

Final Landscape Plan
for
SEASONS AT CREST HILL
CREST HILL, ILLINOIS

Crest Hill Required Landscaping

MINIMUM PLANTING REQUIREMENTS

One approved planting for each 725 sf of gross lot area. For each required planting, there shall be an additional 10 sf of approved ground cover adjacent thereto. Approx. 688,840 sf gross lot area (preliminary) = 950 approved plantings and 9,500 sf approved adjacent groundcover required.

Approved Plantings and Ground Cover: Shade trees min 3" caliper, conifers min 6' height, ornamental trees min 6' in height, border plantings and foundation plantings, living ground coverages at a density sufficient to guarantee total coverage within 2 yrs of planting, other ground covers.

SCREENING AND BUFFERING REQUIREMENTS

Multi-family sites shall be buffered from adjacent single-family sites via landscape berms, plantings, and/or fencing to achieve less than a minimum of 75% visual screen at a min. mature height of 6'.

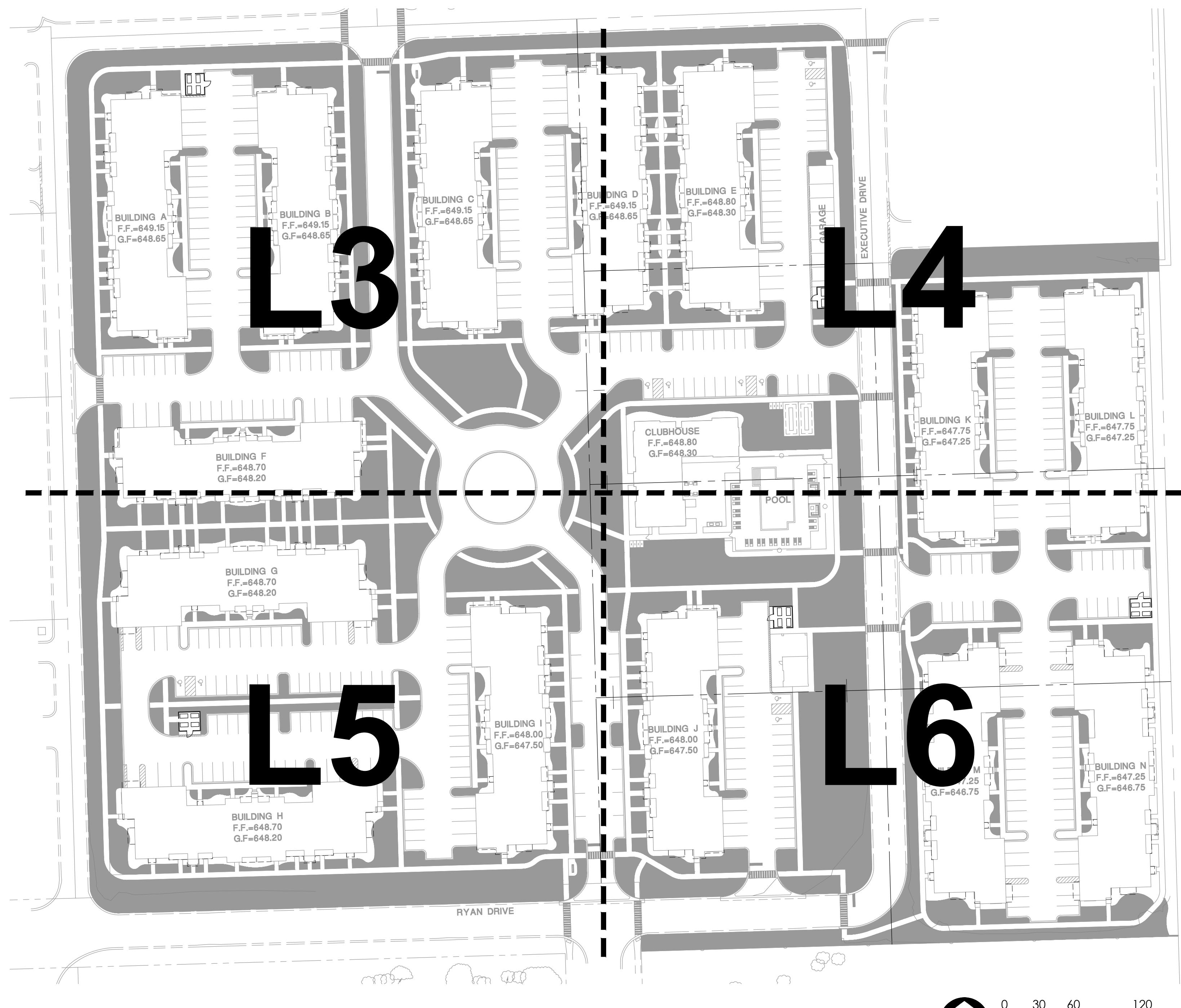
Per 8.3-9.1, a fence, wall, hedge, or shrubbery may be placed along the side and rear lot line. If placed in the front or corner side yard it must maintain a min. setback of 6'. Maximum height 6' in rear and side, 4' in front or corner side.

PARKING REQUIREMENTS

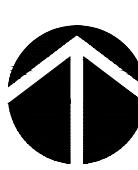
All off-street parking areas containing more than 4 spaces shall be effectively screened on each side adjoining or fronting on any property situated in a R-District. A landscape island shall be required at the end of each parking row. The interior of a parking lot with >20 cars shall include interior landscape islands at 1 tree per 20 parking spaces or fraction thereof, evenly distributed.

Landscape Notes:

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.
9. 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.
10. 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.
11. Contractor shall promptly repair all damages to existing site at no cost to owner.
12. Refer to landscape specifications for additional conditions, standards, and notes.
13. Downspouts shall be routed underground and/or away from planting beds.

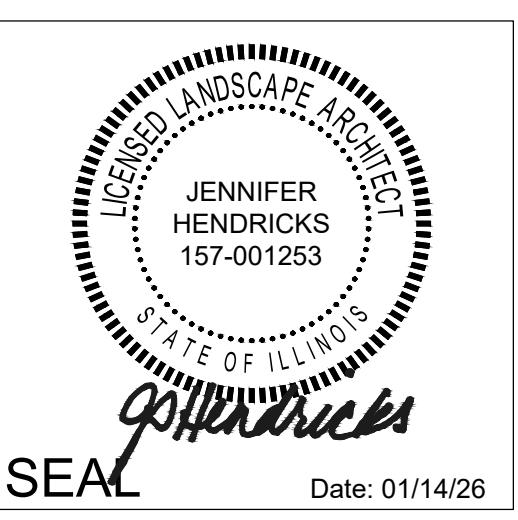


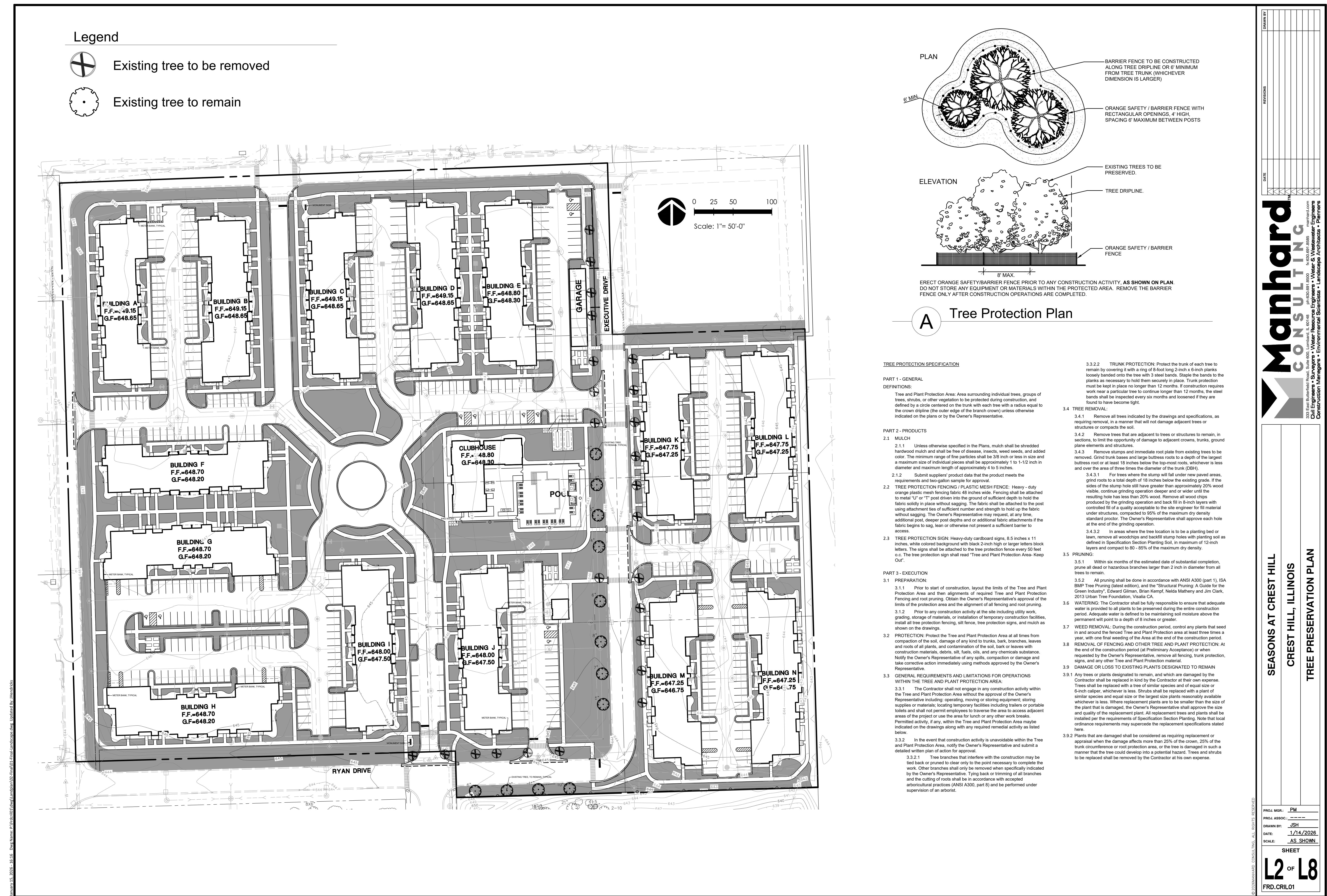
KEY MAP

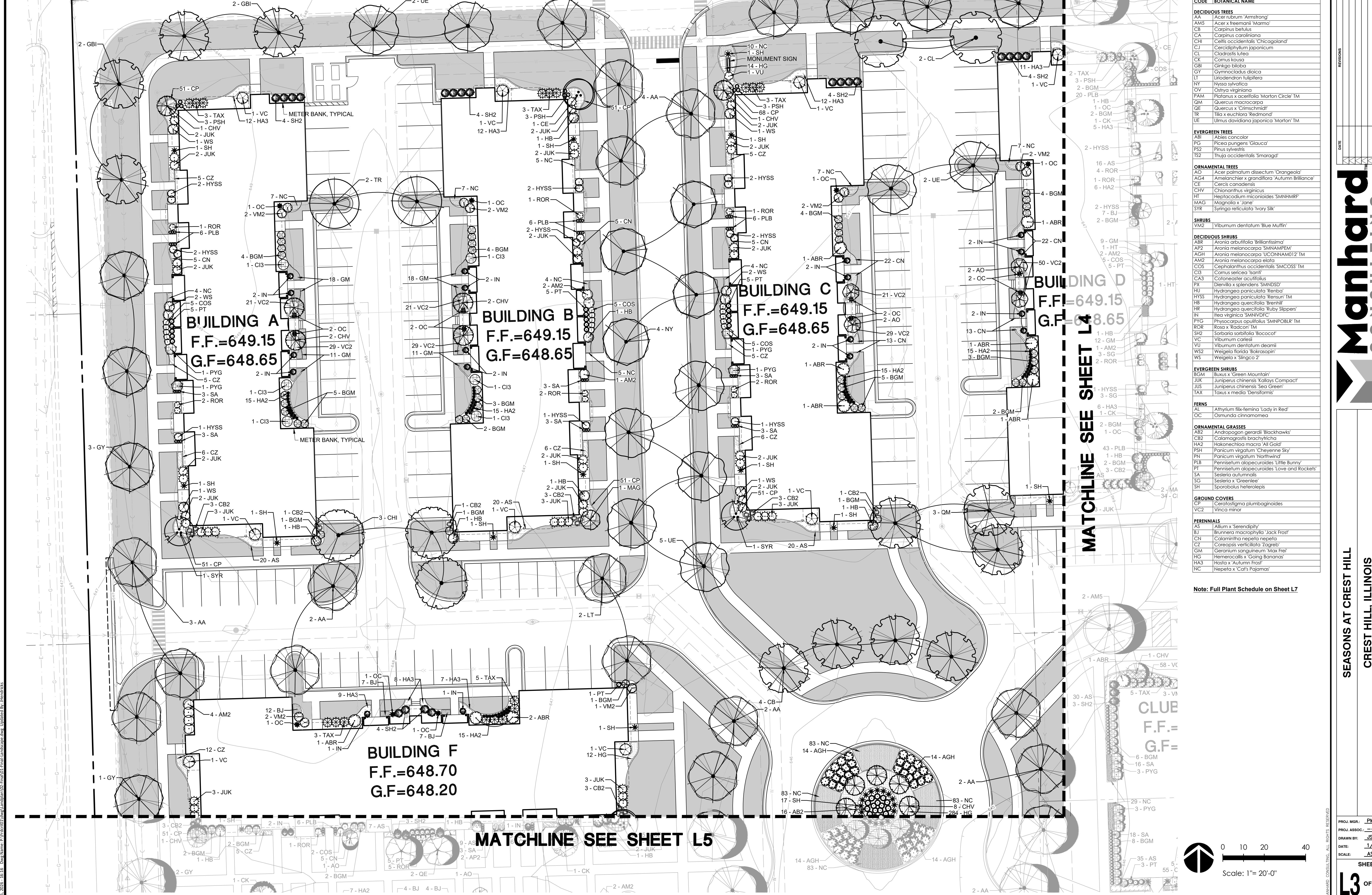


0 30 60 120
Scale: 1" = 60'-0"

Note: Full Plant Schedule on Sheet L7

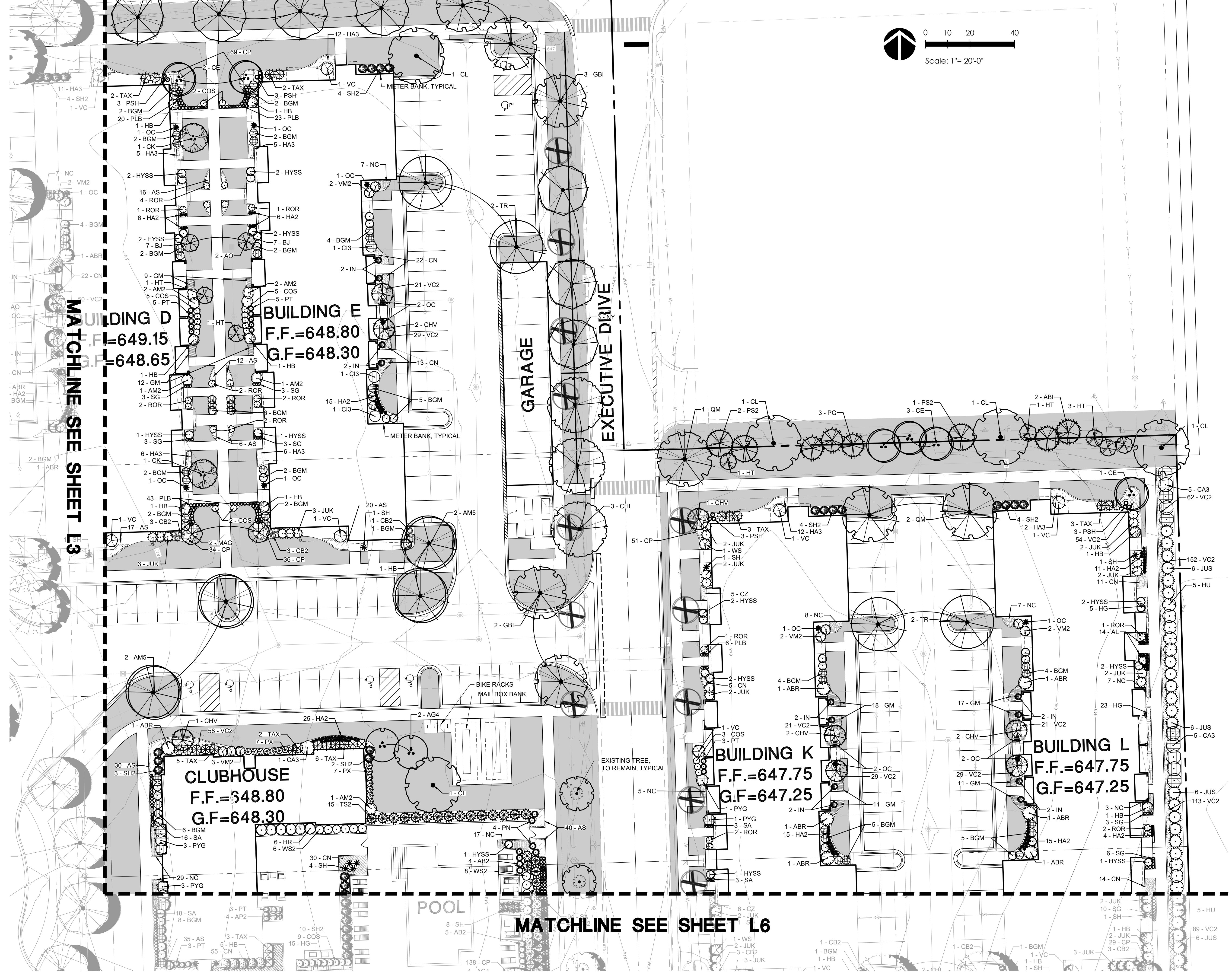


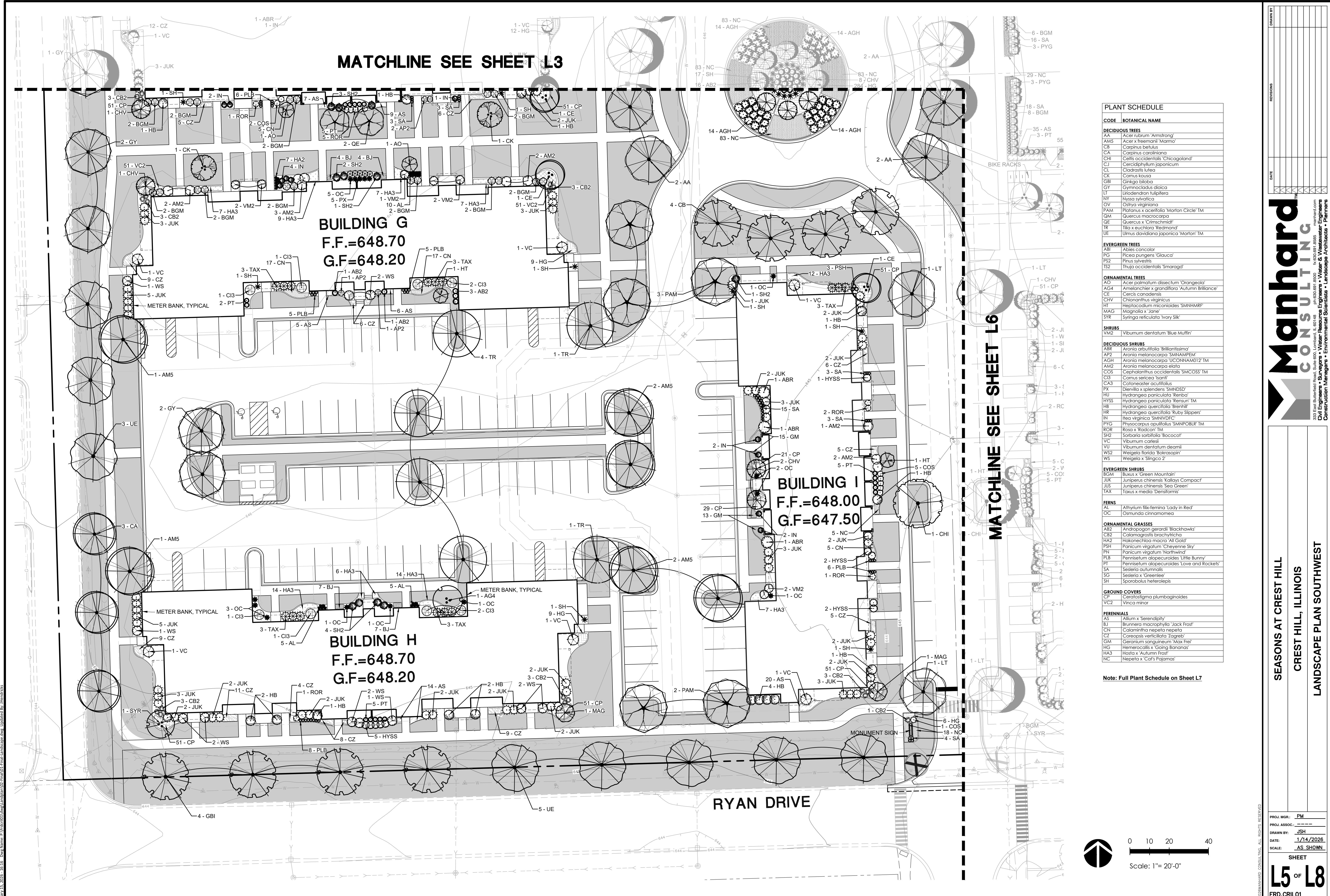




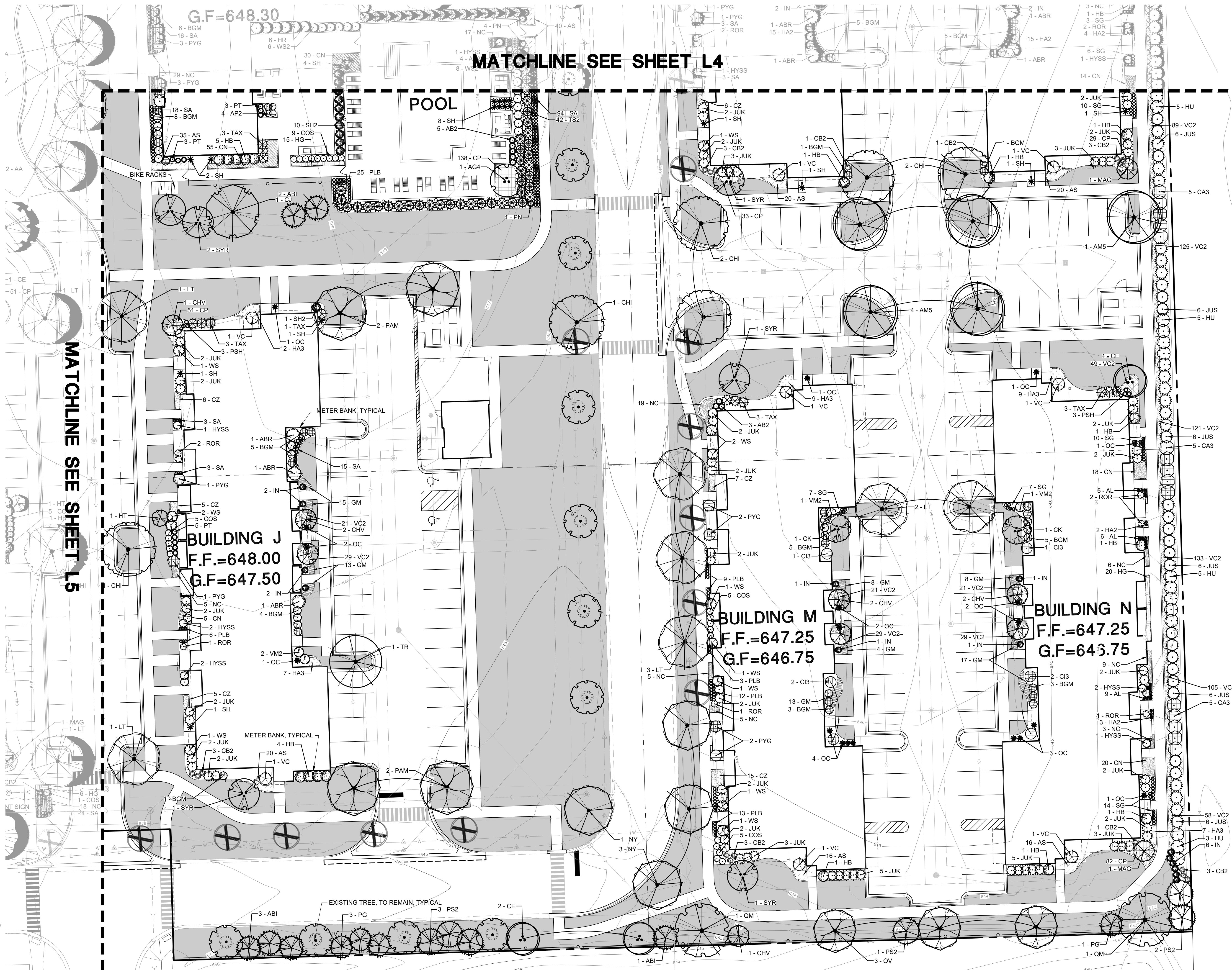
PLANT SCHEDULE	
CODE	BOTANICAL NAME
DECIDUOUS TREES	
AA	Acer rubrum 'Armstrong'
AM5	Acer x freemanii 'Marmo'
CB	Carpinus betulus
CA	Carpinus caroliniana
CHI	Chelis occidentalis 'Chicagoland'
CL	Cladrastis kentukea
CK	Cornus kousa
GBI	Ginkgo biloba
GY	Gymnocladus dioica
LT	Liriodendron tulipifera
NY	Nyssa sylvatica
OV	Ostrya virginiana
PAM	Platanus x acerifolia 'Morton Circle' TM
QAM	Quercus x 'Grimm Schmidt'
QE	Quercus x 'Redmond'
TR	Tilia x euchlora 'Redmond'
UE	Ulmus davidiana japonica 'Morton' TM
EVERGREEN TREES	
AB1	Abies concolor
PG	Pinus strobus 'Glaucia'
PS2	Pinus strobus
TS2	Thuja occidentalis 'Smaraqd'
ORNAMENTAL TREES	
AO	Acer palmatum dissectum 'Orangeola'
AG4	Americancher x grandiflora 'Autumn Brilliance'
CL	Crataegus
CHV	Heptacodium miconioides
HT	Heptacodium miconioides 'SMNHRF'
MAG	Magnolia x 'Jane'
SYR	Syringa reticulata 'Ivory Silk'
SHRUBS	
VM2	Viburnum dentatum 'Blue Muffin'
DECIDUOUS SHRUBS	
ABR	Aronia arbutifolia 'Brilliantissima'
AP2	Aronia melanocarpa 'SMNAMAPEM'
AGH	Aronia melanocarpa 'UCONNAM012' TM
AM2	Aronia melanocarpa etata
COS	Crataegus occidentalis 'SMCOS' TM
CA3	Cotoneaster acutifolius
PX	Dierama x splendens 'SMINDSD'
HU	Hydrangea paniculata 'Renba'
HYSS	Hydrangea paniculata 'Renba' TM
HB	Hydrangea quercifolia 'Brenhill'
HR	Hydrangea quercifolia 'Ruby Slippers'
IN	Ilex virginica 'SMNIVDFC'
PVG	Physocarpus opulifolius 'SMNPOBLR' TM
ROR	Rubus occidentalis 'Rox'
SH2	Sorbus sorbifolia 'Boccocal'
VC	Viburnum cassinoides
VU	Viburnum dentatum 'dawmii'
WS2	Weigela florida 'Baccaparin'
WS	Weigela x 'Slingco' 2'
EVERGREEN SHRUBS	
BW	Buxus 'Green Mountain'
JUK	Juniperus chinensis 'Kaltays Compact'
JUS	Juniperus chinensis 'Sea Green'
TAX	Taxus x media 'Denimopsis'
FERNS	
AL	Athyrium filix-femina 'Lady in Red'
OC	Osmunda cinnamomea
ORNAMENTAL GRASSES	
AB2	Andropogon gerardii 'Blackhawks'
CB2	Calamagrostis brachytricha
HA2	Hakonechloa macra 'Ae Gold'
PSH	Polygonum perfoliatum 'Cheyenne Sky'
PN	Panicum virgatum 'Northwind'
PL8	Pennisetum alopecuroides 'Little Bunny'
PT	Pennisetum alopecuroides 'Ruby Rots'
SA	Sesleria autumnalis
SG	Sesleria x 'Greenie'
SH	Sporobolus heterolepis
GROUND COVERS	
CF	Ceratostigma plumbaginoides
VC2	Vinca minor
PERENNIALS	
AS	Allium x 'Serendipity'
BJ	Brunnera macrophylla 'Jack Frost'
CN	Coreopsis verticillata 'Zagreb'
CZ	Geranium sanguineum 'Mox Frei'
GM	Hemerocallis x 'Going Bananas'
HG	Hemerocallis x 'Going Bananas'
HA3	Hosta x 'Autumn Frost'
NC	Nepeta x 'Cat's Pajamas'

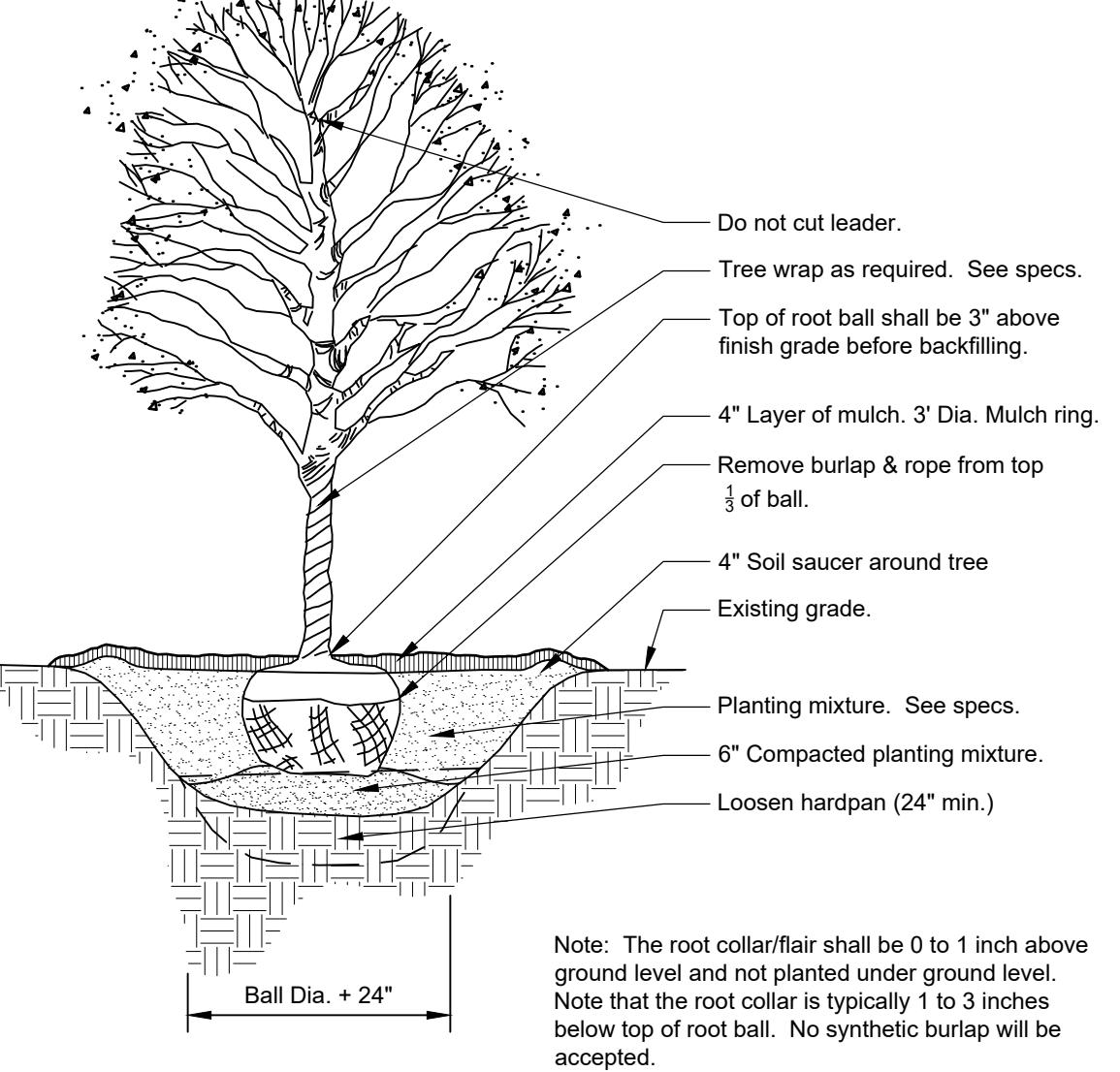
Note: Full Plant Schedule on Sheet L7





MATCHLINE SEE SHEET L4

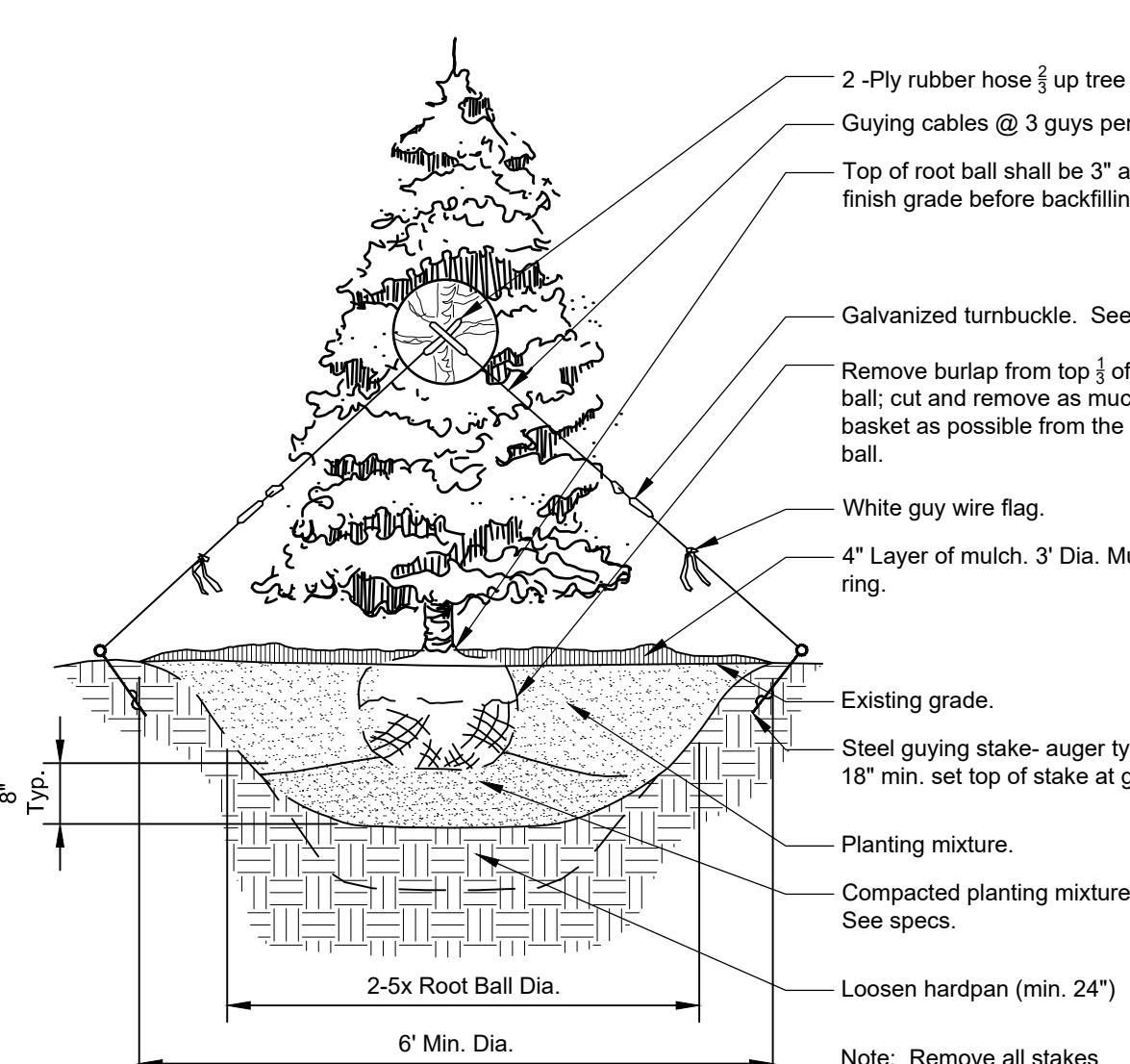




1 DECIDUOUS TREE PLANTING

1/4" = 1'-0"

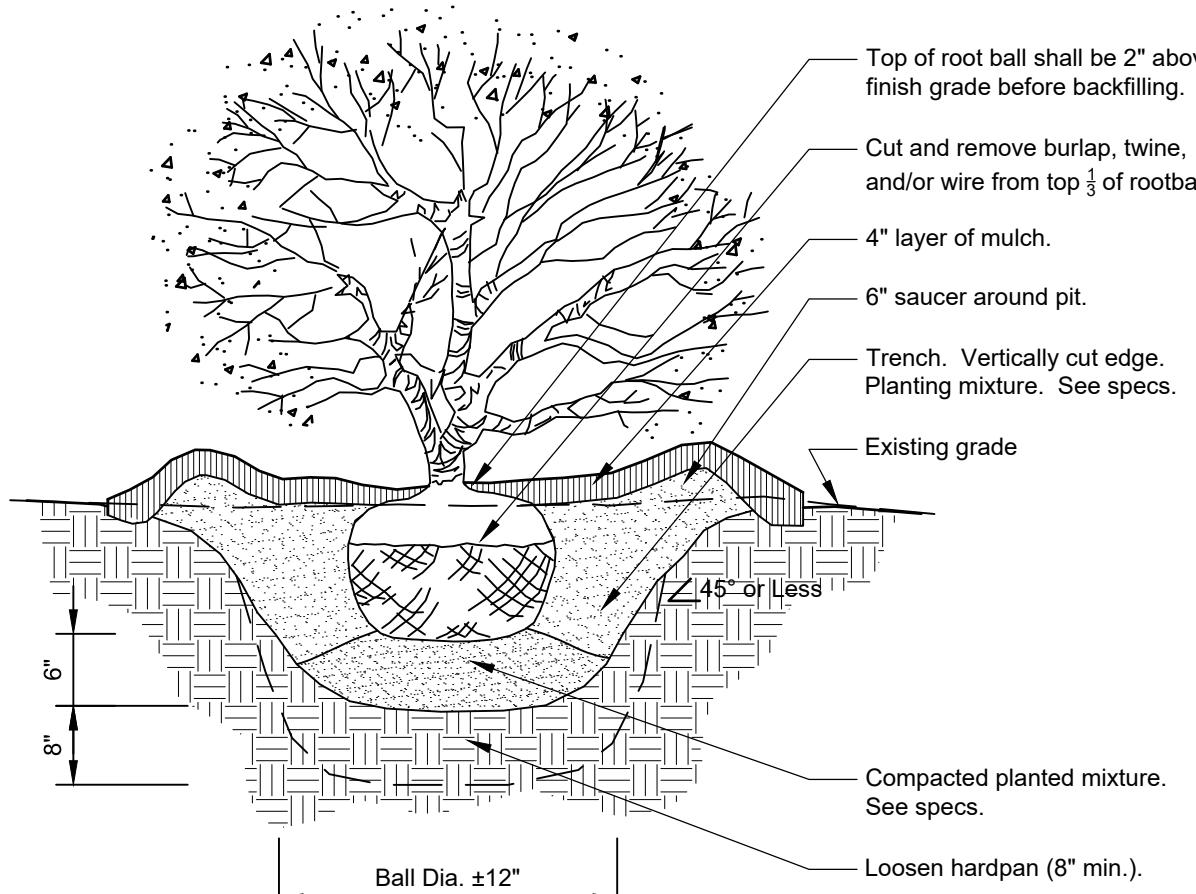
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2 CONIFER TREE PLANTING

1/4" = 1'-0"

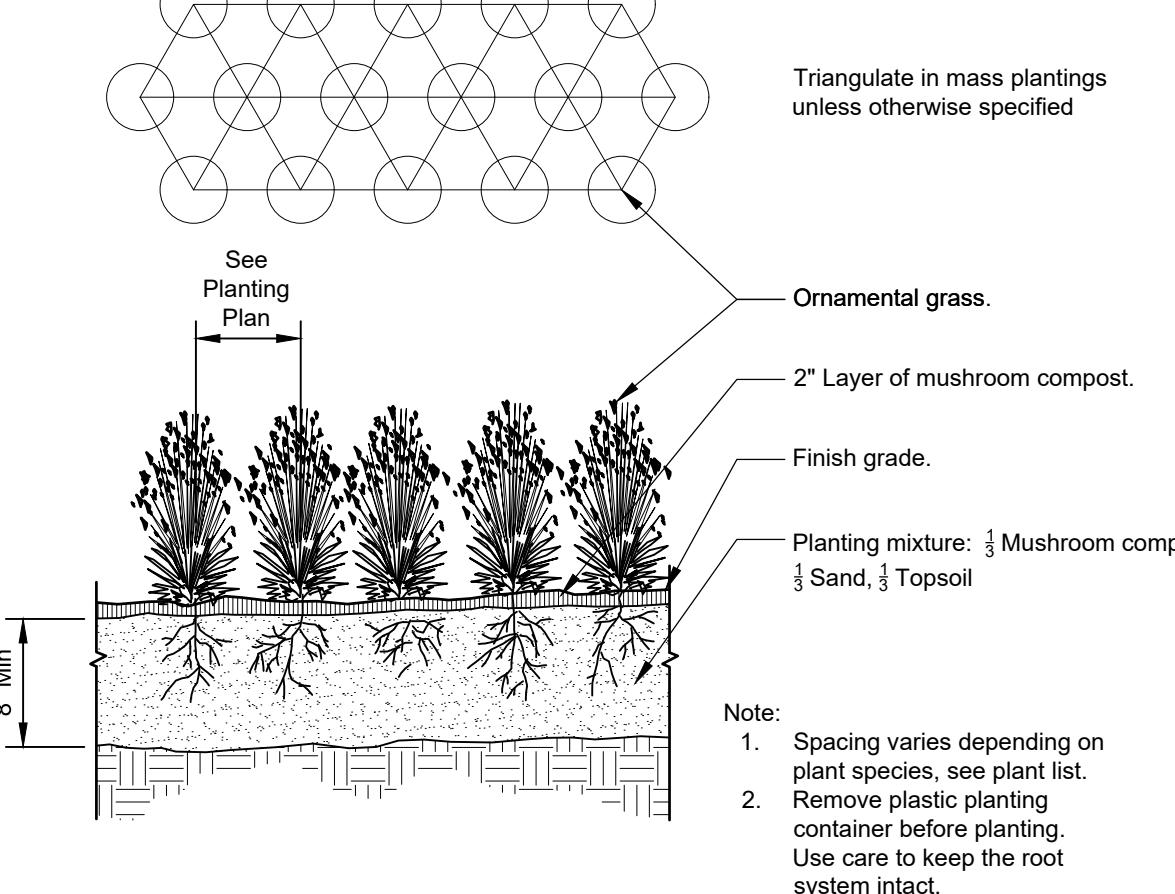
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3 SHRUB PLANTING DETAIL

3/4" = 1'-0"

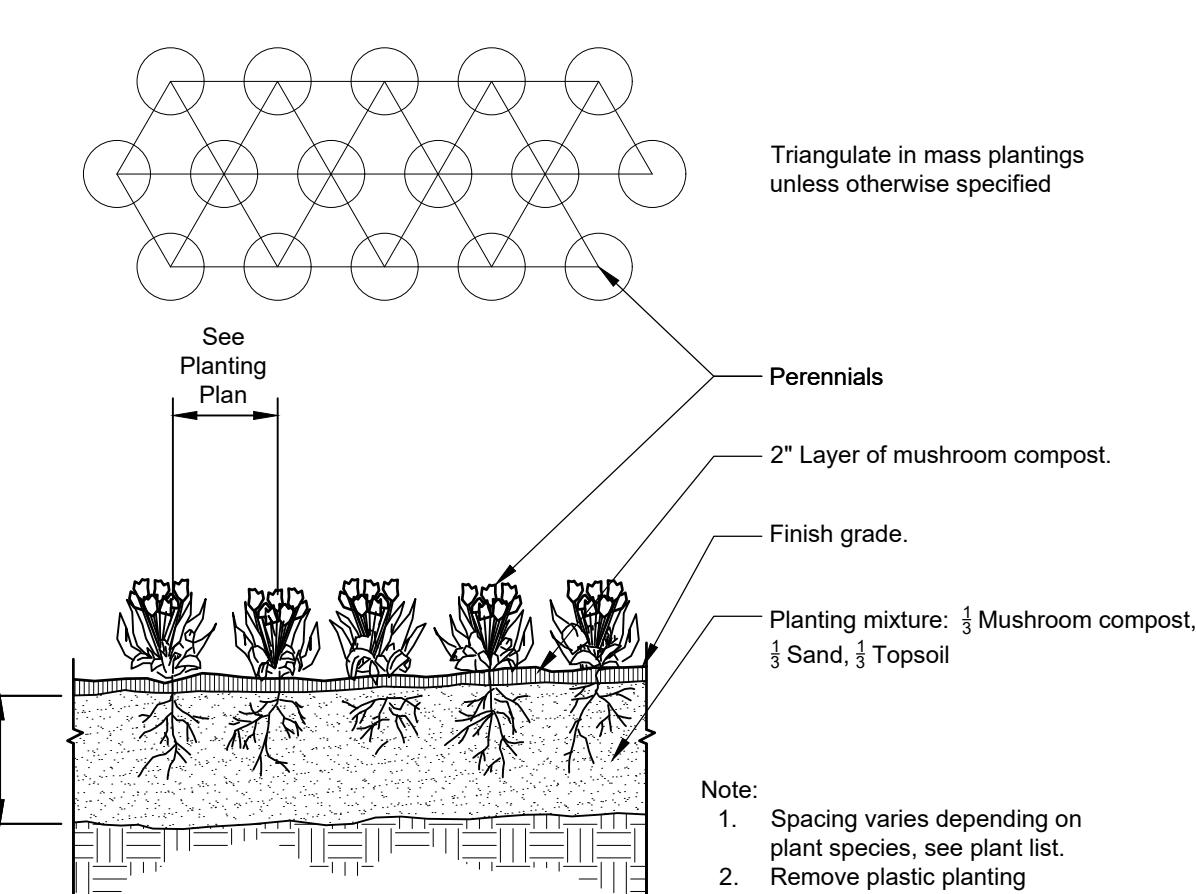
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4 ORNAMENTAL GRASS PLANTING

1" = 1'-0"

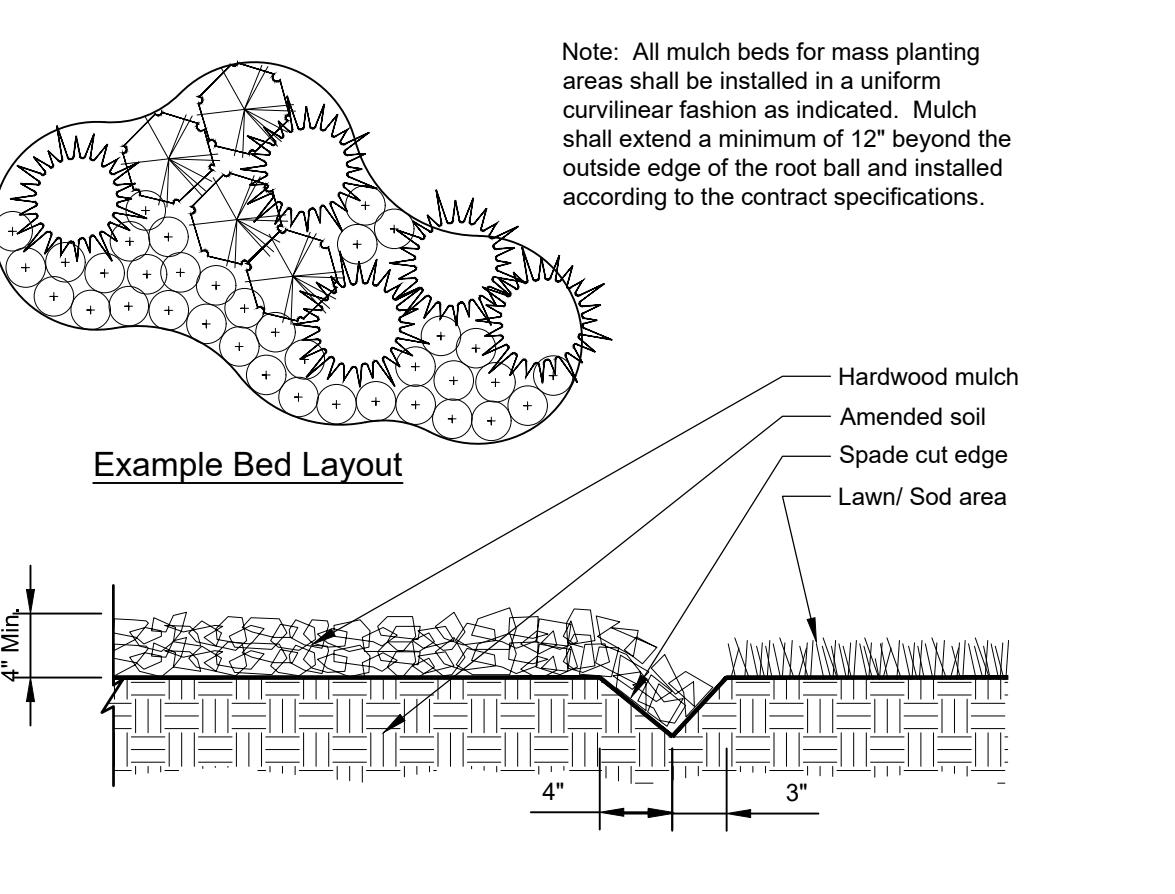
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5 PERENNIAL / ANNUAL PLANTING

1" = 1'-0"

32 9313-02



6 CONTINUOUS MULCH EDDING

1" = 1'-0"

32 9113.26-01

PLANT SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	
DECIDUOUS TREES						
AA	18	Acer rubrum 'Armstrong'	Armstrong Red Maple	2.5" Cal.	B&B	
AM5	15	Acer x freemanii 'Marmo'	Marmo Freeman Maple	3" Cal.	B&B	
CB	8	Carpinus betulus	European Hornbeam	2" Cal.	B&B	
CA	3	Carpinus caroliniana	American Hornbeam	2.5" Cal.	B&B	
CHI	13	Celtis occidentalis 'Chicagoland'	Chicagoland Hackberry	2.5" Cal.	B&B	
CJ	1	Cercidiphyllum japonicum	Katsura Tree	3" Cal.	B&B	
CL	7	Cladrastis lutea	American Yellowwood	3" Cal.	B&B	
CK	6	Cornus kousa	Kousa Dogwood	6' Ft.	Pot	
GBI	13	Ginkgo biloba	Maidenhair Tree	2.5" Cal.	B&B	
GY	12	Gymnocladus dioica	Kentucky Coffeetree	2" Cal.	B&B	
LT	11	Liriodendron tulipifera	Tulip Poplar	2.5" Cal.	B&B	
NY	11	Nyssa sylvatica	Tupelo	2" Cal.	B&B	
OV	3	Ostrya virginiana	American Hornbeam	2" Cal.	Pot	
PAM	9	Platanus x acerifolia 'Morton Circle' TM	Exclamation! London Plane Tree	2.5" Cal.	B&B	
QM	8	Quercus macrocarpa	Burr Oak	3" Cal.	B&B	
QE	2	Quercus x 'Crimschmidt'	Crimson Spire™ Oak	2" Cal.	B&B	
TR	13	Tilia x euchlora 'Redmond'	Redmond Crimene Linden	3" Cal.	B&B	
UE	20	Ulmus davidiana japonica 'Morton' TM	Accolade Elm	2.5" Cal.	B&B	
EVERGREEN TREES						
ABI	8	Abies concolor	White Fir	6' Ft.	B&B	
PG	7	Picea pungens 'Glaucia'	Blue Colorado Spruce	6' Ft.	B&B	
PS2	9	Pinus sylvestris	Scotch Pine	6' Ft.	B&B	
TS2	57	Thuja occidentalis 'Smaragd'	Emerald Green Arborvitae	6' Ft.	B&B	
ORNAMENTAL TREES						
AO	8	Acer palmatum dissectum 'Orangeola'	Orangeola Japanese Maple	5 gal.	Pot	
AG4	4	Amelanchier x grandiflora 'Autumn Brilliance'	Autumn Brilliance Apple Serviceberry	8' Ft.	B&B	
CE	13	Cercis canadensis	Eastern Redbud Multi-trunk	8' Ft.	B&B	
CHV	34	Chionanthus virginicus	White Fringetree	2' Cal.	B&B	
HT	10	Heptacodium miconioides 'SMNHMRF'	Temple of Bloom® Seven Son Flower	6' Ft.	B&B	
MAG	7	Magnolia x 'Jane'	Jane Magnolia	8' Ft.	B&B	
SYR	9	Syringa reticulata 'Ivory Silk'	Ivory Silk Japanese Tree Lilac	8' Ft.	B&B	
SHRUBS						
VM2	31	Viburnum dentatum 'Blue Muffin'	Blue Muffin Arrowwood Viburnum	5 gal.		
DECIDUOUS SHRUBS						
ABR	22	Aronia arbutifolia 'Brilliantissima'	Brilliant Red Chokeberry	3 gal.	Pot	
AP2	8	Aronia melanocarpa 'SMNAMPEM'	Low Scape Snowfire™ Black Chokeberry	3 gal.	Pot	
AGH	56	Aronia melanocarpa 'UCONNAM012' TM	Ground Hug Black Chokeberry	3 gal.	Pot	
AM2	24	Aronia melanocarpa elata	Glossy Black Chokeberry	3 gal.	Pot	
COS	64	Cephalanthus occidentalis 'SMCOSS' TM	Sugar Shack Buttonbush	3 gal.	Pot	
CI3	23	Cornus sericea 'Sant'	Isanti Red Twig Dogwood	3 gal.	Pot	
CA3	26	Cotoneaster acutifolius	Peking Cotoneaster	3 gal.	Pot	
PX	19	Diervilla x splendens 'SMNDS'	Kodiak® Red 2.0 Diervilla	3 gal.	Pot	
HU	23	Hydrangea paniculata 'Renba'	Berry White® Panicle Hydrangea	3 gal.	Pot	
HYSS	54	Hydrangea paniculata 'Rensun' TM	Strawberry Sundae Panicle Hydrangea	3 gal.	Pot	
HB	47	Hydrangea quercifolia 'Brenhill'	Gatsby Gal® Oakleaf Hydrangea	3 gal.	Pot	
HR	6	Hydrangea quercifolia 'Ruby Slippers'	Ruby Slippers Oakleaf Hydrangea	3 gal.	Pot	
IN	55	Itea virginica 'SMNIVDFC'	Scentslant® Sweetspire	3 gal.	Pot	
PYG	18	Physocarpus opulifolius 'SMNPOBLR' TM	Ginger Wine Ninebark	3 gal.	Pot	
ROR	46	Rosa x 'Radcon' TM	Pink Knock Out Rose	3 gal.	Pot	
SH2	59	Sorbaria sorbifolia 'Bococot'	Cherry On Top™ False Spiraea	3 gal.	Pot	
VC	29	Viburnum carlesii	Koreanspice Viburnum	3 gal.	Pot	
VU	1	Viburnum dentatum 'deamii'	Glitter & Grows® Arrowood Viburnum	3 gal.	Pot	
WS2	14	Weigela florida 'Bokraspin'	Sonic Bloom® Pink Weigela	3 gal.	Pot	
WS	32	Weigela x 'Slingco' 2'	Maroon Swoon® Weigela	3 gal.	Pot	
EVERGREEN SHRUBS						
BGM	156	Buxus x 'Green Mountain'	Green Mountain Boxwood	18" Ht.	Pot	
JUK	184	Juniperus chinensis 'Kallays Compact'	Kallay Compact Pfitzer Juniper	18" Ht.	Pot	
JUS	54	Juniperus chinensis 'Sea Green'	Sea Green Juniper	18" Ht.	Pot	
TAX	68	Taxus x media 'Densiformis'	Dense Anglo-Japanese Yew	18" Ht.	Pot	
FERNS						
AL	54	Athyrium filix-femina 'Lady in Red'	Lady in Red Fern	1 gal.	Pot	
OC	62	Osmunda cinnamomea	Cinnamon Fern	1 gal.	Pot	
ORNAMENTAL GRASSES						
AB2	33	Andropogon gerardii 'Blackhawks'	Blackhawks Big Bluestem	1 gal.	Pot	
CB2	59	Calamagrostis brachytricha	Korean Feather Reed Grass	1 gal.	Pot	
HA2	184	Hakonechloa macra 'All Gold'	All Gold Japanese Forest Grass	1 gal.	Pot	
PSH	30	Panicum virgatum 'Cheyenne Sky'	Cheyenne Sky Switch Grass	1 gal.	Pot	
PN	5	Panicum virgatum 'Northwind'	Northwind Switch Grass	1 gal.	Pot	
PLB	208	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Dwarf Fountain Grass	1 gal.	Pot	
PT	57	Pennisetum alopecuroides 'Love and Rockets'	Love and Rockets Fountain Grass	1 gal.	Pot	
SA	204	Sesleria autumnalis	Autumn Moor Grass	1 gal.	Pot	
SG	69	Sesleria x 'Greenlee'	Greenlee Moor Grass	1 gal.	Pot	
SH	61	Sporobolus heterolepis	Prairie Dropseed	1 gal.	Pot	
GROUND COVERS						
CP	121 flats	Ceratostigma plumbaginoides	Dwarf Plumbago	flat	Plug	12" o.c.
VC2	1,721	Vinca minor	Common Periwinkle	flat	Plug	12" o.c.
PERENNIALS						
AS	389	Allium x 'Serendipity'	Serendipity Ornamental Onion	1 gal.	Pot	15" o.c.
BJ	62	Brunnera macrophylla 'Jack Frost'	Jack Frost Siberian Bugloss	1 gal.	Pot	15" o.c.
CN	322	Calamintha nepeta nepeta	Lesser Calamintha	1 gal.	Pot	18" o.c.
CZ	182	Coreopsis verticillata 'Zagreb'	Zagreb Tickseed	1 gal.	Pot	20" o.c.
GM	242	Geranium sanguineum 'Max Frei'	Max Frei Bloodred Geranium	1 gal.	Pot	20" o.c.
HG	397	Hemerocallis x 'Going Bananas'	Going Bananas Daylily	1 gal.	Pot	20" o.c.
HA3	256	Hosta x 'Autumn Frost'	Autumn Frost Hosta	1 gal.	Pot	20" o.c.
NC	550	Neptea x 'Cat's Pajamas'	Cat's Pajamas Catmint	1 gal.	Pot	20" o.c.

GENERAL PLANTING SPECIFICATIONS:

PART 1 - GENERAL

1-01 DESCRIPTION:

- 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
- B. The Contractor shall verify all existing conditions and dimensions in the field prior to bidding and report any discrepancies to the Owner or his/her representative.

1-02 QUALITY ASSURANCE:

- A. Comply with site work requirements
- 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.
- 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 measurement. 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 inspect 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.

1-03 DELIVERY, STORAGE & HANDLING:

- 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.

1-04 PROJECT CONDITIONS:

- 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. Utilities can be located and marked (in Illinois) by calling J.U.L.I.E. at (800)892-0123.
- 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 fencing and tree armor at locations indicated on the drawings and around all trees on 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 the bid form. In the event that quantity discrepancies or material omissions occur in the plant materials list, the planting plans shall govern.

1-05 PRELIMINARY ACCEPTANCE:

- 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.
- B. 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.

1-06 WARRANTY:

- 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.

PART 2 - PRODUCTS

2-01 PLANT MATERIALS:

- 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 forms of infestation shall be provided. All plants shall have a fully developed form without voids and open patches.
- B. 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' (ASNS). Root balls that are cracked or mushroomed are unacceptable.
- C. 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 be 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.
- D. 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.
- E. 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, bruises or other root or branch injuries.

2-02 ACCESSORIES:

- A. 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: $\frac{1}{3}$ mushroom compost, $\frac{1}{3}$ sand, $\frac{1}{3}$ topsoil, mixed thoroughly. Top beds with 8" of this mix 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 available from Arthur Clesen, Inc. Follow manufacturer's recommendation for application. Arthur Clesen, Inc. 543 Diens Drive, Wheeling, IL 60090 (847)537-2177
 - 2. For turf areas use: 6-24-16 Clesen Fairway with micronutrients with minor elements 3.0% S, .02% B, .05% Cu, 1.0% Fe, .0006% Mo, .10% Mn available from Arthur Clesen or approved equal.
- 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. Bark mulch is available from Midwest Trading.
 - 2. Mushroom compost as available from Midwest Trading, Midwest Trading, St. Charles, IL 60174 (630) 365-1990
- 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.

PART 3 - INSTALLATION OF PLANT MATERIAL

3-01 FIELD VERIFICATION:

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

3-02 PREPARATION:

- 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.
- C. All underground utilities must be located and marked clearly.
- D. Apply Round-Up or approved equivalent to kill any existing vegetation in all areas to be planted. Confirm length of waiting period between chemical application and plant installation with manufacturer. Do not begin planting operations until prescribed post-application waiting period has elapsed. Take extreme care to avoid chemical drift to adjoining properties of landscape plantings.
- E. Prior to all planting, rototill all areas to be landscaped to prepare for plant installation to a minimum depth of 12". Eliminate uneven areas and low spots. Maintain lines, levels, profiles and contour. Changes in grade are to be gradual. Blend slopes into level areas. Remove all debris, weeds and

undesirable plants and their roots from areas to be planted. Remove all concrete slag larger than 2" in diameter.

- F. Topsoil shall be spread over the site at a minimum depth of 6". Those areas which are indicated as prairie or natural areas on the Drawings shall have a minimum topsoil depth of 18".
- G. 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".
- H. Locate all plant material as indicated or as approved in the field by the Landscape Architect. If obstructions are encountered which are not shown on the drawings, then do not proceed with planting operations until alternate plant locations have been selected.
- I. Planting holes 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 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.
- J. 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.
- K. 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.
- L. Add 2" thickness of mushroom compost to all annual, perennial and groundcover beds. Finish grade bed and install plants.

3-03 PLANTING PROCEDURES:

- 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 baled 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 plants 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, 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 trees of 3" caliper or larger at 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 or sodding operations.
- G. Seeding of specified lawn 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 (to be performed by others).
 - 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.
- H. Applying 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.
- I. 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".
- J. Watering seeded areas shall be done to ensure 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 approximately four (4) weeks after germination or until grass has become sufficiently established to warrant watering on an 'as needed' basis.
- K. 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.
- L. Erosion Control Blanket:
 - 1. Erosion Control Blanket shall be installed per manufacturer's recommendation in all areas shown on the plan.
 - 2. Install S-75 Erosion Control Blanket as manufactured by North American Green or approved equal.
 - 3. Blanket should be premarked with staple pattern.
 - 4. Staples should be 8" wire staples, applied at two (2) per square yard minimum.
 - 5. Suitable erosion control practices shall be maintained by the CONTRACTOR in accordance with Illinois Urban Manual and all applicable Soil Erosion and Sedimentation Control ordinances and the PLANS.

- I. Sodding of specified lawn areas on plans will be completed as follows:
 - 1. Rake soil surface to receive sod to completely remove any soil crust no more than one day prior to laying sod.
 - 2. Moistened prepared surface immediately prior to laying sod. Water thoroughly and allow surface moisture to dry before planting lawns. Do not create a muddy soil condition.
 - 3. Sod shall be laid within 24 hours from the time of stripping. Do not plant dormant sod or if the

ground is frozen.

- 4. 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. Work sited soil into minor cracks between pieces of sod; remove excess to avoid smothering of adjacent sod.
- 5. Place top elevation of sod 1/2 inch below adjoining edging or paving.
- 6. Water sod thoroughly with a fine spray immediately after planting.
- 7. After sod and soil have dried, roll seeded areas to ensure a good bond between the sod and soil, and to remove minor depressions and irregularities.
- 8. Sodded slopes 3:1 or greater shall be staked to prevent erosion and washout.
- 9. Warranty sodding for a period of one (1) year from the end of the 90 day maintenance period. If sod fails or lacks vigor and full growth as determined by the Landscape Architect, the Contractor will repeat site preparation operations and re-sod affected areas at the Contractor's expense.
- 10. Note: Sod shall be a premium Kentucky Bluegrass blend, and is required in all areas indicated on the plans as well as areas which have been affected by construction. Sod can be placed as long as water is available and the ground surface can be properly prepared. Sod shall not be laid on frozen or snow-covered ground. Sod shall be strongly rooted, not less than two (2) years old and free of weeds and undesirable native grasses. Sod should be cut to pad thickness of 3/4" (plus or minus 1/4"), excluding top growth and thatch. Provide only sod capable of vigorous growth and development when planted (viable, not dormant). Provide sod of uniform pad sizes with maximum 5% deviation in either length or width. Broken pads or pads with uneven ends will not be acceptable. Sod pads incapable of supporting their own weight when suspended vertically with a firm grasp on the upper 10% of pad will not be accepted.

3-04 MAINTENANCE:

- 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 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.

3-04 ACCEPTANCE:

- 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.

3-06 SITE CLEAN-UP:

- 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.