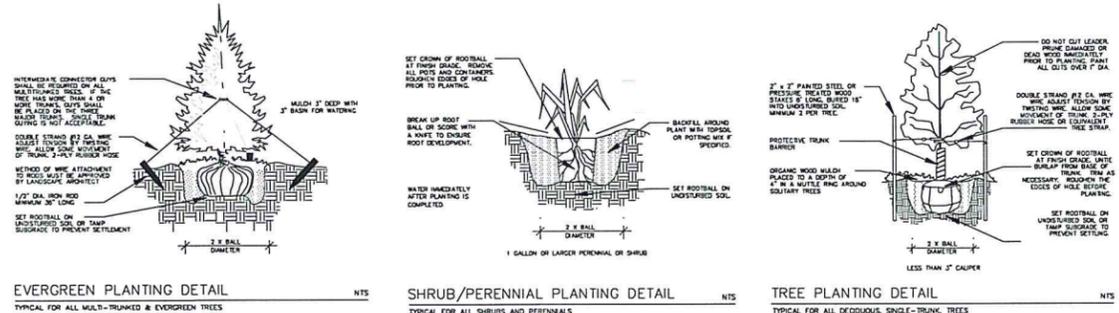


SP2018-015



SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
HE	THORNLESS HONEYLOCUST	<i>Gleditsia inaequalis</i>	2" Cal.	11
BO	BUR OAK	<i>Quercus macrocarpa</i>	1-1/2" Cal.	8
QA	QUAKING ASPEN	<i>Populus tremuloides</i>	1-1/2" Cal.	5
BH	BLACK HILLS SPRUCE	<i>Picea glauca 'densata'</i>	4"	4
DP	DAKOTA PINNACLE BIRCH	<i>Betula platypholia 'Targa'</i>	1-1/2" Cal.	8
WS	WEeping WHITE SPRUCE	<i>Picea glauca 'Pendula'</i>	4"	6
MJ	MEDORA JUNIPER	<i>Juniperus scopulorum 'Medora'</i>	4"	3
PL	PARKLAND PILLAR BIRCH	<i>Betula platypholia 'Jelbank'</i>	1-1/2" Cal.	4
FL	FLORENCE LILAC	<i>Syringa palmensis</i>	1-1/2" Cal.	1
AM	AMUR MAPLE	<i>Acer ginnala</i>	1-1/2" Cal.	1
FP	FLORENCE PEAR	<i>Pyrus ussuriensis</i>	1-1/2" Cal.	1
BS	BIG BLUE STEM	<i>Picea pungens 'Oasis Globosa'</i>	1 Galton	11
BB	CRIMSON PYRAM BARBERRY	<i>Barberry thunbergii 'Crimson Pymy'</i>	2 Galton	3
PT	POTENTILLA	<i>Potentilla fruticosa</i>	2 Galton	17
BJ	BUFFALO JUNIPER	<i>Juniperus sabinna 'Buffalo'</i>	2 Galton	18
KF	KARL FOERSTER GRASS	<i>Calamagrostis x acutiflora</i>	1 Galton	21
LH	LITTLE LIME HYDRANGEA	<i>Hydrangea paniculata</i>	2 Galton	7
AC	ALPINE CURRANT	<i>Ribes alpinum</i>	2 Galton	18
MP	MUGO PINE	<i>Pinus mugo 'Mops'</i>	2 Galton	2
BN	BIRD'S NEST SPRUCE	<i>Picea abies 'Nidiformis'</i>	2 Galton	2

GENERAL LANDSCAPING NOTES FOR ALL SHEETS

- ALL CONTRACTORS WISHING TO SUBMIT BIDS FOR THIS LANDSCAPING PROJECT SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS.
- PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJACENT PROPERTIES. PROVIDE BARRICADES COVERING OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE AND TO SAFEGUARD AGAINST INJURY TO EXISTING UTILITIES.
- DAMAGE TO OCCURS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- ALL PLANTING BEDS SHALL BE INSTALLED WITH 3" OF 2" CRUSHED ROCK MULCH. LANDSCAPE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./SQ. YD. AND WHERE NECESSARY, 6" POURED IN PLACE DECORATIVE CONCRETE EDGING TO CONTAIN THE PLANTING BED.
- ALL LANDSCAPE PLANTINGS ARE TO BE WATERED BY THE LANDSCAPE CONTRACTOR THE SAME DAY THAT THE PLANTING OCCURS. IF WATER IS NOT AVAILABLE AT THE BUILDING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALTERNATE METHODS FOR WATERING.
- SOLITARY TREES DO NOT NEED TO BE EDGED AROUND, HOWEVER ORGANIC WOOD MULCH SHALL BE PLACED AROUND THE TREE IN A MUTILLE RING THAT CONFORMS TO THE DETAIL PROVIDED FOR TREE PLANTINGS.
- CONTRACTOR SHALL PROVIDE WRITTEN WARRANTIES CONFIRMING THE FOLLOWING:
FURNISHED TREES GUARANTEED TO LIVE AND REMAIN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 365 DAYS MINIMUM FROM DATE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETED.
- LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND CARING FOR ALL PLANT MATERIAL AND OTHER LANDSCAPING IMPROVEMENTS UNTIL THE DATE OF FINAL INSPECTION AND APPROVAL.

TOPSOIL NOTES

- TOPSOIL IS STOCKPILED ON EAST END OF BLOCK AND IS AVAILABLE AT NO COST TO GENERAL CONTRACTOR TO SPREAD AND FINISH GRADE. ALL PORTIONS OF THE SITE NOT RECEIVING CONCRETE CURB & GUTTER OR OTHER IMPROVEMENTS SHALL BE COVERED WITH A MINIMUM OF 4" OF TOPSOIL AND SEEDED ACCORDING TO SPECIFICATIONS.
- TOPSOIL SHALL BE PLACED AND SEEDING AS SOON AS PRACTICAL TO MINIMIZE WIND AND WATER EROSION. BROADCAST SEEDING CURB AND GUTTERS AND SIDEWALKS AS SOON AS REASONABLE TO PREVENT STANDING WATER AND PROTECT THE IMPROVEMENTS.

SEEDING NOTES

- 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.
- THE "TURF MIX" SHALL BE USED AS DEPICTED ON PLANS AND IS WITHIN IRRIGATED AREAS. THE "PRAIRIE MIX" SHALL BE USED ON DISTURBED AREAS OUTSIDE IRRIGATION LIMITS.
- "TURF MIX" SHALL BE 100% LAWN MIX AS DISTRIBUTED BY CHESAK SEED HOUSE OR APPROVED EQUAL. 80% KENTUCKY BLUEGRASS, 20% CREEPING RED FESCUE, AND 20% PERENNIAL RYEGRASS. SEED SHALL BE INSTALLED AT A RATE OF 225 LBS./ACRE.
- "PRAIRIE MIX" SHALL BE 50% COUNTRY LAWN MIX AS DISTRIBUTED BY CHESAK SEED HOUSE OR APPROVED EQUAL, 50% FARMWY MIX. 50% SHEEP FESCUE, AND 20% PERENNIAL RYEGRASS. SEED SHALL BE INSTALLED AT A RATE OF 225 LBS./ACRE.
- SEED SHALL BE DRILL SEED 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 MIXED INTO THE SOIL.
- ALL PORTIONS OF THE SITE THAT ARE TO BE SEEDING SHALL BE HYDROMULCHED. HYDROMULCH SHALL BE A WOOD CELLULOSE FIBER MULCH. MULCH SHALL BE FREE OF GERMINATION OR GROWTH INHIBITING SUBSTANCES, AS WELL AS ANY HORMONE WEED SEED. 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.
- 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. THE CONTRACT WARRANTY PERIOD SHALL ALSO APPLY TO THIS ITEM.
- CONTRACTOR SHALL BE RESPONSIBLE TO REPAIR ANY EROSION SCARS OR WASHOUTS UNTIL THE DATE THAT FINAL SEED STAND IS ACCEPTED. SEE EROSION CONTROL PLAN FOR EROSION CONTROL METHODS.

IRRIGATION PERFORMANCE SPECIFICATION

- CONTRACTOR SHALL DESIGN AND PROVIDE A PRICE FOR AN IRRIGATION SYSTEM ON THIS SITE FOR DEPICTED AREAS AND ALL LANDSCAPE ISLANDS.
- SYSTEM SHALL BE DESIGNED FOR 100% HEAD TO HEAD COVERAGE PROVIDING AT LEAST 1" OF MOISTURE PER WEEK. OVERSPRAY SHALL BE MINIMIZED ONTO PAVEMENT, SIDEWALKS, AND BUILDINGS. QUICK COUPLERS SHALL BE PROVIDED FOR WINTERIZATION.
- IRRIGATION CONTRACTOR SHALL MAKE ANY FIELD ADJUSTMENTS NECESSARY TO INSURE THAT THE COVERAGE IS HEAD TO HEAD. ALL CHANGES MUST BE DOCUMENTED UPON COMPLETION OF THE JOB AND AS BUILT DRAWING. INCLUDING PIPE SIZES, VALVE LOCATIONS AND HEAD LOCATIONS MUST BE GIVEN TO THE OWNER OR OWNER'S REPRESENTATIVE.
- IRRIGATION CONTRACTOR SHALL FOLLOW ALL RECOMMENDED PRACTICES AS SET FORTH BY THE MANUFACTURER'S SPECIFICATIONS AND THE IRRIGATION ASSOCIATION.
- IRRIGATION CONTRACTOR SHALL INCLUDE THE FIRST YEARS WINTERIZATION IN THE COST OF THE PROJECT.
- EACH BUILDING SHALL HAVE ITS OWN IRRIGATION SYSTEM AND CONTROLLER.
- BACKFLOW PREVENTER SHALL BE SUPPLIED AND INSTALLED BY MECHANICAL CONTRACTOR.
- IRRIGATION CONTROLLER SHALL BE LOCATED INSIDE THE BUILDING. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTOR TO PROVIDE LOCATION AND ELECTRICAL OUTLET NEAR CONTROLLER PANEL.
- LANDSCAPE ISLAND IN FRONT OF BUILDING 'C' SHALL HAVE CONDUITS INSTALLED FOR FUTURE IRRIGATION.

IRRIGATION CONDUITS

- CONTRACTOR SHALL INSTALL IRRIGATION CONDUITS TWO FEET BELOW FINISH GRADE. CROSS PAVED AREAS TO ISLANDS AND ACROSS DRIVEWAYS. CONDUITS SHALL BE TWICE THE SIZE OF THE LINE BEING INSTALLED. CONTRACTOR SHALL PROVIDE AS-BUILT DRAWINGS OF CONDUITS WITH MINIMUM TWO DIMENSIONS TO KNOWN SURFACE FEATURES.

LEGEND

IRRIGATION LIMITS

LANDSCAPING REQUIREMENTS

PROVIDED INTERIOR LANDSCAPING: PER PUD

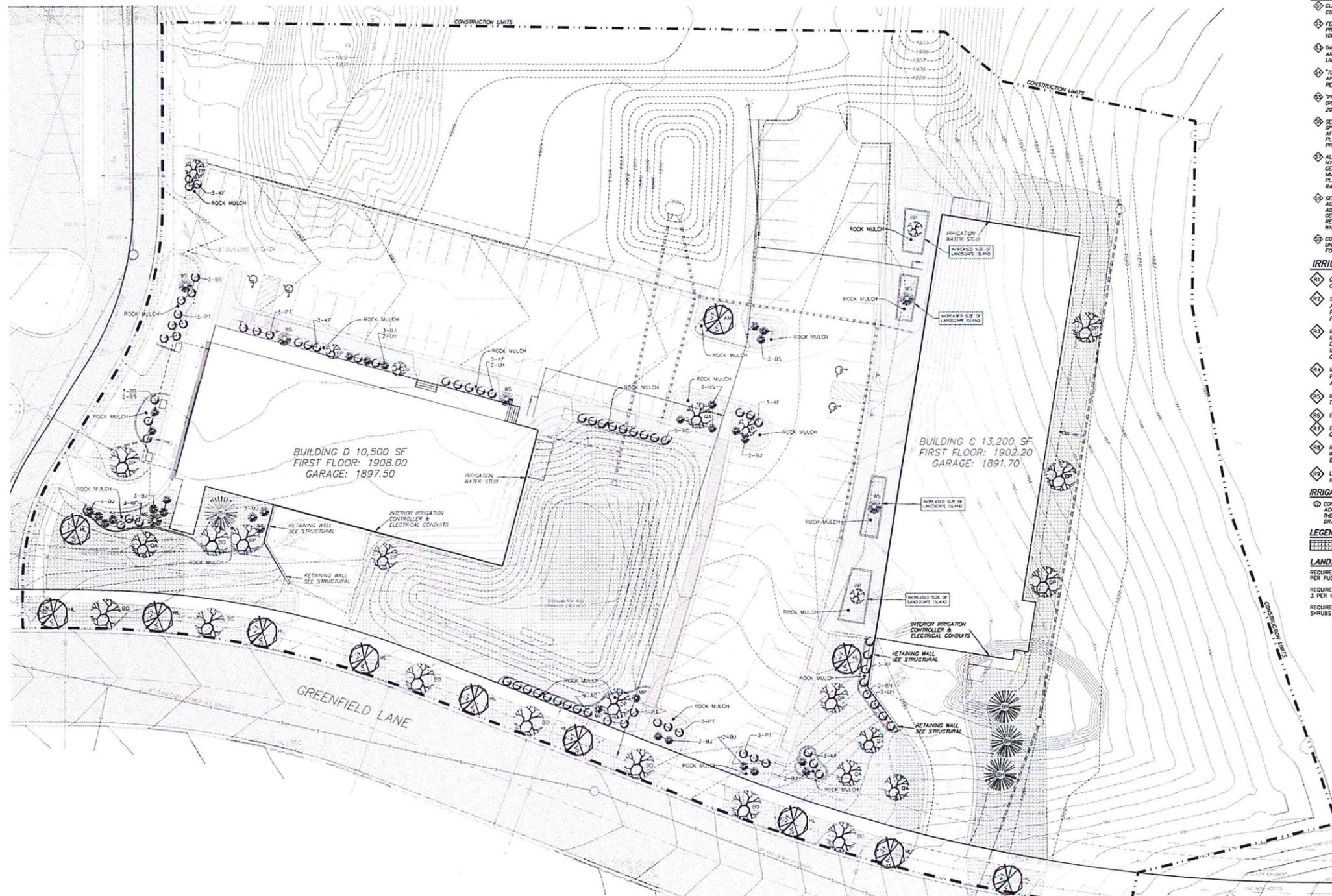
PROVIDED INTERIOR LANDSCAPING: VARIOUS INTERIOR LANDSCAPING

REQUIRED STREET TREES: 3 PER 100 FEET = 16 TREES

PROVIDED STREET TREES: 16 TREES

PROVIDED PERIMETER PARKING: SHRUBS ADJACENT TO PARKING STALLS

PROVIDED PERIMETER PARKING: SHRUBS ADJACENT TO PARKING STALLS



APPROVED BY PLANNING
10-4-18
DATE

APPROVED BY FORESTRY
10-4-18
DATE

ICON

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AREA 57

Daybreak Development
Bismarck, ND

Drawing History

No.	Description	Date
1	82 #1 Curb & Foundation	11/18

DRAWN BY:CK 18-073

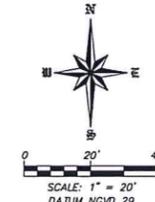
CONSTRUCTION DOCUMENTS

LANDSCAPE PLAN

SHEET
C1.4

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