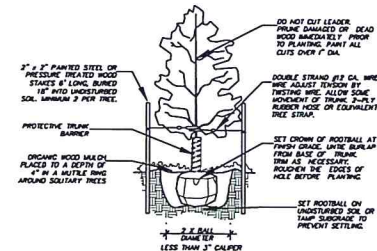
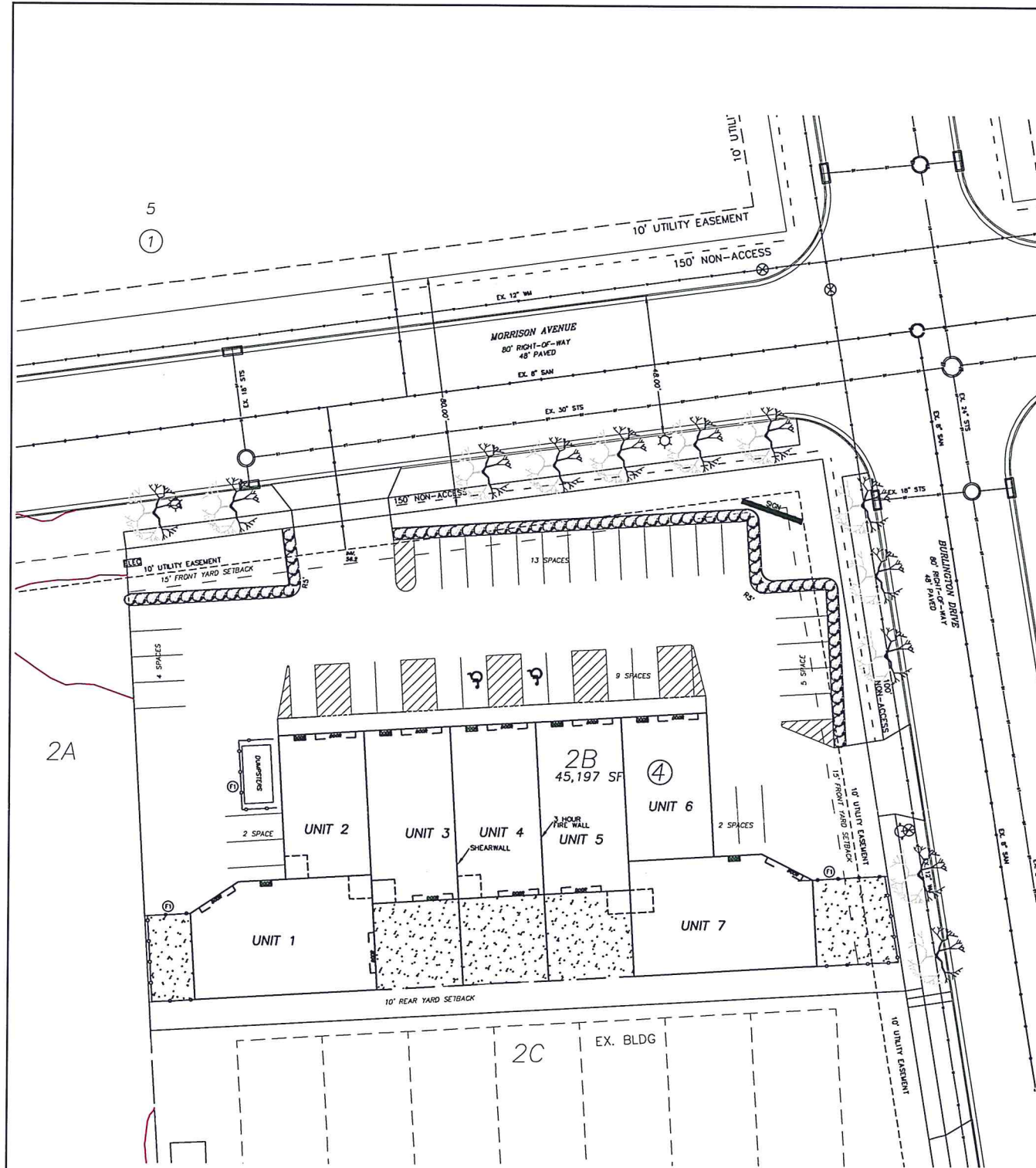
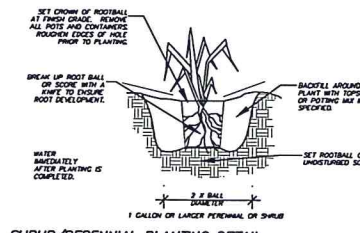


APPROVED BY FORESTRY
msw
 LANDSCAPE 5/25/17
 DATE

APPROVED BY PLANNING
msw
 LANDSCAPE 5/25/17
 DATE



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



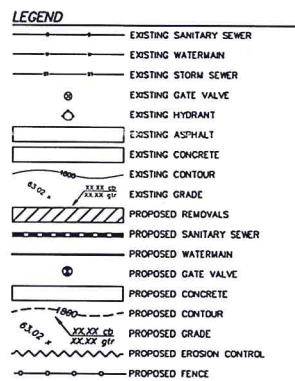
SHRUB/PERENNIAL PLANTING DETAIL
 TYPICAL FOR ALL SHRUBS AND PERENNIALS NTS

PLANT PALETTE

SYMB.	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
BD	BUR OAK	<i>Quercus macrocarpa</i>	1-1/2" Cal.	12
DC	DWARF GLOBE BLUE SPRUCE	<i>Picea pungens 'Globo Globosa'</i>	2 Gallon	78

GENERAL LANDSCAPING NOTES FOR ALL SHEETS

- 1. ALL CONTRACTORS WORKING 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 3/4" CRUSHED ROCK MASON. LANDSCAPE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./SQ. YD. AND WHERE 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 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.
- 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 SEEDING ACCORDING TO SPECIFICATIONS.
 - 2. TOPSOIL SHALL BE PLACED AND SEEDING AS SOON AS PRACTICAL TO MINIMIZE WIND AND WATER EROSION. BACKFILL BEHIND CURBS AND GUTTERS AND SIDEWALKS 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 DRILL SEEDING 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 INCORPORATED 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 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.
 - 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.
- FENCING NOTES
- 1. A 6" HIGH DRAPAGE WYLL FENCE WITH SWING GATE OPENING TO THE WEST SHALL BE INSTALLED WHERE DEPICTED ON THE PLANS.



PRELIMINARY-NOT FOR CONSTRUCTION,
 RECORDING PURPOSES OR IMPLEMENTATION

WARRANTY / DISCLAIMER
 The designs represented in these plans are in accordance with the minimum standards of the engineering profession. Swenson, Hagen & Company, P.C. and its partners or its employees shall not be held responsible for any errors or omissions in the design, including any errors or omissions in the field, resulting from any use of the plans. This responsibility shall not be limited by any limitation on the amount of work performed or the amount of time spent on the project.

SAFETY NOTICE TO CONTRACTOR
 In accordance with generally accepted construction practices, the contractor will be solely and completely responsible for the safety of the site, including safety of all persons, during the construction of the project. This responsibility shall not be limited by any limitation on the amount of work performed or the amount of time spent on the project.

NOTICE TO CONTRACTOR
 The location of existing underground utilities are shown in an approximate manner 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 agree to be fully responsible for any and all damages which might be occasioned by the Contractor's failure to identify utilities and protect any and all underground utilities.

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DATE	REVISIONS
5/11/2017	REVISED PER CITY COMMENTS

LANDSCAPING

LOT 2B, BLOCK 4, TRILLIUM FOURTH ADDITION
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