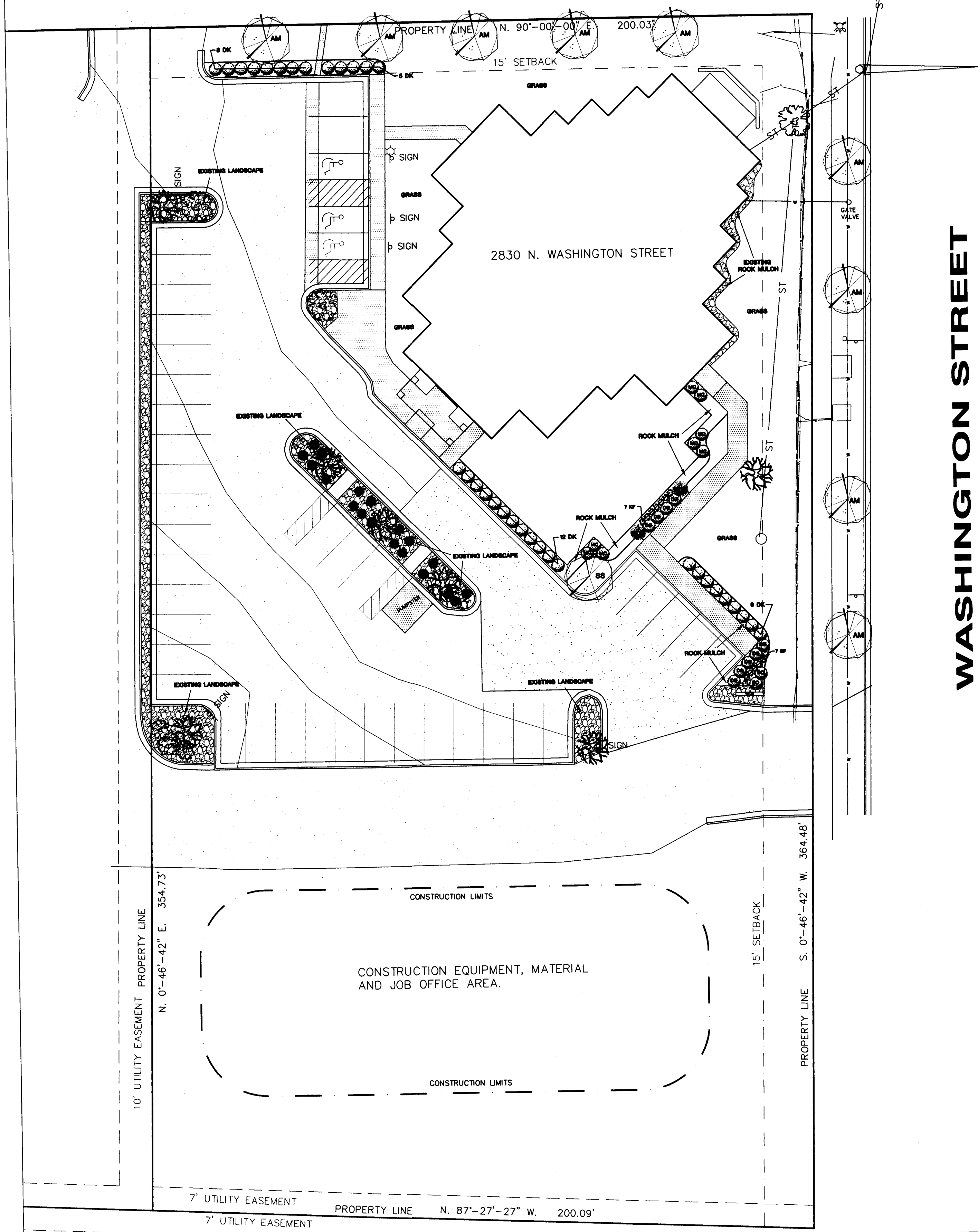


# CENTURY AVENUE

# WASHINGTON STREET



### 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 1" CRUSHED ROCK MULCH, AND LANDSCAPE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./SY AND 6" COMMERCIAL GRADE BLACK PLASTIC EDGING. INSTALLATION METHODS SHALL CONFORM TO THE MANUFACTURER'S SPECIFICATIONS.
- 5. ALL LANDSCAPE PLANTINGS ARE TO BE WATERED BY THE LANDSCAPE CONTRACTOR THE SAME DAY THAT THE PLANTING OCCURS. THE OWNER WILL BE RESPONSIBLE FOR PROVIDING WATER FOR THIS TASK.
- 6. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND CARING FOR ALL PLANT MATERIAL, SOD, AND OTHER LANDSCAPING IMPROVEMENTS UNTIL THE DATE OF FINAL INSPECTION AND APPROVAL.
- 7. 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.
- 8. STAKING OF ALL TREES IS REQUIRED. CONTRACTOR SHALL REMOVE ALL STAKES AFTER TREES ARE FULLY ESTABLISHED OR AFTER 3 FULL GROWING SEASONS.
- 9. PRIOR TO FINAL ACCEPTANCE, ALL TREES AND SHRUBS SHALL BE PRUNED TO REMOVE ANY DEAD OR DYING BRANCHES OR FOLIAGE. PRUNING SHALL ALSO BE DONE TO PROVIDE THE BEST POSSIBLE SHAPE FOR THE PLANT.
- 10. CONTRACTOR SHALL PROVIDE WRITTEN WARRANTIES CONFIRMING THE FOLLOWING:  
FURNISHED TREES AND SHRUBS GUARANTEED TO LIVE AND REMAIN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 365 DAYS MINIMUM FROM DATE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETED.

### TOPSOIL NOTES

- 11. THERE IS NO TOPSOIL STOCKPILED ON SITE. ALL PORTIONS OF THE SITE NOT RECEIVING CONCRETE, CURB & GUTTER OR OTHER IMPROVEMENTS SHALL BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL AND SODDED ACCORDING TO SPECIFICATIONS.
- 12. ANY IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE, SANDY-LOAM TOPSOIL. IT SHALL BE FREE FROM SUBSOIL, NOXIOUS WEEDS, STONES, LIME, CEMENT, ASHES, SLAG, OR OTHER DELETERIOUS MATTER.
- 13. TOPSOIL SHALL BE PLACED AND SEED OR SODDED 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.

### SEEDING NOTES

- 14. THE CONSTRUCTION STAGING AREA TO THE SOUTH SHALL BE SEEDDED AFTER CONSTRUCTION IS FINISHED. COORDINATE WITH YOUR GENERAL CONTRACTOR TO MINIMIZE THE AMOUNT OF DISTURBED AREA IN THIS LOCATION. SEEDING SHALL CONFORM TO THE CITY OF BISMARCK'S SPECIFICATIONS FOR CLASS II SEEDING.
- 15. ALL PORTIONS OF THE SITE THAT ARE TO BE SEEDDED SHALL BE HYDROMULCHED. HYDROMULCH SHALL BE A WOOD CELLULOSE FIBER THAT CONFORMS TO THE CITY OF BISMARCK'S SPECIFICATIONS FOR MULCHING.

### SODDING NOTES

- 16. ALL PORTIONS OF THE SITE WITH EXPOSED TOPSOIL NORTH OF THE SOUTHERN DRIVEWAY THAT ARE DISTURBED DURING CONSTRUCTION ARE TO BE SODDED. SOD SHALL CONFORM TO THE CITY OF BISMARCK SPECIFICATIONS FOR SODDING.

### UTILITY NOTES

- 17. THERE ARE OTHER UTILITIES ON THIS SITE THAT WERE NOT DEPICTED FOR GRAPHIC CLARITY. REFER TO ALL OTHER CIVIL SHEETS FOR LOCATIONS AND DEPTHS (WHERE AVAILABLE) OF THESE UTILITIES. CONTACT NORTH DAKOTA ONE CALL BEFORE COMMENCING WORK ON THIS SITE.

### IRRIGATION PERFORMANCE SPECIFICATION

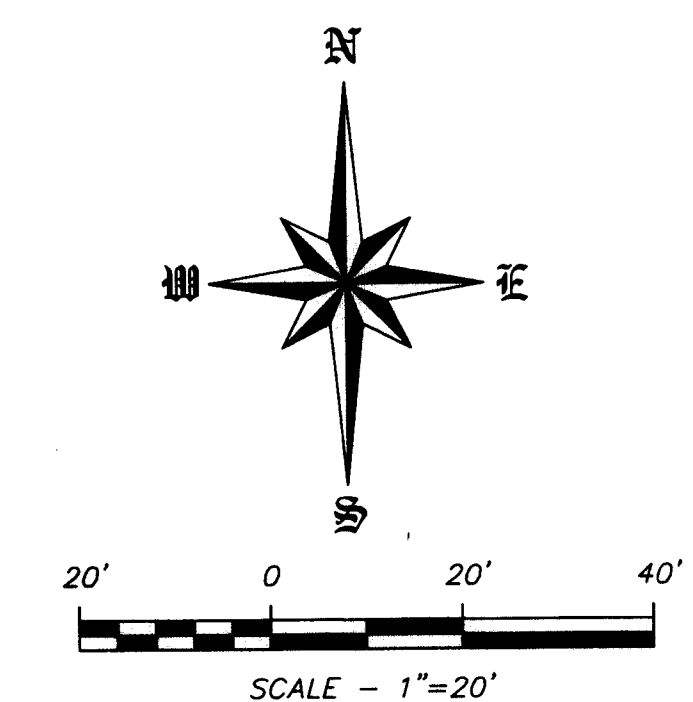
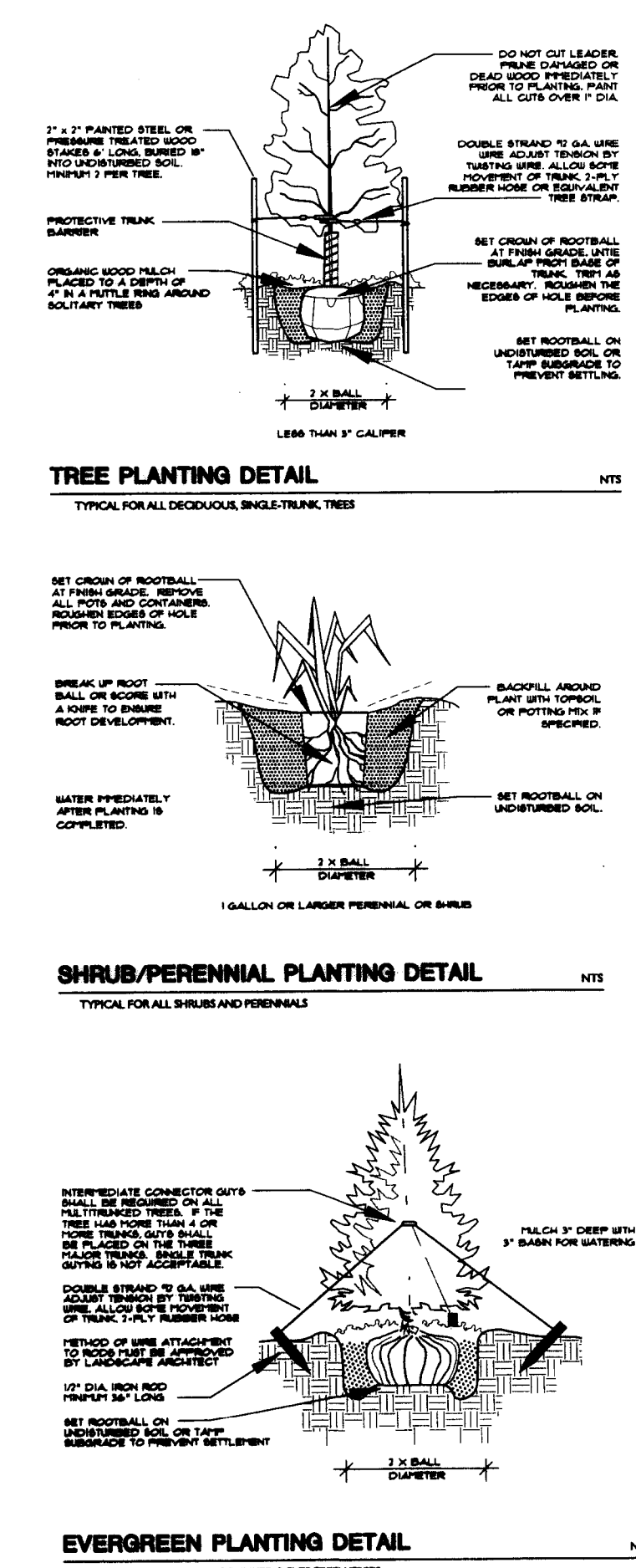
- 18. CONTRACTOR SHALL DESIGN AND PROVIDE A PRICE FOR IRRIGATION SYSTEM REPAIR AND ADDITIONS. REFER TO THE CIVIL SHEETS TO DETERMINE THE AMOUNT OF DISTURBANCE NECESSARY.
- 19. ALL LAWN AREAS SHALL BE WATERED WITH RAINBIRD 1804 POP UP SPRINKLER HEADS. ALL PLANTING BEDS SHALL BE WATERED WITH RAINBIRD LANDSCAPE DRIPLINE LD-09-12. ANY NEW OR REPLACEMENT ZONE VALVES SHALL MATCH THOSE EXISTING ON SITE. ALL MAINLINES AND IRRIGATION LATERALS SHALL MATCH SIZE AND MATERIALS OF THOSE LINES THAT ARE EXISTING ON SITE.
- 20. 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.
- 21. 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.
- 22. IRRIGATION CONTRACTOR SHALL FOLLOW ALL RECOMMENDED PRACTICES AS SET FORTH BY THE MANUFACTURER'S SPECIFICATIONS AND THE IRRIGATION ASSOCIATION.
- 23. IRRIGATION CONTRACTOR SHALL INCLUDE THE FIRST YEARS WINTERIZATION IN THE COST OF THE PROJECT.

SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
AM	AMUR MAPLE	<i>Acer ginnala</i>	1 1/2" Cal.	9
BC	BLUE CHIP JUNIPER	<i>Juniperus horizontalis 'Blue Chip'</i>	2 Gallon	2
DC	DWARF GLOBE BLUE SPRUCE	<i>Picea pungens 'Globo Globosa'</i>	2 Gallon	9
DK	DWARF KOREAN LILAC	<i>Syringa meyeri 'Palom'</i>	2 Gallon	34
GF	GAYFEATHER	<i>Lythris pycnostachya</i>	1 Gallon	7
KF	KARL FOERSTER GRASS	<i>Calamagrostis x acutiflora</i>	1 Gallon	7
MC	MAGIC CARPET SPIREA	<i>Spiraea japonica 'Magic Carpet'</i>	2 Gallon	8
SS	SPRING SNOW GRABAPPLE	<i>Malus 'Spring Snow'</i>	1 1/2" Cal.	1
WW	WEeping WHITE SPRUCE	<i>Picea glauca 'Pendula'</i>	4"	2

\* THE QUANTITIES PROVIDED IN THIS TABLE ARE FOR CONVENIENCE ONLY. PLAN QUANTITIES ARE TO BE USED FOR BIDDING. IMMEDIATELY NOTIFY THE LANDSCAPE ARCHITECT IF DIFFERENCES BETWEEN PLAN AND TABLE QUANTITIES EXIST.

APPROVED BY FORESTRY  
*[Signature]*  
 CITY PLANNER 5-17-11  
 TITLE DATE

APPROVED BY PLANNING  
*[Signature]*  
 PLANNER 5-17-11  
 TITLE DATE



**WARRANTY / DISCLAIMER**  
 The designs represented in these plans are in accordance with established practices of civil engineering. However, neither Swenson, Hagen & Co. nor its personnel can or do warranty these plans as constructed except in the specific cases where Swenson, Hagen & Co personnel inspect and control the physical construction on a full time basis.

**SAFETY NOTICE TO CONTRACTOR**  
 In accordance with generally accepted construction practices the contractor will be solely and completely responsible for 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.

**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 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.

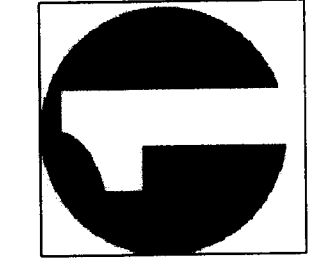


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 Fax (701) 223-2606

## Contract Documents

April 18, 2011  
 J2 Project # J21013

## Medcenter One Bismarck Family Clinic North Addition Bismarck, North Dakota



**J2 studio**  
 architecture + design, pc  
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## LANDSCAPE - IRRIGATION PLAN

SHEET  
 C 1.2