

**Supplemental Information for  
Variance (V-2024-0001) &  
Conditional Use Permit  
(SUP-2024-0001) Requests -  
John Odom representing AMP  
Bemidji, LLC**

# Landscaping Plan

## GENERAL PLANTING NOTES

- PRIOR TO BEGINNING ANY WORK ON THE SITE, THE CONTRACTOR SHALL CONTACT THE OFFICE OF THE OWNER AND THE ARCH./LANDSCAPE ARCH. FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING OF THE WORK.
- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICE NECESSARY TO FURNISH AND INSTALL PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCH. OR OWNER'S REPRESENTATIVE'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. LANDSCAPE ARCH. RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- ALL PLANT LOCATIONS ARE APPROXIMATE. ADJUST AS NECESSARY TO AVOID CONFLICTS.
- UTILITIES HAVE BEEN SHOWN ON THE PLAN FOR ROUGH LOCATION OF SERVICES. CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING KANSAS ONE-CALL CENTER. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- SOD/SEED TYPE (PER OWNER) SHALL BE LOCALLY AVAILABLE KENTUCKY BLUEGRASS OR OTHER TURF GRASS RECOMMENDED FOR THE SPECIFIC AREA.
- RE-ESTABLISH TURF IN AREAS DISTURBED BY GRADING OR UTILITY TRENCHING IN THE R.O.W. TO MATCH EXISTING.
- RE-ESTABLISH TURF IN ALL AREAS DISTURBED BY THE CONSTRUCTION PROCESS AND WITHIN THE LIMITS OF DISTURBANCE BY SEED, SOD OR PLANNED PLANTING AREAS, AS NOTED ON PLAN.
- BACKFILL FOR PLANT EXCAVATIONS TO BE CLEAN NATURAL SOIL, EXCAVATED FROM PLANTING PITS MIXED WITH COMPOST AND WELL-ROTTED MANURE AT A RATIO OF THREE (3) PARTS SOIL TO ONE (1) PART COMPOST AND WELL-ROTTED MANURE.
- FERTILIZE ALL PLANTS WITH 6-10-4 COMMERCIAL FERTILIZER AS DIRECTED BY INSTRUCTIONS ON FERTILIZER.
- ALL PLANT MATERIALS SHALL HAVE BACKFILL CAREFULLY PLACED AROUND BASE AND SIDES OF BALL TO TWO-THIRDS (2/3) DEPTH OF BALL, THEN THOROUGHLY SOAKED WITH WATER TO ALLOW SETTLEMENT. ALL WIRE, BURLAP FASTENERS AND LOGS OF BURLAP AROUND BASE OF TRUNK SHALL BE REMOVED AT THIS TIME. REMAINDER OF PIT SHALL THEN BE BACKFILLED, ALLOWING FOR DEPTH OF MULCH, SAUCER AND SETTLEMENT OF BACKFILL. BACKFILL SHALL BE THOROUGHLY WATERED ONCE AGAIN.
- ALL PLANT MATERIALS SHALL BE PROTECTED FROM THE DRYING ACTION OF THE SUN AND WIND AFTER BEING DUG, WHILE BEING TRANSPORTED, AND WHILE AWAITING PLANTING. BALLS OF PLANTS WHICH CANNOT BE PLANTED IMMEDIATELY SHALL BE PROTECTED FROM DRYING ACTION BY COVERING THEM WITH MOIST MULCH. PERIODICALLY, APPLY WATER TO MULCH-COVERED BALLS TO KEEP MOIST. IF PLANTING SHOULD OCCUR DURING GROWING SEASON, APPLY ANTI-DESSICANT TO LEAVES BEFORE TRANSPORT TO REDUCE LIKELIHOOD OF WINDBURN. REAPPLY ANTI-DESSICANT AFTER PLANTING TO REDUCE TRANSPIRATION.
- ALL LANDSCAPE EDGING IS TO BE A 4" X 3/4" PAINTED STEEL EDGING. PLACE EDGING FLUSH WITH GRADE. INSTALL AS PER MANUFACTURER'S RECOMMENDATIONS. TOP OF EDGER TO ALIGN WITH SIDEWALK/CURB WHERE OCCURS. EDGER TO BE 1" BELOW TOP OF EDGER ON LAWN SIDE. REFER TO EDGER DETAIL.
- INSTALL SMALL RIVER ROCK IN ALL PLANTING BEDS, WITH A GEOTEXTILE FABRIC UNDERNEATH. SAMPLE OF SMALL RIVER ROCK SHALL BE PROVIDED PRIOR TO INSTALLATION. SIZE OF SMALL RIVER ROCK TO BE 3" TO 4".
- PLANTING BEDS RECEIVING RIVER ROCK MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE.
- PLACE 4" OF MULCH IN ALL TREES PLANTED IN TURF AREAS. AREAS RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS.
- THE CONTRACTOR SHALL PROVIDE ALL WATER, WATERING DEVICES AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL ACCEPTANCE OF THE PROJECT'S PLANT MATERIALS. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION.
- LANDSCAPE CONTRACTOR TO REMOVE TREE STAKES AND ALL DEAD WOOD ON TREES ONE YEAR AFTER PROVISIONAL/FINAL ACCEPTANCE.
- REPORT ANY DISCREPANCIES IN THE PLANTING PLAN TO THE LANDSCAPE ARCHITECT PRIOR TO STARTING CONSTRUCTION.
- TURF AND PLANTING BEDS ARE TO BE IRRIGATED BY AN AUTOMATIC SPRINKLER SYSTEM.

## LANDSCAPE CODE CALCULATIONS

GREEN SPACE REQUIREMENTS:	
Required:	30% of 57,963 SF = 17,389 SF green space required
Provided:	16,032 SF provided
TREE PLANTING REQUIREMENTS (1 tree/50 LF of street frontage AND 1 tree / 1,100 SF of min. required pervious area):	
Required:	100 LF Balsam St. NW / 50 = 2 trees required in FYSB
Provided:	4 trees provided on Balsam St. NW
Required:	107 LF Paul Bunyan Drive NW / 50 = 2 trees required in FYSB
Provided:	4 trees provided on Paul Bunyan Drive NW
Required:	17,389 min. pervious area required / 1,100 = 15.8 or 16 trees required for Base Minimum Landscape Requirements
Provided:	8 trees in FYSB + 4 additional trees + 4 existing trees = 16 trees provided
EXISTING TREES TO BE PROTECTED: 4 Significant trees to remain and to be protected by installing a construction fence around the trees. Construction fence to be installed at the dripline of the tree or as close to the dripline as possible.	

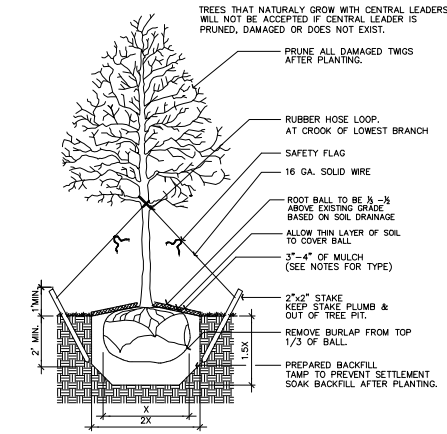
## PLANTING LEGEND

PAVEMENT	
SOD/SEED	
SOD/SEED FOR BOTTOM OF DETENTION POND	

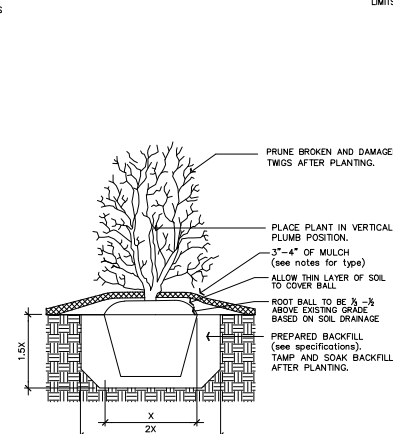
UTILITIES SHOWN REPRESENT THE BEST INFORMATION AVAILABLE FOR DESIGN. ADDITIONAL UTILITIES MAY BE PRESENT ON THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE EXACT LOCATION, DEPTH AND SIZE OF ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE LIABLE FOR ANY DAMAGE CAUSED BY THE FAILURE TO DO SO.

## PLANT MATERIAL SCHEDULE

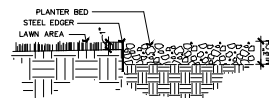
TAG	QTY.	COMMON NAME	BOTANICAL NAME	SIZE/REMARKS	REMARKS
<b>TREES</b>					
AP	2	AMERICAN PLUM	PRUNUS AMERICANA	1.75 CAL*	
IR	4	IRONWOOD	CASTEA IRONICANA	1.75 CAL*	
NRO	2	NORTHERN RED OAK	QUERCUS RUBRA	1.75 CAL*	
PD	2	PADODA DOGWOOD	CORNUS ALTERNIFOLIA	1.75 CAL*	
RM	2	RED MAPLE	ACER RUBRA	1.75 CAL*	
<b>EVERGREEN SHRUBS</b>					
KPJ	3	KALLAY PFITZER JUNIPER	JUNIPERUS PFITZERIANA 'KALLAY'S COMPACT'	3 GAL.	
WBG	12	WINTERGREEN BOXWOOD	BUXUS SINICA VAR. INSULARIS 'WINTERGREEN'	3 GAL.	



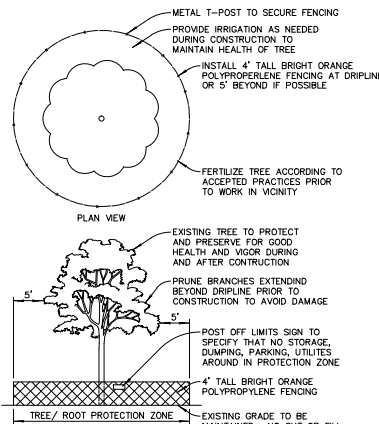
1 TREE PLANTING DETAIL  
IN TURF AREAS NO SCALE



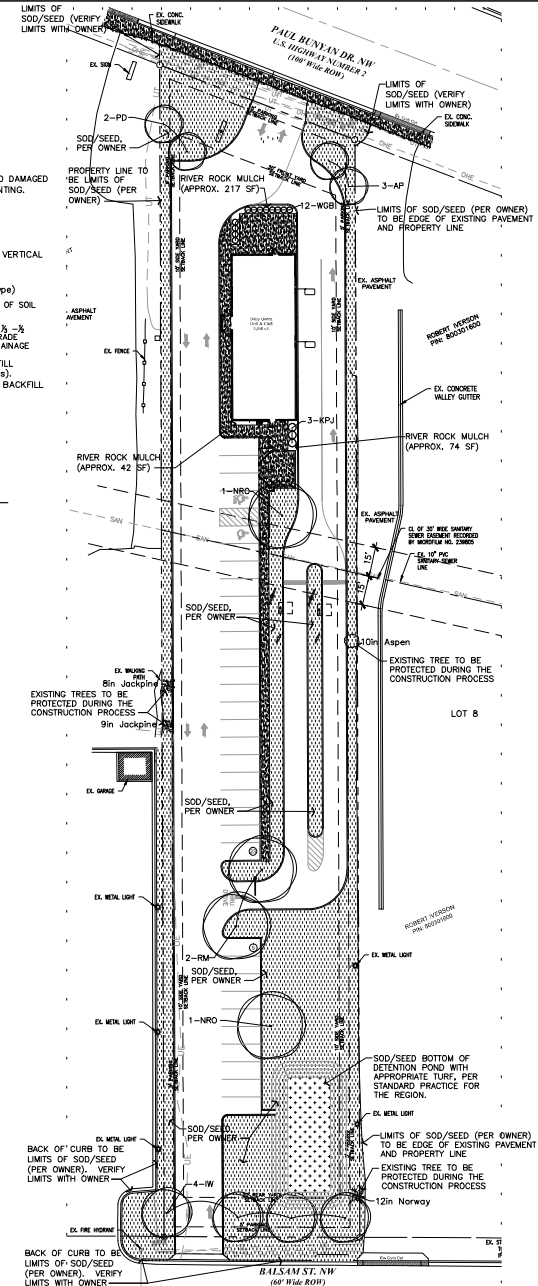
2 SHRUB PLANTING DETAIL NO SCALE



3 EDGER DETAIL NO SCALE



4 TREE PRESERVATION DETAIL NO SCALE



Issued/Revised	Date

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## PLANTING PLAN

DATE  
January 29, 2024  
February 18, 2024

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