PLAN COMMISSION STAFF REPORT

To:	Members of the Plan Commission
From:	Tom Vander Woude, Planning Director
Meeting Date:	May 11, 2021
Agenda Item:	PC Docket No. 21-003
Application:	**Development Plan Approval**
Hearing:	**PUBLIC HEARING**
Summary:	Michael J. Koufos/Kukla Properties LLC requesting approval of a development plan for the redevelopment of a former restaurant into an orthodontic office at 1734 45th Street

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Applicant:	Michael J. Koufos/Kukla Properties LLC
Property Address:	1734 45th Street
Current Zoning:	CD-4.A General Urban Character District
Adjacent Zoning:	North: CD-4.A South: CD-4.A East: CD-4.A West: CD-4.A
Action Requested:	Approval of Development Plan
Additional Actions Required:	Findings of Fact
Staff Recommendation:	**Approval**

Attachments:

1. Plat of survey prepared by Torrenga Surveying LLC dated 09.17.19
2. Site plan and Landscape plan by EKI Architects dated 03.23.21
3. Building elevations

Figure 1: Subject property outlined in red.

BACKGROUND

Michael J. Koufos/Kukla Properties LLC has requested approval of a development plan for the redevelopment of the former Dante's Restaurant located at 1734th Street into an office for Mr. Koufos's orthodontia practice. The subject property is approximately 0.4 acres.

The proposed project includes a complete interior renovation, removal of the former wood siding and mansard roof and replacement with brick and stone veneers, relocation of windows, new landscaping, and removal of the existing pole sign with a new monument sign.

Because the project involves a significant change of use and modifications to the exterior and to the site, the plans must be approved by the Plan Commission. In addition, because the project cost exceeds $100,000, all landscaping requirements shall be met. The applicant is seeking three variances from the landscaping standards:

1. Table 26-6.405.A-6
   Parking, [shall be] Screened from… Adjacent Property

2. Section 26-6.405.O.1.h.vii.I.2)
   2) Interior parking rows shall be terminated at both ends with landscape islands.

3. Section 26-6.405.O.1.h.vii.I.8)

8) No parking space shall be more than seventy-two feet (72') from a Tree within the Lot, as measured from the center of the Tree to the nearest line demarcating the space.

Figure 1: Former tenant Dante's

Figure 2: Proposed facade alterations

Analysis

The building and grounds are considered legal non-conforming so any modifications must comply with the current standards of the Munster Zoning Code. The applicable standards are listed below, not including those for which a variance is being sought.

Section	Standard	Proposed	Meets Code
TABLE 26-6.405.A-6	Building Materials Primary: brick or natural stone Accent: glass, metal, wood, porcelain, ceramic or glass tiles	Brick and stone	Yes

	Windows at Frontage: clear glass Awnings / Canopies: canvas or steel		
	Facade Void Areas 20-60% of total Facade area, except for first Story of Shopfront Frontages, where it must be ≥ 70% min.	26% void area	Yes
	Façade Openings Windows and/or doors spaced ≤ 20 ft. apart. Square or vertical in proportion except for transoms and sidelights. Windows in the Facade and 1st and 2nd Lot Layers shall be single- or double-sashed, casement, awning, or fixed types. In Stories above first, Facade openings must be ≤ 50% of total Facade area.	Windows and doors appropriately spaced, vertical in proportion.	Yes
	Off-Street Trash Receptacle/Dumpster Required for all Building types and must be fully enclosed on 3 sides and enclosed on the 4th side with self closing gate. Enclosure must be constructed of a material that matches the Principal Building	Brick enclosure provided.	Yes
	Heating and Air Conditioning Equipment, Utility, Service and Mechanical Equipment P in 2nd Lot Layer if Screened from Frontage;	Rooftop screen not shown.	No.
Section 26-6.405.O.1.h.vii.II	Any Parking Area or Parking Lot in the First or Second Lot Layer shall be Screened from the public right-of-way in accordance with Section 26-6.405.N. the following: The Parking Area or Parking Lot shall be Screened from the public right-of-way with a perimeter planting strip a minimum of 7 feet in width from front to back planted adjacent to the public right-of-way containing all of the following: A hedge screen between 3 feet and 3.5 feet in height adjacent to the edge of the public right-of-way. Shade trees planted at a rate of one per 30 feet of linear frontage (where overhead utility conflicts prohibit shade trees, small or medium trees shall be planted at intervals equal to their mature canopy).	Screen Provided	Yes

	An ornamental metal fence screen or a wall screen between 3 feet to 3.5 feet in height installed a minimum of two feet from the inside of the parking area or parking lot curb.		
Section 26-6.405.Q.2.	a. Lighting standards shall comply with Table 26- 6.405.Q-1 (Private Lighting Types). b. A lighting standard shall be of a height and design consistent with the surrounding area Buildings but in no event higher than twenty feet (20'). c. Standards shall be located at distances of four times their height.	Lighting and photometric plan not submitted.	No.
Section 26-6.405.Q.3.	a. A minimum of one foot-candle (1.0 fc) of illumination shall be provided throughout Parking Areas, Parking Lots, and Parking Structures. b. Color temperature of lighting shall not exceed 3000K.	Lighting and photometric plan not submitted.	No.
Section 26-6.405.Q.4.	Lighting Fixtures. Lighting fixtures must be full cut off or fully shielded and directed down.	Lighting and photometric plan not submitted.	No.

MOTION

The Plan Commission may wish to consider the following motion:

Motion to approve PC Docket No. 21-003, approving the development plan for the redevelopment of a former restaurant into an orthodontic office at 1734 45th Street described in the staff report dated May 11, 2021, with the following conditions:

1. *A final code compliant lighting and photometric plan shall be submitted for staff approval.*
2. *The rooftop mechanicals shall be screened from the Frontage.*

ALTA/NSPS LAND TITLE SURVEY

SUBJECT PARCEL LEGAL DESCRIPTION (AS TAKEN FROM CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER CTNW1902490 DATED MAY 14, 2019 AS REVISION NUMBER 2)

That part of Lot 1 in Raymond Monaldi's 45th Avenue Second Subdivision to the Town of Munster as per plat thereof, recorded in Plat Book 41 page 67, in the Office of the Recorder of Lake County, Indiana, lying East and North of the following described two straight lines: to wit: Beginning at a point 450 feet South and 12.93 feet West of the Northeast corner of the Northwest 1/4 of the Northwest 1/4 of Section 32, Township 36 North, Range 9 West of the Second Principal Meridian; thence West parallel to the North line of said Section 32, a distance of 245.08 feet; thence North parallel to the East line of said Northwest 1/4 of the Northwest 1/4 and 258.01 distance therefrom, a distance of 450 feet.

EXCEPTING THEREFROM: A part of Lot 1, Raymond Monaldi's 45th Avenue Second Subdivision to the Town of Munster, as shown in Plat Book 41, page 67, in Lake County, Indiana, described as follows: Beginning at a point on the West right-of-way line of Fran-Lin Parkway at the Northeast corner of afore-described Lot 1; thence Southerly along said West right-of-way line of Fran-Lin Parkway 200 feet; thence Westerly on a line which is parallel to the North line of Section 32, Township 36 North, Range 9 West of the Second Principal Meridian, a distance of 245.08 feet; thence Northerly along a line which is parallel to and 245.08 feet West of the West right-of-way of Fran-Lin Parkway, a distance of 200 feet; thence Easterly on a line parallel to and 200 feet North of afore described 245.08 foot line, a distance of 245.08 feet to the place of beginning, in Lake County, Indiana.

LEGAL DESCRIPTION OF BUILDING PARCEL'S PARENT PARCEL

A parcel of land described in a Warranty Deed dated March 11, 2003 and recorded April 15, 2003 as Instrument Number 2003-038387 in the Office of the Recorder of Lake County, Indiana, being more particularly described as follows: The West 157.07 feet of the East 170 feet of the North 200 feet of Lot 1 in Raymond Monaldi's 45th Avenue Subdivision to the Town of Munster, as per plat thereof, recorded in Plat Book 40 page 89, in the Office of the Recorder of Lake County, Indiana.

BUILDING PARCEL LEGAL DESCRIPTION

(This description was written and prepared by John Stuart Allen, an Indiana Professional Surveyor with Torrenga Surveying, LLC, license number 29900011, and originally depicted on an ALTA/NSPS Land Title Survey dated September 17, 2019 and having a job number of 2019-0417) Part of a parcel of land described in a Warranty Deed dated March 11, 2003 and recorded April 15, 2003 as Instrument Number 2003-038387 in the Office of the Recorder of Lake County, Indiana, more particularly described as follows: Beginning at the Southwest corner of the aforementioned parcel of land; thence North 00 degrees 15 minutes 47 seconds East along the West line of the aforementioned parcel, a distance of 50.82 feet; thence South 89 degrees 44 minutes 13 seconds East into the aforementioned parcel, a distance of 1.45 feet; thence South 00 degrees 58 minutes 21 seconds West, a distance of 50.84 feet to the South line of the aforementioned parcel; thence North 89 degrees 13 minutes 00 seconds West along the South line of the aforementioned parcel, 0.83 feet to the Point of Beginning.

VICINITY MAP

THIS PROPERTY IS LOCATED IN FLOOD ZONE(S) X (UNSHADED) AS DETERMINED BY USING SCALE MEASUREMENT FOR LOCATION UPON THE APPLICABLE FLOOD INSURANCE RATE MAP FOR THE TOWN OF MUNSTER, LAKE COUNTY, INDIANA AS SHOWN IN COMMUNITY PANEL(S) 18089C0136F EFFECTIVE MARCH 16, 2016. TRACTS OF LAND LOCATED IN FLOOD ZONE "X (UNSHADED)" ARE AREAS DETERMINED TO BE OUTSIDE OF THE 0.2 % ANNUAL CHANCE FLOOD HAZARD.

NORTH

GRAPHIC SCALE

(IN FEET)
1 INCH = 30 FT.

LEGEND:

- LIGHT POLE
- B-BOX
- SM. SPOT LIGHT
- (C) INDICATES CALCULATED DIMENSION
- (R) INDICATES RECORD DIMENSION
- (P) INDICATES PLATTED DIMENSION
- (M) INDICATES MEASURED DIMENSION
- FIRE HYDRANT
- WATER VALVE
- STEEL BOLLARD
- TELEPHONE PEDESTAL
- CATCH BASIN/INLET
- MANHOLE
- CURB DRAIN
- TELEPHONE MANHOLE
- FIR FOUND IRON BAR
- FNC FOUND NOTCHED CROSS IN CONC.
- FIP FOUND IRON PIPE
- SB SET 5/8" IRON REBAR W/"ALLEN 29900011" LD. CAP
- NUMBER IN DIAMOND CORRESPONDS WITH THE SCHEDULE B, PART II EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER CTNW1902490 DATED MAY 14, 2019 AS REVISION NUMBER 2
- OVERHEAD LINES

BUILDING PARCEL DETAIL

SCALE: 1" = 10'

SURVEYOR'S REPORT:

This Plat represents a Retracement Survey of the parcel of land described in Chicago Title Insurance Company Title Commitment Order Number CTNW1902490 dated May 14, 2019, Revision Number 2, said parcel of land also described in the "Legal Description" section of this survey.

THEORY OF LOCATION:

This Survey is based on the locations of called-for and uncalled-for monuments found at or near the corners of the subject parcel and at or near the corners of adjacent parcels as shown herein.
Reference was made to the following:

1. The record plat of Raymond Monaldi's 45th Avenue Second Subdivision, recorded in Plat Book 41, page 67 in the Office of the Recorder of Lake County, Indiana.
2. The record plat of Raymond Monaldi's 45th Avenue Subdivision, recorded in Plat Book 40, page 89 in the Office of the Recorder of Lake County, Indiana.
3. The record plat of Citizens Federal Savings and Loan Addition, Block 1 recorded in Plat Book 41, page 129 in the Office of the Recorder of Lake County, Indiana.
4. The record plat of Munster Stor-All, recorded in Plat Book 97, page 72 in the Office of the Recorder of Lake County, Indiana.
5. The record plat of Burgers 45th Avenue Addition, recorded in Plat Book 39, page 45 in the Office of the Recorder of Lake County, Indiana.
6. A recorded Plat of Dedication for public street to the Town of Munster, recorded in Plat Book 39, page 61 in the Office of the Recorder of Lake County, Indiana.

All future reference to the above described documents in this Surveyor's Report will make use of the number assigned to said document.

The purpose of this ALTA/NSPS Land Title Survey was to perform a retracement survey of the above described parcel of land. A search was performed throughout the surveyed parcel and surrounding parcels of land for boundary corner monuments and the results of said search are shown hereon. The basis of bearings for this survey was the bearing on the North line of the Northwest Quarter of Section 32-36-9 taken from reference document number 3 described above. I recreated the platted subdivisions as shown and rotated the found monumentation along with the improvements onto said platted subdivision as shown.

A.) AVAILABILITY OF MONUMENTS:

Uncertainties in Monument locations are noted. Unless otherwise stated, found monuments were undisturbed, in good condition, of unknown origin, and at or near grade. I held the Monumented North line of the section and shown all the monumentation found on the monument table shown hereon.

B.) OCCUPATION AND POSSESSION:

The only apparent uncertainties which resulted due to occupation and/or possession lines are shown and noted on the survey. The most notable is the East wall line of the building on the subject parcel being over the boundary line as shown. There is a electric transformer at the Southeast corner of the subject parcel the is being fed electricity underground servicing the building without an easement. (THERE DOESN'T APPEAR TO BE ANY RECORDED DOCUMENTS WHICH CLEARLY AND CONCISELY PROVIDE THE SUBJECT PARCEL WITH LEGAL ACCESS TO THE EXISTING ENTRANCES ONTO 45TH AVENUE OR FRAN-LIN PARKWAY)

C.) CLARITY OR AMBIGUITY OF RECORD DESCRIPTIONS:

No apparent ambiguity in the record description of the subject parcel.

D.) RELATIVE POSITIONAL ACCURACY (due to random errors in measurements):

The survey performed meet the requirements of a URBAN SURVEY according to title 865 IAC 1.1 - 12 of seq. The allowable relative positional accuracy is not less than 0.07 feet (21 millimeters) plus 50 parts per million for set monuments.

CERTIFY TO:
1. Kukla Properties LLC, an Indiana limited liability company
2. Kukla Properties, LLC or designee, its successors and/or assigns as their respective interests may appear
3. Chicago Title Insurance Company

STATE OF INDIANA } §
COUNTY OF LAKE }

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 7(a), 7(b)(1), 8, 9, 13, 14, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on June 28, 2019 and I, John Stuart Allen, a Registered Land Surveyor in the State of Indiana, License #29900011, further certify that the above described survey was prepared wholly by me or under my direct supervision in accordance with Rule 12 of Title 865, Article 1 of the Indiana Administrative Code for Boundary/Retracement Surveys.

DATE OF SURVEY: JULY 12, 2019

JOHN STUART ALLEN REGISTERED No. LS29900011 STATE OF INDIANA LAND SURVEYOR

TORRENGA SURVEYING, LLC.

JOHN STUART ALLEN - Registered Land Surveyor No. LS29900011

Additional Survey Related Notes:

1. Dimensions on this plat are expressed in feet and decimal parts thereof, and are measured values, unless otherwise noted.
2. This survey does not purport to show data concerning the existence, size, depth, condition, capacity or location of any utilities, structures and/or features, other than those observed and shown. Prior to any excavation contact the local utility facilities or call (811) for field locations of underground utility lines.
3. As it pertains to Item 9 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, at the time the survey work was being conducted, the site wholly contains 26 visible standard parking spaces and 2 visible handicap parking spaces for a total of 28 parking spaces.
4. As it pertains to Item 16 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, there was no observed evidence of any earth moving work, building construction or building additions at the time the survey was being conducted.
5. As it pertains to Item 17 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, there was no evidence of any proposed changes in street right of way lines, nor was there any observed evidence of any recent street or sidewalk construction or repairs at the time the survey was being conducted.
6. As it pertains to Item 18 of the Table A for ALTA/NSPS Land Title Survey optional survey responsibilities and specifications, there was no observed evidence of any markings indicating the field delineation of wetlands conducted by a qualified specialist at the time the survey was being conducted.
7. This survey does not address the existence, if any, of items that would require an interpretation by the surveyor, (i.e. compliance with all zoning requirements) existence of items beyond the qualification of survey (i.e. wetlands, hazardous material) and items not readily visible during a reasonable inspection of site (past cemeteries, landfills, and mineral rights).
8. Parcels identified by title description or record references as per 865 IAC 1-12-13-(1) are obtained from County Auditor's Office and/or Recorder's Office and are not certified. The information may or may not reference the most current deed or record or the most current status or title for that parcel.
9. As it pertains to Item 14 of the Schedule B, Part II Exception Items found in Chicago Title Insurance Company Title Commitment Order Number CTNW1902490 dated May 14, 2019 as Revision Number 2, a document titled "Amended Application for a one lot subdivision" recorded October 28, 1970 as Instrument Number 77706 is referenced. This document is the application for the creation of Raymond Monaldi's 45th Avenue Subdivision, now recorded as Plat Book 40, page 89 in the Office of the Recorder of Lake County, Indiana. In this document there is the following statement: "A professionally prepared land survey showing the subdivision is attached thereto as Exhibit "B" and properly describes and defines the boundaries of said one-lot subdivision. The applicants intended for all parking south of the Fran-Lin openings for the passage of motor vehicles and pedestrians to and from the parcel described immediately above and the remainder of the property described herein. One of such driveways shall be located on the South property line and the other on the West property line of the parcel described immediately above and shall be located at locations that will be reasonable and feasible to the use of the parcel described immediately above as a gasoline service station. The grade of said driveways shall be that grade established for the parcel used as a gasoline service station." Furthermore, the professionally prepared land survey described as Exhibit "B" was not included with this document so I am not able to definitively determine what the exact meaning and implications of this statement is.

SURVEY RELATED SCHEDULE B, PART II EXCEPTION ITEMS AS FOUND IN CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT ORDER NUMBER CTNW1902490 DATED MAY 14, 2019 AS REVISION NUMBER 2:

1. Covenants, conditions, restrictions, easements and building lines as shown in the plat of Raymond Monaldi's 45th Avenue Second Subdivision to the Town of Munster Subdivision recorded in Plat Book 41, Page 67. (NO PLOTTABLE MATTERS TO ADDRESS) (NOTHING PLOTTED)
2. Covenants, conditions and restrictions contained in Warranty Deed made by Ray E. Seberger and Irene M. Seberger to Forest D. Richter and Alice J. Richter, dated March 4, 1948 and recorded March 6, 1948 in Deed Record 742 page 336; and in deed from Forest D. Richter and Alice J. Richter to Louise Race dated January 10, 1949 and recorded February 9, 1949 in Deed Record 831 page 322. (NO PLOTTABLE MATTERS TO ADDRESS)

   Omitting any covenants or restrictions, if any, including but not limited to those based upon race color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law.
3. Covenants and conditions contained in Amended Application for a one lot subdivision, recorded October 28, 1970 as Document No. 77706 by Raymond B. Monaldi and Mary A. Monaldi to the Board of Trustees and the Plan Commission of the Town of Munster. (AS SHOWN ON THE SURVEY) SEE ADDITIONAL SURVEY RELATED NOTES SECTION FOR MORE INFORMATION)
4. Lack of access to and from the lands. (THERE DOESN'T APPEAR TO BE ANY RECORDED DOCUMENTS WHICH CLEARLY AND CONCISELY PROVIDE THE SUBJECT PARCEL WITH LEGAL ACCESS TO 45TH AVENUE OR FRAN-LIN PARKWAY)

TORRENGA SURVEYING, LLC
PROFESSIONAL LAND SURVEYORS
907 RIDGE ROAD, MUNSTER, INDIANA 46321
TEL. NO.: (219) 836-8918
WEBSITE: WWW.TORRENGA.COM

ALTA/NSPS LAND TITLE SURVEY
PART OF LOT 1, RAYMOND MONALDI'S 45TH AVENUE 2ND SUB.
1734 45TH AVENUE
THE TOWN OF MUNSTER
LAKE COUNTY, INDIANA

DATE: September 17, 2019

CLIENT: Michael Kouftos
JOB NO: 2019-0417
DRAWN: AJF
SCALE: 1" = 30'

SHEET 1 OF 1

FILE NO: 2019-0417 Raymond Monaldi's 45th Avenue 2nd Sub. 41-42-43.dwg 9/25/2019 3:26:19 PM CDT

VICINITY PLAN
N.T.S.

SITE PLAN - EXISTING
1/16" = 1'-0"

TRASH ENCLOSURE

SITE PLAN - PROPOSED
1/16" = 1'-0"

= AREA FOR WHICH VARIANCE IS BEING REQUESTED

eki architects ltd.
111 W. Lonnquist Blvd., Mt. Prospect, IL 60056
Tel 847.749.4021 Fax 847.749.3322

ACOA LTD.
175 South Wheeling Road
Wheeling, IL 60090
CONSTRUCTION COMPANY
DESIGN BUILDERS
SPECIALIZING IN DENTAL & MEDICAL OFFICE BUILDOUTS

Notes:
DO NOT SCALE DRAWINGS

Seal

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Project Issue Date: 3/23/21

Revisions:

DENTAL OFFICES

1734 W. 45th Street,
Munster, IN

Project Number: 2106-02

Sheet Title:
SITE PLANS

Sheet Number
1

= AREA FOR WHICH VARIANCE IS REQUESTED

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE/TYPE
		DECIDUOUS SHADE TREES		
ASC	2	Acer n. 'Green Column'	Green Column Black Maple	2.5" B&B
GTS	4	Gleditsia t.'Skyline'	Skyline Honeylocust	2.5" B&B
GDE	2	Gymnocladus d. 'Expresso'	Espresso Kentucky Coffeetree	2.5" B&B
		DECIDUOUS & EVERGREEN SHRUBS		
JSG	19	Juniperus c. 'Sea Green'	Sea Green Juniper	30"#5
SMP	6	Syringa m. 'Palibin'	Dwarf Korean Lilac	30"#5
TT	5	Thuja o. 'Ball John'	Technito Arborvitae	4' B&B
		ORNAMENTAL GRASS		
CKF	11	Calamagrostis a. 'Karl Foerster'	Feather Reed Grass	#1
PVR	7	Panicum v. 'Rotstrahlbusch'	Red Switch Grass	#1

MATERIAL & LABOR LIST:

QTY	ITEM	DESCRIPTION
276 SF	Sod	3/4" to 1 1/2" American Heritage Green sod Fabric (2.5" Depth)
248 SY	Soil	Salt Soil
3 CY	Mulch	Shredded Hardwood Bark
3.5 CY	Mulch	Compost (Yard Waste or Mushroom)
86 LF	Fence	3' Ornamental Metal Fence

GENERAL NOTES

Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.

The requirements for measurement, branching and ball size shall conform to the latest edition of ANSI Z60.1 AMERICAN STANDARD OF NURSERY STOCK by the American Nursery & Landscape Association.

Any materials with damaged or crooked/disfigured leaders, bark abrasion, sunscald, insect damage, etc. are not acceptable and will be rejected. Trees with multiple leaders will be rejected unless called for in the plant list as multi-stem or clump (cl.)

If any mistakes, omissions, or discrepancies are found to exist with the work product, the Landscape Architect shall be promptly notified so that they have the opportunity to take any steps necessary to resolve the issue. Failure to promptly notify the Landscape Architect and the Owner of such conditions shall absolve them from any responsibility for the consequences of such failure.

Under no circumstances should these plans be used for construction purposes without examining actual locations of utilities on site and reviewing all related documents mentioned herein, including related documents prepared by the project Civil Engineer and Architect.

Civil Engineering or Architectural base information has been provided by others. The location of various site improvements on this set of drawings is only illustrative and should not be relied upon for construction purposes.

Quantity lists are supplied as a convenience. However, Bidders and the Installing Contractor should verify all quantities. The drawings shall take precedence over the lists. Any discrepancies shall be reported to the Landscape Architect.

Actions taken without the knowledge and consent of the Owner and the Landscape Architect or in contradiction to the Owner and the Landscape Architect's work product or recommendations, shall become the responsibility not of the Owner and the Landscape Architect, but for the parties responsible for the taking of such action.

Refer to Civil Engineering documents for detailed information regarding size, location, depth and type of utilities, as well as locations of other site improvements, other than landscape improvements.

Plant symbols illustrated on this plan are a graphic representation of proposed plant material types and are intended to provide for visual clarity. However, the symbols do not necessarily represent actual plant spread at the time of installation.

All plant species specified are subject to availability. Material shortages in the landscape industry may require substitutions. All substitutions must be approved by the Village, Landscape Architect and Owner.

The Landscape Contractor shall verify location of all underground utilities prior to digging by calling "J U L I E" (Joint Utility Location for Excavators) 1-800-892-0123 and any other public or private agency necessary for utility location.

All perennial, ornamental grass, groundcover and annual beds shall be top dressed with a minimum of three inches (3") of mushroom compost. The top dressing shall be worked into the soil to a minimum depth of nine inches (9") by the use of a cultivating mechanism. Upon completion perennials & ornamental grasses shall be mulched with an additional two inch (2") layer of shredded wood mulch. Annuals & groundcovers shall be covered with a two inch (2") layer of southern pine bark fines mulch.

All other planting beds and tree saucers shall be mulched with a minimum of three inches (3") of shredded wood mulch.

Planting beds adjacent to building shall be mulched in their entirety to the building foundation. Plant materials shall not be installed under building overhangs and other such areas which do not receive natural rainfall.

Mulch beds at the time of planting shall extend a minimum of two feet (2') beyond the center of a shrub.

All bed lines and tree saucers shall require a hand spaded edge between lawn and mulched areas.

Grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.

Sod shall be mineral base only.

Seed mixes shall be applied mechanically so that the seed is incorporated into the top one half inch (1/2") of the seed bed. The seed shall then be covered with the specified blanket (installed per manufacturer's specs) or Hydro mulch.

All plant material shall be guaranteed for one (1) year from the date of acceptance.

NORTH

SCALE: 1"=10'-0"

DECIDUOUS TREE n.t.s.

SHRUBS n.t.s.

BED PLANTING DETAIL n.t.s.
(PERENNIALS, ORNAMENTAL GRASSES VINES, GROUNDCOVER & ANNUALS)

ORNAMENTAL METAL FENCE 1/2" = 1'-0"

811 Know what's below. Call before you dig.

eki architects
111 W Lonnquist Blvd. Mt Prospect, IL 60056
Tel 847 749 4021 Fax 847 749 3322

ACOA LTD. CONSTRUCTION COMPANY DESIGNERS AND BUILDERS
125 South Wheeling Road Wheeling, IL 60090 T. (847) 279-8414 F. (847) 279-8415
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Notes:
DO NOT SCALE DRAWINGS

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License Exp. Date December 31, 2021

Copyright: EKI Architects, LTD

Project Issue Date: 3/23/21

Revisions

DENTAL OFFICES

1734 W. 45th Street,
Munster, IN

Project Number 2106-02

Sheet Title
LANDSCAPE PLAN

Sheet Number
L-1

PLANT MATERIAL

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes furnishing of all materials, and the performance of all operations in connection with the planting of deciduous & evergreen trees, deciduous & evergreen shrubs, shrub roses, perennials, ornamental grasses, groundcovers, bulbs (if any) and annual flowers (if any) in strict conformance with the project specifications and applicable drawings which are subject to the terms and conditions of the Contract.

1.2 GENERAL REQUIREMENTS

All plant material shall comply with the State of INDIANA and FEDERAL laws with respect to inspection for plant diseases and insect infestation. An inspection certificate required by law to this effect shall accompany each shipment. The Landscape Architect reserves the right to inspect the plant material at the place of growth but such inspection shall not preclude the right of rejection at the site.

1.3 APPLICABLE STANDARDS

A. American National Standards for Tree Care Operations, ANSI A300, American National Standards Institute, 11 West 42nd Street, New York, N.Y. 10036
B. American Standard for Nursery Stock, ANSI Z60.1, American Nursery & Landscape Association, 1250 I Street, Suite 500, Washington, D.C. 20005
C. Hortus Third, The Staff of the L. H. Bailey Hortorium, 1976, Macmillan Publishing Co., New York.
D. All standards shall include the latest additions and amendments as of the date of advertisement for bids.

PART 2 - MATERIALS

2.1 GENERAL

The Landscape Architect reserves the right to tag or inspect plants at the nursery but such inspection shall not preclude the right of rejection at the site. Contractor shall furnish and install all plants as shown on the planting and in the quantities as actually designated on the drawings. The quantities shown on the plant list are included for convenience purposes only.

2.2 NOMENCLATURE

The names of the plants included on the drawings uniform generally with those accepted in the nursery trade.

2.3 QUALITY AND SIZE

Plants shall have a habit of growth that is normal for the species and shall be sound, healthy, vigorous, and free from insect pests, their eggs or larvae, plant diseases, and injuries. All plants shall be hardy given climatic conditions prevailing in their which exist in the locality of the site for at least two (2) years and equal or exceed the measurements specified in the plant list. They shall be measured before pruning with branches in normal position. All necessary pruning shall be performed only at the time of planting. Trees will not be accepted which have their western sun damaged so that nothing is new growth. Plants larger in size than specified may be used with the approval of the Landscape Architect but the use of larger plants will have no change in the contract price. Requirements for the measurement, branching, quality, balling, and burlapping of plants on the plant list shall follow the Code of Standards, 2001 (latest current edition) by the AMERICAN STANDARD FOR NURSERY STOCK ASSOCIATION, formerly known as the AMERICAN ASSOCIATION OF NURSERYMEN, INC. All plant material with provided by code or which does not comply with the specifications will be rejected. All shrubs shall be at least three transplanted and must have a fully developed fibrous root system of the stated species. All shrubs must be freshly dug immediately before shipping unless they are containerized. Pot-bound plants may be considered only in special cases involving planting during the hot months between the spring and fall planting seasons. Use of such material will be allowed only upon the approval of the Landscape Architect and is subject to inspection prior to approval.

2.4 DELIVERIES

The Contractor shall take all precautions that are demanded by good trade practice to insure arrival of the plant material at the stated delivery point in good condition and without injury of any nature. Plants shall be covered properly to prevent drying, internal disease, or injury.

2.5 TEMPORARY STORAGE

Insofar as it is possible, plant material shall be planted on the day of delivery. In the event this is not possible, the Contractor shall protect the unplanted stock from sun and drying winds at all times. All balled and burlapped plants shall be stored from the sun, have their ball set off the ground and heeled in with mulched, peat, soil or other moisture-holding material and shall be kept moist. Plants should not remain unplanted for longer than three (3) days if kept. Shrub storage shall be only in areas designated by the Owner.

2.6 SUBSTITUTIONS

Substitutions may be permitted only upon submission of written proof that the specified plant is not obtainable locally. Such substitution may be made only upon authorization by the Landscape Designer.

2.7 SELECTION

All plants shall be obtained from nurseries licensed by the State of Indiana and approved by the Landscape Designer. The Landscape Designer reserves the right to accompany the Contractor to the nurseries for the purposes of watering (tagging) material. Plant stocks located outside the State of Illinois must be approved by the Landscape Architect.

2.8 TOPSOIL

Topsoil for required filling and spreading shall be obtained from on-site stock piles(s) generated from site stripping. In the event that the quantity of stock piled topsoil is insufficient then topsoil shall be imported from an off-site source. All imported topsoil used for any portion of the work, shall be fertile friable natural loam containing a liberal amount of humus. It shall be reasonably free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste debris or other extraneous matter. The installing Contractor shall be responsible for most pulling and/or debris removal as needed to meet this specification.

The soil to be acceptable hereof shall meet the following criteria:

A. ORGANIC MATTER: Not less than 1.5 percent no more than 10.0 percent
B. pH: No lower than 6.0 nor higher than 8.0
C. TEXTURE: No more than 25 percent clay
D. SOLUBLE SALT: No more than 1000 ppm
E. CHEMICAL ACTIVITY: The topsoil provided, imported, shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report (potential nutrienting test results and soil amendment recommendations based on a minimum of one (1) sample taken from each pre approved imported topsoil stock pile. This testing shall cover micro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.9 MULCH

Mulch shall consist of the following:

A. MUSHROOM COMPOST
Mushroom compost shall be composed of well-rotted cattle or stable manure with an admixture of 15-20% topsoil and shall have been used for the commercial growing of at least one (1) crop of mushrooms.
B. SHREDDED HARDWOOD BARK (general mulching)
Shredded hardwood bark shall consist of finely shredded hardwood bark, free of stems and leaves.
C. SOUTHERN PINE BARK (conifer mulching)
Pine bark shall be fresh shredded pine mulch (pine bark with 90% by volume sized between 0.1 and 0.4 mm). Pine bark shall be composted sufficiently to decompose all woody materials and shall be screened. The pH range shall be between 4.0 and 7.0.

2.10 FERTILIZER & NUTRIENTS

Fertilizer shall be commercial fertilizer which shall be a complete fertilizer with the following approximate analysis:

A. Shrubs
Nitroform (14-3-3) slow-release briquettes or acceptable equivalent
B. Roses
1. Nitroform (14-3-3) slow-release briquettes
2. Superthrive liquid or acceptable equivalent
3. Perennials, Groundcovers, Ornamental Grasses & Vines
Osmocote (18-6-12) 8-9 month controlled release, or acceptable equivalent
C. Annual Flowers
Osmocote (14-14-14) 3-4 month controlled release or acceptable equivalent
D. Bulbs
Holland Bulb Booster (5-8-5) or acceptable equivalent approved.
E. Deciduous & Evergreen Trees
No fertilizer required

2.11 TREE WRAPPING MATERIAL

A. Wraps shall be: Breathable spunbond fabric tree wrap. White in color, delivered in 75 mm (3 in.) wide rolls. Specifically manufactured for tree wrapping. Tree wrap shall be "Arborguard® Fabric Tree Wrap" as manufactured by the Dewitt Company Inc. Staunton, MO or approved equal.
B. Ties for securing the wrap shall be biodegradable tape suitable for nursery use and which is expected to degrade in sunlight in less than two (2) years after installation.

2.12 WATER

Potable water shall be supplied by the Owner at no cost to the Contractor by way of an irrigation system, quick coupler system. Hose bibb, hydrant meter or a designated Blue source on site.

PART 3 - EXECUTION

Planting operations shall be completed under favorable weather conditions during the seasons stated in the Contract. Before excavations are made the surrounding turf or ground cover shall be carefully protected from damage by a method that will satisfactorily protect all turf areas that are to be trucked or heeled over and upon which sod is to temporarily required. The Contractor shall be responsible for the restoration of all damaged or bare turf. All restoration shall be sodded.

3.1 WATERING

All plants shall receive a thorough watering immediately after installation. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of 10 gallons of water per tree per watering up to two (2) additional waterings shall be performed as needed. The use of drip irrigation tree bags are encouraged (e.g. gatorbags). All additional waterings will be performed by the Owner or in accordance with a Change Order per the Supplemental Bid prices for additional watering.

3.12 MAINTENANCE

Maintenance shall be performed by the Contractor as follows:

A. TEMPORARY MAINTENANCE
The Contractor shall be responsible for the total maintenance of all plant material until such a date as all landscape operations have attained Preliminary Acceptance. Temporary maintenance shall begin immediately after each plant is installed and shall include up to three (3) waterings, and all necessary cultivation, weeding, pruning, mowing and insect pest control, protective spraying, straightening of plants to proper uprights or upright position, restoration of damaged planting saucers, and any other procedure consistent with good horticultural practice necessary to insure normal, vigorous, and healthy growth of all work under this Contract. Upon the Preliminary Acceptance of all planted areas, the responsibility for plant maintenance ceases, with the Owner, with the following exceptions:

3.1 ACCEPTANCE

A. PRELIMINARY PLANTING ACCEPTANCE
Preliminary planting acceptance shall be given for completed planting operations for the purpose of the Contractor receiving eligible for payment for this portion of the Contract work. In order to obtain Preliminary Acceptance the Contractor shall notify the Owner and/or Owner's Representative by phone or in writing at the conclusion of all planting operations so that preliminary acceptance by way of a field inspection can be performed. In order for an area to be accepted at a preliminary basis, it shall conform to the following:
1. All plant material shall be in conformance with the Drawings with respect to quality, size, species and location, and those items accepted or removed in the field by the Owner.
2. All plant material shall be in a healthy condition as defined under the guarantee requirements stated below in Section 3.14.

B. FINAL PLANTING ACCEPTANCE
Final planting acceptance shall be granted after the completion of all replacement guarantee required fulfilling the guarantee water/maintenance. On or about the expiration of the one-year (1 year) guarantee, a follow-up inspection will be made by the Owner and/or Owner's Representative to determine replacements required to be made by the Contractor in accordance with the provisions of these specifications. The inspector will document his/her findings in a field report. Upon completion of the replacement program, the Owner and/or Owner's Representative shall conduct an inspection to determine the acceptability of the required replacements. That is found to be acceptable as defined by item B above, the Contractor and the General Contractor shall be notified in writing of the final acceptance of work.

3.13 GUARANTEE

The Contractor shall guarantee for a period of one (1) year the replacement (same permanent plant which has died, or in a dying condition, or which has begun to flower or such a manner that its usefulness or appearance has been impaired. Any tree with a dead tree leader or with a crown which is twenty-five percent (25%) or more dead shall be replaced.
These guarantees shall be in accordance with the following:

A. ONE YEAR PERIOD
The one (1) year period shall begin on the date of Preliminary Acceptance of all plant material.

B. REPLACEMENTS & DAMAGES
The elements of the Owner and/or Owner's Representatives for required replacements shall be continuous and binding upon the Contractor. The Contractor shall also be responsible for repairing damage to persons and property that caused by defective workmanship and materials.

C. EXCLUSIONS
The Contractor shall not be liable for the replacement of plants which were damaged by animals, by delving compounds, fertilizers, pesticides or other materials not specified by the Contract documents or not applied by him under his supervision, by relocating or removal by others, by Acts of God, by vandalism or by hurricane.

D. GUARANTEE PERIOD INSPECTION
During the guarantee period, the Contractor shall, from time to time, inspect the watering, cultivation and other maintenance operations carried on by the Owner with respect to such work, and promptly report to the Owner any methods, practices or operations which he considers unsatisfactory, and no in essential his interest or good horticultural practices. The failure of the Contractor to so inspect or report shall be construed as an acceptance by him of the Owner's maintenance operations, and he shall not thereafter claim or assert that any defects which may later develop are the result of such methods or practices or operations.

TURF GRASS

PART 1 - GENERAL

1.1 SCOPE OF WORK

The work includes fresh grading, furnishing fertilizer, seed and/or sod as specified and performance of all operations in connection with seeding and/or sodding in full accordance with the applicable Drawings and subject to the terms and conditions of the Contract.

1.2 EQUIPMENT

The Contractor shall provide and maintain equipment suitable for the execution and completion of the work specified in accordance with (INDOT) Standard Specifications. All equipment shall be operated by personnel trained in the operation of such equipment.

PART 2 - PRODUCTS

2.1 TOPSOIL

Topsoil for planting operations shall be obtained from on-site stock pile generated from site stripping. In the event that none is available, imported topsoil shall be imported from an off-site source. All imported topsoil used for any portion of the work, shall be fertile, friable, natural loam containing a liberal amount of humus. It shall be relatively free from weeds, large roots, plants, sticks, stones larger than one (1) inch, waste debris or other extraneous matter. The installing Contractor shall be responsible for most pulling and/or debris removal as needed to meet this specification.

The soil to be acceptable hereof, shall meet the following criteria:

1. ORGANIC MATTER: No less than 1.5 percent no more than 10.0 percent
2. pH: No lower than 6.0 nor higher than 8.0
3. TEXTURE: No more than 25 percent clay
4. SOLUBLE SALT: No more than 1000 ppm
5. CHEMICAL ACTIVITY: The topsoil provided, imported, shall be free from any toxins or chemical residue which could result in any form of plant growth damage.

The Contractor shall provide a soil analysis report (potential nutrienting test results and soil amendment recommendations based on a minimum of one (1) sample taken from each proposed imported topsoil stock pile. This testing shall cover micro nutrients and pH, soluble salts, organic content/mechanical analysis and Bio assay.

2.2 COMMERCIAL FERTILIZER AND DELIVERY

Fertilizer shall be delivered to the site in unopened, original containers, each bearing name and address of the manufacturer, name brand, or trademark, and manufacturer's guaranteed analysis. Any fertilizer which becomes caked or otherwise damaged, making it unsuitable to use, will not be accepted. Fertilizer shall not have been exposed to weather prior to delivery on the site and after delivery until used. It shall be completely protected at all times and shall not be stored in direct contact with the ground.

A. FERTILIZER STRENGTH
The fertilizer shall be a complete fertilizer containing a minimum basic percentage by weight of the following:
1. PRIOR TO SEEDING & SOD
Nitrogen 0%
Phosphorous 24%
Potash 24%
2. AFTER SEEDING & SOD
Nitrogen 10%
Phosphorous 5%
Potash 5%
a) One-quarter of the nitrogen shall be in the form of insoluble, one-quarter in the form of ammonia salts, and one-half in the form of organic nitrogen
b) Available phosphoric acid shall be derived from super phosphate having a minimum guaranteed analysis of 20% of available phosphate
c) The potash shall be in the form of sulphate of potash
The balance of the fertilizer shall be made up of materials usually present in such a product. It shall be free from dust, sticks, sand, stone, or other debris.

2.3 SOD

Sod shall comply with State and Federal laws with respect to inspection for plant diseases and insect infestation. It shall be fresh cut, firm, nursery grown sod, not less than one and one half (1 1/2) inches thick having well-matted roots. The root zone shall be of good, fertile, natural mineral soil free from stones and debris. Peat sod will not be acceptable. The turf shall contain no bare or quack grass nor any other noxious weed growth. It shall be of firm tough texture having a compact growth of grass. The sod sections shall be standard in size (24 inches wide x 3 feet in length) and each section shall be strong enough to support its own weight and retain its size and shape when suspended vertically from a firm grip on the upper ten (10%) percent of the section.

Before being cut and lifted, the sod shall have been mowed at least twice with a lawn mower and the first mowing not more than seven days before the sod is cut. Sod which is not placed within 48 hours of cutting shall not be used without the approval of the Owner.

The Owner and/or Landscape Architect reserves the right to inspect the sod at the source before cutting and areas that fail to meet with his approval shall not be cut for the purpose of supplying material under the contract. The Owner and/or Landscape Architect shall be permitted to take such samples as he may select. All sod shall be free and grown other places. Any sod that is dried out, burned, inferior or quality to sod samples, or in any way failing to meet the requirements of these specifications will be rejected and the Contractor shall immediately remove such rejected material from the premises of the project and supply suitable material in its place.

1. BLUEGRASS SOD shall be a blend of at least three (3) cultivars of Kentucky bluegrass grown on a mineral base.
2. WILT SOD: If specified, shall be a blend of Kentucky Bluegrass, Fully Weeds Grass (Perennial Ryegrass and other types as approved by the Landscape Architect grown on a mineral base.

2.4 WATER

The Owner shall provide at no cost, sufficient water for the Contractor to maintain plant materials and seeded and sodded areas in accordance with the requirements of the applicable technical specifications. Potable water shall be supplied by the Owner by way of a permanent underground irrigation system quick coupler system. Hose bibs, the hydrants or a designated Blue source for irrigation. Other water is provided by way of fire hydrants it shall be the Contractor's responsibility to be completely familiar with all local ordinances concerning the use of fire water source. If a meter is required, it is the Contractor's responsibility to obtain, store and return the meter. All fees required by the Contractor in obtaining the meter and utilizing the water supply will be reimbursed to him by the Owner.

In the event that the on-site water supply is outdated or terminated by the Owner or by someone during the period the Contract is in effect, in that there is no on site sources of water, the Contractor shall supply water from off-site in sufficient quantities to complete the job. Compensation for this additional item will be in accordance with a selected price quote. If authorization to supply off-site water is not given to the Contractor by the Owner when the Owner is unable to supply the water in sufficient quantities, the Contractor shall not be left responsible for damage to new plantings (plant materials & seed) or failure of seed to germinate and grass caused a direct result of an inadequate water supply.

PART 3 - EXECUTION

3.1 SOD - The accepted seasons for laying and shall be as follows:

1. SPRING SODDING shall be performed from the time the soil becomes workable and unfrozen soil becomes available to June 15
2. FALL SODDING shall be performed from August 16 to October 31

Sodding during the summer season, defined as June 16 to August 14, will be acceptable if the area is served by an operational irrigation system. Sodding after November 1 shall be considered unreasonable and will require the approval of the Landscape Architect or Owner.

3.2 REQUIRED MAINTENANCE

The Contractor shall be responsible for maintaining all newly seeded and sodded areas until such a time as these areas are granted acceptance by the Owner and/or Landscape Architect. Maintenance during this time period shall and consist of watering, mowing, fertilization and herbicide application as well as any other horticultural practices necessary to establish an acceptable stand of grass.

A. WATERING

1. The Contractor shall water all newly installed sod immediately. The Contractor shall remain responsible for watering through three (3) applications. If the Owner supplies an in-ground irrigation system installed in the groups of these improvements, the Contractor shall be responsible for monitoring the effectiveness of the system and shall report any problems with the system to the Owner immediately. Notwithstanding, if the Owner does not provide an irrigation system, then additional watering shall be performed in accordance with the Supplemental Bids where alternate watering prices shall be quoted. If the work item is not included as part of the original Contract, it must be authorized. Compensation shall be in accordance with the Supplemental Bid Prices. If the Owner fails to supply water or authorize supplemental watering the Contractor's warranty for providing an established stand of turf will be voided. Watering after the required three (3) waterings shall be the responsibility of the Owner, or in accordance with authorized supplemental watering.

B. MOWING

1. The Contractor shall mow all sodded areas once. The one (1) mowing shall be performed once the turf has reached a height of three inches (3"). At no time should more than 1/3 of the leaf blade be removed by any mowing.

C. FERTILIZATION

1. Sodded area after completion of the required mowing, the Contractor shall apply an 18-6-9 commercial fertilizer at the rate of 15 pounds per 1,000 square feet (660 lb/ac.) to all turf areas using a mechanical spreader and by making two passes at right angles to each other.

D. HERBICIDE

The Contractor shall be responsible for one (1) application of a weed control product no sooner than the second mowing with the areas seeded. The product shall reflect the specific weed problem which may exist.

3.4 ACCEPTANCE

As determined by the Owner and/or Landscape Architect.
Acceptance shall be granted upon conformance with the following:
1. Grass shall display a reasonably uniform distribution of grass plants.
2. Grass shall display vigorous growth and be green and healthy in appearance.
3. Grass shall have received the required mowings, fertilization and herbicide application.

The Contractor shall not be responsible for damage incurred to the seed areas caused by nesting compounds, over, rodenticides, fertilizers, pesticides and other materials not specified in, not applied by him or under his supervision, nor those damages caused by vandalism or acts of nature.

3.5 GUARANTEE

The Contractor shall guarantee the growth of a green, healthy stand of turf at the time of acceptance.

TEMPORARY WATERING

Temporary watering shall be performed via a temporary above ground irrigation system from the building water supply and/or from water trucks.

A. Sod

1. Immediately subsequent to sod installation all areas shall be watered to a depth of one (1) inch. Additional watering shall be performed to a total of fifteen (15) times approximately every other day for a minimum of a one (1) month period. During extremely hot periods, often between June 15th and August 31st, watering daily may be required.

2. Newly laid sod must be kept moist, but not water logged. The moisture should extend into the soil below the sod to encourage root development. A general rule of thumb is to apply one (1) inch of water every other day in the absence of adequate rainfall. Early morning watering is preferred and should not be performed after 1:00 PM. Watering personnel shall routinely probe the seeded areas in multiple locations to determine moisture levels and the watering program should be adjusted as needed. Newly laid sod should not be allowed to dry out during the initial 2-3 weeks subsequent to laying. Drying will cause shrinkage leaving unwanted open gaps between sales.

3. Depending on conditions, sod may take 1-3 weeks to root into the soil. Once the sod takes root, watering frequency can be gradually reduced. One (1) inch of water applied once a week is generally acceptable except during hot periods.

B. Plant Material Watering

1. All plants shall receive a thorough watering immediately subsequent to installation including a minimum of four (4) additional waterings when needed.

2. During times of extreme heat, all evergreen and deciduous trees shall receive a minimum of ten (10) gallons of water per tree per watering. Hand operated probe watering or slow-release watering bags are the preferred methods for effectively applying water to trees. The use of 20-gallon slow-release irrigation tree bags is highly encouraged and may be substituted for the above mentioned hand operated waterings. Such watering bags shall be kept operational for a minimum of five (5) continuous days. If this a watering method is used in lieu of hand operated waterings, they shall be provided, as weather conditions dictate, for three (3) watering periods of five (5) continuous days each.

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