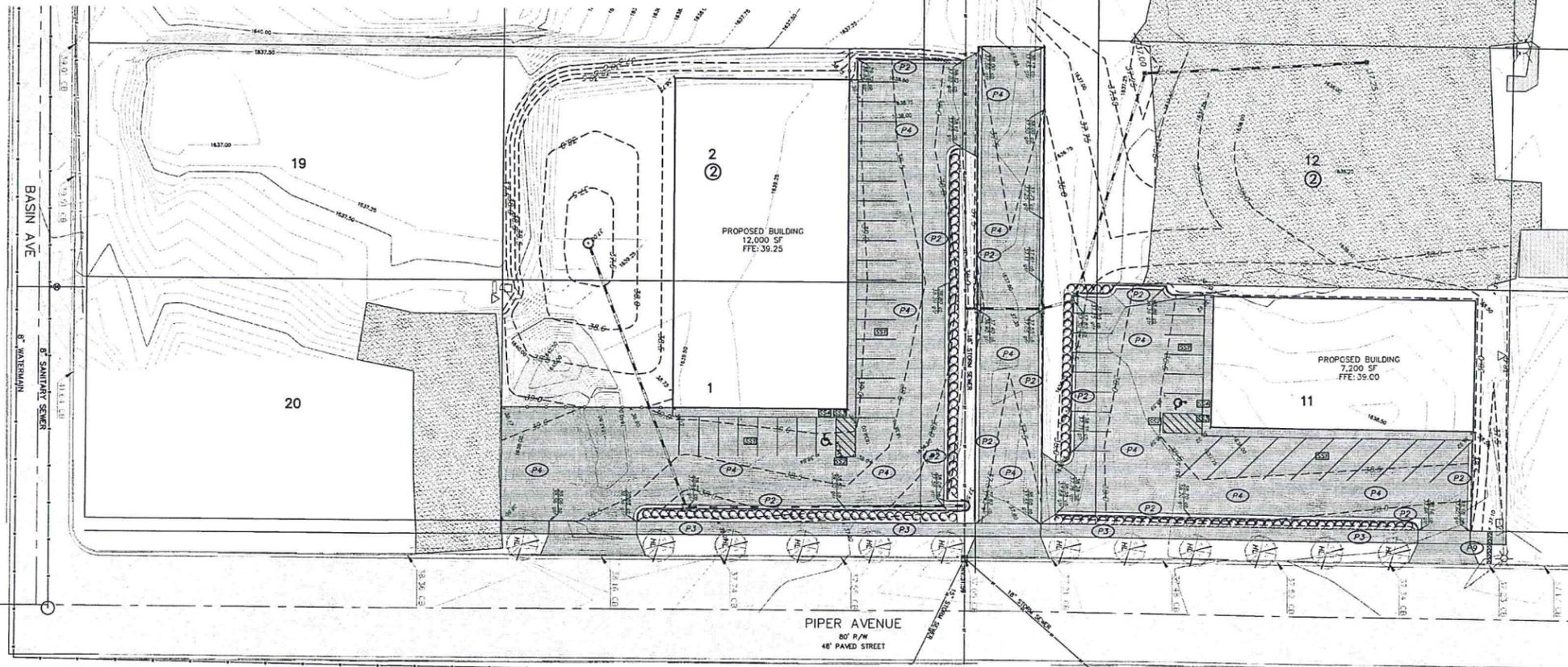


APPROVED BY FORESTRY
[Signature]
LANDSCAPE ARCHITECT 8-12-15
TITLE DATE

APPROVED BY PLANNING
[Signature]
PLANNER 08-12-15
TITLE DATE



- PAVEMENT**
- P1 ON SITE EXTERIOR CONCRETE MATERIALS AND CONSTRUCTION MATERIALS SHALL CONFORM TO CITY OF BISMARCK SPECIFICATIONS EXCEPT AS MODIFIED HEREIN. AIR CONTENT SHALL BE 5% TO 7% STRENGTH AT 28 DAYS SHALL BE 4000 PSI.
 - P2 STANDARD VERTICAL FACE CURB AND GUTTER. SEE NOTE THIS SHEET. TIP GUTTER AS APPROPRIATE.
 - P3 CITY SIDEWALK PER CITY OF BISMARCK SPECIFICATIONS - THICKEN SIDEWALK AT DRIVEWAYS TO 8" AND PROVIDE KEYWAY PER CITY SPECIFICATIONS.
 - P4 5" CONCRETE WITH FIBERMESH AND 6" CLASS V BASE. SEE DETAIL THIS PAGE.
 - P5 ISOLATION JOINTS WILL BE REQUIRED ALONG THE BUILDING, STOOPS AND ALL FIXED ITEMS. LEAVE JOINT 1/2" LOW AND SEAL. ISOLATION JOINTS SHALL BE SEALED USING A ONE PART POLYURETHANE TYPE SEALANT.
 - P6 CONSTRUCTION JOINTS WILL BE PLACED TO COINCIDE WITH CONTRACTION JOINT SPACING. CONSTRUCTION JOINT FOR UNREINFORCED CONCRETE SHALL HAVE A MINIMUM 1/2" DIAMETER HALF ROUND KEYWAY OR APPROVED EQUAL. CONSTRUCTION JOINTS FOR REINFORCED CONCRETE SHALL BE 1/2" X 12" DOWELS AT 12 O/C.
 - P7 JOINT SPACING SHALL TYPICALLY BE SPACED AT 1-1/2 TIMES THE THICKNESS OF THE PAVEMENT (MEASURED IN INCHES) IN FEET (4" MIN EQUALS 6 FOOT SPACING). IN NO CASE SHALL THE JOINT SPACING EXCEED TWO TIMES THE THICKNESS.
 - P8 SUBGRADE PREPARATION UNDER AREAS TO BE PAVED SHALL BE 6" THICK AND SHALL COMPLY WITH CITY OF BISMARCK SPECIFICATIONS EXCEPT DENSITY SHALL BE 95% OF ASTM D 698.
 - P9 INSTALL SIDEWALK TRENCH DRAIN PER CITY OF BISMARCK SPECIFICATIONS. SEE DETAIL THIS SHEET.

- SIGNAGE & PAVEMENT STRIPING**
- S1 ALL NON-ADA STRIPING SHALL BE 4" WIDE NON REFLECTORIZED PAINT MEETING THE REQUIREMENTS OF AASHTO M28 APPLIED AT A RATE OF 110 SQUARE FEET PER GALLON. COLOR SHALL BE YELLOW. TYPICAL FOR ALL STRIPING UNLESS OTHERWISE NOTED.
 - S2 ADA STRIPING FOR LANES AND SYMBOLS SHALL BE BLUE PAINT MEETING THE REQUIREMENT OF AASHTO M28 APPLIED AT A RATE OF 110 SQUARE FEET PER GALLON. PAINT FACE AND TOP OF CURB (6" WIDE) IN FRONT OF ALL HANDICAP STALLS.
 - S3 PROVIDE AND INSTALL ADA SIGNS SECURED TO BUILDING.
 - S4 PROVIDE AND INSTALL SIGN SECURED TO BUILDING THAT INDICATES 'VAN ACCESSIBLE'. SIGNS MUST INDICATE \$100 FINE.

- 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, CORNERS 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 PLANTING BEDS SHALL BE INSTALLED WITH 3" OF 2" CRUSHED ROCK MULCH, 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.
 - L5 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.
 - L6 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.
 - L7 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.
 - L8 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**
- T1 TOPSOIL IS STOCKPILED ON SITE AND WILL BE IN PLACE 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 4" OF TOPSOIL AND SEEDING ACCORDING TO SPECIFICATIONS.
 - T2 TOPSOIL SHALL BE PLACED AND SEEDING 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**
- S1 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.
 - S2 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.
 - S3 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 IMBEDDED INTO THE SOIL.
 - S4 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 THEREFORE 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.
 - S5 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.

PLANT PALETTE

SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
HL	HONEYLOCUST	Gleditsia triacanthos	2" Cal.	12
DC	DWARF GLOBE BLUE SPRUCE	Picea pungens 'Glaucosa Globosa'	2 Gallon	140

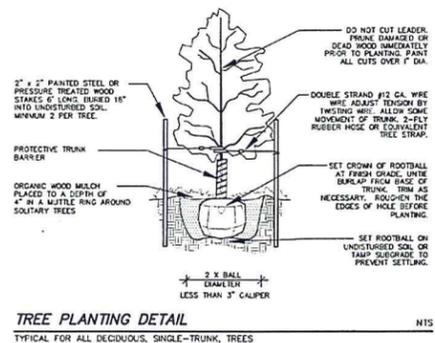
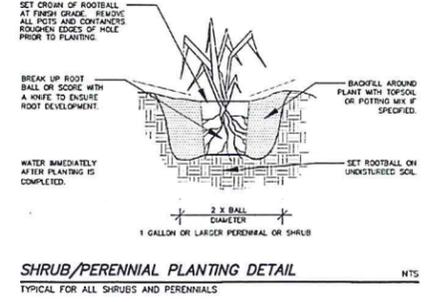
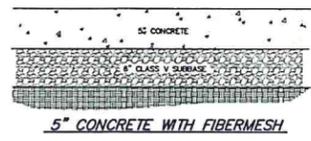
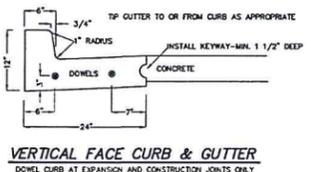
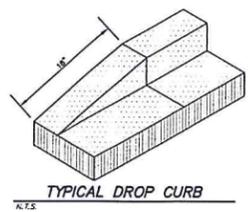
LANDSCAPING REQUIREMENTS

REQUIRED STREET TREES: 3 PER 100 FEET
12 TREES

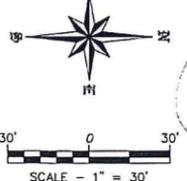
PROVIDED STREET TREES: 12 TREES

REQUIRED PERIMETER PARKING: CONTINUOUS HEDGE

PROVIDED PERIMETER PARKING: CONTINUOUS HEDGE



- LEGEND**
- EXISTING SANITARY SEWER
 - EXISTING WATERMAIN
 - EXISTING STORM SEWER
 - EXISTING GATE VALVE
 - EXISTING HYDRANT
 - EXISTING SANITARY MANHOLE
 - EXISTING GRAVEL
 - EXISTING ASPHALT
 - EXISTING CONTOUR
 - EXISTING GRADE
 - PROPOSED REMOVALS
 - PROPOSED SANITARY SEWER
 - PROPOSED WATERMAIN
 - PROPOSED STORM SEWER
 - PROPOSED GATE VALVE
 - PROPOSED CONCRETE



WARRANTY / DISCLAIMER
The designs represented in these plans are in accordance with established practices of civil engineering. However, Swenson, Hagen & Co. nor its partners, officers or employees, shall be liable for any damages or losses resulting from the use of these plans in any construction project 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 the safety 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 manner 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.

CALL BEFORE YOU DIG
NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
1-800-735-0555

Copyright © 2015 by Swenson, Hagen & Co.
All rights reserved. No part of this drawing may be used or reproduced in any form or by any means without the express written permission of Swenson Hagen & Co.

DATE	REVISIONS

GRADING, PAVING, & LANDSCAPE PLAN
LOTS 1 & 2, BLOCK 2 AERO-COMMERCIAL SUBDIVISION
LOT 11 & 12 BLOCK 2 ZINDA & WAHL ADDITION
BISMARCK, NORTH DAKOTA

SWENSON, HAGEN & COMPANY P.C.
909 Basin Avenue
Bismarck, North Dakota 58501
shagen@swensonhagen.com
Phone: (701) 251-2900
Fax: (701) 251-2906
Surveying
Hydrology
Land Planning
Civil Engineering
Landscape & Site Design
Construction Management



DRAWN BY: J.P. CK
CHECK BY: J.P.
DATE: 8-5-15
COMPUTER FILE:
P:\BISMARCK\AERO-COMMERCIAL\WADWEST DOORS.dwg

SHEET
C3.0