



PLANT PALETTE

SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
AL	AMERICAN LINDEN	Tilia americana	1 1/2" Cal.	4
DK	DWARF KOREAN LILAC	Syringa meyeri 'Palibin'	2 Gallon	12

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

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 warrant these plans or construction except in the specific cases where Swenson, Hagen & Co. personally inspect and control the physical construction on a full time basis.

NOTICE TO CONTRACTOR
The location of existing underground utilities are shown in an approximate way only 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.

- DESCRIPTION**
HYDRANT #1515 INDUSTRIAL DRIVE 3RD SOUTH OF COMMERCE DRIVE ELEVATION 1713.15
HYDRANT #1516 INDUSTRIAL DRIVE 4TH SOUTH OF COMMERCE DRIVE ELEVATION 1694.61
- BUILDING**
EACH BUILDING FOOTPRINT 14,880 SQ. FT.
BUILDING CONSTRUCTION WOOD FRAME
WOOD BUILDING WITH FIRE WALL
- OWNER:**
BAUMGARTNER CONSTRUCTION
3500 E DIVIDE AVE
BISMARCK, ND 58501
TELE. 701-255-7283
- ZONING**
ZONED WA
FRONT YARD 15 FEET
SIDE YARD NO SIDE YARD
REAR YARD 10 FEET
HEIGHT NOT TO EXCEED 75 FEET
PARKING SPACES 20
- GENERAL CONSTRUCTION NOTES**
- ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE CITY, STATE AND FEDERAL CODES.
 - ALL SITE CONSTRUCTION SHALL CONFORM TO THE MOST RECENT EDITION OF THE CITY OF BISMARCK CONSTRUCTION SPECIFICATIONS FOR MUNICIPAL PUBLIC WORKS IMPROVEMENTS AS MODIFIED BY THE ATTACHED PLANS.
 - CONTRACTOR MUST BE BONDED BY THE CITY OF BISMARCK FOR ALL CONSTRUCTION IN CITY RIGHT OF WAY OR WHICH CONNECTS TO A CITY UTILITY.
 - CONTRACTOR WILL BE REQUIRED TO OBTAIN ALL NECESSARY PERMITS.
 - IT WILL BE NECESSARY TO HAVE A PRIVATE ENGINEERING AND/OR TESTING FIRM SET GRADES, DO COMPACTION TESTS AND PREPARE RECORD DRAWINGS FOR THE SEWER & WATER LINES. THE CITY ENGINEERING DEPARTMENT WILL REQUIRE TEST REPORTS AND RECORD DRAWINGS PRIOR TO ACCEPTING THE PROJECT AFTER COMPLETION.
 - CONTRACTOR SHALL PROVIDE AND MAINTAIN ALL NECESSARY SAFEGUARDS SUCH AS WARNING SIGNS, BARRICADES & NIGHT LIGHTS AT HIS OWN EXPENSE.
 - 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.
- CONCRETE**
- EXTERIOR CONCRETE MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE CITY OF BISMARCK SPECIFICATIONS EXCEPT AS MODIFIED HEREIN. AIR CONTENT SHALL BE 5 PERCENT TO 7 PERCENT. COMPRESSIVE STRENGTH SHALL BE 4,000 PSI AT 28 DAYS. SLUMP SHALL BE A MAXIMUM OF 4".
 - CONTRACTION JOINT SPACING SHALL NOT EXCEED TWICE THE DEPTH OF THE CONCRETE IN FEET (I.E. 4" CONCRETE = 8" MAX. JOINT SPACING).
 - CONTRACTION JOINT DEPTH SHALL BE NO LESS THAN 1/4 THE CONCRETE DEPTH.
 - JOINTS MAY BE SAWED. MINIMUM DEPTH OF SAWED JOINTS TO BE 3/4", WIDTH SHALL BE 1/8".
 - CONSTRUCTION JOINTS WILL BE SPACED TO COINCIDE WITH CONTRACTION JOINT SPACING. CONSTRUCTION JOINTS SHALL HAVE A MINIMUM 1-1/2" DIA. HALF ROUND KEYWAY FOR LOAD TRANSFER.
 - TESTING IS PAID BY CONTRACTOR. FREQUENCY AND TYPE PER CITY OF BISMARCK SPECIFICATIONS.
 - ISOLATION JOINTS WILL BE REQUIRED ALONG BUILDING, STOOPS AND ALL FIXED OBJECTS, LEAVE JOINT 1/2" LOW AND SEAL.
 - ISOLATION JOINTS SHALL BE SEALED USING ONE PART POLYURETHANE TYPE SEALANT SUCH AS "SONOLASTIC N.P. 1" AS MADE BY SONNELORNI BUILDING PRODUCTS DIVISION OR SIKAFLEX-1A" AS MADE BY SIKA CHEMICAL CORP. OR DYNATROL 1" AS MADE BY PEDOCORA CORP. OR EQUAL.
- SIGNAGE & STRIPING**
- ALL NON ADA STRIPING ON ASPHALT SHALL BE 4 INCHES WIDE, WHITE, NON-REFLECTORIZED PAINT MEETING THE REQUIREMENTS OF ASSHTO M28 APPLIED AT A RATE OF 110 SQUARE FEET PER GALLON.
- WATERMAIN**
- MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH CITY OF BISMARCK SPECIFICATION. BACKFILL SHALL BE CLASS 'A' UNLESS OTHERWISE NOTED.
 - PROVIDE 12"x2" TAPPING SADDLE AND CORPORATION. CONNECT TO EXISTING 12" WM; INV. 1681.15±.
 - INSTALL 10.5 LF 2" WATER SERVICE, INV. 80.5, PROVIDE 1 FOOT OF SEPARATION BETWEEN WATER SERVICE AND SANITARY SEWER. INSTALL 43 LF 2" WATER SERVICE & 2" CURB STOP; INV. 83.50.
 - PROVIDE 12"x8" TAPPING SADDLE AND CORPORATION. CONNECT TO EXISTING 12" WM; INV. 81.25±.
 - INSTALL 87.5 LF OF 2" WATER SERVICE & 2" CURB STOP; INV. 84.00.
- STORM SEWER**
- MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH CITY OF BISMARCK SPECIFICATION. BACKFILL SHALL BE CLASS 'A' UNLESS OTHERWISE NOTED.
 - CONNECT TO EXISTING MH; INV. 81.09±. INSTALL 93 LF 18" STORM SEWER @ 0.75% & 30" MANHOLE/INLET NO. 1; INV. 81.79 W, INV. 81.89 E, GRATE 89.50.
 - INSTALL 93 LF 18" STORM SEWER @ 0.75% & 30" MANHOLE/INLET NO. 2; INV. 82.59 W, INV. 82.69 E, GRATE 89.50.
- SANITARY SEWER**
- MATERIALS AND CONSTRUCTION METHODS SHALL COMPLY WITH CITY OF BISMARCK SPECIFICATION. BACKFILL SHALL BE CLASS 'A' UNLESS OTHERWISE NOTED.
 - CONNECT TO EXISTING 8" SANITARY SEWER; INV. 82.31±.
 - INSTALL 38 LF 6" SANITARY SEWER AT 6.00% AND 6" CLEANOUT; INV. 84.59. INSTALL 4 LF 8" SANITARY SEWER AT 6.00% AND 6" CAP; INV. 84.83. COORDINATE WITH MECHANICAL CONTRACTOR TO INSTALL INTO BUILDING.
 - CONNECT TO EXISTING 8" SANITARY SEWER; INV. 82.94±.
 - INSTALL 100 LF OF 8" SANITARY SEWER AT 1.25% AND 8" CLEANOUT; INV. 84.19. INSTALL 57.45 LF OF 8" SANITARY SEWER AT 1.25% AND 8"x8"x6" TEE; 8" INV. 84.91. INSTALL 2.5 LF OF 6" SANITARY SEWER AT 6% AND 6" CLEANOUT; INV. 85.14. INSTALL 2.5 LF OF 6" SANITARY SEWER AT 6% AND 6" CAP; INV. 85.30.
 - INSTALL 5 LF OF 8" SANITARY SEWER AT 1.25% AND 11.25" BEND VERTICALLY; INV. 84.97. INSTALL 38 LF OF 8" SANITARY SEWER AT 20.0% AND 8" CLEANOUT; INV. 82.57. INSTALL 27 LF OF 8" SANITARY SEWER AT 20.0% AND 8" CAP; INV. 87.97.

DATE: 4/7/11
REVISION: ADD NORTH BUILDING

Site Plan
Miriam Industrial Shop
PART OF LOT 17, BLOCK 1
Miriam Industrial Park Second Addition
Bismarck, North Dakota

SWENSON, HAGEN & COMPANY P.C.
909 Bain Avenue
Bismarck, North Dakota 58504
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SWH & CO.
Surveying
Hydrology
Planning
Civil E. Design
Landscape & Site Design
Construction Management

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CHECK BY: JP
DATE: 10-19-10
FILE DESC: P- BISMARCK/
MIRIAM_IND_PK/
MIP2L18-2010.DWG

SHEET
C10

MIRIAM INDUSTRIAL SHOPS SP C611