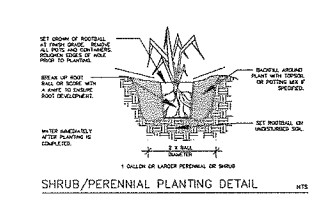
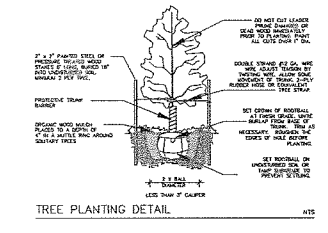


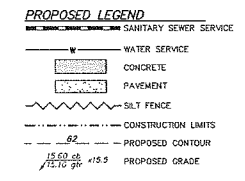
- GENERAL LANDSCAPING NOTES FOR ALL SHEETS**
- 1. ALL CONTRACTORS WISHING TO SUBMIT BIDS FOR THIS LANDSCAPING PROJECT SHALL BE RESPONSIBLE FOR FIELD VERIFYING ALL CONDITIONS.
 - 2. PROTECT THE IMPROVEMENTS ON SITE AND ON THE ADJOINING PROPERTIES. PROVIDE BARRICADES, COVERINGS OR OTHER TYPE OF PROTECTION 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 1" OF 1" CRUSHED ROCK MULCH, LANDSCAPE FABRIC WITH A MINIMUM WEIGHT OF 4 OZ./SQ. YD. AND WHERE NECESSARY, 3" 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 MATTLE 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 FOR 365 DAYS MINIMUM FROM DATE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETED.
 - 8. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING AND CARING FOR ALL PLANT MATERIAL, SEED, SOIL, AND OTHER LANDSCAPING IMPROVEMENTS UNTIL THE DATE OF FINAL INSPECTION AND APPROVAL.

- TOPSOIL & SEEDING NOTES**
- 1. ALL PORTIONS OF THE SITE NOT RECEIVING CONCRETE, CURB & GUTTER OR OTHER IMPROVEMENTS SHALL BE COVERED WITH A MINIMUM OF 6" OF TOPSOIL. TOPSOIL SHALL BE STOCKPILED ON SITE AND AVAILABLE TO SPREAD.
 - 2. ANY IMPORTED TOPSOIL SHALL BE NATURAL, FRAGILE, FERTILE, FINE, SANDY-LOAM TOPSOIL. IT SHALL BE FREE FROM SUBSOIL, NOXIOUS WEEDS, STONES, LIM, CEMENT, ASHES, SLAG, OR OTHER DELETERIOUS MATERIAL.
 - 3. TOPSOIL SHALL BE PLACED AND SEED AS SOON AS PRACTICAL TO MINIMIZE WIND AND WATER EROSION. BROADCAST SEEDING CURBS AND GUTTERS AND SIDEWALK AS SOON AS REASONABLE TO PREVENT STANDING WATER AND PROTECT THE IMPROVEMENTS.
 - 4. ALL PORTIONS OF THE SITE NOT RECEIVING OTHER IMPROVEMENTS SHALL BE SEED ACCORDING TO THE CITY OF BISMARCK SPECIFICATIONS FOR TYPE II SEED.



PLANT PALETTE

SYM.	COMMON NAME	SCIENTIFIC NAME	SIZE	QTY.
HL	HONEY LOCUST	<i>Gleditsia inornata</i>	1 1/2" Cal.	17
HL	HONEY SUE TREE LEAF	<i>Syringa reticulata 'Vary 6th'</i>	1 1/2" Cal.	1
EU	DEWAR BURNING BUSH	<i>Euonymus alata 'Compactus'</i>	2 Galton	4
DK	DEWAR KOREAN LEAF	<i>Syringa meyeri 'Palibin'</i>	2 Galton	56
MG	MAGIC CARPET SPINEA	<i>Spiraea X bumalda 'Magic Carpet'</i>	2 Galton	18



DATE: _____

REVISION: _____

PROJECT

**26TH STREET APARTMENTS
GRADING & LANDSCAPE PLAN
LOTS 2, 3 & 4 LESS E 80.63' BLOCK 1
BISMAK, NORTH DAKOTA**

PROJECT

SWENSON, HAGEN & COMPANY P.C.
309 Basin Avenue
Bismarck, North Dakota 58004
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Supervising
Land Planning
Civil Engineering
Construction Management

JASON R. PETROSYN
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SWENSON HAGEN & CO.
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C3.0**

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[Signature]
PLANNER 03.27.14
TITLE DATE

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

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.

