

1. Seed/ Sod limit line is approximate. Seed/ Sod to limits of grading and disturbance. Contractor responsible for restoration of any unauthorized disruption outside of designated construction area.
2. Contractor responsible for erosion control in all seeded/ sodded areas. Tree mulch rings in turf areas are 5' diameter. Contractor shall provide a mulch ring around all existing trees within the limits of work. Remove all existing grass from area to be mulched and provide a typical spade cut edge. Landscape Fabric shall not be installed under mulch. Root flares shall be at or above grade, per specifications, and all rope/cord shall be removed from the base of tree trunks.
3. Bedlines are to be spade cut to a minimum depth of 3". Curved bedlines are to be smooth and not segmented.
4. All planting, beds shall receive top dressing of mulch. Landscape fabric shall not be installed under mulch.
5. Do not locate plants within 10' of utility structures or within 5' horizontally of underground utility lines unless otherwise shown on plans. Consult with Landscape Architect if these conditions exist.
6. For Lump Sum Contracts, plants and other materials are quantified and summarized for the convenience of the Owner and jurisdictional agencies only. Confirm and install sufficient quantities to complete the work as drawn and specified. No additional payments will be made for materials required to complete the work as drawn and specified.
7. For Unit Price Contracts, payments will be made based on actual quantities installed as measured in place by the Owner's Representative.
8. It is the responsibility of the contractor to locate and provide plant material as specified on this plan. The contractor may submit a request to provide substitutions for the specified plant material under the following conditions:
 - a. Any substitutions proposed shall be submitted to the project owner's representative within two weeks of the award of contract. Substitutions must meet equivalent design and functional goals of the original materials as determined by the owner's representative. Any changes must have the approval of the owner's representative,
 - b. The request will be accompanied by at least three notices from plant material suppliers that the plant material specified is not available and will not be available prior to construction.
10. Verify site conditions and information on drawings. Promptly report any concealed conditions, mistakes, discrepancies or deviations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unreported discrepancies. Commencement of work shall constitute acceptance of conditions and responsibility for corrections
11. A minimum of two working days before performing any digging, call underground service alert for information on the location of natural gas lines, electric cables, telephone cables, etc. The contractor shall be responsible for location and protection of all utilities, and repair of any damage resulting from his work at no additional cost to the owner.
12. Contractor shall promptly repair all damages to existing site at no cost to owner.
13. Refer to landscape specifications for additional conditions, standards, and notes.



June 3, 2026 - 10:39 Dwg Name: P:\Rtrclwi01\dwg\Landplan\01-Preliminary\01-Landscape-Plan.dwg Updated By: Matt.Nelson

SHADE TREE
2.5" CALIPER AT INSTALLATION

EVERGREEN TREE
6" HEIGHT AT INSTALLATION

ORNAMENTAL TREE
1.5" CALIPER AT INSTALLATION

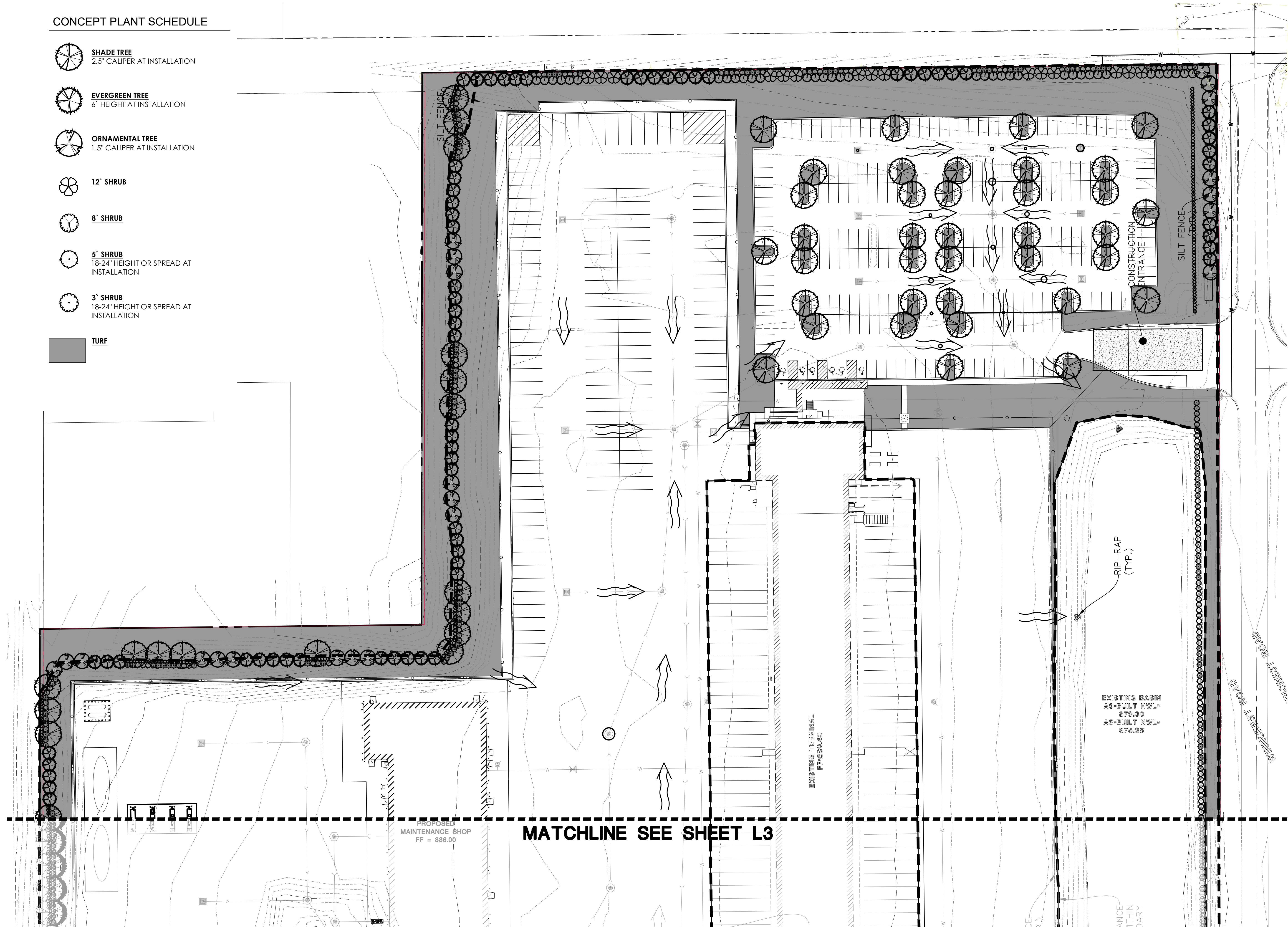
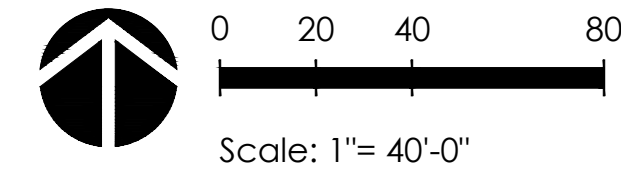
12' SHRUB

8' SHRUB

5' SHRUB
18-24" HEIGHT OR SPREAD AT INSTALLATION

3' SHRUB
18-24" HEIGHT OR SPREAD AT INSTALLATION

TURF



PART 1 - GENERAL

A. Provide trees, shrubs, perennials and groundcovers as shown and specified. This work includes:

1. Spreading of topsoil or soil preparation
2. Trees, shrubs, perennials and groundcovers
3. Planting mixes
4. Mulch and planting accessories
5. Fertilizer and herbicide
6. Maintenance
7. Warranty of plant material

- A. Comply with site work requirements and local ordinances.
- B. Plant names indicated must comply with "Standardized Plant Names" as adopted by the latest edition of the American Joint Committee of Horticultural Nomenclature. Names of varieties which are not listed should conform with those generally accepted by the nursery trade. Stock should be legibly tagged.
- C. All plant materials shall conform to the "American Standards for Nursery Stock" (ASNS), latest edition, published by the American Association of Nurserymen, Washington, D.C.
- D. All plant material shall be grown and supplied within a 50 mile radius of the project for a minimum of two full growing seasons. Seeds shall be sourced within 150 miles.
- E. Adhere to sizing requirements as listed in the plant list and/or bid form for the project. A plant shall be measured in its natural standing position.
- F. Stock that is furnished shall be at least the minimum size shown. With permission of the landscape architect, substitution from the specified plant list will be accepted only when satisfactory 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 character to that of the specified material will be approved. Stock which is larger than that which is specified is acceptable with permission of the landscape architect, providing there is no additional cost and that the larger plant material will not be cut down in order to conform to the size indicated.
- G. All shrubs shall be dense in form. Shrub liners do not meet these specifications. Shrubs specified by height shall have a spread that is equal to the height measured. Shrubs which are specified by spread shall exhibit the natural growth habit of the plant by having a greater spread than height.
- H. All plant materials are subject to inspection and approval. The landscape architect and Owner reserve the right to select and tag all plant material at the nursery prior to planting. The landscape architect and Owner reserve the right to inspect plant material for size and condition of root systems, the presence of insects and diseases, injuries and latent defects (due to Contractor negligence or otherwise), and to reject unacceptable plant material at any time during progress of the project.
- I. Container grown deciduous and/or evergreen shrubs will be acceptable in lieu of balled and burlapped shrubs subject to specified limitations for container grown stock. Size of container grown material must conform to size/height requirements of plant list.

- A. Fertilizer shall be delivered in original, unopened and undamaged packaging. Containers shall display weight, analysis and manufacturer's name. Store fertilizer in a manner that will prevent wetting and deterioration.
- B. Take all precautions customary concerning proper trade practice in preparing plants for transport. Plants shall be dug, packed and transported with care to ensure protection against injury. Inspection certificates required by law shall accompany each shipment invoice or order to stock and on arrival, the certificate shall be filed with the landscape architect. All plants must be protected from drying out. If plant material cannot be planted immediately upon delivery, said material should be properly protected in a manner that is acceptable to the landscape architect. Heeled-in plants must be watered daily. No plant shall be bound with rope or wire in a manner that could strip bark or break or shear branches.
- C. Plant material transported on open vehicles should be covered with a protective covering to prevent wind burn.
- D. Dry, loose topsoil shall be provided for planting bed mixes. Muddy or frozen topsoil is unacceptable as working with medium in this condition will destroy its structure, making root development more difficult.

- A. Notify landscape architect at least seven (7) working days prior to installation of plant material.
- B. It shall be the Contractor's responsibility to locate and protect all existing above and below ground utilities.
- C. The Contractor shall provide, at his/her 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, and 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.
- D. The Contractor shall be responsible for the protection of crowns, trunks and roots of existing trees, plus shrubs, lawns, paved areas and other landscaped areas that are to remain intact. Existing trees, which may be subject to construction damage, shall be boxed, fenced or otherwise protected before any work is started. The Owner desires to preserve those trees within and adjacent to the limits of construction except those specifically indicated to be removed on the Drawings. The contractor shall erect protective tree fencing and tree armor at locations indicated on the drawings and around all trees on any site which are to be preserved. Protective fencing shall be erected between the limits of construction and any tree preservation areas shown on the Drawings.
- E. A complete list of plants including a schedule of sizes, quantities and other requirements is shown on the Drawings and on the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

A. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include, but is not limited to: mowing and edging turf, pulling weeds, watering turf and plant material and annual flower maintenance.

A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative. Plant materials will be warranted against defects including death and unsatisfactory growth, except for defects resulting from abuse or damage by others, or unusual phenomena or incidents which are beyond the control of the Contractor. The warranty covers a maximum of one replacement per item.

A. Plants: Provide typical of their species or variety, with normal, densely developed branches and vigorous, fibrous root systems. Only sound, healthy, vigorous plants which are free from sunscald injuries, disfiguring knots, frost cracks, abrasions of the bark, plant diseases, insect eggs, borers, and all other contamination shall be provided. All plants shall have a fully developed form without voids and open patches.

1. Balled and burlapped plants shall have a firm natural ball of earth of sufficient diameter and depth to encompass a root system necessary for a full recovery of the plant. Root ball sizes shall comply with the latest edition of the "American Standards for Nursery Stock" (ANSN). Root balls that are cracked or mushroomed are unacceptable.
2. Container grown stock should be grown for an amount of time that is of sufficient length for the root system to have developed enough to hold its soil together, firm and whole. Plants will not loose in their containers, nor shall they be pot-bound and all container grown stock will comply with the sizes stated on the plant list.
3. No evidence of wounds or pruning cuts shall be allowed unless approved by the Landscape Architect.
4. Evergreen trees shall be branched to the ground. The height of evergreen trees are determined by measuring from the ground to the first lateral branch closest to the top. Height and/or width of other trees are measured by the mass of the plant not the very tip of the branches.
5. Shrubs and small plants shall meet the requirements for spread and/or height indicated in the plant list. The height measurement shall be taken from ground level to the average height of the top of the plant, not the longest branch. Single stem or thin plants will not be accepted. Side branches shall be flushed with growth and have good form to the ground. Plants shall be in a moist, vigorous condition, free from dead wood, bruising or other root and branch injuries.
6. All seed stock must be tested. The origin of seed is required to be listed on the plant list for all species in a mix, to the smallest known geographic area. Seed purity and percent germination shall be clearly visible on seed tags.

Topsoil:

1. Topsoil shall be fertile, natural topsoil of a loamy character, without admixture of subsoil material. Topsoil shall be reasonably free from clay, lumps, coarse sand, stones, plants, roots, sticks and other foreign materials with a pH between 6.5 to 7.0.

B. Topsoil for seed areas shall be a minimum of 6".

C. Soil amendments shall be as follows:

1. For trees and shrubs the plant pit will be backfilled with pulverized black dirt.
2. For perennials and ornamental grasses the soil mixture will be as follows: General Purpose Peat Based Mix. Top beds with 8" of CM-63 and till into existing beds to a depth of 8".

D. Fertilizer:

1. For trees and shrubs use: 14-4-6 briquettes 17 g or equivalent. Follow manufacturer's recommendation for application.
2. For turf areas use 6-24-16 with micronutrients with minor elements 3.0 % S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn

E. Herbicide:

1. Round-Up or approved equal

F. Mulch:

1. Bark mulch shall be finely shredded hardwood bark which has been screened and is free of any green foliage, twigs, rocks, sawdust, wood shavings, growth or germination inhibiting ingredients, or other foreign materials .
2. Mushroom compost

G. Water:

1. Water service will be available on the site, with the cost of water being paid by the Owner. Transporting of the water from the source to the work areas shall be the responsibility of the Landscape Contractor. All necessary hose, piping, tank truck, etc. shall be supplied by the Landscape Contractor.

H. Guying:

1. Stakes: 5/8" x 40" steel eye anchor with 4" helix
2. Cable:
 - a. Trees under 5": flexible 1/8" galvanized aircraft cable, 7x7 strand or approved equal
 - b. Trees 5" and over: flexible 3/16" galvanized aircraft cable, 7x7 strand or approved equal.
3. Turnbuckles: 5/16", eye and eye, with 4" takeup.
4. Hose: new two-ply reinforced rubber hose, minimum 1/2" I.D.

I. Tree wrap: Burlap tree wrap 4" wide.

J. Twine: Soft nursery jute.

A. Examine proposed planting areas and conditions of installation. Do not start planting work until unsatisfactory conditions are corrected.

- A. All planting techniques and methods shall be consistent with the latest edition of 'Horticulture Standards of Nurserymen, Inc.' and as detailed on these Drawings.
- B. Planting shall be performed by experienced workmen familiar with planting procedures under the supervision of a qualified supervisor. Contractors should have at least 5 years experience installing native seed.
- C. All underground utilities must be located and marked clearly.
- D. All grading, tilling, and planting equipment will be inspected prior to arrival at the project and washed to remove any plants, seeds, mud, dirt clods, and animals to prevent the import of invasive species.
- E. During grading and construction, ensure compliance with General National Pollution Discharge Elimination System (NPDES) Permit for Construction Site Activities, the Project SWPPP, and the Project AIMA. Perform regular inspections of erosion control BMPs such as silt fence, biologs, and drainage swales. Promptly repair non-functional BMPs.
- F. Strive to avoid soil compaction in areas where it is not required by design. Soil that has been compacted due to construction activities, outside the ideal range of 0-250 PSI as determined by a soil compaction tester, should be decompacted prior to seeding to ensure successful establishment of the seed mix.
- G. Following decompaction measures, the soil surface should be harrowed or raked to break up clods, repair rutting, and remove track imprints from equipment. Loose soils should be rolled to provide a

H. Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 18". Areas of turf shall have minimum 6" topsoil depth.

I. It shall be the responsibility of the landscape contractor to prepare all seeded areas by disking and raking prior to planting seed. Soil shall be loosened and scarified to a minimum depth of 6". Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".

J. Temporary cover crops shall be used for soil stabilization as needed during vegetation establishment and site construction. Oats or rye cover crop should be planted in spring or summer and winter wheat planted in fall. In addition to the cover crop, the seeding contractor should apply certified weed-free straw mulch (type 3) over the seeded areas and disc anchor where possible except where erosion control blanket or other erosion control devices are used.

K. Planting holes for live plant material shall be constructed as shown on the planting details. Holes shall be hand dug or machine dug. Great care will be taken to not excavate the hole deeper than the root ball depth and the diameter shall be a minimum of two times the root ball width. Remove any materials encountered in excavation that may be injurious to plant growth, including stones larger than 2" in diameter or other debris. Soil to be used as backfill should be pulverized.

L. Provide pre-mixed planting mixture for use around root systems and root balls of the plants. The mixtures are outlined in section B of part 2-02.

M. Prior to planting, provide additional topsoil to all planting beds to bring the finish grade of the bed to 2" above lawn grade and to finish grade of adjacent hard surface grades.

N. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade bed and install plants.

- A. Set plant material in the planting hole to proper grade and alignment. Set plants upright and plumb. Set plant material root flare 2" above the adjacent finish grade. Remove burlap from top 1/3 of root ball. Remove treated burlap (green). Cut and remove or cut and fold down upper half of wire basket, dependent upon tree size. Backfill hole by firmly tamping soil to avoid any air pockets or voids. All ropes/cords shall be removed from base of trunk.
- B. Set balled and burlapped plants in the planting hole and compact 8" of soil around the base of the ball. Backfill remaining space with planting mixture. Water plants immediately after planting to eliminate all voids and thoroughly soak the plant root ball.
- C. Space groundcover according to dimensions given on the plans. Adjust spacing as necessary to evenly fill planting bed with indicated number of plants. Plant to within 18" of the trunks of trees and shrubs or at the edge of the plant ball, whichever is closest. Plant to within 12" of edge of bed.
- D. Mulching:
 - 1. Install 4" depth of mulch around all tree and shrub beds as indicated on drawings or planting details. Mulch shrub planting areas as continuous beds. Do not place mulch directly against tree trunk; form mulch to create an inverted cone around trunk.
 - 2. Mulch perennial, groundcover and annual planting beds with 2" mushroom compost. Water mulched areas thoroughly after placing mulch.
- E. Tree wrapping is not required, unless the Contractor feels it is necessary due to characteristics of a particular species or past experience with the species. The landscape architect will be notified as to which trees are to be wrapped and shall inspect the trunk(s) before wrapping. Tree wrap will not be used to cover damage or defects. When wrapping is done, trunks will be wrapped spirally with approved tree wrapping tape that is not less than 4" wide, and securely tied with suitable cord at the top and bottom and 2" intervals along the trunk. Wrap from ground to the height of the first branch.
- F. Staking and guying of trees is optional. If the Contractor chooses to stake all or part of the trees, he/she shall use the method specified in the planting details. One (1) stake is to be used on trees of 1" caliper and under, or 4" height and under. Two (2) stakes are to be used on trees of 1" to 2 3/4" caliper. Guy wires of 3" caliper or larger under three (3) per tree. The root ball will not be pierced with a stake. Stakes are to be driven at least eighteen (18) inches into subsoil below the planting hole. Stakes and wire attachments shall be removed after three months for spring planted material and by the following May for fall planted stock by the Contractor. Staking and guying should be done immediately after lawn seeding operations.

G. Seeding of specified lawn/turf areas on plans will be treated as follows:

1. Topsoil shall be spread over all areas to be seeded to a minimum depth of 6" when compacted.
2. Seed mixture and application rate - use Premium seed mix as supplied by Arthur Clesen, Inc. Apply at a rate of 5 lbs./1000 s.f.
3. Apply fertilizers and conditioners at the rate specified per soil test findings. In lieu of soil test results, apply two (2) tons of ground agricultural limestone and 1000 lbs. 10-10-10 or equivalent analysis fertilizer per acre. At least 40% of the fertilizer nitrogen shall be of an organic origin.
4. Soil preparation areas where vehicular traffic has compacted the soil shall be loosened/scarified to a minimum depth of 6" before fertilizing and seeding. Fine grading of all seeded areas is required. Maximum size of stone or topsoil lump is 1".
5. Watering seeded areas shall be done to ensure proper germination. Once seeds have germinated, watering shall be decreased but the seedlings must never be allowed to dry out completely. Frequent watering should be continued approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an 'as needed' basis.
6. Turf is being established on a variety of slope conditions. It shall be the Contractor's responsibility to determine and implement whatever procedures he/she deems necessary to establish the turf as part of his/her work. Seeded areas will be accepted when all areas show a uniform stand of the specified grass in healthy condition and at least 90 days have elapsed since the completion of this work. The Contractor shall submit with his/her bid a description of the methods and procedures he/she intends to use.

J. Seeding of native areas:

1. Drill seeding is recommended. A Truax or Trillion type drill seeder should be used for grasses. A broadcast seeder should be used for forbs, and for seeding grasses underneath panels or in other areas inaccessible with the seed drill. After broadcast seeding the contractor should follow with raking, rolling, or other methods to ensure there is sufficient seed-to-soil contact.
2. If broadcast seeding is used for grasses, the soil should be raked or harrowed several times before seeding to ensure a loose, even seedbed. Post-seeding rolling or raking is also recommended.

K. Timing of plant material installation and seeding operations:

1. Seeding of turf areas shall occur when the soil temperature is above 55° F. No seed shall be sown during periods of high winds, or when the ground is not in proper condition for seeding (see section 3-02 (G)). Seeding operations for the specified mixes shall occur per manufacturer's recommendation. The mixes containing bluegrass and fescue seed must have six weeks to harden off for winter.
2. Permanent seeding of native areas should be conducted as soon as possible after final soil preparation and vegetation removal, with a goal to complete no later than 14 calendar days after land-disturbing activities have permanently ceased.
 - a. Optimal seeding windows for native species are spring and early summer (April through July) and fall (September through November); however, seed may be sown any time of the year when soils are not frozen.
3. Herbaceous ornamental plants may be planted in winter when dormant, in spring or after last frost, or in fall; no plantings shall be installed in summer.
4. Spring planting of woody ornamental plants shall be performed between fall and spring, and plants shall not be planted in June, July or August.

A. Following substantial completion, 10-30% of the Project Area may require touch-up seeding based on disturbance during mechanical installation.

B. All plantings shall be maintained by the Contractor for a period of 90 days after preliminary acceptance by the Owner or his/her representative. Maintenance shall include but is not limited to: mowing and edging turf, pulling weeds, watering turf areas and plant material plus annual flower maintenance. The Contractor will reset settled plants to proper grade and position. Dead material will be removed. Stakes and guy wires will be tightened and repaired as required.

A. All plant material (excluding annual color), shall be warranted for one (1) year after the end of the 90 day maintenance period. The end of the maintenance period is marked by the final acceptance of the Contractor's work by the Owner or his/her representative.

A. 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 the activities and for the daily removal of all trash and debris from his/her work area to the satisfaction of the landscape architect .

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