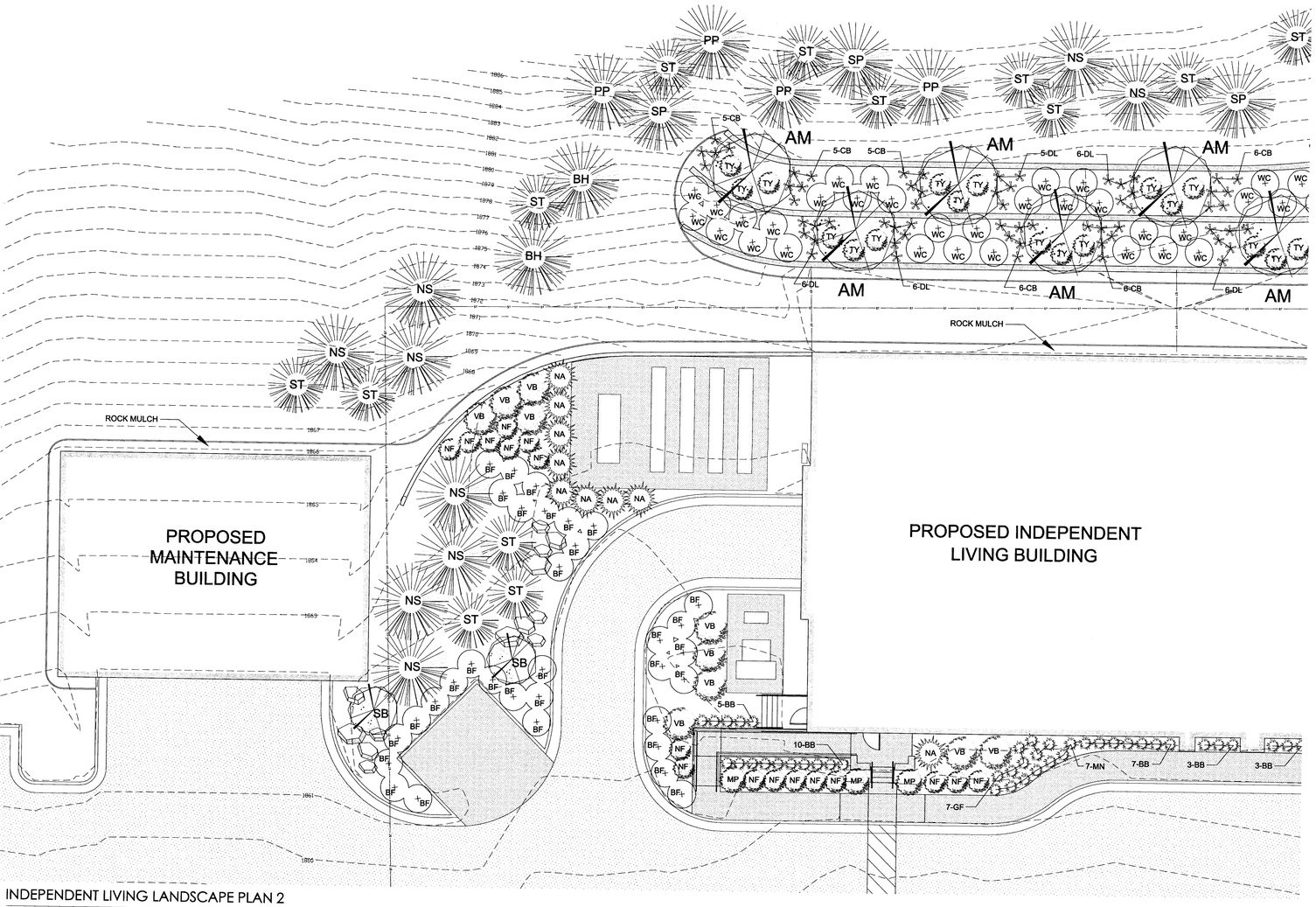



## INDEPENDENT LIVING LANDSCAPE PLAN 2

SCALE: 1" = 10'

## SEEDING NOTES FOR ALL SHEETS

THERE ARE TWO TYPES OF SEEDING ON SITE. ALL PORTIONS OF THE SITE THAT HAVE BEEN DISTURBED DURING CONSTRUCTION AND ARE TO RECEIVE IRRIGATION, SHALL BE SEEDED WITH A CITY MIX GRASS SEED AS FOLLOWS:

CITY MIX GRASS SEED:
SEED SHALL BE APPLIED AT 5 LBS/100 SY. SEED VARIETY SHALL BE 85% "PARK" KENTUCKY BLUE GRASS AND 15% "ARCTARED" CREEPING RED FESCUE OR "DURAR" HARD FESCUE OR APPROVED EQUAL. PERCENT LIVE SEED SHALL BE 85% FOR BOTH VARIETIES. IF SEED WITH THE SPECIFIED PERCENTAGE OF PURE LIVE SEED CANNOT BE OBTAINED, ADDITIONAL SEED MAY BE USED TO BRING THE AMOUNT OF LIVE SEED UP TO THE AMOUNT SPECIFIED. ALL SEED AND SEEDING MIXTURES SHALL BE FREE OF ALL PROHIBITED NOXIOUS WEED SEED AND SHALL NOT CONTAIN MORE THAN 0.5% BY WEIGHT OF RESTRICTED NOXIOUS WEED SEEDS. PROHIBITED AND RESTRICTED NOXIOUS WEEDS SHALL BE THOSE CLASSIFIED BY THE STATE SEED DEPARTMENT. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE.

ALL PORTIONS OF THE SITE OUTSIDE OF THE IRRIGATION LIMITS THAT HAVE BEEN DISTURBED BY CONSTRUCTION SHALL BE SEEDED WITH A RURAL SEED MIX AS FOLLOWS:

RURAL GRASS SEED MIX:

SEED SHALL BE APPLIED AT 60 LBS/ACRE. SEED VARIETY SHALL BE 40% "NODAN" CRESTED WHEATGRASS, 15% "PARK" KENTUCKY BLUE GRASS, AND 25% "MANDAN 759" PUBESCENT WHEATGRASS OR APPROVED EQUAL. PERCENT LIVE SEED SHALL BE 85% FOR ALL VARIETIES. IF SEED WITH THE SPECIFIED PERCENTAGE OF PURE LIVE SEED CANNOT BE OBTAINED, ADDITIONAL SEED MAY BE USED TO BRING THE AMOUNT OF LIVE SEED UP TO THE AMOUNT SPECIFIED. ALL SEED AND SEEDING MIXTURES SHALL BE FREE OF ALL PROHIBITED NOXIOUS WEED SEED AND SHALL NOT CONTAIN MORE THAN 0.5% BY WEIGHT OF RESTRICTED NOXIOUS WEEDS SHALL BE THOSE CLASSIFIED BY THE STATE SEED DEPARTMENT. SEED WHICH HAS BECOME WET, MOLDY, OR OTHERWISE DAMAGED IN TRANSIT OR IN STORAGE WILL NOT BE ACCEPTABLE.

CLEAR AND GRUB SITE BEFORE SEEDING ENSURING THAT THE SITE IS IN A SMOOTH CONDITION WITH NO DEBRIS OR ROCKS LARGER THAN 2" IN DIAMETER.

FERTILIZE SOIL DURING THE SEEDING PROCESS USING AN APPROPRIATE APPLICATION PROCESS. FERTILIZER SHALL BE 10-10-10 AND APPLIED AT A RATE OF 4 LBS. PER 1000 SQUARE FEET.

SEED SHALL BE DRILL SEEDED TO A DEPTH OF 1/4" TO 1/2" AND SHALL BE EVENLY SPREAD. AFTER SEED HAS BEEN SOWN, THE SOIL SHALL BE REPACKED IMMEDIATELY AFTER THE SEED IS APPLIED TO FIRM THE SOIL AROUND THE SEED. NO SEED SHALL BE PLACED ON DAYS WHERE THE WIND IS STRONG ENOUGH TO PREVENT IT FROM BEING PROPERLY IMBEDDED INTO THE SOIL.

ALL PORTIONS OF THE SITE THAT ARE TO BE SEEDED SHALL BE HYDROMULCHED. HYDROMULCH SHALL BE A WOOD CELLULOSE FIBER MULCH. MULCH SHALL BE FREE OF GERMINATION OR GROWTH INHIBITIVE SUBSTANCES, AS WELL AS ANY NOXIOUS WEED SEED. IT SHALL BE DYED AN APPROPRIATE COLOR TO ALLOW VISUAL METERING OF ITS APPLICATION, AND SHALL THE PROPERTY OF BECOMING DISPERSED AND SUSPENDED WHEN AGITATED IN WATER. WHEN SPRAYED UNIFORMLY ON THE SURFACE OF THE SOIL, THE FIBERS SHALL FORM A BLOTTER-LIKE GROUND COVER THAT READILY ABSORBS WATER AND ALLOWS INFILTRATION TO THE UNDERLYING SOIL. MULCH SHALL BE TREATED WITH A TACK AND FIBER TO ENHANCE SEED AND MULCH PLACEMENT AND ADHERENCE TO THE SOIL. THE HYDROMULCH SHALL BE APPLIED AT A RATE OF 2000 LBS/ACRE USING HYDRAULIC SPRAY EQUIPMENT.

IF THE IRRIGATION SYSTEM IS FUNCTIONING, THE SEEDING CONTRACTOR SHALL COORDINATE WITH THE IRRIGATION CONTRACTOR TO ENSURE THAT A WATERING SCHEDULE HAS BEEN ESTABLISHED BEFORE LEAVING THE SITE.

SEED MUST SHOW A DENSITY OF 20 TO 30 SEEDLINGS PER SQUARE FOOT BEFORE ACCEPTANCE WILL OCCUR. THE CONTRACTOR SHALL FURNISH AND REPLACE WITHOUT ADDITIONAL COMPENSATION THEREFOR, ANY SEED FOR AREAS THAT HAVE NOT GERMINATED, HAVE DIED, OR ARE DAMAGED TO THE EXTENT THAT REPLACEMENT IS REQUIRED TO CONFORM TO THE REQUIREMENTS OUTLINED ABOVE.

CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY EROSION SCARS OR WASHOUTS UNTIL THE DATE THAT FINAL SEED STAND IS ACCEPTED WITHOUT ADDITIONAL COST TO THE OWNER. REPAIRS MAY INCLUDE, BUT ARE NOT LIMITED TO REGRADING TOPSOIL, RESEEDING, APPLICATION OF ADDITIONAL HYDROMULCH, REPLACEMENT OF EROSION CONTROL, AND ANY OTHER DAMAGE THAT MAY OCCUR AS A RESULT OF EROSION.

## PLANT PALETTE - INDEPENDENT LIVING LANDSCAPE PLAN ONLY

| | SYM. | COMMON NAME | SCIENTIFIC NAME | SIZE | QNTY. |
|---|---|---|---|---|---|
| TREES | AL | AMERICAN LINDEN | *Tilia americana* | 2" Caliper | 7 |
| | AM | AMUR MAPLE | *Acer ginnala* | 2" Cal. | 13 |
| | BH | BLACK HILLS SPRUCE | *Picea glauca var. densata* | 4' + | 4 |
| | NS | NORWAY SPRUCE | *Picea abies* | 4' + | 15 |
| | PP | PONDEROSA PINE | *Pinus ponderosa* | 4' + | 7 |
| | SB | AUTUMN BRILLIANCE APPLE SERVICEBERRY | *Amelanchier x grandiflora 'Autumn Brilliance'* | 6' B&B CLUMP | 17 |
| | SP | SCOTCH PINE | *Pinus sylvestris* | 4' + | 9 |
| | SS | SPRING SNOW CRABAPPLE | *Malus x 'Spring Snow'* | 2" Caliper | 4 |
| | ST | SWISS STONE PINE | *Pinus cembra* | 4' + | 20 |
| SHRUBS | AC | DWARF CRANBERRY BUSH | *Viburnum opulus 'Nanum'* | 2 Gallon | 33 |
| | AF | ARCTIC FIRE DOGWOOD | *Cornus stolonifera 'Farrow'* | 2 Gallon | 11 |
| | BF | BUFFALO JUNIPER | *Juniperus sabina 'Buffalo'* | 2 Gallon | 67 |
| | DK | DWARF KOREAN LILAC | *Syringa meyeri 'Palibin'* | 2 Gallon | 8 |
| | EU | PIPSQUEAK BURNING BUSH | *Euonymus alatus 'Pipzam'* | 2 Gallon | 15 |
| | MP | MOPS MUGO PINE | *Pinus mugo 'Mops'* | 2 Gallon | 5 |
| | NA | TAYLOR EASTERN REDCEDAR | *Juniperus virginiana 'Taylor'* | 4' + | 35 |
| | NF | NEON FLASH SPIREA | *Spiraea japonica 'Neon Flash'* | 2 Gallon | 33 |
| | TS | TOR BIRCHLEAF SPIREA | *Spiraea betulifolia 'Tor'* | 2 Gallon | 17 |
| | TY | TAUNTON SPREADING YEW | *Taxus x media 'Tauntonii'* | 2 Gallon | 43 |
| | VB | MOHICAN VIBURNUM | *Viburnum lantana 'Mohican'* | 2 Gallon | 17 |
| PERENNIALS | BB | BIG BLUESTEM | *Andropogon gerardii* | 1 Gallon | 28 |
| | BL | BLUE CLIPS BELLFLOWER | *Campanula carpatica 'Blue Clips'* | 1 Gallon | 31 |
| | BV | BRIDAL VEIL ASTILBE | *Astilbe x arendsii 'Bridal Veil'* | 1 Gallon | 51 |
| | CB | AUTUMN BRIDE CORAL BELLS | *Heuchera villosa 'Autumn Bride'* | 1 Gallon | 80 |
| | DL | STELLA DE ORO DWARF DAYLILY | *Hemerocallis x 'Stella de Oro'* | 1 Gallon | 83 |
| | GF | KOBOLD GAYFEATHER | *Liatris spicata 'Kobold'* | 1 Gallon | 17 |
| | KP | SHERWOOD PURPLE CREEPING PHLOX | *Phlox stolonifera 'Sherwood Purple'* | 1 Gallon | 34 |
| | MN | MAY NIGHT SALVIA | *Salvia 'May Night'* | 1 Gallon | 31 |
| | PW | WINE COMMON PERIWINKLE | *Vinca minor 'Atropurpurea'* | 1 Gallon | 45 |
| | RF | RED FOX SPEEDWELL | *Veronica spicata 'Red Fox'* | 1 Gallon | 19 |
| | WC | PURPLE WINTERCREEPER | *Euonymus fortunei var. 'Coloratus'* | 1 Gallon | 88 |

* PLANT PALETTE QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. VERIFY QUANTITIES VERSUS PLAN VIEW QUANTITIES. WHERE DISCREPANCIES EXIST, PLAN VIEW QUANTITIES SHALL BE USED.

## BISMARCK LANDSCAPE ORDINANCE NOTES

NOTES AND CALCULATIONS BELOW ARE FOR CITY OF BISMARCK PLANNING DEPT. REVIEW ONLY:

PARKING LOTS THAT ARE CONNECTED WITH AN INTERIOR TRAFFIC CIRCULATION ROUTE ARE CONSIDERED AS ONE CONTIGUOUS PARKING LOT.

**TOTAL CAMPUS PARKING: 139 STALLS**

INTERIOR LANDSCAPING:
7 TREES & 21 SHRUBS ARE REQUIRED. A COMBINATION OF EXISTING AND PROPOSED PLANT MATERIAL WILL EXCEED THIS REQUIREMENT.

INTERIOR LANDSCAPING ISLAND SQUARE FOOTAGE:
1,390 S.F. REQUIRED. A COMBINATION OF EXISTING AND PROPOSED PARKING LOT ISLANDS WILL EXCEED THIS REQUIREMENT.

PERIMETER LANDSCAPING:
THE HAMMERHEAD TURNAROUND ADJACENT TO INTERSTATE AVENUE HAS 1.5' OF SEPARATION FROM THE LOT LINE AND THE PRIVATE DRIVE. A CONTINUOUS ROW OF ORNAMENTAL GRASSES IS PROPOSED. THE SIGNIFICANT GRADE CHANGE IN THIS AREA WILL ALSO MAKE THE DRIVEWAY LESS VISIBLE FROM PUBLIC RIGHTS OF WAY.

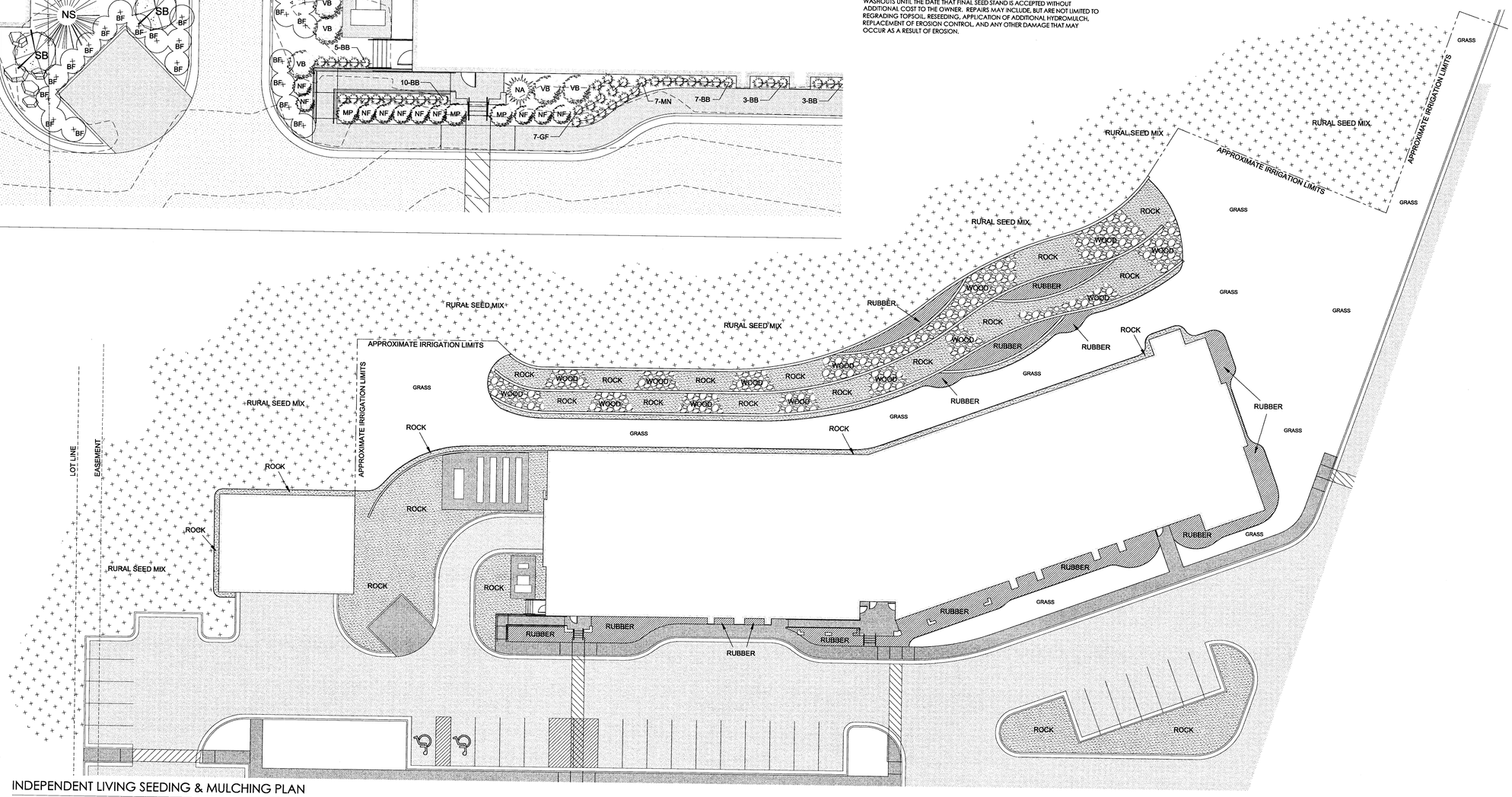
THE OPINION OF COST FOR ALL REQUIRED LANDSCAPE MATERIALS REFLECTS ONLY THOSE PLANTS THAT ARE ORDINANCE REQUIRED AND NOT NECESSARILY THE COST FOR ALL LANDSCAPING.

PLEASE NOTE: ORDINANCE REQUIRED LANDSCAPING INCLUDES ONLY PLANTINGS DISCUSSED ABOVE. ADDITIONAL LANDSCAPING SHOWN THROUGHOUT THE CAMPUS IS NOT REQUIRED BY ORDINANCE. TOUCHMARK RESERVES THE RIGHT TO MAKE SUBTRACTIONS OR ADDITIONS TO NON-REQUIRED LANDSCAPING AS BUDGET RESTRICTIONS DEEM NECESSARY.

## LANDSCAPING LEGEND

- CONCRETE SIDEWALK (SEE CIVIL SHEETS)
- PARKING LOT PAVING (SEE CIVIL SHEETS)
- CURB & GUTTER (SEE CIVIL SHEETS)
- PROPOSED PLANT MATERIAL
- PROPOSED EDGING
- PROPOSED BOULDER
- PROPOSED RETAINING WALL (SEE CIVIL/STRUCTURAL SHEETS)
- PROPOSED ROCK MULCH
- PROPOSED RUBBER MULCH
- PROPOSED RURAL SEED MIX
- PROPOSED WOOD MULCH
- EASEMENT
- LOT LINE
- 1856 PROPOSED CONTOUR
- STORM SEWER
- S SANITARY SEWER
- W WATERLINE

0' 5' 10' 20'
Scale: 1"=10'




## INDEPENDENT LIVING SEEDING & MULCHING PLAN

SCALE: 1" = 20'


LRS ARCHITECTS
720 NW Davis Suite 300 Portland OR 97209
503.221.1... 503.221.2... www.lrsarc...


I hereby certify that this plan specification, or report was prepared by me or under my direct supervision, and that I am a duly Registered Landscape Architect under the laws of the State of North Dakota.
JACOB L. AXTMAN, ASLA
Date 03-23-15 Ref. No. 35


THIS DOCUMENT WAS ORIGINALLY SEALED BY JACOB L. AXTMAN, PLA AND THE ORIGINAL DOCUMENT IS ON FILE AT THE OFFICE OF AXTMAN + ASSOCIATES.


CONSULTANT:

axtman+associates
landscape architecture
p.o. box 2164 | bismarck...
www.axtmanassoci...

PROJECT NUMBER:

**Touchmark on West Century - ...**

1000 West Century Ave
Bismarck, ND 58503

TOUCHMARK SINCE 1980

SHEET TITLE:

**INDEPENDENT LIVING ADDITIO... LANDSCAPE PL... #2**

DRAWN BY: Jake A...
DATE ISSUED: 3/23...

SHEET: **L2.0**
100% CONSTRUCTION DOCUMENTS


LRS Architects, Inc. ©