

ORDINANCE NO. F-1706

AN ORDINANCE AMENDING CITY OF WHEATON ORDINANCE NUMBER F-1631, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT – FORMER HUBBLE MIDDLE SCHOOL"

WHEREAS, on March 19, 2012, the City of Wheaton, Illinois, ("City") enacted Ordinance No. F-1631, "AN ORDINANCE AMENDING THE WHEATON ZONING ORDINANCE MAP AND GRANTING A SPECIAL USE PERMIT FOR A PLANNED UNIT DEVELOPMENT – FORMER HUBBLE MIDDLE SCHOOL" ("Original Ordinance") which authorized a planned unit development for a mixed-use development on the former Hubble Middle School property located at 603 South Main Street and the Wheaton Park District property located at 600 South Main Street, all on certain property legally described herein within the city limits of Wheaton, Illinois ("City"); and

WHEREAS, following the enactment of the Original Ordinance, Bradford Equities, LLC ("Applicant") submitted an application to amend the special use permit for a planned unit development to allow the construction of a 136 space employee parking lot (with 9 spaces dedicated to service the Wheaton Park District tennis courts and other park uses) on Lot 6 (legally described in the attached Exhibit "A") in lieu of the previously approved office/ bank building with a drive-thru service lane; and the City has determined that the requested amendment is a minor amendment and may be implemented without public hearing, pursuant to the provisions of Section 5.10.6 of the Wheaton Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Wheaton, Du Page County, Illinois, pursuant to its home rule powers, as follows:

Section 1: Pursuant to the Findings of Fact made and determined by the Wheaton City Council, the Original Ordinance is hereby amended to allow the construction of a 136 space employee parking lot (with 9 spaces dedicated to service the Wheaton Park District tennis courts and other park uses) on Lot 6 in lieu of the previously approved office/ bank building with a drive-thru service lane in substantial compliance with the plans entitled "Final Engineering Plans for Mass Grading and Stormwater Management Improvements" prepared by V3 Companies, Woodridge, IL, Sheets C9.0, C10.0 and C11.0, dated March 15, 2012 and revised March 8, 2013 and "Roosevelt Road and Main Street Redevelopment - Landscape Plans" prepared by Hitchcock Design Group, Chicago, IL, Sheets L1.0, L2.0, L3.0 and L3.1, dated March 12, 2013, and in further compliance with the following conditions, restrictions, and requirements:

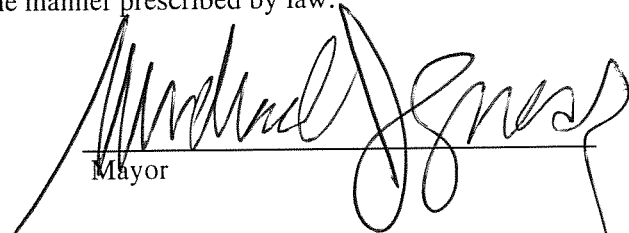
1. Prior to issuance of a site development permit, the Applicant shall:
 - a) Close on its purchase of Lot 6 from the Wheaton Park District to ensure that the property goes back on the tax rolls and provide a copy of the recorded deed to the City Clerk; and
 - b) Submit a revised lighting plan that complies with the requirements of Section 22.4.9 of the City of Wheaton Zoning Ordinance; and

Section 2: The future plantings around the Downtown Wheaton monument sign located at the northeast corner of Roosevelt Road and Main Street shall be of a consistent design and match the plantings approved for the Downtown Wheaton monument sign located adjacent to Lot 6.

Section 3: In all other respects, the terms, conditions and provisions of the original and amended ordinances are ratified and remain in full force and effect.

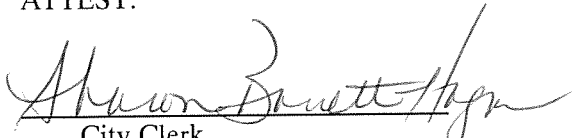
Section 4: All ordinances or parts of ordinances in conflict with these provisions are repealed.

Section 5: This ordinance shall become effective from and after its passage, approval, and publication in pamphlet form in the manner prescribed by law.



Mayor

ATTEST:



City Clerk

Roll Call Vote:

- | | |
|---------|--|
| Ayes: | Councilman Rutledge
Mayor Gresk
Councilwoman Pacino Sanguinetti
Councilman Mouhelis |
| Nays: | Councilman Saline
Councilman Scalzo
Councilman Sues |
| Absent: | None |

Motion Carried

Passed: April 1, 2013
Published: April 2, 2013

EXHIBIT "A"

LOTS 1-7 OF THE PLAT OF MARIANO'S RESUBDIVISION, PART OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 10, 2012 AS DOCUMENT NO. R2012-124927, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.: 05-16-338-020
05-16-330-003; -004; -023; -024; -025; -026; -027; -028; -029; -030; -033
05-16-337-016; -018; -020
05-16-334-018

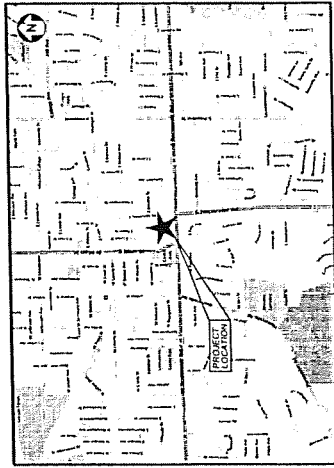
The subject property is commonly known as the former Hubble Middle School property located at 603 South Main Street and the Wheaton Park District property located at 600 South Main Street, all located in Wheaton, IL 60187.

FINAL ENGINEERING PLANS

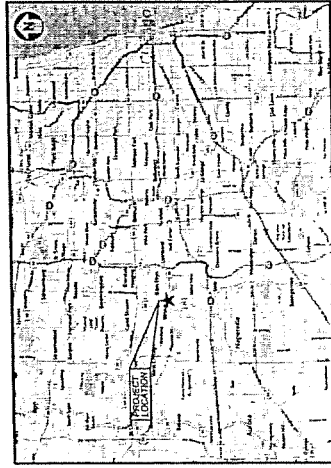
FOR

MASS GRADING & STORMWATER MANAGEMENT IMPROVEMENTS

WHEATON, ILLINOIS



LOCATION MAP
NO SCALE



VICINITY MAP
NO SCALE

INDEX OF DRAWINGS

- C0.0 TITLE SHEET
- C1.0 GENERAL & DEMOLITION NOTES, LEGEND AND ABBREVIATIONS
- C2.0 KEY PLAN
- C3.1 DEMOLITION PLAN - AREA 1
- C3.2 DEMOLITION PLAN - AREA 2
- C3.3 DEMOLITION PLAN - AREA 3
- C3.4 DEMOLITION PLAN - AREA 4
- C4.0A OVERALL GRADING PLAN
- C4.1B SOIL BORINGS AND EXCAVATION LIMITS
- C4.1 GRADING PLAN - AREA 1
- C4.2 GRADING PLAN - AREA 2
- C4.3 GRADING PLAN - AREA 3
- C4.4 GRADING PLAN - AREA 4
- C5.1 EROSION CONTROL PLAN - AREA 1
- C5.2 EROSION CONTROL PLAN - AREA 2
- C5.3 EROSION CONTROL PLAN - AREA 3
- C5.4 EROSION CONTROL PLAN - AREA 4
- C4.5 EROSION CONTROL DETAILS
- C6.0 OVERALL UTILITY PLAN
- C6.1 UTILITY PLAN - AREA 1
- C6.2 UTILITY PLAN - AREA 2
- C6.3 UTILITY PLAN - AREA 3
- C6.4 UTILITY PLAN - AREA 4
- C7.0 STORMWATER MANAGEMENT & COMPENSATORY STORAGE PLAN
- C8.0 CONSTRUCTION DETAILS
- C8.1 CONSTRUCTION DETAILS
- C9.0 FINAL LAYOUT PLAN - OUTLOT
- C10.0 FINAL GRADING & EROSION CONTROL PLAN - OUTLOT
- C11.0 FINAL UTILITY PLAN - OUTLOT
- C12.0 FINAL CONSTRUCTION DETAILS - OUTLOT

SEP 11 2012

PROJECT TEAM

DEVELOPER
Bradford Real Estate Companies
10 South Wacker Drive, Suite 2935
Chicago, Illinois 60606
312.755.8018
Contact: Bill Shank

ENGINEER
V3 Companies
7325 James Avenue
Woodridge, Illinois 60517
630.724.9200 voice
630.724.9202 fax
Project Manager: John R. Brown, P.E.
Design Engineer: Matt Nickels



V3 Companies
7325 James Avenue
Woodridge, IL 60517
630.724.9200 phone
630.724.9202 fax
www.v3co.com

Call 48 hours before you dig
800.892.0123
Call Julie
Julie
800.892.0123
Excavators
Information
for
Locating
Utility
Joint

NO.	DATE	DESCRIPTION
1	09-11-12	SELECTED FOR COOK COUNTY EXEMPTION FROM SUBMITTING TO THE COOK COUNTY ENGINEERING DEPARTMENT
2	09-11-12	REVISIONS TO THE PLAN TO REFLECT THE COOK COUNTY ENGINEERING DEPARTMENT COMMENTS
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ORIGINAL ISSUE DATE: MARCH 15, 2012

PROFESSIONAL ENGINEER'S CERTIFICATION
I, JOHN R. BROWN, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE TITLED PROJECT AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERS SOCIETY OF ILLINOIS. I AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PARTY FOR THIS PROJECT.
DATE: 09/11/12 BY: J.R. Brown, P.E.
I, MATT NICKELS, A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT I AM THE DESIGNER OF THE ABOVE TITLED PROJECT AND THAT I AM A MEMBER IN GOOD STANDING OF THE PROFESSIONAL ENGINEERS SOCIETY OF ILLINOIS. I AM NOT PROVIDING ENGINEERING SERVICES TO ANY OTHER PARTY FOR THIS PROJECT.
DATE: 09/11/12 BY: M. Nickels, P.E.
ILLINOIS LICENSED DESIGN FIRM NO. 184-00082

FINAL LAYOUT PLAN - OUTLOT
 MASS GRADING & STORMWATER
 MANAGEMENT IMPROVEMENTS

NO.	DATE	DESCRIPTION
1	01-11-13	ISSUED FOR PERMIT COMMENTS
2	01-11-13	ISSUED FOR PERMIT COMMENTS



V2 CONSULTING
 7255 JAMES AVENUE
 BOSTON, MA 02118
 TEL: 617.552.8200
 FAX: 617.552.8201
 WWW.V2CONS.COM

- NOTES:**
1. ALL ENGINEERING DRAWINGS ARE TO BE CHECKED BY THE ENGINEER BEFORE PROCEEDING.
 2. ALL DIMENSIONS ARE TO CENTER UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE TO CENTER UNLESS OTHERWISE NOTED.

PARKING SUMMARY

PERMITTED PARKING SPACES	10
PERMITTED BICYCLE SPACES	0

CURB LEGEND

1/2" CURB	1/2" CURB
3/4" CURB	3/4" CURB
1" CURB	1" CURB

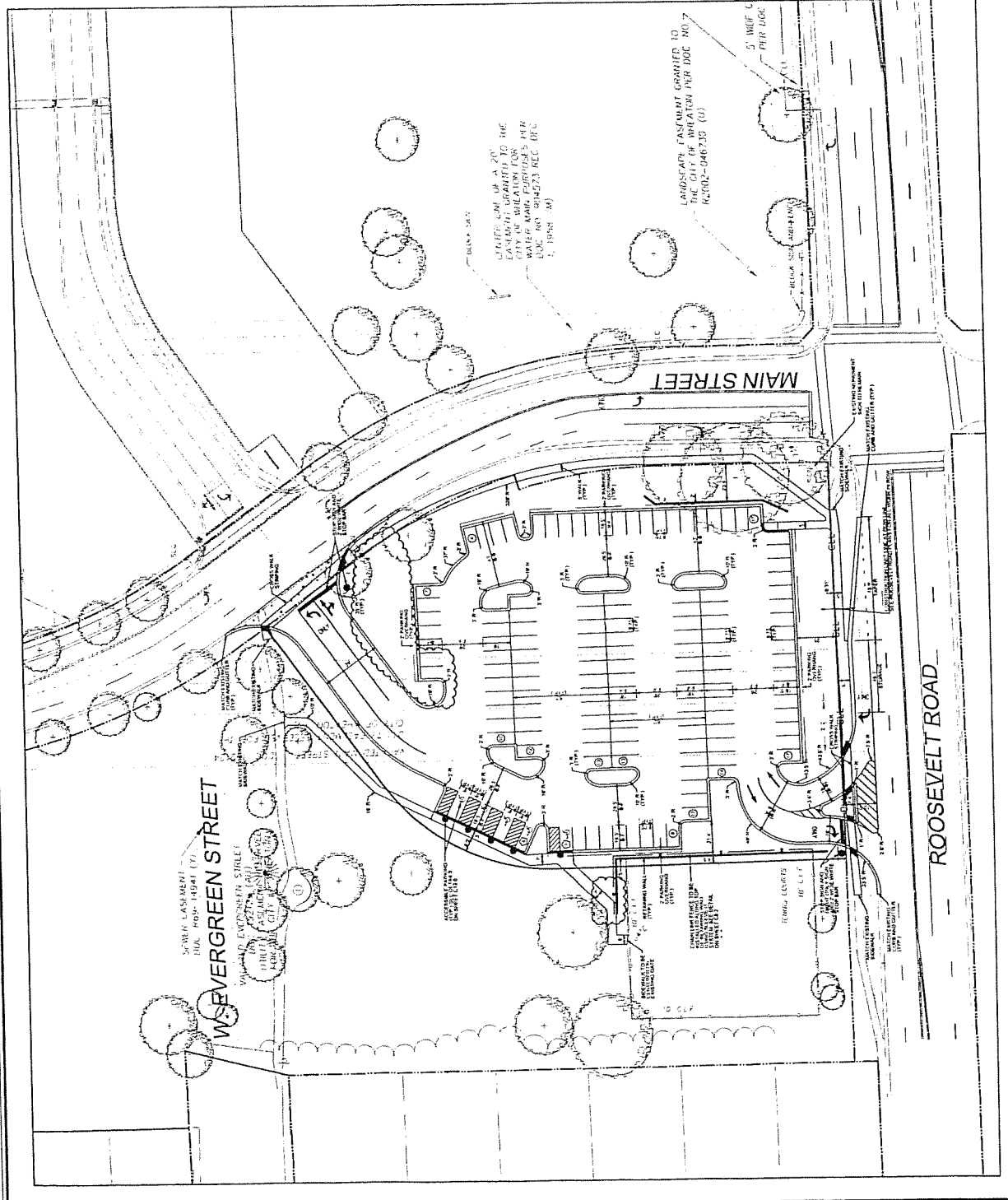
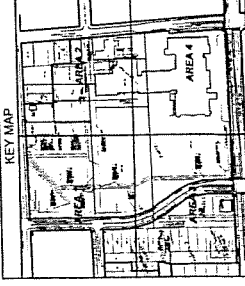
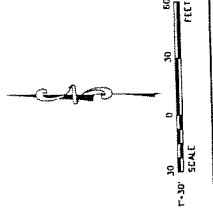
PAVING LEGEND

REGULAR BITUMINOUS PAVEMENT

- 1" ASPHALT
- 4" ASPHALT
- 6" ASPHALT
- 8" ASPHALT
- 10" ASPHALT
- 12" ASPHALT

CONCRETE SIDEWALK

- 4" CONC
- 6" CONC
- 8" CONC
- 10" CONC
- 12" CONC




C10.0

FINAL GRADING & EROSION CONTROL PLAN - OUTLOT

WEATON
MANAGEMENT & STORMWATER
IMPROVEMENTS

DATE	10/20/04
PROJECT NO.	10120 01 S24
PROJECT NAME	MDN
PROJECT LOCATION	MDN
PROJECT OWNER	MNS
PROJECT ENGINEER	MNS
PROJECT ARCHITECT	MNS
PROJECT CONTRACTOR	MNS
PROJECT SUBMITTER	MNS
PROJECT REVIEWER	MNS
PROJECT APPROVER	MNS
PROJECT DATE	10/20/04
PROJECT SCALE	1" = 30'
PROJECT SHEET NO.	JRB

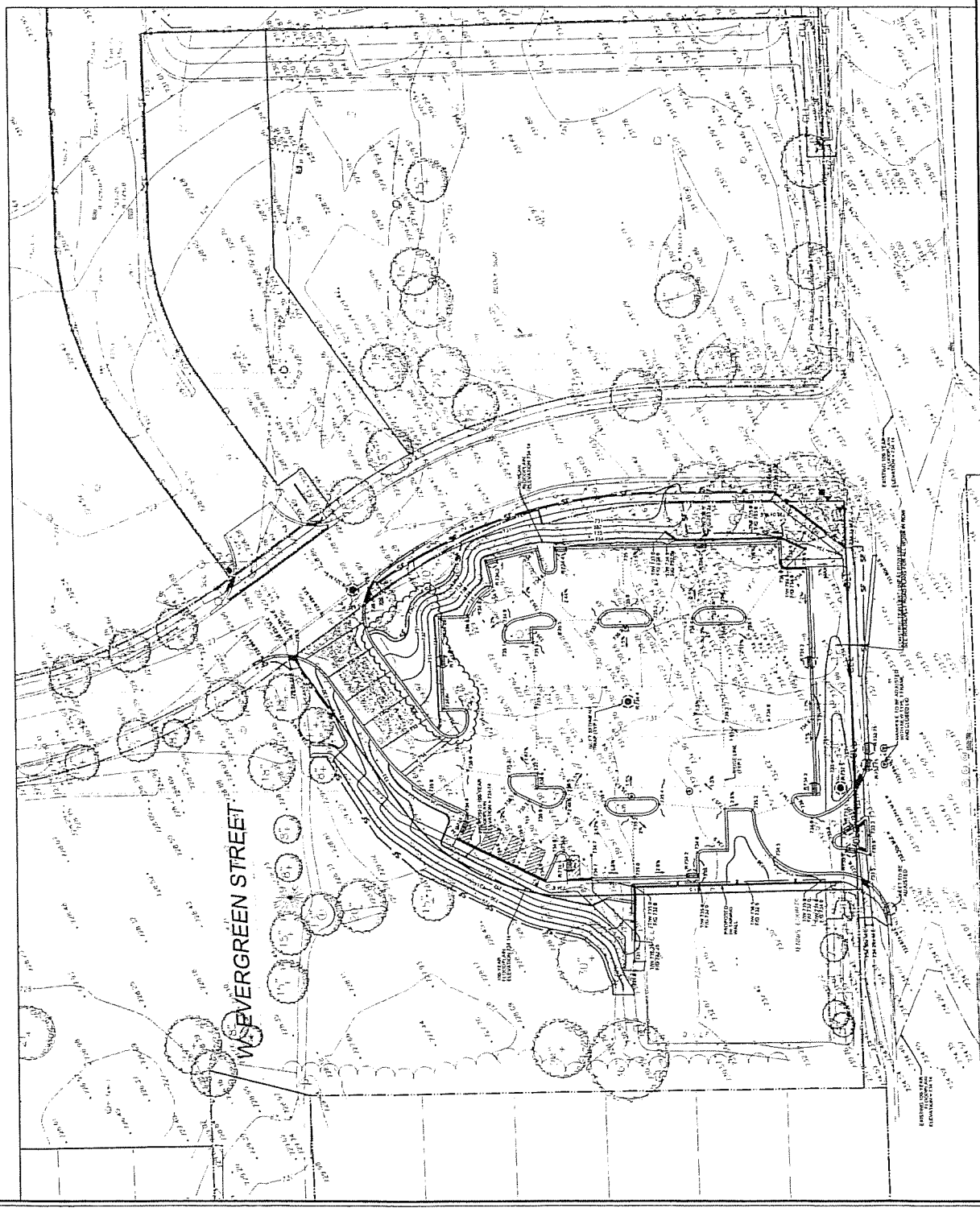
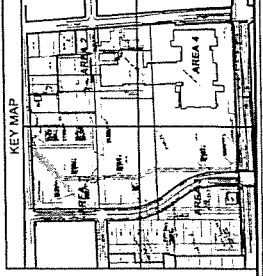
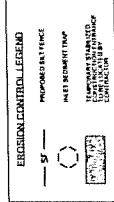
NO.	DATE	DESCRIPTION
01	02/17/04	ISSUE FOR PERMITS
02	02/17/04	ISSUE FOR PERMITS
03	02/17/04	ISSUE FOR PERMITS
04	02/17/04	ISSUE FOR PERMITS
05	02/17/04	ISSUE FOR PERMITS
06	02/17/04	ISSUE FOR PERMITS
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19	02/17/04	ISSUE FOR PERMITS
20	02/17/04	ISSUE FOR PERMITS



V&B CONSULTING, INC.
7325 JAMES AVENUE
WILMINGTON, DE 19804
TEL: 302.424.2002 FAX: 302.424.2002
WWW.V&B.COM

NOTES

1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE MASS DEPARTMENT OF TRANSPORTATION'S STANDARD SPECIFICATIONS FOR HIGHWAY CONSTRUCTION.
2. UNDER OTHER EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD.
3. PROTECT ALL EXISTING TREES AND VEGETATION.
4. PROTECT ALL EXISTING UTILITIES AND STRUCTURES.
5. PROTECT ALL EXISTING EROSION CONTROL MEASURES.
6. PROTECT ALL EXISTING EROSION CONTROL MEASURES.
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10. PROTECT ALL EXISTING EROSION CONTROL MEASURES.



C11.0

DRAWING

FINAL UTILITY PLAN - OUTLOT

MASS GRADING & STORMWATER MANAGEMENT IMPROVEMENTS

WHEATON

ILLINOIS

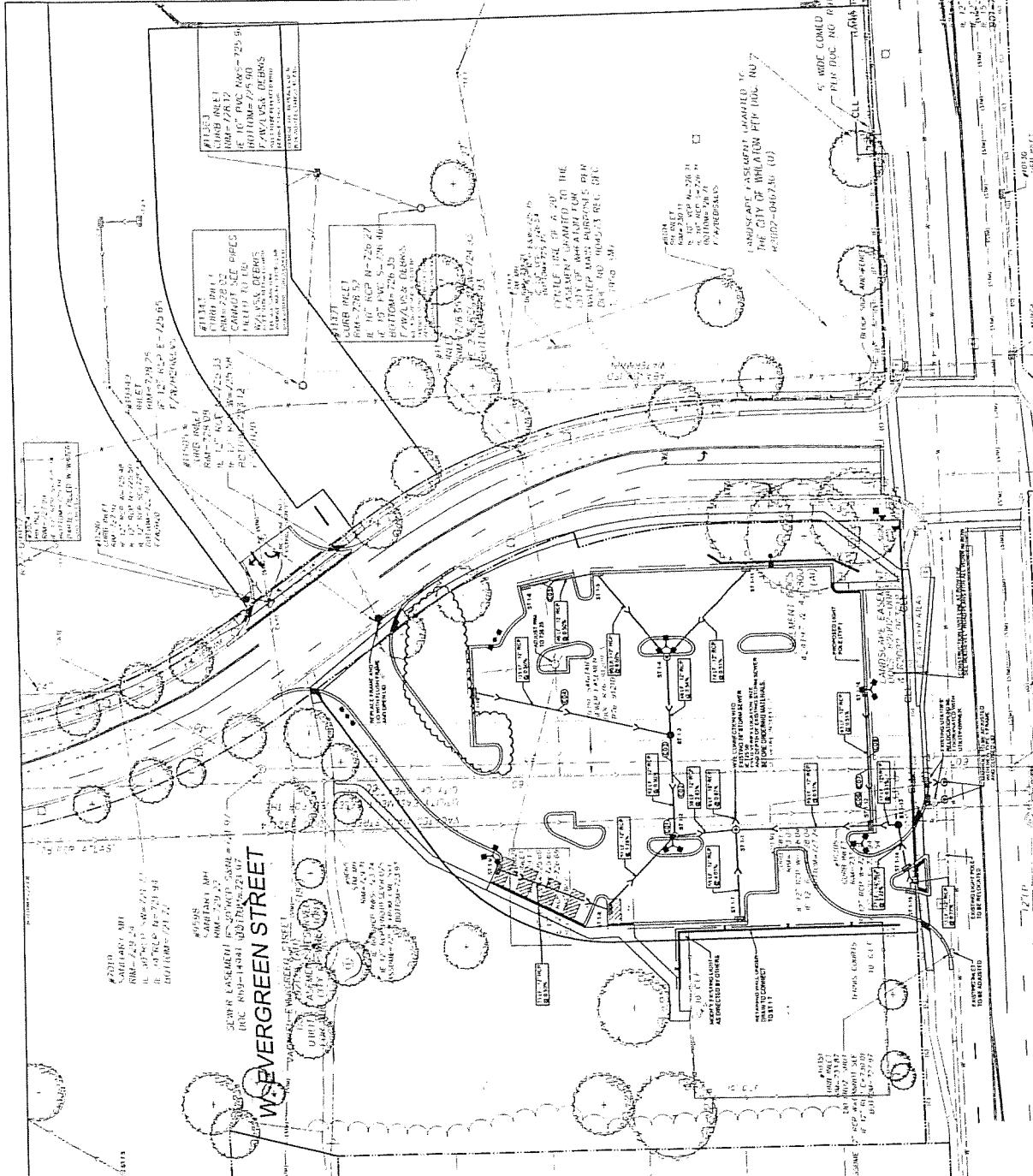
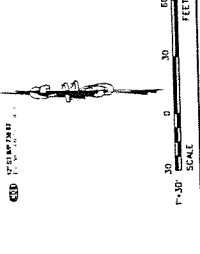
NO.	DATE	DESCRIPTION
01	08/01/2016	ISSUED FOR PERMITS
02	09/01/2016	ISSUED FOR PERMITS
03	10/01/2016	ISSUED FOR PERMITS
04	11/01/2016	ISSUED FOR PERMITS
05	12/01/2016	ISSUED FOR PERMITS
06	01/01/2017	ISSUED FOR PERMITS
07	02/01/2017	ISSUED FOR PERMITS
08	03/01/2017	ISSUED FOR PERMITS
09	04/01/2017	ISSUED FOR PERMITS
10	05/01/2017	ISSUED FOR PERMITS
11	06/01/2017	ISSUED FOR PERMITS
12	07/01/2017	ISSUED FOR PERMITS
13	08/01/2017	ISSUED FOR PERMITS
14	09/01/2017	ISSUED FOR PERMITS
15	10/01/2017	ISSUED FOR PERMITS
16	11/01/2017	ISSUED FOR PERMITS
17	12/01/2017	ISSUED FOR PERMITS
18	01/01/2018	ISSUED FOR PERMITS
19	02/01/2018	ISSUED FOR PERMITS
20	03/01/2018	ISSUED FOR PERMITS

V&C CONSULTING, INC.
7325 James Avenue
Middleburg, IL 60517
815.724.9323 Fax
815.724.9320 Cell
www.vandc.com

- NOTES:**
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF WHEATON, ILLINOIS AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT).
 - ALL EXISTING UTILITIES SHOWN ON THIS PLAN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY. CONTRACTOR SHALL VERIFY THE DEPTH AND LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 - ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WHEATON UTILITIES SPECIFICATIONS AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) SPECIFICATIONS.
 - ALL NEW UTILITIES SHALL BE INSTALLED AT THE PROPER DEPTH AND LOCATION AS SHOWN ON THIS PLAN.
 - ALL NEW UTILITIES SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF WHEATON UTILITIES SPECIFICATIONS AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION (IDOT) SPECIFICATIONS.
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 - ALL NEW UTILITIES SHALL BE INSTALLED AT THE PROPER DEPTH AND LOCATION AS SHOWN ON THIS PLAN.

UTILITIES CONTINUATIONS:

NO.	DATE	DESCRIPTION
01	08/01/2016	UTILITIES CONTINUATION
02	09/01/2016	UTILITIES CONTINUATION
03	10/01/2016	UTILITIES CONTINUATION
04	11/01/2016	UTILITIES CONTINUATION
05	12/01/2016	UTILITIES CONTINUATION
06	01/01/2017	UTILITIES CONTINUATION
07	02/01/2017	UTILITIES CONTINUATION
08	03/01/2017	UTILITIES CONTINUATION
09	04/01/2017	UTILITIES CONTINUATION
10	05/01/2017	UTILITIES CONTINUATION
11	06/01/2017	UTILITIES CONTINUATION
12	07/01/2017	UTILITIES CONTINUATION
13	08/01/2017	UTILITIES CONTINUATION
14	09/01/2017	UTILITIES CONTINUATION
15	10/01/2017	UTILITIES CONTINUATION
16	11/01/2017	UTILITIES CONTINUATION
17	12/01/2017	UTILITIES CONTINUATION
18	01/01/2018	UTILITIES CONTINUATION
19	02/01/2018	UTILITIES CONTINUATION
20	03/01/2018	UTILITIES CONTINUATION





180 N. Wacker Drive
Suite 003
Chicago, IL 60606
T 312.634.2100
F 312.634.2101
hitchcockdesigngroup.com

Roosevelt Road and Main Street Redevelopment

Wheaton, Illinois

The Bradford Real Estate Companies
30 South Wacker Drive, Suite 2850
Chicago, Illinois 60606

Landscape Plans
March 12, 2013

Project Team

Landscape Architect
Hitchcock Design Group
200 West Adams
Naperville, Illinois 60540
T 630.361.1787
F 630.361.1925

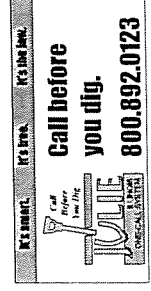
Civil Engineer
V3 Companies
7325 Jones Avenue
Waukegan, IL 60057
P 815.777.8200
F 815.774.8200

General Notes

1. Basement elevations obtained from plans prepared by V3 Companies received March 7, 2013.
2. Verify site conditions and information on drawings, especially as they relate to existing structures, elevations or elevations from the information shown in the Contract Documents. The Owner is not responsible for unauthorized changes or extra work required to correct unapproved discrepancies.
3. Secure and pay for permits, fees and inspections necessary for the proper execution of this work. Comply with codes applicable to this work.
4. Refer to specifications for additional conditions, standards and notes.

Sheet Index

- L1.0 Landscape Plan
- L2.0 Landscape Details
- L3.0-L3.1 Landscape Specifications





221 W. Jefferson Avenue
Naperville, IL 60540
T 630.961.1767
F 630.961.8925
hitchcockdesigngroup.com

PREPARED FOR
The Bradford Real
Estate Companies

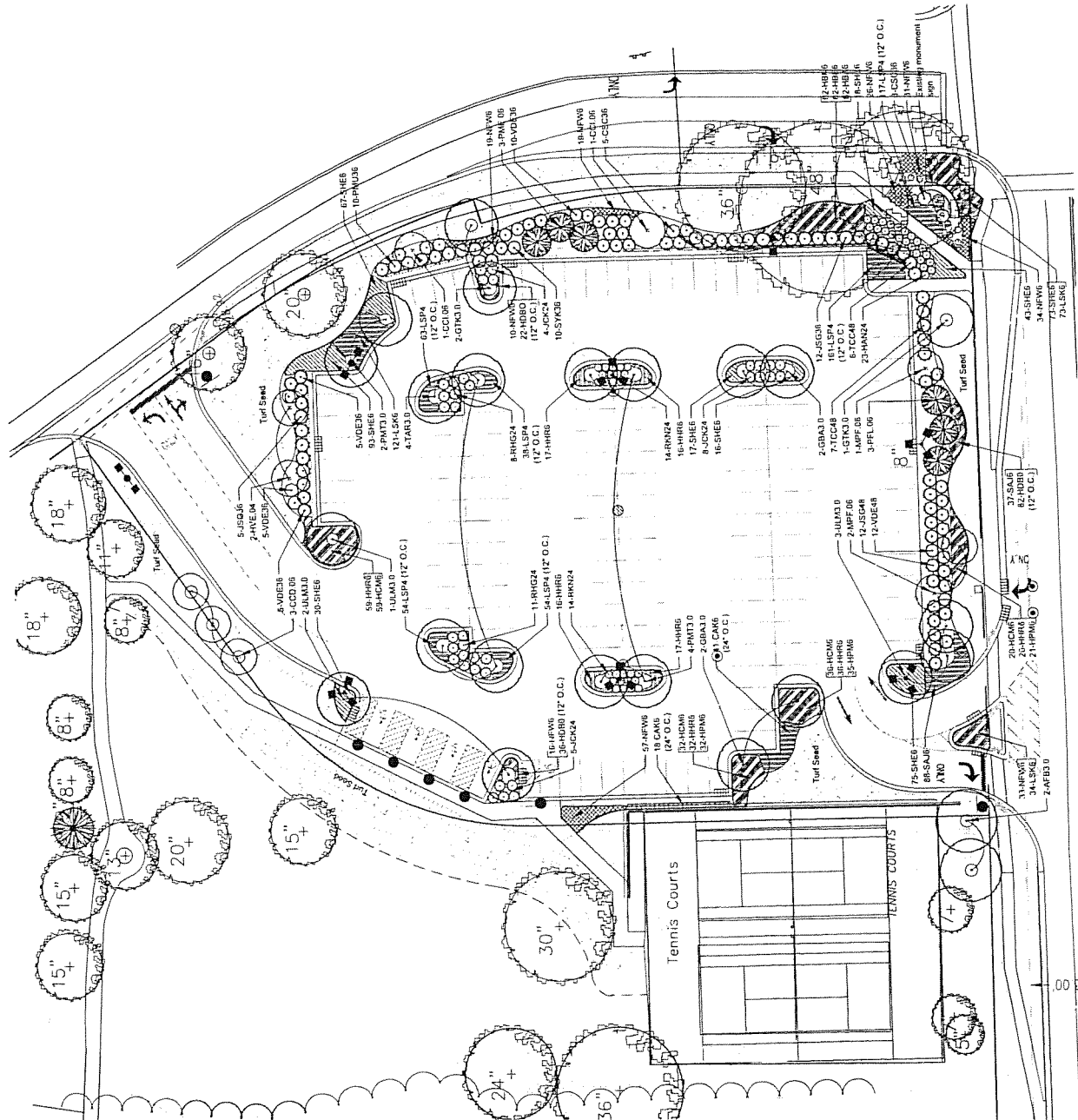
PROJECT
Roosevelt Road
and Main Street
Redevelopment
Wheaton, IL

CONSULTANTS
V2 Companies

PLANTING NOTES

1. Use all plants in accordance with the City of Chicago's Planting Standards and Specifications. Contractor responsible for procurement of all plants.
2. Contractor responsible for erosion control for all planted areas.
3. All plants to be installed in accordance with the City of Chicago's Planting Standards and Specifications. Contractor shall provide a written copy of all planting plans to the City of Chicago for review and approval. All planting plans shall be submitted to the City of Chicago for review and approval. All planting plans shall be submitted to the City of Chicago for review and approval.
4. All plants to be installed in accordance with the City of Chicago's Planting Standards and Specifications. Contractor shall provide a written copy of all planting plans to the City of Chicago for review and approval. All planting plans shall be submitted to the City of Chicago for review and approval. All planting plans shall be submitted to the City of Chicago for review and approval.
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6. Plants and other materials are to be installed in accordance with the City of Chicago's Planting Standards and Specifications. Contractor shall provide a written copy of all planting plans to the City of Chicago for review and approval. All planting plans shall be submitted to the City of Chicago for review and approval. All planting plans shall be submitted to the City of Chicago for review and approval.
7. Refer to specifications for additional conditions, standards and details.

Plant Name	Common Name	Size	Qty	Remarks
1-1-1	1-1-1	12" O.C.	1	
2-2-2	2-2-2	12" O.C.	2	
3-3-3	3-3-3	12" O.C.	3	
4-4-4	4-4-4	12" O.C.	4	
5-5-5	5-5-5	12" O.C.	5	
6-6-6	6-6-6	12" O.C.	6	
7-7-7	7-7-7	12" O.C.	7	
8-8-8	8-8-8	12" O.C.	8	
9-9-9	9-9-9	12" O.C.	9	
10-10-10	10-10-10	12" O.C.	10	
11-11-11	11-11-11	12" O.C.	11	
12-12-12	12-12-12	12" O.C.	12	
13-13-13	13-13-13	12" O.C.	13	
14-14-14	14-14-14	12" O.C.	14	
15-15-15	15-15-15	12" O.C.	15	
16-16-16	16-16-16	12" O.C.	16	
17-17-17	17-17-17	12" O.C.	17	
18-18-18	18-18-18	12" O.C.	18	
19-19-19	19-19-19	12" O.C.	19	
20-20-20	20-20-20	12" O.C.	20	
21-21-21	21-21-21	12" O.C.	21	
22-22-22	22-22-22	12" O.C.	22	
23-23-23	23-23-23	12" O.C.	23	
24-24-24	24-24-24	12" O.C.	24	
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26-26-26	26-26-26	12" O.C.	26	
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28-28-28	28-28-28	12" O.C.	28	
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99-99-99	99-99-99	12" O.C.	99	
100-100-100	100-100-100	12" O.C.	100	



PROJECT NUMBER
D-14880-02-02-06

ISSUED
March 12, 2013

REVISIONS

Checked By
THH

Drawn By
AGW

SHEET TITLE
Landscape Plan

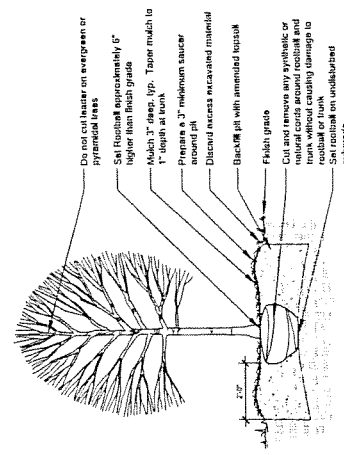
SCALE IN FEET
1" = 20'

SHEET NUMBER
NORTH

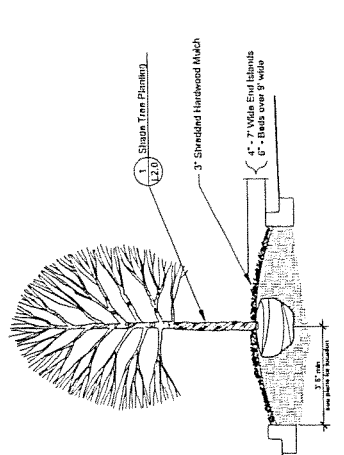
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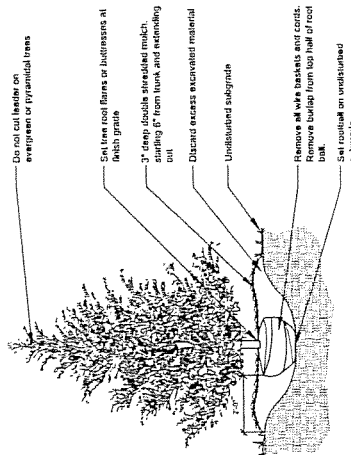
No.	Date	Issue



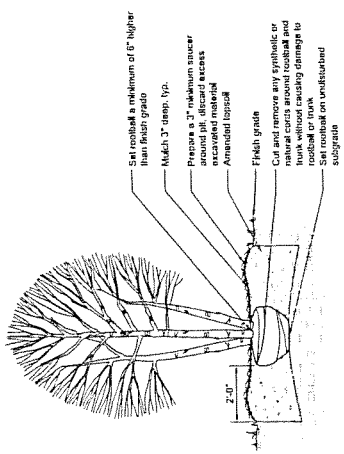
1 Shade Tree Planting
 Scale: 1/2" = 1'-0"



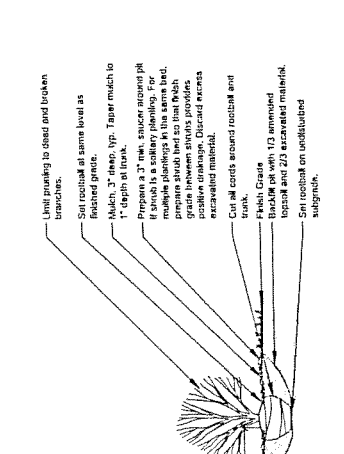
2 Island Planting - Shade Tree
 Scale: 1/2" = 1'-0"



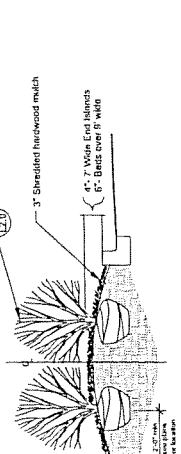
3 Evergreen Tree Planting
 Scale: 1/2" = 1'-0"



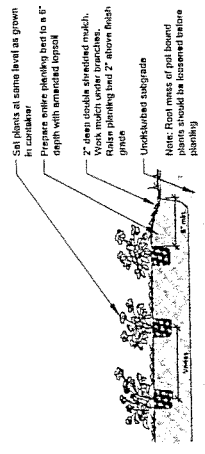
4 Ornamental Tree Planting
 Scale: 1/2" = 1'-0"



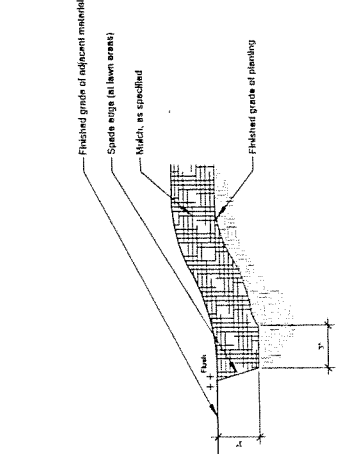
5 Shrub Planting
 Scale: 1/2" = 1'-0"



6 Island Planting - Shrub
 Scale: 1/2" = 1'-0"



7 Perennial Planting
 Scale: 1/2" = 1'-0"



8 Planting Bed/ Mulch Ring Edging detail
 Scale: 1/2" = 1'-0"

No.	Date	Issue

FERTILIZATION

- 3.03. A. Obtain Owner's Representative's approval of prepared topsoil.
- B. For sandier soil, apply fertilizer to indicated seed areas at a rate equal to 600 lbs. per acre.
1. Apply fertilizer by mechanical rotary or drop type distributor. Immediately after fertilizing, rake soil into seed areas to ensure uniform distribution of fertilizer and method. Fertilize areas inaccessible to power equipment with hand tools and incorporate into soil.

SEED INSTALLATION

- 3.04. A. General:
 1. Seed immediately after preparation of soil.
 2. Seed indicated areas within contractor's control areas adjoining contact areas and within contractor's control areas.
 3. Perform seeding operations when the soil is dry and when winds do not exceed 10 miles per hour velocity.
 4. Sow lawn grass seed in the following rates:
 - Overseeding: 1.5-2.0 pounds per 1,000 SF
 - Reseeding: 2.0-3.0 pounds per 1,000 SF
 - Overseeding: 2.5-3.0 pounds per 1,000 SF

- B. Method:
 1. Conventional Seeding:
 - a. Sow seed evenly by hand or drop type distributor. Install seed evenly by sowing equal quantities in two directions, at right angles to each other.
 - b. After seeding, rake soil surface lightly to incorporate seed. Roll with light rollers to ensure seed-to-soil contact. Do not use heavy rollers. On slopes of 3:1 or steeper, or within drainage areas, apply erosion control blankets and secure. Contractor responsible for reaping wash cuts where blankets is not applied.
 2. Recommendation regarding turf damaged by Contractor's operations, including storage of materials of equipment and movement of construction vehicles.
 3. After reaper, seed and soil amendments as specified for new lawns and as required to provide a satisfactory reconditioned lawn. Fertilize and as required to provide a satisfactory reconditioned lawn. Do not bury into soil.
 4. Obtain approval of Owner's Representative for any seed mix.
 5. Remove topsoil containing foreign materials resulting from Contractor's operations, including oil, kerosene, stone, gravel, and other construction materials, including oil, kerosene, rags, acrolein if contaminated, and other materials.
 6. Water newly seeded areas. Maintain adequate soil moisture until new grass is established.

GRASS MAINTENANCE

- 3.05. A. Complete work in this section to receive final approval of Owner's Representative. Maintain lawns with all work in other sections receive written Final Acceptance.

- B. Maintain lawn areas, including weekly 30-day watering, mowing, reseeding until a full, uniform stand of grass free of weeds, undesirable grass species, disease, and insects is achieved and accepted by the Owner's Representative. All areas that have washed out or are eroded.

1. Replace undesirable or dead areas with new soil or seed.
2. Irrigate lawn areas as soon as top growth reaches a 3" height. Cut back to 2" height and water weekly.
3. Remove soil pats following turf establishment.

- 3.09. A. Lawn ACCEPTANCE
 1. Lawn areas will be acceptable provided all requirements, including weed control, are met. Areas not meeting requirements will be reseeded until lawn is established, free of weeds, undesirable grass species, bare areas of erosion or larger, disease, and insects.

- 3.09. A. Repairs
 1. Repair any damage resulting from installation of the work. Remove from site all excess materials, debris, and equipment. Repair damage resulting from sodding operations.

END OF SECTION

LAWNS AND GRASSES

PART 1 - GENERAL

1.01 DESCRIPTION

- A. Provide law areas as shown and specified. The work includes:
 1. Site preparation.
 2. Fertilizing indicated areas.
 3. Seeding indicated areas.
 4. Maintenance and guarantee.
 5. Cleaning up work area.

1.02 QUALITY ASSURANCE

- A. Comply with applicable and Supplementary Conditions.
- B. Apply with approved local regulations.

1.03 SUBMITTALS

- A. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.

1.04 DELIVERY, STORAGE, AND HANDLING

- A. Seed: Deliver, store, and handle in accordance with manufacturer's conditions, showing weight, analysis, and name of manufacturer. Store in a manner to prevent wetting and deterioration.

1.05 PROJECT CONDITIONS

- A. Work notification: Notify Owner's Representative at least 2 working days prior to start of seeding operations.
- B. Site preparation: Site preparation shall be completed prior to start of seeding operations.
- C. Fertilizing: Fertilizing, seeding, and other facilities from damage caused by seeding operations.
- D. Erosion control: Erosion control shall be installed and other work affecting ground surface shall be completed prior to seeding operations.
- E. Final seed under favorable weather conditions unless approved by the Owner's Representative. The conditions of the guarantee apply regardless of the date of installation. This guarantee accepted lines for seeding at 44.

Spring-April 1 to May 31
Fall - August 15 to September 31

1.06 GUARANTEE

- A. Guarantee all work in this Section for one year following the date of Final Acceptance. If the lawn does not meet the specified conditions, the contractor shall provide a uniform stand of grass until all affected areas are accepted by the Owner's Representative.

PART 2 - PRODUCTS

2.01 MATERIALS

1. Fertilizer: non-burning product composed of not less than 50% organic slow release, granulated analysis professional fertilizer.
2. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
3. Fertilizer: non-burning product composed of not less than 50% organic slow release, granulated analysis professional fertilizer.
4. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
5. Fertilizer: non-burning product composed of not less than 50% organic slow release, granulated analysis professional fertilizer.
6. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.

2.02 PRODUCTS

- A. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
- B. Fertilizer: non-burning product composed of not less than 50% organic slow release, granulated analysis professional fertilizer.
- C. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
- D. Fertilizer: non-burning product composed of not less than 50% organic slow release, granulated analysis professional fertilizer.
- E. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
- F. Fertilizer: non-burning product composed of not less than 50% organic slow release, granulated analysis professional fertilizer.

2.03 PRODUCTS

- A. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
- B. Fertilizer: non-burning product composed of not less than 50% organic slow release, granulated analysis professional fertilizer.
- C. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
- D. Fertilizer: non-burning product composed of not less than 50% organic slow release, granulated analysis professional fertilizer.
- E. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
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2.04 PRODUCTS

- A. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
- B. Fertilizer: non-burning product composed of not less than 50% organic slow release, granulated analysis professional fertilizer.
- C. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
- D. Fertilizer: non-burning product composed of not less than 50% organic slow release, granulated analysis professional fertilizer.
- E. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
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2.05 PRODUCTS

- A. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
- B. Fertilizer: non-burning product composed of not less than 50% organic slow release, granulated analysis professional fertilizer.
- C. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
- D. Fertilizer: non-burning product composed of not less than 50% organic slow release, granulated analysis professional fertilizer.
- E. Seed: Submit seed vendor's certification for required grass seed mixture, including percentages of purity, germination, and weed seed for each grass species.
- F. Fertilizer: non-burning product composed of not less than 50% organic slow release, granulated analysis professional fertilizer.

