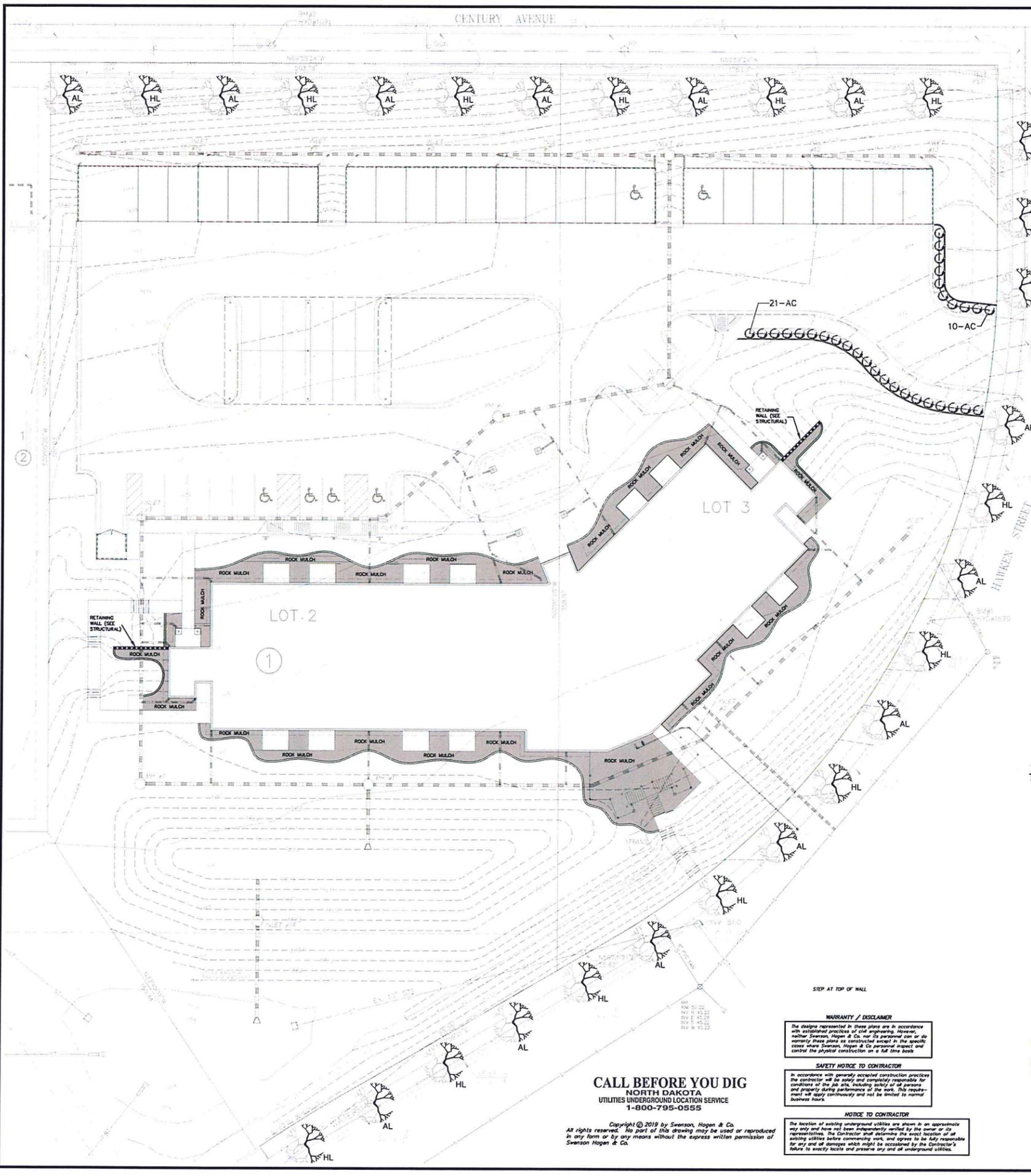


SP 2019-025



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 HEIGHT OF 4 OZ./SQ. YD. AND WHEREVER NECESSARY, 6" POURED IN PLACE CONCRETE CURBING 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 MUTILLE 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.

IRRIGATION PERFORMANCE SPECIFICATION

- R1. CONTRACTOR SHALL DESIGN AND PROVIDE A PRICE FOR AN IRRIGATION SYSTEM FOR THE ENTIRE SITE.
- R2. 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.
- R3. 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 AN AS BUILT DRAWING INCLUDING PIPE SIZES, VALVE LOCATIONS AND HEAD LOCATIONS MUST BE GIVEN TO THE OWNER OR OWNERS REPRESENTATIVE.
- R4. IRRIGATION CONTRACTOR SHALL FOLLOW ALL RECOMMENDED PRACTICES AS SET FORTH BY THE MANUFACTURER'S SPECIFICATIONS AND THE IRRIGATION ASSOCIATION.
- R5. IRRIGATION CONTRACTOR SHALL INCLUDE THE FIRST YEARS WINTERIZATION IN THE COST OF THE PROJECT.
- R6. IRRIGATION CONTROLLER SHALL BE LOCATED INSIDE THE BUILDING. COORDINATE WITH MECHANICAL AND ELECTRICAL CONTRACTOR TO PROVIDE LOCATION AND ELECTRICAL OUTLET NEAR CONTROLLER PANEL.

TOPSOIL NOTES

- 1. TOPSOIL IS STOCKPILED ON SITE AND WILL BE PLACED 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 SEED AS SOON AS PRACTICAL TO MINIMIZE WIND AND WATER EROSION. BACKFILL BEHIND CURB AND CUTTERS AND SIDEWALK AS SOON AS REASONABLE TO PREVENT STANDING WATER AND PROTECT THE IMPROVEMENTS.

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 "TURF MIX" AS DISTRIBUTED BY CHESAK SEED HOUSE OR APPROVED EQUAL. 50% KENTUCKY BLUEGRASS, 20% CREEPING RED FESCUE, AND 20% PERENNIAL RYEGRASS. SEED SHALL BE INSTALLED AT A RATE OF 225 LBS./ACRE.
- 4. 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 REPAKED 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.
- 5. ALL PORTIONS OF THE SITE THAT ARE TO BE SEEDDED 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. 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.
- 6. 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.
- 7. 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 CONDUITS

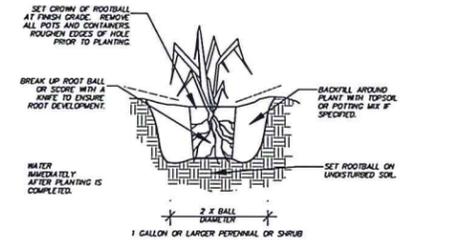
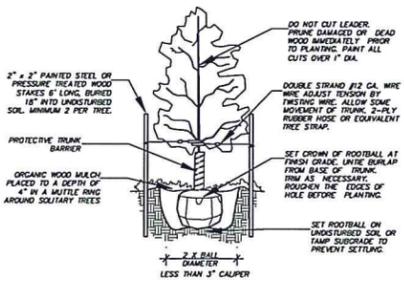
- 1. CONTRACTOR SHALL INSTALL IRRIGATION CONDUITS TWO FEET BELOW FINISH GRADE ACROSS PAVED AREAS TO ISLANDS AND ACROSS DRIVEWAYS. CONDUITS SHALL BE TWICE THE SIZE OF THE LINE BEING INSTALLED. CONTRACTOR SHALL PROVIDE ASBUILT DRAWINGS OF CONDUITS WITH MINIMUM TWO DIMENSIONS TO KNOWN SURFACE FEATURES.

PLANT PALETTE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
HL	HONEYLOCUST	Gleditsia triacanthos	1-1/2" Cal.	15
AL	AMERICAN LINDEN	Tilia americana	1-1/2" Cal.	14
AC	ALPINE CURRANT	Ribes alpinum	2 Gallon	31

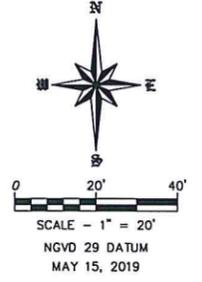
LANDSCAPING REQUIREMENTS

- REQUIRED INTERIOR LANDSCAPING: N/A
- REQUIRED STREET TREES: CENTURY AVENUE 3 PER 100 FEET = 12 TREES; HAWKEN STREET 3 PER 100 FEET = 17 TREES
- REQUIRED PERIMETER PARKING: CONTINUOUS HEDGE
- PROVIDED INTERIOR LANDSCAPING: N/A
- PROVIDED STREET TREES: 12 TREES
- PROVIDED PERIMETER PARKING: CONTINUOUS HEDGE



APPROVED BY PLANNING
W. H. Hagen
PLANNER
TITLE
5-23-19
DATE

APPROVED BY FORESTRY
M. Smith
LANDSCAPE
TITLE
5-23-19
DATE



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NOTICE TO CONTRACTOR
The location of existing underground utilities are shown in an approximate way only and have not been independently verified by the owner or its representatives. The Contractor shall determine the exact location of existing utilities before commencing work, and agree 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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REVISIONS	DATE

LANDSCAPE PLAN
LOTS 2 & 3, BLOCK 1, WASHINGTON HEIGHTS 12TH ADDITION

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Landscape Architecture
Civil Engineering
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Construction Management



DRAWN BY: IR
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DATE: 05-15-2019
PROJ.#:
COMPUTER FILE:
P:\Bismarck\Washington Heights\12th\ Lot 2-3 Block 1 (Century Cottages)\ SITE PLAN L2.3.dwg

SHEET C5.0

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