

SIGNAGE AND STRIPING

SS1 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.

SS2 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.

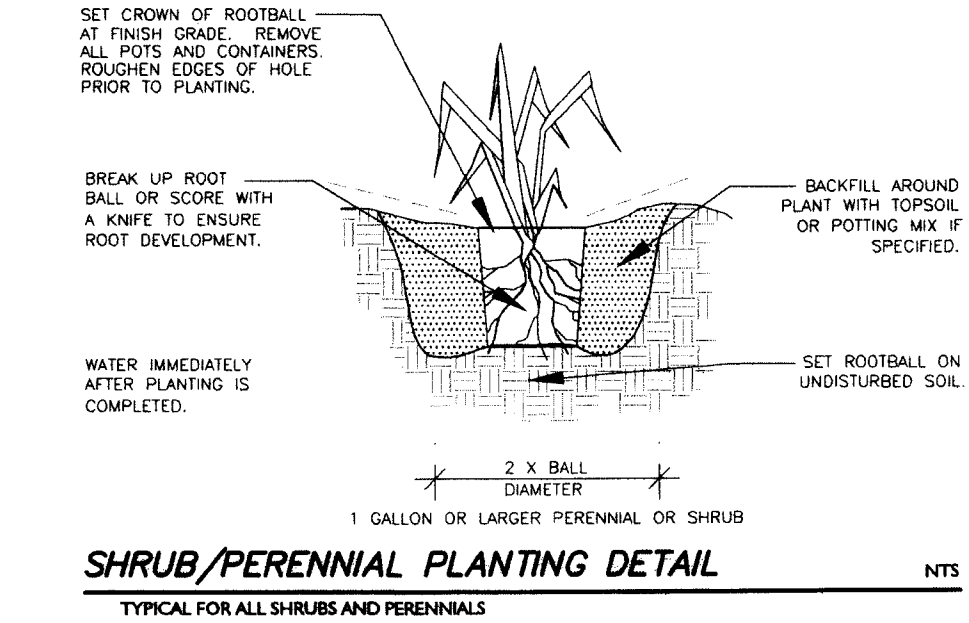
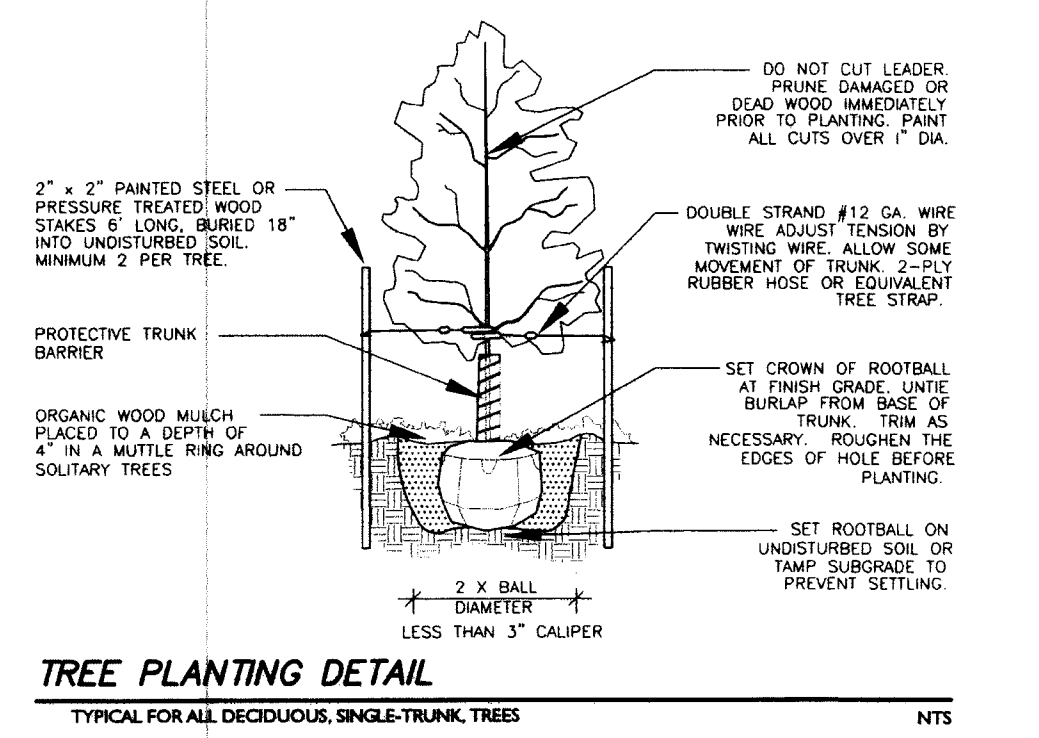
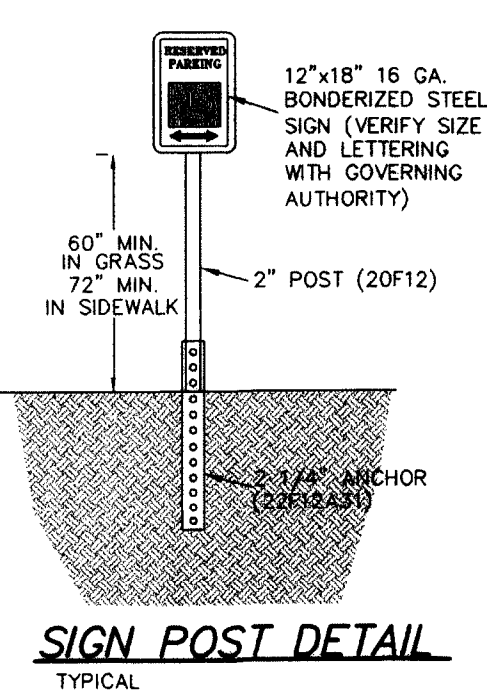
SS3 PROVIDE AND INSTALL ADA SIGNS AND POSTS.

LEGEND

EXISTING CONTOURS	---
PROPOSED CONTOURS	---
EXISTING WATERMAIN	---
EXISTING SANITARY SEWER	---
EXISTING STORM SEWER	---
EXISTING HYDRANT	⊙
EXISTING GATE VALVE	⊙
EXISTING STREET LIGHT	⊙
EXISTING CB & GTR	⊙
PROPOSED CB & CTR	⊙
PROPOSED HYDRANT	⊙
PROPOSED GATE VALVE	⊙
PROPOSED CLEAN OUT	⊙
PROPOSED CONCRETE	---
PROPOSED ASPHALT	---
PROPOSED GRAVEL	---

APPROVED BY PLANNING
 J. P. PERRY
 PLANNER 6-27-13
 TITLE DATE

APPROVED BY FORESTRY
 J. P. PERRY
 CIVIL FORESTRY 6-27-13
 TITLE DATE



PLANT PALETTE

SYM	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY
AL	AMERICAN LINDEN	Tilia americana	2" Col.	8 EA
DK	DWARF KOREAN LILAC	Syringa mayeri 'Palibin'	2 Gallon	51 EA
AC	AMERICAN CRANBERRY BUSH	Viburnum trilobum 'Bailey's Compact'	2 Gallon	60 EA
DN	DIABLO HONEYSUCKLE	Physocarpus opulifolius 'Woron'	2 Gallon	58 EA
YB	GOLDEN CAROUSEL BARBERRY	Berberis 'Balsie'	2 Gallon	30 EA

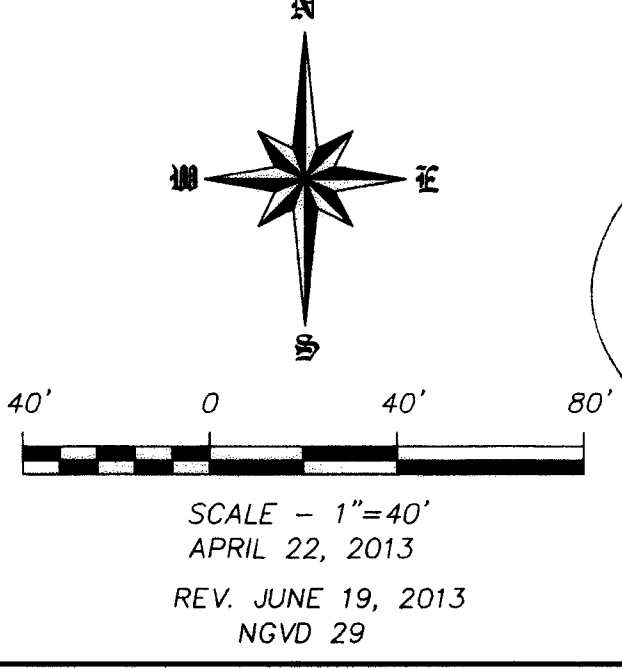
LANDSCAPING REQUIREMENTS

REQUIRED INTERIOR LANDSCAPING: 96 SPACES-160 SF 5 TREES 15 SHRUBS	PROVIDED INTERIOR LANDSCAPING: 1000 SF 3 SHADE TREES 15 SHRUBS
REQUIRED STREET TREES: 3 PER 100 FEET	PROVIDED STREET TREES: 8 TREES
REQUIRED PERIMETER PARKING: CONTINUOUS HEDGE	PROVIDED PERIMETER PARKING: CONTINUOUS LILAC HEDGE
REQUIRED BUFFER: 20' BUFFER WITH DOUBLE ROW OF SHRUBS	PROVIDED BUFFER: 20' BUFFER W/DOUBLE ROW OF SHRUBS

- PAVEMENT**
- 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.
 - ALL CURB SHALL BE STANDARD VERTICAL FACE CURB AND GUTTER. SEE DETAIL THIS SHEET.
 - 4" UNREINFORCED CONCRETE SIDEWALK PER CITY OF BISMARCK SPECIFICATIONS.
 - 8" UNREINFORCED CONCRETE DRIVEWAY PER CITY OF BISMARCK SPECIFICATIONS.
 - 5" CONCRETE PAVEMENT. SEE DETAIL THIS SHEET.
 - 6" CLASS 5 GRAVEL SURFACE COMPACTED TO 95% ASTM D 698.
 - 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.
 - CONSTRUCTION JOINTS WILL BE PLACED TO COINCIDE WITH CONSTRUCTION JOINT SPACING. CONSTRUCTION JOINT FOR UNREINFORCED CONCRETE SHALL HAVE A MINIMUM 1 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.
 - JOINT SPACING SHALL TYPICALLY BE SPACED AT 1-1/2 TIMES THE THICKNESS OF THE PAVEMENT (MEASURED IN INCHES) IN FEET (4" SWK EQUALS 6 FOOT SPACING) IN NO CASE SHALL THE JOINT SPACING EXCEED TWO TIMES THE THICKNESS.
 - 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.
 - ADJUST VALVE BOX/CLEAN OUT/CURB BOX/CASTINGS TO FINAL GRADE.
 - 5" FULL DEPTH ASPHALT.
- GENERAL LANDSCAPING (ALL SHEETS)**
- ALL CONTRACTORS WISHING TO SUBMIT BIDS FOR THIS LANDSCAPING PROJECT SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS.
 - 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.
 - DAMAGE THAT OCCURS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.
 - 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 WHEREVER NECESSARY, 6" COMMERCIAL GRADE BLACK PLASTIC EDGING TO CONTAIN THE PLANTING BED.
 - 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.
 - 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.
 - CONTRACTOR SHALL PROVIDE WRITTEN WARRANTIES CONFIRMING THE FOLLOWING:
 - FURNISHING TREES GUARANTEED TO LIVE AND REMAIN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 365 DAYS MINIMUM FROM DATE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETED.
 - 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.

- SEEDING NOTES**
- 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.
 - 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:
 - 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.
 - 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 REPACKED 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.
 - THE SEEDING CONTRACTOR SHALL WATER THE NEWLY SEEDER 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.
 - 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.
 - 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.

- TOPSOIL NOTES**
- 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 SEEDING ACCORDING TO SPECIFICATIONS.
 - 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.



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DATE 6/19/13

REVISION

SWENSON, HAGEN & COMPANY P.C.

GRADING, PAVING & LANDSCAPE PLAN

TESLA SHOP CONDOS

LOT 2 OF LOT "C" LESS THE NORTH 20 FEET

OF LOT 7, BLOCK 3, PEBBLE CREEK BTH ADDITION

BISMARCK, NORTH DAKOTA

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 5345
 NORTH DAKOTA

DRAWN BY: CK/LN
 CHECK BY: JP
 DATE: 4-24-13
 FILE DESC:
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SHEET C3.0

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