

GENERAL LANDSCAPING NOTES FOR ALL SHEETS

- 11 ALL CONTRACTORS WISHING TO SUBMIT BIDS FOR THIS LANDSCAPING PROJECT SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS.
- 12 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.
- 13 DAMAGE THAT OCCURS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
- 14 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.
- 15 SOLITARY TREES DO NOT NEED TO BE EDGED AROUND, HOWEVER ORGANIC WOOD MULCH SHALL BE PLACED AROUND THE TREE IN A MATTLE RING THAT CONFORMS TO THE DETAIL PROVIDED FOR TREE PLANTINGS.
- 16 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.
- 17 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

- 11 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 SEEDED ACCORDING TO SPECIFICATIONS.
- 12 ALL IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE, FERTILE, FINE, SANDY-LOAM TOPSOIL. IT SHALL BE FREE FROM SUBSOIL, NOXIOUS WEEDS, STONES, LIME, CEMENT, ASHES, SLAG, OR OTHER DELETERIOUS MATTER.
- 13 TOPSOIL SHALL BE PLACED AND SEEDING 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

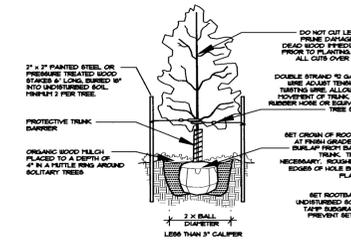
- 11 CLEAR AND GRUB SITE BEFORE SEEDING ENSURING THAT THE SITE IS IN A SMOOTH CONDITION WITH NO DEBRIS OR ROCKS LARGER THAN 2" IN DIAMETER.
- 12 ALL PORTIONS OF THE SITE NOT RECEIVING OTHER IMPROVEMENTS SHALL BE SEED. SEED SHALL CONFORM TO THE CITY OF BISMARCK SPECIFICATIONS FOR TYPE II SEED AND TYPE IV SEED. SEED SHALL BE INSTALLED AS FOLLOWS:
LAWN AREAS NORTH AND WEST OF THE BUILDING AND WITHIN THE PARKING LOT ISLANDS SHALL BE SEED WITH TYPE II SEED. LAWN AREAS EAST AND SOUTH OF THE GARAGES SHALL BE SEED WITH TYPE IV SEED.
- 13 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.
- 14 SEED SHALL BE DRILL SEED 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.
- 15 THE SEEDING CONTRACTOR SHALL WATER THE NEWLY SEEDING AREAS ON THE SAME DAY THAT SEEDING OCCURS. IF AN IRRIGATION SYSTEM IS PRESENT AND FUNCTIONING, THE SEEDING CONTRACTOR SHALL ENERGIZE THIS SYSTEM AND ENSURE THAT A WATERING SCHEDULE HAS BEEN ESTABLISHED BEFORE LEAVING THE SITE.
- 16 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 THEREFOR, 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.
- 17 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.

FENCING NOTES

- 11 A 6" HIGH NATURAL CEDAR FENCE SHALL BE INSTALLED ALONG THE NORTH PROPERTY LINE, APPROXIMATELY 1' SOUTH OF THE LOT LINE. THE FENCE SHALL CONSIST OF DOG-EARED PICKETS WITH TWO HORIZONTAL RAILS INSTALLED BETWEEN GREEN TREATED OR CEDAR POSTS. POSTS SHALL BE SPACED 8' ON CENTER AND SHALL BE SET IN A 3000 PSI CONCRETE MIX.
- 12 THE FENCE SHALL BE STAINED OR SEALED WITH A CLEAR OR NATURAL TONED WATERPROOF SEALANT APPROVED FOR USE ON CEDAR.
- 13 ALL FASTENERS AND HARDWARE SHALL BE A NON-CORROSIVE METAL MATERIAL APPROVED FOR OUTDOOR USE BY THE MANUFACTURER.

PLANT PALETTE

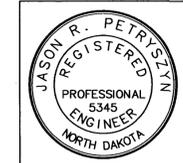
SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
AL	AMERICAN LINDEN	<i>Tilia americana</i>	2" Cal.	15
DE	DISCOVERY ELM	<i>Ulmus davidiana japonica 'Discovery'</i>	2" Cal.	5
SS	SPRING SNOW CRABAPPLE	<i>Malus 'Spring Snow'</i>	2" Cal.	5
AM	AMUR MAPLE	<i>Acer ginnata</i>	2" Cal.	11
SG	SIENNA GLEN MAPLE	<i>Acer Freemanii 'Sienna'</i>	2" Cal.	11
BS	BLACK HILLS SPRUCE	<i>Picea glauca var. densata</i>	4'+	5



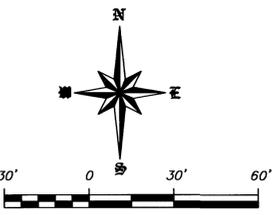
LEGEND

- EXISTING SANITARY SEWER
- EXISTING WATERMAIN
- EXISTING STORM SEWER
- EXISTING UNDERGROUND ELECTRIC
- EXISTING UNDERGROUND GAS MAIN
- EXISTING UNDERGROUND CABLE TV
- ⊙ EXISTING GATE VALVE
- ⊙ EXISTING HYDRANT
- EXISTING ASPHALT
- EXISTING CONCRETE
- PROPOSED SANITARY SEWER
- PROPOSED WATERMAIN
- PROPOSED STORM SEWER
- ⊙ PROPOSED GATE VALVE
- ⊙ PROPOSED HYDRANT
- PROPOSED CONCRETE
- PROPOSED ASPHALT/CONCRETE ALTERNATE

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SCALE - 1"=30'
OCTOBER 7, 2011
NGVD 29

DATE	REVISION

LANDSCAPING PLAN
EDGEWOOD APARTMENT COMPLEX
LOT 34 BLOCK 1, EDGEWOOD VILLAGE FIRST ADDITION
BISMARCK, NORTH DAKOTA

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