

Landscaping and Irrigation Project Description

The following are descriptions of the work that will be performed in each area. Numbers are rounded to the nearest dollar.

Building 18-19 Retaining Walls

\$40,805

The primary purpose of these walls is to act as retaining walls to prevent soil erosion and water runoff from the berms along the golf course. The new walls will be located further back, thereby providing a larger grass area behind these buildings. Some pine trees may also be removed along this property line, allowing more sunlight to penetrate. Understory plantings will be installed to provide lower-level screening of the golf course.

Building 48 Seat Wall

\$10,120

These walls located along the sidewalk will serve three purposes. The first is to prevent erosion of the sloped berms where nothing is growing. The second is to enable the addition of topsoil over the rootbound ground to permit the planting of shade tolerant plants. The third is aesthetics in that there will now be plantings in this barren area, so the walls will serve as focal points and sitting areas as one walks through the common areas.

Building 50 Seat Wall

\$13,963

Same as the Building 48 Seat Wall description

Building 6-7 Retaining Wall

\$10,837

This wall is designed to assist in separating the berm from the existing catch basin in the lawn area. The construction of the wall will enable the installation of topsoil over the root bound ground to permit the planting of shrubs. The portion of wall parallel to the sidewalk will allow a low hedge of plants to be installed that will act as a fence between the sidewalk and catch basin to prevent falls. This entire lawn area will also be regraded to eliminate any ponding areas and to cover root bound soil.

Pool Area

\$82,995

The pool area will be overhauled with the purposes of enlarging the common use areas and improving the aesthetics of the area. The perimeter of the pool fencing will be extended to include the area closer to the street and towards the volleyball court. The existing hedges, which are in fair condition, will be removed and new evergreen hedges installed. Minor regrading will occur that will enlarge the usable lawn space for grilling and relaxing. A slight revision to the concrete patio will provide easier access around the pool.

Parking Lots

\$141,345

All the islands within the parking lots will be re-landscaped to be more aesthetically pleasing.

Site Plantings

\$88,567

Site plantings include the installation of trees and shrubs throughout the community open/common spaces to provide screening and aesthetic improvements. Landscape beds will be revised to reduce the amount of pruning necessary and provide an overall aesthetic appearance. Hedges along the main loop road will be replanted as many have deteriorated. The existing hedge around the first inside curve of the loop road will be revised to provide better sight for drivers, providing safety for both drivers and pedestrians. Many other areas throughout the community will be revised with safety and maintenance as the priority.

Path Plantings

\$33,674

This includes the common pathway running along the creek linking Ravens Crest with the adjoining golf course. Cherry trees will be planted along the entire length along with several benches and other minor supporting plant groupings.

Tot Lot	\$50,637
The recently renovated tot lot will be enhanced with new plantings. New concrete sidewalks will link the area with the existing sidewalks so that access will be available from many different buildings without having to walk across the lawn.	
Grill Area	\$11,150
An area for grills and picnic tables will be provided adjacent to the tot lot. The addition of this area will enable grill usage even when the pool area is closed for the season or in the evening.	
Community Garden	\$32,065
A community garden is planned across from the tot lot. This area will be fenced in and surrounded by shrubs. Inside will be small plots for residents to plant vegetable and flower gardens.	
Building Plantings – Front	\$450,275
All existing landscaping along the fronts of the buildings will be removed. The existing soils will be tilled and enhanced to provide for a new landscape planting. The new plantings are designed to work together, reducing overall maintenance and mulching in the future. Small pea gravel paths will be provided to each of the first floor patios. Since the planting area between the buildings and the parking lots are narrow, new columnar trees will be installed. The trees will grow in a more columnar shape, which will prevent branches from growing into the building, reducing overall maintenance.	
Building Entrance Walls	\$180,737
Where multiple steps are required at the building entrances, low attractive retaining walls will be constructed along either side of the new, widened walkways. The walls will reduce the slope of the lawn area, which is now creating extensive erosion, as well as provide aesthetic entrances to these units. Many of these buildings will also receive major drainage improvements to also assist in the elimination of erosion issues.	
Building Plantings – Rear	\$456,893
New landscape plantings will be installed along the sides and rears of the buildings. An attempt will be made to save any existing plants that are in good condition and that will work with the proposed plants.	
Tree Removal	\$46,800
The landscape project includes removal of some trees. Trees will be removed for several reasons, including the health of the tree, proximity of the tree to adjacent buildings and to make room for new, more appropriate species of trees. Trees to be removed include pear trees in parking lot areas. These pear trees have posed a recurrent problem for the Association as they have fallen, split and dropped large branches. Cleaning up after the pear trees has been a large expense for the Association.	
Irrigation	\$314,675
The landscape project will include replacement of the existing irrigation system with a new, state of the art irrigation system. The new system will irrigate lawn areas throughout the community. The new irrigation system will reduce water use, which will conserve the precious resource and save the Association money. In addition, the new system will provide better controlled irrigation so the lawn will not be overwatered and soggy. The new equipment will be more durable than the old, which will reduce maintenance costs for the Association.	

Dry Well**\$57,671**

Storm water runoff, particularly roof runoff near entry walks will be collected and piped away from sidewalks and entryways. This is being done to improve the safety of the sidewalks. The collected water will be discharged into drywells. The drywells will help reduce the load on the Association's existing storm water management system.

Contingency – 10%**\$202,321**

The project budget includes a 10% contingency for unforeseen conditions. This contingency is an allowance to address unforeseen conditions if they are encountered. The contingency is a “safety net” to help avoid the need for additional funds, once the project commences.

Permits – 3%**\$9,440**

The project budget includes funds to pay for municipal building permits, where needed.