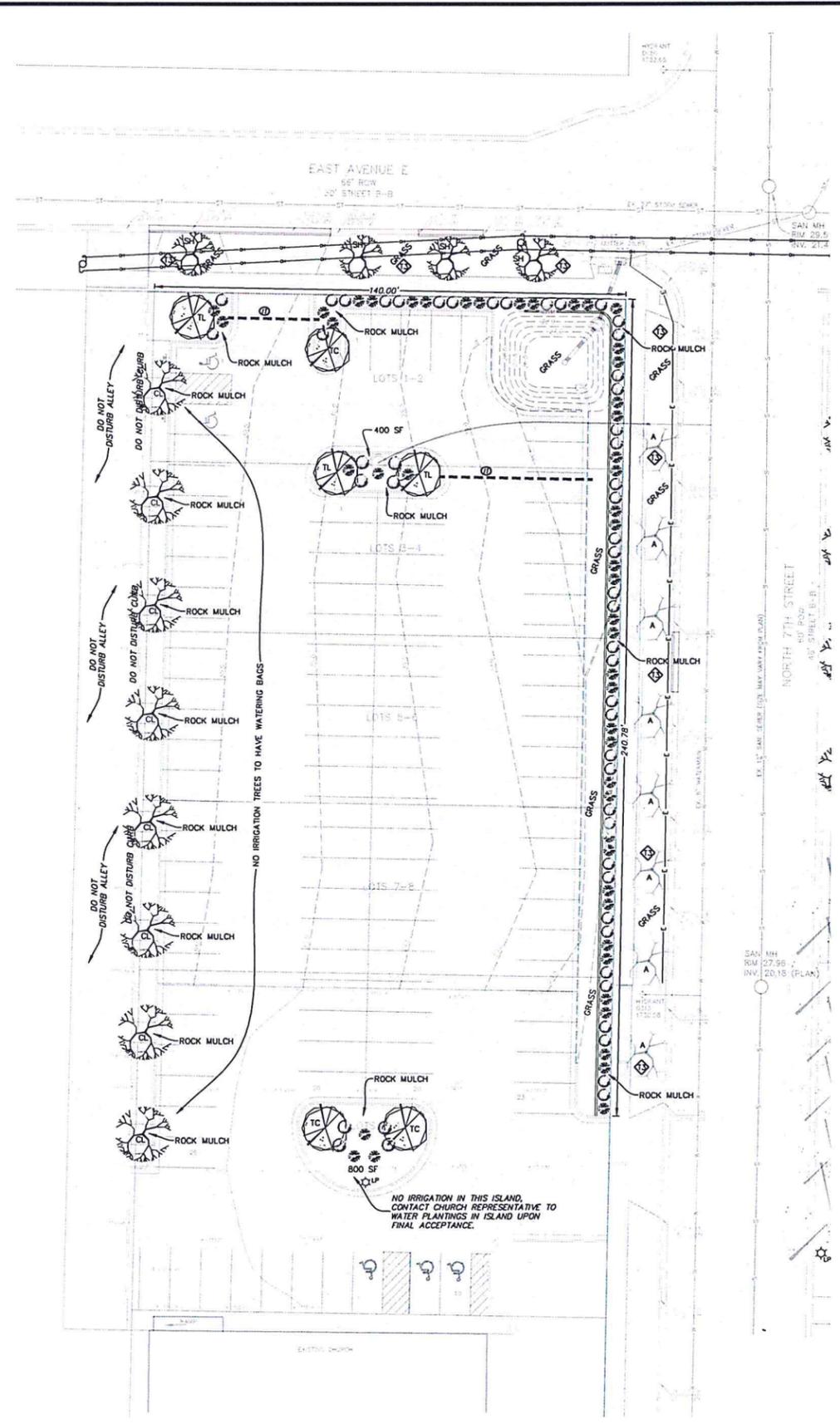


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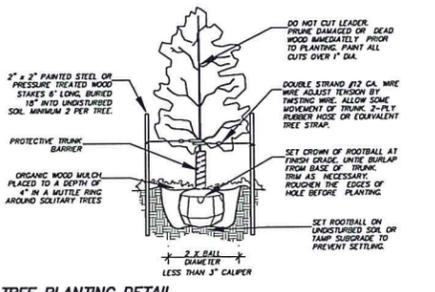


**EXISTING PLANT PALETTE**

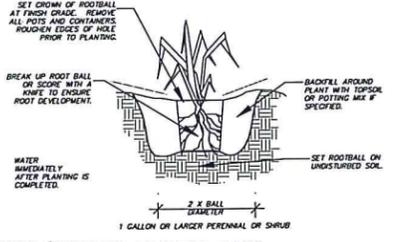
SYM.	COMMON NAME	SIZE	QNTY.
A	ASH TREE	12" Cal.	8

**PLANT PALETTE**

SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
TL	IVORY SILK TREE LILAC	<i>Syringa reticulata 'Ivory Silk'</i>	1-1/2" Cal.	3
TC	THUNDERCHILD CRABAPPLE	<i>Malus 'Thunderchild'</i>	1-1/2" Cal.	3
SH	SNOWBIRD HAWTHORN	<i>Crataegus x mordanensis 'Snowbird'</i>	1-1/2" Cal.	4
CL	CORINTHIAN LINDEN	<i>Tilia cordata 'Corzum'</i>	4" Cal.	8
M	MAGIC CARPET SPIREA	<i>Spiraea japonica 'Magic Carpet'</i>	2 Gallon	50
P	CRIMSON PYGMY BARBERRY	<i>Berberis thunbergii 'Crimson Pygmy'</i>	2 Gallon	53



**TREE PLANTING DETAIL**  
TYPICAL FOR ALL DECIDUOUS, SINGLE-TRUNK TREES NTS



**SHRUB/PERENNIAL PLANTING DETAIL**  
TYPICAL FOR ALL SHRUBS AND PERENNIALS NTS

APPROVED BY FORESTRY  
*Ms. J. Miller*  
LANDSCAPE 12-19-19  
DATE

APPROVED BY PLANNING  
*Whitney*  
PLANNING 12-19-19  
DATE

**IRRIGATION PERFORMANCE SPECIFICATION**

- R1 CONTRACTOR SHALL DESIGN AND PROVIDE A PRICE FOR THE NEW IRRIGATION SYSTEM FOR THE GRASSED AREAS AND PLANTING BEDS AROUND THE PROPOSED PARKING LOT.
- 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 AS NECESSARY 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 LANDSCAPE DRIPLINE SHALL BE USED IN ALL PLANTING BEDS. DRIPLINE SHALL BE INSTALLED ABOVE PLANTING BED WEED BARRIER MAT AND BELOW ROCK MULCH. DRIPLINE SHALL BE INSTALLED WITH METAL LANDSCAPE STAPLES WITH A MINIMUM LENGTH OF 4". STAPLES SHALL BE INSTALLED AT LEAST EVERY 48" ALONG THE DRIPLINE.
- R6 PROVIDE AND INSTALL IRRIGATION CONTROLLER DESIGNED FOR EXTERIOR INSTALLATIONS.

**IRRIGATION CONDUITS**

- C1 CONTRACTOR SHALL INSTALL IRRIGATION CONDUITS 18" BELOW FINISH GRADE IN LOCATIONS DEPICTED ON THE PLAN. CONDUITS SHALL BE TWICE THE SIZE OF THE LINE BEING INSTALLED.

**SEEDING NOTES**

- S1 SEEDING SHALL CONFORM TO THE MOST RECENT VERSION OF THE CITY OF BISMARCK CONSTRUCTION SPECIFICATIONS FOR MUNICIPAL PUBLIC WORKS IMPROVEMENTS FOR SEEDING EXCEPT WHERE MODIFIED HEREIN.
- S2 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.
- S3 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.
- S4 SEED SHALL BE CLASS II PER CITY OF BISMARCK SPECIFICATIONS AND 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.
- S5 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.
- S6 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.
- S7 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 TACK AND FIBER 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.

**TOPSOIL NOTES**

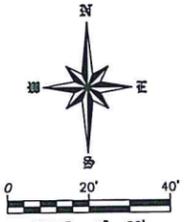
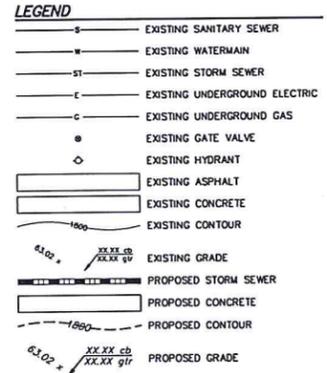
- T1 TOPSOIL SHALL BE IMPORTED ONTO SITE. THE LANDSCAPE CONTRACTOR WILL BE REQUIRED TO SPREAD AND FINISH GRADE. ALL PORTIONS OF THE SITE NOT RECEIVING CONCRETE, CURB & GUTTER OR OTHER IMPROVEMENTS SHALL BE COVERED WITH A MINIMUM OF 4" OF TOPSOIL AND SEEDDED ACCORDING TO SPECIFICATIONS.
- T2 TOPSOIL SHALL BE PLACED AND SEEDDED AS SOON AS PRACTICAL TO MINIMIZE WIND AND WATER EROSION. BACKFILL BEHIND CURB AND GUTTER AS SOON AS REASONABLE TO PREVENT STANDING WATER AND PROTECT THE IMPROVEMENTS.
- T3 REMOVE EXISTING TOPSOIL AND REGRADE ENTIRE AREA BETWEEN SIDEWALK AND STREET CURB AND GUTTER. REPLACE TOPSOIL, SEED, MULCH, AND IRRIGATE.

**GENERAL LANDSCAPING NOTES FOR ALL SHEETS**

- L1 ALL CONTRACTORS WISHING TO SUBMIT BIDS FOR THIS LANDSCAPING PROJECT SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS.
- L2 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.
- L3 DAMAGE THAT OCCURS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- L4 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.
- L5 SOLITARY TREES DO NOT NEED TO BE EDGED AROUND, HOWEVER ORGANIC WOOD MULCH SHALL BE PLACED AROUND THE TREE IN A MATTLE RING THAT CONFORMS TO THE DETAIL PROVIDED FOR TREE PLANTINGS.
- L6 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.
- L7 ALL PLANTING BEDS SHALL BE INSTALLED WITH 3" OF 5/8" CRUSHED ROCK MULCH, LANDSCAPE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./SQ. YD. AND WHEREVER NECESSARY, 6" POURED IN PLACE DECORATIVE CONCRETE EDGING TO CONTAIN THE PLANTING BED.

**LANDSCAPING REQUIREMENTS**

REQUIRED INTERIOR LANDSCAPING: 1,060 SF 16 SHRUBS 6 SHADE TREES	PROVIDED INTERIOR LANDSCAPING: 1,200 SF 16 SHRUBS 6 SHADE TREES
REQUIRED STREET TREES: EAST AVENUE E 3 PER 100 FEET = 4 TREES	PROVIDED STREET TREES: 4 TREES
SOUTH 7TH STREET 3 PER 100 FEET = 7 TREES	8 EXISTING TREES
REQUIRED PERIMETER PARKING: CONTINUOUS HEDGE	PROVIDED PERIMETER PARKING: CONTINUOUS HEDGE
REQUIRED PERIMETER PARKING ALLEY: CONTINUOUS HEDGE	PROVIDED PERIMETER PARKING ALLEY: 8 TREES



**PRELIMINARY-NOT FOR CONSTRUCTION,  
RECORDING PURPOSES OR IMPLEMENTATION**

**WARRANTY / DISCLAIMER**  
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**SAFETY NOTICE TO CONTRACTOR**  
In accordance with generally accepted construction practices the contractor will be solely and completely responsible for the conditions of the job site, including safety of all persons and property during performance of the work. This requirement will apply continuously and not be limited to normal business hours.

**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 all 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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NORTH DAKOTA  
UTILITIES UNDERGROUND LOCATION SERVICE  
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**LANDSCAPE PLAN**

BID PACKAGE TWO - PARKING LOT IMPROVEMENTS  
LOTS 1-8 BLOCK 64 MCKENZIE & COFFINS ADDITION

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SWENSON, HAGEN & COMPANY P.C.  
Surveying  
Hydrology  
Land Planning  
Landscape Site Design  
Construction Management

DRAWN BY: CK  
CHECK BY: LKR  
DATE: 10/08/2019  
PROJ. #:  
COMPUTER FILE:  
P:\BISMARCK\MCKENZIE & COFFINS\BID 2019 CHURCH PARKING LOT.dwg

**SHEET C4.0**

DATE: 11-13-19  
REVISED PER CITY COMMENTS  
12-12-19  
ADDED LANDSCAPING