

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 3/4" CRUSHED ROCK MULCH. LANDSCAPE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./SQ. YD. AND WHEREVER NECESSARY, 6" COMMERCIAL GRADE BLACK PLASTIC EDGING TO CONTAIN THE PLANTING BED.

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. IF WATER IS NOT AVAILABLE AT THE BUILDING, THE LANDSCAPE CONTRACTOR SHALL PROVIDE ALTERNATIVE METHODS FOR WATERING.

6. SOLITARY TREES DO NOT NEED TO BE EDGED AROUND, HOWEVER ORGANIC WOOD MULCH SHALL BE PLACED AROUND THE TREE IN A MITTLE RING THAT CONFORMS TO THE DETAIL PROVIDED FOR TREE PLANTINGS.

7. 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.

8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND CARING FOR ALL LANDSCAPING IMPROVEMENTS UNTIL THE DATE OF FINAL INSPECTION AND APPROVAL.

TOPSOIL NOTES

1. TOPSOIL IS STOCKPILED ON SITE AND WILL BE PLACED 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 6" OF TOPSOIL AND SEED ACCORDING TO SPECIFICATIONS.

2. TOPSOIL SHALL BE PLACED AND SEED AS SOON AS PRACTICAL TO MINIMIZE WIND AND WATER EROSION. BACKFILL BEHIND CURBS AND GUTTERS AND SIDEWALK AS SOON AS REASONABLE TO PREVENT STANDING WATER AND PROTECT THE IMPROVEMENTS.

SANITARY SEWER

- CONNECT TO EXISTING 8" SANITARY SEWER (ANTICIPATE 8" INVERT = 1700.00)
- INSTALL 100 LF OF 6" SANITARY SEWER SERVICE LINE AT APPROXIMATE SLOPE OF 3.7%.
- INSTALL 6" SEWER CLEANOUT IN PROPOSED ISLAND. INVERT OF CLEANOUT 1703.7. TOP OF CLEANOUT 1713.0.
- INSTALL APPROXIMATE 37 LF OF 6" SEWER LINE TO EDGE OF BUILDING. INVERT AT BUILDING EDGE TO BE 1705.0. COORDINATE LOCATION WITH MECHANICAL CONTRACTOR.
- BACKFILL SHALL BE CITY OF BISMARCK CLASS 'A' BACKFILL.

WATER SERVICE

- CONNECT TO EXISTING 12" AC WATERMAIN PER CITY OF BISMARCK SPECIFICATIONS.
- BORE WATERLINE ACROSS STREET.
- WATER SERVICE LINE SHALL BE 1 1/2".
- BACKFILL SHALL BE CITY OF BISMARCK

CONCRETE

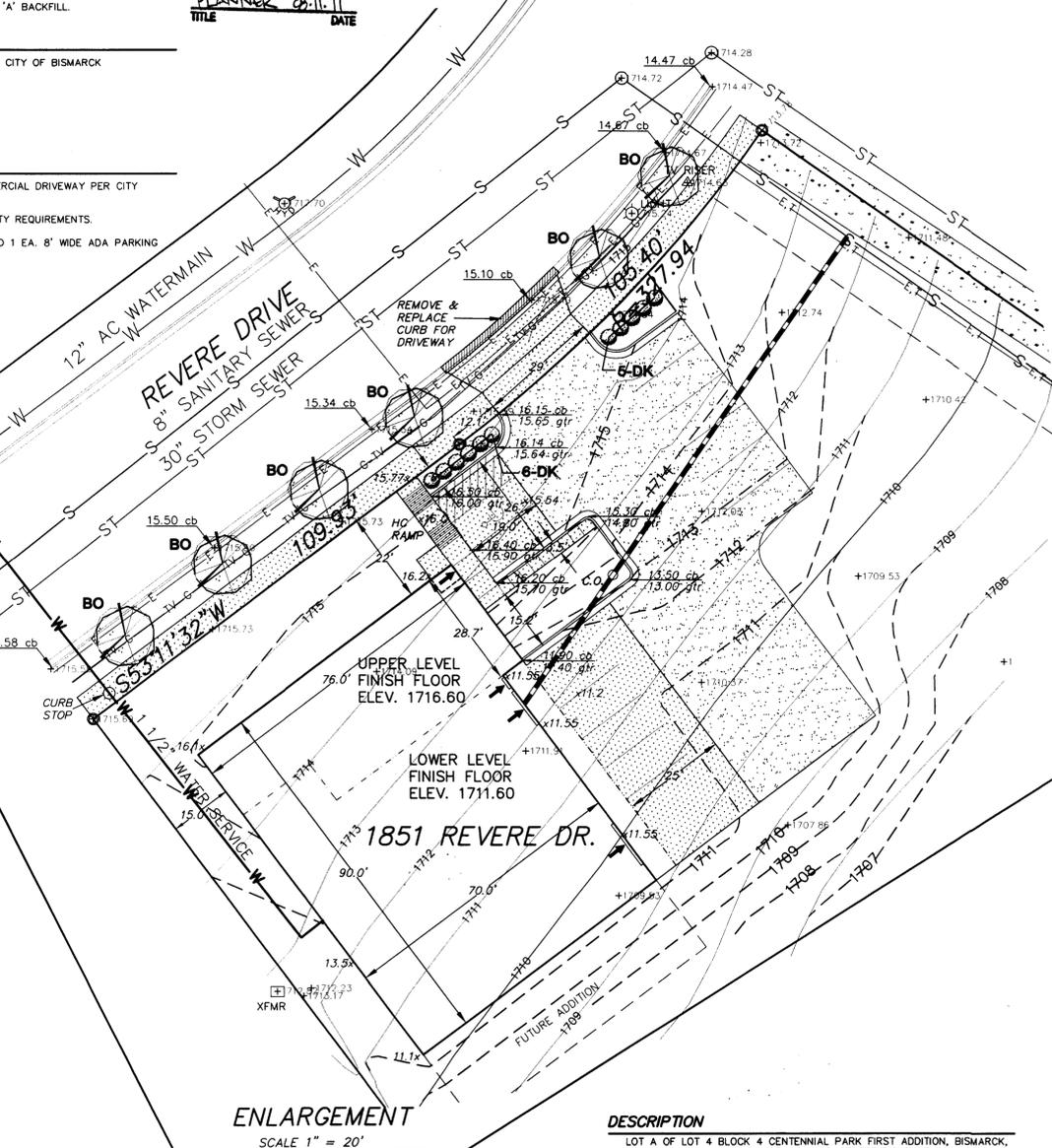
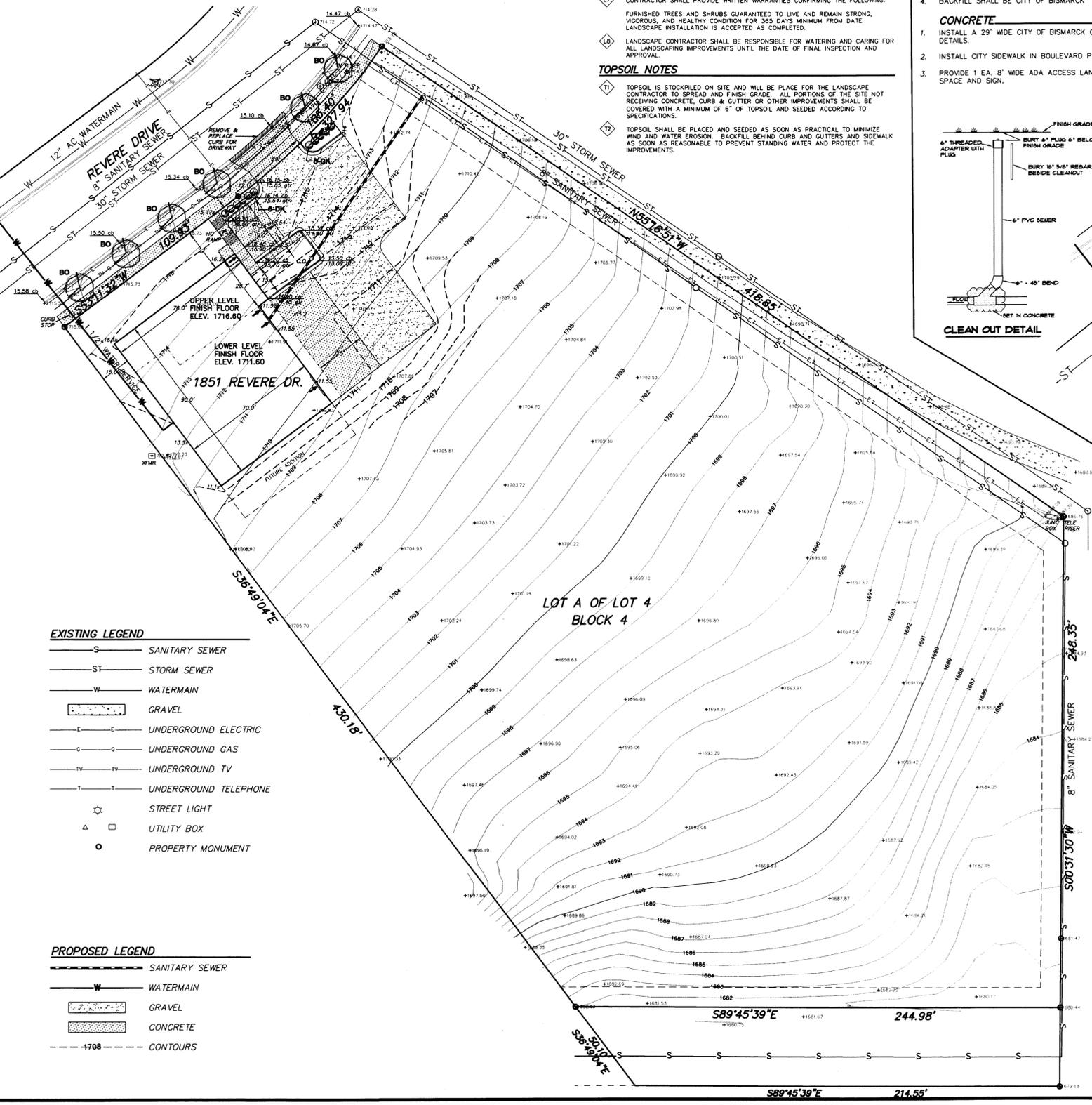
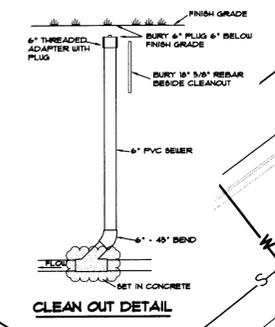
- INSTALL A 29" WIDE CITY OF BISMARCK COMMERCIAL DRIVEWAY PER CITY DETAILS.
- INSTALL CITY SIDEWALK IN BOULEVARD PER CITY REQUIREMENTS.
- PROVIDE 1 EA. 8' WIDE ADA ACCESS LANE AND 1 EA. 8' WIDE ADA PARKING SPACE AND SIGN.

APPROVED BY FORESTRY
J.H. Johnson
DATE 8-11-11

APPROVED BY PLANNING
PLANNER CB-11
DATE

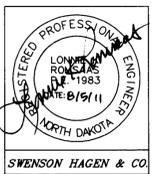
PLANT PALETTE

SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
TREES	BO BUR OAK	Quercus macrocarpa	1 1/2" Cal.	6
SHRUBS	DK DWARF KOREAN LILAC	Syringa meyeri 'Palibin'	2 Gallon	11



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.



SCALE - 1" = 30'

JULY 28, 2011

CALL BEFORE YOU DIG
NORTH DAKOTA
UTILITIES UNDERGROUND LOCATION SERVICE
1-800-795-0555

DESCRIPTION
LOT A OF LOT 4 BLOCK 4 CENTENNIAL PARK FIRST ADDITION, BISMARCK, NORTH DAKOTA, LESS THAN TAKEN FOR STREET RIGHT OF WAY, CONTAINING 147,174 S.F., MORE OR LESS.

BUILDING
BUILDING FOOTPRINT 6,300 SQ. FT.
BUILDING CONSTRUCTION WOOD FRAME

OWNER:
THE PAINTERS, INC.
DON KLYN
507 1ST ST NE
MANDAN, ND
TELE - 663-1004

BUILDER:
HOPFAUF CUSTOM BUILDERS
DAVE PRINDVILLE
1800 E MAIN ST
MANDAN, ND
TELE - 663-7691

ZONING
ZONED MA
FRONT YARD 15 FEET
SIDE YARD NONE
REAR YARD 10 FEET
HEIGHT NOT TO EXCEED 75 FEET

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 agrees 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.

REVISION

NO.	DATE	DESCRIPTION

REVERE OFFICE / SHOP
LOT A OF LOT 4 BLOCK 4
CENTENNIAL PARK FIRST ADDITION
BISMARCK, NORTH DAKOTA

SWENSON, HAGEN & COMPANY P.C.
909 Basin Avenue
Bismarck, North Dakota 58504
Phone (701) 233-2600
Fax (701) 233-2606

Surveying
Hydrology
Civil Engineering
Landscaping & Site Design
Construction Management

SH&C

DRAWN BY: JF
CHECK BY: LKR
DATE: 7-28-11
FILE DESC: 0817 PK 418
LOT A OF LOT 4 BK 4
COMPUTER FILE: 0817 PK 418 Lot A of Lot 4
SURVEY FILE:

SHEET
1 OF 1

REVERE DRIVE OFFICE/SHOP SP 35-11