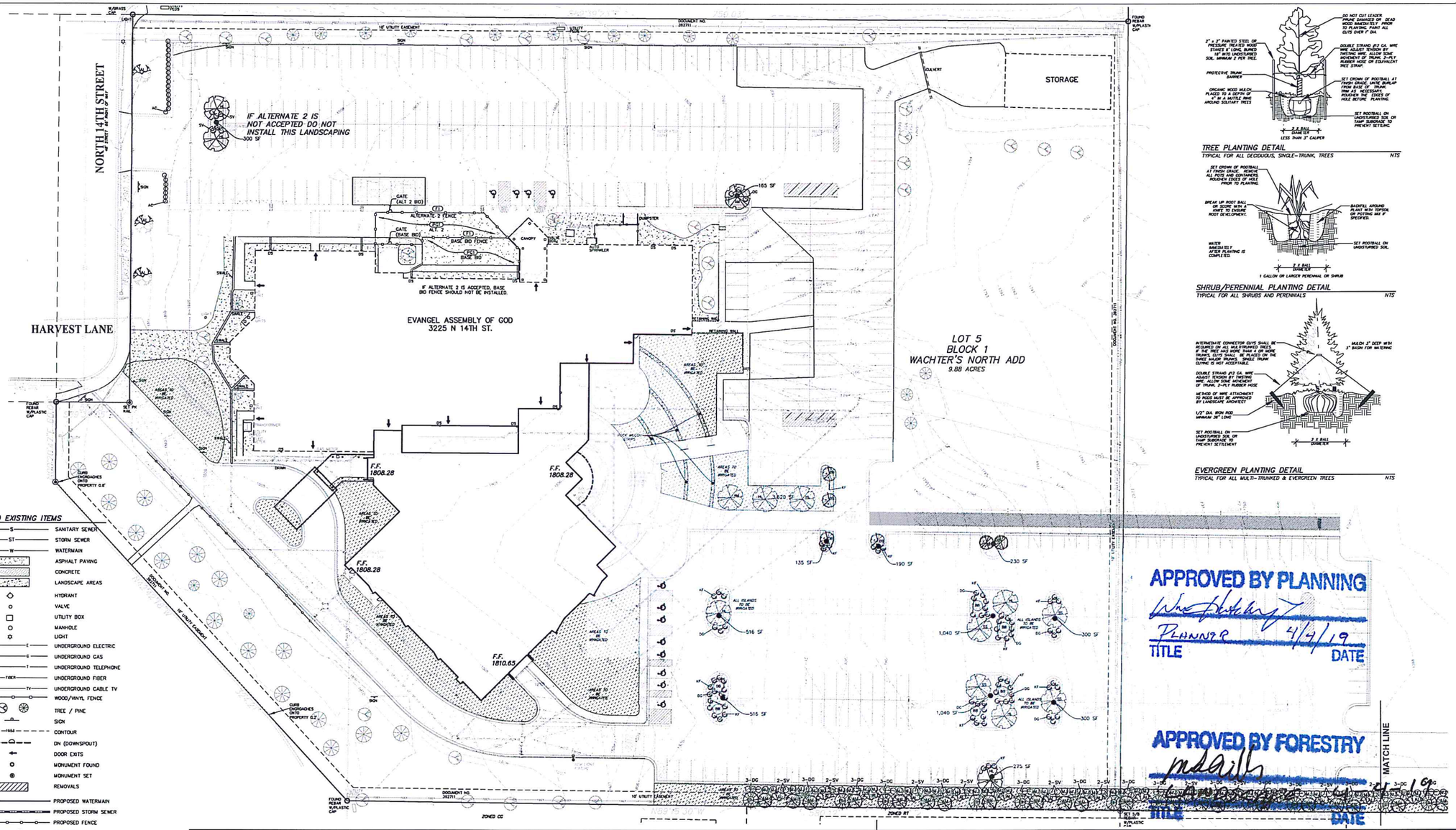
SP2019-011



LEGEND EXISTING ITEMS

- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- ASPHALT PAVING
- CONCRETE
- LANDSCAPE AREAS
- HYDRANT
- VALVE
- UTILITY BOX
- MANHOLE
- LIGHT
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- UNDERGROUND TELEPHONE
- UNDERGROUND FIBER
- UNDERGROUND CABLE TV
- WOOD/VINYL FENCE
- TREE / PINE
- SIGN
- CONTOUR
- DN (DOWNSPOUT)
- DOOR EXITS
- MONUMENT FOUND
- MONUMENT SET
- REMOVALS
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- PROPOSED FENCE
- PROPOSED VALVE
- PROPOSED FIRE HYDRANT
- PROPOSED CONCRETE
- PROPOSED ASPHALT
- PROPOSED RETAINING WALL
- PROPOSED CONTOUR
- PROPOSED GRADE
- PROPOSED EROSION CONTROL
- AREAS TO BE IRRIGATED

GENERAL LANDSCAPING NOTES FOR ALL SHEETS

1. ALL CONTRACTORS WISHING TO SUBMIT BIDS FOR THIS LANDSCAPING PROJECT SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS.
2. PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJOINING PROPERTIES. PROVIDE BARRICADES, COVERINGS OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE AND TO SAFEGUARD AGAINST INJURY TO EXISTING UTILITIES.
3. DAMAGE THAT OCCURS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
4. ALL PLANTING BEDS SHALL BE INSTALLED WITH 3" OF 2" CRUSHED ROCK MULCH, LANDSCAPE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./SQ. AND WHEREVER NECESSARY, 6" COMMERCIAL GRADE BLACK PLASTIC EDGING TO CONTAIN THE PLANTING BED.
5. 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 ALTERNATIVE METHODS FOR WATERING.
6. SOLITARY TREES DO NOT NEED TO BE EDGED AROUND, HOWEVER ORGANIC WOOD MULCH SHALL BE PLACED AROUND THE TREE IN A MUTTLE RING THAT CONFORMS TO THE DETAIL PROVIDED FOR TREE PLANTINGS.
7. 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.
8. 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.

SEEDING NOTES

1. 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.
2. 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.
3. 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.
4. 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 THEREFORE, 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.
5. 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.

INTERIOR PARKING LOT LANDSCAPING:

INTERIOR LANDSCAPING SHALL BE PROVIDED AT THE RATE OF 10 SQ. FT. PER PARKING SPACE, SHALL BE NO LESS THAN 10 FT. BY 10 FT., AND SHALL HAVE A POURED-IN-PLACE CONCRETE CURBING. FOR PARKING LOTS WITH 100 TO 400 PARKING SPACES, AT LEAST 50% OF THE LANDSCAPE AREAS SHALL BE NO LESS THAN 600 SQ. FT. WITH A MINIMUM WIDTH OF 10 FT.

TOPSOIL NOTES

1. TOPSOIL IS STOCKPILED ON SITE AND WILL BE PLACE FOR THE LANDSCAPE 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 6" OF TOPSOIL AND SEEDED ACCORDING TO SPECIFICATIONS.
2. TOPSOIL SHALL BE PLACED AND SEEDED AS SOON AS PRACTICAL TO MINIMIZE WIND AND WATER EROSION. BACKFILL BEHIND CURB AND GUTTERS AND SIDEWALK AS SOON AS REASONABLE TO PREVENT STANDING WATER AND PROTECT THE IMPROVEMENTS.

PLAYGROUND NOTES

(NO) PROVIDE AND INSTALL SELF INTERLOCKING PLAYGROUND MATS SUCH AS "PLAY-LAND MANUFACTURED BY UNITY SURFACING SYSTEMS" OR APPROVED EQUAL. COLOR AND STYLE SHALL BE COORDINATED WITH ARCHITECT AND OWNER.

FENCE NOTES

(EF) FENCE COLOR AND STYLE SHALL MATCH EXISTING FENCE AROUND THE DUMPSTER ENCLOSURE TO THE EAST. IF ALTERNATE 2 IS ACCEPTED, BASE BID FENCE SHOULD NOT BE INSTALLED.

LANDSCAPING REQUIREMENTS

REQUIRED INTERIOR LANDSCAPING:	PROVIDED INTERIOR LANDSCAPING:
3410 SF	8932 SF
51 SHRUBS	85 SHRUBS
17 SHADE TREES	19 SHADE TREES
REQUIRED STREET TREES:	PROVIDED STREET TREES:
3 PER 100 FEET + 3 TREES	3 TREES
REQUIRED PERIMETER PARKING:	PROVIDED PERIMETER PARKING:
CONTINUOUS HEDGE	CONTINUOUS HEDGE
REQUIRED LANDSCAPE BUFFER YARD:	PROVIDED LANDSCAPE BUFFER YARD:
15' WIDTH	15' WIDTH
33 ORNAMENTAL TREES	33 ORNAMENTAL TREES
24 SHADE TREES	24 SHADE TREES
17 LARGE CONIFEROUS TREES	17 LARGE CONIFEROUS TREES
82 SMALL CONIFEROUS TREES	82 SMALL CONIFEROUS TREES
115 SHRUBS	115 SHRUBS

PERFORMANCE SPECIFICATION FOR IRRIGATION SYSTEM

THE IRRIGATION CONTRACTOR SHALL INSTALL AN IRRIGATION SYSTEM WITH ALL COMPONENTS AS SPECIFIED. SYSTEM SHALL PROVIDE 100% COVERAGE OF ALL PLANTING AREAS WITH MINIMUM OVERSPRAY ONTO PAVED SURFACES. THE IRRIGATION CONTRACTOR SHALL PROVIDE APPROPRIATE WATER COVERAGE FOR PLANT MATERIALS IN PLANTING BEDS. THE RISK OF CONFLICTS WITH PARTS OF THE IMPROVEMENTS AND ALL BOULEVARD TREES PLUS SHRUBS, TREE PLANTING NOT IN PLANTING BEDS SHALL BE WAIVED BY THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EACH TREE. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO SUPPLY WATER AND FILL TREES WITH TRUE ACCEPTANCE OF THE ENTIRE PROJECT AT WHICH POINT THE OWNER WILL BE RESPONSIBLE FOR FILLING WATER BAGS.

ALL PLANTING BEDS SHALL BE INSTALLED WITH A LANDSCAPE DRIP SYSTEM AND PROVIDE 100% COVERAGE. ALL PLANTING BEDS SHALL BE INSTALLED WITH A MINIMUM OF ONE DRIP LINE PER ROW OF SHRUBS. DRIP LINE SHALL BE SUPPORTED ON METAL WIRE HOOPS. LANDSCAPE STAPLES PLACED AT MAXIMUM 36 INCH INTERVALS. FOLLOW MANUFACTURER'S RECOMMENDATIONS FOR LANDSCAPE PLANTING BED INSTALLATION. COORDINATE WITH LANDSCAPE CONTRACTOR TO ENSURE PROPER WATER COVERAGE FOR TREE AND PLANT MATERIAL.

EACH ZONE VALVE OR OTHER IRRIGATION CONNECTION COMPONENTS SHALL BE INSTALLED IN AN APPROPRIATE SIZE ZONE VALVE BOX AS MANUFACTURED BY RAINBIRD OR APPROVED EQUAL. VALVE BOXES FOR EACH ZONE VALVE SHALL BE RECTANGULAR MODEL NO. 1419 WITH GREEN COVER FOR TURF AREAS AND TAN COVER IN LANDSCAPE AREAS. QUICK COUPLER VALVES SHALL BE INSTALLED IN RECTANGULAR VALVE BOXES MODEL NO. 1419 WITH TAN COVER. VALVE BOXES SHALL BE LOCATED ADJACENT TO SIDEWALKS AT RIGHT AS POSSIBLE AND INSTALLED IN PLANTING BED WHENEVER POSSIBLE.

EACH ZONE VALVE SHALL BE LABELED WITH ITS ASSOCIATED ZONE NUMBER AND ZONE DESCRIPTION THAT MATCHES THE LABELS ON THE IRRIGATION CLOCK. THE LABEL SHALL BE PERMANENT AND WATERPROOF AND SHALL BE ATTACHED TO THE VALVE ITSELF OR SOMEHOW ATTACHED INSIDE THE VALVE BOX SO THAT IT CAN BE EASILY READ WHILE KNEELING NEXT TO THE BOX.

PROVIDE AND INSTALL CLASS 315 PVC CONDUITS THAT ARE TWICE THE DIAMETER OF THE IRRIGATION PIPE FOR ALL IRRIGATION LINES THAT ARE TO BE INSTALLED UNDER ALL SIDEWALKS AND DRIVEWAYS. EXTEND CONDUIT A MINIMUM OF 6" BEYOND EACH SIDE OF THE SIDEWALK.

MINIMIZE OVER SPRAY ONTO PAVEMENT, SIDEWALKS AND BUILDINGS.

IRRIGATION CONTRACTOR SHALL MAKE ALL UTILITIES FIELD LOCATED BEFORE COMMENCING WORK.

INCLUDE WINTERIZING FOR THE FIRST YEAR IN INSTALLATION OF IRRIGATION SYSTEM.

IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR SEASONAL MAINTENANCE OPTIONS ON THE CORRECT OPERATION AND OPERATION TIMES OF THE IRRIGATION CONTROLLER, QUICK COUPLING VALVES FOR WINTER SYSTEM PREPARATION, AND ANY OTHER COMPONENTS OF THE SYSTEM THAT WILL REQUIRE MAINTENANCE. ZONE RUN TIMES IN TURF AREAS SHALL BE SET TO PROVIDE APPROXIMATELY 1.5" OF WATER FOR EACH 7 DAY IRRIGATION CYCLE.

MAINTAIN IRRIGATION ON EXISTING SITE.

PLANT PALETTE

	SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
TREES	AL	AMERICAN LINDEN	Tilia americana	2" Cal.	27
	AM	AMUR MAPLE	Acer ginnala	1 1/2" Cal.	33
	BH	BLACK HILLS SPRUCE	Picea glauca var. densata	6' +	17
	DB	DAKOTA PINNACLE BIRCH	Betula platyphylla "Fargo"	1 1/2" Cal.	6
	HL	THORNLESS HONEY LOCUST	Gleditsia triacanthos	2" Cal.	9
	MJ	MEDORA JUNIPER	Juniperus scopulorum "Medora"	6' +	82
	SS	SPRING SNOW CRABAPPLE	Malus "Spring Snow"	1 1/2" Cal.	4
SHRUBS	DB	DWARF BURNING BUSH	Euonymus alata "Compactus"	2 Gallon	6
	DC	DAKOTA GOLDCHARM SPIREA	Spiraea japonica "Walbyana"	2 Gallon	109
	SV	SAVIN JUNIPER	Juniperus sabina	2 Gallon	46
	AC	ALPINE CURRANT	Ribes alpinum	2 Gallon	24
MISC.	K	KARL FOERSTER GRASS	Calamagrostis x acutiflora	1 Gallon	42

PERFORMANCE SPECIFICATION FOR IRRIGATION SYSTEM

IRRIGATION EQUIPMENT

SPRINKLERS – 1" QUICK NO PVC PIPE
LATERAL LINE – 100# POLYETHYLENE RUBBING (SIZED AS REQUIRED)
ZONE VALVES – PVC (SIZED AS REQUIRED)
ROTORS – HUNTER PGP ON APPROVED EQUAL
SPRAY HEADS – HUNTER PROS-04 ON APPROVED EQUAL
ISOLATION GATE VALVE – RAINBIRD BY SERIES OR APPROVED EQUAL
DCV VALVE – RAINBIRD MODEL NO. 3-4-LRC OR APPROVED EQUAL
DCV KIT – RAINBIRD 33DK
CONTROLLER – RAINBIRD ESP-LXD WITH SIX CAPACITY TO EXPAND, ONE EXTRA ZONE OR APPROVED EQUAL
RAIN SENSOR – RAINBIRD RSD-BY SERIES OR APPROVED EQUAL
DRIP LINE VALVE – RAINBIRD LOW FLOW WYE-FIT FILTER SIZED AS NECESSARY OR APPROVED EQUAL

BACKFLOW PREVENTER TO BE SUPPLIED AND INSTALLED BY MECHANICAL CONTRACTOR. IRRIGATION CONTRACTOR TO PROVIDE DRAWINGS FOR FOR REVIEW AND APPROVAL BEFORE STARTING WORK. SOME MINOR REGULATION OF QUICK COUPLING VALVES MAY BE APPROVED.

PRELIMINARY-NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

UTILITY NOTE

The locations of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representative. The contractor shall determine the exact location of all existing utilities before commencing work, and agrees to be fully responsible for any and all damages which might be occasioned by the contractor's failure to exactly locate and preserve any and all underground utilities.

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CIVIL LANDSCAPE PLAN

SHEET ISSUE & REVISION

#	DATE	DESCRIPTION

DESIGN TEAM

Designed By	JP
Drawn By	TF
Checked By	JP
Approved By	JP
Project No.	18614
Date	3/29/19

Project Status
DESIGN DEVELOPMENT

CIVIL LANDSCAPE PLAN

Sheet No.
C5.0

SCALE – 1"=30'
MARCH 29, 2019