FILENAME: \\SRV16\Shared\Blue_Team\Projects\150919A Fall Color Corridor Plantings Ph 2\Engineering\Dwgs\Design\150919A landscape package base.dwg DATE PLOTTED: 11/3/2021 3:20 PM DRAWN BY: ZEH PLOT SCALE: 1:1

Fall Color Corridor Plantings
PHASE 2 - Fall 2021

City of Council Bluffs, Iowa
Department of Parks, Recreation, and Public Property

1. THE FOLLOWING SPECIFICATIONS SHALL APPLY TO THIS PROJECT: THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) FOR PUBLIC IMPROVEMENTS 2019, AND CITY OF COUNCIL BLUFFS SUPPLEMENTAL SPECIFICATIONS 2019. COPIES OF THE URBAN STANDARDS MAY BE OBTAINED FROM: CTRE PAUL WIEGAND, P.E. DIRECTOR ISU RESEARCH PARK 2901 S. LOOP DRIVE, SUITE 3100 AMES, IA. 50010–8632 (515)–294–5542 OR THE DOCUMENTS CAN BE REVIEWED AT http://councilbluffs–ia.gov/index.aspx?nid=372.

2. THE UTILITIES SHOWN ARE FROM LOCATES OR DRAWINGS PROVIDED TO THE ENGINEER BY THE UTILITY COMPANIES. THE ENGINEER MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE ENGINEER FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.

   THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) AT LEAST 48 HOURS IN ADVANCE OF THE ACTUAL START DATE OF CONSTRUCTION. THE CONTRACTOR IS TO DETERMINE ACTUAL LOCATIONS OF ALL UTILITIES IN THE FIELD. THE CONTRACTOR IS TO USE DUE CAUTION IN WORKING OVER AND AROUND ALL UTILITY LINES. BREAKS IN UTILITIES DUE TO THE CONTRACTOR'S ACTIONS, LABOR, AND EQUIPMENT ARE TO BE REPAIRED OR REPLACED BY THE CONTRACTOR WITHOUT COST TO THE OWNER OR ENGINEER.

   OTHER EXISTING UNDERGROUND INSTALLATIONS AND STRUCTURES ARE INDICATED ON THE DRAWINGS ACCORDING TO THE INFORMATION FURNISHED TO THE ENGINEER BY OTHERS. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. THE CONTRACTOR SHALL MAKE EVERY EFFORT TO LOCATE ALL EXISTING UNDERGROUND INSTALLATIONS AND STRUCTURES IN THE VICINITY OF THE WORK TO BE DONE BY PROSPECTING IN ADVANCE OF EXCAVATIONS.

   FOR YOUR INFORMATION, THE FOLLOWING TELEPHONE NUMBER CAN BE USED WHEN REQUESTING LOCATIONS FOR UTILITIES THAT ARE MEMBERS OF THE IOWA ONE CALL SYSTEM 1–800–292–8989.

3. THE CONTRACTOR SHALL FIELD VERIFY THE DEPTH AND LOCATION OF EXISTING UNDERGROUND UTILITIES. FIELD VERIFICATION FOR ALL UTILITIES IS REQUIRED AND SHALL BE INCIDENTAL TO THE PROJECT.

   CONTRACTOR SHALL NOT DISTURB THE EXISTING UNDERGROUND UTILITIES DURING CONSTRUCTION. IF A DIRECT CONFLICT EXISTS AFTER FIELD VERIFICATION, THE ENGINEER RESERVES THE RIGHT TO REVISE THE PLAN TO ELIMINATE THE CONFLICT WITH THE EXISTING UTILITIES WITHOUT ADJUSTMENTS TO THE CONTRACT.

4. THE GENERAL CONTRACTOR SHALL PROVIDE THE OWNER WITH A CONSTRUCTION RECORD DRAWING INDICATING ALL CHANGES IN GEOMETRY, GRADES, ELEVATIONS OR MATERIAL ON THE PROJECT PRIOR TO FINAL ACCEPTANCE.

5. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED TO COMPLETE THIS PROJECT AND IS RESPONSIBLE FOR THE PAYMENT OF ALL FEES ASSOCIATED WITH THESE PERMITS.

6. THE CONTRACTOR SHALL REMOVE ALL ABANDONED UTILITIES ON SITE THAT CONFLICT WITH THE PROPOSED SITE CONSTRUCTION.

7. ALL CONCRETE, GRAVEL, AND RUBBLE REMOVED AS PART OF THIS PROJECT, SHALL BE REMOVED AND DISPOSED OF BY THE CONTRACTOR IN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS. ALL REMOVED ITEMS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF SITE AND SHALL NOT BE INCORPORATED INTO THE WORK.

8. THE CONTRACTOR SHALL KEEP CULVERTS, STORM SEWER LINES AND STRUCTURES CLEAN AND FREE OF ANY DEBRIS THAT IS A RESULT OF CONSTRUCTION OPERATIONS. ANY CLEANING OR REMOVAL OF CONSTRUCTION DEBRIS THAT ENTERS AS A RESULT OF CONSTRUCTION OPERATIONS, SHALL BE COMPLETED AT THE EXPENSE OF THE CONTRACTOR.

9. THE CONTRACTOR SHALL TAKE STEPS TO CONTROL SOIL EROSION AND FUGITIVE DUST DURING CONSTRUCTION. IF NECESSARY, CHECK DAMS, SEDIMENT TRAPS OR ADDITIONAL INLET PROTECTION (NOT INDICATED ON THE PLANS) SHALL BE USED TO RETAIN SILT AND PREVENT SILT FROM ENTERING THE SEWER SYSTEM OR LEAVING THE SITE.

10. THE CONTRACTOR SHALL ADEQUATELY BARRICADE WORK AREAS DURING CONSTRUCTION TO INSURE PUBLIC SAFETY.

11. THE CONTRACTOR SHALL CONTROL CONSTRUCTION DEBRIS, HAZARDOUS WASTE SPILLS, AND CONCRETE TRUCK WASHOUT AREA(S). THE CONTRACTOR SHALL CLEAN–UP AND DISPOSE OF ALL WASTE PROPERLY OFF–SITE AT AN APPROVED DISPOSAL FACILITY. NO CONSTRUCTION MATERIAL WASTES OR UNUSED MATERIALS SHALL BE BURIED, DUMPED, BURNED, OR DISCHARGED WITHIN THE PROJECT LIMITS.

12. PROTECT ALL BUILDINGS, STRUCTURES, DRIVES, SIDEWALKS, STREETS, POLES, FENCES, SHRUBS, TREES, SIGNS, UTILITY BOXES, ETC. THAT ARE NOT DESIGNATED FOR REMOVAL. ANY DAMAGE CAUSED BY THE CONTRACTOR'S OPERATIONS SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.

13. IT IS THE INTENT OF THIS CONTRACT THAT ALL AREAS AFFECTED BY CONSTRUCTION BE A FINISHED AND COMPLETE PRODUCT. THEREFORE, CONTRACTOR SHALL PATCH, REPAIR, AND ADJUST AS REQUIRED TO ACHIEVE THIS FINISHED PRODUCT. CONTRACTOR SHALL PATCH AND REPAIR ALL EXISTING WORK AFFECTED OR DAMAGED BY DEMOLITION TO MATCH NEW CONSTRUCTION.

PLANTING NOTES:

1. ALL WORK SHALL BE COORDINATED WITH THE WORK OF OTHER TRADES.
2. LOCATE AND FLAG ALL UNDERGROUND UTILITIES PRIOR TO ANY CONSTRUCTION. ANY DAMAGE TO UTILITIES OR OTHER SITE IMPROVEMENTS CAUSED BY CONTRACTOR SHALL BE REPAIRED AT NO COST TO THE OWNER.
3. ALL PLANT MATERIALS MUST CONFORM TO AMERICAN STANDARDS FOR NURSERY STOCK (A.S.N.S.), LATEST EDITION PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, WASHINGTON D.C.
4. LARGER SIZED PLANT MATERIALS OF THE SPECIES LISTED MAY BE USED IF THE STOCK CONFORMS TO THE A.S.N.S. ALL SPECIES SUBSTITUTIONS MUST BE APPROVED IN WRITING BY THE LANDSCAPE ARCHITECT.
5. THE LOCATIONS OF PLANT MATERIAL IS CRITICAL AND SHALL BE INSTALLED AS INDICATED ON THE DRAWINGS. STAKE LOCATION OF PLANT MATERIALS AND OBTAIN APPROVAL OF LANDSCAPE ARCHITECT OR OWNER PRIOR TO INSTALLATION.
6. THE LANDSCAPE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS AND MATERIALS INJURIOUS TO PLANT GROWTH FROM PLANTING PITS AND BEDS PRIOR TO BACKFILLING WITH PLANTING MIX.
7. PROVIDE SHREDDED HARDWOOD MULCH IN ALL PLANT SAUCERS AND PLANTING BEDS TO A 4–INCH MINIMUM DEPTH. APPLY PRE– EMERGENT TO ALL PLANTING BEDS PRIOR TO MULCHING.
8. OWNER RESERVES THE RIGHT TO SUBSTITUTE PLANT MATERIAL TYPE, SIZE, AND/OR QUANTITY.
9. FIELD ADJUSTMENTS MAY BE NECESSARY BASED UPON FIELD CONDITIONS (I.E. ROOT BALL AND DROP INLET CONFLICT). ALL ADJUSTMENTS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT.
10. ALL DEMOLISHED AND/OR REMOVED ITEMS SHALL BE HAULED COMPLETELY AWAY FROM THE SITE BY THE CONTRACTOR.
11. AS PREVIOUSLY NOTED, ANY DAMAGE TO EXISTING CONCRETE TRAIL OR TURF AREAS SHALL BE REPAIRED TO MATCH SURROUNDING AREAS OR NEW CONCRETE TRAIL AS DEFINED BY CITY STANDARDS. ANY RUTS IN TURF SHALL BE FILLED WITH GOOD CLEAN TOPSOIL AND SEEDED WITH FESCUE SEED BLEND THAT MATCHES EXISTING (CONTACT CITY TO DETERMINE SEED MIX).

WATERING REQUIREMENTS NOTES:

1. LANDSCAPE CONTRACTOR SHALL PROVIDE THOROUGH WATERING AT TIME OF PLANTING AND MAINTAIN WATERING UNTIL FINAL ACCEPTANCE.

CONCRETE & PATH INSTALLATION

1. CONTRACTOR SHALL PLAN TO USE "BUGGY" TO GET CONCRETE TO PAD LOCATIONS. CONCRETE TRUCKS WILL NOT BE ALLOWED ON TRAIL.
2. CONTRACTOR SHALL ALSO COORDINATE WITH OWNER ON VEHICLES TO BRING IN MATERIAL FOR GRANULAR PATHS. DO NOT DISTURBED TURF OR EXISTING TRAIL. SEE NOTES REGARDING REPAIRING DAMAGE TO EXISTING AREAS.

PROJECT COMPLETION

1. PROJECT TO BE COMPLETED BY JUNE 15, 2022.

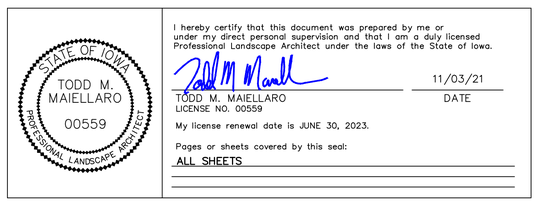
SCHEDULE OF SHEETS

SHEET FC0.0	COVER SHEET, NOTES
SHEET FC1.0	OVERALL PROJECT LIMITS, SCHEDULE
SHEET FC1.1	ENLARGED LANDSCAPE PLANS

IOWA ONE CALL
800–292–8989
TOLL FREE
CALL–BEFORE–YOU–DIG



VICINITY MAP
NO SCALE



I hereby certify that this document was prepared by me or under my direct personal supervision and that I am a duly licensed Professional Landscape Architect under the laws of the State of Iowa.

TODD M. MAIELLARO
LICENSE NO. 00559

11/03/21
DATE

My license renewal date is JUNE 30, 2023.

Pages or sheets covered by this seal:
ALL SHEETS

11"x17" SHEET REDUCED TO HALF SCALE

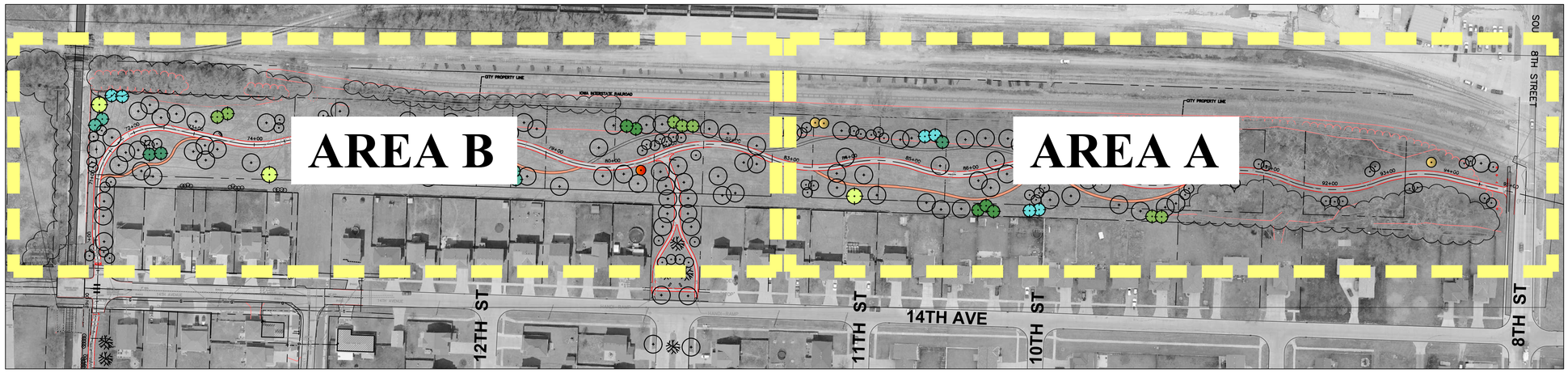
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drawn
designed
approved NOV 2021
date
revision
date

project FALL COLOR CORRIDOR PLANTINGS - PHASE 2
PHASE TWO PLANTINGS - SPRING 2020
client CITY OF COUNCIL BLUFFS, IOWA
DEPARTMENT OF PARKS, RECREATION, AND PUBLIC PROPERTY
sheet COVER SHEET & GENERAL NOTES

project no. 150919A
sheet FC0.0



1 OVERALL PROJECT LIMITS
SCALE: 1" = 100'-0"

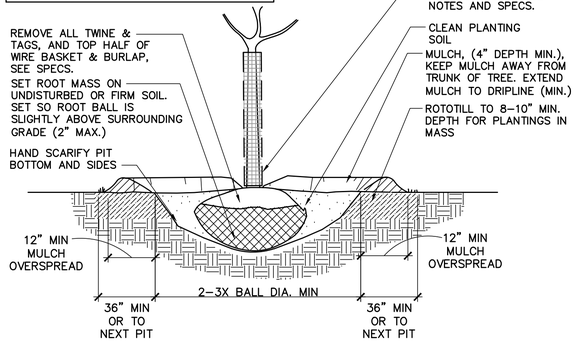
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FEET

PLANTING SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	DESCRIPTION	COLOR
CONIFER TREES						
CS	3	Picea pungens	Colorado Spruce	6' HEIGHT	B&B	
CBS	6	Picea pungens glauca	Colorado Blue Spruce	6' HEIGHT	B&B	
WF	4	Abies concolor	White Fir	6' HEIGHT	B&B	
DF	7	Pseudotsuga menziesii	Douglas Fir	6' HEIGHT	B&B	
LC	7	Cupressus x leylandii	Leyland Cypress	6' HEIGHT	B&B	
EL	4	Larix decidua	European Larch	6' HEIGHT	B&B	
ORNAMENTAL TREES						
RB	1	Cercis canadensis	Eastern Redbud	2" CAL.	B&B	
RBC	1	Malus 'Red Baron'	Red Baron Crabapple	2" CAL.	B&B	
JTL	3	Syringa reticulata	Japanese Tree Lilac	2" CAL.	B&B	

NOTES:
PRUNE ALL DEAD, BROKEN, DISEASED, AND WEAK BRANCHES.

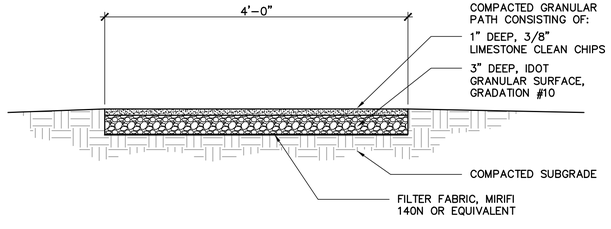
TREE GUARD TO BE WHITE CORRUGATED PIPE THAT SHOULD EXTEND UP TO LOWER BRANCHES, TYP.



2 TREE PLANTING DETAIL
NO SCALE

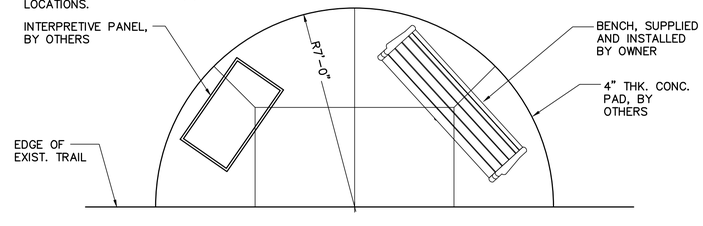
NOTES:
-CONTRACTOR TO STAKE CENTERLINE OF PATH FOR APPROVAL PRIOR TO CONSTRUCTING.

-APPROX. LENGTHS OF EACH PATH SEGMENT IS SHOWN FOR REFERENCE ONLY. BASE BID PRICE IS BASED ON PATHS IN GENERAL LOCATION AS SHOWN ON PLANS. ANY ADDITIONAL PATH SEGMENTS, IF ADDED WILL BE BASED ON LF COST PROVIDED.



3 GRAVEL PATH DTL.
NO SCALE

NOTE: CONTRACTOR TO STAKE LOCATION IN FIELD FOR APPROVAL PRIOR TO CONSTRUCTING, (3) LOCATIONS.



4 ALTERNATE 1 INTERPRETIVE REST AREA
NO SCALE

11"x17" SHEET REDUCED TO HALF SCALE

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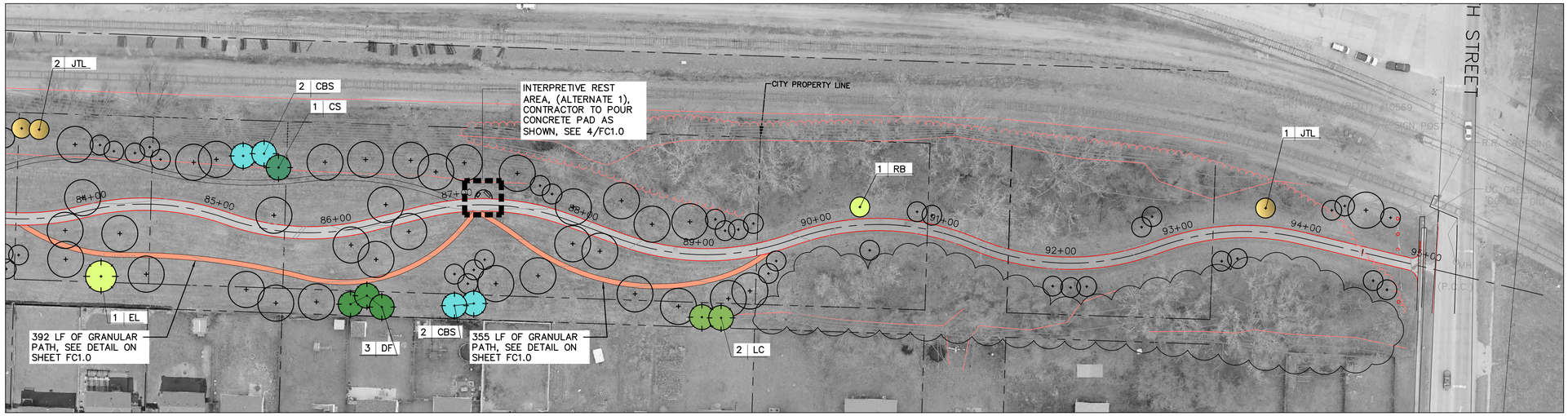
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project FALL COLOR CORRIDOR PLANTINGS - PHASE 2
PHASE TWO PLANTINGS - SPRING 2020
client CITY OF COUNCIL BLUFFS, IOWA
DEPARTMENT OF PARKS, RECREATION, AND PUBLIC PROPERTY
sheet OVERALL PROJECT LIMITS

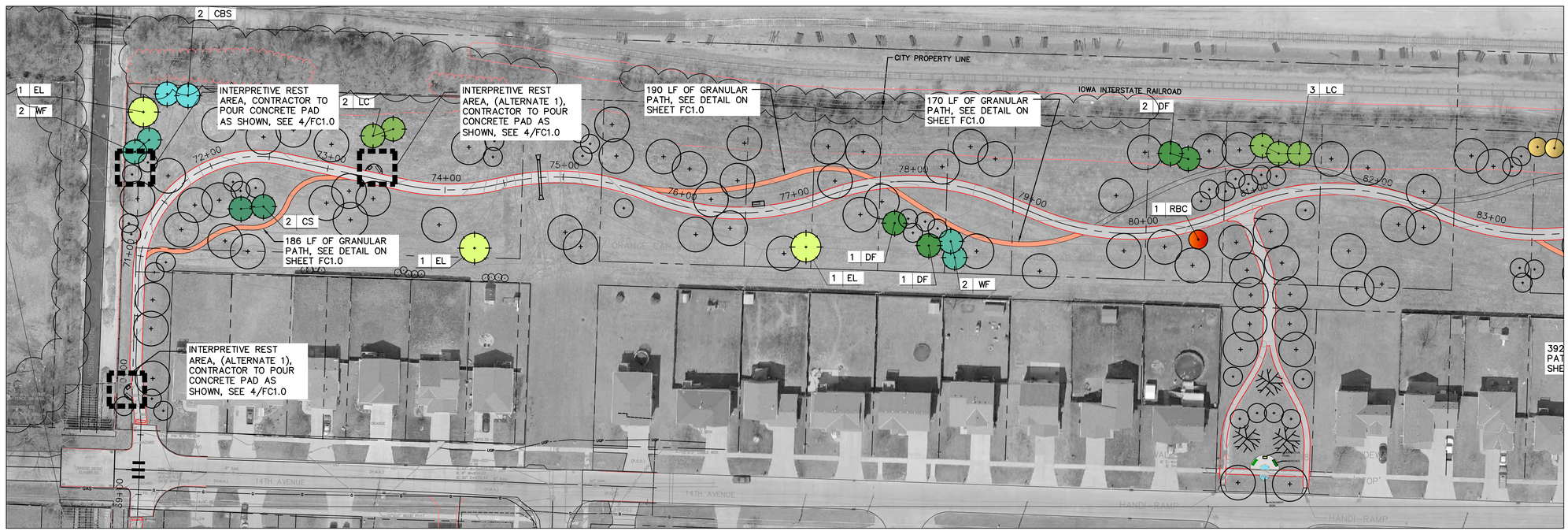
project no. 150919A
sheet FC1.0

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1 LANDSCAPE PLAN - AREA A

SCALE: 1" = 50'-0"



2 LANDSCAPE PLAN - AREA B

SCALE: 1" = 50'-0"

0 25 50 100
FEET

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project: FALL COLOR CORRIDOR PLANTINGS - PHASE 2
PHASE TWO PLANTINGS - SPRING 2020
client: CITY OF COUNCIL BLUFFS, IOWA
DEPARTMENT OF PARKS, RECREATION, AND PUBLIC PROPERTY
sheet: LANDSCAPE PLAN

project no. 150919A
sheet FC1.1

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