAXUS X MEDIA 'TAUNTONII'	TAUNTON'S ANGLO-JAPANESE YEW	24" HT MIN	
	39	19%	JH	JUNIPERUS VIRGINIANA 'HILLSPIRE'	HILLSPIRE EASTERN RED CEDAR	48" HT MIN.	
	45	22%	TC2	THUJA OCCIDENTALIS 'CONCENSARINI' TM	PANCAKE ARBORVITAE	18" HT MIN	
Total:	201	100%					

	AURORA, IL LANDSCAPE CODE REQUIREMEN	
ZONING ORDINANCE	REQUIRED	PROPOSED
SECTION 49-105.4 LANDSCAPING		
STREET TREE REQUIREMENT: PROVIDE THREE CANOPY TREES PER 100 FEET OF RIGHT OF WAY FRONTAGE.	E NEW YORK ST 224 LF 224 / 100 = 2.24 2.24 TREES X 3 = 6.72 7 CANOPY TREES REQUIRED ALONG E NEW YORK ST.	7 CANOPY TREES PROPOSED ALONG E NEW YORK STREET
PARKING LOT INTERNAL REQUIREMENT: 1 LANDSCAPE ISLAND SHALL BE PROVIDED FOR EVERY 20 PARKING SPACES. SAID LANDSCAPE ISLANDS SHALL BE PLANTED WITH 1.5 CANOPY TREE EQUIVALENTS (INCLUDING 1 CANOPY TREE).	TOTAL NUMBER OF PARKING SPACES = 32 32 SPACES / 20 = 1.6 1 TREE REQUIRED PER ISLAND = 2 TREES REQUIRED 2 X 1.5 CANOPY TREE EQUIVALENTS = 3 3 CANOPY TREE EQUIVALENTS REQUIRED	3 CANOPY TREES 20 DECIDUOUS SHRUBS (1 CTE) 20 EVERGREEN SHRUBS (1 CTE) 6 ORNAMENTAL TREES (2 CTE) PROPOSED THROUGHOUT THE PARKING LOT
PERIMETER YARD REQUIREMENT: PROVIDE 3 CANOPY TREE EQUIVALENTS PER 100 FEET OF LOT PERIMETER, WHICH MAY BE CLUSTERED.	LENGTH OF LOT = 1,247 LF 1,247/ 100 = 12.47 12.47 X 3 CANOPY TREE EQUIVALENTS = 37	TOTAL PERIMETER TREE EQUIVALENTS PROVIDED: 37 PERIMETER TREE EQUIVALENTS
FOUNDATION PLANTING REQUIREMENT: PROVIDE ONE CANOPY TREE EQUIVALENT PER 100 LINEAL FEET OF BUILDING FOUNDATION OF WHICH 100% OF THE REQUIREMENT SHALL BE NON CANOPY TREE PLANTING MATERIAL	BUILDING IN LINEAL FEET: 286 LF 286 / 100 = 2 2 TREE EQUIVALENTS REQUIRED	20 DECIDUOUS SHRUBS AND 20 EVERGREEN SHRUBS ARE PROPOSED (2 CTE)
STORMWATER FACILITIY PLANTING REQUIREMENT: PROVIDE 5 CTE PER 100 LF OF HWL. A MINIMUM OF 25% OF THE REQUIRED CTE SHALL BE NON-CANOPY TREES	TOTAL DRY HWL = 597 597 LF / 100 LF = 6 6 * 5 = 30 CTE 30 TREE EQUIVALENTS REQUIRED	30 TREE EQUIVALENTS PROPOSED 50% PROPOSED NON-CANOPY MATERIAL
PARKING LOT SCREENING PROVISIONS: SCREEN PARKING LOTS WITHIN 50 FEET OF PUBLIC RIGHT-OF-WAY WITH COMPACT HEDGING, BERMING, DECORATIVE FENCING, DECORATIVE MASONRY OR A COMBINATION.	PARKING ADJACENT TO E NEW YORK STREET WIHTIN 50 LF OF PUBLIC ROW REQUIRED PARKING LOT SCREEN	PARKING LOT SCREENING HEDGE PROPOSED

Landscape Data Table: CTEs Provided										
	CTE Value	Count Provided	Total CTEs							
			<u>Provided</u>							
Canopy Trees	1	42	42							
Evergreen Trees	1/3	31	10							
Understory Trees	1/3	30	10							
Deciduous Shrubs	1/20	186	9							
Evergreen Shrubs	1/20	201	10							
	Total:	490	82							

YEAR 0 & YEAR 1

YEAR 2

TEMPORARY SEED APPLICATION TIMELINE													
LATIN NAME	COMMON NAME	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	ост	NOV	DEC
AVENA SATIVA	COMMON OAT	•		-							•		-
LOLIUM MULFIFLORUM	ANNUAL RYEGRASS				•					-	-		
SECALE CEREALE	CEREAL RYE				•	-							
TRITICUM AESTIVUM	WINTER WHEAT	•		-							•		-

GROUND COVER APPLICATION TIMELINE

Oil	SIGNIB OF VEICH TEIGHT TIME EINE											
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	ОСТ	NOV	DEC
TEMPORARY SEEDING			© (A)		-	₽		-			-	
PERMANENT SEEDING				© (A)	-	D _B		-	-		-	
DORMANT SEEDING	© (A)	-									© (A)	-
SODDING			<u> </u>		В				_	-		
MULCHING	<u> </u>											-

A ACCEPTABLE TIMELINE FOR NATIVE SEED & FORB APPLICATION B 2-3 WEEKS OF IRRIGATION REQUIRED FOLLOWING APPLICATION

STRAW MULCH RECOMMENDED DURING APPLICATION AT A RATE OF 2 TONS PER ACRE SEEDING IS RECOMMENDED FOR ONLY DROUGHT TOLERANT SPECIES

VEGETATION MANAGEMENT SCHEDULE											LE		
	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	ОСТ	NOV	DEC	
VEGETATION						(1)							
VEGETATION EVALUATION			3		3		3		3	\bigcirc	3		,
PHYSICAL WEED			2			<u> </u>	_					-	
REMOVAL*					3		3						
MOWING (WEED							1					1>	
CONTROL)*			3		3		3		3		3		
MOWING (HEIGHT MANAGEMENT)			2								1) 2		
RE-SEED / OVERSEED											1 2		
			<u></u>								-		
HERBICIDE TREATMENT*			3		3		3		3	\bigcirc	3		
CUT & REMOVE WOODY VEGETATION*			2		2 3					1200			
GRAZING**										<u></u>		-	
(IF APPLICABLE)			3-					2					
			$\vdash \bigcirc$									-	
PERFORMANCE STANDARD EVALUATION										2			
DETHATCHING			3							-			
*DENOTES STEWA	IF N	O ACTIO	ON IS NE	EDED U	NTIL THI	E FOLLO	WING E	VALUA	TION PER	IOD.			

YEAR 3

* IF LIVESTOCK GRAZING IS PERFORMED ROTATIONALLY ON-SITE, THE NEXT PERIOD SHOULD BE SKIPPED TO ALLOW VEGETATION TIME TO REGENERATE (MAXIMUM 4 GRAZINGS PER YEAR). GRAZINGS MAY TAKE PLACE THROUGHOUT THE SEASON UNTIL BROWNOUT OF GROUNDCOVER HAS OCCURRED.

NATIVE GRASSES AND FORBS PLANTING

PART 1 - GENERAL

SECTION 32 92 19

1.1 SUMMARY

A. Section Includes: 1. Plants, planting and necessary planting operations including site preparation, seed and seeding, plants and planting, mulching and management

2. Protection, maintenance and guarantee of work 1.2 REFERENCES

A. AASHTO: American Association of State Highway and Transportation Officials; www.aashto.org B. AOAC: Association of Official Agricultural Chemists; www.aoac.org

C. AOSA: Association of Official Seed Analysts https://www.nasda.org/about-nasda/affiliates/association-of-official-seed-analysts-aosa/

D. ASTM: American Society of Testing Materials; www.astm.org

E. IDOT: Illinois Department of Transportation: https://idot.illinois.gov/ 1. Illinois Standards Specifications for Highway Construction, latest edition.

2. IDOT Erosion and Sediment Control Field Guide for Construction Inspection, latest edition. F.]ICIA: Illinois Crop Improvement Association; https://www.ilcrop.com/

G. LIPA: Landscape Illinois Professional Organization https://landscapeillinois.org H. USDA: United States Department of Agriculture; www.usda.gov

1.3 DEFINITIONS

A. Dormant Seeding: Seeding allowed in the late fall when the ground temperature is too low to cause seed

germination so that the seed remains in a dormant condition until spring B. Duff Layer: The surface layer of native topsoil that is composed of mostly decayed leaves, twigs, and detritus. 1.8 PROJECT/SITE CONDITIONS A. Environmental Requirements: Maintain grade stakes set by others until removal is mutually agreed by parties C. Finish Grade: Elevation of finished surface of planting soil.

D. Forb: shall mean a native wildflower plant, "Forb" and "wildflower" are used interchangeab E. Pesticide: A substance or mixture intended for preventing, destroying, repelling, or mitigating a pest. Pesticides 1.9 WARRANTY

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), B. Inspect planted areas on at least a monthly basis during guarantee period. Report any soil loss, drainage unwanted plants (weeds), fungi, bacteria, and viruses G. Planting Soil: Existing, on-site soil; imported soil; or manufactured soil that has been modified with soil

amendments per an agronomic soil testing report to produce a soil mixture best for plant growth. H. 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. I. Subsoil: Soil beneath the topsoil layer of the soil profile and typified by the lack of organic matter and soil

organisms and/or leached out of nutrients. J. Surface Soil: Soil that is present at the top layer of the existing soil profile at the Project site. In undisturbed areas, the surface soil is typically topsoil, but in disturbed areas such as urban environments, the surface soil

F. Inspection: At end of warranty period, inspection will be made by Landscape Architect upon written notice by

1.4 PREINSTALLATION MEETINGS

can be subsoil.

A. Preinstallation Conference: Contractor to setup and conduct conference at Project site.

1.5 INFORMATIONAL SUBMITTALS A. Coordinate "Qualification Data" Paragraph and submit qualifications meeting the requirements set forth in this

specification for Quality Assurance. B. Qualification Data: For native seed & forb landscape installer.

B. Temporary Cover (Erosion Control) C. Certification of Native Seed: From seed vendor for each mixture stating the botanical and common name, percentage by weight of each species and variety, origin (county of genetic origin for each native species) and percentage of purity, germination, and pure live seed. Include the year of production and date of packaging.

1. Certification of each seed mixture including identification of source and name and telephone number of 2. Seed shall be supplied from a vendor subject to compliance with requirements, and selected from the

a. Pizzo Native Plant Nursen

b. Genesis Native Seed Nurserv

c. Roundstone Seed d. Or approved equal

D. Growers Certification: 1. Compliance with State and Federal quarantine restrictions

2. Data showing grass and wildflower species and location of field from which seed and seedlings were

E. Quality Control Submittals: 1. Submit certificates upon arrival on site and prior to use or installation

2. Analysis and Standards: Deliver products with manufacturer's certified analysis 3. Provide healthy, vigorous stock free of disease, insects, eggs, larvae and defects.

4. All native grass seed shall be provided on the basis of pure live seed (PLS) except where otherwise noted. All seed shall have a current test from a certified seed lab no older than 9 months submitted to the Landscape Architect prior to installation.

F. Documentation that the mulch is certified by the Illinois Crop Improvement Association (ICIA).

2. Equipment schedule

Installation schedule

4. Seed/plant maintenance and management schedule H. Samples:

G. Submit work schedule prior to start of work. Include the following:

Erosion Control Blanket

I. Maintenance Records: For all establishment maintenance activities in seeding and planting area.

a. Date and time of visit b. Maintenance staff on site

c. Record of weather conditions

d. Record of herbicide(s) use e. Record of mowing, weeding, or other vegetation removal activities

Record of watering

g. Record of mulching, erosion control repair, or vegetation restoration or enhancement activities h. Narrative of site conditions observed i. Photos of Site Conditions

maintenance visit during the growing season. J. Annual Establishment and Maintenance Review: Maintenance provider shall meet with Owner annually in late winter to review yearly work and anticipated maintenance activities for the following season. Annual review shall

4. Uniformly moisten excessively dry soil that is not workable, or which is dusty.

2. Maintenance records are to be submitted to Landscape Architect or Owner's Representative following each

occur no later than March 31St of each year of establishment. K. Annual End of Season Plant Survey: Maintenance provider shall conduct a plant survey at the end of each growing season for the first three years. 1. Plant survey is to include

a. Date and time of visit

b. Maintenance staff on site

 c. Record of weather conditions d. Baseline plant survey at end of year one and years two and three surveys

1) Survey should document germination rates of each species planted on the site. 2) Survey should identify plant species that are not germinating as expected and propose solutions for

e. Photos of Site Conditions 2. Plant survey records should be submitted to Landscape Architect or Owner's Representative following each maintenance visit during the growing season.

L. Retain "Product Certificates" Paragraph below to require submittal of product certificates from manufacturers. M. Product Certificates: For fertilizers, soil amendments, and erosion control products, from manufacturer. N. Pesticides and Herbicides: Product label and manufacturer's application instructions specific to Project. O. Schedule: Contractor to supply a seeding/seedling schedule, including dates and method of seeding to be

approved by Landscape Architect or Owner's Representative prior to installation of seeding. 1.6 QUALITY ASSURANCE

A. Native Seeding Contractor. The Contractor seeding the native prairie areas shall meet the following criteria and

a. Installer's business shall specialize in native plant community restoration and ecologically based land management practices, including native seeding and establishment maintenance.

b. The installer has access to the equipment necessary for installing and maintaining a native landscape c. Professional Membership: Installer shall be a member in good standing of either the Professional Landcare Network or the American Nursery and Landscape Association, Member in Society of Ecological Restoration affiliate chapter or equivalent organization.

2. Experience:

a. Installer shall have at least five years of experience planting, establishing, and maintaining native landscape installations of similar scope and size to this project. Demonstrated experience in at least $5\,$ successfully completed native prairie installations with good species diversity and a low occurrence of non-natives with addresses and client contact information of the projects. The installer shall provide a project owner contact with address and phone number.

3. Installation & Maintenance Supervisor:

a. This person must be present full-time during installation and maintenance procedures. b. This person must have a minimum of 5 years' experience in landscape restoration and maintenance supervision with experience or training in prairie and lakeshore management, entomology, pest control, soils, fertilizers, and plant identification.

c. This person must hold a current licenses & certification in: 1) Pesticide Applicator: State licensed, commercial.

4. Labor Force: Shall be thoroughly familiar with and trained in the work to be accomplished and perform in a

B. Seeding Mockups: Install 10'x10 min size seeding installation to verify soil conditions, seeding & germination rates, to demonstrate aesthetic effects, and to set quality standards for materials, execution, and management. 1. Identify location of mockup on site.

a. Install mockup at start of project as soon as grading & site work permits.

2. Protect mockup with construction fence & signage

plant-nutrient content of the soil in accordance with related sections.

per plant type specified in the Contract Documents.

recommendations for corrective action.

Contractor and repairs shall be approved by both.

Contractor forfeits any claim of non-responsibility

PART 2 - PRODUCTS

A. Seed Mixes as noted on the Plans.

Fall Cover (After August):

b. Rate: 100.0 lbs./Acre

2. Spring/Summer Cover:

b. Rate: 100.0 lbs./Acre

C. Erosion Control Blanket:

Or approved equal

2. Rate: 2 Tons/Acre

2. Rate: 60 lbs/Acre

2.2 SOURCE QUALITY CONTROL

PART 3 - EXECUTION

3.2 SITE PREPARATION

caused by planting operations.

3.1 EXAMINATION

A. Seed Quality

1. Mycorrhizal Innoculant amendment

. Applied per manufacturer's directions.

recommendation for use of equivalent material.

corrected prior to mobilization of seeding work.

acceptable levels to attain the required results.

or acid has been deposited in soil within a planting area.

B. Proceed with installation only after unsatisfactory conditions have been corrected.

1. Protect grade stakes set by others until directed to remove them.

ripping in several directions with a chisel plow or frost ripper.

Eliminate unwanted vegetation from areas to be seeded

3. Thoroughly incorporate dead vegetation into soil by disking.

a. If viable weed seeds are present, remove and dispose weed material off site.

does not have a properly prepared seed bed in accordance with these specifications.

Methods include hand-raking, mechanical dragging and Harley Power Box Rake.

as per the manufacturer's directions

Provide one application of herbicide

harrowed or disked.

edge of the paving to allow runoff to sheet onto adjacent landscape areas.

a third round of herbicideSoil Decompaction requirement

soil and contamination as directed by Landscape Architect and replace with new planting soil.

A. General: Prepare planting area for soil placement and mix planting soil according to the specification.

C. Ensure erosion control measures are still in place to prevent erosion or displacement of soils and discharge of

soil-bearing water runoff or airborne dust to adjacent properties and walkways. Surface of restoration site and

In all proposed landscape areas and prior to planting or placing any topsoil, fracture any and all compacted soils to the depth of compaction. This may require the use of jack hammers, excavation and pulverizing,

paving abuts landscape areas, the finish grade of the landscape area shall be set 1"-2" below the downhill

Finish Grading: Grade seeding areas to a smooth, uniform surface plane with loose, uniformly fine texture

depressions to meet finish grades. Limit fine grading to areas that can be planted in the immediate future

Grade to within plus or minus 1/2 inch (13 mm) of finish elevation. Roll and rake, remove ridges, and fill

2. Application must be applied a minimum of fourteen (14) days before disturbing the vegetation with other

D. Holes, depressions and rivulets shall be filled in and brought to a smooth finish grade. Do not plant on land that

E. Remove sticks, branches, stones, debris, or lumps over 3/4" diameter which will interfere with the seeding.

F. Scarify, disk, or harrow-till a minimum of the top six inches of topsoil. For heavily compacted soils, multiple

G. Harrow or rake the area to be seeded in order to CREATE A FIRM SMOOTH SEED BED in finished grade

passes with tillage equipment may be necessary to achieve an acceptable seed bed, where initial tillage pass

condition. This operation shall break up root systems and soil clods so that the average clump is less than 2'

harrowing shall be done perpendicular to direction of slope. Areas identified as "No Till Areas" shall not be

1. Using a rolling-type packer, pack any areas of tilled, loose, or regarded soil within the zone to be seeded.

preparation. Contractor to water in preemergence herbicide into the top inch to inch and a half of the topsoil

Contractor is to read and follow the preemergent herbicide intented use of application and is to check the label

Application of preemergence herbicide is to be applied to all areas receiving native seeding after site

inch diameter. Remove all rocks greater than 4" and all debris. (If one walks across seed bed areas and leaves footprints greater than ½" in depth, the seed bed needs to be further compacted.) At steep slope areas,

procedures or planting. A complete kill (burn-down) of weeds and scrub must be made prior to seed bed

Curlex I CL

D. Mulch:

E. Fungi:

replacements immediately or during next growth season as appropriate

1. Rates of application are to be as recommended by Seed Supplier.

2. Supplied by: American Excelsior Company https://americanexcelsior.com/erosion-control/

1. Type: Native grass straw mulch. ICIA Certified free of weed seed and foreign materials.

2. Type: Preemergent Herbicide - Lebanon Treflan 5G or approved equal

3. Type: Postemergent Herbicide - Glyphosate Roundup or approved equal

months, on native grass seed to be used from a certified seed-testing laborator

2. All forb seed shall be current year crop with a germination rate no less than 50%.

B. Substitutions: If a specified product is not obtainable, submit to Architect proof of non-availability and

3. All seed to be source certified and produced by approved collectors/producers

1. All native grass seed shall be provided on the basis of pure live seed (PLS) except where otherwise noted.

A. Examine areas to be planted for compliance with requirements and other conditions affecting installation and

1. Verify that soil preparation and related preceding work have been completed. Coordinate with the general

3. Suspend planting operations during periods of excessive soil moisture until the moisture content reaches

contractor and/or grading contractor to ensure the correct amount of topsoil has been placed and to the

a. Winter Wheat - Mn/DOT Mixture 100, 100%

a. Oats - Mn/DOT Mixture 110, 100%

1.7 DELIVERY, STORAGE AND HANDLING

use and name of manufacture

A. Packaged Products:

3. Subject to compliance with requirements, approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion

2. Report presence of problem salts, minerals, or heavy metals, including aluminum, arsenic, barium, cadmium

chromium, cobalt, lead, lithium, and vanadium. If such problem materials are present, provide additional

Plant seed within 12 months of viability testing exclusive of the month the test was completed.

E. All substitutions are subject to the approval of the Landscape Architect or Owner's Representative.

2. Protect products from deterioration, contamination or leaking during delivery and storage on site.

B. Mulch: Deliver mulch on day of initial installation. Protect from deterioration. Complete installation within 48

C. Protection: The Contractor shall be responsible for any damage to other areas resulting from planting operations

and shall bear the full cost to repair the damage. Accomplishment of repairs shall be equal to the original installation prior to damage. Any damage shall be immediately reported to the Landscape Architect and

defects including death and unsatisfactory growth, but not including defects resulting from neglect by Owner,

the Landscape Architect. By failing to report any condition, which leads to damage or death of turf areas,

C. Remove and replace any plantings found to be dead or in unhealthy condition during guarantee period. Make

abuse or damage by others, or unusual phenomena or incidents which are entirely beyond Contractor's control

C. Seed testing and Viability: Provide seed tested in accordance with the official rules for testing on file with the AOSA and meeting the minimum germination requirements of 3876.2.F, "Minimum PLS," during installation

D. Soil Testing and Analysis: For each unamended soil type. Contractor shall furnish soil analysis and a written report by a qualified soil-testing laboratory stating percentages of organic matter; gradation of sand, silt, and clay content; cation exchange capacity; sodium absorption ratio; deleterious material; pH; and mineral and

disc seeding, incorporate the inoculant in the soil at a depth set for native seeding. 1. Based on the test results, state recommendations for soil treatments and soil amendments to be incorporated J. Seeding contractor shall coordinate their mobilization with the general contractor and/or landscape contractor to

whom they are contracted. Erect fencing and barricades to keep pedestrians & equipment off the seed beds. 3.3 TEMPORARY SEEDING

A. In areas where construction is not on-going and has disturbed surface conditions, topsoil stockpiles, and areas identified as high concern of erosion, Contractor to apply temporary seeding is to be utilized for stabilization and protection of site soils. Temporary seeding should be performed on an as-needed basis for all disturbed soils, and at the earliest feasible timing to encourage quick stabilization. Temporary seeding should be applied by broadcast with erosion control blanket, straw mulch, or by hydroseeding with hydraulic mulch & tackifier.

1. Deliver packaged products in original containers showing product name, weight, analysis and instructions for B. Temporary seeding should be planned for termination to reduce residue & competition that can impeded permanent seed establishment. In areas identified with high amounts of temporary vegetation and residue, Contractor to mow and shallow disked to incorporate residue into the topsoil before application of permanent seed mixture. In the case of nurse crop, which is a temporary cover crop species used in conjunction with the permanent seed mix, no additional action is required as annual temporary species will be removed over time

A. Recommended seeding dates:

Optimum:

2. Range: Spring thaw to August 10 September 20 to freezing conditions

include insecticides, miticides, herbicides, fungicides, rodenticides, and molluscicides. Also includes substances A. Provide Warranty of guarantee for plantings for a period of one-year after date of Substantial Completion against 1. Do not broadcast or drop seed when wind velocity exceeds 5 mph.

2. Apply seed in 1/2 volume per pass by covering the ground and crossing in two directions. 3. Do not use wet seed or seed that is moldy or otherwise damaged.

4. Seeds forbs separately from native grasses.

each mix - see Products, Section 2. Seed must be covered by hand raking before mulching. D. Sow seed at total rate indicated D. All replacements shall be seed of same kind as previously installed. All replacement costs shall be borne by

Landscape Architect or Owner's Representative

Contractor at least five (5) days prior to end of period. Plantings required under this Contract that is dead or not

G. Immediately after applying mycorrhizae inoculum, firm seedbed with a drag or cultipacker.

seeding operations.

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

1. For erosion-control blanket, install from top of slope, working downward, and as recommended by material B. Straw/Native Prairie Straw Mulch:

1. Apply to seeded areas not exceeding a 3:1 slope at the rate specified per mulch type.

3. Mulch to be dry and free of mold, weeds or other noxious agents. 4. Disk-Anchor mulch in place immediately after placement to prevent blowing away.

3.6 LAYOUT

Landscape Architect. Where obstructions or problems are encountered, alternate locations or changes shall be selected by the Landscape Architect.

3.7 NATIVE PRAIRIE MAINTENANCE (YEAR 0) A. Maintain and establish native prairie by hand weeding, mowing, trimming, herbicide application, replanting, and performing other operations as required to establish a healthy, viable native prairie. The contractor shall

1. If seeding is completed in spring/ early summer, maintenance requirements shall begin that year. If seeding is performed in fall, maintenance requirement shall begin during the growing season of the following year

A. Maintenance mowing shall be conducted for the growing seasons after seeding is completed. Mowing shall consist of flail and spot mowing a minimum of three times during the growing season to suppress nonnative/non-desirable species from outcompeting native species seedlings and to promote native plant

shall be timed to prevent seed heads from non-native/non-desirable species from developing

order to prevent substantial damage to native species seedlings. such as Canada thistle, vetch, etc. Herbicide spot spraying shall be conducted minimally to avoid impact to

native species seedlings. Additionally, spot spraying shall be conducted in such a manner as to avoid drift to non-target species. All herbicide applications shall be conducted under the supervision of a state licensed pesticide applicator. Applicator shall be a prairie ecologist or individual knowledgeable in the identification of seeding contractor at no additional expense to the Owner. C. Additional maintenance activities

1. Over-seed failed native prairie areas with original seed mixes at the original seeding rates. Mow according to

Replant failed natural area forb plantings (mesic prairie) with original species and densities. 3. Roll, regrade, and replant bare or eroded areas and re-mulch. Provide materials and installation the same as

and native prairie damaged or lost in areas of subsidence

required to prevent displacement until vegetation is established 6. Apply treatments as required to keep native prairie and soil free of pests and pathogens or disease. Use

integrated pest management practices whenever possible to minimize the use of pesticides and reduce

outside of optimum recommended installation timeframes, or during D1-Moderate Drought conditions or higher exist according to the National Drought Mitigation Center at University of Nebraksa-Lincoln, USDA, and/or the national Oceanic and Atmospheric Administration, the Contractor is to provide supplemental

A. Native Prairie installations shall meet the following criteria as determined by Landscape Architect or Owner's

B. Protect structures; utilities; sidewalks; pavements; and other facilities, trees, shrubs, and plantings from damage prairie grass and forbs has been established, free of weeds and surface irregularities, with coverage exceeding 80 percent over any 10 sq. ft. (0.92 sq. m).

> 2. Seeded areas that fail to show an adequate stand (80% coverage) of native prairie grasses within four weeks shall be raked, re-seeded and re-mulched. Fall seed which fails to show an adequate stand shall be re-graded, re-seeded and re-mulched the following spring prior to

Specifications for Construction, Latest Edition acceptable seed germination and must take steps as necessary to achieve that requirement. 4. Areas of seed loss due to erosion or wash-out shall be re-graded and have erosion control seed blanket

Grade soils to finish grades and protect from compaction until landscape area is planted. In all areas where B. Use specified materials to reestablish native prairie that does not comply with requirements and continue maintenance until native prairie is satisfactory.

before applying any preemergent herbicide to fully understand and to determine how long the Contractor must wait to applying native seed or damaging desirable seedlings. Contractor is to only apply preemergent herbicide

if the half life of the herbicide has degraded sufficiently to allow for the correct timing to apply the native seeding without adversely affecting desirable species. It is recommended to make an application in the fall to control winter annuals and another in the spring to control summer annuals. Application of Mycorrhizal Inoculum is to be applied to all areas to receive seeding. Contractor to evenly

distribute over the area. If applying at the same time as native seeding, the inoculant should be applied after seed. Cover the exposed seed and inoculant with a straw mulch. If application is performed through hydroseeding, hydroseed the first pass with the native seed, inoculant, & fertilizer and hydroseed a second pass with hydraulic mulch lightly cover the exposed seed and inoculant. If application is performed through drill or

Temporary seed species is dependent on-site conditions and seasonal timing.

with general site maintenance, mowing, and dethatching.

3.4 PERMANENT SEED AND SEEDING

March 1 - June 30; September 20 - October 31

B. Sow native wildflower seed using a broadcast method by machine or hand on top of drilled native grass seed.

equipment, seed can be broadcast by hand or with a mechanical spreader. Seed application rates vary for

problems, poor maintenance, vandalism, insect damage, disease or any other damage or unhealthy condition to a. Cover crops may be seeded with native grasses if separate hopper is available to control seed rate. 5. Hand Seeding: In areas too cramped for equipment or on very small sites where it is not practical to use large

E. Calibration of the seeder shall be done each time the seeder is brought to the site and witnessed by the E. Replacement turf is subject to inspection and rejection by Landscape Architect before and after installation

F. Immediately after seeding, apply mycorrhizae inoculum to seeded areas.

in satisfactory condition, as determined by the Landscape Architect, shall be removed from site and replaced as
H. Protect seeded areas from hot, dry weather or drying winds by applying mulch within 24 hours after completing

I. Provide temporary irrigation as needed to promote establishment 3.5 EROSION CONTROL AND MULCHING

2. Distribute uniformly to obtain coverage of ground surface.

A. All seeding and planting shall be executed as designated on the contract drawings and as directed by the

3.8 ESTABLISHMENT PERIOD MAINTENANCE ACTIVITY (YEARS 1 - 3)

1. Mowing shall be conducted in June through September when vegetation reaches a height of 12-14." Mowing

maintain prairie areas for one year after the general contract requirements have been completed and accepted

2. Mow to a height of 4-6 inches in the first full growing season and 6-8 inches in the second growing season in

weeds in contrast to prairie plants. Prairie plants lost due to erroneous weeding/spraying will be replaced by the

planting / seeding specifications.

4. Fill in as necessary soil subsidence that may occur because of settling or other processes. Replace materials

finished grade elevations required. Notify the general contractor immediately of deficiencies and have them 5. In areas where mulch has been disturbed by wind or maintenance operations, add new mulch and anchor as 2. 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,

D. Supplemental watering: 1. Supplemental watering may be required to ensure proper plant establishment. If seed installation occurs

C. If contamination by foreign or deleterious material or liquid is present in soil within a planting area, remove the watering as necessary for plant establishment. 3.9 SATISFACTORY NATIVE PRAIRIE

1. Satisfactory Seeded Native Prairie: At end of maintenance period, a healthy, uniform, close stand of native

planting sites should be free from weeds. If site developed weed growth since soil preparation concluded, apply 3. Reseeding shall continue until an adequate stand of native prairie grasses overall is achieved. Seed loss due to acts of nature shall not be exempt and re-seeding shall be required. The seeding contractor is required under this contract to establish an adequate stand. (80% coverage) and as defined by IDOT Standard

After fracturing, apply any necessary soil amendments such organic matter or ph modifying agents. Rototill the fractured soil twice, in two perpendicular directions to a depth of 24". Avoid and protect underground staked in-lieu of broadcast seed at no additional expense to the owner.

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EVERGREEN TREE PLANTING

2X ROOT BALL WIDTH

SHREDDED HARDWOOD MULCH AMENDED SOIL SUBGRADE

TREE PLANTING

- 1. APPLY CORRECTIVE PRUNING. 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL (CONTAINER) SHALL BE ONE INCH ABOVE SURROUNDING GRADE. FOR LARGER SHRUBS WITHIN PLANTING BED DIG A DEEPER PIT ONLY FOR THOSE SHRUBS.
- 3. REMOVE BURLAP FROM TOP HALF THE LENGTH OF ROOTBALL. TWINE AND (IF USED) SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN SHRUBS, REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
- 4. REMOVE OR CORRECT GIRDLING ROOTS.

MINIMUM 6" BEYOND ROOT BALI

- 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
- 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR SHRUBS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

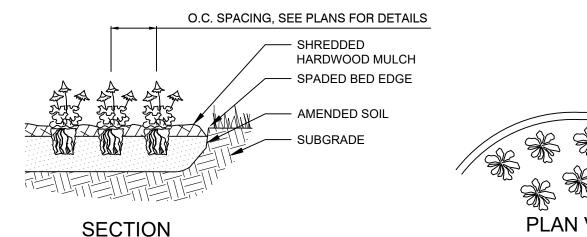


SHRUB PLANTING

NOTES:

EXCAVATE PLANTING BED.

- 2. BED HEIGHT IS TO BE 2" ABOVE FINISH GRADE AND WELL DRAINED. 3. REMOVE CONTAINER, SCORE SOIL MASS TO REDIRECT AND PREVENT CIRCLING ROOTS. CORRECT GIRDLING ROOTS.
- 2. PLANT MATERIAL SHALL BE LAID OUT BY FOLLOWING THE BED EDGE, WORKING TOWARDS THE CENTER OF THE BED USING TRIANGULAR (STAGGERED) SPACING AS PLAUSIBLE.
- 3. PLUMB AND BACKFILL WITH PLANTING MIX AS SPECIFIED IN LANDSCAPE NOTES. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR PERENNIALS/GROUNDCOVER EXTEND TO ALL LIMITS OF PLANTING BED, SEE
- PLANS FOR BED LAYOUTS. 5. SPACING TO BE AS SPECIFIED IN THE PLANT LIST. PERENNIALS SHALL BE PLACED WITH THEIR CENTER 24" FROM EDGE OF BED.

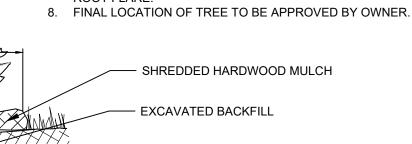


PERENNIAL PLANTING





- 1. INSPECT TREE FOR DAMAGED BRANCHES, APPLY
- CORRECTIVE PRUNING. 2. SET ROOT BALL ON UNEXCAVATED OR TAMPED SOIL. TOP OF ROOTBALL SHALL BE TWO INCHES ABOVE SURROUNDING GRADE WITH BURLAP AND WIRE BASKET
- REMOVE WIRE BASKET AND BURLAP DOWN FOUR TO SIX INCHES BELOW TOP OF ROOT BALL. REMOVE ALL TWINE AND (IF USED), SYNTHETIC MATERIAL. REMOVE OR
- CORRECT GIRDLING ROOTS. 4. TAMP EXCAVATED SOIL AROUND BASE OF ROOTBALL 5. BACKFILL REMAINDER EXCAVATED SOIL TAMPED LIGHTLY.
- HIGH CLAY OR POOR SOIL SHALL RECEIVE SOIL AMENDMENT PER LANDSCAPE NOTES. 6. WATER THOROUGHLY WITHIN TWO HOURS USING 10 TO 15
- GALLONS OF WATER. 7. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM
- ROOT FLARE.



TAMPED BACKFILL

- SUBGRADE

SHREDDED HARDWOOD MULCH AMENDED SOIL - SUBGRADE

- APPLY CORRECTIVE PRUNING
- 2. SET ROOT BALL OR CONTAINER ON UNEXCAVATED OR TAMPED SOIL. TOP OF CONTAINER SHALL BE ONE INCH ABOVE SURROUNDING GRADE.
- 3. SYNTHETIC MATERIAL SHALL BE REMOVED FROM PLANTING BED. FOR CONTAINER GROWN GRASSES. REMOVE CONTAINER AND LOOSEN ROOTS PRIOR TO INSTALLATION.
- 4. REMOVE OR CORRECT GIRDLING ROOTS.
- 5. PLUMB AND BACKFILL WITH AMENDED SOIL PER LANDSCAPE NOTES. WATER THOROUGHLY WITHIN TWO HOURS.
- 6. APPLY MULCH IN EVEN LAYER, KEEPING AWAY FROM ROOT FLARE. MULCH LIMITS FOR GRASS EXTEND TO ALL LIMITS OF PLANTING BED, SEE PLANS FOR BED LAYOUTS.

LANDSCAPE NOTES

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR INSTALLING MATERIALS AND PLANTS SHOWN ON THE LANDSCAPE PLAN. THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT LANDSCAPE, PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION OR DURING THE SPECIFIED MAINTENANCE PERIOD. CALL FOR UTILITY LOCATIONS PRIOR TO ANY EXCAVATION.

2. THE CONTRACTOR SHALL REPORT ANY DISCREPANCY IN PLAN VS. FIELD CONDITIONS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, PRIOR TO CONTINUING WITH THAT PORTION OF WORK.

3. NO PLANTING WILL BE INSTALLED UNTIL ALL GRADING AND CONSTRUCTION HAS BEEN COMPLETED IN THE IMMEDIATE AREA.

4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR **EXCAVATIONS THAT SETTLE.**

5. ALL PLANTS TO BE SPECIMEN GRADE, WELL BRANCHED, HEALTHY, FULL, PRE-INOCULATED AND FERTILIZED. PLANTS SHALL BE FREE FROM DISEASE, PESTS, WOUNDS, AND SCARS. PLANTS SHALL BE FREE FROM NOTICEABLE GAPS, HOLES, OR DEFORMITIES. PLANTS SHALL BE FREE FROM BROKEN OR DEAD BRANCHES. TRUNKS WILL BE WRAPPED IF NECESSARY TO PREVENT SUN SCALD AND INSECT DAMAGE. THE LANDSCAPE CONTRACTOR SHALL REMOVE THE WRAP AT THE PROPER TIME AS PART OF THIS CONTRACT.

6. THE OWNER'S REPRESENTATIVE MAY REJECT ANY PLANT MATERIALS THAT ARE DISEASED, DEFORMED, OR OTHERWISE NOT EXHIBITING SUPERIOR QUALITY.

7. ALL NURSERY STOCK SHALL BE GUARANTEED, BY THE CONTRACTOR, FOR ONE YEAR FROM DATE OF FINAL INSPECTION. THE GUARANTEE BEGINS ON THE DATE OF THE LANDSCAPE ARCHITECT'S OR OWNERS WRITTEN ACCEPTANCE OF THE INITIAL PLANTING. REPLACEMENT PLANT MATERIAL SHALL HAVE A ONE YEAR GUARANTEE COMMENCING UPON PLANTING.

8. PLANTS TO MEET AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2014 OR MOST CURRENT VERSION) REQUIREMENTS FOR SIZE AND TYPE SPECIFIED.

9. PRUNE PLANTS AS NECESSARY- PER STANDARD NURSERY PRACTICE AND TO CORRECT POOR BRANCHING OF EXISTING AND PROPOSED TREES.

10. TOPSOIL SHALL BE PROVIDED AND GRADED BY THE GENERAL CONTRACTOR UP TO 6 INCHES BELOW FINISHED GRADE IN TURF AREAS AND 18 INCHES IN PLANTING AREAS.

11. PLANTING AREA TOPSOIL SHALL BE AMENDED WITH 25% SPHAGNUM PEATMOSS, 5% HUMUS AND 70% PULVERIZED SOIL FOR ALL NON TURF SEED MIX AREAS, SHRUB, ORNAMENTAL GRASS, PERENNIAL AND ANNUAL BEDS.

12. SEED/SOD LIMIT LINES ARE APPROXIMATE. CONTRACTOR SHALL SEED/SOD ALL AREAS WHICH ARE DISTURBED BY GRADING WITH THE SPECIFIED SEED/SOD MIXES.

13. EDGING TO BE A SPADED EDGE UNLESS INDICATED OTHERWISE ON THE PLANS. SPADED EDGE TO PROVIDE V-SHAPED DEPTH AND WIDTH TO CREATE SEPARATION BETWEEN MULCH AND GRASS. A SPADED BED EDGE SHALL SEPARATE MULCH BEDS FROM TURF OR SEEDED AREAS. A SPADED EDGE IS NOT REQUIRED ALONG CURBED EDGES.

14. CONTRACTOR SHALL INSTALL SHREDDED HARDWOOD MULCH AT A 3" DEPTH TO ALL TREES, SHRUB, PERENNIAL, AND GROUNDCOVER AREAS. TREES PLACED IN AREA COVERED BY TURF SHALL RECEIVE A 4

FT WIDE MAXIMUM TREE RING WITH 3" DEPTH SHREDDED HARDWOOD MULCH. 15. INSTALLATION OF TREES WITHIN PARKWAYS SHALL BE COORDINATED IN THE FIELD WITH LOCATIONS OF UNDERGROUND UTILITIES. TREES SHALL NOT BE LOCATED CLOSER THAN 5' FROM UNDERGROUND

UTILITY LINES AND NO CLOSER THAN 10' FROM UTILITY STRUCTURES. 16. DO NOT DISTURB THE EXISTING PAVING, LIGHTING, OR LANDSCAPING THAT EXISTS ADJACENT TO THE SITE UNLESS OTHERWISE NOTED ON PLAN.

17. ALL DISTURBED AREAS TO BE SODDED OR SEEDED, UNLESS OTHERWISE NOTED. SOD/SEED SHALL BE

LOCAL HARDY TURF GRASS MIX UNLESS, OTHERWISE NOTED 18. PLANT QUANTITIES SHOWN ARE FOR THE CONVENIENCE OF THE OWNER AND JURISDICTIONAL REVIEW

AGENCIES. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES AS DRAWN. 19. THE CONTINUED MAINTENANCE OF ALL REQUIRED LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY ON WHICH SAID MATERIALS ARE REQUIRED. ALL PLANT MATERIALS REQUIRED BY THIS SECTION SHALL BE MAINTAINED AS LIVING VEGETATION AND SHALL BE PROMPTLY REPLACED IF THE PLANT MATERIAL HAS DIED PRIOR TO FINAL ACCEPTANCE. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, LITTER, AND WEEDS AT ALL TIMES

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