

LANDSCAPE ORDINANCE NOTES

BUFFERYARD:
A LANDSCAPE BUFFERYARD IS REQUIRED ALONG THE NORTH AND WEST SIDES OF THE PROPERTY DUE TO THE ABUTTING INSTITUTIONAL AND RURAL RESIDENTIAL LAND USES. THE 20' BUFFERYARD WITHOUT A FENCE HAS BEEN CHOSEN FOR THIS SITE.

ON THE WEST SIDE, AN EXISTING STAND OF SHRUBS HAS BEEN USED ALONG WITH 2 SHADE TREES 4 ORNAMENTAL TREES AND 3 LARGER CONIFERS PER 100 FEET. THE SMALL UPRIGHT CONIFER TREE REQUIREMENT HAS BEEN FOREGONE DUE TO THE LAND SEPARATION (75') PROVIDED BETWEEN USES. ALSO TO BE CONSIDERED ALONG THE WEST SIDE IS THE CHANGE IN ELEVATION. THE TOPOGRAPHY IN THIS AREA DOES SCREEN VIEWSHEDS AND PROVIDE SOME PRIVACY.

ON THE NORTHWEST SIDE, 2 SHADE TREES 4 ORNAMENTAL TREES AND 3 LARGE CONIFERS HAVE BEEN PROVIDED PER 100 FEET. AN EXISTING STAND OF DECIDUOUS TREES ALSO ACTS AS A BUFFERYARD FOR A PORTION OF THIS SITE. THE SHRUBS AND SMALL EVERGREEN REQUIREMENT HAS BEEN FOREGONE BECAUSE OF THE LAND SEPARATION (120'-440') AND TOPOGRAPHY CHANGE (100'+) BETWEEN ABUTTING USES.

ON THE NORTH SIDE, AN EXISTING STAND OF MATURE EVERGREEN TREES ADJACENT TO THE FUTURE RECREATIONAL CENTER OFFERS PLENTY OF VISUAL SCREENING. ADDITIONALLY, THE SEPARATION BETWEEN LAND USES (400') AND TOPOGRAPHY CHANGE (100'+) SEEMS TO PROVIDE MORE THAN ADEQUATE VISUAL SCREENING.

THE NEW APARTMENT BUILDING HAS BEEN SCREENED WITH 2 SHADE TREES 4 ORNAMENTAL TREES AND 3 LARGE UPRIGHT CONIFER TREES (WHICH ARE 20'+ IN HEIGHT AND HAVE BEEN RECENTLY SPADED INTO PLACE). THE SHRUBS AND SMALL EVERGREEN REQUIREMENT HAS BEEN FOREGONE BECAUSE OF THE LAND SEPARATION (580') AND TOPOGRAPHY CHANGE (100'+) BETWEEN USES.

GENERAL LANDSCAPING NOTES FOR ALL SHEETS

REFER TO CONSULTANT SHEETS FOR UNDERGROUND UTILITIES. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING UTILITIES BEFORE DIGGING.

ALL CONTRACTORS SUBMITTING BIDS FOR THIS PROJECT SHALL FIELD VERIFY ALL CONDITIONS ON SITE. ANY DISCREPANCIES BETWEEN PLANS AND SITE CONDITIONS SHALL BE CLARIFIED WITH THE LANDSCAPE ARCHITECT BEFORE CONSTRUCTION BEGINS.

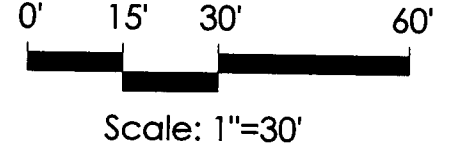
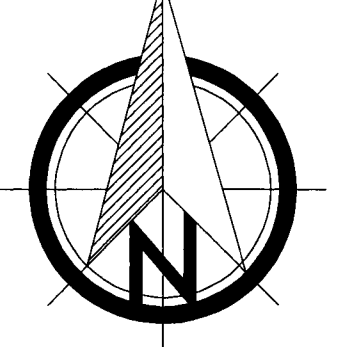
PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJOINING PROPERTIES. PROVIDE BARRICADES, COVERINGS OR OTHER TYPE OF PROTECTION AS NECESSARY TO PREVENT DAMAGE AND TO SAFEGUARD AGAINST INJURY TO EXISTING UTILITIES. DAMAGE THAT OCCURS TO PLANTS DURING TRANSPORTATION AND INSTALLATION WILL BE THE RESPONSIBILITY OF THE LANDSCAPE CONTRACTOR.

LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO CARE FOR ALL PLANT MATERIAL, SEED, AND OTHER LANDSCAPING IMPROVEMENTS UNTIL THE DATE OF FINAL INSPECTION AND APPROVAL. IT IS IN THE BEST INTEREST OF THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANTS ARE PROPERLY WATERED AND CARED FOR DURING THIS TIME. DEAD OR DYING PLANT MATERIAL WILL NOT BE ACCEPTED.

CONTRACTOR SHALL PROVIDE WRITTEN WARRANTIES CONFIRMING THE FOLLOWING:
FURNISHED PLANT MATERIAL GUARANTEED TO LIVE AND REMAIN IN STRONG, VIGOROUS, AND HEALTHY CONDITION FOR 365 DAYS MINIMUM FROM DATE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETED. THIS GUARANTEE SHALL INCLUDE REPLACEMENT IN THE EVENT OF THEFT AND VANDALISM.

APPROVED BY PLANNING
J. Axtman
PLANNER
DATE: 08-09-13

APPROVED BY FORESTRY
G. J. Johnson
DATE: 8-9-13



I hereby certify that this plan specification, or report was prepared by me or under my direct supervision, and that I am a duly Registered Landscape Architect under the laws of the State of North Dakota.
JACOB L. AXTMAN, ASLA
Date 08-09-13 Ref. No. 35

PLANT PALETTE

SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QNTY.
AM	AMUR MAPLE	<i>Acer ginnala</i>	1.25" Cal.	10
SM	SHOWY MNT. ASH	<i>Sorbus decora</i>	1.25" Cal.	7
TC	THUNDERCHILD CRABAPPLE	<i>Malus 'Thunderchild'</i>	1.25" Cal.	3
BO	BUR OAK	<i>Quercus macrocarpa</i>	2' Cal.	4
AL	GREENSPIRE LINDEN	<i>Tilia cordata 'Greenspire'</i>	2' Cal.	7
CH	COMMON HACKBERRY	<i>Celtis occidentalis</i>	2' Cal.	7
SC	STOUXLAND COTTONWOOD	<i>Populus deltoides 'Siouxland'</i>	2' Cal.	7
BH	BLACK HILLS SPRUCE	<i>Picea glauca var. densata</i>	4' +	31
PP	PONDEROSA PINE	<i>Pinus ponderosa</i>	6'-8'	3
CB	COLORADO BLUE SPRUCE	<i>Picea pungens 'Glauca'</i>	8' +	1
FY	MEADOWLARK FORSYTHIA	<i>Forsythia x 'Meadowlark'</i>	4' +	11
CL	COMMON LILAC	<i>Syringa vulgaris</i>	4' +	8



axtman+associates
landscape architecture | planning
p.o. box 2164 | bismarck, nd | 58502
www.axtmanassociates.com

DATE: _____

REVISION: _____

STUDENT HOUSING
UNIVERSITY OF MARY
Bismarck, North Dakota

SWENSON, HAGEN & COMPANY P.C.
909 Basin Avenue
Bismarck, North Dakota 58504
sheng@swensons.com
Phone (701) 223-2600
Fax (701) 223-2606

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SHEET
LANDSCAPE
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